



MCKENNA

December 3, 2025

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

Subject: 21800 Marter Road: Rezoning (Map Amendment)
Parcel ID: 001-99-0001-000
Current Zoning: R-3, Planned Multiple Family Residential
Proposed Zoning: CF, Community Facilities

Dear Commissioners,

Stucky Vitale Architects, on behalf of Assumption Greek Church, proposes to rezone 21800 Marter Road from the R-3, Planned Multiple Family Residential District to the CF, Community Facilities District. The rezoning is necessary to permit the construction of a 42,075 square foot multi-use facility with an indoor turf field and eight pickleball courts (primarily located in St. Clair Shores).

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 multi-use facility is proposed to be constructed to the east of the existing church and accessory buildings on the site. The overall project site is highlighted below, and the specific parcel proposed for a rezoning that is within the municipal boundaries of Grosse Pointe Woods is detailed on the following page.



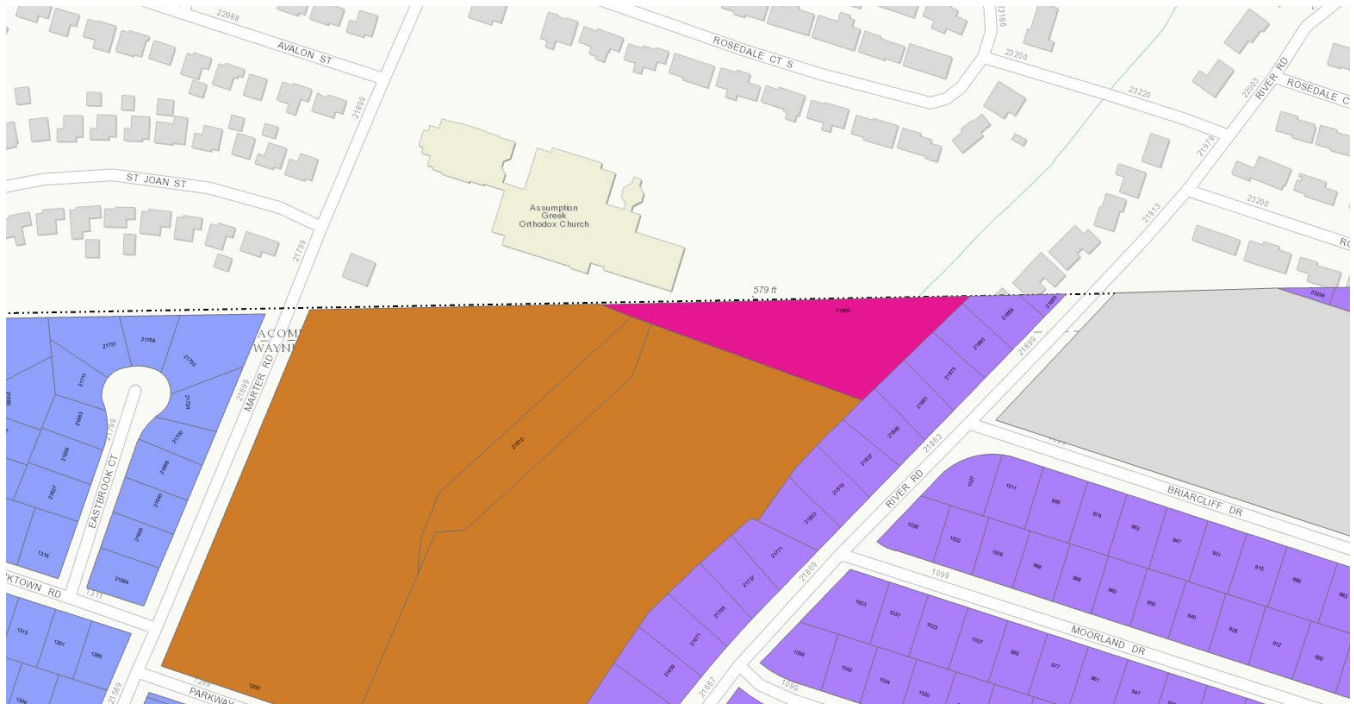
HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



Subject Site. The Grosse Pointe Woods parcel requested for this rezoning is limited to the pink triangle shaped parcel below. The remainder of this project is located within St. Clair Shores and has been approved by their city. However, that project is dependent on the rezoning and site development approval of this subject parcel.





Rezoning Review

#1: MASTER PLAN AND FUTURE LAND USE CLASSIFICATIONS

Will the proposed amendment further the comprehensive planning goals and policies of the City and is the proposed amendment consistent with the Future Land Use Map of the Master Plan?

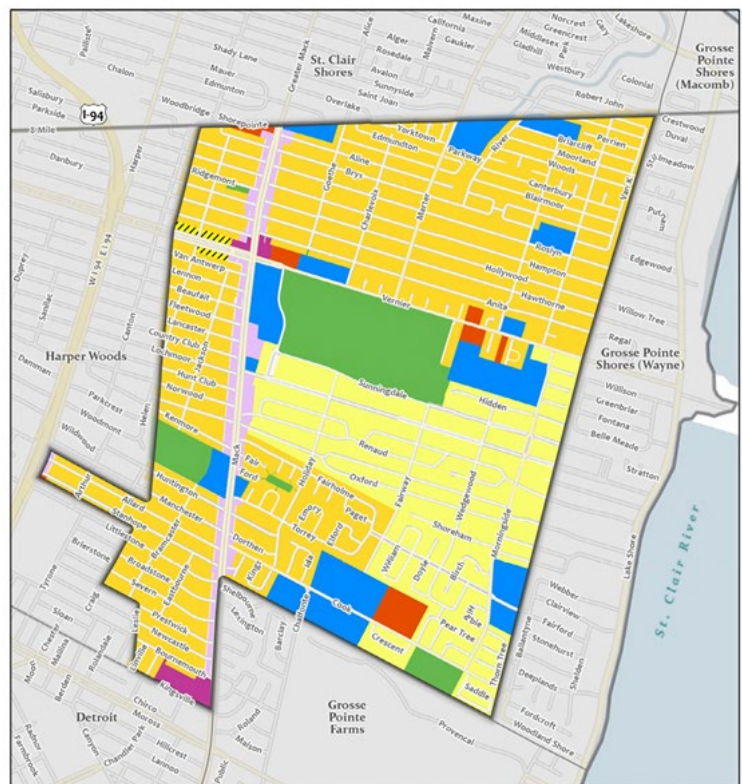
Findings: Alignment and harmony with the recently adopted Master Plan is achieved with this rezoning.

