GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY MEETING
Thursday, May 14, 2026 – 8:00 a.m.
Conference Room A – City Hall
23600 Liberty Street
Farmington, MI 48335

AGENDA

1. **ROLL CALL**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**
   A. **April 9, 2026, Minutes**
   B. **April 23, 2026, Minutes**

4. **UNFINISHED BUSINESS**
   A. **Discussion of Professional Service**

5. **NEW BUSINESS**
   A. **Special Land Use Review and Recommendation for 31806 Grand River, Vibe Credit Union**

6. **OTHER BUSINESS**

7. **PUBLIC COMMENT**

8. **BOARD MEMBER COMMENT**

9. **ADJOURNMENT**

The City will follow its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 474-5500, ext. 2218 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
BOARD MEETING MINUTES
APRIL 9, 2026

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority Board meeting was called to order at 8:07 AM by Chairperson Thomas.

ROLL CALL

Members Present:	Acceturra, Graham, O'Dell, Taylor, Thomas
Members Absent:	Carron
Staff:	Weber
Public:	Dan Blugerman, Erin White

APPROVAL OF AGENDA

Motion by Taylor, supported by O'Dell to approve the agenda.
APPROVED unanimously.

APPROVAL OF MINUTES

Motion by O'Dell supported by Graham to approve the minutes of March 12, 2026.
APPROVED unanimously.

UNFINISHED BUSINESS

A. Engagement with Farmington Hills GRCIA

Meetings generally take place the first Monday of the month.
Agreement that Taylor and Thomas will alternate meeting attendance every 1-2 months, per schedule.
Outbrief/presentation will occur at the subsequent Farmington GRCIA meeting.
Suggestion to email Farmington Hills Director of Economic Development, Tia Brockway, for alignment.

NEW BUSINESS

A. Special Land Use Review and Recommendation for 23020 Power Road

Petitioner Erin R. White, on behalf of Tula Grace Holdings, LLC, wishes to utilize the vacant portion of the building at 23020 Power Road, co-located with Stoneybrook Dental, for a low-impact administrative office use. Staff clarified questions and the petition was reviewed among the Board members.

Motion by O'Dell, supported by Taylor, to recommend approval of the special land use for 23020 Power, as it meets the Standards for Approval for a Special Land Use, Sec. 35-152.
APPROVED unanimously.

(continued on next page)

B. Discussion of Concept Plans

The current GRCIA Development and TIF plan and Corridor Vision Plan describe goals for various Focus Areas throughout the corridor, including example development scenarios. The board discussed how recent property transactions in the Corridor are likely to affect these plans, and scenarios for potential future development at these sites.

Public attendee Dan Blugerman, a commercial realtor in the area, contributed regional context.

The Board discussed the possibility of utilizing some budget to determine potential market value of various vacant or underutilized properties in various configurations, to help with marketing the area to developers. Staff will price out options.

OTHER BUSINESS
None.

PUBLIC COMMENT
None.

BOARD MEMBER COMMENT
None.

ADJOURNMENT
Motion by Taylor, supported by O'Dell to adjourn
APPROVED unanimously.

Adjourned at 9:22 AM.

CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
APRIL 23, 2026

1. ROLL CALL:

The meeting was called to order at 8:05 AM by Chairperson Thomas.

Present: Mark Accenttura, David Carron, Randy O'Dell, Maria Taylor,

Patrick Thomas

Absent: Richard Graham

Staff: Chris Weber – Assistant City Manager

2. APPROVAL OF AGENDA

Motion by Taylor, support by O'Dell. Pass unanimously.

3. UNFINISHED BUSTINESS

A. Discussion of Professional Services

Report by Chris Weber regarding hiring an appraisal service to appraise 5 properties in the East Grand River section.

At the last meeting, the Board discussed contracting with an appraisal company to value properties in the CIA. Two quotes were obtained:

Integra Realty Resources - $19,500

R.S. Thomas & Associates - $20.950.

Motion to hire Integra Reality Resources made by O'Dell, support by Taylor. Passed unanimously.

Motion to amend budget for funding of new item made by O'Dell, support by Taylor. Passed unanimously.

4. OTHER BUSINESS: None

7. PUBLIC COMMENT: None

8. BOARD MEMBER COMMENT:

Discussed current status of the Winery.

Randy O'Dell had casual conversation with Jimmy Garmo regarding Uptown Plaza Shopping Center. He is not interested in any changes at this time. May be in the future. Shared some thoughts with Randy O'Dell

9. ADJOURNMENT:

Motion to adjourn the meeting made by O'Dell, support by Taylor.

Passed unanimously.

Adjourned at 8:35 AM.

Farmington Grand River Corridor Improvement Authority Staff Report	**Board Meeting Date:** May 14, 2026	**Reference Number**

Submitted by: Chris Weber, Assistant City Manager

Agenda Topic: Appraisal Services

Proposed Motion:

None. Info Only

Background:

At the April 23 meeting, the Board discussed contracting with an appraisal company to value properties in the CIA. Integra Realty Resources was selected and a budget amendment was requested from City Council.

At the City Council meeting on May 4, City Council voted 2-2 on the budget amendment. Without a majority, the budget amendment failed. Reasons given by Council for not supporting the budget amendment were that, until the property owners in the area are clearly in support of collaborating on redevelopment, the likelihood of assembling the properties in the near future is low and work done to value the properties would quickly become dated. In addition, these resources will be needed for other priorities.

Materials:
None

Farmington Grand River Corridor Improvement Authority Staff Report	**Board Meeting Date:** May 14, 2026	**Reference Number**

Submitted by: Chris Weber, Assistant City Manager

Agenda Topic: Special Land Use Review and Approval for 31806 Grand River, Vibe Credit Union

Proposed Motion:

Move to recommend approval of the special land use for 31806 Grand River, Vibe Credit Union contingent upon it meeting the Standards for Approval for a Special Land Use, Sec. 35-152 as determined by the City's Planning Consultant

Or

Move to recommend denial of the special land use for 31806 Grand River, Vibe Credit Union because it does not meet the Standards for Approval for a Special Land Use, Sec. 35-152 (state reasons)

Background:

Anthony Taormina, on behalf of Vibe Credit Union, has applied for a special land use for 31806 Grand River for a bank with a drive-through facility. This property is zoned C2, Community Commercial District. Banks with a drive-through facility are a special land use in this district, requiring Grand River Corridor Approvement Authority recommendation and Planning Commission approval. The special land use was noticed to the public in the Oakland Press as required.

