



## Clear Form

215 WEST MAIN STREET  
NORTHVILLE, MI 48167  
(248) 449-9902

Cashier Validation (Code 104)

Fee Previously Paid  
11/18/2021  
Trans# 172224

## APPLICATION FOR HISTORIC DISTRICT COMMISSION

### PLEASE NOTE

- See page 5 to determine if your project requires HDC review and approval
- See pages 6-7 for the documents required to be submitted with your application
- See page 4 for instructions, including submission deadlines and assembly instructions

Case # \_\_\_\_\_

Application submission deadlines are posted at the Building Department and on the City's website. Submission deadlines are firm. Late submissions are placed on the agenda for the following month.

Property Location: 157 E. Main Street  
(Number) (Street)

Applicant: 157 E. Main Street, LLC

Applicant Address: 157 E. Main Street, Northville, MI 48167  
(Street) (City) (State) (Zip)

Telephone: 248-444-3358 Email: Gbaidas9@gmail.com

Property Owner (if different): \_\_\_\_\_

Owner Address: \_\_\_\_\_  
(Street) (City) (State) (Zip)

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

- ☒ Proof of ownership of property is attached (required). This consists of title insurance, or a purchase agreement.
- ☒ Property Owner Letter of Authorization attached. Required if the applicant is applying on behalf of the property owner. This letter is in addition to the proof of ownership requirement above.

### TYPE OF IMPROVEMENT AND PLAN REVIEW

- If you are seeking HDC conceptual review or discussion only, DO NOT submit this application. Submit the Conceptual Review Application.
- If your project requires moving or demolition of a structure, you must ALSO submit a separate Moving/Demolition Application with this Application.

- ☒ NEW CONSTRUCTION / ADDITIONS (including garages)
- ☐ PORCH RECONSTRUCTION AND OTHER REPAIRS
- ☐ DOOR & GARAGE DOOR REPLACEMENT
- ☐ PAINT COLOR CHANGE
- ☐ FENCE, PAVING, WALLS, LANDSCAPING
- ☐ SIGN INSTALLATION / REPLACEMENT
- ☐ BUILDING CLEANING
- ☐ ROOF REPLACEMENT
- ☐ SIDING REPLACEMENT
- ☐ WINDOW REPLACEMENT
- ☒ OTHER Exterior Egress Stair and to Add Open Air Roof Top Dining

### VALUE OF CONSTRUCTION

\$ 600,000.00

Required for all projects

Description of work proposed. **ATTACH SEPARATE SHEET IF NECESSARY**

Add an exterior egress stair and open air roof top dining above the existing facility.

Describe current use of property restaurant/tavern

Is a change of use proposed? ☐ Yes ☒ No If yes, describe \_\_\_\_\_

List the existing structures on the property and the approximate year built for each.

<u>Structure</u>	<u>Year Built</u>
main structure	1980's
Back addition	2000's

Does your project/improvement require moving or demolition of any of the structures listed above? ☐ Yes\* ☒ No

**\*If YES, you must also submit the Historic District Demolition or Moving of a Historic Building application in conjunction with this application. See the application for submission requirements and fees. Failure to submit this application may defer your application to a future meeting.**

**HDC APPLICATION FEES** *Fees apply to applicants requesting HDC approval for all aspects of their project, including material changes. Fees do not apply to applicants when the HDC action referred the application back to the applicant.*

Application Fee – Painting or reroofing	No fee
Application Fee – All (except paint, re-reroof, and construction)	\$25
Application Fee – Change to a previous approval (includes material changes)	\$80
Construction Fee – less than \$2,000 value	\$80
Construction Fee – greater than \$2,000 value	\$80 + \$5 per every \$3,000 of construction value (Construction value of fee capped at \$500)
Sign Application	\$80 (apply for building Permit after receiving approval)

#### **APPLICATION CHECK LIST**

**Review pages 6-7 for the documents required for your project.** If the application and supporting documentation provided is deficient, your application may be deferred to the following month's meeting, pending submission of the required information.

**Assemble the following as 20 identical packets. See page 4 for assembly instructions.**

- ☒ HDC Application (pages 1-3). Unsigned applications are not accepted.
- ☒ Proof of ownership
- ☒ Property owner letter of authorization – if property owner is not the applicant
- ☒ Site plans, sketches, etc. if applicable – folded to the size of the application (see pages 6-7).
- ☒ Samples (see pages 6-7 for the samples required for your project)
- ☒ Other specific documents required for your project (see pages 6-7)

Also provide:

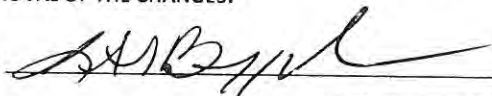
- ☒ A PDF file emailed to [dmassa@ci.northville.mi.us](mailto:dmassa@ci.northville.mi.us) for all documents larger than 11x17. This is required when you submit your application. Email subject is "HDC App and the project address."
- ☐ Fee (Applications submitted without fees are not considered a timely submission and shall be deferred to a future meeting)

**SIGNATURE AND CERTIFICATION – applicant and property owner must sign**

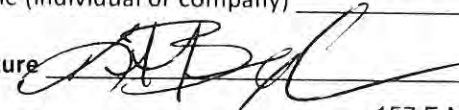
I certify that the property where work will be undertaken, as described in this application, has or will have before the proposed work is complete, a fire alarm system or smoke alarm complying with the requirements of the Stille-DeRossett-Hale single State Construction Code Act, 1972 PA 230 MCL 125.1531.

The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant.

THE APPLICANT ALSO HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT BY SIGNING THIS DOCUMENT, THEY FULLY UNDERSTAND THAT DESIGNS APPROVED BY THE HISTORIC DISTRICT COMMISSION MUST BE IMPLEMENTED PER THE APPROVED PLANS. IF CHANGES NEED TO BE MADE TO THE APPROVED DESIGNS/PLANS AFTER APPROVAL HAS BEEN GRANTED, THE APPLICANT MUST RETURN TO THE HISTORIC DISTRICT COMMISSION FOR APPROVAL OF THE CHANGES.

Applicant signature  Date 4/5/21

Applicant full legal name (individual or company) 157 E Main Street, LLC

Property Owner signature  Date 4/5/21

Property Owner full legal name (individual or company) 157 E Main Street, LLC

157 E. Main, LLC

25000 Assembly Park Drive  
Wixom, Michigan 48393

## AUTHORIZATION OF REPRESENTATION

RE: Poole's Tavern

To Whom It May Concern,

I authorize representatives of Schonscheck, Inc. and MacDonell Associates Architects to act as the Owners' Designated Agent and to sign on behalf of 157 E. Main, LLC regarding all matters, including any and all permitting requirements as it pertains to my property in the City of Northville, Michigan.

Kind Regards,

A handwritten signature in black ink, appearing to read "R Baidas". The signature is stylized with a large, looped "R" and a cursive "Baidas".

Rob Baidas  
157 E. Main, LLC  
25000 Assembly Park Drive  
Wixom, Michigan 48393





**First American**

# Commitment

## Commitment for Title Insurance

ISSUED BY

### First American Title Insurance Company

300 East Long Lake Road, Suite 300, Bloomfield Hills, Michigan, 48304,  
(248)540-4102, [mi.bloomfield@firstam.com](mailto:mi.bloomfield@firstam.com)

**File No. 906162**

### COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

### NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

### COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

### First American Title Insurance Company

Dennis J. Galtmore, President

Greg L. Smith, Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is *less than the certain dollar amount set forth in any applicable arbitration clause*, shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**First American**

# Schedule A

## ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 906162

**Transaction Identification Data for reference only:**

Issuing Agent: First American Title Insurance Company

Issuing Office: 300 East Long Lake Road, Suite 300,  
Bloomfield Hills, MI 48304

Commitment No.: 906162

Issuing Office File No.: 906162

Property Address: 157 and Vacant E Main Street, Northville, MI  
48167

Revision:

### SCHEDULE A

1. Commitment Date: July 28, 2020 8:00 AM
2. Policy to be issued:
  - (A) ALTA Owner's Policy (6-17-06)  
Proposed Insured: RMJ2 Properties of Northville, L.L.C., a Michigan limited liability company  
Proposed Policy Amount: \$0.00
3. The estate or interest in the Land described or referred to in this Commitment is  
**Fee Simple**
4. The Title is, at the Commitment Date, vested in:  
RMJ2 Properties of Northville LLC, as to that portion of subject property lying within Lot 716  
City of Northville, a Michigan Municipal Corporation, as to the remainder
5. The Land is described as follows:  
See Schedule C attached hereto and made a part hereof

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





**First American**

## **Schedule BI & BII**

### **ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

File No: 906162

Commitment No.: 906162

#### **SCHEDULE B, PART I**

##### **Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Submit completed Owner's Estoppel/Affidavit/ALTA Statement on the form provided by the Company and signed by or on behalf of all owners.
6. If the Company has been requested to limit the exception for rights of tenants to rights of tenant, as tenants only, the exception will be limited as requested upon submission and review of copies of leases to confirm there are no rights of first refusal or options to purchase contained in any lease or upon submission of such other evidence satisfactory to the company that there are no rights of first refusal or options to purchase in favor of any tenant.
7. Provide evidence of the purchase price and/or the amount of any mortgage to be insured and identify any Proposed insured. Once a Proposed insured has been identified, additional requirements and exceptions may be made.  
This is a preliminary commitment. It is not effective and the Company assumes no liability until Schedule A of commitment is amended to include the name of the Proposed Insured and a proposed Policy Amount greater than \$0.00.
8. Prior to closing, the Company must confirm whether the county recording office in which the Land is located has changed its access policies due to the COVID-19 outbreak. If recording has been restricted, specific underwriting approval is required; and, additional requirements or exceptions may be made.
9. Submit satisfactory evidence as to the relationship between RMJ2 Properties of Northville LLC and Charles Pannette. This commitment is subject to such further requirements and/or exceptions as may be deemed necessary.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



10. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
11. Submit evidence satisfactory to the Company that the proposed division of the land to be insured has final approval by the proper municipality pursuant to the provisions of the Land Division Act (P.A. 591 of 1996). Further requirements may be necessary upon review of the final approval including, but not limited to revisions to the legal description to be insured on Schedule A.
12. Release(s) of Lien(s) recorded in Liber 29706, page 3130, or it/they shall appear on the final policy.
13. Release(s) of Lien(s) recorded in Liber 30120, page 1314, or it/they shall appear on the final policy.
14. Provide satisfactory evidence of the authority of the person or persons authorized to execute the Deed on behalf of City of Northville, a Michigan Municipal Corporation.
15. Warranty Deed from City of Northville, a Michigan Municipal Corporation to RMJ2 Properties of Northville, L.L.C., a Michigan limited liability company.
16. Application has been made for the issuance of Owner's policy without standard exceptions. Such policy will be issued upon receipt of the following:
  - a) A fully executed Owner's affidavit which evidences there has been no work completed on the property within the last 90 days or, if work has been completed, a final sworn statement satisfactory to First American Title Insurance Company. Full unconditional waivers of lien must accompany such affidavit; and
  - b) An ALTA/NSPS survey or other survey satisfactory to First American Title Insurance Company. Additional exceptions will be made for any easements, encroachments or other matters which may be disclosed by the survey.
17. Pay unpaid taxes and assessments unless shown as paid.
18. All Taxes paid to and including 2019  
 2019 Winter Taxes PAID in the amount of \$4,160.47  
 2020 Summer Taxes PAID in the amount of \$12,093.90  
 Tax Item No. 48-001-04-0716-000, as to Lot 716, covers more land  
 Property Address: 157 E Main Street, Northville, MI 48167  
 If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
19. The tax parcel code identified herein covers greater land than the proposed insured land. This commitment, and the policy to be issued pursuant hereto, does not insure a legal division of the land or guarantee its certification as a separate tax parcel.
20. Taxes are exempt:  
 Tax Item Number: 48-001-04-0717-000, as to the remainder, covers more land  
 Vacant E Main Street, Northville, MI 48167  
 If any amounts are shown as DUE, the total does not include collection fees, penalties or interest.
21. The tax parcel code identified herein covers greater land than the proposed insured land. This commitment, and the policy to be issued pursuant hereto, does not insure a legal division of the land or guarantee its certification as a separate tax parcel.
22. If the Land is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company showing that all charges have been paid to date or the Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the Date of Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**First American**

**Schedule BI & BII (Cont.)**

**ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

File No: 906162

Commitment No.: 906162

**SCHEDULE B, PART II**

**Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. Taxes and assessments not due and payable at Commitment Date.
7. Interest of Charles Pannette, as disclosed on tax rolls of Wayne County.
8. Notice of Michigan Employment Security Agency Tax Lien in the amount of \$149.74 against Getzie S Pub, recorded October 27, 1997, in Liber 29706, page 3130.
9. Notice of Unemployment Agency Tax Lien in the amount of \$2,664.82 against M R P Inc and Pooles Tavern, recorded January 22, 1999, in Liber 30120, page 1314.
10. Erection Permit in favor of Michigan State Telephone Company and the Covenants, Conditions and Restrictions contained in instrument recorded in Liber 1336, page 341.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Notice of Easement recorded in Liber 13509, page 652, Register No. E283160.

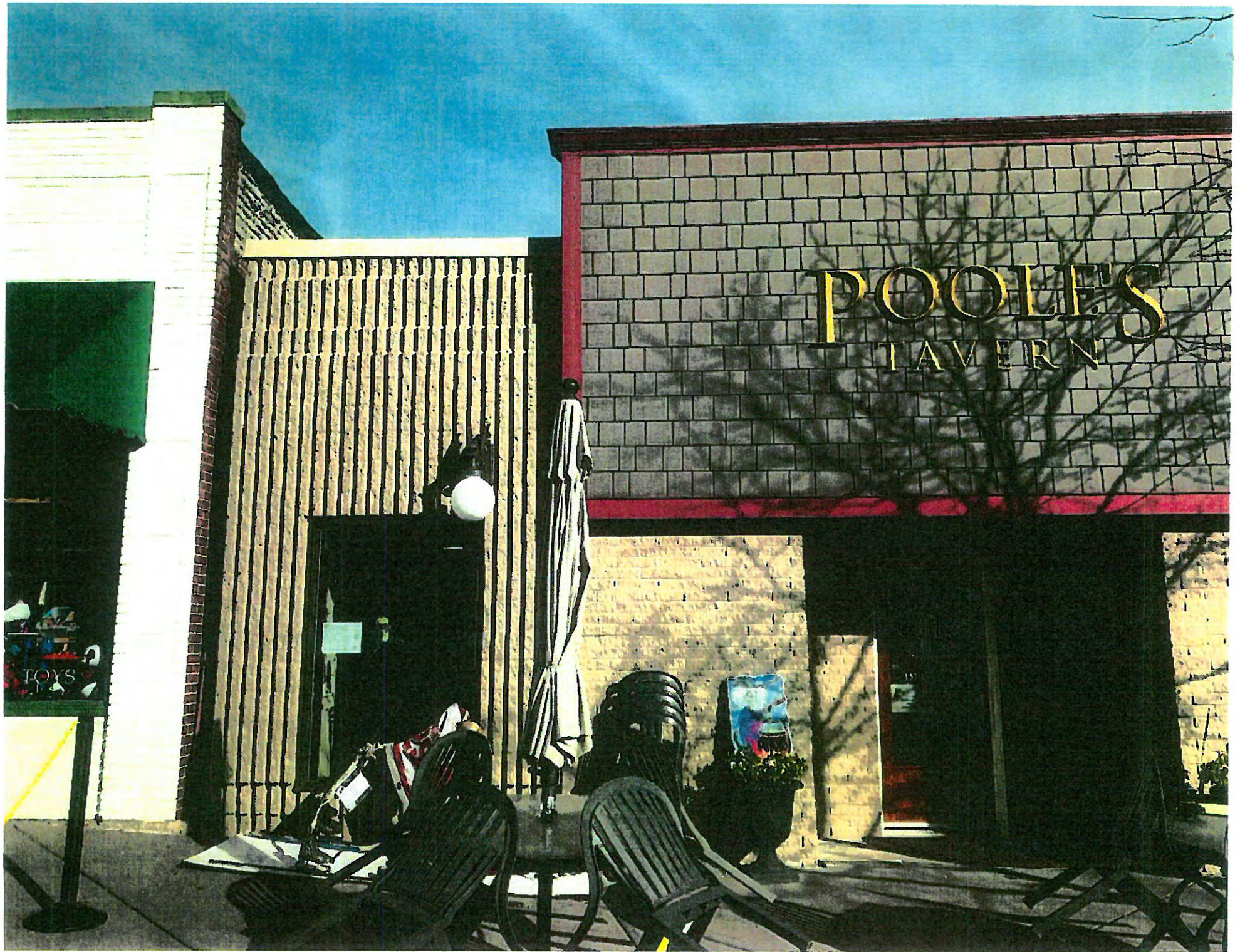
11. Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 20901, page 897, Register No. G516322.
12. Joint Overhead and Underground Easement 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.
13. Rights, title, and interests of the other owners of portions of the building partly located on the insured land and partly located on other land in the party walls, roof, chimneys, fixtures, and other appurtenances to the building susceptible to common use, whether or not they are located in whole or in part on the insured land or other land.
14. Easement(s), Restrictions and/or Setback Lines, if any, as disclosed by the recorded plat.
15. Loss or damage arising out of any discrepancy between the legal description of the property as insured and the legal description of the property as assessed on the Wayne County tax rolls.
16. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws, as to Lot 716.
17. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the public records.
18. 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.
19. Rights of tenants, if any, under any unrecorded leases.
20. Lien for outstanding water or sewer charges, if any.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

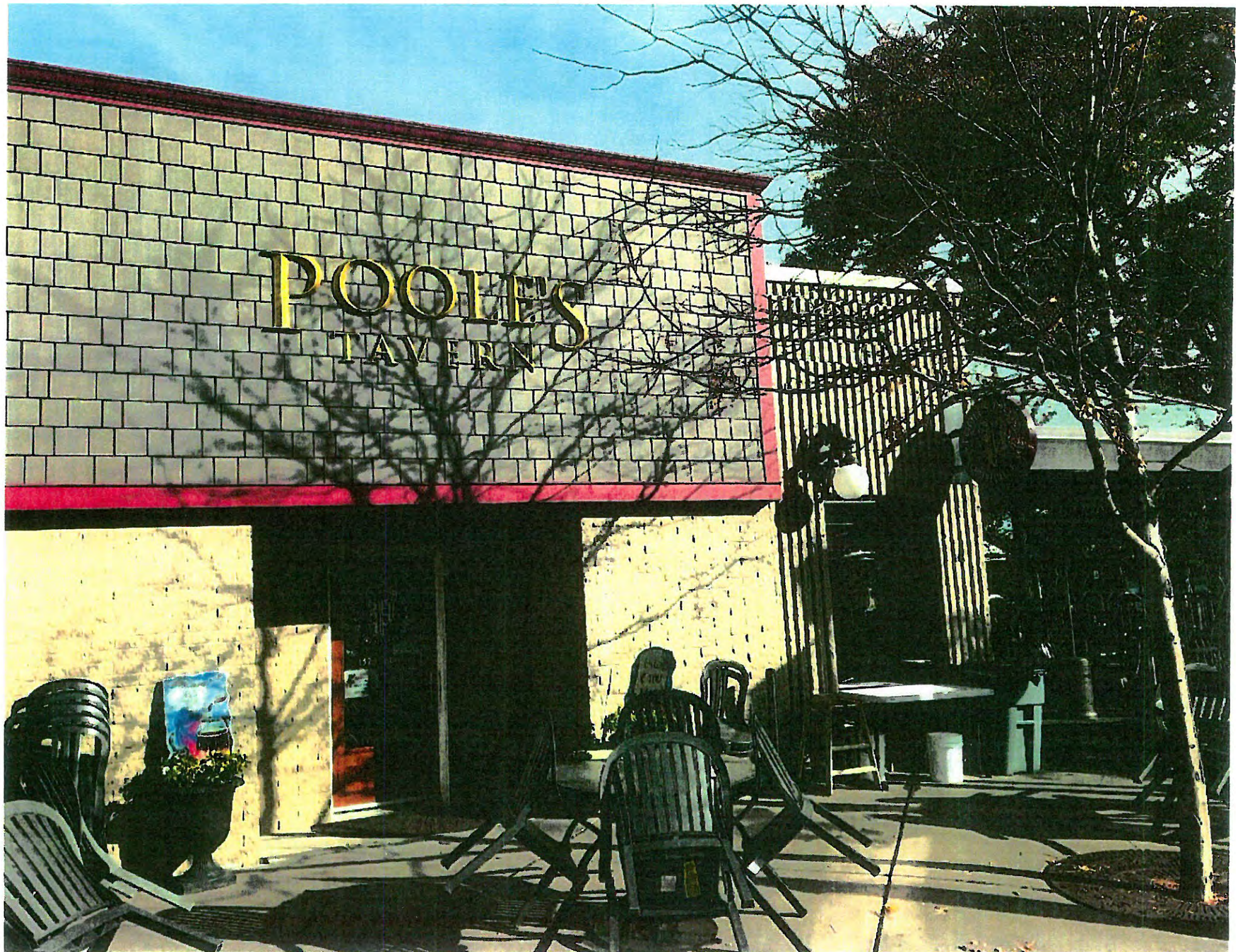
**Copyright 2006-2016 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

