



WE ROCK THE SPECTRUM KID'S GYM SPECIAL LAND USE PSLU24-02

PSLU24-02 WE ROCK THE SPECTRUM KID'S GYM SPECIAL LAND USE

Public hearing at the request of Oliver Olasis, LLC, for Special Land Use approval to operate an indoor recreation area specialized for children who are neurodiverse within a unit of an existing shopping center. The subject unit totals 6,444 square feet and is located at 22104 Novi Road in Section 35, south of Nine Mile Road and east of Novi Road. The site is subject to a consent judgement that requires special land use approval for this specific use and size.

Required Action

Approve or Deny the Special Land Use along with any applicable waivers.

REVIEW	RESULT	DATE	COMMENT
Planning	Approval recommended	3-4-24	Additional conditions as noted in the motion sheet for Special Land Use approval
Fire	No Objections	2-20-24	Submittals for interior renovation will be required

Motion sheet

Approval – Special Land Use Permit

In the matter of We Rock the Spectrum Kid's Gym, PSLU24-02, motion to **approve** the Special Land Use Permit based on and subject to the following

- a. Relative to other feasible uses of the site:
 - i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service (*as it is being operated out of an existing building*);
 - ii. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area (*no impacts to utilities are anticipated*);
 - iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats (*no impacts to existing natural features are proposed*);
 - iv. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood;
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use (*as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi*);
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner (*as it fulfills one of the Master plan objectives to attract new businesses to the City of Novi*);
 - vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Electronic Stamping Set submittal;
- c. (*additional conditions here if any*)

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance)

- OR -

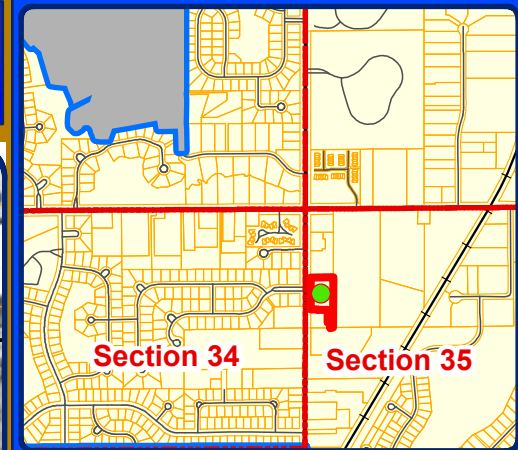
Denial – Special Land Use Permit

In the matter of We Rock the Spectrum Kid's Gym, PSLU24-02, motion to **deny** the Special Land Use Permit *(because the use is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

WE ROCK THE SPECTRUM KID'S GYM

LOCATION



LEGEND

 Subject Property

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: James Hill
Date: 4/1/2024
Project: WRTS KID'S GYM
Version #: 1



1 inch = 333 feet

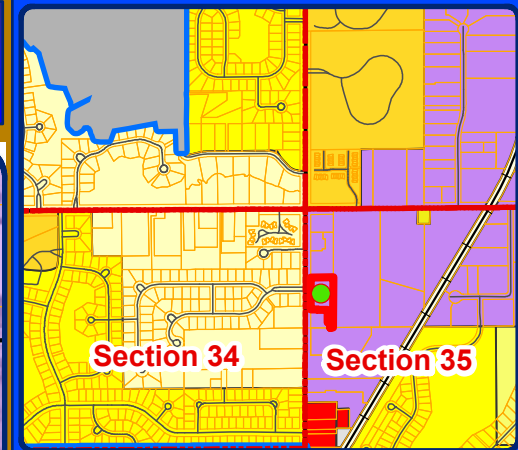
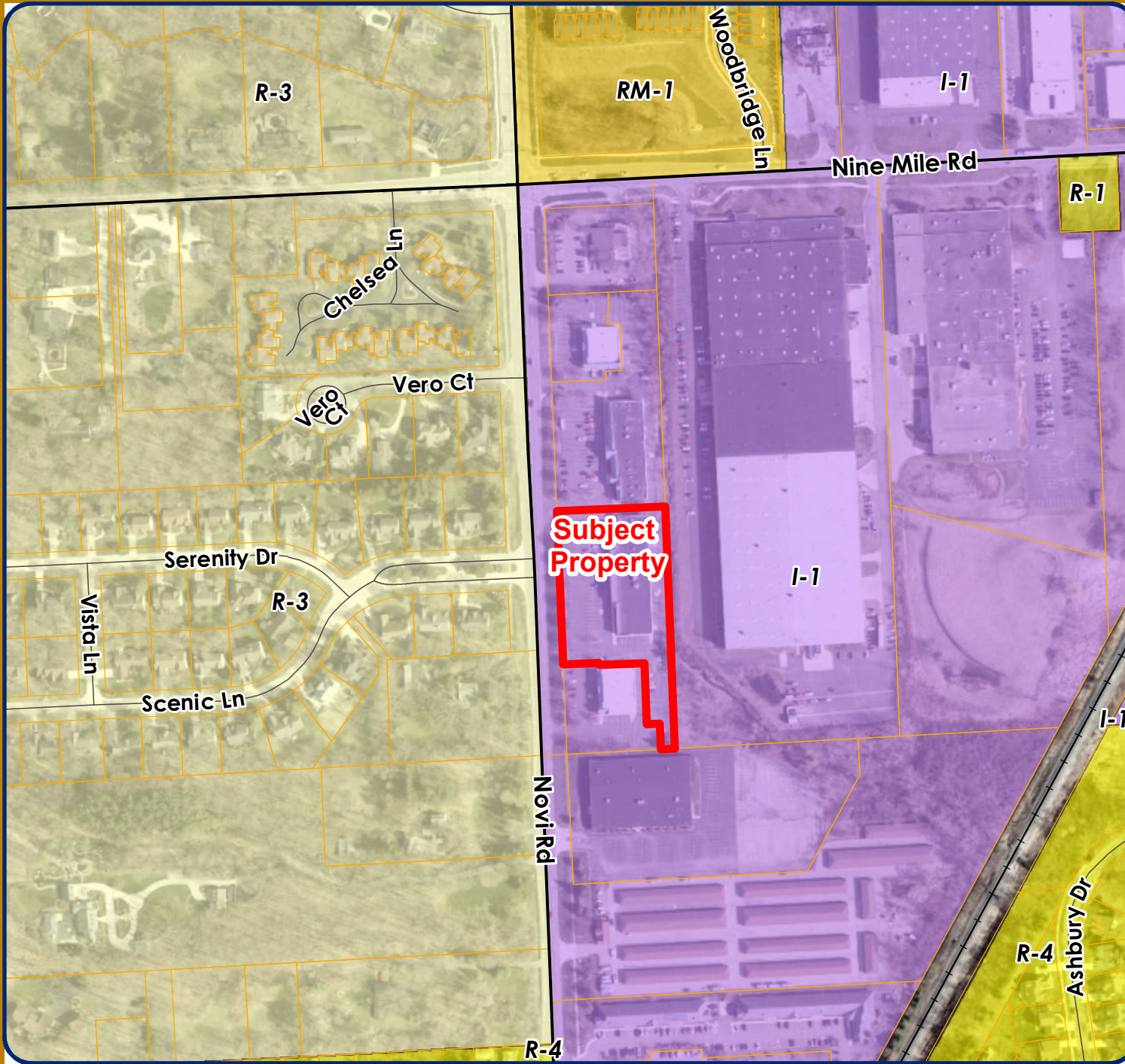



MAP INTERPRETATION NOTICE

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WE ROCK THE SPECTRUM KID'S GYM

ZONING



 Subject Property

LEGEND


-  R-1: One-Family Residential District
-  R-2: One-Family Residential
-  R-3: One-Family Residential District
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  B-3: General Business District
-  I-1: Light Industrial District
-  P-1: Vehicular Parking District

City of Novi

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Novi, MI 48375
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0 70 140 280 420 Feet
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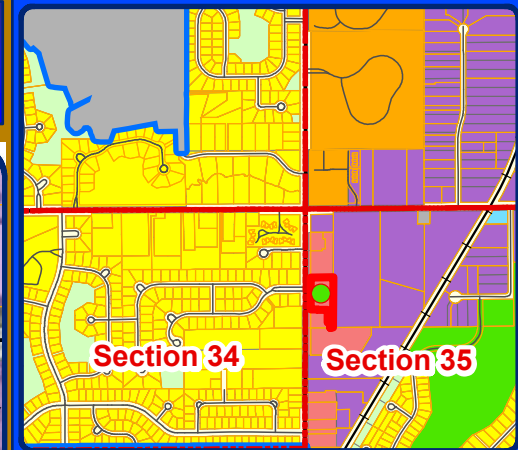
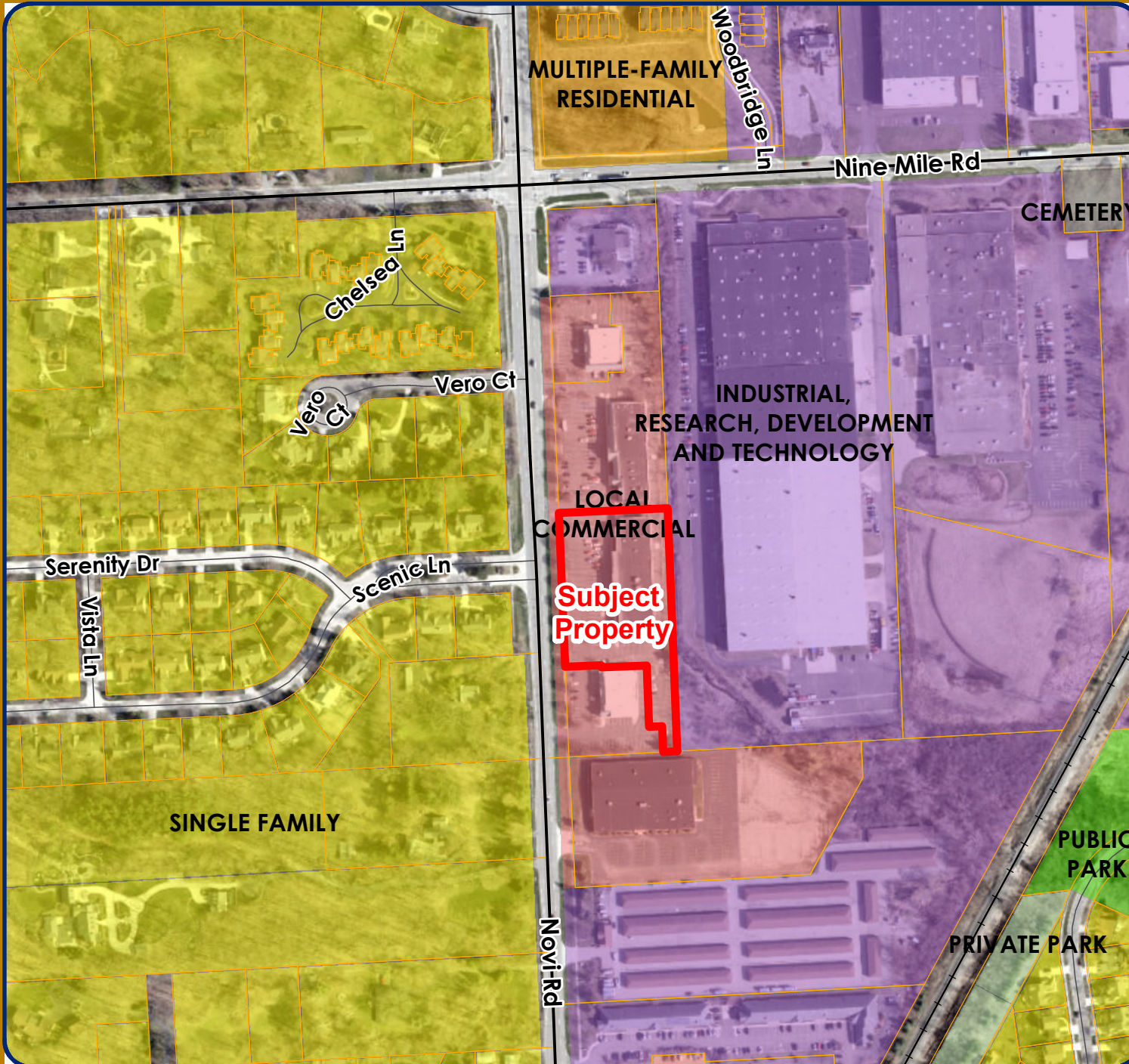



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
WE ROCK THE SPECTRUM KID'S GYM

FUTURE LAND USE



 Subject Property


LEGEND

-  Single Family
-  Multiple-Family Residential
-  Industrial, Research, Development and Technology
-  Local Commercial
-  Public
-  Public Park
-  Private Park
-  Cemetery

City of Novi
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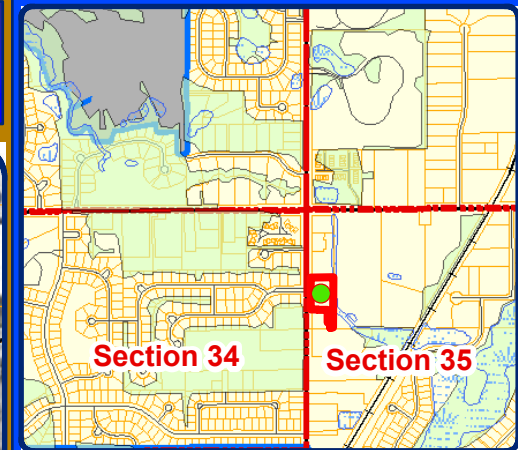


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WE ROCK THE SPECTRUM KID'S GYM

NATURAL FEATURES



 Subject Property

LEGEND

 Wetlands


 WOODLANDS

City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

3/4/2024

Planning Review

We Rock the Spectrum Kid's Gym
PSLU24-02

PETITIONER

Oliver Olasis, LLC

REVIEW TYPE

Special Land Use review

PROPERTY CHARACTERISTICS

Section	Section 35	
Site Location	South of 9 Mile Road, East of Novi Road	
Site School	Northville Community School District	
Site Zoning	I-1 Light Industrial with Consent Judgement that establishes the property as B-1 Local Business District	
Adjoining Zoning	North	B-1 Local Business District (same Consent Judgement)
	East	I-1 Light Industrial
	West	R-3 One-Family Residential
	South	I-1 Light Industrial
Current Site	Oak Pointe Plaza – current unit is vacant	
Adjoining Uses	North	Impact Church
	East	Distribution center/warehouse
	West	Timber Ridge Estates
	South	Self-Storage units (former Novi Bowl)
Site Size	2.29 acres; unit is approximately 6,444 square feet out of 20,671 square feet	
Plan Date	February 6, 2024	

PROJECT SUMMARY

The applicant, We Rock the Spectrum, is a company that specializes in creating indoor play areas for children who are neurodiverse. The applicant wishes to make some interior alterations to a single unit located within the Oak Pointe Plaza complex, which is governed by a Consent Judgement. The Consent Judgement was amended for a third time in 2022 to allow for a public or private indoor recreational facility as a Principal Permitted Use if it is 2,000 square feet or less and as a Special Land Use if it is larger than 2,000 square feet. The unit is approximately 6,444 square feet and thus requires Special Land Use approval.

