

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, June 25, 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 – 05/28/19
7. **FAÇADE CHANGE: 19565 MACK AVE: FEELING GOOD, FEELING GREAT LLC**
 - A. Memo w/three (3) photos – 06/12/19 – Building Inspector (Tutag)
 - B. Letter of Request –06/03/19 – William J. Thomas Studios
 - (1) Survey – 06/05/19
 - (2) Proposed Title Sheet #T100 – 05/03/19
 - (3) Existing & Proposed Conditions Sheet #A100 – 05/03/19
 - (4) Existing & Proposed Elevations Sheet #A200 – 05/03/19
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – May 2019
9. **COUNCIL REPORT/s:**
June - Fuller
10. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
July - Gilezan
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.

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON MAY 28, 2019, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

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

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

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

Motion carried by the following vote:

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

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

Motion by Vaughn, seconded by Gilezan, that all items on tonight's agenda be received, placed on file, taken in order of appearance.

Motion carried by the following vote:

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

The Chair recognized Council Representative Granger who was in attendance.

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

1. Planning Commission dated April 23, 2019.

Motion carried by the following vote:

YES: Bailey, Fuller, Gilezan, Hamborsky, Ketels, Profeta, Vaughn

NO: None

ABSENT: Rozycki, Vitale

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

- Sign ordinance in final stages of review;
- Orange Theory –2 weeks from opening;
- Greco Title submitted building plans;
- Grass Cutting updates.

Council Member Granger reported on May 2019 Council Meetings.

Commissioner Fuller will be reporting on the June 2019 Council Meetings.

Under New Business, the following items were discussed:

- A. **2020 Plan** – No report.
 - B. **Branding** – Chair Profeta provided updates on The Avenue in the Woods. Discussion ensued regarding parking meters.
 - C. **Crosswalk/Pocket Park** – Awaiting conceptual topics to proceed with planning. Building Official will provide an update.
 - D. **Streetscape** – No report.
- Commissioner Bailey introduced himself and provided some background information. He requested information to be updated with sub-committees and 2020 plan.
 - Discussion ensued regarding traffic study on Mack Avenue and the criteria used to recommend keeping the speed limit at 35 m.p.h.
 - Chair Profeta requested to schedule a meeting with the Building Official to discuss the 2020 plan.

- Zoning for businesses was discussed.
- Discussion ensued regarding the possible school closings and how it will impact the City and the 2020 Plan.

Under Public Comment, nobody wished to be heard.

Motion by Ketels, seconded by Vaughn, that the Planning Commission Meeting adjourn at 7:47 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 *GT*

DATE: June 12, 2019

SUBJECT: 19565 Mack Avenue, Façade Change
Feeling Good, Feeling Great LLC

The attached plans prepared by William J Thomas Studios with a received date of June 6, 2019 to modify the existing façade of the east (front) and south (side) of 19565 2 Mack Avenue (formerly Greco Title) have been reviewed. The project involves no increase or construction of new floor space. The exterior of this building has not seen an upgrade in many years. The building's proposed use will be that of a fitness studio.

The project involves the replacement of the existing storefront with a black aluminum framed glazing system as indicated on the plans.

The existing asphalt shingles on the mansard roof will be removed and replaced with a black standing seam metal roof. A new black standing seam awning will be installed over the rear entrance.

Existing glass block windows along Broadstone will be removed and new transom windows will be installed with the same black aluminum frames as on the front elevation.

The existing painted brick will be repainted with Benjamin Moore White Dove Paint.

Colors shown for the project are found in the adopted color chart.

The governing section of the city's code for the project is as follows:

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.

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.

The standing seam metal roof panels are a high quality exterior building product. Window and door design also add to the detail, dimension and balance of the façade.

The exterior design of the building is in keeping with the City's Design Standards as high quality materials and design are being utilized. When completed, the building will blend into the existing streetscape along Mack Avenue.

Although the new façade is somewhat contemporary in design, approval of the plan for phase one as indicated on the submitted plan is recommended with three (3) conditions:

1. Construction shall commence within six (6) months and be completed one (1) year from issuance of building permit;
2. Owner shall provide a landscape plan prior to completion of the project for the right-of-way (ROW) in front of the buildings along Mack Avenue for review by the Building Department and Public Services Director. This plan shall include street furniture, planters, and hardscape.
3. The clear space under the rear entrance awning be increased to eight feet.







JUN 06 2019

CITY OF GROSSE PTE. WOODS
BUILDING DEPT

Feeling Good, Feeling Great LLC Façade Improvement
19565 Mack Avenue, Grosse Pointe Woods, MI.

June 3, 2019

City of Grosse Point Woods
20025 Mack Avenue
Grosse Pointe Woods, Mi.

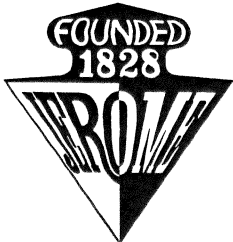
Planning Commission,

At the request of the Building Department, we are submitting the Feeling Good, Feeling Great LLC for a Façade Approval as we renovate and update the existing structure. The new exterior will be completed in a black and white color scheme. With regards to the Exterior Façade we are changing the following materials.

1. The existing store front glazing will be replaced with a new black aluminum framed store front glazing system as demonstrated in the submitted drawings. The lower sections of the panels in the work out studio itself that face Mack will be installed with a frosted glazing appearance. The upper grid sections of the glass will be installed with clear glass. The Areas of the store front that fall with in the waiting area of the building will be installed with a clear glass lower panel as shown in the submitted drawings.
2. The existing shingles on the mansard roof at the front of the building will be removed and a new black standing seam metal roof will be installed over the existing mansard roof. This is shown in the submitted drawings.
3. The existing glass block windows along Broadstone will be removed and new glass store front transom windows will be installed. The windows will have clear glass in a black aluminum frame as shown on the submitted drawings.
4. The existing white painted brick will be repainted white (Benjamin Moore White Dove Paint Color).

