

**CITY OF GROSSE POINTE WOODS, MICHIGAN**  
**20025 Mack Plaza Dr.**  
**Planning Commission Meeting**  
**Tuesday, February 27, 2018**  
**7:30 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 – 01/23/18
7. **SITE PLAN REVIEW w/FAÇADE CHANGE: EDMUND T. AHEE JEWELRY, 20139 MACK AVENUE:**
  - A. E-Mail – 02/20/18 – Public Safety Director (J. Kosanke)
  - B. E-Mail – 02/20/18 – Public Works Director (F. Schulte)
  - C. Memo w/ordinance attachments – 02/20/18 – Building Inspector (G. Tutag)
    - (1) Letter of Request – 02/16/18 – Stucky Vitale Architects (J.Vitale)
    - (2) Title Sheet TS1.1 – 02/12/18
    - (3) Existing Site Plan SPO.1 – 02/12/18
    - (4) Site Plan Details SP1.1 – 02/12/18
    - (5) Demolition Floor Plan D1.1 – 02/12/18
    - (6) Demo Exterior Elevations East & North D3.1 – 02/12/18
    - (7) Floor Plan A1.1 – 02/12/18
    - (8) Exterior Elevations, East & North A3.1 – 02/12/18
    - (9) Exterior Rendering A3.2 – 02/12/18
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**  
Building Department Report – January 2018
9. **COUNCIL REPORT:**  
February - Gilezan
10. **INFORMATION ONLY: COUNCIL REPORT NEXT MEETING:**  
March – Hamborsky

**11. NEW BUSINESS: SUBCOMMITTEE REPORTS:**

- A. 2020 Plan (Chair Hamborsky/Vitale/Fuller/Gillezan)
- B. Branding (Stapleton/Profeta/Hamborsky)
- C. Crosswalk/Pocket Park (Chair Fuller/Vaughn/Vitale)
- D. Streetscape (Roczycki/Hamborsky)

**12. PUBLIC COMMENT:**

**13. ADJOURNMENT:**

MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, JANUARY 23, 2018, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN

The meeting was called to order at 7:31 p.m. by Chair Fuller.

Roll Call: Chair Fuller  
Planning Commissioners: Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale

Absent: Gilezan (arrived 7:34 p.m.), Stapleton

Also Present: Building Inspector Tutag  
City Clerk Hathaway

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

MOTION CARRIED by the following vote:

YES: Fuller, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Gilezan, Stapleton

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

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

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

Motion by Vaughn, seconded by Vitale, regarding **Approval of Minutes**, that the Regular Planning Commission Minutes of December 12, 2017, be approved as submitted as corrected.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

The next item on the agenda was **Appointments – Election of Chair and Vice-Chair.**

Motion by Vaughn, seconded by Vitale, to nominate Commission Member Hamborsky to serve as Chair for 2018.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

Motion by Vaughn, seconded by Hamborsky, to nominate Commission Member Profeta to serve as Vice Chair for 2018.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

Discussion ensued regarding the **Planning Commission Rules of Order and Procedure**, and changing the meeting start time to 7:00 p.m. There was a consensus of the Commission to change the start time commencing January 2019, and to amend the rules in 2019 to include this change under Item 5 of the rules.

Motion by Vitale, seconded by Hamborsky, to change the Planning Commission Meeting start time from 7:30 p.m. to 7:00 p.m. effective January 2019.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

Motion by Profeta, seconded by Rozycki, that the Planning Commission approve and adopt the **Rules of Order and Procedure** as presented.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

The next item discussed was regarding **scheduling of a public hearing for the proposed regulated uses ordinance.** The Building Official requested the Planning

Commission set a public hearing for March 27, 2018, to discuss an ordinance for a zoning modifications in the C and C2 districts.

Motion by Vaughn, seconded by Hamborsky, regarding public hearing: Proposed Regulated Use Ordinance, that the Planning Commission set March 27, 2018, for a public hearing.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

Discussion then ensued regarding the **Planning Commission budget for Fiscal Year 2018/19**. The Building Official stated the Commission's annual budget is \$5,000.00, and with remaining funds he suggested planning education classes are available if Commission members are interested in attending. Also, he offered to coordinate education sessions locally and invite the other Grosse Pointe Communities.

Motion by Hamborsky, seconded by Vitale, to approve a Planning Commission 2018/19 budget request in the amount of \$5,000.00.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Reiter, Rozycki, Vaughn, Vitale  
NO: None  
ABSENT: Stapleton

Information was reported by the Building Official regarding **Legacy Oaks, 850 Briardcliff**. He is preparing for a walk-through, and they are making progress. There is nice workmanship and quality materials are being used. They are looking for a Certificate of Occupancy in June/July of 2018.

The next item was the **Building Official's report**, and the following items were presented:

1. Liggett School has put down some masonry and making progress;
2. Glow Spa has installed their siding and is looking nice;
3. 1298 Hawthorne is being adjudicated in Circuit Court. A permit was pulled today for foundation work and the Judge gave them until March 15<sup>th</sup> to complete required work;
4. Working on the rental ordinance to propose a few changes;
5. Reviewing the Building Department's fee schedule;
6. Caribou is having Phase I testing;
7. Radio Shack is going to be an Art Van Sleep Center.

Chair Fuller provided a report on City Council's January meetings.

Regarding the **2020 Plan**, Chair Fuller stated he spoke to the Mayor who stated that Council Member Shetler would be scheduling a Mayors Mack Avenue Business Study Committee meeting to discuss 2020 Plan.

Commissioner Vaughn suggested a joint meeting of the Planning Commission and the Mayors Mack Avenue Business Study Committee. Commissioner Vitale stated that a formal presentation would be appropriate, and that he would be willing to coordinate a meeting.

Commissioner Gilezan suggested budgeting to prepare for the 2020 plan. The Building Official stated his vision would be that monies would be obtained from a grant. Commissioner Hamborsky suggested that an annual percentage of budgeted funds, a line item, be added to the budget in combination with a possible grant. The Building Official stated he would discuss it with the Treasurer/Comptroller.

The Building Official stated the TIA is currently performing traffic studies on Mack Avenue.

There was a consensus of the Commission to schedule a Planning Commission Workshop at 6:30 p.m. on February 27, 2017, to discuss the 2020 Plan, subcommittees, and priority projects.

Commissioner Gilezan is Council Representative for February.

