

**CITY OF MADISON HEIGHTS
ELECTRONIC COUNCIL AGENDA REQUEST FORM**

SUBMITTED TO: Melissa Marsh, City Manager

SUBMITTED BY: Giles Tucker, CED Director

DATE: 04/28/22

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 05/09/22

ACTION REQUESTED

PRESENTATION _____

PUBLIC HEARING – SPECIAL APPROVAL _____

PUBLIC HEARING – OTHER _____

COMMUNICATION _____

REPORT _____

FUTURE PUBLIC HEARING _____

BID AWARDS / PURCHASES _____

ORDINANCE - FIRST _____

ORDINANCE - SECOND _____

UNFINISHED BUSINESS _____

DESCRIPTION OF ITEM

Special approval request PSP 22-03 - Gordon Davignon d/b/a Cadillac Straits Brewing Company- 27651 John R. Rd. - Outdoor seating area associated with a restaurant that serves alcohol. B-3, General Business zoning district.

IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS

POLICY CONSIDERATION

The applicant, Gordon Davignon d/b/a Cadillac Straits Brewing Company, requests special use approval for an outdoor seating area associated with a brewery/restaurant that serves alcohol. The subject property is located at 27651 John R. Road (PIN 44-25-14-432-001) and is zoned B-3, General Business. The property is improved with an existing brewery known as Cadillac Straits. This use is permitted through the special approval process per Section 10.326 of the Zoning Ordinance

FINANCIAL IMPACT

No Impact _____

Budgeted Fund Name(s) _____

Appropriated in Acct. No. _____

Amount Available in Acct. _____

Second Account Number _____

Amount Available in 2nd Acct. _____

Other Comments _____

✓

Fee Waiver Proposed _____

Department Name _____

Budget Amount _____

Budget Amount _____

Revenue Generated _____

REVIEW CHECKLIST

DEPARTMENT Giles Tucker, CED Director

DATE 04/28/22

DEPARTMENT _____

DATE _____

CITY MANAGER Melissa R. Marsh, City Manager

DATE 5/2/22



MEMORANDUM

Date: April 28th, 2022
To: City of Madison Heights City Council
From: Matt Lonnerstater, AICP – City Planner
Subject: Special Approval Request PSP 22-03 – 27651 John R. Rd. – Cadillac Straits Outdoor Seating w/ Alcohol Service

Introduction

The applicant, Gordon Davignon d/b/a Cadillac Straits Brewing Company, requests special use approval for an outdoor seating area associated with a brewery/restaurant that serves alcohol. The subject property is located at 27651 John R. Road (PIN 44-25-14-432-001) and is zoned B-3, General Business. The property is improved with an existing brewery known as Cadillac Straits.

Background and Analysis

The applicant, Cadillac Straits, proposes to utilize a portion of the private sidewalk in front of their business for permanent outdoor seating. The applicant has utilized the sidewalk space for outdoor seating since 2020 as part of the City's COVID-19 outdoor seating waiver resolution, which is set to expire on May 2nd, 2022.

Per the project narrative and site plan, the applicant intends to utilize a private sidewalk area measuring 33 feet by 6 feet (198 square feet). The seating area is proposed on the east side of the building adjacent to the parking lot. Hours of operation for the outdoor seating area are proposed to match that of the brewery.

Per Section **10.326(10)**, outdoor seating areas associated with restaurants that serve alcohol require special use approval through City Council. Additional use-specific standards for outdoor seating areas are contained in Section **10.318(5)**, which are listed in full at the end of this report.

Requests for special approval are subject to the following criteria, as outlined in Section **10.201(4)**:

The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:

1. *Location of use(s) on site;*
2. *Height of all improvements and structures;*
3. *Adjacent conforming land uses;*
4. *Need for proposed use in specified areas of the city;*
5. *Conformance with future land use plans for the area as adopted by the planning commission;*
6. *Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.*

Additional criteria for reviewing special uses are contained at the end of this report.

Existing Zoning and Land Use

The table below denotes existing adjacent land uses and zoning designations.

	Existing Land Use	Existing Zoning
Site	Commercial (Multi-tenant)	B-3, General Business
North (across Farnum Ave.)	Commercial (personal service) and Single-Family Residential	B-3, General Business, and R-3, One-Family Residential
South	Commercial (Multi-tenant)	B-3, General Business
East (across John R Rd.)	Vacant	B-3, General Business
West (across Brush St.)	Single-Family Residential	R-3, One-Family Residential

The subject site is located along the John R. Rd. corridor within the boundaries of the Downtown Development Authority (DDA) district. Adjacent properties are zoned and used for a mixture of commercial and residential. The subject site is zoned B-3 which, per the Zoning Ordinance, is intended to *“provide sites for more diversified business types and [...] serve passer-by traffic.”*

Future Land Use and Master Plan

The table below denotes adjacent future land use designations as contained within the 2021 Madison Heights Master Plan.

	Future Land Use
Site	Commercial
North (across Farnum Ave.)	Commercial and Single-Family Residential
South	Commercial
East (across John R Rd.)	Commercial
West (across Brush St.)	Single-Family Residential

The future land use designation of the subject site is ‘*Commercial.*’ Per the Master Plan, the Commercial designation is intended to provide for a broad range of goods and services. Further, the Master Plan, *“recognizes the need for improvements of the function and appearance of the City’s linear commercial corridors.”*

Site Plan Review Committee

The Site Plan Review Committee (SPRC) reviewed the special use application at their January 20th, 2022 meeting. The SPRC recommended that a minimum width of four (4) feet be maintained on the private sidewalk for pedestrian accessibility.

Findings and Recommendation

Staff offers the following findings for City Council consideration:

1. The applicant requests special use approval for an outdoor seating area associated with an existing brewery/restaurant that serves alcohol at 27651 John R. Road, ‘Cadillac Straits Brewing Company.’ The property is zoned B-3, General Business and is located within the Downtown Development Authority (DDA) District. The proposed patio area is compatible with uses permitted in the B-3, General Business, zoning district.

