

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
Tuesday, May 23, 2017
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 – 03/28/17
7. **PROPOSED FAÇADE CHANGE: GLOW MANICURE PEDICURE, 20567 MACK AVENUE:**
 - A. Letter of request – 05/16/17 – Stucky Vitale Architects. (J. Vitale)
 - (1) Title Sheet TS1-1 – 05/03/17
 - (2) Architectural Floor Plan Sheet A1.1 – 05/03/17
 - (3) Reflected Ceiling Plan Sheet A2.1 – 05/03/17
 - (4) East & North Elevations Sheet A3.1 – 05/03/17
 - (5) Proposed Façade Photo – 05/16/17
 - B. Memo – 05/17/17 – Building Official (Tutag)
 - C. Existing Photos (4) – CEO (Podeszwik)
8. **BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Reports - April 2017
9. **COUNCIL REPORT:**
April – Fuller
May – Gilezan
10. **INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:**
June – Hamborsky
11. **NEW BUSINESS:**
Subcommittees:
 - A. 2020 Plan (Chair Hamborsky and Members Vitale/Fuller/Gilezan)
 - B. Branding (Members Stapleton/Profeta/Hamborsky)
 - C. Crosswalk/Pocket Park (Chair Fuller & Members Vaughn/ Gilezan/ Vitale)
 - D. Streetscape (Members 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 MARCH 28, 2017, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:30 p.m. by Chair Fuller.

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

Absent: None

Also Present: Building Official Tutag

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

The Chair recognized Council Member Bryant who was in attendance at tonight's meeting.

Motion by Reiter, seconded by Stapleton, regarding **Approval of Minutes**, that the Regular Planning Commission Minutes and Planning Commission Workshop Minutes of February 28, 2017, be approved as corrected.

Motion carried by the following vote:

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

The next item was **continued discussion: proposed amendment to the sign ordinance, #32-13, Wall Sign**. The Building Official provided an overview of the additions to the City's current sign ordinance as directed by the Planning Commission at

their meeting on February 28, 2017. The City Attorney reviewed the proposed ordinance with the Planning Commission.

Motion by Vaughn, seconded by Vitale, regarding **continued discussion: proposed amendment to sign ordinance, #32-13, wall signs** that the Planning Commission recommends that City Council approve the proposed Ordinance Amendment.

Motion carried by the following vote:

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

The next item was, **continued discussion/adoption: 2020 Vision Plan**. Member Hamborsky reviewed the changes that had occurred in the document since the Planning Commission meeting on February 28, 2017. It is the desire of the Planning Commission to present the plan at a Committee-of-the-Whole meeting over the summer.

Council Member Bryant stated that he had spoken to Mayor Novitke regarding presenting the plan, and that the mayor directed Chair Fuller to contact him regarding scheduling a meeting for presenting the 2020 Vision Plan.

Motion by Hamborsky, seconded by Gilezan, regarding **continued discussion/adoption: 2020 Vision Plan**, that the Planning Commission forward the 2020 Vision Plan to the Committee-of-the-Whole for review and discussion.

Motion carried by the following vote:

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

The next item on the agenda was the **Building Official's Monthly Report – February 2017**. Mr. Tutag reported the following:

- He toured Legacy Oaks project, they have completed the demolition of the second floor and are close to starting the construction of the additional building, the quality of the work is amazing;
- CVS Pharmacy has submitted plans for an interior remodel, he is working with CVS to get exterior maintenance completed;
- A new T-Mobile location went in over the weekend without any permits, he shut the business down until proper procedures are followed;

- Licavoli's Market has decided to not proceed with a sign variance and instead will be installing awnings;
- A new veterinary office, Banfield Pet Hospital, has opened at 20419 Mack Avenue.

Regarding the **Council Reports:**

- Member Vitale reported that Council Member Bryant had informed Council that the 2020 Vision Plan would be submitted prior to July;
- Member Vitale also reported that Council voted to change the City Council meeting start times to begin at 7:00 p.m. effective January 2018.

Commission Member Fuller will attend the Council Meetings in April.

Under New Business:

- The Commission discussed the possibility of having a non-voting student board member;
- The Commission discussed creating new subcommittees related to the implementation of the 2020 Vision Plan and the following three subcommittees were proposed:
 - Branding Subcommittee: Member Stapleton, Member Profeta, and Member Hamborsky;
 - Crosswalk/Pocket Park Subcommittee: Chair Fuller, Member Vaughn, Member Gilezan, and Member Vitale;
 - Streetscape Subcommittee: Member Rozycki and Member Hamborsky.

Motion by Hamborsky, seconded by Vaughn, that the Planning Commission form the following three subcommittees:

- Branding Subcommittee consisting of Member Stapleton, Member Profeta, and Member Hamborsky;
- Crosswalk/Pocket Park Subcommittee consisting of Chair Fuller, Member Vaughn, Member Grant, and Member Vitale;
- Streetscape Subcommittee consisting of Member Rozycki and Member Hamborsky.

Motion carried by the following vote:

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

Under public comment, the following individual was heard:

Margaret Potter
1834 Allard Ave.

PLANNING COMMISSION
03-28-17 - 11

Motion by Rozycki, seconded by Gilezan, that the Planning Commission Meeting adjourn at 9:22 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Gene Tutag
Building Official



May 16, 2017

City of Grosse Pointe Woods
Building Department
20025 Mack Plaza Drive
Grosse Pointe Woods, MI 48236-2397

Attn: Gene Tutag – Director of Building Dept.

Re: Glow – Nail Salon
20567 Mack Ave.
Grosse Pointe Woods, MI 48236

Dear Mr. Tutag,

Please accept this letter as a request to be placed on the Planning Commission agenda for May 23, 2017.

If you need any additional information, please do not hesitate to contact our office.

I thank you in advance for your consideration in this matter.

Sincerely,

John A. Vitale, AIA, NCARB

GLOW
MANICURE-PEDICURE
BEAUTY SALON
20567 MACK AVENUE
GROSSE POINTE WOODS, MI 48236

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

PROJECT DATA

BUILDING CODE AUTHORITY:
GROSSE POINTE WOODS BUILDING DEPARTMENT
20025 MACK PLAZA
GROSSE POINTE WOODS, MI 48236

OWNER:
JONATHAN NGUYEN
21708 SUMMERFIELD DR.
MACOMB, MI 48044
586.808.8778

TYPE OF CONSTRUCTION:
II-B

USE GROUP:
B - BUSINESS

PROJECT AREA:
RENOVATION 2112 = SF

OCCUPANT LOAD:
2112 SF @ 100 = 22 OCCUPANTS

EGRESS WIDTH:
REQUIRED (2" PER OCCUPANT) = 22 X 0.2 = 4.4"
PROVIDED = 36" x 4 DOORS = 144"

PLUMBING FIXTURE COUNTS:
SEE TABLE BELOW.