Thank you for your consideration of this project,





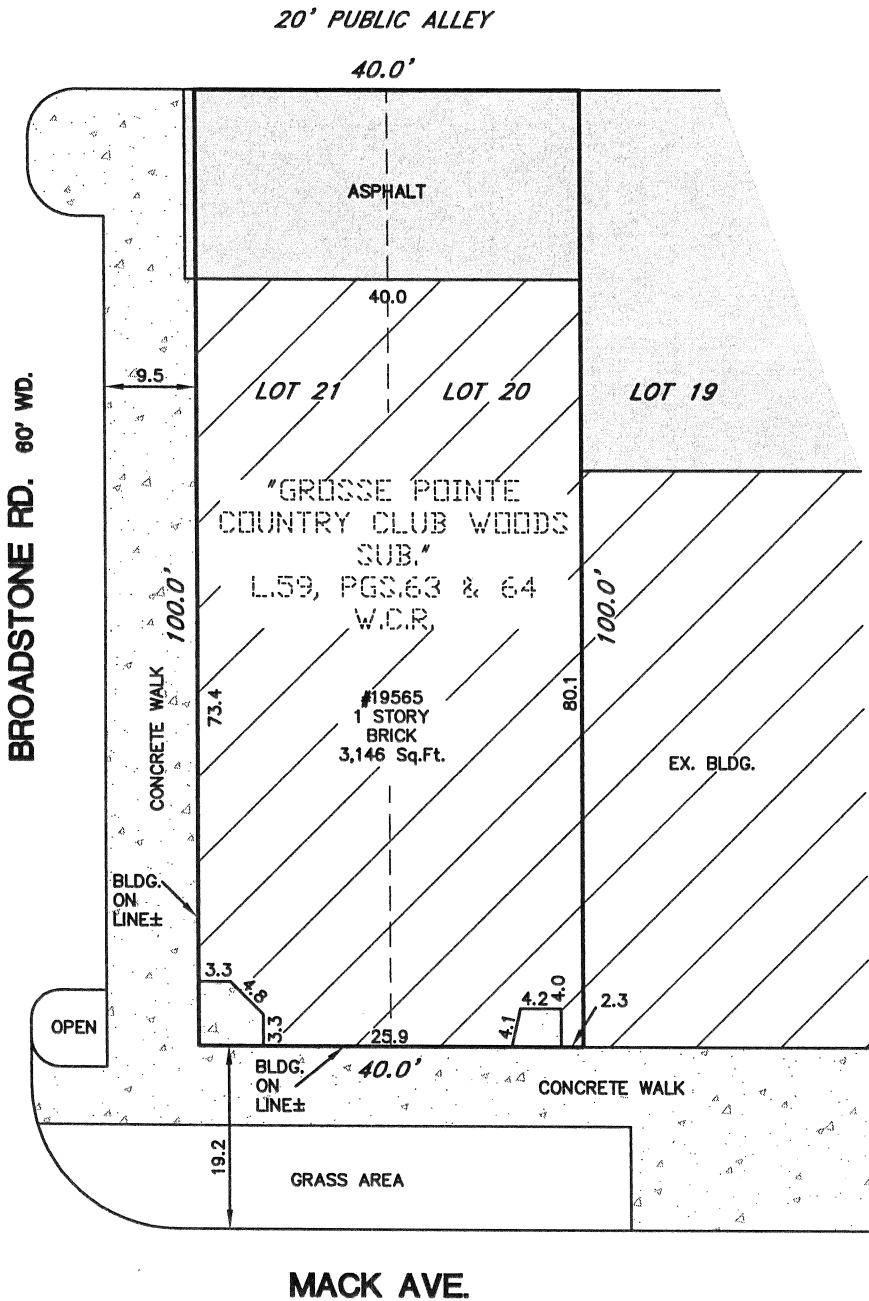
RECEIVED

JUN 06 2019
CITY OF GROSSE PTE. WOODS
BUILDING DEPT

MORTGAGE REPORT for:
FEELING GOOD, FEELING GREAT, LLC

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000
LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Lots 20 and 21, GROSSE POINTE COUNTRY CLUB WOODS, being a subdivision of part of Private Claims 618 and 617, Grosse Pointe & Gratiot Township (now City of Grosse Pointe Woods), Wayne County, Michigan. Recorded in Liber 59 of Plats, Pages 63 and 64 of Wayne County Records.



CERTIFICATE: We hereby certify to: FEELING GOOD, FEELING GREAT, LLC, That we have surveyed the above-described property in accordance with the description furnished and confirmed to be correct by the owner, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. The location of fences, driveways, other buildings, and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This survey does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purpose of establishing property lines, nor for construction purposes. No property lines were established and no property corners were set. This is not an ALTA type survey. This cannot be used for future refinance purposes or transferred to any future property owners.

REVISED _____
DRAWN BY TMM
SCALE 1"=20'

GEORGE G. JEROME
PROFESSIONAL LAND SURVEYOR
NO. 19837

DATED 06-05-19
JOB NO. 246657

THE WORKOUT STUDIO

19565 MACK AVE., GROSSE POINTE WOODS, MI.

WILLIAM J THOMAS
studios

residential design
& construction

524 Seventh Street
Rochester, MI 48307
wj@wjstudios.com

p 248.568.7842
f 248.564.5212

The design concepts and creative forms or systems graphically or literally expressed on this drawing have been generated by the designer for exclusive application to this project. They are the sole property of the designer and can only be used, duplicated, or reproduced at the exclusive discretion of and by written permission of the designer.

