

VIRTUAL MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, JANUARY 27, 2021
7:30 PM

<https://zoom.us/j/111656967> or dial: 877-853-5247 Toll-Free, Meeting Code: 111656967

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **January 13, 2021**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Special Land Use Permit Reviews
 - 1. **856 N. Old Woodward – Fruition (New Building – The Pearl)**, Special Land Use Permit request to permit a new food and drink establishment (no alcohol) in an O2 zone district.
 - 2. **219 Elm Street – All Seasons Phase 2 (Vacant office building)**, Special Land Use Permit request for new construction of a multi-family independent senior living building.
- F. Final Site Plan Reviews
 - 1. **35001 Woodward – The Maple (Vacant lot, Hunter House)** – Request for Revised Preliminary Site Plan Review to revise first floor of new 5 story mixed use building to include surface parking **(Request by applicant to postpone to March 27, 2021).**
 - 2. **856 N. Old Woodward – Fruition (New Building – The Pearl)**, Final Site Plan and Design Review for changes to the building for the operation of a new food and drink establishment (no alcohol) in an O2 zone district.
 - 3. **2101 E. 14 Mile Road – Medical Office Building (vacant parking lot)**, Revised Final Site Plan and Design Review for new construction of a one story medical/dental office building.
- G. Pre-application Discussion – **Brown and Watkins – Portion of property facing Watkins**
- H. Miscellaneous Business and Communications:
 - a. Communications
 - b. Administrative Approval Correspondence
 - c. Draft Agenda for the next Regular Planning Board Meeting **(February 10, 2021)**
 - d. Other Business
- I. Planning Division Action Items
 - a. Staff Report on Previous Requests
 - b. Additional Items from tonight's meeting
- J. Adjournment

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City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, January 12, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 12, 2021. Chair Scott Clein convened the meeting at 7:33 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin (all located in Birmingham, MI, except for Bryan Williams who was located in Commerce Charter Twp.)

Absent: None.

Administration: Jana Ecker, Planning Director
Jamil Alawadi, IT Staff
Brooks Cowan, City Planner
Nick Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

Master Planning Team: Matt Lambert, DPZ
Sarah Traxler, McKenna

01-001-21

B. Approval Of The Minutes Of The Regular Planning Board Meeting of December 9, 2020

Motion by Mr. Share

Seconded by Mr. Koseck to approve the minutes of the Regular Planning Board Meeting of December 9, 2020 as submitted.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Share, Koseck, Boyle, Williams, Whipple-Boyce, Clein, Jeffares

Nays: None

01-002-21

C. Chairperson's Comments

Chair Clein welcomed everyone to the virtual meeting. He stated the meeting was being held under the auspices of state legislation. Chair Clein reviewed the meeting's procedures. He said he was heartened to see over 100 people in attendance.

Chair Clein took a moment to remind the public that:

- All communities in Michigan are required under state law to have a land use master plan and to update that master plan on a regular basis. Birmingham hired a master planning team to facilitate the process and write the plan.
- The master plan draft for Birmingham that is currently under review is a first draft, and none of the recommendations have been endorsed or adopted by the City or any City boards as of yet.
- A master plan is a framework for land planning in a City. The adoption of a master plan does not change ordinance on its own. Rather, once a master plan is adopted, it is used as a guide to inform the City administration on how to better align ordinances with the City's goals.
- This draft combines national best practices in master planning and extensive feedback from community stakeholders.
- The intent of the current draft review meetings is to provide the master planning team with even further community and board feedback. Including the present meeting, there will be three more meetings to review the first draft of the plan. The master planning team will then use that feedback to create a second master plan draft that will even more accurately reflect the community's goals for the City for the next two decades.
- The public will also have ample opportunities to provide feedback on the second master plan draft as well.

01-003-21

D. Review Of The Agenda

There were no changes to the agenda.

01-004-21

E. Study Session Items

1. Review of First Draft of 2040 Birmingham Plan • Neighborhood and Housing Policy (Section B. Neighborhoods)

Mr. Lambert presented a review of the Neighborhood and Housing Policy portion of the draft master plan.

Chair Clein then invited public comment.

Twenty-three members of the public spoke: Eleanor Smith Litt, Adam Folby, John Smith, Donna Garlitz, William Watkinson, Amanda Fishburn, Jeffrey Atto & his mother Ms. Atto, Andrew Haig, Natalia Dukas, Frederick Acomb, Jack Burns, Robert Shopp, David Bloom, John Watts, Carl Kona,

Patricia Lang, Norm Cohen, Andy Kopietz, Gigi Debbrecht, Paul Reagan, Susan Perry-Nolte and Joe Ciccarelli.

A number of members of the public conjectured allowing multi-family units near single family homes would:

- Reduce the property value of the single family homes;
- Increase noise in the neighborhoods, parking issues, and traffic congestion;
- Cause privacy and safety issues in the neighborhoods; and,
- Only benefit hypothetical future residents and developers and not current Birmingham residents.

A number of members of the public opined that:

- More of the single-story bungalows in Birmingham should be maintained as more affordable housing for both young families and retirees instead of being torn down and replaced with larger, \$1 million-plus homes;
- Birmingham is already very densely populated;
- ADUs would adversely affect the character of Birmingham's neighborhoods;
- People did not move to Birmingham to live in higher-density neighborhoods;
- The seam concept will damage the character of the neighborhoods where they are situated (ie, Lincoln) and the neighborhoods they abut;
- Traffic-calming on Lincoln must remain and has made the street better;
- It is unclear why increasing population density in Birmingham is necessary;
- Unless there would be strict enforcement by the City of the City's requirements vis-a-vis ADU occupancy there would be a number of issues with ADUs;
- It was not clear whether the master plan aimed to make Birmingham affordable enough for City Hall employees to live in Birmingham given the reference to City Hall employees' average income in this section of the report;
- If the above is one of the aims of the master plan, it should not necessarily be;
- The data supporting the master plan draft must be flawed because some residents have frustrations and concerns with the proposals; and,
- The goal of a master plan should be first and foremost to serve the preferences of current residents.

Individual concerns expressed about this section of the master plan draft were that:

- Divisions between neighborhoods would erode Birmingham's cohesive feel.
- Construction of multi-family units will make neighborhoods louder during the process and damage the streets.
- Multi-family units in Birmingham have not consistently been more affordable than other Birmingham housing options and so may not necessarily increase the affordability of living in Birmingham.
- If people continue working from home beyond the current pandemic, noise and traffic during the day would likely increase from the average pre-pandemic amounts. Increasing population density in some areas could exacerbate those increases.
- The ability of the City to enforce future possible ADU ordinances is questionable because the City does not effectively enforce its current rental ordinances.

- Birmingham is surrounded by cities that could absorb any SEMCOG-projected population increase to the area, and Birmingham need not make new residences available simply because there is demand.
- The population forecast used in this section of the report indicates that for age groups 35-59 and 60-64 there would likely be a cumulative reduction in population. Since those are an individual's prime earning years, it is important to know what impact those population decreases would have on the recommendations proposed in this section.
- DPZ seems to operate on a basis of New Urbanism, which may advocate for increases in population density as an objective good regardless of the preferences of the residents.
- Fears regarding the seam concept will prevent overall resident buy-in to the master plan.

Chair Clein noted that while the enforcement of rental ordinances is not a master plan matter, he agreed that the City needs to better address the issue.

Mr. Lambert noted that some figures were provided in this section of the draft to demonstrate the trend in housing costs in Birmingham and the pressures on housing in Birmingham that cause the prices to rise at an accelerated rate. He acknowledged that some of the figures currently provided in this section are from studies that are now outdated and would need to be updated if used again since they were sourced at the outset of the master planning process.

Three residents who sit on both the City's Historic District Commission and the Design Review Board spoke in favor of the master plan draft devoting more attention to historic preservation. It was noted that:

- The proposed seams overlap with areas that have a number of historically designated homes, a number of homes already over 100 years old, and a number of homes that will be over 100 years old by 2030. If the goal is to increase population density in some areas of the City, it should not be done in areas that would require the demolition of many older homes. The maintenance of the historic neighborhood character in Birmingham is a large part of what makes Birmingham so attractive to residents.
- The plan should propose ways to expand or develop historic preservation concepts. Possible options would be for homes over 50 years old to be reviewed before demolition permits are granted, for the City to offer incentives for historic preservation, for it to be easier to add-on to the back of a historic home as long as the facade is preserved, for renovations in general to be promoted over demolitions, for all viable building materials to be saved for future use before a house is demolished, and for people to be encouraged to document the historic character of their neighborhoods and share the information with their neighbors and the City.
- One of the proposed locations of a seam is at the intersection of Adams and Maple, where Birmingham's second oldest building is located. That building, and buildings like it, must be preserved.

A smaller number of residents expressed support for the proposals set forth in this section of the master plan draft, either in part or in total. Comments supportive of this section were that:

- ADUs could create desirable density if used in the right places throughout the City. Issues with ADUs would be unlikely to arise as long as they were thoroughly reviewed by the City's boards and departments before being built.

- ADUs could also function as useful work-from-home options since many will likely continue working from home beyond the current pandemic.
- ADUs could create more accessibly-priced housing in Birmingham, and communities that are planned to include financial diversity tend to be more stable.
- ADUs need not negatively impact the character of a given neighborhood. They can be designed to aesthetically blend in with the surrounding architecture.
- Seams could also create desirable density while keeping excess density away from the centers of neighborhoods, thus preserving the character of those neighborhoods.
- Overall the proposals seemed logical and thoughtful. The drive to increase population density makes sense, especially for a city along the Woodward corridor.
- Population density can exist while maintaining a city's character and charm.
- A quality that makes Birmingham desirable is the slightly urban feel combined with a neighborhood feel. If residents wanted a quieter, more remote experience there are comparably affluent municipalities nearby that could provide that experience. This section of the draft seems to aim to maintain the unique balance that Birmingham has, and the recommendations largely succeed in doing so.
- This section's attention to increasing walkability, creating more places to spend time outside, creating more opportunities for community building through land planning, and attracting a more diverse population in terms of cultures, ages, and economics are all likely to benefit the community as a whole.

Seeing no further public comment, Chair Clein invited Board discussion.

There was general consensus among the Board members that:

- There were too many proposed seams on the provided map and the areas where they are proposed should be significantly reduced;
- Given that demographic changes are inevitable, it is better to plan for them to make sure the City is able to maximize desirable land-use outcomes;
- It would be positive to have more young families and more economic diversity among residents;
- This section's proposals regarding where lot combinations should occur is too specific;
- ADUs, if implemented at all, should be strictly limited in terms of where they could be used; and,
- There is preliminary interest in the possibility of cottage courts as one method of creating varied housing and increased density.

Offering a summary of the broader themes raised during the Board's discussion, Chair Clein said:

- Many residents expressed concern that the plan draft seems more oriented towards potential future residents than current residents. While that might seem like the case, putting efforts into attracting and maintaining future residents does benefit current residents in terms of property values, schools, livability, and all the other things about Birmingham current residents appreciate about the City.
- If plans are not adjusted for likely future demographic changes, then the City could be faced with closing down schools, further bussing of students, and school choice from children outside of the community, all of which is currently causing controversy in other local cities of similar economic means.

- Since 2013, the enrollment in Birmingham Public Schools has decreased by 5%, which is the lowest point since BPS started tracking that data in 2006. Declining school population is a regional issue but it is still incumbent on Birmingham to develop a plan that allows the City to proactively deal with that in order to maintain property values and quality-of-life, especially as the baby boomer segment of Birmingham continues to age.
- Focusing efforts on increasing population density and/or housing variety would be best focused in areas without a large number of single family homes. Ideal areas for this kind of upzoning or multi-family units could include Haynes Sq., the Triangle District, Adams Sq., the Rail District, and Downtown. Those areas could have buildings with a variety of massing, styles, price points and controls.
- Focusing energy on housing policy in these areas would allow the City more of an ability to put together an overlay district for those areas and would take pressure off the neighborhoods since the feedback from many of the residents is that they appreciate their neighborhoods largely as they are.
- Pursuing any broad policy regarding ADUs might have an insufficient return on investment, especially since many residents of single family neighborhoods seem to be expressing a lack of interest in and desire for them.
- Seams should likely not be located on Ann, along most of Lincoln with the exception of the small commercial area, most of Southfield, and Maple. Seams could be considered for parts of 14 Mile, Coolidge, and other limited areas.
- The plan should ultimately aim to set the foundation for where Birmingham needs to go over the next 20 years, and should allow for flexibility and pivot points since circumstances can shift so rapidly.
- In single family residential areas it would be helpful to have more proposals for how to maintain the character and physical make-up of a neighborhood. It would also be helpful to have ideas for incentivizing horizontal additions over vertical ones, if that fits the character of the neighborhood, and renovations over demolitions and rebuilds where possible. These kinds of policy shifts tie into aging-in-place, more zoning allowances for first floor master bedrooms, and housing that would be more financially attainable for young families.
- It would be helpful for the plan to include broad guidance on why certain types of lot combinations might be desirable or undesirable in certain neighborhoods, and what kinds of additional criteria for lot combinations might be useful to include in the City's ordinance.

The remainder of the Board endorsed Chair Clein's summary of the general themes.

A few of the Board members expressed a desire for more architectural controls for potential future multi-unit buildings.

Ms. Whipple-Boyce noted it might be more effective to try and maintain ranch homes over bungalows for starter homes and homes for retirees. She noted it is easier to get a first floor master in a ranch and that ranches have more space for a young family. She also noted that while a number of residents expressed concern regarding multi-family units, the City already has a number of beautifully done examples such as the historic duplexes on Henrietta.

Mr. Williams said that if the plan does not deal with some of the changes likely to stem from the current pandemic it would be a huge mistake. He added that if the plan focuses on expanding

residential in the areas previously mentioned it would be even more important to create safer pedestrian crossings of Woodward.

Mr. Share and Mr. Williams agreed with the HDC members' comments that historic preservation should be more prioritized in the plan.

Mr. Jeffares noted that increasing residential density near commercial centers tends to lead to more businesses where residents can affordably and easily get their needs met. In response to resident concerns that Birmingham has only become increasingly densely populated and that this could have negative impacts on the community, he noted that the current population of Birmingham is actually 24% smaller than it was in 1970.

Planning Director Ecker provided a quick overview of the next steps in the master planning process.

Chair Clein thanked the public and the master planning team.

01-005-21

F. Pre-Application Discussion

1. Brown and Watkins – Portion of property facing Watkins

Since there was no representative for the pre-application request present at the meeting the item was not discussed.

01-006-21

G. Miscellaneous Business and Communications:

a. Communications

b. Administrative Approval Correspondence

After a short Board discussion, consensus was that option one being proposed by Brooklyn Pizza to add outdoor seating on Henrietta only could be administratively approved but option two to also add seating on Maple would need to come before the Board if the business decided to go that route.

c. Draft Agenda for the next Regular Planning Board Meeting (January 27, 2021)

- **219 Elm - All Seasons SLUP**
- **856 N. Old Woodward – Fruition SLUP**
- **2101 E. 14 Mile - Orthodontic office**

d. Other Business

01-007-21

H. Planning Division Action Items

a. Staff Report on Previous Requests
b. Additional Items from tonight's meeting

01-008-21

I. Adjournment

No further business being evident, the Chair thanked staff and the Board and adjourned the meeting at 10:39 p.m.

Jana L. Ecker

Planning Director



MEMORANDUM

Planning Division

DATE: January 27th, 2021

TO: Jana Ecker, Planning Director

FROM: Brooks Cowan, City Planner

SUBJECT: 856 N. Old Woodward – Fruition – Special Land Use Permit & Final Site Plan Review

Introduction

The applicant has applied to operate a food and drink establishment in the O2 (Office-Commercial) zoning district at the north end of Downtown Birmingham. Food and drink establishments in the O2 Zone require a Special Land Use Permit. There will be no liquor sales for on-premise or off-premise consumption at this location. Fruition is currently approved as a specialty foods store for carryout ONLY and does not have indoor seating at this time.

The owner of 856 N. Old Woodward received Final Site Plan approval in 2016 for a four story mixed-use building known as The Pearl. The approved plans indicated retail and parking on the first floor, residential uses on floors 2-4, and one level of underground parking. The first floor retail has been demised into three separate tenant spaces. The building is not within the Parking Assessment District and must provide all commercial and residential parking on site.

The proposed new restaurant, Fruition, plans to serve fast healthy foods including smoothies, acai bowls and an assortment of drinks. The proposal includes the kitchen in the rear, a service counter, and a total of 12 chairs; 8 located at two tables and 4 located at a high top counter in a dining area at the front of the building. There are no outdoor seats proposed at this time.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The subject site is a 4-story mixed-use building with first floor retail and residential use above.
- 1.2 Zoning – The subject site exists within the O2 (Office-Commercial) and D2 (Downtown Overlay) zoning districts.
- 1.3 Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial	Public Property	Multiple Family Residential
Existing Zoning District	B2-B General Business	O2 – Office Commercial	PP – Public Property	R6 – Multiple Family Residential
Overlay Zoning District	D2	D2	P	N/A

2.0 Setback, Height and Use Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are no bulk, height or placement issues associated with the proposed project as no changes are proposed to the mass or footprint of the building.

The applicant is along the retail frontage line where specialty foods stores and food and drink establishments satisfy the retail requirement. As previously mentioned, the applicant is currently approved as a specialty foods store which is permitted in the O2 zone. Specialty foods stores are required to be carry-out only, meanwhile food and drink establishments within the O2 zone are required to obtain a SLUP. The owner of the business has acknowledged that they may only have chairs and tables in the front lobby for seating if they obtain a Special Land Use Permit and are approved by City Commission as a food and drink establishment.

The menu includes items such as Acai bowls with ingredients such as granola, fruits, coconut shavings and chocolate chips. Fruition also offers bagels and toast with an assortment of toppings such as avocado spread with blueberries, feta, and pumpkin seeds. Drink options also include various type of lattes and fruit smoothies. The applicant has stated that their hours of operation will be 7:30am to 8:00pm Monday through Friday, 9:00am to 6:00pm Saturday, and 10:00am to 4:00pm Sunday. The owners have a similar operation located in Grand Rapids, Michigan where they have indicated that about 80% of their business is carry-out.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – All trash receptacles are located within the building with access from the ground level parking area. The trash room is fully enclosed behind the first floor retail spaces.
- 3.2 Parking Lot Screening – There are 65 parking spaces within the building and all 65 parking spaces are screened within the building. The first floor parking is setback 49 feet from the front façade with retail space in between.
- 3.3 Mechanical Equipment Screening – There are no changes proposed to the existing mechanical units or screening.
- 3.4 Landscaping – No changes proposed.

- 3.5 Streetscape – The building has a 7' sidewalk with one City standard bench at the northwest corner of the site. Four City standard bike racks are adjacent to the bench. Two City standard light poles exist in the median between the street parking and N. Old Woodward. **The approved site plans for The Pearl indicated a bench and four City standard bike racks on the southwest corner of the building, however these have not been installed. The City is currently working with the property owner on these items.**

4.0 Parking, Loading and Circulation

- 4.1 Parking – The subject site is not located within the Parking Assessment District, therefore 856 N. Old Woodward must provide all parking on-site. The property exists outside the northern edge of the Parking Assessment District and shares access with the Lot 6 northbound access drive. When the owner of 856 N. Old Woodward received Final Site Plan approval in July of 2016, the site plans indicated 4,500 square feet of retail for the first floor space and the retail calculation of 1 per 300 square feet was used to determine parking requirements. At the moment, the owner of the subject property has applied to occupy the three first floor tenant spaces with a salon, a spa, and a food and drink establishment which have different parking requirements than the retail 1 per 300 square feet requirement.

856 N. Old Woodward has a total of 65 parking spaces on site. There are 20 ground level parking spaces accessible to the public behind the retail spaces, while 45 parking spaces are located in the basement level. The residential units require 42 spaces which leaves 23 parking spaces remaining for the three commercial tenant spaces. The applicant has indicated retail managers will have access to the basement level for parking.

Fruition is located within a 1,224 SF space and currently operates as a specialty foods store as carry-out only, therefore requiring 4 parking spaces as-is (1 per 300 SF). However, food and drink establishments with indoor seating require 1 parking space per 75 square feet, therefore a total of 16 parking spaces is required as a condition of SLUP approval for the applicant to be considered a food and drink establishment and have indoor dining.

The first approved tenant for the building was Lash Lounge Salon which currently requires 14 parking spaces. The second approved tenant Fruition currently requires 4 spaces – creating a total requirement of 18 parking spaces which the building currently satisfies. An application for a third tenant, Aurora Medi-Spa, is currently pending due to submitted plans proposing 5 service chair stations requiring 10 parking spaces, though only 5 parking spaces remain for that tenant space.

A public hearing will be held by City Commission on January 25th, 2021 to consider allowing 856 N. Old Woodward to include the 5 metered spaces in front of the building to count towards its parking requirements. If approved, the

building will have 70 parking spaces and Aurora Medi-Spa will be eligible to have its original floor plan of 5 service chairs approved.

Parking Requirement Table of Current/Pending Tenants for The Pearl (65 on-site spaces)

Tennant	Use	Units / Square Feet / Service Chairs	Parking Requirement	Total Required Parking
Residents	Residential	20 x 2 beds 6 x 3 beds	2 bed = 1.5 3 bed = 2	42 space
Lash Lounge	Salon / Spa	1,361 SF 7 Chairs	2 per Chair	14 spaces
Fruition	Specialty Foods Store – Carryout	1,227 SF	1 per 300 SF	4 spaces (w/o SLUP approval)
(Aurora Medi-Spa)	Salon / Spa	1,450 SF (10 chairs)	(2 per Chair) OR 1 per 300	(10 spaces)
				= 70 spaces required (5 spaces short)

For background related to parking issues with the subject property, on November 9th, 2020, the building owner applied to have the 6 metered parking spaces in front of the building counted towards their parking requirement which section 4.54(G)(4) permits with City Commission approval. The City Commission determined that they would prefer that the applicant apply to be within the Parking Assessment District, and motioned to deny the applicant's request for the 6 metered parking spaces to be included in their parking requirements.

On December 2nd, 2020, the Advisory Parking Committee held a hearing considering the applicant's request to be included within the Parking Assessment District. The APC discussed how 856 N. Old Woodward was required to provide all parking on site from the beginning of the planning phase and should have to continue to do so. **The Advisory Parking Committee then passed a motion to recommend that City Commission deny the applicant's request to be included within the Parking Assessment District.**

On January 11th, 2021, the City Commission considered the application of 856 N. Old Woodward to be included within the Parking Assessment District and decided to take no action. There was concern that by allowing the building into the district, the applicant could occupy its three tenant spaces with high intensity parking uses, and the Commission felt that there is already a shortage of parking at this end of town. During discussion, City Manager Markus mentioned that perhaps it would be a fair compromise to bring back the consideration to allow the property to count the on-street spaces at the following meeting. This way the City still knows the cap on parking spaces this property may use. **The**

hearing to reconsider the use of 5 on-street parking spaces towards the property's parking requirement is scheduled for Monday January 25th, 2021.

For Fruition to obtain SLUP approval as a food and drink establishment, they must satisfy their parking requirement of 16 spaces. Given the applications for the three tenant spaces at 856 N. Old Woodward, the total number of parking spaces required as of now is 82.

Residential	42 spaces
Lash Lounge	14 spaces
Aurora Medi-Spa	10 spaces
<u>Fruition (F&D)</u>	<u>16 spaces</u>
Total	82 spaces

If City Commission approves the 5 on-street spaces to be included in the building's parking count on Monday January 25th, 2021, The Pearl's total parking spaces will increase from 65 to 70. Fruition would then be required to obtain a variance of 12 parking spaces from the Board of Zoning Appeals in order to operate as a food and drink establishment.

If City Commission decides not to approve the application for the 5 on-street spaces to be included in the building's parking count, The Pearl will remain with 65 spaces total. Fruition would then be required to obtain a variance of 17 parking spaces from the Board of Zoning Appeals to operate as a food and drink establishment. This is based on the assumption that the 3rd tenant space will be occupied.

There are a number of variables impacting Fruition's ability to satisfy the parking requirements of the Zoning Ordinance. The subject's application is currently impacted by the uses and submitted floor plans of the other two tenants in the building's commercial space. Hypothetically, if the City Commission approves the 5 on-street spaces to be included in the parking requirement count, The Pearl would then have 28 parking spaces for commercial uses. If the two neighboring tenant spaces were vacated and re-occupied as retail uses, they would require 10 of the 28 commercial parking spaces and Fruition could then satisfy the parking requirement because more than 16 spaces remain. Fruition's current inability to meet the parking requirement is impacted by the other two tenant spaces, however, the uses and floor plans of the other two tenants could change at some point in the future and provide the ability for Fruition to satisfy their parking requirements.

- 4.2 Loading – The retail space is less than 5,000 square feet and therefore is not required to provide a loading space, however the building has one 12' by 40' loading space on the ground level adjacent to the trash room.

- 4.3 Vehicular Circulation and Access – Vehicles may access the site from N. Old Woodward. There are two curb cuts from N. Old Woodward, one for entering and another for exiting the site. The access drive in front of the building is one-way northbound and has 5 metered public parking spaces on the western side. (There previously was 6 spaces but 1 was removed to provide adequate handicapped loading space).

Entry to the ground level and underground parking is through an entrance facing N. Old Woodward on the south side of the frontage. There are 20 open and accessible spaces on the first floor behind the retail space, (one of the spaces being a lift). There are 45 spaces accessible through a gate on the underground parking level.

- 4.4 Pedestrian Circulation and Access – Pedestrian access to the store is located through a single door on the N. Old Woodward façade. No changes are proposed to the entrance.

5.0 Lighting

There are no new exterior light fixtures proposed as a part of this project.

6.0 Departmental Reports

- 6.1 Engineering Division – The Engineering Division has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.
- 6.2 Department of Public Services – The Department of Public Services has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.
- 6.3 Fire Department – The Fire Department has no concerns at this time.
- 6.4 Police Department – No concerns from the Police Department, however it is of note that the Advisory Parking Committee motioned to deny recommending that 856 N. Old Woodward be included in the Parking Assessment District.
- 6.5 Building Division – The Building Division has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.

7.0 Design Review

There are no exterior material changes proposed for the building which was approved in 2016. The applicant was previously approved for a sign as a specialty foods store. The sign says "Fruition Acai & Coffee Cafe" in black stud mount formed plastic dimensional letters. The signage projects 1.5 inches from the wall and occupies a total of 20 square feet.

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☐	☐	☒
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☐	☐	☒
Interior Floor Plans	☒	☐	☐
Landscape Plan	☐	☐	☒
Photometric Plan	☐	☐	☒
Colored Elevations	☐	☐	☒
Material Specification Sheets	☐	☐	☒
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

1. The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
2. The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
3. The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
4. The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
5. The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
6. The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

Additionally, Article 7, Section 7.36 states that the City Commission shall not approve of any requests for a special land use permit unless it determines that the following standards are met:

1. The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
2. The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
3. The use is consistent with the public health, safety and welfare of the city.

- 4. The use is in compliance with all other requirements of this Zoning Ordinance.
- 5. The use will not be injurious to the surrounding neighborhood.
- 6. The use is in compliance with state and federal statutes.

Given the shortage of parking spaces for the building, it does not appear that the applicant satisfies the approval criteria for Site Plan Review and Special Land Use Permit applications. However, the Planning Divisions finds the ability to satisfy the approval criteria could change based upon updated floor plans and future tenant uses.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board **POSTPONE** a recommendation to the City Commission of the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition. The purpose of the postponement is to provide an opportunity for the building owner and all three commercial tenants to consider reaching an agreement where all tenants involved satisfy the requirements of the Zoning Ordinance and have submitted acceptable updated floor plans with new occupancy permits signed by the tenant representatives who acknowledge any changes.

City staff does not recommend approval of Fruition’s Site Plan and SLUP application if the owner and tenants of 856 N. Old Woodward are not willing to reach an agreement where all tenants involved may satisfy the requirements of the Zoning Ordinance.

11.0 Sample Motion Language

Motion to **POSTPONE** the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition – pending receipt of the following:

- 1. _____
- 2. _____
- 3. _____

OR

Motion to recommend the **DENIAL** to the City Commission of the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition – for the following reasons:

- 1. _____
- 2. _____
- 3. _____

OR

Motion to recommend **APPROVAL** to the City Commission for the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition, with the following condition:

That the applicant obtains a variance from the Board of Zoning Appeals for the required parking spaces.

**Zoning Compliance Summary Sheet
Special Land Use Permit & Final Site Plan
856 N. Old Woodward – Fruition**

Existing Site: 4 Story Mixed-Use Building
 Zoning: 02 (Office-Commercial) & D2 (Downtown Overlay)
 Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Commercial	Public Property	Multiple-Family Residential
Existing Zoning District	B2-B (General Business)	02 (Office-Commercial)	PP (Public Property)	R6 (Multi-Family Residential)
Overlay Zoning District	D2	D2	N/A	N/A

Land Area: existing: 24,718 sq. ft. or .56 Acres
 proposed: Same as existing

Minimum Lot Area: required: N/A
 proposed: N/A

Minimum Floor Area: required: N/A
 proposed: N/A

Maximum Total Floor Area: required: N/A for residential, retail and parking uses
 proposed: N/A

Minimum Open Space: required: N/A
 proposed: N/A

Maximum Lot Coverage: required: N/A
 proposed: N/A

Front Setback: required: D2: 0', building must be on the frontage line (Planning Board may adjust to average of any abutting building)

	proposed:	10.8' from frontage line (setback of abutting building to the south is 12.8', setback of abutting building to the north is 10.8')
Side Setbacks:	required:	D2: 0'
	proposed:	11' easement (to South), 0' (to North)
Rear Setback:	required:	D2: 10' if alley, if no alley, equal to rear setback of adjacent, pre-existing building (12.8' & 24.8')
	proposed:	12.8'
Max. Bldg. Height:	permitted:	D2- 56' (including the mechanical and other equipment) and 3 stories, if the third story is used for residential, and setback 10'
	proposed:	56' & 4 stories, third and fourth stories are setback 10'

On June 14, 2016, the Board of Zoning Appeals granted a variance to the applicant to allow a fourth story within the maximum height limits.

Minimum Eave Height:	required:	20'
	proposed:	30'
First Floor Ceiling:	required:	10' minimum clearance finished floor to finished ceiling on first floor
	proposed:	18' floor to ceiling
Front Entry:	required:	Principal pedestrian entrance on frontage line, Planning Board may adjust.
	proposed:	The principal entrances are located on the frontage line facing N. Old Woodward
Parking:	required:	To be determined
	proposed:	To be determined
	required:	Parking on first floor cannot be located within 20' of the frontage line or front façade.
	proposed:	Parking on first floor is located 49' back from the front façade.
Loading Area:	required:	N/A
	proposed:	N/A

Screening:

<u>Parking:</u>	required:	32" masonry screen wall
	proposed:	All required parking will be screened behind a 49' deep retail space along the front of the building. Six additional spaces are proposed in front of the building on private property in the ROW.
<u>AC/Mech. units:</u>	required:	Screening to compliment the building
	proposed:	Mechanical units will be screened within a 5' deep mechanical well on the rooftop of the building.
<u>Elect. Transformer:</u>	required:	Fully screened from public view
	proposed:	The electrical transformer will be located at the rear of the building, screened by the building itself.
<u>Dumpster:</u>	required:	6' high capped masonry wall with wooden gates
	proposed:	Dumpster will be located inside building; access to dumpster is within the underground parking level and fully screened by the building.

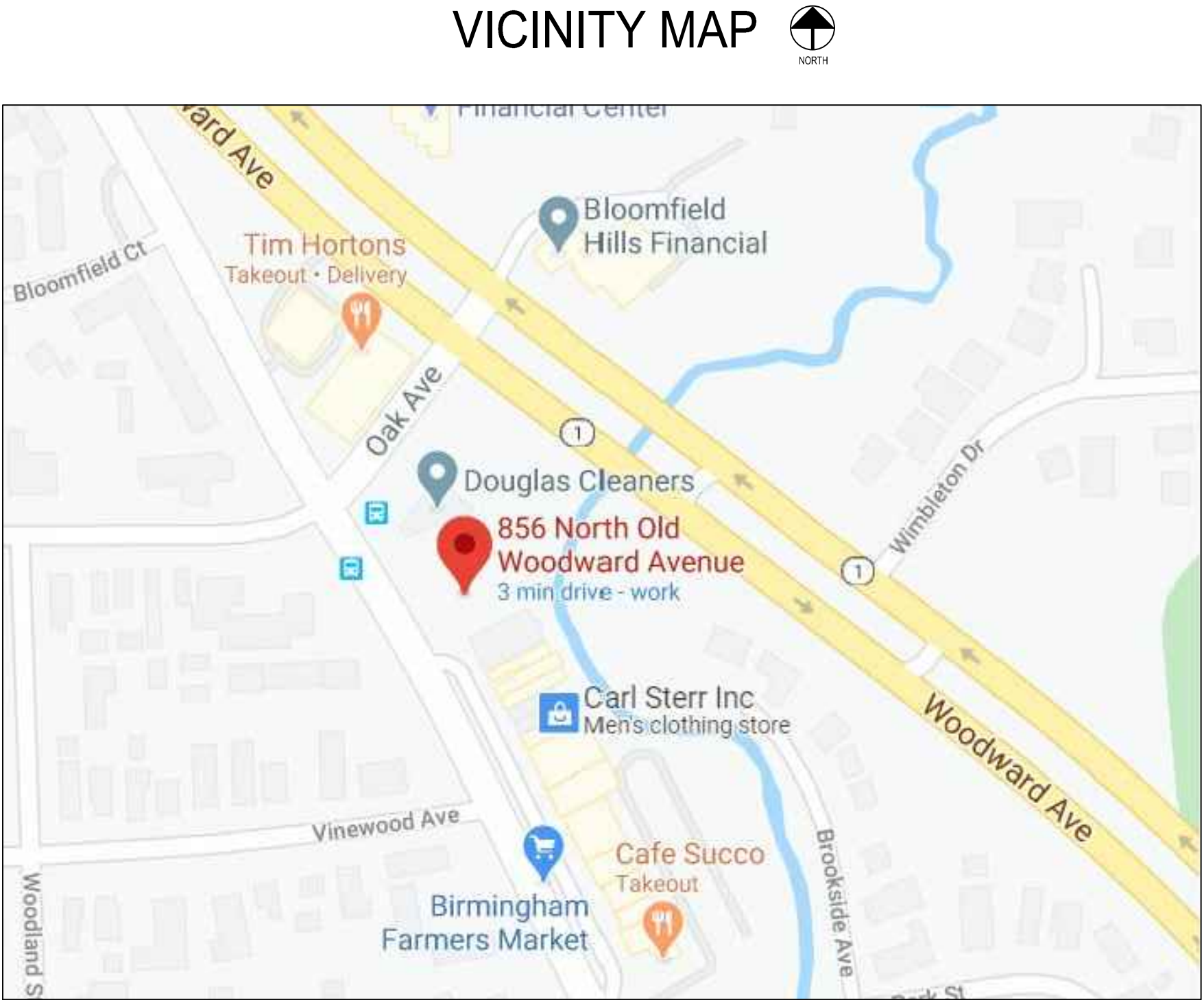
FRUITION SPECIALTY FOOD STORE

856 N. OLD WOODWARD AVE
BIRMINGHAM ,MI. 48009

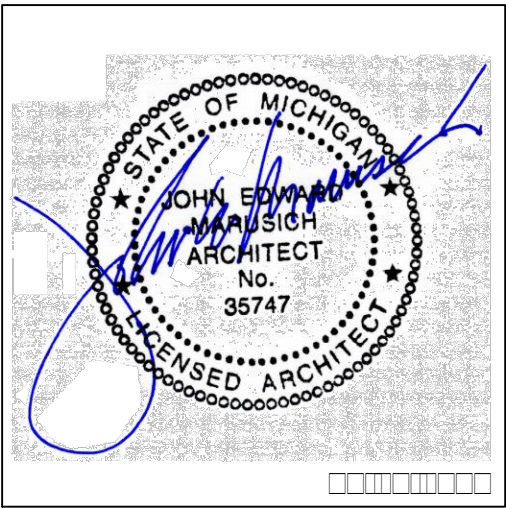
SITE INFORMATION	
SHEET NO.	SHEET CONTEXT
A-0	TITLE SHEET
A-1	FLOOR PLAN
E-1	ELECTRICAL PLAN
M-1	MECHANICAL PLAN
P-1	PLUMBING PLAN

PROJECT DESCRIPTION
A SMALL STORE SELLING AND SERVING ACAI AND OTHER FRESHLY PREPARED AND PREPACKAGED HIGH-NUTRIENT SPECIALTY HEALTHY FOOD CHOICES.

BUILDING CODE REVIEW	
BUILDING DEPARTMENT - CITY OF WESTLAND, MICHIGAN	
BUILDING:	2015 MICHIGAN BUILDING CODE
PLUMBING:	2015 MICHIGAN PLUMBING CODE (IPC 2015)
MECHANICAL:	2015 MICHIGAN MECHANICAL CODE W/ STATE
ELECTRICAL :	2015 MICHIGAN ELECTRICAL CODE (IECC 2012)
ENERGY :	2015 MICHIGAN UNIFORM ENERGY CODE (IECC 2015)
FIRE :	2015 MICHIGAN FIRE PREVENTION CODE (IECC 2015)
ACCESS :	2015 MICHIGAN BARRIER FREE - ICC / ANSI A 117.1 (2012)



FRUITION
SPECIALTY FOOD STORE
856 N. OLD WOODWARD AVE
BIRMINGHAM ,MI. 48009





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OWNER

**LINDSEY
SAYLES**

115 GROS VENTRE DR SE
GRAND RAPIDS MI 49504
LSAYLES.FRUIT@GMAIL.COM

PROJECT NAME

FRUITION
SPECIALTY FOOD
STORE

5 N OLD WOODWARD AVE SUITE AB1
BIRMINGHAM, MI 4

PROJECT 2022

ISSUE DATE 12 20

REVISION HISTORY	
1	Initial Release

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CHECKED BY M

SHEET CONTENTS

ATIN AR A

SEAL



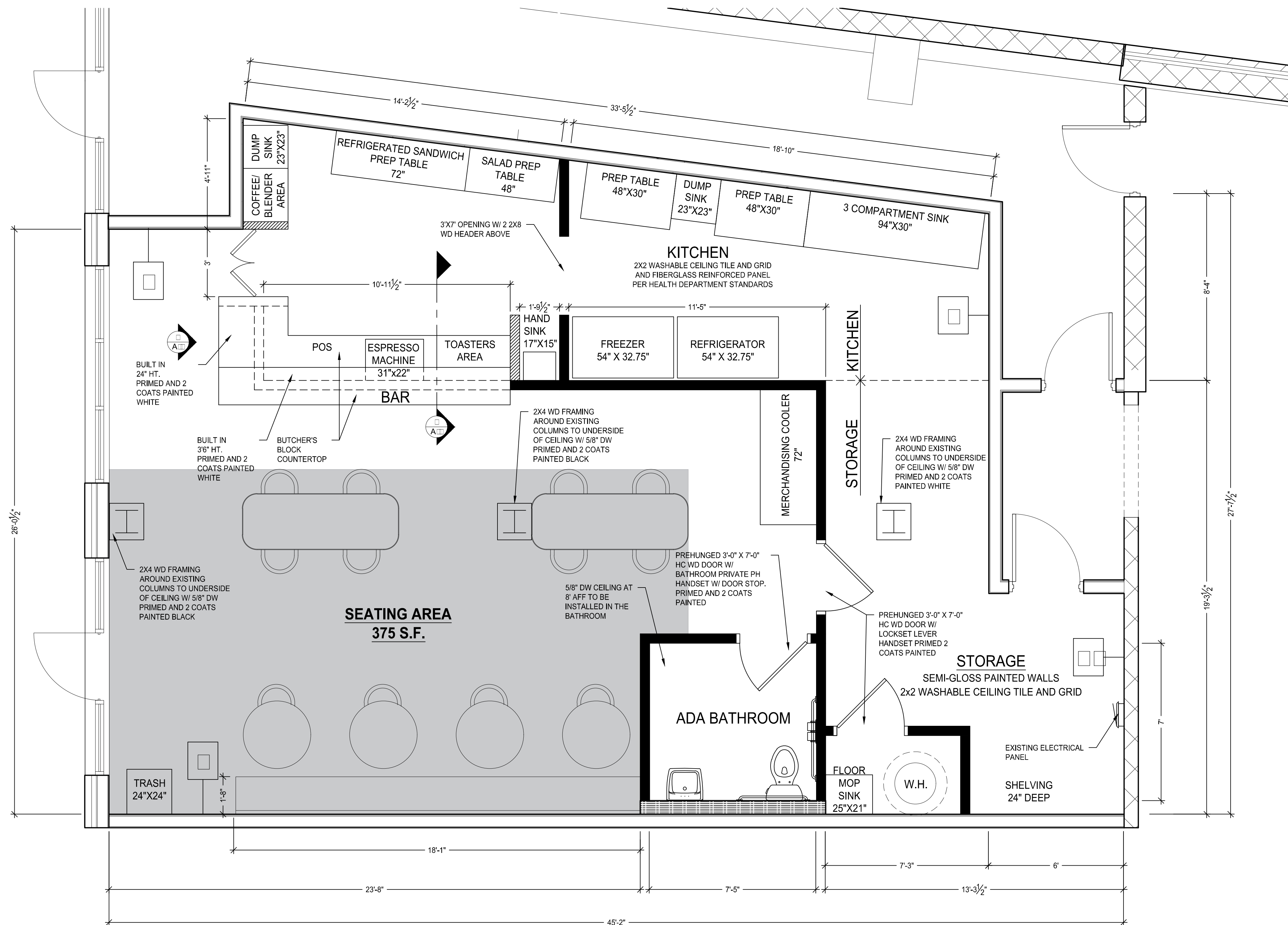
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OWNER ☐ OWNER'S AGENT APPROVED ☐ ACCEPTED

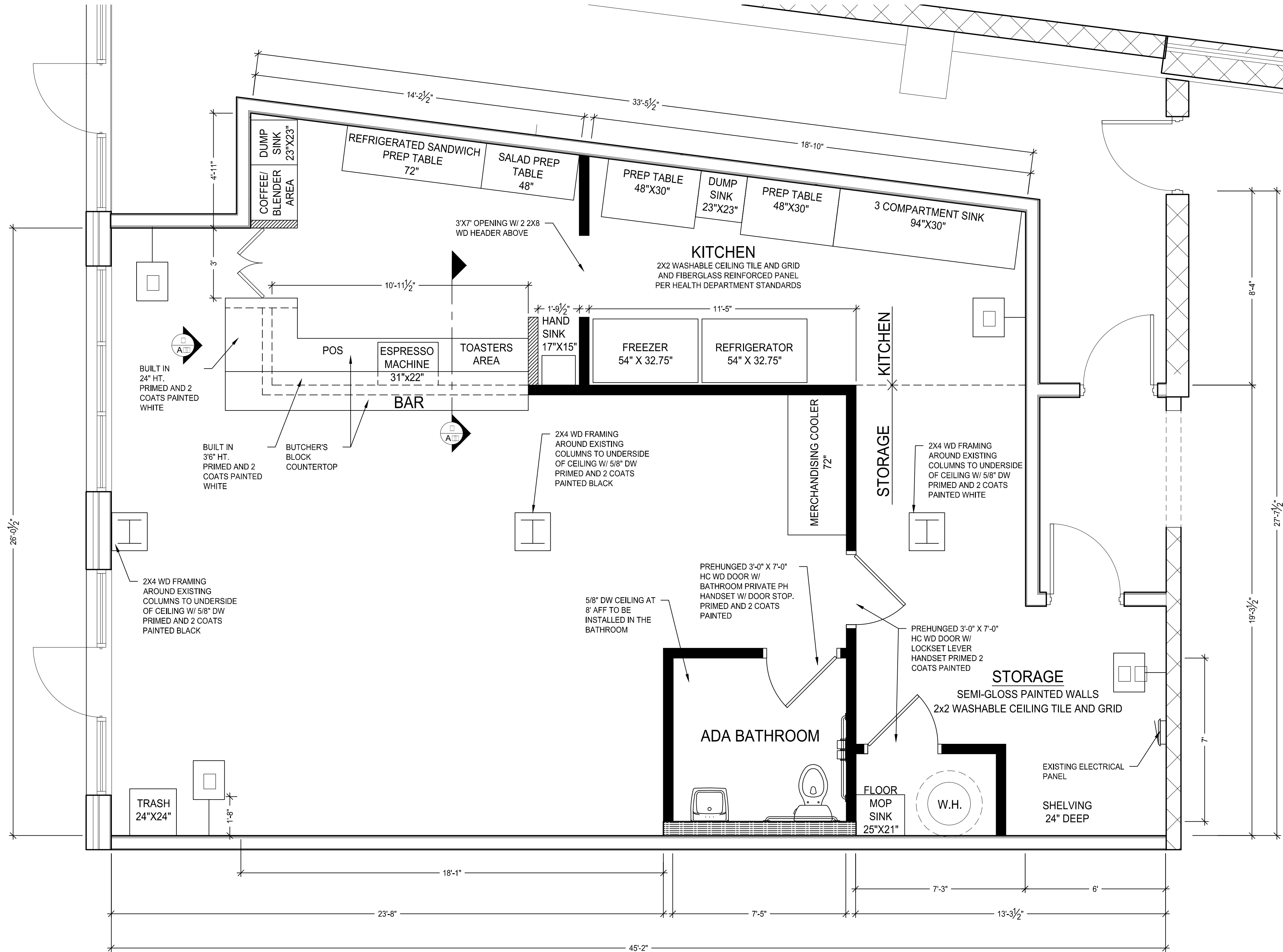
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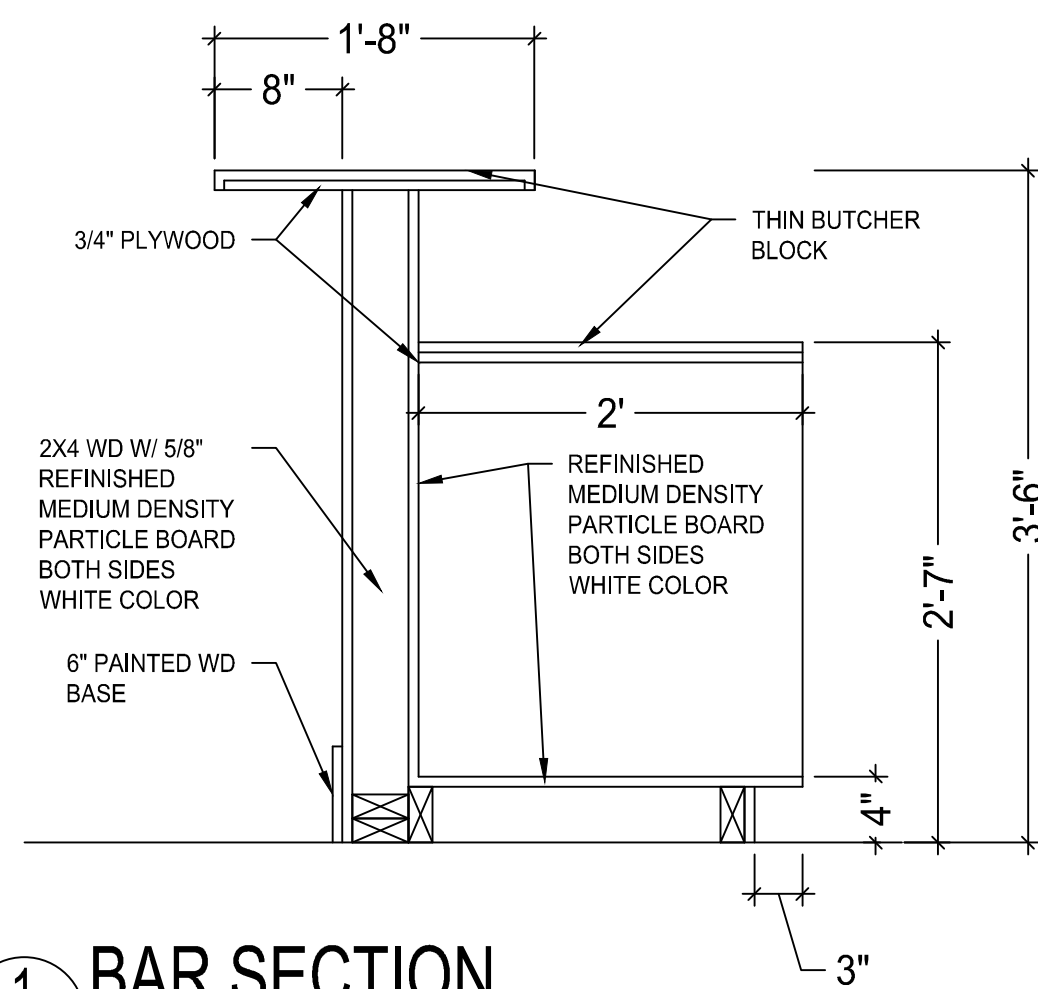
FLOOR PLAN

