

VIRTUAL MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, FEBRUARY 24, 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 **February 10, 2021**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Special Land Use Permit Reviews
 - 1. **555 S. Old Woodward – Birmingham Pub (Formerly Triple Nickel)**, Special Land Use Permit Amendment request to consider changes in ownership and name, as well as interior and exterior changes to allow the approval of Birmingham Pub, a food and drink establishment serving alcoholic liquor under an existing economic development license.
 - 2. **720 N. Old Woodward – Vinewood Bistro (Lower Level in Kohler Building)**, Special Land Use Permit request to consider approval of Vinewood, a new bistro proposed at the rear of the building, including the service of alcoholic liquor.
- F. Final Site Plan & Design Reviews
 - 1. **555 S. Old Woodward – Birmingham Pub (Formerly Triple Nickel)**, Final Site Plan and Design Review for interior and exterior changes to accommodate a change in ownership and name to allow the approval of Birmingham Pub, a food and drink establishment serving alcoholic liquor under an existing economic development license.
 - 2. **720 N. Old Woodward – Vinewood Bistro (Lower Level in Kohler Building)**, Final Site Plan and Design Review request to consider approval of Vinewood, a new bistro proposed at the rear of the building, including the service of alcoholic liquor.
- G. Miscellaneous Business and Communications:
 - a. Communications
 - b. Administrative Approval Correspondence
 - c. Draft Agenda for the next Regular Planning Board Meeting (**March 10, 2021**)
 - d. Other Business
- H. Planning Division Action Items
 - a. Staff Report on Previous Requests
 - b. Additional Items from tonight's meeting
- I. Adjournment

Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only.
Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias.
(Title VI of the Civil Rights Act of 1964).

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, February 10, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the City of Birmingham Planning Board held on February 10, 2021. Chair Scott Clein convened the meeting at 7:30 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 ("PD")
Brooks Cowan, City Planner
Nick Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

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

02-019-21

B. Approval Of The Minutes Of The Regular Planning Board Meeting of January 27, 2021

Mr. Share said on page two "confidence in" should be inserted between "Some residents lack" and "the validity". On page four, he said 'complemented' should be corrected to 'complimented'.

Motion by Mr. Williams

Seconded by Mr. Koseck to approve the minutes of the Regular Planning Board Meeting of January 27, 2021 as amended.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

02-020-21

C. Chair'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 provided an update regarding the City's master planning process and an overview of what work remains to be done prior to the City's adoption of the Plan.

02-021-21

D. Review Of The Agenda

There were no changes to the agenda.

02-022-21

E. Study Session Item

1. Review of First Draft of 2040 Birmingham Plan • Neighborhood Elements & Plans (Section B. Neighborhoods)

Mr. Lambert conducted a presentation which was included in the agenda packet.

Seventeen members of the public spoke: Kristen Tait, Katie Pierce, Greg Weddell, Jeffrey Atto, Shahad Atiya, Andrew Haig, Corey Holter, Mark McDermott, David Bloom, Patty Blair, Robert Granata, Larry Bertollini, Jeremy Nichol, Ed Schulak, Mike Minelli, Paul Reagan, and Noel Nevshahir. Comments made one time each were the following:

- Brookside should not be connected to the bike path.
- The permanent pavilion for the Farmer's Market would be beneficial.
- All bicycle lanes should be protected for the safety of their users.
- The City should look into the age breakdown of who prefers in-person communication from the City and who prefers just having regular communication with the City more generally.
- The Plan found many residents like how the neighborhoods function currently, which begged the question of why the Plan would propose changing the organization of the neighborhoods.
- Some of the recommendations in the Plan draft seem more top-down, coming from the consultants, than ground-up, coming from the residents.
- While residents are being told that the Plan does not in and of itself rezone property, master plans are used to provide the rationale for future zoning decisions.
- There should be more opportunities for residents to weigh in on the other subtopics, outside of the seams and accessory dwelling units, included in Section A of the Neighborhoods part of the draft Plan.
- The Plan should emphasize increasing options for aging-in-place and for renovating homes instead of demolishing homes.
- The property of the Our Shepherd Church in the Torry area could be considered as a joint-venture park between the City and the owner of the Church.
- If the corner of Eton and Lincoln is developed as a park it should be done carefully since it is a busy intersection.

- With many families facing difficulties due to the Covid-19 pandemic, the master planning process should be slowed down or paused. It is possible the City is not getting the kind of participation it otherwise would due to the extenuating circumstances.
- Commercial parking should be kept out of the residential neighborhoods.
- Facilitating the crossing of Woodward needs to be a bigger priority in the Plan.

Four different residents spoke to feeling that:

- Neighborhood associations should not be imposed by the Plan. Neighborhoods should be organized internally by the neighbors.
- There are too many neighborhoods proposed in the Plan. If the neighborhoods are being proposed to allow for more seamless communication between the residents and the City, there might be better ways to achieve that objective.

Mr. Lambert, Chair Clein, and Mr. Boyle recommended residents review the recently released Frequently Asked Questions document regarding the master plan.

Seeing no further public comment, Chair Clein returned the discussion to the Board.

Mr. Boyle commended Chair Clein on his facilitation, noting that the peak attendance of the present meeting was 177 attendees. He continued that the next iteration of the Plan should clarify what is meant by the Neighborhood Loop. He said it would also be beneficial for the Plan to mark out where additional footpaths in the City might be built.

Mr. Williams said multi-modal interventions recommended in the Plan, such as the Neighborhood Loop, must prioritize sidewalks and protected bike paths. He said it is dangerous for the Plan to promote footpaths or cycling routes throughout the City without the required infrastructure. He also said the Plan needed to make recommendations regarding horizontal development and side and rear setbacks to promote first-floor living and aging-in-place.

Mr. Koseck said it would be beneficial to create a pedestrian connection between Kenning Park and the neighborhood to the south. He said the City could consider a staff position to ensure more communication between the City and the residents. He posited that developing Haynes Square would make the east and west sides of the City feel more connected. He concluded by saying that adding trees along Woodward could create some of the traffic calming residents are seeking.

Mr. Koseck and Ms. Whipple-Boyce said a few of the locations for the proposed commercial destinations should be re-evaluated.

Mr. Share said the Plan should not opine on speed limits, that the Plan should use plain language to name and describe concepts, that any incentives offered in the Plan for aging-in-place would not be subsidies but changes to requirements for heights, setbacks, or similar zoning mechanisms, and that the Plan should not likely recommend City personnel positions. He said the Plan could say it is a goal to increase and maintain two-way communication between the residents and the City administration.

Mr. Share and Chair Clein agreed that planning districts would likely be better than the Plan trying to re-create neighborhood associations.

Mr. Jeffares, Mr. Emerine, Mr. Koseck and Chair Clein concurred with Mr. Share that the Plan should not assign neighborhoods.

Mr. Jeffares said Nextdoor or similar platforms could be used to better communicate with residents.

Mr. Jeffares, Ms. Whipple-Boyce, and Mr. Emerine all said they were in favor of the proposal for cafes in some of the parks. Mr. Emerine said he lived across the street from a very small, 20 sq. ft. cafe in a park in another town, and that it was only a positive experience. They also concurred that it would be beneficial to use commercial areas in town that already exist for commercial destinations when possible.

Mr. Jeffares, Chair Clein and Mr. Emerine all agreed that the trail by the Rouge River should be made accessible. It was noted that the accessibility should be improved in a more environmentally-conscious manner than just paving the trail.

Ms. Whipple-Boyce, Mr. Emerine and Chair Clein said the Plan should emphasize the infrastructure improvements scheduled via the AHUSSC report which was submitted to the City Commission in January 2021. Chair Clein said the Plan should state that improving streets and other infrastructure will be one of the most critical things for the City to do over the next 20 years.

Ms. Whipple-Boyce said the process used to plan street improvements could also be used to plan sidewalk improvements. She spoke in favor of there being a staff person at City Hall to liaise with neighborhood associations. She said the Plan could benefit from making it more clear that the neighborhood associations proposed would not be very different from the ones that already exist. While she agreed that the City's parking regulations need fixing, she said it might be better to have a board or committee determine what the replacement regulations should be instead of the Plan making the recommendations.

Mr. Emerine recommended the Plan propose a way to connect Booth Trail and the S. River Trail.

Chair Clein thanked the master planning team. He said he thought the current parking regulations need to be fixed and that solutions should be studied and implemented instead of giving residents the choice, because doing the latter can pit neighbors against each other. He asked if the Neighborhood Loop might be focusing too heavily on cyclists, and said improving it more for pedestrians should be considered.

Chair Clein and Mr. Emerine said they were both in favor of the Plan recommending more options for green infrastructure.

PD Ecker noted that at their February 7, 2021 meeting the City Commission approved the purchase of a license for Bang the Table, a community engagement platform that will hopefully facilitate more communication between the residents and the City.

02-023-21

F. Miscellaneous Business and Communications:

a. Communications

b. Administrative Approval Correspondence

The Board said a proposal to replace the previously-proposed brick screening wall in the rear of 2101 E. 14 Mile with concrete masonry units should not be administratively approved.

c. Draft Agenda for the next Regular Planning Board Meeting (February 24, 2021)

d. Other Business

02-024-21

G. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

Mr. Williams requested a quarterly report on which projects have been granted site plan approvals but have not moved forward. He said it could just be included in the appropriate agenda packet as supplementary material.

PD Ecker said she could likely implement the requested quarterly reports.

02-025-21

H. Adjournment

No further business being evident, the Chair thanked PD Ecker, CP Cowan, CP Dupuis, and the Board. He adjourned the meeting at 9:55 p.m.

Jana L. Ecker

Planning Director



MEMORANDUM

Planning Division

DATE: February 19, 2021

TO: Planning Board

FROM: Jana L. Ecker, Planning Director

Re: Special Land Use Permit Amendment and Revised Final Site Plan for Triple Nickel at 555 S. Old Woodward to allow a change of ownership, change of name to Birmingham Pub, and Revised Final Site Plan

On May 10, 2010, the City Commission adopted ordinance amendments to Chapter 10, Alcoholic Liquors, and Chapter 126, Zoning, to permit the use of Economic Development Licenses in certain areas within the City.

The second application for an Economic Development License was approved for Crush restaurant, at the above-captioned address in 2013. Crush restaurant then obtained approval to change the name of the business to Triple Nickel in 2014, and to amend the exterior design of the building.

On February 3, 2021, the owners of Triple Nickel submitted an application for a Special Land Use Permit Amendment ("SLUP") and Revised Final Site Plan and Design Review ("FSP") for approval to transfer ownership of the existing restaurant operating under an economic development license, to change the name of the restaurant, add new signage and awnings and make minor changes to the interior of the restaurant.

The subject site is located at 555 S. Old Woodward Street, on the first and second floor of the 555 Building. The parcel is zoned B3 (General Business), and D5 in the Downtown Overlay District. The applicant is seeking approval to transfer ownership from Crush, LLC to Birmingham Pub, LLC, and to change the name of the Crush, LLC dba the Triple Nickel to Birmingham Pub and continue to operate the restaurant using an economic development license under Chapter 10, Alcoholic Liquors, of the City Code. Chapter 10 requires that the applicant obtain a Special Land Use Permit and approval from the City Commission to operate an establishment with an economic development license within the City of Birmingham. Operators of such establishments are also required to obtain approval of the City Commission for ownership transfers, name changes and site plan and design changes. Accordingly, the applicant is required to obtain a recommendation from the Planning Board on the Revised Final Site Plan and Special Land Use Permit Amendment, and then obtain approval from the City Commission.

At this time, the applicant is requesting approval to transfer ownership of the Triple Nickel, to change the name of the business to Birmingham Pub and to make changes to the site plan and design previously approved.

1.0 Land Use and Zoning

- 1.1 Existing Land Use –The building is currently being used for commercial, residential and office purposes. Land uses surrounding are retail, residential and commercial.
- 1.2 Existing Zoning – The property is currently zoned B-3, Office-Residential, and D-5 in the Downtown Overlay District. The existing use and surrounding uses appear to conform to the permitted uses of each Zoning District.
- 1.3 Summary of 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	555 Building (Commercial)	555 Building (Residential)	Retail and Commercial	Commercial
Existing Zoning District	B-3,Office-Residential	B-3,Office-Residential	B-2, General Business	B-2B, General Business
Downtown Overlay Zoning District	D-5	D-5	N/A	N/A

All proposed uses within the building are permitted in the Downtown Birmingham Overlay District. The site is within the Red Line Retail District, and thus retail uses must be provided on the first floor along S. Old Woodward Avenue. The applicant was previously approved for a restaurant use on the first floor, which falls under the definition of retail in Article 9, section 9.02 of the Zoning Ordinance.

At this time, the applicant is requesting approval of a SLUP Amendment and Revised Final Site Plan to allow a name change and the transfer of ownership from Crush, LLC dba Triple Nickel to Birmingham Pub, LLC, with Joseph P. Vicari as the sole member. In addition, exterior changes to the building are proposed for new signage, related lighting and new awnings. Minor changes are also proposed for the interior layout of the restaurant. Chapter 126, Article 3, section 3.04(C)(11) Building Use, states that:

Establishments operating with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Division 3, Licenses for Economic Development, are permitted with a valid Special Land Use Permit only on those parcels on Woodward Avenue identified in Map 3.1.

The proposed location for the use of the Economic Development Liquor License at 555 S. Old Woodward is one of the parcels on Woodward Avenue identified in Map 3.1 (see attached). **Should the ownership and name change be approved the applicant will have to execute a revised contract with the City.**

2.0 Screening and Landscaping

- 3.1 Screening – No changes are proposed at this time, and none are required.
- 3.2 Landscaping – The applicant is not proposing any change to the existing landscaping.

3.0 Parking, Loading, Access, and Circulation

- 4.1 Parking – No changes are proposed to the parking, and none are required. No uses are changing, and the square footage of the restaurant will remain as existing.
- 4.2 Loading – No changes are proposed at this time, and none are required.
- 4.3 Vehicular Access & Circulation - Vehicular access to the building will not be altered.
- 4.4 Pedestrian Access & Circulation – At this time, the applicant is not proposing any change that would affect pedestrian access to the restaurant, or that would affect the circulation of pedestrians around the building.
- 4.5 Streetscape – The applicant is not proposing any change to the approved streetscape.

4.0 Lighting

The applicant is not proposing any additional building lighting. Illuminated signage is proposed however on both the Old Woodward and Woodward elevations, as discussed in the signage section below.

5.0 Departmental Reports

- 6.1 Engineering Division – No concerns were reported by the Engineering Division.
- 6.2 Department of Public Services – No concerns were reported from DPS.
- 6.3 Fire Department – No concerns were reported from the Fire Dept.
- 6.4 Police Department - No concerns were reported from the Police Dept.

- 6.5 Building Division –The restrooms on the second floor are called out as unisex rooms. The Plumbing Code requires these to be separate women's and men's rooms based on the occupant load for this facility.

6.0 Design Review

The only changes to the exterior of the building proposed by the applicant at this time include new signage and new awnings.

Signage

The applicant is proposing new signage for Birmingham Pub to be located on the Woodward, Bowers and S. Old Woodward elevations in similar locations to the previously approved Triple Nickel signage. The applicant is proposing signage as detailed in the chart below.

	Sign Details	Size
West Elevation: Birmingham Pub (Wall Sign)	- One illuminated sign in sign band 12' x 3' wall sign with pinned off letters 10.5' in height, protruding 3" from the back of the sign - Brushed aluminum back panel with front-lit (blue) and halo-lit (white) channel letters Decorative gold symbols, no material or lighting details submitted	30 sq.ft.
North Elevation: Birmingham Pub (Wall Signs)	- Two non-illuminated signs in sign band 5' x 1.33' wall signs with 5" high and 0.5" deep painted acrylic letters Decorative gold symbols, no material details submitted	13.34 sq.ft.
East Elevation: Birmingham Pub (Wall Sign)	- One non-illuminated sign in sign band 5' x 1.33' wall sign with 5" high and 0.5" deep painted acrylic letters	6.67 sq.ft.
Birmingham Pub (Building Identification Signage – Name Letter Sign)	- One illuminated sign on second floor 21' x 1.5' wall sign with pinned off letters 5" deep - Brushed aluminum back panel with internally lit led (blue) and halo lit (white) channel letters	31.5 sq.ft.
TOTAL:		81.51 sq.ft.

Section 1.04(B) of the Sign Ordinance permits a total of 1 linear foot of signage for each linear foot of principal building frontage. Principal building frontage is defined in section 3.02 of the Sign Ordinance as the width of the building on the side where the primary entrance to the

business is located, which may or may not front a street. Accordingly, the principal building frontage would be located on S. Old Woodward, which has a building frontage of 33.75', thus allowing 33.75 sq.ft. of total signage on the building.

However, the Sign Ordinance also provides that the Planning Board may designate an alternate horizontal building width as the principal building frontage for the purpose of signage. Triple Nickel was previously approved to use the Bowers elevation as the principal building frontage. The Bowers elevation is 110.25' in length, thus permitting a total of 110.25 sq.ft. of total signage on the building, should the Planning Board wish to re-designate the Bowers elevation as the principal building frontage.

If the Planning Board approves the Bowers elevation as the principal building frontage, then the proposed signage is within the total signage limit. If however the Planning Board does not feel that it is appropriate to designate Bowers as the principal building frontage, then the applicant will be required to reduce the overall building signage by 47.76 sq.ft.

In accordance with Table B of the Sign Ordinance, the maximum height of wall signs permitted is 3'. All of the proposed wall signs meet this requirement.

Also in accordance with Table B of the Sign Ordinance, the maximum height of name letter signs permitted is 2'. The proposed building identification sign is a name letter sign, and the height proposed is 1.5', thus meeting this requirement. In addition, name letter signs that project more than 3" from the building façade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk. The building identification signage meets this requirement.

In accordance with section 1.05(K)(2) of the Sign Ordinance, building identification signage is permitted above the first floor sign band if non-illuminated. However, the proposed building identification signage on Woodward Avenue is proposed to be illuminated with internally lit led (blue) and halo lit (white) channel letters. **Illumination of such signage is not permitted. The applicant will be required to remove the proposed illumination or obtain a variance from the Board of Zoning Appeals.**

Finally, as noted in the chart above, the applicant is required to provide material, color and lighting details for all signage.

Awnings

The applicant is proposing to remove the existing Triple Nickel awnings, and use the existing frames on all elevations, to be reclad with black Sunbrella awning canvas, with gold ink painted to match Pantone 1245C on the valence portion of all awnings.

In accordance with section 3.04 (Downtown Overlay) of the Zoning Ordinance, first floor awnings may encroach upon the frontage line and public sidewalk but must avoid street trees; provide at least 8 feet of clearance above the sidewalk; and be set back a minimum of 2 feet from the road curb. In addition, awnings must be straight sheds without side flaps and be located 8 to 12' above sidewalk grade at the lower drip edge. The awnings proposed by the applicant meet each of these requirements.

7.0 Downtown Birmingham 2016 Overlay District

The site is located within the D-5 zone of the DB 2016 Regulating Plan, within the Downtown Birmingham Overlay District. The D-5 zone encourages mixed use, and multi story buildings. Restaurant use on the first floor is permitted under the definition of retail contained in Article 9, section 9.02, Definitions, in the Zoning Ordinance.

8.0 Approval Criteria for Final Site Plan

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 Approval Criteria for Special Land Use Permits

Article 07, section 7.34 of the Zoning Ordinance specifies the procedures and approval criteria for Special Land Use Permits. Use approval, site plan approval, and design review are the responsibilities of the City Commission. This section reads, in part:

Prior to its consideration of a special land use application (SLUP) for an initial permit or an amendment to a permit, the **City Commission shall refer the site plan and the design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the site plan and design of the buildings and uses proposed** for the site described in the application of amendment.

The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the site plan and design.

10.0 Suggested Action

Based on a review of the plans submitted, the Planning Division recommends that the Planning Board RECOMMEND APPROVAL to the City Commission of the applicant's request for a Revised Final Site Plan and Design and Special Land Use Amendment for Birmingham Pub restaurant at 555 S. Old Woodward with the following conditions:

- (1) The Planning Board designates the Bowers elevation as the principal building frontage or the applicant reduces the overall building signage by 47.76 sq. ft.;
- (2) The applicant remove the proposed illumination from the building identification sign on Woodward Avenue or obtain a variance from the Board of Zoning Appeals;
- (3) Applicant provide all material, color and lighting specifications for all signage; and
- (4) Applicant execute a revised contract with the City of Birmingham outlining the nature of the proposed operation of Birmingham Pub and approving the use of the existing Economic Development liquor license under the new name Birmingham Pub.

12.0 Sample Motion Language

Based on a review of the plans submitted, the Planning Division recommends that the Planning Board RECOMMEND APPROVAL to the City Commission of the applicant's request for Revised Final Site Plan for Birmingham Pub restaurant at 555 S. Old Woodward with the following conditions:

- (1) The Planning Board designates the Bowers elevation as the principal building frontage or the applicant reduces the overall building signage by 47.76 sq. ft.;
- (2) The applicant remove the proposed illumination from the building identification sign on Woodward Avenue or obtain a variance from the Board of Zoning Appeals; and
- (3) Applicant provide all material, color and lighting specifications for all signage.

AND

Based on a review of the plans submitted, the Planning Division recommends that the Planning Board RECOMMEND APPROVAL to the City Commission of the applicant's request for a Special Land Use Amendment for Birmingham Pub restaurant at 555 S. Old Woodward with the following conditions:

- (1) The Planning Board designates the Bowers elevation as the principal building frontage or the applicant reduces the overall building signage by 47.76 sq. ft.;
- (2) The applicant remove the proposed illumination from the building identification sign on Woodward Avenue or obtain a variance from the Board of Zoning Appeals;
- (3) Applicant provide all material, color and lighting specifications for all signage; and
- (4) Applicant execute a revised contract with the City of Birmingham outlining the nature of the proposed operation of Birmingham Pub and approving the use of the

existing Economic Development liquor license under the new name Birmingham Pub.

OR

Motion to recommend DENIAL of the Revised Final Site Plan and SLUP Amendment to the City Commission for Birmingham Pub restaurant at 555 S. Old Woodward for the following reasons:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____

OR

Motion to recommend POSTPONEMENT of the Revised Final Site Plan and SLUP Amendment to the City Commission for Birmingham Pub restaurant at 555 S. Old Woodward, with the following conditions:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____

**Planning Board Minutes
January 23, 2013**

01-15-13

SPECIAL LAND USE PERMIT (“SLUP”) APPLICATION

555 S. Old Woodward Ave.

Request for Economic Development License for Crush

FINAL SITE PLAN REVIEW

555 S. Old Woodward Ave.

Request for Revised Final Site Plan in conjunction with Economic Development License SLUP application

AND/OR, IN THE ALTERNATIVE:

555 S. Old Woodward Ave.

Request for Revised Final Site Plan in conjunction with Bistro License SLUP application previously reviewed on December 12, 2012

Economic Development License SLUP application

Final Site Plan Review

Mr. Baka summarized the review. The subject site is located at 555 S. Old Woodward Ave., between Haynes and Bowers St. The parcel is zoned B-3, Office-Residential and D-4 in the Downtown Overlay District. The property is also in the Red Line Retail District. The applicant, a new restaurant by the name of Crush, is seeking approval of an Economic Development License under Chapter 10, Alcoholic Liquors, of the City Code. Chapter 10 requires that the applicant obtain a SLUP and approval from the City Commission to operate an establishment with an Economic Development License within the City of Birmingham. **Accordingly, the applicant is required to obtain a recommendation from the Planning Board on both the Preliminary and Final Site Plans and SLUP, and then obtain approval from the City Commission for the Final Site Plan, SLUP, and for the operation of an Economic Development License.**

The proposed restaurant will be located in a new structure on Bowers directly beneath a portion of the existing 555 Building. The applicant received Preliminary Site Plan review approval for the construction of a new restaurant along with a recommendation for approval of the SLUP on December 12, 2012 with several conditions. However, it should be noted that the Preliminary Site Plan review was performed under the Bistro License guidelines. While this does not affect the majority of the site plan review, Economic Development licenses are not restricted in regards to the number of seats that are permitted. Therefore, the concern expressed at that meeting that the vinyl enclosure proposed on the terrace would violate the spirit of the ordinance may not apply here. Accordingly, the enclosure was not eliminated from these plans.

The total parking requirement is 418 spaces. Three hundred sixty-three spaces are provided in the parking deck, along with 36 on-street spots which will require approval from the City Commission. The applicant indicates they intend to re-stripe the parking structure in order to

gain an additional 28 spaces, for a total of 427. The applicant indicates there are thirty additional spaces located under the ramp but they are not shown on the plans. If new plans indicate those spaces are there and they get permission from the City Commission for their on-street parking, then there would be enough spaces to meet the parking requirement. ***The applicant must provide plans indicating that the new striping pattern and additional spaces will comply with the Zoning Ordinance prior to appearing before the City Commission or obtain a variance for 24 parking spaces from the Board of Zoning Appeals.*** Also the applicant must terminate the lease with Fred Lavery in order to make the spaces in the parking deck available for use. Also, 555 Residential has submitted a letter giving the applicant permission to use the parking deck.

Design Review

The applicant is proposing to construct a new building in the area under the existing parking deck on Bowers where there is currently an outdoor concrete plaza with metal sculptures. While it is planned within the building envelope of the existing structure, the proposed bistro will be a distinct building with its own roof structure. The materials used on the building will be primarily a smooth limestone and clear glass with a course of dark granite around the base. Decorative wall sconces and planters are proposed on all sides.

The applicant is proposing outdoor seating along the west side of the building in the public right-of-way. The outdoor café area is proposed to be enclosed with planters. The café area is proposed to contain 28 seats and will encompass an area approximately 35 ft. x 12 ft. and includes an existing street tree. The café area as proposed does maintain the required 5 ft. pedestrian pathway adjacent to the building.

The applicant is also proposing outdoor dining on both of the upper level terraces of the building on private property. The western terrace is proposed to contain 48 seats. The eastern terrace is proposed to contain six four top tables and lounge seating for an additional six people for a total of 32 seats. The total combined number of seats on the upper terraces is proposed to be 80.

Each terrace is also proposed to have an outdoor fireplace. The applicant has also indicated that vinyl enclosures are proposed for both of the upper terraces. The applicant received Preliminary Site Plan approval with the condition that no vinyl enclosures be used. However, as stated above, the seating capacity for an Economic Development license is not limited as with a Bistro.

In total the applicant is proposing 30.4 sq. ft. of signage. This complies with the Sign Ordinance which permits a total of 33.7 sq. ft. of signage, based on the linear frontage of the building.

Mr. Williams observed this is akin to a lot split within the confines of Woodward Ave. It creates a new designated area to be assessed. This is an issue that he thinks needs to be addressed by the City Commission.

Mr. Rick Rattner, Attorney, 380 N. Old Woodward Ave., spoke to represent Crush. With him were his co-counsel, Ms. Kelly Allen; Mr. Jack Reinhart, one of the owners; Ms. Michelle Russo and Mr.

Mark Blanke, owners and operators of Crush; Mr. Ron Rea, Interior Designer; and Mr. Michael Yeager, Architect. Mr. Rattner went through the 19 conditions for economic development called out by Mr. Baka. He noted Crush meets or exceeds each of them.

Mr. Ron Rea, Ron & Roman Architects, responded to a question from the chairman about whether the number of restrooms is sufficient. If the applicant receives an Economic Development License, the plan will have to be altered to add two more bathrooms. The dining decks will be open for seasonal use from April 1 through November 15. If in the future they want to enclose the decks they would seek approval for a glass system that can be opened when the weather permits.

Chairman Boyle opened up discussion to members of the public at 9:37 p.m.

Mr. Salverio Bitonti, 709 Ann St., said this development will be an asset to the whole area. He doesn't foresee any problems with parking.

Ms. Lynn Groth spoke to represent the property across the street that contains CVS. The proposed development is great, but there is a parking problem in this area. The 555 Building has lots of parking but they charge for it and that is why people don't want to use their parking. Mr. Rattner said that parking won't be free, however it will be validated. Ms. Groth encouraged them to offer free parking to their patrons as incentive for them to use the structure.

Mr. Joe Murphy, 751 Ann St., fully supported the proposal and said the food will be great because the operators have been doing food for 50 years.

Mr. Baka noted the Planning Dept. received an e-mail in full support of the project from Tiffany's Florist.

Motion by Mr. DeWeese

Seconded by Mr. Williams to recommend approval of the applicant's request for Final Site Plan and SLUP to the City Commission to permit an Economic Development License for Crush at 555 S. Old Woodward Ave. with the following conditions:

- 1) The applicant provide a signed copy of the contract with the City;**
- 2) Obtain an outdoor dining license;**
- 3) Applicant submit an economic impact statement to the Planning Dept. for review prior to appearing before the City Commission;**
- 4) Applicant obtain approval of the City Commission to include the 36 on-street parking spaces into the required parking;**
- 5) Applicant provide documentation terminating the parking agreement with Fred Lavery in order to make those spaces available for the parking requirement;**
- 6) Applicant provide documentation granting permission from the 555 Residential LLC and/or 555 Commercial LLC to use the available parking;**
- 7) Applicant provide floor plans for all levels of the parking deck to allow verification of proposed re-striping and submit for Administrative Approval;**
- 8) Applicant install signage indicating that exiting the residential drive directly onto Woodward Ave. is prohibited;**

- 9) Applicant indicate the intended kitchen hours will be from 11 a.m. to 12 midnight;
- 10) The location of a grease trap at the corner of Woodward Ave. and Bowers is eliminated from that location; the applicant provide details regarding the trash disposal for the operation and that an acceptable location for the grease trap be identified with screening details;
- 11) Applicant submit revised plans that indicate whether umbrellas are proposed for the street level outdoor dining area;
- 12) Applicant correct the landscape plan on page 25 to reflect the proper location of the planters;
- 13) Applicant provide specification sheets for the proposed outdoor dining tables;
- 14) The trash receptacle on the street level must be located within the outdoor dining area as required;
- 15) The applicant indicate which planters will remain out year-round and how those planters will be treated once the annuals are no longer in bloom;
- 16) The applicant identifies the planting on the edge of the west terrace;
- 17) Applicant reconstruct all streetscape elements in accordance with current standards as recommended by the Engineering Dept.;
- 18) The Planning Board approves these non cut-off fixtures as permitted by Article 04 section 4.21 LY-01 (D);
- 19) The applicant verify that all four signs are the same size and whether the signs on the north and south elevation are backlit;
- 20) The applicant add a Knox Box and make other changes required by the Fire Dept.;
- 21) Upper decks may only be used on or between April 1 to November 15;
- 22) Add a rail by the outdoor dining area on the first floor subject to the approval of the Planning Dept.;
- 23) Place disabled parking close to the second-floor entrance subject to the approval of the Planning Dept.;

Ms. Whipple-Boyce added:

- 24) No clear zip-down windows as indicated on the plan;
- 25) All health and sanitary facilities must meet Michigan Code; and
- 26) Seventy percent clear glazing from 1 ft. to 8 ft. above grade on all facades that front a street (the north, east and west), subject to Planning Dept. approval.

There was no further discussion from the public at 9:50 p.m.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: DeWeese, Williams, Boyle, Clein, Koseck, Lazar, Whipple-Boyce

Nays: None

Absent: None

Bistro License application

Final Site Plan Review

Mr. Baka summarized the review. The main difference between the Economic Development application and this is the terrace. Almost all references to the vinyl enclosures on the roof have been eliminated. Also, seating on the eastern terrace has been eliminated along with the canopy and it is basically a rooftop garden. The western terrace will contain 48 seats, plus 28 at grade and 65 inside, for a total of 141 seats.

Mr. Rattner summarized the conditions that are not similar to the Economic Development application:

- Eliminate reference to the vinyl enclosures;
- Eliminate the note requesting flexibility of seating capacity; and
- Authorization to open up the deck to seat those people who can be easily accommodated.

He went on to explain that Crush, LLC owns the property and they are leasing it to the operating company, Crush Bistro, LLC.

Mr. Ron Rea explained even without seating the east terrace it is an iconic visual that may be utilized by the residents. He clarified that screening on the S. Old Woodward Ave. side will be an awning overhead, a glass rail, and a PVC shade for sun and wind.

Motion by Mr. DeWeese

Seconded by Mr. Williams to recommend approval of the applicant's request for Final Site Plan to the City Commission to permit a Bistro License for Crush Bistro at 555 S. Old Woodward Ave. with all of the previous motion's conditions plus addition of the following:

- **The second-floor east area may not be used by patrons of the bistro and changes in the rooftop garden are subject to administrative approval.**

Mr. Clein did not think it is appropriate to recommend approval of two different site plan packages for the same property.

Motion carried, 5-2.

ROLLCALL VOTE

Yeas: DeWeese, Williams, Boyle, Koseck, Whipple-Boyce

Nays: Clein, Lazar

Absent: None

Motion by Ms. Whipple-Boyce

Seconded by Mr. Clein to recommend to the City Commission acceptance of the applicant's request for an Economic Development License over a Bistro License for Crush at 555 S. Old Woodward Ave.

Ms. Whipple-Boyce explained she is not uncomfortable with the amount of activity this will promote. Ms. Lazar thought Crush could be extremely effective as a commanding anchor to the southern end of town and it should be encouraged to realize its full potential which obviously it can't do as a bistro. Therefore, she fully supports the idea of an Economic Development License. Mr. Williams concurred with those comments. Further, he thought utilization of the upper deck during the summer months is a positive. Mr. DeWeese said that an Economic Development

License will encourage the applicant to expand into a destination restaurant above and beyond what they could ever do as a bistro. Chairman Boyle was confident this area has the ability to handle the capacity. Mr. Koseck disagreed with the prior comments. He did not want to lose the engagement with life at the street level.

It was noted that the capacity for Crush is 171 seats and as a bistro it is 141.

Motion carried, 6-1.

ROLLCALL VOTE

Yeas: Whipple-Boyce, Clein, Boyle, DeWeese, Lazar, Williams

Nays: Koseck

Absent: None

The board took a brief recess at 10:35 p.m.

**Planning Board Minutes
September 25, 2013**

SPECIAL LAND USE PERMIT (“SLUP”) AMENDMENT

555 S. Old Woodward Ave.

Crush

Design and site plan changes to previously approved restaurant

Site Plan Review

Mr. Baka noted the subject site is located at 555 S. Old Woodward Ave., between Haynes and Bowers St. The parcel is zoned B-3, Office-Residential and D-4 in the Downtown Overlay District. The property is also in the Red Line Retail District. The applicant, Manorwood Properties LLC, is seeking approval of an amendment to their Economic Development License for Crush Restaurant, which was approved by the City Commission on February 25, 2013 under Chapter 10, Alcoholic Liquors, of the City Code. The applicant is requesting several changes to the approved Final Site Plan and SLUP, including enclosing the eastern second story deck with windows, re-aligning the driveway leading to the rear of the building in accordance with MDOT revisions, and minor modifications to the footprint of the building. The proposed changes will result in an increase in the interior square footage and seats. Based on the plans submitted, the new layout would provide 99 seats inside the lower level, 11 seats at the bar, and 69 seats in the upper level terraces, with 6 seats at the bar. The additional square footage requires that the parking requirement be recalculated.

Mr. Baka advised that the applicant also wishes to change the name of the applicant, property owner and to change the status of the property from a “unit” to a “Lot”. The applicant has submitted a lot split request that will be considered by the City Commission at the same meeting as the SLUP Amendment.

With respect to parking, the building still has 98 additional spaces available after their current parking requirement is met. Chairman Boyle said this is a multi-use building that includes residential and during the day a proportion of the residents will drive their cars to work, freeing up space that could be used for the lunch patrons at Crush.

Design Review

The applicant was approved to construct a new building in the area under the existing parking deck where there is currently an outdoor concrete plaza with metal sculptures. The materials approved for use on the building are primarily a smooth limestone and clear glass windows and a course of dark granite around the base. Decorative wall sconces and planters were approved for all sides. The applicant is proposing two significant changes at this time. First, they are proposing to enclose the eastern terrace. Second, they are expanding the footprint of the building along the north elevation by eliminating one of the previously approved planting beds.

Mr. Koseck commented that the kitchen area never seems to change in size but the patron area keeps growing. Ms. Ecker responded there are not specified standards for restaurants like there are for bistros. Nothing dictates the number of seats they can have at the bar or the size of their kitchen, or if they even have a kitchen, other than the level of control that the City has through the SLUP process. The chairman observed that the other thing that never seems to change is the State's requirements for restrooms.

Rick Rattner, Attorney, 380 N. Old Woodward Ave., represented the applicant. He answered questions that board members had put forth:

➤ *The difference between a lot and a unit*

The counsel representing 555 decided it would be easier to split it off and have cross easements. The function of these structures will operate the exact same as if it were a unit.

➤ *The shared parking issue*

Shared parking is desired because they don't want seas of asphalt and a lot of parking not used. In this case when the residents are gone the restaurant is open for lunch. The agreement with Fred Lavery for 40 spaces is a month-to-month arrangement and may be terminated.

➤ *Location of the dumpster*

Will be moved to a location in back of the 555 Building and enclosed.

➤ *Deliveries*

Will go back in that same place.

➤ *The kitchen*

The kitchen is large and designed by a great restaurateur to service this number of patrons. The restaurant is 3,500 sq. ft. and about 1,000 sq. ft. is the kitchen.

Cory Campbell, Architect, C-Arc Design Group, 283 E. Frank St., described the structural element at the top of the second-floor terrace and the operable glass units that provide protection from the wind. By keeping the parapet low with the glass at the top, there will be a nice visual looking out and patrons will be seen from the street.

There was no public present to comment at 10:05 p.m.

Board members agreed that although they comply with State regulations, the restroom facilities are very limited for that amount of customers.

Motion by Mr. DeWeese

Seconded by Mr. Williams that the Planning Board recommends approval of the applicant's request for Revised Final Site Plan approval and SLUP Amendment to the City Commission for Crush Restaurant at 555 S. Old Woodward Ave. with the following conditions:

- 1) The applicant provide a signed copy of the contract with the City;**
- 2) Obtain an Outdoor Dining License;**
- 3) Applicant complies with any unresolved conditions of previous approvals;**
- 4) Applicant reconstruct all streetscape elements in accordance with current standards as recommended by the Engineering Dept.; and**
- 5) Dumpster is relocated and properly enclosed.**

Motion carried, 7-0.

VOICE VOTE

Yeas: DeWeese, Williams, Boyle, Clein, Koseck, Lazar, Whipple-Boyce

Nays: None

Absent: None

**City Commission Minutes
October 10, 2013**

**10-285-13 PUBLIC HEARING, REVISED FINAL SITE PLAN AND SPECIAL
LAND USE PERMIT, CRUSH, 555 S. OLD WOODWARD**

Mayor Dilgard opened the Public Hearing to consider approval of the Revised Final Site Plan and Special Land Use Permit for Crush, 555 S. Old Woodward at 8:51 pm.

Commissioner Hoff expressed concern with parking. Planner Baka stated that the plan complies with the parking requirements and has additional spaces due to a shared parking agreement.

Samir Eid expressed concern about the parking situation. He advised that in a 24 month period, 2200 parking tickets were written from his parking lot. Commissioner Hoff added that the owner of CVS also expressed concerns about the use of their parking lot.

Rick Rattner, Attorney, stated that they are cognizant of the concerns over parking, and with over 100 spaces available in the garage, there should not be an issue. Mr. Rattner said that it was their understanding that the city did not want valet parking at that location, but will offer valet if necessary. Suggestions were made that the applicant offer free parking for the restaurant parking or validated parking.

Mayor Dilgard closed the Public Hearing at 9:16 pm.

MOTION: Motion by Rinschler, seconded by McDaniel:

To approve the applicant's request for Revised Final Site Plan approval and SLUP Amendment for Crush Restaurant at 555 S. Old Woodward Ave:

WHEREAS, CRUSH filed an application pursuant to Article 7, section 7.34 of Chapter 126, Zoning, of the City Code to operate a new restaurant with an Economic Development License in accordance with Article 3, Section 3.04(c) of Chapter 126, Zoning, of the City Code;

WHEREAS, The land for which the Special Land Use Permit Amendment is sought is located on the east side of S. Old Woodward between Bowers and Haynes;

WHEREAS, The land is zoned B-3, and is located within the Downtown Birmingham Overlay District, in the area identified on Map 3.1 of Chapter 126, Zoning, which permits the use of Economic Development Licenses with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit Amendment to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The applicant submitted an application for a Special Land Use Permit Amendment and Revised Final Site Plan to operate Crush Bistro as a Restaurant using an Economic Development License;

WHEREAS, The Planning Board on September 25th, 2013 reviewed the application for a Special Land Use Permit and recommended approval of the SLUP amendment and Final Site Plan review with the following conditions;

- 1) The applicant provide a signed copy of the contract with the City;
- 2) Obtain an Outdoor Dining License;
- 3) Applicant complies with any unresolved conditions of previous approvals;
- 4) Applicant reconstruct all streetscape elements in accordance with current standards as recommended by the Engineering Dept.;
and
- 5) Dumpster is relocated and properly enclosed.

WHEREAS, The applicant has agreed to comply with the Planning Board conditions of approval ;

WHEREAS, The Birmingham City Commission has reviewed Crush's Special Land Use Permit application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and that the Crush application for a Special Land Use Permit Amendment authorizing the operation of a restaurant with an Economic Development license at 555 S. Old Woodward in accordance with Chapter 10, Alcoholic Liquors, is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to assure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit Amendment is granted subject to the following conditions:

1. Crush shall abide by all provisions of the Birmingham City Code;
2. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest;
3. Crush shall provide for the removal of disposable materials resulting from the operation and maintain the area in a clean and orderly condition by providing
the necessary employees to guarantee this condition, and by the placement of a trash receptacle in the outdoor seating area;
4. Crush shall enter into a contract with the City outlining the details of the proposed economic development option.
- 5.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, Crush and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Crush to comply with all the

ordinances of the city may result in the Commission revoking this Special Land Use Permit.

MAY IT BE FURTHER RESOLVED, That Crush, which will do business at 555 S. Old Woodward, Birmingham, Michigan, 48009, is located in the Principal Shopping District which was designated as a Redevelopment Project Area, pursuant to Section 521a (1)(b) of the Michigan Liquor Control Code of 1988, being MCL 36.1521a(1)(b), by Birmingham City Commission Resolution adopted September 24, 2007; and

MAY IT BE FURTHER RESOLVED, That Crush is recommended for the operation of a restaurant, with a Class C Liquor License, at 555 S. Old Woodward, Birmingham, Michigan, 48009, above all others, pursuant to Chapter 10, Alcoholic Liquors, of the Birmingham City Code, subject to final inspection.

Saverio Bitonti, owner of a hair salon in the area, stated that he and his new neighbor, Bo Concept, are happy to offer their parking lots to customers of Crush for free.

VOTE: Yeas, 6
 Nays, None
 Absent, 1 (Moore)

**Planning Board Minutes
July 9, 2014**

SPECIAL LAND USE PERMIT AMENDMENT ("SLUP")

REVISED FINAL SITE PLAN REVIEW

555 S. Old Woodward Ave.

Former Crush Restaurant

To allow the change of name to Triple Nickel and to amend the external design of the building

Ms. Ecker advised that on May 10, 2010, the City Commission adopted ordinance amendments to Chapter 10, Alcoholic Liquors, and Chapter 126, Zoning, to permit the use of Economic Development Licenses in certain areas within the City.

The second application for an Economic Development License was approved for Crush restaurant, at the above-captioned address in 2013. Crush restaurant is now seeking to change the name of the business to Triple Nickel, and to amend the exterior design of the building. The applicant also requests approval to extend the opening date from October 31, 2014 to April 30, 2015. No changes are proposed to the interior layout of the restaurant, the interior ambiance, or the proposed food offerings.

Should the name change be approved the applicant will have to execute a revised contract with the City. If approved by the City Commission, the proposed expansion of the time frame to open must also be included in the revised contract.

Accordingly, the applicant will be required to obtain a recommendation from the Planning Board and the City Commission on the Revised Final Site Plan and SLUP Amendment.

Design Review

The applicant is proposing a number of changes to the external facade which include the use of EFIS and sliding windows along frontage lines. However, these materials are not permitted in the Downtown Overlay District. The applicant proposes to remove wall mounted up/down lights and add wall mounted flagpoles. Also they propose 16 sign lights. The applicant proposes champagne metal valances in niches with down lights. The changes planned for the building will continue to maintain a distinct and prominent facade for Triple Nickel restaurant as long as the noted issues are corrected.

Signage

The applicant is proposing new signage for Triple Nickel to be located on the Woodward Ave., Bowers and S. Old Woodward Ave. elevations in the location of the previously approved Crush signage.

The applicant exceeds the total allowable signage permitted on the building. However, the Birmingham Sign Ordinance allows the Planning Board to designate an alternative frontage as the principal building frontage ("PBF") for signage purposes. If the Planning Board were to designate the Bowers elevation as the PBF then the applicant would be permitted 110.25 sq. ft. of signage. If the Planning Board does not feel that it is appropriate to designate Bowers as the PBF then the applicant will be required to reduce the overall building signage by 15.183 sq. ft.

Ms. Ecker pointed out that the applicant is requesting valet parking. The Police Dept. will determine whether they meet the criteria of the Valet Parking Ordinance.

The board viewed a materials board.

Mr. Roman Bonislowski and Mr. Ron Rea, Ron and Roman, LLC, were present with Mr. Jack Reinhart, the building owner and Mr. Mark Blanke, restaurant manager. Mr. Bonislowski explained they were engaged to design the interior of the restaurant but that grew into re-doing the exterior also. With the roman brick there is a friendliness to the building now that wasn't being expressed previously in its limestone format. The intent is for the rooftop mechanical screen to project a gentle glow like a beacon at the south end of town. The sliding windows on the S. Old Woodward Ave. (west) elevation have been changed to operable doors. Also, they have replaced the EFIS with wood clapboard siding. Mr. Reinhart said they intend to apply to the Police Dept. for valet parking, and customers will be allowed to park in the 555 Parking Deck. He added they would have been in the ground in November, but couldn't get the building permits. Currently they hope to open by December 1st.

There were no comments from the public at 8:50 p.m.

Motion by Mr. DeWeese

Seconded by Mr. Williams that the Planning Board recommends approval to the City Commission of the applicant's request for Revised Final Site Plan and a SLUP Amendment to permit the use of an Economic Development License for Triple Nickel restaurant at 555 S. Old Woodward Ave. with the following conditions:

- 1) The Planning Board designates the Bowers elevation as the principal building frontage for signage purposes;**
- 2) Applicant provide specification sheets for the external lighting fixtures and the illuminated mechanical screen on the roof as well as samples of all materials proposed;**
- 3) Applicant replace EFIS with the materials presented tonight;**
- 4) Applicant replace sliding windows on the building frontage consistent with the comments made tonight of their intent;**
- 5) Applicant execute a revised contract with the City of Birmingham outlining the nature of the proposed operation of Triple Nickel and approving the use of the existing Economic Development Liquor License under the new name Triple Nickel and extending the time frame to open the restaurant;**
- 6) Applicant meet Fire Dept. requirements.**

There were no comments on the motion from the public at 8:50 p.m.

Mr. Koseck commented that he thought this was a great building before, and it is even better now.

Motion carried, 7-0.

ROLLCALL VOTE

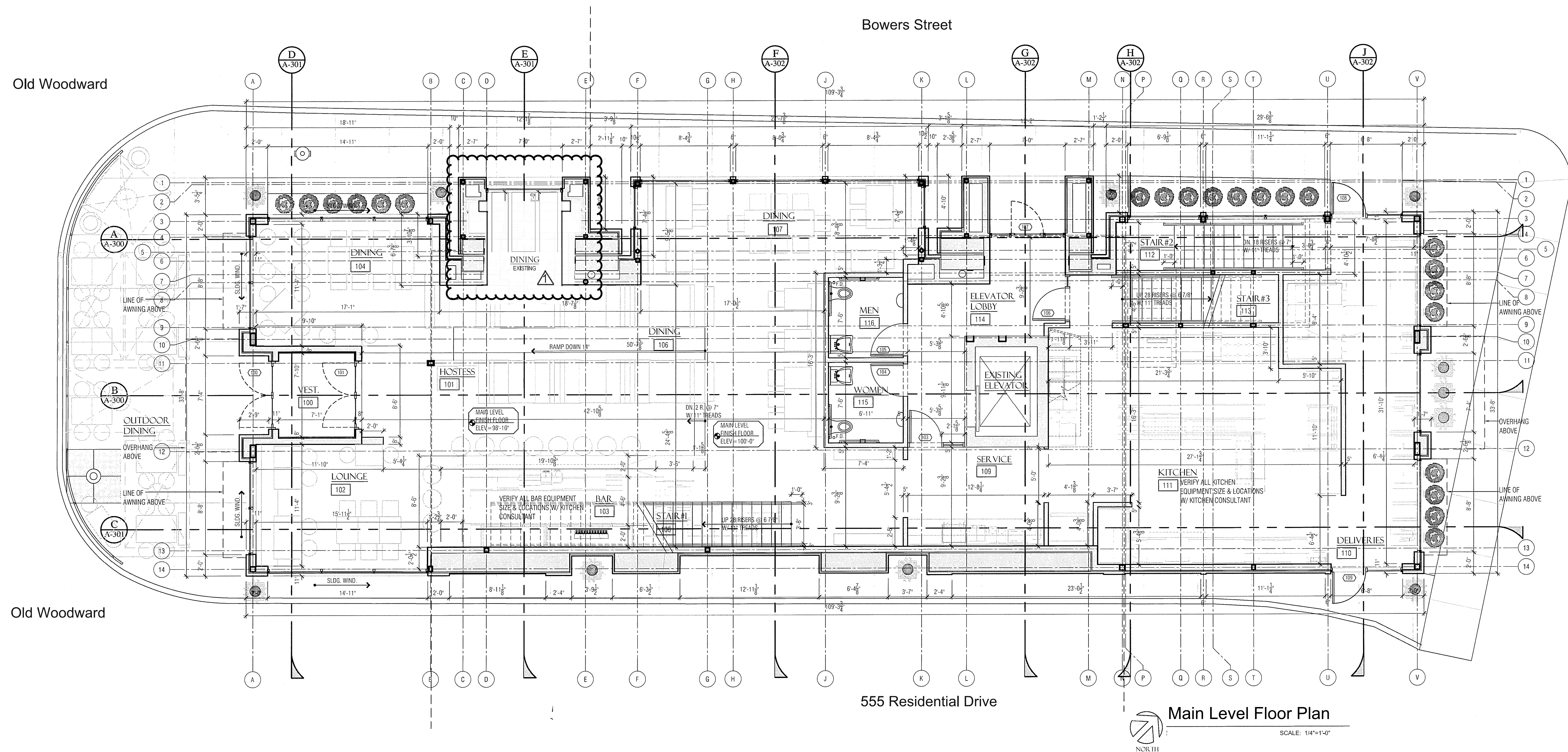
Yeas: DeWeese, Williams, Boyle, Clein, Koseck, Lazar, Whipple-Boyce

Nays: None

Absent: None

The board took a short recess at 8:53 p.m.

Luckenbach
Ziegelman
Gardner
Architects
pllc



SHEET TITLE

MAIN LEVEL
FLOOR PLAN

TRIPLE NICKEL SQ. FT.	
MAIN LEVEL	= 3,453 SF
EAST TERRACE	= 1,056 SF
WEST TERRACE	= 1,170 SF
TOTAL	= 5,679 SF

PROJECT

Birmingham Pub
AS BUILT FLOOR PLAN

555 South Old Woodward Ave.
Birmingham, Michigan 48009

PROJECT NUMBER

2021.04

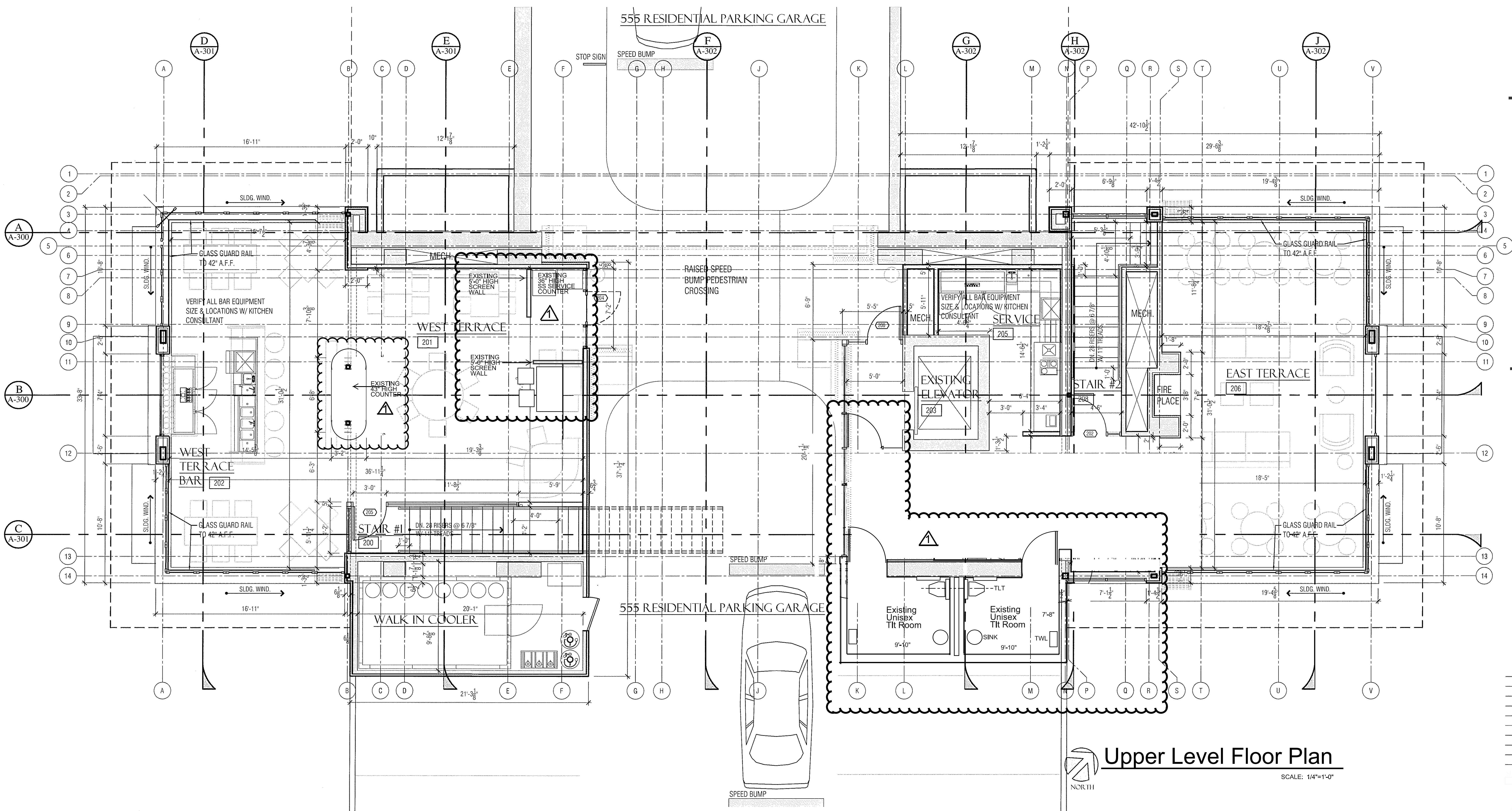
DATE

ISSUE

FEB 16, 2021

A1.01

Luckenbach
Ziegelman
Gardner
Architects
pllc



SHEET TITLE
UPPER LEVEL
FLOOR PLAN

TRIPLE NICKEL SQ. FT.	
MAIN LEVEL	= 3,453 SF
EAST TERRACE	= 1,056 SF
WEST TERRACE	= 1,170 SF
TOTAL	= 5,679 SF

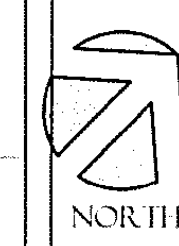
PROJECT
Birmingham Pub
AS BUILT FLOOR PLAN
555 South Old Woodward Ave.
Birmingham, Michigan 48009

PROJECT NUMBER
2021.04

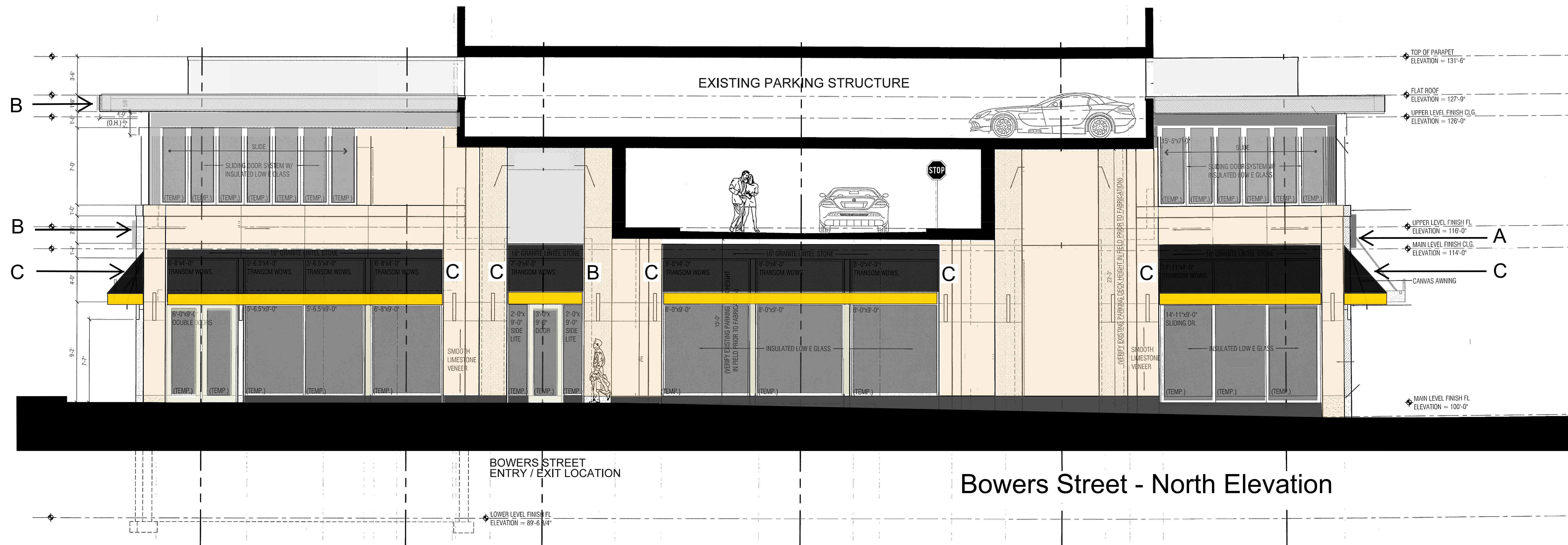
DATE ISSUE

FEB 16, 2021



 **Upper Level Floor Plan**
SCALE: 1/4"=1'-0"

A1.04

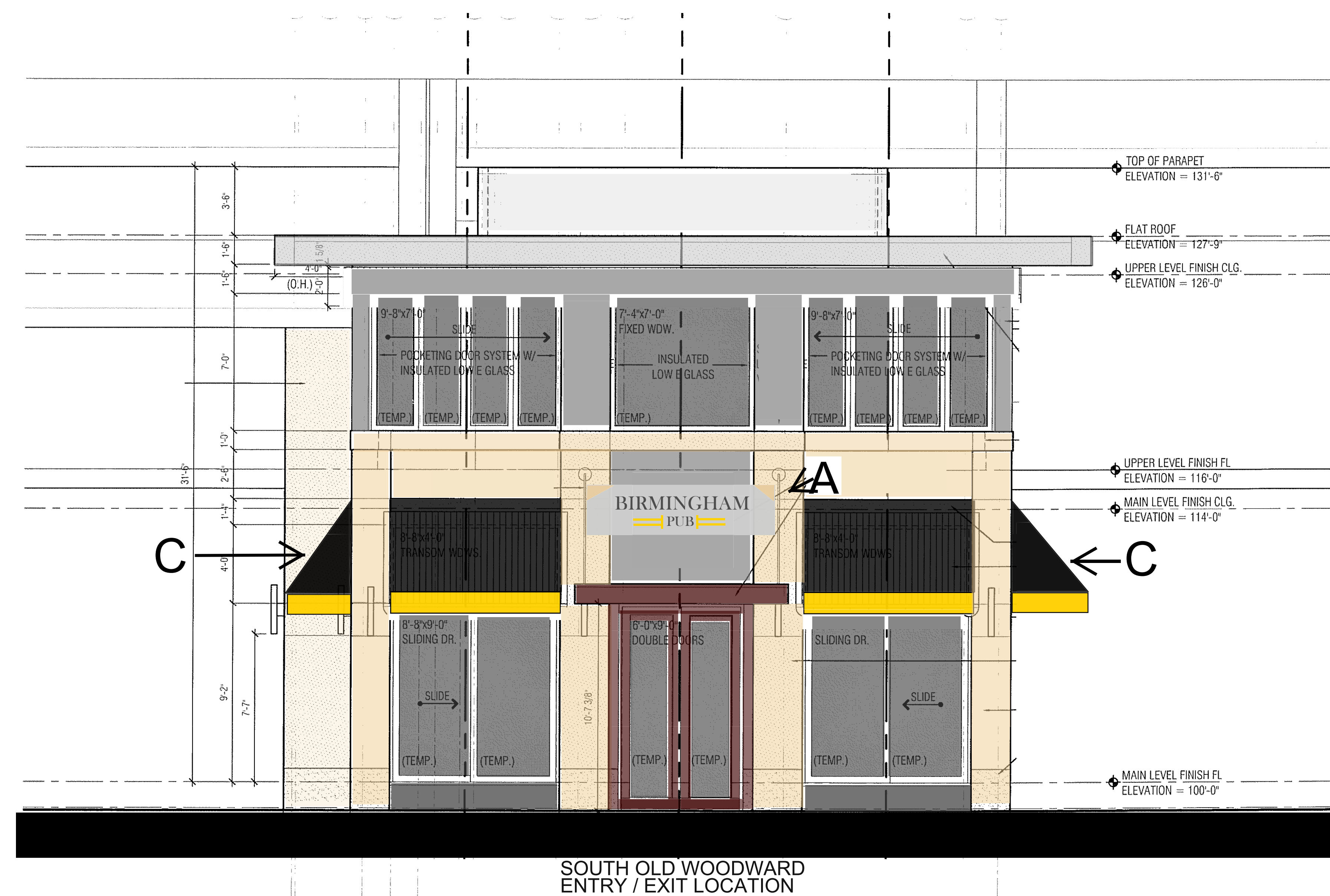


**Luckenbach
Ziegelman
Gardner
Architects
pllc**

555 South Old Woodward Avenue
Suite 27L
Birmingham, Michigan 48009
248.642.3990

Sheet Title

**BUILDING ELEVATIONS
Awnings and Signage**



KEY

- A New Signage See Exhibit "A"
 - B New Signage See Exhibits "B", "B.1", "B.2"
 - C New Canvas Awnings See Exhibits "C", "D", "E"
- Note: All Other Building Elements / Materials to Remain Unchanged

Project

Birmingham Pub
555 South Old Woodward Ave.
Birmingham, Michigan 48009

Project Number
2021.04

Date Issue
Feb 18, 2021 Review

South Old Woodward Ave. - West Elevation

SK 3.01

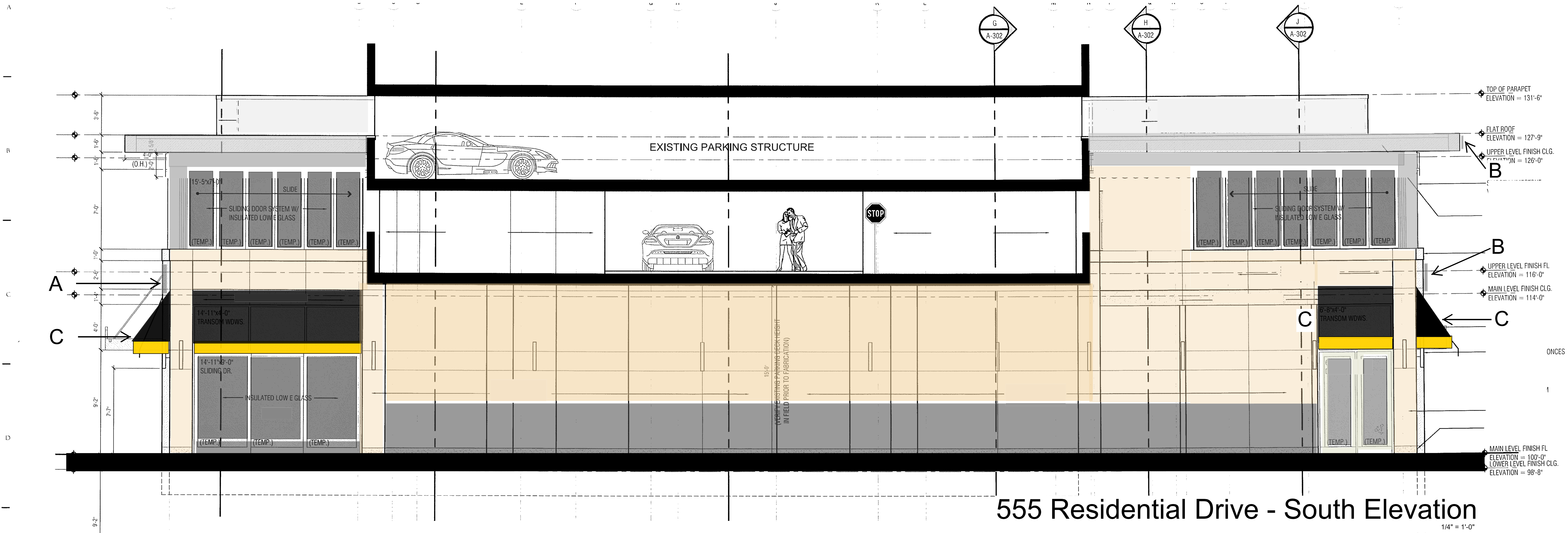
Luckenbach
Ziegelman
Gardner
Architects
pllc

555 South Old Woodward Avenue
Suite 27L
Birmingham, Michigan 48009
248 642 3990

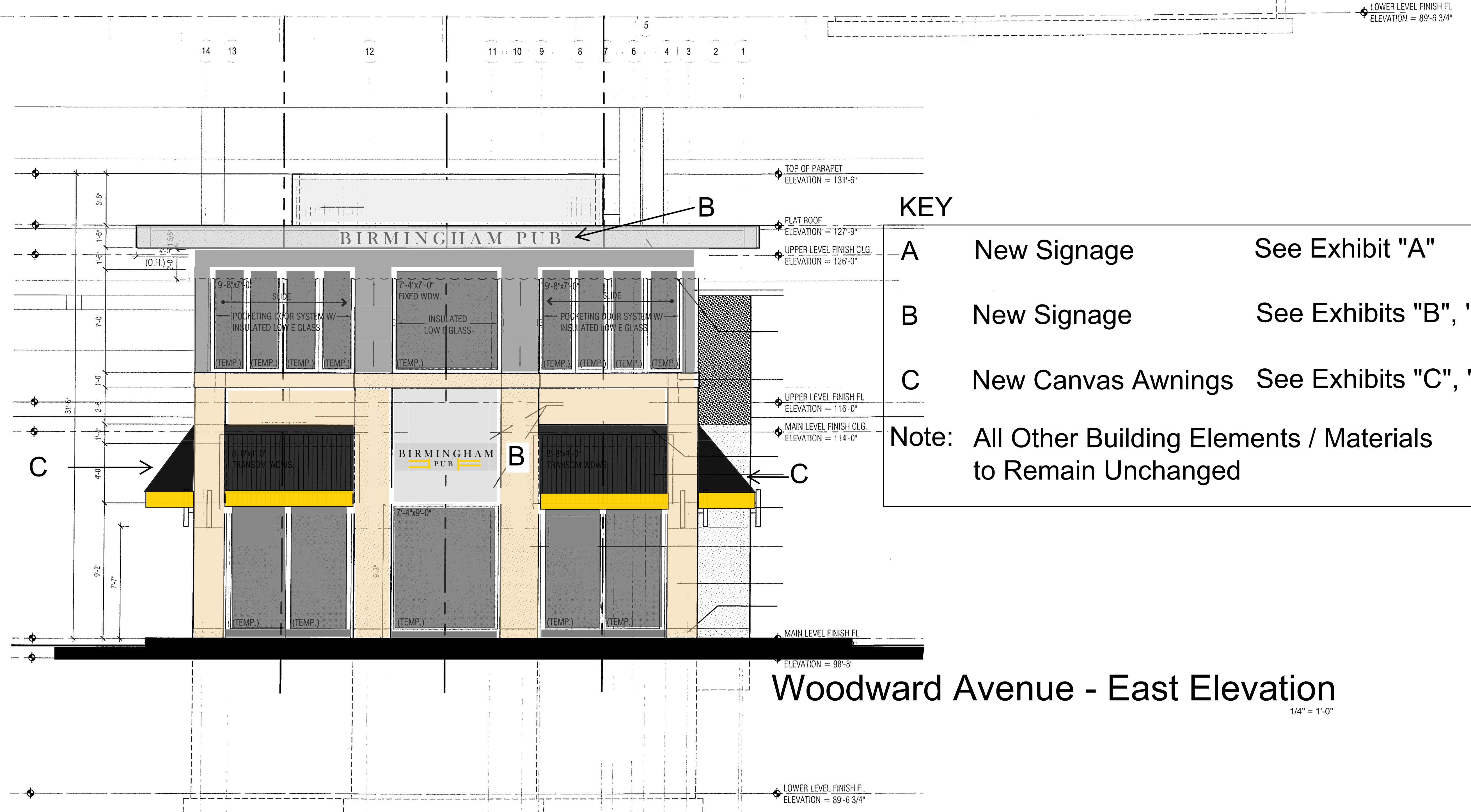
Sheet Title
BUILDING ELEVATIONS
Signage & Awnings

Project
Birmingham Pub
555 South Old Woodward Ave.
Birmingham, Michigan 48009

Project Number
2021-04



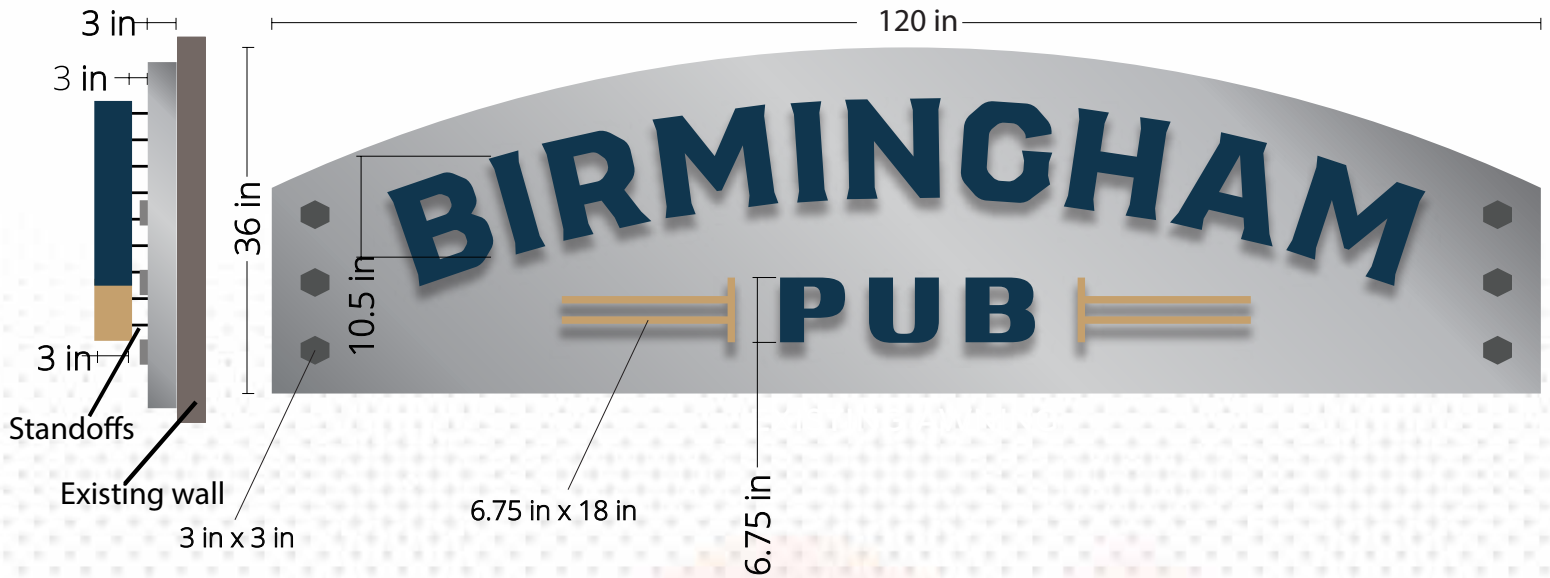
555 Residential Drive - South Elevation



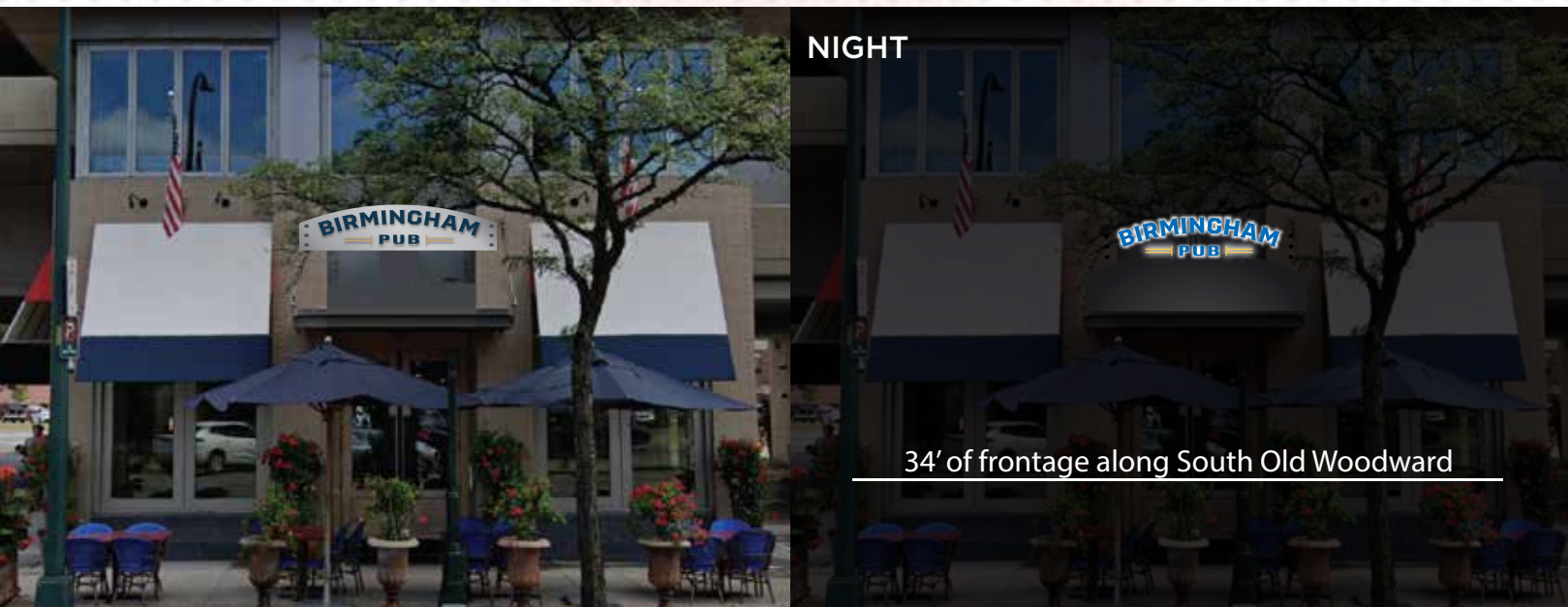
Woodward Avenue - East Elevation

KEY		
A	New Signage	See Exhibit "A"
B	New Signage	See Exhibits "B", "B.1", "B.2"
C	New Canvas Awnings	See Exhibits "C", "D", "E"
Note: All Other Building Elements / Materials to Remain Unchanged		

Front wall sign facing South Old Woodward square footage: $(36 \times 120) / 144 = 30$ square feet
Allowed $(34 \times 1.5) = 51$ Total square footage of signage



NOTE: Image is for mock up purpose only. Actual sign sizing and location may vary slightly due to angle of photo taken distance from wall



- Custom wall sign mounted to existing wall stone
- Brushed aluminum backer panel with custom front-lit (blue) and halo-lit (white) channel letters
- Decorative 3x3" accents on left/right sides
- Includes removing Triple Nickle decorative sign prior to install

ARTWORK **Matt Schwartz**
DATE **11/11/2020**
VERSION **5**

EXTERIOR ELECTRONIC MESSAGE CENTERS • INTERIOR LED DISPLAYS • DESIGN • MANUFACTURE • SERVICE & INSTALLATION • PROJECT MANAGEMENT • SIGN SOLUTIONS FOR ALL INDUSTRIES

PREPARED FOR **Birmingham Pub**

EXHIBIT "A" Old Woodward

CLIENT APPROVAL SIGNATURE

DATE

CLIENT APPROVAL By signing this proof I approve the size, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

USE OF THIS PROOF The designs, details and plans represented herein are the property of Curb Appeal Concepts, Inc.; specifically developed for your personal use in connection with the project being planned for you by Curb Appeal Concepts, Inc. It is not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever. All or any part of this design (excepting registered trademarks) remains the property of Curb Appeal Concepts, Inc..

