

VIRTUAL MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, JUNE 23, 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 **June 9, 2021**
- C. Chairpersons' Comments
- D. Review of the Agenda

- E. Special Land Use Permit Reviews
 - 1. **300 & 394 S. Old Woodward, and portions of 294 E. Brown – New Construction (Capital Title & Frank's Shoe Service, portions of Coldwell Banker Weir Manual parking lot)**, Request for a Special Land Use Permit request to consider approval of a new four story building, including a request to operate a restaurant using an Economic Development Liquor License. **(Matter to be rescheduled to July 14, 2021)**

- F. Final Site Plan and Design Review
 - 1. **35001 Woodward (Parking lot & Hunter House)**, Request for Final Site Plan and Design Review to consider approval of a new 5 story mixed use building.
 - 2. **34745 Woodward Avenue – Jax Car Wash**, Request for Final Site Plan & Design Review for circulation and layout changes to the existing car wash site. **(Request by applicant to postpone to July 28, 2021)**
 - 3. **300 & 394 S. Old Woodward, and portions of 294 E. Brown – New Construction (Capital Title & Frank's Shoe Service, portions of Coldwell Banker Weir Manual parking lot)**, Request for Final Site Plan and Design Review to consider approval of a new four story building. **(Matter to be rescheduled to July 14, 2021)**

- G. Miscellaneous Business and Communications:
 - 1. Communications – **Live meetings starting in July 2021**
 - 2. Administrative Approval Correspondence
 - 3. Draft Agenda for the next Regular Planning Board Meeting **(July 14, 2021)**
 - 4. 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, June 9, 2021

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the City of Birmingham Planning Board held on June 9, 2021.
Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

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

All located in Birmingham, MI.

Absent: Board Members Robin Boyle; Student Representative Jane Wineman

Administration: Jana Ecker, Planning Director ("PD")
Nick Dupuis, City Planner ("CP")
Laura Eichenhorn, City Transcriptionist

06-074-21

B. Approval Of The Minutes Of The Regular Planning Board Meeting of May 26, 2021

Mr. Jeffares said that on page three of the minutes it should be specified that Mr. Williams and Chair Clein were agreeing that outdoor hours should not go past 12 a.m.

Mr. Williams and Chair Clein concurred.

Motion by Mr. Koseck

Seconded by Mr. Jeffares to approve the minutes of the Regular Planning Board Meeting of May 26, 2021 as amended.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

Abstain: Emerine

06-075-21

C. Chair's Comments

Chair Clein welcomed everyone to the virtual meeting and reviewed the meeting's procedures.

06-076-21

D. Review Of The Agenda

There were no changes to the agenda.

06-077-21

E. Special Land Use Permit Review and Final Site Plan and Design Review

1. 501 S. Eton – Whistle Stop – Request for a Special Land Use Permit to consider approval of a new bistro serving alcoholic liquors in an existing building.

CP Dupuis reviewed the item. He noted that this would actually be the second bistro in the Rail District since it would be in addition to the bistro in Whole Foods.

Patrick Howe, attorney, Jawan Matti, architect, and Elda and Valter Xhomaqi, owners, were present on behalf of the applicant.

Ms. Matti said she had proposed concrete for the area in front of the southern tenant space because she was concerned the sidewalk might otherwise be too choppy. She said she was not yet sure what the proposed pervious concrete would look like.

Mr. Koseck said he was in favor of having more green space in front of the southern tenant space instead of concrete. He also asked that the front windows be updated to the City's current standards of clear glass.

Ms. Matti confirmed that the Xhomaqis would change out the current front window glass to clear glass to meet the current standards.

Mr. Howe said that would leave the project with a 3% deficiency on the glazing and asked the Board to approve the plans as such since it is a renovation.

Mr. Jeffares concurred with Mr. Koseck that the green space should be increased in front of the southern tenant space.

In reply to the Chair, Mr. Howe stated that the alcoholic beverages served would not deviate from the sample menu provided. He stated that there would not be full bar service, and that if Whistle Stop in the future wanted to modify that proposal they would return for a SLUP amendment.

In regards to Messrs. Koseck's and Jeffares' concerns about green space in front of the restaurant, Chair Clein noted complicating the pedestrian pathway in front of the restaurant could result in difficulties for visually impaired pedestrians navigating the space. He said he would be more in favor of possibly adding a new street tree, adding more pervious pavement, or adding planters and boxes to retain more greenery without causing additional challenges for visually impaired pedestrians.

PD Ecker confirmed for the Chair that she could work with the Engineering Department and the applicant to implement the Board's comments and administratively approve the item if that was the Board's recommendation.

Mr. Jeffares said than if more green space could not be added then bike parking could be provided on the areas of extra concrete.

Mr. Koseck concurred and suggested that benches or light fixtures could be other options for areas of excess concrete.

Mr. Howe said the applicant would be happy to work with the City to improve the front streetscape.

Ms. Whipple-Boyce noted that the area around the tree proceeding north along the sidewalk did not need to be paved. She expressed appreciation for the applicant's submitted designs generally, and agreed that the applicant could work with City departments to increase green space or give the concrete purpose in the front streetscape.

Subsequent to Board discussion about vehicle door swings, Mr. Emerine noted that the sidewalk as proposed met the City's code and ordinance standards. He noted that there was only one parallel parking space in front of the Whistle Stop. He said that while door swings might be a future topic for the Board to discuss more generally it was not an issue for this item from an engineering standpoint.

PD Ecker confirmed that the sidewalk's width as proposed met the City's ordinance requirements.

Public Comment

James Schmier, resident of the Rail District and Board Member of Eton Two, said there were substantial issues with parking in the residential areas surround Whistle Stop. He said he was supportive of the bistro license being granted in general, but not until permit parking on the streets across from Attard was removed in order to decrease the number of vehicles parking in his neighborhood.

In reply to Chair Clein, PD Ecker confirmed that permit parking is evaluated by the Multi-Modal Transportation Board and the City Commission.

A second resident of the Rail District and a Board Member of Eton One concurred that she was fine with the bistro license being granted but not before traffic, congestion, and pedestrian safety issues at Eton and Hazel were addressed.

Chair Clein noted that the Whistle Stop is an existing establishment proposing a decreased amount of seating from what was previously approved. He stated that granting the bistro license would not likely have a significant impact on the number of patrons and would have no impact on the hours of operation. He said he also lives in the Rail District across from a restaurant and that parking has not been an issue as long as it is managed properly. He said that if the applicant

works to improve the proposed streetscape as discussed he would support the item if it came to a vote.

Mr. Emerine said he was happy to support the item moving forward. He noted that the Whistle Stop was an existing business with existing parking that would not exacerbate the area's parking and traffic issues, and that they had reduced their seating from the previous proposal. He said granting Whistle Stop a bistro license would be a wonderful asset to the City.

Mr. Jeffares said he wanted to see the Board's comments integrated into the design and returned for Board review once more. He said the changes proposed were important and stated it was unusual to allow these types of changes to be administratively approved.

Ms. Whipple-Boyce said she was confident that the Planning and Engineering Departments, working with the applicant, would be able to integrate the Board's comments without the Board needing to see the item again. She stated that the changes requested were not so significant that they required additional Board review. She also noted that PD Ecker had said she was comfortable resolving those issues as part of the administrative approval process.

Mr. Share said he agreed with Ms. Whipple-Boyce given the small area to be updated and the modest changes required. He agreed with Chair Clein that permitting the addition of eight alcoholic beverages to the Whistle Stop's menu would be unlikely to create an increase in parking congestion. He said he was not minimizing the parking issues in the area, only noting that denying this bistro application would not ameliorate those issues.

Mr. Williams concurred.

Mr. Williams also echoed some of the comments from the public. He stated that he had long been advocating for two stop signs to be added on Eton at Hazel. He explained the Police Department did not pursue his recommendations regarding the matter despite his previous appeals. He emphasized the dangerousness of the intersection of Eton and Hazel, and said installing the two stop signs he recommended would vastly improve traffic and pedestrian safety.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Emerine to recommend approval to the City Commission of the Final Site Plan & Design Review for 501 S. Eton – Whistle Stop – with the following conditions:

- 1. The Planning Board approves the proposed 67% glazing on the storefront façade;**
- 2. The applicant must submit specification sheets for the proposed roll down garage doors showing a VLT of 80%;**
- 3. The applicant must submit a Certified Land Survey and Existing Conditions Plan prior to the Public Hearing at the City Commission;**
- 4. The applicant must work with the Planning and Engineering Departments to reduce the amount of concrete proposed and improve the streetscape as suggested by the Board for administrative approval;**
- 5. The applicant must replace the existing tinted windows with clear glass; and,**
- 6. The applicant must comply with the requests of all City Departments.**

Public Comment

Mr. Schmier asked that the public comments provided during the item's discussion be included in the documentation sent to the Commission to demonstrate the shared concerns of both Eton One and Eton Two.

Chair Clein confirmed that would occur.

Motion carried, 6-1.

ROLL CALL VOTE

Yeas: Whipple-Boyce, Emerine, Williams, Clein, Share, Koseck

Nays: Jeffares

Motion by Ms. Whipple-Boyce

Seconded by Mr. Emerine to recommend approval to the City Commission of the Special Land Use Permit for 501 S. Eton – Whistle Stop – subject to the conditions of Final Site Plan & Design Review approval.

Motion carried, 6-1.

ROLL CALL VOTE

Yeas: Whipple-Boyce, Emerine, Williams, Clein, Share, Koseck

Nays: Jeffares

06-078-21

F. Study Session Items

1. Public Hearing – Solar Panel Regulations

PD Ecker reviewed the item.

Mr. Koseck said he was uncomfortable moving the ordinance language forward given that they had not spoken with a third-party expert like they had done for glazing.

Chair Clein noted that in formulating the recommended changes staff had reviewed solar panel ordinances from municipalities across the country. He expressed support for the recommended changes.

Motion by Mr. Williams

Seconded by Mr. Share to recommend to the City Commission amendments to Section 4.09 of the Zoning Ordinance to remove roof-mounted solar electric systems from that section and to also amend Section 4.88, regarding alternative energy, to add amended solar energy system requirements and to reorganize the wind energy requirements without changing them.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

2. Public Hearing – Glazing Standards

PD Ecker reviewed the item. She noted that 'low iron content' in the change to Article 9, Section 9.02 – Definitions should be struck per previous Board discussions.

Motion by Mr. Share

Seconded by Mr. Williams to recommend to the City Commission amendments to Sections 3.04, 4.90, and 9.02 of the Zoning Ordinance to change the definition of clear glazing and to amend the glazing standards as recommended by staff in the evening's agenda packet.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

06-079-21

G. Miscellaneous Business and Communications:

a. Communications

b. Administrative Approval Correspondence

c. Draft Agenda for next meeting

d. Other Business

PD Ecker updated the Board about potentially moving from virtual to hybrid live-virtual meetings in the near future.

Brief informational replies regarding other Board member inquiries were also provided.

06-080-21

H. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

06-081-21

I. Adjournment

No further business being evident, the Chair adjourned the meeting at 9:10 p.m.

Jana L. Ecker
Planning Director

DRAFT



MEMORANDUM

Planning Division

DATE: June 18, 2021

TO: Planning Board Members

FROM: Jana Ecker, Planning Director

SUBJECT: 35001 & 35075 Woodward – The Maple – Final Site Plan and Design Review

I. INTRODUCTION

The subject site, 35001 & 35075 Woodward Avenue, is currently home to the Hunter House restaurant, a City owned parking lot and vacant land currently leased to the city for public parking, and has a total land area of 0.5 acres. The property is located on the west side of Woodward (southbound), and surrounded by four streets: Maple, Park, Hamilton Row, and Woodward. The applicant previously submitted a Community Impact Study and Preliminary Site Plan Review for this site in 2018. At that time, a five story building was proposed with first floor retail, a hotel use, and residential units on the top floor.

On January 9, 2019 the Planning Board voted to ACCEPT the Community Impact Study as provided by the applicant for the proposed development at 35001 & 35075 Woodward, The Maple, with the following conditions:

- 1) Applicant must provide a City-approved special event operations plan at the same time as completing the Final Site Plan Review process;
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust;
- 3) Applicant will be required to bury all utilities on the site;
- 4) Applicant must distinguish an area for the separation and storage of recycling;
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple Rd. streetscape project;
- 6) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.;
- 7) Applicant must address the concerns of all City Depts.

On May 22, 2019, the Planning Board voted to APPROVE the Preliminary Site Plan for the proposed development at 35001 & 35075 Woodward, with the following conditions:

- 1) The applicant must clarify which refuse areas the two proposed retail uses are permitted to use, and the accessibility of such;

- 2) Submit specification sheets for the proposed ground mounted and rooftop mechanical units to ensure full screening;
- 3) Add the correct number of street trees to each street frontage, or obtain a waiver from the Staff Arborist;
- 4) The applicant must provide the correct number of street lights and provide regular spacing of such by Final Site Plan Review;
- 5) Submit a photometric plan and specifications on all proposed lighting;
- 5) The applicant must reduce the width of the garage entry on the west elevation or obtain a variance from the Board of Zoning Appeals;
- 6) Submit material samples, colors, and specifications as well as details on any proposed signage;
- 7) Applicant comply with the requests of all City Departments;
- 8) Applicant obtain approval of a lease agreement by the City Commission for all projections and /or encroachments on City property;
- 9) Applicant revise plan sheets as necessary to ensure all sheets are consistent and show the required property lines and clearly note all projections / encroachments across property lines; and
- 10) At Final Site Plan Review, the applicant must provide the Special Event Operations Plan for the said hotel.

However, since the Community Impact Study and Preliminary Site Plan were approved by the Planning Board in 2019, the applicant made significant changes. Instead of a hotel, the applicant revised the plans to construct a five-story mixed use building containing retail, office, residential and parking uses. The building will provide two levels of underground off-street parking, first floor retail, commercial and parking, second floor office use, with the third to fifth floors containing 42 residential units. Parking for the residential units, and parking for a portion of the retail and office areas will be provided below grade in the two level underground parking garage. A small additional parking area is provided on the first level. However, as the building is located within the Parking Assessment District, no on-site parking is required for retail, commercial or office uses.

On January 22, 2020, the Planning Board reviewed the Revised Community Impact Study and the Revised Preliminary Site Plan to include a five story mixed use building with retail, office and residential uses, along with underground parking. At that time, the Planning Board accepted the applicant's Revised Community Impact Study with the following conditions:

- 1) Provide copies of Phase I and II Environmental Assessments;
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust during construction;
- 3) Applicant will be required to bury all utilities on the site;
- 4) Applicant must distinguish an area for the separation and storage of recycling;
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple streetscape project; and,
- 6) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Department.

On January 22, 2020 after moving to accept the Community Impact Statement, the Planning Board reviewed the Revised Preliminary Site Plan. Numerous concerns were raised by the Planning Board, particularly with regards to the at grade parking area accessible from Hamilton:

- If one were to enter the garage in their vehicle and discover that the cluster of three parking spaces allotted to Hunter House were full, one would have to either reverse onto Hamilton or execute a multi-point turn to exit back onto the street;
- It is the Board's purview to make sure all elements of the plans are functional and adhere to ordinance, and it does not appear that the three space parking area off of Hamilton meets these requirements;
- The Board should not approve parking off of Hamilton because it is not required by ordinance and creates an unsafe situation; and
- The site plan is deficient under Article 7, section 7.27 of the Zoning Ordinance regarding the three space parking area off of Hamilton and the parking designated for the public off of Park Street.

The consensus of the Planning Board was that the surface parking lot with the entrance on Hamilton should be removed and increased retail space provided. The Board voted to postpone the matter to a Special Meeting of the Planning Board on February 27, 2020 to allow the issue of the surface parking lot to be addressed.

The applicant requested postponement of the matter indefinitely on February 27, 2020 to allow additional time to meet with the owner of the Hunter House to discuss the surface parking lot and Hunter House layout issues.

The applicant brought the Preliminary Site Plan back to the Planning Board for further consideration on April 22, 2020 with revised plans showing the removal of the first floor parking previously proposed. After much discussion, the Planning Board voted unanimously to approve the Revised Preliminary Site Plan for 35001 & 35075 Woodward with the following conditions;

- 1) Submit specification sheets on all of the proposed rooftop units and material/dimensional information on the screen wall to ensure full screening;
- 2) Revise the streetscape plans to meet all City requirements with regards to street lighting, furnishings and sidewalks;
- 3) Submit plans showing three usable off-street loading spaces measuring 40 x 12 x 14, or obtain a variance from the Board of Zoning Appeals;
- 4) Submit a photometric plan and specifications on all proposed lighting and materials, along with material samples at Final Site Plan and Design.
- 5) Work with the City to negotiate a lease for the use of City property below, at and above grade;
- 6) The Planning Board approves of the 2' projection into the right-of-way for the entry canopy at the corner of Maple and Woodward;
- 7) Comply with the requests of all City Departments; and,

- 8) In all cases, delete the term 'Hunter House' from drawings and any text.

On May 13, 2020, out of an abundance of caution, City staff brought the Preliminary Site Plan back to the Planning Board, and re-noticed it after discovering that the first floor plan displayed at the April Zoom meeting was an older version. Although the correct version was published in the agenda packet and discussed at the April meeting, the matter was reintroduced and the correct first floor plan was displaying over Zoom. The Planning Board voted unanimously on a motion to amend the motion made on April 22, 2020, to approve the Preliminary Site Plan for 35001 and 35075 Woodward by affirming conditions 1 through 8 and adding condition 9 to the approved motion as follows:

- 9) Approved plans include the first floor plan on sheet A101, with the revision date 4-3-20, subject to replacement of the terms "Hunter House" and "HH" throughout the report and the plans with a more generic designation of the planned use of the space.

Although the Planning Board approved the Revised Preliminary Site Plan in May with first floor retail use, second floor office use and residential use on the upper floors, the applicant submitted another Revised Preliminary Site Plan with an altered first floor plan that included the addition of 12 at grade parking spaces, the addition of two new vehicular entries (one on Hamilton and one on Woodward), and eliminated two previously approved retail spaces. Office use was still proposed on the second floor, and residential use was proposed on the upper floors. The applicant proposed the revised first floor layout in an effort to accommodate Hunter House's stated need for surface parking adjacent to the restaurant space. On September 23, 2020, the Planning Board considered the applicant's Revised Preliminary Site Plan and voted 6-1 to deny the request.

At this time, the applicant continues to propose a 5 story mixed use building, and has once again removed the previously discussed surface parking lot, and added in more retail space. In addition, the current proposal has reduced the office space on the second floor, and added residential units to the second floor as well.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The site is currently used as commercial and parking, and contains the Hunter House restaurant (and its associated parking) and a gravel parking lot. A portion of the parking currently used by Hunter House on the NW corner of the site is owned by the City of Birmingham.
- 1.2 Zoning – The property is zoned B-4 Business-Residential, and D-4 in the Downtown Overlay District. The proposed residential, retail and commercial uses, and their surrounding uses, appear to conform to the permitted uses of the zoning district, including the off street parking facility in the form of two levels of parking decks below the development.

1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the 2016 Regulating Plan.

	North	South	East	West
Existing Land Use	Commercial/ Office	Mixed Use	Commercial	Commercial/ Office
Existing Zoning District	B-4, Business - Residential	B-4, Business - Residential	B-2, General Business	B-4, Business - Residential
Downtown Overlay Zoning District	D-4	D-4	D-2	D-4

2.0 Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant has resolved a majority of the previous zoning issues in regards to units meeting minimum floor area required, removing parking within 20 ft. of frontage line, and has now submitted a rooftop plan showing proposed RTU's and screening. **However, there are two outstanding issues to resolve. The rooftop screening proposed exceeds the maximum 10', and thus must be lowered to 10' in height or a variance must be obtained from the Board of Zoning Appeals.** In addition, the two loading spaces proposed (only one is now required) are 40' by 10' by 14', although they are required to be 40' by 12' by 14'. **Thus, the applicant must correct the plans to show at least one of the loading spaces to be 12' in width, or obtain a variance from the Board of Zoning Appeals.**

3.0 Screening and Landscaping

3.1 Dumpster Screening – The applicant is proposing to store all refuse inside the building envelope in two separate areas:

- Refuse Area 1: The commercial and residential uses will utilize a refuse area located just inside on both sides of the entryway for the underground parking facilities on the west side of the building on Park. The five dumpsters for trash and recycling shown in this area are screened by solid walls. However, it should be noted that there are several large windows in the general area.
- Refuse Area 2: The Hunter House restaurant will utilize a separate refuse area, which is located in their parking and loading area at

grade on the northern portion of the site, underneath the building. This refuse area contains 3 dumpsters and is located within the building envelope and enclosed on all sides.

- 3.2 Parking Lot Screening – The applicant is proposing two levels of underground parking containing 82 parking spaces. The two underground levels will be fully screened within the building envelope. The vehicular access opening to the lower level parking is 25' in width or less as required, and is enclosed by a glass overhead door.
- 3.3 Mechanical Equipment Screening – The applicant has submitted a rooftop plan for the proposed development showing the location of all proposed rooftop units (RTU) and the proposed screening. The screening proposed is 10.6' in height. **In accordance with Article 4, Section 4.54 (C)(8)(c)(ii), rooftop screening may not exceed 10' in height and thus the applicant will be required to reduce the screening to 10' or obtain a variance from the Board of Zoning Appeals.** The applicant has provided a roof plan showing all RTUs and has now provided dimensions and specifications on the RTUs proposed. They are just under 7' in height, and will be fully screened by the required 10' height of the screen walls.

The site plans also show two ground mounted mechanical units at the northwest corner of the property that are proposed to be screened with landscaping elements: Twenty-two, 5 ft. tall Grey Glean Junipers and four, 6 ft. tall Emerald Green Arborvitae. The proposed transformer and fuse box are shown at 6' in height. Thus, the Arborvitae proposed to screen the units to the west are of sufficient height. **However, the 5' high Junipers proposed to screen the units to the north must be increased in height to 6' to provide full screening, or the applicant must obtain a variance from the Board of Zoning Appeals.**

- 3.4 Landscaping – The Downtown Overlay District requires that one street tree be provided for every 40' of street frontage. This development is required to have 6 trees along Woodward, 6 trees along Park, 2 trees along Maple, and 2 trees along Hamilton Row for a total of 16 trees. The applicant has proposed 7 Bowhall Red Maples along Maple and Hamilton, 5 American Sentry Lindens on Park Street, and 5 Skyline Honeylocust trees along Woodward, for a total of 17 street trees now proposed.

The applicant is also proposing several planting areas around the building that contain shrubs and perennials that are not on the City's list of prohibited species. Plantings include Winter Gem Boxwoods, Dwarf Slender Deutzals, the Junipers and Arborvitae noted above, Everlow Yews, Karl Foerster Feather Reed Grass, Stella D'Oro Daylilies and Creeping Lilyturf. **The Planning Board may wish to consider the use of an alternative variety of Daylily as Stella D'Oro Daylilies**

have been overused throughout the City.

- 3.5 Streetscape Elements – The applicant will be expected to design the streetscape with reference to the E. Maple streetscape project. The applicant is proposing three 5' by 12' raised tree wells along E. Maple to match the proposed streetscape, as well as 2 City standard street lights along E. Maple. A 5' wide pedestrian walkway is also provided as required. Additional landscape beds are also proposed in recessed areas along the southern elevation of the building. Along Woodward, the applicant is not proposing any pedestrian scale street lights, but is proposing 2 City standard benches. Along Park Street, 5 pedestrian scale lights are proposed, along with 1 bench and 1 trash can. The plans show what appear to be 2 bike racks, one near the southwest corner of the site and one at the northeast corner of the site. **However, these markings are not labelled, so the applicant must clarify. Specifications on the bike racks have been provided, but the racks provided are not the City approved standard bike rack design for downtown. In addition, the Planning Board may wish to consider the spacing of street lighting along Park as the lights are spaced more than 40' apart as required.**

4.0 Parking, Loading and Circulation

- 4.1 Parking – The proposed development and its commercial and residential uses are located in the Downtown Parking Assessment District; thus no parking is required on site for the retail or office uses. The second through fifth floor residential units, however, require parking on-site. The proposed floor plans show a total of 53 units, 32 of which have 3 or more rooms, while the remaining 21 have 2 or less rooms.

1.5 spaces x 32 units = 48

1.25 spaces x 21 units = 26

Required Parking = 74 spaces

The applicant is proposing 2 levels of underground parking with 82 spaces on site which exceeds the parking requirement. Based on the comments of the Planning Board in January 2020, the applicant has now removed the surface parking lot with Hamilton access. All parking spaces meet the minimum size requirement of 180 square feet. The proposed parking areas show two handicap accessible spaces on both levels of the underground parking.

- 4.2 Loading – In accordance with Article 4, section 4.24 C (2) of the Zoning Ordinance, developments with less than 10,000 sq.ft. of office space do not require a loading space, and developments with 5,001 to 20,000 sq.ft. of commercial space require 1 usable off-street loading space measuring 40' x 12' x 14'. **The applicant is proposing 2 loading spaces within the building envelope, however the spaces**

proposed are 40' by 10' by 14', and thus at least one must be increased to 12' in width or the applicant will be required to obtain a variance from the Board of Zoning Appeals. There appears to be sufficient room available in the loading area to meet the 12' width requirement.

- 4.3 Vehicular Circulation and Access – Entry and exit from the underground parking garage is proposed to be accessed via a garage door on the west side of the building, along Park Street. As this former surface parking lot has now been removed, the vehicular opening on Hamilton has been removed. The former surface parking area has now become additional first floor retail space.
- 4.4 Pedestrian Circulation and Access –The applicant is proposing pedestrian entrances at twelve locations around the building. Five of the entrances are proposed on the west side of the building along Park, serving two retail spaces, an office lobby and a residential lobby. Six others are proposed along Woodward to serve Hunter House and another retail space, and two to serve the loading area and as egress to the residential and office entries. Lastly, on Hamilton Row there is one pedestrian access out of the stairwell.

The applicant is also proposing to complete the sidewalk along Woodward, making the sidewalk accessible on all four sides of the building.

5.0 Lighting

The applicant has now submitted a photometric plan, and an illustration showing the proposed LED light fin fixtures to be mounted on the building. The fixtures proposed are 68.6 watt V4601 mod GX4 luminaires and are proposed to be mounted at a height of 10.5' above grade. The fixtures do not appear to be cut-off fixtures as required. **In addition, the photometric plan lists only 9 such fixtures on the north, south and west elevations of the building. The building elevations show 23 light fin fixtures on all sides of the building. The applicant must clarify how many of these fixtures on proposed.**

The photometric plan submitted does demonstrate that the maximum light intensity levels at the property line, or at 5 ft. beyond the property line have not been exceeded as permitted for zero-lot-line buildings. **However, given the discrepancy with regards to the number of fixtures shown on the photometric vs. the building elevations, the applicant must verify the accuracy of the light levels shown on the photometric plan.**

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:

- a. 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.
- b. 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.
- c. 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 proposed light fin fixtures do not appear to be full cutoff as defined in Section 9.02. The Planning Board should discuss the proposed lighting, and determine whether an exception may be made under Article 4, section 4.21 of the Zoning Ordinance.

6.0 Departmental Reports

6.1 Engineering Division – The Engineering Department will provide comments prior to the meeting on June 23, 2021.

6.2 Department of Public Services – The DPS will provide comments before the meeting on June 23, 2021.

6.3 Fire Department –The Fire Department provided the following comments:

1. Follow all requirements of the International Fire Code '15 ed. Section 508 for the fire command center (documented on page A.101) to its entirety.
2. Page A.101 shows outward swing of a door to the south stair. Ensure all egress doors swing in the path of egress.
3. Roof access shall be a complete staircase with door to the roof (not a roof hatch).
4. Full suppression and fire detection systems installed.
5. Emergency first responder radio amplification system may be required. This shall be determined after majority of construction is complete.
6. Knox box.

7. Install standpipe with 2 ½ inch discharge (Detroit Thread Count) on each floor during construction after main framing is complete (prior to sprinkler system) as required by code.
8. Roof top fire suppression, (stand pipes, dry system installation over patio features).
9. Fire pump required.
10. Fire suppression riser room separate from fire command center.
11. FDC to be within 100 feet of a fire hydrant.
12. Audio/ visual alarm notification devices on balconies exterior of building.
13. Whole building electric shut off device for emergency shut off of power minus life safety systems (fire pump, elevators etc.) installed on exterior of building by Fire Department. Submit electrical plans. An example of this device would be the Knox Box Rapid Access: 4500 shutdown station.
14. Submit all life safety system plans to AHJ for review.

6.4 Police Department – The Police Department has no concerns at this time.

6.5 Building Division – 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:

1. Persons on the occupied roof will need access to the both exit stairs in accordance with Section 1006.3 of the building code.
2. The two exits from the office space on the second floor will need to be separated a part as required by Section 1007 of the building code.

7.0 Design Review

The proposed five story mixed use building is proposed to be constructed using the following materials:

- Onyx Ironspot utility size brick for portions of each elevation;
- Walnut Travertine Straight/Brushed Finish stone on accent portions of each elevation;
- Grey Limestone accents on vertical building elements on all elevations;
- Reynobond Duragloss 5000 Zinc Patina painted aluminum panels on accent portions of each elevation;
- Black painted aluminum canopies on all elevations; and
- Clear insulated glass for all windows with clear anodized aluminum.

The Planning Board may wish to request additional sizing information on the proposed utility sized brick, and the applicant will be required to provide further specifications on the clear glazing to ensure that the required VLT levels are met. As per Article 3.04(E) of the Zoning Ordinance, no less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorways, and no more than 35% of the upper levels shall be glazed area. The applicant has submitted the following glazing calculations for the proposed development:

The applicant has submitted glazing calculations for the proposed development, which are as follows:

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (1' – 8')	565	1,325
% OF TOTAL	29.9%	70.1%
REQUIRED %	30% MAX	70% MIN
EAST (UPPER)	10,672	5,588
% OF TOTAL	65.6%	34.4%
REQUIRED %	65% MIN	35% MAX
WEST (1' – 8')	525	1,318
% OF TOTAL	29.6%	70.4%
REQUIRED %	30% MAX	70% MIN
WEST (UPPER)	10,629	5,418
% OF TOTAL	66.3%	33.7%
REQUIRED %	65% MIN	35% MAX
SOUTH (1' – 8')	190	468
% OF TOTAL	28.9%	71.1%
REQUIRED %	30% MAX	70% MIN
SOUTH (UPPER)	3,464	1,864
% OF TOTAL	65%	35%
REQUIRED %	65% MIN	35% MAX
NORTH (1' – 8')	193	465
% OF TOTAL	29.4%	70.6%
REQUIRED %	30% MAX	70% MIN
NORTH (UPPER)	3,600	1,600
% OF TOTAL	69.4%	30.6%
REQUIRED %	65% MIN	35% MAX

All glazing requirements have now been met.

The elevation drawings do not show any signage proposed for the office, retail or residential uses at this time. The applicant may wish to consider speaking with staff regarding signage as it appears as though the logical location for signage would be on the canopies. However, the size of the canopies proposed are too large to be considered canopy signs.

As discussed at previous hearings regarding this development, the proposed building extends onto City property. The building itself is proposed below, on and over the City parcel at the northwest corner of this block. **The applicant will be required to enter into a lease agreement with the City for the use of this property.** In addition, the proposed underground parking levels also extend past the northern, southern and western property lines. **The City Engineer has determined that a successful lease agreement between the owner and the City will be required to be prepared before issuance of a building permit for the use of City property in the underground parking deck.** Over the past several months, the applicant has been working with the City to negotiate terms to allow the development to occupy City property below, at and above grade under a lease agreement. The City Commission will be required to approve any such lease agreement.

Finally, metal entry canopies at the southeast corner of the building wrap around both the Maple and Woodward elevations, and project 2' into the City's right-of-way. In accordance with the recent changes to the projection standards, **the Planning Board is authorized to approve up to a 2' projection as part of the Final Site Plan Review process. The Planning Board should specifically grant this approval if desired.**

As mentioned in the CIS, the proposed development is also located at a Terminating Vista as described in the 2016 Plan, which states that any building that terminates a view, as designated on the Regulating Plan, shall provide distinct and prominent architectural features of enhanced character and visibility, which reflect the importance of the building's location and create a positive visual landmark. The proposed building consists of several high quality materials such as brick, Travertine Stone and limestone, and provides several distinct architectural features that are appropriate for its location as a terminating vista.

8.0 Approval Criteria

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

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.

- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

9.0 Recommendation

Based on a review of the site plan revisions submitted, the Planning Division recommends that the Planning Board **APPROVE** the Final Site Plan and Design for 35001 & 35075 Woodward – The Maple – with the following conditions:

1. The City Commission approves a lease agreement with the applicant to use public property;
2. The applicant lower the height of the rooftop screening to 10' obtain a variance from the Board of Zoning Appeals;
3. The applicant correct the plans to show at least one of the loading spaces to be 12' in width, or obtain a variance from the Board of Zoning Appeals;
4. The applicant increase the height of Junipers screening the transformer and fuse box to 6', and select another type of Daylilly;
5. The applicant correct the photometric plan and elevations for accuracy and consistency to show all proposed light fixtures and the corresponding light levels;
6. The applicant provide dimensions for the proposed utility sized brick, and further specifications on the clear glazing and obtain administrative approval for same;
7. The Planning Board approves of the use of light fin fixtures that are not cut-off in nature in accordance with Article 4, section 4.21 of the Zoning Ordinance;
8. The Planning Board approves the 2' projection for the steel canopies marked on the plans; and
9. The applicant comply with the requests of all City Departments.

10.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan and Design for 35001 & 35075 Woodward – The Maple – with the following conditions:

1. The City Commission approves a lease agreement with the applicant to use public property;
2. The applicant lower the height of the rooftop screening to 10' obtain a

- variance from the Board of Zoning Appeals;
3. The applicant correct the plans to show at least one of the loading spaces to be 12' in width, or obtain a variance from the Board of Zoning Appeals;
 4. The applicant increase the height of Junipers screening the transformer and fuse box to 6', and select another type of Daylilly;
 5. The applicant correct the photometric plan and elevations for accuracy and consistency to show all proposed light fixtures and the corresponding light levels;
 6. The applicant provide dimensions for the proposed utility sized brick, and further specifications on the clear glazing and obtain administrative approval for same;
 7. The Planning Board approves of the use of light fin fixtures that are not cut-off in nature in accordance with Article 4, section 4.21 of the Zoning Ordinance;
 8. The Planning Board approves the 2' projection for the steel canopies marked on the plans; and
 9. The applicant comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan and Design for 35001 & 35075 Woodward – The Maple – pending resolution of the following items:

1. The City Commission approves a lease agreement with the applicant to use public property;
2. The applicant lower the height of the rooftop screening to 10' obtain a variance from the Board of Zoning Appeals;
3. The applicant correct the plans to show at least one of the loading spaces to be 12' in width, or obtain a variance from the Board of Zoning Appeals;
4. The applicant increase the height of Junipers screening the transformer and fuse box to 6', and select another type of Daylilly;
5. The applicant correct the photometric plan and elevations for accuracy and consistency to show all proposed light fixtures and the corresponding light levels;
6. The applicant provide dimensions for the proposed utility sized brick, and further specifications on the clear glazing and obtain administrative approval for same;
7. The Planning Board approves of the use of light fin fixtures that are not cut-off in nature in accordance with Article 4, section 4.21 of the Zoning Ordinance;
8. The Planning Board approves the 2' projection for the steel canopies marked on the plans; and
9. The applicant comply with the requests of all City Departments.

OR

Motion to **DENY** the Final Site Plan and Design for 35001 & 35075 Woodward –
The Maple – for the following reasons:

1. _____
2. _____
3. _____

**Planning Board Minutes
January 9, 2019**

F. COMMUNITY IMPACT STUDY ("CIS") AND PRELIMINARY SITE PLAN REVIEW

**1. 35001 Woodward Ave. (Hunter House and vacant parking lot)
Request for approval of new five-story mixed use building with
hotel, retail and residential uses (postponed from December 12, 2018)**

The Chairman explained the CIS is an opportunity for the developer to provide answers to questions that help the Planning Board to understand how the proposed development might impact the community. That is something the board would either accept, decline, or postpone. The Preliminary Site Plan is a separate approval. It is the first step that is needed for the applicant to move forward with the project.

Ms. Ecker clarified that the subject site has a total land area of 0.5 acres which is made up of three parcels, 35001 Woodward Ave., 35075 Woodward Ave. and a surface parking lot that is owned by the City. The sites along Woodward Ave. are owned by Select Commercial Assets Hospitality, LLC. The owner of that property is Dr. Guyare, who is the applicant tonight and who has the right to seek approval for development on the property containing both sites. As part of his request he is asking that the City consider allowing him to develop a piece of City property.

Whenever someone is seeking to use City property they also need to enter into a Lease Agreement with the City. The applicant is proposing to continue to use the City parcel that currently is rented out for parking. They are also looking to lease some property in the right-of-way from the City.

CIS

Ms. Ecker recalled from the December meeting that main thing that was outstanding was with regard to the traffic study. The City's Traffic Consultant, F&V, had not had a chance to fully review all of the traffic information. At this time the City has a letter dated January 4 from F&V indicating they would recommend that the Planning Board accept the Traffic Study with the condition that a detailed special event operations plan be completed prior to obtaining a Certificate of Occupancy for the building. That would ensure that the hotel will have enough valets and enough time to take the cars over to a parking structure so that they don't queue up too far on Park St. and spill onto Maple Rd. If they do that it causes congestion moving onto Woodward Ave.

In response to Mr. Boyle, Ms. Ecker advised that F&V would review and approve the special event operations plan and then it would be brought back to the Planning Board as an addendum to the CIS as an offshoot of the Traffic Impact Study. The valet stand also has to be approved through the City. Any use of City parking spaces needs to be reviewed and approved by the City Commission.

Mr. Koseck inquired whether the Traffic Consultant is confident that there is a valet plan that would work. It seems to him the two parking structures that would likely serve this development are often tapped out.

Ms. Kroll answered that was one of her concerns. The Peabody and Park St. garages have been at capacity during the middle of the day. So if there was a banquet that occurred during the middle of the day there would probably be some issues. In that case she would want the hotel to outline where they propose to park their vehicles if the garages are full. For an evening event the two garages have plenty of capacity. In addition, the amount of time it takes for a valet to park a car needs to be documented in the special event plan. If they are not able to meet the plan then there is a code enforcement issue. There are only three queue spaces, so during a special event the hotel may want to ~~bag~~ **rent** the spaces on the north end of Park for queuing of vehicles.

Responding to Mr. Williams, Ms. Ecker established that the traffic signal currently located at Park / Maple Rd. / Peabody will stay but there will be changes made to the signal timing along with a signal for pedestrians as they cross Park. Maple Rd. traffic west of Peabody / Park is being reduced to a single lane.

It was discussed and Ms. Ecker affirmed that any contractual issues that the operator of the Hunter House and the owner of the land may have between themselves is a private civil matter and is not for this board or the City to adjudicate on, because there is established ownership of the property.

Mr. Kevin Biddison, Biddison Architecture, 320 Martin St. said they are working on operational procedures for queuing, such as hiring additional valets. They will do their best to keep the traffic and queuing out of the intersection. It has been noted that the underground parking that would extend out into the right-of-way might be in conflict with electrical conduits and they are reviewing that with the City. If there is an issue with the utility it is something they will pull back on, but if it is a small item it would be a monetary thing.

The proposed parking spaces that are outlined to service the new Hunter House all meet the 180 sq. ft. requirement. Mr. Biddison explained how deliveries and trash will be handled. The banquet room might accommodate 50 to 60 people at the most, as it is not a huge area. Mr. Boyle said in his opinion that isn't a particularly large space. That is an important issue in order to understand the community impact of the hotel.

Mr. Williams asked Ms. Kroll to comment on existing traffic on Maple Rd. at peak times, leaving the hotel. Ms. Kroll said that presently traffic going westbound on Maple Rd. does not back up into Woodward Ave. Eastbound, it does back up. Mr. Williams did not agree with that analysis because the traffic backs up between Old Woodward Ave. and Peabody, as the lights are not coordinated. The stacking at Peabody and Park is fine but the traffic moving west past Park and past Peabody stacks up. Ms. Kroll said that when an evaluation study for the hotel was made, they evaluated the future conditions with the two-way operations on Park.

Mr. Koseck questioned if there are any tweaks that Ms. Kroll would recommend that would make a better development from a traffic impact standpoint. Ms. Kroll replied her biggest concern is that they really only have space for three vehicles to queue up. During peak times that may not be enough storage space. Ideally if the hotel was located on the Hunter House corner, it would provide better queuing. Further responding to Mr. Koseck, she said that people going south on Woodward Ave. turning onto Hamilton and making a left turn into the Hunter House site is a condition that currently exists. Ms. Ecker pointed out there is no interior connection to get to the hotel site from the Hunter House parking lot. Mr. Koseck thought that generally people would not know that and may turn in to park there.

Chairman Clein opened up discussion from members of the public at 8:05 p.m.

Mr. Kelly Cobb said he is one of the owners of Hunter House along with his mother, Susan, who was also present. Hunter House is one of the oldest businesses in Birmingham as they have been in operation for 67 years. Some of their issues are not in the Planning Board's purview but he highlighted a couple that he thinks are.

To establish background, Mr. Cobb explained he transferred the property to the applicant, and as a part of that transfer there was a purchase agreement outlining certain rights that he retained. That agreement has not been furnished to the City as it is not necessarily within their purview. The agreement gives Hunter House sole discretion and approval rights over what their space looks like and the municipal lot. They have not approved the space, as it was submitted to the City without their knowledge.

Ms. Ecker clarified that regardless of what the agreement says, Hunter House does not have sole discretion over what happens on the City's property.

Mr. Cobb went on to say they have concerns and questions about parking, the same as the City has with traffic. He would appreciate if the City would contract with F&V to come up with a better study than the one proposed. The study assumes that Hunter House needs only 14 spots. Not accounted for in the study is that it would be fair to presume that Hunter House would need to use another 15 spaces or so in surrounding parking decks. Also not accounted for in the study is the Peabody development. The Peabody assumed a shortage of 57 spots between the Park and the Peabody decks. Add that to the 15 that Hunter House will need and that comes to a deficiency of 87 parking spots.

This raises concerns for them because they already have parking problems. People park in their lot and walk to Downtown. They are also concerned about traffic circulation. Their customers already loop around until they can get a spot to pick up the food from their phone in orders. That activity will increase if their parking shrinks and there is a severe deficiency within the broader area.

There is a statement in the CIS that it appears the Hunter House is not historic, as they have not been registered historic. They believe that they are, and he raised that as a concern for them.

Ms. Ecker clarified on the historic issue that the site or the building is not designated historic within the City of Birmingham, nor have they received an application from either the current or previous owners to consider designating it as such.

Mr. Koseck inquired how Mr. Cobb would change the proposal to meet his needs. Mr. Cobb indicated they have certain minimums of what they are guaranteed in the space, certain discretion on the shape of their building, how the layout would be, and all of those things. They are working with Mr. Biddison to find a solution to that and have not reached agreement over what the space looks like.

Mr. David Hart said he represents Hunter House. He stated the agreement between the two parties is part of the public record at the Oakland County Register of Deeds. It has been recorded since 2007 and perfects the interest of Hunter House.

Ms. Theresa Pelovocian from Bloomfield Hills said she believes that Hunter House is very special to everyone. People can remember countless times going to the Hunter House with their sons or daughters to celebrate some accomplishment. On another note, her daughter has been employed by Hunter House for four years and it has been a phenomenal place for her to work. The kids make good money, pick up great work ethics, and learn to handle themselves with the public. Hunter House is a great place for the community to go.

Motion by Mr. Williams

Seconded by Mr. Koseck to receive and file an e-mail against the project and supporting Hunter House dated January 2019.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Ramin

Mr. Williams announced that he has come to a different conclusion than the Planning Dept. or than F&V. There are a couple of concerns in their report that should be highlighted:

- Based on the parking analysis there is no capacity in either the Park or Peabody parking garage during the day;
- Any vehicle queues that extend beyond a four vehicle storage area will impact the operations of Maple Rd. and potentially the intersection at Woodward Ave.

Missing from the analysis is the single lane traffic heading west on Maple Rd. to Old Woodward Ave. which backs up frequently to beyond Peabody during busy hours. Therefore Mr. Williams said he is not inclined to approve the CIS or the project with this many unanswered traffic and parking issues. Further, he is not satisfied that the issues that the chairman highlighted at the last meeting have been answered adequately.

This situation is exacerbated because the City has to recognize the difficulties of building on this site, most importantly the traffic in this very confined area.

Mr. Koseck observed that anything that is developed on this site will bring in more traffic and have an enormous impact. He was curious how a hotel fits.

Mr. Share observed he is not hearing that the Traffic Consultant needs to do any more work. Secondly, he has never seen in a CIS the suggested condition that the applicant provide a City-approved special event operations plan prior to obtaining a Certificate of Occupancy. He would accept the CIS without that suggested condition but he has some extremely serious reservations about a site plan for this project because of the danger to public safety that the special event use and the valet operation create.

Mr. Boyle was in favor of deleting the requirement in the CIS for a special event operations plan. The appropriate place for that is in the Site Plan Review, along with concerns about traffic movements. He explained that by accepting the CIS it does not mean that the Planning Board is tacitly accepting this development. Chairman Clein added that he also doesn't want it inferred that by accepting the CIS the board is accepting the Traffic Study because they are clearly not.

Mr. Jeffares said that the Master Plan Downtown calls for a sister building to the Greenleaf Trust building on this site. If they were to develop an office building there would be the condition of many people leaving at the exact same time, all trying to get out onto Woodward Ave. If that is the alternative, to him that use would be far worse.

Motion by Mr. Boyle

Seconded by Mr. Jeffares to ACCEPT the Community Impact Study as provided by the applicant for the proposed development at 35001 & 35075 Woodward, The Maple, with the following conditions:

- 1) Applicant must provide a City-approved special event operations plan at the same time as completing the Final Site Plan Review process;**
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust;**
- 3) Applicant will be required to bury all utilities on the site;**
- 4) Applicant must distinguish an area for the separation and storage of recycling;**
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple Rd. streetscape project;**
- 6) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.; and**
- 7) Applicant must address the concerns of all City Depts.**

Amended by Mr. Share

And accepted by the makers of the motion to replace 1) as follows: Applicant must submit for approval by the Planning Board at the same time as completing the Final Site Plan Application process a special event operations

plan approved by the City Police Dept. after consultation with the City's Traffic Consultant.

No one from the public wished to comment on the motion at 8:40 p.m.

Motion carried, 6-1.

ROLLCALL VOTE

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

Nays: Williams

Absent: Ramin

The chairman noted that a number of issues have been raised during the CIS process that make him uncomfortable with moving forward with the Preliminary Site Plan this evening.

Mr. Williams agreed. The Planning Board has pointed out the unresolved issues that need to be addressed. Additionally, he feels that the Parking Assessment District with its impact on this particular property requires City attention. However, this problem exists whether this or any other significant development goes through.

Mr. Jeffares commented that the amount of time required to get into a deck is significantly longer than it used to be because of the queuing. A valet would have to wait behind people who are having trouble getting through with their card.

Ms. Whipple-Boyce expressed her concerns:

- She would like to see an internal floor plan for the retail level in order to better understand how the banquet area will be used. She thinks a lot more than 60 people will be using that space and that has a direct impact on the queuing of vehicles that are arriving;
- She wondered if keeping the Hunter House building has ever been considered because it is such an iconic structure.

Mr. Boyle made a couple of points:

- The board should know what the City intends to do in that area. He wanted to see the plan for turning Park into two-way, what the parking will be, and how long cars are going to wait;
- He is frustrated that so much emphasis is being placed on parking and designing around parking. This is not how it should be done. Also, the Hunter House states they need parking, yet they take four spaces in their lot to park their vans. Why not shift them farther away and release the parking spaces? They could also make arrangements to shuttle people back and forth for an event and include that in the plan.

Mr. Share observed that on Page 3 of the developer's December 31 traffic report, it states that the banquet facility will have a capacity of 150 to 200 guests.

Mr. Koseck did not think the site plan goes far enough beyond the limits of the site. His further thoughts were:

- Whether turning Park into a two-way street is still the right thing today just because it was someone's idea 20 years ago in the Downtown 2016 Master Plan. If he is going south on Park, where is he going;
- The 20 ft. parking zone will need a variance, but also it is a planning issue and he will have to be convinced that it is good planning.

Motion by Mr. Share

Seconded by Mr. Williams to postpone the Preliminary Site Plan for 35001 Woodward Ave. (Hunter House and vacant parking lot) to February 27, 2019.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Ramin

**Planning Board Minutes
May 22, 2019**

E. Request for Preliminary Site Plan Review

1. 35001 Woodward – The Maple – Request for approval of a Preliminary Site Plan to permit the construction of a five story hotel building (Postponed from February 27, 2019).

Planning Director Ecker presented the item.

Planning Director Ecker confirmed:

- City Engineer O'Meara has said the applicant's proposed plans for Park Street would not interfere with the City's plans for Park Street.
- The applicant has amended their plans to make them consistent with the City's plans for Maple.
- The applicant is required to have three loading spaces based on use and square footage of building. The spaces are required to be 40 feet long, 12 feet wide, and 14 feet in height.
- The traffic consultant has reviewed the most current plans. The three parking spaces further to the north have also been removed so the hotel may stack cars there if necessary.

Mr. Williams noted that the three spaces to the north which were removed were in front of retail establishments.

Kevin Biddison, architect, told the PB that he had met with the City's Engineering and Planning Departments multiple times in the past month and that the project had undergone a number of adjustments in order to come further into alignment with the City's requirements. He continued:

- The double-banked loading zone would allow the applicant to stack up to 10 cars if needed. Such circumstances would only be likely to occur in the daytime hours.
- The garage door width will be reduced to 25 feet from 30 feet as required.
- The applicant would be more than willing to add the additional tree necessary if the arborist signs off on it. The applicant will also add the additional street lamp required.
- Additional lighting will be added around the building once the building is built and the first round of lighting is installed to illuminate any remaining darker areas.
- The vertical aluminum fins with LED lighting at Maple and Park and Maple and Woodward are being installed to provide visual interest and are cut back into the stone so they will not project into the right-of-way.

Mr. Williams suggested adding the operations plan with the City onto the list of conditions for preliminary. He also cited his previous 'No' vote on the CIS due to safety

concerns, and commended the applicant for their efforts towards making the project safer through improved traffic flow and valet parking.

Mr. Koseck agreed with Mr. Williams, saying the applicant had come a long way in terms of improvements made to safety and traffic flow. He also said the hotel would likely need vestibules within the building, but that as long as they were interior it would not affect the site plan.

In reply to a query by Mr. Koseck, Mr. Biddison said the parking spaces on Hamilton are part of the conversation with the Hunter House Group. In addition, there are stairs on the Hamilton side of the building which would allow Hunter House patrons access to some of the additional spaces below grade.

Mr. Koseck said the retention of the 1½ foot wide curbed median on Park Street was a strange decision.

Mr. Biddison said the curb was being maintained at the request of City Engineer O'Meara in order to help drainage along the street. He said he anticipated the conversation with the Engineering Department regarding the curb would continue.

Mr. Boyle acknowledged that with all the competing interests on this site, nothing was going to be perfect but that the applicant's efforts had brought them much closer.

In response to Mr. Boyle, Mr. Biddison explained the rooftop would have seating and a rooftop bar.

Planning Director Ecker advised Mr. Biddison that within the overlay a commercial use could not be located above a residential use. She suggested the rooftop could be used by the residential occupants of the fifth floor of the building.

Mr. Biddison stated that both elevators would be available for resident use in the building. He confirmed a key system would be in use, allowing only residents to access residential floors.

Chairman Clein asked that the applicant confirm the width of the sidewalk in front of Greenleaf Trust and design their sidewalk to match that width.

Mr. Biddison said the five feet sidewalk proposed is what the Engineering Department instructed the applicant to provide.

Mr. Williams said the elevator usage should be reconsidered by the City from a security standpoint since residents may not know all their neighbors, and a non-resident could easily follow a resident out onto a residential floor.

Chairman Clein said he was not as concerned about a potential security issue, and advised that the applicant work the issue out within their own operations and with the City's Building Department. He continued:

- He appreciated the applicant's continued efforts to meet City requirements.

- Seven stacking spaces on Park Street seemed like too many to reserve for the purpose. It would require the City give up too much pedestrian and public space. He said he was not comfortable with it, and that while it might not yield a no vote from him this evening, he would advise the layout be reconsidered for the final.
- There is no reason one line of valet cars should be insufficient, especially with the three extra spaces being made available to the north.
- For the final review he would want to know that the applicant and the City's Engineering Department are creating good design for these conditions, and not just what works.
- This should look like a valet operation, which would take up little more space than parallel parking, instead of a double-stack for cars.

Mr. Williams said he agreed with Chairman Clein's concerns, but that he would also not want to see cars unable to move on Maple. He said the City might have to change some of its plans if it wants to allow reasonable development on this site.

Mr. Boyle recommended the applicant discuss the possibility of renting some of the space within the small parking lot near the hotel on Park Street, which would reduce some of the need to have extra street space for stacking cars.

Chairman Clein noted the applicant would have to speak to the City about its lease of the City's property, so it should also raise the question of renting that parking lot space per Mr. Boyle's recommendation.

Mr. Biddison said the applicant would be open to the conversation.

Mr. Koseck said he also believed it would be a good idea to explore with the City.

Chairman Clein recommended adding a letter dated May 20, 2019 from Kelly William Cobb, Vice-President of Hunter House Hamburgers to the official record. He summarized the letter as notifying the PB of the applicant's contractual obligations to Hunter House as related to the development. Noting that the issues raised by the letter were not in the PB's purview, Chairman Clein said it was still helpful to understand where the negotiations stand and extended his appreciation for the letter to Mr. Cobb.

Motion by Mr. Williams

Seconded by Mr. Share to receive and file the letter dated May 20, 2019 from Kelly William Cobb into the official record.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Mike Kopmeyer, 1351 Bennaville Ave, said he would like to see more green space in this plan. He said he would like to see some amount of the space set aside for a public park,

and that in a perfect world Birmingham would not have a four or five story building on that lot. He said as a compromise it would be good if there could be areas shaded by trees which are public and allow for people to gather. He also said he endorsed Chairman Clein's concerns with the planned double-stacked space on Park Street.

Mr. Kopmeyer continued that the frontage along Woodward seemed cold and not conducive to pedestrian usage and activity. He suggested that awnings or more masonry or other options could make that frontage seem more human-scale and approachable.

Mr. Boyle commended the applicant and architect on all the work they have done. He said he would like the applicant to review the stacking plans on Park Street. He added that, along the lines of Mr. Kopmeyer's comments, Mr. Boyle was keen to see the proposed building materials at the final site plan.

Mr. Williams suggested it would be prudent for Chairman Clein to participate in some of the operation discussions between the applicant and the City since he could best represent the PB's concerns about traffic flow and parking. He noted that while Planning Director Ecker is a capable intermediary between the PB and the applicant, the PB's recommendations should be directly conveyed by Chairman Clein due to the specificity of the Board's concerns.

Mr. Share said he would also dislike the double-stacking if not for the extreme public safety risks that could result should traffic not be managed efficiently at this intersection. He noted that the hotel could handle up to 120 vehicles for events, and that a dangerous situation would likely compound very quickly if hotel traffic is not adequately controlled. He said he would be satisfied if the Engineering Department and the City's traffic consultant confirmed that high-volume hotel traffic could be managed with single-stacking and a healthy margin of safety. Otherwise, he said double-stacking is a reasonable, although not ideal, condition to accept.

Mr. Boyle recommended the applicant consider different options for signage as it moves towards its Final Site Plan Review, specifying that it should avoid the signage issue that the Greenleaf Trust building has.

Motion by Mr. Boyle

Seconded by Mr. Koseck to approve the Preliminary Site Plan for 35001 & 35075 Woodward – The Maple – with the following conditions: 1) The applicant must clarify which refuse areas the two proposed retail uses are permitted to use, and the accessibility of such; 2) Submit specification sheets for the proposed ground mounted and rooftop mechanical units to ensure full screening; 3) Add the correct number of street trees to each street frontage, or obtain a waiver from the Staff Arborist; 4) The applicant must provide the correct number of street lights and provide regular spacing of such by Final Site Plan Review. 5) Submit a photometric plan and specifications on all proposed lighting; 5) The applicant must reduce the width of the garage entry on the west elevation or obtain a variance from the Board of Zoning Appeals; 6) Submit material samples, colors, and specifications as well as details on

any proposed signage; 7) Applicant comply with the requests of all City Departments; 8) Applicant obtain approval of a lease agreement by the City Commission for all projections and /or encroachments on City property; 9) Applicant revise plan sheets as necessary to ensure all sheets are consistent and show the required property lines and clearly note all projections / encroachments across property lines; and 10) At Final Site Plan Review, the applicant must provide the Special Event Operations Plan for the said hotel.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

**Planning Board Minutes
January 22, 2020**

E. Community Impact Study Review and Preliminary Site Plan Review

- 1. 35001 Woodward (Parking lots & Hunter House)** - Revised Community Impact Study Review to allow construction of a new 5 story mixed use building containing retail, office and residential uses

Planning Director Ecker presented the item. She confirmed that 35001 Woodward is located in the Parking Assessment District (PAD).

Motion by Mr. Williams

Seconded by Mr. Share to accept for filing the memorandum from Assistant City Engineer Austin Fletcher dated January 22, 2020.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Share, Clein, Whipple-Boyce, Koseck, Emerine, Ramin

Nays: None

Kevin Biddison, architect for the project, commented on the fact that the 11 extra parking spaces could be used by the general public because the stairway and elevator accessing the residential areas of the building would be keycoded to prevent unauthorized entry.

Kelly Cobb, owner of Hunter House Hamburgers, stated that the wait time on Hamilton will increase if the number of parking spots available to Hunter House decreases.

Mr. Williams explained he had previously voted against the Community Impact Study (CIS) for this project due to concerns regarding potential congestion at Park and Maple stemming from an entrance to the site being located too close to Maple. He said that the current CIS corrected that issue.

Motion by Mr. Share

Seconded by Mr. Williams to accept the CIS as provided for the proposed development at 35001 and 35075 Woodward – with the following conditions:

- 1) Provide copies of Phase I and II Environmental Assessments;**
- 2) Applicant must provide mitigation strategies for control of noise vibration and dust during construction;**
- 3) Applicant will be required to bury all utilities on the site;**
- 4) Applicant must distinguish an area for the separation and storage of recycling;**
- 5) Applicant must conform to the streetscape design as outlined in the new E. Maple streetscape project; and,**
- 6) Applicant provide information on all life safety issues and Fire Dept.**

approval, as well as details on the proposed security system provided to and approved by the Police Department.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Share, Clein, Whipple-Boyce, Koseck, Emerine, Ramin

Nays: None

Mr. Biddison explained the trash receptacles would be stored and obscured behind the wall meaning they would only be visible to stationary observers, looking into the building at a certain angle, while the glass doors are rolled up to allow entry or egress.

Ms. Whipple-Boyce shared concern regarding the fact that if one were to enter the garage in their vehicle and discover that the cluster of three parking spaces allotted to Hunter House were full, one would have to either reverse onto Hamilton or execute a multi-point turn to exit back onto the street.

Mr. Share and Mr. Koseck shared concern regarding the parking layout on the site as well.

Mr. Biddison stated that the eleven or twelve parking spaces being discussed as public spaces could also be executive or residential spaces, meaning they could be private instead and tied to an office or retail lease.

Mr. Cobb spoke, saying:

- Hunter House employees will continue parking in the parking deck, for which they are reimbursed, as opposed to parking in the three parking spaces in the garage off Hamilton.
- According to the deed the developer is required to provide Hunter House with 14 parking spaces which shall also be located on Hunter House property.
- If he were to enter the three-space section in the garage in his truck and discover those spots full, he would not be able to execute a turn that would allow him to leave given the insufficient space.
- There have been a number of deed violations on the part of the developer in this process including not seeking Mr. Cobb's approval of plans for the site before the plans' submission to the City, not seeking Mr. Cobb's approval for planning to build a non-hotel development, and proposing to leave a space for Hunter House that Mr. Cobb says would be unusable for operating the restaurant.
- He proposed multiple compromises to the developer which would allow Hunter House to continue and for a development to be built on the lot, all of which were passed on by the developer.
- If the developer and the Hunter House cannot reach an understanding, Mr. Cobb would pursue legal action. He said that legal action could result in a delay of the development for seven to ten years. Mr. Cobb said that the City, the developer, and himself should sit down together and try to reach an agreement amenable to all parties in order to avoid such a delay.

Chairman Clein said that in many respects he was in strong favor of the plan submitted for this site, including three stories of residential with units under 1,000 square feet, less reliance on office space, and well designed facades on most of the project. He continued that he sympathized with the Hunter House, which he said was being pulled from a park-and-go model to an urban center model. Chairman Clein said there were also aspects of the plan that gave him pause, including the functionality of the three parking space area in the garage and the Hunter House's charge that their space as laid out in these plans would be unusable. He acknowledged that it is not within the Board's purview to get involved in a dispute between two private parties. He stated that it is within the Board's purview to make sure all elements of the plans are functional and adhere to ordinance, however, and that he was unclear if the three parking space area off of Hamilton met those requirements.

Mr. Williams said he would not approve plans that include the three space parking area off of Hamilton because that layout creates more problems than it solves or propose a restaurant layout that would not comply with various laws, including health codes and ADA regulations. He concurred with the Chairman that the Board should not intervene in a matter between private parties, but knowing that the restaurant could not operate legally is a matter within the Board's purview.

Mr. Share also emphasized that the Board should not be involved in a dispute between two private parties. He said the Board has ruled on projects before that have resulted in legal action between two private parties subsequent to the approval. Mr. Share said he would consider moving forward on a preliminary site plan ~~under those~~ **despite these** circumstances, but that this particular site plan was deficient under Article 7, section 7.27 of the Zoning Ordinance in a couple of respects including the three parking space area off of Hamilton and the parking designated for the public off of Park Street. He said that the parking off of Park Street could become hazardous unless there was a traffic flow plan presented.

Mr. Koseck concurred with his colleagues' previous comments that the dispute between the Hunter House and the developer is not within the Board's purview. Continuing, he said that the plans are an improvement over previous plans submitted for the development, and that the building complies with ordinance. He stressed that the Board's only present obligation regarding this development was to ensure that residential parking would be included onsite. Mr. Koseck suggested that if the development included an egress across from the loading dock, a vehicle could move straight through the garage from Hamilton onto Park Street if it saw no free parking spaces in the three space area off of Hamilton. In that design, it could also turn into the three parking space area if there were a vacant space. This would avoid the need for either a vehicle reversal onto Hamilton or a multi-point turn in the case of full spaces. Mr. Koseck said he would approve the plans if that possibility were present.

Mr. Biddison confirmed that such a route through the garage would be possible. He stated he would need the owner to comment further on how the route would be designed.

Ms. Whipple-Boyce said that from a Board perspective the site should not include the

parking off of Hamilton because it is not required by ordinance and creates an unsafe situation. She said she understood the legal agreement between the developer and the Hunter House required 14 spaces, but that was not the Board's concern. She expressed great enthusiasm for the majority of the project in general, and frustration that the contention between the developer and the Hunter House was resulting in poor design in certain areas. She conceded that Mr. Koseck's proposal of being able to pass through from Hamilton onto Park would in theory solve the issue, but that the best outcome from a City perspective would be to eliminate the spaces off of Hamilton.

Mr. Emerine said he was also very enthusiastic about most aspects of the project with the exception of the issues with the parking off of Hamilton. He said he could not support the plans without a resolution to the Hamilton parking issue which could include Mr. Koseck's proposal of allowing entry off of Hamilton and egress onto Park.

Mr. Share said he would offer an editorial comment to the developer and the Hunter House, recommending that the parties actually speak to one another and resolve their issues.

Chairman Clein agreed, and said a future City Commission discussion of potential public land use by this development would prove very difficult if the issues between the Hunter House and the developer are not resolved.

Motion by Mr. Williams

Seconded by Mr. Koseck to schedule a special meeting of the Planning Board for the evening of February 27, 2020 at 7:30 p.m. to be held in the City Commission room.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Koseck, Share, Ramin, Whipple-Boyce, Clein, Emerine

Nays: None

Motion by Mr. Williams

Seconded by Mr. Share to postpone consideration of the preliminary site plan for 35001 Woodward to February 27, 2020.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Share, Whipple-Boyce, Clein, Emerine, Koseck, Ramin

Nays: None

Planning Board Minutes April 22, 2020

G. Revised Preliminary Site Plan Review

1. 35001 Woodward, The Maple (Vacant lot, Hunter House) – Request for Revised Preliminary Site Plan Review to revise first floor of new 5 story mixed use building to include surface parking.

Planning Director Ecker presented the item. She explained that City Attorney Currier advised that:

- If the Board were to approve the revised preliminary site plan they would have to specify that it should supersede the previously approved Preliminary Site Plan in their motion; and,
- If they were to deny the Revised Preliminary Site Plan, the previously approved Preliminary Site Plan would stand.

Mr. Williams said he could not recall a project located in the PAD ever receiving approval for surface parking within 20' of the building facades.

Kevin Biddison, architect, was present on behalf of the project.

In reply to Mr. Koseck, Mr. Biddison confirmed the project team looked into providing parking in the MDOT right-of-way, but determined there was not enough depth along the road due to the right-hand turn lane.

Seeing no further Board questions for the applicant, Chairman Clein invited public comment.

