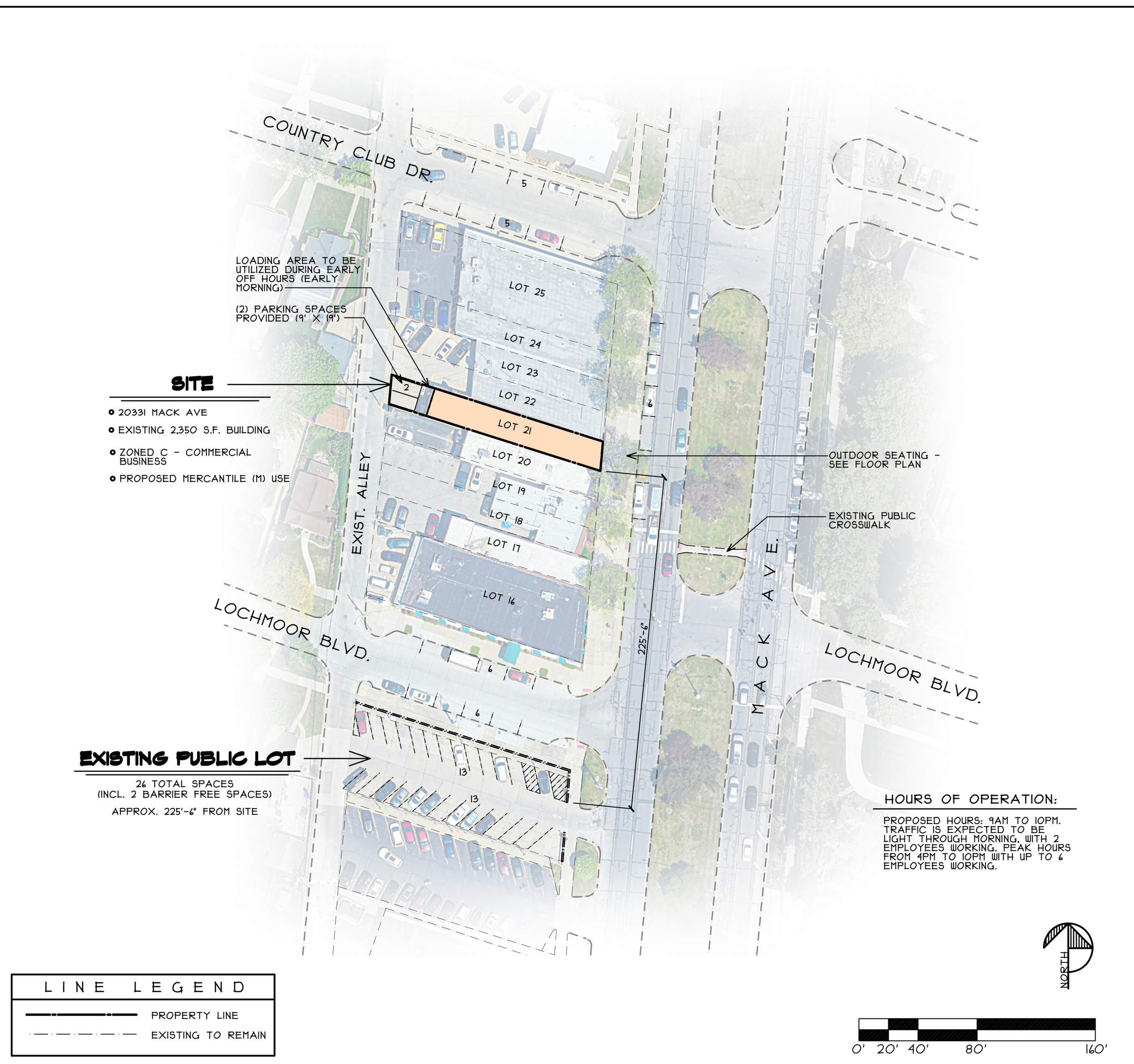


DATE PLOTTED: 3/19/2024 PLOTTED BY: mrc FILE LOCATION: H:\32007 - New Market Ave Cafe\32007\New Cafe Site Plan Scheme.dwg THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL



PARKING

PER TABLE 50-5.3.H (OFF-STREET PARKING REQUIREMENTS):

CLASSIFICATION TYPE H - ESTABLISHMENTS FOR SALE AND CONSUMPTION ON AND OFF THE PREMISES OF BEVERAGES, FOOD, AND REFRESHMENTS. DELIVERY SERVICE WILL NOT BE PROVIDED.