The applicant will present their project to the Authority during this agenda item.

Typically, a Planning Consultant report is available for the Authority's review. However, due to the tight timing surrounding this project, the report is not available yet. The report will be completed and presented to the Planning Commission for their approval. The Authority would be approving this application contingent upon approval by the Planning Consultant, or could deny the application, or table to a future meeting.

Materials:
Application

a. The proposed special land use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan.

The site shall use the existing drive-through spaces with a reduced capacity from four (4) lanes down to three (3) lanes with no changes to the existing bypass lane in accordance with the City of Farmington Code of Ordinances Chapter 35-158 § J.

b. The special land use shall promote the intent of the zoning district in which the use is proposed.

The proposed special land use complies with the zoning ordinance in accord with the City of Farmington Code of Ordinances Chapter 35 Article 7 Sec. table 35-102 § c.

c. The special land use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area in which it is proposed.

The proposed special land use complies with the zoning ordinance in accord with the City of Farmington Code of Ordinances Chapter 35 Article 13 Sec. 35-53. The building's exterior facade is being updated with minimal changes to the existing site.

d. The special land use shall be served adequately by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and sewer facilities and schools.

The proposed special land use will be fully accessible to all emergency vehicles, existing drainage, and utilities shall be maintained.

e. The proposed special land use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district, will be detrimental to the natural environment, public health, safety or welfare.

The proposed special land use will involve uses, activities, processes, materials, equipment, and conditions of operation that comply with Section 35-53. The materials to be used consist of the existing brick that shall be painted, new stone facades replacing two (2) existing brick walls, new ACM panels to replace the existing panels, new windows, and a flat lock aluminum siding to accent the color of the painted brick and ACM panels - see rendering.

** The special land use criteria included above is not the only requirement for special land use applications. For additional information please refer to* ***ARTICLE 12 SPECIAL LAND USES*** *of the City of Farmington Zoning Ordinance.*

VIBE CREDIT UNION

FARMINGTON, MI

PROJECT TEAM

ARCHITECT
Peter D'aleo
D'Anna Associates
1055 E. South Blvd, Suite 200
Rochester Hills, MI, 48307
248-852-7702
Peter@dannaassoc.com

ABBREVIATION LEGEND

ACCESS.	ACCESSIBILITY
ACOUS.	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
ADJ	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AL	ALUMINUM
ANOD.	ANODIZED
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BF	BARRIER FREE
BLDG.	BUILDING
BLK'G.	BLOCKING
BOT.	BOTTOM
BR	BRICK
CAB.	CABINET
CEM.	CEMENT
C.J.	CONTROL JOINT
CLG	CEILING
C.F.M.F.	COLD FORMED METAL FRAMING
C.O.	CLEAN OUT
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
C.G.	CORNER GUARD
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COR.	CORRIDOR
CORR.	CORRUGATED
CPT	CARPET
C.T.	CERAMIC TILE
CTSK.	COUNTER SUNK
CW	CURTAIN WALL
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
D.S.	DOWN SPOUT
DWG.	DRAWING
DWR.	DRAWER
EA	EACH
E.J.	EXPANSION JOINT
EL	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
E.O.S.	EDGE OF SLAB
E.O.D.	EDGE OF DECK
EP	ELECTRICAL PANEL
EPX	EPOXY
EQ.	EQUAL
EQPM	EQUIPMENT
E.W.	EACH WAY
EXIST.	EXISTING
EXP.	EXPOSED
EXT.	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FON	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
F.O.	FACE OF
F.O.S.	FACE OF STUD
FPRF	FIREPROOF
FR	FRAME
FRP	FIBERGLASS REINFORCED PANEL
FRT	FIRE RETARDANT TREATED
F.S.	FULL SIZE
F & I	FURNISHED & INSTALLED
FT.	FOOT or FEET
FTG.	FOOTING
FUR	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GFRC.	GLASS FIBER REINFORCED CONCRETE
GL.	GLASS
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD	HARDWOOD
HDWE	HARDWARE
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
HR	HOUR
HGT	HEIGHT
INSUL	INSULATION
IMP	INSULATED METAL PANEL
IMWP	INSULATED METAL WALL PANEL
INT	INTERIOR
J.C.	JANITOR'S CLOSET
JT.	JOINT
KIT.	KITCHEN
LAV	LAVATORY
LG	LENGTH
L.L.V.	LONG LEG VERTICAL
LT	LIGHT
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N	NORTH
NIC	NOT IN CONTRACT
NOM.	NOMINAL
NTS	NOT TO SCALE
O/C	ON CENTER
OFC	OFFICE
OPNG	OPENING
OPP	OPPOSITE
OVFD	OVERFLOW DRAIN
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PNT	PAINT
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
PFN	PREFINISH or PREFINISHED
PROJ	PROJECTION
PT	POINT
R.	RISER
RCP	REFLECTED CEILING PLAN
R.C.	ROOF CONDUCTOR
RD	ROOF DRAIN
REINF	REINFORCING
REQ'D	REQUIRED
RESIL	RESILIENT
RFG	ROOFING
RM	ROOM
R.S.	ROOF SUMP
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ	SQUARE
ST.STL.	STAINLESS STEEL
SS	SOLID SURFACE
ST	STONE
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURAL or STRUCTURE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T.	TREAD
T&B	TOP AND BOTTOM
TERR.	TERRAZZO
T.O.C.	TOP OF CURB
T&G	TONGUE AND GROOVE
THK	THICK
THRES.	THRESHOLD
T.O.P.	TOP OF PARAPET
TA	TOILET ACCESSORY
TV	TELEVISION
T.O.W.	TOP OF WALL
T.O.S.	TOP OF STEEL
TYP.	TYPICAL
U/C	UNDERCUT
U.N.O.	UNLESS NOTED OTHERWISE
U.SK.	UTILITY SINK
V.B.	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST	VESTIBULE
VF	VINYL FLOORING
V.I.F.	VERIFY IN FIELD
W	WIDTH
W/	WITH
WB	WALL BASE
W.C.	WATER CLOSET
WC	WALLCOVERING
WD	WOOD
W/O	WITHOUT
WR	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
&	AND
L	ANGLE
@	AT
℄ or	CENTERLINE
Ø	DIAMETER
±	PLUS OR MINUS

