



CITY OF NOVI CITY COUNCIL
SEPTEMBER 8, 2025

SUBJECT: Consideration of a request from Seven York Inc. (DBA: The Dancing Pine) for a new Class C quota license to be located at 42738 Grand River Avenue, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders.

SUBMITTING DEPARTMENT: City Clerk

KEY HIGHLIGHTS:

- The Dancing Pine is a new restaurant that is opening in the Sakura development.
- The restaurant will offer a unique dining experience as a Korean BBQ Steakhouse.
- The City has 3 available quota liquor licenses and has received 3 applications for quota licenses. These are the last 3 quota licenses available to the City until after the 2030 census is completed.

BACKGROUND INFORMATION:

The City currently has three new Class C quota liquor licenses available. Chapter 3 of the City code contains the review criteria for considering a new license. Section 3-13 establishes the city's general licensing policy, which considers whether the facility:

- a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city.
- b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies.
- c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

In addition, Section 3-15 (g) establishes specific criteria, evaluating the application with regard to:

The applicant (subsection [g][1]), such as:

- The applicant's management experience in the alcohol/liquor business

The facility (subsection [g][2]), such as:

- compliance with building, zoning, and other code requirements
- effects on traffic
- effects on surrounding businesses and neighborhood
- proximity of the proposed business facility to other similarly situated licensed liquor facilities

Benefits to the community (subsection [g][3])

- effects upon the economic development of the city
- effects on the health, welfare and safety of the general public
- whether the applicant has demonstrated a public need or convenience for the issuance of the liquor license for the business facility at the location proposed, taking into consideration, among other things:
 1. total number of licenses for similar establishments and/or operations in the city; and
 2. proximity of the establishment to other licensed liquor establishments
- The uniqueness of the facility contrasted with other existing or proposed facilities
- The permanence of the proposed facility in the community.

Section 3-17 of the City Code allows for an agreement on the prohibition on profiteering by Class C liquor license holders. Under the terms of the agreement, the City Council shall not approve the transfer of a Class C liquor license within three (3) years of the date of the original issuance of the license. A draft agreement is included in this packet.

The Dancing Pine will be Michigan's first luxury Korean BBQ restaurant, offering high end cuts of steak as well as wine pairings. The Dancing Pine is located in the center of the new Sakura development which offers housing, dining, and retail opportunities. The plaza will propel Novi forward and bring visitors from other cities as well as workers from other countries.

The Police Department has no objection to the request. Approval from the Fire Department and Community Development are conditional, pending compliance with City regulations.

RECOMMENDED ACTION: Consideration of a request from Seven York Inc. (DBA: The Dancing Pine) for a new Class C quota license to be located at 42738 Grand River Avenue, Novi, MI 48375 and Agreement on the Prohibition on Profiteering by Class C Liquor License Holders. The addition of The Dancing Pine will complement the area and provide residents with a dining option which will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies. The applicant appears to qualify for a license under the City's ordinance.

CHIESA LEGAL SERVICES, P.C.

ATTORNEYS AT LAW
40400 E. Ann Arbor Road
Suite 104B
Plymouth, Michigan 48170
TandCLaw@gmail.com
(734) 459-8770

MARK G. CHIESA

November 18, 2024

City of Novi
Clerk's Office
45175 W. 10 Mile Road
Novi, Michigan 48375

**RE: New Liquor License
Sakura Way, Novi, Michigan 48375**

Dear Clerk:

Enclosed please find the following documents:

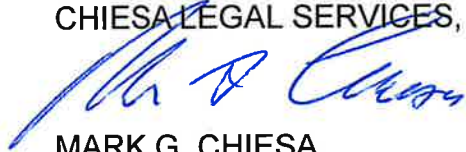
City of Novi, Michigan Liquor License Application Questionnaires A and B
Copy of Questionnaire C
Check in the amount of \$1,210.00
Copy of Application to Michigan Liquor Control Commission.

Please process this application in accordance with your regular procedures. Should you require any further information or documentation, please contact my office.

Your consideration is appreciated.

Yours very truly,

CHIESA LEGAL SERVICES, P.C.



MARK G. CHIESA

/mgc

Encl.



CITY OF NOVI, MICHIGAN

Liquor License Application

Questionnaires A and B

**Questionnaires A and B are to be
completed and returned to the
Novi City Clerk's Office**

Licensing Policy

This article establishes an application and review process for the issuance of both new licenses and the transfer of existing licenses into the city or between or among applicants. The process is intended to ensure that the individuals and entities seeking licenses from, or charged with operating licensed establishments within, the city meet certain minimum requirements as to criminal history, past conduct, and ongoing business operation standards. It requires city council review of application information in light of certain criteria that is established for purposes of identifying the kinds of facilities that qualify for a license. It reserves to the city any and all discretion afforded it under applicable law relating to the issuance of licenses.

As a general matter of policy, applicants for a license will need to demonstrate an identifiable benefit to the city and its inhabitants resulting from the granting of the license. While all of the criteria set forth in this article are relevant to the decision whether to grant a license, an applicant must demonstrate in particular that the proposed facility:

- (a) Will provide a service, product, or function that is not presently available within the city or that would be unique to the city or to an identifiable area within the city;
- (b) Is of a character that will foster or generate economic development or growth within the city, or an identifiable area of the city, in a manner consistent with the city's policies; or,
- (c) Represents an added financial investment on the part of a long-term business or resident with recognized ties to the city and the local community.

The weight to be given to each item of the criteria identified in this article, and the determination whether a particular applicant meets or satisfies those criteria is intended to be within the sole discretion of the city council.

Requirements and Procedures

1. Complete the Michigan Liquor Control Commission Application. Contact M.L.C.C. in Lansing at 517-322-1400 or toll free 1-866-813-0011.
2. Fully complete the **Novi Liquor License Application Questionnaires A and B** and return them to the City of Novi Clerk's Office within 30 days. Complete **Questionnaire C** and return it to the Novi Police Department within 30 days.
3. Please review and include with the applicant's initial **cover letter**, a response to the Novi Alcoholic Liquor Ordinance, Article II, Section 3.14 (a) *Facilities for which new licenses may be granted*.
4. Attach a non-refundable **application fee** of \$1,000.00, plus \$210.00 for each person with a financial or management interest in the application including, but not limited to, partnership partners, corporate officers and directors. Please make the check payable to the City of Novi.
5. ***Site Plan** (1 copy - signed and sealed by a registered architect/engineer). If the facility is to be located in a proposed building for which site plan approval has not yet been obtained, or in an existing building that is to be remodeled, you must submit a conceptual site plan showing the proposed building and the relationship of the building to the surrounding properties and their uses.
6. ***Building Façade Plan** (1 copy - signed and sealed by a registered architect/engineer) – all sides, including signage. If the proposed building final site plan has been previously approved by the Novi Planning and Community Development Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
7. ***Interior Plan with seating arrangement** (1 copy - signed and sealed by a registered architect/engineer). If the proposed interior has been previously approved by the City of Novi Building Department and there are no changes, then please submit a letter of verification stating there will be no such changes along with this application.
8. One full copy of the **menu**.
9. **Administrative Special Land Use** (see next page).
10. Provide any other information pertinent to the applicant and operation of the proposed facility that may be required by the Novi Alcoholic Liquor Ordinance, Article II.

*No site plan, building façade plan, interior plan or any part thereof, may be changed by the applicant once they have received approval in conjunction with the liquor licensing process. Applicant must submit separate plans and fees as required by other City of Novi departments and consultants in accordance with standard review procedures, if applicable.

Administrative Special Land Use

In addition to the Liquor License procedures noted above, any new establishment serving alcoholic beverages, and/or any expansion or significant change of site plan for an existing establishment, will need to follow the administrative Special Land Use public hearing process through the Community Development Department. The following must be submitted directly to the Community Development Department when a Liquor License application is submitted.

- **Application for Site Plan and Land Use Approval** form.
- Completed **Service of Alcoholic Beverages Special Land Use Application Checklist**, along with four sets of site plans and narratives as described in the checklist.
- Special Land Use **fees** (and possibly Site Plan review fees) will be assessed to the applicant.

The applicant is asked to contact the Community Development Department Planning Division at (248) 347-0475 to determine exactly what is needed for the Special Land Use application and site plan.

The Special Land Use and public hearing process will be handled by a committee represented by members of the Community Development Department, Public Services, and Assessing Departments for any new liquor license application, or for those applications that request an amendment to a site plan. The results of the special land use consideration and the public hearing process will be forwarded to the City Council for consideration along with the consideration of the Liquor License.

Special Circumstances

Transfers that involve the following circumstances may be placed on a City Council agenda for consideration without payment of a fee and without the necessity of furnishing the information required for new licenses:

- (1) The exchange of the assets of a licensed sole proprietorship, licensed general partnership, or licensed limited partnership for all outstanding shares of stock in a corporation in which the sole proprietor, all members of the general partnership, or all members of the limited partnership are the only stockholders of that corporation.
- (2) The removal of a member of a firm, a stockholder, a member of a general partnership or limited partnership, or association of licensees from a license.
- (3) The occurrence of any of the following events:
 - (a) A corporate stock split of a licensed corporation.
 - (b) The issuance to an existing stockholder of a licensed corporation of previously unissued stock as compensation for services performed.
 - (c) The redemption by a licensed corporation of its own stock.
 - (d) A corporate public offering.

Questionnaire A – Applicant Cover Information and Procedures for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council. Please refer to Novi Alcoholic Liquor Ordinance, Articles I-II.

1(a). Name, address and phone number of applicant:

Severn York Inc.

1(b). Name, address and phone number of business:

The Dancing Pine

Sakura Way Novi, Building B

734-277-5270

NOTE: If the applicant is a partnership, you must include the name and address of each partner and attach a copy of the partnership agreement. If the applicant is a privately held corporation, you must include the name and address of each corporate officer, member of the board of directors and/or stockholders. Attach a copy of the articles of incorporation.

2. Type of liquor license applying for (circle all those that apply):

☒ Class C ☐ Resort ☐ Tavern ☐ Club ☐ Hotel A B ☒ Quota ☐ Transfer ☐ Microbrewery/Brewpub

Theme of Proposed Business:

High end Korean BBQ Steak house

3. Street address and legal description of the property where liquor license is to be located:

Sakura Novi Building B

Questionnaire B – Administrative Background Information for Liquor License

The Novi City Council will consider whether an applicant's proposal for a liquor license is reasonable when measured against the information contained within this completed application. Please answer each question thoroughly. All answers should be typed or printed legibly and neatly in black ink. If the space provided is insufficient for a complete answer, use additional sheets of paper, following the same format used in the questionnaire and attach to that part of the application. Failure to provide all required information or attachments could result in delay or denial of liquor license. All liquor license applications are subject to final approval by the Novi City Council.