First, this rezoning is consistent with the following goal from the 2024 Master Plan: **“Goal # 4 – Community Character: Strengthen sense of place, identity, and character throughout the City and its neighborhoods”.**

The proposed use will serve community members by providing an additional gathering space for both fellowship and recreation, anticipated to strengthen sense of place for Grosse Pointe Woods residents.

Second, this rezoning is consistent with the 2024 Master Plan's Future Land Use Map, which designates this area as *Institutional*.

This is described in the text of the Master Plan as, *“This land use designation is located where existing schools, places of worship, and public buildings are currently in operation within the City and fall primarily within residential neighborhoods. These land use designations align with the C-F, Community Facilities zoning designation. Should they no longer serve their original purpose, the City considers the preservation of open space to be a priority, along with other uses that support community services and fellowship. For areas along the City’s major thoroughfares, exploring commercial, entertainment, and retail uses that would be advantageous to the community are preferred. Otherwise, these areas should align with a surrounding land use.”*



Data Sources: Future Land Use: Grosse Pointe Woods; Roads: SEMCOG; ©2024 Giffels Webster



giffels
webster

FUTURE LAND USE
GROSSE POINTE WOODS



#2: INTENT AND USES OF THE ZONING ORDINANCE

Is the request in accordance with the basic intent and purpose of the Zoning Ordinance?

The basic intent and purpose of the Zoning Ordinance is to provide regulations on the uses of land and structures to promote and protect the public health, safety, and general welfare of the Grosse Pointe Woods community.

The chart below details the existing land use, current zoning, and the 2024 Master Plan Future Land Use designations; the surrounding property to the north and west is located within St. Clair Shores:

Location	Existing Land Use	Zoning Districts	Future Land Use Designation (2024 Master Plan)
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)

Findings: Intent Statements. The Zoning Ordinance is intended to ensure harmonious, thoughtfully planned development – and this requires an understanding of the *purpose statements* and *permitted uses* in the two applicable districts. To summarize, the C-F, Community Facilities District is intended to provide land for public activities, such as public and private nonprofit recreational areas to better serve the needs of residents within the city.

Purpose Statement: Section 50-3.1.G: R-3, Planned Multi Family Residential	Purpose Statement: Section 50-3.1.I: C-F, Community Facilities
<i>"The R-3 planned multiple-family residential development district is designed to permit residential use of land with various types of multiple dwellings and related uses. These areas would be located near major streets for good accessibility and be designed to complement adjacent single-family areas. Various types and sizes of residential accommodations for ownership or rental would thereby be provided to meet the needs of the different age and family groups in the community without causing excessive demands on existing community facilities, utilities, or services."</i>	<i>"The C.F. community facilities district is intended to provide suitable locations for desirable and necessary public activities, schools, continuing care retirement community, 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."</i>



Findings: Allowable Uses. The uses permitted in the C-F, Community Facilities District include a mix of neighborhood amenities, such as schools, retirement communities, and recreational areas. The subject site's location within a residential neighborhood further aligns with the intent of the *Institutional* Future Land Use designation.

The proposed facility is to be constructed on the east side of the parcel, which borders the Milk River, and abuts single-family residential to the north, where screening is included on the St. Clair Shores site plan for buffering, in addition to an existing screening wall. We do not anticipate adverse impacts from noise or potential nuisances to impact the homes situated near the property, and additional screening and landscaping will be reviewed during the site plan development stage (should this rezoning be approved).

#3: SPECIFIC ZONING ORDINANCE CRITERION

Could all requirements in the proposed zoning classification be complied with on the subject parcel?

Findings: It appears that the subject site can comply with the basic dimensional standards of the C-F, Community Facilities District and that the proposed rezoning will not create a new non-conforming situation. The dimensional standards and other applicable Grosse Pointe Woods zoning requirements will be applied in the site development plan stage, should this rezoning be approved.



Conclusions

PROCESS

Following consideration of public comments received during the Public Hearing, the Planning Commission has the following available motions when considering a map amendment (rezoning):

- *Recommendation to the City Council for approval of the rezoning; or*
- *Recommendation to the City Council for denial of the rezoning; or*
- *Table the application.*

In the case of approval or denial, the Commission must specify the findings of fact which the decision is based upon.

RECOMMENDATION

It is recommended that the rezoning (map amendment) to the C-F, Community Facilities District at 21800 Marter Road be recommended for approval to the City Council, based on the following findings of fact:

- a. The rezoning is consistent with Goal #4 – Community Character: Strengthen sense of place, identity, and character from the 2024 Master Plan.*
- b. The rezoning brings the site closer to the intentions of the 2024 Master Plan's Future Land Use Plan, which designates the site as "Institutional".*
- c. The uses permitted in the C-F, Community Facilities District, including space for public activities, schools, continuing care retirement communities, and public and private nonprofit recreational areas, are consistent with the proposed recreation facility that has been approved in St. Clair Shores.*

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

Respectfully submitted,

McKENNA

Paige Smith, NCI
Assistant Planner



STUCKY VITALE ARCHITECTS

October 27, 2025

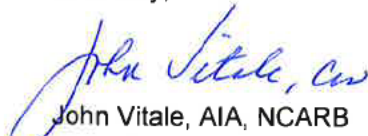
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Re: Assumption Church Sports Facility
Architects' Project No.: 2024.154

To Whom it May Concern:

Stucky-Vitale Architects, on behalf of Assumption Greek Church, are requesting a rezoning of a small portion of the property at 21800 Marter Road that lies in the City of Grosse Pointe Woods from the current zoning of Planned Multiple-Family Residential Development (R-3) to the zone of Community Facilities (C.F.), with special land use. The proposed project is the construction of a 42,075 square foot multi-use facility with an indoor turf field and 8 pickleball courts. The site contains an existing church building and accessory buildings. The rezoning to C.F., with special land use for a private noncommercial recreation center is being requested as it better fits the described use for the proposed project.

