

CITY OF GROSSE POINTE WOODS
Electronic Special/Regular Planning Commission Meeting Agenda
Tuesday, April 27, 2021
7:00 p.m.

The Grosse Pointe Woods Planning Commission will be conducting a meeting by video (Zoom) and telephone conference in accordance with the City of Grosse Pointe Woods City Council Resolution adopted November 16, 2020 establishing rules for remote attendance pursuant to Public Act 228. This notice is being provided to ensure that those wishing to participate in the meeting have an opportunity to do so. Additional instructions are listed below.

Join Zoom Meeting:

<https://zoom.us/j/98585822500?pwd=aTR1Mm4wQm1iMHNSb1svTGRXTG9Ydz09>

Meeting ID: 985 8582 2500

Passcode: 809223

Join by Phone:

Dial by your location

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 985 8582 2500

Passcode: 809223

FACILITATOR'S STATEMENT IS READ.

1.	CALL TO ORDER	
2.	ROLL CALL	
3.	ACCEPTANCE OF AGENDA	April 27, 2021
4.	RECOGNITION OF COUNCIL REPRESENTATIVES	
5.	APPROVAL OF MINUTES	March 23, 2021
6.	ELECTION OF COMMISSION VICE-CHAIR/SECRETARY	
7.	STARBUCKS	Sign variance requests: 20861 Mack Avenue, Starbucks A. Building Official Memo B. LaVanway Sign Co. (for Hilton Displays) 1) Building Permit Application 2) Electrical Permit Application 3) Letter of Appeal (4 pages) 4) Site Plan (7 pages)
8.	LOU'S PET SHOP	Façade change 20779 Mack Avenue, Lou's Pet Shop A. Building Official Memo 1) Photos (3) of existing building

		2) Example Awning B. Red Barron/JML Contracting 1) Building Permit Application 2) Building Improvement Proposal (4 pages) 3) Proposed Façade Renovation (7 pages) 4) Material Sample (1 page)
9.	BUILDING OFFICIAL'S MONTHLY REPORT/s	BUILDING DEPARTMENT REPORT: March 2021
10.	COUNCIL REPORT/s	April 2021 – Hamborsky
11.	INFORMATION ONLY: COUNCIL REP. FOR NEXT MEETING	May 3, 2021 – Vacant May 17, 2021 – Vacant July 12, 2021 – Vacant July 19, 2021 – Vacant August 2, 2021 – Vacant August 16, 2021 – Vacant
12.	SUBCOMMITTEES	A. 2020 Plan B. Crosswalk/Pocket Park C. Streetscape
13.	NEW BUSINESS	
14.	PUBLIC COMMENT	
15.	ADJOURNMENT	

George Bailey, Chair
313 343-2426

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

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services to individuals with disabilities. Closed captioning and audio will be provided for all electronic meetings. All additional requests must be made in advance of a meeting.

Instructions for meeting participation

1. To join through Zoom: The meeting may be joined by clicking on the link provided on the agenda at the start time posted on the agenda, enter the meeting identification number, and password. Zoom may provide a couple of additional instructions for first time use. As an alternative to using the link, accessibility to the meeting may be obtained by using the browser at join.zoom.us. If having trouble logging in, try a different browser e.g. Chrome.

Join Zoom Meeting:

<https://zoom.us/j/98585822500?pwd=aTR1Mm4wQm1iMHNSb1svTGRXTG9Ydz09>

Meeting ID: 985 8582 2500
Passcode: 809223 Meeting ID: 982 6091 9970
Passcode: 953609

2. Join by telephone: Dial the toll-free conferencing number provided and enter the meeting identification number, and password. Dial *9 to be heard under Public Comment.

Dial by your location
877 853 5247 US Toll-free
888 788 0099 US Toll-free
Meeting ID: 985 8582 2500
Passcode: 809223

In an effort to alleviate feedback and disruption of the meeting, choose one of the media options, either phone or Zoom, not both.

Meeting notices are posted on the City of Grosse Pointe Woods website home page at www.gpwmi.us and the on-line calendar, both containing a link to the agenda. The agenda contains all pertinent information including business to be conducted at the meeting, a hyperlink to participate using Zoom, and call-in telephone number with necessary meeting identification, and a password. Agendas will also be posted on six (6) City bulletin boards along Mack Avenue.

The following are procedures by which persons may contact members of the public body to provide input or ask questions:

1. To assist with meeting flow and organization, all public comment will be taken at the end of the meeting unless it is moved to a different location on the agenda upon a consensus of the Planning Commission;
2. The phone-in audience, when making public comment please state your name (optional) when called upon;
3. Audience participants will be muted upon entry and will have a chance to speak during the public comment portion of the meeting at the end of the agenda, at which time the microphones will be unmuted.
4. Those joining by Zoom will also be muted and may use the virtual raised “hand” to request to be heard under Public Comment.
5. Those joining by telephone need to dial in using the phone number provided on the agenda. When prompted, enter the meeting number and the password also located on the agenda. Dial *9 to be heard under Public Comment.
6. The published agenda invites participants from the community to provide written questions, comments, and concerns in advance of the meeting to any Commission Member or the Building Official regarding relevant City business and may be read under Public Comment. Emails may be sent to:

George Bailey, Chair	George@bailey-built.com	972 679-8829
Michael Fuller, Member	Michaeljfuller5@gmail.com	313 881-6681
Grant Gilezan, Member	Ggilezan@dykema.com	313 885-1360
Douglas Hamborsky, Member	Hamgroup2@gmail.com	313 881-2134
James Profeta, Member	Prof1126@aol.com	313 882-5042
John Vitale, Member	Jvitale@stuckyvitale.com	313 886-1253
Open Seat, Member		
Open Seat, Member		
Open Seat, Member		
Todd McConaghy, Council Rep.	Todd.mcconaghygpw@yahoo.com	313 447-5774

Gene Tutag, Building Official	Gtutag@gpwmi.us	313 343-2426
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You may contact Building Inspector Gene Tutag at building@gpwmi.us should you have any questions prior to the meeting starting.

NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD COUNCIL HAVE QUESTIONS REGARDING YOUR REQUEST



THE CITY OF GROSSE POINTE WOODS PLANNING COMMISSION
UNAPPROVED MINUTES: MARCH 23, 2021, 7:00 P.M.
HELD REMOTELY VIA ZOOM

The meeting was called to order at 7:03 p.m. by Chair Bailey.

The Facilitator's statement was provided.

Roll Call: Chair Bailey
Planning Commissioners: Fuller, Gilezan, Hamborsky (arrived at 7:08 p.m.),
Profeta, Vaughn, Vitale
Absent: None
Also Present: Council Member McConaghy, Building Official Tutag, Administrative Assistant
Modrack, Deputy City Clerk/Facilitator Antolin

MOTION by Vaughn seconded by Vitale, that Commission Member Hamborsky be excused from tonight's meeting.

Motion carried by the following vote:

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

NO:

ABSENT: Hamborsky

ACCEPTANCE OF AGENDA:

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

Motion carried by the following vote:

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

NO:

ABSENT: Hamborsky

Discussion regarding the resignations from Kevin Ketels and Richard Rozycki took place. The Planning Commission currently has two open vacancies. Chair Bailey hopes to get those open seats filled soon.

RECOGNITION OF COUNCIL REPRESENTATIVES:

The Chair recognized Council Representative McConaghy for being in attendance at tonight's meeting.

APPROVAL OF MINUTES:

MOTION by Profeta, seconded by Vaughn, that the January 26, 2021 Planning Commission Minutes be received and placed on file as presented.

Motion carried by the following vote:

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

NO:

ABSENT: Hamborsky

Planning Commissioner Douglas Hamborsky joined the meeting at 7:08 p.m.

LEGACY OAKS UPDATE/DISCUSSION:

Building Official Tutag reported on the Legacy Oaks inspection that took place January 28, 2021.

- Spoke with the project's super intendent and discussed the scope of the project, the progress, and the quality of the work to date.
- Project lost approximately three months due to Covid-19. As a result of that, there's a shortage of construction materials, but it's moving along and they're working through it. The size and quality of some of the units, as seen in the January 28, 2021 report, are also in part why this project has taken as long as it has.
- All units are sold/spoken to. No units currently occupied with the exception of the head master unit.
- Project phases were discussed. Three phases, project is currently in phase 1. First phase needs completing. Then they will be advised to submit a letter to Mayor and Council regarding their next steps in the project.
- Aware of only one complaint surrounding the project and this complaint was addressed. This project is part of daily inspections, Building Official Tutag or his staff visit weekly.
- Commissioners asked if there was start/completion date during the approval process. Building Official Tutag relayed that there was a start date, but the completion date was open ended due to the complexity of the project. Project staff have renewed all of their permits.
- Project supervisor has been in contact with the curators of Greenfield Village to get colors and decorations exactly as it was when the building was erected a number of years ago. Also bringing common areas back to original construction: Mrs. Ford had her hand in the design and decoration of the original building. Architectural influence from the Ford family. Adaptive re-use of what once was a school – a lot of the work they are doing has to be custom made. All of the work they are doing takes time.
- Family who owns the building and is constructing it have been very active in the Grosse Pointe Communities, constructing a number of quality projects.
- If there is a problem where abandonment or work is not being done, Building Department always has the ability to bring the responsible parties up to compliance if needed, but Building Official Tutag stated he does not believe this will be the case for Legacy Oaks.

Commissioners discussed the practice of approving projects with a start date and a completion date becoming regular procedure from now on.

Commissioners also discussed remote meeting etiquette, raising of hands and waiting for ability to talk with Planning Commission Chair's permission, as would happen with in-person meetings.

VACANCIES ON MACK AVENUE UPDATE/DISCUSSION:

Building Official Tutag reported on the status of vacancies along Mack Avenue with the provided list of vacant businesses along Mack as of March 2021.

- Some of these vacancies listed have been vacant since before Covid-19.
- Unfortunate to see some businesses did not make it through this past year.
- On the positive side, some local business owners are expanding their current businesses and new business applications or discussions take place quite often in the Building Department.
- Optimistic as for the future of Businesses on Mack Avenue. Chair Bailey commented that the implementation of some things from the 2020 Plan will bring positives to Mack Ave.

BUILDING OFFICIAL'S MONTHLY REPORT:

Building Official Tutag reported on the months of January and February 2021.