2. The proposed patio area is located in front of the building on a private sidewalk adjacent to the parking lot and will not likely be detrimental to adjacent residential and commercial properties.
3. The proposed use is consistent and compatible with the description and intent of the 'Commercial' future land use designation, as contained within the 2021 Master Plan, and will improve the aesthetic appearance of the 11 Mile Road corridor and DDA district.
4. The proposed use generally satisfies the special use approval review standards and criteria listed in Section 10.201(4).
5. The Site Plan Review Committee (SPRC) reviewed the proposed special use request at their April 20th, 2022 meeting and recommended that a minimum pedestrian pathway of four (4) feet be maintained.
6. The outdoor seating use, if approved, will be required to satisfy the use-specific criteria for outdoor seating areas listed in Section 10.318(5) of the Zoning Ordinance.

Based on these findings, staff recommends that the City Council **approve** the requested special use application with the following condition:

1. The applicant shall submit an administrative plot plan to the Community and Economic Development Department that demonstrates the following:
 - a. A minimum pedestrian pathway width of four (4) feet adjacent to the patio area; and
 - b. A permanent enclosure around the outdoor seating area (adjacent to the parking lot) consisting of either metal railing, a brick wall, bollards, or other suitable materials subject to the approval of the City Planner, consistent with the standards of Section 10.318(5).

Next Step

After the public hearing and discussion, the City Council may take action on the requested special use. **Any motion shall include concise findings based upon the special approval review standards and criteria, Section 10.201(4).**

Pertinent Zoning Ordinance Sections

Section 10.201 – *Special Approval Use Review Procedures and Requirements*

- (4) *Review standards and criteria.* The city council shall consider the following standards and criteria in their review of all special approval use requests:
 - (a) Site plans submitted for special approval uses shall be prepared in conformance with and contain all information as outlined in Section 10.514. Site Plan Review.
 - (b) All design standards or criteria imposed on specific special approval uses elsewhere in this Ordinance shall be met.
 - (c) The use shall be designed and located so that it is compatible with the surrounding properties, neighborhood and vicinity. At a minimum, this shall include:
 1. Location of use(s) on site;
 2. Height of all improvements and structures;

3. Adjacent conforming land uses;
 4. Need for proposed use in specified areas of the city;
 5. Conformance with future land use plans for the area as adopted by the planning commission; and
 6. Compatibility with the permitted principal uses allowed in the zoning district where the special approval use is requested.
- (d) Ingress/egress to the use shall be controlled to assure maximum vehicular and pedestrian safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:
1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
 2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
 3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
 4. Adequacy of sight distances;
 5. Location and access of off-street parking;
 6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.
- (e) Screening shall be provided along all property lines, where council determines such screening is necessary to minimize impact of the use on adjacent properties or uses.
- (f) The use shall be properly served by utilities.
- (g) The use shall not have an adverse effect on the environment beyond the normal affects of permitted principal uses in the same zoning district and shall not result in an impairment, pollution, and/or destruction of the air, water, and natural resources.
- (h) The use shall be specifically scrutinized for conformance with the performance standards outlined in section 10.509 of this Ordinance.
- (i) The proposed use shall be designed as to location, size, intensity, site layout, and periods of operation to eliminate any possible nuisances which might be noxious to the occupants of any other nearby properties. The use shall not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, and adverse environmental impacts.
- (j) The proposed use does not impose an unreasonable burden upon public services and utilities in relation to the burden imposed by permitted principal uses in the same zoning district.
- (k) The city council may impose conditions in granting special approval that it deems necessary to fulfill the spirit and purpose of this Ordinance. The conditions may include those necessary to ensure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to ensure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Conditions imposed shall:
1. Be designed to protect natural resources, the health, safety and welfare, as well as the social and economic well-being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.

2. Be related to the valid exercise of the police power and purposes that are affected by the proposed use or activity.
 3. Be necessary to meet the intent and purpose of the zoning regulations; be related to the standards established in this Ordinance for the land use or activity under consideration (if applicable); and be necessary to ensure compliance with those standards.
 4. Provide adequate safeguards as deemed necessary for the protection of the general welfare and individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed. The breach of any condition, safeguard or requirement, and the failure to correct such breach within 30 days after an order to correct is issued by the city shall be reason for immediate revocation of the special approval. Conditions and requirements stated as a part of special use permit authorizations shall be continuing obligations of the holders of such permits and are binding upon their heirs and assigns and upon any persons taking title to the affected property while such special use permit is in effect.
- (I) The discontinuance of a special use after a specified time may be a condition to the issuance of the permit. Renewal of a special use permit may be granted after a review and determination by the city council that continuing private need and public benefit will be served by such renewal. Renewal applications shall be in accord with standards and requirements in effect at the time that the renewal is requested.