Sincerely,



John Vitale, AIA, NCARB
CEO/President

Attach a detailed written statement fully explaining your request.

8. Present Use of Property: _____

CHURCH

9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

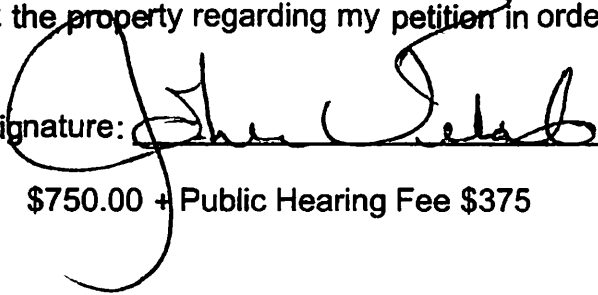
ASSUMPTION GREEK CHURCH 21800 MARTER ROAD, ST CLAIR SHORES, MI

Applicant must provide lease, purchase agreement or written authorization from Owner.

DECLARATION:

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature:  Date: 10/22/2025

Filing Fee: \$750.00 + Public Hearing Fee \$375

Elise Coyle

From: Julie Moe [REDACTED] >
Sent: Wednesday, December 3, 2025 10:02 AM
To: City Clerk
Subject: Comment on 21800 Marter Rezoning



CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Hello,

I will be unable to attend the meeting on December 9th, so please submit this written comment to the city council members and zoning commission on my behalf.

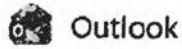
I live at 21527 River Rd in GPW and strongly oppose the rezoning. As elected officials in GPW, you have a duty to your constituents. There will be no benefit to GPW residents by rezoning the land behind Assumption, but there will be a significant negative impact. GPW residents already have access to the GPW park and pickleball courts. The current field at Assumption is an amazing place for nature - one of the few green spaces we have around here that attracts wildlife. The last time I went, we saw seven different vultures. It's a critical area for bird life. My family loves backyard birdwatching and the land behind Assumption helps attract birds to the area.

Our peaceful enjoyment of our yard will be ruined by construction, not to mention the future eyesore. Assumption already hosts loud events, like Greekfest, without consideration of neighbors. We do not need more people parking in our area or using the facilities.

I come back to this - Grosse Pointe Woods residents will NOT benefit. We already have all the pickleball courts we need. It will impact our property values, create a disturbance during construction, and hurt our local wildlife. As public officials you have a duty to YOUR city and residents and not a private entity in another city.

Vote no!

Julie Moe



FW: Assumption construction

From Paul Antolin <pantolin@gpwmi.us>
Date Fri 12/5/2025 9:40 AM
To Laura Haw <LHaw@mcka.com>; Ashley Jankowski <ajankowski@mcka.com>; Chris Fenton
[REDACTED]
Cc City Clerk <CityClerk@gpwmi.us>

Good Morning Laura/Ashley,

Please see the email below regarding support of the Assumption church project.

Thank you,

Paul P. Antolin, MiPMC
City Clerk

City of Grosse Pointe Woods - Clerk's Office
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236-2397
Phone: 313-343-2440
Fax: 313-343-5667

-----Original Message-----

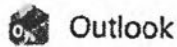
From: JOHN KRAUSMANN [REDACTED]
Sent: Thursday, December 4, 2025 2:22 PM
To: Paul Antolin <pantolin@gpwmi.us>
Cc: John Vitale <jvitale@stuckyvitale.com>
Subject: Assumption construction

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

My name is John Krausmann a resident at 960 moorland and I support the construction of the athletic facility on the grounds of assumption church.

Sent from my iPhone

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



FW: Rezoning request for Assumption Cultural Center

From Paul Antolin <pantolin@gpwmf.us>
Date Fri 12/5/2025 3:55 PM
To Ashley Jankowski <ajankowski@mcka.com>; Laura Haw <LHaw@mcka.com>
Cc City Clerk <CityClerk@gpwmf.us>

Good Afternoon Ashley/Laura,

Please see the email below in support of the rezoning of Assumption Cultural Center.

Please add to the documents for your PC meeting on December 9.

Let me know if you have any questions.

Thank you,

**Paul P. Antolin, MiPMC
City Clerk**

City of Grosse Pointe Woods – Clerk's Office
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236-2397
Phone: 313-343-2440
Fax: 313-343-5667

From: Kevin Granger [REDACTED]
Sent: Friday, December 5, 2025 2:43 PM
To: Paul Antolin <pantolin@gpwmf.us>
Cc: Victoria A Granger <grangergpw@aol.com>
Subject: Rezoning request for Assumption Cultural Center

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Dear Mr Antolin,

I am writing in support of Assumption Cultural Center's (ACC) request for rezoning from R-3 to CF for the purpose of erecting a building which would house a soccer practice field as well as pickleball courts.

This is in actualy an extension of their gymnasium which is located adjacent to the proposed new facility. Having the new facility on the open land to the east, however, allows ACC to maintain the current flow of traffic around their building. There is a very real need for an Indoor facility of this type as there is significant demand but few choices. I don't believe there would be any real increase in traffic and the building itself will be well adorned with

landscaping to fit nicely in the community. Additionally, there would be no issues with noise as all of the athletic events would be indoors.

The building itself would be shorter than a facility that could be potentially built for a multi-family dwelling (as it is currently zoned) which would possibly be several stories high. From an esthetics view, I would think a shorter building would be more palatable.

In closing, I would like to restate my support of changing the zoning for ACC to CF.

Regards,

Kevin B. Granger
943 Hidden Lane
Grosse Pointe Woods

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

 Outlook

FW: Assumption Pickleball Court Proposal

From Paul Antolin <pantolin@gpwmf.us>

Date Tue 12/9/2025 8:46 AM

To Ashley Jankowski <ajankowski@mcka.com>; Laura Haw <LHaw@mcka.com>; Chris Fenton
[REDACTED]

Cc City Clerk <CityClerk@gpwmf.us>

Good Morning Laura/Ashley,

Please see the email below regarding support for the new pickleball facility at Assumption. Please include with tonight's meeting docs.

