



MCKENNA

January 13, 2026

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Subject: 21800 Marter Road: Special Land Use Review #1
Parcel ID: 001-99-0001-000
Zoning District: CF, Community Facilities

Dear Commissioners,

Stucky Vitale Architects, on behalf of Assumption Greek Church, proposes to construct a 42,075 square foot multi-use facility with an indoor turf field and eight pickleball courts (primarily located in St. Clair Shores) at 21800 Marter Road. In the Community Facilities District, private, noncommercial recreational areas are considered a special land use and require a public hearing with the Planning Commission and final review by the City Council. The proposed use is an accessory use to the principal use and building on the site, Assumption Greek Church.

The subject site is located south of the border of St. Clair Shores, east of Marter Road and west of River Road, and is intersected by the Milk River. The overall project site is highlighted below; the majority of the site is located within St. Clair Shores and has been approved by their Planning Commission and City Council. This project is also dependent on Grosse Pointe's Woods' approval of the special land use and site plan. A rezoning to the CF, Communities Facilities District was approved by City Council in January of 2026.



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
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Recommendation

As a Special Land Use, the Planning Commission may impose reasonable standards to offset negative impacts on surrounding properties based on their findings and comments brought forth during the required public hearing.

Based upon general compliance with the City's Zoning Ordinance, it is recommended that the Special Land Use for a private, noncommercial recreational facility at 21800 Marter Road be recommended to City Council, subject to the following:

1. *As detailed in the corresponding site plan review, additional screening is provided on the southeastern side of the proposed facility with a minimum of eight (8) evergreen trees to obscure view from adjacent residential properties (those across the Milk River).*

This recommendation is based on the following findings:

- A. **Consistency with the Master Plan.** The subject site is designated as "Institutional" on the Future Land Use Map of the 2024 Master Plan. The proposed use aligns with the intended uses of the Institutional designation, which includes existing schools, places of worship, and public buildings situated primarily within residential neighborhoods.
- B. **Compatible Surrounding Land Uses.** The adjacent City of Grosse Pointe Woods Department of Public Works property is not expected to be negatively impacted. Additionally, the proposed development is situated to the east of the existing buildings on site, with minimal visibility from Parkway Drive and Marter Road. To the east, the property is bisected by the Milk River, providing a natural barrier.
- C. **No Disruption to Residential Areas, Parking or Traffic.** The nature of the proposed private facility (indoor turf field and pickleball courts) is relatively low impact, with no anticipated disruption to adjacent residential uses, traffic volumes, or parking availability. The proposed use is consistent with the character and intensity of the existing religious institution on site.
- D. **Compliance with Zoning Ordinance Intent.** The proposed recreational use is consistent with the intent of the CF, Community Facilities District to provide recreational opportunities.

If you have further questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Special Land Use Review

This project is reviewed against the Zoning Ordinance requirements and the City’s Master Plan. We offer the following comments; items that do not comply or require additional information are underlined.

1. HARMONY WITH MASTER PLAN (MI ZONING ENABLING ACT)

Criteria: Is the proposal consistent with the goals, policies, and future land use map of the Master Plan? Or, has the applicant demonstrated that conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

Findings:

The chart below details the existing land use, current zoning, and future land use designations.

The Future Land Use Map of the 2024 Master Plan designates this area as “Institutional”. In the Master Plan, this land use classification is generally defined by existing schools, places of worship, and public buildings situated primarily within residential neighborhoods. The recently rezoned CF, Community Facilities District corresponds to this land use classification.

The Master Plan further emphasizes the importance of maintaining community character through sense of place and identity. The proposed use provides additional opportunities for fellowship and recreation, anticipated to strengthen community ties for Grosse Pointe Woods residents.

Location	Existing Land Use	Zoning Districts	Future Land Use Designation
Subject Site	Church and Accessory Buildings	R-3, Planned Multi Family Residential	Institutional
North	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)
South	City of Grosse Pointe Woods Department of Public Works	C-F, Community Facilities	Institutional
East	Single-Family Residential	R1-C, One-Family Residential	Single Family Medium Density
West	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)

2. EXPANSION OF EXISTING PUBLIC, GOVERNMENTAL AND NONPROFIT USES IN THE CF DISTRICT (SEC. 50-4.44)

Criteria: To ensure contiguous residential areas are adequately protected, and vehicular traffic movement and off-street parking is uninterrupted by the expansion or erection of additional structures on the property of existing community facilities.

Findings:

The availability of existing off-site parking on site does not require that additional parking spaces be provided



to support the sports facility addition. The existing site layout is adequate to support continued traffic movement on the property, with no changes proposed to ingress or egress off Marter Road.

The location and use intensity of the proposed facility is not expected to disrupt neighboring residential areas. However, as detailed in our corresponding site plan review letter, to ensure adequate screening and soften the building appearance, it is recommended that at a minimum, eight (8) evergreen trees are planted on the southeastern portion of the building, similar to the proposed landscaping on the northern side of the building.

3. CONSISTENCY WITH INTENT OF THE ZONING ORDINANCE (SEC. 50-3.1)

Criteria: The intent of the CF, Community Facilities District is to provide spaces for desirable and necessary public activities, schools, continuing care retirement communities, and public and private nonprofit recreational areas which serve the residents of the city, and to limit the location, size, and character of such uses so that the activity which they generate does not become a nuisance and will not overburden the facilities of the city.

