

CRISPELLI'S BAKERY & PIZZERIA

TENANT FIT OUT 19852 MACK AVE. GROSSE POINTE WOODS, MI 48236

ARCHITECT:

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

APPLICABLE CODES: (COMMERCIAL):

BUILDING CODE:
2015 MICHIGAN REHABILITATION FOR EXISTING BUILDING (MRCEB 301)
COMPLIANCE METHOD (CH 4):
PRESCRIPTIVE METHOD (REFERENCE WITH CH 14);
ALTERATIONS - LEVEL 3 (CH 9)

MECHANICAL CODE:

2015 MICHIGAN MECHANICAL CODE AS AMENDED

PLUMBING CODE:

2018 MICHIGAN PLUMBING CODE AS AMENDED

ELECTRICAL CODE:

2017 NATIONAL ELECTRIC CODE (NEC) AS AMENDED & MICHIGAN AMENDMENTS PART 8.

ENERGY CODE:

2015 MICHIGAN BUILDING CODE (CHAPTER 13)
2015 MICHIGAN ENERGY CODE
ASHRAE 90.1-2013 ENERGY STANDARDS FOR BUILDINGS

FIRE CODE:

2015 INTERNATIONAL FIRE CODE REFERENCED IN 2015 MICHIGAN BUILDING CODE

BARRIER FREE REQUIREMENTS:

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

LIFE SAFETY CODES:

2015 NFPA 101 LIFE SAFETY CODE
2013 NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
2013 NFPA 72 NATIONAL FIRE ALARM CODE

PROJECT DATA:

BUILDING CODE AUTHORITY:
GROSSE POINTE WOODS BUILDING DEPARTMENT

OWNER:

CRISPELLI'S BAKERY AND PIZZERIA
1890 SOUTHFIELD ROAD
BIRMINGHAM, MI 48009

TYPE OF CONSTRUCTION:

IIIB ORDINARY CONSTRUCTION

USE GROUP:

A-2 ASSEMBLY

PROJECT AREA:

RENOVATION 2,577 SF

OCCUPANT LOAD:

DINING AND BAR - 15 NSF UNCONCENTRATED	- 765 NSF		
	15	=	51
SEATING BOOTHS	- 55' x 12"		
	24"	=	28
KITCHEN AREA - 200 GSF	- 995 GSF		
	200	=	5
STORAGE AREA - 300 GSF	- 288 GSF		
	300	=	1
TOTAL OCCUPANT LOAD			= 85

EGRESS WIDTH:

REQUIRED (.2" PER OCCUPANT) = 17"
PROVIDED = 34" x 3 DOORS = 102"