Thank you,

Paul P. Antolin, MiPMC
City Clerk

City of Grosse Pointe Woods – Clerk's Office
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236-2397
Phone: 313-343-2440
Fax: 313-343-5667

-----Original Message-----

From: Michael Padesky [REDACTED] >

Sent: Monday, December 8, 2025 6:34 PM

To: Paul Antolin <pantolin@gpwmf.us>

Subject: Assumption Pickleball Court Proposal

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Dear Mr. Antolin,

It has been brought to my attention that Assumption is requesting support from GPW for land needed for a new pickleball facility. I respectfully request that GPW support this initiative as many GPW residents as myself enjoy playing pickleball at Assumption. The new facility would surely improve our indoor pickleball experience.

Thank you,
Mike Padesky
811 Renaud



Eastside FC | Board of Directors

December 8, 2025

Dear Members of the Grosse Pointe Woods Planning Commission,

Eastside FC (ESFC) is a community-based soccer club, formerly organized as Grosse Pointe Soccer Association. ESFC serves the Grosse Pointes and surrounding community by providing recreation soccer opportunities to approximately 800 registrations annually, as well as a select program for approximately 350 players ranging from U7 – U18. Nearly ~35% of the families we serve reside in Grosse Pointe Woods. As such, we are writing to support the proposed recommendation to rezone 21800 Marter Road to Community Facilities to enable the development of a much-needed fieldhouse that will provide significant benefits to Grosse Pointe Woods and the community more broadly.

Our community faces a shortage of indoor training spaces, particularly turf fields, for youth sports. This project would help to fill that gap for many youth sports organizations – soccer, lacrosse, field hockey, baseball, to name a few – in providing a safe space to foster healthy, active lifestyles for student-athletes during the winter months. In addition, the proposed development includes pickleball courts, which will create a space for residents of all ages to exercise, train, and socialize – promoting the physical and mental well-being across generations and generations to come.

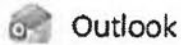
The site is located in a safe neighborhood, and the proposed project represents a positive, family-oriented use of land that was previously zoned for dense housing. Instead of adding congestion, this development will create a welcoming environment for community engagement consistent with the property today.

The proposed project aligns with the city's vision of enhancing recreational opportunities and strengthening community ties. We thank you for considering the rezoning recommendation to allow this transformative project to move forward and for your continued commitment to improving our community.

Sincerely,

ESFC Board of Directors

ESFC is a 501(c)(3) organization, EIN 38-2309473 (fka Grosse Pointe Soccer Association)



FW: Tonight's Planning Commission Meeting

From Paul Antolin <pantolin@gpwmi.us>
Date Wed 12/10/2025 9:10 AM
To Ashley Jankowski <ajankowski@mcka.com>; Laura Haw <LHaw@mcka.com>; Chris Fenton
[REDACTED]
Cc City Clerk <CityClerk@gpwmi.us>

Good Morning Ashley/Laura,

Please see the email below regarding support of the 21800 Marter Rd. rezoning. This was received after hours yesterday.

Thank you,

Paul P. Antolin, MiPMC
City Clerk

City of Grosse Pointe Woods – Clerk's Office
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236-2397
Phone: 313-343-2440
Fax: 313-343-5667

From: Ryan Sekol [REDACTED]
Sent: Tuesday, December 9, 2025 5:52 PM
To: Paul Antolin <pantolin@gpwmi.us>
Subject: Tonight's Planning Commission Meeting

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Dear GPW Planning Commission

While we are not able to attend tonight's planning commission meeting, we are writing in support of rezoning of 21800 Marter Road from R-3 to C.F. Community Facilities.

One thing we love about living in Grosse Pointe Woods is how many kids are involved with youth sports but one thing our community lacks is indoor training space, especially turf fields. Currently, to train indoors you have to travel a long way or use in a small cramped area. Having a facility like this proposed space located in GPW would be extremely beneficial to the many families that participate in Eastside FC, especially since a large portion of those families are residents of GPW. My son and his friends love the Eastside FC club but are envious when traveling to other locations and seeing how much space they have to train. The proposed facility will not only allow for better indoor training for the Eastside FC kids but combination of turf and pickleball courts offers opportunities to all ages to exercise and enjoy the facility.

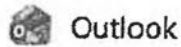
I respectfully ask the planning commission to approve the rezoning request as this development will have many benefits for the community.

Thank you,

Ryan and Jennifer Sekol

19919 W Doyle Pl

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



FW: Proposed Pickleball/Soccer Bldg at Assumption

From Paul Antolin <pantolin@gpwmi.us>

Date Thu 12/11/2025 11:50 AM

To Ashley Jankowski <ajankowski@mcka.com>; Laura Haw <LHaw@mcka.com>; Chris Fenton
[REDACTED]

Cc City Clerk <CityClerk@gpwmi.us>

Good Morning,

Please see the email below in support of the Assumption project on Marter Rd.

Thank you,

**Paul P. Antolin, MiPMC
City Clerk**

City of Grosse Pointe Woods – Clerk's Office
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236-2397
Phone: 313-343-2440
Fax: 313-343-5667

From: JAMES SOLOMON [REDACTED]
Sent: Thursday, December 11, 2025 11:27 AM
To: Paul Antolin <pantolin@gpwmi.us>
Subject: Proposed Pickleball/Soccer Bldg at Assumption

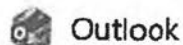
CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Hi Paul,
Just want you to know I support the proposed Pickleball/Soccer building behind Assumption on Marler Road in Grosse Pointe Woods.

I think it would very beneficial given the huge popularity of Pickleball these days.

Jim Solomon
Grosse Pointe Woods Resident

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



FW: Pickleball Complex at Assumption Church

From Paul Antolin <pantolin@gpwmi.us>

Date Mon 12/8/2025 8:51 AM

To Ashley Jankowski <ajankowski@mcka.com>; Laura Haw <LHaw@mcka.com>; Chris Fenton
[REDACTED]

Cc City Clerk <CityClerk@gpwmi.us>

Good Morning Ashley/Laura,

Please see the email below regarding support of the Assumption Church project. Please include this email for the upcoming Planning Commission meeting.

Let me know if you have any questions.