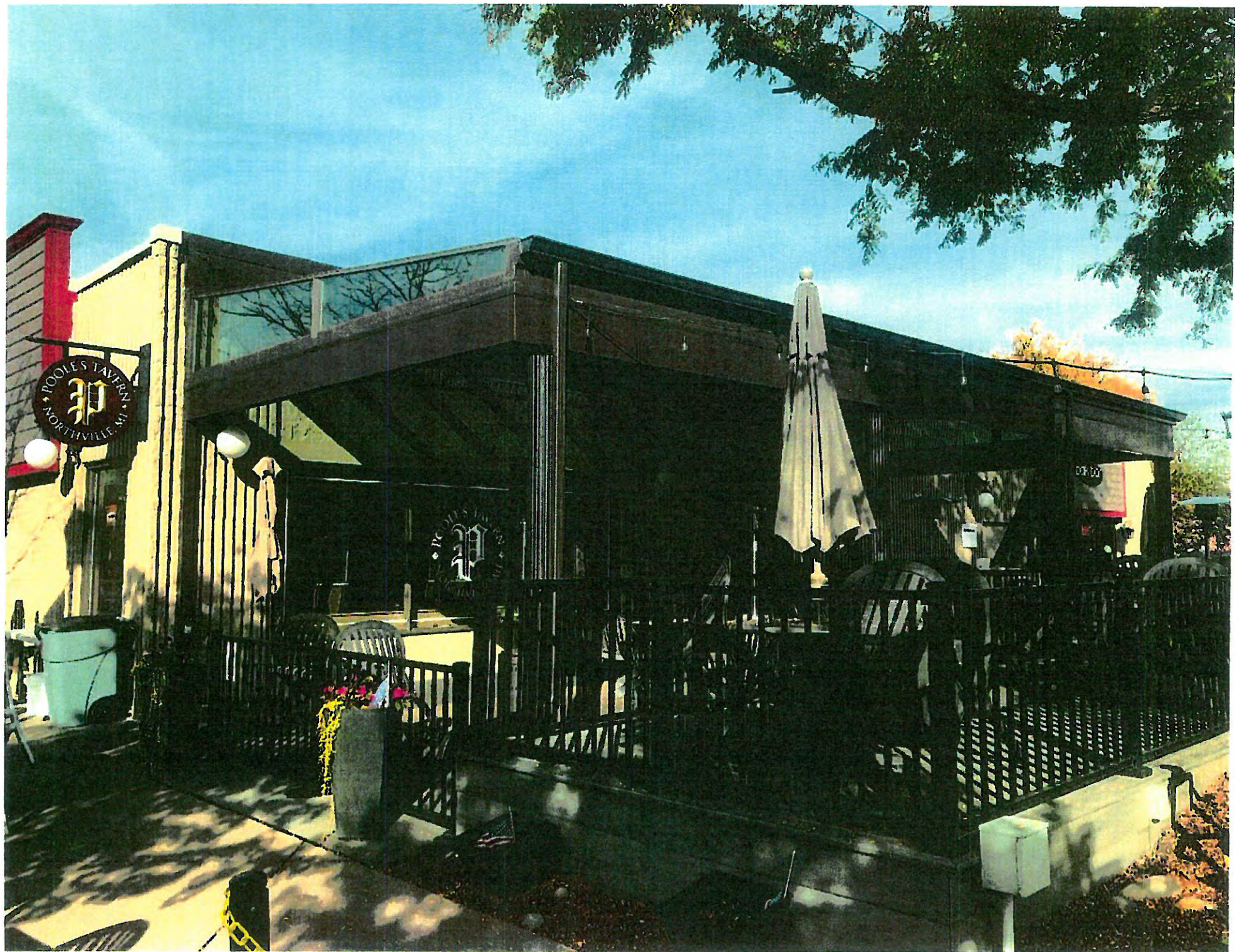








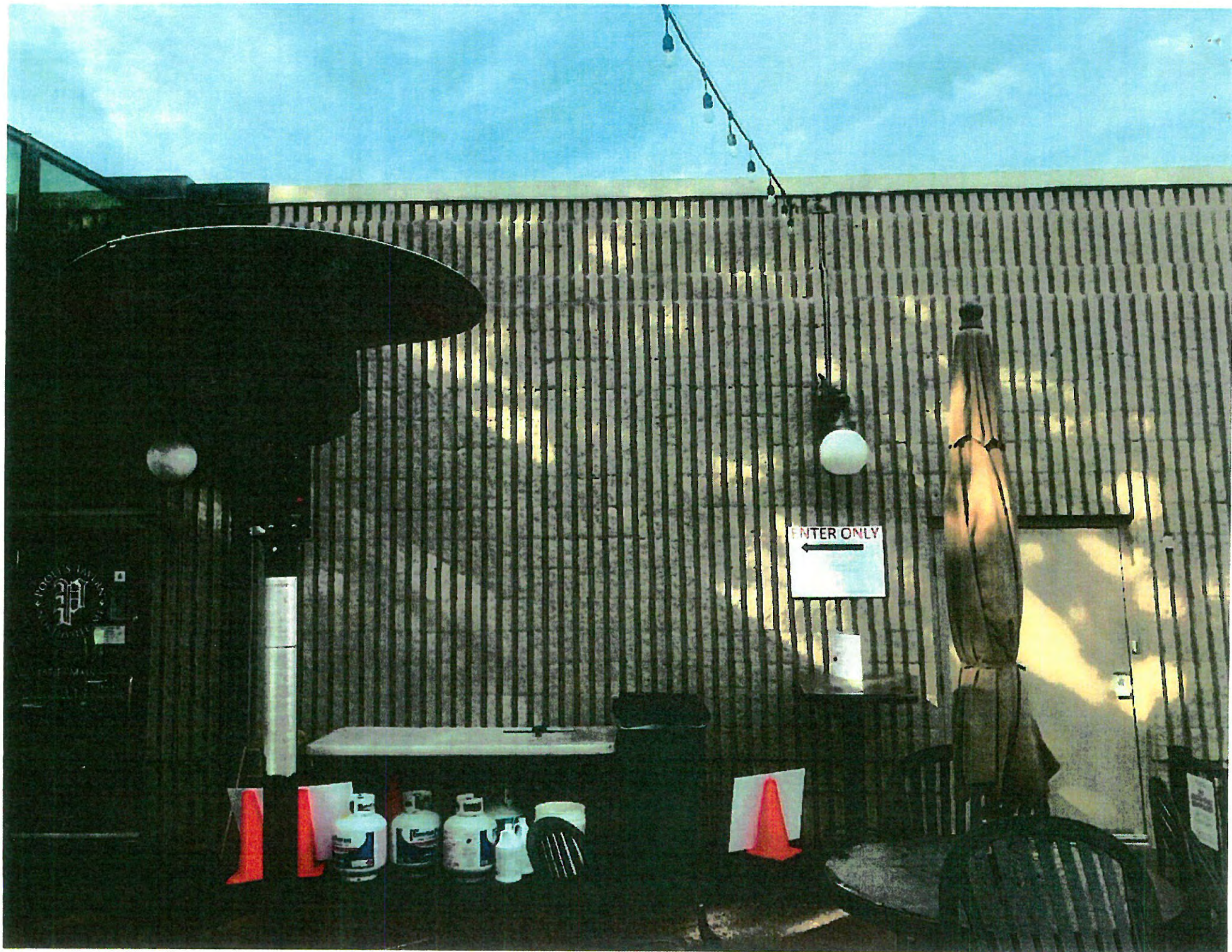












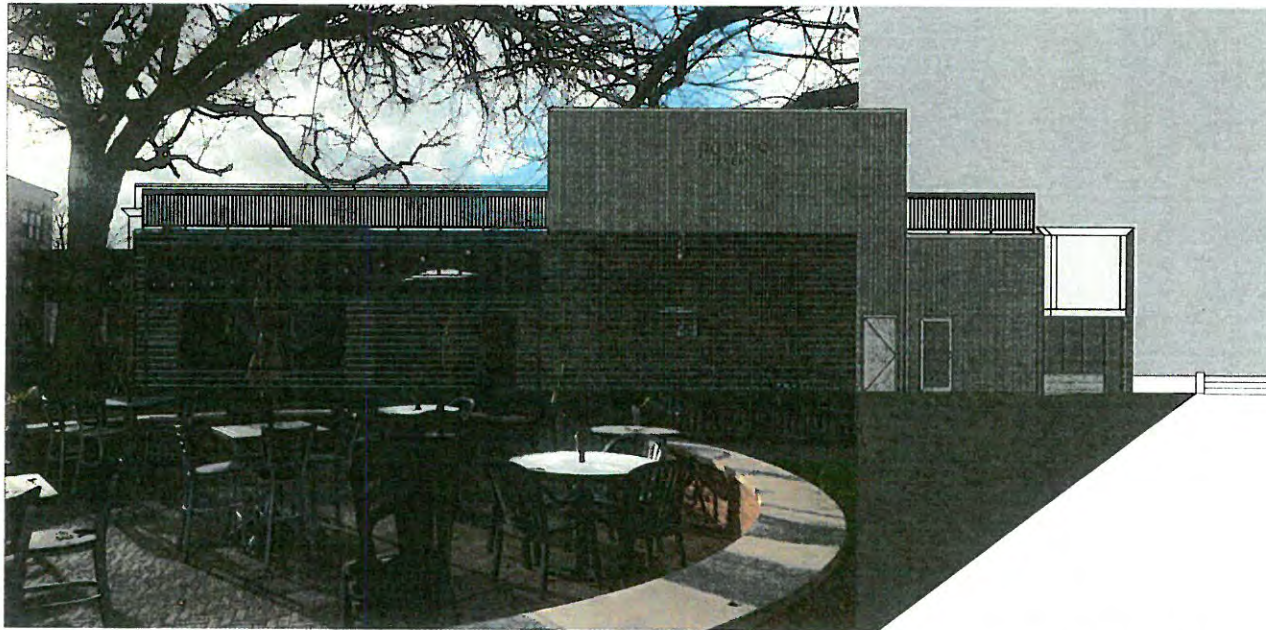












EXISTING HUTTON STREET STREETSCAPE ELEVATION  
SCALE: 3/16" = 1'-0"



EXISTING MAIN STREET STREETSCAPE ELEVATION  
SCALE: 3/16" = 1'-0"



SCHONSHECK,  
INC.  
DESIGN-BUILD CONSTRUCTION  
3402 FORTY-THIRD AVENUE, SUITE 200  
P.O. BOX 800000, FORT WORTH, TEXAS 76180  
WWW.SCHONSHECK.COM



NEW INTERIOR IMPROVEMENTS FOR:  
PROJECT:  
157 MAIN STREET  
NORTHVILLE, MI 48167  
OWNER:  
POOLE'S TAVERN LLC  
157 MAIN STREET  
NORTHVILLE, MI 48167  
(248) 345-1713 CONTACT: GRANT / ROB BADIS

DESIGNED FOR:  
DRAWN BY:  
CHECKED BY:  
DATE:  
SHEET CONTENT:  
STREET  
SCAPE  
ELEVATIONS

FILE NO:  
PT-20-035  
SHEET NO:  
SS-301



# SternbergLighting

ESTABLISHED 1923 / EMPLOYEE OWNED



Product Configurator

Catalog Number:

1W-G16LED-5P-VCOB-4L30TS-MDL02-WA/55LHWB/BK

Type:

Customer Approval:

Conceptual assembly drawing, subject to Engineering verification by factory.

Signature

Date

### **FIXTURE: 1W-G**

Globe Size:

16 Inch (16LED)

Fitter:

5P

### **LIGHT SOURCE: -VCOB-4L30TS**

Array:

4 LEDS (VCOB-4L)

Color Temp:

3000K (30)

Distribution:

Symmetric (TS)

### **DRIVER: -MDL02**

Driver:

Multi-Volt Dimmable Low-Range Driver, 120-277V, 250mA (MDL02)

### **OPTIONS: -WA**

Globe Material:

White Acrylic (WA)

### **WALL BRACKET: 55LHWB**

The 55LHWB measures 15-5/8" from the mounting surface to the centerline of the fixture.

### **FINISH: BK**

Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.



Rev	Description	By	Date	Job Name:			
A				Job Location:			
B							
C				Drawing No.		37517	
D				Drawn By:		Checked By:	
E				Drawn Date:		Checked Date:	





**Recessed wall luminaires**  
Shielded light

For decades, BEGA has set the standard for recessed wall luminaires worldwide. Newly redesigned with a refined look, broader range of delivered lumens, and contractor friendly enhancements for ease of installation and quality assurance, BEGA's unwavering commitment to quality above all permeates everything about this new approach to recessed wall luminaires.

Recessed wall luminaires with shielded light source. The shielded light distribution is ideal for the glare-free illumination of ground surfaces, building entrances, stairs, and pathways. A separate installation housing allows for seamless coordination into various construction types and easy maintenance.

Die-cast aluminum housing with die-cast aluminum faceplate  
Composite installation housing · Safety glass with optical texture

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

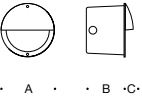
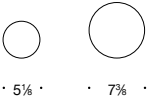
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification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



Shielded light

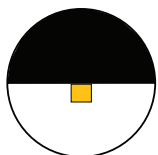


Shielded				
	LED	A	B	C
24 151	4.0 W	5 1/8	5 1/2	3/4
24 152	7.7 W	7 3/8	5 1/2	1 1/8

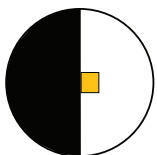


# M-CHAN

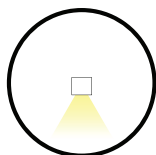
Design Guide



Ceiling



Wall

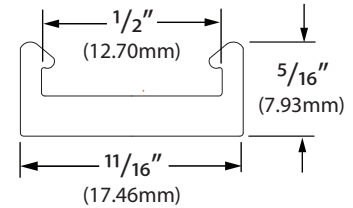


Direct  
Symmetric



## ORDERING INFORMATION

### MCHAN

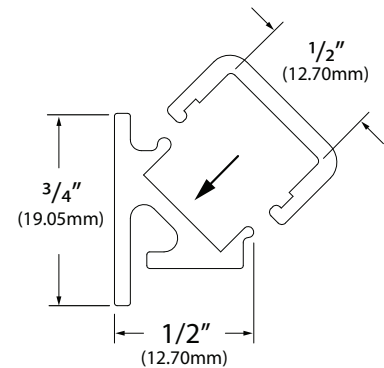


### MCHAN-8-LP

Low profile mounting channel, clear polycarbonate, length 8'.

**NOTE:** No lens option

### 45 DEGREE MCHAN



### TPL-I-45-MCH-8

45° Mounting channel, white PVC, length 8'.



### INF-C-LNS-8

Lens, clear, length 8'.

### INF-F-LNS-8

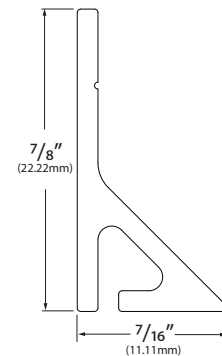
Lens, frosted, length 8'.

### 45 DEGREE MCHAN - NO LENS OPTION



### TPL-I-45-MCH-8-S

45° Mounting channel, NO LENS OPTION white PVC, length 8'.





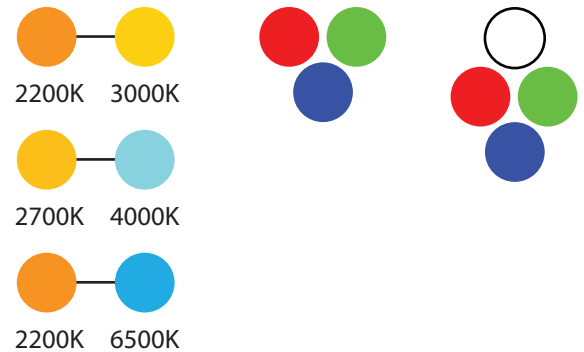
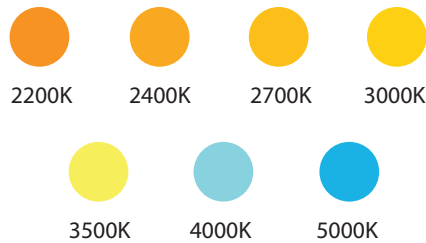
## AVAILABLE TIVOTAPE™ OPTIONS

**SB** 3 W/ft 241lm/ft  
**XS** 3.3 W/ft 275lm/ft  
**HO** 4.4 W/ft 352lm/ft  
**HD** 7 W/ft 500lm/ft  
**ELITE**

**Tunable White** 3 W/ft 129lm/ft

**RGB** 4.1 W/ft

**RGBW** 5.3 W/ft 274lm/ft (white channel)



EXTRUSION	DIMENSION	INSIDE WIDTH	INSIDE HEIGHT	INDOOR	OUTDOOR
<b>MCHAN-8-LP</b>		.560	.094	ALL	ALL EXCEPT ELITE
<b>TPL-I-45-MCH-8</b>		.390	.178	LB, SB, XS ONLY	NONE
<b>TPL-I-45-MCH-8-S</b>		.484	N/A	ALL	SB, XS ONLY



**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 (Now 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 degrees 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.

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

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.

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA E. MAIN STREET, A PUBLIC RIGHT-OF-WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM SURFACE UTILITIES RECORDS AND PLANS OBTAINED FROM THE UTILITY OWNERS, IF AVAILABLE AT TIME OF SURVEY.
3. 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.
4. "BLDG ON" INDICATES THE BUILDING IS ON THE PARCEL, "BLDG OFF" INDICATES THE BUILDING IS OFF THE PARCEL.

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

- 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.

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

10. 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 50300026 (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)
11. 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 1. Register No. G516322.  
(PLOTTED AND SHOWN HEREIN, MOSTLY OFFSITE, BUT DOES OVERLAP THE SUBJECT PARCELS SOUTHEAST CORNER BY 0.5')
12. 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)

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

DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN  
ARE APPROXIMATE.

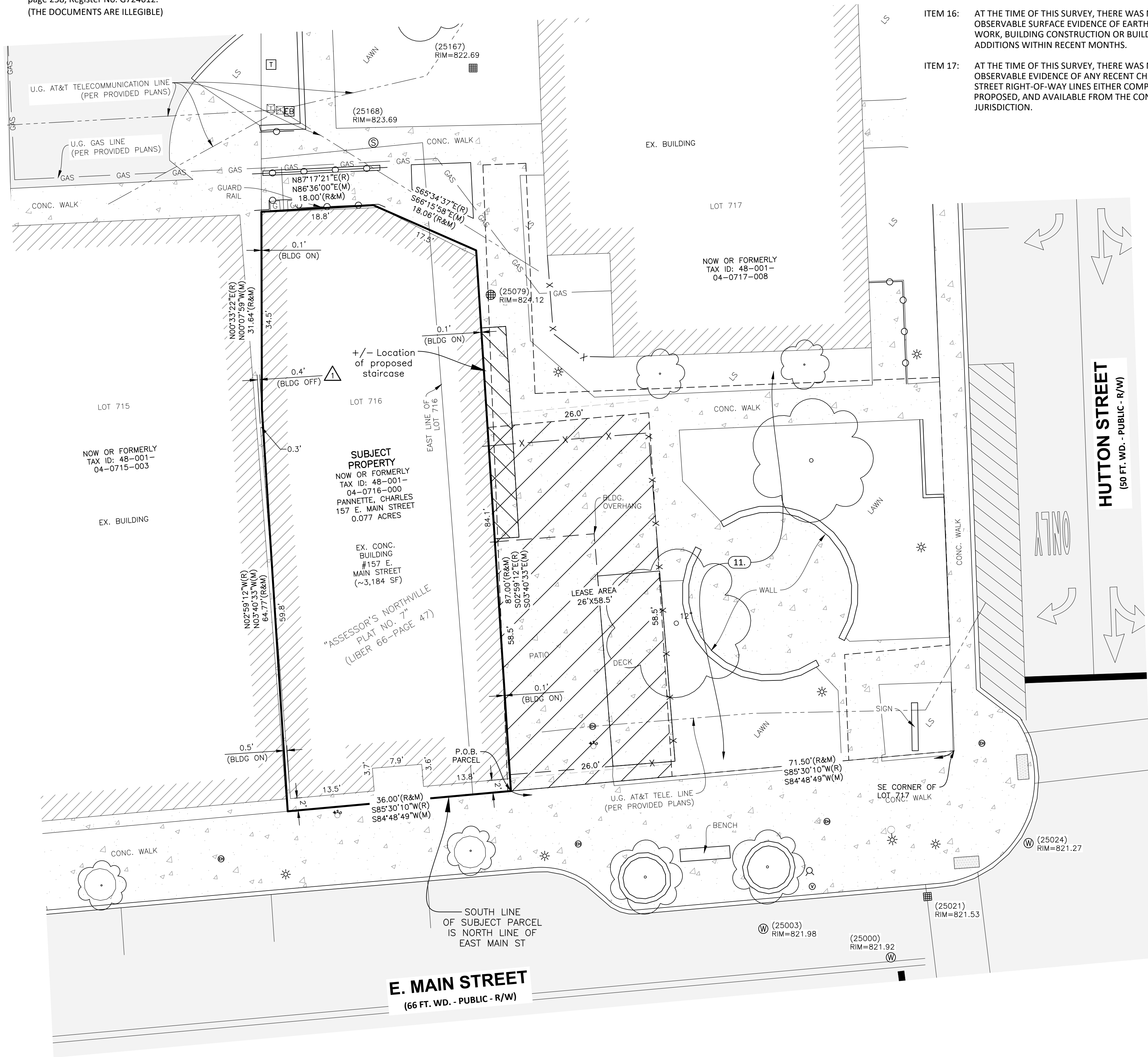
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WAYNE, COMMUNITY PANEL NO. (26163C0036E), EFFECTIVE DATE FEBRUARY, 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.