Findings:

The proposed indoor turf field and pickleball courts facility provides private recreation opportunities for community members. The facility is proposed on the undeveloped portion of the Assumption Greek Orthodox Church's parcel: the recreation facility will serve local residents and encourage athletic and social community activities (in tandem with the existing Church and Cultural Center).



MCKENNA

January 13, 2026

Planning Commission
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Subject: 21800 Marter Road: Site Plan Review #1
Parcel ID: 001-99-0001-000
Zoning District: CF, Community Facilities

Dear Commissioners,

Stucky Vitale Architects, on behalf of Assumption Greek Church, proposes to construct a 42,075 square foot multi-use facility with an indoor turf field and eight pickleball courts (primarily located in St. Clair Shores) at 21800 Marter Road, just east of the existing church.

The subject site is located south of the border of St. Clair Shores, east of Marter Road and west of River Road, and is intersected by the Milk River. The overall project site is highlighted below; the majority of the site is located within St. Clair Shores and has been approved by their Planning Commission and City Council. This project is also dependent on Grosse Pointe's Woods' approval of the special land use and site plan. A rezoning to the CF, Communities Facilities District was approved by City Council in January of 2026.



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235 East Main Street
Suite 105
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Recommendation

Based upon general compliance with the City's Zoning Ordinance, site plan approval for 21800 Marter Road is recommended, with the following conditions:

1. The Commission finds the proposed façade acceptable.
2. Additional screening is provided on the southeastern side of the proposed facility with a minimum of eight (8) evergreen trees to further obscure the building from adjacent residential properties. The species type and final location must be detailed on a revised site plan, for administrative review.
3. Special Land Use approval is granted.

If you have further questions, please do not hesitate to contact us. Thank you.

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



Site Plan Review

We have reviewed the proposal in conformance to the City’s Ordinances and offer the following comments. Items that do not comply or require additional information are underlined.

1. ZONING DESIGNATIONS

The subject site, 21800 Marter Road, is located within the CF, Community Facilities District. Private recreational facilities are considered a Special Land Use within the district.

The chart below details the existing land use, current zoning, and future land use designations:

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Church and Accessory Buildings	R-3, Planned Multi Family Residential	Institutional
North	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)
South	City of Grosse Pointe Woods Department of Public Works	C-F, Community Facilities	Institutional
East	Single-Family Residential	R1-C, One-Family Residential	Single Family Medium Density
West	Single-Family Residential	RA, One-Family General Residential (St. Clair Shores)	Traditional Neighborhood (St. Clair Shores)

The 2024 Master Plan Future Land Use Map designates this site as “Institutional”. In the Master Plan, this land use classification is generally defined by existing schools, places of worship, and public buildings situated primarily within residential neighborhoods.

This future land use designation translates to the CF, Community Facilities District, which the property is currently zoned as (following recent rezoning approval from Council).

Findings:

Both the Zoning Ordinance and 2024 Master Plan support a recreational use on the site of an existing religious institution.

2. DIMENSIONAL REQUIREMENTS

Findings: The table on the following page details the required dimensional standards and those that are proposed. There is an existing nonconforming shed that is located to the south of the proposed facility, however, no change to that accessory structure is proposed as part of this application.



Standard Type	Requirement Details	Required	Proposed Conditions	Notes
Min. Front Setback	The front setback is primarily located in St. Clair Shores; approval granted by the City.	75 ft.	>600 ft.	Complies
Min. Side Setback	St. Clair Shores ZBA granted relief for the side yard setback (variance approved on September 4, 2025).	75 ft.	80 ft. / 43 ft.; total of 123 ft.	Complies
Min. Rear Setback	-	75 ft.	>75 ft.	Complies
Max. Building Height	-	35 ft.	33 ft., 2-inches	Complies

3. ARCHITECTURE AND BUILDING DESIGN

The building is proposed to consist primarily of light tan, vertical metal siding, with burnished block 2' skirting around the entirety of the facility to create a uniform appearance. There are minimal points of architectural interest, although there are four roll-up doors that break up the west building façade, and six roll-up doors on the east façade (all portions of the building located in St. Clair Shores).

Findings:

The design of the building deviates from the City's traditional design standards; however, this is an institutional, accessory recreational use that is primarily located in St. Clair Shores and has complied with their ordinance requirements.

The impacted building footprint (located within Grosse Pointe Woods) is only 7,488 square feet (less than 18% of the total building footprint). Due to this minimal intrusion, and the natural vegetative barrier that already exists along the Milk River, it is recommended that the proposed building façade is approved as presented.

4. PARKING AND LOADING (SEC. 50-5.3)

Per Section 50-5.3(H), tennis clubs and similar uses require *“six for each court, plus one for each employee. Should a spectator area be provided, one space for each three seats shall be required.”*

Findings:

The site contains 268 parking spaces, including necessary barrier-free spaces. Less than five parking spaces are located in the portion of the site that is located in Grosse Pointe Woods, which comply with the required dimensional standards.

Parking provisions for the entirety of the site have been approved by St. Clair Shores.



5. LANDSCAPING (SEC. 50-6.1)

The Ordinance requires that 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.

The site has existing mature trees along the Milk River, east of the proposed facility. North of the facility, there are seven proposed native coniferous trees, and a row of flowering bushes along the west façade of the building. Currently, all proposed landscaping is located within St. Clair Shores.

