

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, October 22, 2019
7:00 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
 - Planning Commission Workshop – 09/24/19
 - Planning Commission – 09/24/19
7. **CHANGE OF APPEARANCE OF BUILDING EXTERIOR IN A COMMERCIAL DISTRICT: PROPOSED RETAIL DEVELOPMENT, 20861 – 20879 MACK AVE**
 - A. Memo w/attachment – 10/14/19 – Building Inspector (Tutag)
 - B. Memo – 10/14/19 – Public Safety Director (Kosanke)
 - C. e-Mail – 10/14/19 – Public Works Director (Schulte)
 - D. Letter of Request – 10/11/19 – Stucky Vitale Architects (J.Vitale)
 - (1) Title Sheet – TS1-1 – 10/08/19
 - (2) Topographic Survey – 09/20/18
 - (3) Architectural Site Plan - SP1.1 – 10/08/19
 - (4) Architectural Site Plan Details – SP1.2 – 10/08/19
 - (5) Architectural Floor Plan – A1.1 – 10/08/19
 - (6) Exterior Elevations – A3.1 – 10/08/19
 - (7) Exterior Colored Elevations – A3.2 – 10/08/19
 - (8) Landscape Plan – L1.1 – 10/08/19
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**
 - Building Department Report – September 2019
9. **COUNCIL REPORT/s:**
 - October – Ketels
10. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
 - November - Profeta (18) & Vaughn (25)
11. **NEW BUSINESS: Subcommittees:**
 - A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gilezan)
 - B. Branding (Chair Profeta/Hamborsky/Ketels)
 - C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale)

D. Streetscape (Chair Rozycki/Gilezan/Hamborsky)

12. **PUBLIC COMMENT:**

13. **ADJOURNMENT:**

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT) POSTED
AND COPIES GIVEN TO NEWSPAPERS

Notice: 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 said meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or calling the A.D.A. Coordinator or the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2445; or Telecommunications Device for the Deaf (TDD) (313) 343-9249.

PLANNING COMMISSION WORKSHOP
09-24-19

MINUTES OF THE PLANNING COMMISSION WORKSHOP MEETING HELD ON SEPTEMBER 24, 2019, IN THE JURY ROOM OF THE MUNICIPAL COURT BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 6:06 p.m. by Chair Profeta.

Roll Call: Chair Profeta
Planning Commissioners: Bailey, Gilezan, Ketels, Vitale

Absent: Fuller, Hamborsky, Rozycki, Vaughn

Also Present: City Attorney Berschback
Building Official Tutag
Deputy City Clerk Antolin

Commissioner Fuller arrived at 6:07 p.m.

Motion by Gilezan, seconded by Ketels, that Commission Members Hamborsky, Rozycki, and Vaughn, be excused from tonight's meeting.

Motion by Bailey, seconded by Ketels, that tonight's agenda be accepted as presented.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Ketels, Profeta, Vitale
NO: None
ABSENT: Hamborsky, Rozycki, Vaughn

Chair Profeta opened the discussion regarding Material and Design Standards in the Commercial and Office Districts. The key topic of this meeting was to review the current ordinances and provide any changes or additions that may be beneficial to the City, residents, and business owners.

Ordinances from the cities of Michigan City (MI), Sealy (TX), and Clawson (MI) were used to compare design standards to that of Grosse Pointe Woods.

The Building Official stated that the Commission should decide whether or not, to keep the current "Colonial" language in the ordinance. Discussion ensued regarding changes to the City's architectural appearance in the last 50+ years. Over the years, there have been

negative feedback for maintaining the "Colonial Williamsburg (Early American)" style. Newer businesses have been leaning towards a more "contemporary" or modern style.

Discussion ensued regarding emphasizing more for quality materials than specific styles. Eliminating certain materials that are not long lasting and using newer material with higher quality is the direction that should be taken.

There was a consensus with the Commission to eliminate the Colonial/Williamsburg references. Quality material should be dictated, not style. Percentages of quality material and proportions to scale need to be addressed.

The City Attorney recapped the following items that need to be addressed when amending the ordinance:

- Eliminate specific styles and "Colonial/Williamsburg" references;
- Use of High Quality materials/ rid of Lower quality materials;
- Update Materials List;
- Address Scale/Proportion/Depth

Motion by Gilezan, seconded by Ketels, that the Planning Commission Workshop be adjourned at 6:53 p.m. Passed unanimously.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON SEPTEMBER 24, 2019, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

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

Roll Call: Chair Profeta
Planning Commissioners: Bailey, Fuller, Gilezan, Ketels, Vitale
Absent: Hamborsky, Rozycki, Vaughn
Also Present: Building Inspector Tutag
Deputy City Clerk Antolin

Motion by Ketels, seconded by Vitale, that Commission Members Hamborsky, Rozycki, and Vaughn be excused from tonight's meeting.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Ketels, Profeta, Vitale
NO: None
ABSENT: Hamborsky, Rozycki, Vaughn

The Planning Commission, Administration, and the audience Pledged Allegiance to the Flag.

Motion by Vitale, seconded by Gilezan, that all items on tonight's agenda be received, placed on file, and taken in order of appearance, as presented including:

1. Planning Commission Minutes dated August 27, 2019;
2. Planning Commission Minutes Excerpt from August 27, 2019 for item 7E;
3. Three letters from residents regarding Kroger's Public Hearing.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Ketels, Profeta, Vitale
NO: None
ABSENT: Hamborsky, Rozycki, Vaughn

The Chair recognized Council Representative Granger who was in attendance.

Motion by Bailey, seconded by Gilezan, regarding **Approval of Minutes**, that the following Minutes be approved as submitted:

1. Planning Commission Minutes dated August 27, 2019.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Ketels, Profeta, Vitale

NO: None

ABSENT: Hamborsky, Rozycki, Vaughn

THE MEETING WAS THEREUPON OPENED AT 7:03 P.M. FOR A PUBLIC HEARING TO HEAR THE APPLICATION OF KROGER COMPANY OF MICHIGAN, 20422 MACK AVENUE, GROSSE POINTE WOODS, WHICH IS REQUESTING TO TRANSFER OWNERSHIP AND LOCATION OF AN SDD LICENSE.

Motion by Ketels, seconded by Gilezan, that for purposes of the public hearing the following items be received and placed on file:

- A. Letter – 02/13/19 – City Attorney (C. Berschback)
- B. Special Land Use Application SDD Transfer – Kroger Co. – 06/12/19
- C. Letter – 06/11/19 – Clark Hill (J. R. Canvassar)
 - (1) Existing Floor Plan
 - (2) Proposed Floor Plan
 - (3) Beverage/Liquor/Alcohol Layout Plan
- D. Letter – 09/16/19 - City Attorney (C. Berschback)
 - (1) PC Resolution Recommending Approval with Conditions
 - (2) PC Resolution Recommending Disapproval
- E. PC Excerpt – 08/27/19
- F. Affidavit of Legal Publication – 09/05/19
- G. Affidavit w/List of Property & Utility Companies Notified (3 pgs) – 09/10/19
- H. GIS Maps (2) – 500' radius – 09/09/19
- I. Memorandum – 09/10/19 – Building Inspector (Tutag)

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Ketels, Profeta, Vitale

NO: None

ABSENT: Hamborsky, Rozycki, Vaughn

The Building Official provided an overview Kroger Company's request to transfer a Specially Designated Distributor (SDD) License.

The City Attorney continued with an overview of his letter regarding the procedures relating to Kroger Company's request to transfer an SDD license into the City of Grosse Pointe Woods. Although the Liquor Control Commission (LCC) approved the request, an approval from the local Zoning Board of Appeals (ZBA) is required. An SDD application requires the Planning Commission's recommendation of special land use to City Council. The City Council reviews the request and the ZBA would decide variance of the 500' rule. The Planning Commission will have a resolution that recommends denial, approval with conditions, or approval. The nature of a variance will not allow a blanket approval, rather, any approval must have conditions or stipulations.

Kroger's representative, Jason Canvasser of Clark Hill, provided an overview of Kroger's history in GPW. Also, he provided Kroger's history of compliance with the LCC. He assured sales will be done responsibly and no new signage will be posted. He added that Kroger is trying to introduce more offerings to customers.

Mr. Canvassers answered questions from the Commission.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. Nobody wished to be heard.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. The Following individuals was heard:

Diane Widerock – Christ the King Lutheran Church (member/attorney)
26999 Central Park Blvd., Suite 180 N
Southfield, MI

Charles Cantin
Grosse Pointe Park resident

Larry Hurst
20383 Sunningdale Pk.

Mark Gade
2051 Shorepointe Ln.

Mike Mullinger
20740 Lee Ct.