SHEET LIST

SHEET #	SHEET NAME	REVISION DATE
General		
G-001	TITLE SHEET, SHEET INDEX, LOCATION PLAN	
Civil		
C-101	CHANGE OF USE SITE PLAN	
Architectural		
A-101	FLOOR PLAN - FIRST FLOOR	
A-201	EXTERIOR ELEVATIONS	
A-202	EXTERIOR ELEVATIONS	

SHEET DESIGNATION

DRAWINGS ARE NUMBERED ACCORDING TO THE FOLLOWING CONVENTIONS:

A-001

DRAWING SEQUENCE NUMBER

DRAWING TYPE DESIGNATOR

DISCIPLINE DESIGNATOR

G	GENERAL
C	CIVIL
L	LANDSCAPE
S	STRUCTURAL
A	ARCHITECTURAL
P	PLUMBING
M	MECHANICAL
E	ELECTRICAL
Q	EQUIPMENT

0	GENERAL, LEGENDS
1	PLANS
2	EXTERIOR ELEVATIONS
3	SECTIONS
4	ENLARGED PLANS
5	PROJECT DETAILS
6	SCHEDULES AND DIAGRAMS
7	OTHER
8	FREE SECTION
9	3D REPRESENTATIONS

Building Code Summary

Project Summary / Description:

VIBE CREDIT UNION
31806 GRAND RIVER AVE., FARMINGTON, MICHIGAN, 48336

EXISTING BUILDING RENOVATION

Applicable Codes:

Code Enforcement:	City:	County:	State:
	FARMINGTON	OAKLAND	MI

ACCESSIBILITY:	2021 MICHIGAN BUILDING CODE / ICC A117.1 - 2009
BUILDING:	2021 MICHIGAN BUILDING CODE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE (NC W/ PART 8 AMENDMENTS)
MECHANICAL:	2021 MICHIGAN MECHANICAL CODE
PLUMBING:	2021 MICHIGAN PLUMBING CODE
ENERGY:	2021 MICHIGAN COMMERCIAL ENERGY CODE
FIRE:	2021 INTERNATIONAL FIRE CODE
	2019 NFPA 13 & 13R
	2019 NFPA 72

Occupancy Information:

Topic:	Decision / Description:	Code Section:
Primary Occupancy:	BUSINESS (B)	Sec. 310.4
Accessory Uses:	N/A	
Special Uses:	N/A	
Mixed Occupancy:	N/A	

Building Data:

Construction Type:	VB	Table 601
Sprinklers:	NO	Sec. 903.3.1.2
Standpipes:	NO	Sec. 905.3.1 Exc. #1
Fire District:	N/A	
Flood Hazard:	N/A	
Building Height:	16'-0"	
Number of Stories:	1	
Mezzanine:	N/A	
High Rise:	N/A	

Allowable Height and Area:

Building Height:		
Use =	BUSINESS	
Const. Type =	VB (EXISTING)	
Sprinkled =	N/A	
Allowable Height =	EXISTING	
Proposed Height =	EXISTING	
Allowable # of Stories =	EXISTING	
Proposed # of Stories =	EXISTING	
Allowable Area =	EXISTING	
Proposed Area =	EXISTING	

FIRE RESISTANCE RATING REQUIREMENTS

BUILDING ELEMENT:	HOUR RATING:	CODE SECTION:
STRUCTURAL FRAME	0	TABLE 601
BEARING WALLS		
EXTERIOR	0	TABLE 601, 705.5
INTERIOR	0	
NON-BEARING WALLS		
EXTERIOR	0	TABLE 601, 705.5
INTERIOR	0	
FLOOR CONSTRUCTION	0	
ROOF CONSTRUCTION	0	

Life Safety System Requirements:

Life Safety Plan Sheets:	TBD	
Emergency Lighting:	TBD	
Exit Signs:	TBD	
Fire Alarm:	TBD	
Smoke Detection Systems:	TBD	
Panic Hardware:	TBD	

Egress Requirements:

Occupant Load:

Floor, Room, Use Group	Area (Sq. Ft.)	Area per Occupant (Table 1004.1.2)	Occupant Load	
1st Floor: (B)	1,120 Sq. Ft.	100 Gross	11	Table 1004.1.2

Total Occupant Load = 11

Number and Arrangement of Exits:

Floor, Room, Use Group	Number of Exits per Story Req'd.	Provided	Travel Distance Allowable*	Provided**	
1st Floor (B) =	1	2	200'-0"	TBD	Table 1017.2 Sec.1006.2.1

Floor, Room, Use Group	Exit and Exit Access Doorway Configuration Req'd. Distance Between Doors**	Provided**	
1st Floor (X-X) =	TBD	-	Sec. 1007.1.1 (Exception #2)

*Refer to Life Safety Plans on sheets (TBD)

Occupancy Load & Exit Width:

Egress Width per Occupant:
Stair = 0.3"
Level = 0.2" — Sec. 1005.3.1, Sec. 1005.3.2

Floor, Room, Use Group	Req'd. Egress Width (Egress Width x Occupant Load) Stair	Level	Provided Width Stair	Level
1st Floor (B) =	3.3"	2.2"	36"	36"

MINIMUM PLUMBING FACILITIES:

Occupant Load:
BUSINESS (B) =

Minimum Number of Required Separate Plumbing Fixtures: (BASED ON 11 TOTAL OCCUPANTS) — Table 403.1 (2015 -MPC)

Water Closets:	1 per 75 male / 1per 75 female		
Male:	Req'd 1	Provided 1 UNISEX	419.2
Female:	Req'd 1	Provided 1 UNISEX	(2015-MPC)
Lavatories:	1 per 200		
Male:	Req'd 1	Provided 1 UNISEX	
Female:	Req'd 1	Provided 1 UNISEX	
Drinking Fountains:	1 per 500		
	Not Req'd	Provided 1	
Service Sink	Req'd 1	Provided 1	

D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E, SUITE 200 ROCHESTER HILLS, MI 48307
P 248-852-7702
F 248-852-7707
dannaassoc.com

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VIBE CREDIT UNION

31806 GRAND RIVER AVE., FARMINGTON, MICHIGAN, 48336

OFFICE RENOVATION

STATE OF MICHIGAN
PIETRO D'ALEO
ARCHITECT
NO. 1301055517
LICENSED ARCHITECT

ISSUANCE:
- ■ SCHEMATIC
- ☐ BIDDING
- ☐ MUNI SUBMITTAL
- ☐ CONSTRUCTION
- ☐ OTHER:

DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS INDICATED

NO.	Description	Date

ISSUE DATE:	4-15-2026
DB	H.K.
CB	P.D.