ABBREVIATIONS

A	ABOVE FINISHED FLOOR	HT, HGT	HEIGHT	QT	QUARRY TILE
ABF	ABOVE REFERENCE FLOOR	H	HIGH	QTR	QUARTER
ACCT	ACCENT	HP	HIGH POINT	R	RADI
AC	ACCESS PANEL	HS	HIGH STRENGTH	RC	RADIATOR CONDUCTOR
AC	ACOUSTICAL	HC	HOLLOW CORE	REC	RECEIVING
ACT	ACOUSTICAL TILE (OR ACTIVE)	H1	HOLLOW METAL	REC'D	RECEIVED
ADD	ADDENDUM OR ADDITIONAL	H2	HORIZONTAL	REF	REFERENCE
ADJ	ADJACENT	HP	HORSE POWER	REFL	REFLECTED (IVE) (OR)
AGG	AGGREGATE	HB	HOSE BIBB	REFR	REFRIGERATOR
AIC	AIR CONDITIONING	HU	HOT WATER	REG	REGISTER
ALT	ALTERNATE OR ALTERNATIVE	HUR	HOT WATER HEATER	REGD	REGISTERED (NG)
ALUMIN	ALUMINUM	HR	HOUR	REIN	REINFORCE (D) (NG)
ANCH	ANCHOR	I		RESIL	RESILIENT
AB	ANCHOR BOLT	IN(*)	INCHES	RT	RESILIENT TILE
ANOD	ANODIZED	INCL	INCLUDE (D) (NG)	RTN	RETURN AIR
ARCH	ARCHITECTURAL	INFO	INFORMATION	REV	REVISION (S) REVISED
ASPH	ASPHALT	INS	INSULATED (D) (NG)	RH	RIGHT HAND
AUTO	AUTOMATIC	ICA	INTEGRAL COLOR	RHR	RIGHT HAND REVERSE
B		ANODIZED		ROU	RIGHT OF WAY
BF	BARRIER FREE	INTER	INTERIOR/INTERNAL	R	RISER
BRP + BR	BASE PLATE OR BEARING B	INTERM	INTERMEDIATE	Rd	ROAD
BRG	BEARING	INV	INVERT	RD	ROOF DRAIN
BT	BENCH MARK OR BEAM	IRR	IRRIGATION	RS	ROOF SUMP
BTU	BETWEEN			RSG	ROOFING
BT	BLOCKING	J		RM	ROOM
BLDG	BOARD	JC	JANITOR'S CLOSET	RO	ROUGH OPENING
BS	BOTH SIDES	JT	JOINT	RUB	RUBBER
BOT	BOTTOM	JST	JOIST	S	
BC	BOTTOM OF CURB	JB	JUNCTION BOX	SAN	SANITARY
BLDG	BUILDING			SND	SANITARY NAPKIN DISPENSER
BL	BUILDING LINE	K		SNUR	SANITARY NAPKIN WASTE
B.O.	BY OTHERS	KG	KILOGRAMS	SCB	SCHEDULE
C		KV	KILOVOLT	SJ	SCORED JOINT
CAB	CABINET	KVA	KILOVOLT/AMPERE	SL	SEALER
CPT	CARD READER	KW	KILOWATT	SN	SECTION
CES	CARPETED	KWH	KILOWATT-HOUR	SS	SERVICE SINK
CI	CARPET EDGE STRIP	kg/m	KILOGRAM PER METER	SHT	SHEET
CIP	CAST IRON	kg/m ²	KILOGRAM PER SQUARE CENTIMETER	SHO	SHORT LEG OUTSTANDING
CB	CAST-IN-PLACE	K	KIPS	SIM	SIMILAR
CLG	CEILING	KSI	KIPS PER SQUARE INCH	SINK	SINK
CEM	CEMENT	KIT	KITCHEN	SB	SOIL BORING
C TO C	CENTER TO CENTER	KO	KNOCKOUT	STC	SOUND TRANSMISSION CLASS
CH	CENTIMETER(S)	L		SPC	SOUTH
CH	DEGREES CENTIGRADE	LAB	LABORATORY	SPK	SPEAKER
CERAMIC	CERAMIC TILE	LAV	LAVATORY	SPC(S)	SPECIFICATION(S)
CT	CHECKED PLATE	LCC	LEAD COATED COPPER	SQ	SQUARE
CL	CLEARANCE	LH	LEFT HAND	SQ	SQUARE CENTIMETER
CLOS	CLOSET	LHR	LEFT HAND REVERSE	STAG	STAGGERED
CH	COAT HOOK	L	LENGTH	ST	STANDARD
CW	COLD WATER	LTG	LIGHTING	STA	STATION
COMB	COMBINATION	LP	LINEAR PANEL	STL	STONE
COMP	COMPRESSION (ION) (BLE)	LN	LINEAR LINEAL	STN	STONE
CNCLD	CONCEALED	LG	LIVE LOAD	STOR	STORAGE
CONC	CONCRETE	LL	LONG LEGS BACK	STDR	STORY DRAIN
CHU	CONCRETE MASONRY UNIT (CONCRETE BLOCK)	LLBB	LONG LEGS BACK TO BACK	ST	STREET
CONN	CONNECTION	LLH	LONG LEG HORIZONTAL	STRUCT	STRUCTURAL
CONST	CONSTRUCTION	LLO	LONG LEG OUTSTANDING	SUPP	SUPPLY AIR
CONST JT	CONSTRUCTION JOINT	LLO	LONG LEG VERTICAL	SUPP	SUPPORTS
CONT	CONTINUOUS OR CONTINUE	LLO	LONG LEG VERTICAL	SUSP	SUSPENDED
CONTR	CONTRACTOR	LFC	LOCATE/LOCATION	SW	SWITCH
CJ	CONTROL JOINT	LFT	LOW POINT	SWB	SWITCHBOARD
CORR	CORRUGATED OR CORRIDOR	LV	LOW VOLTAGE	SWGR	SWITCHGEAR
CTR	CENTER	M		SYM	SYMMETRICAL
CTSK	COUNTERSINK	MAG	MAGNETIC	T	
CYL	CUBIC FOOT	MAH	MANHOLE	TB	TACKBOARD
CY	CUBIC YARD	MFR	MANUFACTURE(R)	TB	TANGENT POINT
CYL	CYLINDER	MAR	MARBLE	TEL	TELEPHONE
D		MAR THOLD	MARBLE THRESHOLD	TEP	TEMPERATURE, TEMPERED
DPR	DAMPER	MB	MASONRY	TERR	TERRAZZO
DP	DAMP-PROOFING	MO	MASONRY OPENING	TH	THICKNESS
DEL	DEAD LOAD	MAT	MATERIAL (S)	THK	THICKNESS
DIAG	DIAGONAL	MAX	MAXIMUM	THOLD	THRESHOLD
DIA	DIAMETER	MECH	MECHANICAL	THO	THROUGHOUT
DF	DIFFUSER	MED	MEDIUM	TH	TOILET
DM	DIMENSION	MFR	MEMBER	TPH	TOILET PAPER HOLDER
DO	DOOR OPENING	MET	METAL	TOL	TOLERANCE
DN	DOWN	MD	METAL DIVIDER STRIP	TAG	TONGUE AND GROOVE
DT	DRAIN TILE	MT	METAL LATH	TE	TOP ELEVATION
DUG	DRAWING	MT THOLD	METAL THRESHOLD	TOC	TOP OF CONCRETE
DF	DRINKING FOUNTAIN	MON	MONITOR (D)	TOP	TOP OF FLOOR
E		MEZZ	MEZZANINE	TOS	TOP OF STEEL
EA	EACH	MR	MILLIMETER(S)	TUC	TOILET WASTE CABINET
EF	EACH FACE	MIR	MIRROR	TRAN	TRANSPORTER
EW	EACH WAY	MISC	MISCELLANEOUS	T	TREAD
ELEC	ELECTRIC	MCC	MOTOR CONTROL CENTER	TYP	TYPICAL
EUC	ELECTRIC WATER COOLER	MTD	MOUNTED (NG)	U	
EL ELEV	ELEVATION	MULL	MULLION	UH	UNIT HEATER
EL ELEV	ELEVATION	N		UN	UNLESS NOTED OTHERWISE
EMER	EMERGENCY	NAT	NATURAL	UN	UNLESS OTHERWISE NOTED
ENC	ENCLOSURE (URE)	NCA	NATURAL COLOR ANODIZED	UR	URN
EQ	EQUAL	NEG	NEGATIVE	V	
EQUIP	EQUIPMENT	NOISE	NOISE REDUCTION	VA	VALVE
ESC	ESCALATOR	COEFF	COEFFICIENT	VB	VAPOR BARRIER
EXH	EXHAUST	NOH	NORTH	VARN	VARNISH
EXP	EXPANSION BOLT	NA	NOT AFFICABLE	VERT	VERTICAL
EXP	EXPANSION JOINT	NIC	NOT IN CONTRACT	VEST	VESTIBULE
EXPCONST	EXPOSED CONSTRUCTION	NTS	NOT TO SCALE	VIN	VINYL
EXT, EXTR	EXTERIOR	NO (*)	NUMBER	VINL	VINYL COMPOSITION TILE
F		O		VUC	VINYL WALL COVERING
FOC	FACE OF CONCRETE	OFF	OFFICE	VITR	VITREOUS
FF	FACTORY FINISH	OC	ON CENTER(S)	VRS	VINYL RESILIENT STRIP
FT	FEET/FOOT	OPG	OPENING	W	
FIN	FINISHED	OPF	OPPOSITE	WBC	WAINSCOT
FE	FIRE EXTINGUISHER	OPF	OPPOSITE HAND	WHD	WALL HYDRANT
FLO	FIRE EXTINGUISHER CABINET	ORIG	ORIGINAL	WH	WATER HEATER
FHD	FIRE HOSE STATION	OZ	OUNCE	WC	WATER CLOSET
FHR	FIRE PROOFING	OS	OUTSIDE	WM	WATER MAIN
FL FLR	FLOORING	OA	OUTSIDE AIR	WP	WATERPROOFING
FD	FLOOR DRAIN	OH	OUTSIDE DIAMETER	WR	WATER RESISTANT
FLUR	FLOORSCOT	P		WS	WATERSTOP
FTG	FOOTING	PH	PHYSICALLY HANDICAPPED	WST	WELDED WIRE FABRIC
FDN	FOUNDATION	PNT	PAINTED (NG)	WM	WELDED WIRE MESH
FA	FAR SIDE	PR	PAIR	W	WIDTH
FS	FURR (D) (NG)	PRL	PANEL	W/O	WITHOUT
FURR	FURR (D) (NG)	PTD	PAPER TOWEL DISPENSER	WD	WOOD
PVC	FIRE VALVE CABINET	PTD/R	PAPER TOWEL DISPENSER & RECEPTACLE COMBINATION	Y	
G		PKG	PARTICLE BOARD	YD	YARD
GAL	GAGE GAUGE	PARTN	PARTITION		
GALV	GALVANIZED	PERM	PASSIVE ELEVATOR		
GL	GLASS GLAZING	PLAS	PERMANENT		
GR	GRADE, GRADING	PLAM	PLASTER		
G	GRAM	PLAM	PLASTIC LAMINATE		
GND	GROUND	PL	PLATE		
GYP	GYPSONIUM	PLB	PLUMBING		
GYP L	GYPSONIUM LATH	PLUD	PLYWOOD		
GP	GYPSONIUM PLASTER	PT	POINT		
GWB	GYPSONIUM WALL BOARD	POL	POLISHED		
H		PVC	POLYVINYL CHLORIDE		
HDCP, HC	HANDICAPPED	POF	POUNDS PER CUBIC FOOT		
HDBD	HARDBOARD	PPF	POUNDS PER FOOT		
HDIR	HARDWARE	PLF	POUNDS PER LINEAL FOOT		
HWD	HARDWOOD	PPF	POUNDS PER SQUARE FOOT		
HTG	HEATING	PC	PRECAST CONCRETE		
HV	HEATING & VENTILATING	PRE-FAB	PRE-FABRICATED (D)		
HVAC	HEATING/VENTILATION/ AIR CONDITIONING				