APPLICABLE CODES: (COMMERCIAL)

BUILDING CODE:
2012 MICHIGAN REHABILITATION FOR EXISTING BUILDING
2012 MICHIGAN BUILDING CODE (MBC) AS AMENDED

MECHANICAL CODE:
2012 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE:
2012 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE:
2014 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN
AMENDMENTS PART 8.

ENERGY CODE:
2012 MICHIGAN BUILDING CODE (CHAPTER 13)
2009 MICHIGAN UNIFORM ENERGY CODE
ASHRAE 90.1-2013 ENERGY STANDARDS FOR BUILDINGS

FIRE CODE:
2012 INTERNATIONAL FIRE CODE REFERENCED IN 2012 MICHIGAN
BUILDING CODE

BARRIER FREE REQUIREMENTS:
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2012 (CHAPTER 11)
ICC / ANSI 117.1 - 2009, EXCEPT SECTION 611 & 707

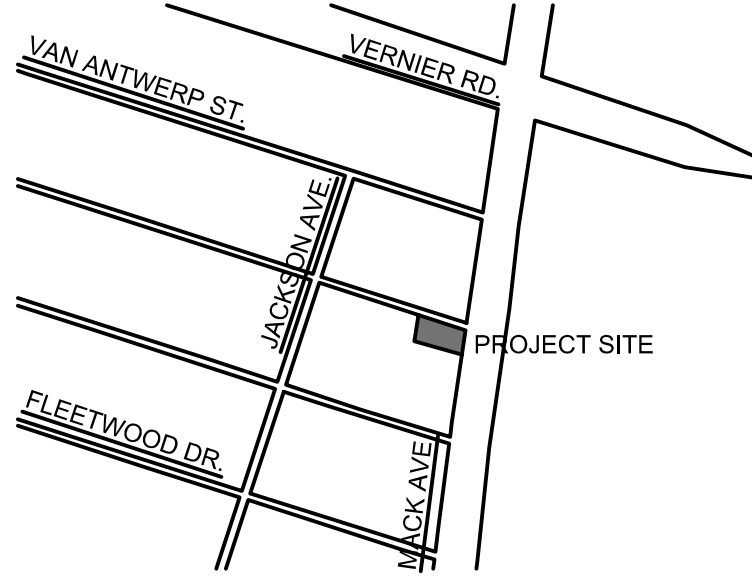
LIFE SAFETY CODES:
2015 NFPA 99 HEALTH CARE FACILITIES
2015 NFPA 101 LIFE SAFETY CODE
2013 NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
2013 NFPA 72 NATIONAL FIRE ALARM CODE

SHEET INDEX		ISSUED FOR			
DRAWING INDEX KEY:		03.06.17	04.10.17	05.03.17	
<input type="checkbox"/> NOT ISSUED		OWNER REVIEW	PERMIT	PERMIT REVISION	BULLETIN #1
<input checked="" type="checkbox"/> PREVIOUSLY ISSUED					
<input checked="" type="checkbox"/> ISSUED					
<input checked="" type="checkbox"/> REFERENCE					
GENERAL					
TS1.1	TITLE SHEET AND SHEET INDEX AND LOCATOR PLAN				
ARCHITECTURAL					
D3.1	DEMOLITION ELEVATIONS				
A1.1	ARCHITECTURAL FLOOR PLAN				
A1.2	EQUIPMENT AND FURNITURE PLAN				
A2.1	ARCHITECTURAL REFLECTED CEILING PLAN				
A3.1	EXTERIOR ELEVATIONS				
A5.1	ENLARGED TOILET ROOM PLAN				
A6.1	BUILDING SECTION				
A6.2	INTERIOR ELEVATIONS				
A7.1	MILLWORK SECTIONS				
A9.1	DOOR / WINDOW SCHEDULES, DETAILS & LIST OF MATERIALS				