REQUIRED:

- ONE SPACE PER 200 S.F. GROSS, 2,350 S.F. / 200 S.F. = 12 SPACES
- ONE SPACE PER EMPLOYEE AT PEAK CAPACITY; 4 EMPLOYEES MAX = 4 SPACES
- ONE SPACE PER MOTORIZED DELIVERY VEHICLE; DELIVERY SERVICE NOT PROVIDED = 0 SPACES

TABLE 50-5.3.H FOOTNOTE:

ON ALL CHANGES OF OCCUPANCY WHERE A NEW TENANT OCCUPIES THE BUILDING, WHETHER THE NEW TENANT CONTINUES THE SAME USE OR NOT, IN STRUCTURES EXISTING PRIOR TO THE ADOPTION OF THE ORDINANCE FROM WHICH THIS SUBSECTION IS DERIVED, THE OFF-STREET PARKING REQUIREMENTS SHALL CONFORM TO AT LEAST 50 PERCENT OF THE REQUIREMENTS SPECIFIED IN THIS SUBSECTION, PROVIDED THAT THE TOTAL AREA OF THE ORIGINAL STRUCTURE REMAIN UNCHANGED.

TOTAL PER TABLE 50-5.3.H = 18 SPACES
ADJUSTMENT PER FOOTNOTE = 18 SPACES x 50% = 9 TOTAL SPACES REQUIRED

PROVIDED:

ON SITE:
(2) SPACES PROVIDED ON SITE

PUBLIC PARKING:
24 SPACE PUBLIC PARKING LOT 225'-4" FROM SITE
28 SPACES PARALLEL SPACES PROVIDED AT ADJACENT ROADWAYS
54 PUBLIC PARKING SPACES PROVIDED