Thank you,

Paul P. Antolin, MiPMC
City Clerk

City of Grosse Pointe Woods – Clerk's Office
20025 Mack Plaza Dr.
Grosse Pointe Woods, MI 48236-2397
Phone: 313-343-2440
Fax: 313-343-5667

From: Jim Engardio [REDACTED]
Sent: Friday, December 5, 2025 4:08 PM
To: Paul Antolin <pantolin@gpwmi.us>
Subject: Pickleball Complex at Assumption Church

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Paul,

I am writing to you in support of the proposed expansion at Assumption. It has been my experience at Assumption that the pickleball operation runs smoothly but is disruptive to the everyday church activities. This new building will provide a much needed indoor facility that is not available in GPW and will complement the outdoor courts at the nearby Woods park.

Please consider supporting this project.

Jim Engardio
1581 Oxford Rd
[REDACTED]

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
G	GENERAL
LS	LIFE SAFETY
C	CIVIL
L	LANDSCAPE
S	STRUCTURAL
AD	ARCHITECTURAL
DEM	DEMOLITION
A	ARCHITECTURAL DETAILS
F	FINISH INFORMATION
P	PLUMBING
M	MECHANICAL
E	ELECTRICAL

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

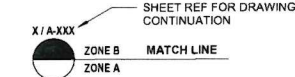
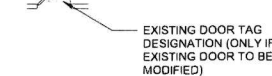
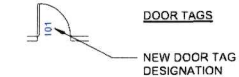
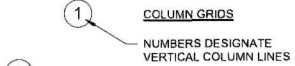
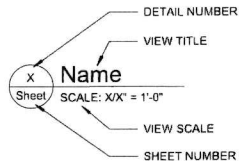
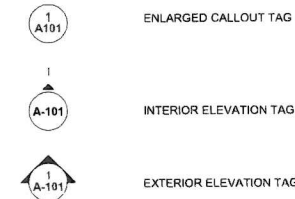
SHEET INDEX - GENERAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
G001	COVER SHEET, GENERAL INFORMATION, DRAWING INDEX	ZBA	10.22.25
DRAWINGS: 1			

SHEET INDEX - ARCHITECTURAL			
DWG #	DRAWING NAME	ISSUED FOR	DATE
A001	PRELIMINARY SITE PLAN	ZBA	10.22.25
A010	LANDSCAPE PLAN	ZBA	10.22.25
A100	COMPOSITE FLOOR PLAN	ZBA	10.22.25
A301	EXTERIOR ELEVATIONS	ZBA	10.22.25
A302	EXTERIOR ELEVATIONS- MATERIAL	ZBA	10.22.25
DRAWINGS: 5			

NOTE:

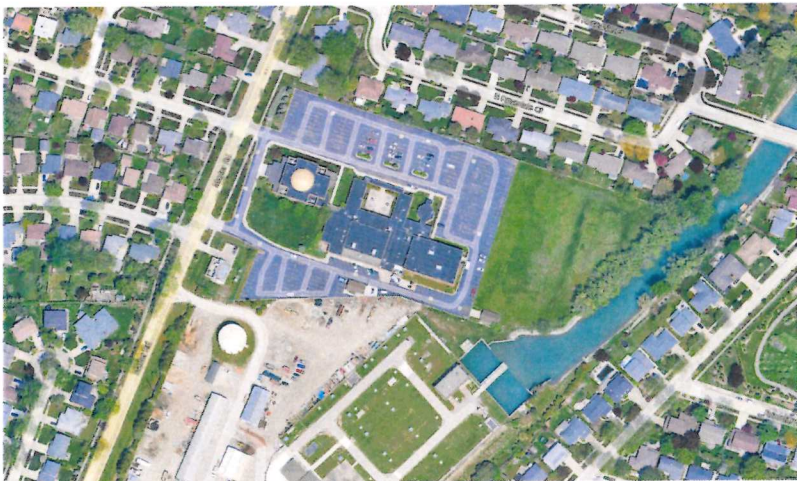
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY 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