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

SYMBOL LEGEND		ABBREVIATION
	DARKENED ARROW INDICATES ELEVATED SECTION	@ ACOUST.
	ELEVATION NUMBER	A.C.T. ADJ.
	SHEET NUMBER WHERE ELEVATION IS LOCATED	A.F.F. ALUM.
	ELEVATION NUMBER	ANOD. ANOD.
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BD. BLDG.
	ELEVATION NUMBER	BLK. BLOCK.
	SHEET NUMBER WHERE ELEVATION IS LOCATED	BLKG. BLOCKING
	ELEVATION NUMBER	CEM. CEMENT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.J. CONTROL JOINT
	ELEVATION NUMBER	CLG. CEILING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C. CENTER LINE
	ELEVATION NUMBER	C.O. CLEAN OUT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	COL. COLUMN
	ELEVATION NUMBER	CONC. CONCRETE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	C.G. CORNER GUARD
	ELEVATION NUMBER	CONST. CONSTRUCTION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CONT. CONTINUOUS
	ELEVATION NUMBER	CORR. CORRUGATED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	CPT. CERAMIC TILE
	ELEVATION NUMBER	C.T. DET.
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DIA. DIAMETER
	ELEVATION NUMBER	DM. DIMENSION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DN. DOWN
	ELEVATION NUMBER	D.O. DOOR OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	DR. DOOR
	ELEVATION NUMBER	DWG. DRAWING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EA. EACH
	ELEVATION NUMBER	ELEV. ELEVATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	E.W. EACH WAY
	ELEVATION NUMBER	EXG. EXISTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXIST. EXISTING
	ELEVATION NUMBER	EXP. EXPANSION, EXPOSED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	EXT. EXTERIOR
	ELEVATION NUMBER	F.D. FLOOR DRAIN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FDN. FOUNDATION
	ELEVATION NUMBER	F.R.P. FIBER REINFORCED PANELS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FIN. FINISH
	ELEVATION NUMBER	FLR. FLOOR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	F.O. FACE OF
	ELEVATION NUMBER	F.O.S. FACE OF STUD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FR. FRAME
	ELEVATION NUMBER	FTG. FOOTING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	FV. FIELD VERIFY
	ELEVATION NUMBER	GA. GAUGE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	GALV. GALVANIZED
	ELEVATION NUMBER	GYP. GYPSUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HDW. HARDWARE
	ELEVATION NUMBER	H.M. HOLLOW METAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	HORIZ. HORIZONTAL
	ELEVATION NUMBER	HT. HEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	I.D. INSIDE DIAMETER
	ELEVATION NUMBER	INSUL. INSULATION
	SHEET NUMBER WHERE ELEVATION IS LOCATED	INT. INTERIOR
	ELEVATION NUMBER	JOINT JOINT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	JT. JOINT
	ELEVATION NUMBER	LAV. LAVATORY
	SHEET NUMBER WHERE ELEVATION IS LOCATED	LG. LONG
	ELEVATION NUMBER	L.L.O. LONG LEG OUTSTANDING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	L.L.V. LONG LEG VERTICAL
	ELEVATION NUMBER	MAX. MAXIMUM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MECH. MECHANICAL
	ELEVATION NUMBER	MET. METAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MEZZ. MEZZANINE
	ELEVATION NUMBER	M.I. MISCELLANEOUS IRON
	SHEET NUMBER WHERE ELEVATION IS LOCATED	MIN. MINIMUM
	ELEVATION NUMBER	MISC. MISCELLANEOUS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	M.O. MASONRY OPENING
	ELEVATION NUMBER	N.I.C. NOT IN CONTRACT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	N.T.S. NOT TO SCALE
	ELEVATION NUMBER	O.C. ON CENTER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	O.D. OUTSIDE DIAMETER
	ELEVATION NUMBER	OPENING OPENING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	OPP. OPPOSITE
	ELEVATION NUMBER	PL.G. PLATE GLASS
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PL.S. PLATE STEEL
	ELEVATION NUMBER	PLAM. PLASTIC LAMINATE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PLASTER PLASTER
	ELEVATION NUMBER	PREFAB. PREFABRICATED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PROJ. PROJECT, PROJECTION
	ELEVATION NUMBER	P.S.F. POUNDS PER SQUARE FOOT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	PT. POINT
	ELEVATION NUMBER	R. RISER
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.A. RETURN AIR
	ELEVATION NUMBER	R.B. RUBBER BASE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.C. ROOF CONDUCTOR
	ELEVATION NUMBER	R.C.P. REFLECTED CEILING PLAN
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.D. ROOF DRAIN
	ELEVATION NUMBER	R.F. RUBBER FLOORING
	SHEET NUMBER WHERE ELEVATION IS LOCATED	REINF. REINFORCED, REINFORCING
	ELEVATION NUMBER	REQ'D. REQUIRED
	SHEET NUMBER WHERE ELEVATION IS LOCATED	RFG. ROOFING
	ELEVATION NUMBER	RM. ROOM
	SHEET NUMBER WHERE ELEVATION IS LOCATED	R.S. ROOF SUMP
	ELEVATION NUMBER	R.T. RUBBER TILE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SAN. SANITARY
	ELEVATION NUMBER	SCHED. SCHEDULE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SHT. SHEET
	ELEVATION NUMBER	SIM. SIMILAR
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SPEC. SPECIFICATION
	ELEVATION NUMBER	S.S. SERVICE SINK
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STL. STEEL
	ELEVATION NUMBER	STD. STANDARD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	STOR. STORAGE
	ELEVATION NUMBER	STRUCT. STRUCTURAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SUSP. SUSPENDED
	ELEVATION NUMBER	SW. SWITCH
	SHEET NUMBER WHERE ELEVATION IS LOCATED	SYM. SYMMETRICAL
	ELEVATION NUMBER	T. TREAD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T&B TOP AND BOTTOM
	ELEVATION NUMBER	TEL. TELEPHONE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	TERR. TERRAZZO
	ELEVATION NUMBER	T&G TONGUE AND GROOVE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	THK. THICK, THICKNESS
	ELEVATION NUMBER	THRES. THRESHOLD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	T.O.S. TOP OF STEEL
	ELEVATION NUMBER	TYP. TYPICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	U/C UNDERCUT
	ELEVATION NUMBER	UNLESS NOTED OTHERWISE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	U.N.O. UNLESS NOTED OTHERWISE
	ELEVATION NUMBER	V.B. VINYL BASE
	SHEET NUMBER WHERE ELEVATION IS LOCATED	V.C.T. VINYL COMPOSITION TILE
	ELEVATION NUMBER	V.I.F. VERIFY IN FIELD
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W. WIDE
	ELEVATION NUMBER	VERT. VERTICAL
	SHEET NUMBER WHERE ELEVATION IS LOCATED	WAINS. WAINSCOT
	ELEVATION NUMBER	W.C. WATER CLOSET
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.D. WOOD WINDOW
	ELEVATION NUMBER	WT. WEIGHT
	SHEET NUMBER WHERE ELEVATION IS LOCATED	W.W.F. WELDED WIRE FABRIC
MATERIAL LEGEND		
	ACOUSTICAL CEILING	
	BATT/LOOSE INSULATION	
	BLOCKING/ROUGH LUMBER	
	CONCRETE	
	FINISHED WOOD	
	GLASS	
	GYPSUM WALLBOARD	
	MASONRY	
	PARTICLE BOARD	
	PLYWOOD	

PLUMBING FIXTURE COUNT							
PLUMBING FIXTURE COUNT 2012 MICHIGAN PLUMBING CODE							
NO.	CLASSIFICATION	OCCUPANCY	WATER CLOSETS		LAVATORIES		OTHER
			MALE	FEMALE	MALE	FEMALE	
	BUSINESS	B	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50		1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80		1 SERVICE SINK
FIXTURES REQUIRED			1	1	1	1	1 HI/LO
FIXTURES PROVIDED			1	1	1	1	1 HI/LO



VICINITY MAP
SCALE: N.T.S.

MOUNTING SCHEDULE					
WALL MOUNTED ACCESSORIES					
<p>35" MIN. 8" F. 27" MIN.</p>	HIGH-LOW WATER COOLER	<p>4" MIN. 18" STD. FIN.FLR.LINE</p>	DUPLEX OUTLET	<p>48" MAX. FIN.FLR.LINE</p>	KEY SWITCH or PUSH BUTTON FORWARD APPROACH
<p>FIRE EXTINGUISHER SHALL BE INSTALLED 48" MAX. TO HIGHEST OPERABLE PART.</p>		<p>48" MAX. FIN.FLR.LINE</p>	FIRE ALARM PULL BOX	<p>6'-5" MIN. CLEAR EXIT FIN.FLR.LINE</p>	EXIT LIGHT
<p>VARIES 12" MIN. VARIES 60" MAX.</p>	FIRE EXTINGUISHER & PANEL CABINETS	<p>48" MAX. FIN.FLR.LINE</p>	HVAC CONTROLS	<p>12" MAX. FIN.FLR.LINE</p>	CLOCK OUTLET
		<p>WALL 4'-0" MAX. 18" MIN. DESK FIN.FLR.LINE</p>	TELEPHONE WALL JACKS		

