



CITY OF GROSSE POINTE WOODS PLANNING COMMISSION AGENDA

Tuesday, December 9, 2025, 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 – October 28, 2025
- 7. MOTION TO RECEIVE AND PLACE ON FILE**
 - A. Letter from Klobuchar regarding Eastside Dermatology – Received November 4, 2025
 - B. Letter from Lefebvre regarding Eastside Dermatology – Received November 5, 2025
 - C. Letter from Moe regarding 21800 Marter – Received December 3, 2025
- 8. PUBLIC HEARING /s**
 - A. Host Public Hearing on the Rezoning Application (Map Amendment) for 1925 Vernier Road from RO-1, Restricted Office, to C, Commercial Business
 - B. Host Public Hearing on the Rezoning Application (Map Amendment) for 21800 Marter Road from R-3, Planned Multiple Family Residential, to CF, Community Facilities
- 9. NEW BUSINESS**
 - A. Consideration of the rezoning (Map Amendment) recommendation for 1925 Vernier Road from RO-1, Restricted Office, to C, Commercial Business
 - B. Consideration of the rezoning (Map Amendment) recommendation for 21800 Marter Road from R-3, Planned Multiple Family Residential, to CF, Community Facilities
- 10. OLD BUSINESS**
 - A. Consideration of the Site Plan Amendment for 20030 Mack Avenue (Eastside Dermatology)
 - B. Consideration of the Site Plan for 20397 Mack Avenue (Platinum Oil Change)
 - C. Consideration of the conditional rezoning (Map Amendment) recommendation for 20160 Mack Avenue from RO-1, Restricted Office, to C, Commercial Business



CITY OF GROSSE POINTE WOODS PLANNING COMMISSION AGENDA

- 11. BUILDING OFFICIAL'S MONTHLY REPORT**
 - A. Building Department Report – October to December 2025
- 12. COUNCIL REPORT/s**
 - A. Last Month: November 10, November 17 - Gilezan
 - B. This Month: December 1, December 15 - Hamborsky
 - C. Next Month: January 5, January 26 – Marx
- 13. INFORMATION ONLY**
 - A. 2026 Planning Commission Meeting Schedule
- 14. PUBLIC COMMENT** *(Limited to 3-minutes per person)*
- 15. ADJOURNMENT** *(Next Regular Meeting: January 27, 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 **OCTOBER 28, 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 7:01 p.m. by Chair Fenton.

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

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

Chair Fenton recognized Council Representative Gafa.

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

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe
NO: None
ABSENT: Gilezan, Vitale

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

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

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe
NO: None
ABSENT: Gilezan, Vitale

MOTION by Marx, seconded by Fuller, that the September 23, 2025, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:
YES: Fenton, Fuller, Hamborsky, Marx, O'Keefe
NO: None
ABSENT: Gilezan, Vitale

MOTION by Fuller, seconded by O’Keefe, to receive and place on file letters from Residents Against Rezoning, dated October 15, 2025; City Attorney Walling’s response letter to Residents Against Rezoning dated October 21, 2025; City Attorney Tomlinson’s response letter to Residents Against Rezoning dated October 22, 2025.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O’Keefe
NO: None
ABSENT: Gilezan, Vitale

The first item under **Public Hearings**, is to **host a Public Hearing on the Conditional Rezoning Application for 20160 Mack Avenue from RO-1, Restricted Office, to C – Commercial.**

MOTION by Marx, seconded by Fuller, to open the **public hearing.**

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O’Keefe
NO: None
ABSENT: Gilezan, Vitale

Chair Fenton opened the public hearing at 7:05 pm.

No one wished to speak in support of the rezoning.

The following spoke in opposition to the rezoning:

1. Jon Dougherty, 1665 S. Renaud
2. Ellen Creager, 1281 N. Oxford
3. Gary Felts, 1680 Oxford
4. Tambre Tedesco, 1665 Ford Ct.
5. Joyce Janowski, 1070 N. Oxford
6. Patricia Dougherty, 1665 S. Renaud
7. Bethann Bayus, 1615 Ford Ct.
8. Lisa Abbey, 1620 Faircourt
9. Lynne Aldrich, 1501 Oxford
10. Christina Pitts, 1501 Oxford

MOTION by O’Keefe, seconded by Marx, to **close the public hearing on Rezoning 20160 Mack Avenue.**

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O’Keefe
NO: None
ABSENT: Gilezan, Vitale

Chair Fenton closed the public hearing at 7:41 pm.

The next item, under **New Business**, was to **Consider the Conditional Rezoning (Map Amendment) Application for 20160 Mack Avenue from RO-1, Restricted Office, to C – Commercial.**

Planner Haw provided an overview of the application and the applicant-provided conditions.

Michael Blaneck, Stucky-Vitale representative, 27172 Woodward, Royal Oak, provided an overview of the architectural changes; the smaller footprint; and the mixed-use options.

Discussion ensued on the language of the applicant-provided conditions and Attorney Walling confirmed that the Commission cannot change the language as presented and has only three options: approve, deny, or table.

MOTION by Fuller, seconded by O'Keefe, that the **Planning Commission table the Proposed Conditional Rezoning of 20160 Mack Avenue from RO-1 to C** and allow the applicant to modify and re-submit their conditions.

Motion carried by the following vote:

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

The next item, **Consideration of the Site plan for 20160 Mack Avenue** was not discussed due to the preceding decision to table the conditional rezoning application.

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

Planner Haw provided an overview of the proposed amended site plan which was submitted following the February 2024 Planning Commission approval to construct a one-story addition to an existing medical office and to make improvements to the parking lot and drive approaches. Since that approval, the applicant's desired scope of work has changed to include a front entrance ADA lift; ADA parking and curb cuts; and garage demolition.

Lisa Manz-Dulac, the applicant, spoke to the needs of this proposal for her patients.

Michael Derring, Lucia Landscaping, spoke to his renderings of the proposed landscaping.

The Planning Commission requested that the applicant resubmit their full proposal, including the building renovations and the new landscaping proposal, so there is a full understanding of both of these requests.

John Klobuchar, 1675 Faircourt, spoke in opposition to the renderings and plans.

Lisa Abbey, 1620 Faircourt, spoke in opposition to the plans.

MOTION by Marx, seconded by Fuller, that the **Planning Commission table the Site Plan for 20030 Mack Avenue (Eastside Dermatology)** pending the resubmission by the applicant.

Motion carried by the following vote:

YES: Fenton, Fuller, Hamborsky, Marx, O’Keefe
NO: None
ABSENT: Gilezan, Vitale

The next item, under **New Business**, was to **Consider the Site Plan Amendment for a Walk-Up Window at 20195 Mack Avenue (Lola’s Taco Bar)**.

Planner Haw provided an overview of the project to date: in 2024, the applicant received Planning Commission and City Council approval for both Special Land Use and Site Plan approval for a sit-down restaurant serving alcohol. The applicant has now submitted an Outdoor Cafe Permit, which would amend the site plan to allow a connecting, outdoor service window facing Norwood Drive.

Brenden McRill, 565 Lochmoor, and the applicant, provided additional context to the proposed window. This would not be a walk-up, point of service, counter. It has no counters, inside or out, and is strictly for the use of employees delivering food to the outdoor patrons. This service window is designed to avoid congestion in and out through their one door.

MOTION by Hamborsky, seconded by Marx, that the **Planning Commission recommend the approval of the Site Plan Amendment for 20195 Mack Avenue for an “employee-only window”, with appropriate signage, subject to approval by the Zoning Board of Appeals.**

Motion carried by the following vote:

YES: Fenton, Hamborsky, Marx
NO: Fuller, O’Keefe
ABSENT: Gilezan, Vitale

The next item was the **Building Official’s Report - September to October, 2025.**

The next item was the **City Council Reports for September and October, 2025.**

Commissioner Fenton stated there were public comments related to 20160 Mack Avenue at the September 8 and 15 meetings.

Commissioner Fuller attended the October 6 and 20 meetings. City Council approved the Special Land Use for Playa Bowls.

Commissioner Gilezan will attend the November 2025 meetings.

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

1. Elizabeth Baergen, 1600 Ford Ct.
2. Tambre Tedesco, 1665 Ford Ct.
3. Lisa Abbey, 1620 Faircourt
4. Christina Pitts, 1501 Oxford
5. Lynne Aldrich, 1501 Oxford
6. Gary Felts, 1680 Oxford

MOTION by Marx, seconded by O'Keefe, to adjourn at 9:53 p.m.

Motion carried by the following vote:

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

NO: None

ABSENT: Gilezan, Vitale

Respectfully Submitted,
Gretchen Miotto
Clerk's Confidential Administrative Assistant & Recording Secretary

RECEIVED

NOV 04 2025

OF GROSSE POINTE WOODS

November 3, 2025

To: Grosse Pointe Woods Planning Commission

I am John Klobuchar, I live at 1675 Faircourt, next door to Eastside Dermatology, 20030 Mack Ave.

First, I would like to thank you for allowing me to speak at the October 28th meeting of the Planning Commission regarding the proposed site plan revision to 20030 Mack. As I said at the meeting I have lived in my home for over 50 years and not had any issues with any of the doctors using that office until now.

The renderings and revised site plan were inconsistent and fail to tell the whole story. In order to put the proposed site plan in better context I've included two photos of 20030 Mack Ave. in this letter.

The first photo is the area being proposed for parking off Faircourt. The front yard has been in this condition since sewer repairs were done in the spring.

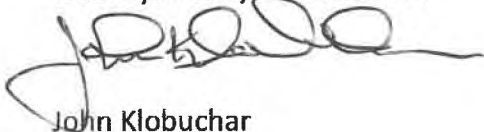
As you can see in the first photo that adding any parking spaces off of Faircourt is inappropriate. It would look more like someone parking on the grass in front of the house. In addition to the horrible aesthetics there is issue of people pulling into and out of any parking spot so close to the corner of Faircourt and Mack Ave.

The other item I spoke to was the concern about an adequate privacy screen between the parking off Mack Ave. and my back yard. The proposed arborvitae won't provide the same level of visual and sound security that I have now with the current privacy screen even when fully grown. All I'm requesting here is that whatever privacy screen is approved and installed that I have at least the security that I have now.

The second picture is of the current privacy screen between the 20030 Mack Ave. property and my back yard. It is very effective in shielding the lights and noise from Mack Ave.

I am not against change. But change should enhance the community and not benefit only one person. Grosse Pointe Woods should prioritize the interests of their residents over the desires of non-residents.

Thank you for your attention.



John Klobuchar





November 3, 2025

City of Grosse Pointe Woods
Planning Commission



Dear Grosse Pointe Woods Planning Commission,

We respectfully ask that Eastside Dermatology be required to revise its current proposal. The plan as submitted negatively impacts both the safety and appearance of our residential neighborhood on Faircourt.

Faircourt is a dead-end residential court with Mack Avenue as its only access and exit point. It's a narrow street, with a fire lane, and limited on-street parking for residents. (We cannot park in the circle, in the fire lane, and in front of the first few houses off Mack near the two businesses at the corner.) Adding business parking or access from Faircourt will increase our traffic, create congestion on the corner, and disrupt the character of our neighborhood.

Currently, their patients park illegally in the fire lane and in front of homes (sometimes they are ticketed, sometimes not.) Eastside Dermatology, seemingly, does little to discourage this. The current proposal which encourages patients to turn down Faircourt, will create more opportunities for these patients to park and drive where they should not. Cars entering and backing out of spaces so close to the corner will pose safety concerns and hinder residents.

We pride ourselves as a family-friendly, neighborly little street. The benefits of living on a dead-end court allows kids, families and residents to play freely with little traffic.

Eastside Dermatology's business activity and access should remain on Mack Avenue, where it belongs. Once a vehicle turns onto Faircourt, it is entering a residential area that should remain residential in both function and appearance.

Aesthetic concerns also matter. The side of the property facing Faircourt borders homes and should reflect a residential look. There is no reasonable space for parking between the light pole

and fire hydrant, and their existing row of trash and recycling bins already detracts from our neighborhood's appearance.

Finally, residents of Faircourt were not informed of Eastside Dermatology's proposal changes. The lack of communication from both this business and the Planning Commission is disappointing. These decisions should consider the well-being of all Faircourt residents — not just the convenience of one business. Eastside Dermatology has not acted neighborly, in our opinion. There has been little to no interaction initiated with our residents.

Please help preserve the safety, integrity, and residential character of Faircourt by keeping commercial access and parking on Mack Avenue only.

Sincerely,

A handwritten signature in black ink, appearing to be "Jeff and Ty Lefebvre", written over the word "Sincerely,".

Jeff and Ty Lefebvre

22 year residents of Faircourt



Add a Caption

Wednesday • Nov 5, 2025 •
11:55 AM

Adjust

✓ IMG_6672

Elise Coyle

From: Julie Moe <julie33185@aol.com>
Sent: Wednesday, December 3, 2025 10:02 AM
To: City Clerk
Subject: Comment on 21800 Marter Rezoning



CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Hello,

I will be unable to attend the meeting on December 9th, so please submit this written comment to the city council members and zoning commission on my behalf.

I live at 21527 River Rd in GPW and strongly oppose the rezoning. As elected officials in GPW, you have a duty to your constituents. There will be no benefit to GPW residents by rezoning the land behind Assumption, but there will be a significant negative impact. GPW residents already have access to the GPW park and pickleball courts. The current field at Assumption is an amazing place for nature - one of the few green spaces we have around here that attracts wildlife. The last time I went, we saw seven different vultures. It's a critical area for bird life. My family loves backyard birdwatching and the land behind Assumption helps attract birds to the area.

Our peaceful enjoyment of our yard will be ruined by construction, not to mention the future eyesore. Assumption already hosts loud events, like Greekfest, without consideration of neighbors. We do not need more people parking in our area or using the facilities.

I come back to this - Grosse Pointe Woods residents will NOT benefit. We already have all the pickleball courts we need. It will impact our property values, create a disturbance during construction, and hurt our local wildlife. As public officials you have a duty to YOUR city and residents and not a private entity in another city.

Vote no!

Julie Moe



MCKENNA

December 3, 2025

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

Subject: 1925 Vernier Road: Rezoning (Map Amendment)
Parcel ID: 007-99-0003-000
Current Zoning: RO-1, Restricted Office District
Proposed Zoning: C, Commercial Business District

Dear Commissioners,

Chris Mannino, on behalf of Jupiter Properties LLC, proposes to rezone 1925 Vernier Road from the RO-1, Restricted Office District to the C, Commercial Business District.

The subject site includes the addresses 1927 and 1929 Vernier Road and is located at the corner of Vernier Road and Mack Avenue. The three-unit building is approximately 4,380 square feet in size. Historically, the property has had two non-conforming businesses in operation. The units at 1925 and 1927 Vernier Road operated as a non-conforming laundromat/dry-cleaning facility but have been vacant for over a year (and therefore, lost their legal non-conforming use status). The unit at 1929 Vernier operates as a non-conforming hair salon. The applicant is proposing to re-open the laundromat/dry-cleaning facility and to maintain the existing hair salon operations, no changes to the façade or to the interior of the building are proposed.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

○ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Rezoning Review

#1: MASTER PLAN AND FUTURE LAND USE CLASSIFICATIONS

Will the proposed amendment further the comprehensive planning goals and policies of the City and is the proposed amendment consistent with the Future Land Use Map of the Master Plan?

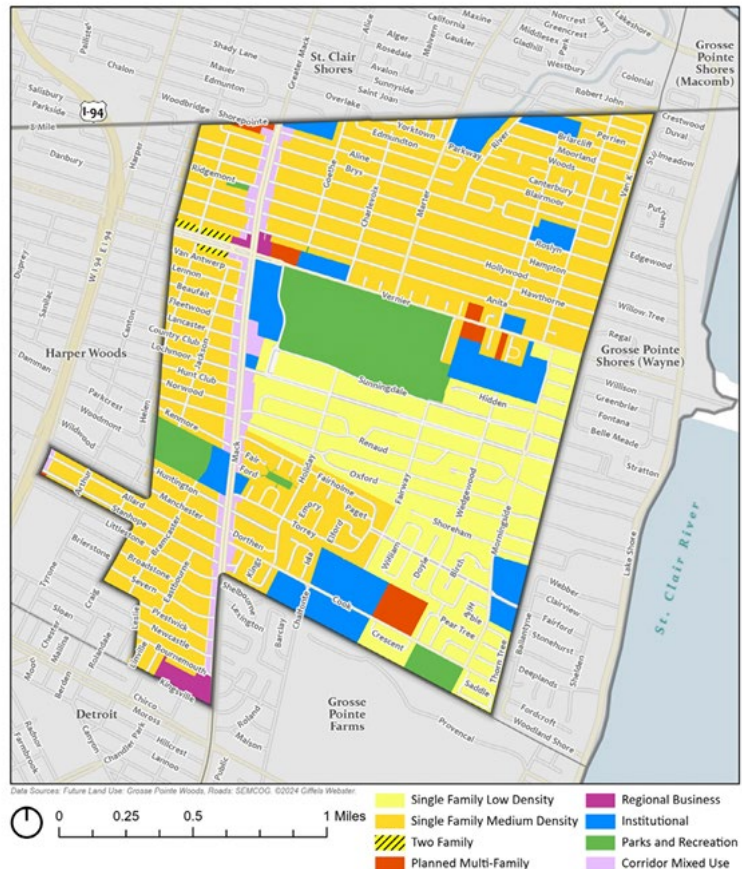
Findings: Alignment and harmony with the recently adopted Master Plan is achieved with this rezoning.

First, this rezoning is consistent with the following goal from the 2024 Master Plan: “**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”.

The applicant proposes the continued use of small-scale personal service establishments just off of Mack Avenue, which may attract residents and other foot traffic to the Mack corridor.

Second, this rezoning is consistent with the 2024 Master Plan’s Future Land Use Map (see right, page 65 of the Master Plan), which designates this area as *Corridor Mixed Use*.

This is described in the text of the Master Plan as, “*This land use designation includes 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*”.



giffels
webster

FUTURE LAND USE
GROSSE POINTE WOODS



#2: INTENT AND USES OF THE ZONING ORDINANCE

Is the request in accordance with the basic intent and purpose of the Zoning Ordinance?

The basic intent and purpose of the Zoning Ordinance is to provide regulations on the uses of land and structures to promote and protect the public health, safety, and general welfare of the Grosse Pointe Woods community.

The chart below details the existing land use, current zoning, and the 2024 Master Plan Future Land Use designations:

Location	Existing Land Use	Zoning Districts	Future Land Use Designation (2024 Master Plan)
Subject Site	Vacant Laundromat/Dry Cleaners and Existing Hair Salon	RO-1, Restricted Office	Corridor Mixed Use
North (Across Vernier Road)	Funeral Home	C, Commercial Business	Corridor Mixed Use
South	Single Family Residential	R-1E, One-Family Residential	Single Family Medium Density
East	Dental/Oral Surgery Medical Office	C, Commercial Business	Corridor Mixed Use
West	Vacant	RO-1, Restricted Office	Corridor Mixed Use

Findings: Intent Statements. The Zoning Ordinance is intended to ensure harmonious, thoughtfully planned development – and this requires an understanding of the *purpose statements* and *permitted uses* in the two applicable districts. To summarize, the C, Commercial District is intended to promote economic development in condense ways that serve neighboring communities with services as well as residential employment opportunities, and to reduce strip business development as well as any hazards of nuisances from any business operations.

Purpose Statement: Section 50-3.1.L: RO-1, Restricted Office	Purpose Statement: Section 50-3.1.J: C, Commercial Business
<i>“The RO-1 restricted office district is intended to permit those office and restricted business uses which will provide opportunities for local employment close to residential areas, thus reducing travel to and from work; which will provide clean, modern office buildings in landscaped settings; which will provide, adjacent to residential areas, appropriate districts for uses which do not generate large volumes of traffic, traffic congestion and parking problems; and which will promote the most desirable use of land in accordance with the city’s land use plan.”</i>	<i>“The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.”</i>



Findings: Allowable Uses. The uses permitted in the C, Commercial Business District include a mix of retail, office, restaurant, and residential uses, which are generally compatible with the commercial nature of the corners of Mack Avenue and Vernier Road. While the property abuts a residential property in the rear, there is existing screening (fencing) along the entire parking lot and connected alleyway.

Commercial uses have been operating at this site for many years. A rezoning reduces the non-conformity of the operating hair salon and promotes the continuity of laundromat/dry-cleaning services which have served nearby residential areas for 19 years, per the applicant.

#3: SPECIFIC ZONING ORDINANCE CRITERION

Could all requirements in the proposed zoning classification be complied with on the subject parcel?

Findings: The table below demonstrates that the existing building and lot complies with the basic dimensional standards of the C, Commercial Business District. The site meets all of the dimensional requirements of the C, District and the proposed rezoning does not create a new non-conforming situation.

Zoning Ordinance Standards	C, District Requirement Details	Required	Existing	Notes
Max. Lot Area	None	None	0.17 acres	Complies
Max Lot Width	None	None	Vernier Road: Approximately 64.28ft	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)	No side yard is required on the street side of corner lots.	0 ft.	0 ft.	Complies
Min. Rear Setback (East)	Rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fire-proof construction and wholly without windows or other openings.	8 ft.	Approximately 34 ft.	Complies
Max. Building Height	2 stories, 28 ft.	2 stories, 28 ft.	1 story	Complies



Conclusions

PROCESS

Following consideration of public comments received during the Public Hearing, the Planning Commission has the following available motions when considering a map amendment (rezoning):

- *Recommendation to the City Council for approval of the rezoning; or*
- *Recommendation to the City Council for denial of the rezoning; or*
- *Table the application.*

With approval or denial, the Commission must specify the findings of fact which the decision is based upon.

RECOMMENDATION

It is recommended that the rezoning (map amendment) to the C, Commercial Business District at 1925 Vernier Road be recommended for approval to City Council, based on the following findings of fact:

- 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.*
- 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".*
- 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.*
- 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.*
- 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.*

Additional site improvements will be required with the Applicant's Certificate of Occupancy. If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Ashley Jankowski, AICP
Associate Planner

CHARLES T. BERSCHBACK

Attorney and Counselor at Law
24053 JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN 48080

(586) 777-0400
FAX (586) 777-0430

chipberschback@gmail.com
*NEW EMAIL ADDRESS

October 21, 2025

Grosse Pointe Woods
Building Department
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RE. Rezoning Application
1925-1929 Vernier

Dear Building Department:

I represent Chris Mannino and Jupiter Properties LLC regarding this Rezoning Application. The property in question has three separate addresses, 1925, 1927 and 1929. For 19 years, 1925-1927 was used as a dry-cleaning facility (H2O). 1929 continues to be used as a hair salon.

My client has a perspective tenant that would utilize 1925-1927 again as a dry-cleaner operation. The prior dry-cleaner use has not been in existence for over a year. Accordingly, the Building Department has advised me that a use variance is not appropriate. We are therefore submitting this Rezoning Application for all three addresses.

Rezoning to the commercial designation would be appropriate given the prior use of the building as a dry-cleaner facility. Rezoning would align with the future Land Use Plan, since the property is now designated "Corridor Mixed Use", which includes retail, restaurant, personal service and office establishments. There are no proposed changes to the existing property boundaries or building dimensions. The property has previously been used as a Dry Cleaner for 19 years, and the use was compatible with surrounding uses. The applicable fees regarding the Rezoning Application are being submitted with this application. Thank you.

Very truly yours,



CHIP BERSCHBACK
Attorney for Jupiter Properties, LLC
and Chris Mannino

CTB:nmg

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Phone (313) 343-2440

REZONING APPLICATION

1. Applicant: Chris Mannino
Mailing Address: 318 Touraine Ct Grosse Pointe Farms 48236
 Street City Zip
Daytime Phone: (313) 460-7552 Fax: _____
2. Property Owner: Jupiter Properties LLC
Mailing Address: 318 Touraine Ct., Grosse Pointe Farms, MI 48236
Daytime Phone: (313) 460-7552 Fax: _____
3. Project Manager: (required) Chris Mannino
Mailing Address: 318 Touraine Ct Grosse Pointe Farms 48236
 Street City Zip
Daytime Phone: (313) 460-7552 Fax: _____
Other Phone: _____
4. Address of Property: 1925, 1927, 1929 Vernier Avenue, Grosse Pointe Woods, MI 48236
5. Legal Description of Property: See attached legal description. Exhibit A.

(or attach a legal boundary description)
6. Permanent Parcel Number: 40-007-99-0003-000
7. Request: To Rezone From: RO-1 To: C
For the Following Purpose: Pending lease as a dry-cleaner facility (1925-1927),
and continued use of existing hair salon (1929).

Attach a detailed written statement fully explaining your request. SEE COVER LETTER.

8. Present Use of Property: 1925-1927 used as dry-cleaner for 19 years,
currently vacant.

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries EX. B - Overhead photo and building dimensions.
- b) Existing buildings EX. C - See Photos.
- c) Unusual physical features of the site or building NONE
- d) Abutting streets Vernier Road
- e) Existing zoning on adjacent properties EX. B
- f) Location of buildings on adjacent properties EX. B

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

NONE

Applicant must provide lease, purchase agreement or written authorization from Owner.

DECLARATION:

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature: Chris Mannino Date: 10-29-2025
CHRIS MANNINO

Filing Fee: \$750.00 + Public Hearing Fee \$375

CHARLES T. BERSCHBACK

Attorney and Counselor at Law
24053 JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN 48080

(586) 777-0400
FAX (586) 777-0430
chipberschback@gmail.com
*NEW EMAIL ADDRESS

October 28, 2025

City of Grosse Pointe Woods
Building Department
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

AUTHORIZATION AND APPOINTMENT OF ATTORNEY CHARLES T. BERSCHBACK

We acknowledge and confirm that we have retained attorney Charles T. Berschback to act on our behalf for purposes of the Rezoning Application that was submitted for 1925-1929 Vernier Road, Grosse Pointe Woods, Michigan.

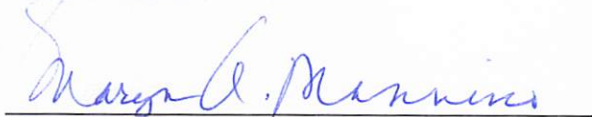
Mr. Berschback represents us individually and Jupiter Properties, LLC, located at 1925, 1927 and 1929 Vernier Road, and related properties.

Mr. Berschback is authorized to act on our behalf and deal with the City of Grosse Pointe Woods in all respects relating to this pending Rezoning Application and any other matters relating to other properties we own or have a beneficial interest in (e.g., LLCs), located in Grosse Pointe Woods.

JUPITER PROPERTIES, LLC



CHRIS MANNINO



SHARYN MANNINO



BY: CHRIS MANNINO

Its: Owner

RECEIVED

OCT 28 2025

CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT



City of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236-2397
(313) 343-2435
www.gpwmi.us



3265 1 AV 0.545

3265-3265-7



JUPITER PROPERTIES LLC
C/O CHRISTOPHER MANNINO
318 TOURAINE CT
GROSSE POINTE FARMS MI 48236-3360

2024 WINTER PROPERTY TAX NOTICE

County - October 1, 2024 - September 30, 2025

School - July 1, 2024 - June 30, 2025

PAYABLE DECEMBER 1, 2024 - FEBRUARY 14, 2025 WITHOUT INTEREST OR PENALTY

Tax payments are due by 5:00 p.m. on

February 14, 2025

Office hours are 8:30 a.m. - 5:00 p.m., M-F

PROPERTY ADDRESS

1925 VERNIER RD

LEGAL DESCRIPTION

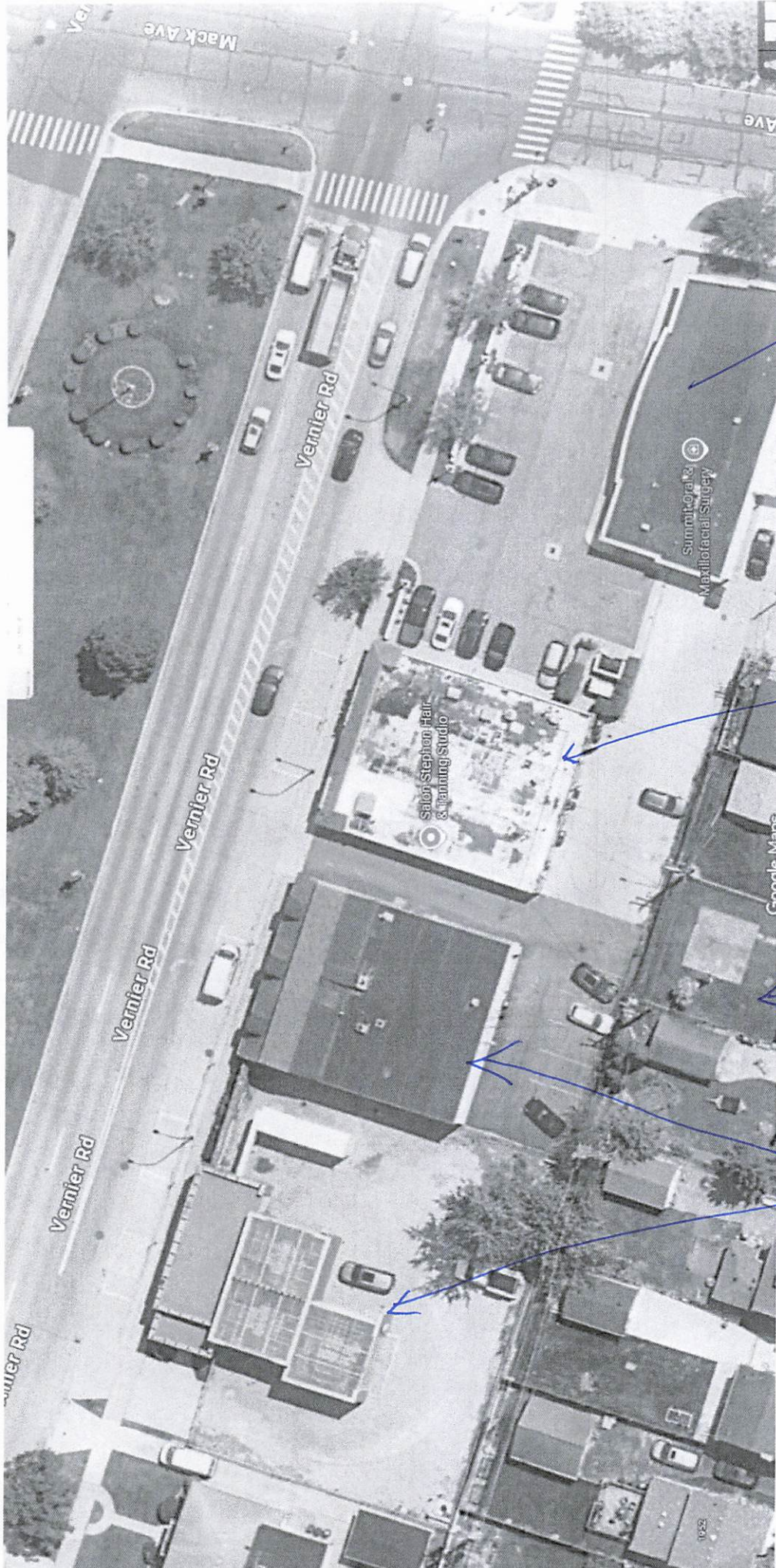
WD156A2B B2B D2 E1A F1A THE E 1/2 OF THE FOLLOWING DESCRIBED
PARCEL THAT PART OF PRIVATE CLAIM 156 DESCRIBED AS BEGINNING
AT A POINT ON THE SLY LINE OF VERNIER RD DISTANT S 69D 07M E 125
FT FROM THE NE CORNER OF LOT 1673 OF ARTHUR J SCULLYS
EASTERN SUPER HIGHWAYS SUB NO 2 L 61 OF PLATS P44 AND
PROCEEDING TH S 69D 07M E ALONG SAID S LINE 138.10 FT TH S 21D
07M W 81 FT TH S 69D 07M E 0.25 FT TH S 20D 53M W 29 FT TH N 69D 07M
W 138 FT TH N 20D 53M E 110 FT TO THE POB 0.175 ACRE K

PARCEL ID No.: 40007 99 0003 000

EXHIBIT

A

tabler



Existing Zoning

Summit:
Commercial C

1925 } Petitioner
1927 }
1929 }
R-01
Restricted Office

R1-E
One family
residential

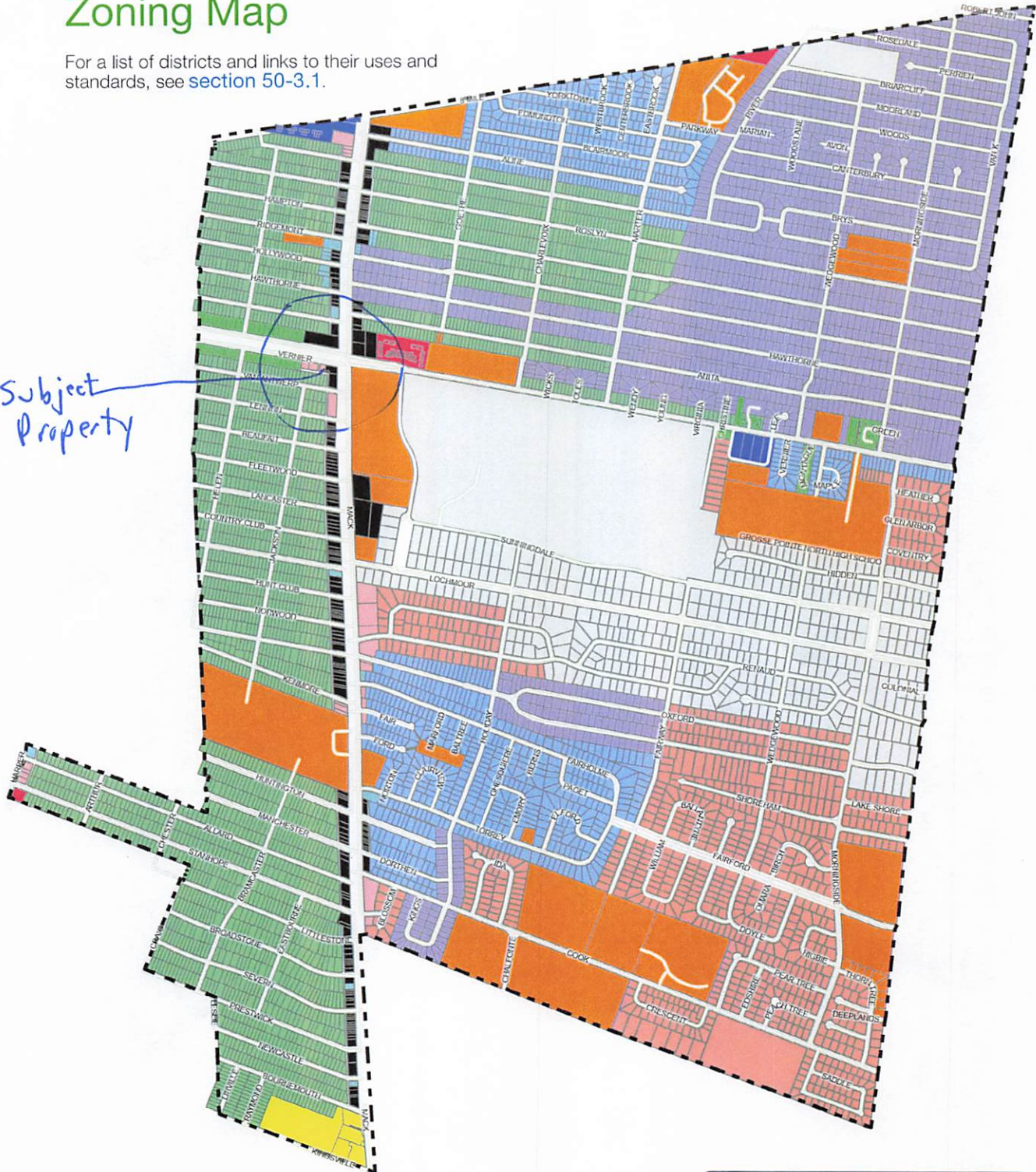
R-01
Restricted
Office



Zoning Map

For a list of districts and links to their uses and standards, see [section 50-3.1](#).

Subject Property



- | | |
|-----------------------------|---|
| R-1A One-Family Residential | C-F Community Facilities |
| R-1B One-Family Residential | R-3 Planned Multiple Family Residential |
| R-1C One-Family Residential | R-4 High Density Multiple Dwelling |
| R-1D One-Family Residential | RO-1 Restricted Office |
| R-1E One-Family Residential | C-2 High Intensity City Center |
| R-2 Two-Family Residential | P-1 Vehicular Parking |
| C Commercial Business | |

0 0.25 0.5 1 Miles

[Click here for the Interactive Zoning Map](#)

Zoning District Map Grosse Pointe Woods

Zoning: Grosse Pointe Woods Roads: MGF v17a Exported: January 7th, 2022

20655 Mack Ave
Grosse Pointe Woods, MI 48236

Rec Owner SHARYN MANNINO
Address 318 Touraine Ct, Grosse Pointe Farms, MI 48236
Parcel 40-007-99-0004-000
Zoning C
Land Area 0.03 AC

20675 Mack Ave
Grosse Pointe Woods, MI 48236

Rec Owner SUMMIT ORAL & MAXILLOFACIAL SURGERY
Address 29425 Ryan Rd, Warren, MI 48092
Parcel 40-007-99-0005-000
Zoning C
Bldg Area 3,770 SF
Land Area 0.30 AC

20641 Mack Ave
Grosse Pointe Woods, MI 48236

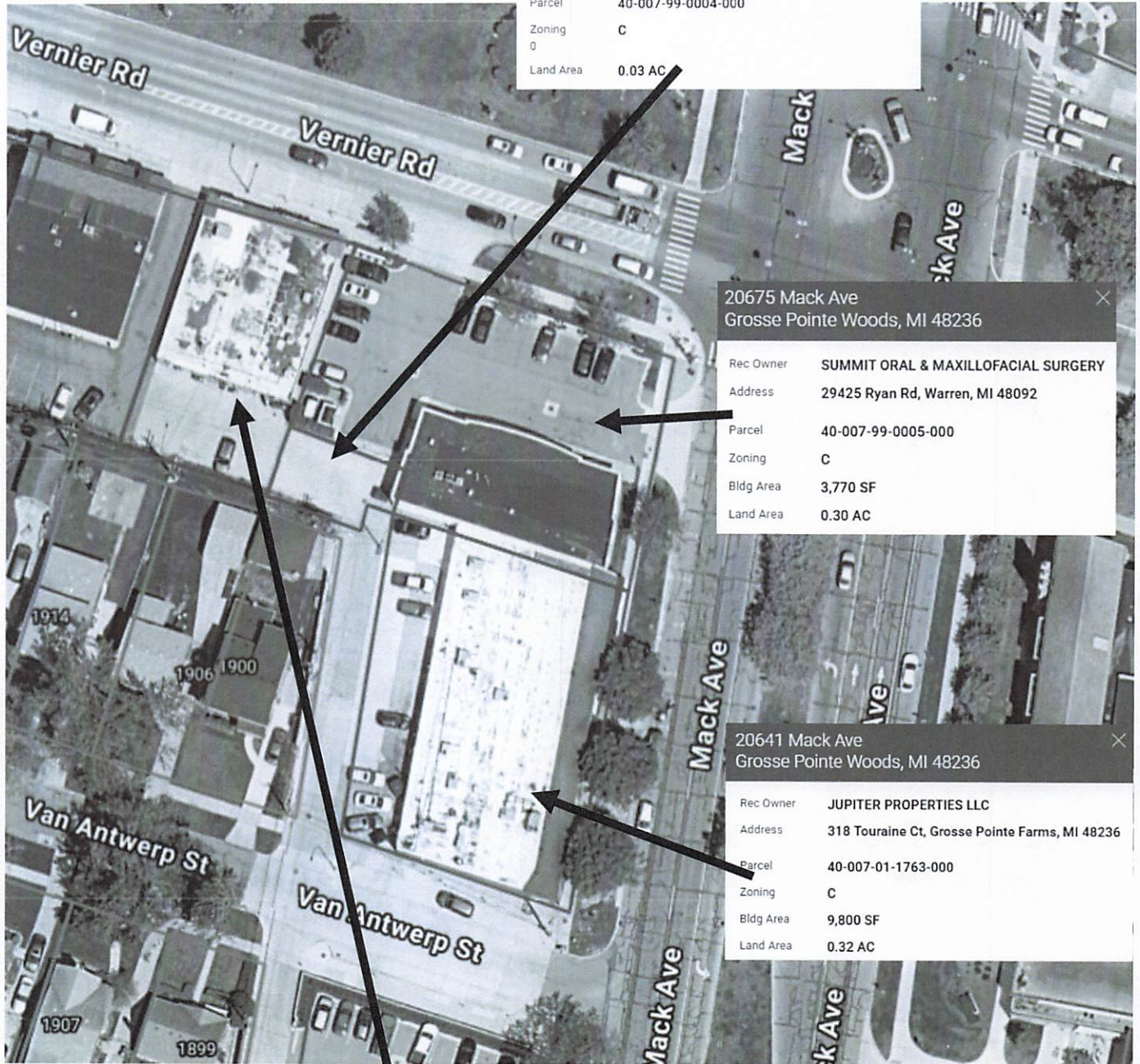
Rec Owner JUPITER PROPERTIES LLC
Address 318 Touraine Ct, Grosse Pointe Farms, MI 48236
Parcel 40-007-01-1763-000
Zoning C
Bldg Area 9,800 SF
Land Area 0.32 AC

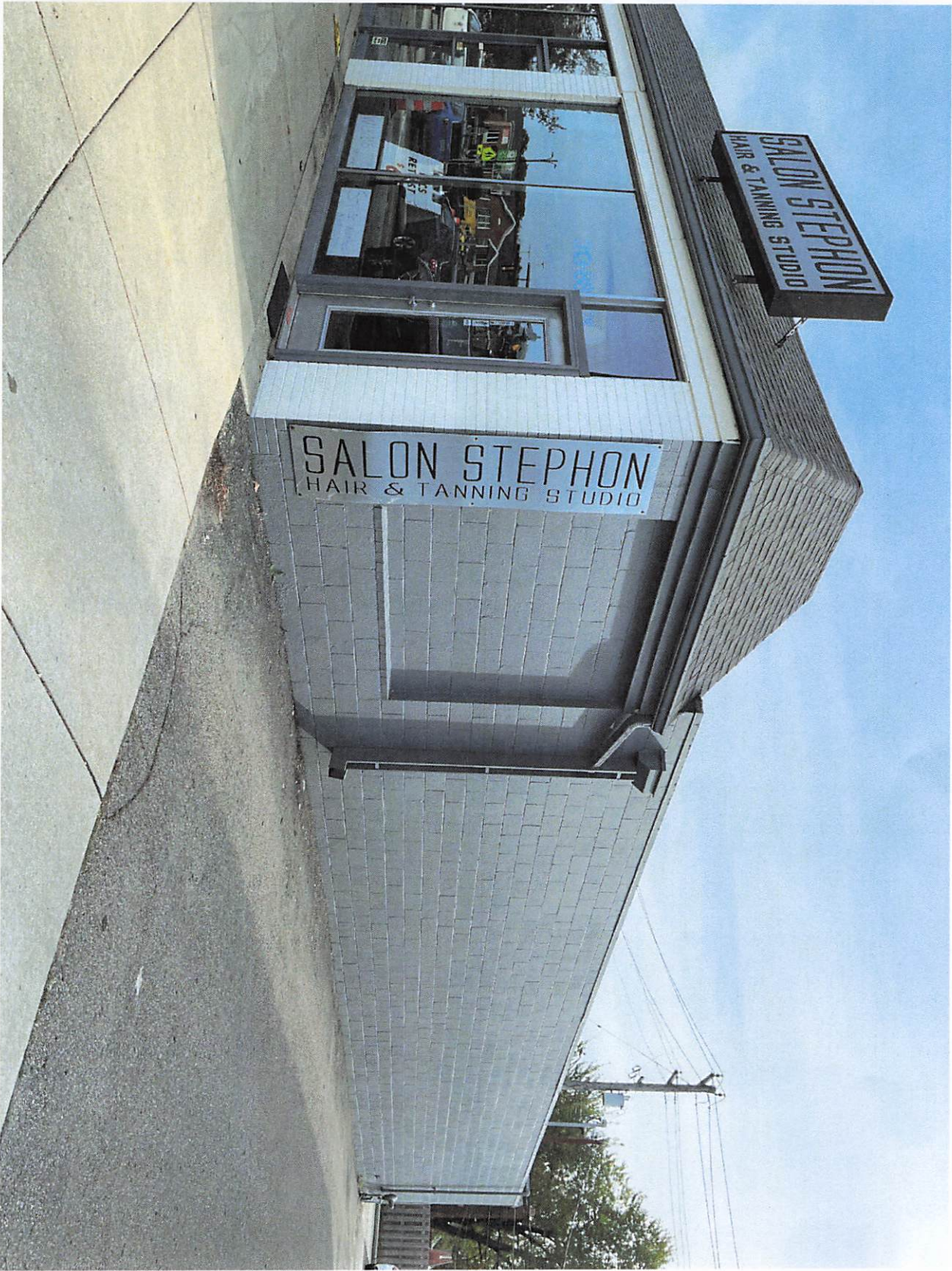
1925 Vernier Rd
Grosse Pointe Woods, MI 48236

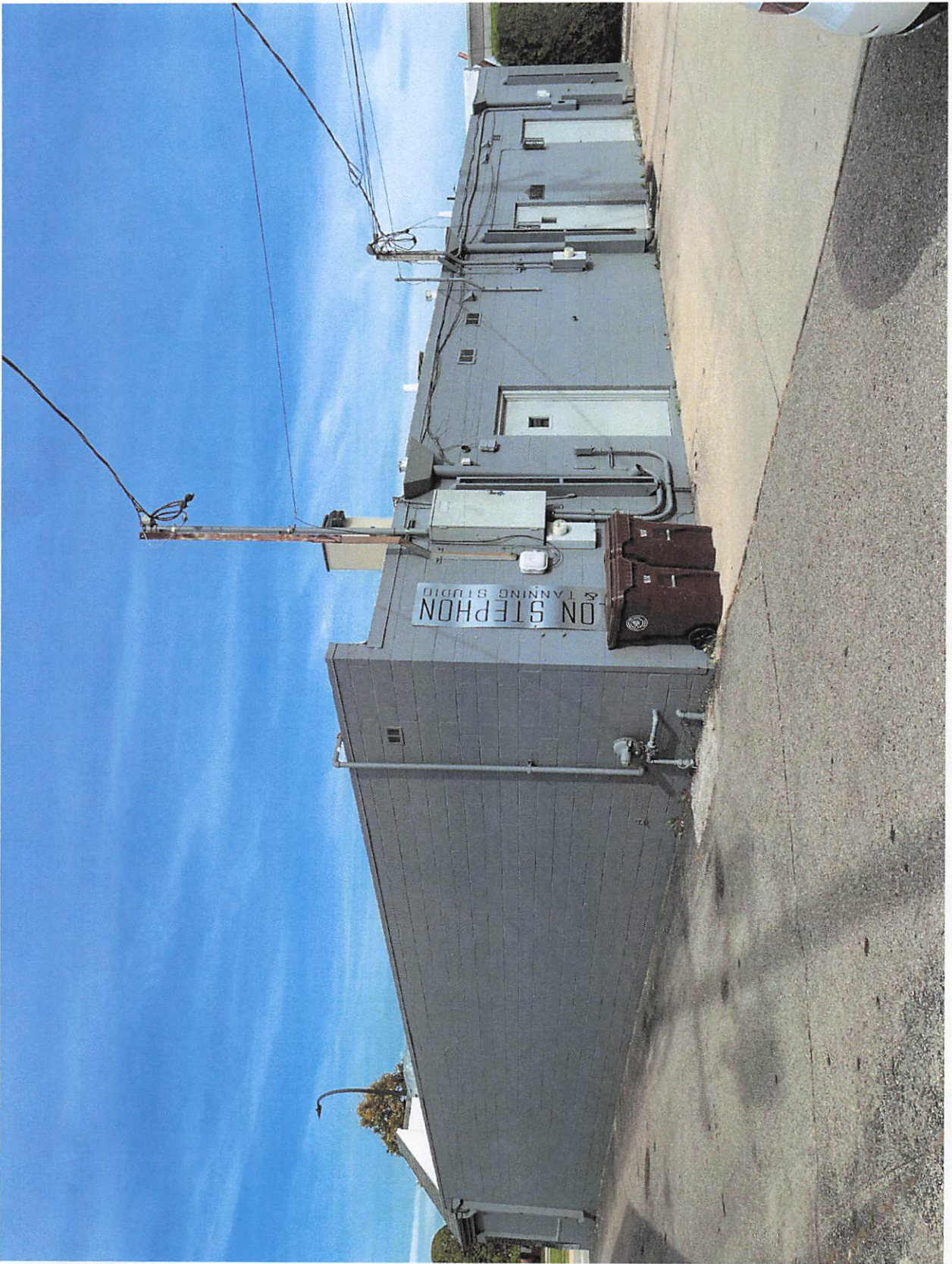
Rec Owner JUPITER PROPERTIES LLC
Address 318 Touraine Ct, Grosse Pointe Farms, MI 48236
Parcel 40-007-99-0003-000
Zoning RO-1
Bldg Area 4,380 SF
Land Area 0.17 AC

SUBJECT

Dimensions +/- 60' x 75'



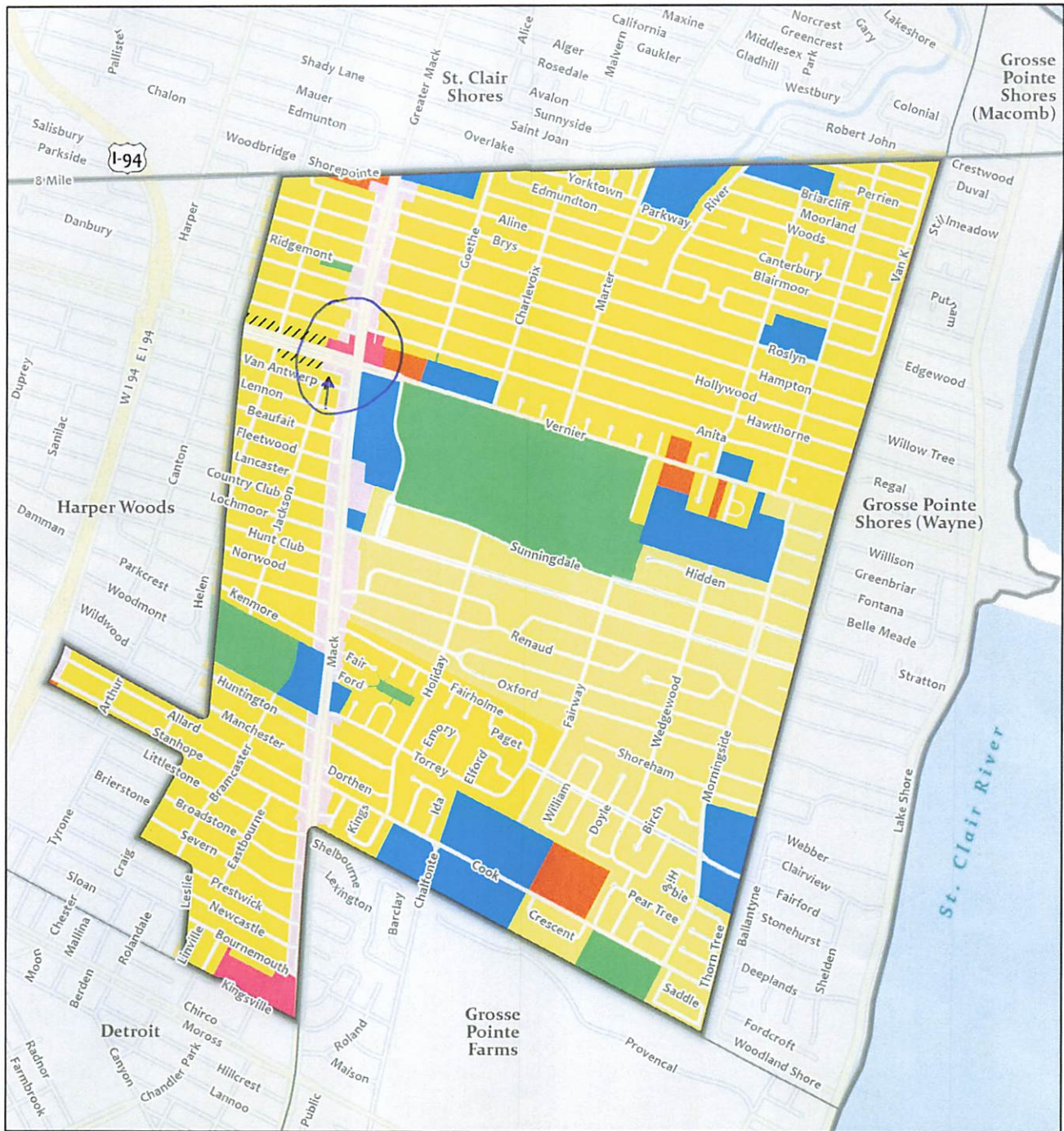




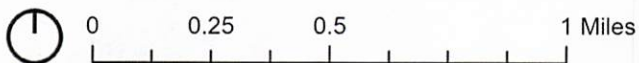




MAP 2. Future Land Use Map



Data Sources: Future Land Use: Grosse Pointe Woods; Roads: SEMCOG ©2024 Giffels Webster



- | | |
|------------------------------|----------------------|
| Single Family Low Density | Regional Business |
| Single Family Medium Density | Institutional |
| Two Family | Parks and Recreation |
| Planned Multi-Family | Corridor Mixed Use |

giffels
webster

FUTURE LAND USE GROSSE POINTE WOODS

Planned Multi-Family

This land use category includes residences of various styles at a density of approximately six (6) to eighteen (18) units an acre and corresponds to the R-3 and R-4 zoning districts.



