



CITY OF GROSSE POINTE WOODS PLANNING COMMISSION MEETING AGENDA

Tuesday, July 26, 2022 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. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/s**
6. **APPROVAL OF MINUTES**
 - A. [Planning Commission Minutes - 6/28/22](#)
7. **FACADE ALTERATION REQUEST: 21034 Mack Ave., Merchants Fine Wine (Continued)**
 - A. [Building Official Memo - 7/15/22](#)
 - B. [21034 Mack Avenue, Photos of Existing Building](#)
 - C. [Proposed Facade Alteration Narrative, ZA Design Build - 6/8/22](#)
 - D. [Proposed Facade Alteration Rendering - Received 6/8/22](#)
 - E. [Proposed Facade Alteration Rendering - REVISED 7/15/22](#)
 - F. [Proposed Facade Alteration Building Materials - 6/8/22](#)
 - G. [Proposed Facade Alteration Lighting Specs - 7/13/22](#)
 - H. [Proposed Facade Alteration Drawings T.1 - A.3, Received 6/8/22](#)
 - I. [Proposed Facade Alteration Drawings T.1 - A.3, REVISED 7/13/22](#)
8. **BUILDING OFFICIAL'S MONTHLY REPORT**
9. **COUNCIL REPORT/s**
 - A. July 11 & 18, 2022 - O'Keefe
10. **INFORMATION ONLY: Council Representatives for Next Meeting**
 - A. August 8 & 15, 2022 - Bailey
 - B. September 12 & 19, 2022 - Fenton
11. **NEW BUSINESS**
 - A. 2020 Plan - Hamborsky, Vitale, Gilezan
 - B. Crosswalk/Pocket Park - Fuller

C. Streetscape - Bailey

12. PUBLIC COMMENT

13. ADJOURNMENT

PLANNING COMMISSION
PENDING MINUTES 6-28-22 – 18

MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON JUNE 28, 2022, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:02 p.m. by Chair Fuller.

- Roll Call: Chair Fuller
- Planning Commissioners: Fenton, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
- Absent: Bailey, Vitale
- Also Present: Building Official, Gene Tutag
Scott Lockwood, AEW
Ross Wilberding, AEW

MOTION by Gilezan, seconded by O’Keefe, that absent commissioner’s be excused from tonight’s meeting.

Motion carried by the following vote:

- YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
- NO: None
- Absent: Bailey, Vitale

The Planning Commission, Staff, and the Public Pledged Allegiance to the Flag.

MOTION by McNelis, seconded by Gilezan that tonight’s agenda be received and placed on file, moving agenda item nine (9), Sign Ordinance Review, to take place after agenda item six (6), Approval of Minutes.

Motion carried by the following vote:

- YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
- NO: None
- Absent: Bailey, Vitale

Chair Fuller recognized Council Representative Tom Vaughn, Mayor Bryant, and City Administrator Frank Schulte who were in attendance at tonight’s meeting.

MOTION by Gerhart, seconded by Fenton, that the May 24, 2022 Planning Commission Meeting Minutes be approved as submitted.

Motion carried by the following vote:

- YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
- NO: None
- Absent: Bailey, Vitale

The next item on the agenda was the **Review: Sign Ordinance, Chapter 32**. City Attorney, Tim Tomlinson spoke regarding the modifications made to the Sign Ordinance and how they relate to the Supreme Court decision. Discussion ensued among Commissioners, Building Official Tutag, Council Rep. Vaughn and City Attorney Tomlinson.

PLANNING COMMISSION
PENDING MINUTES 6-28-22 – 19

The next item on the agenda was the **AEW Presentation: Vernier Road Intersection Improvement Plan**. Planning Commissioners and the audience moved into the Council Conference Room for the presentation. Scott Lockwood and Ross Wilberding from AEW presented and answered questions regarding their traffic improvement plan at the Vernier Road intersection. Everyone in attendance returned from the presentation into the Council Chambers at 8:06 p.m.

The next item on the agenda was the **Façade Alteration Request: 21034 Mack Ave., Merchants Fine Wine**. Chair Fuller gave the floor to Building Official Tutag to present his recommendation memo in which concerns including the lack of detail in the materials submitted was discussed, i.e. awnings and lighting. Tutag likes the concept but would need more detail, he recommended the applicants work with him and Planning Commissioners then come back at the July Planning Commission Meeting.

The owner of Merchants Wine, Calvin and the architect, Randy were both in attendance at tonight’s meeting to present their request. Sample building materials were handed out to the Commissioners and the project details were described.

Discussion ensued among Commissioners, the Applicants, and Building Official Tutag. Some commissioners stated the plans were incomplete, some commissioners stated there was enough to go forward with this proposal.

MOTION by Hamborsky, seconded by McNelis, to table the Façade Alteration Request for 21034 Mack Avenue, Merchants Fine Wine, until the July 26, 2022 Planning Commission Meeting suggesting that the applicants meet with Building Official Tutag.

Motion carried by the following vote:

- YES: Fuller, Hamborsky, McNelis, O’Keefe
- NO: Fenton, Gerhart, Gilezan
- Absent: Bailey, Vitale

The next item on the agenda was the **Building Official’s Monthly Report**, and the following items were presented for May 2022.

- Proposed amendments to the fence ordinance (solid fencing) were brought to the Committee of the Whole and will be on the next City Council agenda.
- Court ordered cleanup on N. Renaud and court ordered garage demos on Fairway and Severn.
- IEP Urgent Care had their ribbon cutting last week, and Emcura Immediate Care will be opening up shortly.
- New construction at the old Healy’s Health Hut.
- Clearzoning is almost up and live.
- Hoping to get going on the Master Plan preparation this month.

The next item on the agenda was the **Council Reports**.

- Vice-Chair Gerhart reported on the June 6 & 23, 2022 City Council meetings.

PLANNING COMMISSION
PENDING MINUTES 6-28-22 – 20

The next item on the agenda was the **Council Representatives for July and August City Council meetings**. Commissioner O’Keefe to attend July 11 & 18, 2022, Commissioner Bailey to attend August 8 & 15, 2022.

Under **New Business**, the following items were discussed:

- 2020 Plan: nothing to report
- Crosswalk: nothing to report
- Streetscape: nothing to report

Under **Public Comment**, no one wished to be heard.

MOTION by Gerhart, seconded by Gilezan to adjourn at 8:49 p.m.

Motion carried by the following vote:

YES: Fenton, Fuller, Gerhart, Gilezan, Hamborsky, McNelis, O’Keefe
NO: None
Absent: Bailey, Vitale

Respectfully Submitted,
Josie Modrack
Administrative Assistant to the Building Official

CITY OF GROSSE POINTE WOODS

Building Department

MEMORANDUM

DATE: July 15, 2022
TO: Planning Commission
FROM: Gene Tutag, Building Official
SUBJECT: 21034 Mack Façade Alteration Request – Continued from June 2022 PC Meeting

At the June 28, 2022 Planning Commission meeting, the façade alteration request was brought before the Planning Commission and tabled for July’s meeting, with an understanding that the owner of the building, the architect, and myself meet to go over details pertinent to the proposed façade alteration request.

On Wednesday, July 6, 2022, Josie and I met Calvin (Merchants Wine) and Randy (ZA Builders) at the property 21034 Mack Avenue, A.K.A Merchants Wine. Topics discussed were the addition of awnings, exterior lighting, and staining the brick as opposed to painting.

Wednesday, July 13, 2022 we received a revised set of plans from ZA Builders (attached), and manufacture specifications on their proposed wall mounted, cylinder exterior lighting (attached).

On Friday, July 15, 2022, we received a revised rendering from ZA Builders (attached).

The next step in the façade alteration process would be for the Planning Commission to approve or deny the request as is or with conditions.

I will be available for any questions you may have.