Project :

GLOW MANICURE PEDICURE
BUILDING RENOVATION
20567 MACK AVENUE
GROSSE POINTE WOODS, MI

Issued for :

REVIEW 03.06.17
PERMIT 03.29.17
PERMIT REVISION 04.10.17
BULLETIN #1 05.03.17

Drawn by :
RBG

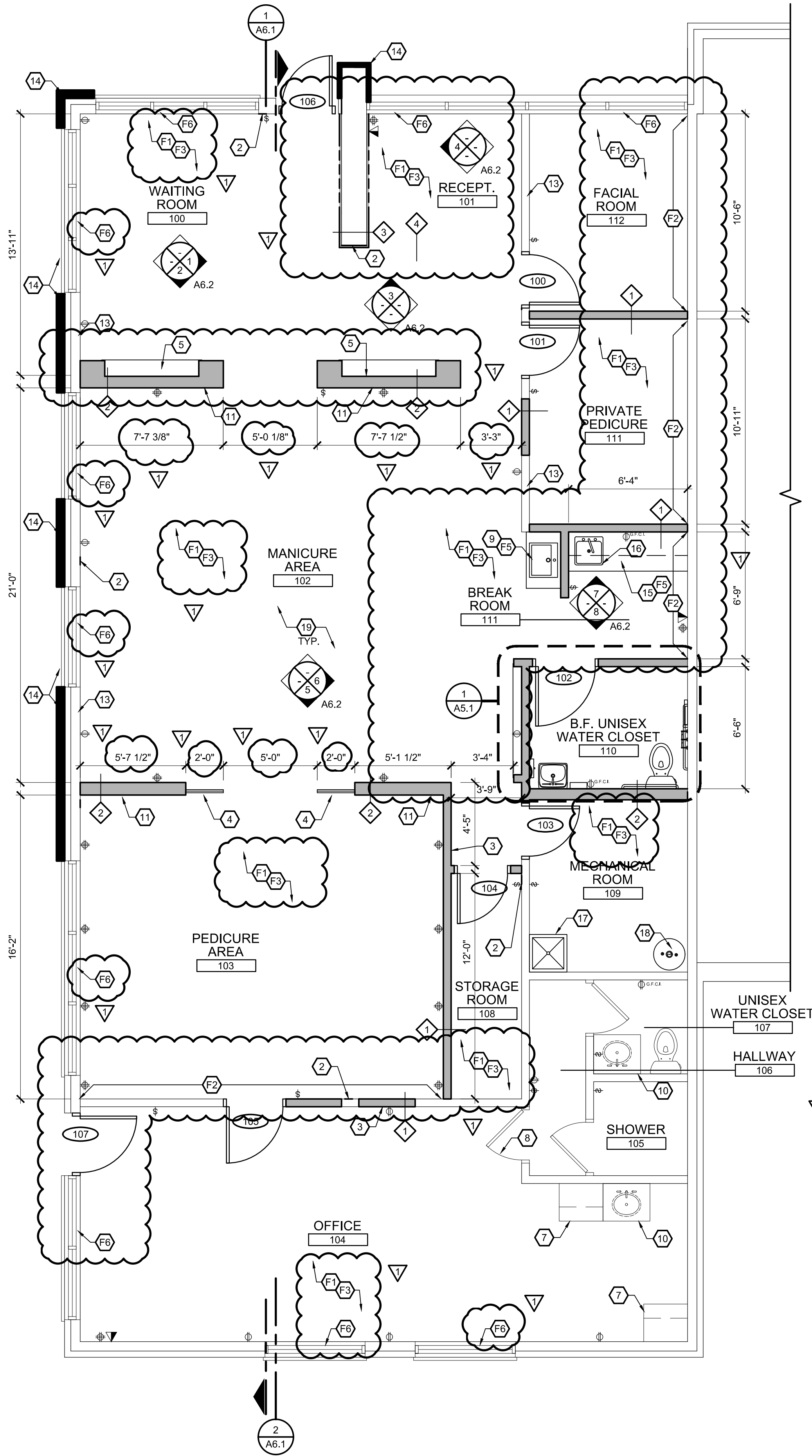
Checked by :
JAV

Sheet Title :
TITLE SHEET,
SHEET INDEX, +
LOCATOR PLAN

Project No. :
2016.122

Sheet No. :

TS1.1



FLOOR PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- NOT USED
- PAIN, PATCH AND REPAIR WALL TO MATCH EXISTING. NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT WALLS FOR A SEAMLESS FINISH.
- INDICATES NEW GYP. BD. WALL CONSTRUCTION. REFER TO WALL TYPE SCHEDULE FOR ADDITIONAL INFORMATION. WHERE A SINGLE LINE IS SHOWN, PROJECT INTENT IS TO REPLACE GYP. BD. ONTO EXISTING STUDS.
- NEW GLASS SCREEN ASSEMBLY WITH WINDOW FILM (WF-1) SUPPLIED BY OWNER. COORDINATE WITH GC. REFER TO DETAIL 5 SHEET A6.2 FOR HEIGHT DIMENSION.
- LUMISPLASH LED ULTRA-THIN PANEL MERCHANDISE DISPLAY UNIT WITH GLASS SHELVES AND PAINTED WOOD FRAME.
- NOT USED
- EXISTING MILLWORK TO REMAIN.
- EXISTING DOOR TO REMAIN.
- NEW MILLWORK COUNTER WITH VESSEL SINK.
- EXISTING PLUMBING FIXTURES TO REMAIN.
- WALL CONSTRUCTION TO CONSIST OF A CAVITY TO CONTAIN VENTING SYSTEM FOR MANICURE TABLES. COORDINATE WITH MECHANICAL TRADES.
- NOT USED
- EXTEND AND REPAIR EXISTING WALLS TO MATCH HEIGHT OF NEW CEILING ELEVATION. REFER TO WALL TYPE SCHEDULE AND DETAIL 2 ON SHEET A2.1 FOR MORE INFORMATION.
- NEW EXTERIOR METAL PANEL CONSTRUCTION TO BE COMPLETED ON EXTERIOR. COORDINATE WITH GC. REFER TO SHEET A3.1/A3.2 FOR MORE INFORMATION.
- NEW MILLWORK, REFER TO SHEET A6.2/A7.1 FOR MORE INFORMATION.
- NEW SINK TO BE INSTALLED. COORDINATE WITH PLUMBING TRADES.
- LOCATION OF NEW FLOOR SINK. EXISTING WATER LINES TO BE RELOCATED TO NEW LOCATION. COORDINATE WITH PLUMBING TRADES.
- LOCATION OF NEW WATER HEATER. COORDINATE WITH MECHANICAL AND PLUMBING TRADES.
- ALL ELECTRICAL FIXTURE LOCATIONS SHOWN ARE NEW FIXTURES. COORDINATE WITH ELECTRICAL TRADE. TYP.
- NOT USED