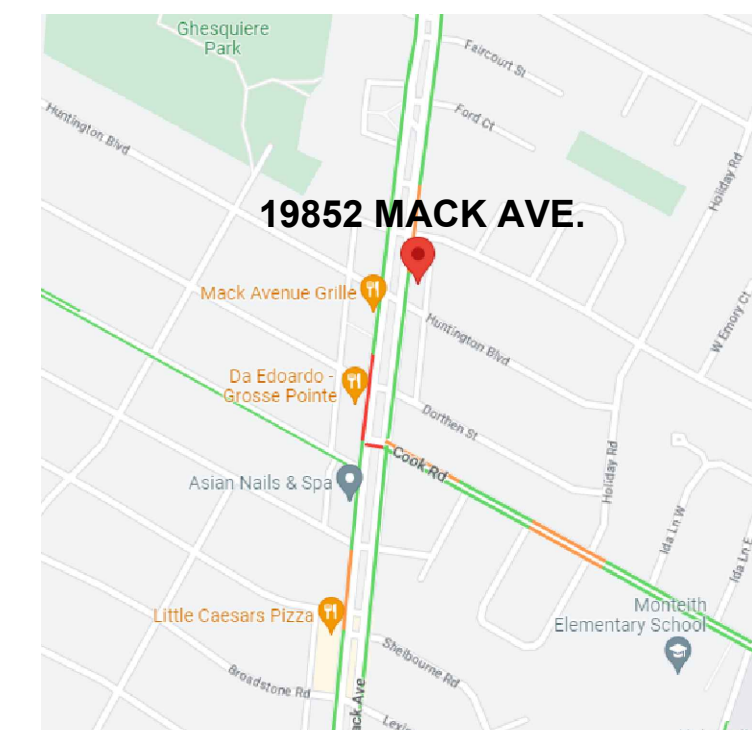


CONCEPTUAL DESIGN RENDERING
SCALE: N.T.S. REFERENCE ONLY

NOTE:
CONCEPTUAL DESIGN RENDERING INCLUDED FOR
REFERENCE ONLY. REFER TO PLANS FOR
PROPOSED SCOPE OF WORK, LAYOUT & DETAILS.

SHEET INDEX		ISSUED FOR	
DRAWING INDEX KEY:		07.14.23 BIDS/PERMIT	
<input type="checkbox"/>	NOT ISSUED	10.06.23 BULLETIN #1	
<input type="checkbox"/>	PREVIOUSLY ISSUED	05.01.24 PERMITS	
<input checked="" type="checkbox"/>	ISSUED		
<input checked="" type="checkbox"/>	REFERENCE		
GENERAL			
G001	TITLE SHEET AND SHEET INDEX AND LOCATOR PLAN	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
1 OF 1	ALTAINSPS TITLE SURVEY	<input type="checkbox"/>	<input type="checkbox"/>
ARCHITECTURAL			
AS101	SITE PLAN & DETAILS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
AS102	SITE PLAN & DETAILS	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.



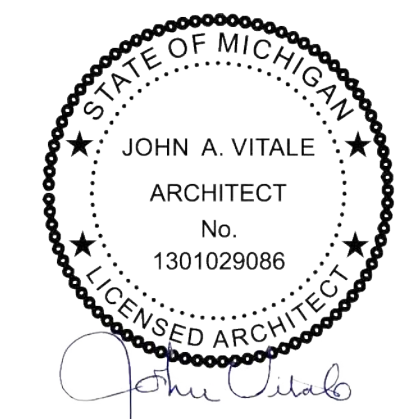
VICINITY MAP
SCALE: N.T.S.



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Consultants:



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Issued for :

BIDS/PERMITS	07.18.23
UPDATE	08.11.23
BULLETIN #1	10.06.23
PERMITS	05.01.24

Drawn by :
SMB, JPM

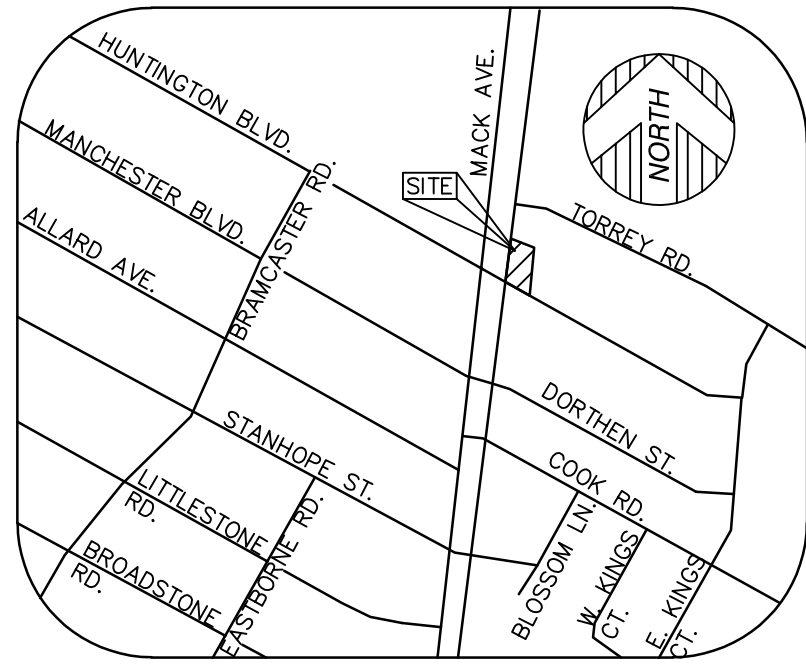
Checked by :
JAV, SMB

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

Project No. :
2023.029

Sheet No. :
G001

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VICINITY MAP
(NOT TO SCALE)

PARKING

NO MARKED PARKING ON SITE.