Thank you,

Gene Tutag

Building Official









ZA Design Build

31313 Northwester Highway, Suite 104

Farmington Hills, Michigan 48334

Fax: (248) 564-5277

Mobile: (248) 767-6928

June 8th, 2022

RE: Proposed Façade Alteration
21034 Mack Avenue
Grosse Pointe Woods, Michigan 48236

TO: City of Grosse Pointe Woods
Building Department
20025 Mack Avenue
Grosse Pointe Woods, Michigan 48236

* Per Sheet A.2 dated 2.28.2022 we are applying Nichiha (black) & Nichiha (brown) on the west & north tower, also we are painting all existing brick (white), please see wester renderings for more detail.

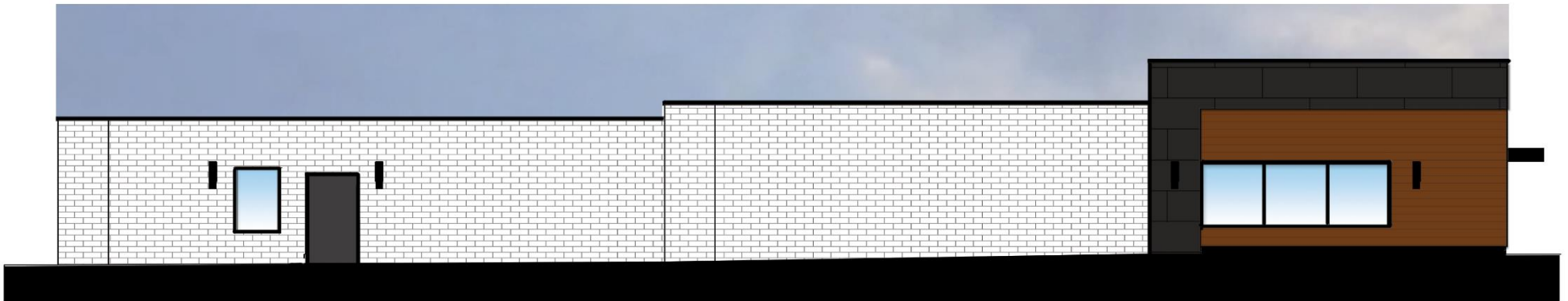
Sincerely,

Zaid Arabo
President





FRONT ELEVATION



SIDE ELEVATION



Cylinder

 Wall Mounted • Damp Location Listed **PROGRESS LED**

Description:

6" uplight/downlight wall cylinders are ideal for a wide variety of interior and exterior applications including residential and commercial. The aluminum Cylinders offers a contemporary design with its sleek cylindrical form and elegant fade and chip resistant Antique Bronze finish, perfect for today's inspired exteriors. With over 2,150 lumens both up and down the LED Cylinders unite performance, energy savings and safety benefits. Provides even illumination up and down. Specify P860046 top cover lens for use in wet locations.

Specifications:

- Antique Bronze finish.
- Powder coat finish.
- Die-cast aluminum construction with durable powder coated finish
- 2,150 lumens 30 lumens/watt per module (delivered)
- 3000K color temperature, 90+ CRI
- Meets California Title 24 high efficacy requirements for outdoor use only.
- Dimmable to 10% with many ELV dimmers
- Dimmable to 10% brightness (See Dimming Notes)
- Back plate covers a standard 4" recessed outlet box: 4.5 in W., 4.5 in ht., 2.94 in depth
- Mounting strap for outlet box included
- 6 in of wire supplied

Performance:

Number of Modules	2
Input Power	29 W
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW (Down-Source)	1262/44 (LM-82) per module
Lumens/LPW (Up-Source)	1300/44 (LM-82) per module
Lumens/LPW (Delivered)	2,150/30 (LM-79)
CCT	3000 K
CRI	90 CRI
Life (hours)	60000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Max. Operating Temp	30 °C
Warranty	5-year Limited Warranty
Labels	cCSAus Damp Location Listed

P5642-20/30K



Dimensions:

Width: 6 in
 Height: 18 in
 Depth: 8-7/8 in
 H/CTR: 8 in

P5642-20/30K

Dimming Notes:

P5642-20/30K is designed to be compatible with many ELV/Reverse Phase controls.

The following is a partial list of known compatible dimmer controls.

Dimming Controls:

Lutron_Diva DVELV-300P

Lutron_Nova NTELV-300

Lutron_Vierti VTELV-600

Lutron_Maestro MAELV-600

Lutron_spacer/system SPSELV-600

Leviton_Renoir II AWRMG-EAW

Leviton_6615-P

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation.

Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

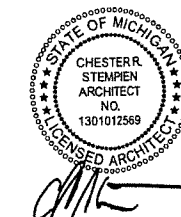
Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

PROPOSED PROJECT: FACADE ALTERATION

GROSSE POINTE WOODS

MICHIGAN

31313 NORTHWESTERN
HWY., SUITE 104
FARMINGTON HILLS,
MICHIGAN 48334
OFFICE - 248-767-6928
FAX - 248-564-5277



INDEX OF DRAWINGS

T.1	TITLE SHEET
D.1	DEMOLITION PLAN
A.1	FLOOR PLAN AND FOUNDATION PLAN
A.2	EXTERIOR ELEVATIONS AND WALL SECTION
A.3	SPECIFICATIONS

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISHED FLOOR	LL.H.	LONG LEG HORIZONTAL
ALUM.	ALUMINUM	LL.V.	LONG LEG VERTICAL
ALT.	ALTERNATE	LT. (G)	LIGHT (ING)
AND.	ANDICED	MAS.	MASONRY
ANDD.	ANDDIZED	MAX.	MAXIMUM
BD.	BOARD	M.B.S.	METAL BUILDING SUPPLIER
BLDG.	BUILDING	MECH.	MECHANICAL
BM.	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
CFMF	COLD FORMED METAL FRAMING	M.O.	MASONRY OPENING
CL	CENTER LINE	MTD.	MOUNTED
CLC.	CELLING	MTL.	METAL
CLR.	CLEAR	O.C.	ON CENTER
C.J.	CONTROL JOINT	OPP. HND.	OPPOSITE HAND
C.M.U.	CONCRETE MASONRY UNIT	PCP	PORTLAND CEMENT PLASTER
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PT (D)	PAINT (ED)
CONT.	CONTINUE (OUS)	REF.	REFER, REFERENCE
DBL.	DOUBLE	RENF.	REINFORCING
DET.	DETAIL	RM.	ROOM
DR.	DOOR	ROT.	ROTATED
D.S.	DOWNSPOUT	R.S.	ROUGH SAW
DWG.	DRAWING	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	SCHED.	SCHEDULE (ED)
ELEV.	ELEVATION	SHT.	SHEET
ELEC.	ELECTRICAL	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION (S)
E.W.C.	ELECTRIC WATER COOLER	STD.	STANDARD
EXP.	EXPANSION	STL.	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURE (AL)
F.F.	FINISH FLOOR	TEMP.	TEMPERED
FIN.	FINISH (ED)	THK.	THICK
FUR.	FLOOR	T.S.	TUBULAR STEEL
F.C.C.	FACE OF CONCRETE	TYP.	TYPICAL
F.G.B.	FACE OF GRADE BEAM	UNO	UNLESS NOTED OTHERWISE
F.O.M.	FACE OF MASONRY	V.C.T.	VINYL COMPOSITION TILE
F.R.P.	FIBERGLASS REINFORCED PANEL	VERT.	VERTICAL
GA.	GALVE, OR GAGE	W.C.	WATER CLOSET
GDW	GYPNUM DRYWALL	WD.	WOOD
GL.	GLASS	W.H.	WATER HEATER
GYP. BD.	GYPNUM BOARD	W/	WITH
H.B.	HOSE BIG	(*)	BY METAL BLDG. SUPPLIER
H.C.	HOLLOW CORE		
HDWR.	HARDWARE		
HT.	HEIGHT		
H.V.A.C.	HEATING/VENTILATING/ AIR CONDITIONING		

LEGEND

	COLUMN CENTERLINE
	DIMENSION TO CENTERLINE
	DIMENSION TO FACE OF MATERIAL
	ROOM NUMBER
	DOOR NUMBER
	WALL TYPE
	INTERIOR ELEVATION
	BUILDING SECTION
	ELEVATION IN SECTION
	ELEVATION IN PLAN
	REVISION AND REVISION NUMBER