ZONING REQUIREMENTS

LEGAL DESCRIPTION:

ZONING =

GENERAL CONDITIONS

1. PROJECT CODES

The architectural plans and specifications are intended to be consistent with the following codes, as may be applicable (collectively, the "Project Codes"):

2015 MICHIGAN REHABILITATION CODE for EXISTING BUILDINGS and 2015 MICHIGAN BUILDING CODE; the Mechanical, Electrical, and Plumbing Codes referenced by the Consultants and; ICC/ANSI A117.1 (2003) Accessible and Useable Buildings and Facilities as amended and referenced by the MI Building Code.

2. BUILDING OFFICIAL

The Building Official is hereby requested (a) to confirm that these plans are consistent with the applicable Project Codes, and (b) to return a noted set of plans to the Applicant upon issuance of any permit, and (c) to promptly notify the Architect and the Applicant if these plans and specifications are suspected (or determined) to be inconsistent with the applicable Project Codes.

3. SCOPE

It is beyond the scope of the architectural plans and specifications to incorporate the full text of the applicable Project Codes and to otherwise detail every condition and/or aspect thereof. All persons, entities, contractors, trades, product suppliers, or others using and/or relying on these plans and specifications are encouraged to review and familiarize themselves with the Project Codes and the existing building conditions, and all such parties are directed to resolve any code question regarding these plans in favor of the applicable Project Codes.

4. NOTES AND SPECIFICATIONS

All notes and specifications contained herein and/or on any other individual sheet, shall apply to all the architectural sheets listed in the Sheet Index on sheet T100.

5. CONFLICTING NOTATIONS

If any general notation conflicts with any detail notation or note on a plan or elevation, then the strictest shall apply. Confirm all conflict resolutions with the on site supervisor and the Architect.

6. SAFETY REQUIREMENTS

The code requirements of MI OSHA, OSHA, and MI DEQ shall be determined, provided by the Building Company and/or the General Contractor and shall be enforced by the On-Site Supervisor and shall apply to all persons entering and/or working on the site. The Architect and the Architect's Consultant(s) assume no responsibility for the absence, presence, or adequacy of any safety program, precaution and/or equipment.

7. TEMPORARY STRUCTURAL BRACING

Temporary bracing, guying, and/or tie-downs of the structure shall be determined, provided, and maintained by the erector, sub-contractor and/or the General Contractor and shall be monitored by the On-Site Supervisor. The Architect and the Architect's Consultants assume no responsibility for the absence, presence, or adequacy of any temporary bracing, guying, and/or tie-downs. All existing structures and/or new work in place that may be affected by the construction shall be adequately protected and/or braced as necessary to prevent any damage or settlement.

8. CONSULTANT DOCUMENTATION

The architectural plans and specifications may be supplemented with additional documentation provided by bidders/contractors and/or the Owner's consultants. Any additional consultant documentation (collectively, the "Consultant Documentation") shall be the sole responsibility of the consultant preparing the documentation, and when professional certification of performance criteria of materials, systems or equipment is required, the Architect shall be entitled to rely upon the accuracy, completeness, and authenticity of such calculations and certifications.

The Architect may review and approve or take other appropriate action upon submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the architectural plans and specifications. The Architect's review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the General Contractor and/or Sub-contractors. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component nor shall it constitute approval of any safety precautions, construction means, methods, techniques, sequences or procedures.

INDEX OF DRAWINGS

T100 COVER SHEET

ARCHITECTURAL

A100 EXISTING AND PROPOSED PLANS

A200 EXISTING AND PROPOSED ELEVATIONS AND SECTIONS

CODE COMPLIANCE

1. USE AND OCCUPANCY

Use Group A-3 - Gym (MBC Section 303.4)

2. CONSTRUCTION TYPE AND FIRE RESISTANCE RATINGS

Existing Building Construction Type VB Combustible, Unprotected shall be maintained.

Existing and proposed exterior and interior walls may be of any material permitted by code.

Existing Building Location: Zero Lot line, one side. Other three sides 10' or greater to centerline of public way.