Sec. 10.318 – B-1 Principal Uses Permitted

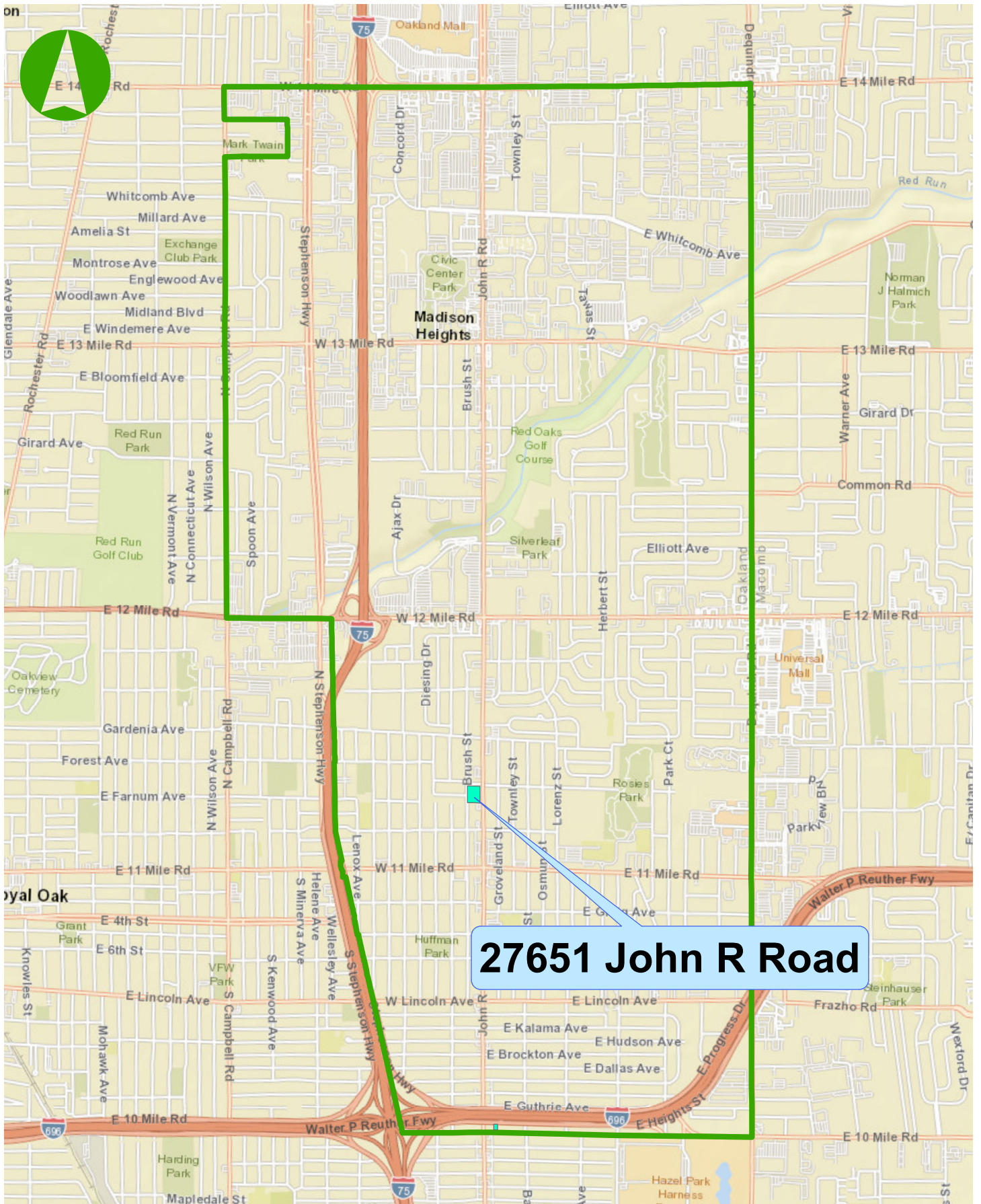
- (5) Restaurants primarily devoted to serving food on the premises, which may include take out, drive-through lanes and/or alcoholic beverages. Outdoor seating is permitted after site plan approval for restaurants that do not serve alcohol, subject to the requirements listed below. Special approval is required under section 10.319(4) for outdoor seating at any restaurant that serves alcohol.
- a. The hours of operation for outdoor restaurants cannot exceed the normal operating hours of the indoor establishment.
 - b. **Location.** No outdoor seating shall occupy any required setback area. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of six (6) feet (clear of structures such as light poles, trees, and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. In the instances the minimum width for the pathway is not maintained, an alternate pathway should be provided to maintain pedestrian connectivity between other uses and public pathways should be maintained.
 - c. Properties that abut residential districts are subject to the following additional standards:
 - i. Outdoor seating areas shall be setback a minimum of 40' from any property line that abuts residential district(s). If located on the side, the side(s) of the seating area that face adjacent residential districts shall be screened by a minimum 8' high solid obscuring wall.
 - ii. Outdoor seating area(s) shall be at grade and on the side or front of any building which abuts any residential district. Rooftop seating is not permitted.
 - iii. External speakers or live entertainment may be permitted up to close of the business and shall not exceed the 25 decibels at the property line abutting the residential district.
 - d. For properties that do not abut residential districts, the following amenities may be permitted.
 - i. Rooftop seating may be permitted.

- ii. External speakers or live entertainment may be permitted up to close of the business and shall not exceed the 65 decibels between the hours of 7:00 a.m. and 11:00 p.m. or 50 decibels between the hours of 11:00 p.m. and 7:00 a.m. at the property line.
- e. **Parking.** For plans showing more than twenty (20) occupants within the outdoor seating area or when the minimum required parking for proposed outdoor seating exceeds twenty percent of total parking required, whichever is less, requirements for off-street parking for outdoor restaurants shall be computed according to the standards contained in the section. 10.505. - Parking requirements, as indicated for restaurant use
- f. **Enclosure and Shade Structures.** Proposed enclosures or shade structures are subject to the following standards.
 - i. Outdoor seating areas shall be required to be enclosed in instances where there is alcohol service or when located within 15 feet of parking or maneuvering lanes. Enclosures shall be a minimum of 36 inches tall and shall consist of metal railing, wood railing, brick walls, bollards, or other suitable materials, subject to the approval of the approving body.
 - ii. Temporary open shade structures such as an umbrella similar to what is used in a residential backyard may be permitted without a building permit.
 - iii. Other enclosed structures such as tents or similar, exceeding 120 square feet in size or larger or attached canopies, shall require a building permit.
- g. **Maintenance.** Chairs and tables shall be of quality durable material such as metal or wood. Waste receptacles shall be provided in instances where wait staff does not clear all tables. The outside dining area must be kept sanitary, neat, and clean at all times. It shall be free from the accumulation of food, litter, snow, ice, and other potentially dangerous or unsanitary matter.
- h. **Application Requirements.**
 - i. For outdoor seating areas proposing additional parking or major landscape/hardscape improvements, a site plan shall be submitted in accordance with Section 10.514.
 - ii. For all other outdoor seating areas, the City Planner may allow a conceptual plan for outdoor seating a plan providing sufficient information to determine compliance with the requirements of this section.
 - iii. Special approval is required under section 10.319(4) for outdoor seating at any restaurant that serves alcohol.