1 wall sign facing Woodward and 2 wall signs facing Bowers square footage: $(16 \times 60) / 144 = 6.67$ square feet each one
 $6.67 \times 3 = 20.01$ Total square footage of wall non-lit signage



NOTE: Image is for mock up purpose only. Actual sign sizing and location may vary slightly due to angle of photo taken distance from wall



- Custom routed lettering on brushed aluminum backer panel. All 3 signs are the same. 1/2" painted acrylic letters
- Remove existing "Nickels" on rear and two on north side and cover with a painted metal to match as close as possible
- Non-lit

ARTWORK **Matt Schwartz**
DATE **10/15/2020**
VERSION **2**

EXTERIOR ELECTRONIC MESSAGE CENTERS • INTERIOR LED DISPLAYS • DESIGN • MANUFACTURE • SERVICE & INSTALLATION • PROJECT MANAGEMENT • SIGN SOLUTIONS FOR ALL INDUSTRIES

PREPARED FOR **Birmingham Pub**

EXHIBIT "B"- Woodward

CLIENT APPROVAL SIGNATURE

DATE

CLIENT APPROVAL By signing this proof I approve the size, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

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NOTE: Image is for mock up purpose only. Actual sign sizing and location may vary slightly due to angle of photo taken distance from wall



- Custom routed lettering on brushed aluminum backer panel. All 3 signs are the same. 1/2" painted acrylic letters
- Remove existing "Nickels" on rear and two on north side and cover with a painted metal to match as close as possible
- Non-lit

ARTWORK **Matt Schwartz**
DATE **10/15/2020**
VERSION **2**

EXTERIOR ELECTRONIC MESSAGE CENTERS • INTERIOR LED DISPLAYS • DESIGN • MANUFACTURE • SERVICE & INSTALLATION • PROJECT MANAGEMENT • SIGN SOLUTIONS FOR ALL INDUSTRIES

PREPARED FOR **Birmingham Pub**

EXHIBIT "B.1"

CLIENT APPROVAL SIGNATURE

DATE

CLIENT APPROVAL By signing this proof I approve the size, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

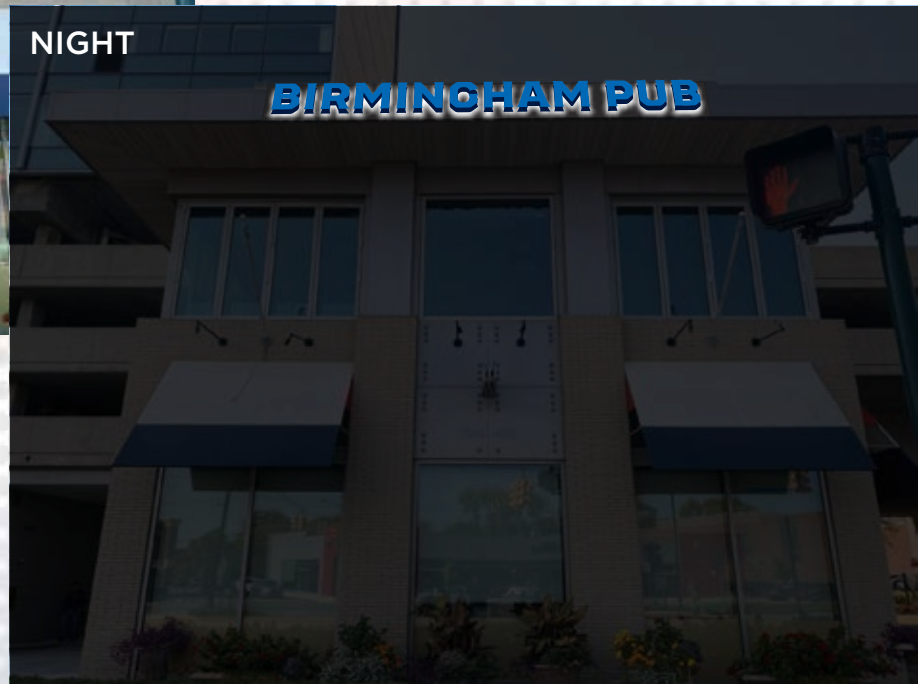
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Rear wall sign facing Woodward square footage: $(16 \times 252) / 144 = 28$ square feet

Internally led and
halo lit channel letters



NIGHT



- Custom front-lit (blue) and halo-lit (white) channel letters installed onto backer cabinet raceway

ARTWORK **Matt Schwartz**
DATE **10/18/2020**
VERSION **2**

NOTE: Image is for mock up purpose only. Actual sign sizing and location may vary slightly due to angle of photo taken distance from wall

EXTERIOR ELECTRONIC MESSAGE CENTERS • INTERIOR LED DISPLAYS • DESIGN • MANUFACTURE • SERVICE & INSTALLATION • PROJECT MANAGEMENT • SIGN SOLUTIONS FOR ALL INDUSTRIES

PREPARED FOR **Birmingham Pub**

EXHIBIT "B.2" - Woodward
CLIENT APPROVAL SIGNATURE _____ DATE _____

CLIENT APPROVAL By signing this proof I approve the size, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any additional changes made to my order after the date indicated on my approval.

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555 S. Old Woodward Ave
Birmingham Pub

Existing Awnings – SW Corner



Existing Awnings – NE Corner



Proposed Design – SW Corner

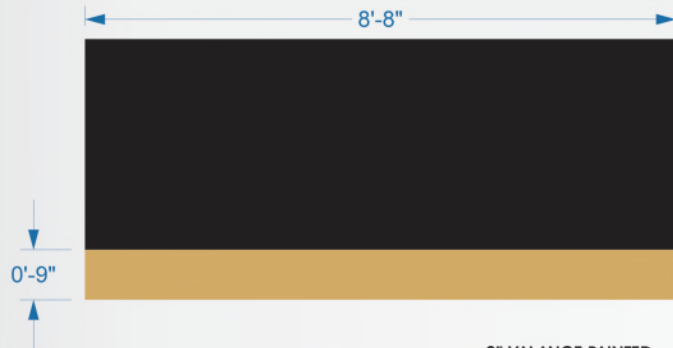


Proposed Design – NE Corner



EXHIBIT "C"

4 AWNINGS AT THIS SIZE

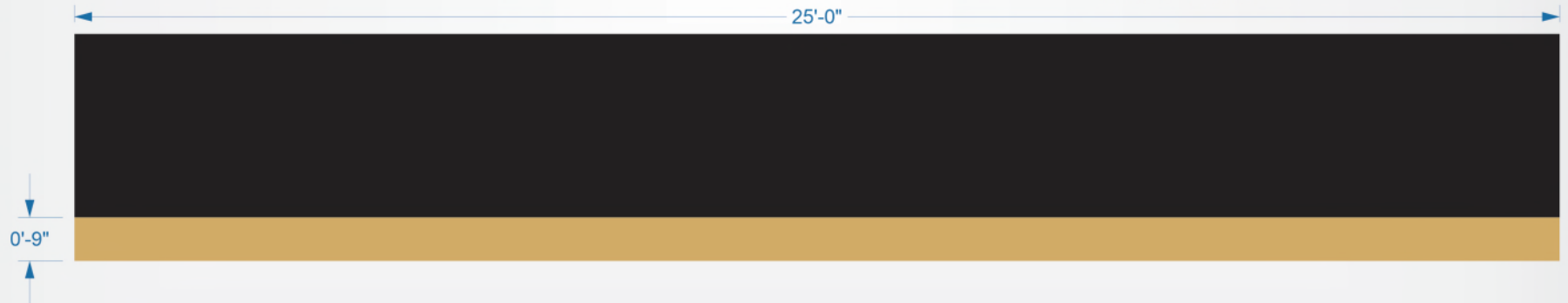


9" VALANCE PAINTED
WITH SIGN PAINTERS
GOLD SCREEN INK

1 AWNING AT THIS SIZE



1 AWNING AT THIS SIZE



sunbrella
black
4608

Pantone
1245C

BIRMINGHAM
PUB

Marygrove
AWNINGS

EXHIBIT "D" Awning Materials



Awning Recovers | 555 S. Old Woodward Ave. | Birmingham Pub
(formerly Triple Nickel)

List of Requested Design Changes

Six (6) existing awnings to be refurbished:

- Awning height cut down and rigid valance (drip edge) added.
- Overall height of awnings & clearance remain unchanged.
- Fabric changed to solid black with gold valance.

List of New Materials to be Used

- Sunbrella #6008 Black awning canvas (see sample previously submitted)
- Gold Nazdar screen ink color match to Pantone 1245C, painted onto valance portion only (see sample previously submitted)
- Metal framework on new valances will match existing.

Birmingham Pub Brunch Menu

Brunch Concepts (Cinnamon Sugar Beignets) – will this be offered to everyone as a first course type of item? I like the idea of French serving them and not leaving them in a basket on the table

American Omelets – maybe change this heading to Egg Cookery

The Western Omelet - Ham, cheese, peppers and onions (I would remove this item)

Omelet Arnold Bennett – Select casserole of smoked white fish, Mornay, Gruyere & Herbs (is this a rolled omelet or baked omelet style preparation, either way I think its great)

Spinach Feta Omelet – Fresh baby spinach, grilled tomato, imported feta (I would switch to a Frittata and change the feta to goat, and blend of roasted mushrooms and top with arugula slaw)

Eggs Benedict – Wolferman's English muffin, ham, poached eggs, hollandaise sauce 16 (Use Nueske's Canadian Bacon, cage free eggs and move up from the specialties section)

House Corned Beef Hash & Eggs – Olive oil basted egg, grilled asparagus 14 (will also verbally offer eggs any style with this item)

Egg White Options Available for All Egg Cookery

(All omelets Served with your choice of toast and chef roasted potatoes)

I like the idea of making the toast a sliced and grilled bread to order

Brunch Specialties

Belgium Waffle – Fresh fruit, maple syrup, confectionary sugar 13 (Yeast raised batter studded with Pearl Sugar, Grade A Maple Syrup, source local)

Pancakes – Choose one | Blueberry | Apple | Banana 13 (Make them ricotta pancakes as the base)

Steak & Eggs – Grilled tenderloin tips, eggs any style, petite arugula, shaved parmesan cheese 19 (add Chimichurri as a sauce to bring it all together)

Add: Fresh Seasonal Fruit & Yogurt – Greek vanilla yogurt, fresh cut fruits and berries, granola, chia seeds, honey

Smoked Salmon – Plain bagel, cream cheese, snipped chives 24 (toasted bagel, capers, red onion, cucumber, mascarpone, use a blend of smoked and beet cured salmon)

Terry's Famous Fried Chicken & Waffles 19 (maple bourbon butter drizzle)

Grilled Artichoke & Romaine Salad - Caesar dressing, crouton, choice of protein 10

(Chicken Paillard 16 | Seared Ōra King Salmon 21 | Grilled Shrimp 18)

Add: Superfoods Bowl – Bean sprouts, kale, edamame, Marcona almonds, sweet potatoes, Avocado, acai berry vinaigrette

Brunch Sandwiches

Nantucket Sleigh Ride - Toasted sandwich size English muffin, Olive oil poached egg, bacon, Irish cheddar 14 (half pound Tri-Blend burger)

Pub Ruben- Shaved corned beef, Jewish rye, Swiss cheese, sauerkraut, 1000 island dressing 14 (using Sy Ginsberg's raw corned beef)

Southern Fried Chicken Sandwich – Toasted brioche bun, extra crunchy chicken breast, creamy slaw, pickle chips, mayo 12
(add a drizzle of Mike's Hot Honey)

Add ? – Avocado Toast – crisp olive oil baguette, heirloom tomatoes, arugula, smoked salmon \$xx add 2 eggs any style \$xx

Bunch Sides: Thick Cut Bacon ([Apple-wood](#)) | Grilled Ham ([Nueske's](#)) | Sausage ([Housemade Patties](#)) | Biscuits & Gravy
([House Made Sausage Gravy](#)) | Eggs any Style ([Cage Free](#)) | Breakfast Potatoes 7

Fresh Fruit Plate – [move to Specialties and offer as entree](#)

Toast: White, Wheat, Rye, English muffin, Butter Milk Biscuits ([eliminate the White and Wheat, offer French Baguette, Multi-Grain Baguette or Rye](#))

Kids Menu 10

PBJ Finger Sandwiches – crust less white bread, smooth peanut butter, grape jelly

Pigs in a Blanket – buttermilk pancakes, breakfast sausages, maple syrup

“Eggs & Toast” – buttered white bread filled with egg, served over easy with sausage, like a one eyed susan

Breakfast Fondue - silver dollar pancakes or petite waffles with sprinkled royal icing

Franks & Beans | Grilled Cheese Sandwiches | Chicken Fingers | PBJ | Mac-n-cheese – Hot Dog

Home Made Spaghetti O's | Frozen Grapes ([remove all of these items except PBJ](#))

Dessert: \$9

Add: Monkey Bread – bourbon caramel sauce, spiced cashews and pecans, crème anglaise

Sticky Toffee Pudding | Vanilla ice cream & spiked caramel sauce 9

Crème Brule Burnt Tableside – Served with fresh berries 9 | GF

Traverse City's Brownie – Baked to order, brandied cherries sauce, vanilla ice cream 9

Michigan Granny Apple Crumble – Tart caramelized apples, macerated currents, brown sugar streusel 9

New York Style Cheese Cake – Seasonal berries, cardamom chantilly 9

Birmingham Pub Lunch Menu

Bread Service - Pimento Cheese Canapés - cold service

Small Plates | Starters Pub Grub:

Steamed Mussels “Fata Paper” - Vermouth, herbs de province, garlic, butter, lemon, confit of tomatoes, bread | GF **17**

Pierogi – Browned in butter served with sour cream, apple sauce & crispy onions **12** | V

Buffalo Cauliflower - Crispy tempura florets, Buffalo sauce, blue cheese dust, curly celery **12** | V

Rhode Island Calamari – Olive oil, Italian peppers, parsley, parmesan, marinara, piquillo pepper sauce **13**

Sausage & Peppers – Hungarian hot banana peppers, fresh Italian sausage, rosemary-roasted potatoes **14** | GF

Soups and Salads:

Mushroom Soup en Croute – Select forest mushrooms, mirepoix of vegetable, veal jus, truffle, pastry top **12** | V

Michigan Five Onion Soup – hearty broth, caramelized onions, Michigan stout, Dijon-gruyere croustades **9** | V

Avocado Toast – Fresh avocado, salad of petite arugula, heirloom tomatoes, red onions, quinoa, thin toast **17** | V

Poke – Grilled Ōra King Salmon or Ginger Seared Tuna - Sushi rice, soy pickled bean sprouts, cucumber, edamame, scallions, sweet & sour red cabbage, miso mayo, GF Sesame-ginger vinaigrette **28** | GF

Chicken Fattoush Salad – Romaine, radicchio, baby green, red onion, heirloom tomatoes, cucumbers, pita chips, garlic lemon sumac vinaigrette **16**

Birmingham Cobb Salad – Chopped egg, grilled chicken, avocado, bacon, tomato, blue cheese **15** | GF

Grilled Artichoke & Romaine Salad - Caesar dressing, crouton, choice of protein **10**

(Chicken Paillard **16** | Seared Ōra King Salmon **28** | Grilled Shrimp **19**)

House Dressing's to include: (All dressings are GF)

Honey Lemon | Chunky Blue Cheese | Balsamic | Raspberry Vinaigrette | Ranch | Spicy Thai Peanut |

Tuscan Creamy Italian | Fattoush Sumac Vinaigrette

Birmingham Tri-Blend Burgers & Such (Beyond Burgers Available)

All American Angus Burger – Grilled brioche, choice of cheese, lettuce, tomato, onion, pickle, 1k dressing **13**

The Nantucket Sleigh Ride - Toasted sandwich size English muffin, Olive oil poached egg, bacon, Irish cheddar **14**

City Style Patty Melt – Grilled onions, toasted rye bread, gruyere cheese **13**

Pub Ruben - Shaved corned beef, Jewish rye, Swiss cheese, sauerkraut, 1k dressing **16**

Southern Fried Chicken Sandwich - Toasted brioche bun, extra crunchy chicken breast, creamy slaw, pickle chips, mayo, hot honey drizzle **12**

Blackened Chicken Sandwich - Grilled onions, provolone cheese, lettuce, tomato, ancho chili mayo **12**

Toad in a Hole – Yorkshire pudding, traditional sausage, roasted onion, duck fat potatoes **17**

Terry's Famous Fried Chicken & Waffles – 4 piece chicken, extra crispy, golden waffle, honey butter, Carolina sauce 19

Dessert: \$9

Sticky Toffee Pudding | Vanilla ice cream & spiked caramel sauce 9

Crème Brule Burnt Tableside – Served with fresh berries 9 | GF

Traverse City's Brownie – Baked to order, brandied cherries sauce, vanilla ice cream 9

Michigan Granny Apple Crumble – Tart caramelized apples, macerated currents, brown sugar streusel 9

New York Style Cheese Cake – Seasonal berries, cardamom Chantilly 9

Birmingham Pub Dinner Menu

Bread Service - Pimento Cheese Canapés – cold service

Small Plates | Starters Pub Grub:

Steamed Mussels “Fata Paper” - Vermouth, herbs de province, garlic, butter, lemon, confit of tomatoes, bread | GF **17**

Pierogi – Browned in butter served with sour cream, apple sauce & crispy onions **12** | V

Buffalo Cauliflower - Crispy tempura florets, Buffalo sauce, blue cheese dust, curly celery **12** | V

Rhode Island Calamari – Olive oil, Italian peppers, parsley, parmesan, marinara, piquillo pepper sauce **13**

Sausage & Peppers – Hungarian hot banana peppers, fresh Italian sausage, rosemary-roasted potatoes **14** | GF

Soups and Salads:

Mushroom Soup en Croute – Select forest mushrooms, mirepoix of vegetable, veal jus, truffle, pastry top **12** | V

Michigan Five Onion Soup – hearty broth, caramelized onions, Michigan stout, Dijon-gruyere croustades **9** | V

Avocado Toast – Fresh avocado, salad of petite arugula, heirloom tomatoes, red onions, quinoa, thin toast **17** | V

Poke – Grilled Ōra King Salmon or Ginger Seared Tuna - Sushi rice, soy pickled bean sprouts, cucumber, edamame, scallions, sweet & sour red cabbage, miso mayo, GF Sesame-ginger vinaigrette **28** | GF

Grilled Artichoke & Romaine Salad - Caesar dressing, crouton, choice of protein **10**

(Chicken Paillard **16** | Seared Ōra King Salmon **28** | Grilled Shrimp **19**)

House Dressing's to include: (All dressings are GF)

Honey Lemon | Chunky Blue Cheese | Balsamic | Raspberry Vinaigrette | Ranch | Spicy Thai Peanut |

Tuscan Creamy Italian | Fattoush Sumac Vinaigrette

Birmingham Tri-Blend Burgers & Such (Beyond Burgers Available)

All American Angus Burger – Grilled brioche, choice of cheese, lettuce, tomato, onion, pickle, 1k dressing **13**

The Nantucket Sleigh Ride – Half pound tri-blend burger, Wolferman's English muffin, olive oil poached egg, bacon, Irish cheddar **14**

Blackened Chicken Sandwich - Grilled onions, provolone cheese, lettuce, tomato, ancho chili mayo **12**

Pub Specialties:

Braised Brisket of Beef - Garnished with noodles of brown butter Spaetzle, sweet & sour red cabbage, natural pan sauce **24**

Toad in a Hole – Yorkshire pudding, traditional sausage, roasted onion, duck fat potatoes **17**

Terry's Famous Fried Chicken & Waffles – 4 piece chicken, extra crispy, golden waffle, honey butter, Carolina sauce **19**

Ōra King Salmon – Provençal vegetables, parsnip puree, pickled mustard seeds **36** | GF

Cedar Plank Simple Fish - Everything bagel crusted Michigan white fish, grilled asparagus, saffron rice, lemon **24**

Grey Goose Shrimp & Penne – Creamy vodka sauce, baby bella mushrooms, asparagus, fresh basil, Florida gulf shrimp 28

Prime Marbles Meats

USDA Prime Filet Mignon – 8 oz fillet “pressed” Yukon gold potatoes, roasted vegetables, true Zip sauce 39 | GF

Steak Frites USDA Prime NY Strip – Tarragon and pickled shallot béarnaise, truffle parmesan steak fries 46 | GF

Berkshire Pork Porter House – caramelized apples, braised red cabbage, brown butter Spaetzle, apple butter 27

Sides:

Crispy Brussels Sprout’s – Pancetta “Bac-Os”, sautéed onions, beurre monté, everything bagel spice 7

Fire Roasted Asparagus - Warm mayonnaise & cayenne 9

Truffle Parmesan Fries - Shoe string or steak cut or simple sweet potato fries 7

Seasonal Decided Daily – Chefs selection 7

Duck Fat Potatoes – Herbs, garlic, and onion 7

Dessert: \$9

Sticky Toffee Pudding | Vanilla ice cream & spiked caramel sauce 9

Crème Brule Burnt Tableside – Served with fresh berries 9 | GF

Traverse City’s Brownie – Baked to order, brandied cherries sauce, vanilla ice cream 9

Michigan Granny Apple Crumble – Tart caramelized apples, macerated currents, brown sugar streusel 9

New York Style Cheese Cake – Seasonal berries, cardamom Chantilly 9



Special Land Use Permit Application Planning Division

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

1. Applicant

Name: Birmingham Pub, LLC
Address: 7096 EAST FOURTEEN MILE ROAD
WARREN, MI 48092 USA
Phone Number: 586-770-3500
Fax Number: _____
Email address: joev@andiamoitalia.com

2. Property Owner

Name: Manorwood Properties, LLC
Address: 555 S. Old Woodward, Suite 705
Birmingham, Michigan, 48009
Phone Number: 248-728-5085
Fax Number: 248-728-5086
Email address: jireinhart@gmail.com

3. Applicant's Attorney/Contact Person

Name: Joseph A. Shallal - Mekani, Orow, Mekani, Shallal & Hindo
Address: 255 South Old Woodward, Suite 310
Birmingham, Michigan 48009
Phone Number: 248-223-9830
Fax Number: 248-265-4107
Email address: joeshallal@mornshlaw.com

4. Project Designer/Developer

Name: NA
Address: _____
Phone Number: _____
Fax Number: _____
Email address: _____

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 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: 555 South Old Woodward
Birmingham, Michigan, 48009
Name of development: Birmingham Pub
Sidwell #: _____
Current Use: Restaurant
Proposed Use: Restaurant
Area of Site in Acres: Lot Area approx 4.499 sq feet
Current zoning: B-3
Is the property located in the floodplain? No
Name of Historic District Site is located in: NA
Date of Historic District Commission Approval: NA
Date of Application for Preliminary Site Plan: 12-12-12
Date of Preliminary Site Plan Approval: 2-25-13

Date of Application for Final Site Plan: 1-23-13
Date of Final Site Plan Approval: 1-23-13
Date of Application for Revised Final Site Plan: 8-26-13
Date of Revised Final Site Plan Approval: 10-13
Date of Design Review Board Approval: 2-25-13
Is there a current SLUP in effect for this site? yes
Date of Application for SLUP: 8-26-13
Date of SLUP Approval: 2-25-13 (and 12-12-12) (final 12-25-13)
Date of Last SLUP Amendment: 10-13
Will proposed project require the division of platted lots? no
Will proposed project require the combination of platted lots? no

Sta. 100

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

No change in use. No change in exterior design. (Will change signs per latest city code) No change in menu (currently American Fare and will stay American Fare)

To show slight modifications of the interior layout made during initial construction

8. Buildings and Structures

Number of Buildings on Site: three (1 2-story restaurant)

Height of Buildings & # of Stories: 7 story office, 15 story apartments

Use of Buildings: OFFICE, COMMERCIAL, RESIDENTIAL, RESTAURANT

Height of Rooftop Mechanical Equipment: NA NO CHANGE

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: (lower level) 702

Number of square feet per upper floor: Main level 3453

Total floor area: 7,173

Floor area ratio (total floor area ÷ total land area):

7173/4499 = 1.59

Open space: East Terrace 1056 West Terrace 1170 2nd level storage 792

Percent of open space: (1056 + 1170)/4499 = 49.47%

Office Space: NA -- NO CHANGE

Retail Space: NA

Industrial Space: NA

Assembly Space: NA

Seating Capacity: 135 INDOOR AND OUTDOOR

Maximum Occupancy Load: unknown

Proposed Residential Structures:

Total number of units: NA NO CHANGE

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? NA -- NO CHANGE

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: NA -- NO CHANGE

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: NA NO CHANGE

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: NA NO CHANGE

Required rear setback: NA NO CHANGE

Required total side setback: NA NO CHANGE

Side setback: NA NO CHANGE

Proposed front setback: NA NO CHANGE

Proposed rear setback: NA NO CHANGE

Proposed total side setback: NA NO CHANGE

Second side setback: NA NO CHANGE

11. Required and Proposed Parking

Required number of parking spaces: NA NO CHANGE

Typical angle of parking spaces: NA NO CHANGE

Typical width of maneuvering lanes: NA NO CHANGE

Location of parking on site: NA NO CHANGE

Location of parking off site: NA NO CHANGE

Number of light standards in parking area: NA NO CHANGE

Screenwall material: NA NO CHANGE

Proposed number of parking spaces: NA NO CHANGE

Typical size of parking spaces: NA NO CHANGE

Number of spaces <180 sq. ft.: NA NO CHANGE

Number of handicap spaces: NA NO CHANGE

Shared parking agreement? NA NO CHANGE

Height of light standards in parking area: NA NO CHANGE

Height of screenwall: NA NO CHANGE

12. Landscaping

Location of landscape areas: NA NO CHANGE

Proposed landscape material: NA NO CHANGE

13. Streetscape

Sidewalk width: NA NO CHANGE

Number of benches: NA NO CHANGE

Number of planters: NA NO CHANGE

Number of existing street trees: NA NO CHANGE

Number of proposed street trees: NA NO CHANGE

Streetscape plan submitted? NA NO CHANGE

Description of benches or planters: NA NO CHANGE

Species of existing trees: NA NO CHANGE

Species of proposed trees: NA NO CHANGE

14. Loading

Required number of loading spaces: NA NO CHANGE

Typical angle of loading spaces: NA NO CHANGE

Screenwall material: NA NO CHANGE

Location of loading spaces on site: NA NO CHANGE

Proposed number of loading spaces: NA NO CHANGE

Typical size of loading spaces: NA NO CHANGE

Height of screenwall: NA NO CHANGE

Typical time loading spaces are used: NA NO CHANGE

15. Exterior Waste Receptacles

Required number of waste receptacles: NA NO CHANGE

Location of waste receptacles: NA NO CHANGE

Screenwall material: NA NO CHANGE

Proposed number of waste receptacles: NA NO CHANGE

Size of waste receptacles: NA NO CHANGE

Height of screenwall: NA NO CHANGE

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: NA NO CHANGE

Size of transformers (L•W•H): NA NO CHANGE

Number of utility easements: NA NO CHANGE

Screenwall material: NA NO CHANGE

Location of all utilities & easements: NA NO CHANGE

Height of screenwall: NA NO CHANGE

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NA NO CHANGE

Size of ground mounted units (L•W•H): NA NO CHANGE

Screenwall material: NA NO CHANGE

Location of all ground mounted units: NA NO CHANGE

Height of screenwall: NA NO CHANGE

Rooftop Mechanical Equipment:

Number of rooftop units: NA NO CHANGE

Type of rooftop units: NA NO CHANGE

Screenwall material: NA NO CHANGE

Location of screenwall: NA NO CHANGE

Location of all rooftop units: NA NO CHANGE

Size of rooftop units (L•W•H): NA NO CHANGE

Percentage of rooftop covered by mechanical units: NA NO CHANGE

Height of screenwall: NA NO CHANGE

Distance from rooftop units to all screenwalls: NA NO CHANGE

17. Accessory Buildings

Number of accessory buildings: NA NO CHANGE

Location of accessory buildings: NA NO CHANGE

Size of accessory buildings: NA NO CHANGE

Height of accessory buildings: NA NO CHANGE

18. Building Lighting

Number of light standards on building: NA NO CHANGE

Type of light standards on building: NA NO CHANGE

Size of light fixtures (L•W•H): NA NO CHANGE
Maximum wattage per fixture: NA NO CHANGE
Light level at each property line: NA NO CHANGE

Height from grade: NA NO CHANGE
Proposed wattage per fixture: NA NO CHANGE

19. Site Lighting

Number of light fixtures: NA NO CHANGE
Size of light fixtures (L•W•H): NA NO CHANGE
Maximum wattage per fixture: NA NO CHANGE
Light level at each property line: NA NO CHANGE

Type of light fixtures: NA NO CHANGE
Height from grade: NA NO CHANGE
Proposed wattage per fixture: NA NO CHANGE
Holiday tree lighting receptacles: NA NO CHANGE

20. Adjacent Properties

Number of properties within 200 ft.: NA NO CHANGE

Property #1

Number of buildings on site: NA NO CHANGE
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: NA NO CHANGE

North, south, east or west of property? _____

Property #2

Number of buildings on site: NA NO CHANGE
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: NA NO CHANGE

North, south, east or west of property? _____

Property #3

Number of buildings on site: NA NO CHANGE
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: NA NO CHANGE

North, south, east or west of property? _____

Property #4

Number of buildings on site: NA NO CHANGE
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: NA NO CHANGE

North, south, east or west of property? _____

Property #5

Number of buildings on site: NA NO CHANGE
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: NA NO CHANGE

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: _____

Date: 1-21-21

Print Name: _____

John J Reinhart

Signature of Applicant: _____

Date: _____

Print Name: _____

Joseph Vicari

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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

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: _____ Date: _____

Print Name: John J Reinhart

Signature of Applicant: Joseph P Vicari Date: 1/22/21

Print Name: Joseph Vicari

Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



SPECIAL LAND USE PERMIT APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Birmingham Pub, LLC Case #: _____ Date: _____
Address: 555 S. Old Woodward Project: transfer of ownership

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Site Plan for Special Land Use Permit

A full Site Plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. Aerial photographs of the subject site and surrounding properties;
- ☐ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☐ 10. 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;
- ☐ 11. Interior floor plans;
- ☐ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

- ☐ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ 14. Existing and proposed utilities and easements and their purpose;
- ☐ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☐ 16. General description, location, and types of structures on site;
- ☐ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ☐ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 19. Elevation drawings showing proposed design;
- ☐ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☐ 21. Location of all exterior lighting fixtures;
- ☐ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☐ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☐ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ☐ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ☐ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☐ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ☐ 29. A list of any requested design changes;
- ☐ 30. Itemized list and specification sheets of all materials, light fixtures and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☐ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☐ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



Notice Signs - Rental Application Community Development

1. Applicant

Name: Birmingham Pub, LLC
Address: 7096 East Fourteen Mile Road
Warren, Michigan 48092
Phone Number: 586-770-3500
Fax Number: _____
Email address: joev@andiamoitallia.com

Property Owner

Name: Manorwood Properties, LLC
Address: 555 North Old Woodward, Suite 705
Birmingham, Michigan 48009
Phone Number: 248-728-5085
Fax Number: _____
Email address: jireinhart@gmail.com

2. Project Information

Address/Location of Property: 555 North Old Woodward
Name of Development: 555 Building
Area in Acres: .10

Name of Historic District site is in, if any: NA
Current Use: Restaurant
Current Zoning: B-3 approved Restaurant

3. Date of Board Review

Board of Building Trades Appeals: _____
City Commission: _____
Historic District Commission: _____
Planning Board: _____

Board of Zoning Appeals: _____
Design Review Board: _____
Housing Board of Appeals: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: Joseph P. Vucari Date: 1/22/21

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed by: _____

Joseph A. Shallal
Neb Mekani
John J. Orow
John N. Hindo

Law Offices Of

**MEKANI, OROW, MEKANI,
SHALLAL & HINDO, P.C.**

A Professional Corporation
255 South Old Woodward
Park Place Suite 310
Birmingham, MI 48009
Telephone (248) 223-9830
Facsimile (248) 265-4107
joeshallal@aol.com

Of Counsel
Jane Shallal
John I. Kittel

Louie E. Mekani
(1971 – 2000)

January 25, 2021

City of Birmingham
C/O Jana Ecker
Planning Director
151 Martin
Birmingham, Michigan 48009

RE: Transfer of Ownership of Class C and SDM licenses and permits and Special Land Use Permit (SLUP) Application and/or Amendment to SLUP request from existing licensee, Crush, LLC, to proposed licensee, Birmingham Pub, LLC.

Dear Jana:

Please find enclosed a completed SLUP application for the property located at 555 South Old Woodward, Birmingham, Michigan 48009 and a check for the application fee. The parties are merely seeking approval for a transfer of ownership from Crush, LLC (d/b/a Triple Nickel) to Birmingham Pub, LLC. No modification to the type of menu will be made. The menu consists of American fare and will continue as American fare meals. The hours of operation will not change and there will be no material changes to the interior or exterior of the building except for color scheme for the interior of the restaurant, signage, and name changes. The attached renderings and prints show the original renderings and prints belonging to Triple Nickel since there were no material changes in such plans. Therefore, we did not submit any new plans. The last few pages of the renderings show what we believe are the City approved "as-built" interior layout.

Please place this on the next available agenda for City review. If there is anything that might be deficient in the application or if there is anything we might need to add to the attached package, please let me know as soon as possible.

Very truly yours,
Mekani Orow Mekani
Shallal & Hindo, P.C.

Joseph A. Shallal

Joseph A. Shallal

L V MANAGEMENT INC
ANDIAMO AIRPORT
7096 E 14 MILE RD
WARREN MI 48092

1341

9-9/720
242

CHECK NUMBER

Date

11/22/21

Pay to the
Order of

City of Birmingham
Two Thousand, Eight Hundred & no/100

\$ 2800.00

Dollars



Comerica Bank
www.comerica.com



Photo
Safe
Deposit
Dollars only

Joseph P. Marino

For

MP

⑆072000096⑆ 1853161626⑈ 01341



Phone: 586-268-3200 | Fax: 586-268-3224
7096 E 14 Mile Rd Warren, MI 48092
andiamoitalia.com

November 10, 2020

City of Birmingham

Re: Purchase of Triple Nickel Restaurant
Located at 555 South Old Woodward
Birmingham, MI 48009

To whom this may concern:

Per your request, I have included the following pertinent information as part of the application process for purchasing the Class C liquor license previously held at the Triple Nickel Restaurant located at 555 South Old Woodward in Birmingham, MI:

1. Name of Company purchasing the liquor license is Birmingham Pub, LLC, with myself, Joseph P. Vicari, as the sole member. I have been in the restaurant business for over 38 years and currently own 22 restaurants and catering entities. As part of those restaurants, I own 14 liquor licenses in Michigan and Las Vegas, NV.
2. Number of indoor seats will remain unchanged, which there is currently 65 seats;
3. Number of outdoor seats will remain unchanged, which there is currently 135 seats;
4. Number of seats at the bar will remain unchanged, which is currently 10 seats;
5. Hours of operation will Monday through Thursday from 1130am until 10pm, Friday from 1130am until 12pm, Saturday from 10am until 12pm and Sunday from 10am until 9pm.
6. The inside of the acquire property will remain the exact same structurally with slight modifications to the exterior awnings and signage, interior décor (i.e. paint, wall décor and artwork, upholstery no chairs and booths, wall coverings/blinds, light fixtures) and replacement of carpet;
7. The menu will feature fresh, made from scratch American recipes, emphasizing more casual, comfort food fare. The menu will be changed out on a quarterly basis with seasonal features and specials being added. A copy of our menu including price points will be provided once finalized.
8. This restaurant concept will be our core concept moving forward and will not change with seasons or to feature additional revenue opportunities.
9. There is no plan for entertainment at this restaurant.
10. As noted above in number 6, there will be no structural changes to the interior or exterior of the building. All changes made to the property will be in the form of leasehold improvements or cosmetic upgrades.
11. Additionally, there will be no lighting changes to the exterior or interior of the building. We plan on replacing existing light covers to fit the design and theme of our new concept however we will not be adding any additional light fixtures in new locations either inside or outside the restaurant.
12. Once the design, color and location of the new exterior signage and awning are completed, a sample drawing will be provided. The exterior signage on the front of the building will come off the outside of the overhang and be attached to the building, which conforms and complies with the current city code and ordinances.





Phone: 586-268-3200 | Fax: 586-268-3224
7096 E 14 Mile Rd Warren, MI 48092
andiamoitalia.com

13. As the new tenant of the property and owner and user of the liquor license, we will sign and agree to be bound by the Contract for Transfer of a Liquor License (Economic Development) when presented to us.

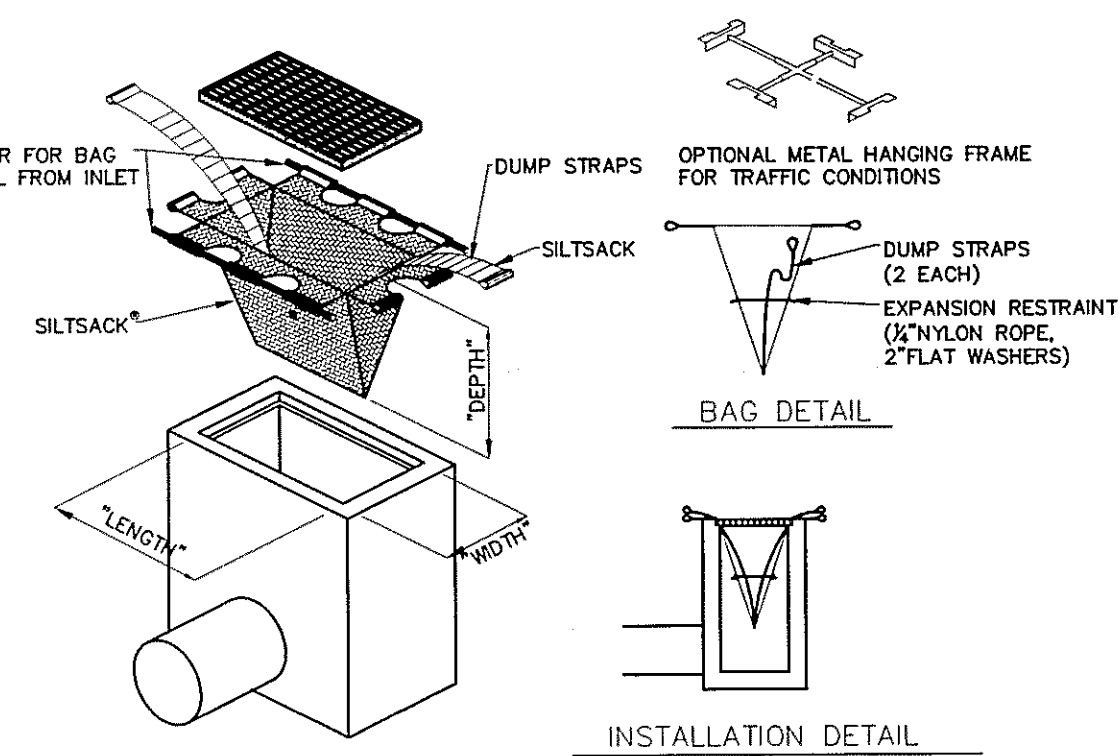
If you have any further questions or need me to elaborate on anything further I can be reached directly on my mobile phone at (586)770-3500 or via email at joev@andiamoitalia.com. Thank you for your time and help with this application and we are excited and anxious to be a staple in the Birmingham community for the days and years to come.

Sincerely,

A handwritten signature in black ink that reads "Joseph P. Vicari".

Joe Vicari
President & CEO





SILT SACK FILTER DETAIL

NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SOIL EROSION CONTROLS TO BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

SOIL EROSION CONTROL SEQUENCE OF OPERATION (NEW CONSTRUCTION)

INSTALL CRUSHED CONCRETE ACCESS DRIVE AND TEMPORARY CULVERTS AT THE SITE ENTRANCE AS INDICATED ON THE PLANS.

INSTALL SILT FENCE OR SIMILAR APPROVED SILT BARRIER ALONG PROPERTY LINES AND AROUND SENSITIVE NATURAL FEATURES AS INDICATED ON THE PLANS.

EXCAVATE A SHALLOW SWALE/DITCH AROUND PERIMETER OF SITE. GRADE THE TEMPORARY SWALE TO AN EXISTING DRAINAGE FACILITY. PLACE OUTLET FILTER IN EXISTING UPSTREAM STORM SEWER FACILITIES.

IF INDICATED ON CONSTRUCTION PLANS, SEDIMENTATION BASINS, DETENTION POND, ETC., SHALL BE CONSTRUCTED PRIOR TO THE INSTALLATION OF ANY OTHER WORK.

STRIP EXISTING TOPSOIL, VEGETATION AND ORGANIC MATTER FROM BUILDING PAD AND PARKING AREAS. COMMENCE LAND BALANCE AND MASS GRADING OPERATIONS. MAINTAIN A MINIMUM BUFFER OF 15' OF EXISTING VEGETATION WHEREVER POSSIBLE AROUND SITE PERIMETER. STOCK PILES SHOULD BE LOCATED AWAY FROM EXISTING DRAINAGE FACILITIES.

EXCAVATE AND INSTALL UNDERGROUND UTILITIES. INSTALL PEASTONE INLET FILTERS AROUND ALL NEW STORM SEWER FACILITIES AS INDICATED ON THE PLANS. EXISTING AND PROPOSED STORM SEWER FACILITIES SHALL BE PROTECTED FROM EROSION AND SEDIMENT INFILTRATION AT ALL TIMES.

COMMENCE FINAL GRADING AND TRIMMING OPERATIONS. PREPARE SUBGRADE FOR INSTALLATION OF PROPOSED PAVEMENT.

SEED AND MULCH ALL DISTURBED SITE AREAS AND INSTALLED SITE LANDSCAPING.

REMOVE CONSTRUCTION DEBRIS AND JET VAC NEWLY INSTALLED STORM SEWER SYSTEM AS REQUIRED BY THE MUNICIPALITY.

REMOVE ALL REMAINING TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED.

WHENEVER POSSIBLE, THE SITE SHALL BE GRADED TO WITHIN SIX INCHES (6") OF THE PROPOSED FINISH GRADE PRIOR TO INSTALLATION OF UNDERGROUND FACILITIES.

STAGING OF PROPOSED WORK SHALL BE COMPLETED BY THE CONTRACTOR AS REQUIRED TO ENSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.

SOIL EROSION CONTROL

CUTTING, FILLING AND GRADING SHALL BE MINIMIZED AND THE NATURAL TOPOGRAPHY OF THE SITE SHALL BE PRESERVED TO THE MAXIMUM POSSIBLE EXTENT, EXCEPT WHERE SPECIFIC FINDINGS DEMONSTRATE THAT MAJOR ALTERATIONS WILL STILL MEET THE PURPOSES AND REQUIREMENTS OF THIS ORDINANCE.

DEVELOPMENT SHALL BE STAGED TO KEEP THE EXPOSED AREAS OF SOIL AS SMALL AS PRACTICABLE.

SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED BETWEEN THE DISTURBED AREA AND ANY WATERCOURSES, INCLUDING RIVERS, STREAMS, CREEKS, LAKES, PONDS AND OTHER WATERCOURSES; WETLANDS; OR ROADWAYS ON OR NEAR THE SITE.

SEDIMENT RESULTING FROM ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE THAT WATER LEAVES THE SITE.

TEMPORARY AND PERMANENT SOIL EROSION CONTROL MEASURES DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR AWAY FROM THE SITE SHALL BE DESIGNED TO LIMIT THE WATER FLOW TO A NON-EROSIVE VELOCITY.

TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN IMPLEMENTED. ALL SITES SHALL BE STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES.

IF LAKES, PONDS, CREEKS, STREAMS, OR WETLANDS ARE LOCATED ON OR NEAR THE SITE, EROSION CONTROL MEASURES WHICH DIVERT RUNOFF AND TRAP SEDIMENT MUST BE PROVIDED AT STRATEGIC LOCATIONS. STRAW BALE BERMS MAY BE USED AS TEMPORARY STORMWATER DIVERSION STRUCTURES, BUT WILL NOT BE CONSIDERED SUFFICIENT FOR TRAPPING SEDIMENT. THE USE OF SEDIMENT BASINS, FILTER FABRIC, VEGETATED BUFFER STRIPS, AND ROCK FILTERS IN LIEU OF STRAW BALE BERMS SHALL BE STRONGLY ENCOURAGED. OTHER MEASURES MAY BE REQUIRED IF REASONABLY DETERMINED TO BE NECESSARY TO PROTECT A WATERCOURSE OR WETLAND.

WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHEN SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED.

PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 15 (FIFTEEN) CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

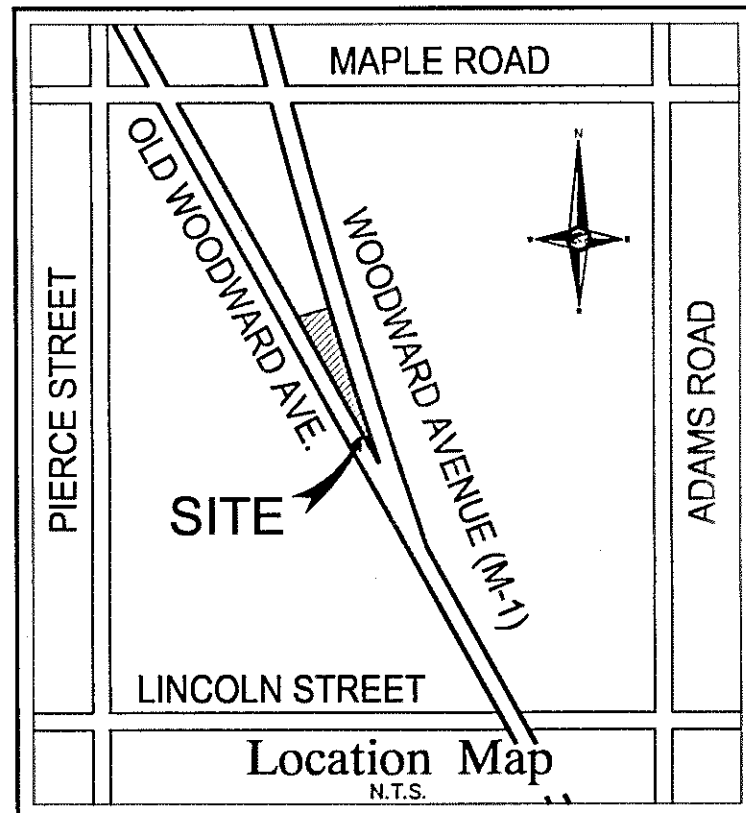
VEGETATED BUFFER STRIPS SHALL BE CREATED OR RETAINED ALONG THE EDGES OF ALL LAKES, PONDS, CREEKS, STREAMS, OTHER WATERCOURSES, OR WETLANDS.

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL RECEIVE REGULAR MAINTENANCE TO ASSURE PROPER FUNCTIONING.

ALL GRADING PLANS AND SPECIFICATIONS, INCLUDING EXTENSIONS OF PREVIOUSLY APPROVED PLANS, SHALL INCLUDE PROVISIONS FOR EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH, BUT NOT LIMITED TO, THE STANDARDS CONTAINED IN THE "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", PUBLISHED BY THE OAKLAND SOIL CONSERVATION DISTRICT.

CONSTRUCTION SEQUENCE / TIMING SCHEDULE

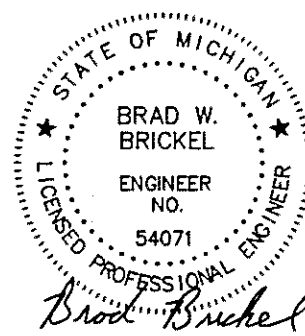
1. INSTALL SILT FABRIC FENCING AND TEMP. CONSTRUCTION ACCESS PER PLAN.	NOVEMBER 2013
2. CONDUCT DEMOLITION AND SITE CLEARING AS REQUIRED PER PLAN.	NOVEMBER 2013
3. COMMENCE MASS GRADING OF SITE.	MARCH 2014
4. COMMENCE UNDERGROUND UTILITY INSTALLATIONS.	APRIL 2014
5. INSTALL INLET FILTERS ON PROPOSED DRAINAGE INLET STRUCTURES PER PLAN.	JULY 2014
6. FILL IN TEMPORARY SEDIMENTATION TRAPS AND PAVE SITE.	AUGUST 2014
7. COMPLETE ALL BUILDING CONSTRUCTION, LANDSCAPE ACTIVITY AND SITE RESTORATION.	AUGUST 2014
8. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	AUGUST 2014
9. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	SEPTEMBER 2014



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL



PROJECT

Triple Nickel

CLIENT

Triple Nickel, LLC
555 S. Old Woodward Ave.,
Suite 610
Birmingham, MI 48009
Contact:
Mr. John J. Reinhart, CPA
Ph: 248-792-5085
Fax: 248-792-5086

PROJECT LOCATION

Part of the NE 1/4
of Section 36
T. 2 North, R. 10 East,
City of Birmingham,
Oakland County, Michigan

SHEET

Soil Erosion Control Plan



REVISIONS

10-16-13 ISSUED FOR ENG./MDOT REVIEW
10-31-13 REVISED PER ENG./MDOT REVIEW
11-20-13 REVISED PER ENG. REVIEW

DRAWN BY:

R. Johnson

DESIGNED BY:

B. Brickel

APPROVED BY:

B. Brickel

DATE:

October 16, 2013

SCALE: 1" = 20'

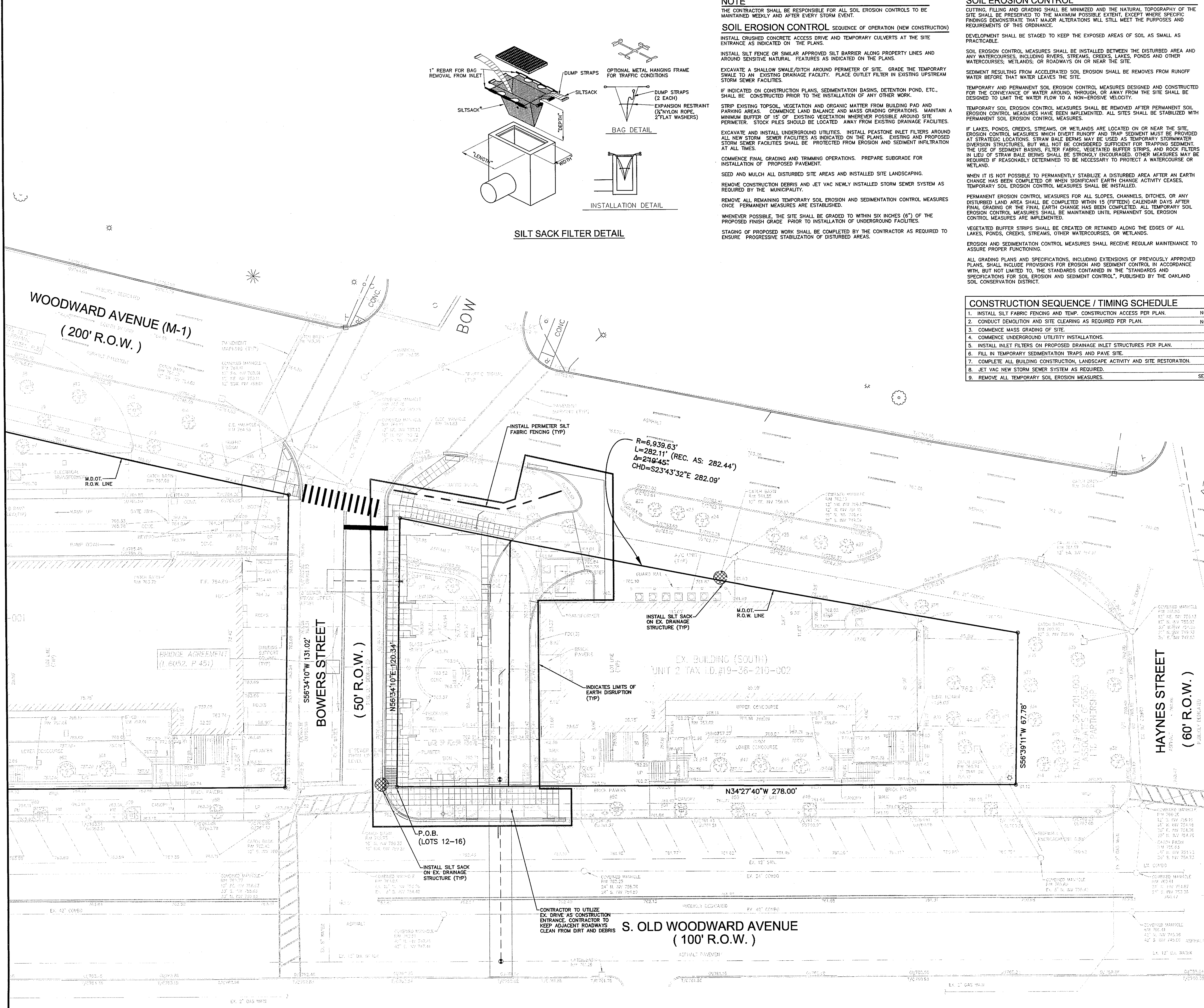
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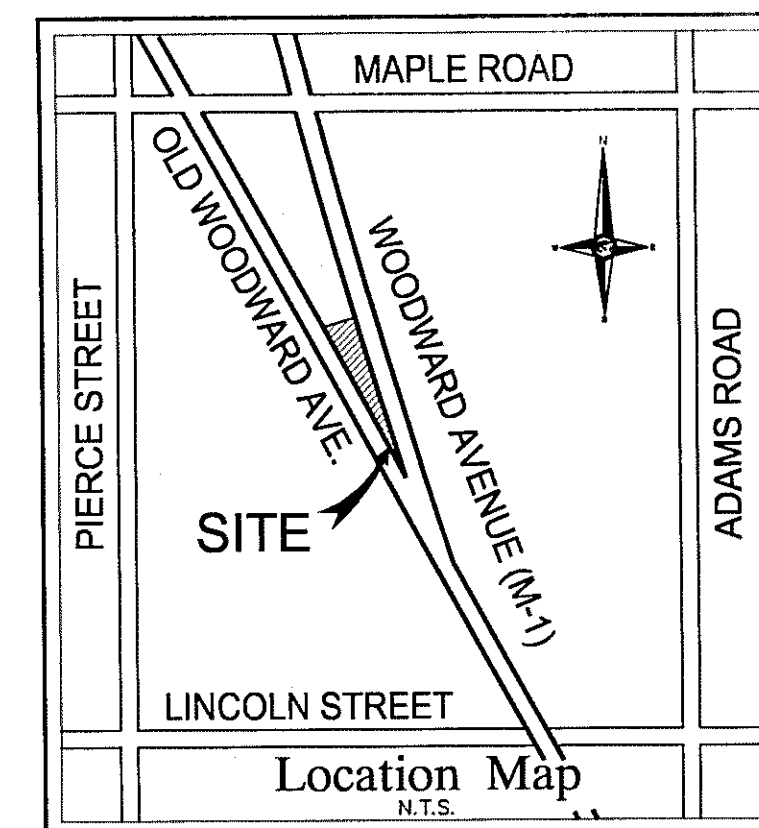
NFE JOB NO.

E940-05

SHEET NO.

C6

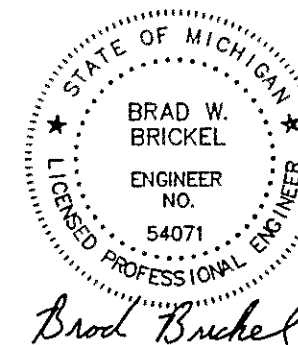




NF
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SEAL



PROJECT
Triple Nickel

CLIENT
Triple Nickel, LLC
555 S. Old Woodward Ave.,
Suite 610
Birmingham, MI 48009
Contact:
Mr. John J. Reinhart, CPA
Ph: 248-792-5085
Fax: 248-792-5086

PROJECT LOCATION
Part of the NE 1/4
of Section 36
T. 2 North, R. 10 East,
City of Birmingham,
Oakland County, Michigan

SHEET
Construction Fencing/
Pedestrian Traffic Plan



REVISIONS
10-16-13 ISSUED FOR ENG./MDOT REVIEW
10-31-13 REVISED PER ENG./MDOT REVIEW
11-20-13 REVISED PER ENG. REVIEW

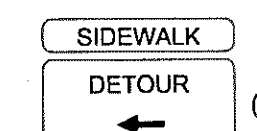
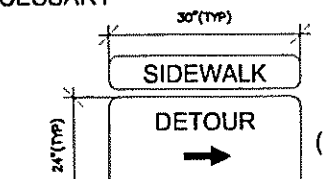
DRAWN BY:
R. Johnson
DESIGNED BY:
B. Brickel
APPROVED BY:
B. Brickel

DATE:
October 16, 2013

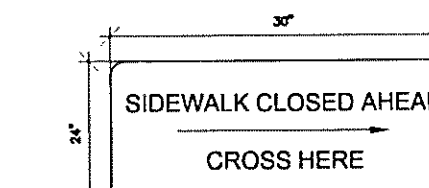
SCALE: 1" = 20'
NFE JOB NO. E940-05 SHEET NO. C7

DETOUR SIGNING ESTIMATED QUANTITIES				
SIGN DESCRIPTION	SIGN CODE	SIGN AREA	NO. REQUIRED	TOTAL AREA
SIDEWALK CLOSED	R9-11	5.0 SFT.	3	15.0 SFT.
DETOUR	M4-9 (L)	5.0 SFT.	4	20.0 SFT.
DETOUR	M4-9 (R)	5.0 SFT.	2	10.0 SFT.
DETOUR	M4-9 (S)	5.0 SFT.	1	5.0 SFT.

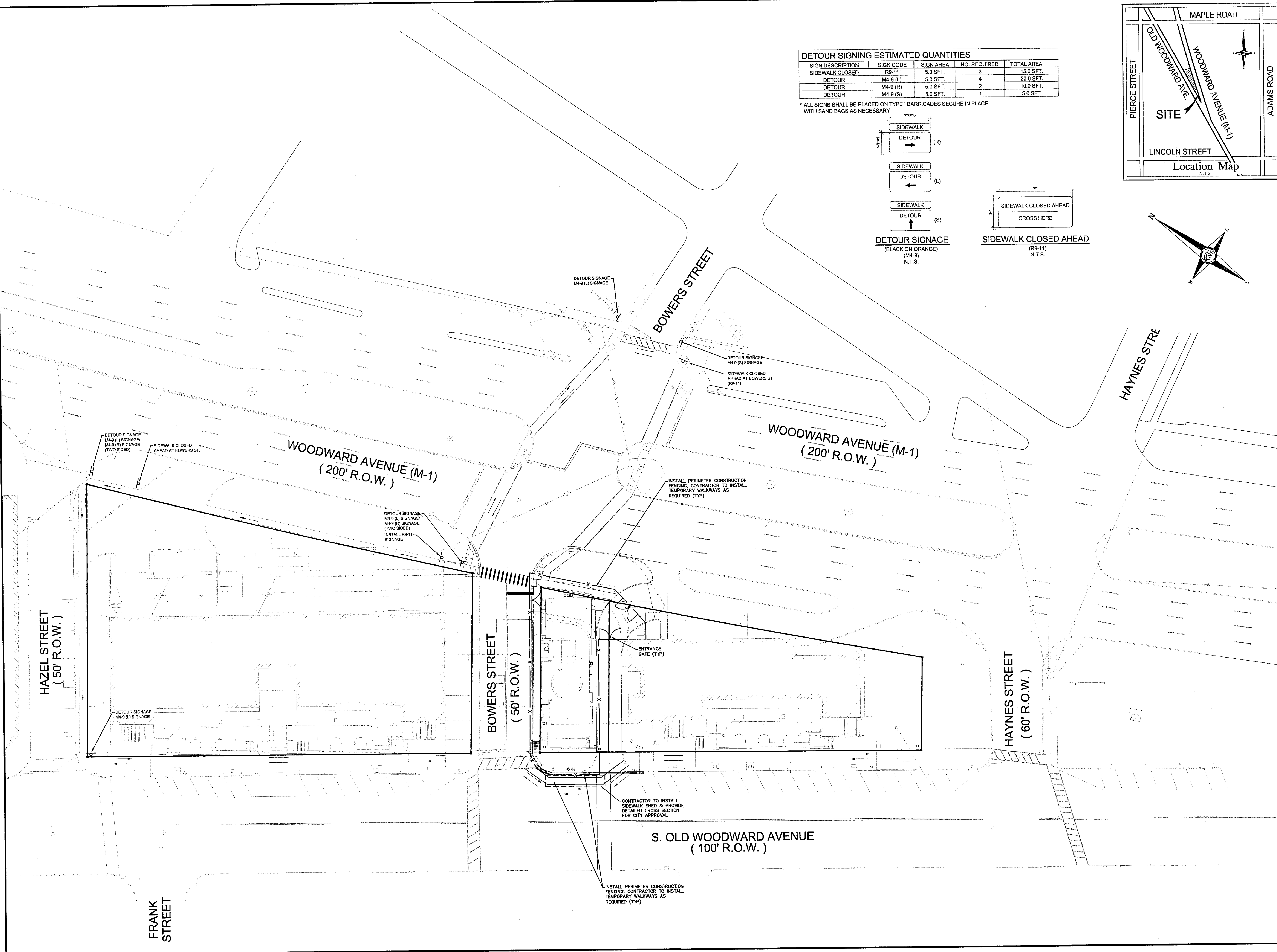
* ALL SIGNS SHALL BE PLACED ON TYPE I BARRICADES SECURE IN PLACE WITH SAND BAGS AS NECESSARY

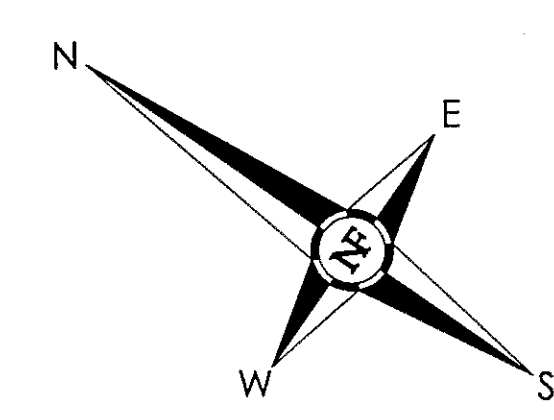
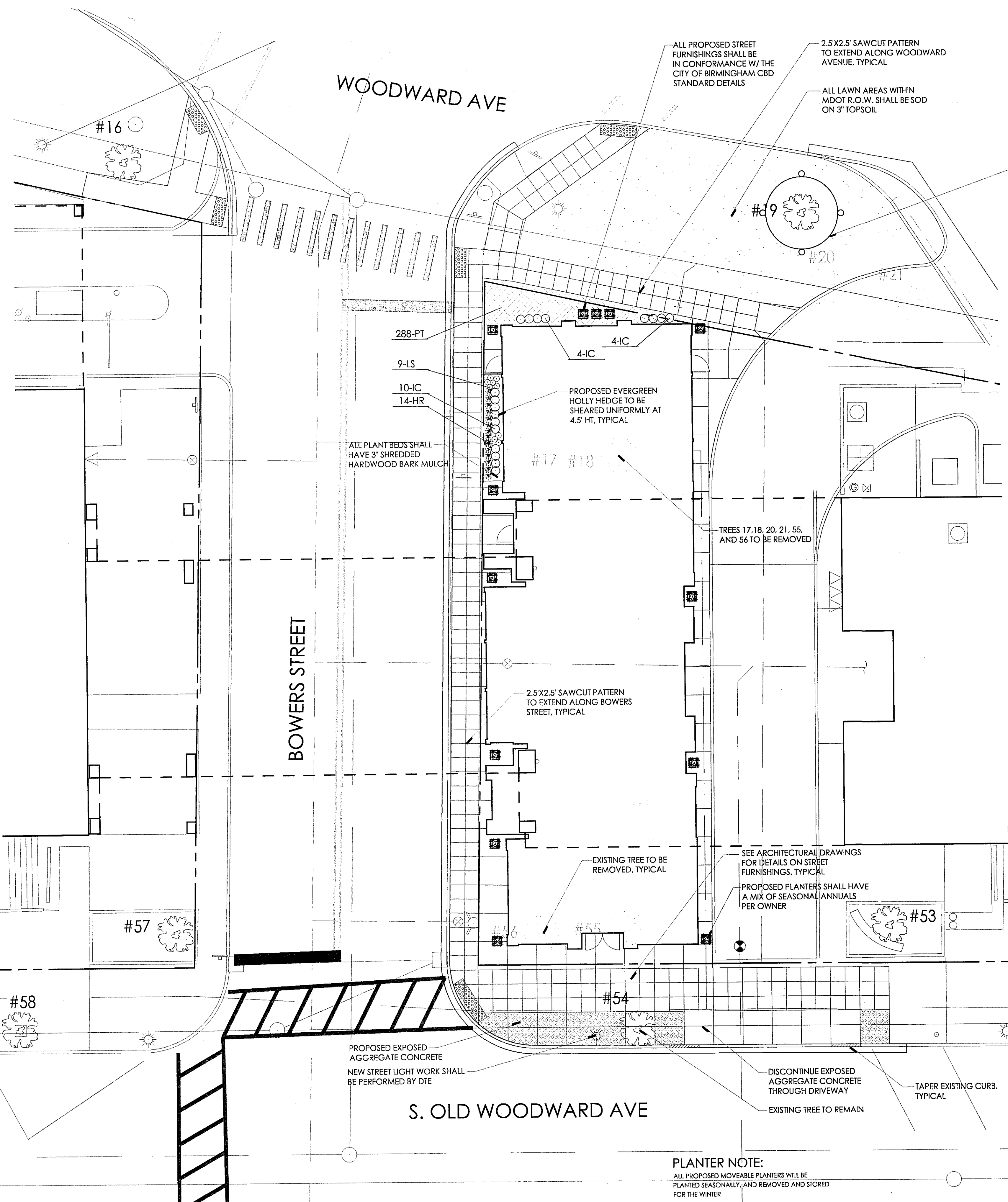


DETOUR SIGNAGE
(BLACK ON ORANGE)
(M4-9)
N.T.S.