ABBREVIATION LEGEND

L @	AND ANGLE AT	± or 0	CENTERLINE DIAMETER PLUS OR MIN
ACCESS	ACCESSIBILITY	J.C	JANITOR'S CLOSET
ACOUS.	ACOUSTICAL	JT.	JOINT
ACT	ACOUSTICAL CEILING TILE	KIT	KITCHEN
AD	AREA DRAIN	LAV	LAVATORY
ADJ	ADJUSTABLE	LG	LENGTH
A.F.F.	ABOVE FINISH FLOOR	L.L.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	O/C	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
COR.	CORRIDOR	PREFAB	PREFABRICATED
CORR.	CORRUGATED	PFN	PREFINISH or PREFINISHED
CPT	CARPET	PROJ	PROJECTION
C.T	CERAMIC TILE	PT	POINT
CTSK	COUNTER SUNK	R	RISER
CW	CURTAIN WALL	RCP	REFLECTED CEILING PLAN
D.F.	DRINKING FOUNTAIN	R.C.	ROOF CONDUCTOR
DET.	DETAIL	RD	ROOF DRAIN
DIA.	DIAMETER	REIN	REINFORCING
DIM.	DIMENSION	REQD	REQUIRED
DN	DOWN	RESIL	RESILIENT
D.O	DOOR OPENING	RFG	ROOFING
DR	DOOR	RM	ROOM
D.S.	DOWN SPOUT	R.S	ROOF SUMP
DWG.	DRAWING	SAN	SANITARY
DWR.	DRAWER	SC	SOLID CORE
EA	EACH	SCHED	SCHEDULE
E.J.	EXPANSION JOINT	SHT	SHEET
EL	ELEVATION	SIM	SIMILAR
ELEC.	ELECTRICAL	SPEC	SPECIFICATIONS
ELEV.	ELEVATOR	SQ	SQUARE
E.O.S./EOS	EDGE OF SLAB	ST STL.	STAINLESS STEEL
E.O.D./EOD	EDGE OF DECK	SS	SOLID SURFACE
EP	ELECTRICAL PANEL	ST	STONE
EPX	EPOXY	STD	STANDARD
EQ	EQUAL	STL	STEEL
EQPM	EQUIPMENT	STN	STAIN
E.W	EACH WAY	STOR	STORAGE
EXIST. / EX	EXISTING	STRUCT	STRUCTURAL or STRUCTURE
EXP	EXPOSED	SUSP	SUSPENDED
EXT	EXTERIOR	SYM	SYMMETRICAL
FA	FIRE ALARM	T	TREAD
FD	FLOOR DRAIN	T&B	TOP AND BOTTOM
FON	FOUNDATION	TERR	TERRAZZO
FE	FIRE EXTINGUISHER	T.O.C.	TOP OF CURB
FEC	FIRE EXTINGUISHER CABINET	T&G	TONGUE AND GROOVE
FHC	FIRE HOSE CABINET	THK	THICK
FIN	FINISH	THRES	THRESHOLD
FL	FLOOR	T.O.P.	TOP OF PARAPET
F.O.	FACE OF	TA	TOILET ACCESSORY
F.O.S.	FACE OF STUD	TV	TELEVISION
FPRF	FIREPROOF	T.O.W.	TOP OF WALL
FR	FRAME	TOS / T.O.S.	TOP OF STEEL
FRP	FIBERGLASS REINFORCED PANEL	TYP.	TYPICAL
FRT	FIRE RETARDANT TREATED	U/C	UNDERCUT
F.S	FULL SIZE	U.N.O.	UNLESS NOTED OTHERWISE
F & I	FURNISHED & INSTALLED	U.S.K.	UTILITY SINK
FT.	FOOT or FEET	V.B.	VAPOR BARRIER
FTG	FOOTING	VCT	VINYL COMPOSITION TILE
FUR	FURRING	VERT.	VERTICAL
GA	GAUGE	VEST	VESTIBULE
GALV.	GALVANIZED	VF	VINYL FLOORING
G.B.	GRAB BAR	V.I.F.	VERIFY IN FIELD
GFRC.	GLASS FIBER REINFORCED CONCRETE	W	WIDTH
GL	GLASS	W/	WITH
GYP.	GYPSUM	WB	WALL BASE
H.B.	HOSE BIBB	W.C.	WATER CLOSET
H.C.	HOLLOW CORE	WC	WALLCOVERING
HDWD	HARDWOOD	WD	WOOD
HDWE	HARDWARE	W/O	WITHOUT
HW	HOLLOW METAL	WR	WATER RESISTANT
HORIZ	HORIZONTAL	WSC.	WAINSCOT
HR	HOUR	WT.	WEIGHT
HGT	HEIGHT	W.W.F.	WELDED WIRE FABRIC
INSUL	INSULATION		
IMP	INSULATED METAL PANEL		
IMWP	INSULATED METAL WALL PANEL		
INT	INTERIOR		



LOCATION MAP (NOT TO SCALE)



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Project :

ASSUMPTION CHURCH
SPORTS FACILITY

21800 MARTER RD,
ST CLAIR SHORES, MI
48080

Issued for

ZBA 10.22.25

Drawn by :

JWW

Checked by :

JAV, MJB

Sheet Title :

COVER SHEET, GENERAL
INFORMATION, DRAWING INDEX

Project No. :

2024.154

Sheet No. :

G001

LEGAL DESCRIPTION

ASSESSORS PLAT NO 3 LOTS 16, 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:	268 SPACES (INCLUDING HANDICAP)



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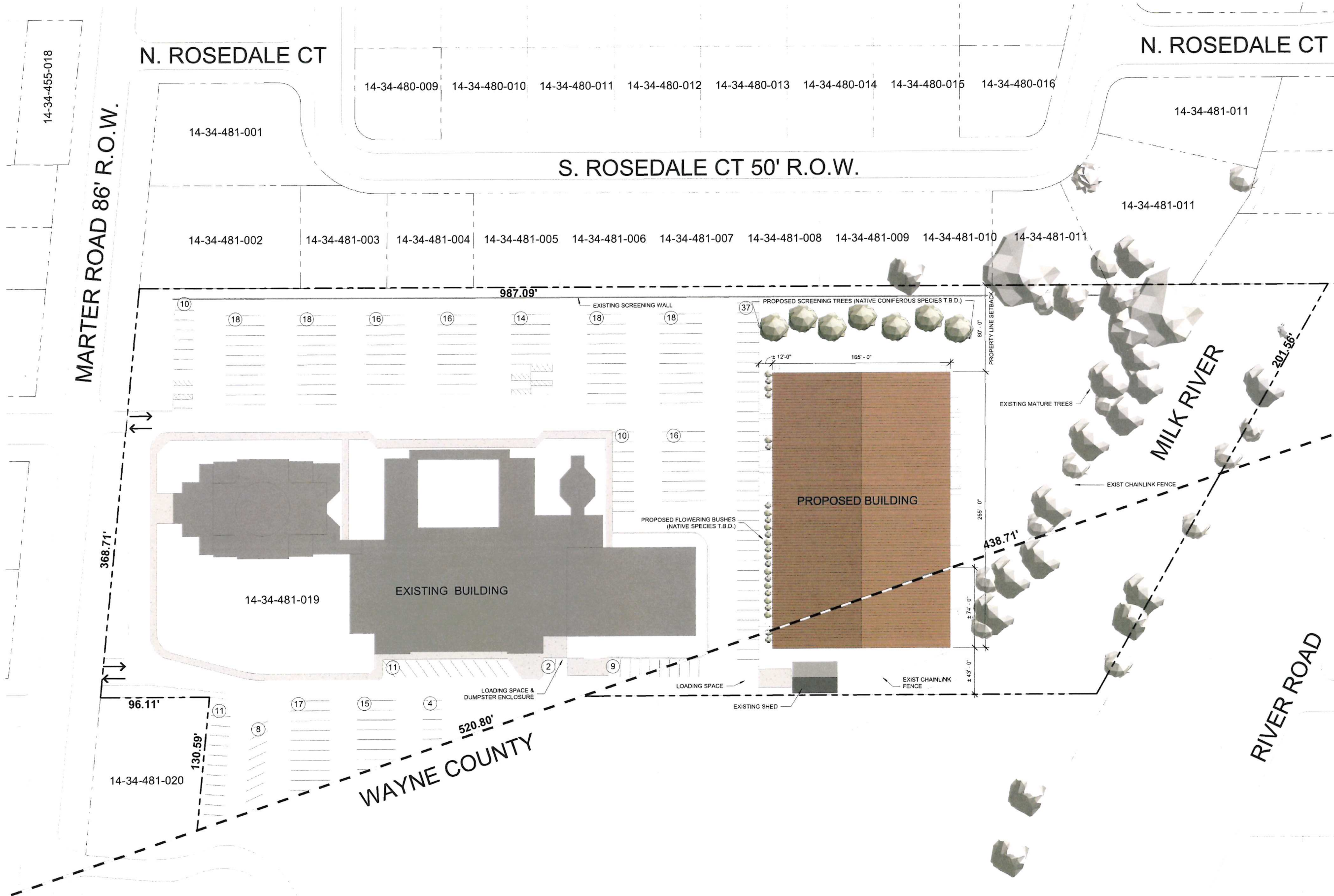