Sec. 10.326 - B-3 Uses Permissible on Special Approval

- (10) Establishments that primarily serve alcoholic beverages for consumption on the premises. Any facility that serves alcoholic beverages with outdoor seating, subject to the conditions listed in Sec. 10.318. (5) for outdoor restaurants in general.

SA CASE: 22 - 03



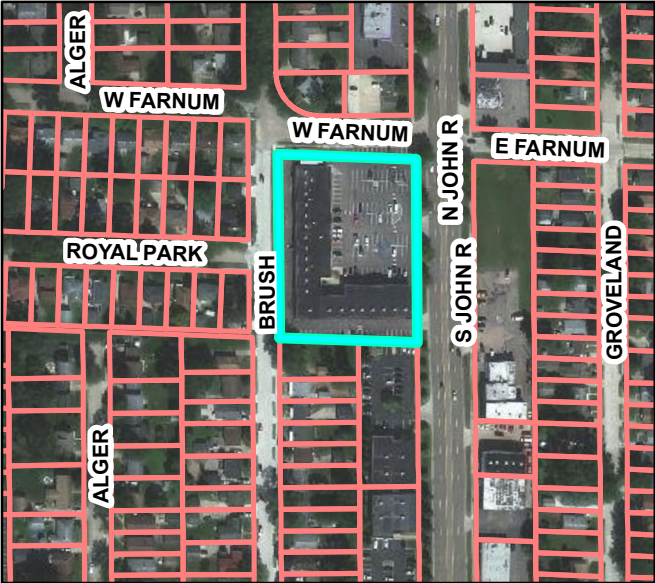
27651 John R Road

Site Address: 27651 John R Road

Click for map

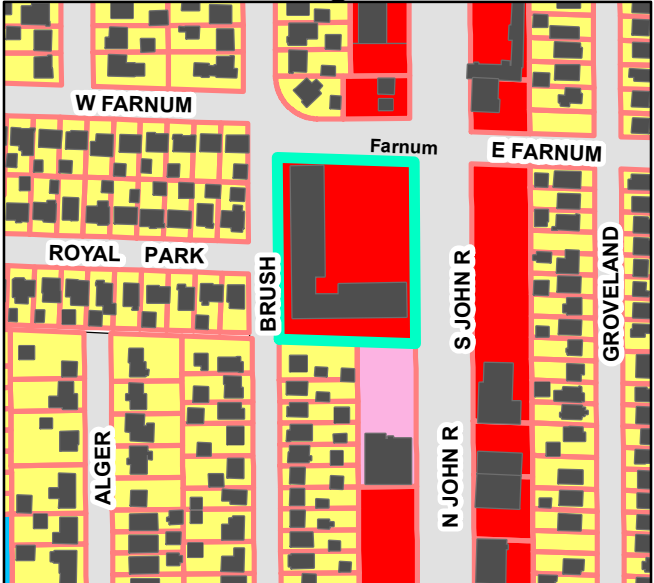


Aerial



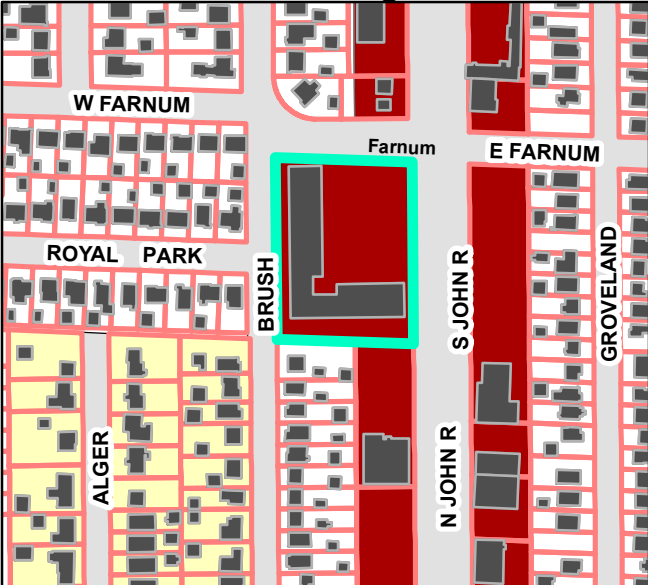
- 27651 John R Road
- Parcels

Existing Land Use



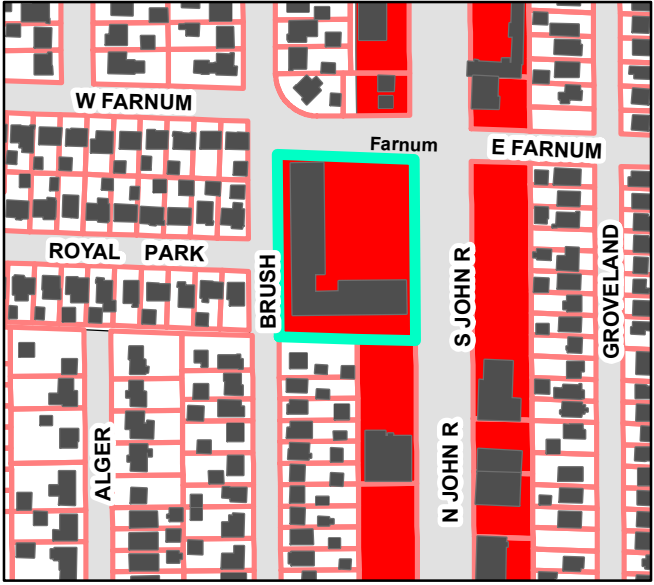
- 27651 John R Road
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