Casenda Usher – Christ the King Lutheran Church (Member)

Laura Bommarito
15 Shorecrest Cir.

William Horner
868 Harcourt Rd.

Three letters from residents were read out loud:

Larry and Lynn Desantis

Jean Azar
75 Willison
Grosse Pointe Shores

Jane and Roger Parke

Mr. Canvassers responded to opposition issues with Kroger's parking lot and sales of spirits. He address issues regarding alcohol being consumed but stated that no drinking is allowed on the property. In closing, Mr. Canvassers provided demographics with local sales of alcohol.

Motion by Vitale, seconded by Fuller, that the public hearing be closed at 7:51 p.m. PASSED UNANIMOUSLY.

Discussion ensued regarding the Commission Members' perspective of the petitioner's request.

Motion by Vitale, seconded by Fuller, regarding Public Hearing – Kroger Company of Michigan, 20422 Mack Avenue, Grosse Pointe Woods, which is requesting to transfer ownership and location of an SDD License, that the Planning

Commission recommends to City Council disapproval of Kroger's SDD application and adopt the resolution as presented.

Motion carried by the following ROLL CALL vote:

Profeta Yes

Bailey Yes

Fuller Yes

Gilezan Yes

Ketels No

Vitale Yes

ABSENT: Hamborsky, Rozycki, Vaughn

Motion by Gilezan, seconded by Fuller, to immediately certify the previous motion.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Ketels, Profeta, Vitale

NO: None

ABSENT: Hamborsky, Rozycki, Vaughn

Chair recessed at 7:58 p.m. and reconvened at 8:06 p.m.

The next item was **General Discussion: Design Standards:** Section #50-373 Design Standard. Commission requested City Attorney and Building Official to keep commission updated.

Commissioner Bailey reported on the September 2019 Council Meetings.

Commissioner Bailey will be reporting on the October 21, 2019 Council Meetings. Reporting for October 7, 2019, will be determined.

Under New Business, the following items were discussed:

A. **2020 Plan** – No report

B. **Branding** – No report

- C. **Crosswalk/Pocket Park** – Commissioner Fuller reported on a meeting with Tim Killeen (County Commissioner), The Building Official, and Commissioner Vaughn. There was a discussion regarding the Mack Avenue 2020 plan. A meeting with the Road Commission is forthcoming. Lochmoor Club crosswalk was discussed.
- D. **Streetscape** – Streetscape initiative will be incorporated to new tenants. Chair Profeta directed Commissioner Bailey to discuss with Commissioner Hamborsky on participating in this subcommittee.

The next item was the **Building Official's Monthly Report**, and the following items were presented for the month of August 2019:

- Site plan on the redevelopment of the Fontana property/Hollywood Clinic

Under Public Comment, the following individual was heard:

Ken Gafa
2158 Beaufait

Chair Profeta reported on the Committee-of-the-Whole Meeting on September 23, 2019, regarding the Legacy Oaks project. Residents concerned about time of completion and transparency of the project.

Discussion ensued regarding Marijuana Social Clubs.

Motion by Bailey, seconded by Gilezan, that the Planning Commission Meeting adjourn at 8:34 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
Deputy City Clerk

**MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT**

TO: Planning Commission
FROM: Gene Tutag, Building Inspector
DATE: October 14, 2019
SUBJECT: 20861 – 20879 Mack Avenue – Proposed Retail Development
Change of Appearance of Building Exterior in a Commercial District

Plans have been submitted for renovation of an existing building at 20861-20879 Mack Avenue. The property is currently zoned C (Commercial) and is located on the west side of Mack between Hollywood and the city-owned parking lot to the north. The plans, prepared by Stucky Vitale Architects for Versus Development, sheets TS1.1 thru L1-1 received October 8, 2019, have been reviewed for compliance with Section 50-374 of the City's Code.

The existing building's exterior is tired and has not been updated since it was constructed in 1955. The building has been previously used for medical and dental purposes. The building, in its current state, needs substantial upgrades to attract any type of contemporary uses.

- The project involves reducing the existing building's footprint from 15,808 square feet to approximately 9,000 square feet by decreasing the building's depth from 100 feet to a maximum of 74 feet. The current overall dimension of the existing building is preferred for modern retail uses.
- New façade improvements and improvements on the remaining three elevations of the building will include high quality materials such as brick, limestone, cast stone, Nichiha panels, including glass and aluminum store fronts and entrance doors. The design features have elements of the colonial design theme such as stone cornice and trim on the south and middle tenant spaces. These materials and design elements can be found in the attached City Ordinance Section 50-373(b) titled "*Design components*".
- The glass store front shown on the north façade is at grade. This elevation abuts the city-owned parking lot to the north and is subject to possible damage from vehicles using the drive aisle and parking spaces. The glass will also present problems for snowplowing and maintenance operations in the parking lot.
- Roof-top mechanical equipment will require screening.
- Decorative lights are shown on the new facades; however, the type of light or cut sheets are not included in the submission.

- Colors utilized on the exterior produce a balanced, coordinated, and complimentary total design solution.
- Exterior site improvements are also proposed including the addition of 16 parking spaces, landscape screening, and a dumpster enclosure. Additional landscaping is proposed on the east façade with yews and Stella De Oro perennial's being used along the foundation. These choices are quite hardy and should tolerate the environment well.
- Two LED lights on poles will be added in the parking lot in the new landscape islands. There is no information included that the lights will not spill over onto adjoining properties.

The submission has been reviewed by our Public Safety and Public Works Departments and their reports are attached.

Sec. 50-374. - Change of appearance of building exterior in C, RO-1 or C-2 district.

(a) *Approval required.* All plans for new construction, renovations, remodeling or exterior building alterations within all C commercial district, the RO-1 restricted office district, and the C-2 high intensity city center district shall be submitted to the building inspector for approval prior to the issuance of any building, sign, or awning permit and any new certificate of occupancy as may be required. All plans will be submitted to the Planning Commission for review consistent with the design standards ordinance, unless otherwise exempt under subsection (b) of this section.

The plan is consistent with the design standards ordinance, approval of the façade change is recommended subject to the following conditions:

1. Manner of and materials being used for rooftop mechanical equipment screening be submitted to Planning Commission for review and approval prior to issuance of Occupancy Permit.
2. Glass storefront on north elevation be raised from grade to prevent damage from vehicles in the city-owned parking lot that abuts this wall and for city snowplowing and maintenance operations.
3. Submittal of any and all easements and agreements referenced on the survey included in this submission to the city attorney for review and approval prior to the issuance of any permits.
4. Provide cut sheets of decorative light fixtures for Planning Commission approval.
5. Provide cut-off data for parking lot lights.
6. Work to commence within six (6) months of approval and be completed within one (1) year.

Attachment

City Ord #50-373(b) Design Components

- Sec. 50-373. - Design standards.

(a) *General.*

(1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

(2) To be in compliance with these standards, all designs as governed by this section shall contain a dominant use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional." Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by planning commission resolution.

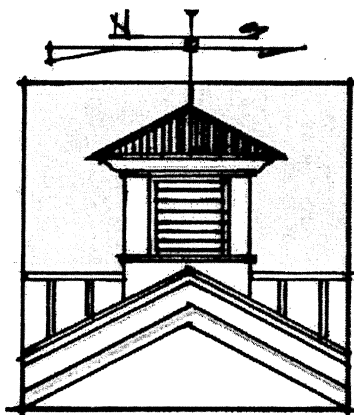
(b) *Design components.*

(1) The words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" 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. Some examples of where these designs are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.

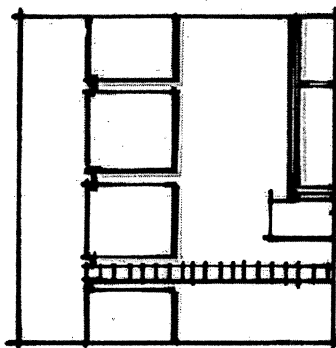
(2) To more specifically define the assorted components that can be utilized to achieve this design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.

(3) Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution.