- The development on Mack and Hollywood is moving along. Visited the site recently. When it's completed, it will be a real asset to the area and Mack Avenue in general. Fits the vision of the Planning Commission's 2020 Plan. Rather extensive landscaping and outdoor seating proposed along Mack Ave which will act as a gathering place for area, spur additional development, discussions with city regarding improvements to the park which is directly west of the project. Speaking with the owner of the development, there are quite a few tenants who have signed leases. They started pouring the parking lot at the end of March, things are looking up.
- Mack Avenue/Streetscape/2020 Plan word is getting out, business owners are interested in the products.
- Steady permit activity.
- New Code Enforcement Officer, Dean Mansueto who began today (March 23, 2021)
- Milk River project – inspections are upcoming.
- Clearzoning – budget meeting with Finance Director and City Administrator, a request has been submitted for the program's funding for next fiscal year.

Commission Members inquired about what needs to be done to start in person meetings again. Members were advised to speak with City Administrator and City Attorney for next steps. Decided to explore it informally, and revisit it at the April meeting.

7:42 p.m. Commission Member Jim Profeta lost connection due to technical difficulties.

COUNCIL REPORTS:

- Commissioner Fuller reported on the February 8, 2021 Council meeting. Topics included a master plan for Chene-Trombly Park. Commissioner Vitale continued with updates regarding the preliminary master plan, upcoming meetings, and next steps to follow. Eating areas, walking path, exploration, play area, nice additions to the park being proposed.
- Commissioner Profeta unable to report on February 22, 2021 Council meeting due to technical difficulties.
- Commissioner Gilezan reported on both March 2021 Council Meetings. Important matter addressed included the remembrance of the City's Late Mayor Novitke. Secondly, the topic of the 2020 Vision Plan, pleased to report that the CC approved the COW's recommendation of supporting the 2020 Vision Plan implementation of the streetscape improvement proposal and budget amendment, specifically the updates to the benches and trash cans.

SUBCOMMITTEES:

2020 Plan – Rewarding to see the proposal pass. Numbers have been updated to align with Department of Public Works. Materials are getting ordered this week, wait time is anywhere from four to six weeks, and installation should follow shortly after. Advertisement on the website to make the residents aware should also go along with the timeline.

Crosswalk – Commissioner Vaughn stated that he was contacted by Chief Kosanke at the suggestion of Building Official Tutag where discussion took place. GPW is going to apply for a grant, depending on the result, Parcels School and GPW would use the money to put in a crosswalk somewhere between Lochmoor and Vernier for Parcels schools. There's a committee

set up to study the crosswalk consisting of Public Safety, school parents, school principals, and a representative from State of Michigan. Commissioner Vaughn informed Chief Kosanke of Planning Commission interest. The idea is to apply for the grant this summer, depending on that result, construction would begin in 2022 if all is approved. States that Planning Commission needs to insert ourselves further to get this going.

Commissioner Profeta re-joins the meeting at 8:01 p.m.

2020 Plan continued: Discussion about the title of the 2020 Plan. The 2020 Subcommittee exists as a body, Hamborsky will call to reconvene and edit the title, scope out what's been accomplished, what's relevant and what's not, re-brand it and re-scope it, and try to do this in the next one to two months. Chair Bailey agrees an updated document to council would be nice. Further discussed among commissioners, not too many edits would be necessary.

NEW BUSINESS:

- Commissioners asked about Air BnB Appeals in the State of Michigan. Building Official Tutag has had discussions with the Municipal Attorney. There's been instances of illegal Air BnBs in Grosse Pointe Woods, resulting in no challenges once enforced. With regards to the regulations of the short term rentals, we hope to have something brought forward in terms of bringing our ordinance up to speed.
- Commissioners asked about the Main Street Program that the Village is working on and the grant they got. Building Official Tutag reported that we've visited it in the past, and most of Mack Ave. is owned by Wayne County but will look into it further.
- Mr. Tutag announced that Sign Variance Requests will be on the agenda next for April.
- Commissioner Profeta did have comment, but will wait until April's meeting due to technical difficulties he's experiencing.
- Planning Commission Vacancies, Chair Bailey – spoke with City Clerk about the process. Any potential candidates need to fill out a form on the commission section of the City website and submit it to City Clerk.

PUBLIC COMMENT:

- Melinda Billingsley, 20143 Doyle Court, Grosse Pointe Woods, MI 48236
- Catherine Dumke, 20081 E. Ballantyne, Grosse Pointe Woods, MI 48236

ADJOURNMENT:

MOTION by Vitale, seconded by Gilezan to adjourn at 8:19 p.m.

Motion carried by the following vote:

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

NO:

ABSENT:

Respectfully Submitted,

Josie Modrack
Administrative Assistant to the Building Official

7A

MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

DATE: March 30, 2021
TO: Planning Commission
FROM: Gene Tutag, Building Official GT
SUBJECT: 20861 Mack Avenue, Starbucks, Sign Variance Requests

LaVanway Sign Company submitted permit applications for three (3) wall signs to be installed at the proposed Starbucks, located at 20861 Mack Avenue. The attached plans indicate "Sign A, elevation 1" is proposed to be on the Mack Avenue or front elevation, "Sign B, elevation 2" is proposed to be on the Hollywood or south elevation, and "Sign B, elevation 3" is proposed to be on the rear or west elevation.

The signs have been reviewed for compliance with Chapter 32 of the Grosse Pointe Woods City Code. The applications have been denied as the proposed signs are not in compliance with Chapter 32 for the following reasons:

1. **Section 32-17 Combination of signs:**

(a) *"A building shall be limited to a maximum of two signs from the following classifications: 1. Wall sign, 2. Ground and pole sign, 3. Pylon sign."*

Three wall signs are proposed.

2. **Sec. 32-6. - Internally illuminated signs:** *"All internally illuminated signs shall be constructed so as to produce or emit a subdued lighting effect. Backlighted individual letters are permitted. Interior illuminated signs shall be constructed so that the background face of such sign is opaque or nearly opaque so as to allow the illumination of only letters, numbers, or logos on the display surface so that minimal light passes through the background."*

The 2 proposed logo signs (Signs B2 and B3) are internally illuminated with the light passing thru the entire display surface.

3. **Sec. 32-13. - Wall signs.**

(f) *"Wall signs upon the sides of buildings shall not exceed three feet in height or 12 square feet in size."*

The proposed sign on the south or side of the building is 4 feet in height and is 12.5 square feet in area.

(g) *"Wall signs upon the rear of buildings shall not exceed three feet in height or nine square feet in size."*

The proposed sign on the west or rear of the building is 4 feet in height and 12.5 square feet in area.

The applicant, LaVanway Sign Company is appealing the denial. Section 32-32 of the City's Ordinance states that the Planning Commission first reviews the appeal, providing a recommendation to the City Council based on the fact that the exception is in the best interest of the City.

Sec. 32-32. Appeal of denial of permit. *“Any party who has been refused a sign permit after review by the building official or planning commission for a proposed installation or has been notified by the city to remove an existing sign may file a claim of appeal with the city clerk. Such claim of appeal shall be accompanied by an appeal fee as currently established or as hereafter adopted by resolution of the city council from time to time or a fee structure designated by the administration and approved by the city council by resolution, payable to the general fund of the city. The city council may grant such appeal and allow an exception to the provisions of this chapter upon a finding that such an exception would be in the best interests of the city and not against the spirit and intent of this chapter. If the building official denies a sign permit, or if a variance is requested, the appeal or variance request will first be reviewed by the planning commission, which will provide a recommendation to the city council.”*

Recommendation:

Substantial variances are required to allow the installation of the proposed signs. These sign applications are the first for this strip center that is under construction, granting any of the variances would be precedent setting for future tenants of this development.

It is recommended that the planning commission provide a recommendation to the city council that the requested variances be denied with the following findings:

1. There is nothing unique or unusual that would prevent the petitioner from installing signs that comply with the ordinance.
2. A hardship of any kind does not appear to exist.
3. The request as presented is not within the spirit and intent of the Ordinance or in the best interest of the city.
4. The grant of the variances would be precedent setting for future tenants of this development.

CK
attached

7 B₁

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

RECEIVED

DEC 17 2020

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Kolleen Farah, MHB Companies, LLC

Property Owner Name: ^{Frank Arcori} Verus Development Group. Date: 12/14/2020
GP Woods Address: 20861 MACK AVE. e-mail: FARCORI@VERUSDG.COM
Work#: (855) 668-3787 Home/Cell#:

Contractor/Applicant Name: LaVanway Sign Co (For Hilton Displays → For Starbucks)
Telephone # 248-356-1600 Fax # 248-356-1614 Mobile/Cell #
Contractor Address: 22124 TELEGRAPH RD. SOUTHFIELD, MI 48033
MI Builder's License #: 5306243 MI Driver's License #: L 150 488 474 599
e-mail address: Larry@LAVANWAYSIGNS.COM

SPECIFY NATURE OF PROPOSED WORK:

After the property and building is renovated, LaVanway Sign Co will install quantity (2) 48"x48" circular 'Starbucks Siren Logos' onto building exterior, and quantity (1) 20" tall channel letters on a raceway. All 3 signs are to be internally illuminated with white LEDs.

Value of Construction \$16,000 Approximately. ≈ \$12-13K signs + \$3,000 installation w/ permits.

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: Larry K. LaVanway, Jr.
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY

Approved: _____ Denied: X Zoning Board of Approval Required # _____ (\$250)
Inspector: _____ Date: _____

32-6 illumination
32-13(F) E(g)



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397
BUILDING DEPARTMENT
Phone 313.343.2426/Fax 313.343.5667

RECEIVED

DEC 17 2020

CITY OF GROSSE PTE. WOODS
BUILDING DEPT

ELECTRICAL PERMIT

GPW LOCATION: 20861 Mack Ave. OWNER V.P.G. LLC Versus Development Group PHONE # 855-668-3787
CONTRACTOR LaVarway Sign Co. Inc. PHONE/FAX # 248-356-1600 CELL #: _____
ADDRESS 22124 Telegraph Rd. EMAIL Larry @ LAVANWAYSIGNS.COM
Southfield, MI 48033
REMARKS Electrical Permit for Qty: 3 Separate internally illuminated exterior wall signs.