CODE INDEX

BUILDING CODES:	2015 MICHIGAN REHABILITATION CODE OF EXISTING BUILDING 2015 MICHIGAN PLUMBING CODE 2015 MICHIGAN MECHANICAL CODE 2017 NATIONAL ELECTRICAL CODE (WITH PART B AMENDMENTS) 2015 INTERNATIONAL FUEL GAS CODE
	MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2009
	MBC 2015 (MICHIGAN BUILDING CODE 2015) - CHAPTER 13 & MEC 2015 (MICHIGAN UNIFORM ENERGY CODE 2015) - CHAPTER 4 & MICHIGAN UNIFORM ENERGY CODE, PART 10a. RULES (ANSI/ASHRE 90.1 - 2013) EFFECTIVE SEPTEMBER 20, 2011
BUILDING DATA	
USE GROUP:	M (MERCANTILE) SEC. 309
CONSTRUCTION TYPE:	5B, (TABLE 601)
THIS BUILDING IS NOT EQUIPPED WITH A FIRE SUPPRESSION SYSTEM	
GROSS BUILDING AREA:	3,650 SF.
ALLOWABLE AREA:	(TABLE 506.2) = 9,000 SF.

PROJECT:
PROPOSED FACADE ALTERATION
21034 MACK AVENUE
GROSSE POINTE WOODS,
MICHIGAN 48236

ISSUED FOR:
PERMIT
02-28-2021

RECEIVED

JUN 06 2022

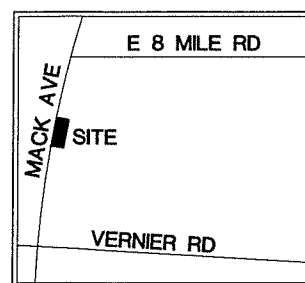
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

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DIMENSIONS ONLY

JOB NO.
21-017

SHEET NO.

T.1



PROJECT ADDRESS:
21034 MACK AVENUE
GROSSE POINTE WOODS, MICHIGAN 48236



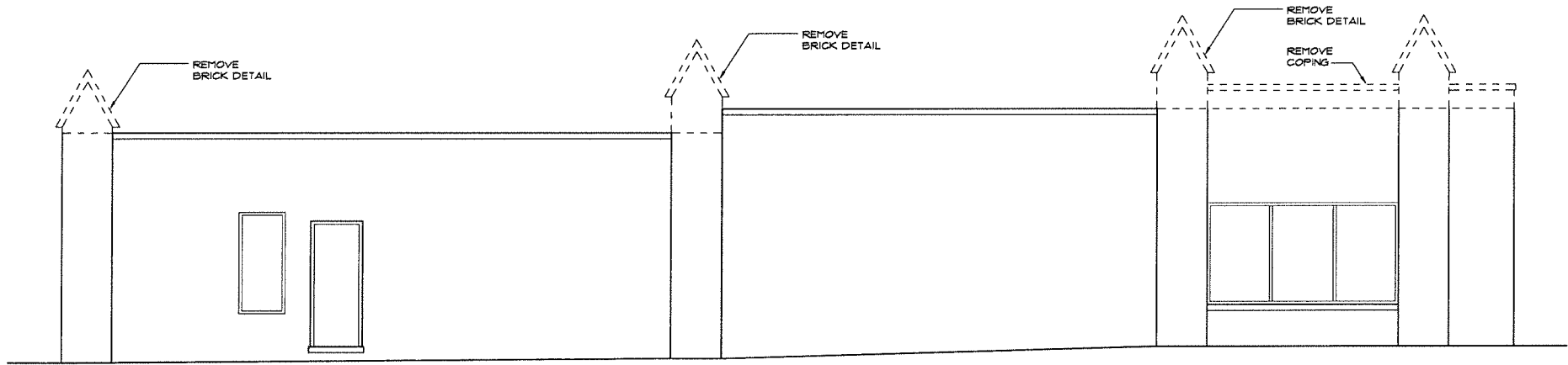
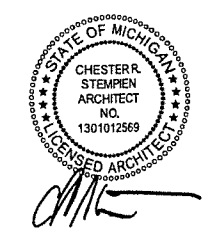
OWNER:

CALVIN KHEMMORO
21034 MACK AVENUE
GROSSE POINTE WOODS, MICHIGAN 48236
(248) 915-8178

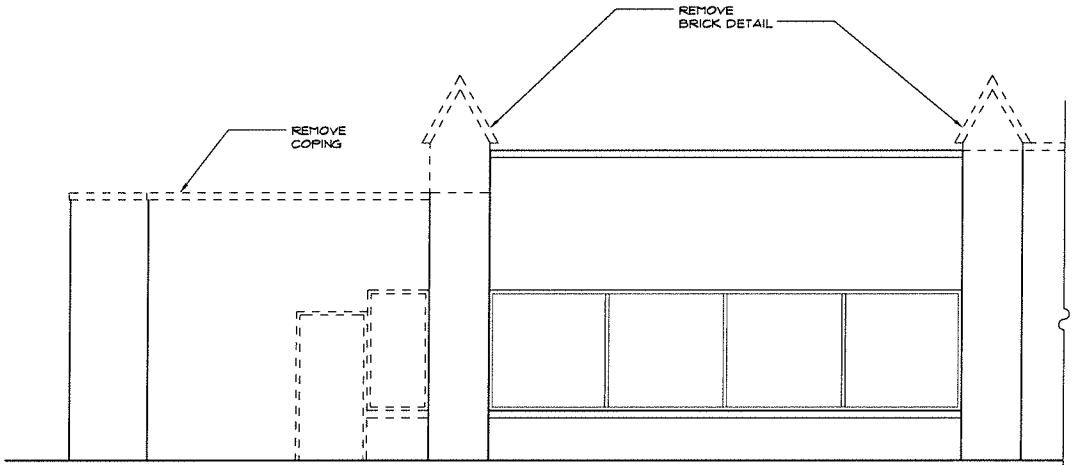
ARCHITECT:

CHESTER STEMPIEN ASSOCIATES
29895 GREENFIELD ROAD
SOUTHFIELD, MICHIGAN 48076
(248) 767-6928

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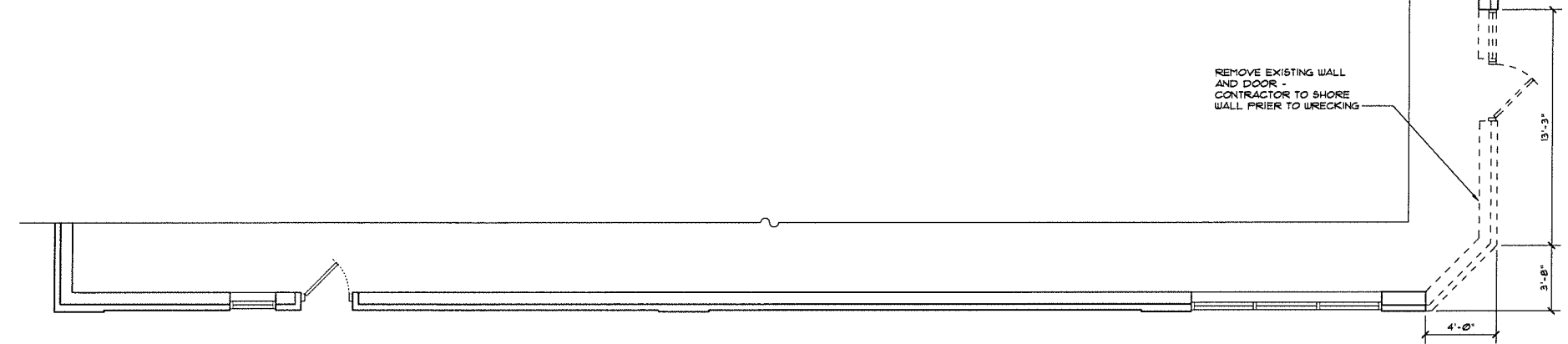