The map consists of two parts. The left part is a map of Michigan with a grid overlay, showing the location of Northville, Michigan, in the southeastern corner of the state. A dashed line indicates the border between Michigan and Ohio. The right part is a detailed street map of Northville, Michigan. It shows the intersection of N Center St and E Main St. The site is located on N Center St, between Dunlap St and E Main St, and is labeled 'SITE' with an arrow. The map also shows the location of the City of Northville, Wayne County, and Oakland County. The map includes a north arrow and a scale bar.

DECIDUOUS TREE, CONIFEROUS TREE, SHRUB TREE LINE/ CANOPY

DITCH/ DRAINING COURSE

UG TELE, MH, TELE PED, CABLE PED

UG FIBER, PED, LINE MARKER, VAULT

UG ELEC, MH, TRANSFORMER, AC UNIT, METER, BOX

OH ELEC, UTIL POLE, GUY WIRE

GROUND LIGHT, POLE, POLE W/ ARM LT

LIGHT MH, LT CTRL BOX, PARK, METER, CAR CHARGER

ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX

UG GAS, MH, VALVE, LINE MARKER

GAS WELL, METER, VENT

WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC

WATER WELL, METER, STOP BOX, POST INDICATOR VALVE

IRRIGATION CONTROL VALVE, SPRINKLER HEAD

STORM SEWER, MH, CB, INLET, YARD DRAIN, DOWN SPOUT

CULVERT/ END SECTION

SANITARY SEWER, MH, CLEAN OUT

COMBINED SEWER, MH

STEAM LINE, MH

MISC. MANHOLE, HAND HOLE, HAND BOX

PARKING BLOCK, SIGN, FLAG POLE, POST, ROCK, MAIL BOX

SECTION LINE, SECTION CORNER

FOUND IRON ROD (FIR), FD MON, FD PK

SET IRON ROD (SIR), SET PK, MAG NAIL

FINISH FLOOR ELEVATION, SPOT ELEVATION

CONTOUR

FENCE

GUARD RAIL

RAILROAD SIGNAL, SIGNAL BOX

SOIL BORING

EX. ASPHALT

EX. CONCRETE

EX. GRAVEL

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  
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.

INNOVATIVE GEOSPATIAL  
& ENGINEERING SOLUTIONS

Engineering Group Associates,  
**MEGA**  
Monument, Inc.

298 VETERANS DRIVE  
FOURSVILLE  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDOVBS)

Call MISS DIG  
3 full working days before you dig:  
Michigan's Utility  
One-Call Notification  
Organization  
1-800-482-7171

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.

CLIENT :



**SCHONSHECK,**  
DESIGN BUILD • CONSTRUCTION  
50555 PONTIAC TRAIL WIXOM, MI 48393  
P: 248.699.8900 F: 248.699.0850  
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.

[illegible]

ORIGINAL ISSUE DATE:  
10/30/20

PROJECT NO: 20-176

SCALE: 1" = 10'

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

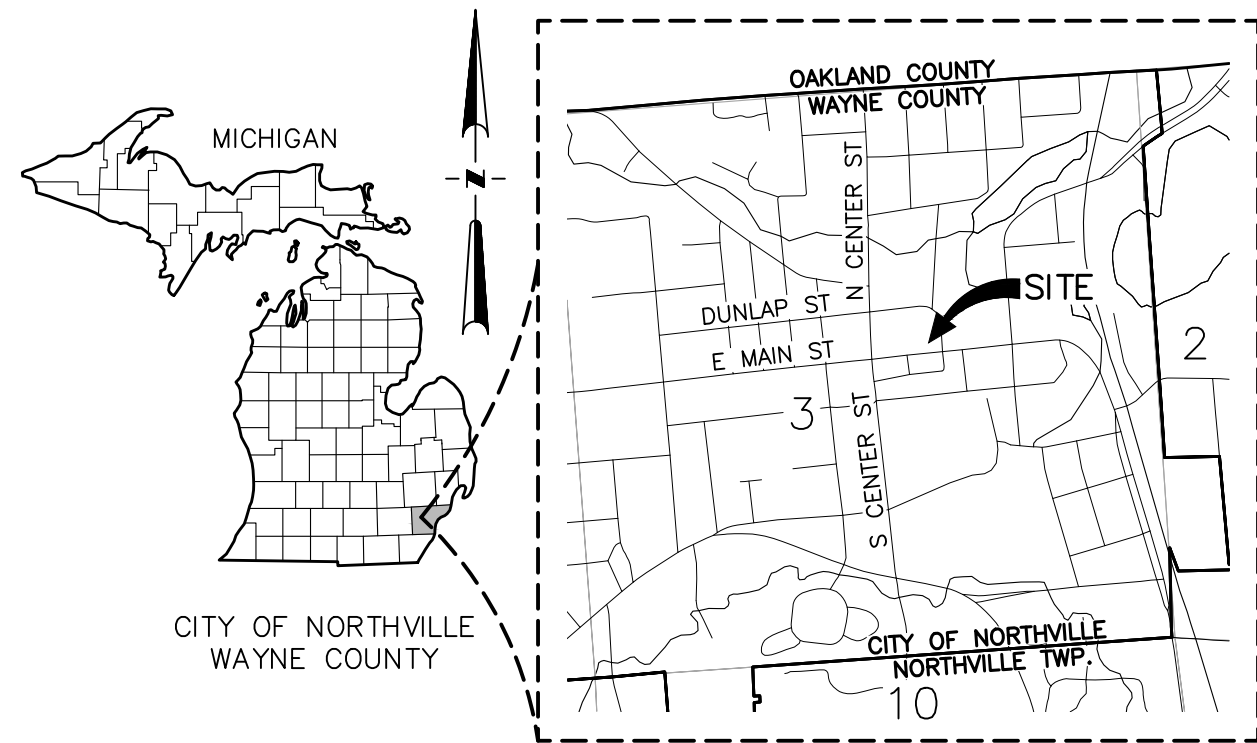
# ALT-1

**NOT FOR CONSTRUCTION**



157 E. MAIN STREET  
PROPOSED LAND DIVISION

LOCATION MAP



INNOVATIVE GEOSPATIAL  
& ENGINEERING SOLUTIONS

MEGA  
Engineering Group Associates  
INC.

298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOBS)

DRAFT

Call MISS DIG  
3 full working days before you dig:

Michigan's  
One-Call

Utility  
Notification  
Organization

1-800-482-7171  
www.missdig.org

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.

CLIENT :



SCHONSHECK,  
INC.

DESIGN BUILD - CONSTRUCTION  
5555 PONTIAC TRAIL, SUITE 100, MI 48303  
P: 248.969.8500 F: 248.969.8505  
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									
PLAN SUBMITTALS/REVISIONS									

ORIGINAL ISSUE DATE:  
10/30/20

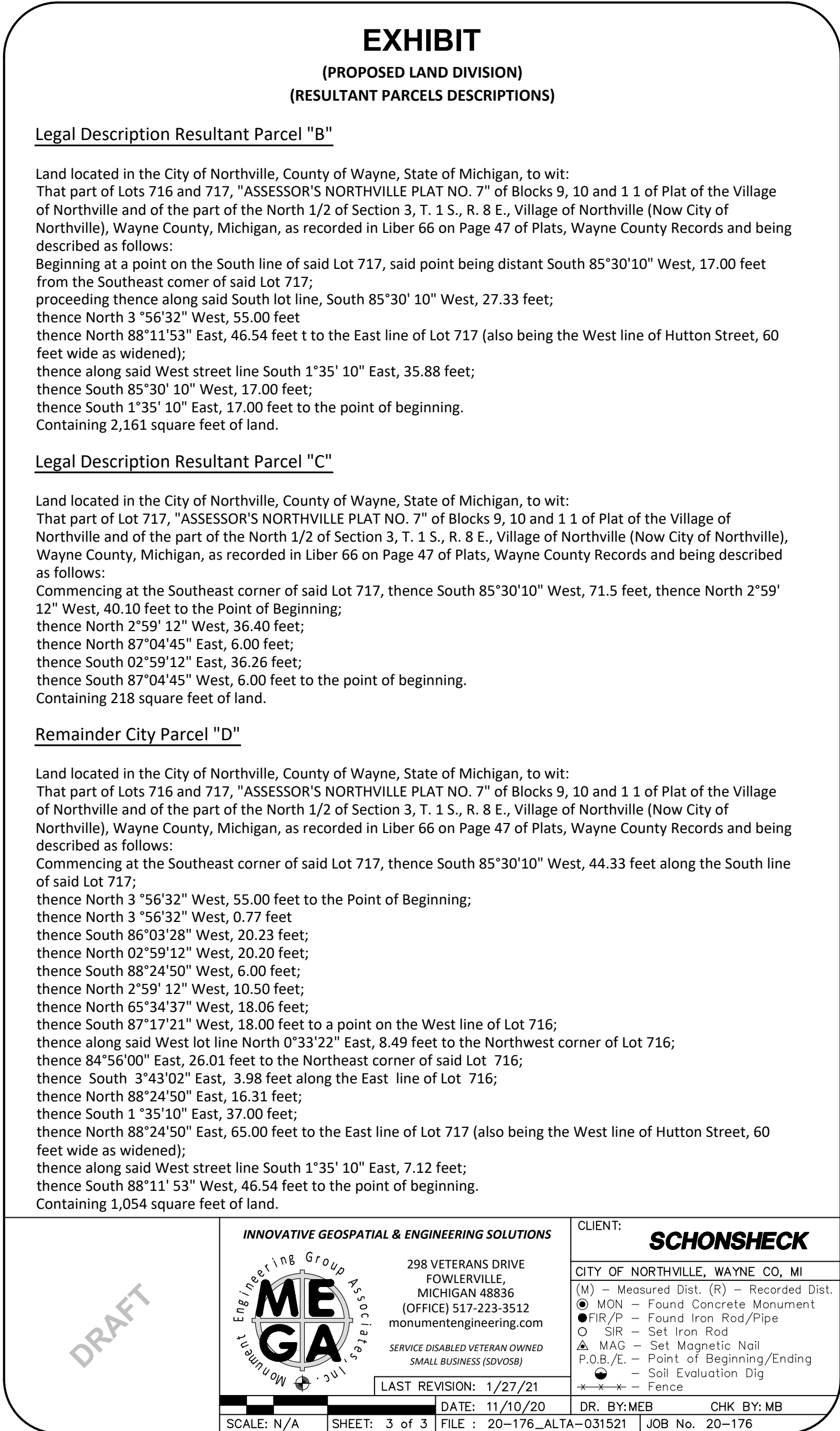
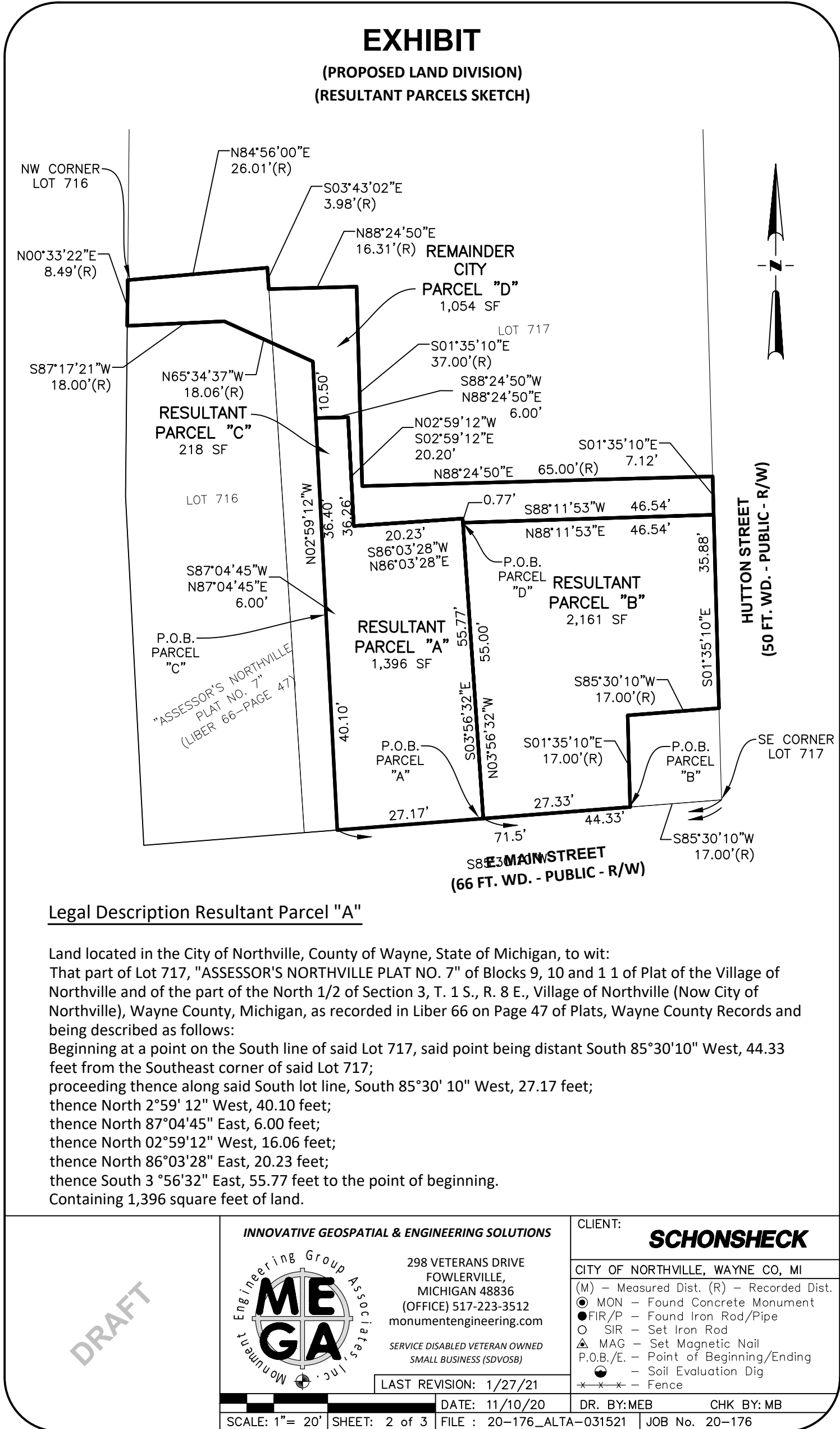
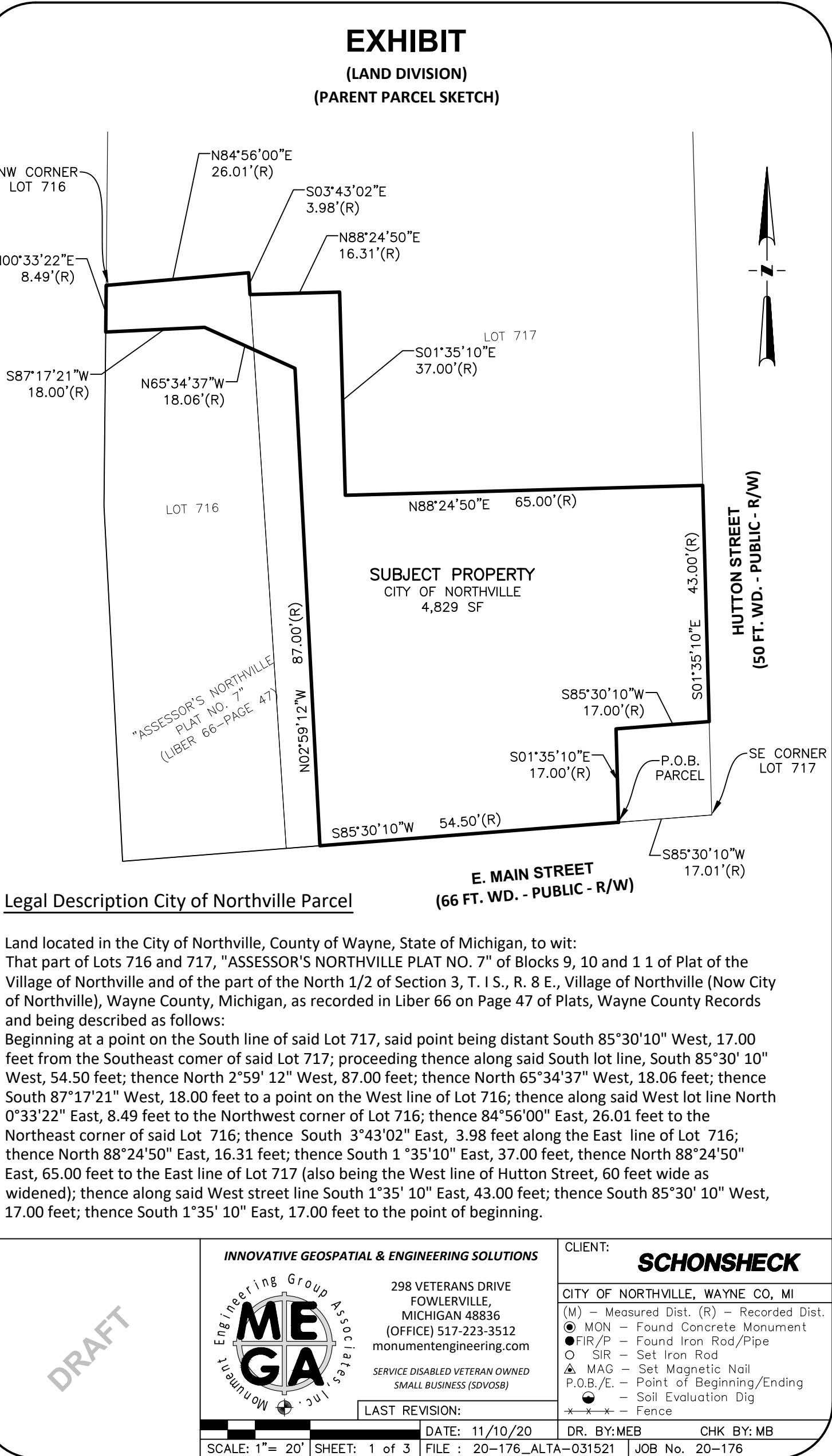
PROJECT NO: 20-176

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

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

EXHIBIT

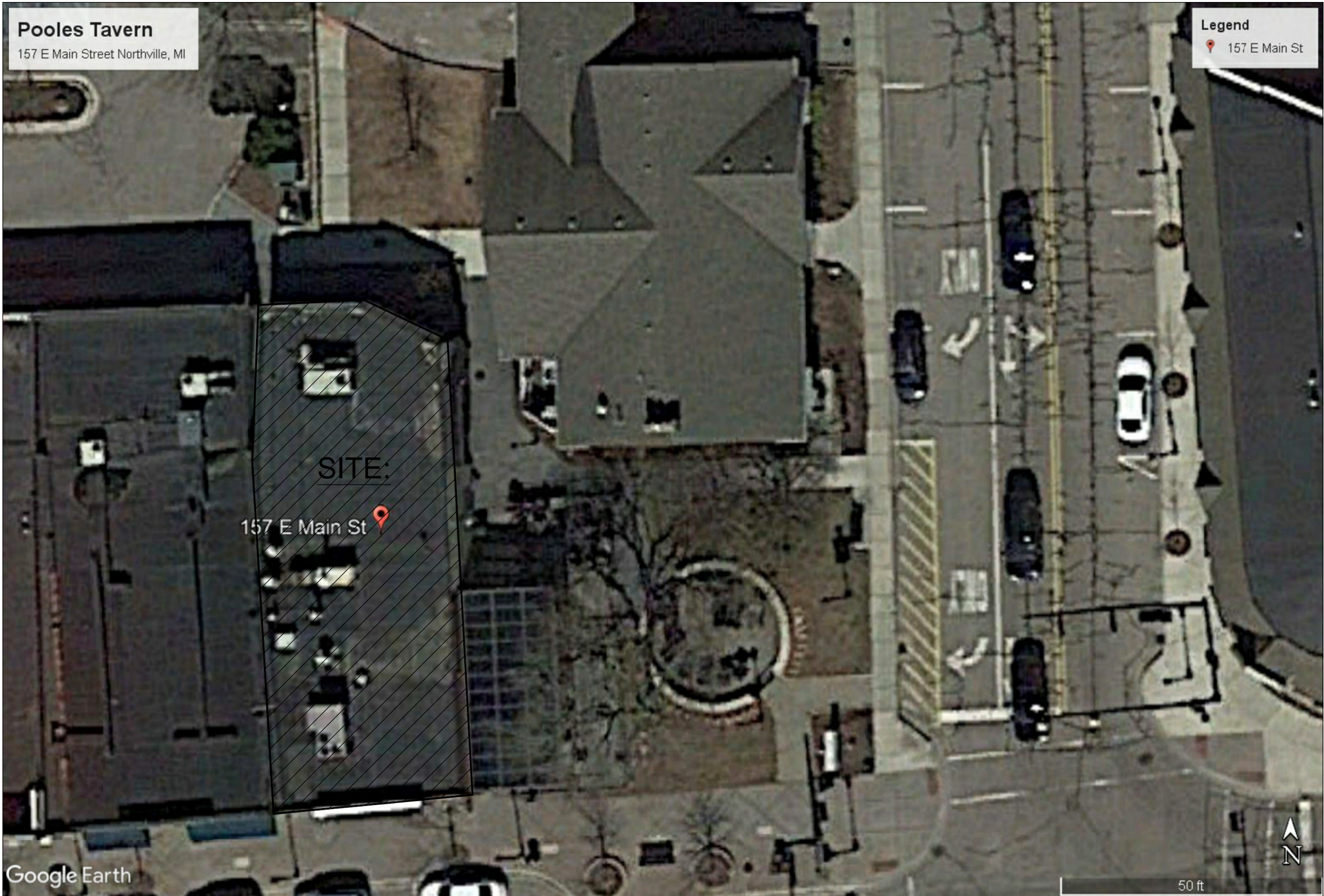
NOT FOR CONSTRUCTION





# Phase 2 Rooftop Deck Alterations for: Poole's Tavern - Northville

157 E. Main Street  
Northville, Michigan 48167



## PREPARED FOR:

157 E. Main LLC:  
Grant and Rob Baidas  
157 E. Main Street c/o 25000 Assembly Park  
Wixom, Michigan 48393  
(248) 349 - 0900

## PREPARED BY:

MACDONELL ASSOCIATES ARCHITECTS  
312 E. LIBERTY ST.  
MILFORD, MI 48381  
(248) 302-0158

CRAIG MACDONELL AIA NCARB #35158 (ARCHITECT IN RESPONSIBLE CHARGE)

## SURVEY / ENGINEERING PREPARED BY:

MONUMENT ENGINEERING GROUP ASSOCIATES INC. - LAND SURVEYORS  
298 VETERANS DRIVE  
FOWLERVILLE, MI 48836  
(517) 223-3512

MARC BUDZINSKI P.S.