Motion by Vitale, seconded by Vaughn, that the Planning Commission Meeting be adjourned at 8:24 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway  
City Clerk

## Sue Stewart

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**From:** John Kosanke  
**Sent:** Tuesday, February 20, 2018 9:18 PM  
**To:** Sue Stewart  
**Subject:** Re: Edmund T. Ahee Facade Change

I have reviewed the proposed changes to Ahee Jewelers and have no issues. The changes should not have any impact on the public safety department.

Sent from my iPhone

On Feb 20, 2018, at 1:10 PM, Sue Stewart <[SStewart@gpwmi.us](mailto:SStewart@gpwmi.us)> wrote:

Ahee Jewelers will be presenting a façade change for review and approval at the next Planning Commission meeting on February 27, 2018. Please review the attached documents and submit a memo/letter to Gene with your approval/disapproval. Please reply ASAP or contact Gene with your comments. Thank you!

*Susan Stewart  
Grosse Pte Woods Building Department  
Phone: 313.343.2426 Fax: 313.343.2439*

<Ahee Facade Change, 20139 Mack for PC review.pdf>

**Sue Stewart**

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**From:** Frank Schulte  
**Sent:** Tuesday, February 20, 2018 2:24 PM  
**To:** Sue Stewart  
**Subject:** RE: Edmund T. Ahee Facade Change

Hi Sue,

I have reviewed the Ahee Jewelers addition request. I have no objections it will have no impact on the Department of Public Works or public utilities.

Thanks,

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



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

TO: Planning Commission

FROM: Gene Tutag, Building Inspector

DATE: February 20, 2018

SUBJECT: 20139 Mack Ave., Edmund T. Ahee Jewellery,  
Site Plan Review w/Façade Change

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The attached site plan to construct a 429 square foot addition on the north side of 20129 Mack Avenue, located at the southwest corner of Mack Avenue & Oxford Road, has been reviewed. The project involves the construction of new floor space to accommodate two specialty vendors. No increase in the nature or intensity of the existing use is proposed.

**Zoning:**

The existing and proposed use of the property as a Jewelry Store is a permitted use in the C Commercial as described in Section 50-370

**Setbacks:**

Section 50-378 Front yard setback. No front yard is required. No change is proposed.

Section 50-379 Side yard interior. No interior side yard is required. No change is proposed.

Section 50-380 Side yard Street side corner lots/. None is required. No changes are proposed to this existing compliant side yard.

Section 50-381 Rear yard. No rear yard is required. No changes are proposed.

**Building Height:**

Section 50-377 requires the height of buildings to be a minimum of 16' and a maximum of 28' the existing and proposed structure will be 18 ' tall and is in compliance.

**Parking:**

Based upon the requirement of one space per 500 feet of gross floor space per Section 50-530(8)c9 this addition will require less than one space. Due to the fact that the use that this addition will support is currently now in the existing space; therefore, no increase in demand is expected and parking is compliant.

Grosse Pointe Woods Public Safety and Public Works Departments have reviewed the plans (copies attached).

The existing roof-mounted HVAC will remain and no changes are proposed.

The site plan submitted is compliant with Section 50-40 and the standards of approval listed in Section 50-41 are met. The exterior design of the addition is in keeping with existing buildings original design and when completed will be seamlessly incorporated into the existing street scape along Mack Ave.

Approval of the plan as submitted is recommended.

Attachments

GPW Ordinances: 50-377 thru 50-381  
50-530(8)c9, 50-40 and 50-41

- **Sec. 50-377. - Building height.**

No commercial or mercantile building in C districts shall be erected, reconstructed or remodeled so as to exceed two stories in height, with a maximum height of 28 feet, except as provided in sections 50-534 and 50-535. All one-story commercial or mercantile buildings shall have a minimum height of 16 feet at the front elevation, such height to be measured at the top of the coping.

(Code 1975, § 5-8-9; Code 1997, § 98-209)

- **Sec. 50-378. - Front yard.**

In C districts, no front yard shall be permitted where the property use is for the purposes specified in subsections 50-370(2), (3) or (6). Where the use of the property is for residential purposes, the regulations of article III, division 2 of this chapter shall control. Where the use of the property is such that a front yard is required for the proper use thereof, the owner thereof may make application, in writing, to the planning commission for permission to provide such a front yard and the planning commission shall have the authority to grant such permission, specifying the extent of such front yard so permitted and the limitations on the use thereof.

(Code 1975, § 5-8-10; Code 1997, § 98-210)

- **Sec. 50-379. - Side yard on interior lot line.**

In C districts, side yards are not required along interior side lot lines if all walls abutting or facing such lot lines are of fireproof construction and wholly without windows or other openings; but if the side wall is not of fireproof construction a side yard shall be provided, and if of fireproof construction, but containing windows or other openings (other than emergency exits or vents), either a side yard or an outer court as specified in section 50-383 shall be provided. Where a side yard is provided, it shall have a width as prescribed for outer courts in section 50-384.

(Code 1975, § 5-8-11; Code 1997, § 98-211)

- **Sec. 50-380. - Side yard on street side of corner lot.**

In C districts, no side yard is required on the street side of corner lots.

(Code 1975, § 5-8-12; Code 1997, § 98-212)

- **Sec. 50-381. - Rear yard on interior rear lot line.**

In C districts, 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 section 50-383 shall be provided. Where a rear yard is provided it shall have a depth equal to the width required for outer courts in section 50-384.

(Code 1975, § 5-8-13; Code 1997, § 98-213)

- **Sec. 50-40. - Preparation and contents of site plan.**

Each site plan application shall contain the following information:

- (1) *Preparation; preparer's seal.* The site plan shall be prepared by, and carry the seal of, a registered architect or professional engineer who prepared the plan, in the event the proposed costs of the project exceeds \$10,000.00.
- (2) *Legal description, address and zoning information.* The site plan shall contain the legal description of the property, the property address, the property owner's name, and the zoning classification of the particular site and all adjacent properties.
- (3) *Title block.* The site plan shall also contain a title block that includes the applicant's name, the project name, the preparer's name, the drawing scale and the date of the original drawing and any revisions.
- (4) *Scale; general location map.* The site plan shall be drawn to a minimum scale of one inch equals ten feet for sites of less than five acres, and one inch equals 100 feet for sites of five acres or more, and shall contain a north arrow and size in acres. A general location map at a scale of four inches equals one mile, giving the site location, is also required.
- (5) *Existing and proposed topography.* Existing and proposed topography drawn to at least two-foot contour intervals shall be shown on plans for sites of one acre or more. Topography on the site plan and within 100 feet of the site shall be included, referenced to a USGS benchmark.
- (6) *Existing and proposed vegetation.* Indications of trees and shrubs shall be used on the site plan where the trees and shrubs exist or where such vegetation will be planted. All such trees and shrubs shall be labeled as to size and whether existing or proposed.
- (7) *Material samples.* The application shall include a list of primary materials (ex., brick, stone, roofing, paint chips) to be used on the projects exterior and the applicant shall bring representative material samples to the planning commission meeting.
- (8) *Additional dimensional information.* The following additional information shall be required (all dimensional) for all site plans:
  - a. Dimensioned floor plans.
  - b. A survey showing existing lot lines, structures, parking areas and other improvements on the site and within 100 feet of the site.
  - c. Dimensions and centerline of existing and proposed roads and right-of-ways.
  - d. Acceleration, deceleration and passing lanes, where required.
  - e. Proposed location of access drives and on-site driveways.
  - f. Loading and unloading areas.
  - g. Location of existing and proposed interior sidewalks and sidewalks in the right-of-way.
  - h. Exterior lighting locations, and light pole detail and specifications; provided that the building official or planning commission may also require a more detailed lighting plan and/or photometric studies to assure adequate protection of surrounding properties.
  - i. All utilities serving the area located on the site.
  - j. Trash receptacle location and method of screening, including information detailing specific material samples that compliment the proposed construction.
  - k. Transformer pad locations, mechanical equipment location, and method of screening.
  - l. Location of front, side and rear setbacks, height restriction, and yard dimensions.
  - m. Dimensioned parking spaces and parking coverage, preliminary drainage plan, drives and method of paving, and cross sections and details of all curbs and ramps.
  - n. Location of lawns and landmark trees, hardscape and landscape areas, including specific plant materials proposed. A landmark tree is any tree that has a trunk over 12 inches in diameter as measured from 4½ feet from the average ground level.

- o. Greenbelt, wall or berm locations and cross sections.
- p. All existing and proposed easements.
- q. Designation of fire lanes and fire hydrant locations.
- r. Building elevations including location, height and outside dimensions of all proposed buildings and structures, including color renderings.
- s. Location, size, height and lighting of all proposed signs.
- t. Swimming pool fencing details, including height and type of fence, if applicable.

(Code 1975, § 5-21-7; Ord. No. 810, § 98-448, 8-7-2006)

- **Sec. 50-41. - Standards for approval.**

The planning commission shall approve a site plan if the site plan meets all applicable standards set forth in this Code. If such site plan does not comply with such provisions, the plan may be approved by the zoning board of appeals by granting a waiver or variance of such deficiency and upon a finding by the zoning board of appeals or the city council that the site design will be in compliance with the standards found in the zoning enabling act and this section. The planning commission may, as a basis for making such findings, require whatever site plan modifications it deems necessary, including the provision of additional site design amenities not specifically required by this Code, in order to protect natural resources and the health, safety and welfare and the social and economic well-being of the people. In addition, the planning commission shall use the following criteria in evaluating the site plan:

- (1) *Adequacy of information.* The site plan shall include all required information in sufficiently complete and understandable form to provide an accurate description of the proposed uses and structures.
- (2) *Site design characteristics.* All elements of the site design shall be harmoniously and efficiently organized in relation to topography, the size and type of plot, the character of the adjoining property and the type and size of buildings. The site plan shall be so developed so as not to impede the normal and orderly development or improvement of surrounding property for the uses permitted.
- (3) *Preservation of natural areas.* The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal. Appropriate provisions shall be made for either the preservation of landmark trees or alternative measures to assure future plantings within the city.
- (4) *Privacy.* The site design shall provide reasonable visual and sound privacy for dwelling units located within the project and adjacent to the project. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and the privacy of its occupants.
- (5) *Emergency vehicle access.* All buildings or groups of buildings shall be so arranged as to permit emergency vehicles access by some practicable means to all sides.
- (6) *Ingress and egress.* Every structure or dwelling unit shall be provided with adequate and safe means of ingress and egress via public streets and walkways.
- (7) *Separation of vehicle and pedestrian circulation.* The site plan shall provide a pedestrian circulation system which is insulated as completely as is reasonably possible from the vehicular circulation system.
- (8) *Arrangement of streets and pedestrian ways.*
  - a. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area. The width of streets and drives shall be appropriate for the volume of traffic they will carry.
  - b. In order to achieve adequate and safe traffic circulation, the planning commission may recommend and the city council may require dedication of a public right-of-way through the site, prior to site plan approval. The planning commission may also recommend and the city council may require that marginal access drives be constructed to serve adjacent buildings, parking areas and loading zones, and thereby reduce the number of outlets onto major thoroughfares or roads. If such marginal access drive is required, the city council may require the deposit of a performance guarantee with the city clerk to ensure completion of the drive.

(9) *Drainage.* Appropriate measures shall be taken to ensure that the removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for the construction of sewer facilities, including grading, gutters, piping and treatment of turf to handle stormwater and prevent erosion and the formation of dust. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in paved areas.

(10) *Exterior lighting.* Exterior lighting shall be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

(11) *Public services.* The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished or as may be required of the city, including fire and police protection, stormwater removal, sanitary sewage removal and treatment, traffic control and administrative services.

(12) *Landscaping, fences and walls.* The site plan shall provide for landscaping consistent with the quality and character of landscaping on nearby properties. Visually unattractive structures (ex., transformers, generators, utility cabinets, mechanical equipment and similar structures or equipment) shall be screened with either landscaping, fencing or walls. The planning commission may require additional landscaping fences or walls in accordance with the standards and intent of this article.

(13) *Exterior building treatment.* The exterior building materials and treatment shall be of finished quality, consistent with the quality of exterior treatment on surrounding buildings and the design standards ordinance. Examples of finished quality exterior materials include brick, wood siding and glass. Examples of materials not considered finished quality in commercial office and residential areas include painted cement block.

(14) *Trash receptacles.* Any trash receptacles shall be appropriately screened and utilize quality materials that complement the proposed site and adjacent properties.

(Code 1975, § 5-21-8; Ord. No. 810, § 98-449, 8-7-2006)

- **Sec. 50-530. - Off-street parking requirements.**

In all zoning districts, off-street parking facilities for the storage or parking of self-propelled motor vehicles for the use of occupants, employees and patrons of the buildings hereafter erected, altered or extended after the effective date of the ordinance from which this chapter is derived shall be provided and maintained as prescribed in this section.