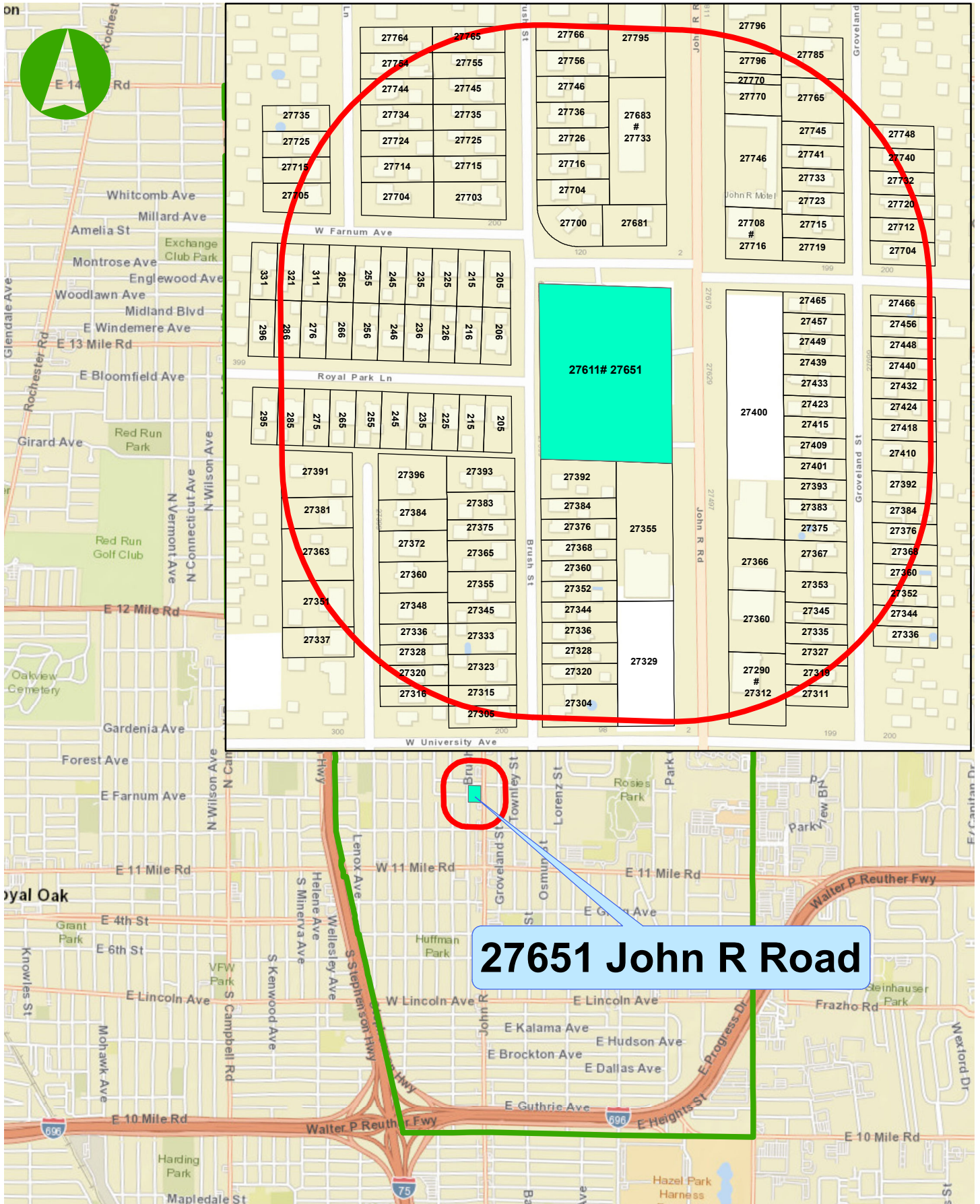
- 27651 John R Road
- Buildings
- Parcels
- R-3 Residential

Future Land Use



- 27651 John R Road
- Single Family
- Multiple Family
- Office
- Commercial
- Industrial
- Public and Schools
- Recreation
- Conservation
- Mixed Use Innovation

SA CASE: 22 - 03
BUFFER 500 FT



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **May 9th, 2022 at 7:30 p.m.** in the **City Council Chambers of the Municipal Building at 300 W. 13 Mile Road, Madison Heights, Michigan 48071** to consider the following special approval request:

Case # PSP 22-03

The applicant, Gordie Davignon, requests Special Approval from City Council under Section 10.326 of the Madison Heights Zoning Ordinance to allow for a restaurant that serves alcoholic beverages with outdoor seating at 27651 John R Rd., PIN 44-25-14-432-001. The property is zoned B-3, General Business and is located within the Downtown Development Authority (DDA) district.

The application and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed after 4:00 p.m. on Friday, May 6th, 2022 online at www.madison-heights.org in the Agenda Center.

For further information, please contact the Community and Economic Development Department at (248) 583-0831.