## LANDSCAPING PREPARED BY:

N/A

## PROPOSED USE:

THE PROPOSED PROJECT IS TO CONSTRUCT ALTERATIONS TO THE INTERIOR AND KITCHEN OF EXISTING POOLE'S TAVERN AS A PHASE 1 PROJECT AND THEN AFTER GOING THROUGH THE HDC AND SPA PROCESS SUBMIT FOR PHASE 2 PERMITTING TO ADD A NEW ROOF TOP OPEN AIR DINING AREA.

## GOVERNING MUNICIPALITY:

CITY OF NORTHVILLE  
215 WEST MAIN STREET  
NORTHVILLE, MI 48167  
(248) 449-9902

Registered Design Professional in Responsible Charge:  
Craig MacDonell AIA NCARB #35158

Deferred Submittals:  
NO DEFERRED SUBMITTALS

## LEGAL DESCRIPTION

PARCEL 1:  
REFER TO NEW SURVEY FOR LEGAL DESCRIPTION

## SITE INFORMATION:

PARCEL SIZE:  
GROSS: TBD ACRES (TBD SF)

CURRENT ZONINGS:  
CBD: CENTRAL BUSINESS DISTRICT

ADJACENT ZONING:  
NORTH: CBD: CENTRAL BUSINESS DISTRICT  
SOUTH: CBD: CENTRAL BUSINESS DISTRICT  
WEST: CBD: CENTRAL BUSINESS DISTRICT  
EAST: CBD: CENTRAL BUSINESS DISTRICT

BUILDING SETBACKS:  
FRONT (NORTH): 0'-0" 0'-0"  
SIDE (WEST): 0'-0" 0'-0"  
SIDE (EAST): 0'-0" 0'-0"  
REAR (SOUTH): 0'-0" 0'-0"

BUILDING HEIGHT:  
ALLOWED: 42'-0" (3 STORY) EXISTING: +/- 14'-8" (1 STORY) PROPOSED: +/- 26'-6" (@ STAIR PENTHOUSE PHASE 2)

BUILDING AREA:  
BUILDING EXISTING: 3,223 S.F. (EXISTING) PROPOSED: +/- 130 S.F. (EGRESS STAIR PHASE 2)

LOT COVERAGE:  
BUILDING LOT COVERAGE:  
EXISTING: 3,223 SF / TBD SF. = TBD OF GROSS ACREAGE

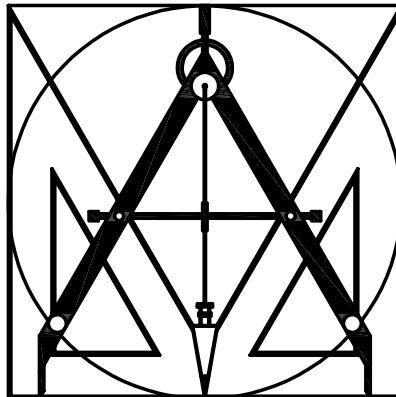
PARKING REQUIREMENTS:  
NO ADDITIONAL PARKING SPACES REQUIRED FOR OPEN AIR ROOF TOP DINING

LOADING REQUIREMENTS:  
SECTION 110-554: (1) 10' X 50' (OR 500 S.F.) X 14' HIGH CLEAR  
EXISTING SPACES: (1) 10' X 50' SPACES EXISTING.

AUTHORIZED SIGNATURE DATE

TITLE COMPANY

BY SIGNING ABOVE, THE OWNER / AUTHORIZED REPRESENTATIVE ACKNOWLEDGES THAT THE DESIGN INFORMATION IN THIS DRAWING IS ACCEPTABLE AND REPRESENTS THE APPROVED DESIGN. ANY OWNER REQUESTED DESIGN CHANGES MADE AFTER THE ABOVE DATE MAY BE SUBJECT TO ADDITIONAL DESIGN FEES. NO CHANGES WILL BE MADE WITHOUT THE EXPRESS WRITTEN DIRECTION AND AUTHORIZATION OF THE OWNER / AUTHORIZED REPRESENTATIVE.



MACDONELL  
ASSOCIATES

ARCHITECTURE ♦ PLANNING ♦ INTERIORS

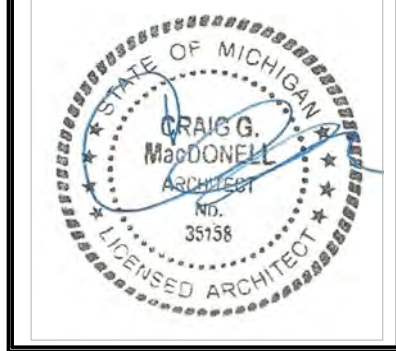
312 E. LIBERTY ST.

MILFORD, MICHIGAN 48381

(248) 302-0158 CELL

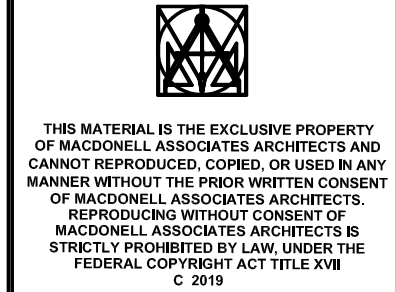
ravensrock@msn.com

SEAL:



SCHONSHECK,  
INC.

DESIGN BUILD - CONSTRUCTION  
50555 PONTIAC TRAIL WIXOM, MI 48393  
P: 248.669.8800 F: 248.669.0650  
WWW.SCHONSHECK.COM



THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND ENGINEERS. IT IS NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS AND ENGINEERS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS AND ENGINEERS IS STRICTLY PROHIBITED BY LAW, UNDER THE FEDERAL COPYRIGHT ACT TITLE 17, U.S.C. © 2019

NEW INTERIOR IMPROVEMENTS FOR:

POOLE'S TAVERN  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715

POOLE'S TAVERN LLC  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715

CONTACT: GRANT / ROB BADIS

PROJECT:

OWNER:

ISSUED FOR:	DATE	REVISION
OWNER REVIEW	10/14/2020	1
OWNER REVIEW	10/14/2020	2
OWNER REVIEW	10/14/2020	3
OWNER REVIEW	10/14/2020	4
OWNER REVIEW	10/14/2020	5
OWNER REVIEW	10/14/2020	6
OWNER REVIEW	10/14/2020	7
OWNER REVIEW	10/14/2020	8
OWNER REVIEW	10/14/2020	9
OWNER REVIEW	10/14/2020	10
OWNER REVIEW	10/14/2020	11
OWNER REVIEW	10/14/2020	12
OWNER REVIEW	10/14/2020	13
OWNER REVIEW	10/14/2020	14
OWNER REVIEW	10/14/2020	15
OWNER REVIEW	10/14/2020	16
OWNER REVIEW	10/14/2020	17
OWNER REVIEW	10/14/2020	18
OWNER REVIEW	10/14/2020	19
OWNER REVIEW	10/14/2020	20
OWNER REVIEW	10/14/2020	21
OWNER REVIEW	10/14/2020	22
OWNER REVIEW	10/14/2020	23
OWNER REVIEW	10/14/2020	24
OWNER REVIEW	10/14/2020	25
OWNER REVIEW	10/14/2020	26
OWNER REVIEW	10/14/2020	27
OWNER REVIEW	10/14/2020	28
OWNER REVIEW	10/14/2020	29
OWNER REVIEW	10/14/2020	30
OWNER REVIEW	10/14/2020	31
OWNER REVIEW	10/14/2020	32
OWNER REVIEW	10/14/2020	33
OWNER REVIEW	10/14/2020	34
OWNER REVIEW	10/14/2020	35
OWNER REVIEW	10/14/2020	36
OWNER REVIEW	10/14/2020	37
OWNER REVIEW	10/14/2020	38
OWNER REVIEW	10/14/2020	39
OWNER REVIEW	10/14/2020	40
OWNER REVIEW	10/14/2020	41
OWNER REVIEW	10/14/2020	42
OWNER REVIEW	10/14/2020	43
OWNER REVIEW	10/14/2020	44
OWNER REVIEW	10/14/2020	45
OWNER REVIEW	10/14/2020	46
OWNER REVIEW	10/14/2020	47
OWNER REVIEW	10/14/2020	48
OWNER REVIEW	10/14/2020	49
OWNER REVIEW	10/14/2020	50
OWNER REVIEW	10/14/2020	51
OWNER REVIEW	10/14/2020	52
OWNER REVIEW	10/14/2020	53
OWNER REVIEW	10/14/2020	54
OWNER REVIEW	10/14/2020	55
OWNER REVIEW	10/14/2020	56
OWNER REVIEW	10/14/2020	57
OWNER REVIEW	10/14/2020	58
OWNER REVIEW	10/14/2020	59
OWNER REVIEW	10/14/2020	60
OWNER REVIEW	10/14/2020	61
OWNER REVIEW	10/14/2020	62
OWNER REVIEW	10/14/2020	63
OWNER REVIEW	10/14/2020	64
OWNER REVIEW	10/14/2020	65
OWNER REVIEW	10/14/2020	66
OWNER REVIEW	10/14/2020	67
OWNER REVIEW	10/14/2020	68
OWNER REVIEW	10/14/2020	69
OWNER REVIEW	10/14/2020	70
OWNER REVIEW	10/14/2020	71
OWNER REVIEW	10/14/2020	72
OWNER REVIEW	10/14/2020	73
OWNER REVIEW	10/14/2020	74
OWNER REVIEW	10/14/2020	75
OWNER REVIEW	10/14/2020	76
OWNER REVIEW	10/14/2020	77
OWNER REVIEW	10/14/2020	78
OWNER REVIEW	10/14/2020	79
OWNER REVIEW	10/14/2020	80
OWNER REVIEW	10/14/2020	81
OWNER REVIEW	10/14/2020	82
OWNER REVIEW	10/14/2020	83
OWNER REVIEW	10/14/2020	84
OWNER REVIEW	10/14/2020	85
OWNER REVIEW	10/14/2020	86
OWNER REVIEW	10/14/2020	87
OWNER REVIEW	10/14/2020	88
OWNER REVIEW	10/14/2020	89
OWNER REVIEW	10/14/2020	90
OWNER REVIEW	10/14/2020	91
OWNER REVIEW	10/14/2020	92
OWNER REVIEW	10/14/2020	93
OWNER REVIEW	10/14/2020	94
OWNER REVIEW	10/14/2020	95
OWNER REVIEW	10/14/2020	96
OWNER REVIEW	10/14/2020	97
OWNER REVIEW	10/14/2020	98
OWNER REVIEW	10/14/2020	99
OWNER REVIEW	10/14/2020	100

SHEET CONTENT:  
COVER  
SHEET

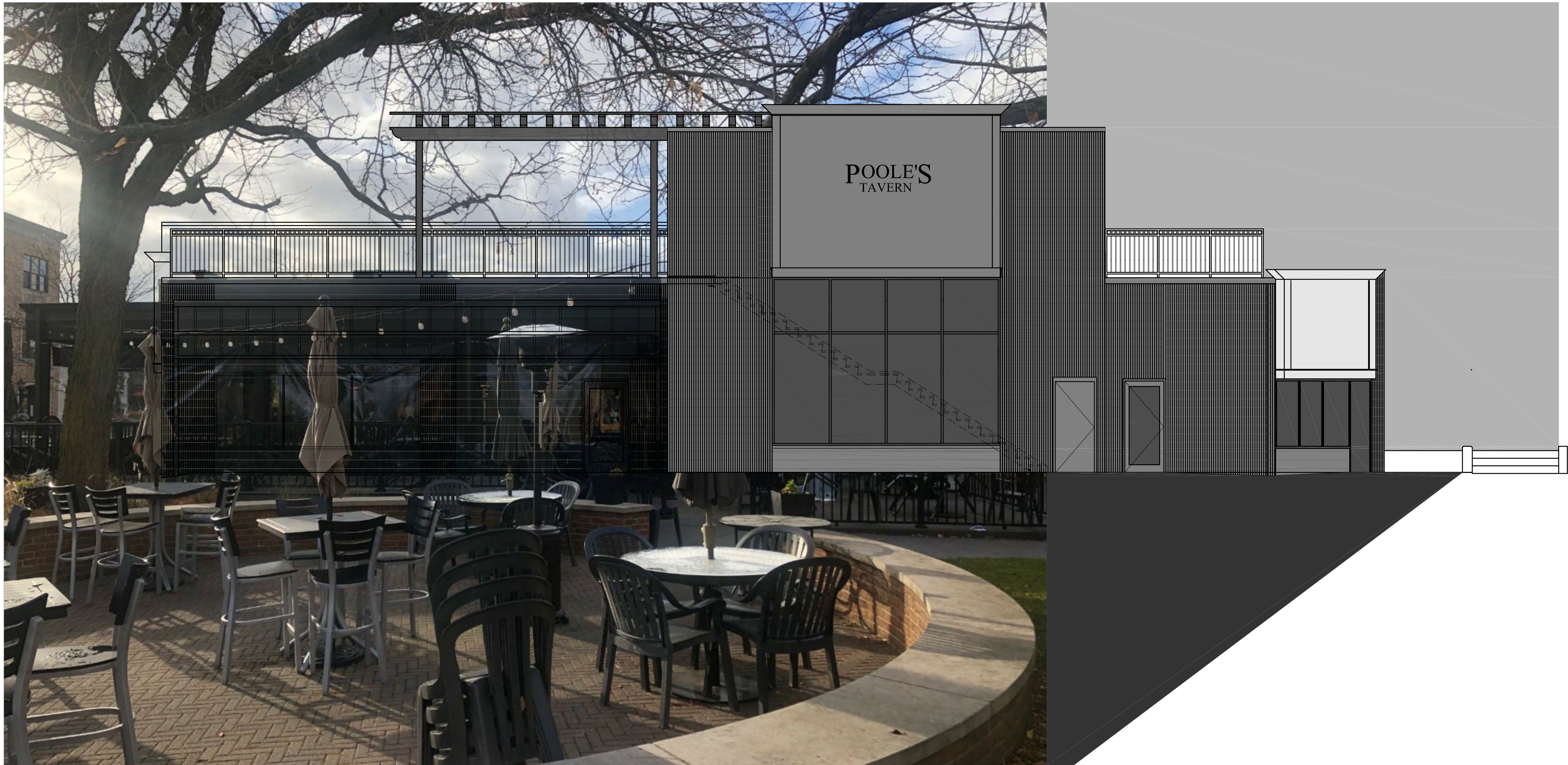
FILE NO.:

PT-20-035

SHEET NO.:

CS-001

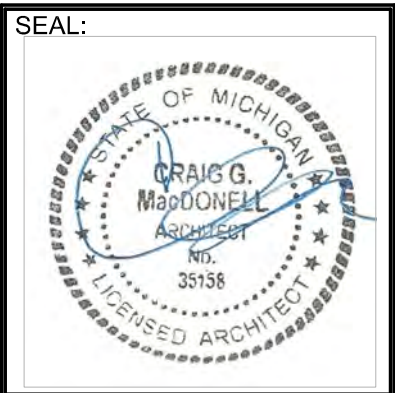




EXISTING / PROPOSED HUTTON STREET STREETScape ELEVATION  
SCALE: 3/16" = 1'-0"



**MACDONELL ASSOCIATES**  
ARCHITECTURE ♦ PLANNING ♦ INTERIORS  
312 E. LIBERTY ST.  
MILFORD, MICHIGAN 48381  
(248) 302-0158 CELL  
ravensrock@msn.com





**SCHONSHECK, INC.**  
DESIGN BUILD • CONSTRUCTION  
50555 PONTIAC TRAIL WIXOM, MI 48393  
P: 248.669.8800 F: 248.669.0650  
WWW.SCHONSHECK.COM

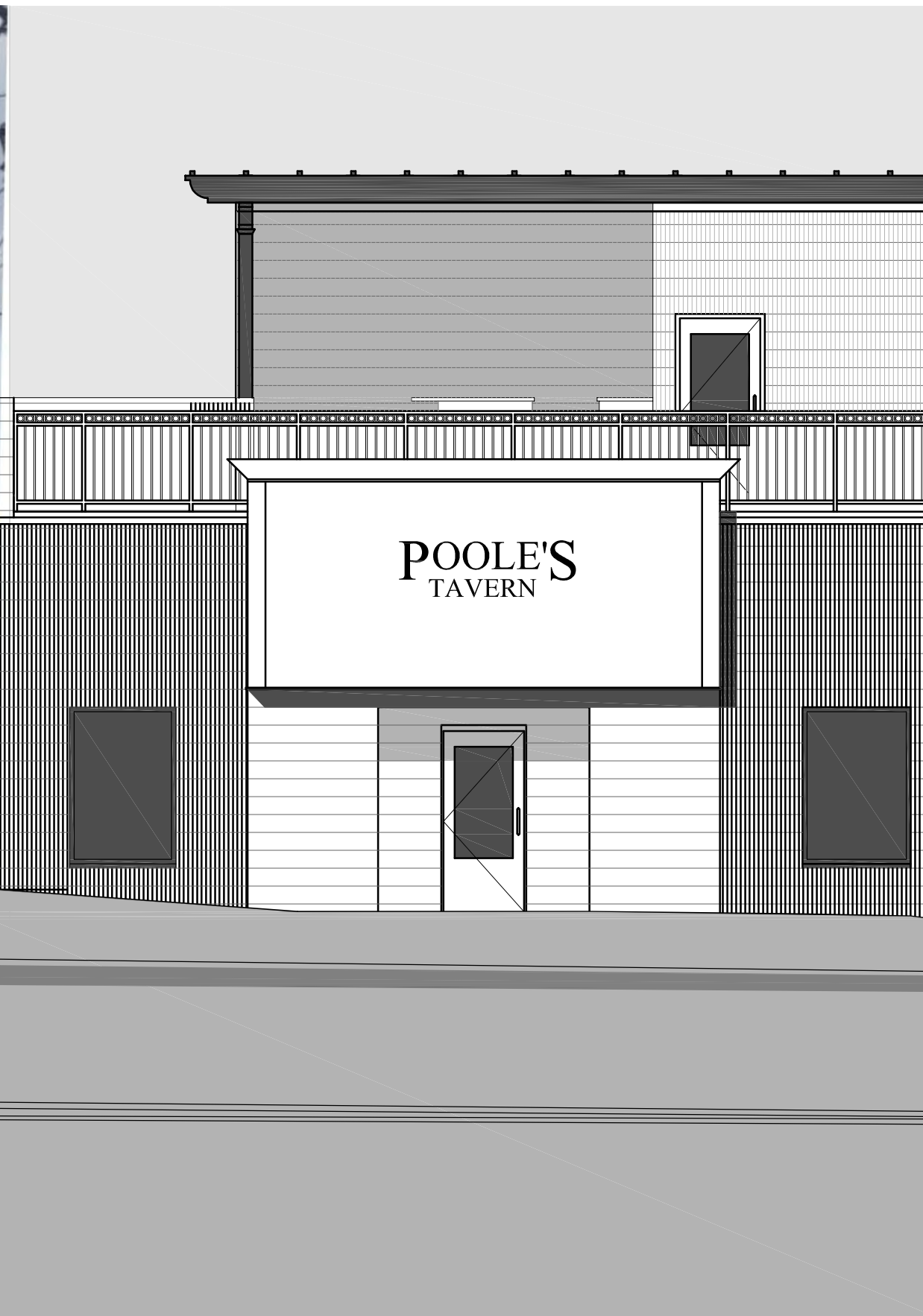
THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS IS STRICTLY PROHIBITED BY LAW, UNDER THE FEDERAL COPYRIGHT ACT TITLE 17 © 2019

PROJECT: NEW INTERIOR IMPROVEMENTS FOR:  
POOLE'S TAVERN  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715  
OWNER: POOLE'S TAVERN LLC  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715 CONTACT: GRANT / ROB BADIS

ISSUED FOR:	DATE	BY
OWNER REVIEW	10.14.2020	CM
OWNER CONCEPT REVIEW	10.14.2020	CM
SPARE REVIEW SUBMITTAL	11.17.2020	CM
REVIEW FOR SUBMITTAL	12.14.2020	CM

SHEET CONTENT:  
**STREET  
SCAPE  
ELEVATIONS**

FILE NO.:  
**PT-20-035**  
SHEET NO.:  
**SS-301**



EXISTING / PROPOSED MAIN STREET STREETScape ELEVATION  
SCALE: 3/16" = 1'-0"



NOTE:

X REFER TO PARTITION TYPES, SHEET A-801

X REFER TO PLUMBING FIXTURE SCHEDULE SHEET A-401.