DESCRIPTION	PRICE PER UNIT	NO. OF UNITS	TOTAL	DESCRIPTION	PRICE PER UNIT	NO. OF UNITS	TOTAL
BASE FEE			<u>\$75</u>				
CIRCUITS				MOTORS			
1 st Circuit	\$15			1/4 to 10 hp/ea..	\$15		
Each Additional Circuit	6			11 hp to 30 hp/ea.	20		
Rough Inspection	25			31 hp to 50 hp/ea.	30		
FIXTURES				AIR CONDITIONING			
1 ST 25 Fixtures or Lamps	20			Interruptible	20		
Each additional 25	10			Residential	45		
				Comm. up to 5 ton	25		
SERVICES				Over 5 ton	45		
Up to 100 amps	25						
101 to 500 amps	30			FIRE ALARM SYSTEMS			
Over 500 amps	50			1 st Heat or Smoke Det.	15		
Sub panels	25			Each Add. Detector	6		
Replace service entrance	15			1 st Device or Pull	15		
				Each Additional	6		
SIGN CIRCUITS				FEEDERS			
1 ST Circuit-Connection	25	<u>3</u>	<u>75.00</u>	Bus ducts, wireways			
Each additional circuit (same sign)	5			or conduits 1 st 100 ft.	20		
				Each additional 100 ft	10		
APPLIANCE WIRING							
Furnace Circuit	15			Underground Inspect.	35		
Garbage Disposal, Range, Oven,	10						
Water Heater, Dishwasher	10			Re-Inspection Fee	50		
SWIMMING POOLS							
Above, In-Ground or Hot Tub	30			Hourly Rate	40		
Title VII/Property Maintenance	50						
				TOTAL PERMIT			

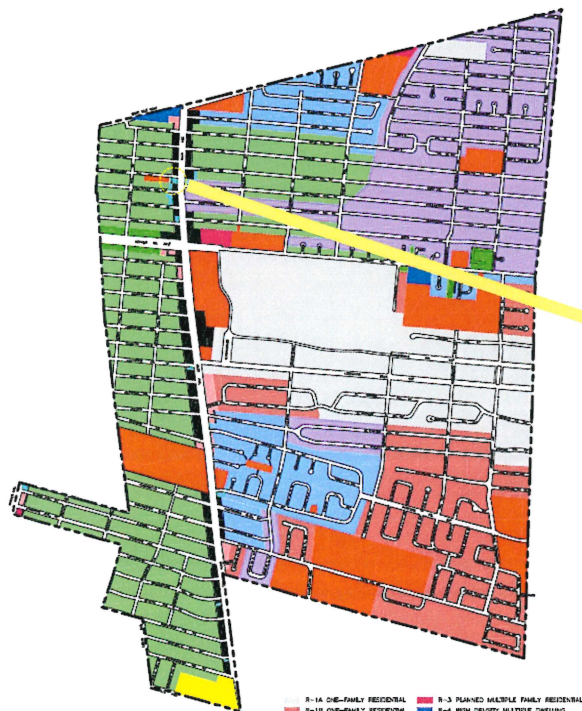
7B3

STARBUCKS COFFEE #64759

Mack Ave. & Hollywood Ave.

20861 Mack Ave.

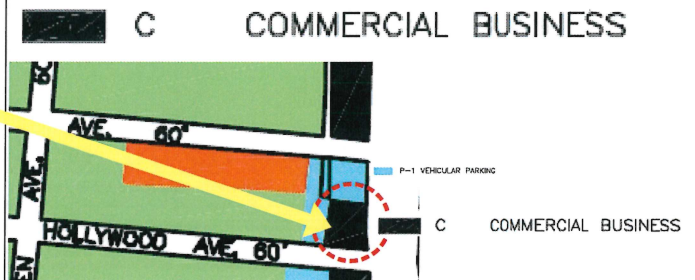
Grosse Pointe Woods MI 48236



R-1A ONE-FAMILY RESIDENTIAL
 R-1B ONE-FAMILY RESIDENTIAL
 R-1C ONE-FAMILY RESIDENTIAL
 R-1D ONE-FAMILY RESIDENTIAL
 R-1E ONE-FAMILY RESIDENTIAL
 R-2 TWO-FAMILY RESIDENTIAL
 C COMMERCIAL BUSINESS
 CP CONVENIENCE FACILITIES
 R-3 PLANNED MULTIPLE FAMILY RESIDENTIAL
 R-4 HIGH DENSITY MULTIPLE RESIDENTIAL
 R-5 RESTRICTED OFFICE
 D-1 HIGH INTENSITY CITY CENTER
 P-1 VEHICULAR PARKING

NOTE: SEE CITY MAP AND A REARDED LOT MAPS
 FOR ZONING DISTRICTS
 APPROVED BY PLANNING COMMISSION: NOVEMBER 22, 1993
 APPROVED BY CITY COUNCIL: FEBRUARY 25, 1994
 REVISION: MAY 15, 1999
 REVISION: APRIL 1, 2002
 REVISION: JANUARY 1, 2002

ZONING DISTRICT MAP
GROSSE POINTE WOODS MICHIGAN



~~HILTON~~DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

A Quality Name Since 1929

LAVANWAY

SIGN COMPANY, INC.

22124 Telegraph Rd. Southfield, MI 48034
Phone # 248.356.1600 Fax # 248.356.1694



20-52750

From: Josephine Modrack <jmodrack@gpwmi.us>
Sent: Monday, January 4, 2021 10:17 AM
To: larry@lavanwaysigns.com
Cc: Marguerite Kelpin <mkelpin@gpwmi.us>
Subject: Sign Application for 20861 Mack Avenue (for Hilton Displays for Starbucks)

Good Morning,

The sign permit application for the address 20861 Mack Ave was denied by our building official for the following reasons: it is not in compliance with these sections of our Ordinance:

32-6 Illumination,
32-13 (F) & (G),
and **32-17 (a)** (max number of signs is 2, 3 signs are shown)

I have attached our sign ordinance in this e-mail but the full version is available on our website gpwmi.us

Take care,

Josie Modrack

Confidential Administrative Assistant

Building Department

City of Grosse Pointe Woods

20025 Mack Avenue

Grosse Pointe Woods, MI 48236

Phone (313) 343-2426 Ext. 230

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

Address of Property: 20861 Mack Ave. Grosse Pointe Woods, MI 48236
(SouthEast corner of Mack and Hollywood)
Zoned: C- Commercial

TO THE ZONING BOARD OF APPEALS

(We) LaVanway Sign Company, of 22124 Telegraph Rd. Southfield, MI 48033, Sign SubContractor for Hilton Displays, Hereby appeal to the Zoning Board of Appeals for a Sign Variance for Starbucks Wall Signs:

Appellant/LaVanway Sign Co. appeal:

There are usually unique characteristics when dealing with a Corner lot property such as this commercial property on the SouthEast corner of Mack Ave and Hollywood Ave. The other tenants in this same strip of addresses only have 2 potential areas where signs could be placed if you aren't on the corner, and this tends to be the case in a lot Commercial Zoned properties.

FRONT SIGN: SOUTHEAST ELEVATION, facing Mack Avenue

"Wall signs upon building fronts containing up to 40 feet of building frontage shall not exceed three feet in height or a maximum of 30 square feet in size. The proposed 20" vertical x 193.25" STARBUCKS channel letters with a total of 26.84 square feet overall falls within ordinance. A variance would appear to not be needed for this sign Labeled as "A" on the site plan and accompanying documents because it falls within ordinance. The proposed sign is also within ordinance for illumination. **32-6 Illumination Sec. 32-6. Internally illuminated signs.**

All internally illuminated signs shall be constructed so as to produce or emit a subdued lighting effect. Backlight individual letters are permitted. Interior illuminated signs shall be constructed so that the background face of such sign is opaque or nearly opaque so as to allow the illumination of only letters, numbers, or logos on the display surface so that minimal light passes through the background.

The ordinance states that "*Backlight individual letters are permitted*" and "*to allow the illumination of only letters*" The proposed internally illuminated set of channel letters are to be fabricated as **individual** channel letters where **ONLY the individual acrylic faces of the letters will be internally illuminated**. No proposed signs are "Halo-Lit". No variance appears to be needed for this sign for either size purposes or illumination purposes.

SIDE SIDE: SOUTHWEST ELEVATION, facing Hollywood Avenue.

The frontage created by being on this corner lot provides an extremely large area along the Hollywood Ave elevation, and we propose installing a 48"x48" circle Starbucks Siren Logo -internally illuminated wall sign onto the upper right hand portion of this long wall. With the area of a circle being $A=\pi r^2$ The sign surface area of this proposed sign equals 12.56 Square Feet. Ordinance states: **32-13 Wall signs. (f) Wall signs upon the sides of buildings shall not exceed three feet in height or 12 square feet in size.**

Therefore we are requesting that a sign variance be granted to allow this 48" vertical (and Diameter) circular sign equaling 12.56 square feet, which is approximately Half of a Square foot larger than code dictates for Sign on the sides of buildings. **32-6 Illumination Sec. 32-6. Internally illuminated signs.**

The proposed circular Starbucks Siren logo sign(s) are to be internally illuminated with LEDs. The ordinance dictates illuminated signs to be '*constructed so that the background face of such sign is opaque or nearly opaque so as to allow the illumination of only letters, numbers, or logos on the display surface so that minimal light passes through the background*'. There is no background to this particular sign, as **it is purely just a Logo**, and **only the logo is being backlit**. There is no halo lighting, and therefore the illumination proposed falls within ordinance and spirit of the chapter.

REAR SIGN: NORTHWEST ELEVATION, facing opposite of Mack Ave, which faces their commercial parking lot.

The last sign proposed is a same sized 48"x48" circle internally illuminated Logo Sign, and would be placed on the NorthWest Elevation which is considered as the "rear of the building". Ordinance states that "*signs upon the rear of buildings shall not exceed three feet in height or nine square feet in size.*" The proposed sign is 48"x48" Circle -with a total overall area ($A=\pi r^2=\pi 24^2 \approx 1809.56$) of 12.56 Square Feet.

For this Rear sign: We first are requesting a Sign Quantity variance to **32-17(a)** to allow this 3rd sign to go onto the 3rd frontage of this corner lot. Second: A **size variance is requested** to allow the sign to be 48" in vertical

height with a total of 12.56 square feet overall for this proposed Rear sign. The sign is to be internally illuminated, has no background like the other circle sign as **it is purely just a Logo, and only the logo is being backlit**. There is no halo lighting, and therefore the illumination proposed falls within ordinance.

All indications point to All of the proposed signage illumination does meet current ordinance statutes so no Illumination variances would need granted unless we are told otherwise.

The plight of the petitioner is due to unique circumstances of the property and is not self-created. If we were not petitioning for a variance for a 3rd sign which would be installed on the 3rd frontage by being on a Corner property, then any reasonable *next entity* that would occupy the space would face the same circumstances of the property having a 3rd frontage instead of just 2 like surrounding Commercial lots.

The spirit of the sign ordinance is being observed, public safety and welfare are secured seeing that these variances do not impose any safety risk to the public, and substantial justice will be done for the community as well as other petitioners in the same or similar corner lot circumstance.

Per the ordinance, letter for letter, this site would be allowed a maximum of 42 Square Feet of Signage among 2 signs. (30 sq ft for Front, and 12 Sq. Feet for Side). Our total requested site signage comes to an aggregate total of 51.92 Square feet. (26.8 + 12.56 + 12.56)

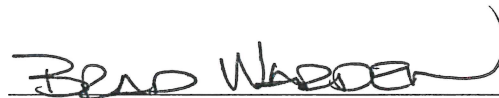
The Front sign @ 26.8 Square Feet falls within all code/ordinances and does not need a variance. Due to the physical layout and logistics of being a Corner Lot, we are requesting a size variance for 0.56 Square Feet size variance for the Side sign, and to allow a 3rd sign upon the Rear @ 12.56 Square Feet.