Corridor Mixed Use

This land use designation includes 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.





MCKENNA

December 3, 2025

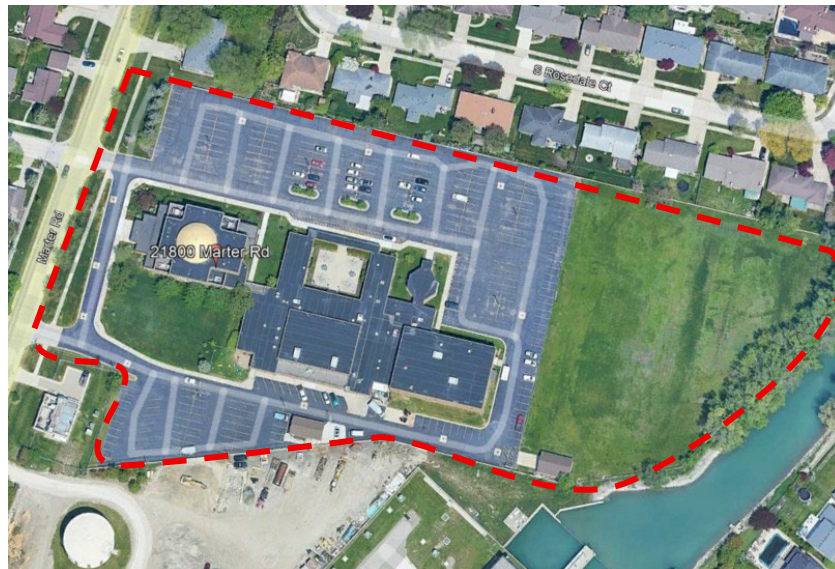
Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Subject: 21800 Marter Road: Rezoning (Map Amendment)
Parcel ID: 001-99-0001-000
Current Zoning: R-3, Planned Multiple Family Residential
Proposed Zoning: CF, Community Facilities

Dear Commissioners,

Stucky Vitale Architects, on behalf of Assumption Greek Church, proposes to rezone 21800 Marter Road from the R-3, Planned Multiple Family Residential District to the CF, Community Facilities District. The rezoning is necessary to permit the construction of a 42,075 square foot multi-use facility with an indoor turf field and eight pickleball courts (primarily located in St. Clair Shores).

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 multi-use facility is proposed to be constructed to the east of the existing church and accessory buildings on the site. The overall project site is highlighted below, and the specific parcel proposed for a rezoning that is within the municipal boundaries of Grosse Pointe Woods is detailed on the following page.



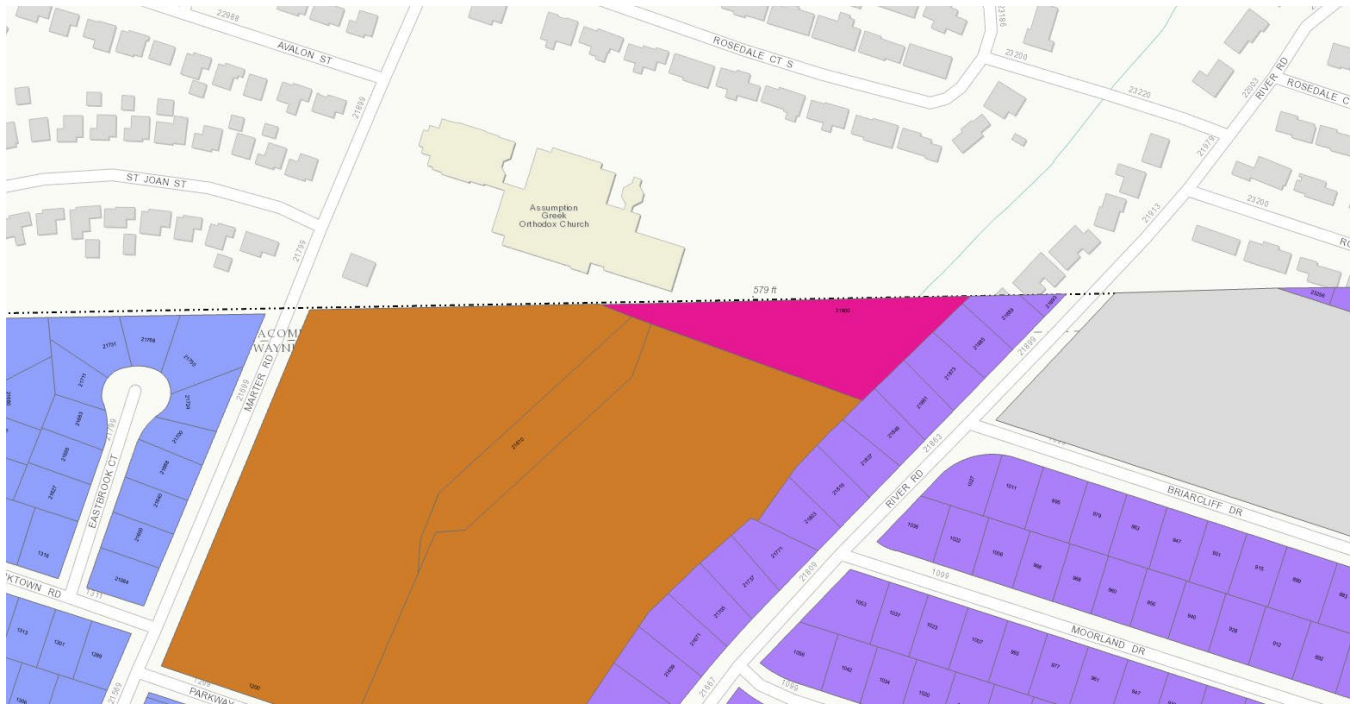
HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Subject Site. The Grosse Pointe Woods parcel requested for this rezoning is limited to the pink triangle shaped parcel below. The remainder of this project is located within St. Clair Shores and has been approved by their city. However, that project is dependent on the rezoning and site development approval of this subject parcel.





Rezoning Review

#1: MASTER PLAN AND FUTURE LAND USE CLASSIFICATIONS

Will the proposed amendment further the comprehensive planning goals and policies of the City and is the proposed amendment consistent with the Future Land Use Map of the Master Plan?

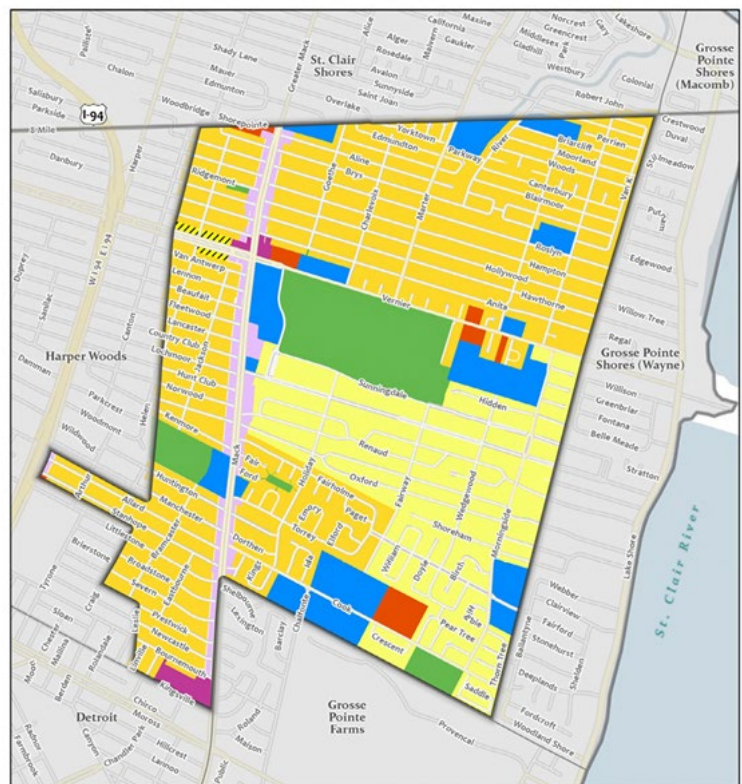
Findings: Alignment and harmony with the recently adopted Master Plan is achieved with this rezoning.

First, this rezoning is consistent with the following goal from the 2024 Master Plan: **“Goal # 4 – Community Character: Strengthen sense of place, identity, and character throughout the City and its neighborhoods”.**

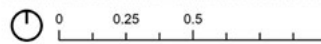
The proposed use will serve community members by providing an additional gathering space for both fellowship and recreation, anticipated to strengthen sense of place for Grosse Pointe Woods residents.

Second, this rezoning is consistent with the 2024 Master Plan's Future Land Use Map, which designates this area as *Institutional*.

This is described in the text of the Master Plan as, *“This land use designation is located where existing schools, places of worship, and public buildings are currently in operation within the City and fall primarily within residential neighborhoods. These land use designations align with the C-F, Community Facilities zoning designation. Should they no longer serve their original purpose, the City considers the preservation of open space to be a priority, along with other uses that support community services and fellowship. For areas along the City’s major thoroughfares, exploring commercial, entertainment, and retail uses that would be advantageous to the community are preferred. Otherwise, these areas should align with a surrounding land use.”*



Data Sources: Future Land Use: Grosse Pointe Woods; Roads: SEMCOG; ©2024 Giffels Webster



giffels
webster

FUTURE LAND USE
GROSSE POINTE WOODS



#2: INTENT AND USES OF THE ZONING ORDINANCE

Is the request in accordance with the basic intent and purpose of the Zoning Ordinance?

The basic intent and purpose of the Zoning Ordinance is to provide regulations on the uses of land and structures to promote and protect the public health, safety, and general welfare of the Grosse Pointe Woods community.

The chart below details the existing land use, current zoning, and the 2024 Master Plan Future Land Use designations; the surrounding property to the north and west is located within St. Clair Shores:

Location	Existing Land Use	Zoning Districts	Future Land Use Designation (2024 Master Plan)
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)

Findings: Intent Statements. The Zoning Ordinance is intended to ensure harmonious, thoughtfully planned development – and this requires an understanding of the *purpose statements* and *permitted uses* in the two applicable districts. To summarize, the C-F, Community Facilities District is intended to provide land for public activities, such as public and private nonprofit recreational areas to better serve the needs of residents within the city.

Purpose Statement: Section 50-3.1.G: R-3, Planned Multi Family Residential	Purpose Statement: Section 50-3.1.I: C-F, Community Facilities
<i>"The R-3 planned multiple-family residential development district is designed to permit residential use of land with various types of multiple dwellings and related uses. These areas would be located near major streets for good accessibility and be designed to complement adjacent single-family areas. Various types and sizes of residential accommodations for ownership or rental would thereby be provided to meet the needs of the different age and family groups in the community without causing excessive demands on existing community facilities, utilities, or services."</i>	<i>"The C.F. community facilities district is intended to provide suitable locations for desirable and necessary public activities, schools, continuing care retirement community, 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."</i>



Findings: Allowable Uses. The uses permitted in the C-F, Community Facilities District include a mix of neighborhood amenities, such as schools, retirement communities, and recreational areas. The subject site's location within a residential neighborhood further aligns with the intent of the *Institutional* Future Land Use designation.

The proposed facility is to be constructed on the east side of the parcel, which borders the Milk River, and abuts single-family residential to the north, where screening is included on the St. Clair Shores site plan for buffering, in addition to an existing screening wall. We do not anticipate adverse impacts from noise or potential nuisances to impact the homes situated near the property, and additional screening and landscaping will be reviewed during the site plan development stage (should this rezoning be approved).

#3: SPECIFIC ZONING ORDINANCE CRITERION

Could all requirements in the proposed zoning classification be complied with on the subject parcel?

Findings: It appears that the subject site can comply with the basic dimensional standards of the C-F, Community Facilities District and that the proposed rezoning will not create a new non-conforming situation. The dimensional standards and other applicable Grosse Pointe Woods zoning requirements will be applied in the site development plan stage, should this rezoning be approved.



Conclusions

PROCESS

Following consideration of public comments received during the Public Hearing, the Planning Commission has the following available motions when considering a map amendment (rezoning):

- *Recommendation to the City Council for approval of the rezoning; or*
- *Recommendation to the City Council for denial of the rezoning; or*
- *Table the application.*

In the case of approval or denial, the Commission must specify the findings of fact which the decision is based upon.

RECOMMENDATION

It is recommended that the rezoning (map amendment) to the C-F, Community Facilities District at 21800 Marter Road be recommended for approval to the City Council, based on the following findings of fact:

- 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.*

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

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



STUCKY VITALE ARCHITECTS

October 27, 2025

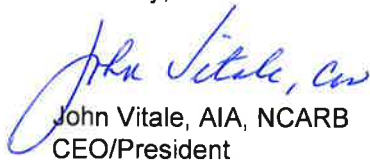
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Re: Assumption Church Sports Facility
Architects' Project No.: 2024.154

To Whom it May Concern:

Stucky-Vitale Architects, on behalf of Assumption Greek Church, are requesting a rezoning of a small portion of the property at 21800 Marter Road that lies in the City of Grosse Pointe Woods from the current zoning of Planned Multiple-Family Residential Development (R-3) to the zone of Community Facilities (C.F.), with special land use. The proposed project is the construction of a 42,075 square foot multi-use facility with an indoor turf field and 8 pickleball courts. The site contains an existing church building and accessory buildings. The rezoning to C.F., with special land use for a private noncommercial recreation center is being requested as it better fits the described use for the proposed project.

Sincerely,



John Vitale, AIA, NCARB
CEO/President

Attach a detailed written statement fully explaining your request.

8. Present Use of Property: _____

CHURCH

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

ASSUMPTION GREEK CHURCH 21800 MARTER ROAD, ST CLAIR SHORES, MI

Applicant must provide lease, purchase agreement or written authorization from Owner.

DECLARATION:

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature:  Date: 10/22/2025

Filing Fee: \$750.00 + Public Hearing Fee \$375



METROPOLIS
OF DETROIT

ASSUMPTION GREEK ORTHODOX CHURCH

21800 Marter Rd. St. Clair Shores, MI 48080-2599 • Tel: 586.779.6411 Fax: 586.779-8369
Web: www.goassumption.org



ASSUMPTION
GREEK ORTHODOX CHURCH

From the desk of

Rev. Dr. Michael Varlamos, PhD

fmichaelnv@icloud.com

October 27, 2025

City of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

To Whom It May Concern,

This letter serves as approval by the Assumption Greek Orthodox Church to rezone the property at 21800 Marter Rd from Multifamily to Community Facilities.

Furthermore, I approve Stucky – Vitale Architects to proceed with the request for a Rezoning of the portion of the parcel that lies in Grosse Pointe Woods.

Yours truly,

Rev. Dr. Michael Varlamos
Priest
Assumption Greek Orthodox Church

KOIMISIS OF THE THEOTOKOS

ASSUMPTION CHURCH SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

ARCHITECT

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

PROJECT OWNER

ASSUMPTION GREEK ORTHODOX CHURCH
21800 MARTER
ST CLAIR SHORES, MI 48080

SHEET DESIGNATION

DRAWINGS ARE NUMBERED ACCORDING TO THE FOLLOWING CONVENTIONS:

A001

DISCIPLINE DESIGNATOR	DRAWING TYPE DESIGNATOR
G	GENERAL
LS	LIFE SAFETY
C	CIVIL
L	LANDSCAPE
S	STRUCTURAL
AD	ARCHITECTURAL
DEM	DEMOLITION
A	ARCHITECTURAL DETAILS
F	FINISH INFORMATION
P	PLUMBING
M	MECHANICAL
E	ELECTRICAL

PROJECT INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF A 42,075 SQUARE FOOT MULTI-USE FACILITY WITH AN INDOOR TURF FIELD AND 8 PICKLEBALL COURTS ON AN EXISTING 402,964 SQUARE FOOT SITE. THE SITE CONTAINS AN EXISTING 51,661 SQUARE FOOT CHURCH BUILDING.

APPLICABLE CODES:

2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN ENERGY CODE (MEC)
2021 ENERGY STANDARDS FOR BUILDINGS (ASHRAE 90.1)
2023 NATIONAL ELECTRICAL CODE (NEC)
2012 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:

2021 MICHIGAN BUILDING CODE, CHAPTER 11
2017 MICHIGAN ACCESSIBILITY CODE (ANSI A117.1)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

ASSEMBLY: A-3

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE AREA: 62,000 SQFT (FULLY SPRINKLED)
ACTUAL AREA: 42,075 SQFT
ALLOWABLE HEIGHT: 35FT (PER ZONING ORDINANCE)
ACTUAL HEIGHT: 33FT 2IN (TO TOP OF RIDGE)

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE: IIA

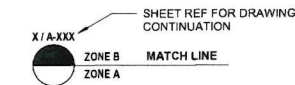
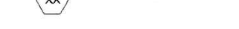
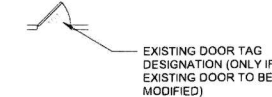
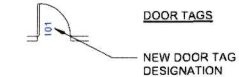
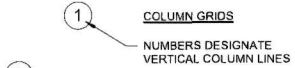
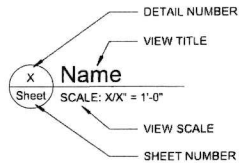
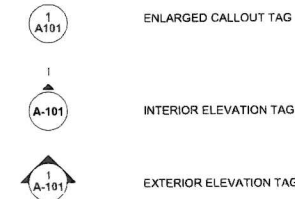
SHEET INDEX - GENERAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
G001	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	ZBA	10.22.25
DRAWINGS: 1			

SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A001	PRELIMINARY SITE PLAN	ZBA	10.22.25
A010	LANDSCAPE PLAN	ZBA	10.22.25
A100	COMPOSITE FLOOR PLAN	ZBA	10.22.25
A301	EXTERIOR ELEVATIONS	ZBA	10.22.25
A302	EXTERIOR ELEVATIONS- MATERIAL	ZBA	10.22.25
DRAWINGS: 5			

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.

SYMBOL LEGEND



ABBREVIATION LEGEND

& L	AND	1 or 1/2	CENTERLINE
@	ANGLE	0	DIAETER
	AT	±	PLUS OR MIN
ACCESS	ACCESSIBILITY	J.C	JANITOR'S CLOSET
ACOUS.	ACOUSTICAL	JT.	JOINT
ACT	ACOUSTICAL CEILING TILE	KIT	KITCHEN
A.D	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LG	LENGTH
A.F.F.	ABOVE FINISH FLOOR	L.L.V.	LONG LEG VERTICAL
AL	ALUMINUM	LT	LIGHT
ANOD.	ANODIZED	LVT	LUXURY VINYL TILE
ARCH.	ARCHITECTURAL or ARCHITECT	MAX	MAXIMUM
ASPH.	ASPHALT	MECH	MECHANICAL
BD	BOARD	MTL	METAL
BF	BARRIER FREE	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN	MINIMUM
BLK'G.	BLOCKING	MISC.	MISCELLANEOUS
BOT.	BOTTOM	M.O.	MASONRY OPENING
BR	BRICK	N	NORTH
CAB.	CABINET	NIC	NOT IN CONTRACT
CEM.	CEMENT	NOM.	NOMINAL
C.J	CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	O/C	ON CENTER
C.F.M.F.	COLD FORMED METAL FRAMING	OFC	OFFICE
C.O	CLEAN OUT	OPNG	OPENING
CLO	CLOSET	OPP	OPPOSITE
CLR	CLEAR	OVFD	OVERFLOW DRAIN
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
C.G	CORNER GUARD	PLAS	PLASTER
CONST.	CONSTRUCTION	PNT	PAINT
COR.	CORRIDOR	PLYWD	PLYWOOD
CORR.	CORRUGATED	PREFAB	PREFABRICATED
CPT	CARPET	PFN	PREFINISH or PREFINISHED
C.T	CERAMIC TILE	PROJ	PROJECTION
CTSK	COUNTER SUNK	PT	POINT
CW	CURTAIN WALL	R	RISER
D.F.	DRINKING FOUNTAIN	RCP	REFLECTED CEILING PLAN
DET.	DETAIL	R.C	ROOF CONDUCTOR
DIA.	DIAMETER	RD	ROOF DRAIN
DIM.	DIMENSION	REIN	REINFORCING
DN	DOWN	REQD	REQUIRED
D.O	DOOR OPENING	RESIL	RESILIENT
DR	DOOR	RFG	ROOFING
D.S.	DOWN SPOUT	RM	ROOM
DWG.	DRAWING	R.S	ROOF SUMP
DWR.	DRAWER	SAN	SANITARY
EA	EACH	SC	SOLID CORE
E.L.	EXPANSION JOINT	SCHED	SCHEDULE
EL	ELEVATION	SHT	SHEET
ELEC.	ELECTRICAL	SIM	SIMILAR
ELEV	ELEVATOR	SPEC	SPECIFICATIONS
E.O.S./E.O.S.	EDGE OF SLAB	SQ	SQUARE
E.O.D./E.O.D.	EDGE OF DECK	STL	STAINLESS STEEL
EP	ELECTRICAL PANEL	SS	SOLID SURFACE
EPX	EPOXY	ST	STONE
EQ	EQUAL	STD	STANDARD
EQPM	EQUIPMENT	STL	STEEL
E.W	EACH WAY	STN	STAIN
EXIST. / EX	EXISTING	STOR	STORAGE
EXP.	EXPOSED	STRUCT	STRUCTURAL or STRUCTURE
EXT	EXTERIOR	SUSP	SUSPENDED
FA	FIRE ALARM	SYM	SYMMETRICAL
FD	FLOOR DRAIN	T	TREAD
FON	FOUNDATION	T&B	TOP AND BOTTOM
FE	FIRE EXTINGUISHER	TERR.	TERRAZZO
FEC	FIRE EXTINGUISHER CABINET	T.O.C.	TOP OF CURB
FHC	FIRE HOSE CABINET	T&G	TONGUE AND GROOVE
FIN	FINISH	THK	THICK
FL	FLOOR	THRES	THRESHOLD
F.O.	FACE OF	T.O.P.	TOP OF PARAPET
F.O.S.	FACE OF STUD	TA	TOILET ACCESSORY
FPRF	FIREPROOF	TV	TELEVISION
FR	FRAME	T.O.W.	TOP OF WALL
FRP	FIBERGLASS REINFORCED PANEL	TOS / T.O.S.	TOP OF STEEL
FRT	FIRE RETARDANT TREATED	TYP.	TYPICAL
F.S	FULL SIZE	U/C	UNDERCUT
F & I	FURNISHED & INSTALLED	U.N.Q.	UNLESS NOTED OTHERWISE
FT.	FOOT or FEET	U.S.K.	UTILITY SINK
FTG	FOOTING	V.B.	VAPOR BARRIER
FUR	FURRING	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	VEST	VESTIBULE
G.B.	GRAB BAR	V.F.	VINYL FLOORING
GFRC.	GLASS FIBER REINFORCED CONCRETE	V.I.F.	VERIFY IN FIELD
GL	GLASS	W	WIDTH
GYP.	GYPSUM	WB	WALL BASE
H.B.	HOSE BIBB	WC	WATER CLOSET
H.C.	HOLLOW CORE	WC	WALLCOVERING
HDWD	HARDWOOD	WD	WOOD
HDWE	HARDWARE	WO	WITHOUT
HW	HOLLOW METAL	WR	WATER RESISTANT
HORIZ	HORIZONTAL	WSC.	WAINSCOT
HR	HOUR	WT.	WEIGHT
HGT	HEIGHT	W.W.F.	WELDED WIRE FABRIC
INSUL	INSULATION		
IMP	INSULATED METAL PANEL		
IMWP	INSULATED METAL WALL PANEL		
INT	INTERIOR		



LOCATION MAP (NOT TO SCALE)



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

STATEMENT OF INTELLECTUAL PROPERTY
THE FINAL CONCEPT DRAWINGS AND THOUGHTS COVERED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:



Project :

ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Issued for

ZBA 10.22.25

Drawn by :

JWW

Checked by :

JAV, MJB

Sheet Title :

COVER SHEET, GENERAL
INFORMATION, DRAWING INDEX

Project No. :

2024.154

Sheet No. :

G001

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) (51,661 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:	268 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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAL CONCEPT, DRAWINGS AND THOUGHTS COVERED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.
Consultants

Seal:



Project :
ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Key Plan:

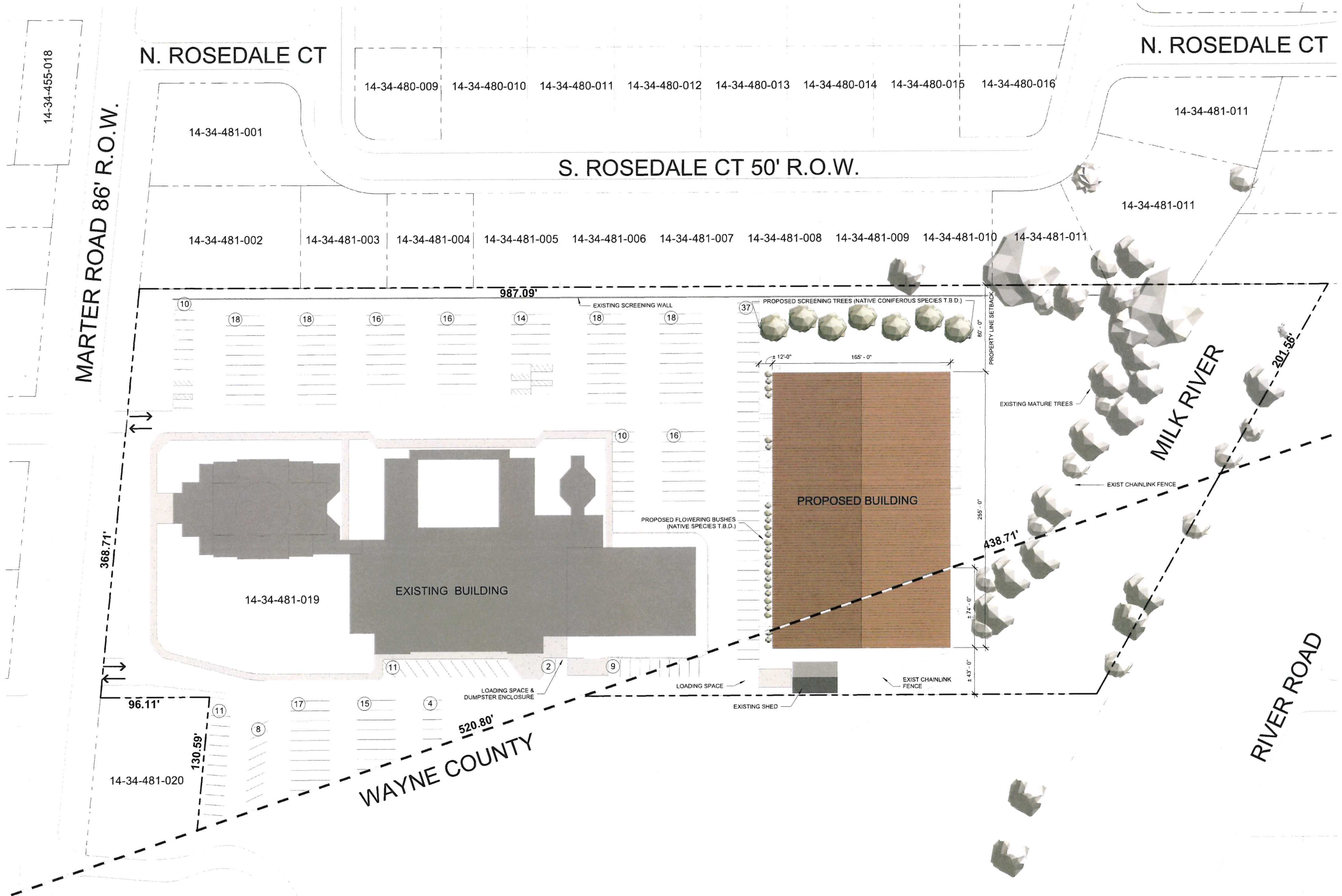


Issued for
ZBA 10.22.25

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

Project No. :
2024.154

Sheet No. :
A001



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONTAINED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.
Consultants

Seal:



Project :
ASSUMPTION CHURCH
SPORTS FACILITY

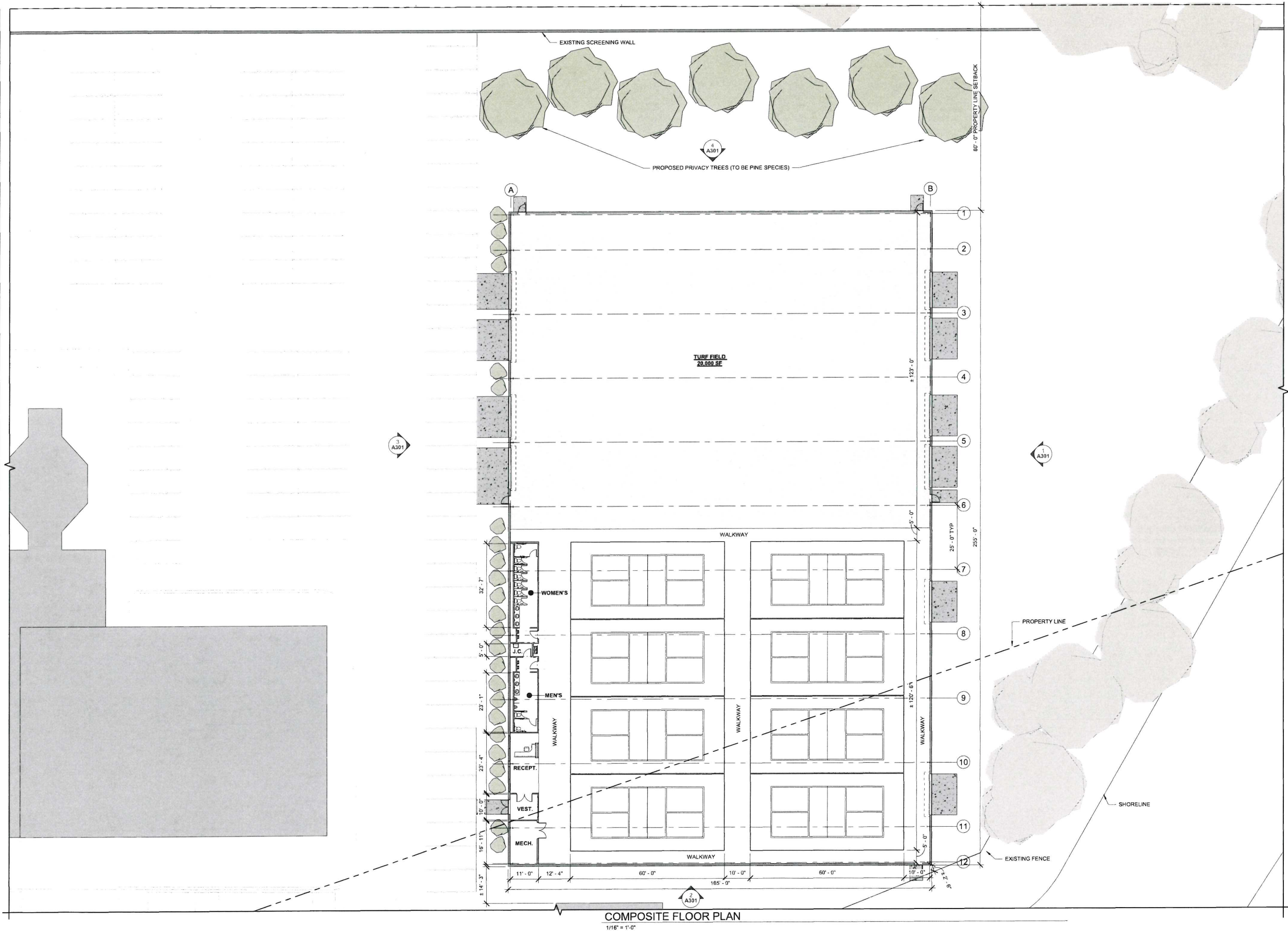
21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Key Plan:

Issued for
ZBA 10.22.25

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

Project No. :
2024.154
Sheet No. :
A010



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONTAINED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.
Consultants

Seal:



Project :
ASSUMPTION CHURCH
SPORTS FACILITY

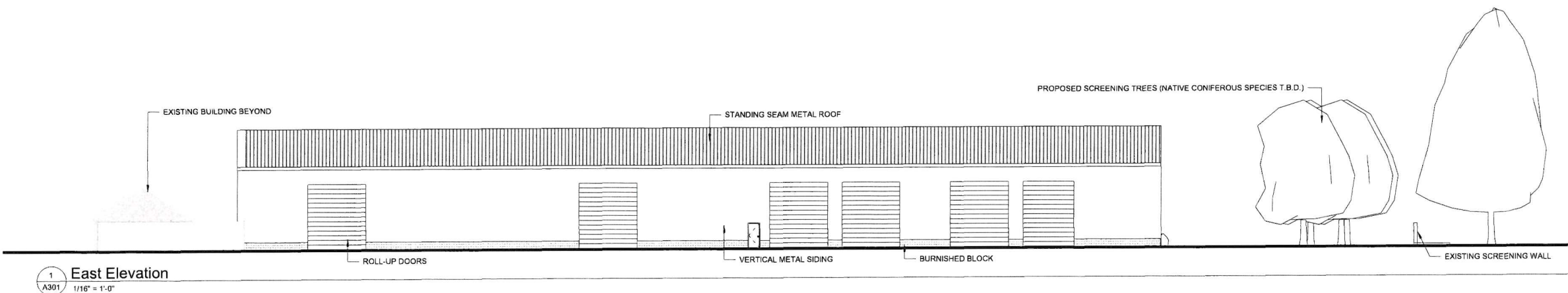
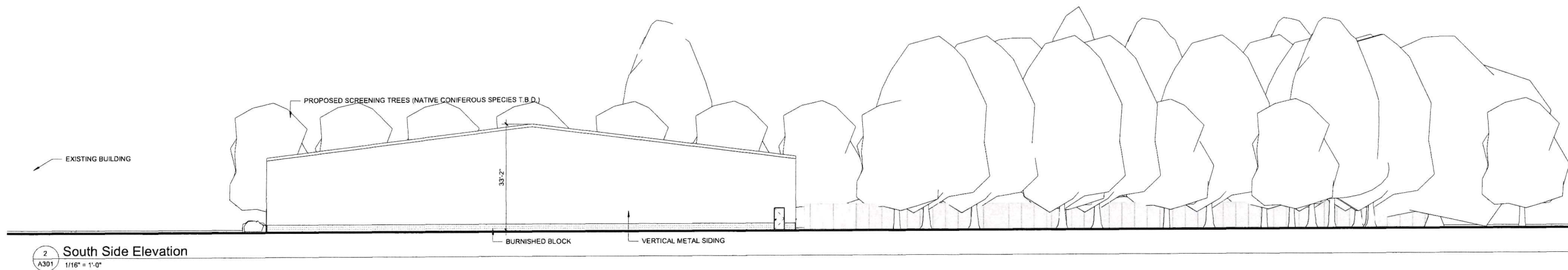
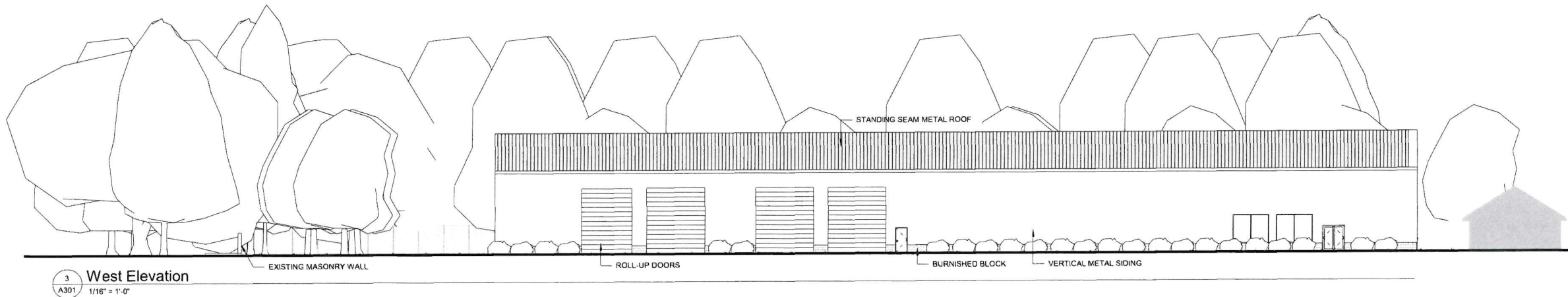
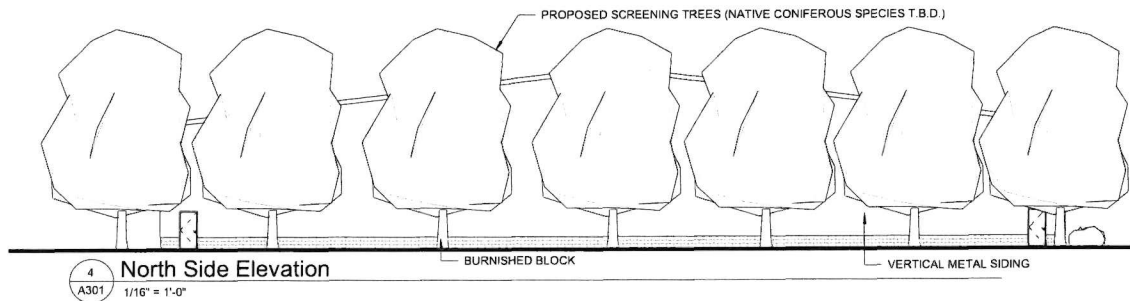
21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Key Plan:

Issued for
ZBA 10.22.25

Drawn by :
JWW
Checked by :
JAV
Sheet Title :
COMPOSITE FLOOR PLAN

Project No. :
2024.154
Sheet No. :
A100



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



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONTAINED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS IS NOT TO BE REPRODUCED, COPIED, OR REUSED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:



Project :

ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Key Plan:



Issued for

ZBA 10.22.25

Drawn by :

JWW

Checked by :

JAV

Sheet Title :

EXTERIOR ELEVATIONS

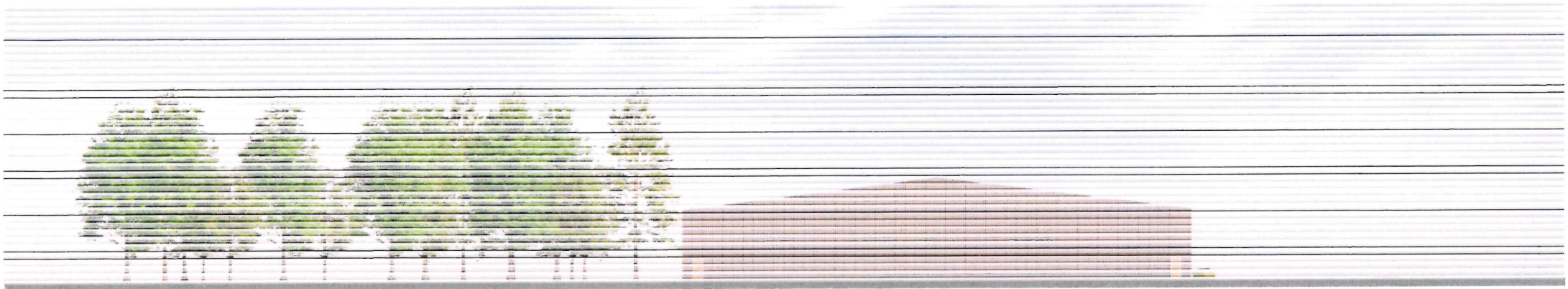
Project No. :

2024.154

Sheet No. :

A301

2024.154 - 10.22.25 - JAW



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



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONTAINED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:



Project :
ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Key Plan:



Issued for
ZBA 10.22.25

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

Project No. :
2024.154

Sheet No. :
A302

Memorandum

Project Name: Eastside Dermatology - Site Plan Amendment
Address / Parcel ID: 20030 Mack Avenue / 012-04-0026-000
Zoning District: RO-1, Restricted Office
From: Laura Haw, AICP, NCI
Date: December 3, 2025

PROJECT BACKGROUND

In February 2024, Eastside Dermatology received Site Plan approval from the Planning Commission to construct a one-story addition to an existing medical office building and to make improvements to the parking lot and drive approaches. At that time, the project scope also included selective demolition of the existing structure.

REVISED PLANS / REQUEST

Since this approval, the applicant's desired scope of work has changed, as outlined below. No changes are proposed to the interior floor plans or building façade 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, which are further detailed below:

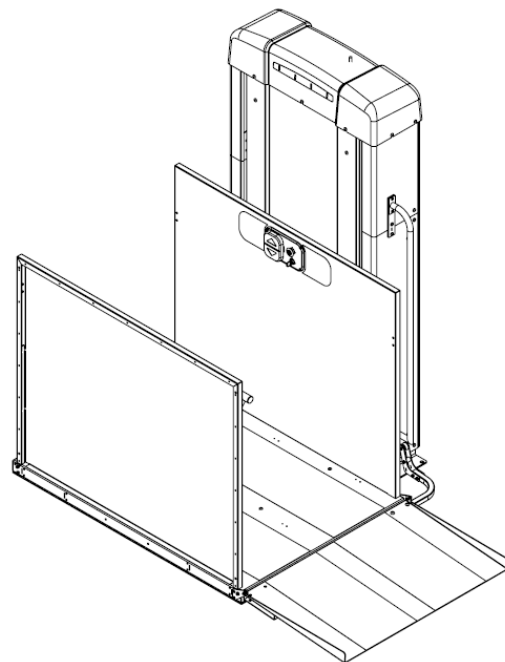
Front Entrance ADA Lift. The ADA ramp to the front entrance has been removed. Instead, a wheelchair lift is proposed (pictured right). The applicant anticipates a 36" x 48" platform for 48" service height or less; the lift height is 77" (6'-5") with a maximum height of 89" (7'-5"). The lift is constructed out of white aluminum.

Findings: The lift will be more accessible for patrons, improving their ease of access to care.

In addition, the elimination of the entrance ramp allows for greater landscaping near the front building area, which helps to soften the corner of Mack and Faircourt.

ADA Parking and Curb Cuts. Two new ADA parking spaces are proposed off Faircourt, with a new 25-foot-wide curb cut (ingress and egress drive).

Findings: The elimination of green space and the addition of more impervious surface along Faircourt is not ideal, however this will provide barrier free, ADA parking closer to the building. The width of the





pavement (of these two parking spaces) is the minimum possible by law to accommodate ADA parking, for a total width of 21-feet. To minimize the impact on Faircourt, the ADA parking spaces have been moved as close as possible to the front building entrance, 13-feet, 3-inches from the adjacent property line.

For screening of the two ADA parking spaces, a new landscape hedge (running perpendicular to Faircourt) is proposed, consisting of evergreen shrubs (42-inches in height) which will provide a year-round buffer. The site plan has also been updated to reflect the two existing trees located in this area, which are to remain and will continue to soften the site.

Garage Demolition. Previously, the existing detached garage was to remain. It is now proposed to be demolished and replaced with pavement, which will give additional maneuvering space in the parking area.

Findings: The removal of the garage allows the three parking spots directly in front of this structure to be pulled further into the site, giving greater space for reversing and maneuvering. This is an improvement to site circulation and safety.

The demolition of the garage will remove a natural screening device between the adjacent residential property and Mack Avenue. To address this, an extension of the existing 6-foot in height shadowbox privacy fence is proposed to provide a consistent screen along the property. As a 6-foot in height fence, the neighbor's approval is required; otherwise, a 4-foot in height fence could be installed.

Evergreen screening (11 arborvitae, 8-feet in height), are proposed adjacent to the fence line to further offer year-round screening. The existing mature trees in this area will also remain.

NEXT STEPS

Based on compliance with the Zoning Ordinance, it is recommended that the Amended Site Plan for 20030 Mack Avenue, Eastside Dermatology, be approved. This recommendation is 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 in height privacy fence (reduced to 4-feet in height otherwise).

The following is a draft motion for your consideration:

I move to grant amended Site Plan approval for Eastside Dermatology at 20030 Mack Avenue to incorporate minor modifications to the front entrance; the creation of two, off-street parking spaces onto Faircourt; the demolition of the existing garage; and the installation of additional landscaping and fencing, subject to the conditions outlined in the planners report.

EASTSIDE DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE WOODS 48236

ARCHITECT

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

MEP ENGINEER

DIN ENGINEERING
33228 W. 12 MILE RD. UNIT 227
FARMINGTON HILLS, MI 48334
(248)759-5818

PROJECT INFORMATION

PROJECT DESCRIPTION

3 EXAM ROOM ADDITION AND INTERIOR RENOVATION OF EXISTING DERMATOLOGY OFFICE. DEMOLITION OF EXISTING ENTRY RAMP AND CONSTRUCTION OF NEW BARRIER FREE ACCESS RAMP.

EXISTING BUILDING: 1,417 GSF
NEW ADDITION: 430 GSF

APPLICABLE CODES

2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2015 MICHIGAN ENERGY CODE (MEC)
2013 ANSI/ASHRA/IES 90.1
2023 NATIONAL ELECTRICAL CODE (NEC)
2015 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2015, CHAPTER 11
ICC / ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

ZONING INFORMATION:

ZONED RO-1 (UNCHANGED)
MAX LOT COVERAGE: 40%
MAX HEIGHT: 28FT
MAX STORIES: 2

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

BUSINESS (B) 1,884 SF / 100 SF = 19 OCCUPANTS (BUSINESS)

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

BUSINESS (B) TYPE VB (NON-SPRINKLER)
ALLOWABLE AREA = 9,000 SF
ALLOWABLE HEIGHT = 40 FT (2-STORIES)

CHAPTER 6 - TYPES OF CONSTRUCTION

(MBC 2015 CODE REFERENCE TABLE 601)

TYPE VB



SHEET DESIGNATION

DRAWINGS ARE NUMBERED ACCORDING TO THE FOLLOWING CONVENTIONS:

A001

DRAWING SEQUENCE NUMBER

DISCIPLINE DESIGNATOR

DRAWING TYPE DESIGNATOR

G GENERAL

AD ARCHITECTURAL

DEMOLITION

A ARCHITECTURAL

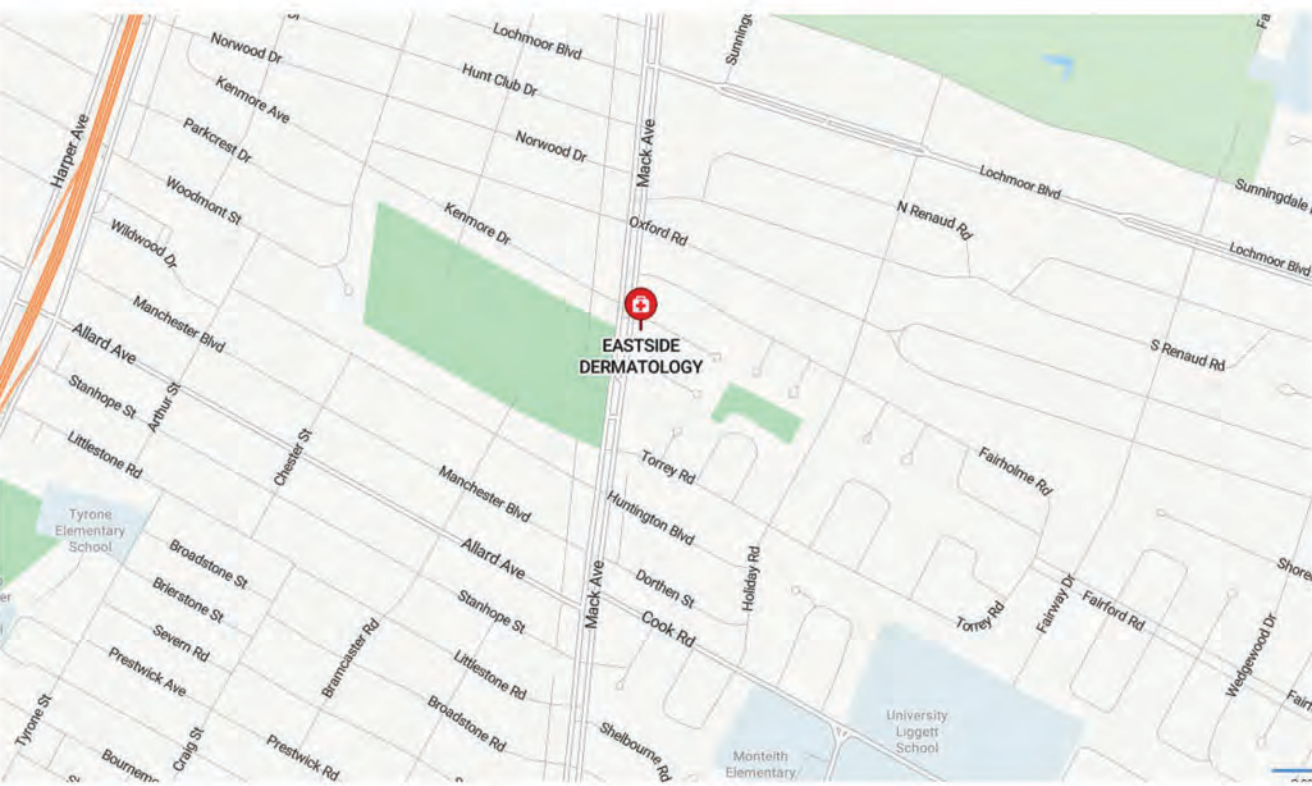
0 GENERAL, LEGENDS

1 PLANS

3 EXTERIOR ELEVATIONS

4 SECTIONS

SITE LOCATION MAP



SHEET INDEX - GENERAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
G001	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	WHEELCHAIR LIFT	12.02.25
DRAWINGS: 1			
SHEET INDEX - ARCHITECTURAL DEMOLITION			
DWG #	DRAWING NAME	ISSUED FOR	DATE
AD100	DEMO FLOOR PLAN	WHEELCHAIR LIFT	12.02.25
DRAWINGS: 1			
SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A001	ARCHITECTURAL SITE PLAN	WHEELCHAIR LIFT	12.02.25
A011	FLOOR PLANS	WHEELCHAIR LIFT	12.02.25
A301	EXTERIOR ELEVATIONS N/S	WHEELCHAIR LIFT	12.02.25
A302	EXTERIOR ELEVATIONS E/W	WHEELCHAIR LIFT	12.02.25
A311	EXTERIOR 3D VIEWS	WHEELCHAIR LIFT	12.02.25
DRAWINGS: 5			

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.