RECOMMENDATION

Approval of the Special Land Use is recommended subject to the applicant properly addressing the comments brought forth in the Fire Marshal's letter, in addition to the Planning Commission approving the Special Land Use permit.

SPECIAL LAND USE CONSIDERATIONS

Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. **Shared parking agreement in place.**
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. **Applicant must address comments from Fire review.**
- iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **No impacts to existing natural features are proposed.**
- iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. **Shared parking agreement in place.**
- v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. **It fosters new businesses.**
- vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. **Complies with the latest amendments to the Consent Judgement.**

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. [Items in **bold** below must be addressed and incorporated as part of the final site plan submittal.]

1. Building Permit and Fire Code: Please work with our Building Department to ensure that the interior alterations are in compliance with the relevant building codes. See the Fire Marshal's review letter for any required updates to the fire suppression system.

OTHER REVIEWS:

- a. Fire Review: Additional Comments to be addressed with Electronic Stamping Set submittal. Fire recommends approval.

NEXT STEP: PLANNING COMMISSION AND RESPONSE LETTER

This Special Land Use is scheduled to go before Planning Commission for consideration on **April 10, 2024 at 7:00 p.m.** Please provide via email the following **by noon on April 3, 2024**, if you wish to keep this schedule:

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.** (we already have this)
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers as you see fit.

ELECTRONIC STAMPING SET SUBMITAL AND RESPONSE LETTER

After receiving Special Land Use approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review comments from City staff the applicant should make the appropriate changes on the plans and submit **5 size 24" x 36" copies with original signature and original seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for final Stamping Set approval.

If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.

SIGNAGE

Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications that relate to construction of a new building or an addition to an existing building may submitted, reviewed, and approved as part of a site plan application. Proposed signs shall be shown on the preliminary site plan. Alternatively, an applicant may choose to submit a sign application to the Building Official for administrative review. Following preliminary site plan approval, any application to amend a sign permit or for a new or additional sign shall be submitted to the Building Official. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248-347-0547 or jhill@cityofnovi.org.



James Hill – Planner

FIRE REVIEW



February 20, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
James Hill – Plan Review Center
Heather Zeigler – Plan Review Center
Diana Shanahan – Planning Assistant

CITY COUNCIL

Mayor
Justin Fischer

Mayor Pro Tem
Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief
Todd Seog

RE: WRTS Kids Gym (Special Land Use)

PSLU24-0002

Project Description:

Renovate existing structure for new tenant.

Comments:

- The fire alarm system is to be renovated and will need submittals for the change.
- The fire suppression system is to be renovated and will need submittals for the change.

Recommendation:

Approved with conditions.

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT NARRATIVE AND BUSINESS PLAN

L A W O F F I C E S
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

37000 GRAND RIVER AVENUE SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
www.lmdlaw.com

TELEPHONE
(248) 476-6900

FACSIMILE
(248) 476-6564

D. B. LANDRY
dlandry@lmdlaw.com

February 6, 2024.

HAND-DELIVERED

Barbara McBeth
City of Novi Planning Department
45175 Ten Mile Road
Novi, MI 48375

RE: Application for Special Land Use
Property: One Unit of 22104 Novi Rd – Oak Pointe Plaza
Applicant: Oliver Oasis, LLC.
Property Owner: Nova Oak Pointe Properties, LLC.
Our File No.: DID 27412

Dear Ms. McBeth:

Please accept this as a narrative accompanying an Application for Special Land Use Approval for the above-noted Property. (See Exhibit A – Application for Special Land Use Approval). The Application is a request for Approval of the Use of a Single Unit, 6,444 square feet, in this much larger building for a Private Indoor Recreational Facility, the use which is recognized in the Third Amended Judgment, which governs the uses on this Property. (See Exhibit B – Third Amended Judgment).

HISTORY OF THE PROPERTY AND ITS ZONING

The unit in question is part of a larger four-building shopping center located at the southeast corner of Novi Rd and Nine Mile Rd. The entire shopping center is known as “Oak Pointe Plaza”. In 1988, the city and the then developer entered into a Court Ordered Consent Judgment regarding the permitted uses of the Property. That Judgment provided that the Property shall be developed under the B-1 Zoning District, as it was written in 1988 and as otherwise specifically set forth in the Judgment. The Property was thereafter developed with four separate buildings and ultimately split into four parcels. One of the parcels, the third building proceeding from North to South, 22104 Nine Mile Rd, was acquired in 2018 by its current owner, Nova Oak Pointe Properties, LLC.

In 2021 the Second Amended Judgment was entered by the Court as approved by the City to add to the number of allowable uses “Public or Private Indoor Recreational

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

February 6, 2024

Page 2

Facilities”. (See Exhibit B, Page 5, Paragraph F). At that time a proposed larger indoor recreational facility known then as “Novi Play” was proposed, to include 10,400 square feet of the building. The Judgment was amended to allow Private Indoor Recreational Facilities and the Judgment specifically stated “Any other future Indoor Recreational Uses smaller than 2,000 square feet shall be considered a Principal Permitted Use. Any other future Indoor Recreational Uses larger than 2,000 square feet shall be subject to the Special Land Use requirements listed in 6.1.2.C of the Zoning Ordinance.” (See Exhibit B, Page 5, Paragraphs F2 and F3). The “Novi Play” recreational facility never materialized. In 2022 a Third Amended Judgment was entered by the Court, upon approval by the City, to add to the list of Permitted Uses “Places of the Worship”. (See Exhibit B, Page 5, Paragraph F(b)). Currently the “Impact Church” occupies 9,000 square feet of the building.

The Applicant, “We Rock The Spectrum Kid’s Gym” proposes to occupy 6,400 square feet as an Indoor Private Recreational Facility, which is smaller than the previously approved “Novi Play”. Pursuant to the Second and Third Amended Judgment, because the Applicant seeks a Private Indoor Recreational Use greater than 2,000 square feet a Special Land Use is required. Hence, this Application is submitted.

THE PROPOSED USE

Attached as Exhibit C is information regarding the Proposed We Rock The Spectrum Kid’s Gym. While this use is very similar to the previously approved “Novi Play” use it is unique and provides a sensory-based play center with equipment specifically designed for children with sensory processing disorders. As stated in Exhibit C “All children can and will benefit from the use of this equipment at our gym to play and grow”. Moreover, “It is specifically designed to welcome children with special needs and give them and their families a place where they never have to say, ‘I’m sorry.’” The Mission Statement specifically describes the use as: “Our goal is to provide a much-needed resource for children and their families; a place for children with disabilities and neuro-typical can play and learn together in a truly integrated environment with a bonus of teaching patience, tolerance, and acceptance.”

Attached as Exhibit D is the Site Plan of the larger building and an interior Floor Plan of the portion to be used by the Applicant. Given that the city is familiar with this Site, given that this type of Indoor Private Recreational Use has previously been approved, and given that the only change to the exterior portion of the building is the addition of two windows to the south side of the building (side yard), I am not including with this Application copies of large 24” X 36” Site Plans. I am providing 11” X 14” Site

LANDRY, MAZZEO & DEMBINSKI, P.C.

February 6, 2024

Page 3

Plans, and also a digital copy. If the City requires copies of larger 24" X 36" Site Plans please let me know, and I will provide them to the City immediately.

Interestingly, while the Permitted Uses of the Property is controlled by the Third Amended Judgment, the underlying Zoning of this Property is I-1 and a Principal Permitted Use in an I-1 District includes "Private Indoor Recreational Facilities". Thus, not only is the use allowable under the Third Amended Judgment (with a Special Land Use) but it would be consistent with the City of Novi's current Zoning Ordinance as it would be allowed as a Principal Permitted Used thereunder where were not for the fact that this Property is controlled by a Judgment. Thus, the use is consistent with Novi's current intended uses.

Several aspects of the Property Proposed Uses are as follows:

- Square footage of the unit: 6,444 square feet.
- Hours of operation: requested hours 8 am to 8 pm, most likely operating hours 9 am to 7 pm.
- Average number of children expected to attend: approximately 30 children at any given time.
- Maximum number of children: could be as high as 60-75 for special camps, special classes, or an occasional birthday party.
- The only exterior changes to the building will be the addition of two windows to the south side of the building.
- No outdoor uses will be allowed other than parking.
- Parking on premises is sufficient pursuant to the Shared Parking Agreement for the entirety of the Oak Pointe Plaza.
- Signage: Per City of Novi Ordinance.
- Retail area noted on Floor Plan: Applicant intends to only sell Franchise logo wear, i.e., T shirts, sweatshirts etc., and specialty children's educational toys by "Melissa and Doug"

- No commercial kitchen. No food will be prepared on premises. There will be vending machines.

SPECIAL LAND USE CRITERIA

As stated above, a very similar use, “Novi Play” was previously approved by the City at this very location. The Proposed Use would be even less at 6,444 square feet as opposed to 10,400 square feet of the previously approved Novi Play. Analyzing this Application under the provisions of Novi Zoning Ordinance Section 6.1.C regarding Special Land Uses is as follows:

i – Relative to other feasible uses of the Site, the Proposed Use will not cause any detrimental impact on the existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes of – street parking, of – street loading/unloading, travel times, and thoroughfare level of the service.

ii – Relative to other feasible uses of the Site, the Proposed Use will not cause any detrimental impact on the capabilities of Public Services and Facilities, including Water Service, Sanitary Sewer Service, Stormwater disposal, and Police and Fire Protection to serve existing and Plan Uses in the area.

iii - Relative to other feasible uses of the Site, the Proposed Use is compatible with the natural features and characteristics of the Land, including existing woodlands, wetlands, water courses, and wildlife habitats.

iv – Relative to other feasible uses of the Site, the Proposed Use is compatible with the adjacent uses of land, in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.

v – Relative to other feasible uses of the Site, the Proposed Use is consistent with the goals, objectives, and recommendations of the City’s Master Plan for Land Use.

LANDRY, MAZZEO & DEMBINSKI, P.C.

February 6, 2024

Page 5

vi – Relative to other feasible uses of the Site, the Proposed Use will promote the use of land in a socially and economically desirable manner.

vii – Relative to other feasible uses of the Site, the Proposed Use is listed among the provisions of the Third Amended Judgment requiring Special Land Use review and is in harmony with the purposes and conforms to the applicable Site design regulations of the Zoning District and which it is located. There are no changes proposed to the exterior of the building.

The Applicant looks forward to appearing before the Planning Commission to discuss this Proposed Use and answer any particular questions that the Planning Commission of the City may have. The use is clearly one of social significance in that it provides a service to children, ages 1 through 13 with neuro disabilities who may not be able to otherwise interact with other children and socialize in an active environment of tolerance and acceptance.

Please do not hesitate to contact me directly if you have any additional inquiries. We request to be placed on the earliest available Planning Commission Agenda.

I have enclosed herein a check in the amount of \$500.00 payable to “The City of Novi” for the Special Land Use review fee.

Thank you.

Respectfully submitted,

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

/s/ David B. Landry
David B. Landry

DBL/cw

Cc:

We Rock the Spectrum Kid's Gym

- Novi

Business Plan



Oliver Oasis LLC

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I. Executive Summary

Overview

We Rock the Spectrum Kid's Gym (WRTS) is a sensory-based, inclusive gym founded in 2010 to provide a safe place for neurodiverse and neurotypical children to play and grow together. It is specifically designed to welcome children with special needs and give them and their families a place where they never have to say, "I'm sorry."

Business Concept

WRTS Kid's Gym franchise is an independently owned and operated children's gym committed to providing a safe, nurturing, non-judgmental and fun environment to foster learning and exploration and provide safe sensory experiences for all children. A WRTS Kid's gym includes various unique equipment to assist children with neurological growth including but not limited to: sensory based swings and toys, an indoor play structure, motor play toys and equipment, an arts and crafts/fine motor area, a toddler area and imagination stations.