SCALE: $3/8" = 1'$

NORTH



FLOOR PLAN
SCALE: 3/8" = 1'
NORTH

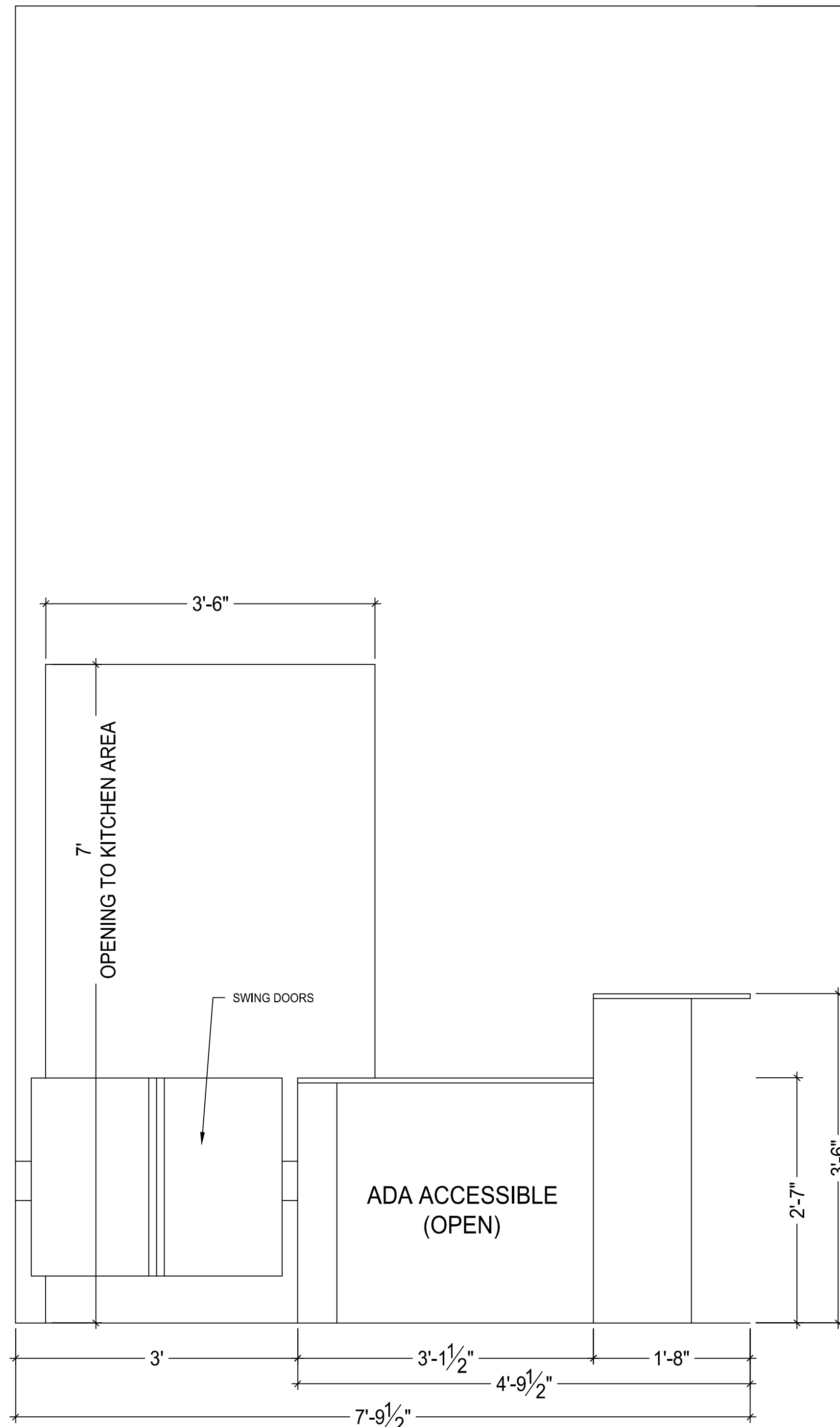


1 BAR SECTION
SCALE: 1" = 1'

WALL LEGEND	
B	DEMISING WALL ASSEMBLY 'B' 5/8" SHEETROCK FIRECODE 1" CYP. BOARD ON 2X6 WOOD STUD W/3" FIBERGLASS BATT INSULATION ON 5/8" SHEETROCK FIRECODE 1" CYP. BRD.
EI	CMU PARTITION 'E1' 8" FIRE RATED CMU-Z
G	INTERIOR WALL BY TENANT 2X4 WOOD STUD 16" O.C. 10' HIGH W/ 5/8" D.W. ON BOTH SIDE - AT TENANT EXPENSE
H	INTERIOR WALL BY TENANT 2X4 WOOD STUD 16" O.C. 10' HIGH W/ 5/8" D.W. ON BOTH SIDE - AT TENANT EXPENSE
I	INTERIOR WALL BY TENANT 2X4 WOOD STUD 16" O.C. 5' HIGH W/ 5/8" D.W. ON BOTH SIDE - AT TENANT EXPENSE

- NOTES**
- THE FLOOR WILL BE EXISTING CONCRETE SEALED AND POLISHED
 - PROVIDE WD BLOCKING IN THE BATHROOM WALLS FOR THE WALL MOUNTED COMPONENTS
 - LANDLORD TO PROVIDE PH. HARDWARE, ACCESSORIES AND DOOR FOR THE PH TOILET THE LANDLORD TO PROVIDE PH TOILET FIXTURES (SINK AND TOILET)
 - CEILING WILL BE EXPOSED DRYFALL PAINTED WHITE
 - WALLS WILL BE PAINTED BLACK
 - PH TOILET INTERIOR WALLS WILL BE SEMI GLOSS WHITE
 - THE KITCHEN, STORAGE WALLS WILL BE FRP

EQUIPMENT SCHEDULE			
DESCRIPTION	MANUFACTURER	MODEL	FINISH
PREP TABLE	REGENCY	16-GAUGE	STAINLESS STEEL
REFRIGERATED SANDWICH PREP TABLE	AVANTCO	APT-71-HC	STAINLESS STEEL
FREEZER	ARCTIC AIR	AF49	STAINLESS STEEL
FRIDGE	ARCTIC AIR	AR49	STAINLESS STEEL
THREE COMPARTMENT SINK	REGENCY	16-GAUGE	STAINLESS STEEL
ESPRESSO COFFEE MACHINE	NUOVA SIMONELLI	APPIA 2	STAINLESS STEEL
HAND SINK	REGENCY	17"X15"	STAINLESS STEEL
FLOOR MOP SINK	REGENCY	16 GAUGE	STAINLESS STEEL



2 BAR ELEVATION
SCALE: 1" = 1'

OWNER OWNER'S AGENT APPROVED ACCEPTED
DATE 12/2/2020



MARUSICH
ARCHITECTURE

115 GROS VENTRE DR SE
GRAND RAPIDS MI 49404
LSAYLES@FRUITIONGR.COM

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OWNER
LINDSEY SAYLES

115 GROS VENTRE DR SE
GRAND RAPIDS MI 49404
LSAYLES@FRUITIONGR.COM

PRO ECT NAME
FRUITION
SPECIALTY FOOD
STORE

115 GROS VENTRE DR SE
GRAND RAPIDS MI 49404
LSAYLES@FRUITIONGR.COM

PRO ECT 12/2/2020

ISSUE DATE 12/2/2020

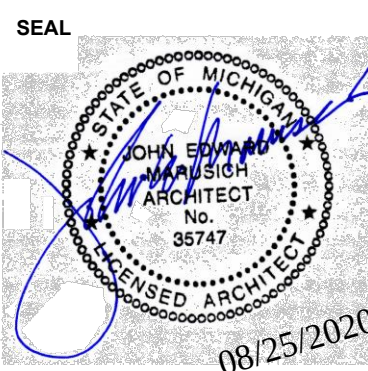
REVISION HISTORY

OWNER REVIEW	07/07/2020
PERMIT SET	07/22/2020
PERMIT SET REVISION	08/14/2020
PERMIT SET REVISION 2	08/25/2020

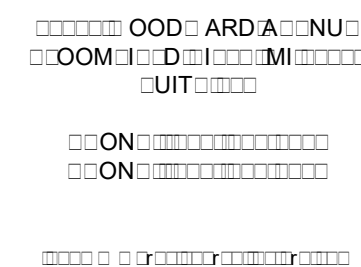
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SHEET CONTENTS
DOOR PLAN



SHEET A



OWNER

**LINDSEY
SAYLES**

115 GROS VENTRE DR SE
GRAND RAPIDS MI 49404

LSAYLES@FRUITONGR.COM

50 N OLD WOODWARD AVE SUITE AB
BIRMINGHAM MI 35202

PROJECT	2022
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ISSUE DATE 12 2

REVISION HISTORY

REVISION HISTORY

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SEAL

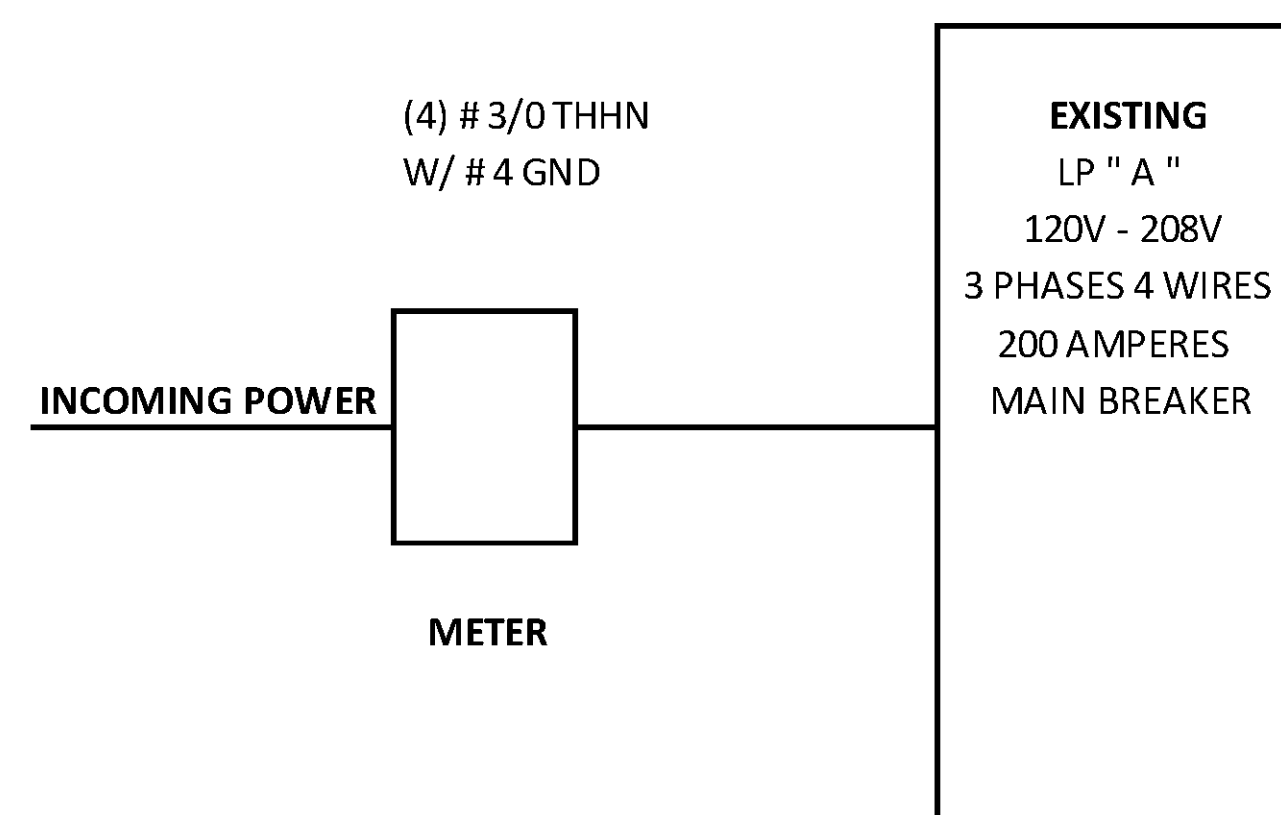


11/12/2021



A=8,640 WATTS, B=8,720 WATTS, C=8,700 WATTS. TOTAL= 26,060 WATTS.
 REQUIRED AMPERES = 26,060 WATTS X 1.25/ 208V / 1.732 = 90.42 AMPERES.
 EXISTING PANEL: 200 AMPERES, 120V-208V, 3 PHASES, 4 WIRES AND #4 GND

LIGHTING & ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	WALL MOUNTED DUPLEX OUTLET 15 W
	WALL MOUNTED DUPLEX OUTLET 15 W WITH GFCI
	WALL MOUNTED DISPOSAL OUTLET
	220 V. WALL OUTLET
	CEILING MOUNTED EXHAUSTED FAN 100 CFM
	3 WAY WALL SWITCH
	WALL SWITCH
	CEILING MOUNTED LIGHT
	STRING LIGHT
	HANG PENDANT
	2X2 LED FLAT PANEL LIGHT



NOTE

- ALL LIGHTS TO BE ON ASTRONOMICAL TIME CLOCK AT PANEL BOX EXCEPT FOR LIGHTS IN PH. TOILET WHICH WILL BE A MOTION SENSOR SWITCH

NOTE

- ALL LIGHTS WILL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR



OWNER ☐ OWNER'S AGENT APPROVED ☐ ACCEPTED

DATE 0000000022

SHEET 0

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Abstract

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OWNER

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SAYLES**

115 GROS VENTRE DR SE
GRAND RAPIDS MI 49504
LSAYLES.FRUIT@GMAIL.COM

PROJECT NAME

FRUITION
SPECIALTY FOOD
STORE

5 N OLD WOODWARD AVE SUITE A
BIRMINGHAM MI 4

PROJECT 2022

ISSUE DATE ☐ ☐ ☐ 12 ☐ 2012

REVISION HISTORY	
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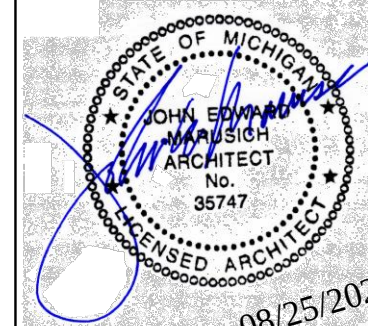
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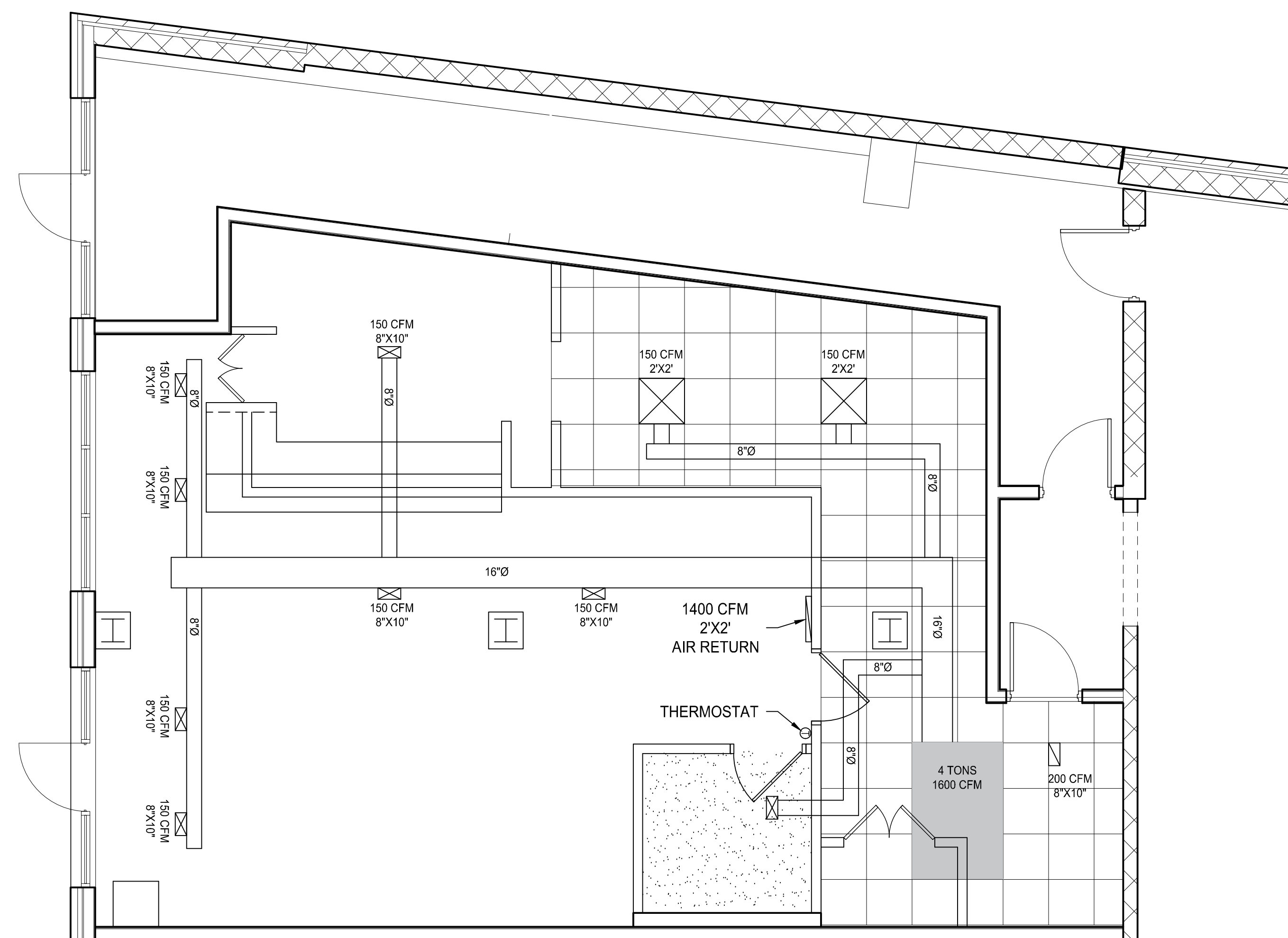
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SHEET

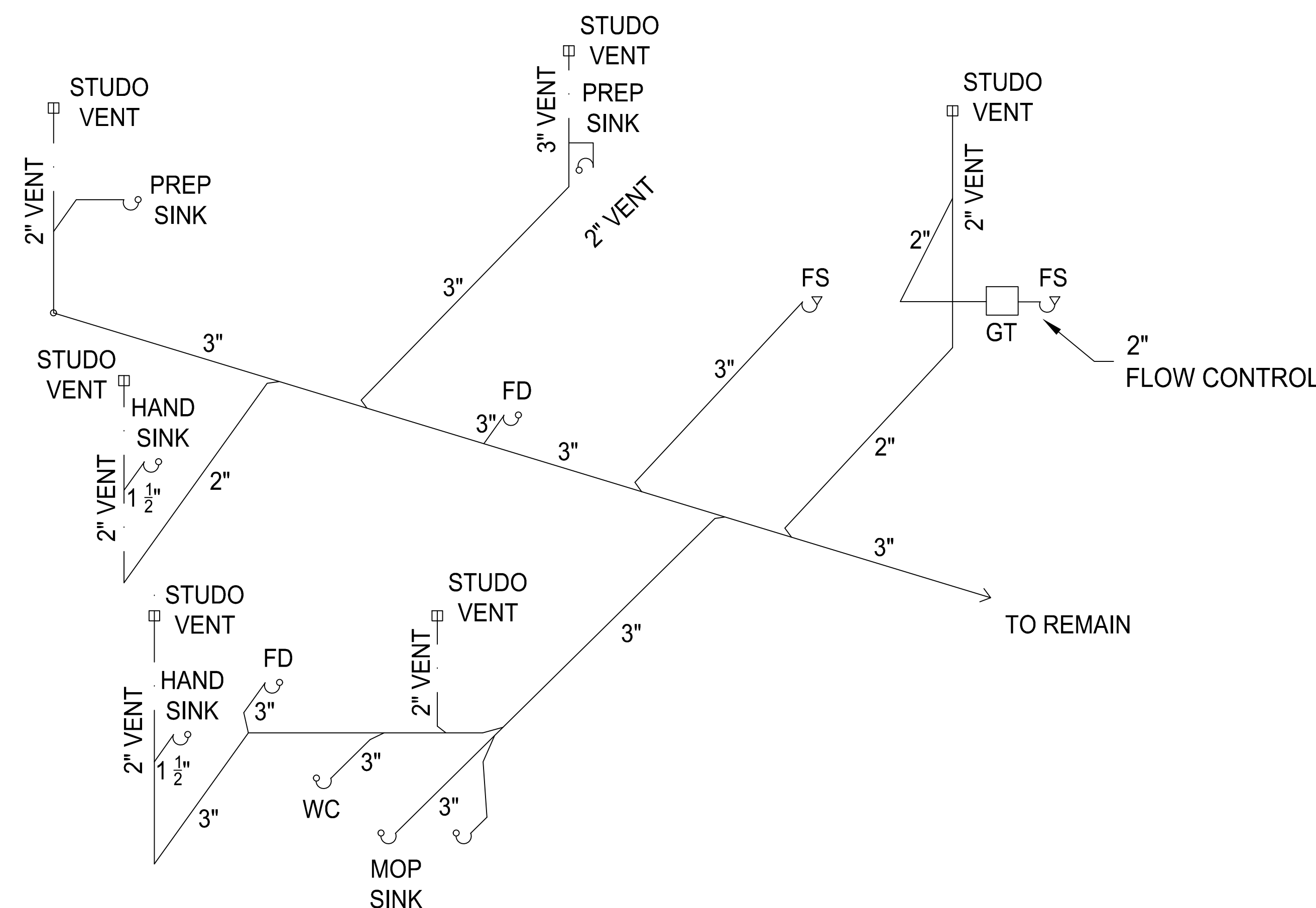
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MECHANICAL PLAN

SCALE: 1/4" = 1'



RISER DIAGRAM

SCALE: 1/4" = 1'

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
	HVAC UNIT
	AIR SUPPLY
	AIR RETURN
	THERMOSTAT
	AIR SUPPLY

OWNER ☐ OWNER'S AGENT APPROVED ☐ ACCEPTED

DATE 0000000022



36880 WOODWARD AVENUE
SUITE 100, BLOOMFIELD HILLS
MICHIGAN 48304 - 0920

PHONE: (248) 839 5807
johnm@marusicharchitecture.com

Client:

FLS Properties ☐ 5 LLC
2950 Walnut Lake Road,
West Bloomfield, MI 48323

Project:

The Pearl - Core & Shell
856 Old North Woodward

[illegible]

Seal:

Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:



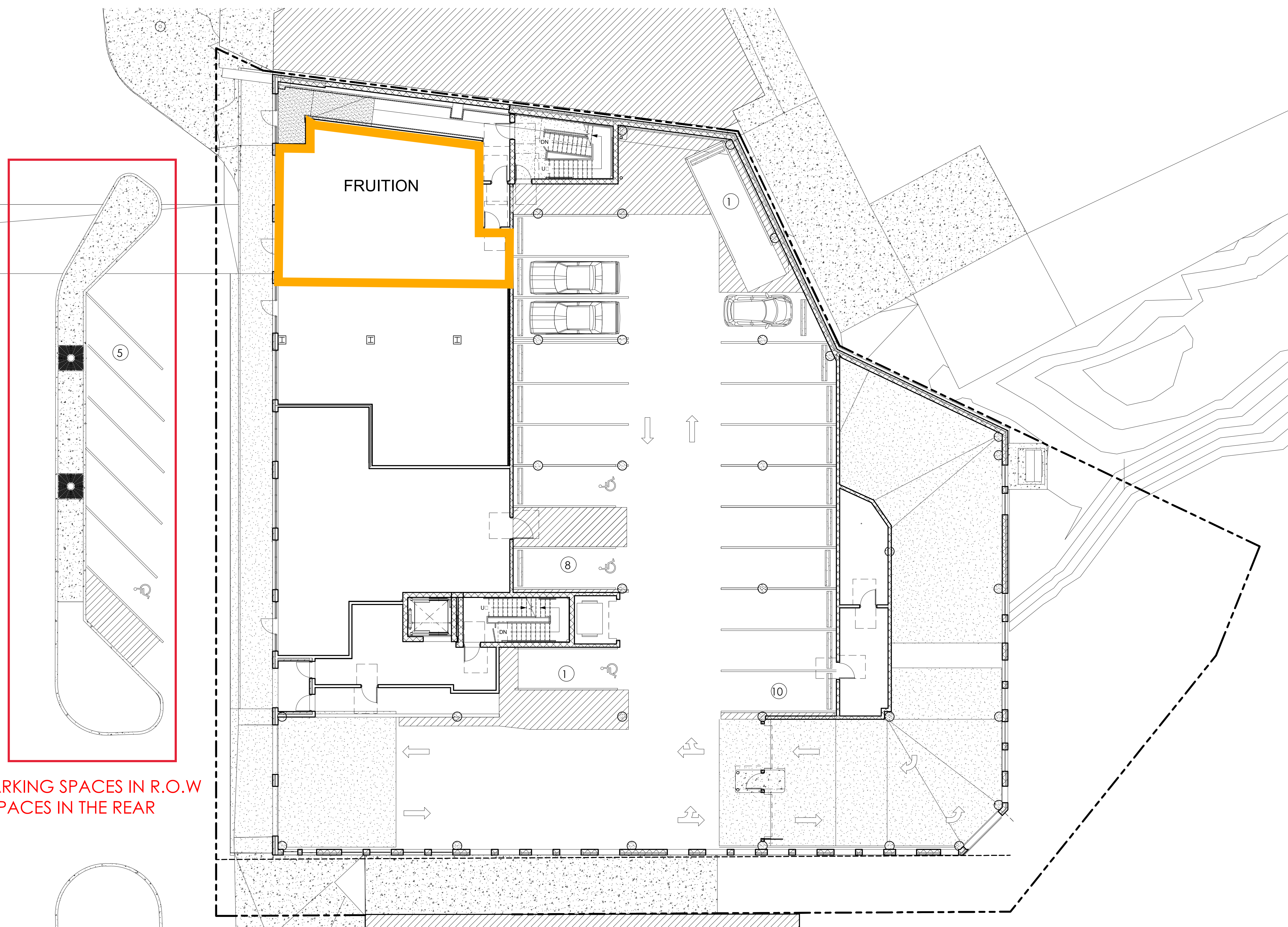
First Floor Plan

Project Number:

16-135

Sheet Number:

A.101



First Floor Plan

5 PARKING SPACES IN R.O.W
20 SPACES IN THE REAR



MARUSICH
ARCHITECTURE

36880 WOODWARD AVENUE
SUITE 100, BLOOMFIELD HILLS
MICHIGAN 48304 - 0920

PHONE: (248) 839 5807
johnm@marusicharchitecture.com

Client:

Mr. & Mrs. J. & K. C.
12345 Oakwood Road
Bloomfield Hills, MI 48304

Project:

Two-Story Custom Home
12345 Oakwood Road

TOTAL AREA IN SQUARE FEET APPROXIMATELY

MAJOR
AC

Legend	Description	Material
1	Asphalt	M
2	Concrete	M
3	Grass	M
4	Driveway	M
5	Foundation	M
6	Roof	M
7	Interior	M
8	Exterior	M
9	Foundation	M
10	Roof	M
11	Interior	M
12	Exterior	M
13	Foundation	M
14	Roof	M
15	Interior	M
16	Exterior	M
17	Foundation	M
18	Roof	M
19	Interior	M
20	Exterior	M
21	Foundation	M
22	Roof	M
23	Interior	M
24	Exterior	M
25	Foundation	M
26	Roof	M
27	Interior	M
28	Exterior	M
29	Foundation	M
30	Roof	M
31	Interior	M
32	Exterior	M
33	Foundation	M
34	Roof	M
35	Interior	M
36	Exterior	M
37	Foundation	M
38	Roof	M
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93	Foundation	M
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96	Exterior	M
97	Foundation	M
98	Roof	M
99	Interior	M
100	Exterior	M

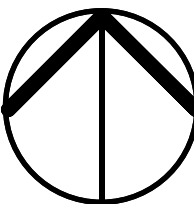
Seal:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:



Sheet Title:

12345 Oakwood Road
Bloomfield Hills, MI 48304



Special Land Use Permit Application

Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: Lindsey Sayles
Address: 1150 Gros Ventre SE
Grand Rapids MI 49546
Phone Number: 616-375-2324
Fax Number: _____
Email address: lsayles.fruitiongr@gmail.com

2. Property Owner

Name: FLS PROPERTIES #5 LLC
Address: 2950 WALNUT LAKE RD
W. BLOOMFIELD MI 48323
Phone Number: 248 680 1401
Fax Number: _____
Email address: FSIMON@SIMONATTYS.COM

3. Applicant's Attorney/Contact Person

Name: Lindsey Sayles
Address: 1150 Gros Ventre SE
Grand Rapids, MI 49546
Phone Number: 616-375-2324
Fax Number: _____
Email address: lsayles.fruitiongr@gmail.com

4. Project Designer/Developer

Name: JOHN MARUSICH
Address: 3680 WOODWARD AVE.
B.H. MI
Phone Number: 313 482 0645
Fax Number: _____
Email address: johnm.marusich
architecture@gmail.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;

- v. A Landscape Plan;
- vi. A Photometric Plan;
- vii. Colored elevation drawings for each building elevation;

- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 856 N. OLD
WOODWARD SUITE 100
Name of development: FRUITION
Sidwell #: _____
Current Use: VACANT RETAIL
Proposed Use: JUICE BAR
Area of Site in Acres: 1224 S.F.
Current zoning: 02/02
Is the property located in the floodplain? NO
Name of Historic District Site is located in: NO
Date of Historic District Commission Approval: NA
Date of Application for Preliminary Site Plan: NA
Date of Preliminary Site Plan Approval: NA

Date of Application for Final Site Plan: NA
Date of Final Site Plan Approval: NA
Date of Application for Revised Final Site Plan: NA
Date of Revised Final Site Plan Approval: NA
Date of Design Review Board Approval: NA
Is there a current SLUP in effect for this site? NO
Date of Application for SLUP: NA
Date of SLUP Approval: NA
Date of Last SLUP Amendment: NA
Will proposed project require the division of platted lots? NO
Will proposed project require the combination of platted lots? NO

SEP 14 2020
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

7. Details of the Proposed Development (attach separate sheet if necessary)

BUILD OUT RETAIL SPACE TO A JUICE BAR
SPECIALTY FOOD STORE

8. Buildings and Structures

Number of Buildings on Site: ONE
Height of Buildings & # of Stories: 56 FT.

Use of Buildings: MIXED-USE
Height of Rooftop Mechanical Equipment:

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: ☐
Number of square feet per upper floor: ☐
Total floor area: ☐
Floor area ratio (total floor area ÷ total land area): ☐
Open space: ☐
Percent of open space: ☐

Office Space: ☐
Retail Space: 1224 SF.
Industrial Space: ☐
Assembly Space: ☐
Seating Capacity: ☐
Maximum Occupancy Load: ☐

Proposed Residential Structures:

Total number of units: ☐
Number of one bedroom units: ☐
Number of two bedroom units: ☐
Number of three bedroom units: ☐
Open space: ☐
Percent of open space: ☐

Rental units or condominiums? ☐
Size of one bedroom units: ☐
Size of two bedroom units: ☐
Size of three bedroom units: ☐
Seating Capacity: ☐
Maximum Occupancy Load: ☐

Proposed Additions:

Total basement floor area, if any, of addition: ☐
Number of floors to be added: ☐
Square footage added per floor: ☐
Total building floor area (including addition): ☐
Floor area ratio (total floor area ÷ total land area): ☐
Open Space: ☐
Percent of open space: ☐

Use of addition: ☐
Height of addition: ☐
Office space in addition: ☐
Retail space in addition: ☐
Industrial space in addition: ☐
Assembly space in addition: ☐
Maximum building occupancy load (including addition): ☐

10. Required and Proposed Setbacks

Required front setback: ☐
Required rear setback: ☐
Required total side setback: ☐
Side setback: ☐

Proposed front setback: ☐
Proposed rear setback: ☐
Proposed total side setback: ☐
Second side setback: ☐

11. Required and Proposed Parking

Required number of parking spaces: 8 SEE CALC.
Typical angle of parking spaces: 90
Typical width of maneuvering lanes: 18' SEE PLANS
Location of parking on site: SEE SITE
Location of parking off site: SEE SITE PLAN
Number of light standards in parking area: NONE
Screenwall material: NA

Proposed number of parking spaces: 8
Typical size of parking spaces: 180 S.F.
Number of spaces <180 sq. ft.:
Number of handicap spaces: 2 FOR RETAIL
Shared parking agreement? NO
Height of light standards in parking area: NA
Height of screenwall: NA

* TOTAL SPACE 1224 S.F.
4 SPACES REQ IF NORMAL
RETAIL
THE PEARL PROJECT AS A WHOLE
HAS 8 EXTRA SPACES

375 SEATING / 15 = 5 SPAC
849 OTHER / 300 = 3 SPAC
REQUIRED 8 SPAC

12. Landscaping

Location of landscape areas:

Proposed landscape material:

13. Streetscape

Sidewalk width:

Number of benches:

Number of planters:

Number of existing street trees:

Number of proposed street trees:

Streetscape plan submitted?

Description of benches or planters:

Species of existing trees:

Species of proposed trees:

14. Loading

Required number of loading spaces:

Typical angle of loading spaces:

Screenwall material:

Location of loading spaces on site:

Proposed number of loading spaces:

Typical size of loading spaces:

Height of screenwall:

Typical time loading spaces are used:

15. Exterior Waste Receptacles

Required number of waste receptacles:

Location of waste receptacles:

Screenwall material:

Proposed number of waste receptacles:

Size of waste receptacles:

Height of screenwall:

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers:

Size of transformers (L•W•H):

Number of utility easements:

Screenwall material:

Location of all utilities & easements:

Height of screenwall:

Ground Mounted Mechanical Equipment:

Number of ground mounted units:

Size of ground mounted units (L•W•H):

Screenwall material:

Location of all ground mounted units:

Height of screenwall:

Rooftop Mechanical Equipment:

Number of rooftop units:

Type of rooftop units:

Screenwall material:

Location of screenwall:

Location of all rooftop units:

Size of rooftop units (L•W•H):

Percentage of rooftop covered by mechanical units:

Height of screenwall:

Distance from rooftop units to all screenwalls:

17. Accessory Buildings

Number of accessory buildings:

Location of accessory buildings:

Size of accessory buildings:

Height of accessory buildings:

18. Building Lighting

Number of light standards on building:

Type of light standards on building:

Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:

19. Site Lighting

Number of light fixtures:
Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:

20. Adjacent Properties

Number of properties within 200 ft.:

Property #1

Number of buildings on site:
Zoning district:
Use type:
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property #2

Number of buildings on site:
Zoning district:
Use type:
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property #3

Number of buildings on site:
Zoning district:
Use type:
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property #4

Number of buildings on site:
Zoning district:
Use type:
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property #5

Number of buildings on site:
Zoning district:
Use type:
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Height from grade:
Proposed wattage per fixture:

Type of light fixtures:
Height from grade:
Proposed wattage per fixture:
Holiday tree lighting receptacles:

Property Description:

North, south, east or west of property?

Property Description:

North, south, east or west of property?

Property Description:

North, south, east or west of property?

Property Description:

North, south, east or west of property?

Property Description:

North, south, east or west of property?

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: [Signature] Date: 9-9-20

Print Name: Lindsey Sayles

Signature of Applicant: [Signature] Date: 9-9-20

Print Name: Lindsey Sayles

Signature of Architect: [Signature] Date: 9.4.2020

Print Name: JOHN MARUSICH

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

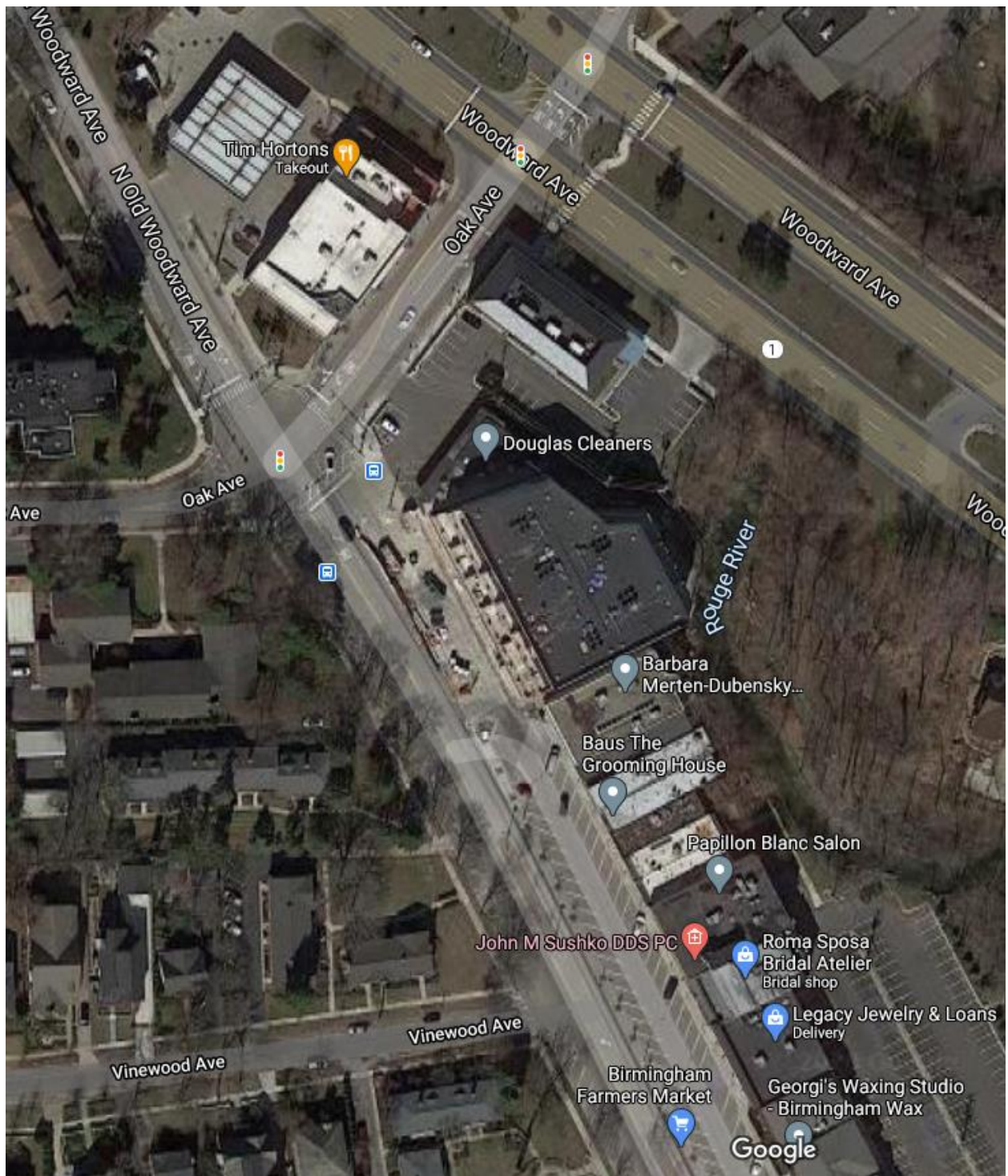
THE PEARL

42 RES. REQ
15 RET. REQ.

57 TOTAL REQ

65 PROVIDED
- 57 REQ

8 EXTRA



Fruition: the point at which a plan or project is realized.

FRUITION

Fruition was started by two sisters who strive to live health and happy lives. They believe that being healthy leads to happiness. Fruition is a fast, simple, and healthy establishment serving fast healthy food for Grand Rapids. We pride our self on having good vibes and having great food in our store. We have many gluten free and vegan options, as well a wide variety of foods. Our passion is to provide healthy food to kickstart a healthy lifestyle for all. At Fruition we're always creating new and delicious foods and perfecting our menu to provide the best products. For the owners and employees, Fruition is not only a business but it is a passion. Our employees all dedicate their time to making great products and help customers find the best food options for them. Come in and see us! Be sure to check out our social media pages to find deals, fun prizes, and aesthetic pictures of our beautiful products.

Tag us in your photos **@thefruitionlife** !

FRUITION ACAI & JUICE BAR BIRMINGHAM
856 NORTH OLD WOODWARD STE 100
BIRMINGHAM, MI 48009

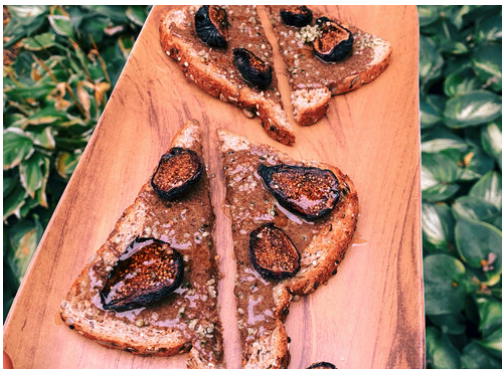
FRUITION ACAI & JUICE BAR EASTTOWN
1405 LAKE DRIVE SE
GRAND RAPIDS, MI 49506

INFO@THEFRUITIONLIFE.COM

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FRUITION

ACAI & JUICE BAR

[ABOUT US](#)[EASTOWN MENU](#)[BIRMINGHAM MENU](#)[CONTACT US](#)

COMING SOON FRUITION MENU BIRMINGHAM

ACAI BOWLS

SUN'S UP- Acai, Granola, Strawberry,
Banana, Blueberry, Honey \$10.25

THE ESSENTIALS- Acai, Peanut Butter,
Greek Yogurt, Granola, Blueberry,
Pineapple, Hemp Seed, Honey & Coconut
\$11.25

BIRM' BOWL- Acai, Granola Butter,
Granola, Strawberry, Raspberries, Banana
Chips & Chocolate Chips \$11.5

FRUITION- Acai, Peanut Butter, Granola,
Strawberry, Banana, Pineapple, Kiwi,
Honey & Coconut shavings \$11



MOOD- Acai, Almond Butter, Granola, Strawberry, Blueberry & Cacao Nibs \$11

HEALTH(NO)NUT- Acai, Granola, Strawberry, Kiwi, Pineapple & Honey
\$10.75

SWEET TOOTH- Acai, Peanut Butter, Granola, Banana & Chocolate Chips
\$10.25

NOT MY BIRTHDAY- Acai, Birthday Cake Granola, Blueberries, Banana, topped with Coconut Whip made in house & sprinkles \$11.50

Add any topping listed above to any bowl
(\$.50/topping)

TOASTS/BAGELS

THE BASICS- Dave's Killer Bagel with Cream Cheese Spread \$5

ONLY AVO- Dave's Killer Bread or Bagel topped with Avocado Spread \$6.5

EVERYTHING AVO- Dave's Killer Bread or Bagel topped with Cream Cheese & Avocado Spread seasoned with EBTB \$7

I PEEL GOOD- Dave's Killer Bread or Bagel topped with Peanut Butter, Banana slices, Hemp Seed, Sliced Almonds, Cinnamon & Honey \$7.5

FULL OF FLAV'- Dave's Killer Bread or Bagel, Mascarpone Cheese, Strawberry, Mint Leaf, Lemon Zest, Honey & Chia Seed \$8



COOLCUMBER- Dave's Killer Bread or Bagel topped with Hummus, Spiralized Cucumber, Olive Oil, Salt & Pepper \$7

BRAVOCADO- Dave's Killer Bread or Bagel topped with Avocado Spread, Blueberry, Feta, Pumpkin Seeds, drizzled with a Balsamic glaze. \$8

FIGGIN' GOOD- Dave's Killer Bread or Bagel topped with Granola Butter, Figs, Hemp Seed, drizzled with Maple Syrup \$8

LATTES

Add COLLAGEN to any Latte for \$.75

CHOICE OF HOT OR ICED, 12oz/16oz

CLEAN BEAN- Espresso, Pure Vanilla Bean Syrup, Choice of Milk \$4.75/\$5.75

MACA MOCA- Espresso, Pure Maple Syrup, Cocoa Powder, Maca Powder, Choice of Milk \$5/\$6

SHORT N' SWEET- Espresso, Cinnamon, Light Brown Sugar, Choice of Milk \$4.75/\$5.75

JOE-JITO- Coconut Sugar, Fresh Mint, Half & Half, Brewed Coffee \$6/\$6.75

MATCHA MADE IN HEAVEN- Matcha, Maple Syrup, Cinnamon, Choice of Milk \$5/\$6

PLAIN JANE- Espresso, Choice of Milk \$4/\$4.5

BIRM' BABY BIRM' (Try as a Meal Replacement)- Brewed Coffee, Organic Coconut Oil & Grass Fed Butter (16 oz/HOT) \$6.5

CARAMEL CREAM (Try as a Meal Replacement)- Brewed Coffee, Organic Coconut Oil, Grass Fed Butter, Salt, Vanilla Extract & Honey (16 oz/HOT) \$6.75

AC/DT- Lemon, Honey, Cayenne, Cinnamon, Apple Cider Vinegar, Hot Water (16oz/HOT) \$5.5

See you soon!

FRUITION ACAI & JUICE
BAR EASTOWN
1405 LAKE DRIVE SE
GRAND RAPIDS, MI 49506

FRUITION ACAI & JUICE BAR
BIRMINGHAM
856 NORTH OLD WOODWARD STE 100
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FRUITION

ACAI & JUICE BAR

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ABOUT US





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Tag us in your photos **@thefruitionlife** !

BEST OF BIRM

BIRM' BOWL- Acai, Granola Butter, Granola, Strawberry, Raspberries, Banana Chips & Chocolate Chips **\$11.5**

FRUITION- Acai, Peanut Butter, Granola, Strawberry, Banana, Pineapple, Kiwi, Honey & Coconut Shavings **\$11**

BRAVOCADO- Dave's Killer Bread or Bagel topped with Avocado Spread, Blueberry, Feta, Pumpkin Seeds, drizzled with a Balsamic glaze. **\$8**

FIGGIN' GOOD- Dave's Killer Bread or Bagel topped with Granola Butter, Figs, Hemp Seed, drizzled with Maple Syrup **\$8**

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ACAI BOWLS

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MOOD- Acai, Almond Butter, Granola, Strawberry, Blueberry & Cacao Nibs **\$11**

HEALTH(NO)NUT- Acai, Granola, Strawberry, Kiwi, Pineapple & Honey **\$10.75**

SWEET TOOTH- Acai, Peanut Butter, Granola, Banana & Chocolate Chips **\$10.25**

NOT MY BIRTHDAY- Acai, Birthday Cake Granola, Blueberries, Banana, topped with Coconut Whip made in house & Sprinkles **\$11.50**

Add any topping listed above to any bowl (\$.50/topping)

TOASTS/BAGELS

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FULL OF FLAV'- Dave's Killer Bread or Bagel, Mascarpone Cheese, Strawberry, Mint Leaf, Lemon Zest, Honey & Chia Seed **\$8**

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LATTES

Add COLLAGEN to any Latte for \$.75
Substitute Almond or Oat Milk + \$.50

CHOICE OF HOT OR ICED, 12oz/16oz

CLEAN BEAN- Espresso, Pure Vanilla Bean Syrup, Choice of Milk **\$4.75/\$5.75**

MACA MOCA- Espresso, Pure Maple Syrup, Cocoa Powder, Maca Powder, Choice of Milk **\$5/\$6**

SHORT N' SWEET- Espresso, Cinnamon, Light Brown Sugar, Choice of Milk **\$4.75/\$5.75**

JOE-JITO-Coconut Sugar, Fresh Mint, Half & Half, Brewed Coffee **\$6/\$6.75**

MATCHA MADE IN HEAVEN- Matcha, Maple Syrup, Cinnamon, Choice of Milk **\$5/\$6**

PLAIN JANE- Espresso, Choice of Milk **\$4/\$4.5**

AC/DT- Lemon, Honey, Cayenne, Cinnamon, Apple Cider Vinegar, Hot Water (16oz only) **\$5.5**

Birmingham Hours of Operation (COVID Restrictions)

Monday-Friday 7:30am-7pm

Saturday- 9am-5pm

Sundays-CLOSED

Once restrictions lifted we would be open on Sundays from 10am-4pm.



Brooks Cowan <bcowan@bhamgov.org>

Fruition

1 message

Leah Cason <lcason07@gmail.com>

Thu, Oct 8, 2020 at 8:23 AM

To: bcowan@bhamgov.org

Cc: Lindsey Sayles <lsayles.fruitiongr@gmail.com>

Good Morning Brooks!