NORTH ELEVATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



WEST ELEVATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

- DEMOLITION NOTES**
1. ALL CONTRACTORS TO BE REGISTERED WITH THE CITY OF GROSSE POINTE WOODS, MICHIGAN AS REQUIRED.
 2. ALL DEMOLITION WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, LOCAL AND OSHA CODES AND OWNER REGULATIONS AND REQUIREMENTS.
 3. ALL PERMITS TO BE PAID BY OWNER.
 4. ALL CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE STARTING ANY WORK. VERIFY TYPES AND AMOUNT OF COVERAGE WITH G.C. OR OWNER.
 5. ALL TRADES SHALL CONFINE WORK TO WITHIN LEASED PREMISES OF THE PROJECT SPACE AND SHALL WORK IN AN ORDERLY MANNER REMOVING TRASH AND DEBRIS DAILY FROM THE PREMISES AND DISPOSING OF SUCH MATERIAL IN TRASH DUMPSTER PROVIDED BY G.C. OR OWNER.
 6. DUMPSTER SIZE AND PLACEMENT TO BE IN ACCORDANCE WITH CITY ORDINANCES AND OWNER'S REGULATIONS.
 7. AT NO TIME SHALL DEBRIS, TRASH, REMOVED MATERIAL OR EQUIPMENT BE STORED OR PLACED IN PUBLIC AREAS SO AS TO CAUSE POTENTIAL HARM TO THE PUBLIC.
 8. CONTRACTOR SHALL EXERCISE CARE TO MINIMIZE DISRUPTION AND DISTURBANCE TO OTHER TENANTS AND THOSE USING BUILDING AND ADJACENT SPACES DURING DEMOLITION.
 9. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ARCHITECT AND OWNER FOR CLARIFICATION PRIOR TO PROCEEDING.
 10. REMOVE ALL EXISTING CONSTRUCTION AS SHOWN ON THE DRAWING.
 11. REMOVE ALL WALL AND FLOOR FINISHES TYPICAL UNLESS NOTED OTHERWISE.
 12. REMOVE ALL LIGHT FIXTURES AS INDICATED AND SAVE PER THE DIRECTION OF THE OWNER AND/OR TENANT.
 13. EXISTING ELECTRICAL RECEPTACLES TO BE REMOVED SHALL BE TERMINATED AS REQUIRED.
 14. CAP ALL PLUMBING AS NECESSARY.
 15. CONTRACTOR TO ENSURE ALL REMOVED WALLS ARE NOT LOAD BEARING UNLESS OTHERWISE NOTED.
 16. G.C. TO PERFORM ALL NECESSARY SURVEYS PRIOR TO DEMOLITION.
 17. G.C. TO ACQUIRE A 10 DAY NOTICE WITH THE STATE PRIOR TO DEMOLITION.



PROJECT:
PROPOSED FACADE ALTERATION
21034 MACK AVENUE
GROSSE POINTE WOODS,
MICHIGAN 48236

ISSUED FOR:
PERMIT
02-28-2021

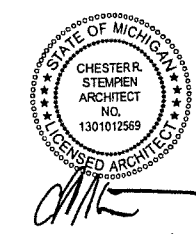
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JOB NO.
21-017

SHEET NO.

31313 NORTHWESTERN HWY., SUITE 104 FARMINGTON HILLS, MICHIGAN 48334 OFFICE - 248-767-6928 FAX - 248-564-5277



PROJECT:
PROPOSED FACADE ALTERATION 21034 MACK AVENUE GROSSE POINTE WOODS, MICHIGAN 48236

ISSUED FOR:
PERMIT 02-28-2021

RECEIVED
JUN 06 2022
CITY OF GROSSE POINTE WOODS BUILDING DEPARTMENT

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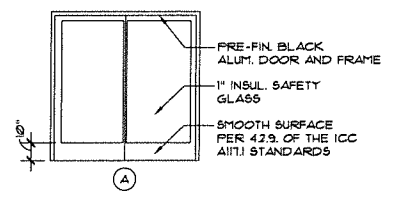
JOB NO. 21-017
SHEET NO.

A.1

DOOR SCHEDULE								
DOOR NO.	DOOR SIZE	DOOR			FRAME		HDWR SET	NOTES
		TYPE	MAT'L	FINISH	MAT'L	FINISH		
100	(2) 3'-0" X 7'-0" X 1-3/4"	A	ALUM/GL	BLACK	ALUM	BLACK	HWS-1	

- NOTES:**
- INTERIOR FINISHES INCLUDING MILLWORK AND FIXTURES MUST MEET FLAME SPREAD AND SMOKE DEVELOPMENT INDICES MBC 2015 CHAPTER 8.
 - PORTABLE FIRE EXTINGUISHERS ARE REQUIRED PER MBC 2015 SEC. 906 AND NFPA 10.
 - ALL INTERIOR FINISHES SHALL COMPLY WITH MBC CHAPTER 8.
 - FLOOR SURFACES IN THE MEANS OF EGRESS ARE REQUIRED TO BE SLIP RESISTANT IN ACCORDANCE WITH MBC SEC. 1003.4.
 - CONTRACTOR SHALL PROVIDE 32" MIN. CLEAR OPENING PER MBC 1010.1.
 - TACTILE EXIST SIGNS PER MBC SEC. 1013.4.
 - CLASS K PORTABLE FIRE EXTINGUISHERS MUST BE INSTALLED PER NFPA 96 SEC. 1010 AND NFPA 10.

DOOR TYPES:



NOTE: KAUNEER OR EQUAL W/ THERMAL BREAK JAMBS

STOREFRONT AND DOOR SCHEDULE:

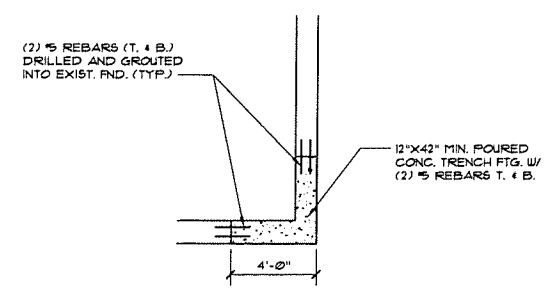
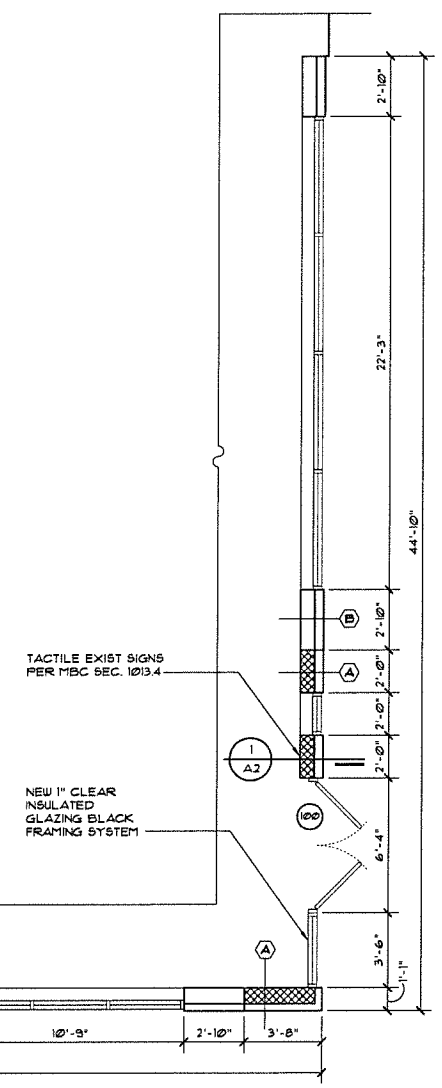
GLASS & ALUMINUM STOREFRONT - 1/4" CLEAR GLASS IN DARK BLACK ANODIZED ALUMINUM FRAME - KAUNEER 450. SEE STOREFRONT ELEVATION FOR SIZES. PROVIDE TEMPERED GLASS WHERE INDICATED ON ELEVATIONS.