Cheryl Rottmann, CMC
City Clerk
(248) 583-0826



**CITY OF MADISON HEIGHTS
COMMUNITY DEVELOPMENT DEPARTMENT
PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL**

FOR OFFICE USE ONLY

Request	No:
Date	Filed:
Approved by	CDD:
Approved for Hearing: _____	

I (we) the under signed, do hereby apply and petition the City of Madison Heights for a Special Approval Use Permit and provide the following information

(Application must be typed)

Building Address: 27651-27647 John R Rd. Tax ID No.: 44 - 25 -

APPLICANT INFORMATION

Name: Gordon Davignon
 Phone No.: 248-850-7673 Fax No.: _____
 Mailing Address: 27651 John R Rd City, State, Zip: Madison Heights, MI 48071
(Notices will be mailed to this address)
 Driver's License No.: D125285590975 Date of Birth: 12/17/1980
 Interest in Property: Lessee

BUILDING & BUSINESS INFORMATION

Zoning District: _____ Use Requested Pursuant to Section _____ of the Zoning Ordinance

Explain Requested Use in Detail: We desire to continue using the outdoor seating area that was approved for use during the pandemic to serve food and beverages to our taproom customers.

We would like to use 33 linear feet at a depth of six feet from the building, leaving a four foot wide walkway. Service times would be the same as the indoor service schedule.

The above referenced parcel is known as: (Lots(s) Acreage Parcel (s)) _____ of _____

Subdivision (if platted lot(s)) and is located on the N S E W (Circle One) side of _____ Street/Road between _____ Street/Road and _____ Street / Road.

Hours of Operation: Tuesday-Friday: 3pm-10pm, Saturday: noon-10pm, Sunday: noon-8pm

Property Frontage: 40' Width/Depth: _____ No. of Parking Spaces: _____ Private Lot _____ Shared Lot _____

No. of Floors: _____ Max. No. of Employees: _____ Male _____ Female _____ No. on Largest Single Shift: _____

No. of Seats for Restaurant or Assembly Uses: 16 Capacity of Waiting Area: _____

Building: New _____ or Existing _____ Will Additions or Alterations to the Building be Required? No

Explain: _____

Describe Any Other Site Improvements to be Made: Metal patio fence panels would be installed as a barrier between the seating area and the walkway, as required by the MLCC

Building Owner Name: Laurencelle Properties, Inc Phone No.: 248-258-6200 Fax No.: _____

Mailing Address: 44004 Woodward Ave, #300 City: Bloomfield Twp Zip: 48302
(Notices will be mailed to this address)

Note: All blanks and boxes above must be completed. Use N/A where appropriate.

CONTINUED ON REVERSE SIDE



**PETITION FOR USE PERMITTED BY
SPECIAL APPROVAL (Continued)**

Include one (1) copies of a site plan, no larger than 11 x 17 inches, which meets the requirements of Section 10.514 of the Zoning Ordinance of Madison Heights and the required seven hundred and fifty dollar fee (\$750.00) plus a site plan application.

This petition / application must be signed by both the Owner in Fee of the property and the Applicant prior to submittal. Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

FOR THE OWNER:

Signature [Signature]
Printed Dustin Kennedy Name
Date 4-12-2022

FOR THE APPLICANT IF NOT THE OWNER:

Signature [Signature]
Printed GORDON DAVIGNON Name
Date 4/7/2022

NOTARY:

On this 12th day of April, 2022

Before me personally appeared
Dustin Kennedy to me known to be the
person who executed the forgoing instrument, and
acknowledged that he executed the same as his free act
and deed.

Notary's Signature Jessica Glynn

Notary's Printed Name Jessica Glynn

Notary public, State of Michigan,

County of Oakland

My commission expires MARCH 6, 2024

Acting in the County of Oakland

NOTARY:

On this 12th day of April

Before me personally appeared
Gordon Davignon to me known to be the
person who executed the forgoing instrument, and
acknowledged that he executed the same as his free act
and deed.

Notary's Signature [Signature]