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
▼	TELEPHONE JACK
▽	DATA JACK
▼	TELEPHONE/DATA JACK
⌀ G.F.C.I.	G.F.C.I. DUPLEX RECEPTACLE OUTLET
⌀	DUPLEX RECEPTACLE OUTLET
⌀	FLOOR DUPLEX RECEPTACLE OUTLET
⌀	QUAD RECEPTACLE OUTLET
TV	TV CONNECTION

GENERAL NOTES:

(TYPICAL THIS SHEET ONLY)

- REFER TO FINISH KEY FOR SPECIFIC FINISH TYPES.
- CONTACT ARCHITECT SHOULD ANY FINISH DISCREPANCIES OCCUR.
- PATCH ALL HOLES, ETC. LEFT BY ALL TRADES (INCLUDING ELECTRICAL AND MECHANICAL) PRIOR TO PAINTING. PAINT WALL(S) OR CEILING(S) NOT SCHEDULED TO BE PAINTED, WHICH HAVE HAD PATCHING, FROM INSIDE CORNER TO INSIDE CORNER ACROSS ENTIRE SURFACE.
- FLOORING CONTRACTOR SHALL INCLUDE FLOOR PREPARATION IN THEIR BASE BID SCOPE OF WORK. ANTICIPATE AN APPLICATION OF FLOOR STONE OVER THE ENTIRE SURFACE TO BRING LIKE-PRODUCTS TO A LEVEL CONDITION THAT MEETS OR EXCEEDS THE SUBFLOOR TOLERANCES ESTABLISHED BY PRODUCT MANUFACTURER. WHERE MATERIAL IS TO BE INSTALLED AT SLAB ON GRADE CONDITIONS, MOISTURE TESTS SHALL BE CONDUCTED OF THE EXISTING SLAB TO ENSURE THE SUBFLOOR MEETS PRODUCT REQUIREMENTS. AT FLOOR TILE INSTALLATIONS, THE MOVEMENT GUIDELINES ESTABLISHED IN EJ171-05 SHALL BE FOLLOWED, INCLUDING THE USE OF BOND BREAKER TAPES AS RECOMMENDED.
- REFER TO REFLECTED CEILING PLAN FOR CEILING HEIGHTS AND MATERIALS.

FINISH FLOOR PLAN KEY NOTES:

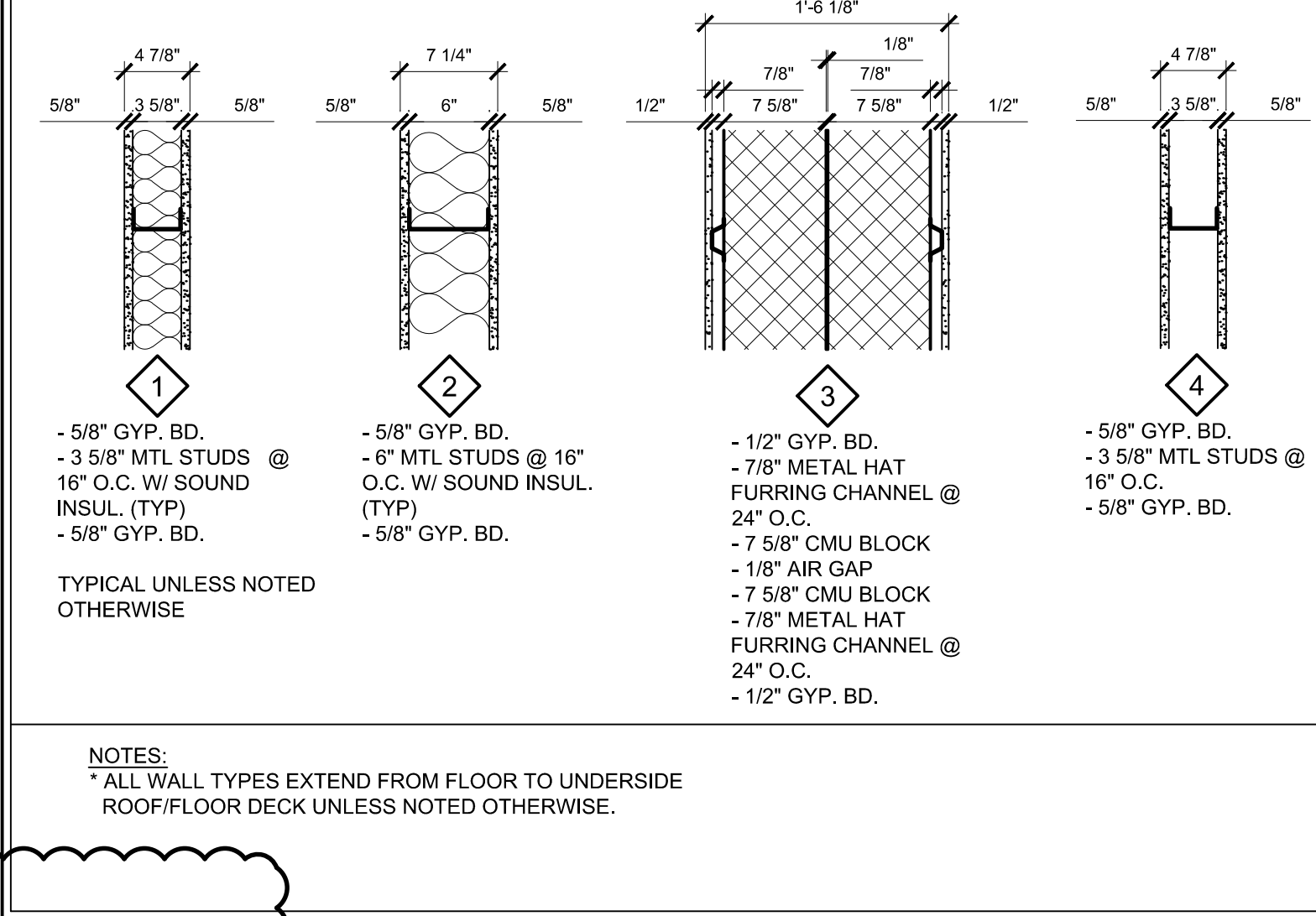
(TYPICAL THIS SHEET ONLY)

- PAINT ALL WALLS (PT-1) UNLESS NOTED OTHERWISE AS ACCENT WALL
- ACCENT WALL - PAINT (PT-2)
- PROVIDE NEW TILE FLOORING THROUGHOUT (T-1) WITH BULLNOSE TILE BASE (TB-1)
- NEW STAFF LOUNGE MILLWORK: LAMINATE BASE CABINETS (PL-1), LAMINATE UPPER CABINETS (PL-2) AND LAMINATE COUNTERTOP (PL-3)
- NEW MANICURE SINK (S-1: AMERICAN STANDARD, STUDIO ABOVE-COUNTER RECTANGULAR SINK, VITREOUS CHINA, 0621.001, USE RECOMMENDED FAUCET) ON SOLID SURFACE COUNTERTOP (SS-1).
- PROVIDE NEW SOLID SURFACE WINDOW SILLS (SS-2)

GENERAL FLOOR PLAN NOTES:

- ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
- WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
- ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
- PAIN, 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.
- CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
- COORDINATE WITH TENANT'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS: IE. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATMS.
- 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.
- 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.