HWS-1 STOREFRONT DOORS 1/4" CLEAR TEMP. GLASS IN CLEAR ANODIZED KAUNEER 350 MEDIUM STILE DOOR - (2) 3'-0" W X 7'-0" H X 1 3/4" W/ 12" HIGH BOTTOM RAIL.

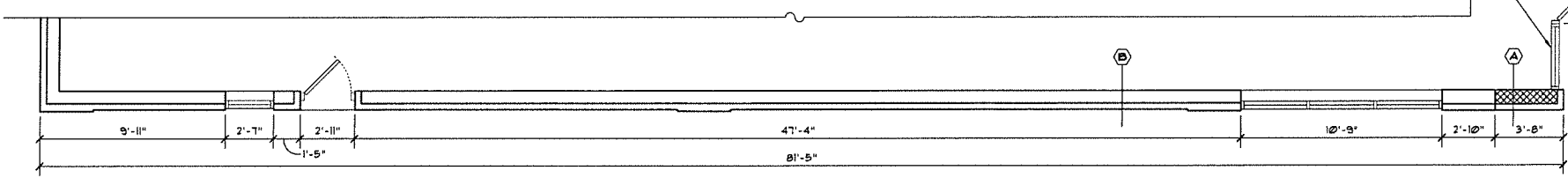
- | | |
|---|--------------|
| HARDWARE: | MEGS: |
| CLOSER (ADA COMPLIANT) | LCN |
| PUSH / PULL PLATES | DOOR MFR |
| CYLINDER LOCK (KEY EXT, THUMB TURN INT) | BEST |
| ALUM THRESHOLD (ADA COMPLIANT) | DOOR MFR |
| SWEEP | DOOR MFR |
| WEATHERSTRIP | DOOR MFR |
| OFFSET PIVOTS | DOOR MFR |

WALL LEGEND

(A)	BRICK WITH 1" AIR SPACE ON 8"x16" MASONRY BLOCK WITH #5 REBAR DOUELS # 48" O.C. GROUT SOLID - PROVIDE BRICK TIES # 16" O.C. VERT. 4 HORIZ. AND WEEP HOLES # 32" O.C. MAX
(B)	EXISTING WALL CONSTRUCTION

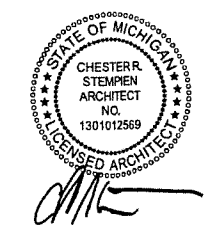


PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NORTH



FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

31313 NORTHWESTERN
HWY., SUITE 104
FARMINGTON HILLS,
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OFFICE - 248-767-6928
FAX - 248-564-5277



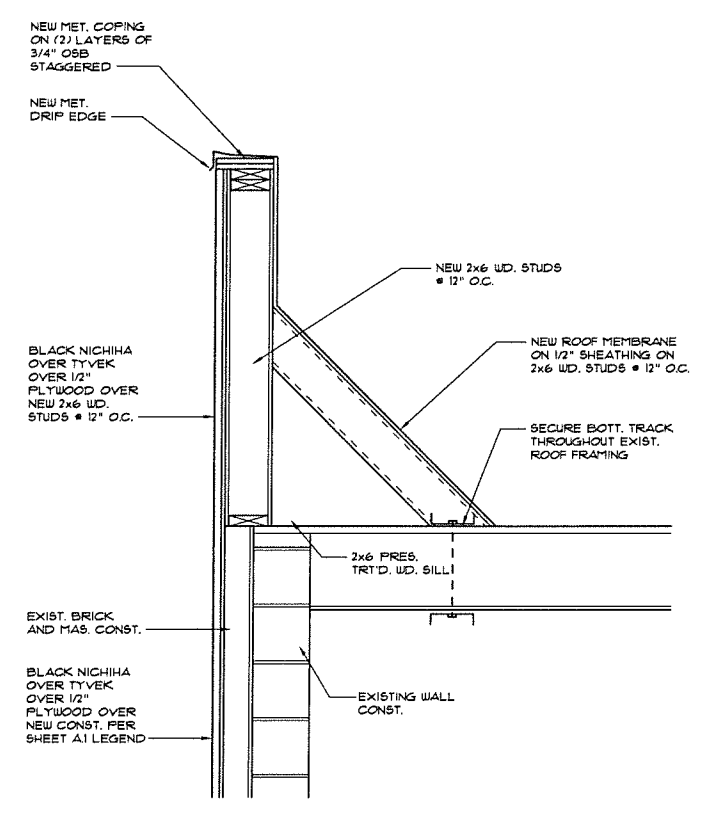
PROJECT:
PROPOSED
FACADE
ALTERATION
21034 MACK
AVENUE
GROSSE POINTE
WOODS,
MICHIGAN 48236

ISSUED FOR:
PERMIT
02-28-2021

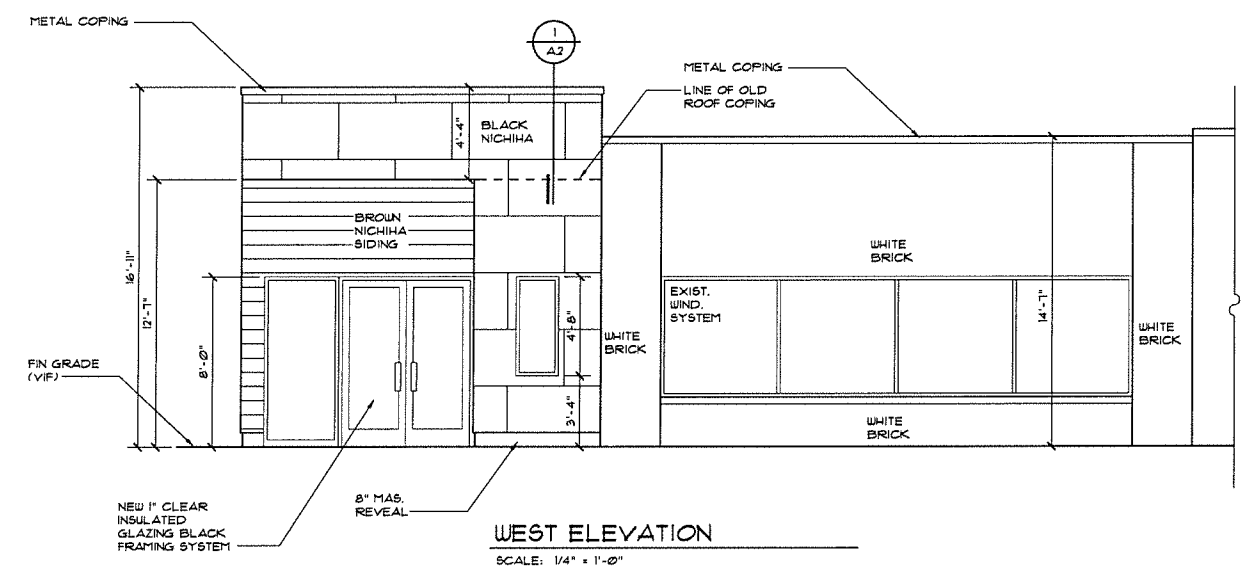
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JUN 06 2022
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