Kelly Cobb, owner of Hunter House Hamburgers, said he was aware that some members of the Planning Board felt that Hunter House is causing undue difficulty for the developers of The Maple. He said he was present to reiterate that he gets no pleasure from the difficulty he is encountering with the developers of The Maple, and wanted to see it resolved as expediently as everyone else. He explained that The Maple's developers need to offer solutions that would adequately address his issues with food truck parking, lack of sufficient interior storage for food, poor condition of the gravel lot, and Hunter House's current ADA and health code non-compliance. He said that while he appreciated The Maple's team's most recent efforts to provide enough parking for Hunter House, it still remained a problem that The Maple's development team continues to submit plans to the City without Hunter House's review or approval of the plans. Mr. Cobb noted that Hunter House's review and approval for plan submissions is required per the private agreement between the developers of The Maple and Hunter House.

Mr. Cobb said the Maple's most recently submitted plans have inadequate space allotted for the Hunter House. He noted that his private agreement with the development team of The Maple requires that Hunter House be provided enough space to continue their operations. He said the proposed plans do not include an adequate number of parking spaces for Hunter House. He said the proposed plans also do not conform to the use of

the property as required by deed restrictions. Mr. Cobb said he is working tirelessly to find a solution that would work for both Hunter House and The Maple, but opined that neither the presently proposed site plan revision nor the previously approved site plan met those criteria. He said that given these issues, the Planning Board's work on reviewing this project will remain moot for as long as there is disagreement between himself and The Maple's developers. Mr. Cobb apologized for that fact, and thanked the Board members for their dedication and time.

While Chairman Clein thanked Mr. Cobb for his comments, he said he disagreed that any members of the Planning Board regretted Hunter House's involvement with this project. Chairman Clein added that the Board fully looked forward to Hunter House's continued operations. He continued that the Board was only endeavoring to make sure that the project was adhering to all City-required ordinances and standards, and that the Board was specifically taking no position on the private contract between the developers of The Maple and the owners of the Hunter House. Speaking on behalf of the Board, Chairman Clein said they wished both parties nothing but success.

Mr. Cobb thanked Chairman Clein. Adding one more comment, Mr. Cobb stated that in the entire time Hunter House has been in operation he had never heard of an issue with cars egressing the site onto Woodward. He said he respected F&V's analysis, and understood the difference between anecdote and data, but wanted to offer that perspective.

Seeing no further comment from the public, Chairman Clein returned the conversation to the Board.

Mr. Williams stated he would be moving fairly quickly to deny the Revised Preliminary Site Plan.

Mr. Share said his preference would be to postpone rather than deny. He said the key question was whether the Woodward egress, given the expected use by Hunter House customers, would create an unsafe situation for pedestrians and cars. He said he would want F&V to address the issue of safety specifically before the Board acts on the revised preliminary site plan.

Mr. Koseck expressed frustration and disappointment with the Revised Preliminary Site Plan. He said the Board had spent an immense amount of time on this project, offering many of the same comments repeatedly, only for plans to be re-submitted with those comments seemingly disregarded. He said he did not see any attempt on the part of the project team to creatively work within the constraints of the Zoning Ordinance. Mr. Koseck continued that while he understood the project might not be able to meet every requirement of the zoning ordinance, there was no way he could ever support the plans as currently proposed. Citing his time on the BZA, Mr. Koseck opined that if this revised preliminary site plan had been before them for a review they would have declined to even look at the revised plans due to there being no change of facts. Praising Mr. Biddison's skill as an architect and the potential to have a valuable tenant in the Hunter House, Mr. Koseck said he could not understand how the presently submitted plans seemed to be going backwards in terms of progress. He concluded by saying that he

obviously could not support the revised preliminary site plan moving forward.

Mr. Jeffares said that while he understood that Hunter House wanted surface parking provided, the City has dedicatedly avoided allowing surface parking in the downtown area. He noted that there have been other proposed projects delayed to future agendas because the Board has had to review this project again and again. He noted the Board's continued emphasis to applicants that they should resolve their issues with community stakeholders to the absolute best of their ability before submitting a project for Board review, and said the development team on this project has regularly failed to do that. Mr. Jeffares echoed Mr. Koseck's frustration, and said that while he was between postponing the project and denying it he was leaning towards denial.

Citing City Attorney Currier's guidance, Chairman Clein said that if the Board was between a postponement and denial then a denial would procedurally make more sense. He reiterated that a denial would leave the previously approved preliminary site plan standing, while a postponement to a date certain would hold a spot on a future agenda that could otherwise go to reviewing another project. Chairman Clein noted that traditionally the Board avoids denials where possible because of the repercussions for the applicant, but since this applicant already had an approved Preliminary Site Plan no harm would come from a denial in this case.

Chairman Clein continued by stating he would support a denial of the Revised Preliminary Site Plan because the proposed site plan does not meet the requirements of Article 7, Section 7.27 of the Zoning Ordinance, specifically (4) which states that "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". He said the proposed revised site plan is completely contrary to the City's planning of its downtown and its 2016 Plan. Chairman Clein echoed Mr. Williams' previous observation that buildings in the PAD are not granted surface parking within 20' of the building's facades. He noted the Revised Preliminary Site Plan would affect three facades of the building in addition to the number of other issues raised by his colleagues on the Board.

Chairman Clein observed that the plan for The Maple includes multiple floors of residential, which will inevitably lead to a significant increase in pedestrian traffic in the area. In addition, with the exception of the Hunter House, the majority of the site has been vacant for years. Because of these two factors, Chairman Clein stated anecdotal observation of the site cannot provide a good sense of what will result from the impending combined increase in both vehicular and pedestrian traffic. He acknowledged Mr. Cobb's statement that he had not seen any issues arising from vehicles exiting onto Woodward, but explained that the site will be so changed post-development that history cannot give a reliable indication of future safety in this case.

Mr. Emerine said he agreed with all of Chairman Clein's comments. He said the surface parking lot was unnecessary and created another egress point into the MDOT right-of-way which should be also avoided. He said he would not be supporting the Revised Preliminary Site Plan.

Motion by Mr. Williams

Seconded by Mr. Boyle to deny the Revised Preliminary Site Plan for 35001 & 35075 Woodward, The Maple, as the proposed site plan does not meet the requirements of Article 7, Section 7.27, specifically (4) which states that "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."

Motion carried, 6-1.

ROLL CALL VOTE

Yeas: Williams, Clein, Jeffares, Emerine, Boyle, Koseck

Nays: Share

Chairman Clein thanked the applicant for their time. He stressed that the Board wants to see both The Maple and Hunter House be successful in Birmingham and encouraged the applicant renew their efforts once again towards resolving the matters between them.

**Planning Board Minutes
May 13, 2020**

E. Unfinished Business

35001 Woodward (Parking lots & Hunter House) – Revised Preliminary Site Plan & Community Impact Study Review to allow construction of a new 5 story mixed use building containing retail, office and residential uses.

Planning Director Ecker reviewed the item.

Mr. Williams said that “subject to deletion of the terms Hunter House and HH from the plan” should be added to the end of the proposed ninth condition.

Mr. Koseck said that the words Hunter House and HH should be replaced with a more generic description of what will be located in those areas of the building.

Mr. Williams agreed.

Motion by Mr. Williams

Seconded by Mr. Boyle to amend the motion made on April 22, 2020, to approve the Preliminary Site Plan for 35001 and 35075 Woodward by affirming conditions 1 through 8 and adding condition 9 to the approved motion as follows:

9) Approved plans include the first floor plan on sheet A101, with the revision date 4- 3-20, subject to replacement of the terms “Hunter House” and “HH” throughout the report and the plans with a more generic designation of the planned use of the space.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

Planning Board Minutes September 23, 2020

G. Revised Preliminary Site Plan Review

1. 35001 Woodward, The Maple (Vacant lot, Hunter House) – Request for Revised Preliminary Site Plan Review to revise first floor of new 5 story mixed use building to include surface parking.

Planning Director Ecker presented the item. She explained that City Attorney Currier advised that:

- If the Board were to approve the revised preliminary site plan they would have to specify that it should supersede the previously approved Preliminary Site Plan in their motion; and,
- If they were to deny the Revised Preliminary Site Plan, the previously approved Preliminary Site Plan would stand.

Mr. Williams said he could not recall a project located in the PAD ever receiving approval for surface parking within 20' of the building facades.

Kevin Biddison, architect, was present on behalf of the project.

In reply to Mr. Koseck, Mr. Biddison confirmed the project team looked into providing parking in the MDOT right-of-way, but determined there was not enough depth along the road due to the right-hand turn lane.

Seeing no further Board questions for the applicant, Chairman Clein invited public comment.

Kelly Cobb, owner of Hunter House Hamburgers, said he was aware that some members of the Planning Board felt that Hunter House is causing undue difficulty for the developers of The Maple. He said he was present to reiterate that he gets no pleasure from the difficulty he is encountering with the developers of The Maple, and wanted to see it resolved as expediently as everyone else. He explained that The Maple's developers need to offer solutions that would adequately address his issues with food truck parking, lack of sufficient interior storage for food, poor condition of the gravel lot, and Hunter House's current ADA and health code non-compliance. He said that while he appreciated The Maple's team's most recent efforts to provide enough parking for Hunter House, it still remained a problem that The Maple's development team continues to submit plans to the City without Hunter House's review or approval of the plans. Mr. Cobb noted that Hunter House's review and approval for plan submissions is required per the private agreement between the developers of The Maple and Hunter House.

Mr. Cobb said the Maple's most recently submitted plans have inadequate space allotted for the Hunter House. He noted that his private agreement with the development team of The Maple requires that Hunter House be provided enough space to continue their operations. He said the proposed plans do not include an adequate number of parking spaces for Hunter House. He said the proposed plans also do not conform to the use of

the property as required by deed restrictions. Mr. Cobb said he is working tirelessly to find a solution that would work for both Hunter House and The Maple, but opined that neither the presently proposed site plan revision nor the previously approved site plan met those criteria. He said that given these issues, the Planning Board's work on reviewing this project will remain moot for as long as there is disagreement between himself and The Maple's developers. Mr. Cobb apologized for that fact, and thanked the Board members for their dedication and time.

While Chairman Clein thanked Mr. Cobb for his comments, he said he disagreed that any members of the Planning Board regretted Hunter House's involvement with this project. Chairman Clein added that the Board fully looked forward to Hunter House's continued operations. He continued that the Board was only endeavoring to make sure that the project was adhering to all City-required ordinances and standards, and that the Board was specifically taking no position on the private contract between the developers of The Maple and the owners of the Hunter House. Speaking on behalf of the Board, Chairman Clein said they wished both parties nothing but success.

Mr. Cobb thanked Chairman Clein. Adding one more comment, Mr. Cobb stated that in the entire time Hunter House has been in operation he had never heard of an issue with cars egressing the site onto Woodward. He said he respected F&V's analysis, and understood the difference between anecdote and data, but wanted to offer that perspective.

Seeing no further comment from the public, Chairman Clein returned the conversation to the Board.

Mr. Williams stated he would be moving fairly quickly to deny the Revised Preliminary Site Plan.

Mr. Share said his preference would be to postpone rather than deny. He said the key question was whether the Woodward egress, given the expected use by Hunter House customers, would create an unsafe situation for pedestrians and cars. He said he would want F&V to address the issue of safety specifically before the Board acts on the revised preliminary site plan.

Mr. Koseck expressed frustration and disappointment with the Revised Preliminary Site Plan. He said the Board had spent an immense amount of time on this project, offering many of the same comments repeatedly, only for plans to be re-submitted with those comments seemingly disregarded. He said he did not see any attempt on the part of the project team to creatively work within the constraints of the Zoning Ordinance. Mr. Koseck continued that while he understood the project might not be able to meet every requirement of the zoning ordinance, there was no way he could ever support the plans as currently proposed. Citing his time on the BZA, Mr. Koseck opined that if this revised preliminary site plan had been before them for a review they would have declined to even look at the revised plans due to there being no change of facts. Praising Mr. Biddison's skill as an architect and the potential to have a valuable tenant in the Hunter House, Mr. Koseck said he could not understand how the presently submitted plans

seemed to be going backwards in terms of progress. He concluded by saying that he obviously could not support the revised preliminary site plan moving forward.

Mr. Jeffares said that while he understood that Hunter House wanted surface parking provided, the City has dedicatedly avoided allowing surface parking in the downtown area. He noted that there have been other proposed projects delayed to future agendas because the Board has had to review this project again and again. He noted the Board's continued emphasis to applicants that they should resolve their issues with community stakeholders to the absolute best of their ability before submitting a project for Board review, and said the development team on this project has regularly failed to do that. Mr. Jeffares echoed Mr. Koseck's frustration, and said that while he was between postponing the project and denying it he was leaning towards denial.

Citing City Attorney Currier's guidance, Chairman Clein said that if the Board was between a postponement and denial then a denial would procedurally make more sense. He reiterated that a denial would leave the previously approved preliminary site plan standing, while a postponement to a date certain would hold a spot on a future agenda that could otherwise go to reviewing another project. Chairman Clein noted that traditionally the Board avoids denials where possible because of the repercussions for the applicant, but since this applicant already had an approved Preliminary Site Plan no harm would come from a denial in this case.

Chairman Clein continued by stating he would support a denial of the Revised Preliminary Site Plan because the proposed site plan does not meet the requirements of Article 7, Section 7.27 of the Zoning Ordinance, specifically (4) which states that "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". He said the proposed revised site plan is completely contrary to the City's planning of its downtown and its 2016 Plan. Chairman Clein echoed Mr. Williams' previous observation that buildings in the PAD are not granted surface parking within 20' of the building's facades. He noted the Revised Preliminary Site Plan would affect three facades of the building in addition to the number of other issues raised by his colleagues on the Board.

Chairman Clein observed that the plan for The Maple includes multiple floors of residential, which will inevitably lead to a significant increase in pedestrian traffic in the area. In addition, with the exception of the Hunter House, the majority of the site has been vacant for years. Because of these two factors, Chairman Clein stated anecdotal observation of the site cannot provide a good sense of what will result from the impending combined increase in both vehicular and pedestrian traffic. He acknowledged Mr. Cobb's statement that he had not seen any issues arising from vehicles exiting onto Woodward, but explained that the site will be so changed post-development that history cannot give a reliable indication of future safety in this case.

Mr. Emerine said he agreed with all of Chairman Clein's comments. He said the surface parking lot was unnecessary and created another egress point into the MDOT right-of-way which should be also avoided. He said he would not be supporting the Revised Preliminary Site Plan.

Motion by Mr. Williams

Seconded by Mr. Boyle to deny the Revised Preliminary Site Plan for 35001 & 35075 Woodward, The Maple, as the proposed site plan does not meet the requirements of Article 7, Section 7.27, specifically (4) which states that "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."

Motion carried, 6-1.

ROLL CALL VOTE

Yeas: Williams, Clein, Jeffares, Emerine, Boyle, Koseck

Nays: Share

Chairman Clein thanked the applicant for their time. He stressed that the Board wants to see both The Maple and Hunter House be successful in Birmingham and encouraged the applicant renew their efforts once again towards resolving the matters between them.

**Zoning Compliance Summary Sheet
Final Site Plan and Design Review
35001 & 35075 Woodward – The Maple**

Existing Site: Hunter House restaurant and surface parking lots

Zoning: B-4 (Business Residential) and D-4 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial/ Office	Mixed Use	Commercial	Commercial/ Office
Existing Zoning District	B-4, Business - Residential	B-4, Business - Residential	B-2, General Business	B-4, Business - Residential
Overlay Zoning District	D-4	D-4	D-2	D-4

Land Area: Existing: Approx. 0.5 acres (including City lot)
Proposed: Approx. 0.5 acres (including City lot)

Dwelling Units: Existing: 0 units
Proposed: 53 units

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

Min. Floor Area /Unit: Required: 600 sq. ft. (efficiency or one bedroom)
800 sq. ft. (two bedroom)
1,000 sq. ft. (three or more bedroom)
Proposed: 710 sq. ft. (one bedroom)
1,082 sq. ft. (two bedroom)
N/A (three or more bedroom)

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: A minimum of 10 ft. rear yard setback shall be provided from the midpoint of the alley. In the absence of an alley, the rear setback shall be equal to that of an adjacent, preexisting building Proposed: 0 ft., equal to the Greenleaf Trust building
Min. Front+Rear Setback	Required: N/A Proposed: N/A
Max. Bldg. Height:	Permitted: 80 ft., 5 stories Proposed: 80 ft., 5 stories
Max Eave Height:	Required: 58 ft. Proposed: 56.3 ft.
Floor-Ceiling Height:	Required: N/A Proposed: N/A
Principal Ped. Entry:	Required: On a frontage line Proposed: Twelve entrances, 6 on Park Street frontage line (1 residential lobby, 1 office lobby, parking entry, 3 retail) and 3 principal pedestrian entries, 2 egress exits on the Woodward frontage line and 1 egress exit on Hamilton.
Absence of Bldg. Façade:	Required: N/A Proposed: N/A
Opening Width:	Required: 25 ft. maximum Proposed: 25 ft. on Park

Parking: Required: 2 or less room units – 21 units @ 1.25 space per unit
3 or more room units – 32 units @ 1.5 spaces per unit
Total Required = 74 spaces
Proposed: 82 spaces

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

Parking in Frontage: Required: Off-street parking contained in the first story shall not be permitted within 20 feet of any building façade on a frontage line or between the building facade and the frontage line.
Proposed: None

Loading Area: Required: 1 loading space (commercial use 5,001-20,000 sq. ft.)
0 loading spaces (office use 0-10,000 sq. ft.)
Loading space dimensions: 40 x 12 x 14
Proposed: 2 loading spaces, 40 x 10 x 14

As the loading spaces are required to be 12' in width the applicant must clearly mark the full size spaces on the plans. There is sufficient room available to do so.

Required Retail Depth: Required: 20 ft. minimum (on Maple only)
Proposed: Retail use along the entirety of the Maple frontage at the required depths

Screening:

Parking: Required: 32 in. capped masonry screen wall
Proposed: Fully screened by the building

Loading: Required: Fully screened from public view
Proposed: Fully screened by the building

Rooftop Mechanical: Required: Fully screened from public view
Proposed: RTU height – 6 ft. 7 in.
RTU screening height – 10 ft. 6 in.

RTU screening may not exceed 10 ft. in height per Article 4, Section 4.54 (C)(8)(c)(ii). The applicant will be required to reduce the RTU screening height or obtain a variance from the Board of Zoning Appeals.

Elect. Transformer: Required: Fully screened from public view
Proposed: 5 ft. Junipers and 6 ft. Arborvitae

Dumpster: Required: 6 ft. capped masonry screen wall
Proposed: All refuse areas are proposed within the building envelope and are screened by solid walls.

PROPOSED BUILDING FOR:

The Maple

PROJECT LOCATION:

35001 AND 35075 WOODWARD AVE.
BIRMINGHAM, MI 48009

ZONED: B-4 BUSINESS-RESIDENTIAL
OVERLAY ZONING DISTRICT: D-4

APPLICANT INFORMATION

HESHAM GAYAR
8469 WARWICK GROVE COURT,
GRAND BLANC, MI 48439

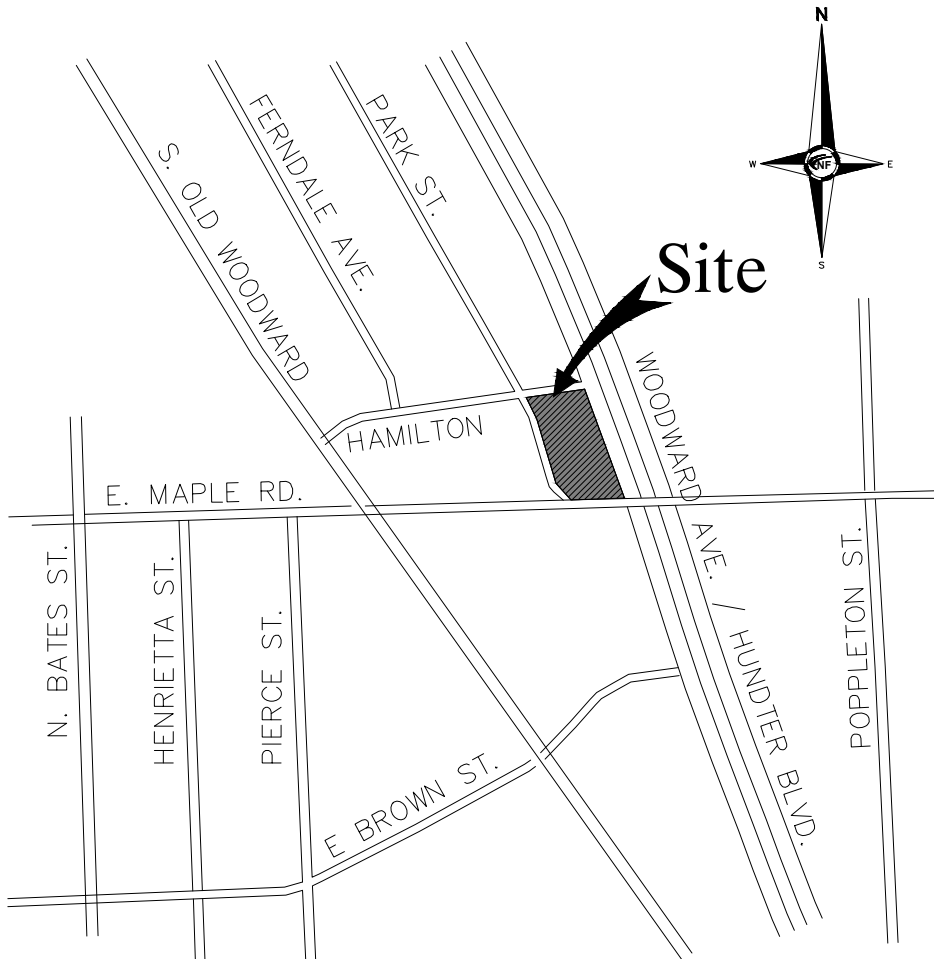
T. 810.338.3923
E. HESHAM.GAYER@GMAIL.COM

FIRE SUPPRESSION NOTE:
THE BUILDING WILL BE PROVIDED WITH A FULLY AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM INSTALLED (FIRE SUPPRESSION SYSTEM) - WORK WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND CITY OF BIRMINGHAM INSPECTION & PERMIT APPROVAL. FACTORY MUTUAL STANDARDS AND SPECIFICATIONS SHALL ALSO BE USED WHERE NOT OTHERWISE IN CONFLICT WITH LOCAL STANDARDS. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERED DRAWINGS. SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.

NOTE:
FIRE PROTECTION SYSTEM FOR THE BUILDING EQUAL TO: GROUND FLOOR - ORDINARY HAZARD AND FLOORS 2-5 LITE HAZARD (OFFICE AND RESIDENTIAL). F.P.A. NO. 13 CRITERIA AND SECTION 903.3.1.1 WITH ONE (1) 4" D.I. BUILDING SERVICE PROVIDED. TYPE 2A FIRE EXTINGUISHERS SHALL BE PROVIDED AND SPACED A MAX. OF 75' APART PER SECTION 906.1 OF THE 2012 INTERNATIONAL FIRE CODE AND / OR BY THE DIRECTION OF THE FIRE MARSHAL.

SHEET INDEX:

T.101	TITLE SHEET
SP-1	SITE SURVEY
SP-2	PRELIMINARY SITE PLAN
SP.101	ARCHITECTURAL SITE PLAN DETAILS
SP.401	SITE PLAN DETAILS
L-1	LANDSCAPE PLAN
H1	SITE PHOTOMETRIC
LL.100	LOWER LEVEL 1 PARKING PLAN
LL.101	LOWER LEVEL 2 PARKING PLAN
A.101	FIRST FLOOR PLAN
A.102	SECOND FLOOR PLAN
A.103	THIRD FLOOR PLAN
A.104	FOURTH FLOOR PLAN
A.105	FIFTH FLOOR PLAN
A.106	ROOF PLAN
A.201	EXTERIOR ELEVATION
A.202	EXTERIOR ELEVATION
A.203	EXTERIOR ELEVATION
A.301	EXTERIOR PERSPECTIVE IMAGES
A.302	EXTERIOR PERSPECTIVE IMAGES



LOCATION MAP
SCALE: NOT TO SCALE

320 Martin Street Suite 10
Birmingham, Michigan 48009
t:248.554.9500
Contact Person: Kevin Biddison
e.mail: kb@biddison-ad.com

Consultants	
Project data	
GOVERNING CODES:	2015 MICHIGAN BUILDING CODE 2015 MICHIGAN PLUMBING CODE 2015 MICHIGAN MECHANICAL CODE 2015 MICHIGAN REHABILITATION CODE 2015 INTERNATIONAL FUEL GAS CODE MICHIGAN ELECTRICAL CODE, 2014 N.E.C. W/ PART 8 STATE AMENDMENTS ICC/ANSI A117.1-2015 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1986 AS AMENDED. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.1-2015 2015 INTERNATIONAL FIRE CODE NFPA 13 - 2010 NFPA 72 - 2010
BUILDING AREA:	101,970 SQFT
PARKING AREA:	48,732 SQFT
TOTAL BUILDING & PARKING AREA:	150,702 SQFT
BUILDING USE:	M: MERCANTILE B: BUSINESS OFFICE R-2: RESIDENTIAL APARTMENT
TYPE OF CONSTRUCTION:	
2015 MBC:	TYPE IIA (PROTECTED)
NFPA 220:	TYPE II-000
Issued for	

SITE PLAN REVIEW	03.29.18
SITE PLAN REVIEW	11.26.18
SITE PLAN REVISION	01.02.19
SITE PLAN REVISION	02.20.19
SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	11.22.19
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20
SITE PLAN APPROVAL	10.22.20
FINAL REVIEW	
SITE PLAN	06.14.21

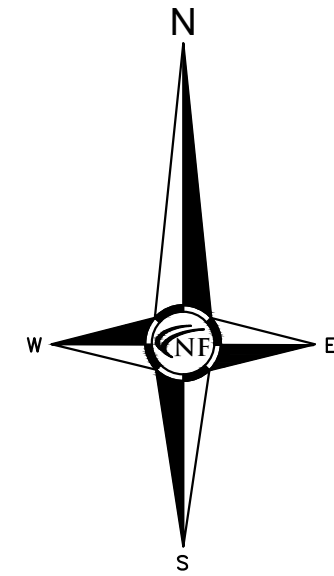
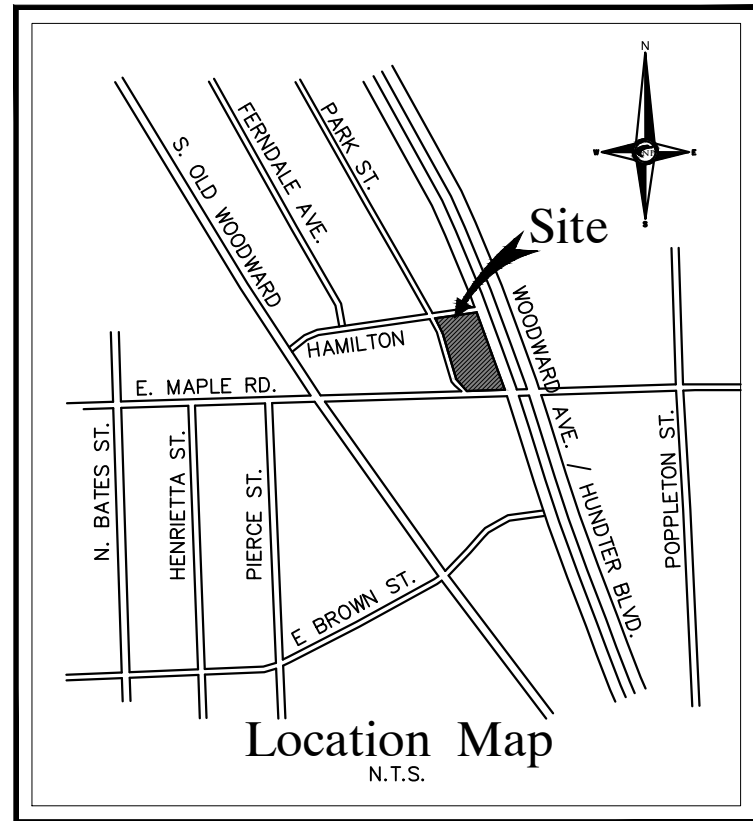


Project no.	
THE MAPLE	1971.16
Sheet no.	
T.101	



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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



Master Tree List						
Client Name:	Hadidi Capital					
Job Number:	J398					
Job Location:	35001 & 35075 Woodward, Birmingham					
Date Completed:	8/31/2016					
<u>Condition Description Notes:</u>						
"Good" - no observed structural defects"						
"Fair" - minor structural defects, marginal form, some insect activity noted"						
"Poor" - major structural defects, poor form, insect infested"						
<i>"Structural defects may include decayed wood, cracks, root problems, weak branch unions cankers, poor tree architecture, dead/failed branches due to various causes."</i>						
Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition
1	Gleditsia triacanthos	Honeylocust	14			Good
2	Gleditsia triacanthos	Honeylocust	6			Good
3	Gleditsia triacanthos	Honeylocust	8			Good
4	Gleditsia triacanthos	Honeylocust	17			Good
5	Gleditsia triacanthos	Honeylocust	18			Good
6	Gleditsia triacanthos	Honeylocust	20			Good
7	Gleditsia triacanthos	Honeylocust	13			Good
8	Gleditsia triacanthos	Honeylocust	15			Good
9	Gleditsia triacanthos	Honeylocust	14			Good
10	Gleditsia triacanthos	Honeylocust	18			Good
11	Gleditsia triacanthos	Honeylocust	18			Good
Minor crown dieback						
Root damage fm curb construction, may have impact soon						
Root damage fm curb construction, may have impact soon						
Root damage fm curb construction, may have impact soon						
Root damage fm curb construction, may have impact soon						
Root damage fm curb construction, may have impact soon						

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH.

KEVIN NAVAROLI, PLS
NO.: 53503
DATE: 09-30-2016



LEGAL DESCRIPTION

35001 WOODWARD AVE
19-25-456-037
LOTS 1, 2 & 3, PART OF LOTS 4 & 5, AND ALSO PART OF A VACATED ALLEY OF ASSESSOR'S PLAT No.21, LOCATED IN TOWN 2 NORTH, RANGE 10 EAST OF SECTION 25 IN BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 54 OF PLATS ON PAGE 19 OF THE OAKLAND COUNTY RECORDS, ALL DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 18 DEGREES 50 MINUTES 30 SECONDS WEST, 231.3 FEET FROM THE SOUTHEAST CORNER OF LOT 1; THENCE SOUTH 34 DEGREES 32 MINUTES 10 SECONDS WEST, 23.86 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 50 SECONDS WEST, 47.66 FEET; THENCE ALONG A CURVE TO THE LEFT 54.91 FEET, SAID CURVE HAVING A RADIUS OF 57 FEET; A LONG CHORD BEARING OF NORTH 64 DEGREES 29 MINUTES 25 SECONDS WEST, 52.81 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 10 SECONDS WEST, 135.76 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 35 SECONDS EAST, 34.77 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 00 SECONDS EAST, 31 FEET; THENCE SOUTH 19 DEGREES 40 MINUTES 40 SECONDS EAST, 30.80 FEET; THENCE SOUTH 18 DEGREES 50 MINUTES 30 SECONDS EAST, 116.06 FEET TO THE POINT OF BEGINNING.

35075 WOODWARD AVE
19-25-456-014
LOT 40 OF ASSESSOR'S PLAT No.21 LOCATED IN TOWN 2 NORTH, RANGE 10 EAST OF SECTION 25 IN BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, EXCEPTING THE WEST 34 FEET AS RECORDED IN LIBER 54 OF PLATS ON PAGE 19 OF THE OAKLAND COUNTY RECORDS.

PO BOX 3001 BIRMINGHAM, MI 48012
19-25-456-043
PART OF LOTS 39 & 40 OF ASSESSOR'S PLAT No.21 LOCATED IN TOWN 2 NORTH, RANGE 10 EAST OF SECTION 25 IN BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 54 OF PLATS ON PAGE 19 OF THE OAKLAND COUNTY RECORDS, BEGINNING AT A POINT DISTANT SOUTH 82 DEGREES 23 MINUTES 50 SECONDS WEST, 39.80 FEET FROM THE NORTHEAST CORNER OF SAID LOT 40; THENCE SOUTH 04 DEGREES 11 MINUTES 54 SECONDS EAST, 66.88 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 29 SECONDS WEST, 26.62 FEET ALONG THE SOUTH LINE OF SAID LOT 40; THENCE ALONG THE EAST LINE OF PARK STREET ALONG A CURVE TO THE LEFT, 71.86 FEET, SAID CURVE HAVING A RADIUS OF 356 FEET, A LONG CHORD BEARING OF NORTH 22 DEGREES 04 MINUTES 01 SECONDS WEST, 71.74 FEET; THENCE NORTH 26 DEGREES 19 MINUTES 07 SECONDS EAST, 17.35 FEET; THENCE NORTH 82 DEGREES 23 MINUTES 50 SECONDS EAST, 39.86 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES; AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

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

SEAL

PROJECT
35001 & 35075 Woodward

CLIENT
Biddison Architecture
320 Martin, Suite 10
Birmingham, MI 48009

Contact: Kevin Biddison
Ph: (248) 554-9500

PROJECT LOCATION
Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



Know what's below
Call before you dig.

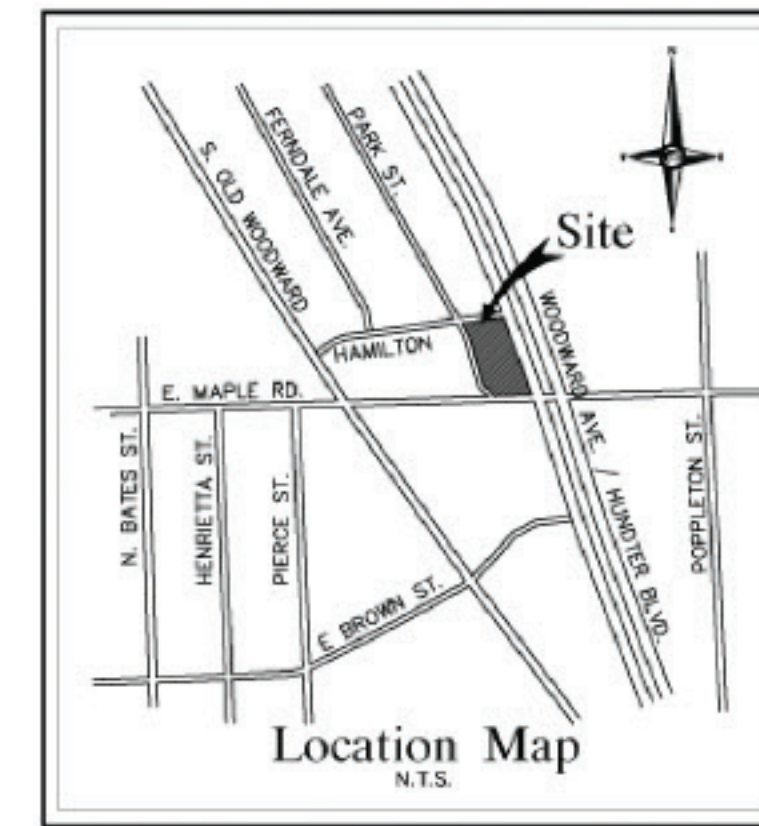
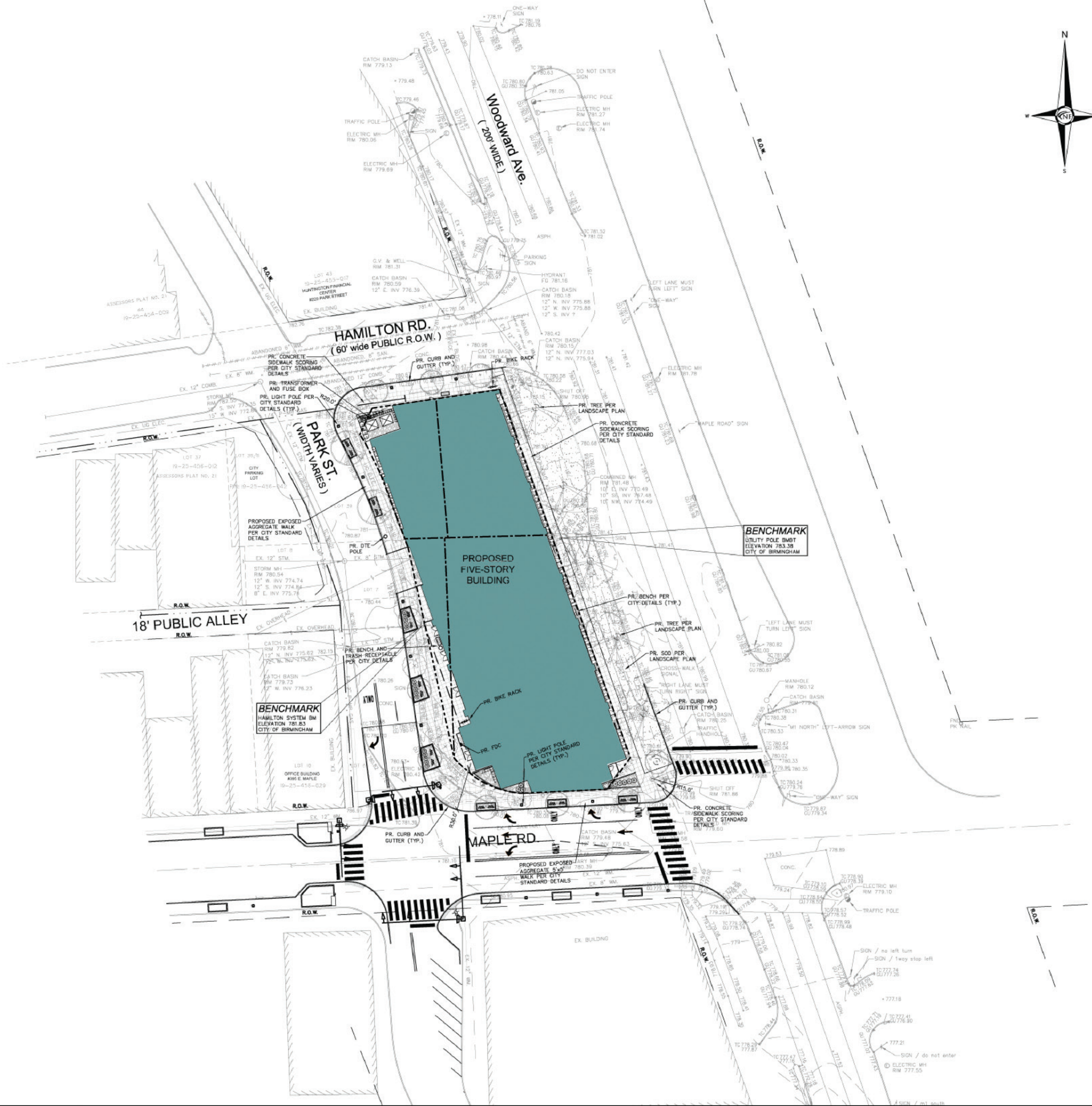
REVISIONS
11-26-2018 Revised Per Client
12-31-2018 Revised Per Client
04-11-2019 Revised Per Client
05-10-2019 Revised Per Client

DRAWN BY:
P. Williams
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
March 28, 2018

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
J398-01 SP-1



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
35001 & 35075 Woodward

CLIENT
Biddison Architecture
320 Martin, Suite 10
Birmingham, MI 48009

Contact: Kevin Biddison
Ph: (248) 554-9500

PROJECT LOCATION
Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET
Preliminary Site Plan

06/14/21 REVISED PER CITY



Know what's below
Call before you dig.

REVISIONS

11-26-2018 Revised Per Client
12-31-2018 Revised Per Client
04-11-2019 Revised Per Client
05-10-2019 Revised Per City
11-19-2019 Revised Per Client
06-24-2021 Revised Per City

DRAWN BY:
A. Eizember

DESIGNED BY:
P. Williams

APPROVED BY:
P. Williams

DATE:
March 28, 2018

SCALE: 1" = 30'

NFE JOB NO. 398-01
SHEET NO. SP-2

PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND	
	MANHOLE
	HYDRANT
	MANHOLE CATCH BASIN
	UTILITY POLE
	GUY POLE
	C.O. MANHOLE
	HYDRANT GATE VALVE
	INLET MANHOLE
	PROPOSED LIGHT POLE
	TC 600.00
	GU 600.00
	TW 600.00
	TP 600.00
	FG 600.00
	EXISTING SANITARY SEWER
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	PR. SANITARY SEWER
	PR. WATER MAIN
	PR. STORM SEWER
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. GUTTER ELEVATION
	PR. TOP OF WALK ELEVATION
	PR. TOP OF PVT. ELEVATION
	FINISH GRADE ELEVATION

Consultants

Project title

PROPOSED BUILDING FOR:
The Maple

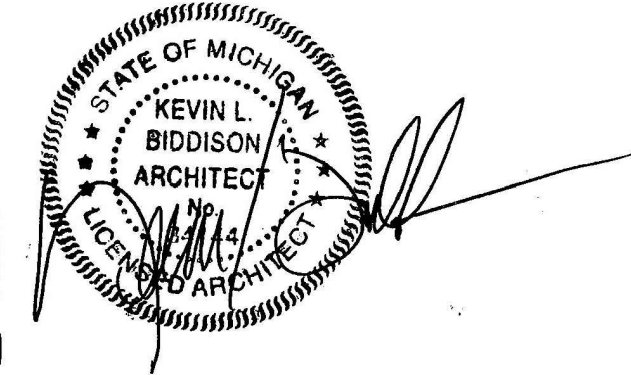
35001 and 35075 Woodward Ave.
Birmingham, Michigan

Issued dr/ch

FINAL REVIEW
SITE PLAN
06.14.21

Sheet title

ARCHITECTURAL
SITE PLAN

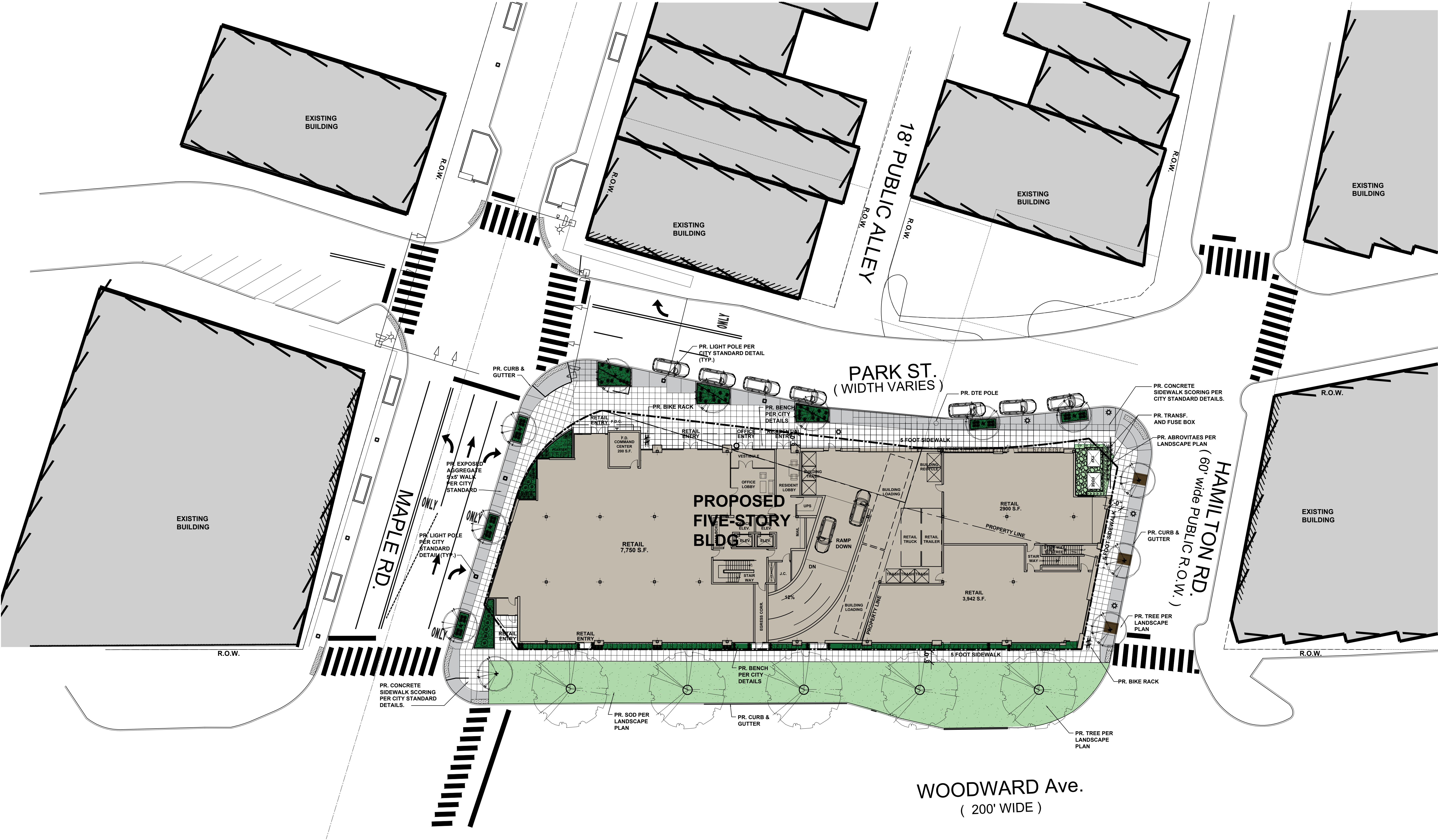


Project no.

1971.16

Sheet no.

SP.101



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

Technical drawing of a rooftop HVAC unit showing dimensions and labels:

- Overall length: 35' 3 3/4"
- Overall width: 6' 7 3/8"
- Overall height: 6' 1 5/8"
- Exhaust air outlet: 11' 11 5/8" OVER LIFTING LUGS, 1' 8 3/8" OVER PANELS
- Outdoor air intake: 6' 9 3/8"
- 1 3/8" DRAIN HOLE
- Lifting points (8 REQ'D): 1" gap, 15' 4 1/2" spacing, 20 2 1/2" total length, 1 1/4" CONDENSATE DRAIN (BOTH SIDES)
- 1 3/8" DIA. DRAIN HOLES (BOTH SIDES): 11' 8 1/16" spacing, 3' 3/8" total length
- 9' 4 7/8" dimension for the main unit body



N.T.S.



SCALE: N.T.S



SCALE: N.T.S.



SCALE: N.T.S.



GENERAL NOTES:

1. CABLE OPENING IN SLAB SHALL BE AS REQUIRED BY THE ACTUAL TRANSFORMERS PROVIDED FOR THE PROJECT.
2. PRIMARY CONDUIT MUST BE POSITIONED AT THE FRONT OF THE PRIMARY WINDOW AS SHOWN.
3. SECONDARY CONDUIT IS TO BE APPROVED BY THE DETROIT EDITION SWEET'S MANAGER.
4. IF CONDUCTORS ARE NOT PULLED IN ALL SECONDARY SERVICE CONDUITS, THE UNUSED CONDUIT SHOULD BE AT THE FRONT POSITION.
5. SWEETS MUST BE 4" WITH A MINIMUM 36" RADIUS BENDS.
6. CONCRETE MIX, 6 BAGS OF CEMENT PER YARD.
7. MAINTAIN CONCRETE COVER CLEARANCE BETWEEN REINFORCEMENT ROODS AND SURFACES AS SHOWN.

TRANSFORMER AND PAD SELECTION ON SECONDARY METERED INSTALLATIONS WILL BE DETERMINED BY THE DETROIT EDITION SWEET'S MANAGER.

TRANSFORMER CONC. PAD & GROUNDING DETAILS

N.T.S



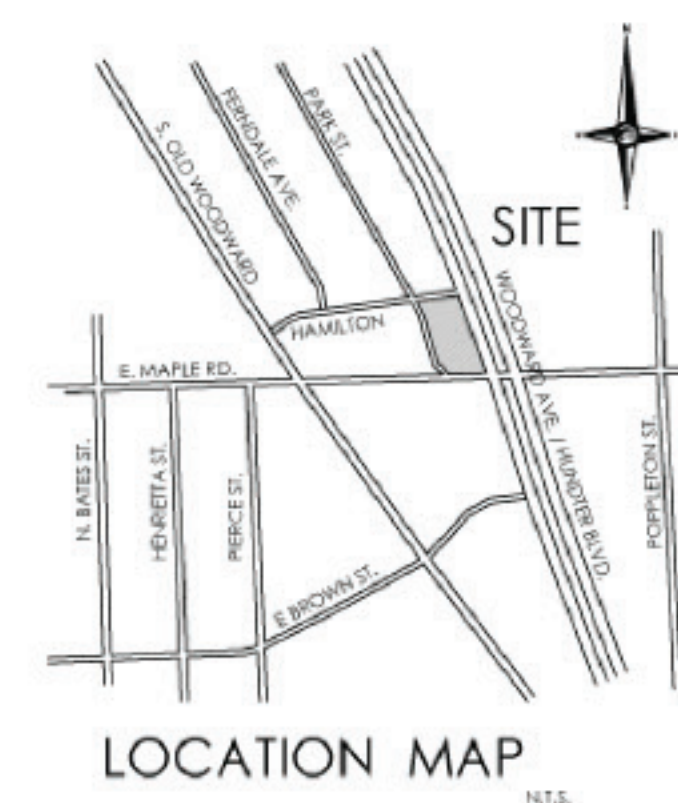
SCALE: 1/4"=1'-0"

TYP. LIGHT POLE DETAIL

SCALE: N.T.S.

TYP. LIGHT POLE DETAIL

SCALE: N.T.S.



SEAL



PROJECT
35001 & 35075 Woodward

CLIENT
Biddison Architecture
320 Martin, Suite 10
Birmingham, MI 48009

Contact: Kevin Biddison
Ph: (248) 554-9500

PROJECT LOCATION
Part of Section 25
T. 2 North, R. 10 East
City of Birmingham,
Oakland County, Michigan

SHEET
Landscape Plan



REVISIONS
12/28/18 REVISED PER CITY REVIEW
02/20/19 REVISED PER CITY
04/11/19 REVISED PER ARCHITECT
05/10/19 REVISED PER CITY
06/14/21 REVISED PER CITY

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski

DATE
November 26, 2018

SCALE: 1" = 20'

NFE JOB NO. 398-01
SHEET NO. 11

PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	10	Acer rubrum 'Bowhall' Bowhall Red Maple	3" CAL	40' OC	8.8	FULLY BRANCHED HEADS
GT	5	Gleditsia triacanthos 'Skyline' Skyline Honey Locust	3" CAL	SEE PLAN	8.8	FULLY BRANCHED HEADS
SHRUBS						
BX	80	Buxus 'Winter Gem' Winter Gem Boxwood	30' HT	30' OC	8.8	MAINTAIN AS HEDGE
DG	69	Deutzia gracilis 'Nikko' Dwarf Slender Deutzia	2 GAL	18" OC	CON	
JS	12	Juniperus scopulorum 'Grey Glean' Grey Glean Juniper	5' HT	2' OC	8.8	
TE	36	Taxus x m. 'Everlow' Everlow Yew	18" HT	24" OC	8.8	MAINTAIN AS HEDGE
TO	4	Thuja occidentalis 'Smaragd' Smaragd Green Arborvitae	6' HT	42" OC	8.8	
GROUNDCOVERS/PERENNIALS						
CA	9	Calamagrostis a. 'Karl Foerster' Karl Foerster Feather Reed Grass	3 GAL	30' OC	CON	
HS	29	Hemerocallis 'Stella D'Oro' Stella D'Oro Daylily	2 GAL	24" OC	CON	
LS	656	Litopha spicata Cresting Larkspur	1 GAL	12" OC	CON	TRIANGULAR SPACING

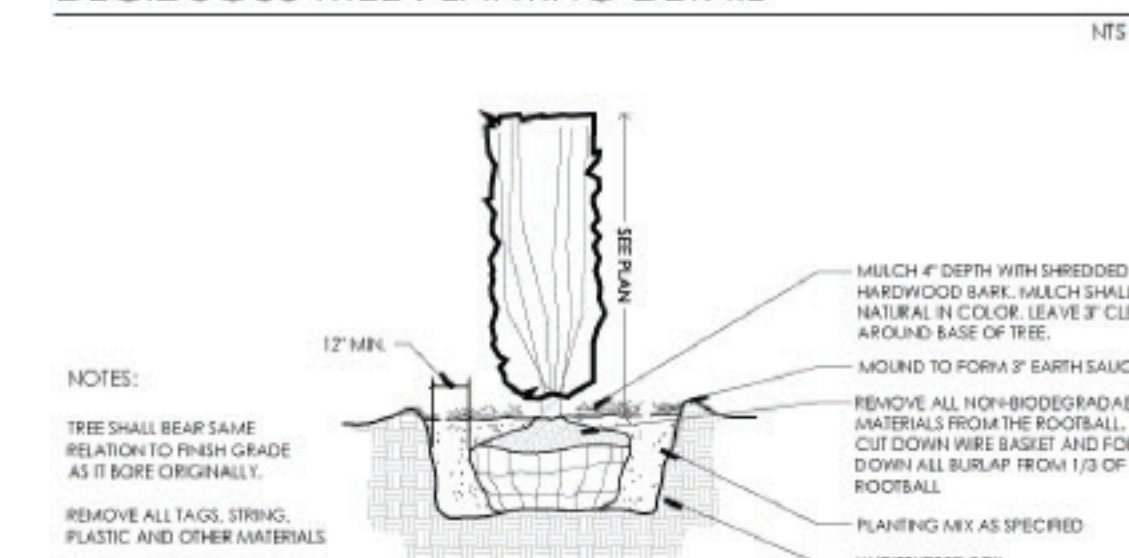
GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANNING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN. QUANTITIES SHALL BE VERIFIED BY THE LANDSCAPE ARCHITECT WITH ANY CONCURRENCE.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION OR HILF/ER PHASE OF WORK. ANY DAMAGE OR INTERUPTION 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 BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
- PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
- ALL TREES MUST BE STAKED, PRUNED 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 DRAINAGE 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 "SANDY DOG" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANT 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 PRESENT A UNIFORM APPEARANCE.
- 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 REJECT 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.

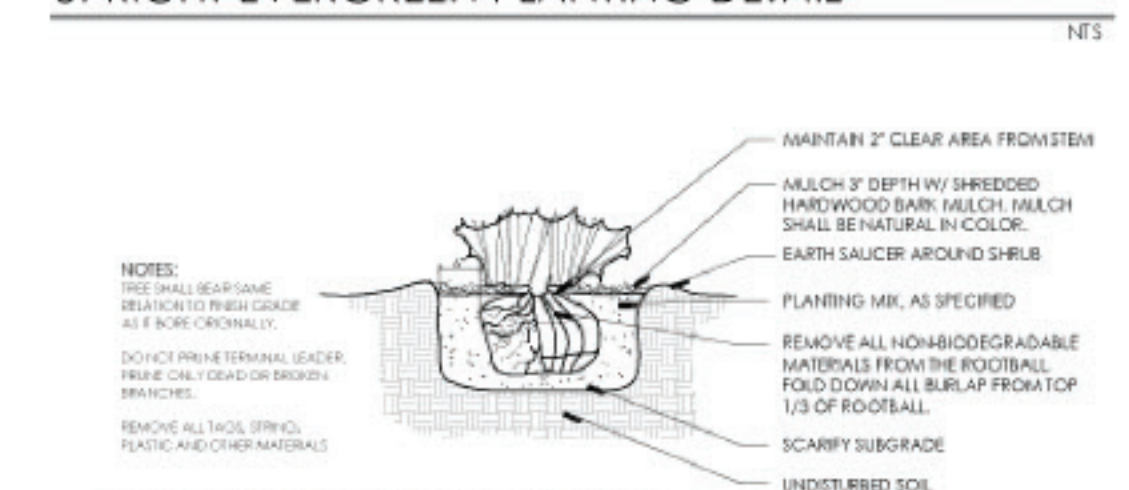
NOTE:
CUT DECIDUOUS TREES ABOVE 3" CALIPER, STAKE TREES BELOW 3" CALIPER.
STAKE TREES JUST BELOW FIRST BRANCH USING 2" WIDE WHITE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEETING. REMOVE AFTER ONE (1) YEAR.

NOTES:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.
DO NOT PRUNE TRUNK LEADER, PRUNE ONLY DEAD OR BROKEN BRANCHES.
REMOVE ALL TAGS, STRING, PLASTIC AND OTHER MATERIALS.