- (8) *Required parking spaces.* The amount of required off-street parking space for new uses or buildings, additions thereto and additions to existing buildings as specified in this section shall be determined in accordance with the following table, and the space so required shall be stated in the application for a building permit and shall be irrevocably reserved for such use:

Use		Minimum Number of Parking Spaces
c.	<i>Business and commercial uses:</i>	
9.	Furniture and appliance, household equipment or repair shops, showrooms, or a plumber, decorator, electrician or similar trade, shoe repair and other similar uses	One for each 500 square feet of gross floor area. For that floor area used in processing, one additional space shall be provided for each employee.

(Code 1975, § 5-3-16; Code 1997, § 98-17)



STUCKY VITALE ARCHITECTS

February 16, 2018

Gene Tutag  
City of Grosse Pointe Woods  
20025 Mack Plaza Drive  
Grosse Pointe Woods, MI 48236-2397

Re: Ahee Jewelry – Rolex Expansion  
20139 Mack Avenue  
Grosse Pointe Woods, MI  
Architects' Project No.: 2018.004

Dear Mr. Tutag:

Please accept this letter as a request to schedule the proposed 429 square foot addition to the Ahee Jewelry store on the February 27, 2018, Planning Commission agenda.

The proposed expansion will be designed to accommodate two specialty vendors, "Rolex" and "Patek Philippe". The exterior of the proposed addition will match the existing buildings materials and finishes. The intent of the design is to carefully and seamlessly integrate the addition with the existing building.

I thank you in advance for your consideration. If you have any questions, please do not hesitate to contact our office.

Sincerely,

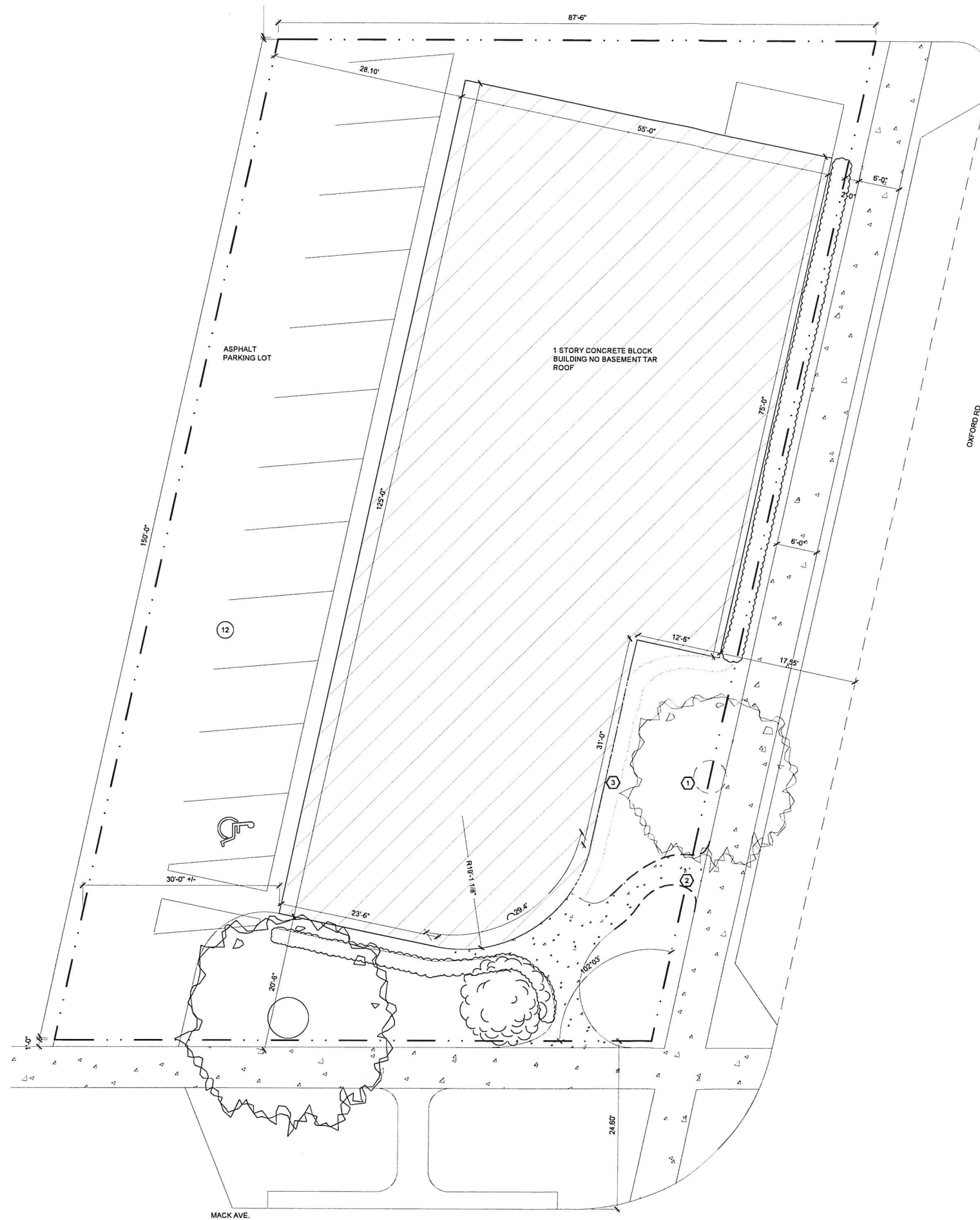
John A. Vitale, AIA, NCARB  
Principal

c: Alex Ahee  
Chris Ahee  
Peter Ahee









### GENERAL SITE PLAN NOTES:

1. PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
2. 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.
3. 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.
4. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
5. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
6. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION, FEDERAL SPECIFICATION SS-S164.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
8. ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
9. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
10. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
11. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
12. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
13. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADIAL.
14. SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
15. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
16. FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
17. ALL LANDSCAPED AREAS TO BE PROVIDED WITH SPRINKLER SYSTEMS FOR 100% COVERAGE.

### SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 EXISTING TREE - FOR DEMOLITION
- 2 EXISTING WALKWAY - TO BE RELOCATED
- 3 EXISTING PLANTINGS - TO BE REMOVED



### Project:

AHEE JEWELER'S  
ADDITION +  
RENOVATION  
20139 MACK AVE.  
GROSSE POINTE WOODS, MI  
48236

### Issued for:

SPA PACKAGE 2.12.18

RECEIVED

FEB 15 2018

CITY OF GROSSE PTE. WOOD  
BUILDING DEPT

Drawn by:

JPM

Checked by:

JAV

Sheet Title:

EXISTING SITE PLAN

Project No.:

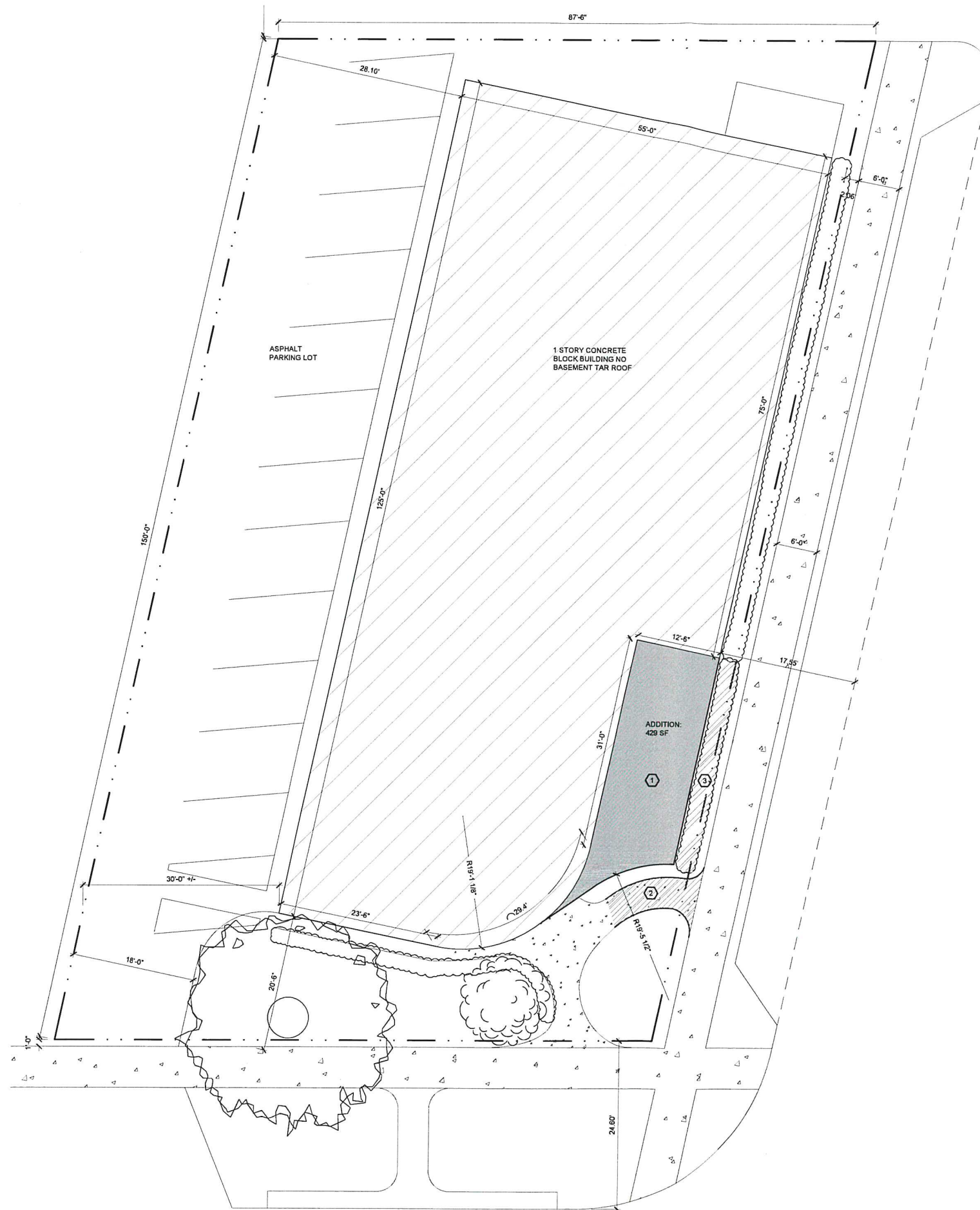
2018.004

Sheet No.:

SP0.1

EXISTING ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"

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#### GENERAL SITE PLAN NOTES:

1. PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
2. 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.
3. 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.
4. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
5. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
6. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION, FEDERAL SPECIFICATION SS-S164.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
8. ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.
9. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.
10. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.
11. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
12. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
13. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADIAL.
14. SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.
15. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.
16. FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.
17. ALL LANDSCAPED AREAS TO BE PROVIDED WITH SPRINKLER SYSTEMS FOR 100% COVERAGE.

#### SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 FOOTPRINT NEW WORK BUILDING ADDITION
- 2 WALKWAY NEW LOCATION - TO MATCH EXISTING
- 3 NEW LANDSCAPING TO MATCH EXISTING