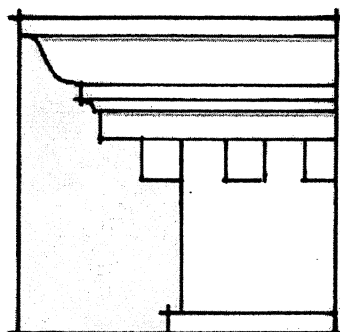
Architectural Elements:



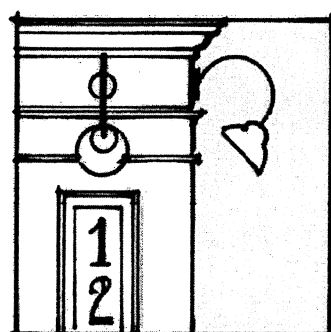
*Cupolas, Gables,
Weathervanes*



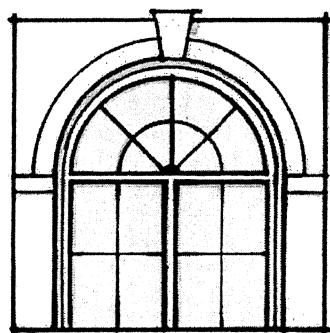
*Brick or
Stone Quoins*



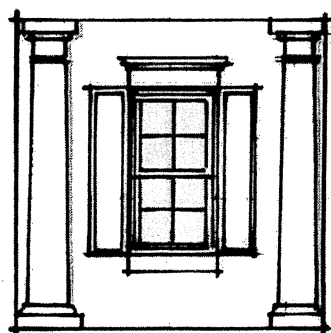
Cornice Trim



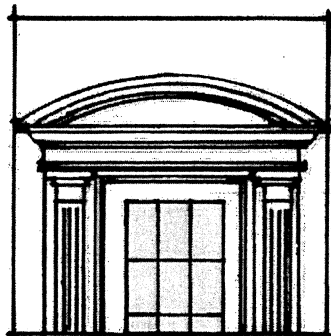
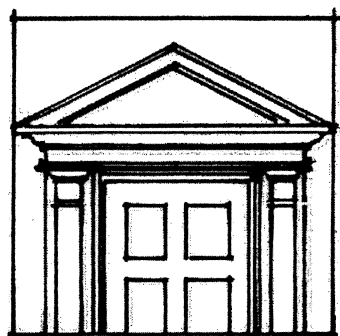
Gooseneck Lighting



*Wood, Stone or Brick
Arches, Keystones
Divided Lights*

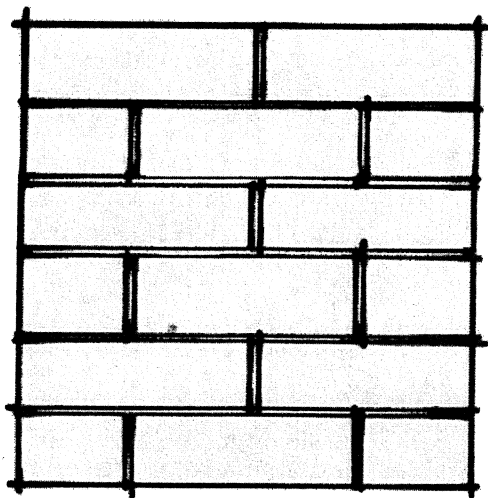


*Columns, Properly
Proportioned Shutters*

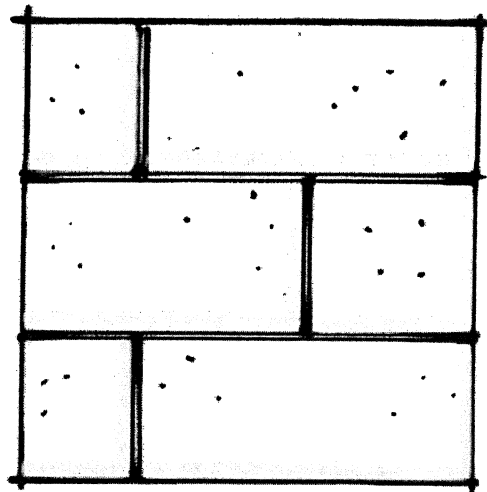


Wood or Stone Door Surrounds: Pediment, Frieze, Pilasters

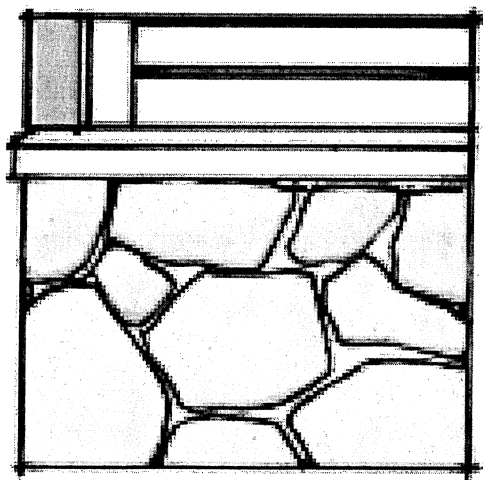
Quality Materials:



Brick-warm, earthy tones



Natural or Cultured Stone



*Natural or Cultured
Stone Accents*



*Wood Trim
Wood or Cementitious
Siding*



CITY OF GROSSE POINTE WOODS DEPARTMENT OF PUBLIC SAFETY

Date: October 14th, 2019

To: Gene Tutag, Building Official

From: John G. Kosanke, Director of Public Safety

Subject: *John G. Kosanke*
Proposed Retail Renovation 20861Mack Ave-20879 Mack Ave

I have reviewed the plans for the renovation of buildings from 20861 to 20879 Mack Ave. I am requesting that each individual business has a Knox Box installed to allow access for the fire department in case of an emergency. The developer can work with the fire marshal to have the necessary boxes installed.

Gene Tutag

From: Frank Schulte
Sent: Monday, October 14, 2019 12:44 PM
To: Gene Tutag
Cc: Sue Stewart; Jeanne Duffy
Subject: Hollywood & Ridgemont Building project

Hello Gene,

I have reviewed the plans for the 20861 through 20879 Mack building project. That sewer was last televised in 2007. It is a concrete pipe that has several joints with light deposits but no structural damage that is visible. Overall, it was well cleaned and in good condition. This project will have no impact on the Department of Public Works.

Please make sure if any awnings are installed that they would be at 9ft of height.

Thanks,

Frank Schulte
Director of Public Services
City of Grosse Pointe Woods
1200 Parkway Dr
Grosse Pointe Woods, MI 48236
313 343-2460

"It's not what you look at that matters, it's what you see." ~Henry David Thoreau



October 11, 2019

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

Re: Versus Development
Architects' Project No.: 2018.139

Dear Mr. Tutag:

We are pleased to present to you the renovation for the existing properties located at 20861-20879 Mack Avenue, Grosse Pointe Woods.

The existing buildings are approximately 15,805 square feet. The current facades are a blend of architectural styles that are designed for private office use. The existing buildings footprints extend over 100'-0" in depth which are not preferable for modern retail tenant use. The proposed renovation will utilize the existing building infrastructure on the north, south on east walls. The west wall of the proposed renovated building will be reduced to a max depth of 74'-0". This footprint better accommodates the target tenants and will improve parking. The proposed new footprint is 9,000 square feet with 45 parking spaces which meets current ordinances. The previous parking provided was 29 parking spaces. In addition, the adjacent parcel is a City owned parking lot, and metered parking is also available on Mack, Ridgemont, and Hollywood.

The proposed renovation will include façade improvement on all four (4) sides of the building. The project is introducing high-quality materials and details. The proposed materials include brick, stone, composite panels and glass. The building's use of a stone water table, and crown details brings architectural historical references of quality and craftsmanship.

The proposed architectural design, color, scale and materials harmonize well with the surrounding context of Mack Avenue.

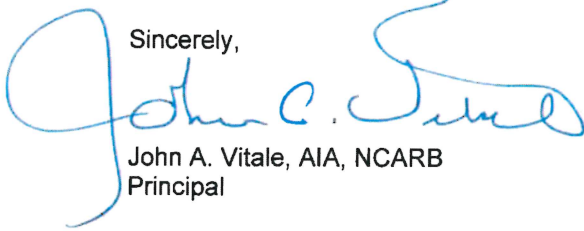
Particular attention is addressed to the building's rear entrances, recognizing most of the parking is located in the rear.

This renovation will make a major statement for the direction of the retail market on Mack Avenue, providing upscale marketable space with high visibility.

Gene Tutag
City of Grosse Pointe Woods
Project No. 2018.139
October 11, 2019
Page 2 of 2

I thank you in advance for your consideration of approval on this proposed project. Please do not hesitate to contact our office if you have any additional questions.