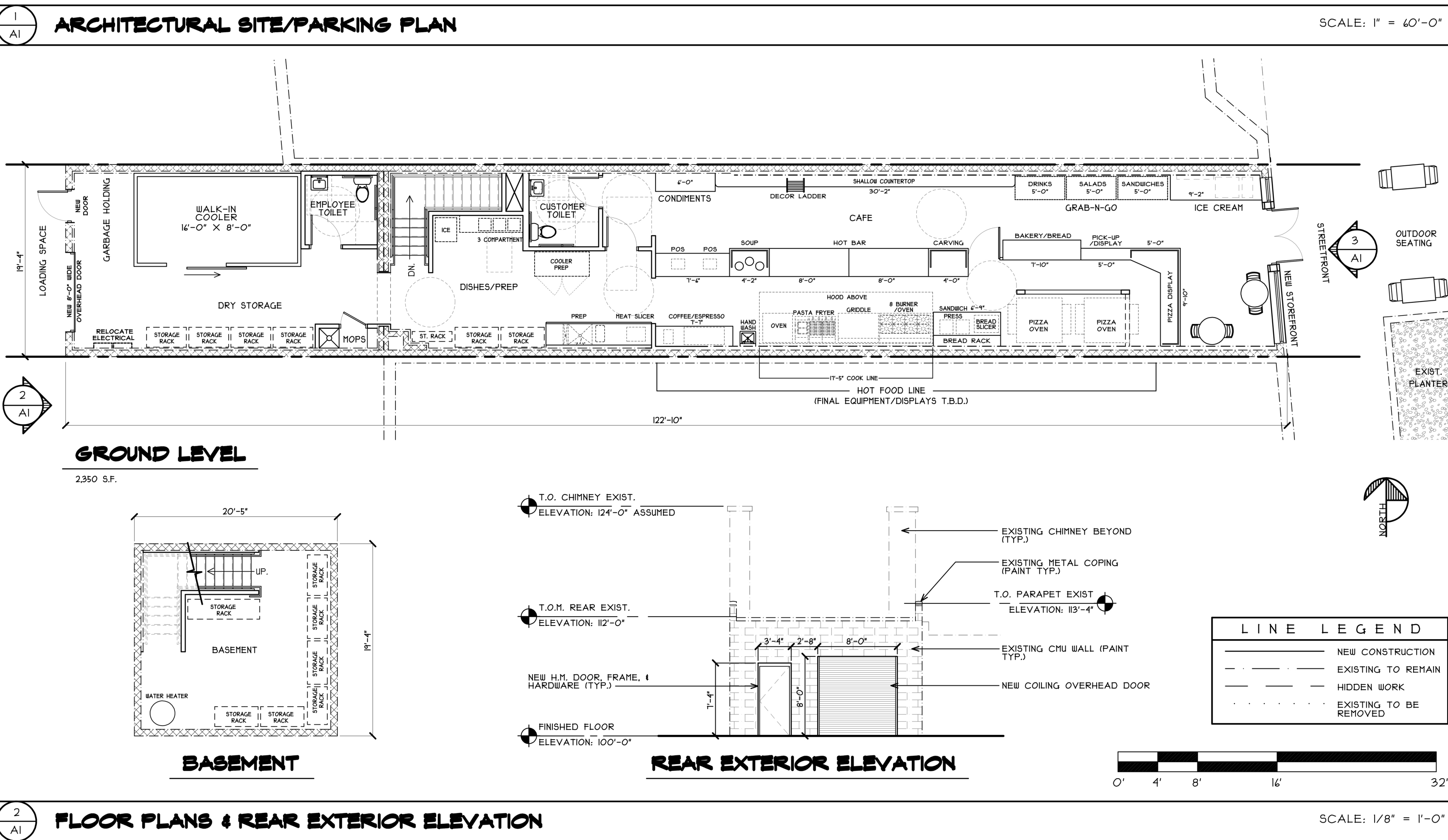
SECTION 50-5.3, NOTE E:
THE OFF-STREET PARKING FACILITIES REQUIRED FOR ALL OTHER USES (INCLUDES MERCANTILE) SHALL BE LOCATED ON THE LOT OR ON PROPERTY IN THE CITY WITHIN 300 FEET OF THE PERMITTED USE REQUIRING SUCH OFF-STREET PARKING. SUCH DISTANCE SHALL BE MEASURED ALONG LINES OF PUBLIC ACCESS TO THE PROPERTY BETWEEN THE NEAREST POINT OF THE PARKING FACILITY AND THE BUILDING TO BE SERVED. PROVIDED THAT THE OFF-STREET PARKING FACILITY SHALL NOT BE SEPARATED FROM THE BUILDING TO BE SERVED BY A MAJOR THOROUGHFARE.

PUBLIC PARKING UTILIZATION:
9 SPACES REQUIRED - 2 PROVIDED ON SITE
= 7 PUBLIC SPACES UTILIZED
= 15% OF AVAILABLE PUBLIC SPACES UTILIZED

HOURS OF OPERATION:
PROPOSED HOURS: 11AM TO 10PM. TRAFFIC IS EXPECTED TO BE LIGHT THROUGH MORNING, WITH 2 EMPLOYEES WORKING. PEAK HOURS FROM 4PM TO 10PM WITH UP TO 4 EMPLOYEES WORKING.