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS COVERED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:

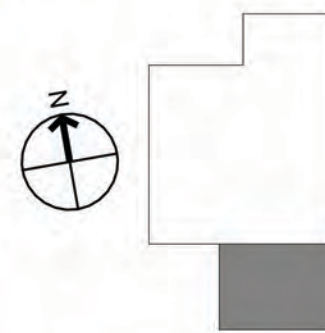


Project :

EASTSIDE
DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE
WOODS 48236

Key Plan:



Issued for

SITE PLAN REVIEW	02.20.24
BUILDING PERMIT	06.17.24
REVISED SCHEME	07.16.24
SITE PLAN APPROVAL	09.06.24
REVISED SITE PLAN	10.04.24
CITY UPDATE	01.22.25
BUILDING PERMIT	03.03.25
WHEELCHAIR LIFT	12.02.25

Drawn by :

SK, DCM, JPM

Checked by :

JAV

Sheet Title :

COVER SHEET, GENERAL
INFORMATION, DRAWING
INDEX

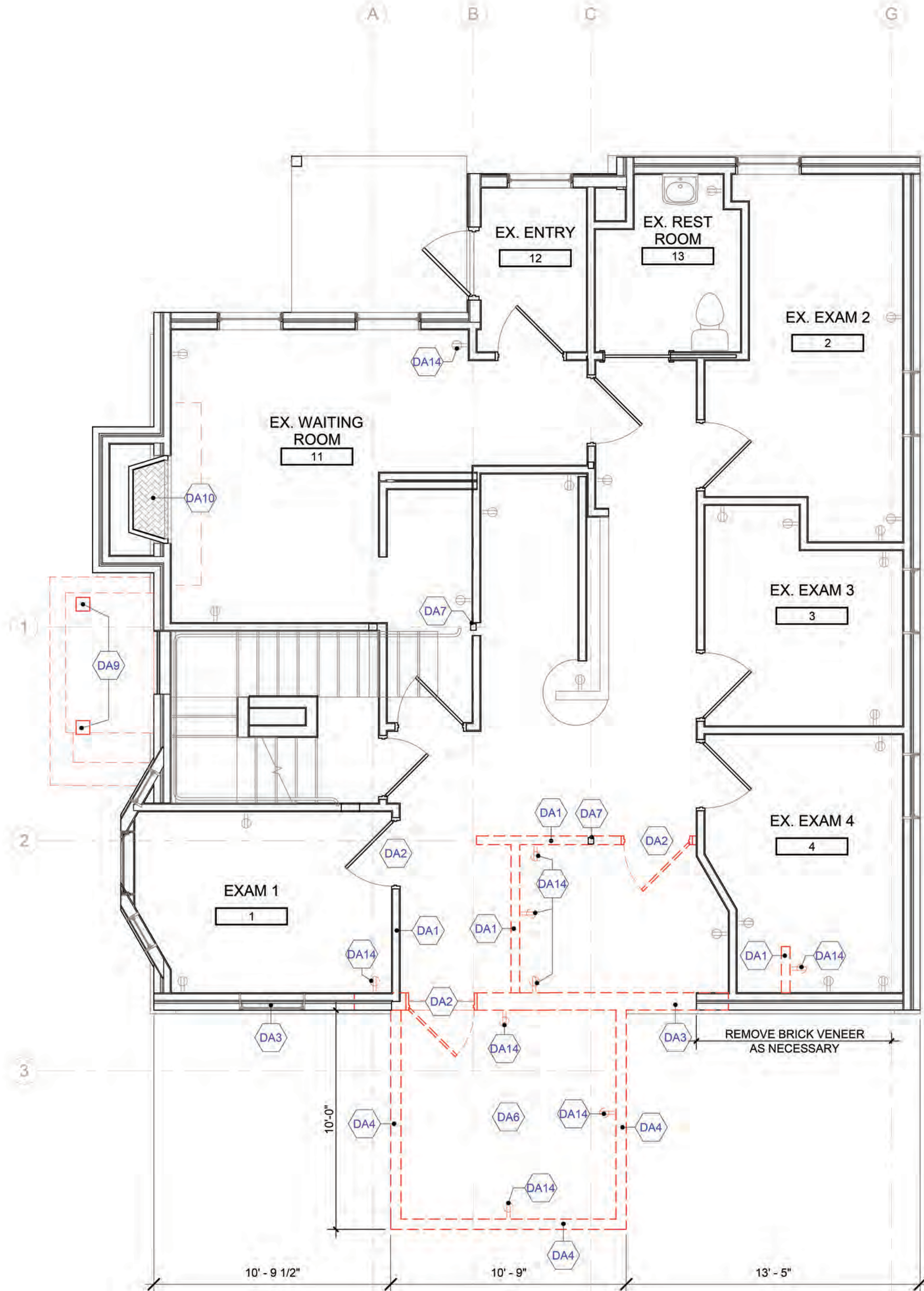
Project No. :

2021.169

Sheet No. :

G001

KEYNOTE - DEMOLITION LEGEND	
KEYNOTE	KEYNOTE DESCRIPTION
DA1	REMOVE PORTION OF INTERIOR PARTITION WALL. COORDINATE REMOVAL WITH NEW WORK PLAN. PATCH AND REPAIR FLOOR AND CEILINGS AS REQ'D AFTER DEMOLISH IS COMPLETE.
DA2	REMOVE DOOR AND FRAME AND ALL ASSOCIATED ITEMS. INFILL OPENING WITH CONSTRUCTION TO MATCH EXISTING WALL, PROVIDING A WEATHER TIGHT SEAL.
DA3	REMOVE WINDOW AND FRAME AND ALL ASSOCIATED ITEMS. INFILL OPENING WITH CONSTRUCTION TO MATCH EXISTING WALL, PROVIDING A WEATHER TIGHT SEAL.
DA4	COMPLETELY REMOVE EXTERIOR WALL AND ALL ASSOCIATED ITEMS, INCLUDING BUT NOT LIMITED TO WALL FRAMING, INT AND EXT FINISHES, FOUNDATIONS, ELEC ITEMS, ETC. PROVIDE LINTEL AT NEW OPENING TO SUPPORT EXISTING ROOF FRAMING. BACKFILL REMOVED FOUNDATIONS WITH COMPACTED SOIL.
DA6	COMPLETELY REMOVE FLOOR, CEILING AND ROOF IN AREA DENOTED ON PLAN AND ALL ASSOCIATED ITEMS, INCLUDING BUT NOT LIMITED TO FRAMING, INT AND EXT FINISHES, FLOOR, CEILING AND ROOF, ELEC ITEMS, MECH ITEMS, ETC...
DA7	EXISTING BUILDING STRUCTURAL COL TO REMAIN. PROTECT AS REQUIRED THROUGHOUT CONSTRUCTION. PROVIDE SELECTIVE DEMOLISH IN THIS AREA TO DISCOVER EXIST COL BURIED IN WALL PRIOR TO WALL REMOVAL.
DA9	REMOVE CANOPY, RAISED SLAB, COLUMNS, AND ASSOCIATED FOUNDATIONS. TAKE CARE NOT TO DAMAGE ROOF CONNECTION AT EXISTING BAY WINDOW AND EXTERIOR WALL.
DA10	EXISTING FIREPLACE, MANTAL, AND TILE HEARTH TO BE REMOVED. INSULATE FIREPLACE OPENING PRIOR TO PATCHING DAMAGED PORTION OF WALL TO MATCH INTERIOR WALL CONDITION.
DA14	REMOVE EXISTING ELECTRICAL OUTLET AND TERMINATE ALL WIRING.



1 FIRST FLOOR DEMO
AD100 1/4" = 1'-0"

- DEMOLITION PLAN NOTES**
- ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
 - COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
 - ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TENANT. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
 - IN OCCUPIED BUILDINGS, ANY CONSTRUCTION BEYOND 48 HOURS MUST BE ISOLATED WITH HARD BARRIER WALL (1 HR. RATED), PER BUILDING CODE. 1 HOUR FIRE RATED PLASTIC BARRIER MAY BE USED, VERIFY WITH LOCAL AHJ. PROVIDE ANY/ALL DUST CONTROL AND INFECTION CONTROL MEASURES TO ISOLATE ALL WORK TO PROJECT AREA.
 - PHASED CONSTRUCTION MAY BE REQUIRED, FINAL NUMBER OF PHASES TBD BY OWNER/ ARCHITECT/ GC PRIOR TO CONSTRUCTION. CONTRACTOR PROVIDE ANY/ALL TEMP. CONSTRUCTION MEASURES AS REQUIRED BY LOCAL AHJ (EXIT SIGNS, EMERGENCY LIGHTING, CONSTRUCTION LIGHTING, EGRESS SIGNAGE, ETC.)
 - ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
 - CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
 - ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANSHIP MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
 - THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
 - REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
 - GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
 - THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
 - PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
 - THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THERETO UNTIL SAID ASSEMBLY AND/OR SUB-ASSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.

DEMOLITION PLAN LEGEND

EXISTING

- EXISTING WOOD STUD PARTITION TO REMAIN
- EXISTING DOOR TO REMAIN,
- AREA NOT IN CONTRACT (NIC)

DEMO

- DEMO STUD PARTITION
- DEMO DOOR

SVA

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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS COVERED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

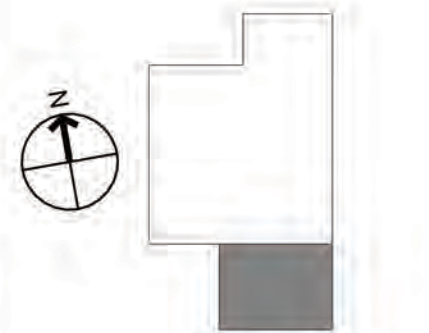
Consultants



Project :
EASTSIDE
DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE
WOODS 48236

Key Plan:



Issued for

SITE PLAN REVIEW	02.20.24
BUILDING PERMIT	06.17.24
REVISED SCHEME	07.16.24
SITE PLAN APPROVAL	09.06.24
REVISED SITE PLAN	10.04.24
CITY UPDATE	01.22.25
BUILDING PERMIT	03.03.25
WHEELCHAIR LIFT	12.02.25

Drawn by :
DCM, JPM

Checked by :
JAV

Sheet Title :
DEMO FLOOR PLAN

Project No. :
2021.169

Sheet No. :
AD100



Rendering - View from Faircourt Street



Rendering - View from Corner of Mack & Faircourt



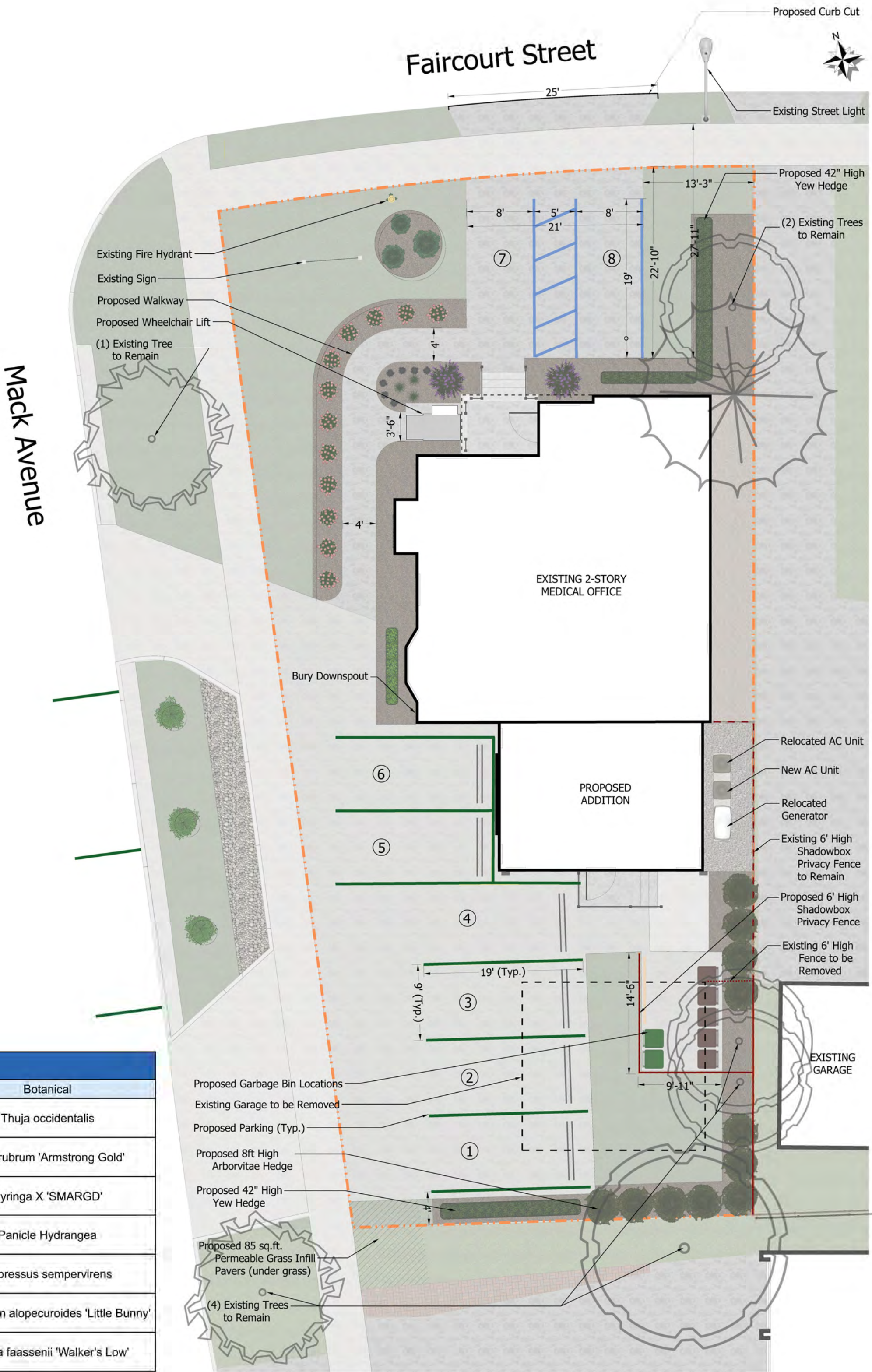
Rendering - View from Mack Avenue

SITE COVERAGE STATISTICS

AREA - SITE	
SITE OVERALL	6,848 SF
AREA - PROPOSED LOT COVERAGE (OVERALL)	
EXISTING BUILDING (TO REMAIN)	1,417 SF
ADDITION (PROPOSED)	430 SF
TOTAL	1,847 SF
LOT COVERAGE	27%

ZONING REQUIREMENTS

PER SECTION 50-3.1.L. OF THE CITY OF GROSSE POINTE WOODS ZONING ORDINANCE		
SITE ADDRESS: 20030 MACK AVE. GROSSE POINTE WOODS MI, 48236		
ZONING TYPE: R0-1 RESTRICTED OFFICE		
PARCEL NUMBER: 012 04 0026 000		
		REQUIRED
LOT AREA (MIN)		= NONE
LOT WIDTH (MIN)		= NONE
LOT DEPTH (MIN)		= 100 FT
LOT COVERAGE (MAX)		= 40%
REQUIRED YARDS		PROPOSED
FRONT YARD (MIN)		= 6,948 SF (EXISTING)
REAR YARD (MIN)		= 60 FT (EXISTING)
INTERIOR SIDE YARD (MIN)		= 140 FT (EXISTING)
SIDE YARD (STREET SIDE)		= 25.64%
BUILDING HEIGHT		= EXISTING
		= EXISTING 6'-0"
		= 9' - 4 1/2"
		= 24 FT, 2-STORIES (EXISTING)
PARKING REQUIREMENTS 50-5.3		
OFF-STREET LOADING 0.2 6000SF		
OFF-STREET PARKING SPACES		
		= NONE
		= 7 SPACES REQ'D
		= 0 SPACES
		= 6 SPACES PROVIDED OFF-STREET
		+ 2 METERED STREET SPACES
		(EXISTING UNCHANGED)



Plant Legend			
Symbol	Qty	Common	Botanical
	11	American Arborvitae	Thuja occidentalis
	3	Armstrong Gold Red Maple	Acer rubrum 'Armstrong Gold'
	2	Bloomerang Dwarf Purple Lilac	Syringa X 'SMARGD'
	12	Hydrangea paniculata Vanilla Strawberry	Panicle Hydrangea
	3	Italian Cypress	Cupressus sempervirens
	3	Little Bunny Grass	Pennisetum alopecuroides 'Little Bunny'
	7	Walker's Low Catmint	Nepeta faassenii 'Walker's Low'

Proposed Design
1" = 10'-0"



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAL CONCEPT, DRAWING AND THOUGHTS CONVEYED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.



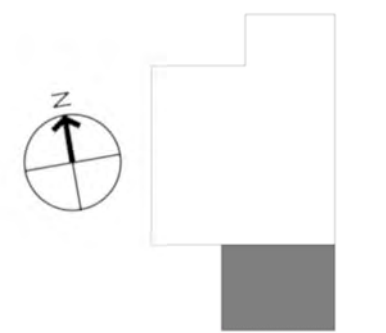
Lucia Landscaping Inc.
28279 Groesbeck Hwy
Roseville, MI 48066
LuciaLandscaping.com
586-445-8900

Seal:

Project :
EASTSIDE
DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE
WOODS 48236

Key Plan:



Issued for

SITE PLAN REVIEW	02.20.24
BUILDING PERMIT	06.17.24
REVISED SCHEME	07.16.24
SITE PLAN	09.06.24
APPROVAL	
REVISED SITE PLAN	09.27.24
REVISED SITE PLAN	10.04.24
CITY UPDATE	01.22.25
WHEELCHAIR LIFT	12.02.25

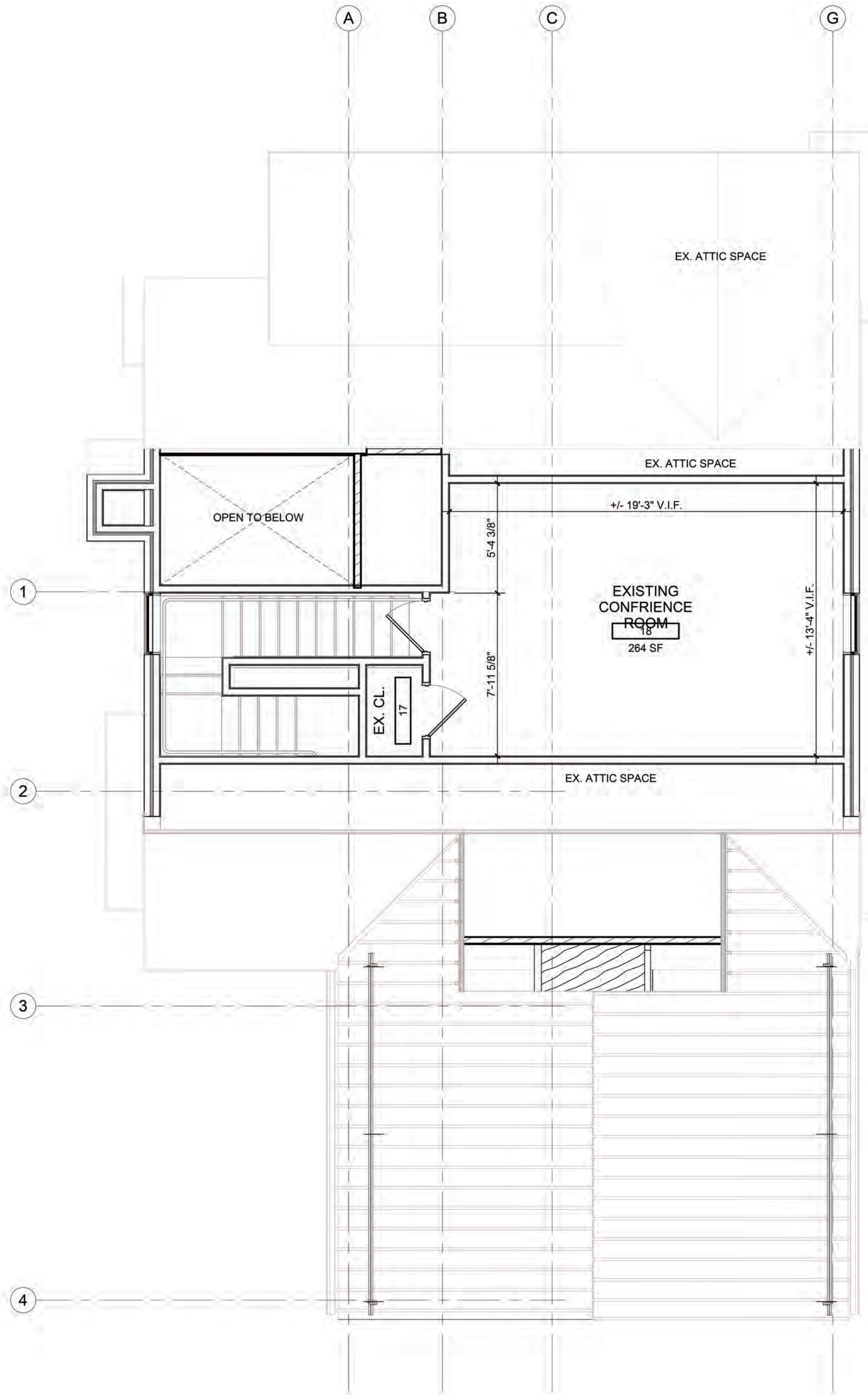
Drawn by :
Michael Derry

Checked by :
Kenito Morimanno

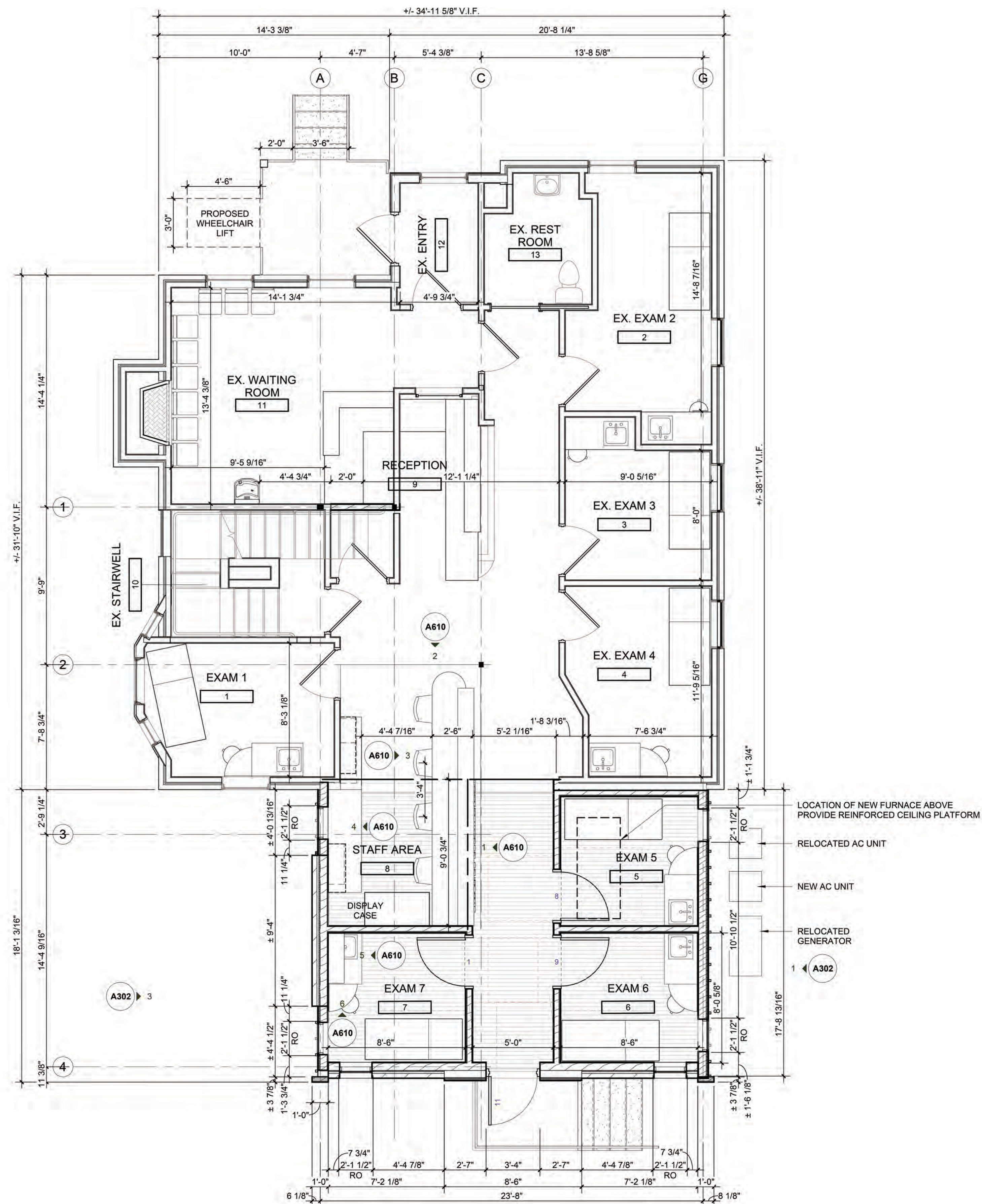
Sheet Title :
ARCHITECTURAL SITE PLAN

Project No. :
2021.169

Sheet No. :
A001



2
A011
SECOND FLOOR
1/4" = 1'-0"



1
A011
FIRST FLOOR
1/4" = 1'-0"



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS COVERED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

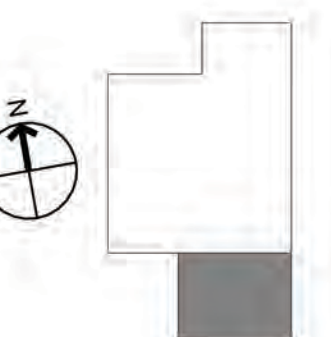
Seal:



Project :
EASTSIDE
DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE
WOODS 48236

Key Plan:



Issued for

SITE PLAN REVIEW	02.20.24
BUILDING PERMIT	06.17.24
REVISED SCHEME	07.16.24
SITE PLAN	09.06.24
APPROVAL	
REVISED SITE PLAN	10.04.24
CITY UPDATE	01.22.25
BUILDING PERMIT	03.03.25
WHEELCHAIR LIFT	12.02.25

Drawn by :

SK, DCM, JPM

Checked by :

JAV

Sheet Title :

FLOOR PLANS

Project No. :

2021.169

Sheet No. :

A011



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS COVERED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED

Consultants

Seal:

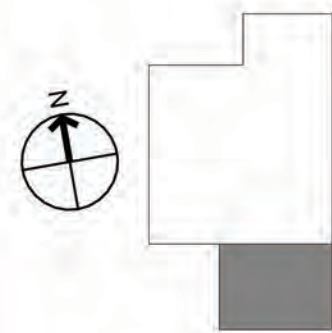


Project :

EASTSIDE
DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE
WOODS 48236

Key Plan:



Issued for

SITE PLAN REVIEW	02.20.24
BUILDING PERMIT	06.17.24
REVISED SCHEME	07.16.24
SITE PLAN APPROVAL	09.06.24
REVISED SITE PLAN	10.04.24
CITY UPDATE	01.22.25
BUILDING PERMIT	03.03.25
WHEELCHAIR LIFT	10.02.25

Drawn by :

DCM, JPM

Checked by :

JV

Sheet Title :

EXTERIOR ELEVATIONS N/S

Project No. :

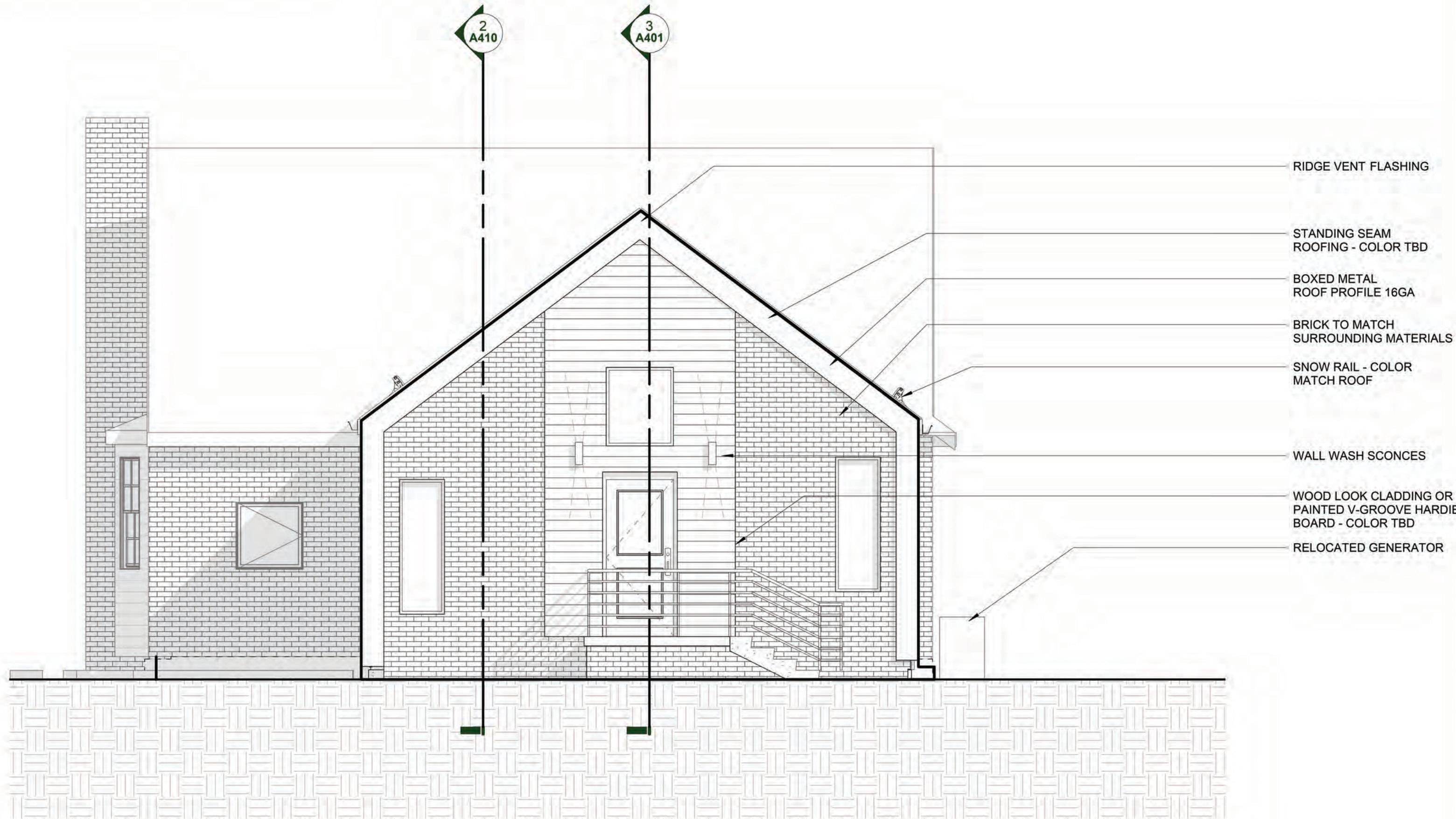
2021.169

Sheet No. :

A301



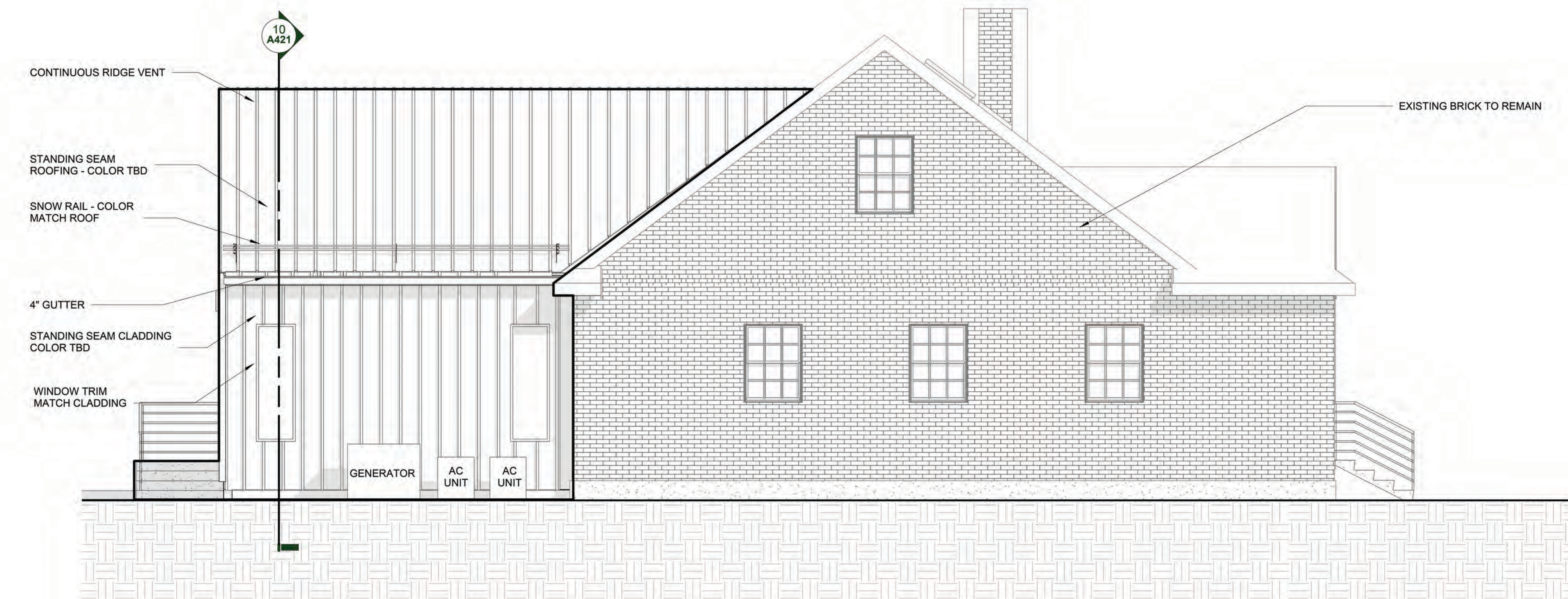
1 NORTH ELEVATION
A301 1/4" = 1'-0"



2 SOUTH ELEVATION
A301 1/4" = 1'-0"



3 WEST ELEVATION
A302 1/4" = 1'-0"



1 EAST ELEVATION
A302 1/4" = 1'-0"



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS COVERED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW, ALL RIGHTS RESERVED

Consultants

Seal:

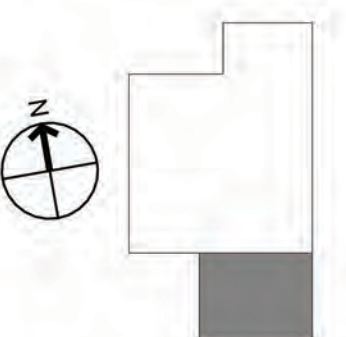


Project :

EASTSIDE
DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE
WOODS 48236

Key Plan:



Issued for

SITE PLAN REVIEW	02.20.24
BUILDING PERMIT	06.17.24
REVISED SCHEME	07.16.24
SITE PLAN	09.06.24
APPROVAL	
REVISED SITE PLAN	10.04.24
CITY UPDATE	01.22.25
BUILDING PERMIT	03.03.25
WHEELCHAIR LIFT	12.02.25

Drawn by :

DCM

Checked by :

JV

Sheet Title :

EXTERIOR ELEVATIONS E/W

Project No. :

2021.169

Sheet No. :

A302



4 AXON VIEW - ADDITION



2 AXON VIEW - EAST SIDE



3 AXON VIEW - SOUTH SIDE



1 AXON VIEW - WEST SIDE



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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

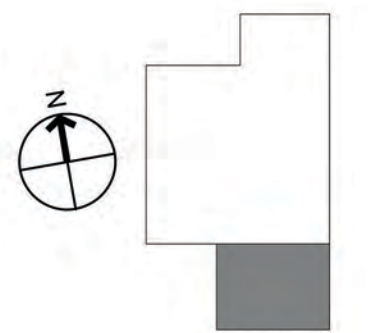
Seal:



Project :
EASTSIDE
DERMATOLOGY

20030 MACK AVE.
GROSSE POINTE
WOODS 48236

Key Plan:



Issued for

SITE PLAN REVIEW	02.20.24
BUILDING PERMIT	06.17.24
REVISED SCHEME	07.16.24
SITE PLAN	09.06.24
APPROVAL	
REVISED SITE PLAN	10.04.24
CITY UPDATE	01.22.25
WHEELCHAIR LIFT	12.02.25

Drawn by :
MLD
Checked by :
MLD
Sheet Title :
EXTERIOR 3D VIEWS

Project No. :
2021.169

Sheet No. :
A311

DO NOT SCALE DRAWINGS
© 2024 Stucky Vitale Architects



MCKENNA

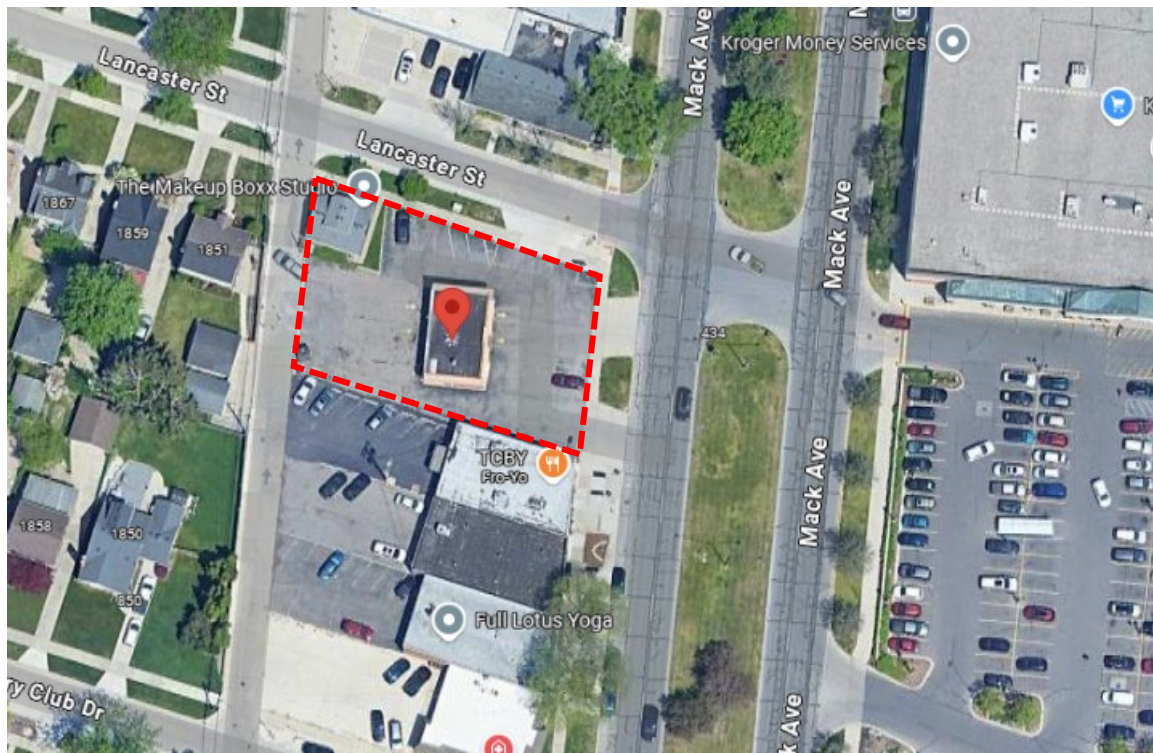
Memorandum

Project Name: Platinum Oil Change – Site Plan for Façade Improvements, Review #2
Address / Parcel ID: 20397 Mack Avenue / 007-04-0003-000
Zoning District: C, Commercial Business
From: Laura Haw, AICP, NCI
Date: December 3, 2025

PROJECT BACKGROUND

A façade change is proposed for the existing, one-story commercial building at 20397 Mack Avenue, which contains an auto-service station (oil change). Renovations or remodeling of an exterior building must be reviewed by the Planning Commission, unless otherwise exempt in Section 50-374(b), to ensure the proposed changes are consistent with the City's design standards.

In spring of 2025, the applicant presented their proposed façade changes to the Commission, which largely consisted of metal siding for the exterior building. The Commission tabled the application at that time, and requested greater consideration be given to the façade design, in keeping with the established character of the district.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



REVISED PLANS AND THE CITY'S BUILDING DESIGN STANDARDS

The Zoning Ordinance states that design standards for C Commercial Districts encourage:

Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" styles, which shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities.

Above all, the City seeks to ensure that all new developments and façade updates are designed with high-quality, durable materials that align seamlessly with the existing community.

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.

The existing building is pictured below for reference. No other changes to the site are proposed at this time.



NEXT STEPS

Provided that the Planning Commission finds the revised building design and materials acceptable, it is recommended that the Site Plan for façade improvements at 20397 Mack Avenue, Platinum Oil Change, be approved.

The following is a draft motion for your consideration:

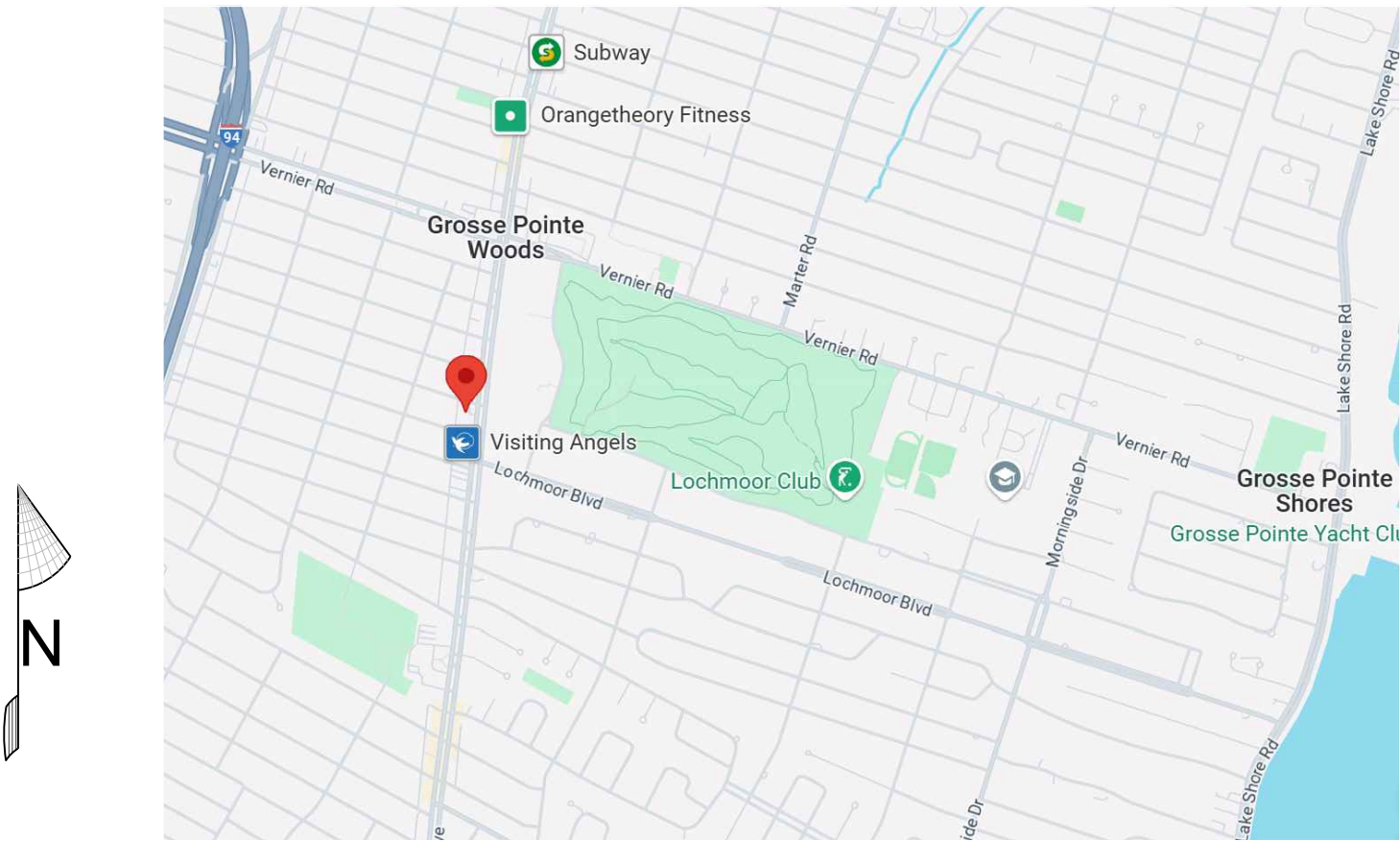
I move to grant Site Plan approval for the façade improvements at 20397 Mack Avenue, Platinum Oil Change.

PROJECT DATA

PROPOSED WORK:
• WE ARE PROPOSING AN EXTERIOR FACADE RENOVATION OF THE EXISTING BUILDING
- REMOVE MANSARD ROOF TO ACCOMMODATE NEW ACM CLADDING.

BUILDING USE GROUP: = F-1: (AUTO REPAIR AND OTHER MOTOR VEHICLES)
GROSS BUILDING AREA = 1,262 SF
FIRE SPRINKLER SYSTEM: = NO
CONSTRUCTION TYPE : = TYPE 3B

PLATINUM OIL CHANGE
20397 MACK AVE,
GROSSE POINTE, MI 48236



LOCATION MAP
N.T.S.