1. What is the applicant's management experience in the alcohol/liquor business?
I am a local restaurateur that grew up in Michigan. I currently own two restaurants that serve alcohol / liquor, Kimchi Box Plus (Northville) and Azalea (Ann Arbor). Both restaurants serve a wide variety of wines as well as cocktails that pair with their respective menus.⁹
-
-

2. What is the applicant's general business management experience?
I currently own and operate 11 restaurants in Michigan. 8 Kimchi Box (Korean Fast Casual) | Azalea (Modern Asian Fusion) | Ondo Bakery
Because of the variety and quantity of the restaurants I operate, I have been able to develop and maintain a strong team that ensures the quality and efficiencies of the restaurants.
-
-

3. What is the applicant's general business reputation?
I entered the restaurant industry after a few years working as a management consultant. As a relatively young restaurateur, I have
reputation as an up and coming entrepreneur in the restaurant space. Last year I was awarded the EY entrepreneur of the year award in Michigan, for my work in the expansion of Kimchi Box to 8 locations.
-
-

4. What is the applicant's financial status and ability to build and/or operate the proposed facility on which the proposed liquor license is to be located?
I am able to use my current cash flow from my restaurants to build and operate the proposed facility. We estimate around 1.2 Million dollars will go into the build out of the proposed space.
-
-

5. What are the applicant's past criminal convictions involving moral turpitude, violence or alcoholic liquors?
I do not have any criminal convictions involving moral turpitude, violence or alcoholic liquors
-
-
-

6. Does the applicant use alcoholic beverages to excess?
No I do not use alcoholic beverages to excess
-
-

7. What is the effect that the issuance of a license would have upon the economic development of the surrounding area?

I am building the Dancing Pine for the Sakura Novi project with the Aikens group. Sakura Way will be Novi's newest development project. We will bring a variety of guests from Oakland, Wayne, and Washtenaw county. The Dancing Pine is a stand alone building in the middle of the development, facing the lake. Our license will be able to provide the visitors the highest quality experience and bring many people looking for a luxurious dining experience to Novi.

8. What effect would the issuance of a license have on the health, welfare and safety of the general public?

Issuing a license to the Dancing Pine project will give the city of Novi a safe place to enjoy night life. The development will be well lit and protected. Currently for the citizens of Novi there are limited options for late night dining. The Dancing Pine will serve responsibly until almost midnight, giving the city more variety in high end dining options.

9. Has the applicant received responses from the Police Department, Building Department and/or Fire Department with regard to the proposed facility?

The Aikens group is working closely with the city to build the proposed facility. When the cold shell is turned over to me, I will also work closely with the city on the proposed facility to get the necessary approvals.

10. What is the public need or convenience for issuance of a liquor license for this facility at the proposed location?

The proposed location will be the premier new development for the city of Novi. Sakura Way, will have apartment complexes, dining, and retail. The Dancing Pine is in the center of this new development. The plaza will propel Novi forward and bring visitors from other cities as well as workers from other countries. International and local business meetings will all occur at The Dancing Pine, bringing even more companies and business into the city of Novi.

11. What is the uniqueness of the proposed facility when contrasted against other existing or proposed facilities and the compatibility of the proposed facility to surrounding architecture and land use?

The proposed facility faces the lake and the meeting auditorium in the center of the Sakura Plaza. We will be where families gather to take take strolls along the newly planted trees of the plaza. Our facility will have large windows to have clear views of the environment around us, for our restaurant goers to enjoy.

12. Does the facility to which the proposed liquor license is to be issued comply with the applicable building, plumbing, electrical and fire prevention codes and zoning statutes and ordinances applicable to the City of Novi? Has applicant received information from the appropriate departments?

We are working with the city to build a safe building that follows call code and zoning statuses. It has not been built or open yet, but we will be fully compliant.

13. What effect will the facility to which the proposed liquor license is to be issued have upon vehicular and pedestrian traffic in the area?

We will be Michigans first luxury Korean BBQ restaurant. Our high end cuts of steak as well as wine parings will bring more people into

the Novi community. Our restaurant is off of Grand River, but it would not have significant effect on traffic in the area, because our rush hours do not coincide with local corporate hours.

14. What is the proximity of the proposed business facility to other similarly situated licensed liquor facilities?

We are in the heart of Novi so there are other facilities with similary situated liquor licenses. However the only high end food offering restaurant in the area is Bonefish Grill and Artys.

15. What is the proximity of the proposed facility to complimentary uses such as office and commercial development?

We will be very close to the Novi office and commercial development center. The restaurant will however bring in many corporations from sorrounding cities (Northville, Plymouth, Canton, Wixom) as well. My restaurant in Northville (Kimchi Box Plus) has this effect currently.

16. What effect would the proposed facility have upon the surrounding neighborhood and/or business establishments, including impacts upon residential areas, church and school districts?

It will give the residence of the area more dining options than what is currently offered in the city of Novi. Many people in the community drive to Troy, Detroit, or even Northville to dine in high end places. The Dancing Pine will bring unique flavors and a high end experience into the city of Novi.

17. What proposed or actual commitments are being made by the applicant to establish permanency in the community?

I am from Michigan and currently live in this community. I have many restaurants in Oakland County, and will permanantly be here. The Dancing Pine is one of my most important projects, and I plan to be all in on being the best restaurant in Michigan. I have committed to buying Pi distribution facility in Novi across 12 Oaks Mall, to help with the food service operations of the Dancing Pine.

18. What utilities are available to serve the facility?

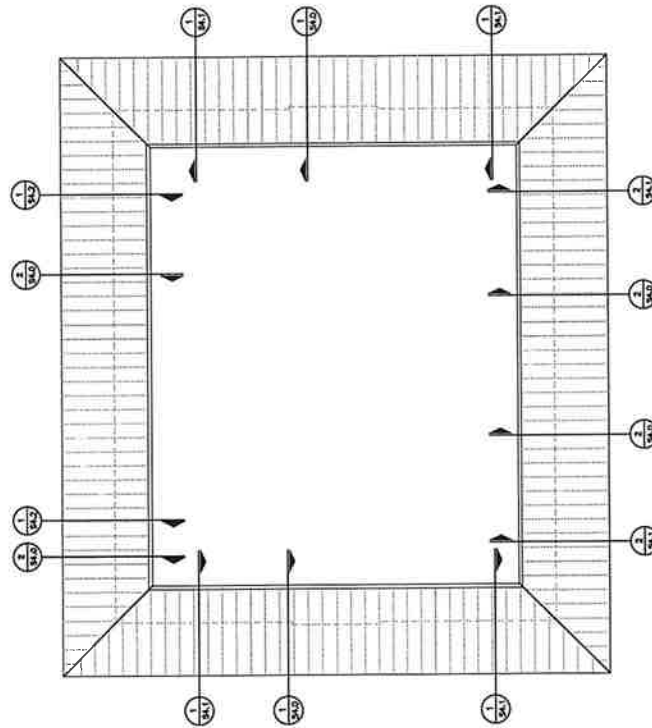
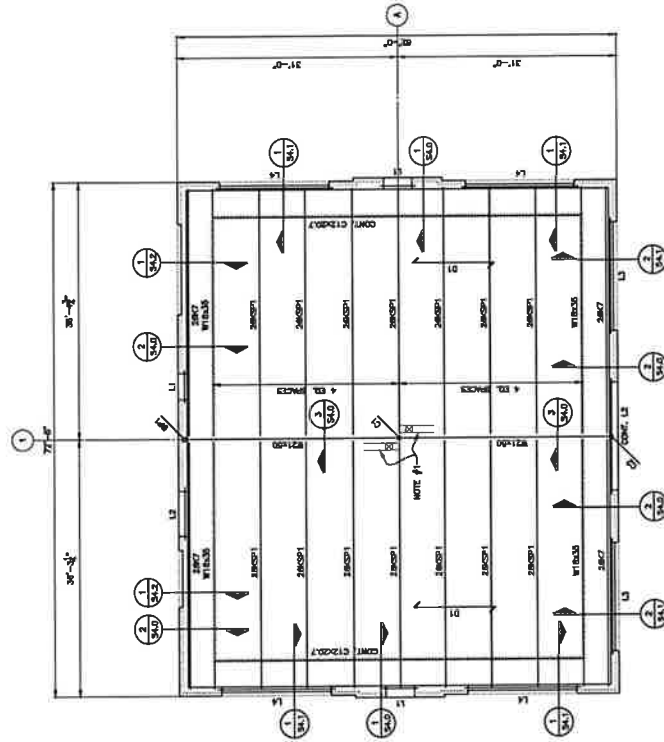
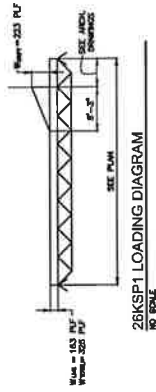
We will be utilizing Gas, energy, and water.

19. What other factors should the Novi City Council consider?

I grew up in Michigan and plan to live here for the rest of my life. The Dancing Pine while having a high end feel and look, will be very approachable price point. The restaurant will not price out the average person, rather I want to make a busy restaurant that brings people in from all over Michigan. Novi is in the center of Detroit, Troy, Ann Arbor.. The Dancing Pine and the Sakura Way project will bring excitement to the city of Novi and Michigan. A liquor license will greatly help The Dancing Pine reach its full potential as a premier dining experience.



COLUMN SCHEDULE				
	C2	C1	MARK	
	HEI	HEI=2400/4	SIZE	BASE PLATE
	HEI=2400/4	12"x12"x1/2"		ANCHOR BOLTS
	12"x12"x1/2"	12"x12"x1/2"		ANCHOR BOLTS
	ENTIRE COLUMN TO BE UNPAINTED ON BOTH			REMARKS



ROOF FRAMING PLAN
SCALE 1/8" = 1'-0"

NOTE #1: PROVIDE 1/2" ALL AROUND AT ROOF OVERFLOW DRAIN. COORDINATE LOCATION WITH JACOBI CONSULTING.