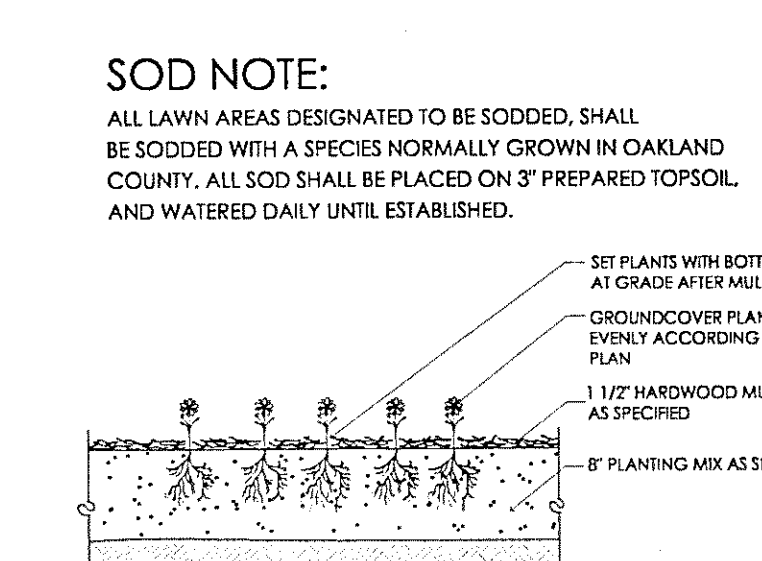
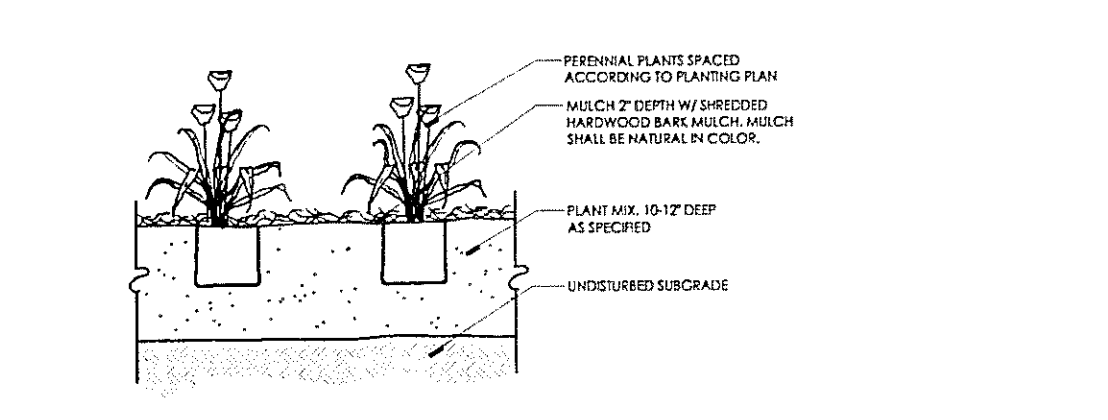
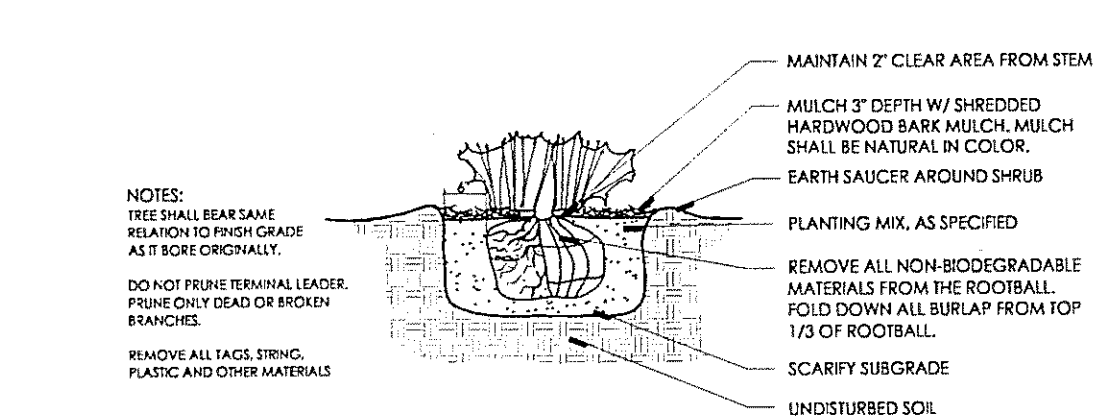
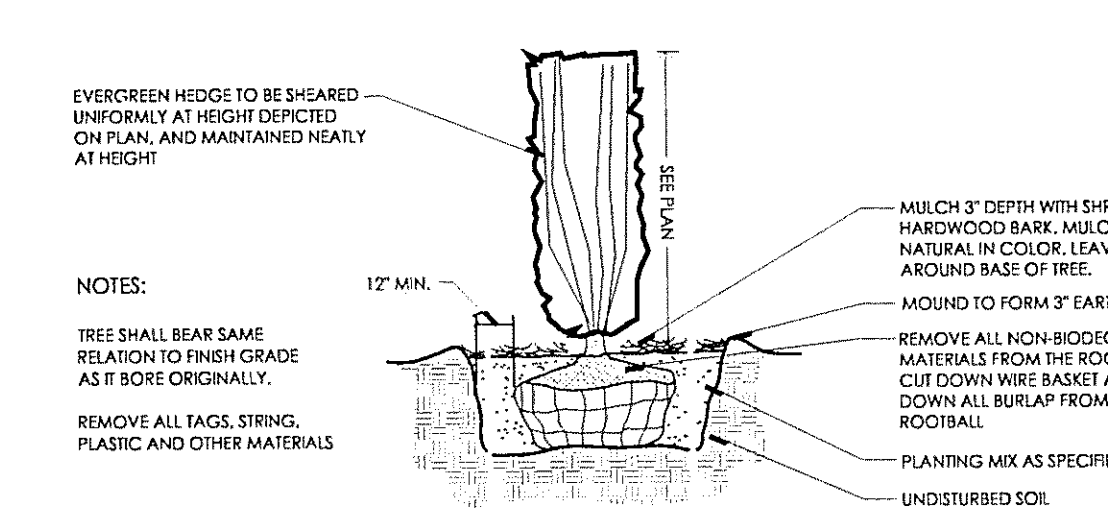


SIDEWALK CLOSED AHEAD
(R9-11)
N.T.S.





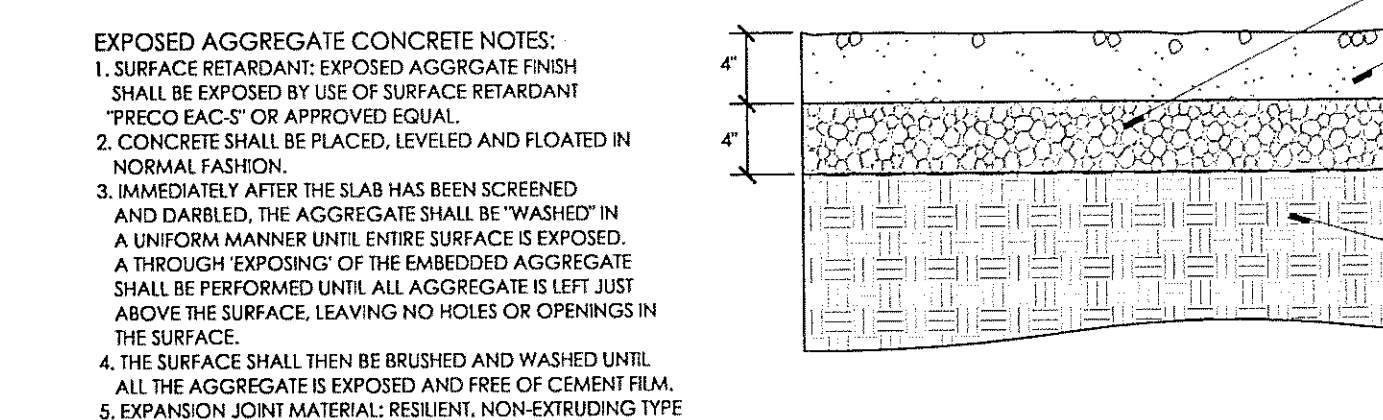
- ### GENERAL LANDSCAPE NOTES
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND FIELD, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIGHER PHASE OF WORK. ANY DAMAGE OR INTERFERENCE OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
 - PLANTS SHALL BE FULLY WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
 - PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
 - ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
 - ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK". CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 4" IN ALL LAWN AREAS.
 - PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL AND STONE. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT MIX BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATES.
 - AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 "DAIRY DOOD" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
 - ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PEGS ON INCONSISTENT SIZE.
 - NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
 - THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO RECTIFY ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
 - THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
 - ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
 - ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.



SOD NOTE:
ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A SPECIES NORMALLY GROWN IN OAKLAND COUNTY. ALL SOD SHALL BE PLACED ON 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHED.

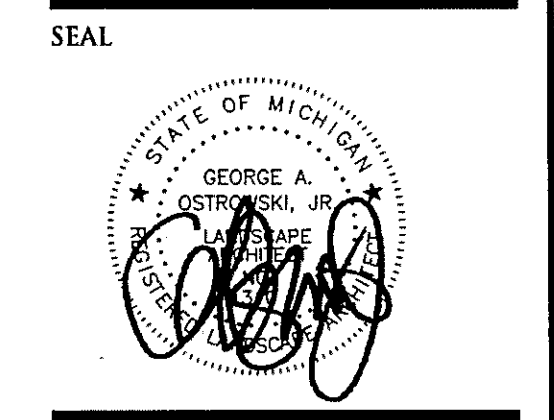
PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
SHRUBS						
IC	18	Ilex crenata 'Sky Pencil' Sky Pencil Holly	5' HT	18" OC	B&B	MAINTAIN AS 4.5' HT HEDGE
GROUNDCOVERS/PERENNIALS						
HR	14	Hemerocallis 'Rocket City' Rocket City Daylily	2 GAL	24" OC	CONT	WELL-ROOTED
LS	9	Lilippe Epicola Creeping Lilyturf	1 GAL	12" OC	CONT	WELL-ROOTED
PT	288	Pachysandra terminalis Common Pachysandra	#1 POT	10" OC	CONT	WELL-ROOTED



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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



PROJECT
Triple Nickel

CLIENT
Triple Nickel, LLC
555 S. Old Woodward Ave.,
Suite 610
Birmingham, MI 48009
Contact:
Mr. John J. Reinhart, CPA
Ph: 248-792-5085
Fax: 248-792-5086

PROJECT LOCATION
Part of the NE 1/4
of Section 36,
T. 2 N., R. 10 E.,
City of Birmingham,
Oakland County, Michigan

SHEET
Landscape Plan



REVISIONS
10-17-13 REVISED PER CITY ENGINEER/MDOT
10-31-13 REVISED PER CITY ENGINEER
11-20-13 REVISED PER CITY ENGINEER

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

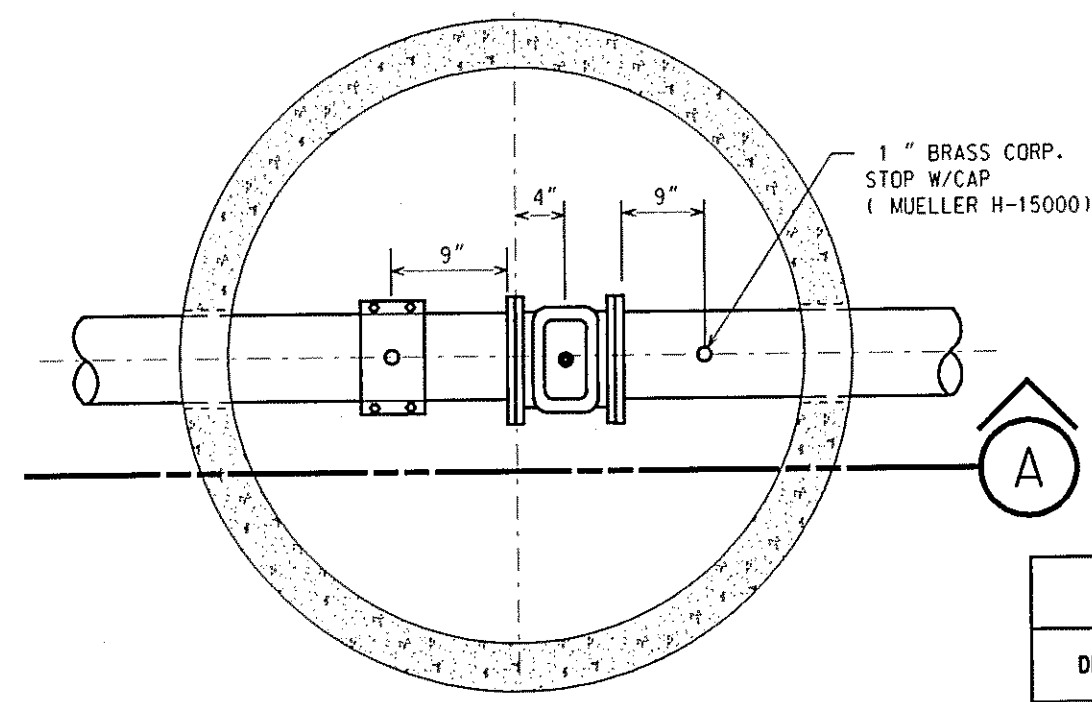
APPROVED BY:
G. Ostrowski

DATE:
November 21, 2012

SCALE:
1" = 10'

NFE JOB NO.
E940-05

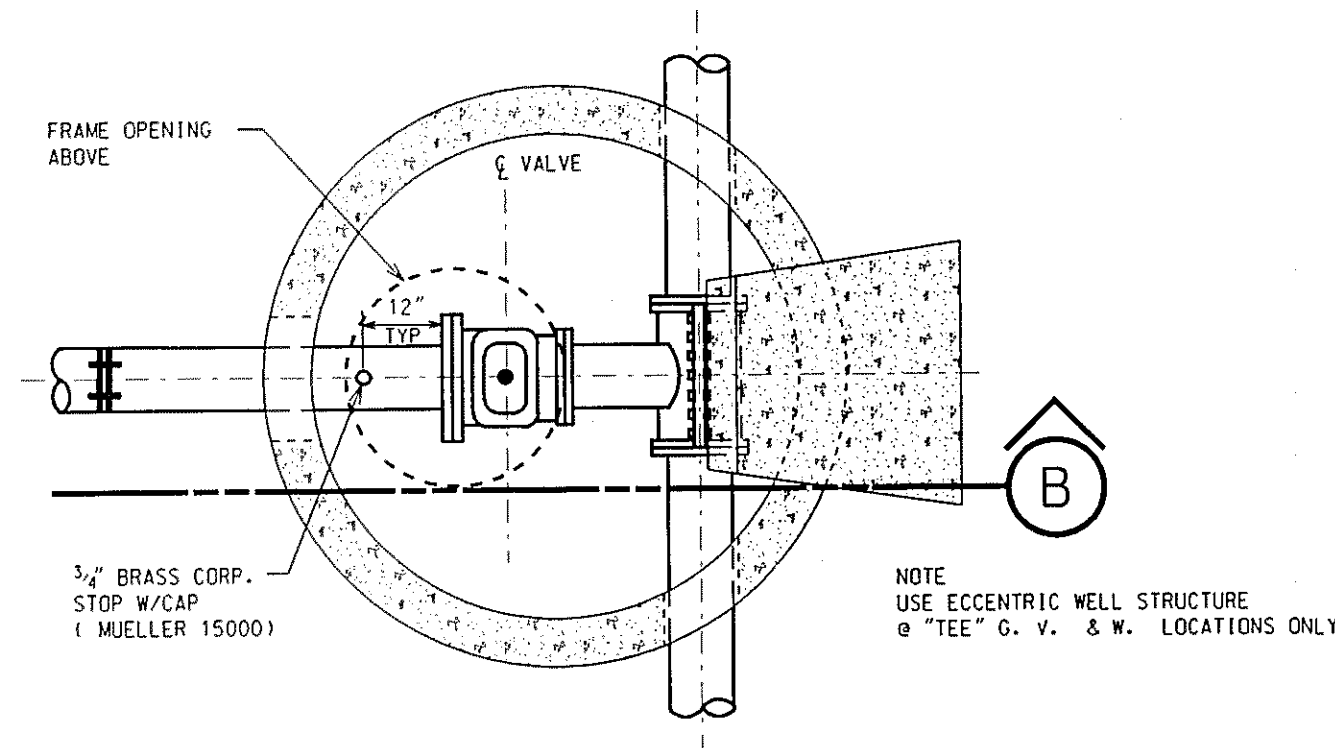
SHEET NO.
L1



GATE WELL PLAN

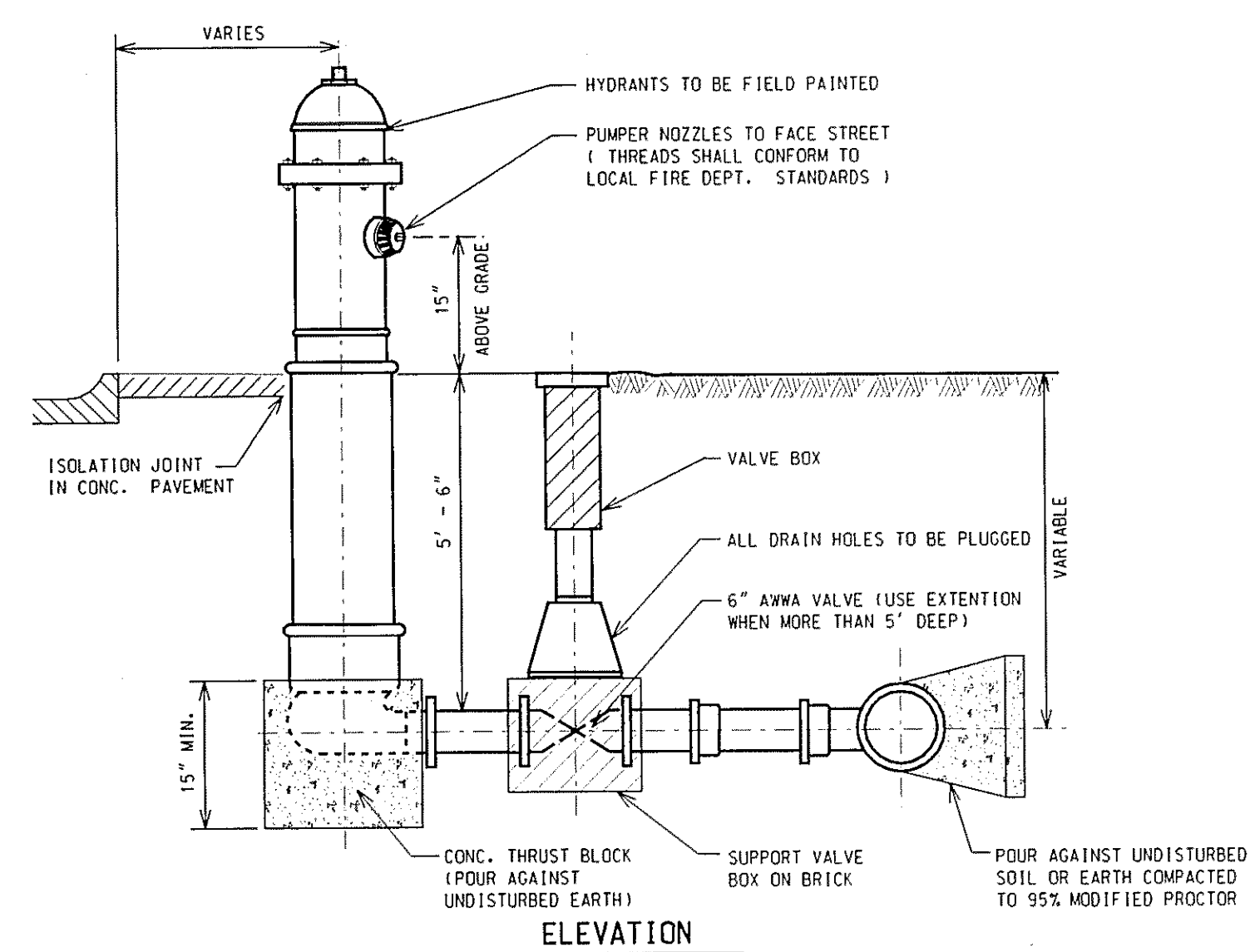
NO SCALE

GATE WELL SCHEDULE			
DESCRIPTION	DIM.	PIPE DIA. INCHES	
INSIDE DIA.	A	6" & 8"	12" 16"
WALL THICK.	B	5"	7" 7"
VALVE BLOCK THICK.	C	4"	4" 4"

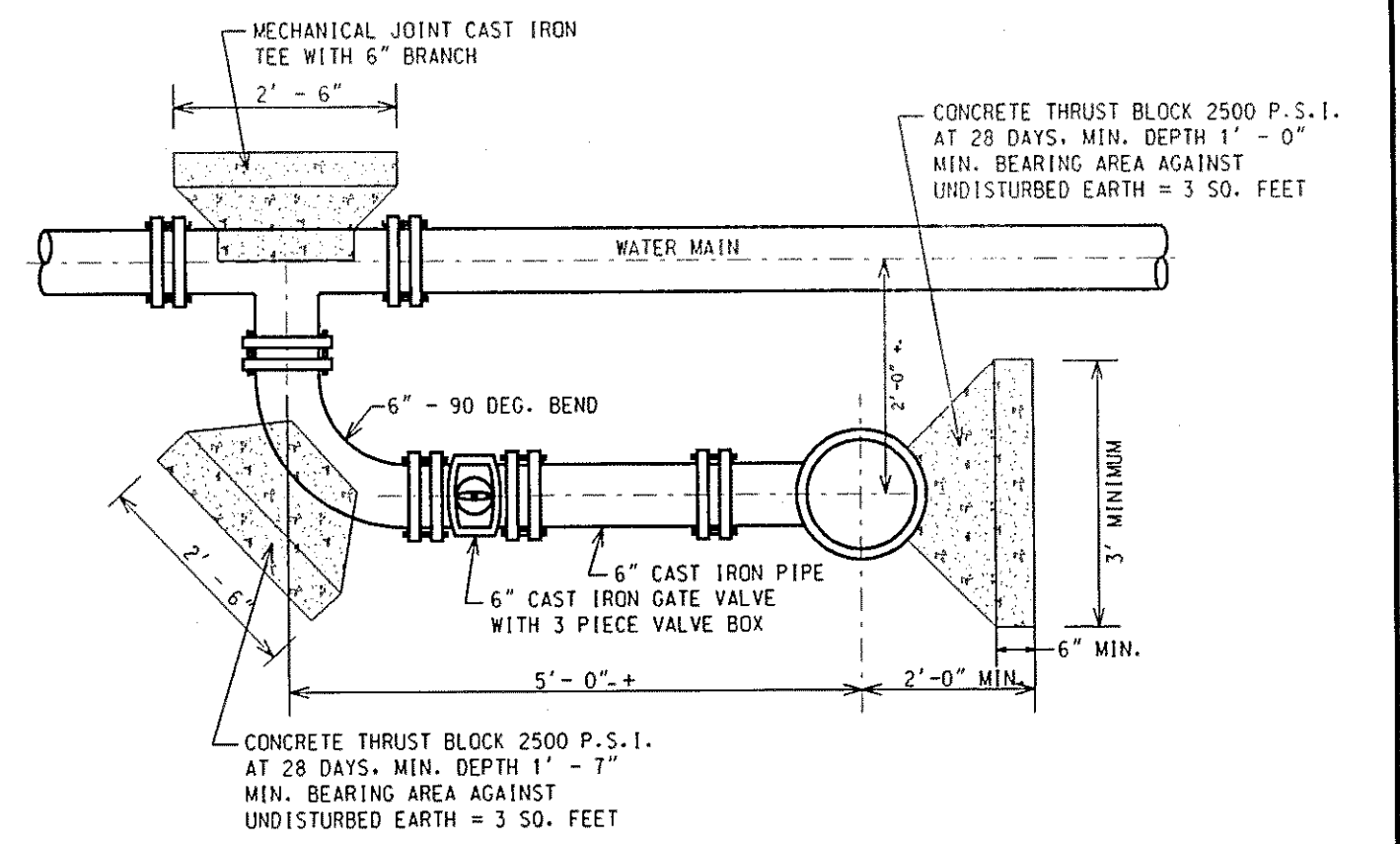


TAPPING SLEEVE, VALVE & WELL PLAN

NO SCALE



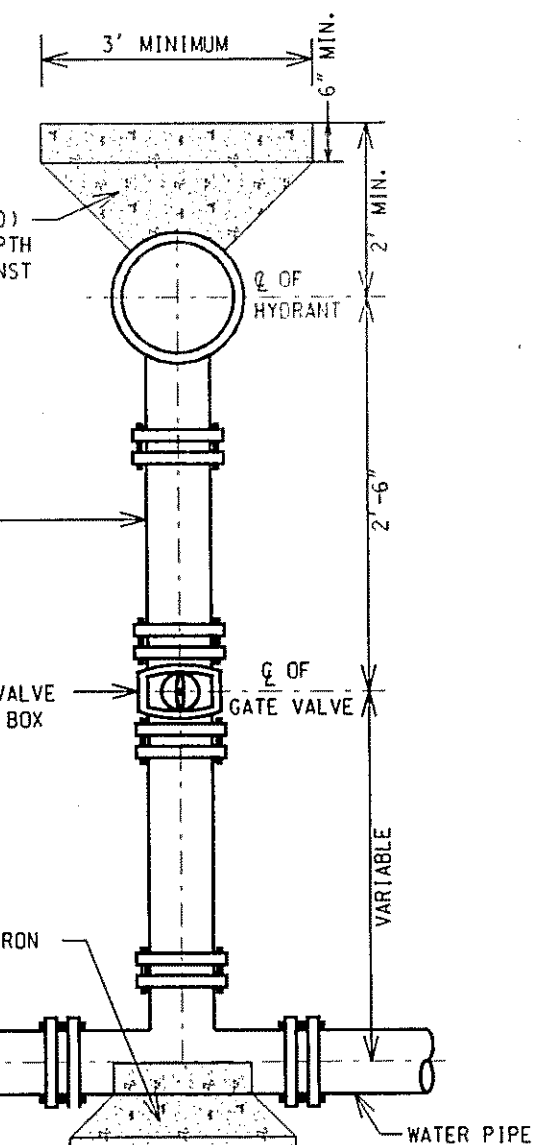
ELEVATION



"L" HYDRANT CONNECTION

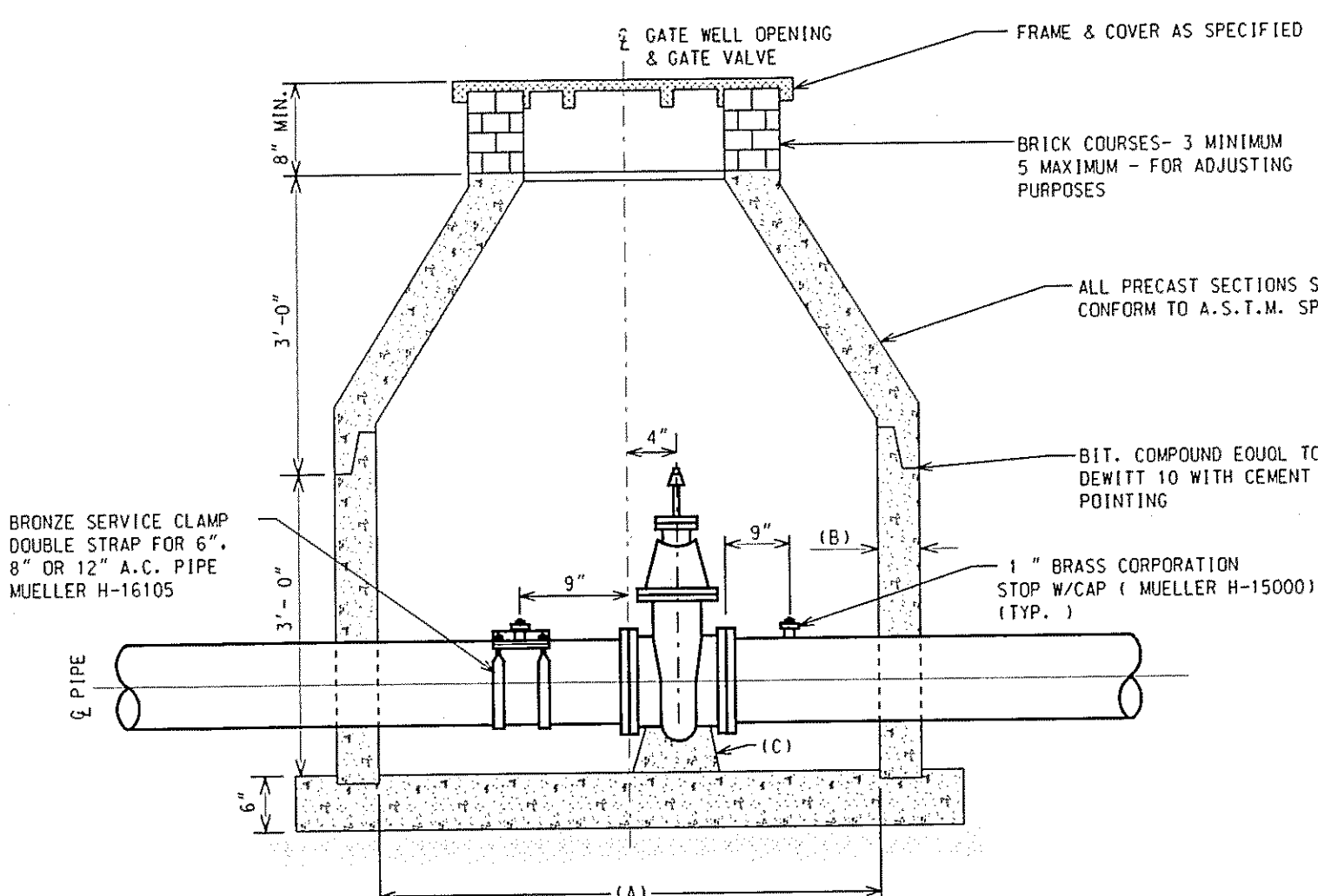
NO SCALE

NOTE: FOR CONSTRUCTION OF NEW FIRE HYDRANT TO EXISTING "LIVE" WATERMAIN, USE 6" TAPPING SLEEVE VALVE & BOX TO MAKE CONNECTION, AND DELETE "6" CAST IRON GATE VALVE WITH 3 PIECE VALVE BOX" AS SHOWN ON DETAIL.



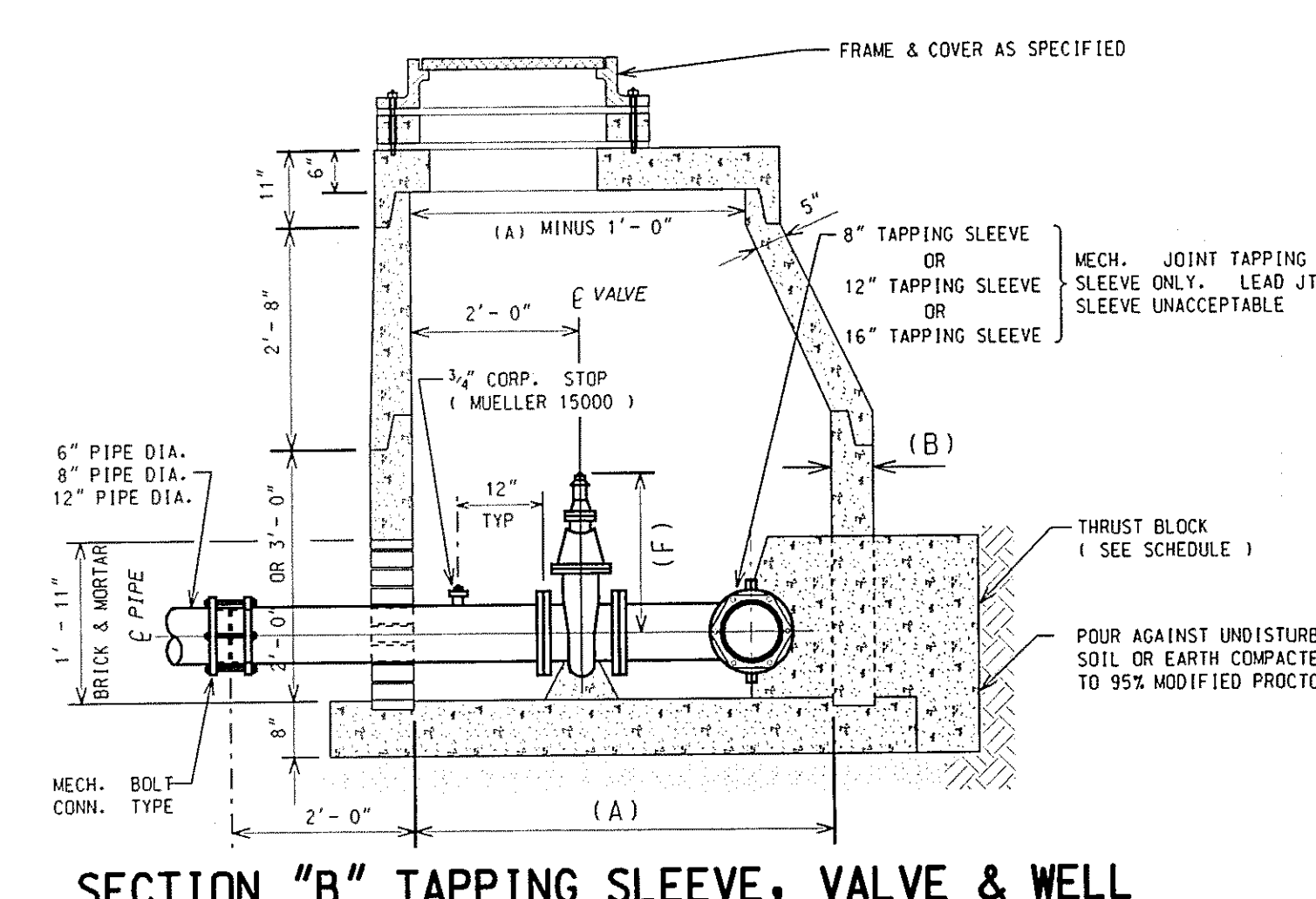
STRAIGHT HYDRANT CONNECTION

NO SCALE



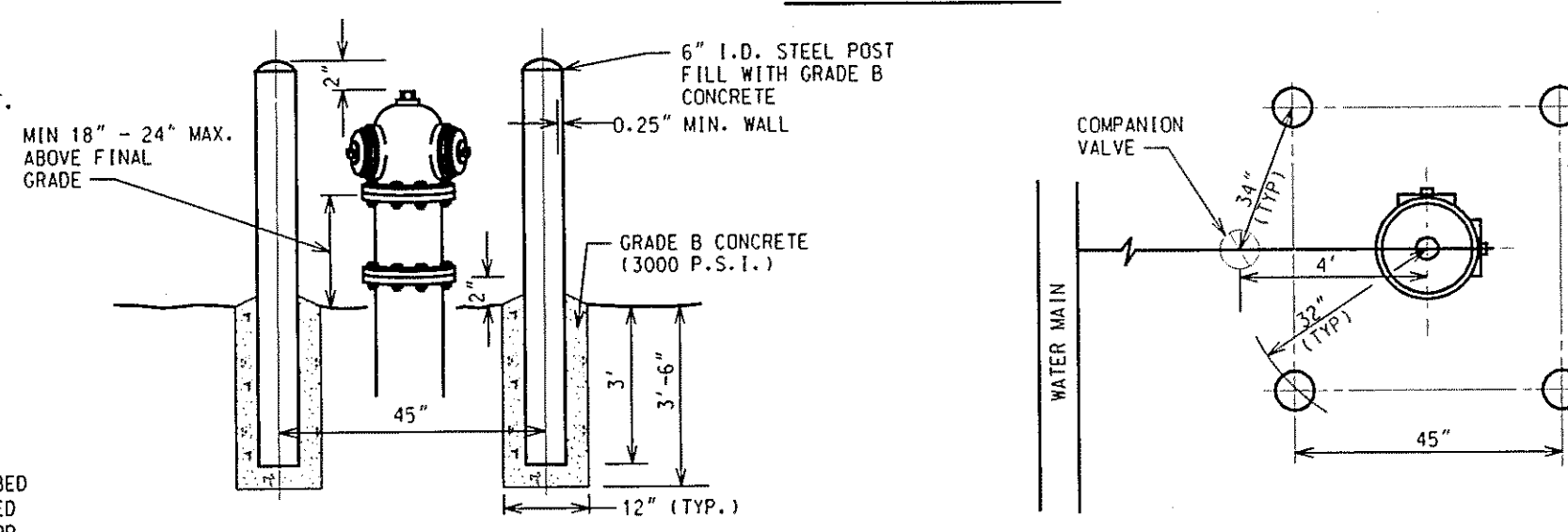
SECTION "A" GATE WELL

NO SCALE

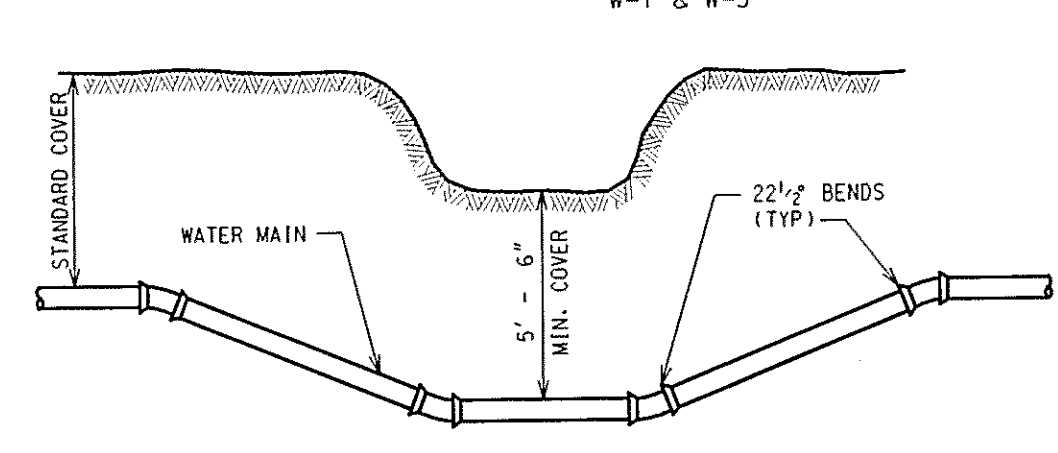


SECTION "B" TAPPING SLEEVE, VALVE & WELL

NO SCALE

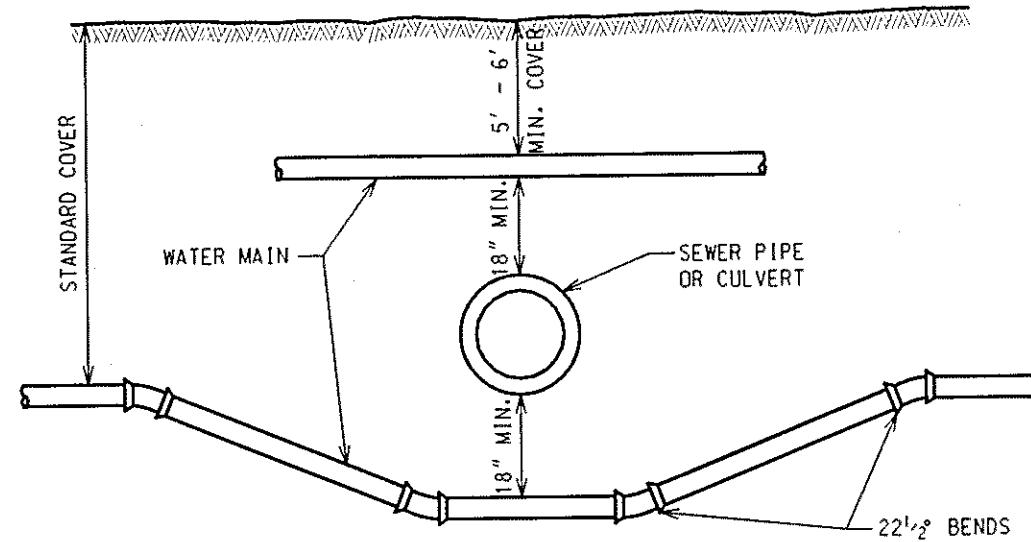


FIRE HYDRANT GUARD POSTS DETAIL



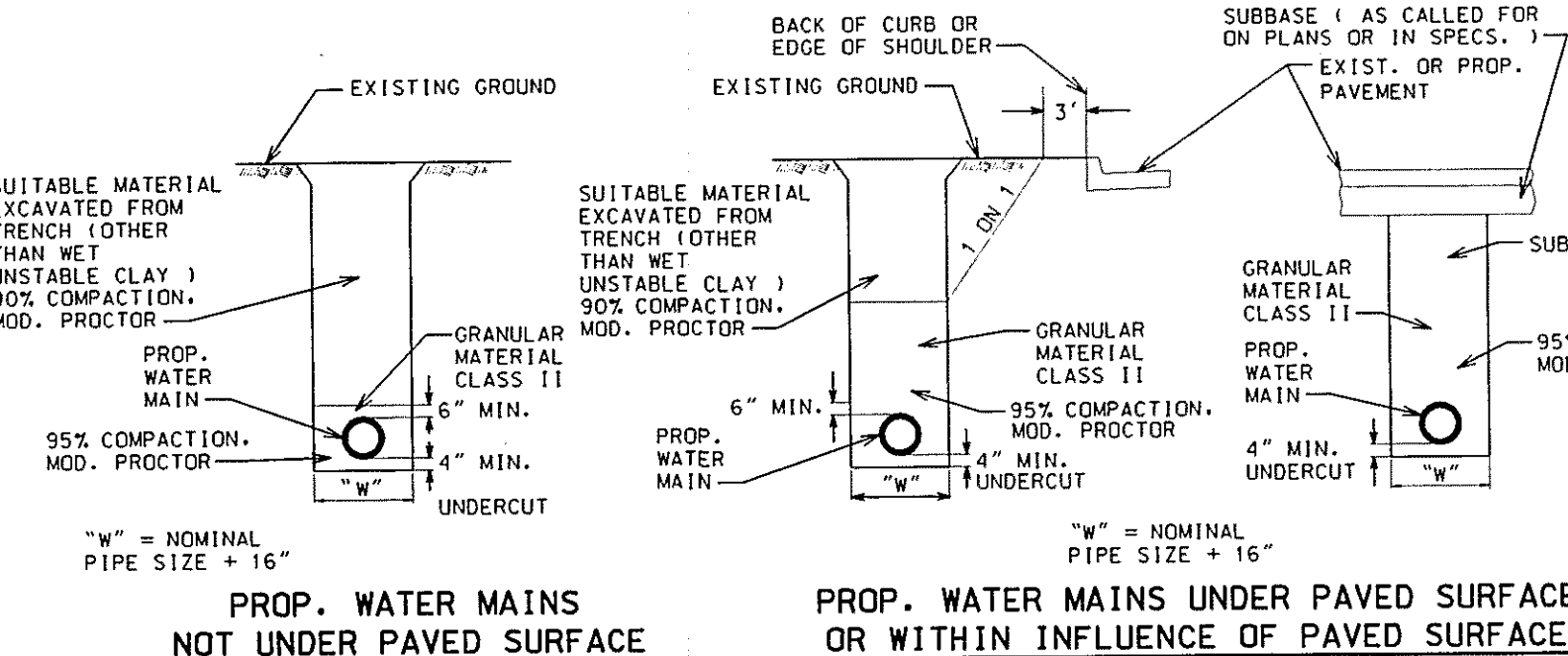
DITCH AND STREAM CROSSING

NO SCALE

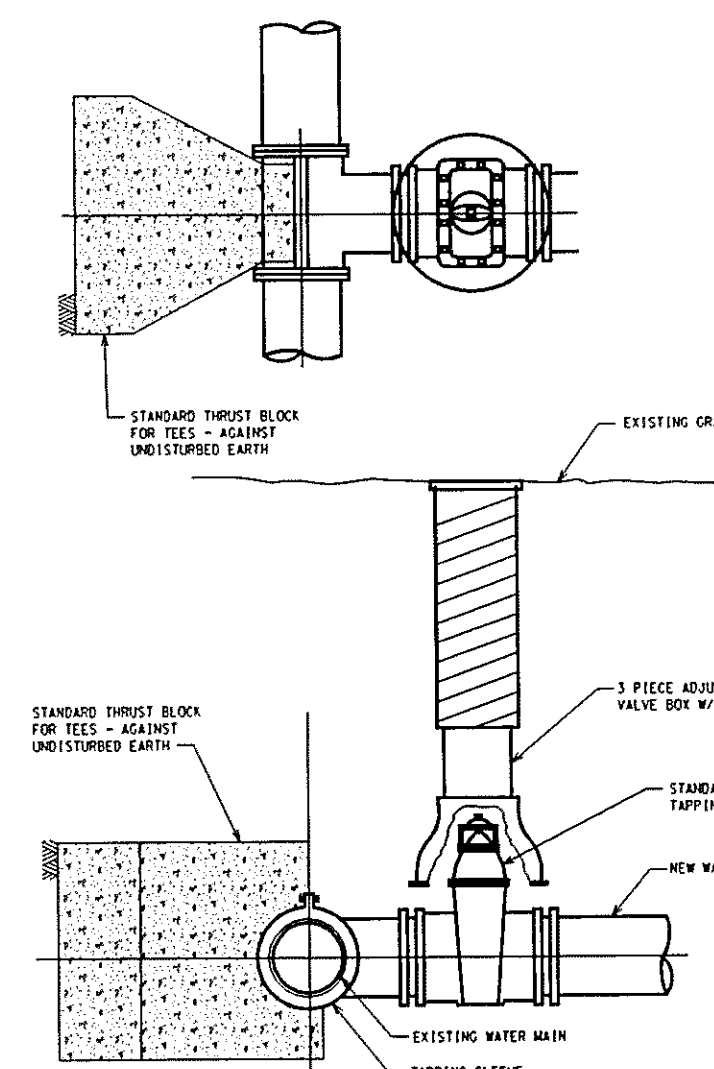


SEWER OR CULVERT CROSSING

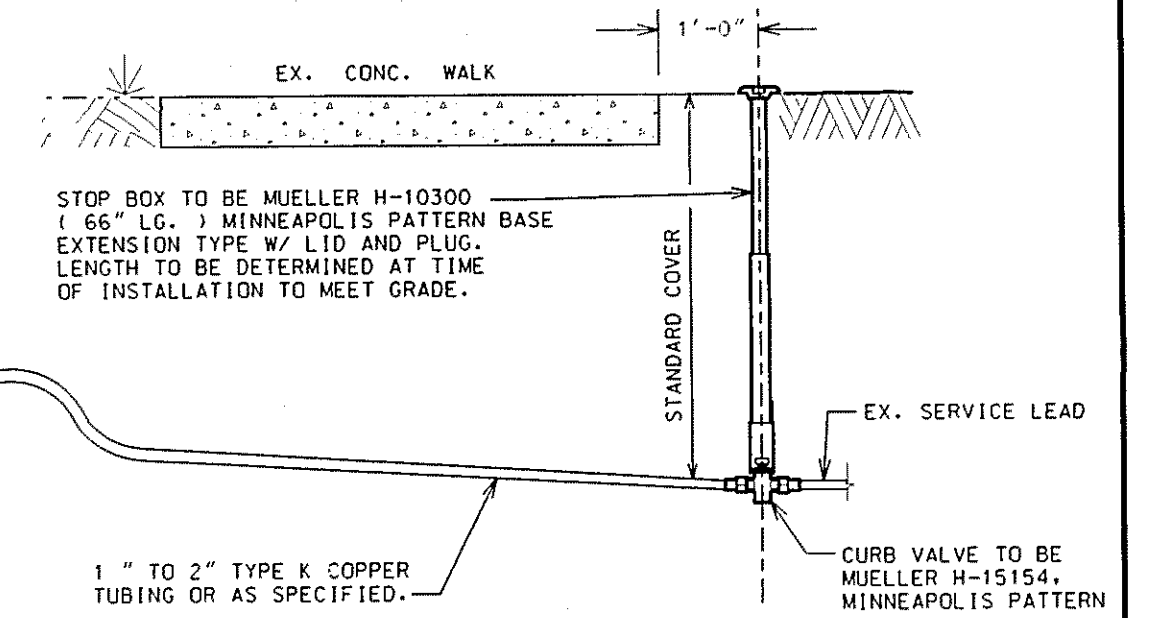
NO SCALE



BEDDING DETAILS

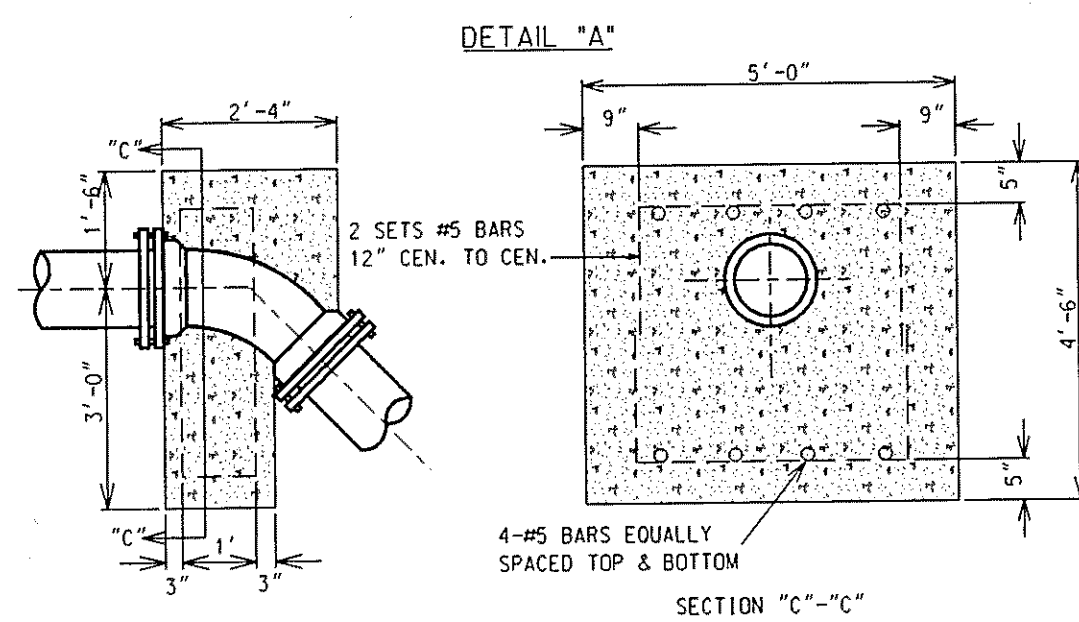


TAPPING SLEEVE & VALVE W/VALVE BOX

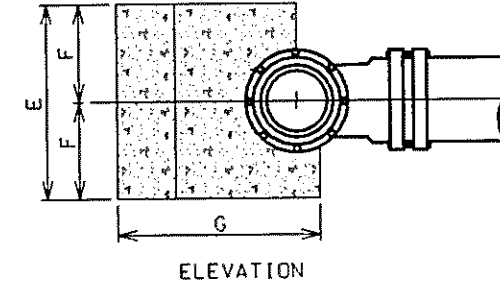


WATER SERVICE CONNECTION (TYP)

NO SCALE

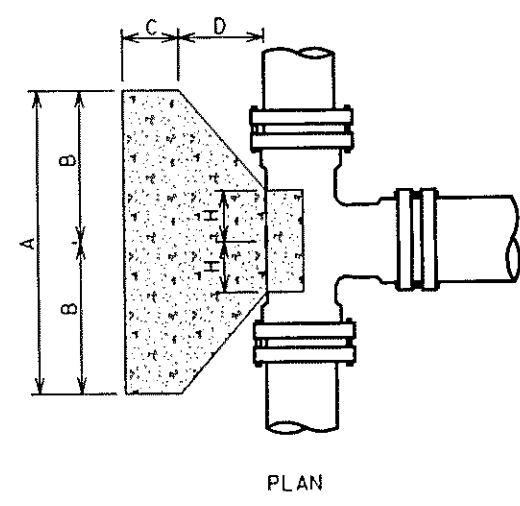


DETAIL "A"

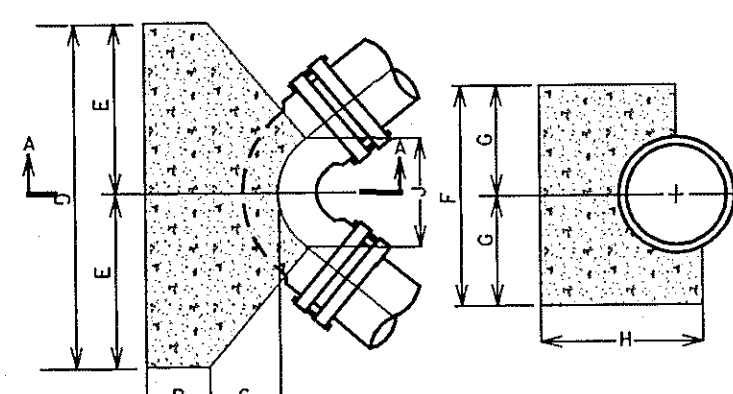


THRUST BLOCK FACE SHALL BE POURED AGAINST UNDISTURBED EARTH.
CONCRETE FOR THRUST BLOCKS TO BE WET MIXED 2500 P.S.I.

SCHEDULE OF THRUST BLOCK DIMENSIONS			
CODE	TEE SIZE	8" x 8"	12" x 12"
A	3'-0"	4'-0"	5'-0"
B	1'-6"	2'-0"	2'-6"
C	0'-9"	0'-9"	1'-0"
D	1'-0"	1'-4"	1'-8"
E	2'-0"	3'-0"	4'-0"
F	1'-0"	1'-6"	2'-0"
G	12"	2'-10"	3'-8"
H	16"	3'-10"	4'-10"
I	24"	5'-0"	6'-0"
J	36"	7'-0"	8'-0"



PLAN

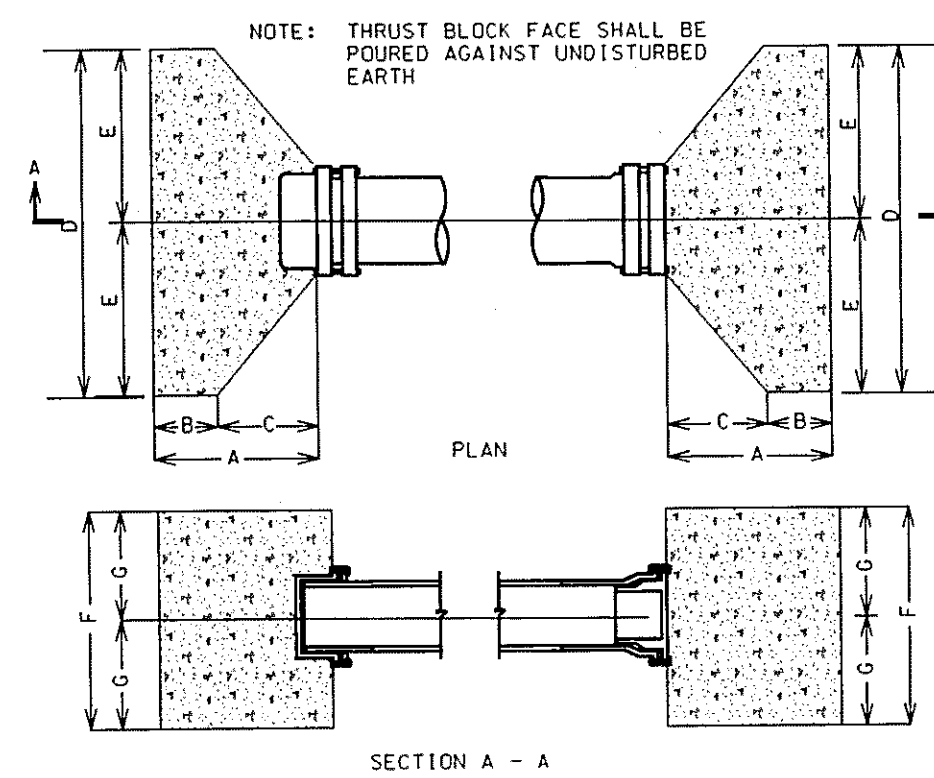


NOTE: THRUST BLOCK FACE TO BE POURED AGAINST UNDISTURBED EARTH.
CONCRETE FOR THRUST BLOCKS TO BE WET MIXED 2500 P.S.I.

SIZE	ANGLE	A MIN.	B MIN.	C	D	E	F	G	H MIN.	J
6"	45°	1'-6"	0'-9"	0'-9"	1'-6"	0'-9"	1'-6"	0'-9"	1'-8"	0'-10"
6"	90°	1'-6"	0'-9"	0'-9"	2'-0"	1'-0"	2'-0"	1'-0"	1'-8"	0'-10"
8"	45°	1'-9"	0'-9"	1'-0"	2'-4"	1'-2"	2'-0"	1'-0"	1'-11"	1'-4"
8"	90°	1'-9"	0'-9"	1'-0"	3'-4"	1'-8"	2'-6"	1'-3"	1'-11"	1'-4"
12"	22 1/2°	1'-9"	0'-9"	1'-0"	2'-6"	1'-3"	2'-0"	1'-0"	2'-0"	1'-4"
12"	45°	2'-1"	0'-9"	1'-4"	3'-6"	1'-9"	2'-6"	1'-3"	2'-4"	1'-4"
12"	90°	2'-1"	0'-9"	1'-4"	5'-6"	2'-9"	3'-0"	1'-6"	2'-4"	1'-8"
16"	22 1/2°	2'-8"	1'-0"	1'-8"	3'-4"	1'-8"	2'-6"	1'-3"	3'-0"	1'-2"
16"	45°	2'-8"	1'-0"	1'-8"	5'-4"	2'-8"	3'-0"	1'-6"	3'-0"	1'-6"
16"	90°	2'-8"	1'-0"	1'-8"	6'-0"	3'-0"	5'-0"	2'-6"	3'-0"	1'-8"
24"	90°	4'-7"	1'-0"	3'-7"	10'-0"	5'-0"	3'-6"	5'-4"	2'-4"	

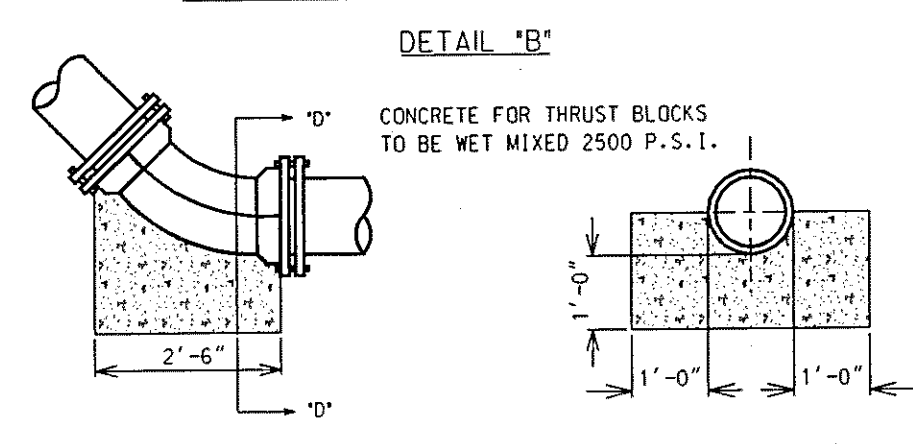
CONCRETE THRUST BLOCK FOR BENDS

N.T.S.



CONC. THRUST BLOCKS FOR PLUGS & CAPS

SIZE	A MIN.	B MIN.	C	D	E	F	G
8"	1'-11"	0'-9"	1'-2"	3'-0"	1'-6"	2'-0"	1'-0"
12"	2'-1"	0'-9"	1'-4"	4'-0"	2'-0"	3'-0"	1'-6"
16"	2'-8"	1'-0"	1'-8"	5'-0"	2'-6"	3'-0"	2'-0"



VERTICAL BEND THRUST BLOCKS FOR 8"-12" MAINS

CONCRETE THRUST BLOCK FOR TEES

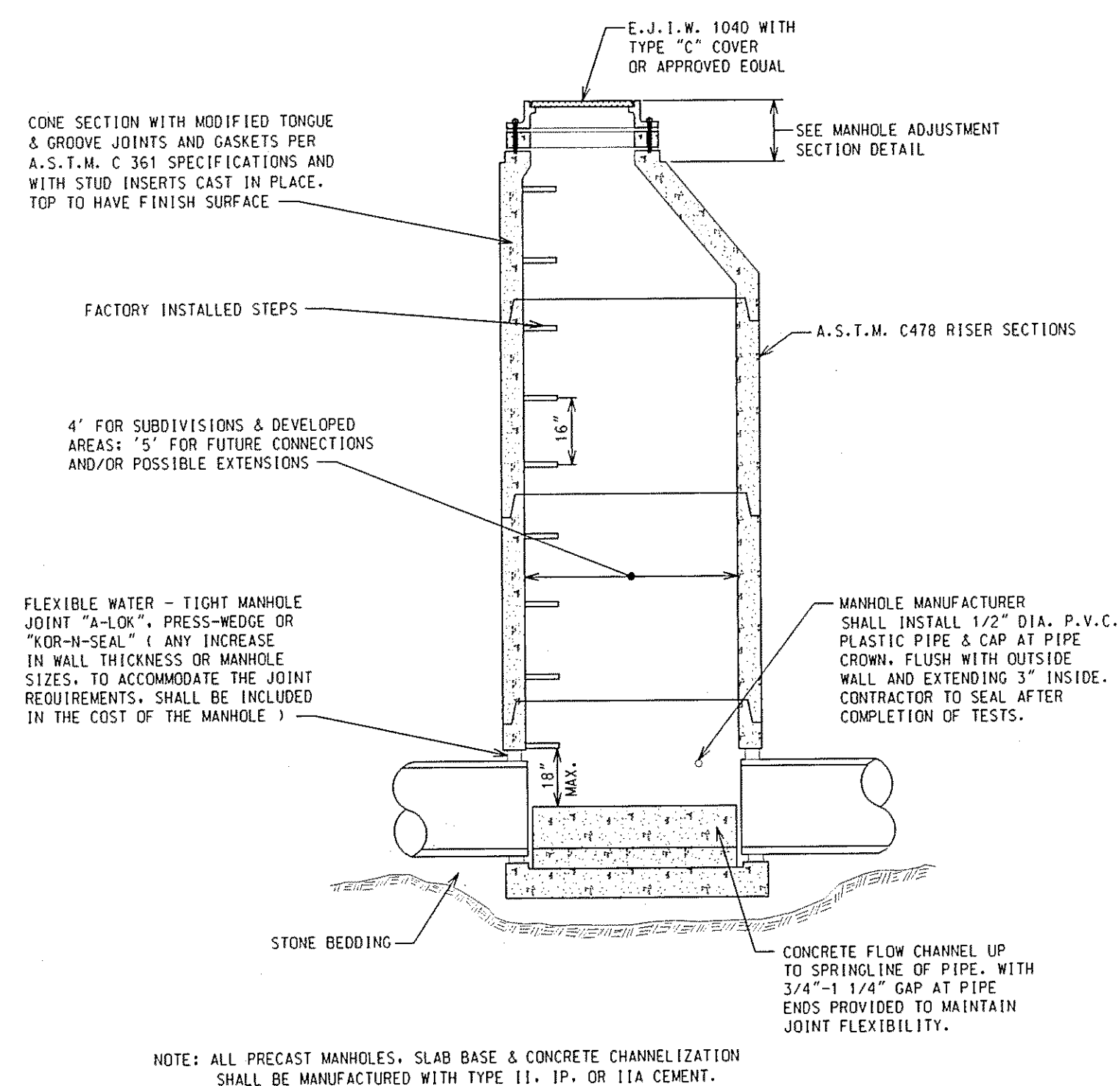
N.T.S.