Sincerely,



John A. Vitale, AIA, NCARB
Principal

c Frank Arcori
Joseph Paluzzi

PROPOSED RETAIL RENOVATION FOR:
VERUS DEVELOPMENT GROUP

20861-20879 MACK AVE.
GROSSE POINTE WOODS, MI 48236

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

PROJECT DATA:

BUILDING CODE AUTHORITY:
CITY OF GROSSE POINTE WOODS

OWNER:
VDG MACK AVE, LLC.
399 FISHER RD.
GROSSE POINTE, MI. 48230

PROJECT AREA:
PROPOSED BLDG RENOVATION = +/- 9,000 SF

LEGAL DESCRIPTION:
REFER TO TOPOGRAPHIC SURVEY

ZONING:
C: COMMERCIAL BUSINESS
P-1: VEHICULAR PARKING

BUILDING DATA:

RETAIL: +/- 9,000 SF

PARCEL SIZE:

(REF TOPOGRAPHIC SURVEY)
PARCEL 1: 9,729 SF = 0.223 ACRES
PARCEL 2: 8,975 SF = 0.206 ACRES
PARCEL 3: 8,056 SF = 0.185 ACRES
TOTAL: 26,760 SF = 0.614 ACRES

PARKING REQUIREMENTS:

(GPW ZONING ORDINANCE SEC:50-530)

RETAIL:
9,000 SF / 200 = 45 SPACES

TOTAL PARKING REQ'D: 45 SPACES
TOTAL PARKING PROVIDED: 45 SPACES

LOADING REQUIREMENTS:

(GPW ZONING ORDINANCE SEC:50-529)
12'X50'
1 SPACE PLUS 1 SPACE FOR EVERY 5,000
SF IN EXCESS OF 5,000 SF

REQUIRED: 2 SPACES
PROVIDED: 1 SPACE

SIGNAGE:

ALL SIGNAGE TBD / TO BE SUBMITTED
UNDER SEPARATE PERMIT

BUILDING HEIGHT / SETBACK

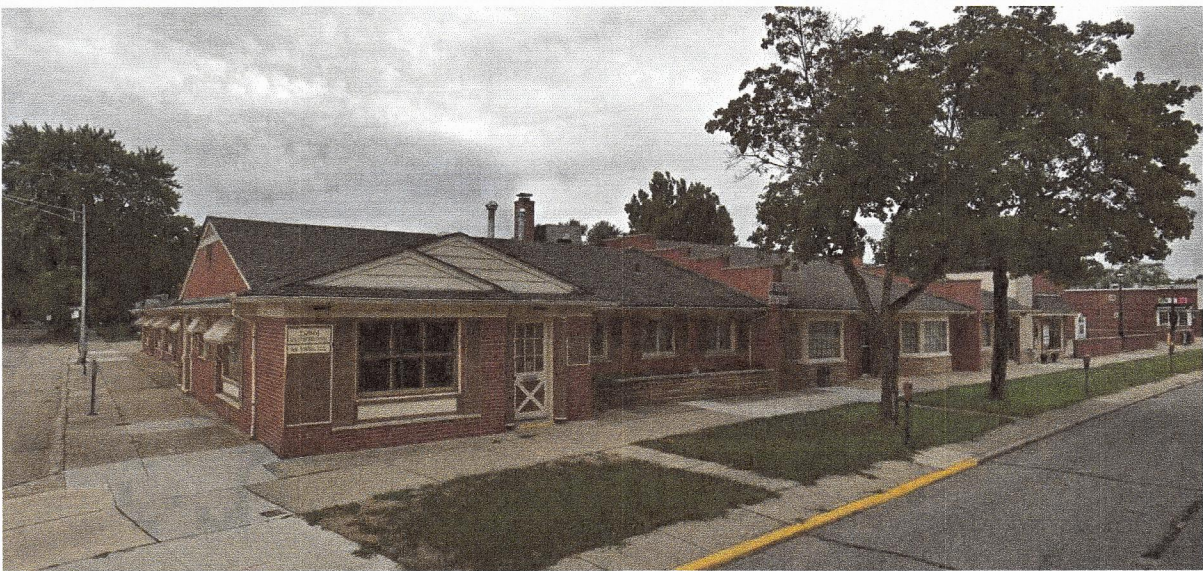
REQUIREMENTS:
(GPW ZONING ORDINANCE SEC:50-377-381)

MAX HEIGHT: 28'
MIN HEIGHT: 16'

FRONT SETBACK: 0'
SIDE SETBACKS: 0'
REAR SETBACK: N/A



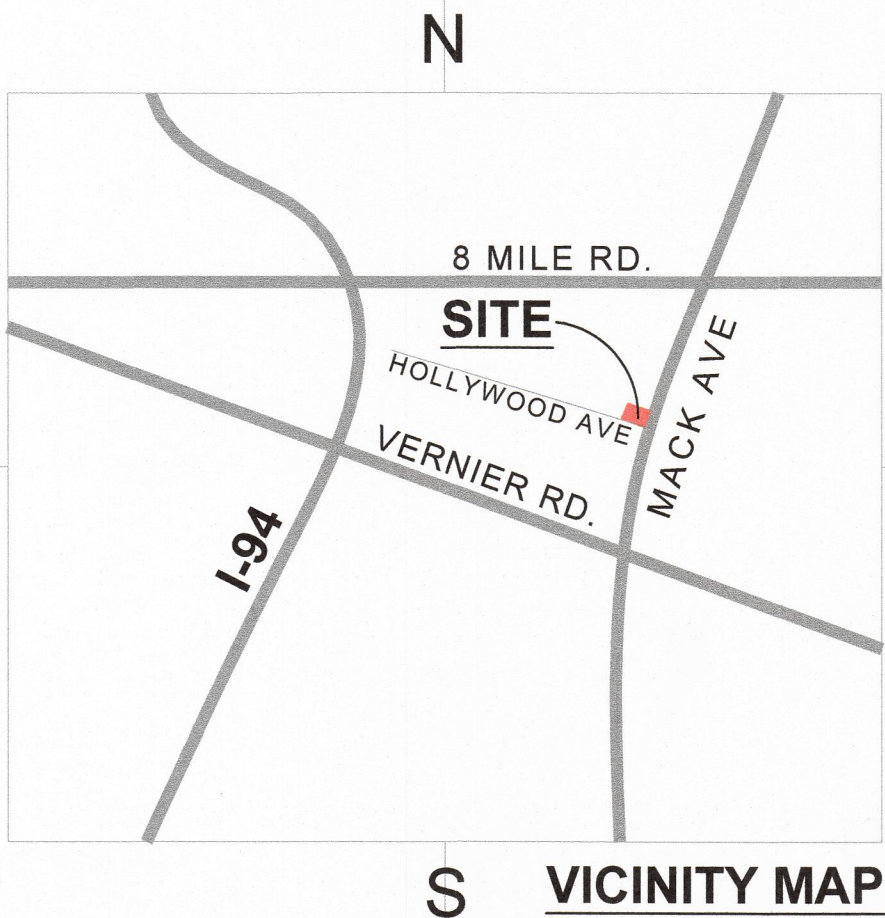
PROPOSED CONCEPTUAL ELEVATION (EAST ELEVATION / MACK AVE)



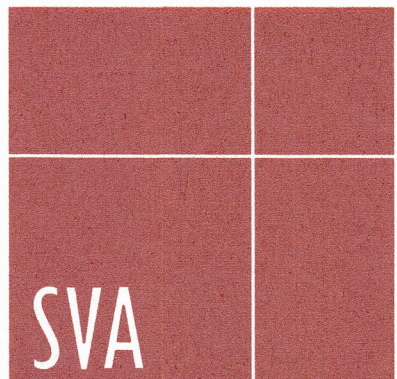
EXISTING MACK AVE ELEVATION (SE CORNER @ HOLLYWOOD)



EXISTING MACK AVE ELEVATION (NE CORNER @ CITY PARKING LOT)



SHEET INDEX		ISSUED FOR			
DRAWING INDEX KEY:		07.12.19	PRELIM SPA SUBMITTAL		
<input type="checkbox"/> NOT ISSUED		09.13.19	SPA REVISED		
<input type="checkbox"/> PREVIOUSLY ISSUED		10.08.19	SPA REVISED		
<input checked="" type="checkbox"/> ISSUED					
<input checked="" type="checkbox"/> REFERENCE					
GENERAL					
TS1.1	TITLE SHEET, SHEET INDEX, LOCATOR PLAN, RENDERING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
CIVIL					
	TOPOGRAPHIC SURVEY (EXISTING FOR REFERENCE)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
ARCHITECTURAL					
SP1.1	ARCHITECTURAL SITE PLAN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
SP1.2	SITE PLAN DETAILS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A1.1	ARCHITECTURAL FLOOR PLAN	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A3.1	EXTERIOR ELEVATIONS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A3.2	EXTERIOR COLORED ELEVATIONS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
L1.1	LANDSCAPE PLAN	<input type="checkbox"/>	<input checked="" type="checkbox"/>		



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Project :

VERUS DEVELOPMENT
20861-20879 MACK AVE.
GROSSE POINTE WOODS
MI. 48236

Issued for :