WALL TYPE SCHEDULE



LOCATOR PLAN

SCALE: N.T.S.

Project :

GLOW MANICURE PEDICURE
BUILDING RENOVATION
20567 MACK AVENUE
GROSSE POINTE WOODS, MI

Issued for :

REVIEW	03.06.17
PERMIT	03.29.17
PERMIT REVISION	04.10.17
BULLETIN #1	05.03.17

Drawn by :
RBG

Checked by :
JAV

Sheet Title :
FLOOR PLAN

Project No. :
2016.122

Sheet No. :

A1.1



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BUILDING RENOVATION
20567 MACK AVENUE
GROSSE POINTE WOODS, MI

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Drawn by :
RBG
Checked by :
JAV

Sheet Title :
REFLECTED CEILING
PLAN

Project No. :
2016.122

Sheet No. :
A2.1

GENERAL REFLECTED CEILING PLAN NOTES:

- SWITCH SYMBOL INDICATES THE LOCATION FOR SWITCHING ALL FIXTURES WITHIN THAT ROOM UNLESS NOTED OTHERWISE. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION AS REQUIRED.
- CONTRACTOR TO CENTER ALL CEILING MOUNTED ITEMS (i.e., RECESSED LIGHT FIXTURES, SMOKE DETECTORS, FIRE SUPPRESSION HEADS) WITHIN THE ASSOCIATED CEILING TILE AS SHOWN. COORDINATE FINAL LOCATION WITH THE APPROPRIATE MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SUPPRESSION DRAWINGS AS REQUIRED.
- REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
- REFER TO MECHANICAL HVAC PLANS FOR DIFFUSER / GRILLE SIZES.
- FOR LIGHT FIXTURE TYPES SEE ELECTRICAL LIGHTING PLANS.
- REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.
- ACCESS PANELS TO BE INDEPENDENTLY MOUNTED, DO NOT SUPPORT ON CEILING GRID. COORDINATE SIZE, QUANTITY AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

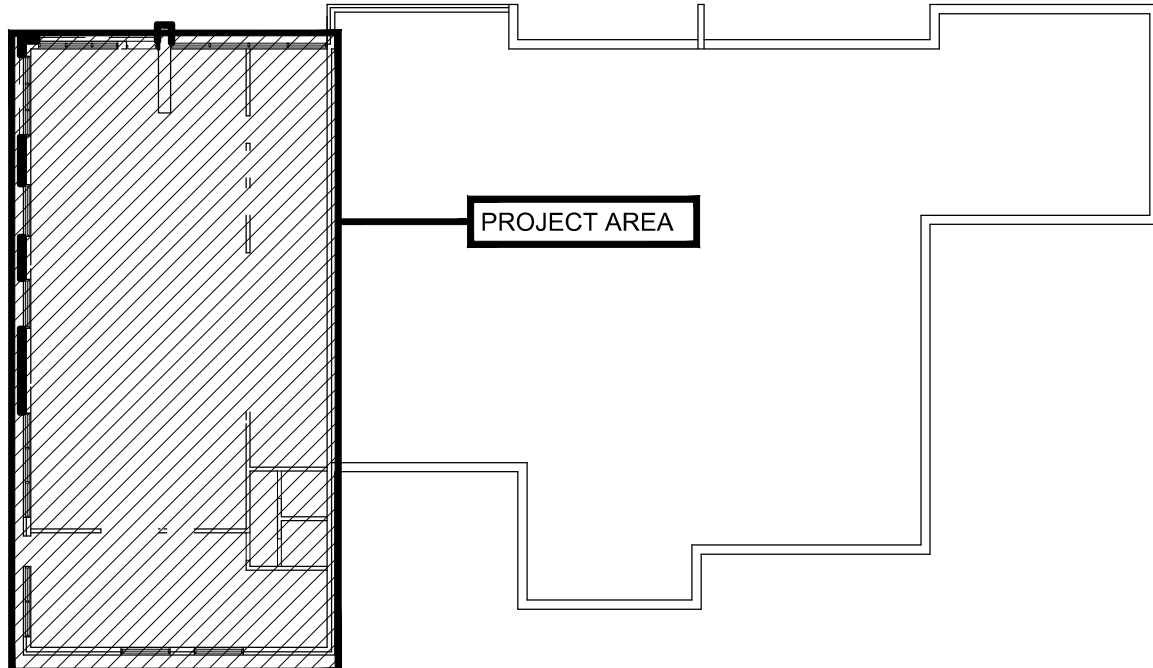
REFLECTED CEILING PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