151 MARTIN STREET BIRMINGHAM, MICHIGAN 48102

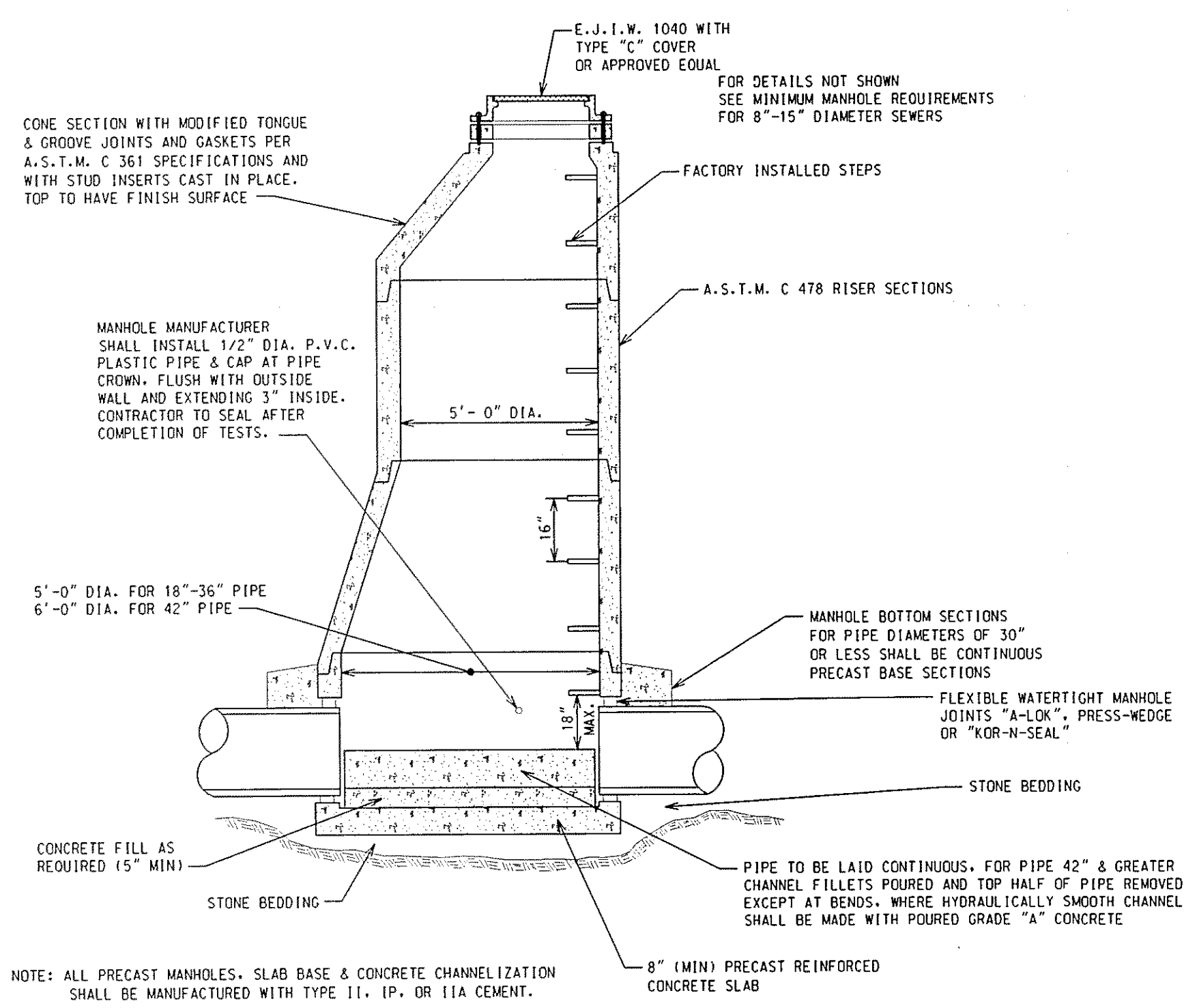
WATER MAIN STANDARD DETAILS

DATE	ADDITION AND/OR REVISION	DRAWN	PROJECT NO.	SHEET NO.
		DESIGNED	DATE	APRIL 2005
		APPROVED	SCALE	WM-1



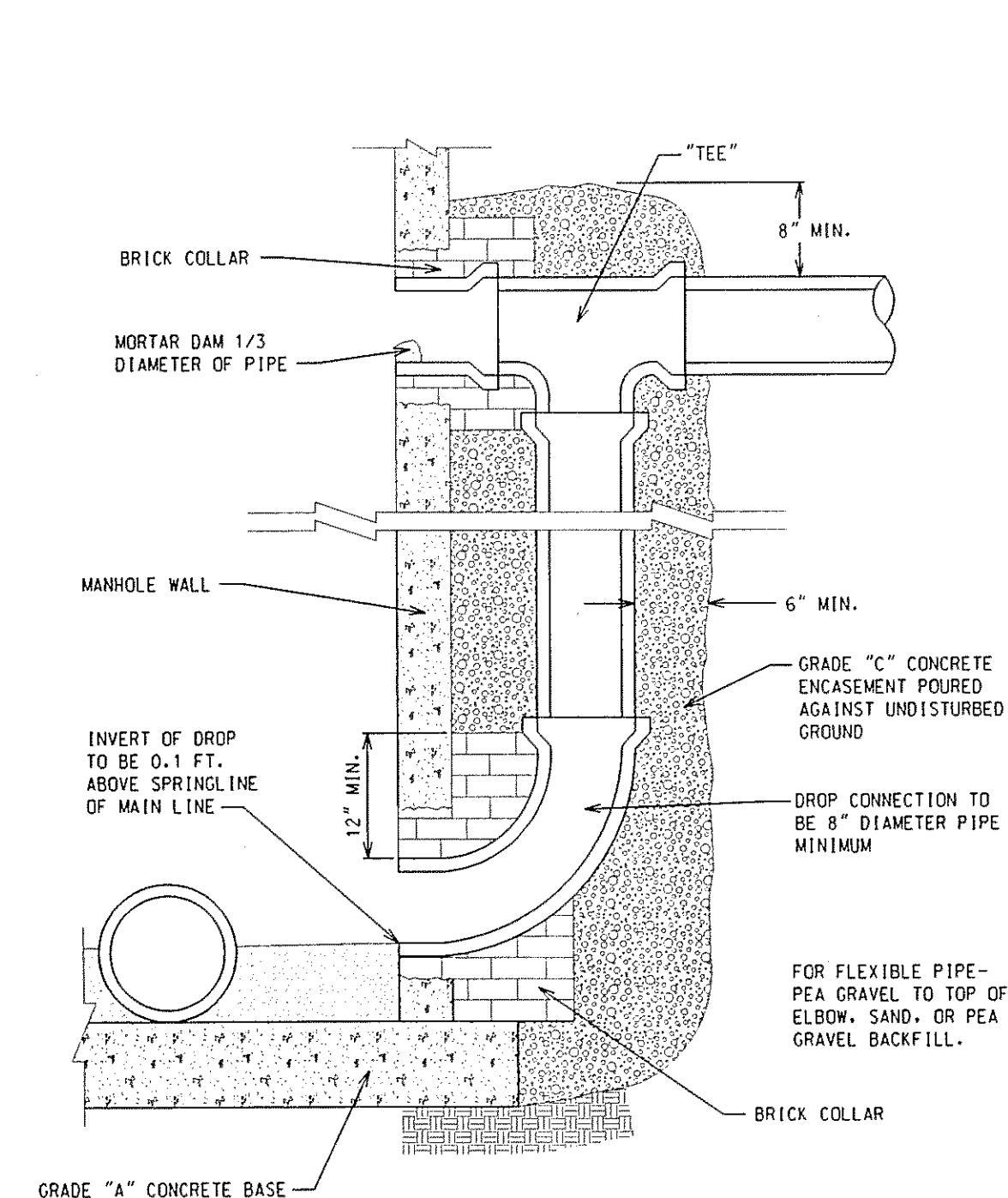
SEWER MANHOLE

(8" THRU 15" DIA. SEWERS)

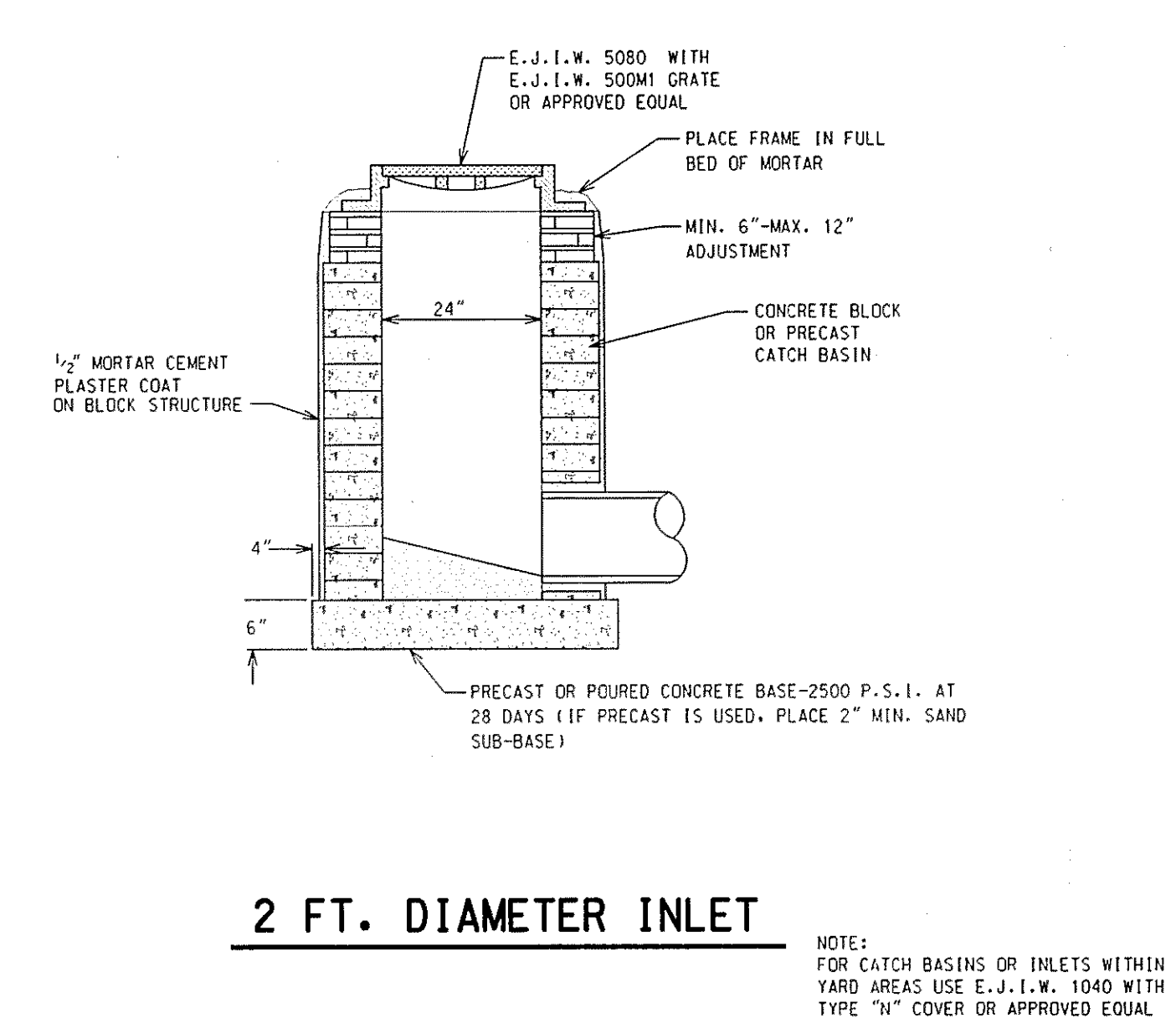


SEWER MANHOLE

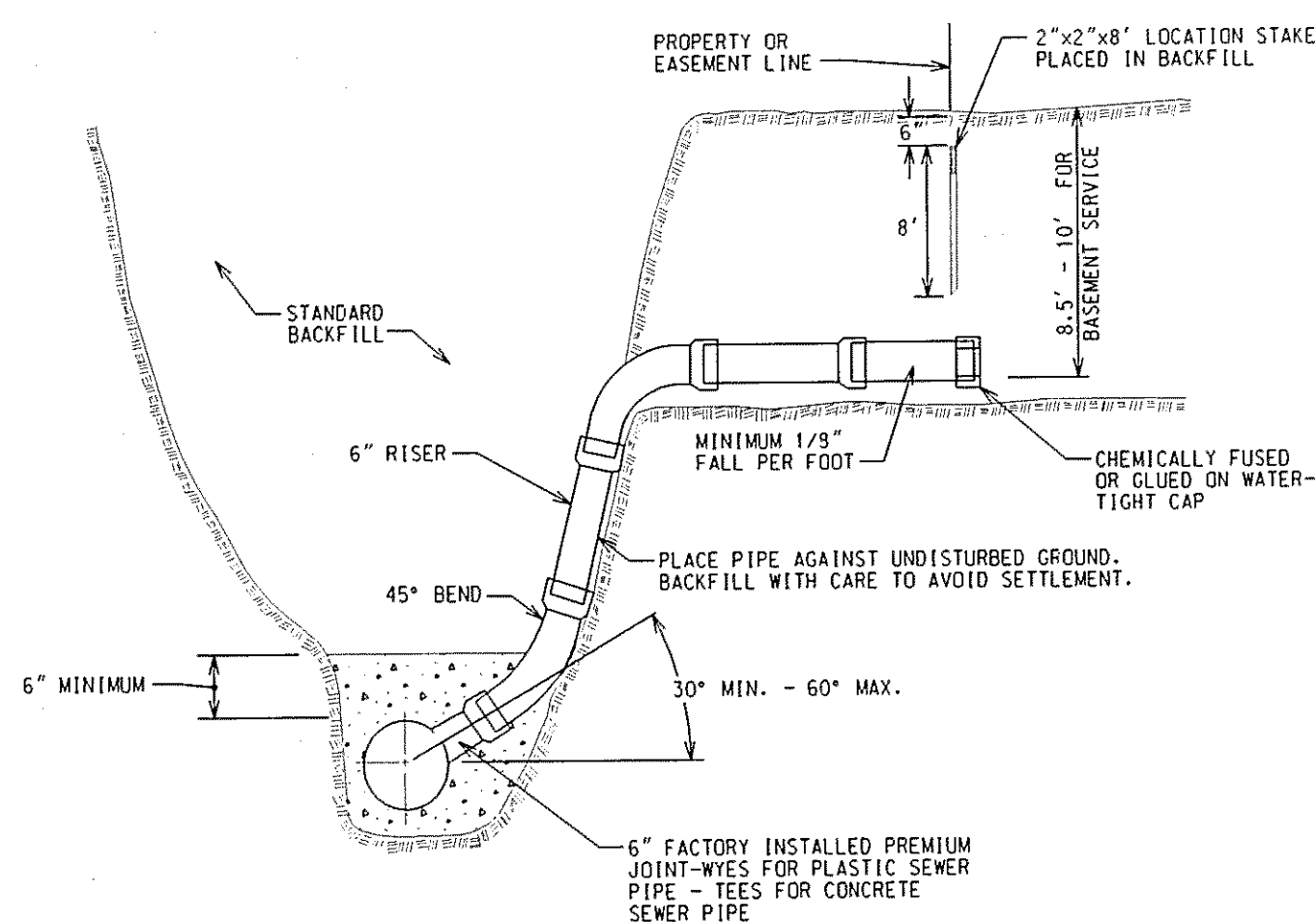
(18" THRU 42" DIA. SEWERS)



EXTERNAL DROP CONNECTION

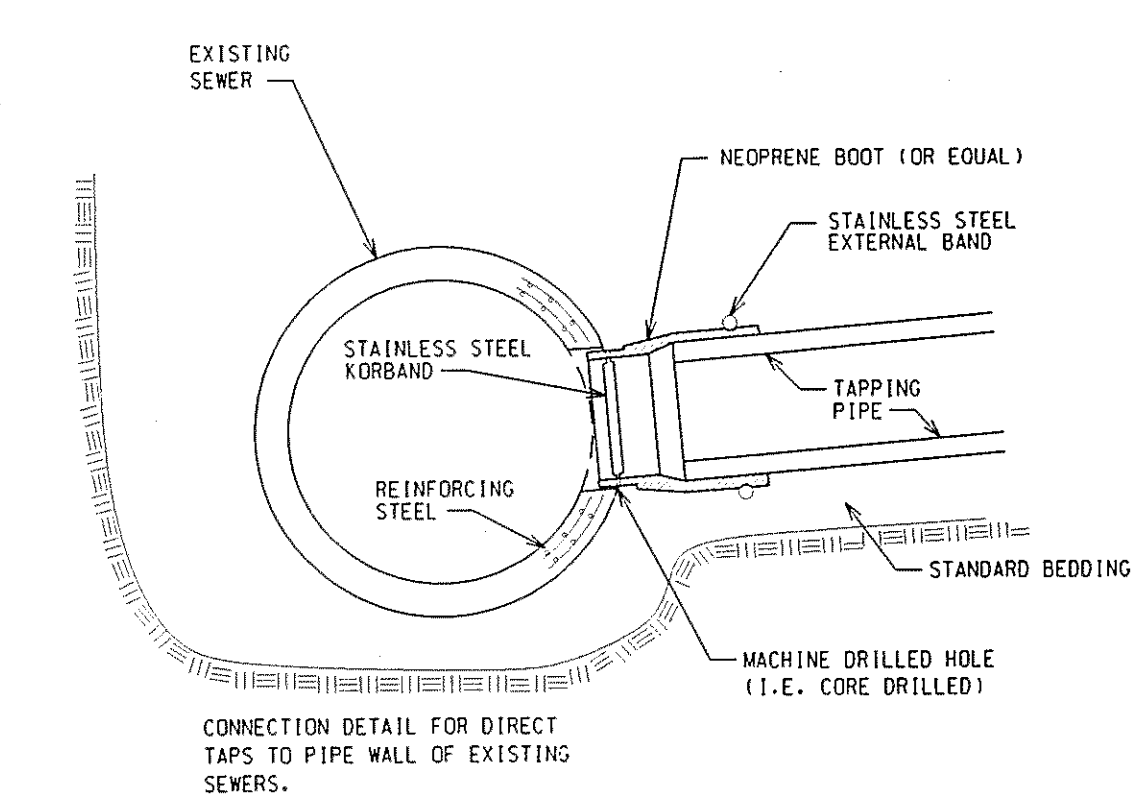


2 FT. DIAMETER INLET



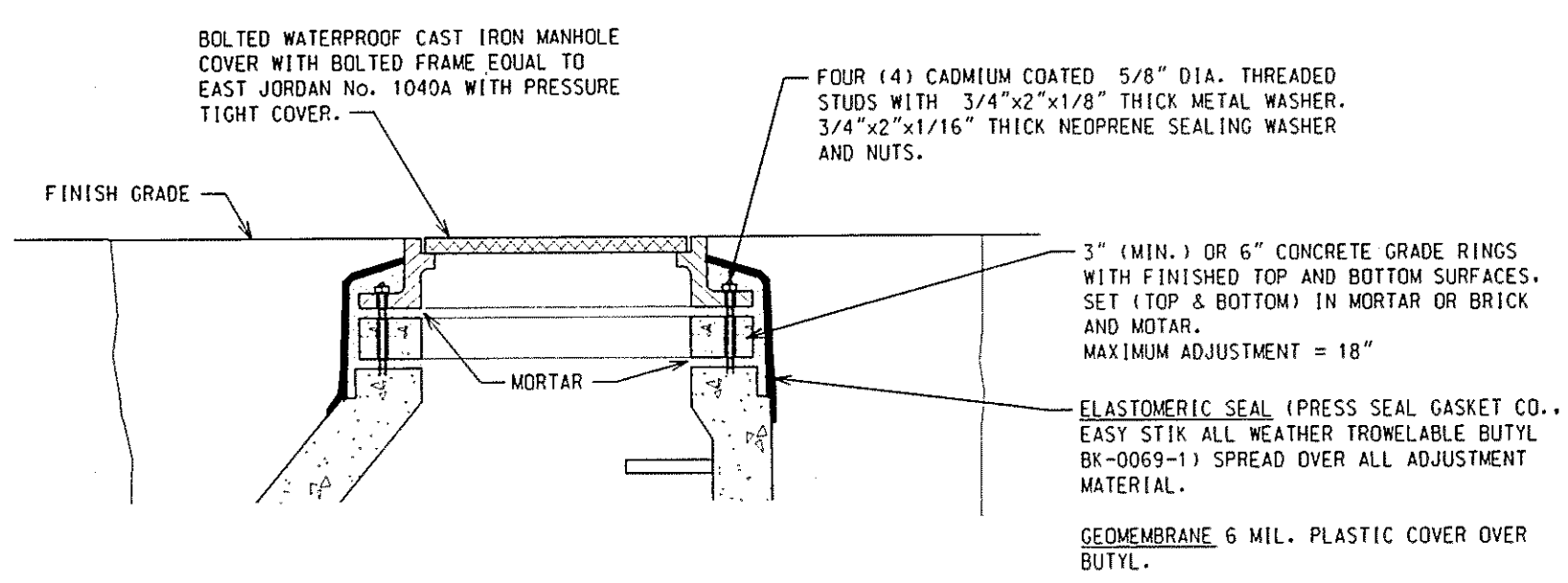
BUILDING LEAD DETAIL

0' - 15' COVER

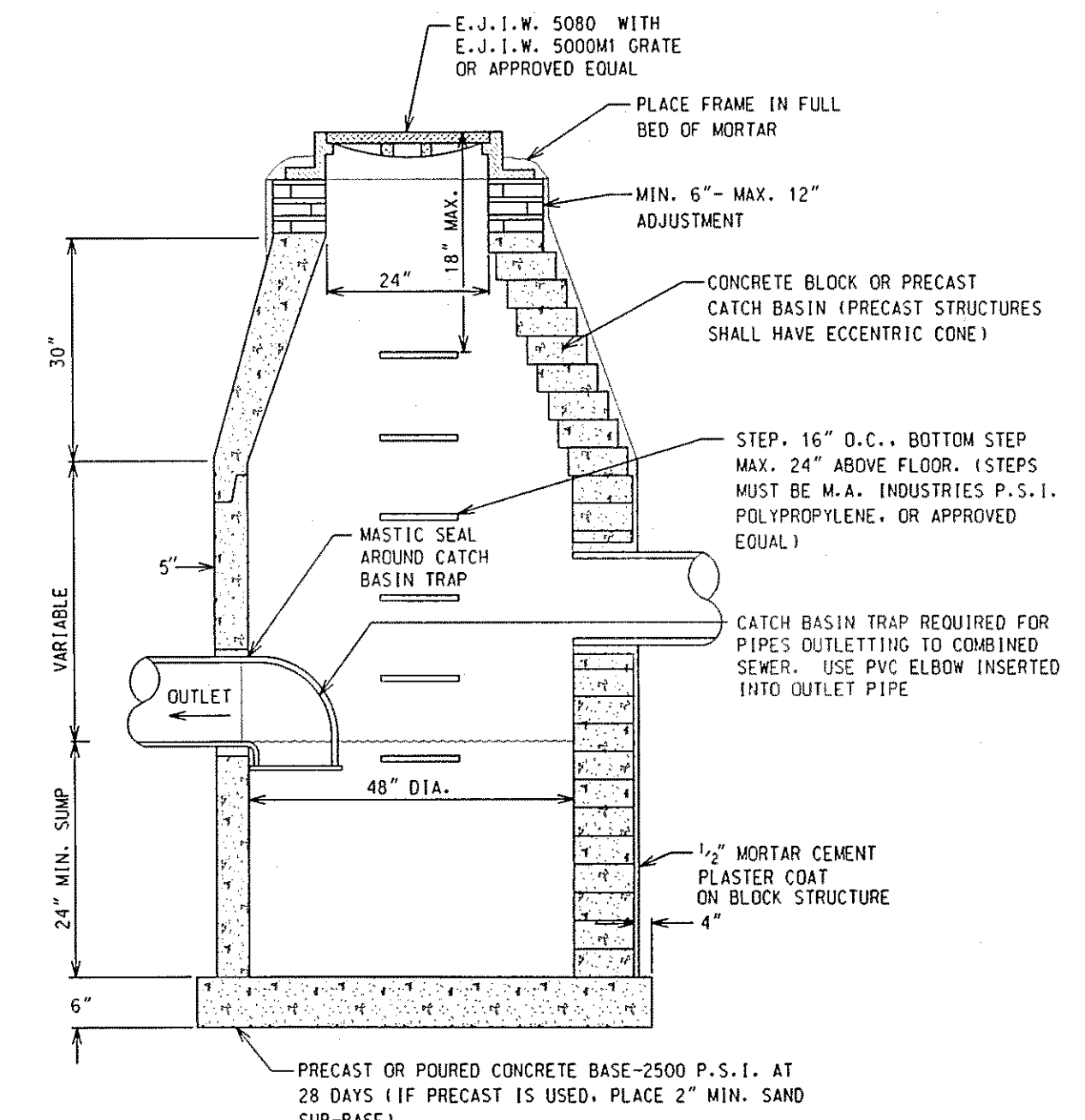


KOR-N-TEE TAP FOR CONCRETE

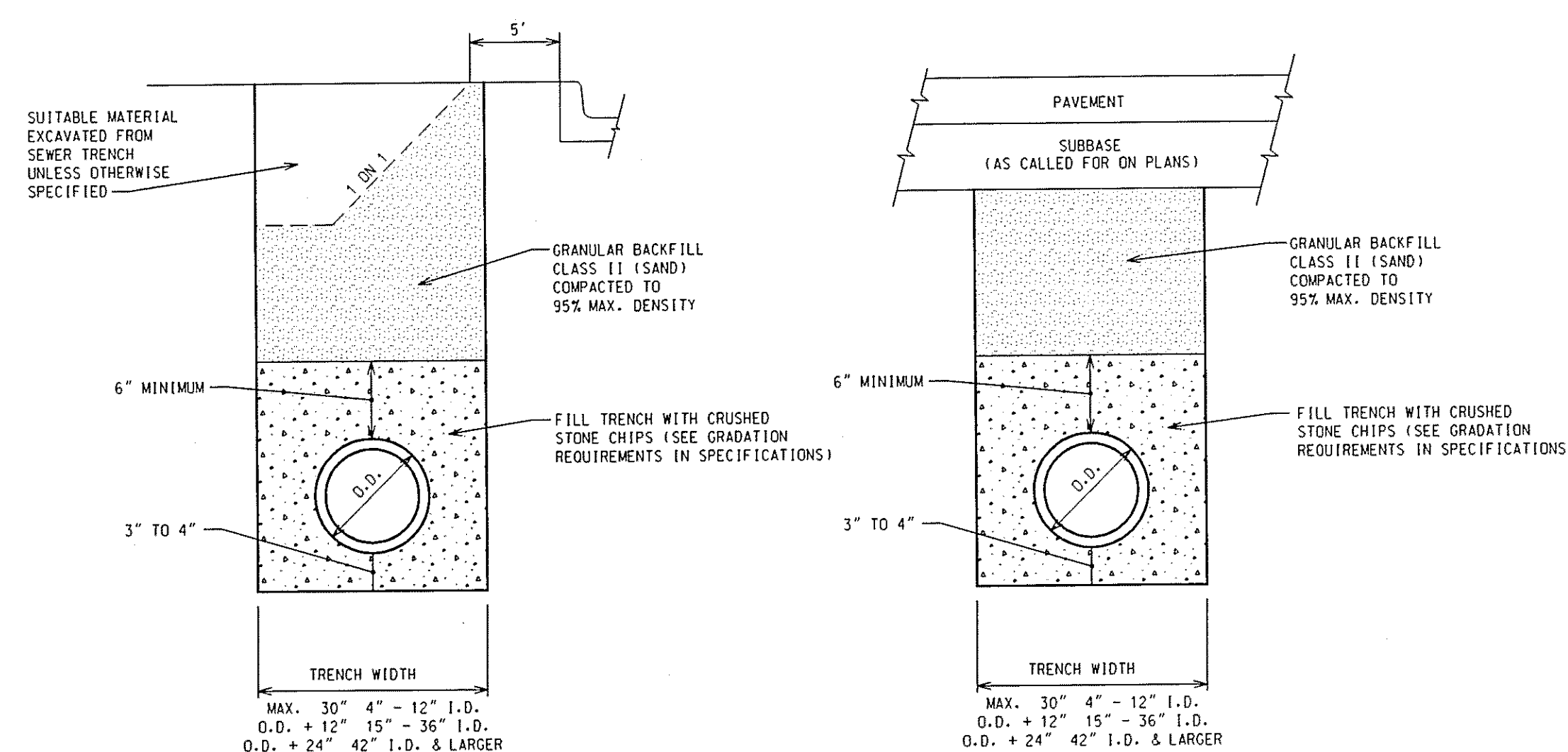
NO SCALE



SANITARY MANHOLE ADJUSTMENT SECTION DETAIL

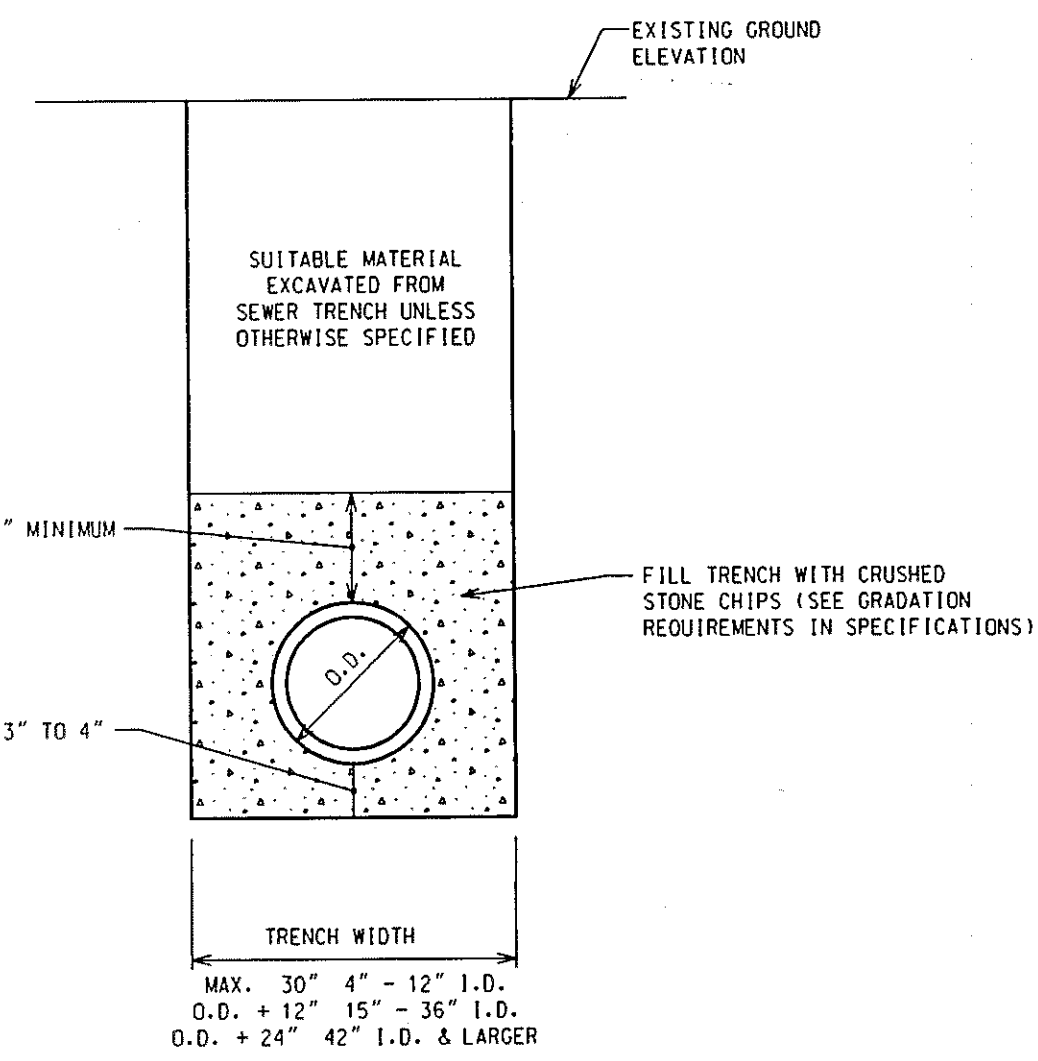


4 FT. DIAMETER CATCH BASIN



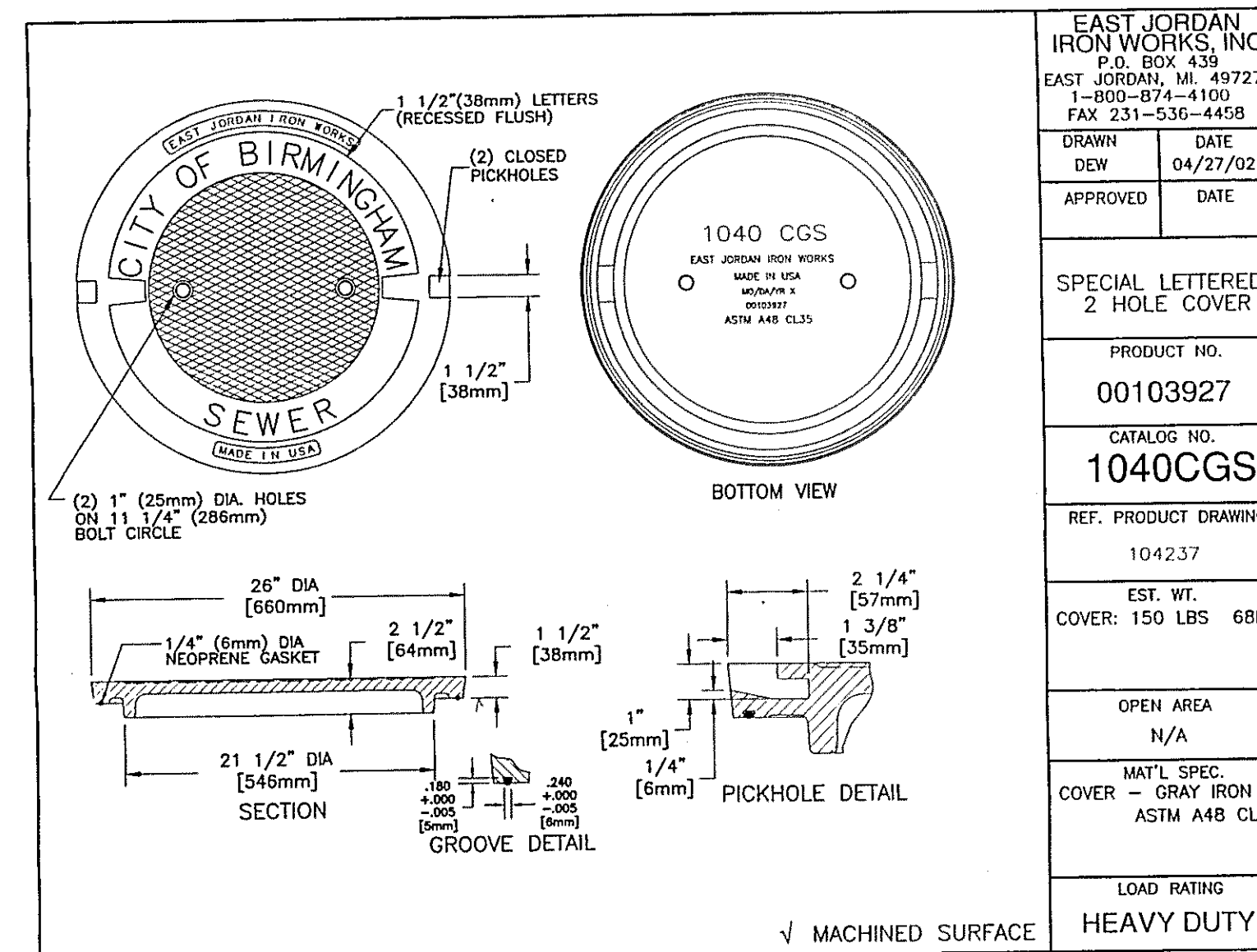
TRENCH DETAIL "A"

SEWER UNDER ROAD BED OR WITHIN THE INFLUENCE OF ROAD BED
NOT TO SCALE

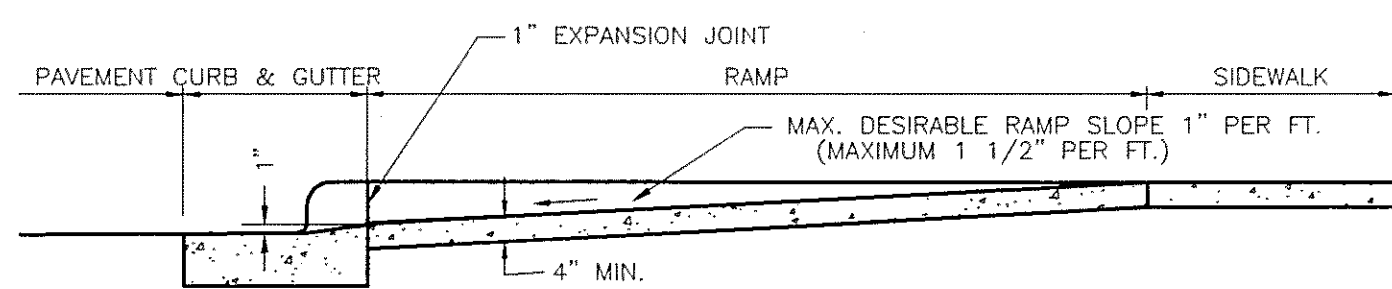


TRENCH DETAIL "B"

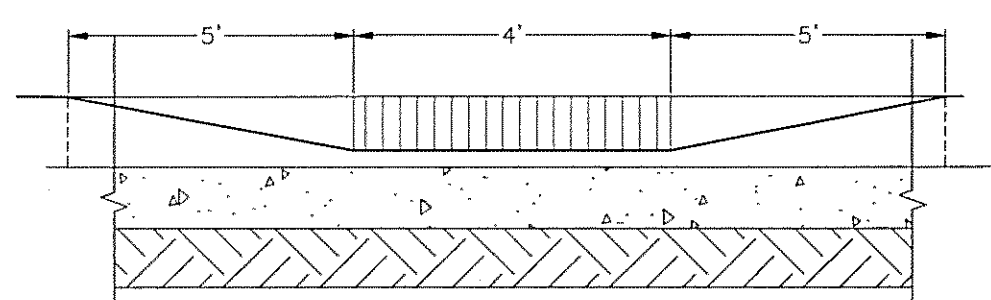
SEWER NOT UNDER ROAD BED
NOT TO SCALE



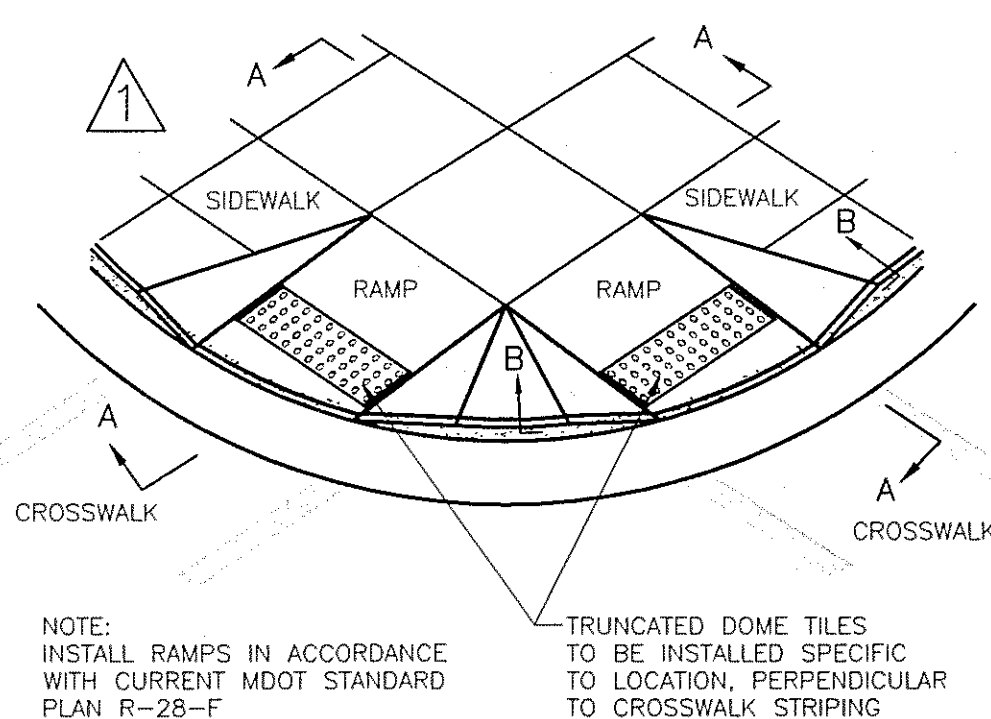
City of Birmingham A Walkable Community			
151 MARTIN STREET BIRMINGHAM, MICHIGAN 48102			
SEWER STANDARD DETAILS			
DATE	ADDITION AND/OR REVISION	DRAWN	PROJECT NO.
		DESIGNED	DATE
		APPROVED	SCALE
			JANUARY 2007



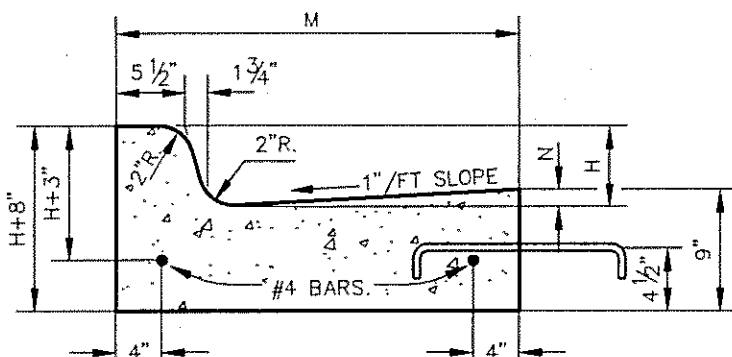
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

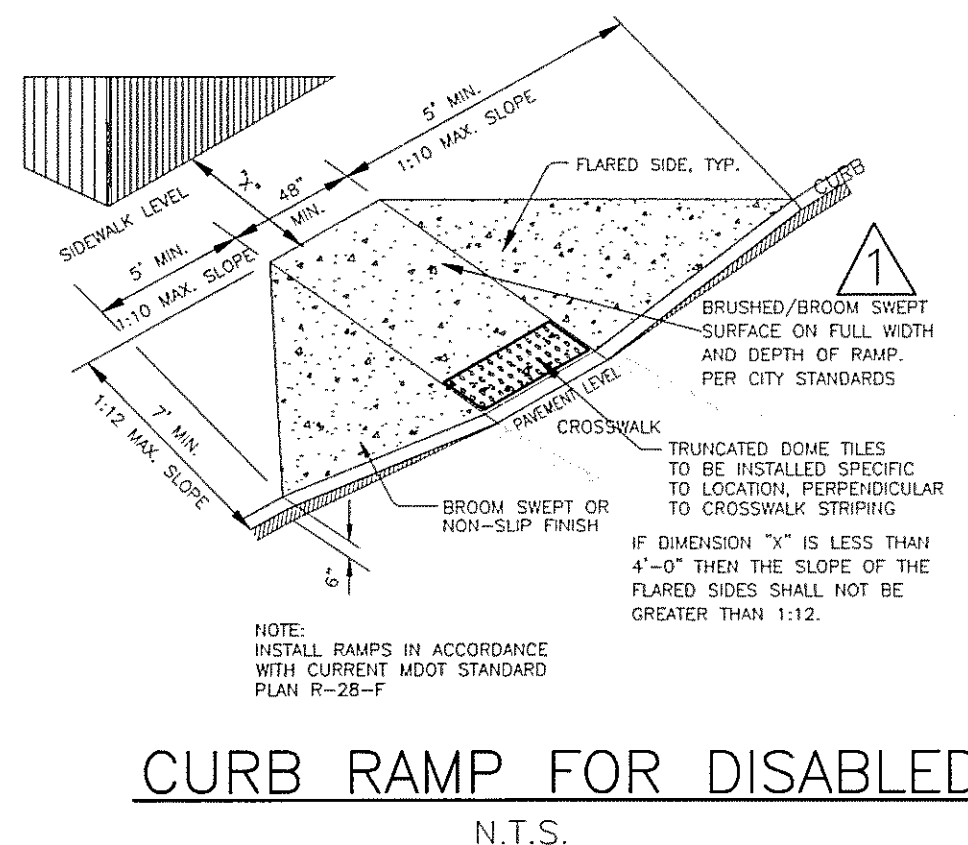


SIDEWALK RAMP TYPE 1
(TWO RAMP ARE SHOWN)
N.T.S.

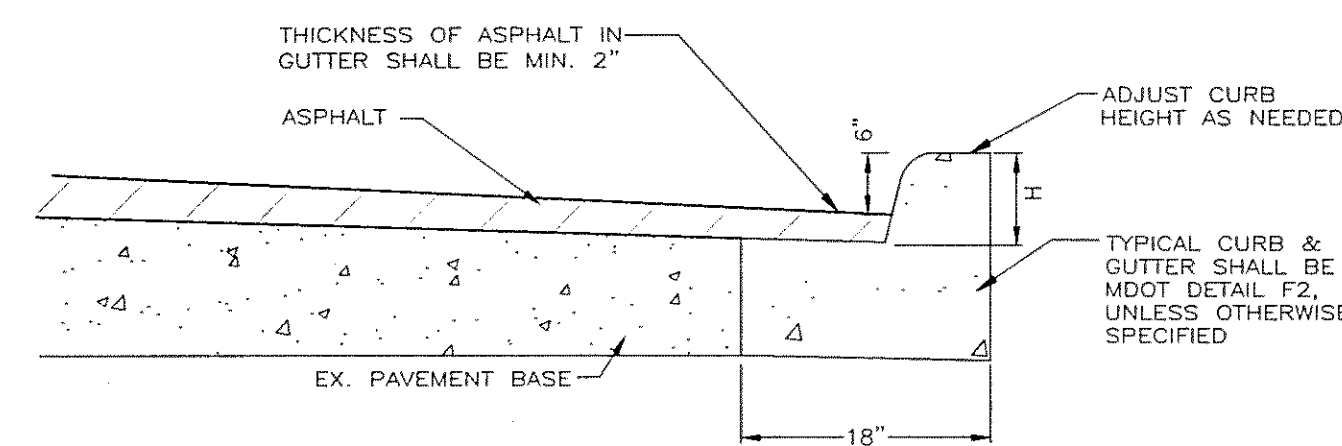


THE "H" DIMENSION SHALL BE AS SPECIFIED, TO ENABLE A MINIMUM 6" CURB HEIGHT. H = TBD

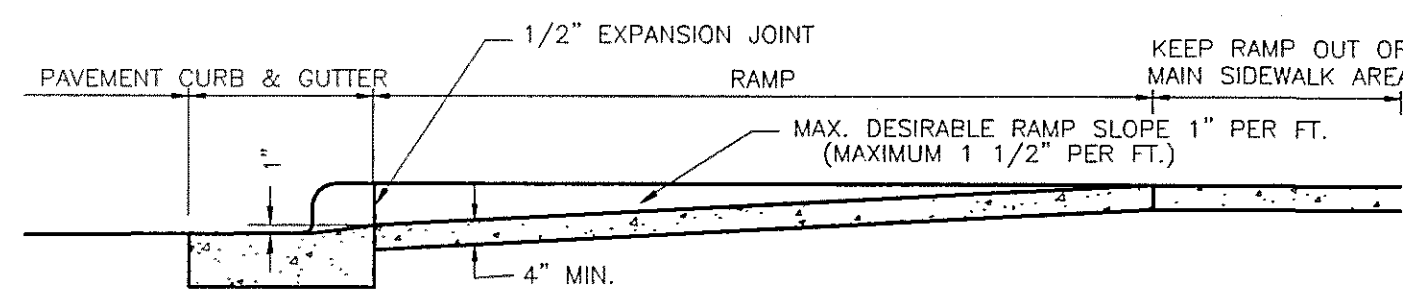
DETAIL	DIMENSIONS	LANE TIES	CONCRETE CU. YD./LIN. FT.
F1	1'-6"	7/8"	AS SHOWN
F2	1'-6"	7/8"	OMITTED



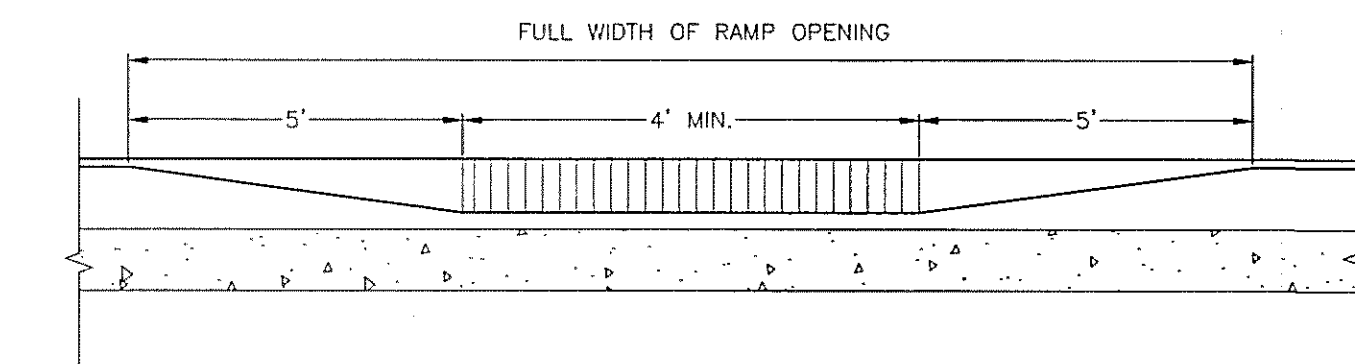
CURB RAMP FOR DISABLED
N.T.S.



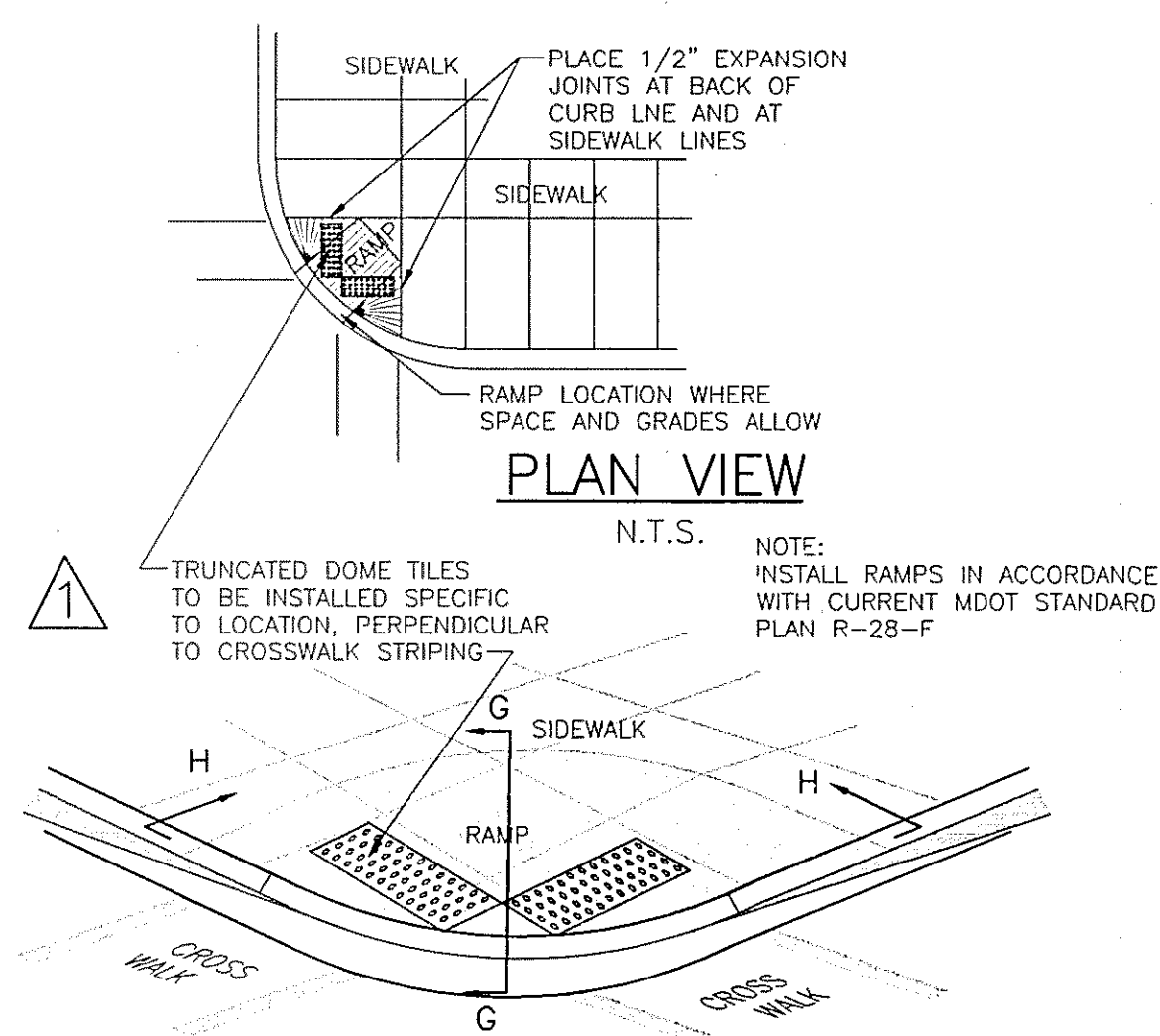
MDOT DETAIL F
(WITH ASPHALT OVERLAY)
N.T.S.



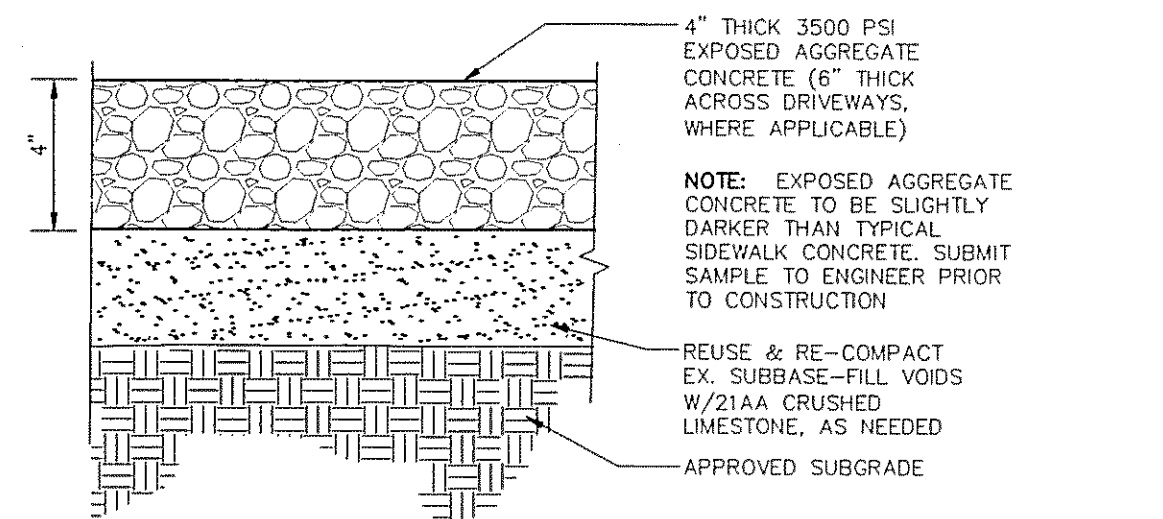
SECTION G-G
N.T.S.



SECTION H-H
N.T.S.

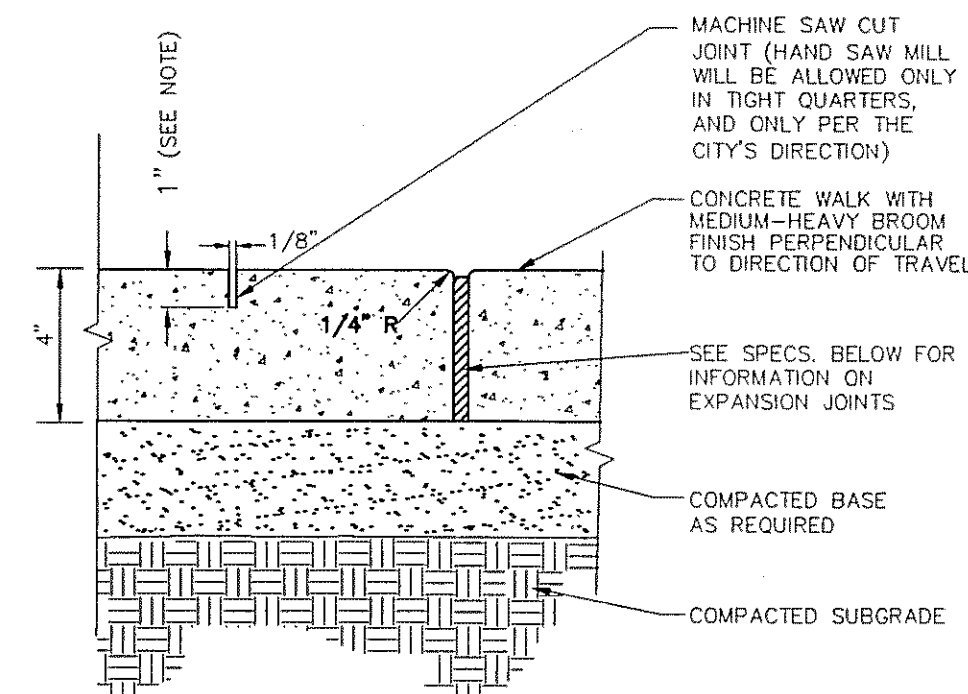


SIDEWALK RAMP TYPE 3
N.T.S.



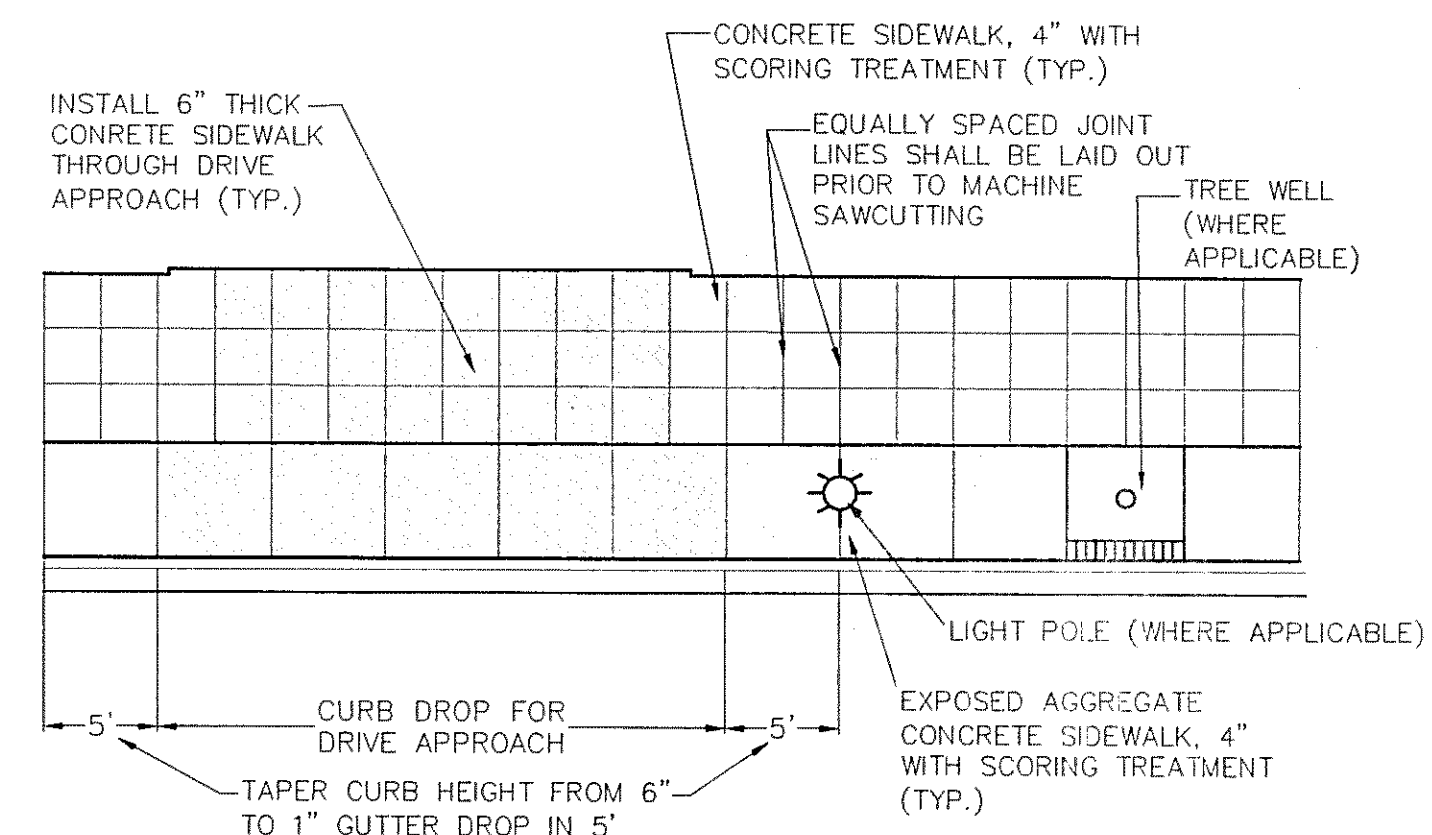
- EXPOSED AGGREGATE SIDEWALK PROCEDURE:
1. SURFACE RETARDANT: EXPOSED AGGREGATE FINISH SHALL BE EXPOSED BY USE OF SURFACE RETARDANT "PRECO EAC-5" OR APPROVED EQUAL.
 2. CONCRETE SHALL BE PLACED, LEVELED & FLOATED IN A NORMAL FASHION (SEEDING WILL NOT BE PERMITTED).
 3. IMMEDIATELY AFTER THE SLAB HAS BEEN SCREENED AND DARNED, THE AGGREGATE SHALL BE WASHED IN A UNIFORM MANNER UNTIL ENTIRE SURFACE IS EXPOSED. A THOROUGH "EXPOSING" OF THE EMBEDDED AGGREGATE SHALL BE PERFORMED UNTIL ALL AGGREGATE IS LEFT JUST ABOVE THE SURFACE, LEAVING NO HOLES OR OPENING IN THE SURFACE.
 4. THE SURFACE SHALL THEN BE BRUSHED AND WASHED UNTIL ALL THE AGGREGATE IS EXPOSED AND FREE OF CEMENT FILM.
 5. AFTER INITIAL CURING, THE EXPOSED AGGREGATE SIDEWALK SHALL BE SEALED WITH TRANSPARENT CONCRETE SEALER, AS APPROVED BY THE ENGINEER.

EXPOSED AGGREGATE WALK DETAIL
N.T.S.



- NOTE: SAWCUT CONTROL JOINTS, 2" DEPTH EVERY 100 SF OF PAVING MAX.
1. SAWCUT CONTROL JOINTS, 2" DEPTH EVERY 100 SF OF PAVING MAX.
 2. SQUARE PATTERN SAWCUT JOINTS, 1" DEPTH, APPROX. EVERY 2'-5"x2'-5" GRID, AS SHOWN
 3. PROVIDE EXPANSION JOINTS EVERY 400 SF OF PAVING MAX.
- EXPANSION JOINT MATERIAL SPECS:
1. EXPANSION JOINT MATERIAL: RESILIENT, NON-EXTRUDING TYPE PREMODDED BITUMINOUS IMPREGNATED FIBERBOARD.
 2. SEALANT BACKER ROD: COMPRESSIBLE ROD STOCK OF POLYETHYLENE FOAM OR OTHER FLEXIBLE, PERMANENT, DURABLE NON-ABSORPTIVE MATERIAL AS RECOMMENDED FOR COMPATIBILITY BY SEALANT MANUFACTURE. TEMPORARILY INSTALL ABOVE FIBER BOARD TO CREATE SPACE FOR JOINT SEALANT AT THE APPROPRIATE GRADE. REMOVE PRIOR TO INSTALLING JOINT SEALANT.
 3. JOINT SEALANT: TWO PART POLYURETHANE SEALANT, SELF-LEVELING, LIGHT GRAY COLOR. SUBMIT COLOR SAMPLE FOR APPROVAL. FEDERAL SPECIFICATIONS TT-S-00276, TYPE 1, DOW CORNING #780 OR EQUAL. INSTALL AFTER REMOVING BACKER ROD TO COMPLETELY COVER FIBER BOARD.

SAWCUT AND EXPANSION JOINT
DETAIL FOR CONCRETE SIDEWALK
N.T.S.



CONCRETE DRIVE APPROACH
& SIDEWALK JOINT LAYOUT
N.T.S.

CONCRETE SIDEWALK MIX DESIGNS:

PLAIN CONCRETE MIX:

SAND: 2NS SAND, ASTM C-33 1350 POUNDS
COURSE AGGREGATE: 6AA LESTONE PRESQUE ISLE
ASTM C-33 1680 POUNDS
CEMENT: TYPE 1, ASTM C150 588 POUNDS
WATER: CITY TAP WATER 31.5 GALLONS
ADMIXTURE: ASTM C260, DAREX A.E.A.
BY W.R. GRACE CO. 11.3 OZ./CU. YD.

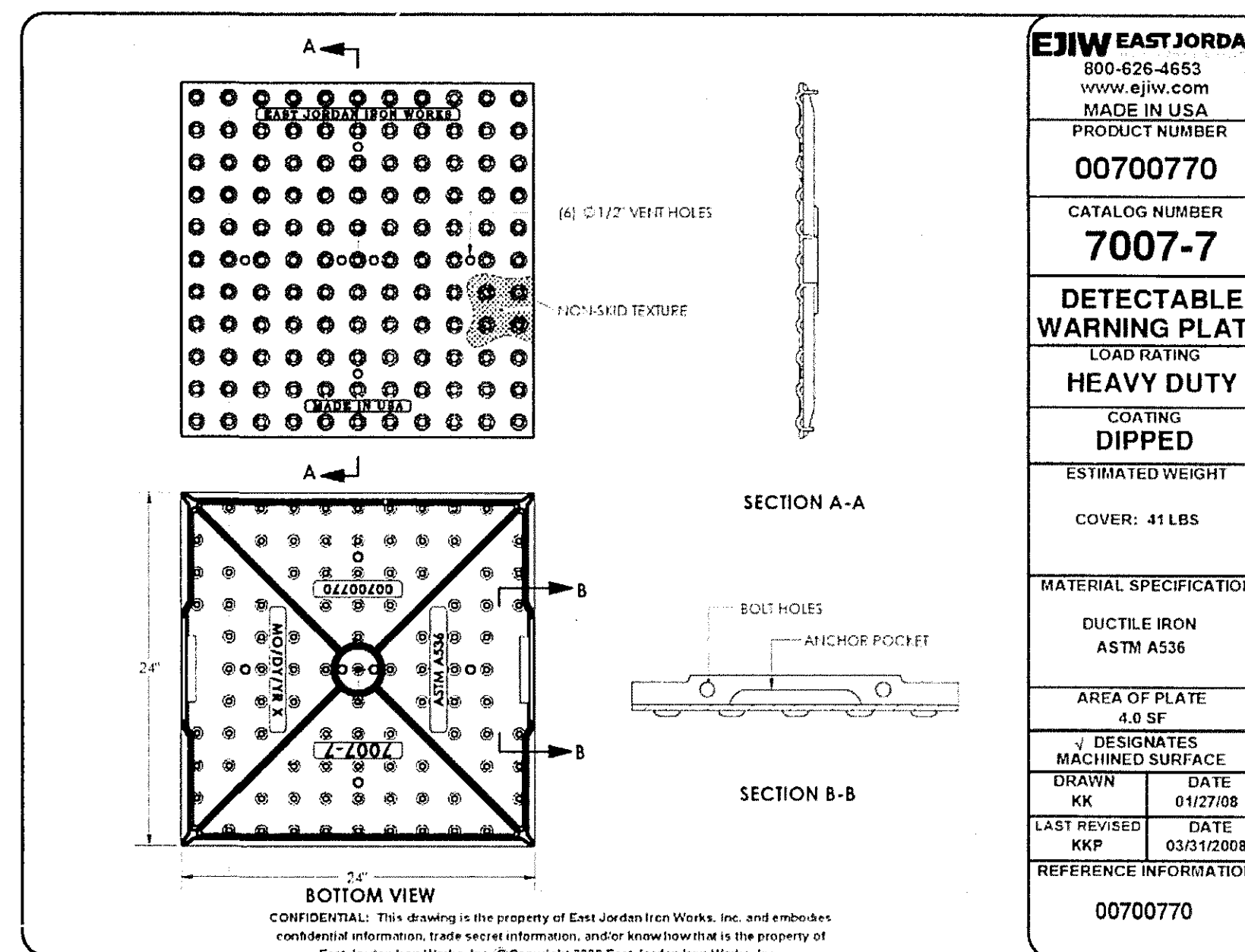
EXPOSED AGGREGATE CONCRETE MIX:

SAND: 2NS SAND, ASTM C-33 1080 POUNDS
COURSE AGGREGATE: 17A
ASTM C-33 1980 POUNDS
CEMENT: TYPE 1, ASTM C150 588 POUNDS
WATER: CITY TAP WATER 31.5 GALLONS
ADMIXTURE: ASTM C260, DAREX A.E.A.
BY W.R. GRACE CO. 11.3 OZ./CU. YD.

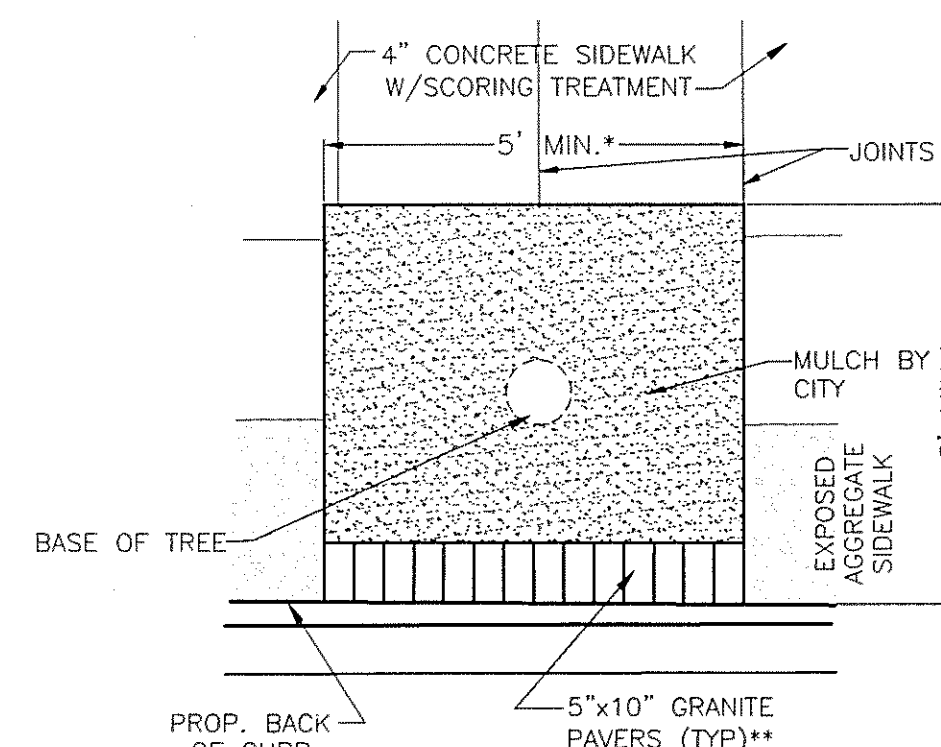
* PEBBLE, WASHED, SUBMIT SAMPLE

CONCRETE STRENGTH SHALL BE 3,500 PSI AT 28 DAYS, WITH 6% ± OR - ENTRAINED AIR. MIX DESIGN SHALL NOT HAVE LESS THAN 6.25 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE APPROVED BY THE CITY OF BIRMINGHAM ENGINEERING.

△ HANDICAP TRUNCATED DOMES



EJW EAST JORDAN 800-626-4653 www.ejw.com MADE IN USA	
PRODUCT NUMBER	00700770
CATALOG NUMBER	7007-7
DETECTABLE WARNING PLATE	
LOAD RATING	HEAVY DUTY
COATING	DIPPED
ESTIMATED WEIGHT	
COVER: 41 LBS	
MATERIAL SPECIFICATION	
DUCTILE IRON	ASTM A536
AREA OF PLATE	4.0 SF
DESIGNATES	MACHINED SURFACE
DRAWN	DATE
KK	01/27/08
LAST REVISED	DATE
KKP	03/12/09
REFERENCE INFORMATION	
00700770	

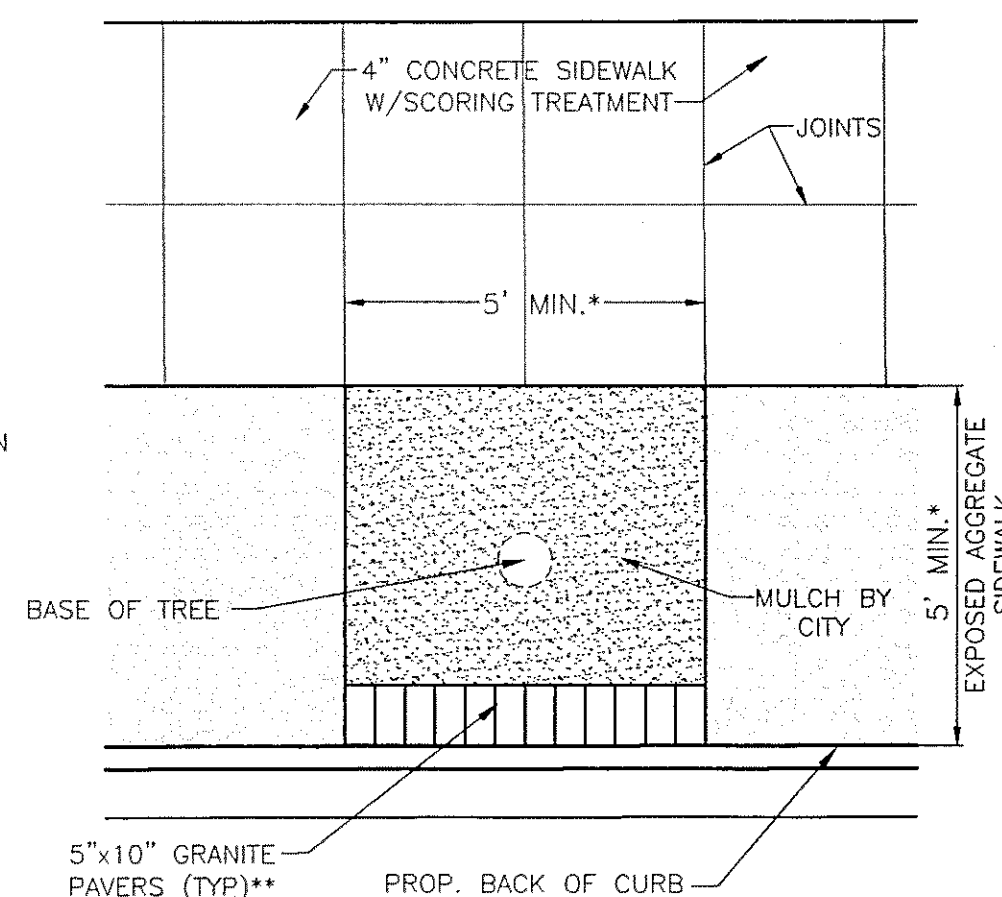


TREE WELL DETAIL #1
N.T.S.

NOTE: INSTALL 2 - 2" PVC SLEEVES BETWEEN TREE WELLS FOR FUTURE UNDERGROUND IRRIGATION, AS REQUIRED. INSTALLATION PER THE CITY OF BIRMINGHAM STANDARDS. TIE INTO PROPOSED WATER METER PITS.

*TREE WELL NOTE: TREE WELL DIMENSIONS CAN BE MODIFIED BASED ON RIGHT-OF-WAY CONSTRAINTS.