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BUILDING DEPT

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ZAP, JPM

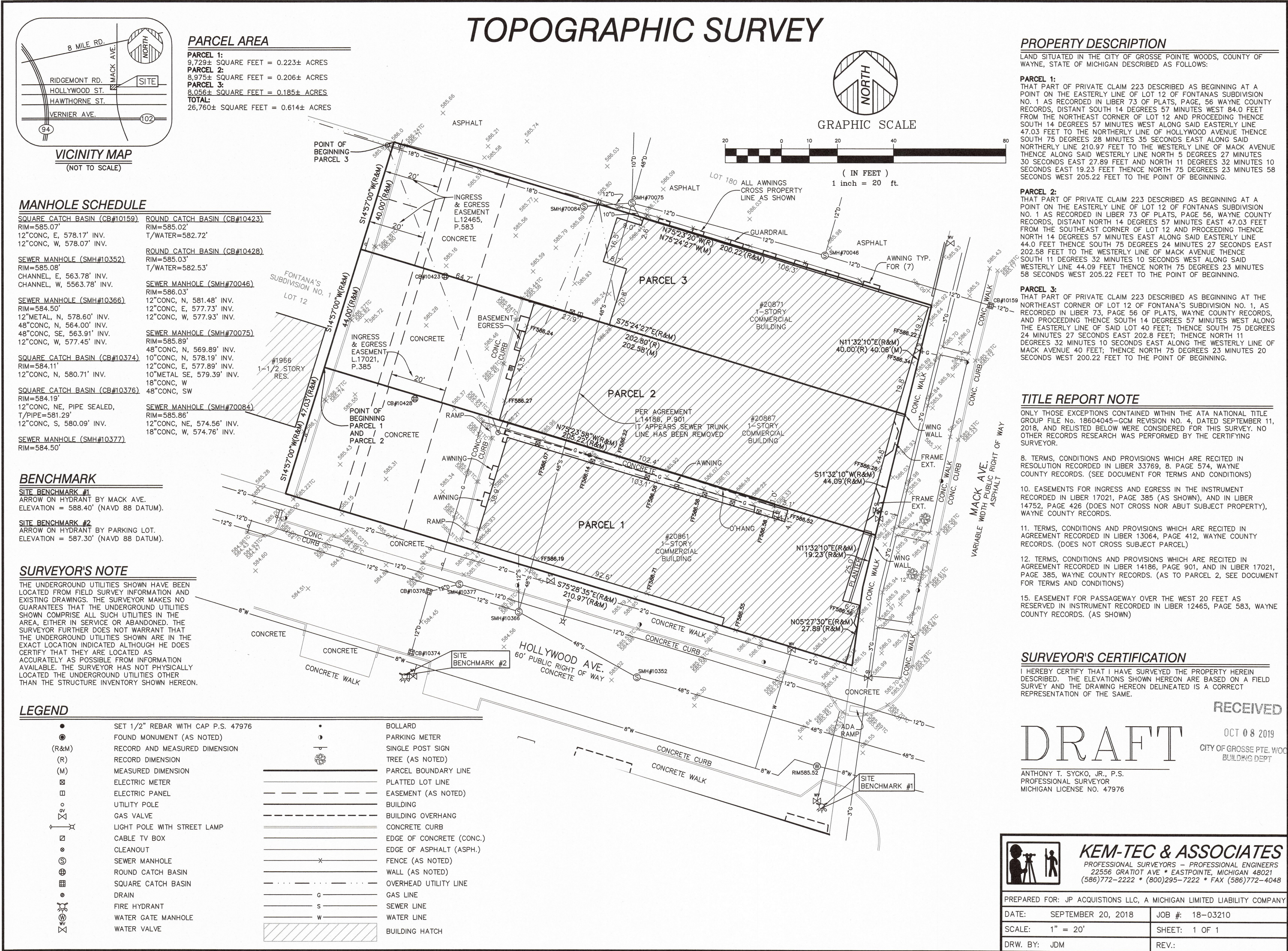
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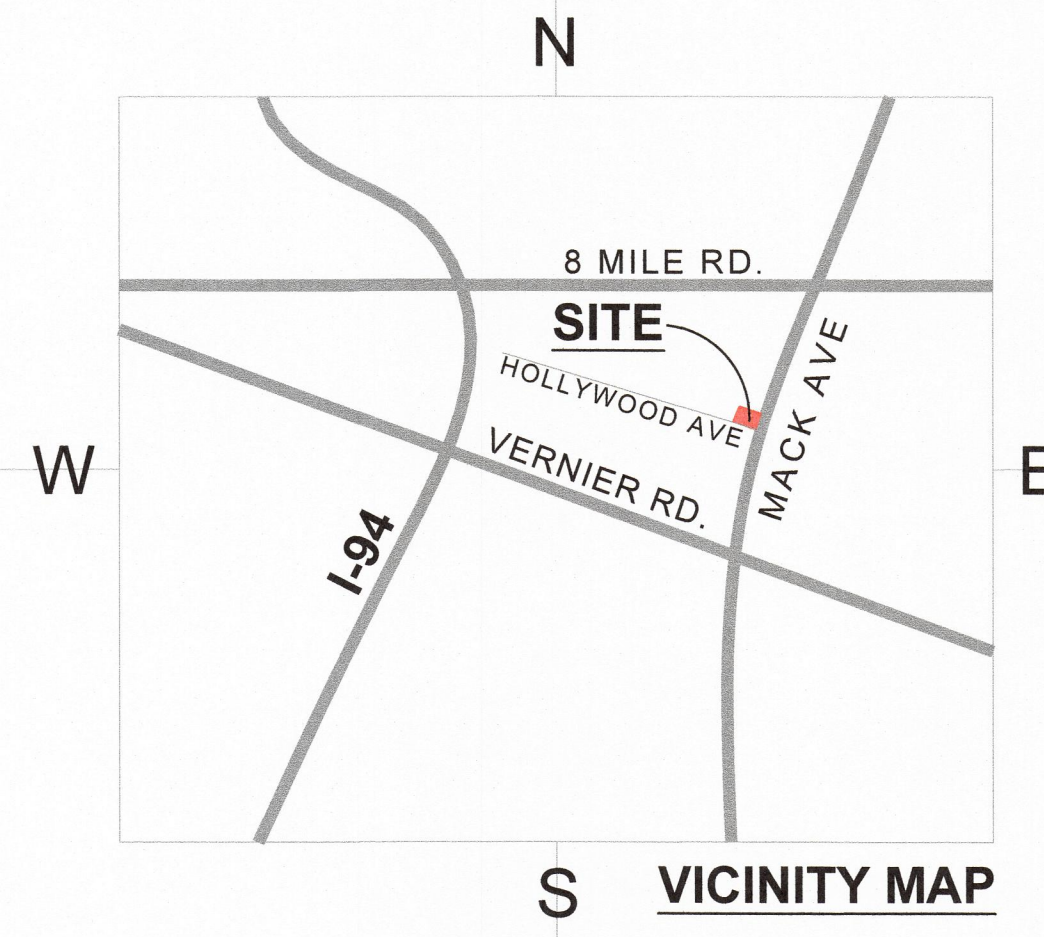
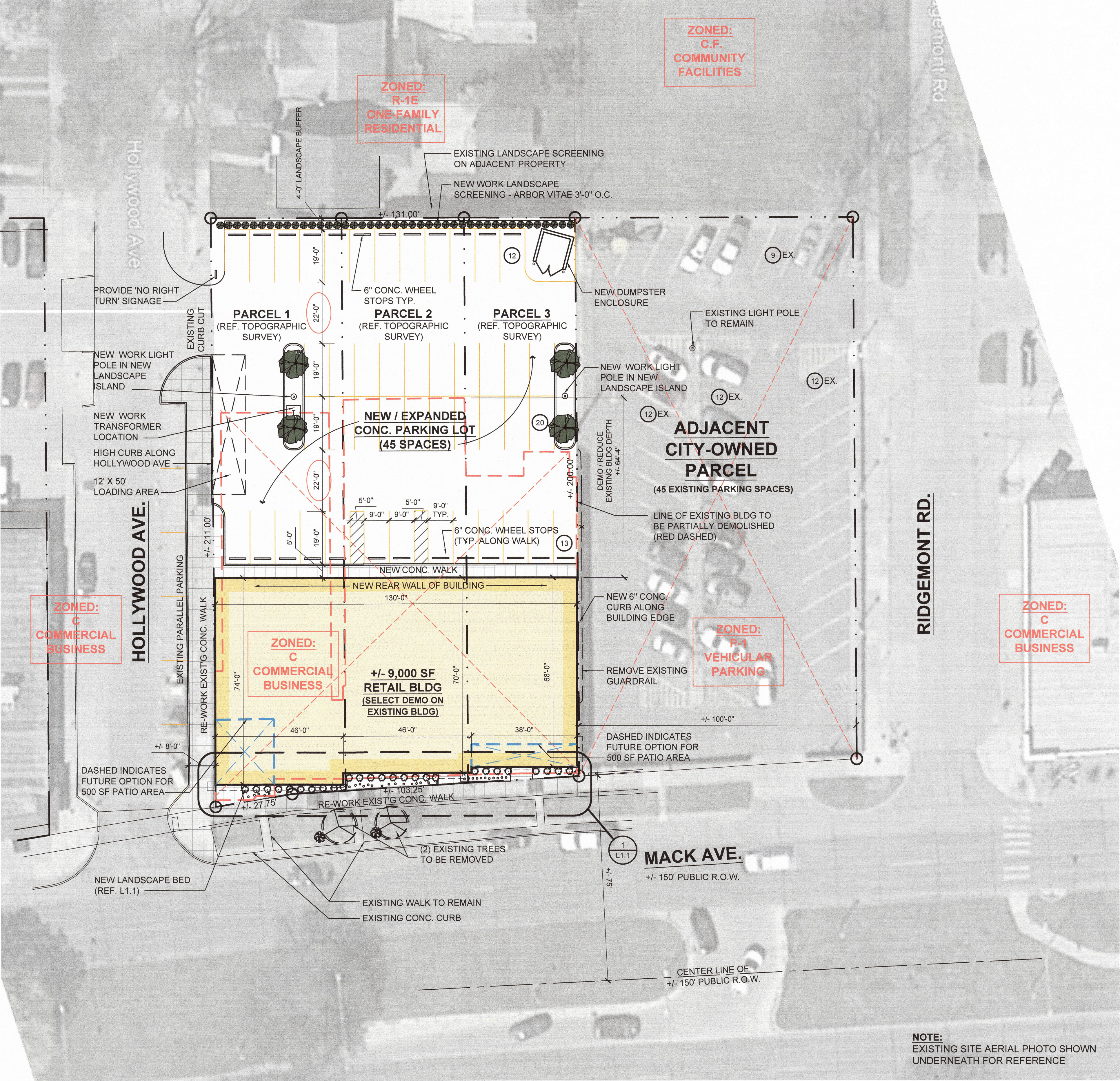
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TITLE SHEET,
SHEET INDEX, +
LOCATOR PLAN