TITLE SHEET, SHEET INDEX, LOCATION PLAN

SHEET G-001

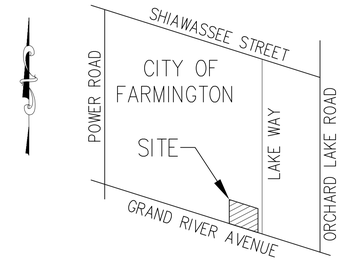
PROJECT NO. 26-006DA

"VIBE CREDIT UNION"
CHANGE OF USE EXISTING SITE PLAN

NOTES:

-SITE INFORMATION AS SHOWN ON THIS PLAN WAS OBTAINED FROM AN ALTA SURVEY PERFORMED BY NF ENGINEERS DATED 11-14-25, JOB # P067. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THE INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLAN.

-APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL THE APPLICABLE CODES AND/OR ORDINANCES.



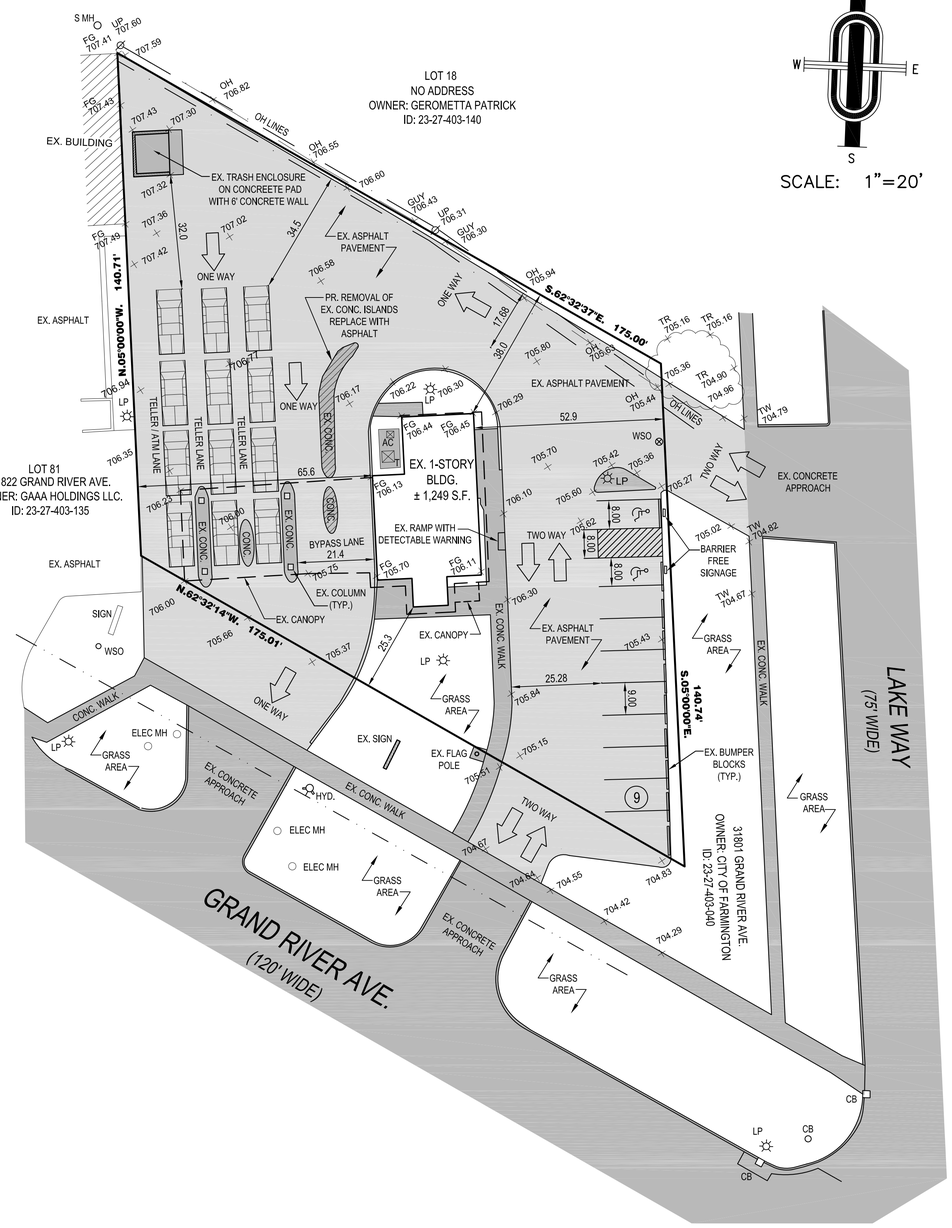
LOCATION MAP
NOT TO SCALE

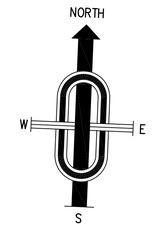
LEGAL DESCRIPTION: (AS FURNISHED BY THE CLIENT)

LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND, STATE OF MICHIGAN.

LOTS 82 THROUGH 85, INCLUSIVE, EXCEPT THE SOUTH 50.00 FEET FOR ROAD, BROOKDALE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 12 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

31806 GRAND RIVER AVENUE
PARCEL ID: 23-27-403-141





SCALE: 1"=20'

SITE DATA:

EXISTING ZONING: C-2 (COMMUNITY COMMERCIAL DISTRICT)
SITE AREA: ±0.477 ACRES
EXISTING BUILDING SIZE: 1,249 SF GROSS
PROPOSED USE: BANK

EXISTING BUILDING SETBACKS:
FRONT: 25.3'
SIDES: 65.6', 52.9'
REAR: 38.0'

PARKING:
REQUIRED PARKING: 5 SPACES PER 1,000 SF GROSS
TOTAL SPACES REQUIRED: 7 SPACES
ADA ACCESSIBLE SPACES REQUIRED: 1 SPACE

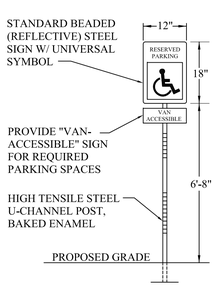
PROVIDED PARKING: 9 SPACES (2 ADA ACCESSIBLE)