The unique sensory structures found at WRTS Kid's Gyms include twelve pieces of specialized equipment that are specifically designed for children with sensory processing disorders. This equipment aids them in regulating their sensory processing systems while they learn and play. Although it is specialized, all children can and will benefit from the use of this equipment at our gym to play and grow. This unique gym is the only one of its kind that offers an inclusive philosophy so that children of all ability levels can "play with a purpose" while socializing and playing together.

Company Goals

Our goal is to provide a much-needed resource for children and their families; a place where children with disabilities and neuro-typical children can play and learn together in a truly integrated environment with a bonus of teaching patience, tolerance and acceptance.

Target Market

The target market for the services offered by WRTS Kid's Gyms include neuro-typical children ages 1 to 13 years old, neurodiverse children of all ages, as well as parents seeking play centers that incorporate activities to promote strength building, modulation of sensory processing patterns, behavior modification, socialization, and fine and gross motor development. The market for children's

activities in Novi, MI area is well established, however, facilities currently in operation are not suited for children with special needs. The area has several indoor party and play spaces (Stemville, Climb'n Slide, Launch, and Pump It Up). However, these indoor trampolines and play spaces are unable to meet the sensory needs of neurodiverse children. There is currently no indoor play space that is inclusive and accommodating to various sensory needs. We Rock The Spectrum – Novi would be a one of a kind service.

II. Company Description

Mission Statement

Our goal is to provide a much-needed resource for children and their families; a place where children with disabilities and neuro-typical children can play and learn together in a truly integrated environment with a bonus of teaching patience, tolerance and acceptance.

Company Philosophy and Vision

We Rock the Spectrum Kids Gyms was founded to provide a safe place for children of all ability levels to “play with a purpose” while growing, developing, and having fun. As the only kids’ gym that offers an inclusive philosophy, we have found all children can benefit from our uniquely designed sensory equipment that is specifically designed to aid children with sensory processing disorders.

Principal Members

Yushu Zhou, Owner

Legal Structure

As of November 2, 2023, We Rock the Spectrum Kid's Gym – Novi has been established as Oliver Oasis LLC, a Michigan limited liability company. Our Tax ID# is 93-4224318. Percentage share of Membership Interests: Yushu Zhou 100%

III. Marketing Plan

Market Research

According to Autism Speaks, “Autism spectrum disorder (ASD)” and “Autism” are both general terms for a group of complex disorders of brain development. These disorders are characterized, in varying degrees, by difficulties in social interaction, verbal and nonverbal communication and repetitive behaviors. With the May 2013 publication of the [DSM-5 diagnostic manual](#), all autism disorders were merged into one umbrella diagnosis of ASD. Previously, they were recognized as distinct subtypes, including Autistic Disorder, Childhood Disintegrative Disorder, Pervasive Developmental Disorder-Not Otherwise Specified (PDD-NOS) and Asperger Syndrome. ASD can be intellectually associated with disability, difficulties in motor coordination and attention and physical health issues such as sleep and gastrointestinal disturbances.

Autism is the fastest growing developmental disorder world wide , increasing at a rate of 10-17% each year. In 2021, the CDC reported that approximately 1 in 44 children in the USA is diagnosed with an autism spectrum disorder. This includes 1 in 27 boys and 1 in 116 girls. Thirty-one percent of children with ASD have an intellectual disability (intelligence quotient [IQ] <70), twenty-five percent are in the borderline range (IQ 71–85), and forty four percent have IQ scores in the average to above average range (i.e., IQ >85) (autismspeaks.org).

Additionally, statistics report that sensory processing issues affect around 1 in 20 to 1 in 6.25 children in the United States population. SPD is a neurological disorder in which individuals have difficulty receiving and perceiving sensory input through sights, sounds, touch, tastes, smells, movement and balance, body position and muscle control. Individuals can be affected by SPD alone, or in conjunction with other developmental disabilities. (www.spdfoundation.net)

Also, ADHD affects about 4.1% American adults aged 18 years and older in a given year. The disorder affects 9.0% of American children aged 13 to 18 years. Boys are four times more at risk than girls. Studies show that the number of children being diagnosed with ADHD is increasing, but it is unclear why. (www.nimh.nih.gov)

The general consensus is that children with special needs are in dire need of a public facility that will enhance cognitive, social and physical development while they learn, play and develop strategies that will help them self-regulate, organize and calm their sensory systems. There is a vital need for a safe, structured environment outside of the school and clinical setting that allows children with special needs to socialize and explore.

Product

"Finally, a place where you never have to say 'I'm sorry' "is the WRTS Kid's Gym slogan.

WRTS is a welcoming, safe, nurturing, and fun environment for all children. Parents and caregivers will feel comfortable bringing their children to the gym knowing the children will not be judged or criticized. The child can be free to be themselves. No one has to apologize for a child who is having a meltdown, nor will anyone be asked to leave because of such behavior. A child learning to use their words to communicate wants and needs or is developing skills for appropriate interaction with peers and adults will feel accepted, not alienated. *Behaviors not tolerated in other settings may very well be the norm at WRTS Kid's gym.*

Families will enter the gym through the front entryway, which will have space for shoes and cold weather apparel. Then, they will proceed to The Rock Shop, where Melissa and Doug developmental toys, sensory/therapeutic materials and WRTS merchandise will be available for purchase. They will purchase gym passes or memberships at the front desk. Families will enter the main gym area through a main gate. This is a safety feature, as many children with Autism Spectrum Disorder exhibit fleeing behavior.

The main gym area is considered a gross motor sensory area. It will be equipped with a large metal apparatus in the center, which will be used for hanging a variety of interchanging swings, including bolster, platform, and hammock swings for vestibular and proprioceptive input. The main gym area will also have a large, spring free trampoline with safety enclosure net (for building leg and core strength), a zip line (for stress release and joint and body relaxation) into a crash pit (for fun, motor planning, and strength), a climbing apparatus and a rope wall (for climbing and increasing playground skills).

There will also be a fine motor sensory area. There will be approximately three child sized tables with six chairs per table. This area will provide tactile sensory input and assist with improvement of fine motor skills, foster creativity and improve hand-eye coordination and attention through play with paint, play dough, puzzles, crafts, coloring, beads, blocks etc. There will also be a toddler area with soft blocks and age-appropriate activities. This area will also include multiple imagination stations, dress up area, and a reading area.

Additional space will be provided to hold various classes (such as children's yoga, dance, story time, social skills, etc.). A small quiet/'calm' room will be available for children who are overstimulated and need the opportunity to regulate. This room will have calming items such as bean bag chairs, fidget tools, various compression items, calming music, soft lights, books, and additional materials that may be useful for regulation.

Detailed Description of Customers

The target market for the services offered by WRTS Kid's Gyms include neuro-typical children ages 1 to 13 years old, neurodiverse children of all ages, as well as parents seeking play centers that incorporate activities to promote strength building, modulation of sensory processing patterns, behavior modification, socialization and fine and gross motor development. The market for children's activities in Novi is well established, however, facilities currently in operation are not suited for children with special needs.

We are expecting that our primary customers will come from Oakland County and Wayne County.

The customer group will have children, either neuro-typical, neuro diverse, or a combination of both. The customer group will primarily be middle to upper class. Lower class customers will be eligible to apply for scholarships for their special needs children to attend the gym and its classes through our non-profit, My Brother Rocks the Spectrum (MBRTS).

Company Advantages

- We Rock the Spectrum Kid's Gym (WRTS) is a franchise that was founded in 2010 by Dina Kimmel. WRTS opened its first gym in Tarzana, California and became a national franchise in less than four years.
- The WRTS franchise has seen rapid growth. In less than six years there were more than 78 domestic locations. Now there are 140 active locations worldwide, with an additional 40+ set to open in the next year.
- The WRTS Kid's Gym welcomes all children but is geared towards children who require strong sensory input, such as children with Autism Spectrum Disorder (ASD), Sensory-Processing Disorder (SPD) or Attention Deficit Disorder (ADD) and Attention Deficit-Hyperactivity Disorder (ADHD). The needs of these children, outside of the school and clinic setting, are highly unmet in the Novi, MI area.
- Local recreational facilities that exist cater to the neuro-typical child and do not address the needs of the special needs community as the equipment is generally not appropriate, the environment too stimulating, and the staff not educated on the unique traits, abilities and needs of those individuals with special needs. Overall, these environments do not appear to embrace the special needs community as they do not appear to exhibit a sense of tolerance and acceptance. WRTS will meet these needs.

- Many local recreation facilities largely appear to be run by absentee owners entrusting the operations to teens and young adults without the life experiences and nuances to delicately handle those with special needs. We will provide these sorely missing necessities. It is our belief that a strong owner-operator presence is crucial to the success of any business endeavor, and will set us apart from other children's facilities in current operation.
- There is a very large special needs population in Novi, MI which continues to rise. The main strength of this WRTS Kid's Gym is that we will be an accessible resource to meet the needs of so many individuals and their families.

Key Competitors

There are no other public places that cater to children with special needs in the Novi, MI area outside of therapy centers. The closest possible competitors to WRTS Kid's Gym would be places that provide play and party centers, strength building and/or social interactions, both as stand-alone businesses and/or part of schools. The following are local children's gyms and/or play/party centers that are open for public use:

- *Stemville* - 141 N Center St #201, Northville, MI 48167
 - Indoor children's toy center that focuses on STEM education for 1-8 years old, birthday Parties
- *Climb 'n Slide* - 40000 Six Mile Rd, Township of Northville, MI 48168
 - Indoor playground (1 large piece of jungle gym) operated by local church for 3-10 years old – Ward Church
- *Launch* - 44255 W 12 Mile Rd, Novi, MI 48377
 - Indoor trampoline, obstacle courses, XP arena, food, birthday parties for all ages
- *Pump It Up* - 28373 Beck Rd unit h, Wixom, MI 48393
 - Indoor play center, inflatables, private parties for 1-8 years old

Marketing Strategy

We will network through established professional relationships including: local therapy practices, pediatric occupational, speech, physical and ABA therapists; special education teachers; early intervention professionals; pediatricians; local public and private schools; and established informal networks of families with special needs children.

We will utilize ATAK Interactive to establish the WRTS – Novi website as well as all Social Media (Facebook, Instagram, and TikTok) accounts specific to our WRTS location.

We will distribute brochures to all local early intervention agencies, special education preschools, special education programs/schools (public and private), pediatricians (developmental and general), local speech, occupational and physical therapy providers, libraries, universities, community resource centers, and attend/sponsor local special needs fundraisers/fairs and community events.

We will host a Grand Opening event in which WRTS Corporate staff will physically attend and assist in coordinating the festivities. WRTS Corporate also publicizes “Coming Soon” information on all their social media outlets and flyers.

We will advertise in local publications, the local newspaper and the news stations as able.

During events prior to the grand opening and once the WRTS – Novi gym is opened, interested families and customers will register their email addresses with us through our Mind-Body Software (bookkeeping). Email bursts will be sent out periodically, as well as prior to special events such as seasonal camps/activities.

Also, the WRTS – Novi gym will have a monitor with an instant feed (ScreenCloud) generated in which we will stream photos of children in the gym, flyers of upcoming events and classes, etc.

Advertising and promotional costs are initially covered until the grand opening through our franchise fee. Following the grand opening, we estimate approximately \$500.00 monthly on advertising/promotions.

IV. Product and Services

Product/Service

Services Include:

- Open Play
- Memberships
- Birthday parties
- Private playdates
- Classes
- Parents' Night Out
- Camps

Products Include:

- Toys
- Sensory and therapeutic items
- WRTS apparel and items

Pricing Structure

- Open Play - This includes full use of the gym with all equipment and activities. Parents/caregivers must be in attendance.
 - \$20 All Day Pass (per child); \$10 per sibling(s)
- Open Play Memberships -
 - Mini Rock (3 visits) - \$50
 - Rock Basic (5 visits) - \$90
 - Rock Gold (10 visits) - \$180
 - Rock Platinum - Unlimited play for 1 month = \$175/1 child, \$225/2 children, \$275/3 children
 - Rock Diamond - Unlimited play for 1 year = \$1000/1 child, \$1500/2 children, \$1800/3 children
- Birthday Parties - There are multiple party packages to choose from. Additional services will be offered for a fee such as popcorn machine rentals, balloons, party favors, etc. Each party rents out the party room for two hours. Families may bring in their own snacks, food, cake, drinks and decorations. A \$100 nonrefundable deposit is due at booking.
 - Rock Basic Package \$350 - This party package is for up to 20 children (\$10 for each additional child). An Open Play Pass will be given to the birthday child.
 - Rockstar Package \$450 - This party package is for up to 30 children (\$10 for each additional child). Three 1 topping pizzas will be provided. An Open Play Pass will be given to the birthday child.
 - Rockstar Unique \$300 - This party package is geared towards birthday children with special needs. There may be up to 15 children (any more than that can be overstimulating). An Open Play Pass will be given to the birthday child.

- Private Playdates - \$15 per child - Private playdates are available for 15 children. The facility will be closed to the public for 1 hour. All amenities will be available for use.
- Classes - Classes for our gym will be determined at a later date but may include: music therapy, dance, story time, social skills, support groups, etc. Pricing will be dependent on the type of class.
- Monthly Parents' Night Out - \$30 per child - This monthly event will be from 5-8pm. Included will be a meal, open play, games, arts & crafts, and a movie.
- Camps - Camps for our gym will be determined at a later date. Pricing will be dependent on the type of camp.
- Retail Shop: The Rock Shop, located in We Rock the Spectrum Kid's Gym, offers Melissa and Doug toys and other sensory/therapeutic materials for purchase. WRTS Apparel and other promotional items are sold there as well.

Please note: Our prices are suggested by our Corporate Office in Tarzana, California. They are comparable to the competition.