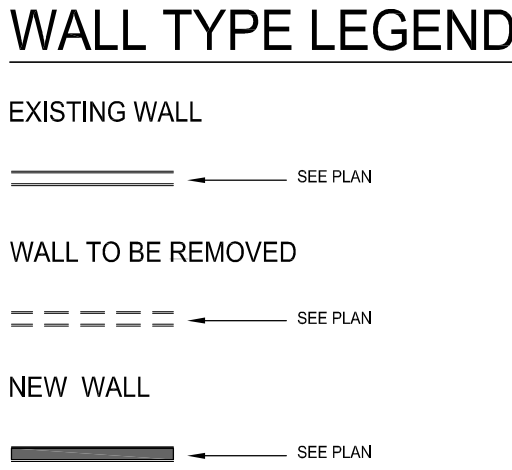
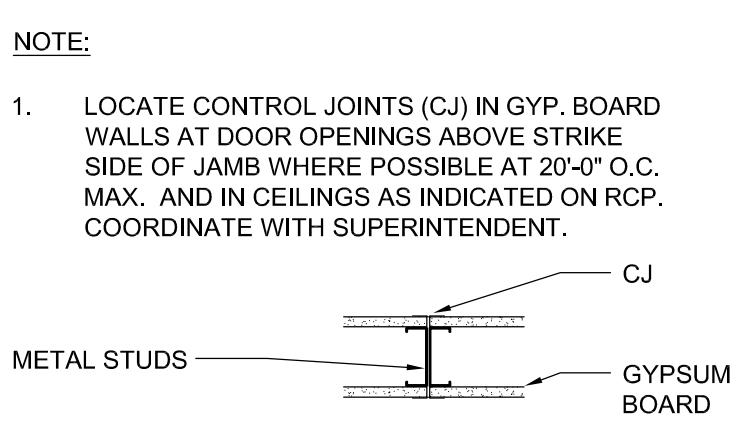
X REFER TO DOOR SCHEDULE, SHEET A-901. ALL DOOR ROUGH OPENINGS ARE TO BE 4" FROM NEAREST PERPENDICULAR WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.

REINFORCE DOOR JAMBS AND HEAD AS NECESSARY AND PROVIDE CONTROL JOINTS ON EACH SIDE AT ROLLING STEEL DOORS.

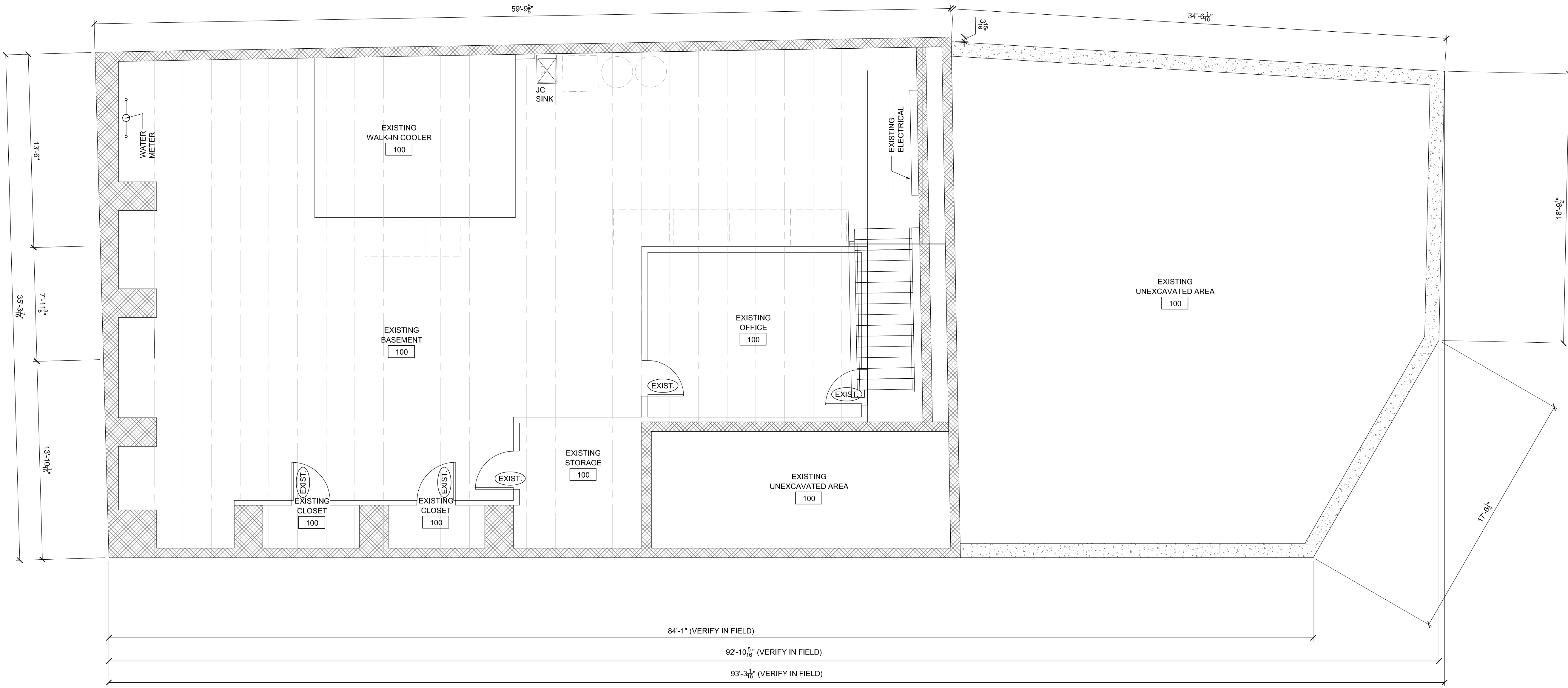
1/2" OF SHELF AND ROD AT EACH CLOSET TO BE MOUNTED AT 4'-0" A.F.F. SEE MOUNTING HEIGHT SCHEDULE SHEET A-402.

FIELD VERIFY LOCATIONS OF ALL EXISTING COLUMNS, WALLS, WINDOWS, DOORS, AND ELEC./MECH./PLUMBING BEFORE BEGINNING WORK.

FIELD LOCATE ALL FIRE EXTINGUISHERS AND CABINETS BASED ON LOCAL AUTHORITY AND INTERNATIONAL FIRE CODE REQUIREMENTS, COORDINATE WITH FIRE MARSHAL.



WARNING! DUE TO THE UNIQUE SHAPE OF THE SITE THE EXTERIOR WALL LOCATIONS ARE SHOWN ACCORDING TO THE SURVEY INFORMATION PROVIDED BY MONUMENT ENGINEERING GROUP - BASED ON THE INFORMATION PROVIDED. NO WALLS ARE OR SHOULD BE ASSUMED TO BE PARALLEL OR PERPENDICULAR TO EACH OTHER AND ALL DIMENSIONS SHALL BE FIELD VERIFIED AND SEVERE DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT - ALL DIMENSIONS LISTED AS "HOLD" SHALL BE HELD TO MEET CODE REQUIREMENTS.

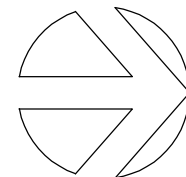


NOTES:

1. FINISH FLOOR ELEVATION = 100'-0"

2. SEE SHEET A-210 FOR COLUMN GRID DIMENSIONS.

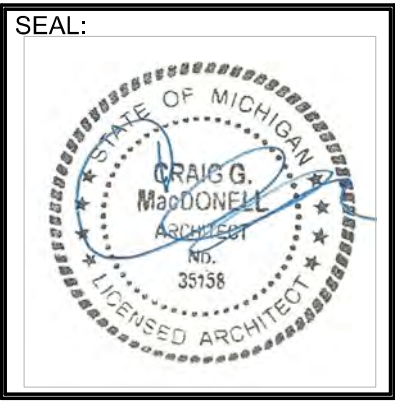
3. SEE SHEET A-80X FOR PARTITION TYPES.



## BASEMENT PLAN - EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"

**MACDONELL ASSOCIATES**  
ARCHITECTURE ♦ PLANNING ♦ INTERIORS  
312 E. LIBERTY ST.  
MILFORD, MICHIGAN 48381  
(248) 302-0158 CELL  
ravensrock@msn.com



**SCHONSHECK, INC.**  
DESIGN BUILD - CONSTRUCTION  
50555 PONTIAC TRAIL WIXOM, MI 48393  
P: 248.669.8800 F: 248.669.0650  
WWW.SCHONSHECK.COM

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS IS STRICTLY PROHIBITED BY LAW, UNDER THE FEDERAL COPYRIGHT ACT TITLE 17 U.S.C. 101

PROJECT: NEW INTERIOR IMPROVEMENTS FOR:  
POOLE'S TAVERN  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715

OWNER: POOLE'S TAVERN LLC  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715 CONTACT: GRANT / ROB BADIS

ISSUED FOR:

DATE	REVISION
08-28-2008	OWNER REVIEW
09-14-2008	OWNER CONCEPT REVISIONS
11-02-2008	OWNER REVIEW SUBMITTAL
11-17-2008	PERMITS
12-15-2008	PERMITS

SHEET CONTENT:  
EXISTING  
CONDITIONS  
BASEMENT  
FLOOR PLAN

FILE NO.: PT-20-035

SHEET NO.: EC-110



NOTE:

REFER TO PARTITION TYPES, SHEET A-801

REFER TO PLUMBING FIXTURE SCHEDULE SHEET A-401.

REFER TO DOOR SCHEDULE, SHEET A-901. ALL DOOR ROUGH OPENINGS ARE TO BE 4" FROM NEAREST PERPENDICULAR WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.

REINFORCE DOOR JAMBS AND HEAD AS NECESSARY AND PROVIDE CONTROL JOINTS ON EACH SIDE AT ROLLING STEEL DOORS.

1/2" OF SHELF AND ROD AT EACH CLOSET TO BE MOUNTED AT 4'-0" A.F.F. SEE MOUNTING HEIGHT SCHEDULE SHEET A-402.

FIELD VERIFY LOCATIONS OF ALL EXISTING COLUMNS, WALLS, WINDOWS, DOORS, AND ELEC./MECH./PLUMBING BEFORE BEGINNING WORK.

FIELD LOCATE ALL FIRE EXTINGUISHERS AND CABINETS BASED ON LOCAL AUTHORITY AND INTERNATIONAL FIRE CODE REQUIREMENTS. COORDINATE WITH FIRE MARSHAL.

NOTE:

1. LOCATE CONTROL JOINTS (CJ) IN GYP. BOARD WALLS AT DOOR OPENINGS ABOVE STRIKE SIDE OF JAMB WHERE POSSIBLE AT 20'-0" O.C. MAX. AND IN CEILINGS AS INDICATED ON RCP. COORDINATE WITH SUPERINTENDENT.

METAL STUDS

CJ

GYPSUM BOARD

WALL TYPE LEGEND

EXISTING WALL

SEE PLAN

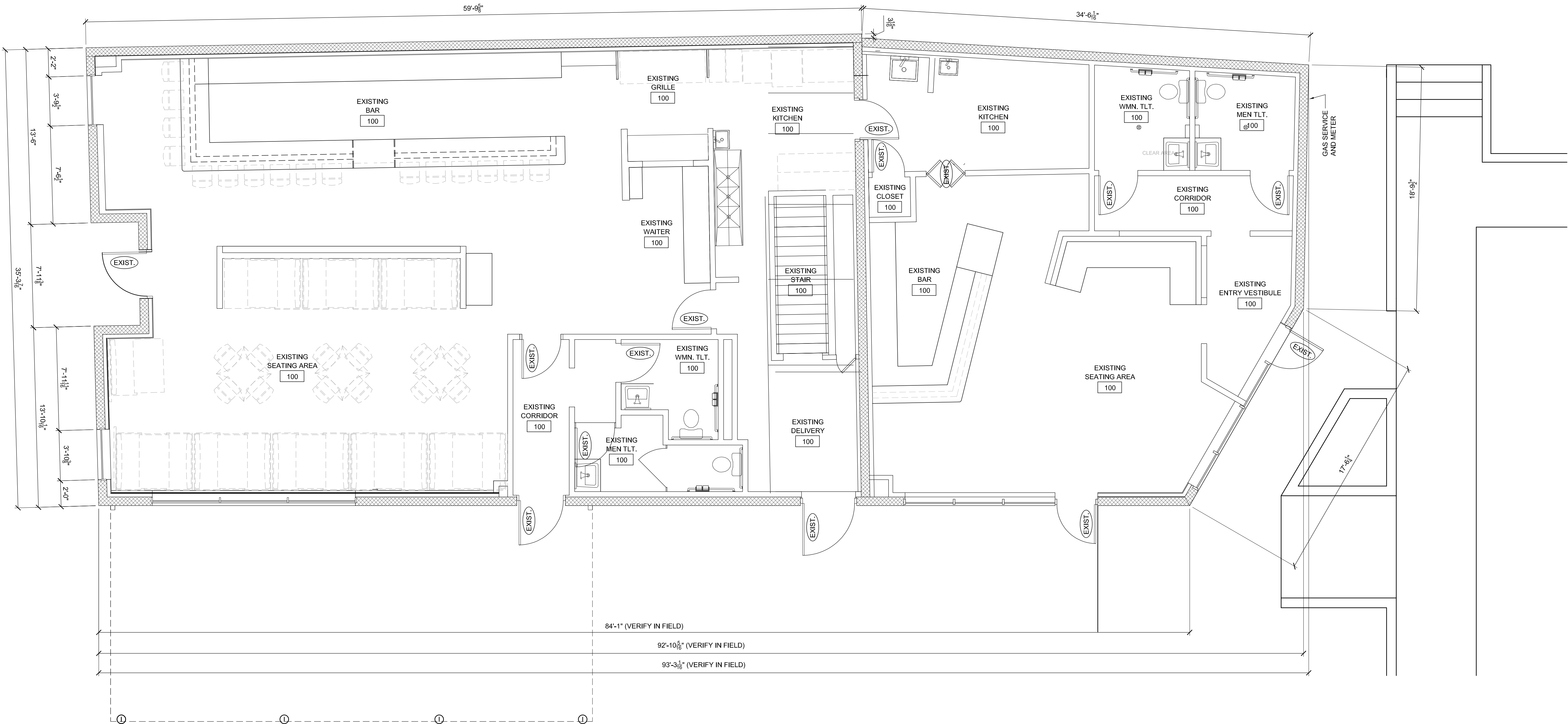
WALL TO BE REMOVED

SEE PLAN

NEW WALL

SEE PLAN

WARNING! DUE TO THE UNIQUE SHAPE OF THE SITE THE EXTERIOR WALL LOCATIONS ARE SHOWN ACCORDING TO THE SURVEY INFORMATION PROVIDED BY MONUMENT ENGINEERING GROUP - BASED ON THE INFORMATION PROVIDED. NO WALLS ARE OR SHOULD BE ASSUMED TO BE PARALLEL OR PERPENDICULAR TO EACH OTHER AND ALL DIMENSIONS SHALL BE FIELD VERIFIED AND SEVERE DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT - ALL DIMENSIONS LISTED AS "HOLD" SHALL BE HELD TO MEET CODE REQUIREMENTS.

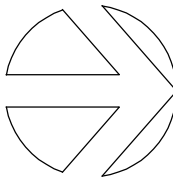


NOTES:

1. FINISH FLOOR ELEVATION = 100'-0"

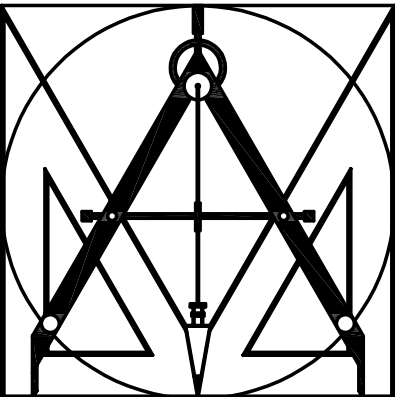
2. SEE SHEET A-210 FOR COLUMN GRID DIMENSIONS.

3. SEE SHEET A-80X FOR PARTITION TYPES.



## FIRST LEVEL FLOOR PLAN - EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"



**MACDONELL ASSOCIATES**

ARCHITECTURE ♦ PLANNING ♦ INTERIORS

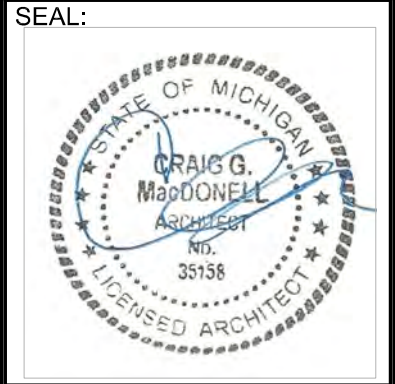
312 E. LIBERTY ST.

MILFORD, MICHIGAN 48381

(248) 302-0158 CELL

ravensrock@msn.com

SEAL:



**SCHONSHECK, INC.**

DESIGN BUILD - CONSTRUCTION  
50555 PONTIAC TRAIL WILKIN, MI 48393  
P: 248.669.8800 F: 248.669.0650  
WWW.SCHONSHECK.COM

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS IS STRICTLY PROHIBITED BY LAW, UNDER THE FEDERAL COPYRIGHT ACT TITLE 17, U.S.C. 101.

NEW INTERIOR IMPROVEMENTS FOR:  
POOLE'S TAVERN  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715  
POOLE'S TAVERN LLC  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715 CONTACT: GRANT / ROB BADIS

PROJECT:

OWNER:


ISSUED FOR:	OWNER REVIEW	DATE
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	
OWNER REVIEW	10/14/2020	


SHEET CONTENT:  
EXISTING  
CONDITIONS  
FIRST LEVEL  
FLOOR PLAN


FILE NO.:  
PT-20-035

SHEET NO.:  
EC-210

NOTE:

 REFER TO PARTITION TYPES, SHEET A-801

 REFER TO PLUMBING FIXTURE SCHEDULE SHEET A-401.

 REFER TO DOOR SCHEDULE, SHEET A-901. ALL DOOR ROUGH OPENINGS ARE TO BE 4" FROM NEAREST PERPENDICULAR WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.

REINFORCE DOOR JAMBS AND HEAD AS NECESSARY AND PROVIDE CONTROL JOINTS ON EACH SIDE AT ROLLING STEEL DOORS.

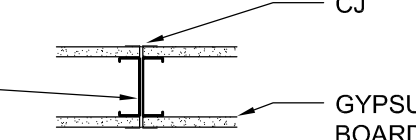
½ OF SHELF AND ROD AT EACH CLOSET TO BE MOUNTED AT 4'-0" A.F.F. SEE MOUNTING HEIGHT SCHEDULE SHEET A-402.

FIELD VERIFY LOCATIONS OF ALL EXISTING COLUMNS, WALLS, WINDOWS, DOORS, AND ELEC./MECH./PLUMBING BEFORE BEGINNING WORK.

FIELD LOCATE ALL FIRE EXTINGUISHERS AND CABINETS BASED ON LOCAL AUTHORITY AND INTERNATIONAL FIRE CODE REQUIREMENTS, COORDINATE WITH FIRE MARSHAL.

NOTE:

1. LOCATE CONTROL JOINTS (CJ) IN GYP. BOARD WALLS AT DOOR OPENINGS ABOVE STRIKE SIDE OF JAMB WHERE POSSIBLE AT 20'-0" O.C. MAX. AND IN CEILINGS AS INDICATED ON RCP. COORDINATE WITH SUPERINTENDENT.



METAL STUDS


CJ

GYP. BOARD


WARNING! DUE TO THE UNIQUE SHAPE OF THE SITE THE EXTERIOR WALL LOCATIONS ARE SHOWN ACCORDING TO THE SURVEY INFORMATION PROVIDED BY MONUMENT ENGINEERING GROUP - BASED ON THE INFORMATION PROVIDED, NO WALLS ARE OR SHOULD BE ASSUMED TO BE PARALLEL OR PERPENDICULAR TO EACH OTHER AND ALL DIMENSIONS SHALL BE FIELD VERIFIED AND SEVERE DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT - ALL DIMENSIONS LISTED AS "HOLD" SHALL BE HELD TO MEET CODE REQUIREMENTS.