4 STACKING SPACES REQUIRED PER BANK TELLER WINDOW
3 BANK TELLER LANES MAXIMUM INCLUDING ATM LANE

EXISTING ASPHALT:

EXISTING CONRETE:

EXISTING CONCRETE ISLAND TO BE REMOVED & REPLACED WITH ASPHALT:



BARRIER-FREE SIGNAGE DETAIL
NOT TO SCALE

STATE OF MICHIGAN
Salvatore Tommaso D'Anna
License No. 6201054085
LICENSED PROFESSIONAL ENGINEER

D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E, SUITE 200
ROCHESTER HILLS, MI 48307
P 248-852-7702 F 248-852-7707
dannaassoc.com

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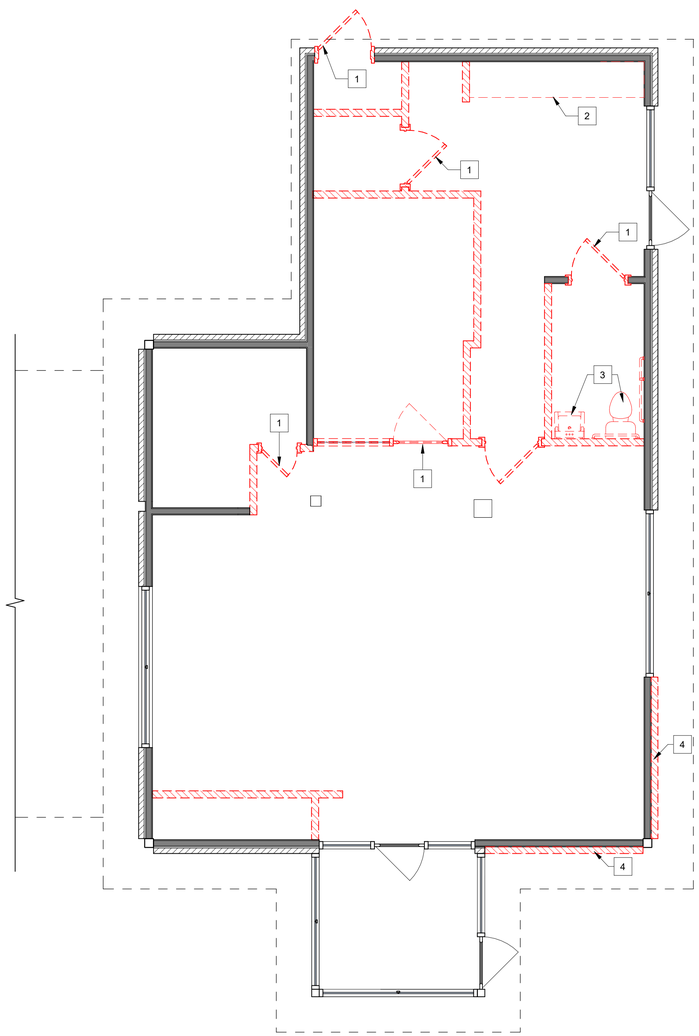
811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CLIENT: VIBE CREDIT UNION ANTHONY TAORMINA (248) 829-1560	DATE: 4-17-26
	JOB No. 26-006
	CHECKED BY: S.D.

31806 GRAND RIVER AVENUE
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN



2 A-101 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

02 EXISTING CONDITIONS:

A. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. IF FIELD CONDITIONS ARE NOT AS SHOWN ON PLAN, CONTACT THE PROJECT ARCHITECT OR ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH ANY WORK.

B. EXISTING BUILDING AND SITE WILL BE USED DURING DEMOLITION AND RECONSTRUCTION OF PROPOSED BUILDING. PROVIDE APROPRIATE BARRICADES, SIGNAGE, AND OTHER SAFETY PRECAUTIONS SO AS TO PROTECT VISITORS, TRADESMEN, AND EXISTING REMAINING CONDITIONS.

C. COMPLETELY REMOVE ALL WORK AND RELATED WORK IN AREAS DESIGNATED ON THE PLAN.

D. DISCONNECT, REMOVE, AND CAP ALL EXISTING UTILITIES AS INDICATED AND REQUIRED TO PERMIT NEW WORK. ALL WORK TO BE COMPLETED BY APPROPRIATE, EXPERIENCED TRADES (I.E. ELECTRICAL DEMOLITION BY ELECTRICIANS, ETC.)