Just wanted to follow up my voicemail yesterday with an email, I imagine you are insanely busy. I had a few questions to ask you regarding what is acceptable and what is not during the time we do not have the land permit. I was talking with our architect and project manager yesterday and they thought it might be best for me to email you. As you know, we are planning to be an actual "sit down" cafe as soon as possible, back in August, I was under the impression from John (our architect) that we were on schedule to be presented in September so everything has kind of been a mess. That being said, I am hoping to change our seating until then so it basically only offers a "waiting bench" and we will serve our menu items only as "to-go" so in takeout & disposable containers. This bench most likely would only fit 4-5 people at a time. Our cafe in Grand Rapids is 80% carry out now, so I am hoping that will be the case here as well! Another thing, we have our exterior sign being proofed this week and as of now, it will read "Fruition Acai & Coffee Cafe", is that okay with you? The installation process for this, including positioning & pricing, really makes sense to have this all put up at one time. If you have ANY other recommendations on things we can do to our interior in the mean time to make it more premit free friendly, please let me know! I am all ears!

I hope this email finds you well, like I said on the voicemail I do NOT want to step on anyone's toes this just hasn't been the best situation from the start so I am hoping to get some clarification!

Thank you very much,
Leah Cason



Brooks Cowan <bcowan@bhamgov.org>

Re: Fruition Juice Bar

Emil Cherkasov <emil@forwardcommercial.com>

Fri, Aug 14, 2020 at 1:08 PM

To: Brooks Cowan <bcowan@bhamgov.org>

Cc: Jeff Zielke <jzielke@bhamgov.org>, Nicholas Dupuis <ndupuis@bhamgov.org>, Nour Makkieh <nourm@marusicharchitecture.com>, John Marusich <johnm.marusicharchitecture@gmail.com>

Brooks,

I confirmed with tenant, it will be carryout only.

There is an understanding that if they decide to redesign their space later on and add seating, that they will need to apply for special land use permit.

Yours truly,

Emil Cherkasov

Principal

Forward Commercial Group

[6785 Telegraph Rd, Suite 250](#)[Bloomfield Hills MI 48301](#)

P. 248-662-5066

C. 248-894-3604

www.forwardcommercial.com

[Quoted text hidden]



MEMORANDUM

Planning Division

DATE: January 27th, 2021

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, City Planner

SUBJECT: 219 Elm St. – All Seasons 2 – Special Land Use Permit, Final Site Plan & Design Review (**Updates in Blue**)

Introduction

The subject site, 219 Elm Street, is located at the north end of the Triangle District in the MU3 (Triangle Overlay) and 02 (Office/Commercial) Zoning Districts. Presently, the 0.35 acre parcel contains a modest two-story office building, a parking lot with roughly 25 off-street parking spaces, six mature trees, and various landscaping elements. The site is directly adjacent to the existing All Seasons of Birmingham senior living establishment that was completed around 2015.

On May 13th, 2020 the Planning Board accepted the Community Impact Study for the development. The following month on June 10th, the Planning Board approved the Preliminary Site Plan with the following conditions:

1. The applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals;
2. The applicant must complete the requirements of 3.08 (E) to receive additional building height;
3. The applicant must submit a rooftop plan showing a detailed rooftop use including any proposed structures;
4. The applicant must provide construction details on the proposed parking lot screen wall;
5. The applicant must submit details on all proposed RTUs and details on the proposed screen wall to ensure the RTUs are fully screened from public view;
6. The applicant must submit material specifications, samples, and glazing calculations for the proposed building at Final Site Plan review;
7. The applicant must submit details on the types and placement of all proposed light fixtures, as well as a photometric plan showing illumination levels at all property lines; and,
8. The applicant comply with the requests of all City Departments.

At this point, the applicant has submitted most of the documents required by the Planning Board in the conditional approval. All of the new information, such as the rooftop use, screening, photometrics and glazing will be discussed in the relevant sections below.

On December 9th, 2020, the Planning Board recommended approval to the City Commission the Final Site Plan for 219 Elm St. subject to the following conditions:

1. The Planning Board approves the projections into the right-of-way on the west side of the building fronting Elm Street and on the south side facing the public alley;
2. The applicant must either remove the awnings, or provide an easement acceptable to the City Attorney with the neighboring property owner for the use of the air rights to the north of the building;
3. The applicant must provide specification sheets for all rooftop and ground mounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals;
4. The applicant must submit corrected landscaping plans showing the proposed locations of all planting material;
5. The applicant must provide lighting for the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals;
6. The applicant must submit material specification sheets for all of the required materials; and
7. The applicant must comply with the requests of all City departments.

The applicant has not yet submitted revised plans and/or documents to satisfy the conditions required by the Planning Board. However, the applicant has decided to address some of the comments made by the Planning Board with respect to the façade materials. Please see the updated Design Review section below. The applicant has also noted a fire command center on the first floor, which does not result in any changes in units or unit size.

At this time, the applicant is seeking a recommendation from the Planning Board for a Special Land Use Permit to permit independent senior living in the O2 Zoning District. As advised by the applicant, the All Seasons 2 development is proposed for seniors in a younger age bracket (55-75) that desire more independence than what the All Seasons 1 development was intended to offer. Although separate buildings, residents of the All Seasons 2 will have access to the amenities available in the All Seasons 1 building, and a site connection plan has been provided for such an occasion. Although this purely residential model differs from the mixed-use developments that have been erected in the area, the massing of the building and the proposed streetscape elements offer a similar experience from the pedestrian point-of-view.

1.0 Land Use and Zoning

1. Existing Land Use – The existing land use is commercial, and currently contains a 2-story office building.
2. Zoning – The subject site exists within the O2 (Office/Commercial) and MU3 Overlay (Mixed-Use 3) Zoning Districts.
3. Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Multiple-Family Residential	Office/Commercial	Multi-Family Residential	Commercial
Existing Zoning District	O2 (Office/Commercial)	O1 (Office)	O2 (Office/Commercial)	O2 (Office/Commercial)
Overlay Zoning District	MU5 (Mixed-Use 5)	ASF3 (Attached Single-Family)	MU3 (Mixed-Use 3)	MU5 (Mixed-Use 5)

2.0 Setback and Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The following bulk, area and placement issues are present:

1. The applicant has submitted site plans showing the walls at the NORTH and SOUTH side setbacks containing windows. Article 3, Section 3.08 (B) of the Zoning Ordinance requires walls at the side setback line that contain windows to be setback 10 ft. from the side lot line. The SOUTH setback line is adjacent to an alley, which permits the applicant a 0 ft. setback requirement per Article 3, Section 3.16 (C). However, **the applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals.**
2. The maximum building height permitted in the MU3 Zoning district is 42 ft. and 3 stories. Upon the development of the site, an additional 24 ft. and 2 stories may be granted (stepped back at a 45-degree angle from the top story allowed by right without the height bonus) with the completion of two or more requirements [summarized]: (1) Payment towards public parking facility, (2) dedication of an improved public plaza, (3) a mixed use, (4) sustainable LEED building design, and (5) transfer of development rights for a site containing a historic building. At this time, the applicant has advised that they will be providing payment towards the public parking facility and is providing a LEED certifiable building design. **The applicant must complete the requirements of 3.08 (E) to receive additional building height.**
3. The site plans submitted show a minor building overhang at the front setback line above 8 ft. starting at the second floor. Article 4, Section 4.74 (D)(4)(c)(ii) states that permanent architectural features such as windows, balconies, overhangs and other architectural features that encroach into the right of way above 8' may be approved by the Planning Board, provided that they do not extend 2' or more into the right of way or create an obstruction and that the encroachment complies with the design review standards set forth in Article 7 of the Zoning Ordinance. The proposed projections encroach roughly 1.25 ft.

into the right of way. Thus, **the Planning Board may consider the approval of the projections into the right-of-way.**

In addition, the applicant is proposing 4 awnings on the north façade over select windows that project into the neighboring property. The awnings measure approximately 4.5 ft. in projection. Based on the roughly 1 ft. setback, the awnings project about 3 ft. into the neighboring property. **The applicant must either remove the awnings, or provide an easement or license agreement with the neighboring property owner for the use of the air rights in that area.**

4. The applicant is proposing a rooftop use, which is permitted under Article 5, Section 5.07 (H) of the Zoning Ordinance. The 1,218 sq. ft. rooftop terrace proposed is set back 5 ft. from the eave line as required, and contains a trellis, planters, fireplace, grill, and small vestibule. The vestibule (59.5 sq. ft.) is roughly the size of the elevator (65.7 sq. ft.), and the rooftop trellis measures 10 ft. in height. The proposed rooftop use meets all of the requirements of the Zoning Ordinance.

3.0 Screening and Landscaping

1. Dumpster Screening – The applicant is proposing to store waste receptacles inside the building in a “Trash Room” located on the south side of the building adjacent to the public alley. The waste receptacles are fully screened by the building envelope.
2. Parking Lot Screening – The site plans submitted show a 3 ft. capped masonry screen wall along the parking lot entrance at the south side of the property along the alley. The proposed masonry screen wall meets the requirements of Article 4, Section 4.54 of the Zoning Ordinance.
3. Mechanical Equipment Screening – The Final Site Plans submitted show a rooftop plan and elevations with the location and screening materials proposed for the rooftop units on the building. Additionally, there are two new ground mounted mechanical units proposed on the site (transformer and switch) located at the southeast corner of the off-street parking facility.

The applicant is proposing 24 AC units (in keeping with LEED standards for individual temperature controls for each unit) and one large generator. The AC units are proposed along the front (west) and rear (east) sides of the rooftop and will be screened by a 42 in. screen wall comprised of cement fiber siding. The generator is located within a larger, 9 ft. 3 in. screening area located in the center of the roof on the south side. The applicant has provided specification sheets on the generator (9 ft. 3 in. tall), but has not provided specification sheets for the AC units to ensure that all of the rooftop units are fully screened.

The ground-mounted mechanical units in the off-street parking facility do not appear to contain any proposed screening. These units have a roughly 36 sq. ft. footprint each, and the applicant has not provided the specification sheets for the units to indicate the height of the units.

The applicant must provide specification sheets for all rooftop and ground-mounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals.

4. Landscaping – The applicant has submitted a landscaping plan for the proposed development that depicts two landscaping areas that are within the site, and one at the north end of the site that is not within the property limits of the subject site. The parking lot does not *require* separate landscaping, as it is roughly 5,400 sq. ft., which is under the 7,500 sq. ft. threshold for parking lot landscaping requirements. The first landscaping area exists within the peninsula that also houses the parking lot screen wall at the southeast corner of the property. The applicant is proposing Pachysandra groundcovers for this area. The second landscaping area is located at the northeast corner of the property and contains 12 Wintergem Boxwood shrubs and 10 Anabelle Hydrangea shrubs.

The landscaping plan seems to have minor conflicts with the “site connectivity plan” proposed by the applicant in that 6 of the 12 Wintergem Boxwoods have been located in the walking path on the landscape plan. This appears to be a minor mistake, as the planting types, counts and relative locations have not changed from the Preliminary Site Plan. However, **the Planning Division will require corrected plans showing the proposed locations of all planting material.**

5. Streetscape – applicant is proposing to fully furnish the streetscape with the required street trees, streetlights, benches, waste receptacles, and bike racks to match the Triangle District streetscape design standards.

The proposed development contains 138 ft. of frontage, which requires 3.5 street trees and streetlights. The applicant is proposing 5 street trees and 3 streetlights spaced 40 ft. apart. The applicant has indicated that bike racks, benches and waste receptacles will be placed where they will most benefit the public. The site plan shows 2 benches and 2 waste receptacles, one set closer to the southern end of the property, and one set more centrally located within the frontage. The 3 proposed bike racks are located at the southwest corner of the property.

4.0 Parking, Loading and Circulation

1. Parking – Article 4, Section 4.45 of the Zoning Ordinance requires independent senior living complexes to provide 0.5 off-street parking spaces per unit proposed. The applicant is proposing 24 units; thus 12 off-street parking

spaces are required for the development. The site plans submitted show 10 parking spaces in private garages, and 11 parking spaces in an off-street parking facility at the rear (east) of the building for a total of 21 off-street parking spaces. The subject site had previously proposed 22 off-street spaces at Preliminary Site Plan, but one space was removed to make room for the two ground-mounted mechanical units described above. The site is proposing 2 barrier-free spaces, one in a private garage at the north end of the building, and one in the off-street parking facility at the north side of the lot.

2. Loading – The proposed development does not require any off-street loading facilities; thus none are proposed.
3. Vehicular Circulation and Access – The site plans submitted show vehicle access to the site and off-street parking facility is available via the public alley to the south of the building. The private garages are then accessed via the parking facility. There are no driveways or garage entrances on Elm St.
4. Pedestrian Circulation and Access – Pedestrian access to the site for the residents and general public will be through a main entrance and lobby located at the northwest corner of the building. Residents can then access their units via stairs or an elevator. The three first floor units also have access directly from the Elm St. frontage. Aside from the 10 private garages to be assigned to residents, there is also access at the rear of the building through two doors that may be accessed by residents through a keycard or keypad as suggested in the CIS.

Additionally, the applicant has submitted a “site connectivity plan” in response to the Planning Boards concerns about how the All Seasons 2 will connect with the existing All Seasons development (“All Seasons 1”) to the north and east. During the Community Impact Study and Preliminary Site Plan reviews, it was suggested that residents in the new development will have access to the facilities and activities housed in All Seasons 1, and that employees may also be accessing both buildings for various reasons. The applicant has shown two walking paths to connect users to the front lobby of the All Seasons 1: one path from the main entrance on Elm St. which directs the user north and then east along a sidewalk, and two, a path from the rear of the building through a designated path along the newly proposed parking facility, then east across the All Seasons 1 parking facility. The applicant has noted that measures will be taken to ensure that route 1 meets ADA standards and that route 2 will receive treatments to help delineate the pedestrian walking path such as signage and brick pavers (all improvements on the All Seasons 1 property are subject to review and approval by the Planning Division and/or Planning Board).

5.0 Lighting

The applicant has submitted specifications and a photometric plan for the proposed lighting for the development. The lighting plan consists of the following luminaires:

Luminaire Type	Location	Qty.	Manufacturer
LED Recessed Downlight	- Main Entrance - Ground Floor Unit Recessed Patios 2nd floor Balcony	5	BEGA
Pitched LED Wall Mount	- Main & Rear Entrances 3rd Floor Balcony - Rooftop	5	Tech Lighting
Beam LED Wall Sconce	- Front (Elm) Façade - Rear Entrance 4th & 5th Floor Balcony	11	Brownlee Lighting
Wall Mount Outdoor Square	Rear Façade/Parking Lot	6	Visa Lighting
Wend Step Light	Rooftop	21	Tech Lighting

Article 4, Section 4.21 (D) requires all proposed luminaires to be fully cut-off and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Each luminaire proposed appears to be fully cut-off as defined by Article 9, Section 9.02 of the Zoning Ordinance.

Furthermore, Section 4.21 (E) states that the intensity of light on a site shall not exceed six-tenths (0.6) maintained foot-candles at any property line that abuts a single-family residential zoned property or one and one half (1.5) maintained foot-candles at any property line for any other zoned property. The light intensity shall be measured at 6 ft. above ground level on a vertical plane. Additionally, the intensity of light on a site which provides a front setback of less than 5' shall be measured from 5' beyond the front property line. The photometric plan submitted shows illuminance levels that do not exceed the requirements of the Zoning Ordinance. In addition to light intensity at the property lines, the applicant is required to provide a minimum light intensity for the parking facility of a minimum of 0.2 foot-candles. The photometric plan provided shows the majority of the parking facility at 0 foot-candles. Thus, **the applicant must provide lighting for the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals.**

In addition to a ground-floor photometric, the applicant has also submitted photometric information for each floor (balconies), as well as the rooftop use so that the Planning Board may better understand what kind of effect the rooftop use may have in terms of light pollution. Although the luminaires are all fully cut-off, there are some high illumination levels (as high as 28.7 foot-candles) within the rooftop use. It is important to note, however, that although there are some high figures present in the rooftop photometric, the rooftop use is set back roughly 25 ft. from the front (west) property line, and over 60 ft. from the rear (east) property line.

6.0 Departmental Reports

1. Engineering Division – The Engineering Division has not provided any comments at this time. All comments received will be provided to the Planning Board at Final Site Plan Review

2. Department of Public Services – The Department of Public Services has not provided any comments at this time. All comments received will be provided to the Planning Board at Final Site Plan Review
3. Fire Department – The Fire Department has provided the following comments:
 - The proposed location of the FDC is not acceptable. The FDC shall be located on the street (Elm) side of the building, in an unobstructed location approved by the Fire Marshal.
 - A **new hydrant** shall be installed in the area in front of this new building on Elm. Hydrant must be within 100 feet of the FDC location.
 - This building will need a fire command room.
 - This building will need to comply with the high rise requirements of the Michigan Building Code, and the International Fire Code 2015 Editions.
 - Building will require a fire pump with an alternative power source (generator).
 - Fire alarm occupant notification shall be provided on all exterior balconies.
 - Any exterior balcony with an overhead projection of 2 feet or more, that has any BBQ, fire feature, or any other sources of ignition, shall have fire suppression coverage.
 - Submitted floor plans shall show egress travel distances.
 - Width of rear driveway entry shall be shown on submitted floor plan.

Roof:

- Doors from rooftop terrace shall be egress compliant.
 - Exit signs shall be installed at rooftop exit doors.
 - Rooftop terrace shall require emergency lighting to illuminate the path of egress during power outages.
 - Fire alarm occupant notification shall be provided on rooftop terrace.
 - Manual fire alarm boxes shall be installed at rooftop egress doors.
 - Fire extinguishers shall be installed near rooftop egress doors.
2. Police Department – The Police Department has cited some general concerns about how this development may affect the parking in the area, especially in the nearby residential neighborhoods.
 3. Building Division – The Building Division has not provided any comments at this time. All comments received will be provided to the Planning Board at Final Site Plan Review

7.0 Design Review

The applicant has submitted elevation drawings with material details for all elevations. Article 3, Section 3.09 states that only mixed-use buildings that contain non-residential uses on the ground floor and residential in upper floors and all non-residential buildings

must follow certain architectural requirements in the Triangle Overlay District. Alternatively, Section 3.10 states that attached single-family residential dwellings and live/work units must meet a separate set of architectural standards. The proposed senior independent living facility does not fit under either classification. Thus, no Triangle District Overlay architectural standards are *required* for the new building.

It is worth reviewing, however, the architectural requirements in Article 3, Sections 3.09 and 3.10, which include front façade, window and door, and building material requirements that are all applicable to the proposed development.

For the front façade, mixed use and commercial buildings are required to have a main entrance that is located on at least one street front. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. The main entrance proposed on Elm St., which the applicant has attempted to enhance through the use of balconies and decorative railings, appears to meet this standard. In addition to the main entrance, buildings that are longer than 100 ft. are required to have a minimum of one usable entrance every full 50 feet of frontage along the front public sidewalk and shall provide architectural variation to visually break the building up. For this 136 ft. building, the applicant has provided entrances to the three ground-floor units about every 40 ft. with a patio and decorative railings to offer visual interest and attention toward the entrances.

For attached single-family and live work units, all residential units are required to provide a pedestrian door facing the front lot line and a front porch with steps. As described above, the 3 units on the first floor all contain pedestrian entrances and porches, but the porches are at ground-level (no steps).

As for windows and doors, mixed use and commercial buildings are required to meet the glazing and clarity requirements in the Triangle Overlay District, which are generally the same as the requirements in the underlying O2 zoning district. The ground floor façade is required to contain a minimum of 70% glazing using clear glass (80% Visual Light Transmittance), whereas glazing on the upper floors is capped at a maximum of 50% and is permitted to be clear OR lightly tinted (70% Visual Light Transmittance) glass. The applicant has not provided (nor is required to provide) glazing calculations or specification sheets on glass, but the glazing appears to be significant and consistent.

Finally, both mixed use/commercial and attached single-family/live work buildings in the Triangle Overlay District are required to provide a building comprised of high quality materials. Mixed-use/commercial buildings are required to provide a minimum of 60% brick, stone or glass. Such buildings are also required to create a distinction between the first and upper floors through the use of accents such as a string course, change in material or textures, or an awning or canopy between the first and second stories. The proposed building facades on floors 1-3 are comprised of almost exclusively brick, stone and glass. Floors 4 and 5 are clad in cement fiberboard siding. There are some accent pieces on all facades of cement fiberboard (moulding, trim) and stucco (cornices), and the balconies on floors 2-5 contain a 42 in. high aluminum railing. On the rooftop, the applicant is proposing to utilize cement fiberboard in all of the screenwall material, and

has continued the stone on the chimneys up to a clay chimney pot. Finally, the applicant is proposing 15 fabric awnings on the north, east and south facades.

The color scheme for the building facades is as follows:

Material	Color	
Brick	Grey (Match Existing All Seasons 1)	
Stone	Natural (Match Existing All Seasons 1)	
Window Frames & Trim	Relaxed Khaki	
Cornice	Smokehouse	
Cement Fiberboard Siding	Clay Beige	
Awning Fabric	Orange	

At this time, the applicant has not submitted specification sheets for the aluminum railings or the fabric awning proposed. **The applicant must submit material specification sheets for all of the required materials.**

In response to the comments made by the Planning Board regarding façade materials that (in summation) make the building a little more interesting and differentiate it from the All Seasons 1 development, the applicant is proposing several minor changes. These changes include a small area of brick at the southeast corner of the building and some alternative materials for the fiber cement board proposed on each elevation. The alternative materials are metal siding or a 3-coat cement based finish. There are no indications that the proposed color of these materials will change.

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Detailed and Scaled Site Plan	☒	☐	☐
Certified Land Survey	☒	☐	☐
Interior Floor Plans	☒	☐	☐
Landscape Plan	☒	☐	☐
Photometric Plan	☒	☐	☐
Colored Elevations	☒	☐	☐
Material Specification Sheets	☐	☒	☐
Material Samples	☐	☐	☒
Site & Aerial Photographs	☒	☐	☐

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

In addition, Article 7, Section 7.26 requires applications for a Special Land Use Permit to meet the following criteria:

- (1) The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
- (2) The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
- (3) The use is consistent with the public health, safety and welfare of the city.
- (4) The use is in compliance with all other requirements of this Zoning Ordinance.
- (5) The use will not be injurious to the surrounding neighborhood.
- (6) The use is in compliance with state and federal statutes.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed Final Site Plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board recommend **APPROVAL** of the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – to the City Commission with the following conditions:

- 1. The applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals;
- 2. The Planning Board should approve the projections into the right-of-way;

3. The applicant must either remove the awnings, or provide some sort of easement or license agreement with the neighboring property owner for the use of the air rights in that area;
4. The applicant must provide specification sheets for all rooftop and ground-mounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit corrected landscaping plans showing the proposed locations of all planting material;
6. The applicant must provide lighting for the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals;
7. The applicant must submit material specification sheets for all of the required materials; and
8. The applicant must comply with the requests of all City departments.

AND

The Planning Division finds that the proposed Final Site Plan and the senior independent living community use meets the requirements of Article 7, Section 2.26 of the Zoning Ordinance and recommends that the Planning Board recommend **APPROVAL** of the Special Land Use Permit for 219 Elm St. – All Seasons 2 – to the City Commission subject to the conditions of Final Site Plan approval.

11.0 Sample Motion Language (*Final Site Plan & Design Review*)

Motion to recommend **APPROVAL** to the City Commission the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – subject to the following conditions:

1. The applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals;
2. The Planning Board should approve the projections into the right-of-way;
3. The applicant must either remove the awnings, or provide some sort of easement or license agreement with the neighboring property owner for the use of the air rights in that area;
4. The applicant must provide specification sheets for all rooftop and ground-mounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit corrected landscaping plans showing the proposed locations of all planting material;
6. The applicant must provide lighting for the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals;
7. The applicant must submit material specification sheets for all of the required materials; and
8. The applicant must comply with the requests of all City departments.

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend **DENIAL** to the City Commission the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – for the following reasons:

1. _____
2. _____
3. _____

12.0 Sample Motion Language (*Special Land Use Permit*)

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit for 219 Elm St. – All Seasons 2 – subject to the conditions of Final Site Plan approval.

OR

Motion to **POSTPONE** the Special Land Use Permit for 219 Elm St. – All Seasons 2 – pending receipt of the following:

1. _____
2. _____
3. _____

Motion to recommend **DENIAL** to the City Commission the Special Land Use Permit for 219 Elm St. – All Seasons 2 – for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Final Site Plan Review
219 Elm St. – All Seasons 2**

Existing Site: 2-Story Office Building & Parking Facility

Zoning: O2 (Office/Commercial) & MU3 (Mixed Use)

Land Use: Mixed Use

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Multiple-Family Residential	Office/Commercial	Multi-Family Residential	Commercial
Existing Zoning District	O2 (Office/Commercial)	O1 (Office)	O2 (Office/Commercial)	O2 (Office/Commercial)
Overlay Zoning District	MU5 (Mixed-Use 5)	ASF3 (Attached Single-Family)	MU3 (Mixed-Use 3)	MU5 (Mixed-Use 5)

Land Area: Existing: 0.35 ac.
Proposed: 0.35 ac. (no changes)

Dwelling Units: Existing: 0 units
Proposed: 24 units

Minimum Lot Area/Unit: Required: N/A
Proposed: N/A

Min. Floor Area /Unit: Required: N/A
Proposed: N/A

Max. Total Floor Area: Required: N/A
Proposed: N/A

Min. Open Space: Required: N/A
Proposed: N/A

Max. Lot Coverage: Required: N/A
Proposed: N/A

Front Setback: Required: 5 ft. maximum
Proposed: 0 ft.

Side Setbacks Required: 10 ft. for walls that contain windows
Proposed: **≈ 1 ft. (north)**
10 ft. (south)

The applicant must submit revised plans showing a side setback at the north at 10 ft. or obtain a variance from the Board of Zoning Appeals.

Min. Rear Setback: Required: 10 ft.
Proposed: 42 ft.

Min. Front+Rear Setback Required: N/A
Proposed: N/A

Max. Bldg. Height: Permitted: 66 ft., 5 stories
Proposed: 61 ft., 5 stories

Min. Eave Height: Required: N/A
Proposed: N/A

1st Story Height: Required: 14 ft.
Proposed: 14 ft.

Front Entry: Required: N/A
Proposed: N/A

Absence of Bldg. Façade: Required: N/A
Proposed: N/A

Opening Width: Required: N/A
Proposed: N/A

Parking: Required: 12 spaces
Proposed: 21 spaces

Min. Parking Space Size: Required: 180 sq. ft.
Proposed: 180 sq. ft.

Parking in Frontage: Required: N/A
Proposed: N/A

Loading Area: Required: N/A

Proposed: N/A

Screening:

Parking: Required: 32 in. capped masonry
Proposed: 33 in. capped masonry

Loading: Required: N/A
Proposed: N/A

Rooftop Mechanical: Required: 10 ft. maximum
Proposed: 42 in. (AC units)
9 ft. (generator)

The applicant must submit specification sheets for all rooftop units to ensure screening from public view.

Elect. Transformer: Required: Masonry with wood gates
Proposed: **None**

The applicant must provide adequate screening for the two ground-mounted electrical units or obtain a variance from the Board of Zoning Appeals.

Dumpster: Required: 6 ft. masonry with wood gates
Proposed: Within building envelope

ALL SEASONS - PHASE 2

FINAL S.P.A. / S.L.U.P.

BIRMINGHAM, MICHIGAN

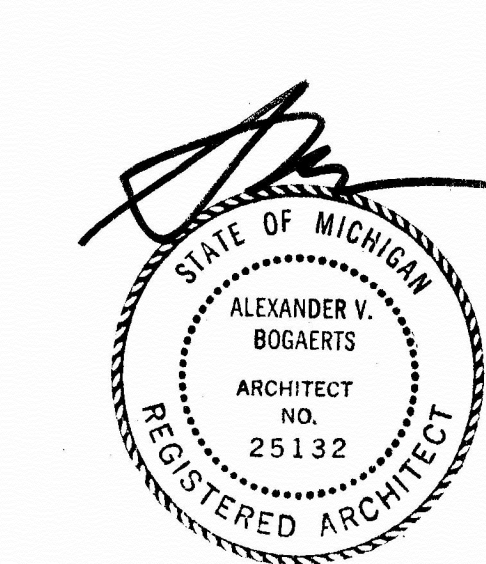
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T-1	TITLE SHEET
S-1	ARCHITECTURAL SITE PLAN
I	FOUNDATION PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	THIRD FLOOR PLAN
5	FOURTH FLOOR PLAN
6	FIFTH FLOOR PLAN
7	ROOF PLAN
8	WEST ELEVATION (ELM STREET)
9	NORTH ELEVATION
10	EAST ELEVATION
11	SOUTH ELEVATION (PUBLIC ALLEY)
12	BUILDING SECTIONS

OWNERS:

BEZTAK
31731 NORTHWESTERN HWY #250
FARMINGTON HILLS, MI 48334
248-855-5400 (P)

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
248.334.5000



2445 Franklin Road
Bloomfield Hills, MI 48302
248-334-5000

248-334-5000

Interior Design

Planning

Architecture

P.C.

CLIENT/PROJECT

BEZTAK
ALL SEASONS BIRMINGHAM
PHASE 2 ADDITION
BIRMINGHAM, MICHIGAN

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ALEXANDER V.
BOGAERTS + ASSOC.

☒ SPA
MAR

☒ FINAL SPA
DEC

☒ S.L.U.P.
JAN

☐ CONSTRUCTION

REVISIONS

DRAWN BY

CAD FILENAME

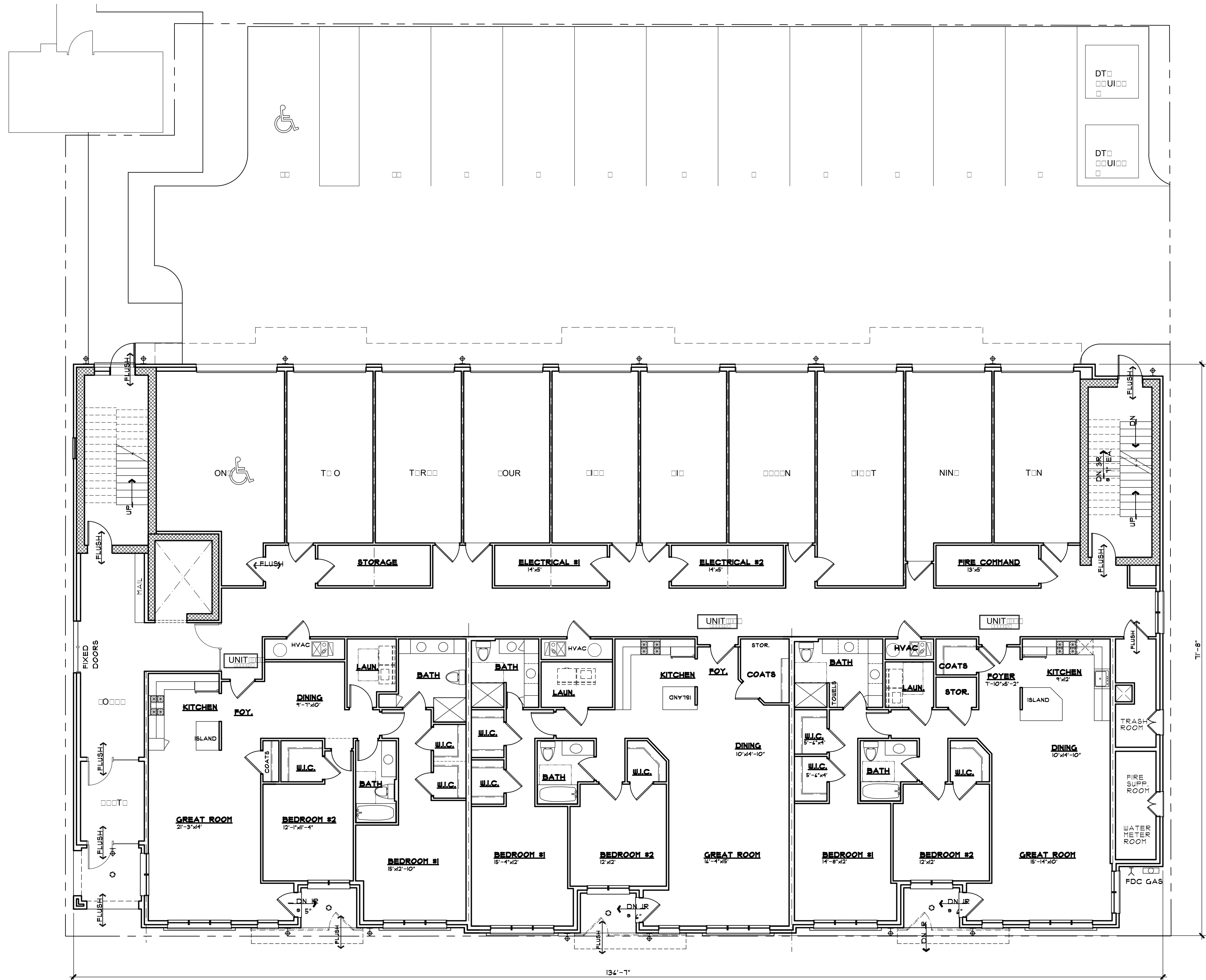
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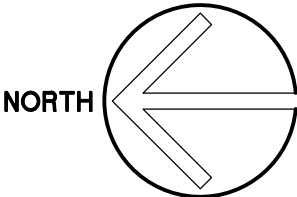
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T-1

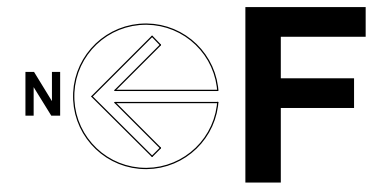
Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design



SITE PLAN

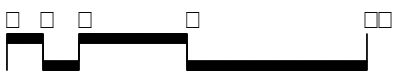
CAUTION





F

FOUNDATION PLAN



ALL INTERIOR PARTITION DIMENSIONS ARE
3 1/2" UNLESS NOTED OTHERWISE.

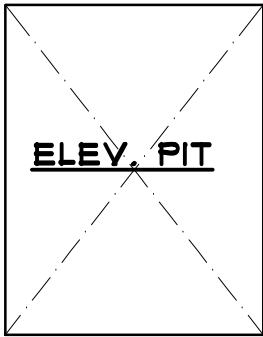
BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH
OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

TRUSS DESIGNER/FABRICATOR SEE SHEET #2
FOR ADDITIONAL NOTES & INFORMATION

SEE SHEET #3 & 4 FOR ADDITIONAL DETAILS
REGARDING DRAWINGS & CONSTRUCTION

SEE SHEET #1 FOR ADDITIONAL NOTES
REGARDING DRAWINGS & CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS.
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CLIENT/PROJECT: BEZTAK
ALL SEASONS BIRMINGHAM
PHASE 2 ADDITION
BIRMINGHAM, MICHIGAN

SHEET TITLE: FOUNDATION PLAN
FINAL S.P.A. / S.L.U.P.

STATE OF MICHIGAN
ALEXANDER V. BOGAERTS
ARCHITECT
NO. 25132
REGISTERED ARCHITECT

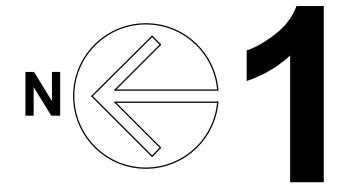
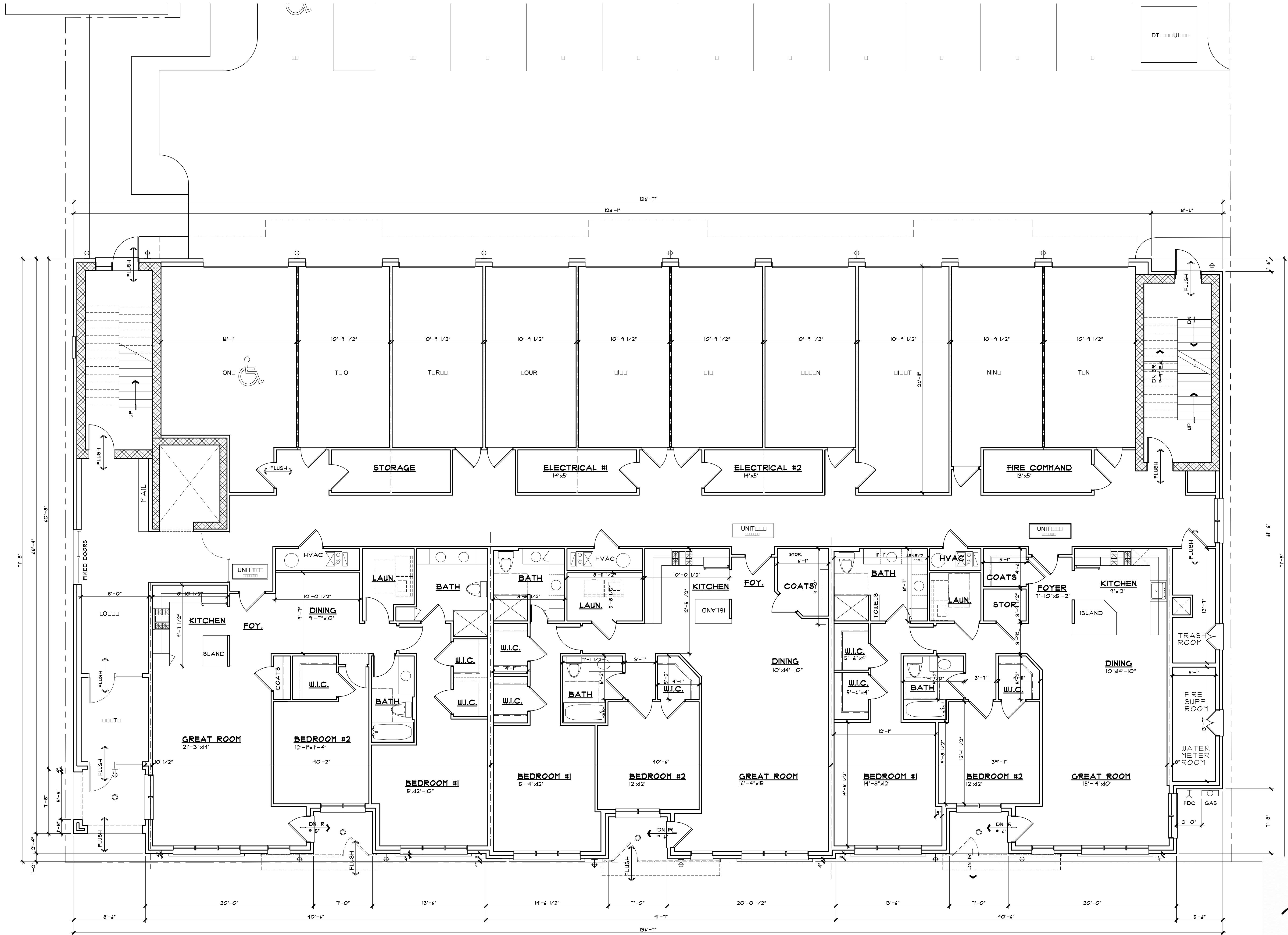
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REVISIONS



FIRST FLOOR PLAN

ALL INTERIOR PARTITION DIMENSIONS ARE 3/4" UNLESS NOTED OTHERWISE.

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FIRST FLOOR PLAN

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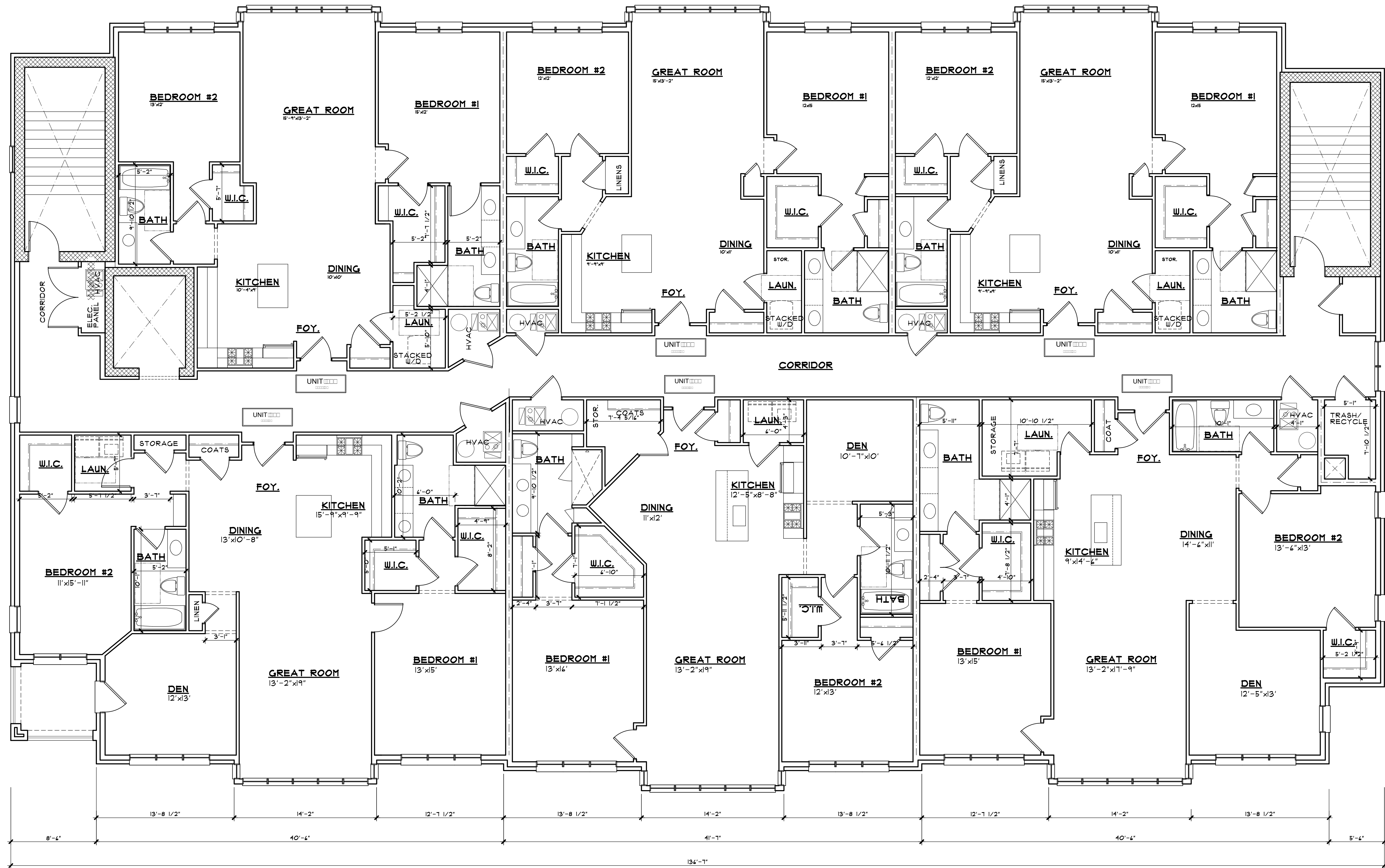
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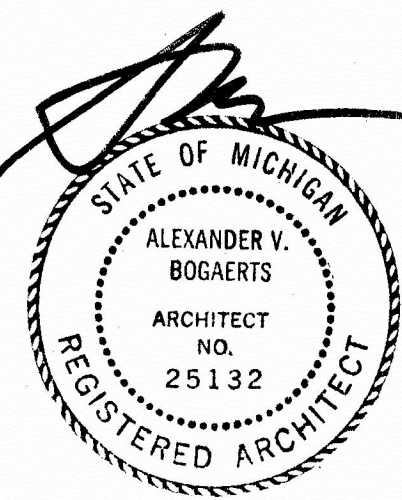
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2 SECOND FLOOR PLAN

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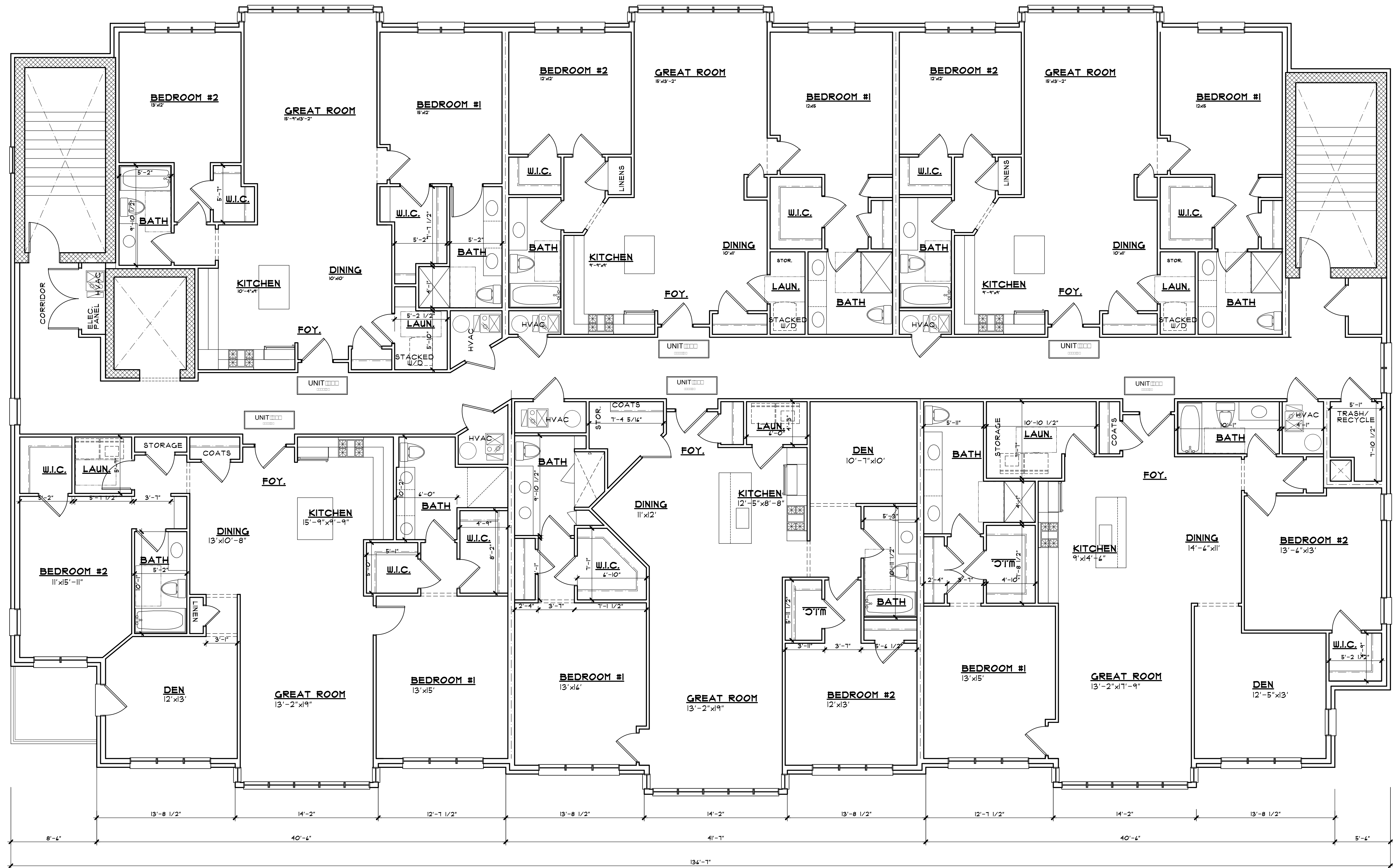
SECOND FLR. PLAN