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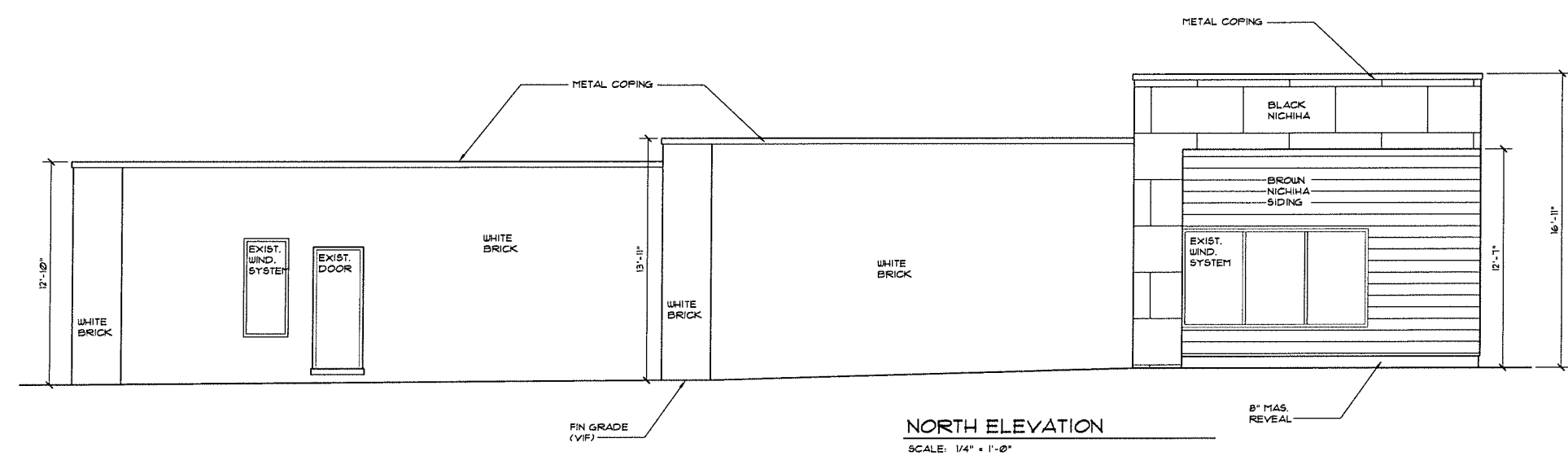
JOB NO.
21-017
SHEET NO.



1
A.2 **WALL SECTION**
SCALE: 1" = 1'-0"



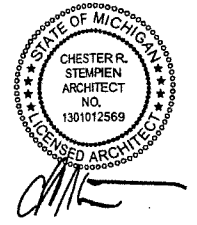
WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Z A
D B

31313 NORTHWESTERN
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FARMINGTON HILLS,
MICHIGAN 48334
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SHEET NO.

T.1

PROPOSED PROJECT: FACADE ALTERATION

GROSSE POINTE WOODS

MICHIGAN

INDEX OF DRAWINGS

T.1	TITLE SHEET
D.1	DEMOLITION PLAN
A.1	FLOOR PLAN AND FOUNDATION PLAN
A.2	EXTERIOR ELEVATIONS AND WALL SECTION
A.3	SPECIFICATIONS

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	INSUL.	INSULATION
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISHED FLOOR	L.L.H.	LONG LEG HORIZONTAL
ALUM.	ALUMINUM	L.L.V.	LONG LEG VERTICAL
ALT.	ALTERNATE	LT. (G)	LIGHT (G)
ANOD.	ANODIZED	M.S.	MASONRY
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	M.B.S.	METAL BUILDING SUPPLIER
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MIN.	MINIMUM
CFMF	COLD FORMED METAL FRAMING	MISC.	MISCELLANEOUS
CL.	CENTER LINE	M.O.	MASONRY OPENING
CLC.	CEILING	M.TD.	MOUNTED
CLR.	CLEAR	MTL.	METAL
C.J.	CONTROL JOINT	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	OPP. HND.	OPPOSITE HAND
COL.	COLUMN	PCP.	PORTLAND CEMENT PLASTER
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONT.	CONTINUE (OUS)	PT. (D)	PAINT (ED)
DBL.	DOUBLE	REF.	REFER, REFERENCE
DET.	DETAIL	REINF.	REINFORCING
DR.	DOOR	ROOM	ROOM
D.S.	DOWNSPOUT	ROT.	ROTATED
DWG.	DRAWING	R.S.	ROUGH SAW
E.J.	EXPANSION JOINT	S.C.	SOLID CORE
ELEV.	ELEVATION	SCHED. (ED)	SCHEDULE (ED)
ELEC.	ELECTRICAL	SHT.	SHEET
EQ.	EQUAL	SM.	SIMILAR
E.W.C.	ELECTRIC WATER COOLER	SPEC.	SPECIFICATION (S)
EXP.	EXPANSION	STD.	STANDARD
EXT.	EXTERIOR	STL.	STEEL
F.F.	FINISH FLOOR	STRUCT. (AL)	STRUCTURE (AL)
FIN.	FINISH (ED)	TEMP.	TEMPERED
FLR.	FLOOR	THK.	THICK
F.O.C.	FACE OF CONCRETE	T.S.	TUBULAR STEEL
F.O.G.B.	FACE OF GRADE BEAM	TYP.	TYPICAL
F.O.M.	FACE OF MASONRY	U.N.D	UNLESS NOTED OTHERWISE
F.R.P.	FIBERGLASS REINFORCED PANEL	V.C.T.	VINYL COMPOSITION TILE
GA.	GAUGE, OR GAGE	VERT.	VERTICAL
GDW	GYPSUM DRYWALL	W.C.	WATER CLOSET
GL.	GLASS	WD.	WOOD
GYP. BD.	GYPSUM BOARD	WH.	WATER HEATER
H.B.	HOSE BIB	W/	WITH
H.C.	HOLLOW CORE	(*)	BY METAL BLDG. SUPPLIER
HDWR.	HARDWARE		
HT.	HEIGHT		
H.V.A.C.	HEATING/VENTILATING/ AIR CONDITIONING		

LEGEND

	COLUMN CENTERLINE
	DIMENSION TO CENTERLINE
	DIMENSION TO FACE OF MATERIAL
	ROOM NUMBER
	DOOR NUMBER
	WALL TYPE
	INTERIOR ELEVATION
	BUILDING SECTION
	ELEVATION IN SECTION
	ELEVATION IN PLAN
	REVISION AND REVISION NUMBER

CODE INDEX

BUILDING CODES:
2015 MICHIGAN REHABILITATION CODE OF EXISTING BUILDING
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2011 NATIONAL ELECTRICAL CODE (WITH PART 8 AMENDMENTS)
2015 INTERNATIONAL FUEL GAS CODE

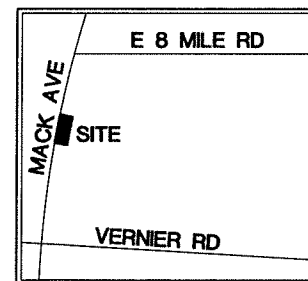
MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2009

MBC 2015 (MICHIGAN BUILDING CODE 2015) - CHAPTER 13 & MEC 2015
(MICHIGAN UNIFORM ENERGY CODE 2015) - CHAPTER 4 &
MICHIGAN UNIFORM ENERGY CODE, PART 10a. RULES (ANSI/ASHRAE 90.1 - 2013)
EFFECTIVE SEPTEMBER 20, 2011

BUILDING DATA
USE GROUP: M (MERCANTILE) SEC. 309

CONSTRUCTION TYPE:
THIS BUILDING IS
NOT EQUIPPED WITH
A FIRE SUPPRESSION
SYSTEM

GROSS BUILDING AREA: 3,650 SF.
ALLOWABLE AREA: (TABLE 506.2) = 9,000 SF.