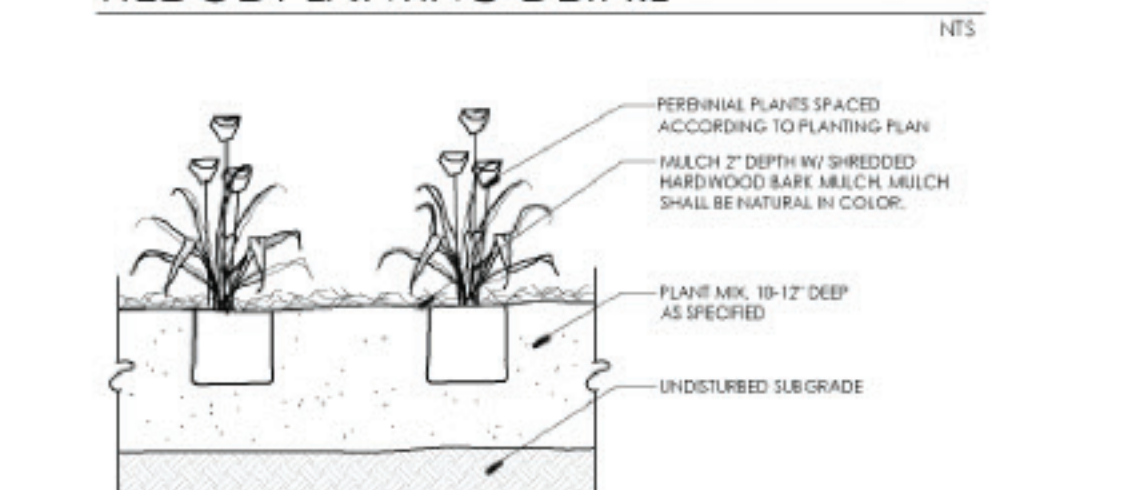
DECIDUOUS TREE PLANTING DETAIL



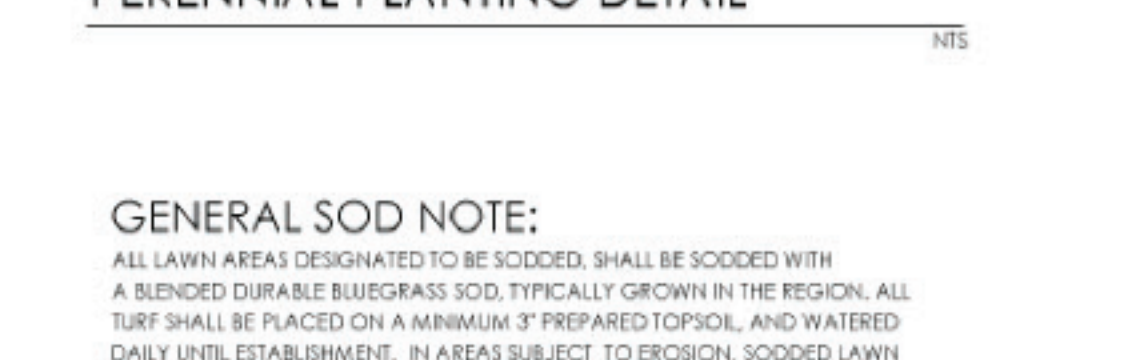
UPRIGHT EVERGREEN PLANTING DETAIL



HEDGE PLANTING DETAIL



PERENNIAL PLANTING DETAIL



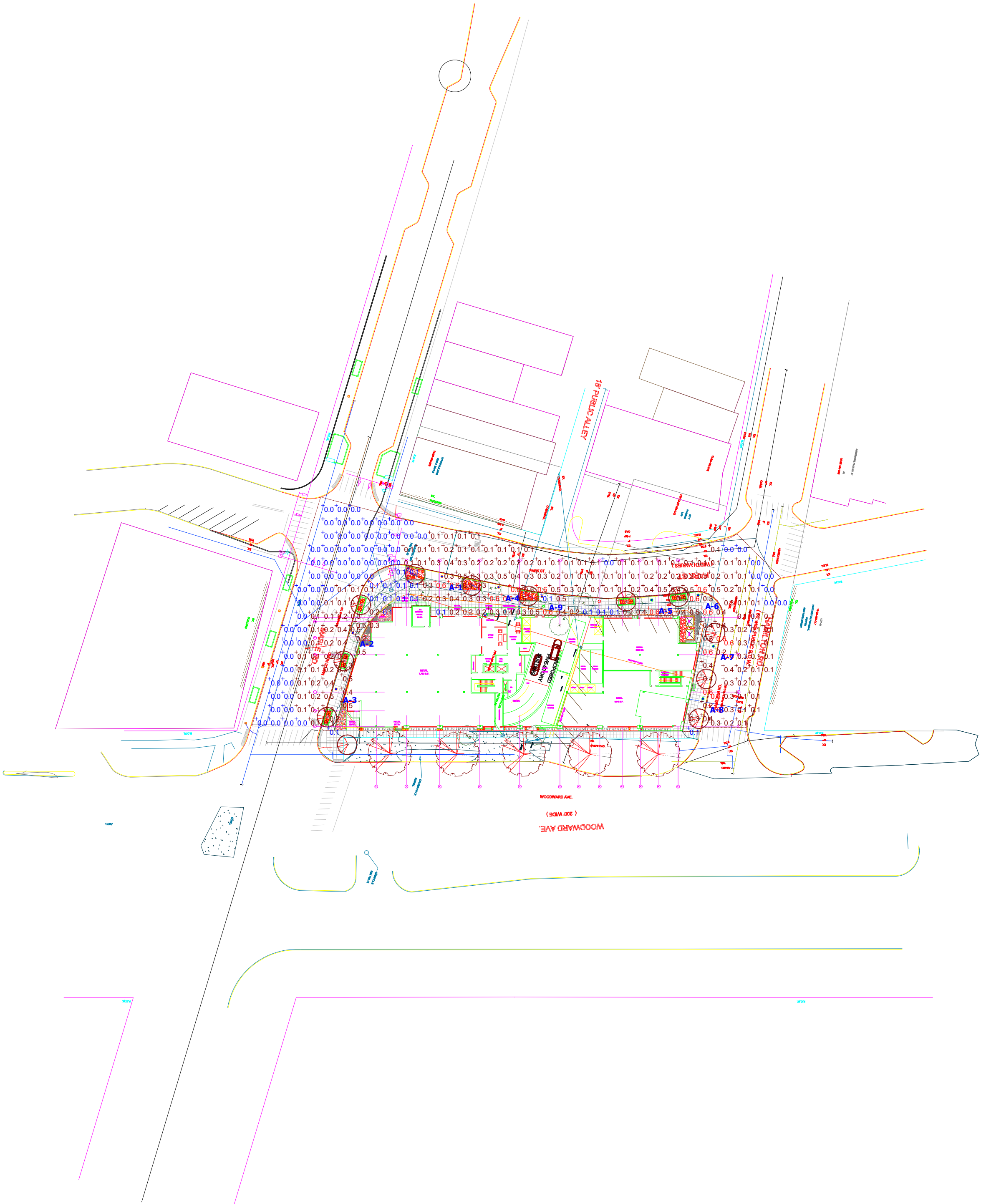
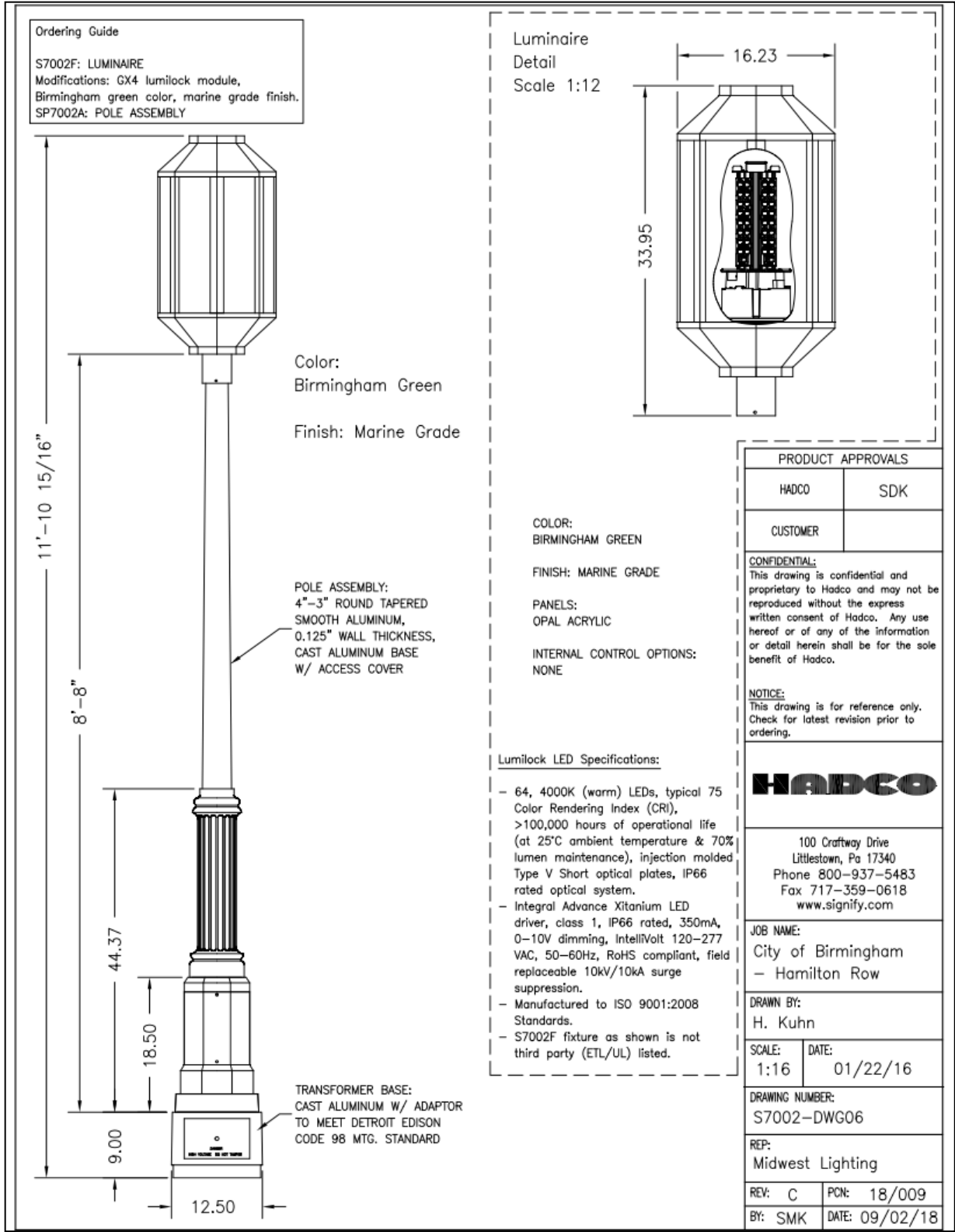
GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TURF SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHMENT. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPES. SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL 1 TO JUNE 1
FALL: AUGUST 15 TO OCTOBER 15

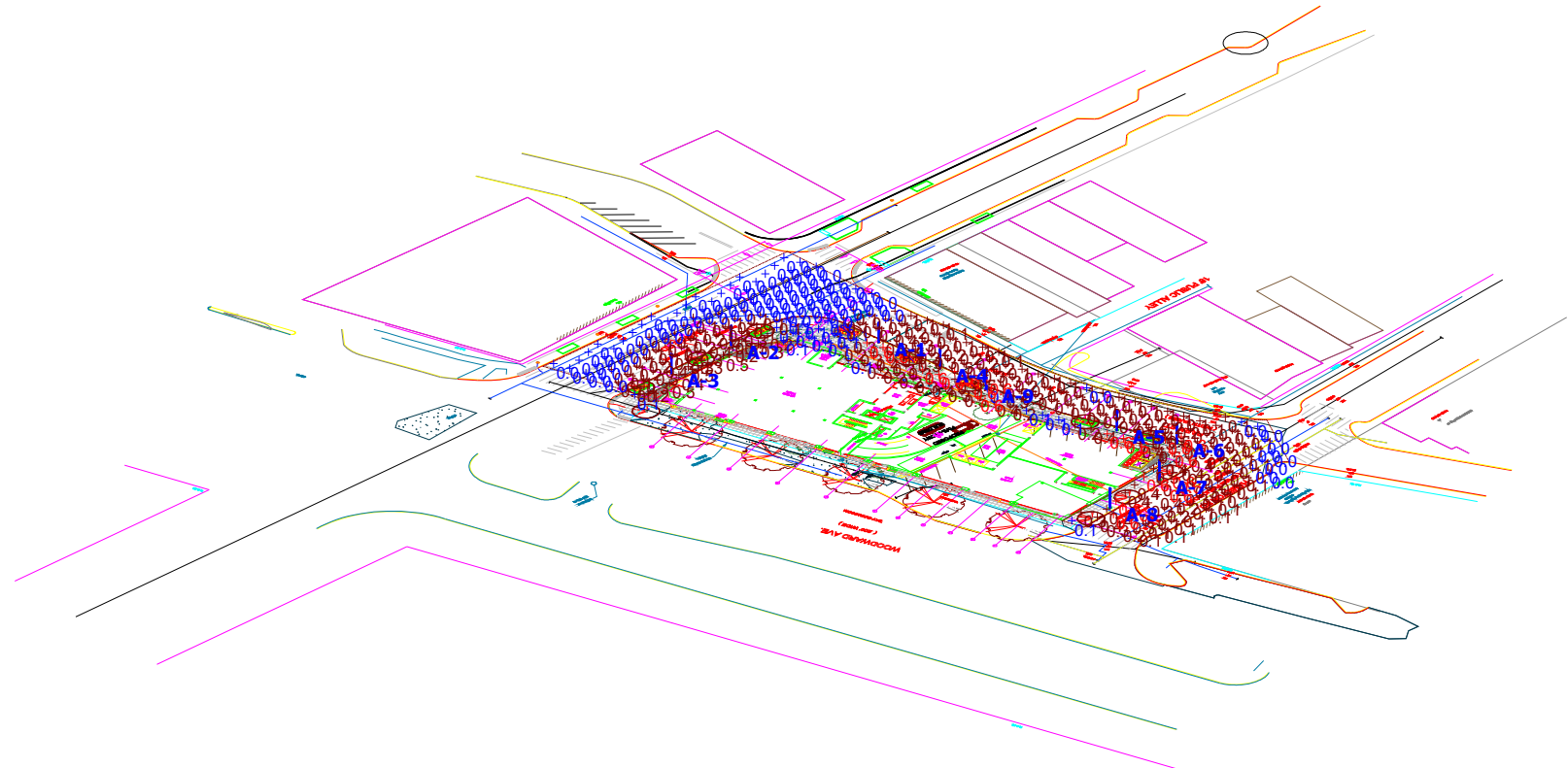


GROUNDCOVER KEY

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 3 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH



Plan View
Scale - 1" = 60ft

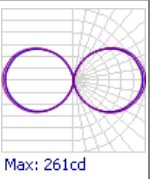


South East View

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROADWAY	+	0.1 fc	0.6 fc	0.0 fc	N/A	N/A
SIDEWALK	+	0.3 fc	0.6 fc	0.1 fc	6.0:1	3.0:1

Schedule																
Symbol	Label	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution	Notes
	A		9	SIGNIFY	S7002F-Z5SNNN64A3NNNA	V4601 mod GX4, LUMINAIRE MOUNTED AT 10'-6"	GX4, LUMINAIRE OUTPUT: 2358 Lms.	1	LRPL1333_S7002F-Z5SNNN64A3NNNA.IES	2364	1	0.9	68.6	100%		

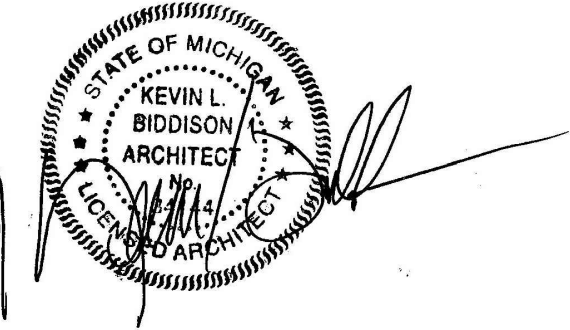


PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

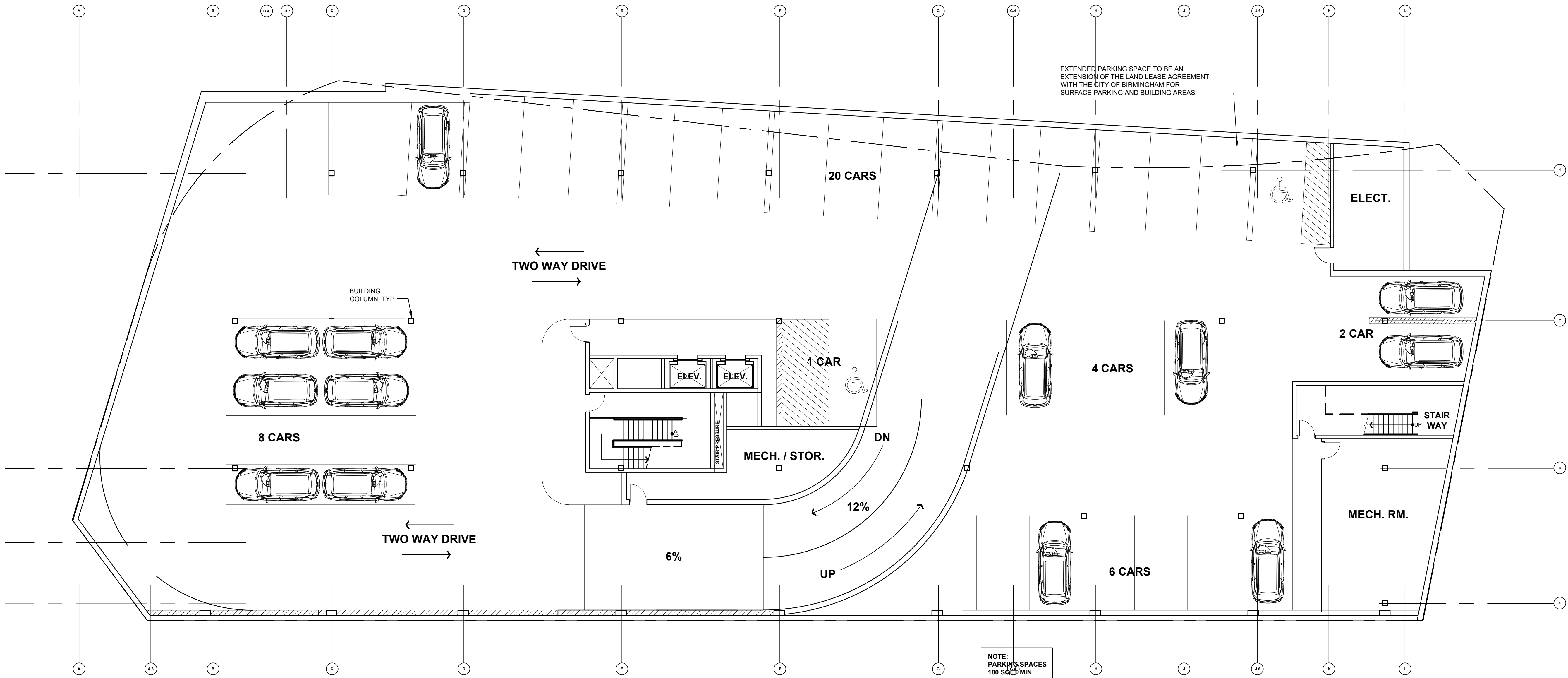
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SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	01.02.20
SITE PLAN REVIEW	02.14.20
SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20
SITE PLAN APPROVAL	10.22.20
FINAL REVIEW	
SITE PLAN	06.14.21

**LOWER LEVEL 2
PARKING PLAN**



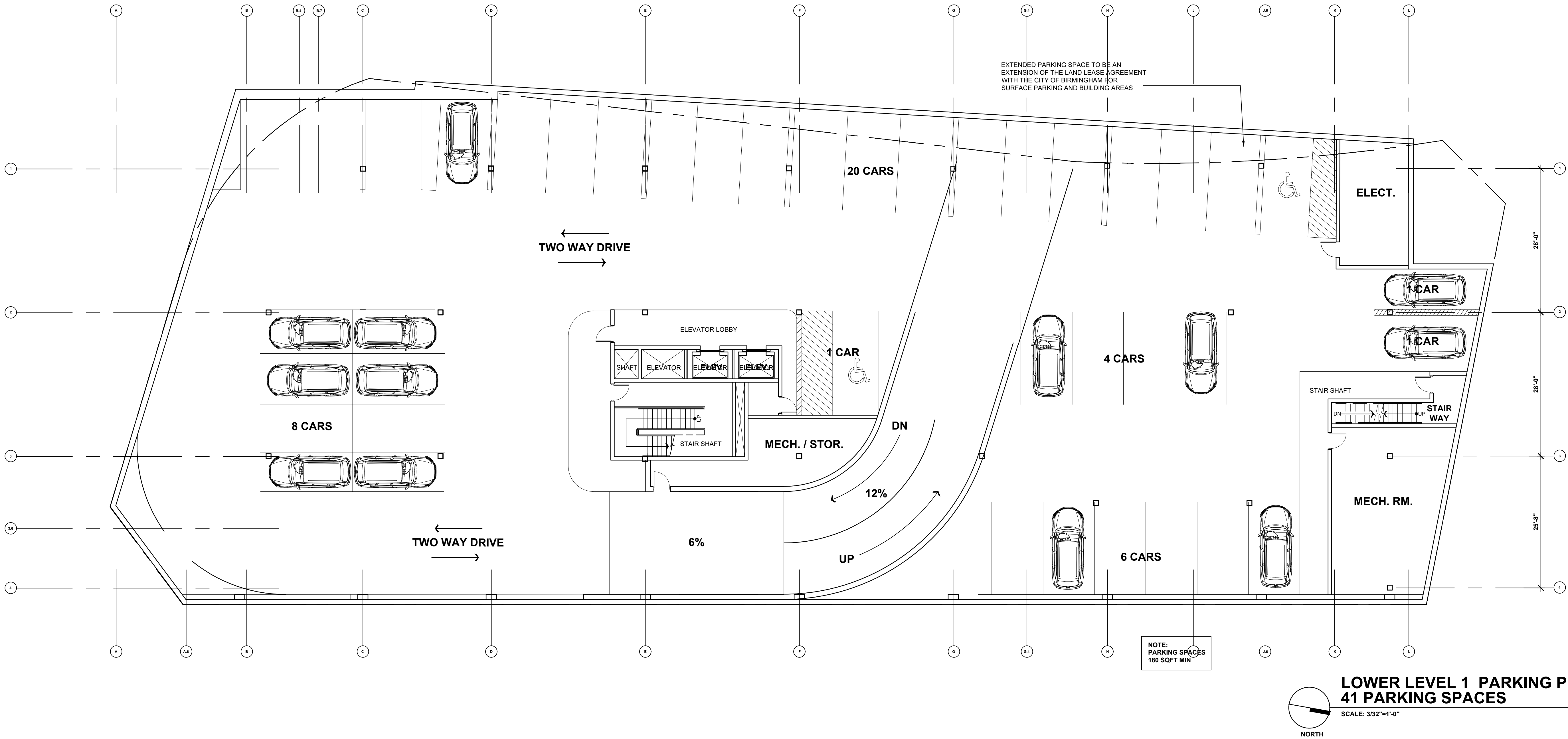
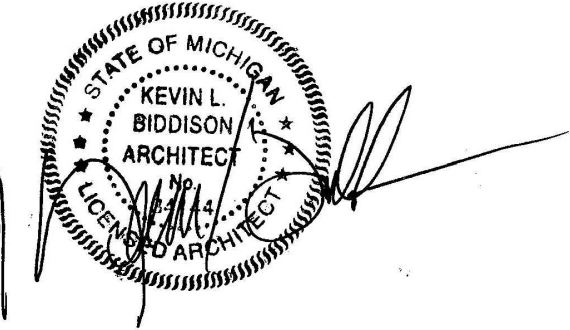
1971.16

LL.101



**LOWER LEVEL 2 PARKING PLAN
41 PARKING SPACES**

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SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	10.18.19
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SITE PLAN REVIEW	01.02.20
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FINAL REVIEW	
SITE PLAN	06.14.21



Consultants

Project title

PROPOSED BUILDING FOR:
The Maple

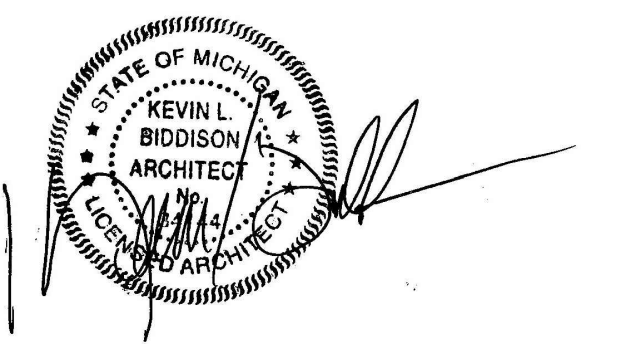
35001 and 35075 Woodward Ave.
Birmingham, Michigan

Issued dr/ch

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SITE PLAN REVIEW	05.13.19
SITE PLAN REVIEW	10.18.19
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SITE PLAN REVIEW	05.04.20
SITE PLAN REVIEW	08.26.20
SITE PLAN APPROVAL	10.22.20
FINAL REVIEW	
SITE PLAN	06.14.21

Sheet title

**FIRST
FLOOR PLAN**

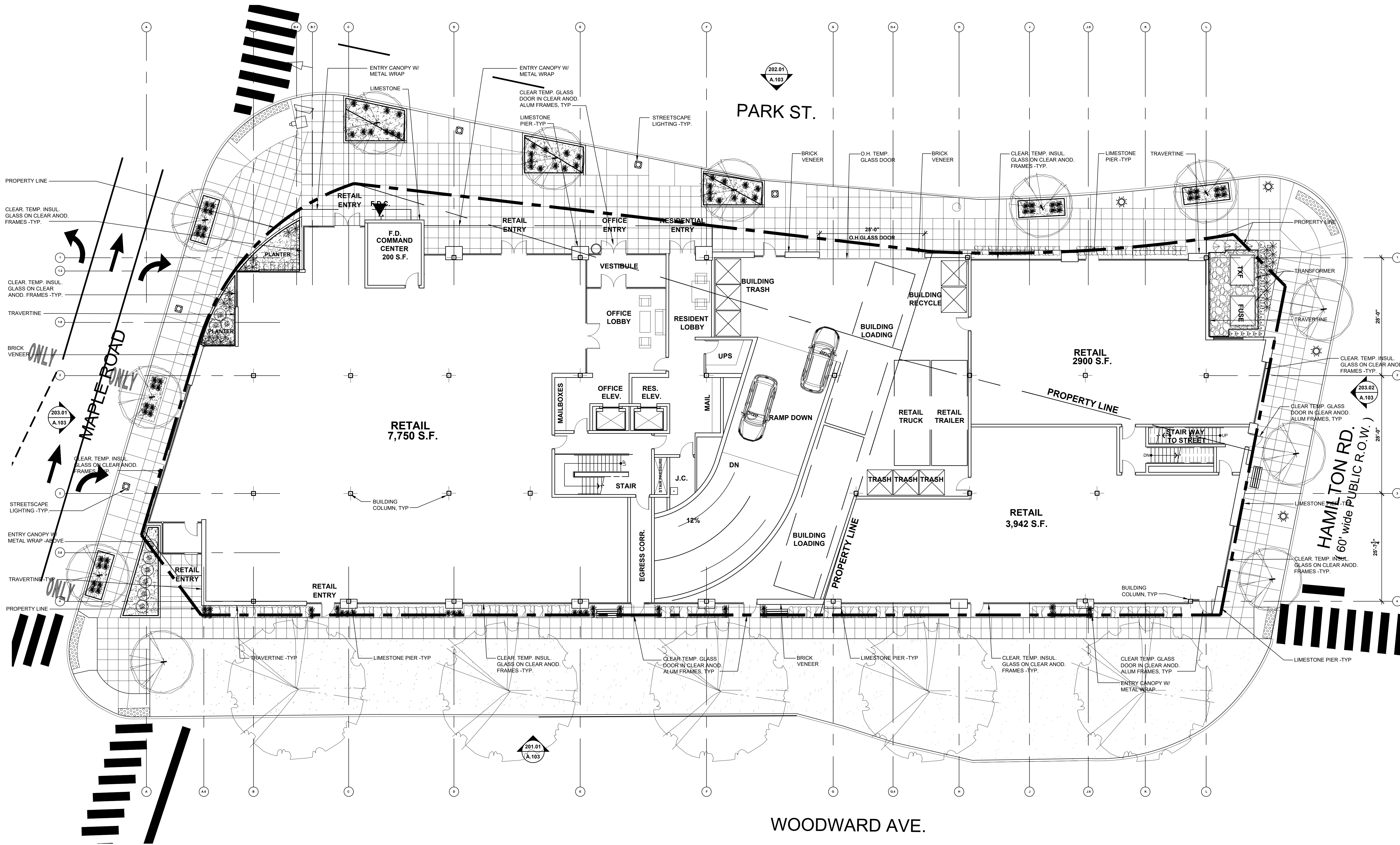


Project no.

1971.16

Sheet no.

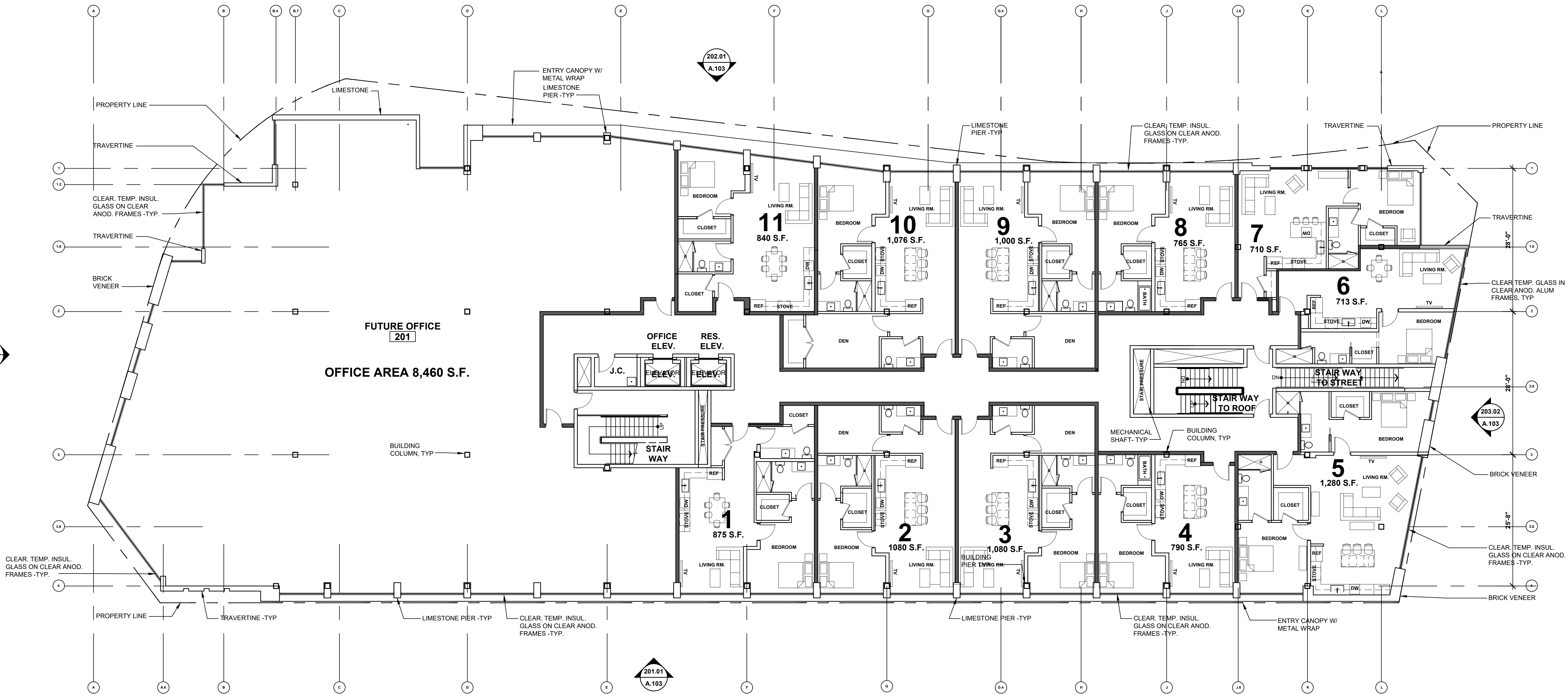
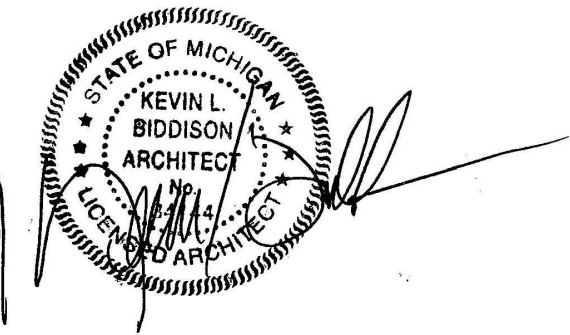
A.101



FIRST FLOOR PLAN

SCALE: 3/32"=1'-0"

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FINAL REVIEW	
SITE PLAN	06.14.21

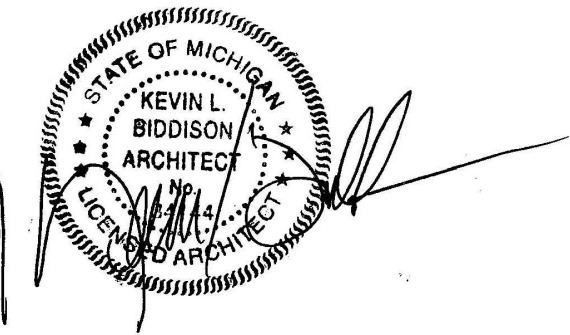


PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

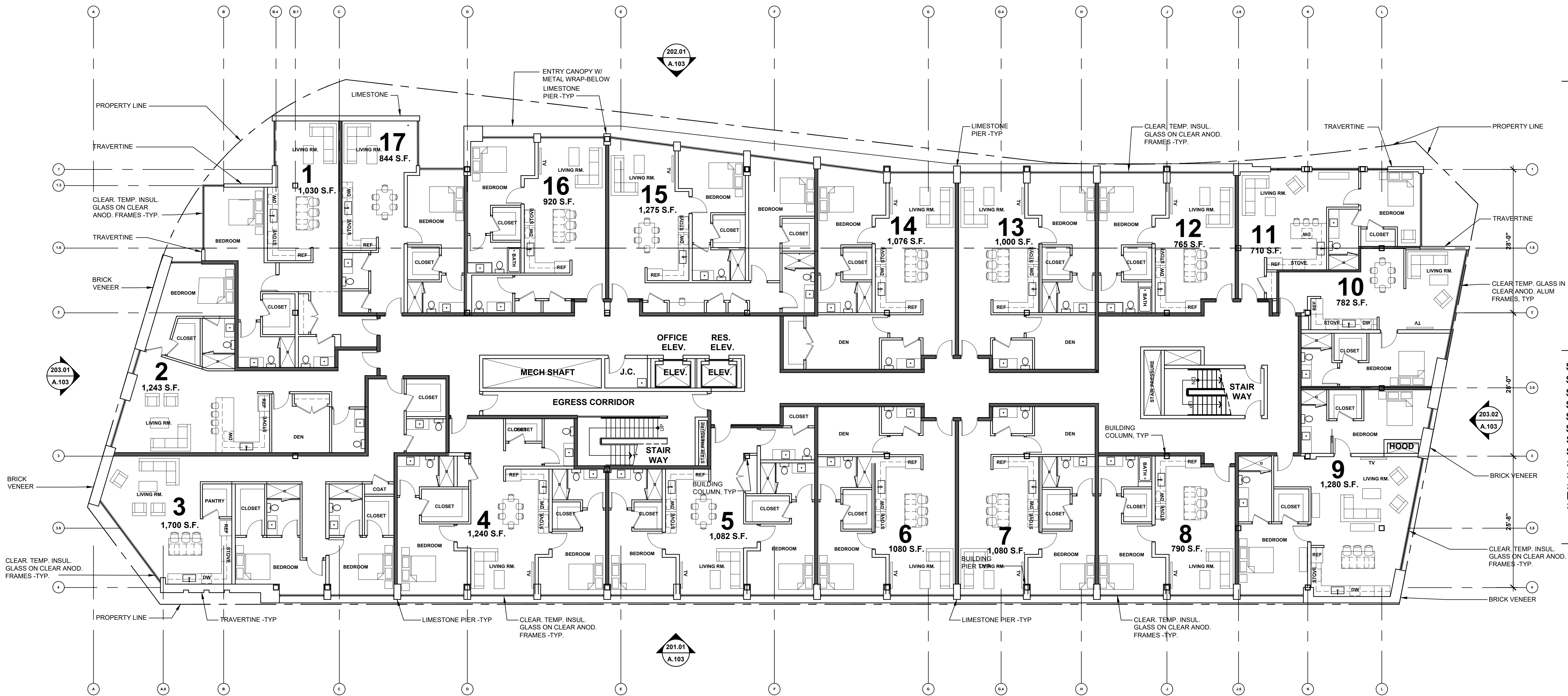
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SITE PLAN REVIEW	08.26.20
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FINAL REVIEW	
SITE PLAN	06.14.21

**THIRD
FLOOR PLAN**



1971.16

A.103



**RESIDENTIAL USE
THIRD FLOOR PLAN**

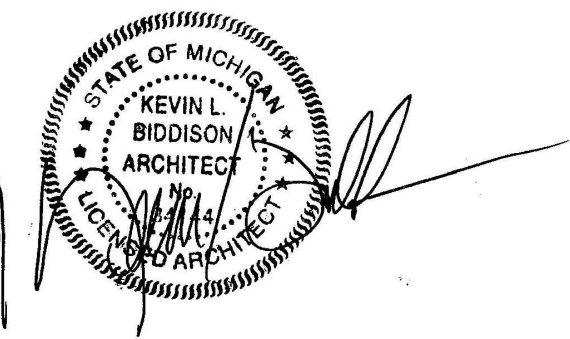
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PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

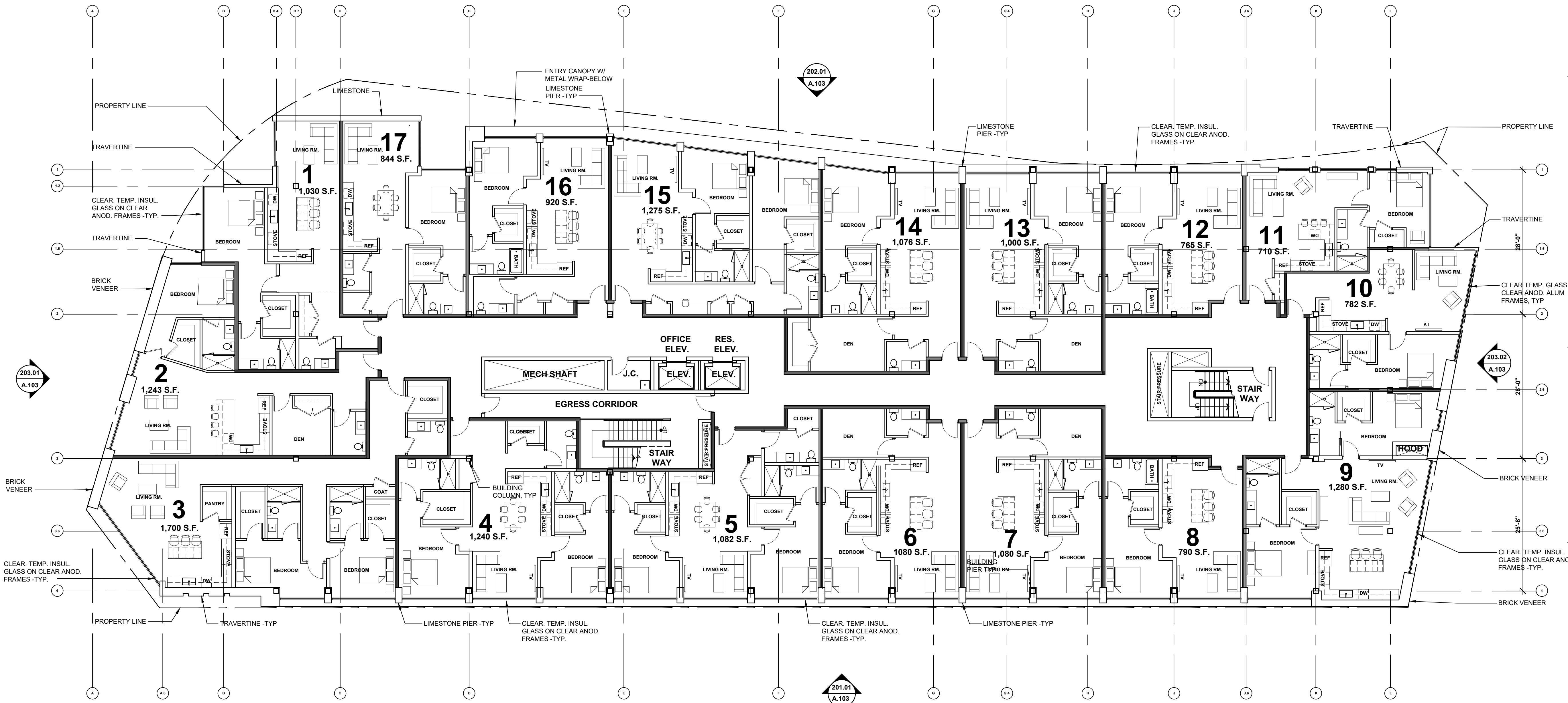
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FINAL REVIEW	
SITE PLAN	06.14.21

**FOURTH
FLOOR PLAN**



1971.16

A.104



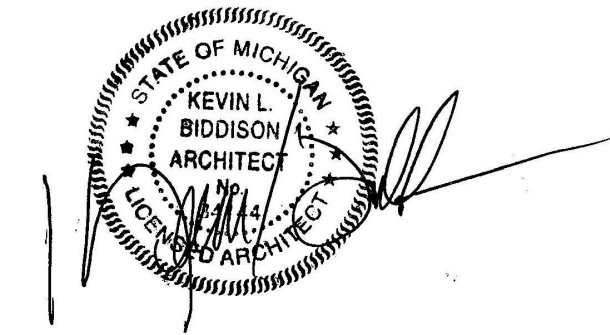
**RESIDENTIAL USE
FOURTH FLOOR PLAN**
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PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

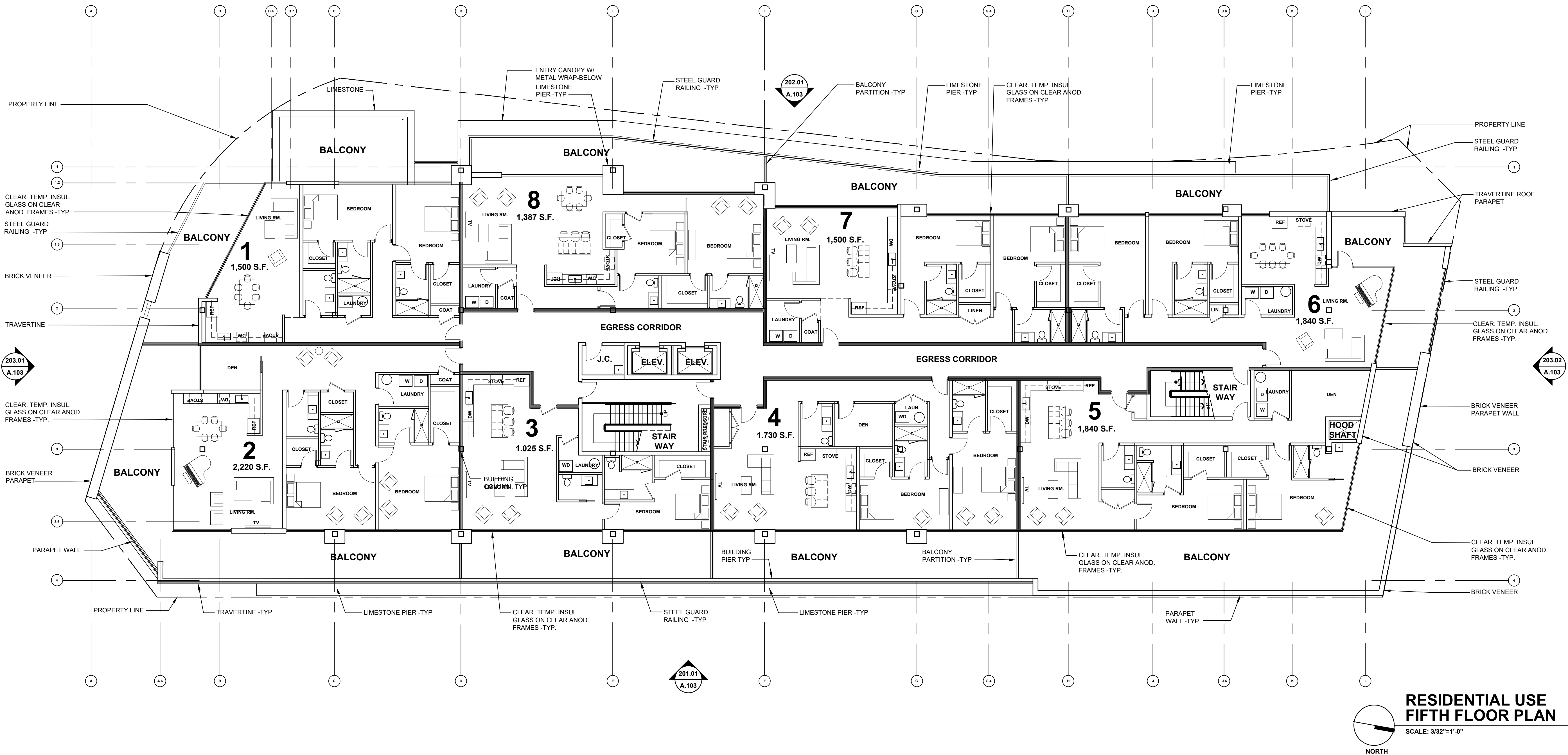
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FINAL REVIEW	
SITE PLAN	06.14.21

**FIFTH
FLOOR PLAN**



1971.16

A.105



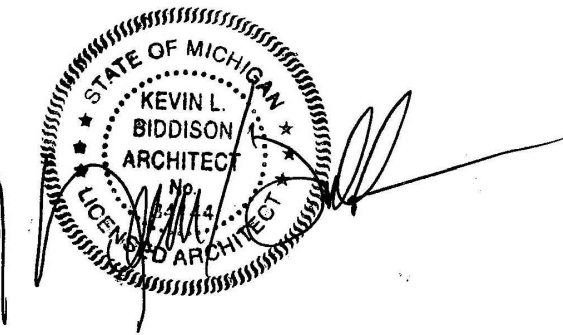
PROPOSED BUILDING FOR:

The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

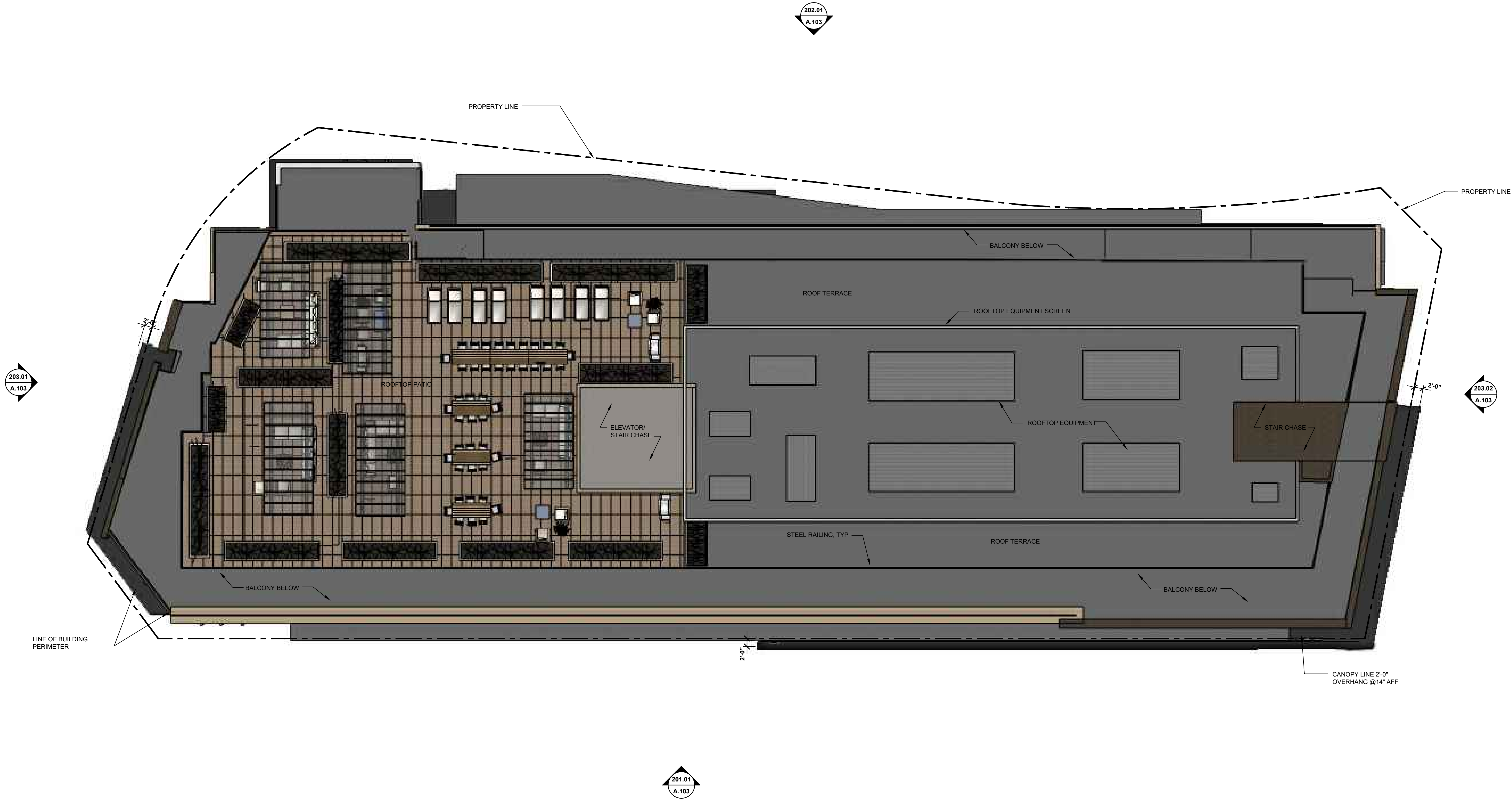
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FINAL REVIEW	
SITE PLAN	06.14.21

ROOF PLAN



1971.16

A.106



ROOF PLAN

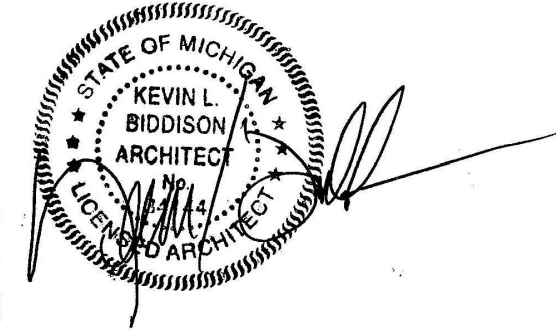
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PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

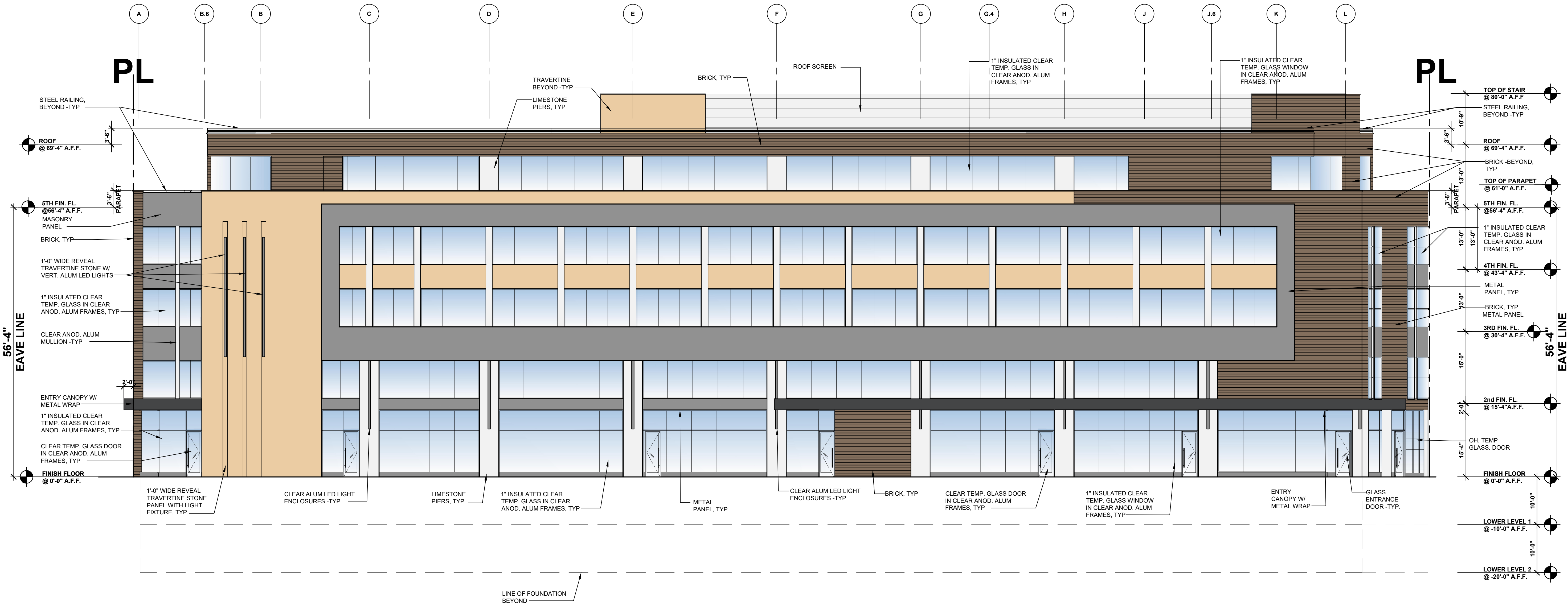
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SITE PLAN	06.14.21

ELEVATIONS



1971.16

A.201



ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (1'-0" TO 8'-0")	565	1,325
% OF TOTAL	29.9%	70.1%
REQUIRED %	30% MAX	70% MIN

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (2ND FLOOR TO ROOF)	10,672	5,588
% OF TOTAL	65.6%	34.4%
REQUIRED %	65% MIN	35% MAX

201.01 EAST ELEVATION
A.103 SCALE: 3/32"=1'-0"

PROPOSED BUILDING FOR:

The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

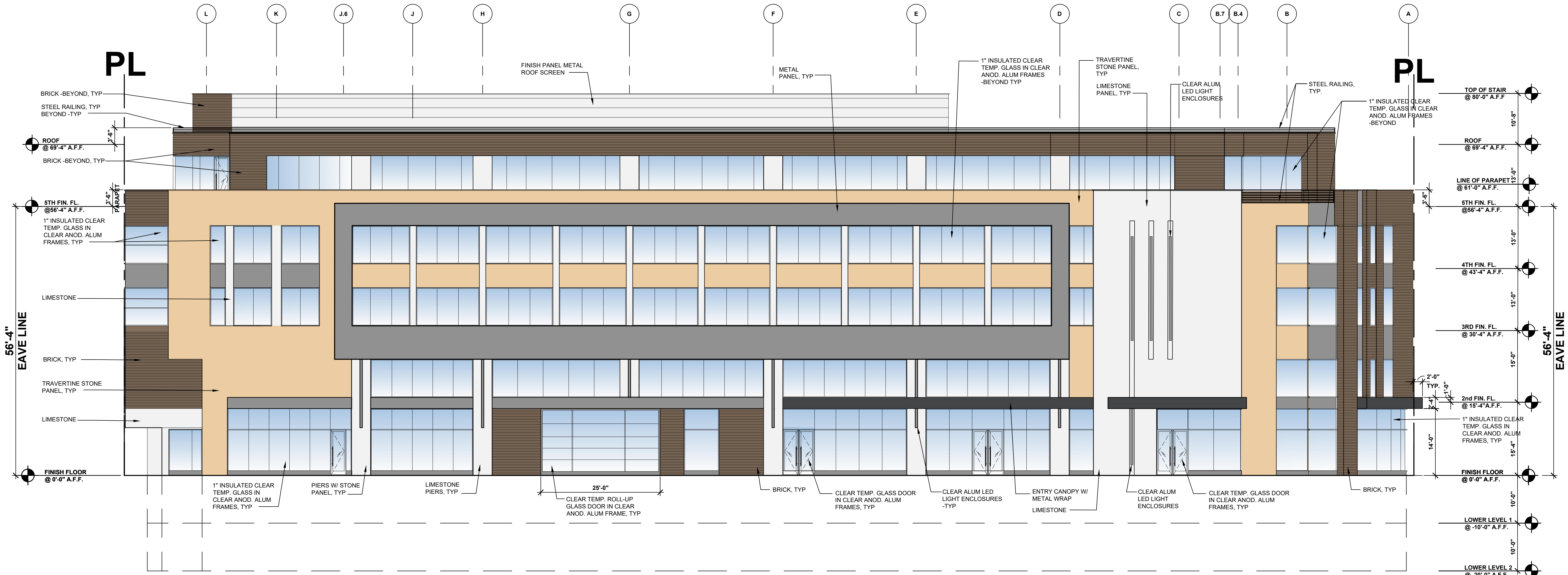
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SITE PLAN	06.14.21

ELEVATIONS



1971.16

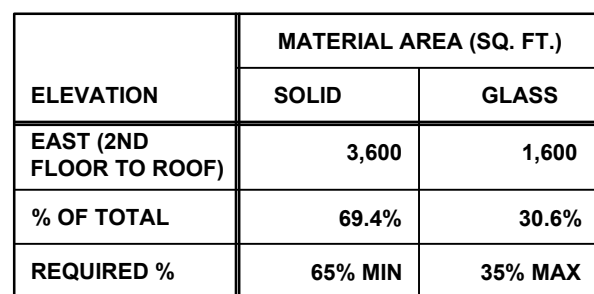
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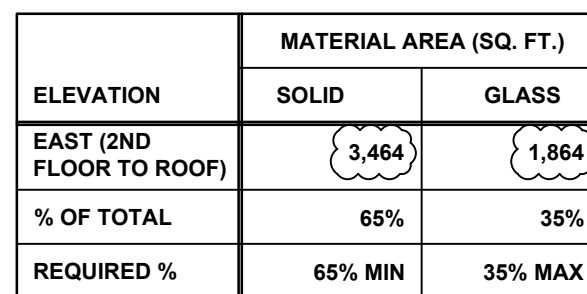
ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (1'-0" TO 8'-0")	525	1,318
% OF TOTAL	29.6%	70.4%
REQUIRED %	30% MAX	70% MIN

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (2ND FLOOR TO ROOF)	10,529	5,418
% OF TOTAL	66.3%	33.7%
REQUIRED %	65% MIN	35% MAX

202.01 WEST ELEVATION
A.102 SCALE: 3/32"=1'-0"

Sheet title

SCALE: 3/32"=1'-0"



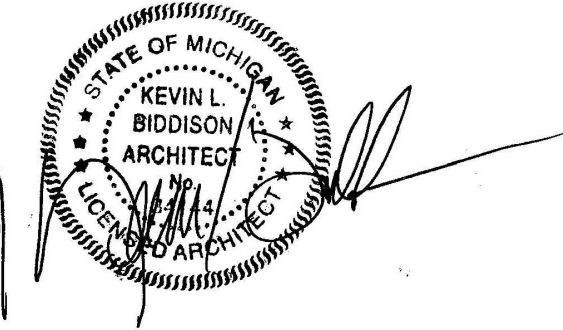
SCALE: 3/32"=1'-0"

PROPOSED BUILDING FOR:
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

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PERSPECTIVE
IMAGES



1971.16

A.301



SOUTHEAST PERSPECTIVE IMAGE



NORTHEAST PERSPECTIVE IMAGE



EAST PERSPECTIVE IMAGE



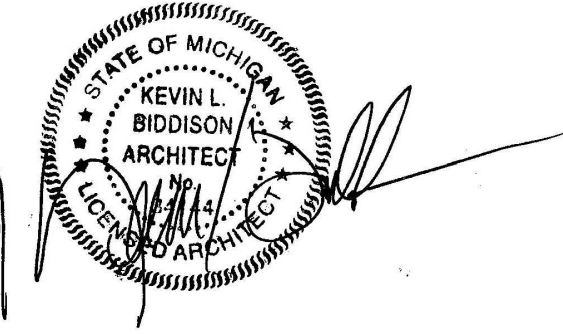
SOUTHWEST PERSPECTIVE IMAGE

PROPOSED BUILDING FOR:
The Maple

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Birmingham, Michigan

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PERSPECTIVE
IMAGES

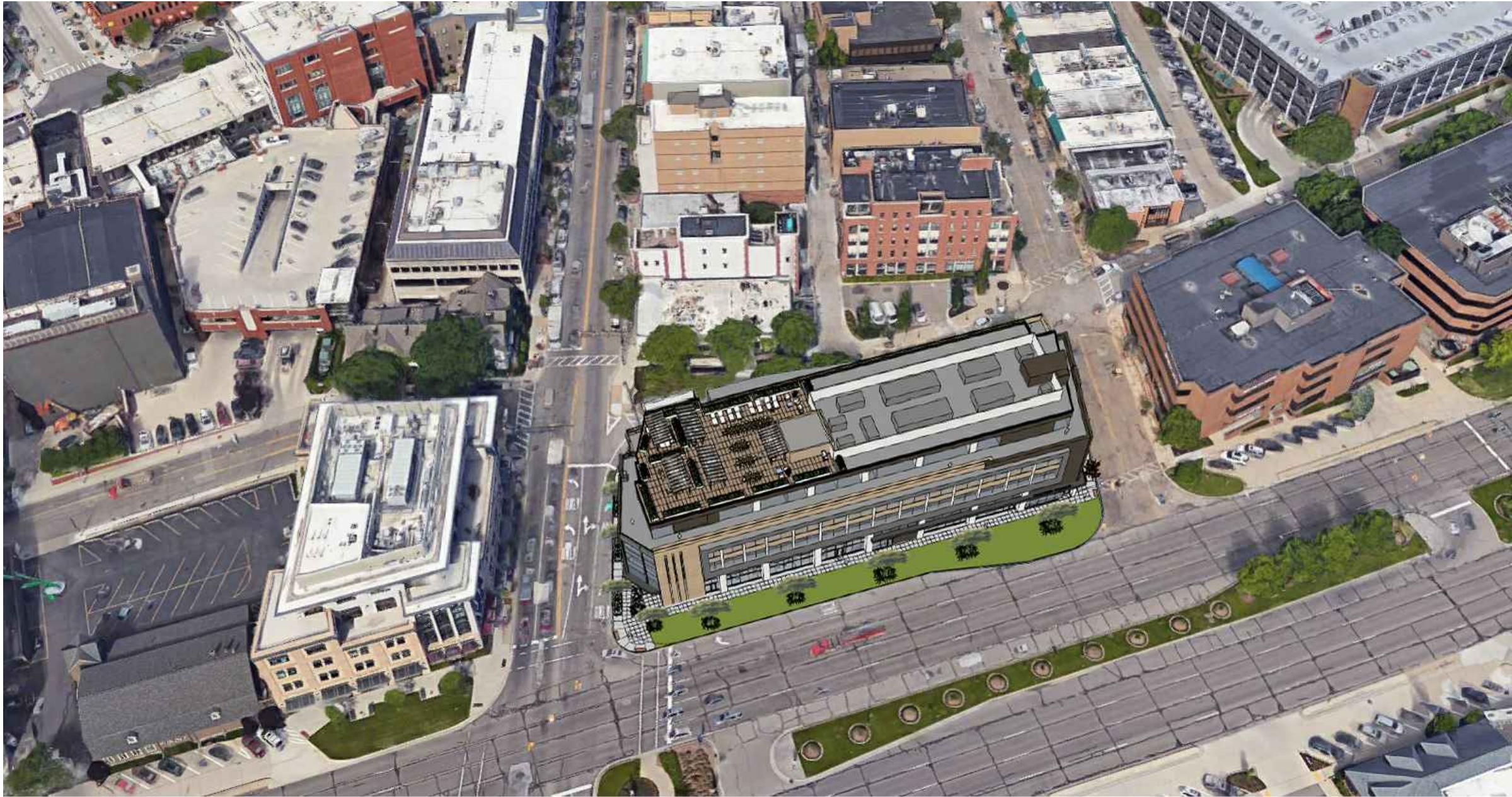


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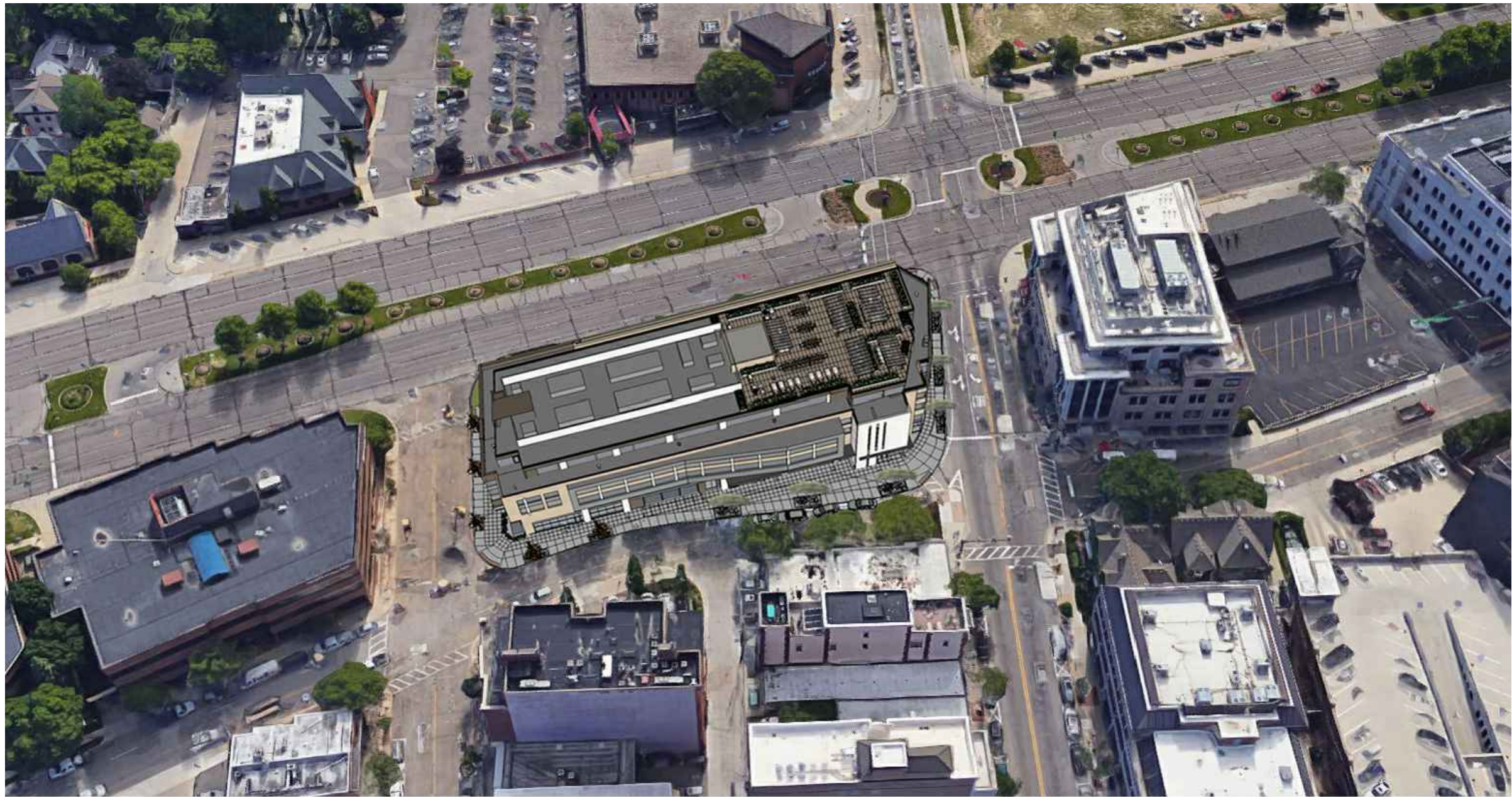
A.302



SOUTH AERIAL IMAGE



EAST AERIAL IMAGE



WEST AERIAL IMAGE



NORTH AERIAL IMAGE

PROPOSED BUILDING FOR:

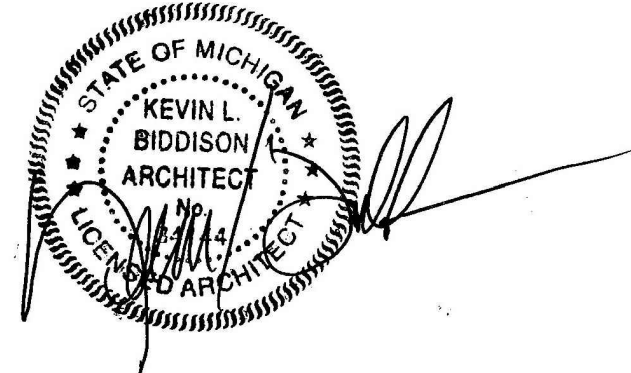
The Maple

35001 and 35075 Woodward Ave.
Birmingham, Michigan

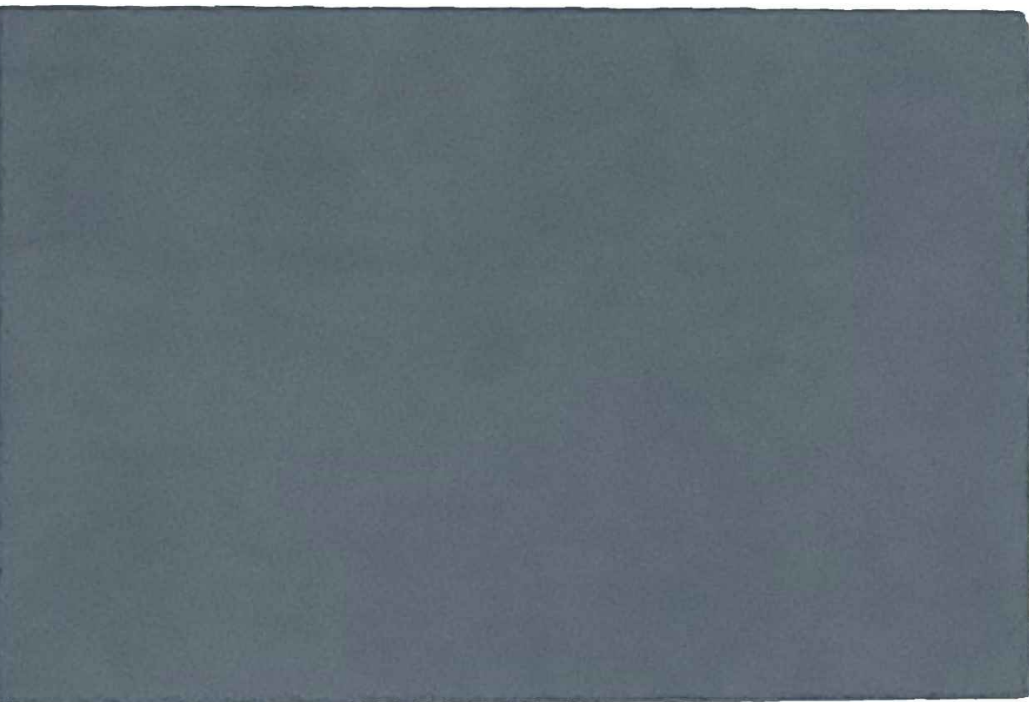
FINAL REVIEW
SITE PLAN

06.14.21

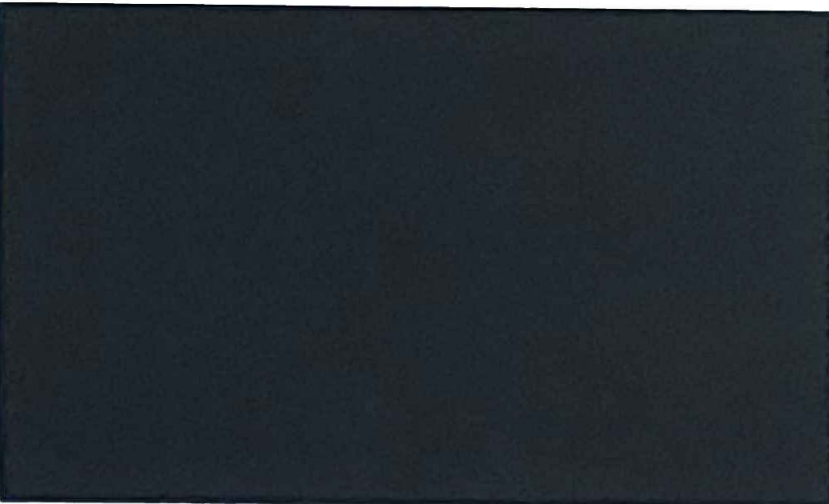
MATERIALS BOARD



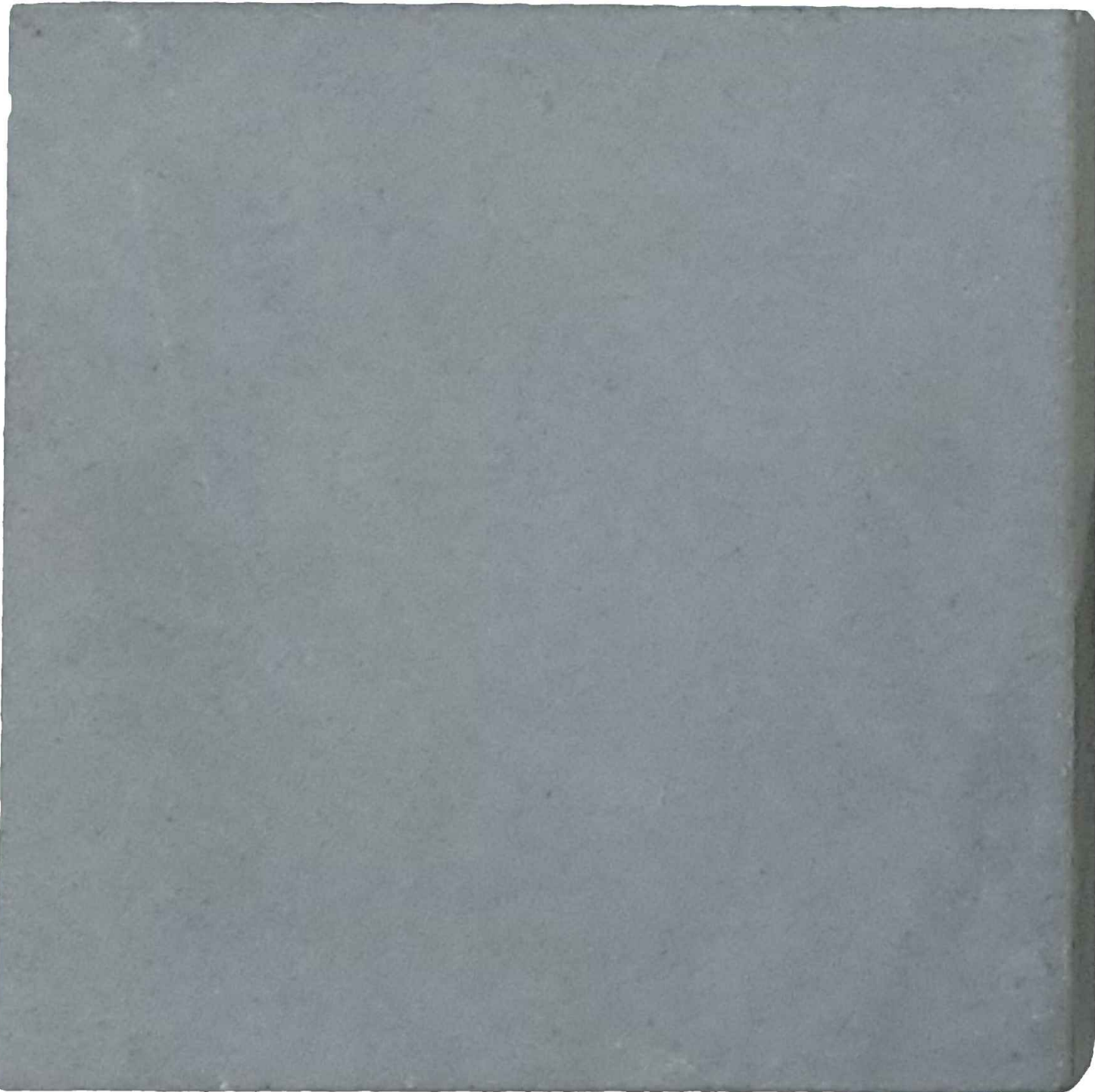
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REYNOBOND DURAGLOSS 5000 ZINC PATINA
PAINTED ALUMINUM METAL FACADE -SAMPLE



PAINTED ALUMINUM METAL
CANOPY -SAMPLE



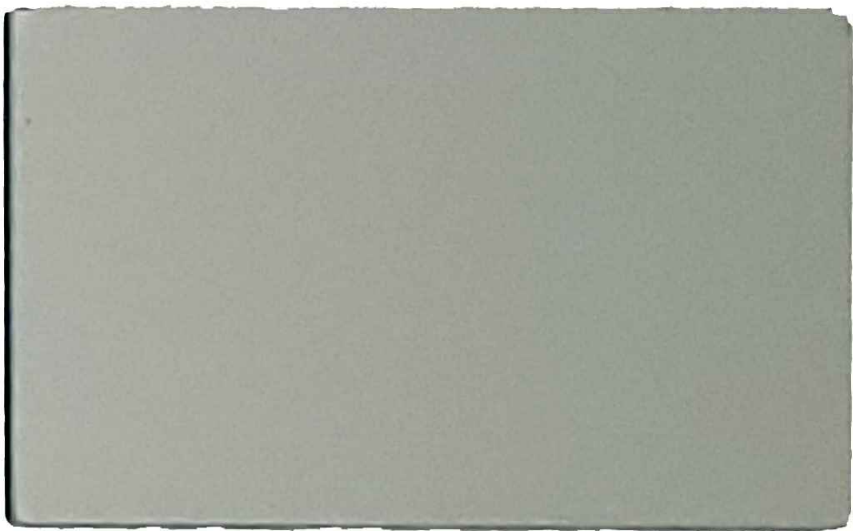
LIMESTONE -SAMPLE



WALNUT TRAVERTINE STRAIGHT/
BRUSHED FINNISH-SAMPLE



CLEAR INSUL. GLASS -SAMPLE



CLEAR ANODODIZED
ALUMINUM -SAMPLE



ONYX IROSPOT UTILITY
SIZE BRICK -SAMPLE



Administrative Approval Application Planning Division

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

APPROVED

6/14/21

PAA21-0057

1. Applicant

Name: Emil Jakupovic / Work Company LLC

Address: 280 N Old Woodward, Suite 100
Birmingham, MI 48009

Phone Number: 313-729-7671

Fax Number: 866-246-1544

Email Address: emil@workco.com

2. Property Owner

Name: JFK Investments

Address: 43252 Woodward Ave #210, Bloomfield Twp, MI 48302

Phone Number: 248-333-2373

Fax Number:

Email Address: tomkosik@jfkinv.com

3. Applicant's Attorney/Contact Person

Name: Self

Address:

Phone Number:

Fax Number:

Email Address:

4. Project Designer/Developer

Name: None

Address:

Phone Number:

Fax Number:

Email Address:

5. Project Information

Address/Location of Property: 280 N Old Woodward
Suite 100, Birmingham, MI 48009

Name of Development: Workco

Parcel ID#:

Current Use:

Area in Acres:

Current Zoning:

Name of Historic District if any:

Date of HDC Approval, if any:

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 Revised Final Site Plan Approval:

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Outdoor dining, 2 tables and 6 chairs on Old Woodward in front of tenant suite.