APPLICABLE CODES

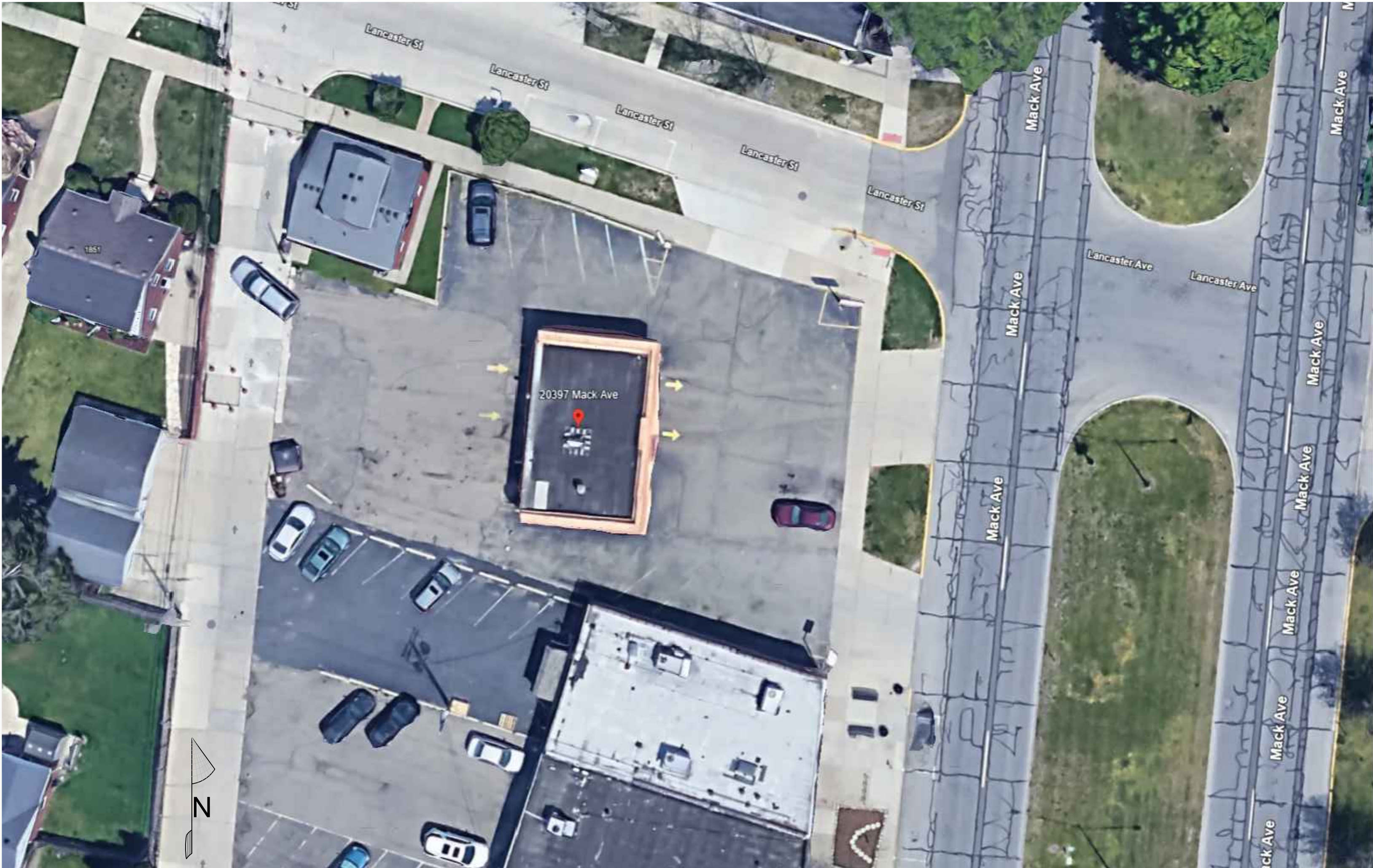
- 2015 MICHIGAN BUILDING CODE
- 2015 INTERNATIONAL FIRE CODE
- 2021 MICHIGAN PLUMBING CODE
- 2021 MICHIGAN MECHANICAL CODE
- 2023 NATIONAL ELECTRIC CODES, WITH PART 8 RULES
- ICC/ANSI A117.1-2009 (ACCESSIBILITY)
- ASHRAE 90.1 2013 ENERGY CODE
- GROSSE POINTE ZONING ORDINANCE

ABBREVIATIONS

ADJ. ADJUSTABLE	DBL. DOUBLE	F.D. FLOOR DRAIN	INSUL. INSULATION	R.D. ROOF DRAIN	T. TREAD
A.F.F. ABOVE FINISH	DIA. DIAMETER	FDN. FOUNDATION	INT. INTERIOR	T.B.D. TO BE DETERMINED	
ALUM. ALUMINUM	DISP. DISPENSER	FIBRGL. FIBERGLASS	JOINT. JOINT	T.B.S. TO BE SELECTED	
ALT. ALTERNATE	DIST. DISTANCE	F.G. FINISH	REF. REFERENCE	TEL. THICK	
ASPH. ASPHALT	DN. DOWN	FIN. FINISH	REIN. REINFORCED	T.O. TOP OF	
BD. BOARD	DR. DOOR	FLR. FLOOR	RM. ROOM	T.O.C. TOP OF CURB	
BLDG. BUILDING	DTL. DETAIL	FLUOR. FLUORESCENT	R.O. ROUGH OPENING	T.O.W. TOP OF WALL	
BM. BEAM	DWG. DRAWING	FRMG. FRAMING	S.A. SUPPLY AIR	T.S. TUBE STEEL	
B.O. BOTTOM OF	DWR. DRAWER	FT. FOOT OR FEET	S.C. SOLID CORE	TYP. TYPICAL	
BOT. BOTTOM	EA. EACH	FTQ. FOOTING	SCHED. SCHEDULE	UR. URINAL	
C. CERAMIC TILE	E.J. EXPANSION JOINT	FURN. FURNITURE	SECT. SECTION	VERT. VERTICAL	
CLG. CEILING	ELEC. ELECTRICAL	FURR. FURRING	S.F. SQUARE FEET	VTR. VENT-THRU ROOF	
CL. CLOSET	ELEV. ELEVATION	GA. GAUGE	SH. SHELL	W. WITH	
C.M.U. CONCRETE MASONRY UNIT	EMER. EMERGENCY	GALV. GALVANIZED	SHR. SHOWER	W/O. WITHOUT	
C.O. CLEAN OUT	ENCL. ENCLOSURE	GYP. BD. GYPSUM BOARD	SIM. SIMILAR	W.C. WATER CLOSET	
COL. COLUMN	EQUIP. EQUIPMENT	H.B. HARDWARE	SO. SQUARE	WD. WOOD	
CONC. CONCRETE	EXIST. EXISTING	H.M. HOLLOW METAL	S.S. STAINLESS STEEL	WT. WEIGHT	
CONN. CONNECTION	EXP. EXPANSION	HORZ. HORIZONTAL	STL. STEEL	C. CENTERLINE	
CONT. CONTINUOUS	EXT. EXTERIOR	HT. HEIGHT	SUSP. SUSPENDED	D. DIAMETER	
CONTR. CONTRACTOR		HW. HOT WATER	SYM. SYMMETRICAL	P. PROPERTY LINE	
CORR. CORRIDOR				AT	
CTR. CENTER					
C.W. COLD WATER					

GENERAL NOTES

1. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS & DIMENSIONS & THOROUGHLY REVIEWING CONTRACT DOCUMENTS PRIOR TO DEMOLITION, ACQUIRING MATERIALS & CONSTRUCTION. IF THE CONTRACTOR FINDS DISCREPANCY BETWEEN THE EXISTING CONDITIONS & THE DRAWINGS THAT POSE A PROBLEM OR REQUIRES CLARIFICATION ABOUT ANY ONSITE OR DESIGN ISSUES, THEY MUST NOTIFY THE DESIGN PROFESSIONAL TO REQUEST CLARIFICATION.
2. IF THE CLIENT AND/OR CONTRACTORS MAKE A DECISION TO ALTER THE DESIGN IN THESE CONSTRUCTION DOCUMENTS, THE CLIENT / CONTRACTOR RECOGNIZE THAT ANY ISSUES ARISING FROM THESE CHANGES ARE IN NO WAY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL.
3. ALL CONSTRUCTION SHALL BE ACCORDING TO CURRENT STANDARDS AND SPECIFICATIONS OF THE STATE OF MICHIGAN, THE CITY WHEREIN THIS PROJECT IS LOCATED, ALL APPLICABLE INDUSTRY STANDARDS, ASTM CLASSIFICATIONS AND MANUFACTURER SPECIFICATIONS.
4. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGHLY CHECKING AND VERIFYING EXISTING FIELD CONDITIONS, MEASUREMENTS, CONTRACT DOCUMENTS AND CONFIRMING THAT ALL PROPOSED WORK IS BUILDABLE, AS SHOWN ON THESE PLANS, BEFORE THE COMMENCEMENT OF WORK.
5. ALL SUBCONTRACTORS SHALL VISIT THE SITE AND RIGOROUSLY REVIEW THESE CONSTRUCTION DOCUMENTS TO CONFIRM THAT THEIR BIDS ARE ACCURATE AND THAT THEIR COSTS HAVE BEEN ADEQUATELY COVERED. THE OWNER IS NOT RESPONSIBLE FOR EXTRA COMPENSATION DUE TO REASONABLY AVOIDABLE IGNORANCE OF THE EXISTING CONDITIONS AND PROPOSED WORK.
6. SUBCONTRACTORS ARE RESPONSIBLE FOR THE SAFETY PRECAUTIONS, MEANS, METHODS, AND TECHNIQUES OF CONSTRUCTION RELATING TO THEIR WORK, AND FOR THE LACK THEREOF.
7. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, INSPECTION FEES, AND APPROVAL OF THEIR WORK FROM THE REQUIRED LOCAL, STATE OR FEDERAL AGENCIES. SUBCONTRACTORS SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR.
8. EACH SUBCONTRACTOR SHALL OBTAIN AND MAINTAIN THE REQUIRED FORMS OF INSURANCE RELATED TO THE WORK.
9. THE DRAWINGS SHALL NOT BE SCALED TO DETERMINE EXACT DIMENSIONS. SCALING SHALL ONLY BE USED TO DETERMINE APPROXIMATE DIMENSIONS.
10. BEGINNING THE APPLICATION OF A FINISHED MATERIAL MEANS THAT THE SUBCONTRACTOR ACCEPTS THE SUB-MATERIAL AS SATISFACTORY AND TAKES RESPONSIBILITY FOR THE APPEARANCE OF THE FINISHED MATERIAL.
11. ALL INSTALLATION OF FINISH MATERIALS AND EQUIPMENT SHALL MEET THE MANUFACTURERS SPECIFICATIONS AND THE SPECIFICATIONS LISTED ON THESE CONSTRUCTION DOCUMENTS.
12. MILLWORK CONSTRUCTION SHALL CONFORM WITH AWI STANDARDS FOR PREMIUM MILLWORK. DRAWINGS SHALL INDICATE MILLWORK DESIGN INTENT ONLY. FABRICATOR IS RESPONSIBLE FOR PROPER DESIGN AND EXECUTION.
13. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING THE OWNER WITH ALL MAINTENANCE AND OPERATION MANUALS, WARRANTIES AND GUARANTEES ON ALL EQUIPMENT AND MATERIALS.
14. THE GENERAL CONTRACTOR SHALL OBTAIN THE CERTIFICATE OF OCCUPANCY FROM THE APPROPRIATE REGULATORY AGENCY.
15. IF THE CLIENT AND/OR CONTRACTORS MAKE A DECISION TO ALTER THE DESIGN IN THESE CONSTRUCTION DOCUMENTS, THE CLIENT/CONTRACTOR RECOGNIZE THAT ANY ISSUES ARISING FROM THESE CHANGES ARE IN NO WAY THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL.



EXISTING SITE PLAN (PHOTO)

SCALE: N.T.S.

SHEET INDEX

ARCHITECTURAL

- | | |
|------|--|
| T101 | • TITLE PAGE |
| A101 | • DEMO - FLOOR PLAN
• DEMO - ROOF PLAN
• PROPOSED - FLOOR PLAN
• PROPOSED - ROOF PLAN |
| A201 | • DEMO / PROPOSED - ELEVATIONS |
| A301 | • PROPOSED - BUILDING SECTION |
| A501 | • ARCHITECTURAL DETAILS |

PLATINUM
OIL
CHANGE

ADDRESS

20397 MACK AVE,
GROSSE POINTE,
MI 48236

COMMISSION

COMMERCIAL EXTERIOR
RENOVATION



15800 Michigan Avenue
Dearborn MI 48126

Phone: 313-492-5347

mhadla@hadladesign.com
www.hadladesign.com



Material herein is the intellectual property of
HADLA DESIGN. The information in this document
shall not be reproduced in whole or in part without
the written consent of HADLA DESIGN.
D O N O T S C A L E D R A W I N G .
Use the dimensions found herein.

SEAL



DATE

04.17.2025

BID / PERMIT

ISSUE

WORK BY

PROJ. MGR. M. HADLA

PROJ. TEAM M. HADLA
A. SALHA

CHECKED BY M. HADLA

PAGE SIZE

ARCH D - 24X36

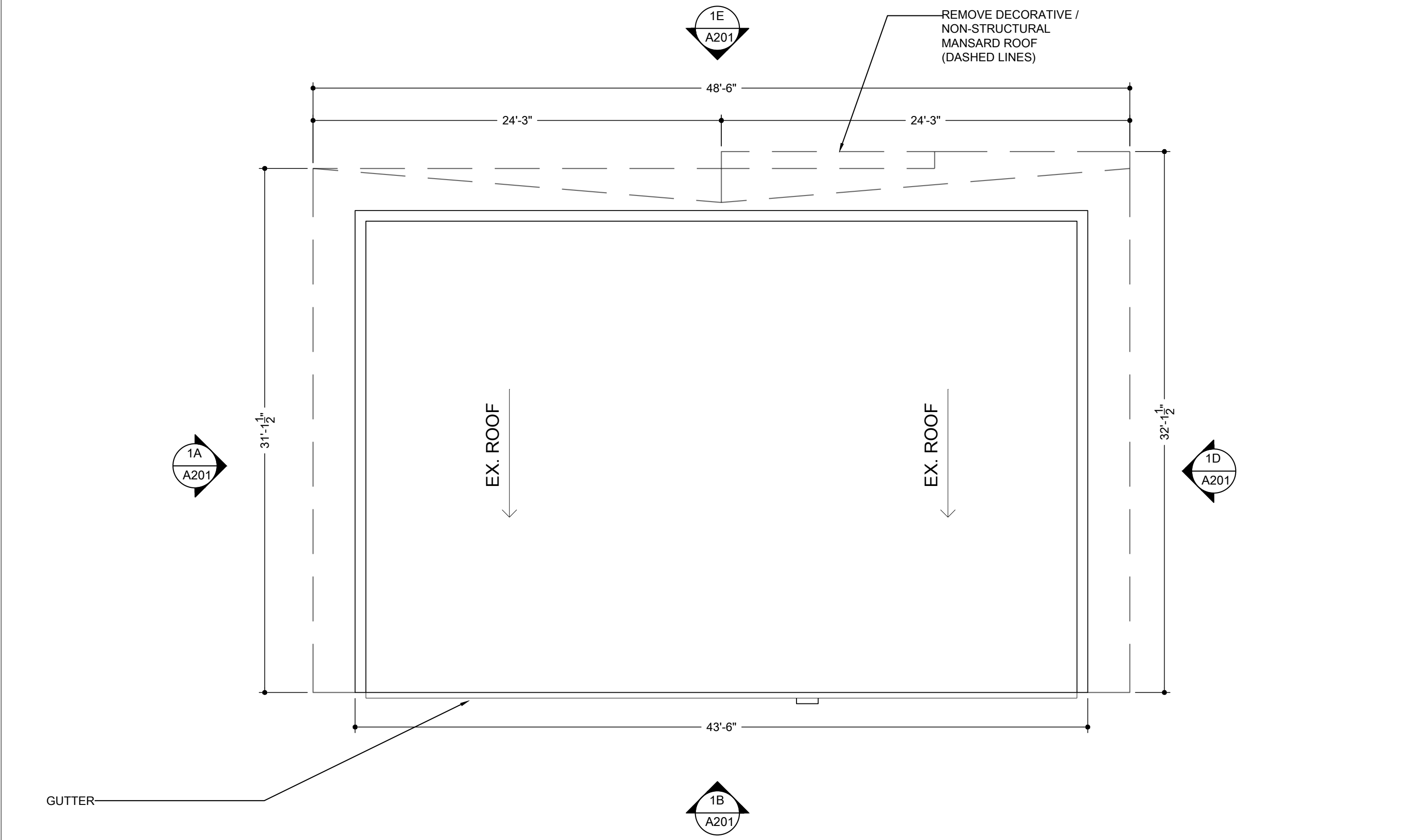
DRAWING TITLE

TITLE PAGE

PROJECT #

DRAWING DIRECTION

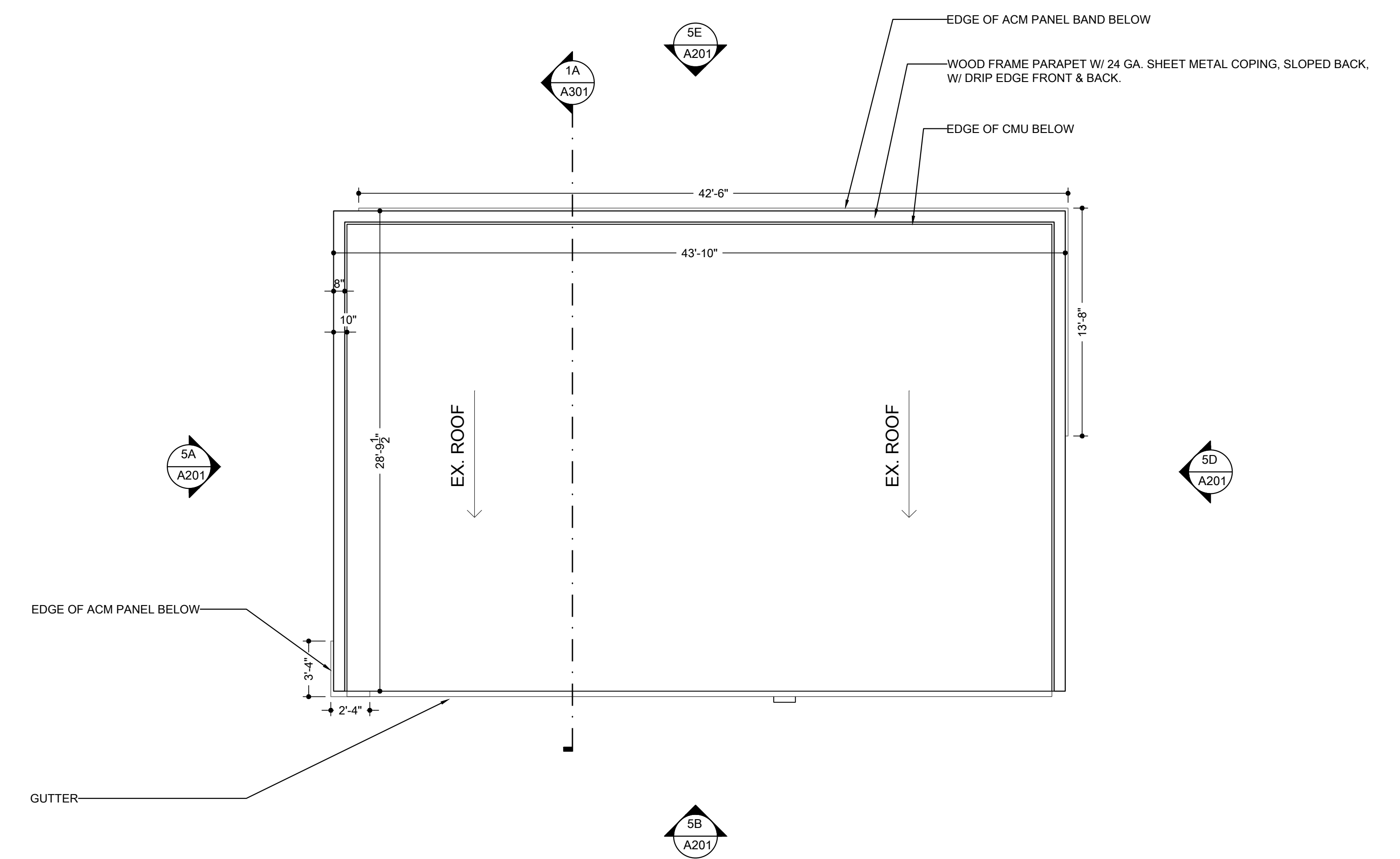
DRAWING #



DEMO - ROOF PLAN

SCALE: 3/16"=1'-0"

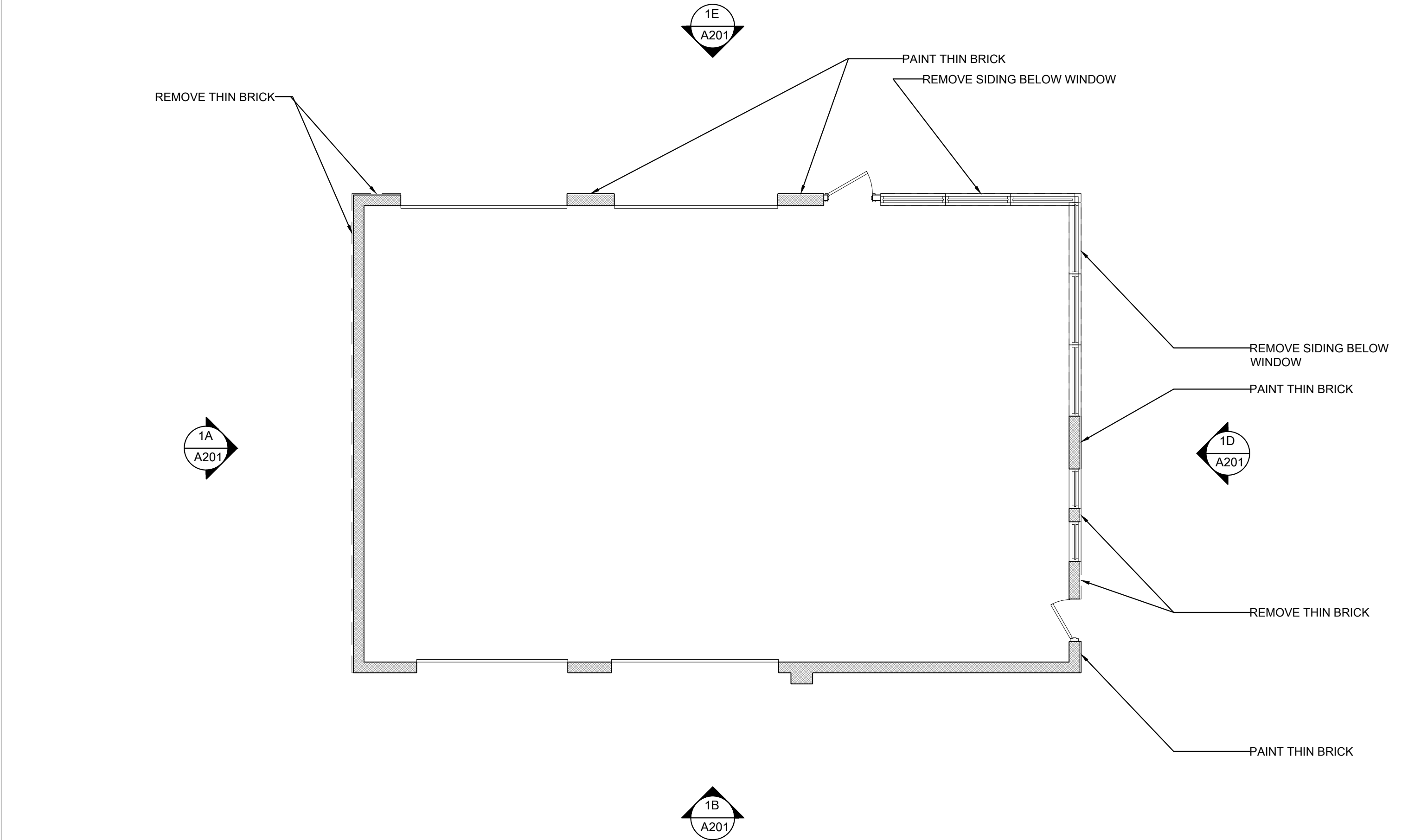
1D



PROPOSED - ROOF PLAN

SCALE: 3/16"=1'-0"

5D

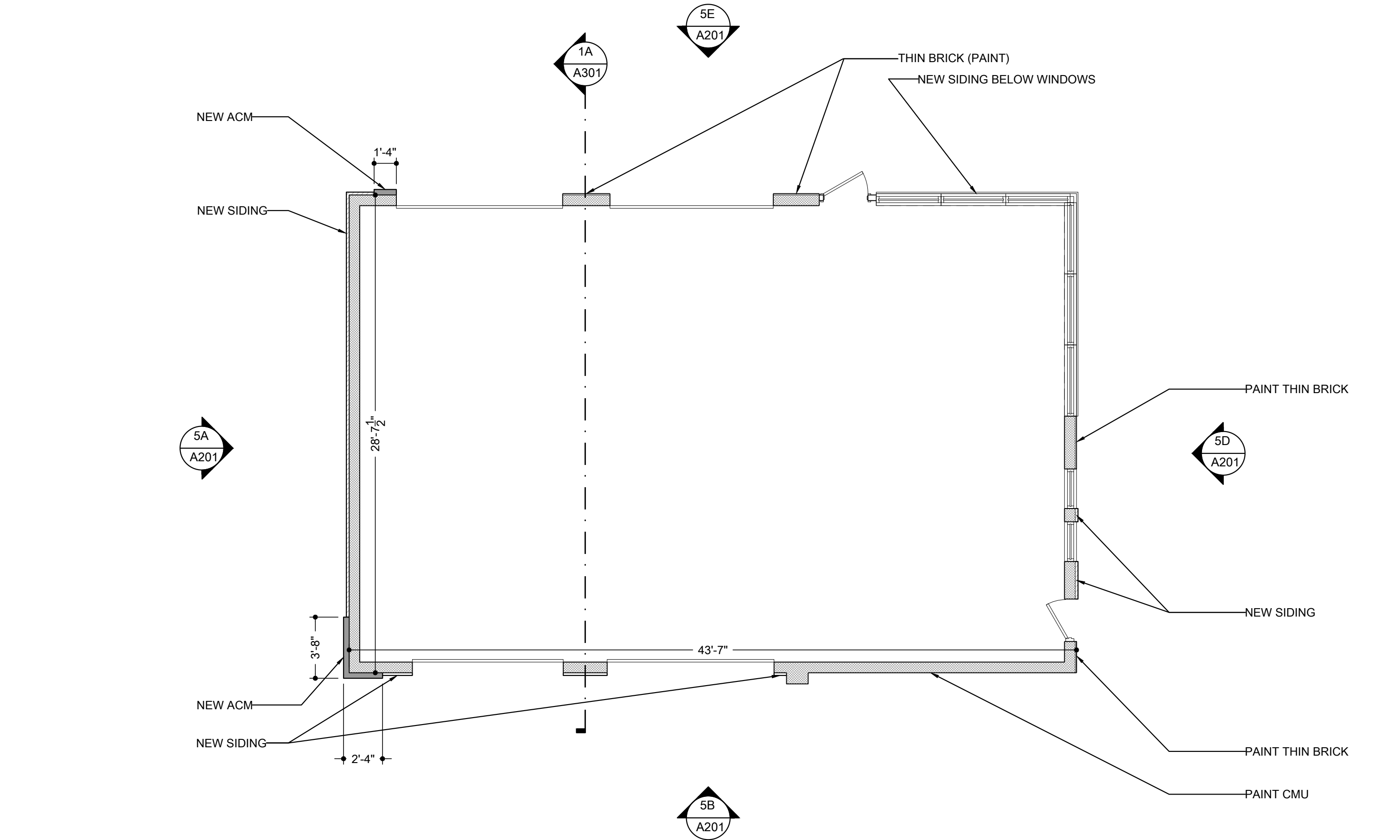


DEMO - FLOOR PLAN

SCALE: 3/16"=1'-0"

1A

NOTE: PAINT ALL DOORS AND WINDOWS



PROPOSED - FLOOR PLAN

SCALE: 3/16"=1'-0"

5A

PROJECT/DWNER

PLATINUM OIL CHANGE

ADDRESS

20397 MACK AVE,
GROSSE POINTE,
MI 48236

COMMISSION

COMMERCIAL EXTERIOR
RENOVATION



15800 Michigan Avenue
Dearborn MI 48126

Phone: 313-492-5347

mhadla@hadladesign.com
www.hadladesign.com

Architecture
Engineering
Construction

Material herein is the intellectual property of
HADLA DESIGN. The information in this document
shall not be reproduced in whole or in part without
the written consent of HADLA DESIGN.
D O N O T S C A L E D R A W I N G .
Use the dimensions found herein.

SEAL



DATE

04.17.2025

BID / PERMIT

ISSUE

WORK BY

PROJ. MGR. M. HADLA

PROJ. TEAM M. HADLA
A. SALHA

CHECKED BY M. HADLA

PAGE SIZE

ARCH D - 24X36

DRAWING TITLE

DEMO:

• FLOOR PLAN

• ROOF PLAN

PROPOSED:

• FLOOR PLAN

• ROOF PLAN

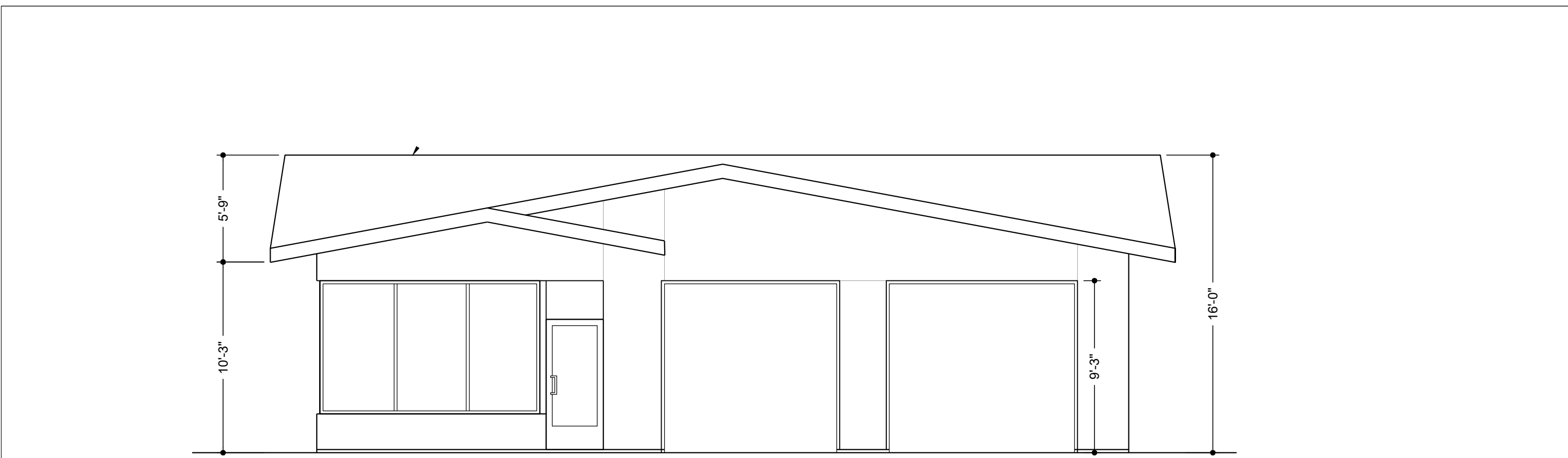
PROJECT #

DRAWING DIRECTION



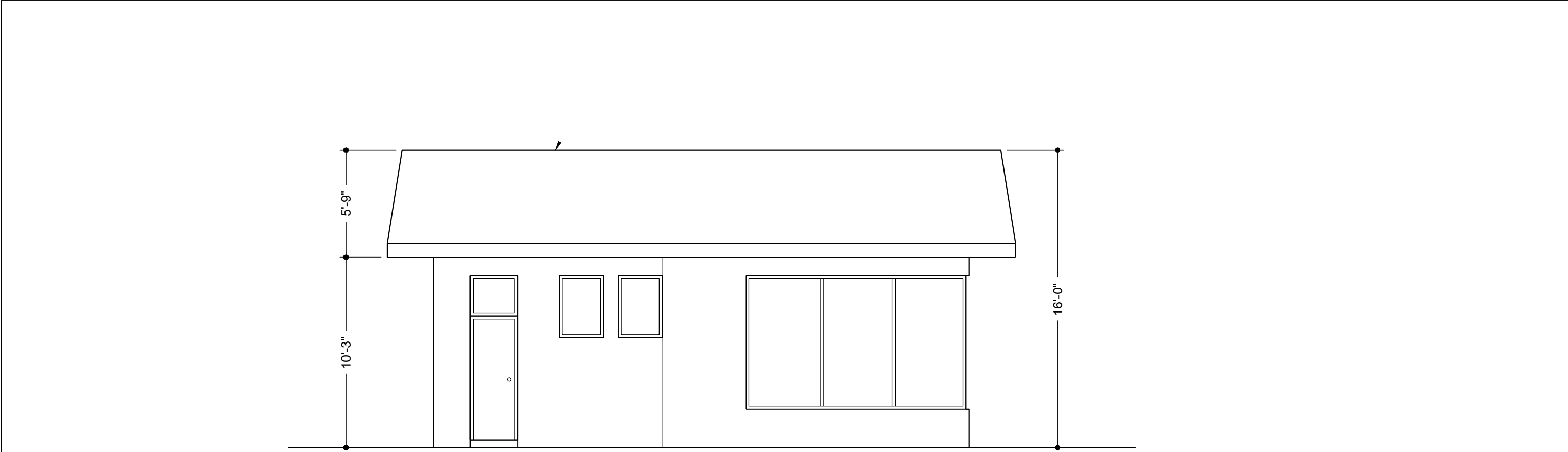
DRAWING #

A101



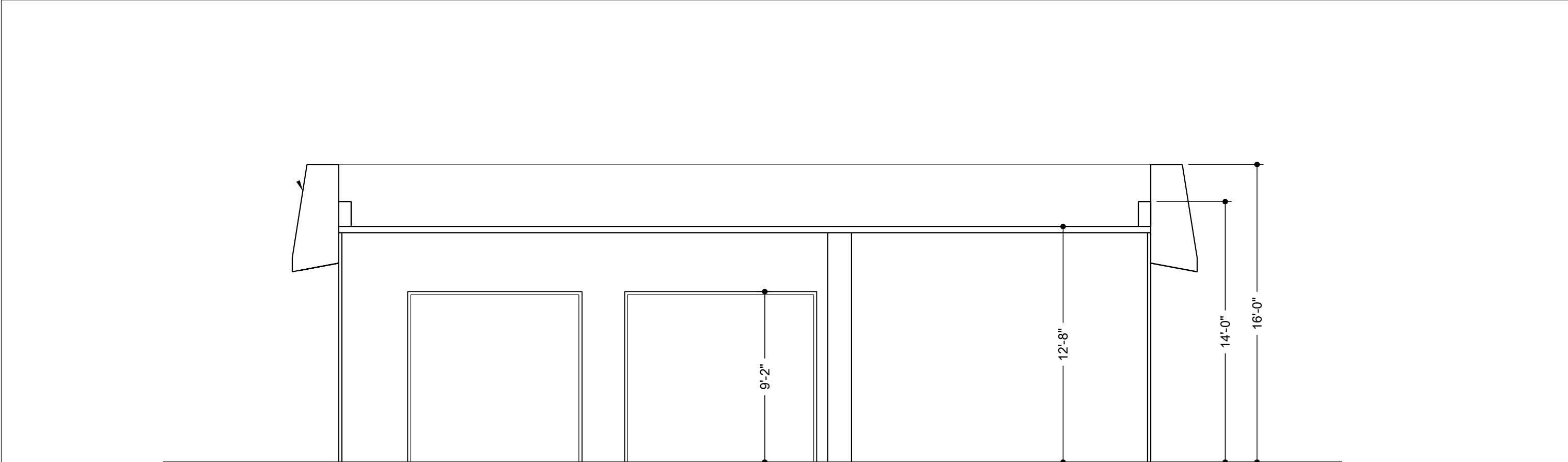
DEMO - EAST ELEVATION

SCALE: 3/16"=1'-0"



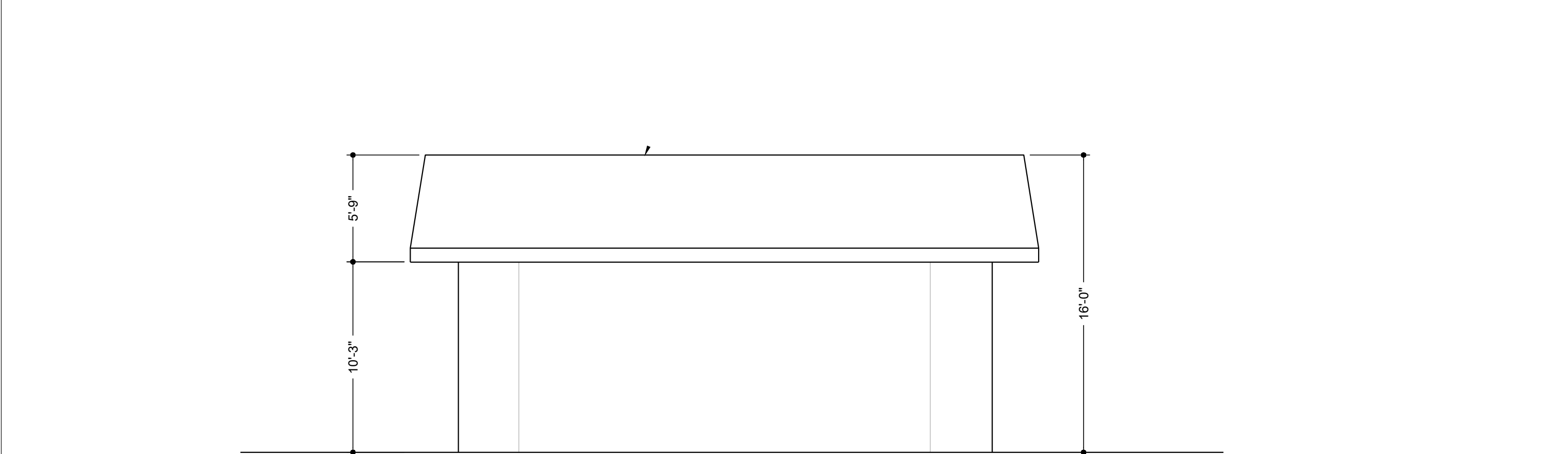
DEMO - SOUTH ELEVATION

SCALE: 3/16"=1'-0"



DEMO - WEST ELEVATION

SCALE: 3/16"=1'-0"



DEMO - NORTH ELEVATION

SCALE: 3/16"=1'-0"

NOTE:
-ALL SIGNAGE SHOWN FOR REFERENCE ONLY. SIGN PERMITS TO BE OBTAINED BY TENANT/SIGN CONTRACTOR.

Aluminum
Exterior
Cladding

Brick veneer



PROPOSED - EAST ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED - SOUTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED - WEST ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED - NORTH ELEVATION

SCALE: 3/16"=1'-0"

PROJECT/DOWNER

PLATINUM OIL CHANGE

ADDRESS

20397 MACK AVE,
GROSSE POINTE,
MI 48236

COMMISSION

COMMERCIAL EXTERIOR
RENOVATION



15800 Michigan Avenue
Dearborn MI 48126

Phone: 313-492-5347

mhadla@hadladesign.com
www.hadladesign.com

Architecture
Engineering
Construction

Material herein is the intellectual property of
HADLA DESIGN. The information in this document
shall not be reproduced in whole or in part without
the written consent of HADLA DESIGN.
DO NOT SCALE DRAWING.
Use the dimensions found herein.

SEAL



DATE

04.17.2025

BID / PERMIT

ISSUE

WORK BY

PROJ. MGR. M. HADLA

PROJ. TEAM M. HADLA

A. SALHA

CHECKED BY

M. HADLA

PAGE SIZE

ARCH D - 24X36

DRAWING TITLE

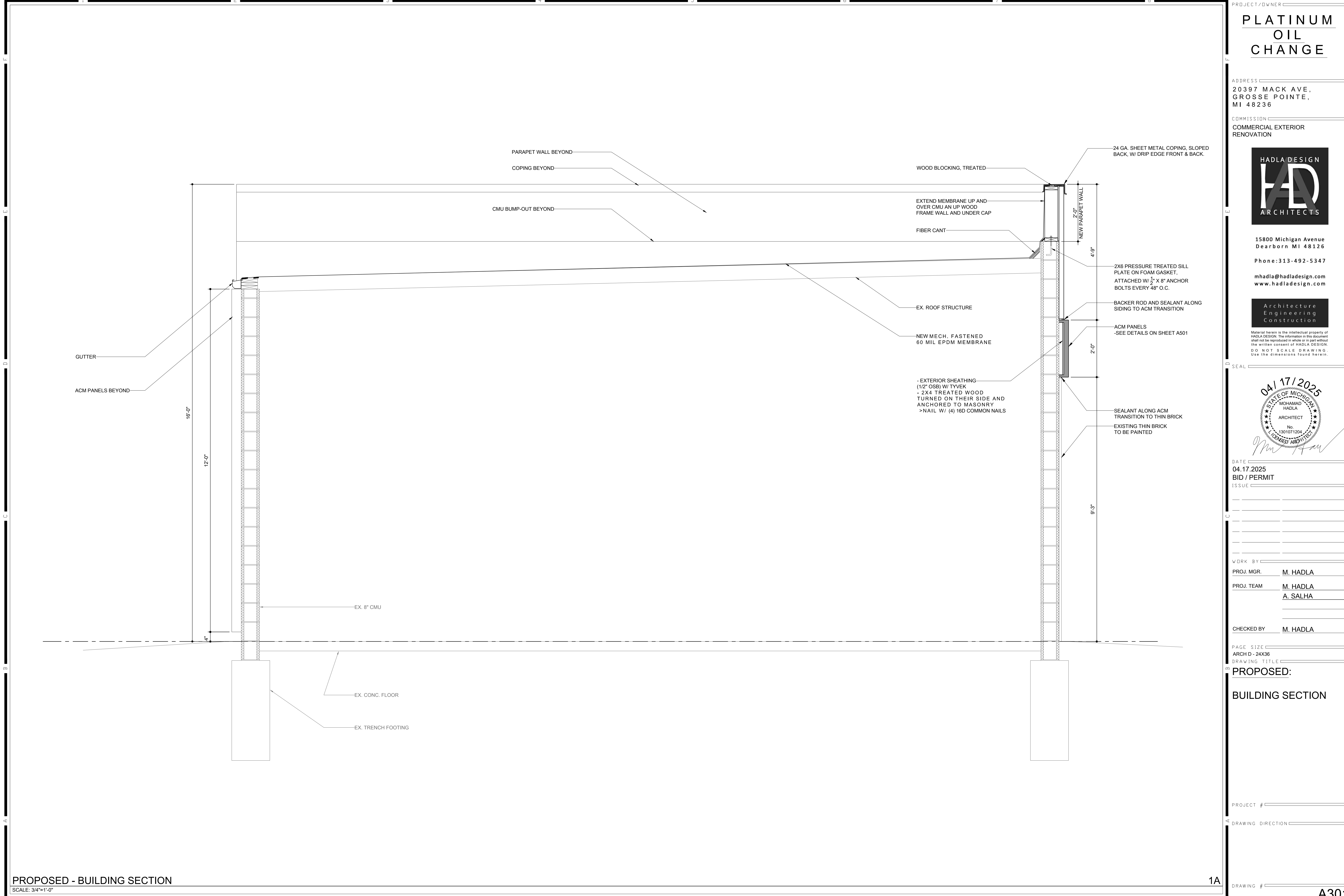
DEMO / PROPOSED:

• ELEVATIONS

PROJECT #

DRAWING DIRECTION

DRAWING #



PROJECT/DWNER

PLATINUM
OIL
CHANGE

ADDRESS

20397 MACK AVE,
GROSSE POINTE,
MI 48236

COMMISSION

COMMERCIAL EXTERIOR
RENOVATION



15800 Michigan Avenue
Dearborn MI 48126

Phone: 313-492-5347

mhadla@hadladesign.com
www.hadladesign.com



Material herein is the intellectual property of
HADLA DESIGN. The information in this document
shall not be reproduced in whole or in part without
the written consent of HADLA DESIGN.
DO NOT SCALE DRAWING.
Use the dimensions found herein.

SEAL



DATE

04.17.2025

BID / PERMIT

ISSUE

WORK BY

PROJ. MGR. M. HADLA

PROJ. TEAM M. HADLA
A. SALHA

CHECKED BY M. HADLA

PAGE SIZE

ARCH D - 24X36

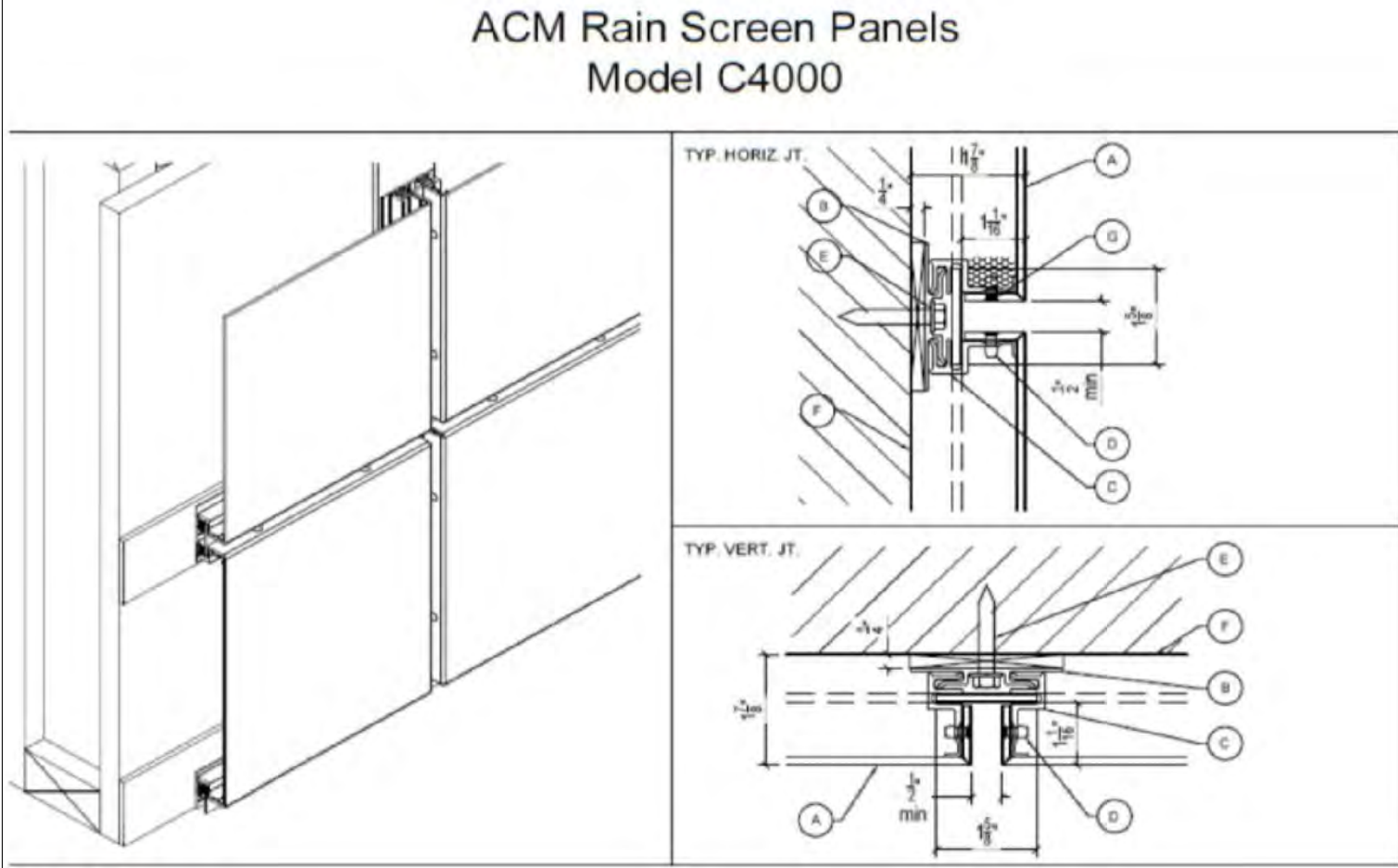
DRAWING TITLE

PROPOSED:

BUILDING SECTION

PROJECT #

DRAWING DIRECTION

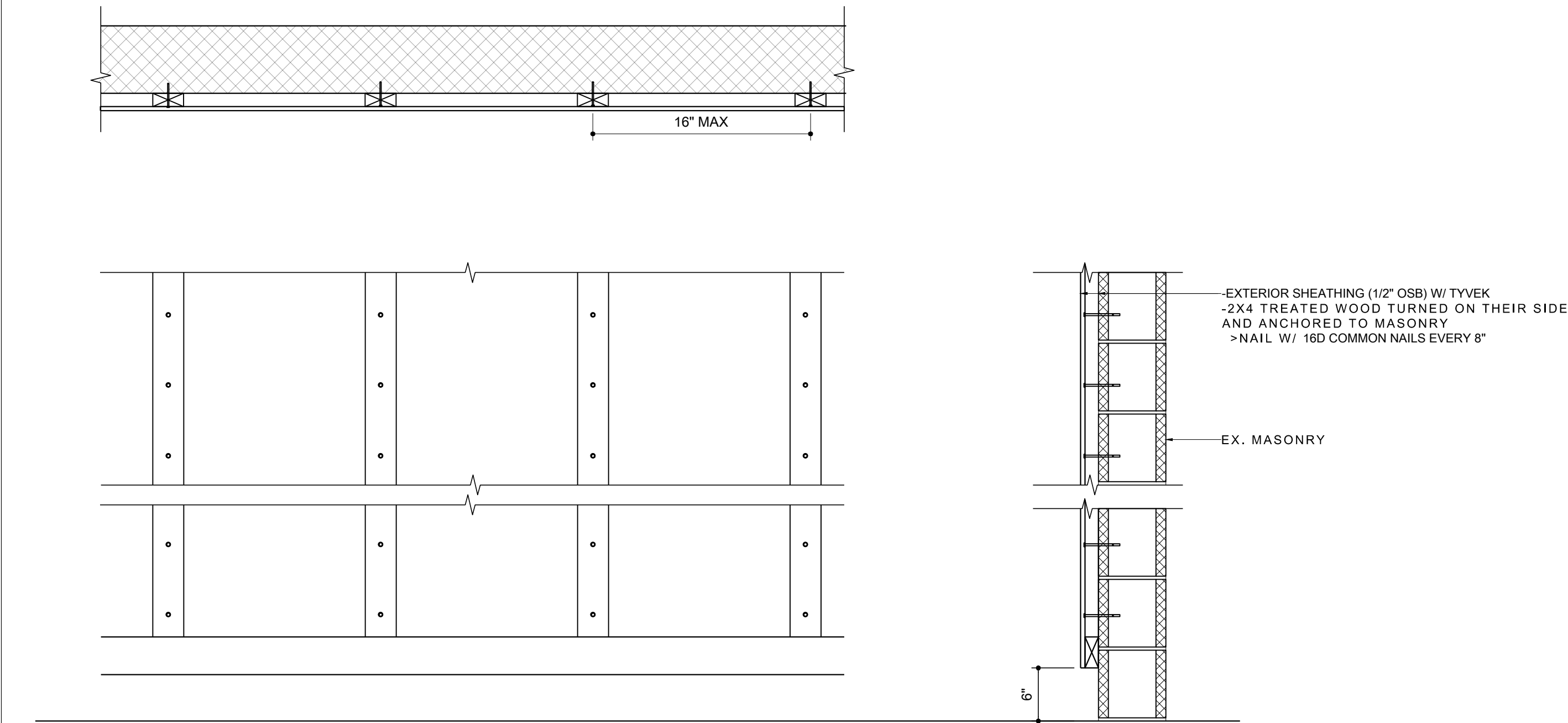


Legend:
A: 4 mm ACM Panel
B: 42621 Clip Extrusion (Field Install)
C: 42623 Frame Extrusion (Shop Attach)
D: 5/32" Flush Head Aluminum Blind Rivet, 16" O.C. Max
E: 1/4" Dia. Anchors; 16" O.C. Max x Shim as Req'd by Others
F: Water Barrier Applied to Substrate by Others
G: Weep Hole and Baffle

C4000 Features And Information	
System	Drained and Back Ventilated Rain Screen
Joint Type	Dry Joint with 1/4" reveal and 1-1/2" up and reveal Filler Strips with matching panel colors
Underlayment	Weather Barrier Required, not by SAF
System Depth	1-1/8" Design w/ 1/4" shim space
Tested Certifications	Achieved a V3/V1 Classification when tested in accordance with AAMA 509-09; FL 17 & 35; TDI EC-91
Required Maintenance	Minimal: clean with low pressure water and mild detergents
Thermal Expansion	YES
Price	Ranges with complexity of the project
Weather Sealed	NO
Installation Rating	Easy

ACM PANEL DETAILS 1D
SCALE: N.T.S.

NOTES:
-ATTACH ACM PANEL TO 1/2" SHEATHING W/Ø1/4"x1" SCREWS PER MANUFACTURER'S RECOMMENDATIONS.
> FRONT VIEW: SHEATHING NOT SHOWN FOR CLARITY.
-UNTREATED WOOD SHALL NOT MAKE DIRECT CONTACT WITH CMU OR CONCRETE. USE 15# FELT SEPARATION OR TREATED WOOD.



ACM CLADDING SB-GRIT ATTACHMENT 1A
SCALE: N.T.S.