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3 THIRD FLOOR PLAN

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THIRD FLOOR PLAN

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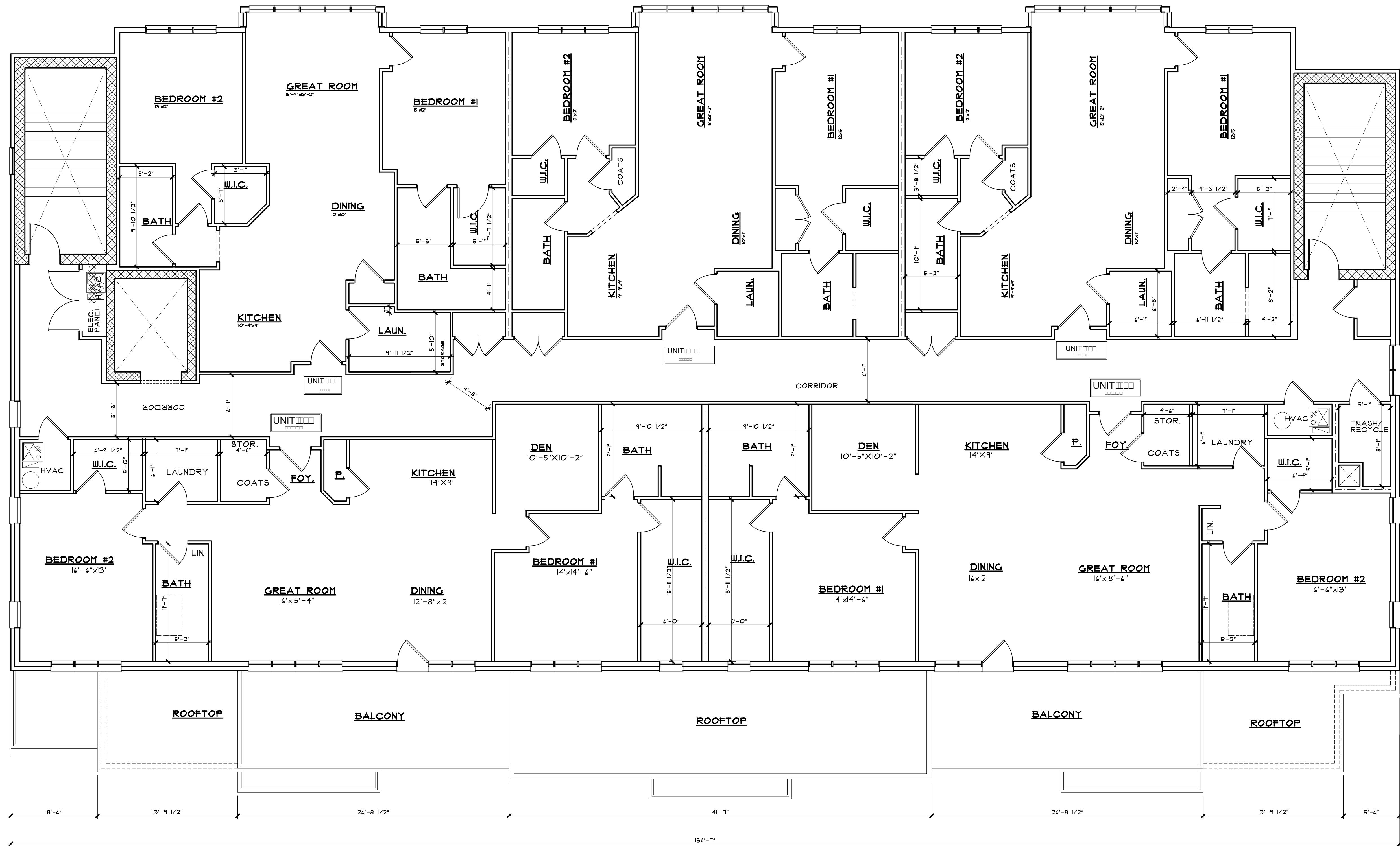
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4 FOURTH FLOOR PLAN

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

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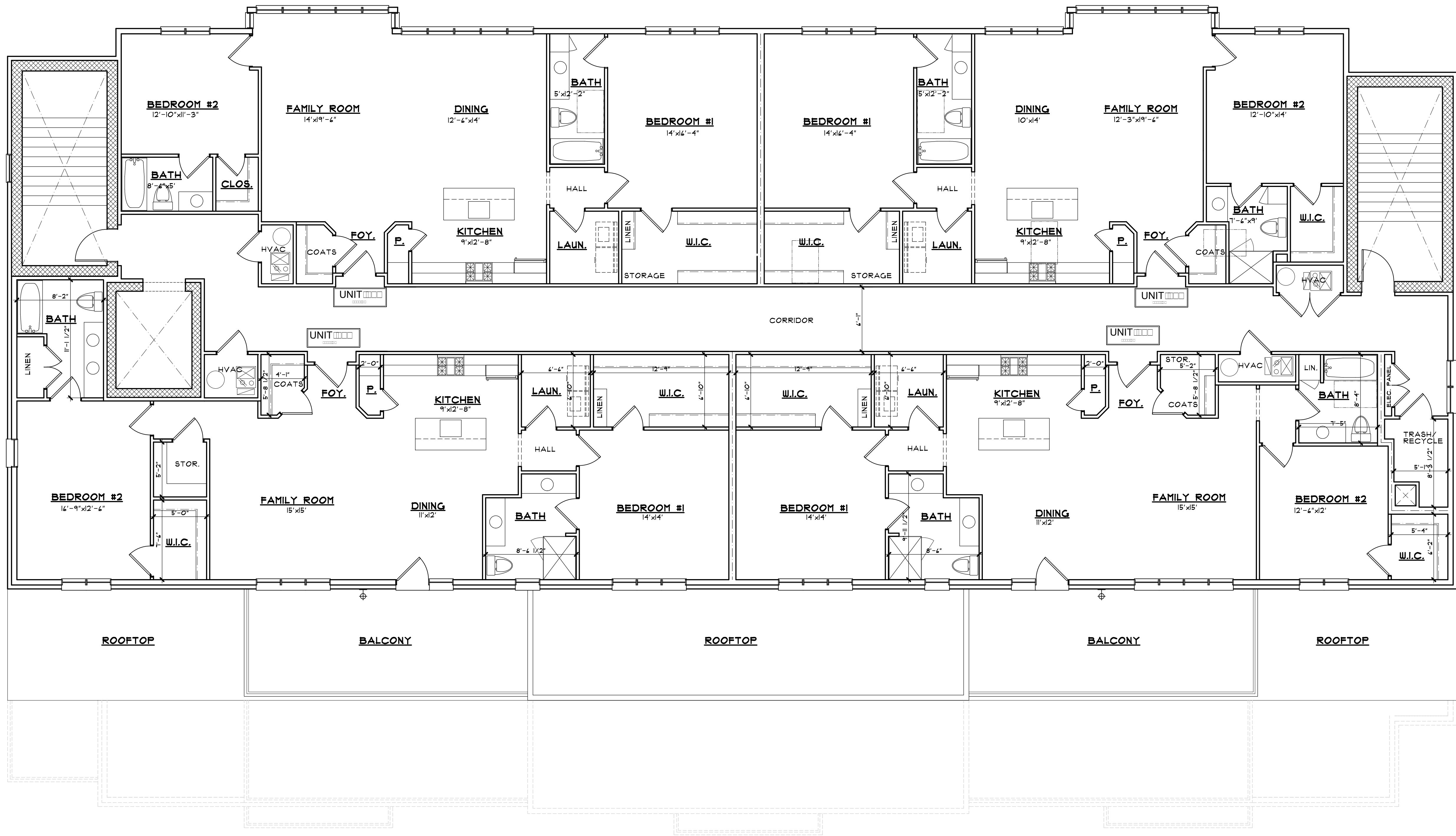
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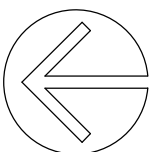
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N  **5** FIFTH FLOOR PLAN

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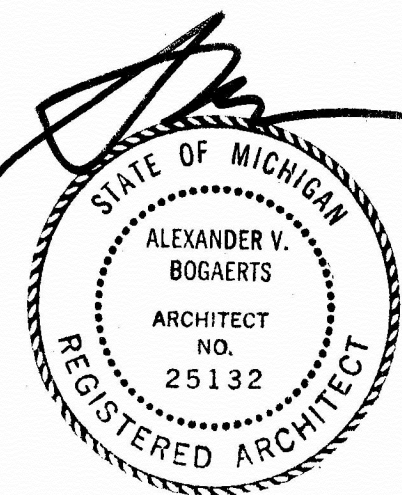
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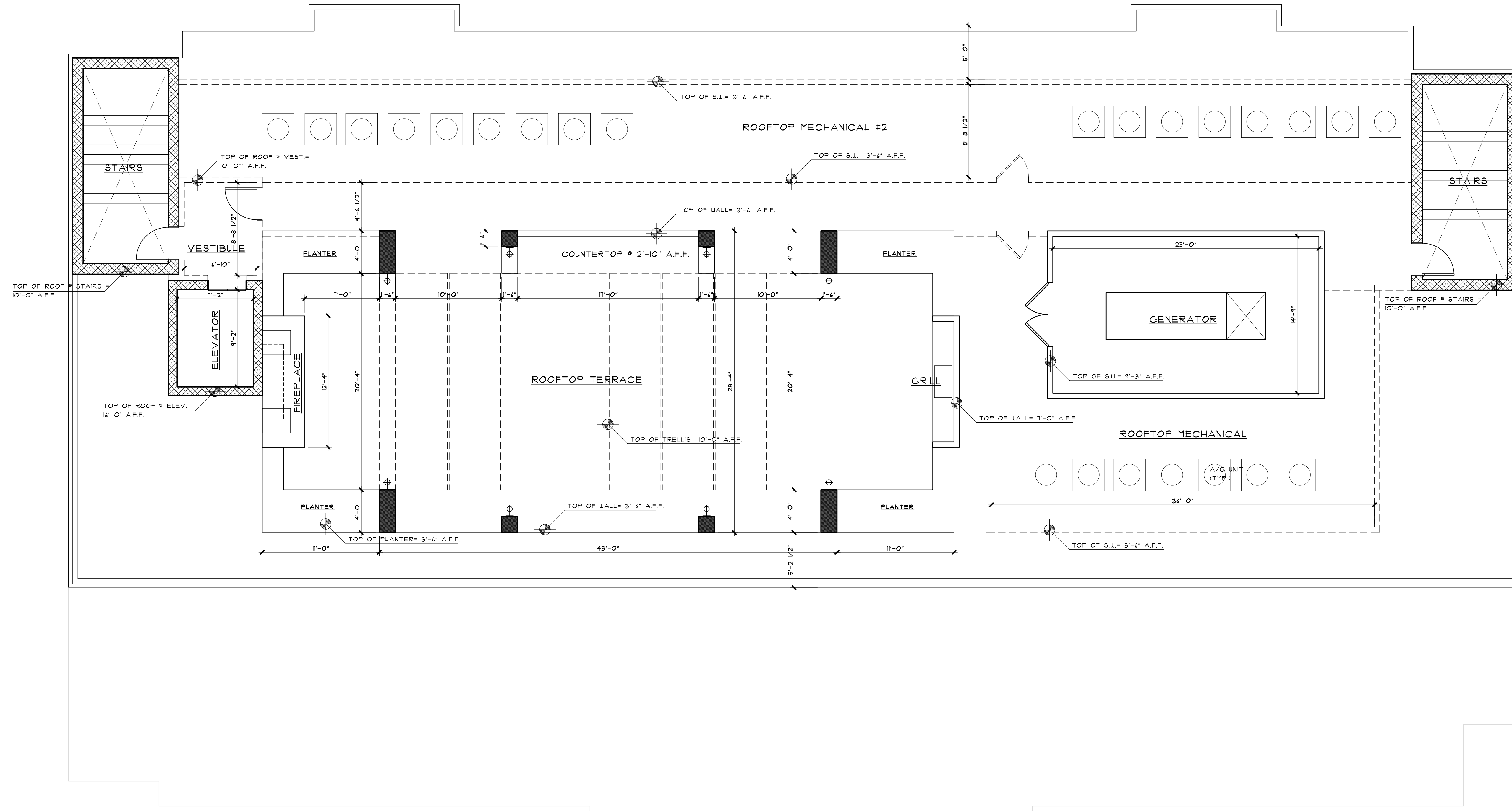
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WEST ELEVATION (ELM STREET)

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

NOTE:
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WEST ELEVATION (ELM ST.)

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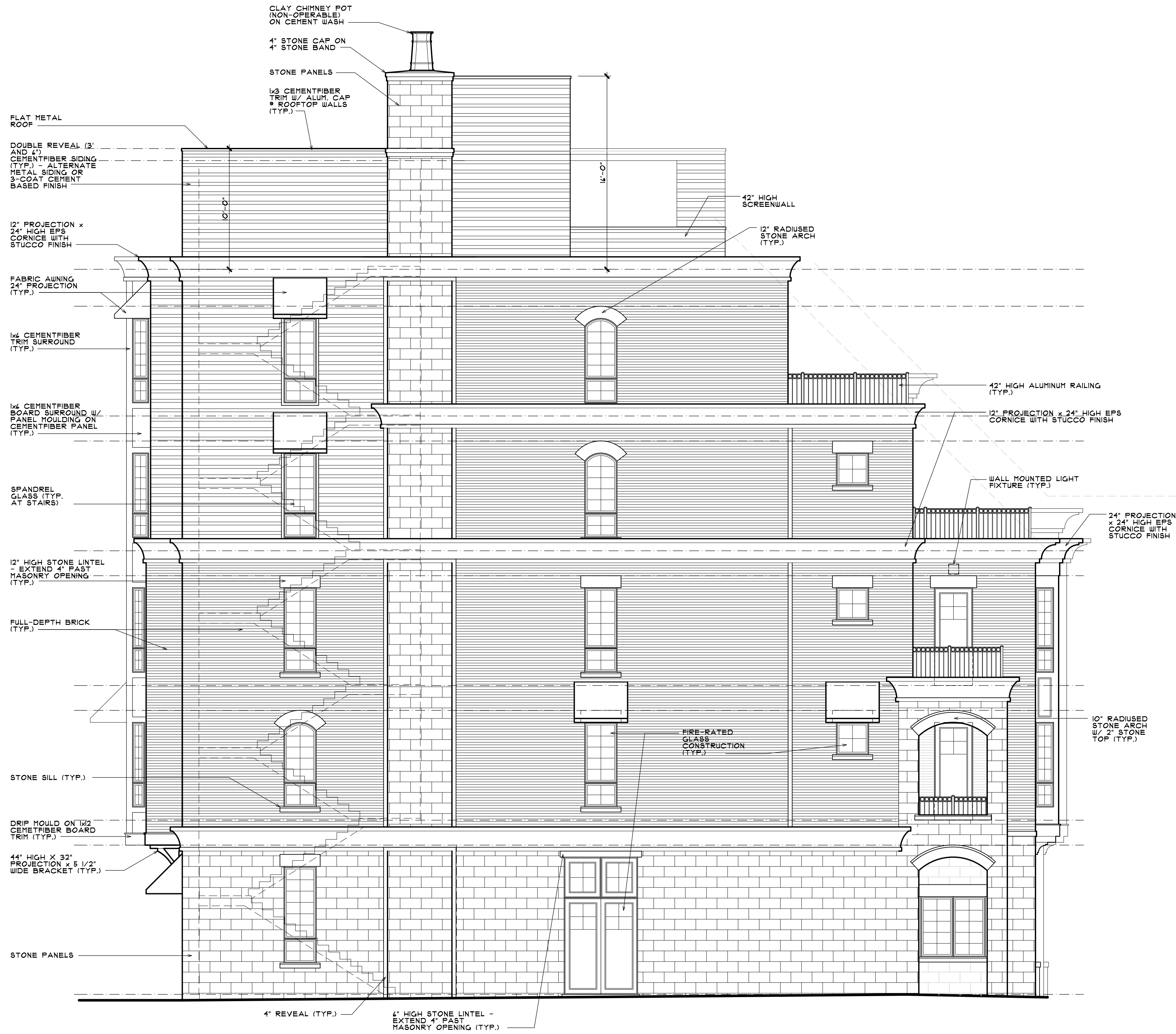
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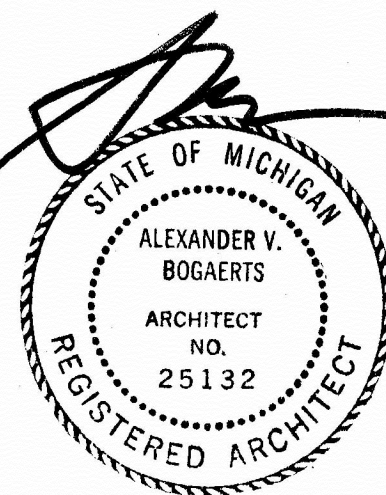
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ARCHITECT
NO. 25132
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NORTH (LEFT SIDE) ELEVATION

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NORTH ELEVATION

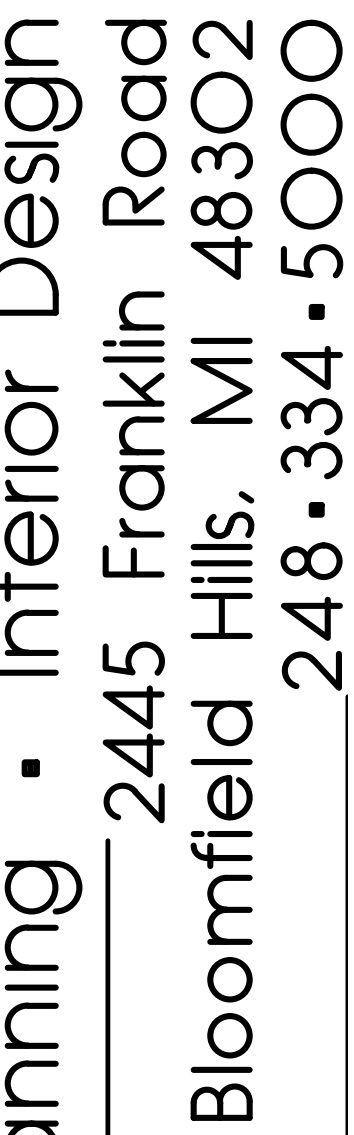
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PHASE 2 ADDITION
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HEET TITLE EAST (REAR) ELEVATION

EAST (REAR) ELEVATION

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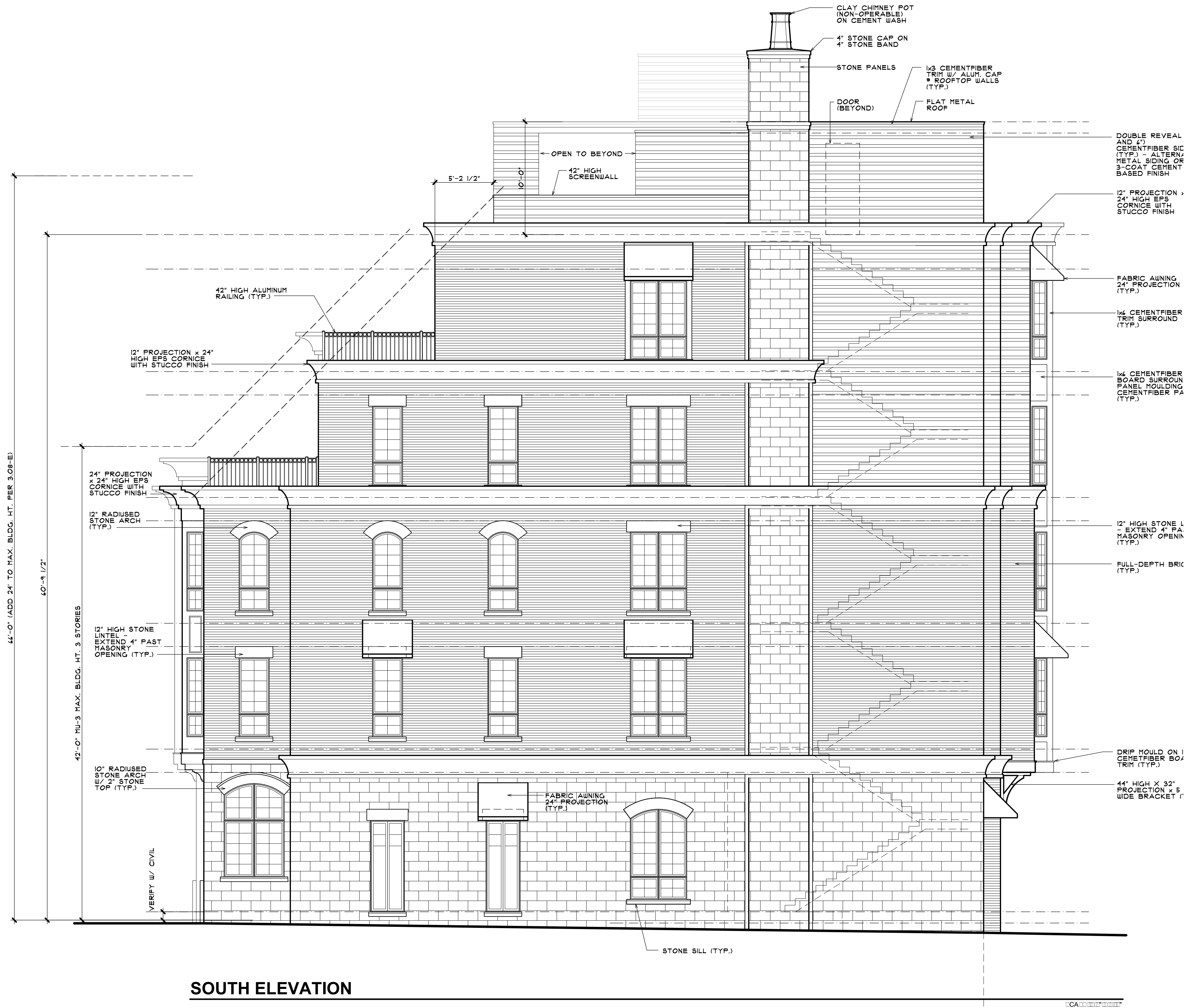
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SOUTH ELEVATION

NOTE:
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SOUTH (ALLEY) ELEVATION

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HEET TITLE _____
BUILDING SECTIONS

CLIENT/PROJECT **BEZTAK**
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All Seasons of Birmingham Phase 2

31731 Northwestern Highway, Suite 250W, Farmington Hills, MI 48334

January 18, 2021

Mr. Nicholas Dupuis
City of Birmingham Planning Department
151 Martin Street
Birmingham, MI 48012

Re: All Seasons of Birmingham 2 - Resubmittal per Planning Commission comments

Dear Mr. Dupuis,

Attached please find 2 sets of Supplementary Information to address comments from the Planning Commission from their Final Site Plan Review. Included in this submittal are:

- Response Letter for Revised Architecture
- Revised Architectural Plans with noted changes
- Draft LEED scorecard (for reference only. subject to change with finalized building design)

Please feel free to call or email me with any questions you may have regarding our responses. We look forward to discussing our plans with you and the Planning Commission on the January 27th agenda.

Thank you,

Mark Highlen – Land Development Project Manager
Maple Elm Development Company 2, LLC (The Beztak Companies)
248-737-6175 (direct), 248-506-9398 (mobile), mhighlen@beztak.com (email)

Copy: File



ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.

Architecture

Planning

Interior Design

2445 Franklin Rd.
Bloomfield Hills, MI 48302
248-334-5000

January 14, 2021

To: City of Birmingham – planning department

Re: 219 Elm Street – revisions to plans and elevations since receiving Final SPA

Below is a list of revisions since receiving Final SPA:

1. Foundation – basement deleted.
2. 1st floor
 - a. Fire command room relocated to interior location.
 - b. Overhead garage door shown at south end of east elevation (previously man/hinge door).
 - c. Gas Meter location (southwest corner). Only 1 gas meter for entire building.
 - d. Southeast corner of building (at garage) revised from stone to brick.
3. Elevations
 - a. East and South elevations: Southeast corner of building (at garage) revised from stone to brick.
 - b. Alternate materials to Cement Fiberboard called out on elevation notes.
 - c. North and South elevations: 12” projection maximum at awnings.

All Seasons of Birmingham II Scorecard (ID:)

Project Address 219 Elm St Birmingham, MI, US

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.



Integrative Process		Preliminary	Y	0 of 2	M	1	Verified	2
IPc	Integrative Process			0 of 2		1		2



Location and Transportation		Preliminary	Y	0 of 15	M	1	Verified	13
LTP	Floodplain Avoidance			Required			Verified	
<i>Performance Path</i>								
LTC	LEED for Neighborhood Development			0 of 15		0		
<i>Prescriptive Path</i>								
LTC	Site Selection			0 of 8		0		8
LTC	Compact Development			0 of 3		0		3
LTC	Community Resources			0 of 2		0		2
LTC	Access to Transit			0 of 2		1		



Sustainable Sites		Preliminary	Y	0 of 7	M	2	Verified	0
SSp	Construction Activity Pollution Prevention			Required			Verified	
SSp	No Invasive Plants			Required			Verified	
SSc	Heat Island Reduction			0 of 2		0		
SSc	Rainwater Management			0 of 3		0		
SSc	Nontoxic Pest Control			0 of 2		2		



Water Efficiency		Preliminary	Y	0 of 12	M	0	Verified	8
WEp	Water Metering			Required			Verified	
<i>Performance Path</i>								
WEc	Total Water Use			0 of 12		0		
<i>Prescriptive Path</i>								
WEc	Indoor Water Use			0 of 6		0		5
WEc	Outdoor Water Use			0 of 4		0		3



Energy and Atmosphere		Preliminary	Y	0 of 38	M	1	Verified	13
EAp	Minimum Energy Performance			Required			Verified	
EAp	Energy Metering			Required			Verified	
EAp	Education of the Homeowner, Tenant or Building Manager			Required			Verified	
<i>Performance Path</i>								
EAc	Annual Energy Use			0 of 29		0		11
<i>Performance and Prescriptive Paths</i>								
EAc	Efficient Hot Water Distribution System			0 of 5		0		
EAc	Advanced Utility Tracking			0 of 2		0		2
EAc	Active Solar-Ready Design			0 of 1		0		
EAc	HVAC Start-Up Credentialing			0 of 1		1		
<i>Prescriptive Path</i>								
EAp	Home Size			Required			Not Verified	
EAc	Building Orientation for Passive Solar			0 of 3		0		
EAc	Air Infiltration			0 of 2		0		
EAc	Envelope Insulation			0 of 2		0		
EAc	Windows			0 of 3		0		
EAc	Space Heating & Cooling Equipment			0 of 4		0		
EAc	Heating & Cooling Distribution Systems			0 of 3		0		
EAc	Efficient Domestic Hot Water Equipment			0 of 3		0		
EAc	Lighting			0 of 2		0		
EAc	High-Efficiency Appliances			0 of 2		0		
EAc	Renewable Energy			0 of 4		0		



Materials and Resources		Preliminary	Y	0 of 10	M	3	Verified	2
MRp	Certified Tropical Wood	Required					Verified	
MRp	Durability Management	Required					Verified	
MRc	Durability Management Verification	0 of 1		0			1	
MRc	Environmentally Preferable Products	0 of 4		0.5			0.5	
MRc	Construction Waste Management	0 of 3		1.5				
MRc	Material-Efficient Framing	0 of 2		1			0.5	



Indoor Environmental Quality		Preliminary	Y	0 of 16	M	2	Verified	5.5
EQp	Ventilation	Required					Verified	
EQp	Combustion Venting	Required					Verified	
EQp	Garage Pollutant Protection	Required					Verified	
EQp	Radon-Resistant Construction	Required					Verified	
EQp	Air Filtering	Required					Verified	
EQp	Environmental Tobacco Smoke	Required					Verified	
EQp	Compartmentalization	Required					Verified	
EQc	Enhanced Ventilation	0 of 3		0				
EQc	Contaminant Control	0 of 2		0			0.5	
EQc	Balancing of Heating and Cooling Distribution Systems	0 of 3		1			1	
EQc	Enhanced Compartmentalization	0 of 1		0				
EQc	Combustion Venting	0 of 2		0			2	
EQc	Enhanced Garage Pollutant Protection	0 of 2		1				
EQc	Low-Emitting Products	0 of 3		0			2	



Innovation		Preliminary	Y	0 of 6	M	0	Verified	1
INp	Preliminary Rating	Required					Verified	
INc	Innovation	0 of 5		0			1	
INc	LEED Accredited Professional	0 of 1		0				



Regional Priority		Preliminary	Y	0 of 4	M	0	Verified	0
RPc	Regional Priority	0 of 4		0				

Point Floors

The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere

Yes

The project earned at least 3 points in Water Efficiency

Yes

The project earned at least 3 points in Indoor Environmental Quality

Yes

Total

Preliminary Y 0 of 110 M 10 Verified 44.5

Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110



MEMORANDUM

Planning Division

DATE: January 21, 2021

TO: Planning Board

FROM: Brooks Cowan, City Planner

APPROVED: Jana Ecker, Planning Director

SUBJECT: 2101 E. 14 Mile Revised Final Site Plan & Design Review
(NE Corner of 14 Mile and Mansfield Road)

Introduction

The applicant is returning to the Planning Board for a Revised Final Site Plan Amendment to reduce the size of their proposed dental office. 2101 E. 14 Mile is currently an asphalt parking lot located at the northeast corner of E. 14 Mile and Mansfield Rd. The property is zoned O1-Office and the applicant is proposing to construct a one-story, 4,160 square foot medical office building with a surface parking lot.

On February 27th, 2020, the Planning Board approved the Final Site Plan proposal for this property with the following conditions:

1. The sidewalk on the north facade by the landscaping be increased to four feet;
2. The masonry wall along the north property line be constructed of brick that is visually compatible with the building and is administratively approved by the Planning Department;
3. The standards of Section 4.90(E)(b), 4.90(E)(c), 4.90(E)(d), and 4.90(E)(e) of the Zoning Ordinance are satisfied such that if the City, through consultation with the City Attorney, determines that the subject property is in a zoning district that allows mixed use that the Board ~~will~~ waives the 70% glazing requirement. If the City, through consultation with the City Attorney, determines that the zoning district of the subject property does not allow mixed uses, then the applicant ~~will~~ *must* obtain a variance from the Board of Zoning Appeals; and,
4. Compliance with all department requests.

The plans approved in February 2020 proposed two tenant spaces with the majority of the building being used for a dental practice while a separate 572 square foot space could be used for a small office. The applicant is now proposing a single user building for the dental practice and has reduced the footprint and square footage of the building, therefore requiring revised site plan review and approval from the Planning Board. The proposed changes were brought to the Planning Board in October of 2020 to request administrative approval, however the Board felt that there were too many proposed changes to allow such an approval.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing site is a vacant parking lot.
- 1.2 Zoning – The site is currently zoned O1, Office. The surrounding uses appear to conform to the permitted uses of their respective Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Residential	Residential (Royal Oak)	Office, Medical	Office
Existing Zoning District	R2, Residential	N/A	O-1, Office	O-1, Office

2.0 Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The proposed one-story medical office development meets all of the bulk, height, area and placement requirements for the O1 zoning district. Please see the attached Zoning Compliance Summary Sheet for detailed zoning compliance information.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing a dumpster enclosure along the northeast corner of the parking lot. The enclosure will have a 6' high masonry screen wall with brick to match the exterior of the building and a solid concrete cap with flashing. Two wooden gates 6' in height by 4'8" in width each are proposed, thus satisfying ordinance requirements.
- 3.2 Parking Lot Screening – The applicant is proposing a 3' brick screen wall along the western portion of the parking lot facing Mansfield Road, and a 6' brick screen wall on the northern portion of the parking lot abutting the residential property line to the north. A condition of approval in February 2020 was that the applicant provide a brick screen wall along the residential boundary visually compatible with building, instead of the originally approved concrete wall. The applicant is proposing the color of the screenwall brick to coordinate with color of the brick on the building which is "Coal City Black". The submitted site plan indicates all screening requirements and conditions of approval have been met.

3.3 Mechanical Equipment Screening –The plans indicate three air conditioner condensers 33 inches in height and a DTE transformer that is 59 inches in height placed on the east side of the building. One AC unit has been removed and the DTE transformer has been shifted a few feet north in comparison to the plans approved in 2020. The transformer and AC units are screened by three emerald green Arborvitae 5 feet in height to the south, and two emerald green Arborvitae 5 feet in height screen the side of the DTE transformer facing Mansfield. The applicant has not indicated any rooftop mechanical units.

3.4 Landscaping – The applicant is proposing a landscape bed along the north side of the building with Slender Deutzia Reed Grass and additional white Hydrangea since prior approval. This landscape bed projects 3 feet into the sidewalk and allows 4 feet of passage on the sidewalk. The 4 foot pedestrian path was a condition of approval in February 2020 which has been met in the updated plans.

A 405 SF landscape island is proposed just north of the sidewalk that consists of three Princeton Sentry Gingko trees that are 3 inches in caliber to contribute to the parking lot landscaping. This landscape island has shifted one parking space to the right of the original proposal. There are two planting areas proposed on the north and south side of the parking lot entrance along Mansfield Road with Feathered Reed Grass. 15 Stella D' Oro Daylilies are indicated along the southeast corner of the parking lot and wrap around the DTE transformer. Landscaping is also proposed along the entire building frontage on 14 Mile with perennials such as Sweet Flag and Red Garden Peonies and Slender Deutzia shrubs. The setback for the western elevation has increased from 5 feet to now 10 feet where the plans indicate the increase in open space will be filled with typical sod while lining the building with stone mulch.

3.5 Streetscape – The applicant has 245 feet of street frontage along Mansfield and East 14 Mile which requires six street trees. There are four existing street trees along 14 Mile and three existing trees along Mansfield Road, therefore satisfying the requirement. The applicant is proposing to maintain all existing trees.

3.6 Parking lot - The proposed surface parking lot is 60' by 135' feet and is 8,100 square feet. Parking lot landscaping is required in the O1 zone for parking lot areas greater than 7,500 square feet and requires 5% of the 8,100 square feet of parking lot to be landscaped area (375 sq.ft.), and one canopy tree per 150 square feet of landscaping. The applicant has proposed landscaping on the north and south sides of the parking lot entryway, the southeast corner of the parking lot, and a 405 square foot landscape island with three canopy trees, therefore satisfying the ordinance requirements.

4.0 **Parking, Loading and Circulation**

4.1 Parking – The applicant is proposing one medical space for the building which is an orthodontic use occupying 3,854 SF of habitable space. Medical office requires 1 parking space per 150 SF, therefore the proposed use of the building requires 26 parking spaces.

The applicant is proposing a total of 26 parking spaces, 24 of which are on site and another 2 parking spaces on Mansfield Street which were approved by City Commission to be counted towards the site's overall parking count on June 3rd, 2019.

- 4.2 Loading – In accordance with Article 4, section 4.21 of the Zoning Ordinance, no loading space is required in O1, and no loading space is proposed.
- 4.3 Vehicular Circulation and Access – The applicant is proposing to remove the existing curb cut facing Mansfield Road closest to 14 Mile and utilize the one remaining northern curb cut as a 20' wide two-way drive aisle. The proposed drive widths on the interior of the site appear adequate for proper maneuvering within the site given the circulation flow and proposed use.

There are concrete parking blocks separating the proposed parking lot from the neighboring parking lot to the east. They appear to belong to the 2151 E 14 Mile property and serve as a moderate deterrent for automobiles to pass from one lot to another. **The Planning Board may wish to discuss requiring the applicant to provide another set of deterrents along the east side of the parking lot that prevent parking lot users from driving into the neighboring lot.**

- 4.4 Pedestrian Circulation and Access – The applicant has proposed to maintain the existing 5 ft. sidewalk along 14 Mile and the existing 4 ft. sidewalk along Mansfield Road. Both sidewalks provide pedestrian access to the main entrance vestibule on the northwest corner of the proposed building. The plans indicate a 7 foot sidewalk between the building and the parking lot that leads to the entrance. A portion of this sidewalk has a landscape bed projecting 3 feet into the sidewalk and allows 4 feet of passage on the sidewalk. Providing 4 feet of passage between the parking lot and the landscape bed was a condition of approval in February 2020.
- 4.5 Streetscape - There are existing sidewalks along 14 Mile and Mansfield. The applicant has not provided any benches or trash receptacles in the public right-of-way. There are no specific streetscape requirements for O1 zoned properties outside of an overlay district.

5.0 **Lighting**

Five new Placer LED 11 watt lights are proposed in addition to what was approved in February 2020. The new lights are positioned at a height of 14 feet to illuminate the signage for the orthodontist office, 3 of the lights are facing 14 Mile and 2 of the lights are facing Mansfield Road. The applicant has proposed four DSXW Wallpack LED black 38.8 watt wall luminaires that appear to be full-cutoff, attached to the building, and facing the parking lot at a height of 16 feet. The applicant has also proposed 6 cylinder lights that are 6.2 watts and wall mounted at a height of 8 feet which also appear to be full cut-off luminaires.

The applicant has submitted a photometric plan indicating a minimum foot candle level of 0.4 and maximum foot candle level of 3.9, creating a circulation area ratio of 9.8. The applicant has also indicated a foot candle level of 0.1 along the property line abutting a single family residential zone which is below the maximum value of 0.6, therefore satisfying the parking facility lighting requirements of the Zoning Ordinance.

6.0 Departmental Reports

6.1 Engineering Division – Comments to be provided by time of meeting.

6.2 Department of Public Services – Tree protection for existing trees is required.

6.3 Fire Department – Comments to be provided by time of meeting.

Police Department – Comments to be provided by time of meeting.

6.5 Building Division – No building concerns at this time.

7.0 Design Review

The proposed medical office building will have windows and coal city black colored brick masonry for the majority of the building elevations. There is metal horizontal siding with a knotty chestnut colored wood design to break up the expanse of the brick. All windows are clear insulated glass and will be surrounded by dark bronze anodized aluminum frames. A large portion of windows facing 14 Mile have bright silver insulated metal panels connecting to the ground level and ceiling. The windows on the west elevation and north elevation of the building also have the bright silver insulated metal panels above the windows at the entrance. The applicant has indicated clear insulated glass units on all elevations with a VLT of 80%.

The site plan indicates a total of 1,058 square feet of wall area between one to eight feet facing 14 Mile Road and Mansfield Road with 420 square feet of glazing, a 40% glazing value. Section 4.90(A)(1) of the Zoning Ordinance requires no less than 70% of groundfloor façade between one and eight feet above grade to be clear glazing. Accordingly, the applicant does not satisfy this requirement of the Zoning Ordinance.

It is of note that the proposed use is medical/dental where the nature of the practice may desire lower levels of sunlight to prevent glare and distractions while also desiring higher levels of privacy. It is also of note that Section 4.90(E) of the Zoning Ordinance allows these standards to be modified by a majority vote of the Planning Board provided that the following conditions are met:

- a. *The subject property must be in a zoning district that allows mixed uses;*
- b. *The scale, color, design and quality of materials must be consistent with the building and site on which it is located;*
- c. *The proposed development must not adversely affect other uses and buildings in the neighborhood;*
- d. *Glazing above the first story shall not exceed a maximum of 70% of the façade area;*

e. Windows shall be vertical in proportion.

On February 27th, 2020, the Planning Board discussed the glazing requirements for the building. The applicant indicated that they would like to provide more privacy for the clientele, and that oftentimes the orthodontists operating in the space will have to pull blinds over the windows to prevent glare from impacting their work. There was general consensus from the Planning Board that the applicant had demonstrated an effort to meet the intent of the ordinance, and has provided more glazing facing 14 Mile than some of the other buildings in the surrounding area. The Planning Board approved the final site plan with glazing levels less than 70% with the condition that the City Attorney determine that the O1-Office zoning district does in fact permit mixed uses. Upon review, the City Attorney determined that the O1-Office zoning district allows a mix of uses both commercial and residential, thus the applicant received approval for glazing levels less than 70% along the façade.

In regards to the entryway, the main door faces the rear parking lot. The O1 Office Zone does not require main entry doors to face the street frontage. The entrance has a metal canopy above it made of prefinished metal coping and metal trim. The exterior lights are wall mounted glare shielded decorative wall wash lights which satisfy the full cut-off requirements.

Changes to the exterior design from the plans approved in February include the following:

North (parking lot) elevation:

A door to the then proposed second tenant space has been removed due to the second tenant space being removed, and bright silver insulated metal panels have been proposed above the entrance to match what is on the west and south facing elevations.

South (14 Mile Road) elevation:

Two narrow windows have been removed from the spaces with horizontal metal siding and colored knotty wood, and a second window has been added at the eastern portion of this elevation.

East elevation:

Three narrow windows have been removed on the side of the building facing the office building to the east.

West elevation:

No changes proposed.

Signage

The applicant is proposing two signs. The façade facing 14 Mile will have a 2' by 18' (36 SF) individual letter pin mounted sign reading "Michigan Smile Design Orthodontics" which meets all height and size requirements. The applicant is proposing an additional letter pin sign with a logo sign that occupies 5' X 12.2' (61 SF) on the wall along Mansfield Road. The sign also reads "Michigan Smile Design Orthodontics" with letters 1.5 feet in height and a logo underneath that is 3 feet in height. General wall signs may not exceed 3 ft. in height, however in accordance with the Sign Ordinance, Section 1.05 K (3): Logos or other

design elements may be greater than 36 inches in height in accordance with Section 2.02C Requirements.

The proposed building has 155 feet of street frontage, allowing 100 square feet of signage. The proposed signage of 97 square feet total meets the requirements of the Sign Ordinance.

8.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property not diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

9.0 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed site plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board APPROVE the Revised Final Site Plan and Design Review for 2101 E. 14 Mile.

10.0 Sample Motion Language

Motion to APPROVE the Revised Final Site Plan and Design Review for 2101 E. 14 Mile.

OR

Motion to POSTPONE the Revised Final Site Plan and Design Review for 2101 E. 14 Mile,
pending receipt of the following:

OR

Motion to DENY the Revised Final Site Plan and Design Review for 2101 E. 14 Mile.

**Zoning Compliance Summary Sheet
Final Site Plan Review
Proposed Medical Office Building
2101 E. 14 Mile**

Existing Site: 2101 E. 14 Mile

Zoning: O-1

Land Use: Vacant parking lot (existing)

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Residential	Residential	Office, Medical	Office
Existing Zoning District	R2, Residential	Residential (Royal Oak)	O-1, Office	O-1, Office

Land Area: existing: 0.34 acres
proposed: same as above

Land Use: existing: Vacant commercial
proposed: Medical/dental office building and parking

Minimum Lot Area /Unit: required: N/A
proposed: N/A

Minimum Floor Area /Unit: required: N/A
proposed: N/A

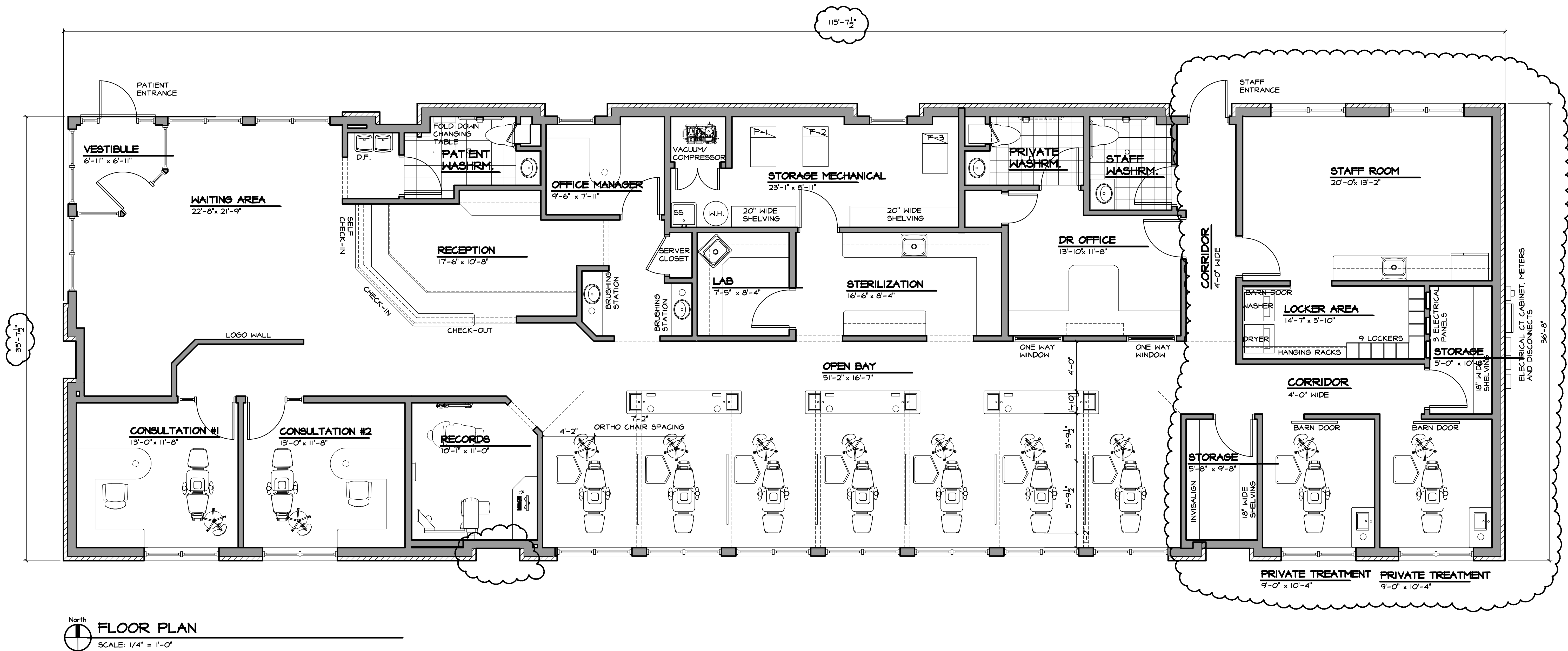
Max. Total Floor Area allowed: N/A
proposed: N/A

Minimum Open Space required: N/A
proposed: N/A

Max. Lot Coverage: required: N/A

Front Setback: required: Average setback within 200 ft. (5 ft)
proposed: 5 ft.

Side Setbacks:	minimum:	No setback is required
	proposed:	10 ft to west (formerly 5 ft) 9.3 ft. to the east
Rear Setback:	required:	20 ft.
	proposed:	67 ft.
Max. Bldg. Height & Number of Stories:	permitted:	28 ft. for flat roofs and 2 stories (parapet projections can extend up to 3 feet in addition)
	proposed:	18'-1", 1 story, flat roof
Minimum First Floor Height:	required:	N/A
	proposed:	10'-8"
Parking:	required:	26 spaces (3,854 SF / 150 SF)
	proposed:	26 spaces (24 on-site, 2 on-street parking)
	required:	180 sq.ft. parking spaces
	proposed:	all parking spaces are 180 sq.ft. in size
Loading Area:	required:	N/A
	proposed:	N/A
<u>Screening:</u>		
Parking:	required:	32-inch masonry screen wall where abutting a street or alley to be located on front setback line, PB may alter location. 6 feet when required along side or rear lot line that adjoins rear lot line of a residential zone.
	proposed:	3 ft. masonry screen wall abutting Mansfield and 6 ft. masonry screen wall adjoining residential zone.
Ground Mounted Mech.	required:	Screening to fully obscure mechanical units
	proposed:	Five Emerald Green Arborvitae 5 feet in height; 3 facing 14 Mile and 2 facing Mansfield Road.
Roof-top Mech. units:	required:	Screen walls to fully obscure all mechanical units constructed of materials compatible with building
	proposed:	No rooftop units indicated
Trash Receptacles:	required:	6' high masonry screen wall with wooden gate
	proposed:	6' high masonry screen wall with wood gates





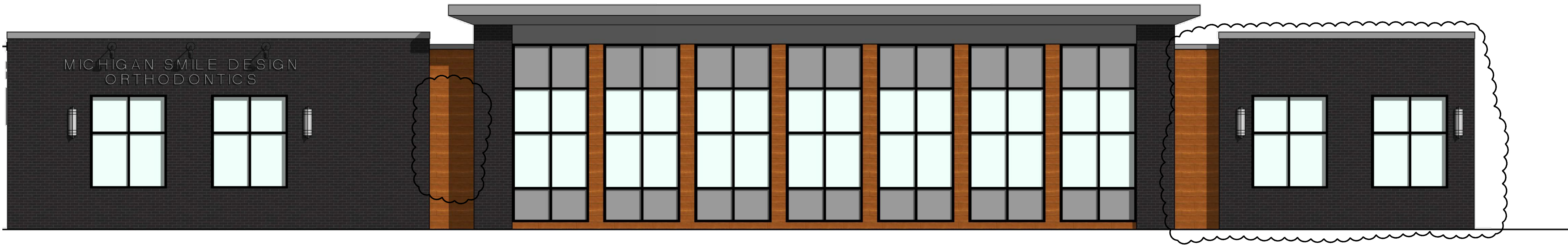
SEE SHEET SP-4 FOR BUILDING LIGHTING DETAILS.