PARCEL AREA

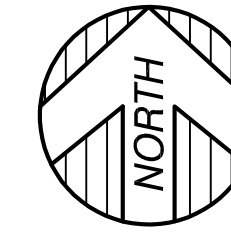
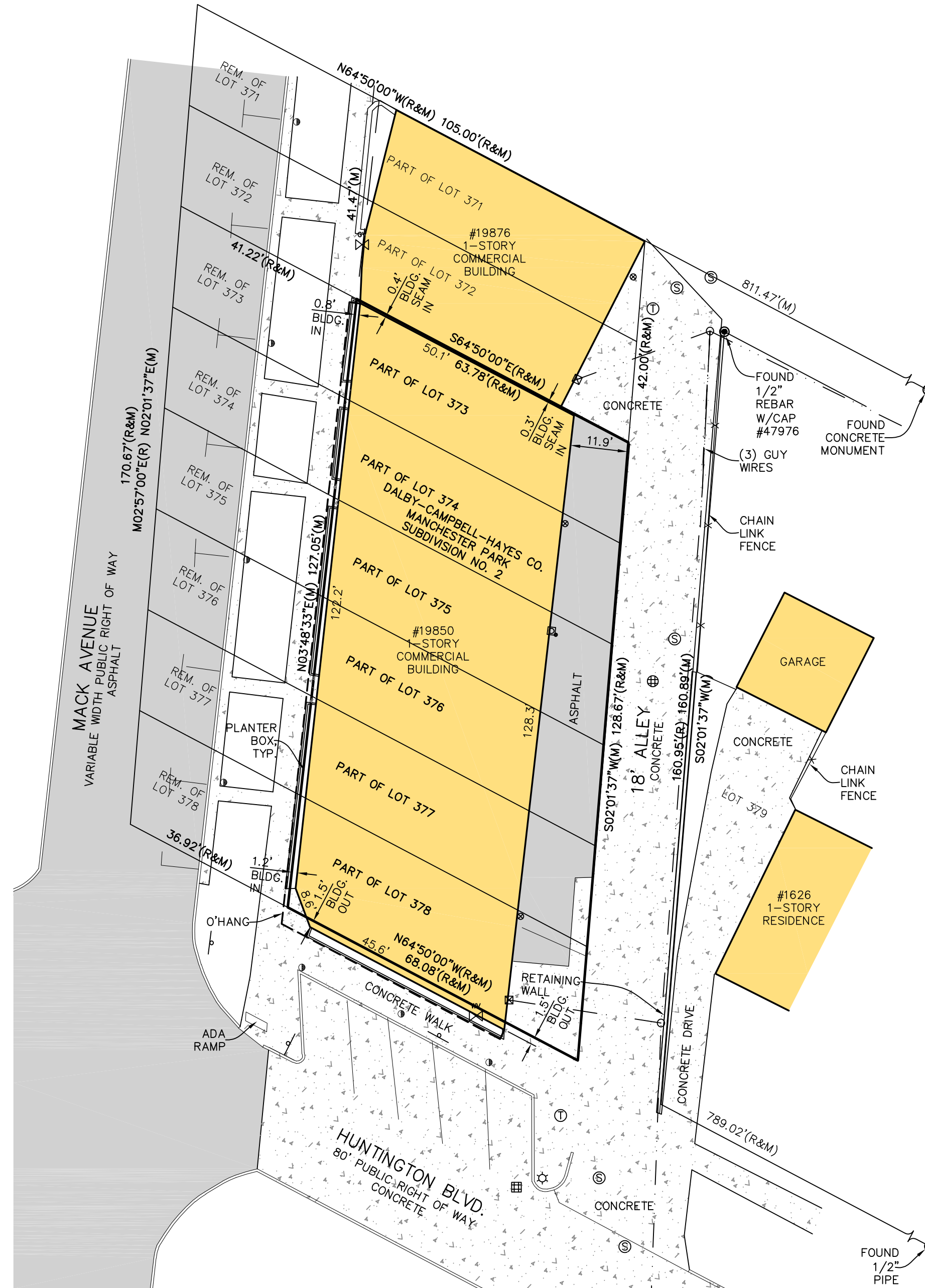
7,801± SQUARE FEET = 0.179± ACRES