Fire Resistance Rating of Building Elements: All allowed to be non-rated (0 hr.) based on construction type and fire separation distance, (Table 601 and 602) except Exterior Wall on zero lot line is required to be 1-HR fire rated.

Existing 12 inch CMU wall provides 1-HR fire rating with minimum 30 inch high CMU Parapet per MBC 705.11.

03. HEIGHT AND AREA

Existing Building Area 3,150 SF

TOTAL AREA PROPOSED 3,150 SF

Existing Building Height: 1-Story

Maximum area per story: 6,000 SF (Table 506.2) OK

Maximum Height in stories: 1 story (Table 504.3 and 504.4) OK

4. FIRE SUPPRESSION, ALARM SYSTEM, AND PORTABLE FIRE EXTINGUISHERS

Fire Suppression is not required for A-3 Use Group per MBC Section 903.2.1.3 as proposed area, occupant, load and location of use at grade level do not exceed limits where suppression would be required.

A Fire Alarm System is not required for occupant loads less than 300, MBC Section 907.2.1

Portable Fire Extinguishers shall be provided as required by the applicable Fire Code and/or as specified by the local Fire Chief.

5. OCCUPANT LOAD AND MEANS OF EGRESS

Calculated Occupant Load: 63 (per MBC Table 1004.1.2, Exercise and Locker Rooms = 1 per 50 SF Gross)

Required Number of Exits: Two (2) exits required.

Exits Provided: Two (2) exits (Minimum 36 inch width)

All means of egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort.

All egress shall comply with MBC Section 1010. (Sliding Doors, MBC 1010.1.2 Exceptions 6.7.9)

Doors serving room or areas with greater than 50 occupant load shall swing in the direction of egress travel.

Exit Access Travel Distance: Use Group A-3, maximum 200 ft., travel distance =< 100 ft. provided, see plans.

6. ACCESSIBILITY

Minimum 60 percent of public entrances are required to be accessible.

Propose three (2) public entrances to be accessible.

Accessibility throughout the interior of the work area shall comply with the specifications and details referenced and/or as shown herein and the consultant documents.

Accessibility requirements beyond the interior work area are beyond the scope of work for the architectural plans

illustrating the proposed tenant space improvements. An accessible route shall be provided with slip resistant materials and maintained throughout the public spaces of the building and the employee work areas, except as allowed by Code, MBC Sections 1103.2.2 and 1104.3.1.

7. PLUMBING FIXTURES

See plans for locations of plumbing fixtures provided as follows:

FIXTURE TYPE	REQUIRED	PROVIDED
Water Closet (Mens)	1 per 125	1 WC
Water Closet (Womens)	1 per 200	1 WC
Sinks	1 per 200	1 (Mens) 1 (Womens)
Service Sink	1 per	1 Service Sinks
Drinking Fountain	Required	1 "highflow" ADA EWC

8. ADDITIONAL REQUIREMENTS

See Consultant documentation for additional information related to the Store Front Glazing System shop drawings,

Interior Design materials, MEP systems (Mechanical (HVAC), Electrical, and Plumbing) and Casework shop drawings.

LOCATION MAP

DRAWING SYMBOLS

REFERENCE ELEV
= 600.00 PER SURVEY
± 100'-0"

Room Name
100

1

100

A

PI

1/A300

FI

FI

DRAWING
NUMBER

DRAWING
SCALE

1/4" = 1'-0"

DRAWING OR
DETAIL TITLE

DRAWING NAME

DRAWING NAME

DRAWING NAME

DRAWING NAME

DRAWING NAME

DRAWING NAME

DRAWING NAME

DRAWING NAME

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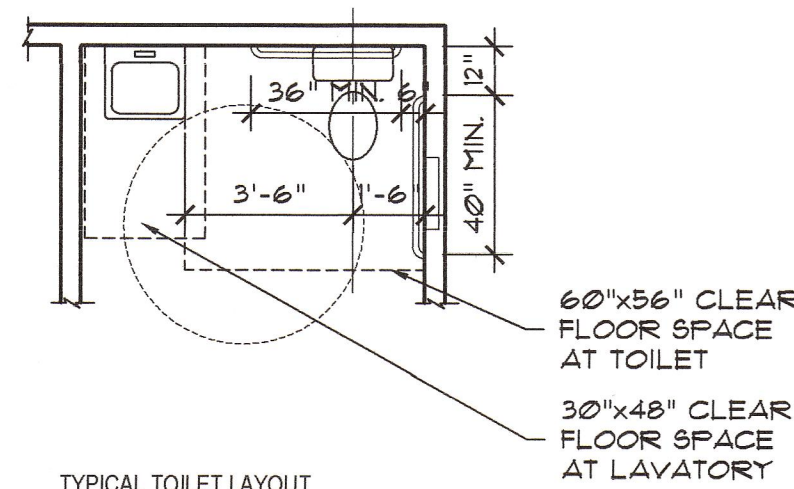
DRAWING NAME

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DRAWING NAME

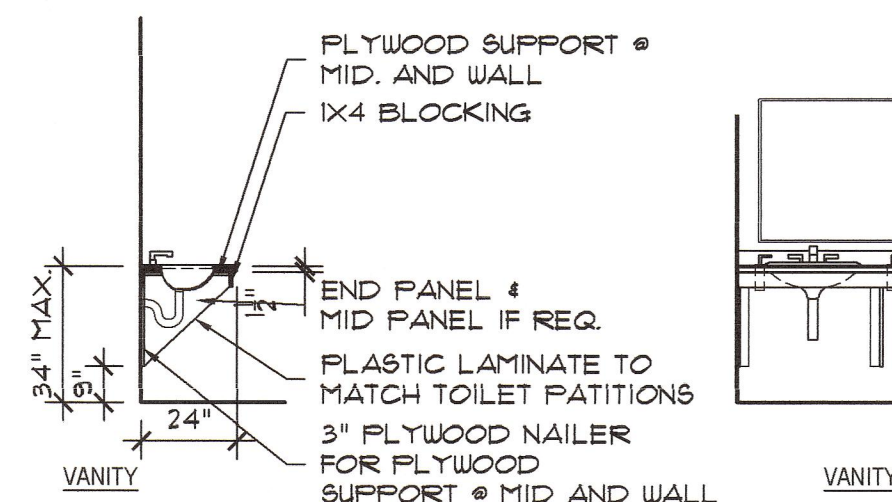
DRAWING NAME



TYPICAL TOILET LAYOUT

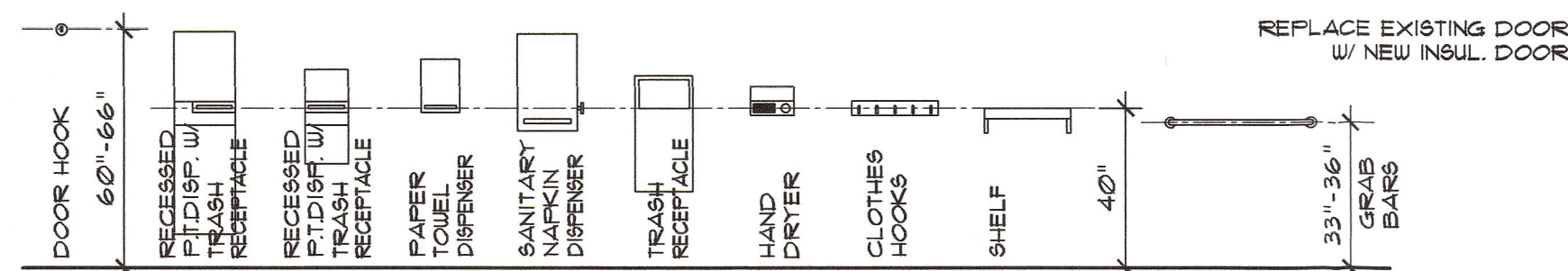
BARRIER FREE TOILET ROOM - PLAN DETAILS

1/4" = 1'-0"