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 to the approved site plan.

Signature of Applicant:

Date: 05/26/2021

Application #: PAA21-0057

Office Use Only
Date Received: 6/14/21

Fee: \$100.00

Date of Approval: 6/14/21

Date of Denial: N/A

Reviewed By:





CONSENT OF PROPERTY OWNER

I, Thomas Kosik, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am ~~the~~ owner of real estate located at 280 N Old Woodward Ave;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Work Company LLC / Emil Jakupovic;
(Name of Applicant)

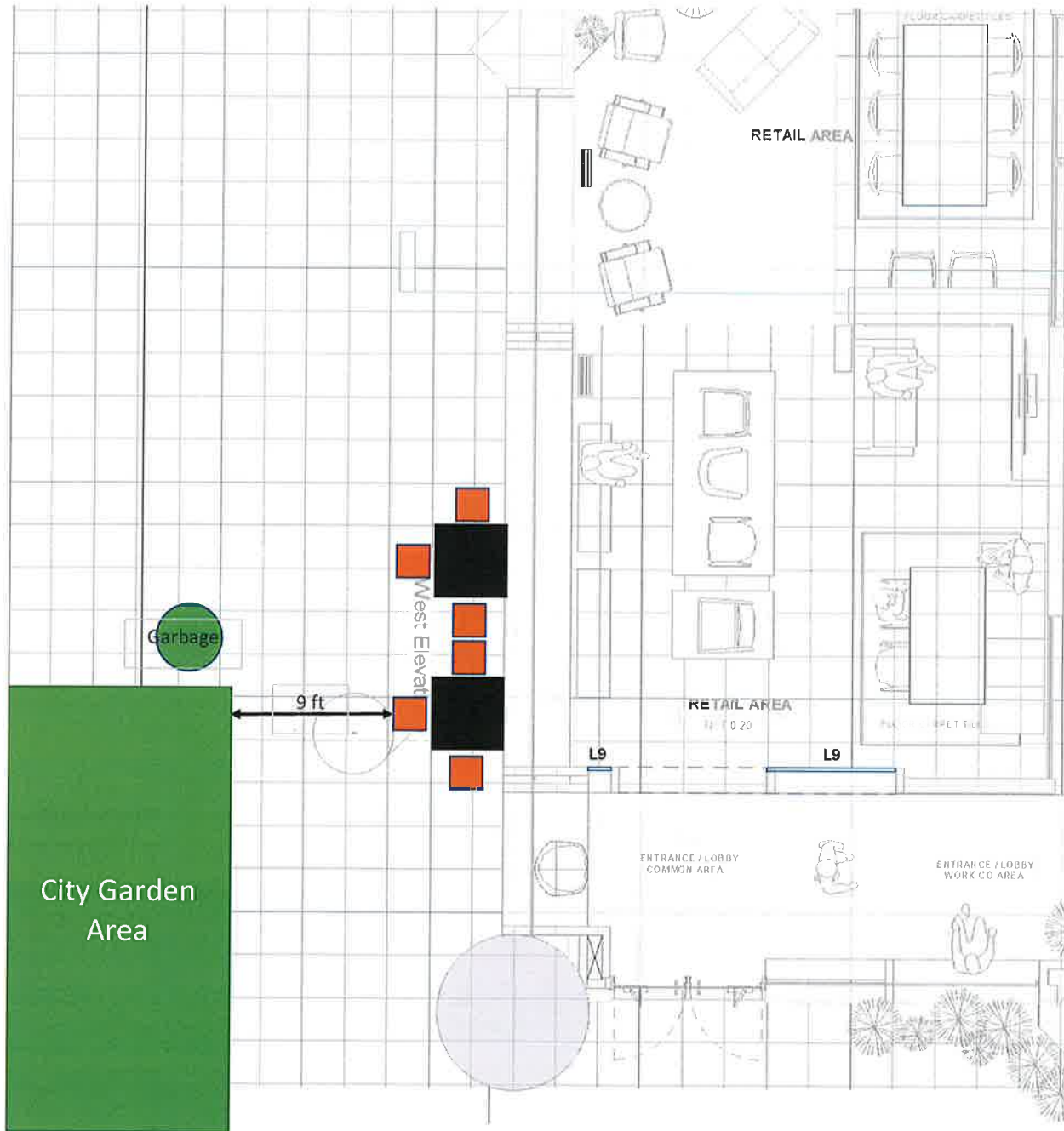
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): Thomas Kosik in his capacity as a manager for JFK Property Group A, L.L.C.

Signature of Owner: Thomas H Kosik Date: 05/27/2021

* a manager for JFK Property Group A, L.L.C., the

Workco Outdoor Dining Proposal



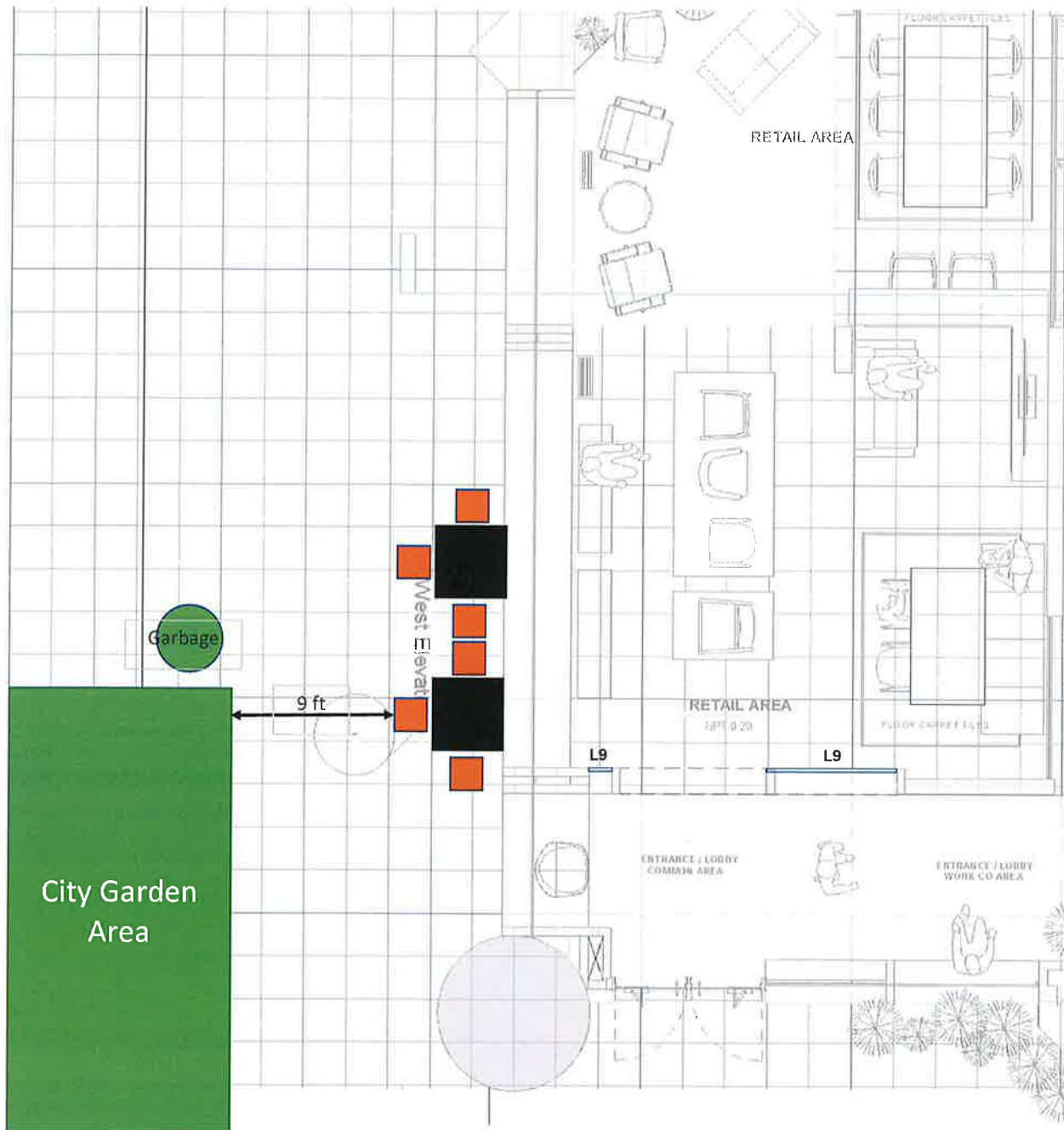
Tables: Prostoria Trifidae Tables, 51" width square x 28.7" height, black, table top HPL, base metal + powder coating

Chairs: Prostoria Osmo Chair Outdoor, 21.6" x 22.4" x 32.7", seat & backrest metal + powder coating / solid wood + oil, base metal + powder coated / solid wood + oil

APPROVED
 8/14/21
 PAA21-0057



Workco Outdoor Dining Proposal



Tables: Prostoria Trifidae Tables, 51" width square x 28.7" height, black, table top HPL, base metal + powder coating

Chairs: Prostoria Osmo Chair Outdoor, 21.6" x 22.4" x 32.7", seat & backrest metal + powder coating / solid wood + oil, base metal + powder coated / solid wood + oil

01-01



Administrative Approval Application
Planning Division

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

1. Applicant

Name: Briana Fontana on behalf of AT&T
Address: 2000 Corporate Drive Canonsburg PA 15317
Phone Number: 724-554-1982
Fax Number: _____
Email Address: briana.fontana@crowncastle.com

2. Property Owner

Name: City of Birmingham
Address: PO BOX 3001 ATTN: TREASURER'S OFFICE
BIRMINGHAM MI 48012
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: Contact - same as applicant
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

Name: Power of Design - Mark E Patterson
Address: 11490 Bluegrass Pkwy
Louisville KY 40299
Phone Number: 502-437-5252
Fax Number: _____
Email Address: _____

5. Project Information

Address/Location of Property: 300 STRATHMORE BIRMINGHAM, MI 48009
Name of Development: Existing cell tower
Parcel ID#: 19-24-451-001
Current Use: Cell Tower
Area in Acres: _____
Current Zoning: _____

Name of Historic District if any: _____
Date of HDC Approval, if any: _____
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 Revised Final Site Plan Approval: _____

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Proposed scope of work to swap and remove equipment on existing tower

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 to the approved site plan.

Signature of Applicant:  on behalf of Crown Castle USA Inc. Date: 4/6/21

Office Use Only

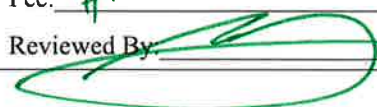
Application #: PAA21-0030

Date Received: 4/6/21

Fee: \$100.00

Date of Approval: 4/9/21

Date of Denial: N/A

Reviewed By: 

Date: February 27, 2021



Tower Engineering Professionals
326 Tryon Road
Raleigh, NC 27603
(919) 661-6351

Subject: Structural Analysis Report

Carrier Designation: **AT&T Mobility Co-Locate**
Site Number: MI3194
Site Name: Birmingham 3
FA Number: 10011551

Crown Castle Designation: **BU Number:** 840273
Site Name: Birmingham 3
JDE Job Number: 627984
Work Order Number: 1921189
Order Number: 537790 Rev. 0

Engineering Firm Designation: **TEP Project Number:** 54605.505658

Site Data: **300 Strathmore, Birmingham, Oakland County, MI 48009**
Latitude 42° 33' 52.45", Longitude -83° 13' 2.69"
100 Foot - Monopole Tower

Tower Engineering Professionals is pleased to submit this "**Structural Analysis Report**" to determine the structural integrity of the above-mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

LC5: Proposed Equipment Configuration

Sufficient Capacity

This analysis utilizes an ultimate 3-second gust wind speed of 115 mph as required by the 2015 International Building Code. Applicable Standard references and design criteria are listed in Section 2 - Analysis Criteria.

Structural analysis prepared by: Cooper Bowen, E.I. / TLI

Respectfully submitted by:

Jordan W. Shelley, P.E.



02/27/2021

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tnxTower Output

6) APPENDIX B

Base Level Drawing

7) APPENDIX C

Additional Calculations

1) INTRODUCTION

This is a 100-ft monopole tower mapped by Reese Tower Services in May of 2017. The tower has been modified multiple times in the past to accommodate additional loading.

2) ANALYSIS CRITERIA

TIA-222 Revision: TIA-222-H
Risk Category: II
Wind Speed: 115 mph
Exposure Category: C
Topographic Factor: 1.0
Ice Thickness: 2.0 in
Wind Speed with Ice: 40 mph
Service Wind Speed: 60 mph

Table 1 - Proposed Equipment Configuration

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)
102.0	102.0	3	Nokia	AEQK w/ Mount Pipe	1 2 17	5/16 3/8 7/8
		3	KMW Comm.	EPBQ-654L8H8-L2 w/ Mount Pipe		
		3	Powerwave Technologies	7752.00 w/ Mount Pipe		
		3	Commscope	NNH4-65C-R6-V3 w/ Mount Pipe		
		3	Nokia	AHLBBA		
		3	Alcatel Lucent	RRH4X25-WCS		
		3	Nokia	AHFIB		
		2	Raycap	DC6-48-60-18-8C		
		6	Powerwave	LGP21401		
		3	Nokia	AHBCB		
		1	Raycap	DC9-48-60-24-8C-EV		
		1	Tower Mounts	Sector Mount [SM 502-3]		
		1	Tower Mounts	Pipe Mount [PM 601-3]		

Table 2 - Other Considered Equipment

Mounting Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (In)
90.0	90.0	3	Commscope	JAHH-65C-R3B-V2 w/ Mount Pipe	2	1-5/8
		3	Commscope	JAHH-65C-R3B-V2		
		3	Ericsson	RRUS 32 B66		
		3	Ericsson	RRUS 32 B2		
		6	Ericsson	RRUS 11 B13		
		1	Raycap	RVZDC-6627-PF-48		
		1	Tower Mounts	Pipe Mount [PM 601-3]		
		1	Tower Mounts	Sector Mount [SM 502-3]		

3) ANALYSIS PROCEDURE

Table 3 - Documents Provided

Document	Reference	Source
Geotechnical Report	6025713	CCISites
Tower Foundation Drawings	6025728	CCISites
Tower Manufacturer Drawings	6880795	CCISites
Tower Reinforcement Drawings	6936764	CCISites
Post-Modification Inspection	7275022	CCISites
Tower Reinforcement Drawings	9130161	CCISites
Post-Modification Inspection	9396762	CCISites

3.1) Analysis Method

tnxTower (version 8.0.7.5), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A. When applicable, Crown Castle has calculated and provided the effective area for panel antennas using approved methods following the intent of the TIA-222 Standard.

tnxTower was used to determine the loads on the modified structure. Additional calculations were performed to determine the stresses in the pole and in the reinforcing elements. These calculations are presented in Appendix C.

3.2) Assumptions

- 1) The tower and structures were maintained in accordance with the TIA-222 Standard.
- 2) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Tables 1 and 2, and the referenced drawings.
- 3) The foundation steel reinforcement was assumed to be the minimum required per ACI 318.
- 4) The following material grades were assumed:
 - a) Anchor bolts: A615-J Gr. 75
 - b) Pole shaft: ASTM A572-65
 - c) Base plate: ASTM A572-60
 - d) Concrete compressive strength: $f'_c = 3$ ksi
 - e) Foundation reinforcement (ties): $f_y = 40$ ksi
 - f) Foundation flexural reinforcement: $f_y = 60$ ksi

This analysis may be affected if any assumptions are not valid or have been made in error. Tower Engineering Professionals should be notified to determine the effect on the structural integrity of the tower.

4) ANALYSIS RESULTS

Table 4 - Section Capacity (Summary)^{1,2}

Elevation (ft)	Component Type	Size	Critical Element	% Capacity	Pass / Fail
100 - 95	Pole	TP15.92x15.25x0.2188	Pole	19.0%	Pass
95 - 90	Pole	TP16.59x15.92x0.2188	Pole	30.5%	Pass
90 - 85	Pole	TP17.261x16.59x0.2188	Pole	48.5%	Pass
85 - 80	Pole	TP17.931x17.261x0.2188	Pole	63.5%	Pass
80 - 75	Pole	TP18.601x17.931x0.2188	Pole	77.2%	Pass
75 - 74.08	Pole	TP18.724x18.601x0.2188	Pole	79.6%	Pass
74.08 - 73.83	Pole + Reinf.	TP18.758x18.724x0.5088	Reinf. 6 Tension Rupture	63.9%	Pass
73.83 - 69.17	Pole + Reinf.	TP19.382x18.758x0.4988	Reinf. 6 Tension Rupture	73.7%	Pass
69.17 - 68.92	Pole + Reinf.	TP19.416x19.382x0.7588	Reinf. 6 Tension Rupture	50.8%	Pass
68.92 - 63.92	Pole + Reinf.	TP20.086x19.416x0.7338	Reinf. 6 Tension Rupture	57.8%	Pass
63.92 - 58.92	Pole + Reinf.	TP20.756x20.086x0.7088	Reinf. 6 Tension Rupture	64.5%	Pass
58.92 - 53.92	Pole + Reinf.	TP21.426x20.756x0.6888	Reinf. 6 Tension Rupture	70.8%	Pass
53.92 - 50.72	Pole + Reinf.	TP22.22x21.426x0.6788	Reinf. 6 Tension Rupture	74.7%	Pass
50.72 - 45.72	Pole + Reinf.	TP22.087x21.418x0.7413	Reinf. 6 Tension Rupture	75.4%	Pass
45.72 - 43.48	Pole + Reinf.	TP22.387x22.087x0.8813	Reinf. 5 Tension Rupture	60.5%	Pass
43.48 - 43.23	Pole + Reinf.	TP22.421x22.387x0.8763	Reinf. 5 Tension Rupture	60.7%	Pass
43.23 - 38.23	Pole + Reinf.	TP23.09x22.421x0.8513	Reinf. 5 Tension Rupture	64.6%	Pass
38.23 - 33.23	Pole + Reinf.	TP23.76x23.09x0.8313	Reinf. 5 Tension Rupture	68.3%	Pass
33.23 - 28.23	Pole + Reinf.	TP24.43x23.76x0.8063	Reinf. 5 Tension Rupture	71.8%	Pass
28.23 - 23.23	Pole + Reinf.	TP25.099x24.43x0.7913	Reinf. 5 Tension Rupture	75.1%	Pass
23.23 - 18.23	Pole + Reinf.	TP25.769x25.099x0.7713	Reinf. 5 Tension Rupture	78.2%	Pass
18.23 - 17.75	Pole + Reinf.	TP25.833x25.769x0.7713	Reinf. 5 Tension Rupture	78.5%	Pass
17.75 - 17.5	Pole + Reinf.	TP25.867x25.833x0.8513	Reinf. 5 Tension Rupture	71.6%	Pass
17.5 - 17.25	Pole + Reinf.	TP25.9x25.867x0.6363	Reinf. 2 Tension Rupture	76.6%	Pass
17.25 - 12.25	Pole + Reinf.	TP26.57x25.9x0.6263	Reinf. 2 Tension Rupture	79.3%	Pass
12.25 - 7.25	Pole + Reinf.	TP27.239x26.57x0.6163	Reinf. 2 Tension Rupture	81.7%	Pass

Elevation (ft)	Component Type	Size	Critical Element	% Capacity	Pass / Fail
7.25 - 3.25	Pole + Reinf.	TP27.775x27.239x0.6063	Reinf. 2 Tension Rupture	83.6%	Pass
3.25 - 3	Pole + Reinf.	TP27.808x27.775x0.6463	Reinf. 1 Compression	77.7%	Pass
3 - 0	Pole + Reinf.	TP28.21x27.808x0.6413	Reinf. 1 Compression	78.9%	Pass
				Summary	
			Pole	79.6%	Pass
			Reinforcement	83.6%	Pass
			Overall	83.6%	Pass

Table 5 - Tower Component Stresses vs. Capacity - LC5

Notes	Component	Elevation (ft)	% Capacity	Pass / Fail
1,2	Anchor Rods	-	75.9	Pass
1,2	Base Plate	-	79.9	Pass
1,2	Base Foundation Soil Interaction	-	31.7	Pass
1,2	Base Foundation Structural	-	75.5	Pass

Structure Rating (max from all components) =	83.6%
---	--------------

Notes:

- 1) See additional documentation in "Appendix C - Additional Calculations" for calculations supporting the % capacity listed.
- 2) Rating per TIA-222-H Section 15.5

4.1) Recommendations

- 1) The tower and its foundation have sufficient capacity to carry the proposed load configuration. No modifications are required at this time.

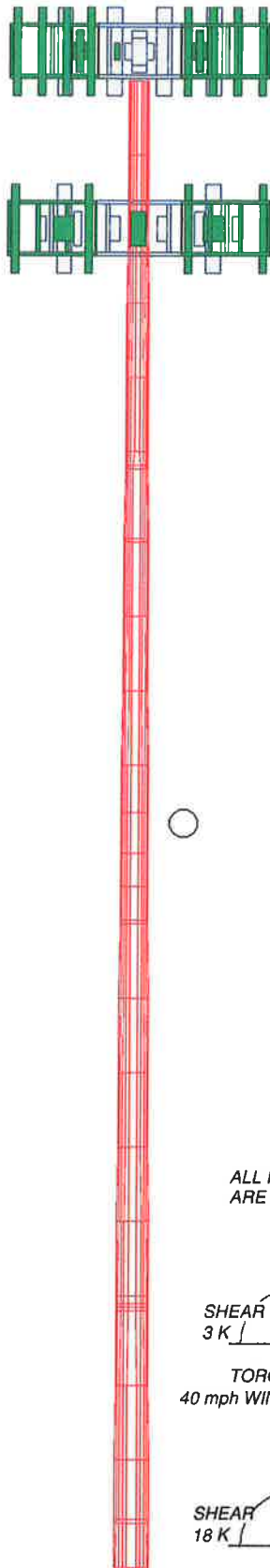
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APPENDIX A

TNXTOWER OUTPUT

Section	29	28	27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Length (ft)	3.00	2.5	4.00	5.00	5.00	0.00	0.00	5.00	5.00	5.00	5.00	5.00	5.00	0.19	24	5.00	5.92	5.00	5.00	5.00	5.00	4.86	0.92	5.00	5.00	5.00	5.00	5.00	5.00
Number of Sides	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Thickness (in)	0.64	0.50	0.6062	0.6162	0.6262	0.6362	0.6462	0.6562	0.6662	0.6762	0.6863	0.6913	0.7913	0.8512	0.8613	0.7412	0.6787	0.6887	0.7087	0.7388	0.7589	0.7788	0.7988	0.8188	0.8388	0.8588	0.8788	0.8988	0.9188
Socket Length (ft)	2.72																												
Top Dia (in)	27.88	27.84	22.91	26.58	25.90	25.22	24.54	23.86	23.18	22.49	21.81	21.13	20.45	19.77	19.09	18.41	17.73	17.05	16.37	15.69	15.01	14.33	13.65	12.97	12.29	11.61	10.93	10.25	9.57
Bot Dia (in)	38.23	37.86	37.48	37.11	36.73	36.36	35.98	35.61	35.23	34.85	34.48	34.10	33.73	33.35	32.98	32.60	32.23	31.85	31.48	31.10	30.73	30.35	29.98	29.60	29.23	28.85	28.48	28.10	27.73
Grade	A572-65																												
Weight (K)	15.2	0.5	0.0	0.8	1.0	0.9	0.8	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.0	0.8	0.8	0.8	0.8	0.4	0.0	0.2	0.2	0.2	0.2	0.2	0.2

100.0 ft
95.0 ft
90.0 ft
85.0 ft
80.0 ft
75.0 ft
73.8 ft
69.2 ft
63.9 ft
58.9 ft
53.9 ft
48.0 ft
45.7 ft
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23.2 ft
18.2 ft
12.3 ft
7.3 ft
3.3 ft
0.0 ft



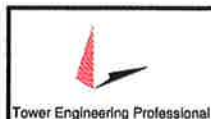
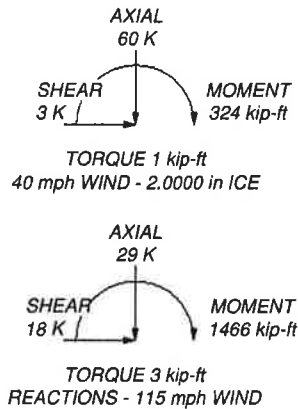
MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

1. Tower is located in Oakland County, Michigan.
2. Tower designed for Exposure C to the TIA-222-H Standard.
3. Tower designed for a 115 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 40 mph basic wind with 2.00 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.00 ft
8. TOWER RATING: 83.6%

ALL REACTIONS
ARE FACTORED



Tower Engineering Professionals, Inc.

326 Tryon Road
Raleigh, NC 27603-5263
Phone: (919) 661-6351
FAX: (919) 661-6350

Job: **Birmingham 3 (BU 840273)**

Project: **TEP No. 54605.505658**

Client: **Crown Castle**

Drawn by: **TLI**

App'd:

Code: **TIA-222-H**

Date: **02/27/21**

Scale: **NTS**

Path: **C:\Users\jcm\OneDrive\Documents\54605.505658\BIRMINGHAM 3\Tower\BU840273_1001189_LCS.dwg**

Dwg No. **E-1**

tnxTower Tower Engineering Professionals, Inc. 326 Tryon Road Raleigh, NC 27603-5263 Phone: (919) 661-6351 FAX: (919) 661-6350	Job Birmingham 3 (BU 840273)	Page 1 of 32
	Project TEP No. 54605.505658	Date 00:19:20 02/27/21
	Client Crown Castle	Designed by TLI

Tower Input Data

The tower is a monopole.

This tower is designed using the TIA-222-H standard.

The following design criteria apply:

Tower is located in Oakland County, Michigan.

Tower base elevation above sea level: 768.00 ft.

Basic wind speed of 115 mph.

Risk Category II.

Exposure Category C.

Simplified Topographic Factor Procedure for wind speed-up calculations is used.

Topographic Category: 1.

Crest Height: 0.00 ft.

Nominal ice thickness of 2.0000 in.

Ice thickness is considered to increase with height.

Ice density of 56.00 pcf.

A wind speed of 40 mph is used in combination with ice.

Temperature drop of 50 °F.

Deflections calculated using a wind speed of 60 mph.

TOWER RATING: 83.6%.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.05.

Tower analysis based on target reliabilities in accordance with Annex S.

Load Modification Factors used: $K_{es}(F_w) = 0.95$, $K_{es}(t_i) = 0.85$.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules
Consider Moments - Horizontals	Assume Legs Pinned	Calculate Redundant Bracing Forces
Consider Moments - Diagonals	✓ Assume Rigid Index Plate	Ignore Redundant Members in FEA
Use Moment Magnification	✓ Use Clear Spans For Wind Area	SR Leg Bolts Resist Compression
Use Code Stress Ratios	Use Clear Spans For KL/r	All Leg Panels Have Same Allowable
✓ Use Code Safety Factors - Guys	Retension Guys To Initial Tension	Offset Girt At Foundation
Escalate Ice	✓ Bypass Mast Stability Checks	✓ Consider Feed Line Torque
Always Use Max Kz	✓ Use Azimuth Dish Coefficients	Include Angle Block Shear Check
Use Special Wind Profile	✓ Project Wind Area of Appurt.	Use TIA-222-H Bracing Resist. Exemption
Include Bolts In Member Capacity	Autocalc Torque Arm Areas	Use TIA-222-H Tension Splice Exemption
Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	Poles
Secondary Horizontal Braces Leg	✓ Sort Capacity Reports By Component	✓ Include Shear-Torsion Interaction
Use Diamond Inner Bracing (4 Sided)	Triangulate Diamond Inner Bracing	Always Use Sub-Critical Flow
SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Use Top Mounted Sockets
SR Members Are Concentric	Ignore KL/ry For 60 Deg. Angle Legs	Pole Without Linear Attachments
		Pole With Shroud Or No Appurtenances
		Outside and Inside Corner Radii Are
		Known

tnxTower Tower Engineering Professionals, Inc. 326 Tryon Road Raleigh, NC 27603-5263 Phone: (919) 661-6351 FAX: (919) 661-6350	Job	Birmingham 3 (BU 840273)	Page	2 of 32
	Project	TEP No. 54605.505658	Date	00:19:20 02/27/21
	Client	Crown Castle	Designed by	TLI

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	100.00-95.00	5.00	0.00	12	15.2500	15.9202	0.2188	0.8750	A572-65 (65 ksi)
L2	95.00-90.00	5.00	0.00	12	15.9202	16.5904	0.2188	0.8750	A572-65 (65 ksi)
L3	90.00-85.00	5.00	0.00	12	16.5904	17.2606	0.2188	0.8750	A572-65 (65 ksi)
L4	85.00-80.00	5.00	0.00	12	17.2606	17.9308	0.2188	0.8750	A572-65 (65 ksi)
L5	80.00-75.00	5.00	0.00	12	17.9308	18.6010	0.2188	0.8750	A572-65 (65 ksi)
L6	75.00-74.08	0.92	0.00	12	18.6010	18.7243	0.2188	0.8750	A572-65 (65 ksi)
L7	74.08-73.83	0.25	0.00	12	18.7243	18.7578	0.5088	2.0350	A572-65 (65 ksi)
L8	73.83-69.17	4.66	0.00	12	18.7578	19.3824	0.4988	1.9950	A572-65 (65 ksi)
L9	69.17-68.92	0.25	0.00	12	19.3824	19.4159	0.7588	3.0350	A572-65 (65 ksi)
L10	68.92-63.92	5.00	0.00	12	19.4159	20.0861	0.7338	2.9350	A572-65 (65 ksi)
L11	63.92-58.92	5.00	0.00	12	20.0861	20.7563	0.7087	2.8350	A572-65 (65 ksi)
L12	58.92-53.92	5.00	0.00	12	20.7563	21.4265	0.6887	2.7550	A572-65 (65 ksi)
L13	53.92-48.00	5.92	2.72	12	21.4265	22.2200	0.6787	2.7150	A572-65 (65 ksi)
L14	48.00-45.72	5.00	0.00	12	21.4179	22.0875	0.7412	2.9650	A572-65 (65 ksi)
L15	45.72-43.48	2.24	0.00	12	22.0875	22.3874	0.8812	3.5250	A572-65 (65 ksi)
L16	43.48-43.23	0.25	0.00	12	22.3874	22.4209	0.8762	3.5050	A572-65 (65 ksi)
L17	43.23-38.23	5.00	0.00	12	22.4209	23.0905	0.8512	3.4050	A572-65 (65 ksi)
L18	38.23-33.23	5.00	0.00	12	23.0905	23.7601	0.8313	3.3250	A572-65 (65 ksi)
L19	33.23-28.23	5.00	0.00	12	23.7601	24.4296	0.8063	3.2250	A572-65 (65 ksi)
L20	28.23-23.23	5.00	0.00	12	24.4296	25.0992	0.7913	3.1650	A572-65 (65 ksi)
L21	23.23-18.23	5.00	0.00	12	25.0992	25.7688	0.7712	3.0850	A572-65 (65 ksi)
L22	18.23-17.75	0.48	0.00	12	25.7688	25.8330	0.7712	3.0850	A572-65 (65 ksi)
L23	17.75-17.50	0.25	0.00	12	25.8330	25.8665	0.8512	3.4050	A572-65 (65 ksi)
L24	17.50-17.25	0.25	0.00	12	25.8665	25.9000	0.6362	2.5450	A572-65 (65 ksi)
L25	17.25-12.25	5.00	0.00	12	25.9000	26.5696	0.6262	2.5050	A572-65 (65 ksi)
L26	12.25-7.25	5.00	0.00	12	26.5696	27.2391	0.6162	2.4650	A572-65 (65 ksi)
L27	7.25-3.25	4.00	0.00	12	27.2391	27.7748	0.6062	2.4250	A572-65 (65 ksi)
L28	3.25-3.00	0.25	0.00	12	27.7748	27.8083	0.6462	2.5850	A572-65 (65 ksi)
L29	3.00-0.00	3.00		12	27.8083	28.2100	0.6412	2.5650	A572-65 (65 ksi)

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Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	I/Q in ²	w in	w/t
L1	15.7108	10.5876	305.3340	5.3812	7.8995	38.6523	618.6895	5.2109	3.5008	16.003
	16.4046	11.0597	348.0235	5.6211	8.2467	42.2017	705.1899	5.4432	3.6804	16.825
L2	16.4046	11.0597	348.0235	5.6211	8.2467	42.2017	705.1899	5.4432	3.6804	16.825
	17.0985	11.5318	394.5173	5.8610	8.5938	45.9071	799.3989	5.6756	3.8600	17.646
L3	17.0985	11.5318	394.5173	5.8610	8.5938	45.9071	799.3989	5.6756	3.8600	17.646
	17.7923	12.0038	444.9778	6.1010	8.9410	49.7684	901.6456	5.9079	4.0396	18.467
L4	17.7923	12.0038	444.9778	6.1010	8.9410	49.7684	901.6456	5.9079	4.0396	18.467
	18.4861	12.4759	499.5674	6.3409	9.2881	53.7855	1012.2590	6.1403	4.2192	19.288
L5	18.4861	12.4759	499.5674	6.3409	9.2881	53.7855	1012.2590	6.1403	4.2192	19.288
	19.1800	12.9480	558.4485	6.5808	9.6353	57.9586	1131.5682	6.3726	4.3988	20.109
L6	19.1800	12.9480	558.4485	6.5808	9.6353	57.9586	1131.5682	6.3726	4.3988	20.109
	19.3076	13.0348	569.7630	6.6250	9.6992	58.7434	1154.4943	6.4153	4.4319	20.26
L7	19.2053	29.8402	1263.7799	6.5212	9.6992	130.2977	2560.7608	14.6864	3.6547	7.184
	19.2400	29.8951	1270.7674	6.5332	9.7165	130.7840	2574.9193	14.7135	3.6636	7.201
L8	19.2435	29.3236	1247.8383	6.5367	9.7165	128.4242	2528.4587	14.4322	3.6904	7.399
	19.8902	30.3267	1380.3301	6.7603	10.0401	137.4819	2796.9230	14.9259	3.8578	7.735
L9	19.7985	45.5009	2014.3519	6.6673	10.0401	200.6309	4081.6230	22.3941	3.1610	4.166
	19.8332	45.5827	2025.2447	6.6793	10.0574	201.3677	4103.6949	22.4344	3.1700	4.178
L10	19.8420	44.1399	1966.3987	6.6882	10.0574	195.5167	3984.4568	21.7243	3.2370	4.412
	20.5358	45.7233	2185.7052	6.9281	10.4046	210.0710	4428.8313	22.5036	3.4166	4.656
L11	20.5446	44.2225	2119.4275	6.9371	10.4046	203.7009	4294.5347	21.7650	3.4836	4.915
	21.2385	45.7520	2347.0309	7.1770	10.7518	218.2926	4755.7209	22.5178	3.6632	5.169
L12	21.2455	44.5053	2287.6337	7.1842	10.7518	212.7682	4635.3662	21.9042	3.7168	5.396
	21.9394	45.9916	2524.5725	7.4241	11.0989	227.4610	5115.4684	22.6357	3.8964	5.657
L13	21.9429	45.3457	2491.5190	7.4277	11.0989	224.4830	5048.4929	22.3178	3.9232	5.78
	22.7644	47.0800	2788.4597	7.7118	11.5100	242.2649	5650.1753	23.1714	4.1359	6.093
L14	22.2891	49.3516	2693.0724	7.4022	11.0945	242.7398	5456.8948	24.2893	3.7535	5.064
	22.6052	50.9497	2963.2631	7.6420	11.4413	258.9967	6004.3744	25.0759	3.9329	5.306
L15	22.5558	60.1753	3454.0728	7.5918	11.4413	301.8947	6998.8879	29.6165	3.5577	4.037
	22.8663	61.0265	3602.7313	7.6992	11.5967	310.6687	7300.1103	30.0354	3.6381	4.128
L16	22.8681	60.6944	3584.7894	7.7010	11.5967	309.1216	7263.7552	29.8719	3.6515	4.167
	22.9027	60.7888	3601.5527	7.7130	11.6140	310.1034	7297.7222	29.9184	3.6605	4.177
L17	22.9116	59.1230	3510.9919	7.7219	11.6140	302.3058	7114.2215	29.0986	3.7275	4.379
	23.6047	60.9583	3848.2116	7.9616	11.9609	321.7333	7797.5201	30.0018	3.9069	4.59
L18	23.6118	59.5796	3767.9458	7.9688	11.9609	315.0226	7634.8798	29.3233	3.9605	4.765
	24.3050	61.3718	4118.3003	8.2085	12.3077	334.6114	8344.7929	30.2053	4.1399	4.98
L19	24.3138	59.5910	4007.5217	8.2175	12.3077	325.6106	8120.3254	29.3289	4.2069	5.218
	25.0070	61.3292	4368.5515	8.4572	12.6545	345.2160	8851.8697	30.1844	4.3864	5.44
L20	25.0123	60.2264	4295.4481	8.4625	12.6545	339.4391	8703.7424	29.6416	4.4266	5.594
	25.7055	61.9324	4670.8958	8.7022	13.0014	359.2615	9464.5012	30.4812	4.6060	5.821
L21	25.7125	60.4166	4564.0792	8.7094	13.0014	351.0457	9248.0619	29.7352	4.6596	6.042
	26.4057	62.0794	4951.3912	8.9491	13.3482	370.9403	10032.8610	30.5536	4.8391	6.274
L22	26.4057	62.0794	4951.3912	8.9491	13.3482	370.9403	10032.8610	30.5536	4.8391	6.274
	26.4723	62.2391	4989.6854	8.9721	13.3815	372.8790	10110.4554	30.6322	4.8563	6.297
L23	26.4440	68.4757	5454.6830	8.9435	13.3815	407.6282	11052.6665	33.7017	4.6419	5.453
	26.4787	68.5675	5476.6420	8.9555	13.3989	408.7395	11097.1614	33.7468	4.6509	5.464
L24	26.5545	51.6899	4199.8631	9.0324	13.3989	313.4494	8510.0613	25.4402	5.2271	8.215
	26.5892	51.7585	4216.6038	9.0444	13.4162	314.2920	8543.9825	25.4739	5.2360	8.23
L25	26.5927	50.9651	4155.2614	9.0480	13.4162	309.7198	8419.6862	25.0835	5.2628	8.404
	27.2859	52.3153	4494.3387	9.2877	13.7630	326.5515	9106.7486	25.7480	5.4423	8.69
L26	27.2894	51.4998	4427.6889	9.2913	13.7630	321.7088	8971.6981	25.3466	5.4691	8.875
	27.9826	52.8284	4779.2943	9.5310	14.1099	338.7200	9684.1460	26.0006	5.6485	9.166
L27	27.9862	51.9907	4707.0400	9.5346	14.1099	333.5991	9537.7391	25.5882	5.6753	9.361
	28.5407	53.0364	4996.8012	9.7263	14.3873	347.3055	10124.8740	26.1029	5.8189	9.598
L28	28.5266	56.4524	5302.9953	9.7120	14.3873	368.5877	10745.3062	27.7842	5.7117	8.838

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Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	It/Q in ²	w in	w/t
L29	28.5613	56.5221	5322.6522	9.7240	14.4047	369.5086	10785.1365	27.8185	5.7207	8.852
	28.5630	56.0951	5284.3884	9.7258	14.4047	366.8522	10707.6035	27.6083	5.7341	8.942
	28.9789	56.9246	5522.3055	9.8696	14.6128	377.9093	11189.6880	28.0166	5.8417	9.11

Tower Elevation	Gusset Area (per face)	Gusset Thickness	Gusset Grade	Adjust. Factor A _f	Adjust. Factor A _r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
ft	ft ²	in							
L1				1	1	1			
100.00-95.00									
L2 95.00-90.00				1	1	1			
L3 90.00-85.00				1	1	1			
L4 85.00-80.00				1	1	1			
L5 80.00-75.00				1	1	1			
L6 75.00-74.08				1	1	1			
L7 74.08-73.83				1	1	0.939282			
L8 73.83-69.17				1	1	0.940423			
L9 69.17-68.92				1	1	1.02164			
L10				1	1	1.02883			
68.92-63.92									
L11				1	1	1.0385			
63.92-58.92									
L12				1	1	1.04335			
58.92-53.92									
L13				1	1	1.04331			
53.92-48.00									
L14				1	1	1.03623			
48.00-45.72									
L15				1	1	1.02957			
45.72-43.48									
L16				1	1	1.0341			
43.48-43.23									
L17				1	1	1.04117			
43.23-38.23									
L18				1	1	1.04403			
38.23-33.23									
L19				1	1	1.05465			
33.23-28.23									
L20				1	1	1.05417			
28.23-23.23									
L21				1	1	1.06144			
23.23-18.23									
L22				1	1	1.05965			
18.23-17.75									
L23				1	1	1.08644			
17.75-17.50									
L24				1	1	1.07707			
17.50-17.25									
L25				1	1	1.0772			
17.25-12.25									
L26 12.25-7.25				1	1	1.07821			
L27 7.25-3.25				1	1	1.08313			
L28 3.25-3.00				1	1	0.906137			
L29 3.00-0.00				1	1	0.906121			

Feed Line/Linear Appurtenances - Entered As Round Or Flat

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Description	Sector	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	Number Per Row	Start/End Position	Width or Diameter in	Perimeter in	Weight plf
Safety Line 3/8	B	No	Surface Ar (CaAa)	100.00 - 0.00	1	1	0.250 0.250	0.3750		0.22

HB158-1-08U8-S8J18(1-5/8)	A	No	Surface Ar (CaAa)	90.00 - 0.00	2	2	0.250 0.250	1.9800		1.30

(Area) CCI-65FP-065125 (H)	B	No	Surface Af (CaAa)	20.50 - 0.00	1	1	0.000 0.000	6.5000	15.5000	0.00
(Area) CCI-65FP-065125 (H)	A	No	Surface Af (CaAa)	20.50 - 0.00	1	1	0.000 0.000	6.5000	15.5000	0.00
(Area) CCI-65FP-065125 (H)	C	No	Surface Af (CaAa)	20.50 - 0.00	1	1	0.500 0.500	6.5000	15.5000	0.00
(Area) CCI-65FP-065125 (H)	B	No	Surface Af (CaAa)	20.50 - 0.00	1	1	0.500 0.500	6.5000	15.5000	0.00

(Area) CCI-65FP-060100 (H)	B	No	Surface Af (CaAa)	45.58 - 20.50	1	1	0.000 0.000	6.0000	14.0000	0.00
(Area) CCI-65FP-060100 (H)	A	No	Surface Af (CaAa)	45.58 - 20.50	1	1	0.000 0.000	6.0000	14.0000	0.00
(Area) CCI-65FP-060100 (H)	C	No	Surface Af (CaAa)	45.58 - 20.50	1	1	0.500 0.500	6.0000	14.0000	0.00
(Area) CCI-65FP-060100 (H)	B	No	Surface Af (CaAa)	45.58 - 20.50	1	1	0.500 0.500	6.0000	14.0000	0.00

(Area) CCI-65FP-045100 (H)	B	No	Surface Af (CaAa)	70.67 - 45.58	1	1	0.000 0.000	4.5000	11.0000	0.00
(Area) CCI-65FP-045100 (H)	A	No	Surface Af (CaAa)	70.67 - 45.58	1	1	0.000 0.000	4.5000	11.0000	0.00
(Area) CCI-65FP-045100 (H)	C	No	Surface Af (CaAa)	70.67 - 45.58	1	1	0.500 0.500	4.5000	11.0000	0.00
(Area) CCI-65FP-045100 (H)	B	No	Surface Af (CaAa)	70.67 - 45.58	1	1	0.500 0.500	4.5000	11.0000	0.00

(Area) CCI-65FP-050125 (H)	A	No	Surface Af (CaAa)	45.50 - 15.50	1	1	0.250 0.250	5.0000	12.5000	0.00
(Area) CCI-65FP-050125 (H)	B	No	Surface Af (CaAa)	45.50 - 15.50	1	1	0.250 0.250	5.0000	12.5000	0.00
(Area) CCI-65FP-050125 (H)	C	No	Surface Af (CaAa)	45.50 - 15.50	1	1	0.250 0.250	5.0000	12.5000	0.00

(Area) CCI-65FP-040125 (H)	A	No	Surface Af (CaAa)	75.58 - 45.50	1	1	0.250 0.250	4.0000	10.5000	0.00
(Area) CCI-65FP-040125 (H)	B	No	Surface Af (CaAa)	75.58 - 45.50	1	1	0.250 0.250	4.0000	10.5000	0.00
(Area) CCI-65FP-040125 (H)	C	No	Surface Af (CaAa)	75.58 - 45.50	1	1	0.250 0.250	4.0000	10.5000	0.00

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number	CAAA ft²/ft	Weight plf
**								
LDF5-50A(7/8)	B	No	No	Inside Pole	100.00 - 0.00	12	No Ice	0.00
								0.33

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	Client	Crown Castle	Designed by	TLI

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C _{AA}	Weight
								ft ² /ft	plf
PWRT-606-S(7/8)	B	No	No	Inside Pole	100.00 - 0.00	5	1/2" Ice	0.00	0.33
							1" Ice	0.00	0.33
							2" Ice	0.00	0.33
							No Ice	0.00	0.89
							1/2" Ice	0.00	0.89
FB-L98B-002-50000 (3/8)	B	No	No	Inside Pole	100.00 - 0.00	1	1" Ice	0.00	0.89
							2" Ice	0.00	0.89
							No Ice	0.00	0.06
							1/2" Ice	0.00	0.06
							1" Ice	0.00	0.06
FB-L98B-034-XXX(3/8)	B	No	No	Inside Pole	100.00 - 0.00	1	2" Ice	0.00	0.06
							No Ice	0.00	0.06
							1/2" Ice	0.00	0.06
							1" Ice	0.00	0.06
							2" Ice	0.00	0.06
9207(5/16)	B	No	No	Inside Pole	100.00 - 0.00	1	No Ice	0.00	0.06
							1/2" Ice	0.00	0.06
							1" Ice	0.00	0.06
							2" Ice	0.00	0.06
**									

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A _R ft ²	A _F ft ²	C _{AA} In Face ft ²	C _{AA} Out Face ft ²	Weight K
L1	100.00-95.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.188	0.000	0.04
		C	0.000	0.000	0.000	0.000	0.00
L2	95.00-90.00	A	0.000	0.000	0.000	0.000	0.00
		B	0.000	0.000	0.188	0.000	0.04
		C	0.000	0.000	0.000	0.000	0.00
L3	90.00-85.00	A	0.000	0.000	1.980	0.000	0.01
		B	0.000	0.000	0.188	0.000	0.04
		C	0.000	0.000	0.000	0.000	0.00
L4	85.00-80.00	A	0.000	0.000	1.980	0.000	0.01
		B	0.000	0.000	0.188	0.000	0.04
		C	0.000	0.000	0.000	0.000	0.00
L5	80.00-75.00	A	0.000	0.000	2.367	0.000	0.01
		B	0.000	0.000	0.574	0.000	0.04
		C	0.000	0.000	0.387	0.000	0.00
L6	75.00-74.08	A	0.000	0.000	0.978	0.000	0.00
		B	0.000	0.000	0.648	0.000	0.01
		C	0.000	0.000	0.613	0.000	0.00
L7	74.08-73.83	A	0.000	0.000	0.266	0.000	0.00
		B	0.000	0.000	0.176	0.000	0.00
		C	0.000	0.000	0.167	0.000	0.00
L8	73.83-69.17	A	0.000	0.000	6.075	0.000	0.01
		B	0.000	0.000	5.526	0.000	0.04
		C	0.000	0.000	4.229	0.000	0.00
L9	69.17-68.92	A	0.000	0.000	0.453	0.000	0.00
		B	0.000	0.000	0.551	0.000	0.00
		C	0.000	0.000	0.354	0.000	0.00
L10	68.92-63.92	A	0.000	0.000	9.063	0.000	0.01

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Tower Section	Tower Elevation ft	Face	A _R ft ²	A _F ft ²	C _A A _A In Face ft ²	C _A A _A Out Face ft ²	Weight K
L11	63.92-58.92	B	0.000	0.000	11.021	0.000	0.04
		C	0.000	0.000	7.083	0.000	0.00
		A	0.000	0.000	9.063	0.000	0.01
L12	58.92-53.92	B	0.000	0.000	11.021	0.000	0.04
		C	0.000	0.000	7.083	0.000	0.00
		A	0.000	0.000	9.063	0.000	0.01
L13	53.92-48.00	B	0.000	0.000	11.021	0.000	0.04
		C	0.000	0.000	7.083	0.000	0.00
		A	0.000	0.000	10.731	0.000	0.02
L14	48.00-45.72	B	0.000	0.000	13.049	0.000	0.05
		C	0.000	0.000	8.387	0.000	0.00
		A	0.000	0.000	4.133	0.000	0.01
L15	45.72-43.48	B	0.000	0.000	5.026	0.000	0.02
		C	0.000	0.000	3.230	0.000	0.00
		A	0.000	0.000	4.923	0.000	0.01
L16	43.48-43.23	B	0.000	0.000	6.326	0.000	0.02
		C	0.000	0.000	4.036	0.000	0.00
		A	0.000	0.000	0.557	0.000	0.00
L17	43.23-38.23	B	0.000	0.000	0.718	0.000	0.00
		C	0.000	0.000	0.458	0.000	0.00
		A	0.000	0.000	11.147	0.000	0.01
L18	38.23-33.23	B	0.000	0.000	14.354	0.000	0.04
		C	0.000	0.000	9.167	0.000	0.00
		A	0.000	0.000	11.147	0.000	0.01
L19	33.23-28.23	B	0.000	0.000	14.354	0.000	0.04
		C	0.000	0.000	9.167	0.000	0.00
		A	0.000	0.000	11.147	0.000	0.01
L20	28.23-23.23	B	0.000	0.000	14.354	0.000	0.04
		C	0.000	0.000	9.167	0.000	0.00
		A	0.000	0.000	11.147	0.000	0.01
L21	23.23-18.23	B	0.000	0.000	14.354	0.000	0.04
		C	0.000	0.000	9.167	0.000	0.00
		A	0.000	0.000	11.336	0.000	0.01
L22	18.23-17.75	B	0.000	0.000	14.733	0.000	0.04
		C	0.000	0.000	9.356	0.000	0.00
		A	0.000	0.000	1.110	0.000	0.00
L23	17.75-17.50	B	0.000	0.000	1.458	0.000	0.00
		C	0.000	0.000	0.920	0.000	0.00
		A	0.000	0.000	0.578	0.000	0.00
L24	17.50-17.25	B	0.000	0.000	0.759	0.000	0.00
		C	0.000	0.000	0.479	0.000	0.00
		A	0.000	0.000	0.578	0.000	0.00
L25	17.25-12.25	B	0.000	0.000	0.759	0.000	0.00
		C	0.000	0.000	0.479	0.000	0.00
		A	0.000	0.000	8.855	0.000	0.01
L26	12.25-7.25	B	0.000	0.000	12.479	0.000	0.04
		C	0.000	0.000	6.875	0.000	0.00
		A	0.000	0.000	7.397	0.000	0.01
L27	7.25-3.25	B	0.000	0.000	11.021	0.000	0.04
		C	0.000	0.000	5.417	0.000	0.00
		A	0.000	0.000	5.917	0.000	0.01
L28	3.25-3.00	B	0.000	0.000	8.817	0.000	0.04
		C	0.000	0.000	4.333	0.000	0.00
		A	0.000	0.000	0.370	0.000	0.00
L29	3.00-0.00	B	0.000	0.000	0.551	0.000	0.00
		C	0.000	0.000	0.271	0.000	0.00
		A	0.000	0.000	4.438	0.000	0.01
		B	0.000	0.000	6.612	0.000	0.03
		C	0.000	0.000	3.250	0.000	0.00

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Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A _R ft ²	A _F ft ²	C _A A _A In Face ft ²	C _A A _A Out Face ft ²	Weight K
L1	100.00-95.00	A	1.894	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	2.082	0.000	0.07
		C		0.000	0.000	0.000	0.000	0.00
L2	95.00-90.00	A	1.885	0.000	0.000	0.000	0.000	0.00
		B		0.000	0.000	2.072	0.000	0.07
		C		0.000	0.000	0.000	0.000	0.00
L3	90.00-85.00	A	1.874	0.000	0.000	4.818	0.000	0.07
		B		0.000	0.000	2.062	0.000	0.07
		C		0.000	0.000	0.000	0.000	0.00
L4	85.00-80.00	A	1.863	0.000	0.000	4.804	0.000	0.07
		B		0.000	0.000	2.051	0.000	0.07
		C		0.000	0.000	0.000	0.000	0.00
L5	80.00-75.00	A	1.851	0.000	0.000	5.391	0.000	0.08
		B		0.000	0.000	2.640	0.000	0.08
		C		0.000	0.000	0.601	0.000	0.01
L6	75.00-74.08	A	1.844	0.000	0.000	1.832	0.000	0.02
		B		0.000	0.000	1.327	0.000	0.02
		C		0.000	0.000	0.953	0.000	0.01
L7	74.08-73.83	A	1.843	0.000	0.000	0.498	0.000	0.01
		B		0.000	0.000	0.360	0.000	0.01
		C		0.000	0.000	0.259	0.000	0.00
L8	73.83-69.17	A	1.837	0.000	0.000	10.937	0.000	0.14
		B		0.000	0.000	10.049	0.000	0.16
		C		0.000	0.000	6.491	0.000	0.08
L9	69.17-68.92	A	1.830	0.000	0.000	0.775	0.000	0.01
		B		0.000	0.000	0.917	0.000	0.01
		C		0.000	0.000	0.537	0.000	0.01
L10	68.92-63.92	A	1.823	0.000	0.000	15.484	0.000	0.20
		B		0.000	0.000	18.313	0.000	0.26
		C		0.000	0.000	10.730	0.000	0.13
L11	63.92-58.92	A	1.809	0.000	0.000	15.437	0.000	0.19
		B		0.000	0.000	18.257	0.000	0.25
		C		0.000	0.000	10.701	0.000	0.12
L12	58.92-53.92	A	1.794	0.000	0.000	15.388	0.000	0.19
		B		0.000	0.000	18.195	0.000	0.25
		C		0.000	0.000	10.671	0.000	0.12
L13	53.92-48.00	A	1.775	0.000	0.000	18.149	0.000	0.22
		B		0.000	0.000	21.457	0.000	0.30
		C		0.000	0.000	12.591	0.000	0.14
L14	48.00-45.72	A	1.761	0.000	0.000	6.990	0.000	0.09
		B		0.000	0.000	8.264	0.000	0.11
		C		0.000	0.000	4.849	0.000	0.06
L15	45.72-43.48	A	1.752	0.000	0.000	7.696	0.000	0.09
		B		0.000	0.000	9.465	0.000	0.12
		C		0.000	0.000	5.606	0.000	0.06
L16	43.48-43.23	A	1.747	0.000	0.000	0.866	0.000	0.01
		B		0.000	0.000	1.067	0.000	0.01
		C		0.000	0.000	0.633	0.000	0.01
L17	43.23-38.23	A	1.736	0.000	0.000	17.284	0.000	0.20
		B		0.000	0.000	21.299	0.000	0.27
		C		0.000	0.000	12.639	0.000	0.13
L18	38.23-33.23	A	1.714	0.000	0.000	17.211	0.000	0.20
		B		0.000	0.000	21.208	0.000	0.27
		C		0.000	0.000	12.594	0.000	0.13
L19	33.23-28.23	A	1.688	0.000	0.000	17.127	0.000	0.19
		B		0.000	0.000	21.106	0.000	0.26

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Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A _R ft ²	A _F ft ²	C _A A _A In Face ft ²	C _A A _A Out Face ft ²	Weight K
L20	28.23-23.23	C	1.658	0.000	0.000	12.542	0.000	0.13
		A		0.000	0.000	17.031	0.000	0.19
		B		0.000	0.000	20.987	0.000	0.26
		C		0.000	0.000	12.483	0.000	0.13
L21	23.23-18.23	A	1.623	0.000	0.000	17.105	0.000	0.19
		B		0.000	0.000	21.223	0.000	0.25
		C		0.000	0.000	12.601	0.000	0.12
L22	18.23-17.75	A	1.600	0.000	0.000	1.657	0.000	0.02
		B		0.000	0.000	2.072	0.000	0.02
		C		0.000	0.000	1.227	0.000	0.01
L23	17.75-17.50	A	1.597	0.000	0.000	0.862	0.000	0.01
		B		0.000	0.000	1.079	0.000	0.01
		C		0.000	0.000	0.639	0.000	0.01
L24	17.50-17.25	A	1.594	0.000	0.000	0.862	0.000	0.01
		B		0.000	0.000	1.078	0.000	0.01
		C		0.000	0.000	0.639	0.000	0.01
L25	17.25-12.25	A	1.568	0.000	0.000	13.428	0.000	0.15
		B		0.000	0.000	17.733	0.000	0.21
		C		0.000	0.000	8.992	0.000	0.09
L26	12.25-7.25	A	1.505	0.000	0.000	11.277	0.000	0.12
		B		0.000	0.000	15.535	0.000	0.19
		C		0.000	0.000	6.921	0.000	0.06
L27	7.25-3.25	A	1.414	0.000	0.000	8.859	0.000	0.09
		B		0.000	0.000	12.211	0.000	0.14
		C		0.000	0.000	5.465	0.000	0.05
L28	3.25-3.00	A	1.343	0.000	0.000	0.546	0.000	0.01
		B		0.000	0.000	0.752	0.000	0.01
		C		0.000	0.000	0.338	0.000	0.00
L29	3.00-0.00	A	1.248	0.000	0.000	6.419	0.000	0.06
		B		0.000	0.000	8.858	0.000	0.09
		C		0.000	0.000	3.999	0.000	0.03

Feed Line Center of Pressure

Section	Elevation ft	CP _x in	CP _z in	CP _x Ice in	CP _z Ice in
L1	100.00-95.00	0.2287	0.0000	1.3839	0.0000
L2	95.00-90.00	0.2287	0.0000	1.3971	0.0000
L3	90.00-85.00	-0.8527	-1.7865	-0.2344	-1.8730
L4	85.00-80.00	-0.8564	-1.7955	-0.2381	-1.9069
L5	80.00-75.00	-0.7674	-1.6099	-0.2233	-1.7903
L6	75.00-74.08	-0.4263	-0.8945	-0.1427	-1.1439
L7	74.08-73.83	-0.4280	-0.8983	-0.1433	-1.1485
L8	73.83-69.17	-0.8172	-0.7298	-0.5091	-0.9742
L9	69.17-68.92	-1.2882	-0.5235	-0.9963	-0.7366
L10	68.92-63.92	-1.3056	-0.5299	-1.0112	-0.7460
L11	63.92-58.92	-1.3384	-0.5420	-1.0395	-0.7638
L12	58.92-53.92	-1.3707	-0.5539	-1.0677	-0.7812
L13	53.92-48.00	-1.4055	-0.5666	-1.0983	-0.7998
L14	48.00-45.72	-1.4111	-0.5687	-1.1031	-0.8031
L15	45.72-43.48	-1.4990	-0.4817	-1.1959	-0.7263
L16	43.48-43.23	-1.5081	-0.4781	-1.2063	-0.7241
L17	43.23-38.23	-1.5263	-0.4834	-1.2225	-0.7317
L18	38.23-33.23	-1.5607	-0.4933	-1.2534	-0.7460
L19	33.23-28.23	-1.5947	-0.5032	-1.2843	-0.7597
L20	28.23-23.23	-1.6283	-0.5129	-1.3155	-0.7728

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Section	Elevation	CP _x	CP _z	CP _x	CP _z
	ft	in	in	Ice in	Ice in
L21	23.23-18.23	-1.6869	-0.5139	-1.3675	-0.7765
L22	18.23-17.75	-1.7345	-0.5089	-1.4092	-0.7725
L23	17.75-17.50	-1.7374	-0.5097	-1.4120	-0.7734
L24	17.50-17.25	-1.7380	-0.5099	-1.4129	-0.7735
L25	17.25-12.25	-2.1229	-0.6223	-1.7049	-0.9281
L26	12.25-7.25	-2.4331	-0.7122	-1.9450	-1.0442
L27	7.25-3.25	-2.4693	-0.7219	-1.9895	-1.0475
L28	3.25-3.00	-2.4867	-0.7265	-2.0153	-1.0448
L29	3.00-0.00	-2.4996	-0.7300	-2.0415	-1.0363

Note: For pole sections, center of pressure calculations do not consider feed line shielding.