Project No. :
2018.139

Sheet No. :

TS1.1





BUILDING DATA:	
RETAIL:	+/- 9,000 SF
PARKING DATA:	
RETAIL: (BLDG "A")	
+/-9,000 SF / 200 =	45 SPACES
TOTAL PARKING REQ'D:	45 SPACES
TOTAL PARKING PROVIDED:	45 SPACES

NOTE:
SELECT DEMO ON EXISTING BUILDING.
FINAL DEMO TBD. EXISTING NORTH AND SOUTH
WALLS AND FOOTINGS TO BE RE-USED / TBD

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

SVA

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VERUS

DEVELOPMENT
GROUP

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No.
1301029086
LICENSED ARCHITECT
John Vitale

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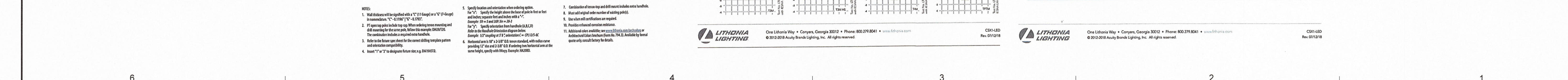
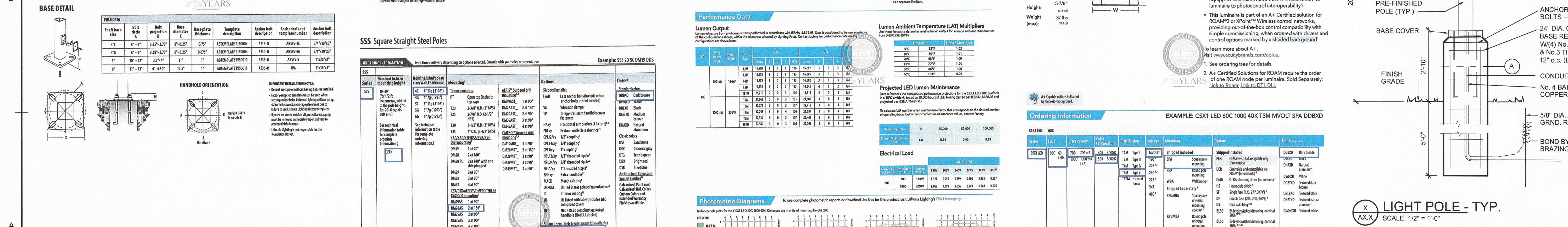
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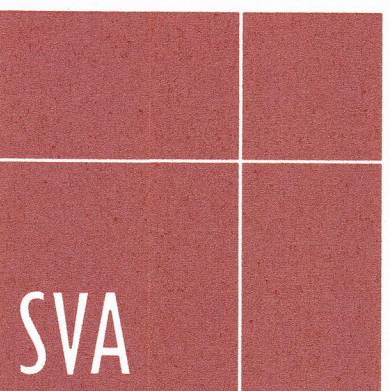
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ARCHITECTURAL SITE PLAN

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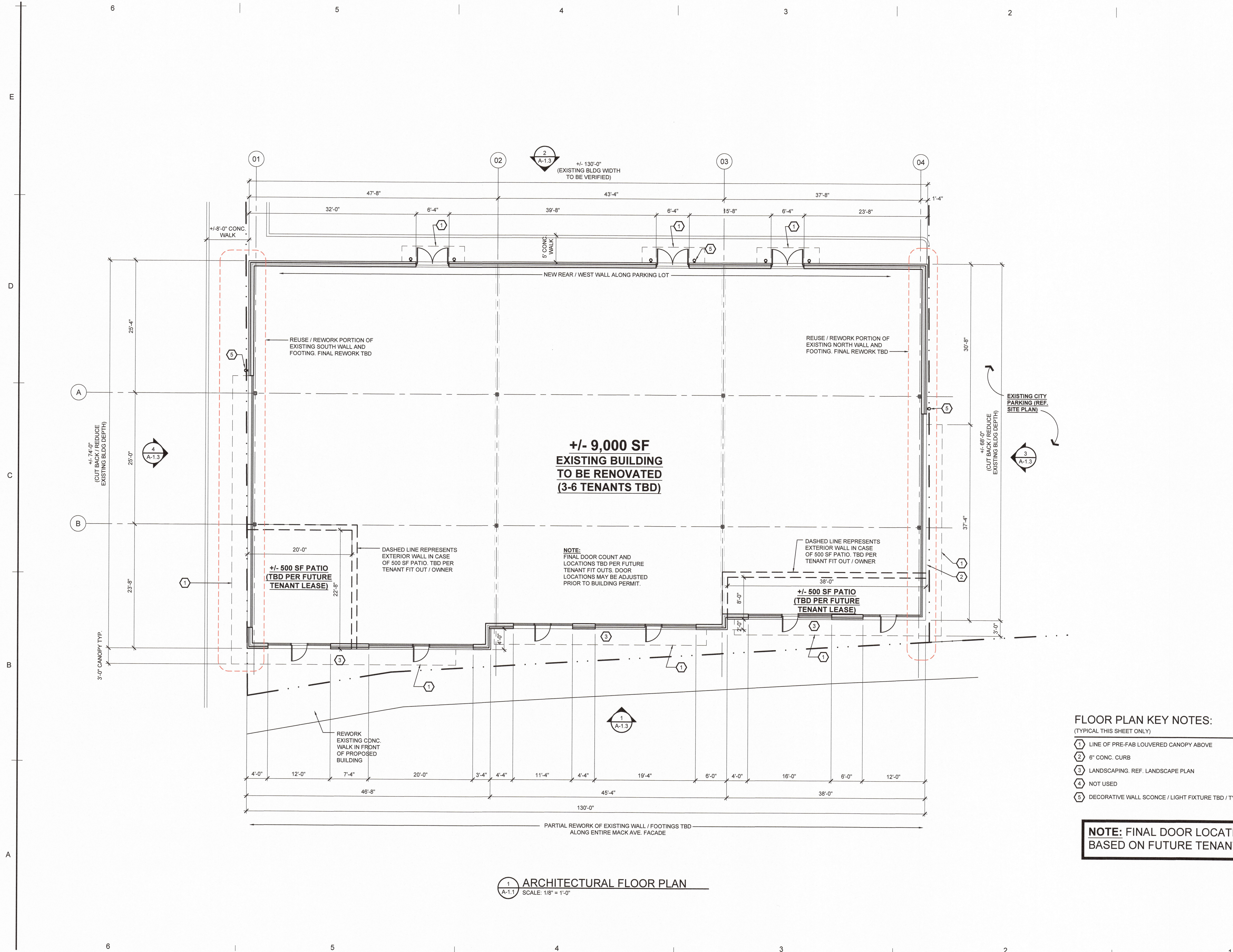
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FLOOR PLAN