Signature of Appellant

Sign Contractor

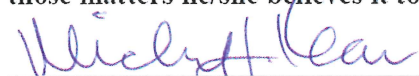
Relationship to Owner



Vice President of LaVanway Sign Co., Inc.
22124 Telegraph Rd.
Southfield, MI 48033
(248) 356-1600

STATE OF MICHIGAN
OAKLAND COUNTY

On this 17th day of March, 20 21, before me personally appeared the above named person, who being duly sworn, says that he/she has read the foregoing application for the Zoning Board of Appeals, by he/she signed, and knows the contents thereof, and that the same is true of his/her own knowledge, except as to the matters stated herein to be upon information and belief, and as to those matters he/she believes it to be true.



Notary Public

Oakland

County

April 24, 2025

My Commission Expires

MICHAEL J. KEAN
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Apr 24, 2025
ACTING IN COUNTY OF Oakland

7B4

RECEIVED

MAR 18 2021

CITY OF GROSSE PTE. WOODS
BUILDING DEPT

STARBUCKS COFFEE #64759
Mack Ave. & Hollywood Ave.
20861-20879 Mack Ave.
Grosse Pointe Woods MI 48236



20-52750

~~HILTON~~DISPLAYS

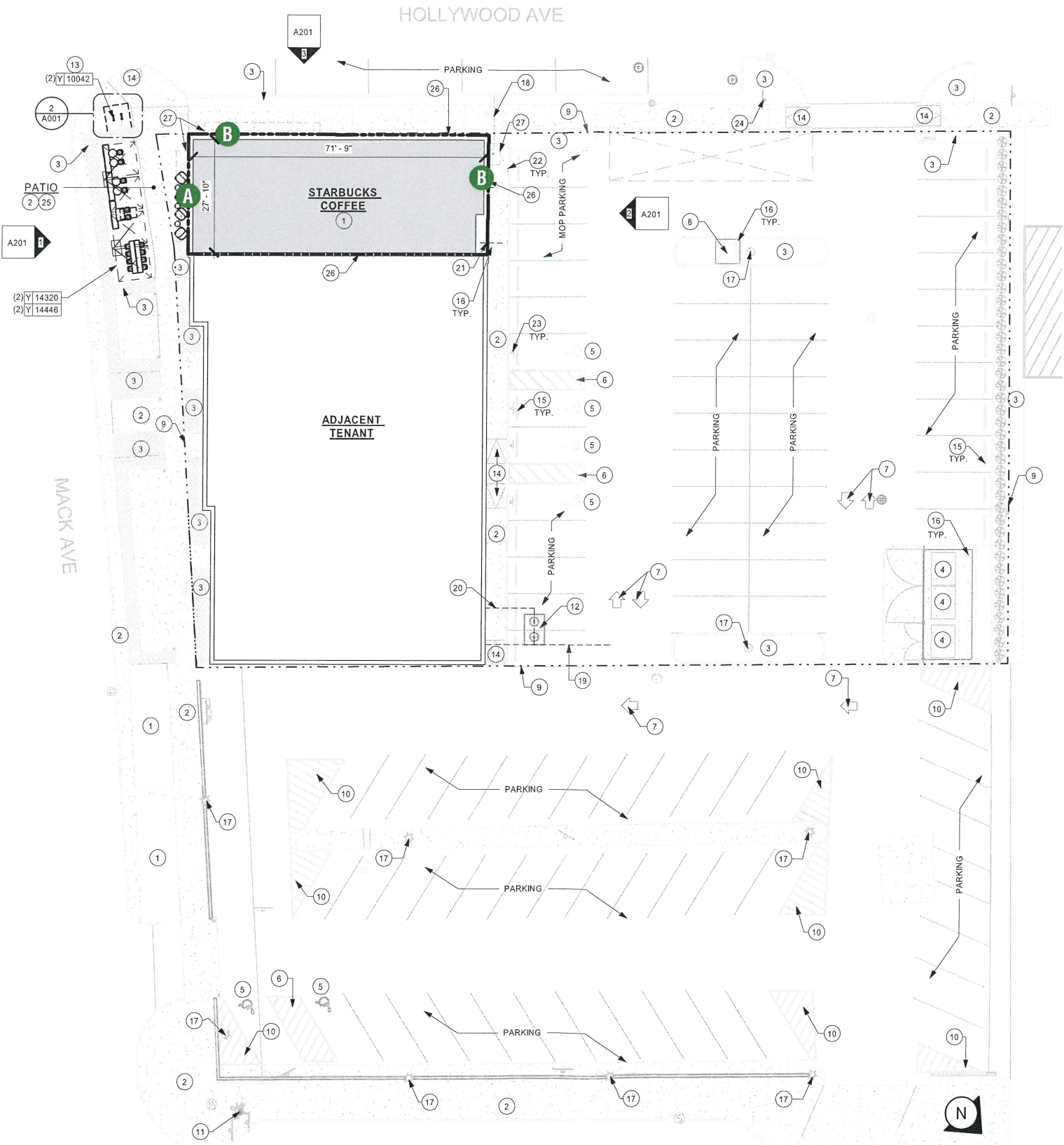
125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

SITE PLAN

- A 20" CHANNEL LETTERS
- B 48" SIREN



COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

Scale: 1/32" = 1'-0" (11x17)

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QID 20-52750

JOB NAME

Starbucks 64759

LOCATION

Mack Ave. & Hollywood Ave.
20861-20879 Mack Ave.
Grosse Pointe Woods MI 48236

CUSTOMER CONTACT

SALESMAN / PM

David Rodatz

DESIGNER

Glenn Miller

DWG. DATE

11-11-20

REV. DATE / REVISION

3-17-21 CH

SCALE

As Noted

FILE

2020/Starbucks/
Grosse Pointe Woods MI/20-52750/
SB Grosse Pointe Woods MI 20-52750

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

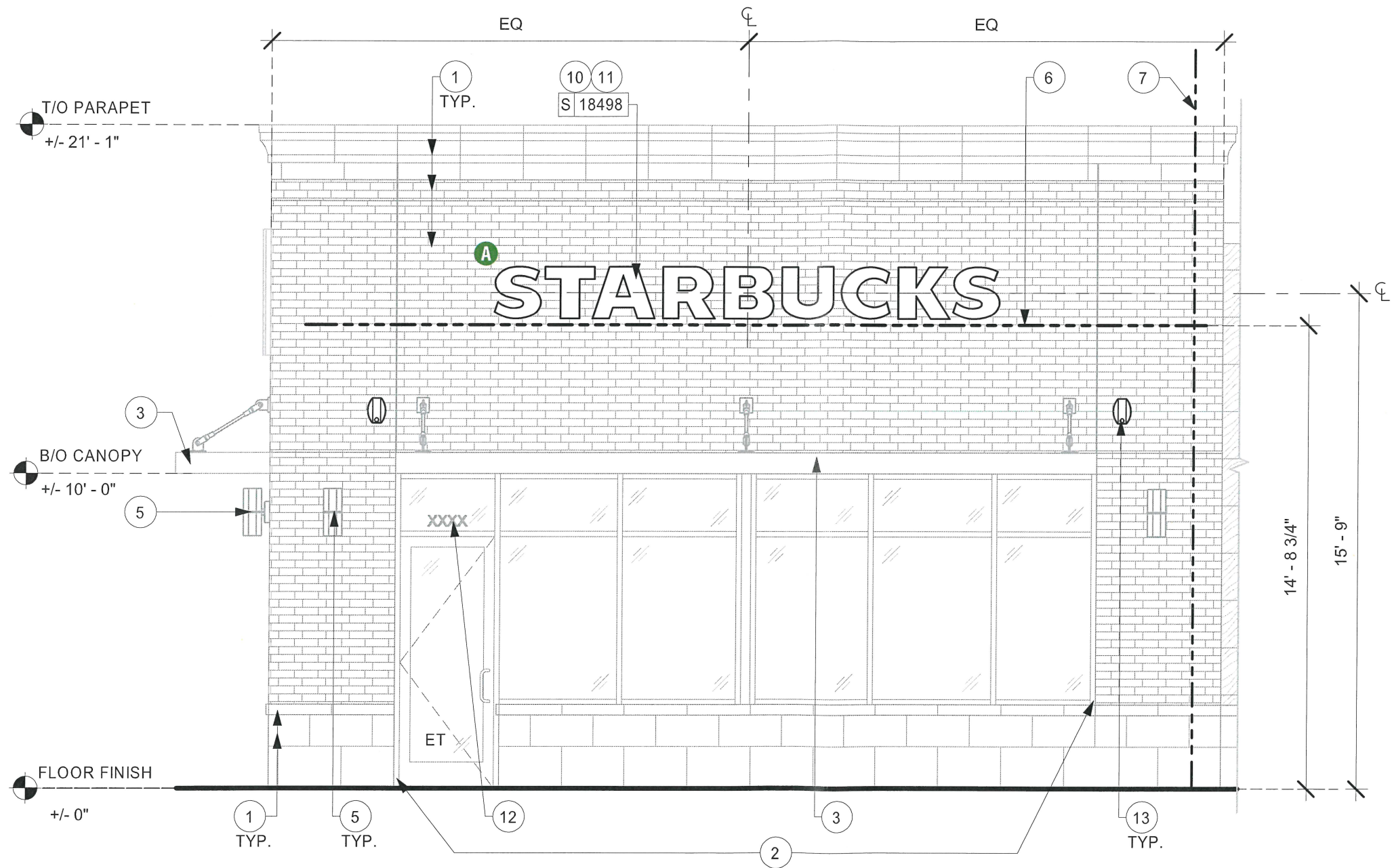
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Underwriters Laboratories Inc.