#### Project:

AHEE JEWELER'S  
ADDITION +  
RENOVATION  
20139 MACK AVE.  
GROSSE POINTE WOODS, MI  
48236

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JAV

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SITE PLAN DETAILS

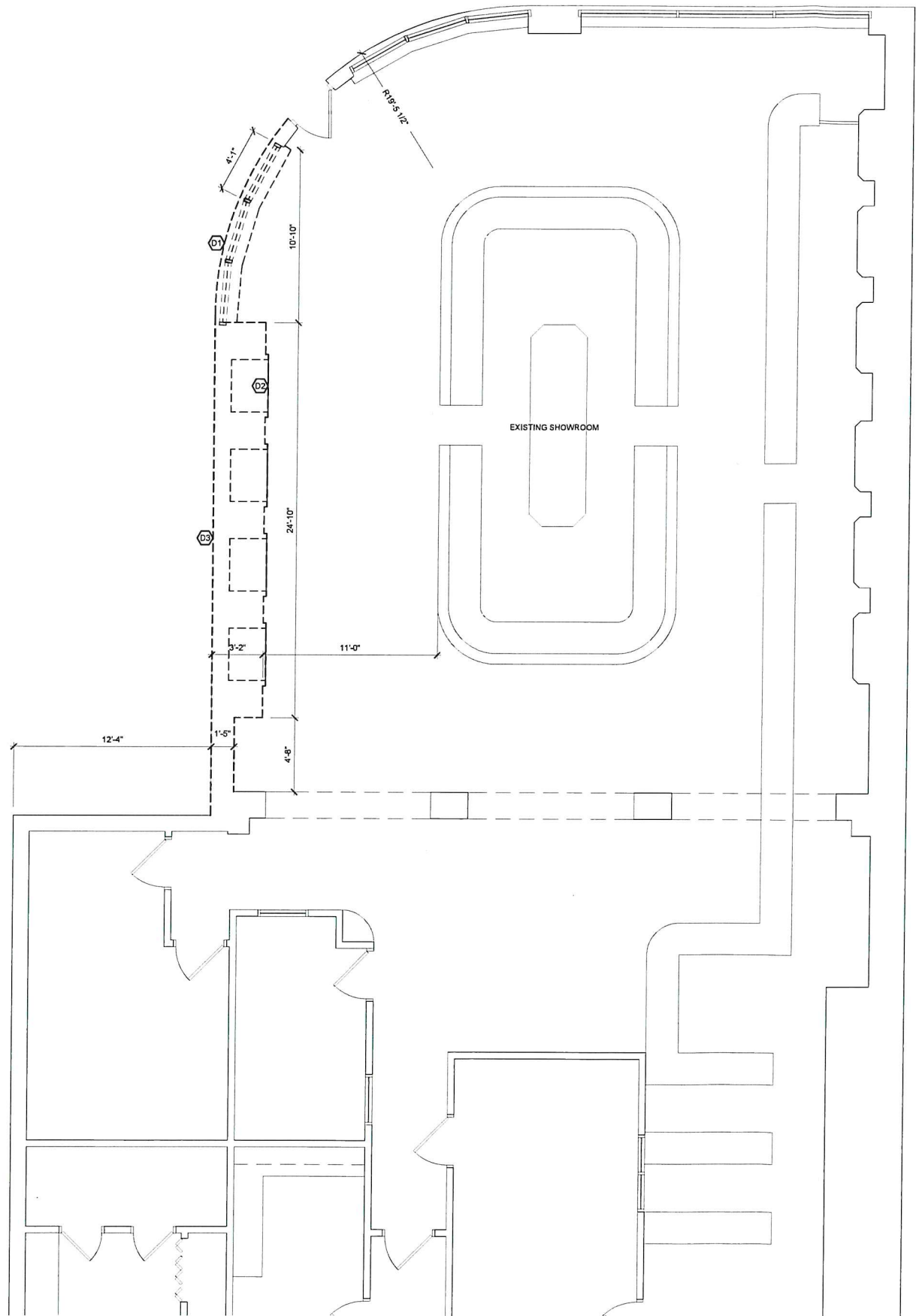
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2018.004

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SP1.1

ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"

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1 DEMOLITION FLOOR PLAN  
D1-1 SCALE: 1/4" = 1'-0"

GENERAL DEMOLITION PLAN NOTES:

1. 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.
2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
3. 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".
4. 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.
5. PHASED CONSTRUCTION MAY BE REQUIRED, FINAL NUMBER OF PHASES TBD BY OWNER/ARCHITECT/OC PRIOR TO CONSTRUCTION. CONTRACTOR PROVIDE ANY/ALL TEMP. CONSTRUCTION MEASURES AS REQUIRED BY LOCAL AHJ (EXIT SIGNS, EMERGENCY LIGHTING, CONSTRUCTION LIGHTING, EGRESS SIGNAGE, ETC.).
6. ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
7. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
8. 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.
9. 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.
10. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
11. GENERAL PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO HOLD ALL DISRUPTION, DUST, DIRT, NOISE, AND DEBRIS TO A MINIMUM.
12. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
13. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
14. 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 KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- D1 REMOVE EXISTING GLAZING SYSTEM
- D2 REMOVE EXISTING DISPLAY CABINETS
- D3 REMOVE PORTION OF EXISTING EXTERIOR WALL

DEMOLITION KEY:

- WALL ASSEMBLY TO REMAIN
- WALL ASSEMBLY TO BE REMOVED
- EXISTING DOOR ASSEMBLY TO REMAIN
- EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED UNO.
- DESIGNATED ITEM TO BE REMOVED
- DESIGNATED FINISH TO BE REMOVED
- DESIGNATED FINISH TO BE REMOVED

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DEMOLITION FLOOR  
PLAN

Project No. :

2018.004

Sheet No. :

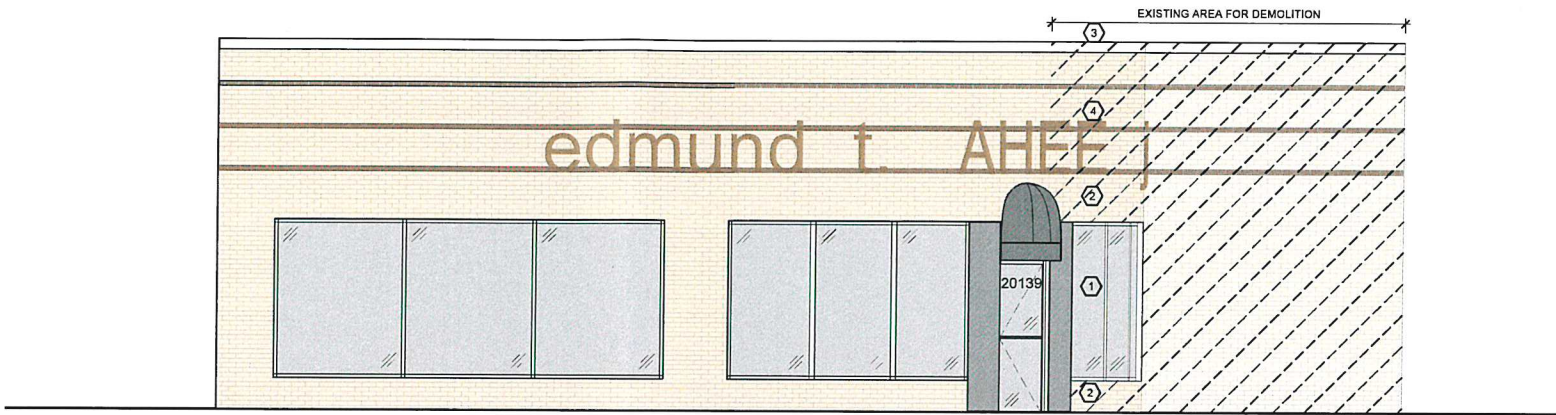
D1.1

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- ELEVATION KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)
- ① REMOVE EXISTING GLAZING
  - ② REMOVE EXISTING FACE BRICK & UNDERLYING WALL STRUCTURE, PROVIDE SHORING AS REQ'D. REFER TO PLANS FOR EXTENTS
  - ③ REMOVE EXISTING METAL COPING
  - ④ REMOVE EXISTING SIGN - SIGN TO BE RE-ATTACHED

T.O. PARAPET  
 ELEV. 118'-0" V.I.F.