PROJECT/DOWNER

**PLATINUM
OIL
CHANGE**

ADDRESS
20397 MACK AVE,
GROSSE POINTE,
MI 48236

COMMISSION
COMMERCIAL EXTERIOR
RENOVATION



15800 Michigan Avenue
Dearborn MI 48126

Phone: 313-492-5347

mhadla@hadladesign.com
www.hadladesign.com



Material herein is the intellectual property of
HADLA DESIGN. The information in this document
shall not be reproduced in whole or in part without
the written consent of HADLA DESIGN.
DO NOT SCALE DRAWING.
Use the dimensions found herein.

SEAL



DATE
04.17.2025
BID / PERMIT
ISSUE

WORK BY

PROJ. MGR. M. HADLA
PROJ. TEAM M. HADLA
A. SALHA

CHECKED BY M. HADLA

PAGE SIZE
ARCH D - 24X36

DRAWING TITLE

PROPOSED:

**ARCHITECTURAL
DETAILS**

PROJECT #

DRAWING DIRECTION

DRAWING #

A501



MCKENNA

November 13, 2025

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

Subject: 20160 Mack Avenue: Conditional Rezoning (Map Amendment), Review #2
Parcel ID: 009-01-0001-000
Current Zoning: RO-1, Restricted Office District
Proposed Rezoning: C, Commercial Business District (Conditionally)

Dear Commissioners,

We have reviewed a Conditional Rezoning application submitted by Stucky Vitale Architects on behalf of Buccellato Development, LLC. The applicant proposes to conditionally rezone 20160 Mack from the RO-1, Restricted Office District to the C, Commercial Business District. The updated conditions proposed by the applicant are provided in their *Statement of Voluntary Conditions*.

The subject site is located on Mack Avenue between Oxford and S. Renaud. The existing building will be demolished and replaced with a two-story, mixed-use building. The first floor is approximately 8,800 sq. ft. for tenants across office, retail, or personal service establishments, and the second floor will have up to seven residential units.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Conditional Rezoning Review

#1: MASTER PLAN AND FUTURE LAND USE CLASSIFICATIONS

Will the proposed amendment further the comprehensive planning goals and policies of the City and is the proposed amendment consistent with the Future Land Use Map of the Master Plan?

Findings: Alignment and harmony with the recently adopted Master Plan is achieved with this rezoning.

First, this rezoning is consistent with numerous goals from the 2024 Master Plan, as follows:

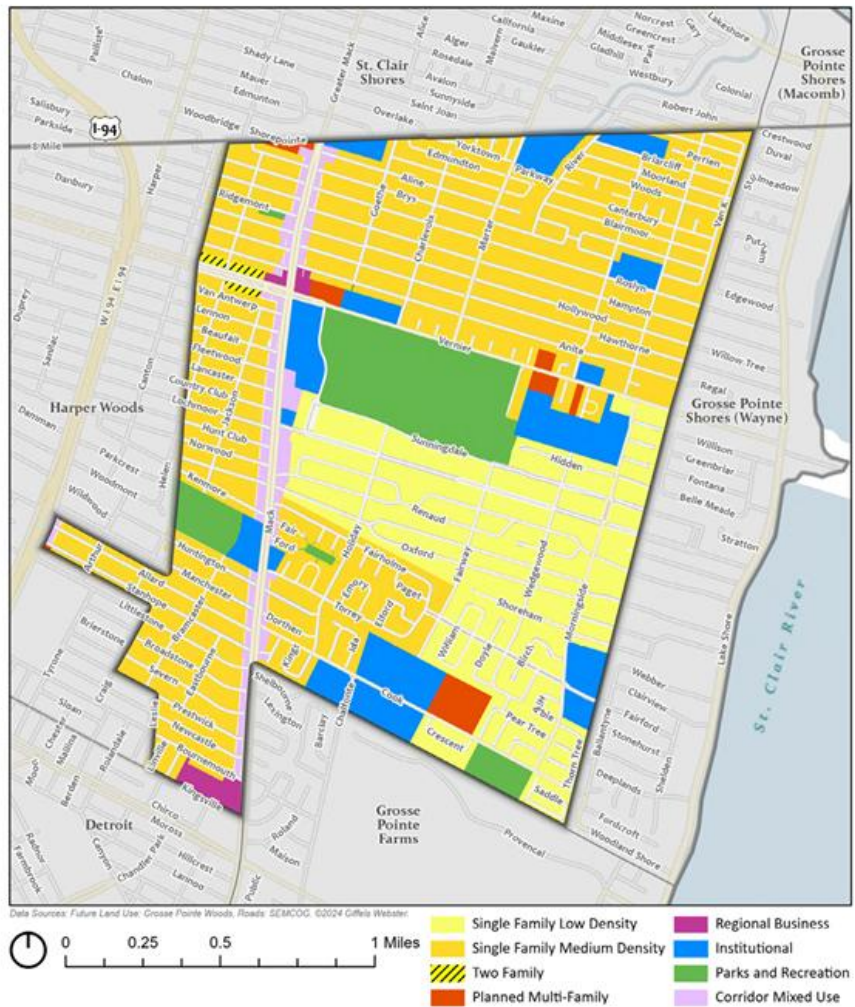
- **Goal #1 - Housing: Provide a range of housing choices for all ages, abilities, and incomes.** The applicant proposes a two-story, mixed-use building with multi-family residential units on the top floor. This proposed use brings housing diversity to the heart of Grosse Pointe Woods' downtown, within walking distance to daily amenities. Offering high-quality housing options can bring young professionals and growing families to the City, who might not be ready to purchase a traditional, detached home.
- **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.** The applicant proposes a high-quality, aesthetically rich development that will attract both new businesses and foot traffic to Mack Avenue. The 2024 Master Plan specifically calls out the potential for mixed-use developments for revitalizing Mack Avenue and in promoting housing readiness. In particular, the Master Plan notes that “Mixed use developments often include greater density housing types with neighborhood scale commercial goods and services to serve the residents therein and could be an appropriate option along Mack Avenue. Mixed use developments are particularly amenable to the needs of seniors and children who often do not drive, by providing increased accessibility and opportunities for walkability that are not present in other areas of the City, further away from Mack Avenue.” (pg. 28).
- **Goal # 3 – Community Character: Strengthen sense of place, identity, and character throughout the City and its neighborhoods.** The applicant proposes to use brick and other high-quality building materials that complement existing structures on the Mack Avenue corridor and in the surrounding neighborhoods, which aligns with Goal #3's stated objective to “Maintain quality building materials and design throughout the City.”

Second, this rezoning is consistent with the 2024 Master Plan's Future Land Use Map, which designates this area as *Corridor Mixed Use*.

This is described in the text of the Master Plan as, “*This land use designation includes 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*”.



MAP 2. Future Land Use Map



giffels
webster

FUTURE LAND USE GROSSE POINTE WOODS

2024 GROSSE POINTE WOODS MASTER PLAN | 65

The 2024 Master Plan's Future Land Use Map (Pg 65 of Master Plan).



#2: INTENT AND USES OF THE ZONING ORDINANCE

Is the request in accordance with the basic intent and purpose of the Zoning Ordinance?

The basic intent and purpose of the Zoning Ordinance is to provide regulations on the uses of land and structures to promote and protect the public health, safety, and general welfare of the Grosse Pointe Woods community.

The chart below details the existing land use, current zoning, and the 2024 Master Plan Future Land Use designations:

Location	Existing Land Use	Zoning Districts	Future Land Use Designation (2024 Master Plan)
Subject Site	Neurology Office	RO-1, Restricted Office	Corridor Mixed Use
North	Bank Office	RO-1, Restricted Office	Corridor Mixed Use
South	Dentist	RO-1, Restricted Office	Corridor Mixed Use
East	Single-Family Residential	R1-D / R1-B, One-Family Residential	Single Family Low Density
West	Orthodontics Office / Fitness Facility / Jewelers	C, Commercial Business	Corridor Mixed Use

Findings: Intent Statements. The Zoning Ordinance is intended to ensure harmonious, thoughtfully planned development – and this requires an understanding of the *purpose statements* and *permitted uses* in the two applicable districts, as detailed below. To summarize, the C, Commercial District is intended to promote economic development in condense ways that serve neighboring communities with services as well as residential employment opportunities, and to reduce strip business development as well as any hazards of nuisances from any business operations.

Purpose Statement: Section 50-3.1.L: RO-1, Restricted Office	Purpose Statement: Section 50-3.1.J: C, Commercial Business
<i>“The RO-1 restricted office district is intended to permit those office and restricted business uses which will provide opportunities for local employment close to residential areas, thus reducing travel to and from work; which will provide clean, modern office buildings in landscaped settings; which will provide, adjacent to residential areas, appropriate districts for uses which do not generate large volumes of traffic, traffic congestion and parking problems; and which will promote the most desirable use of land in accordance with the city’s land use plan.”</i>	<i>“The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets.”</i>



Findings: Allowable Uses. The uses permitted in the C, Commercial Business District include a mix of retail, office, restaurant, and residential uses, which are generally compatible with the commercial nature of Mack Avenue surrounding this property. While the property abuts two residential properties, the applicant has noted that buffering will be provided, per the requirements of the Grosse Pointe Woods City Ordinance. The associated site plan applications details that this proposed screening includes three new trees along the east side of the site, as well as a 5-foot stepped masonry screening wall with a decorative stone cap.

Further, the applicant has offered the voluntary condition of only one ground-floor “quick service” restaurant or food service use, which will operate approximately between the hours of 6:00am and 11:00pm, and will not include any liquor sales or service. These voluntarily offered conditions are intended to mitigate any potential adverse impact from noise and other nuisances.

#3: SPECIFIC ZONING ORDINANCE CRITERION

Could all requirements in the proposed zoning classification be complied with on the subject parcel?

Findings: Dimensional Requirements.

The project’s compliance with dimensional standards will be further explored during the site plan review stage. However, the table below demonstrates that the proposed use can feasibly comply with the basic dimensional standards of the C, Commercial Business District. The table below demonstrates the requirements under the proposed C, Commercial Business District, and the dimensions proposed by the applicant in their corresponding Site Plan application.

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: Approximately 134.63ft	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.	0 ft.	Complies



Zoning Ordinance Standard	C, District Requirement Details	Required	Proposed	Notes
Min. Rear Setback (East)	Rear yards are not required along interior rear lot lines for buildings or parts of buildings not used as dwellings, if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings; provided that in all cases where the rear wall is not of fireproof construction a rear yard shall be provided, and provided further that, in all cases where the rear wall is of fireproof construction and contains windows or other openings (other than emergency exits or vents), either a rear yard or an outer court as specified in subsection I shall be provided.	8 ft.	140 ft.	Complies
Max. Building Height	2 stories, 28 ft.	2 stories, 28 ft.	2 stories, 28 ft.	Complies

The site meets all requirements of the C, Commercial Business District. Such a rezoning allows for a buildable lot and does not create a new non-conformity.

Findings: Parking and Circulation.

Currently the Site Plan indicates a total of 7 residential units on the second floor, as well as 4 ground floor commercial tenant spaces. At this time, one-bedroom dwelling unit parking requirements apply; however, if the residential units change in size/type, the appropriate parking requirements would apply. The specific uses of the proposed commercial tenants have not yet been identified, and the parking requirements for those specific uses will apply once specific tenants seek to lease the space. At this time, general retail parking requirements are applied.

Use Type	Number of Off-Street Parking Spaces Required		Number of Off-Street Parking Spaces Provided	Number of Parking Spaces within 500 ft.	Total Parking Spaces Available (on- and off-site) within 500 ft.
Multi-family Residential	Two for each efficiency or one-bedroom dwelling unit = 14 spaces	Total: 58 spaces required	45 spaces in lot	18 parking spaces on the East side of Mack Ave.	63 parking spaces (excluding S. Renaud)
Retail	One for each 200 square feet of gross floor area = 44 spaces			+ 14 parking spaces on S. Renaud	77 parking spaces total (including S. Renaud)

The site, and the surrounding 500-foot parking radius, offer flexibility in the variety of uses that could ultimately be proposed on this site. Each end user will be evaluated during the site plan phase, should this conditional rezoning be approved.



As detailed on the site plan, the proposed parking spaces comply with the minimum required dimensions of 9 ft. by 19 ft., and a 12 ft. by 50 ft. loading zone is proposed (in compliance).

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.

The applicant also submitted a Traffic Study, as is required for Conditional Rezoning Applications. A trip generation comparison was performed, indicating that the proposed development is comparable to the current use (medical office building) of the project site. Note that while the current medical office building is vacant, a fully operational medical office building would generate traffic comparable to estimates provided in the applicant's trip generation comparison.

The Traffic Study also sought to explore questions of pedestrian safety in the context of the new development. Sidewalks are currently provided along both sides of Mack Avenue, S. Renaud Road, and Oxford Road, and are proposed internal to the site. The Study explains that *"the proposed development includes the removal of one (1) of the existing driveways on Oxford Road, which will reduce the number of conflict points between motorized vehicles and pedestrian / bicycle traffic, thereby improving non-motorized safety"*.

Findings: Architecture and Building Design:

The proposed building will be primarily composed of high-quality brick with dark grey aluminum accents, with additional glass windows on the top and bottom floor facade. The design of the building follows traditional, high quality architectural design which is encouraged by the Zoning Ordinance.

The architectural design features and requirements will be further reviewed during the Site Plan Review process. At this time, the proposed architectural elements are in line with the traditional, timeless design style of the Mack Avenue corridor and of surrounding residential neighborhoods.



For landscaping, the applicant proposes ornamental grasses and grass lawns adjacent to the proposed building, as well as four new planted trees. A screening wall is proposed along the eastern side of the property, where the site abuts two residential properties. Currently, the screening wall proposed at the east side of the site exceeds maximum height restrictions. To reach compliance with the screening wall requirements, the applicant would need to reduce the masonry wall height to 4 feet or submit for and receive a variance for a taller masonry wall. The screening of the subject site will be determined during the site plan review process.



Conclusions

PROCESS

Following consideration of public comments received during the Public Hearing, the Planning Commission has the following available motions when considering a map amendment (rezoning):

- *Recommendation to the City Council for approval of the rezoning; or*
- *Recommendation to the City Council for denial of the rezoning.*
- *Table the application.*

In the case of approval or denial, the Commission must specify the findings of fact which the decision is based upon.

RECOMMENDATION

It is recommended that the conditional rezoning (map amendment) to the C, Commercial Business District at 20160 Mack Avenue be recommended for approval to the City Council, based on the following findings of fact:

- 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.*
- 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".*
- 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.*
- 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.*
- 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.*
- 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.

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

Respectfully submitted,

McKENNA

Ashley Jankowski, AICP
Associate Planner

Attach a detailed written statement fully explaining your request.

8. Present Use of Property: EXISTING MEDICAL OFFICE

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

N/A

Applicant must provide lease, purchase agreement or written authorization from Owner.

DECLARATION:

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature:  Date: 09/30/2025

Filing Fee: \$750.00 + Public Hearing Fee \$375

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 63, 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 said P.C. 611, said point being 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 124.37 feet to the South line of Renaud Road; thence along Renaud Road 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 East side of Mack Avenue; thence along Mack Avenue South 6 degrees, 37 minutes, 22 seconds West a distance of 44.00 feet to the place of beginning.



Date: 9/30/2025

City Council of Grosse Pointe Woods
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236

Subject: Conditional Rezoning Request — Proposed Conditions

To Whom it May Concern,

On behalf of Buccellato Development and Mack & Oxford, LLC, we are submitting the following conditions in support of our request for conditional rezoning of the property located at 20160 Mack Ave. Grosse Pointe Woods, MI 48236.

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.

These conditions are proposed to ensure that the development remains compatible with the surrounding area and consistent with the intent of the GPW zoning ordinance.

Thank you for your review and consideration of this request.

Sincerely,
Justin A. Buccellato
Buccellato Development



09/30/2025

Building Department
City of Grosse Pointe Woods
20025 Mack Plaza,
Grosse Pointe Woods, MI 48236

Re: 20160 Mack Ave.
Architects' Project No.: 2025.018

To Whom it May Concern,

Please find below a detailed written statement fully explaining the request to rezone the property at 20160 Mack Ave.

The existing zoning of the parcel at 20160 Mack Ave. is RO-1 and its current use is for a medical office. The request to rezone this parcel to C Commercial is to permit re-development of the site as a mixed use two-story building. The existing building and parking lot on site are currently in poor condition. The intent of the development group is to demolish the existing building and parking lot and construct a new building approximately 8,800 square feet and parking lot suitable for the proposed commercial and residential uses. The location and layout of ingress and egress on the southern property boundary will be modified to accommodate the new parking layout. There are no proposed changes to the existing property boundaries. All necessary steps will be taken to provide appropriate buffering between adjacent properties of dissimilar zoning per Grosse Pointe Woods City Ordinance. Additional details may be found in the drawings enclosed.

Sincerely,

John A. Vitale, AIA, NCARB

Enclosure: City Submittal Update Drawings

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

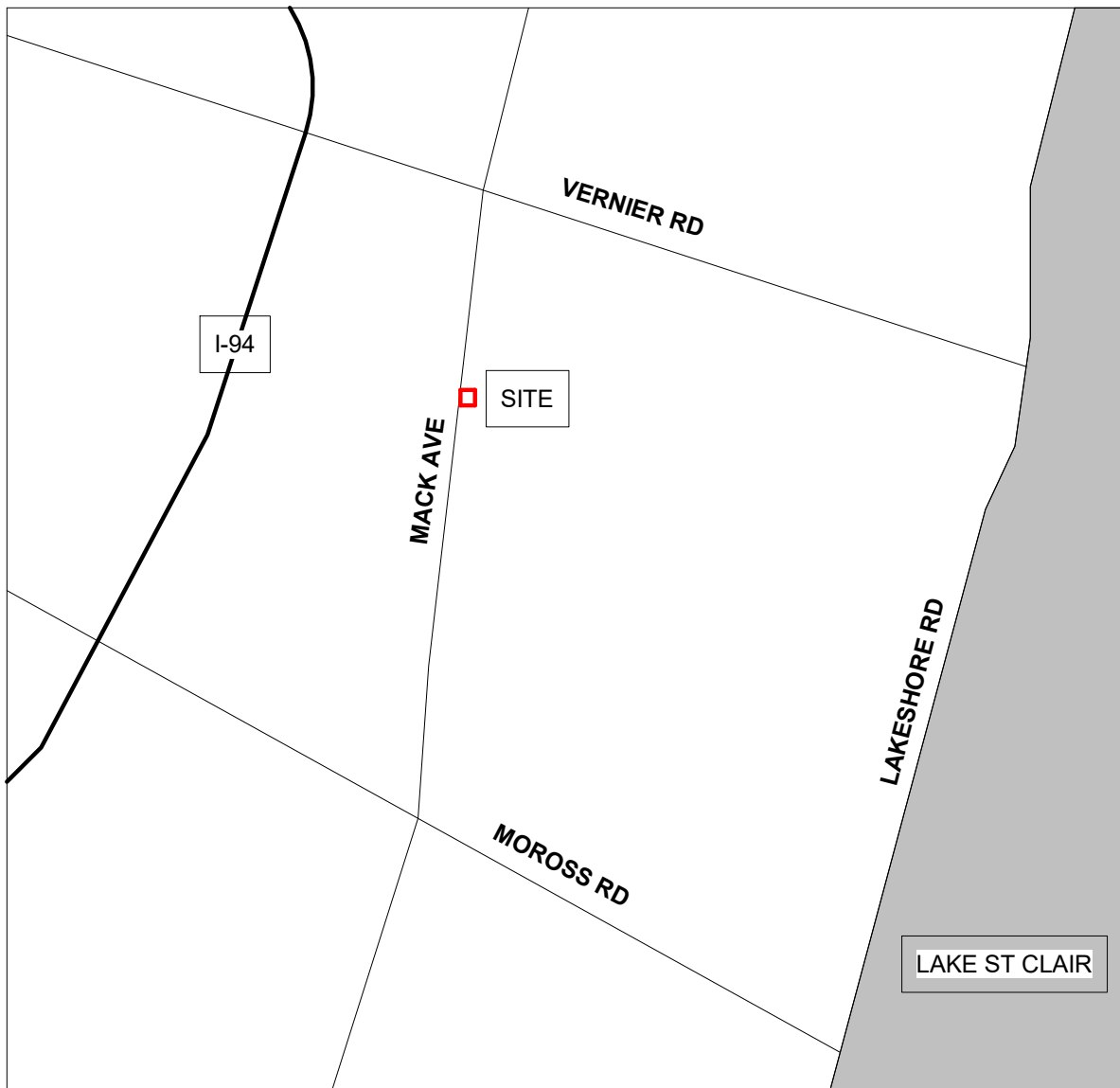
RE-DEVELOPMENT OF EXISTING SITE FOR MIXED USE, TWO-STORY.

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	CITY SUBMITTAL	09.30.25
DRAWINGS: 1			
SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A1	SITE PLAN + LANDSCAPE PLAN + DETAILS	CITY SUBMITTAL	09.30.25
A2	EXTERIOR ELEVATIONS + RENDERING	CITY SUBMITTAL	09.30.25
A3	FLOOR PLAN - GROUND LEVEL	CITY SUBMITTAL	09.30.25
A4	FLOOR PLAN - UPPER LEVEL	CITY SUBMITTAL	09.30.25
DRAWINGS: 4			
SHEET INDEX - REFERENCE			
DWG #	DRAWING NAME	ISSUED FOR	DATE
1 OF 1	PHOTOMETRIC PLAN	CITY SUBMITTAL	09.30.25
1 OF 1	ALTAINSPS LAND TITLE SURVEY	CITY SUBMITTAL	09.30.25
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.



N
VICINITY MAP
SCALE: N.T.S



CONCEPTUAL RENDERING

SYMBOL LEGEND

	ENLARGED CALLOUT TAG
	INTERIOR ELEVATION TAG
	EXTERIOR ELEVATION TAG
	DETAIL NUMBER
	VIEW TITLE
	VIEW SCALE
	SHEET NUMBER

ROOM NAME

ROOM NAME	ROOM TAG
-----------	----------

101	
-----	--

FLOOR NAME	LEVEL REFERENCE
------------	-----------------

ELEV. 100'-0"	
---------------	--

	DATUM WORKPOINT
--	-----------------

0, 0	
------	--

	COLUMN GRIDS
1	NUMBERS DESIGNATE VERTICAL COLUMN LINES
A	LETTERS DESIGNATE HORIZONTAL COLUMN LINES

	SQUARE DESIGNATE EXISTING COLUMN GRID
A	

DOOR TAGS

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

101	
-----	--

ABBREVIATION LEGEND

& L @	AND ANGLE AT	± or 0	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	O/C	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
BL'G.	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.	CLOSET	REINF	REINFORCING
CLR	CLEAR	REQ'D	REQUIRED
COL	COLUMN	RESIL	RESILIENT
CONC.	CONCRETE	RFG	ROOFING
C.G.	CORNER GUARD	RM	ROOM
CONST.	CONSTRUCTION	R.S.	ROOF SUMP
CONT.	CONTINUOUS	SAN	SANITARY
COR.	CORRIDOR	SC	SOLID CORE
CORR.	CORRUGATED	SCHED	SCHEDULE
CPT	CARPET	SHT	SHEET
C.T.	CERAMIC TILE	SIM	SIMILAR
CTSK.	COUNTER SUNK	SPEC	SPECIFICATIONS
CW	CURTAIN WALL	SO	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	T&B	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./EOS	EDGE OF SLAB	THK	THICK
E.O.D./EOD	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
FIRE EXTINGUISHER	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
FLOOR	FLOOR	W	WIDTH
F.O.	FACE OF	W/	WITH
F.O.S.	FACE OF STUD	WB	WALL BASE
FIREPROOF	FIREPROOF	W.C.	WATER CLOSET
FR	FRAME	WC	WALLCOVERING
FRP	FIBERGLASS REINFORCED PANEL	WD	WOOD
FRT	FIRE RETARDANT TREATED	WO	WITHOUT
F.S.	FULL SIZE	WR	WATER RESISTANT
FT.	FOOT or FEET	WSCOT	WAINSCOT
FTG.	FOOTING	WT.	WEIGHT
FUR	FURRING	W.W.F.	WELDED WIRE FABRIC
GA.	GAUGE		
GALV.	GALVANIZED		
G.B.	GRAB BAR		
GFRC.	GLASS FIBER REINFORCED CONCRETE		
GL.	GLASS		
GYP.	GYP-SUM		
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		
IMWP	INSULATED METAL WALL PANEL		
INT	INTERIOR		
J.C.	JANITOR'S CLOSET		
JOINT	JOINT		
KT.	KITCHEN		
LAV	LAVATORY		
LG	LENGTH		
L.L.V.	LONG LEG VERTICAL		
LT	LIGHT		
LVT	LUXURY VINYL TILE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
M.O.	MASONRY OPENING		

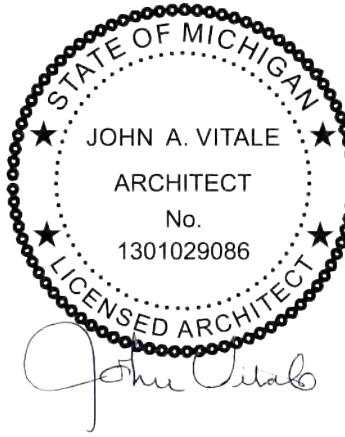


STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW, ALL RIGHTS RESERVED.

Consultants

Seal:

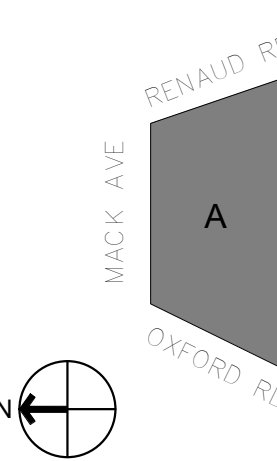


Project :

MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 09.30.25

Drawn by :

JPM

Checked by :

JAV

Sheet Title :

COVER SHEET, GENERAL
INFORMATION, DRAWING INDEX

Project No. :

2025.018

Sheet No. :

G1

PROPOSED BUILDING FLOOR AREA AND PARKING			
FLOOR AREA	BUILDING USASE	PARKING PER USABLE AREA	PROPOSED REQUIRED PARKING
8,800 SF	RETAIL	200 SF	44
	MULTI-FAMILY RESIDENTIAL	7 UNITS (1BR/EFFICIENCY) 2 SP. EA.	14
NOTE: ORIGINAL PARKING COUNT = 34 SPACES. ADDED 11 OFF-STREET PARKING SPACES			58 TOTAL REQUIRED

Parking Schedule		
Count		
45	OFF-STREET	+ 4 METERED PARKING SPACES MACK AVE. + 9 PARKING SPACES - S RENAUD RD.
		58 TOTAL PROVIDED

* 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

SITE AREA:
EXISTING SITE AREA: 33,007 SF (0.758 ACRES)
PARKING LOT AREA: 18,536 SF
LOT SIZE: (EXISTING UNCHANGED)

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:

- 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.
- EXISTING STRUCTURE AND BASEMENT TO BE DEMOLISHED COMPLETELY. DISCONNECT AND CAP EXISTING UTILITIES AS REQUIRED PRIOR TO DEMOLITION.
- 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.
- REMOVE ALL DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF THESE MATERIALS.
- REPAIR DAMAGED AREAS IN EXISTING PARKING LOT. PREPARE FOR NEW ASPHALT CAP

GENERAL SITE PLAN NOTES

- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
- CONCRETE: PORTLAND CEMENT TYPE IA (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.
- ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
- 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.
- ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
- ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
- 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.
- ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
- 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.
- 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.
- EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
- EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
- 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.
- ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
- 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.
- ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.
- MAINTAIN EXISTING DRAINAGE PATTERNS ON SITE IN COMPLIANCE WITH REQUIREMENTS OF AHJ.
- EXISTING UTILITIES ON SITE TO REMAIN - TYP. U.N.O.
- MAINTAIN EXISTING SITE TOPOGRAPHY - TYP. U.N.O.

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

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW, ALL RIGHTS RESERVED.
Consultants

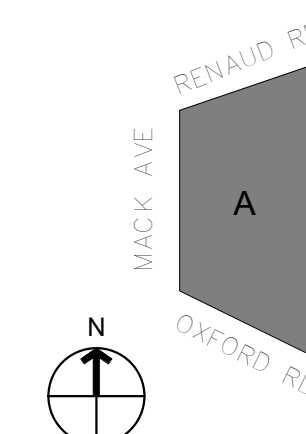
Seal:



Project :
MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 09.30.25

Drawn by :

JGB, JPM

Checked by :

JPM, JAV

Sheet Title :

SITE PLAN + LANDSCAPE PLAN +
DETAILS

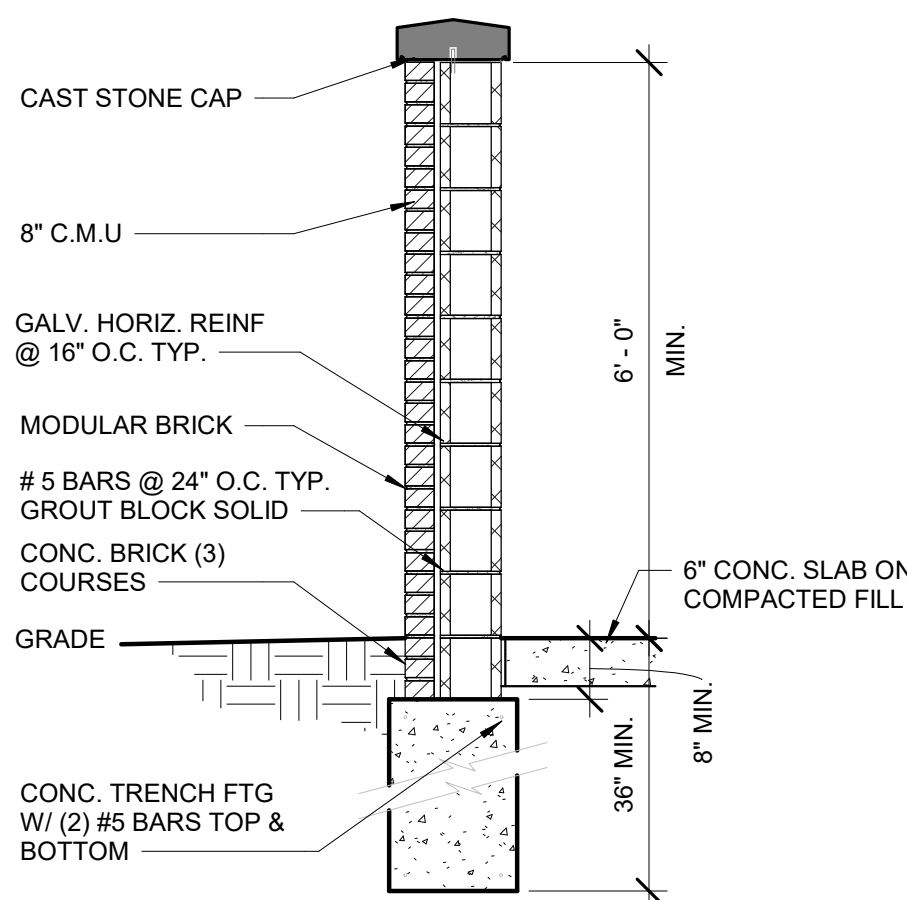
Project No. :

2025.018

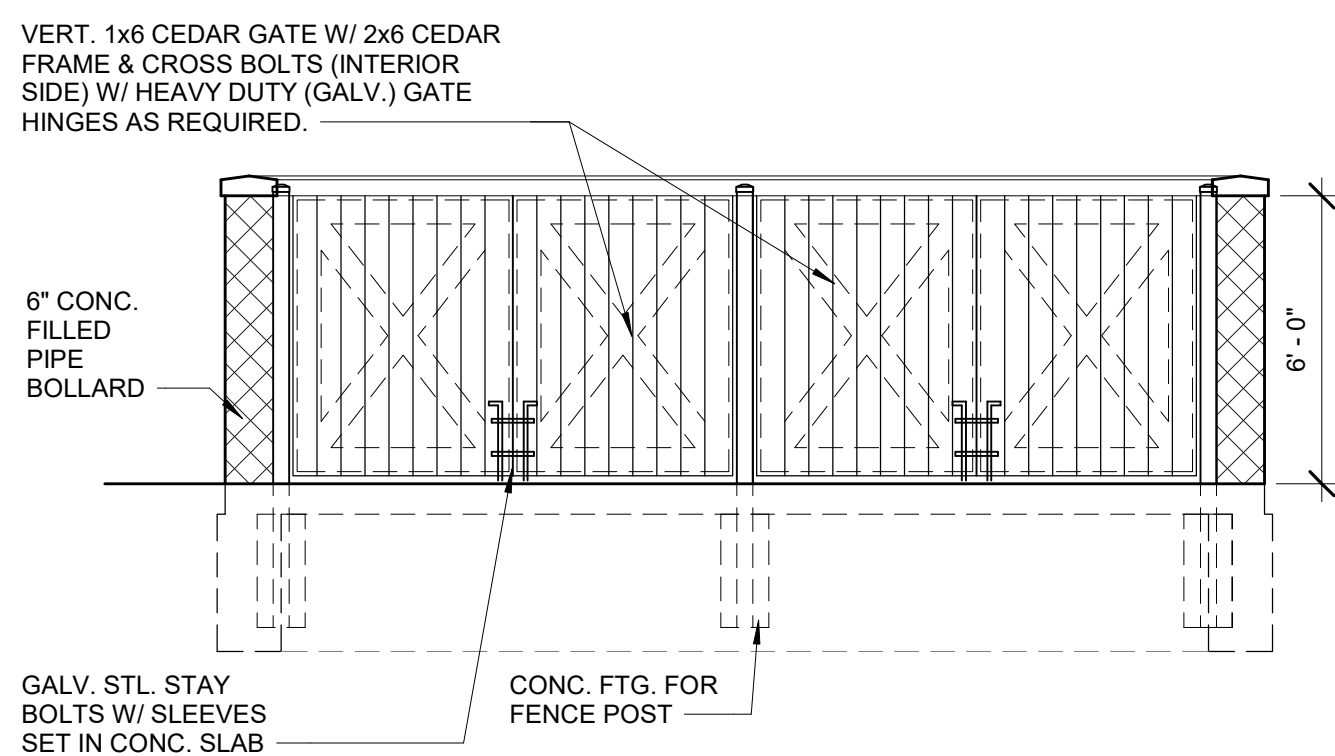
Sheet No. :

A1

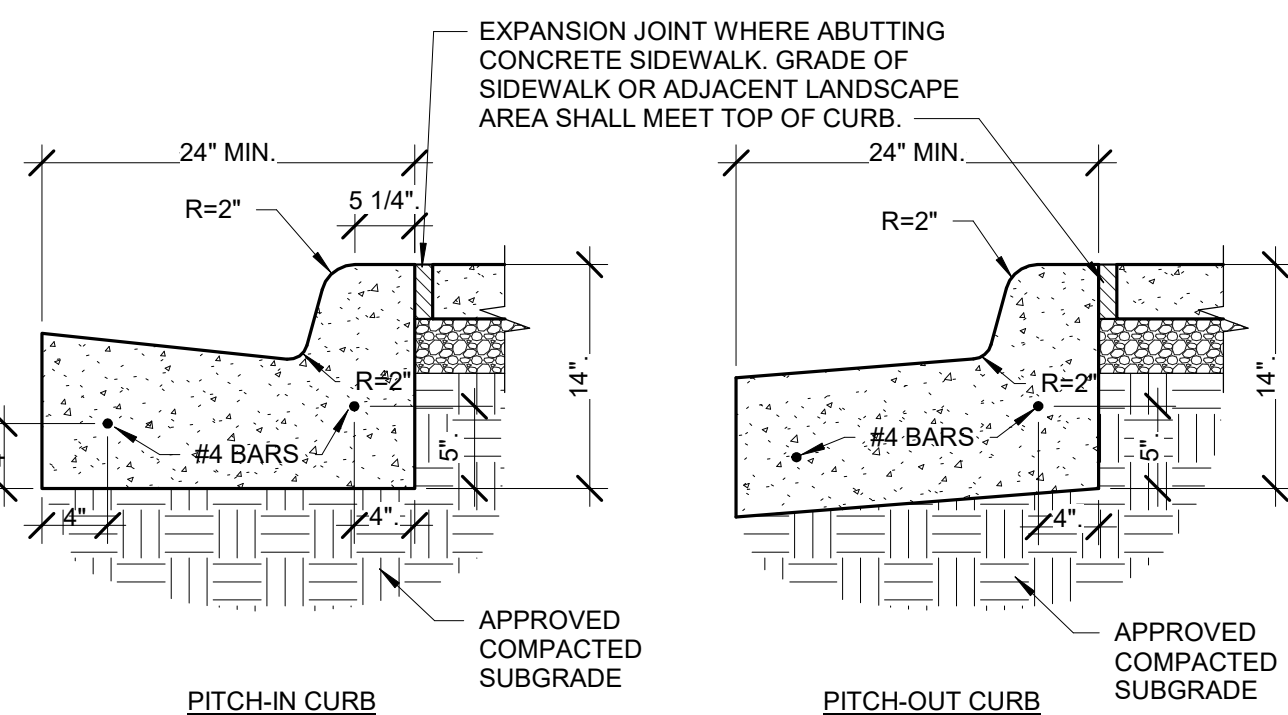
DO NOT SCALE DRAWINGS
© 2024 Stucky Vitale Architects



2 Section At Dumpster Screen
A1 1/2" = 1'-0"

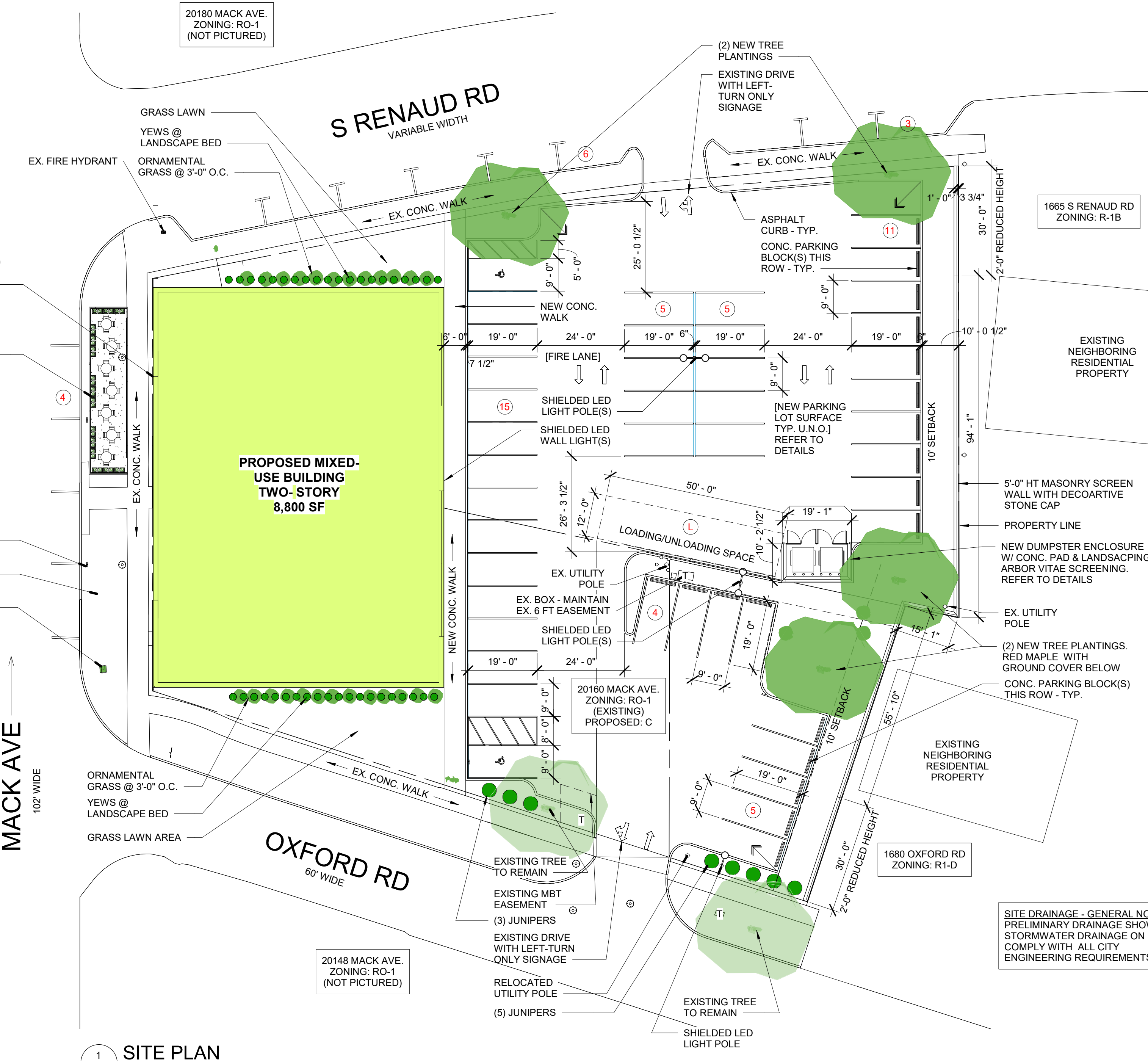


3 Dumpster Screening Detail
A1 1/4" = 1'-0"

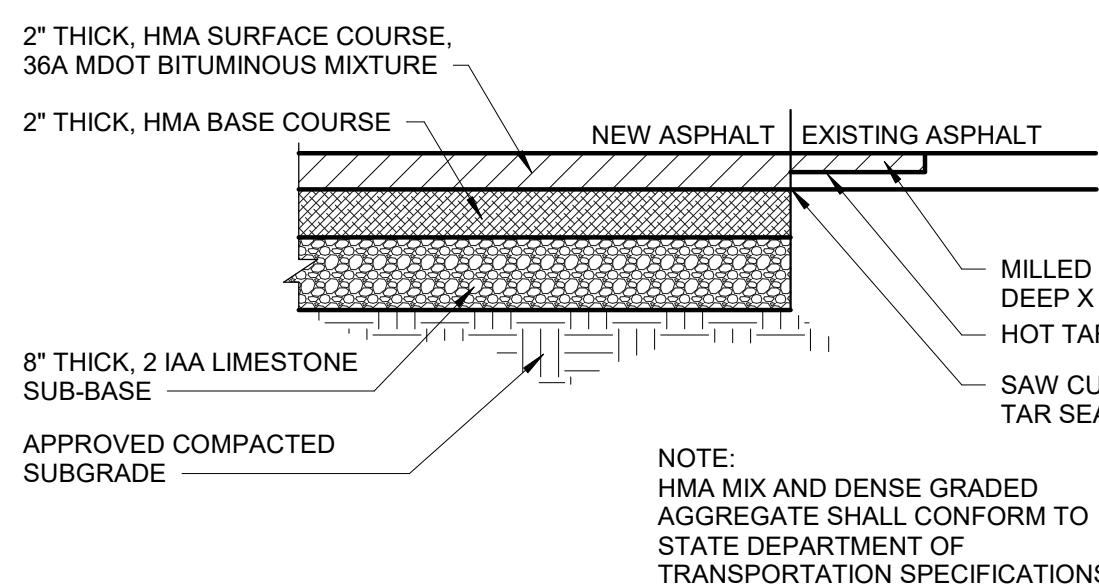


- NOTES:
- CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
 - TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED BITUMINOUS JOINT FILLER, RECESSED 1/4" FROM SURFACE.
 - HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
 - 14" CURB DEPTH SHALL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

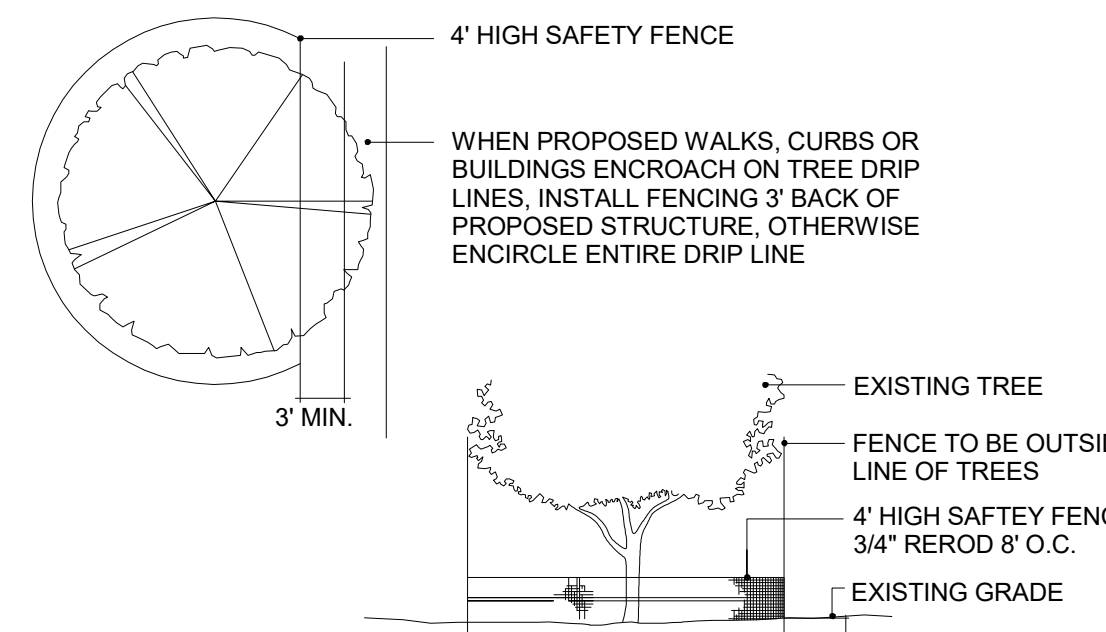
4 CONCRETE CURB AND GUTTER DETAIL
A1 1" = 1'-0"



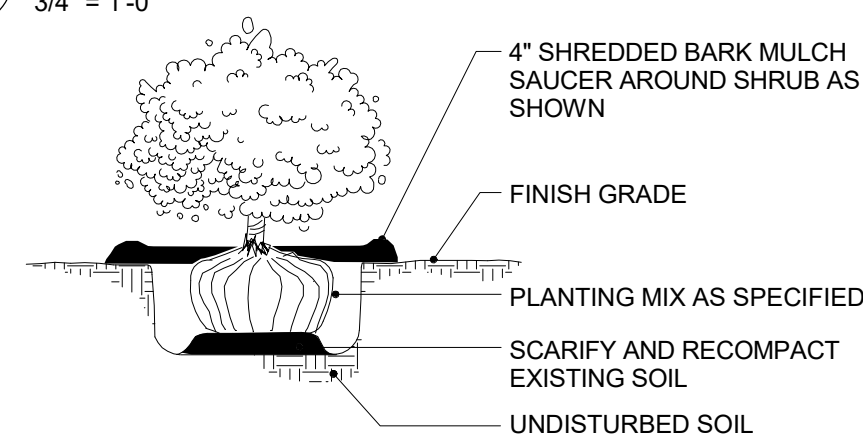
1 SITE PLAN
A1 1" = 20'-0"



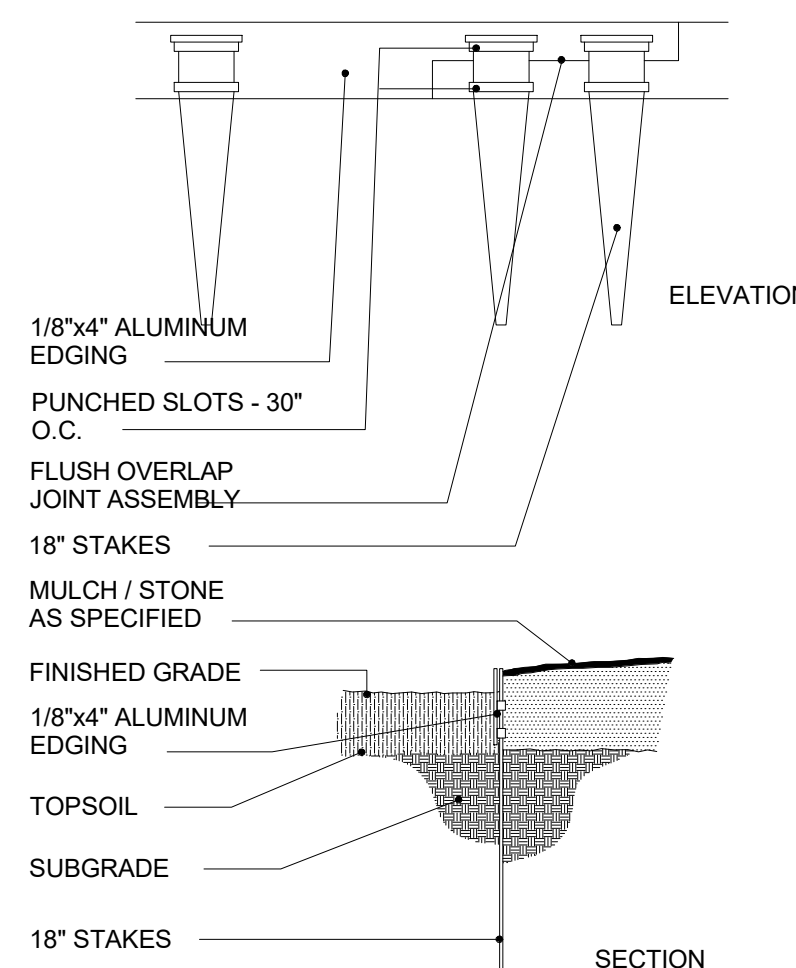
5 ON-SITE FULL DEPTH ASPHALT PAVEMENT DETAIL
A1 1" = 1'-0"



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"

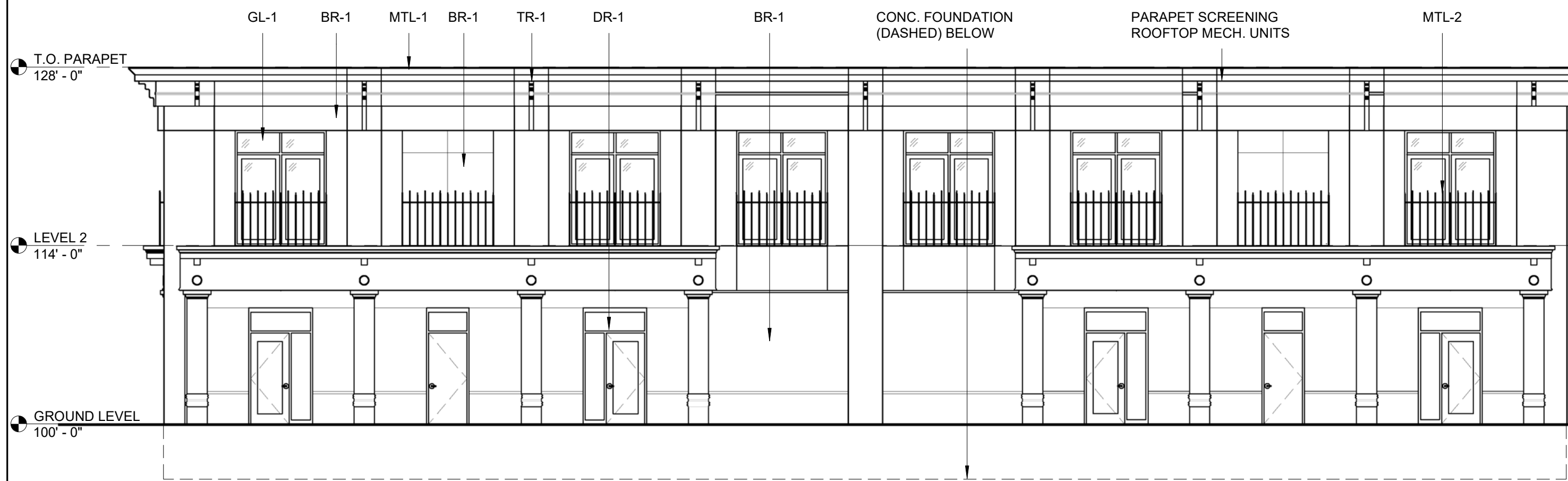
LEGAL DESCRIPTION
LAND SITUATED IN THE CITY OF GROSSE POINTE WOODS, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
ALL OF LOT 1 AND LOT 2, EXCEPTING THEREFROM THE EAST 15.31 FEET IN ARTHUR J. SCULLY'S EASTMORELAND PARK, BEING A SUBDIVISION OF PART OF PRIVATE CLAIM 240, VILLAGE OF LOCHMOOR, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 63, 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 SAID P.C. 611, SAID POINT BEING 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 124.37 FEET TO THE SOUTH LINE OF RENAUD ROAD, THENCE ALONG RENAUD ROAD 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 EAST SIDE OF MACK AVENUE; THENCE ALONG MACK AVENUE SOUTH 6 DEGREES, 37 MINUTES, 22 SECONDS WEST 2 DISTANCE OF 44.00 FEET TO THE PLACE OF BEGINNING.