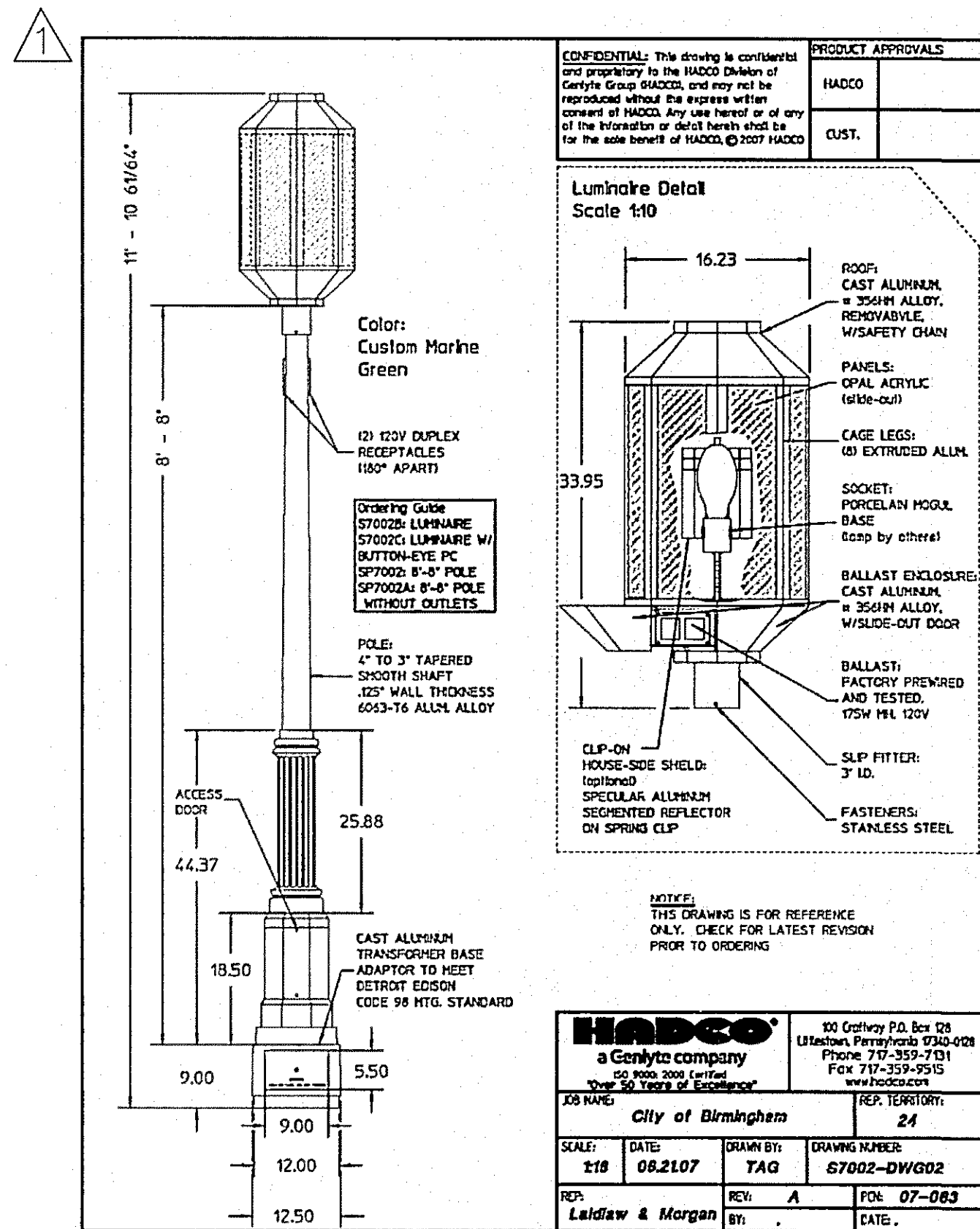
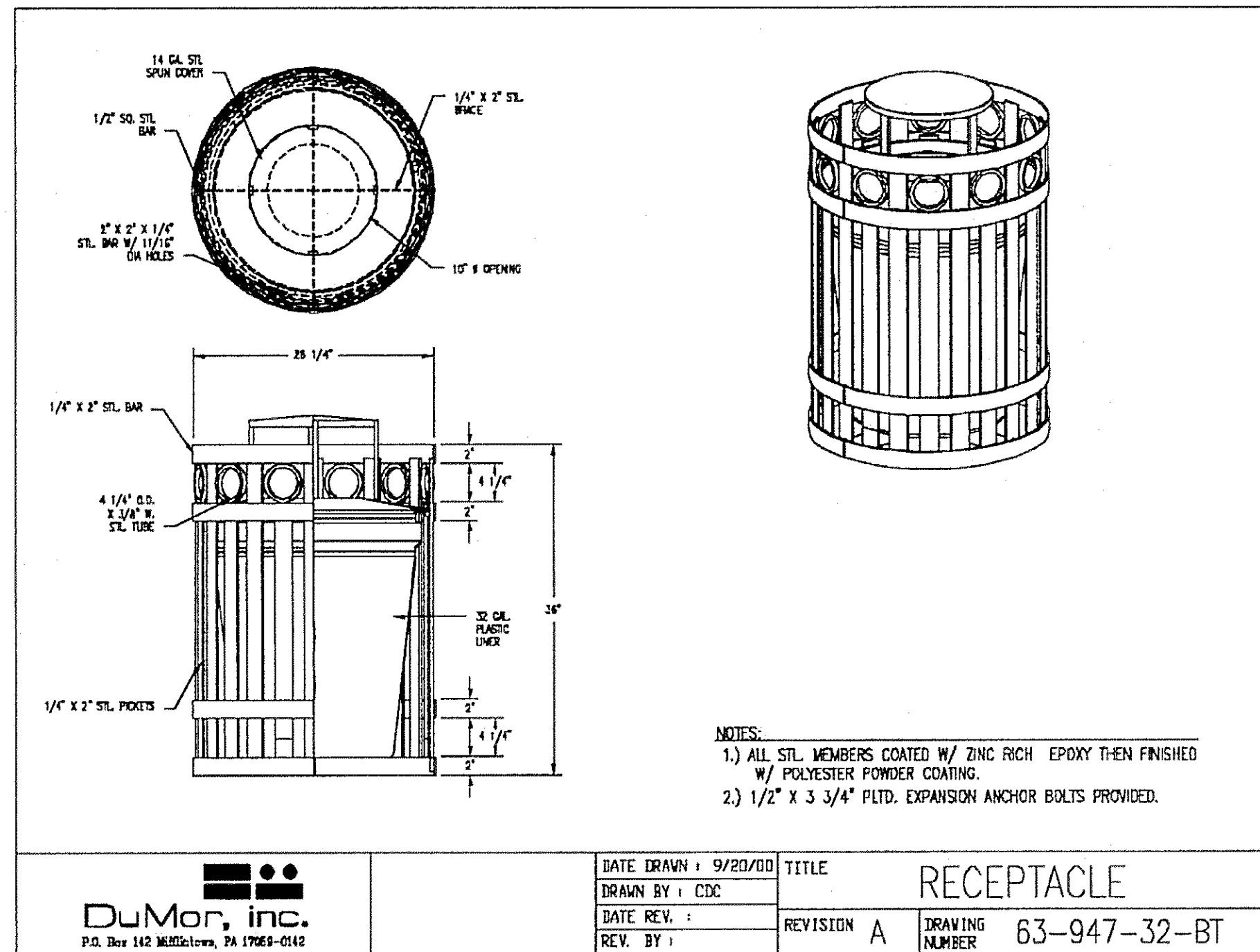
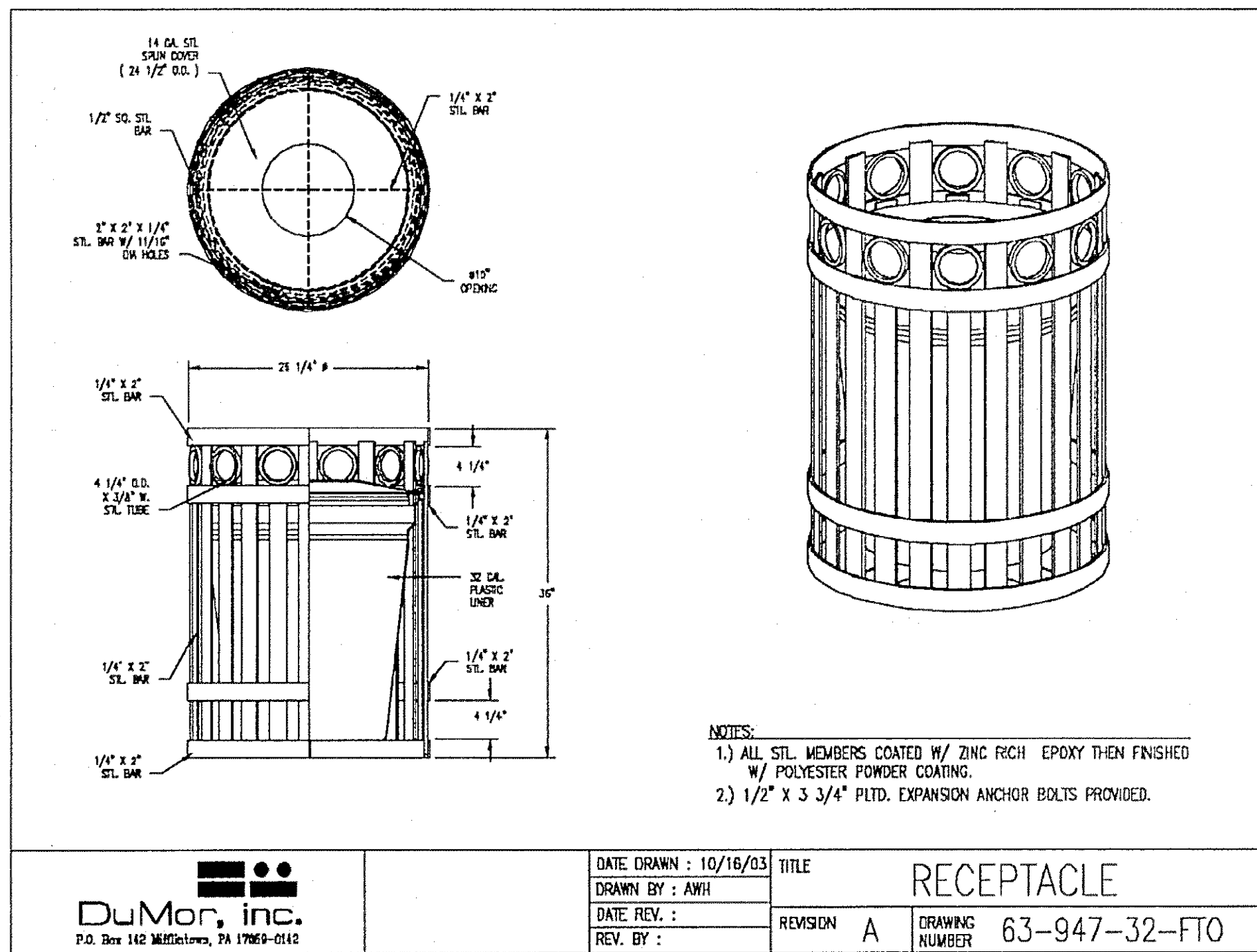
**GRANITE PAVER NOTE: GRANITE PAVER INSTALLATION SHALL APPLY FOR TREE WELLS ADJACENT TO PARALLEL PARKING SPACES ON A STREET. GRANITE PAVERS SHALL BE 'CARNE LIAN' (COLOR) BY COLD SPRING GRANITE COMPANY SET IN A FULL MORTAR BED WHERE INDICATED ON THE DRAWINGS. SUBMIT SAMPLES OF PAVERS (FOR COLOR AND FINISH) AND GROUT COLOR TO CITY OF BIRMINGHAM ENGINEERING FOR APPROVAL. LAYOUT PATTERN IS AS NOTED IN THE PLANS.



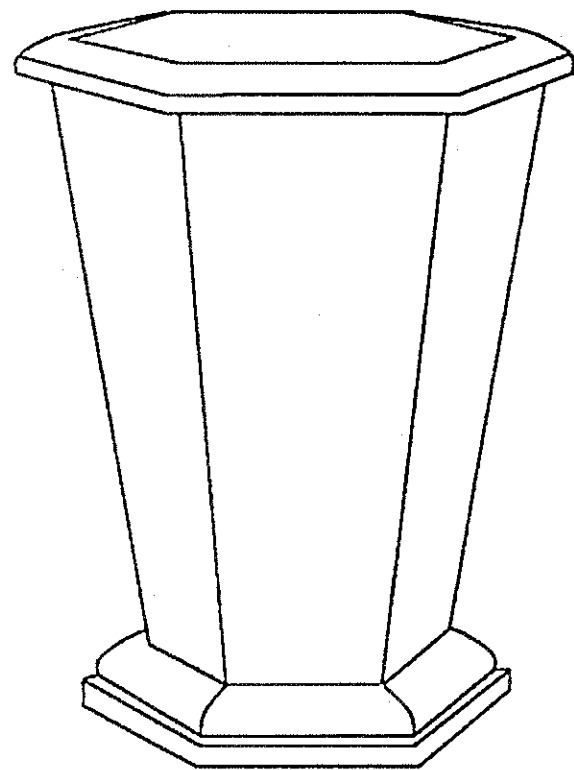
TREE WELL DETAIL #2
N.T.S.

- NOTES:
1. SURFACE TEXTURE OF SIDEWALK RAMP SHALL BE THAT OBTAINED BY A COURSE BROOMING, TRANSVERSE TO THE SLOPE OF THE RAMP.
 2. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON SIDEWALK RAMP, FREE OF SAGS AND SHORT GRADE CHANGES.
 3. IF POSSIBLE, DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMP. EXCEPT WHERE EXISTING DRAINAGE STRUCTURES ARE BEING UTILIZED IN THE NEW CONSTRUCTION, LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER LOCATION OF DRAINAGE STRUCTURE.
 4. SIDEWALK RAMP 3 SHALL BE INSTALLED ONLY AT THE CITY'S DIRECTION.
 5. REMOVE AND REPLACE CONCRETE CURB AND GUTTER SECTION AT CURB DROPS ON NON-ASPHALT SURFACED GUTTERS. USE EXISTING JOINTS OR SAW CUT FOR JOINTS. SAW CUT AT 18" FROM BACK OF CURB (FOR CURVED SECTIONS SAW CUT AT MINIMUM OF 12" AND AT A MAXIMUM OF 24" FROM BACK OF CURB). THE NEW CONCRETE SECTION TO EXISTING PAVEMENT WITH HOOK BOLTS OR RED HEADS AT MAXIMUM OF 40" C.C.

REVISIONS			CITY OF BIRMINGHAM, MICHIGAN ENGINEERING DEPARTMENT	
No.	DATE	BY		
1	07-06-07	City		
2	06-26-08	City		
			CBD STREETSCAPE STANDARD DETAILS	
			SCALE: HORIZONTAL VERTICAL DRAWN BY: NF CHECKED BY: CITY ENGINEER SHEET OF SHEETS DATE: April 4, 2003	

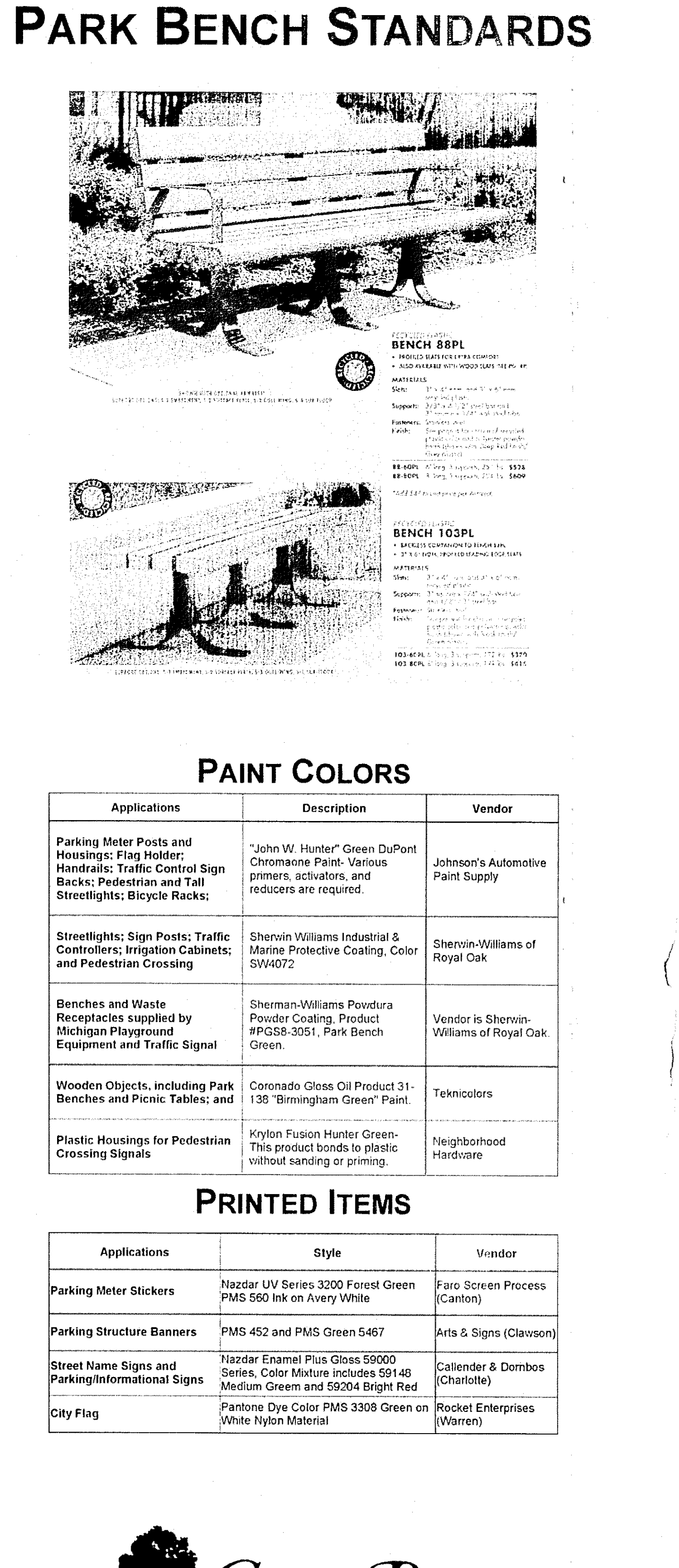
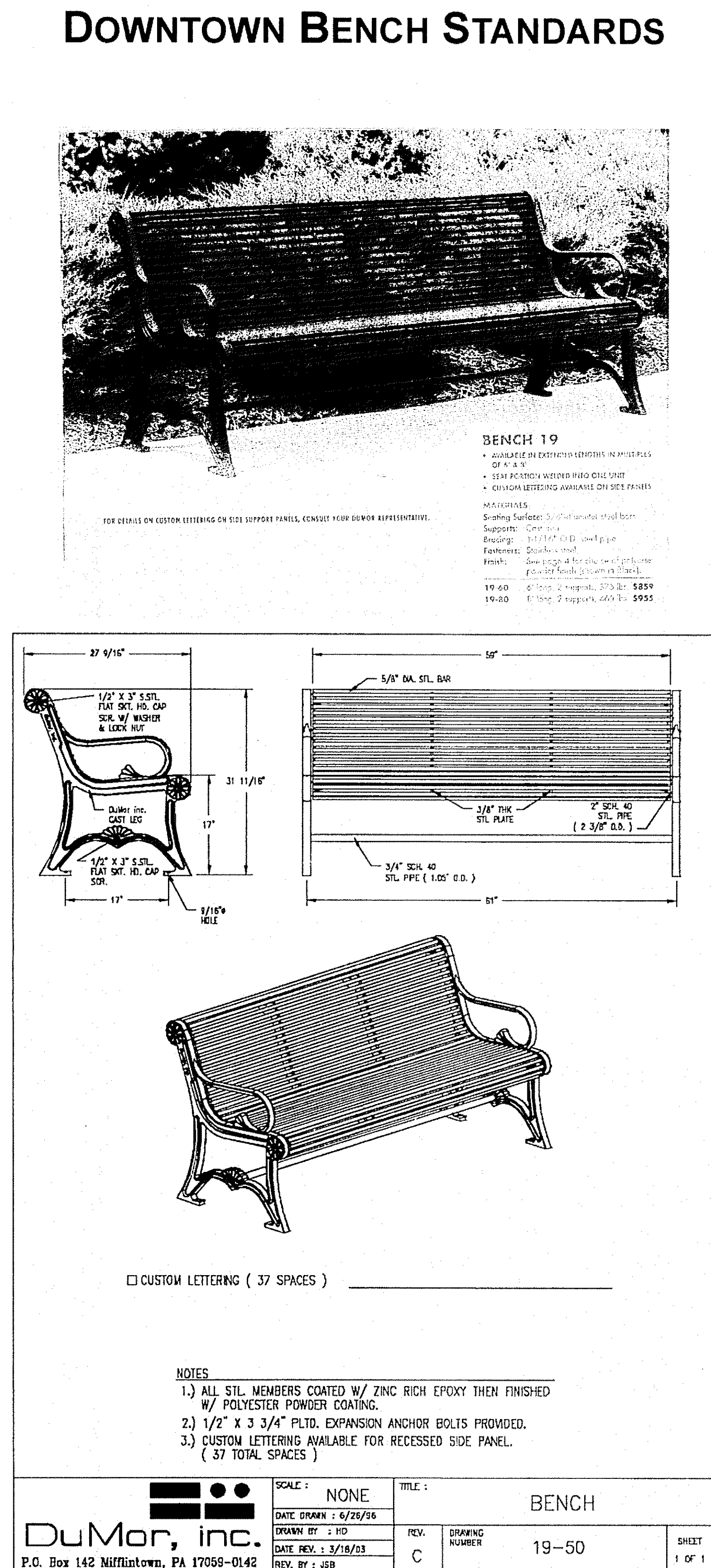


City of Birmingham Concrete Planter
 Line Drawing Sketch—Not to Scale



Notes:
 -Six-sided cast concrete pot with steel reinforcement
 -Approximate dimensions are 34" across at top; 26" across at bottom; 40" tall
 -Includes (2) cast "B" medallions bolted and mortared on (2) opposite sides

Branch
 355 South Sanford / Pontiac, MI / 48342
 248-874-1314 phone / 248-874-1316 fax
 www.thebranchstudio.com / info@thebranchstudio.com

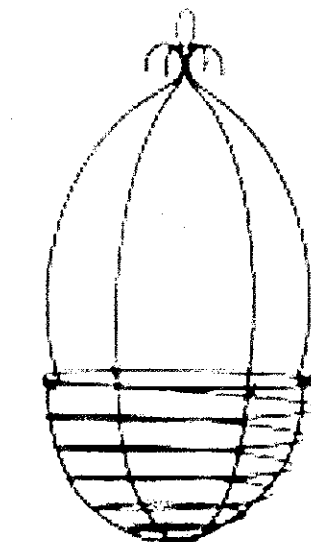


MONARCH HANGING PLANTER

Versatile, new hanging planters combine the old fashioned spiral hanging basket look with graceful curved hangers, instead of chains. The hangers clip securely onto the rims of the baskets, but are detachable for ease of shipping and storage.

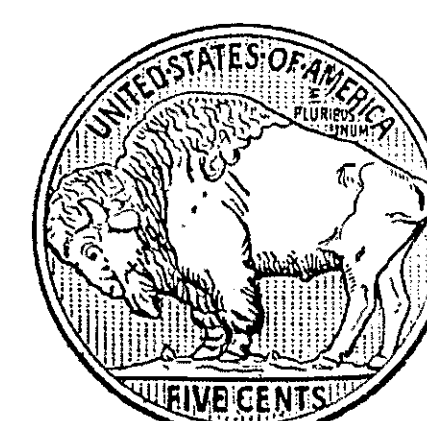
Kinsman Company M.O.
 P.O. Box 428
 Pipersville, Pennsylvania 18947
 http://www.mailordercentral.com/kinsmangarden/searchprods.asp
 kinsco@kinsmangarden.com

Ph: 1-800-733-4146
 Fax: 215-766-5624





TRIPLE NICKEL



C-ARC
DESIGN GROUP
TEL: 586.303.6318
CCAMPBELLARCHIT@YAHOO.COM
ARCHITECTURE-PLANNING-INTERIORS

Permit No. JCB 13-0007
Address: 555 S. OLD WOODWARD
Description: TRIPLE NICKEL
Code: 2007 NBC

City of Birmingham
APPROVED PLANS
Date: 12-4-13 Building X
Pkg/Mech: Electrical X
Approval of these plans will not allow
violation of any City or State Code or
Ord. due to oversight of issuing official.
Approved set of plans must be on job
for use by inspectors.
Builder: _____
Owner: _____
Code Official: Mike Lopez
Permit # _____

THESE PERMITS WILL ALSO BE NEEDED
Heating _____ Plumbing _____ Electrical _____
Refrigeration _____ Sign _____ Building _____

NO EXTERIOR ALTERATIONS
WITHOUT PLANNING
DEPARTMENT APPROVALS.

3 FULL WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG®
1-800-482-7171
operator will dispatch to locate
their facilities at no charge to the caller

ALL FIRE SUPPRESSION
SPRINKLER ALTERATIONS
MUST BE APPROVED
By FIRE DEPARTMENT

NOTE:
AMERICAN DISABILITIES ACT OF 1991
THESE PLANS HAVE NOT BEEN REVIEWED
FOR ANY COMPLIANCE OF THE A.D.A.
REQUIREMENTS IN ACCORDANCE
WITH TITLE III OF THE ACT.

LOCATIONS FOR EXIT SIGNS AND
EMERGENCY LIGHTS ARE SUBJECT
TO FIELD INSPECTION.

CITY APPROVED PLANS MUST
REMAIN ON JOB SITE.

NOTICE
This permit does not cover work in the
public right-of-way. A separate permit
for that work must be secured from
the City Engineering Department.

STOPPING REQUIREMENT
Permittees shall install signs and barriers shall be
placed with a material capable of preventing the
passage of traffic and the signs shall be subject to the
requirements of the latest Standard Specification for Fire
Signs (UL 147) and (M.E. 814).

STREET FENCES ARE REQUIRED OF WAY IS NOT
AROUND ALL EXCAVATIONS. SIZING
AND COLOR SHALL BE AS SPECIFIED.

555 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN
48009



ARCHITECT/PROJECT DESIGNERS
C-ARC DESIGN GROUP
283 EAST FRANK STREET
BIRMINGHAM, MI
48009
M: 586.303.6318

GENERAL CONTRACTOR
TRADEMARK CONSTRUCTION
SERVICES
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SUITE 25L
BIRMINGHAM, MI
48009
O: 248.840.2044
M: 248.792.2098

STRUCTURAL ENGINEER
PAUL HANNENBERG & ASSOCIATES
42505 WOODWARD AVENUE
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BLOOMFIELD HILLS, MI
48304
O: 248.334.5100
F: 248.334.7100

INTERIOR DESIGNER
RONANDROMAN
275 EAST FRANK STREET
BIRMINGHAM, MI
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O: 248.202.3716

CIVIL ENGINEER
NOWAK & FRALIS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI
O: 248.332.7931
F: 248.332.8257

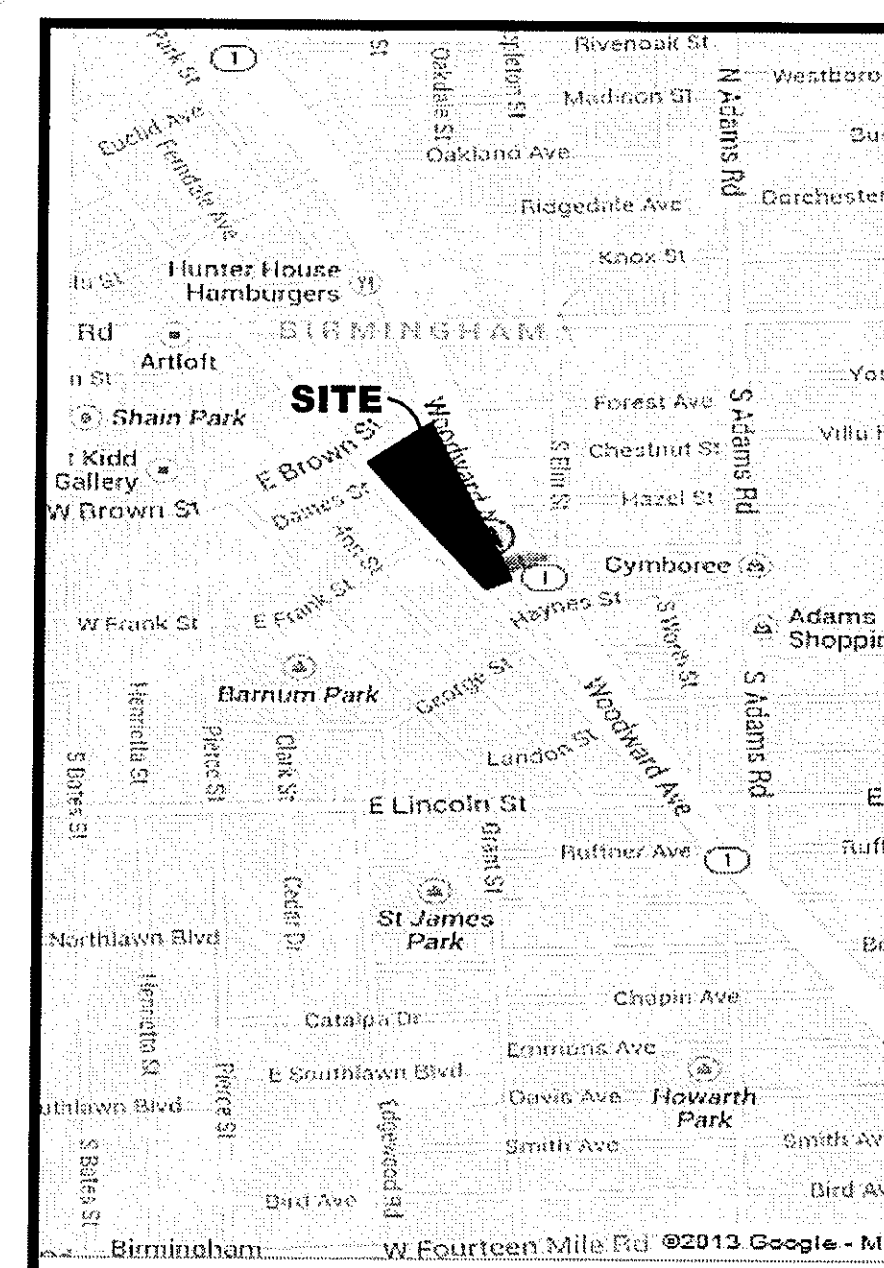
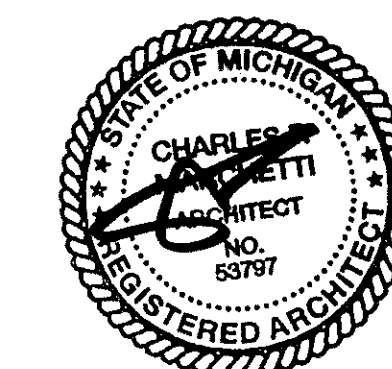
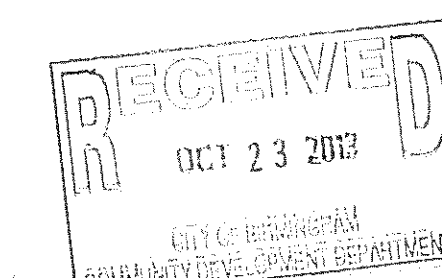
MECHANICAL/ELECTRICAL/PLUMBING
MA ENGINEERING
MECHANICAL ELECTRICAL
200 E. BROWN ST.
BIRMINGHAM, MI
48009
O: 248.258.1610
F: 248.258.9538

KITCHEN CONSULTANT
RESTAURANT EQUIPMENT
PRODUCTS AND SERVICES LLC.
P.O. BOX 122 ST. CLAIR, MI
48079
O: 586.804.4377
F: 586.329.6039

PROJECT:
TRIPLE NICKEL

555 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN 48009

COVER SHEET/
DRAWING INDEX



SITE MAP
SCALE: NO SCALE

DATE:
08.26.2013 SLIP AMENDMENT
10.22.2013 CITY SUBMITTAL
SHEET NO.:

CS-1

PROJECT NO.: 1302

GENERAL NOTE SHEET

GENERAL NOTE SHEET:

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT 2009 MICHIGAN BUILDING CODE, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL COMPLY.

- THE FOLLOWING DISCIPLINES NOT INCLUDED IN THIS PACKAGE AND WILL BE SUBMITTED UNDER A SEPARATE COVER BY OTHERS: GENERAL CONTRACTOR TO COORDINATE. FIRE SPRINKLERS AND SUPPRESSION IF REQUIRED, FIRE ALARM, TELEPHONE / LOW VOLTAGE, AV / DATA
- VERIFY SITE CONDITIONS BEFORE BEGINNING CONSTRUCTION ALL NEW AND EXISTING DIMENSIONS, MEMBER SIZES, MATERIALS AND CONDITIONS SHOWN ON THE DRAWINGS. IF DISCREPANCIES ARE FOUND NOTIFY THE ARCHITECT OR ENGINEER, IN WRITING, BEFORE PROCEEDING WITH THE WORK.
- MATERIALS OR CONSTRUCTION PROCEDURES WITH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED IN THIS PROJECT.
- ALL TRADES SHALL CONFORM WITH ALL THE APPLICABLE FEDERAL, STATE & LOCAL CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL APPLY.
- ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY.
- ALL CONSTRUCTION MEANS AND METHODS AND MATERIALS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL COMPLY WITH THE CURRENT MICHIGAN BUILDING CODE, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.
- THESE NOTES ARE FOR GENERAL REFERENCE ONLY; WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODES THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.
- DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS ARE TO BE CONSIDERED NOMINAL UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE FACE TO FINISH, CENTERLINE OF COLUMN OR AS OTHERWISE SPECIFICALLY INDICATED.
- ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK. ANY AND ALL DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DOCUMENTS SHALL BE REPORTED TO THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING WITH THE WORK.
- DIMENSIONS ARE TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
- DETAILS NOT INDICATED ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CAN NOT BE DETERMINED, NOTIFY THE OWNERS REPRESENTATIVE FOR CLARIFICATION.
- PROVIDE NON-COMBUSTIBLE TREATED WOOD BLOCKING / REINFORCING FOR GRAB BARS, MIRRORS, TOILET ACCESSORIES, DOOR BUMPERS, SHELVING, CLOSET POLES, COAT HOOKS AND ANY MILLWORK
- PROVIDE 2A-108 C TYPE FIRE EXTINGUISHERS AT ALL TYPICAL LOCATIONS
- PROVIDE LARSENS SEMI-RECESSED FIRE EXTINGUISHER WITH ROLLED EDGE, MODEL HORIZONTAL DUO OR EQUAL. VERIFY LOCATIONS AND AMOUNT WITH LOCAL FIRE MARSHALL AS REQUIRED
- THE CONTRACTOR IS TO LOCATE AND INSTALL EXIT SIGNS AND DEVICES OVER EXIT DOORS. EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT IN ACCORDANCE WITH THE BUILDING CODE AND AS DIRECTED BY THE FIRE MARSHALL AND ANY OTHER AUTHORITY HAVING JURISDICTION. EXIT SIGNS INDICATED ON THESE DRAWINGS ARE NOT INCLUSIVE OF ALL EXIT SIGNS REQUIRED.
- PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHALL TO ILLUMINATE THE EXIT ACCESS IN CASE OF A POWER OUTAGE. CONTRACTOR SHOULD CONTACT THE FIRE MARSHALL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS.
- FIRE ALARM SYSTEM BY CONTRACTOR
- CONTRACTOR TO PROVIDE ENGINEERING DRAWINGS OF FIRE SUPPRESSION SPRINKLERS AND FIRE ALARM SYSTEM TO BE SUBMITTED TO THE CITY FOR APPROVAL
- ALL SIGNAGE SHALL BE PROVIDED AS REQUIRED BY CODE AT RESTROOMS.
- ANY SIGNAGE AND GRAPHICS INDICATED BUT NOT REQUIRED BY CODE ARE PROVIDED BY OWNER.
- ANY SIGNAGE AND GRAPHICS INDICATED BUT NOT REQUIRED BY CODE ARE PROVIDED BY OWNER.
- ALL PLUMBING, MECHANICAL VENT STACKS AND FURNACE FLUES SHALL BE OFFSET TO REAR ROOF LINES. FLASHING AT ALL PENETRATIONS AS REQUIRED.
- ALL DOORS HEIGHTS TO BE VERIFIED W/ OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- FF&E ALL FURNITURE, FIXTURES, AND EQUIPMENT SHALL BE PROVIDED BY THE OWNER. FFE ITEMS INCLUDED, BUT ARE NOT LIMITED TO, OFFICE FURNITURE, HEALTH, MEDICAL, AND REHABILITATION EQUIPMENT, KITCHEN APPLIANCES, AND OFFICE EQUIPMENT.
- PROVIDE THE APPROPRIATE SAFETY GLASS (IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES) FOR ALL HAZARDOUS LOCATIONS LISTED BELOW:
 - GLAZING IN INGRESS AND EGRESS DOORS EXCEPT WIRED GLASS IN REQUIRED FIRE DOORS AND JALOUSIES.
 - GLAZING IN ALL UNFRAMED SWINGING DOORS.
 - GLAZING, OPERABLE OR INOPERABLE, ADJACENT TO A DOOR IN ALL BUILDINGS AND WITHIN THE SAME PLANE AS THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN SIXTY (60) INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN FIXED PANELS HAVING A GLAZED AREA IN EXCESS OF NINE (9) SQUARE FEET WITH LOWEST EDGE LESS THAN EIGHTEEN (18) INCHES ABOVE THE FINISHED FLOOR OR WALKING SURFACE WITHIN THIRTY-SIX (36) INCHES OF SUCH GLAZING. IN LIEU OF SAFETY GLAZING SUCH GLAZED PANELS MAY BE PROTECTED WITH A HORIZONTAL MEMBER NOT LESS THAN ONE AND ONE TWENTY-FOUR (24) AND THIRTY-SIX (36) INCHES ABOVE THE WALKING SURFACES.
- PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FINISH FLOOR MATERIAL

REQUIRED LEVELS OF GYP. BOARD FINISH:

- REFER TO LEVELS OF FINISH FOR SPECIFIC APPLICATIONS OF MATERIALS AS INDICATED BELOW PER GA-214-56.
- PROPOSED GYPSUM BOARD CONDITIONS TO COMPLY WITH THE FOLLOWING CRITERIA.
- LEVELS OF FINISH: THE FOLLOWING LEVELS OF FINISH ARE ESTABLISHED AS A GUIDE FOR SPECIFIC FINAL DECORATION. THE MINIMUM REQUIREMENTS FOR EACH LEVEL SHALL BE AS DESCRIBED HEREIN.

LEVEL 0: NO TAPING, FINISHING, OR ACCESSORIES REQUIRED. THIS LEVEL OF FINISH MAY BE USEFUL IN TEMPORARY CONSTRUCTION OR WHENEVER THE FINAL DECORATION HAS NOT BEEN DETERMINED.

LEVEL 1: ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE SET IN JOINT COMPOUND. SURFACE SHALL BE FREE OF EXCESS JOINT COMPOUND. TOOL MARKS AND RIDGES ARE ACCEPTABLE. FREQUENTLY SPECIFIED IN PLENUM AREAS ABOVE CEILINGS, IN ATTICS, IN AREAS WHERE THE ASSEMBLY WOULD GENERALLY BE CONCEALED OR IN BUILDING SERVICE CORRIDORS, AND OTHER AREAS NOT NORMALLY OPEN TO PUBLIC VIEW. ACCESSORIES OPTIONAL AT SPECIFIER DISCRETION IN CORRIDORS AND OTHER AREAS WITH PEDESTRIAN TRAFFIC. SOME DEGREE OF SOUND AND SMOKE CONTROL IS PROVIDED IN SOME GEOGRAPHIC AREAS THIS LEVEL IS REFERRED TO AS "TIE-UPING" WHERE A FIRE-RESISTANCE RATING IS REQUIRED FOR THE GYPSUM BOARD ASSEMBLY, DETAILS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH REPORTS OF FIRE TESTS OF ASSEMBLIES THAT HAVE MET THE FIRE-RATING REQUIREMENT. TAPE AND FASTENER HEADS NEED NOT BE COVERED WITH JOINT COMPOUND.

LEVEL 2: ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND WIPED WITH A JOINT KNIFE LEAVING A THIN COATING OF JOINT COMPOUND OVER ALL JOINTS AND INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH A COAT OF JOINT COMPOUND. SURFACE SHALL BE FREE OF EXCESS JOINT COMPOUND. TOOL MARKS AND RIDGES ARE ACCEPTABLE. JOINT COMPOUND APPLIED OVER THE BODY OF THE TAPE AT THE TIME OF TAPE EMBEDDMENT SHALL BE CONSIDERED A SEPARATE COAT OF JOINT COMPOUND AND SHALL SATISFY THE CONDITIONS OF THIS LEVEL. SPECIFIED WHERE WATER-RESISTANT GYPSUM BACKING BOARD (ASTM C 630) IS USED AS A SUBSTRATE FOR TILE. MAY BE SPECIFIED IN GARAGES, WAREHOUSE STORAGE, OR OTHER SIMILAR AREAS WHERE SURFACE APPEARANCE IS NOT OF PRIMARY CONCERN.

LEVEL 3: ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND ONE ADDITIONAL COAT OF JOINT COMPOUND APPLIED OVER ALL JOINTS AND INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH TWO SEPARATE COATS OF JOINT COMPOUND. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES. NOTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINAL FINISHES. SEE PAINTING/WALLCOVERING SPECIFICATION IN THIS REGARD. THIS LEVEL SHOULD BE SPECIFIED WHERE FLAT PAINTS, LIGHT TEXTURES, OR WALLCOVERINGS ARE TO BE APPLIED. IN CRITICAL LIGHTING AREAS, FLAT PAINTS APPLIED OVER LIGHT TEXTURES TEND TO REDUCE JOINT PHOTOGRAPHING. GLOSS, SEMI-GLOSS, AND ENAMEL PAINTS ARE NOT RECOMMENDED OVER THIS LEVEL OF FINISH. THE WEIGHT, TEXTURE, AND SHEN LEVEL OF WALLCOVERINGS APPLIED OVER THIS LEVEL OF FINISH SHOULD BE CAREFULLY EVALUATED. JOINTS AND FASTENERS MUST BE ADEQUATELY CONCEALED IF THE WALLCOVERING MATERIAL IS LIGHTWEIGHT, CONTAINS LIMITED PATTERN, HAS A GLOSS FINISH, OR ANY COMBINATION OF THESE FINISHES IS PRESENT. UNBACKED VINYL WALLCOVERINGS ARE NOT RECOMMENDED OVER THIS LEVEL OF FINISH.

LEVEL 4: ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIM COAT (REF: TERMINOLOGY, SECTION II, PAGE 2) OF JOINT COMPOUND OR A MATERIAL MANUFACTURED ESPECIALLY FOR THIS PURPOSE, SHALL BE APPLIED TO THE ENTIRE SURFACE. THE SURFACE SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES. NOTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINISH PAINT. SEE PAINTING SPECIFICATION IN THIS REGARD. THIS LEVEL OF FINISH IS HIGHLY RECOMMENDED WHERE GLOSS, SEMI-GLOSS, ENAMEL, OR NONTEXTURED FLAT PAINTS ARE SPECIFIED OR WHERE SEVERE LIGHTING CONDITIONS OCCUR. THIS HIGHEST QUALITY FINISH IS THE MOST EFFECTIVE METHOD TO PROVIDE A UNIFORM SURFACE AND MINIMIZE THE POSSIBILITY OF JOINT PHOTOGRAPHING AND OF FASTENERS SHOWING THROUGH THE FINAL DECORATION.

LEVEL 5: ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT OF JOINT COMPOUND APPLIED OVER INTERIOR ANGLES. FASTENER HEADS AND ACCESSORIES SHALL BE COVERED WITH THREE SEPARATE COATS OF JOINT COMPOUND. A THIN SKIM COAT (REF: TERMINOLOGY, SECTION II, PAGE 2) OF JOINT COMPOUND OR A MATERIAL MANUFACTURED ESPECIALLY FOR THIS PURPOSE, SHALL BE APPLIED TO THE ENTIRE SURFACE. THE SURFACE SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES. NOTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE BE COATED WITH A DRYWALL PRIMER PRIOR TO THE APPLICATION OF FINISH PAINT. SEE PAINTING SPECIFICATION IN THIS REGARD. THIS LEVEL OF FINISH IS HIGHLY RECOMMENDED WHERE GLOSS, SEMI-GLOSS, ENAMEL, OR NONTEXTURED FLAT PAINTS ARE SPECIFIED OR WHERE SEVERE LIGHTING CONDITIONS OCCUR. THIS HIGHEST QUALITY FINISH IS THE MOST EFFECTIVE METHOD TO PROVIDE A UNIFORM SURFACE AND MINIMIZE THE POSSIBILITY OF JOINT PHOTOGRAPHING AND OF FASTENERS SHOWING THROUGH THE FINAL DECORATION.

PROJECT INFORMATION

ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT 2009 MICHIGAN BUILDING CODE, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL COMPLY.

2009 MICHIGAN BUILDING CODE:

2009 MICHIGAN MECHANICAL CODE
2009 MICHIGAN PLUMBING CODE
2009 MICHIGAN UNIFORM ENERGY CODE
MBC 2009 (MICHIGAN BUILDING CODE 2009) CHAPTER 13 &
MEUC 2009 (MICHIGAN UNIFORM ENERGY CODE 2009) CHAPTER 5 &
MICHIGAN UNIFORM ENERGY CODE, PART 10a RULES (ANSI/ASHRAE 90.1-2007)
2008 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS
2007 NFPA 13
2007 NFPA 72
O.S.H.A.
(ADA) AMERICAN WITH DISABILITIES ACT
ICC / ANSI A117.1-2009

USE GROUP:

PRIMARY: A-2 (ASSEMBLY: RESTAURANT)
INCIDENTAL: S-2 (STORAGE) A-2 (KITCHEN)

CONSTRUCTION TYPE:

CONSTRUCTION TYPE: TYPE III-B
FIRE PROTECTION: SPRINKLED THROUGHOUT / PER NFPA - 13

OCCUPANT LOAD:

(OCCUPANT LOAD BASED ON 2009 MICHIGAN BUILDING CODE)

MAIN LEVEL: (3,453 sq. ft.) 103 OCCUPANTS

UPPER LEVEL EAST: (1,056 sq. ft.) 99 OCCUPANTS

UPPER LEVEL WEST: (1,170 sq. ft.)
UPPER LEVEL: (2,226 sq. ft.)

LOWER LEVEL: 8 OCCUPANTS

TOTAL: = 210 OCCUPANTS

PLUMBING FIXTURES:

PLUMBING FIXTURES REQUIRED FOR 201 OCCUPANTS (ASSEMBLY A-2)
MENS = 105 OCCUPANTS

REQUIRED:
101/75 = 2 TOILETS (1 TOILET/1 URINAL)
101/75 = 1 SINK
WOMENS = 105 OCCUPANTS

PROVIDED:
2 TOILETS
2 SINKS

REQUIRED:
101/40 = 2 TOILETS
101/75 = 1 SINK
DRINKING FOUNTAINS = 210 OCCUPANTS

PROVIDED:
2 TOILETS
2 SINKS

REQUIRED:
WATER SERVED - NOT REQUIRED
SERVICE SINKS = 210 OCCUPANTS

PROVIDED:
N/A

REQUIRED:
1 SERVICE SINK

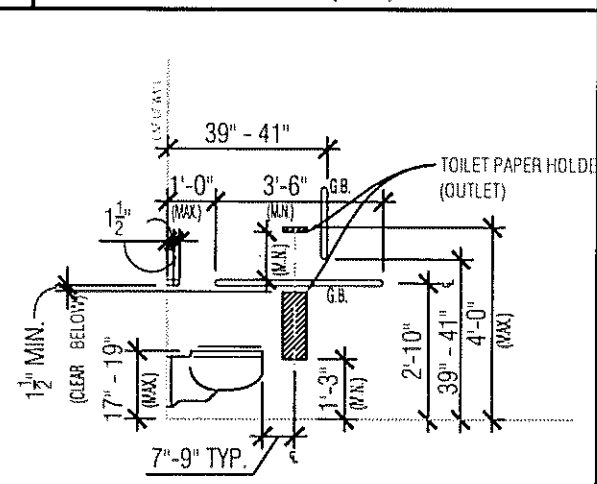
PROVIDED:
1 PROVIDED



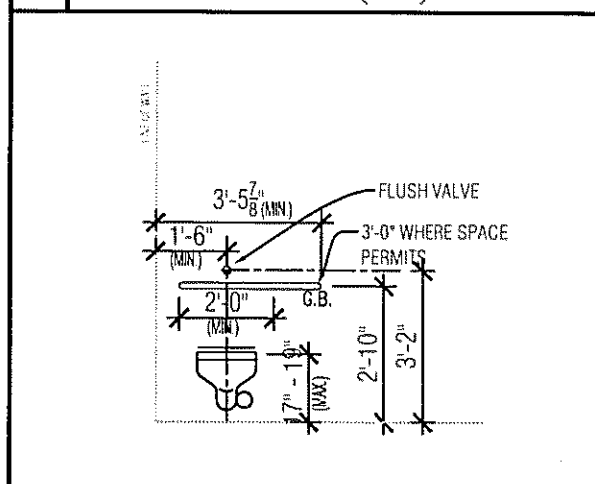
LOCATION MAP

GENERAL BARRIER FREE REQUIREMENTS

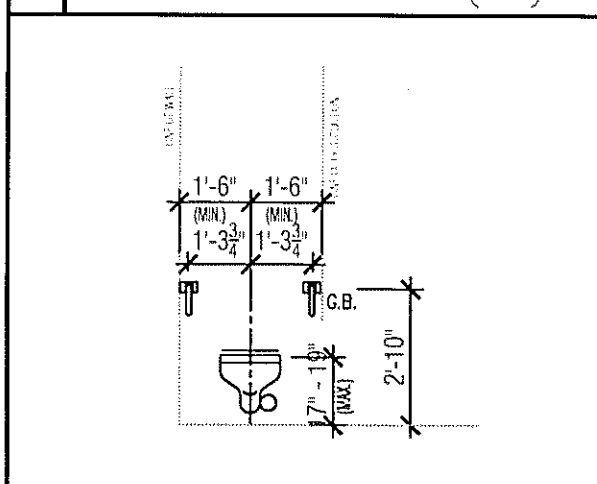
A | WATER CLOSET (B.F.)



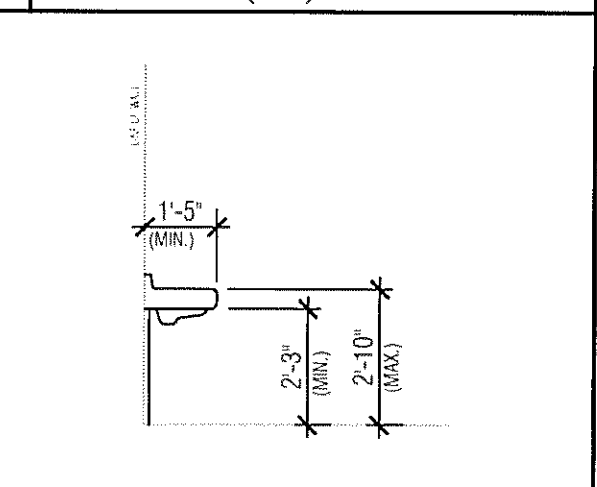
B | WATER CLOSET (B.F.)



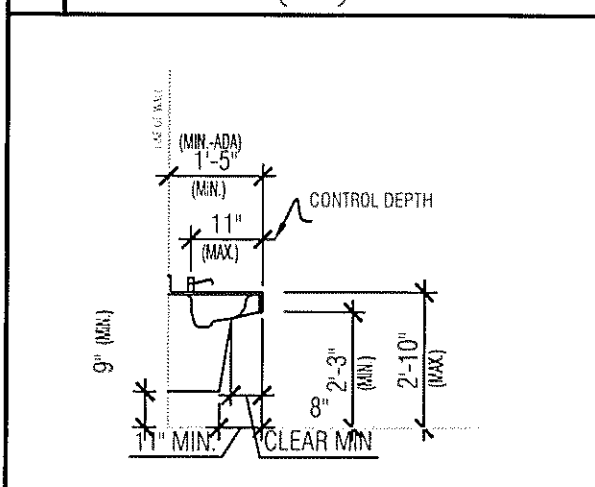
C | SWING UP GRAB BARS (B.F.)



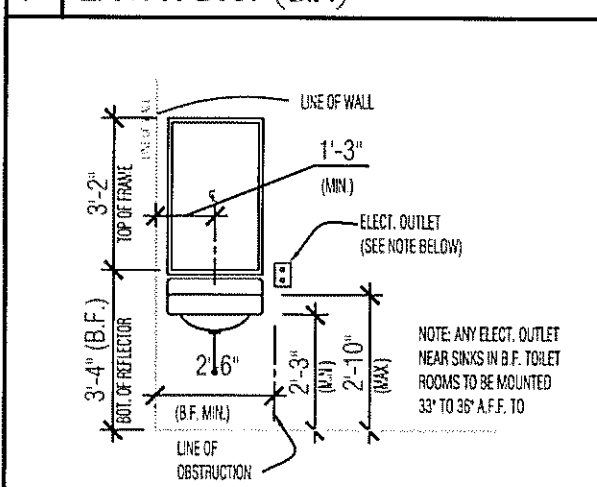
D | LAVATORY (B.F.)



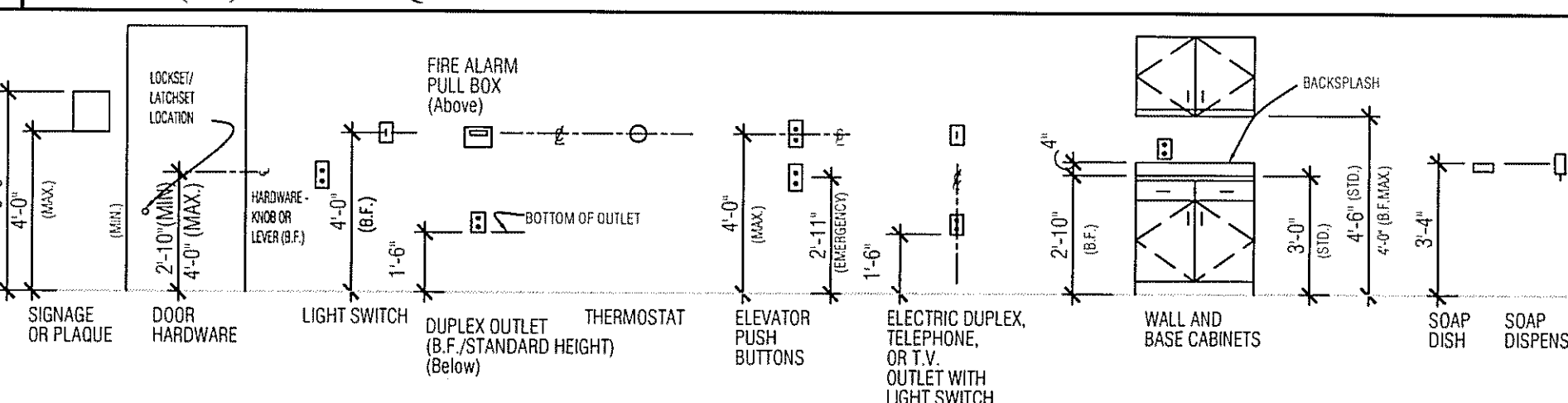
E | LAVATORY (B.F.)



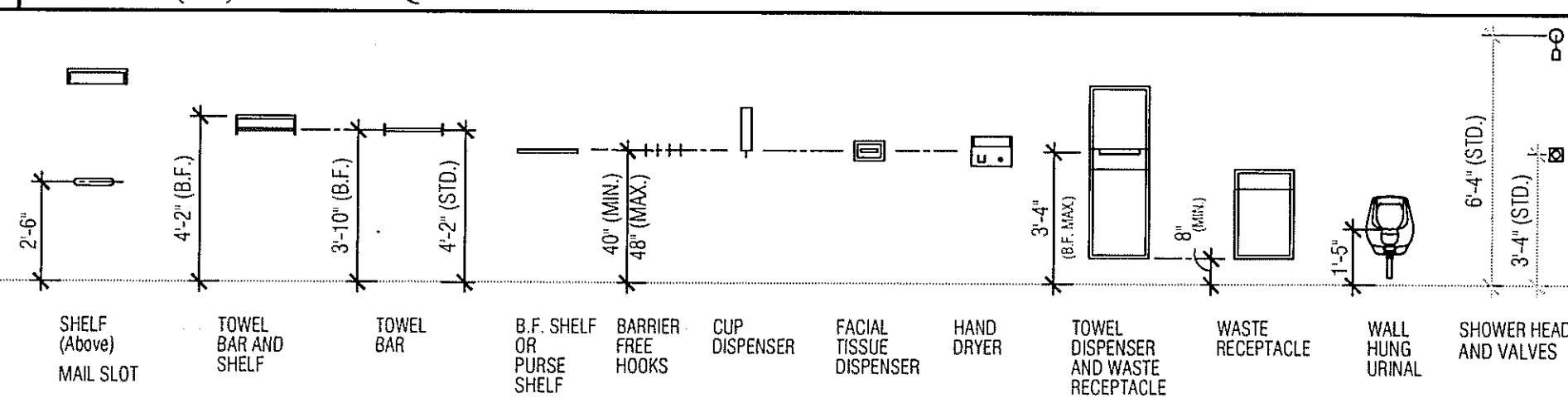
F | LAVATORY (B.F.)



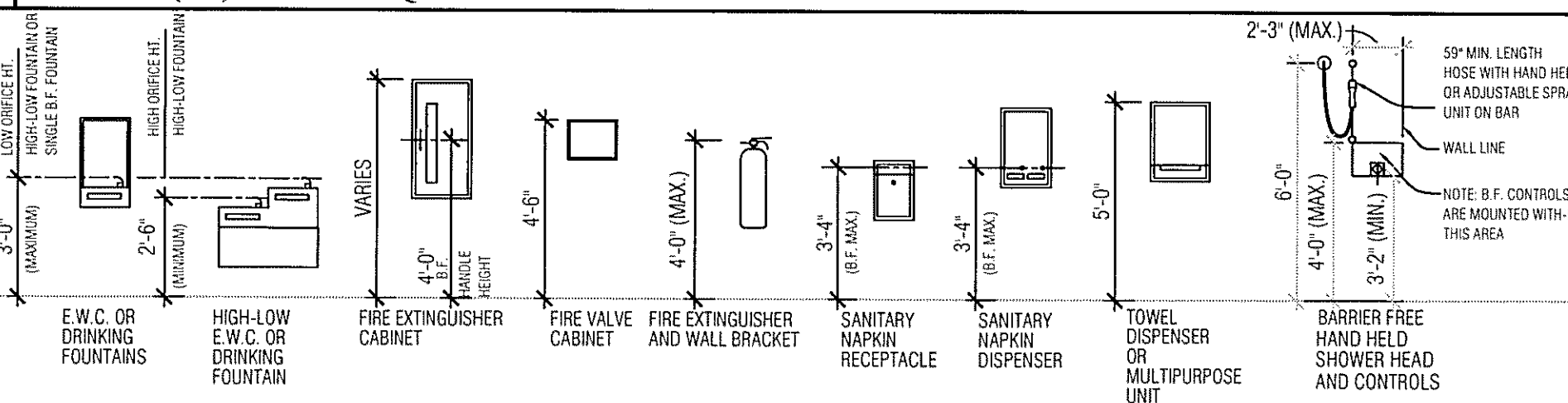
G | GENERAL (B.F.) HEIGHT REQUIREMENTS



H | GENERAL (B.F.) HEIGHT REQUIREMENTS



I | GENERAL (B.F.) HEIGHT REQUIREMENTS



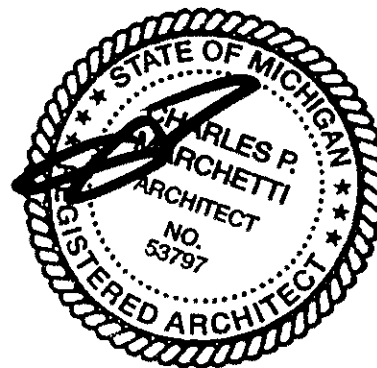
PROJECT:

TRIPLE
NICKEL

555 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN 48009

SHEET TITLE:

GENERAL NOTES /
GENERAL BARRIER
FREE REQUIREMENTS



DATE:

08.26.2013. SLUP AMENDMENT
10.22.2013. CITY SUBMITTAL

SHEET NO.:

GN-100

PROJECT NO.:

1302

1

2

3

4

5

6

7

8

9

10

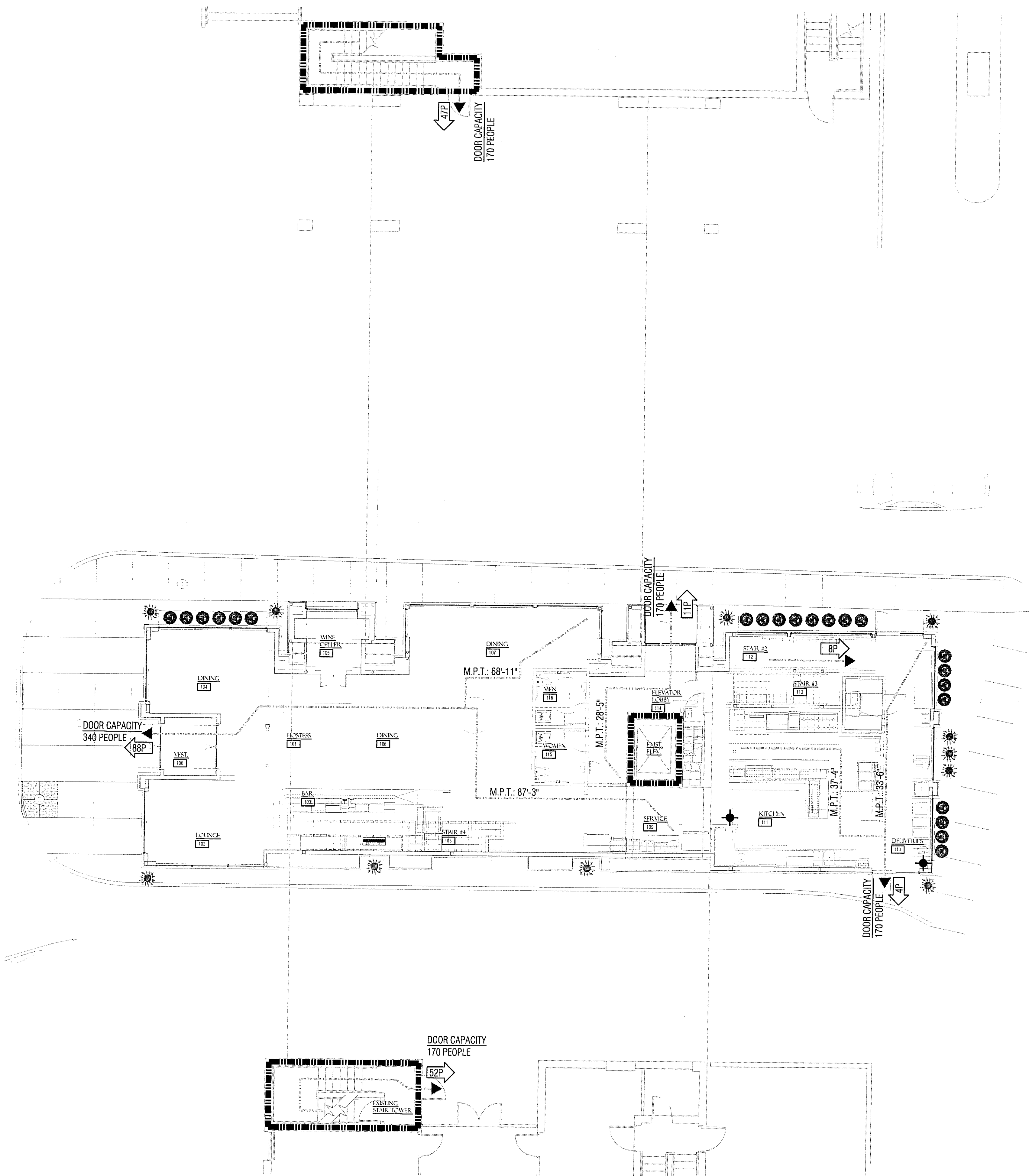
PROJECT:
TRIPLE NICKEL
 555 SOUTH OLD WOODWARD
 BIRMINGHAM, MICHIGAN 48009

LIFE SAFETY LEGEND:

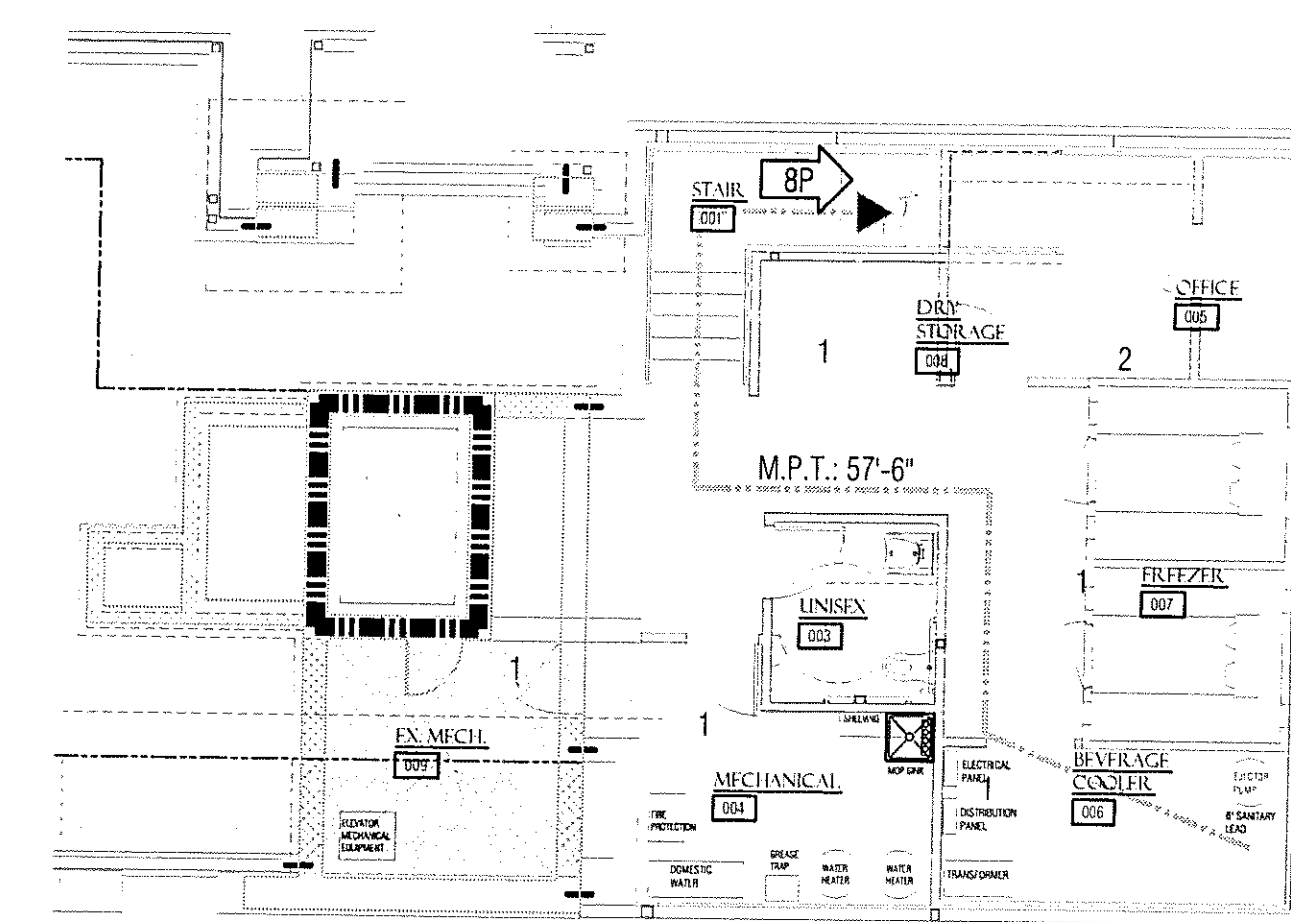
- FIRE EXIT
- SMOKE BARRIER WALL
- ONE HOUR FIRE BARRIERS
- TWO HOUR FIRE BARRIERS
- MAXIMUM PATH OF TRAVEL (M.P.T.)
- NFEC = NEW FIRE EXTINGUISHER CABINET
- NFE = NEW FIRE EXTINGUISHER (WALL MOUNTED)
- EGRESS OCCUPANT LOAD
- NO. = NUMBER OF OCCUPANTS

NOTES:
 1. FIRE EXTINGUISHERS TO BE RATED FOR ABC FIRES.
 2. MAXIMUM PATH OF CONVEYANCE ALLOWED FOR A FULLY SPRINKLED BUILDING IS 200'-0".
 3. OCCUPANT LOAD: 201 PEOPLE

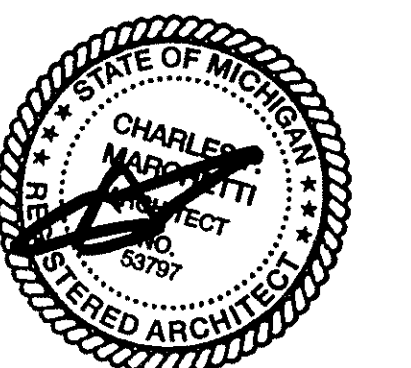
SHEET TITLE:
MAIN LEVEL AND LOWER LEVEL LIFE SAFETY PLAN



MAIN LEVEL LIFE SAFETY PLAN
 SCALE: 1/16" = 1'-0"

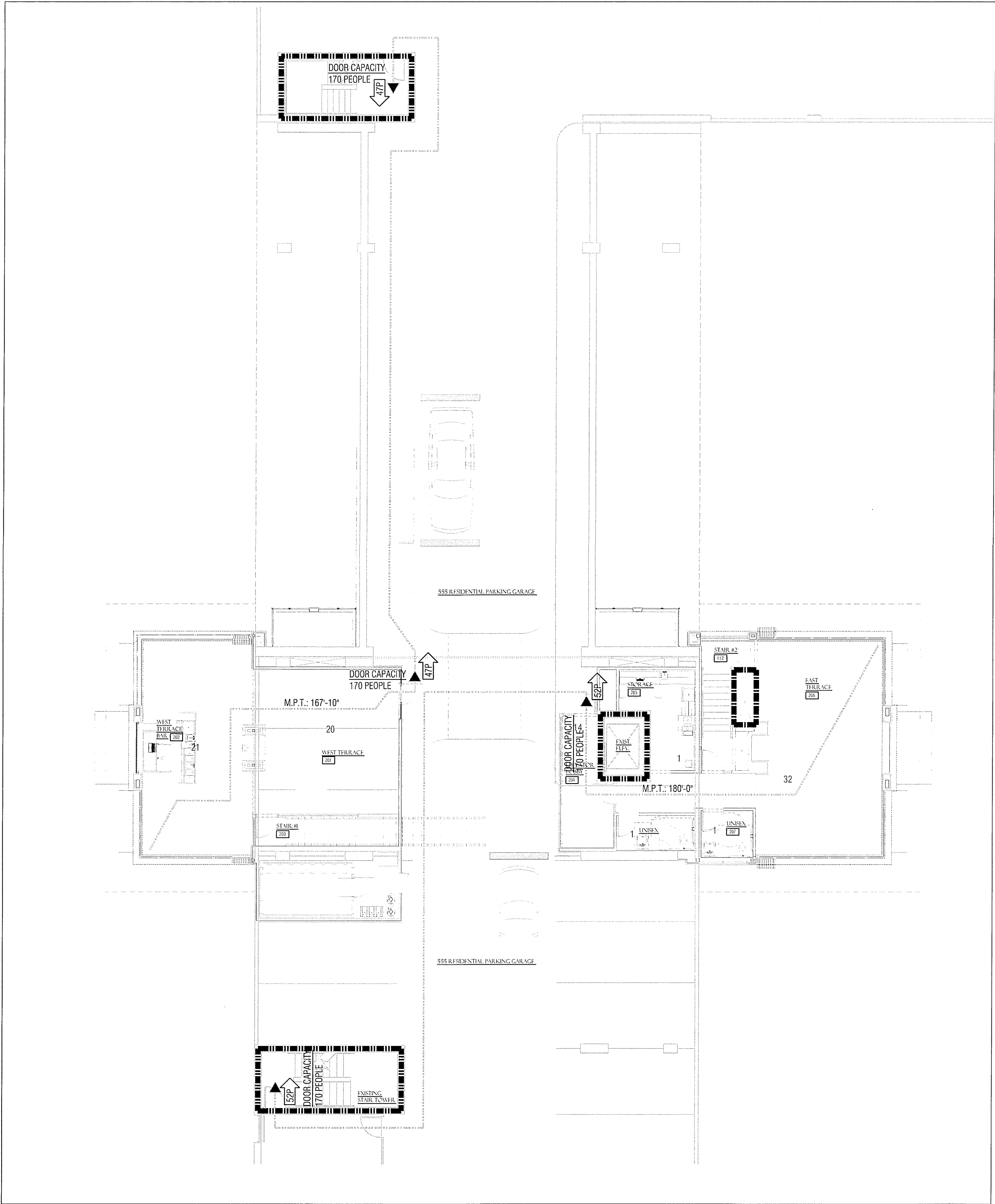
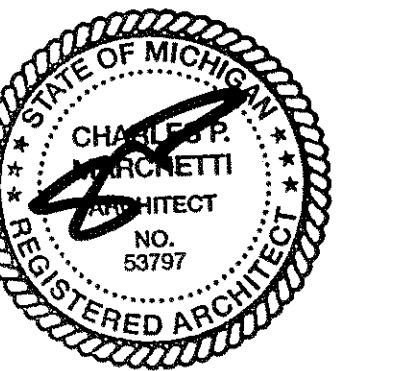


LOWER LEVEL LIFE SAFETY PLAN
 SCALE: 1/16" = 1'-0"



DATE:
 08.26.2013 SLIP AMENDMENT
 10.22.2013 CITY SUBMITTAL

SHEET NO.:
GN-101



LIFE SAFETY LEGEND:

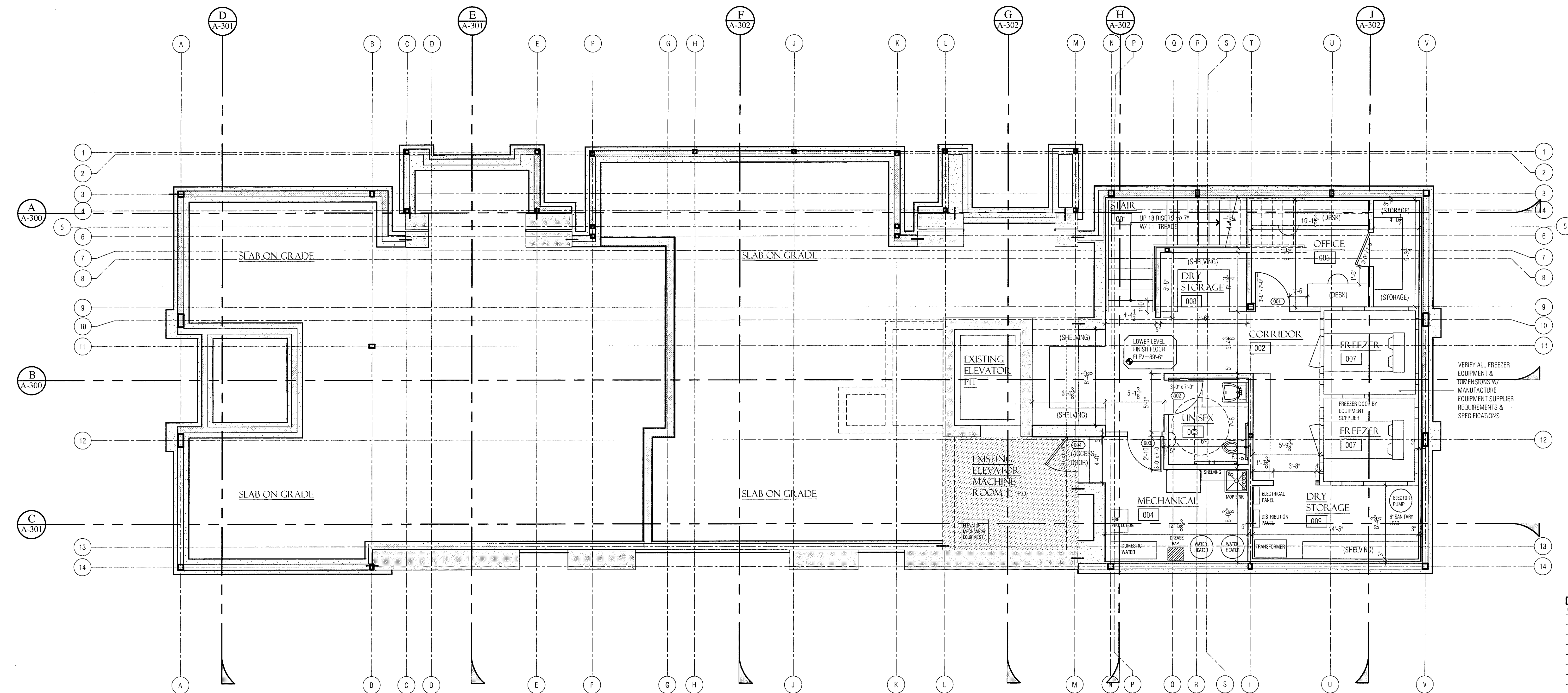
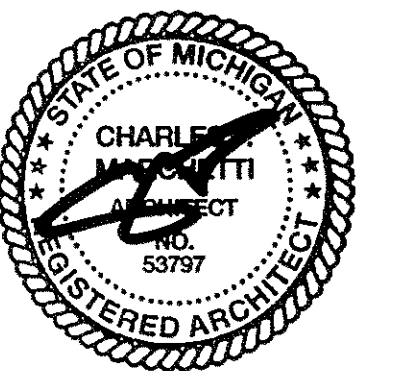
- FIRE EXIT
- SMOKE BARRIER WALL
- ONE HOUR FIRE BARRIERS
- TWO HOUR FIRE BARRIERS
- MAXIMUM PATH OF TRAVEL (M.P.T.)
- NFEC = NEW FIRE EXTINGUISHER CABINET
- NFE = NEW FIRE EXTINGUISHER (WALL MOUNTED)
- EGRESS OCCUPANT LOAD
- NUMBER OF OCCUPANTS

NOTES:

- FIRE EXTINGUISHERS TO BE RATED FOR ABC FIRES.
- MAXIMUM PATH OF CONVEYANCE ALLOWED FOR A FULLY SPRINKLED BUILDING IS 200'-0".
- OCCUPANT LOAD: 201 PEOPLE.