Project No. :
2018.139

Sheet No. :

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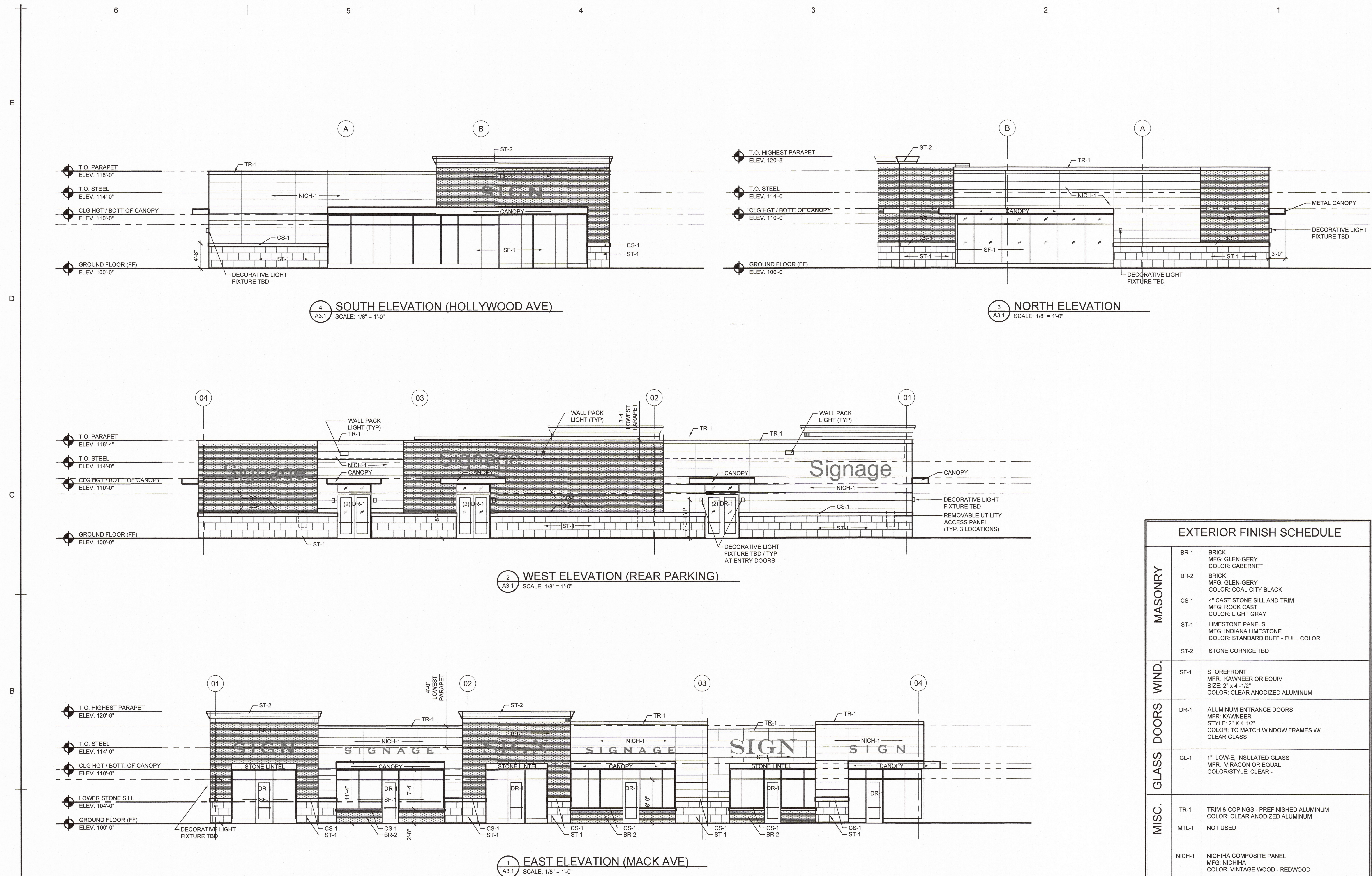
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EXTERIOR
ELEVATIONS

Project No. :

2018.139

Sheet No. :

A3.1



NOTE:
ALL SIGNAGE TBD / SUBMITTED UNDER
SEPARATE SIGNAGE PERMIT

FINAL DOOR COUNT AND LOCATIONS
TBD BASED ON FUTURE TENANT FIT
OUTS.

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EXTERIOR COLORED
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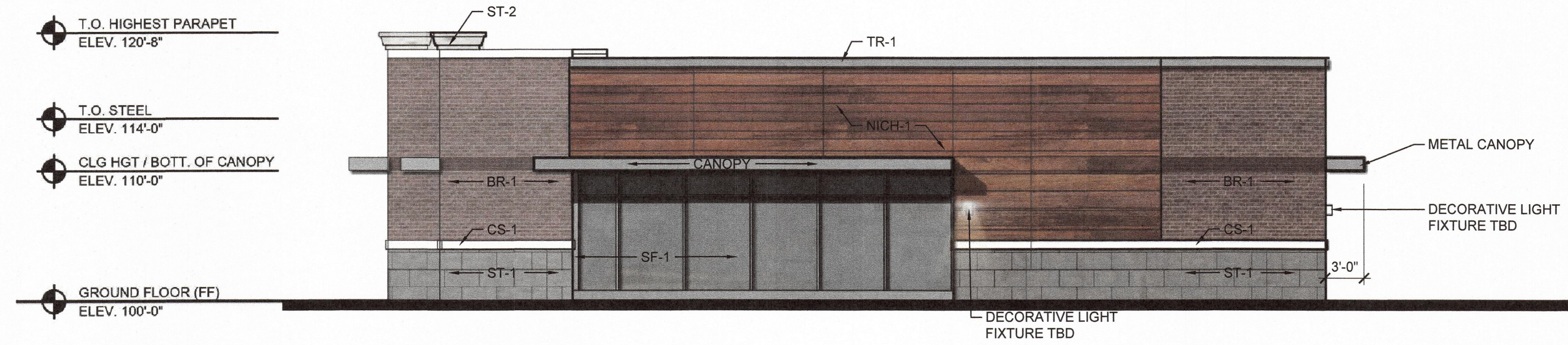
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A3.2

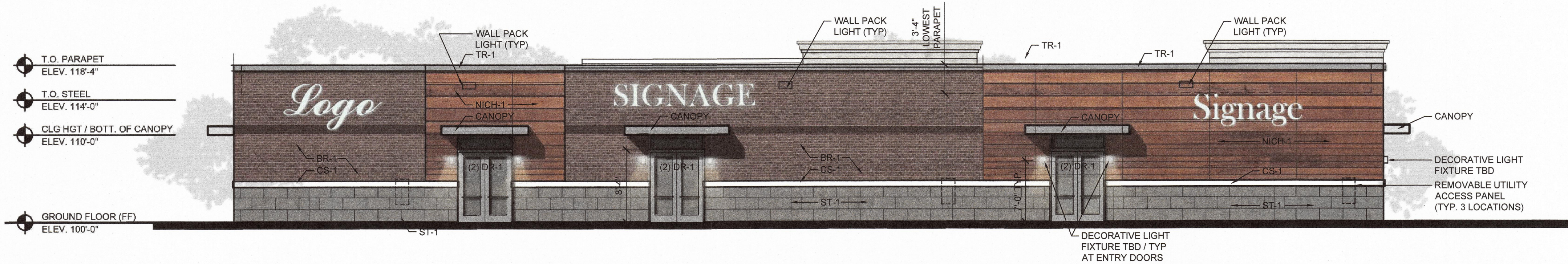
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4 SOUTH ELEVATION (HOLLYWOOD AVE)
A3.2 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A3.2 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (REAR PARKING)
A3.2 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION (MACK AVE)
A3.2 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
MASONRY	BR-1	BRICK MFG: GLEN-GERY COLOR: CABERNET
	BR-2	BRICK MFG: GLEN-GERY COLOR: COAL CITY BLACK
	CS-1	4" CAST STONE SILL AND TRIM MFG: ROCK CAST COLOR: LIGHT GRAY
	ST-1	LIMESTONE PANELS MFG: INDIANA LIMESTONE COLOR: STANDARD BUFF - FULL COLOR
	ST-2	STONE CORNICE TBD
WIND.	SF-1	STOREFRONT MFR: KAWNEER OR EQUIV SIZE: 2" x 4'-1/2" COLOR: CLEAR ANODIZED ALUMINUM
DOORS	DR-1	ALUMINUM ENTRANCE DOORS MFR: KAWNEER STYLE: 2" x 4' 1/2" COLOR: TO MATCH WINDOW FRAMES W/ CLEAR GLASS
GLASS	GL-1	1" LOW-E, INSULATED GLASS MFR: VIRACON OR EQUAL COLOR/STYLE: CLEAR
MISC.	TR-1	TRIM & COPINGS - PREFINISHED ALUMINUM COLOR: CLEAR ANODIZED ALUMINUM
	MTL-1	NOT USED
	NICH-1	NICHIIHA COMPOSITE PANEL MFG: NICHIIHA COLOR: VINTAGE WOOD - REDWOOD

NOTE:
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SEPARATE SIGNAGE PERMIT
FINAL DOOR COUNT AND LOCATIONS
TBD BASED ON FUTURE TENANT FIT
OUTS.