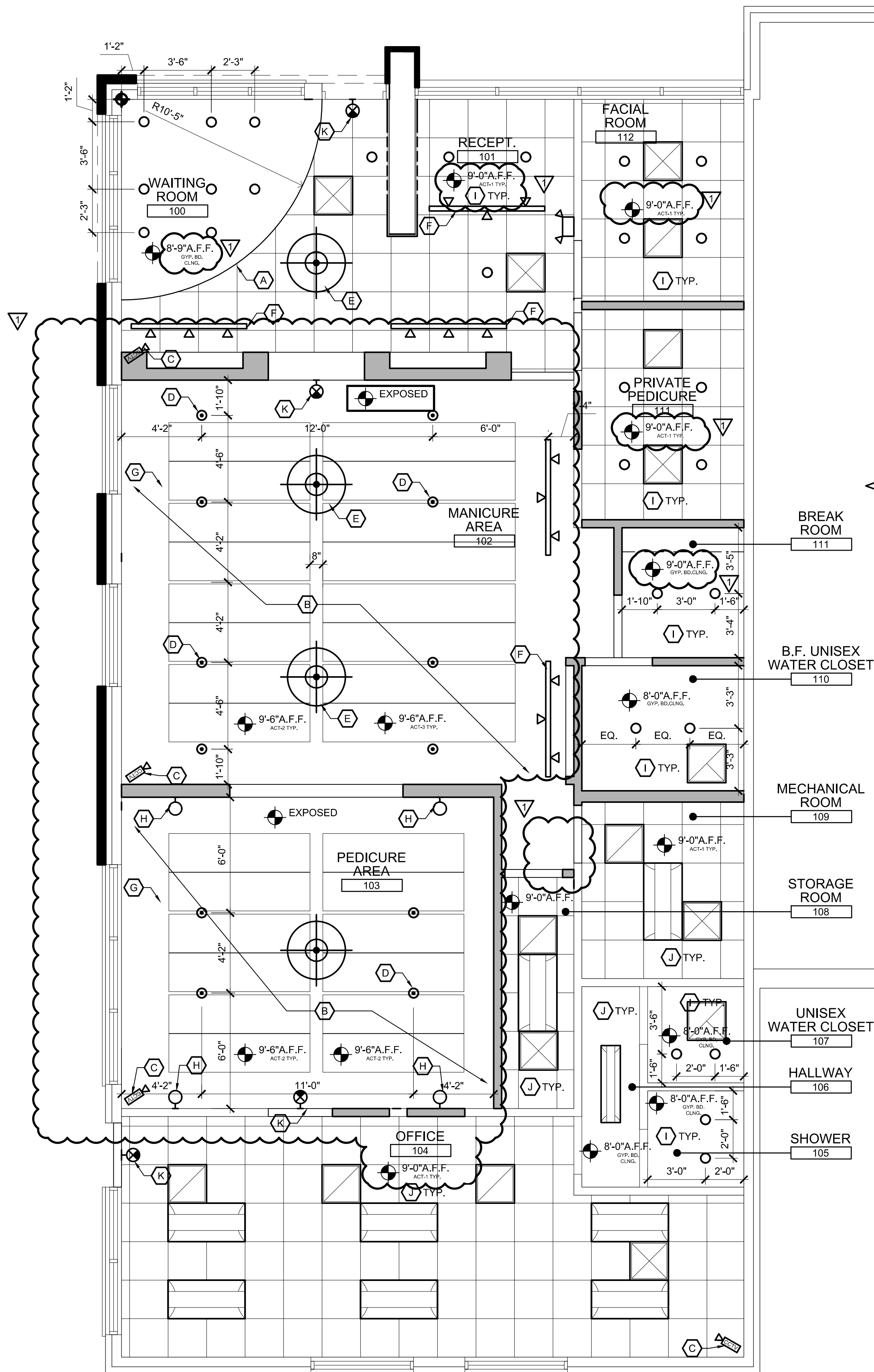
- (A) LINE OF GYP. BD. SOFFIT
- (B) SUSPENDED CEILING PANELS WITH EXPOSED CEILING ABOVE THAT IS PAINTED (PT-4). COORDINATE WITH OWNER TO VERIFY COLOR AND FINISH.
- (C) CLOSED CIRCUIT TELEVISION CAMERA. LOCATION TO BE VERIFIED BY OWNER.
- (D) PENDANT FIXTURE: VISA LIGHTING, SEQUENCE LED WITH INTEGRAL LED DOWNLIGHT. 4" X 24" SIZE/ BRUSHED ALUMINUM FINISH (ALT. BLADE SILVER FINISH). COORDINATE WITH GENERAL CONTRACTOR. LOCATION TO BE VERIFIED BY OWNER.
- (E) LARGE PENDANT FIXTURE: COOPER INDUSTRIES/ SHAPER/142 SERIES. 36" DIAMETER/ ALUMINUM PAINT/ MATTE WHITE ACRYLIC TOP COVER/SILK WHITE SHADE. COORDINATE WITH GENERAL CONTRACTOR. LOCATION TO BE VERIFIED BY OWNER.
- (F) LITHONIA TRACK LIGHT MODEL LTKMSBK. LOCATION TO BE VERIFIED BY OWNER.
- (G) NOT USED.
- (H) WALL SCONCE LIGHT FIXTURE. COORDINATE WITH OWNER.
- (I) RECESSED LIGHT FIXTURES TO BE LOCATED IN ACT AND GYP BD. CEILING FINISHES IN DESIGNATED SPACES NOTED IN PLAN. FIXTURES TO BE DETERMINED BY OWNER. (TYP.)
- (J) DIRECT/INDIRECT LIGHT FIXTURES TO BE LOCATED IN ACT AND GYP BD. CEILING FINISHES IN DESIGNATED SPACES NOTED IN PLAN. FIXTURES TO BE DETERMINED BY OWNER. (TYP.)
- (K) EXIT SIGN/ EMERGENCY SIGN COMBINATION. COORDINATE WITH GENERAL CONTRACTOR IN FIELD.
- (L) WALL SCONCE LIGHT FIXTURE: VISA LIGHTING, SEQUENCE LED. 34" SIZE/ BRUSHED ALUMINUM FINISH. COORDINATE WITH GENERAL CONTRACTOR. LOCATION TO BE VERIFIED BY OWNER.