UPPER LEVEL LIFE SAFETY PLAN
SCALE 1/16" = 1'-0"



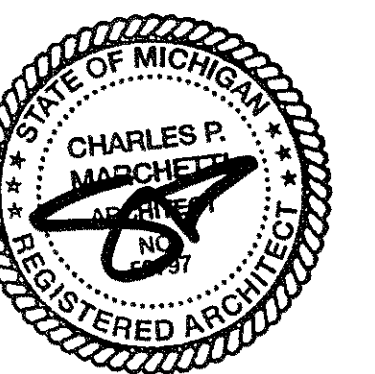
PROJECT:
TRIPLE NICKEL
555 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN 48009

BOWERS STREET

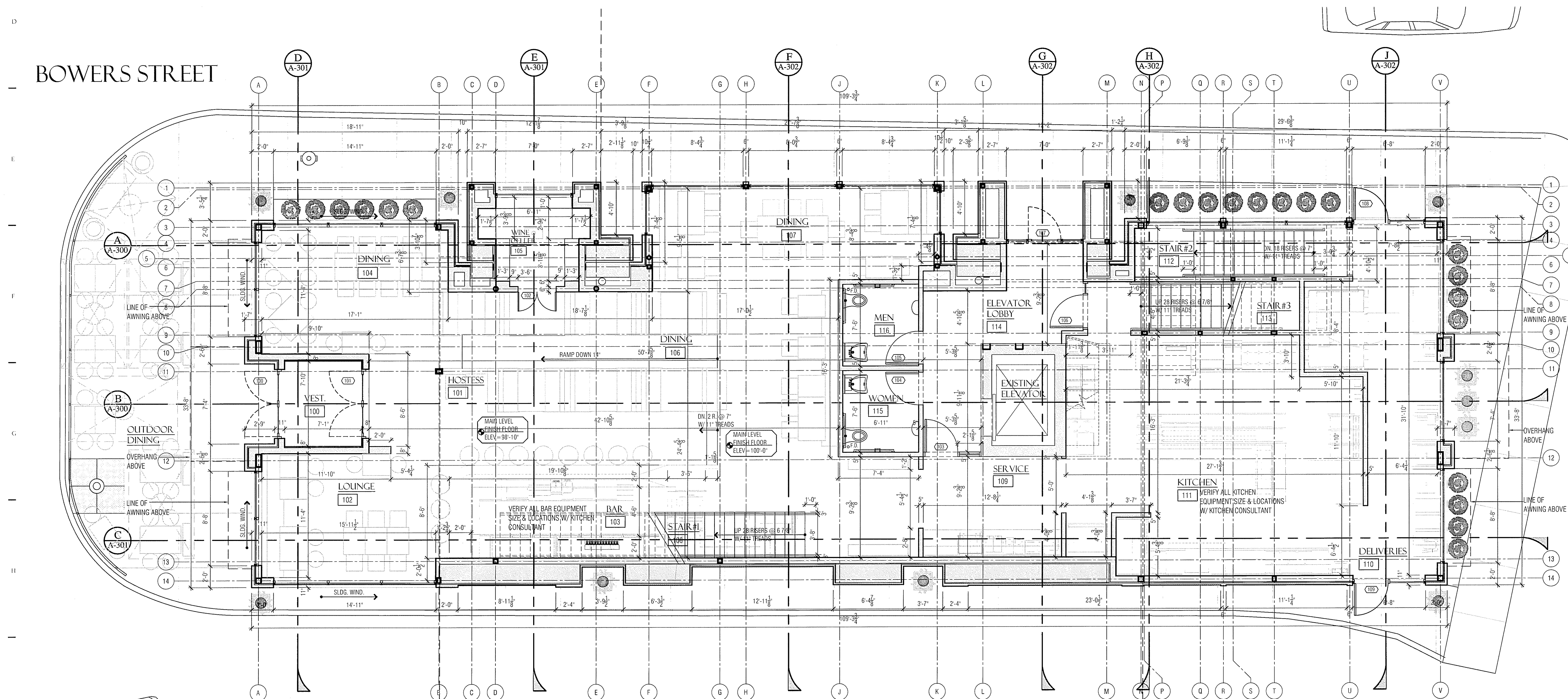
555 RESIDENTIAL DRIVEWAY

SHEET TITLE:
**MAIN LEVEL
FLOOR PLAN**

TRIPLE NICKEL SQ. FT.	
MAIN LEVEL	= 3,453 SF
EAST TERRACE	= 1,056 SF
WEST TERRACE	= 1,170 SF
TOTAL	= 5,679 SF



DATE:
08.26.2013 SLIP AMENDMENT
10.22.2013 CITY SUBMITTAL
SHEET NO.:
A-101



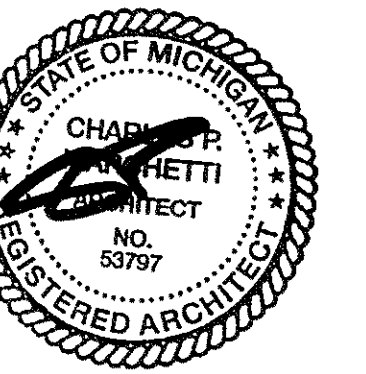
MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH

PROJECT NO.: **1302**

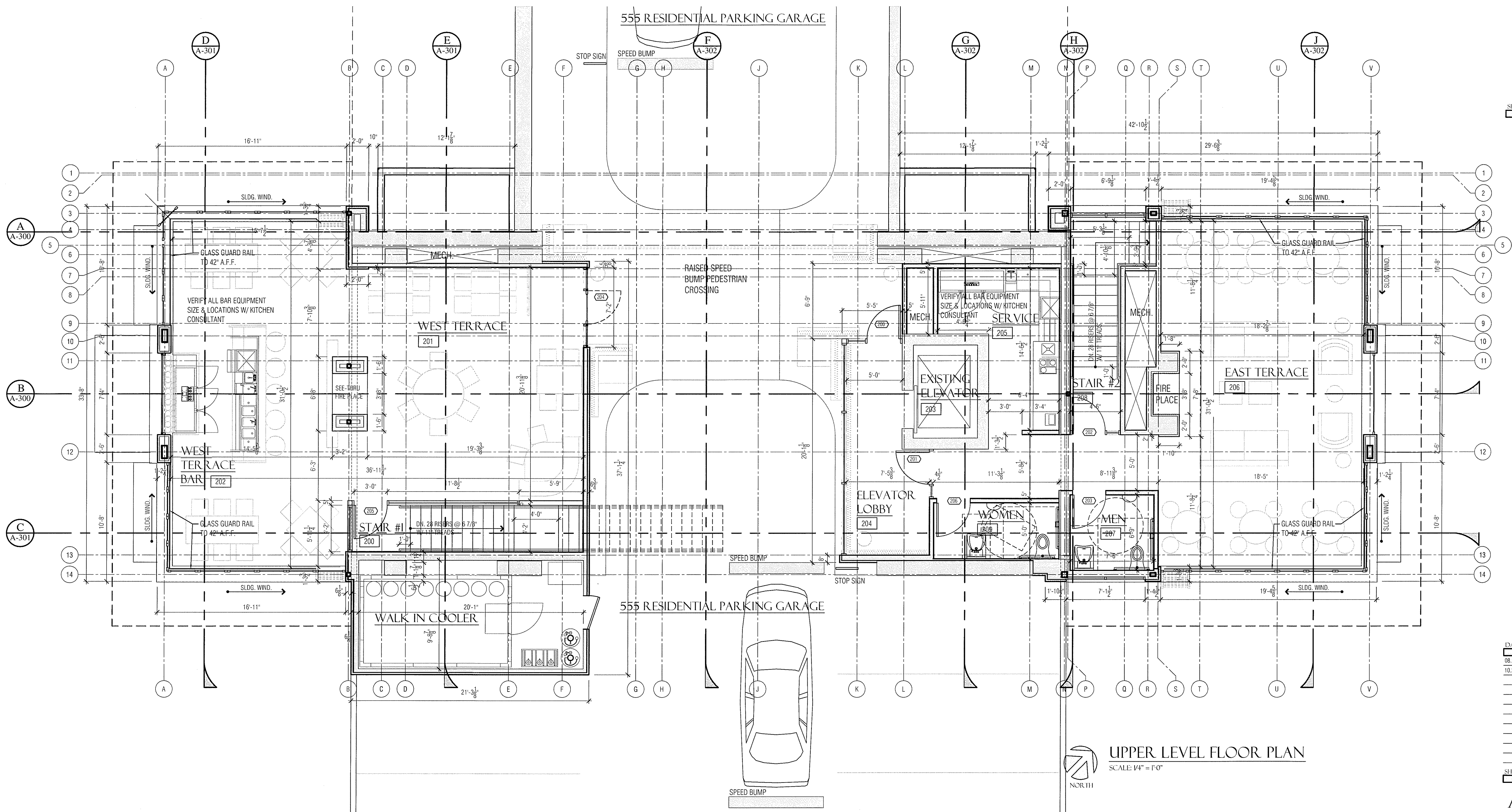
PROJECT:
TRIPLE NICKEL
 555 SOUTH OLD WOODWARD
 BIRMINGHAM, MICHIGAN 48009

SHEET TITLE:
UPPER LEVEL FLOOR PLAN

TRIPLE NICKEL SQ. FT.	
MAIN LEVEL	= 3,453 SF
EAST TERRACE	= 1,056 SF
WEST TERRACE	= 1,170 SF
TOTAL	= 5,679 SF



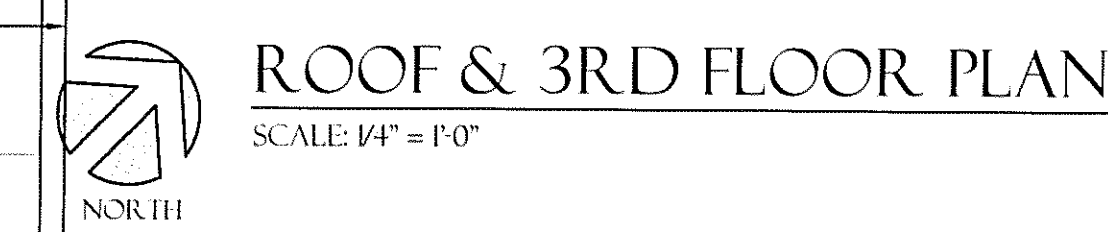
DATE:	
08.26.2013	SUPPLEMENT
10.22.2013	CITY SUBMITTAL
SHEET NO.:	
A-104	

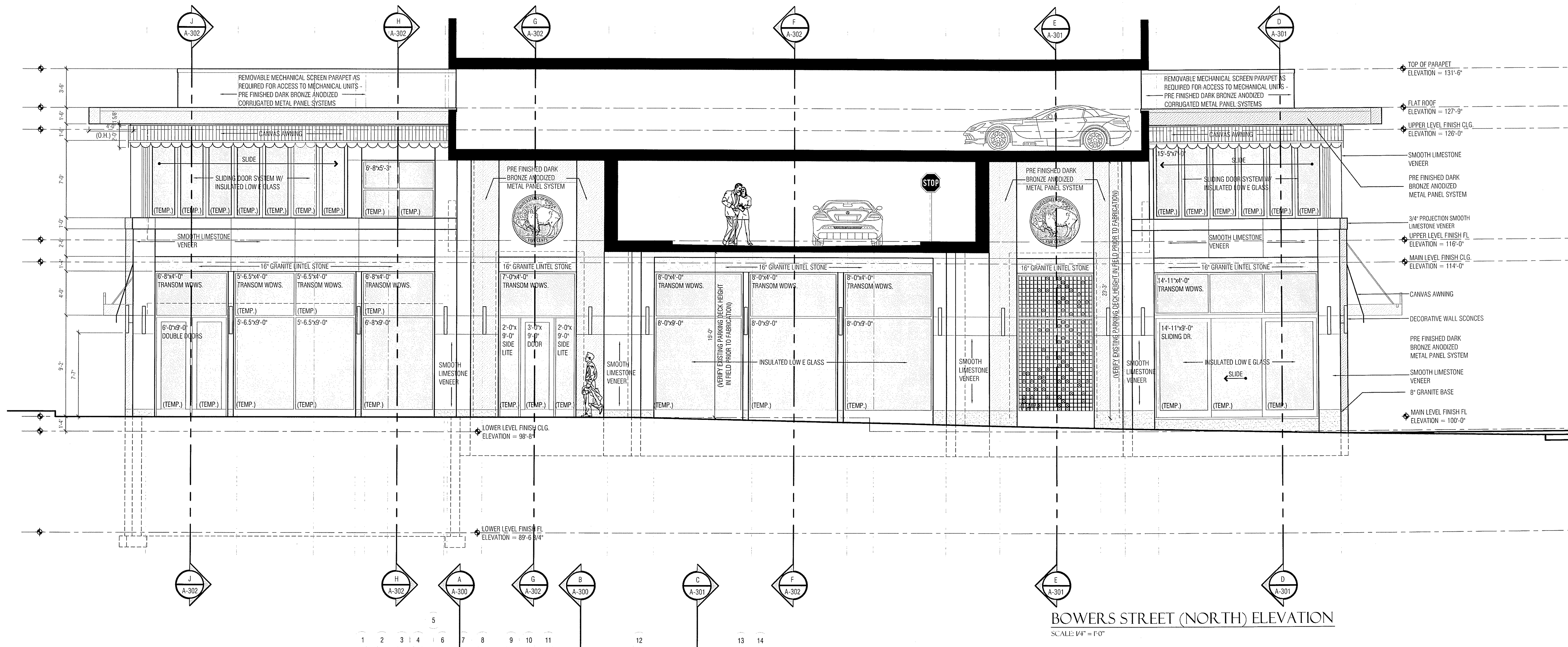
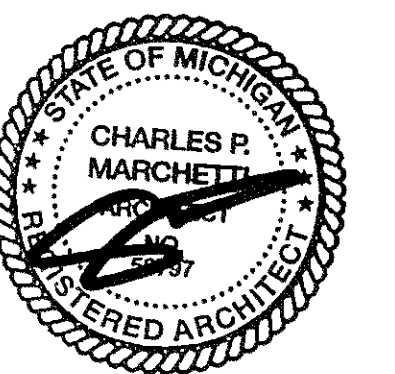


UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

ALL PENETRATIONS OF THE ROOFING MEMBRANE SHALL BE MADE BY THE ROOFING CONTRACTOR. ANY TRADE WHICH REQUIRES PENETRATIONS SHALL SUB-CONTRACT WITH THE ROOFING CONTRACTOR FOR THIS WORK

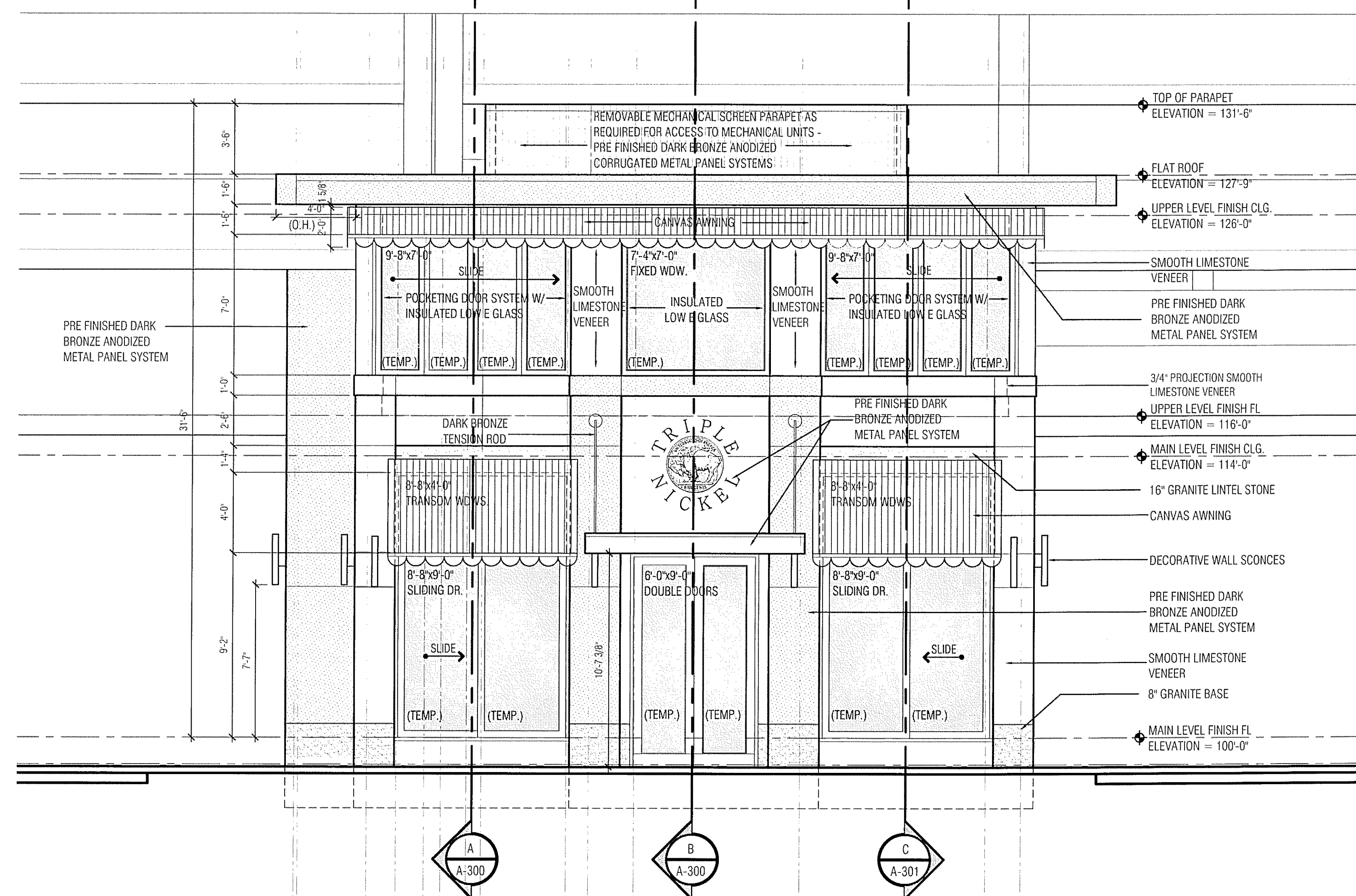
A-107





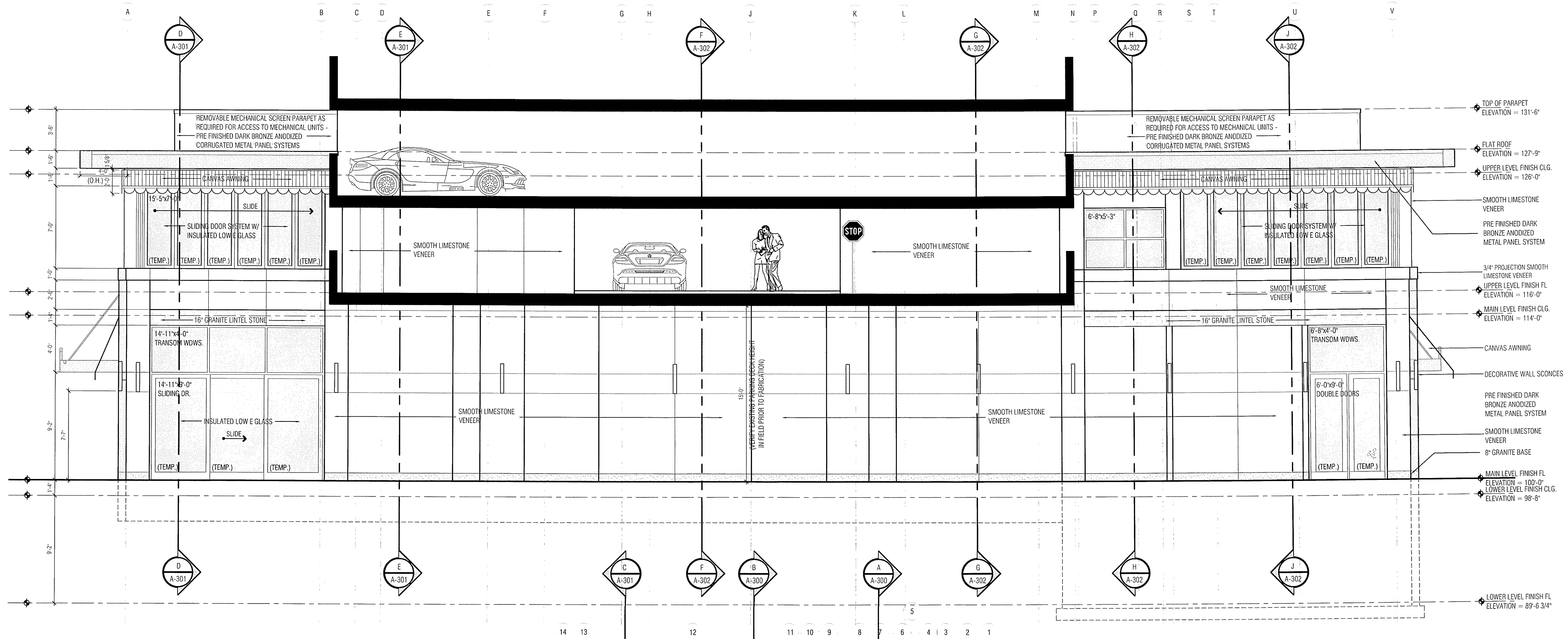
BOWERS STREET (NORTH) ELEVATION

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

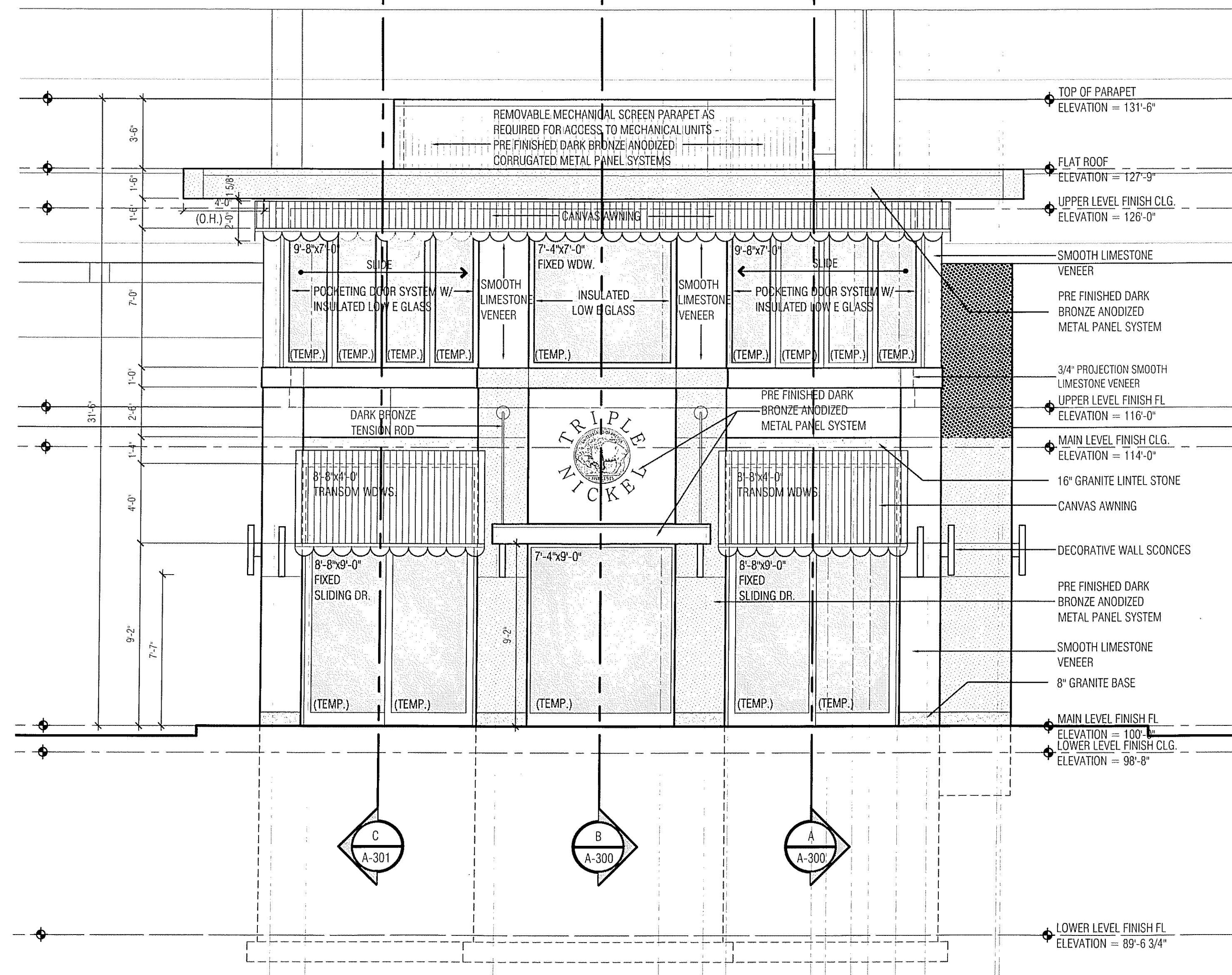


SOUTH OLD WOODWARD AVE. (WEST) ELEVATION

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



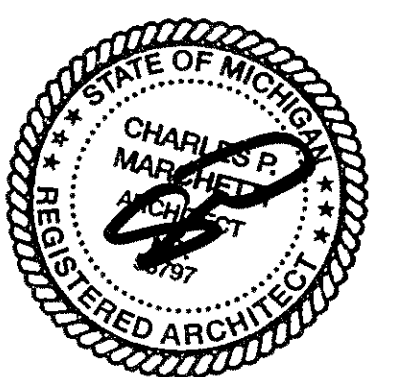
RESIDENTIAL DRIVEWAY (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



WOODWARD AVE. (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:
TRIPLE NICKEL
555 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN 48009

SHEET TITLE:
BUILDING SECTIONS



NOTE:
FIELD VERIFY ALL EXISTING GRADES IN RELATIONSHIP TO NEW FOOTING & BRICK LEDGE ELEVATION HEIGHTS. REFER TO SURVEY DRAWINGS FOR FINAL GRADES

NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEV = 100'-0". SEE SITE PLAN FOR CORRESPONDING USGS ELEVATION (764.0)

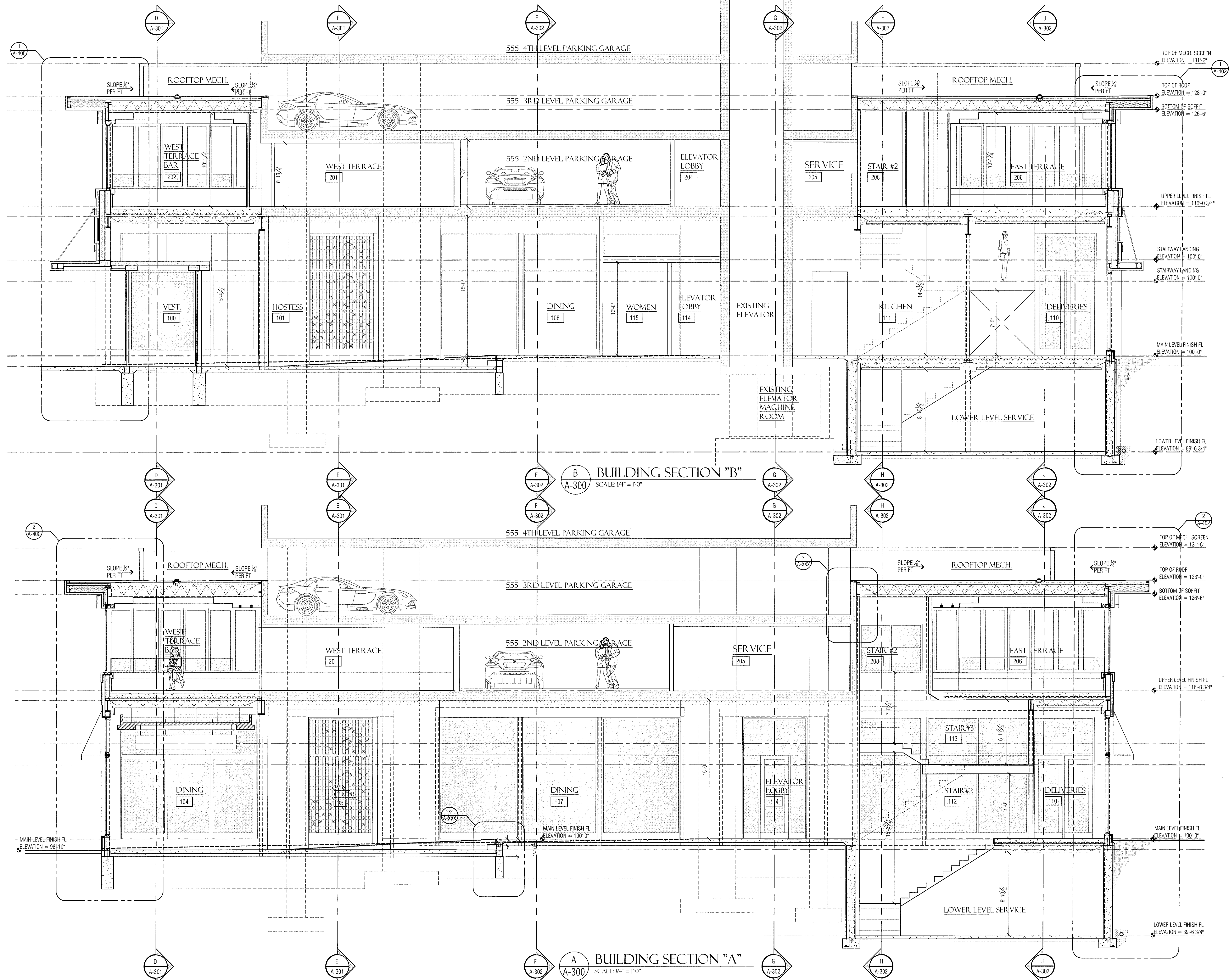
NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES

NOTE:
DO NOT SCALE DRAWINGS

DATE:
10.22.2013 PERMIT SET

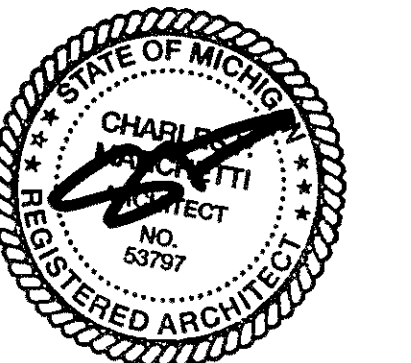
SHEET NO.:

A-300



PROJECT:
TRIPLE NICKEL
555 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN 48009

SHEET TITLE:
BUILDING SECTIONS



NOTE:
FIELD VERIFY ALL EXISTING GRADES IN RELATIONSHIP TO NEW FOOTING & BRICK LEDGE ELEVATION HEIGHTS. REFER TO SURVEY DRAWINGS FOR FINAL GRADES

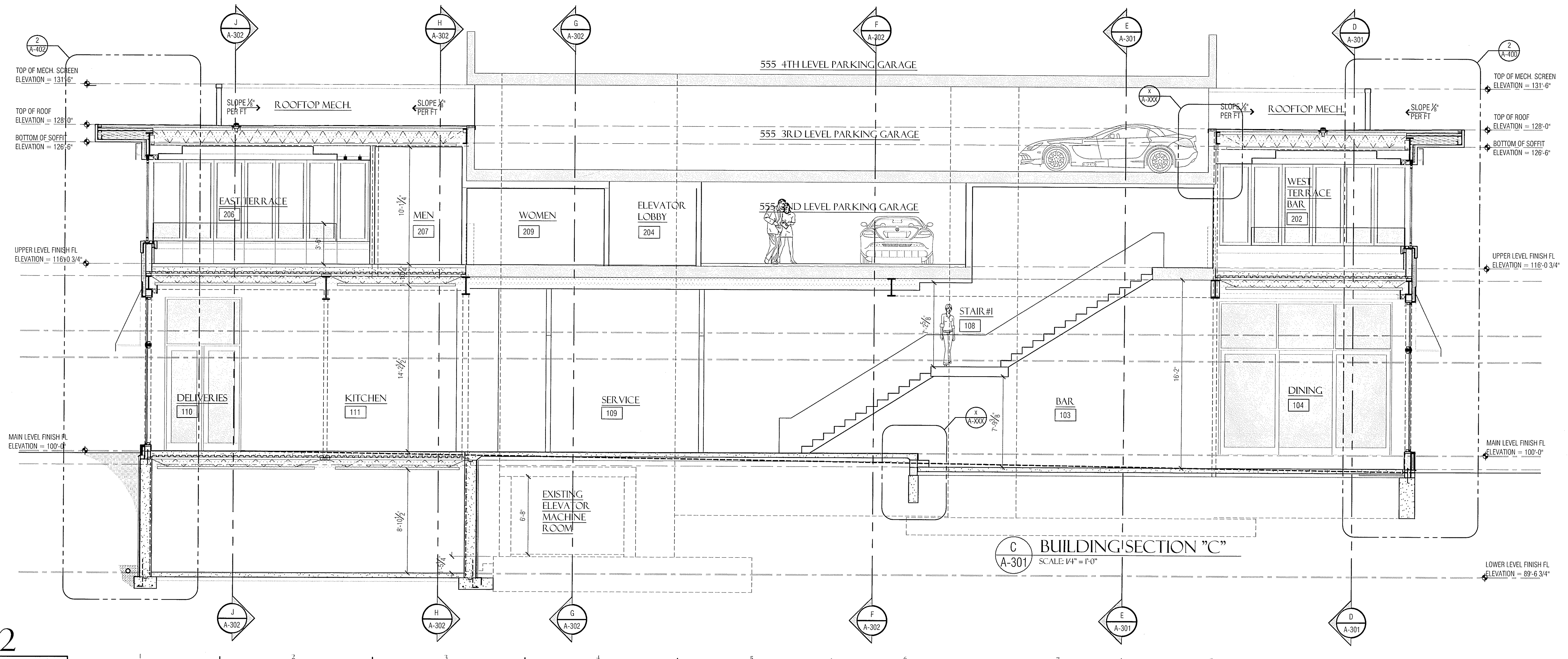
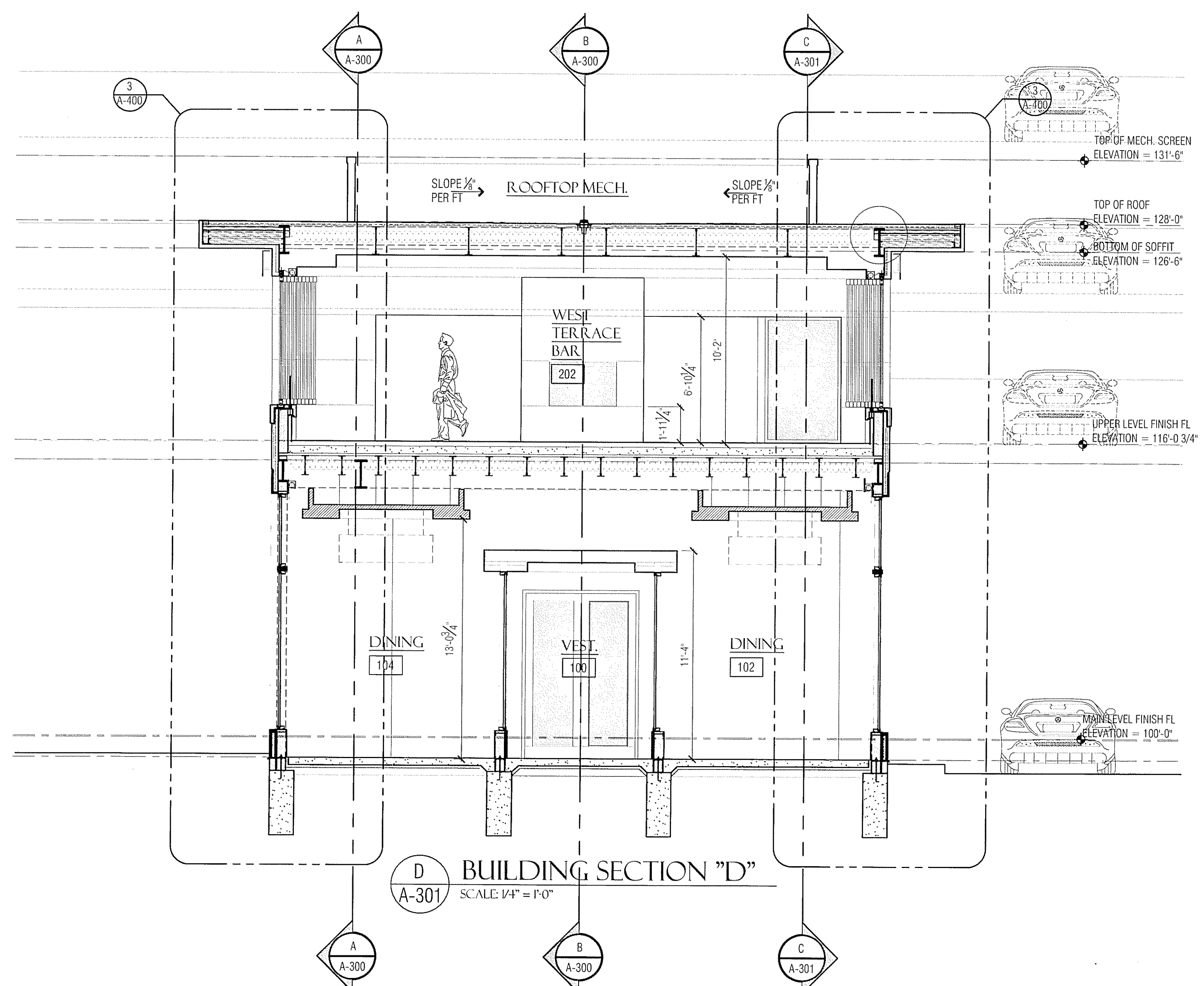
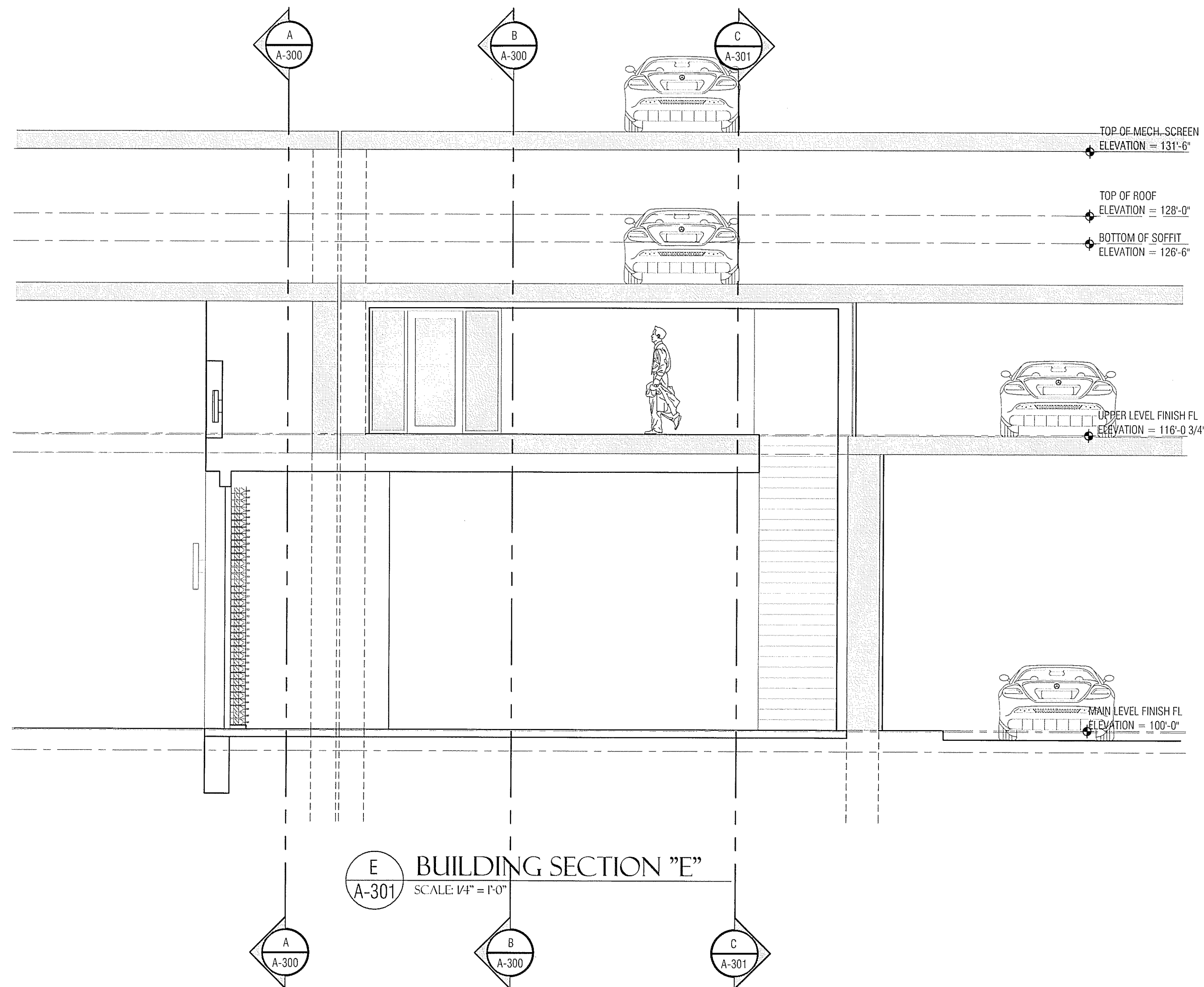
NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEV=100'-0". SEE SITE PLAN FOR CORRESPONDING USGS ELEVATION (764.0)

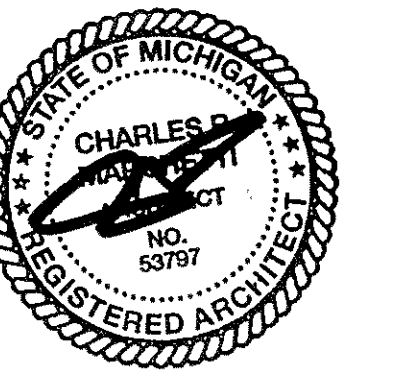
NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES

NOTE:
DO NOT SCALE DRAWINGS

DATE:
10.22.2013 PERMIT SET

SHEET NO.:
A-301





NOTE:
 FIELD VERIFY ALL EXISTING GRADES IN RELATIONSHIP TO NEW FOOTING & BRICK LEDGE ELEVATION HEIGHTS. REFER TO SURVEY DRAWINGS FOR FINAL GRADES

NOTE:
 ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN LEVEL FINISH FLOOR BENCH MARK ELEV = 100'-0". SEE SITE PLAN FOR CORRESPONDING USGS ELEVATION (764.0).

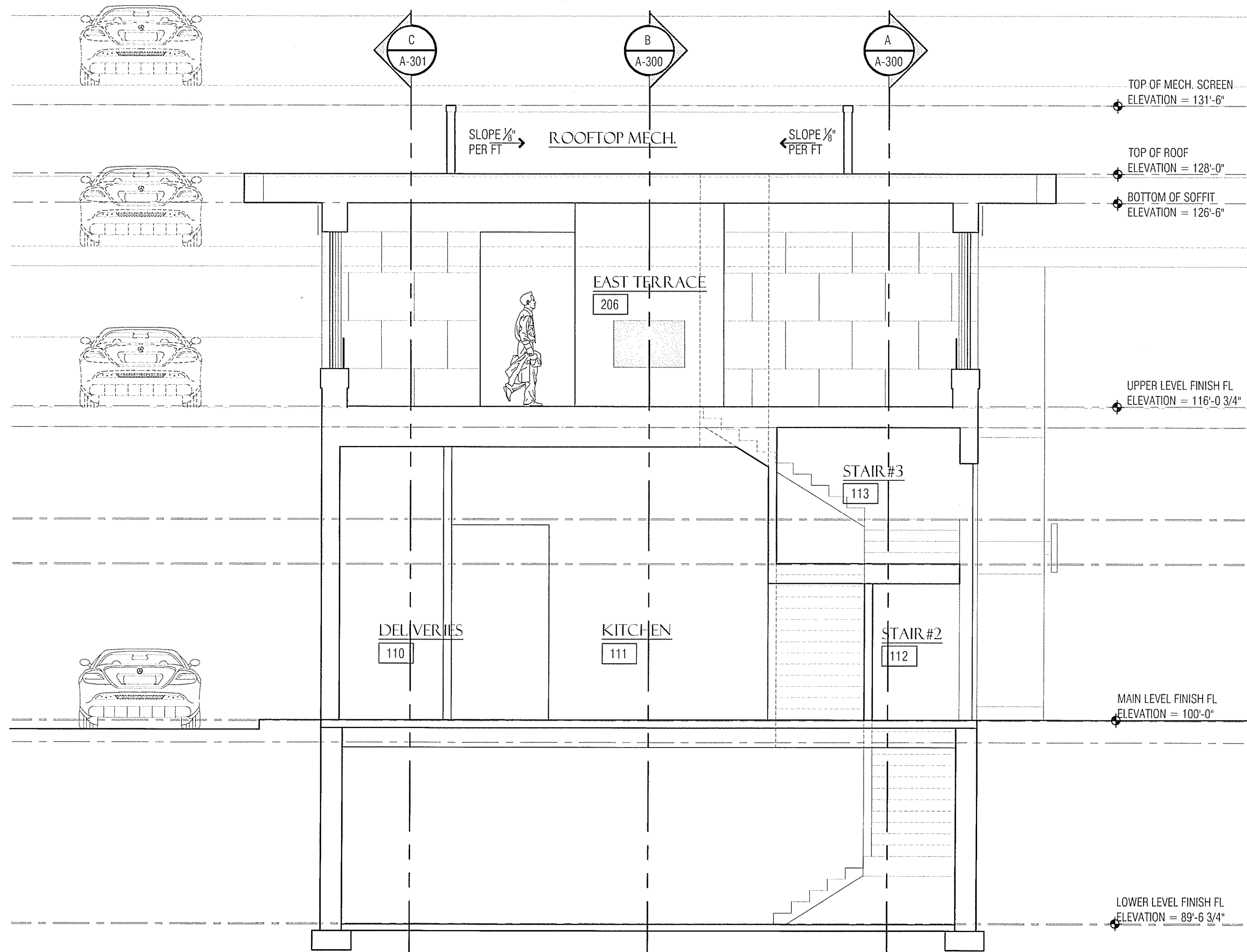
NOTE:
 CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS & ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY DISCREPANCIES

NOTE:
DO NOT SCALE DRAWINGS

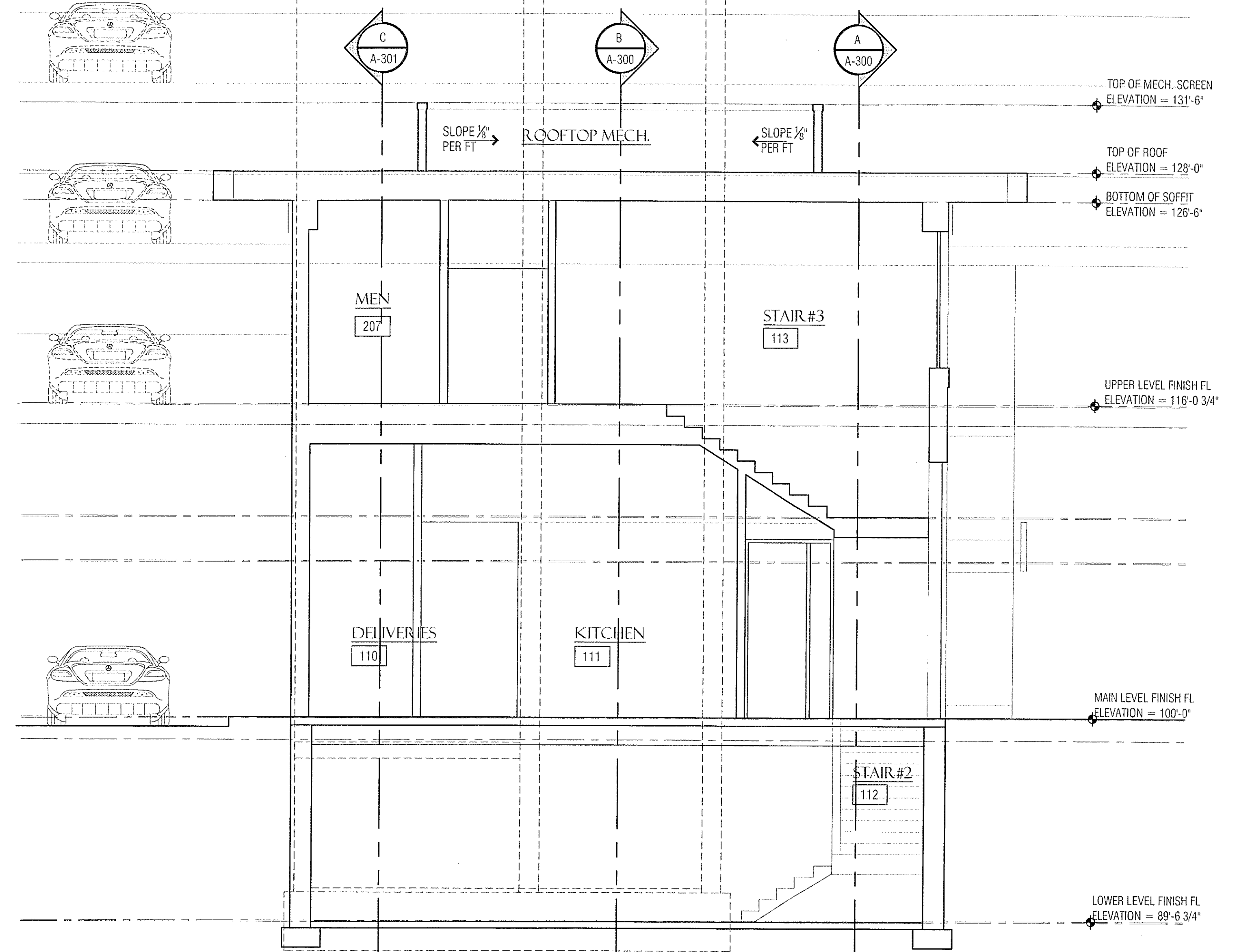
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 10.22.2013 PERMIT SET

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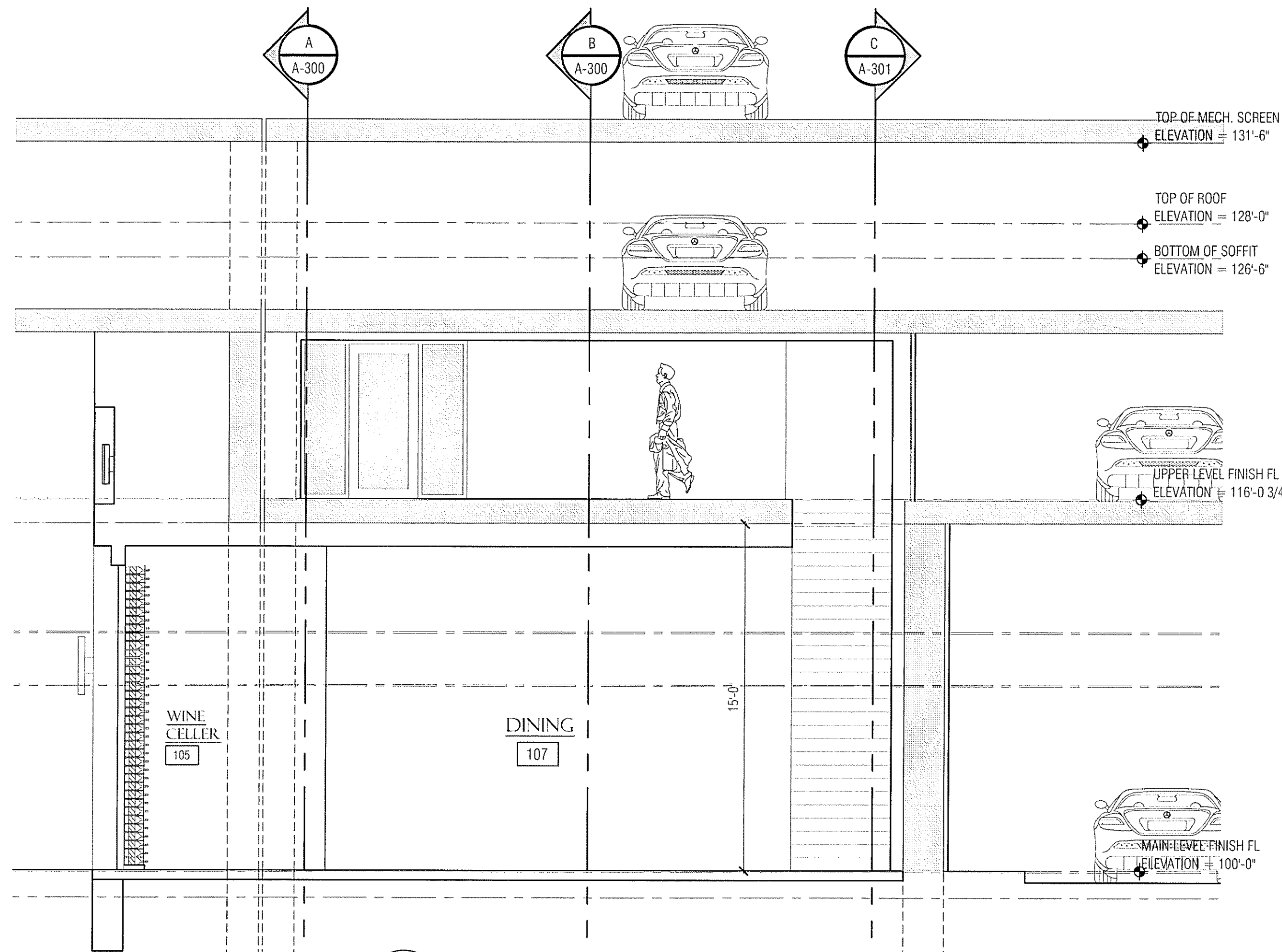
A-302



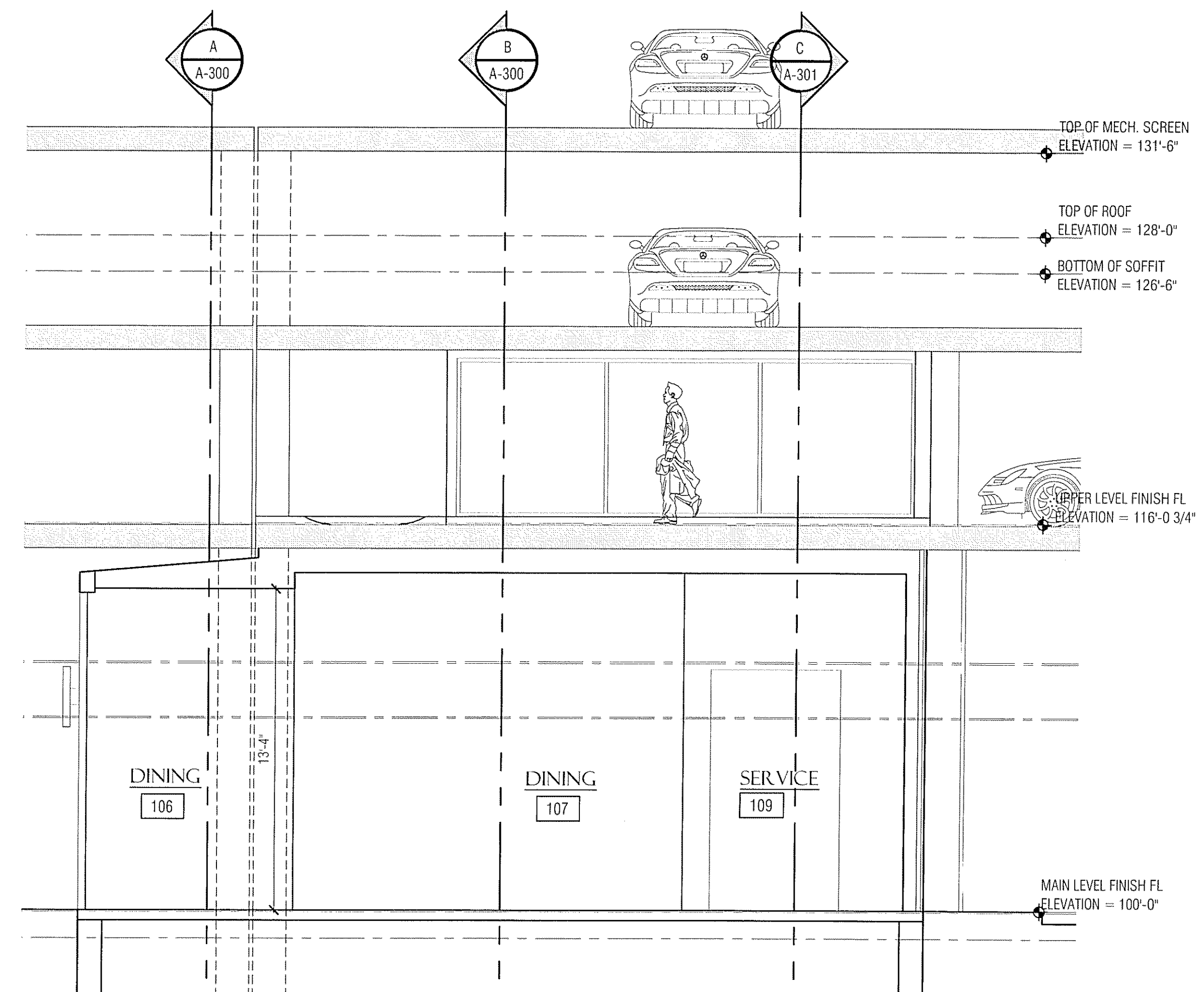
J
 A-302
 BUILDING SECTION "J"
 SCALE: 1/4" = 1'-0"



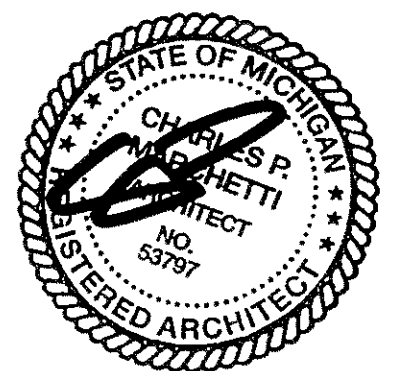
H
 A-302
 BUILDING SECTION "H"
 SCALE: 1/4" = 1'-0"



G
 A-302
 BUILDING SECTION "G"
 SCALE: 1/4" = 1'-0"



F
 A-302
 BUILDING SECTION "F"
 SCALE: 1/4" = 1'-0"



NOTE:
FIELD VERIFY ALL EXISTING GRADES IN RELATIONSHIP TO NEW
FOOTING & BRICK LEDGE ELEVATION HEIGHTS. REFER TO
SURVEY DRAWINGS FOR FINAL GRADES

NOTE:
ELEVATION TARGET HEIGHTS ARE CALCULATED FROM MAIN
LEVEL FINISH FLOOR BENCH MARK ELEV = 100'-0" SEE SITE
PLAN FOR CORRESPONDING USGS ELEVATION (764.0)

NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSION, HEIGHTS &
ELEVATIONS AND MUST NOTIFY ARCHITECT OF ANY
DISCREPANCIES

NOTE:
DO NOT SCALE DRAWINGS

DATE:
10.22.2013 PERMIT SET

SHEET NO.:

A-400

REFERENCE NOTES:

ROOF SYSTEM:

(NOTE: R-1)
DURO-LAST ROOFING MEMBRANE OR EQUAL
50 MIL CPA MECHANICALLY FASTEN SYSTEM
INSTALLED PER MANUF. REQUIREMENTS ON
2 LAYERS OF 1 1/2" ISO BOARD
SLOPED TO DRAIN (3" TOTAL R18.3) INSULATION
MECHANICALLY FASTEN TO METAL ROOF DECK
ON PRE-ENG. METAL ROOF TRUSSES WITH
3" (R-21) JOHNS MANVILLE CORBOND III
CLOSED CELL SPRAY POLYURETHANE FOAM
(SPF) OR EQUAL (REFER TO STRUCTURAL
DRAWINGS FOR SPECIFICATION, SIZE &
LOCATION)

WALL & WINDOW SYSTEM:

(NOTE: W-1)
1 1/2" STONE VENEER ON
MORTAR SETTING BED ON
SCRATCH COAT ON METAL LATHE
ON GRADE-D BUILDING PAPER ON
2" DOW THERMAX CI INSULATION INCLUDE
DOW FROTH PAK / GREAT STUFF (R26.87)
GAPS & CRACKS & BUTYL TAPE AS REQUIRED
(IF REQUIRED BY INSULATION SYSTEM) PROVIDE
VAPOR BARRIER & PERIMETER TAPE ON
3/4" DENS GLASS GOLD ON
6" x 16 GA L.G. METAL STUDS @ 16" O.C. W/
3" (R-21) JOHNS MANVILLE CORBOND III
CLOSED CELL SPRAY POLYURETHANE FOAM
(SPF) OR EQUAL (INSIDE METAL STUD)
5/8" PAINTED GYP. BOARD

(NOTE: W-2)
METAL PANEL RAIN SCREEN SYSTEM
ALUCLAD BOND OR EQUAL
(VERIFY JOINTS & COLOR W/ ARCHITECT)
(INSTALL PER MANF. SPECIFICATIONS)
W/ MISC. FURRING ON
2" DOW THERMAX CI INSULATION INCLUDE
DOW FROTH PAK / GREAT STUFF
GAPS & CRACKS & BUTYL TAPE AS REQUIRED
(IF REQUIRED BY INSULATION SYSTEM) PROVIDE
VAPOR BARRIER & PERIMETER TAPE ON
3/4" DENS GLASS GOLD ON
6" x 16 GA L.G. METAL STUDS @ 16" O.C. W/
3" (R-21) JOHNS MANVILLE CORBOND III
CLOSED CELL SPRAY POLYURETHANE FOAM
(SPF) OR EQUAL (INSIDE METAL STUD)
5/8" PAINTED GYP. BOARD

(NOTE: W-3)
METAL PANEL RAIN SCREEN SYSTEM
ALUCLAD BOND OR EQUAL
(VERIFY JOINTS & COLOR WITH ARCHITECT)
(INSTALL PER MANF. SPECIFICATIONS)
W/ MISC. FURRING ON
VAPOR BARRIER & PERIMETER TAPE ON
3/4" DENS GLASS GOLD ON
L.G. METAL STUDS @ 16" O.C.

FLOOR SYSTEM:

(NOTE: F-1)
REFER TO MATERIAL PLAN FOR
FINISH FLOOR LOCATIONS ON SHEET A-XXX
4" CONCRETE SLAB
(REFER TO STRUCTURAL DRAWINGS
FOR SPECIFICATION, SIZE & LOCATION) ON
6 MIL VAPOR BARRIER W/ TAPED SEAMS ON
2" RIGID PERIMETER INSULATION (R-11 MIN.)
4" MIN. COMPACTED PEA STONE
PROVIDE 1/2" PRE MADE
EXPANSION JOINT FILLER @ PERIMETER
(REFER TO STRUCTURAL DRAWINGS)

(NOTE: F-2)
REFER TO MATERIAL PLAN FOR FINISH FLOOR
LOCATIONS ON SHEET A-XXX
REINFORCED CONCRETE SLAB ON METAL DECK
(REFER TO STRUCTURAL DRAWINGS
FOR SPECIFICATION, SIZE & LOCATION)

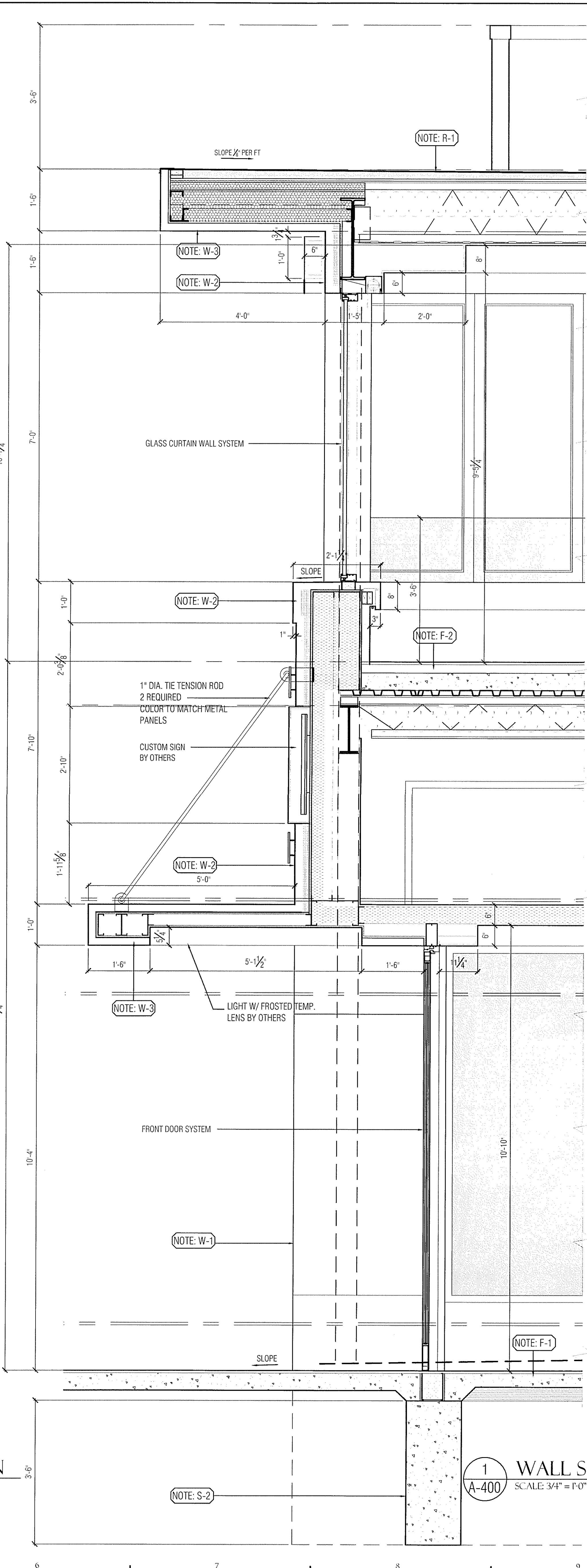
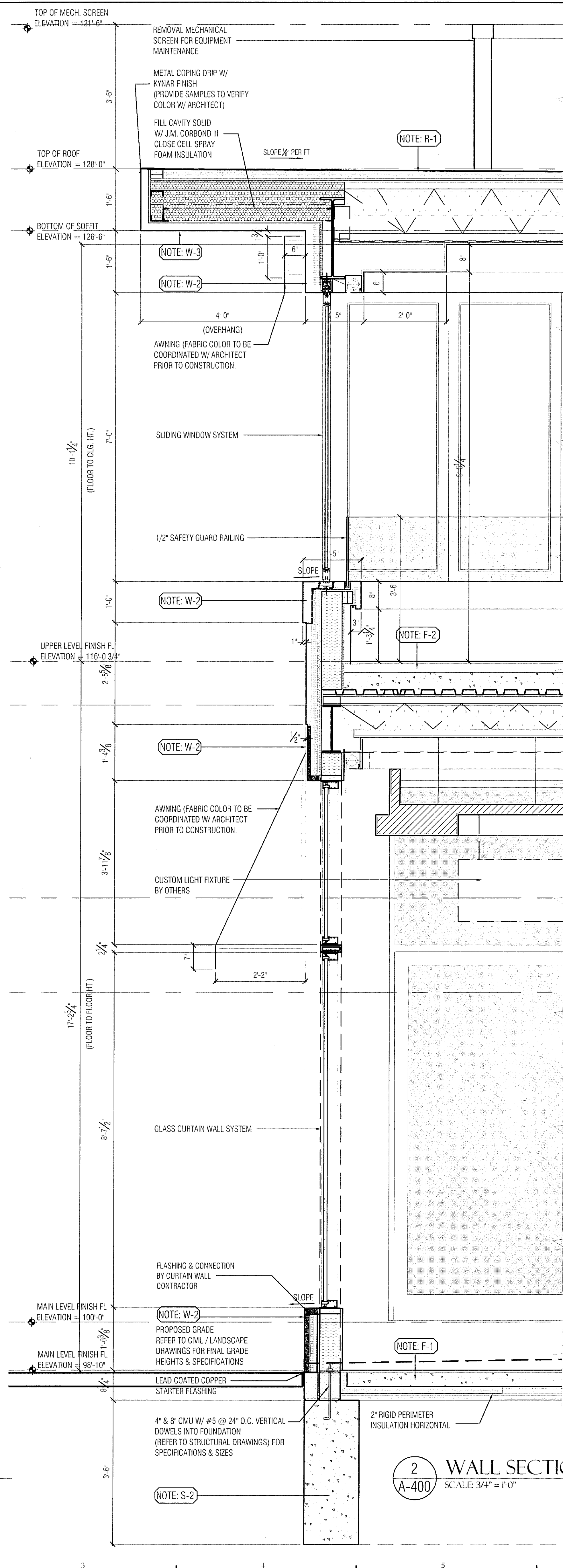
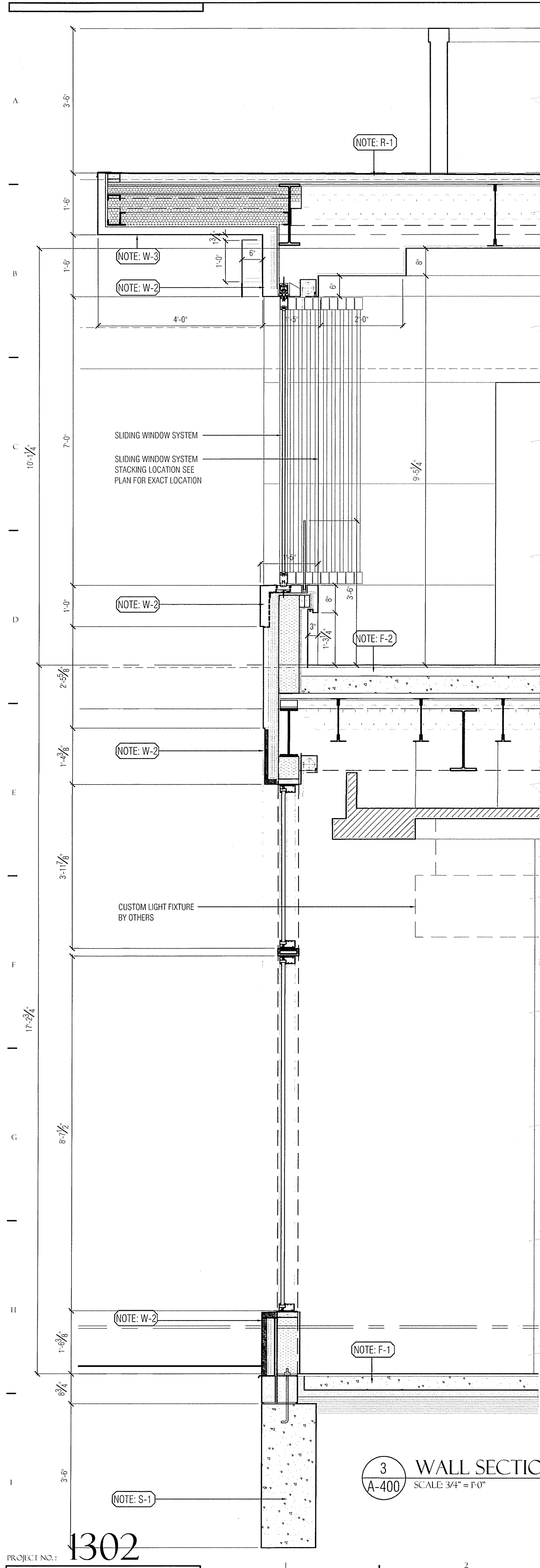
(NOTE: F-3)
REFER TO MATERIAL PLAN FOR FINISH FLOOR
LOCATIONS ON SHEET A-XXX
EXISTING 9" REINFORCED CONCRETE DECK W/
7" (R-49) JOHNS MANVILLE CORBOND III
CLOSED CELL SPRAY POLYURETHANE FOAM
(SPF) OR EQUAL

STRUCTURAL & FOUNDATIONS:

(NOTE: S-1)
POURED REINFORCED CONCRETE WALL
(REFER TO STRUCTURAL DRAWINGS FOR
SPECIFICATION, SIZE & LOCATION)

(NOTE: S-2)
POURED REINFORCED TRENCH FOOTING
(REFER TO STRUCTURAL DRAWINGS FOR
SPECIFICATION, SIZE & LOCATION)

(NOTE: S-3)
POURED REINFORCED SPREAD FOOTING
(REFER TO STRUCTURAL DRAWINGS FOR
SPECIFICATION, SIZE & LOCATION)





MEMORANDUM

Planning Division

DATE: February 24th, 2021

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, City Planner

SUBJECT: 720 N. Old Woodward – Vinewood Bistro – Special Land Use Permit, Final Site Plan & Design Review

The subject site, 720 N. Old Woodward, is currently used as a 2-story commercial building fronting onto N. Old Woodward. The applicant has submitted a Special Land Use and Final Site Plan/Design Review application for the introduction of a new bistro in the lower level tenant space. Due to the existing grade on site, the lower level is visible above grade at the rear of the building, which fronts the Rouge River, and is the area proposed to house the outdoor dining required at all bistros in Birmingham. Aside from the new outdoor patio, there are limited changes being proposed to the building exterior and site.