2 AI FLOOR PLANS & REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



NEW MARKET FOR:

STATE OF MICHIGAN
JOHN W. ECKSTEIN
ARCHITECT
No. 1301043008
LICENSED ARCHITECT

20331 MACK AVE.
GROSSE POINTE WOODS, MICHIGAN

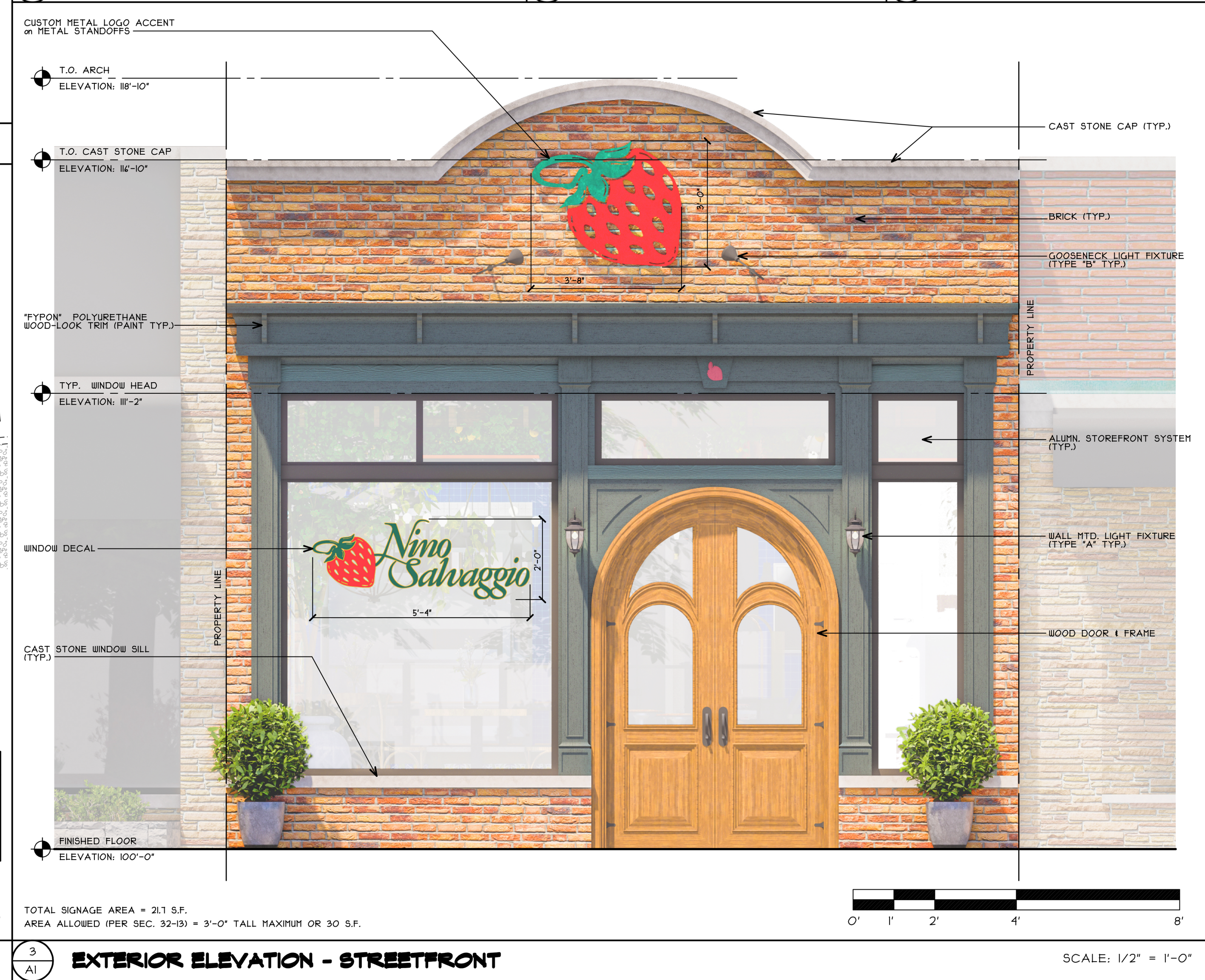
TYPE "A"
TRADITIONAL STYLE WALL LIGHT
KICHLER - "COURTYARD COLLECTION OUTDOOR WALL LANTERN - RUBBED BRONZE"
11-3/4" TALL X 8-1/4" WIDE
MODEL# R033RZ OR EQUAL