Shielding Factor Ka

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K _a No Ice	K _a Ice
L1	1	Safety Line 3/8	95.00 - 100.00	1.0000	1.0000
L2	1	Safety Line 3/8	90.00 - 95.00	1.0000	1.0000
L3	1	Safety Line 3/8	85.00 - 90.00	1.0000	1.0000
L3	9	HB158-1-08U8-S8J18(1-5/8)	85.00 - 90.00	1.0000	1.0000
L4	1	Safety Line 3/8	80.00 - 85.00	1.0000	1.0000
L4	9	HB158-1-08U8-S8J18(1-5/8)	80.00 - 85.00	1.0000	1.0000
L5	1	Safety Line 3/8	75.00 - 80.00	1.0000	1.0000
L5	9	HB158-1-08U8-S8J18(1-5/8)	75.00 - 80.00	1.0000	1.0000
L5	30	(Area) CCI-65FP-040125 (H)	75.00 - 75.58	1.0000	1.0000
L5	31	(Area) CCI-65FP-040125 (H)	75.00 - 75.58	1.0000	1.0000
L5	32	(Area) CCI-65FP-040125 (H)	75.00 - 75.58	1.0000	1.0000
L6	1	Safety Line 3/8	74.08 - 75.00	1.0000	1.0000
L6	9	HB158-1-08U8-S8J18(1-5/8)	74.08 - 75.00	1.0000	1.0000
L6	30	(Area) CCI-65FP-040125 (H)	74.08 - 75.00	1.0000	1.0000
L6	31	(Area) CCI-65FP-040125 (H)	74.08 - 75.00	1.0000	1.0000
L6	32	(Area) CCI-65FP-040125 (H)	74.08 - 75.00	1.0000	1.0000
L7	1	Safety Line 3/8	73.83 - 74.08	1.0000	1.0000
L7	9	HB158-1-08U8-S8J18(1-5/8)	73.83 - 74.08	1.0000	1.0000
L7	30	(Area) CCI-65FP-040125 (H)	73.83 - 74.08	1.0000	1.0000
L7	31	(Area) CCI-65FP-040125 (H)	73.83 - 74.08	1.0000	1.0000
L7	32	(Area) CCI-65FP-040125 (H)	73.83 - 74.08	1.0000	1.0000
L8	1	Safety Line 3/8	69.17 - 73.83	1.0000	1.0000
L8	9	HB158-1-08U8-S8J18(1-5/8)	69.17 - 73.83	1.0000	1.0000
L8	21	(Area) CCI-65FP-045100 (H)	69.17 - 70.67	1.0000	1.0000
L8	22	(Area) CCI-65FP-045100 (H)	69.17 - 70.67	1.0000	1.0000
L8	23	(Area) CCI-65FP-045100 (H)	69.17 - 70.67	1.0000	1.0000
L8	24	(Area) CCI-65FP-045100 (H)	69.17 - 70.67	1.0000	1.0000
L8	30	(Area) CCI-65FP-040125 (H)	69.17 - 73.83	1.0000	1.0000
L8	31	(Area) CCI-65FP-040125 (H)	69.17 - 73.83	1.0000	1.0000
L8	32	(Area) CCI-65FP-040125 (H)	69.17 - 73.83	1.0000	1.0000
L9	1	Safety Line 3/8	68.92 - 69.17	1.0000	1.0000
L9	9	HB158-1-08U8-S8J18(1-5/8)	68.92 - 69.17	1.0000	1.0000
L9	21	(Area) CCI-65FP-045100 (H)	68.92 - 69.17	1.0000	1.0000
L9	22	(Area) CCI-65FP-045100 (H)	68.92 - 69.17	1.0000	1.0000
L9	23	(Area) CCI-65FP-045100 (H)	68.92 - 69.17	1.0000	1.0000
L9	24	(Area) CCI-65FP-045100 (H)	68.92 - 69.17	1.0000	1.0000
L9	30	(Area) CCI-65FP-040125 (H)	68.92 - 69.17	1.0000	1.0000
L9	31	(Area) CCI-65FP-040125 (H)	68.92 - 69.17	1.0000	1.0000

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Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K _a No Ice	K _a Ice
L9	32	(Area) CCI-65FP-040125 (H)	68.92 - 69.17	1.0000	1.0000
L10	1	Safety Line 3/8	63.92 - 68.92	1.0000	1.0000
L10	9	HB158-1-08U8-S8J18(1-5/8)	63.92 - 68.92	1.0000	1.0000
L10	21	(Area) CCI-65FP-045100 (H)	63.92 - 68.92	1.0000	1.0000
L10	22	(Area) CCI-65FP-045100 (H)	63.92 - 68.92	1.0000	1.0000
L10	23	(Area) CCI-65FP-045100 (H)	63.92 - 68.92	1.0000	1.0000
L10	24	(Area) CCI-65FP-045100 (H)	63.92 - 68.92	1.0000	1.0000
L10	30	(Area) CCI-65FP-040125 (H)	63.92 - 68.92	1.0000	1.0000
L10	31	(Area) CCI-65FP-040125 (H)	63.92 - 68.92	1.0000	1.0000
L10	32	(Area) CCI-65FP-040125 (H)	63.92 - 68.92	1.0000	1.0000
L11	1	Safety Line 3/8	58.92 - 63.92	1.0000	1.0000
L11	9	HB158-1-08U8-S8J18(1-5/8)	58.92 - 63.92	1.0000	1.0000
L11	21	(Area) CCI-65FP-045100 (H)	58.92 - 63.92	1.0000	1.0000
L11	22	(Area) CCI-65FP-045100 (H)	58.92 - 63.92	1.0000	1.0000
L11	23	(Area) CCI-65FP-045100 (H)	58.92 - 63.92	1.0000	1.0000
L11	24	(Area) CCI-65FP-045100 (H)	58.92 - 63.92	1.0000	1.0000
L11	30	(Area) CCI-65FP-040125 (H)	58.92 - 63.92	1.0000	1.0000
L11	31	(Area) CCI-65FP-040125 (H)	58.92 - 63.92	1.0000	1.0000
L11	32	(Area) CCI-65FP-040125 (H)	58.92 - 63.92	1.0000	1.0000
L12	1	Safety Line 3/8	53.92 - 58.92	1.0000	1.0000
L12	9	HB158-1-08U8-S8J18(1-5/8)	53.92 - 58.92	1.0000	1.0000
L12	21	(Area) CCI-65FP-045100 (H)	53.92 - 58.92	1.0000	1.0000
L12	22	(Area) CCI-65FP-045100 (H)	53.92 - 58.92	1.0000	1.0000
L12	23	(Area) CCI-65FP-045100 (H)	53.92 - 58.92	1.0000	1.0000
L12	24	(Area) CCI-65FP-045100 (H)	53.92 - 58.92	1.0000	1.0000
L12	30	(Area) CCI-65FP-040125 (H)	53.92 - 58.92	1.0000	1.0000
L12	31	(Area) CCI-65FP-040125 (H)	53.92 - 58.92	1.0000	1.0000
L12	32	(Area) CCI-65FP-040125 (H)	53.92 - 58.92	1.0000	1.0000
L13	1	Safety Line 3/8	48.00 - 53.92	1.0000	1.0000
L13	9	HB158-1-08U8-S8J18(1-5/8)	48.00 - 53.92	1.0000	1.0000
L13	21	(Area) CCI-65FP-045100 (H)	48.00 - 53.92	1.0000	1.0000
L13	22	(Area) CCI-65FP-045100 (H)	48.00 - 53.92	1.0000	1.0000
L13	23	(Area) CCI-65FP-045100 (H)	48.00 - 53.92	1.0000	1.0000
L13	24	(Area) CCI-65FP-045100 (H)	48.00 - 53.92	1.0000	1.0000
L13	30	(Area) CCI-65FP-040125 (H)	48.00 - 53.92	1.0000	1.0000
L13	31	(Area) CCI-65FP-040125 (H)	48.00 - 53.92	1.0000	1.0000
L13	32	(Area) CCI-65FP-040125 (H)	48.00 - 53.92	1.0000	1.0000
L14	1	Safety Line 3/8	45.72 - 48.00	1.0000	1.0000
L14	9	HB158-1-08U8-S8J18(1-5/8)	45.72 - 48.00	1.0000	1.0000
L14	21	(Area) CCI-65FP-045100 (H)	45.72 - 48.00	1.0000	1.0000
L14	22	(Area) CCI-65FP-045100 (H)	45.72 - 48.00	1.0000	1.0000
L14	23	(Area) CCI-65FP-045100 (H)	45.72 - 48.00	1.0000	1.0000
L14	24	(Area) CCI-65FP-045100 (H)	45.72 - 48.00	1.0000	1.0000
L14	30	(Area) CCI-65FP-040125 (H)	45.72 - 48.00	1.0000	1.0000
L14	31	(Area) CCI-65FP-040125 (H)	45.72 - 48.00	1.0000	1.0000
L14	32	(Area) CCI-65FP-040125 (H)	45.72 - 48.00	1.0000	1.0000
L15	1	Safety Line 3/8	43.48 - 45.72	1.0000	1.0000
L15	9	HB158-1-08U8-S8J18(1-5/8)	43.48 - 45.72	1.0000	1.0000
L15	16	(Area) CCI-65FP-060100 (H)	43.48 - 45.58	1.0000	1.0000
L15	17	(Area) CCI-65FP-060100 (H)	43.48 - 45.58	1.0000	1.0000
L15	18	(Area) CCI-65FP-060100 (H)	43.48 - 45.58	1.0000	1.0000
L15	19	(Area) CCI-65FP-060100 (H)	43.48 - 45.58	1.0000	1.0000
L15	21	(Area) CCI-65FP-045100 (H)	45.58 - 45.72	1.0000	1.0000
L15	22	(Area) CCI-65FP-045100 (H)	45.58 - 45.72	1.0000	1.0000
L15	23	(Area) CCI-65FP-045100 (H)	45.58 - 45.72	1.0000	1.0000
L15	24	(Area) CCI-65FP-045100 (H)	45.58 - 45.72	1.0000	1.0000
L15	26	(Area) CCI-65FP-050125 (H)	43.48 - 45.50	1.0000	1.0000
L15	27	(Area) CCI-65FP-050125 (H)	43.48 - 45.50	1.0000	1.0000
L15	28	(Area) CCI-65FP-050125 (H)	43.48 - 45.50	1.0000	1.0000
L15	30	(Area) CCI-65FP-040125 (H)	45.50 - 45.72	1.0000	1.0000
L15	31	(Area) CCI-65FP-040125 (H)	45.50 - 45.72	1.0000	1.0000
L15	32	(Area) CCI-65FP-040125 (H)	45.50 - 45.72	1.0000	1.0000

tnxTower Tower Engineering Professionals, Inc. 326 Tryon Road Raleigh, NC 27603-5263 Phone: (919) 661-6351 FAX: (919) 661-6350	Job	Birmingham 3 (BU 840273)	Page	12 of 32
	Project	TEP No. 54605.505658	Date	00:19:20 02/27/21
	Client	Crown Castle	Designed by	TLI

Tower Section	Feed Line Record No.	Description	Feed Line Segment Elev.	K _a No Ice	K _a Ice
L16	1	Safety Line 3/8	43.23 - 43.48	1.0000	1.0000
L16	9	HB158-1-08U8-S8J18(1-5/8)	43.23 - 43.48	1.0000	1.0000
L16	16	(Area) CCI-65FP-060100 (H)	43.23 - 43.48	1.0000	1.0000
L16	17	(Area) CCI-65FP-060100 (H)	43.23 - 43.48	1.0000	1.0000
L16	18	(Area) CCI-65FP-060100 (H)	43.23 - 43.48	1.0000	1.0000
L16	19	(Area) CCI-65FP-060100 (H)	43.23 - 43.48	1.0000	1.0000
L16	26	(Area) CCI-65FP-050125 (H)	43.23 - 43.48	1.0000	1.0000
L16	27	(Area) CCI-65FP-050125 (H)	43.23 - 43.48	1.0000	1.0000
L16	28	(Area) CCI-65FP-050125 (H)	43.23 - 43.48	1.0000	1.0000
L17	1	Safety Line 3/8	38.23 - 43.23	1.0000	1.0000
L17	9	HB158-1-08U8-S8J18(1-5/8)	38.23 - 43.23	1.0000	1.0000
L17	16	(Area) CCI-65FP-060100 (H)	38.23 - 43.23	1.0000	1.0000
L17	17	(Area) CCI-65FP-060100 (H)	38.23 - 43.23	1.0000	1.0000
L17	18	(Area) CCI-65FP-060100 (H)	38.23 - 43.23	1.0000	1.0000
L17	19	(Area) CCI-65FP-060100 (H)	38.23 - 43.23	1.0000	1.0000
L17	26	(Area) CCI-65FP-050125 (H)	38.23 - 43.23	1.0000	1.0000
L17	27	(Area) CCI-65FP-050125 (H)	38.23 - 43.23	1.0000	1.0000
L17	28	(Area) CCI-65FP-050125 (H)	38.23 - 43.23	1.0000	1.0000
L18	1	Safety Line 3/8	33.23 - 38.23	1.0000	1.0000
L18	9	HB158-1-08U8-S8J18(1-5/8)	33.23 - 38.23	1.0000	1.0000
L18	16	(Area) CCI-65FP-060100 (H)	33.23 - 38.23	1.0000	1.0000
L18	17	(Area) CCI-65FP-060100 (H)	33.23 - 38.23	1.0000	1.0000
L18	18	(Area) CCI-65FP-060100 (H)	33.23 - 38.23	1.0000	1.0000
L18	19	(Area) CCI-65FP-060100 (H)	33.23 - 38.23	1.0000	1.0000
L18	26	(Area) CCI-65FP-050125 (H)	33.23 - 38.23	1.0000	1.0000
L18	27	(Area) CCI-65FP-050125 (H)	33.23 - 38.23	1.0000	1.0000
L18	28	(Area) CCI-65FP-050125 (H)	33.23 - 38.23	1.0000	1.0000
L19	1	Safety Line 3/8	28.23 - 33.23	1.0000	1.0000
L19	9	HB158-1-08U8-S8J18(1-5/8)	28.23 - 33.23	1.0000	1.0000
L19	16	(Area) CCI-65FP-060100 (H)	28.23 - 33.23	1.0000	1.0000
L19	17	(Area) CCI-65FP-060100 (H)	28.23 - 33.23	1.0000	1.0000
L19	18	(Area) CCI-65FP-060100 (H)	28.23 - 33.23	1.0000	1.0000
L19	19	(Area) CCI-65FP-060100 (H)	28.23 - 33.23	1.0000	1.0000
L19	26	(Area) CCI-65FP-050125 (H)	28.23 - 33.23	1.0000	1.0000
L19	27	(Area) CCI-65FP-050125 (H)	28.23 - 33.23	1.0000	1.0000
L19	28	(Area) CCI-65FP-050125 (H)	28.23 - 33.23	1.0000	1.0000
L20	1	Safety Line 3/8	23.23 - 28.23	1.0000	1.0000
L20	9	HB158-1-08U8-S8J18(1-5/8)	23.23 - 28.23	1.0000	1.0000
L20	16	(Area) CCI-65FP-060100 (H)	23.23 - 28.23	1.0000	1.0000
L20	17	(Area) CCI-65FP-060100 (H)	23.23 - 28.23	1.0000	1.0000
L20	18	(Area) CCI-65FP-060100 (H)	23.23 - 28.23	1.0000	1.0000
L20	19	(Area) CCI-65FP-060100 (H)	23.23 - 28.23	1.0000	1.0000
L20	26	(Area) CCI-65FP-050125 (H)	23.23 - 28.23	1.0000	1.0000
L20	27	(Area) CCI-65FP-050125 (H)	23.23 - 28.23	1.0000	1.0000
L20	28	(Area) CCI-65FP-050125 (H)	23.23 - 28.23	1.0000	1.0000
L21	1	Safety Line 3/8	18.23 - 23.23	1.0000	1.0000
L21	9	HB158-1-08U8-S8J18(1-5/8)	18.23 - 23.23	1.0000	1.0000
L21	11	(Area) CCI-65FP-065125 (H)	18.23 - 20.50	1.0000	1.0000
L21	12	(Area) CCI-65FP-065125 (H)	18.23 - 20.50	1.0000	1.0000
L21	13	(Area) CCI-65FP-065125 (H)	18.23 - 20.50	1.0000	1.0000
L21	14	(Area) CCI-65FP-065125 (H)	18.23 - 20.50	1.0000	1.0000
L21	16	(Area) CCI-65FP-060100 (H)	20.50 - 23.23	1.0000	1.0000
L21	17	(Area) CCI-65FP-060100 (H)	20.50 - 23.23	1.0000	1.0000
L21	18	(Area) CCI-65FP-060100 (H)	20.50 - 23.23	1.0000	1.0000
L21	19	(Area) CCI-65FP-060100 (H)	20.50 - 23.23	1.0000	1.0000
L21	26	(Area) CCI-65FP-050125 (H)	18.23 - 23.23	1.0000	1.0000
L21	27	(Area) CCI-65FP-050125 (H)	18.23 - 23.23	1.0000	1.0000
L21	28	(Area) CCI-65FP-050125 (H)	18.23 - 23.23	1.0000	1.0000
L22	1	Safety Line 3/8	17.75 - 18.23	1.0000	1.0000
L22	9	HB158-1-08U8-S8J18(1-5/8)	17.75 - 18.23	1.0000	1.0000
L22	11	(Area) CCI-65FP-065125 (H)	17.75 - 18.23	1.0000	1.0000
L22	12	(Area) CCI-65FP-065125 (H)	17.75 - 18.23	1.0000	1.0000

BUSINESS UNIT #: 840273
SITE ADDRESS: 300 STRATHMORE
 BIRMINGHAM, MI 48009
COUNTY: OAKLAND
SITE TYPE: MONOPOLE
TOWER HEIGHT: 100'-0"

APPROVED
4/9/21
PAA21-0030



EXISTING 100'-0" MONOPOLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES/QA
0	02/08/2021	TG	CONSTRUCTION	MEP
1	02/24/2021	EEW	CONSTRUCTION	MEP



IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

T-1

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CROWN CASTLE USA INC, SITE NAME:	BIRMINGHAM 3
SITE ADDRESS:	300 STRATFORDMORE BIRMINGHAM, MI 48009
COUNTY:	OAKLAND
MAP/PARCEL #:	19-24-451-001
AREA OF CONSTRUCTION:	EXISTING
LATITUDE:	42° 33' 52.45"
LONGITUDE:	-83° 13' 2.69"
LAT/LONG TYPE:	NAD83
GROUND ELEVATION:	771 FT
CURRENT ZONING:	NOT REQUIRED
JURISDICTION:	CITY OF BRIMINGHAM
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
PROPERTY OWNER:	CITY OF BRIMINGHAM PO BOX 3001 BRIMINGHAM, MI 48012
TOWER OWNER:	CROWN CASTLE USA INC 2000 CORPORATE DRIVE CANONSBURG, PA 15317
CARRIER/APPLICANT:	AT&T TOWER ASSET GROUP 575 MOROSGO DRIVE ATLANTA, GA 30324-3300
ELECTRIC PROVIDER:	DETROIT EDISON (800) 477-4747
TELCO PROVIDER:	AT&T (866) 620-6900

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
T-2	GENERAL NOTES
C-1.1	SITE PLAN
C-1.2	FINAL EQUIPMENT PLAN
C-2	FINAL ELEVATION & ANTENNA PLANS
C-3	FINAL EQUIPMENT SCHEDULE
C-4	EQUIPMENT SPECS
G-1	GROUNDING SCHEMATIC
G-2	GROUNDING DETAILS
ATTACHED	PLUMBING DIAGRAM
ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR PLOT ON 11X17. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING CONDITIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.	



CALL MICHIGAN ONE CALL
(800) 482-7171
CALL 3 WORKING DAYS
BEFORE YOU DIG!



LOCATION MAP

42.564568,
-83.217415

Springdale Golf Course

Woodward Ave

W Big Beaver Rd

Veterinary Hospital

White Garden's Holistic Studio

NO SCALE

A&E FIRM:

CROWN CASTLE
USA INC. DISTRICT
CONTACTS:

307
CITY OF BIRMINGHAM
CITY DEVELOPMENT DEPT.

POD
11490 BLUEGRASS PARKWAY
LOUISVILLE, KY 40299
(502) 437-5252

20 N. MARTINGALE DRIVE, SUITE 440
SCHAUMBURG, IL 60173

ZACHARY ABER - PROJECT MANAGER
ZACHARY.ABER@CROWNCastle.COM

TIMOTHY GREER - CONSTRUCTION MANAGER
TIMOTHY.GREER@CROWNCastle.COM

JOSEPH OLSEN - A&E SPECIALIST
JOSEPH.OLSEN@CROWNCastle.COM
(763) 852-0573

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

TOWER SCOPE OF WORK:

- REMOVE (3) ANDREW - SBNHH-1D65C. ANTENNAS
- REMOVE (3) NOKIA - B14 FRBI RRHs
- REMOVE (3) ALCATEL LUCENT - RRH2X40W-7L RRHs
- REMOVE (1) RAYCAP - DC6-48-60-0-8C SQUID
- RELOCATE (3) NOKIA - B25/66 320W AHFIB RRHs
- INSTALL (3) NOKIA - AEQK ANTENNAS
- INSTALL (3) NOKIA - B12/14/29 370W AHLBBA RRHs
- ROTATE MOUNTS TO REMOVE SKEW

GROUND SCOPE OF WORK:

- REMOVE (1) POWER PLANT & EXISTING BATTERIES
- INSTALL (1) POWER PLANT W/ 12 BATTERIES
- INSTALL (1) 48V RACK W/ BATTERIES
- INSTALL (9) DC DROPS AND DC BREAKERS
- INSTALL (2) ABIL
- SWAP (3) DC BREAKERS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

<u>CODE TYPE</u>	<u>CODE</u>
BUILDING	2015 MI BUILDING CODE/2015 IBC W/ STATE AMENDMENTS
MECHANICAL	2015 MI MECHANICAL CODE/2015 IMC W/ STATE AMENDMENTS
ELECTRICAL	2017 NEC & MICHIGAN PART 8. ELECTRICAL RULES

REFERENCE DOCUMENTS:

STRUCTURAL ANALYSIS: BY OTHERS
DATED:

MOUNT ANALYSIS: BY OTHERS
DATED:

RFDS REVISION: V10
DATED: 12/10/20

ORDER ID: 537790
REVISION: 0

NOTE:
PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE
CROWN NOC AT (800) 788-7011 & CROWN CONSTRUCTION MANAGER.

CROWN CASTLE USA INC. SITE ACTIVITY REQUIREMENTS:

1. NOTICE TO PROCEED-- NO WORK SHALL COMMENCE PRIOR TO CROWN CASTLE USA INC. WRITTEN NOTICE TO PROCEED (NTP) AND THE ISSUANCE OF A PURCHASE ORDER, PRIOR TO ACCESSING/ENTERING THE SITE YOU MUST CONTACT THE CROWN CASTLE USA INC. NOC AT 800-788-7011 & THE CROWN CASTLE USA INC. CONSTRUCTION MANAGER.
2. "LOOK UP" - CROWN CASTLE USA INC. SAFETY CLIMB REQUIREMENT:
THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPED/BLOCK ITS INTENDED USE, ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NOC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.
3. PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL, AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AND CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
4. ALL CONSTRUCTION MEANS AND METHODS, INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN, AND SHALL MEET ANSI/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANSI/ASSE A10.48 (LATEST EDITION) AND CROWN CASTLE USA INC. STANDARD CED--STD-10253, INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA--322 (LATEST EDITION).
5. ALL SITE WORK TO COMPLY WITH OAS--STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES ON CROWN CASTLE USA INC. TOWER SITE," CED--STD-10294, "STANDARD FOR INSTALLATION OF MOUNTS AND APPURTENANCES," AND LATEST VERSION OF ANSI/TIA-1019-A--2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
6. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY CROWN CASTLE USA INC. PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
9. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
11. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS. LATEST APPROVED REVISION.
12. CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
13. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER, CROWN CASTLE USA INC., AND/OR LOCAL UTILITIES.
14. THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
15. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
16. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
17. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
18. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
19. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
20. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
21. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
22. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
5. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
6. EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
8. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
9. ALUMINIUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
10. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
11. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
12. ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
13. COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
14. ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
15. APPROVED ANTIOXIDANT COATINGS (i.e. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
16. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
17. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
18. BOND ALL METALLIC OBJECTS WITHIN 6 ft OF MAIN GROUND RING WITH (1) #2 BARE SOLID TINNED COPPER GROUND CONDUCTOR.
19. GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED, WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (i.e., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
20. ALL GROUNDING THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 BARE SOLID TINNED COPPER IN 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL)
21. BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR: GENERAL CONTRACTOR RESPONSIBLE FOR CONSTRUCTION
CARRIER: AT&T
TOWER OWNER: CROWN CASTLE USA INC.
2. THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. IT IS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
3. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, FORMWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
4. NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
5. SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS. IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE.
6. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CROWN CASTLE.
7. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
8. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
10. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND CROWN CASTLE PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN DRAWINGS.
12. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF CROWN CASTLE USA INC.
13. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
14. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 psf.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'c) OF 3000 psi AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL ELAPSE FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90°F AT TIME OF PLACEMENT.
4. CONCRETE EXPOSED TO FREEZE--THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
5. ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90 DEGREE HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (Fy) OF STANDARD DEFORMED BARS ARE AS FOLLOWS:
#4 BARS AND SMALLER..... 40 ksi
#5 BARS AND LARGER..... 60 ksi
6. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 BARS AND LARGER..... 2"
#5 BARS AND SMALLER..... 1-1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
SLAB AND WALLS..... 3/4"
BEAMS AND COLUMNS..... 1-1/2"
7. A TOOLED EDGE OR A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES/ORDINANCES.
2. CONDUIT ROUTINGS ARE SCHEDULED. CONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED AND TRIP HAZARDS ARE ELIMINATED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
- 4.1. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OF APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.
- 4.2. ALL OVERCURRENT DEVICES SHALL HAVE AN INTERRUPTING CURRENT RATING THAT SHALL BE GREATER THAN THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED, 22,000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 NEC OR THE MOST CURRENT ADOPTED CODE PRE THE GOVERNING JURISDICTION.
5. EACH END OF EVERY POWER PHASE CONDUCTOR, GROUNDING CONDUCTOR, AND TELCO CONDUCTOR OR CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
6. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH LAMICOID TAGS SHOWING THEIR RATED VOLTAGE, PHASE CONFIGURATION, WIRE CONFIGURATION, POWER OR AMPACITY RATING AND BRANCH CIRCUIT ID NUMBERS (i.e. PANEL BOARD AND CIRCUIT ID'S).
7. PANEL BOARDS (ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
8. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
9. ALL POWER AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE COPPER CONDUCTOR (#14 OR LARGER) WITH TYPE THW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
10. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE COPPER CONDUCTOR (#6 OR LARGER) WITH TYPE THW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
11. POWER AND CONTROL WIRING IN FLEXIBLE CORD SHALL BE MULTI-CONDUCTOR, TYPE SOOW CORD (#14 OR LARGER) UNLESS OTHERWISE SPECIFIED.
12. POWER AND CONTROL WIRING FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TC CABLE (#14 OR LARGER), WITH TYPE THW, THWN, THWN-2, XHHW, XHHW-2, THW, THW-2, RHW, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL). LUGS AND WIRE NUTS SHALL BE RATED FOR OPERATION NOT LESS THAN 75° C (90° C IF AVAILABLE).
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT), INTERMEDIATE METAL CONDUIT (IMC), OR RIGID METAL CONDUIT (RMC) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (MC) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. SCHEDULE 40 PVC UNDERGROUND ON STRAIGHTS AND SCHEDULE 80 PVC FOR ALL ELBOWS/90s AND ALL APPROVED ABOVE GRADE PVC CONDUIT.
18. LIQUID-TIGHT FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
19. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION--TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
20. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND THE NEC.
21. WIREWAYS SHALL BE METAL WITH AN ENAMEL FINISH AND INCLUDE A HINGED COVER, DESIGNED TO SWING OPEN DOWNWARDS (WIREMOLD SPECIMATE WIREWAY).
22. SLOTTED WIRING DUCT SHALL BE PVC AND INCLUDE COVER (PANDUIT TYPE E OR EQUAL).
23. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES (i.e. POWDER-ACTUATED) FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED FLUSH TO FINISH GRADE TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
24. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND NEMA 3R (OR BETTER) FOR EXTERIOR LOCATIONS.
25. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1 AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
26. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2 (NEWEST REVISION) AND BE RATED NEMA 1 (OR BETTER) FOR INTERIOR LOCATIONS AND WEATHER PROTECTED (WP OR BETTER) FOR EXTERIOR LOCATIONS.
27. THE CONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CARRIER AND/OR CROWN CASTLE USA INC. BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
28. THE CONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD LIFE AND PROPERTY.
29. INSTALL LAMICOID LABEL ON THE METER CENTER TO SHOW "AT&T".
30. ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A METERED MULE TAPE PULL CORD INSTALLED.

CONDUCTOR COLOR CODE		
SYSTEM	CONDUCTOR	COLOR
120/240V, 1Ø	A PHASE	BLACK
	B PHASE	RED
	NEUTRAL	WHITE
	GROUND	GREEN
	A PHASE	BLACK
120/208V, 3Ø	B PHASE	RED
	C PHASE	BLUE
	NEUTRAL	WHITE
	GROUND	GREEN
	A PHASE	BROWN
277/480V, 3Ø	B PHASE	ORANGE OR PURPLE
	C PHASE	YELLOW
	NEUTRAL	GREY
	GROUND	GREEN
	POS (+)	RED**
DC VOLTAGE	NEG (-)	BLACK**

* SEE NEC 210.5(C)(1) AND (2)
** POLARITY MARKED AT TERMINATION

ABBREVIATIONS:

ANT	ANTENNA
(E)	EXISTING
FF	FACILITY INTERFACE FRAME
GEN	GENERATOR
GPS	GLOBAL POSITIONING SYSTEM
GSM	GLOBAL SYSTEM FOR MOBILE
LTE	LONG TERM EVOLUTION
MGB	MASTER GROUND BAR
MW	MICROWAVE
(N)	NEW
NEC	NATIONAL ELECTRIC CODE
(P)	PROPOSED
PP	POWER PLANT
QTY	QUANTITY
RECT	RECTIFIER
RBS	RADIO BASE STATION
RET	REMOTE ELECTRIC TILT
RFDS	RADIO FREQUENCY DATA SHEET
RRH	REMOTE RADIO HEAD
RRU	REMOTE RADIO UNIT
SIAD	SMART INTEGRATED DEVICE
TMA	TOWER MOUNTED AMPLIFIER
TYP	TYPICAL
UMTS	UNIVERSAL MOBILE TELECOMMUNICATIONS SYSTEM
W.P.	WORK POINT



575 MOROSGO DRIVE
ATLANTA, GA 30324-3300



20 N. MARTINGALE DRIVE, SUITE 440
SCHAUMBURG, IL 60173



POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

AT&T SITE NUMBER: MI3194

BU #: 840273

BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
0	02/08/2021	TG	CONSTRUCTION	MEP
1	02/24/2021	REW	CONSTRUCTION	MEP



02/24/2021

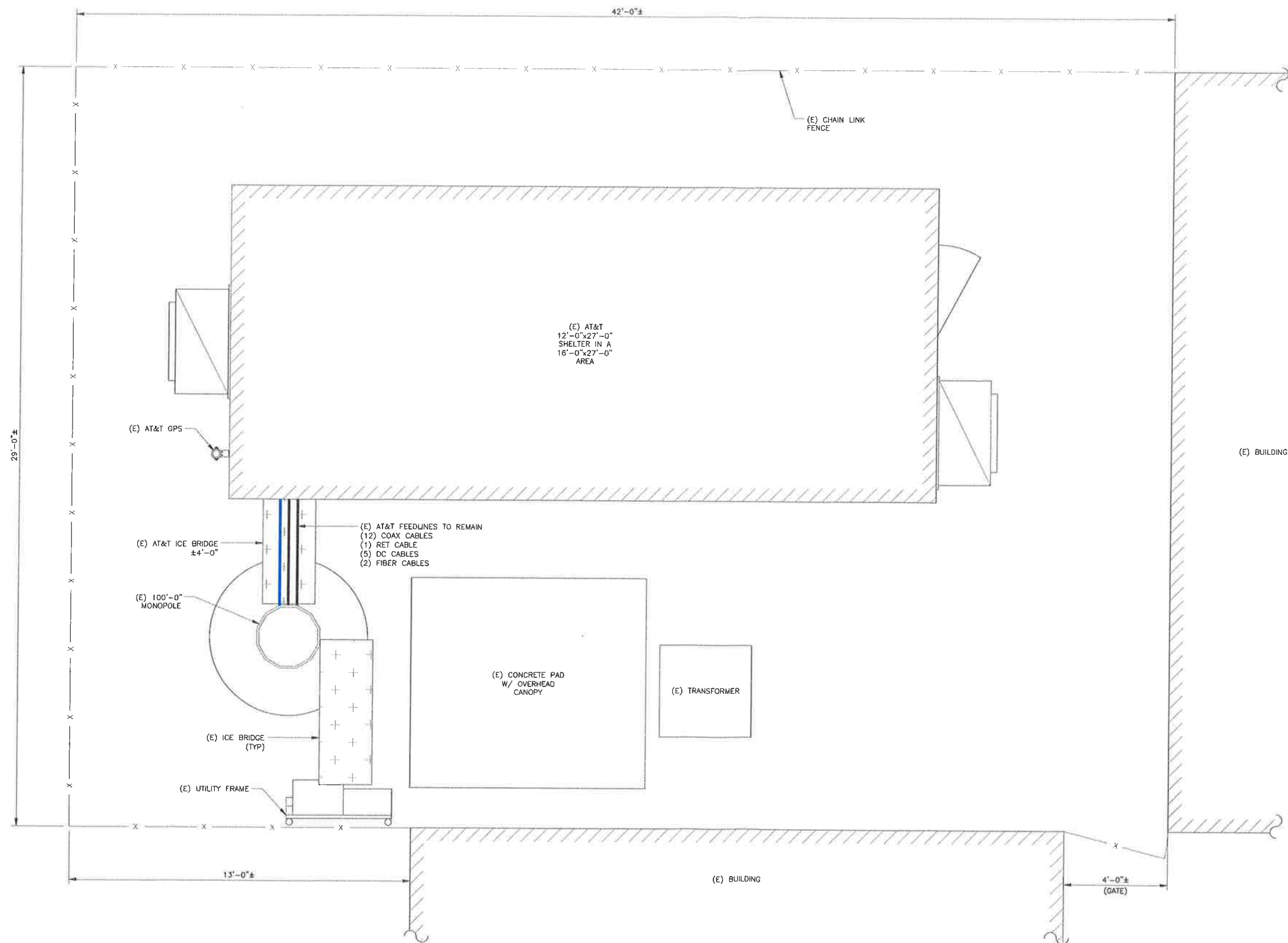
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SHEET NUMBER:

T-2

REVISION:

1



1 SITE PLAN
SCALE: 1/2" = 1'-0" (FULL SIZE)
1/4" = 1'-0" (11x17)



575 MOROSGO DRIVE
ATLANTA, GA 30324-3300



20 N. MARTINGALE DRIVE, SUITE 440
SCHAUMBURG, IL 60173



11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

AT&T SITE NUMBER: **MI3194**

BU #: **840273**
BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

EXISTING 100'-0" MONOPOLE

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02/24/2021

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SHEET NUMBER:

C-1.1

REVISION:

1

- GROUND SCOPE OF WORK:
- REMOVE (1) POWER PLANT & EXISTING BATTERIES
 - INSTALL (1) POWER PLANT W/ 12 BATTERIES
 - INSTALL (1) 48V RACK W/ BATTERIES
 - INSTALL (9) DC DROPS & DC BREAKERS
 - INSTALL (3) ABIL
 - SWAP (3) DC BREAKERS



AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300



**CROWN
CASTLE**
20 N. MARTINGALE DRIVE, SUITE 440
SCHAUMBURG, IL 60173



POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

AT&T SITE NUMBER: MI3194

BU #: 840273
BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

EXISTING 100'-0" MONOPOLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES /QA
0	02/08/2021	TG	CONSTRUCTION	MEP
1	02/24/2021	BEW	CONSTRUCTION	MEP

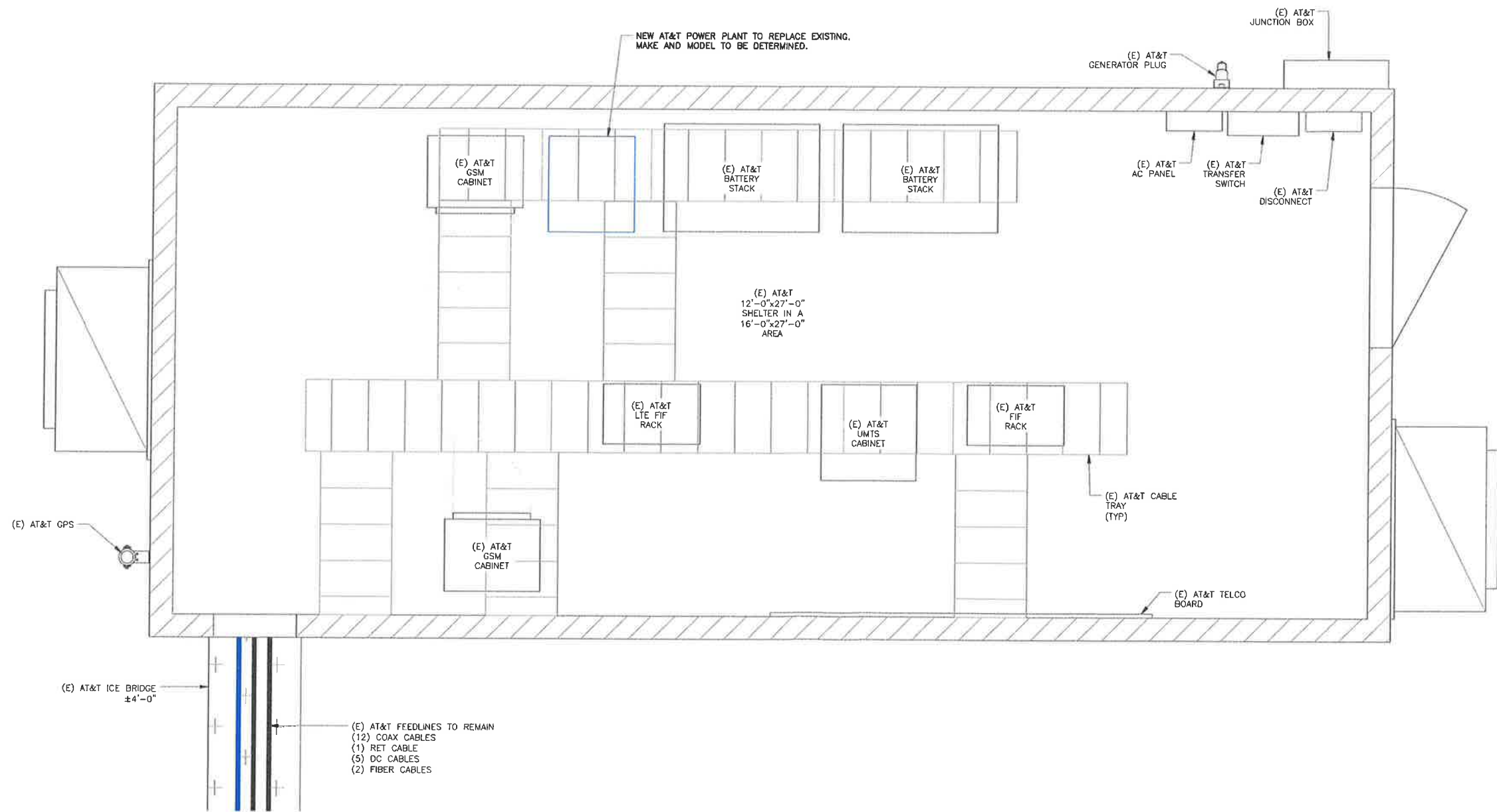


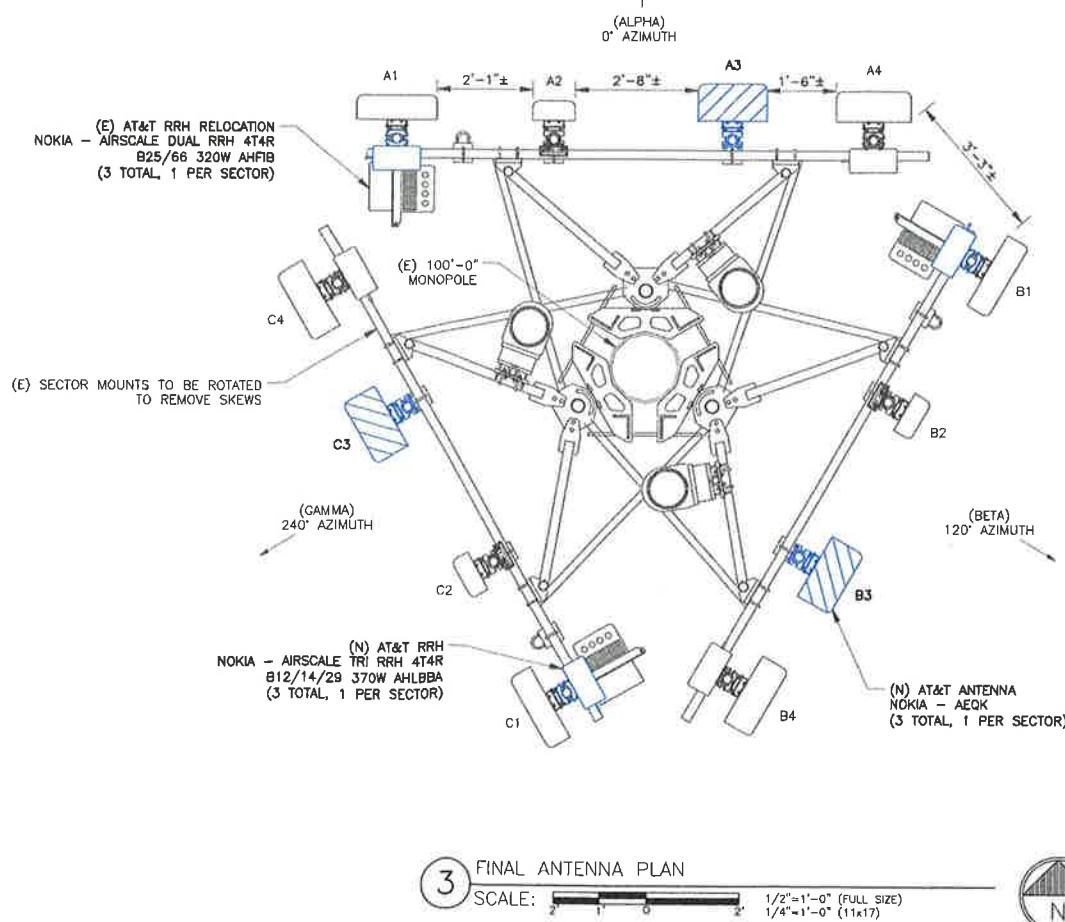
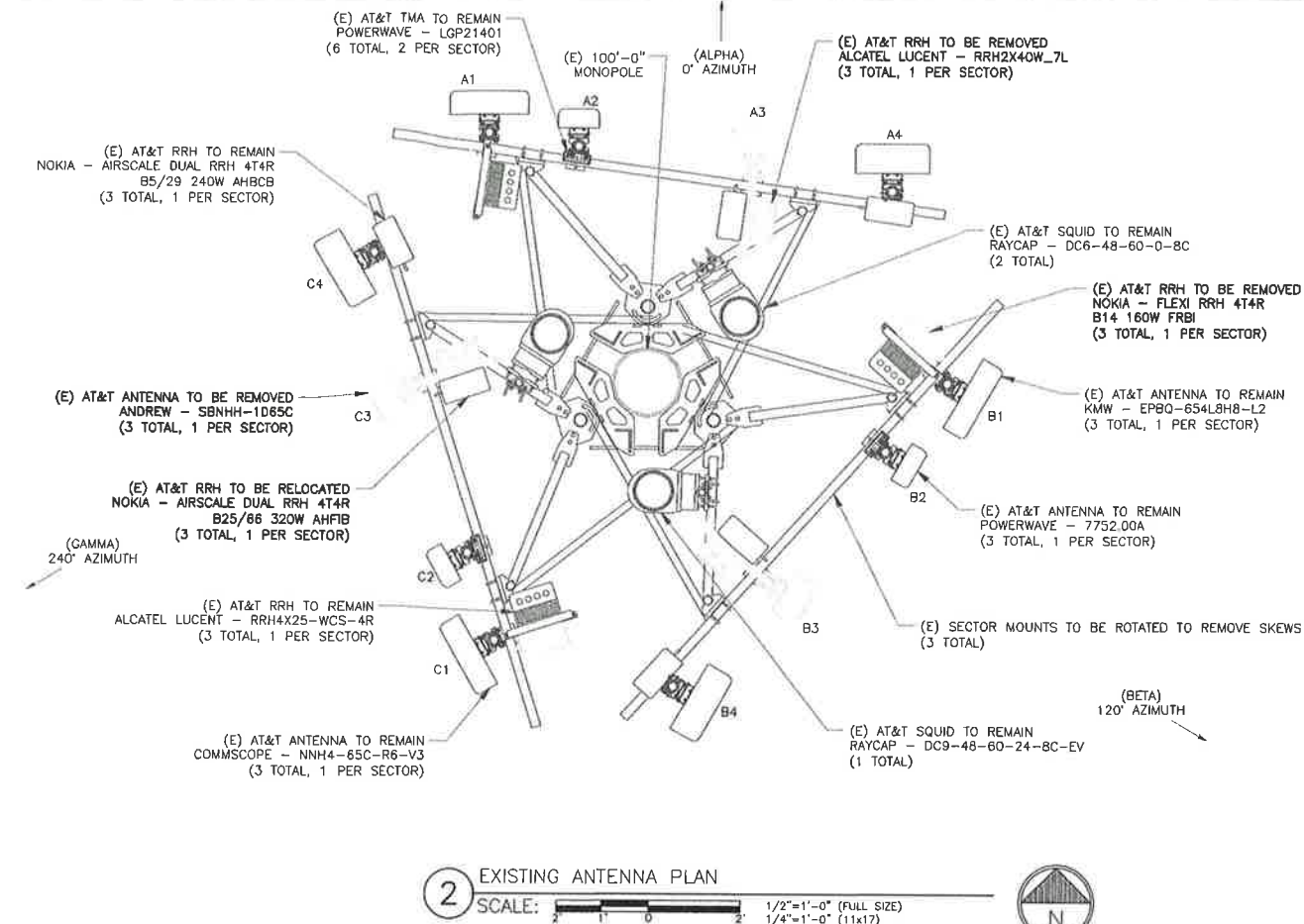
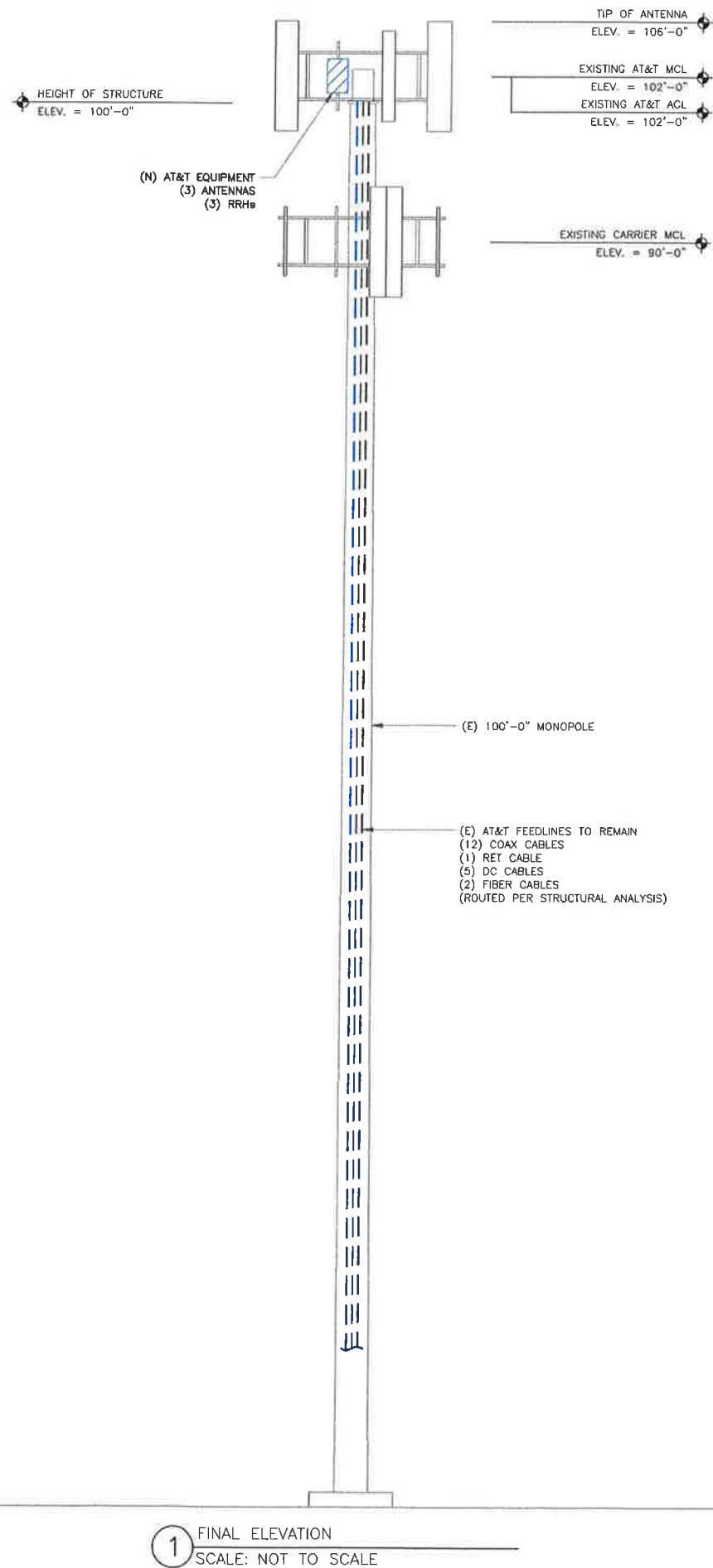
02/24/2021

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:
C-1.2

REVISION:
1





"LOOK UP" - CROWN CASTLE USA INC.
SAFETY CLIMB REQUIREMENT:

THE INTEGRITY OF THE SAFETY CLIMB AND ALL COMPONENTS OF THE CLIMBING FACILITY SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER MODIFICATION, MOUNT REINFORCEMENTS, AND/OR EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF THE SAFETY CLIMB OR ANY COMPONENTS OF THE CLIMBING FACILITY ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, IMPACT TO THE ANCHORAGE POINTS IN ANY WAY, OR TO IMPEDE/BLOCK ITS INTENDED USE. ANY COMPROMISED SAFETY CLIMB, INCLUDING EXISTING CONDITIONS MUST BE TAGGED OUT AND REPORTED TO YOUR CROWN CASTLE USA INC. POC OR CALL THE NCC TO GENERATE A SAFETY CLIMB MAINTENANCE AND CONTRACTOR NOTICE TICKET.

INSTALLER NOTES:

1. REFERENCE C-3 FOR FINAL EQUIPMENT SCHEDULE.
2. REFERENCE C-4 FOR NEW EQUIPMENT SPECIFICATIONS.
3. CONTRACTOR TO VERIFY ALL ANTENNA TIP HEIGHTS DO NOT EXCEED BEACON BASE HEIGHT.
4. 3'-0" MINIMUM DISTANCE REQUIRED BETWEEN LTE ANTENNAS ON SAME SECTOR.
5. 6'-0" MINIMUM DISTANCE REQUIRED BETWEEN 700BC & 700DE ANTENNAS ON SAME SECTOR.
6. 4'-0" MINIMUM DISTANCE REQUIRED BETWEEN LTE 700 ANTENNAS ON OPPOSING SECTORS.
7. ALL ANTENNA MEASUREMENT DISTANCES MUST BE EDGE TO EDGE (RELOCATE ANTENNAS AS NEEDED).
8. 8" MINIMUM DISTANCE REQUIRED BETWEEN ANTENNA & RADIO. SEE GENERIC EXAMPLE DETAIL ON SHEET C-4.

MOUNT ANALYSIS NOTES:

1. THE DESIGN DEPICTED IN THESE DRAWINGS IS VALID ONLY WHEN ACCOMPANIED BY A CORRESPONDING PASSING MOUNT ANALYSIS.
2. CONSTRUCTION MANAGER / GENERAL CONTRACTOR SHALL REVIEW THE MOUNT ANALYSIS FOR ANY CONDITIONS PRIOR TO INSTALLATION.
3. ANY REQUIRED MOUNT MODIFICATION DESIGN OR MOUNT REPLACEMENT SHALL BE APPROVED BY EOR.



AT&T SITE NUMBER: MI3194

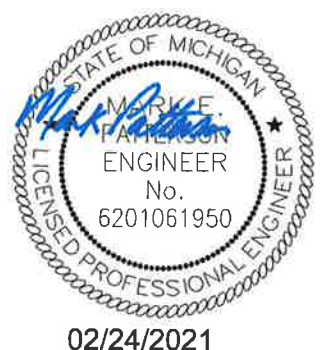
BU #: 840273
BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

EXISTING 100'-0" MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES/QA
0	02/08/2021	TG	CONSTRUCTION	MEP
1	02/24/2021	BEW	CONSTRUCTION	MEP



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SHEET NUMBER: C-2
REVISION: 1

FINAL EQUIPMENT SCHEDULE (VERIFY WITH CURRENT RFDS)																		
ALPHA																		
POSITION	ANTENNA				RADIO			DIPLEXER			TMA		SURGE PROTECTION		CABLES			
	TECH.	STATUS/MANUFACTURER MODEL	AZIMUTH	RAD CENTER	QTY.	STATUS/MODEL	LOCATION	QTY.	STATUS	LOCATION	QTY.	STATUS	QTY.	STATUS/MODEL	QTY.	STATUS/TYPE	SIZE	LENGTH
A1	LTE	(E) KMW COMM EPBQ-654LBHB-L2	0°	102'-0"	1	(E) RRH4x25-WCS-4R	TOWER	-	-	-	-	-	1	(E) DC6-48-60-18-BC	3	(E) DC	7/8"	121'-0"
					1	(E) AHFIB	TOWER								1	(E) FIBER	3/8"	121'-0"
					1	(N) AHLBBA	TOWER								2	(E) COAX	7/8"	121'-0"
A2	UMTS	(E) POWERWAVE 7752.00A	0°	102'-0"	-	-	-	2	(E)	GROUND	2	(E)	-	-	1	(E) RET	5/16"	121'-0"
A3	5G	(N) NOKIA AEQK	0°	102'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A4	LTE/5G	(E) COMMScope NNH4-65C-R6-V3	0°	102'-0"	1	(E) AHBCB	TOWER	-	-	-	-	-	1	(E) DC9-48-60-24-8C-EV	1	(E) DC	7/8"	121'-0"
BETA																		
B1	LTE	(E) KMW COMM EPBQ-654LBHB-L2	120°	102'-0"	1	(E) RRH4x25-WCS-4R	TOWER	-	-	-	-	-	1	(E) DC6-48-60-18-BC	2	(E) DC	7/8"	121'-0"
					1	(E) AHFIB	TOWER								1	(E) FIBER	3/8"	121'-0"
					1	(N) AHLBBA	TOWER								2	(E) COAX	7/8"	121'-0"
B2	UMTS	(E) POWERWAVE 7752.00A	120°	102'-0"	-	-	-	2	(E)	GROUND	2	(E)	-	-	2	(E) COAX	7/8"	121'-0"
B3	5G	(N) NOKIA AEQK	120°	102'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B4	LTE/5G	(E) COMMScope NNH4-65C-R6-V3	120°	102'-0"	1	(E) AHBCB	TOWER	-	-	-	-	-	-	-	-	-	-	-
GAMMA																		
C1	LTE	(E) KMW COMM EPBQ-654LBHB-L2	240°	102'-0"	1	(E) RRH4x25-WCS-4R	TOWER	-	-	-	-	-	-	-	-	-	-	-
					1	(E) AHFIB	TOWER											
					1	(N) AHLBBA	TOWER											
C2	UMTS	(E) POWERWAVE 7752.00A	240°	102'-0"	-	-	-	2	(E)	GROUND	2	(E)	-	-	2	(E) COAX	7/8"	121'-0"
C3	5G	(N) NOKIA AEQK	240°	102'-0"	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C4	LTE/5G	(E) COMMScope NNH4-65C-R6-V3	240°	102'-0"	1	(E) AHBCB	TOWER	-	-	-	-	-	-	-	-	-	-	-
NOTE: (E) - EXISTING (N) - NEW															6	(E) COAX	7/8"	121'-0"



AT&T SITE NUMBER: MI3194

BU #: 840273
BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

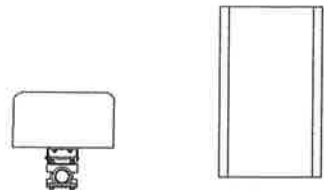
EXISTING 100'-0" MONOPOLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	02/08/2021	TG	CONSTRUCTION	MEP
1	02/24/2021	BEW	CONSTRUCTION	MEP



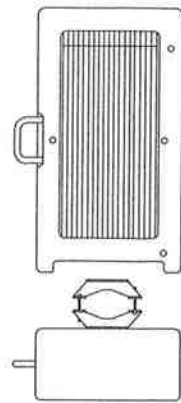
02/24/2021

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NOKIA - AEQK
WEIGHT (WITHOUT MOUNTING HARDWARE): 99.21 LBS
SIZE (HxWxD): 29.53x17.72x9.53 IN.

1 NOKIA - AEQK
SCALE: NOT TO SCALE



NOKIA - AHLBBA
WEIGHT (FULLY EQUIPPED): 101.41 LBS
SIZE (HxWxD): 14.09x24.01x7.83 IN.

2 NOKIA - AHLBBA
SCALE: NOT TO SCALE

3 NOT USED
SCALE: NOT TO SCALE

4 NOT USED
SCALE: NOT TO SCALE

5 NOT USED
SCALE: NOT TO SCALE

6 NOT USED
SCALE: NOT TO SCALE



AT&T
575 MOROSGO DRIVE
ATLANTA, GA 30324-3300



**CROWN
CASTLE**
20 N. MARTINGALE DRIVE, SUITE 440
SCHAUMBURG, IL 60173



POD
POWER OF DESIGN
11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

AT&T SITE NUMBER: **MI3194**

BU #: 840273
BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

EXISTING 100'-0" MONOPOLE

ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES./QA
0	02/08/2021	TG	CONSTRUCTION	MEP
1	02/24/2021	BEW	CONSTRUCTION	MEP

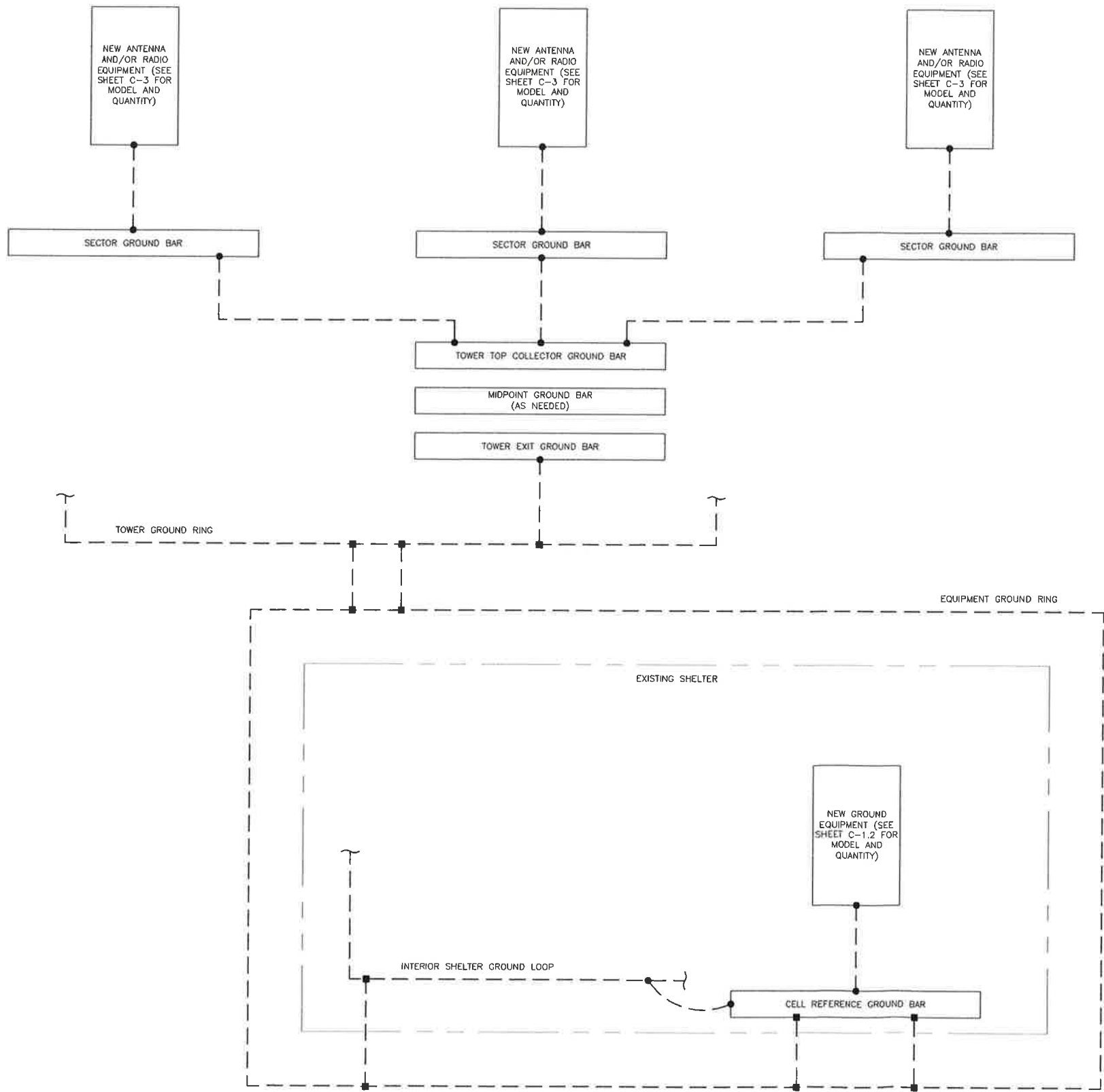


02/24/2021

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TO ALTER THIS DOCUMENT.

SHEET NUMBER:
C-4

REVISION:
1



GROUNDING PLAN LEGEND:

---	GROUND WIRE	⊙	COPPER GROUND ROD
■	EXOTHERMIC WELD	⊗	GROUND ROD W/ TEST WELL
●	MECHANICAL CONNECTION		

CELL REFERENCE GROUND BAR: POINT OF GROUND REFERENCE FOR ALL COMMUNICATIONS EQUIPMENT FRAMES. ALL BONDS ARE MADE WITH #2 STRANDED GREEN INSULATED COPPER CONDUCTORS. BOND TO GROUND RING WITH (2) #2 SOLID TINNED COPPER CONDUITS (ATT-TP-76416 7.6.7).

HATCH PLATE GROUND BAR: BOND TO THE INTERIOR GROUND RING WITH (2) #2 STRANDED GREEN INSULATED COPPER CONDUCTORS. WHEN A HATCH-PLATE AND A CELL REFERENCE GROUND BAR ARE BOTH PRESENT, THE CELL SITE REFERENCE GROUND BAR MUST BE CONNECTED TO THE HATCH-PLATE AND TO THE INTERIOR GROUND RING USING (2) #2 STRANDED GREEN INSULATED COPPER CONDUCTORS.

EXTERIOR CABLE ENTRY PORT GROUND BARS: LOCATED AT THE ENTRANCE TO THE CELL SITE BUILDING. BOND TO GROUND RING WITH A #2 SOLID TINNED COPPER CONDUCTORS WITH AN EXOTHERMIC WELD AND INSPECTION SLEEVE (ATT-TP-76416 7.6.7.2).

DURING ALL DC POWER SYSTEM CHANGES INCLUDING DC SYSTEM CHANGE OUTS, RECTIFIER REPLACEMENTS OR ADDITIONS, BREAKER DISTRIBUTION CHANGES, BATTERY ADDITIONS, BATTERY REPLACEMENTS AND INSTALLATIONS OR CHANGES TO DC CONVERTER SYSTEMS IT SHALL BE REQUIRED THAT SERVICES CONTRACTORS VERIFY ALL DC POWER SYSTEMS ARE EQUIPPED WITH MASTER DC SYSTEM RETURN GROUND CONDUCTOR FROM THE DC POWER SYSTEM COMMON RETURN BUS DIRECTLY CONNECTED TO THE CELL SITE REFERENCE GROUND BAR PER TP76300 SECTION H 6 AND TP76416 FIGURE 7-11 REQUIREMENTS.