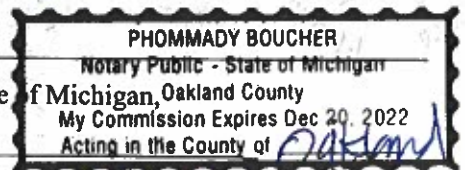
Notary's Printed Name _____

Notary public, State of Michigan,

County of _____

My commission expires 12/20/22

Acting in the County of Oakland



OFFICE USE ONLY

\$750.00 Fee Paid _____ Receipt Number _____ By _____ Date: _____

One Site Plan Attached no larger than 11 x 17 inches ☐ Yes ☐ No

Site Plan Application: _____ Date: _____

Copies to C.D.D. _____

Notices Mailed to Properties Within 500 Feet _____

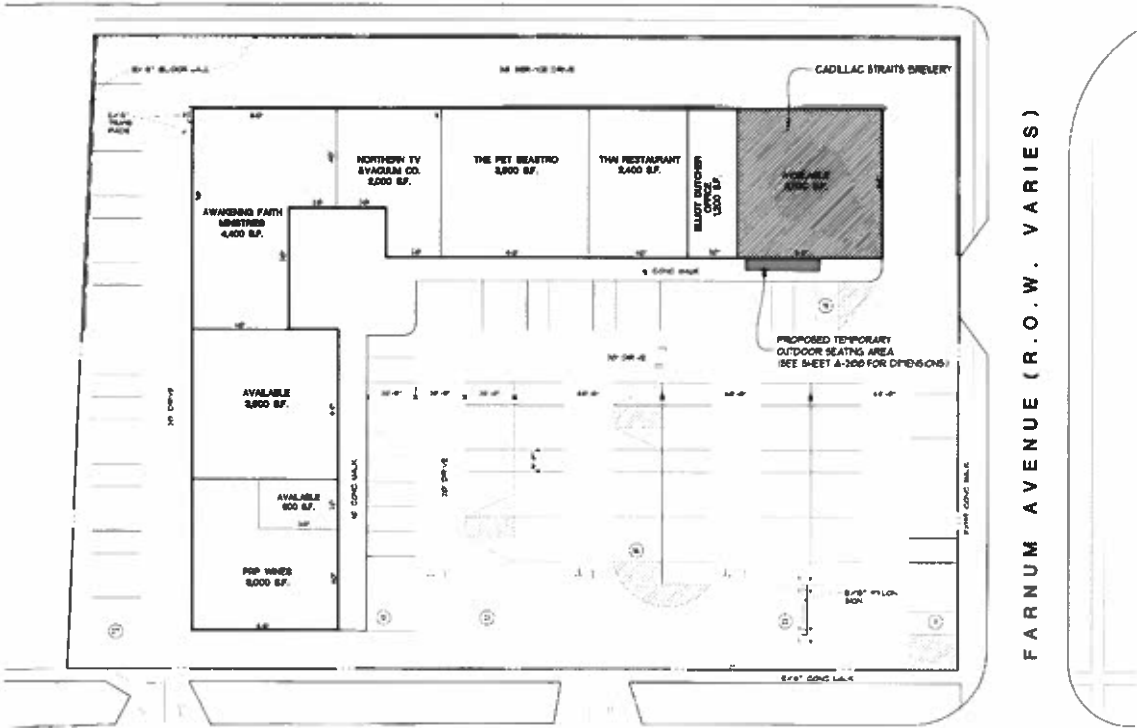
Council Action _____

Meeting Date _____

CADILLAC STRAITS - OUTDOOR SEATING
27651 JOHN R. MADISON HEIGHTS, MI



BRUSH STREET (R.O.W. VARIES)



JOHN R (53' R.O.W.)

EXISTING SITE PLAN
1" = 30'

NOTE:
SITE PLAN BACKGROUND
PROVIDED BY LANDLORD

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE INDICATED DIMENSIONS ONLY. THESE DIMENSIONS SHOWN ARE BASED ON THE BEST OBTAINABLE FIELD MEASUREMENTS UNDER PRE-CONSTRUCTION CONDITIONS AND THE NOMINAL SIZES OF BUILDING MATERIALS USED. THE CONTRACTOR SHALL RE-VERIFY ALL INDICATED DIMENSIONS AND IMMEDIATELY NOTIFY THE ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES. CERTAIN METHODS OF CONSTRUCTION MAY NOT BE CLEARLY VISIBLE FROM A PRE-CONSTRUCTION VISUAL SURVEY. NOT CLEARLY INTERPRETABLE. THE CONTRACTOR SHALL CONTACT THE ARCHITECT UPON DISCOVERING CONDITIONS THAT VARY FROM THE PROPOSED PLANS SO THAT PROPER ADJUSTMENTS CAN BE MADE WITH A MINIMUM OF DIFFICULTY. THE ARCHITECT DISCLAIMS LIABILITY FOR GRAPHIC ACCURACY OF THE PRINTED CONTRACT DOCUMENTS DUE TO THE REPRODUCTION PROCESS. USE FIELD VERIFIED FIGURED DIMENSIONS AND FIELD DIMENSIONS ONLY. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION NOR FOR SAFETY OF THE JOB SITE. THESE RESPONSIBILITIES ARE INTENDED TO BE AND REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR, CONSTRUCTION MANAGER, AND/OR JOB SITE SUPERINTENDENT.
3. ALL LOCAL, CITY, STATE AND NATIONAL CODES APPLICABLE ARE TO BE STRICTLY ADHERED TO (MICHIGAN BUILDING REHABILITATION CODE FOR EXISTING BUILDINGS). ANY APPARENT DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT.
4. ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER.
5. SUBCONTRACTOR SHALL PICK UP CONSTRUCTION DEBRIS ON A DAILY BASIS AND KEEP THE WORK SITE IN A NEAT AND ORDERLY APPEARANCE THROUGHOUT THE CONSTRUCTION PERIOD. SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS THEY GENERATE AND PLACE IT IN A TRASH DUMPSTER LOCATED ON SITE PROVIDED BY THE GENERAL CONTRACTOR. PROPOSED DUMPSTER LOCATION TO BE REVIEWED AND APPROVED BY THE OWNER.
6. ALL NEW LIKE CONDITIONS, MATERIALS AND CONFIGURATIONS, ETC. ARE TO MATCH EXISTING (UNLESS OTHERWISE NOTED).
7. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE THEMSELVES WITH DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THE CONTRACT DOCUMENTS. THE RENOVATION WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS ANTICIPATES THE DEMOLITION OF EXISTING CONSTRUCTION IN PART AND THE REMOVAL AND RELOCATION OF CERTAIN CONSTRUCTION MATERIALS AND EQUIPMENT. IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION AND REDEMOLITION WORK BE DONE BY THE SPECIAL TRADE INVOLVED IN THE INITIAL INSTALLATION. THAT IS, MASONRY WORK BY MASONRY TRADE, CONCRETE WORK BY CONCRETE TRADE, MECHANICAL AND ELECTRICAL WORK BY THE MECHANICAL AND ELECTRICAL TRADE, RESPECTIVELY, AND SO ON. THEREFORE, EACH CONTRACTOR AND SUBCONTRACTOR SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCES IN THEIR PROPOSAL FOR THE COST OF ALL DEMOLITION AND/OR REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THE CONTRACT DOCUMENTS.