## WALL TYPE LEGEND


EXISTING WALL

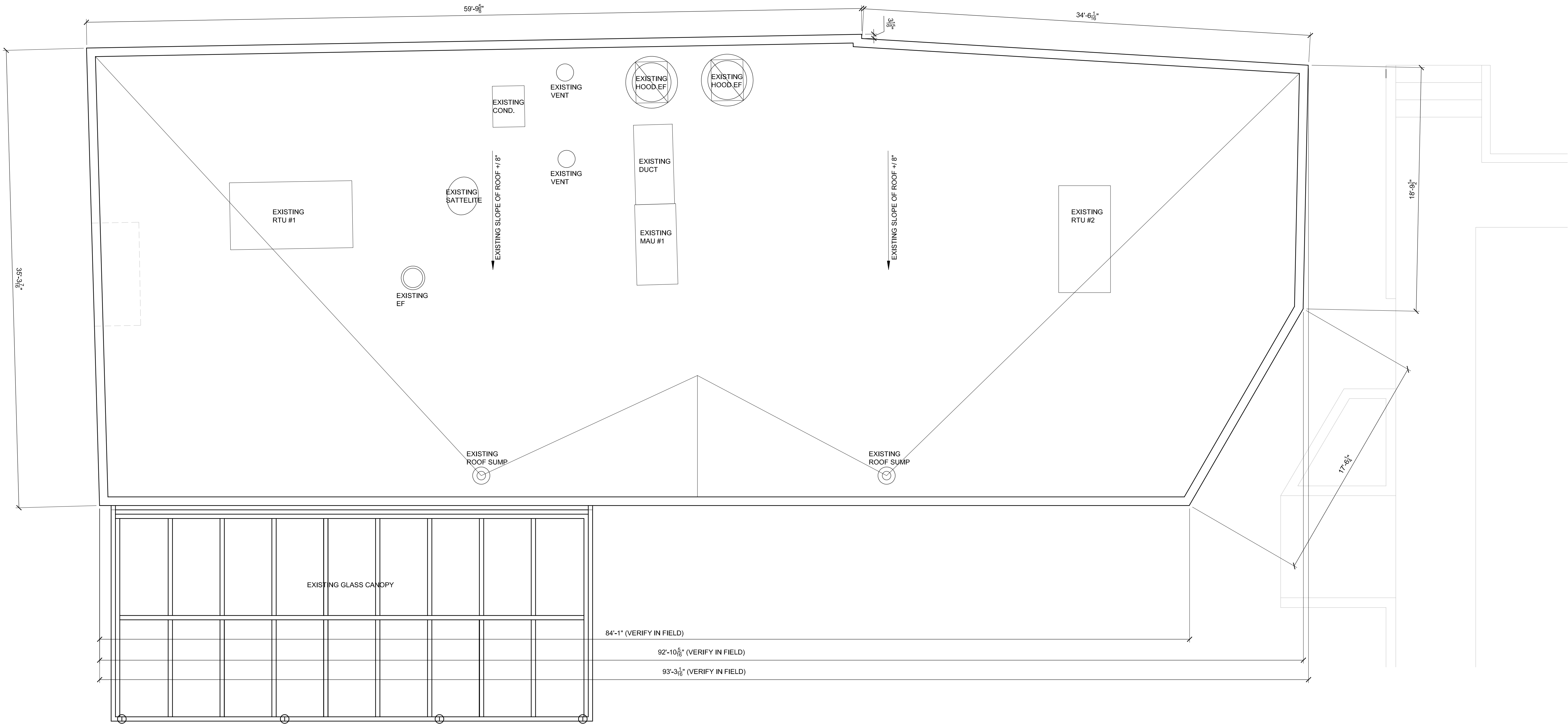
 SEE PLAN

WALL TO BE REMOVED

 SEE PLAN

NEW WALL

 SEE PLAN

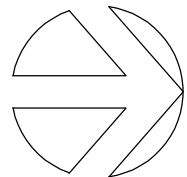


NOTES:

1. FINISH FLOOR ELEVATION = 100'-0"

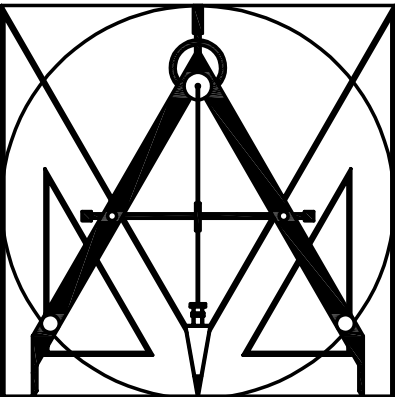
2. SEE SHEET A-210 FOR COLUMN GRID DIMENSIONS.

3. SEE SHEET A-80X FOR PARTITION TYPES.



## FIRST LEVEL ROOF PLAN - EXISTING CONDITIONS

SCALE: 1/4" = 1'-0"



**MACDONELL ASSOCIATES**

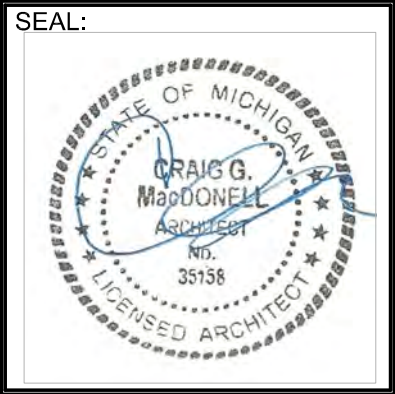
ARCHITECTURE ♦ PLANNING ♦ INTERIORS

312 E. LIBERTY ST.

MILFORD, MICHIGAN 48381

(248) 302-0158 CELL

ravensrock@msn.com



**SCHONSHECK, INC.**

DESIGN BUILD • CONSTRUCTION  
50555 PONTIAC TRAIL WIXOM, MI 48393  
P: 248.669.8800 F: 248.669.0650  
WWW.SCHONSHECK.COM

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS IS STRICTLY PROHIBITED BY LAW, UNDER THE FEDERAL COPYRIGHT ACT TITLE 17, © 2019

PROJECT: NEW INTERIOR IMPROVEMENTS FOR:

POOLE'S TAVERN  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715

OWNER: POOLE'S TAVERN LLC  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715 CONTACT: GRANT / ROB BADIS

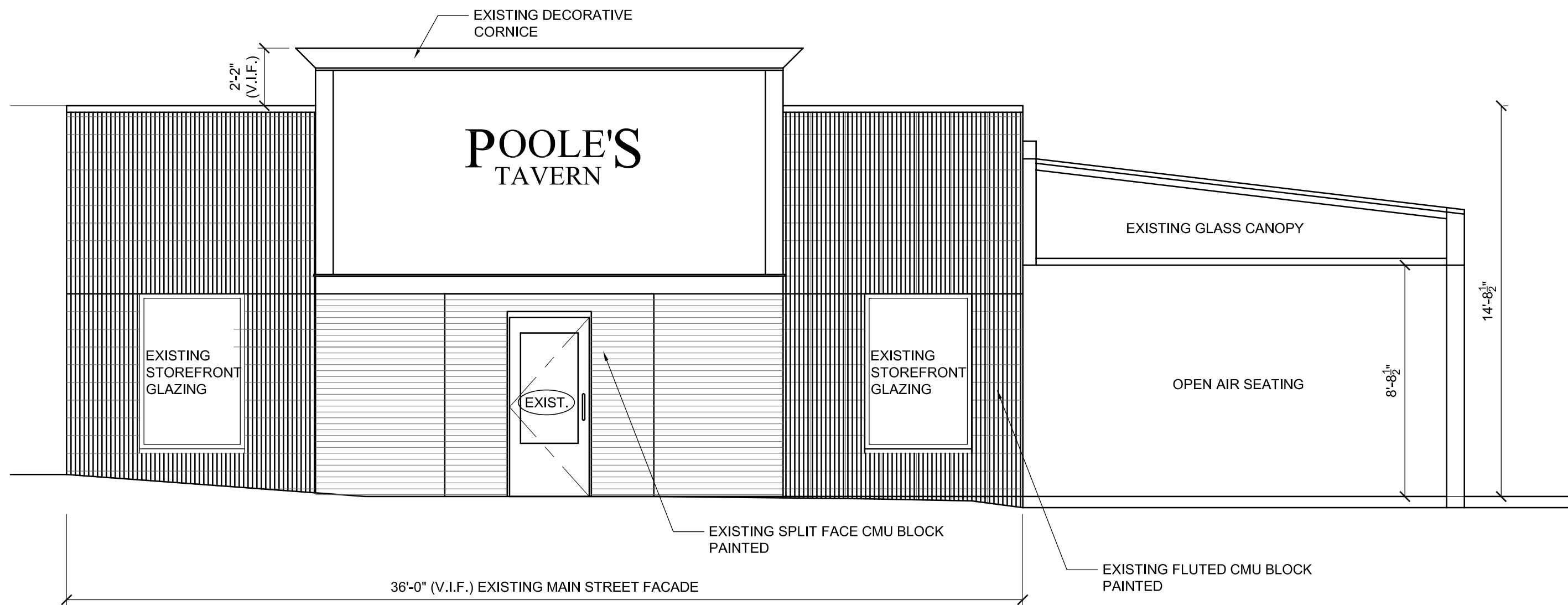
ISSUED FOR:	DATE	BY
OWNER REVIEW	10/24/2020	MACDONELL
OWNER CONCEPT REVISIONS	11/02/2020	MACDONELL
SPRINT REVIEW SUBMITTAL	11/17/2020	MACDONELL
PERMITS REVIEW	12/01/2020	MACDONELL
REVIEW FOR SUBMITTAL	12/01/2020	MACDONELL

SHEET CONTENT:  
**EXISTING CONDITIONS**  
**FIRST LEVEL ROOF PLAN**

FILE NO.: PT-20-035

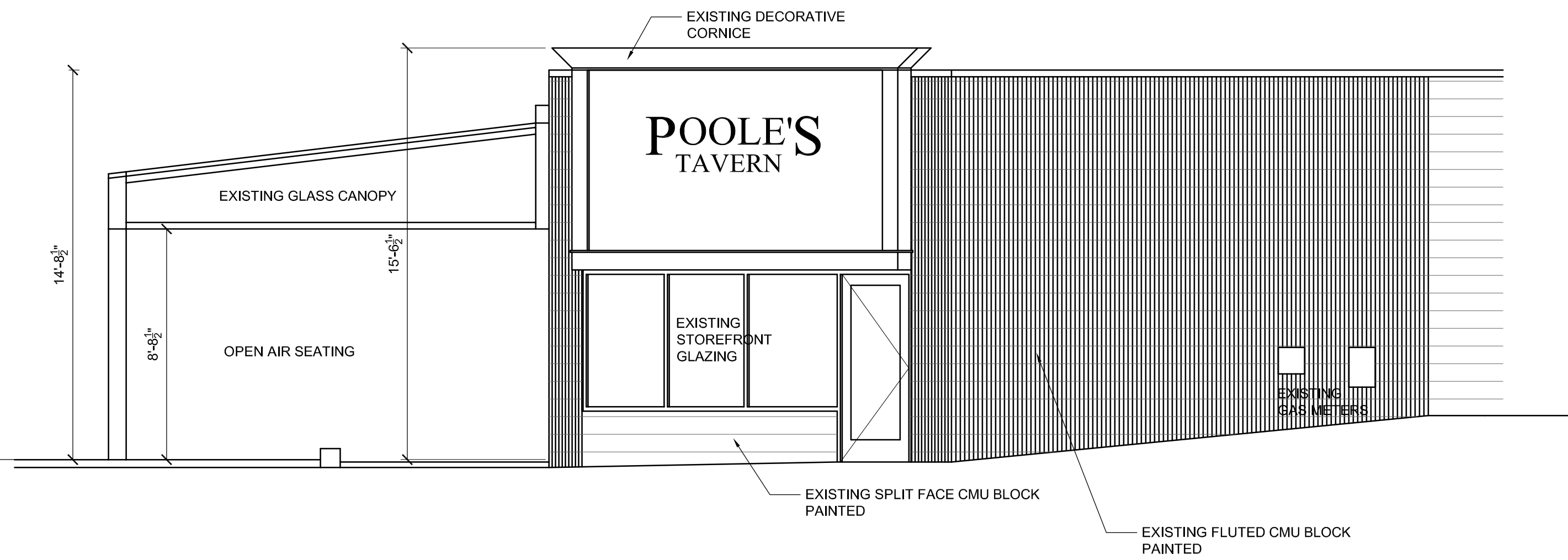
SHEET NO.: EC-230





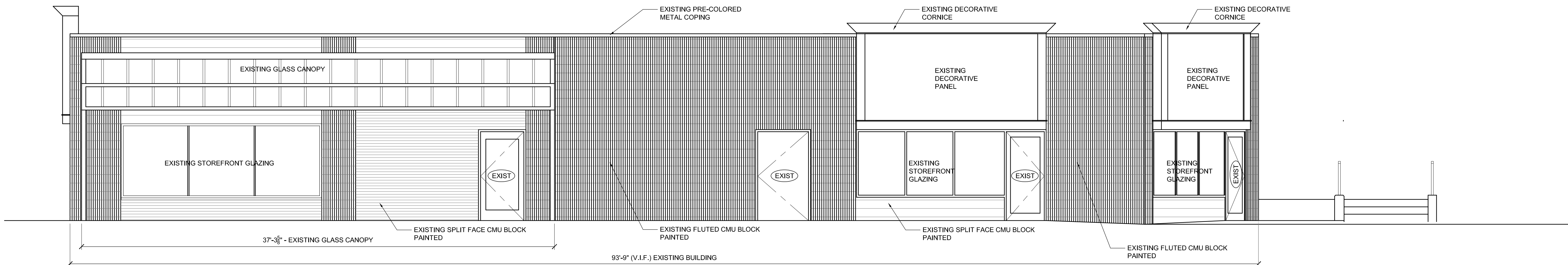
### EXISTING SOUTH ELEVATION (MAIN STREET)

SCALE: 1/4" = 1'-0"



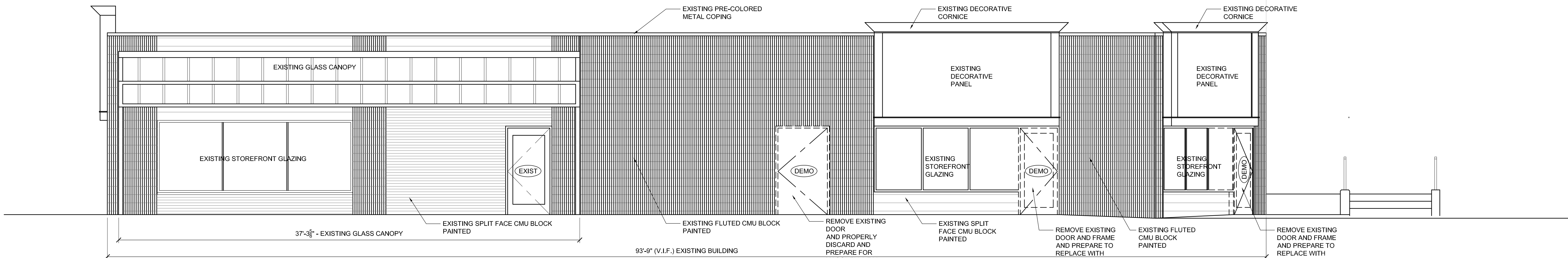
### EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



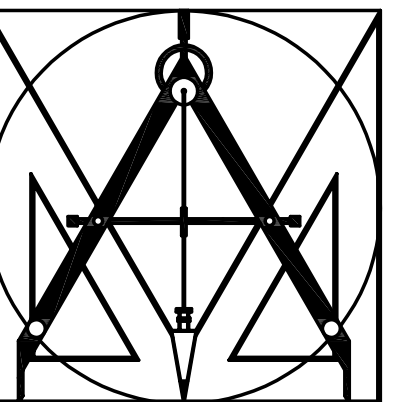
### EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



### DEMOLITION - EAST ELEVATION

SCALE: 1/4" = 1'-0"



**MACDONELL ASSOCIATES**

ARCHITECTURE • PLANNING • INTERIORS

312 E. LIBERTY ST.

MILFORD, MICHIGAN 48381

(248) 302-0158 CELL

ravensrock@msn.com

SEAL:



**SCHONSHECK, INC.**

DESIGN BUILD • CONSTRUCTION

50555 PONTIAC TRAIL WIXOM, MI 48393

P: 248.669.8800 F: 248.669.0650

WWW.SCHONSHECK.COM

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS IS STRICTLY PROHIBITED BY LAW UNDER THE FEDERAL COPYRIGHT ACT TITLE 17 © 2019

NEW INTERIOR IMPROVEMENTS FOR:

PROJECT:

OWNER:

POOLE'S TAVERN LLC

157 MAIN STREET  
NORTHVILLE, MI 48167  
(248) - 349-1715

CONTACT: GRANT / ROB BADIS

ISSUED FOR:

DATE: 08/20/2020

BY: C. MACDONELL

FOR: POOLE'S TAVERN LLC

PROJECT: 157 MAIN STREET

REVISION: 1

DATE: 08/20/2020

BY: C. MACDONELL

FOR: POOLE'S TAVERN LLC

PROJECT: 157 MAIN STREET

REVISION: 1

SHEET CONTENT:  
**EXISTING CONDITIONS  
EXTERIOR ELEVATIONS**

FILE NO.:

PT-20-035

SHEET NO.:

EC-301








A-210









FIELD LOCATE ALL FIRE EXTINGUISHERS AND CABINETS BASED ON LOCAL AUTHORITY AND INTERNATIONAL FIRE CODE REQUIREMENTS, COORDINATE WITH FIRE MARSHAL.

1. L

- 

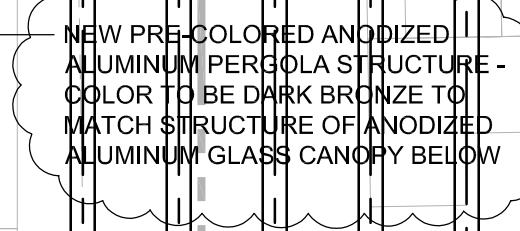
**WARNING! DUE TO THE UNIQUE SHAPE OF THE SITE THE EXTERIOR WALL LOCATIONS ARE SHOWN ACCORDING TO THE SURVEY INFORMATION PROVIDED BY MONUMENT ENGINEERING GROUP - BASED ON THE INFORMATION PROVIDED, NO WALLS ARE OR SHOULD BE ASSUMED TO BE PARALLEL OR PERPENDICULAR TO EACH OTHER AND ALL DIMENSIONS SHALL BE FIELD VERIFIED AND SEVERE DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT - ALL DIMENSIONS LISTED AS "HOLD" SHALL BE HELD TO MEET CODE REQUIREMENTS.**

EXISTING WALL

WALL TO BE REMOVED

NEW WALL

SEE PLAN

19'-3 $\frac{1}{4}$ '

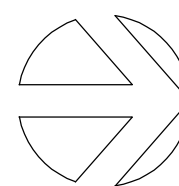
84'-1" (VERIFY IN FIELD)

92'-10 $\frac{5}{16}$ " (VERIFY IN FIELD)

93'-3 $\frac{1}{8}$ " (VERIFY IN FIELD)

**NOTES:**

1. FINISH FLOOR ELEVATION = 100'-0"
2. SEE SHEET A-210 FOR COLUMN GRID DIMENSIONS
3. SEE SHEET A-80X FOR PARTITION TYPES.



SCALE: 1/4" = 1'-0"

A geometric diagram showing a circle with a horizontal diameter. A vertical line passes through the center of the circle. A triangle is inscribed in the circle, with its base on the horizontal diameter. The triangle's vertices are on the circle's circumference. A horizontal line segment connects the two base vertices. A vertical line segment connects the top vertex to the center of the circle. The diagram is enclosed in a square frame with diagonal lines.