**AT&T**

575 MOROSGO DRIVE
ATLANTA, GA 30324-3300

**CROWN CASTLE**

20 N. MARTINGALE DRIVE, SUITE 440
SCHAUMBURG, IL 60173

**POD**
POWER OF DESIGN

11490 BLUEGRASS PKWY
LOUISVILLE, KY 40299
502-437-5252

AT&T SITE NUMBER: **MI3194**

BU #: 840273
BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

EXISTING 100'-0" MONOPOLE

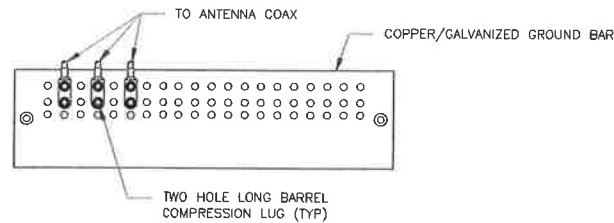
ISSUED FOR:				
REV	DATE	DRWN	DESCRIPTION	DES /QA
0	02/08/2021	TG	CONSTRUCTION	MEP
1	02/24/2021	BEW	CONSTRUCTION	MEP

**MARK E. HARRISON**
ENGINEER
No. 6201061950
02/24/2021

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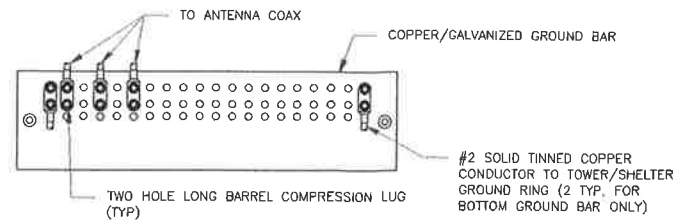
SHEET NUMBER:	REVISION:
G-1	1

1 GROUNDING SCHEMATIC
SCALE: NOT TO SCALE



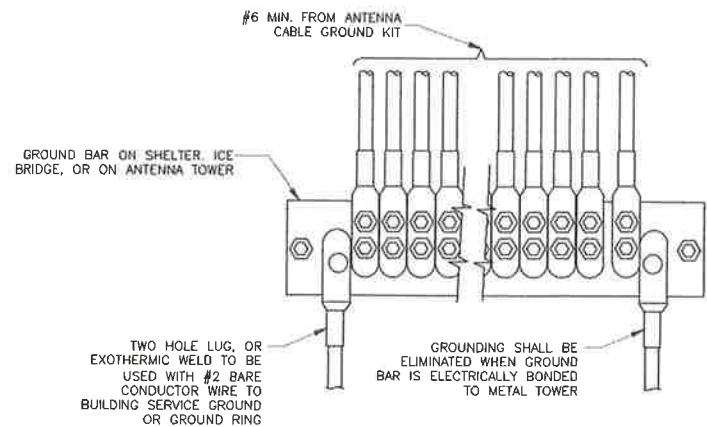
- NOTES:
1. DOUBLING UP "OR STACKING" OF CONNECTIONS IS NOT PERMITTED.
 2. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
 3. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER, MOUNT DIRECTLY TO TOWER STEEL.

1 ANTENNA GROUND BAR DETAIL
SCALE: NOT TO SCALE

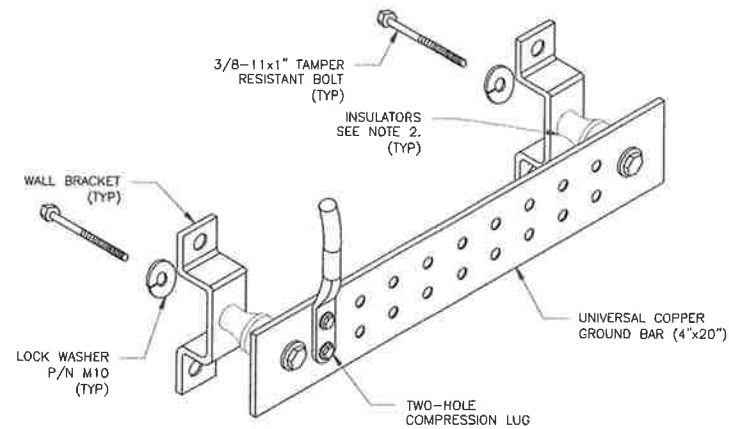


- NOTES:
1. EXTERIOR ANTIOXIDANT JOINT COMPOUND TO BE USED ON ALL EXTERIOR CONNECTIONS.
 2. GROUND BAR SHALL NOT BE ISOLATED FROM TOWER, MOUNT DIRECTLY TO TOWER STEEL (TOWER ONLY).
 3. GROUND BAR SHALL BE ISOLATED FROM BUILDING OR SHELTER.

2 TOWER/SHELTER GROUND BAR DETAIL
SCALE: NOT TO SCALE

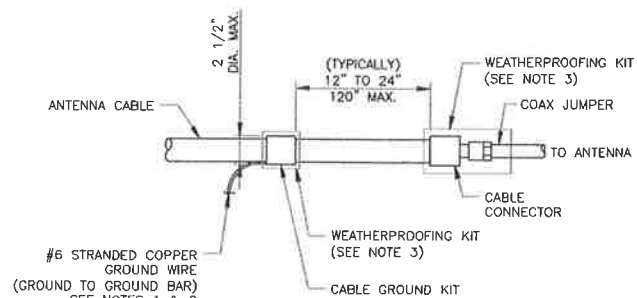


4 GROUNDWIRE INSTALLATION
SCALE: NOT TO SCALE



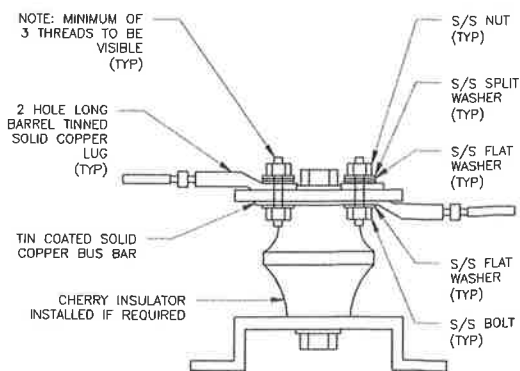
- NOTES:
1. DOWN LEAD (HOME RUN) CONDUCTORS ARE NOT TO BE INSTALLED ON CROWN CASTLE USA INC. TOWER, PER THE GROUNDING DOWN CONDUCTOR POLICY QAS-STD-10091. NO MODIFICATION OR DRILLING TO TOWER STEEL IS ALLOWED IN ANY FORM OR FASHION, CAD-WELDING ON THE TOWER AND/OR IN THE AIR ARE NOT PERMITTED.
 2. OMIT INSULATOR WHEN MOUNTING TO TOWER STEEL OR PLATFORM STEEL. USE INSULATORS WHEN ATTACHING TO BUILDING OR SHELTERS.

5 GROUND BAR DETAIL
SCALE: NOT TO SCALE



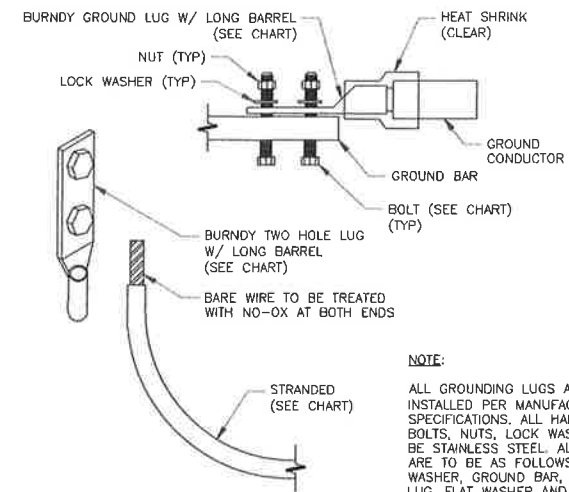
- NOTES:
1. DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
 2. GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 3. WEATHER PROOFING SHALL BE TWO-PART TAPE KIT, COLD SHRINK SHALL NOT BE USED.

6 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE

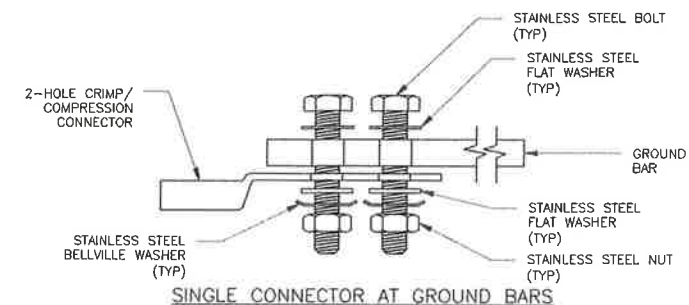


7 LUG DETAIL
SCALE: NOT TO SCALE

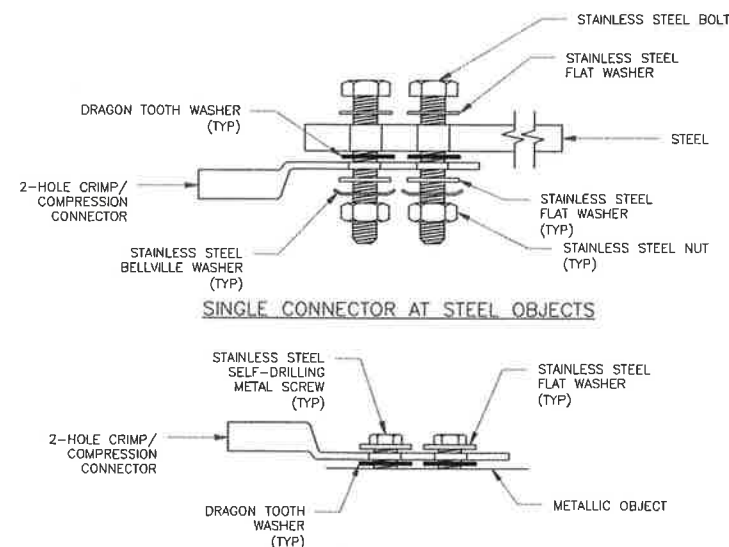
WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 GREEN INSULATED	YA6C-2TC3B	3/8" - 16 NC SS 2 BOLT
#2 SOLID TINNED	YA3C-2TC3B	3/8" - 16 NC SS 2 BOLT
#2 STRANDED	YA2C-2TC3B	3/8" - 16 NC SS 2 BOLT
#2/0 STRANDED	YA26-2TC3B	3/8" - 16 NC SS 2 BOLT
#4/0 STRANDED	YA28-2N	1/2" - 16 NC SS 2 BOLT



3 MECHANICAL LUG CONNECTION
SCALE: NOT TO SCALE



SINGLE CONNECTOR AT GROUND BARS



SINGLE CONNECTOR AT STEEL OBJECTS

8 HARDWARE DETAIL FOR EXTERIOR CONNECTIONS
SCALE: NOT TO SCALE



AT&T SITE NUMBER: MI3194

BU #: 840273
BIRMINGHAM 3

300 STRATHMORE
BIRMINGHAM, MI 48009

EXISTING 100'-0" MONOPOLE

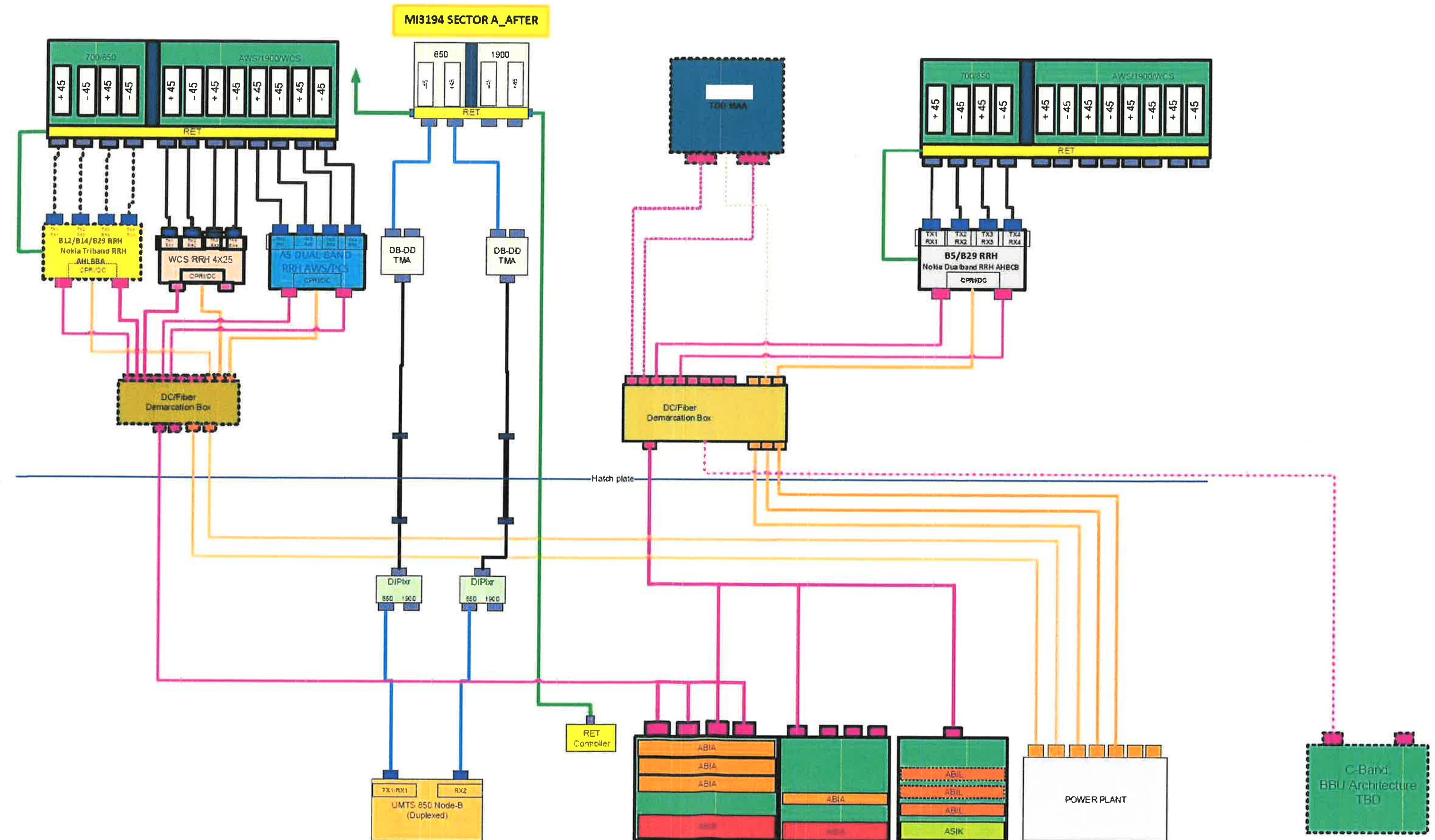
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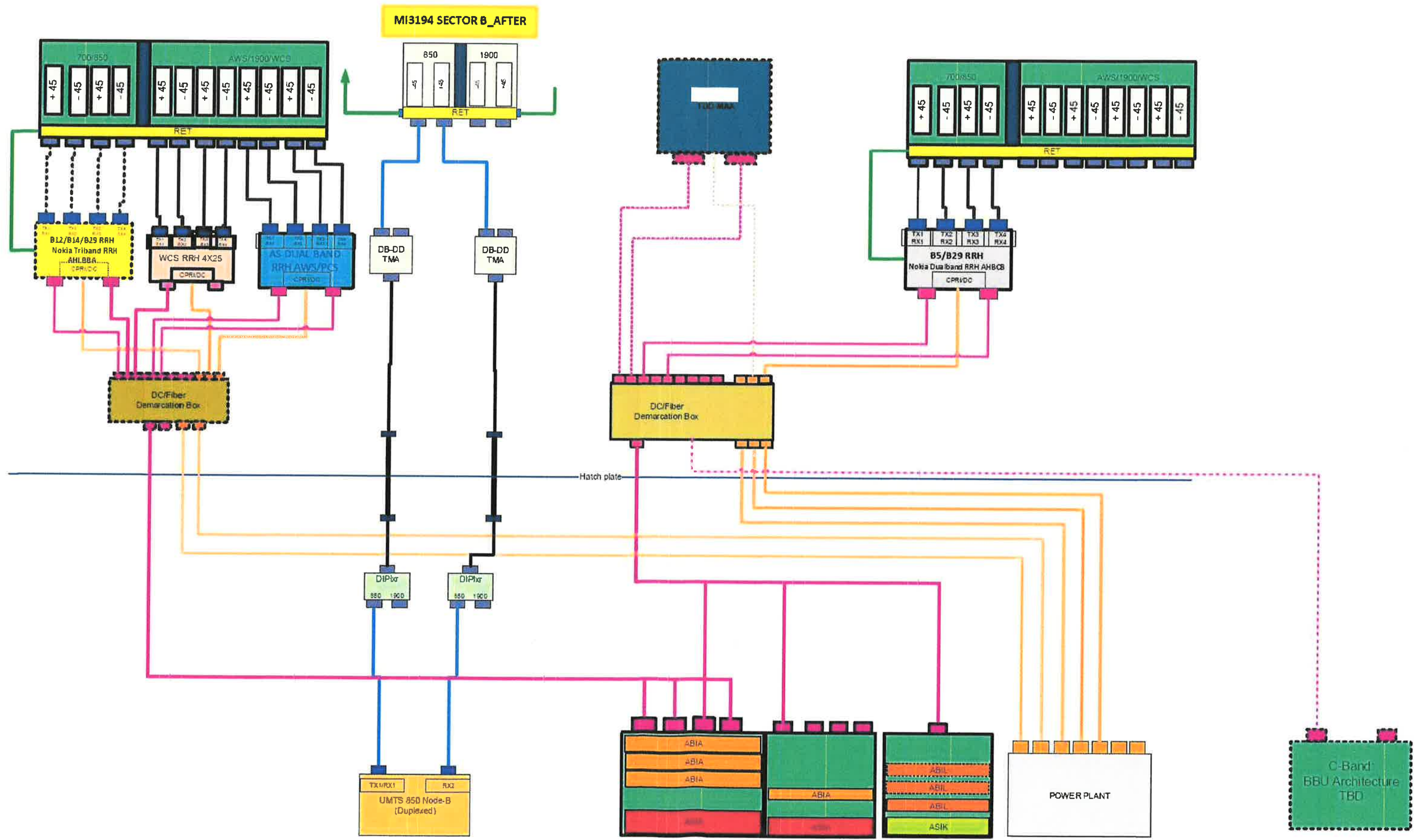
REV	DATE	DRWN	DESCRIPTION	DES./QA
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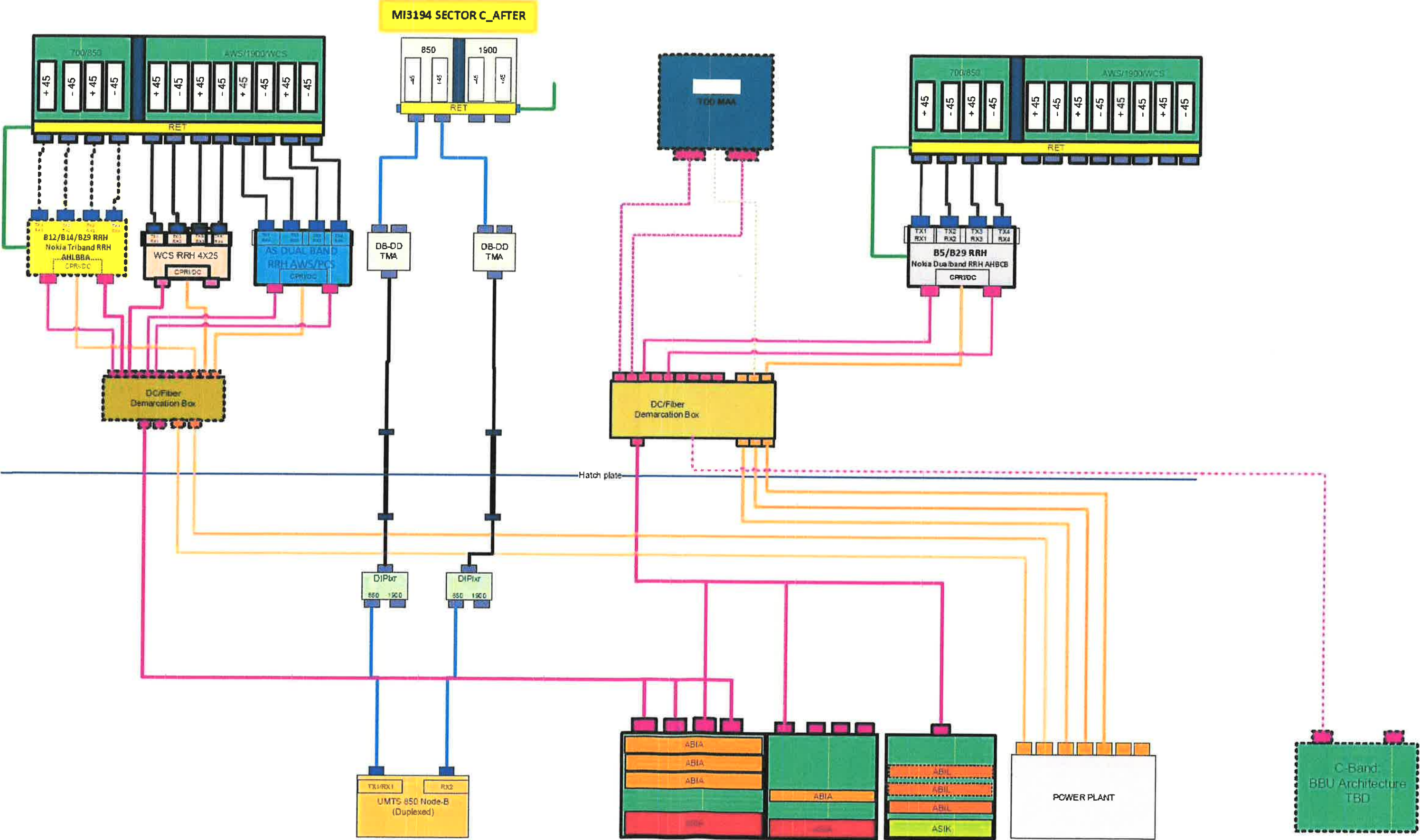


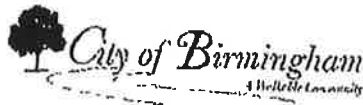
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SHEET NUMBER: G-2
REVISION: 1









Administrative Approval Application
Planning Division

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

APPROVED

6/14/21

PAA 21-0053

1. Applicant

Name: Action Fence of Inc
Address: 4248 Delermere Ct

Phone Number: 248-542-3900

Fax Number: _____

Email Address: ActionFence24@socglobal.net

2. Property Owner

Name: _____
Address: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

3. Applicant's Attorney/Contact Person

Name: _____
Address: N/A

Phone Number: _____

Fax Number: _____

Email Address: _____

4. Project Designer/Developer

Name: _____
Address: N/A

Phone Number: _____

Fax Number: _____

Email Address: _____

5. Project Information

Address/Location of Property: 400 E. Lincoln St

Name of Development: YMCA

Parcel ID#: 19.36.403.032

Current Use: _____

Area in Acres: _____

Current Zoning: _____

Name of Historic District if any: _____

Date of HDC Approval, if any: _____

Date of Application for Preliminary Site Plan: _____

Date of Preliminary Site Plan Approval: N/A

Date of Application for Final Site Plan: _____

Date of Final Site Plan Approval: _____

Date of Revised Final Site Plan Approval: _____

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Remove & replace 14' double gate for dumpster - 6' treated red pine

Remove & replace 4' walk gate - 6' treated red pine

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 to the approved site plan.

Signature of Applicant: (see second page) Date: _____

Application #: PAA21-0053

Office Use Only
Date Received: 6/2/21

Fee: \$100.00

Date of Approval: 6/14/21

Date of Denial: N/A

Reviewed By: [Signature]





Administrative Approval Application Planning Division

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

1. Applicant

Name: Action Fence of MI
Address: 4248 Determere Ct

Phone Number: 248.542.3900

Fax Number: _____

Email Address: actionfence24@coxglobal.net

2. Property Owner

Name: _____
Address: _____

Phone Number: _____

Fax Number: _____

Email Address: _____

3. Applicant's Attorney/Contact Person

Name: _____
Address: N/A

Phone Number: _____

Fax Number: _____

Email Address: _____

4. Project Designer/Developer

Name: _____
Address: N/A

Phone Number: _____

Fax Number: _____

Email Address: _____

5. Project Information

Address/Location of Property: 400 E. Lincoln St

Name of Development: VMCA

Parcel ID#: 19.36.403.032

Current Use: _____

Area in Acres: _____

Current Zoning: _____

Name of Historic District if any: _____

Date of HDC Approval, if any: _____

Date of Application for Preliminary Site Plan: _____

Date of Preliminary Site Plan Approval: N/A

Date of Application for Final Site Plan: _____

Date of Final Site Plan Approval: _____

Date of Revised Final Site Plan Approval: _____

6. Required Attachments

- Warranty Deed with legal description of property
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- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Remove & replace 14' double gate for dumpster - 6' treated red

Remove & replace 4' walk gate - 6' treated red pine

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 to the approved site plan.

Signature of Applicant: Terry J. [Signature] Date: _____

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed By: _____



CONSENT OF PROPERTY OWNER

I, YMCA of Metropolitan Detroit, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 400 E Lincoln St. Birmingham MI 48009
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Action Fence of MI;
(Name of Applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham

Name of Owner (Printed): YMCA of Metropolitan Detroit

Signature of Owner: [Signature] Date: 7.1.11
SUP Properties
YMCA of Metropolitan Detroit

PROPOSAL

ACTION FENCE of Michigan Inc.
4248 Delemere Court • Royal Oak, MI 48073
www.actionfenceofmi.com

Proposal No. **2353**
(248) 542-3900 Fax: (248) 542-6903
Email: actionfence24@sbcglobal.net

PROPOSAL SUBMITTED TO

STREET **400 E. Lincoln**
CITY, STATE AND ZIP **Birmingham**

DAYTIME PHONE **rose 734-634-9863**

DATE **5-4-21**

JOB NAME **rose Boileau**

JOB LOCATION

ESTIMATOR **Kerry**

REFERRED BY

EMAIL **rboileau@ymca-detroit.org**

☐ NEW CONSTRUCTION

☒ Landscaping involved?

We hereby submit specifications and estimates for:

Total Footage

18'

Type of Fence

**treated w/ rail
2 gates
for dumpsters**

Post Specs.

See Quot

Extra Features or Special Tools Needed

**Permit expired
5-30-20**

Install Fence

☒ Level ☐ Follow Grade

Obstruction in Fence Line Above Ground

☒ Owner's responsibility to leave clear access
☐ Contractor's responsibility
☐ No obstructions

Wood Fence

Nice Side Faces

☐ In ☒ Out

☒ Remove Fence

☒ Installer shall call Miss Dig for location of underground utilities. **Customer is responsible for locating all other lines.**

☒ Additional charges will be made for abnormal digging conditions or removal of dirt off property

☐ Where does excavated dirt go on property?

Dumpster

#1... Remove & replace 14' double gate

. new 40 wt. posts

. new H&W

. rail on top

#2... Remove & replace 4' walk gate

. new 3" posts

. new H&W

Quote good

for 10 days Price increase reflects cost of goods increase

Customer to pull permit if required

I customer, hereby agree to stake the fence(s) depicted above. By this, each end, corner, or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

☐ INITIAL

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Fence materials remain property of Action Fence till paid in full.

Final Payment Due Upon Completion

For the Sum of \$ **2971**

Haul-Away \$ **old gates**

Building Permit \$ **300**

Sales Tax \$ **inc.**

Total \$ **3271**

Down Payment \$ **0**

Balance Due \$ **3271**

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

5/19/21
Date of Acceptance

Customer Signature

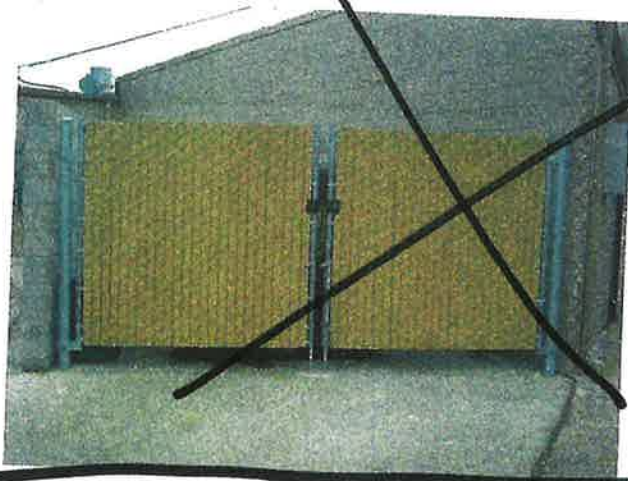
SEE ATTACHED



**E-MAILED
5/15/21**

Dumpster Gate Pricing options.

6' Privacy Link Gates



up to 10' wide \$1340

up to 12' wide \$1441

up to 14' wide 1581

6' Treated Red Pine Dog Ear Wood on Steel Frame Gates



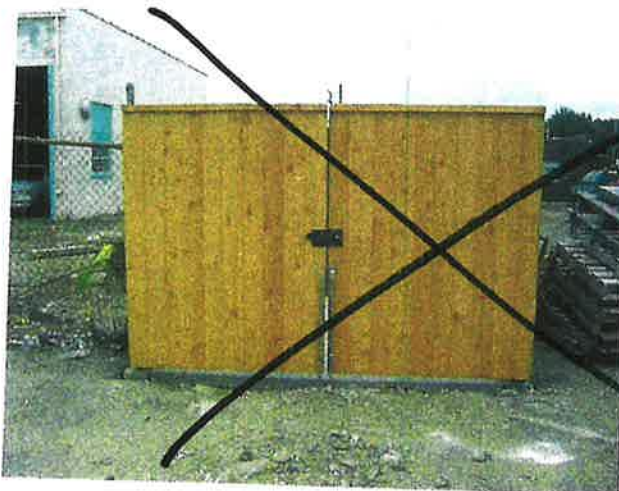
~~up to 10' wide \$1340~~

~~up to 12' wide \$1409~~

~~up to 14' wide \$1498~~



6' Western Red Cedar Routed Rail Top on Steel Frame Gates



up to 10' wide \$1646

up to 12' wide \$1765

up to 14' wide \$1873

All dumpsters include • 2 - 4" 40 weight galvanized posts • 2" heavy steel framework • 2 drop rods • Lockable Arm latch • Box Hinges. (Prices do not include core drills, any additional fencing extra.)



Administrative Approval Application Planning Division

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

1. Applicant

Name: Joe Bongiovanni
Address: 583 North Old Woodward, Birmingham, MI 48009
Phone Number: 248-425-4395
Fax Number:
Email Address: jbongi05@gmail.com

2. Property Owner

Name: LPH Ventures
Address: 28400 Northwestern Hwy, 4th Floor, Southfield, MI 48034
Phone Number:
Fax Number:
Email Address:

3. Applicant's Attorney/Contact Person

Name:
Address:
Phone Number:
Fax Number:
Email Address:

4. Project Designer/Developer

Name: Ron and Roman
Address: 275 East Frank Street, Birmingham, MI 48009
Phone Number: 248-723-5790
Fax Number:
Email Address: darrell@ronandroman.com

5. Project Information

Address/Location of Property: 470 North Old Woodward Ste. 100
Name of Development: EM Bistro
Parcel ID#: 1925330001
Current Use: Vacant Tenancy
Area in Acres:
Current Zoning: B-2, D-2 Overlay

Name of Historic District if any:
Date of HDC Approval, if any:
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 Revised Final Site Plan Approval:

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

As previously submitted, change the interior seating total from 46 as approved to 48 (includes the 10 at the bar).

Change the outdoor cafe chairs from wood Thonet classic cafe chairs to Pantone S chairs in White polypropylene.

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 to the approved site plan.

Signature of Applicant: See Second page Date:

Office Use Only			
Application #: PAA 21-0022	Date Received: 3/21/21	Fee: \$100.00	Reviewed By:
Date of Approval: 4/16/21	Date of Denial: N/A		





Administrative Approval Application Planning Division

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

1. Applicant

Name: Jon Bongiovanni
Address: _____
583 North Old Woodward, Birmingham, MI 48009
Phone Number: 248-425-1395
Fax Number: _____
Email Address: jbongr05@gmail.com

2. Property Owner

Name: LPH Ventures IV, LLC
Address: _____
20400 Northwestern Hwy, 4th Floor, Southfield, MI 48034
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

Name: Ron and Roman
Address: _____
275 East Frank Street, Birmingham, MI 48009
Phone Number: 248-723-5790
Fax Number: _____
Email Address: darrell@ronandroman.com

5. Project Information

Address/Location of Property: _____
470 North Old Woodward
Name of Development: EM Bistro
Parcel ID#: 1926330001
Current Use: Vacant Tenancy
Area in Acres: _____
Current Zoning: B-2, D-2 Overlay

Name of Historic District if any: _____
Date of HDC Approval, if any: _____
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 Revised Final Site Plan Approval: _____

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

As previously submitted, change the interior seating total from 46 as approved to 48 (includes the 10 at the bar).

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 to the approved site plan.

Signature of Applicant: _____

Date: 3/22/21

Office Use Only

Application #: _____

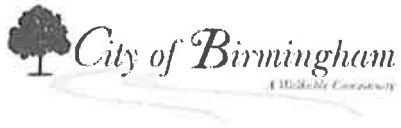
Date Received: _____

Fee: _____

Date of Approval: _____

Date of Denial: _____

Reviewed By: _____



CONSENT OF PROPERTY OWNER

I, LPH Ventures IV, LLC - Thomas Lasky, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 470 North Old Woodward;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Joe Bongiovanni;
(Name of Applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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.

Name of Owner (Printed): Thomas Lasky

Signature of Owner: Thomas Lasky Date: 3/22/2021



[About Us](#) [Products](#) [General Info](#) [Guide](#) [Installations](#) [Clearance](#) [Contact Us](#) [F.A.Q.](#)

[Chairs »](#) [Barstools »](#) [Table Tops »](#) [Table Bases »](#) [Benches & Ottomans »](#) [Booths »](#) [Outdoor/Patio »](#) [Design »](#)

[Home](#) [Chairs](#) [Wood Chairs](#) **6018**



6018

Style



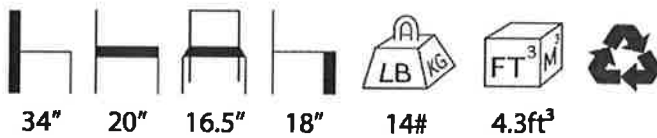
Clear

Categories: [Chairs](#), [Wood Chairs](#)

Description

Description

V:



P:



★★★★★ (1) Item No. 106412

Panton Chair

~~\$410.00~~ **\$348.50** 15% off

1 Color

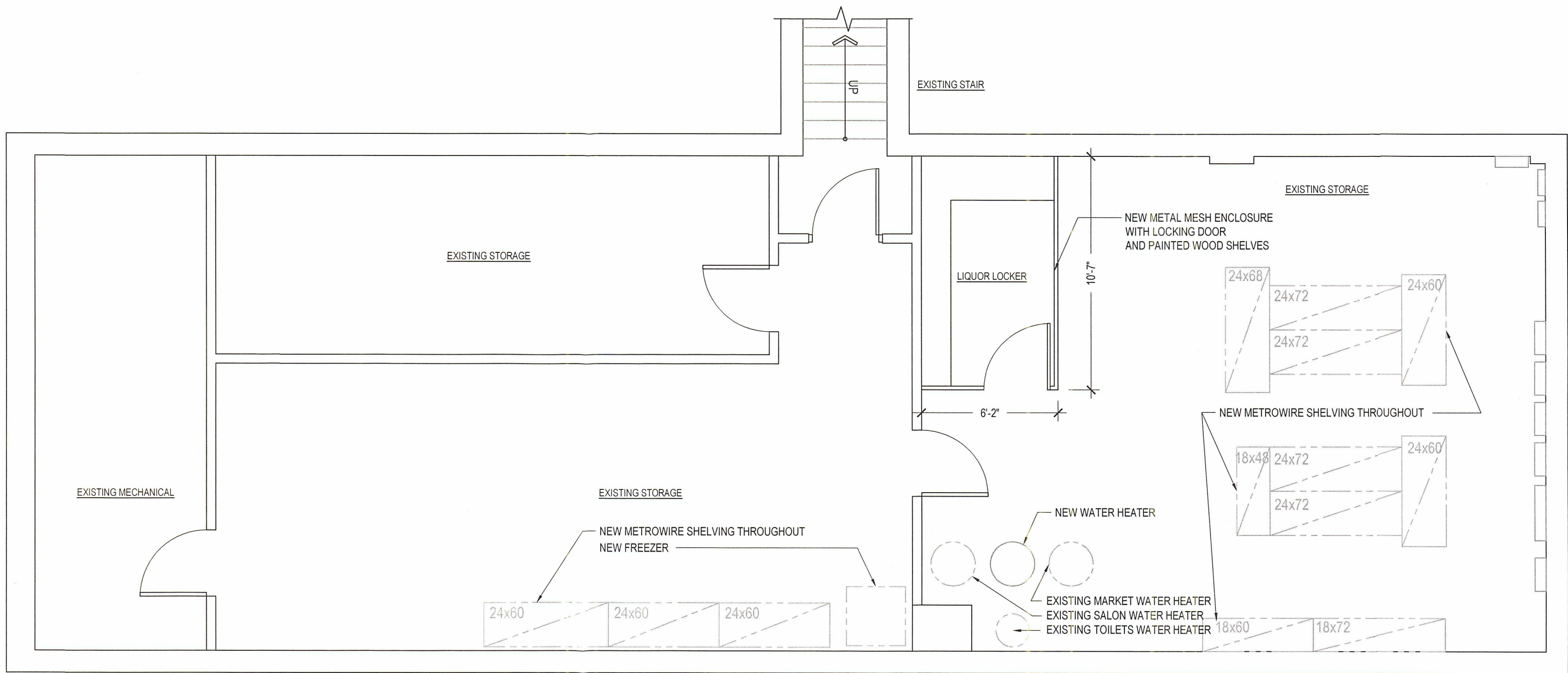
White

Available to ship in: 4 weeks

Pushing materials to their limits was a passion of Verner Panton, who always approached design challenges in unconventional ways. His cantilevered stacking Panton Chair (1960) was the first single-material and single-form chair to be made, and it's been continually updated by Vitra through decades of plastics technology innovations. As striking as a modern sculpture, it's crafted from a single piece of strong, flexible polypropylene that's durable and easy to clean. Made in Italy.

- Sculptural chair made from a single piece of polypropylene.
- Incredibly durable and easy to clean.
- Stackable design.
- Suitable for residential and commercial use.
- Made in Italy.

Brand	<u>Vitra</u>
General Dimensions	32.67" H 18.89" W 22.44" D
Box Dimensions	37" H 33.85" W 24" D
Assembly	Comes fully assembled
Warranty	5-year warranty (terms and conditions may vary)
Lifestyle	✓ Family friendly



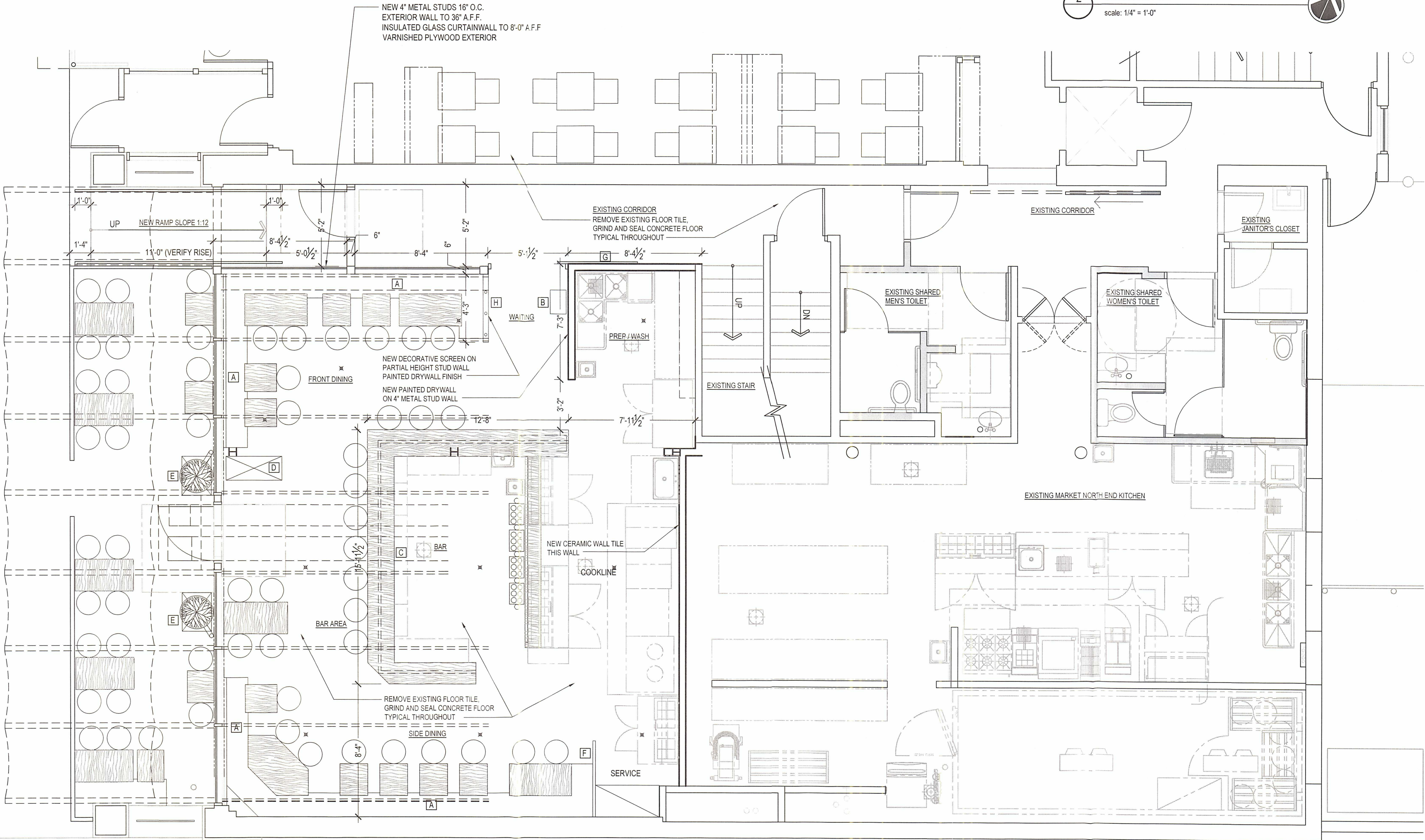
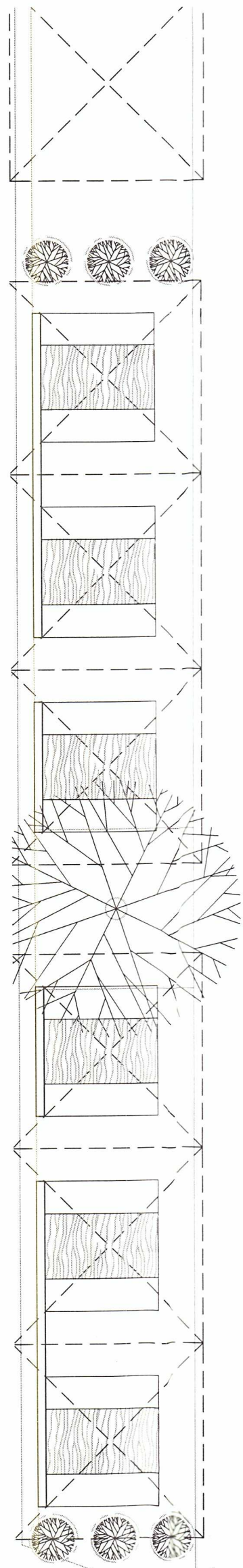
2 Basement Plan
scale: 1/4" = 1'-0"



FIXTURE SCHEDULE	
ITEM	DESCRIPTION
A	DINING HEIGHT SETTEE NORTH AND SOUTH WALLS
B	HOSTESS STAND
C	41" HT. PLYWOOD CLAD BAR DIE WITH ZINC TOP, PAINTED STEEL FOOTRAIL AND DUCTWORK BACK BAR DISPLAY
D	SERVICE STATION
E	OUTDOOR SERVICE STATION WITH PLANTERS ABOVE (2)
F	SCREEN WALL
G	SLIDING ENTRY GATE 5'-0"W x 8'-0"H
H	METAL SCREEN AT ENTRY
J	SUSPENDED CEILING: 2" PAINTED SQUARE TUBE SUSPENDED FROM OPEN WEB JOISTS, AT ALTERNATING HEIGHTS 9'-2" AND 8'-0" A.F.F.

EM SEATING TOTALS:	
INTERIOR	
DINING	38
BAR	10
SUBTOTAL:	48
SEASONAL	
CAFE	28
SIDEWALK	24
SUBTOTAL:	52
TOTAL:	100

NOTE: FACADE RENOVATIONS IN PREVIOUS BUILDING PERMIT: STOREFRONT MODIFICATION, NEW DOOR AND SIDELIGHTS, PAINTED STEEL RAILING AT CAFE, WALL, COLUMN AND SOFFIT CLADDING, METAL MESH PANELS, REPAIR OF EXISTING LIGHTING, NEW POWER OUTLETS, DUCT ENCLOSURES, ROOFTOP SCREENING, DUMPSTER ENCLOSURE EXTENSION.



1 Floor Plan
scale: 1/4" = 1'-0"



Issue Date: PERMIT 01.25.2022

Sheet Title: Proposed Building Plan

Sheet Number: A101



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant Action Fence of Michigan

Name: _____
Address: 4248 Delemere Court
Royal Oak MI 48073
Phone Number: _____
Fax Number: _____
Email: actionfence24 248 542-3900
@sbcglobal.net 248 542-6903 Fax

2. Applicant's Attorney/Contact Person

Name: Mary Currie - owner
Address: _____
Phone Number: 248-568-3820
Fax Number: _____
Email: _____

Property Owner

Name: Mary Currie
Address: 632 Larchlea
Birmingham, MI 48009
Phone Number: 248-568-3820
Fax Number: _____
Email: mcurrie@comcast.net

Project Designer

Name: N/A
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 491 Townsend
Birmingham, MI 48009
Name of Development: _____
Parcel ID #: 08-19-36-135-009
Current Use: 4 small apartments
Area in Acres: _____
Current Zoning: 4-unit apartment

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
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 Revised Final Site Plan Approval: _____

4. Attachments

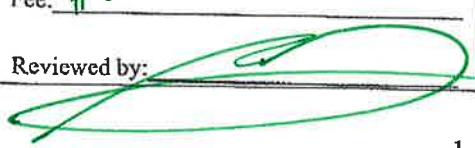
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

80 feet of old 6 foot high fence along the east side of the property is being removed
and replaced with a like kind wooden fence. 24' of old 3 foot high fence on the east side of the property is being
removed and not replaced. This not replaced portion of the fence is from the front of the building to the
sidewalk.

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 to the approved site plan.

Signature of Applicant: Mary Currie Date: 5/11/21

Application #: <u>PAA21-0052</u>	Office Use Only Date Received: <u>6/2/21</u>	Fee: <u>\$100.00</u>
Date of Approval: <u>6/14/21</u>	Date of Denial: <u>N/A</u>	Reviewed by: 

PROPERTY TRANSFER AFFIDAVIT

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). It is used by the assessor to ensure the property is assessed properly and receives the correct **taxable value**. It must be filed by the new owner with the **assessor for the city or township** where the property is located within **45 days** of the transfer. If the Property Transfer Affidavit is not timely filed, a statutory penalty applies (see page 2). The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 491-493-495-497 Townsend Street, Birmingham, MI 48009-1465	2. County Oakland	4. Date of Transfer (or land contract was signed) 8/20/2015
3. City/Township/Village of Real Estate Birmingham	☒ City of Birmingham	5. Purchase Price of Real Estate \$350,000.00
6. Property Identification Number (PIN). If you don't have a PIN, attach legal description. 08-19-36-135-009		PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letter. It is on the property tax bill and on the assessment notice.
7. Seller's (Transferor) Name Loretta R. Maddox Revocable Trust, u/a/d April 3, 2002 Items 9-14 are optional. However, by completing them you may avoid further correspondence. <i>Transfers</i> include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See the back for a complete list.		8. Buyer's (Transferee) Name and Mailing Address Scott Currie and Mary Currie 632 Larchlea Drive Birmingham, MI 48009-2907
10. Was this property purchased from a financial institution? ☐ Yes ☐ No		8a. Buyer's (Transferee) Telephone Number RECEIVED
11. Is the transfer between related persons? ☐ Yes ☐ No		9. Type of <i>Transfer</i> ☐ Land Contract ☐ Lease ☒ Warranty Deed ☐ Other (specify) _____
13. If you financed the purchase, did you pay market rate of interest? ☐ Yes ☐ No		12. Amount of Down Payment \$
		14. Amount Financed (Borrowed) \$

Exemptions

The Michigan Constitution limits how much a property's **taxable value** can increase while it is owned by the same person. Once the property is transferred, the **taxable value** must be adjusted by the assessor in the following year to 50 percent of the property's usual selling price (State Equalized Value). Certain types of transfers are exempt from adjustment. Below are brief descriptions of the types of exempt transfers; full descriptions are in MCL Section 211.27a(7)(a-n). If you believe this transfer is exempt, indicated below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ transfer from one spouse to the other spouse
- ☐ change in ownership solely to exclude or include a spouse
- ☐ transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ transfer to effect the foreclosure or forfeiture of real property
- ☐ transfer by redemption from a tax sale
- ☐ transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ transfer resulting from a court order unless the order specifies a monetary payment
- ☐ transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ transfer to establish or release a security interest (collateral)
- ☐ transfer of real estate through normal public trading of stocks
- ☐ transfer between entities under common control or among members of an affiliated group
- ☐ transfer resulting from transactions that qualify as a tax-free reorganization
- ☐ transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- ☐ transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- ☐ transfer of land with qualified conservation easement (land only – not improvements)
- ☐ other, specify: _____

Certification

I certify that the information above is true and complete to the best of my knowledge.

Owner's Signature <i>Mary Currie</i>	Date 8/20/15	If signer is other than the owner, print name and title.
Daytime Phone Number 248-568-3820		E-mail Address mcurrie@currieinc.com

PROPOSAL

ACTION FENCE of Michigan Inc.
4248 Delemere Court • Royal Oak, MI 48073
www.actionfenceofmi.com

Proposal No. **2331**
(248) 542-3900 Fax: (248) 542-6903
Email: actionfence24@sbcglobal.net

PROPOSAL SUBMITTED TO MARY CURRIE		DAYTIME PHONE 248-568-3820	DATE 1/4/21
STREET 491 TOWNSEND ST.		JOB NAME	
CITY, STATE AND ZIP BIRMINGHAM, MI 48009		JOB LOCATION (S) MAPLE RD (E) SOUTHFIELD RD	
ESTIMATOR TOM	REFERRED BY ONLINE	EMAIL MCURRIE@COMCAST.NET	☐ NEW CONSTRUCTION

☒ Landscaping Involved?

We hereby submit specifications and estimates for:

Install Fence ☐ Level ☒ Follow Grade Obstruction In Fence Line Above Ground ☒ Owner's responsibility to leave clear access ☐ Contractor's responsibility ☐ No obstructions Wood Fence Nice Side Faces ☐ In ☐ Out ☒ Remove Fence ☒ Installer shall call Miss Dig for location of underground utilities. Customer is responsible for locating all other lines. ☒ Additional charges will be made for abnormal digging conditions or removal of dirt off property ☒ Where does excavated dirt go on property? ADVISE: NO DIRT		Total Footage SEE SPEC SHEET Type of Fence 6' TREATED SOLID DOG EAR Post Specs. POSTMASTER Extra features or Special Tools Needed
---	--	--

Customer to pull permit if required

I customer, hereby agree to stake the fence(s) depicted above. By this, each end, corner, or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workman's Compensation Insurance. Fence materials remain property of Action Fence till paid in full.

Final Payment Due Upon Completion

For the Sum of \$	3,184.00
Haul-Away \$	OLD FENCE INC DETERMINED AT END
Building Permit \$	
Sales Tax \$	INC
Total \$	3,184.00
Down Payment \$	1,274.00
Balance Due \$	1,910.00

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

TCS

Signature

Mary Currie

Customer Signature

E-MAILED 1/5/21

5/6/21

Date of Acceptance

ADDITIONAL SPECS / INFORMATION

ACTION FENCE of Michigan Inc.
4248 Delemere Court • Royal Oak, MI 48073
www.actionfenceofmi.com

Proposal No. **2331**

(248) 542-3900 Fax: (248) 542-6903
Email: actionfence24@sbcglobal.net

NAME MARY CURRIE		DATE 1/4/21
STREET 491 TOWNSEND ST.	JOB NAME	
CITY, STATE AND ZIP BIRMINGHAM, MI 48009	JOB LOCATION	
ESTIMATOR TOM	We hereby submit specifications and estimates for:	

- ~~① X 80' OF 6" TREATED SOLID DOG EARS 4" X 4" POSTS~~
- ~~X 80' OF 6" TREATED SOLID DOG EARS~~
- ~~X 80' OF 6" TREATED SOLID DOG EARS~~
- ~~X 80' OF 6" TREATED SOLID DOG EARS~~
- ⑤ X 80' OF 6" TREATED SOLID DOG EARS 4" X 4" POSTS \$2,904.00

X 104' OF WOOD REMOVAL \$280.00

X ADD POSTMASTERS
- ~~⑥ X 80' OF 6" TREATED SOLID DOG EARS 4" X 4" POSTS~~
- ~~X 80' OF 6" TREATED SOLID DOG EARS~~
- ~~X 80' OF 6" TREATED SOLID DOG EARS~~
- ~~⑦ X 80' OF 6" TREATED SOLID DOG EARS 4" X 4" POSTS~~
- ~~X 80' OF 6" TREATED SOLID DOG EARS~~
- ~~X 80' OF 6" TREATED SOLID DOG EARS~~

NOTE: AREA ⑤ WILL REQUIRE ADDITIONAL PERMITS TO BE ADDED IN

Customer to pull permit if required

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

TLC

Signature

X

Mary Currie

Customer Signature

X

5/6/21

Date of Acceptance

491 Townsend



[<< Previous](#)

[Index](#)

[Next >>](#)



Photo album created with [Web Album Generator](#)



FILED IN 16070001
DATE 01/23/2021 1:07:14 PM
REF 10179306
RECEIVED 073300
AMOUNT \$100.00

Administrative Approval Application Planning Division

APPROVED

4/23/21
PAA21-0035

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

1. Applicant

Name: Paul Simon
Address: 752 Hiddens Ravine Trail
Birmingham, Mich 48009
Phone Number: 248-921-9486
Email: paulsimondds@aol.com

2. Property Owner

Name: Paul L. Simon Trust
Address: Same
Phone Number: _____
Email: _____

3. Project Contact Person

Name: Paul Simon
Address: Same
Phone Number: _____
Email: _____

4. Project Designer/Developer

Name: Itec Enterprises
Address: 608 Purdy
Birmingham, Mich 48009
Phone Number: 248-990-2455
Email: ilene@itecenterprises.com

5. Required Attachments

- Two (2) folded copies of project plans including an itemized list of all changes for which Administrative Approval is requested, with the changes marked in color on all elevations
- One (1) digital copy of project plans
- Warranty Deed with legal description of property
- Photographs of existing conditions on the site where changes are proposed
- Material samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- Completed Administrative Approval checklist

6. Project Information

Address/Location of Property: 752 Hidden Ravines Trail
Birmingham, Mich 48009
Name of Development: Hidden Ravines Condominium
Parcel ID#: 08-19-36-103-103
Current Use: Vacant
Proposed Use: Personal Residence
Area of Site in Acres: NA
Current Zoning: R1

	Yes	No
Is the property located in a floodplain? ----	☐	☒
Is the property within a Historic District? ---	☐	☒
→ If so, which? _____		
Will the project require a variance? -----	☐	☒
→ If so, how many? _____		
Has the project been reviewed by a Board? ☒	☒	☐
→ If so, which? <u>Approved by</u> <u>Condo Asso Board</u>		

7. Details of the Request for Administrative Approval

Request placement of home generator in rear of condominium next to air conditioner condenser units - condo association has approved



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 to the approved site plan. 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 Applicant: Paul Simon Date: 4-12-21

Office Use Only			
Application #:	<u>PAA21-0035</u>	Date Received:	<u>4/23/21</u>
Date of Approval:	<u>4/23/21</u>	Date of Denial:	<u>N/A</u>
		Fee:	<u>\$100.00</u>
		Reviewed By:	<u>[Signature]</u>



CONSENT OF PROPERTY OWNER

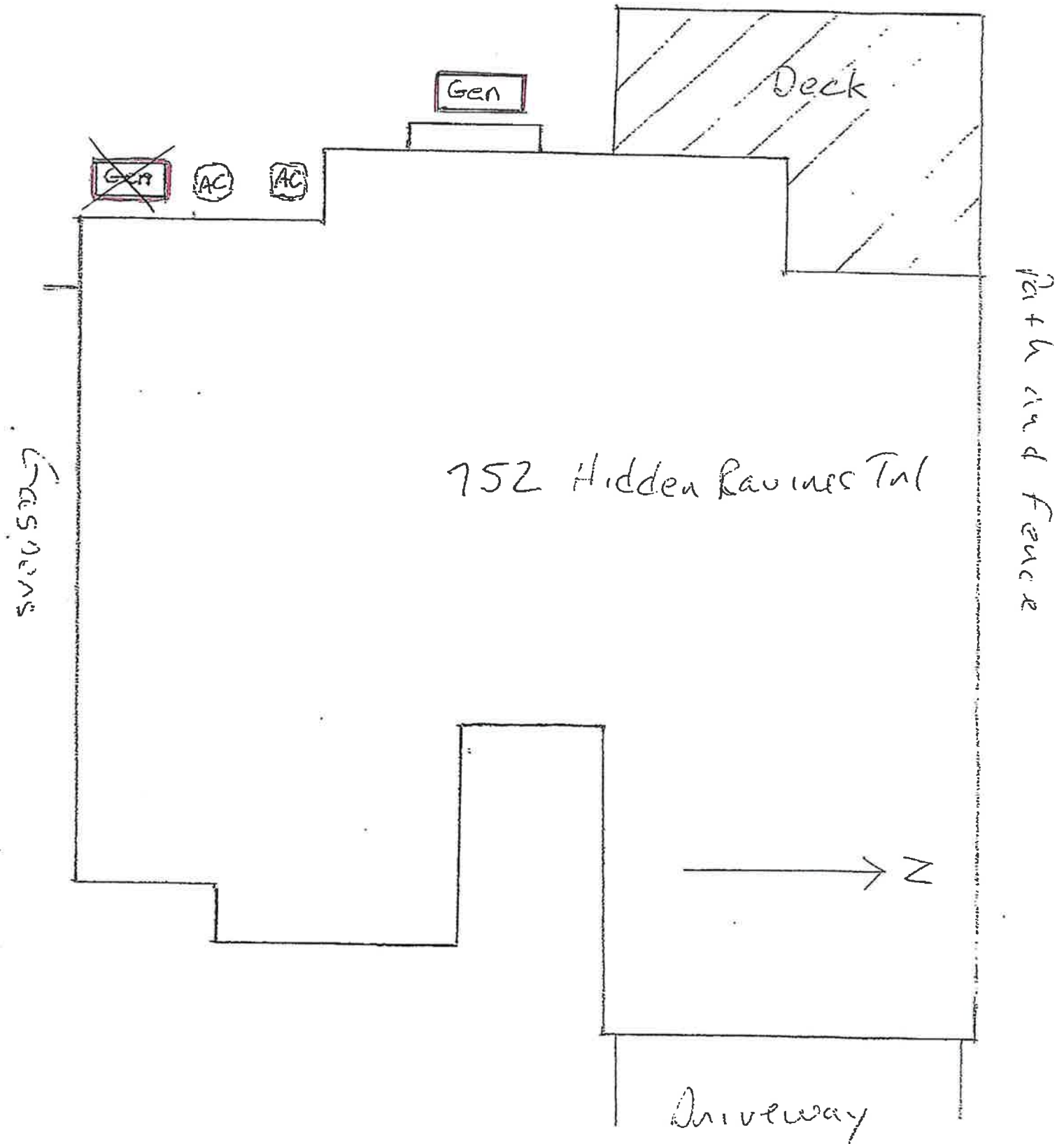
I, Paul L. Simon, Trustee, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 752 Hidden Ravines Trail;
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Myself;
(Name of Applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the
City of Birmingham.

Name of Owner (Printed): Paul L. Simon, Trustee

Signature of Owner: Paul L. Simon, Trustee Date: 4-12-21

Park - Woods



From: lorijferris@gmail.com,

To: paulsimondds@aol.com,

Subject: Pictures

Date: Tue, Apr 13, 2021 7:56 pm

Attachments:

Here are the pictures!



752 Hidden Ravines Trail

Proposed location for generation and
replacement AC units



752 Hidden Ravines Trail
Neighbors AC units

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

APR 04 2019

5.00

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

55644
LIBER 52724 PAGE 720
\$26.00 DEED - COMBINED
\$4.00 REINDEMENTATION
\$7,310.00 TRANSFER TX COMBINED
04/11/2019 08:08:47 A.M. RECEIPT# 36247
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

2018 NOT EXAMINED

000899

WARRANTY DEED (1)

The Grantor(s): **The Thelma L. Riccardo Declaration of Trust dated May 14, 1991, as amended**
whose address is 752 Hidden Ravines Trail, Birmingham, MI 48009

Convey and Warrant to: **Paul Simon, a ~~Single Man~~ A MARRIED MAN**
whose address is 4699 MC Ewen Drive, Bloomfield Hills, MI 48302

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

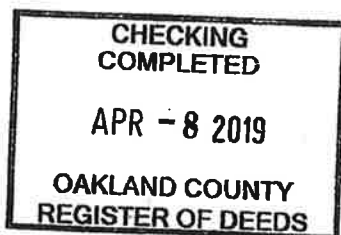
Unit 19, Hidden Ravines Condominium, according to the Master Deed recorded in Liber 8639, Pages 14 through 54, inclusive, and any amendments thereto, Oakland County Records, and designated as Oakland County Condominium Subdivision Plan No. 373, together with rights in general common elements and limited common elements as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

Commonly known as: **752 Hidden Ravines Trail, Birmingham, MI 48009**
Tax parcel number(s): **08-19-36-103-103**

For the sum of: Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00)

Subject to: The existing building and use restrictions, easements, and zoning ordinances, if any

Dated: March 22, 2019



Seller(s):

The Thelma L. Riccardo Declaration of Trust
dated May 14, 1991, as amended

By: Mary Kay Billington
Mary Kay Billington a/k/a
Mary Riccardo Billington, Trustee

By: Margaret Lynn Duffy
Margaret Lynn Duffy, Trustee

2P
CS
ASK



2019 APR - 8 AM 11:42

OAKLAND COUNTY
REGISTER OF DEEDS
RECEIVED

OKLE

(Attached to and becoming a part of the Warranty Deed dated March 22, 2019, File Number 419584C-55 between The Thelma L. Riccardo Declaration of Trust dated May 14, 1991, as amended as Grantor(s) and Paul Simon as Grantee(s))

STATE OF MICHIGAN

COUNTY
OF

)
)SS.
)

Oakland

Acknowledged by Mary Kay Billington a/k/a Mary Riccardo Billington and Margaret Lynn Duffy, Trustee(s) of The Thelma L. Riccardo Declaration of Trust dated May 14, 1991, as amended before me on the 22nd day of March, 2019.

Mary Moriarity

MARY F. MORIARITY
Notary Public, State of Michigan
County of Oakland
My Commission Expires 02-02-2020
Acting in the County of

Oakland

Acting in

Oakland

My commission
expires:

02/02/2020

Notary Public

County, Michigan

County

Drafted by: Mary Kay Billington a/k/a ~~Mary Riccardo Billington~~, 8880 Highway 105, Brenham, TX 77833
When recorded return to: Paul Simon, 752 Hidden Ravines Trail, Birmingham MI 48009

GENERAC®

16/20/22 kW

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

16/20/22 kW

1 of 5

INCLUDES:

- True Power™ Electrical Technology
- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese)
- Two Transfer Switch Options Available:
100 Amp, 16 Circuit Switch or
200 Amp Service Rated Smart Switch.
See Page 4 for Details.
- Electronic Governor
- System Status & Maintenance Interval LED Indicators
- Sound Attenuated Enclosure
- Flexible Fuel Line Connector
- Direct-To-Dirt Composite Mounting Pad
- Natural Gas or LP Gas Operation
- 5 Year Limited Warranty
- Capability to be installed within 18" (457 mm) of a building*

Standby Power Rating

Models G007036-0, G007037-0 (Aluminum - Bisque) - 16 kW 60 Hz

Model G007035-0 (Aluminum - Bisque) - 16 kW 60 Hz

Models G007039-0, G007038-0 (Aluminum - Bisque) - 20 kW 60 Hz

Models G007043-1, G007042-1 (Aluminum - Bisque) - 22 kW 60 Hz



QUIET-TEST™

Note: CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are UL certified in the USA only.

*Only if located away from doors, windows and fresh air intakes, and unless otherwise directed by local codes.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when you need it the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at $\pm 1\%$.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GENERAC
PROMISE



* Built in the USA using domestic and foreign parts.

Engine

- Generac G-Force design
- "Spiny-lok" cast iron cylinder walls
- Electronic ignition/spark advance
- Full pressure lubrication system
- Low oil pressure shutdown system
- High temperature shutdown

Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings helps the engine run cooler, reducing oil consumption resulting in longer engine life.

Rigid construction and added durability provide long engine life.

These features combine to assure smooth, quick starting every time.

Pressurized lubrication to all vital bearings means better performance, less maintenance and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.

Shutdown protection prevents catastrophic engine damage due to low oil.

Prevents damage due to overheating.

Generator

- Revolving field
- Skewed stator
- Displaced phase excitation
- Automatic voltage regulation
- UL 2200 listed

Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.

Produces a smooth output waveform for compatibility with electronic equipment.