V. Operational Plan

Operation Hours

The hours of operation are as follows: Monday - Sunday 9:00 - 7:00. Times when the gym is closed for private events will be posted on our social media.

Personnel

Yushu will work in the gym full time. She plans to hire a minimum of two part time staff members. She will also utilize high school and college student volunteers to assist and oversee the children on the equipment and to help with camps.

Yushu plans to establish relationships with Wayne State University, Madonna University, Schoolcraft College, Oakland Community College, and University of Michigan to collaborate on student internships with, but not limited to: The School of Social Work, The School of Occupational Therapy, The School of Education, The School of Exercise Science, Physical Therapy Assistant Program.

Yushu also utilizes relationships with the Department for Aging and Developmental Services (DARS) to provide job opportunities, on the job work assessments, and volunteer opportunities to individuals with disabilities that require a low level of support.

As of now, based upon demographic data, the gym will be open most holidays with the exception of New Year, Memorial Day, July 4th, Labor Day, Thanksgiving, and Christmas.

Location

Owner is currently working with real estate brokers to assist in identifying lease opportunities in the area of Novi, mostly covering the Wayne and Oakland County area. Presently, the focus is on spaces with a minimum of 5000 square feet but no more than 6500 square feet of space on one level with ADA compliant bathrooms, minimum of 10 foot ceiling height. Priority will be given to properties with accessibility via public transportation as well as sufficient parking.

VI. Startup Expenses and Capitalization

Startup Expenses

The estimated initial investment below is from WRTS Corporate.

Type of Expenditure	Amount (LOW)	Amount (HIGH)
Initial Franchise Fee	\$50,000	\$60,000
Grand Opening Marketing	\$1,000	\$8,000
Rent and Security Deposit	\$60,000	\$30,000
Construction Costs and Buildout	\$50,000	\$60,000
Architect	\$2,000	\$10,000
Furniture and Supplies	\$2,500	\$100,000
Insurance	\$3,000	\$6,000
Business Licenses	\$100	\$3,000
Professional Services (Legal and/or Accounting)	\$1,000	\$5,000
Computer System (Hardware and Software)	\$500	\$4,000
Phone and Utilities	\$200	\$1,000
Apparel and Promotional	\$1,750	\$3,000
Items Signage	\$5,000	\$10,000
Monthly Fee: ScreenCloud, Mindbody, Atak Interactive, Constant Contact and INC Technologies for the first three months of operations	\$1,200	\$2,000
Video Surveillance and Related Equipment	\$500	\$1,000
Other Operating Funds (3 months)	\$15,000	\$25,000
Initial Training Program Travel and Living Expenses	\$1,500	\$5,000
Grand Opening Expenses, Including Travel and Living Expenses	\$1,000	\$7,000
TOTAL	\$196,250	\$340,000

VII. Additional Information

Owner Story

As parents of a toddler who was born during COVID and subsequent speech delay diagnosis, I (Yushu), together with my husband Adam, find ourselves naturally aligned with the core principles on which We Rock was founded including fostering inclusivity, supporting the sensory needs of those with atypical processing patterns, developing gross and fine motor skills, encouraging social skills, and most importantly: facilitating PLAY!

As parents, we have found support and help at all hours of the day and night through community-based, digital, parent support groups. As a family, we actively participate with local communities, where we have found our core community of individuals and digital spaces where we feel seen and understood.

It is our dream to bring this same sense of community, safety, acceptance, and inclusion to an in-person space... this gym: We Rock The Spectrum- Novi... where *all* children and families are welcome and wanted.

'We Rock' Bio

For Yushu, the idea of opening a We Rock the Spectrum Kids Gym began in late 2022 when Yushu played with the idea of weaving together the needs of her family, herself, her career, and the importance of early education and development spaces for people across the lifespan.

This idea started to gain some traction during a visit to the Franklin, TN We Rock the Spectrum Kids Gym. It was clear during this visit that the Gym offered many things they had been hoping to find in their home community: inclusive, supportive, safe fun for all kids and families.

"A Place Where You Never Have to Say 'I'm Sorry' "was seen, felt, and lived in this space - It was then that we knew we wanted to do everything possible to bring this same space to our family and community back home."

Yushu was born and raised in China and came to the U.S. in 2009 to attend Cornell University for her first Masters in hotel management. Later, she got an MBA from Harvard Business School in 2014. Since then, Yushu has worked in roles as a Senior Director and Vice President with different private and public companies.

Bringing We Rock the Spectrum to her community pulls in her passion for serving people and her commitment to inclusion and accessibility, especially after going through COVID.

zip	Population	SQ Miles
48152	30954	12.11
48165	8866	9.3
48167	23139	17.78
48168	25057	20.39
48178	36684	50.56
48322	32861	11.76
48323	16816	8.72
48324	17929	8.52
48331	22000	9.29
48334	19371	8.99
48335	24224	7.53
48336	27256	9.09
48374	17952	9.09
48375	23468	8.58
48377	18942	9.61
48380	7695	25.38
48381	13464	20.05
48382	23674	16.46
48390	23878	12.52
48393	19760	13.25
Total	433990	288.99

Key Demographic

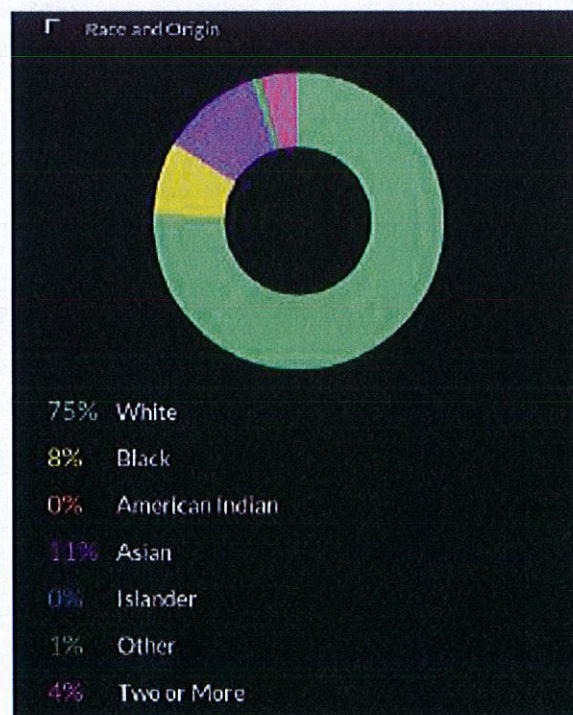
Population: **433,990**

Demographic values 2021

- Total Population: 433,990
- Total Households: 173,273
- Median Household Income: \$101,246
- Median Housing Value: \$310,363
- Median Housing Value Index: 1.5
- Population Density: 1,502
- Population Rate: 100%
- Square Miles: 288.99

Additional Demographics

- College Degree: 54%
- Median Age: 43 yrs old
- Renter Occupied: 20%
- Unemployment Rate: 4%
- Population Density: 1502

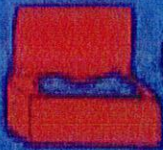


Twelve Pieces of Sensory Equipment

KID'S GYM

WHY WE ROCK!

TWELVE PIECES OF SENSORY EQUIPMENT



CRASH PIT

The crash pit is fun and exciting for all children. It's a perfect landing spot for the children who cross the safety and built right. You can add a weighted blanket and create a calming quiet space too.



CLIMBING STRUCTURES

The Climbing Structure enhances body awareness, body scheme, motor planning and bilateral coordination. The child's body weight, combined with gravity, provides additional proprioceptive feedback to their joints, helping them coordinate his or her movements.



TUNNEL

The Tunnel offers a non-threatening cozy hideout for your child. He or she will experience various degrees of resistance as well as tactile and deep touch input.

BOLSTER SWING

The Bolster Swing can be sat on sideways or with legs on each side. The pushing and pulling on the ropes gives it motion from side to side and is a great motor planning and motor sequencing activity.



CARPET SWING

The Carpet Swing is fun and stimulating for swinging, spinning or gliding (swinging from side to side). With the stationary eye hooks it is a great place for a child to read, do school work, or engage in various therapies.



TRAMPOLINE

The Trampoline builds lower body strength and helps to teach balance. Children can jump or sit while working on the vestibular perception of movement in the body. This amazing ball of fun also works with the proprioceptive sense for movement in the body as communicated through the ligaments, joints and muscles.

ZIP LINE

The Zip Line is a great way to build upper extremity strength, muscle endurance, enhance the ability to integrate and lateral movement, and help give self-confidence as children challenge themselves to hold on long enough to make it to the other end.

HAMMOCK SWING

The Hammock Swing promotes a state of calmness allowing children to focus. It provides tactile, vestibular, and proprioceptive input. The seating offers ergonomic and rocking positions for a variety of uses.



ZIP BOX WITH SLIDE

The Zip Box is the stepping stool to be able to reach the zip line. The structure also has stairs, a ramp, and slide. This unique combination works on motor planning, motor ability, and sequencing.

SWIVEL ROTATORS/ CARABINERS WITH WEBBING

The Swivel Rotators give a variety of directions for children to enjoy swinging and work on the vestibular part of the brain. The webbing and carabiners offer a secure way to hang swings for children and give them a chance to enjoy the fun of not knowing exactly what direction their swing will go each time. These 3 important pieces are essential for the strength and mobility of the gym.



CLIMBING MOUNTAIN

The Climbing Mountain enhances the body's awareness, body scheme, motor planning and bilateral coordination. The child's body weight combined with gravity provides additional proprioceptive feedback to their joints, helping the child coordinate their movements.



ROPE BRIDGE

The rope bridge helps to build lower body strength and enhance balance. Children walk across the rope bridge while working on the vestibular perception of movement throughout their body.

Play With a Purpose

PLAY WITH A PURPOSE™

Play With A Purpose™ is exercising and stimulating any of the **seven** senses through positive physical, emotional, and social development.

What are the 7 senses?

SIGHT

SIGHT (or vision) is the ability of the human eye to focus on and detect shapes and images in visible light. Our eyes produce electrical nerve impulses for differing colors, hues, and brightness. What we see (our visual perception) is how our brain processes these impulses. Sight is very important for reading, writing, counting, and physical activity.



SMELL

SMELL (or olfaction) is when we detect the scent of odor molecules in the air. Our olfactory system begins in the nose and consists of hundreds of receptors. Odor molecules can have many different features. Thus, we are able to detect different scents. A great sense of smell gives us a better sense of the environment.



TASTE

TASTE (or gustation) is our taste buds ability to detect differences between substances like food, certain minerals, and poisons, etc. There are five basic tastes: sweet, bitter, sour, salty and umami. Our sense of taste is most sensitive when we are young and diminishes as we get older.



HEARING

HEARING (or audition) is the way that we perceive sounds. We hear sound through waves that travel in the air from objects that vibrate or change in pressure. We detect sound through our ear organ. Similar to sight, our auditory processing relies on the brain to recognize different sounds.



TOUCH

TOUCH (or somatosensory) is a sensitivity resulting from activation of our neural receptors. These receptors are in the skin and include hair follicles and various other pressure receptors. Our somatosensory system is spread through our entire body and can be triggered by temperature (hot and cold) and textures (soft, hard, etc.).



VESTIBULAR

The **VESTIBULAR SYSTEM** is how our body reacts to gravity, movement, and balance. It measures things like acceleration, g-force, body movements, and head positions. One of the most important functions of this system is our ability to coordinate eye movement with head movement. An example of the vestibular system in action is knowing whether you are standing up or sitting down, or being able to walk along a balance beam.



PROPRIOCEPTION

PROPRIOCEPTION is achieved through push and pull activities. It is our body's ability to sense the position of our body parts in relation to one another and the amount of strength it takes to create movement. This sense lets us know exactly where specific body parts are, their position, and their capability of movement. An example of proprioception would be clapping our hands together.



We Rock The Spectrum[®]
KID'S GYM
For All Kids



●●● Table of Contents

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A blue-tinted photograph of a retail store interior. The store has a modern, industrial feel with exposed wooden beams and a concrete floor. In the foreground, there are several round tables with chairs. In the background, there are shelves and displays. A sign on the wall reads "This is a place where you have to say I'm".

Part One:
The Brand

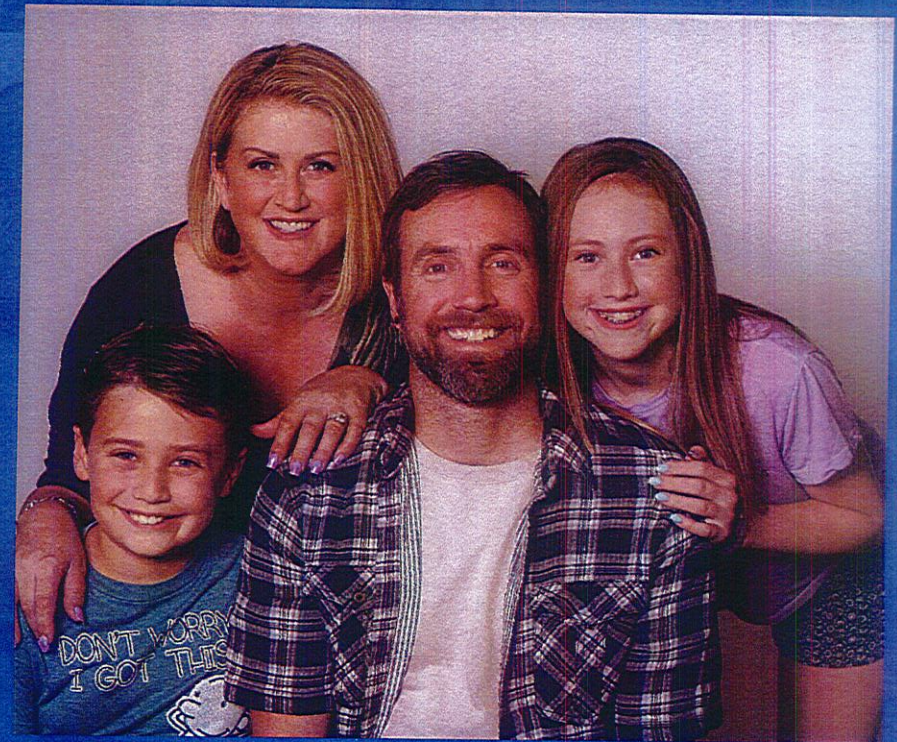
Our Story

Dina Kimmel founded the first We Rock the Spectrum inside of her home. In 2009, she installed occupational therapy equipment for her son, Gabriel, who had been diagnosed with ASD. She quickly found that the usage of this equipment on a daily basis had an amazing impact on Gabriel's sensory processing disorder. He began to sleep better. His food aversions lessened. He began giving eye contact and interacting with his sister and her neurotypical friends on the equipment.