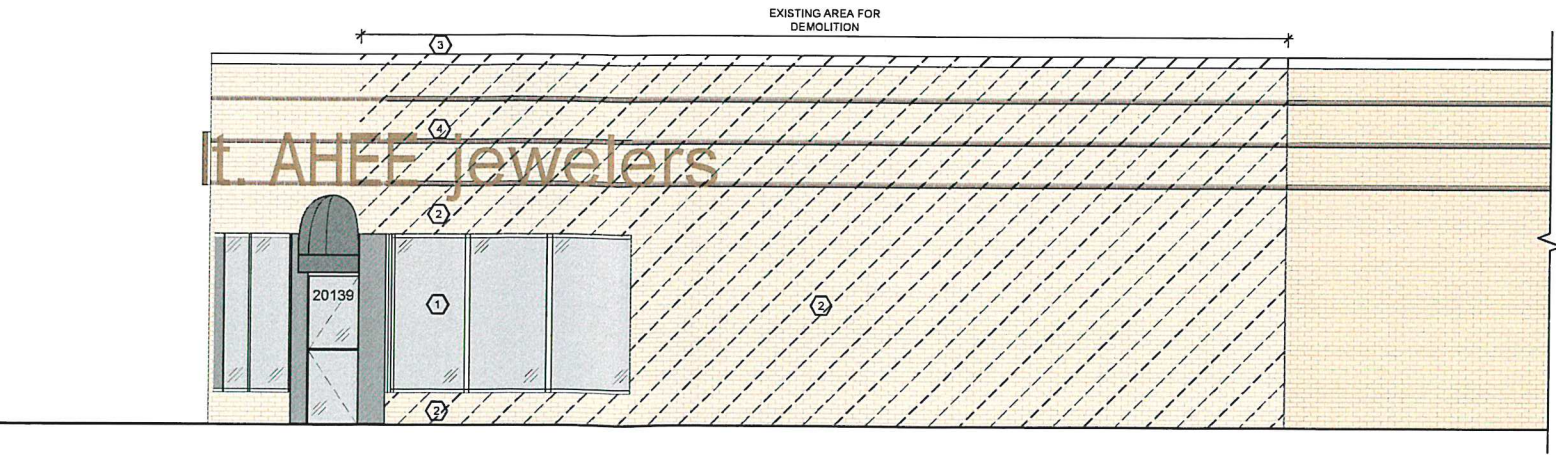
FINISHED FLOOR  
 ELEV. 100'-0"



1 EAST ELEVATION  
 A3.1 SCALE: 1/4" = 1'-0"

T.O. PARAPET  
 ELEV. 118'-0" V.I.F.

FINISHED FLOOR  
 ELEV. 100'-0"



2 NORTH ELEVATION  
 A3.1 SCALE: 1/4" = 1'-0"

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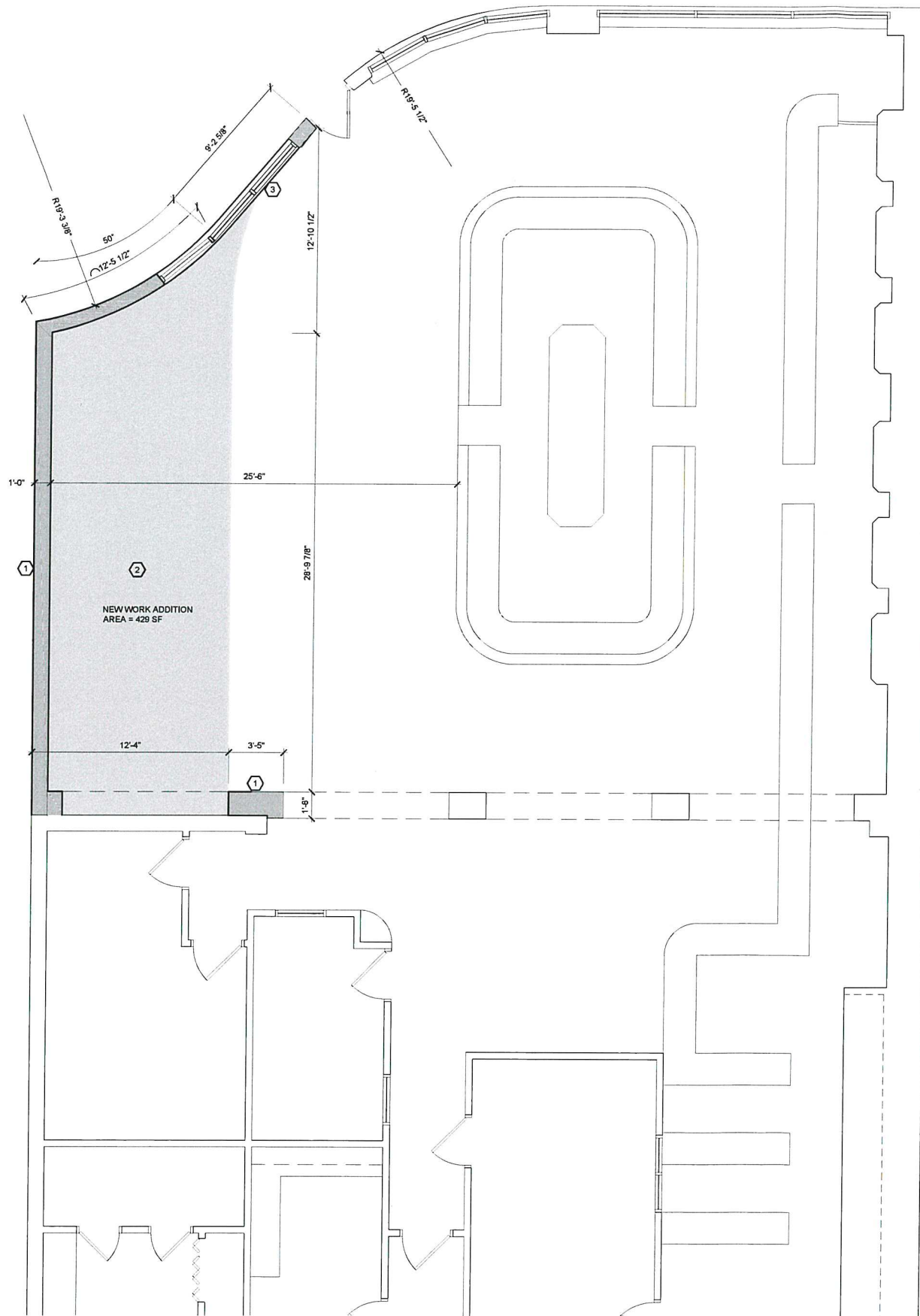
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**Sheet Title :**  
 DEMO EXTERIOR  
 ELEVATIONS