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PRELIMINARY SITE PLAN

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Sheet No. :
A001



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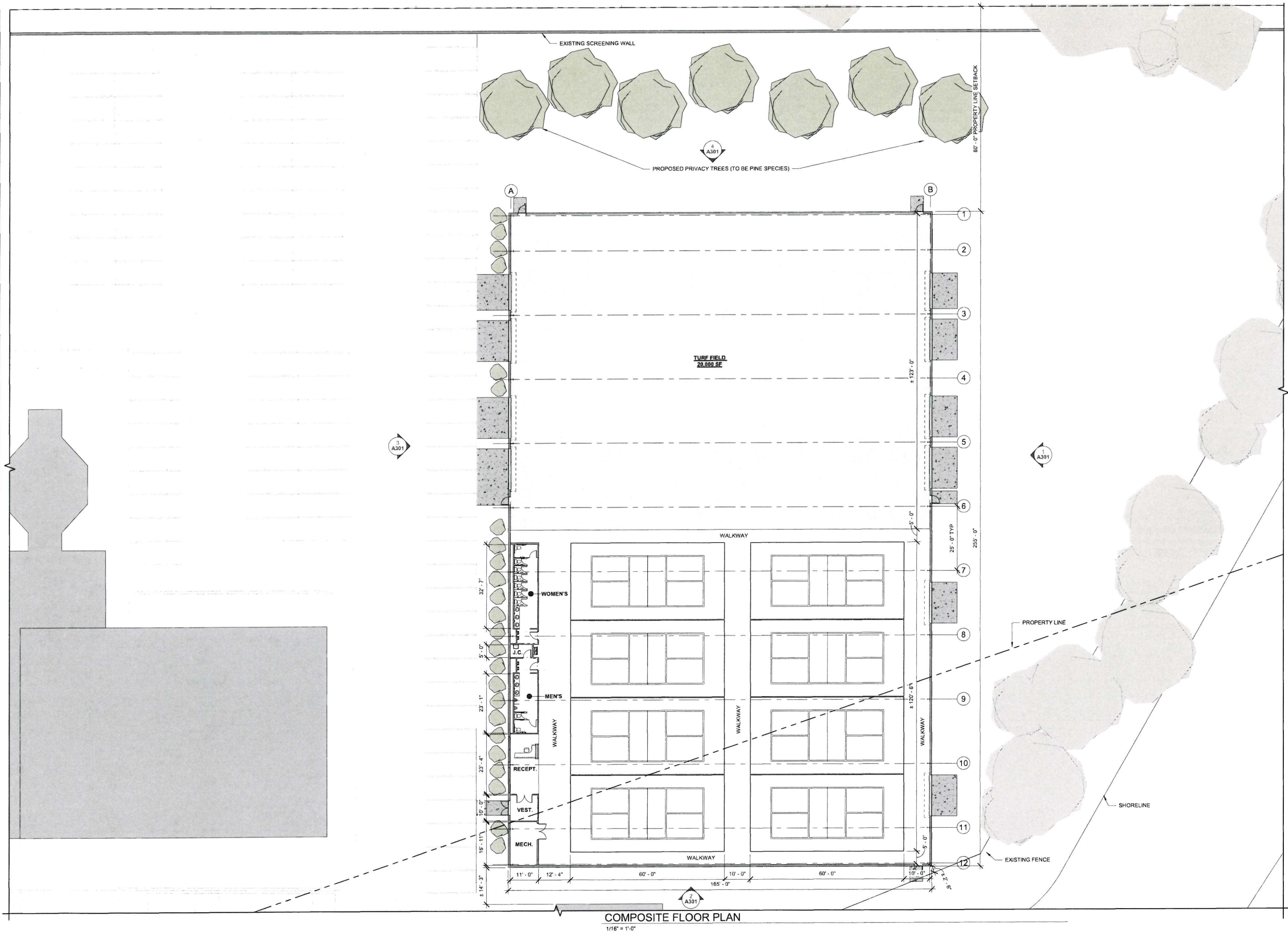
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LANDSCAPE PLAN