After a year's time, Dina knew there must be families out there needing the benefit of daily usage of this equipment as well. A full inclusion environment that can cater to all children!

The first We Rock the Spectrum kid's gym opened in September 2010 in Tarzana, CA. Finally, Dina's community had a place for children of all ability levels to play and grow together. Over time, she found other community leaders felt the same. She began franchising, and We Rock the Spectrum has grown to 30 locations and counting across 9 states in just five years.

The WRTS business model, which offers open play and break time along with kid's party opportunities, is promising not only in the United States, but internationally as well. The specialized sensory equipment of WRTS benefits all kids and the all-inclusive philosophy ensures every child has an equal play experience.



The Founder, Dina Kimmel, and Family

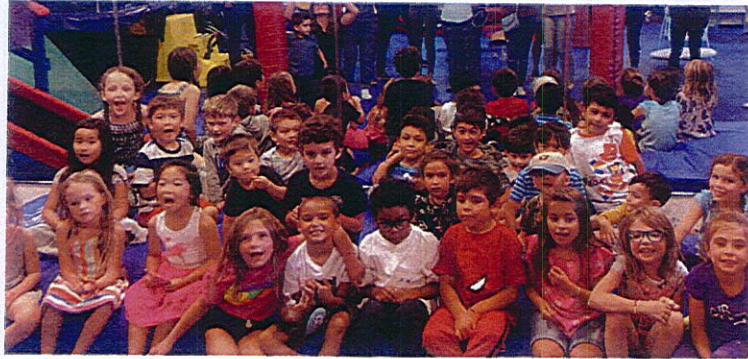
Core Values

What We Rock the Spectrum Stands For



- All Inclusive
- "Finally, a place where you never have to say I'm sorry"®
- Sensory Safe Environment
- Community Leaders
- Play With A Purpose™

Why Communities Need Us



Our staff is trained to deal with all types of behaviors, so parents can feel at ease knowing "Finally, a place where you never have to say 'I'm Sorry'".

Our gyms serve as a meeting place for local special needs communities. We host Advocacy Nights, Parents Night Out, and other events to assist special needs families.

01

03

We provide an inclusive place for neurotypical children and those with special needs to play together.

02

04

Our special needs We Rockers can get the one-to-one attendant care they deserve.



Why We Rock!

Our 10 Pieces of Sensory Equipment

Zipline

The zip line is a great way to build strength and muscle endurance, enhancing a child's ability to integrate and tolerate movement while they challenge themselves to hold on long enough to make it to the other end.

Zip Box with Slide

The zip box works like a stepping stool that children can climb in order to use the zip line. The structure has stairs, a ramp, and a slide – making it a great social gathering place for kids engaged in different kinds of play to interact.

Crash Pit

The crash pit is fun and inviting! It's a perfect landing spot for the end of the zip line, or for kids who are practicing their highest jumps. Add a weighted blanket to the crash pit for a calming quiet space for a child who needs a sensory rest.

Climbing Structure

The climbing structure promotes full-body awareness, motor planning, and bilateral coordination. The total-body exercise, combined with gravity, provides important joint and body coordination experiences.

Tunnel

The tunnel is a non-threatening cozy hideout for a child in need of a break. It can also make a great hiding spot in a pinch! The resistance, enclosed space, and tactile input from crawling through the tunnel can all be sensory experiences.

Trampoline

The place for building lower body strength, the trampoline helps teach balance. Jumping or sitting on the trampoline helps vestibular perception, and playing on the trampoline improves proprioception – the control and movement of ligaments, joints, and small muscles.

Bolster Swing

The bolster swing is most often straddled like a horse. Pushing and pulling on the ropes gives it motion from side to side, and is a great motor planning and motor sequencing activity.

Carpet Swing

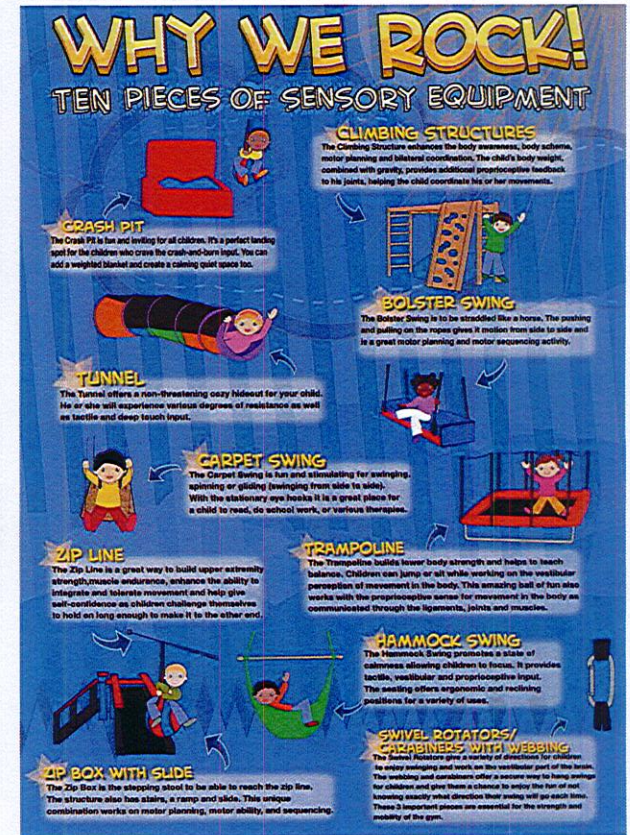
The carpet swing is fun and stimulating for swinging, spinning, or gliding side-to-side. Stationary eye hooks and strong rope make it a great place for reading, schoolwork, and various occupational therapy exercises.

Hammock Swing

The hammock swing is a small, cozy, yet sturdy swing that's great for self-calming. Reclining in the swing and rocking rhythmically can help soothe strong emotions, improve proprioception, and provide deep pressure.

Swivel Rotators

Rotators' ability to move in any direction make swinging extra fun and challenging. The webbing and carabiners offer a secure way to hang swings and give children the fun of not knowing exactly what direction their swing is going to move!



● ● ● Inside We Rock the Spectrum



A blue-tinted photograph of a playroom. The room contains several pieces of equipment: a large white play structure in the center, a table with chairs on the left, a table with a display on the right, and various toys scattered on the floor. The text "Part Two: Services" is overlaid in white in the center of the image.

Part Two:
Services

● ● ● Open Play

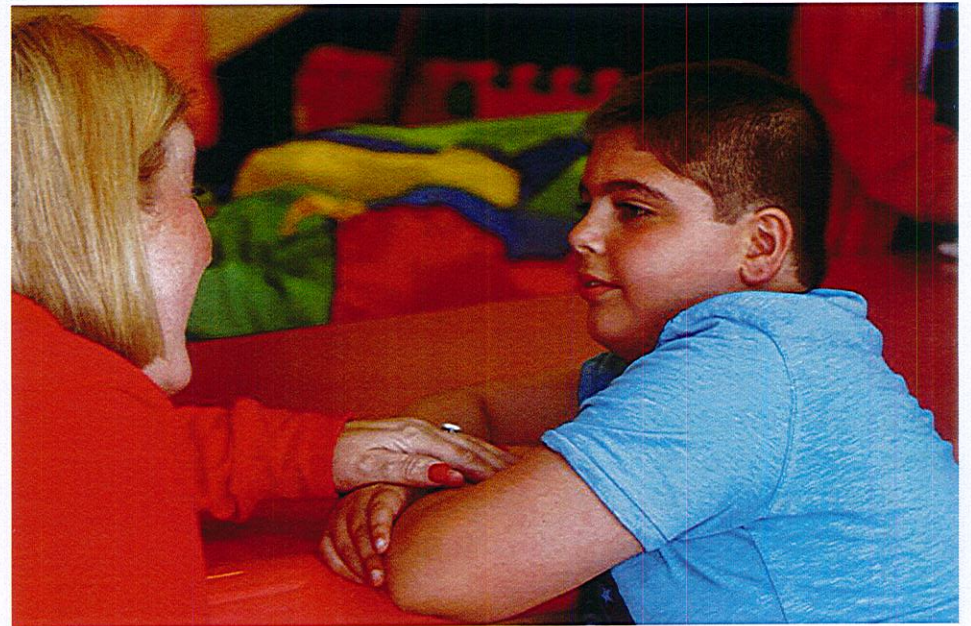


We offer Open Play daily, which is when children are welcome to enjoy full use of our sensory-safe gym with parent supervision. Our gym features [therapy equipment](#), an arts & crafts area, a calming room, and more. We have a range of activities for kids no matter what they like. Our toddler section is filled with toys from trusted companies such as [Melissa and Doug](#). Or if your child is more ambitious, he or she can jump on our trampoline or zip down our zip line. There's plenty to do in our indoor, play, sensory gym — the best part being that weather doesn't affect playtime!

We are an inclusive facility. This means that the programs and services we offer are designed to include children of all abilities. Our equipment has been specifically chosen so that children with autism or special needs can benefit from using it. Neurotypical children will also find our gym to be a safe and fun place to play! We are the only indoor play facility that caters to children of all ages, from 1 month to 13 years! We believe in accommodating everyone.

● ● ● Break Time

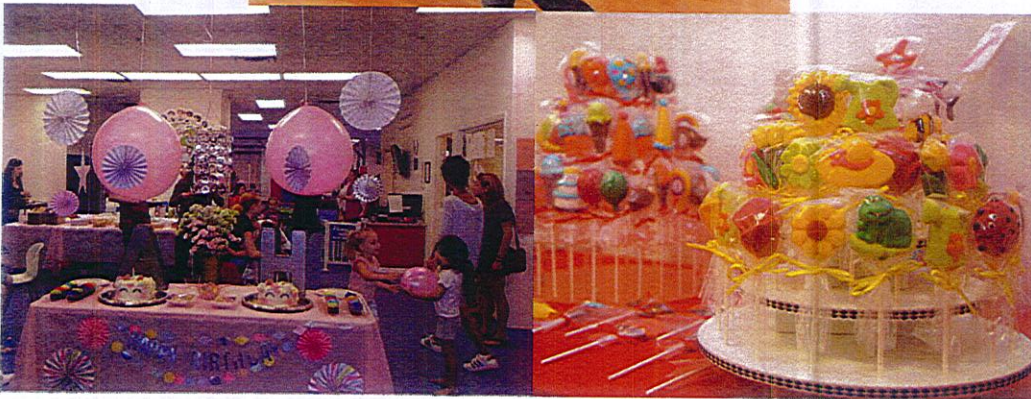
We offer two levels of We Rock Care services: Respite & Break Time Care and One-to-One Attendant Care. Our Respite & Break Time Care is designed to provide a break for families with children with special needs. We understand how difficult it is to balance the needs of siblings, spouses, or yourself, so this service is designed with you in mind. Children without a special needs diagnosis may also use this service. For children who require constant care and who have behavioral or safety concerns, we've created a more intensive level of support with our One-to-One Attendant Care. Be sure to check with your local state-funded program to see if you qualify for services.



● ● ● Birthday Parties



We Rock the Spectrum is an indoor playground for children of all abilities. We offer birthday party packages that are designed for the specific needs of your loved ones and family. Whether your child has special needs and requires our “Rock Unique” package, or your child just wants to play on our zip line and trampoline and have fun, we’ve got an option that will work for your family. Our mission is to create a safe and fun experience for all children.



We can help guide you through your party planning experience and plan for party favors, birthday cakes (even gluten free), birthday activities, arts & crafts, and more! At We Rock the Spectrum, the fun never has to stop! If your kiddo needs a break from our play equipment, they can calm down in our calming area, or take a break to do some arts & crafts or play dress-up. We have it all!

●●● The Rock Shop

As our retail portion of the We Rock the Spectrum Kid's Gym, parents and therapists have the ability to purchase some unique and fun sensory-based toys at our retail store, The Rock Shop. Full of great fun and learning, these toys are meant to continue a child's growth and improvement of their skills at home. Melissa and Doug, The Pencil Grip and Fat Brain Toys are a few of the wonderful products that we carry in each of our sensory gyms.

Those wishing to purchase some of these awesome sensory-based toys to help their children at home can ask assistance from the staff in order to make sure they are purchasing the correct item. This gives parents and therapists an opportunity to have some of the same toys/equipment at home that are found in the small play area of the gym. Often these toys are selected based on a positive reaction children have to them at the gym which gives parents the confidence the child will enjoy the toy at home as well.