BASIS OF BEARING

NORTH 64°50'00"W WEST EAST, BEING THE NORTHERLY RIGHT OF WAY LINE OF HUNTINGTON BLVD., AS PLATTED.

LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
○	UTILITY POLE
⊕	ELECTRIC METER
⊗	CLEANOUT
⊙	GAS METER
⊕	GAS VALVE
⊗	TELEPHONE MANHOLE
⊙	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
⊗	SQUARE CATCH BASIN
●	BOLLARD
☆	LIGHTPOST/LAMP POST
⊕	PARKING METER
⊗	WATER VALVE
⊙	SINGLE POST SIGN
—	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
▬	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
▬	BUILDING HATCH
▬	ASPHALT HATCH
▬	CONCRETE HATCH



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

PROPERTY DESCRIPTION

THE LAND SITUATED IN THE CITY OF GROSSE POINTE WOODS, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOTS 373, 374, 375, 376, 377 AND 378 EXCEPT THE WESTERLY PART THEREOF MEASURING 41.22 FEET ON THE NORTHERLY LINE OF LOT 373 AND 36.92 FEET ON THE SOUTHERLY LINE OF LOT 378 DALBY-CAMPBELL-HAYES CO. MANCHESTER PARK SUBDIVISION NO. 2 OF PRIVATE CLAIM 620 AS RECORDED IN LIBER 43 OF PLATS, PAGE 77 OF WAYNE COUNTY RECORDS.

TITLE REPORT NOTE

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO WESTCOR LAND TITLE INSURANCE COMPANY AND VDG GROSSE POINTE, LLC:

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 2, 4, 7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 12/14/21.

DATE OF PLAT OR MAP: 12/20/21

Anthony T. Sycko, Jr.

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
Tsycko@kemttec-survey.com



ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: VERUS DEVELOPMENT GROUP
19850 MACK AVE., GROSSE POINTE WOODS, MICHIGAN,
PART OF PRIVATE CLAIM 620

PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
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Eastpointe Detroit
(800) 255-7222 (313) 758-0877 (734) 994-0888 (888) 684-0001
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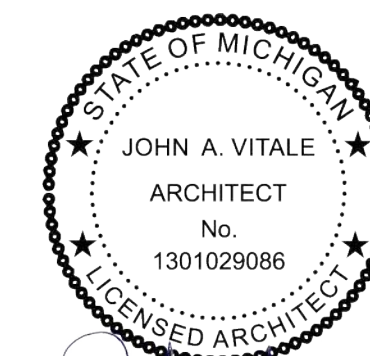
DRAWN BY:	NPH/JDM	12/20/21
CHECKED BY:	ATS	12/20/21
DATE:	DECEMBER 20, 2021	
PROJECT NO.:	21-04028	SCALE: 1" = 20'



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Consultants:



John Vitale

Project :

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 & PIZZERIA
 TENANT FIT OUT
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 MICHIGAN 48236**

Issued for :

BIDS/PERMITS	07.18.23
UPDATE	08.11.23
UPDATE	01.08.24
EX. SEATING	03.26.24
UPDATE	04.02.24
PERMITS	05.01.24

Drawn by :
JPM

Checked by :
JAV, SMB

Sheet Title :
SITE PLAN DETAILS

Project No. :
2023.029

Sheet No. :
AS101

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GENERAL UTILITY NOTE:

NO PROPOSED CHANGES TO EXISTING UTILITIES OR UTILITY EASEMENTS AS PART OF PROJECT SCOPE.