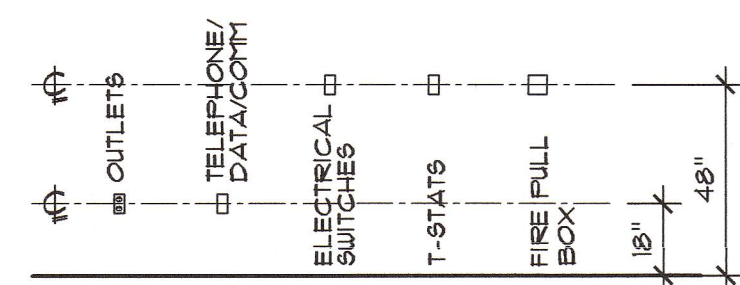
BARRIER FREE TOILET ROOM - ELEVATIONS

1/4" = 1'-0"



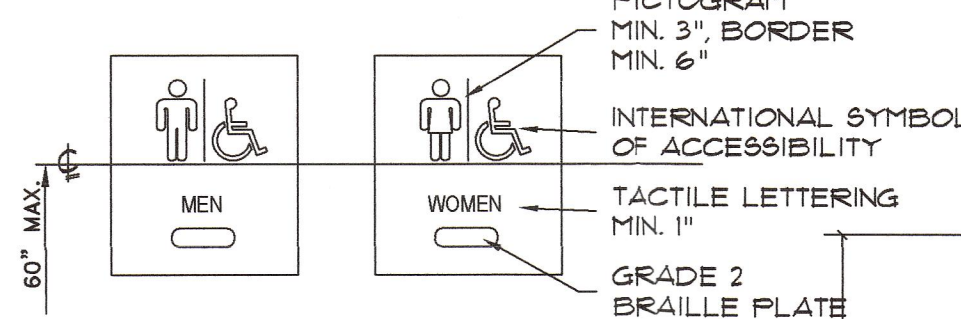
TOILET ROOM ACCESSORIES

1/4" = 1'-0"