JOIST NOTES

1. JOIST SUPPLIER TO PROVIDE BRACING AS REQUIRED FOR SL
2. JOIST SUPPLIER TO DESIGN ALL ROOF JOISTS FOR A NET UPL OF 10 psf (80)

SEE SHEET 12.5 FOR LIFT SCHEDULE

OVERHANG FRAMING PLAN

$$\text{Solve: } 1/2x = 1/3$$

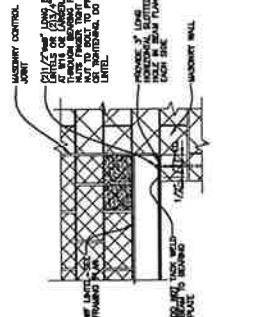
BEARING PLATE SCHEDULE

MARK	DESCRIPTION	REMARKS
B1	1"x3/8"x1"	
L1	1"x3/8"x1"	
L2	1"x3/8"x1"	
L3	1"x3/8"x1"	
L4	1"x3/8"x1"	

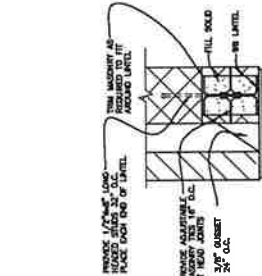
MARK	DESCRIPTION	REMARKS
L1	1"x3/8"x1"	
L2	1"x3/8"x1"	
L3	1"x3/8"x1"	
L4	1"x3/8"x1"	

LINTEL NOTES:

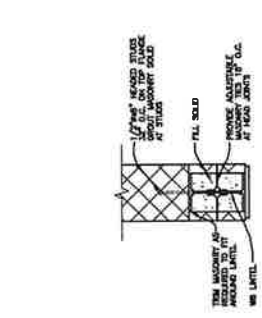
1. SET ON LINTEL EXTEND WITHIN OF MASONRY OPENING
2. HOLD EDGE OF PLATE ON LINTEL BACK FROM EACH FACE OF MASONRY 1/2"
3. WELD 1/2" WELDED JOINTS TO TOP OF LINTEL
4. ALL EXTERIOR LINTELS TO BE GALVANIZED
5. USE TYPICAL LINTEL DETAIL THIS SHEET



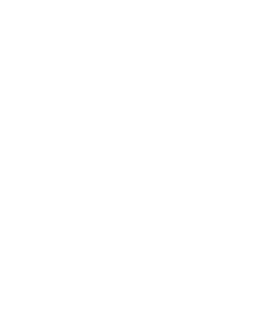
7 TYPICAL LINTEL BEARING ON MASONRY DETAIL
SCALE: 3/4" = 1'-0" (LINTEL PARALLEL TO WALL)
NOTE: PLATE LINTEL BEAMS COVERED IN CHU WALLS
UNLESS NOTED OTHERWISE



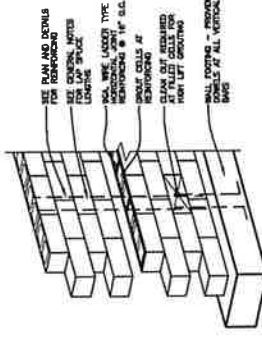
8 TYPICAL SLIDE CONNECTION LINTEL DETAIL
SCALE: 3/4" = 1'-0"
PROVIDE ON ONE END OF LINTEL FOR LINTEL
SPACING GREATER THAN 8'-0"



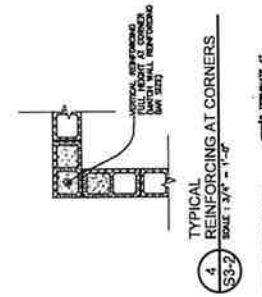
9 TYPICAL LINTEL DETAIL AT W8 BEAM
SCALE: 1 1/2" = 1'-0" WITH BRICK VENEER



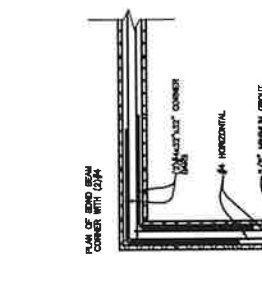
10 TYPICAL LINTEL DETAIL AT W8 BEAM
SCALE: 1 1/2" = 1'-0"



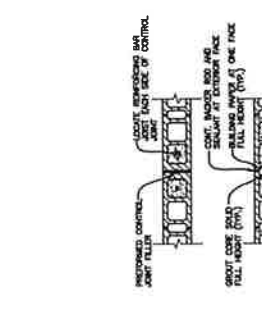
4 TYPICAL REINFORCING AT CORNERS
SCALE: 3/4" = 1'-0"



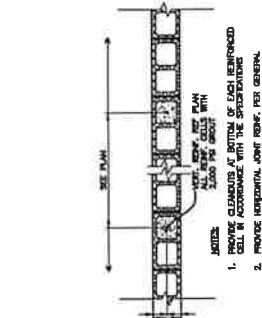
5 TYPICAL BOND BEAM CORNER DETAIL
SCALE: 3/4" = 1'-0"



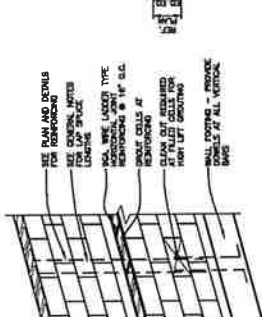
6 TYPICAL MASONRY WALL CONTROL JOINTS
SCALE: 3/4" = 1'-0"



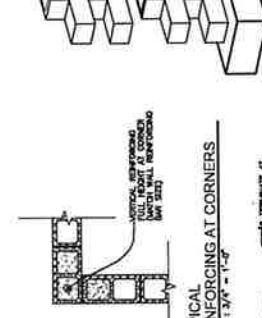
7 TYPICAL LINTEL BEARING ON MASONRY DETAIL
SCALE: 3/4" = 1'-0"



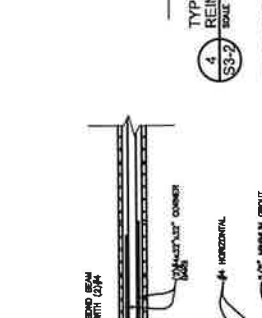
8 TYPICAL SLIDE CONNECTION LINTEL DETAIL
SCALE: 3/4" = 1'-0"



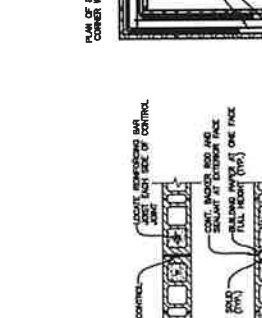
9 TYPICAL LINTEL DETAIL AT W8 BEAM
SCALE: 1 1/2" = 1'-0" WITH BRICK VENEER



10 TYPICAL LINTEL DETAIL AT W8 BEAM
SCALE: 1 1/2" = 1'-0"



11 TYPICAL REINFORCING AT CORNERS
SCALE: 3/4" = 1'-0"



12 TYPICAL BOND BEAM CORNER DETAIL
SCALE: 3/4" = 1'-0"



13 TYPICAL MASONRY WALL CONTROL JOINTS
SCALE: 3/4" = 1'-0"

MASONRY REIN. LVL LENGTH	WALL	WALL	WALL	WALL	WALL
1"	1"	1"	1"	1"	1"
2"	2"	2"	2"	2"	2"
3"	3"	3"	3"	3"	3"
4"	4"	4"	4"	4"	4"
5"	5"	5"	5"	5"	5"
6"	6"	6"	6"	6"	6"
7"	7"	7"	7"	7"	7"
8"	8"	8"	8"	8"	8"
9"	9"	9"	9"	9"	9"
10"	10"	10"	10"	10"	10"
11"	11"	11"	11"	11"	11"
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29"	29"	29"	29"	29"	29"
30"	30"	30"	30"	30"	30"
31"	31"	31"	31"	31"	31"
32"	32"	32"	32"	32"	32"
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37"	37"	37"	37"	37"	37"
38"	38"	38"	38"	38"	38"
39"	39"	39"	39"	39"	39"
40"	40"	40"	40"	40"	40"
41"	41"	41"	41"	41"	41"
42"	42"	42"	42"	42"	42"
43"	43"	43"	43"	43"	43"
44"	44"	44"	44"	44"	44"
45"	45"	45"	45"	45"	45"
46"	46"	46"	46"	46"	46"
47"	47"	47"	47"	47"	47"
48"	48"	48"	48"	48"	48"
49"	49"	49"	49"	49"	49"
50"	50"	50"	50"	50"	50"
51"	51"	51"	51"	51"	51"
52"	52"	52"	52"	52"	52"
53"	53"	53"	53"	53"	53"
54"	54"	54"	54"	54"	54"
55"	55"	55"	55"	55"	55"
56"	56"	56"	56"	56"	56"
57"	57"	57"	57"	57"	57"
58"	58"	58"	58"	58"	58"
59"	59"	59"	59"	59"	59"
60"	60"	60"	60"	60"	60"
61"	61"	61"	61"	61"	61"
62"	62"	62"	62"	62"	62"
63"	63"	63"	63"	63"	63"
64"	64"	64"	64"	64"	64"
65"	65"	65"	65"	65"	65"
66"	66"	66"	66"	66"	66"
67"	67"	67"	67"	67"	67"
68"	68"	68"	68"	68"	68"
69"	69"	69"	69"	69"	69"
70"	70"	70"	70"	70"	70"
71"	71"	71"	71"	71"	71"
72"	72"	72"	72"	72"	72"
73"	73"	73"	73"	73"	73"
74"	74"	74"	74"	74"	74"
75"	75"	75"	75"	75"	75"
76"	76"	76"	76"	76"	76"
77"	77"	77"	77"	77"	77"
78"	78"	78"	78"	78"	78"
79"	79"	79"	79"	79"	79"
80"	80"	80"	80"	80"	80"
81"	81"	81"	81"	81"	81"
82"	82"	82"	82"	82"	82"
83"	83"	83"	83"	83"	83"
84"	84"	84"	84"	84"	84"
85"	85"	85"	85"	85"	85"
86"	86"	86"	86"	86"	86"
87"	87"	87"	87"	87"	87"
88"	88"	88"	88"	88"	88"
89"	89"	89"	89"	89"	89"
90"	90"	90"	90"	90"	90"
91"	91"	91"	91"	91"	91"
92"	92"	92"	92"	92"	92"
93"	93"	93"	93"	93"	93"
94"	94"	94"	94"	94"	94"
95"	95"	95"	95"	95"	95"
96"	96"	96"	96"	96"	96"
97"	97"	97"	97"	97"	97"
98"	98"	98"	98"	98"	98"
99"	99"	99"	99"	99"	99"
100"	100"	100"	100"	100"	100"

1 WALL REINFORCING DETAIL
SCALE: 3/4" = 1'-0"

2 MASONRY CONSTRUCTION DETAIL
SCALE: 3/4" = 1'-0"

3 TYPICAL REINFORCING ALONG SIDE OPENING
SCALE: 3/4" = 1'-0"

4 TYPICAL BOND BEAM CORNER DETAIL
SCALE: 3/4" = 1'-0"

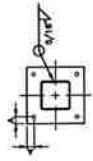
5 TYPICAL MASONRY WALL CONTROL JOINTS
SCALE: 3/4" = 1'-0"

6 TYPICAL MASONRY WALL CONTROL JOINTS
SCALE: 3/4" = 1'-0"

TABLE 14-2
RECOMMENDED MAXIMUM SIZES
FOR ANCHOR-ROD HOLES IN BASE PLATES

ANCHOR-ROD DIAMETER	MAX. HOLE DIAMETER	MIN. HOLE SPACING	MIN. HOLE THICKNESS
3/4"	1 5/16"	2	1/4"
7/8"	1 9/16"	2 1/2"	5/16"
1"	1 13/16"	3	3/8"
1 1/4"	2 1/8"	3	1/2"

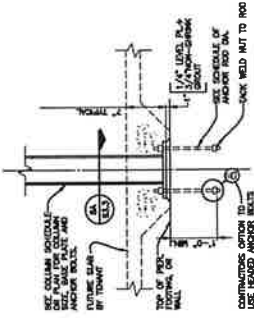
NOTES: 1. CIRCULAR OR SQUARE WIDENING METHOD THE SIZE ARE ACCEPTABLE.
2. CLEARANCE MUST BE CONSIDERED WHEN CHOOSING AN APPROPRIATE WIDENING METHOD. THE WIDENING METHOD SHOULD BE SELECTED TO THE COLUMN, WELD SIZE, AND OTHER INTERFERENCES.
3. ANCHOR PLATES ARE TO BE LOCATED ON THE FACE OF THE COLUMN. THE ANCHOR RODS AND 1/4" x 1/4" x 1/4" WIDENING PLATES SHOULD BE WELDED TO THE COLUMN FACE. THE WIDENING PLATES SHOULD BE WELDED TO THE COLUMN FACE.