GENERAL STORMWATER & DRAINAGE NOTE:

NO PROPOSED CHANGES TO EXISTING STORMWATER MANAGEMENT OR DRAINAGE ON SITE AS PART OF PROJECT SCOPE.

DEMOLITION KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- D1 REMOVE PORTION OF EXISTING GRASS AREA AS REQUIRED FOR NEW PATIO AND WALK

SITE PLAN KEY NOTES:

(TYPICAL THIS SHEET ONLY)

- 1 NEW OUTDOOR CONCRETE HARDSCAPE PATIO WITH 36" HT FENCE ENCLOSURE.
- 2 NEW CONC. WALK - 5'-0" W. REFER TO DETAILS 2/AS100.
- 3 EXISTING MUNICIPAL PARKING METER TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.

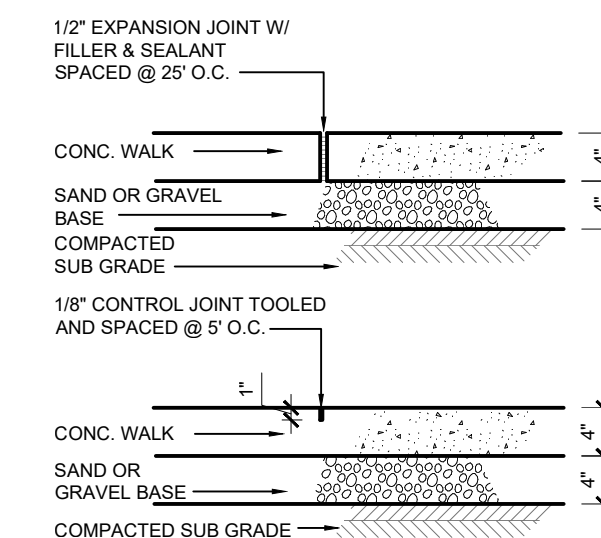
LANDSCAPING KEY NOTES:

(TYPICAL THIS SHEET ONLY)