REFLECTED CEILING LEGEND

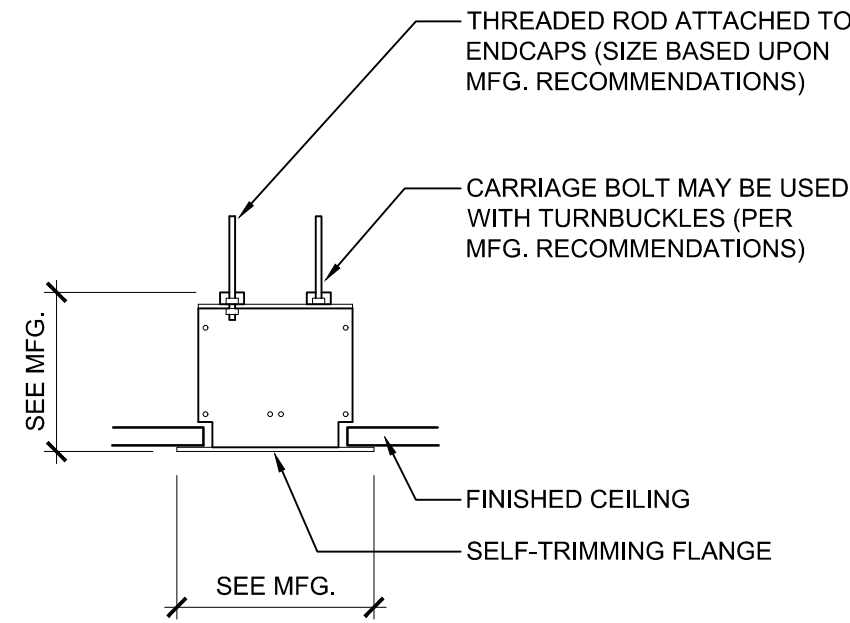
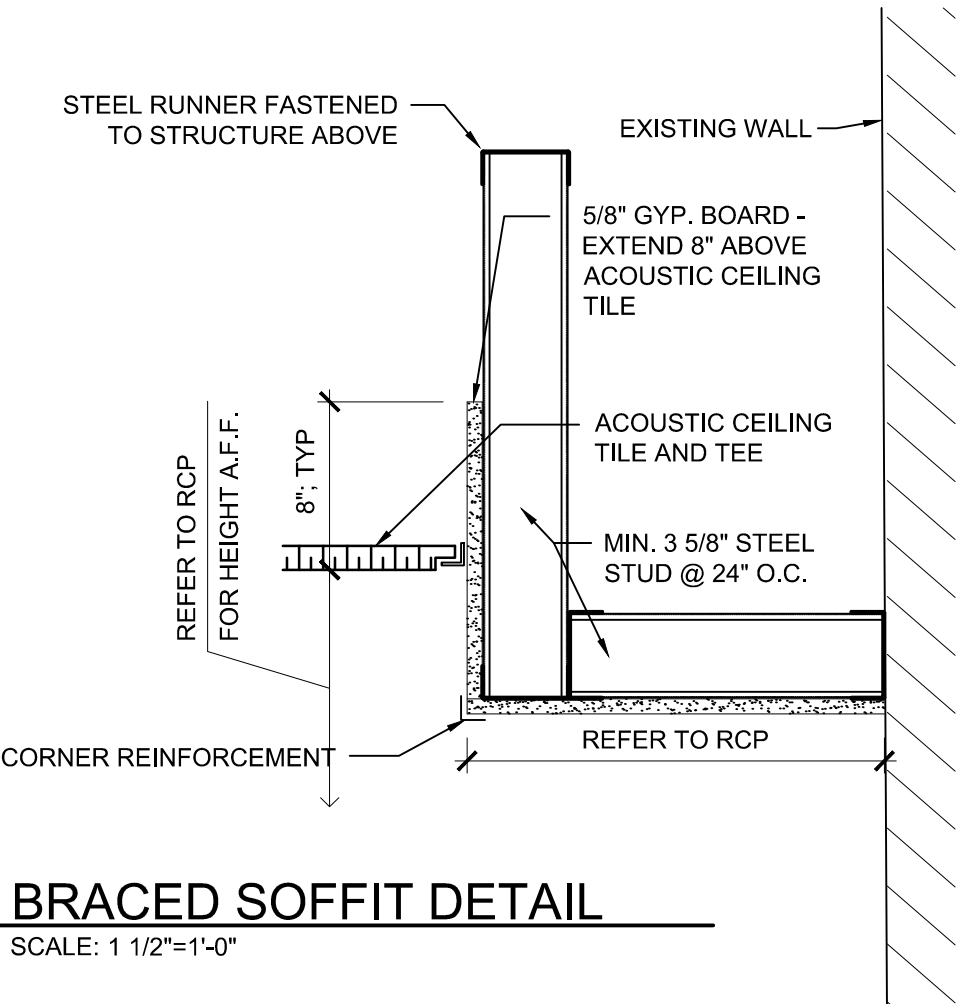
SYMBOL	DESCRIPTION	CODE
	ACOUSTIC CEILING TILE SYSTEM PER SPECIFICATION	
	GYPSUM BOARD CEILING AND/OR SOFFIT	
	2'X4' DIRECT/INDIRECT LIGHT FIXTURE	
	RECESSED DOWNLIGHT FIXTURE	
	WALL WASHING LIGHT FIXTURE	
	PENDANT FIXTURE - 1	
	PENDANT FIXTURE - 2	
	EMERGENCY LIGHT FIXTURE W/ BATTERY SUPPLY	
	EXIT LIGHT (SHADING INDICATES LIGHTED FACE)	
	WALL SWITCH	
	SUPPLY AIR DIFFUSER	
	RETURN AIR GRILL	
	EXHAUST AIR GRILL	
	ELEVATION ABOVE FINISHED FLOOR	



LOCATOR PLAN
SCALE: N.T.S.



REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"





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Drawn by :
RBG
Checked by :
JAV, JJR

Sheet Title :
EXTERIOR ELEVATIONS

Project No. :
2016.122

Sheet No. :
A3.1

DO NOT SCALE DRAWINGS
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GLOW MANICURE-PEDICURE BEAUTY SALON
20567 MACK AVE. GROSSE POINTE WOODS, MI
JOB NO: 2016.122
DATE: 05.16.17



CITY OF GROSSE POINTE WOODS
Building Department
MEMORANDUM

DATE: May 17, 2017
TO: Planning Commission
FROM: Gene Tutag, Building Inspector 
SUBJECT: Proposed Façade Change, New Business: Glow Manicure Pedicure
20567 Mack Avenue

Plans have been submitted to remove an existing roof and install NICHHA cement fiber panels (siding) over the existing north and east elevations of 20567 Mack Avenue. A new business called 'Glow Manicure Pedicure' is moving into this building that was formerly occupied by 'Triad Chiropractic'.

Section 50-374 of the City's Zoning Ordinance requires this type of exterior building renovation to be approved by the Planning Commission as referenced below:

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 existing building was constructed in 1956 according to City records and appears to have been maintained over the years. The plan's sheets, TS1.1, A1.1, A2.1, and A3.1, with a color rendering prepared by Stucky Vitale Architects have been reviewed. Interior work is also shown on the plans, but not included in this review. The signs that are shown on the elevations are also not included in this review.

The plans of the proposed exterior show a striking design that will compliment the newly constructed MedPost building to the north. The charcoal grey finish on the cement fiber siding panels is a permitted color found on the City's approved color chart. The footprint and overall height of the structure remain unchanged.

Although the proposed design of the exterior is more modern than colonial, high quality materials are proposed and represent a significant private investment in the revitalization of the building. The design will enhance and compliment the identity of the area.

Approval of the façade improvement, as submitted, is recommended.









**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – MARCH 2017**

Permits Issued: 183
Rental Certificates: 14 Total: \$ 32,051

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	24
Closed Due to Compliance:	18
Open for Longer Compliance Time:	6
Citations Issued:	2
Early Trash Notices:	2
Code Violation Notices to Residents:	11
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	1
Outside Storage:	0

NEW BUSINESS

Premiere Property Services, 19822 Mack Avenue