**MACDONELL  
ASSOCIATES**

ARCHITECTURE ♦ PLANNING ♦ INTERIORS

312 E. LIBERTY ST.

MILFORD, MICHIGAN 48381

(248) 302-0158 CELL

newspapers@uconn.edu

---

SEAL:



**SCHONSHECK,  
INC.**

DESIGN BUILD • CONSTRUCTION  
50555 PONTIAC TRAIL WIXOM, MI 48393  
P: 248.669.8800 F: 248.669.0850  
WWW.SCHONSHECK.COM



THIS MATERIAL IS THE EXCLUSIVE PROPERTY  
OF MACDONELL ASSOCIATES ARCHITECTS AND  
CANNOT BE REPRODUCED, COPIED, OR USED IN ANY  
MANNER WITHOUT THE PRIOR WRITTEN CONSENT  
OF MACDONELL ASSOCIATES ARCHITECTS.  
REPRODUCING WITHOUT CONSENT OF  
MACDONELL ASSOCIATES ARCHITECTS IS  
STRICTLY PROHIBITED BY LAW. UNDER THE  
FEDERAL COPYRIGHT ACT TITLE XVII  
C 2019

NEW INTERIOR IMPROVEMENTS FOR:

PROJECT:

ISSUED FOR:	
09-29-2020	OWNER CONCEPT REVIEW
10-06-2020	OWNER CONCEPT REVISIONS
10-10-2020	OWNER CONCEPT REVISIONS
11-02-2020	HRC REVIEW SUBMITTAL
11-11-2020	SPA REVIEW SUBMITTAL
11-17-2020	PHASE 1 - PERMIT REVIEW
12-12-2020	REVISED HDC SUBMITTAL
04-05-2021	PLANNER COMMENTS
04-13-2021	

**SHEET CONTENT:**  
**PROPOSED**  
**NEW WORK**  
**FIRST LEVEL**  
**ROOF PLAN**

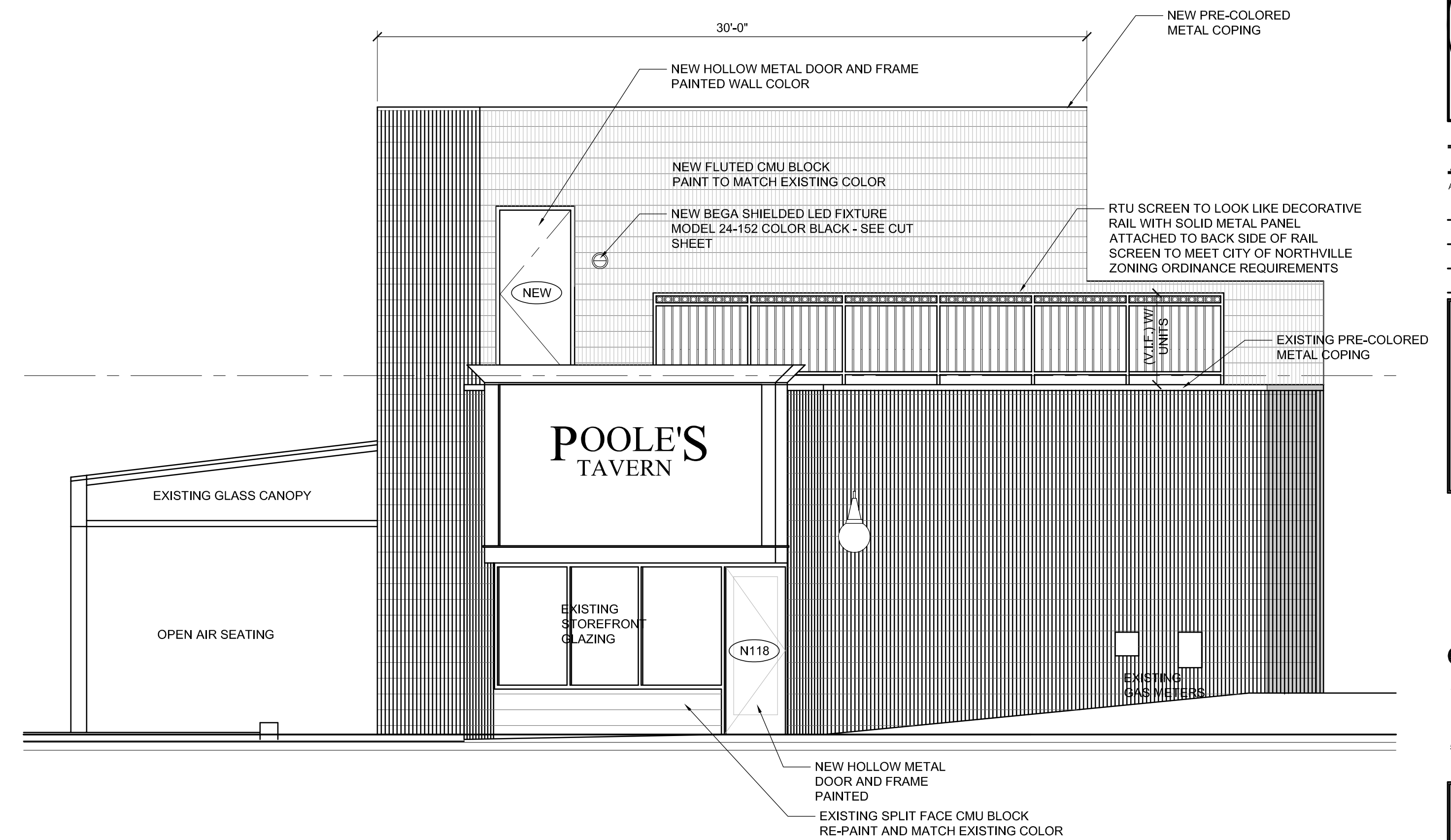
FILE NO.:

PT-20-035

SHEET NO.:

A-230





### PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"



A geometric diagram showing a large circle with a horizontal diameter. A vertical line passes through the center of the circle. A triangle is inscribed within the circle, with its base on the horizontal diameter. The triangle's vertices are marked with small circles. A horizontal line segment connects the two base vertices. A vertical line segment connects the top vertex to the base. The diagram is labeled 'Figure 1' at the bottom.

[ravenrock@men.com](mailto:ravenrock@men.com)

SEAL:

STATE OF MICHIGAN  
CRAIG G. MacDONELL  
Architect  
No.  
35158  
LICENSED ARCHITECT

**SCHONSHECK,  
INC.**

THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS IS STRICTLY PROHIBITED BY LAW, UNDER THE FEDERAL COPYRIGHT ACT TITLE XVII  
C 2019

**NEW INTERIOR IMPROVEMENTS FOR:**

<b>POOLE'S TAVERN</b>	<b>POOLE'S TAVERN LLC</b>
157 MAIN STREET	157 MAIN STREET
NORTHVILLE, MI. 48167	NORTHVILLE, MI. 48167
(248) - 349-1715	(248) - 349-1715
	CONTACT: GRANT / ROB BADIS

PROJECT: \_\_\_\_\_

OWNER: \_\_\_\_\_

ISSUED FOR:	
09/23/2020	OWNER REVIEW
10/06/2020	OWNER CONCEPT REVIEW
10/06/2020	OWNER CONCEPT REVISIONS
11/02/2020	OWNER CONCEPT REVISIONS
11/02/2020	DC REVIEW SUBMITTAL
11/17/2020	DC REVIEW SUBMITTAL
11/17/2020	PHASE 1 - PERMIT REVIEW
12/15/2020	PHASE 1 - PERMIT REVIEW
12/15/2020	REVISED DC SUBMITTAL
03/03/2021	PLANNER COMMENTS
04/13/2021	

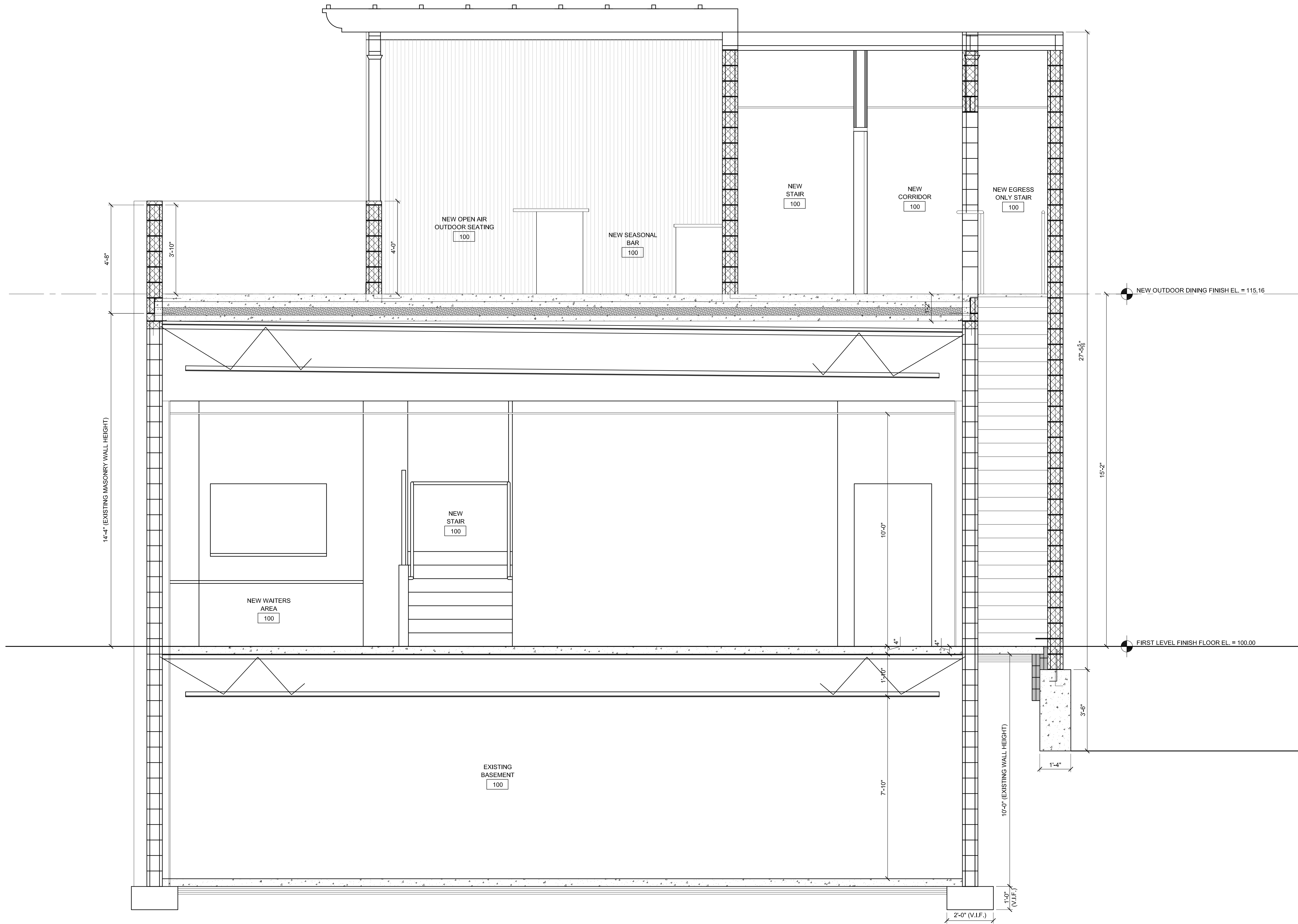
**SHEET CONTENT:**  
**PROPOSED  
EXTERIOR  
ELEVATIONS**

FILE NO.:

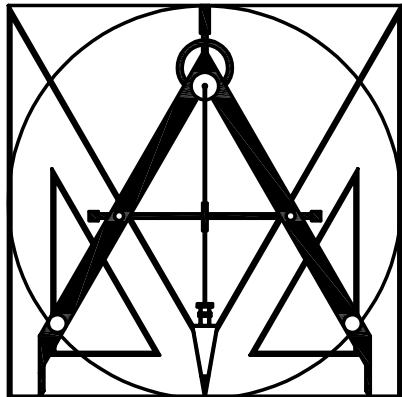
PT-20-035

A-301





BUILDING CROSS SECTION  
SCALE: 1/2" = 1'-0"



MACDONELL  
ASSOCIATES

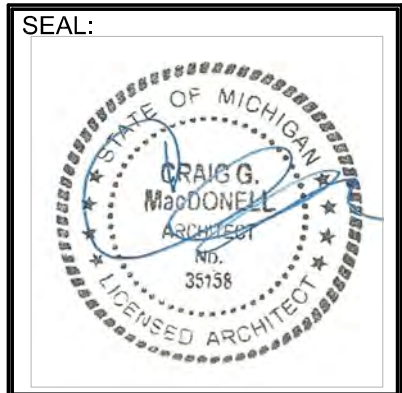
ARCHITECTURE ♦ PLANNING ♦ INTERIORS

312 E. LIBERTY ST.

MILFORD, MICHIGAN 48381

(248) 302-0158 CELL

ravensrock@msn.com



SCHONSHECK,  
INC.

DESIGN BUILD - CONSTRUCTION  
50555 PONTIAC TRAIL WILKOM, MI 48393  
P: 248.669.8800 F: 248.669.0650  
WWW.SCHONSHECK.COM

THIS MATERIAL IS THE EXCLUSIVE PROPERTY  
OF MACDONELL ASSOCIATES ARCHITECTS AND  
CANNOT BE REPRODUCED, COPIED, OR USED IN ANY  
MANNER WITHOUT THE PRIOR WRITTEN CONSENT  
OF MACDONELL ASSOCIATES ARCHITECTS.  
REPRODUCING WITHOUT CONSENT OF  
MACDONELL ASSOCIATES ARCHITECTS IS  
STRICTLY PROHIBITED BY LAW, UNDER THE  
FEDERAL COPYRIGHT ACT TITLE 17  
© 2019

NEW INTERIOR IMPROVEMENTS FOR:  
POOLE'S TAVERN  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715  
POOLE'S TAVERN LLC  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715 CONTACT: GRANT / ROB BADIS

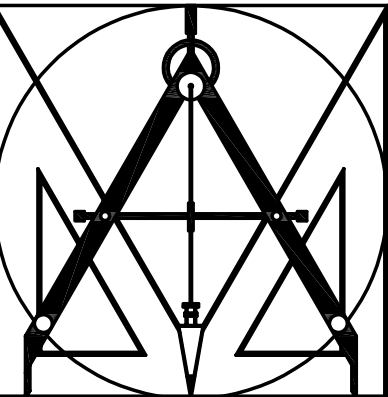
PROJECT:  
OWNER:

ISSUED FOR:	OWNER REVIEW	DATE
10-24-2020	OWNER REVIEW	10-24-2020
11-02-2020	OWNER REVIEW	11-02-2020
11-17-2020	OWNER REVIEW	11-17-2020
12-15-2020	OWNER REVIEW	12-15-2020
12-15-2020	OWNER REVIEW	12-15-2020

SHEET CONTENT:  
PROPOSED  
BUILDING  
SECTION

FILE NO.:  
PT-20-035  
SHEET NO.:  
A-501





**MACDONELL ASSOCIATES**

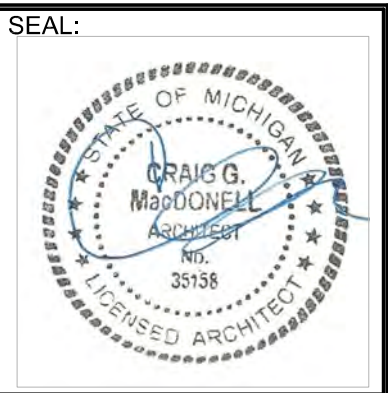
ARCHITECTURE ♦ PLANNING ♦ INTERIORS

312 E. LIBERTY ST.

MILFORD, MICHIGAN 48381

(248) 302-0158 CELL

ravensrock@msn.com



**SCHONSHECK, INC.**

DESIGN BUILD - CONSTRUCTION  
50555 PONTIAC TRAIL WILKOM, MI 48393  
P: 248.669.8800 F: 248.669.0650  
WWW.SCHONSHECK.COM



THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF MACDONELL ASSOCIATES ARCHITECTS AND CANNOT BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN CONSENT OF MACDONELL ASSOCIATES ARCHITECTS. REPRODUCING WITHOUT CONSENT OF MACDONELL ASSOCIATES ARCHITECTS IS STRICTLY PROHIBITED BY LAW UNDER THE FEDERAL COPYRIGHT ACT TITLE 17 © 2019

**NEW INTERIOR IMPROVEMENTS FOR:**  
**POOLE'S TAVERN**  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715  
**POOLE'S TAVERN LLC**  
157 MAIN STREET  
NORTHVILLE, MI. 48167  
(248) - 349-1715 CONTACT: GRANT / ROB BADIS

**PROJECT:**

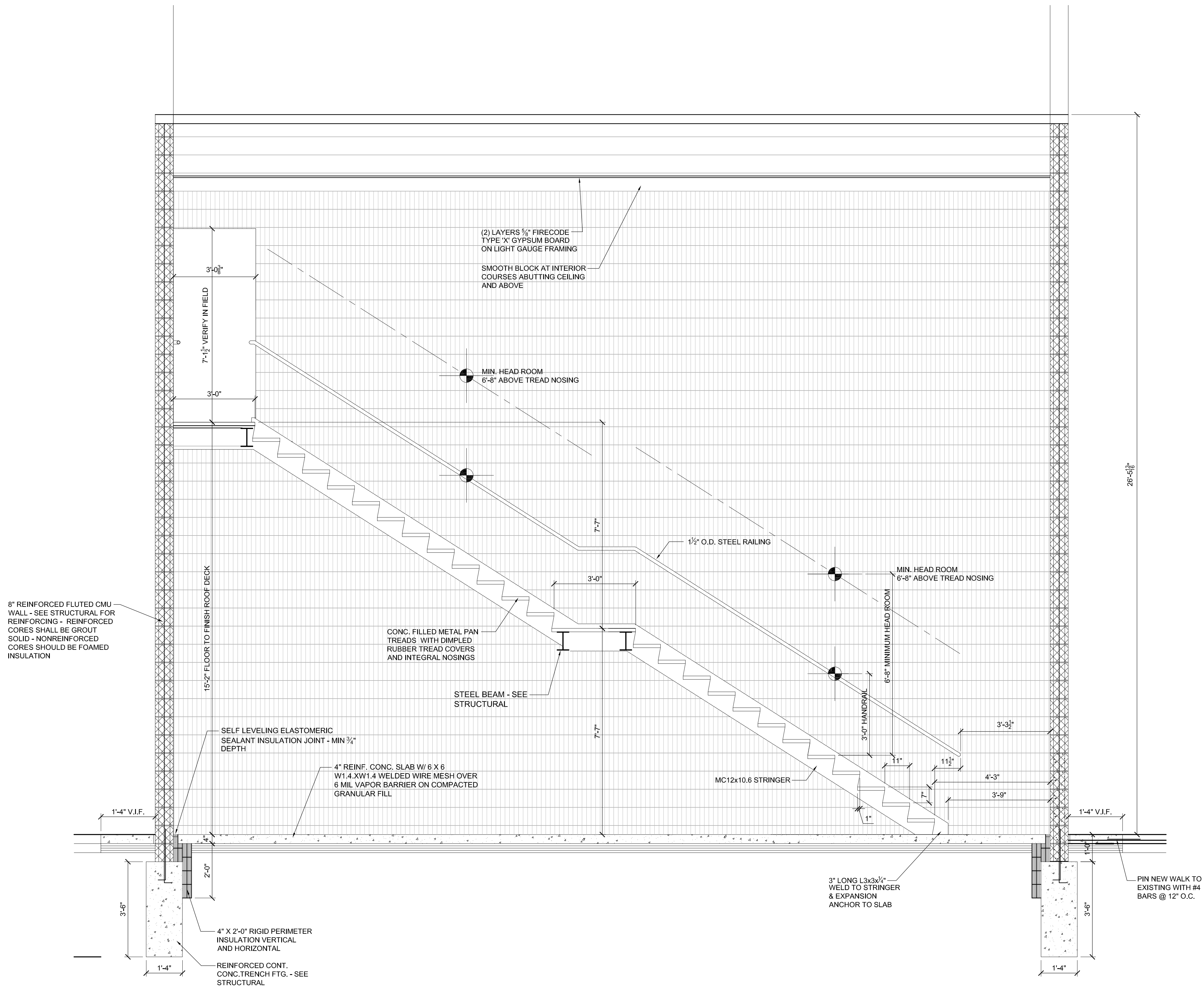
**OWNER:**

ISSUED FOR:	DATE	BY	REVISION
OWNER REVIEW	10/14/2020	MACDONELL	1
OWNER CONCEPT REVIEW	10/14/2020	MACDONELL	2
OWNER CONCEPT REVIEW	11/02/2020	MACDONELL	3
SPRINT REVIEW SUBMITTAL	11/17/2020	MACDONELL	4
PERMITS - PERMIT REVIEW	12/15/2020	MACDONELL	5
PERMITS - PERMIT REVIEW	12/15/2020	MACDONELL	6

**SHEET CONTENT:**  
**PROPOSED BUILDING SECTION**

**FILE NO.:**  
**PT-20-035**

**SHEET NO.:**  
**A-502**





Conceptual assembly drawing, subject to Engineering verification by factory.



Catalog Number: 1W-G16LED-SP-VC0B-4L30TS-MDL02-WA5SLHWB/BK Type:

Customer Approval:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**FIXTURE: 1W-G**  
Globe Size: 16 Inch (16 LED)  
IP: IP  
**LIGHT SOURCE: -VC0B-4L30TS**  
Power: 4 LED (VC0B-4L)  
Color Temp: 3000K (30)  
Distribution: Symmetric (TS)  
**DRIVER: -MDL02**  
Driver: Multi-Volt Dimmable Low-Range Driver, 120-277V, 250mA (MDL02)  
**OPTIONS: -WA**  
Color Material: White Acrylic (WA)  
**WALL BRACKET: 5SLHWB**  
The 5SLHWB measures 15-5/8" from the mounting surface to the centerline of the fixture.  
**FINISH: BK**  
Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric anodizing, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.



Scale: 1 inch= 10 Ft.

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	
	7	WALL	0.300	G16LED-4L30TS-MDL02	Lum. Watts 36.4
					Lum. Lumens 4146

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Pooles_1_Top	Fc	0.56	1.7	0.0	N.A.	N.A.