WEST (MANSFIELD RD) ELEVATION
SCALE: 1/4" = 1'-0"



ED ARS





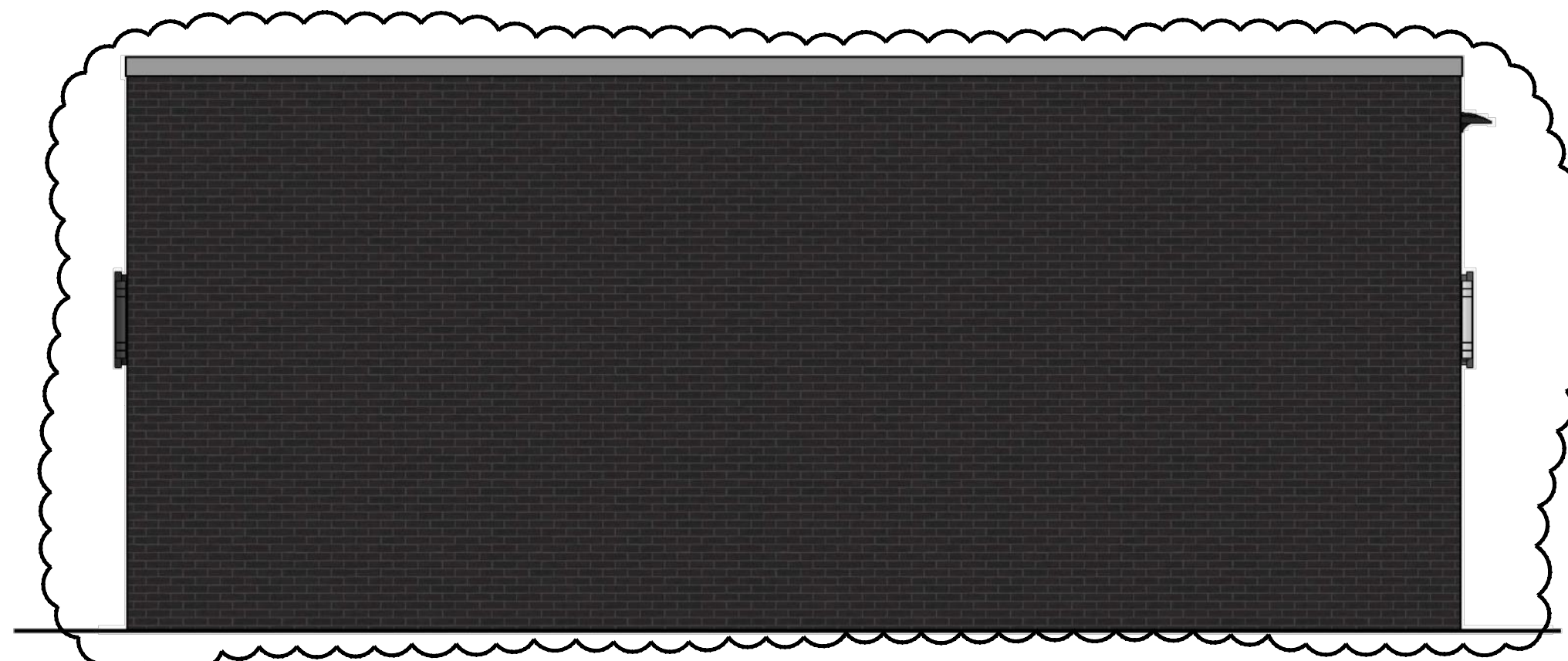
SOUTH (14 MILE ROAD) ELEVATION
SCALE: 1/4" = 1'-0"



NORTH (PARKING LOT) ELEVATION
SCALE: 1/4" = 1'-0"



WEST (MANSFIELD RD) ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE AND INSPECT EXISTING CONDITIONS AND A REVIEW PROPOSED PLANTING LIST AND SPECIFICATIONS FOR ANY DISCREPANCY BETWEEN PLAN AND PLANT LIST. THE PLAN SHALL HAVE PLANTING, CONTAINER PLANTING, AND TREE SPECIFICATIONS WITH NO CONCERN.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES. THE CONTRACTOR SHALL OBTAIN PERMISSION ON INSURANCE FORM OF WORK, ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH ALL OTHERS INVOLVED IN THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SITE TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING AND COMPLETELY WATERED IMMEDIATELY AFTER PLANTING.
6. GUARANTEED TO ENHANCE A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. PLANTS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. ALL PLANTS SURVEYED FOR PLANTING SHALL BE INSPECTED BY AN APPROPRIATE SURVEY MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 8" IN ALL LAWN AREAS.
9. ALL PLANTS SHALL BE PLACED IN A PLANTING STOCKPILE ON SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, STONE, AND OTHERS. ALL FERTILIZED SOIL SHALL BE PLACED IN A STOCKPILE THAT BEING BACKFILLED. APPLICATION SHALL BE THE MANUFACTURER'S RECOMMENDED RATE.
10. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIDER 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DART" DOG FOOD. MIXED WELL AND SPREAD TO A DEPTH AS REQUIRED FOR TREES, SHRUBS, OR PLANTS.
11. ALL PLANTINGS SHALL BE MULCHED WITH SHREDED HARDWOOD BARK. SPREAD TO A DEPTH OF 2" FOR TREES, SHRUBS, OR PLANTS.
12. MULCH SHALL BE PLACED ON TOP OF DEBRIS AND FOREIGN MATERIAL AND PRECES ON INCIDENT SITE.
13. MULCH SHALL BE CHANGED OR REPLACED IF PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE.
14. THE CONTRACTOR SHALL MAINTAIN THE PLANTING BEDS THROUGHOUT THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE CONTRACTOR SHALL MAINTAIN THE PLANTING BEDS MAINTAINING THE LANDSCAPE IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE SHALL HAVE THE RIGHT TO REMOVE OR REWORK OR CHANGING ANY PLANTING OR PLANTING TYPE OF THE PLANS AND/OR SPECIFICATIONS.
17. THE CONTRACTOR SHALL MAINTAIN THE SEED AND MULCH OR SOIL AS INDICATED ON PLANT ALL AREAS DESIGNATED AS SUCH ON THE PLANS THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS OF THE CONTRACT LIMITS TO THE ORIGINAL CONDITION OR BETTER, OR GREATER CONDITION.
18. THE LANDSCAPE ARCHITECT SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERDRAIN

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
GB	3	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
DG	23	Deutzia gracilis 'Nikko' Nikko Dwarf Slender Deutzia	30" HT	30" OC	CONT	
HA	1	Hydrangea arborescens 'Annabelle' Annabelle White hydrangea	36" HT	SEE PLAN	B&B	
SP	22	Salix purpurea 'Nana' Dwarf Arctic Willow	36" HT	30" OC	B&B	
TO	5	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	6 HT	42" OC	B&B	
GROUNDCOVERS/FERENIALS						
AC	22	Acorus calamus 'Variegatus' Sweet Flag	2 GAL	18" OC	CONT	
CA	26	Calamagrostis a. Karl Foerster Karl Foerster Feather Reed Grass	3 GAL	30" OC	CONT	
HS	15	Hemerocallis 'Stella D'Oro' Stella D' Oro Daylily	2 GAL	24" OC	CONT	
LR	24	Lilium 'Red Hot' Red Hot Oriental Trumpet Lily	1 GAL	12" OC	CONT	
PG	48	Paeonia 'Paul M. Wild' Red Garden Peony	2 GAL	24" OC	CONT	

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.

EXISTING SITE ZONING: O-1, OFFICE DISTRICT
EXISTING SITE AREA: 14,850 S.F. OR 0.34 ACRES

1 TREE PER 40 L.F.
REQUIRED:
14 MILE ROAD: 135 L.F. / 40 L.F. = 3.38 OR 3 TREES REQUIRED
PROVIDED: 4 EXISTING TREES
MANSFIELD: 110 L.F. / 40 L.F. = 2.75 OR 3 TREES REQUIRED
PROVIDED: 3 EXISTING TREES

5% OF THE PAVING LOT SHALL BE LANDSCAPED
1 TREE PER 150 S.F. OF REQUIRED AREA
REQUIRED:
 $7,276.23 \text{ S.F.} \times 5\% = 363.81 \text{ S.F. REQUIRED}$
 $363.81 \text{ S.F.} / 150 \text{ S.F.} = 2.4 \text{ OR } 3 \text{ TREES REQUIRED}$
PROVIDED: 3 TREES

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 3 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER

NTS

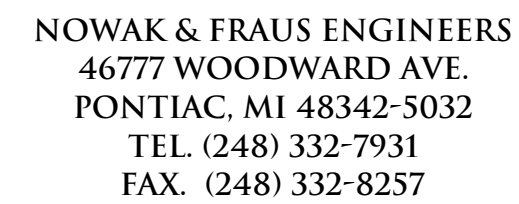
NTS

NTS

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES. SOD INSTALLATION SHALL OCCUR ONLY:

SPRING: APRIL TO JUNE
FALL: AUGUST 15 TO OCTOBER 15

NT\$



CLIENT
Kelly Building and
Development Co.
2051 Villa, Suite 106
Birmingham, MI 48009

Contact:
John Kelly
Ph: (248) 258-6663
Fax: (248) 258-0917

PROJECT LOCATION
Part of the Southeast $\frac{1}{4}$
of Section 31
T. 2 North, R. 11 East
City of Birmingham,
Oakland County, Michigan

SHEET
Landscape Plan



11/21/19 ISSUED FOR SITE PLAN REVIEW
01/07/20 REVISED PER CITY REVIEW
02/21/20 REVISED PER CITY REVIEW
12/11/20 REVISED PER CLIENT
12/21/20 BUILDING PERMIT

APPROVED BY:
G. Ostrowski

DATE:
November 14, 2019

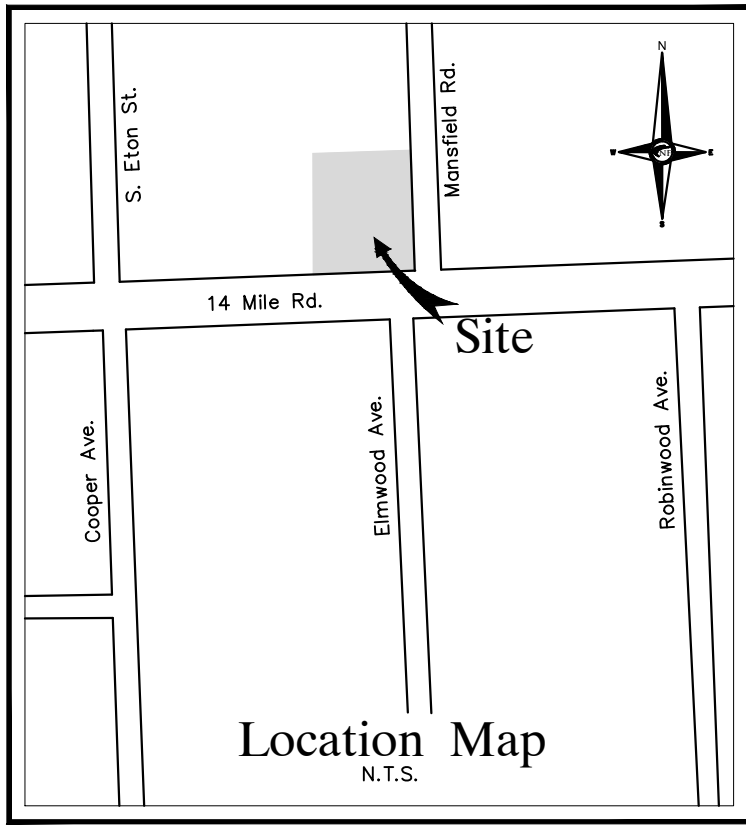
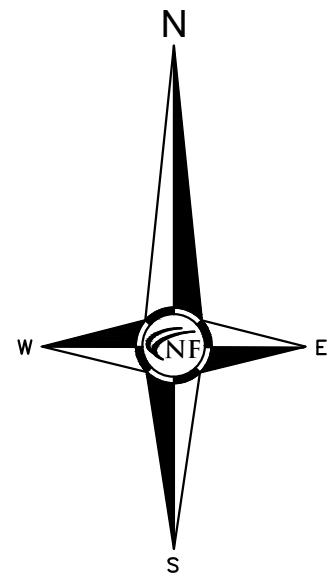
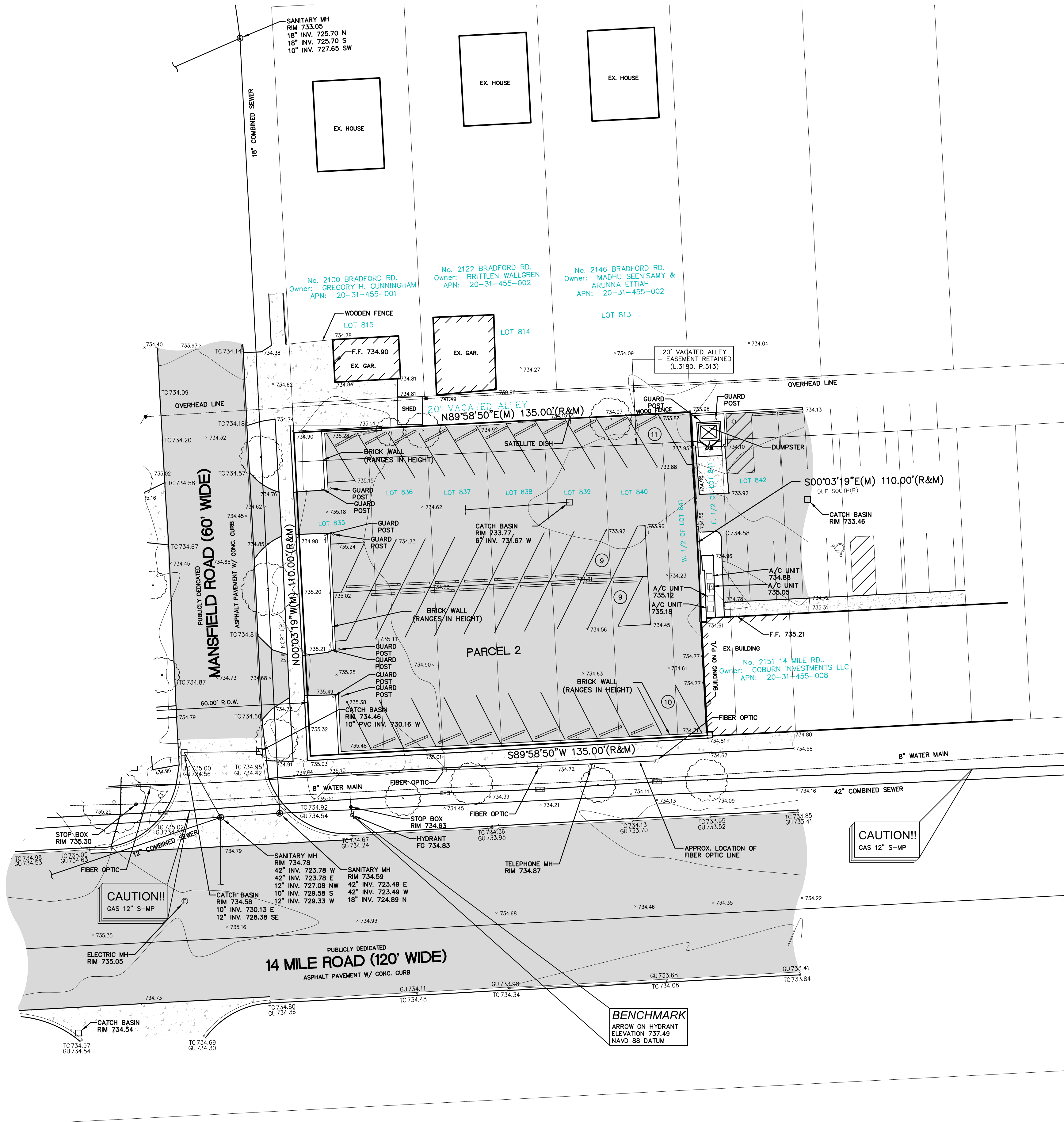
SCALE: 1" = 20'

SCALE: 1" = 20'



NFE JOB NO. **J281**

SHEET NO. **LA-1**



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

LEGAL DESCRIPTION

Land situated in the County of Oakland, City of Birmingham, State of Michigan, is described as follows:

PARCEL 2: Lots 835 through 840, inclusive, and West 1/2 Lot 841 and South 1/2 of vacated alley, "SHEFFIELD ESTATES NO. 1," as recorded in Liber 44, on Page 40 of Plats, Oakland County Records.

Tax ID No.: 20-31-455-006

BASIS OF BEARING:

The basis of bearing of this survey was established by the North Right of Way line of 14 Mile Road as recorded in the Plot of Sheffield Estates No. 1, (S.89°58'50"W).

TITLE NOTES:

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 697, page 519. [Not plottable].
- Easement for public utilities over that portion of land included in the vacated alley as evidenced by instrument recorded in Liber 3180, page 513 and Liber 34385, page 242 [Said vacated alleys and retained easements are plotted hereon].
- Interest of others in oil, gas and mineral rights, if any, recorded in the public records or unrecorded.
- Rights of tenants, if any, under any unrecorded leases.

All exceptions shown or noted on this survey were obtained from Title Commitment No. 741962, date printed May 24, 2016, with an effective date of 04-15-2016, issued by First American Title Insurance Company.

SITE DATA:

Gross Land Area: Square Feet or Acres.
Zoned: D-1 (Office)
Building Setbacks:
Front= Average setback of buildings within 200 feet, otherwise 0 feet.
Sides= No setback is required except on a corner lot which has on its side street an abutting interior lot, then such setback shall be equal to the minimum for the zoning district in which the building is located.
Rear= 20 feet or height of a building, whichever is greater when adjacent to a residential zoning district.

Max. Building Height permitted: 2 stories/28'

Total Parking: 46 spaces including 1 barrier free spaces.

The above setback & height requirements were obtained from the City of Birmingham Zoning Ordinance.

A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Birmingham to insure conformity as well as make a final determination of the required building setback requirements.

FLOOD HAZARD NOTE:

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26125C0537F bearing an effective date of 09-29-2006.

CEMETERY NOTE:

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE:

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

TABLE 'A' NOTES:

- There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
- There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.
- There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

SURVEYOR'S CERTIFICATION:

To:

- Thirty One Real Estate LLC
- Morgan Chase Bank, N.A. [in its capacity as Administrative Agent for itself and certain other lenders]
- Kelly Building and Development Company, LLC, a Michigan limited liability company
- Helen Weisberg & Mark Weisberg, co-Trustees of the Helen Weisberg Revocable Trust
- First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 13, 16, and 17 of Table A thereof.

The field work was completed on 07-10-2016.

Kevin Navaroli
Kevin Navaroli, P.S.
No. 53503
Dated: 07-21-2016



LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
MANHOLE	EXISTING STORM SEWER
MANHOLE	EX. R.Y. CATCH BASIN
UTILITY POLE	EXISTING BURIED CABLES
GUY POLE	OVERHEAD LINES
GUY WIRE	LIGHT POLE
SIGN	SIGN
EXISTING GAS MAIN	EXISTING GAS MAIN

SEAL

PROJECT

2075 E. 14 Mile Road
Birmingham, MI

CLIENT

Kelly Building and
Development Co.
2051 Villa, Suite 106
Birmingham, MI 48009

Contact:

John Kelly
Ph: (248) 258-6663
Fax: (248) 258-0917

PROJECT LOCATION

Part of the Southeast 1/4
of Section 31
T. 2 North, R. 11 East
City of Birmingham,
Oakland County, Michigan

SHEET

ALTA/NSPS Land Title
Survey & Topographic
Survey



REVISIONS

DRAWN BY:
A. Eizember

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
07-21-16

SCALE: 1" = 20'

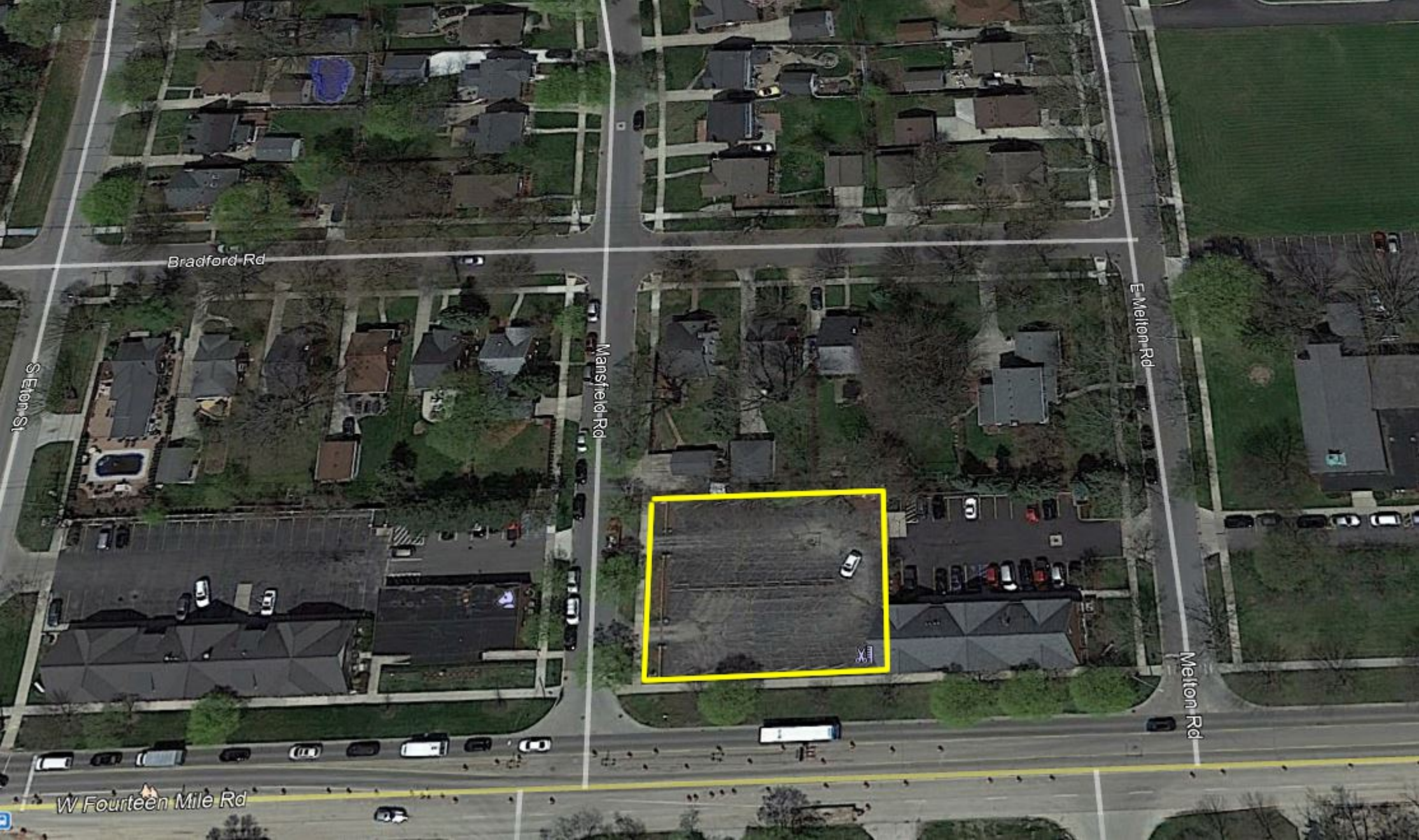
20 10 0 10 20 30

NFE JOB NO.

J281

SHEET NO.

1



Bradford Rd

E Melton Rd

Mansfield Rd

Melton Rd

W Fourteen Mile Rd

Stetson St

Bradford Rd

E Melton Rd

Mansfield Rd









BIRMINGHAM DENTAL

spine.

TRUTH Spc



BIRMINGHAM DENTAL

spine.

TRUTH SpA



Final Site Plan & Design Review Application Planning Division

Form will not be processed until it is completely filled out.

1. Applicant

Name: Kelly Building & Development Company LLC
Address: 2051 Villa, Suite 106
Birmingham, MI 48009
Phone Number: 248-258-6663
Fax Number: 248-258-0917
Email address: kahee@kellybuildingcompany.com

2. Property Owner

Name: Mansfield 14 LLC
Address: 2051 Villa, Suite 106
Birmingham, MI 48009
Phone Number: 248-258-6663
Fax Number: 248-258-6663
Email address: jkelly@kellybuildingcompany.com

3. Applicant's Attorney/Contact Person

Name: Kelly Building & Development Company LLC
Address: 2051 Villa, Suite 106
Birmingham, MI 48009
Phone Number: 248-258-6663
Fax Number: 248-258-6663
Email address: jkelly@kellybuildingcompany.com

4. Project Designer/Developer

Name: Robert J. Cliffe at Moiseev/Gordon Associates, Inc
Address: 4351 Delemere Court
Royal Oak, MI 48073
Phone Number: 248.549.4500 ext 223
Fax Number: 248.549.7300
Email address: Robert J. Cliffe RA <robertc@mga-architects.net>

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
- A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - A certified Land Survey;
 - Interior floor plans;

- A Landscape Plan;
 - A Photometric Plan;
 - Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: Vacant Parcel
NE Corner of Mansfield and 14 Mile Road
Name of development: Michigan Smile Design Family Orthodontics
Sidwell #: 20-31-455-006
Current Use: Vacant Parking Lot
Proposed Use: Dental Office
Area of Site in Acres: 0.34
Current zoning: O-1
Is the property located in the floodplain? No

Name of Historic District site is located in: N/A
Date of Historic District Commission Approval: N/A
Date of Design Review Board Approval: N/A
Will proposed project require the division of platted lots? No
Will proposed project require the combination of platted lots? No

7. Details of the Proposed Development (attach separate sheet if necessary)

Ground up development of a vacant lot for a new 4,160 sf orthodontist office space, including all required site development as required.

8. Buildings and Structures

Number of Buildings on Site: One
Height of Buildings & # of Stories: 18'-1" Single Story

Use of Buildings: Medical/Dental
Height of Rooftop Mechanical Equipment: N/A

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: N/A
Number of square feet per upper floor: 4,160 SF
Total floor area: 4,160SF
Floor area ratio (total floor area ÷ total land area): 0.289
Open space: N/A
Percent of open space: N/A

Office Space: 4,160 SF
Retail Space: N/A
Industrial Space: N/A
Assembly Space: N/A
Seating Capacity: N/A
Maximum Occupancy Load: 42

Proposed Residential Structures:

Total number of units: N/A
Number of one bedroom units: N/A
Number of two bedroom units: N/A
Number of three bedroom units: N/A
Open space: N/A
Percent of open space: N/A

Rental units or condominiums? N/A
Size of one bedroom units: N/A
Size of two bedroom units: N/A
Size of three bedroom units: N/A
Seating Capacity: N/A
Maximum Occupancy Load: N/A

Proposed Additions:

Total basement floor area, if any, of addition: N/A
Number of floors to be added: N/A
Square footage added per floor: N/A
Total building floor area (including addition): N/A
Floor area ratio (total floor area ÷ total land area): N/A
Open Space: N/A
Percent of open space: N/A

Use of addition: N/A
Height of addition: N/A
Office space in addition: N/A
Retail space in addition: N/A
Industrial space in addition: N/A
Assembly space in addition: N/A
Maximum building occupancy load (including addition): N/A

10. Required and Proposed Setbacks

Required front setback: 5 feet
Required rear setback: 20 Feet
Required total side setback: 0 Feet
Side setback: 0 Feet West

Proposed front setback: 5 Feet
Proposed rear setback: 70 Feet
Proposed total side setback: 10 feet west
Second side setback: 9' - 4" East

11. Required and Proposed Parking

Required number of parking spaces: 26 Spaces
Typical angle of parking spaces: N/A
Typical width of maneuvering lanes: 20 Feet
Location of parking on site: North Side of Building
Location of parking off site: Mansfield Street
Number of light standards in parking area: N/A
Screenwall material: Brick

Proposed number of parking spaces: 24 Spaces on site + 2 on street
Typical size of parking spaces: 9' x 20'
Number of spaces <180 sq. ft.: Zero
Number of handicap spaces: One
Shared parking agreement? N/A
Height of light standards in parking area: N/A
Height of screenwall: 3'-0"

12. Landscaping

Location of landscape areas: Mansfield and 14 Mile Road ROW trees as Required,
Landscape Bed on North Side of Building and Screening for DTE Transformer on West
Landscape beds on South and West sides , curbed areas at lot

Proposed landscape material: Per Landscape Plan sheet SP-3

13. Streetscape

Sidewalk width: 5' Existing
Number of benches: N/A
Number of planters: N/A
Number of existing street trees: Seven
Number of proposed street trees: Seven
Streetscape plan submitted? N/A

Description of benches or planters: N/A

Species of existing trees: TBD

Species of proposed trees: N/A

14. Loading

Required number of loading spaces: N/A
Typical angle of loading spaces: N/A
Screenwall material: N/A
Location of loading spaces on site: N/A

Proposed number of loading spaces: N/A

Typical size of loading spaces: N/A

Height of screenwall: N/A

Typical time loading spaces are used: N/A

15. Exterior Waste Receptacles

Required number of waste receptacles: One
Location of waste receptacles: NW Corner of Parking Lot
Screenwall material: CMU Block and Brick

Proposed number of waste receptacles: One

Size of waste receptacles: 11' x 12'-8"

Height of screenwall: 6'-0"

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: One from DTE
Size of transformers (L•W•H): TBD
Number of utility easements: One
Screenwall material: Emerald Green Arborvitae

Location of all utilities & easements: East Side of Building

Height of screenwall: TBD - Approx. 5' Tall When Planted

Ground Mounted Mechanical Equipment:

Number of ground mounted units: Three Condenser Units
Size of ground mounted units (L•W•H): 2' x 3' x 3'-6"
Screenwall material: Emerald Green Arborvitae

Location of all ground mounted units: East Side of Building

Height of screenwall: TBD - Approx. 5' Tall When Planted

Rooftop Mechanical Equipment:

Number of rooftop units: N/A
Type of rooftop units: N/A
Screenwall material: N/A
Location of screenwall: N/A

Location of all rooftop units: N/A

Size of rooftop units (L•W•H): N/A

Percentage of rooftop covered by mechanical units: N/A

Height of screenwall: N/A

Distance from rooftop units to all screenwalls: N/A

17. Accessory Buildings

Number of accessory buildings: N/A
Location of accessory buildings: N/A

Size of accessory buildings: N/A

Height of accessory buildings: N/A

18. Building Lighting

Number of light standards on building: 13 lights - all glare shielded
Size of light fixtures (L•W•H): Eight - 6"x18" and Five - 8" long on 18" stem
Maximum wattage per fixture: Eight - 25.6 W and Five - 11 W
Light level at each property line: 0.0fc - Per Photometric Plan

19. Site Lighting

Number of light fixtures: Four wall mount - Per Photometric Plan
Size of light fixtures (L•W•H): 10" x 13 3/4" x 6 3/8" - Per Photometri
Maximum wattage per fixture: 38.8W - Per Photometric Plan
Light level at each property line: 0.0fc - Per Photometric Plan

20. Adjacent Properties

Number of properties within 200 ft.: Two Commercial + 3 Residential

Property #1

Number of buildings on site: One - Commercial
Zoning district: O-1
Use type: Office
Square footage of principal building: 8,000 SF
Square footage of accessory buildings: N/A
Number of parking spaces: 24

Property #2

Number of buildings on site: One - Commercial
Zoning district: O-1
Use type: Office
Square footage of principal building: 3,364 SF
Square footage of accessory buildings: N/A
Number of parking spaces: Eight plus Street

Property #3

Number of buildings on site: Two
Zoning district: Residential
Use type: Home
Square footage of principal building: Unknown
Square footage of accessory buildings: 200
Number of parking spaces: N/A

Property #4

Number of buildings on site: Two
Zoning district: Residential
Use type: Home
Square footage of principal building: Unknown
Square footage of accessory buildings: 200
Number of parking spaces: N/A

Property #5

Number of buildings on site: Two
Zoning district: Residential
Use type: Home
Square footage of principal building: Unknown
Square footage of accessory buildings: 200
Number of parking spaces: N/A

Type of light standards on building: Wall mount

Height from grade: Eight - 8 feet and Five - 13 feet 3 inches

Proposed wattage per fixture: Eight - 25.6 W and Five - 11 W

Type of light fixtures: Glare shielded LED per photometric plan

Height from grade: Wall 14 ft - Per Photometric Plan

Proposed wattage per fixture: 38.8W - Per Photometric Plan

Holiday tree lighting receptacles: No

Property Description: Adjacent Office Building to the East Along 14 Mile Road
2151 14 Mile Road

North, south, east or west of property? East

Property Description: Office Building Across Mansfield to the West

North, south, east or west of property? West

Property Description: Home with Garage

North, south, east or west of property? North

Property Description: Home with Garage

North, south, east or west of property? North

Property Description: Home with Garage

North, south, east or west of property? North

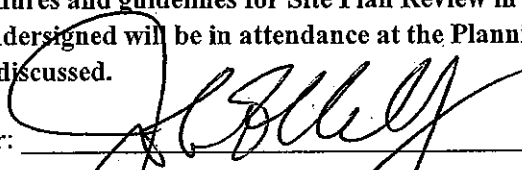
Property #6

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

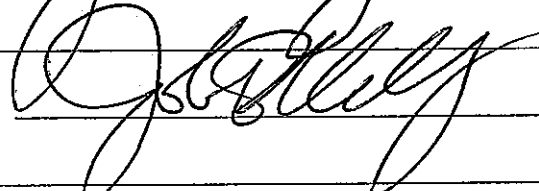
Property Description: _____

North, south, east or west of property? _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner:  _____ Date: 10/30/2020

Print Name: John F. Kelly

Signature of Applicant:  _____ Date: 10/30/2020

Print Name: John F. Kelly

Signature of Architect:  _____ Date: 10/30/2020

Print Name: Robert J. Cliffe

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



October 30, 2020

Planning Division
City of Birmingham
151 Martin Street,
Birmingham, MI 48009

Re: Final Site Plan and Design Review modifications for
Michigan Smile Design Family Orthodontics
2101 E 14 Mile Road
MGA Job No. 19609

To the Member of the Planning Board,

We are requesting the Planning Board's approval of proposed minor modifications to the building and site design for Michigan Smile Design Family Orthodontics. This project originally received Final Site Plan and Design Review approval on February 27, 2020.

Changes to the interior layout of the office are proposed, in part, to address health safety considerations for the patients and staff. The interior plan modifications result in some minor alterations to the building exterior and site.

The following is a summary of the modifications that are indicated on the drawings dated October 30, 2020:

Proposed Building Modifications:

- The building footprint has been reduced from 4,301 square feet to 4,160 square feet. There is no longer a tenant space. The building is now entirely dedicated to the orthodontic use.
- On the south elevation, one large window has been added while 2 smaller windows have been removed. The window area remains the same as previously approved on February 27th.
- On the north elevation, the tenant door and transom have been removed.
- On the east elevation, the windows facing the blank wall of the neighboring building have been removed.

Proposed Site Modifications:

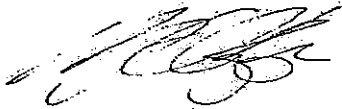
- The smaller building footprint allows a 10 foot wide landscape area on the west side of the building. It was 5 feet wide on the February 27th approved site plan.
- The 24 on-site parking space and 2 on-street space count is the same as approved on February 27th. The required parking space count is 26 spaces based on the updated calculations on Sheet CV-1.
- The barrier free parking space has shifted east one space to allow clearance for the sidewalk curb ramp away from the patient entrance. The large landscape island also shifted east one space.
- The DTE transformer has been shifted north to ensure that minimum service clearances are maintained. The transformer will be screened by the same landscape material indicated on the approved landscape plan from February 27th.

The following items are included in this October 30, 2020 drawing package address the Planning Board's conditions from the February 27, 2020 approval. These are not part of the requested modifications.

- The landscape area adjacent to the north side of the building has been reduced to 3 feet wide to allow a 4 foot wide sidewalk.
- We have indicated a brick masonry wall along the north property line as well as the appropriate wall details. The brick color will complement the building brick color.
- The dumpster plan has been updated to show the requested north brick wall. The brick color will complement the building brick color.

We are hoping that you look favorably upon our modification request for this Final Site Plan and Design Review approval. Please contact us if you have any questions or comments.

Sincerely,
MOISEEV/GORDON ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Robert J. Cliffe', is written over the printed name.

Robert J. Cliffe, RA

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property
taxes as of this date owed to our office on this property.
No representation is made as to the status of any taxes,
tax liens or titles owed to any other entities.

AUG 08 2016

5.00

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 206, 1893 as amended

LIBER 49673 PAGE 573
\$13.00 DEED - COMBINED
\$4.00 REMONUMENTATION

08/09/2016 02:26:07 PM RECEIPT# 90131
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/ Register of Deeds

WARRANTY DEED

Corporate (Platted/Condominium)

Drafted By:

Mark Weisberg,
co-Trustee of the Helen Weisberg
Revocable Trust dated April 18, 2016
25540 Karen St.
Oak Park, MI 48237

Return To:

Mansfield 14 LLC
2051 Villa, Suite 106
Birmingham, MI 48009

Send Tax Bills To:

Mansfield 14 LLC
2051 Villa, Suite 106
Birmingham, MI 48009

Recording Fee: \$
File Number: 741962

State Transfer Tax:
County Transfer Tax:

\$RETTVA
\$RETTVA

Tax Parcel No.: 20-31-454-008, 20-31-
455-006

Know All Persons by These Presents: That **Mark Weisberg, co-Trustee of the Helen Weisberg Revocable Trust**
dated April 18, 2016
whose address is 25540 Karen St., Oak Park, MI 48237

Convey(s) and Warrant(s) to **Mansfield 14 LLC, a Michigan limited liability company**
whose address is 2051 Villa, Suite 106, Birmingham, MI 48009

the following described premises situated in the City of **Birmingham**, County of **Oakland**, State of Michigan, to wit:

PARCEL 1:

Lots 831 through 834, inclusive and the South 1/2 of the adjacent vacated alley, "SHEFFIELD ESTATES NO. 1" as
recorded in Liber 44, on Page 40 of Plats, Oakland County Records.

PARCEL 2:

Lots 835 through 840, inclusive, and West 1/2 Lot 841 and South 1/2 of vacated alley, "SHEFFIELD ESTATES NO. 1" as
recorded in Liber 44, on Page 40 of Plats, Oakland County Records.

More commonly known as: **2075 E 14 Mile Road, Birmingham, MI 48009**

For the full consideration of: **Real Estate Transfer Tax Valuation Affidavit filed.**

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



First American Title Insurance Company

REVENUE TO BE AFFIXED
AFTER RECORDING

2016 AUG 4 - 904 918Z

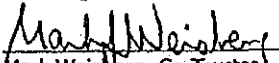
OK - AN

(Attached to and becoming a part of Warranty Deed dated: July 27, 2016 between Mark Weisberg, co-Trustee of the Helen Weisberg Revocable Trust dated April 18, 2016, as Seller(s) and Mansfield 14 LLC, a Michigan limited liability company, as Purchaser(s).)

Dated this July 27, 2016.

Seller(s):

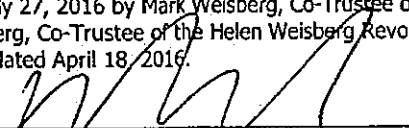
Mark Weisberg, Co-Trustee of the Helen
Weisberg Revocable Trust


Mark Weisberg, Co-Trustee

State of Michigan

County of OAKLAND

The foregoing instrument was acknowledged before me
this July 27, 2016 by Mark Weisberg, Co-Trustee of Mark
Weisberg, Co-Trustee of the Helen Weisberg Revocable
Trust dated April 18, 2016.


Notary Public.

Notary County/State: /

County Acting In:

Commission Expires:

William Vitale, Notary Public
State of Michigan, County of Oakland
My Commission Expires 8/23/2018
Acting in the County of OAKLAND



October 30, 2020

Planning Division
City of Birmingham
151 Martin Street,
Birmingham, MI 48009

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Michigan Smile Design Family Orthodontics
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Sincerely,

MOISEEV/GORDON ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Robert J. Cliffe', written in a cursive style.

Robert J. Cliffe, RA

CITY OF BIRMINGHAM
SPECIAL MEETING OF THE PLANNING BOARD
THURSDAY, FEBRUARY 27, 2020

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the special meeting of the City of Birmingham Planning Board held on February 27, 2020. Chairman Scott Clein convened the meeting at 7:30 p.m.

A. ROLL CALL

Present: Chairman Scott Clein; Board Members Stuart Jeffares, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine (arrived 7:33 p.m.), Nasseem Ramin

Absent: Board Members Robin Boyle, Bert Koseck

Administration: Brooks Cowan, City Planner
Laura Eichenhorn, Transcriptionist

2. 2101 E. 14 Mile Road (vacant parking lot) - Final Site Plan & Design Review for construction of new one story medical office building.

City Planner Cowan, Robert Cliff, architect, and John Kelly, developer and owner, presented the item.

In reply to Mr. Emerine, Mr. Kelly stated the screening wall along Mansfield would be built to whatever height the ordinance requires. Mr. Kelly also explained that there would be no cross-traffic between the neighboring parking lot, and that they would be installing curbs or whatever else the City recommends to prevent that from occurring.

Mr. Jeffares stated that with its 14 Mile-facing facade as proposed, this building would still have more glass than any other building along that stretch of 14 Mile. He said that in his experience of visiting another orthodontist's office, no matter how much glass the Board gets this office to install, there will still be blinds or some other way of obscuring the window to block out sun and maintain patient privacy. Mr. Jeffares argued that this is a good opportunity for the Board to use its discretion on window glazing requirements.

Ms. Whipple-Boyce said she would much rather see a brick wall than the proposed six foot stamped concrete wall.

Mr. Kelly said they would be happy to change the wall to brick.

Chairman Clein asked if they would consider widening their walkway from three feet to four feet to better accommodate visitors.

Mr. Cliff said they would widen the walkway to four feet.

In reply to Ms. Whipple-Boyce, Mr. Cliff said the brick of the screen walls could be visually compatible with the brick of the building. He explained the brick of the building is expensive, and so they would like to do a more cost-effective option for the walls.

Ms. Whipple-Boyce stated that the brick for the walls should be administratively approved in that case. Other Board members concurred.

Motion by Mr. Share

Seconded by Mr. Williams that the Planning Board approves of the Final Site Plan and Design Review for 2101 E. 14 Mile based on a review of the site plan submitted and the Planning Division's finding that the proposed site plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance with the following conditions:

- 1. The sidewalk on the north facade by the landscaping be increased to four feet;**
- 2. The masonry wall along the north property line be constructed of brick that is visually compatible with the building and is administratively approved by the Planning Department;**
- 3. The standards of Section 4.90(E)(b), 4.90(E)(c), 4.90(E)(d), and 4.90(E)(e) of the Zoning Ordinance are satisfied such that if the City, through consultation with the City Attorney, determines that the subject property is in a zoning district that allows mixed use that the Board will waive the 70% glazing requirement. If the City, through consultation with the City Attorney, determines that the zoning district of the subject property does not allow mixed uses, then the applicant will *must* obtain a variance from the Board of Zoning Appeals; and,**
- 4. Compliance with all department requests.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Share, Williams, Klein, Emerine, Jeffares, Ramin, Whipple-Boyce

Nays: None

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, DECEMBER 11, 2019**

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 11, 2019. Chairman Scott Clein convened the meeting at 7:30 p.m.

A. ROLL CALL

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Student Representative John Utlej

Absent: Alternate Board Member Jason Emerine, Alternate Board Member Nasseem Ramin; Student Representative Sophia Trimble

Administration: Jana Ecker, Planning Director
Brooks Cowan, City Planner
Laura Eichenhorn, Transcriptionist

Fleis and Vandenbrink: Julie Kroll

2. 2101 E. 14 Mile Road (vacant parking lot) – Request for Preliminary Site Plan approval for construction of a new one story medical office building in the O1 Office zoning district.

City Planner Cowan presented the item.

Robert Cliff with MGA Architects and Dr. Maureen Kuhta of Michigan Smile Design Family Orthodontics represented the application.

Mr. Cliff explained that as soon as he and Dr. Kuhta received the Fire Marshall's comments regarding the sprinkler, Dr. Kuhta decided to forego the plans for a sleep center and to proceed in a different direction with that portion of the building. The plans will likely be reworked to expand the staff room and to provide storage space for the orthodontic practice. It would be Dr. Kuhta's preference to maximize available parking by keeping the 28 parking spaces the plans currently represent and by not adding landscaping to the parking lot.

In reply to Mr. Koseck, Mr. Cliff explained that the front setback for this property was calculated based on the average of the front setbacks of the properties within 200 feet, as required by ordinance.

Planning Director Ecker confirmed this was correct.

In reply to Chairman Clein, Mr. Cliff noted that the neighbors to either side of 2101 E. 14 Mile Road have doors that technically open on to 14 Mile but are either blocked or otherwise

inaccessible. He said the plans for 2101 E. 14 Mile could explore the possibility of having a door that opens onto the side street as a compromise.

Dr. Kuhta clarified that parents are often visiting her practice with a number of children, and having to walk them around the corner from the parking lot to a front entrance on 14 Mile could be both cumbersome and dangerous. In addition, for quicker orthodontic checks sometimes a child will just be sent in alone while a parent waits in a car. Allowing a child to walk straight from the parking lot into the office is safer than having a child exit the parking lot, walk around the corner, and enter the office on 14 Mile.

Planning Director Ecker told Ms. Whipple-Boyce that stamped concrete is technically allowed in Birmingham since it is masonry, but is not frequently permitted through the site plan process. She said the only location in Birmingham she could think of that has stamped concrete is around the Porsche Dealership on Woodward.

Ms. Whipple-Boyce noted that an additional example outside of Birmingham would be Consumer's Energy at the intersection of 14 Mile and Coolidge Highway.

Mr. Koseck endorsed the parking lot screen wall at the intersection of Eton and 14 Mile as one of the most attractive examples in the City.

In response to Mr. Whipple-Boyce, Mr. Cliff confirmed that part of the north elevation of the roof would be visible from the south elevation. He said he left it out of the printed renderings in an attempt to avoid confusion, but that it is shown in the 3D renderings on the computer.

In response to Chairman Clein, Mr. Cliff said the parking lot would adjoin with the neighbor's by happenstance since the neighbor's lot comes up to the property line. Mr. Cliff noted that the option of a fence had not been discussed as of yet. He also confirmed the dumpster would be a rollout.

J.C. Cataldo said he was present on behalf of John Kelly, the developer, should the Board have any questions for him.

Mr. Boyle said he would like more clarity regarding where pedestrians should walk through the parking lot.

Chairman Clein agreed with Mr. Boyle, saying that the sidewalk on the east leg of the parking lot might be confusing. He described someone parking in the spaces further to the east, attempting to follow the sidewalk towards the building, and then running into a landscape bed instead of being able to directly access the building.

Dr. Kuhta said that parking lot design was the result of trying to accommodate the sleep center as a tenant and would be redesigned now that the whole building will be occupied by her orthodontic practice.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Boyle to approve the Preliminary Site Plan for 2101 E. 14 Mile subject to the following conditions: 1. Applicant submit an updated landscape plan satisfying

all landscape requirements at Final Site Plan review; and 2. The applicant provide specification sheets and material samples for all lighting, mechanical equipment, and building materials, as well as and signage details at Final Site Plan review.

**BIRMINGHAM CITY COMMISSION MINUTES
JUNE 3, 2019
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.**

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Patty Bordman called the meeting to order at 7:30 PM.

II. ROLL CALL

Present:	Mayor Bordman
	Mayor Pro Tem Boutros
	Commissioner DeWeese
	Commissioner Hoff
	Commissioner Nickita
	Commissioner Sherman

Absent: Commissioner Harris

Administration: City Manager Valentine, City Attorney Currier, Communications Director Byrnes, Police Chief Clemence, Planning Director Ecker, DPS Manager Filipski, Finance Director Gerber, Building Official Johnson, City Clerk Mynsberge, DPS Director Wood

06-148 -19 APPROVAL OF USE OF TWO PARKING SPACES AT MANSFIELD AND 14 MILE ROAD TO FULFILL PARKING REQUIREMENTS ITEM K

Commissioner Hoff said she has always, in the past and continues to be now, careful about assigning on-street parking to meet the requirements for a building, due to the tendency of owners to overbuild. In this case, two spaces on Mansfield street were requested. Commissioner Hoff asked if the immediate neighbors were notified, and were any comments received.

Planning Director Ecker replied that the immediate neighbors were not notified; it is not, in general, the practice of Birmingham to send notification for parking requirements. She also noted that there are two spaces on the other side of Mansfield that were credited to the property owner across the street. The property owner in this case is proposing to acquire space in a vacant surface lot that, currently, is not used for parking.

MOTION: Motion by Commissioner Hoff, and seconded by Commissioner DeWeese:

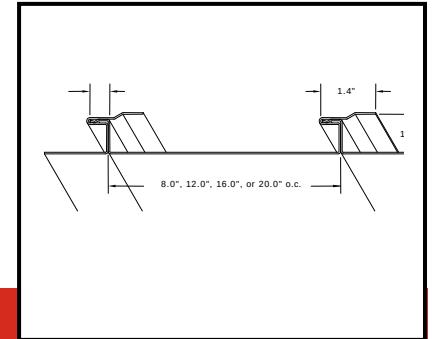
To approve the use of two parking spaces on the east side of Mansfield just north of 14 Mile Road to fulfill the parking requirements per Article 4, section 4.43 (G)(1) of the Zoning Ordinance for the property located on the NE corner of Mansfield and 14 Mile Road to be used for medical/dental office use, subject to the recommended repairs being completed as required by the Engineering Department.

VOTE: Yeas, 6
 Nays, 0

TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-500

Item Description
Flush Panel



Product Information

Description:

Firestone UNA-CLAD UC-500 Flush Panel is a factory-formed, interlocking, architectural metal panel designed for soffit and fascia applications. The UC-500 Flush Panel offers the design professional a flush or flat appearance by utilizing an interlocking leg and concealed fastening system. The panel is available in a wide variety of materials and finishes including Kynar™ coated Galvanized Steel, Galvalume® Steel and Aluminum, Copper, and Zinc.

Method of Application:

1. A smooth, solid substrate of plywood or OSB, or a substructure of min. 22 ga (0.79 mm), 7/8" (22 mm) hat channels is recommended for the Firestone UC-500 metal flush panel.
2. The application of a Firestone approved underlayment prior to panel installation is recommended.
3. Firestone UC-500 panels must be installed in a sequential order.