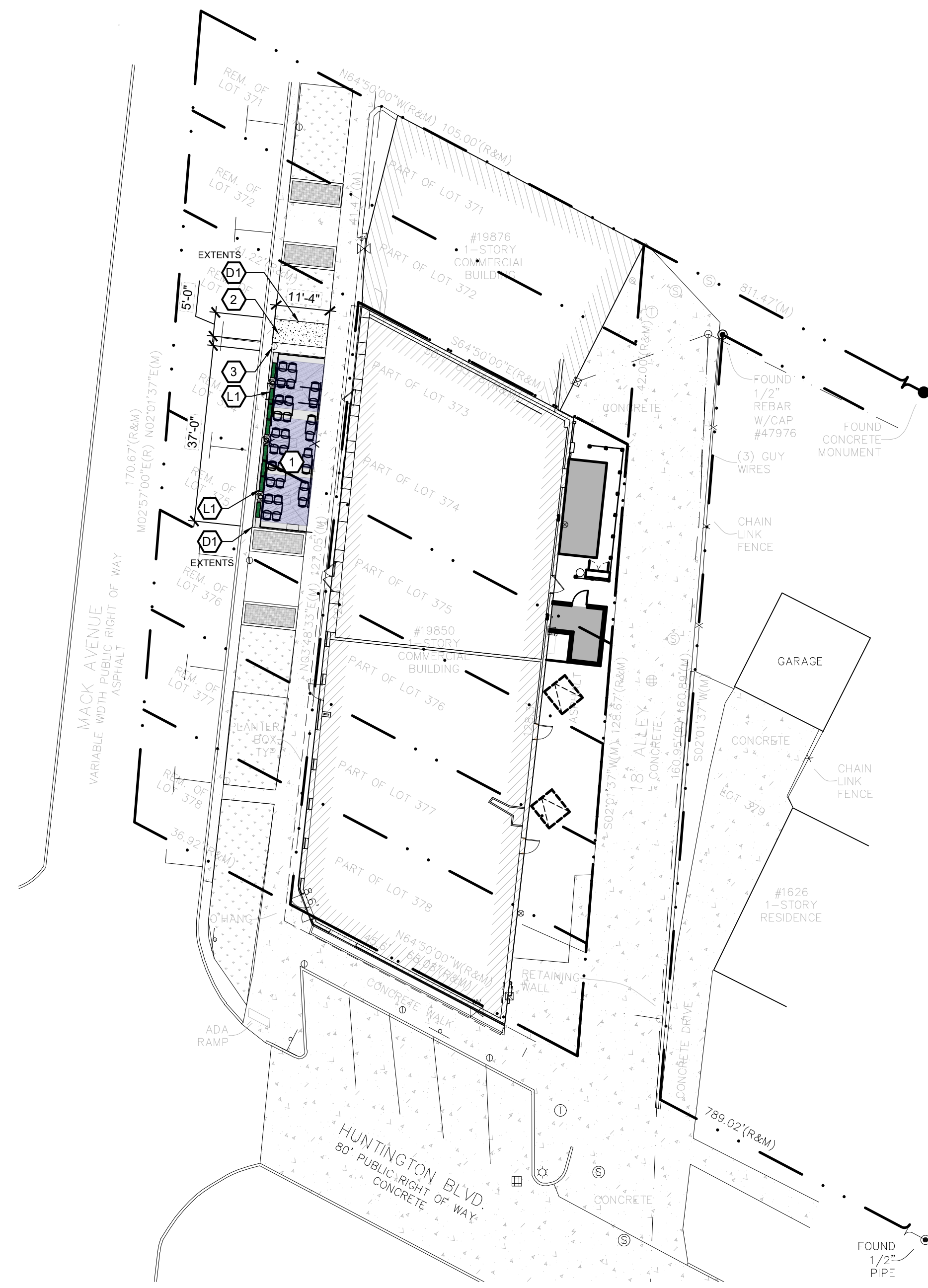
- L1 NEW DECORATIVE PLANTER BOXES WITH SHRUBS AND ASSORTED FLOWERS, GRASSES, ETC.

GENERAL SITE PLAN NOTES:

1. PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
2. CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
3. ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA, ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.
4. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
5. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
6. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.
7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
8. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.
9. COORDINATE ALL WORK WITH LANDLORD DRAWINGS PRIOR TO COMMENCING.
10. SITE PLAN INFORMATION BASED ON ALTA/NSPS SURVEY DATED 12/20/21 PREPARED BY KEM-TEC, PROVIDED BY LANDLORD INCLUDED HERE FOR REFERENCE ONLY.



