

A GUIDE FOR GARGE CONDO

INTERIORS

MARCH 2025

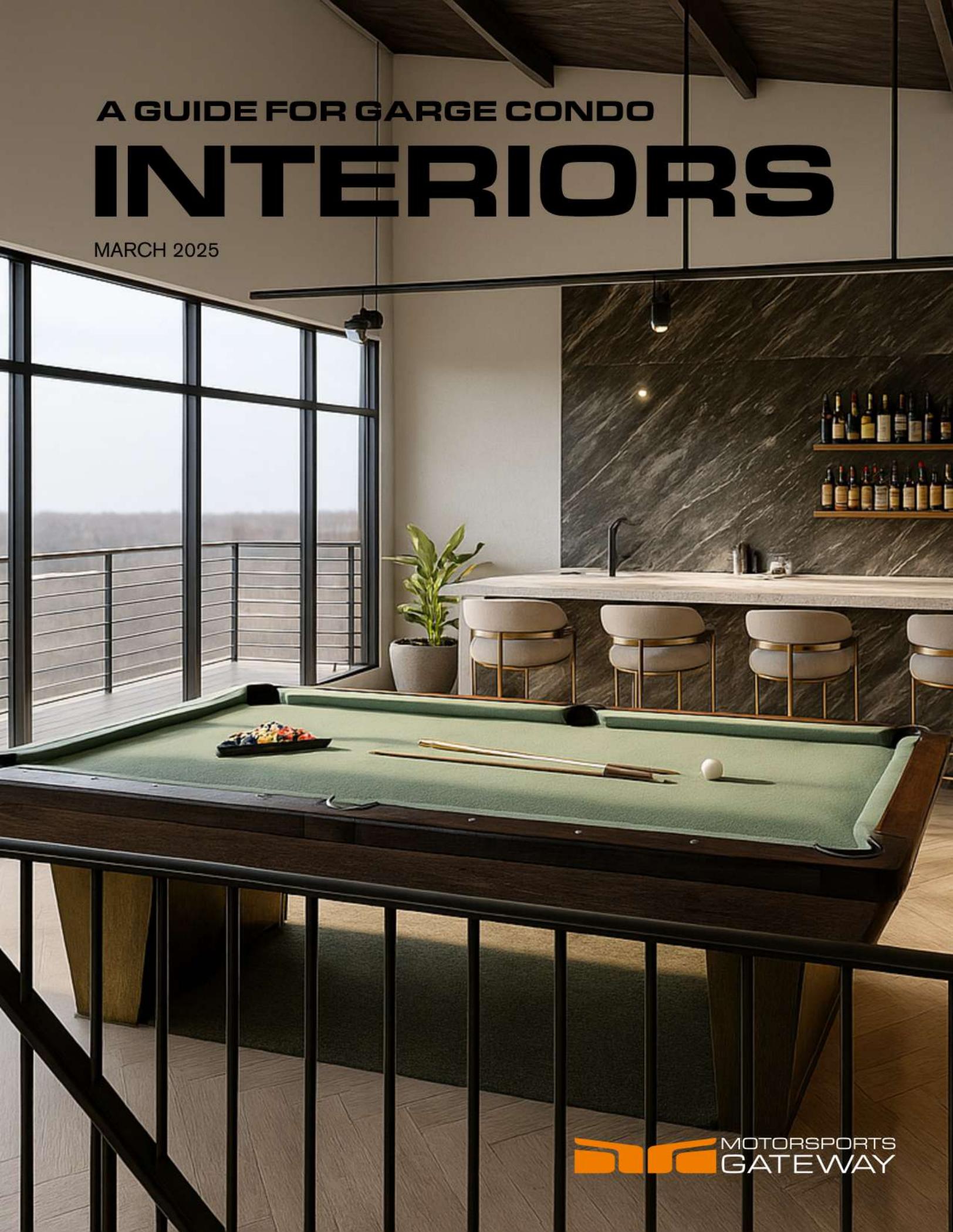
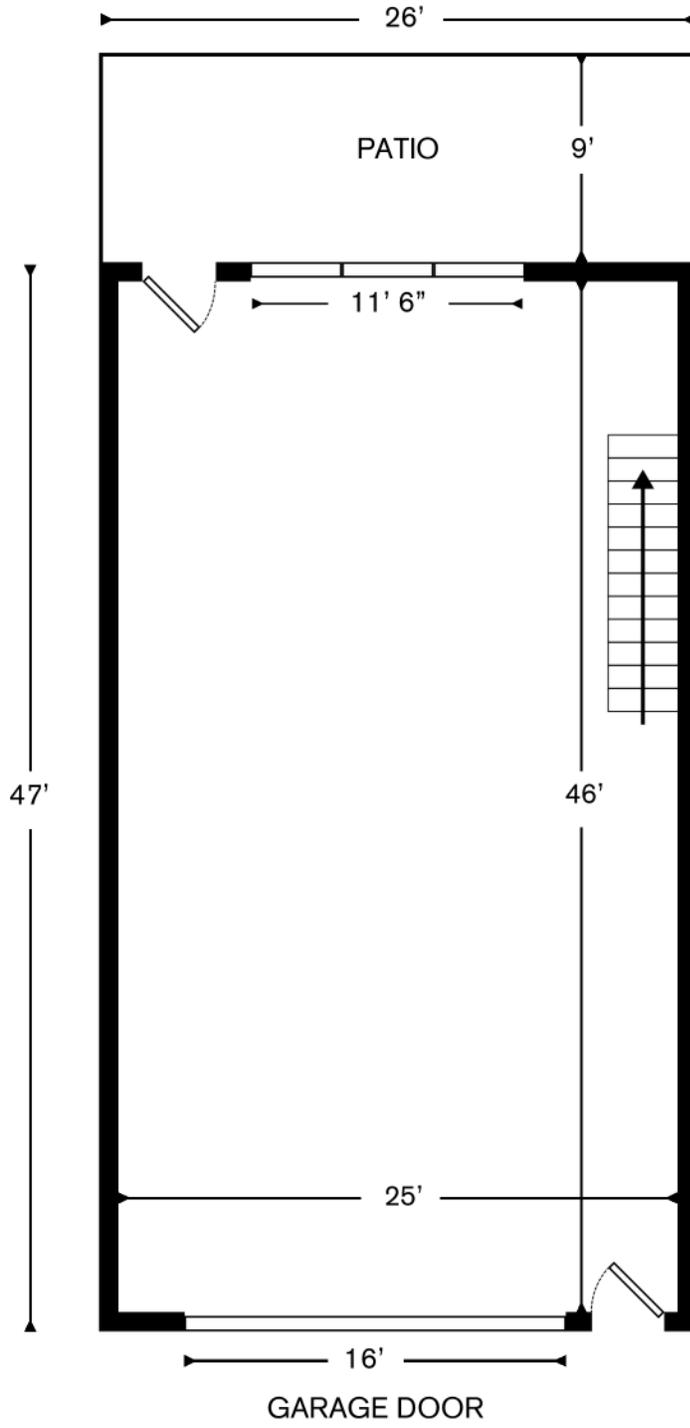


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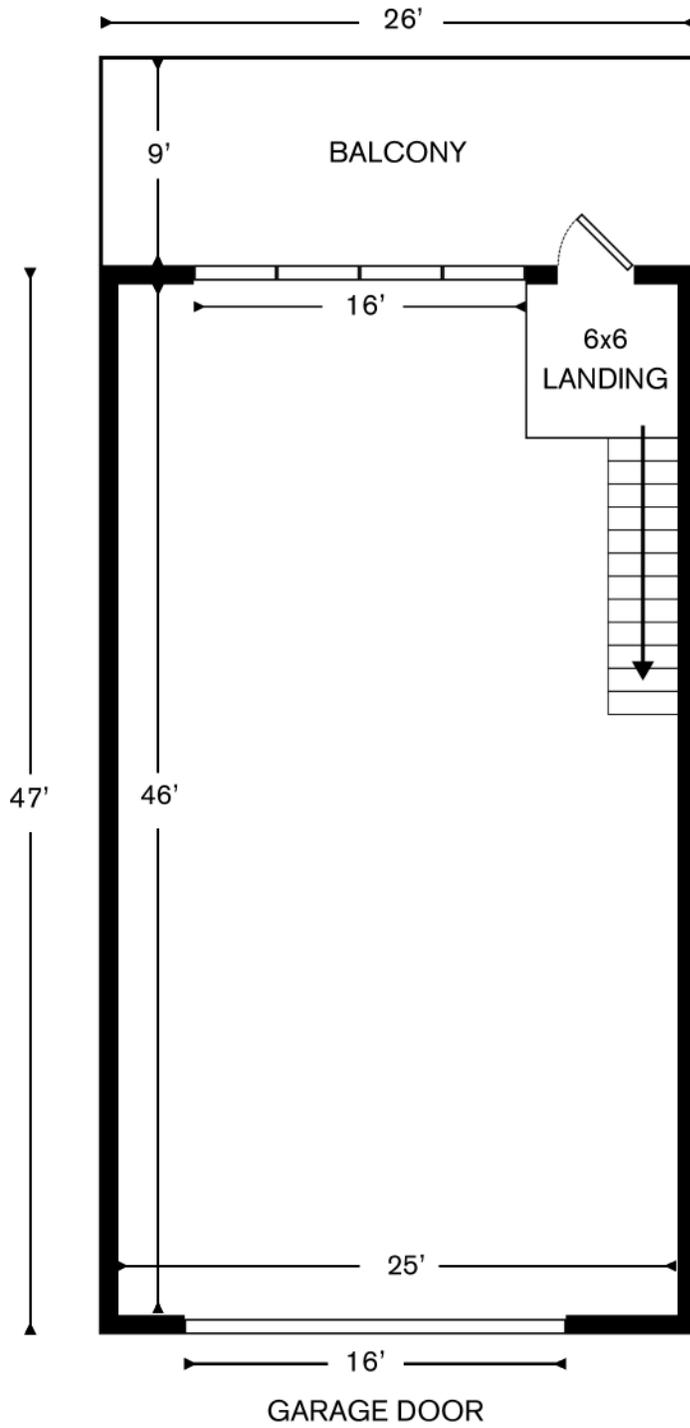
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DIMENSIONS - FIRST FLOOR



DIMENSIONS - SECOND FLOOR



DEFINE YOUR NEEDS

Designing the perfect interior for your garage condo starts with a clear definition of your intended use. This step is crucial to creating a space that is functional, efficient, and enjoyable. To effectively define your needs, start by considering how you plan to use your garage condo the majority of the time.

Primary Use of the Space

Identify the main function of the garage condo. Will it primarily be used for car storage, a workshop, an entertainment area, an office, or seasonal living quarters?

Secondary or Tertiary Uses

Think about additional functions the space might serve. Could it double as a hobby area, guest accommodation, or a small gym? Plan for these secondary and tertiary uses to maximize the versatility of the space.

Essential Features

Define the most critical features needed to support the primary use. This might include car lifts, a large kitchen, laundry facilities, or entertainment systems. Create a separate list of desired items that are not essential, but would enhance the functionality and enjoyment of the space.

Personal Preferences

Consider your personal style and aesthetic preferences. Do you prefer a modern, minimalist design, or something more cozy and traditional? Think about how your preferences will impact the choice of materials, colors, and overall design theme.



DEFINE YOUR NEEDS - WORKSHEET

Use the following checklist to help clarify your needs and priorities for the interior build-out of your garage condo:

1. What is the main purpose of the space?

- Storing cars
- Workshop
- Entertainment area
- Office space
- Living quarters
- Other: _____

2. What additional functions do you want the space to serve?

- Hobby area
- Guest accommodation
- Small gym
- Other: _____

3. What size mezzanine would you prefer?

- Quarter (26x16)
- Half (26x26)
- Full (26x47)
- None. Keep included landing.

4. What is your estimated budget for the interior buildout of your unit(s)?

- <\$50,000
- \$50,000 - \$100,000
- \$100,000 - \$250,000
- \$250,000 - \$450,000
- \$450,000+

5. What color schemes and materials do you prefer?

- Colors: _____
- Materials: _____

6. What are the must-have features for the primary use of the space? Consider things like sleeping accommodations, bathroom facilities, entertainment, food and beverage areas, storage, and car lifts. Also consider the minimum number needed for each of these features.

7. What additional features would enhance the space?

- Custom lighting
- Sound system
- Smart home integration
- Living walls & plants
- Bi-fold 2nd floor glass doors
- Additional security
- Tankless water heater
- In-floor heating
- Other: _____

8. What style do you prefer for the interior design?

- Industrial
- Maximalist
- Modern Traditional
- Mid Century
- Futurism
- Other: _____

THINGS TO CONSIDER

When designing your garage condo, it's essential to think about how your choices will affect the future. Trends can change, but certain elements will remain attractive to future buyers. By opting for timeless designs and versatile layouts, you can ensure your space remains desirable in the long term. Investing in popular features and consulting a professional appraiser before choices are made can also help maximize your return on investment. Keeping the future in mind ensures that your garage condo not only meets your needs today, but also retains its appeal and value for years to come.

Space Utilization

Maximizing space efficiency is key to creating a functional and appealing garage condo. Consider how different layouts and storage solutions can help you make the most of the available space. Opt for adaptable designs that can accommodate various uses and grow with your needs.

Budget Planning

Setting a realistic budget is essential to avoid overspending and ensure that you can complete your project without financial strain. Allocate funds for essential features first and plan for additional upgrades as your budget allows. Prioritize features that offer the best return on investment.

Design Choices

Timeless designs ensure that your space remains stylish and appealing over the years. Quality materials not only enhance the appearance, but also improve durability and longevity. Timeless aesthetics and high-quality materials are key to maintaining the long-term value of your garage condo.

Return on Investment (ROI)

Making design choices with an eye towards resale ensures that your garage condo remains a valuable asset. Make decisions that ensure your garage condo remains attractive and functional over time. Focus on upgrades and features that offer the best return on investment. Prioritize popular features that are consistently in demand, and consider consulting a professional appraiser to get insights into how your design choices will impact the resale value.

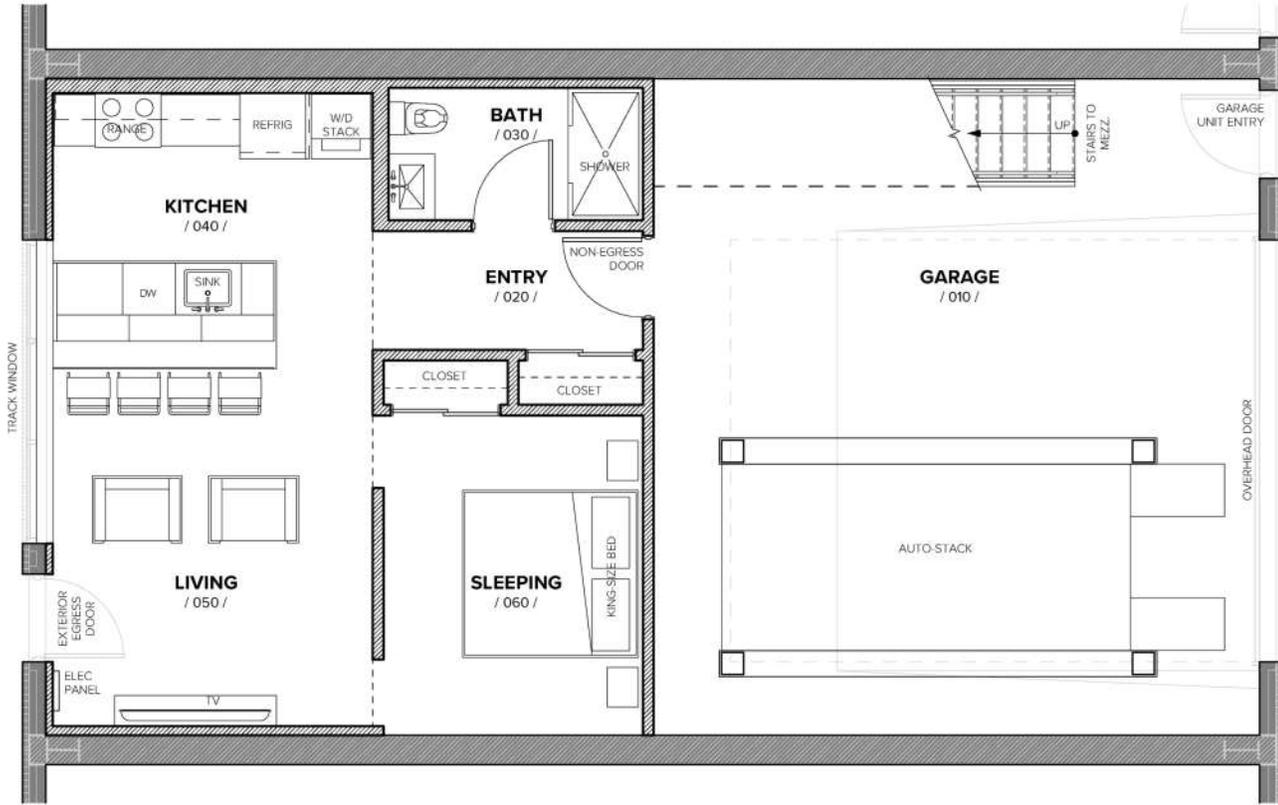
Future Flexibility

Consider how your needs and lifestyle might change over time and plan for future adaptability. Ask our team what they recommend to meet your needs today and provide flexibility for the future. Choose layouts that can be easily adapted for different uses, enhancing the space's versatility.





PRE-APPROVED DESIGN - OVERVIEW



248.443.3564
www.informstudio.com
235 E MAIN STREET
ANN ARBOR MI 48106
NORTHVILLE MI 48867

INFORM

ISSUANCE	DATE
1. PRELIMINARY FLOOR PLAN	03/23/2023
2. PRELIMINARY FLOOR PLAN	03/23/2023
3. PRELIMINARY FLOOR PLAN	03/26/2023

PROJECT	MGH DWELLING UNIT
PROJECT NO.	2955.01
LOCATION	HOWELL, MI
SHEET NO.	FP.3

1 CONDO w/ 1-BED STUDIO UNIT
1/4" = 1'-0"

To support owners in creating comfortable, code-compliant living spaces, Motorsports Gateway Howell offers a pre-approved dwelling unit layout that includes a defined sleeping area, full kitchen, living space, and integrated garage. This design serves as a blueprint to guide your buildout while expediting the permitting process. This one-bedroom studio layout is designed to blend trackside luxury living with functional vehicle storage. It maximizes use of space while ensuring compliance with local building codes.

PRE-APPROVED DESIGN - OVERVIEW

Living Area

- Open-concept design combining a comfortable lounge and kitchen space
- Kitchen island with seating for four, integrated sink, dishwasher, and full appliances
 - Direct track-facing views from the main living area
- Designated TV wall and adjacent access to private patio (not shown)

Sleeping Area

- A defined sleeping room featuring a king-size bed
- Located between the kitchen and garage with direct access to the entry hallway
 - Closet storage provided just outside the room
 - Code-compliant as a habitable sleeping area

Bathroom

- Full bathroom with toilet, vanity, and shower
 - Positioned off the main entry
- Labeled with a non-egress door to clarify emergency access is provided elsewhere

Entry & Circulation

- Main entry door separates the living space from the garage area
- Provides interior access to all primary functions: sleeping, bath, kitchen, and garage
 - Stair access to mezzanine level (shown but not detailed)
 - Includes 1/2 mezzanine (see pg. 31)
- Mezzanine level can be customized to include wet bar and other amenities for entertainment

Garage Features

- Large garage area with capacity for auto stack systems
- Fits up to three vehicles (see MegaLifters 4-post triple stack lift)
- Accessed via standard garage door and an additional pedestrian entry door
 - Separated from the living quarters with fire-rated wall

PRE-APPROVED DESIGN - ZONING AND BENEFITS

Zoning & Permitting

This design is approved for units that fall under mixed-use classifications, including:

- S-2 (Low-hazard storage)
- B (Business)
- R-3 (Multi-family residential)

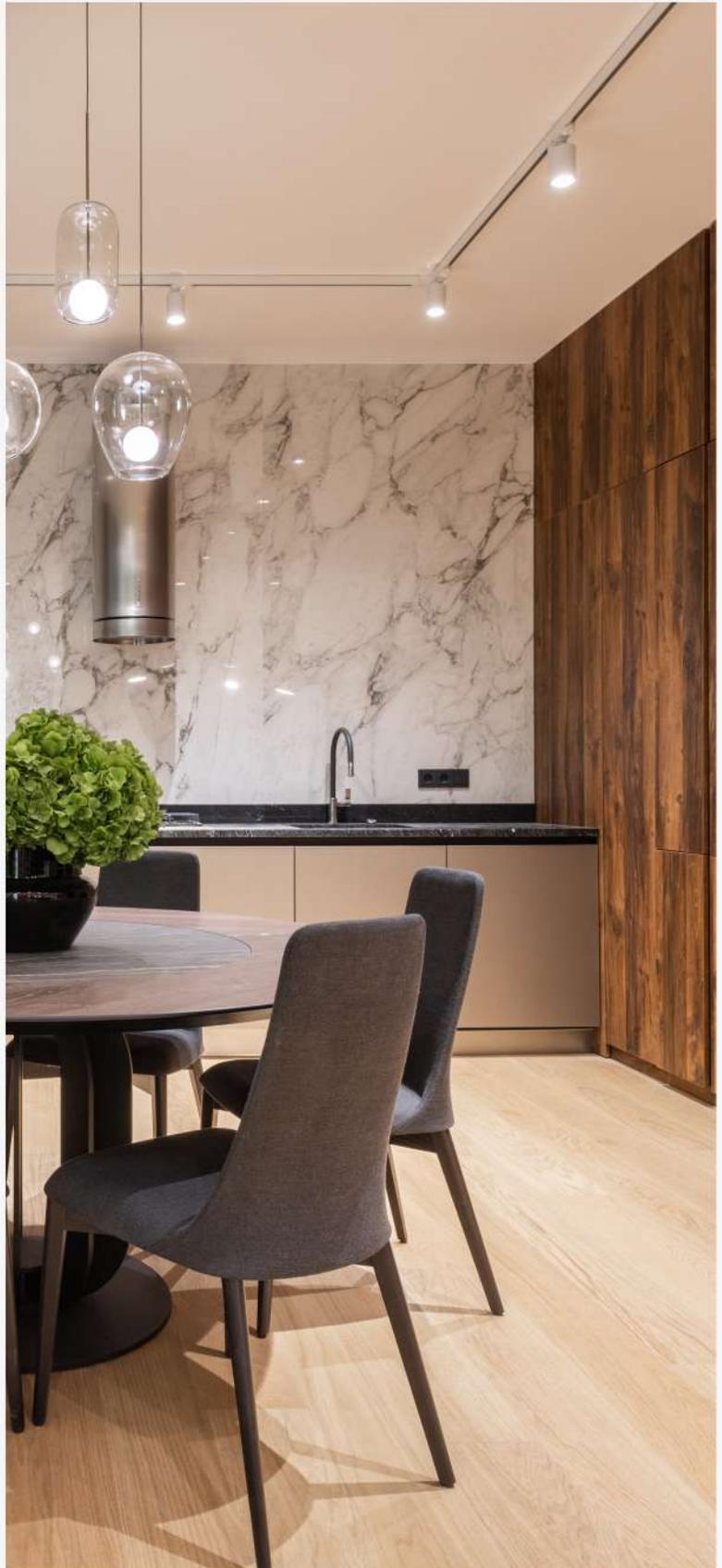
All units are reviewed and permitted on a case-by-case basis, in alignment with the owner's intended use. While this layout serves as the strongest starting point, your final design must still go through the formal approval process.

Choosing our pre-approved design can significantly reduce both time and costs associated with your garage condo build-out.

Key Benefits Overview

- **Speedy Permitting:** Our pre-approved design has already been vetted, ensuring a quick approval process.
- **Reduced Costs:** The functional layout and MEP designs have been optimized for lower overall construction costs.
- **Predictable Timeline:** With no custom design variables, the project timeline is more predictable and manageable.

With a variety of customizations available, you can tailor your garage condo to perfectly suit your needs while enjoying the advantages of the pre-approved, efficient design.



CONCEPT THEMES



BLDG001

BUILDING 1
DETROIT

BLDG001 has carefully created eight concept themes to help you critically think about how you might use your space. Units are permitted on a unit-by-unit basis. This means each theme can be customized to meet your exact needs and permitting requirements.

Each concept theme considers a different end-user. While these concepts themes are not ready for permitting, they are a great starting place for your imagination.

By starting from one of BLDG001's curated range of concept themes, you can expedite your ideation timeline, reducing expenses and time related to custom design work.

1 THE PHAETON

An executive retreat for busy professionals

2 THE ROADSTER

Designed for socializers who enjoy hosting large parties

3 THE RIVIERA

A serene sanctuary for a rejuvenating escape

4 THE SKYLARK

The haven for adrenaline and entertainment junkies

5 THE VAGABOND

Fun for families of all ages and personalities

6 THE WANDERER

Serving as a flexible multi-purpose oasis

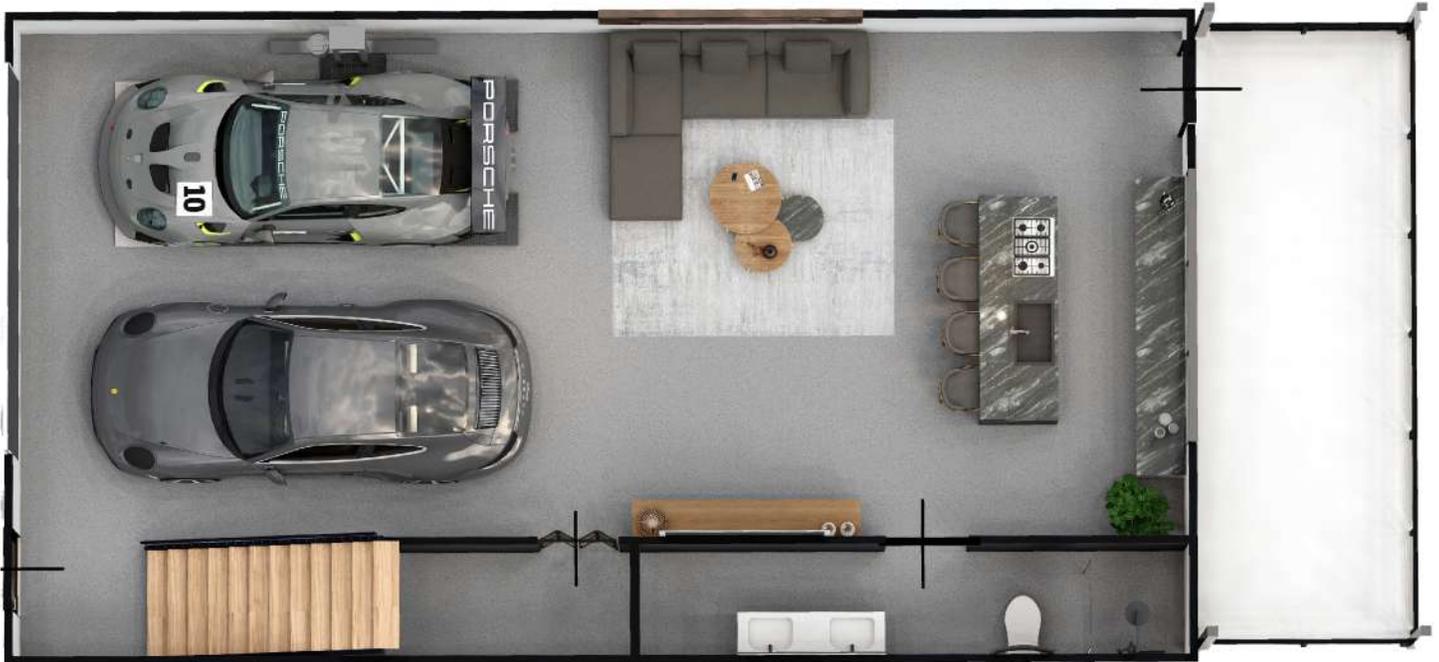
7 THE VIPER

A workshop for hands-on car enthusiast

8 THE FLEETWOOD

Luxury living for seasonal or longer stays

CONCEPT THEMES - THE PHAETON, FIRST FLOOR



BLDG001

BUILDING I
DETROIT

THE PHAETON | \$212,300

This executive retreat is tailored for busy professionals who seek a sophisticated space to host business meetings, entertain clients, or relax after a day on the track. With its elegant design and upscale amenities, this garage condo offers the perfect blend of functionality and luxury. This space is fitted perfectly for executives or entrepreneurs who appreciate the convenience of having a versatile and stylish retreat where they can work, entertain, and unwind.



CONCEPT THEMES - THE PHAETON, SECOND FLOOR



INCLUDED FEATURES

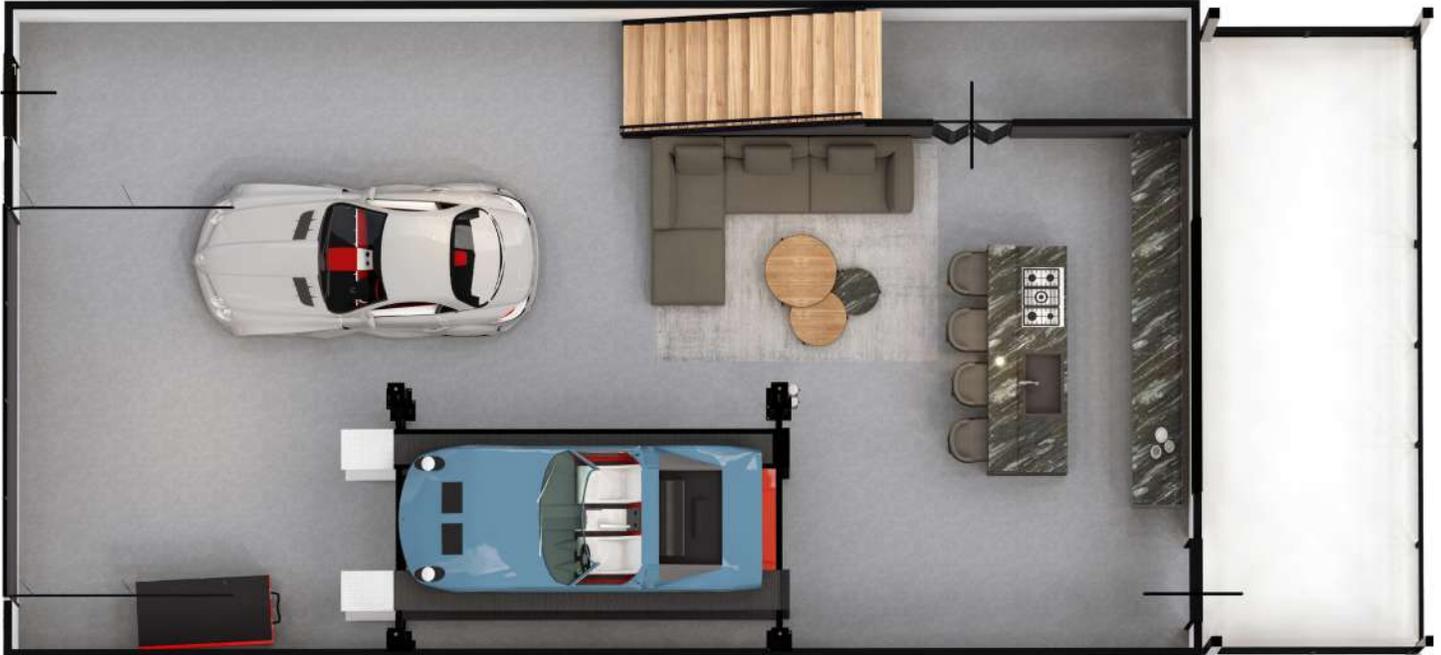
- Half mezzanine
- 1 multi-use area
- 1.5 baths
- Spacious lounge area
- Secure storage room
- Kitchen area
- Dedicated workspace
- Glass wall for view below
- Single post lift

Includes quality grade finishes and a \$20k allowance for basic furnishings as shown.

The design concepts featured in this guide are provided for inspiration only and are not a representation of a pre-approved plan or guaranteed buildable option. While this theme is intended to spark creativity and help owners visualize use of their space, the final feasibility of any design depends on several factors. Check with your architect for specific code compliance and zoning requirements for your unit.



CONCEPT THEMES - THE ROADSTER, FIRST FLOOR



BLDG001

BUILDING 1
DETROIT

THE ROADSTER | \$315,700

If you love bringing people together, The Roadster is your dream venue. Designed for the prepared host, this layout offers a open setting for large gatherings and a cozy second level lounge. This entertainment focused layout provides a sophisticated backdrop for every event. Accommodate late night guests with two second-level sleeping areas. For those who value entertaining and creating a lasting impression, The Roadster is equipped with everything you need.



CONCEPT THEMES - THE ROADSTER, SECOND FLOOR



INCLUDED FEATURES

- Full mezzanine
- 2 multi-use areas
- 2 baths
- Spacious lounge areas
- Car cut-out on second level
- Kitchenette
- Secure storage room
- 2 racing simulators
- Triple stack lift

Includes quality grade finishes and a \$35k allowance for basic furnishings as shown.

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CONCEPT THEMES - THE RIVIERA, FIRST FLOOR



BLDG001

BUILDING I
DETROIT

THE RIVIERA | \$245,300

The Riviera is designed to be a serene sanctuary, catering to individuals seeking a peaceful and rejuvenating escape from the hustle and bustle of everyday life. With its wellness-focused amenities, this garage condo design provides a space for relaxation and self-care. You can find solace in this tranquil retreat and unwind after a long day. If you're looking for a space that provides relaxation and self-care, The Riviera brings a harmonious balance between luxury living and personal wellness.



CONCEPT THEMES - THE RIVIERA, SECOND FLOOR

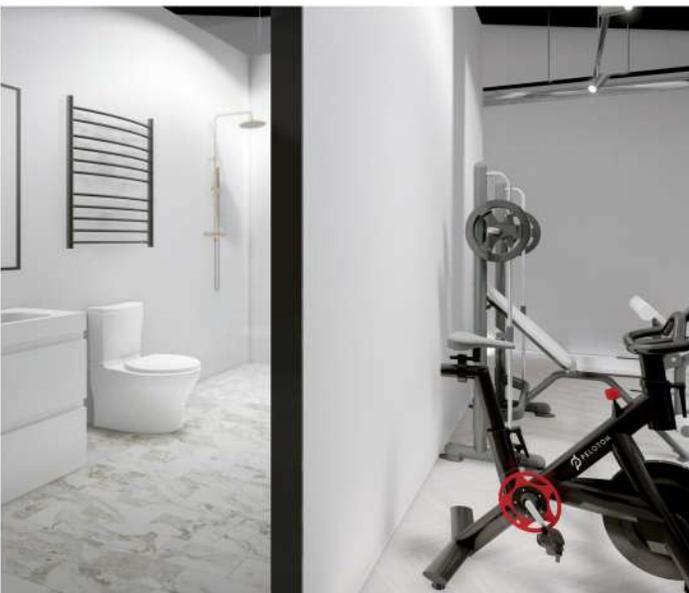


INCLUDED FEATURES

- Half mezzanine
- 1 multi-use area
- 2 baths (w/ spa suite)
- Workout area
- Soaking tub
- Infrared sauna
- Secure storage room
- Kitchen area
- Single post lift

Includes quality grade finishes and a \$30k allowance for basic furnishings as shown.

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CONCEPT THEMES - THE SKYLARK, FIRST FLOOR



BLDG001

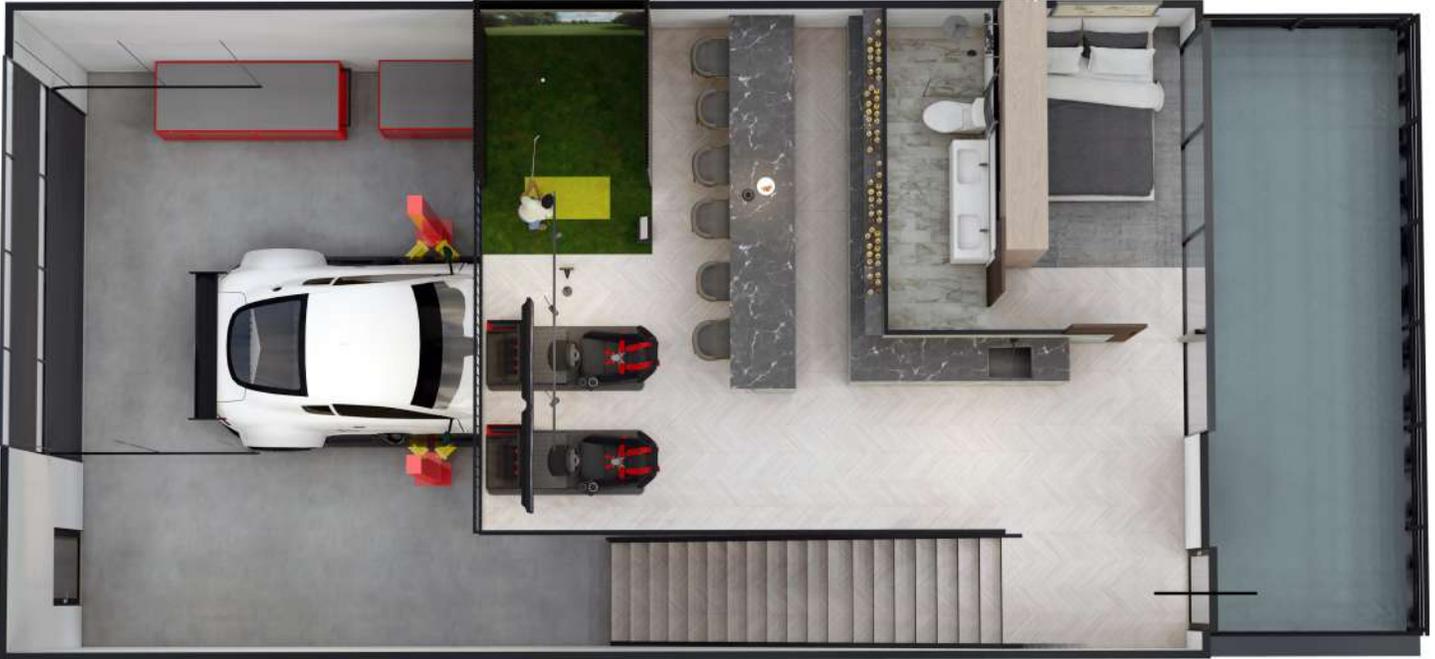
BUILDING I
DETROIT

THE SKYLARK | \$294,800

The Skylark is for adrenaline junkies and sport enthusiasts. With its immersive sport-focused decor and exciting amenities, this garage condo is a haven for those who love all things entertainment. Whether you're watching a race, sharpening your skills on the simulator, or tinkering in the workshop, you can indulge your passion for skill and adventure. This space is a must have for thrill-seekers who crave excitement and seek immersive experiences in a space that showcases their passion.



CONCEPT THEMES - THE SKYLARK, SECOND FLOOR



INCLUDED FEATURES

- Half mezzanine
- 1 multi-use area
- 2 baths
- Golf simulator
- 2 racing simulators
- Kitchen area
- Large wet bar
- Large lounge area
- Two post lift

Includes quality grade finishes and a \$20k allowance for basic furnishings as shown.

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CONCEPT THEMES - THE VAGABOND, FIRST FLOOR

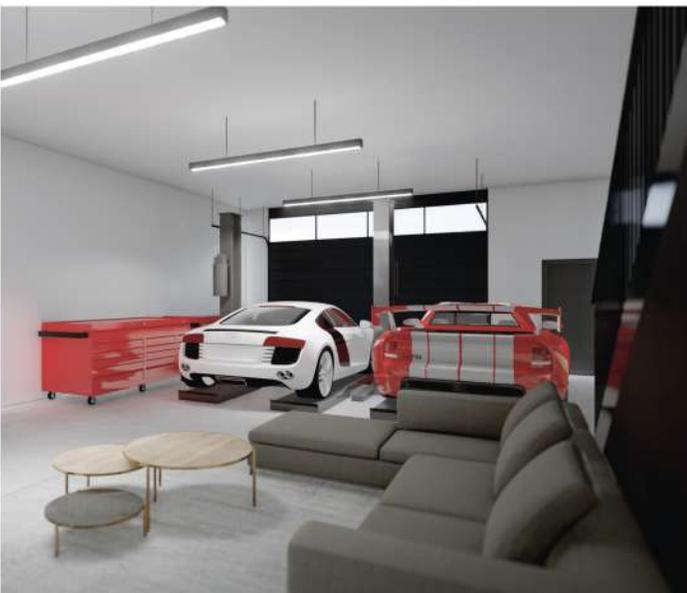


BLDG001

BUILDING I
DETROIT

THE VAGABOND | \$342,100

This option is designed for families who want to create lasting memories in a space that caters to everyone's needs. With its family-friendly amenities, this garage condo offers a welcoming environment for all ages. Whether bonding over movie nights, games, or building driver skills, families can enjoy quality time together in this versatile space. The Vagabond is perfect for those who prioritize family and friends, and want a comfortable retreat for relaxation and play.



CONCEPT THEMES - THE VAGABOND, SECOND FLOOR



INCLUDED FEATURES

- Full mezzanine
- 3 multi-use areas
- 1 bath
- 2 racing simulators
- 1 pool table
- 4 arcade games
- Secure storage room
- Full kitchen
- 1 single post lifts

Includes quality grade finishes and a \$35k allowance for basic furnishings as shown.

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CONCEPT THEMES - THE WANDERER, FIRST FLOOR



BLDG001

BUILDING I
DETROIT

THE WANDERER | \$195,800

The Wanderer is ideal for those who value flexibility and adaptability. With its modular design and multi-functional amenities, this concept theme offers endless possibilities for customization. When hosting gatherings, working, or relaxing, you can tailor the space to suit your ever-changing needs and preferences. Dynamic individuals or those who appreciate versatility, will love this space that can evolve with them over time. The Wanderer is the perfect canvas for any creative use.



CONCEPT THEMES - THE WANDERER, SECOND FLOOR



INCLUDED FEATURES

- Half mezzanine
- 1 multi-use area
- 2 baths
- Dedicated office space
- Glass wall for view below
- Kitchen area
- Secure storage room
- 2nd floor lounge
- Two post lift

Includes quality grade finishes and a \$20k allowance for basic furnishings as shown.

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CONCEPT THEMES - THE VIPER, FIRST FLOOR



BLDG001

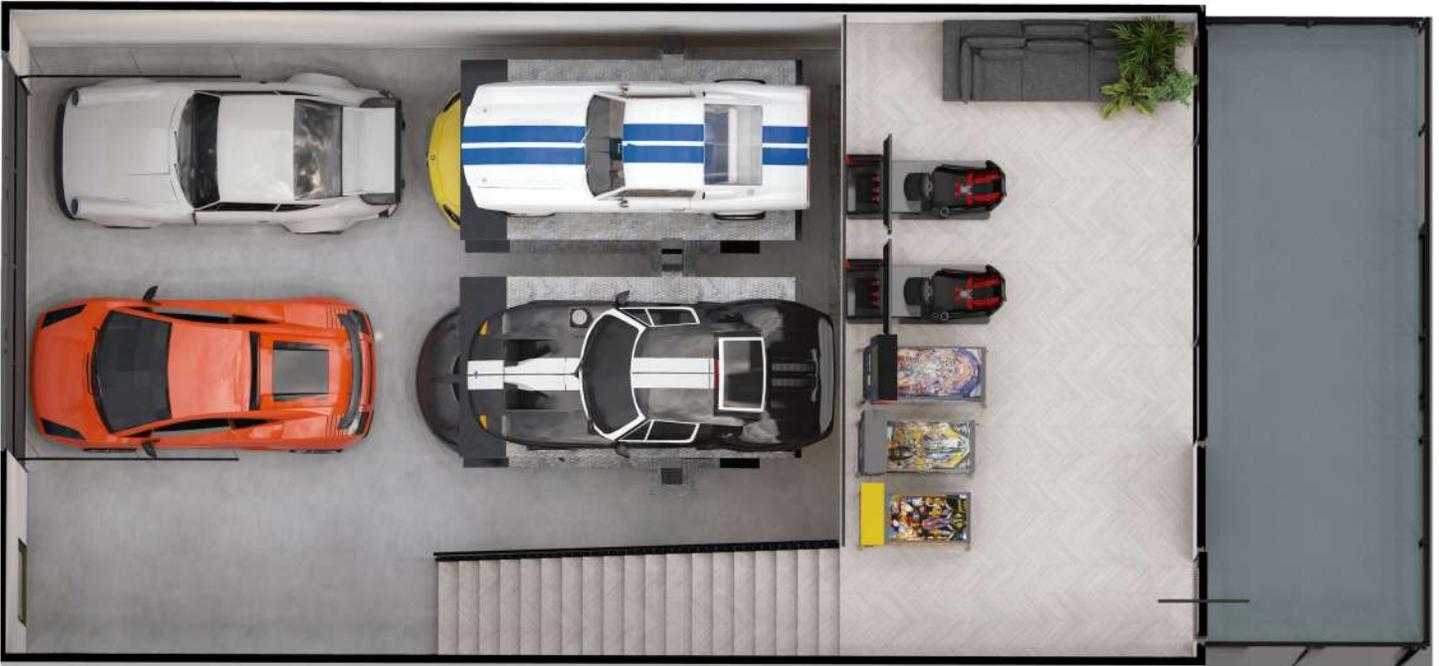
BUILDING I
DETROIT

THE VIPER | \$200,750

If you enjoy working on your vehicles, The Viper is the ultimate workshop. It provides everything you could dream of, from ample vehicle storage to a fully equipped workshop area with all the tools and equipment needed for maintenance and repairs. The comfortable lounge area allows you to take a break and relax after a day spent tinkering in the shop. The Viper is perfect for someone who wants a dedicated space to indulge their passion for vehicles and turn their garage into a dream workshop.



CONCEPT THEMES - THE VIPER, SECOND FLOOR

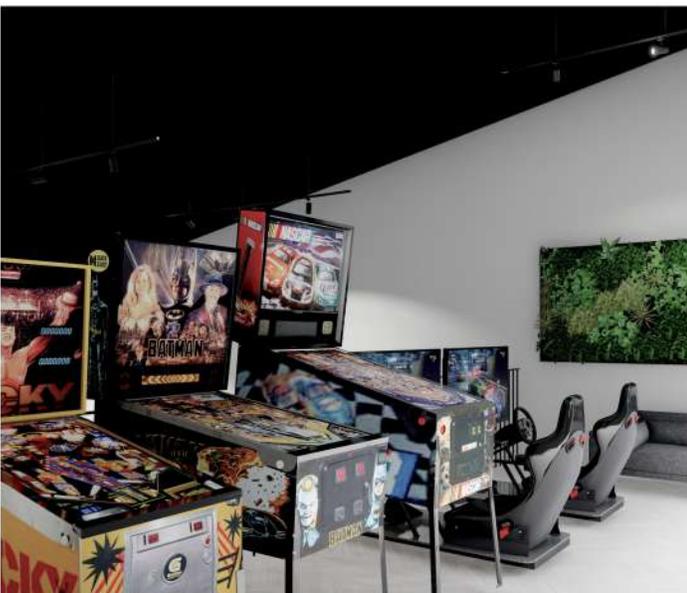


INCLUDED FEATURES

- Quarter mezzanine
- Small 1st floor lounge area
- 2 baths
- Spacious loft lounge
- 2 racing simulators
- 3 arcade games
- Secure storage room
- Open concept loft
- 4 two post lifts

Includes quality grade finishes and a \$20k allowance for basic furnishings as shown.

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CONCEPT THEMES - THE FLEETWOOD, FIRST FLOOR



BLDG001

BUILDING I
DETROIT

THE FLEETWOOD | \$300,300

If you're seeking a seasonal or short-term residence that offers luxury track-front living, look no further. The Fleetwood provides spacious living quarters with convenient amenities, including a full kitchen, laundry space, and master suite. This design focuses on comfortable accommodations. It's the perfect choice for someone who wants to settle into a luxurious home-like feel with track access just steps away, creating a seamless blend of comfort, convenience, and automotive luxury.



CONCEPT THEMES - THE FLEETWOOD, SECOND FLOOR



INCLUDED FEATURES

- Full mezzanine
- 2 mixed-use areas
- 2 baths
- Spacious lounge areas
- Wet bar
- Kitchen area
- Secure storage room
- Laundry space
- Dedicated conference room

Includes quality grade finishes and a \$35k allowance for basic furnishings as shown.

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CONCEPT THEMES

À LA CARTE MENU

BLDG001 is committed to providing competitive pricing and top quality materials to our garage condo owners. Use the table below to estimate the anticipated cost of a customized design.

1/2 BATHROOM - sink, toilet	Starting at \$10,000
FULL BATHROOM - sink, toilet, shower	Starting at \$15,000
1ST LEVEL KITCHENETTE - sink, fridge, microwave	Starting at \$10,000
1ST LEVEL KITCHEN - sink, fridge, dishwasher, oven, stovetop, microwave	Starting at \$20,000
2ND LEVEL KITCHENETTE - sink, fridge, microwave	Starting at \$12,000
2ND LEVEL KITCHEN - sink, fridge, dishwasher, oven, stovetop, microwave	Starting at \$22,000

Bring Your Vision to Life with BLDG001

The concept themes featured in this guide are designed to inspire your imagination and showcase the endless possibilities for customizing your garage condo. Whether you're drawn to a sleek motorsport lounge, a refined retreat, or a fully integrated work-and-play space, these ideas serve as a jumping-off point to help define your personal style.

Please note: All pricing shown within this guide reflects estimated costs for finish materials and construction labor only. Additional fees for permits, design services, architectural drawings, and inspections are not included and will vary depending on your final layout and unit specifications.

To begin planning your space or to schedule a consultation with BLDG001, please reach out to:



BLDG001

Christopher Burcham

cb@bldg001.com

OPTIONAL UPGRADES

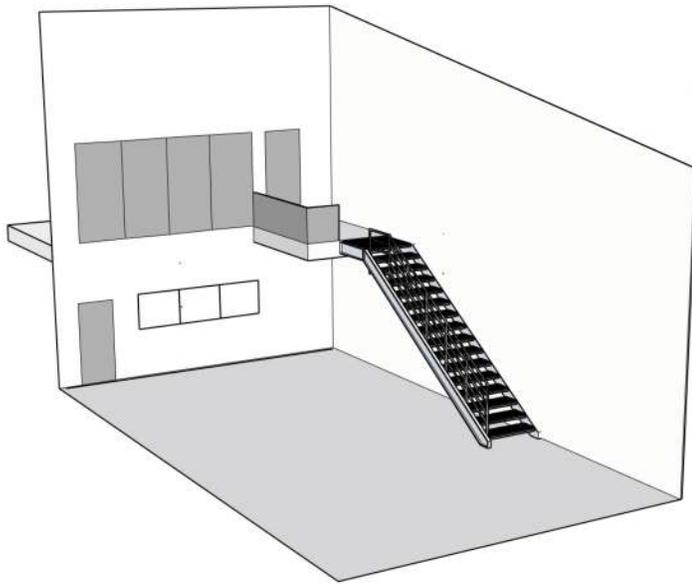


Bifold Glass Wall
Enhance your trackside experience with the option to upgrade to bifold glass wall doors. These expansive, folding doors create a seamless indoor-outdoor connection, allowing you to fully open your living space to the patio or balcony. Ideal for entertaining, enjoying fresh air, or showcasing your vehicles in style.



In-Floor Heating
For added comfort and year-round usability, owners can opt for radiant in-floor heating throughout the living space. This upgrade provides even heat distribution, adds heating efficiency and cost savings, eliminates the need for visible radiators, and elevates the overall luxury of your garage condo environment.

OPTIONAL UPGRADES - MEZZANINES



BLDG001

STAIR LANDING

Included in All Units

Width: 6 ft | Length: 6 ft - All of our units come equipped with a basic stair landing. This ensures easy and safe access to your second floor balcony.

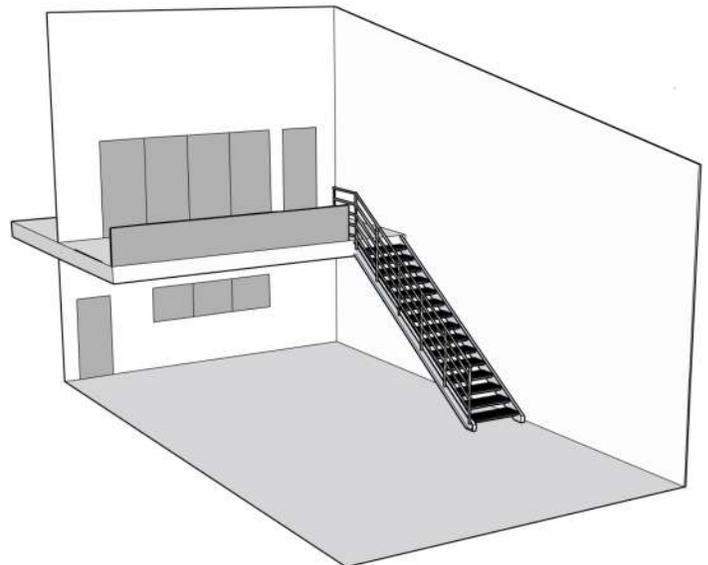
QUARTER MEZZANINE

Starting at \$28,000

BLDG001

BUILDING 1
DETROIT

Width: 25 ft | Length: 12 ft - A quarter mezzanine is the smallest yet highly functional option to optimize the utility of your condo. Perfect for creating a cozy loft, additional storage, or a private entertainment space, this compact option seamlessly integrates into any design. Enjoy the benefits of added versatility with this simple upgrade to your interior design.



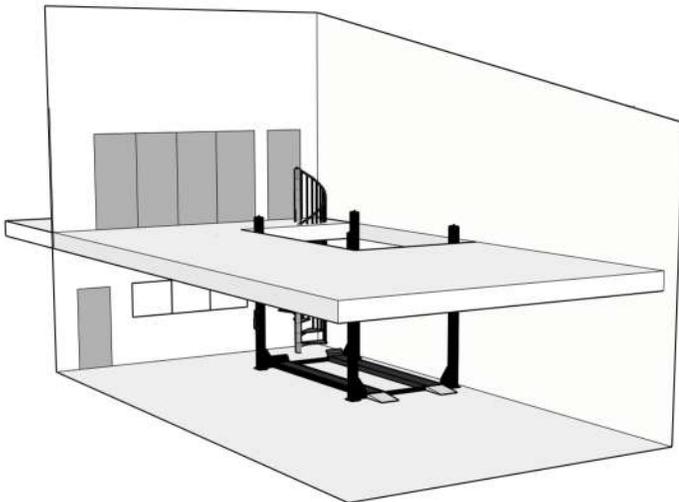
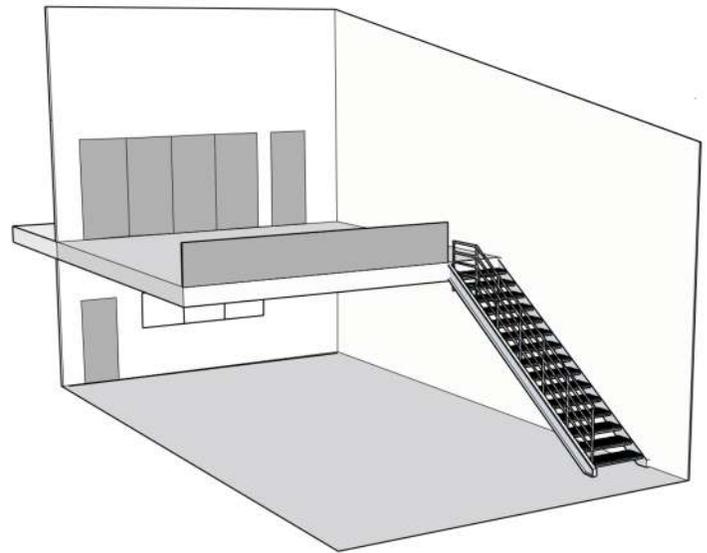
OPTIONAL UPGRADES - MEZZANINES

HALF MEZZANINE

Starting at \$48,000



Width: 25 ft | Length: 23 ft - A half mezzanine offers generous space, while leaving room for multiple car lifts and maintaining an open feel. Creating a dedicated living space or a comfortable entertainment area is easy with this mezzanine design. A half mezzanine provides ample room to meet a variety of needs.



BLDG001

FULL MEZZANINE

Starting at \$78,000



Width: 25 ft | Length: 46 ft - You can double your interior square footage with a full mezzanine. This mezzanine is ideal for those looking to maximize the available footprint of their garage condo. For unique statement features, like pop-through lifts, this mezzanine option is available for interior designs that need to have it all.

CAR LIFTS

Car lifts are mechanical devices used to elevate vehicles off the ground, providing additional storage space or enabling easy access for maintenance. They are a popular addition to garage condos for several reasons:

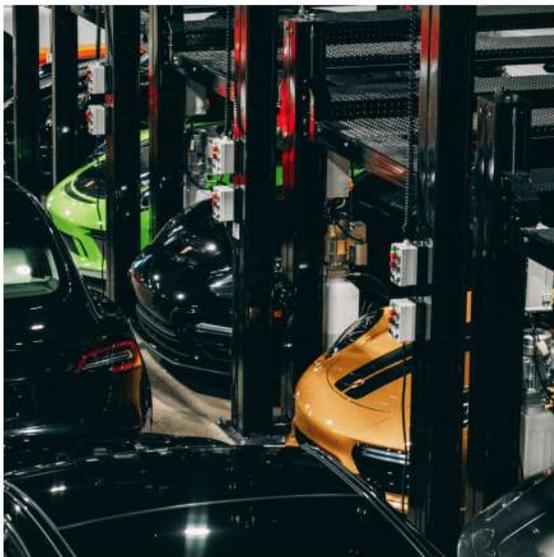
- **Space Maximization:** Car lifts allow you to stack vehicles vertically, increasing your storage capacity without additional floor space.
- **Convenience:** Elevating vehicles makes it easier to perform maintenance tasks, saving time and effort.
- **Protection:** Keeping cars off the ground can protect them from accidental damage caused by people and equipment.
- **Flexibility:** Car lifts can be used for a variety of vehicles, from classic cars and motorcycles to everyday vehicles and small trucks.



Images provided by MegaLifters

When selecting a car lift for your garage condo, it's important to consider several key factors to ensure the solution fits your needs. Start by determining the number of vehicles you plan to store, as this will guide your choice in lift capacity. Next, identify the type of lift that best suits your intended use—whether for vehicle storage, occasional maintenance, or both—while keeping in mind your available space and budget. Finally, review the installation requirements to confirm that your unit's design can support the lift structurally and spatially. Proper planning upfront will help you choose a lift that functions efficiently and integrates seamlessly into your overall buildout.

CAR LIFTS



Choosing the right car lift depends on your specific needs and the available space in your garage condo.

Two-Post Lifts

Two-post lifts have two sturdy columns with arms that lift the vehicle from its frame. They are ideal for maintenance and repairs, offering good access to the vehicle's underside.

Four-Post Lifts

Four-post lifts have four columns and a drive-on ramp, lifting the vehicle by its wheels. Provides excellent stability and is great for long-term storage. It can also be used for maintenance tasks.



Scissor Lifts

Scissor lifts have a platform that raises the vehicle using a series of crisscrossing supports. Compact and portable, suitable for smaller spaces or temporary installations.

Consult with the MegaLifters team to determine the perfect lift setup for your needs. Investing in a car lift for your garage condo can significantly enhance your storage capacity and convenience. By understanding the different types of car lifts, considering the installation requirements, and prioritizing safety and maintenance, you can choose the right lift that meets your needs and enhances the functionality of your space.



MEGALIFTERS

(313) 702-1023

info@megalifters.com

AV & LOW-VOLTAGE SYSTEMS - ENTERTAINMENT

Incorporating high-quality audio-visual elements into your garage condo can significantly enhance the overall experience and functionality of the space. Whether you use the garage condo for entertainment, relaxation, or as a multi-purpose area, the right audio-visual setup can create an immersive environment. Choosing the right audio-visual equipment depends on your intended use and the overall design of your garage condo. Here are some popular options to consider:

Speakers: High-quality speakers provide clear, immersive sound for music, movies, and other audio content.

Projectors: Projectors offer large screen sizes for a group viewing experience. They are ideal for home theaters and can be paired with retractable screens for flexibility.

Sound Systems: Sound systems enhance the audio experience for movies, music, and gaming. Surround sound systems provide a more immersive experience by creating a multi-dimensional sound field.

Televisions: Modern TVs offer high-definition visuals, smart features for streaming, and integration with other smart home devices.

Smart Home Integration: Smart home integration allows for seamless control of your audio-visual equipment and other home features through voice commands or mobile apps.

Ambient Lighting: Create a comfortable and inviting atmosphere by providing soft, indirect illumination throughout the space. Adjustable brightness and color temperature options allow you to tailor the mood for relaxation, entertaining, or focused activities.



AV & LOW-VOLTAGE SYSTEMS - ENTERTAINMENT



Desired Audio-Visual Setup

Determine how you plan to use the audio-visual setup. Is it primarily for entertainment, background music, or a home theater experience? Based on usage, determine the equipment you'll need such as speakers, projectors, or sound systems.

Space Acoustics

The size and layout of your space can affect sound quality. Consider acoustic treatments like soundproofing, acoustic panels, and bass traps to optimize sound. In-ceiling and in-wall speakers can save space and provide a clean look.

Integration with Other Design Elements

Ensure that the audio-visual equipment complements the overall design and aesthetics of your garage condo. Choose equipment finishes and styles that match your decor. Integrate audio-visual equipment with other design elements such as lighting and furniture for a cohesive and functional setup. For example, consider motorized screens that retract into the ceiling or hidden speakers that blend into the walls.



Connect with Integrated Tech Systems about incorporating audio-visual elements into your garage condo to greatly enhance its functionality and enjoyment. They will help you carefully select the right equipment for seamless integration and an immersive. Whether for entertainment, relaxation, or multi-purpose use, Integrated Tech Systems will help you select the right setup to add value and enjoyment to your space.



INTEGRATED TECH SYSTEMS

(810) 533-4785

brian@integratedtechsystemsllc.com

AV & LOW-VOLTAGE SYSTEMS - ADDITIONAL SECURITY

Though Motorsports Gateway Howell and the Garage Condo Community are both secured properties, installing added security measures inside your unit can provide additional peace of mind.

Overview of Security Systems

Choosing the right security system depends on your specific needs and the level of protection you desire. Here are some common security options to consider:

Cameras: Cameras act as a deterrent to potential intruders and provide valuable evidence in case of an incident. Smart cameras can send alerts to your phone and allow remote monitoring.

Alarms: Alarms alert you and emergency services to potential dangers, ensuring quick response times. Modern systems often integrate with smart home technology for enhanced functionality.

Access Control: Access control systems prevent unauthorized entry and allow you to monitor and manage who has access to your property. Smart locks can be controlled remotely for added convenience.

Motion Sensors: Motion sensors trigger alarms or lights when movement is detected, acting as a deterrent and alerting you to potential intruders.

Smart Home Integration: Integrate your systems with a smart home setup for centralized control and monitoring. Monitor your garage condo and multiple aspects of it's network (like heating & cooling, lighting, locks, etc.) from your mobile device while you're away.



AV & LOW-VOLTAGE SYSTEMS - ADDITIONAL SECURITY



Decide on the level of security and control you want, from basic monitoring to advanced surveillance and access control. Integrated Tech systems can help you choose the security system that best fits your needs, whether it's a comprehensive smart home system or a basic alarm setup. Consider features such as remote access, real-time alerts, and integration with other smart devices. Investing in additional security for your garage condo is a great idea for additional peace of mind. No matter your concern, the team at Integrated Tech Systems will be able to provide you with a secure setup that brings you the peace of mind you're looking for.



INTEGRATED TECH SYSTEMS

(810) 533-4785

brian@integratedtechsystemsllc.com

INDOOR GARDENS

Living Walls and Their Benefits

Living walls, also known as vertical gardens or green walls, are structures covered with vegetation that are either freestanding or integrated into the architecture. These installations offer a wide range of benefits, including improved air quality, natural insulation, sound absorption, and a heightened sense of tranquility. Visually, they introduce lush greenery and organic texture that can transform your garage condo into a vibrant, natural retreat. Whether used as a statement backdrop or a subtle divider, living walls become a signature feature of a space that enhances both aesthetics and wellness.

Planters as Functional Design

Incorporating freestanding or built-in planters is another effective way to bring greenery into your space with flexibility and style. Planters can define areas within your condo, soften hard architectural lines, or add life to shelving and ledges. Choose from sleek modern containers, industrial metal finishes, or natural materials to complement your design theme. Like living walls, planters with air-purifying plants help clean the air and add a grounded, calming energy to the room.

Moss Walls for Texture and Low Maintenance

For a unique, low-maintenance alternative, moss walls provide a dramatic and artistic way to incorporate greenery without the need for regular watering or natural light. Available in various textures and color palettes, moss walls can be shaped into logos, patterns, or organic designs—offering a modern focal point that doubles as a conversation piece. Their sound-dampening properties also make them a functional addition to spaces with high ceilings or echoing surfaces.

Clean Air Planters

Adding planters with air-purifying plants is a simple way to improve air quality and elevate the look of your garage condo. Great options include Spider Plants for removing toxins, Peace Lilies for filtering chemicals, Snake Plants for boosting oxygen, and Aloe Vera, which cleanses the air and also offers natural medicinal benefits for healing minor burns and wounds.



Maintaining Living Wall and Indoor Gardens

Proper care is essential for keeping your living wall or indoor garden healthy and beautiful over time. Start by watering consistently based on the specific needs of your plant species—automated irrigation systems can make this much easier. Regular pruning helps maintain shape and encourages fresh, healthy growth. To keep plants vibrant, apply the right fertilizers on a regular schedule suited to your plants. And don't forget lighting—make sure your living wall receives enough natural or artificial light to thrive.



If you don't have the time to care for a garden, but still want to enjoy the benefits of a living wall or indoor garden, Turner Design Group's garden team offers plant care services starting at \$250/month. They will help your indoor garden remain beautiful and healthy even when you're not there.

Incorporating living walls and air-purifying plants into your garage condo design can significantly elevate the space—both in appearance and function. These natural elements improve air quality while bringing warmth, texture, and life into an otherwise industrial setting. When thoughtfully placed, a living wall can serve as a striking focal point—a statement piece that anchors the room and sparks conversation.

Whether you're looking to soften the contrast of concrete and steel or create a serene retreat within your unit, Turner Design Group can help you reflect your unique style. With the right combination of species, design, and proper care, your greenery becomes more than just décor—it transforms into a living focal point that elevates the atmosphere and brings your space to life.



TURNER DESIGN GROUP

(800) 570-0675

sales@turnerdesignmi.com

FLOORS & COATINGS

Choosing the right floor finish for your garage condo is about more than just aesthetics. Performance and ease of maintenance are critical factors in maintaining your condo floor and depend greatly on your intended use of your unit. Whether you're prioritizing budget, durability, or high-end customization, MotorCity Floors and Coatings offers several proven solutions that can be tailored to your specific space and needs.

Sealers — Smart & Simple Protection

Sealers are best for budget-conscious owners seeking fast, clean results with essential protection. Sealer coatings are a cost-effective way to protect your concrete while enhancing its appearance with a clean, satin finish. They form a transparent layer over the surface that resists stains, dust, and minor abrasion—ideal for low-to-moderate use spaces. Sealers are a great entry-level solution and can be upgraded later to polished or polyaspartic systems if your needs change.

Key Benefits:

- Budget-friendly without sacrificing function
- Provides essential protection
- Easy to clean and maintain
- Shields against wear and tear from vehicles and foot traffic
- Quick turnaround: Installed in just 1 day

Polished Concrete — Sleek, Sustainable, and Long-Lasting

Polished concrete offers a high-end finish that reflects light, brightens the space, and stands up to heavy use. The process involves grinding and sealing the existing concrete to a smooth, reflective sheen. This surface is naturally stain-resistant and ideal for garages that double as living or entertaining spaces. Polished concrete is highly durable and provides a modern aesthetic that is low maintenance.

Key Benefits:

- Durable and long-lasting
- Stain-resistant and easy to clean
- Eco-friendly: No added coatings or VOCs
- Brightens your space by reflecting ambient light
- Lowers energy use
- Minimal maintenance and no peeling or flaking
- Installation time: 3–5 days, depending on complexity



Polyaspartic Coating — Ultimate in Performance

Owners who want premium durability, fast installation, and custom design flexibility can opt for polyaspartic coating. Polyaspartic coatings are the gold standard in floor protection. Known for their rapid cure times and industrial-grade strength, these coatings resist chemicals, abrasions, and UV damage. They're ideal for high-traffic garages or those looking for custom aesthetics with added traction.

Key Benefits:

- Unmatched durability for long-term use
- Resistant to stains, chemicals, UV rays, and abrasions
- Extensive color and texture options, including quartz or flake systems
- Traction customization to suit your needs
- Fast cure time: Full use of your floor in just 48 hours
- Installation time: Typically 1–3 days

Choosing What's Right for You

When deciding on the best flooring system, consider the following:

- How will the space be used? Showroom, workshop, lounge, or hybrid?
- How much time do you have for installation and curing?
- What look are you going for? Industrial matte, high-gloss modern, or custom colors?
- What's your long-term maintenance preference? Low-maintenance options may cost more upfront but save over time.

No matter your preferences, our recommended floor and coating provider, MotorCity Floors & Coatings, will walk you through your options, helping you select the finish that balances aesthetics with performance.



MOTORCITY FLOORS AND COATINGS

(248) 803-0308

sales@motorcityfloorsandcoatings.com

SAFETY & LIMITATIONS

Safe Designs

When designing your garage condo interior, it's crucial to understand the limitations imposed for the safety of the garage condo community. Adhering to safety guidelines and restrictions is essential to limiting your liability and design approval.

Limitations and Restrictions in Design and Use

Certain design elements and features are restricted within the garage condo community and by The City of Howell. These limitations have been put into effect to maintain a safe and private environment for all residents. Below is an overview of some of the most common questions we receive:

- **No Heavy or Complex Features:** Heavy or complex installations can compromise structural integrity and pose significant safety risks. Examples include hot tubs, industrial machinery, and large aquariums. If you are unsure if something might be considered "Heavy or Complex", please contact our team.
- **No Hostel-Style Rooms:** Our garage condo community has limited capacity. Hostel-style accommodations can lead to overcrowding and increased fire risks. In addition, we do not allow short-term rentals in an effort to maintain the privacy and security of our condo community.
- **No Employee Dependent Features:** Features that require employee supervision or maintenance can lead to unsafe conditions. You are not permitted to use your condo as a business front, or execute business operations within your garage condo.
- **Independent Structural Support:** Mezzanines and other structural elements cannot rely on support or be attached to the building or unit frame and elements (like demising walls, roof, and columns).

Please review the development agreement for additional information on what is and is not permitted inside your garage condo. If you have any questions, feel free to connect with the Motorsports Gateway team.



MOTORSPORTS GATEWAY HOWELL

(517) 798-6608

accounts@motorsportsgateway.com

General Safety Guidelines

Safety should be a primary consideration in every aspect of your garage condo design. Here are some general safety guidelines to keep in mind:

Fire Safety

- Ensure clear and accessible exits.
- Install smoke detectors and fire alarms throughout the condo.

Electrical Safety

- Opt for the correct number and type of outlets for your intended use.
- Upgraded electrical systems ensure safe and efficient operation without overloading circuits. For example, high-powered tools can require significant power, often more than standard circuits can provide. If you intend to utilize equipment like air compressors or EV charging, you'll want to consider upgrading your electrical equipment.

Structural Integrity

- Ensure any modifications do not compromise the structural integrity of the building.
- Use proper support for heavy fixtures and installations.

Hazard Prevention

- Use non-slip flooring materials and ensure proper lighting in all areas.
- Maintain adequate ventilation to prevent the buildup of fumes and gases.

Emergency Preparedness

While all units come with a fire suppression system, we recommend you install other essential safety equipment such as fire extinguishers and smoke detectors where applicable. First aid kits should also be kept on-hand for use in an emergency situation.

Prioritizing safety and understanding the limitations of designs and features are essential steps in creating a secure and enjoyable garage condo environment. By adhering to safety guidelines, respecting design restrictions, and preparing for emergencies, you can ensure the well-being of the entire community. Thoughtful design choices that align with safety standards will not only protect your investment but also contribute to a harmonious living space for all residents.

Questions & Additional Information

If you have any questions related to your units limitations and restrictions, please connect with our team. Asking these questions early will help you save time and money if asked before submitting for permitting and approvals. We strongly encourage you to connect with us early in your design and planning phases to help keep your build-out timeline on target.

BUILDERS

ASHMARK CONSTRUCTION

(248) 855-1575

www.ashmark.com

BLDG001

(313) 702-1023

cb@bldg001.com

SCHAFFER CONSTRUCTION

(810) 220-0296

www.schaferconstruction.net

AV & LOW-VOLTAGE

INTEGRATED TECH SYSTEMS

(810) 533-4785

brian@integratedtechsystemsllc.com

CAR LIFTS

MEGALIFTERS

(313) 702-1023

info@megalifters.com

INDOOR GARDENS

TURNER DESIGN GROUP

(800) 570-0675

sales@turnerdesignmi.com

FLOORS & COATINGS

MOTORCITY FLOORS AND COATINGS

(248) 803-0308

sales@motorcityfloorsandcoatings.com



BRITTNEE DIER

Head of Business Operations

Motorsports Gateway — Howell

This book was created with our garage condo owners in mind—those building something truly special at our Motorsports Gateway location in Howell, MI. Thank you for being part of this unique community. A heartfelt thank you goes to Chris Burcham of BLDG001 for his thoughtful contributions and commitment to helping bring the potential of these spaces to life. His dedication and creativity have added incredible value to this guide, and to the vision we share for what these condos can become.



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