While all existing natural vegetation is to be maintained, as well as an existing concrete wall and chain link fence along the property lines, additional screening provided by evergreens should be planted to the south of the proposed building.

Findings:

To achieve a balance of desirable aesthetics, greater landscaping along the southeast corner of the building is recommended: specifically, the addition of eight (8) evergreen trees in this area to provide additional screening.

The existing vegetation and buffering provided by the Milk River would be well complimented by additional trees to minimize building visibility from adjacent residential uses (those across the Milk River).

6. SIGNS

Chapter 32 of the City's Code of Ordinance details signage requirements.

Findings:

Not applicable - no signage is proposed on the portion of the building that is located in Grosse Pointe Woods.

7. LIGHTING

The Ordinance requires that exterior lighting be designed so that it is shielded from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

Findings:

Per the applicant's written correspondence with the City to clarify the proposed lighting: *"There are no plans for lighting on the south or east façade. Code will require a small light next to an exit door. We will make sure that the light only shines down."*

We have no concerns with the proposed exterior illumination of an exit door for public safety measures; no other lighting is proposed within this project area.

8. TRASH RECEPTACLES

The Ordinance requires that trash receptacles be screened with quality materials that complement the site and adjacent properties.

Findings:

Not applicable – a dumpster has been proposed and approved on the St. Clair Shores portion of the property.



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

(313) 343-2426 – E-mail: building@gpwmi.us

RECEIVED

JAN 13 2026

CITY OF GROSSE PTE WOODS BUILDING DEPARTMENT

SITE PLAN REVIEW & SPECIAL LAND USE

COMMERCIAL – Zoned As – Please Check One:

Grid of checkboxes for zoning categories: C, CF, RO-1, C-2, P-1

Property Owner Name: Assumption Greek Orthodox Church Date: 1/12/2026

GPW Property Address: 21800 Marter Road, St Clair

Telephone #: Work Home/Cell: 586-779-6111

Contractor/Applicant Name: Stucky Vitale Architects

Telephone # 248-546-6700 Cell Phone #

Contractor/Applicant Address: 27172 Woodward Ave, Royal Oak, MI

E-mail: jvitale@stuckyvitale.com

MI Builder's License #: MI Driver's License #: [Redacted]

Nature of Proposed Work:

Construction of a 42,075 square foot multi-use facility with an indoor turf feild and 8 pickleballs courts on a 402,964 (total) square foot site. The existing site contains 48,188 square feet of the total within the City of Grosse Pointe Woods and 7,488 square feet of the proposed building will be in Grosse Pointe Woods.

Value of Construction \$ \$2.1 million / \$374,400 (portion of new construction in Grosse Pointe Woods)

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: [Handwritten 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 Planning & Zoning Use Only

Review category:

Grid of checkboxes for review categories: Site Plan - Planning Commission, Site Plan - Administration, Special Land Use, Use Variance, Non-Use Dimensional Variance, Public Hearing #

For Office Use Only

Approved: Denied: Zoning Board of Approval Required #

Inspector: Date: / /

ASSUMPTION CHURCH SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

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

PROJECT OWNER
ASSUMPTION GREEK ORTHODOX CHURCH
21800 MARTER
ST CLAIR SHORES, MI 48080

SHEET DESIGNATION

DRAWINGS ARE NUMBERED ACCORDING TO THE FOLLOWING CONVENTIONS:

A001

DISCIPLINE DESIGNATOR	DRAWING TYPE DESIGNATOR	DRAWING SEQUENCE NUMBER
G GENERAL	0 GENERAL, LEGENDS	1 PLANS
LS LIFE SAFETY	1 PLANS	2 REFLECTED CEILING PLANS
C CIVIL	2 REFLECTED CEILING PLANS	3 EXTERIOR ELEVATIONS
L LANDSCAPE	3 EXTERIOR ELEVATIONS	4 SECTIONS
S STRUCTURAL	4 SECTIONS	5 ENLARGED PLANS
AD ARCHITECTURAL	5 ENLARGED PLANS	6 INTERIOR ELEVATIONS
A ARCHITECTURAL	6 INTERIOR ELEVATIONS	7 INTERIOR AND MILLWORK DETAILS
F FINISH INFORMATION	7 INTERIOR AND MILLWORK DETAILS	8 DETAILS
M MECHANICAL	8 DETAILS	9 DOOR AND WINDOW SCHEDULES AND DETAILS
E ELECTRICAL	9 DOOR AND WINDOW SCHEDULES AND DETAILS	

SHEET INDEX - GENERAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
G001	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	SPA / SLU	01.12.26
DRAWINGS: 1			

SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A001	PRELIMINARY SITE PLAN	SPA / SLU	01.12.26
A010	LANDSCAPE PLAN	SPA / SLU	01.12.26
A100	COMPOSITE FLOOR PLAN	SPA / SLU	01.12.26
A301	EXTERIOR ELEVATIONS	SPA / SLU	01.12.26
A302	EXTERIOR ELEVATIONS- MATERIAL	SPA / SLU	01.12.26
DRAWINGS: 5			