Maximizes motor starting capability.

Regulates the output voltage to $\pm 1\%$ prevents damaging voltage spikes.

For your safety.

Transfer Switch (if applicable)

- Fully automatic
- NEMA 3R
- Remote mounting

Transfers your vital electrical loads to the energized source of power.

Can be installed inside or outside for maximum flexibility.

Mounts near your existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- Auto/Manual/Off illuminated buttons
- Two-line LCD multilingual display
- Sealed, raised buttons
- Utility voltage sensing
- Generator voltage sensing
- Utility interrupt delay
- Engine warm-up
- Engine cool-down
- Programmable exercise
- Smart battery charger
- Main line circuit breaker
- Electronic governor

Selects the operating mode and provides easy, at-a-glance status indication in any condition.

Provides homeowners easily visible logs of history, maintenance and events up to 50 occurrences.

Smooth, weather-resistant user interface for programming and operations.

Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.

Constantly monitors generator voltage to ensure the cleanest power delivered to the home.

Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.

Ensures engine is ready to assume the load, setpoint approximately 5 seconds.

Allows engine to cool prior to shutdown, setpoint approximately 1 minute.

Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.

Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.

Protects generator from overload.

Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
- Enclosed critical grade muffler
- Small, compact, attractive

Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph. Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.

Quiet, critical grade muffler is mounted inside the unit to prevent injuries.

Makes for an easy, eye appealing installation, as close as 18" away from a building.

Installation System

- 1 ft (305 mm) flexible fuel line connector
- Direct-to-dirt composite mounting pad
- Integral sediment trap

Absorbs any generator vibration when connected to rigid pipe.

Complex lattice design prevents settling or sinking of the generator system.

Prevents particles and moisture from entering the fuel regulator and engine, prolonging engine life.

GENERAC[®]

specifications

16/20/22 kW

3 of 5

16/20/22 kW

Generator

Model	G007035-0, G007036-0, G007037-0 (16 kW)	G007038-0, G007039-0 (20 kW)	G007042-1, G007043-1 (22 kW)
Rated Maximum Continuous Power Capacity (LP)	16,000 Watts*	20,000 Watts*	22,000
Rated Maximum Continuous Power Capacity (NG)	16,000 Watts*	18,000 Watts*	19,500
Rated Voltage	240	240	240
Rated Maximum Continuous Load Current – 240 Vp/1s (LP/NG)	66.6/66.6	83.3/75	91.6/81.3
Total Harmonic Distortion	Less than 5%	Less than 5%	Less than 5%
Main Line Circuit Breaker	70 Amp	100 Amp	100 Amp
Phase	1	1	1
Number of Rotor Poles	2	2	2
Rated AC Frequency	60 Hz	60 Hz	60Hz
Power Factor	1.0	1.0	1.0
Battery Requirement (not included)	12 Volts, Group 26R 540 CCA Minimum or Group 35AGM 650 CCA Minimum		
Unit Weight (lb/kg)	406/186	448/203	466/211
Dimensions (L x W x H) in/mm		48 x 25 x 29/1218 x 638 x 732	
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	66	66	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	58	58	58
Exercise duration	5 min	5 min	5 min

Engine

Type of Engine	GENERAC G-Force 1000 Series		
Number of Cylinders	2	2	2
Displacement	999 cc	999 cc	999 cc
Cylinder Block		Aluminum w/ Cast Iron Sleeve	
Valve Arrangement	Overhead Valve	Overhead Valve	Overhead Valve
Ignition System	Solid-state w/ Magneto	Solid-state w/ Magneto	Solid-state w/ Magneto
Governor System	Electronic	Electronic	Electronic
Compression Ratio	9.5:1	9.5:1	9.5:1
Starter	12 Vdc	12 Vdc	12 Vdc
Oil Capacity including Filter	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L
Operating rpm	3,600	3,600	3,600
Fuel Consumption			
Natural Gas	ft ³ /hr (m ³ /hr)		
	1/2 Load		
	Full Load		
Liquid Propane	ft ³ /hr (gal/hr) [l/hr]		
	1/2 Load		
	Full Load		

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7" water column (7-13 mm mercury) for natural gas, 10-12" water column (19-22 mm mercury) for LP gas. For Btu content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG)

Controls

2-Line Plain Text Multilingual LCD Display	Simple user interface for ease of operation.
Mode Buttons: Auto	Automatic Start on Utility failure. 7 day exerciser.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Off	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance Messages	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable (Brownout Setting)	From 140-171 V/190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel Btu/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet (304.8 meters) above sea level; and also will decrease about 1 percent for each 6 °C (10 °F) above 16 °C (60 °F).

16/20/22 kW

switch options

Limited Circuits Switch Features

- 16 space, 24 circuit, breakers not included.
- Electrically operated, mechanically-held contacts for fast, positive connections
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Rated for both copper and aluminum conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.
- Multi listed for use with 1" standard, tandem, GFCI and AFCI breakers from Siemens, Murray, Eaton and Square D for the most flexible and cost effective install.

Dimensions

	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
mm	679.4	764.3	266.7	343.0	175.4

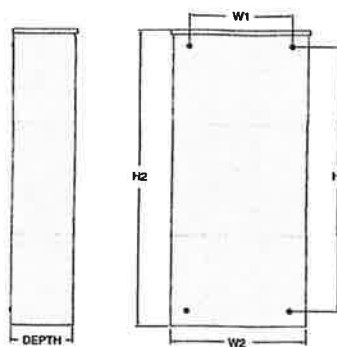
Wire Ranges

Conductor Lug	Neutral Lug	Ground Lug
1/0 - #14	2/0 - #14	2/0 - #14

Model	G007036-0 (16kW)
No. of Poles	2
Current Rating (Amps)	100
Voltage Rating (VAC)	120/240, 1Ø
Utility Voltage Monitor (Fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	approx. 15 sec
Exercises bi-weekly for 5 minutes*†	Standard
UL Listed	Standard
Total Circuits Available	24
Tandem Breaker Capabilities	8 tandems
Circuit Breaker Protected	
Available RMS Symmetrical Fault Current @ 250 Volts	10,000

*Function of Evolution Controller

Exercise can be set to weekly or monthly



Service Rated Smart Switch Features

- Includes Digital Power Management Technology standard (DPM).
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to four more large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

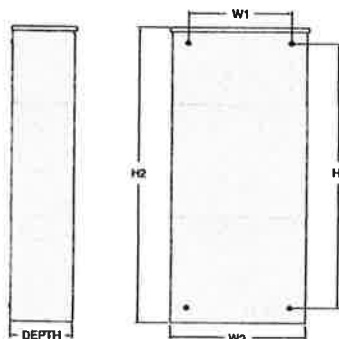
Dimensions

	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
mm	679.4	764.3	266.7	343.0	175.4

Model	G007037-0 (16 kW)/G007039-0 (20 kW)/ G007043-0 (22 kW)
No. of Poles	2
Current Rating (Amps)	200
Voltage Rating (VAC)	120/240, 1Ø
Utility Voltage Monitor (Fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	approx. 13 sec
Exercises bi-weekly for 5 minutes*	Standard
UL Listed	Standard
Enclosure Type	NEMA/UL 3R
Circuit Breaker Protected	22,000
Lug Range	250 MCM - #6

*Function of Evolution Controller

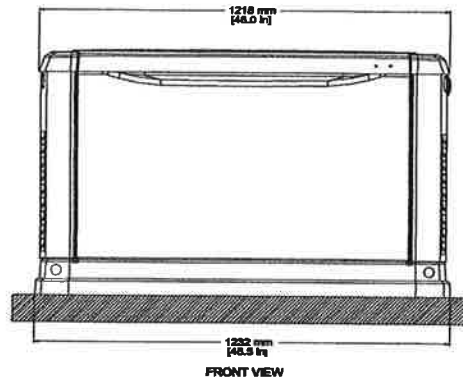
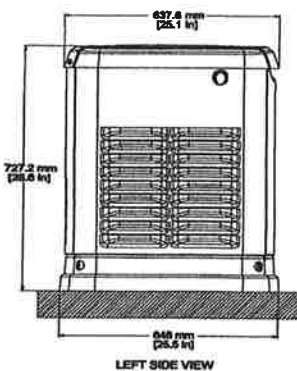
Exercise can be set to weekly or monthly



Model #	Product	Description
G007005-0	Wi-Fi LP Fuel Level Monitor	The Wi-Fi enabled LP fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in making sure your generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify when your LP tank is in need of a refill.
G006463-4	Mobile Link™	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified via e-mail or text message when a change in the generator's status occurs. Available in the U.S. only.
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	The pad warmer rests under the battery. Recommended for use if the temperature regularly falls below 0°F. (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if the temperature regularly falls below 0°F.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit (Standard on 22 kW)	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the hardware necessary to perform complete routine maintenance on a Generac automatic standby generator.
G006873-0	Smart Management Module (50 Amps)	Smart Management Modules are used in conjunction with the Automatic Transfer Switch to increase its power management capabilities. It provides additional power management flexibility not found in any other power management system.

dimensions & UPCs

Dimensions shown are approximate. Refer to installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



Model	UPC
G007035-0	696471070354
G007036-0	696471070361
G007037-0	696471070378
G007038-0	696471070385
G007039-0	696471070392
G007042-0	696471070422
G007043-0	696471070439



Administrative Approval Application Planning Division

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

APPROVED
5/10/21
PAA21-0046

1. Applicant

Name: Cedar Works
Address: 3596 W Maple Rd. #113
Bloomfield Hills, MI 48301
Phone Number: 248 363 1113
Fax Number:
Email Address: jamie@cedarworks.net

2. Property Owner

Name: Donna Holland
Address: 842 Hidden Ravines Dr.
Birmingham, MI 48009
Phone Number: 810 919 6619
Fax Number:
Email Address: century_row@yahoo.com

3. Applicant's Attorney/Contact Person

Name:
Address:
Phone Number:
Fax Number:
Email Address:

4. Project Designer/Developer

Name:
Address:
Phone Number:
Fax Number:
Email Address:

5. Project Information

Address/Location of Property: 842 Hidden Ravines Dr.
Birmingham, MI 48009
Name of Development:
Parcel ID#:
Current Use:
Area in Acres:
Current Zoning:

Name of Historic District if any:
Date of HDC Approval, if any:
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 Revised Final Site Plan Approval:

6. Required Attachments

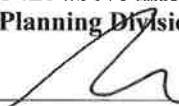
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Replacing old decking, rails and stairs with new Trex Transcend Gravel Path.

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 to the approved site plan.

Signature of Applicant:  Date: 5/7/2021

Office Use Only

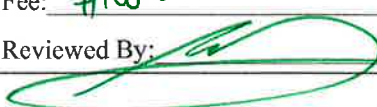
Application #: PAA 21-0046

Date Received: 5/7/21

Fee: \$100

Date of Approval: 5/10/21

Date of Denial: N/A

Reviewed By: 



CONSENT OF PROPERTY OWNER

I, DONNA HOLLAND, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)
COUNTY OF OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 842 Hidden Ravines Dr.;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Cedar Works;
(Name of Applicant)

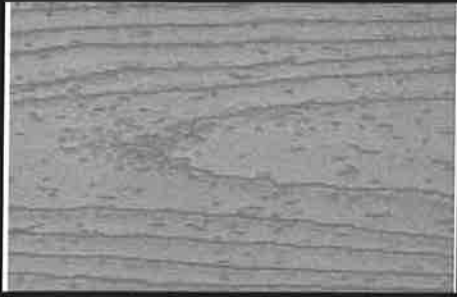
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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.

Name of Owner (Printed): DONNA HOLLAND

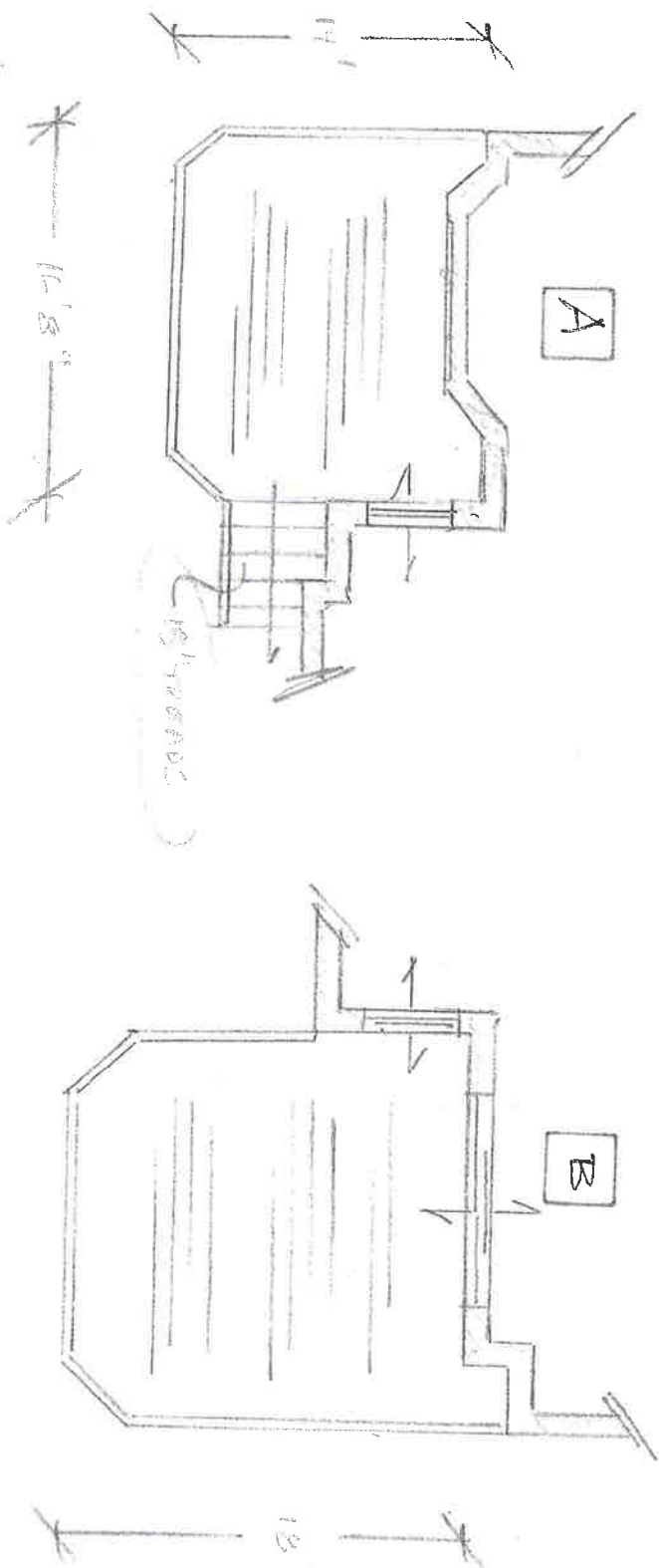
Signature of Owner: Donna Holland Date: 4-30-2020

Gravel Path



Customer DANNA HOLLAND

Plan # 1 Date 8.23.21



* RE-DECK (2) DECK FRAMES
* DECK A: 2"x8" JOISTS. 16" o/c - (10' A/G)
* DECK B: 2"x10" JOISTS. 16" o/c - (4'5" A/G)

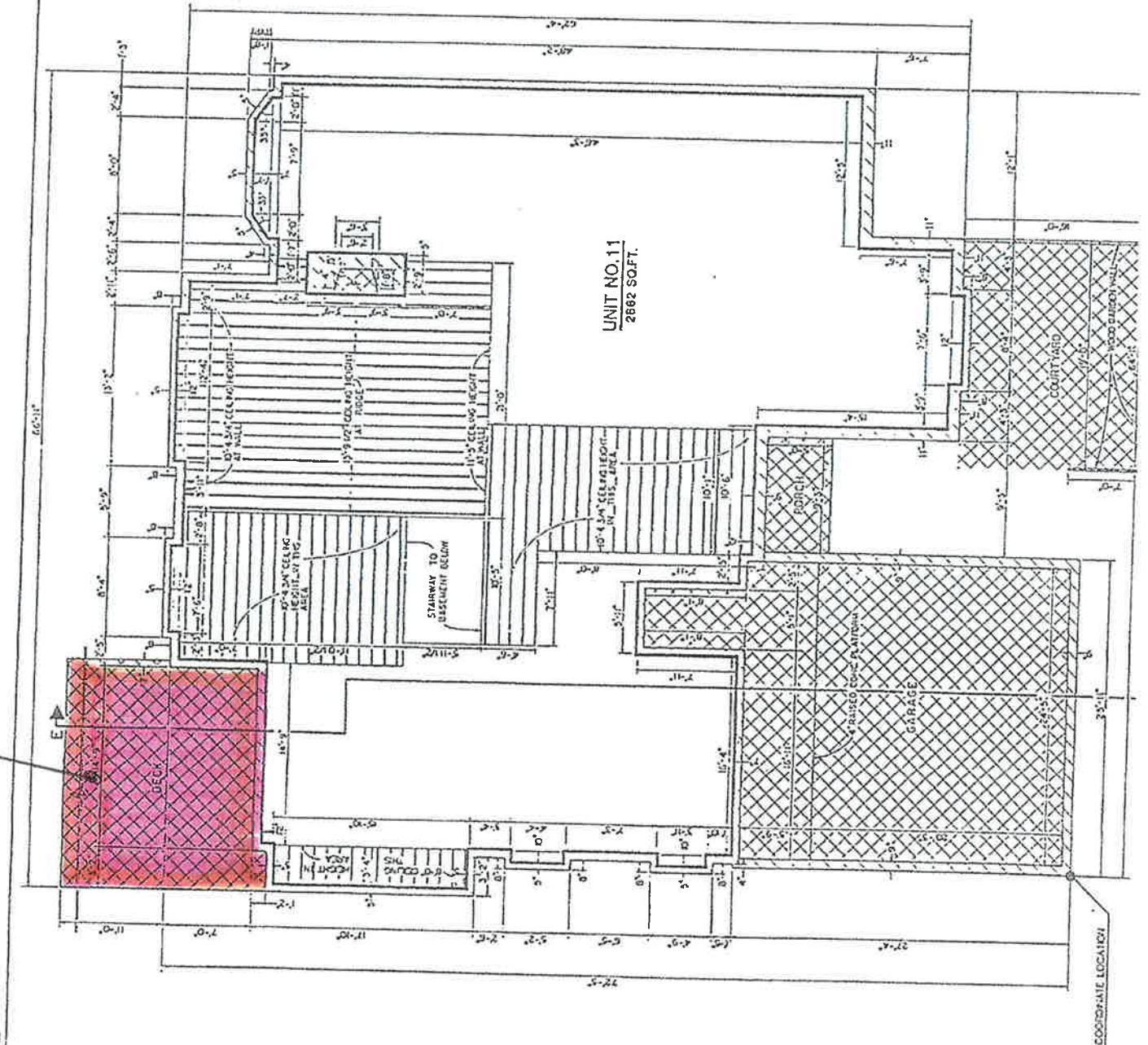
* FRAMES: 4000"

APPROVED
5/10/21
PAA01-0046

Scale = 1/8"

CEDARWORKS.NET
Deck Design and Sales by Robert Sala

DATE: 10/10/11



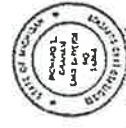
LEGEND

- GENERAL COMMON ELEMENT
- UNITED COMMON ELEMENT
- CEILING OTHER THAN 8'-0" IN HEIGHT
- UNIT OF OVERHEAD
- FIRE COLLISION CHAMBER

NOTES

1. ALL WALLS ARE 7" UNLESS OTHERWISE INDICATED
2. ALL OVERHEADS ARE 8" AT 2" TO EACH OTHER UNLESS OTHERWISE INDICATED
3. ALL PORCH DECK & GARAGE WALL ASSIGNMENTS ARE SHOWN ON THE 1" (SHEET C-3)
4. ALL CEILING ARE 8'-0" IN HEIGHT UNLESS OTHERWISE INDICATED

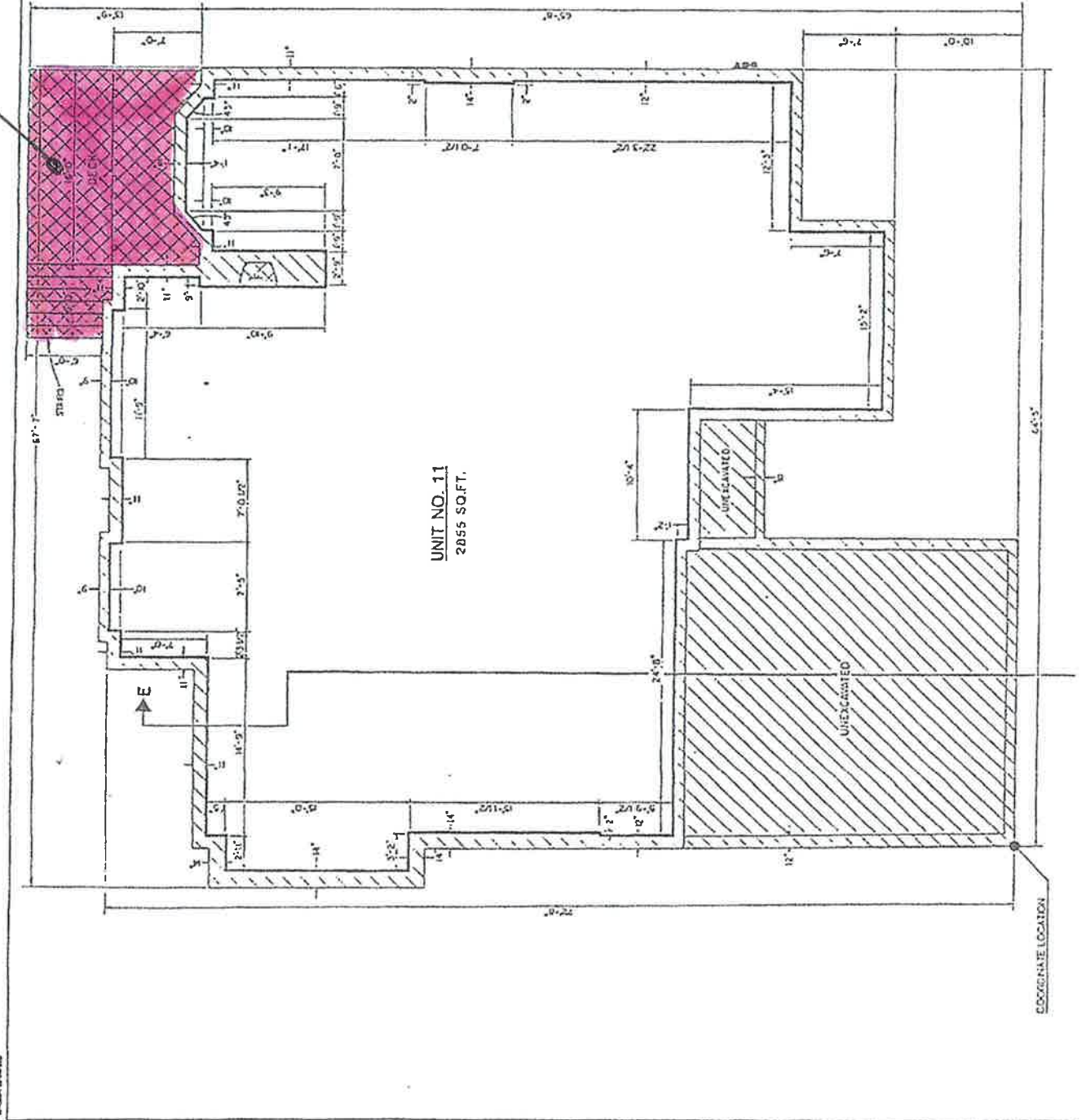
FIRST FLOOR PLAN-BLDG. TYPE "E"
UNIT NO. 11
SCALE 1/4"



Paul J. Smith



RE-DECK



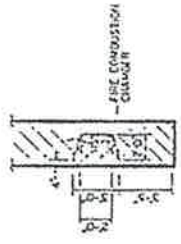
UNIT NO. 11
2055 SQ. FT.

LEGEND

- GENERAL COMMON ELEMENT
- UNITED COMMON ELEMENT
- LIMITS OF OWNERSHIP
- FIRE COMBUSTION CHAMBER
- GAS INLET
- WATER METER
- ELECTRIC METER

NOTES

- 1 ALL WALLS ARE 10" UNLESS OTHERWISE INDICATED
- 2 ALL OWNERSHIP LINES ARE AT 90° TO EACH OTHER UNLESS OTHERWISE INDICATED
- 3 FLOOR TO CEILING HEIGHT THROUGHOUT BASEMENT LEVEL
- 4 REFER TO FIREPLACE DETAIL (THIS SHEET) FOR DIMENSIONS
- 5 LIMITED COMMON ELEMENT FIRE COMBUSTION CHAMBER



FIREPLACE DETAIL
SCALE: 1/4"





PR21-012

APPLICATION FEE

APPROVED

5/7/21
PAA21-0045**Administrative Approval Application**
Planning Division

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

1. Applicant

Name: Scott Wesley Construction
Address: 791 Science Blvd
Columbus OH 43229
Phone Number: 614-751-5710
Fax Number: Cell 614-603-3926
Email Address: Chrissy@WesleyConstruction.COM

2. Property Owner

Name: Huntington Bank
Address: 1040 East Maple Rd
Birmingham MI
Phone Number: 248-819-1055
Fax Number: _____
Email Address: Beth.Mills@Huntington.com

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

Name: DLZ, OHIO
Address: 1621 HUNTLEY RD
COLUMBUS OHIO 43229
Phone Number: 614-888-0040
Fax Number: _____
Email Address: SNOCERA@DLZ.COM

5. Project InformationAddress/Location of Property: 1040 EAST MAPLE RD

Name of Development: _____
Parcel ID#: _____
Current Use: BANKING
Area in Acres: _____
Current Zoning: _____

Name of Historic District if any: _____
Date of HDC Approval, if any: _____
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 Revised Final Site Plan Approval: _____

6. Required Attachments

- Warranty Deed with legal description of property N/A
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans ☒
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed emailed

7. Details of the Request for Administrative Approval

Remove asphalt in handicap area and replace w/ concrete to make ADA compliant. Replace ramp and handrail to make ADA compliant.

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 to the approved site plan.

Signature of Applicant: _____

Date: 4/27/2021**Office Use Only**Application #: PAA21-0045Date Received: 5/7/21Fee: \$100.00Date of Approval: 5/7/21Date of Denial: N/A

Reviewed By: _____



CONSENT OF PROPERTY OWNER

I, Butch Mills, OF THE STATE OF Ohio AND
(Name of Property Owner)

COUNTY OF Franklin STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1040 East Maple Rd;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Scott Wasney Construction;
(Name of Applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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.

Name of Owner (Printed): Butch Mills

Signature of Owner: Butch Mills Date: 4/27/2021

SITE DEVELOPMENT SHEET INDEX:	
C-1	TITLE SHEET
C-2	EXISTING CONDITIONS AND DEMOLITION PLAN
C-3	PROPOSED GRADING PLAN AND SITE IMPROVEMENTS
C-4	DETAILS

GENERAL NOTES:

- IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE AND REQUIRE A COMPLETED PROJECT READY FOR OPERATION. ANY WORK ITEMS OMITTED FROM THE CONTRACT DOCUMENTS WHICH ARE CLEARLY NECESSARY FOR COMPLETION OF THE WORK AND ITS APPURTENANCES SHALL BE CONSIDERED A PART OF SUCH WORK, THOUGH NOT DIRECTLY SPECIFIED OR CALLED FOR IN THE CONTRACT DOCUMENTS.
- THE DESIGN ENGINEER OR OWNER'S REPRESENTATIVE WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE OWNER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE WORK SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970. THE CONTRACTOR SHALL EXERCISE CAUTION ALWAYS FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK, INCLUDING THE REQUIREMENTS FOR CONFINED SPACES PER 29 CFR 1910.146.
- ANY MODIFICATIONS TO THE WORK AS SHOWN ON THESE APPROVED PLANS SHALL HAVE PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
- IF PROPERTY BOUNDARIES (PROPERTY LINES AND/OR RIGHTS-OF-WAY LINES) ARE SHOWN, THEY ARE FOR REFERENCE ONLY.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATIONS. RESETTNG OF MARKERS SHALL BE PERFORMED BY A PROFESSIONAL SURVEYOR LICENSED IN THE PROJECT'S STATE AND HAS THE APPROVAL OF THE OWNER AT THE CONTRACTOR'S EXPENSE.
- NON-RUBBER Tired VEHICLES SHALL NOT BE MOVED ON OR ACROSS PUBLIC STREETS, PRIVATE PARKING AREAS OR HIGHWAYS WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE AND LOCAL GOVERNMENT.
- THE CONTRACTOR SHALL NOT DISTURB ANY EXISTING SIDEWALKS, CURBING, STEPS OR OTHER EXISTING ITEMS THAT ARE NOT DESIGNATED TO BE REMOVED. PRECAUTIONS TO PREVENT DAMAGE TO THESE ITEMS SHALL BE EMPLOYED BY THE CONTRACTOR TO PREVENT DAMAGE TO THESE ITEMS. THE CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED BEFORE CONSTRUCTION.THE CONTRACTOR SHALL REPAIR OR REPLACE ANY AND ALL EXISTING WORK DAMAGED DURING OR DUE TO THE EXECUTION OF THIS CONTRACT TO EQUAL OR BETTER CONDITION PRIOR TO THE DAMAGE, AT HIS OWN EXPENSE. ALL SAID WORK TO BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. ANY DAMAGE TO OTHER UTILITIES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE APPROPRIATE UTILITY OWNER AT THE CONTRACTOR'S EXPENSE
- TRACKING OR SPILLING MUD, DIRT, OR DEBRIS UPON STREETS, RESIDENTIAL OR COMMERCIAL DRIVES, SIDEWALKS OR BIKE PATHS IS PROHIBITED AND ANY SUCH OCCURRENCE SHALL BE CLEANED UP IMMEDIATELY BY THE CONTRACTOR. IF THE CONTRACTOR FAILS TO REMOVE THE MUD, DIRT, DEBRIS, OR SPILLAGE, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REMOVE THESE MATERIALS AND CLEAN THE AFFECTED AREAS. THE COST OF WHICH SHALL BE WITHHELD FROM MONIES THAT ARE DUE OR MAY BECOME DUE THE CONTRACTOR.
- ALL SIGNS, LANDSCAPING, STRUCTURES OR OTHER APPURTENANCES OUTSIDE OF THE SCOPE OF WORK OF THIS PROJECT DISTURBED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. THE COST OF THIS WORK SHALL BE PAID FOR BY THE CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY THE EXTENT OF THE WORK TO BE PERFORMED PRIOR TO MAKING HIS BID.
- EXCESS EXCAVATED MATERIAL FROM THIS PROJECT SHALL BE HAULED OFFSITE BY THE CONTRACTOR.
- ALL TREES WITHIN THE CONSTRUCTION AREA NOT DESIGNATED FOR REMOVAL, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE PRESERVED WITHOUT DAMAGE. PROTECTION OF THE BRANCHES, TRUNK, AND ROOTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS SO AS TO MAINTAIN AT ALL TIMES STORM SEWER, DRAIN, AND DITCH FLOWS THROUGH EXISTING FACILITIES TO REMAIN IN PLACE AND THROUGH EXISTING FACILITIES TO BE REPLACED UNTIL NEW FACILITIES ARE COMPLETED AND PUT INTO SERVICE. THE FLOW OF ALL STORM SEWERS, DRAINS, AND OTHER WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A CONDITION SATISFACTORY TO THE OWNER'S REPRESENTATIVE. PAYMENT FOR THIS SHALL BE INCLUDED IN THE PRICES BID FOR THE CONTRACT.
- ALL UNDERDRAINS SHALL BE DISCHARGED INTO THE NEAREST STORMWATER STRUCTURE AVAILABLE ALONG THE LINE OF FLOW. THE CONTRACTOR SHALL PROVIDE UNDERDRAIN BEYOND THE LIMITS CALLED FOR, AS REQUIRED, TO MAKE OUTLET CONNECTIONS.
- SUPPORT AND PROTECTION OF ALL UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COSTS FOR REPAIR AND RESTORATION OF EXISTING UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES IN THE PROJECT AREA INCLUDING ALL LATERALS AND SERVICE LINES.
- PRIOR TO EXCAVATION, THE CONTRACTOR SHALL GIVE 48-HOUR NOTICE TO OHIO'S UTILITY PROTECTION SYSTEM BY CALLING 1-800-362-2764. A 48-HOUR NOTICE SHALL ALSO BE GIVEN TO ALL OWNERS OF EXISTING UTILITIES THAT ARE NOT MEMBERS OF A REGISTERED UNDERGROUND UTILITY PROTECTION SERVICE.
- PERMITS - THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION PERMITS AND LICENSES. THE OWNER SHALL ASSIST THE CONTRACTOR, WHEN NECESSARY, IN OBTAINING SUCH PERMITS AND LICENSES. THE CONTRACTOR SHALL PAY ALL GOVERNMENTAL CHARGES.
- EMERGENCY PHONE NUMBER - THE CONTRACTOR SHALL PROVIDE THE OWNER'S REPRESENTATIVE WITH A 24-HOUR TELEPHONE NUMBER TO READILY CONTACT A RESPONSIBLE PARTY IN THE CASE OF AN EMERGENCY. COSTS AND/OR DAMAGES INCURRED RELATING TO WORK PERFORMED BY THE CONTRACTOR IN SUCH EMERGENCIES ARE THE CONTRACTOR'S RESPONSIBILITY AND NOT THAT OF THE OWNER.
- WHENEVER A CONFLICT ARISES BETWEEN TWO CODES OR STANDARDS, THE CONTRACTOR SHALL APPLY THE MOST STRINGENT CODE OR STANDARD.
- CONTRACTOR SHALL VERIFY ALL EXISTING PATH OF TRAVEL SLOPES OF ANY AREA TO REMAIN, FROM PROPOSED PARKING TO SELECTED BANK ENTRANCE, PRIOR TO START OF SITE CONSTRUCTION. IF CONTRACTOR FIND THAT ANY SLOPES ARE NOT COMPLIANT, THEY SHALL NOTIFY THE ENGINEER FOR INSTRUCTION.
- CONTRACTOR SHALL REPLACE ANY FROST TURN DOWNS IN-KIND AND AT THE SAME LOCATION. CONTRACTOR SHALL EPOXY EMBED #4 REBAR INTO EXISTING SLABS AT 18" O.C. TYP.

HUNTINGTON BANK

BIRMINGHAM, MI

BIRMINGHAM-MAPLE

ADA COMPLIANCE PLAN

FEBRUARY 2020

GENERAL NOTES FOR CONCRETE:
THE CONTRACTOR SHALL:

- TESTING SLUMP. THE MOLD FOR SLUMP TEST SHALL BE MADE IN ACCORDANCE WITH FIGURE ONE (1) OF ASTM SPECIFICATION C143 AND THE TEST SHALL COMPLY WITH REQUIREMENTS OF ASTM C143. THE SAMPLE SHALL BE TAKEN AT MIXER DURING DISCHARGE FOR PREPARING MOLDS. THE MEASURED SLUMP, HEIGHT IN INCHES, SHALL BE 3 INCHES MAXIMUM. TOLERANCES IN SLUMP SHALL NOT EXCEED ACI RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING TESTS SPECIFIED BELOW AT NO ADDITIONAL COST TO THE OWNER. TEST RESULTS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN DUPLICATE FOR HIS APPROVAL AND RECORD.
- CLASS OF CONCRETE: CLASS OF CONCRETE SHALL CONFORM TO ACI BUILDING CODE 318. ALL SIDEWALKS AND CONCRETE FOR PARKING SPACES SHALL BE 4,500 PSI AT 30 DAYS.
- PROTECTION: ALL CONCRETE SHALL BE ADEQUATELY PROTECTED AFTER POURING TO PREVENT DAMAGE FROM FREEZING, BY THE USE OF SUITABLE COVERS AND ADEQUATE HEATING EQUIPMENT. FROZEN AND DAMAGED CONCRETE MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE. DO NOT PLACE CONCRETE ON FROZEN EARTH. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT ANY DAMAGE TO FRESHLY POURED CONCRETE FROM PEDESTRIAN AND VEHICULAR TRAFFIC.
- EXPANSION JOINTS: JOINTS WITHIN PARKING SPACES SHALL BE ½" THICK CANE FIBER EXPANSION JOINTS, CONFORMING TO ASTM D1751 AND CAULKED. EXPANSION JOINTS SHALL BE INSTALLED AT A MAXIMUM 20 FT ON CENTER SPACING OR SYMMETRICAL FOR THE AREA OF CONCRETE PAVEMENT.
- JOINT SEALER SHALL BE SYNTHETIC RUBBER OR PLASTIC (NEOPRENE) HAVING SIMILAR EXPANSION AND CONTRACTION PROPERTIES AS FILLER MATERIAL OR A BITUMINOUS JOINT SEALER MATERIAL APPROVED BY THE OWNER'S REPRESENTATIVE.
- SALT SEALER: INSTALL SALTGUARD WB OR APPROVED EQUAL ON ALL PROPOSED CONCRETE INCLUDING THE PARKING SPACES.

GENERAL NOTES ADA COMPLIANCE:
THE CONTRACTOR SHALL:

INSTALL THE PROPOSED IMPROVEMENTS TO PROVIDE THE NECESSARY HANDICAP ACCESSIBLE PARKING SPACE(S), AISLEWAYS, CURB CUTS/RAMPS/AND ACCESSWAYS TO THE DESIGNATED HANDICAP ACCESSIBLE ENTRANCE TO THIS FACILITY IN COMPLIANCE WITH CURRENT 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AS ISSUED BY THE DEPARTMENT OF JUSTICE, SEPTEMBER 15, 2010, AS WELL AS LOCAL REQUIREMENTS THAT HAVE JURISDICTION. THE FOLLOWING IS A PORTION OF THE STANDARDS THAT ARE REQUIRED TO BE ATTAINED.

- HANDICAP DESIGN SPACE SLOPE SHALL NOT EXCEED 1:48 OR 2.08% SLOPE IN ANY AND ALL DIRECTIONS.
- CAR PARKING SPACE SHALL BE 96" (8') WIDE MINIMUM, VAN PARKING SPACE SHALL BE 132" (11') WIDE MINIMUM WITH A 60" (5') WIDE MINIMUM ACCESS AISLE. NOTE THAT A VAN PARKING SPACE MAY BE 96" (8') WIDE MINIMUM WHERE A 96" (8') WIDE ACCESS AISLE IS PROVIDED.
- ACCESS ROUTES SHALL BE DESIGNED, WHERE POSSIBLE, TO BE CONSTRUCTED WITH A LONGITUDINAL SLOPE OF 1:20 OR LESS WITH 1:48 MAX CROSS SLOPE. ROUTES SHALL HAVE A CLEAR WIDTH OF 36" (3') MINIMUM (TYPICAL). CLEAR WIDTH AT TURNS SHALL BE 48" (4') MINIMUM WHEN THE APROACH/EXIT WIDTH IS 42" OR GREATER OR 60" (5') MINIMUM WHEN THE APPROACH/EXIT IS 36".
- CURB CUT/RAMPS SHALL BE MAXIMUM 1:12 (8" MAXIMUM RISE) IN THE DIRECTION OF TRAVEL WITH A MAXIMUM OF 1:10 SLOPE FOR THE SIDE FLARES. PLEASE NOTE THAT THERE ARE SOME EXCEPTIONS TO THESE STANDARDS AS NOTED IN CHAPTER 4 OF THE 2010 ADA STANDARDS. LANDINGS (36" MINIMUM AND AT LEAST AS WIDE AS THE WIDTH OF THE RAMP) SHALL BE PROVIDED AT THE TOPS OF THE CURB RAMP.
- RAMPS (WHEN REQUIRED) SHALL BE A MAXIMUM SLOPE OF 1:12. TYPICALLY, 60" (5') LANDINGS ARE REQUIRED AT ALL RAMPS WITH SOME EXCEPTIONS. ACCESSIBLE HANDRAILS ARE REQUIRED FOR ALL RAMPS WITH AN ELEVATION CHANGE OF GREATER THAN 6" .
- SIGNAGE: THE CONTRACTOR SHALL FURNISH AND INSTALL SIGNAGE FOR EACH ADA PARKING SPACE. IF THERE IS ONLY ONE HANDICAP PARKING SPACE, THE SIGN SHALL BE DESIGNATED TO BE A "VAN ACCESSIBLE" SPACE.

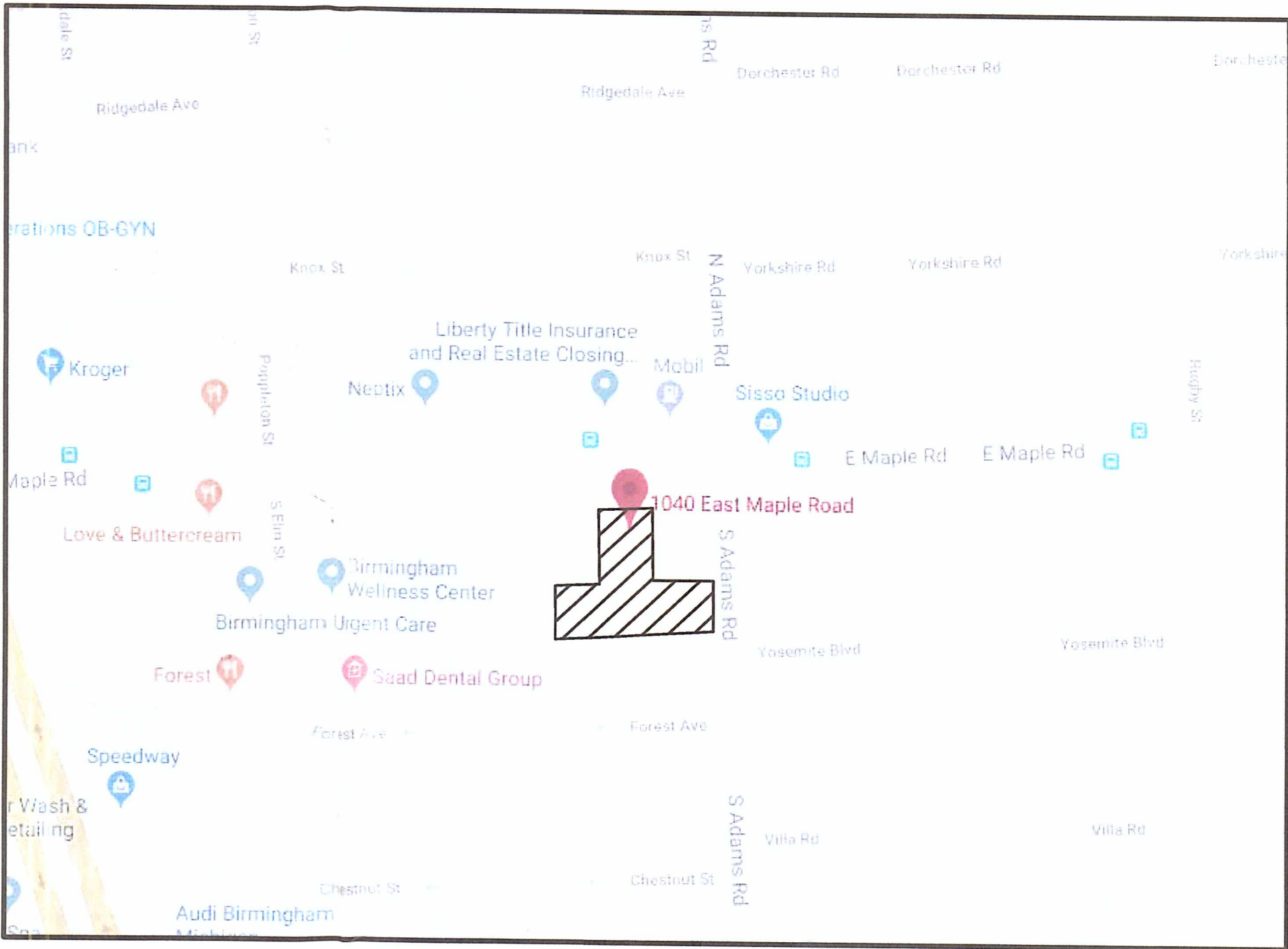
GENERAL NOTES FOR MISCELLANEOUS SITE WORK:
THE CONTRACTOR SHALL:

- FURNISH AND INSTALL PARKING SPACE, ACCESSWAY/AISLEWAY STRIPING TO MATCH COLOR, WIDTH, AND SPACING OF THE EXISTING PARKING LOT FOR EACH SITE.
- THE CONTRACTOR SHALL USE THE HUNTINGTON BANK STANDARD SIGN, DECAL, AND POST (IF NEEDED).

PROJECT CONTROL /BASIS OF BEARINGS
THE DATA SHOWN HEREON IS BASED UPON A LOCAL COORDINATE SYSTEM FOR SITE CONTROL.

SURVEY CONTROL POINTS				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	383408.70	1345964.03	764.10	MAG SET
12	383372.68	13436134.70	761.70	IPIN SET

FLOODZONE DATA
THIS PROPERTY IS LOCATED IN ZONE X OF FEMA FLOOD INSURANCE RATE MAP NUMBER 26125C0537F. MAP REVISED 09/29/2006.



PROJECT LOCATION:
1040 EAST MAPLE ROAD
BIRMINGHAM, MI 48009

DESIGNER:
DLZ, OHIO
TODD HARKINS, P.E.
6121 HUNTLEY ROAD
COLUMBUS, OHIO 43229
PHONE: (614) 888-0040
FAX: (614) 848-6712

OWNER:
HUNTINGTON BANK
1040 EAST MAPLE ROAD
BIRMINGHAM, MI 48009

VICINITY MAP
SCALE: NOT TO SCALE



PREPARED FOR:
WESNEY CONSTRUCTION
791 SCIENCE BLVD.
GAHANNA, OH 43230

ADA PARKING	
TOTAL NUMBER OF EXISTING SPACES	73
NUMBER OF ADA SPACES REQUIRED	3
NUMBER OF ADA SPACES PROVIDED	3
TOTAL NUMBER OF PROPOSED SPACES	72

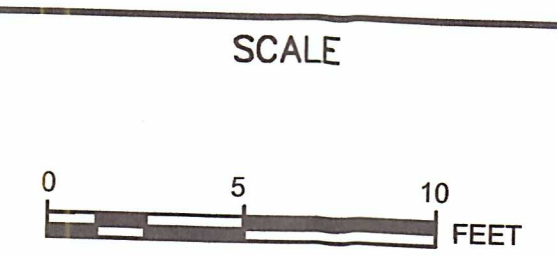
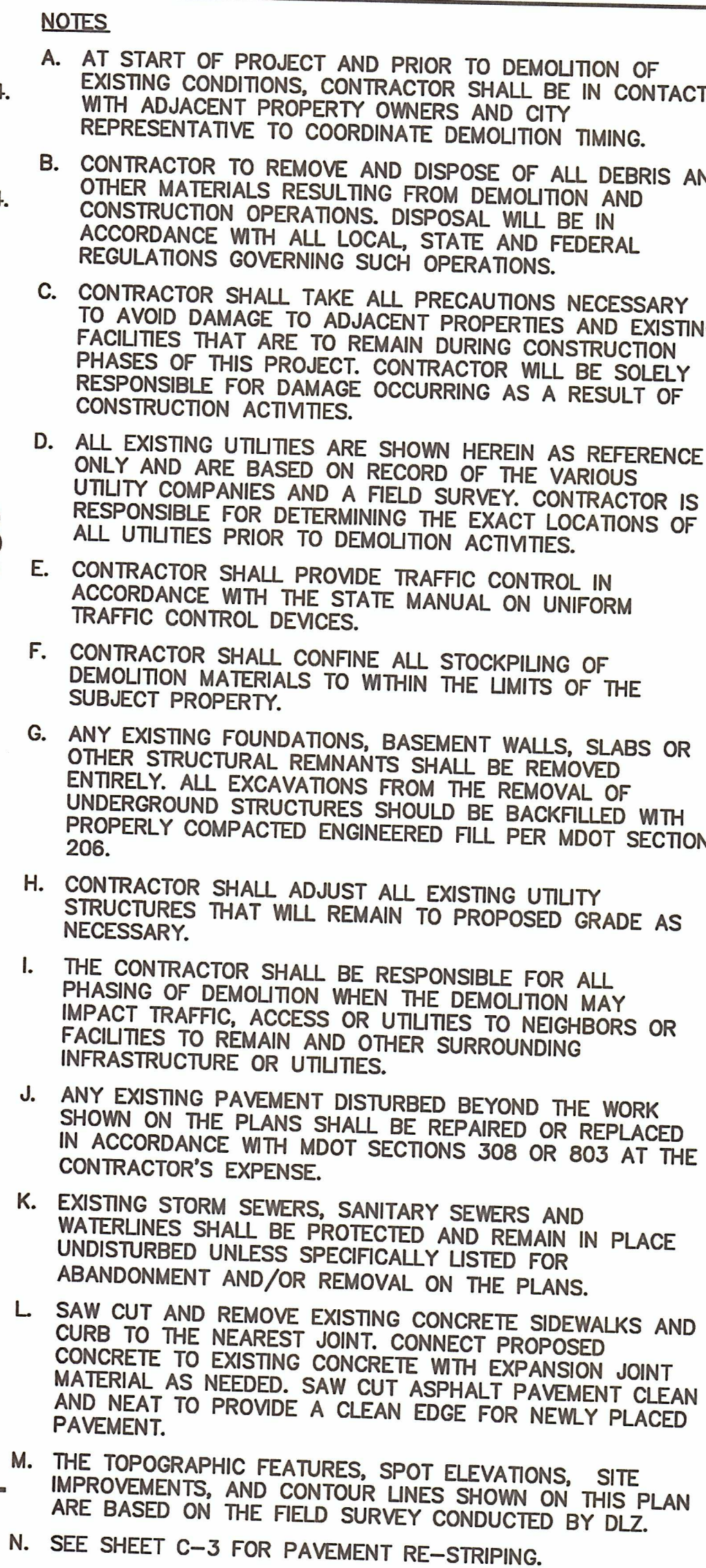


JOB NO. 319081

SHEET C-1

DATE ISSUED: 02/14/2020

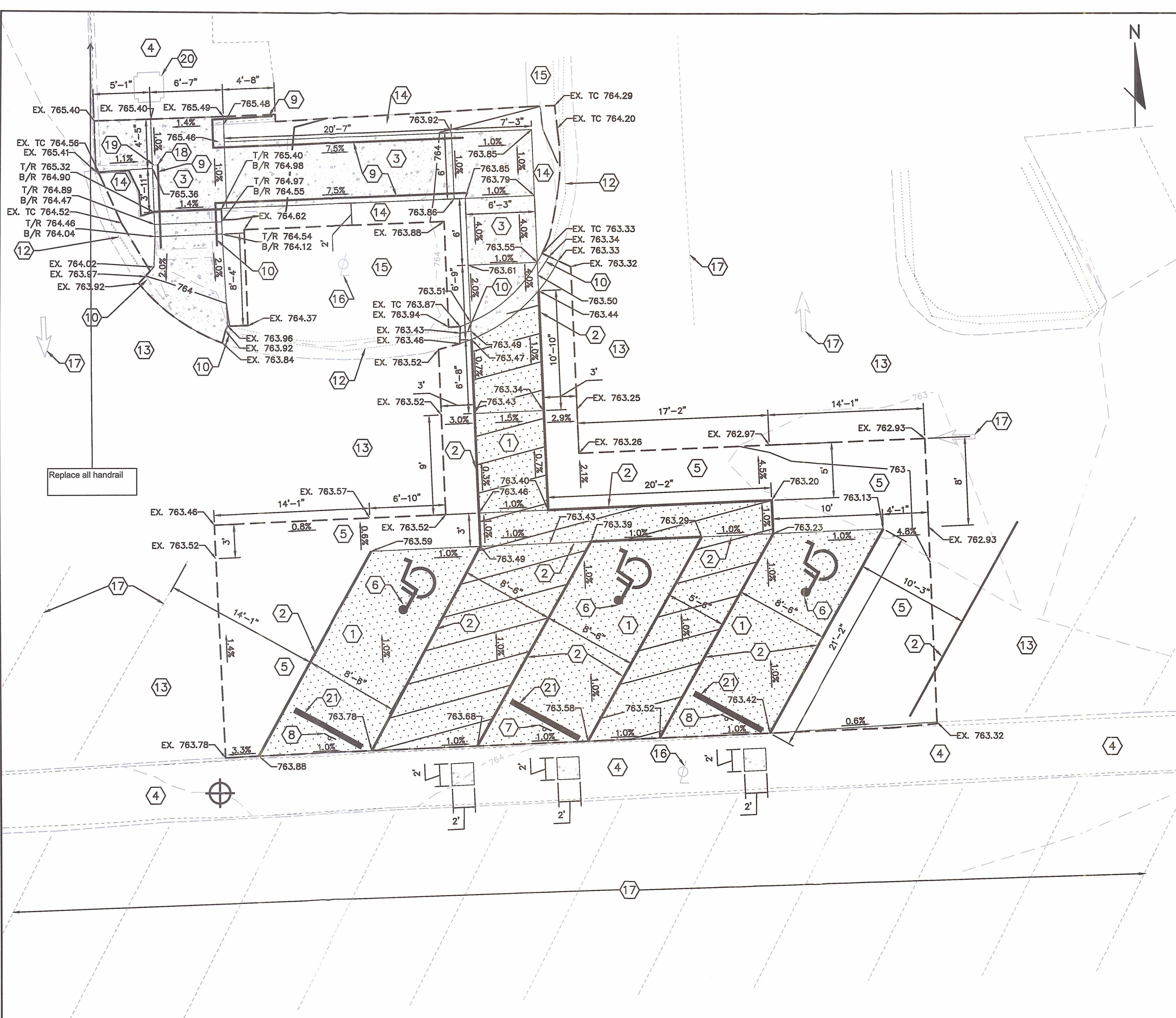
KRISTEN MORROW X:\PROJECTS\GPA_2016\B21\B21\0300_WESNEY-ADA_HUNTINGTON-CONSTRUCT\BIRMINGHAM-MAPLE - 319081\02_DESIGN\1 - TITLE SHEET - MASTER.DWG 2/27/2020 11:43 AM



⊕ BENCHMARK 761.70

JOB NO. 319081

SHEET: C-2



PLAN VIEW OF BUILDING

LEGEND:

- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING GRADE
- PROPOSED GRADE
- EXISTING DOOR
- PROPOSED SLOPE
- PAVEMENT CUT LIMIT/LIMIT OF GRADING

KEYED NOTES (X)

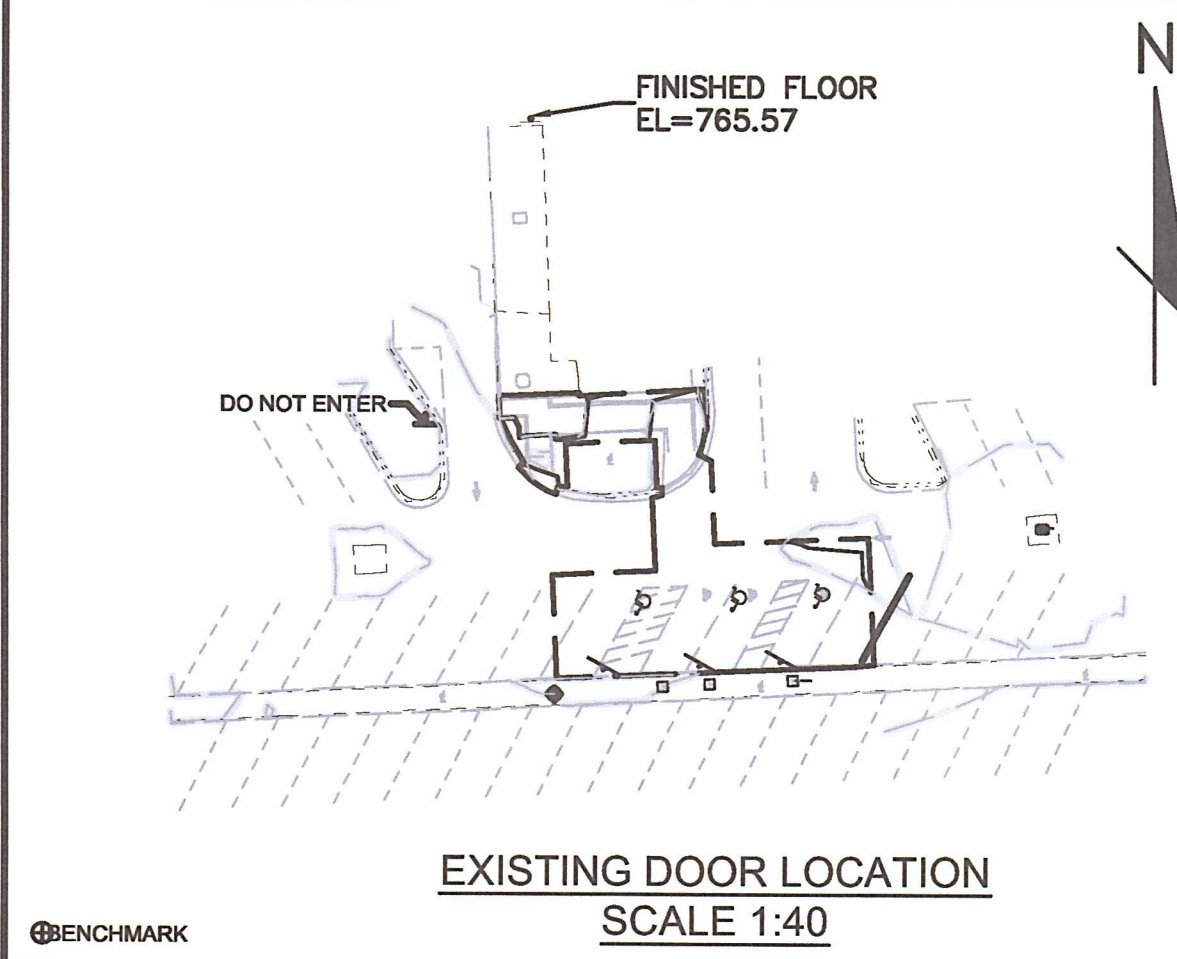
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT FOR ADA PARKING SPACE(S).
- MDOT SECTION 811 - PAVEMENT STRIPING (TYPICAL). ADA PARKING STRIPPING TO BE BLUE. ALL OTHER MARKINGS TO MATCH EXISTING.
- MDOT SECTION 803 - CONCRETE WALK/RAMP.
- EXISTING CONCRETE WALK/RAMP TO REMAIN.
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT TO BE SLOPED TO MATCH EXISTING ASPHALT PAVEMENT. CONCRETE TO MEET FLUSH WITH ASPHALT. SEAL NEW JOINT AT CONCRETE AND ASPHALT EDGE. SEAL PROPOSED ASPHALT AT EXISTING ASPHALT SEAM.
- PAINTED HC SYMBOL PER DETAIL ON C-4.
- CONTRACTOR SHALL PROVIDE AND INSTALL NEW HC PARKING SPACE SIGN WITH VAN ACCESSIBLE PLACARD PER DETAIL ON SHEET C-4.
- CONTRACTOR SHALL PROVIDE AND INSTALL NEW HC PARKING SPACE SIGN WITHOUT "VAN ACCESSIBLE" PLACARD PER DETAIL ON SHEET C-4.
- ADA COMPLIANT HANDRAIL, SEE DETAIL ON SHEET C-4.
- CONTRACTOR TO TAPER LAST 1 LINEAR FOOT OF CURB AND GUTTER TO BE FLUSH WITH ADJACENT GRADE.
- CONTRACTOR TO REMOVE EXISTING HC PARKING SPACE SIGN. PATCH AND REPAIR CONCRETE AS NEEDED.
- EXISTING CURB AND GUTTER TO REMAIN.
- EXISTING ASPHALT TO REMAIN.
- EXISTING LANDSCAPING TO BE RE-GRADED AS NEEDED.
- EXISTING LANDSCAPING TO REMAIN.
- EXISTING LIGHT POLE TO REMAIN.
- EXISTING PAVEMENT MARKING/STRIPING TO REMAIN.
- CONTRACTOR TO EXTEND PROPOSED HANDRAIL TO NEAREST EXISTING HANDRAIL POST. BREAK BETWEEN THE PROPOSED AND EXISTING HANDRAIL SHALL BE NO MORE THAN 4".
- EXISTING HANDRAIL TO REMAIN.
- EXISTING COLUMN TO REMAIN.
- WHEEL STOP, SEE DETAIL ON C-4.

NOTES

- CONTRACTOR SHALL CLEAN AND SEAL EDGE OF EXISTING PAVEMENT PRIOR TO CONSTRUCTING PROPOSED PAVEMENT.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION, AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
- UTILITY LOCATIONS ARE APPROXIMATE, BASED ON LOCATION OF ABOVE GROUND APPURTENANCES, AND AS TAKEN FROM THE SURVEY. UNDERGROUND UTILITIES NOT SHOWN HEREIN MAY EXIST.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL AREAS IN RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED.
- PROVIDE EXPANSION JOINT WHERE CONCRETE PAVEMENT ABUTS WALLS AND STRUCTURAL SLABS.
- THE TOPOGRAPHIC FEATURES, SPOT ELEVATIONS, SITE IMPROVEMENTS, AND CONTOUR LINES SHOWN ON THIS PLAN ARE BASED ON THE FIELD SURVEY CONDUCTED BY DLZ.
- ALL PROPOSED SPOT ELEVATIONS AND CONTOURS SHOWN ON THE PLAN ARE PROPOSED FINISHED GRADES.
- WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2", AND SHALL BE A MINIMUM OF 48" IN WIDTH.
- ON ACCESSIBLE ROUTES, WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OR ANY WALK EXCEEDS 1V:20H, IT SHALL COMPLY WITH THE PROVISIONS OF A PEDESTRIAN RAMP.
- PER ADA STANDARDS FOR ACCESSIBLE DESIGN 4.5.2: ON ACCESSIBLE ROUTES, CHANGES IN ELEVATION UP TO 1/4" ARE ALLOWED. CHANGES GREATER THAN 1/4" MUST BE BEVELED NO GREATER THAN 1V:2H AND CHANGES GREATER THAN 1/2" SHALL COMPLY WITH REQUIREMENTS FOR CURB RAMPS.
- INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES.
- EXISTING GRADES SHALL BE MATCHED WHERE SHOWN UNLESS OTHER PROVISIONS HAVE BEEN MADE.
- SPOT ELEVATIONS SHOWN FOR CURBS ARE TOP OF CURB AND EDGE OF PAVEMENT. WHERE PROPOSED CURB MEETS EXISTING CURB CONTRACTOR SHALL MATCH EXISTING ELEVATIONS.
- SPOT ELEVATIONS LABELED "EX" INDICATE MATCH EXISTING GRADE.
- CONTRACTOR TO SEAL THE JOINT WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT.
- CONTRACTOR TO SEAL THE JOINT AT THE EDGE OF ALL NEW CURB/WALK.
- CONTRACTOR TO SEAL THE JOINT AT THE EDGE OF THE PROPOSED ADA COMPLIANT CONCRETE PAVEMENT.