TYPE "B"
GOOSENECK SIGNAGE LIGHT
AQ LIGHTING - "CAST BRASS ANGLE SHIELD BULLET SPOTLIGHT SIGN LIGHT"
21-1/4" LONG
MODEL# PWSL-R12 OR EQUAL

AI SHEET INDEX
LOCATION MAP
ARCHITECTURAL SITE/PARKING PLAN
FLOOR PLANS
EXTERIOR ELEVATIONS

A2 RENDERINGS
C1 SITE SURVEY

4 AI EXTERIOR LIGHTING TYPES N.T.S. **5 AI SHEET INDEX** **6 AI LOCATION MAP** N.T.S.



Lindhout Associates
architects aia pc

10465 citation drive, brighton, michigan 48116-9510
(810)227-5668 fax: (810)227-5655

DATE: 3/19/2024
CHK'D: jmf
APP'D: jmf

SITE PLAN SUBMISSION
issued for

03-21-24
date

NEW MARKET FOR:
NINO SALVAGGIO
20331 MACK AVE
GROSSE POINTE WOODS, MICHIGAN
PLANS/ELEVATIONS

A1
24007

DATE PLOTTED: 3/8/2024 PLOTTED BY: nrc FILE LOCATION: H:\24001 - New Mack Ave Cafeteria\New Caf. Site Plan Submission\©GripSight ©2022 LINDHOUT ASSOCIATES architects aia pc THIS DOCUMENT AND THE SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN APPROVAL



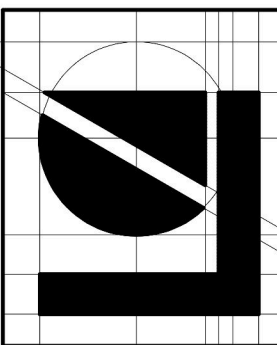
1
A2 EXTERIOR RENDERINGS

NOT TO SCALE



2
A2 INTERIOR RENDERINGS

NOT TO SCALE



Lindhout Associates
architects aia pc
10465 citation drive, Brighton, Michigan 48116-9510
(810)227-5668 fax: (810)227-5855