● ● ● Special Events

Different Event Options for Children



Field Trips

Parents Night Out

Private Playdates

Classes

Community Meetings

Character Parties

Let's Rock the Spectrum with Play with a Purpose

We Rock the Spectrum Kid's Gym was founded to provide a place for children of all ability levels to play and grow together. As the only kid's gym that offers an inclusive philosophy, we have found all children can benefit from our uniquely designed sensory equipment that is specifically designed to aid children with sensory processing disorders. In our experience, all children are able to benefit greatly from this equipment! By allowing children of all ability levels to play together, they are able to learn a great deal from each other.



SITE PLAN

RENOVATION TO 22104 (SUITE-B) NOVI RD. (OAKPOINTE PLAZA), NOVI, MICH. 48375

OWNER: NOVA OAKPOINT, PROPERTIES, LLC. 22675 BECKENHAM CT., NOVI, MI. 48374 PH: (248) 866-1476

REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: GEORGE KACHADOORIAN, R.A. (LICENSE NO. 1301043681) NOVI CONSULTANTS, INC., 21580 NOVI RD., SUITE 300, NOVI, MI. 48375 PH: (248) 347-3512

DEFERRED SUBMITTALS:

MECHANICAL:
ELECTRICAL:
PLUMBING:

SHEET INDEX:

G-000 - COVER SHEET
G-001 - BUILDING SITE PLAN
A-001 - FLOOR PLAN

CURRENT CODES:

2015 MRCEB CODE
2015 MICHIGAN BUILDING CODE
2017 MICHIGAN ELECTRICAL CODE PART 8 W/(NFPA 70 2017)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 MICHIGAN PLUMBING CODE
2015 MICHIGAN ENERGY CODE (MEC)

SUBMITTAL STATEMENT:

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR NOVI CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

AS THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR THIS PROJECT, I HAVE REVIEWED THIS DEFERRED SUBMITTAL AS REQUIRED BY THE CURRENT MICHIGAN CONSTRUCTION CODES AND IT IS MY PROFESSIONAL OPINION THAT THE SUBMITTED INFORMATION HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THIS NOTATION SHALL NOT CONSTITUTE OR BE CONSTRUED AS SEALING ANY LISTED DOCUMENTS OR DRAWINGS NOT PREPARED BY ME OR UNDER MY SUPERVISION.

DRAWING NOTES:

1. ALL WORK TO BE PER CODE
2. DO NOT SCALE DRAWINGS
3. DEFERRED SUBMITTALS; MECHANICAL, ELECTRICAL, PLUMBING ARE "DESIGN BUILD" BY OTHERS
4. PROVIDE ALL SMOKE DETECTORS, FIRE ALARMS AND STROBE LIGHTS AS REQUIRED BY CODE
5. PROVIDE AND INSTALL ALL SMOKE AND FIRE BARRIERS AS REQUIRED BY CODE
6. WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED
7. FIRE TREATED WOOD MAY BE SUBSTITUTED WITH COLD-FORMED STEEL FRAMING
8. DIMENSIONS SHOWN AS: FRAMING TO FRAMING, AND FRAMING TO EXISTING WALL SURFACE
9. WALLS SHALL BE KEPT 4 INCHES MINIMUM AWAY FROM EXISTING SPRINKLER HEADS (MODIFIED WITH DEFLECTOR PER CODE). NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ADJUSTING WALL LOCATION OR POSITION. SEE 2010 NFPA AUTOMATIC SPRINKLER SYSTEMS HANDBOOK, CHAPTER 10 INSTALLATION REQUIREMENTS FOR STANDARD PENDANT, UPRIGHT, AND SIDEWALL SPRAY SPRINKLERS; SECTIONS 10.3.4.3.1 (END WALLS), AND 10.2.5.3 (ALL WALLS).
10. REWORK AND RELOCATE EXISTING LIGHTING, HVAC DIFFUSERS AND RETURNS AS REQUIRED FOR NEW CEILING AND ROOM LAYOUT.
11. REPLACE, PATCH AND REPAIR EXISTING LAY-IN 2X4 ACOUSTIC CEILING TILES AS REQUIRED AND PER LANDLORD'S REQUIREMENTS (TYPICAL).
12. PROVIDE AND INSTALL EMERGENCY LIGHTING, EXIT LIGHTS, ELECTRICAL OUTLETS AND SWITCHES PER CODE AND PER TENANT/LANDLORD REQUIREMENTS INCLUDING G.F.I. OUTLETS WHERE REQ'D (TYP).
13. GENERAL CONTRACTOR SHALL ADHERE TO ALL ASPECTS OF THE MBC INCLUDING CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES AND CHAPTER 9 FIRE PROTECTION SYSTEMS (TYPICAL).
14. PROVIDE AND INSTALL DRYWALL CONTROL JOINTS EVERY 30 LINEAR FEET OR LESS PER ASTM C840-08 AND OR GA-216-2013 (TYPICAL).

CONSTRUCTION NOTES:

1. EXISTING UTILITIES (ELEC.) WERE SPLIT OUT FOR SUITE DIVISION WHEN IMPACT CHURCH WAS BUILT-OUT.
2. UNDERGROUND PIPING IS EXISTING, AND SHALL REMAIN.

DEMOLITION NOTES:

1. THE LOCATION AND ELEVATION OF EXISTING UTILITIES ARE APPROXIMATE. ALL UNDERGROUND UTILITIES ARE EXISTING.

CODE:

CURRENT ZONING	B-1 BUSINESS W/ AMENDMENT CONSENT JUDGEMENT
BUILDING USE GROUP	A3 USE GROUP (GYM), FORMERLY HWD. STORE "M"
AREA OF BUILDING	20,671 SQ.FT.
AREA UNDER RENOVATION	6,444 SQ.FT. (ORIGINAL 15,164 SF HARDWARE STORE)
FIRE RESISTANCE BUILDING ELEMENT PER TABLE 601	0 HR (BUT BUILT AS 1-HOUR)
MIXED USE OPTION (NON-SEPARATED MIXED USE - 508)	CONSTRUCTION TYPE 2B WITH SPRINKLERS - NFPA 13
CONSTRUCTION CODE USED	2015 MRCEB, 504 LEVEL 2 ALT. AND 506 CHANGE OF OCCUPANCY
MAXIMUM LENGTH OF TRAVEL	250 FT., ACTUAL IS LESS THAN MAXIMUM ALLOWED.
COMMON PATH OF EGRESS	30 FT., ACTUAL IS LESS THAN MAXIMUM ALLOWED.
NUMBER OF EXITS OF AREA UNDER CONSTRUCTION	MIN. 2 REQUIRED, 2 PROVIDED (EXISTING)
ESTIMATED OCCUPANT LOAD FOR 22104 NOVI RD.	86 OCCUPANTS - (SELF IMPOSED MAXIMUM, 162 CALCULATED WHEN USING TABLE 1004.1.2 OF MICHIGAN BUILDING CODE)

PRE-RENOVATION CONDITIONS:

FIRE SUPPRESSION - EXISTING AUTOMATIC SPRINKLER SYSTEM PER NFPA 13
CEILING - EXISTING
FLOOR - EXISTING

GENERAL NOTES:

1. CHANGE OF USE, FROM "M" MERCANTILE TO "A3" ASSEMBLY GROUP - GYM W/OUT SEATING.
2. TO THE VERY BEST OF OUR KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH APPLICABLE BUILDING CODES.
3. ANY VARIATION OF THESE DOCUMENTS ARE STRICTLY PROHIBITED UNLESS WRITTEN CONSENT IS OBTAINED FROM THE ENGINEER/ARCHITECT.
4. EACH BIDDER SHALL VISIT THE SITE AND FAMILIARIZE HIM/HERSELF WITH ALL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH STATE, LOCAL AND ALL APPLICABLE CODES.
6. WALKWAY ACCESSIBILITY TO AND IN BUILDING SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
7. DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER/ARCHITECT.
8. INTERIOR FINISHES; PER TABLE 803.11
9. ALL DOOR HARDWARE WILL BE INSTALLED BETWEEN 34" AND 48" A.F.F.
10. MBC (F) 907.2 MANUAL FIRE ALARM SYSTEM DOES NOT APPLY BECAUSE OCCUPANCY IS LESS THAN 300 PEOPLE.
11. PROVIDE AND INSTALL ALL TOILET ROOM AND ACCESSIBILITY SIGNS PER MBC 1111.1

PROJECT TO BE SUBMITTED AND REVIEWED UNDER THE 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB) SECTION 301.1.2 "WORK AREA COMPLIANCE METHOD" LEVEL-2 ALTERATIONS (CH 5-13)

DEFERRED SUBMITTALS PER MRCEB (A) 106.3.4; MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS TO BE "DESIGN-BUILD".

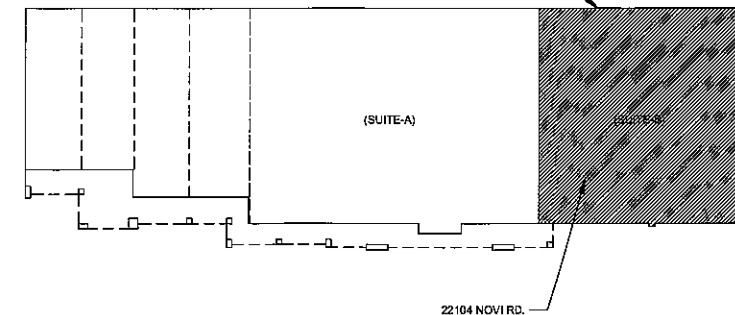
EXISTING FIRE SPRINKLER SYSTEM; EXPOSED CEILING IN GYMNASIUM HEAD ORIENTATION AND OR TYPE CHANGED AS REQUIRED.

SPRINKLER HEADS SHALL BE KEPT 4 INCHES MINIMUM FROM WALLS AND WITH DEFLECTORS PER CODE.

NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ADJUSTING WALL LOCATION AND OR POSITION.

DRAWINGS SHOW BOTH WORK PROVIDED BY LANDLORD PER LEASE AGREEMENT AND WORK THAT IS THE RESPONSIBILITY OF THE TENANT "WRTS - KID'S GYM"

AREA OF RENOVATION. WORK AREA IS LESS THAN 50% OF BUILDING AREA PER MRCEB SECTION 505.1 FOR LEVEL-2



A1 BUILDING KEY PLAN

Scale: NONE



NOVA Consultants, Inc.
21580 Novi Road
Suite 300
Novi, MI 48375

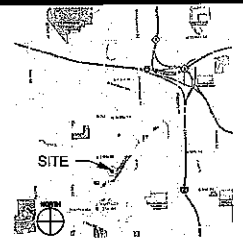
Phone: (248) 347-3512
Fax: (248) 347-4152