E. RESTORE EXISTING AREAS WHICH ARE DAMAGED DURING CONSTRUCTION. MATCH EXISTING MATERIAL AND FINISHES.

F. DO NOT USE EXPLOSIVES OR UNSAFE DEMOLITION METHODS.

G. REMOVE ALL DEBRIS FROM THE SITE. DO NOT BURN REFUSE ON SITE. MATERIAL TO BE TRANSPOSED TO AN APPROVED SITE.

H. COORDINATE SALVAGEABLE ITEMS WITH THE OWNER. STORE SALVAGEABLE ITEMS WITHIN DESIGNATED AREAS.

I. THE CONTRACTOR SHALL PROVIDE PROPER SHORING AND BRACING WHERE NEEDED.

J. ANY DECIATIONS /SUBSTITUTIONS OF STRUCTURAL ELEMENTS MUST BE APPROVED BY THE ARCHITECT/TRUCTURAL ENGINEER.

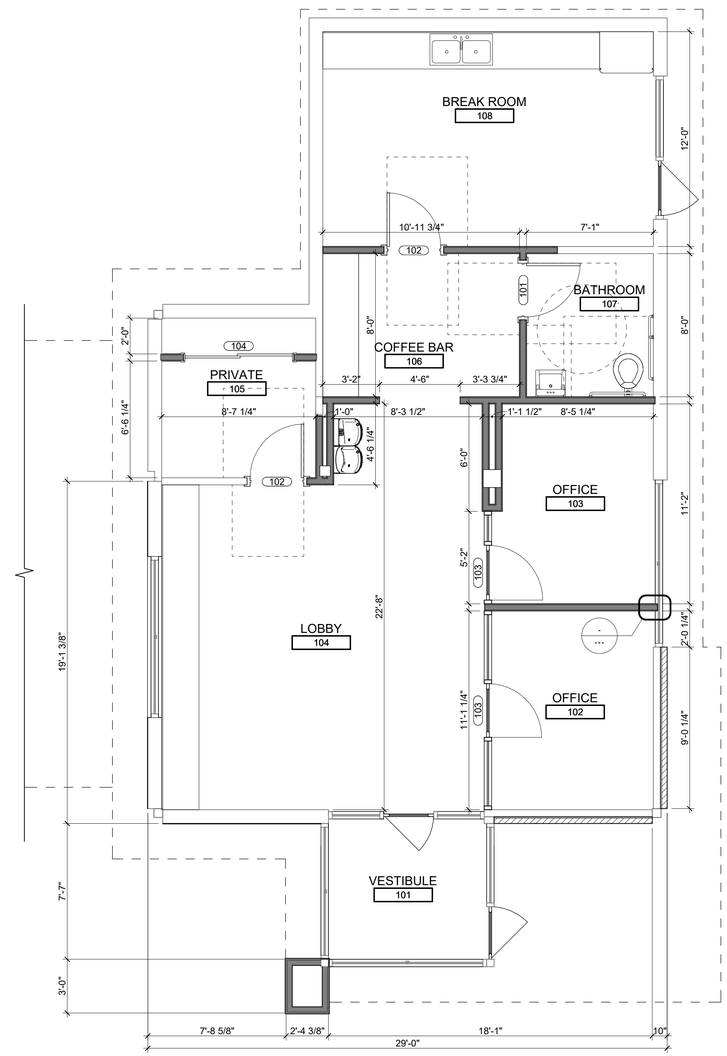
K. VERIFY EXISTING CONDITIONS OF EXPOSED STRUCTURAL MEMBERS DURING DEMOLITION, PRIOR TO CONSTRUCTING PROPOSED IMPROVEMENTS. INSPECTION AND ASSESSMENT OF EXISTING STRUCTURAL ELEMENTS SHALL BE BY ARCHITECT / STRUCTURAL ENGINEER.

DEMOLITION PLAN KEYED NOTES

1. REMOVE EXISTING DOOR AND INFILL WITH STUDS AND FINISHES TO MATCH EXISTING.
2. REMOVE EXISTING CABINETRY
3. REMOVE EXISTING PLUMBING, CAP EXISTING LINES IF NOT BEING USED. SEE FLOOR PLANS
4. REMOVE EXISTING EXTERIOR MATERIAL - SEE PROPOSED PLAN FOR NEW FINISHES

DEMOLITION WALL SCHEDULE

KEY	DESCRIPTION
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN



1 A-101 FIRST FLOOR PLAN - ARCHITECTURAL
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY ARCHITECT OR CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

B. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED 2X WOOD BLOCKING OR EQUIVALENT FOR COMPLETE AND SECURE SUPPORT OF ANY WALL MOUNTED EQUIPMENT, CABINETRY, FURNISHINGS AND/OR SIGNAGE.

C. ALL DIMENSIONS ARE TO FINISHED FACE UNLESS SHOWN OR NOTED OTHERWISE.

D. ALL DOORS SHALL BE 32" (815MM) MINIMUM CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED.

E. SEE SHEET A601 FOR EXTERIOR DOOR AND WINDOW SCHEDULES.

F. PROVIDE FIRE EXTINGUISHERS AS NOTED ON THE APPROVED PLANS FROM THE CITY.

G. SEE STRUCTURAL FOR KNEE WALL BRACING.

H. SEE SHEET XXXX FOR BUILDING DETAILS.

I. REFER TO SHEET A-602 FOR ROOM FINISH SCHEDULE.

FLOOR PLAN KEYED NOTES

1. INSUL. TEMP. GLASS SET IN ALUM. FRAME STOREFRONT DOOR (LOW-E)
2. TEMP. GLASS SET IN ALUM. FRAME WINDOW (LOW-E)
3. STEEL COLUMN. SEE FRAMING PLAN.
4. DRINKING FOUNTAIN (HI-LO TYPE)
5. SERVICE SINK - SEE PLUMBING PLANS
6. WATER HEATER - SEE PLUMBING SHEETS FOR ADDITIONAL DETAILS
7. GAS METER
8. FLOOR DRAIN - SEE PLUMBING DRAWINGS
9. ROOF TOP MECHANICAL UNIT - SEE MECHANICAL DRAWINGS
10. ROOF LADDER - SEE ROOF PLAN FOR ADDITIONAL DETAILS
11. ROOF SUMPS ABOVE - SEE PLUMBING PLANS FOR ADDITIONAL DETAILS
12. WATER METER
13. ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS
14. DECORATIVE WALL MOUNTED LIGHT FIXTURE
15. KITCHEN EQUIPMENT - SEE EQUIPMENT PLAN

D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E, SUITE 200 ROCHESTER HILLS, MI 48307
P 248-852-7702
F 248-852-7707
dannaassoc.com

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OFFICE RENOVATION

STATE OF MICHIGAN
PIETRO D'ALEO
ARCHITECT
No. 3010555
LICENSED ARCHITECT

ISSUANCE:
- ■ SCHEMATIC
- ☐ BIDDING
- ☐ MUNI SUBMITTAL
- ☐ CONSTRUCTION
- ☐ OTHER:

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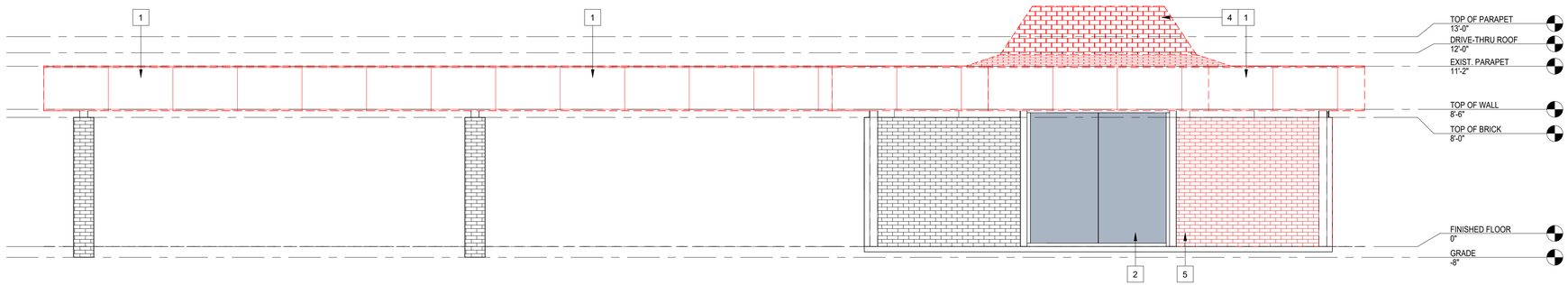
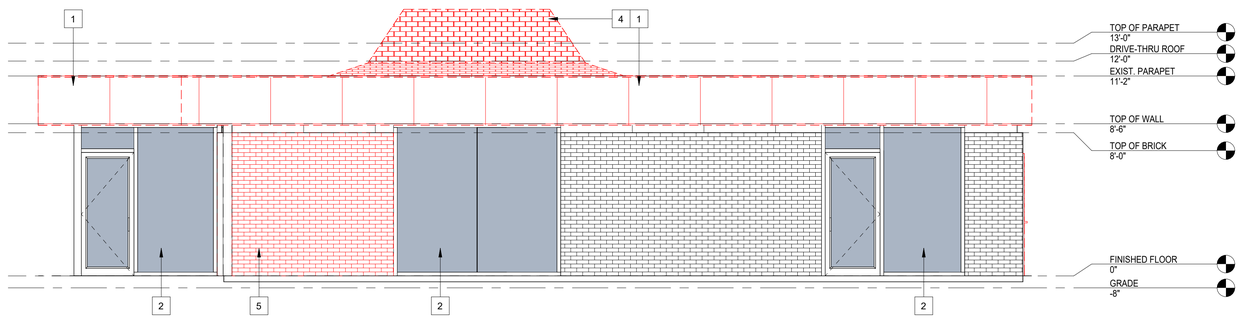
FLOOR PLAN - FIRST FLOOR

SHEET A-101

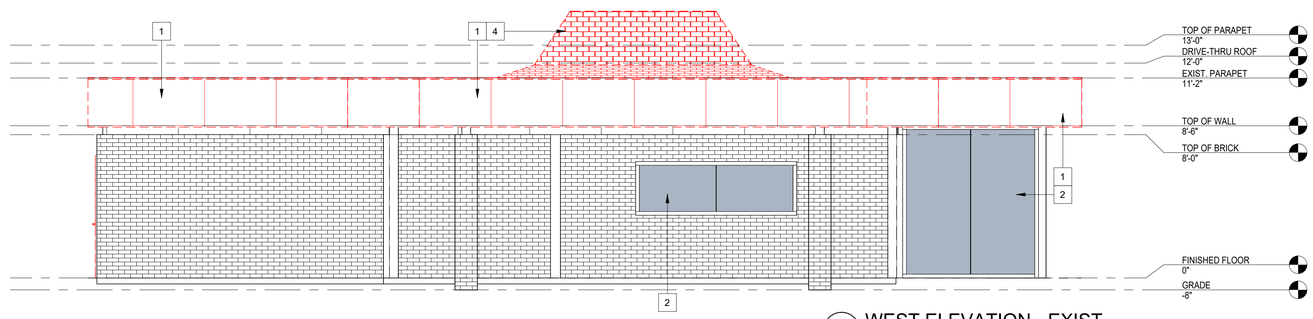
PROJECT NO. 26-006DA



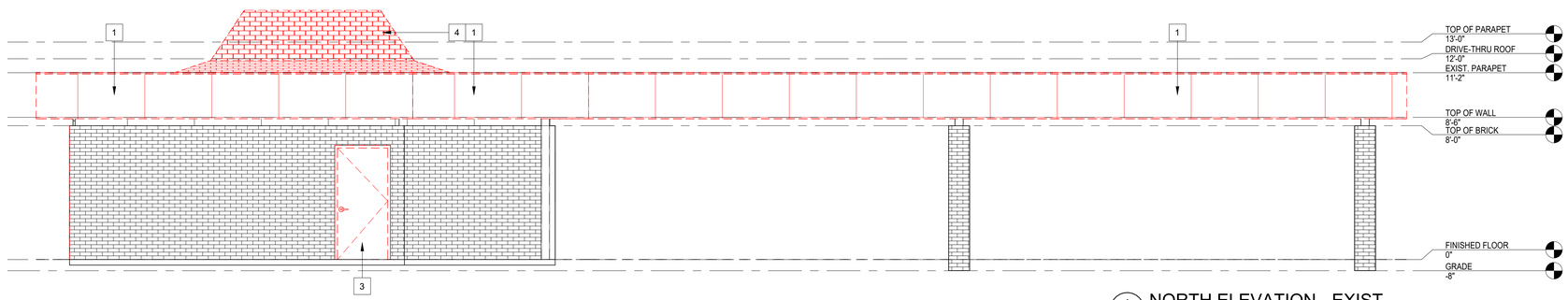
1 A-201 SOUTH ELEVATION - EXIST
1/4" = 1'-0"



2 A-201 EAST ELEVATION - EXIST.
1/4" = 1'-0"



3 A-201 WEST ELEVATION - EXIST.
1/4" = 1'-0"



4 A-201 NORTH ELEVATION - EXIST.
1/4" = 1'-0"

DEMOLITION KEYED NOTES

1. REMOVE EXISTING ALUM. PANELS
2. ALL WINDOWS TO BE REPLACED
3. DOOR TO BE REMOVED
4. SHINGLES TO BE REMOVED
5. BRICK VENEER TO BE REMOVED

D'Anna Associates
Architecture | Engineering
1055 SOUTH BLVD. E, SUITE 200 ROCHESTER HILLS, MI 48307
P 248-852-7702
F 248-852-7707
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OFFICE RENOVATION

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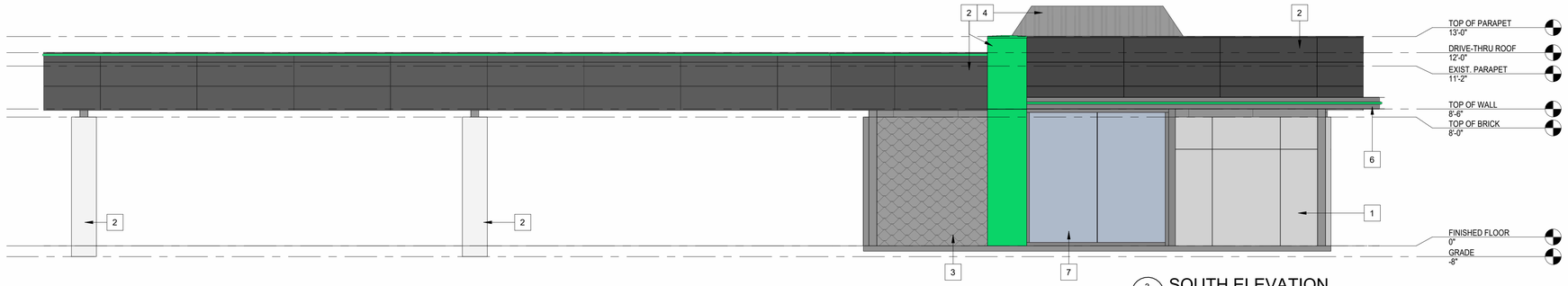
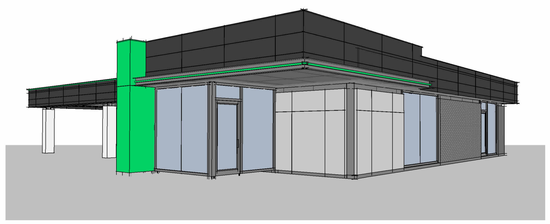
EXTERIOR ELEVATIONS