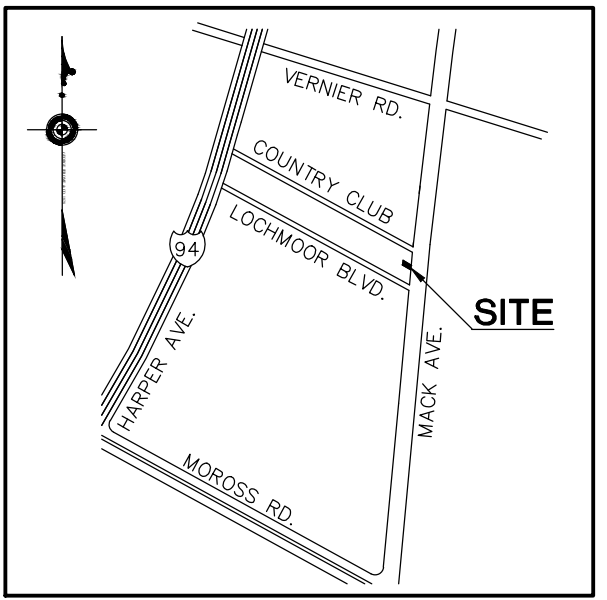


SITE PLAN SUBMISSION
Issued for

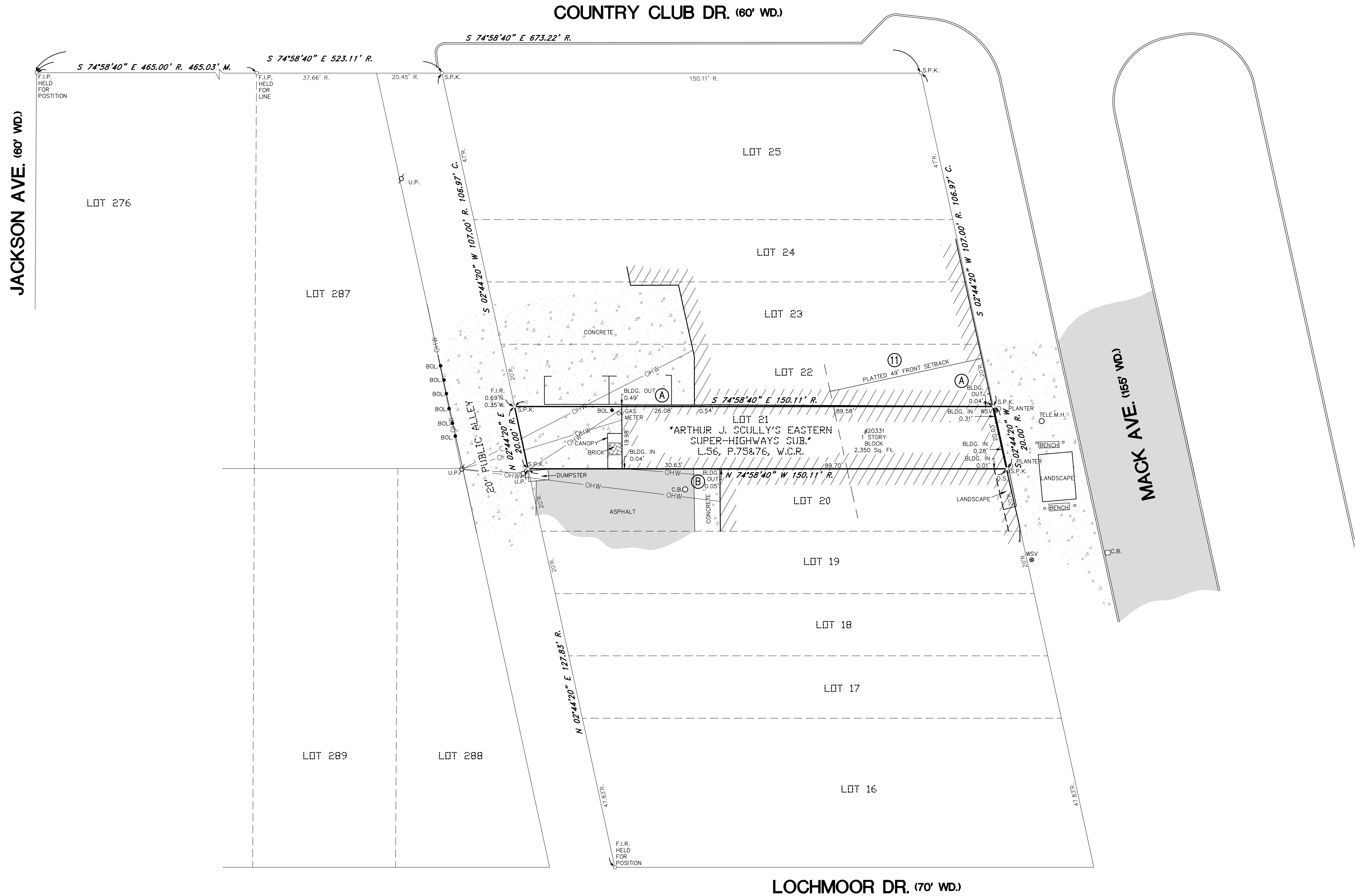
dr: nrc
ck: jae
app: jae
03-21-24
date

NEW MARKET for:
NINO SALVAGGIO
20331 MACK AVE
GROSSE POINTE WOODS, MICHIGAN
RENDERINGS

A2
24007



LOCATION MAP
NOT TO SCALE



LEGEND

- R. RECORD
- M. MEASURED
- C. CALCULATED
- F.I.R. FOUND IRON ROD
- H. HEARNE BROTHERS
- F.C.M. FOUND CONCRETE MONUMENT
- S.I.R. SET IRON ROD
- S.P.K. SET P.K. NAIL
- F.P.K. FOUND P.K. NAIL
- T/C TOP OF CURB
- G. GUTTER
- FF FINISHED FLOOR
- T/W TOP OF WALL
- T/P TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
- M.H. MANHOLE
- C.O. CLEAN OUT
- D.S. DOWNSPOUT
- L.P. LIGHT POLE
- L.L. LANDSCAPE LIGHT
- GVV GATE VALVE AND WELL
- WSV WATER STOP VALVE
- HYD. FIRE HYDRANT
- BOL. BOLLARD
- M.W. MONITORING WELL
- SIGN
- NUMBER PARKING SPACES
- HANDICAP PARKING
- G.W. GUY WIRE
- FENCE
- SANITARY/COMBINED SEWER
- STORM SEWER
- WATERMAIN
- OHW OVERHEAD UTILITY LINES