DRY
DAMP
WET

ELEVATION

- A 20" CHANNEL LETTERS
- B 48" SIREN



1 SOUTHEAST ELEVATION
Scale: 1/4" = 1'-0"

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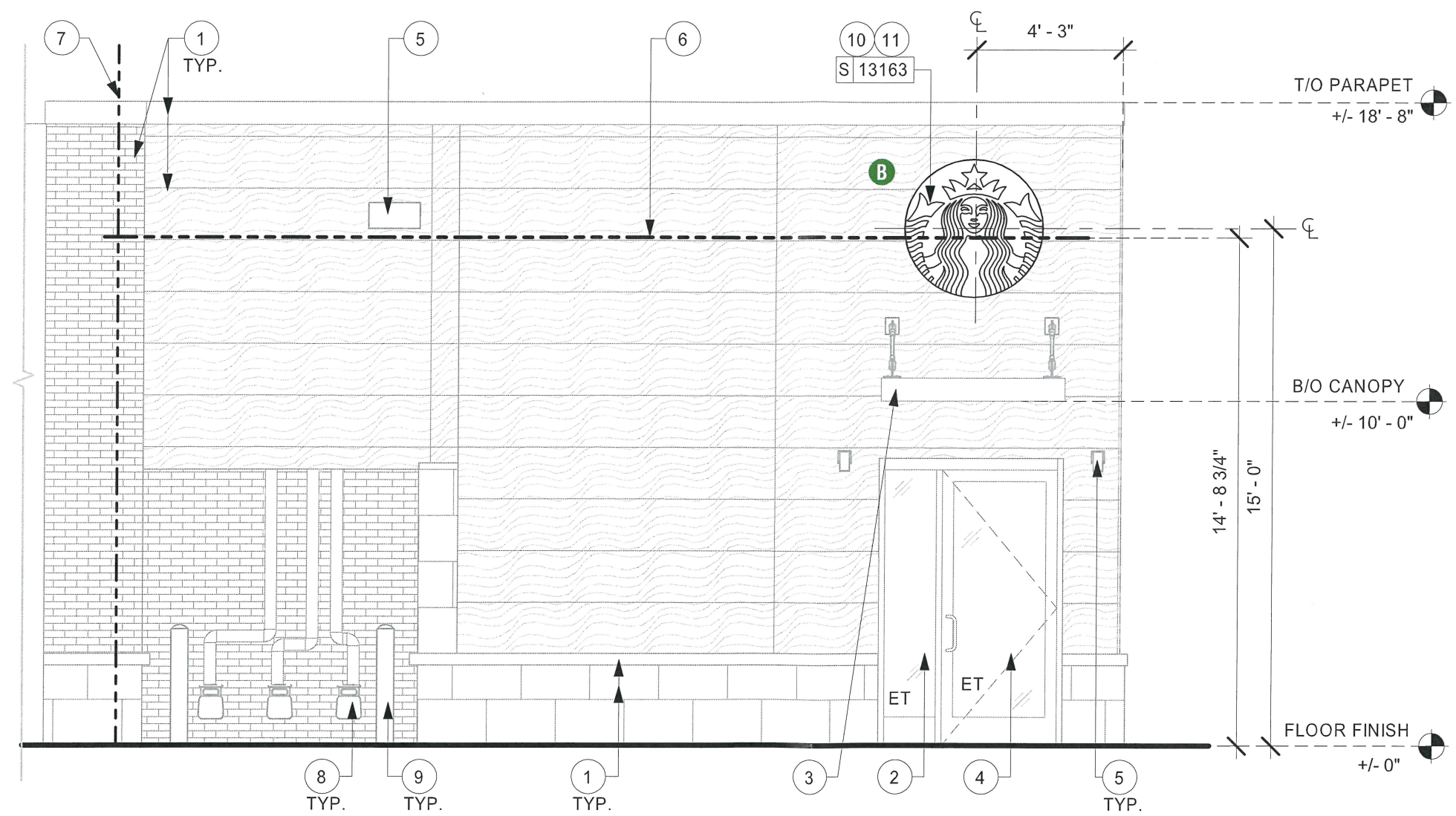
EST:	CLIENT:
SLS/PM:	LANDLORD:

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ELEVATION

- A 20" CHANNEL LETTERS
- B 48" SIREN



2 NORTHWEST ELEVATION
Scale: 1/4" = 1'-0"

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 Underwriters Laboratories Inc. 

A 20" CHANNEL LETTERS

B 48" SIREN



 Underwriters Laboratories Inc.

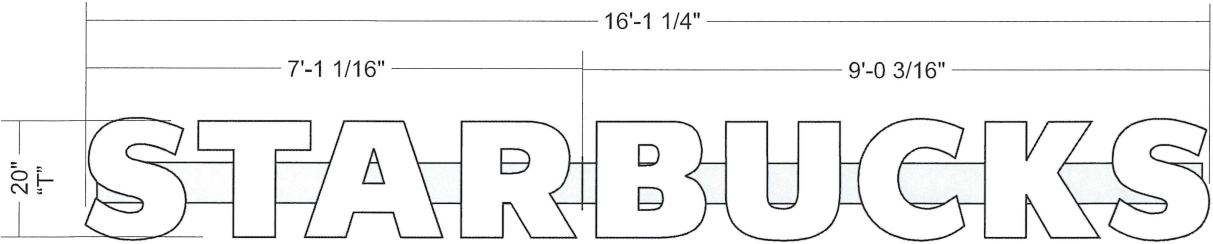
DRY	
DAMP	
WET	X

20” CHANNEL LETTERS - 2x7 RACEWAY

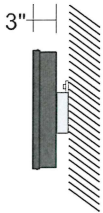
SBC-S12810-RW27-SB-W-SL

QTY. 1

A



1 Front View
Scale: 3/8" = 1'-0" (11x17)

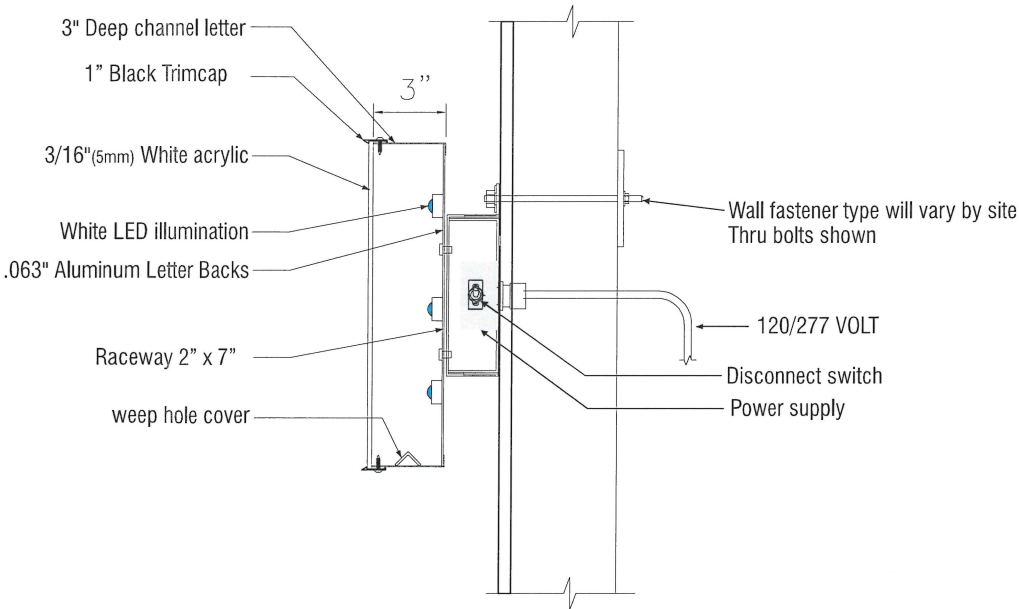


2 Side View

Note: Max lengths of raceways to be no more than 10 ft. in length for shipping

SPECIFICATIONS

- A Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finish Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B Faces to be 3/16” White acrylic with 1” Black trimcap
- C Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's.
- D Letters to be installed on Raceway. Paint color of Raceway to be determined by site.



MOUNTING AND LETTER DETAIL(TYP)
SCALE: NTS

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

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QID 20-52750

JOB NAME

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Grosse Pointe Woods MI 48236

CUSTOMER CONTACT

SALESMAN / PM

David Rodatz

DESIGNER

Glenn Miller

DWG. DATE

11-11-20

REV. DATE / REVISION

3-17-21 CH

SCALE

As Noted

FILE

2020/Starbucks/
Grosse Pointe Woods MI/20-52750/
SB Grosse Pointe Woods MI 20-52750

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48" ILLUMINATED SIREN

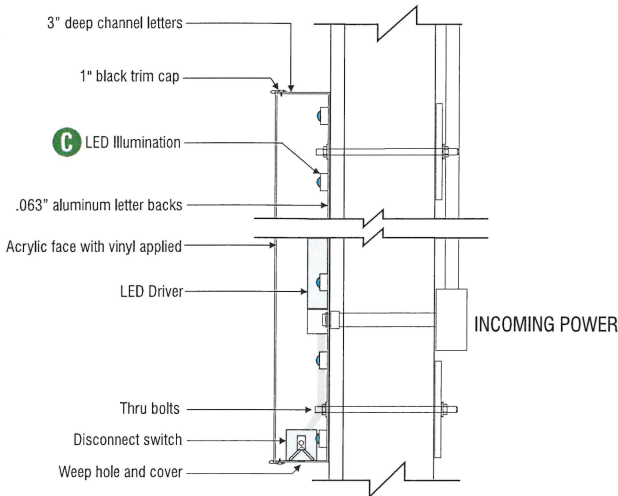
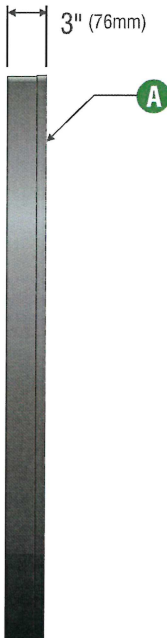
Qty. 2 SBC-S13163-SL

B

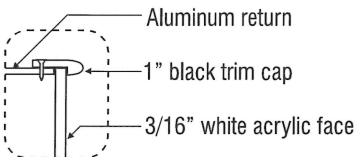


1 Front View
Scale: 3/4" = 1'-0" (11X17 Paper)

2 Side view



3 Disk Section View Typ.



4 Enlarged Detail

SPECIFICATIONS:

- A Single faced internally illuminated wall mount logo disk. Cabinet to be 3" deep, fabricated aluminum returns and back. Paint cabinet black. Faces to be 3/16" white Plex with 1" black trimcap
- B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C Internally illuminated logo disk with Sloan Prism Enlighten 6500K white LED's

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

wall mount EVOLVED			
Size	Sq.Ft.	Sq.M.	Volts
48" (1219.2mm)	12.56	1.17	120/277

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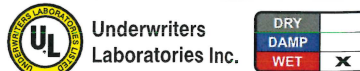
FILE

2020/Starbucks/
Grosse Pointe Woods MI/20-52750/
SB Grosse Pointe Woods MI 20-52750

DESIGN SPECIFICATIONS ACCEPTED BY:

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MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

DATE: April 14, 2021
TO: Planning Commission
FROM: Gene Tutag, Building Official
SUBJECT: 20779 Mack Ave Façade Renovation (Lou's Pet Shop)

Plans have been submitted for a proposed façade renovation at Lou's Pet Shop, 20779 Mack Avenue. The scope of the project will involve the removal of an existing mansard roof with asphalt shingles and the installation of a new black metal façade in its place. A new entry door and south window will also be replaced. No other changes are proposed to the building's exterior. This application is considered a façade alteration and is regulated by the following sections of the Ordinance.