A = 1 1/2" @ 3/4" BOLTS

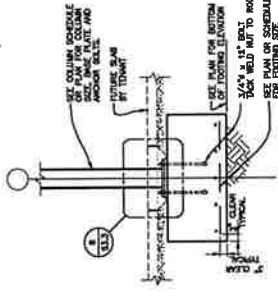
8A TYPICAL BASE PLATE DETAIL WITH OVER SIZED HOLES FOR ANCHOR BOLTS

1. PROVIDE PLATE WIDENING FOR ONLY 1/4" OF THE FOURTH CORNER. PROVIDE PLATE WIDENING FOR ONLY 1/4" OF THE FOURTH CORNER. PROVIDE PLATE WIDENING FOR ONLY 1/4" OF THE FOURTH CORNER.
2. IF USING OVER SIZED HOLES, AT LEAST TWO OF THE ANCHOR BOLTS MUST BE WELDED TO THE BASE PLATE.

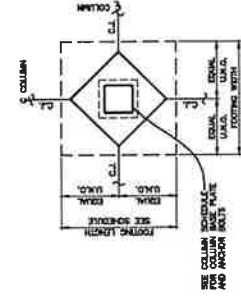


NOTE: ANCHOR BOLTS MUST BE SPACED WITHIN AND OUTSIDE OF THE COLUMN FACE.

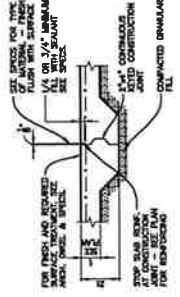
8 TYPICAL COLUMN BASE DETAIL



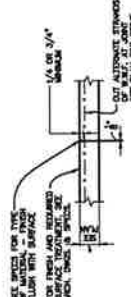
4 TYPICAL INTERIOR COLUMN FOOTING



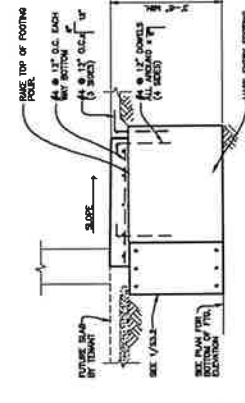
10 SUGGESTED FUTURE ISOLATION JOINT AT COLUMN



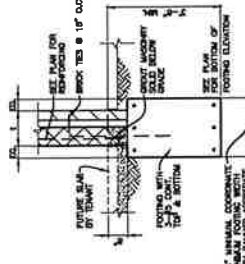
6 SUGGESTED FUTURE FLOOR CONSTRUCTION JOINT



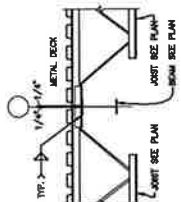
5 SUGGESTED FUTURE FLOOR CONTROL JOINT



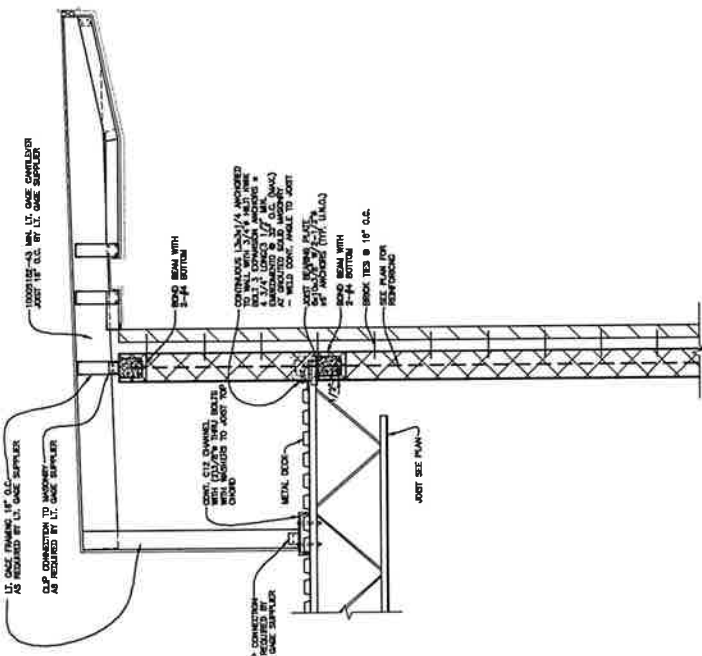
2 TYPICAL MASS ENTRANCE SLAB



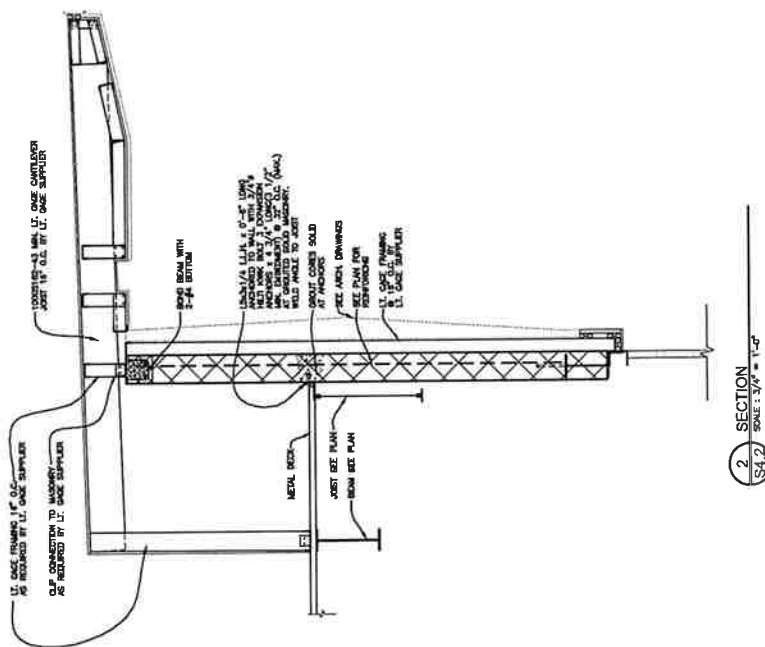
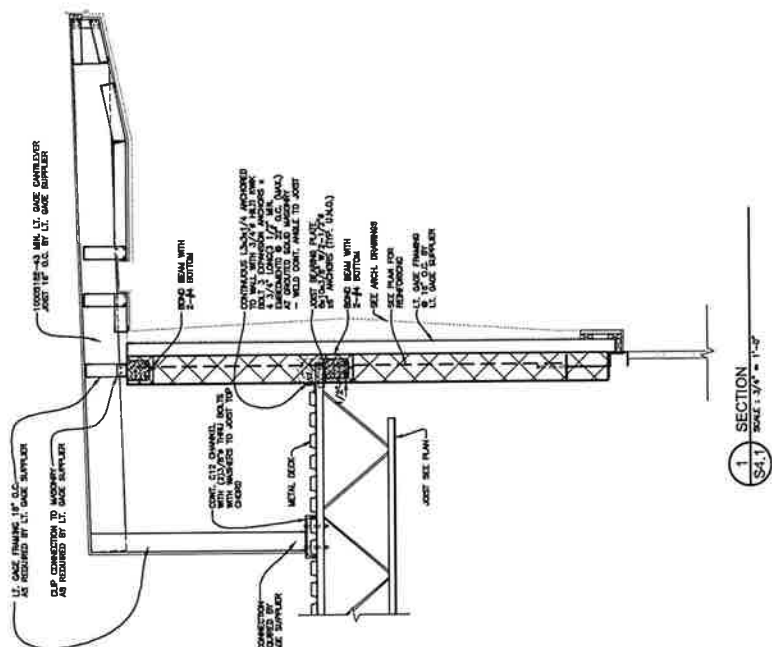
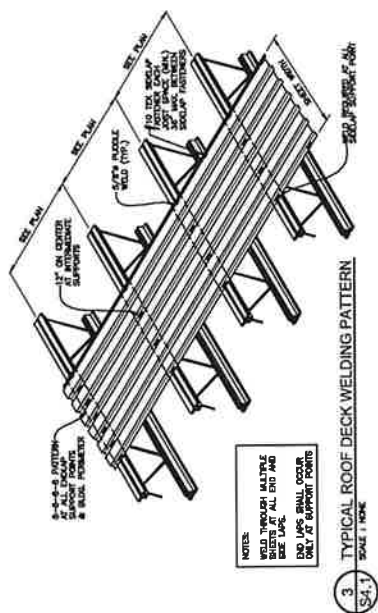
1 MASONRY WALL FOOTING



3 SECTION
SCALE: 3/4" = 1'-0"



1 SECTION
SCALE: 3/4" = 1'-0"



Sheet Number
S4.2

SHEET TITLE
DETAILS

JOB Number
5240

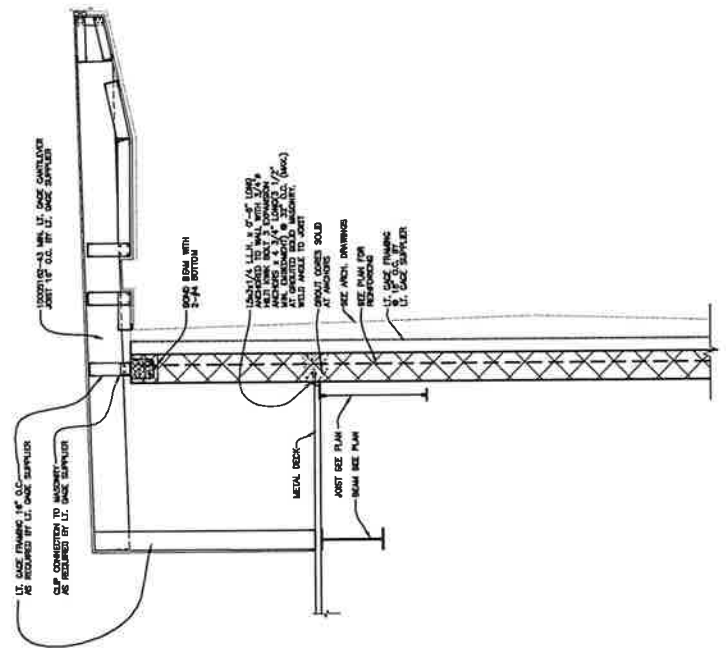
Preliminary
Not for Construction
Sakura Novi Building B

PROJECT
**SAKURA NOVI
BUILDING B**
NOV, MI



Woh Yee Associates
Architects & Planners
4000 GRAND KINGS AVENUE, SUITE 200
NOVI, MICHIGAN 48245
PHONE 313.487.9110

Shymanski &
Associates, LLC
15000 WOODLAND AVENUE, SUITE 100
TROY, MICHIGAN 48063
PHONE 313.487.9110
www.shymanski.com



1 SECTION
S4.2 SCALE: 3/4" = 1'-0"



LSA, Inc.

4743 PARKSIDE CT.
ANN ARBOR, MI 48105
734.417.0250 (PHONE)
734.212.2130 (FAX)
REVISIONS - 02/20

DANCING PINE
(INTERIOR RENOVATION)
4238 GRAND RIVER AVE
NOVI, MI 48375



SHEET TITLE
FLOOR PLAN

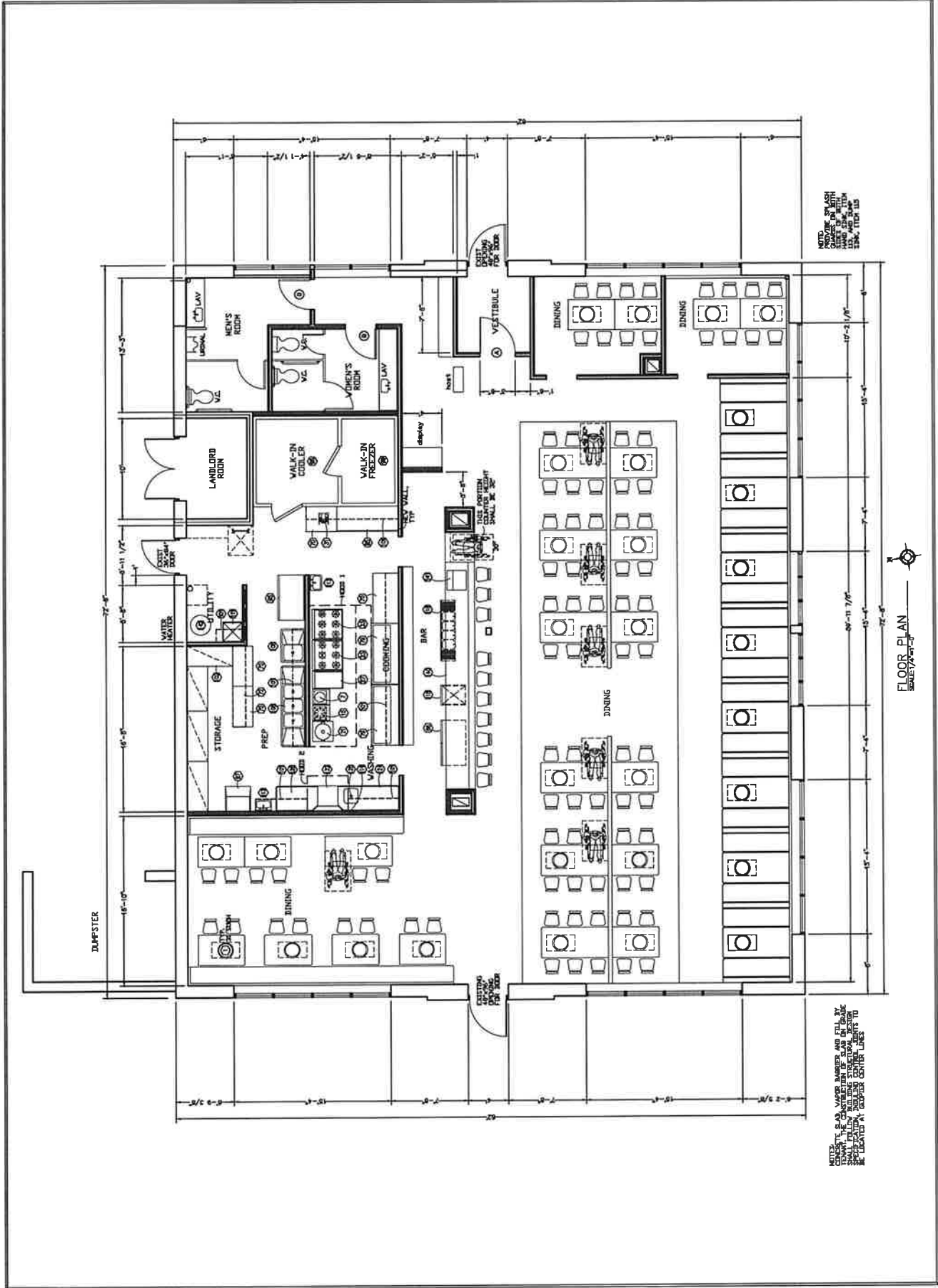
PROJECT NO: 2309009

DRAWN: J.S.
CHECKED: Z.L.
APPROVED:

DATE: ISSUED FOR:

10/24/2024
SHEET

A.1a





DANCING PINE
(INTERIOR RENOVATION)
442738 GRAND RIVER AVE
NOV. MI 48375

DETAILS,
SCHEDULES
& NOTES

10/20/2024 REVIEW SHEET

A:2

NOTES: ALL EQUIPMENT SHALL BEAR THE LABEL OF AN APPROVED AGENCY. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE INFORMATION ON THE LABEL AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.



- NOTES
1. USE DIMENSIONS SHOWN TO LOCATE FRESH AIR INTAKE SITES OF ALL UNITS.
 2. VERIFY UNIT SIZES AND WEIGHTS WITH MANUFACTURER'S DATA. PROVIDE SERVICES FOR REMOVED FOOD WASTE OF ALL UNITS. MAKE ANY MODIFICATION OF WASTE REMOVAL AS REQUIRED.
 3. ANY INTAKE SHALL BE AT LEAST 10'-0" AWAY FROM ANY EXHAUST AIR.





LSA, Inc.

4743 PARKSIDE CT.
ANN ARBOR, MI 48105

734.417.0250 (PHONE)
734.212.2130 (FAX)

LSA/MLL-12/21

DANCING PINE
(INTERIOR RENOVATION)
42138 GRAND RIVER AVE
NOVI, MI 48375



**ELECTRICAL
PANEL
SCHEDULES
& RISER**

PROJECT NO: 2309009

DRAWN: JLS
CHECKED: ZL
APPROVED: _____
DATE: _____ ISSUED FOR: _____

10/28/2024
SHEET

E-2

ELECTRICAL SERVICE CALCULATIONS PER NEC ART. 220 & TABLE 220-20			
	LOAD	CONNECTED	DEMAND
LIGHTING (KW)		3.5	3.5
RECEPTACLES (KW)		7.5	7.5
HVAC (KW)		142.0	120.7
EQUIPMENT (KITCHEN)		12.7	6.0
TOTAL PROPOSED LOAD		165.7	139.7
TOTAL (KW)		165.7	139.7
TOTAL (AMP)		459.0	387.0

NEW LOCATION: LEBERTY/CONVALL			
No.	Equipment	Load Description	Connected Amps
1	100A-3P	100A-3P	100A-3P
2	100A-3P	100A-3P	100A-3P
3	100A-3P	100A-3P	100A-3P
4	100A-3P	100A-3P	100A-3P
5	100A-3P	100A-3P	100A-3P
6	100A-3P	100A-3P	100A-3P
7	100A-3P	100A-3P	100A-3P
8	100A-3P	100A-3P	100A-3P
9	100A-3P	100A-3P	100A-3P
10	100A-3P	100A-3P	100A-3P
11	100A-3P	100A-3P	100A-3P
12	100A-3P	100A-3P	100A-3P
13	100A-3P	100A-3P	100A-3P
14	100A-3P	100A-3P	100A-3P
15	100A-3P	100A-3P	100A-3P
16	100A-3P	100A-3P	100A-3P
17	100A-3P	100A-3P	100A-3P
18	100A-3P	100A-3P	100A-3P
19	100A-3P	100A-3P	100A-3P
20	100A-3P	100A-3P	100A-3P
21	100A-3P	100A-3P	100A-3P
22	100A-3P	100A-3P	100A-3P
23	100A-3P	100A-3P	100A-3P
24	100A-3P	100A-3P	100A-3P
25	100A-3P	100A-3P	100A-3P
26	100A-3P	100A-3P	100A-3P
27	100A-3P	100A-3P	100A-3P
28	100A-3P	100A-3P	100A-3P
29	100A-3P	100A-3P	100A-3P
30	100A-3P	100A-3P	100A-3P
31	100A-3P	100A-3P	100A-3P
32	100A-3P	100A-3P	100A-3P
33	100A-3P	100A-3P	100A-3P
34	100A-3P	100A-3P	100A-3P
35	100A-3P	100A-3P	100A-3P
36	100A-3P	100A-3P	100A-3P
37	100A-3P	100A-3P	100A-3P
38	100A-3P	100A-3P	100A-3P
39	100A-3P	100A-3P	100A-3P
40	100A-3P	100A-3P	100A-3P
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50	100A-3P	100A-3P	100A-3P
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80	100A-3P	100A-3P	100A-3P
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82	100A-3P	100A-3P	100A-3P
83	100A-3P	100A-3P	100A-3P
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189	100A-3P	100A-3P	100A-3P
190	100A-3P	100A-3P	100A-3P
191	100A-3P	100A-3P	100A-3P
192	100A-3P	100A-3P	100A-3P
193	100A-3P	100A-3P	100A-3P
194	100A-3P	100A-3P	100A-3P
195	100A-3P	100A-3P	100A-3P
196	100A-3P	100A-3P	100A-3P
197	100A-3P	100A-3P	100A-3P
198	100A-3P	100A-3P	100A-3P
199	100A-3P	100A-3P	100A-3P
200	100A-3P	100A-3P	100A-3P
201	100A-3P	100A-3P	100A-3P
202	100A-3P	100A-3P	100A-3P
203	100A-3P	100A-3P	100A-3P
204	100A-3P	100A-3P	100A-3P
205	100A-3P	100A-3P	100A-3P
206	100A-3P	100A-3P	100A-3P
207	100A-3P	100A-3P	100A-3P
208	100A-3P	100A-3P	100A-3P
209	100A-3P	100A-3P	100A-3P
210	100A-3P	100A-3P	100A-3P
211	100A-3P	100A-3P	100A-3P
212	100A-3P	100A-3P	100A-3P
213	100A-3P	100A-3P	100A-3P
214	100A-3P	100A-3P	100A-3P
215	100A-3P	100A-3P	100A-3P
216	100A-3P	100A-3P	100A-3P
217	100A-3P	100A-3P	100A-3P
218	100A-3P	100A-3P	100A-3P
219	100A-3P	100A-3P	100A-3P
220	100A-3P	100A-3P	100A-3P
221	100A-3P	100A-3P	100A-3P
222	100A-3P	100A-3P	100A-3P
223	100A-3P	100A-3P	100A-3P
224	100A-3P	100A-3P	100A-3P
225	100A-3P	100A-3P	100A-3P
226	100A-3P	100A-3P	100A-3P
227	100A-3P	100A-3P	100A-3P
228	100A-3P	100A-3P	100A-3P
229	100A-3P	100A-3P	100A-3P
230	100A-3P	100A-3P	100A-3P
231	100A-3P	100A-3P	100A-3P
232	100A-3P	100A-3P	100A-3P
233	100A-3P	100A-3P	100A-3P
234	100A-3P	100A-3P	100A-3P
235	100A-3P	100A-3P	100A-3P
236	100A-3P	100A-3P	100A-3P
237	100A-3P	100A-3P	100A-3P
238	100A-3P	100A-3P	100A-3P



ISA, Inc.

4745 PARKSIDE CT.
ANN ARBOR, MI 48105

734.472.0260 (PHONE)
734.212.2130 (FAX)

EL@ISA-INC.COM

DANCING PINE
(INTERIOR RENOVATION)
42735 GRAND RIVER AVE
NOVA, MI 48375



SHEET TITLE
ELECTRICAL
LIGHTING
PLAN

PROJECT NO. 2309009

DRAWN: J.S.
CHECKED: Z.L.
APPROVED:

DATE ISSUED FOR:

10/28/2024
SHEET

E-3

LUMINAIRES SCHEDULE (COORDINATE SELECTION WITH THE OWNER)

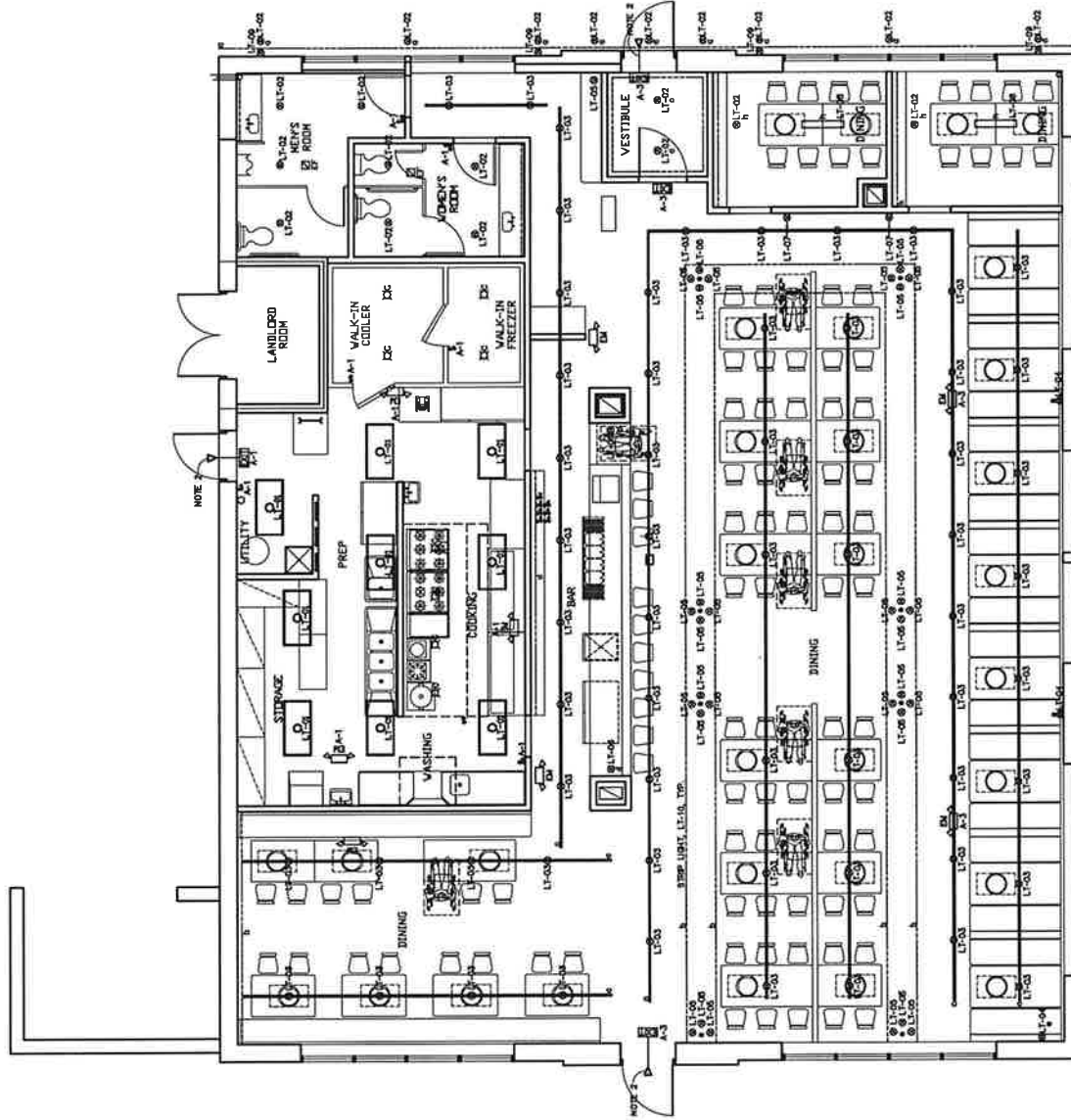
L1-01	24" LINED TRITON, 30W, 4000K, CEILING MOUNTED WITH PLATING PRESBYTIAN LENSES.
L1-02	8" INCH, 9W RECESSED, 3000K, LUMINOUS LED DOWNLIGHT.
L1-03	DECORATIVE CEILING LED, 800 LUMEN PAR 20 TRACK HEAD AND TRACK, 3000K, 7W DIMMABLE BY THE OWNER. UNFINISHED ALUMINUM FINISH, TRACK HEADS AS SHOWN OR AS REQUIRED BY THE OWNER.
L1-04	WALL MOUNTED LED DOWNLIGHT, 30W, 3000K, ADJUSTABLE DIMMING DRIVER WITH SETTINGS AT 15%/100%/50% LUMENS.
L1-05	8" LED RECESSED DOWNLIGHT, 800 LUMENS, 9W, 3000K WITH BLACK TRIM.
L1-06	DECORATIVE LED LIGHT, TABLE MOUNTED, DIMMABLE DRIVER 215-230 LUMENS, 9W, 3000K.
L1-07	WALL MOUNTED LED DOWNLIGHT, 800 LUMENS, DIMMABLE DRIVER 215-230 LUMENS, 30W, 3000K.
L1-08	PENDANT LED LINEAR LIGHT, BLACK FINISH, DIMMABLE DRIVER 170-1100 LUMENS, 9W, 3000K.
L1-09	WALL MOUNTED LED UPLIGHT, BLACK FINISH, DIMMABLE DRIVER 80-200 LUMENS, 9W, 3000K.
L1-10	LED CONTINUOUS LINEAR LIGHT, 3W/FOOT, 3000K.
C	8" INCH, LED, 1500 LUMENS, 15W VAPOR-PROOF SHIELDED, BATTERPROOF.
EM	EMERGENCY LIGHTS WITH CHARGER & BATTERY PACK.
EXIT	EXIT LIGHT & SIGN WITH CHARGER & BATTERY PACK & REMOTE HEAD.
SNK	3000K LUMINOUS LED, 5000K, 300W MAX BOWAGE ASSEMBLY.

EMERGENCY LIGHTING NOTES

- EMERGENCY LIGHTS SHALL BE INSTALLED IN THE FOLLOWING AREAS: ALL CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES.
- EMERGENCY LIGHTS SHALL BE INSTALLED IN THE FOLLOWING AREAS: ALL CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES.
- EMERGENCY LIGHTS SHALL BE INSTALLED IN THE FOLLOWING AREAS: ALL CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES.
- EMERGENCY LIGHTS SHALL BE INSTALLED IN THE FOLLOWING AREAS: ALL CORRIDORS, STAIRWAYS, AND ELEVATOR LOBBIES.

LIGHTING SHEET NOTES

- COORDINATE LIGHTING CONTROL AND ZONING WITH THE OWNER.



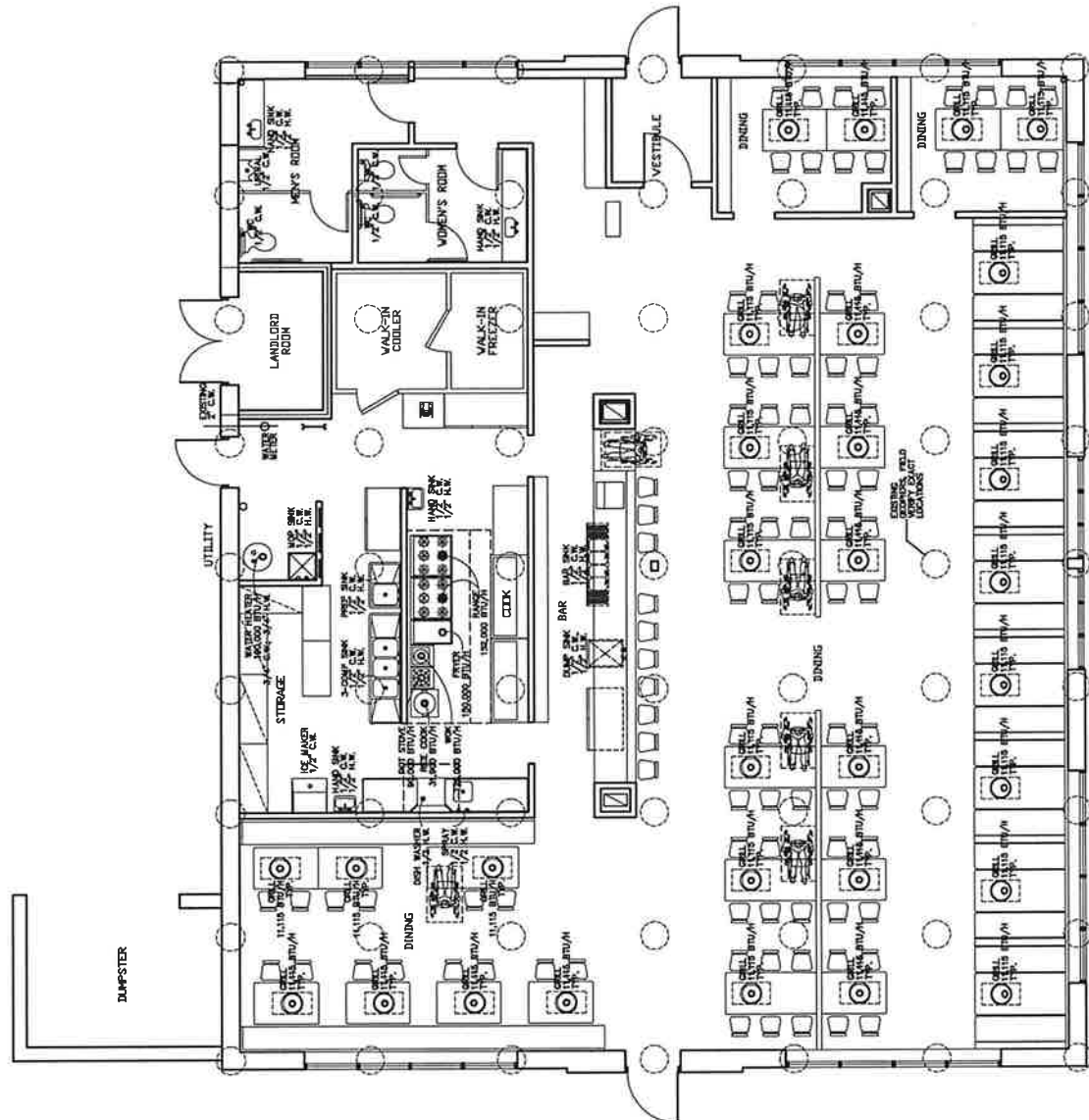
ELECTRICAL - LIGHTING PLAN
SHEET 17-1

GAS REQUIREMENT CALCULATION	
EQUIPMENT	BTU REQ'D
ROOF TOP UNIT 1	200,000 (N.A.)
ROOF TOP UNIT 2	200,000
ROOF TOP UNIT 3	200,000
ROOF TOP UNIT 4	200,000
MADE UP AIR UNIT 1	180,000
MADE UP AIR UNIT 2	180,000
MADE UP AIR UNIT 3	180,000
MADE UP AIR UNIT 4	180,000
KITCHEN COOKING EQUIPMENT	700,000
CELLS	344,568
TOTAL	2,780,000 BTU/H

HOT WATER REQUIREMENT (100 D.F. RISE)									
EQUIPMENT	NUMBER OF FIXTURES	GPM PER FIXTURE	TOTAL GPM	WATER TEMP. (°F)	CONVERSION FACTOR	GPM REQUIRED	WITH MIXING VALVE	GPM TOTAL	
WASHBASINS	2	5.0	10.0	110	10.0 ÷ 0.70	14.3		14.3	
PREP SINKS	1	15.0	15.0	110	15.0 ÷ 0.70	21.4		21.4	
3-COMP SINK	1	40.0	40.0	140	40.0 ÷ 1.00	40.0		40.0	
DUMP SINK	1	5.0	5.0	110	5.0 ÷ 0.70	7.1		7.1	
BAR SINK	1	25.0	25.0	110	25.0 ÷ 0.70	35.7		35.7	
DRINK WATER	1	80.0	80.0	140	80.0 ÷ 1.00	80.0		80.0	
TOTAL						187.2 GPM		187.2	

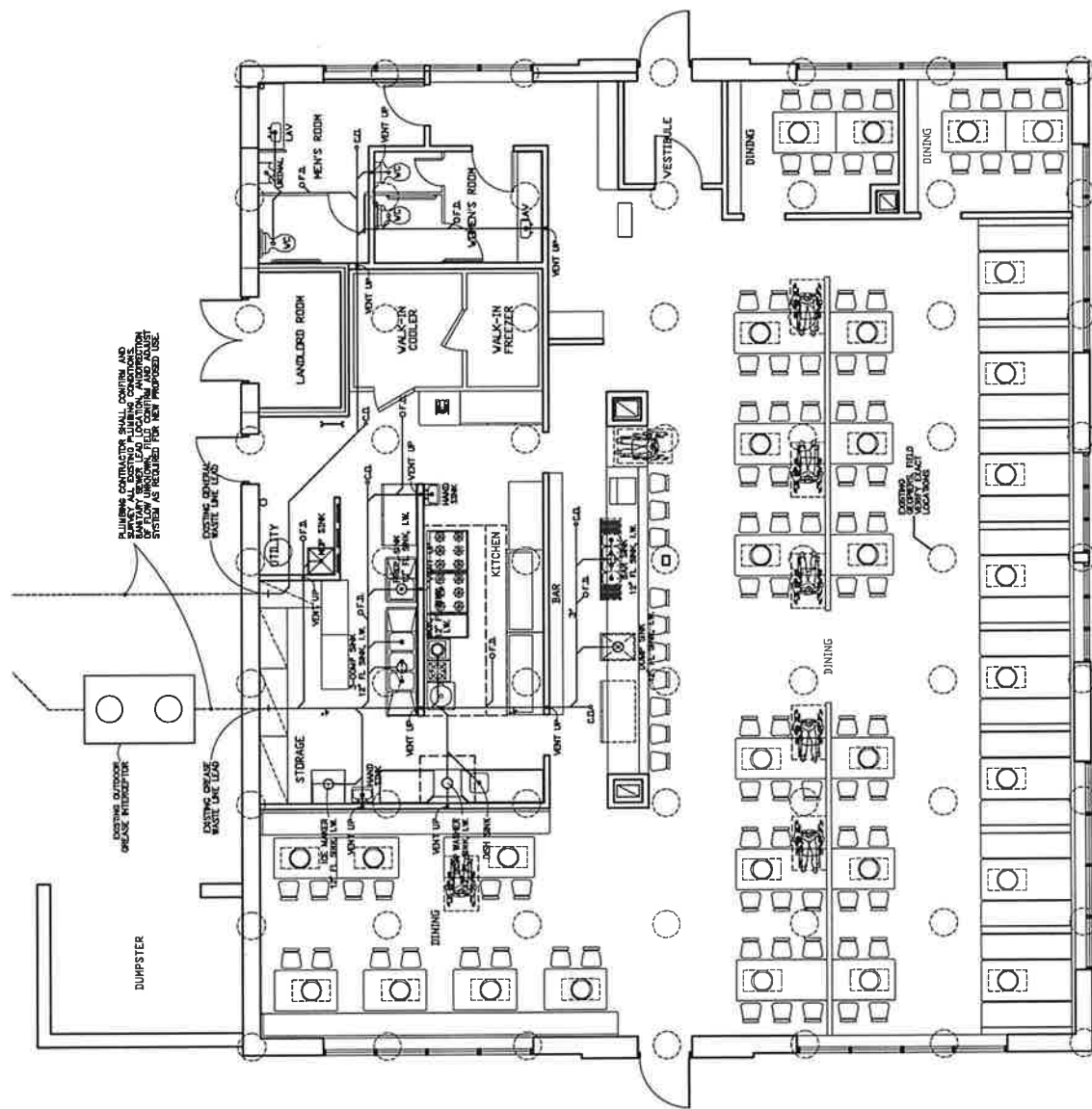
BTU REQ'D = 187.2 GPM x (100-50) x 8.33 MJ/GAL = 14,713 BTU/H	
USE (1) WATER HEATER BY LOCKHEART, MODEL CDR184-100	
(2) 2 100 GAL. x 100 GPM = 200 GPM	
(3) 2 100 GPM x 100 GPM = 200 GPM	
GAS REQ'D = 187.2 GPM x 1.00 BTU/GAL = 187.2 GPM	

PLUMBING GENERAL NOTES									
1. ALL PLUMBING SHALL COMPLY WITH THE STATE OF MICHIGAN PLUMBING CODES AND LOCAL PLUMBING & HEATING DEPARTMENT REQUIREMENTS.									
2. INSULATE ALL HOT & COLD WATER LINES ABOVE GRADE WITH 3/4" GLASS FIBER PIPE INSULATION.									
3. VERIFY ALL FINAL CONNECTIONS TO UTILITY EQUIPMENT WITH EQUIPMENT SUPPLIERS.									
4. MATERIALS SHALL BE AS FOLLOWS:									
A. WATER PIPING TO BE CAST IRON GALVANIZED STEEL OR PVC PLASTIC PIPE.									
B. VENTS TO BE CAST IRON GALVANIZED STEEL OR PVC PLASTIC PIPE.									
C. AUTOMATIC DRAIN-OUT VALVE IN COOKING EQUIPMENT SUPPLY MAIN.									
D. VENT & CO. DRAINAGE WITH UTILITY EQUIPMENT SUPPLIERS.									
E. INDIRECT WASTES FROM WALK-IN COLDERS SHALL BE PVC PLASTIC PIPE.									
F. PROVIDE CLEANOUTS AS REQUIRED, AND AT THE BASE OF ALL STACKS.									
G. PROVIDE FLOOD STOPPING AT ALL PLUMBING THROUGH ROOF PENETRATIONS.									
H. HOT WATER SUPPLY TO LAUNDRY FLOOR SHALL NOT EXCEED 100 DEGREES F. USE 1/2" VALVE AS REQUIRED.									
I. MECHANICAL BARriers SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE OF MICHIGAN BARRIER FREE REQUIREMENTS AND ADA REQUIREMENTS.									
J. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
K. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
L. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
M. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
N. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
O. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
P. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
Q. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
R. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
S. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
T. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
U. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
V. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
W. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
X. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
Y. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									
Z. COORDINATE ALL UTILITY REQUIREMENTS AND LOCATIONS WITH TENANT AND EQUIPMENT SUPPLIERS.									



NOTE: DO NOT RUN THE UNDERFLOOR SUPPLY PIPING THROUGH THE DUMPSTER.

PLUMBING - SUPPLY PLAN
 10/26/2024



PLUMBING - WASTE PLAN

NOTE:
DO NOT RUN THE UNDERFLOOR WASTE
DRAINING THROUGH THE CEILING

PLUMBING CROSS-CONNECTION TABLE

[illegible]

ATMOSPHERIC VACUUM BREAKER
PRESSURE VACUUM BREAKER
REDUCED PRESSURE PRINCIPLE
DOUBLE CHECK VALVE WITH AN ATMOSPHERIC VENT
APPROVED ANTI-SIPHON BALLCOCK ASSEMBLIES



Diagram illustrating the components of a roof deck assembly:

- EXISTING ROOF DECK
- TOP CHORD OF EXISTING ROOF JOISTS
- WEB OF EXISTING ROOF JOISTS
- UNSATURATED MEMBERS, P1000
- BOTTOM CHORD OF EXISTING ROOF JOISTS
- 2" x 6" DA STEEL RODS (6 INCH)
- ROOF TOTAL WEIGHT ABOUT (750 LB)



MEMORANDUM



TO: Melissa Morris, Deputy City Clerk

FROM: Charles Boulard, Director of Community Development

SUBJECT: THE DANCING PINE – LIQUOR LICENSE

DATE: 08/13/25

CM

The property located at **42738 Grand River Ave** with the business name of **The Dancing Pine** has received Special Land Use permit **PSLU25-0002** for the purpose of:

- ☐ Auctions
- ☒ Liquor license – The Dancing Pine
- ☐ Arcade license
- ☐ Massage license
- ☐ Outdoor gathering
- ☐ Outdoor seating
- ☐ Other: _____

From building safety standpoint, the Building Division does not object to the proposed license. Should you have any further questions with regards to this matter please feel free to contact me at (248) 347-0423.

MEMORANDUM



TO: CORTNEY HANSON, CITY CLERK
FROM: ERICK W. ZINSER *[Signature]*
DIRECTOR OF PUBLIC SAFETY / CHIEF OF POLICE
INITIATED BY: MICHAEL BENDER, DETECTIVE *MB*
SUBJECT: CLASS C LIQUOR LICENSE APPLICATION,
THE DANCING PINE
DATE: DECEMBER 2, 2024

Liquor License Request:

Seven York Incorporated is requesting a Class C license for a new business operating as The Dancing Pine, which will be located in the Sakura complex, near Grand River Avenue and Town Center Drive.

Applicant/Background Information:

This application is being sought by Min Kyu Kim, who owns and operates 11 restaurants in Michigan, two of which serve alcohol/liquor (Kimchi Box Plus in Northville and Azalea in Ann Arbor). Both of these restaurants serve a wide variety of wines as well as cocktails that pair with their respective menus. Because of the variety and quantity of the restaurants that the applicant operates, he has been able to develop and maintain a strong team that ensures the quality and efficiencies of the restaurants.

Dancing Pine is set to serve Korean steakhouse foods and Asian classics such as hot pot, poke, steak, sushi, and a selection of baked goods. The Dancing Pine will be in a stand alone building in the middle of the development, facing the lake.

Criminal History/Police Contacts:

The applicant was arrested for "Disorderly Conduct" in Ann Arbor on 07-31-22. Court records from the 15th District Court (Ann Arbor) revealed that the applicant was charged with "Urinate or Defecate in Public-Disorderly", however, this case was ultimately dismissed "order of nolle prosequi" on 10-28-22.

Michigan Liquor Control Commission (MLCC):

There were no violations found for the applicant's two current restaurants in which alcohol is served.

Financial Review:

Based upon the financial data provided by the corporation, no issues were found to prevent the liquor license application process from proceeding.

Summary:

Based on the information provided and the subsequent liquor investigation, I find no reason to deny the applicant's request. This request requires the approval of the Novi City Council.

C: Victor Cardenas, City Manager



November 22, 2024

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

City Clerk

Cortney Hanson

TO: Cortney Hanson, City Clerk

FROM: Fire Marshal – Kevin Pierce

SUBJECT: -Liquor Business License–
The Dancing Pine
42738 Grand River Bldg. "B"
Novi MI 48375

The above Liquor License transfer is recommended for a "CONDITIONAL APPROVAL" that when the construction for the new build has been completed, it MUST be inspected and approved by the Fire Marshal and or his designee for a certificate of completion.

The fire department does not have any objections to this Liquor License conditional approval.

City of Novi

45175 Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org



**MINUTES
SPECIAL LAND USE HEARING
CITY OF NOVI**

July 30, 2025, 9:00 AM

**Mayor's Conference Room | Novi Civic Center
45175 Ten Mile Road**

Present: Charles Boulard, Director of Community Development; Jeff Herczeg, Director of Public Works; Jan Ziozios, Assessor; Nina Schaffrath, Recording Secretary; Min Kyu Kim, Applicant (owner of The Dancing Pine); Mark Chiesa, Attorney for Applicant

Applicant: The Dancing Pine – Min Kyu Kim

Hearing called to order at 9:01 A.M.

Correspondence Received: None

Public Participation:
None

1. PSLU25-0002- 42738 Grand River Ave – Parcel Number: 50-22-23-127-002

The applicant, **The Dancing Pine** is requesting Special Land Use approval at **42738 Grand River Ave.** parcel number **50-22-23-127-002**. The applicant is requesting approval to use a portion of the parcel for service of alcoholic beverages in accordance with Section 4.89 of the Zoning Ordinance.

The Dancing Pine is asking for Special Land Use approval for the service of alcoholic beverages. Min Kyu Kim, owner of The Dancing Pine restaurant, states that he is looking to bring a high-end Asian restaurant to the City of Novi, aimed at the age demographic of 23 – 60-year-old people. Mr. Kim states that the restaurant would serve alcohol from 4 PM to 10:30 PM on weekdays and weekends. Charles Boulard asked if the restaurant would be like a bar type of environment. Mr. Kim answered that it will be a full-service bar, the restaurant is centered around Korean BBQ dining with the bar being about 10% of the experience but it will be mostly at table dining. Mr. Boulard asked how they will be training their staff on serving alcohol. Mr. Kim stated that he owns two other restaurants that serve alcohol (one is Kimchi Box in Ann Arbor), and he will be using their training programs to help with new staff along with Serve Safe classes. Mr. Kim stated that the City of Novi does not have any restaurants like this, and that there is a limitation of high end Asian focused restaurants, not only in the city but in the State of Michigan in general. He states that with the new, under construction, residential developments like Sakura and Townes at Main Street, there are a lot of people moving to the city that would be able to enjoy the benefits of a full-service bar but, in a family friendly environment that is very local and, in some cases, within walking distance of their homes. Jan Ziozios asked what kind of tables will be in the restaurant, will they be like a hibachi table? Mr. Kim responded, no, each table will be for individual parties with a small grill at each table, not a shared table with a big grill and multiple families. Ms. Ziozios mentioned that Mr. Kim's other restaurant, Kimchi Box, is very fast paced, will this restaurant be more personal? Mr. Kim replied, yes, The Dancing Pine is slower paced with focus being on providing a more personal experience for young professionals and families that are moving to or are current residents of the City of Novi. Mr. Kim stated that he grew up in the restaurant business with his family owning and running multiple restaurants. He says he is very familiar with the environment and how to run a nice high-end restaurant. Jeff Herczeg says DPW has no objection to The Dancing Pine serving alcohol and made a motion to recommend approval to City Council for the

Special Land Use for a Liquor License for The Dancing Pine in accordance with section 4.89 - 4-A, 4-B, and 4-C of the City of Novi Zoning Ordinance. Ms. Ziozios agrees and states that the Assessing Department has no objections and seconded the motion. The motion passed 3-0.

IN CASE NO. PSLU24-0003 Motion to recommend approval, because:

- 1. The proposed establishment will promote the City's economic development goals and objectives, and will be consistent with the City's master plan and zoning ordinance**
- 2. Given the character, location , development trends and other aspects of the area in which the proposed use or change in use is requested, it is demonstrated that the use will provide a service, product, or function that is not presently available with in the City or that would be unique to the City or to an identifiable area within the City and that the addition of the use or proposed change in use will be an asset to the area.**
- 3. The use or change in use as constructed and operated by the applicant is compatible with the area in which it will be located, and will not have any appreciable negative secondary effects on the area, such as:**
 - a. Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb the area residents.**
 - b. Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings.**
 - c. Excessive number of persons gathering outside the establishment.**
 - d. Peak hours of use that add to congestion or other negative effects in the neighborhood.**
 - e. Fighting, brawling, outside urination or other behavior that can accompany intoxication.**

Motion approved 3-0 Voice Vote.

Meeting was adjourned at 9:15 A.M.

AGREEMENT REGARDING LIQUOR LICENSE

This Agreement made as of the date of the last signature on _____,
by and between THE CITY OF NOVI, a municipal corporation, with offices located at
45175 W. Ten Mile Road, Novi, Michigan 48375, hereinafter known as "THE CITY", and
_____, owners of _____, whose address is _____, Novi,
Michigan _____, hereinafter known as "APPLICANT."

RECITALS:

A. The City Council of THE CITY, approved a Resolution to recommend to the
Michigan Liquor Control Commission, approval of the issuance of THE CITY'S Class C
Liquor License (hereinafter "License") from THE CITY'S quota for the APPLICANT, to be
located at _____, Novi, Michigan _____ (hereinafter
"PREMISES").

B. To assure that APPLICANT'S representations that were made to and relied
upon by the City Council of THE CITY in approving the Resolution were honored and
enforceable by THE CITY, its City Council separately directed that the signing and
delivery of the Resolution be deferred until the City Attorney had approved one or
more agreements guaranteeing the License would stay in THE CITY, with this Agreement
and the PREMISES.

IT IS THEREFORE AGREED:

1. In the event APPLICANT should cease operating its restaurant and/or
cease to use the License at the PREMISES for any reason whatsoever for a period in
excess of ninety (90) consecutive days without the written consent of THE CITY, then
APPLICANT shall immediately proceed to place the License in escrow as provided in
subsection (a), or return and request termination of the License under subsection (b) if it

has not been removed from escrow as provided in subsection (a) within five (5) years of being placed in escrow. In recognition that notwithstanding the requirements of this Agreement, the Michigan Liquor Control Commission could approve a transfer of the License to a location outside of THE CITY as currently provided in MCL 436.1521(1), as amended, if the License is required to be placed in escrow by this Agreement or the Michigan Liquor Control Act, APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, the City Council may object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

- a. APPLICANT shall place the License into escrow with the Michigan Liquor Control Commission and maintain same in good standing with the Michigan Liquor Control Commission, conditioned on and with APPLICANT agreeing to take whatever steps are necessary to cause the License to remain in THE CITY, by APPLICANT using the License itself at another location within THE CITY, selling or transferring the License to the OWNER or a successor tenant for use at the PREMISES as provided in the attached Lease or selling or transferring the License to another entity for use at another location in THE CITY.
- b. APPLICANT shall return the License to the Michigan Liquor Control Commission and request that its rights to the License be terminated and that the License not be placed or continued in escrow but instead be returned to THE CITY to be added to its available quota Class C Licenses.

2. The parties also agree that in the event of a fire loss or some other type of event causing physical damage to the APPLICANT'S restaurant at the PREMISES and which results in a temporary closing of the APPLICANT'S business exceeding the ninety (90) consecutive days stated herein while the premises are being repaired or renovated, then same shall not be considered a violation of any of the conditions of this Agreement.

3. APPLICANT agrees that the City Council shall not approve the transfer of the License within three (3) years of the date of the original issuance of the License. The City Council may, but is not required to, excuse the above limitation for any of the following reasons:

- (1) If the License holder is a natural person, he or she dies or becomes incapacitated.
- (2) If the License holder is a corporation, the majority shareholder dies or becomes incapacitated, or the corporation dissolves for reasons other than to transfer the License.
- (3) If the License holder is a limited liability company, the company dissolves for reasons other than to transfer the License.
- (4) The License holder and the proposed License transferee establish that the transfer of the class License shall not result in profiteering.
- (5) The application of this limitation will subject the APPLICANT to financial hardship due to no fault of the APPLICANT, such as a change in the business climate, illness or death, labor or supply problems, and/or other factors outside the APPLICANT'S control.

Unless excused by the City Council as provided above, in the event a License is proposed for transfer within three (3) years from the date of issuance, the APPLICANT agrees that the Michigan Liquor Control Commission shall terminate the License and the City Council may approve the issuance of a new License to a new Applicant without any compensation to the Licensee who placed the License into escrow; provided, however, prior to the approval of such issuance to a new Applicant, the person or entity who placed the License into escrow shall be afforded written notice and an opportunity to be heard, and all objections raised at the hearing shall be resolved (at the Michigan Liquor Control Commission or in the circuit court if necessary) prior to issuance of the License to a new Applicant.

4. APPLICANT agrees that the recommendation of approval agreed upon by the City Council is not a property right and was approved upon the express and continuing condition that the requirements and conditions set forth in this Agreement shall be maintained and not violated by APPLICANT.

5. APPLICANT agrees that after notice and an opportunity for APPLICANT to be heard, a finding by the City Council that a violation of a requirement or condition set forth in this Agreement has occurred, shall be grounds for the City Council to request revocation and/or object to renewal of the License by the Michigan Liquor Control Commission in accordance with the provisions of the Michigan Liquor Control Act and specifically MCL 436.1501(2), as amended.

6. APPLICANT acknowledges that the agreements contained herein are unique and in the event it violates one or more of those agreements, THE CITY would not be adequately compensated by damages or resorting to the remedies described in Paragraph 5, and therefore agrees that the terms and conditions of this Agreement

shall be specifically enforceable by THE CITY by action for such relief in the Oakland County Circuit Court for the State of Michigan and that if THE CITY prevails in such an action, it shall be entitled to an award and judgment that APPLICANT pay THE CITY'S costs and attorney fees incurred.

Witnesses:

APPLICANT:

By:
Its:

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____

Witnesses:

THE CITY:

By: Justin Fischer, Mayor

By: Cortney Hanson, Clerk

Subscribed and sworn to before me
this ____ day of _____, 20__

Notary Public
_____ County, Michigan
Acting in _____ County, Michigan
My Commission expires: _____