Vinewood Kitchen & Cocktails was selected by the City Commission on October 26, 2020 as one of five bistro applications to move forward to contend for one of the two bistro licenses that may be approved each calendar year. During the selection process, the applicant described Vinewood as a modern casual American restaurant with a “modern meets rustic” interior ambiance.

The Birmingham Code of Ordinances states that a contract for transfer and a Special Land Use Permit are required for all licenses approved under Chapter 10 – Alcoholic Liquors. The licensee must comply with all provisions of the contract and special land use permit, and any amendments thereto as a condition of granting of a requested transfer. Accordingly, the applicant must obtain a recommendation from the Planning Board on the Special Land Use and Final Site Plan/Design Review application, which is then reviewed for final consideration by the City Commission.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – 2-Story commercial building
- 1.2 Zoning – O2 (Office Commercial) & D2 (Downtown Overlay)
- 1.3 Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Office/Commercial	Public Parking	Multiple-Family Residential
Existing Zoning District	O2 (Office Commercial)	O2 (Office Commercial)	PP (Public Parking)	R6 (Multiple-Family Residential)
Overlay Zoning District	D2	D2	N/A	N/A

2.0 Bistro Requirements

Article 9, Section 9.02, Definitions, of the Zoning Ordinance defines a bistro as a restaurant with a full service kitchen with interior seating for no more than 65 people and additional seating for outdoor dining for no more than 65 people.

Article 3, Section 3.04(C)(10) of the Zoning Ordinance permits bistros in the Downtown Overlay District as long as the following conditions are met:

- a. No direct connect additional bar permit is allowed and the maximum seating at a bar cannot exceed 10 seats;
- b. Alcohol is served only to seated patrons, except those standing in a defined bar area;
- c. No dance area is provided;
- d. Only low key entertainment is permitted;
- e. Bistros must have tables located in the storefront space lining any street, or pedestrian passage;
- f. A minimum of 70% glazing must be provided along building facades facing a street or pedestrian passage between 1' and 8' in height;
- g. All bistro owners must execute a contract with the City outlining the details of the operation of the bistro; and
- h. Outdoor dining must be provided, weather permitting, along an adjacent street or passage during the months of May through October each year. Outdoor dining is not permitted past 12:00 a.m. If there is not sufficient space to permit such dining on the sidewalk adjacent to the bistro, an elevated, ADA compliant, enclosed platform must be erected on the street adjacent to the bistro to create an outdoor dining area if the Engineering Department determines there is sufficient space available for this purpose given parking and traffic conditions.
- i. Enclosures facilitating year round dining outdoors are not permitted.
- j. Railings, planters or similar barriers defining outdoor dining platforms may not exceed 42" in height.

- k. Outdoor rooftop dining is permitted with the conditions that surrounding properties are not impacted in a negative manner and adequate street level dining is provided as determined by the Planning Board and City Commission. Rooftop dining seats will count towards the total number of permissible outdoor dining seats.

At this time, the applicant appears to meet the requirements listed above. On the interior, the proposed u-shaped bar contains 10 seats and a well defined bar area. There is no dance floor, and there are no indications on the plans there any entertainment will be provided at the proposed restaurant. In totality, the applicant is proposing 64 interior seats, including the 10 at the bar.

As far as exterior conditions, a 38-seat outdoor patio and 26-seat semi-outdoor Winter Garden (64 total) is proposed. However, as noted above, due to the placement of the proposed bistro in the lower level, the patio is located in the rear. Due to this location, there is no traditional storefront in which to place tables. There is a pedestrian walkway located behind the building which accesses several buildings to the north. There have been several decks added to buildings to the north of the subject site that have activated the rear of buildings, and the proposed patio would likely contribute to the activation of this area. In terms of glazing, the applicant is proposing the unique "Winter Garden" semi-enclosed/outdoor space, which is set back into the building behind four fixed wood framed screen panels. The new recessed exterior wall, which is now set 8 ft. 6 in. into the building, is proposed to contain significant glazing.

While technically located outdoors, the proposed Winter Garden does not appear to meet the conditions entirely, in that the means by which it is recessed and enclosed by the first floor above, the existing brick façade and the proposed bronze screen panels almost entirely enclose the space. Although the space is indeed open to the air, it would likely not be as harshly effected by some of the more tolerable months during the outdoor dining offseason. Furthermore, enforcement of the permitted outdoor dining season (April-October) would be difficult due to the patio and Winter Gardens placement at the rear and lower level of the building, which is not at all visible from the street, and may not even be evident from any vantage point in Parking Lot 6. Finally, the applicant has indicated that a service station will be provided on the dining patio for trash.

The Vinewood bistro has not yet indicated the hours of operation for the indoor or outdoor dining areas. The placement of the outdoor dining in the rear creates a unique condition for the area in that although the property is not *immediately adjacent* to single or multi-family residentially zoned properties, there are single family residences across the river that may be affected by any noise or light emanating from the proposed patio. The peak summer months of the outdoor dining season may facilitate an improved condition while the foliage along the riverbank is full. However, the reduced natural

buffer during the spring and fall may exacerbate any nuisances cause by the dining use. To ensure that the conditions permitting bistros in the Downtown Overlay, **the applicant must submit the indoor and outdoor hours of operation for the proposed restaurant.**

3.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. The following bulk, placement and/or height issues are present:

1. The semi-permanent 1,238 sq. ft. outdoor dining patio is proposed to be constructed almost entirely on public property. Article 4, Section 4.74 (D)(4)(b) states "above grade encroachments 8 ft. and below: permanent architectural features such as columns, pilasters, belt courses, lintels pediments and similar features may be approved by the Planning Board to project into the right of way provided they do not create any obstruction and that the encroachment complies with the design review standards set forth in Article 7." Although the dining platform is not considered any of the architectural elements listed above, there are additional projections below 8 ft. in the form of support posts for the proposed awning in the rear. **The Planning Board should consider the approval, modification, or disapproval of the ROW encroachments at or below 8 ft.**

At this time, the applicant has begun the process of executing a lease agreement with the City for the use of this public property, but no such agreement has been completed at this time. **The applicant must enter into a lease agreement for the use of public property for the outdoor dining patio.**

In addition to the encroachments at 8 ft. and below, there are two encroachments that extend 8 ft. and above the public right-of way. The two proposed canopies measure 8 ft. 6 in. and 10 ft. 6 in. from grade in the front and rear respectively. Article 4, Section 4.74 (D)(4)(c) permits these removable elements to encroach into the right-of-way so long as all encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure. The rear canopy projects 9 ft. 6 in. into the right of way, but there is no sidewalk present to dictate the projection. The front canopy, however, projects 6 ft. across an existing 6 ft. sidewalk, which does not meet the requirements of the Zoning Ordinance. **The applicant must revise the front canopy projection to measure two-thirds of the width of the sidewalk, or obtain a variance from the Board of Zoning Appeals.**

4.0 Screening and Landscaping

- 4.1 Dumpster Screening – The applicant is proposing to utilize two existing dumpsters that are located along the north end of the Parking Lot 6 facility, which is public property. The applicant is proposing to improve the dumpster area by adding a 6 ft. concrete masonry screen walls with a stone cap on two sides, leaving the east and south sides open.

Article 4, Section 4.54 of the Zoning Ordinance requires dumpsters to be screened from view from all adjacent properties by a 6 ft. masonry screen wall with wood gates. However, Section 4.54 (A) allows for flexibility in the materials, size, height and *placement* of walls in order to allow architectural harmony and usable open space and to accomplish a unified design. At this time, the Planning Division recommends that that Planning Board require the applicant to comply with the Zoning Ordinance to the fullest extent with screening on all sides of the dumpsters with wood gates. Therefore, **the applicant must submit revised site plans and details with a fully screened dumpster enclosure with wood gates.**

Additionally, the applicant has not indicated whether or not the restaurant will be utilizing any other common restaurant waste receptacles such as grease disposal or recycling dumpsters. It is the understanding of the Planning Division that the two waste receptacles that the applicant is proposing to utilize are open to use by other businesses, including another restaurant. The Planning Division is not aware of the pickup schedule for these dumpsters, but it would appear as though adding a restaurant use to the area would cause the dumpsters to fill much more rapidly on a regular basis, which would necessitate either additional dumpsters or a more frequent pickup.

This condition is of particular concern due to the dumpsters' proximity to the Rouge River. Any debris overflow would easily be swept by wind or water into the river causing unnecessary and avoidable pollution of this natural resource. **The Planning Board may wish to consider requiring the applicant to add an additional solid waste dumpster, recycling dumpster, and/or grease receptacle to the plans to ensure that the waste receptacles may service the proposed restaurant and other contributors sufficiently.**

- 4.2 Parking Lot Screening – The subject site is located within the Parking Assessment District. Therefore, no additional off-street parking facility and accompanying screening is required or proposed.

- 4.3 Mechanical Equipment Screening – The applicant is proposing a new makeup air unit and exhaust fan for the bistro on the rooftop adjacent to 5 additional existing RTU's. The applicant is proposing to add roughly 171 ft. of prefabricated corrugated metal to screen all of the new and existing units. The applicant has submitted specification sheets for the proposed screen wall, but has not submitted specification sheets for the new mechanical units or the height of the proposed screen wall to ensure that the units will be fully screened. **The applicant must submit specification sheets for all new RTU's and the proposed height of the screening material to ensure full screening from public view.**
- 4.4 Landscaping – The subject site is currently fully developed with no existing landscaping on site. Although no landscaping is required with the introduction of the new bistro, the applicant has proposed 4 small-scale landscaping installments to "green" the space. On the front of the building, the entrance to the Vinewood is proposed to contain Boston Ivy plantings around the front door. The applicant has not shown any planters on the sidewalk in which the ivy would be planted. Rather, it appears as though there may be a small cutout from the sidewalk at the base of the building where the ivy may be planted and grow through a "pocket" behind the wood entrance cladding. This distinction is very important in this area due to the very slim sidewalks present along the N. Old Woodward frontage. **The walking path along this sidewalk must remain unobstructed, and it would seem as though the small cutouts in the sidewalk would both obstruct the sidewalk (if only for a few inches) and create a poor environment for the ivy to survive.**

The applicant is also proposing some Boston Ivy plantings on the exterior of the concrete masonry units that comprise the new outdoor dining facility at the rear and the existing balcony above. Within the outdoor dining area, some lawn is proposed in the center and flanks of the dining area.

- 4.5 Streetscape – There are no new streetscape items proposed as a part of this Special Land Use Permit and Final Site Plan/Design Review application. As noted above, there is no room for any streetscape improvements on the existing sidewalk such as benches, bike racks or waste receptacles.

5.0 Parking, Loading and Circulation

- 5.1 Parking – The subject site is located within the Parking Assessment District. Therefore, no additional off-street parking facility is required or proposed.

- 5.2 Loading – The lower level tenant space measures 3,372 sq. ft. No off-street loading spaces are required for the less than 5,000 sq. ft. commercial use.
- 5.3 Vehicular Circulation and Access – The vehicular circulation and access is proposed to remain the same as is existing. The subject site is currently accessed by two public parking facilities, one on the N. Old Woodward side and one in the rear in Parking Lot 6.
- 5.4 Pedestrian Circulation and Access – Pedestrians are able to access the new bistro space through a front door on the N. Old Woodward façade as well as a back door accessible to patrons parked in the Parking Lot 6 facility.

6.0 Lighting

The applicant is proposing several lighting additions to the rear of the building, outdoor patio, and signage. The lighting proposed includes 6 gas torches, 7 surface mounted downlights underneath the existing balcony, 2 backlit panels beneath the new awnings, 6 recessed downlights in the winter garden, 1 linear wall washing up light, and 9 underwater lights in 3 proposed fountains.

Type	Location	Color	Light Output
Gas Torches	Edge of patio	Black	N/A
Halogen Downlights	Under balcony	Black	250 watt
LED Backlight	Under canopies	Clear	?
LED Wall Washer	Base of wall panel	Metallic	3240 Lumens
LED Waterfall Up light	Fountains	Black	1 watt

Article 4, Section 4.21 (D)(1) requires all luminaries to be full cutoff or cutoff, as defined in Section 9.02, and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Exception to cutoff luminaries can be made at the discretion of the Planning Board under any of the following conditions:

- The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
- The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.

- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

At this time, the linear wall washing up light and the fountain lights are not full cutoff as defined in Section 9.02. The Planning Board should discuss the lighting concept in relation to the residential areas across the river to the east.

Additionally, the applicant has not included a photometric study studying the light intensity levels at the property line, or at 5 ft. beyond the property line as permitted for zero-lot-line buildings. The addition of 31 new light fixtures necessitates a photometric study to confirm appropriate light intensity levels. **The applicant must submit a photometric plan showing the light intensity levels 5 ft. beyond the property line.**

7.0 Departmental Reports

- 7.1 Engineering Division – The Engineering Division has provided the following comments:
 - The Engineering Division would like to see the grades of the existing elevations of the ground around the planned work area and all final grades to see how it will affect drainage.
 - The applicant may be asked to address the failing retaining wall at the northeast side of the patio during the construction of the patio.
 - A Soil Erosion Soil Control permit will be required for any work that disturbs the ground.
 - The proposed ramp must be evaluated for ADA compliance.
- 7.2 Department of Public Services – The Department of Public Services has not submitted and comments at this time. All comments received will be shared with the Planning Board as they are received.
- 7.3 Fire Department – The Fire Department has not provided any comments at this time. All comments received will be shared with the Planning Board as they are received.
- 7.4 Police Department – The Police Department has no concerns at this time.

7.5 Building Division – The Building Division has provided the following Comments:

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- 2015 Michigan Building Code. Applies to all buildings other than those regulated by the Michigan Residential Code.
- 2015 Michigan Mechanical Code. (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- 2015 Michigan Plumbing Code. (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- 2017 National Electrical Code along with the Michigan Part 8 Rules. (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

- The awning on the N. Old Woodward elevation cannot project over the sidewalk more than two-thirds the width of the sidewalk. (Building Code Section 3202.3.1)
- Encroachments into City Property on the East elevation require City Approval.
- The table and two chairs at the N/W corner of the outdoor dining area appear to encroach into the required length of the landing area of the exit stair door from the tenant space above. The length is required to be 44-inches. (Building Code Section 1010.1.6)

- A guardrail will be required on the open side of the ramp leading up to the exterior dining area where the ramp exceeds 30-inches in height from grade. (Building Code Section 1015.2)
- A fire suppression system may be required if the fire area exceeds the limits in Section 903.2.1.2 of the Building Code.

8.0 Design Review

As noted in the introduction, the overall exterior changes to the building are proposed to be relatively minor in nature. The front of the building will feature an updated entrance for the Vinewood bistro with a new door, wood frame/cladding, and an aluminum folded plate awning. Other changes to the front of the building are the painting of building trim, window frames and the exposed CMU, and a re-shingle of the existing black shingle roof. In the rear, the outdoor dining deck is proposed to be constructed of CMU and exposed aggregate with a wire mesh guardrail enclosure. The new entrance in the rear will mimic the front entrance with a new door and awning, and the existing openings in the rear, which formerly contained windows, are now proposed to contain fixed wood framed bronze screen panels to create the semi-outdoor Winter Garden dining area. A full list of new materials and colors is as follows:

Material	Location	Color
Paint	Front façade building trim, side& rooftop CMU	
Stained Wood	Front door, wood cladding	
Aluminum	Front awning, decorative wall panel	
Concrete Masonry Unit	Rear patio	
Steel Tubing	ADA ramp handrails	
Welded Wire Mesh	Patio guardrail	
Bronze Mesh	Winter Garden screen panels	
Stained Wood	Rear entry door, mesh panel frames	
Copper Cladding	Ductwork shaft, decorative wall panel	
Canvas	Umbrellas	
Corrugated Metal	RTU screen wall	?
Aluminum	Table tops & chairs	
Glass	New exterior wall behind Winter Garden	?

Signage

The applicant is also proposing 2 new signs as a part of the exterior renovations for the new bistro. The first sign (Sign #1) is located on the front awing/canopy and the second sign (Sign #2) is located on south side of the new patio on the face of the CMU's that comprise the base of the patio. The principal building frontage measures 60 ft., which

permits the building up to 60 sq. ft. of signage. The only existing sign on the building is for the first floor tenant, Kohler, which measures 18.5 sq. ft. leaving 41.5 sq. ft. of signage available for other tenants. Sign #1 is proposed to be cut out of the aluminum canopy valence and measures in at 1.3 sq. ft., while Sign #2 is constructed of 8 in. aluminum letters and measures in at 4 sq. ft., which brings the proposed combined sign area to 23.8 sq. ft. ($18.5 + 4 + 1.3 = 23.8$). Both signs are proposed to be illuminated, Sign #1 with internal LED's and Sign #2 with 3 architectural accent lights.

There are several issues with regards to signage. Sign #1's placement on the front canopy requires the sign to conform to the canopy sign rules, which state that the canopy valence may not exceed 18 in. in height, and the total signage may not exceed 33% of the canopy valence length. Sign #2 and its proposed location on the CMU's of the dining platform conflicts with Section 1.3 of the Sign Ordinance that states that no sign shall be erected or placed in the public right-of-way. Although the applicant will be seeking a lease from the City for the private use on public property, the property is still considered public and thus may not contain any signage.

Thus, **the applicant must revise the sign plan proposed to meet the requirements of the Sign Ordinance.**

9.0 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	☒	☐	☐

10.0 Bistro Criteria

Chapter 10, Alcoholic Liquors, section 10-82 provides a limitation on the number of Bistro Licenses that the City Commission may approve, and provides selection criteria to assist the Planning Board and City Commission in evaluating applications for Bistro Licenses. Section 10-82 states:

(1) New establishments. Two (2) Bistro Licenses may be approved each calendar year to applicants who do not meet the definition of existing establishments as set forth in (a)(1) above. In addition to the usual criteria used by the city commission for liquor license requests, the commission shall consider the following non-exclusive list of criteria to assist in the determination of which of the new establishment applicants, if any, should be approved:

- a. The applicant's demonstrated ability to finance the proposed project.
- b. The applicant's track record with the city including responding to city and/or citizen concerns.
- c. Whether the applicant has an adequate site plan to handle the bistro liquor license activities.
- d. Whether the applicant has adequate health and sanitary facilities.
- e. The establishment's location in relation to the determined interest in the establishment of bistros in the Overlay District and the Triangle District.
- f. The extent that the cuisine offered by applicant is represented in the city.
- g. Whether the applicant has outstanding obligations to the city (ie property taxes, utilities, etc.).

The applicant demonstrated that they will be able to finance the project and maintains a good track record with the City throughout various other property ownerships in the City. The applicant also does not have any outstanding obligations to the City at this time. The bistro plans proposed provide an adequate space to carry out their liquor license activities with proper health and sanitary facilities. The proposed menu that features traditional American cuisine with Mediterranean twists is not over-represented in the area, and it would be the first bistro approved in the northernmost section of Downtown Birmingham.

11.0 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.

12.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board **POSTPONE** the Special Land Use and Final Site Plan/Design Review application for 720 N. Old Woodward – Vinewood Bistro – for the following reasons:

1. The applicant must submit the indoor and outdoor hours of operation for the proposed restaurant;
2. The Planning Board approves/disapproves the outdoor dining patio and canopy support post encroachments into the right-of-way;
3. The applicant must enter into a lease agreement for the use of public property for the outdoor dining patio;
4. The applicant must revise the front canopy projection to measure two-thirds of the width of the sidewalk, or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit revised site plans and details with a fully screened dumpster enclosure with wood gates;
6. The applicant must submit specification sheets for all new RTU's and the proposed height of the screening material to ensure full screening from public view;

7. The applicant must submit a photometric plan showing the light intensity levels 5 ft. beyond the property line;
8. The applicant must revise the sign plan proposed to meet the requirements of the Sign Ordinance;
9. The applicant must submit an Existing Conditions Plan; and
10. The applicant must comply with the requests of all City Departments.

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

Motion to **POSTPONE** the Final Site Plan & Design Review for 720 N. Old Woodward – Vinewood Bistro – pending receipt of the following:

1. The applicant must submit the indoor and outdoor hours of operation for the proposed restaurant;
2. The Planning Board approves/disapproves the outdoor dining patio and canopy support post encroachments into the right-of-way;
3. The applicant must enter into a lease agreement for the use of public property for the outdoor dining patio;
4. The applicant must revise the front canopy projection to measure two-thirds of the width of the sidewalk, or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit revised site plans and details with a fully screened dumpster enclosure with wood gates;
6. The applicant must submit specification sheets for all new RTU's and the proposed height of the screening material to ensure full screening from public view;
7. The applicant must submit a photometric plan showing the light intensity levels 5 ft. beyond the property line;
8. The applicant must revise the sign plan proposed to meet the requirements of the Sign Ordinance;
9. The applicant must submit an Existing Conditions Plan; and
10. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend **APPROVAL** to the City Commission the Final Site Plan & Design Review for 720 N. Old Woodward – Vinewood Bistro – subject to the following conditions:

1. The applicant must submit the indoor and outdoor hours of operation for the proposed restaurant;
2. The Planning Board approves/disapproves the outdoor dining patio and canopy support post encroachments into the right-of-way;

3. The applicant must enter into a lease agreement for the use of public property for the outdoor dining patio;
4. The applicant must revise the front canopy projection to measure two-thirds of the width of the sidewalk, or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit revised site plans and details with a fully screened dumpster enclosure with wood gates;
6. The applicant must submit specification sheets for all new RTU's and the proposed height of the screening material to ensure full screening from public view;
7. The applicant must submit a photometric plan showing the light intensity levels 5 ft. beyond the property line;
8. The applicant must revise the sign plan proposed to meet the requirements of the Sign Ordinance;
9. The applicant must submit an Existing Conditions Plan; and
10. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend the **DENIAL** to the City Commission the Final Site Plan & Design Review for 720 N. Old Woodward – Vinewood Bistro – for the following reasons:

1. _____
2. _____
3. _____

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

Motion to **POSTPONE** the Special Land Use Permit for 720 N. Old Woodward – Vinewood Bistro – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit for 720 N. Old Woodward – Vinewood Bistro – subject to the conditions of Final Site Plan & Design Review approval.

OR

Motion to recommend **DENIAL** to the City Commission the Special Land Use Permit for 720 N. Old Woodward – Vinewood Bistro – for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Final Site Plan Review
720 N. Old Woodward – Vinewood Bistro**

Existing Site: 2-Story Commercial Building

Zoning: O2 (Office-Commercial), D2 (Downtown Overlay)

Land Use: Office/Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Office/Commercial	Public Parking	Multiple-Family Residential
Existing Zoning District	O2 (Office Commercial)	O2 (Office Commercial)	PP (Public Parking)	R6 (Multiple-Family Residential)
Overlay Zoning District	D2	D2	N/A	N/A

Land Area: Existing: 0.16 ac.
Proposed: 0.16 ac.

Dwelling Units: Existing: 0 units
Proposed: 0 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:	0 ft.
	Proposed:	0 ft.
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft.
Rear Setback:	Required:	10 ft.
	Proposed:	5 ft. (no changes proposed)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	56 ft.
	Proposed:	37 ft. (no changes proposed)
Min. Eave Height:	Required:	34 ft.
	Proposed:	Existing
Floor-Ceiling Height:	Required:	N/A
	Proposed:	N/A
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:	0 off-street spaces (Parking Assessment District)
	Proposed:	0 off- street spaces
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	N/A
Parking in Frontage:	Required:	N/A
	Proposed:	N/A
Loading Area:	Required:	None
	Proposed:	None
Screening:		

Parking: Required: None
Proposed: None

Loading: Required: None
Proposed: None

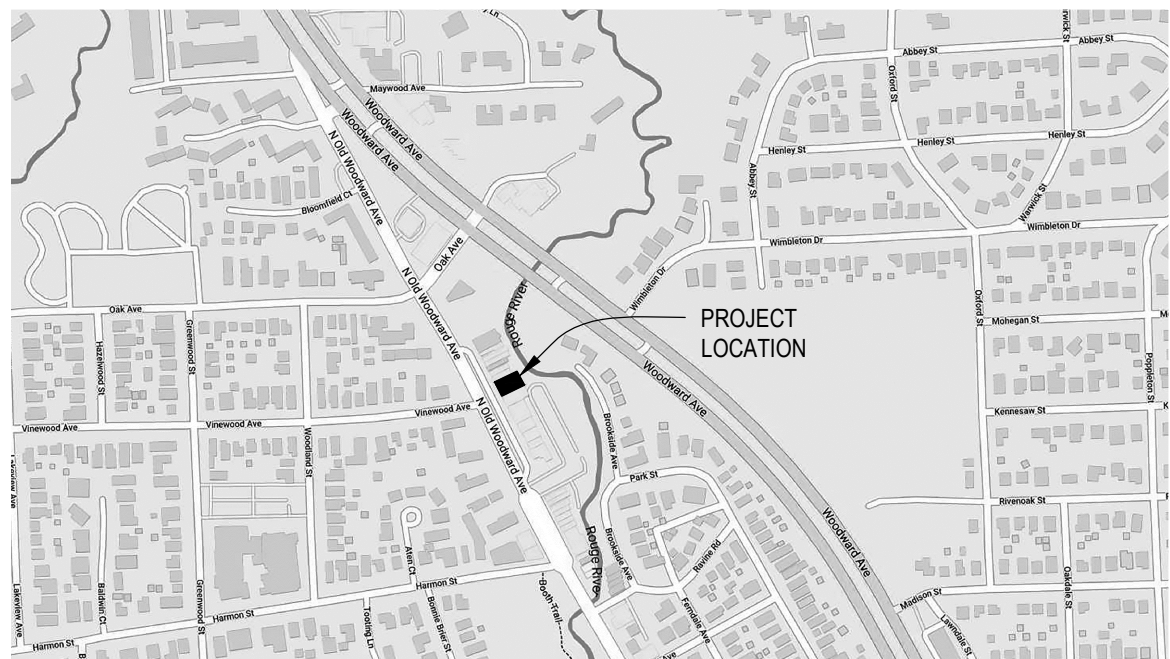
Rooftop Mechanical: Required: Fully screened from public view
Proposed: Corrugated metal panels

The applicant must submit specification sheets for all new RTU's and the proposed height of the screening material to ensure full screening from public view.

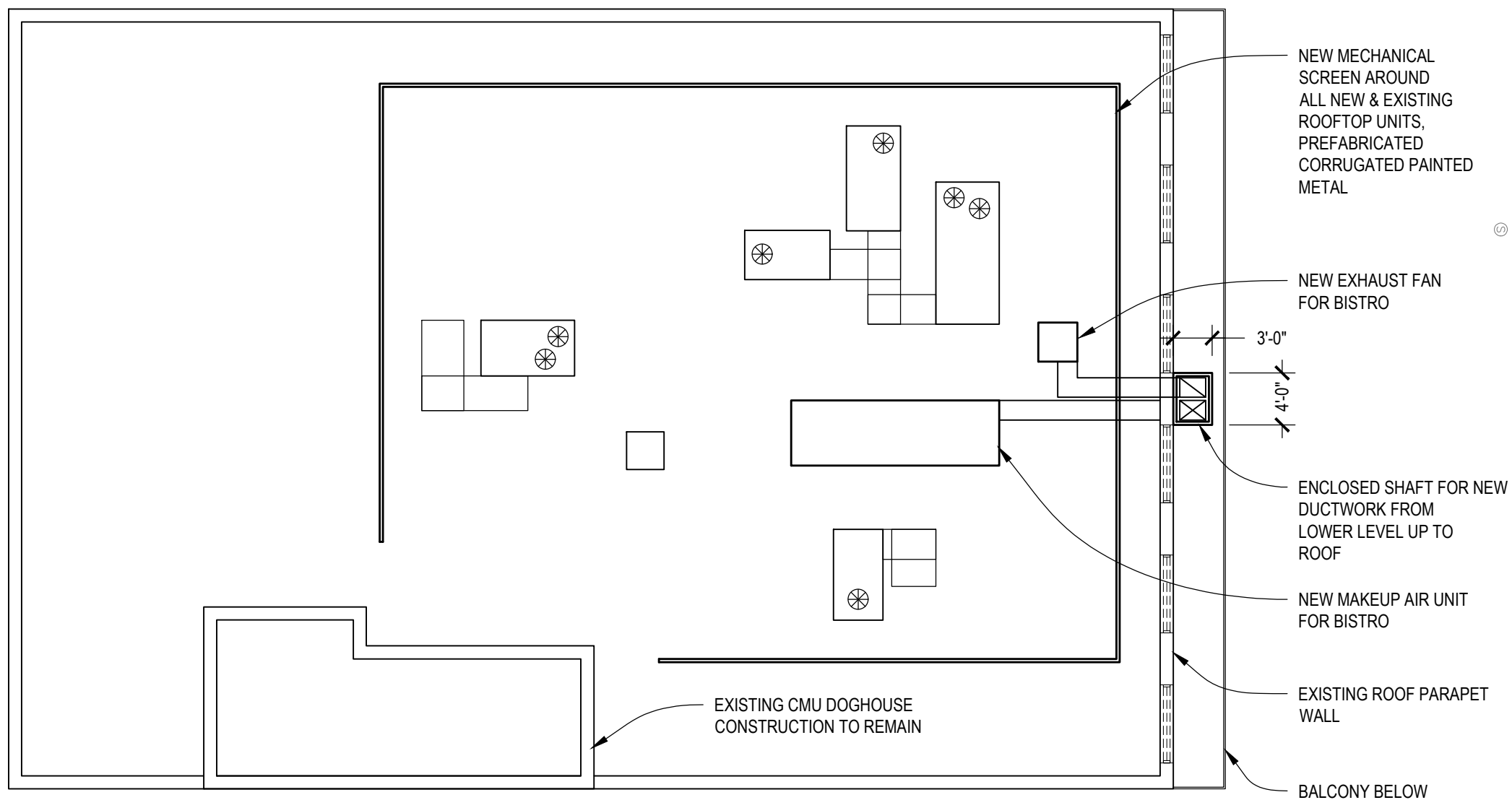
Elect. Transformer: Required: N/A
Proposed: N/A

Dumpster: Required: 6 ft. masonry w/ wood gate
Proposed: 6 ft. masonry, no gate

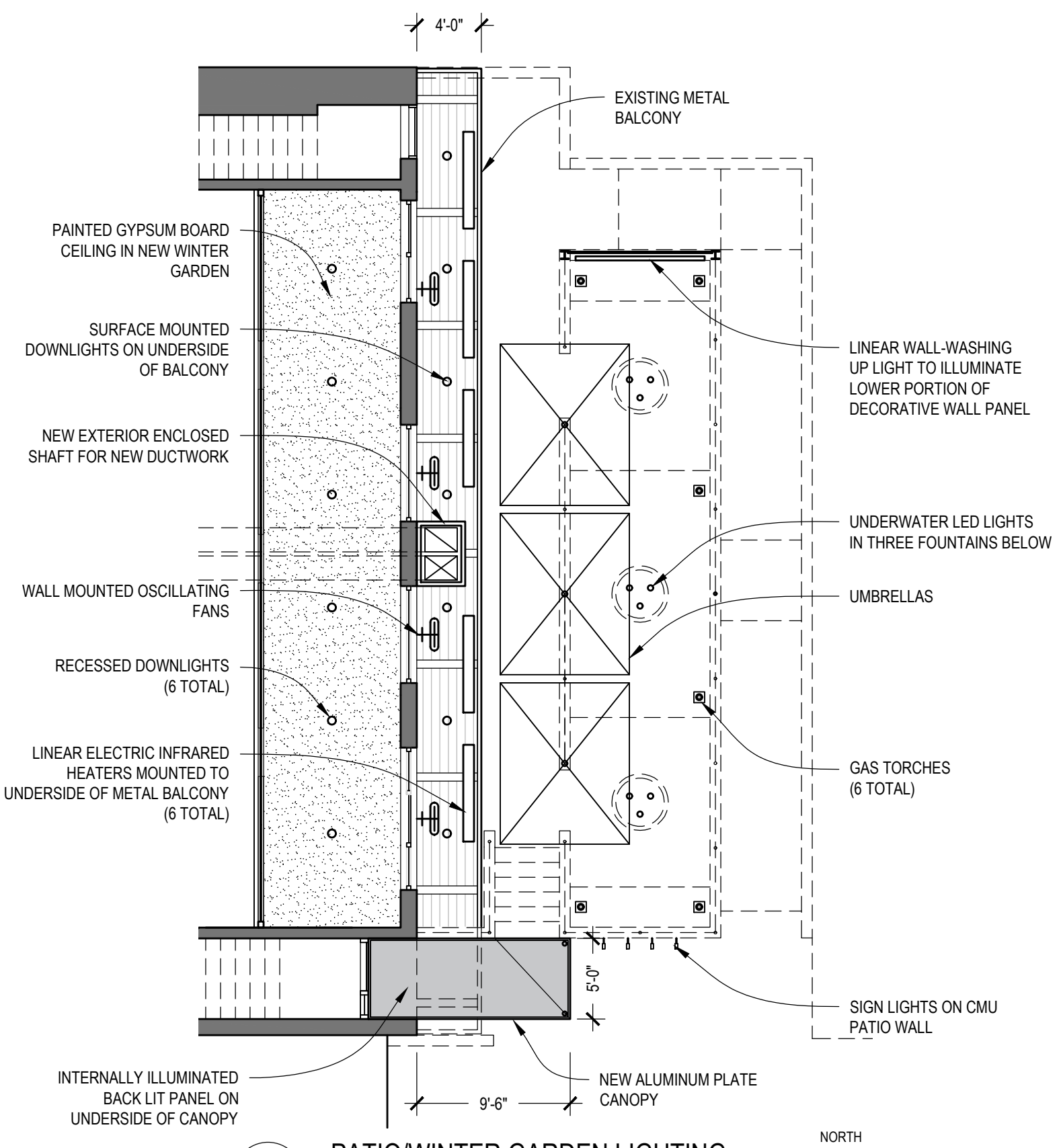
The applicant must submit revised site plans and details with a fully screened dumpster enclosure with wood gates.



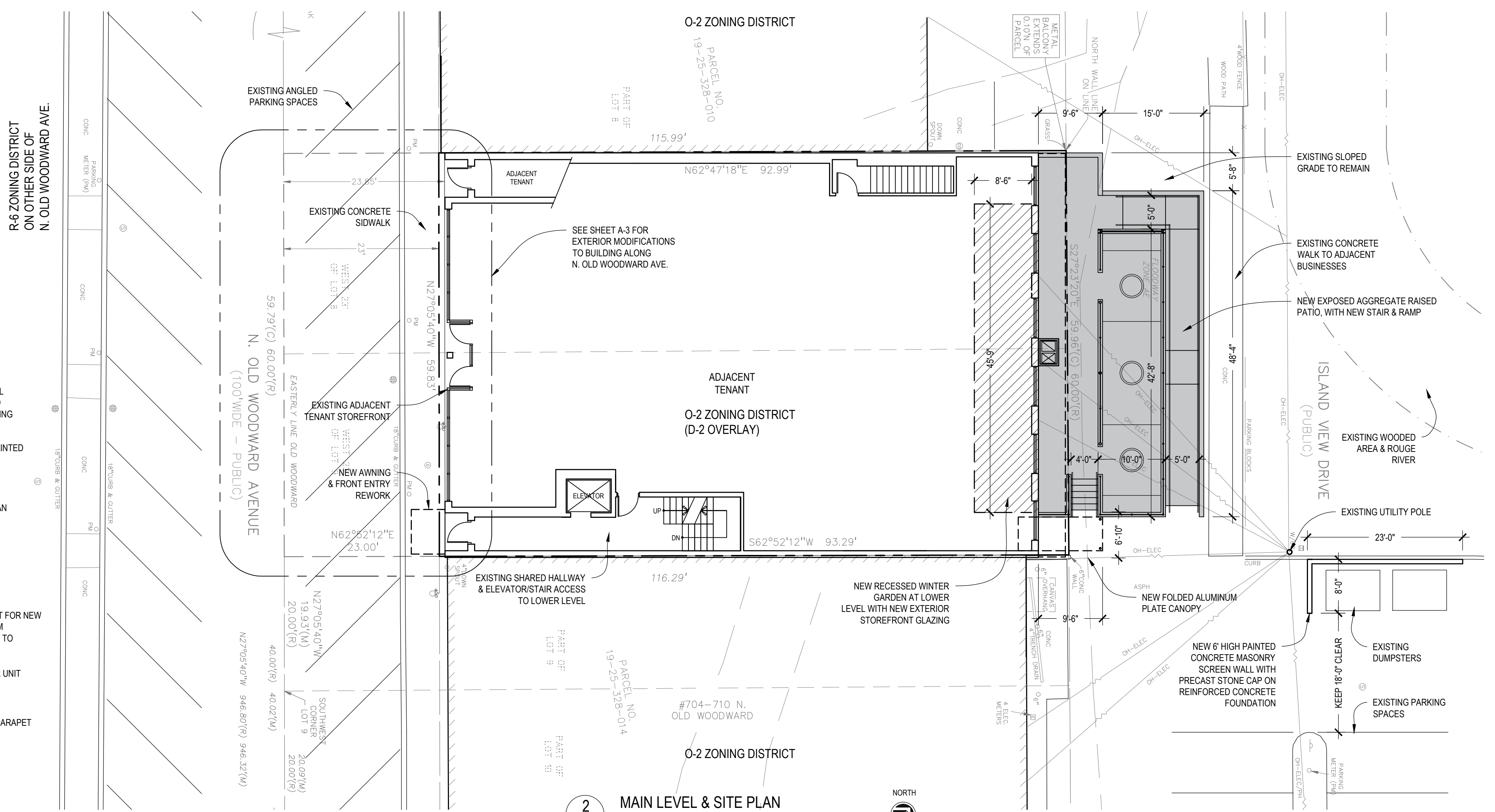
LOCATION MAP
N.T.S.



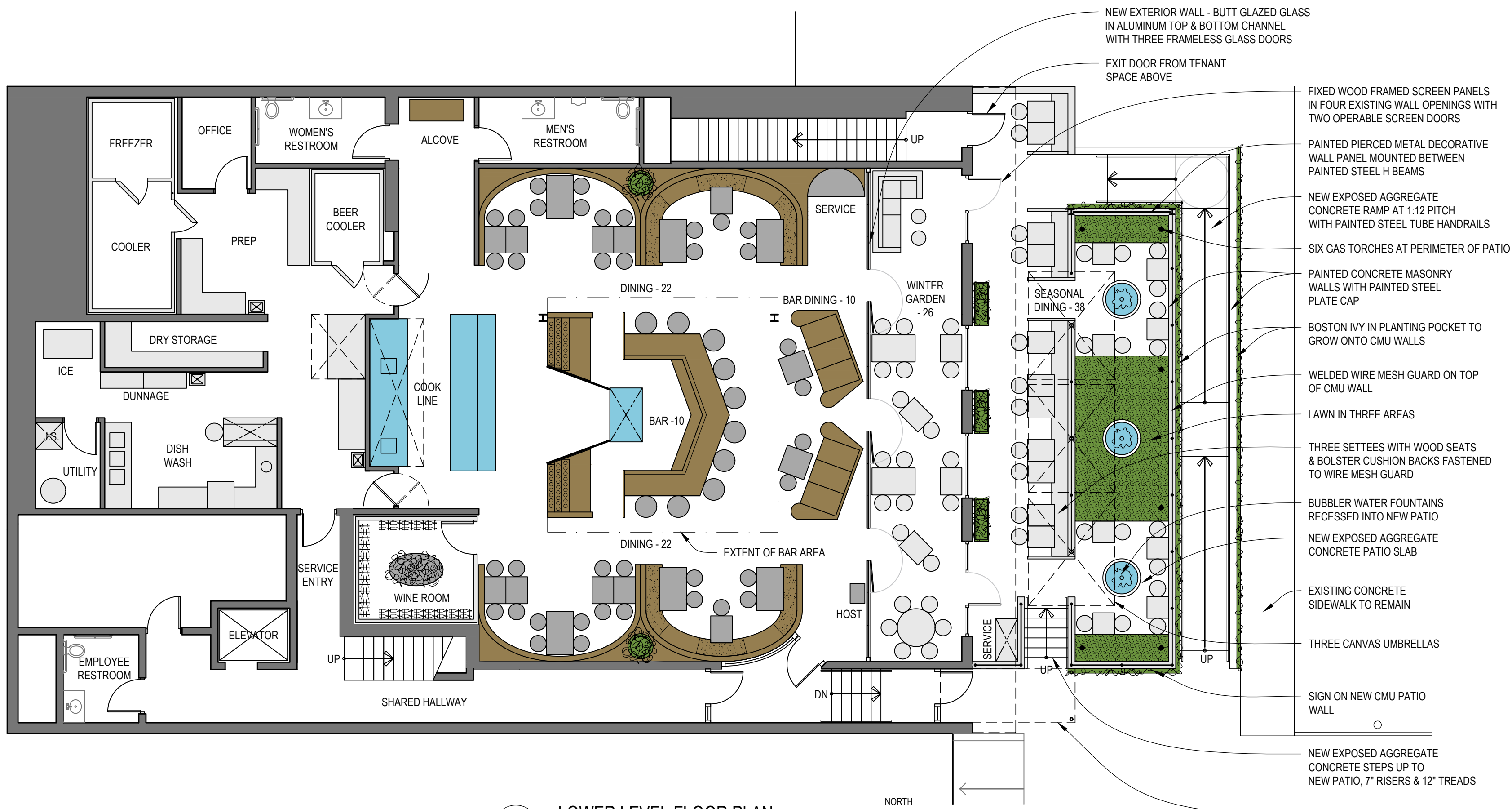
3 ROOF PLAN
scale: 3/32" = 1'-0"



4 PATIO/WINTER GARDEN LIGHTING
scale: 1/8" = 1'-0"



2 MAIN LEVEL & SITE PLAN
scale: 3/32" = 1'-0"



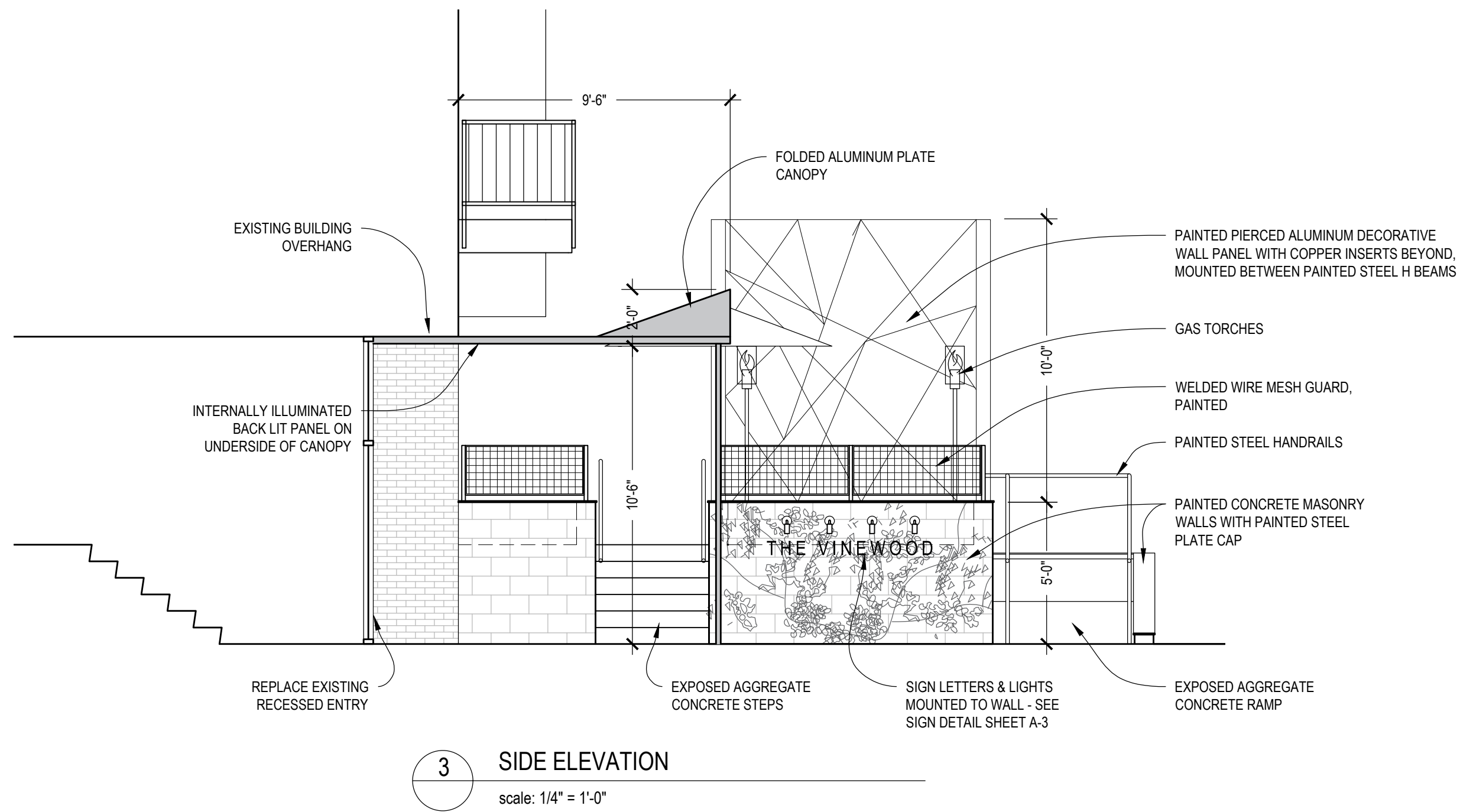
1 LOWER LEVEL FLOOR PLAN
scale: 1/8" = 1'-0"

PROJECT INFORMATION:

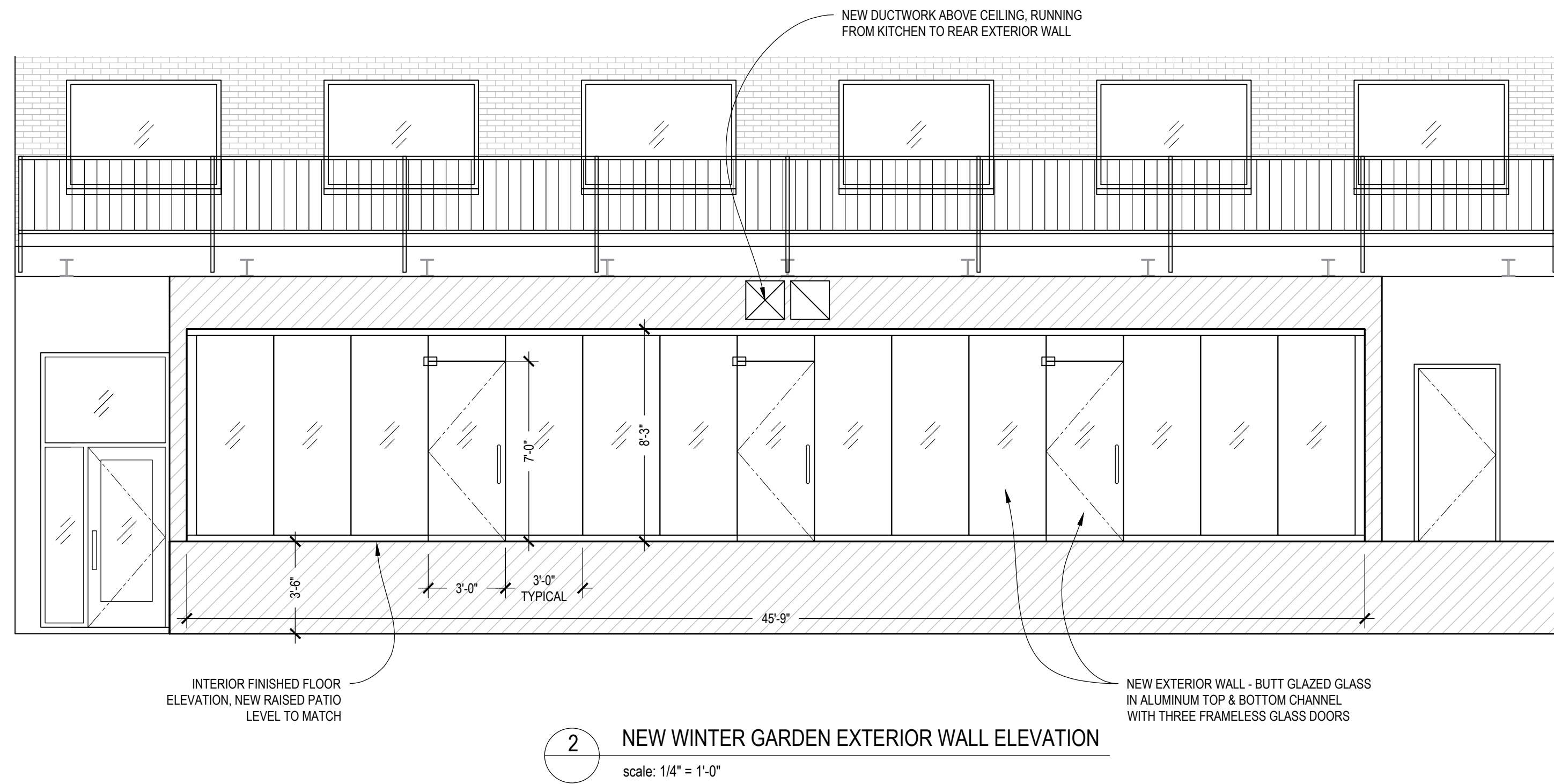
ZONING	O-2, D-2 OVERLAY
CURRENT USE GROUP	B, BUSINESS
PROPOSED USE GROUP	A-2, RESTAURANT
PROJECT AREAS:	
INTERIOR LOWER LEVEL =	3,372 SF
WINTER GARDEN =	435 SF
NEW EXTERIOR PATIO =	1,238 SF

SEATING CAPACITY

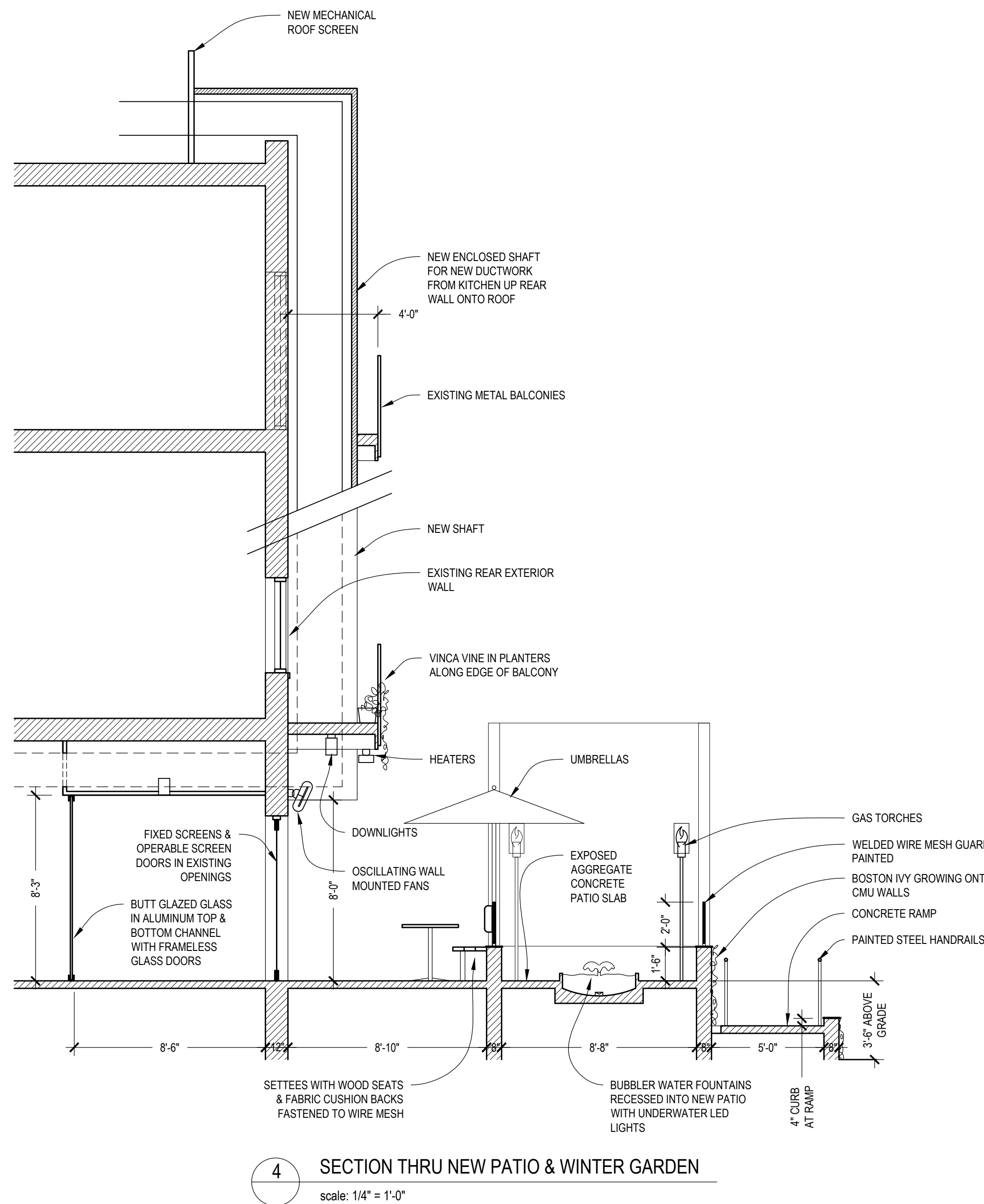
INTERIOR	
BAR	10
BAR DINING	10
DINING	44
TOTAL INTERIOR	64
EXTERIOR	
WINTER GARDEN	26
PATIO	38
TOTAL EXTERIOR	64



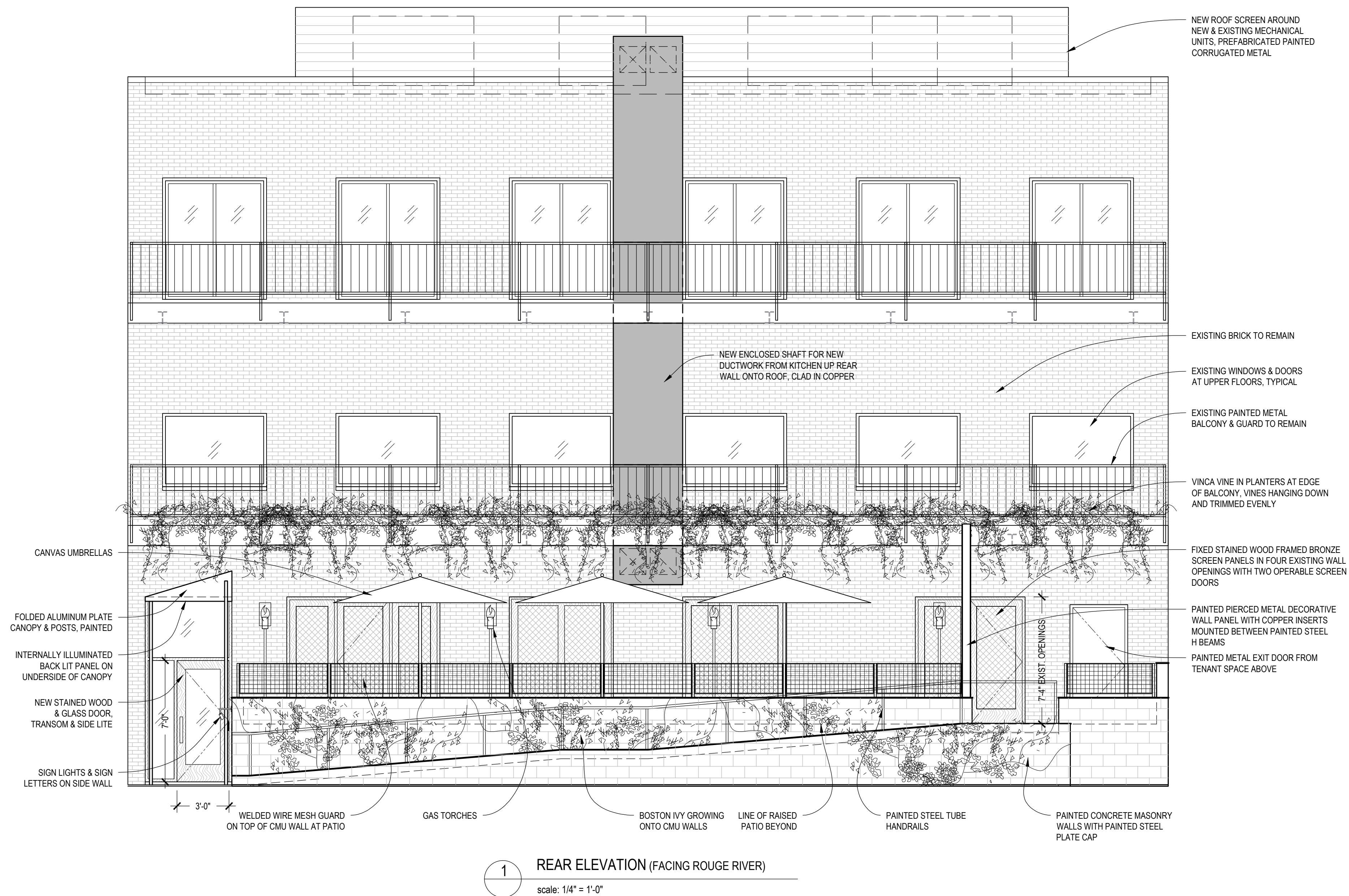
3 SIDE ELEVATION
scale: 1/4" = 1'-0"



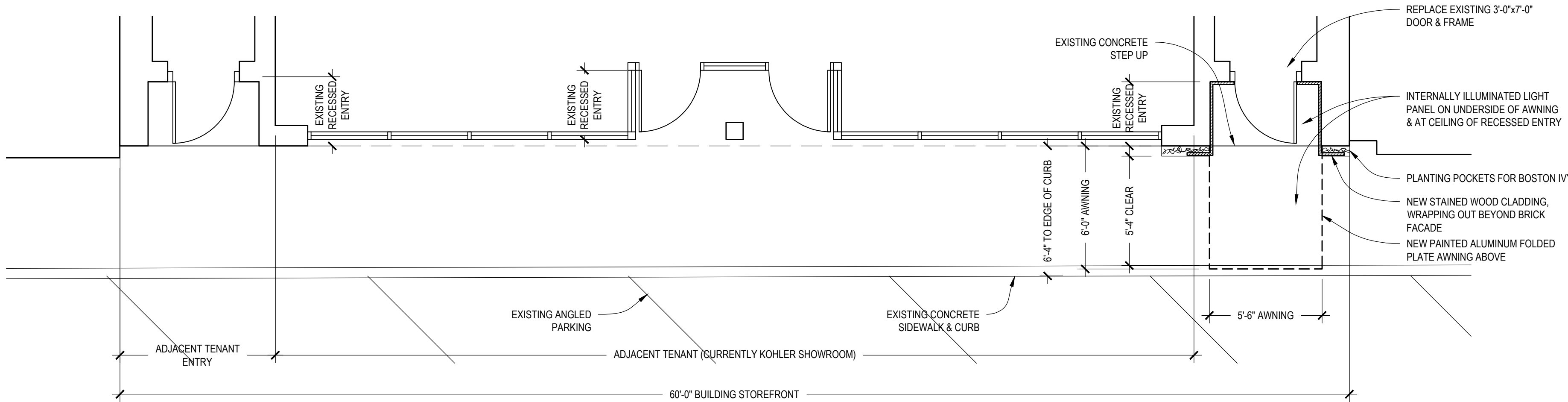
2 NEW WINTER GARDEN EXTERIOR WALL ELEVATION
scale: 1/4" = 1'-0"



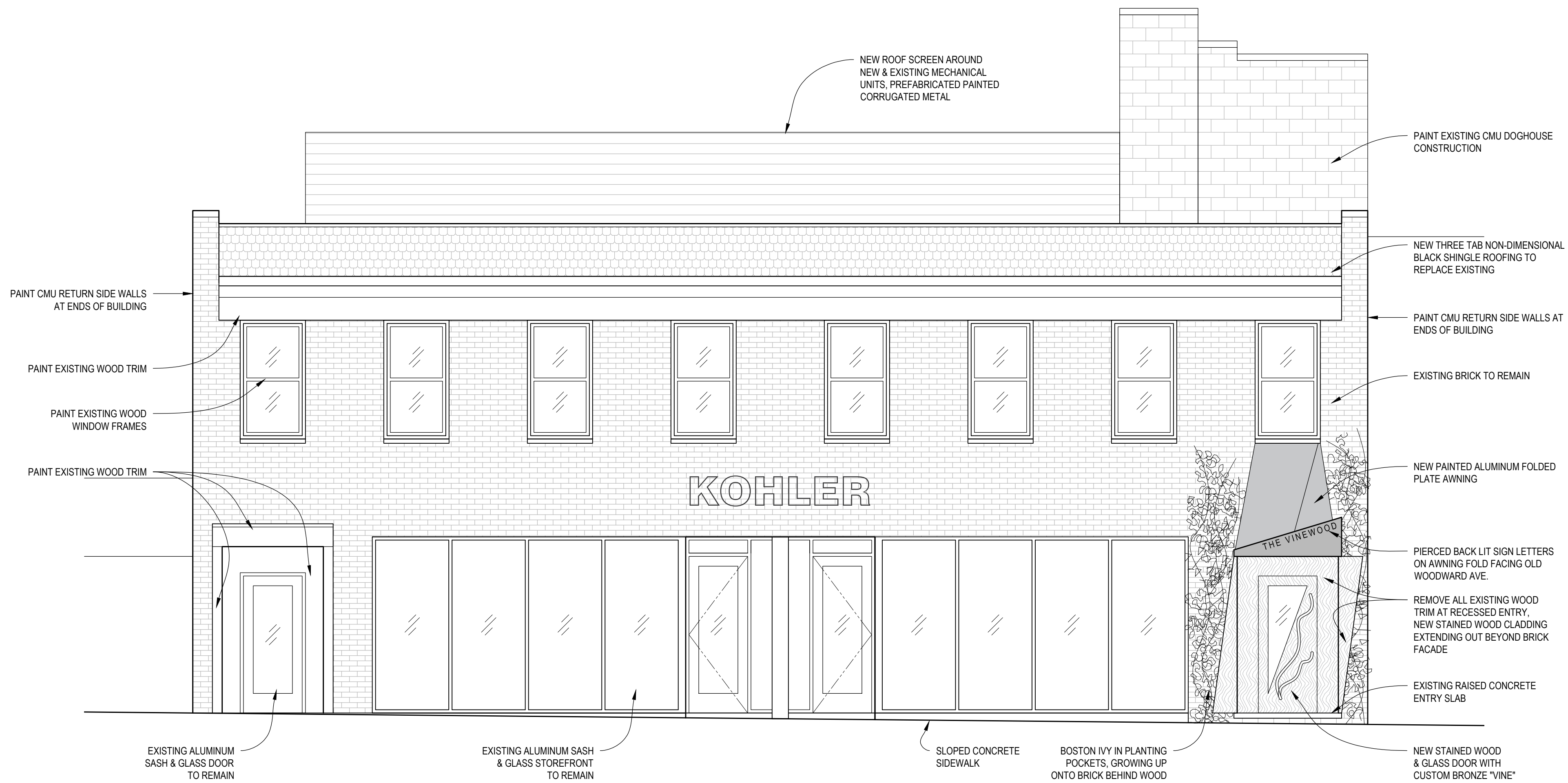
4 SECTION THRU NEW PATIO & WINTER GARDEN
scale: 1/4" = 1'-0"



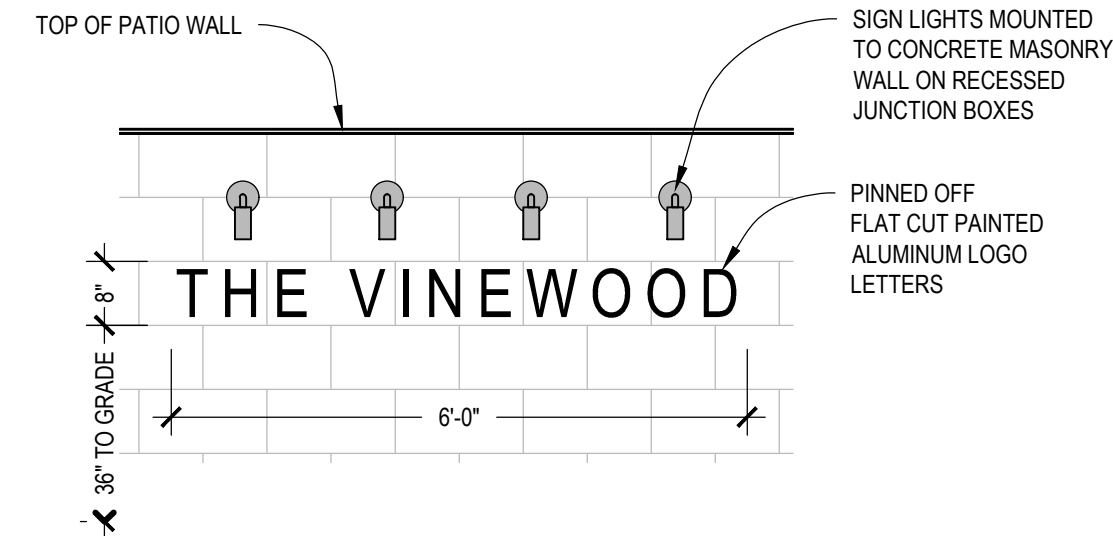
1 REAR ELEVATION (FACING ROUGE RIVER)
scale: 1/4" = 1'-0"



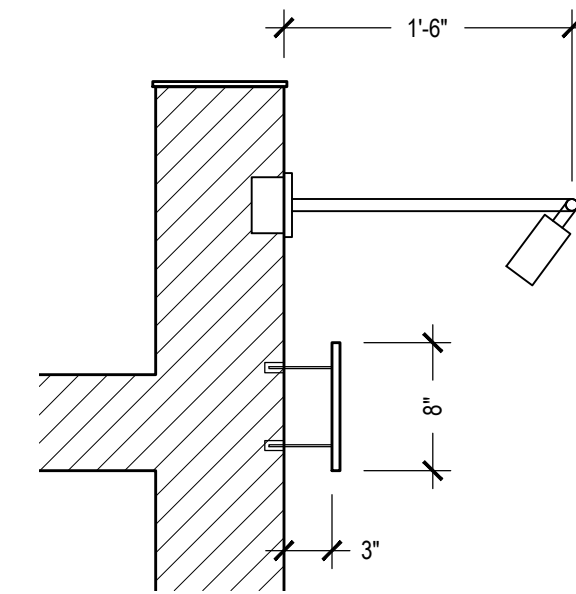
3 FRONT ENTRY PLAN
scale: 1/4" = 1'-0"