1. Section 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.*

2. Section 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.*
- b. Repair or maintenance.** *The following repairs or maintenance to the exterior appearance of any building or structure are examples of changes not requiring planning commission review if complaint with other provisions of this Code including the design standards ordinance and approved colors:*
 - 1. Replacement of windows or doors*
 - 2. Painting or repainting of building exterior.*
 - 3. Repaving or repairs of driveways, sidewalks or parking lots.*
 - 4. Repair or replacement of damaged or worn building elements.*
 - 5. Signs in compliance with chapter 32.*
 - 6. Awnings or canopies in compliance with chapter 32.*
 - 7. Replacement or addition of gutters or downspouts*
 - 8. Emergency repairs or replacement requiring immediate attention.*
 - 9. Exterior building lighting fixtures*
 - 10. Re-shingling or replacement of mansard roof covering or other roof covering.*

As stated above, the proposed façade shall contain colors, design elements, and materials consistent with a colonial design theme. The proposed façade improvements as submitted contain none of the required colonial elements, however neither does the existing mansard roof or the building itself. Colonial buildings typically had hip, gambrel, shed or gable roofs, never a mansard.

The existing building is on the west side of Mack between Anita and Hawthorne. Woods Fine Wine is adjacent the site to the north, and a City owned parking lot is located directly south of the subject property. The previous use of the building was Lochmoor Hardware.

The proposed design and use of black horizontal corrugated metal panels has more of a contemporary or urban feel to it, however the proposed façade change is an improvement compared to the dated design that exists, and will give not only the building a much needed refresh, but Mack Avenue as well.

The applicant could install the horizontal panels as a recover on the existing mansard without approval of the Planning Commission.

The existing building is not colonial themed and does not have any of the colonial design elements mentioned in the ordinance. The proposed design would work if awnings like the one shown in the attached sample photo or ones similar to that shown in the attached photo labeled “Example of Awning Material” were incorporated into the façade over the existing door and windows. Also by varying the height of the parapet line the proposed some articulation of the parapet may be combined into the design to encourage the individually of this store front.

Lou’s Pet Shop has been a part of the community since 1970, even though the design of the proposed façade change is not within the city’s parameters, the proposed façade improvement provides a much needed update to the building and will clean up the building’s existing dated mansard roof.

We recommend the approval of the façade change, with any modifications required by the Planning Commission.

Because the proposal does not comply with Section 50-373 of the ordinance, a variance from the Zoning Board of Appeals would be required for the project to proceed.

8A1

Lou's Pet Shop – 20779 Mack Ave – April 14, 2021





**EXAMPLE OF AWNING MATERIAL SIMILAR TO FAÇADE CHANGE PROPOSAL,
LOU'S PET SHOP, 20779 MACK AVENUE**



8B1

RECEIVED

MAR 25 2021

CITY OF GROSSE PTE. WOODS
BUILDING DEPT

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: DONALD COOK Date: 3/25/21
GP Woods Address: 20779 MACK AVE. e-mail: DOONIE@LOUSPOTSHOP.COM
Work#: 313-885-1560 Home/Cell#: 586-883-3229

Contractor/Applicant Name: CHRIS REDZINZAK (RED BARN) JOE LIFS HAY (JML CONTRA
Telephone # 313-715-5551 Fax # 586-756-2642 Mobile/Cell # JOE 586-756-4133
Contractor Address: RED BARN: 20315 E. 9 MILE, SCS / JML CONTRACTORS 5649 E. 8 MILE, WARR
MI Builder's License #: PLEASE CALL ABOVE MI Driver's License #: C200 149 441 101
e-mail address: INSTALLATION@JMLSHEETMETAL.COM

SPECIFY NATURE OF PROPOSED WORK:

20779 MACK PROPOSED FACADE REMODEL/UPDATE
SEE ATTACHED PROPOSAL FOLDER FOR DETAILS.

Value of Construction \$ 25,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: 

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____

Date: _____

20779 Mack Ave

Friday, February 12, 2021

8B2

Lous Pet Shop Building Improvement (mezzanine)

20779 Mack Ave. Proposal

- Below is a photo of our current overhang on the building. I'd like to modify the existing overhang and replace it with black u-panel steel running flat against the brick. The pictures are examples of the look I'd like to achieve on just the current structure.
- I've been in contact with Chris from Red Barron and Joe from JML sheetmetal for quotes and would like to start this project before spring.
- Please advise on how to take the first step in getting this project off the ground.
- Below are the contacts for this project.