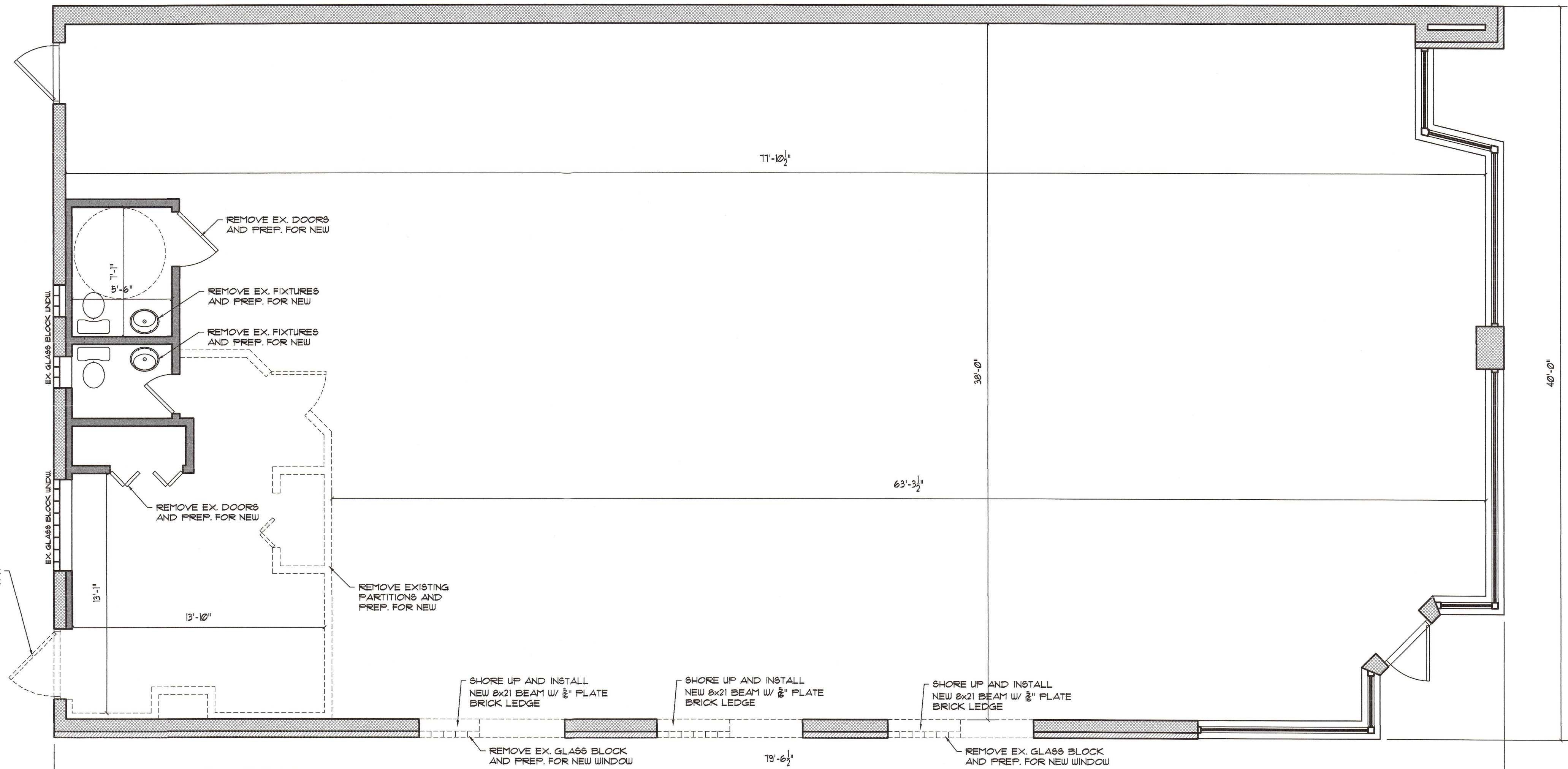
TYPICAL CONTROLS

NOT TO SCALE



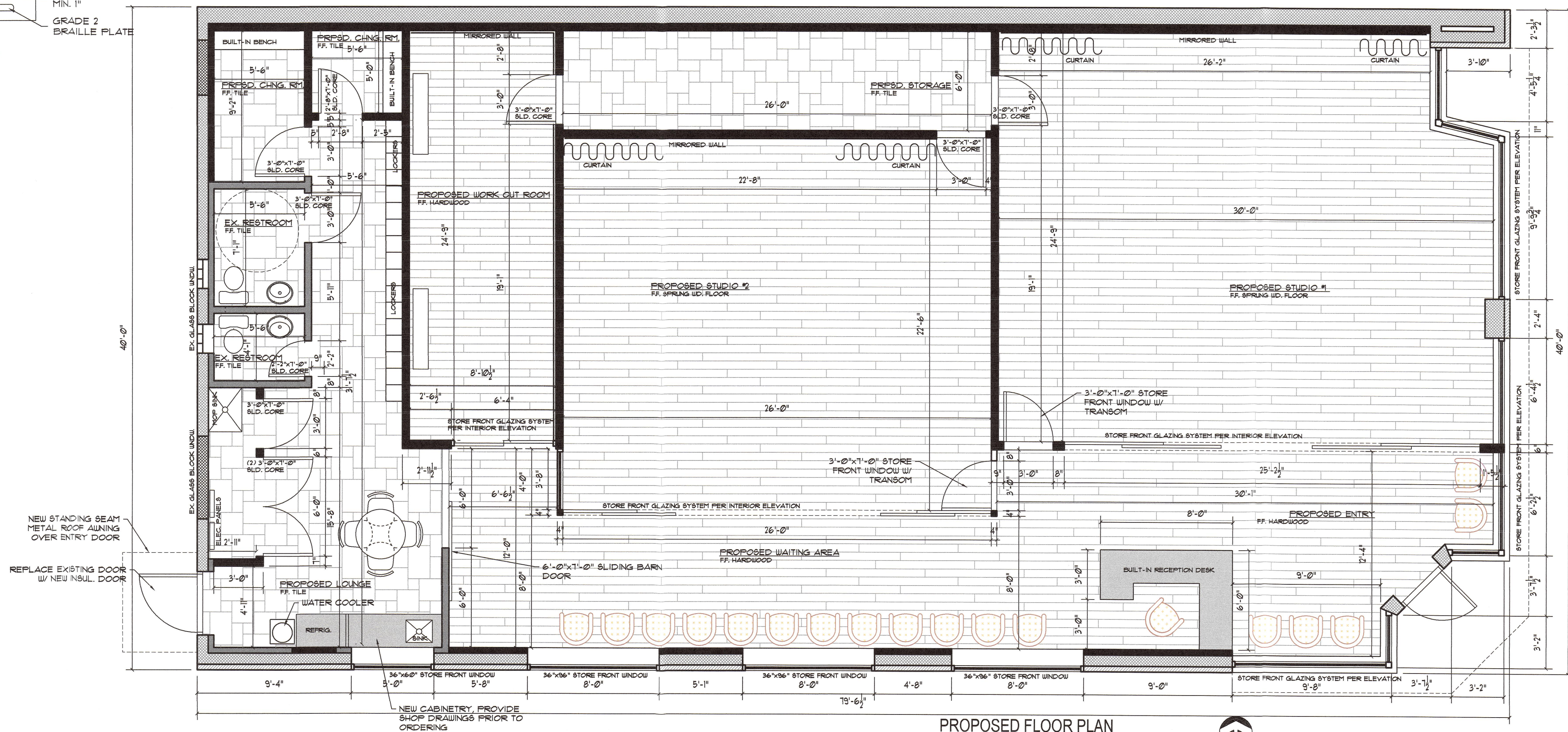
ADA SIGNAGE

NOT TO SCALE



EXISTING FLOOR PLAN

1/4" = 1'-0"



PROPOSED FLOOR PLAN



proposed design for:

WORKOUT STUDIO

19565 Mack Ave.
Grosse Pointe Woods, MI

SHEET TITLE:

EXISTING &
PROPOSED
CONDITIONS

DATE: 4-1-19
4-9-19
4-18-19
4-25-19
5-3-19

ISSUED FOR:
prelim
owner review
owner review
owner review
permit/bidding

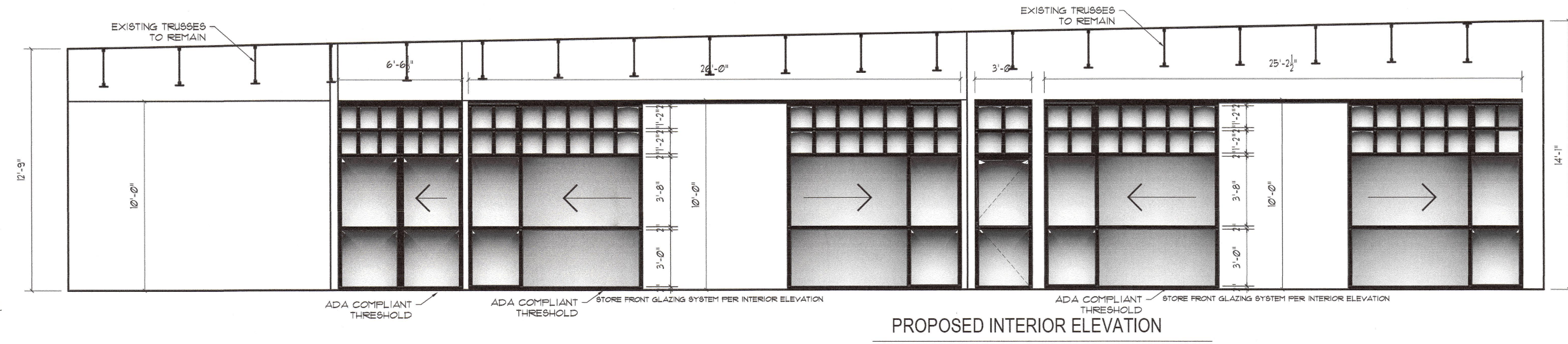
DRAWN BY: WJT

CHECKED BY: WJT

COMMISSION: Studio

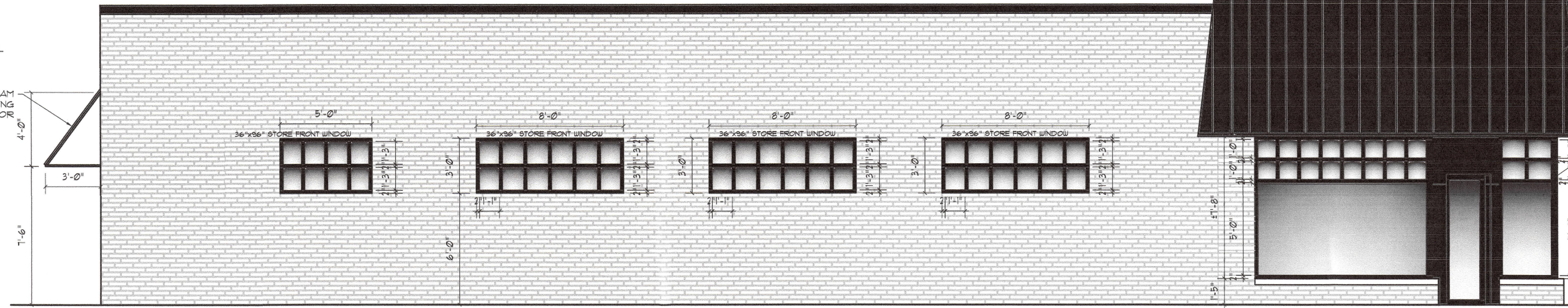
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JUN 06 2019
CITY OF GROSSE PTE WOODS
BUILDING DEPT