www.novaconsultants.com

ISSUED

DATE	DESCRIPTION	APPVD
1-15-2024	USE APPROVAL	SA

VICINITY MAP



REVISED

NO.	DATE	DESCRIPTION	APPVD

**WRTS
KID'S GYM**
22104-B NOVI RD.
NOVI, MI 48375

DESIGNED BY
GAK

CHECKED BY
SA

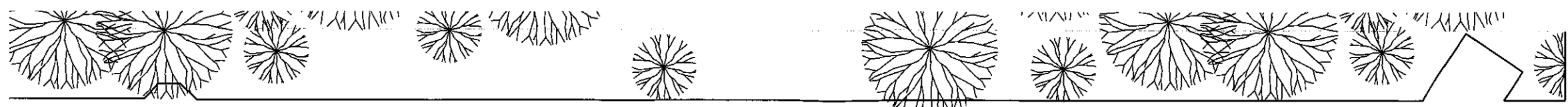
COVER SHEET

DRAWN BY GAK	SHEET NUMBER G-000
SCALE NONE	
DATE	

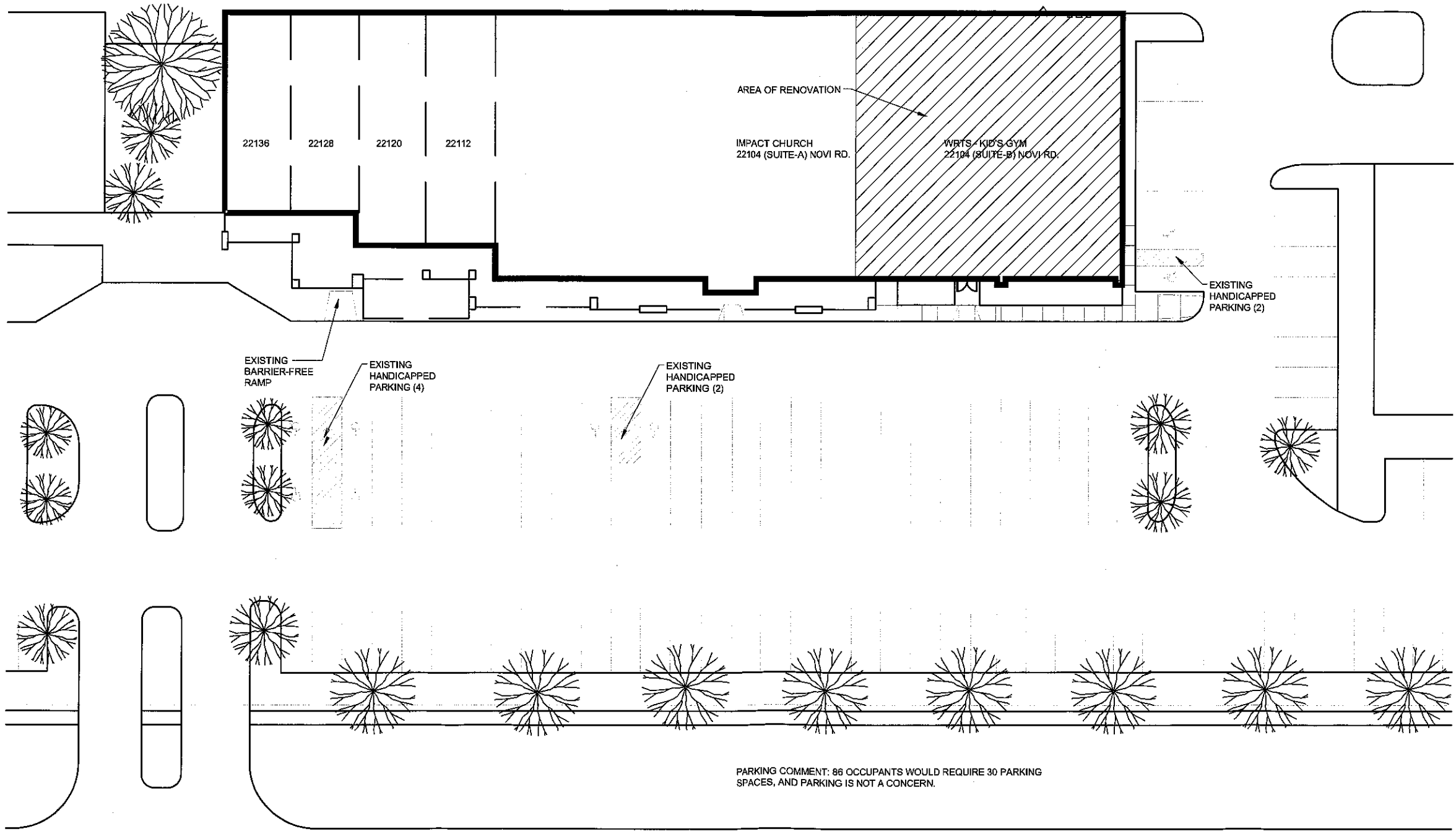
RENOVATION TO 22104 (SUITE-B) NOVI RD. (OAKPOINTE PLAZA), NOVI, MICH. 48375



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AREA OF RENOVATION: PER 3RD AMENDMENT CONSENT
JUDGEMENT FOR OAK POINTE PLAZA.

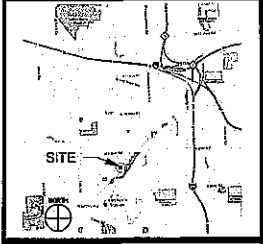


PARKING COMMENT: 86 OCCUPANTS WOULD REQUIRE 30 PARKING
SPACES, AND PARKING IS NOT A CONCERN.

ISSUED

DATE	DESCRIPTION	APPVD
1-150-24	USE APPROVAL	SA

VICINITY MAP



REVISED

NO.	DATE	DESCRIPTION	APPVD

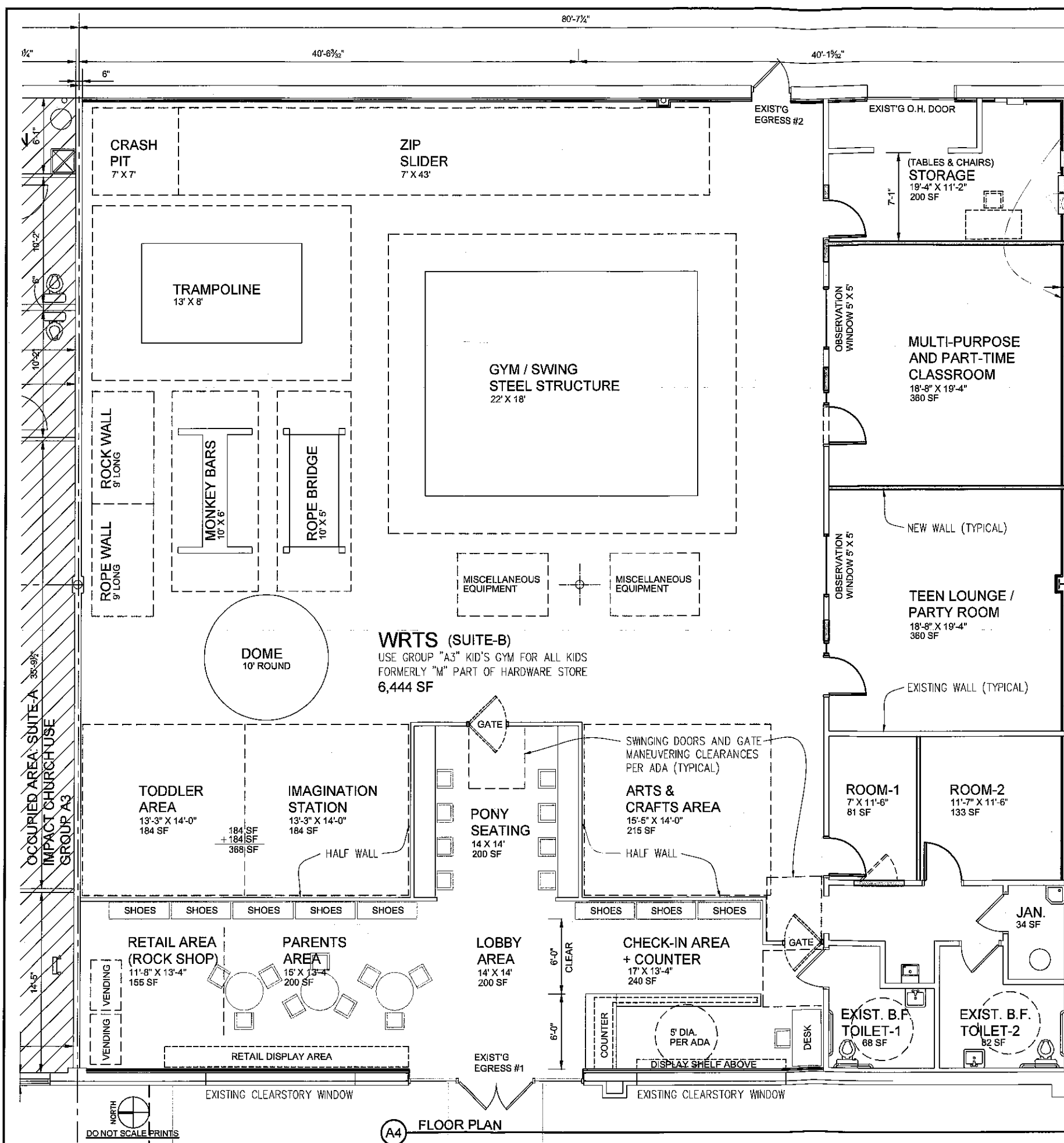
**WRTS
KID'S GYM**
22104-B NOVI RD.
NOVI, MI 48375

DESIGNED BY
GAK

CHECKED BY
SA

BUILDING
SITE PLAN
(EXISTING)

DRAWN BY GAK	SHEET NUMBER
SCALE NONE	G-001
DATE	



INSULATION & FINISH NOTE:

1/2 GYPSUM WALLBOARD ON 1-1/2" METAL FURRING AT 16" O.C. AND OR 24" O.C. ON 2" EXTRUDED POLYSTYRENE RIGID INSULATION FOR R=11.4 (C1) IN OCCUPIED ROOMS PER IECC TABLE C402.1.3, ASHRAE 90.1-2019 TABLE 5.5-5 STANDARD, AND MICHIGAN ENERGY CODE SECTION C501.4 (CLIMATE ZONE 5). CONTRACTOR TO PROVIDE AND INSTALL ADHESIVE AND OR MECHANICAL FASTENERS W/GRIPS TO ATTACH FOAM BOARD TO BLOCK FACE. TAPCON (OR EQUAL RAMSET) FASTENERS LONG ENOUGH TO GO THROUGH FURRING, INSULATION AND CONCRETE BLOCK CAVITY FACE PER CODE. PROVIDE AND INSTALL FIRE STOP AT CAVITY TOP AS REQUIRED AND PER CODE (TYPICAL).

CODE NOTES:

USE GROUP A3 ASSEMBLY (GYMNASIUM)
TENANT SUITE AREA 6,444 SF

FORMER OCCUPANCY LOAD AS HARDWARE STORE "M" MERCANTILE
RETAIL SALES AREA: 4,240 SF @ 1.80 = 81 PEOPLE
STOCK RM + JAN CL: 1,340 SF @ 1.300 = 5 PEOPLE
86 PEOPLE TOTAL (FORMERLY)

MBC, SECTION C805 CHANGE OF OCCUPANCY OR USE; C805.1 GENERAL SPACES UNDERGOING A CHANGE IN OCCUPANCY THAT WOULD RESULT IN AN INCREASE IN DEMAND FOR EITHER FOSIL, FUEL, OR ELECTRICAL ENERGY SHALL COMPLY WITH THIS CODE. THEREFORE WITH AN ACTUAL OCCUPANCY LESS THAN OR EQUAL TO 88 PERSONS, THIS SPACE IS EXEMPT FROM "C805.2 VESTIBULES" IN THE MICHIGAN ENERGY CODE.

OCCUPANCY LOAD PER CODE (SEE TABLE 1004.1.2)	ACTUAL OCCUPANCY LOAD (SEE EXEMPTION SECTION 1004.1.2)
LOBBY AREA: 200 SF @ 1:15 = 14	TENANT SHALL LIMIT OCCUPANCY TO 88 PERSONS OR LESS AND IS WILLING TO SIGN AFFIDAVIT REQUIRED TO DO SO BY THE CITY.
CHECK-IN CTR: 240 SF @ 1:80 = 4	
PARENTS AREA: 200 SF @ 1:15 = 14	
RETAIL AREA: 155 SF @ 1:80 = 3	
PONY SEATING: 200 SF @ 1:15 = 14	
MAIN ROOM: 3,645 SF @ 1:50 = 73	
(INCLUDES OPEN DMZ ZONE, AIRS & CRAFTS, IMAGINATION STATION AND FOUNTAIN AREA)	
STORAGE: 200 SF @ 1:300 = 1	
MULTI / CLASSROOM: 360 SF @ 1:20 = 18	
TEEN / PARTY ROOM: 390 SF @ 1:20 = 18	
ROOM-1: 81 SF @ 1:100 = 1	
ROOM-2: 133 SF @ 1:100 = 2	
EX. TLTS + HALL: NON-OCCUPIED = 0	
TOTAL PER CODE = 162	TOTAL ACTUAL = 88 PEOPLE

PLUMBING CALCULATIONS	ACTUAL PLUMBING CALCS
102 / 2 = 51 MALE, 51 FEMALE	88 / 2 = 43 MALE, 43 FEMALE
81 MALES @ 1:125 = 1 TOILET	43 MALES @ 1:125 = 1 TOILET
81 FEMALES @ 1:65 = 2 TOILETS	43 FEMALES @ 1:65 = 2 TOILETS
81 MALES @ 1:200 = 1 LAV	43 MALES @ 1:200 = 1 LAV
81 FEMALES @ 1:200 = 1 LAV	43 FEMALES @ 1:200 = 1 LAV
DRINKING FOUNTAIN @ 1:1000 = 1	DRINKING FOUNTAIN @ 1:1000 = 1
1 SERVICE SINK REQUIRED	1 SERVICE SINK REQUIRED
EXISTING UNISEX BARRIER FREE TOILET ROOMS (2); DRINKING FOUNTAIN AND SERVICE SINK TO REMAIN	PER ACTUAL OCCUPANCY LEVELS THERE IS 1 MALE AND 1 FEMALE TOILET REQUIRED AND THEY ARE EXISTING - TO REMAIN.

EGRESS NOTES:	ACTUAL EGRESS NOTES:
PER MBC 2015 TABLE 1006.2.1 MORE THAN 49 PEOPLE, 2 EXITS REQUIRED. PER MEC SECTION 1006.2.1.1 LESS THAN 501 PEOPLE, 2 EXITS ALLOWED.	PER MBC 2015 SECTION 1006.88 TO 162 PEOPLE REQUIRE 2 EXITS, AND WE HAVE 2 EXISTING EGRESS EXITS.

DOOR NOTES:

ENTRY / EXIT:	ADA COMPLIANT 3'-0" X 7'-0" DOORS AND HWD. (TYPICAL)
GYMNASIUM:	IMPACT HARDWARE PER MBC SECTION 1010.1.1.9 (GROUP A)
MULTICLASSRM:	BI-SWING GATE WITH CATCH LATCH
TEENPARTY:	LEVER TYPE PULL WITH CLASSROOM LOCKSET
EXISTING TOILETS:	LEVER TYPE PULL WITH PRIVACY LOCKSET AND DOOR CLOSER
ROOMS 1 & 2:	LEVER TYPE PULL WITH ENTRY FUNCTION LOCKSET
STORAGE:	LEVER TYPE PULL W/SELF-RELEASING ENTRY FUNCTION LOCKSET
JANITOR CLOSET:	EXISTING TO REMAIN

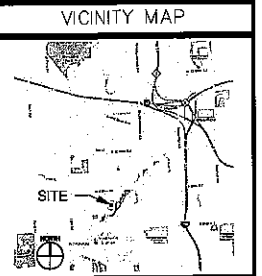
- PROVIDE AND INSTALL DOOR CLOSERS, STOPS AND HOLD OPEN PER LANDLORD/TENANT REQUIREMENTS AND PER CODE (TYPICAL).
- SEE FLOOR PLAN AND GENERAL NOTES SHEET G-000 FOR ADDITIONAL REQUIREMENTS (TYP)
- ALL DOOR HARDWARE SHALL BE INSTALLED BETWEEN 34" AND 48" A.F.F. PER ADA 2010

INTERIOR FINISHES:

GYMNASIUM / EXERCISE PLAY:	ROOM FINISHES TO BE CLASS-C MINIMUM (LESS THAN 300 PEOPLE).
ALL OTHER ROOMS:	ROOM FINISHES TO BE CLASS-C MINIMUM
LOBBY/CORRIDOR:	LOBBY & EGRESS CORRIDOR FINISHES CLASS-B MINIMUM

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REVISED			
NO.	DATE	DESCRIPTION	APPVD

WRTS
KID'S GYM
22104-B NOVI RD.
NOVI, MI 48375

DESIGNED BY
GAK

CHECKED BY
SA

FLOOR PLAN

DRAWN BY
GAK

SCALE
1/4" = 1'-0"

DATE

SHEET NUMBER
A-001

FLOOR PLAN

Scale: 1/4" = 1' = 0"

DO NOT SCALE PRINTS

RESPONSE LETTER

L A W O F F I C E S
LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.
37000 GRAND RIVER AVENUE SUITE 200
FARMINGTON HILLS, MICHIGAN 48335
www.lmdlaw.com

TELEPHONE
(248) 476-6900

FACSIMILE
(248) 476-6564

D. B. LANDRY
dlandry@lmdlaw.com

April 2, 2024.