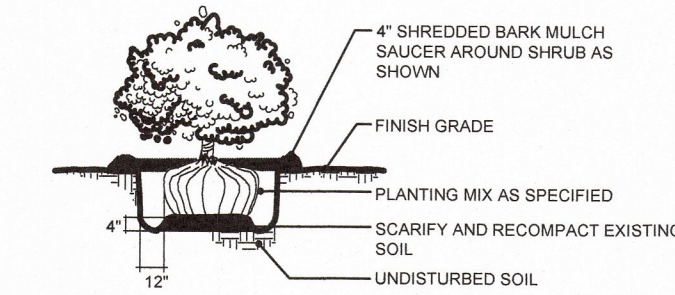
6
TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE
MIX IS COMPRISED OF
30% NITE HAWK PERENNIAL RYE
30% KENTUCKY BLUEGRASS
20% CREEPING RED FESCUE
10% MERIT KENTUCKY BLUEGRASS
10% NEWPORT KENTUCKY BLUEGRASS

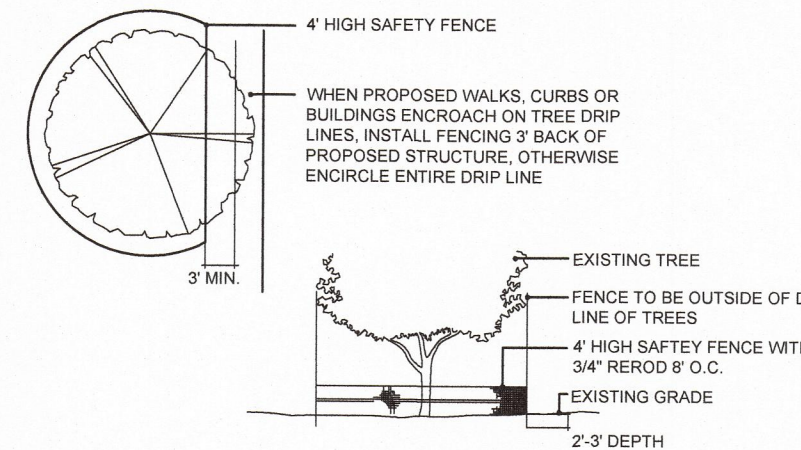
5
GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

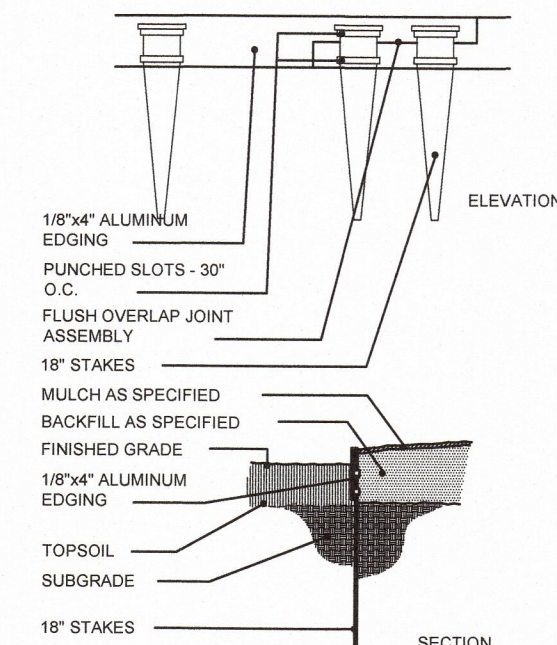
3
SHRUB PLANTING DETAIL



SHRUB PLANTING DETAIL
SCALE: N.T.S.



TREE PROTECTION DETAIL
SCALE: N.T.S.



ALUMINUM EDGING DETAIL
SCALE: N.T.S.

2
GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM

NOTE:

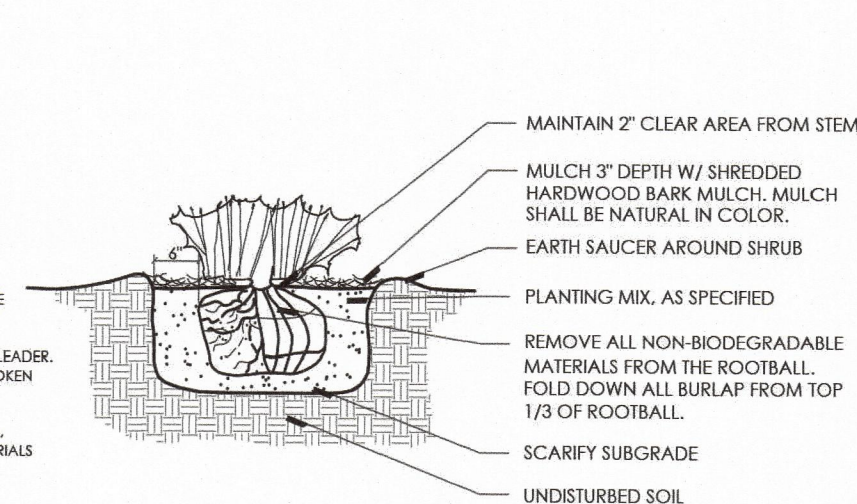
GUY EVERGREEN TREES ABOVE 12' IN HEIGHT, STAKE TREES BELOW 12' IN HEIGHT.
STAKE TREES APPROXIMATELY MID-TRUNK USING 2-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.

NOTES:

TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.
DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS

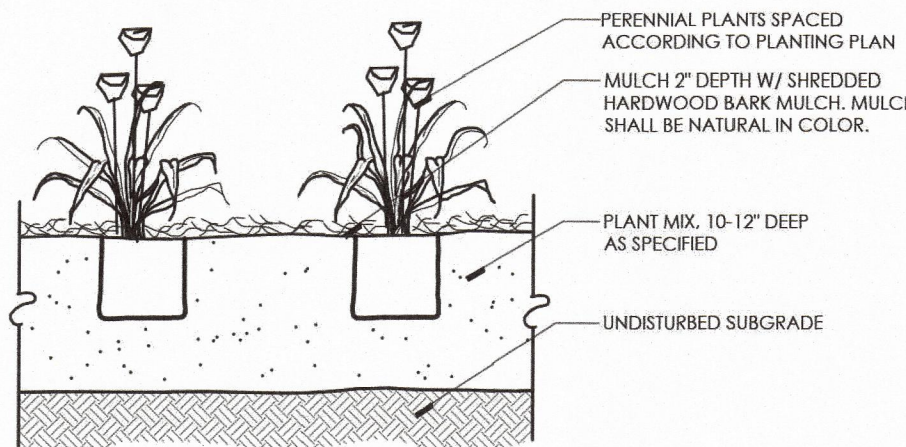
EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



HEDGE PLANTING DETAIL

SCALE: NTS



PERENNIAL PLANTING DETAIL

SCALE: NTS

NOTE: FINAL LANDSCAPING TO BE ADJUSTED BASED ON FINAL DOOR LOCATIONS. DOORS TBD BASED ON FUTURE TENANT FIT-OUTS

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
SHRUBS						
	26	TAXUS MEDIA "WARDII" YEWE	30"HT.	48" O.C.	B & B	MAINTAIN AS HEDGE
GROUNDCOVERS/PERENNIALS						
	31	HEMEROCALLIS "STELLA DE ORO"	2 GAL.	18" O.C.	CONT.	WELL-ROOTED

LANDSCAPE PLAN - REFERENCE
SCALE: 1'-0" = 3/16"

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LANDSCAPE PLAN

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