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

	ENLARGED CALLOUT TAG
	INTERIOR ELEVATION TAG
	EXTERIOR ELEVATION TAG
	DETAIL NUMBER
	VIEW TITLE
	VIEW SCALE
	SHEET NUMBER
	ROOM NAME
	ROOM TAG
	LEVEL REFERENCE
	DATUM WORKPOINT
	COLUMN GRIDS
	LETTERS DESIGNATE HORIZONTAL COLUMN LINES
	SQUARE DESIGNATE EXISTING COLUMN GRID
	DOOR TAGS
	NEW DOOR TAG DESIGNATION
	EXISTING DOOR TAG DESIGNATION (ONLY IF EXISTING DOOR TO BE MODIFIED)
	PARTITION TAG
	KEYNOTE TAG
	EQUIPMENT TAG
	SHEET REF FOR DRAWING CONTINUATION

ROOM NAME
ROOM TAG

FLOOR NAME
ELEV. 100'-0"

DATUM WORKPOINT

COLUMN GRIDS
NUMBERS DESIGNATE VERTICAL COLUMN LINES

LETTERS DESIGNATE HORIZONTAL COLUMN LINES

DOOR TAGS
NEW DOOR TAG DESIGNATION

EXISTING DOOR TAG DESIGNATION (ONLY IF EXISTING DOOR TO BE MODIFIED)

PARTITION TAG

KEYNOTE TAG

EQUIPMENT TAG

SHEET REF FOR DRAWING CONTINUATION

ABBREVIATION LEGEND

&	AND	± or ∅	CENTERLINE DIAMETER PLUS OR MIN
L	ANGLE	∅	
@	AT	±	
ACCESS	ACCESSIBILITY	J.C.	JANITOR'S CLOSET
ACOUS	ACOUSTICAL	JT.	JOINT
ACT	ACOUSTICAL CEILING TILE	KIT.	KITCHEN
A.D	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LG	LENGTH
A.F.F.	ABOVE FINISH FLOOR	LL.V.	LONG LEG VERTICAL
AL	ALUMINUM	LT	LIGHT
ANOD.	ANODIZED	LVT	LUXURY VINYL TILE
ARCH.	ARCHITECTURAL or ARCHITECT	MAX	MAXIMUM
ASPH.	ASPHALT	MECH	MECHANICAL
BD.	BOARD	MTL	METAL
BF	BARRIER FREE	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLK.G.	BLOCKING	MISC.	MISCELLANEOUS
BOT	BOTTOM	M.O.	MASONRY OPENING
BR	BRICK	N	NORTH
CAB	CABINET	NIC	NOT IN CONTRACT
CEM.	CEMENT	NOM.	NOMINAL
C.J.	CONTROL JOINT	NTS	NOT TO SCALE
CLG	CEILING	ON	ON CENTER
C.F.M.F.	COLD FORMED METAL FRAMING	OFC	OFFICE
C.O	CLEAN OUT	OPNG	OPENING
CLO	CLOSET	OPP	OPPOSITE
CLR	CLEAR	OVFD	OVERFLOW DRAIN
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLAM	PLASTIC LAMINATE
C.G.	CORNER GUARD	PLAS	PLASTER
CONST.	CONSTRUCTION	PNT	PAINT
CONT.	CONTINUOUS	PLYWD	PLYWOOD
CORR.	CORROSION	PREFAB	PREFABRICATED
CORR.	CORRUGATED	PFN	PREFINISH or PREFINISHED
CPT	CARPET	PROJ	PROJECTION
C.T.	CERAMIC TILE	PT	POINT
CTSK.	COUNTER SINK	R	RISER
CW	CURTAIN WALL	RCP	REFLECTED CEILING PLAN
D.F.	DRINKING FOUNTAIN	R.C.	ROOF CONDUCTOR
DET.	DETAIL	RD	ROOF DRAIN
DIA.	DIAMETER	REINF	REINFORCING
DN	DOWN	REQD	REQUIRED
D.O.	DOOR OPENING	RESIL	RESILIENT
DR	DOOR	RFG	ROOFING
D.S	DOWN SPOUT	RM	ROOM
DRAWG.	DRAWING	R.S	ROOF SUMP
DWR.	DRAWER	SAN	SANITARY
EA	EACH	SC	SOLID CORE
E.J.	EXPANSION JOINT	SCHED	SCHEDULE
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRICAL	SIM	SIMILAR
ELEV.	ELEVATOR	SPEC	SPECIFICATIONS
E.O.S./E.O.S.	EDGE OF SLAB	SQ	SQUARE
E.O.D./E.O.D.	EDGE OF DECK	ST.STL.	STAINLESS STEEL
EP	ELECTRICAL PANEL	SS	SOLID SURFACE
EPX	EPOXY	ST	STONE
EQ	EQUAL	STD	STANDARD
EQPM	EQUIPMENT	STL	STEEL
E.W	EACH WAY	STN	STAIN
EXIST. / EX	EXISTING	STOR	STORAGE
EXP	EXPOSED	STRUC	STRUCTURAL or STRUCTURE
EXT	EXTERIOR	SUSP	SUSPENDED
FA	FIRE ALARM	SYM	SYMMETRICAL
FD	FLOOR DRAIN	T	TREAD
FON	FOUNDATION	T&B	TOP AND BOTTOM
FE	FIRE EXTINGUISHER	TERR	TERRAZO
FEC	FIRE EXTINGUISHER CABINET	T.O.C	TOP OF CURB
FHC	FIRE HOSE CABINET	T&G	TONGUE AND GROOVE
FIN	FINISH	THK	THICK
FL	FLOOR	THRES.	THRESHOLD
F.O.	FACE OF	T.O.P.	TOP OF PARAPET
F.O.S.	FACE OF STUD	TA	TOILET ACCESSORY
F.PRF	FIREPROOF	TV	TELEVISION
FR	FRAME	T.O.W	TOP OF WALL
FRP	FIBERGLASS REINFORCED PANEL	TOS / T.O.S.	TOP OF STEEL
FRT	FIRE RETARDANT TREATED	TYP	TYPICAL
F.S.	FULL SIZE	U/C	UNDERCUT
F & I	FURNISHED & INSTALLED	U.N.O.	UNLESS NOTED OTHERWISE
FT	FOOT or FEET	U.SK.	UTILITY SINK
FTG	FOOTING	V.B.	VAPOR BARRIER
FUR	FURRING	VCT	VINYL COMPOSITION TILE
GA	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	VEST	VESTIBULE
G.B.	GRAB BAR	VF	VINYL FLOORING
G.FRC.	GLASS FIBER REINFORCED CONCRETE	V.I.F	VERIFY IN FIELD
GL	GLASS	W	WIDTH
GYP.	GYPSONUM	W/	WITH
H.B.	HOSE BIBB	WB	WALL BASE
H.C.	HOLLOW CORE	W.C.	WATER CLOSET
HDWD	HARDWOOD	WC	WALLCOVERING
HDWE	HARDWARE	WD	WOOD
HM	HOLLOW METAL	W/O	WITHOUT
HORIZ	HORIZONTAL	WR	WATER RESISTANT
HR	HOUR	WSCT	WAHNSCOT
HGT	HEIGHT	WT.	WEIGHT
INSUL	INSULATION	W.W.F.	WELDED WIRE FABRIC
IMP	INSULATED METAL PANEL		
IMWP	INSULATED METAL WALL PANEL		
INT	INTERIOR		