Storage:

- Firestone metal panels should be stored in a well ventilated, dry place where no moisture can contact them. Moisture (from rain, snow, condensation, etc.) trapped between layers of material may cause water stains or white rust, which can affect the service life of the material and will detract from its appearance.
- If outdoor storage cannot be avoided, protect the panels with a ventilated canvas or waterproof paper cover. Do not use plastic, which can cause condensation. Keep the material off the ground in an inclined position with an insulator such as wood. Protective film may degrade or become brittle with long term exposure to direct sunlight.

Precautions:

- Aluminum is recommended for soffit applications.
- Oil canning is not a cause for rejection.
- Heavier gauges, narrower widths, striations, and embossing minimize oil canning.
- Sealant for end laps and lap joints shall be non-drying, non-toxic, and non-shrinking with a serviceable temperature of -60 to 212 °F. (-51 to 100 °C)
- Quality, long-life butyl sealants work best as a gasket sandwiched between two pieces of metal. Non-acetic cured silicone color matching sealants are recommended when voids must be filled. Sealants are not a substitute for proper assembly and workmanship.
- Exercise caution when lifting, moving, transporting, storing or handling Firestone metal to avoid possible physical damage.
- Refer to Safety Data Sheets (SDS) for safety information.
- Immediately remove protective film after installation.

TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-500

LEED® Information:

Post Consumer Recycled Content: 0%

Post Industrial Recycled Content: 0%

Manufacturing Location: Anoka, MN

*NOTE: LEED® is a registered trademark of the U.S. Green Building Council.



Product Data

Property	Value
Panel Type	Flush
Panel Interlock	Interlocking Joint
Tapered Panels	No
Net Free Area	2.75" sq per LF on 12" wide UC-500V panels
Radiused	No
Stiffening Ribs	Optional* - Flat ribs or pencil ribs
Striations	Optional as UC-500V
Standard Panel Surface	Smooth
Optional Panel Surface	Stucco Embossed (MN Only)
Substrate	Solid Substrate or Hat Channels
Panel Width	8" - 20" (203.2 mm - 508 mm)
Optimal Panel Width	18" & 12" (457.2 mm & 304.8 mm) 16" & 20" (406.4 mm & 508 mm)
Panel Depth	1" (25.4 mm)
Seam Height	1.143" (29 mm)
Minimum Panel Length	36" (914.4 mm)
Maximum Panel Length	576" (14.63 m)

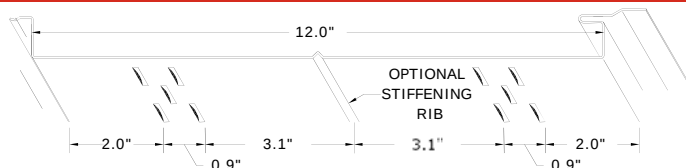
Technical Information

Property	Value
Air Infiltration	ASTM E283
Structural Performance	ASTM E330
Water Penetration	ASTM E331
Fire Rating	UL Class A Rated Assemblies, UL 263, UL 790
Hail Impact Rating	Class 4, UL 2218
Florida Building Code	Approval
*Contact your Firestone Building Systems Advisor for special consideration on panels over 180" (4570 mm). NOTE: Testing not applicable for all substrates, materials, and dimensions. All systems with test lightings must be installed in accordance with the assembly tested. Refer to Firestone Website for available code listings.	

TECHNICAL INFORMATION SHEET

UNA-CLAD™ UC-500

OPTIONAL VENTING PATTERN



MATERIAL & THICKNESS	METAL SPECIFICATION	AVAILABLE FINISHES
ALUMINUM 0.032" (0.81 mm) 0.040" (1.02 mm)	Base Metal: Aluminum Minimum Yield: 21 KSI (145 MPa) Thermal Expansion: 12.6×10^{-6} in/in/ °F ($22.2 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 10.0×10^3 x KSI (68.9 MPa)	Anodized Kynar 500®/Hylar 5000® Unpainted/ Mill Finish
GALVANIZED STEEL 26 ga.(0.48 mm) 24 ga. (0.64 mm) 22 ga. (0.79 mm)	Base Metal: AISI-G90 Galvanized steel Minimum Yield: 33 to 45 KSI (227 to 310 MPa) Thermal Expansion: 06.7×10^{-6} in/in/ °F ($13.9 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 29.0×10^6 x KSI (200 GPa)	Kynar 500®/Hylar 5000® Unpainted G90
GALVALUME® STEEL 26 ga.(0.48 mm) 24 ga. (0.64 mm) 22 ga. (0.79 mm)	Base Metal: AZ-55 Hot Dipped Galvalume Minimum Yield: 50 KSI (345 MPa) Thermal Expansion: 06.7×10^{-6} in/in/ °F ($13.9 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 29.0×10^6 x KSI (200 GPa)	Kynar 500®/Hylar 5000® Unpainted G90
GALVALUME STEEL 26 ga.(0.48 mm) 24 ga. (0.64 mm) 22 ga. (0.79 mm)	Base Metal: AZ-55 Hot Dipped Galvalume Minimum Yield: 50 KSI (345 MPa) Thermal Expansion: 06.7×10^{-6} in/in/ °F ($13.9 \text{ m/m.K} \times 10^{-6}$) Mod. Of Elasticity: 29.0×10^6 x KSI (200 GPa)	Acrylume – Clear Acrylic Coated
COPPER 16 oz (0.56 mm) 20 oz (0.69 mm)	AGSC minimum copper content of 99.9% copper, silver counting as copper, cold rolled from ingots of 122 alloy. Thermal Expansion: 9.3×10^{-6} in/in/ °F ($16.5 \text{ m/m.K} \times 10^{-6}$) AGSC copper meets and/ or exceeds ASTM B370 specification.	Natural Patriot Green™ Freedom Gray™
ZINC 0.028" (0.7 mm) 0.032" (0.8 mm) 0.040" (1.0 mm)	RHEINZINK®: Electrolytic high-grade, 99.995% pure, fine zinc (DIN EN 1179) titanium copper alloy. certified according to DIN ISO 9001: 1994 Thermal Expansion: $2.2 \text{ mm/m} \times 100\text{K}$ ($16.5" \times 10^{-6}$ in/in/ °F)	Shiny Pre-weathered Blue-Gray Pre-weathered Graphite Gray

NOTE: Consult current UNA-CLAD Color Selection Guide.

Custom color services available upon request

Consult current base metal Coil & Flat sheet TIS for additional information on the base metal and coating.

Not all materials and thicknesses are available from all locations. Contact your Firestone Building Systems Advisor for additional information.

Please contact Technical Services at 1-800-428-4511 for further information.

This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for furnishing quality materials which meet published Firestone product specifications or other technical documents, subject to normal roof manufacturing tolerances. Neither Firestone nor its representatives practice architecture. Firestone offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. Firestone accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Firestone representative is authorized to vary this disclaimer.



Premier Glass Fabrication Manufacturer



Visit: www.ThompsonIG.com

Call: 800.650.9001



THOMPSON I.G.

Thompson I.G. is a premier glass fabrication manufacturer that combines high-performance glass products with unlimited aesthetic choices. As a leading supplier of fabricated glass in North America, our tremendous capabilities and cutting edge technologies makes us a world class fabricator.

Serving your
glass needs
for over

25

years

By combining decades of experience with state-of-the-art equipment, Thompson I.G. (TIG) meets the most demanding expectations of strength, energy efficiency and aesthetic quality. We deliver results for commercial and residential architectural projects, recreational vehicles, mass transit and commercial vehicle industries.

In-house capabilities and technologies truly make us a premier glass fabrication manufacturer featuring:

- Insulating Glass
- Laminated Glass
- Dynamic Glass
- Tempered Glass
- Specialty Glass
- Digitally Printed Glass



SPECIALTY GLASS

We support the very diverse specialty glass market with multiple capabilities. This classification of products includes doors, table tops, shelves, railing panels, interior partitions, and store front glazing. Our capabilities to support this market include drilling, milling, edge polishing, laminating and digital printing.



V-Groove Glass

Whether you want a standard V-groove design or custom design, we can meet your specifications. We have many V-groove designs for your review.

Shower Door Glass

We offer a variety of options to meet all of your shower door needs and have the ability to temper, edge, notch and drill holes. We stock glass up to 1/2" in thickness.

Spandrel Glass

We can supply all of your needs right here in our state-of-the-art facility. In addition to standard colors, we also offer custom color matching using ceramic frit to meet your specific glass needs and requirements.



DIGITAL PRINTING

We offer digitally printed specialty glass and maintain our own digital printing equipment in-house. Our knowledgeable staff can take your digital file and print the image on to glass using various colors of high quality ceramic ink. The ceramic ink is cured to the glass making it weatherproof, as well as scratch and UV resistant.

Brilliant in color, the result is an attractive, high-resolution and durable product. Digital printing can be applied to glass to create various graphics on glass for almost unlimited applications.



Application ideas:

- Building Façades
- Staircases
- Doors
- Partitions
- Furniture
- Automobiles
- Recreational Vehicles
- Business Signage
- Advertising



INSULATED GLASS

We specialize in producing insulating glass unit (IGU) products and offer a wide spectrum of insulated glass units produced with the latest sealing and warm-edge technology on our vertical insulating glass production lines.

We can meet most design or performance requirements for commercial building architectural glass, residential buildings, recreational vehicles (RV), commercial and mass transit.

We have a metal spacer insulating glass line that has real-time production control. The line can make IGUs up to 78" x 140", has dual-seal polysulfide and silicone, and capability to use argon gas.



Warm Edge Technology

We use the latest warm edge technology to aid in preventing the transfer of cold and moisture. Keep cold and moisture out, and warmth in with high performance Low-e coatings and Argon Gas. This energy-efficient glass gives building owners and homeowners the ability to incorporate larger window spaces into their office or home.



GLASS TEMPERING

Our two-chamber furnace uses the latest convection heat methods to achieve minimal distortion and to meet ASTM Standard Specification C1048. Our tempering line also includes a High-Resolution LiteSentry Osprey™ distortion measurement which provides real-time monitoring of distortion for glass tempering. We also utilize a Vortex Pro which enables proper heat distribution and a Raytek thermal imaging device for optimal tempered glass.

You can order tempered glass from 1/8" up to 1/2" thick. In addition, we provide special edging, polishing and drilled holes.

Tempering Capabilities:

- 72"x 140"
- 3.0mm – 25.0mm

GLASS LAMINATION

We produce laminated glass using advanced lamination and autoclave technology. By using a combination of tinted glass and vinyl's, we are capable of producing laminated glass that offers a wide range of light transmission, energy efficiency and aesthetic possibilities.

Here are just a few of the laminated glass products we manufacture:

Commercial & Residential Laminated Glass Applications:

- Heat Strengthened laminated
- Tempered Low-e laminated
- Custom sizes and shapes up to 60" x 140"
- Custom colors

Vehicle Applications:

- Recreational vehicles
- Motor coach and bus
- Mass transit
- Utility and agricultural vehicles

Specialty Laminated:

- Suntuitive dynamic glass
- Bullet Resistant
- Hurricane and impact (SGP)
- Overhead glazing



CERTIFIED FABRICATOR OF SUNTUITIVE® DYNAMIC GLASS

Suntuitive Glass is a self-tinting glass technology that darkens gradually and dynamically when heated by direct sunlight.



In the image above, the window on the far right does not have Suntuitive Glass. The Suntuitive Glass panes have tinted to balance the brutal glare and heat. Suntuitive self-tinting glass gradually darkens in response to rising temperatures caused by direct sunlight on the window. As the sun moves across the sky, Suntuitive glass will cool and return to its clear state. At night or in cloudy conditions, when direct sun is not present, Suntuitive glass remains clear and allows the most natural daylight possible.



We are proud to be a certified fabricator of Suntuitive Glass and offer the most intelligent glass that naturally and passively adapts throughout the day, every day of the year, constantly balancing the heat and glare coming into your building.

We have supplied projects with Suntuitive Glass throughout the United States and internationally.

Key benefits of Suntuitive Glass:

- Blocks excessive heat
- Preserves the view
- Glare mitigation
- Saves energy
- Increases security
- Used as a building block and can be combined with other high-performance technologies
- Increases safety
- Reduces noise
-



Premier Glass Fabrication Manufacturer



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10212015



Coal City Black



♡ Save Product

[See this on your house](#)

Product Information:

Type: Facebrick

Color: Black

Style: Extruded

Plant: Marseilles

Series/Collection: Chicago Collection

Texture/Finish: Velour



luxpanel.ca

**BOLD.
TIMELESS.
DURABLE.**



LUX ARCHITECTURAL PANEL

is the industry leader in woodgrain, metallic, and textured finish contemporary steel cladding & architectural products.

LUX Architectural Panel™ products offer numerous benefits and advantages over the competition, such as:

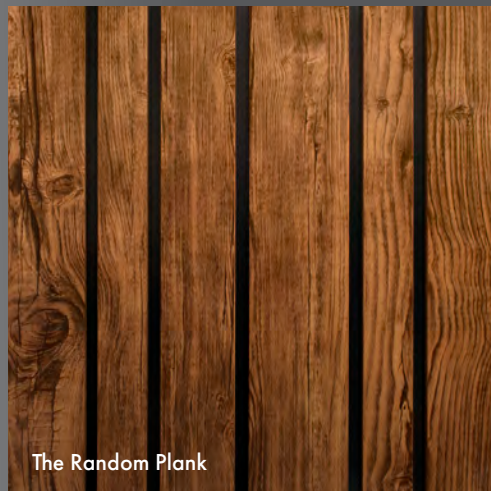
- LUX Panel™ is an extremely good value and offers more features at a higher quality than any other product at its price point
- LUX™ is manufactured in Canada which means you will not have to wait for weeks or months for your order to ship
- All LUX™ products are created out of a rigid 24 gauge Galvalume Coated (ASTM A792) Steel, meaning you have the highest grade of corrosion-resistant coating on the market
- Many cladding products ship in preset lengths, however LUX™ is unique in that it ships in custom lengths anywhere from 4' to 24'. This is both an environmental advantage and a cost saving one, as there is no wasted product
- There is no minimum order – we value all of our customers, from the homeowner doing a small renovation to the major builder constructing an office tower
- LUX Panel™ is extremely durable and maintenance-free
- Our high-quality PVDF finish means that LUX™ is incredibly easy to clean and will not fade
- We offer a 25-year finish warranty on all of our products, which is 10 years longer than other powder-coated aluminum extrusions or PVC products on the market
- LUX™ is made from steel so it is non-combustible and has a Class A Fire Rating
- Steel also means it is impervious to insects and plant growth, such as moss
- LUX™ easily passes wind load tests, has a low expansion & contraction coefficient, and does not peel or warp
- We offer an extensive line of standard, two-piece, and custom flashings
- LUX™ can also be used as a soffit; our venting options provide enough venting per square foot to accommodate building codes
- LUX™ has passed numerous government and standardized tests for fire, wind, salt spray, etc.
- We have 37 woodgrain, metallic, and textured colours, as well as 19 solid colours for you to choose from



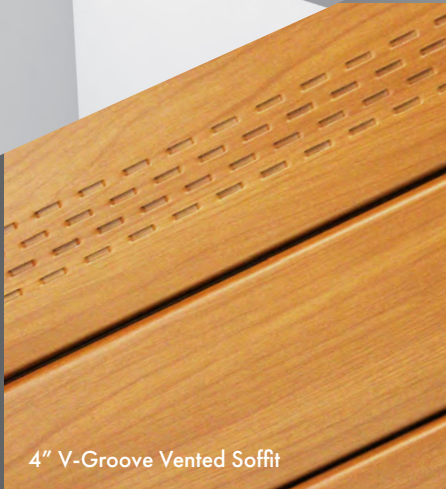
Indoor Applications



Contemporary Residential



The Random Plank



4" V-Groove Vented Soffit



6" V-Groove Panel



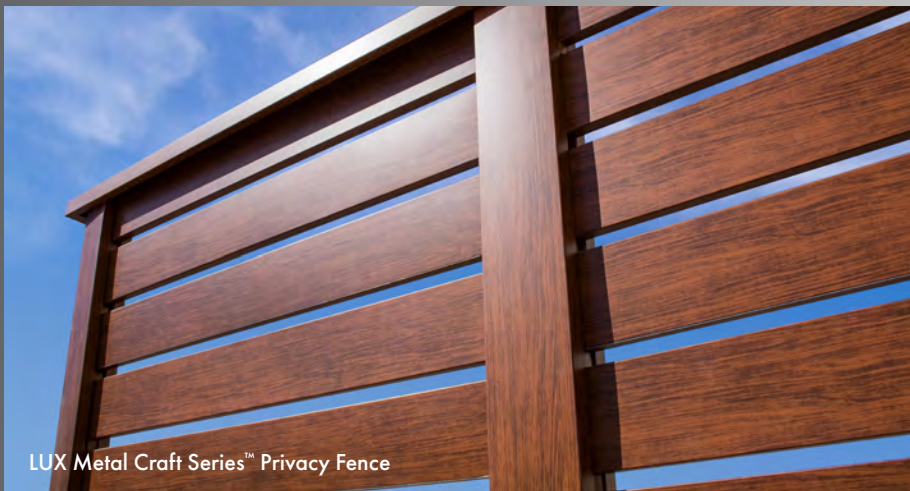
Commercial Applications



Contemporary Residential



Custom Wrapping



LUX Metal Craft Series™ Privacy Fence



Maintenance-Free

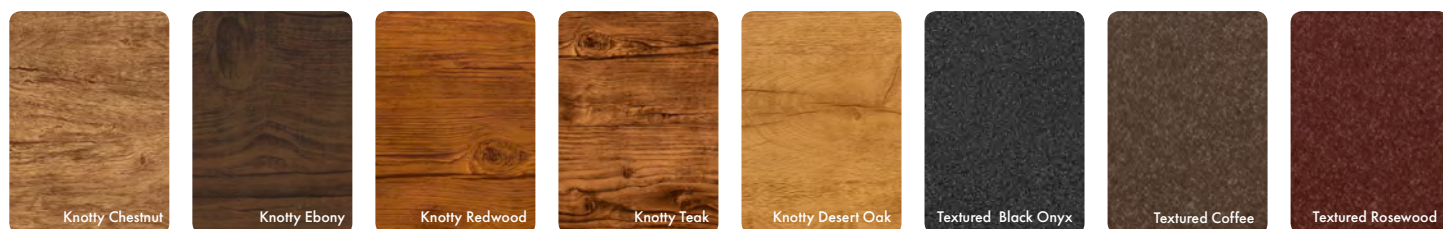
FEATURED COLOURS

Create outstanding appeal with our wide range of available finishes.
Check out luxpanel.ca for additional and updated colours.

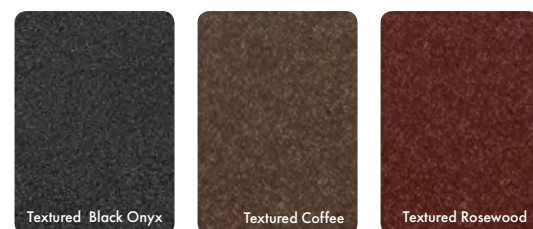
WOODGRAINS



KNOTTY WOODGRAINS Knotty not available on all product profiles. Contact LUX dealer for more info.



TEXTURED



METALLICS



Colours are batch sensitive. Colours in brochure are representative - refer to actual colour chips for most accurate colours. Colours subject to change due to availability.



V-GROOVES, SOFFIT & DOUBLE 7 PANELS

Designed to snap together and install easily; the LUX™ V-Groove panel is a beautiful, modern, and efficient cladding system.

The LUX™ V-Groove Panel can be installed horizontally, vertically, or in soffit applications. This versatile panel is durable enough to withstand even the harshest weather conditions. The LUX™ V-Groove has been installed on countless projects, ranging from small additions on residential projects to large scale commercial and multi-family projects. The V-Groove is a cold-rolled Galvalume (ASTM A792) steel product produced in a very thick gauge, meaning it is very strong, extremely weather-resistant, and provides significant savings over any aluminum extruded product. It carries a premium PVDF paint finish in a broad range of woodgrain, metallic, textured, and solid colour finishes. As a cladding product, it installs easily, has a class A fireproof rating, and a 25-year finish warranty!

SMOOTH V-GROOVE PANELS:



4"
V-Groove



6"
V-Groove

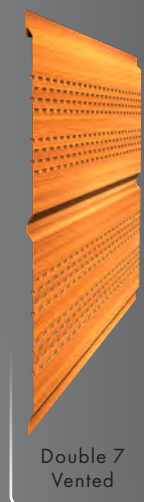
SOFFIT PANELS:



4" V-Groove
Vented Soffit



Double 7



Double 7
Vented



LUX TRIMS

LUX has a vast selection of trims and finishing pieces to help you achieve design perfection on any project.



Section 07 46 19F - Preformed Steel Siding

Part 1 General

1.1 SECTION INCLUDES

- .1 Requirements for the installation of preformed metal siding, soffit, and fascia.

1.2 RELATED SECTIONS

- .1 Section 01 11 00 – Summary of Work
- .2 Section 01 33 00 - Submittal Procedures.
- .3 Section 01 35 00 LEED Requirements.
- .4 Section 01 61 00 – Common Product Requirements.
- .5 Section 01 74 21 – Construction/Demolition Waste Management and Disposal.
- .6 Section 01 78 00 -Closeout Submittals.
- .7 Section 01 7 4 11 – Cleaning.
- .8 Section 05 41 00 - Structural Metal Stud Framing.
- .9 Section 06 10 00 – Rough Carpentry.
- .10 Section 07 21 13 – Board Insulation.
- .11 Section 07 26 00 Air Barriers.
- .12 Section 07 62 00 Sheet Metal Flashing and Trim.
- .13 Section 07 92 00 - Joint Sealing.
- .14 Section 09 22 16 – Non-structural Metal Framing

1.3 REFERENCES

- .1 American National Standards Institute (ANSI).
 - .1 ANSI B18.6.4-99, Thread Forming and Thread Cutting Tapping Screws and Metallic Drive Screws.
- .2 American Society for Testing and Materials International, (ASTM).
 - .1 ASTM B117-16, Standard Method Of Salt Spray (Fog) Testing.
 - .2 ASTM 2244-15a, Standard Practice for Calculation of Colour Tolerances and Colour Differences from Instrumentally Measured Colour Coordinates.
 - .3 ASTM D522/D522M-13, Standard Test Methods for Mandrel Bend Test of Attached Organic Coating.
 - .4 ASTM D968-15, Standard Test Methods for Abrasion Resistance of Organic Coatings by Falling Abrasion.
 - .5 ASTM D1005-95/2013), Standard Test Method For Measurement Of Dry-Film Thickness Of Organic Coatings Using Micrometers.

Section 07 46 19F - Preformed Steel Siding

- .6 ASTM D1308-02(2013) Standard Test Method for Effect of Household Chemicals on Clear and Pigmented Finishes.
- .7 ASTM D7091-13, Standard Test Method for Non-destructive Measurement of Dry Film Thickness of Nonmagnetic Coatings Applied to Ferrous Metals and Nonmagnetic, Nonconductive Coatings Applied to Non-Ferrous Metals.
- .8 ASTM D523, Standard Test Method for Specular Gloss.
- .9 ASTM D2247-15, Standard Practice For Testing Water Resistance of Coatings in 100% Relative Humidity.
- .10 ASTM D2369-10(2015)e1, Test Method for Volatile Content of Coatings.
- .11 ASTM D2794-93(2010), Standard Test Method For Resistance of Organic Coatings to the Effects of Rapid Deformation (Impact).
- .12 ASTM D2832-92(2016), Standard Guide for Determining Volatile and Non-volatile Content of Paint and Related Coatings.
- .13 ASTM D3359-09e2, Standard Test Methods For Measuring Adhesion by Tape Test.
- .14 ASTM D3363-05(2011)e2, Standard Test Method For Hardness by Pencil Test.
- .15 ASTM D4214-07(2015), Standard Test Methods For Evaluating the Degree of Chalking of Exterior Paint Films.
- .16 ASTM D5116-10, Standard Guide For Small-Scale Environmental Chamber Determinations of Organic Emissions From Indoor Materials/Products.
- .3 Canadian General Standards Board (CGSB).
 - .1 CAN/CGSB-51.32-M77, Sheathing, Membrane, Breather Type.
 - .2 CAN/CGSB-93.4, Galvanized and Aluminum-Zinc Alloy Coated Steel Siding Soffits and Fascia, Prefinished, Residential.
 - .3 CGSB 93.5, Installation of Metal Residential Siding, Soffits and Fascia.
 - .4 CGSB 19-GP-5m
- .4 Canada Green Building Council (CaGBC):
 - .1 LEED Canada 2009 Rating System: LEED Canada for New Construction and Major Renovations. LEED Canada for Core and Shell Development. [Website: www.cagbc.org]
- .5 Canadian Standards Association (CSA International).
 - .1 CSA B111-1974(R2003), Wire Nails, Spikes and Staples.
- .6 Environmental Choice Program (ECP).
 - .1 CCD-045-[95], Sealants and Caulking Compounds.

Section 07 46 19F - Preformed Steel Siding

- .7 SCAQMD South Coast Air Quality Management District, California State (SCAQMD):

- .1 SCAQMD Rule #1168, June 2006

1.4 DESIGN

- .1 Siding shall be designed to withstand positive wind load of [] 1 kPa and negative load of [] 0.6 kPa at a maximum allowable deflection of [] [1/180] of span between attachments.
- .2 Indicate test data supporting the above requirements on shop drawing submission.

1.5 SUBMITTALS – ACTION AND INFORMATION

- .1 Product Data: Submit manufacturer's printed product literature, specifications and data sheet in accordance with Section 01 33 00 - Submittal Procedures.
 - .1 Submit two copies of WHMIS MSDS - Material Safety Data. Indicate VOC's for caulking materials during application and curing.
- .2 Shop Drawings:
 - .1 Submit shop drawings in accordance with Section 01 33 00 - Submittal Procedures.
 - .2 Indicate dimensions, profiles, attachment methods, schedule of wall elevations, trim and closure pieces, [soffits, fascia, metal furring, and related work].
- .3 Samples:
 - .1 Submit samples in accordance with Section 01 33 00 - Submittal Procedures.
 - .2 Submit duplicate 300 mm samples of siding material, of colour and profile specified.
- .4 Manufacturer's Instructions:
 - .1 Submit manufacturer's installation instructions.
- .5 Sustainable Design Submittals
 - .1 LEED Submittals: submit LEED submittal forms for Credit MR 4 in accordance with Section 01 32 16 LEED Submittal Forms and Section 01 35 18 LEED Requirements and the following:
 - .1 Recycled Content: provide listing of products incorporating recycled content. Include details of percentages of post- consumer and pre-consumer recycled content for materials and products. Indicate material and product costs.
 - .2 LEED Submittals: submit LEED submittal forms for Credit MR 5 in accordance with Section 01 32 16 LEED Submittal Forms and Section 01 35 18 LEED Requirements and the following:

Section 07 46 19F - Preformed Steel Siding

- .1 Regional Materials: provide evidence that project incorporates required percentage [20] [30] % of regional materials/products, showing their cost, distances from extraction to manufacture and manufacture to project site, and total cost of materials for project.

1.6 CLOSEOUT SUBMITTALS

- .1 Operation and Maintenance Data: Submit manufacturer's printed operation and maintenance literature in accordance with Section 01 78 00 – Closeout Submittals. Submit [2] copies for inclusion in the project O&M manual, [4] weeks prior to substantial performance of the work.
- .2 Warranty Documentation: Submit manufacturer's warranty documentation in accordance with Section 01 78 00 – Closeout Submittals. Submit [2] copies for inclusion in the project O&M manual, [4] weeks prior to substantial performance of the work.
- .3 Record Documentation: Submit record documentation in accordance with 01 78 00 – Closeout Submittals. Submit [2] copies for inclusion in the project record documents, [4] weeks prior to substantial performance of the work.
- .4 Sustainable Design Closeout Documentation: Submit sustainable design documentation in accordance with 01 78 00 – Closeout Submittals. Submit [2] copies, [4] weeks prior to substantial performance of the work.

1.7 QUALITY ASSURANCE

- .1 Test Reports: certified test reports showing compliance with specified performance characteristics and physical properties.
- .2 Certificates: product certificates signed by manufacturer certifying materials comply with specified performance characteristics and criteria and physical requirements.
- .3 Pre-Installation Meetings: conduct pre-installation meeting to verify project requirements, manufacturer's installation instructions and manufacturer's warranty requirements.
 - .1 Convene pre-installation meeting two (2) week prior to beginning [work of this Section] [on-site installation], with [install contractor's representative] [Owner Representative] [Consultant] in accordance with [Section [01 32 16.06 - Construction Progress Schedule - Critical Path Method (CPM)]] [Section [01 32 16.07 - Construction Progress Schedule - Bar (GANTT) Chart]] to:

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- .1 Verify project requirements.
 - .2 Review installation and substrate conditions.
 - .3 Co-ordination with other building sub-trades.
 - .4 Review [manufacturer's] installation instructions and warranty requirements.
- .4 Manufacturer: All products and components from same manufacturer/supplier.
- .5 Sustainable Standards Certification: Sustainability Standards Certification:
 - .1 Recycled Content: [provide listing of recycled content products used, including details of required percentages or recycled content materials and products, showing their costs and percentages of [post-consumer] [post-industrial] content, and total cost of materials for project].
 - .2 Regional Materials: provide evidence that project incorporates required percentage [10] [20] % of regional materials/products, showing their cost, distance from project to furthest site of extraction or manufacture, and total cost of materials for project.
- .6 Mock-ups: Mock-ups: construct mock-ups in accordance with Section [01 45 00 - Quality Control] and to requirements supplemented as follows:
 - .1 Provide mock-up for evaluation of surface finishes and workmanship.
 - .2 Provide initial production units for job-site assembly with other materials for review and approval.
 - .3 Co-ordinate type and location of mock-ups with project requirements.
 - .4 Accepted units will be used as standard for acceptance of production units.
 - .5 Remove and replace units, which are not accepted.
 - .6 Do not proceed with remaining work until workmanship, colour, and finish are reviewed and approved by [Owner] [Consultant].
 - .7 Refinish mock-up area as new.
 - .8 Approved mock-up may [not] remain as part of finished work.
 - .9 Remove mock-up and dispose of materials when no longer required and when directed by [Owner] [Consultant].
- .7 Waste Management & Disposal
 - .1 Separate waste materials for recycling in accordance with Section 01 74 21 - Construction/Demolition Waste Management and Disposal.
 - .2 Divert used metal cut-offs from landfill by disposal

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- .1 Into the on-site metals recycling bin.
- .2 By removed for disposal at the nearest metal recycling facility.
- .3 Divert reusable materials for reuse at nearest used building materials facility.
- .4 Divert unused caulking, sealants, and adhesive materials from landfill through disposal at hazardous material depot.

1.8 DELIVERY, STORAGE, AND HANDLING

- .1 Deliver, store and handle materials in accordance with Section [01 61 00 - Common Product Requirements] [with manufacturer's written instructions].
- .2 Delivery and Acceptance Requirements:
 - .1 Deliver materials to site in original factory packaging, labelled with manufacturer's name and address.
- .3 Storage and Handling Requirements:
 - .1 Store materials [off ground] [indoors] [in dry location] and in accordance with manufacturer's recommendations in clean, dry, well-ventilated area.
 - .2 Stack panel sheets tilted to provide water run-off.
 - .3 Store and protect siding from nicks, scratches, and blemishes.
 - .4 Replace defective or damaged materials with new.
- .4 Waste Management and Disposal:
 - .1 Separate waste materials for [reuse] [and] [recycling] in accordance with Section [01 74 19 - Management and Disposal.]

1.9 EXTENDED WARRANTY

- .1 Manufacturer's Extended Warranty:
 - .1 Provide a written guarantee, signed and issued in the name of the owner, covering the materials and finish of this section for 10 (ten) years and workmanship for a period of 2 (years) years from the date of substantial performance of the work.
 - .2 Repair or replace defective areas at no cost to the owner.

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Part 2 Products

2.1 ACCEPTABLE MANUFACTURER

- .1 Wayne Building Products:
 - .1 Edmonton: 12603 - 123 Street NW Edmonton, AB T5L0H9; Phone: 780.455.8929
Toll Free: 800.763.6378; Fax: 780.452.1186.
 - .2 Alternative Manufacturer: No alternatives considered for this project.

2.2 DESCRIPTION

- .1 System-1: Directly Installation: Apply over building paper or air barrier membrane, on exterior grade gypsum board or exterior grade wood sheathing.
- .2 System 2: Furred Installation: Installation of metal furring over building paper or air barrier membrane, on exterior grade gypsum board or exterior grade wood sheathing.
- .3 System 3: Insulated: Installation of metal furring over building paper or air barrier membrane, rigid board insulation between z-bars, on exterior grade gypsum board or exterior grade wood sheathing.
- .4 System 4: Rated: Installation of metal z-bars over building paper or air barrier membrane, mineral fibre insulation between furring, on type-x exterior grade gypsum board.

2.3 MATERIALS

- .1 Exterior Sheet: Base metal Coated with ASTM A792 55% Aluminum-Zinc Alloy factory prefinished to [Consultant's] [Owner's] selection.

2.4 SIDING/ CLADDING COMPONENTS

- .1 Metal Panel Siding: Lux Panel - is 24 gauge steel, ASTM A792 55% Aluminum-Zinc Alloy Coated, PVDF painted, then roll-formed to custom profile, for horizontal or vertical installations:
 - .1 Base Metal Thickness: 0.559 mm (24 gauge).
 - .2 Exposed Face: 100 mm (4 inch).
 - .3 Profile: .438 mm deep, 100.88 width, bevelled face edges, preformed interlocking joints, fastener holes pre-punched.

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Metal Panel Siding: Lux Panel - Roll-formed, galvanized steel, to custom profile, for horizontal or vertical installations:

- .1 Base Metal Thickness: 0.559 mm (24 gauge).
- .2 Exposed Face: 152 mm (6 inch).
- .3 Profile: .438 mm deep, 152.88 width, bevelled face edges, preformed interlocking joints, fastener holes pre-punched.

2.5 FINISHES

- .1 Finish: Prefinished, coil coated. 1.0 mil fluoropolymer (PVDF)
- .2 Colour:
 - .1 Natural Wood: [Cedar] [Dark Ash] [Light Ash] [Pecan] [Espresso] [Tigerwood] [Driftwood] [Willow] [Knotty Ebony] [Knotty Redwood] [Dark Cherry] [Fir] [Walnut] [Saddle].
 - .2 Textures: [Textured Coffee] [Textured Rosewood] [Textured Black Onyx].
 - .3 Metals: [Aged Copper] [Silver Metallic] [Dark Zinc] [Rustic Red] [Champagne Metallic] [Copper Penny] [Weathered Zinc] [Starlight] [Cosmic]
 - .4 Solid: [Regal White] [Parchment] [Sierra Tan] [Mocha] [Weathered Copper] [Bronze] [Dark Bronze] [Terra Cotta] [Colonial Red] [Retro Red] [Hemlock Green] [Forest Green] [Hartford Green] [Black] [Twilight Blue] [Regal Blue] [Old Town Grey] [Old Zinc Grey] [Slate Grey] [Zinc Grey}
 - .5 [Custom colour].
 - .6 [Colour as selected by [Owner] [Consultant].
- .3 Exposed Metal Trim:
 - .1 Composition: Match to metal siding panel.
 - .2 Finish/Colour: Match to metal siding panel.
 - .3 Base Metal Thickness: 0.559 mm (24 gauge).
 - .4 Shapes: Base Trim, J Channel, Top J Channel Insert, Hidden Closure, Outside Corner, Inside Corner, Joiner J, Drip Cap, Window Batton, Open Outside Corner, Open Inside Corner, Bottom J Receiver, Snap-T Outside Corner, Two Piece J-Channel, Joiner J Insert, Snap-T Inside Corner, Two Piece Joiner J.
- .4 Soffit:
 - .1 Colour: [custom colour] [colour match to wall panel].
 - .2 Profile: flat sheet 'V' crimped for stiffness, vents preformed with elongated slits and small perforations. Vented 0.1 m² of opening for every 30 m² of building area.
 - .1 Pattern: plain surface.

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- .3 Thickness: Match to metal siding panel, 0.559 mm.
- .5 Fascia and exposed trim:
 - .1 Colour: [custom colour] [colour match to wall panel].
 - .2 Profile: [custom] [manufacturer's standard] as indicated.
 - .3 Pattern: [plain] [pattern] surface.
 - .4 Base Metal Thickness: 0.559 mm (24 gauge).
 - .5 Profile: flat sheet "V" crimped for stiffness, preformed with elongated slits and small perforations.

2.6 FASTENERS

- .1 Screws: ANSI B18.6.4. Purpose made [aluminum alloy] [stainless steel], [cadmium plated steel].

2.7 JOINT SEALANTS

- .1 Sealants: Section 07 92 00 – Joint Sealants.
- .2 Sealant: [one component acrylic to CGSB 19-GP-5M:
 - .1 [two component polysulphide to CAN/CGSB-19.24]
 - .2 [one component silicone to CAN/CGSB-19.18]
 - .3 [VOC content compliant with SCAQMD Rule #1168, June 2006].
- .3 Sealants: [].
 - .1 Test for acceptable VOC emissions in accordance with ASTM D2369 and ASTM D2832.

2.8 MEMBRANE

- .1 Membrane: Building paper, #15 asphalt felt to CSA A123.3.
- .2 Membrane: to CAN2-51.32, [single ply] [laminated] [spunbound olefin] type [coated] [impregnated] [as indicated].
 - .1 Acceptable Material: [Environmental Choice Certification Program ECP-69] [].

2.9 INSULATION

- .1 Refer to Section [07 21 13 – Board Insulation.]

2.10 FURRING

- .1 Sub-Girt:
 - .1 Galvanized steel to ASTM A653/A653M.
 - .2 Grade 230 with Z275 zinc coating.
 - .3 Minimum Thickness: 1.21 mm base metal thickness.

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- .2 Size/Shape: Custom, to accommodate insulation thickness.
- .3 Furring Channel:
 - .1 Galvanized steel to ASTM A653/A653M.
 - .2 Grade 230 with Z275 zinc coating.
 - .3 Minimum Thickness: 1.21 mm base metal thickness.
 - .4 Size/Shape: [Custom], [12.7mm] [18mm] [25 mm] depth, hat channel shape.

Part 3 Execution

3.1 MANUFACTURER'S INSTRUCTIONS

- .1 Compliance: comply with manufacturer's written data, including product technical bulletins, product catalogue installation instructions, product carton installation instructions, and data sheets.

3.2 EXAMINATION

- .1 Confirm acceptability of wall sheathing of soundness, measurement and flatness.
- .2 Verify that building framing members are ready to receive siding system.

3.3 PREPARATION

- .1 Protect siding surfaces with isolation coating from concrete, mortar, plaster or other cementitious surfaces.

3.4 CONTROL AND EXPANSION JOINTS

- .1 General: Form control or expansion over and in alignment with building control or expansion joints.
- .2 Install where and as indicated
- .3 Fabricate custom form joint assembly from same material as preformed metal siding.

Part 4 Execution

4.1 INSTALLATION - GENERAL

- .1 Install cladding in accordance with manufacturer's written instructions.

4.2 MEMBRANE INSTALLATION

- .1 Install membrane on exterior sheathing horizontally by [stapling] [nailing].
 - .1 Lap horizontal edges minimum 75 mm; vertical edges minimum 150 mm.

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- .2 Install two [single] [double] layer application.

4.3 SUB- GIRT INSTALLATION

- .1 Install Sub-girt:
 - .1 Install metal girts [horizontally] [vertically].
 - .2 Mechanically anchor furring to framing at [1200 mm] centers.

4.4 FURRING INSTALLATION

- .1 Install Furring:
 - .1 Install metal furring [horizontally] [vertically].
 - .2 Mechanically anchor furring to framing at [1200 mm] centers.

4.5 INSTALLATION

- .1 Install continuous starter strips, inside [and outside] corners, edgings, soffit, drip, cap, sill and window/door opening flashings as indicated.
- .2 Install control and expansion joints:
 - .1 Where indicated,
 - .2 Use stock or custom break-shape components to form joints
 - .3 Mechanical fasten to allow for joint movement.
 - .4 Fill joint with rod and sealant designed to meet the designed joint movement limits.
- .3 Install outside corners, fillers and closure strips with carefully formed and profiled work.
- .4 Install siding [and attachments] [sequentially] [from sill up], to manufacturer/fabricators written instructions.
- .5 Attach components to allow for thermal movement.
- .6 Install soffit and fascia cladding as indicated.
- .7 Maintain joints in exterior cladding, true to line, tight fitting, hairline joints.

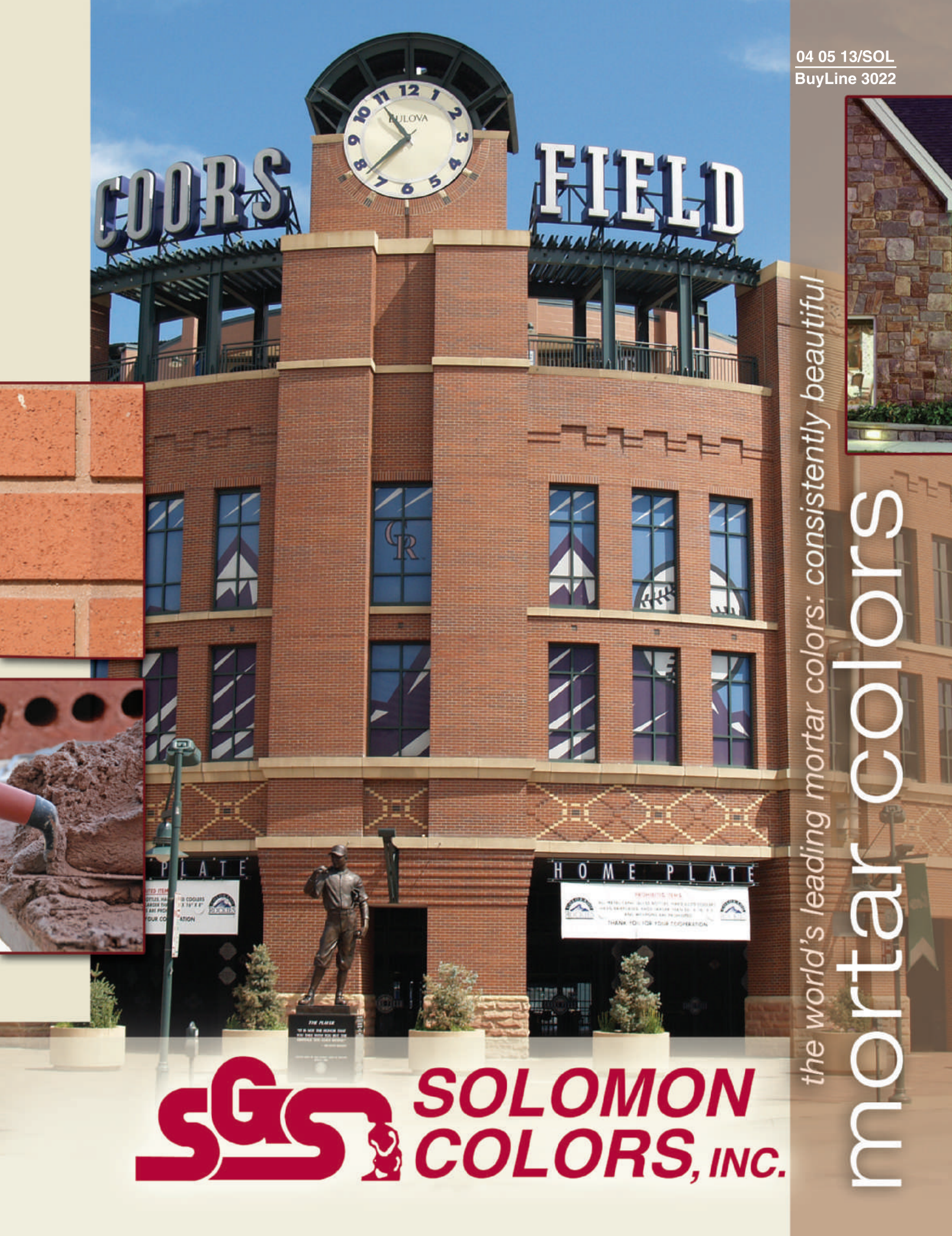
4.6 SEALANT INSTALLATION

- .1 Apply joint sealant at junctions with adjoining work with sealant. Do work in accordance with Section [07 92 00 - Joint Sealing].

4.7 CLEANING

- .1 Upon completion of installation, remove surplus materials, rubbish, tools and equipment barriers.
- .2 Wash interior and exterior surfaces with solution recommended by manufacturer.
- .3 Remove excess sealant as recommended by manufacturer.

END OF SECTION



the world's leading mortar colors: consistently beautiful

mortar colors

SGS **SOLOMON**
COLORS, INC.



CONCENTRATED MORTAR COLOR:

Easy To Use Colors For Uncompromising Specifiers

"A" Series Color

CONSISTENT

SGS Mortar Colors have set the standard for decades. Our innovative formulas, consistent coloring and depth of color choices enhance the beauty and value of brick, stone, and colored concrete block.

EASY

All mortar colors are shipped in proportioned packages, which have been accurately pre-weighed and measured, making work at the job site faster and easier. Each individual package is designated as one color unit. It doesn't get much easier.

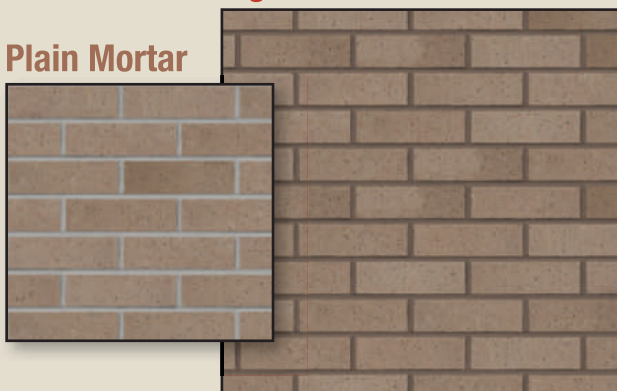
CREATIVE

The mortar colors shown are achieved by the addition of one color unit to one bag of prepared masonry cement or weight equivalent of portland and lime mortars. Shade variations can occur due to printing limitations, difference in local cements, sand, mix design and workmanship. (See Table back cover.)

	10A
	20A
	22A
	25A
	30A
	32A
	33A
	35A
	37A
	40A
	41A
	44A
	45A
	50A
	70A
	80A
	85A
	94A
	97A

Plain Mortar

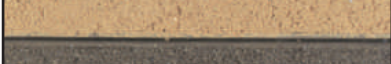
With SGS Mortar Color:
Light Buff



“H” Series Color

	10H
	20H
	22H
	25H
	30H
	32H
	33H
	35H
	37H
	40H
	41H
	44H
	45H
	50H
	70H
	80H
	85H
	94H
	97H

“X” Series Color

	10X
	20X
	22X
	25X
	30X
	32X
	33X
	35X
	37X
	40X
	41X
	44X
	45X
	50X
	70X
	80X
	85X
	94X
	97X



The 'USGBC Member Logo' is a trademark owned by the U.S. Green Building Council and is used by permission. The logo signifies only that Solomon Colors is a USGBC member; USGBC does not review, certify, or endorse the products or services offered by its members.



TECHNICAL SPECIFICATION DATA

Basic Use: Solomon Colors, Inc., SGS, Concentrated Mortar Colors are pure mineral pigments designed to be used with all cementitious material whether it may be type N, S, M or O strength masonry cement or portland and lime mixtures. The pre-measured unit concept of SGS colors provides uniform color control with the cost saving flexibility of utilizing local masonry and/or portland and lime cements to achieve the proper strength and mix design for brick, block, stucco or stone unit construction. Since 18-20% of the visual surface of the average brick wall is mortar, the proper selection and use of an appropriate mortar color will dramatically enhance the visual impact and beauty of the masonry wall.

Composition & Materials: SGS colors are products of pure natural and/or synthetic iron oxides which are finely milled (95 - 99% minus 325 mesh particle size) and blended under strict quality control procedures producing uniform and consistently strong tinting strength for maximum coloring power. Each SGS color exceeds the requirements set forth by ASTM C-979 "Pigments For Integrally Colored Concrete." SGS colors are inert, stable to atmospheric conditions, sunfast, weather resistant, alkali resistant, water insoluble, lime proof, non-bleeding natural and synthetic iron oxides free of deleterious fillers and extenders.

Specification Procedures: As detailed in the table, select the proper ASTM C-270 masonry mix design of Type N, S, M or O compressive strength for the masonry unit construction. Then, depending upon the masonry mix design, select the appropriate SGS color and specify the number of units to be added to the mortar mix.