EXTERIOR FINISH SCHEDULE		
MASONRY	BR-1	BRICK MFG: BELDEN BRICK OR APPROVED EQUAL COLOR: BELCREST 730 - OR SIMILAR SIZE: MODULAR
WIND.	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
MISC.	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
	MTL-2	RAILING: PREFINISHED ALUMINUM COLOR: MATCH ADJACENT MATERIALS

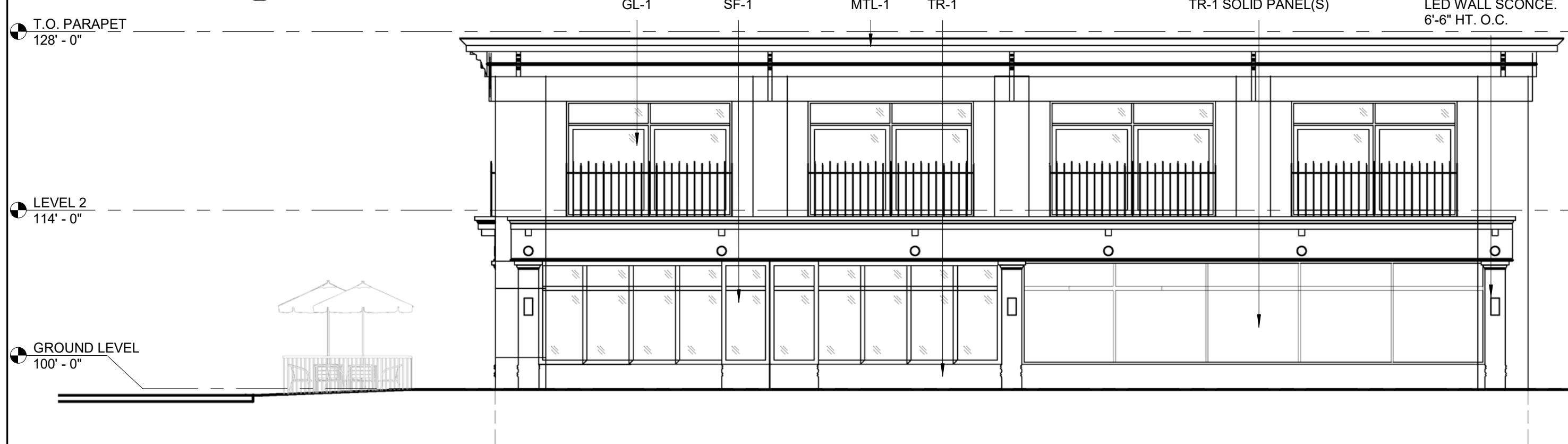
SIGNAGE - GENERAL NOTE:
SIGNAGE AREAS TO COMPLY WITH CITY OF GROSSE
POINTE WOODS ZONING ORDINANCE. ALL TENANT
SIGNAGE TO BE PERMITTED SEPARATELY.



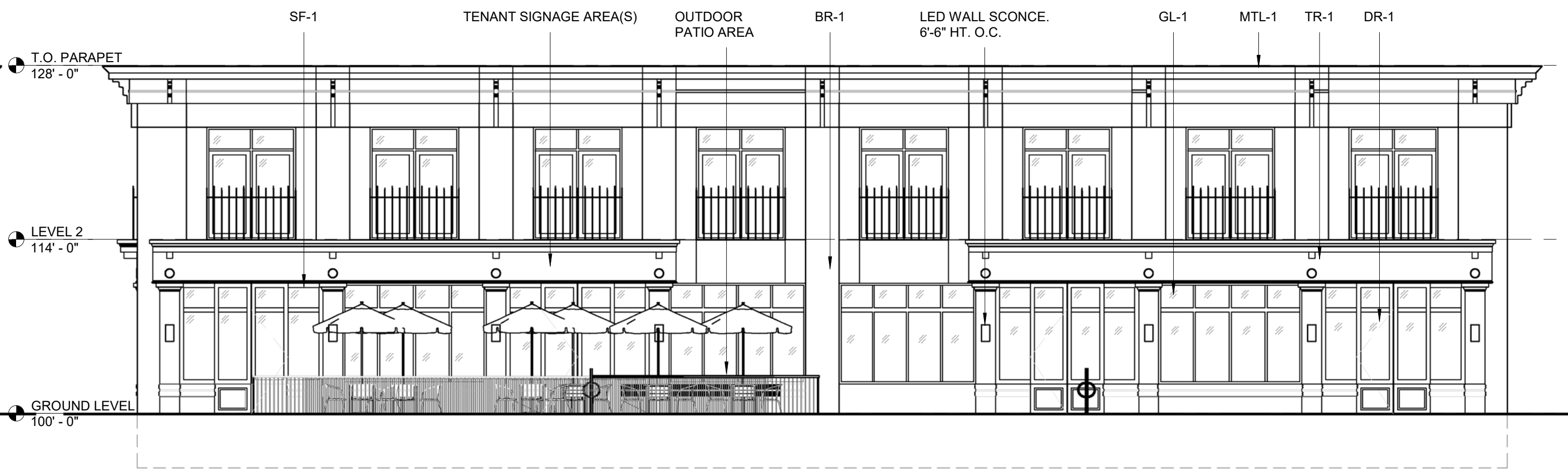
CONCEPTUAL RENDERING - EXTERIOR



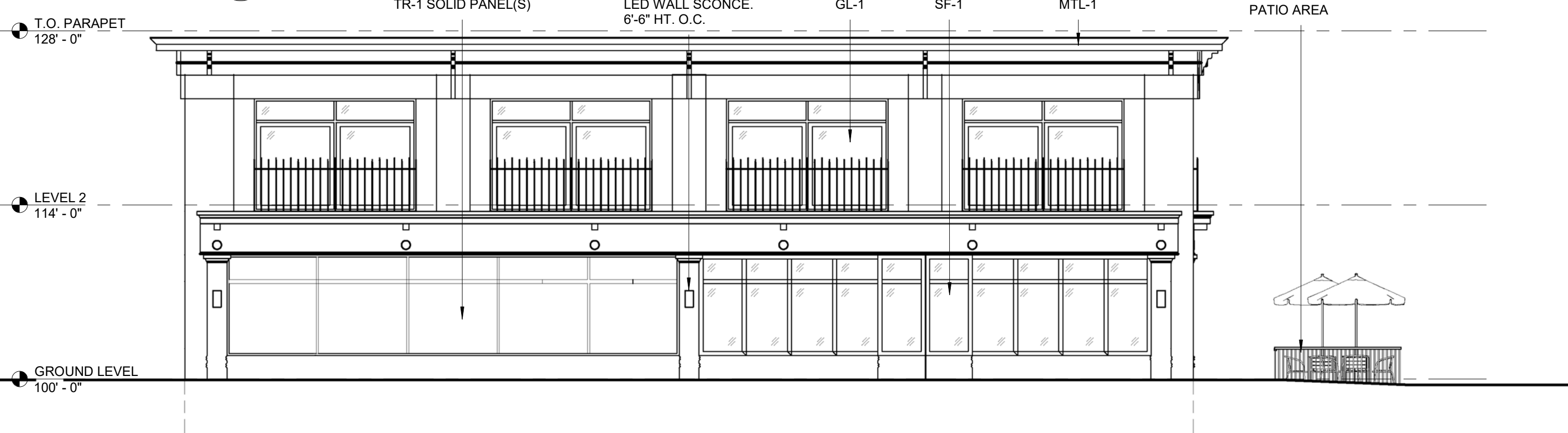
4 EAST ELEVATION - PARKING LOT
1/8" = 1'-0"



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



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



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

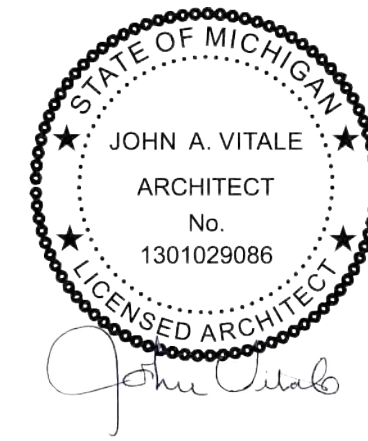


STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE
THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF
DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT
THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION
IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

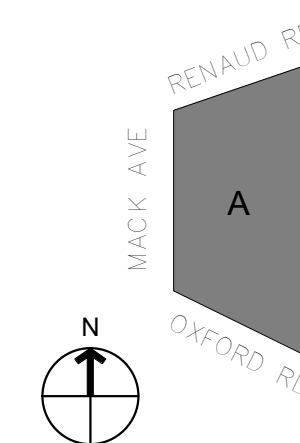
Seal:



Project :
MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 09.30.25

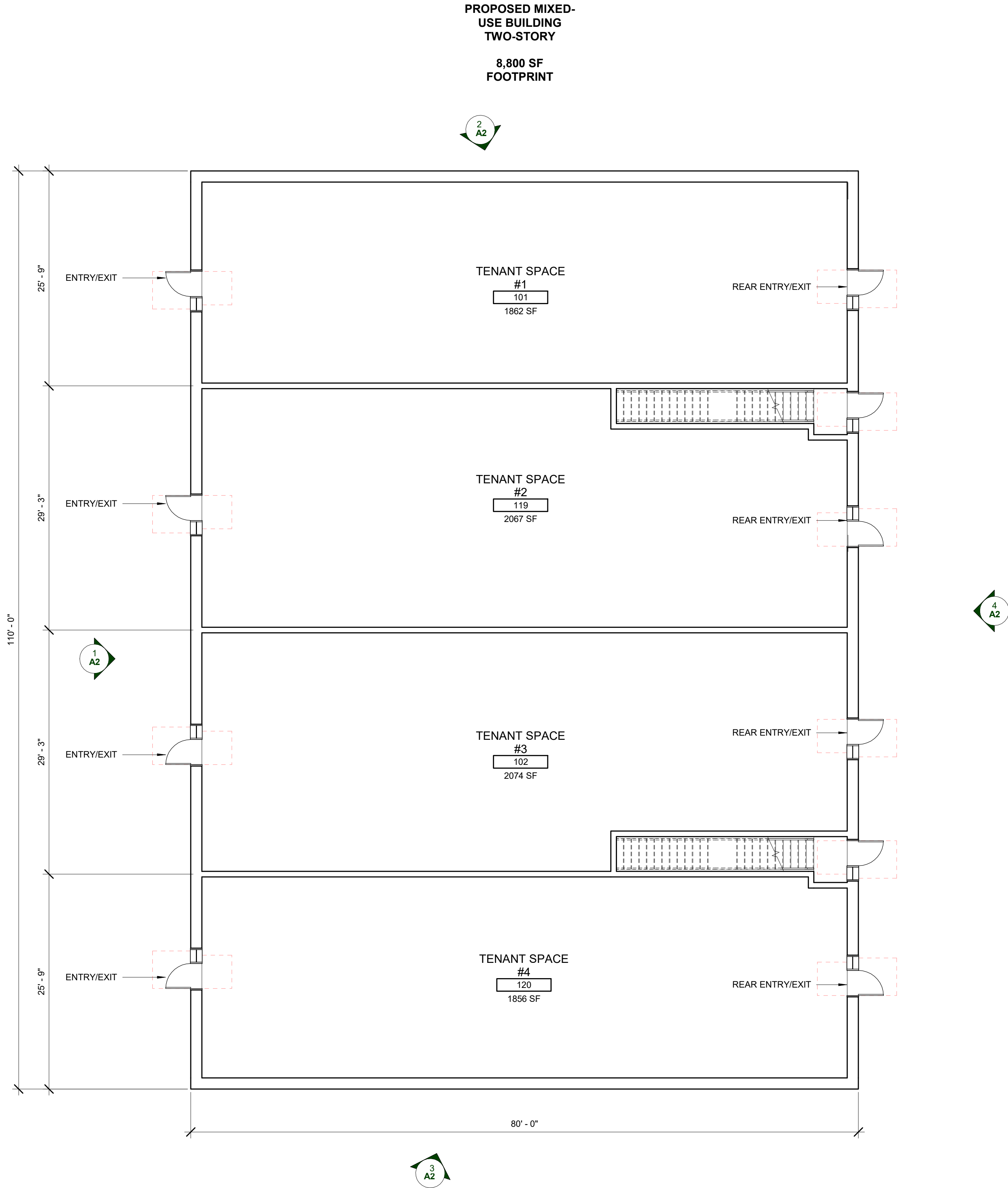
Drawn by :
JGB, JPM
Checked by :
JPM, JAV
Sheet Title :
EXTERIOR ELEVATIONS +
RENDERING

Project No. :
2025.018

Sheet No. :

A2

DO NOT SCALE DRAWINGS
© 2024 Stucky Vitale Architects



FLOOR PLAN - GROUND LEVEL

1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

- 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.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- 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.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- 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.
- 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.
- 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)

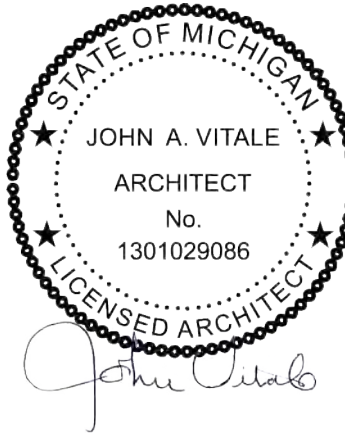


STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:

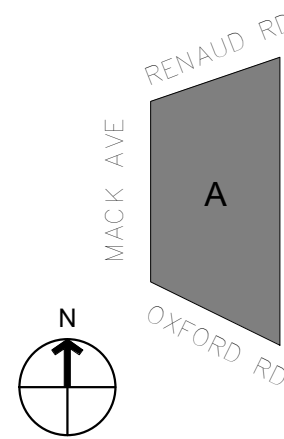


Project :

MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 09.30.25

Drawn by :

JPM

Checked by :

JAV

Sheet Title :

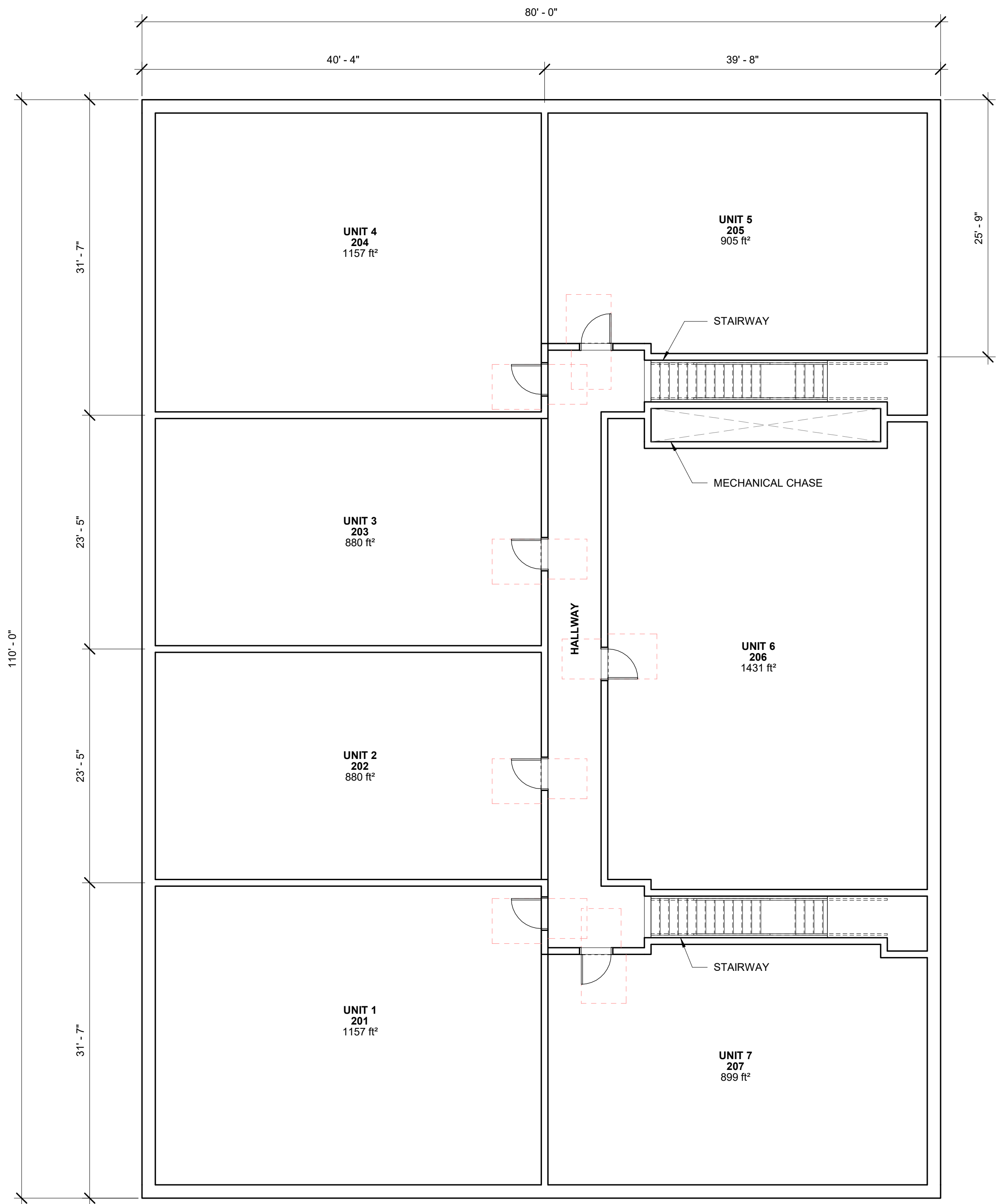
FLOOR PLAN - GROUND LEVEL

Project No. :

2025.018

Sheet No. :

A3



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

GENERAL FLOOR PLAN NOTES

- 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.
- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- 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.
- PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
- PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
- 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.
- 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.
- 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)

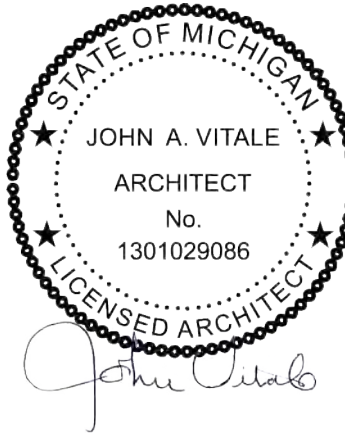


STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:

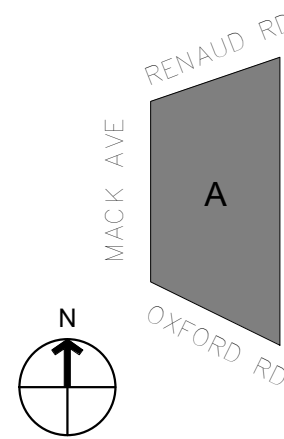


Project :

MIXED-USE
DEVELOPMENT

20160 Mack Ave, Grosse
Pointe Woods, MI 48236

Key Plan:



Issued for

CITY SUBMITTAL 09.30.25

Drawn by :

JPM

Checked by :

JAV

Sheet Title :

FLOOR PLAN - UPPER LEVEL

Project No. :

2025.018

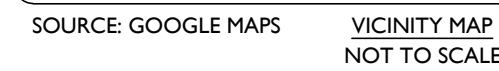
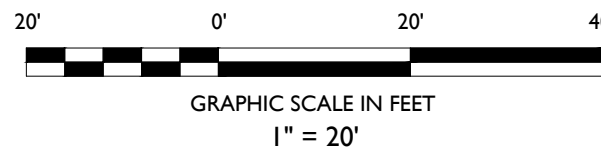
Sheet No. :

A4

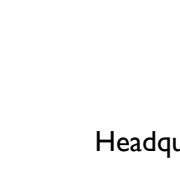
.....

17. EASEMENT IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY, AND THE TERMS, CONDITIONS AND PROVISIONS CONTAINED THEREIN, RECORDED IN LIBER 22079, PAGE 915. **(SHOWN)**

TOTAL = 33 SPACES (INCLUDES
5 SPACES IN PUBLIC ALLEY)



TYP.	TYPICAL
ELEV	ELEVATION
CONC	CONCRETE
GRT.	GRATE
UNK	UNKNOWN
BLD	BUILDING
LS	LANDSCAPING
MH	MANHOLE
P.O.B.	POINT OF BEGINNING
(M)	MEASURED
(D)	DEED



STONEFIELD

engineering & design

Rutherford, NJ · New York, NY · Boston, MA
 Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
 Phone 201.340.4468 · Fax 201.340.4472

ALTA/ NSPS LAND TITLE SURVEY

MAP OF SURVEY OF:

PARCEL NUMBER: 009-01-0001-000
20160 MACK AVENUE
CITY OF GROSSE POINTE WOODS
COUNTY OF WAYNE, STATE OF MICHIGAN

I	05/12/25	MVZ	AG	04/22/25	JU	FOR ISSUE
ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION

THIS IS TO DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7, 8, 9 & 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON APRIL 22, 2025

ROBERT E. HORNYAK, PS

MICHIGAN PROFESSIONAL SURVEYOR No. 4001044286

SCALE: 1"=20'

PROJECT ID: DET-250182

SHEET: 1 OF 1



9/30/2025

To Whom It May Concern:

This letter is provided in response to the City's request for the "Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property."

Please be advised that the entity having legal or equitable interest in the property 20160 Mack Ave Grosse Pointe Woods mi 48236 is as follows:

Entity Name: Mack & Oxford, LLC

Address: 20259 Mack Avenue, Suite 2 Grosse Pointe Woods, MI 48236

If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Bucellato Development, LLC

313-432-8190 ex 1001

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

(20160 Mack Ave.)

THIS AGREEMENT ("Agreement") is made and entered into as of the Effective Date by and between Buccellato Development LLC ("Buyer"), and Real Properties, Inc. ("Seller").

In consideration of the mutual promises set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, agree as follows:

1. **Terms and Definitions.** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) **"Broker"** shall mean Landmark Commercial Real Estate Services acting as Buyer's agent.

(b) **"Closing"** shall mean the consummation of the transaction contemplated herein, which shall occur, subject to any applicable extension periods set forth in this Agreement, on the date that is thirty (30) days after the last day of the Financing Period (as defined herein) unless the Buyer waives the full Financing Period and elects to close earlier by providing written notice thereof to Seller. The date of Closing is sometimes hereinafter referred to as the **"Closing Date."** Unless otherwise agreed by Seller and Buyer, Closing shall occur at the Title Company.

(c) **"Financing Period"** shall mean the period beginning upon the Effective Date and extending until 11:59 PM EST on the date that is sixty (60) days thereafter.

(d) **"Earnest Money"** shall mean Twenty Thousand and 00/100 Dollars (\$20,000.00). The Earnest Money shall be delivered to Escrow Agent within five (5) business days after the Effective Date. The Earnest Money shall be deposited by Buyer in escrow with Escrow Agent, to be applied as part payment of the Purchase Price at the time the sale is closed, or disbursed as agreed upon in accordance with the terms of this Agreement.

(e) **"Effective Date"** This Agreement shall be signed by both Seller and Buyer. The date that is one (1) business day after the date of execution and delivery of this Agreement by both Seller and Buyer shall be the "Effective Date" of this Agreement.

(f) **"Escrow Agent"** shall mean Title Connect LLC of 28470 W. 13 Mile Road, Suite 325, Farmington Hills, MI 48334 (Attention: Jeff Gunsberg, (248) 642-3256 (jgunsberg@title-connect.com) ("Title Company"). The parties agree that the Escrow Agent shall be responsible for (x) organizing the issuance of the Commitment and Title Policy, (y) preparation of the closing statement, and (z) collections and disbursement of the funds.

(g) **"Property"** shall mean (a) that certain real property located at 20160 Mack Ave. in Grosse Pointe Woods, Michigan (Parcel No.: 009-01-0001-00) being more particularly described on Exhibit A, attached hereto and incorporated herein (the "Real Property") together with all buildings, facilities and other improvements located thereon (collectively, the "Improvements"); (b) all right, title and interest of Seller in all machinery, equipment and items of personal property of Seller attached to or appurtenant to the Real Property or the Improvements, but specifically excluding the office equipment and trade fixtures in the Real Property (collectively, the "Personal Property"); (c) all right, title and interest of Seller, if any, to any unpaid award for (1) any taking or condemnation of the Property or any portion thereof, or (2) any damage to the Property or the Improvements by reason of a change of grade of any street or highway; (d) all easements, licenses, water rights, air rights, minerals and mineral rights, development rights, land division rights, rights-of-way, roadways, any right, title, and interest of Seller in and to the adjacent streets, alleys, and any adjacent strips or gores of real estate, and all other rights hereditaments, privileges and appurtenances relating to any of the foregoing; that belong to Seller; (e) all plans and

reports, specifications, drawings, photographs, survey materials, engineering studies, environmental audits and assessments, wetland or woodland surveys, site plans, mineral searches or other materials pertaining to the condition, planning, development, construction, operation, use and enjoyment of the Property that are in Seller's possession or control, including "working drawings" and "as-built drawings and surveys" (collectively the "Plans"), and (f) all right, title and interest of Seller in and to any warranties with respect to the Real Property and/or the Improvements, (the "Intangible Property"). Property does not include any business assets and Personal Property of Pointe Neurology PC, (the "Tenant") who is the Tenant at the Property. All business assets and the personal property of Seller and the Tenant shall be removed within 120 days after Closing ("Post Closing Term"). Any assets and personal property not removed at the expiration of the Post Closing Term shall be deemed abandoned by Seller.

(h) **"Purchase Price"** shall mean One Million Eight Hundred Fifty Thousand Dollars (\$1,850,000.00).

(i) **Seller and Buyer's Notice address**

(i) **"Seller's Notice Address"** shall be as follows, except as same may be changed pursuant to the Notice section herein:

Real Properties Inc.	And to: Ryan P. McNeil
Attn: Haranath Policherla	Giarmarco, Mullins & Horton, P.C.
936 Lakeshore	101 W. Big Beaver, Suite 1000
Grosse Pointe Shores, MI 48236	Troy, MI 48084
Tel. No.: (248) 722-2189	Tel. No.: (248) 457-7207
Email: policherla@gmail.com	Email: rpm@disinherit-irs.com

(ii) **"Buyer's Notice Address"** shall be as follows, except as same may be changed pursuant to the Notice section herein:

Buccellato Development LLC	And to: Michael J. Thomas
Attn: Justin A. Buccellato	Shaheen, Jacobs & Ross, P.C.
20259 Mack Ave	615 Griswold Street, Suite 1425
Grosse Pointe Woods, 48067	Detroit, Michigan 48226
Tel. No.: (313) 432-8190	Tel. No.: (313) 963-1301
Email: jbuccellato@buccdevelopment.com	Email: mthomas@sjrlaw.com

2. **Purchase and Sale of the Property.** Subject to the terms of this Agreement, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, the Property for the Purchase Price.

3. **Payment of Purchase Price.** The Purchase Price to be paid by Buyer to Seller shall be paid by wire transfer of immediately available funds in the amount of the Purchase Price plus or minus prorations, credits and adjustments as provided in Section 4 and elsewhere in this Agreement to Escrow Agent, at the time of Closing, or as otherwise agreed to between Buyer and Seller.

4. **Proration of Expenses and Payment of Costs and Recording Fees.**

(a) Seller shall pay all real property taxes, rollback taxes, personal property taxes, water and sewer use charges and any other charges and assessments that are due and payable by the date of the Closing, without proration. Seller shall pay all assessments that are levied against the Property on or before the date of the Closing, whether due in installments or otherwise, at or before the Closing, without proration. Current real property taxes shall be prorated on a due date basis according to the local custom.

(b) Seller shall pay or be charged with the following costs and expenses in connection with this transaction which costs shall be referred to as "Seller's Closing Costs":

(i) Transfer taxes and conveyance fees on the sale and transfer of the Property;

(ii) Broker's commission payments, in accordance with Section 23 of this Agreement; and,
(iii) All fees relating to the granting and executing of the Deed for the Property and for any costs incurred in connection with the release of existing debt, including, but not limited to, prepayment penalty fees and recording fees for documents providing for the release of the applicable Property from the existing debt, but not including the recording fee for the deed. .

(c) Buyer shall pay or be charged with the following costs and expenses in connection with this transaction, which costs shall be referred to as "Buyer's Closing Costs":

(i) Title Insurance policy premiums for any endorsements issued in connection with such policies other than endorsements that Seller elects to purchase to cover title issues, if any, and other than a survey endorsement; and

(ii) Buyer shall pay for the cost of its own survey, Phase 1 environmental study and investigations.

(iii) the recording cost for the deed; and

(iv) 100% of all Owner's Title Insurance policy premiums, but excluding any endorsements that Seller elects to purchase to cover title issues; and

(v) the Lender's Title Policy, if any

(d) Each party shall pay its own legal fees incidental to the negotiation, execution and delivery of this Agreement and the consummation of the transactions contemplated hereby and one-half of the Escrow Agent fees to close the transaction.

5. **Title/Possession.** At Closing, Seller agrees to convey to Buyer fee simple marketable title to the Property by warranty deed, free and clear of all liens, defects of title, conditions, easements, assessments, restrictions, and encumbrances except for Permitted Exceptions (as hereinafter defined). Four months after Closing, Buyer shall receive exclusive possession of the Property free and clear of all occupants and/or tenants, including but not limited to, Tenant with all of Tenant's personal property and trade fixtures removed. Tenant may, at its sole discretion, terminate this Lease at any time prior to the date that is four months after the Closing and give exclusive possession of the Property to Buyer. Upon the expiration of the Post Closing Term, Buyer shall receive possession of the Property free and clear of all occupants and/or tenants. Seller, Tenant and Buyer shall enter into the Post Closing Occupancy Agreement setting forth the parties expectations. In addition, \$27,000.00 of the Purchase Price at closing shall be placed in escrow with the Title Company as security for the Post Closing Occupancy Agreement.

6. **Examination of Property.** Seller and Buyer hereby agree as follows:

(a) Buyer shall order a title commitment (the "**Title Commitment**") from Escrow Agent and may order a survey for the Property promptly after the date hereof. The Title Commitment shall also commit, at Seller's expense, to delete the so called standard exceptions relative to possession, construction liens and boundary claims and provide title endorsements, to remove the same, at Seller's cost. At Closing Seller shall cause Title Company to issue a current ALTA owner's form of title insurance policy without standard exceptions, for the Real Property in the amount of the Purchase Price, dated, or updated to, the date of the Closing, insuring, or committing to insure Buyer's good and marketable title in fee simple to the Real Property and otherwise in such form and with such endorsements as provided in the title commitment approved by Buyer and subject only to the Permitted Exceptions (the "Title Policy"). All matters shown in the Title Commitment, survey or zoning report ("**Title Matters**") with respect to which Buyer fails to object prior to the expiration of the Financing Period, as may be extended, shall be deemed "**Permitted Exceptions**". However, Permitted Exceptions shall not include any mechanic's lien or any monetary lien, or any deeds of trust, mortgage, or other loan documents secured by the Property, (collectively, "**Liens**"). Seller shall be required to cure or remove all Liens (by payment, bond deposit or indemnity acceptable to Escrow Agent and Buyer). Seller agrees to remove or cure any objections of Buyer which are of a nature that are capable of being cured with reasonable efforts prior to Closing. Seller shall have no obligation to cure any Title Matter objected to, except as aforesaid, provided Seller notifies Buyer of any objections which Seller elects not to remove or cure within five (5) business days following receipt of Buyer's objections. In the

event that Seller refuses to remove or cure any objections, Buyer shall have the right upon written notice to Seller given within ten (10) business days after receipt of Seller's notice, to either: (1) terminate this Agreement and promptly receive a return of the Earnest Money without further action of the parties (thereafter the rights and obligations of the parties hereunder shall terminate); or (2) waive the objections and accept title to the Property subject to the objected items and deducting from the Purchase Price the reasonable expense to clear or correct such defects or exceptions which are in the nature of a lien or encumbrance of an ascertainable amount. Notwithstanding anything herein to the contrary, Seller shall pay at closing from the Purchase Price all mortgages and encumbrances recorded against the Property together with its pro-rata share of taxes. In the event that Buyer has failed to elect, in writing, either option under subsections (1) and (2) above, then Buyer shall be deemed to have elected option 2. If any matter not revealed in the Title Commitment is discovered by Buyer or by the Escrow Agent and is added to the Title Commitment by the Escrow Agent at or prior to Closing, Buyer shall have until the date of Closing, to provide Seller with written notice of its objection to any such new title exception. Subject to the warranties contained in the deed, Buyer's act of accepting the deed provided at Closing shall constitute acceptance of the form of title provided by Seller.

(b) Within three (3) business days following the Effective Date, Seller shall provide to Buyer copies of the documents and materials set forth on Exhibit C pertaining to the Property to the extent within Seller's possession or reasonably obtainable by Seller or Seller's counsel (all of said documents and materials (the "**Seller Materials**"). Seller shall deliver any other documents relating to the Property reasonably requested by Buyer, to the extent within Seller's possession or reasonably obtainable by Seller or Seller's counsel, within three (3) business days following such request. Additionally, during the term of this Agreement, Buyer, its agents and designees, shall have the right to perform whatever inspections and tests and take other actions that Buyer deems necessary, including but not limited to, seeking site plan and other governmental approvals for Buyer's proposed development, financial feasibility and the right to enter the Property for the purposes of inspecting the Property, conducting soil tests, and making surveys, inspecting construction, and conducting any other investigations and inspections as Buyer may reasonably require, at Buyer's sole cost (collectively, "Buyer's Diligence"). Buyer shall and does hereby agree to indemnify and hold Seller harmless from and against any and all liabilities, claims, losses or damages, including, but not limited to, court costs and reasonable attorneys' fees, which may be incurred by Seller as a direct result of Buyer's Diligence and Buyer shall repair any and all damage caused, in whole or in part, by Buyer and return the Property to its condition prior to such damage, which obligation shall survive Closing or any termination of this Agreement. Notwithstanding the foregoing, Buyer may not perform any physically invasive testing (including without limitation, any Phase II environmental audit) without obtaining Seller's written consent, which consent may be withheld in Seller's sole and absolute discretion. Seller shall reasonably cooperate with the efforts of Buyer and the Buyer's representatives to inspect the Property. Upon signing this Agreement, Seller shall provide Buyer with the name of a contact person(s) for the purpose of arranging site visits. Seller agrees to cooperate with Buyer and use Seller's reasonable efforts in furtherance of and in connection with any and all applications of Buyer relating in any manner whatsoever to the development of the Property. Seller agrees to sign, execute and deliver to Buyer upon the Buyer's request any and all documents that may be reasonably necessary or appropriate in Buyer's judgment to gain any governmental approvals desired or required by Buyer (provided, however, Seller shall not be obligated to incur any costs or expenses as a result of any such documents).

(c) Seller shall use good faith efforts to obtain estoppel certificates, in substantially the forms prepared by the Purchaser (provided the same are acceptable to Seller, in Seller's reasonable discretion), with respect to reciprocal easement agreements, if any, as may be reasonably requested by Buyer.

7. **Risk of Loss/Condemnation.** Upon an occurrence of a casualty, condemnation or taking, Seller shall notify Buyer in writing of same. Until Closing, the risk of loss or damage to the Property, except as otherwise expressly provided herein, shall be borne by Seller. In the event all or any portion of the Property is damaged in any casualty or condemned or taken (or notice of any condemnation or taking is issued), then, Buyer may elect to terminate this Agreement by providing written notice of such termination to Seller within ten (10) business days after Buyer's receipt of notice of such condemnation, taking or damage, upon which termination the Earnest Money shall be returned to the Buyer and neither party hereto shall have any further rights, obligations or liabilities under this Agreement, except as otherwise expressly set forth herein. With respect to any condemnation or taking (of any notice thereof), if Buyer does not elect to cancel this Agreement as aforesaid, there shall be no abatement of the

Purchase Price and Seller shall assign to Buyer at the Closing the rights of Seller to the awards, if any, for the condemnation or taking, and Buyer shall be entitled to receive and keep all such awards. With respect to a casualty, if Buyer does not elect to terminate this Agreement or does not have the right to terminate this Agreement as aforesaid, there shall be no abatement of the Purchase Price and Seller shall assign to Buyer at the Closing the rights of Seller to the proceeds under Seller's insurance policies covering such Property with respect to such damage or destruction (or pay to Buyer any such proceeds received prior to Closing) and pay to Buyer the amount of any deductible with respect thereto, and Buyer shall be entitled to receive and keep any monies received from such insurance policies.

8. **Financing Contingency.** The obligations of the Buyer hereunder are subject to Buyer obtaining financing under terms and conditions acceptable to Buyer in its sole discretion prior to the expiration of the Financing Period. It is anticipated that as part of seeking financing, Buyer will need to perform certain examinations and appraisal of the Property. In the event Buyer is unable to obtain said loan commitment and notifies Seller in writing of the same prior to the expiration of the Financing Period, then this Agreement shall be deemed terminated, the Earnest Money shall be returned to the Buyer and neither party hereto shall have any further rights, obligations or liabilities under this Agreement, except for provisions that expressly survive termination. However, if Buyer elects to terminate this Agreement based on the results of any inspections or examinations of the Property, Buyer shall forfeit the Earnest Money to Seller as liquidated damages, and Seller shall have no further obligations to Buyer under this Agreement, except for provisions that expressly survive termination.

9. **Default**

(a) In the event Buyer defaults in any of its obligations undertaken in this Agreement, Seller shall be entitled to, as its sole and exclusive remedy to, after written notice of default to Buyer specifying the nature of such default(s) and the failure of Buyer to cure such default(s) within ten (10) days after such notice, declare this Agreement to be terminated, and Seller shall be entitled to immediately receive the Earnest Money, as liquidated damages as and for Seller's sole remedy. Upon such termination, neither Buyer nor Seller shall have any further rights, obligations or liabilities hereunder, except as otherwise expressly provided herein. Seller and Buyer agree that actual damages due to Buyer's default hereunder would be difficult and inconvenient to ascertain and that such amount is not a penalty and is fair and reasonable in light of all relevant circumstances. Seller hereby waives any right to recover the balance of the Purchase Price, or any part thereof, and the right to pursue any other remedy permitted at law or in equity against Buyer.

(b) In the event of a default by Seller after written notice and Seller's failure to cure within ten (10) days after such notice, Buyer may, as its sole and exclusive remedy, either: (i) waive any unsatisfied conditions and proceed to Closing in accordance with the terms and provisions hereof; (ii) terminate this Agreement by delivering written notice thereof to Seller no later than Closing, upon which termination the Earnest Money shall be refunded to Buyer, Seller shall pay to Buyer all of the out-of-pocket costs and expenses incurred by Buyer in connection with this Agreement, which return and payment shall operate to terminate this Agreement and release Seller and Buyer from any and all liability hereunder, except those which are specifically stated herein to survive any termination hereof; or (iii) enforce specific performance of Seller's obligations hereunder.

Notwithstanding the foregoing, in the event of a willful or intentional default of Seller hereunder which would prevent specific performance, Buyer shall, in addition to the foregoing remedies, be permitted to pursue any and all rights and remedies available to Buyer at law or in equity; provided, however, in no event shall Seller be liable to Buyer for any punitive damages.

10. **Closing.** The Closing shall consist of the execution and delivery of documents by Seller and Buyer, as set forth below, and delivery by Buyer to Seller of the Purchase Price in accordance with the terms of this Agreement. Seller shall deliver to Escrow Agent for the benefit of Buyer at Closing the following executed documents:

(a) A Warranty Deed in form attached on Exhibit B, with an accompanying Real Estate Transfer Tax Valuation Affidavit subject only to the Permitted Exceptions;

(b) A settlement statement setting forth the Purchase Price, all prorations and other adjustments to be made pursuant to the terms hereof, and the funds required for Closing as contemplated hereunder and a paid receipt for water from the municipal authority responsible for water bills together with a water escrow agreement funded at closing by Seller in the amount of \$1,000;

(c) All transfer tax statements, declarations and filings as may be necessary or appropriate for purposes of recordation of the deed;

(d) Good standing certificates and corporate resolutions or member or partner consents, as applicable, and such other documents as reasonably requested by Escrow Agent;

(e) A certificate pursuant to Section 1445 of the Internal Revenue Code of 1986, as amended, or the regulations issued pursuant thereto, certifying the non-foreign status of Seller;

(f) An owner's title affidavit as to mechanics' liens and possession and other matters in customary form reasonably acceptable to Buyer and Escrow Agent in order to issue the Title Policy without standard exceptions, including oil and gas exceptions;

(g) Post-Closing Occupancy Agreement executed by Seller, Tenant and Buyer;

(h) Escrow Agreement for Occupancy funding the occupancy escrow amount in the Post-Closing Occupancy Agreement; and

(i) Such other instruments as are reasonably required by Escrow Agent to close the escrow and consummate the purchase of the Property in accordance with the terms hereof.

At Closing, Buyer shall instruct Escrow Agent to deliver the Earnest Money to Seller which shall be applied to the Purchase Price, shall deliver the balance of the Purchase Price to Seller and shall execute and deliver execution counterparts of the applicable closing documents. Buyer shall have the right to advance the Closing upon ten (10) days prior written notice to Seller; provided that all conditions precedent to both Buyer's and Seller's respective obligations to proceed with Closing under this Agreement have been satisfied (or, if there are conditions to a party's obligation to proceed with Closing that remain unsatisfied, such conditions have been waived by such party). The Closing shall be held through the mail by delivery of the closing documents to the Escrow Agent on or prior to the Closing or such other place or manner as the parties hereto may mutually agree.

11. Representations by Seller. For the purpose of inducing Buyer to enter into this Agreement and to consummate the sale and purchase of the Property in accordance herewith, Seller makes the following representations and warranties to Buyer as of the date hereof and as of the Closing Date:

(a) Seller is duly organized (or formed), validly existing and in good standing under the laws of its state of organization, and to the extent required by law, the State in which the Property is located. Seller, and the person executing on behalf of Seller, has the power and authority to execute and deliver this Agreement and all closing documents to be executed by Seller, and to perform all of Seller's obligations hereunder and thereunder. Neither the execution and delivery of this Agreement and all closing documents to be executed by Seller, nor the performance of the obligations of Seller hereunder or thereunder will result in the violation of any law or any provision of the organizational documents of Seller or to the best of Seller's knowledge will conflict with any order or decree of any court or governmental instrumentality of any nature by which Seller is bound;

(b) Seller has not received any written notice of any current or pending litigation, condemnation proceeding or tax appeals affecting Seller or the Property and Seller does not have any knowledge of any pending litigation or tax appeals against Seller or the Property; Seller has not initiated, nor is Seller participating in, any action for a change or modification in the current subdivision, site plan, zoning or other land use permits for the Property;

(c) Seller has not entered into any contracts, subcontracts or agreements affecting the Property which will be binding upon Buyer after the Closing. To the best of Seller's knowledge, the Property is not subject to any claim of lien or special assessment, either recorded or unrecorded, and no improvements to or upon the Property have been made within 120 days prior to the Effective Date which could give rise to a claim of lien or special assessment;

(d) Except for violations cured or remedied on or before the date hereof, Seller has not received any written notice from (or delivered any notice to) any governmental authority regarding any violation of any law applicable to the Property and Seller does not have knowledge of any such violations;

(e) Seller has fee simple title to the Property, and as of the Closing. To Seller's knowledge and except as shown on the Title Commitment such title will be free and clear of all liens and encumbrances except for

Permitted Exceptions. To the best of Seller's knowledge, the Property constitutes one or more separate tax parcels for purposes of ad valorem taxation;

(f) To Seller's knowledge, the Property is not subject to any unrecorded liens, assessments, encumbrances, restrictions, easements, boundary disputes, or agreements or other matters not of record. There are no occupancy rights, leases or tenancies affecting the Property and none have been granted by Seller (other than the existing lease to Tenant and post closing possession to Tenant). Neither this Agreement nor the consummation of the transactions contemplated hereby is subject to any first right of refusal or other purchase right in favor of any other person or entity; and apart from this Agreement, Seller has not entered into any written agreements for the purchase or sale of the Property, or any interest therein which has not been terminated;

(g) To Seller's knowledge, except as set forth in the environmental reports delivered by Seller to Buyer, no hazardous substances have been generated, stored, released, or disposed of on or about the Property in violation of any law, rule or regulation applicable to the Property which regulates or controls matters relating to the environment or public health or safety (collectively, "Environmental Laws"). Seller has not received any written notice from (nor delivered any notice to) any federal, state, county, municipal or other governmental department, agency or authority concerning any petroleum product or other hazardous substance discharge or seepage. For purposes of this Subsection, "hazardous substances" shall mean any substance or material which is defined or deemed to be hazardous or toxic pursuant to any Environmental Laws. To Seller's knowledge, there are no underground storage tanks located on the Property; and

(h) Seller is not a foreign corporation, foreign partnership, foreign trust or foreign estate (as defined in the Internal Revenue Code) and Seller will so certify on the date of Closing; and

(i) The Property is serviced by a municipal sewer and municipal water system, which system serving the Property are, to the best of Seller's knowledge, free from defects, and are adequate in size and performance to properly serve the needs of the Property.

The representations and warranties of Seller shall survive Closing for a period of one year.

12. **Representations by Buyer.** Buyer represents and warrants to, and covenants with, Seller as of the date hereof and as of the Closing Date as follows:

(a) Buyer is authorized to consummate the transaction set forth herein and fulfill all of its obligations hereunder and under all closing documents to be executed by Buyer, and has all necessary power to execute and deliver this Agreement, and to perform all of Buyer's obligations hereunder and thereunder. This Agreement has been duly authorized by all requisite corporate or other required action on the part of Buyer and is the valid and legally binding obligation of Buyer, enforceable in accordance with their respective terms. Neither the execution and delivery of this Agreement, nor the performance of the obligations of Buyer hereunder or thereunder will result in the violation of any law or any provision of the organizational documents of Buyer or will conflict with any order or decree of any court or governmental instrumentality of any nature by which Buyer is bound.

Buyer shall and does hereby indemnify against and hold Seller harmless from any loss, damage, liability and expense, together with all court costs and attorneys' fees, if awarded by a court of law, which Seller may incur, by reason of any material misrepresentation by Buyer or any material breach of any of Buyer's warranties or covenants.

The representations and warranties of Buyer shall survive Closing for a period of one year.

13. **Conditions Precedent to Buyer's Obligations.** Buyer's obligation to pay the Purchase Price, and to accept title to the Property, shall be subject to compliance by Seller of all of Seller's obligations herein on and as of the date of Closing, which may be waived in writing in Buyer's sole discretion and Buyer obtaining financing acceptable to Buyer in at sole and absolute discretion.

14. **Conditions Precedent to Seller's Obligations.** Seller's obligation to deliver title to the Property shall be subject to compliance by Buyer of all of Buyer's obligations herein.

15. **Notices.** Unless otherwise provided herein, all notices and other communications which may be or are required to be given or made by any party to the other in connection herewith shall be in writing and shall be deemed to have been properly given and received on the date: (i) delivered by electronic mail (e.g. email), (ii) delivered in person, (iii) deposited in the United States mail, registered or certified, return receipt requested, or (iv) deposited with a nationally recognized overnight courier, to the addresses set out in Section 1, or at such other addresses as specified by written notice delivered in accordance herewith. Notwithstanding the foregoing, Seller and Buyer agree that notice may be given on behalf of each party by the counsel for each party and notice by such counsel in accordance with this Section 15 shall constitute notice under this Agreement.

16. **Operation of Property Pending Closing.** Seller agrees that it: (a) shall continue to operate and manage the Property in the same manner in which Seller has previously operated and managed the Property; (b) shall, subject to Section 7 hereof and subject to reasonable wear and tear, maintain the Property in the same (or better) condition as exists on the date hereof; and (c) shall not, without Buyer's prior written consent, in Buyer's sole discretion: (i) enter into any lease, license agreement or other agreement with respect to the Property; and/or (ii) cause, permit or consent to an alteration of the premises demised thereunder (unless such consent is non-discretionary). Seller shall promptly inform Buyer in writing of any material event adversely affecting the ownership, use, occupancy or maintenance of the Property, whether insured or not.

17. **Performance on Business Days.** As used herein, the phrase "business days" shall be deemed to mean all days other than Saturdays, Sundays and legal holidays in the state in which the Property is located and those days on which banking institutions in such state are authorized by law to close for business. To the extent a time period set forth in this Agreement expires on any day other than a business day, then expiration of such time period shall be deemed to have been extended to the next business day and all future dates will be adjusted accordingly.

18. **Entire Agreement.** This Agreement constitutes the sole and entire agreement among the parties hereto and no modification of this Agreement shall be binding unless in writing and signed by all parties hereto. No prior agreement or understanding pertaining to the subject matter hereof (including, without limitation, any letter of intent executed prior to this Agreement) shall be valid or of any force or effect from and after the date hereof.

19. **Severability.** If any provision of this Agreement, or the application thereof to any person or circumstance, shall be invalid or unenforceable, at any time or to any extent, then the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby. Each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

20. **AS-IS Purchase.** Buyer hereby acknowledges, understands and agrees that it has an opportunity to inspect the Property as set forth in Section 6 herein, and except as set forth in this Agreement, the Property shall be conveyed at Closing to Buyer in "as-is" condition with no representation or warranties whatsoever.