PROJECT INFORMATION

PROJECT DESCRIPTION

CONSTRUCTION OF A 42,075 SQUARE FOOT MULTI-USE FACILITY WITH AN INDOOR TURF FIELD AND 8 PICKLEBALL COURTS ON AN EXISTING 402,964 SQUARE FOOT SITE. THE SITE CONTAINS AN EXISTING 51,661 SQUARE FOOT CHURCH BUILDING.

APPLICABLE CODES:

2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN ENERGY CODE (MEC)
2021 ENERGY STANDARDS FOR BUILDINGS (ASHRAE 90.1)
2023 NATIONAL ELECTRICAL CODE (NEC)
2012 NFPA 101 LIFE SAFETY CODE

BARRIER FREE REQUIREMENTS:

2021 MICHIGAN BUILDING CODE, CHAPTER 11
2017 MICHIGAN ACCESSIBILITY CODE (ANSI A117.1)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

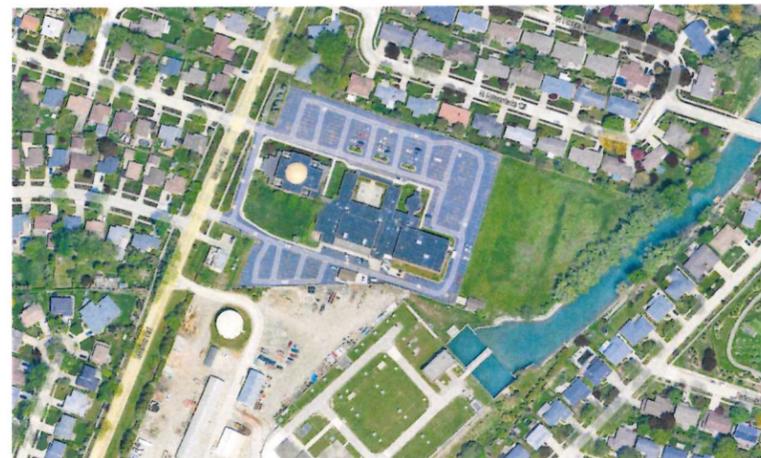
ASSEMBLY: A-3

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE AREA: 62,000 SQFT (FULLY SPRINKLED)
ACTUAL AREA: 42,075 SQFT
ALLOWABLE HEIGHT: 35FT (PER ZONING ORDINANCE)
ACTUAL HEIGHT: 33FT 2IN (TO TOP OF RIDGE)

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE: IIA



LOCATION MAP (NOT TO SCALE)



STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

STATEMENT OF INTELLECTUAL PROPERTY:
THE SHIP, CONCEPT, DRAWINGS AND RESOURCES COVERED HEREIN ARE THE INTELLECTUAL PROPERTY OF STUCKY VITALE ARCHITECTS. THIS SET OF DRAWINGS, IN WHOLE OR IN PART, MAY NOT BE REPRODUCED, WITHOUT THE WRITTEN CONSENT OF STUCKY VITALE ARCHITECTS. THIS INFORMATION IS PROTECTED UNDER U.S. COPYRIGHT LAW. ALL RIGHTS RESERVED.