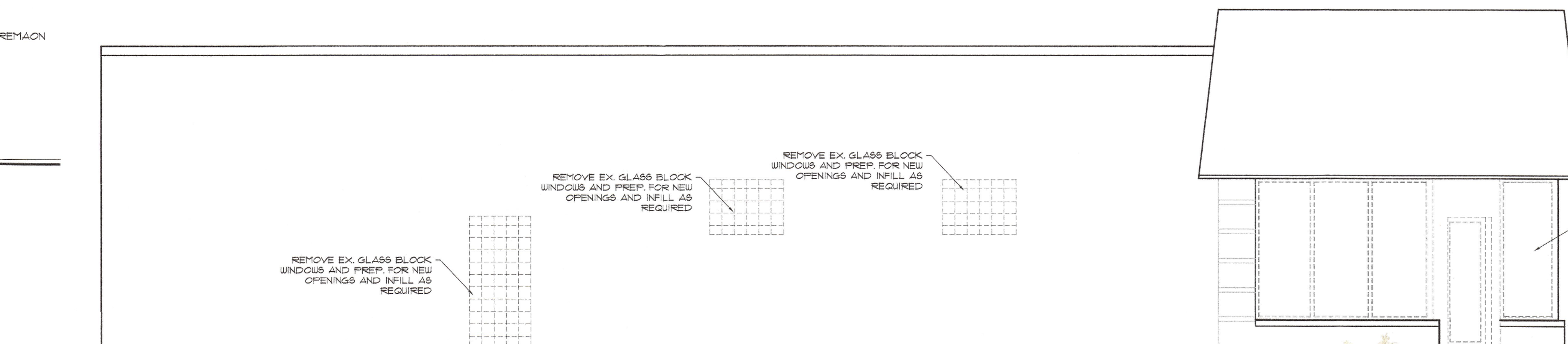
PROPOSED INTERIOR ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

1/4" = 1'-0"



EXISTING SOUTH ELEVATION

1/4" = 1'-0"

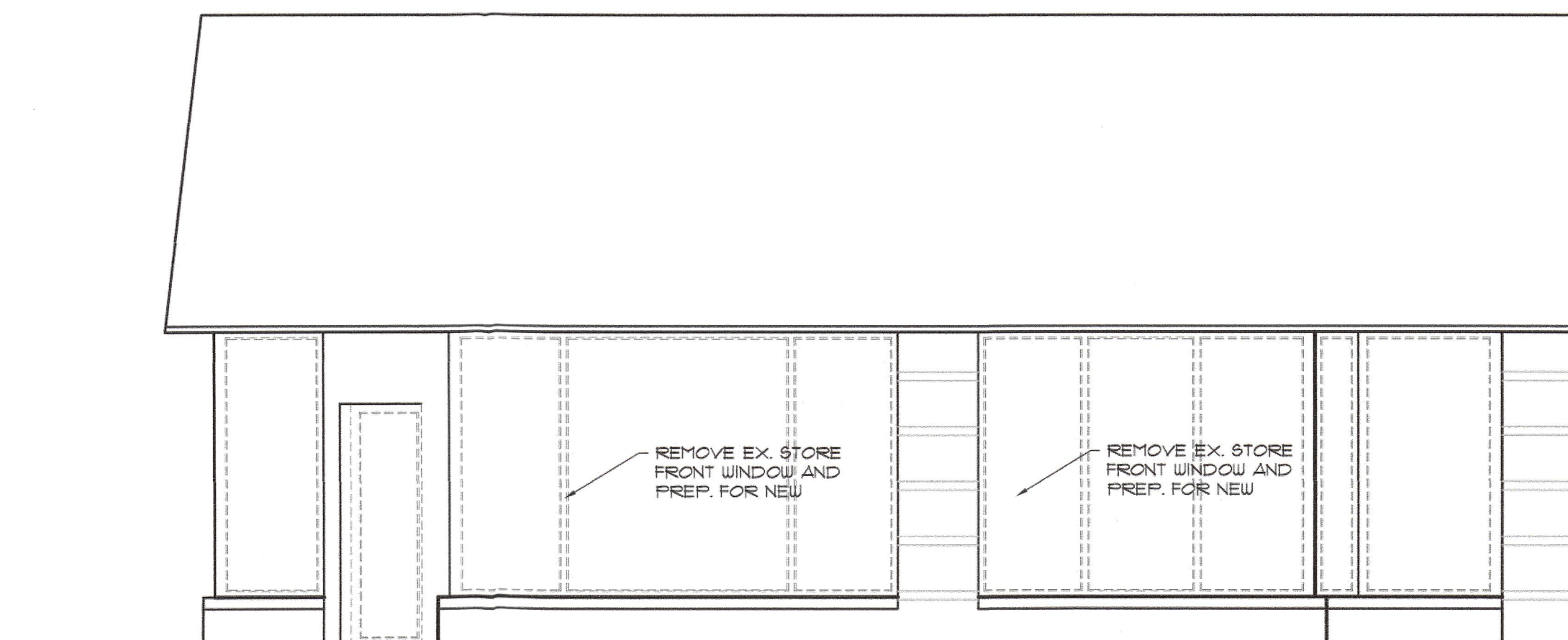
2. PROPOSED WALL SECTION

3/4" = 1'-0"



1. PROPOSED WALL SECTION

3/4" = 1'-0"



EXISTING EAST ELEVATION

NEW STANDING SEAM METAL ROOFING OVER ICE AND WATER SHIELD OVER EX. SHEATHING



PROPOSED EAST ELEVATION

1/4" = 1'-0"

proposed design for:

**WORKOUT
STUDIO**

19565 Mack Ave.
Grosse Pointe Woods, MI

SHEET TITLE:
**EXISTING AND
PROPOSED
ELEVATIONS**

DATE:
4-1-19
4-9-19
4-18-19
4-25-19
5-3-19

ISSUED FOR:
prelim
owner review
owner review
owner review
permit/bidding

DRAWN BY:

WJT

CHECKED BY:

wjt

COMMISSION:

Studio

SHEET NUMBER:

RECEIVED A200

JUN 06 2019

CITY OF GROSSE PTE. WOODS
BUILDING DEPT