PROJECT ADDRESS:
21034 MACK AVENUE
GROSSE POINTE WOODS, MICHIGAN 48236



OWNER:

CALVIN KHEMMORO
21034 MACK AVENUE
GROSSE POINTE WOODS, MICHIGAN 48236
(248) 915-8178

ARCHITECT:

CHESTER STEMPIEN ASSOCIATES
29895 GREENFIELD ROAD
SOUTHFIELD, MICHIGAN 48076
(248) 767-6928

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FARMINGTON HILLS,
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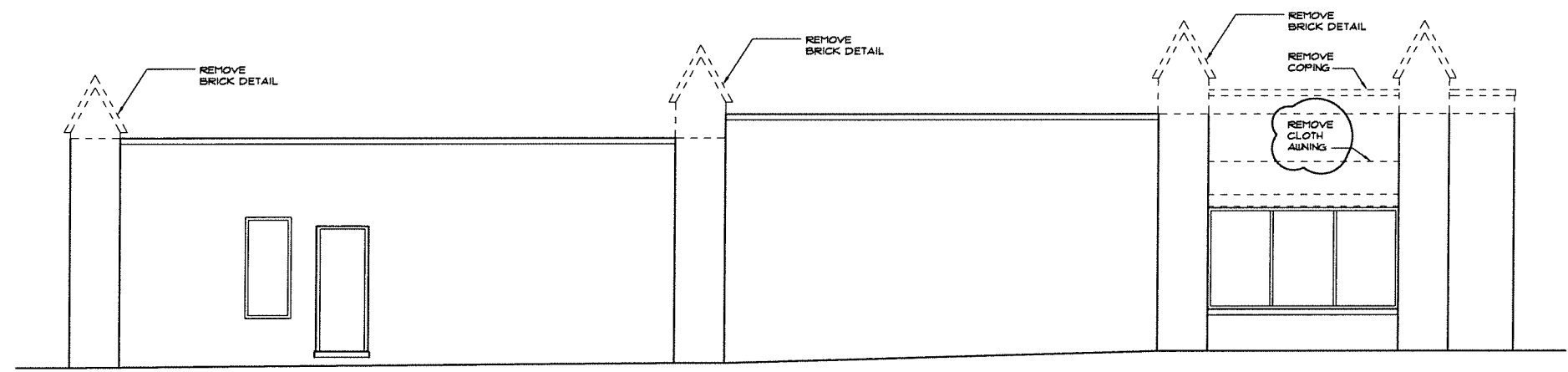
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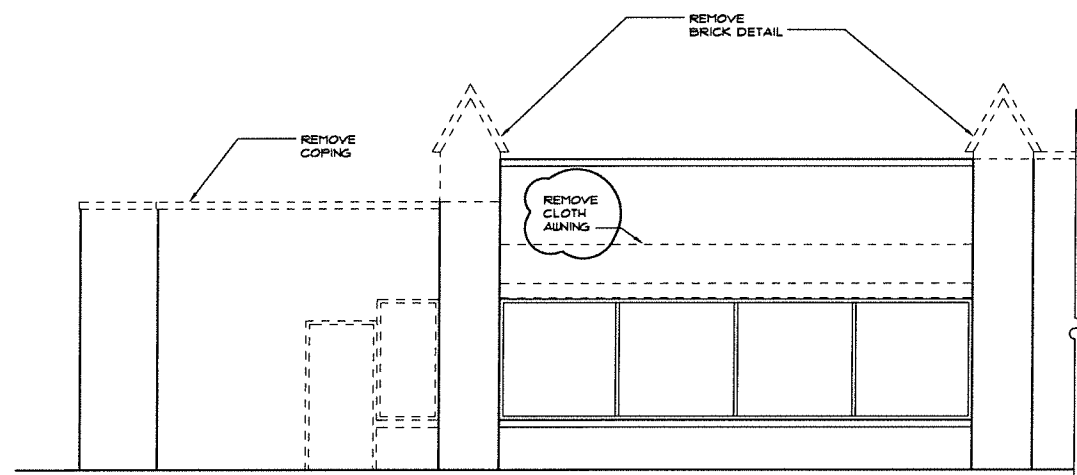
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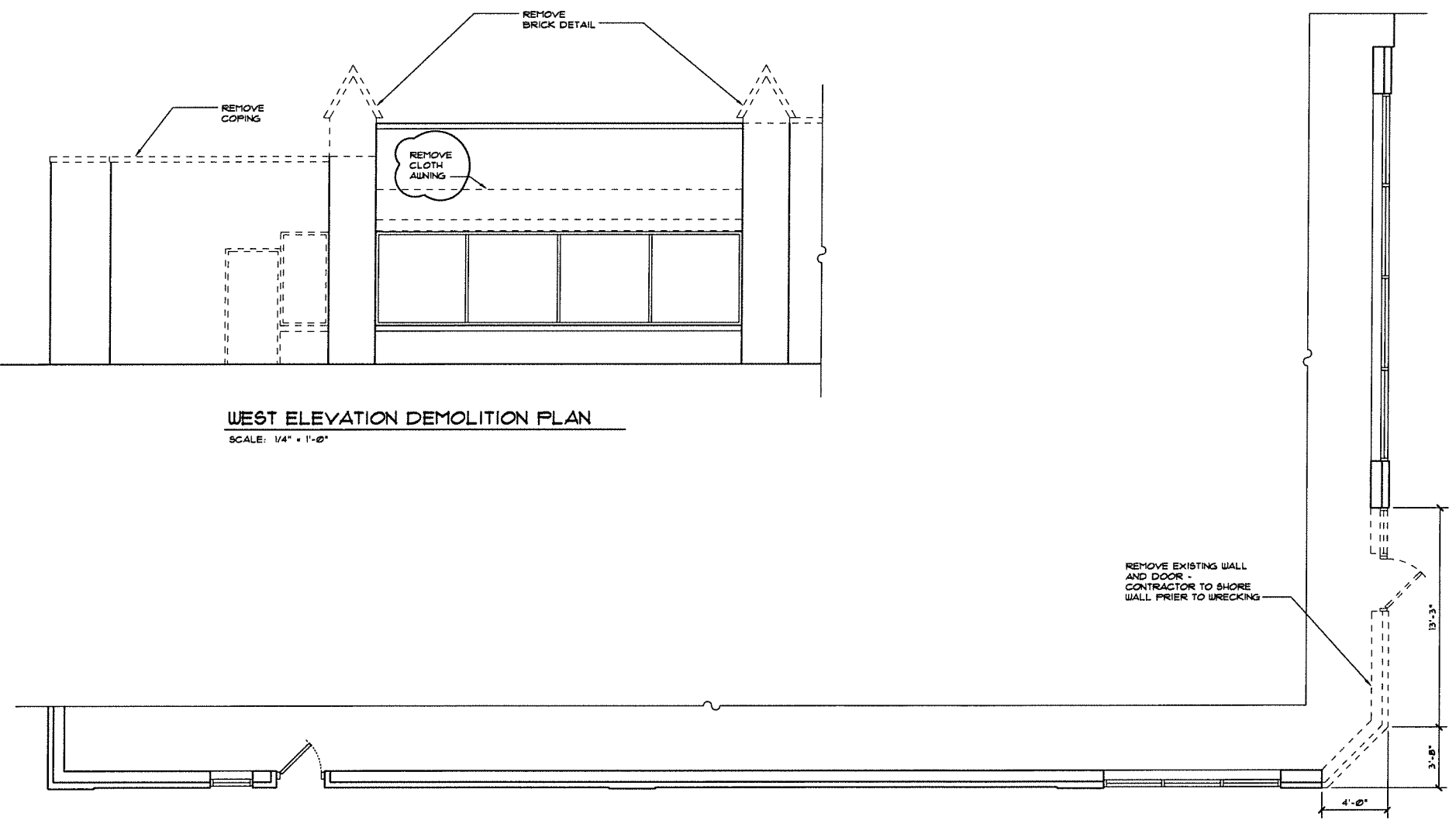
D.1