James Hill **via e-mail only: jhill@cityofnovi.org**
City of Novi Planning Department
45175 Ten Mile Road
Novi, MI 48375

RE: Application for Special Land Use
Applicant: Oliver Oasis, LLC./We Rock The Spectrum Kid's
Gym
Property Owner: Nova Oak Pointe Properties, LLC.
City File number: PSLU24-02

To Mr. Hill:

Please accept this as a response letter to the City's Plan Review Center Report dated March 4, 2024, with respect to this Application for Special Land Use Approval.

FIRE DEPARTMENT REVIEW

On February 22, 2024, the City of Novi Fire Department issued a Report with respect to this Application indicating "Approved with Conditions". (See attached Exhibit #1). Specifically, the Fire Department noted that the Fire Alarm System needs to be renovated and the Fire Suppression System is to be renovated. On March 15, 2024, the building

owner, Nova Oak Pointe Properties, LLC., submitted a response letter indicating that the building currently has an existing fire suppression system that is functioning and is being monitored by a monitoring company. The building owner specifically stated further “However, the existing sprinkler and monitoring system may need to be modified based upon the approved buildout. These drawings will be additional submittals to the City by the Contractors.” Thus, the building owner has committed to making the necessary improvements as requested by the Fire Department’s Initial Review.

PLANNING REVIEW – SPECIAL LAND USE CONSIDERATIONS

This request for Special Land Use is been submitted pursuant to a Consent Judgment with controls the Zoning and Permitted Uses of this Property. That Judgment was Amended for a Third Time on March 28, 2022. That Third Amended Judgement specifically provided for indoor recreational uses such as this proposed use, and indicated that such use is a permitted use but if such indoor recreational use is larger than 2,000 square feet it will be subject to the Special Land Use requirements listed in Section 6.1.2.C on the Novi Zoning Ordinance. As this proposed use is 6,444 square feet this Application for Special Land Use is being submitted.

With respect to the Special Land Use considerations set forth in the Zoning Ordinance Section 6.1.2.C we submit the following:

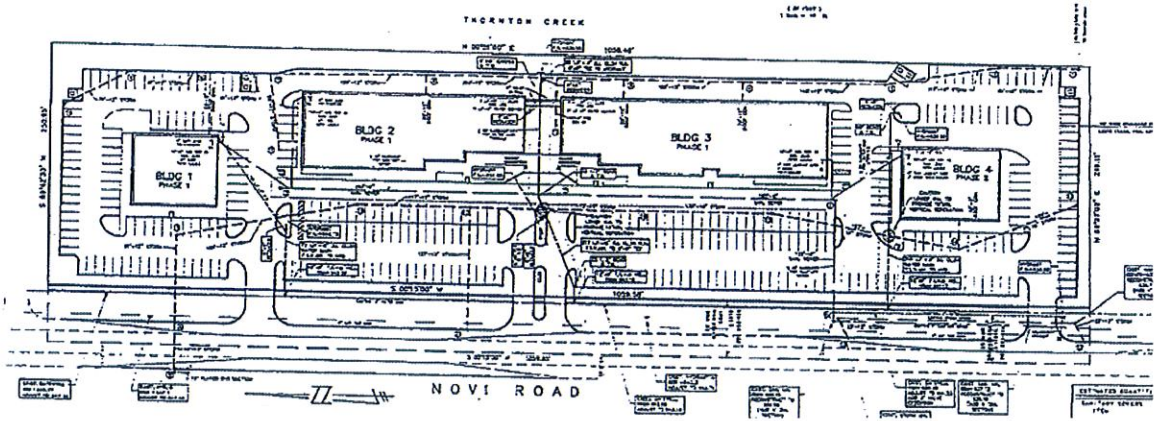
- i. **“Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.”**

LANDRY, MAZZEO & DEMBINSKI, P.C.

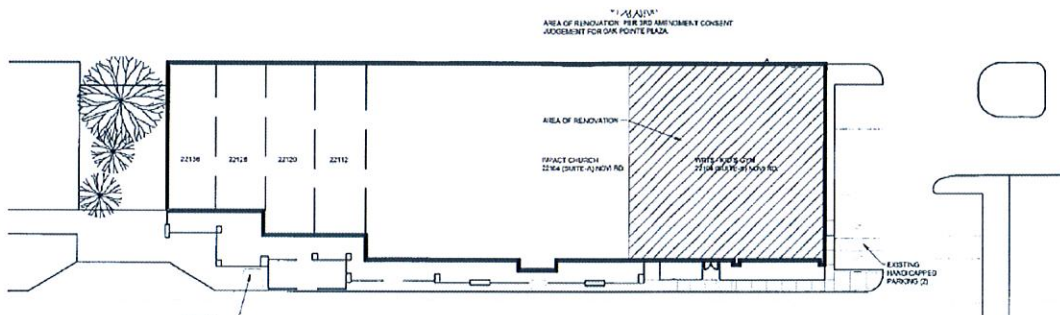
April 2, 2024

Page 3

The proposed use will be located in a portion of building number 3 in a 4-building commercial center. No change is being proposed to the footprint of building number 3 or the available parking. Below is a Site Plan sketch of the 4 buildings in this commercial center along with a Google map of the 4 buildings comprising the Site.



The proposed use will be located in a portion of building number 3 and below is a sketch of the portion of building number 3 which this use would occupy.



There is a shared parking agreement in place for the entire commercial center. The City's initial review acknowledged this shared parking agreement. Accordingly, there will be no detrimental impact on the volumes, capacity, safety, vehicle turning patterns, intersections, view obstructions, line of sight, ingress and egress, parking, street loading/unloading, travel times, etc.

- ii. **“Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.”**

It should be borne in mind that when the City agreed to the Third Amended Judgment, which approved indoor recreational uses at this Site, the proposed indoor recreational use at that time was to be a 10,400 square foot portion of this building. Thus, a much larger recreational use was considered and preliminarily approved by the City. Since then, that proposed use has not come to fruition and Impact Church now occupies a portion of the building adjacent to this proposed use. A Church use does not generate much activity during the weekdays. The two uses side by side, would coordinate nicely with respect to the capabilities of Public Services.

The Novi Fire Department issued a conditional approval on February 20, 2024 (attached Exhibit 1). The building owner issued an immediate response thereto (Exhibit 2) committing to making any necessary modifications to the fire suppression system and monitoring system. The

proposed use will not cause any detrimental impact on the capabilities of Public Services.

- iii. **“Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.”**

The City administration acknowledged that there will be “no impact on existing natural features”. No change in the building footprint or available parking as proposed.

- iv. **“Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.”**

As stated above, the proposed use would be located in a portion of an existing commercial building which itself is part of an existing 4 building commercial center which has existed for many years. A shared parking agreement has been in place for the entire life of this complex and no problems have been experienced. Thus, this proposed use is compatible with the adjacent land uses.

- v. **“Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives, and recommendations of the City’s Master Plan for Land Use.”**

The owner of this building has spent considerable sums of money in recent years updating and improving this building. The improvement of existing structures in the city is certainly a goal of the City Master Plan. Also, the fostering of new businesses in the City is also a goal of the City Master Plan.

vi. “Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.”

As recognized by the City Planning Department, the proposed use is for a recreational center for “neurodiverse” children. Thus, not only is the proposed use, i.e., indoor recreational use recognized as socially and economically desirable by its inclusion as a permitted use in the Third Amended Judgment, but the Applicant proposed use is unique and certainly a socially desirable use. The proposed We Rock The Spectrum Kid’s Gym is unique and provides a sensory-based play center with equipment specifically designed for children with sensory processing disorders. The Applicant describes this use as “specifically designed to welcome children with special needs and give them and their families a place where they never have to say, ‘I am sorry’.... Our goal is to provide a much-needed resource for children and their families; a place for children with disabilities and neuro-typical can play and learn together in a truly integrated environment with a bonus of teaching patience, tolerance, and acceptance.” It is respectfully submitted that this proposed use is certainly a socially and economically desirable use.

vii. “Whether, relative to other feasible uses of the site, the proposed use is

a. listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and

b. is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located. “

Indoor recreational use is specifically set forth in the Third Amended Judgment.

LANDRY, MAZZEO & DEMBINSKI, P.C.

April 2, 2024

Page 7

This proposed use is in harmony and conforms to the applicable site design regulations of the Zoning District as it complies with the Third Amended Judgment.

We look forward to appearing for the Planning Commission on April 10, 2024, to further discuss and hopefully obtain the Special Land Use Approval for this unique use which we believe provides a needed service to the residents of Novi.

Respectfully submitted,

LANDRY, MAZZEO, DEMBINSKI & STEVENS, P.C.

/s/ David B. Landry

David B. Landry

DBL/cw

Cc: Barbara McBeth

Sunil Agrawal

Yushu Zhou

EXHIBIT 1

EXHIBIT 1

EXHIBIT 1



February 20, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
James Hill - Plan Review Center
Heather Zeigler - Plan Review Center
Diana Shanahan - Planning Assistant

RE: WRTS Kids Gym (Special Land Use)

PSLU24-0002

Project Description:

Renovate existing structure for new tenant.

Comments:

- The fire alarm system is to be renovated and will need submittals for the change.
- The fire suppression system is to be renovated and will need submittals for the change.

Recommendation:

Approved with conditions.

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi - Fire Dept.

cc: file

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

Erick W. Zinser

Fire Chief

John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

Novi Public Safety Administration

45125 Ten Mile Road

Novi, Michigan 48375

248.348.7100

248.347.0590 fax

cityofnovi.org

EXHIBIT 2

EXHIBIT 2

EXHIBIT 2



NOVA Consultants, Inc.

Professional Engineering, Environmental, and Energy Services

21580 Novi Road, Suite 300
Novi, Michigan 48375
(248) 347-3512 • FAX (248) 347-4152

March 15, 2024

Mr. James Hill, Planner
City of Novi
Planning Commission and Community Development
45175 W. 10 Mile Road,
Novi, MI 48375

Subject: WRTS – Oliver Oasis (Kid’s Gym)
22104-B Novi Road
Novi, MI 48375

Dear Mr. Hill


Response below is in regards to the Plan Review Center Report of March 4, 2024 (a copy is attached) and the attached letter dated February 20, 2024 by Kevin S. Pierce – Fire Marshal, City of Novi – Fire Department (a copy is attached) regarding renovation of an existing structure for a new tenant (Oliver Oasis)

The building has an existing Fire Suppression system that is working and being monitored by a monitoring company. However, the existing sprinkler and monitoring system may need to be modified based on the approved buildout. These drawings would be additional submittals to the city by the subcontractors.

If you need any additional information, please let us know. Thanks

Sincerely,

NOVA Consultants, Inc.


George Kachadoorian, *Registered Architect*



NOVA Professional Engineering, Environmental, and Energy Services

THIRD AMENDED CONSENT JUDGMENT EXCERPT

be submitted and approved by the City in accordance with the state Construction Code, as enforced in the City of Novi pursuant to Chapter 7, Article II of the Novi Code of Ordinances in effect of on the date of this Third Amended Judgment. As a condition to receiving permits for signage on the Land, application for sign permits shall be submitted to and approved by the City of Novi Department of Building and Safety in accordance with Chapter 28. For purposes of applying Chapter 28, the Land shall be a “business district”.

- E. Future amendments to the city’s Zoning Ordinance or other regulatory ordinances after October 18, 1988 shall not apply to prohibit development of the Land as provided in this Third Amended Judgment.
- F. Upon completion, said development shall be utilized solely for uses permitted within the B-1 local business district, together with the restaurant use, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended as of October 18, 1988.

a. In addition, public or private indoor recreation facilities and instructional centers shall be permitted, subject the following:

- 1. The proposed indoor recreation use as described in the attached Exhibit C shall be permitted at 22104 Novi Road.
- 2. Any other future indoor recreational uses smaller than 2,000 square feet shall be considered a principal permitted use.
- 3. Any other future indoor recreational uses larger than 2,000 square feet shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.
- 4. All such future uses shall be subject to requirements of Section 4.89 of Zoning Ordinance relating to service of alcoholic beverages.
- 5. No outdoor uses other than parking and loading shall be permitted.

b. Further, Places of Worship shall be permitted in the building at 22104 Novi Road, subject to the following conditions:

LAW OFFICES
LANDRY, MAZZEO &
DEMBINSKI, P.C.

37000 GRAND RIVER AVE.
SUITE 200
FARMINGTON HILLS
MICHIGAN 48335

(248) 476-6900
(248) 476-6564 FAX