Packaging: All SGS Concentrated Mortar Colors are packaged in sealed unit bags. The "A" Series contains 6, "H" Series 12 and "X" Series 18 color unit bags per case. Each case contains enough

color to lay approximately 900 ("A"), 1800 ("H") and 2700 ("X") standard size bricks respectively, using a 3/8" (9.5 mm) mortar joint. Each unit bag is clearly identified with color name, number, weight, plus complete mixing instructions.

Color Range: SGS offers a wide color spectrum with A, H and X Series Mortar Colors. This offers precise color tones that are needed to complement or accentuate the broad range of color shades found in brick, stone or colored block. Our Color Laboratory is available at no charge to match existing colored mortar, develop special color tones or to provide expert color assistance to solve your individual color needs.

Mixing Procedures: Mortar shall be mixed in a power mixer for a minimum of five (5) minutes or until a uniform color is obtained. Any change in proportioning the amount of color to cement and/or the type of cement, sand or water content can result in a variation of color tone in the finished work. DO NOT load the mixer beyond its recommended capacity. Overloading will reduce mixing efficiency. Request Solomon Colors, Inc. has Spec-Data Masonry Mortar 04060 data sheets for complete mixing instructions.

Availability: Solomon Colors, Inc. colors are readily available from stocks carried by an extensive network of building material dealers throughout the United States and Canada. Solomon Colors, Inc. dealers are also backed by reliable 24-hour factory services in processing and shipping of orders. Solomon Colors, Inc. has local sales representatives covering each state within the continental United States. For names of local dealers, distributors and sales representatives, contact Solomon Colors, Inc. has office in Springfield, IL at (217) 522-3112 or (800) 624-0261.

Cost: Retail costs for Solomon Colors, Inc. colors are established by stocking or distributing building material dealers. Costs are influenced by the individual color and color shade desired.

Limit Of Warranty & Liability: Solomon Colors, Inc. warrants their product conforms to the description and standards stated on the product packaging and specific product literature. If properly mixed and applied, Solomon Colors, Inc. warrants the Concentrated Mortar Color to be uniform, lime proof and sunfast. The exclusive remedy of the user or buyer and the limit of liability of this company shall be the purchase price paid by the user or buyer for the quantity of the SGS product involved.

Masonry Cleaning: In the event cleaning is required to remove masonry stains and efflorescence, the cleaning operation should be undertaken after the colored mortar has sufficiently cured, generally 7-14 days after the masonry installation. Avoid using hydrochloric (muriatic) acid. Use a commercially prepared "proprietary masonry cleaner" following the directions for the weakest solution recommended by the manufacturer. Request Solomon Colors, Inc. SpecData Masonry Mortar 04060 data sheets for complete cleaning instructions.

Samples: Color pigment samples are available for constructing job site mock-up panels. Contact your local Solomon Colors, Inc. building materials dealer, or Solomon Colors direct at: (217) 522-3112 or (800) 624-0261.

SGS Mortar Color Kit & Catalog: Samples of our standard mortar colors are available in convenient mortar color channels. Each channel is an actual representation of the color units mixed with either light gray prepared masonry cement or an equivalent portland and lime mix plus a light tan builders sand and water. The shown Mortar Color Kit and Architectural Products Binder contains complete specification and technical information covering the complete line of SGS mortar and cement colors. Available upon request.



World Headquarters:

4050 Color Plant Road
Springfield, IL 62702
Phone: 800-624-0261
Fax: 217-522-3145

West Coast Facility:

1251 West Durst Dr.
Rialto, CA 92376
Toll Free: 866-747-2656
Fax: 909-874-9444

ASTM C270 SPECIFICATION FOR MORTAR Unit Masonry C270 includes the following mortars:	Appropriate number of SGS Color Units to be added with mortar mix		
	"A" Series Color	"H" Series Color	"X" Series Color
Prepared masonry cements, ASTM C91, Types N, S, or M: One 70-80 lb (32-36 kg) bag masonry cement ASTM C91 Type 1: 3 cu ft (.08 m ³) sand, STM C144	One A Unit	One H Unit	One X Unit
Portland cement/lime mortars, Type N, 750 psi (5168 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; One 50 lb (23kg) bag hydrated lime, ASTM C207; 6 cu ft (.17 m ³) sand, ASTM C144	Two A Units	Two H Units	Two X Units
Portland cement/lime mortars, Type S, 1800 psi (12,400 kPa): Two 94 lb (43 kg) bags portland cement, ASTM C150; One 50 lb (23kg) bag hydrated lime, ASTM C207; 9 cu ft (.25 m ³) sand, ASTM C144; or	Three A Units	Three H Units	Three X Units
Portland cement/lime mortars, Type S, 1800 psi (12,400 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; Two 70 lb (32 kg) bags masonry cement Type 1, ASTM C91; 9 cu ft (.25 m ³) sand, ASTM C144	Three A Units	Three H Units	Three X Units
Portland cement/lime mortars, Type M, 2500 psi (17,225 kPa): Two 94 lb (43 kg) bags portland cement, ASTM C150; 25 lb (11 kg) hydrated lime, ASTM C207; 6 cu ft (.17 m ³) sand, ASTM C144; or	Three A Units	Three H Units	Three X Units
Portland cement/lime mortars, Type M, 2500 psi (17,225 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; One 70 lb (32 kg) bag masonry cement Type 1, ASTM C91; 6 cu ft (.17 m ³) sand, ASTM C144	Two A Units	Two H Units	Two X Units
Portland cement/lime mortars, Type O, 350 psi (2412 kPa): One 94 lb (43 kg) bag portland cement, ASTM C150; Two 50 lb (23 kg) bags hydrated lime, ASTM C207; 9 cu ft (.25 m ³) sand, ASTM C144	Three A Units	Three H Units	Three X Units

BRMS300 08-09



THREE PHASE PADMOUNT TRANSFORMERS

Short for "Tamper-proof, compartmentalized, liquid-filled, pad mounted transformer", all padmount designs feature fully enclosed tamper-proof terminal compartments and can be supplied with dead-front or live-front configuration, for loop or radial feed applications, with Type II mineral oil, or environmentally friendly and high flash-point Envirotemp™ FR3™.

All new Maddox padmount transformers are constructed of the highest quality materials and built in the US to heavy duty industrial standards, making them ideal for commercial and industrial applications such as data centers, solar step-up, manufacturing facilities, shopping centers, etc. Our padmounts are designed to the latest department of energy efficiency standards built and tested in accordance with industry standards including NEMA, ANSI C.57, DOE, and IEEE as applicable.

With thousands of new units in stock and ready-to-ship, and the manufacturing ability to produce almost any custom design, Maddox stands ready to meet your transformer need(s). Maddox stocks all standard configurations to match most common applications and deliver on short notice.

Transformers are available in the standard ratings and configurations shown or can be customized to meet any specific need.

Design

HV Bushing Config.:

- Dead front or live front
- Loop feed or radial feed

Fluid Options:

- Type II Mineral Oil
- Envirotemp™ FR3™

Standard Gauge/Accessory Package:

- Pressure relief valve
- Pressure vacuum gauge
- Liquid temp gauge
- Liquid level gauge
- Drain & sample valve
- Anodised aluminum nameplate
- Adjustment taps

Switch Options:

- 2 Position LBOR Switch
- 4 Position LBOR Switch (V-blade or T-blade)
- (3) 2 Position LBOR Switches

Fusing Options:

- Bayonets w/ isolation links
- Bayonets w/ ELSP

Construction:

- Burr-free, grain-oriented, silicon steel, 5-legged core
- Rectangular wound copper or aluminum windings
- Carbon reinforced or stainless steel tank
- Steel divider between HV and LV cabinets
- (4) Lifting lugs
- Penta-head captive bolt

Optional Design Features & Accessories:

- Gauges w/ Contacts
- External drain and sample valve
- Electro-static Shielding
- K-Factor Design K4, K13, K20
- Step-up Design
- Surge-Arresters

Available Ratings

Table 1. Typical Transformer Ratings

Sizes (kVA)	45, 75, 112.5, 150, 225, 300, 500, 750, 1000, 1500, 2000, 2500, 3000, 3750, 5000
Frequency	60 Hz or 50 Hz
Cooling Class	ONAN or KNAN
Temperature Rise	55°C, 65°C, 55/65°C, 75°C
Voltages	Available in Δ or Y configuration
600V	208
	240
	416
	480
	600
2.5kv – 5kv	2400
	4160
	4800
15kV	12000
	12470
	13200
	13800
25kV	14400
	20780
	21600
	22900
	24940
35kV	26400
	33000
	34500

Fig 1. Padmount Transformer Outline

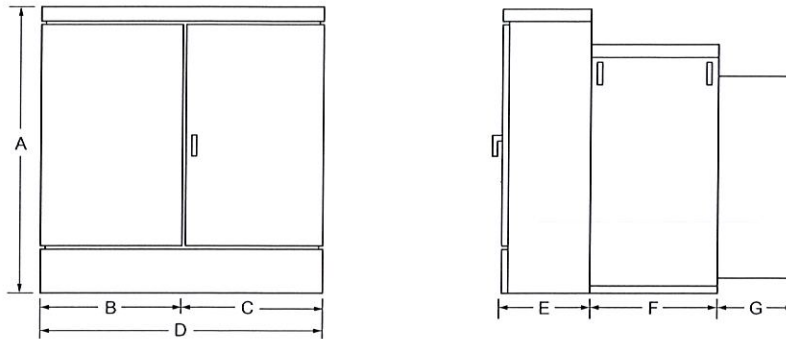


Table 2. Approximate Transformer Dimensions

kVA	A	B	C	D	E	F	G	Gallons	Weight (Lbs)
300	59"	29.5"	22"	51.5"	20.5"	24"	10"	196	4,056
500	59"	33"	26.5"	59.5"	24"	26.5"	10"	210	5,023
750	73"	36"	29"	65"	24"	26.5"	10"	358	7,664
1000	73"	36"	29"	65"	24"	27"	10"	354	8,530
1500	73"	36"	35.5"	71.5"	24"	33.5"	10"	410	10,782
2000	75"	39.5"	28"	67.5"	24"	35"	27"	433	12,490
2500	78"	39.5"	35.5"	75.5"	24"	37.5"	22.5"	545	14,246
3000	84"	30.5"	32"	62.5"	24"	37.5"	38"	550	14,014
3750	75"	50.5"	30"	80.5"	25.5"	42"	38"	730	17,785

Fig 2. Three Phase Maddox Padmount Transformer

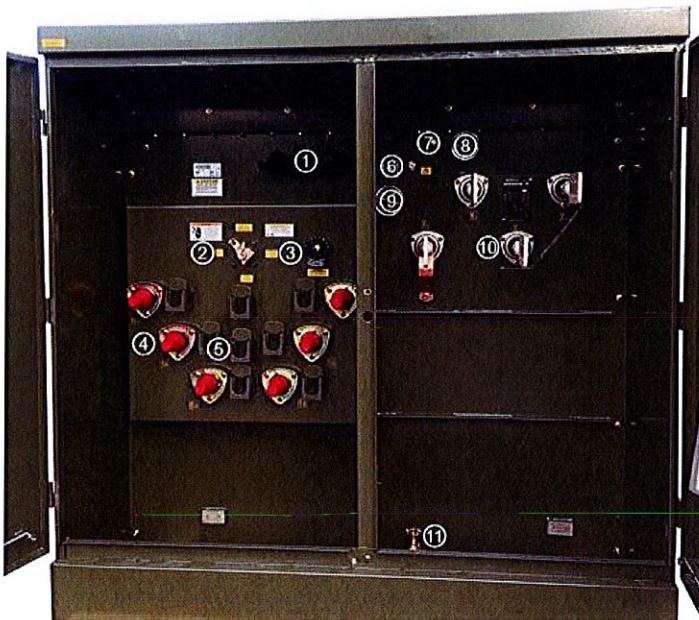
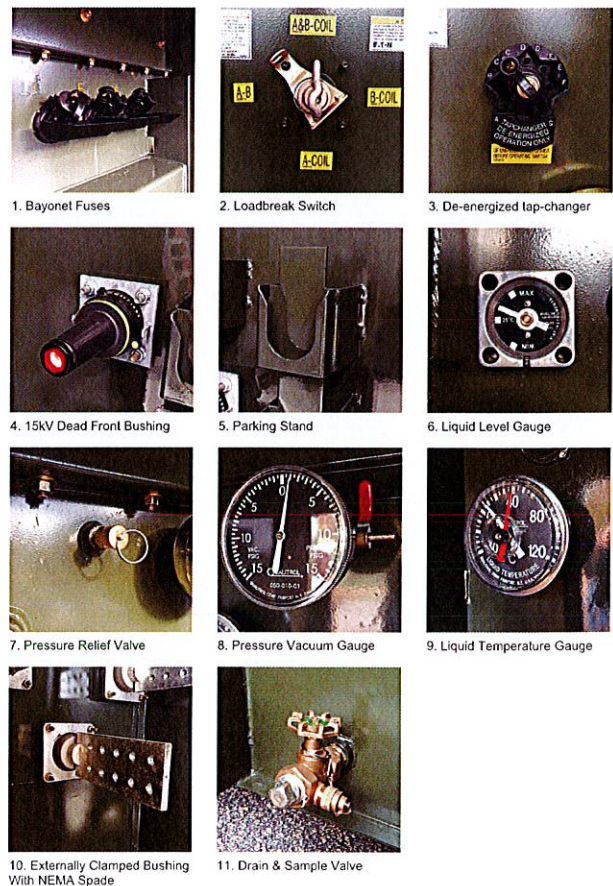


Table 3. Typical Accessory Package Above 300 kVA



STOREFRONT & ENTRANCES



TUBELITE®
DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

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Tubelite® has been in the business of fabricating and distributing architectural aluminum products for the glass and glazing industry since 1945. Storefront, entrance and curtainwall systems are available directly from Tubelite® and from a network of independent distributors. Tubelite's corporate office is located in Walker (Grand Rapids), Michigan, and our extrusion plant is in Reed City, Michigan. Fabrication, warehouse, and shipping operations are located in Walker, Michigan and Dallas, Texas. Tubelite also has remote sales offices in strategic geographic locations.

Our promise to you is quality in everything we do; fast, reliable and consistent delivery; and responsible, courteous service with a personal touch.

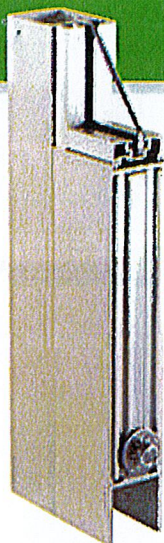
TUBELITE®

DEPENDABLE

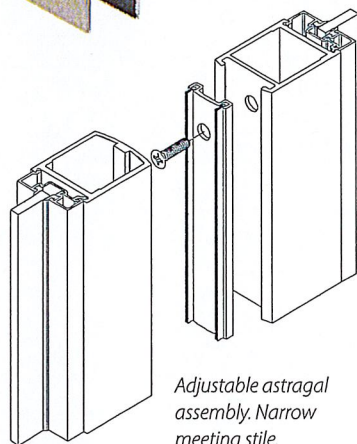
LEADERS IN ECO-EFFICIENT STOREFRONT,
CURTAINWALL AND ENTRANCE SYSTEMS

800-866-2227 / www.tubeliteinc.com

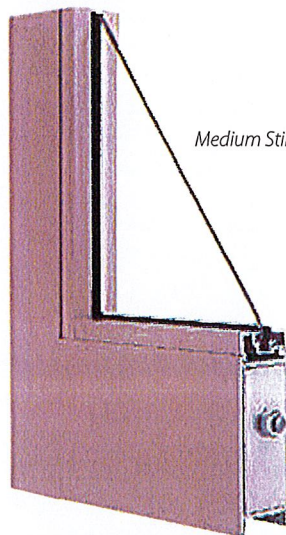




*Standard Narrow Stile
1-3/4" x 2-1/8" Door with
10" Bottom Rail; 0A Clear
Anodized Finish; 1/4" Glass*



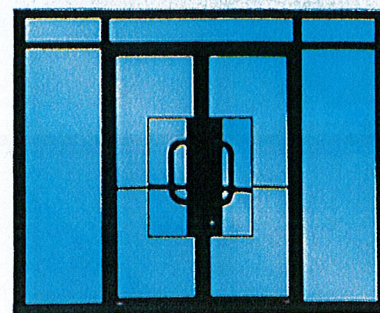
*Adjustable astragal
assembly. Narrow
meeting stile.*



Medium Stile Entrance

Standard Narrow Stile Entrances

Our Standard Narrow Stile Entrances are designed for light-to-moderate use in commercial applications. Standard Narrow Stile has 2-1/8" vertical stiles and top rail, and 4" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor. Stock doors and frames are anodized with clear or dark bronze finishes, and readily available for quick delivery.



Standard Medium Stile Entrances

Our Standard Medium Entrances are designed for moderate to heavy use in commercial applications. Standard Medium Stile has 4" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance. The smooth design of Tubelite's door hardware features a convenient pull handle and push bar with lock location 36" above the finished floor.

Standard Wide Stile Entrances

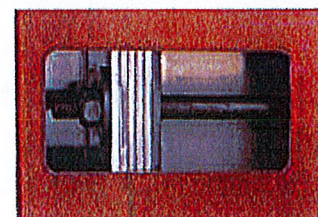
Our Stand Wide Stile Entrances are designed for moderate to heavy use in commercial applications. Standard Medium Stile has 5" vertical stiles and top rail, and 6-1/2" bottom rail – optional up to 10" for ADA compliance. The additional width of Medium and Wide stile doors provides greater durability, and allows application of a wider variety of operating hardware.

WE LISTEN

Members of our management staff personally visit our glazing contractor clients regularly. We learn what works and what doesn't — from their perspective, not ours. The result is solutions that work — solutions tailored for the field — so jobs get done right the first time.

Durable Tie-Rod Construction

The strength and flexibility of steel tie-rod construction is what holds it all together and makes our doors endure. Tie-rod assembly is as durable as welded corner construction, but superior in many ways. Tubelite doors can be modified, disassembled or resized right in the field. No other door offers you this much strength and flexibility.

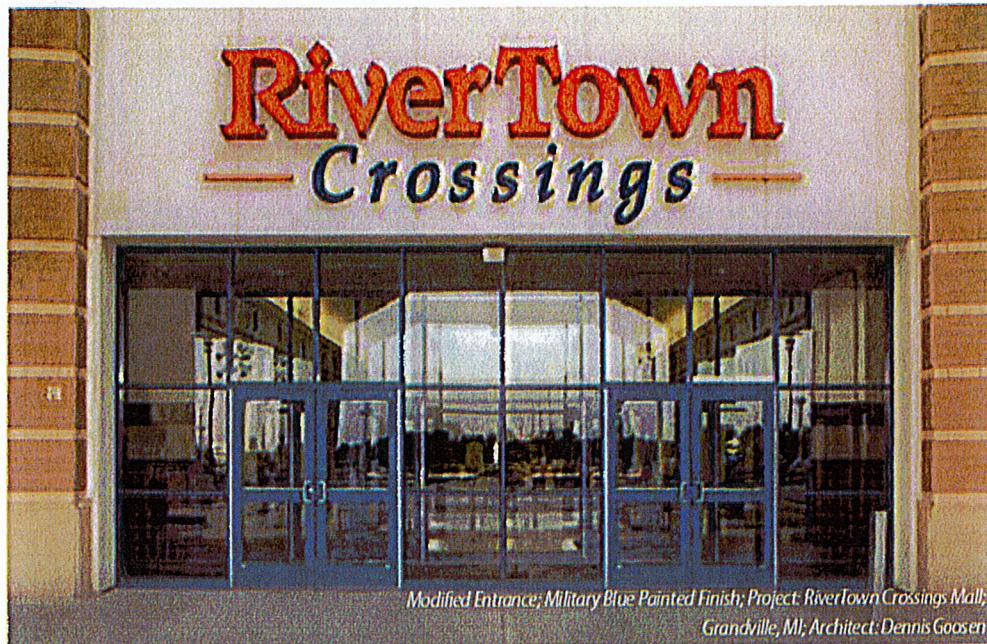


Note: Dimensions do not include 1/2" glass stops.

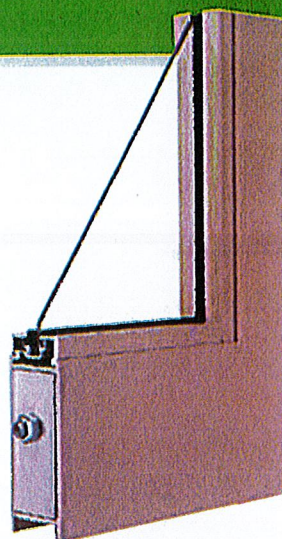
Standard Entrance Series	Narrow Stile	Medium Stile	Wide Stile
Application	Offices, Strip Centers	Retail Stores	Public Buildings
Traffic	Light to Moderate	Moderate to Heavy	Heavy
Vertical Stile 1-3/4" x	2-1/8"	4"	5"
Top Rail 1-3/4" x	2-1/8"	4"	5"
Bottom Rail 1-3/4" x	4" (opt. up to 10")	6-1/2" (opt. up to 10")	6-1/2" (opt. up to 10")

Modified Entrances

Narrow, Medium and Wide Stile Doors can be anodized or painted in any of our standard finishes plus an infinite number of blendable standard and custom colors. A wide variety of specialized hardware can be applied, including butt hinges, offset or center pivots, push bars, pull handles, locks and cylinders. The simple addition of a snap-in glazing pocket in the doorframe allows you to easily incorporate sidelights. Horizontal or vertical mid-rails are available in widths from 1/2" to 10".



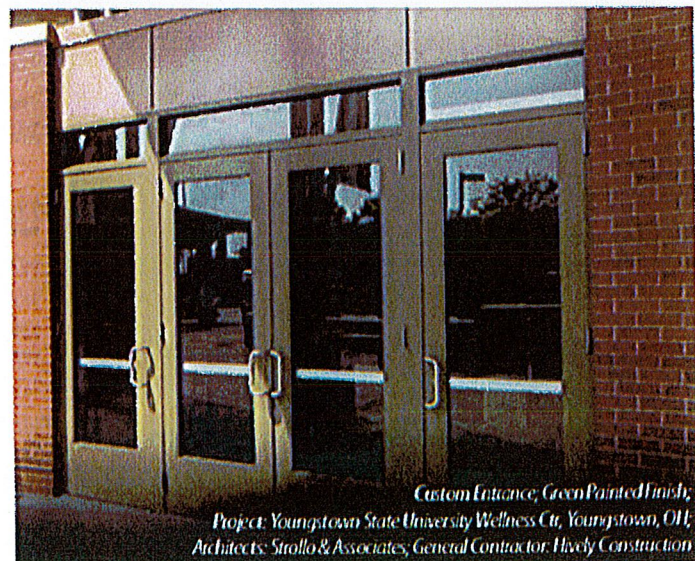
Modified Entrance; Military Blue Painted Finish; Project: RiverTown Crossings Mall; Grandville, MI; Architect: Dennis Goosen



*Modified Narrow Stile
1-3/4" x 2-1/8" Door with
4" Bottom Rail; BP Beige
Painted Finish, 1/4" Glass*

Custom Entrances

Automation, Speed, Accuracy, and Flexibility. Delivered at a Competitive Price! Tubelite custom entrances deliver a winning combination of expertise with special door hardware and superior quality craftsmanship and materials time after time. You can rely on our experience, close relationships with hardware suppliers, and state-of-the-art manufacturing to provide the best lead-time in the industry.



*Custom Entrance; Green Painted Finish;
Project: Youngstown State University Wellness Ctr, Youngstown, OH;
Architects: Strollo & Associates; General Contractor: Hively Construction*



Custom Entrance; Finish: Medium Bronze Anod; Project: The Cheesecake Factory; Columbus, OH; Architect: Architects Design Collaborative

Our product knowledge is your assurance that the order will be correct whether Tubelite fabricates to a template or installs the door hardware.

- Have the doors prepped only and apply the hardware yourself.
- Order the door hardware yourself and have us apply it.
- Let Tubelite do it all!

Monumental Entrances

Designed to withstand heavy use in high-traffic areas, Tubelite's Monumental Doors feature a section depth of 2" and minimum wall thickness of 3/16", increased at critical points to 1/4" for added strength. Available in Narrow Stile 3", Medium Stile 4-1/2" and Wide Stile 6" models; top rails in 3-1/2", 4-1/2" and 6" heights; and bottom rails in 6" or optional 10" heights for ADA compliance. Sight lines complement the bold features of institutional applications and heavy-duty hardware. Framing may be reinforced with steel and used with a continuous hinge for maximum strength and dependability.



Monumental Entrance, Finish: Clear Ano; Project: Mansfield ISD Center Performing Arts, Mansfield, TX; Architect: Huckabee

Note: Dimensions do not include 1/2" glass stops.

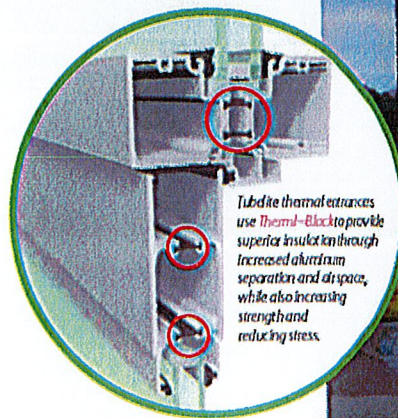
Monumental Doors	Narrow Stile	Medium Stile	Wide Stile
Application	Schools, universities, hospitals, offices		
Traffic	Heavy		
Vertical Stile 2" x	3"	4-1/2"	6"
Top Rail 2" x	3-1/3"	4-1/2"	6"
Bottom Rail 2" x	6" (opt. up to 10")	6" (opt. up to 10")	6" (opt. up to 10")

ThermI=Block Entrances

ThermI=Block
HIGH-PERFORMANCE THERMAL FRAMING

Tubelite ThermI=Block Entrances are designed using the same durable components as our Standard Entrances for outstanding craftsmanship and strength, with the additional benefit of strut thermal barriers for enhanced thermal performance. Door stiles are available in Medium Stile 4" and Wide Stile 5" models; top rails in 4" and 5" heights; and bottom in 10" height for ADA compliance. Snap-in thermally broken vertical frame closures easily accommodate addition of sidelites and incorporation with thermal storefront framing.

ThermI=Block Entrances are furnished with mortised butt hinges, offset pivots or continuous hinges as specified. Standard deadbolt locks, and concealed vertical rod or rim panic exit devices also may be selected. Standard pull handles have been designed for ADA access and have matching push bars.



Tubelite thermal entrances use ThermI=Block to provide superior insulation through increased aluminum separation and airspace, while also increasing strength and reducing stress.



ThermI=Block Thermal Entrances, ChoiceOne Bank, Newaygo MI

14000 Series

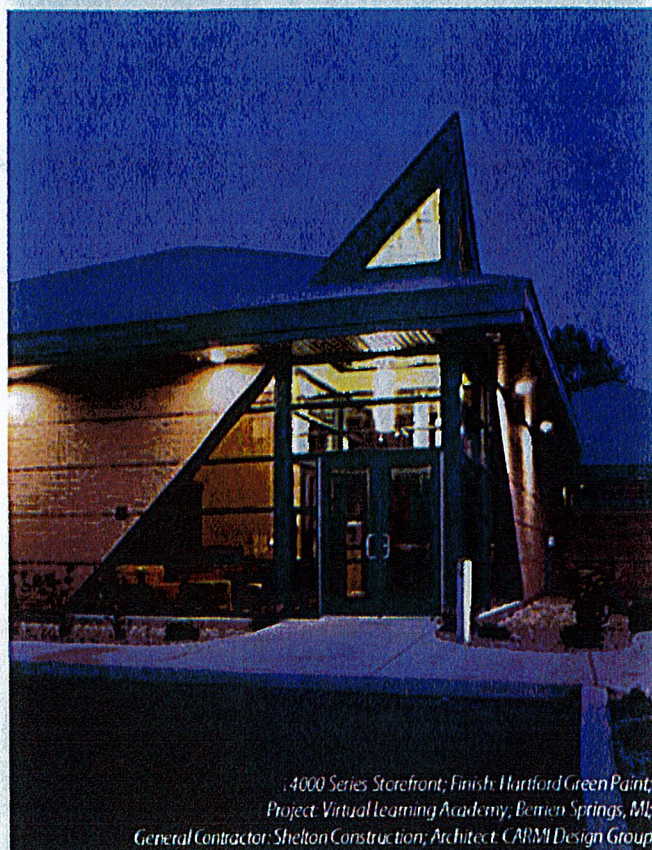
For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard non-thermal and thermal members with 2" x 4-1/2" profiles and a 1/2" bite for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery, and framing is compatible with Tubelite Narrow, Medium and Wide Style Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.

THE SOLUTION

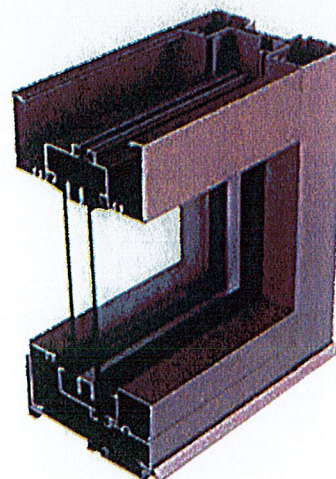
Our goal is simple — to be the most dependable supplier in the architectural aluminum industry. This means quality products; fast, reliable delivery; and ease of fabrication and installation. Tubelite has built its business around this goal.



14000 Series Storefront; Finish: Hartford Green Paint;
Project: Virtual Learning Academy, Benien Springs, MI;
General Contractor: Shelton Construction; Architect: CARMI Design Group



14000 Series Storefront; Finish: Dark Bronze Anodized; Project: Wendy's;
Cemetery Road, Hilliard, OH; Architect: In-House



14000 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:
2"	4-1/2"	1" std (1/8" - 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF - Static 10 PSF - Dynamic	30 PSF - Design 45 PSF - Overload	Slot - 0.39 P&D - 0.33	Slot - Frame 54 Glass 61 P&D - Frame 62 Glass 68	STC 32 OITC 26

14000 I/O Series

Glass or panels can be positioned to the inboard (I) or outboard (O) side of the 4-1/2" depth frame to achieve the look you imagine. Typical glass thickness is 1", and can be installed from the outside or inside of the building. Special glazing pocket reducers allow the use of 1/4" infill thicknesses, too.

14000 I/O Series Multiplane Storefront Framing thermal barrier insulates exterior surfaces from the interior to minimize temperature transfer. This provides industry accepted performance for condensation resistance and energy performance.

Using the same design, assembly, and accessories as the 14000 center glazed system allows combining inboard, outboard and center planes of glass in the same elevation with the same great performance.



14000 I/O Series Storefront, Project: Sandy Commerce Park, Sandy, UT; Architect: Babcock Design; General Contractor: Jacobsen Construction

14000 I/O Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" multiplane outside or inside flush glazed storefront.

Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:
2"	4-1/2"	1" std (1/8" - 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	10 PSF - Inside Plane 12 PSF - Outside Plane	30 PSF - Design 45 PSF - Overload	Inside - 0.33 Outside - 0.35	Inside - Frame 52 Glass 61 Outside - frame 67 Glass 69	STC 32 OTC 26

T24650/E24650 Series

A new look for a timeless design. T24650 Series Storefront Framing has the same design, assembly and accessories as the 14000 center glazed system's 2" face with a 6-1/2" depth. This additional 2" depth on the interior side of the frame provides greater structural properties and allows taller first floor openings. The wider profile also cuts a distinctive image for a storefront that stands out from the crowd.

T24650 Series provides industry-accepted performance for CRF (condensation resistance) and U_c (conduction), using the same thermal barrier as the 14000 and 14000 I/O systems.



T24650 Series Storefront, Finish: 0A Clear Anodized; Project: IH Gregg Easton; Columbus, OH; Architect: Herschman; General Contractor: Coma Kokosing

T24650 Series Product Specifications

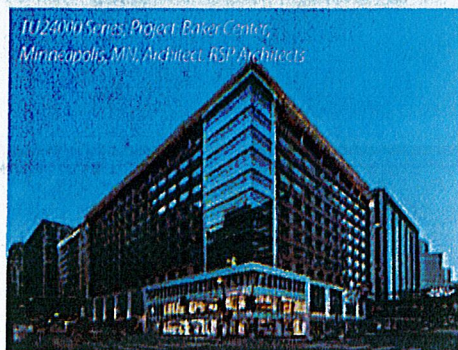
See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Medium-Rise storefront, front set glass, outside glazed.

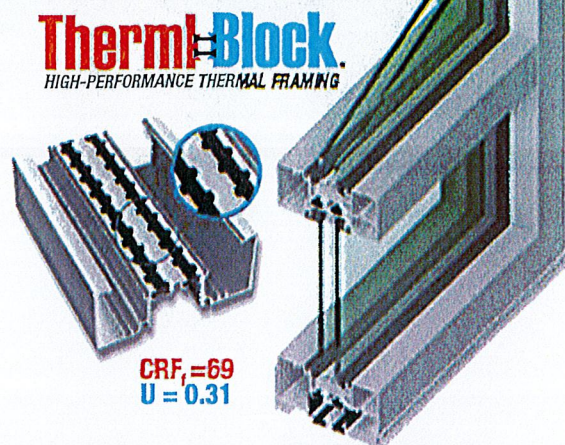
Description: 2" x 6-1/2" outside or inside flush glazed storefront.

Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:	Outside HVHZ Approved:
2"	6-1/2"	1" std.	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF - Static 12 PSF - Dynamic	30 PSF - Design 45 PSF - Overload	0.35	Frame 72 Glass 72	31 STC 25 OTC	YES FLI 20393.1

Thermal TU24000 Series



Tubelite's most popular thermally broken storefront line has been expanded and enhanced with an additional P&D thermal break. The TU24000 Series has the same 2" x 4-1/2" profile as the T14000 system, and offers standard screw-spline or shear block connections.



The dual thermal break improves U-Factor by 16% and increases CRF by 30% over a single P&D pocket when using the same size and type of insulated glass. Azon's Lancer® mechanical lock provides long-term resistance to shrinkage of the polyurethane barrier. Glass is centered in the 4-1/2" system depth for a pleasing reveal on the exterior and interior sides of the frame. Seven anodized finishes and 20 standard paint color are available to complement any project with warranted protection, as well as street appeal.

TU24000 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low and mid-rise commercial buildings requiring high energy and condensation resistance performance.

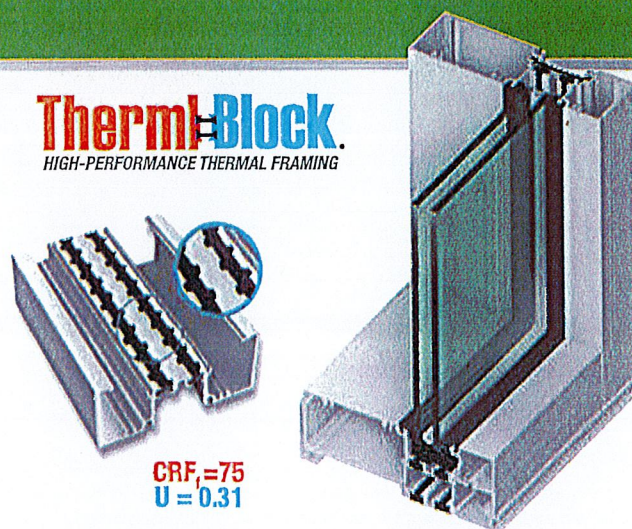
Description: 2" x 4-1/2" dual thermal barrier center set storefront system, screw spline or shear block connections, exterior or interior glazed.

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:	Acoustic:
2"	4-1/2"	1" std. (1/8" to 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF – Static 12 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	0.31	Frame 69 Glass 68	37 STC 31 OITC

Thermal TU24650 Series

Tubelite's dual thermally broken storefront line has been expanded and enhanced with the addition of TU24650 Series 2" x 6-1/2".

The dual thermal break decreases U-Factors and increases CRF over a single P&D pocket when using the same size and type of insulated glass. Azon's Lancer® mechanical lock provides long-term resistance to shrinkage of the polyurethane barrier. The glass plane matches that of our 4-1/2" system depth for a pleasing reveal on the exterior and interior sides of the frame. Seven anodized finishes and 20 standard paint color are available on this storefront framing system to complement any project with warranted protection, as well as street appeal.



TU24650 Series Product Specifications

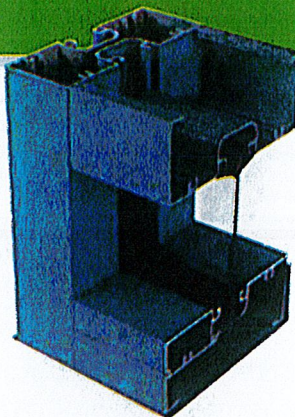
See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low-Rise storefront, center set glass, inside/outside glazed.

Face Width:	Overall Depths:	Glass Thickness:	Air Infiltration:	Dynamic Water:	Structural:	U-Value:	CRF:	Acoustic:	Outside HVHZ Approved:
2"	6-1/2"	1" std.	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF	30 PSF – Design 45 PSF – Overload	0.32	Frame 75 Glass 70	31 STC 25 OITC	YES FL# 20393.1

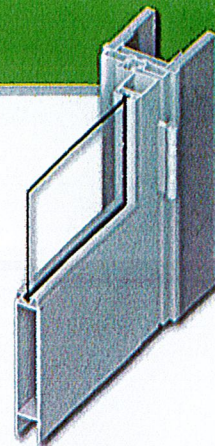
4500 Series

Our 4500 Series Storefront framing is ideal for a wide variety of interior or low-rise exterior applications. Profiles of 1-3/4" x 4-1/2" are designed for 1/4" to 3/8" exterior glazing, and can be assembled by screw spline or clip joinery. The roll-in gasket is easy to install at the interior and exterior of the glass. The 1-3/4" framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.



INT45

INT45 Interior Flush Glaze Framing allows easy incorporation of standard aluminum storefront with metal stud and drywall systems commonly used in commercial office and retail space. Multiple adapters are available in configurations for installing the aluminum frames either before or after the drywall, completely covering the end of the stud wall. Installation is simple and fast with perimeter trim members that are pre applied on one side of the frame opening.



Standard swing doors and frames provide a complete system and come in 7 anodized and 20 standard painted finishes. Gaskets for glass thicknesses from 1/4" to 1/2" are available in Black or Grey as desired. There is also an option for use of recycled aluminum on the storefront members [excludes doors and door frames].

4500 Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low and mid-rise commercial buildings including retail, office, healthcare, schools, etc.

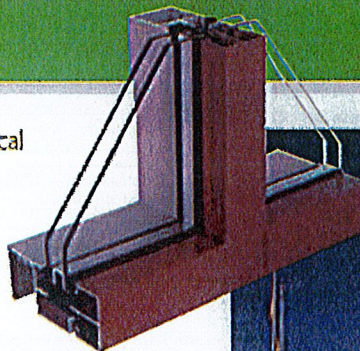
Description: 1-3/4" x 4-1/2" center set, screw spline or shear block construction non thermal storefront field glazed, shear block construction storefront.

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	Acoustic:
1-3/4"	4-1/2"	1/4" std. (3/16" to 3/8")	0.06 CFM/ft ² @ 6.24 PSF	12 PSF - Static 12 PSF - Dynamic	30 PSF - Design 45 PSF - Overload	28 STC 27 OTC

VersaTherm™ Framing

VersaTherm™ Storefront Framing is our most versatile and economical storefront framing system. The flexible design allows for on-site fabrication in applications ranging from punched openings to mall fronts. VersaTherm is available in a large selection of profiles. Snap-on covers and backmembers, available in a variety of colors, allow for contrasting interior and exterior finishes. Finish options and glass positioning from frame exterior to center meet a wide range of aesthetic requirements.

Snap-on covers and back members are "locked" together by a unique thermal barrier clip. This clip ensures that interior and exterior metal members remain separate while firmly connected, virtually eliminating the transference of frost and condensation. High-performance verticals and compatibility with Tubelite stock doors create a complete and truly versatile system.



VersaTherm™ Series Product Specifications

See Tubelite's Test Reports for mock up sizes and test conditions.

Application: Low and mid-rise commercial buildings including retail, office, healthcare, schools, etc.

Description: 1-3/4" x (3-1/2" to 6-5/8") field glazed, shear block - screw spline storefront.

Face Width:	Overall Depths:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	U-Value:	CRF:
1-3/4"	3-1/2" to 6-5/8"	1" std. (1/4")	0.06 CFM/ft ² L2 @ 6.24 PSF	12 - Static	40 PSF - Design	0.36	Frame 64 Glass 55

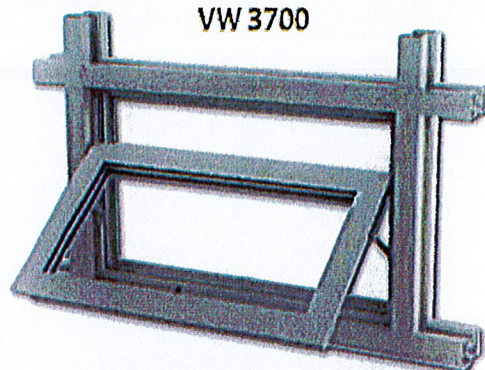
3700 Windows

Let fresh air into the building through a storefront or curtainwall. 3700 Series windows can be easily incorporated with Tubelite's other framing systems. Special glazing pocket adapters make installation a breeze.

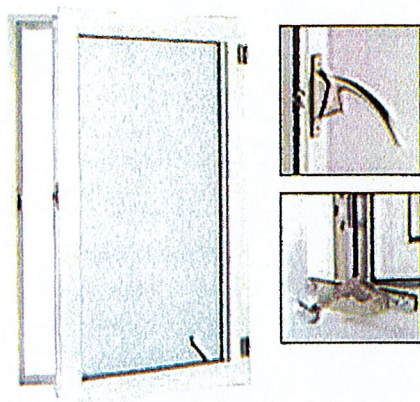
These Curtainwall rated windows have a frame depth of 2" with a maximum size of 3'0" x 5'0" and mitred corners epoxied and crimped on an "L" shaped clip.

Standard and concealed project-out vent design, and casement options are available. The concealed vent design is virtually invisible from the outside of the building, with no visible frame. Screens are also available with frames finished to match the window.

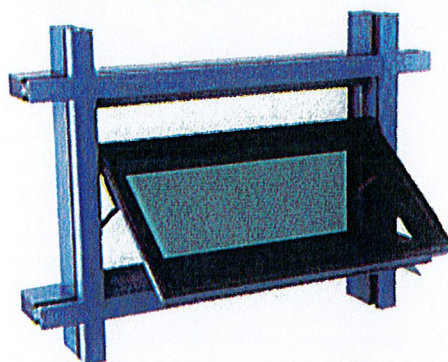
VW 3700



CW 3700

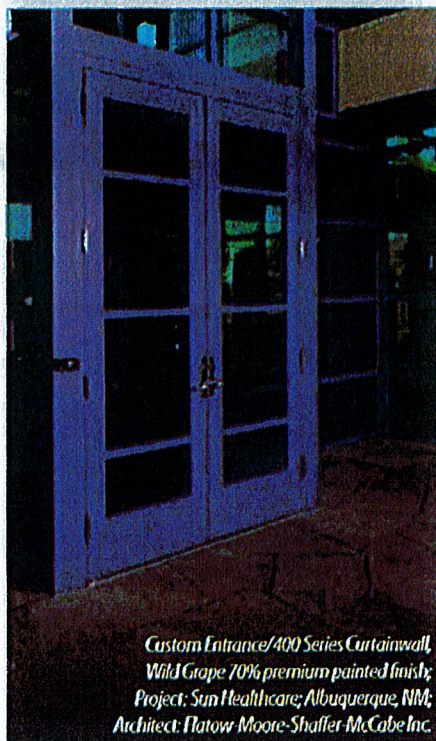


CVW 3700



3700 Series Windows	VW3700	CVW3700	CW3700
Application	Conventional Frame	Concealed Vent	Casement Type
Frame Joints	Screw-spline	Screw-spline	Screw-spline
Window Joints	Mitered, 2 Corner Keys, Lanced Stake & Silicone	Mitered, 2 Corner Keys, Lanced Stake & Silicone	Mitered, 2 Corner Keys, Lanced Stake & Silicone
Glass Thickness	1/4" & 1"	1"	1/4" & 1"
Face Width	2-3/8"	-	2-3/8"
Frame Depth	2"	3-1/2"	2"
Hardware	4-bar hinges, Cam lock	4-bar hinges, Cam lock	Butt hinges, Cam lock, optional roto operator, 2-point egress lock, opening restrictor, egress pull-ring
Air Infiltration	0.10CFM/Ft.2 @ 6.24 PSF	0.10CFM/Ft.2 @ 6.24 PSF	0.10CFM/Ft.2 @ 6.24 PSF
Static Water	12 PSF	12 PSF	12 PSF
AAMA/WDMA/CSA 101 I.5.2/A440-08, NAFS Testing	CLASS CW-PG75 (60X36)-AP	CLASS CW-PG75 (61X38)-AP	CLASS CW-PG60 (36X60)-AP
Life Cycle Tested	2500 Cycles	2500 Cycles	2500 Cycles
CRF (AAMA 1503-2010)	56, / 67 _c	51, / 64 _c	59, / 68 _c
U-Factor	0.47	0.56	0.46
Florida Approval (Non-Impact)	FL15420	FL15420	FL15421

Finishes - Painted and Anodized



Custom Entrance/400 Series Curtainwall,
Wild Grape 70% premium painted finish;
Project: Sun Healthcare; Albuquerque, NM;
Architect: Ratow Moore-Shaffer-McCabe Inc.

In addition to our standard Clear and Bronze anodized, and White painted colors, we offer five more anodized finishes and nineteen more standard painted colors. Blended standard and custom colors are also available, providing you with an infinite variety. More than a palette of pretty colors, our finishes are tough and backed by some of the best warranties in the industry.

See Tubelite's Standard Finish Color Guide for detailed information on the exceptional performance, integrity and weatherability of our durable anodized finishes. This guide also gives specifications for color retention, erosion resistance and gloss retention of our high-quality, painted finishes.



AAMA 2605 10 YEAR FINISH WARRANTY

70% Kynar premium painted finishes are guaranteed for 10 years against fading, chalking, and gloss reduction.

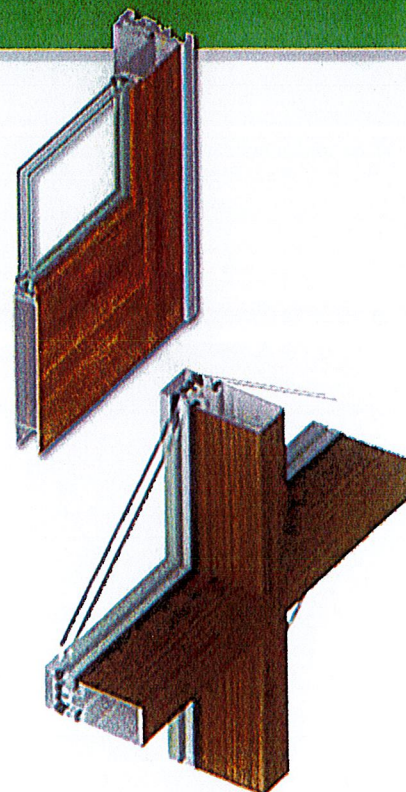
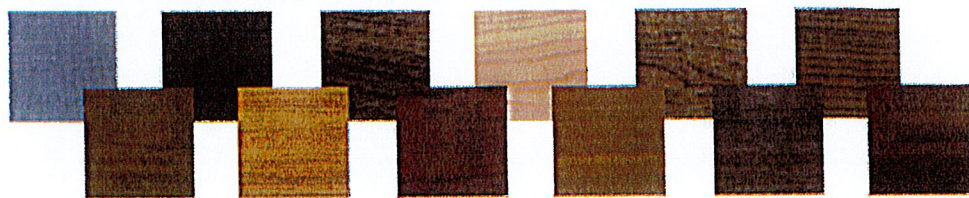
Finishes - Wood Grain

When your design requires more than a stock color, our wood grain textures are ready to dazzle. Wood Grain Finishes by Tubelite have the look and feel of natural wood with the durability and recyclability of aluminum. No more refinishing due to salt, dirt and UV exposure. Our Wood Grain finishes are designed for the toughest environment and clean easily with mild soap and water.

Wood Grain Finishes by Tubelite can be applied to the interior and exterior of Tubelite's storefront, entrance, curtainwall, sunshade and light shelf devices. Practically everything we manufacture in the Tubelite family of products.

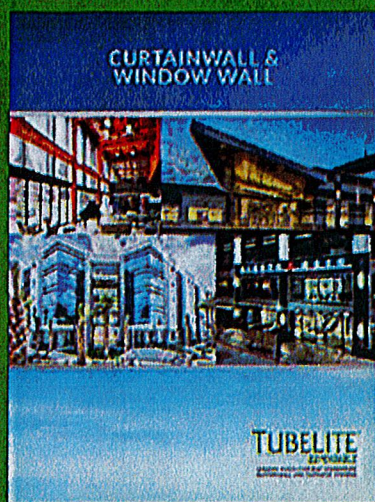
Tubelite offers the look and feel of natural wood with 12 Wood Grain Finishes. These finishes are backed by up to a 5 year warranty.