21. **Applicable Law.** This Agreement shall be construed under the laws of the State of Michigan, without giving effect to any state's conflict of laws principles.

22. **Tax-Deferred Exchange.** Either party may consummate this transaction as part of a tax free exchange in accordance with Section 1031 of the Internal Revenue Code of 1986, as amended. Both parties shall reasonably cooperate with each other in connection therewith provided there shall be no cost or liability to the party not effectuating the tax free exchange.

23. **Broker's Commissions.** Buyer and Seller each hereby represent that, except for the Broker listed herein, there are no other brokers involved or that have a right to proceeds in this transaction. Seller shall be responsible for payment of a flat commission to the Broker in the amount of \$50,000.00 to be paid at Closing. Seller and Buyer each hereby agree to indemnify and hold the other harmless from all loss, cost, damage or expense (including reasonable attorneys' fees at both trial and appellate levels) incurred by the other as a result of any claim arising out of the acts of the indemnifying party (or others on its behalf) for a commission, finder's fee or similar

compensation made by any broker, finder or any party who claims to have dealt with such party (except that Buyer shall have no obligations hereunder with respect to any claim by Broker). The representations, warranties and indemnity obligations contained in this section shall survive the Closing or the earlier termination of this Agreement. If the Transaction contemplated by this Agreement does not close, no commission will be owed or paid.

24. **Assignment.** Buyer may freely assign its rights under this Agreement, provided, however, that no such assignment shall relieve Buyer of any of its obligations hereunder until Closing is complete.

25. **Attorneys' Fees.** In any action between Buyer and Seller as a result of failure to perform or a default under this Agreement, the prevailing party shall be entitled to recover from the other party, and the other party shall pay to the prevailing party, the prevailing party's reasonable attorneys' fees and disbursements and court costs incurred in such action.

26. **Counterparts.** This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same agreement, and shall become a binding agreement when one or more counterparts have been signed by each of the parties and delivered to the other party. Signatures on this Agreement which are transmitted by electronically shall be valid for all purposes, however any party shall deliver an original signature on this Agreement to the other party upon request.

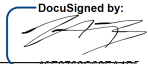
27. **Termination of Occupancy/Lease Rights.** Buyer agrees to allow Pointe Neurology, PC. ("Tenant") to occupy the Premises for a period of up to four months following the Closing. The parties shall enter into a separate post-closing possession agreement as provided in Exhibit D attached hereto. Tenant hereby agrees any right to occupy the Property under any agreement with Seller or otherwise, whether in writing or verbal, shall automatically terminate four months after the Closing and Tenant agrees it shall have no rights in and to the Property and shall have vacated the Property as of four months after the Closing. Tenant agrees to execute all documents reasonably required by the Title Company or Buyer to terminate its rights in the Property as of four months after the closing. A breach of this provision by Tenant shall be a breach of this Agreement by Seller. Tenant may, at its sole discretion, terminate this occupancy at any time prior to the date that is four months after the Closing.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

BUYER:


Buccellato Development LLC, a Michigan limited liability company

By:  DocuSigned by:
Justin A. Buccellato, Member

March 3/24/2025

SELLER:


Real Properties, Inc.

By:  DocuSigned by:
Name: Dr. Haranath Policharla
Title: 9CEFF073271C8484...

March 3/24/2025

TENANT:

Pointe Neurology PC

By:  DocuSigned by:
Name: Dr. Haranath Policharla
Title: 9CEFF073271C8484...

March 3/24/2025

EXHIBITS

- | | | |
|-----------|---|----------------------------------|
| Exhibit A | - | Real Property |
| Exhibit B | - | Warranty Deed |
| Exhibit C | - | Seller Materials |
| Exhibit D | - | Post-Closing Occupancy Agreement |

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY
SUBJECT TO VERIFICATION BY CERTIFIED SURVEY AND TITLE COMMITMENT

Land situated in the city of Grosse Pointe Woods, Wayne County Michigan, more particularly described as:

WDAA1 2A WD611C2 LOT 1 ALSO LOT 2 EXC ELY 15.30 FT THEROF ALSO ADJ VAC
ALLEY 20 FT WIDE OF ARTHUR J SCULLYS EASTMORELAND PARK SUB L 63 OF P C 611 DES
AS BEG AT NW COR OF SAID LOT 1 TH N 6D 37M 22SEC E 44 FT. TH N 85D 24M E 87.48 FT. TH
ELY ON A CURVE CONCAVE TO S RAD 459.14 FT ARC 49.95 FT. TH S 88D 22M E 87.09 FT. TH S
6D 37M 22SEC W 124.37 FT. TH N 71D 00M W 227.28 FT POB 0.44 ACRE K 183.22

EXHIBIT B

**FORM OF
WARRANTY DEED**

The Grantor, [_____, a Michigan limited liability company], whose address is _____, conveys and warrants to the Grantee, _____, LLC, a Michigan limited liability company, whose address is _____, the following described premises in the township of _____, _____ County, Michigan:

COMPLETE LEGAL DESCRIPTION MARKED EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF

commonly known as _____,

for the sum of **See Real Estate Transfer Tax Valuation Affidavit filed herewith**

together with all fixtures and improvements installed upon or located in or on the premises, and all associated tenements, hereditaments, appurtenances, privileges and existing easements belonging or in any way appertaining thereto, if any, and subject to the Permitted Exceptions set forth on Exhibit B.

[MEETS & BOUNDS LANGUAGE (IF APPLICABLE)The Grantor grants to the Grantee the right to make **all** division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, MCL 560.108 This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.]

Dated: _____

GRANTOR:

_____ [a Michigan limited
liability company]

By: _____

Name: _____

Its: _____

STATE OF MICHIGAN)
_____ COUNTY)

The foregoing instrument was acknowledged before me on _____, by
_____, the
_____ **(title of authorized signer)** of
_____, a Michigan limited liability company, on the limited liability company 's behalf.

(Name of notary, typed or printed in black ink)

Notary Public, _____ County

Acting in _____ County

My commission expires _____.

When recorded return to:
Grantee

Send subsequent tax bills to:
Grantee

Drafted by:
Grantor

Tax Parcel # _____

[Attach Exhibit A – Legal description]

[Attach Exhibit B – Permitted Exceptions]

EXHIBIT C

SELLER MATERIALS

- A copy of all surveys and site plans of the Property, including without limitation any as-built survey obtained or delivered to tenants of the Property in connection with its construction;
- A copy of all architectural plans and specifications and construction drawings and contracts for improvements located on the Property;
- A copy of Seller's title insurance commitments and prior policies relating to the Property;
- A copy of the certificate of occupancy (or local equivalent) and zoning reports for the Property; and of all governmental permits/approvals;
- A copy of all environmental, engineering and physical condition reports for the Property;
- Copies of the Property's real estate tax bills for the current and prior two (2) tax years or, if the Property has been owned by Seller for less than two (2) tax years, for the period of ownership;
- Copies of all service contracts, utility bills and insurance policies which affect the Property, if any;
- A copy of all warranties relating to the improvements constructed on the Property, including without limitation any roof warranties; and

EXHIBIT D

POST-CLOSING OCCUPANCY AGREEMENT

THIS POST-CLOSING OCCUPANCY AGREEMENT (the "Agreement") is made this ____ day of _____, 2025, by and between _____, a Michigan limited liability company, whose registered address is _____ ("Buyer"), and Pointe Neurology PC a Michigan professional corporation ("Pointe"), and Real Properties, Inc. a Michigan corporation ("Seller") whose registered address is _____ jointly and severally (Pointe and Seller are collectively "Occupant").

WHEREAS, Seller and Buyer have entered into an Agreement For Purchase And Sale Of Real Property with an Effective Date of _____ (the "Contract") for certain property set forth in the Contract (the "Property") providing that the closing is to occur on the date set forth in the Contract; and

WHEREAS, Occupant wishes to retain, and Buyer has agreed to permit Occupant to have, possession of the Property subsequent to the Closing upon the terms and conditions herein described.

NOW THEREFORE, for good and valuable consideration, Occupant and Buyer covenant and agree as follows:

1. **No Landlord-Tenant Relationship.** This Agreement does not create a Landlord-Tenant relationship between Occupant and Buyer.
2. **Possession.** Upon full execution of this Agreement, Occupant shall be permitted to remain in possession of the Property ("Possession") from the actual date of closing (the "Closing Date"), until one hundred (120) days thereafter (the "Termination Date"). In no event shall the Termination Date be advanced by the Buyer to provide Occupant less than thirty (30) days' notice to vacate the Property. The period of time from the Closing Date until the date that Occupant turns over possession of the Property shall be referred to as the "Term". Nothing contained herein shall impose any duty on Buyer, whether express or implied, to permit Occupant to remain in Possession after the Termination Date. Occupant shall have no right to remain in Possession after the Termination Date. Occupant may, at its sole discretion, terminate this occupancy at any time prior to the Termination Date.
3. **Escrow Deposit.** Occupant shall deposit the sum of \$27,000.00 (the "Escrow Deposit") upon Closing which amount shall be withheld from the Purchase Price and which shall be held by Title Connect LLC (the "Escrow Agent"). Occupant shall pay Buyer, as compensation for occupying the Property, a post-closing occupancy fee ("PCOF") at the rate of \$0.00 during the first seventy-five (75) days and then thereafter at the rate of \$600.00 per day during balance of the Term. Any amount of the Escrow Deposit which shall exceed the total post-closing occupancy fee actually used by Occupant based upon the actual length of the Term shall be refunded to the Occupant by the Escrow Agent within five (5) days of the date the Occupant vacates the Property.
4. **Escrow Payment/Buyer's Right of Inspection.** Occupant shall vacate the Property on or before the Termination Date. For all the purposes of this Agreement, Occupant shall not be deemed to have vacated the Property until Occupant: (1) delivers the Property to Buyer in substantially the same condition as existed on the Closing Date, reasonable wear and tear excepted; (2) deliver all keys to Buyer; and (3) removes all of Occupant's personal property from the Property including but not limited to all equipment, trade fixtures and all medical records. Buyer shall have the right to inspect the Property to ensure compliance with this Agreement (the "Final Inspection"). The Final Inspection shall take place on the Termination Date. If Tenant fails to vacate and provide the Premises to Buyer in the condition required herein by the Termination Date, Tenant shall be

charged Two Thousand Dollars (\$2,000) per day for each day until such surrender and shall also be liable for any and all damages incurred by Buyer due to its failure to provide possession to its replacement tenant, including attorney fees and costs.

5. **Utilities and Other Expenses - Ordinary Maintenance and Repair.** Until Occupant vacates the Property, Occupant shall be responsible for and pay all utility charges and service contracts, including but not limited to all refuse collection, lawn, landscaping, snow removal, gas, electricity, telephone, water, and security system charges. Buyer shall not be liable for any loss or damage resulting from outages, interruptions or fluctuations in utilities.
6. **Compliance with Laws.** Occupant shall comply with the requirements of all laws, orders, ordinances and regulations of any competent authority imposing any duty of Occupant with respect to Occupant's use or occupancy of the Property.
7. **Insurance.**
 - (a) Buyer shall obtain and maintain casualty insurance coverage on the Property. Occupant acknowledges that its personal property is not insured under Buyer's insurance coverage and Occupant accepts full responsibility for any loss incurred.
 - (b) During the Term, Occupant shall obtain and maintain comprehensive personal liability insurance against bodily injury and property damage with minimum limits of \$2,000,000. Occupant shall deliver evidence of the foregoing coverage, and receipts evidencing payment of the premium for such coverages, to Buyer. The insurance policy required under this Section shall name Buyer as additional insured or as having an additional interest. The representations and obligations contained in this Section shall not merge and shall survive the transfer of title to the Property.
8. **Indemnification.** To the fullest extent permitted by applicable law, without regard to the lapse, cancellation, failure or disclaimer of the insurance policy(ies) referred to in Section 7 above, Occupant shall indemnify Buyer from and against any and all liability and shall hold Buyer harmless from and shall pay any claims, damages, loss, cost or expense (including without limitation, reasonable legal fees and disbursements, court costs, the cost of appellate proceedings and any other reasonable costs of litigation) which Occupant incurs arising out of or in connection with bodily injury or property damage occurring to any person or persons, including but not limited to Occupant, its guests, licensees and invitees, occurring during the Term and within or on any portion of the Property, regardless of the cause, excepting only events of injury or damage caused by the willful misconduct or negligence of Buyer, Buyer's agents, contractors, employees, invitees, guests and permittees. Occupant's obligations under this Section shall survive termination of this Agreement.
9. **Occupant's Obligations.** Occupant's obligations hereunder shall continue until they vacate the Property.
10. **Waiver of July Trial; No counterclaims or setoffs.** The parties mutually waive trial by jury in any action or proceeding commenced by them concerning the terms of this Agreement. In any proceeding by Buyer to obtain possession of the Property, Occupant shall have no right to assert any counterclaims or setoffs. In any action between Buyer and Occupant as a result of failure to perform or a default under this Agreement, the prevailing party shall be entitled to recover from the other party, and the other party shall pay to the prevailing party, the prevailing party's reasonable attorneys' fees and disbursements and court costs incurred in such action.
11. **Miscellaneous.**

(a) This Agreement represents the complete agreement of the parties concerning the granting of post-closing occupancy of the Property to Occupant. No oral agreements or promises will be binding. If any of the terms or conditions of this Agreement are for any reason held to be invalid or unenforceable, such invalidity or unenforceability shall not affect any of the other terms or conditions of this Agreement.

(b) The Agreement shall be governed by and construed in accordance with the laws of the State of Michigan without regard to principles of conflicts of laws.

(c) This Agreement shall inure to the benefit of the parties hereto and bind their respective heirs, successors and assigns, except as otherwise provided herein. The rights of possession hereunder are personal to Occupant and may not be assigned, nor may the Property be sublet. Any assignment shall be absolutely null and void and constitute a breach of this Agreement such that Buyer shall, at Buyer's option, have the right to terminate this Agreement.

(d) This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This Agreement may be transmitted electronically and the parties intend that electronically or facsimile transmitted signatures constitute original signatures and are binding on the parties.

IN WITNESS WHEREOF, the parties have hereunder set their hands as of the date(s) set forth below.

“Occupant” and “Pointe”:

Pointe Neurology PC, a Michigan
Professional corporation

By: _____

Its: _____

Dated: _____, 2025

“Occupant” and “Seller”

Real Properties, Inc. a Michigan corporation

By: _____

Its: _____

Dated: _____, 2025

“Buyer”:

_____, LLC,
a Michigan limited liability company

By: _____

Its: _____

Dated: _____, 2025

**AMENDMENT TO
AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY**

THIS AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY (“Amendment”) is entered into as of May 22nd, 2025, by and between **REAL PROPERTIES, INC.** (“Seller”), **POINTE NEUROLOGY** (“Tenant”), and **BUCCELLATO DEVELOPMENT LLC** (“Buyer”).

RECITALS

A. Seller, Tenant and Buyer entered into that certain Agreement for Purchase and Sale of Real Property with an Effective Date of March 25, 2025 (“Purchase Agreement”), relative to the sale and purchase of the real property located at 20160 Mack Ave., Grosse Pointe Woods, MI, and as more particularly described in the Purchase Agreement.

B. The parties have agreed to amend the Purchase Agreement, as herein provided, to extend the Financing Period and to make the other changes, if any, as hereinafter provided.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the adequacy of which is acknowledged by all parties, the parties agree as follows:

1. **Defined Terms.** Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement.
2. **Financing Period.** The parties hereby agree to amend paragraph 1.(c) of the Purchase Agreement to provide that the Financing Period shall run until and expire at 11:59 PM EST on June 26, 2025 (instead of 60 days after the Effective Date).
3. **Controlling Agreement.** Except as expressly modified by this Amendment, the Purchase Agreement is hereby ratified and affirmed and continues in full force and effect. In the event of any conflict or inconsistency between the terms and conditions of the Purchase Agreement and the terms and conditions of this Amendment, the terms and conditions of this Amendment shall control.
4. **Counterparts; Electronic Copies.** This Amendment may be executed in any number of counterparts, each of which shall be deemed to constitute an original hereof. Any such counterparts may be delivered to the parties by facsimile or e-mail and shall be deemed to constitute originals of such counterparts for all purposes of this Amendment.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first written above.

BUYER:

BUCCELLATO DEVELOPMENT LLC,
a Michigan limited liability company

By: _____

Justin A. Buccellato, Member

SELLER:

REAL PROPERTIES, INC.,
a Michigan corporation

By: _____

Dr. Haranath Policherla, President

TENANT:

HARANATH POLICHERLA, M.D., P.C.,
a Michigan professional corporation, d/b/a Pointe Neurology

By: _____

Dr. Haranath Policherla, President

**SECOND AMENDMENT TO
AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY**

THIS SECOND AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Second Amendment") is entered into as of June 26th, 2025, by and between **REAL PROPERTIES, INC.** ("Seller"), **POINTE NEUROLOGY** ("Tenant"), and **BUCCELLATO DEVELOPMENT LLC** ("Buyer").

RECITALS

A. Seller, Tenant and Buyer entered into that certain Agreement for Purchase and Sale of Real Property with an Effective Date of March 25, 2025 as amended by an Amendment to Agreement for Purchase and Sale of Real Estate dated May 22, 2025 ("First Amendment") (collectively, the "Purchase Agreement"), relative to the sale and purchase of the real property located at 20160 Mack Ave., Grosse Pointe Woods, MI, and as more particularly described in the Purchase Agreement.

B. The parties have agreed to further amend the Purchase Agreement, as herein provided, to extend the Financing Period and to make the other changes, if any, as hereinafter provided.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the adequacy of which is acknowledged by all parties, the parties agree as follows:

1. **Defined Terms.** Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement.

2. **Financing Period.** The parties hereby agree to amend paragraph 1.(c) of the Purchase Agreement to provide that the Financing Period shall run until and expire at 11:59 PM EST on September 30, 2025 (instead of June 26, 2025).

3. **Extension Fee.** Within three (3) business days following the full execution of this Second Amendment and Buyer's receipt of Seller's wire instructions, Buyer shall pay the sum of Fifteen Thousand Dollars (\$15,000.00) (the "Extension Fee") to the Seller. The Extension Fee shall be non-refundable to Buyer, except in the event of a Seller default, but applicable to the Purchase Price at Closing.

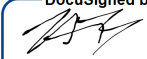
4. **Controlling Agreement.** Except as expressly modified by this Second Amendment, the Purchase Agreement is hereby ratified and affirmed and continues in full force and effect. In the event of any conflict or inconsistency between the terms and conditions of the Purchase Agreement and the terms and conditions of this Second Amendment, the terms and conditions of this Second Amendment shall control.

5. **Counterparts; Electronic Copies.** This Second Amendment may be executed in any number of counterparts, each of which shall be deemed to constitute an original hereof. Any such counterparts may be delivered to the parties by e-mail and shall be deemed to constitute originals of such counterparts for all purposes of this Second Amendment.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the day and year first written above.

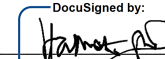
BUYER:

BUCCELLATO DEVELOPMENT LLC,
a Michigan limited liability company

By: 
Justin A. Buccellato, Member

SELLER:

REAL PROPERTIES, INC.,
a Michigan corporation

By: 
Dr. Haranath Policherla, President

TENANT:

HARANATH POLICHERLA, M.D., P.C.,
a Michigan professional corporation, d/b/a Pointe Neurology

By: 
Dr. Haranath Policherla, President

**THIRD AMENDMENT TO
AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY**

THIS THIRD AMENDMENT TO AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY ("Third Amendment") is entered into as of September 9/26/2025, 2025, by and between **REAL PROPERTIES, INC.** ("Seller"), **POINTE NEUROLOGY** ("Tenant"), and **BUCCELLATO DEVELOPMENT LLC** ("Buyer").

RECITALS

A. Seller, Tenant and Buyer entered into that certain Agreement for Purchase and Sale of Real Property with an Effective Date of March 25, 2025 as amended by an Amendment to Agreement for Purchase and Sale of Real Estate dated May 22, 2025 and by the Second Amendment to Agreement for Purchase and Sale of Real Estate dated June 26, 2025 (collectively, the "Purchase Agreement"), relative to the sale and purchase of the real property located at 20160 Mack Ave., Grosse Pointe Woods, MI, and as more particularly described in the Purchase Agreement.

B. The parties have agreed to further amend the Purchase Agreement, as herein provided.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the adequacy of which is acknowledged by all parties, the parties agree as follows:

1. **Defined Terms.** Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Purchase Agreement.

2. **Waiver of Financing Contingency.** Notwithstanding anything in the Purchase Agreement to the contrary, Buyer hereby waives its Financing Contingency under the Purchase Agreement and the Financing Period shall be deemed to have expired as of the date of this Third Amendment. Buyer hereby acknowledges and agrees that the \$20,000.00 Earnest Money and the \$15,000.00 Extension Fee set forth in the Second Amendment shall be non-refundable to Buyer, but applicable to the Purchase Price at Closing, unless otherwise provided in the Purchase Agreement.

3. **Purchase Price.** Notwithstanding anything to the contrary in the Purchase Agreement, the Purchase Price shall be, and hereby is, decreased from \$1,850,000.00 to \$1,700,000.00. Any reference in the Purchase Agreement to Purchase Price shall mean One Million Seven Hundred Thousand and NO/100 Dollars (\$1,700,000.00). Furthermore, the Purchase Agreement is amended to provide that Buyer shall pay the Broker commission instead of Seller.

4. **Title Objections.** Notwithstanding anything to the contrary in the Purchase Agreement, Buyer acknowledges that it has reviewed and approves of the title commitment and the survey prepared by Stonefield, dated May 12, 2025 (the "Survey"). Buyer has no objections to the title commitment and Survey and has confirmed with the Title Company that an Owner's Policy of Title Insurance will be issued without the standard exceptions.

5. **Closing.** Section 1.(b) of the Purchase Agreement is hereby amended to provide that the Closing Date shall be within thirty (30) days of the date of this Third Amendment on a date to be selected by Buyer upon reasonable advanced notice to the Seller.

6. **Controlling Agreement.** Except as expressly modified by this Third Amendment, the Purchase Agreement is hereby ratified and affirmed and continues in full force and effect. In the event of any conflict or inconsistency between the terms and conditions of the Purchase Agreement and the terms and conditions of this Third Amendment, the terms and conditions of this Third Amendment shall control.

7. **Counterparts; Electronic Copies.** This Third Amendment may be executed in any number of counterparts, each of which shall be deemed to constitute an original hereof. Any such counterparts may be delivered to the parties by e-mail and shall be deemed to constitute originals of such counterparts for all purposes of this Third Amendment.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties have executed this Third Amendment as of the day and year first written above.

BUYER:

BUCCELLATO DEVELOPMENT LLC,
a Michigan limited liability company

By: 
Justin A. Buccellato, Member

SELLER:

REAL PROPERTIES, INC.,
a Michigan corporation

By: 
Dr. Haranath Policherla, President

TENANT:

HARANATH POLICHERLA, M.D., P.C.,
a Michigan professional corporation, d/b/a Pointe Neurology

By: 
Dr. Haranath Policherla, President



IMPACT STATEMENT

**PROPOSED RETAIL DEVELOPMENT
PARCEL ID: 40009010001000
20160 MACK AVE
GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN**

PREPARED BY:

**STONEFIELD ENGINEERING & DESIGN, LLC
NIK BAUER
SED DET-250182**

SIGNED

DEVELOPER / APPLICANT:

**BUCCALLETO DEVELOPMENT
20259 MACK AVENUE, SUITE 2
GROSSE POINTE WOODS, MI 48236
(313) 300-7280**

REPORT CONTENTS

1.1	<i>PROPERTY DESCRIPTION</i>	3
1.2	<i>EXISTING CONDITIONS</i>	3
1.3	<i>PROPOSED CONDITIONS</i>	3
1.4	<i>CURRENT ZONING</i>	3
1.5	<i>UTILITY & RIGHT-OF-WAY IMPACTS</i>	4
1.6	<i>ENVIRONMENTAL IMPACTS</i>	4

APPENDICIES

FLOODPLAIN MAPS	A
FEMA FIRM MAP	B
NRCS SOIL SURVEY MAP	C
EGLERIDE MAPPER	D

1.1 PROPERTY DESCRIPTION

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 63, 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 said P.C. 611, said point being 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 124.37 feet to the south line of Renaud Road; thence along Renaud road 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 east side of Mack Avenue; thence along Mack Avenue south 6 degrees, 37 minutes, 22 seconds west 2 distance of 44.00 feet to the place of beginning.

1.2 EXISTING CONDITIONS

The project site is a 0.76 acres commercial lot, home of the 'Pointe Neuroscience Center'. The area of improvements is limited to the building & its accessory asphalt parking area. No environmental hazards have been identified on the site per EGLE's Ride Mapper system, and the site falls outside of any local wellhead protection areas. Access to the site is provided by driveways to the S Renaud Road & Oxford Road systems.

1.3 PROPOSED CONDITIONS

The scope of the proposed improvements includes demolition of the existing building and parking lot, and construction of a 2-story 8,900 SF Mixed Use Building and accessory parking lot containing 56 vehicle parking spaces.

1.4 CURRENT ZONING

The Current Zoning is (RO-1) Restricted Office with a proposed rezone to (C) Commercial Business, and the master plan's Future Land Use identifies the site as 'Corridor Mixed Use', which fits the characteristics of the proposed development. Refer to the current Grosse Pointe Woods Zoning Map & Master Plan for more information.

1.5 UTILITY & RIGHT-OF-WAY IMPACTS

No negative impacts to public utilities such as stormwater, sanitary waste, domestic water, natural gas, or electrical services are anticipated. Though the proposed Commercial & Residential uses will have a slightly greater demand on public utilities than the existing medical office use, the existing city infrastructure has adequate capacity for the proposed development. No impacts to fire or police services are anticipated.

Landscaping improvements are proposed along the right-of-way frontages, as well as an outdoor seating area along Mack Avenue. The existing right-of-way sidewalks will remain and be repaired as necessary. The existing on-street parking spaces abutting the subject property will remain.

1.6 ENVIRONMENTAL IMPACTS

No environmental impacts are anticipated. The amount of green space on-site shall remain relatively unchanged with enhanced landscaping proposed along the right-of-way frontages and the rear lot line. The existing landscaping (trees, plantings, etc.) shall remain to the greatest extent possible.

The subject property is not located within a mapped floodplain (Zone 'X', area of minimum flood hazard) nor mapped wetlands. Refer to the FEMA map (Number 26163C0141F eff. 10/21/2021) USFWS National Wetlands Inventory Map, and EGLE Wetlands Map.

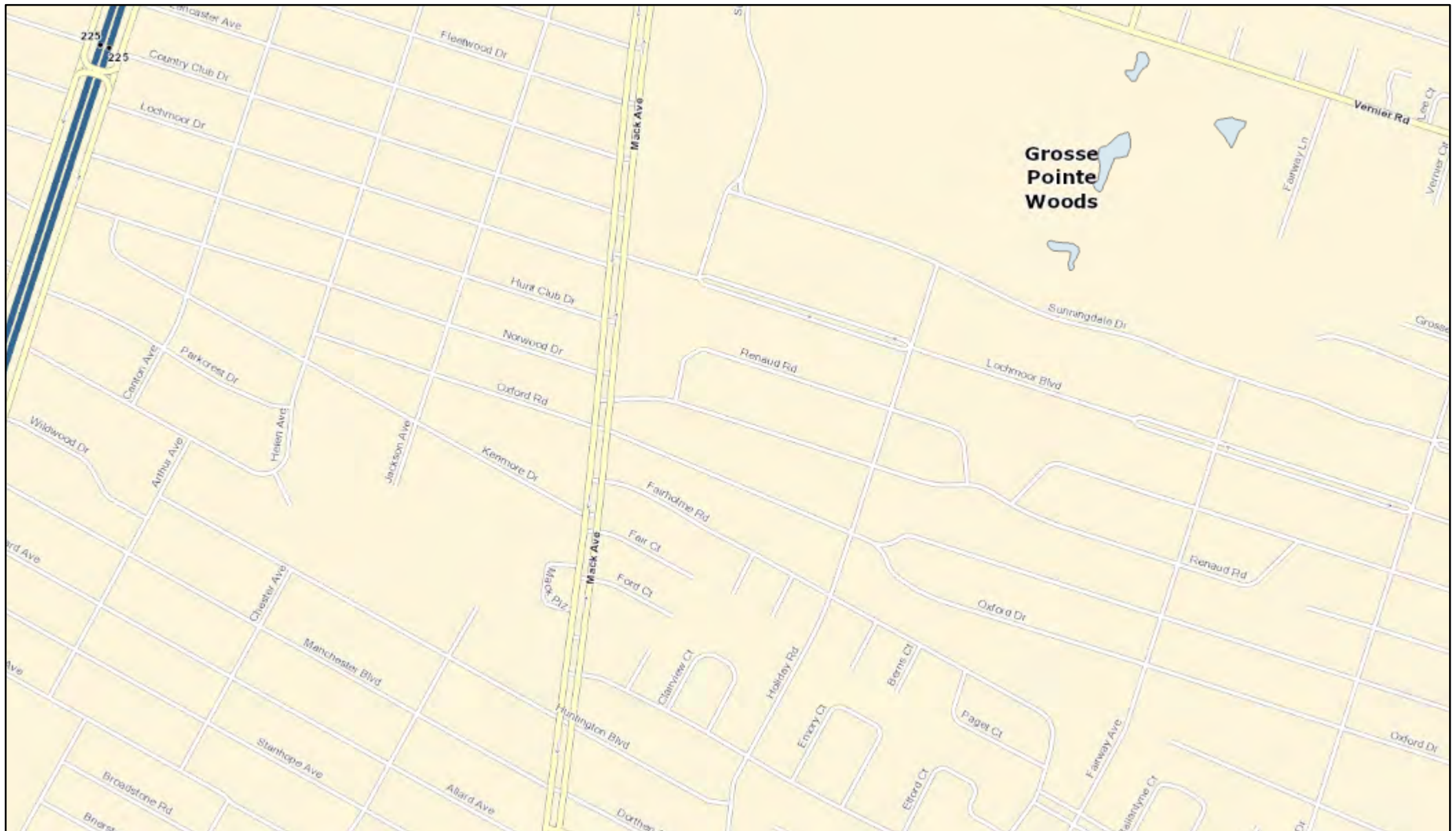
The subject site's soils are comprised of mainly 'Urban Land-Fortress Family Complex' (UrbapB per NRCS Soil Survey maps, refer to Appendix C) which carries a low permeability (HSG 'D'). Groundwater depth is not expected to be a conflict.



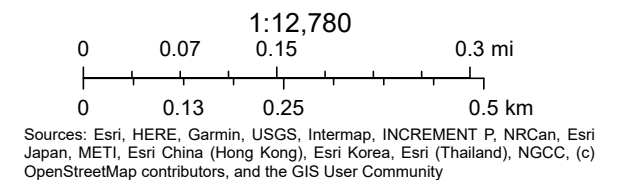
APPENDIX A

WETLAND MAPS

Wetlands Map Viewer



September 19, 2025



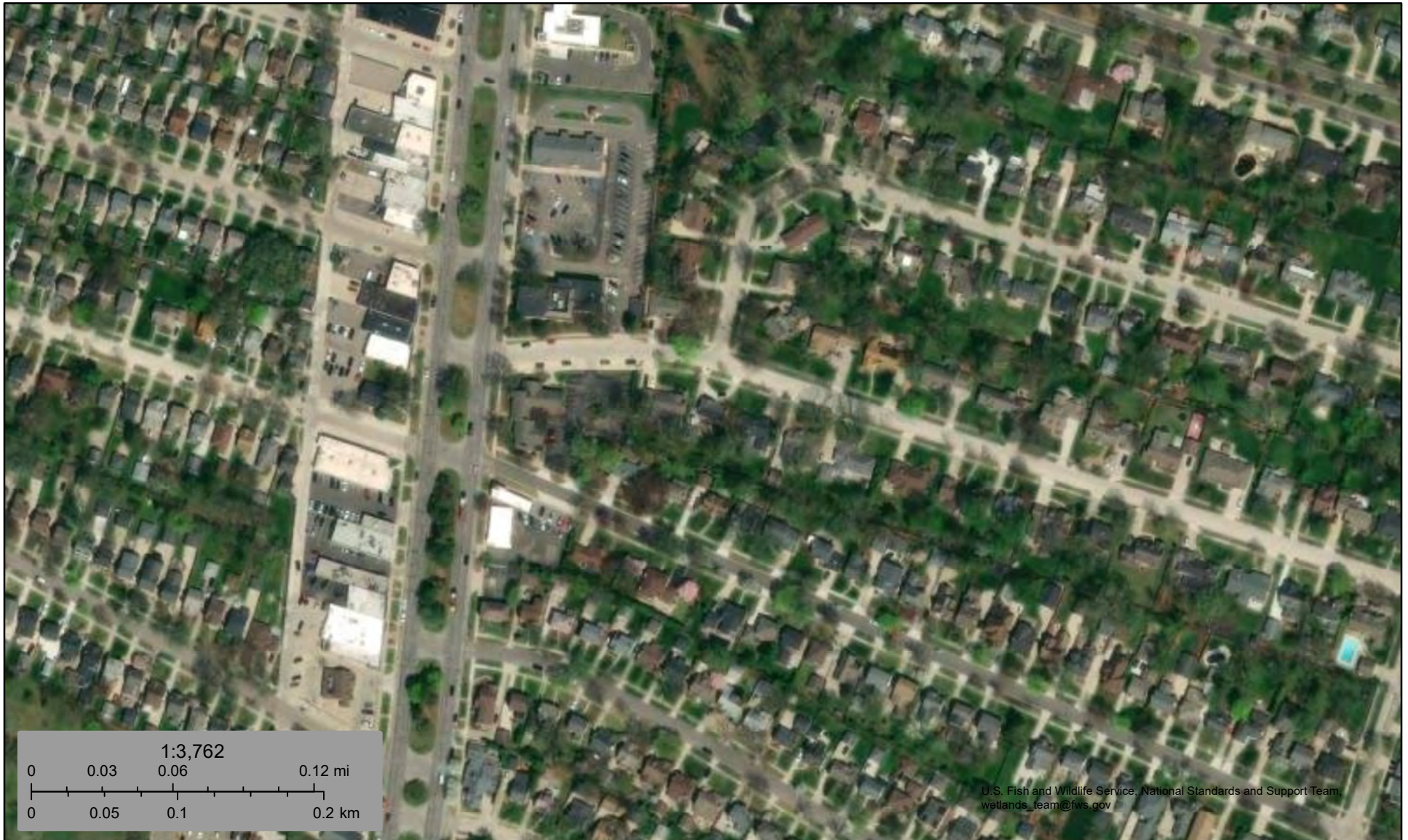
Disclaimer: This map is not intended to be used to determine the specific



U.S. Fish and Wildlife Service

National Wetlands Inventory

20160 Mack Ave Wetlands



September 19, 2025

Wetlands



Estuarine and Marine Deepwater



Estuarine and Marine Wetland



Freshwater Emergent Wetland



Freshwater Forested/Shrub Wetland



Freshwater Pond



Lake



Other



Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



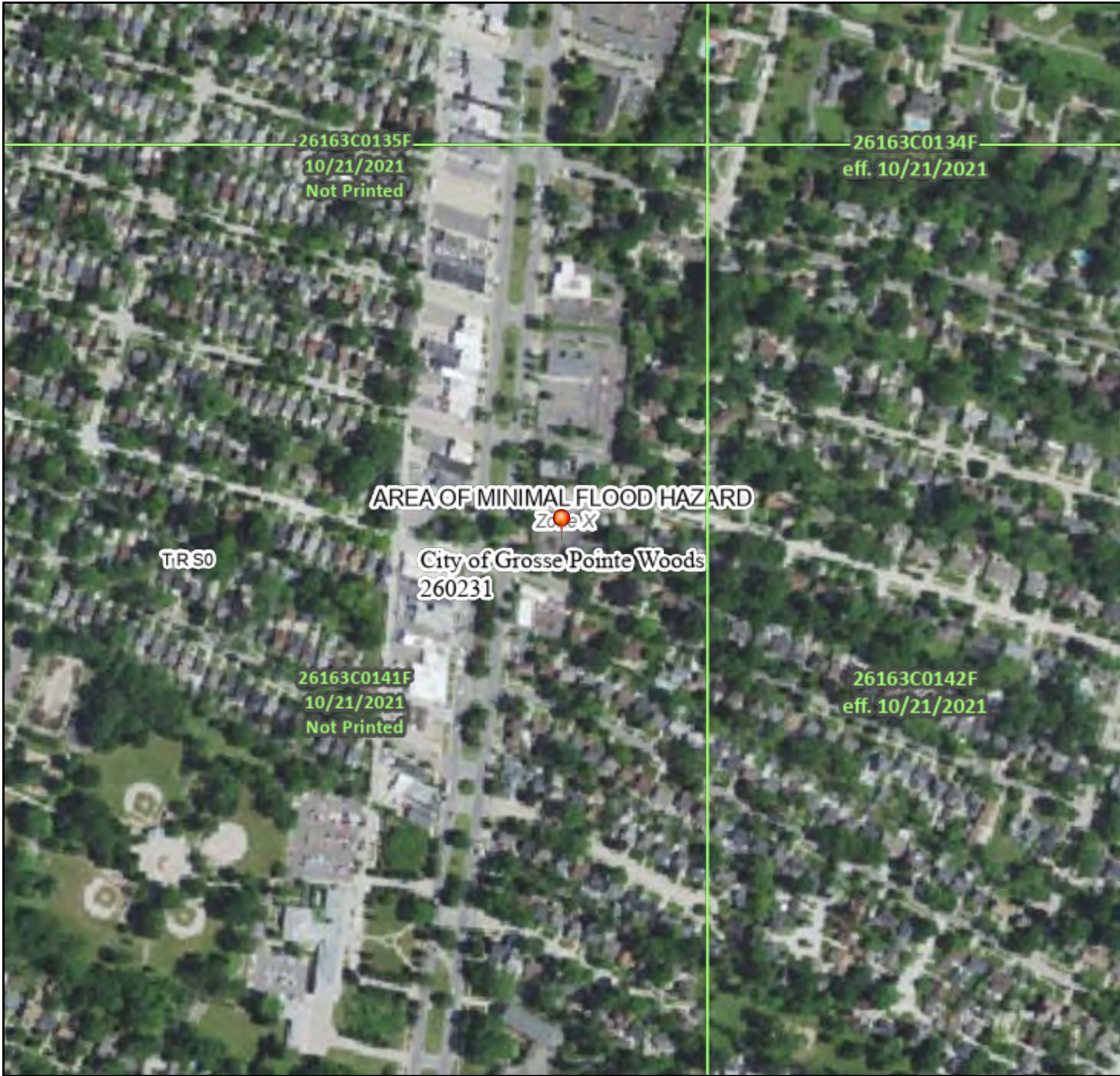
APPENDIX B

FEMA FIRM MAP

National Flood Hazard Layer FIRMMette



82°54'46"W 42°26'19"N



82°54'9"W 42°25'52"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/19/2025 at 1:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

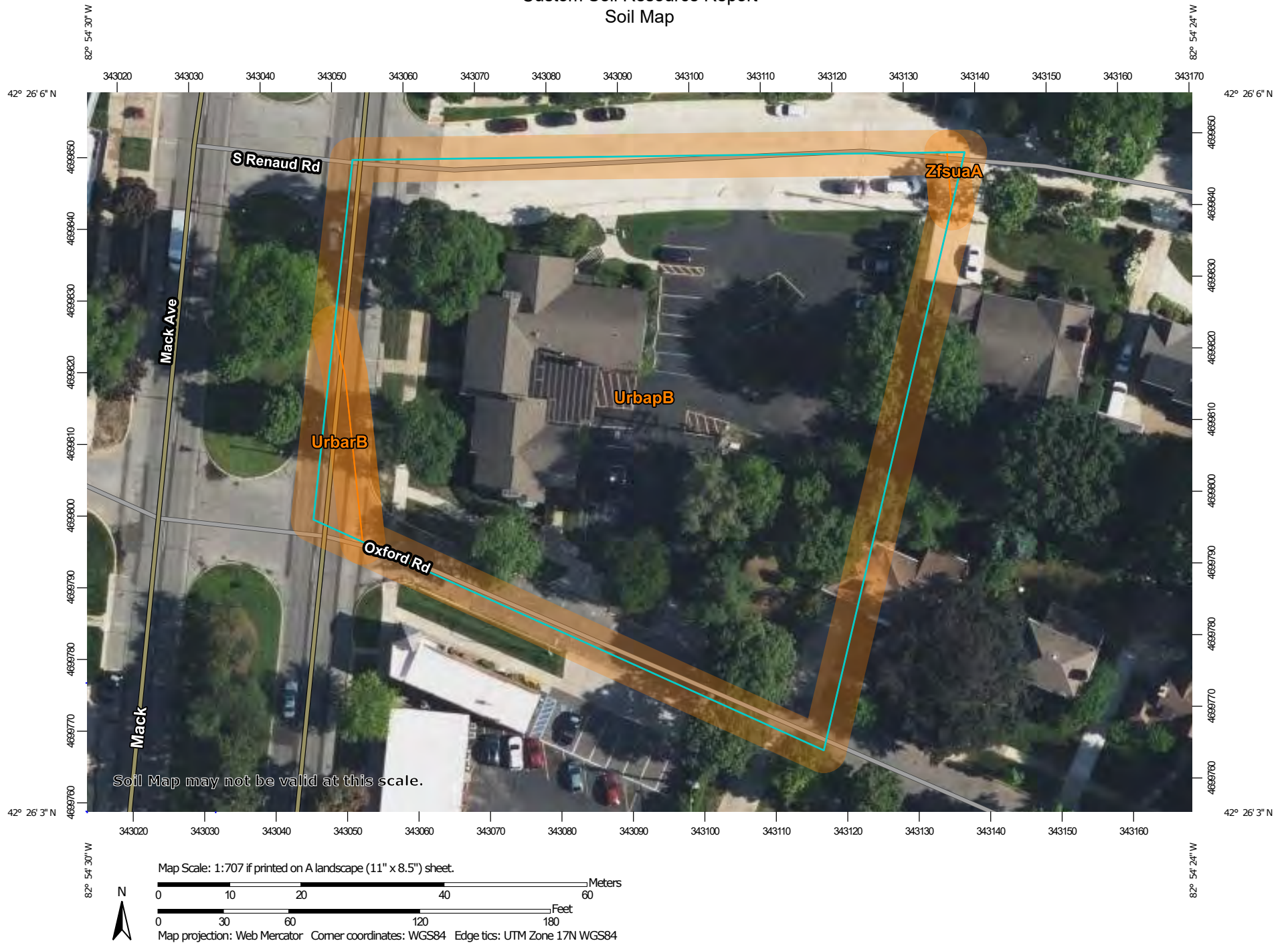
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



APPENDIX C

NRCS SOIL SURVEY MAPS

Custom Soil Resource Report Soil Map



Wayne County, Michigan

UrbapB—Urban land-Fortress family complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsw
Elevation: 570 to 670 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Fortress family, dense substratum, and similar soils: 19 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: D
Hydric soil rating: No

Description of Fortress Family, Dense Substratum

Setting

Landform: Water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear, concave
Parent material: Sandy human-transported material over clayey lodgment till

Typical profile

^Au - 0 to 9 inches: loamy sand
^Cu - 9 to 68 inches: gravelly-artifactual sand
2Cd - 68 to 80 inches: clay

Properties and qualities

Slope: 0 to 4 percent
Depth to restrictive feature: 54 to 78 inches to densic material
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)
Depth to water table: About 30 to 54 inches
Frequency of flooding: None

Custom Soil Resource Report

Frequency of ponding: None
Calcium carbonate, maximum content: 28 percent
Gypsum, maximum content: 1 percent
Maximum salinity: Nonsaline (0.1 to 1.5 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A
Ecological site: F099XY003MI - Warm Moist Sandy Depression
Hydric soil rating: No

Minor Components

Riverfront, dense substratum, steep

Percent of map unit: 1 percent
Landform: Deltas, water-lain moraines, wave-worked till plains
Down-slope shape: Linear
Across-slope shape: Convex, linear
Ecological site: F099XY007MI - Lake Plain Flats
Hydric soil rating: No

UrbanB—Urban land-Riverfront complex, dense substratum, 0 to 4 percent slopes

Map Unit Setting

National map unit symbol: 2whsx
Elevation: 560 to 720 feet
Mean annual precipitation: 28 to 38 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 135 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 80 percent
Riverfront, dense substratum, and similar soils: 19 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Properties and qualities

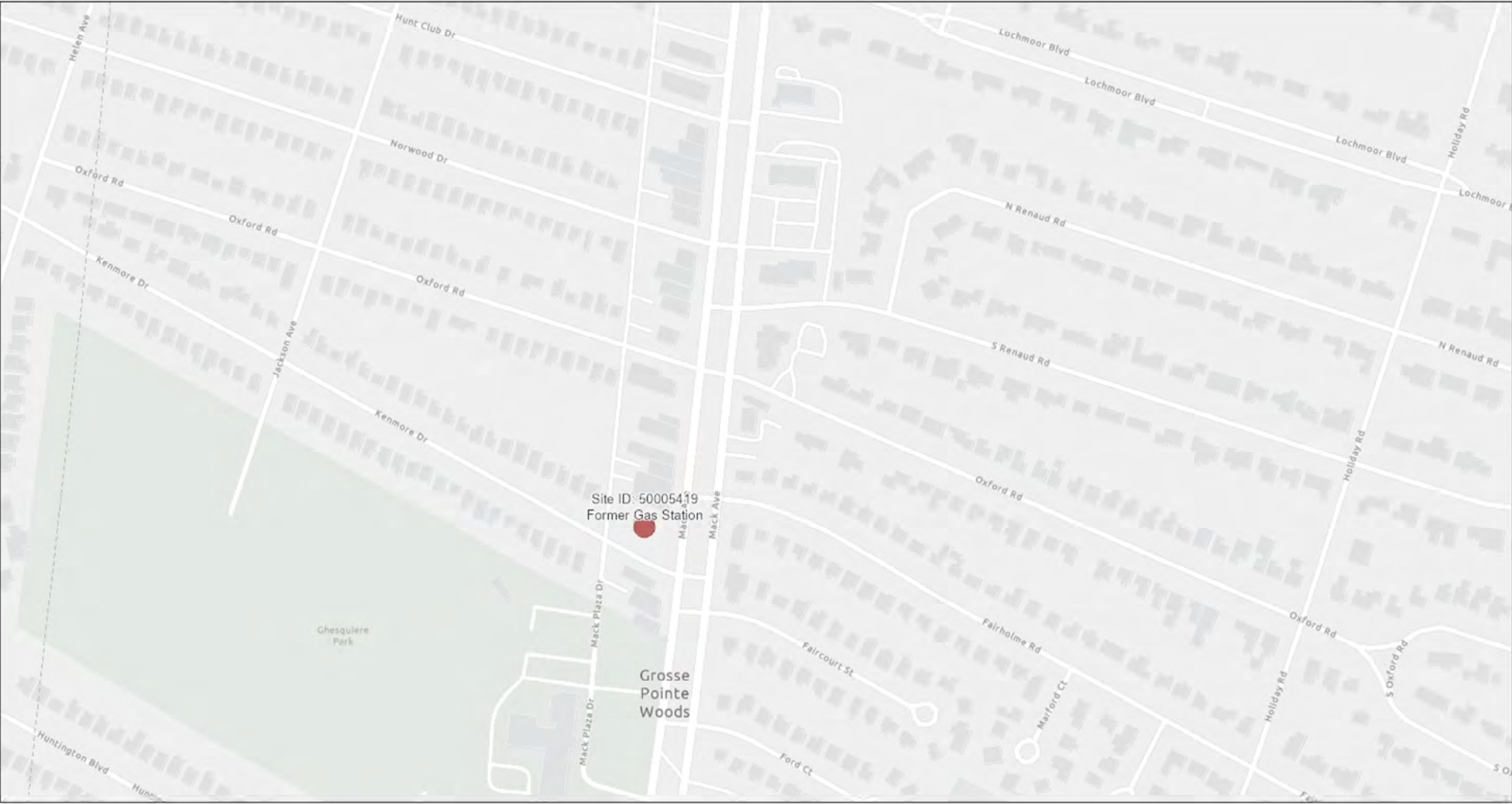
Slope: 0 to 1 percent
Depth to restrictive feature: 0 inches to manufactured layer
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low (0.00 to 0.00 in/hr)



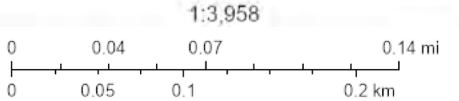
APPENDIX D

EGLERIDE MAPPER

ArcGIS Web Map



9/19/2025, 9:40:10 AM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

MEMO

VIA EMAIL: buccellato@buccdevelopment.com

To: Justin Buccellato

From: Julie Kroll, PE, PTOE
Massara Khalid
Fleis & VandenBrink

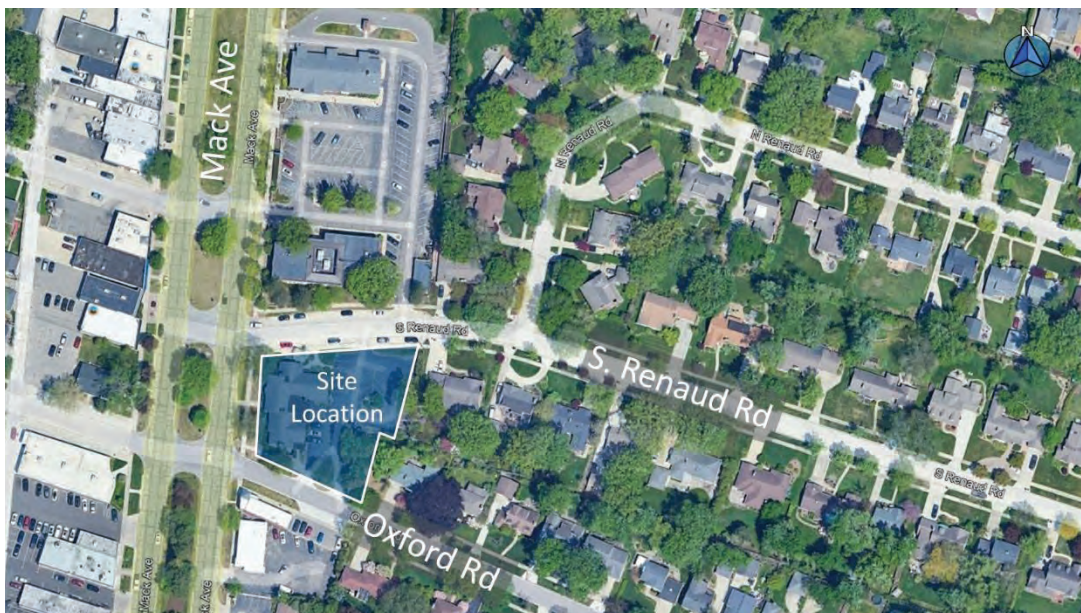
Date: August 11, 2025
Revised September 11, 2025

Re: 20160 Mack Avenue – Retail Development
Grosse Pointe Woods, Michigan
Trip Generation Analysis

1 INTRODUCTION

This memorandum presents the results of the Trip Generation Analysis (TGA) for the proposed mixed-use development in Grosse Pointe Woods, Michigan. The project site is located at 20160 Mack Avenue, between Oxford Road and S. Renaud Road, as shown in **Exhibit 1**. The proposed development includes the construction of a mixed-use development that includes multi-family residential and retail land uses, on property that was previously occupied by a medical office. The project site will close one (1) of the existing driveways on Oxford Road; the proposed access to the project site will maintain one (1) driveway on Oxford Road and one (1) driveway on S. Renaud Road, both of which are under the jurisdiction of the City. A TGA has been required for this project, as part of the site plan approval process.