ZONING INFORMATION

Zoned C-Commercial Business

TABLE OF ENCROACHMENTS

- (A) Building encroaches onto property to the north.
- (B) Building encroaches onto property over the south.

FLOOD NOTE

Property is located in Zone X on FEMA Maps, No. 26163C01411 Effective Date October 21, 2012

GROSS LAND AREA

Contains 0.067 Acres, more or less.

PARKING INFORMATION

No visible parking spaces.

SCHEDULE B EXCEPTIONS

- (10) Building and use restrictions, easements and charges recorded in Register No. B-208929, and in Liber 8214, Page 232 Register No. B-83858, which are not accompanied by a right of reverter, but deleting any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 usc 3064 (c). Document is not sufficiently readable.
- (11) Building Set Back Line as shown on the plat. Item is a 49' front setback and is plotted hereon.

LEGAL DESCRIPTION

(Capital Title Insurance Agency, Commitment No. 644486-99, Dated June 28, 2023)

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:

Lot 21, Arthur J. Scully's Eastern Super-Highways Sub'n., according to the plat thereof as recorded in Liber 56 of Plats, Pages 75 and 76, Wayne County Records.

SURVEYOR'S CERTIFICATION

To: Nino Salvaggio Investment Company of Troy, Ltd.
Capital Title Insurance Agency

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9 and 11 (observed) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Michigan, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

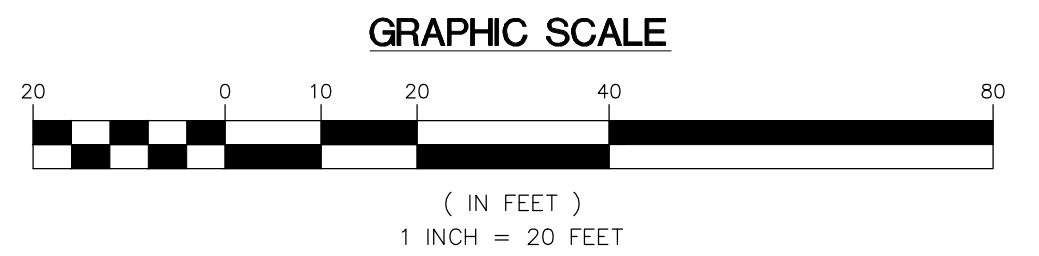
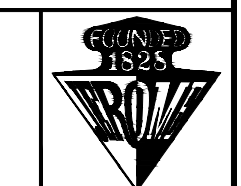
Date of Plat or Map: 09-11-2023

George Jerome Jr., P.S. P.E.
46672
George@GeorgeJerome.com

GEORGE JEROME & CO.
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DRAWING FILE NO.

SHT. NO.
1



UTILITY NOTE:
ALL PUBLIC UTILITY LINES, AS SHOWN HEREON, ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. OTHER UTILITY INFORMATION WAS NOT AVAILABLE AT THE TIME OF SURVEY. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.

ALTA/NSPS LAND TITLE SURVEY
20331 MACK AVE., CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN

DATE:	BY:	REVISIONS:	DATE:	BY:	REVISIONS:

SURVEY BY R.S./S.D.
DRAWN BY T.M.M.
CHECKED BY G.J.J.R.
APPROVED BY G.J.J.R.

SCALE 1"=20'
FOR SALVAGGIO INVEST.CO.
DATE 08-10-23

U:\survey\2023\20230911\20230911_20331 MACK AVE. SUBN. 11212023.DWG
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