Chris 313-715-5551

Red Baron 20315 E 9 Mile Rd, St Clair Shores, MI 48080

Demolition/Framing

Joe 586-746-6158

JML Contracting 5649 E 8 Mile Rd, Warren, MI 48091

Installation/Materials

Donnie 586-883-3229 cell

Lous Pet Shop 20779 Mack Ave, Grosse Pointe woods, MI 48236

Probably needs
PC Approval
For structural
Change
Based upon
submitted
CT

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FEB 12 2021

CITY OF GROSSE PTE. WOODS
BUILDING DEPT

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FEB 12 2021

CITY OF GROSSE-LETTRE, WOODS
BUILDING DEPT

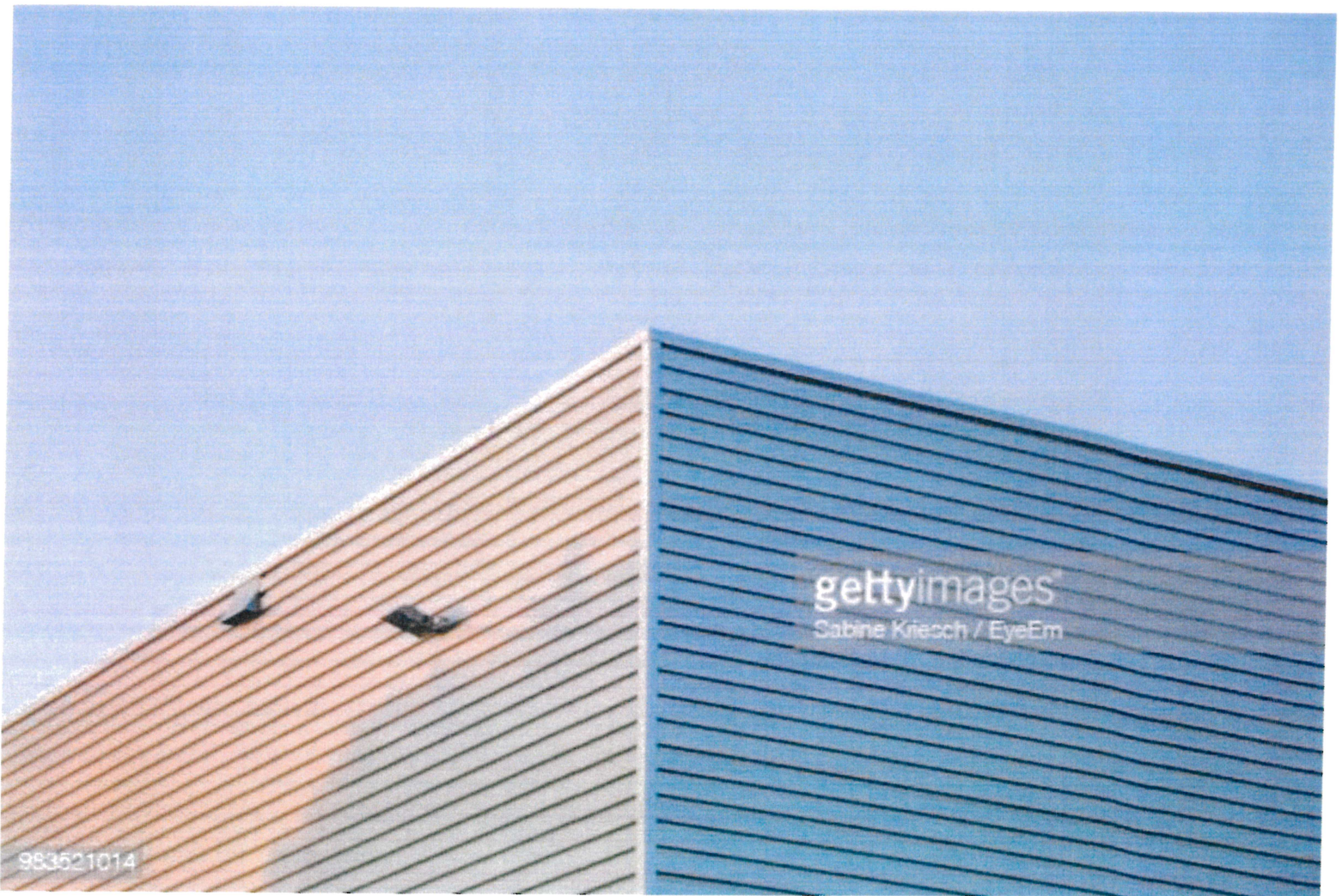
LOU'S
PET SHOP



ORDER LOU'S.com

OPEN

WHOLESALE WINE



RECEIVED

FEB 12 2021

**CITY OF GROSSE PTE. WOODS
BUILDING DEPT**



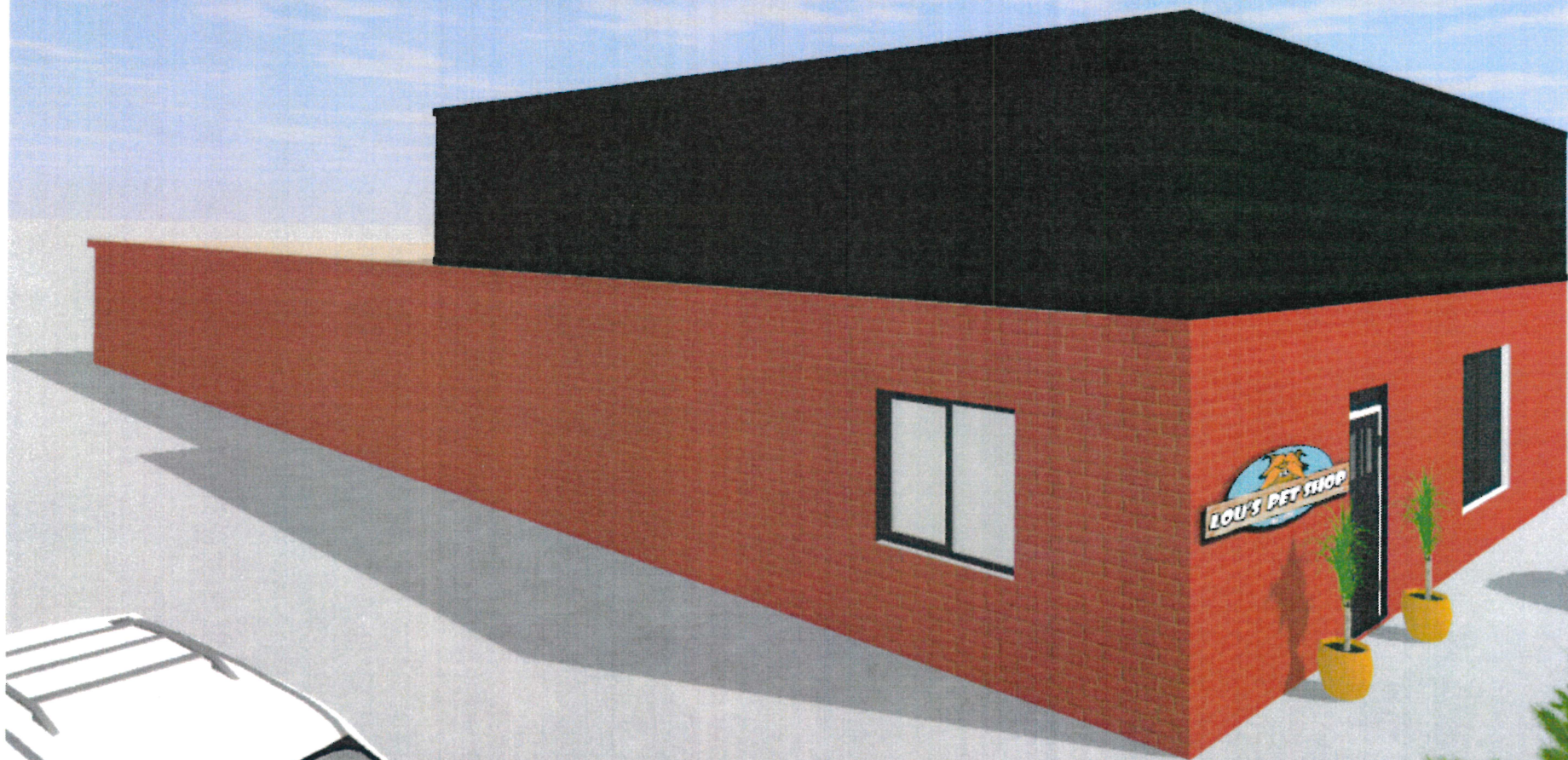
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FEB 12 2021

**CITY OF GROSSE PTE. WOODS
BUILDING DEPT**

Proposed Facade Renovation:
Lou's Pet Shop Inc. 20779 Mack Avenue

8B3



Thursday, March 25, 2021

Proposed Facade Update: 20779 Mack Avenue (Lou's Pet Shop inc.)

Site Plan

Phase 1 Demolition/Framing: Red Baron 20315 E 9 Mile Rd, St Clair Shores, MI 48080

- Removal of existing shingles and material down to framing.
- Removal of existing signage.
- Reframe existing structure to remove all pitch and angles.
- Prepare Facade for sheet metal and trim.
-

Phase 2 Installation/Materials: JML Contracting 5649 E 8 Mile Rd, Warren, MI 48091

Installation/Materials

AREA: The proposed architectural siding system... see areas below: East elevation: 44 lin. ft X 7'9" high (vertical face) ... approx. 12" top. South elevation: 28 lin. ft X 7'9" high (vertical face) ... approx. 12" top.

- *** additional 55' of coping above brick.***

NOTE: Alterations to existing facade, to create vertical face, will be by Lou's Pet Shop
Membrane roofing, underlayment on vertical face, etc. will be by Lou's Pet Shop **Pricing parameters... (pricing subject to change, depending on field conditions.)**

- SUPPLY & INSTALL: (Entire panel facade system... below)
- 1) 80 lin. ft. of 12" face, brake bent freeze cover, Mechanically fasten as needed. 2) 80 lin. ft. of L-closure & J-channel starter, Mechanically fasten as needed.
3) Approx. 600 sq. ft. of Mega-Rib Corrugated Panels,
- 1 1/2" Depth X 7.2" Pattern X 36" Coverage
Corrugated panel facings.... Exposed fastener system....Run panels horizontally INCLUDE: J-Channels, corners, closures, misc. brake metals, fasteners, sealant, etc.
- 4) 140 lin. ft. of Raised front edging or coping cap, max 24" s.o. (over the new panel wall system)
Include: splice plates, fasteners, sealant, etc.
- Material: 24 ga. color clad steel, standard color, Kynar 500 paint (McElroy)

*Customers will be using rear entrance during this project with protective scaffolding over front entrance for emergency exit use.

Project contact: Donald J. Cook 586-883-3229

J.M.L. CONTRACTING & SALES, INC.

5649 E. EIGHT MILE RD., WARREN, MI

TEL: 586-756-4133 / FAX: 586-756-2642

DETAIL SHOP DRAWING **SUBMITTED FOR YOUR APPROVAL**

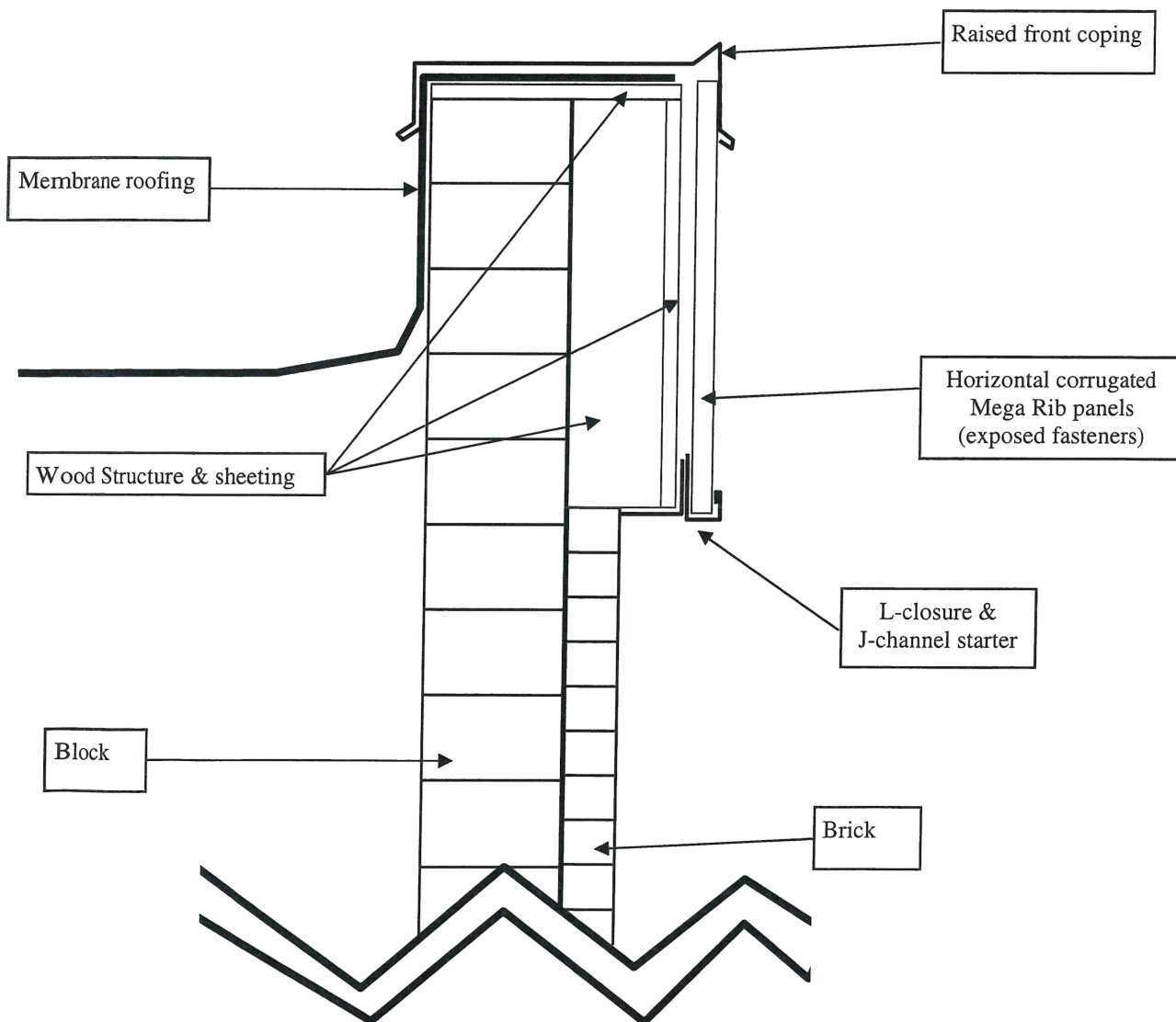
ATTENTION: Donnie Cook Cell 586-883-3229 donnie@louspetshop.com

2-26-2021

Lou's Pet Shop
20779 Mack Ave.
Grosse Pointe Woods, MI 48236

AREA OF CONCERN: Proposed cladding on the exterior of the storefront.

MATERIAL: 24 ga. color clad steel (Kynar 500 paint) COLOR: Standard color (McElroy)



March 10th, 2021

Mr. Donnie Cook
20779 Mack Ave.
Grosse Pointe Woods
Michigan 48236

**RE: Lou's Pet Shop Facade Renovation
Architectural Proposal**

Pursuant to your request for professional services for the proposed facade renovation to the existing store in Grosse Pointe Woods, Michigan, I have prepared the following outline of the scope of services along with the associated costs.

It is our understanding the project shall consist of the removal of the existing mansard roof and the new installation of a new metal flat facade in the same areas in which the existing roof will be removed. The project will also consist of the replacement of the existing entry doors and south window.

No interior work shall be part of this scope of work.

1. Tear-Off Phase:

- Field measure & verify existing conditions of existing exterior facade.
- Upload existing conditions in ACAD.
- Provide plans for review to include:
 - Exterior elevations (East & South Only)

2. Design-Construction

Upon approval, we shall provide construction documents of the proposed renovation to include:

- Partial Floor Plan.
- Exterior Elevations (East & South Only)
- Wall section / Details

3. Mechanical Electrical & Plumbing:

No mechanical / electrical design shall be part of the scope of work. Note: A notation to relocate existing sign circuit shall be added to the drawings.