* Finishes may vary in tone and color within the same wood grain.



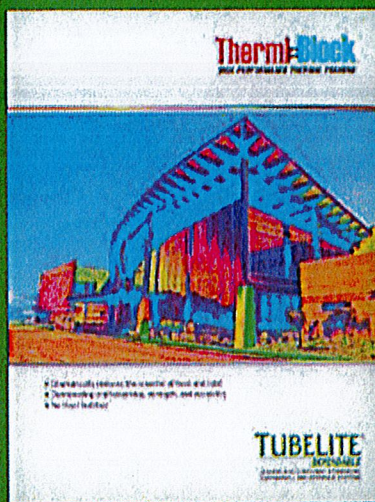
Visit www.tubeliteinc.com/finishes for all the latest finishes.

Visit us online to download other Tubelite literature at www.tubeliteinc.com/product-brochures.



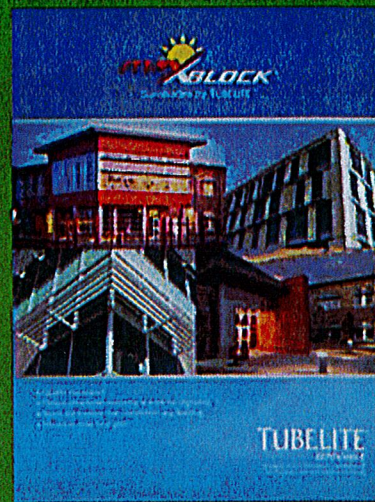
Curtainwall & Window Wall Product Brochure

This brochure contains our 400 Series Curtainwall, 200 Series Curtainwall, 900RW Series Thermal Ribbon Window, TerraPorte 7600 Terrace Door, Phantom 5000 Zero Sight Line Windows and Finishes.



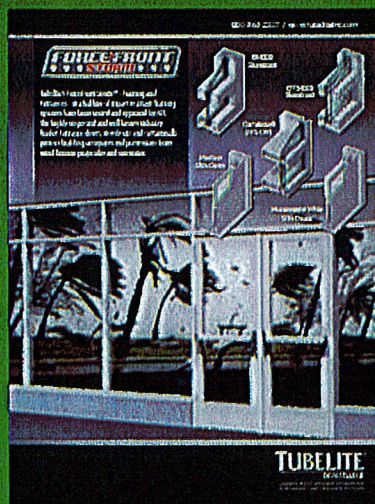
High Performance Thermal Framing

Tubelite Thermal-Block – is a full line of high performance thermal framing that provides superior insulation through improved thermal breaks and air baffles, while also providing for structural and aesthetic requirements.



MaxBlock® Sunshades

MaxBlock brochure includes Tubelite's three sun shade designs, Airfoil, "Z" Blade and Tubular, along with highlighting the benefits of these sun shades.



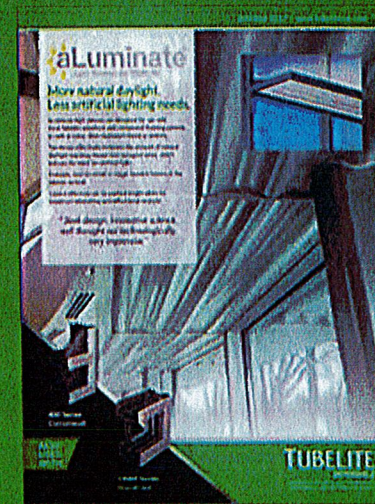
ForceFront Storm® – Framing and Entrances

ForceFront Storm® – Framing and Entrances – is a full line of impact resistant framing systems have been tested and approved by ATI, the highly respected and well known industry leader.



ForceFront Blast® – Framing and Entrances

ForceFront Blast® – Framing and Entrances – pressure bar curtainwall framing and wide stile monumental doors are designed for compliance with ASTM, GSA ISC and DoD requirements.



aLuminate® Light Shelves

aLuminate light shelves are designed for use with most Tubelite storefront and curtainwall framing systems, as well as many other aluminum framing systems.

TUBELITE®

DEPENDABLE

LEADERS IN ECO-EFFICIENT STOREFRONT, CURTAINWALL AND ENTRANCE SYSTEMS

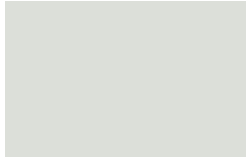
031419

3056 Walker Ridge Dr. NW, Ste. G, Walker, MI 49544

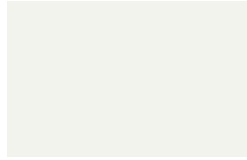


UNA-CLAD™ METAL

COLOR SELECTION



Stone White



Bone White



Almond



Sandstone



Sierra Tan



Slate Gray



Aged Zinc*



Cityscape



Charcoal Gray



Matte Black



Mansard Brown



Burnished Slate*®



Medium Bronze



Dark Bronze



Extra Dark Bronze



Brandywine



Regal Red



Colonial Red



Terra Cotta



Hartford Green



Award Blue*®



Regal Blue



Sky Blue



Electric Blue*®



Teal



Sherwood Green



Dark Ivy



Patina Green



Helmlock Green



Tropical Patina



Vintage*®



Silver Metallic*®



Classic Copper*®



Champagne Metallic*®

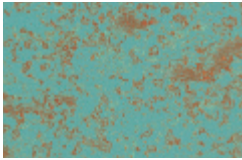
Colors shown are as close to actual painted steel as allowed by the printing process.
For finish warranty information and actual metal samples, please contact your local Sales Rep.
SRI numbers available by request.
* = Denotes premium color.
@ = Due to the unique nature of the product, color may vary slightly from batch to batch.
Batches should not be mixed on projects.



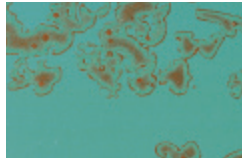
UNA-CLAD™ METAL

PREMIUM PATTERNS

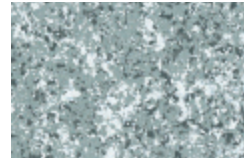
STOCK PATTERN COLORS



Antique Copper



Natural Antique Copper



Weathered Zinc



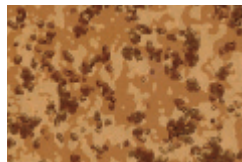
Natural Rust

NON-STOCK PATTERN COLORS

Contact your local Sales Rep for availability.



Burnt Rust



Ponderosa Rust



Sedona Rust



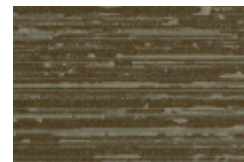
Tamarack Rust



Rustic Copper



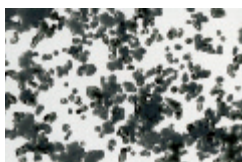
Timeless Silver



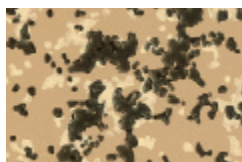
Timeless Bronze



Timeless Copper



Arctic CAMO



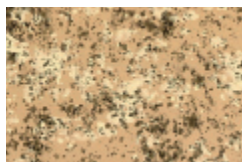
Desert CAMO



Marshland CAMO



Woodland CAMO



Sand Dune



Driftwood



Pine



Red Cedar

Colors shown are as close to actual painted steel as allowed by the printing process.
Contact your local Sales Rep for actual metal samples.

Due to the unique nature of the product, color may vary slightly from batch to batch.
Batches should not be mixed on projects.
SRI numbers available by request.



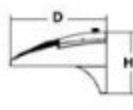
D-Series Size 1 LED Wall Luminaire



d¹series

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		



Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Catalog
Number

Notes

Type

1st floor: See key of fixture over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ¹	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ¹	Shipped installed PE Photoelectric cell, button type ⁴ DWG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' range ¹² PIRH 180° motion/ambient light sensor, 15-30' range ¹² PIR1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft ¹² PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft ¹² ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ¹³
	20C 20 LEDs (two engines) ¹	530 530 mA	40K 4000 K	T2M Type II Medium	120 ¹		
		700 700 mA	50K 5000 K	T3S Type III Short	208 ¹		
		1000 1000 mA (1 A) ¹	AMBPC Amber phosphor converted	T3M Type III Medium	240 ¹		
				T4M Type IV Medium	277 ¹		
				TFTM Forward Throw Medium	347 ^{1,4}		
					480 ^{1,4}		
Other Options				Finish (optional)			
Shipped installed				Shipped separately¹¹			
SF	Single fuse (120, 277 or 347V) ^{1,11}	BSW	Bird-deterrent spikes	DOBXD	Dark bronze	DSSXD	Sandstone
DF	Double fuse (208, 240 or 480V) ^{1,11}	WG	Wire guard	DBLXD	Black	DOBTXD	Textured dark bronze
HS	House-side shield ¹¹	VG	Vandal guard	DNAXD	Natural aluminum	DBLXD	Textured black
SPD	Separate surge protection ¹²	DDL	Diffused drop lens	DWAXD	White	DNATXD	Textured natural aluminum

Accessories

Ordered and shipped separately.

DSXW1	House-side shield (one per light engine)
DSXW1U	Bird-deterrent spikes
DSXW1WG	Wire guard accessory
DSXW1VG	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.



PLACER LED

12V LED16



Specifications

D:	See Page 3
W:	See Page 3
H:	See Page 3
Weight	up to 6 lbs (2.7kg)

Suitable For Wet Locations

CATALOG NUMBER	
NOTES	
TYPE	

DESCRIPTION

The Placer series is a single head, wet location, indoor/outdoor rated, wall mounted luminaire suitable for lighting small to medium sized signs and architecture. Machined from billet aluminum, stainless steel hardware, optically clear heat strengthen borosilicate glass and powder coated with a super durable TGIC powder coat finish, this fixture is designed to withstand the test of time. Can be mounted in any orientation. Designed with a wide range input voltage (11Vac - 14Vac) giving a nearly constant light output to combat Voltage drop, yet is dimmable using most standard low voltage magnetic dimmers. LED units and optics are replaceable. This fixture requires a remote 12Vac Transformer, purchased separately, to function.

ORDERING INFORMATION

EXAMPLE: PLACER 3LED16 40K 12 FL WSL CN5 S24 C3 BL

PLACER	3LED16		12			
Series*	Source*	Color Temperature*	Voltage*	Distribution*	Lens*	Mounting Accessories*
PLACER	3LED16	27K 30K 40K 50K	12'	NSP Narrow Spot NFL Narrow Flood FL Flood	FLC Flat Clear WSL Watershed	<u>Wall Mount</u> CN4 Rectangular canopy CN5 Round 5" canopy <u>Ground Mount</u> PM60A Adjustable Post Mount PM60C Fixed height post mount with conduit PM60D Fixed height post mount with open bottom SDE Ground Mount
Mounting Stems*		Options*		External Caps*		Finish*
S...	Straight Stems Avail. in 6" Increments From 6"-36"	<u>Internal Louver</u> BHL Honeycomb Louver	<u>Internal Filters</u> FA Amber FG Green FGD Green Dichroic FLB Light Blue FM Mercury Vapor FMB Medium Blue FMBO Medium Blue Dichroic FR Red FRD Red Dichroic	C1 Short Flush C2 Recessed Lens C3 45° Angle Cut C4 Long Flush C5 45° Scallop Cut	BL Black Textured BRS Bronze Smooth BRT Bronze Textured DBL Black Smooth DOB Dark Bronze DNA Natural Aluminum NBS ¹ Natural Bronze VET Verde Textured WH White Textured WHS White Smooth CF Custom Finish RALTB0 RAL Paint Finishes	
S45...	45° Stems Avail. in 6" Increments From 12"-36"	<u>Internal Accessory</u> L1 Prismatic Lens L2 Linear Spread Lens L3 Softening Lens			Note: RALTB0 for pricing RALTB0 RAL Paint Finishes only, replace with applicable RAL call out when ready to order. See the RALBROCHURE for available options. It is recommended that Hydrel products only use textured paint.	
S90...	90° Stems Avail. in 6" Increments From 12"-36"					
S180...	180° Stems Avail. in 6" Increments From 12"-36"					

*Required Fields

Notes:

- 1 Remote Transformer Required. Options for remote transformers.
- 2 Up to 3 Optional items can be specified.
- 3 NBS paint uses specialty pigments to give a natural appearance that may vary by fixture.

NOTE: Hydrel Reserves The Right To Modify Specification Without Notice. Any dimension on this sheet is to be assumed as a reference dimension. *Used for information purposes only. It does not govern manufacturing or inspection requirements. (AN11 Y14.5-1973)



One Lithonia Way • Conyers, GA 30012
Phone: 800-705-SERV (7378) • www.hydrel.com

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Rev. 06/12/19
PLACER_LED



6" ROUND DIRECT / INDIRECT FOCUSED ILLUMINATION



C0618UDXT, C0624UDXT - WALL MOUNT

APPLICATION

6" round x 18" or 24" high direct / indirect XT series cylinder luminaire for accent and general illumination.

FEATURES

Rugged design with flexible mounting, finish and LED options make these extremely versatile fixtures. Quick change LED module with interchangeable optics for job site flexibility and fixture upgrade.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. See mounting and color pages for standard finishes. All exposed materials are chromate pretreated to resist corrosion.

ELECTRONICS

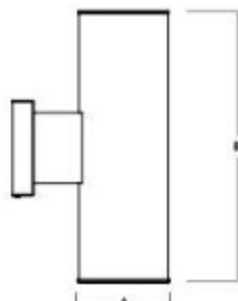
LED system features Xicato LED module with proprietary phosphor technology that provides consistent stable color with CCT control of +/- 100K over life of the light engine. Base CRI is 83 with 2-step MacAdam Ellipse binning. High CRI is 98 with 1 x 2-step MacAdam Ellipse binning. Variety of electronic 120V/277V and dimming drivers. 1 or 2 circuit operation.

CONSTRUCTION

Fabricated seamless aluminum fixture housing. Silicone gasket seals optical chamber. Specular primary optical reflectors provide high efficiency illumination. Impact resistant tempered glass lenses. Stainless steel hardware with galvanized steel brackets to resist corrosion. Trim formed from .063 thick high purity aluminum and finished to specification.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.



SERIES	A	B
C0618UDXT	6.0	18.0
C0624UDXT	6.0	24.0

Fixture Weight: 18.5 lbs

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS	DELIVERED LUMENS ¹	SYSTEM WATTS ²	LPW
C060UDXT10L2	2000	1251	16.2	69
C060UDXT13L2	3000	1685	20.0	85
C060UDXT20L2	4000	2292	43.4	60

SERIES	UPLIGHT ⁴		DOWNLIGHT		CCT	DRIVER / DIMMING ⁵	OPTIONS ⁷	TRIM	MOUNTING ¹⁰		FINISH ¹¹
C0618UDXT 6" x 18" Cylinder	LUMENS	OPTICS	LUMENS	OPTICS	83 CRI	EX Electronic Driver, 120V/277V, 10%, 0-10V, 120V/277V, 1%, 0-10V, 120V/277V ELV/MLV, 120V	WL Wet Location FS Fuse Holder and Fuse 2 Circuit	TSG Semi Diffuse Low Intensity Clear TCY Same Color as Cylinder TCC Custom Color LENS GL ¹² Clear Glass Lens SO ¹² Micro Prism Solite TM Lens	WM3 Wall Mount 3' Extension WM5 Wall Mount 5' Extension	EMERGENCY BATTERY OPTIONS EMRM 7W Remote EM EMEN 7W Remote with Enclosure	MW ¹² Matte White MB ¹² Matte Black PT ¹² Platinum Silver TW Textured White TB Textured Black MT Textured Silver BZ Bronze CH Charcoal GH Graphite AC Champagne SG Sun Gold BR Brecchia Rust AN Anodic Natural CO Copper Metallic CC Custom Color
	10L	XNF 12"	10L	XNF 12"	27K 2700K						
	1000 Lm	ND 20"	1000 Lm	ND 20"	30K 3000K						
		MD 38"		MD 40"	35K 3500K						
C0624UDXT 6" x 24" Cylinder	13L	WD 44"	13L	WD 45"	40K 4000K	DO10X DS2W1					
	1300 Lm	XW 60"	1300 Lm	XW 56"							
					98 CRI						
	20L		20L		2700K						
	2000 Lm		2000 Lm		3000K						
					3500K						
					4000K						

EXAMPLE: C0618UDXT20LMD20LMD35KEXTSGSOWM5MW

NOTES:

1 Nominal Source Lumens at Any CCT. 2 Nominal Delivered Lumens at 83 CRI at Any CCT with MD-GL MD-TSG-60. 3 At 83 CRI. 4 1/2" Clear Glass Only. 5 13L Max/4H not Available with 98 CRI Option. 6 Contact Factory for Additional Options. 7 See Product Options Page for Details. 8 Standard Lens for All Indirect and Direct. 9XN, ND. 9 Standard Lens for Direct. MD, WD, XW. 10 See Mounting Page for Details on Components and Finishes. 11 See Color Page for More Options/Consult Factory for Special Finishes. 12 Standard Finishes



PROJECT:
TYPE:



Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

NEW

INSULATED GLAZING PANELS



NEW INSULATED GLAZING PANELS

In addition to our standard flat Thermolite™ panel, Laminators now offers fabricated options to provide additional R-Value, new aesthetics, and the ability to create hairline joints between panels. Thermolite Glazing Panels are designed to easily fit into any standard or custom glazing system. With building and energy efficiency codes becoming even more stringent, these panels can be a smart solution for your next project.

When you need a high-tech look with energy-saving, insulating properties for glazing inserts, Thermolite panels are the answer. Thermolite panels are constructed with an insulating foam core sandwiched between finished aluminum sheets and two corrugated stabilizers. Available in smooth or stucco-embossed finishes in a variety of colors, Thermolite panels create a highly decorative and durable surface with excellent insulating properties.

Features

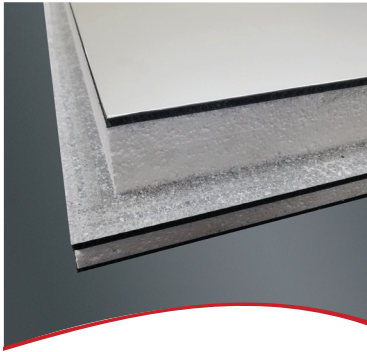
- Custom Colors
- Smooth or Stucco-Embossed Finish*
- Project-Specific Customization
- 5-Year Panel Construction Warranty

*See chart for details.

Applications

- Curtain Walls
- Window Systems
- Window Replacement
- Commercial Door Systems
- Opaque Glazing
- Storefronts
- In-Fill Panels
- Spandrels
- Butt Glazing



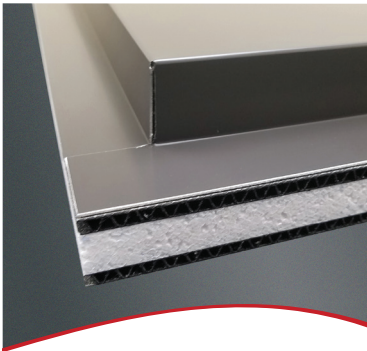
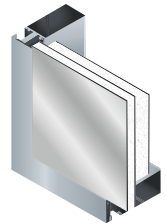


THERMOLITE™ U-MAX

A 7-ply, rabbet edge panel designed to provide increased insulation on the interior face of the panel.

Thermolite U-MAX is a multi-layered, insulated glazing panel that consists of two foam plastic cores bonded to three thermoplastic stabilizers with finished sheets of aluminum on each face. Intended for use in standard glazing pockets of window, glazing, and curtain wall systems, panels include stepped edges on the interior side. Panels offer higher R-Values than standard 1 in. Thermolite and Thermolite WE panels and are available in thicknesses ranging from 1-1/2 to 3-1/2 in.

- Increases R-Value by 100-200% (over standard 1 in. in-fill panels)
- Up to 3-1/2 in. overall panel thickness

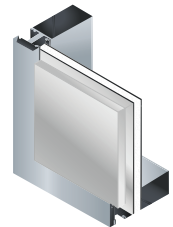


THERMOLITE™ SE

Designed to provide new aesthetics with the ability to adjust the reveal created between the face of the mullion and the face of the panel.

Thermolite SE is an insulated glazing insert panel that consists of a fabricated Laminators Omega-Lite® ACM panel bonded on the exterior face of a standard Thermolite panel to create stepped edges. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 1-3/4 to 3-1/2 in.

- 2-4 stepped edges
- Can provide flush aesthetic
- Up to 3-1/2 in. overall panel thickness

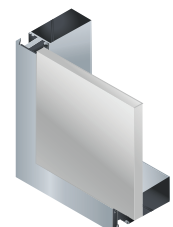


THERMOLITE™ WE

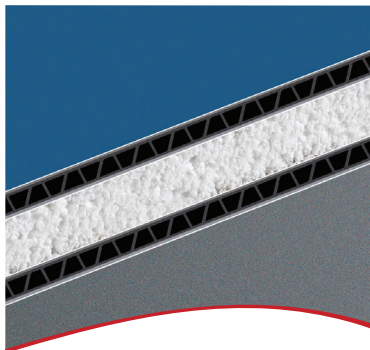
Edge treatment allowing for metal-to-metal butt-glazed joints.

Thermolite WE is an insulated glazing insert panel that consists of a foam plastic core bonded on both sides to thermoplastic stabilizers with finished sheets of aluminum on each face that encapsulate the edges for metal-to-metal hairline joints in butt-glazed applications. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 3/4 to 2-1/2 in.

- 1-4 wrapped/panned edges
- Up to 2-1/2 in. panel thickness



FLAT INSULATED PANELS



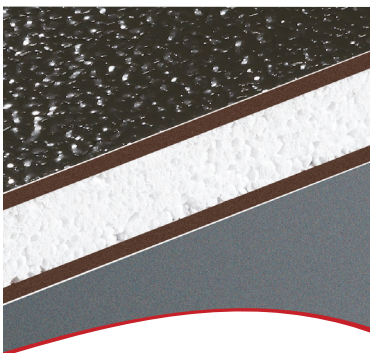
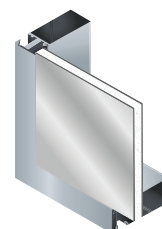
THERMOLITE™

Thermolite is an insulated glazing insert panel that consists of a foam plastic core bonded on both sides to thermoplastic stabilizers with finished sheets of aluminum on each face. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 3/4 to 3-1/2 in.

- Available in smooth or stucco-embossed finishes
- Fits into standard 1 in. insulating glass and glazing pockets and storefront extrusions
- Available in stock sheets and cut-to-size

Applications

- Curtain Walls
- Storefronts
- Spandrels
- Opaque Glazing
- In-Fill Panels
- Partitions
- Sunrooms
- Grow Rooms



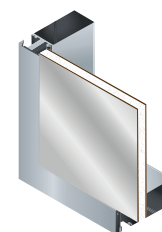
OMEGA FOAM-PLY®

Omega Foam-Ply is an insulated glazing panel that consists of a foam plastic core bonded on both sides to hardboard stabilizers with finished sheets of aluminum on each face. Intended for use in window, glazing, and curtain wall systems, panels are available in thicknesses ranging from 5/8 to 3-1/2 in.

- Can be cut onsite with standard carpentry tools, very low-cost installation
- Available in a variety of colors and surface finishes
- Available in stock sheets and cut-to-size

Applications

- Storefronts
- In-Fill Panels
- Opaque Glazing
- Spandrels
- Sunrooms
- Partitions



References & Testing

AAMA 2605



Voluntary Specification, Performance Requirements, and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels

ASTM B209



Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate

ASTM C518



Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus

ASTM E84



Standard Test Method for Surface Burning Characteristics of Building Materials

ASTM E529



Standard Guide for Conducting Flexural Tests on Beams and Girders for Building Construction

■ Thermolite

■ Omega Foam-Ply

GLAZING PANELS COMPARISON CHART

NEW Fabricated Panels

	Thermolite™ U-MAX	Thermolite™ SE	Thermolite™ WE
Sizes*	Custom fabricated up to maximum panel blank size of 4 ft. x 12 ft.		
Stabilizers	Extruded Corrugated Polypropylene		
Insulating Core	Expanded Polystyrene (EPS): 2.0 pcf density (Type IX) Polyisocyanurate (ISO): 2.0 pcf density (Type I)		
Aluminum Backer	Mill finish 0.013 in. or same surface as face depending on application		
Aluminum Face (Nominal)	0.028 or 0.032 in. 0.024 in. 0.013 in.	0.028 or 0.032 in. 0.024 in.	
Face Color Finish	PVDF/Kynar 500® Polyester Anodized	PVDF/Kynar 500® Anodized	
Face Texture Finish	Smooth and/or stucco-embossed	Exterior: Smooth finish only Interior: Smooth and/or stucco-embossed	
Panel Thickness	1-1/2 in. to 3-1/2 in.	1-3/4 in. to 3-1/2 in.	3/4 in. to 2-1/2 in.
R-Value (hr °F ft²/ BTU)	R-5.2 to R-16.9 depending on insulating core and panel thickness	R-6.0 to R-15.7 depending on insulating core and panel thickness	R-2.2 to R-12.0 depending on insulating core and panel thickness
Weight	1.82 psf (+/-) based on 2-1/2 in. (nom), standard	2.39 psf (+/-) based on 2 in. (nom), standard	1.40 psf (+/-) based on 1 in. (nom), standard
Tolerance	Length & Width: +/- 1/16 in. Squareness: Diagonals equal within 1/8 in. Thickness: +/- 5/64 in.		
Thermal Expansion	13.1x10 ⁻⁶ in./in./°F		

Flat Insulated Panels

Thermolite™	Omega Foam-Ply®
4 ft. x 8 ft. 4 ft. x 10 ft. 4 ft. x 12 ft. 5 ft. widths available in select colors	
Extruded Corrugated Polypropylene	Exterior Grade Hardboard
Expanded Polystyrene (EPS): 2.0 pcf density (Type IX) Polyisocyanurate (ISO): 2.0 pcf density (Type I)	
Mill finish 0.013 in. or same surface as face depending on application	
0.028 or 0.032 in. 0.024 in. 0.013 in.	
PVDF/Kynar 500® Polyester Anodized	
Smooth and/or stucco-embossed	
3/4 in. to 3-1/2 in.	5/8 in. to 3-1/2 in.
R-2.2 to R-17.4 depending on insulating core and panel thickness	R-1.7 to R-17.5 depending on insulating core and panel thickness
1.40 psf (+/-) based on 1 in. (nom), standard	1.81 psf (+/-) based on 1 in. (nom), standard
Length & Width: +/- 1/16 in. Squareness: Diagonals equal within 1/8 in. Thickness: +/- 5/64 in.	
13.1x10 ⁻⁶ in./in./°F	

For specifics on R-Value, performance information, and allowable load carrying capacities, refer to our Technical Data Sheets.

*5 ft. widths available in select colors. Refer to our Architectural Color Chart for specific size, finish, and color availability.
Thermolite and Omega Foam-Ply can be custom cut to size.



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ENGINEERING DATA

AIR CONDITIONERS

14ACX MERIT® SERIES R-410A

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October 2008
Supersedes July 2008

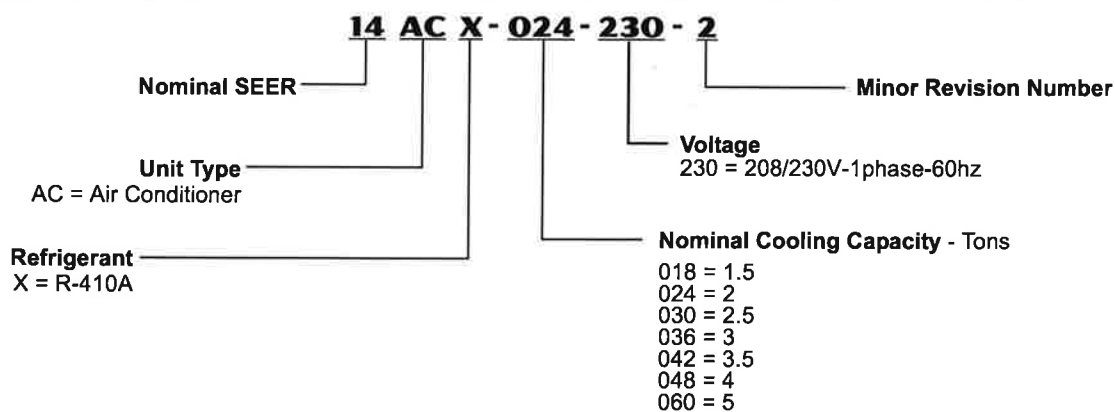


SEER up to 15.0

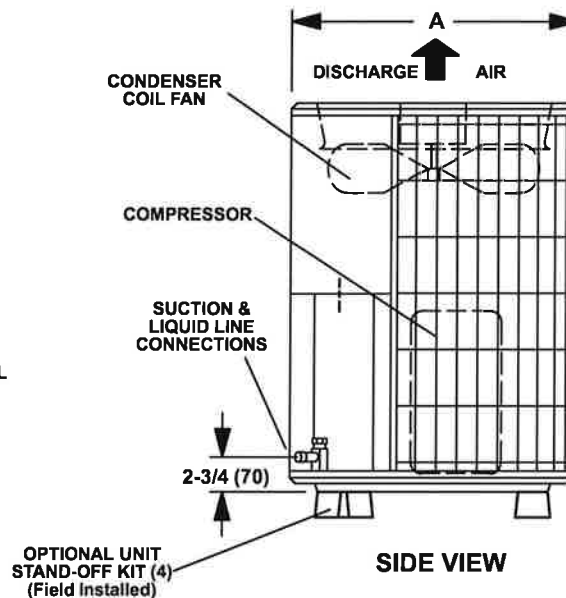
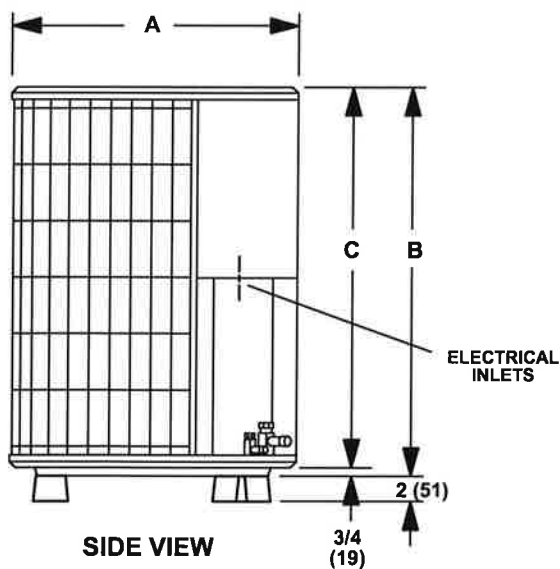
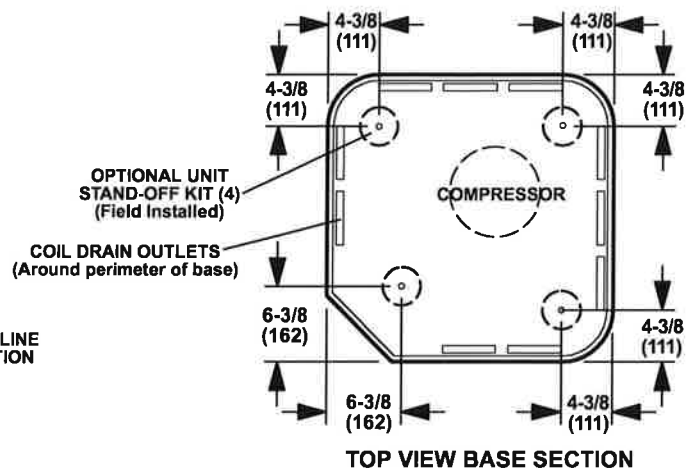
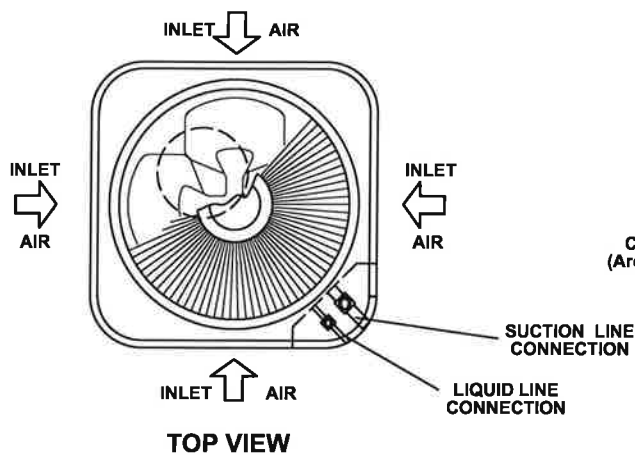
1.5 to 5 Tons

Cooling Capacity - 17,800 to 58,000 Btuh

MODEL NUMBER IDENTIFICATION



DIMENSIONS - INCHES (MM)



Model No.	A		B		C	
	inches	mm	inches	mm	inches	mm
14ACX-018	24-1/4	616	29-1/4	743	28-1/2	724
14ACX-024	28-1/4	724	33-1/4	845	32-1/2	826
14ACX-030	28-1/4	724	37-1/4	946	36-1/2	927
14ACX-036	28-1/4	724	37-1/4	946	36-1/2	927
14ACX-042	28-1/4	724	29-1/4	743	28-1/2	724
14ACX-048	28-1/4	724	37-1/4	946	36-1/2	927
14ACX-060	32-1/4	819	33-1/4	845	32-1/2	826

January 20, 2021

Memo

To: City of Birmingham Planning/Building Department

I own the building at 2151 E. 14 Mile Rd.; Birmingham MI.

Construction of a 1 story building is to start soon to the west and directly adjacent to my building on 14 mile road.

It is my understanding that the two parking lots will be joined together so traffic can flow through.

That cannot happen. The parking lots need to be separate and a barrier must be put between them.

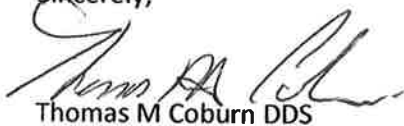
Parking is very tight and I do not want the new tenant nor myself to have any parking issues.

We have been operating here for 20 years with no parking issues and I do not need or want any problems with my clients parking on the new property or any additional people parking on my lot.

This needs to be crystal clear. A distinct barrier must be placed between the two properties. It must be clear that they are separate parking lots.

The city made me put up curbs 20 years ago and the same should be done now. At the expense of the new building owner.

Sincerely,



Thomas M Coburn DDS

Owner of the Coburn Professional Building
(east of new construction)

The Science of Parking Is Transforming Cities

Vancouver is a prime laboratory for defeating the ills caused by ‘over-parking.’



Frances Bula

13 Jan 2021 | Sightline Institute



An end to cities where cars have more guarantees of secure housing than people do? Photo via Shutterstock.

When Biliana Velkova and her husband bought a loft in a building on former industrial land near Vancouver’s downtown core last summer, they knew they weren’t going to get a parking stall with it. But that didn’t matter to them. It was the area and the price that were the prime factors in their decision.

The Artech project, built in 1994 as an experiment in creating more affordable housing for the city’s artists in the industrial False Creek Flats area, was built with only one parking spot for every two units — an unusual concept at the time. Velkova’s loft was one of those without an associated parking spot.

That was fine by Velkova. The 42-year-old city planner, who works in a Vancouver suburb, hasn’t had a car most of her life. She has one temporarily now because she and her husband are renovating their unit.

“I drive today, but eventually we’ll get rid of it. Once we go back, I’m happy to bike.” And, someday, when the pandemic is over, she says she will take transit again. Her husband still cycles to his job at the University of British Columbia,

as he always has.

Velkova's situation is about to get much more common in Vancouver if an initiative to significantly alter the city's current parking rules goes forward.

'Open-option parking' explained

The city's engineering department, spurred on by a [council motion \(https://council.vancouver.ca/20200915/documents/b3.pdf\)](https://council.vancouver.ca/20200915/documents/b3.pdf) in September urging the move away from over-parking as a priority, is looking at the feasibility of getting rid of any parking rules that stipulate the minimum number of stalls a developer is required to build for any project in the city. That was reinforced in November when city councillors approved an aggressive new "climate-emergency response plan" that includes new parking strategies as part of the toolset. On-site parking spaces become fully optional, if all goes according to plan. Choices like Velkova's would become legal anywhere.

The city is calling the approach an "open-option parking" system. To discourage car owners with no reserved stall like Velkova from relying entirely on public streets to find parking, the city would also start controlling access to street parking spots. Every resident who wants to park their car on a city street would be required to buy a parking permit from the city.

That's not just a parking-control mechanism. It's also meant to be a new signal to everyone in the city that roads are not free space or a right to free car storage that comes automatically with buying a plot of land, even though that's how many people have registered it subconsciously for decades.

At the moment, Vancouver, like many other cities, has a [baseline requirement \(https://vancouver.ca/your-government/parking-bylaw.aspx\)](https://vancouver.ca/your-government/parking-bylaw.aspx) of about one stall for every unit in a residential building and one stall for each 650 square feet or so of office space, with a host of varied rules for other kinds of commercial uses.

If and when the changes go into effect, Vancouver would become the second city in Canada — after Edmonton, which made on-site parking optional in August — with such a policy since early in the automotive age. A handful of other cities in North America, including Portland, San Francisco, [Buffalo \(https://usa.streetsblog.org/2017/01/03/buffalo-becomes-first-major-city-to-eliminate-damaging-parking-rules/\)](https://usa.streetsblog.org/2017/01/03/buffalo-becomes-first-major-city-to-eliminate-damaging-parking-rules/) and [Mexico City \(https://usa.streetsblog.org/2017/07/19/its-official-mexico-city-eliminates-mandatory-parking-minimums/\)](https://usa.streetsblog.org/2017/07/19/its-official-mexico-city-eliminates-mandatory-parking-minimums/), have recently re-legalized building housing without on-site parking.

While many other metropolises — Vancouver, Seattle, San Francisco, Los Angeles, and even Houston among them — have recently reduced or eliminated parking mandates in a few compact, walkable, transit-rich zones in their cities, few have gone as far as eliminating over-parking requirements everywhere. As of January 2019, Vancouver eliminated parking minimums downtown and allowed builders to reduce required parking elsewhere if they provided alternatives like parking for shared cars, transit passes, or bicycle-storage facilities.

The costs of excessive parking mandates

Edmonton, in the heart of an oil-industry-dependent province, exemplified the mindset shift emerging among many city engineering and planning departments. “Parking is a powerful, but often hidden, force that shapes how our communities are designed and influences every aspect of how people live, work and move around,” said Kim Petrin, Edmonton’s branch manager of development services, by email. “Designing cities around parking amenities instead of people can result in wasted space and wasted business opportunities.”

The city estimated, in advance of its decision, that there was 50 per cent more (<https://pub-edmonton.escribemeetings.com/filestream.ashx?DocumentId=8063>) parking in Edmonton than was needed.

Parking regulations may sound boring to most people. But the study of parking and the idea of eliminating parking minimums have become buzzy urban-planning topics in recent years, in part driven by pioneering work by people like UCLA urban-planning professor Donald Shoup. His 2005 book, *The High Cost of Free Parking* (https://www.researchgate.net/publication/235359727_The_High_Cost_of_Free_Parking), woke many people up to the enormous amounts of space dedicated (<https://iopscience.iop.org/article/10.1088/1748-9326/5/3/034001/pdf>) to car storage — up to three spots for every vehicle in the U.S. — as cities increasingly mandated parking minimums from the 1950s on.



From underground to overpriced. Developers are pushing to lower the space required for car storage and pass some savings onto owners and renters. Building ‘anything beyond two levels [of underground parking] is really expensive,’ says an expert engineer in Vancouver. Photo via Shutterstock.

Rethinking parking rules’ broader impact on communities and behaviour has drawn interest not just from city planners but from environmentalists keen on strategies to reduce fossil-fuel use, housing advocates looking for ways to reduce the cost of housing, and transit managers seeking to foster maximum use of their systems.

In Metro Vancouver, planners have done two major studies, the most recent one (<http://www.metrovancouver.org/services/regional-planning/transportation/regional-parking-studies/Pages/default.aspx>) in 2018,

documenting the high rate of unused parking stalls in the region's apartment buildings. It found that, among the 70-plus buildings studied with a range of unit types, the over-supply of parking ranged from 35 to 42 per cent. The highest numbers of unused stalls were in strata apartments, especially for smaller units. The lower rate of over-supply was in rentals.

How parking rules slow building more homes

The push to reduce the excessive space required for car storage is also being driven by developers in the most expensive cities, for whom providing parking has become an enormous expense, on top of many factors that are driving condo and rental-apartment prices to increasingly unaffordable heights.

"Anything beyond two levels [of underground parking] is really expensive," says engineer Peter Joyce of [Bunt & Associates \(https://www.bunteng.com/\)](https://www.bunteng.com/), a company that does the parking and transportation planning for many of the major developers in Vancouver. "Excavation is a really significant cost, there are mechanical systems needed to ventilate, and construction takes longer. The less parking you provide, the sooner your building is complete."

He estimates it costs as much \$65,000 to \$70,000 per parking stall for some buildings. And he rarely hears back from his clients that they don't have enough parking. "Most times, I hear that we have over-parked the building."

Those numbers might lead casual observers to speculate that, if left to their own devices in cities that eliminate parking minimums, developers will build no parking at all in future buildings, thereby forcing office workers and apartment-dwellers to engage in car-to-car combat on the streets as they compete for limited parking space.

But, it turns out, that's too big an assumption in the complicated world of parking math.

A recent academic study [delved \(https://www.sciencedirect.com/science/article/abs/pii/S0264837718312870\)](https://www.sciencedirect.com/science/article/abs/pii/S0264837718312870) into what happened in Seattle after it adjusted or eliminated parking minimums in 2012 in an effort to spur more construction of needed housing.

The results were dramatic: 56 per cent of Seattle apartment homes built from 2012 to 2017 were in buildings that would have been illegal under the old parking rules. That comes out to about 35,000 homes, 9.5 per cent of the City of Seattle's entire existing housing stock.

Across all the 868 new buildings studied, most included less parking than they otherwise would have. But most had some. Two-thirds of projects had no parking requirements. Only a fifth ended up with no parking at all. Still, there were huge reductions overall.

"Our analysis demonstrates the sizable impact of the reforms, which in turn suggests the strong role that minimum parking requirements play in development decisions," wrote professors C.J. Gabbe and Gregory Pierce, along with Seattle city planner Gordon Clowers. "In the urban centers, urban villages, and transit-oriented locations, developers built 40 per cent less parking than would otherwise have been required. This amounted to 17,886 fewer parking spaces across 26,348 units subject to reduced parking requirements. Assuming each parking space would have cost \$30,000 to

build, the reform saved \$537 million in direct construction costs over five years — more than \$20,000 per unit — which likely benefited both housing developers and consumers alike.”

Possible ripple effects to lifting parking mandates

Gabbe acknowledged that one piece of research the study didn’t undertake was whether there were any spillover street parking effects in the neighbourhoods around lower-parking buildings. But he speculated that, because they were built in areas that already had metered or restricted street parking, it would discourage most residents from thinking they could find a place on nearby streets if they didn’t have a stall in the building.

But that kind of conflict could arise as parking minimums are eliminated in whole cities, including in the sometimes very suburban-feeling parts of cities like Vancouver where there are currently no parking restrictions or good access to transit. This question prompts many planners and engineers to suggest that there needs to be some kind of control on street parking to make the parking-minimum system work.



The end of free and easy parking? If denser housing types bring more people but fewer parking stalls to neighbourhoods, planners will need to monitor the spill-over. ‘We don’t want people driving around [searching for parking spots],’ said Alina Cheng, Vancouver’s director of parking management. Photo by David Beers.

Vancouver’s engineering department, which is supposed to come up with a comprehensive report on how to handle all of that in the next few months, is trying to figure out all the algorithms that will play out in different locations, with 22 distinct neighbourhoods and sub-sections, many of them with their own parking rules and very different levels of transit service. There are currently about 300,000 on-street parking spots in Vancouver, nearly a third of all road space, but only 11,600 are metered. About 10 per cent of the road space requires a residential parking permit.

“If this expands citywide, we will need a better transportation-management system because we don’t want people driving around the streets [searching for parking spots],” said Alina Cheng, the city’s director of parking

management. “Honestly, this is going to require a huge amount of work.”

(One possible strategy Vancouver planners have not yet thrown into the mix is to spend street parking permit revenue on improvements to the neighbourhood where they are collected — a scheme known as a Parking Benefit District (<https://www.sightline.org/2016/09/01/how-seattle-is-suppressing-a-key-parking-fix/>) .)

One clue about what might happen comes from the builders themselves, who say that eliminating minimums will, yes, mean less parking for some buildings. But not for the higher-end ones where people paying well over a million for a home expect all the amenities, including primo car storage.

Bruno Wall, president of the Wall Financial Corp., which has built thousands of condos and rental apartments in the city, was pleasantly surprised to discover that he would only have to build 30 stalls in a potential 307-room hotel the company is pondering for a downtown location (those 30 would be required for people with disabilities and for deliveries.)

That makes sense to him, with so much transit, ride-hailing, bikes, valet service and everything else around that location. “In that scenario, I could see it working.”

But for other projects, he wouldn’t go so low. Because, for example, people buying expensive condos usually want a parking spot. Or two.

“It really depends on your unit mix,” he added. “I could see bifurcating the parking from the unit and maybe you don’t give any parking to the one-bedrooms or studios.”

What Wall does like about the potential “open option” policy is the ability it gives builders to make an informed decision, instead of just following a one-size-fits-all rule.

“It gives the developer the flexibility to think about the market.”

Hani Lamam, the vice-president for acquisitions and developments at Cressey Development Group, a Vancouver company that builds a lot of rental apartments (along with a few recently in Seattle) as well as condos and office space, also says there are multiple answers.

“When we build rental, we definitely take advantage of any parking relaxation,” he said. In addition to the downtown, Vancouver has moved to allowing fewer parking spots in rental buildings that are on good transit corridors, usually one stall for every two units.

But Cressey Development Group is building more parking than city minimums require at its condo projects and in an office building that’s going into the Mount Pleasant industrial area, where they feel like parking will be a selling point as tech businesses, breweries and many others have piled into the hip, booming neighbourhood across False Creek from the downtown peninsula.

Lamam, like many others, thinks that if the city is going to eliminate parking minimums everywhere, it’s also going to have to figure out what to do about managing parking everywhere.

“It must take a proactive approach to on-street parking. Otherwise, people will park on the street.”

Joyce agrees: “I suspect any attempt to reduce parking minimums will have a corresponding need to restrict resident [on-street] parking.”

And Pierce, one of the authors of the Seattle study and a researcher in how much money cities sink into building their own parking garages, says that could be done through district controls.

“The way to go there is to have residential parking districts that can help manage on-street supply and manage new cars in an area.”

The West End experience

That’s a lesson Vancouver’s engineering department has learned a few times in the past 20 years. One of its problem parking areas for years was the very dense West End, the residential area near the central business district — one of the continent’s poster children for downtown urban living. A study showed that people were buying resident-only parking permits and parking on the street (<https://globalnews.ca/news/3285275/the-west-end-has-3700-vacant-stalls-enough-parking-for-everyone-study/>), even when they had designated parking stalls in their buildings. To solve the problem, the annual cost of a permit was raised from around \$78 to \$380 in 2017. It is now almost \$400, but that’s still far less than market rates in the mid-hundreds (https://advancedlots.myparkingworld.com/ADV/en?latlng=49.28533954912967%2C-123.11162871818544&zoom=15/?utm_source=website&utm_medium=buttonspace&utm_campaign=Find_Your_Space#details=52,9175) per month for off-street spaces.

Alina Cheng’s team in Vancouver will need to prove to existing residents that the new buildings will not result in a flood of new parkers on local streets.

Public hearings for new multi-unit buildings in Vancouver invariably bring on a torrent of concerns about parking, with opponents expressing their fears that the residents of the new building will jam up nearby streets with their cars.

Gabbe said that, in Seattle, a lot of work went into community outreach and conversation before the parking rules were changed in 2012.

“That was able to lessen community opposition.”

One of the topics that will likely be up for debate is what will replace the car parking.

Engineer Peter Joyce has seen that, as Vancouver has eliminated the minimums for car-parking in some zones, it has increased its requirements for other transportation amenities such as transit passes, car co-op spaces, showers, bike storage, bike racks, or, in some cases, actual bikes. Though the costs of such requirements will negate some of the affordability benefit resulting from the costs saved by not building parking.

There’s been no research done on which amenities are the most effective and useful. It’s something Joyce’s company is hoping to devote some time to studying before Vancouver moves on to its citywide parking-optional phase.

But, whatever is worked out, people who study the issue agree the key is combining better alternatives to the car with eliminating all of the excess car-storage space that takes up so much valuable room in cities. Requiring unnecessary over-parking no longer makes sense.

That odd misallocation of space has resulted in one of the strangest urban anomalies of the 21st century: cities where cars have more guarantees of secure housing than people do.

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