**Project No. :**  
 2018.004

**Sheet No. :**  
**D3.1**





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

#### GENERAL FLOOR PLAN NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
6. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
7. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
8. PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL, AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
9. REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
11. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
12. ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
13. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
14. COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS: IE. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATMS.
15. 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.
16. CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON-SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/TAPERED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2' UP FROM BOTTOM OF HOLE.
17. 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.
18. 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)

#### FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- ① NEW WORK WALL CONSTRUCTION TO MATCH EXISTING
- ② INDICATES AREA OF NEW WORK ADDITION
- ③ IF POSSIBLE, RE-USE EXISTING GLAZING



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JFM

Checked by :

JAV

Sheet Title :

FLOOR PLAN

Project No. :

2018.004

Sheet No. :

A1.1

**Project :**  
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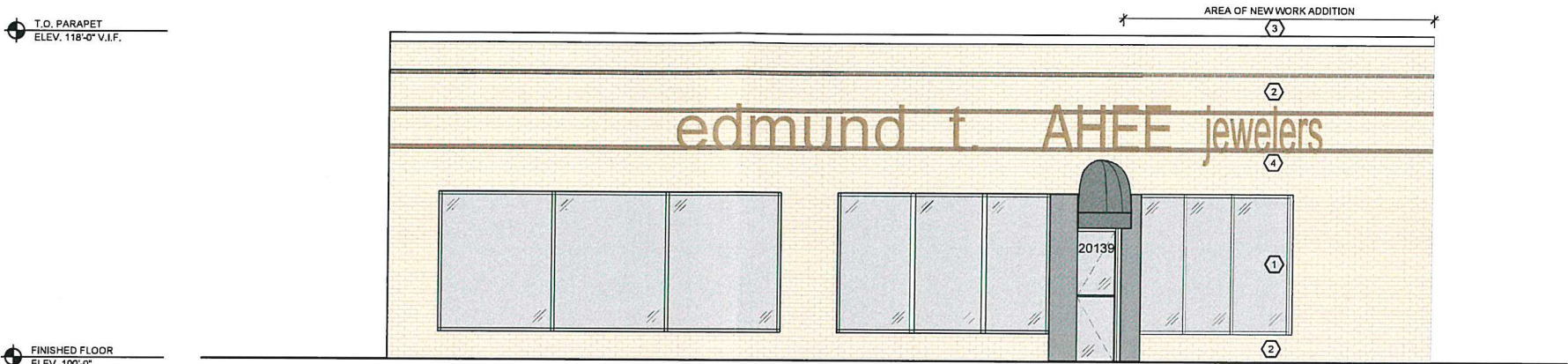
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 EXTERIOR ELEVATIONS

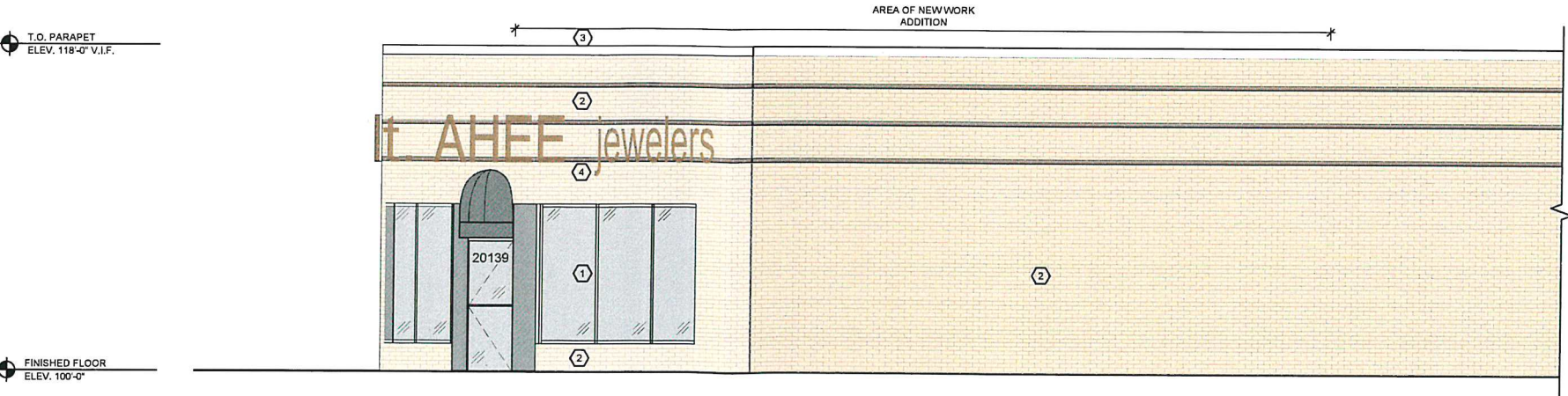
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**A3.1**

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- ELEVATION KEY NOTES:**  
 (TYPICAL THIS SHEET ONLY)
- 1 NEW STOREFRONT TO MATCH EXISTING
  - 2 NEW BRICK TO MATCH EXISTING
  - 3 PRE-FINISHED METAL COPING TO MATCH EXISTING
  - 4 EXISTING SIGN TO REMAIN - TO FOLLOW NEW WORK ADDITION FACADE



1 EAST ELEVATION  
 A3.1 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION  
 A3.1 SCALE: 1/4" = 1'-0"





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JAY

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EXTERIOR RENDERING

**Project No. :**

2018.004

**Sheet No. :**

A3.2

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1 ARCHITECTURAL RENDERING  
A3.2 SCALE: N.T.S.



**City of Grosse Pointe Woods  
BUILDING DEPARTMENT  
Monthly Financial Report – JANUARY 2018**

Permits Issued: 114  
Rental Certificates: 19                      Total: \$ 23,491

**CODE ENFORCEMENT**

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	4
Closed Due to Compliance:	3
Open for Longer Compliance Time:	1
Citations Issued:	4
Early Trash Notices:	*26
Code Violation Notices to Residents:	*210
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	0
Outside Storage:	4

**NEW BUSINESS**

Vintage Room Salon, 19521 Mack Avenue

\* Due to change of Trash Pick-Up schedule & PSO's assistance