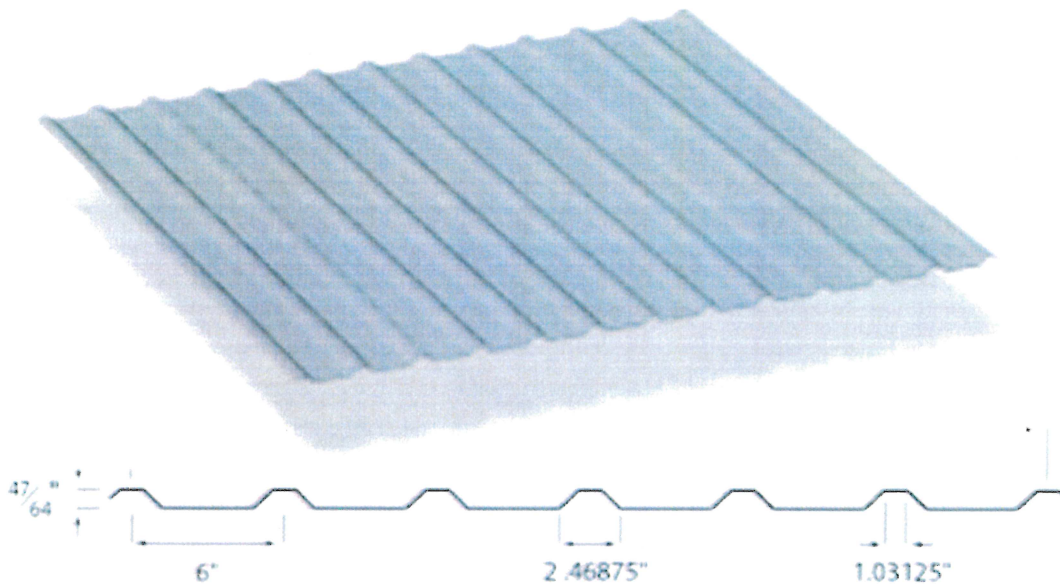
J.M.L. CONTRACTING & SALES

5649 E. Eight Mile Rd, Warren Mi. 48091

Tel. (586) 756-4133/ Fax 756-2642

VISIT US @ jmlsheetmetal.com OR EMAIL jmlsheetmetal@comcast.net

U-PANEL CORRUGATED PANELS



U-PANEL is a low profile (3/4") panel that is well suited for commercial, agricultural and residential applications. Can be installed on as low as a 1:12 pitch if sealant is used on the sidelaps. If not, a 3:12 pitch is recommended.

PANEL DETAILS

- 6" Rib Spacing x 3/4" Depth
- UL580 Class 90 - Uplift Test
- STANDARD FINISH:
- Kynar 500 Color Steel and Galvalume Plus
- SPECIAL ORDER: all other materials
- FRP Transluscent Panels also available (sky lights)

PANEL ACCESSORIES (available at J.M.L. Inc.)

Neoprene & butyl rubber gaskets (top & bottom)

All fasteners (color matched)

Brake metals trims & closures

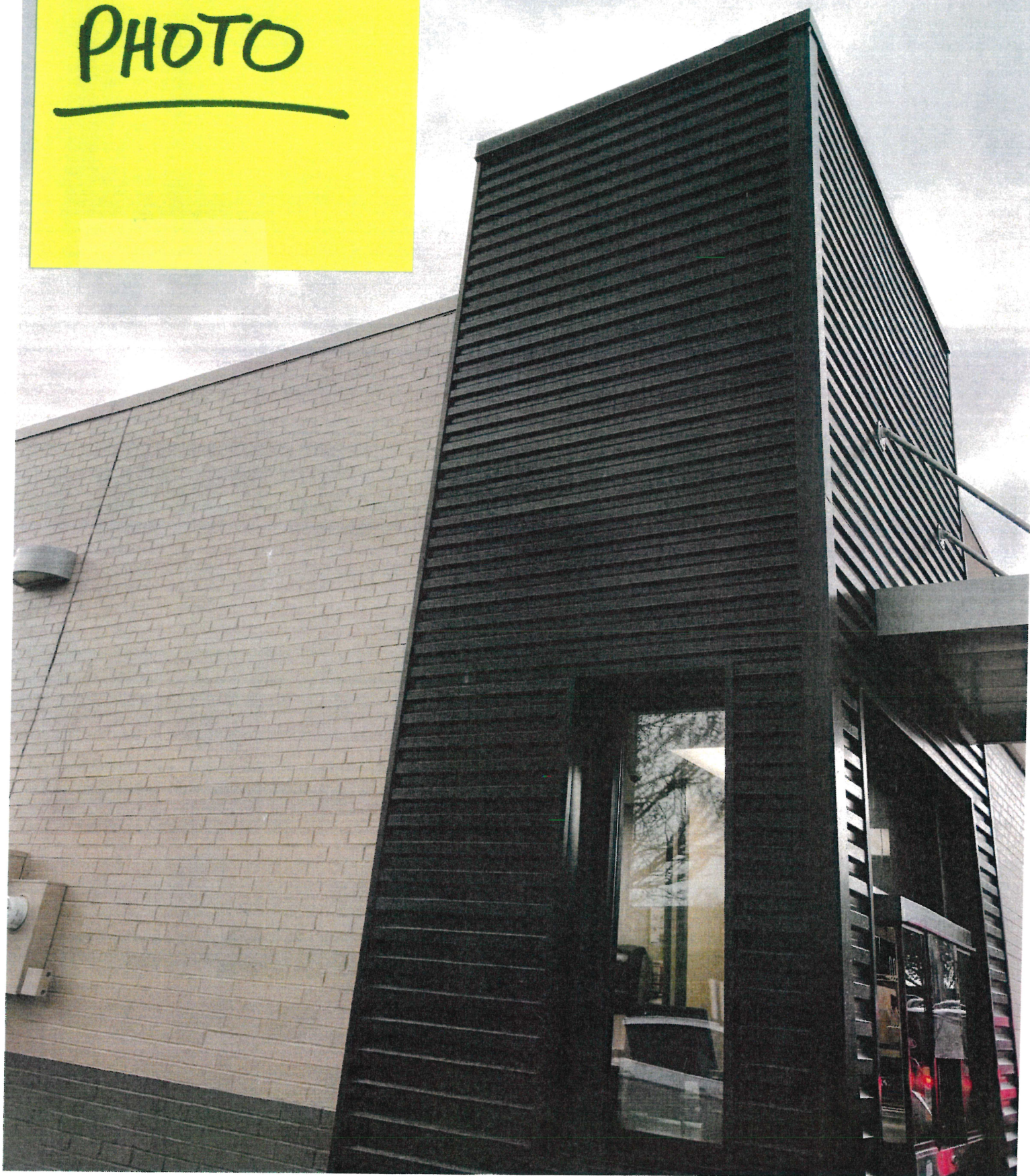
PSK blanket insulation (roof & wall)

SUBSTRUCTURE COMPONENTS:

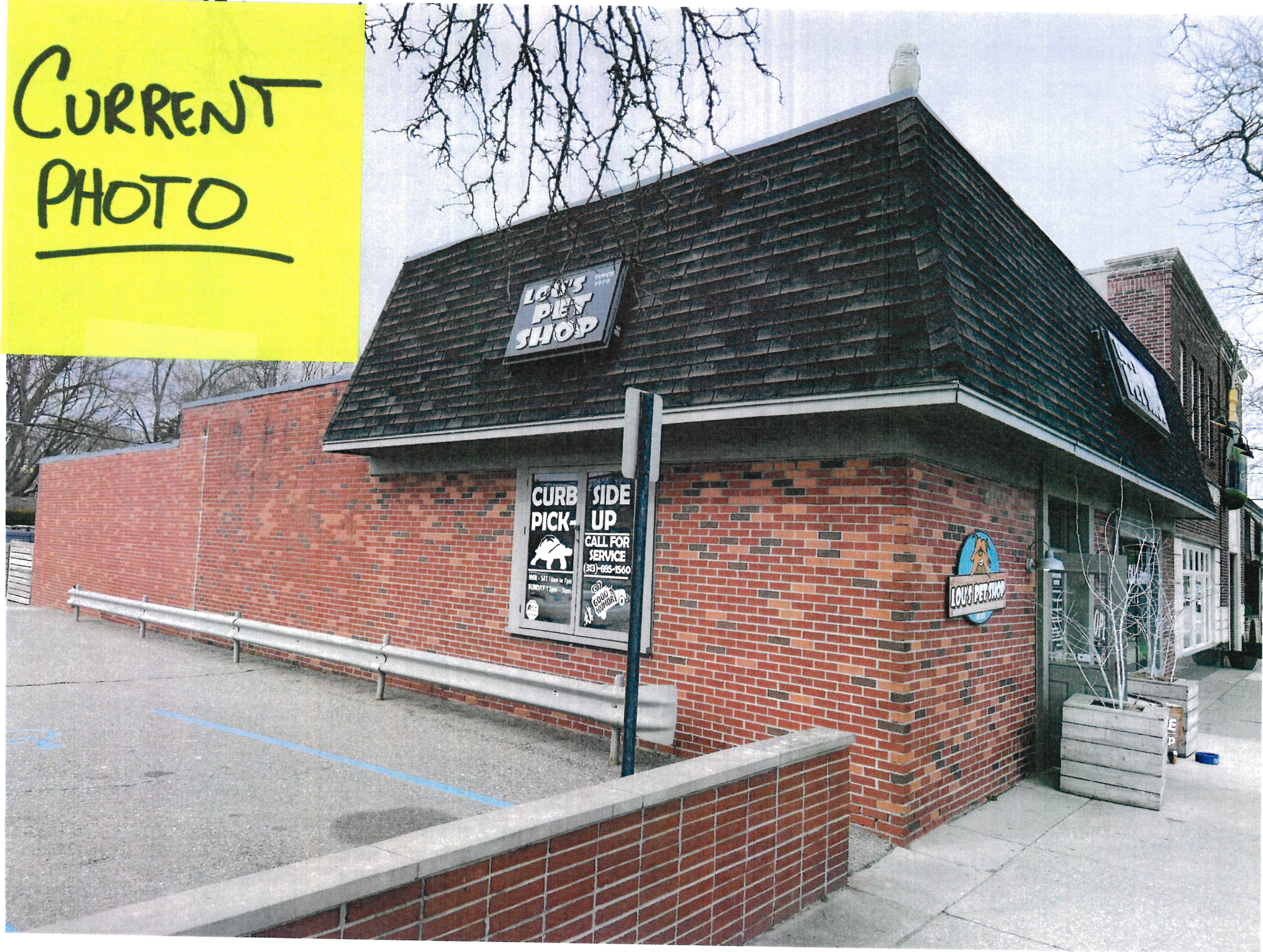
Purlins, Z- channel, Hat channel, L- angle

Available: SHIPPING TO JOB SITE

SAMPLE
PHOTO



CURRENT
PHOTO



Material Sample – 20779 Mack (Lou's Pet Shop)

8B4