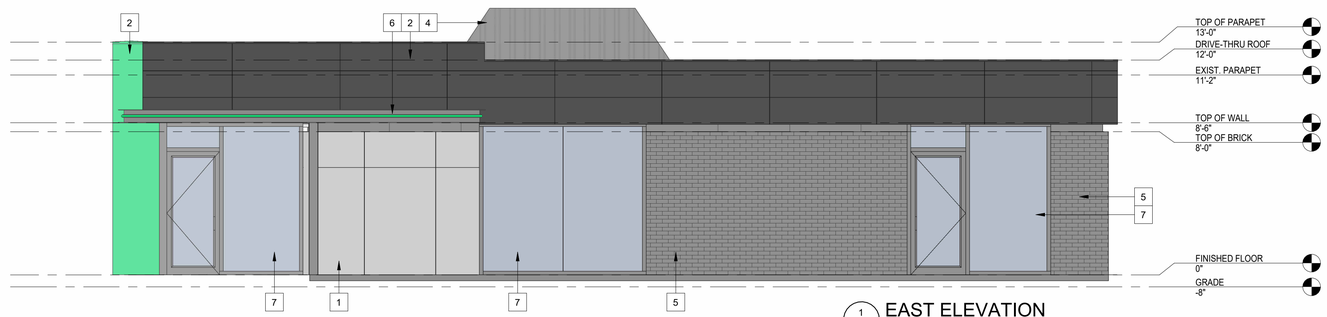
SHEET A-201

PROJECT NO. 26-006DA

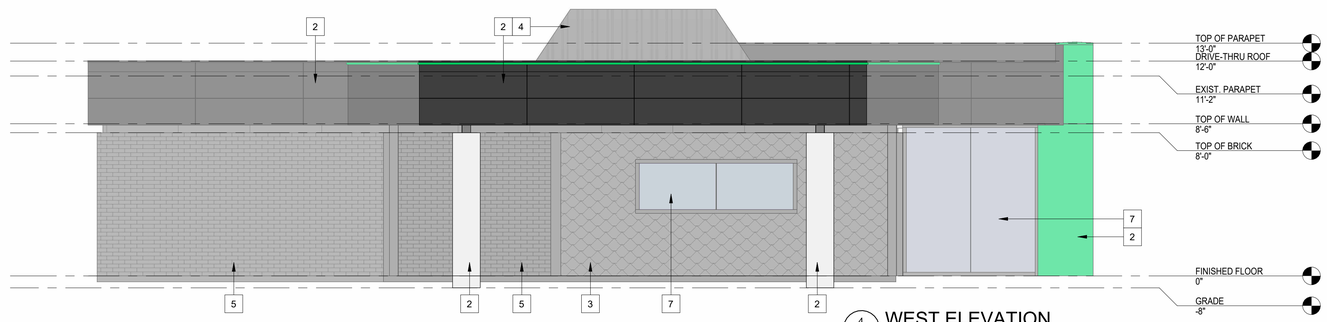


3 A-202 SOUTH ELEVATION
1/4" = 1'-0"

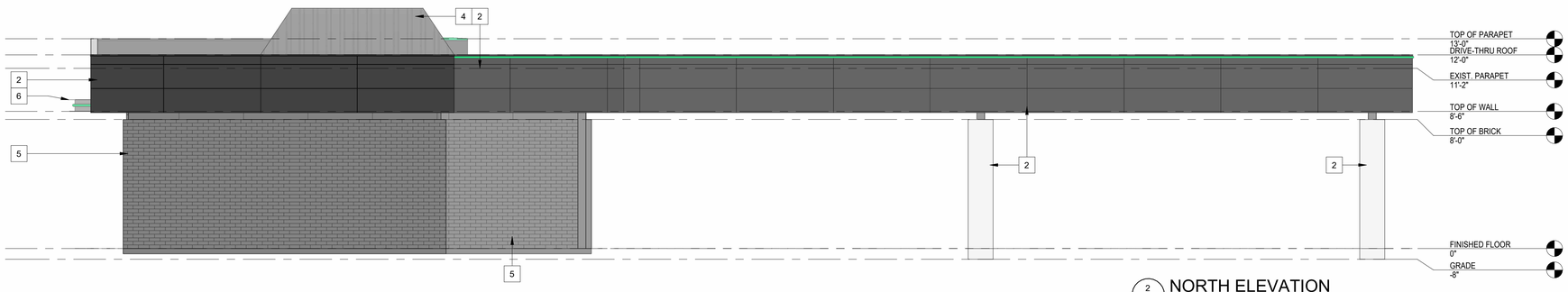




1 A-202 EAST ELEVATION
1/4" = 1'-0"



4 A-202 WEST ELEVATION
1/4" = 1'-0"



2 A-202 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION KEYED NOTES

1. STONE VENEER
2. ACM PANELS (COLOR VARRIES) - VERIFY WITH OWNER
3. FLAT LOCK ALUMINUM SIDING
4. STANDING SEAM METAL ROOF
5. EXISTING BRICK - PAINTED
6. PRE-FAB ALUM. PROFILE - BY OTHERS
7. EXISTING STOREFRONT PANELS, WINDOW, OR DOOR TO REMAIN

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Architecture | Engineering
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- ☐ **MUNI SUBMITTAL**
- ☐ **CONSTRUCTION**
- ☐ **OTHER:**

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EXTERIOR ELEVATIONS

SHEET A-202

PROJECT NO. 26-006DA