ABBREVIATIONS:

- | | |
|---------------------------------|-----------------------------|
| 1. VIF - VERIFY IN FIELD | 16. MATL - MATERIAL |
| 2. LOC - ON CENTER | 17. REQD - REQUIRED |
| 3. UNK - UNLESS OTHERWISE NOTED | 18. TPR - MANUFACTURER |
| 4. STV - STAIN AND VARNISH | 19. MD - MOOD |
| 5. PTD - PAINTED | 20. EXTG - EXISTING |
| 6. VTO - VENT TO OUTSIDE | 21. MTD - MOUNTED |
| 1. US - UNDERSIDE | 22. STD - STANDARD |
| 8. APP - ABOVE FINISH FLOOR | 23. ABV - ABOVE |
| 9. TYP - TYPICAL | 24. EP - ELECTRICAL PANEL |
| 10. H - HIGH (HEIGHT) | 25. MTL - MARBLE THRESHOLD |
| 11. NTS - NOT TO SCALE | 26. T & B - TOP AND BOTTOM |
| 12. FNE - TO MATCH EXISTING | 27. P.T. - PRESSURE TREATED |
| 13. L - LONG (LENGTH) | 28. VWO - VERIFY WITH OWNER |
| 14. W - WIDE (WIDTH) | 29. C.T. - CERAMIC TILE |
| | 30. N/C - NOT IN CONTRACT |

DIRECTORY

CLIENT	GORDON DAVENON	27651 JOHN R. ROAD, MADISON HEIGHTS 48061	(748) 583-0445
ARCHITECT	HAROLD J. REIFINGER AIA, LEED AP DESIGNTEAM PLUS, LLC	975 E. MAPLE RD, SUITE 210 BIRMINGHAM, MI 48009	(748) 505-1000

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|-------|---|
| A-100 | GENERAL NOTES AND SITE |
| A-100 | OUTDOOR SEATING AND EXISTING FLOOR PLAN |



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Client
CADILLAC STRAITS
27651 JOHN R.
MADISON HEIGHTS, MI

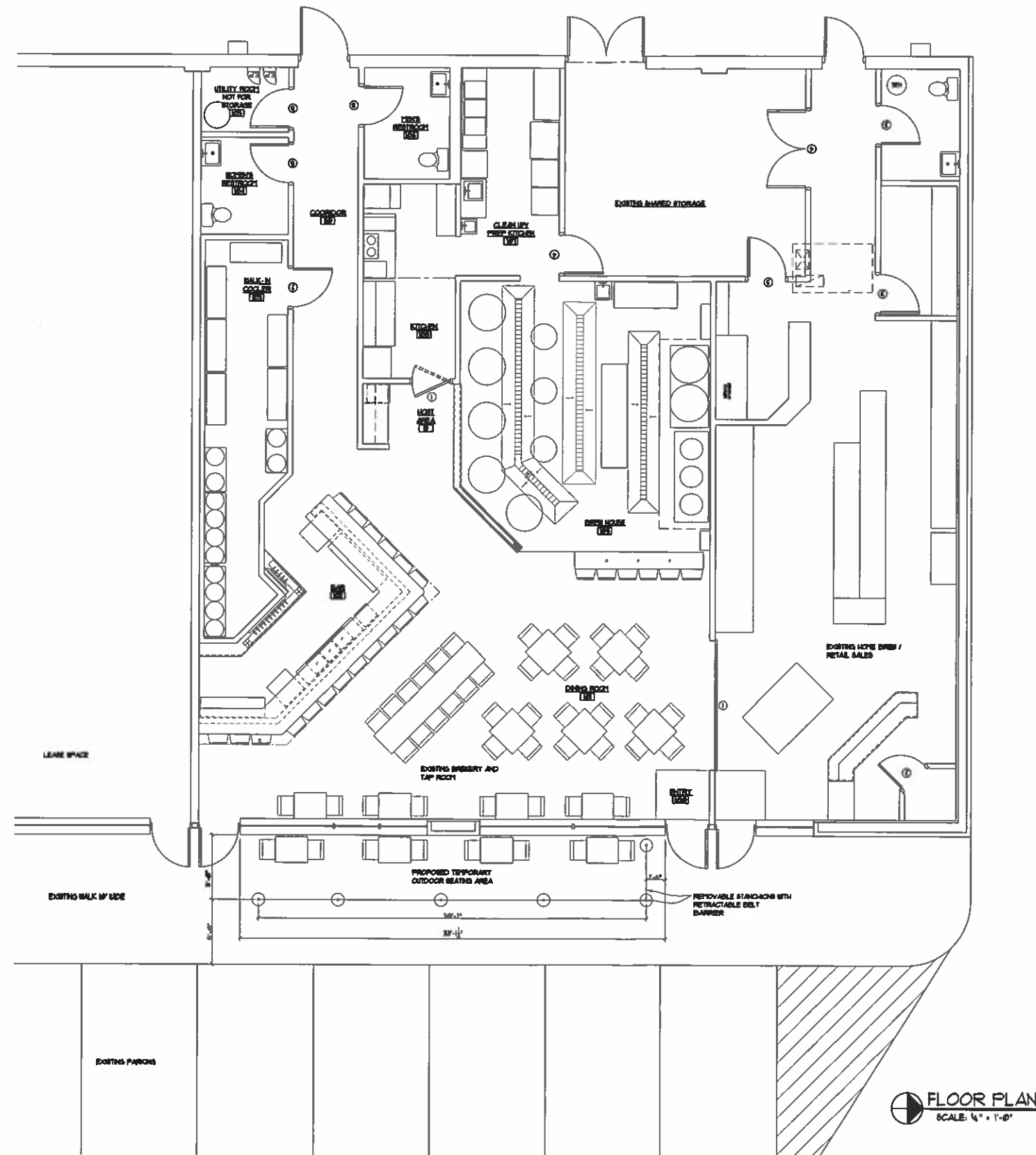
Project
CADILLAC STRAITS
27651 JOHN R.
MADISON HEIGHTS, MI

Design/Drawn: HJRM/PLA
Checked/Approved: HJR
Job #: 200-000
Rev: 01/15/2000

Date/Revision: Issue for
06/15/2000 MLOC OUTDOOR SEATING

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CADILLAC STRAITS
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CADILLAC STRAITS
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Designed/Drawn	HJH/AFJ/LA
Checked/Approved	HJH
Job #	248-299
File Name	L:\Cadillac Straits_CD_MLCC

Date/Revision	Issue for
06/16/2009	MLCC OUTDOOR SEATING

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