2 WALK JOINTING
 AS100 SCALE: 3/4" = 1'-0"



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

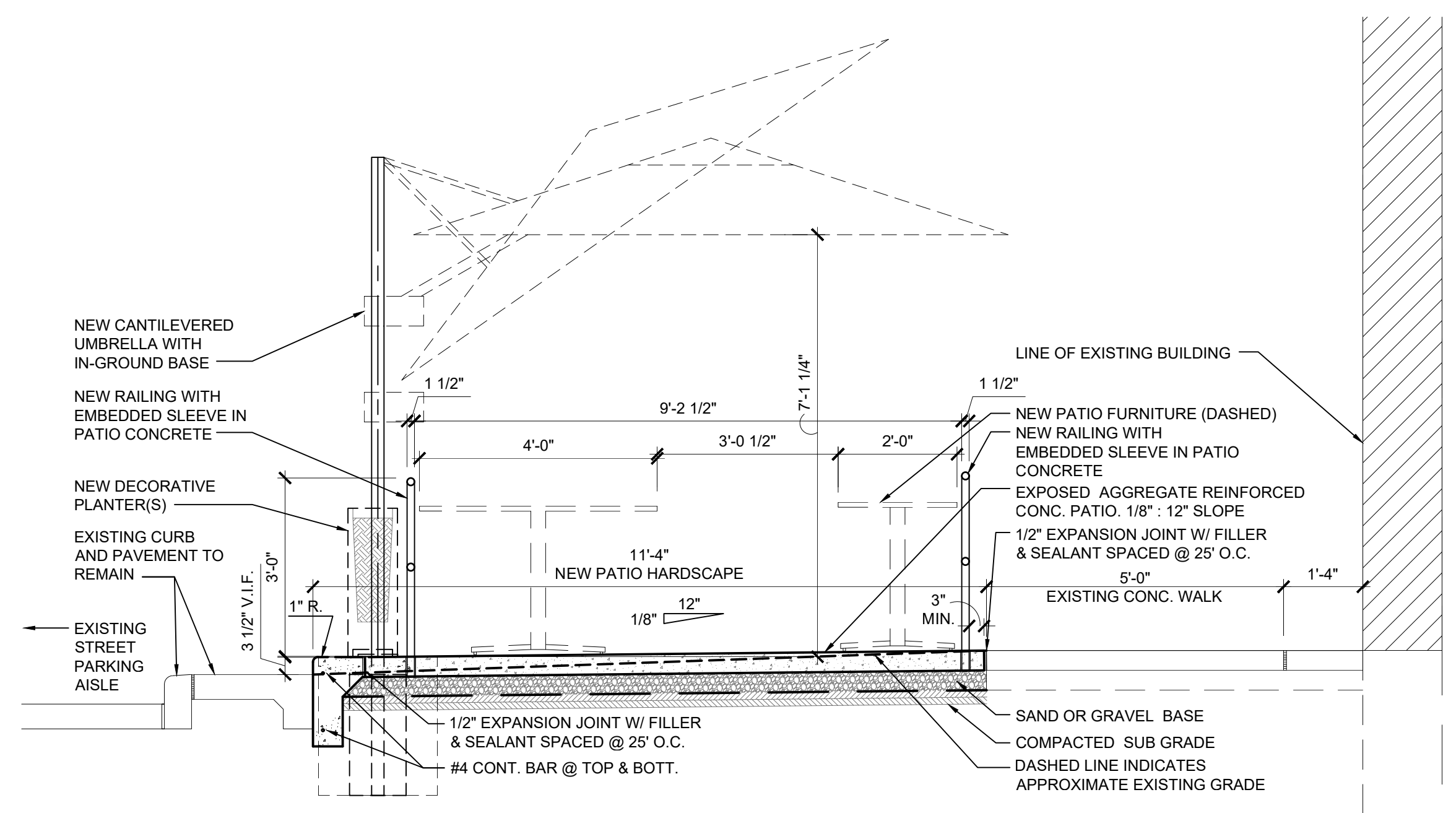
STATE: I:\CADD\2023\2023-05-17\WORKING\2023-05-17\01_SITEPLANDETAILS.DWG
 FILED: 2024.05.17 10:47 AM



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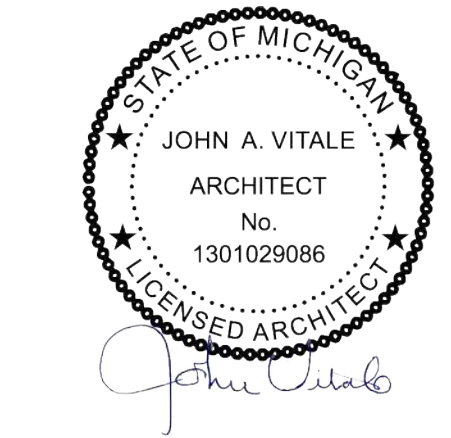
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UPDATE	04.03.24
UPDATE	04.04.24
UPDATE	04.29.24
BIDS/PERMITS	05.01.24

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Checked by : JAV, SMB
Sheet Title : SITE PLAN DETAILS

Project No. : 2023.029

Sheet No. : AS102

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