Fixtures dimmed to 35% output to meet criteria





**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

---

**MEMORANDUM**

**TO:** City of Northville Historic District Commission  
**FROM:** Sally M. Elmiger, AICP  
**DATE:** April 12, 2021  
**RE:** 157 E. Main St. (Poole's Tavern) – Stairwell Addition, Rooftop Dining & Pergola, Paint, and Light Fixtures

The applicant is proposing to build a stairwell addition onto the east façade of this existing building to accommodate access to a rooftop dining area that will contain a pergola structure on the south side of the stair structure. The North side of the stair structure will be accessible via a doorway, and will contain roof-top mechanical equipment, and a screening railing. The plans also show that light fixtures will be added, and the entire building will be repainted the existing color. This project has been considered by the following Northville boards/commissions. We have provided a description of the status of the project for each:

1. **City Council.** The existing building is built on or very close to most of the property lines. To build a stairwell, the applicant needed to purchase additional land from the next door neighbor to the east, which is the City of Northville. The City Council considered this request at their March 1, 2021 meeting. City Council authorized Administration to draft a Purchase Agreement with Poole's for the purchase of the Option C parcel (approximately 218 square feet), and grant permission to Poole's to pursue approvals from the Planning Commission and HDC.
2. **Planning Commission.** The Planning Commission discussed the proposal at their March 2, 2021 meeting. They moved to refer the project back to the applicants, with the following comments:
  - A. A revised site plan showing proposed building footprint, with new stair structure, located on an updated property survey that includes the land purchased from the City and illustrates the pedestrian accessway between the new stair structure and bank to the east.
  - B. A revised lighting plan with compliant photometrics, information about roof-top lighting, and details about the ability to insert shields in the proposed fixture.
  - C. Consider architectural changes that reduces bulk of new stairwell structure and adds color/vibrancy to existing building.
  - D. Return to the DDA's Economic Development Committee for additional comments to proposed façade changes.

We have attached the meeting minutes for each discussion above to this review. Note that the DDA's Economic Development Committee (EDC) has provided comments regarding this proposal, but has no authority to approve architectural changes in the Historic District.

Richard K. Carlisle, *President* Douglas J. Lewan, *Executive Vice President* John L. Enos, *Principal*  
David Scurto, *Principal* Benjamin R. Carlisle, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* R. Donald Wortman, *Principal*  
Laura K. Kreps, *Associate* Paul Montagno, *Associate*



## **Zoning**

The Planning Commission is currently evaluating the proposal against the Zoning requirements.

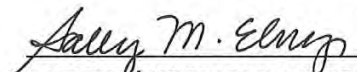
## **HDC Application Requirements**

We have also evaluated the application for conformance with the HDC Application requirements (plans dated 4-5-21). We have the following comments:

1. The floor plans of the proposed rooftop dining area contain 49 customer seats. It was our understanding that the limit on occupancy to 49 also includes wait staff. This should be clarified.
2. A pre-colored anodized aluminum pergola is shown over a portion of the rooftop dining area. The plans should indicate the proposed color.
3. A photometric plan shows the location of a proposed light fixture on the first floor of the building. The elevations should also show this fixture. Also, the plans should show the type of light fixtures proposed on the rooftop dining area. An access door is proposed on the north side of the stairwell addition (second story). Will any type of light fixture be located at this doorway? If so, the elevations should show the type of fixture. Lastly, manufacturer cut sheets of the proposed fixtures need to be provided.

In summary, the applicant should provide this information to the Building Department by Wednesday, April 14, 2021 to be included in Commissioner's packets. If not possible, the information should be provided at the HDC meeting on April 21, 2021. Someone representing the project needs to attend the HDC meeting to respond to the Commissioner's questions. Note that this meeting will be an electronic meeting. Applicants will receive an e-mail invitation with a link to the meeting.

Please don't hesitate to call if you have any questions or need additional information.

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
**Sally M. Elmiger, AICP, LEED AP**  
**Principal**

Cc: Pat Sullivan, City Manager  
Shari Allen, Building Department  
Brent Strong, Building Official  
Rob Baidas ([Gbaidas@gmail.com](mailto:Gbaidas@gmail.com))  
Craig MacDonell ([Ravensrock@msn.com](mailto:Ravensrock@msn.com))



## **NEW BUSINESS**

### **A. Poole's Land Acquisition**

On November 10, 2020, the owners of Poole's Tavern sent the City a Letter of Interest requesting to purchase all, or part of the City property at the northwest corner of Main and Hutton, to accommodate building renovations and the addition of a second story, rooftop dining area.

On December 7, 2020, City Council appointed Mayor Pro Tem Price and Councilmember Moroski-Brown to the Poole's Land Purchase Subcommittee to advise Administration as to the desired process for the proposal to be presented to City Council, and to gather pertinent information to aid City Council in making a decision. The Subcommittee is advisory in nature and makes recommendations to Administration and Council to guide the process.

On January 12, 2021, the Subcommittee met on site to review the drawings and view the property. The Subcommittee has identified several questions that need to be investigated to determine the pros and cons of selling any significant portion of the property. The Subcommittee also asked Administration to investigate the potential sale of the minimum amount of land needed to accommodate the building expansion, referred to as "Option C." It is believed the City could make an expedited decision regarding this smaller piece of land (a strip of land four feet wide along the west edge of the City property), while still examining the merits of selling the remaining land. This would also allow Poole's to pursue approvals before the Planning Commission and Historic District Commission (HDC) for their building project since part of their building is located on the Option C property. Poole's has submitted a new Letter of Interest which now includes Option C, and was provided to City Council for consideration. The Option C parcel is approximately 218 (+/-) square feet.

At the request of the Subcommittee, Administration looked at estimated land values for this property. The City had a professional appraisal of the property performed in 2012 as part of a lease negotiation which led to a long-term lease of Poole's outdoor seating area. The annual Consumer Price Index (CPI) for each year was applied to the 2012 value. The City Assessor looked at the current assessment for the subject parcel, as well as recent sales in the downtown area. The estimated values for the property were in the range of \$45/square foot.

Poole's is in agreement with purchasing the smaller Option C parcel, prior to having discussions regarding the balance of the property. They understand that the Option C purchase sets no precedent as to the balance of the property. They are agreeable with the \$45/square foot price (\$9,810). It was noted that the Letter of Interest was submitted prior to the negotiation of the \$45/square foot price.

It was recommended that City Council authorize Administration to draft a Purchase Agreement with Poole's, with provisions similar to other City land transactions, for the purchase of the Option C parcel and grant permission to Poole's to pursue approvals from the Planning Commission and HDC. The Agreement would have a purchase price of \$45/square foot. The Agreement would require Poole's to pursue construction of the exterior renovations, including rooftop dining area, within six months of closing. The Agreement will specify that an ADA compliant sidewalk connection will be preserved allowing pedestrian access from the rear parking lot through the corner parcel. Once drafted, the Agreement would be presented to City Council for consideration.

There were no public comments.

**Motion Moroski-Browne, seconded by Price** to authorize Administration to draft a Purchase Agreement on the Option C property in accordance with the City Mangers recommendations in his March 1, 2021 Council Communication, and to grant Poole's permission to pursue approvals before the Planning



Commission and Historic District Commission. **Roll Call Vote. Yes: Giesa, Moroski-Browne, Price, Turnbull, Ekong. No: None. Motion carried.**

## **B. Finalization of FY2021-2022 Goals, Objectives, and Project Priorities**

City Council begins the annual budget process with formulating goals, objectives, and project priorities for the upcoming fiscal year. The Goals and Objectives special meeting was held January 11, 2021. The summary, provided to City Council for review, places the goals in high, medium, and low priority. The order in which the goals are listed does not indicate priority within the category. Many goals have been on the list and were restated. Goals identified at the Special Meeting were added to the list, and completed goals were removed.

City Council Discussion: In response to a question, Staff explained the Redevelopment Ready Program is not new and is a part of the Downtown Development Authority and City Council goals. Staff will return to Council once analysis to determine the pros and cons of participating in this program is completed. Other comments from Council noted that this program models best practices and can improve internal efficiencies.

The following goals were revised and moved to the High Priority category:

- **Development and Redevelopment Issues (Medium Priority):** Implement Construction Site Maintenance Standards either as part of a new or amended ordinance or as enforceable conditions on the building permit.
- **Watershed Enhancements (Medium Priority):** Work with Northville Middle Rouge River Restoration Task Force to identify future watershed enhancements and funding opportunities. This goal is now an active project and grant opportunities are being pursued.

The City Manager will make the changes and add to the March 15 Consent Agenda.

There were no public comments.

**Motion Price, seconded by Moroski-Browne** to approve the finalization of the Northville City Goals, Objectives, and Project Priorities for FY2021-2022 as amended. **Roll Call Vote. Yes: Moroski-Browne, Price, Turnbull, Ekong, Giesa. No: None. Motion carried.**

## **MAYOR AND COUNCIL COMMUNICATIONS**

### **A. Mayor and Council Communications**

Turnbull asked Councilmembers to give a brief report on their respective Task Forces. Mayor Turnbull turned over the meeting to Mayor Pro Tem Price, and left at 7:31 p.m.

Price noted the Farmers Market Task Force subcommittees are working on various projects. They will report back to the Task Force at its March 24 meeting.

Moroski-Browne noted that a grant was submitted by the Alliance of Rouge Communities, with assistance by the Department of Public Works, seeking funding to conduct a feasibility and engineering study on daylighting the river. Poole's Tavern will be on the March 2 Planning Commission agenda,



## **5. REPORTS & CORRESPONDENCE**

### **A. CITY ADMINISTRATION:**

City Manager Sullivan reported on the following:

- City Council approved the shared parking standard for the new building at 345 E. Cady Street at their February 16 meeting.
- City Council authorized administration to develop a purchase agreement with Poole's for the purchase of a 4-foot strip (218 square feet) of City property needed to construct an access stairwell for their proposed rooftop patio area.

Mayor Turnbull reported that at last night's City Council meeting, Council finalized goals, objectives and priorities for FY 2021-2022.

### **B. PLANNING COMMISSIONERS:**

Planning Commissioners gave updates regarding other Boards, Commissions, and task forces of which they are members:

Commissioner Gaines: Historic District Commission

- Historic District Commission met February 17, 2021, reviewed 8 cases, including a conceptual review for 105 E. Main, which was seeking a full renovation including a full storefront replacement. The HDC learned that prior to 1950 105 E. Main was a 3-story building.

Commissioner Krenz: Farmers' Market Task Force.

- Met last Wednesday. Six Farmer's Market Task Force subcommittees are meeting, looking at site locations, ownership of Farmer's Market property, engaging new volunteers, etc.

Commissioner Barry: Sustainability Committee.

- Working on goals/prioritizing.

Chair Tinberg – Board of Zoning Appeals

- March 3 meeting includes a request from a proposed development to deviate from FAR requirements.

### **C. OTHER COMMUNITY/GOVERNMENTAL LIAISONS: None.**

### **D. CORRESPONDENCE:**

- Memo from Building Official Strong confirming stop work order at 320 N. Center.
- Email from Jeff Russell, Beal Town, providing two detailed drawings of Cady Street and Racetrack sub-areas, showing his vision for future development in those areas.
- Email from Robert Eads, 48155 Nine Mile Road, Northville Township, regarding the proposed development south of Hillside Middle School.

## **6. APPROVAL OF THE AGENDA**

**MOTION by Hay, support by Maise, to approve the agenda as submitted.**

**Roll call:** Ayes – Gaines, Hay, Kirk, Krenz, Maise, Russell, Smith, Barry, Tinberg. Nays – None.  
**Motion carried 9-0.**

## **7. PUBLIC HEARINGS: None**



## 8. SITE PLAN AND ZONING CHANGE APPLICATIONS:

### **157 E. Main / Preliminary and Final Site Plan Review (Rooftop Dining & Stairwell Addition)**

Referencing her February 19, 2021 memorandum, Planning Consultant Elmiger gave the background and review for this request for preliminary and final site plan approval for Poole's Tavern, for the construction of a roof-top seating area with accessory bar, accessed by internal and external stairwells. The applicant had responded to the review memorandum, and Planning Consultant Elmiger's comments incorporated the applicant's responses and changes to the site plan. Her comments were as follows:

- Applicant has agreed to return for final site plan review and approval, to reflect all new information.
- This is a two-phased project. The first phase will be the interior renovations, and the second phase will be the rooftop dining area. Rooftop dining is a permitted use in the Central Business District.
- Since the purchase agreement is being finalized as noted by the City Manager above, the applicant can show the exterior stair structure on site plan at final site plan review.
- Recommend the Planning Commission waive the rear yard requirement.
- Recommend the Planning Commission condition any approval on the project receiving approval from the Historic District Committee.
- Rooftop dining will increase seating by approximately 30%, with the same hours of operation as the outdoor patio, or 11 am – 2 am, with food service ending at midnight. Are these hours 7 days a week? Will the bar stay open until 2 am 7 days a week?
- Rooftop will have outdoor speakers and a TV behind the bar, but no live music.
- A backsplash at the rear of the counter will be installed to keep silverware and other items from falling off the rooftop.
- The Downtown Development Authority's (DDA) Economic Development Committee (EDC) suggested that pedestrian access from Main Street to the Marquis Parking Lot through the existing leased area/proposed area to be purchased be maintained. The applicant's response indicates that the sidewalk will be wide enough to allow pedestrian travel as well as be ADA compliant.
- Lighting levels exceed maximums at some point along all property lines. Proposed lighting is a round fixture with no apparent shielding. Light levels and light source needs to be addressed.
- How will rooftop area be lit?
- Will there be a shade structure or cover over the dining area?

The Commission could consider granting preliminary site plan approval this evening.

Planning Consultant Elmiger said that with the increasing popularity of outdoor dining downtown, the Planning Commission might want to schedule a discussion as to whether some additional parking should be required for these uses.

Chair Tinberg invited the applicants to make their presentation.

Craig MacDonell, MacDonell Associates Architects, was present on behalf of this application, as was the general contractor for the project, Kent Burzynski, President, Shonsheck Inc. 50555 Pontiac Trail, Wixom.

Mr. MacDonell said that with City Council's action making a purchase agreement possible, they were able to enter negotiations with the City to purchase City land to construct an outdoor stair structure to the proposed rooftop dining area. This was an important life-safety issue, allowing for an emergency



escape from the rooftop should the need occur. The outside stairway structure would be clearly signed, and would be used for emergency egress only.

As mentioned, the entire project was being done in phases, with Phase 1 being the interior renovations, and Phase 2 the seasonal seating and bar area on the rooftop, providing an urban feel with a great place to have dinner in the summer. A structure to cover the rooftop eating was not part of tonight's application. Should Poole's want to do this in the future, they will return to the Planning Commission for site plan approval.

Regarding outstanding questions from the Planner's review:

- Per the owner, hours will be: 11am – 12 am Monday-Thursday; 11am – 2 am Friday and Saturday; and 12 pm - 9 pm on Sundays. The kitchen will shut down at midnight and outside seating will also close, with customers inside only from 12 – 2 am.
- The rooftop would be limited to 49 people, and will not be overcrowded. All people on the rooftop will be seated.

Chair Tinberg opened the meeting to clarifying questions from the Commission.

In response to questions from the Commission, City Manager Sullivan gave the following information:

- Poole's liquor license was separate from Social District hours. Rooftop and inside the tavern hours were governed by the liquor license, and not the Social District.
- Currently everything east of the east side of the building is City owned property or owned by the Bank of America, with a portion of that leased for Poole's covered patio area. Recently the City completed a land exchange with Poole's where the new sidewalk area at the rear of Poole's was given to the City in exchange for land the building actually sat on. One of the conditions of any purchase agreement resulting from last Monday's City Council action would be that the sidewalk outside of the stair area has to be ADA compliant, to provide an ADA accessible connection between the sidewalk in back and the remaining City sidewalk area in front. This should be included on any site plan. This might also require an easement from Bank of America.
- Poole's engineer had submitted documentation including a sketch that showed how the area can be ADA compliant, with more than a 4 foot width of accessible sidewalk after the construction of the exterior stair structure. Again, this should be part of any site plan approval.
- Commissioner Barry confirmed that the sidewalk area being discussed was the one north of Poole's general seating area that wraps around the property.

In response to further questions from the Commission, Building Official Strong explained that:

- The original proposal for the rooftop area was larger, with an occupant load of 60-70 people. However, if the occupant load goes over 49 people, additional construction items are triggered in the Building Code, including the requirement for two means of egress. If there were more than 49 people on the rooftop area, Poole's would not be code compliant.
- The 49 people number was calculated by using a formula in the code, and did include wait staff.
- Regarding ADA access, the building is allowed to have 3000 square feet that is not ADA compliant. The rooftop combined with a non-accessible basement area is below the 3000 square foot threshold.

In response to Commission questions, the applicants gave the following information:

- Rooftop seating would be seasonal, warm weather use. No rooftop heaters, fire pits, etc., or structural cover were planned.



- The rooftop would be structurally reinforced in order to handle the live load as described. The structural calculations would be reviewed by the City.
- Poole's would continue to use seating in the Social District as long as that continued. The building would hold 64 patrons inside, 38 patrons in their patio area, 42 patrons along Main Street, 20 patrons in the circular area, and 49 patrons on the rooftop.
- Phase 1 was scheduled for a mid-April completion, with Phase 2, if approved, being completed in the fall.

Commissioner Kirk pointed out that there was a current proposal to extend bar hours to 4 am statewide, although local municipalities could moderate that.

Commissioner Gaines wondered if Poole's could get by with a single internal stair by locating the stairway in such a way that it exited either directly outside or very close to the outside via a vestibule. Building Official Strong said this might be possible, as long as the stairs met the travel distance requirement for emergency exits in the Building Code.

Mr. MacDonnell explained that the interior stair is significantly beyond the required travel distance for emergency egress, and the exterior stair was therefore required. Again, the exterior stair would be used for emergency egress only, and would have an associated sign and alarm to that effect.

Chair Tinberg opened the meeting to public comment.

#### Public comments

Lenore Lewandowski, 119 Randolph Street, asked if extra parking would be required for the 49 additional patrons that would be using the rooftop seating. ~~Township~~ City Planner Elmiger explained that current City policy did not require extra parking for outdoor dining because the use was seasonal. However, in her review this evening she did suggest that the Planning Commission look at parking requirements for outdoor dining, as this was becoming more popular. Perhaps parking for outdoor dining could be a component of a planned DDA downtown parking study.

Seeing that no other public indicated they wished to speak, Chair Tinberg brought the matter back to the Commission.

#### Commission comments

The Commission noted that Poole's was a treasured location in Northville. Expanding opportunities to dine and socialize at Poole's was a positive offering.

Issues and concerns included:

- Tonight's action, if any, should involve only preliminary approval; there were too many outstanding issues including concern about the stairwell design, which seemed imposing on the street, as well as items called out in the Planner's review, to consider final site plan review this evening.
- Commissioner Gaines suggested that this project offered an opportunity to add color and vibrancy to the building, which was otherwise nondescript. The stairway structure did appear to be imposing, adding mass to the building. It would be preferable to eliminate the 2<sup>nd</sup> stair, if there was a way to do that, and leave the outdoor area for pedestrian use.
- Commissioner Barry shared personal experiences regarding people drinking and dining on rooftops who sometimes exhibited rowdy behavior through loud laughter and talking, throwing their drinks and other items off the roof onto pedestrians below, etc. It would be easy to exceed capacity on the roof. The entire situation would have to be carefully managed.



Chair Tinberg shared the concern that rooftop dining could encourage a party-type atmosphere.

City Manager Sullivan explained that any change in liquor use, including serving outdoors on the rooftop, would need to be reviewed by and comply with the Liquor License Review Committee, and as part of that review, Poole's would need to submit a management plan. The management plan would also be reviewed by the Police Chief.

It came out in discussion that the application would also have to be approved by the HDC, who would review architectural change and the design of the stair structure. Commissioner Maise thought the EDC would also like to further review the proposal, now that the purchase agreement with the City was possible.

Chair Tinberg was concerned with granting an approving motion for something that was not completely designed and could change. There were too many open-ended issues, and she felt it would be better to refer the matter back to the applicant for further refinement, before voting on preliminary site plan approval.

After further discussion, the consensus of the Commission was that it seemed premature to approve a preliminary site plan at this point, and the following motion was offered:

**MOTION by Maise, support by Barry**, that the Planning Commission refer the Preliminary Site Plan proposed at 157 E. Main St., dated November 17, 2020, with revised sheets dated December 14, 2020 and February 26, 2021, back to the applicant, to allow the applicant time to address the following items:

- A. A revised site plan showing proposed building footprint, with new stair structure, located on an updated property survey that includes the land purchased from the City and illustrates the pedestrian accessway between the new stair structure and bank to the east.
- B. A revised lighting plan with compliant photometrics, information about roof-top lighting, and details about the ability to insert shields in the proposed fixture.
- C. Consider architectural changes that reduces bulk of new stairwell structure and adds color/vibrancy to existing building.
- D. Return to the DDA's Economic Development Committee for additional comments to proposed façade changes.

**Roll call:** Ayes – Hay, Krenz, Maise, Russell, Smith, Barry, Gaines, Tinberg. Nays – Kirk.  
**Motion carried 8-1.**

## **9. OTHER PLANNING COMMISSION BUSINESS**

### **Master Plan Survey #2 Results**

Chair Tinberg explained that Survey #2, relative to proposed Master Plan updates for the Cady Street, South Center Street and Racetrack Sub-Areas of the Master Plan, was closed January 31, 2021.

Referencing a PowerPoint presentation that is available on the City's website, along with the complete survey results, Planning Consultant Elmiger summarized the results of Survey #2 as follows: