



CITY OF GROSSE POINTE WOODS

PLANNING COMMISSION AGENDA

Tuesday, January 27, 2026, at 7:00 PM

*Robert E. Novitke Municipal Center - Council Chambers / Municipal Court, 20025 Mack Plaza,
Grosse Pointe Woods, MI 48236 | (313) 343-2426*

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. RECOGNITION OF COUNCIL REPRESENTATIVE/s**
- 4. PLEDGE OF ALLEGIANCE**
- 5. ACCEPTANCE OF AGENDA**
- 6. RECEIPT OF FINAL APPROVED MINUTES**
 - A. Planning Commission Meeting – December 9, 2025
- 7. PUBLIC HEARING /s**
 - A. Host Public Hearing on the Special Land Use for 21800 Marter Road
- 8. NEW BUSINESS**
 - A. Consideration of the Special Land Use for 21800 Marter Road
 - B. Consideration of the Site Plan for 21800 Marter Road
 - C. Election of Planning Commission Chair and Vice Chair
- 9. OLD BUSINESS**
 - A. Consideration of the Site Plan for 20160 Mack Avenue
- 10. BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report – December 2025 to January 2026
- 11. COUNCIL REPORT/s**
 - A. Last Month: December 1, December 15 – Hamborsky
 - B. This Month: January 5, January 26 – Marx
 - C. Next Month: February 2, February 23 – O'Keefe
- 12. INFORMATION ONLY**
- 13. PUBLIC COMMENT** *(Limited to 3-minutes per person)*
- 14. ADJOURNMENT** *(Next Regular Meeting: February 24, 2026)*

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

MINUTES OF THE **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **DECEMBER 9, 2025**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:00 p.m. by Chair Fenton.

Roll Call: Chair Fenton
Commission Members: Ellis, Fuller, Hamborsky, Marx, O'Keefe
Absent: Gilezan, Schulte, Vitale

Also Present: City Planner Laura Mangan
City Attorney Debra Walling
Recording Secretary Gretchen Miotto

Chair Fenton recognized Council Representative Gafa.

MOTION by Fuller, seconded by O'Keefe, to excuse Commissioners Gilezan, Schulte, and Vitale from tonight's meeting.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

Chair Fenton welcomed new Commissioner Mike Ellis.

MOTION by Hamborsky, seconded by Fuller, to accept tonight's agenda as presented and place on file.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

MOTION by Marx, seconded by O'Keefe, that the October 28, 2025, Planning Commission meeting minutes be approved as presented (November meeting was cancelled).

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

MOTION by Hamborsky, seconded by O'Keefe, to receive and place on file letters from residents.

- Letter from Klobuchar regarding Eastside Dermatology – Received November 4, 2025
- Letter from Lefebvre regarding Eastside Dermatology – Received November 5, 2025
- Letter from Moe regarding 21800 Marter – Received December 3, 2025

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

The first item under **Public Hearings**, was to **host a Public Hearing on the Rezoning Application (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C – Commercial.**

MOTION by Fuller, seconded by O'Keefe, to open the **public hearing.**

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

Chair Fenton opened the public hearing at 7:06 pm.

Planner Mangan provided an overview of the application and the three criteria that were evaluated in considering this proposal.

The following spoke in support of the rezoning:

Chip Berschback, 24053 Jefferson, SCS, representing the applicant spoke in support of the rezoning.

No one wished to speak in opposition to the rezoning.

MOTION by Fuller, seconded by O'Keefe, to **close the public hearing on Rezoning 1925 Vernier Road.**

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

Chair Fenton closed the public hearing at 7:15 pm.

The next item, under **Public Hearings**, was to **host a Public Hearing on the Rezoning Application (Map Amendment) for 21800 Marter Road from R-3, Planned Multiple-Family Residential, to C.F., Community Facilities.**

MOTION by O'Keefe, seconded by Fuller, to open the **public hearing.**

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

Chair Fenton opened the public hearing at 7:16 pm.

Planner Mangan provided an overview of the application and the unanimous approval by the City of St. Clair Shores, where the vast majority of this property is located. The rezoning is the first step in the process, and next, a site plan review would come before the Planning Commission. Grosse Pointe Woods received five letters in support of, and one letter in opposition to, the proposed rezoning.

The following spoke in support of the rezoning:

Mike Blaneck, of Stucky-Vitale Architects, representing the applicant, spoke about the project and reiterated that St. Clair Shores unanimously supported the rezoning.

1. Brad Pettiford, 725 N. Rosedale Ct., spoke in support of the rezoning.
2. Andrew Shanley, 1569 Torrey, spoke in support of the rezoning.
3. Connie Burgess, 584 Coventry, spoke in support of the rezoning.

The following spoke in opposition to the rezoning:

1. Joe Tringale, 21849 River Rd., opposes the rezoning due to increased traffic.
2. Christina Pitts, 1501 Oxford Rd., stated there are no traffic studies submitted and some statements are time stamped and others are not.

MOTION by Hamborsky, seconded by Fuller, to **close the public hearing on Rezoning 21800 Marter Road.**

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

Chair Fenton closed the public hearing at 7:29 pm.

The next item, under New Business, is to **Consider the Rezoning (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C, Commercial Business.**

Planner Mangan provided an overview of the application, the review that was done, and read the findings of facts that support McKenna's recommendation for approval to City Council.

MOTION by O'Keefe, seconded by Hamborsky, that the Planning Commission recommend the Rezoning of 1925, 1927, and 1929 Vernier Road from RO-1 to C, to City Council for approval based on the following findings of facts:

- a. This rezoning is consistent with 2024 Master Plan, including the goal of Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors.
- b. This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Corridor Mixed Use".
- c. The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of this corner of Vernier Road and Mack Avenue. The proposed uses have been operating on the subject site for almost two decades. While the property does abut residential properties, there is currently an alley and fencing along the rear property line which will continue to serve

- as a buffer.
- d. The proposed site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The proposed rezoning does not create a non-conforming situation.
 - e. The rezoning is not anticipated to significantly alter traffic generation in the area. There is no change in use proposed at this time, and the uses are anticipated to generate comparable amounts of traffic to what has existed at the site for the past two decades.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

The next item, under **New Business**, was to **Consider the Rezoning (Map Amendment) for 21800 Marter Road from R-3, Planned Multiple-Family Residential, to C.F., Community Facilities.**

Planner Mangan provided an overview of the application, the review that was done, and the findings of facts that support McKenna's recommendation for approval to City Council.

MOTION by Hamborsky, seconded by O'Keefe, that the Planning Commission recommend the Rezoning of 21800 Marter Road from R-3, to C.F., to City Council for approval based on the following findings of facts:

- a. The rezoning is consistent with Goal #4 – Community Character: Strengthen sense of place, identity, and character from the 2024 Master Plan.
- b. The rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Institutional".
- c. The uses permitted in the C-F, Community Facilities District, including space for public activities, schools, continuing care retirement communities, and public and private nonprofit recreational areas, are consistent with the proposed recreation facility that has been approved in St. Clair Shores.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx
NO: None
ABSENT: Gilezan, Schulte, Vitale

The next item, under **Old Business**, was to **Consider the Amended Site Plan for 20030 Mack Avenue (Eastside Dermatology).**

Planner Mangan provided an overview of the application, and the history of this application which started in February 2024 and received Planning Commission approval to construct a one-story addition to an existing medical office building and to improve the parking lot and drive approaches. Since that approval, the applicant's desired scope of work has changed to **no** changes to the interior floor plan or building facade as previously approved. The changes today are limited to the site's exterior, primarily to increase accessibility. This includes changes to the parking lot, screening and landscaping, front porch, and removal of the garage. A wheelchair lift is proposed at the front entrance, and two new ADA parking spaces are proposed off Faircourt, with a new 25-foot-wide curb cut (ingress and egress drive). McKenna

is recommending approval of the Amended Site Plan contingent on the applicant updating the “Project Description” on the cover page to reference the lift and on neighbor approval for the construction of a 6-foot privacy fence (reduced to 4-feet in height otherwise).

Three letters were received in opposition to the amended site plan.

Chair Fenton offered the opportunity for the public to speak to this matter and the following were heard:

1. Lisa Abbey, 1620 Faircourt, is opposed to the ADA parking spots on Faircourt and hopes for an alternative solution.
2. John Klobuchar, 1675 Faircourt, thanked the architect for the redesign that addressed most of his concerns, but he is still opposed to the Faircourt ADA parking spots.

Lucia Landscaping spoke on behalf of the petitioner to explain they’ve really been trying to make the design work for the neighbors. He provided background on the 2 ADA parking spots on Faircourt, which were approved in 2020, but not installed. From the feedback received in the October 2025 meeting, they redesigned those spots.

Discussion ensued around the 2 ADA spots, and the Lucia representative indicated the petitioner would be agreeable to having only 1 ADA spot on Faircourt. Mr. Blaneck, of Stuckey-Vitale, stated that one ADA space would be to code. The commissioners suggested that the addition of a tandem space, where space #1 is, would provide an additional on-site parking spot that would replace the one lost on Faircourt.

MOTION by Hamborsky, seconded by Marx, that the Planning Commission grant approval for the Site Plan Amendment for Eastside Dermatology at 20030 Mack Avenue to incorporate minor modifications to the front entrance; the creation of one, off-street parking space onto Faircourt; the demolition of the existing garage; and the installation of additional landscaping and fencing, subject to the conditions outlined in the planner’s report; and to include an option to provide for an additional tandem parking space east of parking space #1; and to eliminate space #8.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O’Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

The next item, under **Old Business**, was to **Consider the Site Plan for 20397 Mack Avenue (Platinum Oil Change)**.

Planner Mangan provided an overview of the revised proposed façade changes, that were originally brought to the Planning Commission in the spring of 2025 and tabled, and the Planning Commission requested revisions in keeping with the established character of the district from the applicant. The applicant’s revised plans now propose a brick veneer on the east (front) and north and south façades, with a matching paint applied to the rear façade. The roof line is also slightly modified to create a more modern appearance and the roof replaced with new aluminum cladding. The approved colors do consist of colonial or early American paint colors that meet the City’s requirements.

Alah Beidoun, the owner of the oil change, spoke to the changes he is proposing based on the feedback received from the Planning Commission in the spring of 2025. He provided an electronic image of the redesign, but did not have sample materials with him.

The commission agreed that the description the applicant provided, around the façade materials and the roofline, doesn't match the submitted plans, though the redesign is heading in the right direction. The owner is willing to resubmit the plans that have all the changes incorporated. It was suggested that the contractor attend the meeting so they could speak to the application of the façade materials.

MOTION by Fuller, seconded by O'Keefe, that the Planning Commission table the façade improvement proposal at 20397 Mack Avenue, Platinum Oil Change, and allow the applicant to resubmit revisions according to the Planning Commissioners suggestions.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

The next item, under **Old Business**, was to **Consider the Conditional Rezoning (Map Amendment) for 21060 Mack Avenue from RO-1, Restricted Office, to C, Commercial Business.**

Planner Mangan provided an overview of the applicant's modified conditions based on feedback from the October 2025 Planning Commission meeting. This rezoning is the first step in the process. If approved, the site plan will come before the Planning Commission. McKenna recommends approval to City Council of the proposed voluntary conditions.

Mike Blaneck, Stuckey-Vitale Architects, spoke to the revised offered conditions and the revised building rendering.

Commissioner Hamborsky reiterated that should a restaurant wish to occupy the space, that would be a Special Land Use request which would come before the Commission. Also, the serving of alcohol would be a Special Land Use which requires additional approvals.

Chair Fenton offered the public the opportunity to speak on the proposed conditional rezoning, even though this is not a Public Hearing. The following were heard:

1. Patty Dougherty, 1665 N. Renaud, spoke in opposition to the rezoning in order to bring Commissioner Ellis up to speed on this process up to this date.
2. Lisa Abbey, 1620 Faircourt, spoke in opposition to the rezoning.
3. Joseph Kramer, 1220 N. Oxford, supports improvements to the property, but has concerns about 7 living units.
4. John McLellan, 1617 S. Renaud, spoke in opposition to rezoning to Commercial on the east side of Mack Avenue.
5. Bethann Bayus, 1615 Ford Ct., opposes the rezoning and the adopted Master Plan.
6. Christina Pitts, 1501 Oxford, feels there is confusion on the conditions and the time/date stamps on the documentation.
7. Lynne Aldrich, 1501 Oxford, agreed with Pitts and feels the reports are flawed. She spoke in opposition to the rezoning, to the adopted Master Plan, and feels residents should be involved in development plans.
8. Jon Dougherty, 1665 N. Renaud, spoke to the lack of speakers in support of the rezoning.

All that were heard appreciated the Chair providing the opportunity to speak on this matter.

Commissioner Fuller provided comments in support of the proposed rezoning, he pointed out the extensive modifications that were made based on the comments that the public provided in previous meetings and public hearings, he addressed many other issues that the public raised during their opposition statements that are not supported by facts he obtained from Public Safety, and he spoke to issues that were raised which are covered by existing ordinances. He pointed out that any business that wishes to come into the space would come before the Planning Commission to address each of their requirements per our ordinances.

Commissioner O'Keefe thanked Fuller for his comments and stated her support for all his points.

Commissioner Hamborsky spoke about the condition of this parcel, and the current building, and that to develop it, rezoning has to occur. This site has great parking and which is why it is being looked at for development. This parcel also has the building much farther from the residential properties than those on the west side of Mack Avenue. The Master Plan was developed to provide opportunities and to provide value to the community. The developer is trying to do that with this project.

MOTION by Fuller, seconded by Marx, that the Planning Commission recommend the Conditional Rezoning of 20160 Mack Avenue from RO-1, to C, to City Council for approval based on the following proposed conditions in the Buccellato Development letter dated September 30, 2025:

1. Limitation on type of occupancy – The property shall be limited to one potential “quick service restaurant” with no drive through and shall not exceed 3,200 square feet.
2. Residential Use – we are committed to a second-story residential use consisting of up to seven (7) apartment units.
3. Hours of Operation – the restaurant shall operate approximately between the hours of 6:00 a.m. and 10:00 p.m. Hard liquor sales or service shall not be permitted.
4. Setbacks – Setbacks shall be as shown on Site Plan A-1.
5. Provide Dust Mitigation Plan at time of construction.
6. Construction Hours per city of GPW City Ordinances.

And based on the following findings of facts:

- a. This rezoning and proposed development is consistent with numerous goals from the 2024 Master Plan, including Goal #1 - Housing: Provide a range of housing choices for all ages, abilities, and incomes; Goal #2 – Economic Development: Elevate Mack Avenue as a thriving, vibrant commercial corridor that meets the daily needs of residents and is a destination for visitors; and Goal # 3 – Community Character: Strengthen sense of place, identity, and character throughout the City and its neighborhoods.
- b. This rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as “Corridor Mixed Use”.
- c. The uses permitted in the C, Commercial Business District, including a mix of retail, office, restaurant, and residential uses, are generally compatible with the commercial nature of Mack Avenue surrounding this property. The applicant must provide appropriate buffering between adjacent properties of dissimilar zoning, per the requirements of the Ordinance, during the site plan review process.
- d. While the Voluntary Conditions offered by the applicant place an additional limitation on the type of future occupancy, i.e.: “The property shall be limited to one potential “quick services restaurant” with no drive through and shall not exceed 3,200 square feet”, restaurants are subject to the City's Special Land Use process. Should a restaurant be proposed in the future, an additional public hearing and review of the specific use (including maximum occupancy,

square footage, available parking, loading, etc.) will be evaluated for compliance with the Zoning Ordinance.

- e. The site meets all Zoning Ordinance dimensional requirements of the C, Commercial Business District. The rezoning allows for a buildable lot and does not create a non-conformity.
- f. The rezoning is not anticipated to significantly alter traffic generation in the area. The proposed uses are anticipated to generate comparable amounts of traffic to that of an operating medical office, and pedestrian and non-motorized transportation safety is expected to be improved through sidewalk connectivity and the reduction of a driveway.
- g. The design of the building follows traditional, high quality architectural design which is encouraged by the Zoning Ordinance and is largely compatible with the Mack Avenue Corridor and surrounding neighborhoods.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

The next item was the **Building Official's Report – October to December, 2025.**

The next item was the **City Council Reports for November and December, 2025.**

Commissioner Gilezan attended the November 10 & 17, 2025 meetings. He is excused from tonight's meeting and will report at a later date.

Commissioner Hamborsky will attend the December 15 meeting.

Commissioner Marx will attend the January 5 & 26 meetings.

The next item under **Information**, was the 2026 calendar of Planning Commission meetings.

Under **Public Comment**, the following were heard:

- 1. Lisa Abbey, 1620 Faircourt, appreciates the Eastside Dermatology suggestions and for allowing the public to be heard on that when the Planning Commission didn't need to allow it.
- 2. John McLellan, 1617 S. Renaud, likes the 20160 rendering presented tonight, but is still opposed to a restaurant.

MOTION by O'Keefe, seconded by Marx, to adjourn at 9:32 p.m.

Motion carried by the following vote:

YES: Ellis, Fenton, Fuller, Hamborsky, O'Keefe, Marx

NO: None

ABSENT: Gilezan, Schulte, Vitale

Respectfully Submitted,

Gretchen Miotto

Clerk's Confidential Administrative Assistant & Recording Secretary



MCKENNA

January 13, 2026

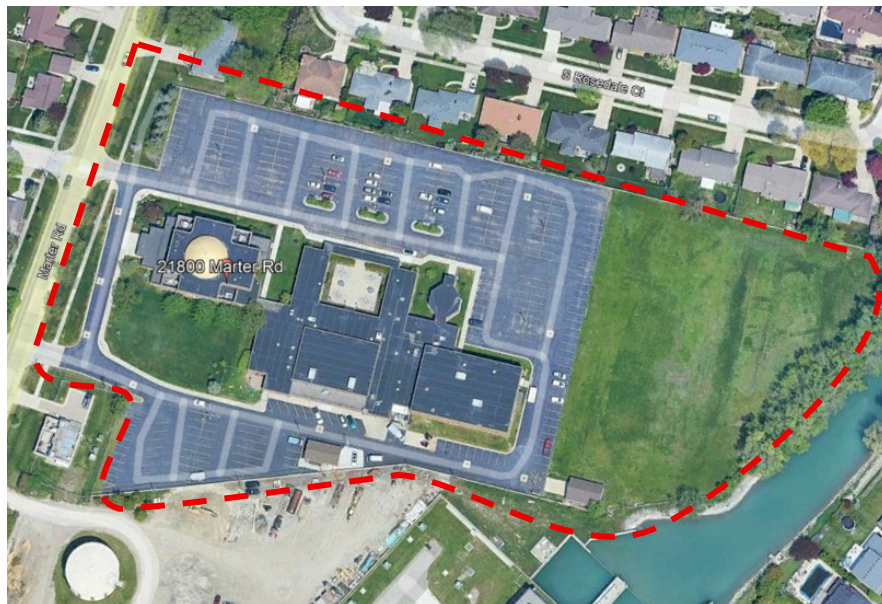
Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Subject: 21800 Marter Road: Special Land Use Review #1
Parcel ID: 001-99-0001-000
Zoning District: CF, Community Facilities

Dear Commissioners,

Stucky Vitale Architects, on behalf of Assumption Greek Church, proposes to construct a 42,075 square foot multi-use facility with an indoor turf field and eight pickleball courts (primarily located in St. Clair Shores) at 21800 Marter Road. In the Community Facilities District, private, noncommercial recreational areas are considered a special land use and require a public hearing with the Planning Commission and final review by the City Council. The proposed use is an accessory use to the principal use and building on the site, Assumption Greek Church.

The subject site is located south of the border of St. Clair Shores, east of Marter Road and west of River Road, and is intersected by the Milk River. The overall project site is highlighted below; the majority of the site is located within St. Clair Shores and has been approved by their Planning Commission and City Council. This project is also dependent on Grosse Pointe's Woods' approval of the special land use and site plan. A rezoning to the CF, Communities Facilities District was approved by City Council in January of 2026.



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Recommendation

As a Special Land Use, the Planning Commission may impose reasonable standards to offset negative impacts on surrounding properties based on their findings and comments brought forth during the required public hearing.

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use for a private, noncommercial recreational facility at 21800 Marter Road be recommended to City Council, subject to the following:

1. *As detailed in the corresponding site plan review, additional screening is provided on the southeastern side of the proposed facility with a minimum of eight (8) evergreen trees to obscure view from adjacent residential properties (those across the Milk River).*

This recommendation is based on the following findings:

- A. **Consistency with the Master Plan.** The subject site is designated as "Institutional" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Institutional designation, which includes existing schools, places of worship, and public buildings situated primarily within residential neighborhoods.
- B. **Compatible Surrounding Land Uses.** The adjacent City of Grosse Pointe Woods Department of Public Works property is not expected to be negatively impacted. Additionally, the proposed development is situated to the east of the existing buildings on site, with minimal visibility from Parkway Drive and Marter Road. To the east, the property is bisected by the Milk River, providing a natural barrier.
- C. **No Disruption to Residential Areas, Parking or Traffic.** The nature of the proposed private facility (indoor turf field and pickleball courts) is relatively low impact, with no anticipated disruption to adjacent residential uses, traffic volumes, or parking availability. The proposed use is consistent with the character and intensity of the existing religious institution on site.
- D. **Compliance with Zoning Ordinance Intent.** The proposed recreational use is consistent with the intent of the CF, Community Facilities District to provide recreational opportunities.

If you have further questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Special Land Use Review

This project is reviewed against the Zoning Ordinance requirements and the City's Master Plan. We offer the following comments; items that do not comply or require additional information are underlined.

1. HARMONY WITH MASTER PLAN (MI ZONING ENABLING ACT)

Criteria: Is the proposal consistent with the goals, policies, and future land use map of the Master Plan? Or, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

Findings:

The chart below details the existing land use, current zoning, and future land use designations.

The Future Land Use Map of the 2024 Master Plan designates this area as "Institutional". In the Master Plan, this land use classification is generally defined by existing schools, places of worship, and public buildings situated primarily within residential neighborhoods. The recently rezoned CF, Community Facilities District corresponds to this land use classification.

The Master Plan further emphasizes the importance of maintaining community character through sense of place and identity. The proposed use provides additional opportunities for fellowship and recreation, anticipated to strengthen community ties for Grosse Pointe Woods residents.

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Church and Accessory Buildings	R-3, Planned Multi Family Residential	Institutional
North	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)
South	City of Grosse Pointe Woods Department of Public Works	C-F, Community Facilities	Institutional
East	Single-Family Residential	R1-C, One-Family Residential	Single Family Medium Density
West	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)

2. EXPANSION OF EXISTING PUBLIC, GOVERNMENTAL AND NONPROFIT USES IN THE CF DISTRICT (SEC. 50-4.44)

Criteria: To ensure contiguous residential areas are adequately protected, and vehicular traffic movement and off-street parking is uninterrupted by the expansion or erection of additional structures on the property of existing community facilities.

Findings:

The availability of existing off-site parking on site does not require that additional parking spaces be provided



to support the sports facility addition. The existing site layout is adequate to support continued traffic movement on the property, with no changes proposed to ingress or egress off Marter Road.

The location and use intensity of the proposed facility is not expected to disrupt neighboring residential areas. However, as detailed in our corresponding site plan review letter, to ensure adequate screening and soften the building appearance, it is recommended that at a minimum, eight (8) evergreen trees are planted on the southeastern portion of the building, similar to the proposed landscaping on the northern side of the building.

3. CONSISTENCY WITH INTENT OF THE ZONING ORDINANCE (SEC. 50-3.1)

Criteria: The intent of the CF, Community Facilities District is to provide spaces for desirable and necessary public activities, schools, continuing care retirement communities, and public and private nonprofit recreational areas which serve the residents of the city, and to limit the location, size, and character of such uses so that the activity which they generate does not become a nuisance and will not overburden the facilities of the city.

Findings:

The proposed indoor turf field and pickleball courts facility provides private recreation opportunities for community members. The facility is proposed on the undeveloped portion of the Assumption Greek Orthodox Church's parcel: the recreation facility will serve local residents and encourage athletic and social community activities (in tandem with the existing Church and Cultural Center).



MCKENNA

January 13, 2026

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Subject: 21800 Marter Road: Site Plan Review #1
Parcel ID: 001-99-0001-000
Zoning District: CF, Community Facilities

Dear Commissioners,

Stucky Vitale Architects, on behalf of Assumption Greek Church, proposes to construct a 42,075 square foot multi-use facility with an indoor turf field and eight pickleball courts (primarily located in St. Clair Shores) at 21800 Marter Road, just east of the existing church.

The subject site is located south of the border of St. Clair Shores, east of Marter Road and west of River Road, and is intersected by the Milk River. The overall project site is highlighted below; the majority of the site is located within St. Clair Shores and has been approved by their Planning Commission and City Council. This project is also dependent on Grosse Pointe's Woods' approval of the special land use and site plan. A rezoning to the CF, Communities Facilities District was approved by City Council in January of 2026.



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Recommendation

Based upon general compliance with the City's Zoning Ordinance, site plan approval for 21800 Marter Road is recommended, with the following conditions:

1. The Commission finds the proposed façade acceptable.
2. Additional screening is provided on the southeastern side of the proposed facility with a minimum of eight (8) evergreen trees to further obscure the building from adjacent residential properties. The species type and final location must be detailed on a revised site plan, for administrative review.
3. Special Land Use approval is granted.

If you have further questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Site Plan Review

We have reviewed the proposal in conformance to the City's Ordinances and offer the following comments. Items that do not comply or require additional information are underlined.

1. ZONING DESIGNATIONS

The subject site, 21800 Marter Road, is located within the CF, Community Facilities District. Private recreational facilities are considered a Special Land Use within the district.

The chart below details the existing land use, current zoning, and future land use designations:

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Church and Accessory Buildings	R-3, Planned Multi Family Residential	Institutional
North	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)
South	City of Grosse Pointe Woods Department of Public Works	C-F, Community Facilities	Institutional
East	Single-Family Residential	R1-C, One-Family Residential	Single Family Medium Density
West	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)

The 2024 Master Plan Future Land Use Map designates this site as "Institutional". In the Master Plan, this land use classification is generally defined by existing schools, places of worship, and public buildings situated primarily within residential neighborhoods.

This future land use designation translates to the CF, Community Facilities District, which the property is currently zoned as (following recent rezoning approval from Council).

Findings:

Both the Zoning Ordinance and 2024 Master Plan support a recreational use on the site of an existing religious institution.

2. DIMENSIONAL REQUIREMENTS

Findings: The table on the following page details the required dimensional standards and those that are proposed. There is an existing nonconforming shed that is located to the south of the proposed facility, however, no change to that accessory structure is proposed as part of this application.



Standard Type	Requirement Details	Required	Proposed Conditions	Notes
Min. Front Setback	The front setback is primarily located in St. Clair Shores; approval granted by the City.	75 ft.	>600 ft.	Complies
Min. Side Setback	St. Clair Shores ZBA granted relief for the side yard setback (variance approved on September 4, 2025).	75 ft.	80 ft. / 43 ft.; total of 123 ft.	Complies
Min. Rear Setback	-	75 ft.	>75 ft.	Complies
Max. Building Height	-	35 ft.	33 ft., 2-inches	Complies

3. ARCHITECTURE AND BUILDING DESIGN

The building is proposed to consist primarily of light tan, vertical metal siding, with burnished block 2' skirting around the entirety of the facility to create a uniform appearance. There are minimal points of architectural interest, although there are four roll-up doors that break up the west building façade, and six roll-up doors on the east façade (all portions of the building located in St. Clair Shores).

Findings:

The design of the building deviates from the City's traditional design standards; however, this is an institutional, accessory recreational use that is primarily located in St. Clair Shores and has complied with their ordinance requirements.

The impacted building footprint (located within Grosse Pointe Woods) is only 7,488 square feet (less than 18% of the total building footprint). Due to this minimal intrusion, and the natural vegetative barrier that already exists along the Milk River, it is recommended that the proposed building façade is approved as presented.

4. PARKING AND LOADING (SEC. 50-5.3)

Per Section 50-5.3(H), tennis clubs and similar uses require *"six for each court, plus one for each employee. Should a spectator area be provided, one space for each three seats shall be required."*

Findings:

The site contains 268 parking spaces, including necessary barrier-free spaces. Less than five parking spaces are located in the portion of the site that is located in Grosse Pointe Woods, which comply with the required dimensional standards.

Parking provisions for the entirety of the site have been approved by St. Clair Shores.



5. LANDSCAPING (SEC. 50-6.1)

The Ordinance requires that site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

The site has existing mature trees along the Milk River, east of the proposed facility. North of the facility, there are seven proposed native coniferous trees, and a row of flowering bushes along the west façade of the building. Currently, all proposed landscaping is located within St. Clair Shores.

While all existing natural vegetation is to be maintained, as well as an existing concrete wall and chain link fence along the property lines, additional screening provided by evergreens should be planted to the south of the proposed building.

Findings:

To achieve a balance of desirable aesthetics, greater landscaping along the southeast corner of the building is recommended: specifically, the addition of eight (8) evergreen trees in this area to provide additional screening.

The existing vegetation and buffering provided by the Milk River would be well complimented by additional trees to minimize building visibility from adjacent residential uses (those across the Milk River).

6. SIGNS

Chapter 32 of the City's Code of Ordinance details signage requirements.

Findings:

Not applicable - no signage is proposed on the portion of the building that is located in Grosse Pointe Woods.

7. LIGHTING

The Ordinance requires that exterior lighting be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

Findings:

Per the applicant's written correspondence with the City to clarify the proposed lighting: *"There are no plans for lighting on the south or east façade. Code will require a small light next to an exit door. We will make sure that the light only shines down."*

We have no concerns with the proposed exterior illumination of an exit door for public safety measures; no other lighting is proposed within this project area.

8. TRASH RECEPTACLES

The Ordinance requires that trash receptacles be screened with quality materials that complement the site and adjacent properties.

Findings:

Not applicable – a dumpster has been proposed and approved on the St. Clair Shores portion of the property.



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

(313) 343-2426 – E-mail: building@gpwwi.us

RECEIVED

JAN 13 2026

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

SITE PLAN REVIEW & SPECIAL LAND USE

COMMERCIAL – Zoned As – Please Check One:

<input type="checkbox"/> C – Commercial Business	<input type="checkbox"/> RO-1 – Restricted Office	<input type="checkbox"/> P-1 – Vehicular Parking
<input checked="" type="checkbox"/> CF – Community Facilities	<input type="checkbox"/> C-2 – High Intensity City Ctr	

Property Owner Name: Assumption Greek Orthodox Church Date: 1/12/2026

GPW Property Address: 21800 Marter Road, St Clair

Telephone #: Work _____ Home/Cell: 586-779-6111

Contractor/Applicant Name: Stucky Vitale Architects

Telephone # 248-546-6700

Cell Phone # _____

Contractor/Applicant Address: 27172 Woodward Ave, Royal Oak, MI

E-mail: jvitale@stuckyvitale.com

MI Builder's License #: _____ MI Driver's License #: V340 429 067 252

Nature of Proposed Work:

Construction of a 42,075 square foot multi-use facility with an indoor turf field and 8 pickleballs courts on a

402,964 (total) square foot site. The existing site contains 48,188 square feet of the total within the

City of Grosse Pointe Woods and 7,488 square feet of the proposed building will be in Grosse Pointe Woods.

Value of Construction \$ \$2.1 million / \$374,400 (portion of new construction in Grosse Pointe Woods)

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: _____

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

For Planning & Zoning Use Only

Review category:

<input type="checkbox"/> Site Plan – Planning Commission	<input type="checkbox"/> Site Plan – Administration
<input type="checkbox"/> Special Land Use	<input type="checkbox"/> Use Variance
<input type="checkbox"/> Public Hearing # _____	<input type="checkbox"/> Non-Use Dimensional Variance

For Office Use Only

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: ____/____/____

LEGAL DESCRIPTION

ASSESSORS PLAT NO 3 LOTS 16, 17 LOT 18 EXC WLY 110 FT AS MEAS ALG S LOT
LINE LOT 19 & ALSO PT OF LOT 20 DESC AS FOLL BEG AT NW COR LOT 20 TH
ELY ALG N LINE LOT 20 76.62 FT TH S47°20'44"W 201.56 FT TH WLY ALG SLY LINE
LOT 20 TO SW COR LOT 20 TH NELY TO POB

SITE INFO

SITE AREA:	402,964 SQFT TOTAL (354,776 SQFT IN ST CLAIR SHORES) (48,188 SQFT IN GROSSE POINTE WOODS)
EXISTING BUILDING AREA:	52,661 SQFT (13.06% OF TOTAL SITE AREA) (51,681 SQFT / 14.56% OF SCS SITE AREA) (1,000 SQFT / 2% OF GPW SITE AREA)
PROPOSED BUILDING AREA:	42,075 SQFT (10.43% OF TOTAL SITE AREA) (34,587 SQFT / 9.75% OF SCS SITE AREA) (7,488 SQFT / 15.54% OF GPW SITE AREA)
TOTAL % OF SITE TO BE COVERED:	23.49% OF TOTAL SITE AREA
EXISTING PARKING SPACES	288 SPACES (INCLUDING HANDICAP)



STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

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Consultants

Seal:

Project :
ASSUMPTION CHURCH
SPORTS FACILITY

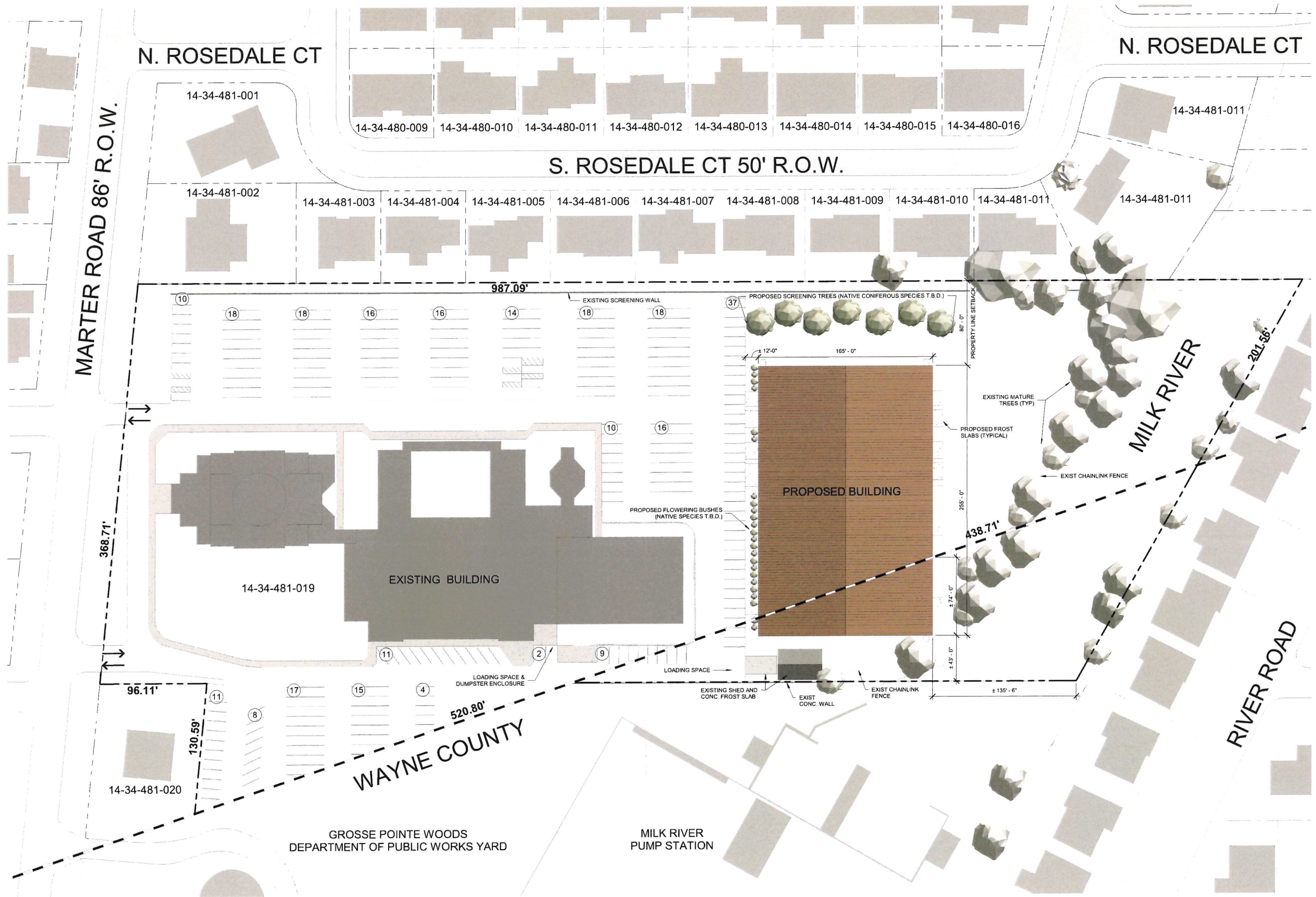
21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Key Plan:

N
Issued for
ZBA 10.22.25
SPA / SLU 01.12.26

Drawn by :
JWW
Checked by :
JAV
Sheet Title :
PRELIMINARY SITE PLAN

Project No. :
2024.154
Sheet No. :
A001



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Seal:

Project :
ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

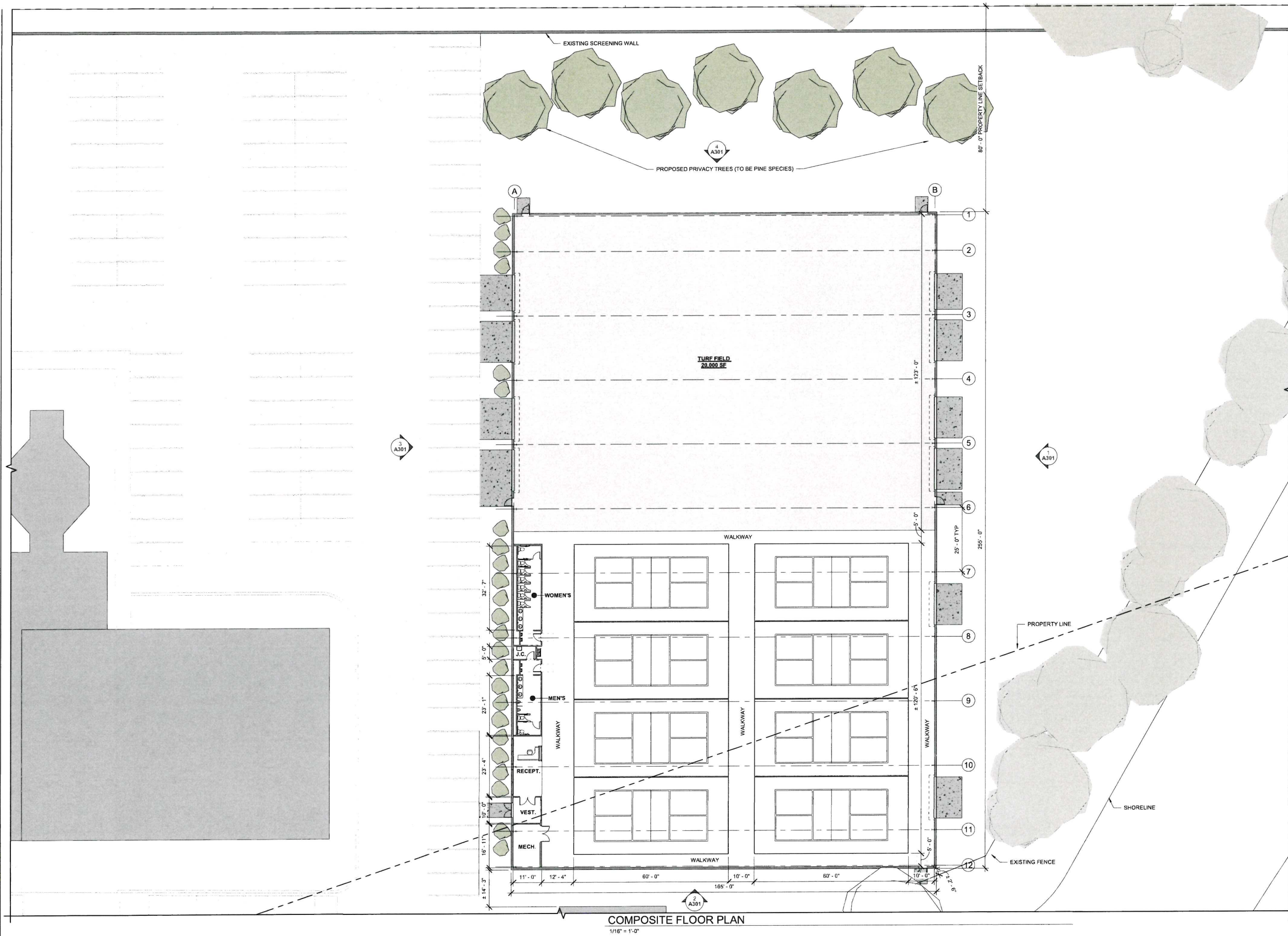
Key Plan:



Issued for
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SPA / SLU 01.12.26

Drawn by :
JWW
Checked by :
JAV
Sheet Title :
LANDSCAPE PLAN

Project No. :
2024.154
Sheet No. :
A010



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Seal:

Project :
ASSUMPTION CHURCH
SPORTS FACILITY

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ST CLAIR SHORES, MI
48080

Key Plan:



Issued for

ZBA 10.22.25
SPA / SLU 01.12.26

Drawn by :
JWW

Checked by :
JAV

Sheet Title :
COMPOSITE FLOOR PLAN

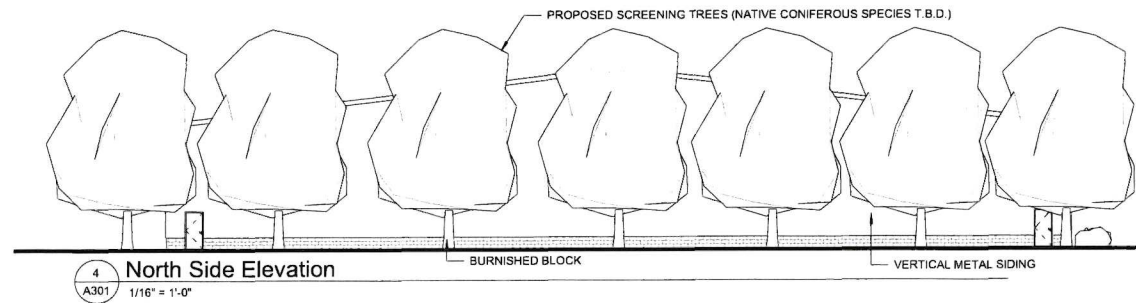
Project No. :

2024.154

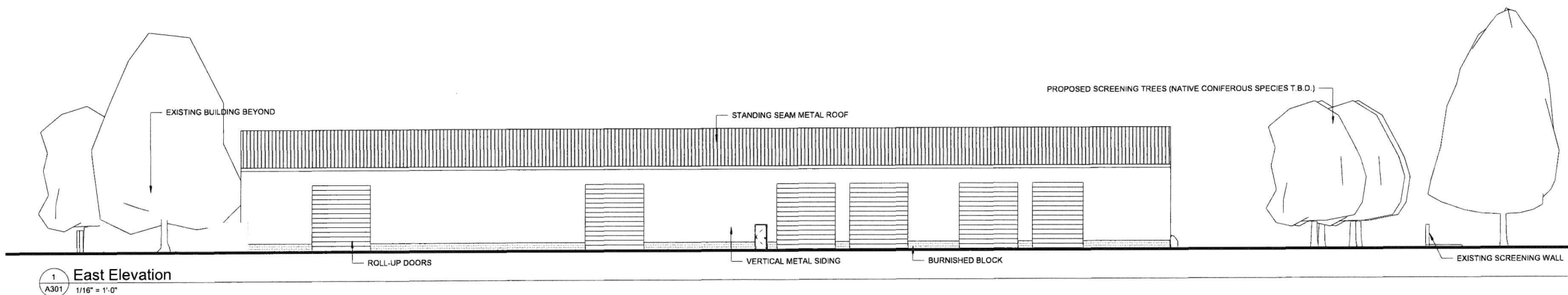
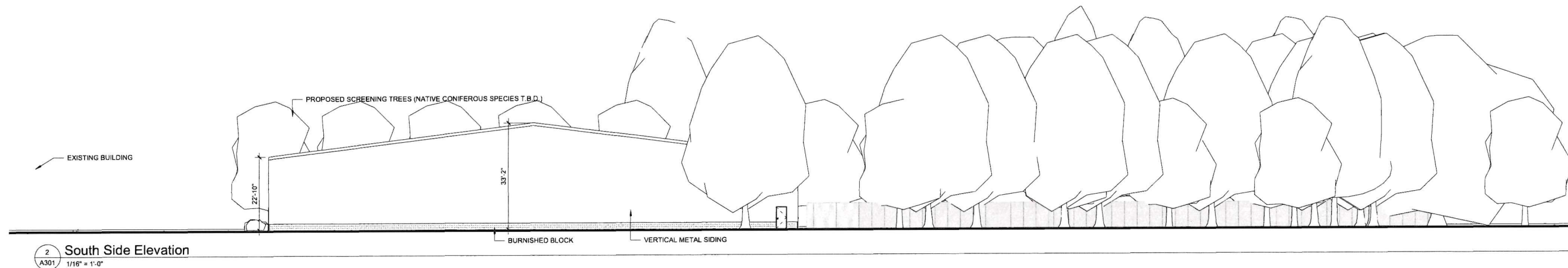
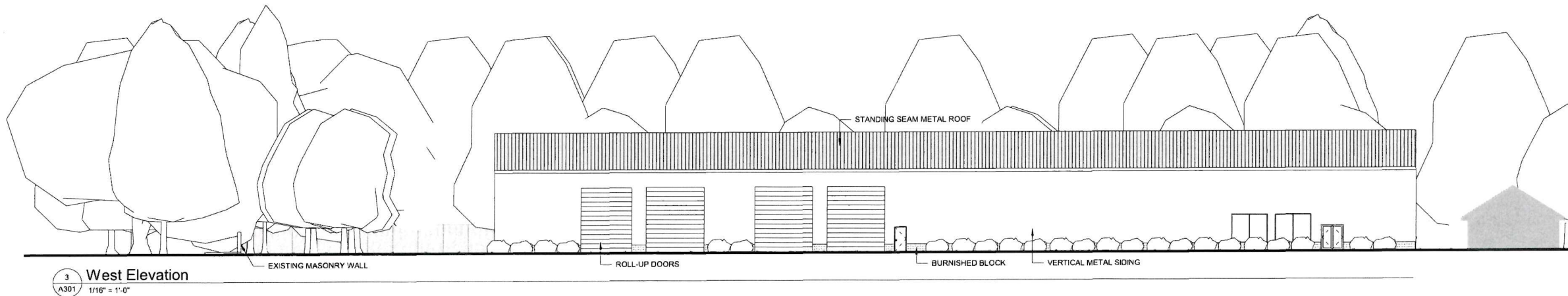
Sheet No. :

A100

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- BUILDING MATERIALS**
1. SPLITFACE CMU SKIRT @ 24" TALL (SURROUNDING BUILDING)
- COLOR TO MATCH EXISTING BUILDING
 2. STANDING SEAM METAL ROOF
- COLOR TO BE LIGHT TAN
 3. METAL SIDING
- COLOR TO MATCH MASONRY SKIRT



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Seal:

Project :
ASSUMPTION CHURCH
SPORTS FACILITY

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ST CLAIR SHORES, MI
48080

Key Plan:



Issued for
ZBA 10.22.25
SPA / SLU 01.12.26

Drawn by :
JWW
Checked by :
JAV
Sheet Title :
EXTERIOR ELEVATIONS

Project No. :
2024.154

Sheet No. :
A301

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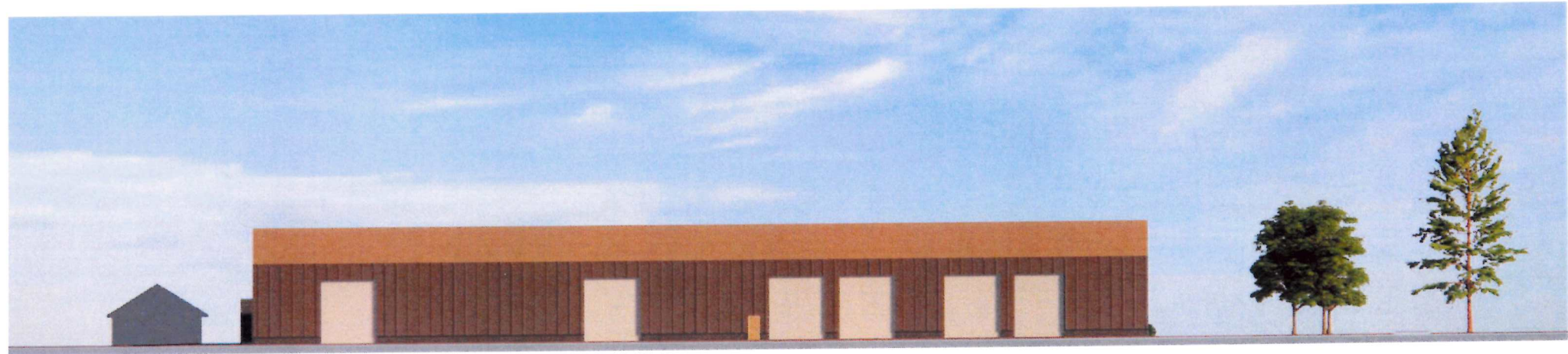
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING MATERIALS

1. SPLITFACE CMU SKIRT @ 24" TALL (SURROUNDING BUILDING)
 - COLOR TO MATCH EXISTING BUILDING
2. STANDING SEAM METAL ROOF
 - COLOR TO BE LIGHT TAN
3. METAL SIDING
 - COLOR TO MATCH MASONRY SKIRT



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Consultants

Seal: _____

Project :
ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD.
ST CLAIR SHORES, MI
48080

Key Plan: _____



Issued for
ZBA 10.22.25
SPA / SLU 01.12.26

Drawn by :
AC, JWW
Checked by :
JAV, MJB
Sheet Title :
EXTERIOR ELEVATIONS-
MATERIAL

Project No. :
2024.154

Sheet No. :
A302



MCKENNA

January 22, 2026

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Subject: 20160 Mack Avenue: Site Plan
Parcel ID: 009-01-0001-000
Review #1
Zoning: C, Commercial Business District (conditional)

Dear Commissioners,

We have reviewed an updated site plan (submitted by Stucky Vitale Architects on behalf of Buccellato Development, LLC). The site is located on Mack Avenue between Oxford and S. Renaud.

This project includes the following key site modifications:

- The existing medical building will be demolished.
- A two-story, mixed-use building will be constructed:
 - o The first floor is approximately 8,800 square feet - tenants are not proposed at this time, but will likely consist of office, retail, personal service establishments, and/or up to one, "quick service restaurant" (that does not exceed 3,200 square feet). No drive-thrus are permitted.

Any future proposed uses will be reviewed for compliance with the permitted uses of the C, Commercial Business District (Section 50-3.1.J of the Zoning Ordinance).

- o The second floor will have up to seven residential units.
- o The rear parking lot will be improved with landscaping.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Recommendation

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the site plan for 20160 Mack Avenue be granted, contingent on the final execution of the conditional rezoning agreement to the C, Commercial Business District, and subject to the following conditions:

- 1. Samples of the proposed building materials are provided to the Planning Commission at their meeting for review and are found to be acceptable.*
- 2. Lighting intensity and placement is reduced and adjusted on a revised photometric plan for administrative review.*
- 3. To reach compliance with the screening wall requirements, two options are available to the applicant: (1) reduce the masonry wall height to 4 feet, or (2) submit for and receive a variance for a taller masonry wall.*
- 4. A revised landscape plan is submitted for administrative review, which provides species for all proposed vegetation.*

If you have further questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

Ashley Jankowski, AICP
Senior Planner



Site Plan Review

We have reviewed the proposal in conformance to the City's Ordinances and offer the following comments. Items that do not comply or require additional information are underlined.

1. ZONING DESIGNATIONS

The chart below details the existing land use, current zoning, and future land use designations:

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	(Vacant) Neurology Office	C, Commercial Business (pending)	Corridor Mixed Use
North	Bank Office	RO-1, Restricted Office	Corridor Mixed Use
South	Dentist	RO-1, Restricted Office	Corridor Mixed Use
East	Single-Unit Residential	R1-D / R1-B, One-Family Residential	Single Family Low Density
West	Orthodontics Office / Fitness Facility / Jewelers	C, Commercial Business	Corridor Mixed Use

The 2024 Master Plan Future Land Use Map designates this site and the immediate surrounding areas to the north, south, and west as Corridor Mixed Use, described in the text of the Master Plan as, “retail, restaurant, personal service, and office establishments which are designed for the day-to-day needs of nearby residents and are found along the Mack Avenue corridor and along its easternmost boundary of Harper Avenue that extends one-and-a-half blocks between Stanhope Street and just north of Allard Avenue. These facilities are intended to be located in close proximity to residential neighborhoods but with adequate buffering. These land uses equate to the City's C, (Commercial) zoning district, P, Parking district and some areas zoned RO-1, Restricted Office.”

Findings:

This site was recently granted conditional rezoning approval to the C, Commercial Business District. However, any site plan approval is contingent on the final execution of the Conditional Rezoning Agreement (pending).

This rezoning brings the site in closer compliance with the Future Land Use Plan and the proposed uses for this building (a two-story mixed-use building, with residential and other commercial uses) are generally compatible with the commercial nature of Mack Avenue.

The proposed residential use is also aligned with the housing goals of the 2024 Master Plan, among others.



2. DIMENSIONAL REQUIREMENTS

Findings:

The site plan complies with the basic dimensional standards of the C, Commercial Business District. The table below demonstrates the requirements under the C District, and the proposed site dimensions.

Zoning Ordinance Standard	C, District Requirement Details	Required	Proposed	Notes
Max. Lot Area	None	None	0.758 acres	Complies
Max Lot Width	None	None	Mack Avenue: ±134 ft	Complies
Max Lot Coverage	None	None	Approximately 33,007 sq. ft.	Complies
Min. Front Setback (West)	No front yard is permitted where the property use is for the purposes specified in section 50-4.9 retail businesses and business offices.	0 ft.	0 ft.	Complies
Min. Side Setback (North / South)	In the Commercial Business District, no side yard is required on the street side of corner lots.	0 ft.	±2+ ft. (north and south)	Complies
Min. Rear Setback (East)	N/A	8 ft.	140 ft.	Complies
Max. Building Height	2 stories, 28 ft.	2 stories, 28 ft.	2 story, 28 ft. ¹	Complies

3. ARCHITECTURE AND BUILDING DESIGN (SEC. 50-5.18)

The Zoning Ordinance's design standards are intended to promote a coordinated and complimentary use of design elements that result in a theme-oriented, harmonious appearance and image for commercial and high intensity residential areas. Per Section 50-5.18, "*New construction, renovations, remodeling, or exterior building alterations in the C, Commercial Business District shall be in conformance with approved design standards.*"

Findings:

The elevations on Sheet A2 illustrate that the building will be primarily composed of high-quality brick with

¹ Sheet A1 incorrectly notes 18-feet as the building height, the building height is correctly shown on Sheet A2, for a total building height of 28-feet. This must be corrected on the final site plan.



dark grey aluminum accents, with additional glass windows on the top and bottom floor façades. Fiber cement panels are proposed as an accent material.

The building appearance is uniform, with the Mack Avenue frontage featuring primarily glass storefronts, which are conducive for a pedestrian, walkable streetscape and for retail uses. Overall, the design of the building follows traditional, high quality architectural design which is encouraged by the Zoning Ordinance.

Per Section 50-6.1(G)(7), the applicant must bring samples of the proposed building materials to the Planning Commission meeting for review and final approval.

4. PARKING AND LOADING (SEC. 50-5.3)

Findings: Complies.

The plan proposes a total of seven (7) residential units on the second floor, as well as three (3) ground floor commercial tenant spaces. The specific ground floor tenants are not yet identified: the parking requirements for each specific use will be applied once specific tenants lease the space. For the purposes of this site plan, the general retail parking standard is applied.

The table below details how the proposed site aligns with the parking requirements for its mix of residential and commercial spaces:

Use Type	Off-Street Parking Spaces Required ²		Off-Street Parking Spaces Provided	Parking Spaces (within 500 ft.)	Total Parking Spaces (on- and off-site within 500 ft.)
Multi-Unit Residential	2 per 1-bedroom, at 3 dwelling units = 6 spaces	55 (total) spaces required for both floors	45 spaces within the rear parking lot (includes 2 barrier free spaces)	18 parking spaces on the East side of Mack Ave.	63 parking spaces (excluding S. Renaud)
	3 per 2-bedroom, at 4 dwelling units = 12 spaces				
Retail	1 per 200 sq. ft. of gross floor area (7,458 sq. ft.) = 37 spaces			+ 14 parking spaces on S. Renaud	77 parking spaces total (including S. Renaud)

Applying these formulas, a total of **55 parking spaces** are required. The site meets and exceeds the off-street parking requirements, within 500 feet of the site, with 63 parking spaces available, even when the S. Renaud spaces are excluded. The proposed parking spaces also comply with the minimum required dimensions of 9 feet by 19 feet, and a 12 ft. by 50 ft. loading zone is proposed (in compliance).

² Sheet A1 must be revised to correctly reference the above parking requirements.



Lastly, Section 50-5.3(U) requires that parking lots provide traffic lane markings to indicate entrances and exits, and to provide for the safe and orderly movement of vehicles. These required traffic lane markings are depicted on the plans. This includes markings on the ingress/egress from S. Renaud Road and on Oxford Road, as well as within the parking lot itself, as well as the inclusion of signage to bar turns onto the adjoining residential streets.

5. LANDSCAPING (SEC. 50-6.1)

The Ordinance requires that site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers, and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.

Findings:

Ornamental Wall. *When a parking area adjoins a residential property or street, an ornamental masonry wall not less than 2-feet or more than 4-feet in height must be erected and maintained between the required yard space and area to be used for parking (except for such portions as are used for entrances and exits).*

A 5-foot masonry wall is proposed along the residential property lines, which steps down and is reduced in height towards the southeast property line (to 2-feet). Per Ordinance, the height of the screening wall must be reduced to 4-feet. However, based on the proximity to residential properties, it is recommended that the applicant submit a variance application to request the construction of a 5- or 6-foot masonry screen wall to provide greater buffering. The submission of a variance is entirely dependent on the applicant and is not a requirement of the Ordinance.

To reach compliance with the screening wall, two options are available to the applicant:

(1) Reduce the masonry wall height to 4-feet; or

(2) submit for and receive a variance for a 5- or 6-foot masonry wall (recommended action).

Maintenance. *All required walls or landscaped screening must be properly maintained and kept free of debris, signs or any advertising whatsoever. Bumper guards, composed of either a curb at least 6-inches high or steel posts 24-inches to 30-inches high and not more than 5-feet apart set 3-feet in concrete, must be provided to prevent vehicles from striking the wall or landscaping.*

In addition to this ornamental wall screen, concrete bumper guards are indicated on the plan to prevent vehicles from striking the wall.

Landscaping. *The Ordinance requires that landscaping, consistent with the quality and character of landscaping on nearby properties, be provided. Visually unattractive structures (e.g., transformers, generators, utility cabinets, mechanical equipment and similar structures or equipment) must be screened with either landscaping, fencing or walls. The Planning Commission may require additional landscaping, fences, or walls in accordance with the standards and intent of this section and Chapter 50, Article 7 - Administration and Enforcement*

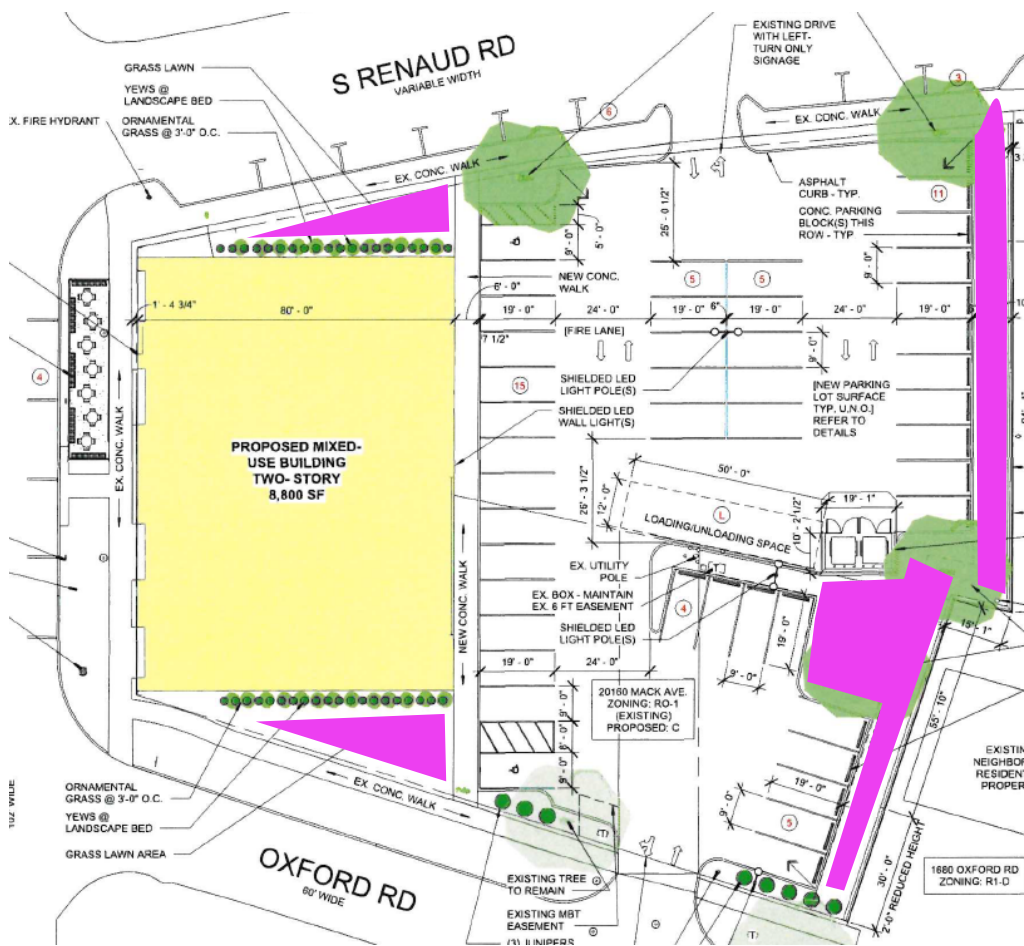
Light landscaping is proposed around the dumpster enclosure with an arborvitae. Ornamental grass, landscape beds, and grass lawns are proposed directly adjacent to the building. Two new trees, two existing trees, and a mix of yews and ornamental grasses are proposed in the landscaped areas adjacent



to S. Renaud and Oxford. Additionally, planter boxes along the Mack Avenue frontage are proposed and consist of taxi yews.

It is recommended that additional landscaping be added to the site to better screen the parking lot, soften the building appearance, and create a natural screen in the 10-foot-wide greenbelt along the rear property line. Opportunities for the installation of additional vegetation are detailed below in pink. Additional vegetation on this site will be a benefit to both surrounding residents, and future residents of the site.

Lastly, species for all proposed vegetation must be provided on a revised site plan, in alignment with Section 50-5.19: Greenbelts.





6. SIGNS

Chapter 32 of the City's Code of Ordinance details signage requirements.

Findings:

The plans detail the location of signage areas for speculative tenants that will occupy the units in the future: no signage is proposed at this time. Any future exterior signage must be submitted under separate cover for administrative review and approval of each unit.

7. LIGHTING

The Ordinance requires that exterior lighting be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

Findings:

The photometric plan details both parking lot lighting and exterior building mounted lighting. All lighting fixtures are pointed downward and shielded. The lighting at the east property line must be modified so that there is no light that is cast onto the adjacent residential properties (foot candles shall be 0.0 in measurement at the property line).

Lighting intensity and placement must be reduced and adjusted on a revised photometric plan.

8. TRASH RECEPTACLES

The Ordinance requires that trash receptacles be screened with quality materials that complement the site and adjacent properties.

Findings:

A dumpster enclosure is shown on sheet A1 with the necessary enclosure and concrete pad, screening and building standards. Additional landscaping is proposed around the dumpster enclosure (i.e., arborvitaes) to further soften the site.

9. OUTDOOR PATIO AREAS

Per Section 50-4.16, outdoor patio areas for the sale and service of food and beverages are permitted in the C, Commercial Business District; provided that:

A. The sale and service of alcoholic liquors shall be in conformance with the rules of the state liquor control commission (LCC); and

B. Such patio areas subject to site plan approval by the Planning Commission. The Commission may reject any site plan found to be located close to residential property where sound levels may be intrusive.

C. In granting site plan approval, the Commission may require the installation of a fence or a greenbelt around the patio area, lighting, and in compliance with Section 50-5.18: Design Standards in the C, C-2 and RO-1 Districts.

D. Tables, chairs, benches and umbrellas used or to be used in the patio area must conform to such design criteria and are subject to prior approval of the Planning Commission.



E. The department of public safety shall review the site plan for traffic and pedestrian safety concerns and report to the Commission prior to any approval of such plan being granted.

Findings:

The site plan indicates a new patio area along Mack Avenue. It is not yet known whether the patio will be used for the sale and service of food and beverages (tenant dependent). Should the outdoor patio areas be used in the future, site plan review and approval by the Planning Commission will be required under a separate application.

At such a time, details regarding the outdoor patio must be provided, including cut sheets of any furniture, fencing, plantings, etc.



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

(313) 343-2426 – E-mail: building@gpwwi.us

RECEIVED
JAN 22 2026

SITE PLAN REVIEW & SPECIAL LAND USE

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

COMMERCIAL – Zoned As – Please Check One:

<input checked="" type="checkbox"/> C – Commercial Business	<input type="checkbox"/> RO-1 – Restricted Office	<input type="checkbox"/> P-1 – Vehicular Parking
<input type="checkbox"/> CF – Community Facilities	<input type="checkbox"/> C-2 – High Intensity City Ctr	

Property Owner Name: Buccellato Development, LLC Date: 01.22.2026

GPW Property Address: 20160 Mack Ave. Grosse Pointe Woods, MI

Telephone #: Work (313) 300-7280 Home/Cell: _____

Contractor/Applicant Name: Stucky Vitale Architects

Telephone # (248) 546-6700 Cell Phone # _____

Contractor/Applicant Address: 27172 Woodward Ave, Royal Oak, MI 48067

E-mail: jvitale@stuckyvitale.com

MI Builder's License #: _____ MI Driver's License #: _____

Nature of Proposed Work:

Re-development of existing site for commercial purposes

Buccellato Development, LLC Address: 20259 Mack Ave, Grosse Pointe Woods, MI 48236

Value of Construction \$ 2,300,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: 

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

For Planning & Zoning Use Only

Review category:

<input type="checkbox"/> Site Plan – Planning Commission	<input type="checkbox"/> Site Plan – Administration
<input type="checkbox"/> Special Land Use	<input type="checkbox"/> Use Variance
<input type="checkbox"/> Public Hearing # _____	<input type="checkbox"/> Non-Use Dimensional Variance

For Office Use Only

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: ____/____/____

MIXED-USE DEVELOPMENT

20160 Mack Ave, Grosse Pointe Woods, MI 48236

DEVELOPER

BUCCELLATO DEVELOPMENT
20259 MACK AVE, SUITE 2
GROSSE POINTE WOODS, MI 48236
(313) 300-7280

ARCHITECT

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

PROJECT INFORMATION

PROJECT DESCRIPTION

RE-DEVELOPMENT OF EXISTING SITE FOR MIXED USE, TWO-STORY.

DEMOLITION OF EXISTING STRUCTURE & CONSTRUCTION OF NEW MIXED USE DEVELOPMENT.

IMPROVEMENTS TO EXISTING SITE AND PARKING LOT.

SHEET INDEX - GENERAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
G1	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	SPA	01.22.26
DRAWINGS: 1			
SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A1	SITE PLAN + LANDSCAPE PLAN + DETAILS	SPA	01.22.26
A2	EXTERIOR ELEVATIONS + RENDERING	SPA	01.22.26
A3	FLOOR PLAN - GROUND LEVEL	SPA	01.22.26
A4	FLOOR PLAN - UPPER LEVEL	SPA	01.22.26
DRAWINGS: 4			
SHEET INDEX - REFERENCE			
DWG #	DRAWING NAME	ISSUED FOR	DATE
1 OF 1	PHOTOMETRIC PLAN	SPA	01.22.26
1 OF 1	ALTAINSPS LAND TITLE SURVEY	SPA	01.22.26
DRAWINGS: 2			

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



VICINITY MAP
SCALE: N.T.S.



CONCEPTUAL RENDERING

SYMBOL LEGEND

1 A101	ENLARGED CALLOUT TAG
A101	INTERIOR ELEVATION TAG
1 A101	EXTERIOR ELEVATION TAG
X Sheet	DETAIL NUMBER
Name	VIEW TITLE
SCALE: X/X' = 1'-0"	VIEW SCALE
101	SHEET NUMBER

ROOM NAME

ROOM NAME

ROOM TAG

101

FLOOR NAME

ELEV. 100'-0"

0, 0

1

A

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ABBREVIATION LEGEND

AND	ANGLE	AT	1 or 1/2	CENTERLINE	DIAMETER	PLUS OR MIN
ACCESS.	ACCESSIBILITY		N	NORTH		
ACOUS	ACOUSTICAL		NIC	NOT IN CONTRACT		
ACT	ACOUSTICAL CEILING TILE		NOM	NOMINAL		
A.D.	AREA DRAIN		NTS	NOT TO SCALE		
ADJ.	ADJUSTABLE		OIC	ON CENTER		
A.F.F.	ABOVE FINISH FLOOR		OFC	OFFICE		
AL	ALUMINUM		OPNG	OPENING		
ANOD.	ANODIZED		OPP	OPPOSITE		
ARCH.	ARCHITECTURAL or ARCHITECT		OVFD	OVERFLOW DRAIN		
ASPH.	ASPHALT		PL	PLATE		
BD.	BOARD		PLAM	PLASTIC LAMINATE		
BF	BARRIER FREE		PLAS	PLASTER		
BLDG.	BUILDING		PNT	PAINT		
BLKG.	BLOCKING		PLYWD	PLYWOOD		
BOT.	BOTTOM		PREFAB	PREFABRICATED		
BR	BRICK		PFN	PREFINISH or PREFINISHED		
CAB.	CABINET		PROJ	PROJECTION		
CEM.	CEMENT		PT	POINT		
C.J.	CONTROL JOINT		R	RISER		
CLG	CEILING		RCP	REFLECTED CEILING PLAN		
C.F.M.F.	COLD FORMED METAL FRAMING		R.C	ROOF CONDUCTOR		
C.O.	CLEAN OUT		RD	ROOF DRAIN		
CLO.	CLOSED		REINF	REINFORCING		
CLR.	CLEAR		REQD	REQUIRED		
COL.	COLUMN		RESIL	RESILIENT		
CONC.	CONCRETE		RFG	ROOFING		
C.G.	CORNER GUARD		RM	ROOM		
CONSTR.	CONSTRUCTION		R.S	ROOF SUMP		
CONT.	CONTINUOUS		SAN	SANITARY		
COR.	CORRIDOR		SC	SOLID CORE		
CORR.	CORRUGATED		SCHED	SCHEDULE		
CPT	CARPET		SH	SHEET		
C.T.	CERAMIC TILE		SIM	SIMILAR		
CTSK.	COUNTER SUNK		SPEC	SPECIFICATIONS		
CW	CURTAIN WALL		SQ	SQUARE		
D.F.	DRINKING FOUNTAIN		ST.STL	STAINLESS STEEL		
DET.	DETAIL		SS	SOLID SURFACE		
DIA.	DIAMETER		ST	STONE		
DIM.	DIMENSION		STD	STANDARD		
DN.	DOWN		STL	STEEL		
D.O.	DOOR OPENING		STN	STAIN		
DR.	DOOR		STOR	STORAGE		
D.S.	DOWN SPOUT		STRUCT	STRUCTURAL or STRUCTURE		
DWG.	DRAWING		SUSP	SUSPENDED		
DWR.	DRAWER		SYM	SYMMETRICAL		
EA	EACH		T	TREAD		
E.J.	EXPANSION JOINT		TAB	TOP AND BOTTOM		
EL	ELEVATION		TERR	TERRAZZO		
ELEC.	ELECTRICAL		T.O.C.	TOP OF CURB		
ELEV.	ELEVATOR		T&G	TONGUE AND GROOVE		
E.O.S./E.O.S.	EDGE OF SLAB		THK	THICK		
E.O.D./E.O.D.	EDGE OF DECK		THRES.	THRESHOLD		
EP	ELECTRICAL PANEL		T.O.P.	TOP OF PARAPET		
EPX	EPOXY		TA	TOILET ACCESSORY		
EQ.	EQUAL		TV	TELEVISION		
EQPM	EQUIPMENT		T.O.W.	TOP OF WALL		
E.W.	EACH WAY		TOS / T.O.S.	TOP OF STEEL		
EXIST. / EX	EXISTING		TYP	TYPICAL		
EXP	EXPOSED		U/C	UNDERCUT		
EXT.	EXTERIOR		U.N.O.	UNLESS NOTED OTHERWISE		
FA	FIRE ALARM		U.S.K.	UTILITY SINK		
FD	FLOOR DRAIN		V.B.	VAPOR BARRIER		
FON	FOUNDATION		VCT	VINYL COMPOSITION TILE		
FE	FIRE EXTINGUISHER		VERT.	VERTICAL		
FEC	FIRE EXTINGUISHER CABINET		VEST	VESTIBULE		
FHC	FIRE HOSE CABINET		VF	VINYL FLOORING		
FIN	FINISH		V.I.F.	VERIFY IN FIELD		
FL	FLOOR		W	WIDTH		
F.O.	FACE OF		WI	WITH		
F.O.S.	FACE OF STUD		WB	WALL BASE		
FPRF	FIREPROOF		W.C.	WATER CLOSET		
FR	FRAME		WC	WALLCOVERING		
FRP	FIBERGLASS REINFORCED PANEL		WD	WOOD		
FRT	FIRE RETARDANT TREATED		W/O	WITHOUT		
F.S.	FULL SIZE		WR	WATER RESISTANT		
FT	FOOT or FEET		WSC.	WAINSCOT		
FTG	FOOTING		WT	WEIGHT		
FUR	FURRING		W.W.F.	WELDED WIRE FABRIC		
GA	GAUGE					
GALV.	GALVANIZED					
G.B	GRAB BAR					
GFR.C.	GLASS FIBER REINFORCED CONCRETE					
GL	GLASS					
GYP.	GYPSON					
H.B.	HOSE BIBB					
H.C.	HOLLOW CORE					
HDWD	HARDWOOD					
HDWE	HARDWARE					
HM	HOLLOW METAL					
HORIZ.	HORIZONTAL					
HR	HOUR					
HGT	HEIGHT					
INSUL	INSULATION					
IMP	INSULATED METAL PANEL					
IMPW	INSULATED METAL WALL PANEL					
INT	INTERIOR					
J.C.	JANITOR'S CLOSET					
JT.	JOINT					
KIT.	KITCHEN					
LAV	LAVATORY					
LG	LENGTH					
L.L.V.	LONG LEG VERTICAL					
LT	LIGHT					
LVT	LUXURY VINYL TILE					
LUX	LUXURY VINYL TILE					
MECH	MECHANICAL					
MTL	METAL					
MFR.	MANUFACTURER					
MIN.	MINIMUM					
MISC.	MISCELLANEOUS					
M.O.	MASONRY OPENING					



STUCKY VITALE ARCHITECTS
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Consultants

Seal:

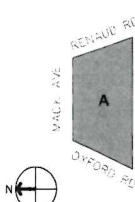


Project:

MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 09.30.25
SPA 01.22.26

Drawn by:

JPM

Checked by:

JAV

Sheet Title:

COVER SHEET, GENERAL
INFORMATION, DRAWING INDEX

Project No.:

2025.018

Sheet No.:

G1

<p>Parking Schedule</p> <p>Count</p>		<p>* Calculations resulting in fractional space. When units or measurements determining the number of required parking spaces result in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking space</p>	
45	OFF-STREET	+ 4 METERED PARKING SPACES MCK AVE. + 9 PARKING SPACES - S RENAUD RD.	58 TOTAL PROVIDED

SETBACKS:

C-COMMERCIAL BUSINESS

FRONT YARD SETBACK: 0

SIDE YARD SETBACK: 0

CORNER LOT

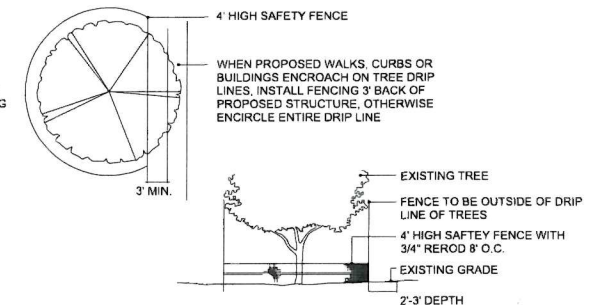
MAXIMUM BUILDING HEIGHT:
(2) STORIES
28 FEET

PROPOSED HEIGHT: 18 FEET

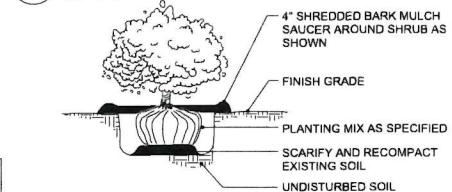
DEMOLITION SCOPE:

1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS DESCRIBED IN THE DEMOLITION SCOPE. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
2. EXISTING STRUCTURE AND BASEMENT TO BE DEMOLISHED COMPLETELY. DISCONNECT AND CAP EXISTING UTILITIES AS REQUIRED PRIOR TO DEMOLITION.
3. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM. G.C. TO OBTAIN DEMOLITION PERMIT AND PROVIDE ALL NECESSARY BARRIERS AND SAFETY MEASURES IN COMPLIANCE WITH REQUIREMENTS BY AHJ
4. REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF THESE MATERIALS.
5. REPAIR DAMAGED AREAS IN EXISTING PARKING LOT. PREPARE FOR NEW ASPHALT CAP

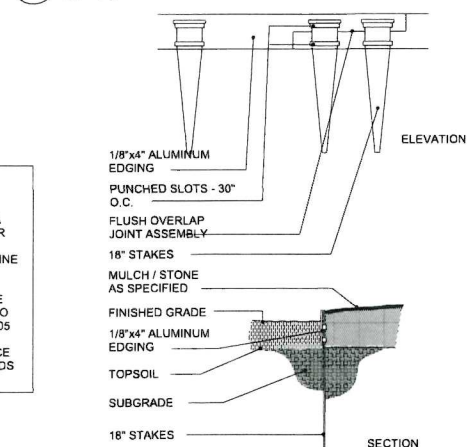
1. PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
2. CONCRETE: PORTLAND CEMENT TYPE I/A (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
3. ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20A; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20A; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT
4. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
5. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
6. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S184
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
8. ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
9. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1983, SHALL BE INSTALLED AS INDICATED ON THE PLANS
10. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY
11. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
12. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
13. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
14. SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
15. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
16. FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
17. ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.
18. MAINTAIN EXISTING DRAINAGE PATTERNS ON SITE IN COMPLIANCE WITH REQUIREMENTS OF A.H.J.
19. EXISTING UTILITIES ON SITE TO REMAIN - TYP. U.N.O.
20. MAINTAIN EXISTING SITE TOPOGRAPHY - TYP. U.N.O.



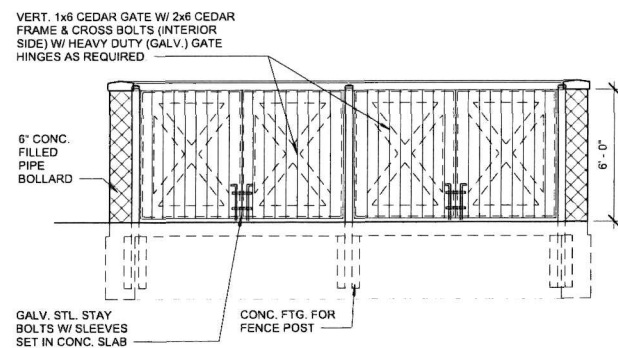
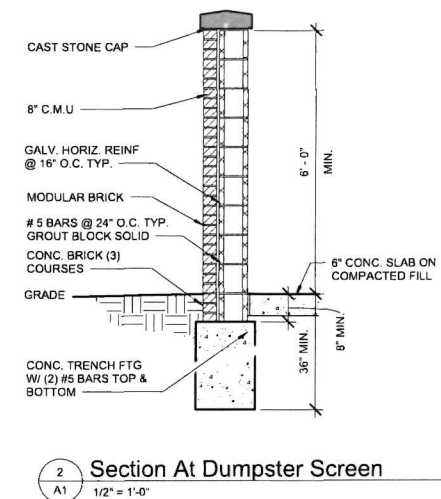
8 TREE PROTECTION DETAIL
A1 3/4" = 1'-0"



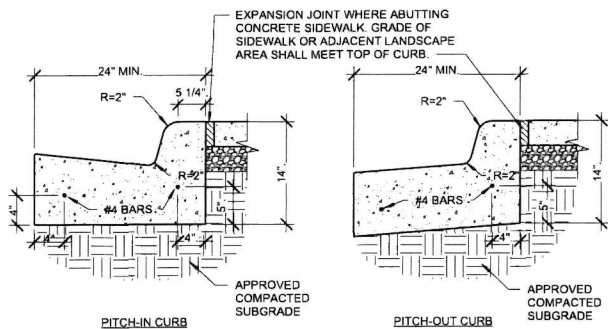
7 SHRUB PLANTING DETAIL
A1 3/4" = 1'-0"



6 ALUMINUM EDGING DETAIL
A1 3/4" = 1'-0"



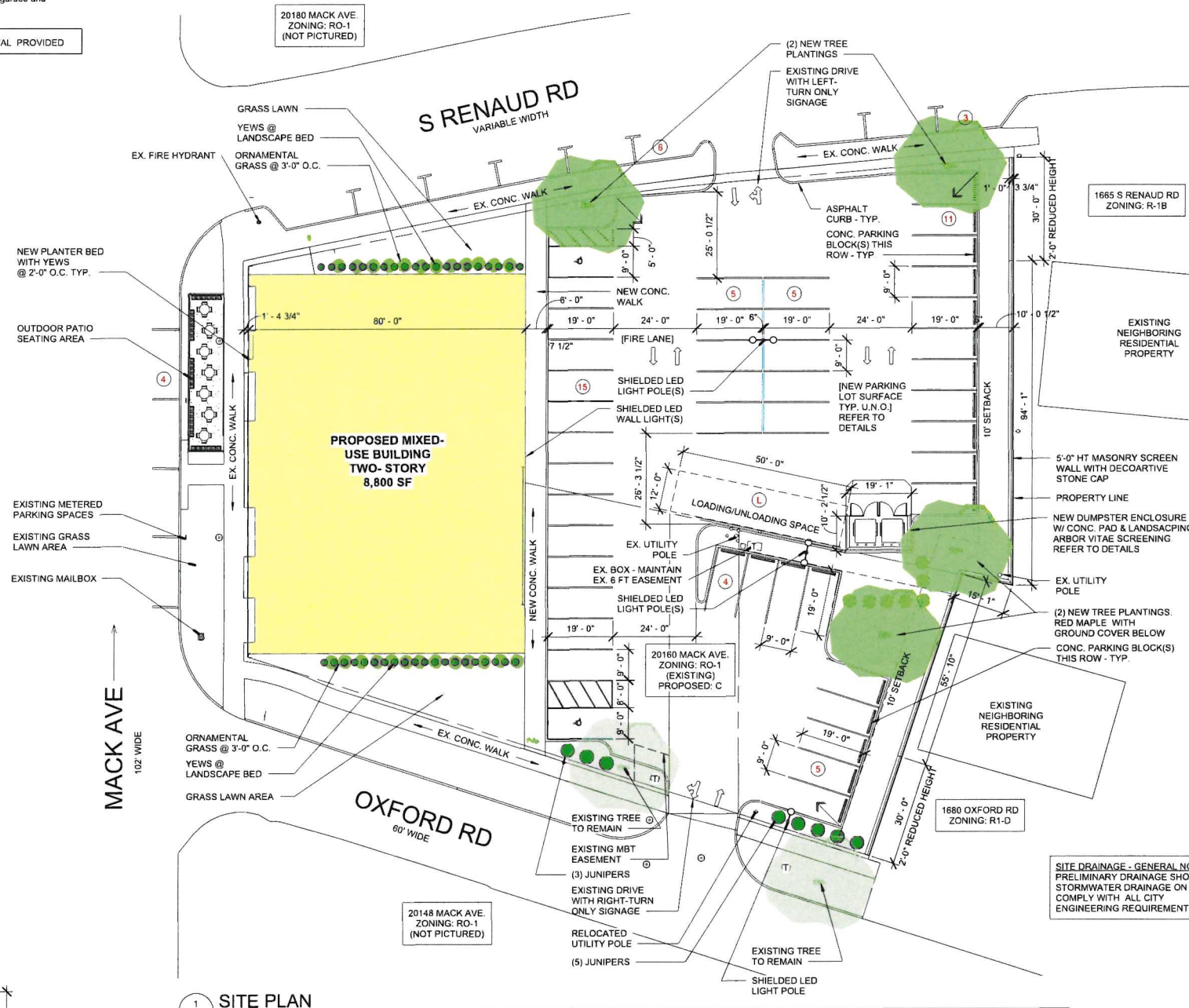
3 Dumpster Screening Detail
A1 1/4" = 1'-0"



NOTES:

1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

4 CONCRETE CURB AND GUTTER DETAIL

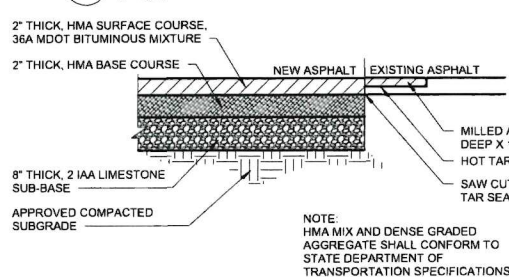


SITE DRAINAGE - GENERAL NOTE:
PRELIMINARY DRAINAGE SHOWN.
STORMWATER DRAINAGE ON SITE TO
COMPLY WITH ALL CITY
ENGINEERING REQUIREMENTS.

LEGAL DESCRIPTION
LAND SITUATED IN THE CITY OF GROSSE POINTE WOODS, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

ALL OF LOT 1 AND LOT 2, EXCEPTING THEREFROM THE EAST 15.31 FEET IN ARTHUR J. SCULLY'S EASTMORELAND PARK, BEING A SUBDIVISION OF PART OF PRIVATE CLAIM 240, VILLAGE OF LOCHMOOR, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 83, PAGE 42 OF PLATS, ALSO ALL THAT PART OF P. C. 611, VILLAGE OF GROSSE POINTE WOODS, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE INTERSECTION OF THE EAST LINE OF MACK AVENUE, AS WIDENED, AND THE SOUTH LINE OF LOT 111, P. C. 611, POINT BEG SOUTH 71 DEGREES EAST A DISTANCE OF 104.43 FEET FROM THE MIDDLE LINE OF MACK AVENUE; THENCE ALONG SAID SOUTH LINE OF P. C. 611, SOUTH 71 DEGREES EAST A DISTANCE OF 227.28 FEET TO THE SOUTHWEST CORNER OF RENMOOR PARK SUBDIVISION; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION NORTH 6 DEGREES, 37 MINUTES, 22 SECONDS EAST A DISTANCE OF 134.37 FEET TO THE CORNER OF THE LINE OF THE RENMOOR PARK SUBDIVISION; THENCE NORTH 88 DEGREES, 22 MINUTES WEST A DISTANCE OF 87.05 FEET; THENCE TURNING TO THE LEFT ON A CURVE HAVING A RADIUS OF 459.14 FEET WESTERLY, 49.95 FEET (CHORD BEARS SOUTH 88 DEGREES, 31 MINUTES WEST A DISTANCE OF 49.93 FEET); THENCE SOUTH 85 DEGREES, 24 MINUTES WEST A DISTANCE OF 87.48 FEET TO THE CORNER OF THE LINE OF THE RENMOOR PARK SUBDIVISION; THENCE ALONG MACK AVENUE SOUTH 6 DEGREES, 37 MINUTES, 22 SECONDS WEST A DISTANCE OF 14.90 FEET TO THE PLACE OF BEGINNING.

1 SITE PLAN
A1 1" = 20'-0"



5 ON-SITE FULL DEPTH ASPHALT PAVEMENT DETAIL
A1 1" = 1'-0"

STATEMENT OF INTELLECTUAL PROPERTY
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE
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Consultants

Seal:

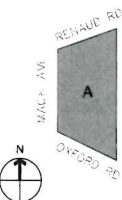


Project :

MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL	09.30.25
SPA	01.22.26

Drawn by :
JGB, JPM

Checked by :
JPM, JAV

Sheet Title :
SITE PLAN + LANDSCAPE PLAN +
DETAILS

Project No. :

2025.018

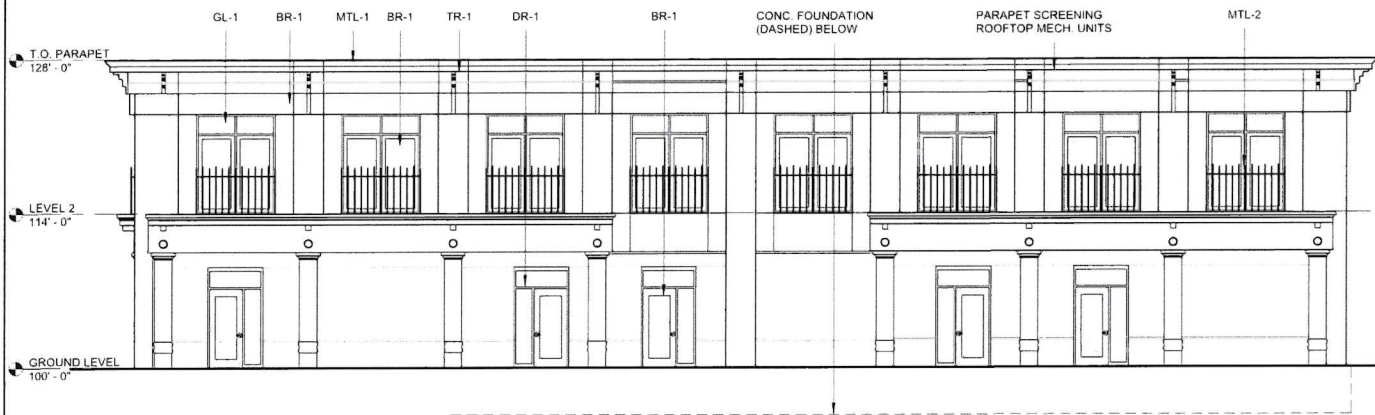
A1

EXTERIOR FINISH SCHEDULE		
MASONRY	BR-1	BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: BELCREST 730 - OR SIMILAR SIZE: MODULAR
	SF-1	STOREFRONT MFG: KAWNEER OR SIMILAR COLOR: NIGHT HAWK GRAY FINISH: POWDER COATED (OR EQUAL) SIZE: (VARIES)
DOORS	DR-1	ALUMINUM ENTRANCE DOOR SYSTEM MFG: KAWNEER OR APPROVED EQUAL STYLE: 2" X 6" COLOR: TO MATCH WINDOW FRAME WITH CLEAR GLASS
GLASS	GL-1	ALL GLASS TO BE: 1" LOW-E, INSULATED GLASS MFR: VIRACON OR APPROVED EQUAL COLOR/STYLE: CLEAR
	TR-1	TRIM: FIBER CEMENT BOARD - HARDIE OR APPROVED EQUAL COLOR: DARK GRAY TO MATCH STOREFRONT
	MTL-1	COPING: PREFINISHED ALUMINUM COLOR: MATCH ADJACENT MATERIALS
MISC.	MTL-2	RAILING: PREFINISHED ALUMINUM COLOR: MATCH ADJACENT MATERIALS

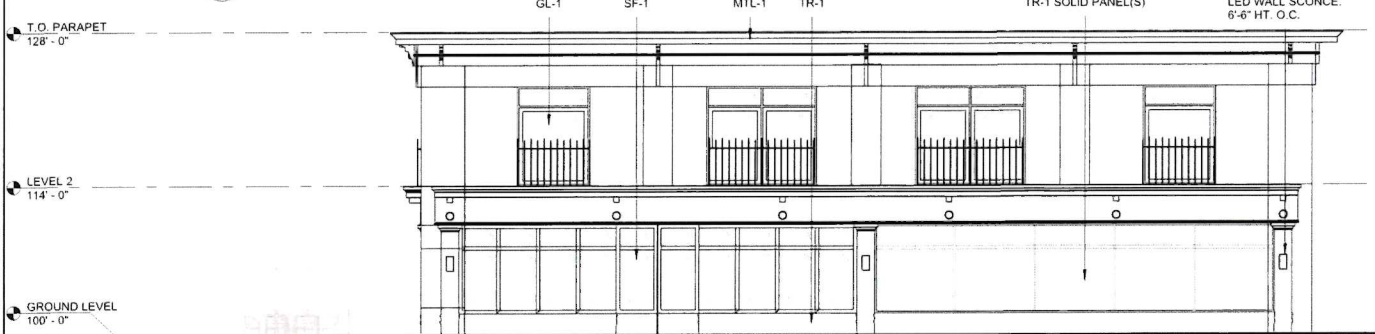
SIGNAGE - GENERAL NOTE:
SIGNAGE AREAS TO COMPLY WITH CITY OF GROSSE
POINTE WOODS ZONING ORDINANCE. ALL TENANT
SIGNAGE TO BE PERMITTED SEPARATELY.



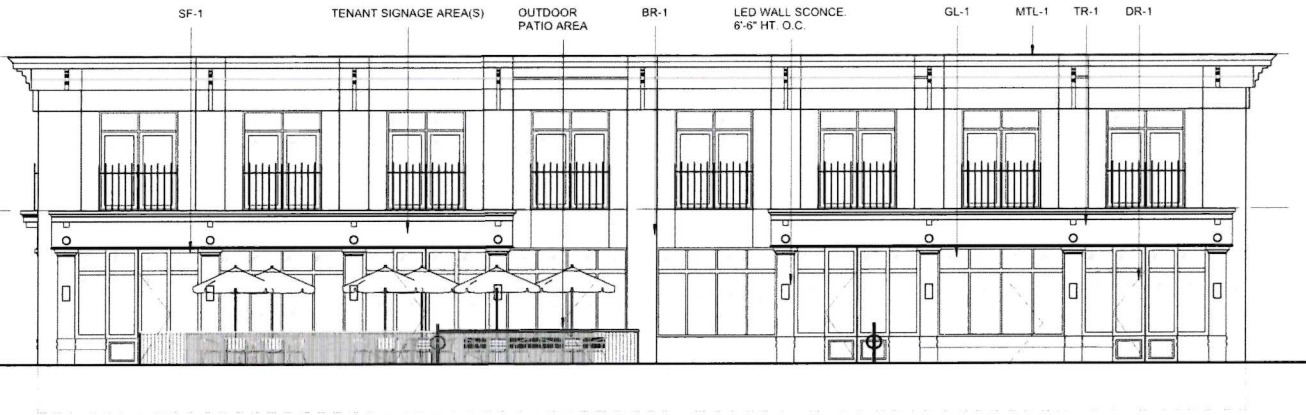
CONCEPTUAL RENDERING - EXTERIOR



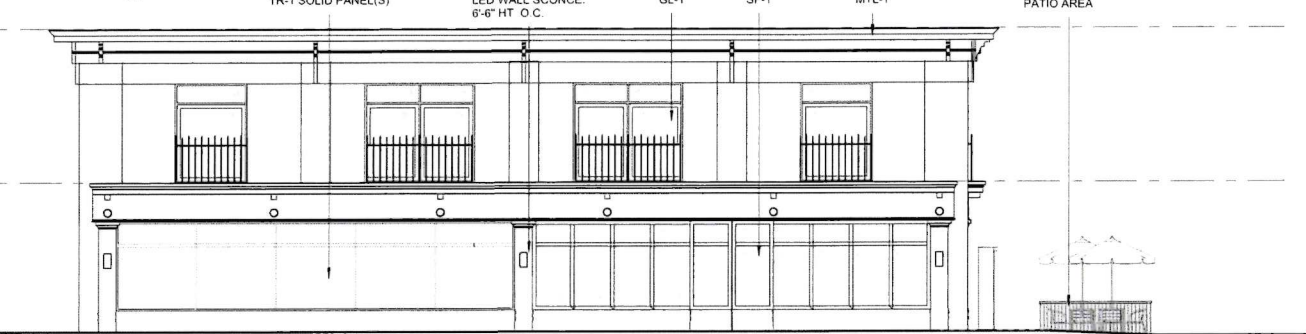
4 EAST ELEVATION - PARKING LOT
A2 1/8" = 1'-0"



3 SOUTH ELEVATION - OXFORD
A2 1/8" = 1'-0"



1 WEST ELEVATION - MACK AVE.
A2 1/8" = 1'-0"



2 NORTH ELEVATION - RENAUD
A2 1/8" = 1'-0"



STUCKY VITALE ARCHITECTS
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ROYAL OAK, MI 48067-0925
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WWW.STUCKYVITALE.COM

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Consultants

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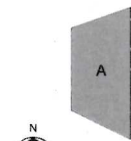


Project:

MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 09.30.25
SPA 01.22.26

Drawn by:

JGB, JPM

Checked by:

JPM, JAV

Sheet Title:

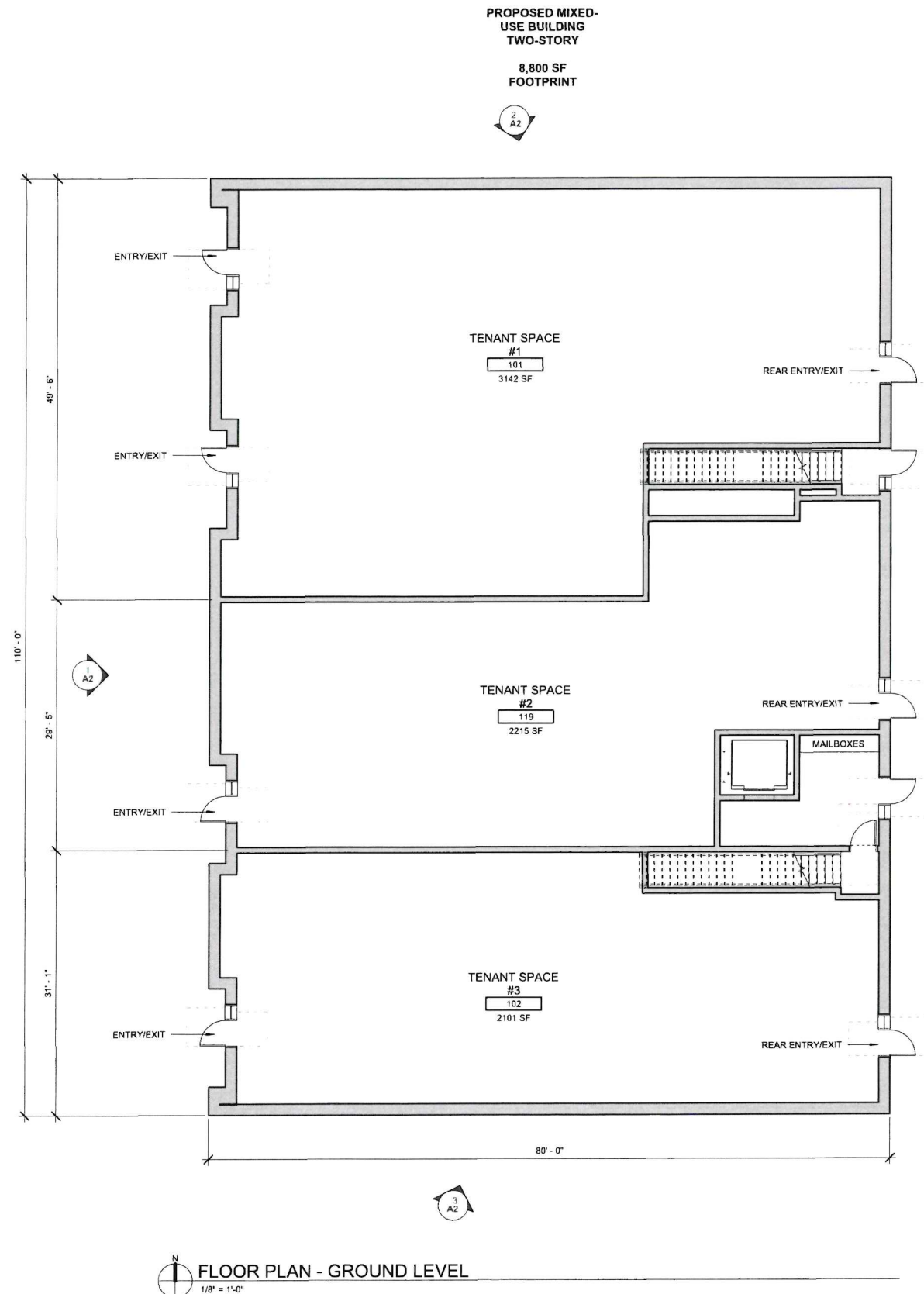
EXTERIOR ELEVATIONS +
RENDERING

Project No.:

2025.018

Sheet No.:

A2



GENERAL FLOOR PLAN NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
6. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
7. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
8. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
9. CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
10. A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
11. PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL, TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)



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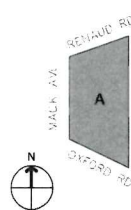


Project :

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DEVELOPMENT

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Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL	09.30.25
OWNER REVIEW	01.19.26
SPA	01.22.26

Drawn by :

JPM

Checked by :

JAV

Sheet Title :

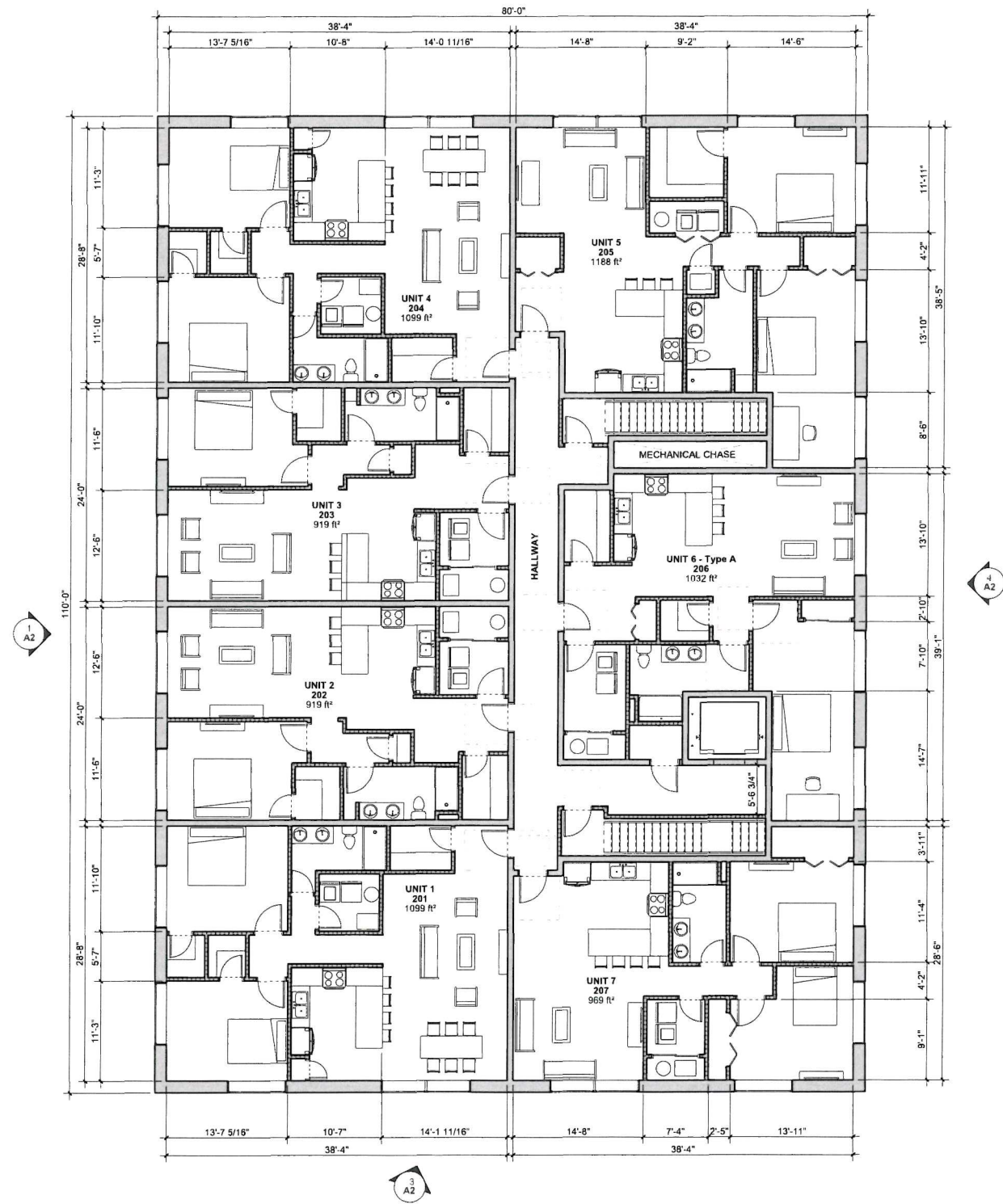
FLOOR PLAN - GROUND LEVEL

Project No. :

2025.018

Sheet No. :

A3



FLOOR PLAN - UPPER LEVEL
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

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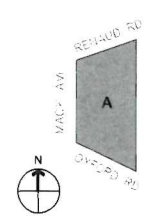


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Drawn by:
JPM

Checked by:
JAV

Sheet Title:
FLOOR PLAN - UPPER LEVEL

Project No.:

2025.018

Sheet No.:

A4

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
○	W1	3	Lumenpulse	LIAM-120_277-CSL-S60-40K-CRI 80-4 BLS	Lumenicon Medium	2671	0.9	55
□	P1	1	Lithonia Lighting	[...]	[...]	[...]	0.9	66.42
□			Lithonia Lighting	DSX0 LED P1 40K 80CRI T4LG EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Low G Rating External Glare Shield	3836	0.9	33.21
□			Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw External Glare Shield	3963	0.9	33.21
□	P2	1	Lithonia Lighting	DSX0 LED P1 40K 80CRI RCCO EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield	3199	0.9	33.21
□	P3	1	Lithonia Lighting	[...]	[...]	3963	0.9	66.42
□			Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw External Glare Shield	3963	0.9	33.21
□			Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM EGS	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw External Glare Shield	3963	0.9	33.21
○	S1	14	Spectrum Lighting	C0816ADJUXT-10L-MD-GL-10L-MD-xxK-EX-TSG-SO (Up/Down)	8" Diam. x 16" H, Direct/Indirect Cylinder, Wall Mounted	804	0.9	18.2

General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note

THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Drawing Note

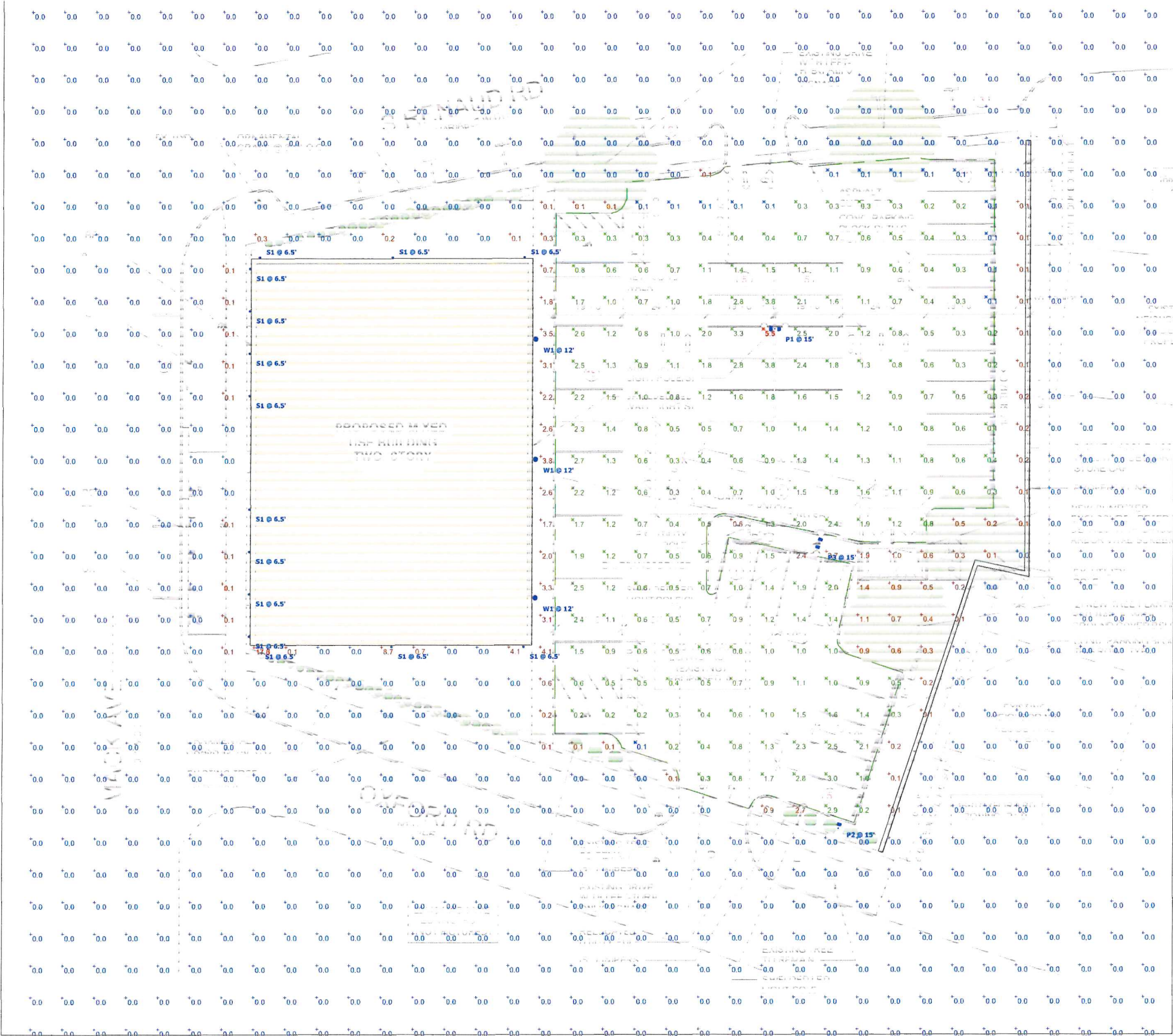
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Plan View
Scale - 1" = 16ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall/Grade	+	0.3 fc	17.8 fc	0.0 fc	N/A	N/A
Parking & Drive Lanes	✖	1.0 fc	5.5 fc	0.1 fc	55.0:1	10.0:1



MACK AVE
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
BK
Date
09/23/2025
Scale
Not to Scale
Drawing No.
#V4



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: DECEMBER 2025 & JANUARY 2026

SUBJECT: BUILDING DEPARTMENT REPORT

Certificate of Occupancy

- 20195 Mack Ave. - Lola's Tacos – Temporary Certificate of Occupancy was issued for 90 days. Expires: 04/06/2026. Exterior items require completion for full occupancy certificate.
- 19770 Mack Ave – Behavior Frontiers – Temporary Certificate of Occupancy was issued for 90 days. Expires: 03/30/2026. Exterior property maintenance items require completion for full occupancy certificate.
- 21155 Mack Ave – Tapper's Gold Exchange – Certificate of Occupancy issued. Business license issued.

Building Projects

- 19483 Mack Ave.- My Nails Salon – Mechanical and Plumbing permits have been issued. Underground and rough inspections have been approved.
- 21003 Mack Ave. -Little Nest Coffee Roasters- Renovations are progressing towards completion.
- 20647 Mack Ave. – Playa Bowls – Building plans have been approved. Building permit issued. A plumbing permit has been issued. A mechanical permit has been issued for a roof top unit and interior renovations.
- 20331 Mack Ave. - Nino Salvaggio's Market Café – Interior demolition has been completed. This project is on hold. We have been informed that the owner has other projects that are taking precedence over this one.