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A010



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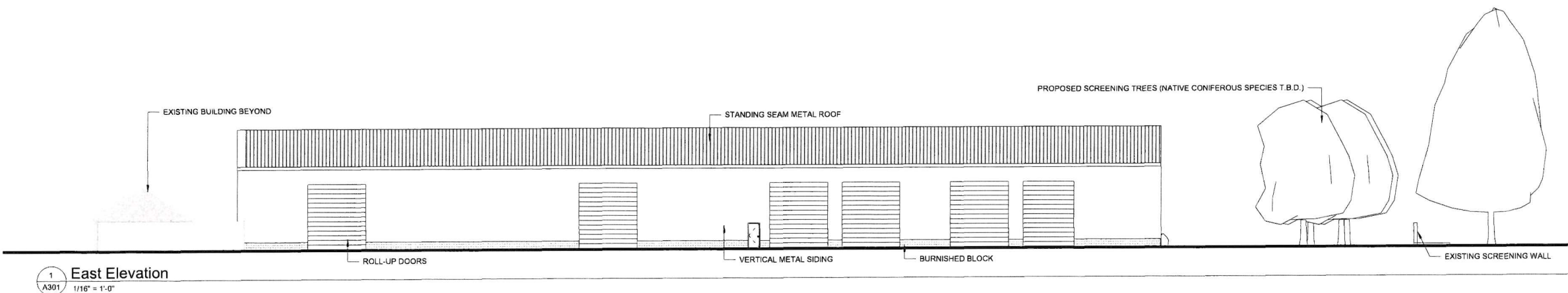
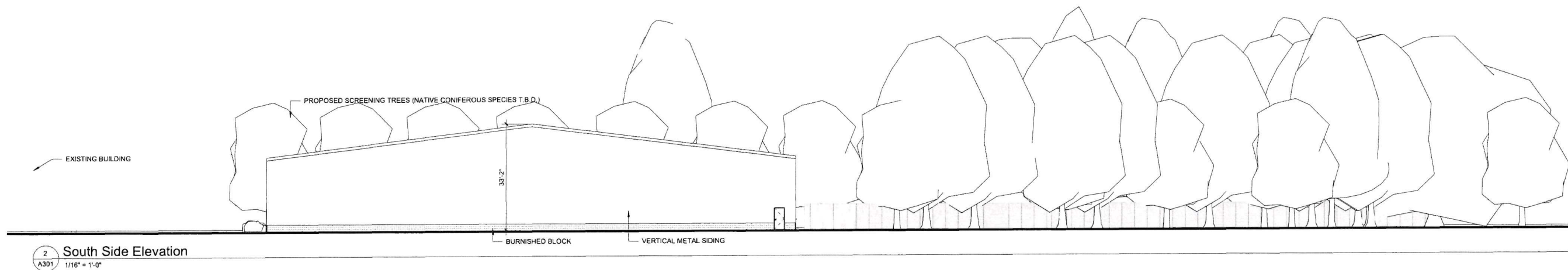
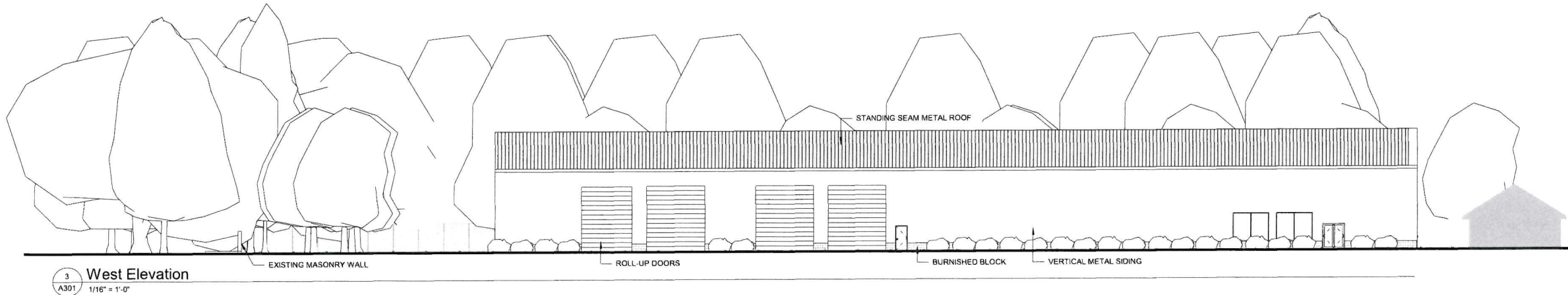
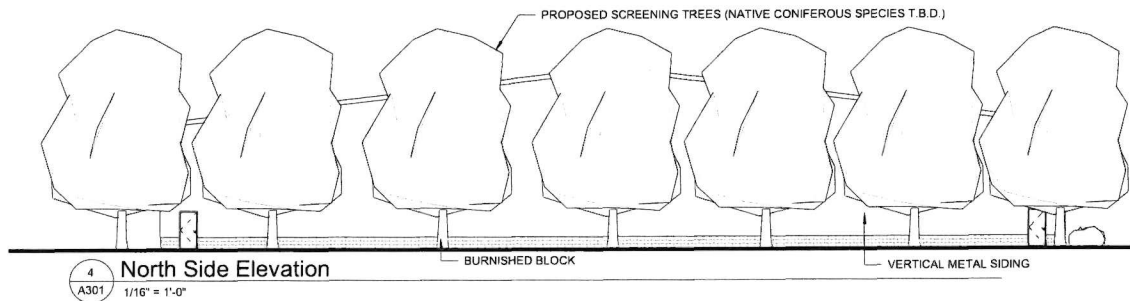
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COMPOSITE FLOOR PLAN

Project No. :
2024.154
Sheet No. :
A100



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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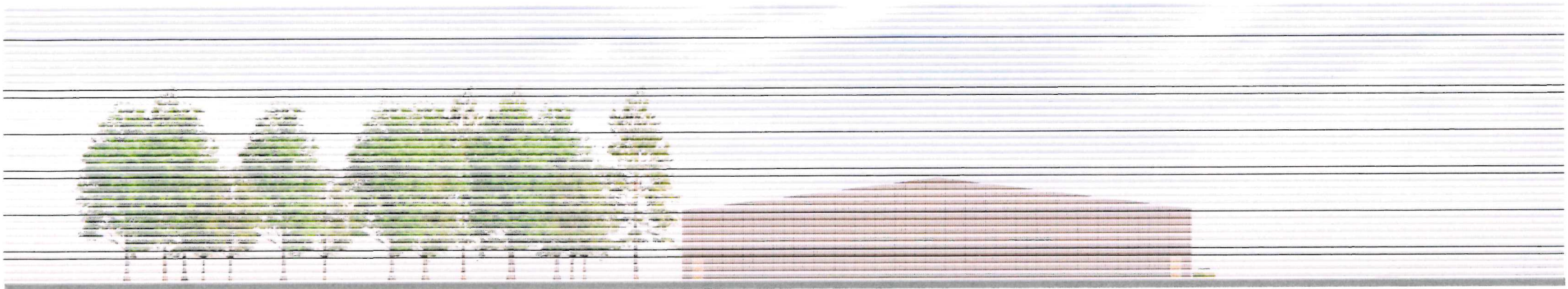
EXTERIOR ELEVATIONS

Project No. :

2024.154

Sheet No. :

A301



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING MATERIALS

1. SPLITFACE CMU SKIRT @ 24" TALL (SURROUNDING BUILDING)
- COLOR TO MATCH EXISTING BUILDING
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Sheet Title :
EXTERIOR ELEVATIONS-
MATERIAL

Project No. :
2024.154

Sheet No. :
A302