EXHIBIT 1: SITE LOCATION MAP



The scope of work for this study was prepared based upon Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, professional experience, and the methodologies published by the Institute of Transportation Engineers (ITE). Sources of data for this study include the Michigan Department of Transportation (MDOT), the Michigan Traffic Crash Facts (MTCF) database, and ITE.

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

2 SITE TRIP GENERATION

2.1 SITE TRIP GENERATION

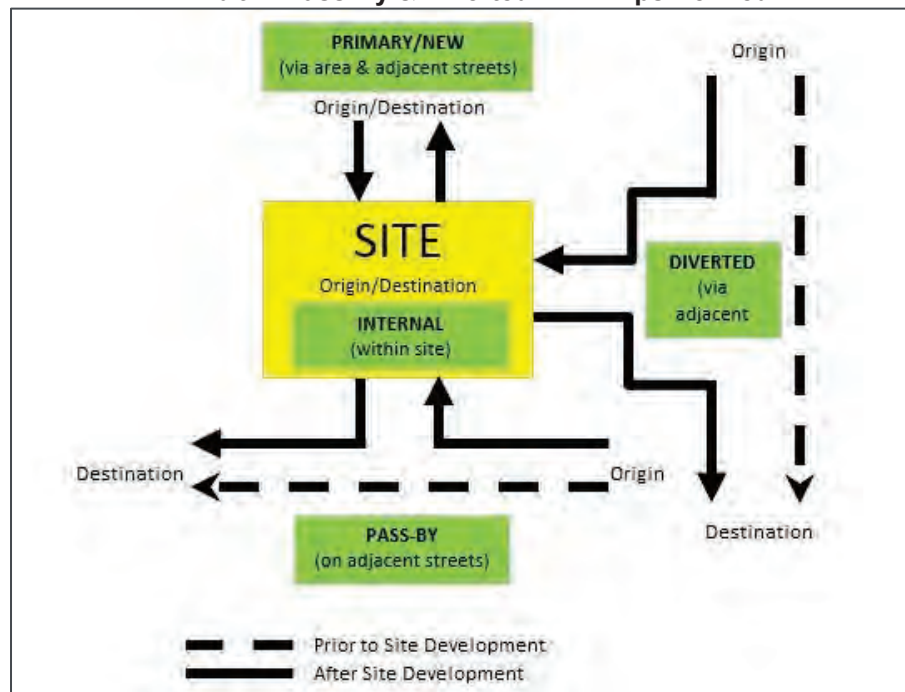
The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the development were calculated based on information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 12th Edition*. The proposed development includes the construction of a mixed-use development that includes multi-family residential and retail land uses. The vehicular trips generated by the proposed development are summarized in **Table 1**.

Table 1: Vehicular Trip Generation Summary

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Multi-Family Housing (Low-Rise)	220	8	DU	50	1	2	3	2	2	4
Strip Retail Plaza (<40k SF)	822	8,900	SF	605	19	16	35	36	35	71
<i>Pass-By (0% AM, 40% PM)</i>				121	0	0	0	14	14	28
New Trips				484	19	16	35	22	21	43
Total Trips				655	20	18	38	38	37	75
Total Pass-By				121	0	0	0	14	14	28
Total New Trips				534	20	18	38	24	23	47

As is typical of commercial developments, a portion of the trips generated are from vehicles that are already on the adjacent roadways and will pass the site on their way from an origin to their ultimate destination. Therefore, not all traffic at the site driveways is necessarily new traffic added to the street system. This percentage of the trips generated by the development are considered either “pass-by” or “diverted link” trips, which are already present within the adjacent street system. These trips are therefore reduced from the total external trips generated by a study site. The pass-by and diverted link trips impact on the study intersections are shown in Exhibit 1. The percentage of pass-by trips used in this analysis was determined based on the rates published by ITE in the *Trip Generation Manual, 12th Edition*.

Exhibit 1: Pass-By & Diverted Link Trips Defined



2.2 TRIP GENERATION COMPARISON

The existing building on the project site is currently being utilized as a medical office. The number of weekday peak (AM and PM) and daily vehicle trips that are generated by the existing use of the project site were calculated based on the data published by ITE in the *Trip Generation Manual, 12th Edition*. The trip generation forecast for the existing use was compared to the proposed development, as shown in **Table 2**.

Table 2: Trip Generation Comparison

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Site	Medical-Dental Office Building	720	11,826	SF	405	28	7	35	11	27	38
Proposed Use	Multi-Family Housing (Low-Rise)	220	8	DU	50	1	2	3	2	2	4
	Strip Retail Plaza (<40k SF)	822	8,900	SF	605	19	16	35	36	35	71
	Total				655	19	16	35	36	35	71
Difference					250	-9	9	0	25	8	33

The results of the trip generation comparison indicate that the proposed development is comparable to the existing use of the project site.

3 SITE TRIP DISTRIBUTION

The vehicular trips that would be generated by the proposed development were assigned to the study roadway network based on existing peak hour traffic patterns in the adjacent roadway network, the proposed site access points, and the methodologies published by ITE. Current traffic volume along Mack Avenue was obtained from the MDOT Traffic Count Database System (TCDS) website, for use in determining the project site distribution.

Additionally, traffic volume data was not available along Oxford Road and S. Renaud Road. It is expected that some residents of the adjacent neighborhoods on Oxford Road and S. Renaud Road will access the proposed retail development to/from the east of the site. However, it is expected that the majority of traffic generated by the proposed development will be to/from Mack Ave.

The ITE trip distribution methodology assumes that vehicle trips will enter the network and access the development, then leave the development, and return to their direction of origin. However, in order to provide a conservative analysis, the pass-by trips were not considered for the purpose of this TGA. The site trip distributions utilized in this analysis are summarized in **Table 3**.

Table 3: Site Trip Distribution

To/From	Via	Residential		Commercial	
		AM	PM	AM	PM
North	Mack Ave	43%	38%	47%	38%
South	Mack Ave	47%	52%	43%	52%
East	S Renaud Road	5%	5%	5%	5%
East	Oxford Road	5%	5%	5%	5%
Total		100%	100%	100%	100%

The site-generated vehicular traffic volumes shown in **Table 1** were distributed to the study roadway network according to the site trip distribution shown in **Table 3**. The project site trip distribution volumes are shown in the attached **Figure 1**.

4 SAFETY REVIEW

4.1 CRASH ANALYSIS

A crash analysis was conducted at the intersections of Mack Avenue & S. Renauld Road and Mack Avenue & Oxford Road. The crash data used in the analysis was obtained from the Michigan Traffic Crash Facts (MTCF) website, for the most recent **five years** (January 1, 2020, to December 31, 2024) of available data.

The results of the crash analysis indicate that a total of 17 crashes occurred within the study area, based on the five years of available crash data. There 13 crashes reported at the Mack Avenue & Oxford Road intersection and four (4) crashes reported at the Mack Avenue & S. Renauld Road intersection.

- The majority (94%) of the crashes were due to failure to yield to traffic on Mack Ave. within the bi-directional crossovers.
- Three (3) crashes resulted in “Type-B” injuries and three (3) crashes resulted in “Type-C” injuries.

4.2 MULTI-MODAL REVIEW

The existing non-motorized facilities and the interconnectivity to the project site are shown in the attached **Figure 2**, indicating possible points of conflict between motorized traffic and pedestrian / bicycle traffic on the adjacent study roadways. Below is a summary of the existing non-motorized facilities:

- Sidewalk is currently provided along both sides of Mack Avenue, S. Renauld Road, and Oxford Road, within proximity of the project site.
- There are two (2) bus stops located within close proximity to the project site, including one (1) bus stop adjacent to the property frontage on Mack Avenue.
- Bike lanes are not provided along any of the study roadways, within close proximity of the project site.

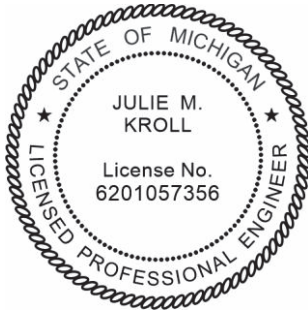
The proposed development includes the removal of one (1) of the existing driveways on Oxford Road, which will reduce the number of conflict points between motorized vehicles and pedestrian / bicycle traffic, thereby improving non-motorized safety. Additionally, existing sidewalks are provided along all of the adjacent study roadways and is proposed internal to the site; therefore, pedestrian connectivity will be provided in all directions between the project site and the adjacent roadway network.

5 CONCLUSIONS

The conclusions of this TGA are as follows:

- The trips generated by the proposed development will access the property via driveways on S. Renauld Road and Oxford Road. The majority of traffic is expected to travel to/from Mack Avenue.
- A trip generation comparison was performed, indicating that the proposed development is comparable to the previous use (medical office building) of the project site.
- A crash analysis was conducted at the adjacent intersections of Mack Avenue & S. Renauld Road and Mack Avenue & Oxford, based on the most recent five (5) years of available data in the MTCF database. Detailed review of the crash reports (UD-10s) indicates that the majority (94%) of the crashes at the study intersections involved vehicles within the bi-directional crossovers.
- The proposed development plan includes the removal of one (1) of the existing site driveways on Oxford Road, which will reduce the number of conflict points between motorized vehicles and pedestrian / bicycle traffic, thereby improving non-motorized safety.
- Sidewalk is provided along all the adjacent study roadways and is proposed internal to the site; therefore, pedestrian connectivity will be provided in all directions between the project site and the adjacent roadway network.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

A handwritten signature in blue ink that reads "Julie M. Kroll".

Julie M. Kroll

2025.09.11

14:46:47 -04'00'

Attachments: Figures 1 – 2
Site Plan
Traffic Volume Data

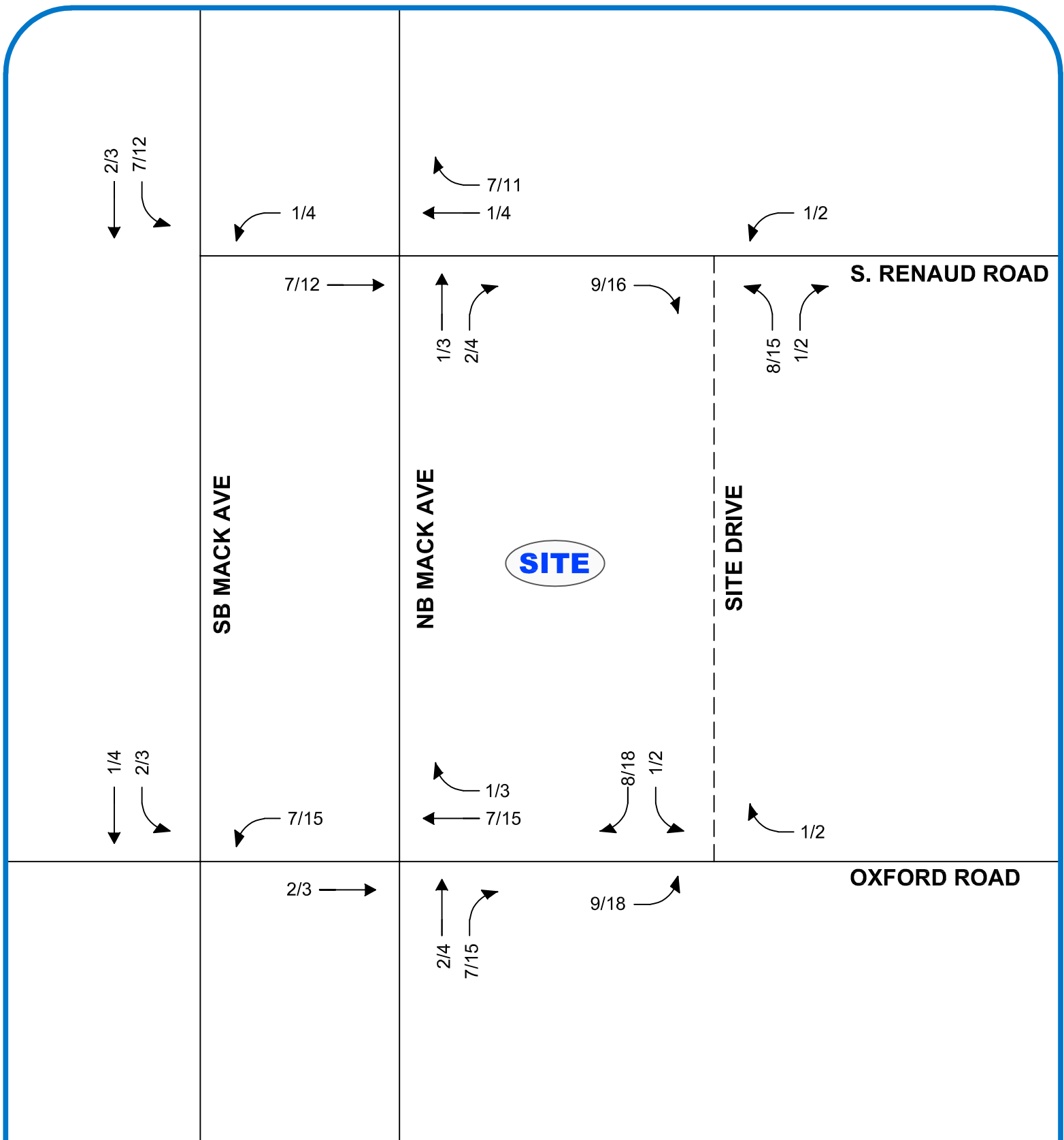


FIGURE 1 SITE-GENERATED TRAFFIC VOLUMES

BUCCELLATO RETAIL TGA - GROSSE POINTE WOODS, MI

LEGEND



ROADS

TRAFFIC VOLUMES (AM/PM)



NORTH
SCALE: NOT TO SCALE

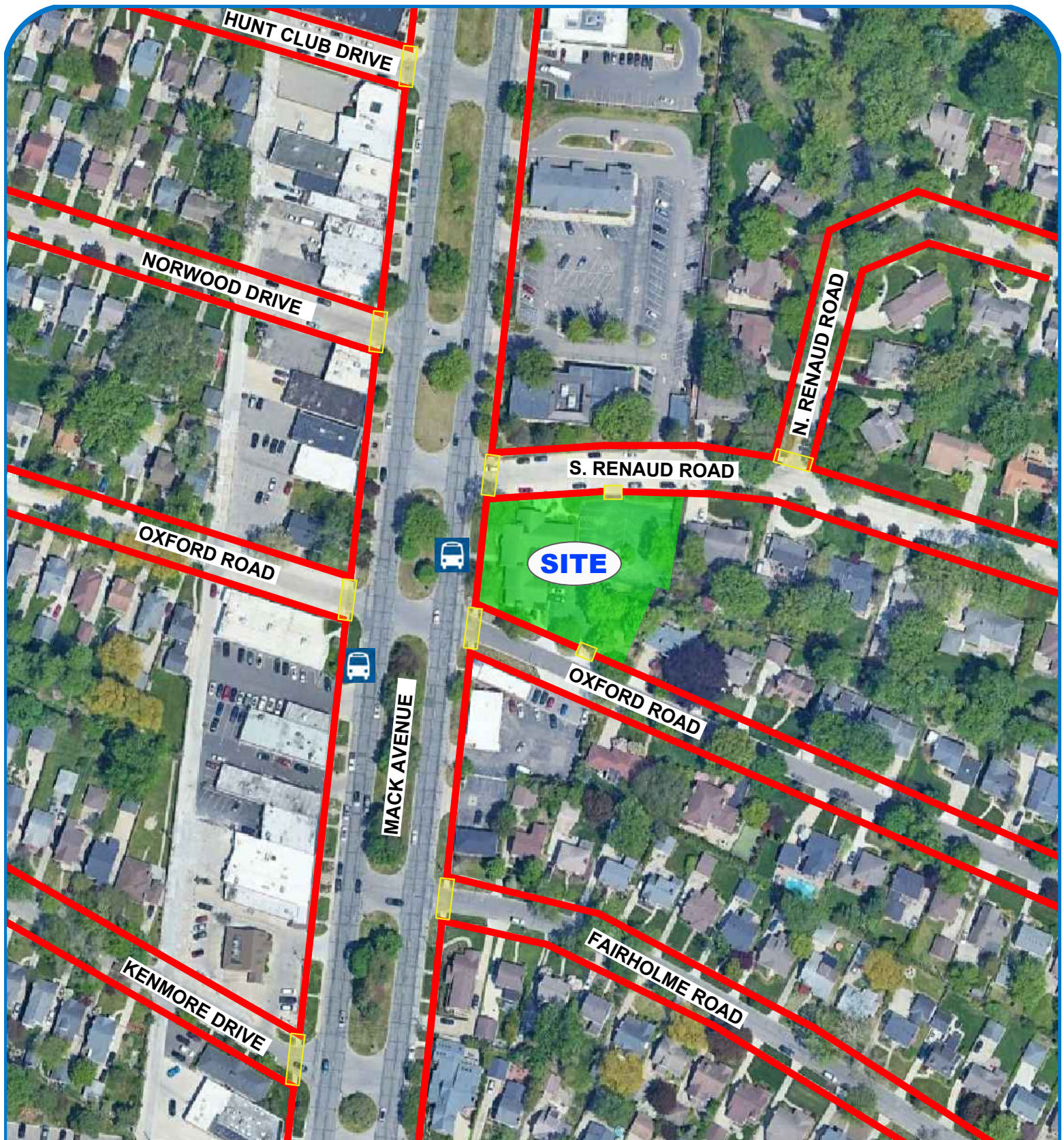


FIGURE 2 MULTI-MODAL CIRCULATION PLAN

BUCCELLATO RETAIL TGA - GROSSE POINTE WOODS, MI

LEGEND



SITE LOCATION



BIKE LANE



EXISTING SIDEWALK



EXISTING CROSSWALK /
CONFLICT POINT



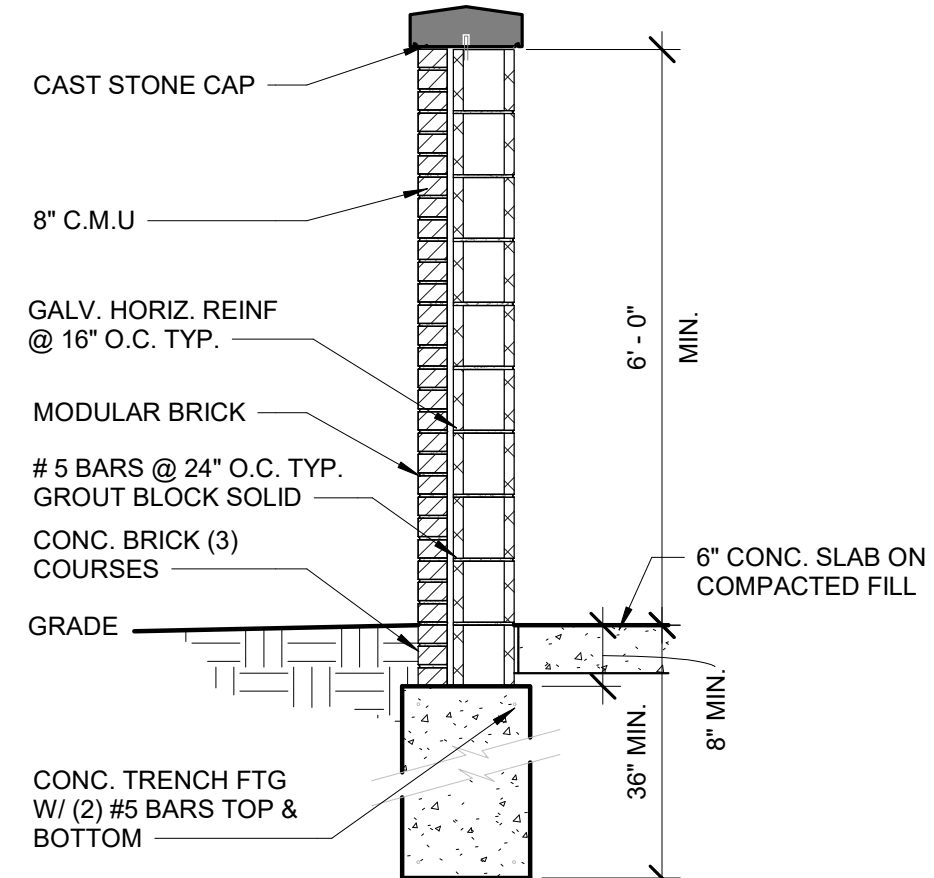
BUS STOP



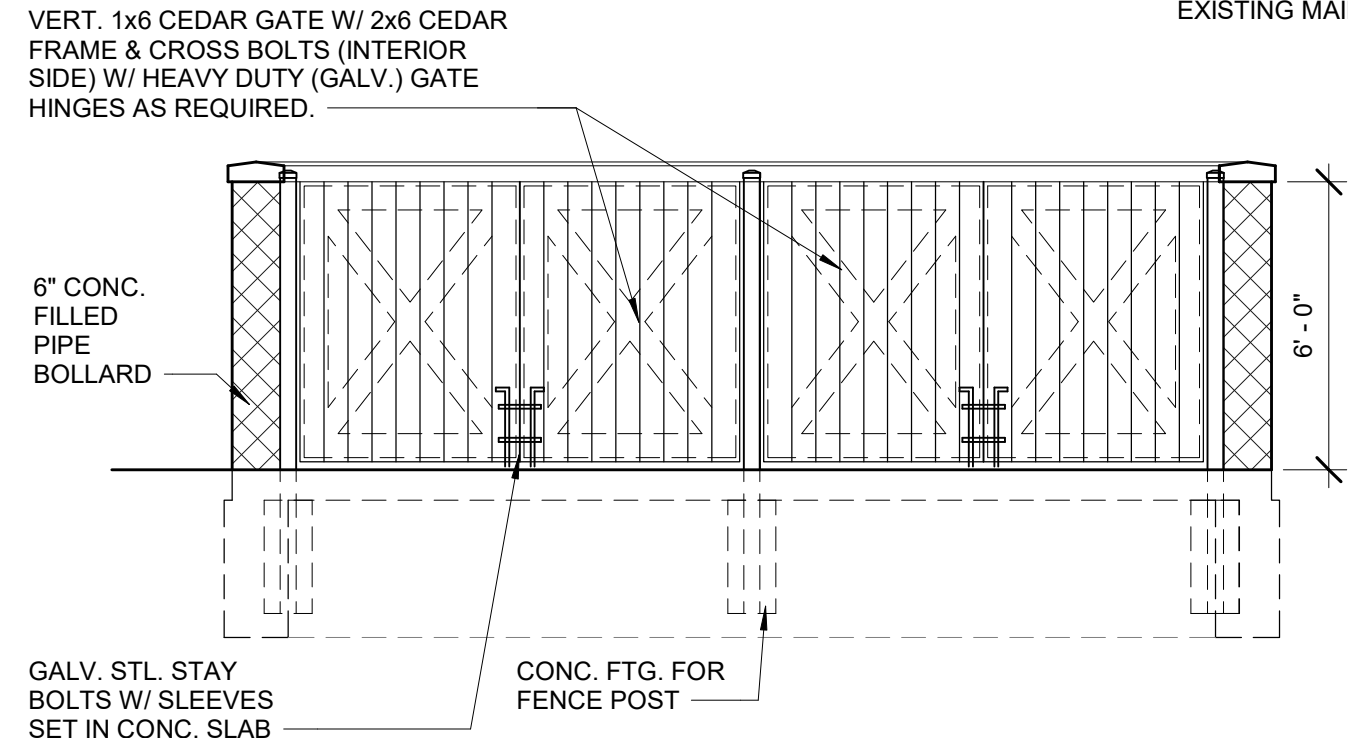
NORTH
SCALE: NOT TO SCALE

PROPOSED BUILDING FLOOR AREA AND PARKING			
FLOOR AREA	BUILDING USASE	PARKING PER USABLE AREA	PROPOSED REQUIRED PARKING
8,800 SF	RETAIL	200 SF	44
	MULTI-FAMILY RESIDENTIAL	6 UNITS (1BR/EFFICIENCY) 2 SP. EA.	12
NOTE: ORIGINAL PARKING COUNT = 34 SPACES. ADDED 11 OFF-STREET PARKING SPACES			56 TOTAL REQUIRED

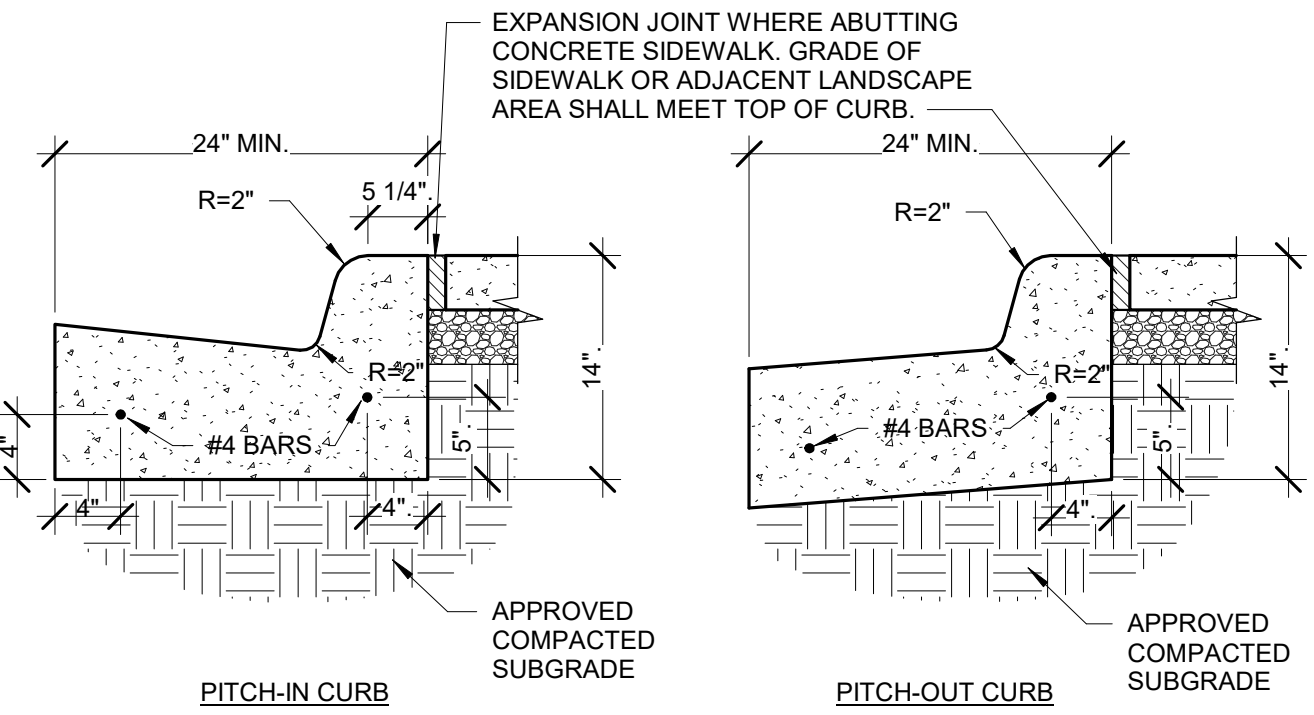
Parking Schedule		* Calculations resulting in fractional space. When units or measurements determining the number of required parking spaces result in a requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one parking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



2 Section At Dumpster Screen
A1 1/2\"/>



3 Dumpster Screening Detail
A1 1/4\"/>

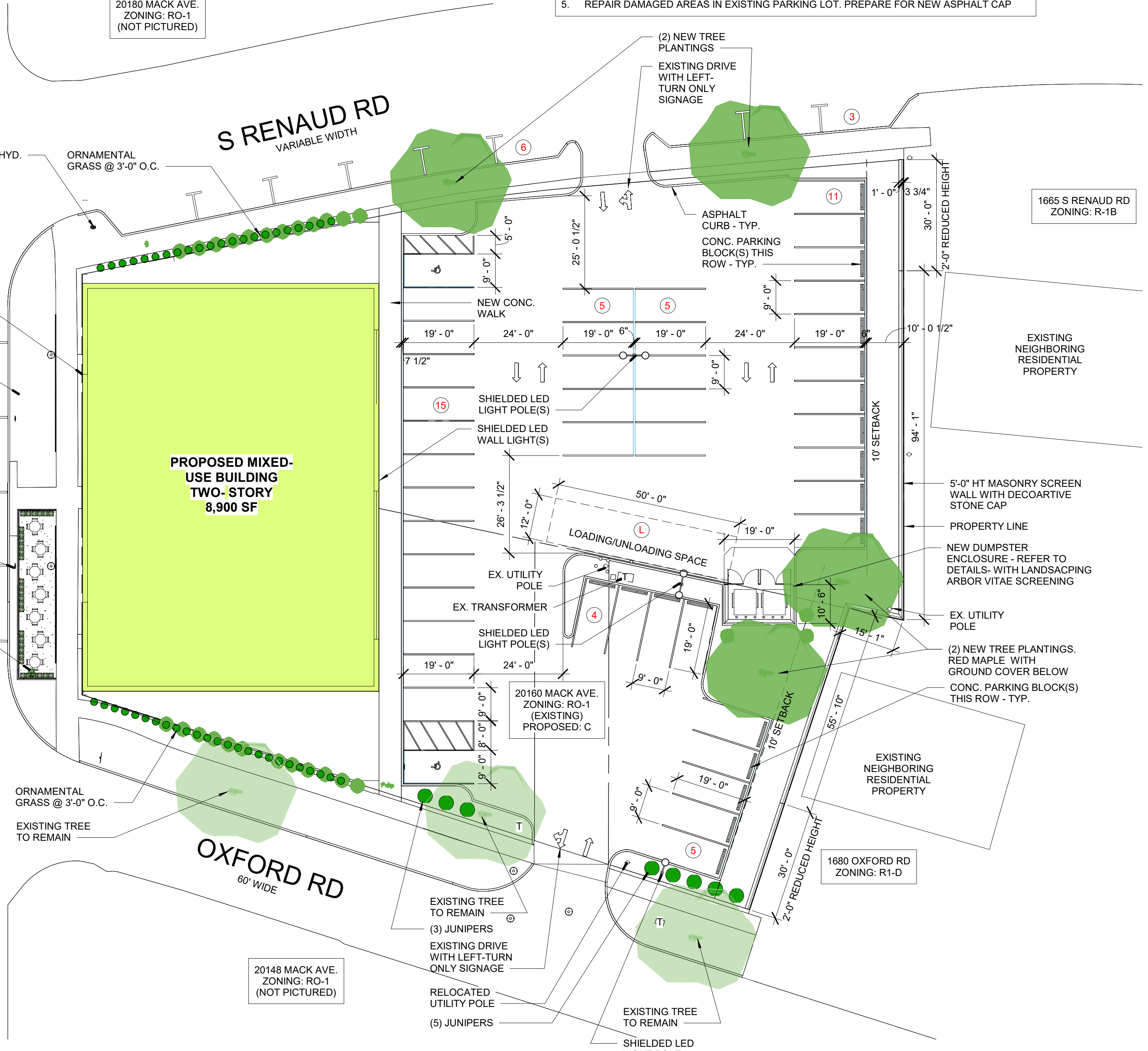


4 CONCRETE CURB AND GUTTER DETAIL
A1 1\"/>

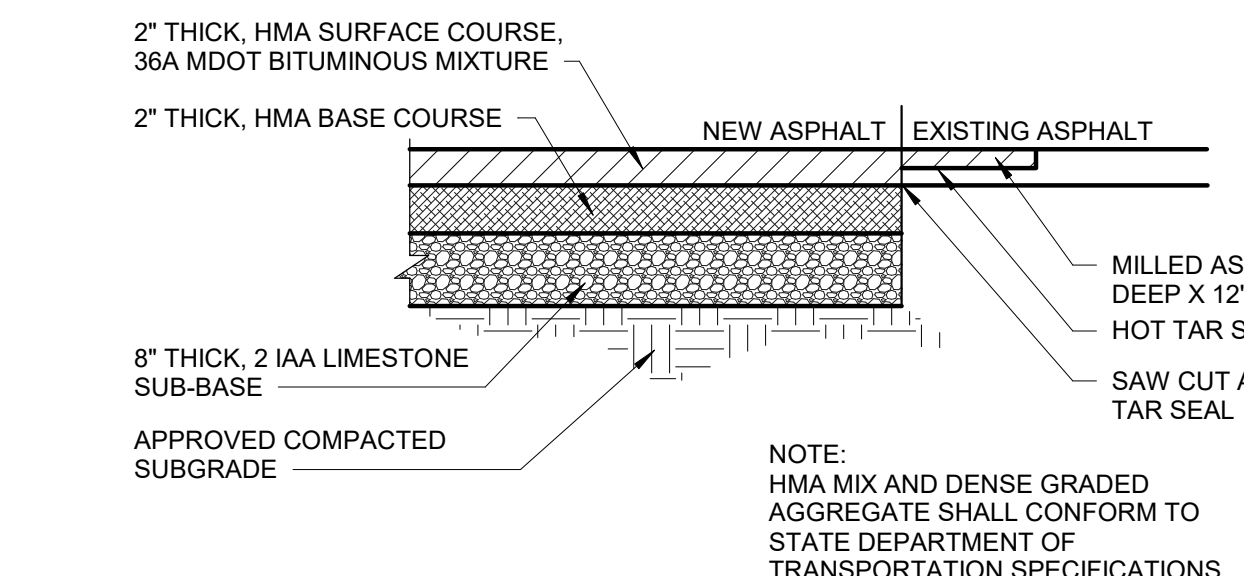
SITE AREA:	
EXISTING SITE AREA:	33,007 SF (0.758 ACRES)
PARKING LOT AREA:	18,746 SF
LOT SIZE: (EXISTING UNCHANGED)	

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



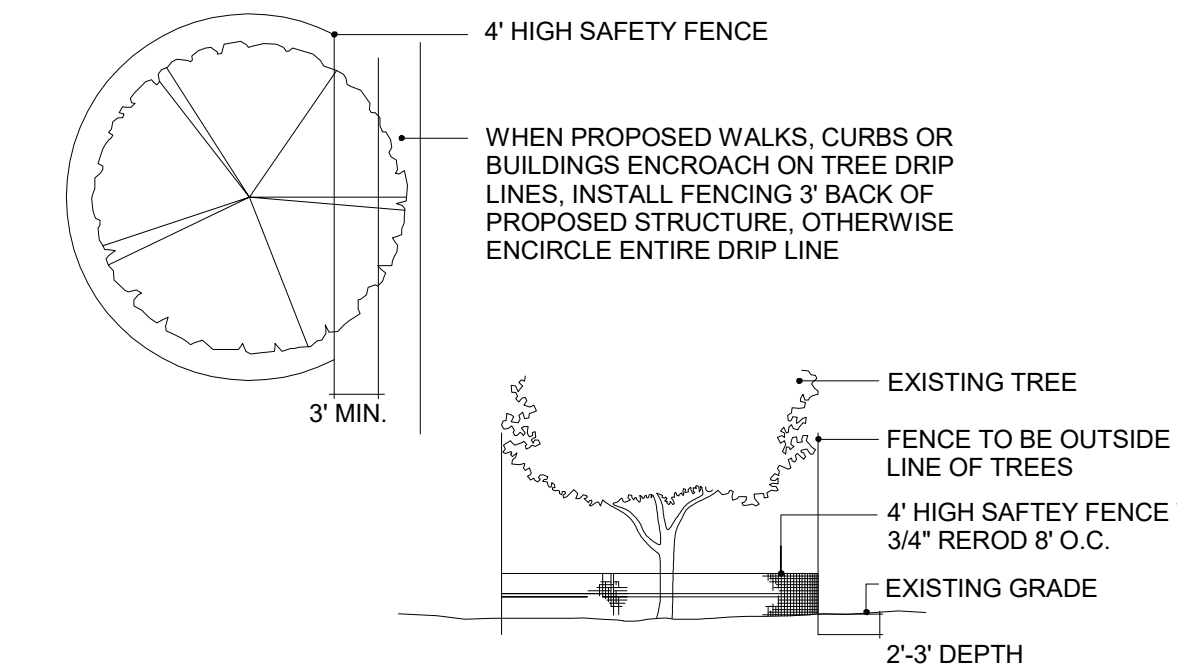
1 SITE PLAN
A1 1\"/>



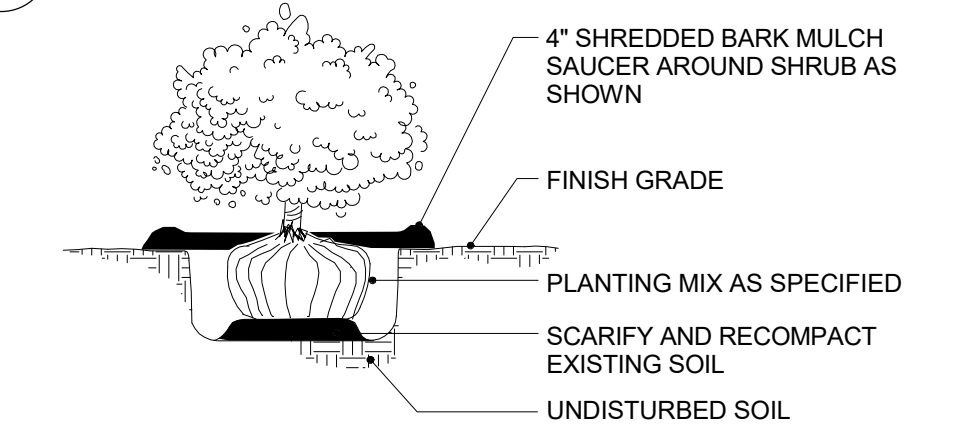
5 ON-SITE FULL DEPTH ASPHALT PAVEMENT DETAIL
A1 1\"/>

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 63, 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 SAID P.C. 611, SAID POINT BEING 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 124.37 FEET TO THE SOUTH LINE OF RENAUD ROAD; THENCE ALONG RENAUD ROAD 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 EAST SIDE OF MACK AVENUE; THENCE ALONG MACK AVENUE SOUTH 6 DEGREES, 37 MINUTES, 22 SECONDS WEST A DISTANCE OF 44.00 FEET TO THE PLACE OF BEGINNING.

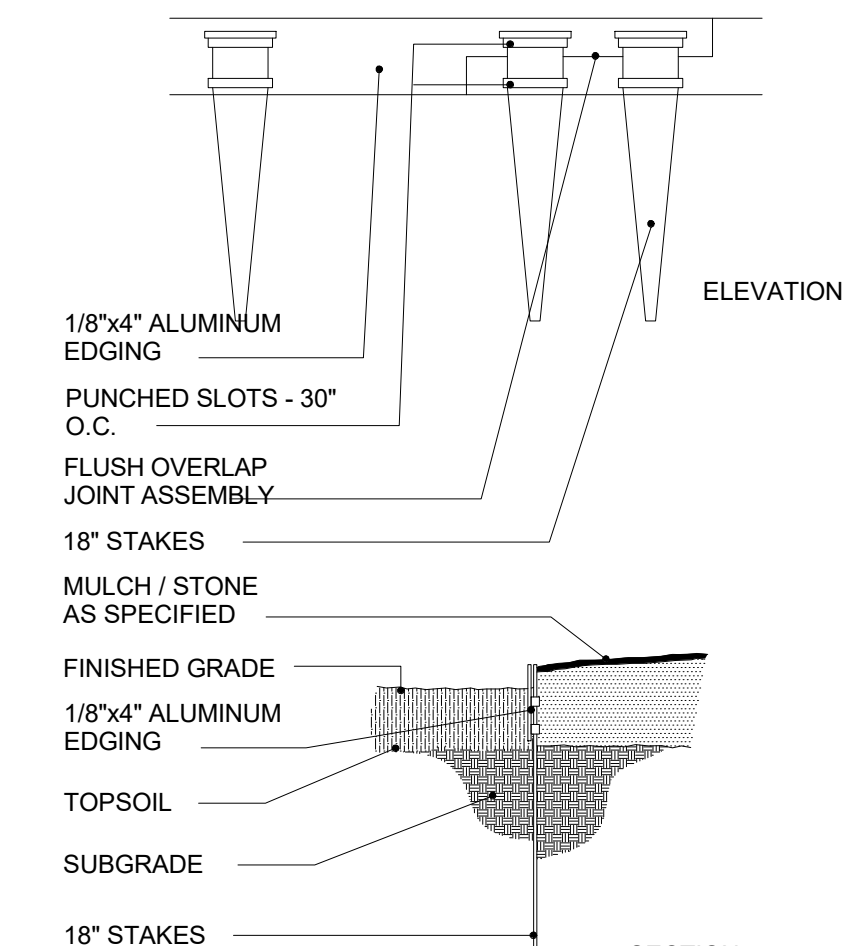
- ### GENERAL SITE PLAN NOTES
- PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
 - CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
 - ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
 - 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.
 - ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
 - ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
 - 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.
 - ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6\"/>
 - ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
 - 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.
 - 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.
 - EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
 - EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
 - 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.
 - ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
 - 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.
 - ALL LANDSCAPED AREAS TO BE PROVIDED W/ SPRINKLER SYSTEMS FOR 100% COVERAGE.
 - MAINTAIN EXISTING DRAINAGE PATTERNS ON SITE IN COMPLIANCE WITH REQUIREMENTS OF AHJ.
 - EXISTING UTILITIES ON SITE TO REMAIN - TYP. U.N.O.
 - MAINTAIN EXISTING SITE TOPOGRAPHY - TYP. U.N.O.



8 TREE PROTECTION DETAIL
A1 3/4\"/>



7 SHRUB PLANTING DETAIL
A1 3/4\"/>



6 ALUMINUM EDGING DETAIL
A1 3/4\"/>



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

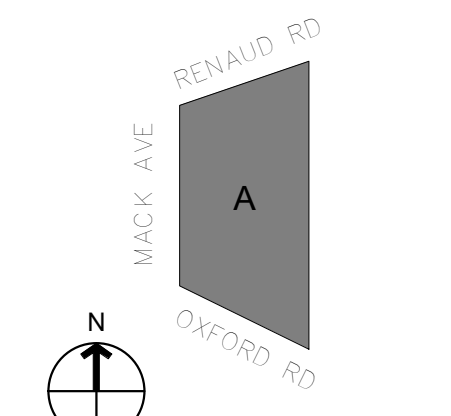
STATEMENT OF INTELLECTUAL PROPERTY:
THE IDEAS, CONCEPTS, DRAWINGS AND THOUGHTS CONVEYED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW, ALL RIGHTS RESERVED.
Consultants

Seal:

Project :
RETAIL DEVELOPMENT

20160 Mack Ave, Grosse Pointe Woods, MI 48236

Key Plan:



Issued for
CITY SUBMITTAL 03.14.25
CITY SUBMITTAL 04.17.25
UPDATE
CITY SUBMITTAL 05.14.25
UPDATE

Drawn by :
JGB, JPM
Checked by :
JPM, JAV
Sheet Title :
SITE PLAN + LANDSCAPE PLAN + DETAILS

Project No. :
2025.018

Sheet No. :
A1

DO NOT SCALE DRAWINGS
© 2024 Stucky Vitale Architects



Volume Count Report

LOCATION INFO	
Location ID	50-5362
Type	SPOT
Funct'l Class	4
Located On	Greater Mack Ave
BETWEEN	Avalon St AND Maxine St
Direction	2-WAY
County	Macomb
Community	St Clair Shores
MPO ID	51633
HPMS ID	
Agency	MDOT



COUNT DATA INFO	
Count Status	Accepted
Holiday	No
Start Date	Wed 7/9/2025
End Date	Thu 7/10/2025
Start Time	12:00:00 AM
End Time	12:00:00 AM
Direction	2-WAY
Station	
Study	
Speed Limit	
Description	
Sensor Type	Video (Length-based)
Source	CombineVolumeCountsIncremental
Latitude,Longitude	

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
0:00-1:00	17	13	7	11	48
1:00-2:00	6	7	2	3	18
2:00-3:00	6	2	2	2	12
3:00-4:00	0	3	2	3	8
4:00-5:00	4	9	14	18	45
5:00-6:00	14	26	44	36	120
6:00-7:00	48	57	90	114	309
7:00-8:00	118	101	197	189	605
8:00-9:00	191	198	210	249	848
9:00-10:00	206	213	227	241	887
10:00-11:00	237	265	251	273	1,026
11:00-12:00	296	314	319	316	1,245
12:00-13:00	330	315	359	368	1,372
13:00-14:00	334	344	318	346	1,342
14:00-15:00	302	302	262	333	1,199
15:00-16:00	365	322	332	299	1,318
16:00-17:00	360	367	370	345	1,442
17:00-18:00	362	348	386	364	1,460
18:00-19:00	306	329	331	289	1,255
19:00-20:00	247	222	221	208	898
20:00-21:00	197	157	161	119	634
21:00-22:00	126	129	106	96	457
22:00-23:00	60	52	43	42	197
23:00-24:00	36	26	28	14	104
Total					16,849
AADT					16,849
AM Peak	11:45-12:45				1,320
PM Peak	17:00-18:00				1,460

NOTES/FILES			
	Note	Date	

Volume Count Report



LOCATION INFO	
Location ID	50-5362_NE
Type	SPOT
Funct'l Class	4
Located On	Greater Mack Ave
Loc On Alias	
BETWEEN	Avalon St AND Maxine St
Direction	NE
County	Macomb
Community	St Clair Shores
MPO ID	51633
HPMS ID	
Agency	MDOT

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
 0:00-1:00	10	5	4	7	26
1:00-2:00	4	3	1	3	11
2:00-3:00	3	2	0	1	6
3:00-4:00	0	1	0	1	2
4:00-5:00	2	5	5	5	17
5:00-6:00	6	9	14	10	39
6:00-7:00	20	24	28	38	110
7:00-8:00	55	48	97	81	281
8:00-9:00	81	105	94	126	406
9:00-10:00	115	121	114	122	472
10:00-11:00	125	121	128	141	515
11:00-12:00	156	187	174	160	677
12:00-13:00	189	169	211	178	747
13:00-14:00	168	185	155	172	680
14:00-15:00	153	142	135	178	608
15:00-16:00	216	179	189	166	750
16:00-17:00	192	199	198	197	786
17:00-18:00	206	210	216	205	837
18:00-19:00	176	172	196	143	687
19:00-20:00	115	109	112	100	436
20:00-21:00	100	72	85	53	310
21:00-22:00	66	69	44	44	223
22:00-23:00	24	30	18	23	95
23:00-24:00 	14	13	16	7	50
Total					8,771
AM Peak	11:45-12:45 729				
PM Peak	17:00-18:00 837				

NOTES/FILES			
	Note	Date	

Volume Count Report

LOCATION INFO	
Location ID	50-5362_SW
Type	SPOT
Funct'l Class	4
Located On	Greater Mack Ave
Loc On Alias	
BETWEEN	Avalon St AND Maxine St
Direction	SW
County	Macomb
Community	St Clair Shores
MPO ID	51633
HPMS ID	
Agency	MDOT

INTERVAL:15-MIN					
Time	15-min Interval				Hourly Count
	1st	2nd	3rd	4th	
 0:00-1:00	7	8	3	4	22
1:00-2:00	2	4	1	0	7
2:00-3:00	3	0	2	1	6
3:00-4:00	0	2	2	2	6
4:00-5:00	2	4	9	13	28
5:00-6:00	8	17	30	26	81
6:00-7:00	28	33	62	76	199
7:00-8:00	63	53	100	108	324
8:00-9:00	110	93	116	123	442
9:00-10:00	91	92	113	119	415
10:00-11:00	112	144	123	132	511
11:00-12:00	140	127	145	156	568
12:00-13:00	141	146	148	190	625
13:00-14:00	166	159	163	174	662
14:00-15:00	149	160	127	155	591
15:00-16:00	149	143	143	133	568
16:00-17:00	168	168	172	148	656
17:00-18:00	156	138	170	159	623
18:00-19:00	130	157	135	146	568
19:00-20:00	132	113	109	108	462
20:00-21:00	97	85	76	66	324
21:00-22:00	60	60	62	52	234
22:00-23:00	36	22	25	19	102
23:00-24:00 	22	13	12	7	54
Total					8,078
AM Peak	11:45-12:45				591
PM Peak	12:45-13:45				678

NOTES/FILES			
	Note	Date	



CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT REPORT

TO: PLANNING COMMISSION

FROM: JEREMY COLLINS, BUILDING OFFICIAL

DATE: OCTOBER 2025, NOVEMBER 2025, DECEMBER 2025

SUBJECT: BUILDING DEPARTMENT REPORT

Building Projects

- **19483 Mack Ave. My Nails Salon** – Building plans have been approved and the building permit has been issued.
- **19770 Mack Ave. – Behavioral Frontiers** – Work is progressing. There is an anticipated occupancy date of December 15th, 2025.
- **21003 Mack Ave. Little Nest Coffee Roasters**- Renovations are progressing towards completion.
- **20195 Mack Ave. – Lola's Tacos** – Permits issued for the commercial kitchen exhaust hood. Final inspections scheduled for the first week of December 2025.
- **20331 Mack Ave. – Nino Salvaggio's Market Café** – Interior demolition has been completed. The building department has met with the contractor to discuss next steps. Awaiting plans for the interior build out for review.
- **20647 Mack Ave. – Playa Bowls** – Building plans have been approved. Building permit issued. A plumbing permit has been submitted.



2026 Planning Commission Meeting Schedule and Submission Deadlines

MEETING DATE <i>Typically, the 4th Tuesday of the month</i>	APPLICATION SUBMISSION DEADLINE
January 27, 2026	December 18, 2025
February 24, 2026	January 22, 2026
March 24, 2026	February 19, 2026
April 28, 2026	March 26, 2026
May 26, 2026	April 23, 2026
June 23, 2026	May 21, 2026
July 28, 2026	June 25, 2026
August 25, 2026	July 23, 2026
September 22, 2026	August 20, 2026
October 27, 2026	September 24, 2026
November 17, 2026*	October 15, 2026
December 8, 2026*	November 5, 2026
January 26, 2027	December 17, 2026

**November meeting is the third Tuesday of the month; December meeting is held on the second Tuesday of the month.*