Consultants

Seal:

Project:

ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Issued for:

ZBA 10.22.25
SPA / SLU 01.12.26

Drawn by:
jww

Checked by:
JAV, MJB

Sheet Title:
COVER SHEET, GENERAL
INFORMATION, DRAWING INDEX

Project No.:

2024.154

Sheet No.:

G001

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LEGAL DESCRIPTION

ASSESSORS PLAT NO 3 LOTS 15, 17 LOT 18 EXC WLY 110 FT AS MEAS ALG S LOT LINE LOT 19 & ALSO PT OF LOT 20 DESC AS FOLL BEG AT NW COR LOT 20 TH ELY ALG N LINE LOT 20 76.62 FT TH S47°20'44"W 201.56 FT TH WLY ALG SLY LINE LOT 20 TO SW COR LOT 20 TH NELY TO POB

SITE INFO

SITE AREA:	402,964 SQFT TOTAL (354,776 SQFT IN ST CLAIR SHORES) (48,188 SQFT IN GROSSE POINTE WOODS)
EXISTING BUILDING AREA:	52,661 SQFT (13.06% OF TOTAL SITE AREA) (51,661 SQFT / 14.56% OF SCS SITE AREA) (1,000 SQFT / 2% OF GPW SITE AREA)
PROPOSED BUILDING AREA:	42,075 SQFT (10.43% OF TOTAL SITE AREA) (34,587 SQFT / 9.75% OF SCS SITE AREA) (7,488 SQFT / 15.54% OF GPW SITE AREA)
TOTAL % OF SITE TO BE COVERED:	23.49% OF TOTAL SITE AREA
EXISTING PARKING SPACES:	288 SPACES (INCLUDING HANDICAP)



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Consultants

Seal: _____

Project :
 ASSUMPTION CHURCH
 SPORTS FACILITY

21800 MARGER RD,
 ST CLAIR SHORES, MI
 48080

Key Plan: _____

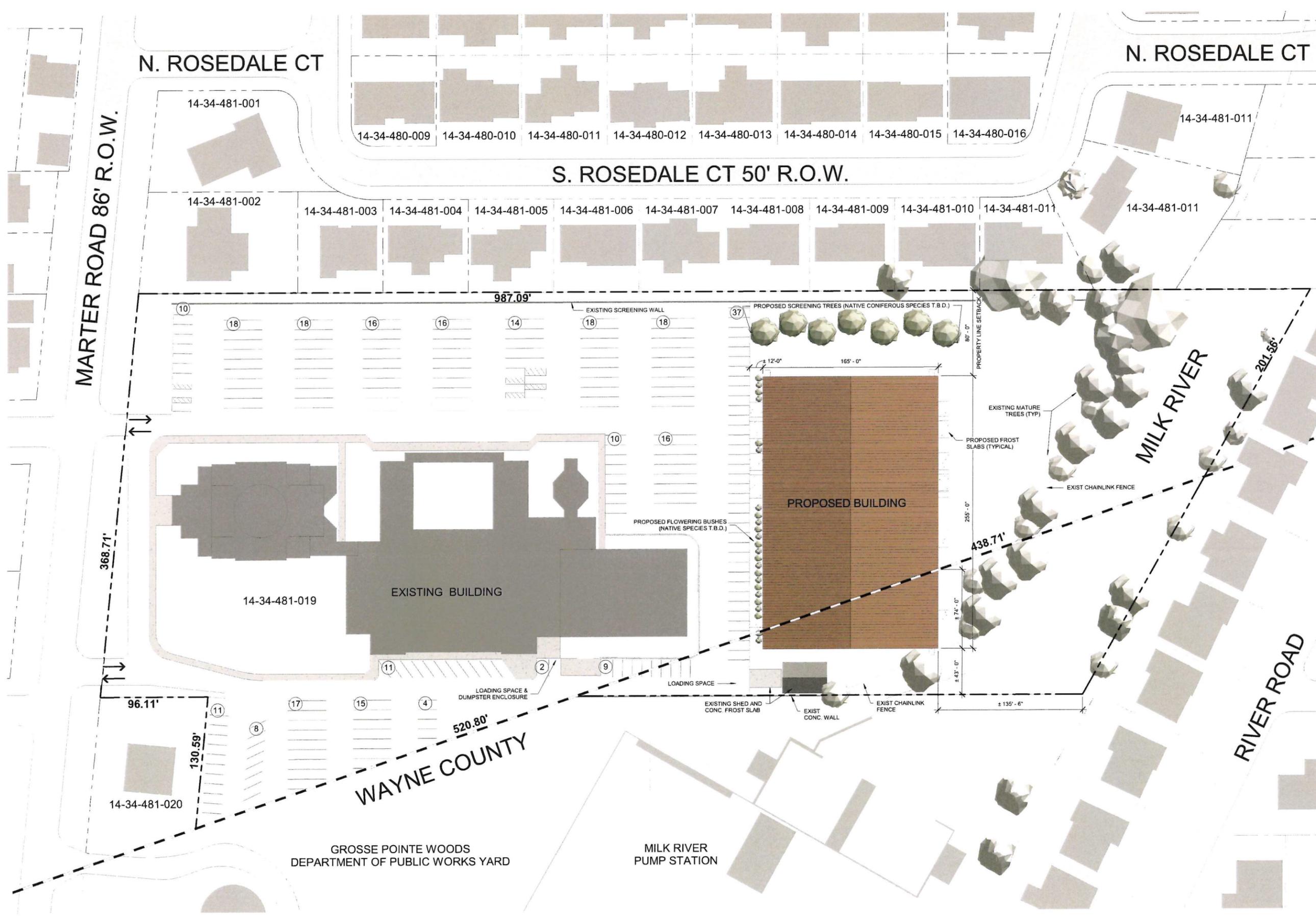


Issued for
 ZBA 10.22.25
 SPA / SLU 01.12.26

Drawn by :
 JWW
 Checked by :
 JAV
 Sheet Title :
 PRELIMINARY SITE PLAN

Project No. :
 2024.154
 Sheet No. :
A001

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Project :
**ASSUMPTION CHURCH
 SPORTS FACILITY**