NORTH ELEVATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



WEST ELEVATION DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

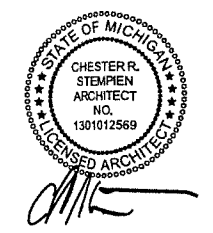


- DEMOLITION NOTES**
1. ALL CONTRACTORS TO BE REGISTERED WITH THE CITY OF GROSSE POINTE WOODS, MICHIGAN AS REQUIRED.
 2. ALL DEMOLITION WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, LOCAL AND OSHA CODES AND OWNER REGULATIONS AND REQUIREMENTS.
 3. ALL PERMITS TO BE PAID BY OWNER.
 4. ALL CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE STARTING ANY WORK. VERIFY TYPES AND AMOUNT OF COVERAGE WITH G.C. OR OWNER.
 5. ALL TRADES SHALL CONFINE WORK TO WITHIN LEASED PREMISES OF THE PROJECT SPACE AND SHALL WORK IN AN ORDERLY MANNER REMOVING TRASH AND DEBRIS DAILY FROM THE PREMISES AND DISPOSING OF SUCH MATERIAL IN TRASH DUMPSTER PROVIDED BY G.C. OR OWNER.
 6. DUMPSTER SIZE AND PLACEMENT TO BE IN ACCORDANCE WITH CITY ORDINANCES AND OWNER'S REGULATIONS.
 7. AT NO TIME SHALL DEBRIS, TRASH, REMOVED MATERIAL OR EQUIPMENT BE STORED OR PLACED IN PUBLIC AREAS SO AS TO CAUSE POTENTIAL HARM TO THE PUBLIC.
 8. CONTRACTOR SHALL EXERCISE CARE TO MINIMIZE DISRUPTION AND DISTURBANCE TO OTHER TENANTS AND THOSE USING BUILDING AND ADJACENT SPACES DURING DEMOLITION.
 9. IN THE EVENT OF DISCREPANCIES, NOTIFY THE ARCHITECT AND OWNER FOR CLARIFICATION PRIOR TO PROCEEDING.
 10. REMOVE ALL EXISTING CONSTRUCTION AS SHOWN ON THE DRAWING.
 11. REMOVE ALL WALL AND FLOOR FINISHES TYPICAL UNLESS NOTED OTHERWISE.
 12. REMOVE ALL LIGHT FIXTURES AS INDICATED AND SAVE PER THE DIRECTION OF THE OWNER AND/OR TENANT.
 13. EXISTING ELECTRICAL RECEPTACLES TO BE REMOVED SHALL BE TERMINATED AS REQUIRED.
 14. CAP ALL PLUMBING AS NECESSARY.
 15. CONTRACTOR TO ENSURE ALL REMOVED WALLS ARE NOT LOAD BEARING UNLESS OTHERWISE NOTED.
 16. G.C. TO PERFORM ALL NECESSARY SURVEYS PRIOR TO DEMOLITION.
 17. G.C. TO ACQUIRE A 10 DAY NOTICE WITH THE STATE PRIOR TO DEMOLITION.

DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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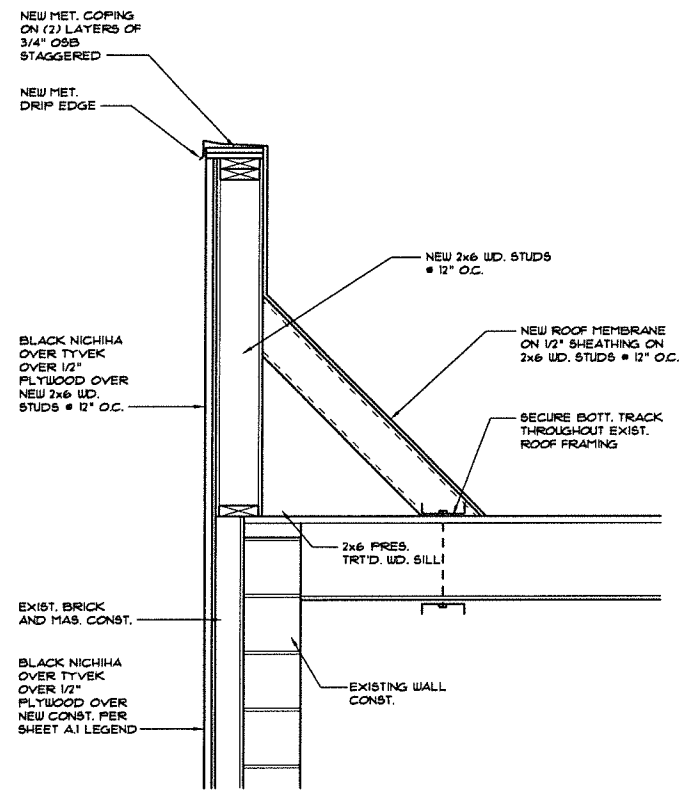
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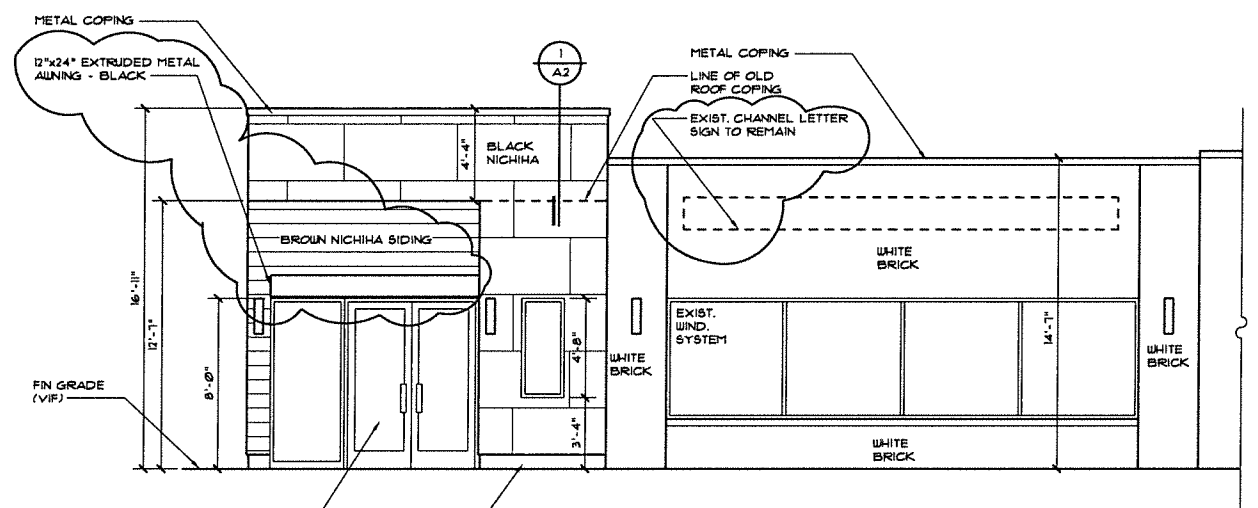
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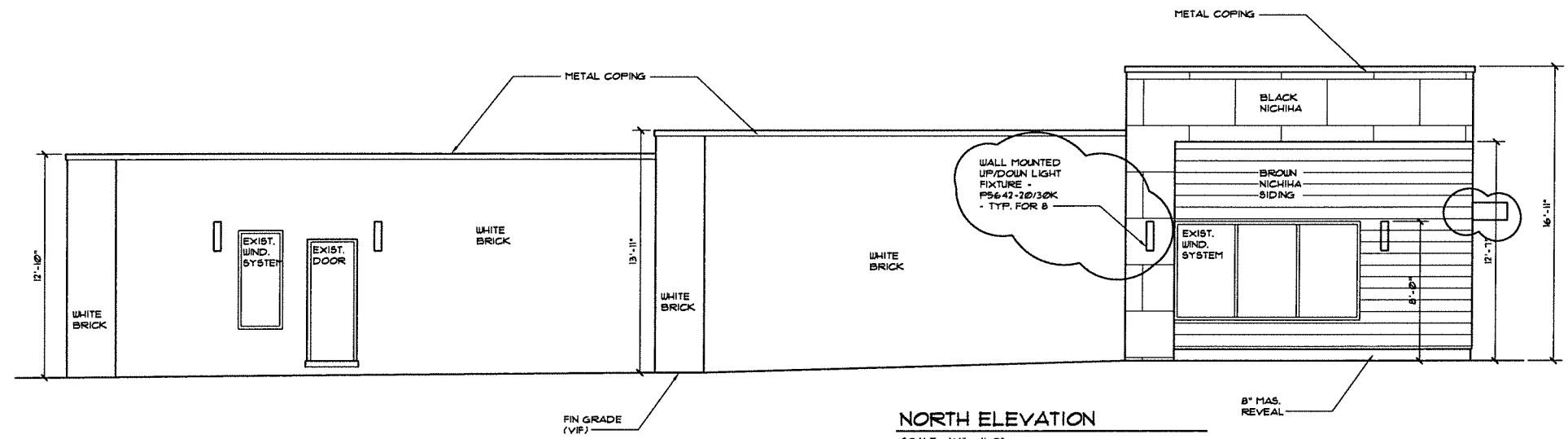
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1
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WALL SECTION
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