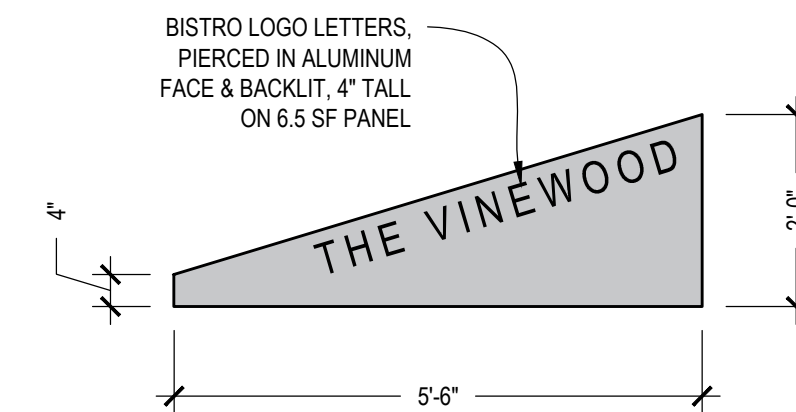
1 FRONT ELEVATION (FACING N. OLD WOODWARD AVE.)
scale: 1/4" = 1'-0"



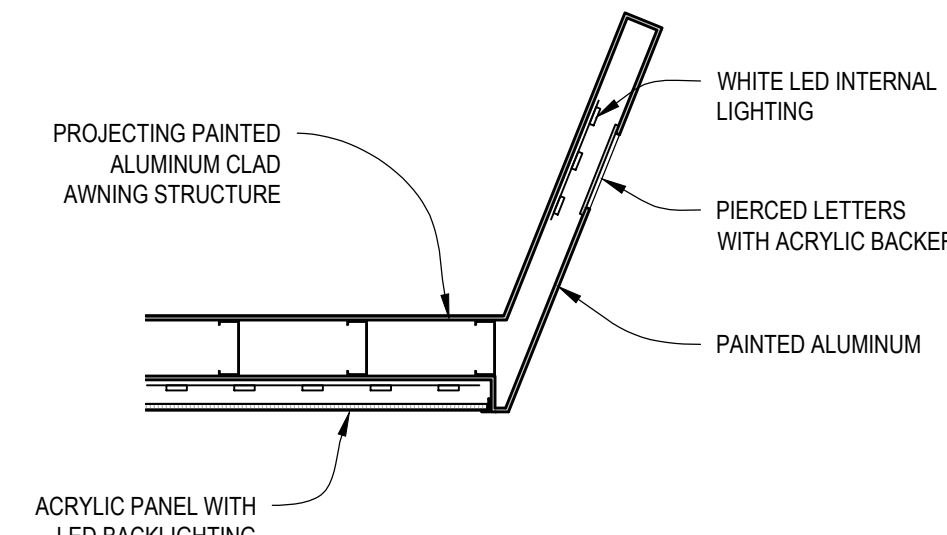
6 REAR SIGN ELEVATION
scale: 1/2" = 1'-0"



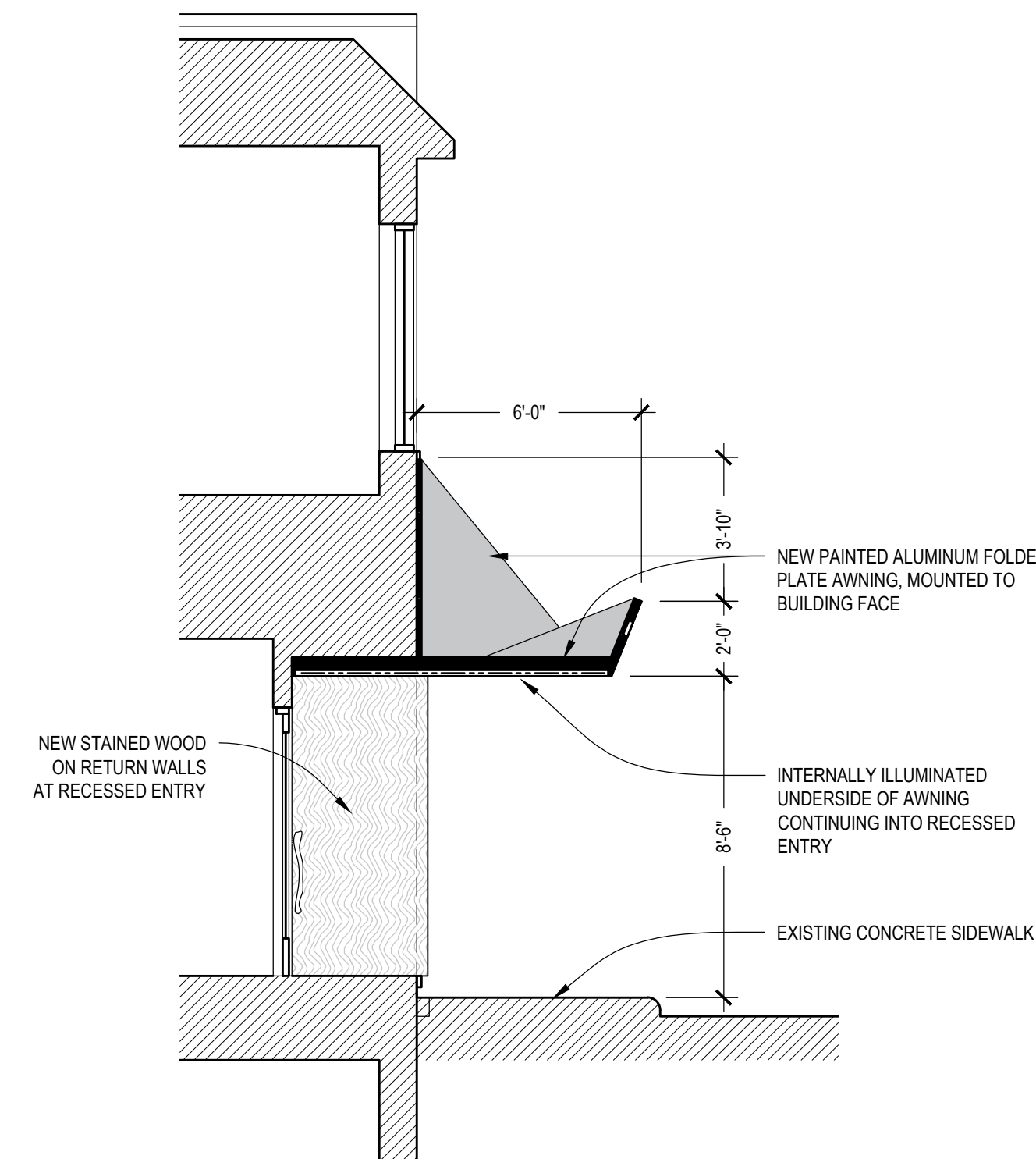
7 REAR SIGN SECTION
scale: 1" = 1'-0"



4 FRONT SIGN ELEVATION
scale: 1/2" = 1'-0"



5 FRONT SIGN SECTION
scale: 1" = 1'-0"



2 SECTION THRU ENTRY
scale: 1/4" = 1'-0"

Project:

THE VINEWOOD
NEW BISTRO IN AN EXISTING SPACE
720 N. OLD WOODWARD AVE., BIRMINGHAM, MI 48009

Seal:

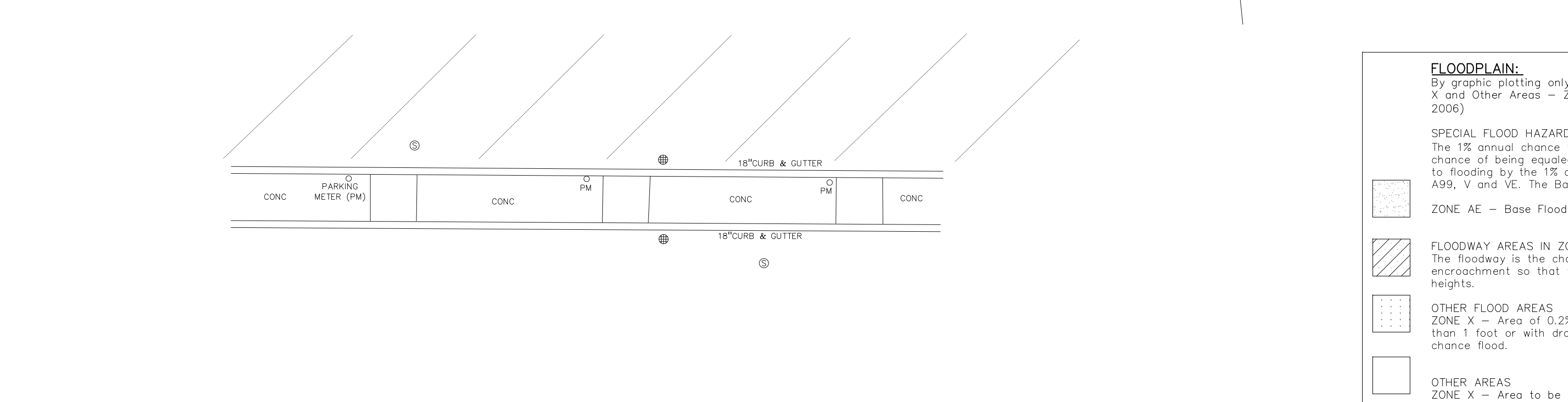
Issue Date:

BISTRO SLUP	2/3/21

Sheet Title:

EXTERIOR
ELEVATIONS

Sheet Number:

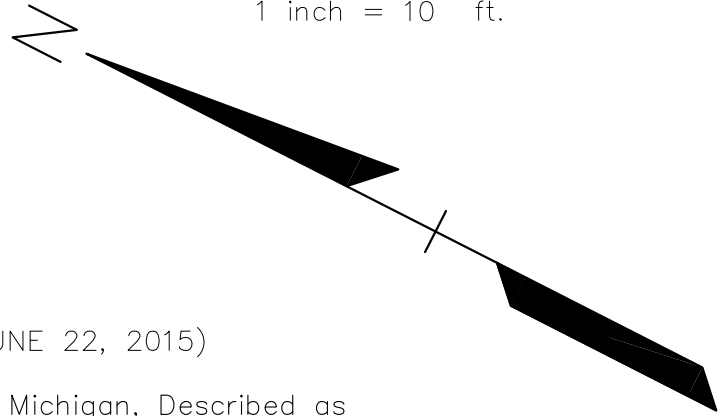
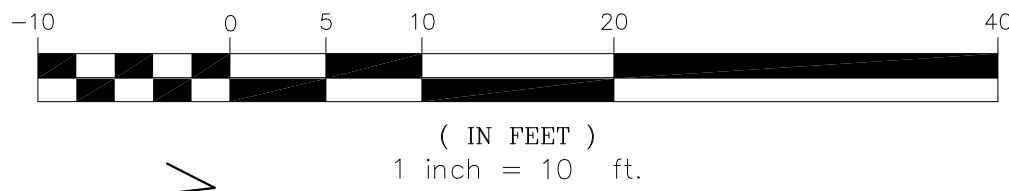


OTHER AREAS
ZONE X – Area to be determined outside of the 0.2% annual chance floodplain.

✕ IRON FOUND	⊗ BRASS PLUG SET	⬢ SEC. CORNER FOUND
✕ IRON SET	⊗ MONUMENT	R RECORDED
✕ NAIL FOUND	⊗ MONUMENT SET	N MEASURED
✕ NAIL & CAP SET		C CALCULATED

EXISTING

—E—ELEC. W/OUT CABLE	—E—ELEC. PHONE OR CABLE TV (H. LINE, POLE & GUY WIRE
—C—CABLE TV	—C—CABLE TELEPHONE CABLE TV, CATV PEDESTAL
—UG—PHONE—C	—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—ELEC.—ELEC.—C	—ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
⊖ —G—GAS	⊖ —G—GAS MAIN, VALVE & GAS LINE MARKER
⊖ —W—WATER	⊖ —W—WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
⊖ —S—SEWER	⊖ —S—SANITARY SEWER, CLEANOUT & MANHOLE
⊖ —S—SEWER	⊖ —S—STORM SEWER, CLEANOUT & MANHOLE
⊖ —C—COMBINED SEWER	⊖ —C—COMBINED SEWER & MANHOLE
⊖ —CATCH BASIN	⊖ —CATCH BASIN
⊖ —WATER VALVE	⊖ —WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
⊖ —M—MOTOR	⊖ —M—MOTOR, TRANSFORMER, IRRIGATION CONTROL VALVE
⊖ —UNIDENTIFIED STRUCTURE	⊖ —UNIDENTIFIED STRUCTURE
⊖ —FENCE	⊖ —FENCE
⊖ —GUARD RAIL	⊖ —GUARD RAIL
⊖ —STREET LIGHT	⊖ —STREET LIGHT
⊖ —SIGN	⊖ —SIGN
CONC.	CONCRETE
ASPH.	ASPHALT



6 Subject to the Combined Storm/Sanitary Sewer Retention Treatment Basin Appurtenances Easement Agreement between the City of Birmingham and the Birmingham CSO Drainage District recorded December 7, 1994 in Liber 15134, Page 290, Oakland County Records. [Not plotted. Easement does not lie within the subject parcel.]

David E. Cole

David E. Cole, PS
Agent for Professional Engineering Associates, Inc.
MI. P.S. No. 32334

[illegible]











720 N. Old Woodward Ave.

Legend

Oak Ave

N Old Woodward Ave

1

Woodward Ave

Vinewood Ave

Park St

Brookside Ave

Google Earth





720
N. Woodward

UNAUTHORIZED
PERSONNEL WILL BE
TOWED AWAY AT
OWNERS RISK.
NO ADULT TOWNS.
2ND AND 3RD FLOORS

724



KOHLER

724

720

DR. J. S. SETHI, D.D.S.
FRIENDLY DENTAL OFFICE

FOR
LEASE

258 6375

DUJ 3544

ERD 7469



NAJOR
FOR LEASE
248.431.7000
www.najor.com

KOHLER

724

JOHN M. SUSHKO, D.D.S.
FRIENDLY DENTAL OFFICE

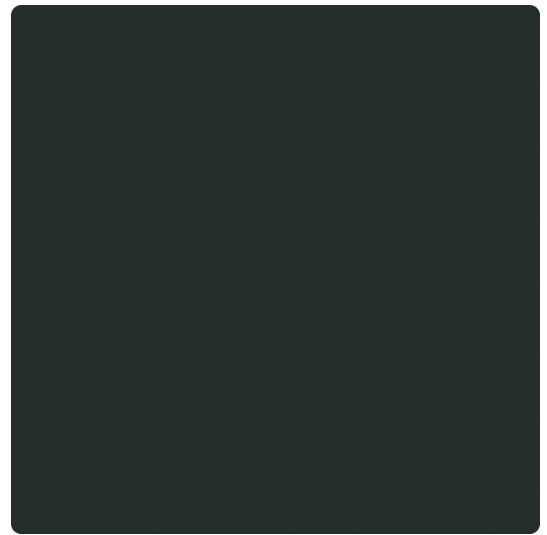
720

720

MAPLEWOOD
OFFICE PARK



BENJAMIN MOORE "PERENNIAL" 405
PAINTED ALUMINUM CANOPY & AWNING,
DECORATIVE PIERCED PANEL



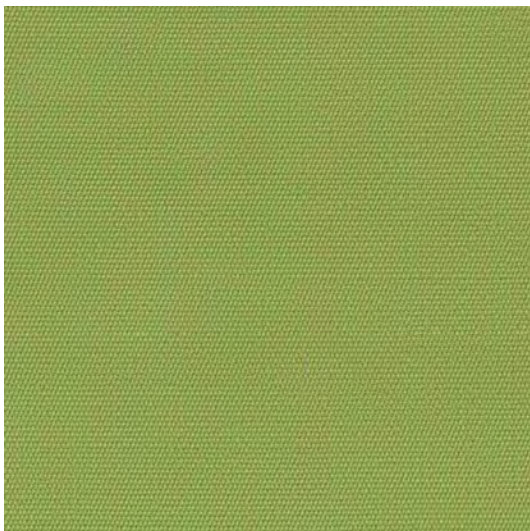
BENJAMIN MOORE "BLACK FOREST GREEN"
HC-187 - PAINTED CMU, PAINTED METAL
GUARD & HAND RAILS, STEEL PLATE CAP



STAINED WOOD TO MATCH LIGHT GREEN
PAINT COLOR, AT FRONT ENTRY



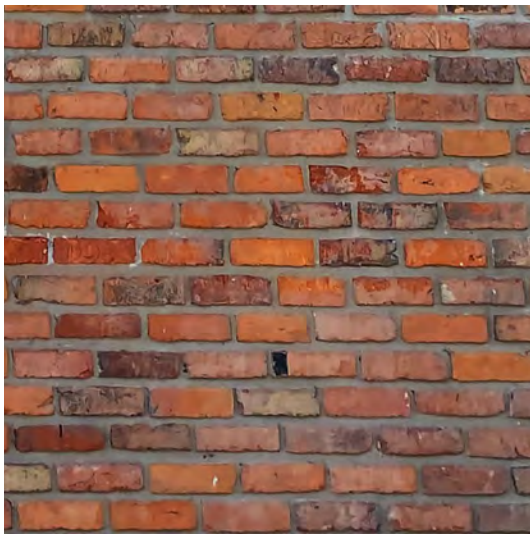
STAINED WOOD TO MATCH DARK GREEN
PAINT COLOR, AT REAR DOORS



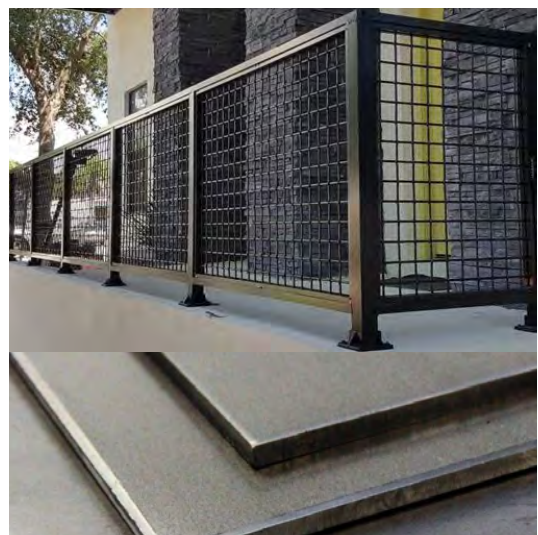
SUNBRELLA "GINKGO"
CANVAS UMBRELLAS



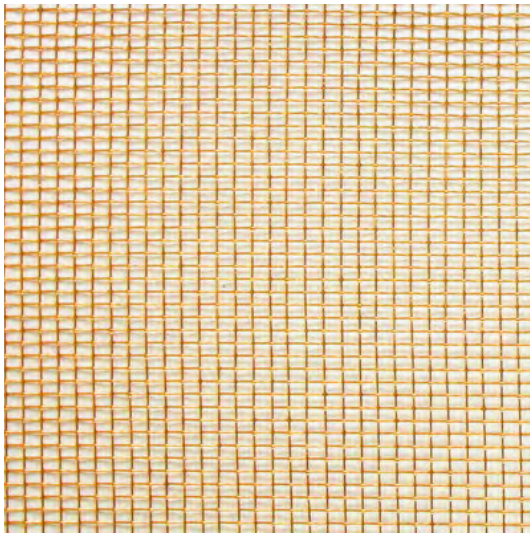
BENJAMIN MOORE "UNIVERSAL BLACK"
2118-10, EXISTING PAINTED
WOOD TRIM & CMU AT FRONT



EXISTING BRICK WALLS TO REMAIN



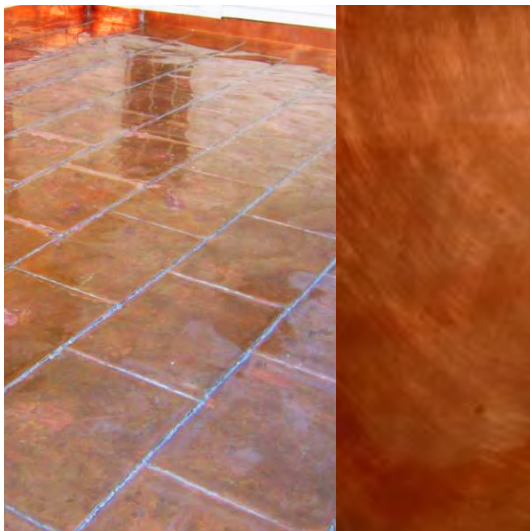
PAINTED METAL WALL CAP &
WIRE MESH GUARD RAIL



BRONZE SCREEN AT REAR DOORS



CONCRETE MASONRY PATIO WALLS,
PAINTED DARK GREEN



COPPER PANELS,
CLADDING AT DUCT SHAFT ENCLOSURE,
INSERTS AT DECORATIVE PIERCED WALL



EXPOSED AGGREGATE CONCRETE
PATIO SLAB, STEPS & RAMP



CLIMBING BOSTON IVY
AT PATIO CMU WALLS
& AT FRONT ENTRY



TRAILING VINCA VINE
IN PLANTERS ON REAR BALCONY



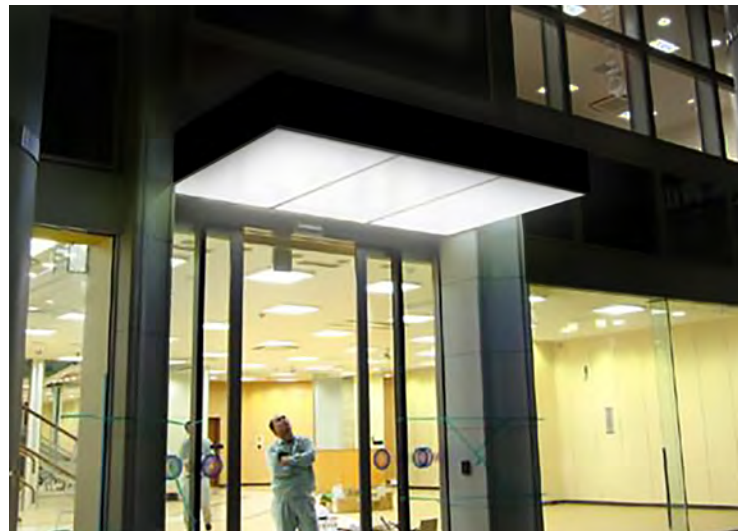
MANICURED LAWN AT PATIO



FOUNTAINS & GAS TORCHES AT PATIO



FRAMELESS GLASS DOORS & BUTT GLAZED
WINDOWS AT REAR WINTERGARDEN WALL



ILLUMINATED PANEL UNDERNEATH
FRONT AWNING & REAR CANOPY

TEMPEST™

GAS TORCHES AND LANTERNS

FIRE IN MOTION

Minimum Clearances To Combustibles

Floor: 2.5" combustible floor to bottom (base) of torch
Walls: 8" measured from glass surface
Ceiling: 26" measured from the torch top (glass frame) with or without the raincap. (Refer to the Owner's Manual for further details)

Gas Rating

	NG	LP
Btus/Hr High	20,000	20,000
Btus/Hr Low	14,000	17,000

Electronic Ignition 24V Model

Install up to six torches on a single transformer and up to five transformers on one 120 volt 15 amp circuit. This can give you up to 30 torches on a single circuit!

Testing

Applicable portions of ANSI Z21.42a-2004 "Illuminating Appliances", CAN 1-2.15, CSA 4.96 U.S. (3rd Ed) "Outdoor Gas Fireplace", and AGA 8-96, "Requirement for Gas-Fired Decorative Illuminating Appliances for Outdoor Installation."

FOR YOUR SAFETY:

FOR OUTDOOR INSTALLATION ONLY!

Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

WARNING:

Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. Refer to the owner's information manual provided with this appliance. For assistance or additional information consult a qualified installer, service agency or the gas supplier.



PICK THE IGNITION SYSTEM THAT BEST MEETS YOUR NEEDS

ELECTRONIC IGNITION 24V MODEL

The Electronic Ignition model can be used with a light switch, remote control, programmable timer or wired into a SmartHome system. Available in NG and LP.

PIEZO IGNITER MODEL

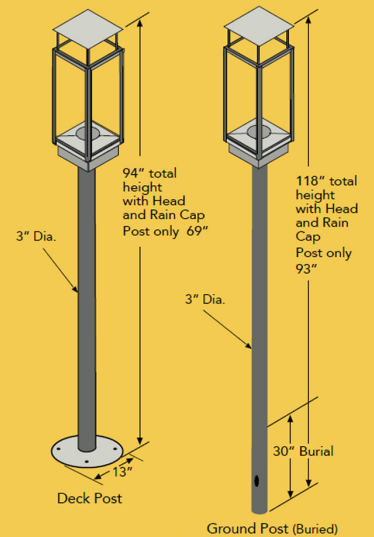
The manual light model works with a built-in Piezo igniter and easy access control panel. Available in NG and LP.



Tempest Torch™

FEATURES YOU'RE GOING TO LOVE

- The Tempest Torch™ and Tempest Lantern™ can be installed in four different ways:
 - Ground Post
 - Deck Post
 - Pillar Mount
 - Wall Mount
- Automatic gas shutoff for added safety if the flame ever goes out.
- Removable rain cap included.
- Tempered glass panels are easy to remove for cleaning and service.
- The Tempest Torch™ features a durable stainless steel frame and burner.
- The Tempest Lantern™ features a durable, high temperature black powder coated frame & cap.
- Available in your choice of natural gas or propane.



www.tempesttorch.com | 7

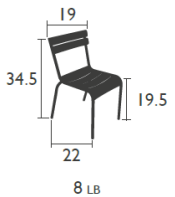
Fermob

4101 - CHAIR

Aluminium tube frame

Backrest and seat made from curved aluminium slats

Stacking: x 10 (stacked height: 48")



Weight: : 23 kg

base : Liquorice steel central column

table top : Reinforced steel sheet: supporting cross-beams beneath

base : Cast iron (13 kg) - Liquorice

Stifled resonance for a more comfortable use

Thicker table top for optimal hold

VERBENA

4102 - ARMCHAIR

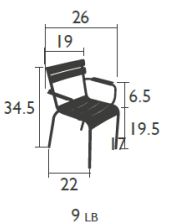
Aluminium tube frame

Backrest, seat and armrests made from curved aluminium slats

Stacking: x 4 (stacked height: 39")

Stacking: x 6 (stacked height: 42")

Stacking: x 8 (stacked height: 38")



ocean master classic

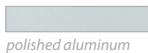
premium parasols

The Ocean Master Classic market style parasol is the culmination of durable engineering, stylish profiles and functional shade design. Manufactured to marine specifications, all Ocean Master parasols feature 100% replaceable parts for easy service and a 15/5-year warranty. Classic beauty. Classic TUUCI.



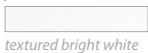
finish options

standard



polished aluminum

powder coat



textured bright white



sea shell white



espresso



ash grey



hammered bronze



jet black

shapes & sizes



square

ft.	/	m.
5.5'	/	1.65
6.5'	/	2.0
7.5'	/	2.25
*8.5'	/	2.6



octagon

ft.	/	m.
6.0'	/	1.8
7.5'	/	2.25
*9.0'	/	2.75
*10.5'	/	3.2
*11.5'	/	3.6



hexagon

ft.	/	m.
7.0'	/	2.15
*8.5'	/	2.6
*10.0'	/	3.0
*11.0'	/	3.4



rectangle

ft.	/	m.
5' x 8'	/	1.5 x 2.45
*6' x 9'	/	1.8 x 2.75

rectangle

ft.	/	m.
*8' x 12'	/	2.45 x 3.65

finial options



venice
aluminum

TUUCI®



features:

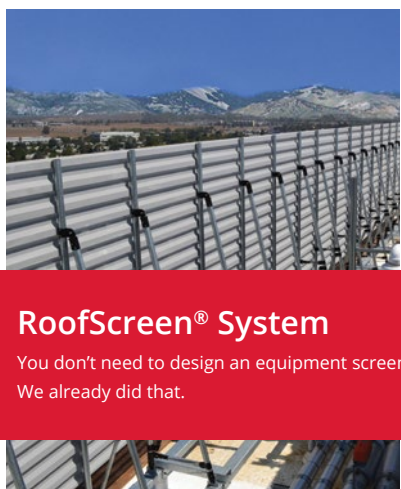
- a. Manual Lift w/ Stainless Steel Security Pin
- b. "Auto-Loc" Marine Pulley Lift System
- c. "Easy Drive" Crank Lift System
- d. Reinforced Strut Joints Construction
- e. Armor-Wall Mast
- f. Reinforced Pocket Construction





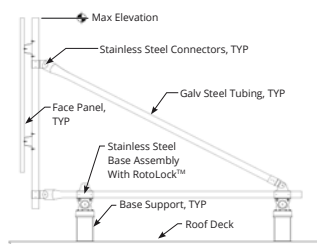
RIBBED PANELS

Economical and very strong with good spanning capability. Available in many styles including perforated and can be oriented vertically or horizontally.



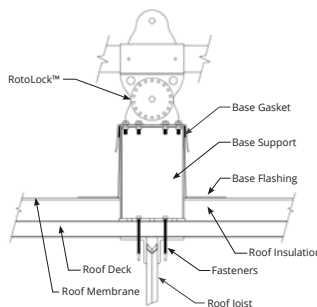
RoofScreen® System

You don't need to design an equipment screen. We already did that.



ROOF ATTACHMENTS YOU CAN TRUST

With the adjustable RotoLock™ feature, integral flashing design and a proven track record, you can have peace of mind using our attachment systems.



ENGINEERED

Full site-specific engineering and shop drawings, with engineer's stamp for any state.



WATERTIGHT

Our brilliantly designed attachments will work with any type of roofing system and will never leak.



WARRANTY

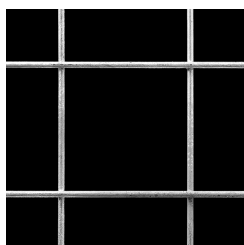
Rest easy knowing you're covered by a 20-year warranty. We don't fool around.

McNICHOLS®

Industrial & Architectural Hole Product Solutions Since 1952.



PAGE 1 OF 1



McNICHOLS® WIRE MESH

Square, Galvanized Steel, Hot Dipped, Welded - Untrimmed, 3" x 3" Mesh (Square), 2.8650" x 2.8650" Opening (Square), 0.135" Thick (10 Gauge) Wire Diameter, 91% Open Area

McNICHOLS® Wire Mesh, Square, Galvanized Steel, Hot Dipped, Mill Finish, Welded - Untrimmed, 3" x 3" Mesh (Square), 2.8650" x 2.8650" Opening (Square), 0.135" Thick (10 Gauge) Wire Diameter, 91% Open Area

ITEM 3403130041 - 48" x 120"

ITEM SPECIFICATIONS

Item Number	3403130041
Product Line	Wire Mesh
Mesh Type	Square
Construction Type	Welded
Primary Material	Galvanized Steel (GV)
Alloy, Grade or Type	Hot Dipped (HD)
Material Finish	Mill Finish
Weave or Trim Type	Welded - Untrimmed
Mesh Size	3" x 3"
Opening Size	2.8650" x 2.8650"
Wire Diameter/Wire Gauge	0.135" Thick (10 Gauge)
Percent Open Area	91%
Weight	0.41 Lbs./Square Foot
Product Form	Sheet
Sizes (Width x Length)	48" x 120"



McNICHOLS® ACCESSORIES

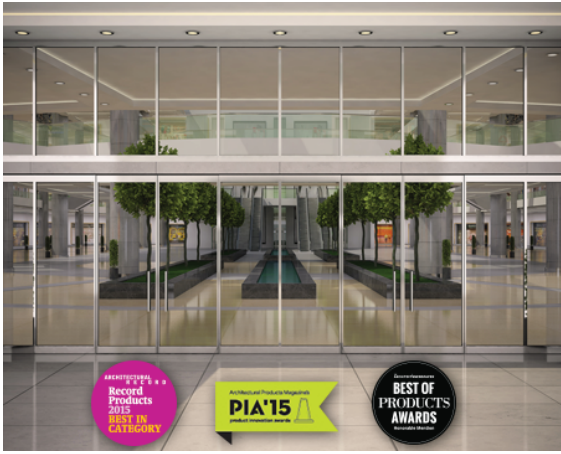
U-Edging, Carbon Steel, Hot Rolled, 14 Gauge (.0747" Thick), Type 438 U-Edging (3/8" Opening x 1" Width)

McNICHOLS® Accessories, U-Edging, Carbon Steel, Hot Rolled, Mill Finish, 14 Gauge (.0747" Thick), Type 438 U-Edging (3/8" Opening x 1" Width), Used to Frame the Edges of Carbon Steel Perforated Metal, Expanded Metal and Wire Mesh

ITEM 4003801410 - 1" x 120"

ITEM SPECIFICATIONS

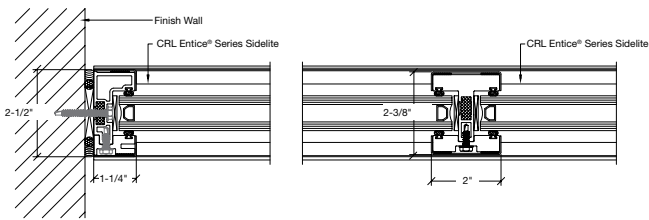
Item Number	4003801410
Product Line	Accessories
Accessory Type	U-Edging
Primary Material	Carbon Steel (CS)
Alloy, Grade or Type	Hot Rolled (HR)
Material Finish	Mill Finish
Gauge/Thickness	14 Gauge (.0747" Thick)
Accessory Profile	Type 438 U-Edging (3/8" Opening x 1" Width)
Opening (Clear Space)	3/8"
Width	1"
Length	120"
Compatible With	Used to Frame the Edges of Carbon Steel Perforated Metal, Expanded Metal and Wire Mesh
Weight	0.56 Lbs./Linear Foot
Product Form	Piece
Sizes (Opening x Width x Length)	3/8" x 1" x 120" (Cut Lengths Available)



PROJECT: 777 Avenida
LOCATION: El Segundo, CA
ARCHITECT: Skidmore, Owings & Merrill (SOM)

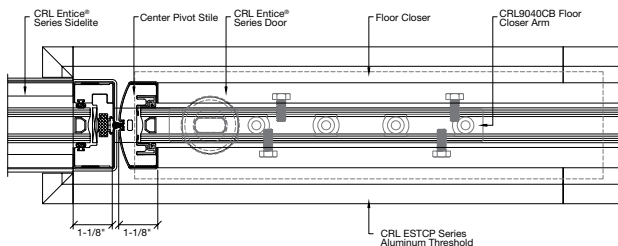
The CRL-U.S. Aluminum Entice® Series Entrance System was created to exceed demanding building code and energy conservation requirements while maintaining an elegant appearance. Entice has very slender vertical lines and the unique ability to support handle hardware on 1" (25 mm) insulating glass with a "floating on air" appearance, making Entice a perfect match for our equally elegant Blumcraft® Access Handles.

- 1-1/8" (29 mm) Ultra Narrow Vertical Stiles and Mullions With a System Depth of Only 2-1/2" (64 mm)
- Accommodates 1" (25 mm) Insulating Glass
- Complete Entrance System Including, Corners, Thresholds, Wall and Doorway Jamb, Vertical Mullions, and Fixed Lite Rails
- Header Adapter Integrates With USAL Storefronts and Curtain Walls
- Meets the requirements of AAMA SFM-1-14
- U-Factors as Low as 0.33
- Meets ASHRAE 90.1 Air Infiltration and Thermal Performance Requirements

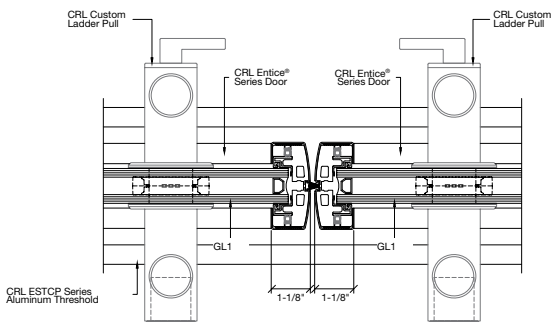


SIDELITE JAMB AT WALL

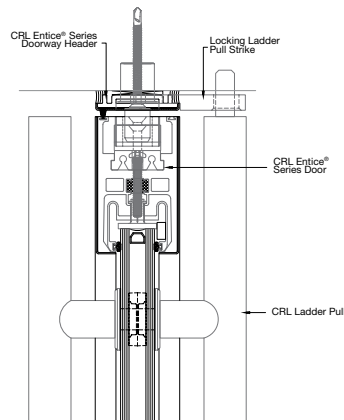
INTERMEDIATE VERTICAL MULLION



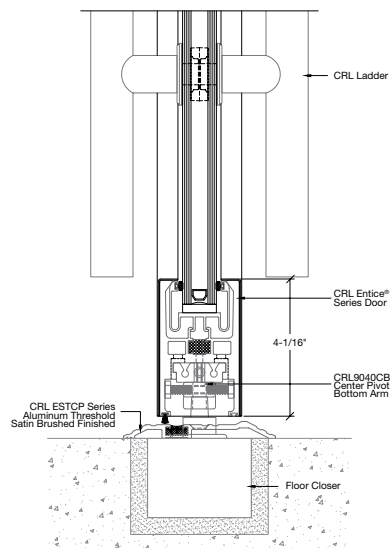
DOOR JAMB AT SIDELITE



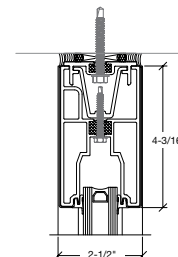
MEETING STILES



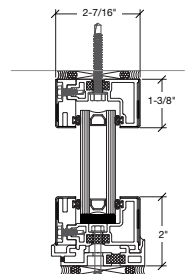
DOOR HEAD



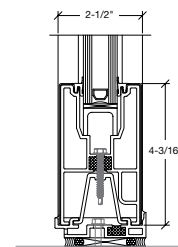
4" DOOR BOTTOM



4" SIDELITE HEAD



LOW PROFILE SIDELITE



4" SIDELITE BOTTOM

NOT TO SCALE | For Specifications, Details, and Testing visit crl-arch.com/ENTICE

CRL PROJECT RESOURCES

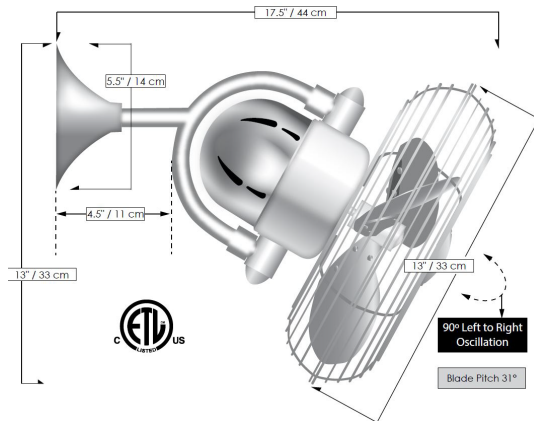
ENERGY CODE TOOLS:

- NFRC Bid Reports
- NFRC Label Certificates
- Thermal Performance Glazing Selection Charts
- Area Weighting Calculations
- State Energy Commission Document Coordination

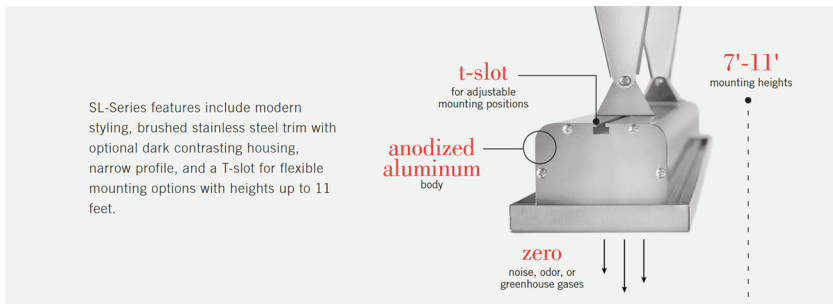
DRAFTING AND DESIGN SERVICES:

- Shop Drawings
- Fabrication Drawings
- 3D Modeling
- Engineering Services
- Project Management

Contact U.S. Aluminum Tech
Sales for more information at
usalum@crlaurence.com.

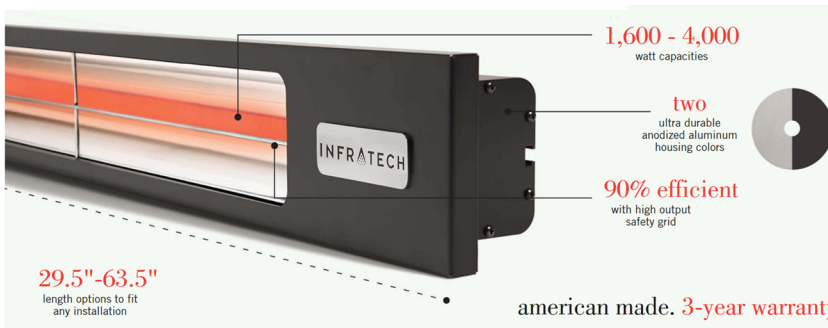
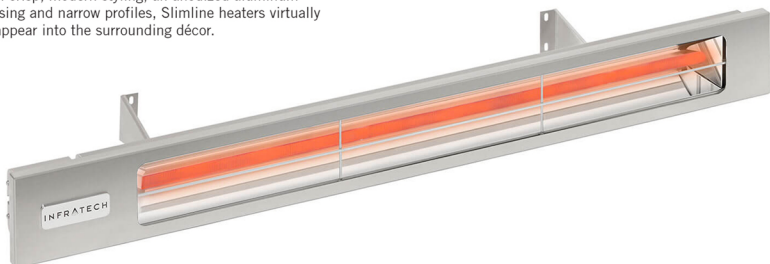


KAYE		
FINISH AND BLADE OPTIONS		
	SKU#	KC-XX (Model+Finish)
NEW	Finishes	Brushed Nickel
		Matte Black
		Polished Chrome
		Textured Bronze
		Gloss White
		BN BK CR TB WH
TECHNICAL SPECS		
Fan Weight	10.5 lbs	
Voltage	110 or 220	
Motor Type	AC	
Oscillation	Yes	
Fan Diameter	13 inches / 33 cm	
Fan Height	13 inches / 33 cm	
Fan Projection	17.5 inches / 44 cm	
Ceiling Mount Overall Drop	17.5 inches / 44 cm	
Recommended Mounting Height	Approximately 24 inches / 61 cm from ceiling	
Fan Guard	Safety Cage	
Blade Pitch	31°	
Environment	Damp locations for all finishes Neither coastal, saltwater nor chlorine compatible	
Ambience	Soothing White Noise	
Safety Certification	ETL / CETL	
Warranty	Limited Lifetime	
NEW JAN 21, 2020 DOE MOTOR EFFICIENCY DATA		
RPM (Low / High)	1213 / 1445	
CFM (Low / High)	868 / 1303	
Watts (High)	47.68	
CFM/Watt (High)	27.32	
Blade Pitch	31°	
STANDARD EQUIPMENT		
Safety cage		
Side-mounted wall junction box		



sl-series slimline single element heaters

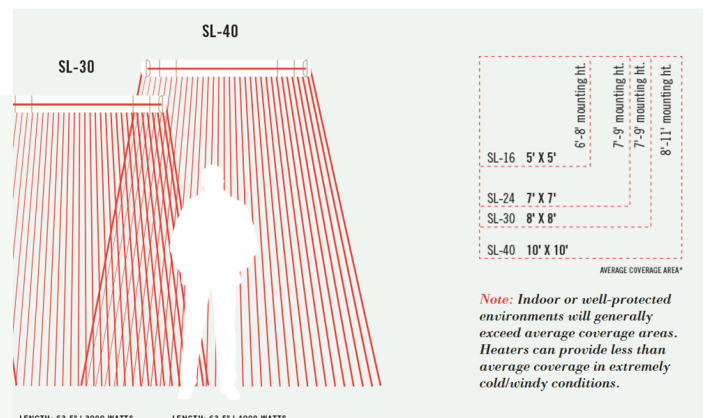
With crisp, modern styling, an anodized aluminum housing and narrow profiles, Slimline heaters virtually disappear into the surrounding décor.



SILVER



ALL BLACK SLIMLINE
SHADOW™



DELTA STAR - SIGN STAR STYLE 'C' LED

IP66 RATED

DATE:

PROJECT:

TYPE:

CATALOG NUMBER LOGIC:



**36" maximum stem length with Power Canopy option.*

***Designed for use with 12 VAC. LED transformer. Requires magnetic low voltage dimmer.*

****Please see Adjust-e-Lume photometry to determine desired intensity.*

*****Accommodates up to 2 lens/shielding media.*

CATALOG NUMBER LOGIC

Example: SN - 30 - C - LED - e65 - SP - A7 - WHW - 12 - 11 - A - PC-TRe20

MATERIAL

Aluminum

SERIES

SN - Sign Star

STEM LENGTH

18" (Standard), 24", 30", 36", *42", or *48"

STYLE

C - Straight Mount

SOURCE

LED - with Integral Dimming Driver**

LED TYPE

e64 - 7W LED/2700K e66 - 7W LED/4000K

e65 - 7W LED/3000K e74 - 7W LED/Amber

OPTICS

NSP - Narrow Spot (13°) MFL - Medium Flood (23°)

SP - Spot (16°) WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY***

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

(Also available in RAL Finishes. See submittal SUB-1439-00)

LENS TYPE****

12 - Soft Focus 13 - Rectilinear

SHIELDING****

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 45° Less Weephole (Interior use only)

E - 90° Less Weephole (Interior use only)

F - 90° with Flush Lens

OPTIONS

PC-TRe20 - Power Canopy with TRe20 Electronic Transformer (105-300 VAC. 50/60 Hz. non-dimming)*

UPM - Universal Power Module

B-K LIGHTING

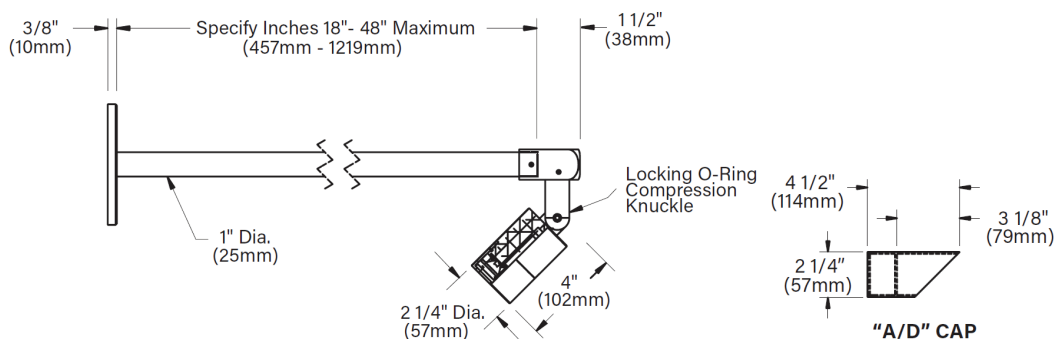
MADE IN THE USA

559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN.

12/02/2020 SKU-746
SUB-2270-00

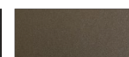
CANOPY - SIDE VIEW



STANDARD FINISHES



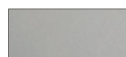
Satin Black
(BLP)



Satin Bronze
(BZP)



Satin White
(WHP)



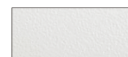
Satin Aluminum
(SAP)



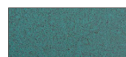
Black Wrinkle
(BLW)



Bronze Wrinkle
(BZW)



White Wrinkle
(WHW)



Verde
(VER)



GARDEN AND POND WATERFALL & UP LIGHT

Equivalent
to a 10 W
halogen bulb

Équivalent à
une ampoule
à halogène
10 W

For waterfall and landscape applications

- Ideal for lighting or highlighting waterfalls, trees and plants
- Bulbs last 30 times longer than traditional halogen lighting
- Creates a warm natural looking light (3000 Kelvin Temperature)



Light
it

LED
1W

A. LED Waterfall and Landscape Accent Light

The small compact design makes it ideal for tucking into small places. Ideal for shallow applications; like in or around waterfalls and streams, under overhangs, or behind cascading water.

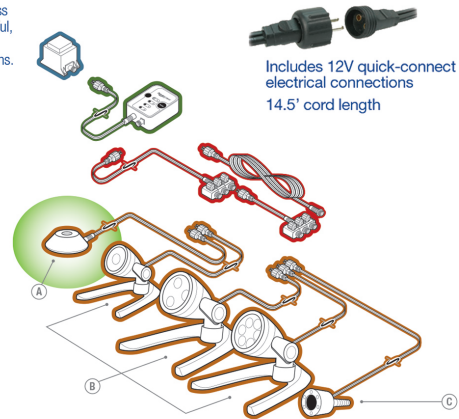
B. LED Pond and Landscape Spotlight

Ideal for up lighting trees and plants; highlighting areas like waterfalls, decorative water features, and other focal points in or out of the water.

C. LED Fountain Accent Light

Primarily used for lighting bubbling, decorative water fountains. This unique accent light allows for water to pass through the center of the LED light ring creating a beautiful, shimmering, dancing water effect. Ideal for use in all AquaScape decorative fountains and drilled stone fountains.

Please note: The hose barb attachment can be easily removed, allowing for even more creativity.



Includes 12V quick-connect
electrical connections
14.5' cord length



Halogen/incandescent

P5741-31

Cylinder

6" flush mount cylinder with heavy duty aluminum construction. Powder coated finish. UL listed for damp locations.

- Black finish.
- Powdercoat finish.
- Ideal for a wide variety of interior and exterior applications.
- Heavy duty aluminum framing.
- One 250w PAR-38 or 150w BR-40.

Category: Outdoor

Finish: Black (powder coat paint)

Construction: Extruded aluminum Construction

Diameter: 6"
Height: 12"



MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Ceiling flush mounted	Pre-wired	Quantity:	UL-CUL Damp location listed
Mounting strap for outlet box included	6" of wire supplied	One 250w max. PAR-38	1 year warranty
Fixture covers a standard 4" octagonal recessed outlet box	120 V	E26 base porcelain socket	
6" W., 12" ht., 6" depth			



Slim Line 48" LED Wall Washer (36W)

MODEL: AL-WW-SL-48

DESCRIPTION

aspectLED's Slim Line series of wall wash fixtures are perfect for interior or exterior wall wash applications and are easily concealed due to their compact size. These wall wash fixtures are the choice of electricians, lighting designers and architects worldwide for their high performance light output, attractive styling, and accurate colors. Available in a variety of colors, as well as RGB (up to 16.7M colors).

The RGB version of this wall washer is capable of producing 16.7 million colors and features 31 built-in color changing programs. Or, it can be controlled via a DMX decoder/driver.

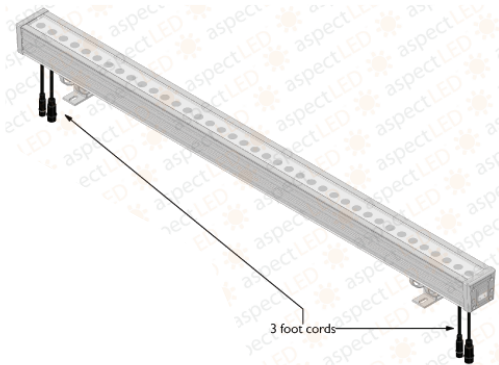
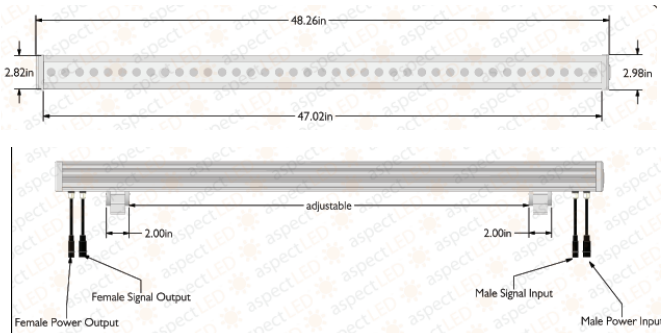
CERTIFICATIONS



PHYSICAL DIMENSIONS + SPECIFICATIONS

Light Fixture Dimensions	47.6" (1,210mm) Wide, 3.9" (134mm) Tall, 2.2" (60mm) deep
LED Driver Input Voltage	120VAC
Beam Angle	15, 30 or 45 Degrees
Dimmable	Yes (single solid color not dimmable)
Nominal Power Consumption	36 Watts
Max Luminous Flux of LED Array	3240 Lumens - white, 2880 Lumens - color (may vary based on LED color choice)
LED Type	SMD LED Chips
LED Quantity	36 - High Power 1 Watt LEDs
Fixture Material	Aluminum Body
Glass	Step-tempered glass
IP Rating	IP63 (install with glass bezel/LEDs facing upwards)
Fixture Weight	11 pounds
Estimated Lifespan	Up to 50,000 hours
Warranty	1 Year
Suitable Uses	Indoor/Outdoor, Dry or Damp Locations. If unit is installed upside down, it must be installed in a cove or other structure with protection from rain/moisture.
Standards/Certifications	RoHS

DIMENSIONS



SKU BUILDER

Model Number

AL-WW-SL-48

LED Color

Warm White - WW
Cool White - CW
DayWhite - DW
Blue - B
Green - G
Red - R
Yellow/Amber - Y
RGB - RGB

Beam Angle

15 DEG - 15D
30 DEG - 30D
45 DEG - 45D



Special Land Use Permit Application – Bistro Planning Division

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

1. Applicant

Name: -see second sheet
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

3. Applicant's Attorney/Contact Person

Name: -see second sheet
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

2. Property Owner

Name: -see second sheet
Address: _____

Phone Number: _____
Fax Number: _____
Email address: _____

4. Project Designer/Developer

Name: ROMAN BONISLAWSKI / RON & ROMAN
Address: 116 E. FRANK ST.
BIRMINGHAM, AL 38209
Phone Number: 248-202-3710
Fax Number: _____
Email address: ROMAN@RONANDROMAN.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 sites 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 the 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: 710 N. OLD WOODWARD
BACK SIDE OF BUDG FACING CREEK
Name of development: N.A.
Sidwell #: N.A.
Current Use: POTENTIAL STORAGE OR BUSINESS
Proposed Use: A-1 ASSEMBLY BISTRO
Area of Site in Acres: _____
Current zoning: D2 OVERLAY D2
Is the property located in the floodplain? YES
Name of Historic District Site is Located in: N.A.
Date of Historic District Commission Approval: N.A.
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: 2/3/21
Date of Final Site Plan Approval: _____
Date of Application for Revised Final Site Plan: _____
Date of Revised Final Site Plan Approval: _____
Date of Design Review Board Approval: _____
Is there a current SLUP in effect for this site? NO
Date of Application for SLUP: _____
Date of SLUP Approval: _____
Date of Last SLUP Amendment: _____



Special Land Use Permit Application – Bistro Planning Division

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

1. Applicant

Name: Christ Backos - Brian Najor

Address: 600 N. Old Woodward, Suite 100, Birmingham, MI 48009

Phone Number: 248-433-7000

Fax Number: 248-433-0900

Email address: kim@najorcompanies.com

3. Applicant's Attorney/Contact Person

Name: Paul Addis

Address: 18 First Street, Mt Clemens MI

Phone Number: 586-212-5227

Fax Number: 586-221-4140

Email address: paddis@michiganjustice.com

2. Property Owner

Name: Maplewood 720, LLC

Address: 600 N. Old Woodward, Suite 100, Birmingham, MI 48009

Phone Number: 248-433-7000

Fax Number: 248-433-0900

Email address: kim@najorcompanies.com

4. Project Designer/Developer

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email address: _____

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 sites 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 the 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: _____

Name of development: _____

Sidwell #: _____

Current Use: _____

Proposed Use: _____

Area of Site in Acres: _____

Current zoning: _____

Is the property located in the floodplain? _____

Name of Historic District Site is Located in: _____

Date of Historic District Commission Approval: _____

Date of Application for Preliminary Site Plan: _____

Date of Preliminary Site Plan Approval: _____

Date of Application for Final Site Plan: _____

Date of Final Site Plan Approval: _____

Date of Application for Revised Final Site Plan: _____

Date of Revised Final Site Plan Approval: _____

Date of Design Review Board Approval: _____

Is there a current SLUP in effect for this site? _____

Date of Application for SLUP: _____

Date of SLUP Approval: _____

Date of Last SLUP Amendment: _____

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

REWORK EXIST. SPACE & CITY OWNED PARCEL INTO NEW BISTRO W/
NEW OUTDOOR STAIRS, RAMP & PLANTINGS W/ GAS TORCHES, FOUNTAINS,
GUARDS, SCREEN ENCLOSED PORCH, BAR/RESTAURANT KITCHEN WITH
NEW EXHAUST & MAKE UP AIR DUCTING ENCLOSED ARCHITECTURALLY
ON REAR OF BUILDING WITH NEW ROOFTOP MECHANICAL EQUIPMENT
& EQUIPMENT SCREEN WALL ON ROOF, ADDING ENCLOSURE TO TRASH
RECEPTACLES, & NEW SIGNAGE & ARCHITECTURAL TREATMENT OF
EXISTING N. OLD WOODWARD BLDG ENTRANCE.

8. Buildings and Structures

Number of Buildings on Site: 1

Height of Buildings & # of Stories: APPROX 21' @ OLD WOOD.

Use of Buildings: RETAIL & OFFICE.

Height of Rooftop Mechanical Equipment: 5 FT HIGH.

9. Floor Use and Area (in Square Feet)

Structures:

Restaurant Space: 3,372 SF.

Office Space: EXIST.

Retail Space: EXIST.

Number of Residential Units: N.A.

Rental or Condominium? N.A.

Total Floor Area: 3,372.

10. Proposed Bistro Operation

Number of Indoor Seats: 64

Number of Outdoor Seats: 64

Entertainment Proposed: NO

Previous LCC Complaints? N.A.

Number of Tables along Street Façade: 2 BOOTHS 8 SEATS

Type of Cuisine: REAR.

Bar Area? YES

Number of Seats at Bar: 10

Full Service Kitchen? YES

Percentage of Glazing Proposed: 100% @ NEW INNER WALL

Years of Experience in Birmingham: N.A.

Years of Experience Outside Birmingham: N.A.

11. Required and Proposed Setbacks

Required Front Setback: 0

Required Rear Setback: 0

Required Total Side Setback: 0

Proposed Front Setback: 0

Proposed Rear Setback: 0

Proposed Total Side Setback: 0

12. Outdoor Dining Facility

Location (sidewalk right-of-way or on-street parking space):

REAR SCREEN PORCH & CITY LEASE PROP.

Hours of Operation:

Width of unobstructed sidewalk between door and café? (5 ft. required):

Platform Proposed: N.A.

Trash Receptacles: IN SERVICE STATION.

Number of Tables/Chairs: 26 TABLES/64 CHAIRS.

Material of Tables/Chairs:

Tables Umbrellas Height & Material: METAL & CANVAS.

Number and Location of Parking Spaces Utilized:

CITY PARKING LOT.

Screenwall Material: WELDED WIRE MESH.

Enclosure Material: @ TRASH, PAINTED CMU 6' H.

13. Required and Proposed Parking

Required number of parking spaces: N.A.

Location of parking on site: ADJACENT CITY LOT & @

Screenwall material: EXIST OLD NEW WOODWARD.

Shared Parking Agreement? N.A.

Location of parking off site: N.A.

Height of screenwall: N.A.

14. Landscaping

Location of landscape areas: OUTDOOR @ EAST

END OF OUTDOOR PATIO W/ LAWN,
& PLANTED FLOWER BOXES ALONG
REAR SCREEN ENCLOSED WALL -
PLANTED WITH ENGLISH IVY (NOT
PROPOSED TO GROW ONTO BRICK) &
PLANTERS ON DECK ABOVE W/
VINEA MINOR PLANTINGS.

Proposed landscape material: SEE DESCRIPTION

@ LEFT.

15. Streetscape

Sidewalk width: EXIST 5' REAR WALK.
Number of benches: N.A.
Number of planters: N.A.
Number of existing street trees: N.A.
Number of proposed street trees: N.A.
Streetscape plan submitted? N.A.

Description of benches or planters: N.A.
Species of existing trees: N.A.
Species of proposed trees: N.A.

16. 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: ADJACENT PARKING LOT.

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.

17. Exterior Waste Receptacles

Required number of waste receptacles: 1
Location of waste receptacles: @ CURRENT LOCATION
Screenwall material: PAINTED CMU.

Proposed number of waste receptacles: EXIST CITY SHARED TRASH
Size of waste receptacles: 6'
Height of screenwall: 6'

18. 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: 1 NEW
Type of rooftop units: MAKE-UP AIR UNIT.
Screenwall material: CORRUG. PAINTED METAL.
Location of screenwall: ROOF SURROUNDING EXIST & NEW EQUIP.

Location of all rooftop units: PER ROOF PLAN
Size of rooftop units (L•W•H): NEW ± 4'x6'x5'H.
Percentage of rooftop covered by mechanical units: MIN.
Height of screenwall: 5'H.
Distance from rooftop units to all screenwalls: MIN 3'

19. Accessory Buildings

Number of accessory buildings: -
Location of accessory buildings: -

Size of accessory buildings: -
Height of accessory buildings: -

20. Building Lighting

Number of light standards on building: 8
Size of light fixtures (L•W•H): 6"φ x 12"H.
Maximum wattage per fixture: 90 ERLV (13 W LED)
Light level at each property line: 0

Type of light standards on building: CYLINDER DOWNLIGHTS & REPLACE 1 RECESSED.
Height from grade: ± 10'
Proposed wattage per fixture: EQUAL TO 90 WATTS INCANDESCENT

21. Site Lighting

Number of light fixtures: (3) IN POOL LIGHTS
Size of light fixtures (L•W•H): -
Maximum wattage per fixture: -
Light level at each property line: 0

Type of light fixtures: IN POOL, & TIKI TORCHES.
Height from grade: @ GRADE & @ 7' @ TORCH.
Proposed wattage per fixture: -
Holiday tree lighting receptacles: YES :

22. Adjacent Properties

Number of properties within 200 ft. THE ENTIRE BLOCK EXCLUDING 620 N. OLD WOODWARD

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: -see attached Date: _____

Print Name: _____

Signature of Applicant: -see attached Date: _____

Print Name: _____

Signature of Architect:  Date: 2/3/21

Print Name: ROMAN BONISLAWSKI, R.A.

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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

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: _____

Date: 2/3/21

Print Name: Brian Najor

Signature of Applicant: _____

Date: _____

Print Name: _____

Signature of Architect: Christ Backos

Date: 2/3/21

Print Name: Christ Backos

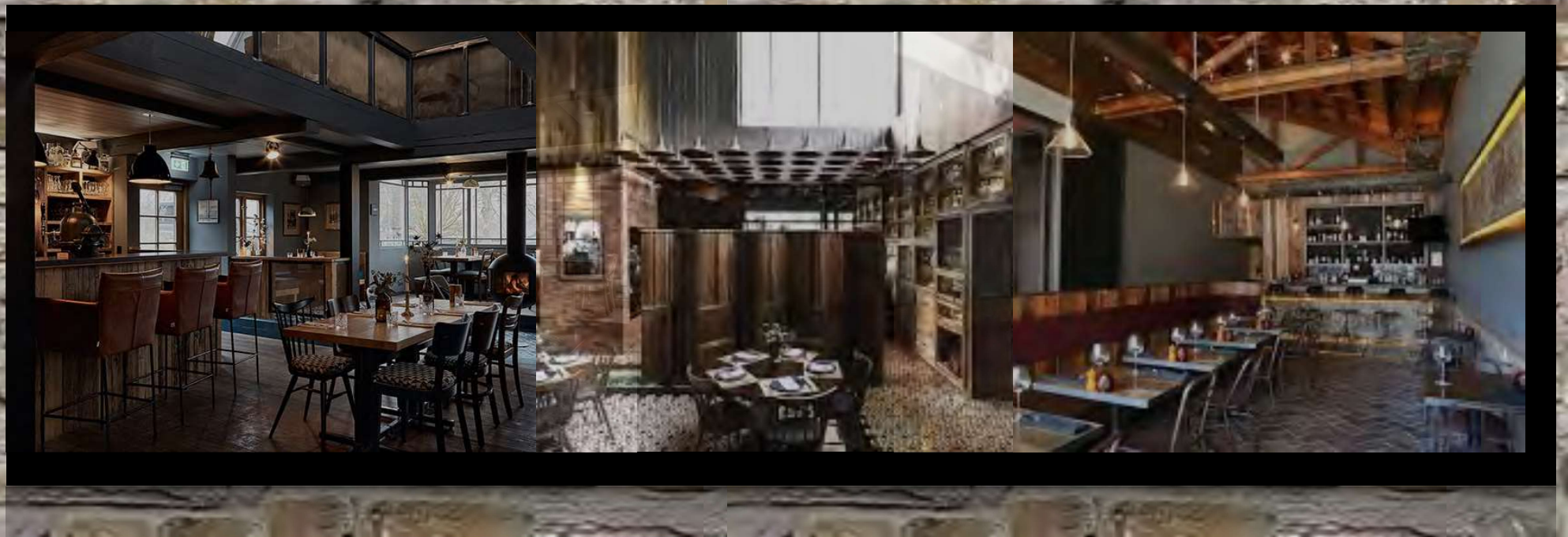
Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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

Vinewood

Kitchen & Cocktails



Starters

Crispy Calamari
lemon . parsley . chili aioli

Prime Meatballs
burrata . Parmesan . heirloom tomato Marinara . arugula pesto



King Crab Bruschetta
lemon butter . parsley . dill

Tuna Tartar
avocado . yuzu . homemade tortilla chips

Oysters on the half shell
yuzu granita . spicy cocktail



Chicken Nachos
homemade tortilla chips . cheddar jack . black bean queso . jalapeños . black olives . lettuce . salsa verde . sour cream . guacamole

Chips and Cheese
homemade tortilla chips . black bean queso . salsa verde

Deviled Eggs
king crab . caviar

Baked Fontina Dip
olive oil . rosemary . thyme . garlic . crostini . homemade tortilla chips

Steamed Mediterranean Mussels
spicy heirloom tomato marinara . garlic crostini

Sweet Potato French Fries
homemade ranch . honey mustard



Jumbo Shrimp Cocktail
spicy cocktail

Buffalo wings
blue cheese dressing . celery sticks



Crock of Pimento Cheese
crackers . celery sticks . carrot sticks

Salads

Imported Burrata
king crab . Heirloom Tomato . Arugula . Crostini . olive oil . balsamic

Shredded Kale
grilled chicken oregano . mushrooms . bacon . parmesan . herb vinaigrette

Steak Salad
tenderloin tips . iceberg . romaine . cucumber . tomatoes . green beans . hardboiled eggs . fingerling potatoes . blue cheese . herb vinaigrette

Classic Greek
grilled chicken oregano . imported feta . tomatoes . cucumbers . kalamata olives . roasted beets . olive oil . lemon

Roasted Beet
whipped goat cheese . pistachio . arugula . crostini . dijon mustard vinaigrette

Ora King Salmon Cobb
roasted corn . tomato . bacon . avocado . homemade ranch

Cauliflower Crunch
grilled chicken oregano . feta . apples . pistachios . dried cranberries . mint . parsley . dijon mustard vinaigrette

Soups

Vegetarian Chili
Potato cheddar
Spicy Sausage Lentil



Entree

8oz Creekstone filet
garlic & rosemary butter . roasted fingerling potatoes . sautéed green beans

Steak & Frites
16 oz bone in ribeye
special seasoning . rosemary sea salt french fries . sweet potato fries or greek fries

Spaghetti with Prime Meatballs
Heirloom tomato marinara . imported burrata (make it spicy!)

Chicken Parmesan
spaghetti with heirloom tomato marinara (make it spicy!)



Grilled Chicken Oregano
Tzatziki . greek fries

Ora King Salmon
Roasted corn and avocado salsa . wilted spinach



Fish and Chips
fresh fried halibut . rosemary sea salt french fries . homemade tartar sauce

Chicken Finger Platter
homemade ranch . honey mustard . rosemary sea salt french fries

Lamb Chops
greek fries . mini greek salad



Sides

Roasted Fingerling Potatoes
Sautéed Green Beans
Steamed Broccoli
Sweet Potato Fries
Rosemary Sea Salt Fries
Greek fries
Cauliflower Au Gratin



Sandwiches

Philly Cheesesteak
thin sliced tenderloin . peppers . onions . mushroom . provolone
rosemary sea salt french fries

Baja Fish Tacos
Fried Halibut . salsa verde . homemade tortilla chips . guacamole

Pimento Cheese Stuffed Burger
lettuce . tomatoes . chili aioli
rosemary sea salt french fries

Cheddar Burger
hand-packed patty . cheddar . caramelized onions
rosemary sea salt french fries



Desserts

Butter Cake
vanilla ice cream . homemade whipped cream

Loukamaides
cinnamon . honey

Homemade Oreo Ice Cream Cake

Belgian Chocolate Soufflé Cake
Vanilla ice cream . homemade whipped cream

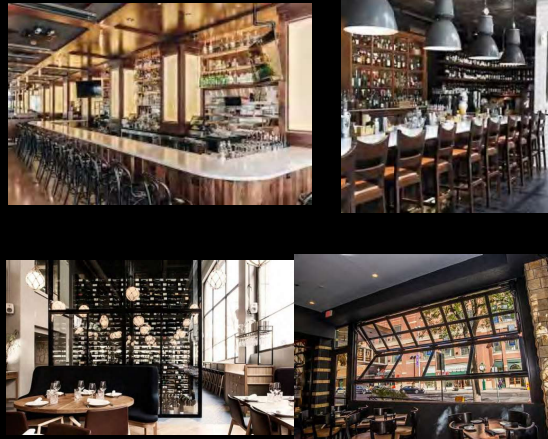


Kids Menu

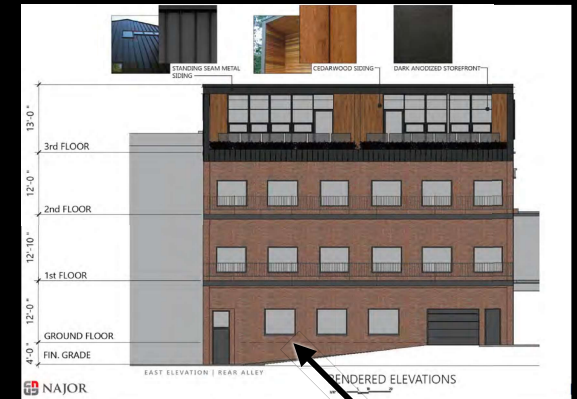
Fish and Chips
Kids Burger and Fries
Salmon and Steamed Broccoli
Chicken Fingers and Fries with Homemade Ranch
Spaghetti and Meatballs
Baked Cauliflower Au Gratin with Sautéed Green Beans

Vinewood Kitchen and Cocktails is a modern casual American restaurant, which features a wide selection of menu items with a hint of clean mediterranean influence, focusing on healthy options with a twist. Designed specifically for the Birmingham clientele, we source the highest quality ingredients to provide the very best in our industry. The full service bar offers unique craft beers, fine wine, and scratch cocktails. Our core philosophy is to provide outstanding service and food in a casual but still upscale atmosphere. Our goal is to become Birmingham's go-to neighborhood restaurant with something for everyone.

Owner/Operator Christ Backos has been in the food business for over 25 years. He has owned and operated full service restaurants, bars, and banquet facilities over that span of time. He currently owns and operates Ernie's Medditeranian Room which is an upscale mediteranian concept and banquet facility in Clinton Township. He also owns and operates three Leo's Coney Island Franchises in Macomb County, The Detroit Food Company which is a full service off premise catering company, and the Fresh Food Kitchen which is a meal prep food delivery service. For this project, he has collaborated with executive chef Sarah Nahas Hormi, a graduate of the New York Culinary Institute. She is a culinary producer for the show Chopped, Chopped Jr. & Chopped Sweets on the Food Network.



Our vision for the interior is modern meets rustic. A warm but sophisticated vibe that is family friendly, a true neighborhood restaurant.



Proposed lower level space where garage doors or accordian windows would open to the outside.

**724 N. Old Woodward
Birmingham, MI 48009**