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 48080

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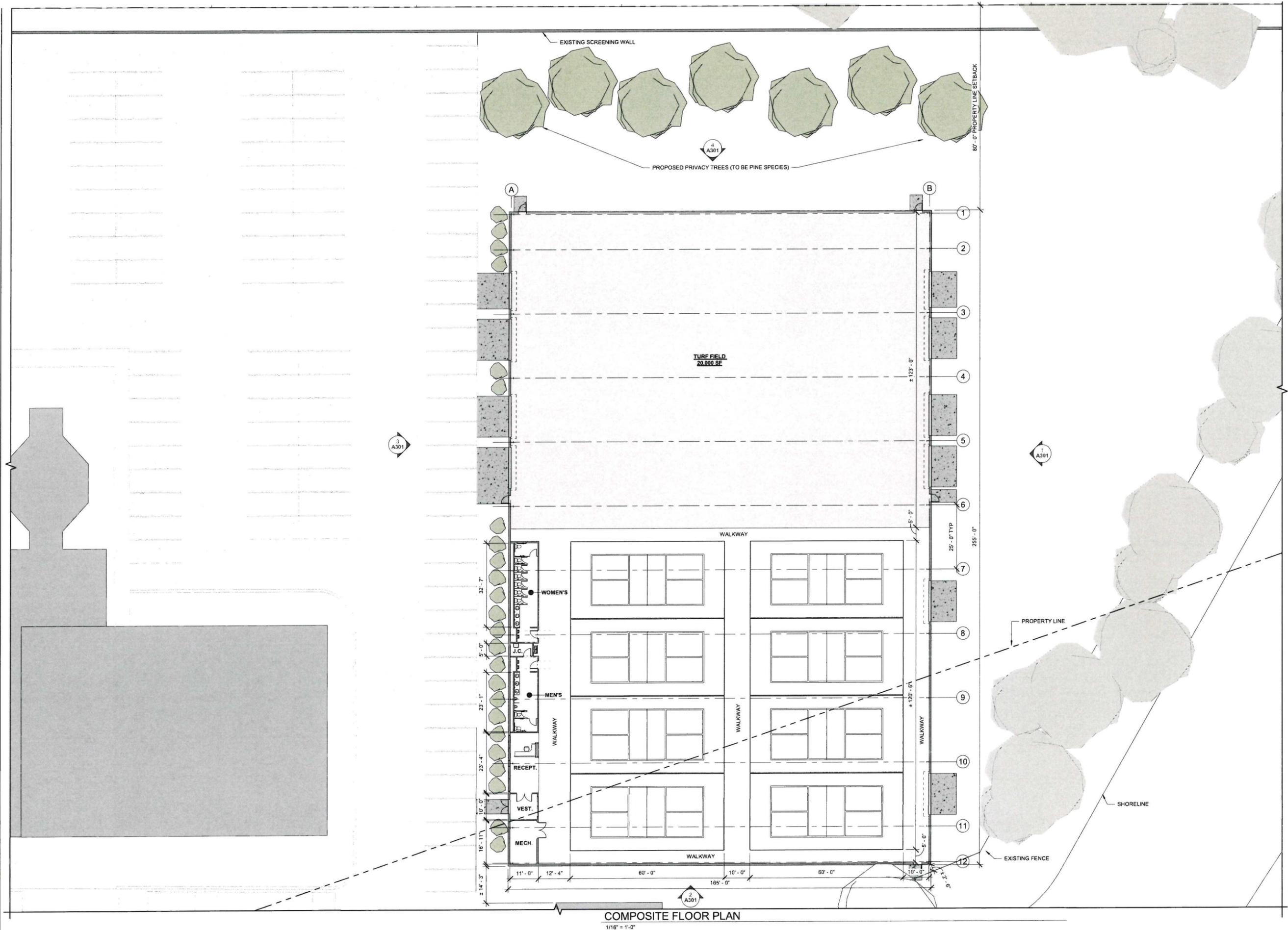


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 COMPOSITE FLOOR PLAN

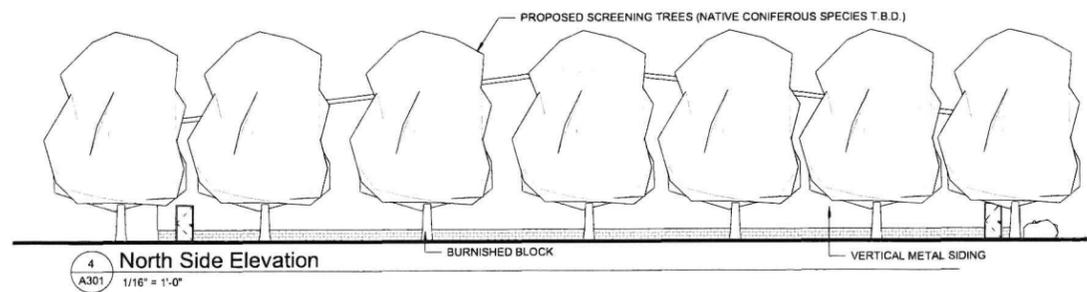
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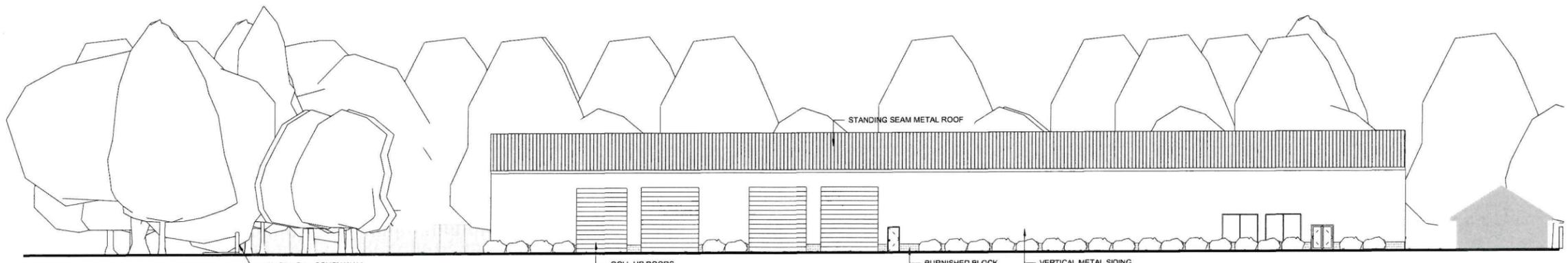


COMPOSITE FLOOR PLAN
 1/16" = 1'-0"

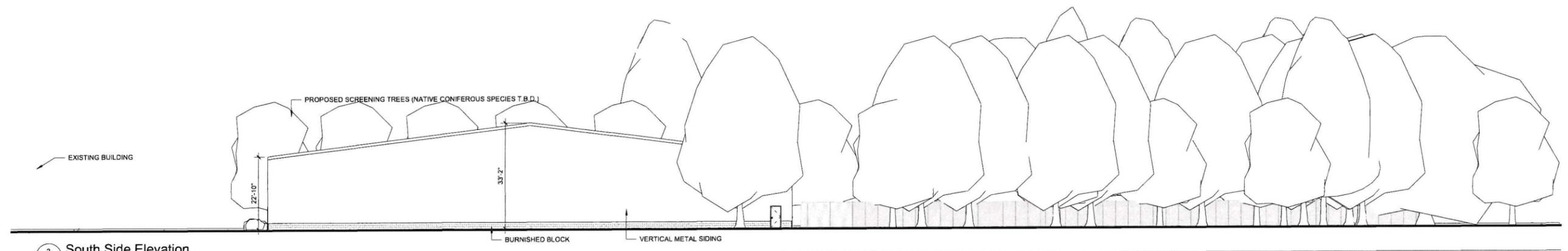
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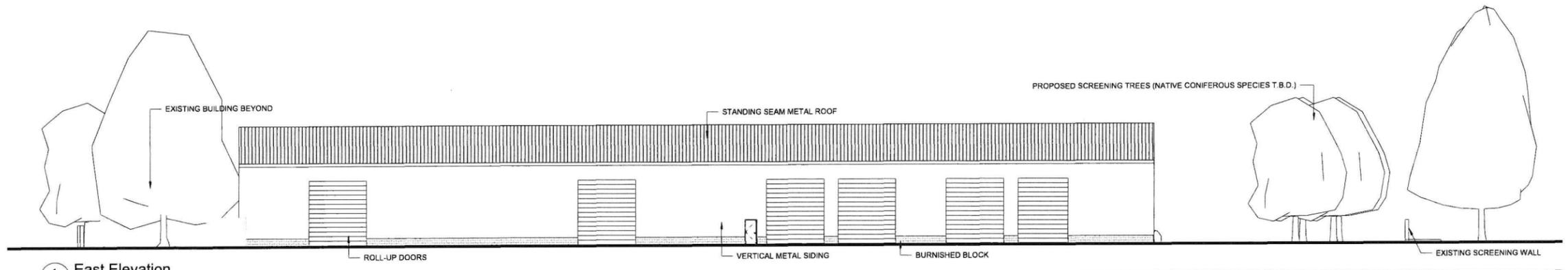
4 North Side Elevation
A301 1/16" = 1'-0"



3 West Elevation
A301 1/16" = 1'-0"



2 South Side Elevation
A301 1/16" = 1'-0"



1 East Elevation
A301 1/16" = 1'-0"

BUILDING MATERIALS

1. SPLITFACE CMU SKIRT @ 24" TALL (SURROUNDING BUILDING)
 - COLOR TO MATCH EXISTING BUILDING
2. STANDING SEAM METAL ROOF
 - COLOR TO BE LIGHT TAN
3. METAL SIDING
 - COLOR TO MATCH MASONRY SKIRT



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Project :
**ASSUMPTION CHURCH
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Sheet No. :
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NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING MATERIALS

1. SPLITFACE CMU SKIRT @ 24" TALL (SURROUNDING BUILDING)
- COLOR TO MATCH EXISTING BUILDING
2. STANDING SEAM METAL ROOF
- COLOR TO BE LIGHT TAN
3. METAL SIDING
- COLOR TO MATCH MASONRY SKIRT



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 AC, JWW
 Checked by :
 JAV, MJB
 Sheet Title :
 EXTERIOR ELEVATIONS-
 MATERIAL

Project No. :
 2024.154

Sheet No. :
A302