STAKING NOTES

- DIMENSIONS SHOWN ARE TO EXTERIOR FACE OF BUILDING WALL OR FACE OF CURB.
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

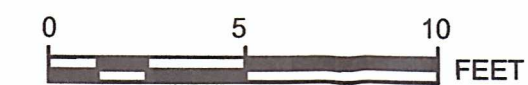


No.	BY	DATE	REVISIONS	PROJ. PERSONNEL	DATE
	Int.	Mo./Dy./Yr.	Remarks	Initials	Mo./Dy./Yr.
				DES. KLM	02/14/20
				CKD. SAN	02/13/20
				BCR. TH	02/14/20

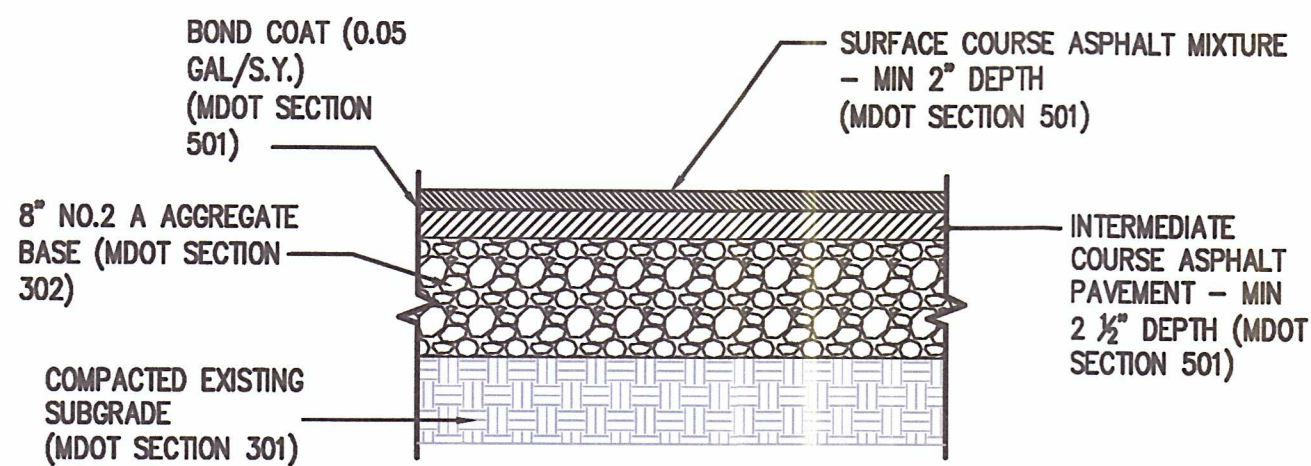
HUNTINGTON BANK
1040 EAST MAPLE ROAD
BIRMINGHAM, MI 48009

PROPOSED GRADING PLAN
AND SITE IMPROVEMENTS

SCALE



JOB NO. 319081
SHEET: C-3
DATE ISSUED: 02/14/2020

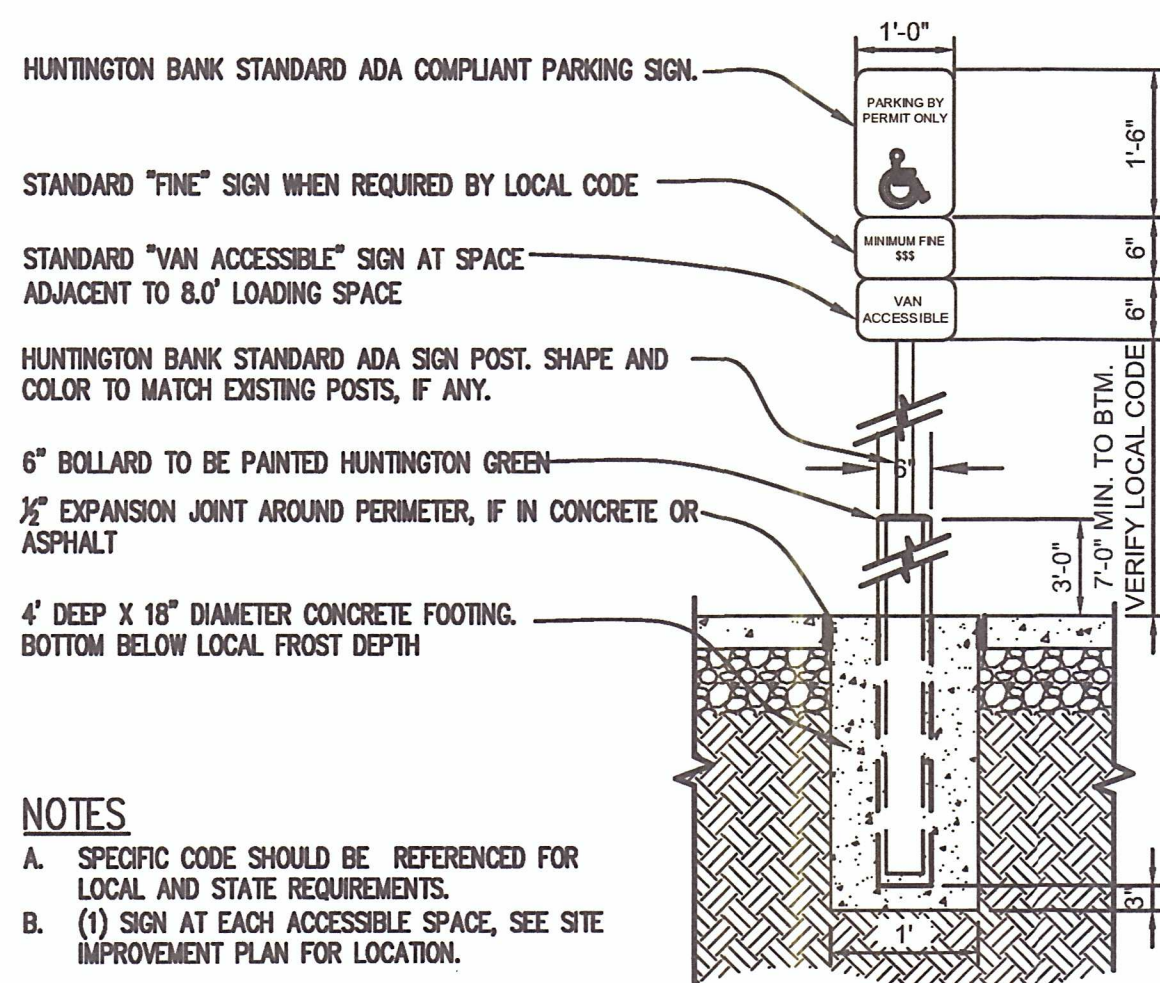


NOTES

- SUBGRADE COMPACTION: CBR=5
- BASE COURSE TO CONFORM TO MDOT STANDARDS FOR BASE COURSE COMPACTED TO 100% OF THE MODIFIED PROCTOR (ASTM D-1557) MAXIMUM DRY DENSITY
- ALL SUBGRADE AND PAVEMENT OPERATIONS AND MATERIALS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT MDOT SPECIFICATIONS

BITUMINOUS PAVING - STANDARD DUTY

NOT TO SCALE

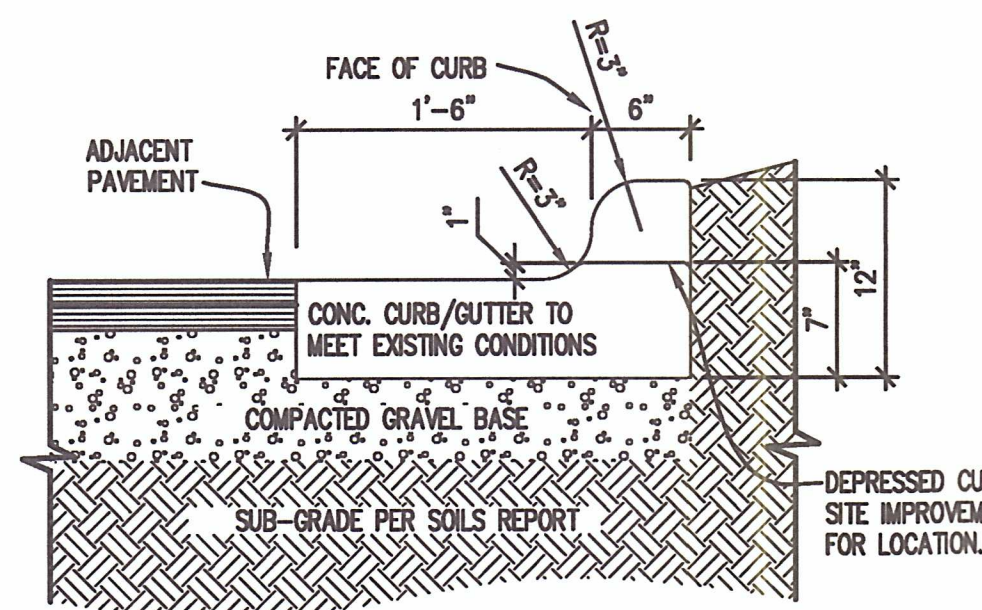


NOTES

- SPECIFIC CODE SHOULD BE REFERENCED FOR LOCAL AND STATE REQUIREMENTS.
- (1) SIGN AT EACH ACCESSIBLE SPACE, SEE SITE IMPROVEMENT PLAN FOR LOCATION.

ACCESSIBLE PARKING SIGN

NOT TO SCALE

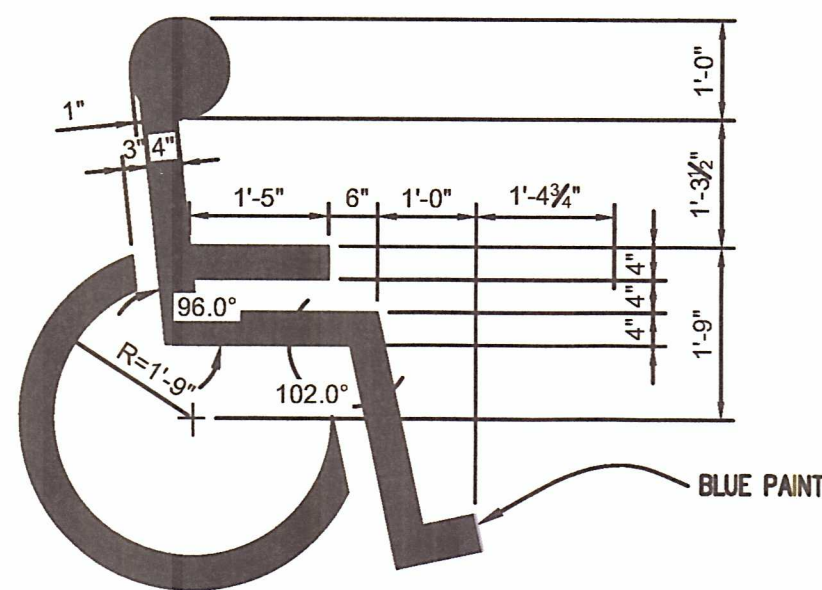


CURB AND GUTTER NOTES

- DETAIL ABOVE IS GENERAL CURB AND GUTTER DETAIL FOR REFERENCE ONLY. CONTRACTOR SHALL MATCH EXISTING CONCRETE CURB AND GUTTER PROFILE. CURB AND GUTTER SHALL PROMOTE PROPER WATER DRAINAGE. CONTRACTOR SHALL TAPER CURB AND GUTTER TO MATCH CONCRETE WALK ON EACH SIDE.
- 3/4\"
- PROVIDE #6 x 18\"
- CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- LIGHT BROOM FINISH ON ALL SURFACES. ALL RADI TO BE TRUE ARCS.
- 1/4\"
- PROVIDE (2) #6 x 2'-6\"

CONCRETE CURB AND GUTTER

NOT TO SCALE

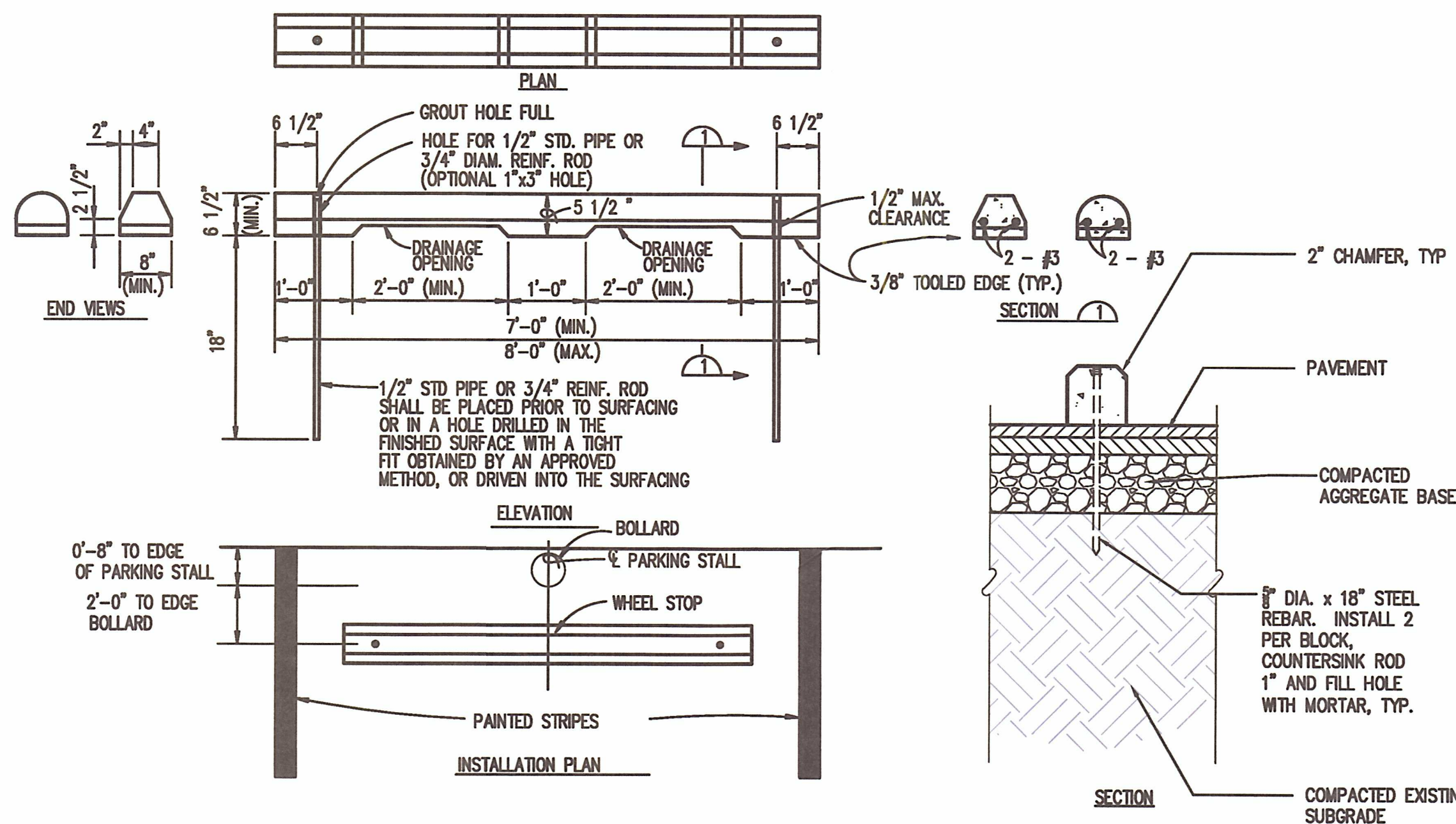


NOTES

- SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
- BOTTOM OF SYMBOL TO BE LOCATED 1'-0\"
- SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.
- BLUE (COLOR #35180 IN FEDERAL STANDARD 595C) (2) COATS.

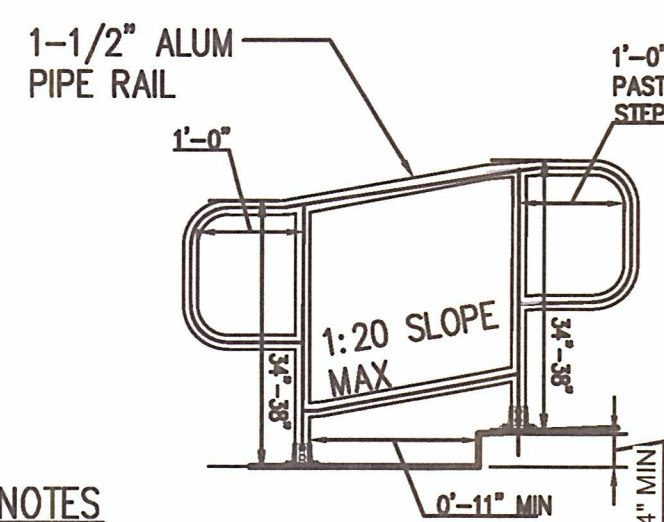
SYMBOL OF ACCESSIBILITY

NOT TO SCALE



PRE-CAST CONCRETE WHEEL STOP

NOT TO SCALE

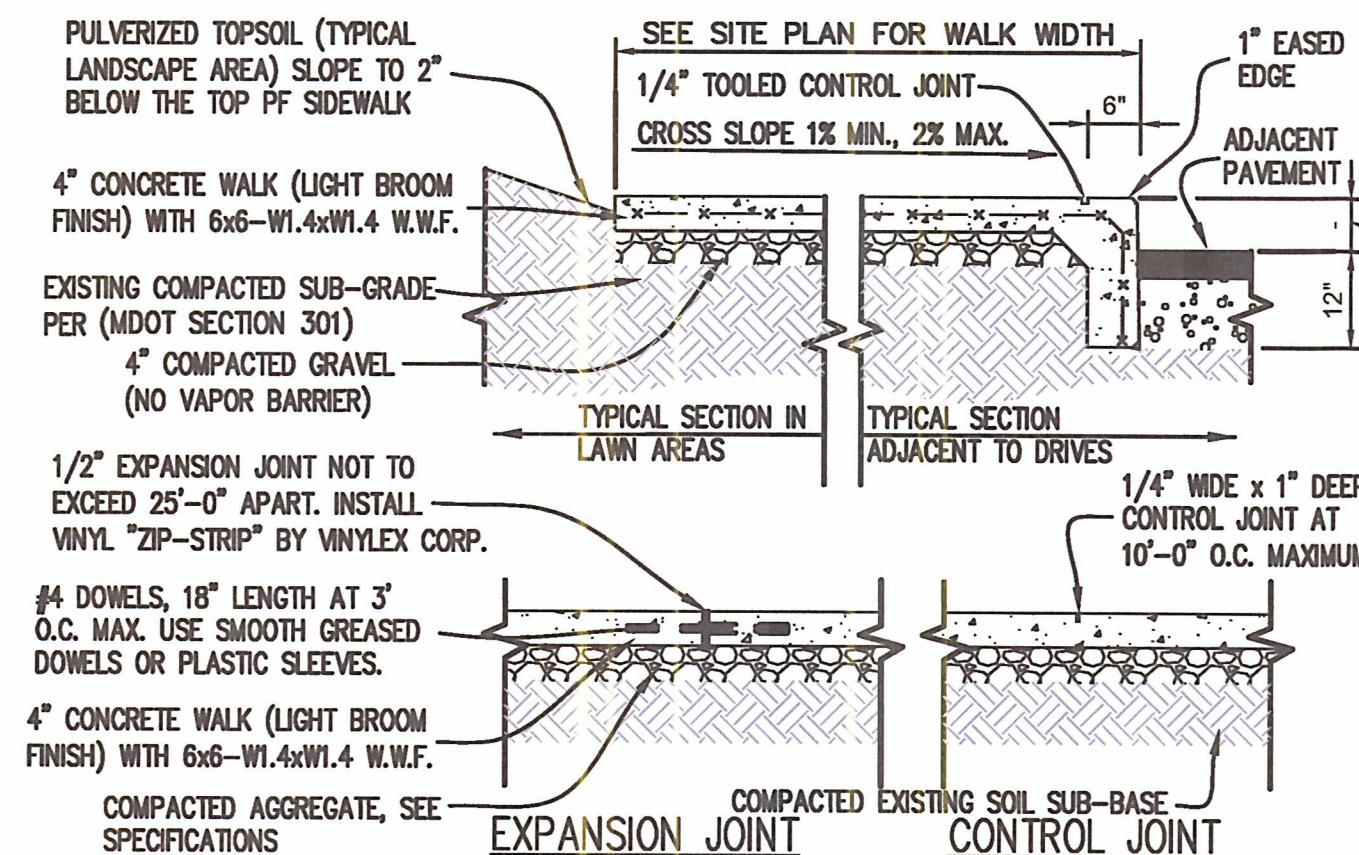


NOTES

- MANUFACTURER OF HANDRAIL SHALL CERTIFY THAT THE HANDRAIL IS ADA COMPLIANT.
- ANCHORING AND INSTALLATION OF THE HANDRAIL SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
- THE WALKING PATH BETWEEN TWO HANDRAILS SHALL HAVE A 36\"
- GRIPPING DISTANCE FROM ANY SURFACE MUST BE 1.5\"

STEP HAND RAIL DETAIL

NOT TO SCALE

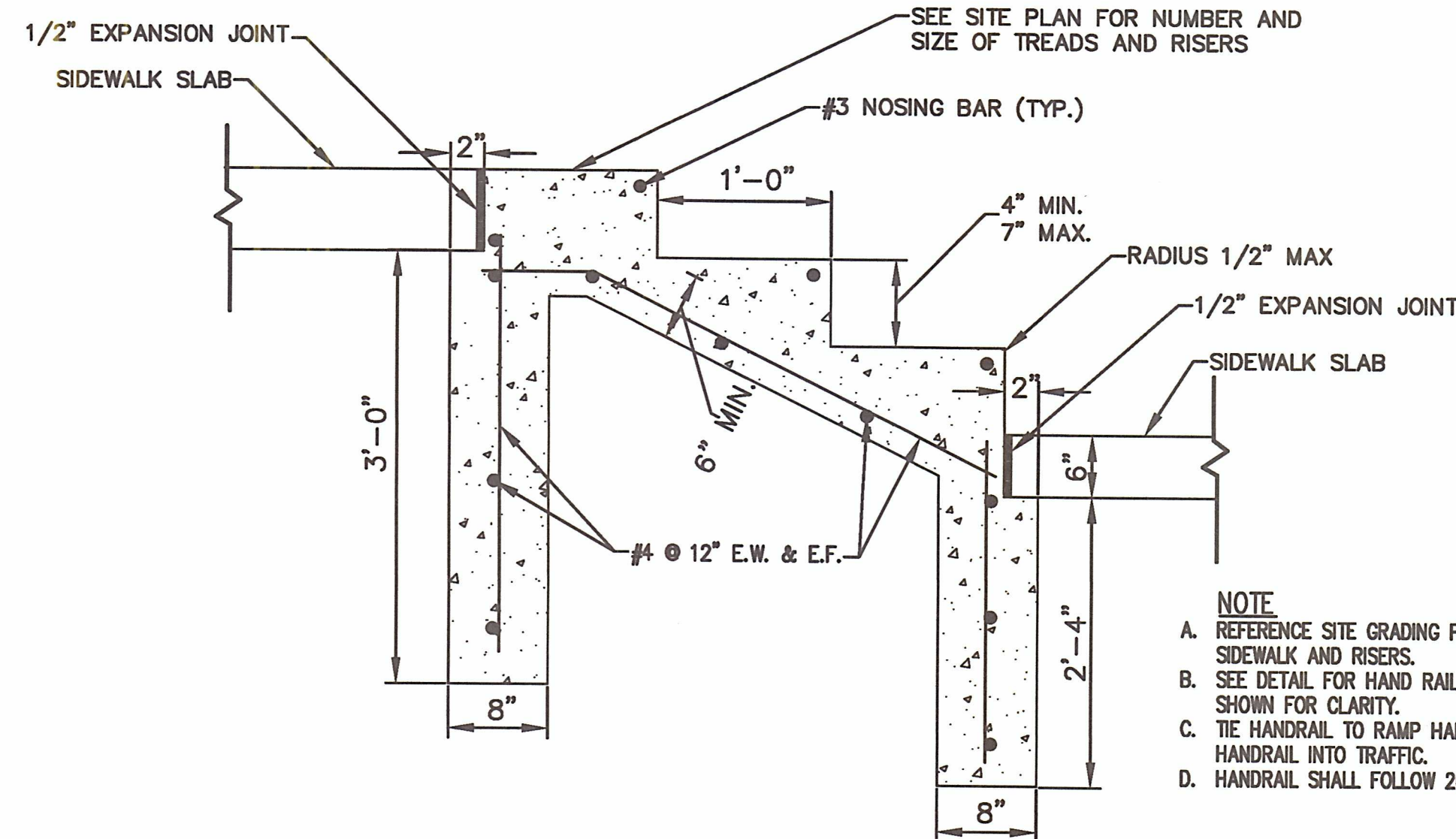


CONCRETE SIDEWALK NOTES

- LOCATE CONTROL JOINTS AS SHOWN ON PLAN OR 10' O.C. MAXIMUM. VERIFY WITH SITE REPRESENTATIVE.
- CONCRETE WALKS AGAINST THE BUILDING SHALL HAVE 1/2\"
- CONCRETE PADS OVER 4\"

CONCRETE WALK

NOT TO SCALE

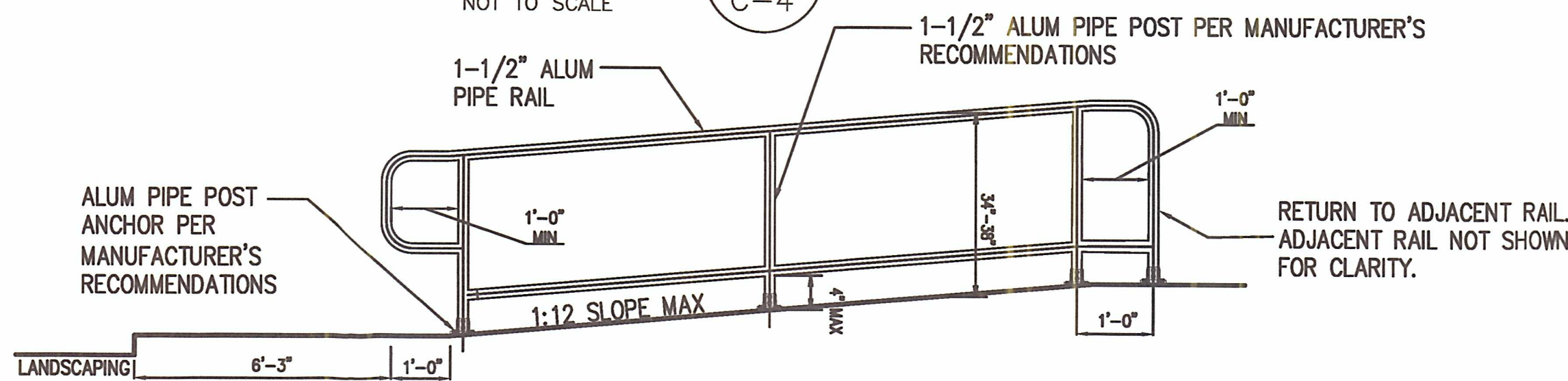


NOTE

- REFERENCE SITE GRADING PLAN FOR TOP AND BOTTOM GRADE AT SIDEWALK AND RISERS.
- SEE DETAIL FOR HAND RAIL ON THIS PAGE. HAND RAIL NOT SHOWN FOR CLARITY.
- TIE HANDRAIL TO RAMP HANDRAIL. DO NOT EXTEND LOWER HANDRAIL INTO TRAFFIC.
- HANDRAIL SHALL FOLLOW 2010 ADA STANDARDS SECTION 505.

CONCRETE STAIR SECTION

NOT TO SCALE



NOTES

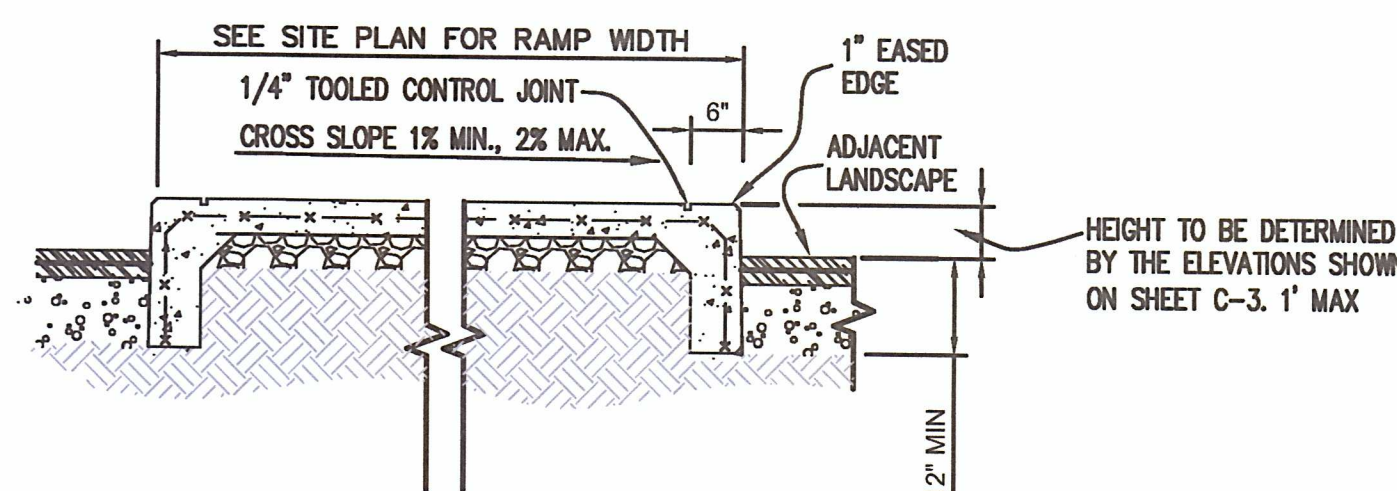
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- THE WALKING PATH BETWEEN TWO HANDRAILS SHALL HAVE A 36\"
- GRIPPING DISTANCE FROM ANY SURFACE MUST BE 1.5\"

ADA RAMP HANDRAIL

NOT TO SCALE

CONCRETE RAISED RAMP

NOT TO SCALE



11

C-4



No.	BY Int.	DATE Mo./Dy./Yr.	REVISIONS Remarks	PROJ. PERSONNEL Initials	DATE Mo./Dy./Yr.
				DES. KLM	02/14/20
				CKD. SAN	02/13/20
				BCR. TH	02/14/20

HUNTINGTON BANK

1040 EAST MAPLE ROAD
BIRMINGHAM, MI 48009

DETAILS

SCALE



JOB NO. 319081

SHEET: C-4

DATE ISSUED: 02/14/2020

Administrative Approval Application Planning Division

APPROVED
5/7/21

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

PAA21 - 0044

1. Applicant

Name: Verizon Wireless
Address: 24242 Northwestern Hwy
Southfield, MI 48075
Phone Number: 248-915-3500
Fax Number:
Email Address:

2. Property Owner

Name: Verizon Wireless
Address: 24242 Northwestern Hwy
Southfield, MI 48075
Phone Number: 248-915-3500
Fax Number:
Email Address:

3. Applicant's Attorney/Contact Person

Name: Leland Calloway of Domaine Realty
Address: 20501 Livernois Ave. #485
Detroit, MI 48221
Phone Number: 248-808-2774
Fax Number:
Email Address: leland.calloway@domainerealty.com

4. Project Designer/Developer

Name: TES
Address: 1320 Greenway Dr, Ste 600
Irving, TX 75038
Phone Number: 972-483-0607
Fax Number:
Email Address:

5. Project Information

Address/Location of Property:
2080 East Maple Road
Name of Development: Verizon site 35 Birmingham
Parcel ID#: 20-31-202-001
Current Use: Wireless communications facility
Area in Acres:
Current Zoning:

Name of Historic District if any: N/A
Date of HDC Approval, if any: N/A
Date of Application for Preliminary Site Plan: N/A
Date of Preliminary Site Plan Approval: N/A
Date of Application for Final Site Plan: N/A
Date of Final Site Plan Approval: N/A
Date of Revised Final Site Plan Approval: N/A

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Replacement of antenna and accessory equipment on an existing tower. No work to be done to the actual tower or on the ground equipment.

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 to the approved site plan.

Signature of Applicant:

Date: 4/28/21

Application #: PAA21-0044

Date Received: 5/4/21

Fee: \$100.00

Date of Approval: 5/7/21

Date of Denial: N/A

Reviewed By:





CONSENT OF PROPERTY OWNER

Doug Venable Director of Network real Estate, Verizon Wireless
I, Doug Venable, OF THE STATE OF Michigan AND
(Name of Property Owner)
Oakland
COUNTY OF _____ STATE THE FOLLOWING:

- 2080 E Maple Road, Birmingham, MI 48009
1. That I am the owner of real estate located at _____;
(Address of Affected Property)
 2. That I have read and examined the Application for Administrative Approval made to the City of
Leland Calloway
Birmingham by: _____;
(Name of Applicant)
 3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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.

Doug Venable, Director of Network Real Estate,
Name of Owner (Printed): Verizon Wireless

Signature of Owner: Doug Venable Date: 05.03.2021

Domaine Consulting, LLC | Domaine Realty, LLC

MEMORANDUM

Verizon Wireless project 35 Birmingham / 2080 E Maple Road

Hi Jeff,

Please replace the previously submitted documents with those enclosed. Please let me know know if you have any questions or concerns.

Thank you.



Leland Calloway
Domaine Consulting
leland.calloway@domainerealty.com
248-808-2774





Tower Engineering Solutions, LLC
1320 Greenway Dr. Suite 600
Irving, TX 75038
972.483.0607
TESOrders@testtower.us

Antenna Mount Analysis Report and PMI Requirements

Mount ReAnalysis

SMART Tool Project #: 10040321

March 3, 2021

Site Information

Site ID: 0035-VZW / BIRMINGHAM
Site Name: BIRMINGHAM
Carrier Name: Verizon Wireless
Address: 2080 E. Maple Road
Birmingham, Michigan 48009-ND, OAKLAND
County
Latitude: 42.545280°
Longitude: -83.193300°

Structure Information

Tower Type: 124-Ft Self Support
Mount Type: 10.50-Ft Modified Platform w/ Handrail

FUZE ID # 16375811

Analysis Results

(1) Modified Platform w/ Handrail: 97.5% [Pass]

***Contractor PMI Requirements:

Included at the end of this MA report

Available & Submitted via portal at <https://pmi.vzwsmart.com>

Contractor - Please Review Specific Site PMI Requirements Upon Award

Requirements also Noted on Mount Modification Drawings

Requirements may also be Noted on A & E drawings

Report Prepared By: Mariana Franco



REVISED



3/3/21



Tower Engineering Solutions, LLC
1320 Greenway Dr. Suite 600
Irving, TX 75038
972.483.0607
TESOrders@testtower.us

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Available & Submitted via portal at <https://pmi.vzwsmart.com>

Contractor - Please Review Specific Site PMI Requirements Upon Award

Requirements also Noted on Mount Modification Drawings

Requirements may also be Noted on A & E drawings

Report Prepared By: Mariana Franco

Executive Summary:

The objective of this report is to determine the capacity of the antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

This analysis is inclusive of the mount structure only and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
Radio Frequency Data Sheet (RFDS)	Verizon RFDS; FUZE Project ID: 16375811 dated 01/22/2021
Previous Mount Analysis Report	TES, Project No.# 43902
Previous Mount Modification	PMI by TES, Project No.# 79626 dated 07/01/2019
Mount Mapping Report	Mount mapping by C&J dated 10/12/2017

Analysis Criteria:

Codes and Standards:	ANSI/TIA-222-H
Wind Parameters:	Basic Wind Speed (Ultimate 3-sec. Gust), V_{ULT} : 108 mph (3-Sec. Gust) Ice Wind Speed (3-sec. Gust): 40 mph (3-Sec. Gust) Design Ice Thickness: 2.00 in Risk Category: II Exposure Category: C Topographic Category: 1 Ground Elevation Factor, K_e : 0.973
Seismic Parameters:	S_s : 0.094 S_1 : 0.044
Maintenance Parameters:	Wind Speed (3-sec. Gust): 30 mph +0" Radial ice Maintenance Live Load, L_v : 250 lbs. Maintenance Live Load, L_m : 500 lbs.
Analysis Software:	RISA-3D (V17)

Final Loading Configuration:

The following equipment has been considered for the analysis of the mount(s):

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
124.00	124.00	6	Andrew	JAHH-65C-R3B-V2**	Retained
124.00	124.00	3	Ericsson	VZ-AIR6701	Retained
124.00	124.00	3	Commscope	CBC78T-DS-43-2X	Retained
124.00	124.00	3	Ericsson	4449	Retained
124.00	124.00	3	Ericsson	8843	Retained
124.00	124.00	1	Raycap	3315	Retained
124.00	126.00	3	Ericsson	4408 with integrated KRE105281/1	Added
124.00	122.00	3		nL-Sub6 Antenna	Added
124.00	124.00	1	Raycap	6627*	Retained

* *(6) JAHH-65C-R3B panels should be mounted side by side to 2.5" mount pipe at position 2

* Mounted on standoff arm, not shown in placement diagram.

Any proposed antennas not currently installed should be mounted such that the centerline of the antennas does not exceed 6 inches vertically from the center of the antenna mount(s).

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Tower Engineering Solutions and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation and field observations. Any deviation from the loading locations specified in this report shall be communicated to Tower Engineering Solutions to verify deviation will not adversely impact the analysis.
2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by TES, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.
4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.

6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Tower Engineering Solutions is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.
7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
 - Channel, Solid Round, Angle, Plate ASTM A36 (Gr. 36)
 - HSS (Rectangular) ASTM 500 (Gr. B-46)
 - Pipe ASTM A53 (Gr. B-35)
 - Threaded Rod F1554 (Gr. 36)
 - Bolts ASTM A325
8. It is assumed that the mount modifications listed under Sources of Information have been installed per the design specifications.

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Tower Engineering Solutions.

Analysis Results:

Component	Utilization %	Pass/Fail
<i>MOUNTPIPE</i>	46.7%	<i>Pass</i>
<i>FRONTFACEHORIZONTAL</i>	97.5%	<i>Pass</i>
<i>FRONTFACEVERTICAL</i>	43.6%	<i>Pass</i>
<i>FRONTFACEDIAGONAL</i>	19.0%	<i>Pass</i>
<i>PLANBRACE</i>	64.5%	<i>Pass</i>
<i>INNERBRACEDIAGONAL</i>	17.3%	<i>Pass</i>
Structure Rating – (Controlling Utilization of all Components)		97.5%

Recommendation:

The existing mount(s) are **SUFFICIENT** for the final loading configuration and do not require modifications.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

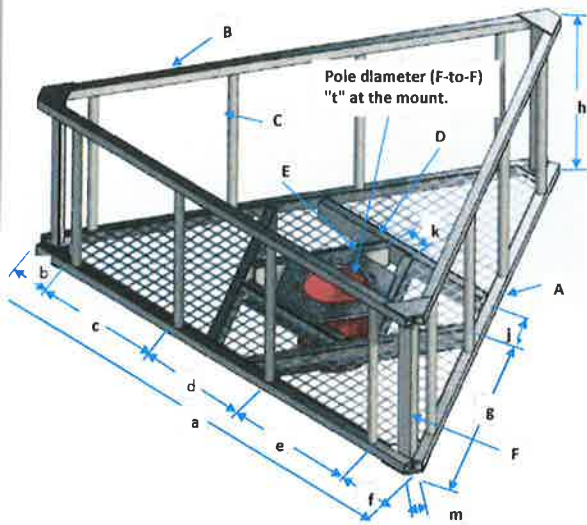
Attachments:

1. Mount Photos
2. Mount Mapping Report (for reference only)
3. Analysis Calculations
4. **Contractor Required Post Installation Inspection (PMI) Report Deliverables**
5. Antenna Placement Diagrams

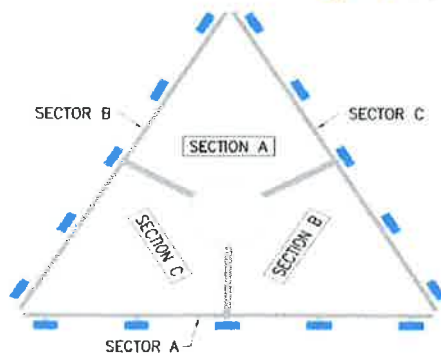


Tower Owner:	ATC	Mapping Date:	10/12/17
Site Name:	BIRMINGHAM	Structure Type:	Monopole
Site Number or ID:	VZW0035	Structure Height (Ft.):	180
Mapping Contractor:	C&J	Mount Height (Ft.):	170

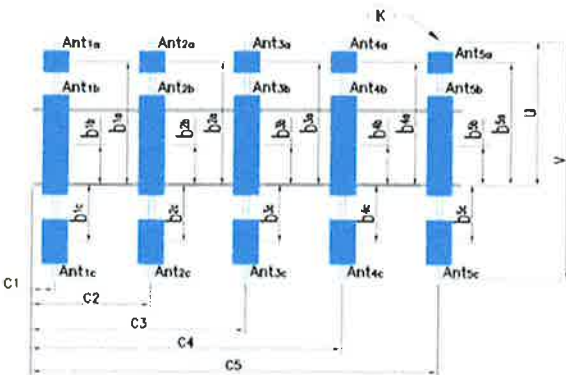
This antenna mapping form is the property of TES and under PATENT PENDING. The formation contained herein is considered confidential in nature and is to be used only for the specific customer it was intended for. Reproduction, transmission, publication, modification or disclosure by any method is prohibited except by express written permission of TES. All means and methods are the responsibility of the contractor and the work shall be compliant with ANSI/ASSE A 10.48, OSHA, FCC, FAA and other safety requirements that may apply. TES is not warranting the usability of the safety climb as it must be assessed prior to each use in compliance with OSHA requirements.



Geometries (Unit: inches)									
a	126	e	44	j	1.75	o		s	
b	6	f	6	k	12.75	p		t	
c	26	g		m	65.5	q		u *	84
d	44	h	37	n		r		v *	120
Members (Unit: inches) * - See Ant. Layout for "u", "v" and member "K" (pipe)									
Items	Member	Lx (O.D.)	Ly (I.D.)	T	Items	Member	Lx (O.D.)	Ly (I.D.)	T
A	C5x6.7	5	1.75	0.1875	F	L2x2x1/4	2	2	0.25
B	L2 1/2x2 1/2x1/4	2.5	2.5	0.25	G				
C	L2x2x1/4	2	2	0.25	H				
D	C3x5	3	1.498	0.25	J				
E	C5x9	5	1.885	0.3125	K (pipe)*	2.375 OD x 0.218 Pipe	2.375	1.939	0.218
Please enter the information below if members can't be found from the drop down lists									
THIS PLATFORM IS THE SAME BASIC MODEL THAT IS ON THE TOWER. HOWEVER IT'S ON A SELF SUPPORT, NOT A MONOPOLE									
D : 8"X3.5"X.25"									
VERTICAL CORNER ANGLE SUPPORT 3" X 3" X 1/4"									
126" TOP OF HAND RAIL									
123"7" TOP OF PLATFORM									



Enter antenna model. If not labled, enter "Unknown". If no antenna at specified location, enter "N/A". If antennas and the locations are the same on all three sectors, only enter one sector.						Mounting Locations (Unit: inches)			Photos of antennas
Ants. Items	Antenna Models if Known	Width (in.)	Depth (in.)	Height (in.)	Coax Size and Qty	Vertical Distances "b _{1a} , b _{2a} , b _{3a} , b _{1b} ..." (in.)	Horiz. offset (Use "-" if Ant. is inside)	Horiz. offset "C ₁ , C ₂ , C ₃ , C ₄ , C ₅ " (in.)	Photo Numbers
Sector A									
Ant _{1a}									
Ant _{1b}	ANDREW ANT	12	7.25	55		28	3	6	11,12,13
Ant _{1c}	ANDREW (DIPLEX)	7	3	8		22.5			17,18,19,2
Ant _{2a}	UNKNOVS	6	3	48		28	4.5	44	14,15,16
Ant _{2b}									
Ant _{2c}									
Ant _{3a}	CNTR SPRT ANGL	2"	2"					63.25	106
Ant _{3b}									
Ant _{3c}									
Ant _{4a}	ERICSSON (RRH)	18.5	10	18		62			66,67,68
Ant _{4b}	COMSCOPE ANT	12	7.5	69.5		30	4.5	82	63,64,65
Ant _{4c}	COMSCOPE (TMA)	9	7	11		25.5			76,77,78,7
Ant _{5a}	ERICSSON (RRH)	18.5	10	18		62			69,70,71
Ant _{5b}	COMSCOPE ANT	12	7.5	96.5		30	4	120.5	89,90,91,9
Ant _{5c}	ANDREW (DIPLEX)	7	3	8		22.5			80,81,82,8
Are Ant same as sector A?						Antennas on Sector B are the same as Sector A			



Antenna Layout

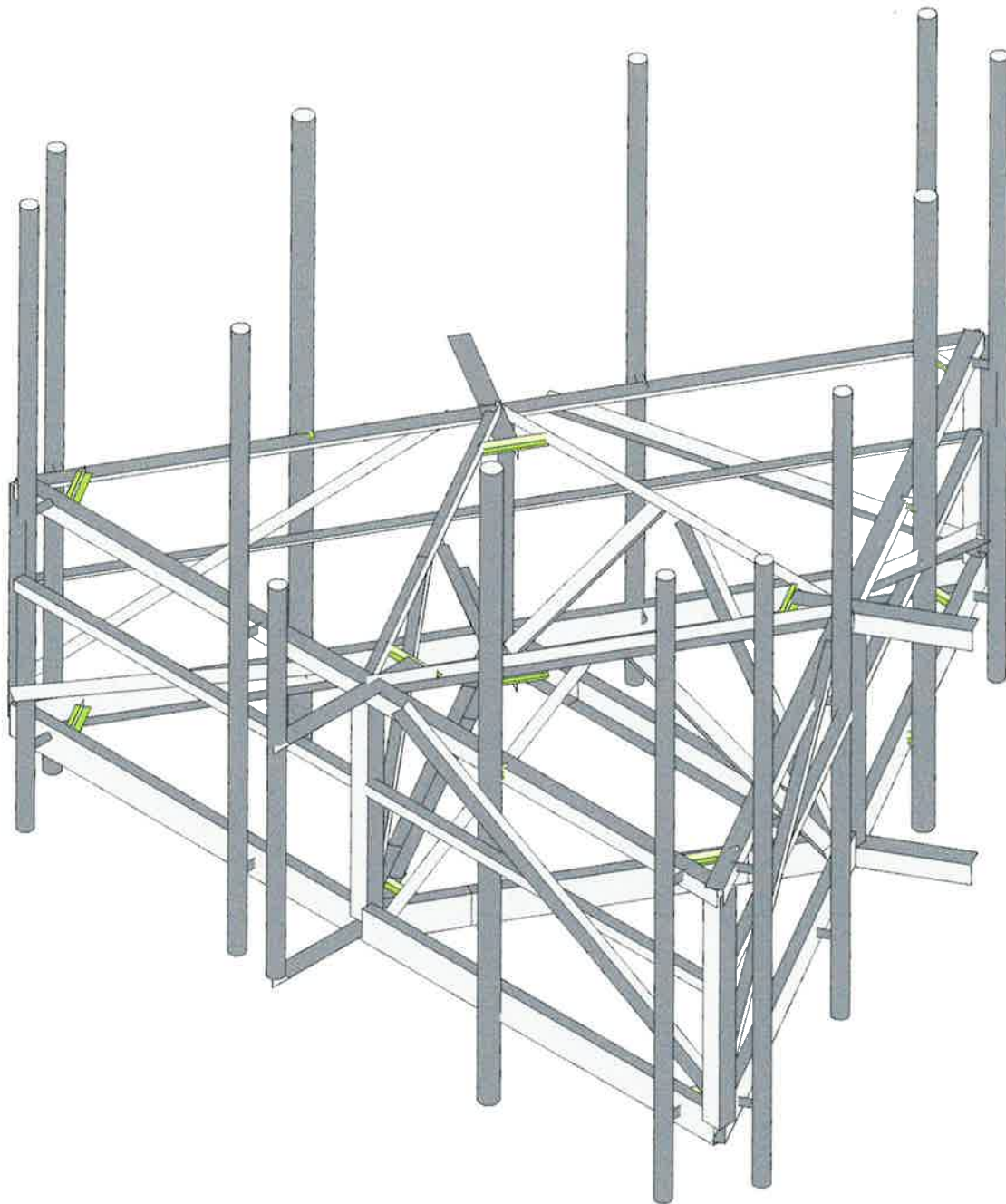
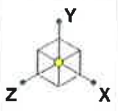
Azimuth (Degree) of Each Sector and Climbing Information

Sector A:		Deg	
Sector B:		Deg	
Sector C:		Deg	
Climbing		Deg	
Climbing Facility			
Corrosion Type:			
Access:			
Condition:			

Are Ant same as sector A/B?

Same As A

Antennas on Sector C are the same as Sector A



Tower Engineering Solutio...

SAROJ DANGOL

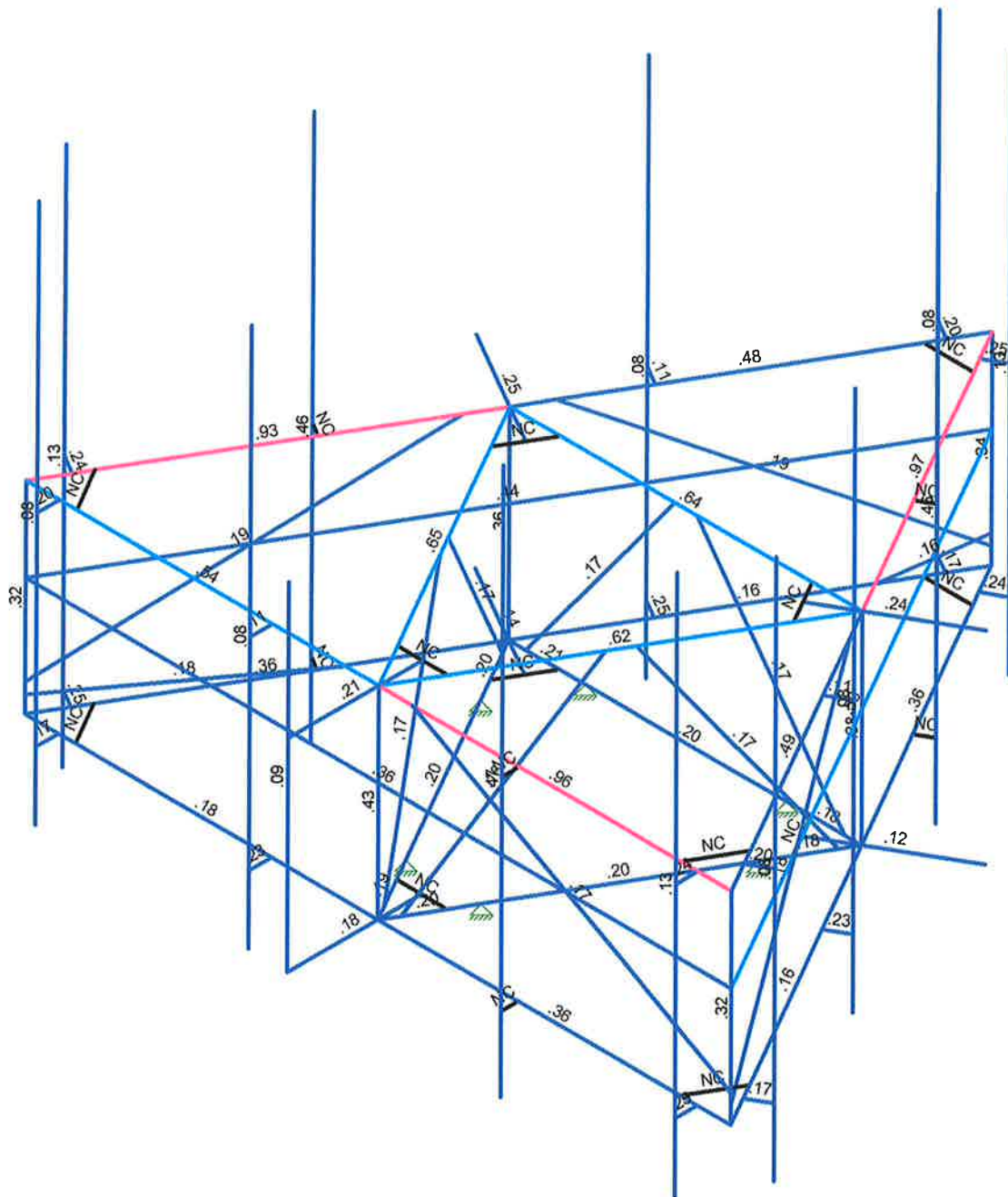
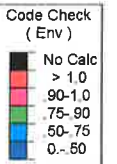
Project No. 10040321

0035-VZW_MT_LO_H

SK - 1

Mar 3, 2021 at 4:37 PM

0035-VZW_MT_LO_H.r3d



0035-VZW_MT_LO_H.r3d

Date: April 21, 2021

Mr. Andrew Konyha
Senior Construction Engineer
Verizon Wireless
24242 North Western Highway
Southfield, Michigan 48075



TeleCAD
1961 Northpoint Blvd.,
Suite 130
Hixson, TN 37343
423-843-9500

Subject: Structural Analysis Report

Verizon Designation: Verizon Equipment Change-Out
Verizon Site Number: 0035
Verizon Site Name: Birmingham

Site Data: 2080 E. Maple Road, Birmingham, Oakland County, MI, 48009
Latitude N 42° 32' 43.0008" Longitude W 83° 11' 36.9996"

Structure Information: Tower Height & Type: 120 ft Self-support Tower
Mount Elevation: 124 ft
Mount Type: Platform w/Handrail Kit

Dear Mr. Andrew Konyha,

TeleCAD is pleased to submit this "**Structural Analysis Report**" to determine the structural integrity of the above mentioned tower.

The purpose of the analysis is to determine acceptability of the tower stress level. Based on our analysis we have determined the tower stress level for the structure and foundation, under the following load case, to be:

Structure w/Proposed Equipment Configuration

Sufficient Capacity

This analysis utilizes an ultimate 3-second gust wind speed of 115 mph as required by the 2018 Michigan Building Code. Applicable Standard references and design criteria are listed in Section 2 – Analysis Criteria.

Sincerely,
TeleCAD Wireless Site Design, Inc.

A handwritten signature in blue ink, appearing to read "Stephen M. Carpenter".

Stephen M. Carpenter, PE
Professional Engineer



TABLE OF CONTENTS

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2) ANALYSIS CRITERIA

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3.1) Analysis Method

3.2) Assumptions

4) ANALYSIS RESULTS

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Table 5 – Foundation Comparison

4.1) Recommendations

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5) APPENDIX A

Previous Tower Structural Report and Other Vendor Supplied Information

6) APPENDIX B

tnx Tower Output

7) APPENDIX C

Base Level Drawing

1) INTRODUCTION

This tower is a 120 ft. Self-support tower. A Structural Analysis report prepared by Tower Engineering Solutions, dated June 12, 2015 was provided and used to model the existing tower structure.

2) ANALYSIS CRITERIA

Building Code: 2018 Michigan Building Code
TIA-222 Revision: TIA-222-H
Risk Category: II
Ultimate Wind Speed: 115 mph
Exposure Category: B
Topographic Factor: 1
Ice Thickness: 1.00 in
Wind Speed with Ice: 40 mph
Seismic Ss: 1.227
Seismic S1: 0.423
Seismic Wind Speed: 60 mph

Table 1 - Proposed Equipment Configuration

Mount Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Owner
120	124	3	Ericsson	4408 with Integrated antenna KRE105281/1	12	1-5/8" coax	Verizon
		3	Ericsson	AIR 6449			
		6	Andrew	JAHH-65C-R3B-V2			
		3	Ericsson	Streetmacro 6701	3	HCH-66244 Hybrid Cable	
		3	Commscope	CBC78T-DS-43-2X diplexers			
		3	Ericsson	4449 Radio			
		3	Ericsson	8843 Radio			
		1	Raycap	3315			
		1	Raycap	6627			

Table 2 – Other Considered Equipment

Mount Level (ft)	Center Line Elevation (ft)	Number of Antennas	Antenna Manufacturer	Antenna Model	Number of Feed Lines	Feed Line Size (in)	Owner
110	110	9	Decibel	DB848H90E-XY	9	7/8" coax	Sprint
		3	Unknown	T-Frame Sector Mounts			
100	100	6	Andrew	TMBXX-6516-R2M	18	7/8" coax	T-Mobile
		3	Andrew	TMBX-6516-R2M			
		3	Nokia	FRIG RRU			
		2	Nokia	FXFB RRU	1	1-5/8" Hybrid Cable	
		3	Andrew	ETW200VS12UB – TMA			
		1	Raycap	ASU9338TYP01			
		3	Unknown	T-Frame Sector Mounts			
90	90	6	Allgon	7184	1	2" Conduit	AT&T
		3	Powerwave	P65-17-XLH-RR	1	3/4" DC Power Cable	
		3	Powerwave	RA21.7772.00	2	3/8" Fiber Cable	
		6	Ericsson	RRUs-11	12	7/8" Coax	
		12	Powerwave	LGP21401 – TMA	1	3/8" RET Cable	
		1	Ericsson	20.4" x 14.3" Box			
		3	Unknown	T-Frame Sector Mounts			
80	80	1	Andrew	VHLP2.5-180 Dish	9	7/8" coax	Fibertower
		1	-	Mount Pipe			
75	75	3	Argus	LLPX310R	6	1/2" coax	Clearwire
		6	Motorola	WAP 450 Series AP - TMA	6	5/16" coax	
		3	Andrew	VHLP2-23-1GR Grid Dish	2	2" Conduit	
		3	Dragonwave	Horizon DUO – ODU			
		3	-	Sidearm Mounts			
65	65	3	EMS	RR65-19-VDP/R	12	7/8" coax	Metro PCS
		3	Andrew	SBH-2D6516			
		3	Unknown	T-Frame Sector Mounts			

3) ANALYSIS PROCEDURE

Table 3 - Documents Provided

Document	Remarks	Reference Date	Source
RFDS	Verizon	01-22-2021	Verizon
Previous Structural Report	Tower Engineering Solutions	06-12-2015	Verizon

3.1) Analysis Method

tnxTower (version 8.0.5.0), a commercially available analysis software package, was used to create a three-dimensional model of the tower and calculate member stresses for various loading cases. Selected output from the analysis is included in Appendix A.

3.2) Assumptions

- 1) The tower structures were built and have been maintained in good condition in accordance with the manufacturer's specifications.
- 2) The configuration of antennas, transmission cables, mounts and other appurtenances are as specified in Table 1 and Table 2 and the referenced drawings.
- 3) Mount areas and weights are assumed based on photographs provided.
- 4) Steel grades have been assumed as follows, unless noted otherwise:

Channel, Solid Round, Angle, Plate	ASTM A36 (GR 36)
HSS (Rectangular)	ASTM 500 (GR B-46)
Pipe	ASTM A53 (GR 35)
Connection Bolts	ASTM A325

This analysis may be affected if any assumptions are not valid or have been made in error. TeleCAD should be notified to determine the effect on the structural integrity of the tower.

4) ANALYSIS RESULTS**Table 4 – Section Capacity (Summary)**

Section No.	Elevation (ft)	Component Type	Size	Critical Element	P (kips)	SF*P_allow (kips)	% Capacity	Pass /Fail
T1	120 - 100	Leg	P3x.216	1	-16.78	70.91	23.7	Pass
T2	100 - 80	Leg	P4x.237	25	-36.07	116.25	31.0	Pass
T3	80 - 60	Leg	P5x.258	48	-51.23	169.38	30.2	Pass
T4	60 - 40	Leg	P5x.258	69	-77.67	169.38	45.9	Pass
T5	40 - 20	Leg	P6x.28	90	-102.13	203.71	50.1	Pass
T6	20 - 0	Leg	P8x.322	105	-127.64	334.44	38.2	Pass
T1	120 - 100	Diagonal	L2x2x3/16	8	-2.50	9.35	26.7	Pass
							34.6 (b)	
T2	100 - 80	Diagonal	L2 1/2x2x3/16	29	-4.52	9.63	46.9	Pass
							56.8 (b)	
T3	80 - 60	Diagonal	L2 1/2x2 1/2x3/16	50	-5.88	11.31	52.0	Pass
							74.2 (b)	
T4	60 - 40	Diagonal	L3x2 1/2x3/16	71	-6.66	11.41	58.3	Pass
							69.4 (b)	
T5	40 - 20	Diagonal	L3x3x1/4	92	-8.05	13.46	59.8	Pass
							61.6 (b)	
T6	20 - 0	Diagonal	L3 1/2x3 1/2x1/4	107	-8.29	18.69	44.4	Pass
							63.1 (b)	
T1	120 - 100	Top Girt	L2x2x3/16	4	-0.19	7.83	2.4	Pass
							Summary	
						Leg (T5)	50.1	Pass
						Diagonal (T3)	74.2	Pass
						Top Girt (T1)	2.4	Pass
						Bolt Checks	74.2	Pass
						RATING =	74.2	Pass

Table 5 – Foundation Comparison

	Compression (kips)	Uplift (kips)	Shear (kips)
Original Design Reactions	163.70	146.80	18.40
Analysis Reactions	134.45	109.22	16.85
% of Design Reactions	82.10%	74.40%	91.60%

Structure Rating (max from all components) =	82.10%
---	---------------

Notes:

- 1) See additional documentation in "Appendix C – Additional Calculations" for calculations supporting the % capacity consumed.
- 2) Rating per TIA-222-H Section 15.5

4.1) Recommendations

By engineering inspection and evaluation, the existing tower structure and foundations are capable of supporting the proposed loading without causing an overstress condition.

The results of the tilt and twist values for a 60 mph 3-second gust service wind speed per the TIA-222-H Standard are given below:

Table 6 – Proposed Equipment Tilt-Sway Results for 60 mph Service Wind – LC4.7

Elevation (ft)	Dish Model	Diameter (ft)	Tilt (°)	Twist (°)
80.0	VHLP2.5-180 Dish	2.5	0.3334	0.1520

APPENDIX A

Previous Structural Report and Other Vendor Supplied Information



REVISED

Tower Engineering Solutions

Phone (972) 483-0607, Fax (972) 975-9615
8445 Freeport Parkway, Suite 375, Irving, Texas 75063

Structural Analysis Report

Existing 120 ft Andrew Self Supporting Tower

Customer Name: Tele-Site

Customer Site Number: 035

Customer Site Name: Birmingham

Carrier Name: Verizon Wireless

Carrier Site Number: 035

Carrier Site Name: Birmingham

Site Location: 2080 E. Maple Road

Birmingham, Michigan

Oakland County

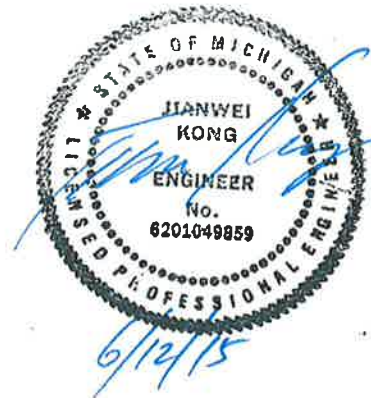
Latitude: 42.545277

Longitude: -83.193569

Analysis Result:

Max Structural Usage: 79.0% [Pass]

Report Prepared By : Jarryd Tibbetts





Tower Engineering Solutions

Phone (972) 483-0607, Fax (972) 975-9615
8445 Freeport Parkway, Suite 375, Irving, Texas 75063

Structural Analysis Report

Existing 120 ft Andrew Self Supporting Tower

Customer Name: Tele-Site

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Site Location: 2080 E. Maple Road

Birmingham, Michigan

Oakland County

Latitude: 42.545277

Longitude: -83.193569

Analysis Result:

Max Structural Usage: 79.0% [Pass]

Report Prepared By : Jarryd Tibbetts

Introduction

The purpose of this report is to summarize the analysis results on the 120 ft Andrew Self Supporting Tower to support the proposed antennas and transmission lines in addition to those currently installed. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

Sources of Information

Tower Drawings	Structural Analysis prepared by ATC, #53776221 dated 7/8/13 Tower Mapping prepared by Wireless Horizon, dated 9/14/14
Foundation Drawing	N/A
Geotechnical Report	N/A
Modification Drawings	N/A

Analysis Criteria

The feasibility analysis was performed in accordance with the requirements and stipulations of the ANSI/TIA/EIA 222-G. In accordance with this standard, the structure was analyzed using **TESTowers**, a proprietary analysis software. The program considers the structure as an elastic 3-D model with second-order effects and temperature effects incorporated in the analysis. The analysis was performed using multiple wind directions.

Wind Speed Used in the Analysis: (based on IBC 2012)	Ultimate Design Wind Speed $V_{ult} = 115.0$ mph (3-Sec. Gust)/ Nominal Design Wind Speed $V_{asd} = 89.0$ mph (3-Sec. Gust)
Wind Speed with Ice:	40 mph (3-Sec. Gust) with 1" radial ice concurrent
Operational Wind Speed:	60 mph + 0" Radial ice
Standard/Codes:	ANSI/TIA/EIA 222-G / 2012 IBC / 2012 Michigan Building Code
Exposure Category:	B
Structure Class:	II
Topographic Category:	1
Crest Height:	0 ft

Existing Antennas, Mounts and Transmission Lines

The table below summarizes the antennas, mounts and transmission lines that were considered in the analysis as existing on the tower.

Items	Elevation (ft)	Qty.	Antenna Descriptions	Mount Type & Qty.	Transmission Lines	Owner
6	110.0	9	Decibel - DB848H90E-XY - Panel	(3) T-Frame	(9) 7/8"	Sprint
7	100.0	1	Raycap - ASU9338TYP01 - COVP	(3) T-Frames	(1) 1 5/8" Fiber (18) 7/8"	T-Mobile
8		3	Andrew - ETW200VS12UB - TMA/TTA			
9		3	Nokia - FRIG - RRU			
10		2	Nokia - FXFB - RRU			
11		3	Andrew - TMBX-6516-R2M - Panel			
12		6	Andrew - TMBXX-6516-R2M - Panel			
13	90.0	1	Ericsson - 20.4" x 14.3" - BOB	(3) T-Frames	(1) 2" Conduit (1) 0.78" DC (2) 0.39" (12) 7/8" (1) 3/8"	AT&T Mobility
14		6	Allgon - 7184 - Panel			
15		12	Powerwave - LGP21401 - TMA/TTA			
16		3	Powerwave - P65-17-XLH-RR - Panel			
17		3	Powerwave - RA21.7772.00 - Panel			
18		6	Ericsson - RRUS 11 - RRU			
19	80.0	1	Andrew - VHLP2.5-180 - Dish	Pipe	(2) 7/8"	Fibertower
20	75.0	3	DragonWave - Horizon DUO - ODU	Side Arms	(6) 1/2" (2) 2" Conduit (6) 5/16"	Clearwire
21		3	Argus - LLPX310R - Panel			
22		3	Andrew - VHLP2-23-1GR - Dish			
23		6	Motorola - WAP 450 Series AP - TMA/TTA			
24	65.0	3	EMS - RR65-19-VDP/-R - Panel	(3) T-Frames	(12) 7/8"	Metro PCS
25		3	Andrew - SBH-2D6516 - Panel			

Proposed Antennas, Mounts and Transmission Lines

Information pertaining to the proposed antennas and transmission lines was provided by Tele-Site. The proposed antennas and lines are listed below.

Items	Elevation (ft)	Qty.	Antenna Descriptions	Mount Type & Qty.	Transmission Lines	Owner
1	124.0	12	Amphenol - CWX063X25G00 - Panel	Platform w/ Hand Rail	(24) 1 5/8" (1) 1 5/8" Hybrid	Verizon Wireless
2		6	Commscope - E15R05P19 - TMA/TTA			
3		6	Ericsson - RRUS 12 - RRU			
4		6	Ericsson - RRUS A2 - RRU			
5		1	Surge Suppressor			

The proposed transmission lines shall be installed on one tower face on two stacked rows such that only half of them are exposed to the wind.

Analysis Results

The results of the structural analysis, performed for the wind and ice loading and antenna equipment as defined above, are summarized as the following:

Tower Component	Legs	Diagonals	Horizontals
Max. Usage:	73.0%	79.0%	21.0%
Pass/Fail	Pass	Pass	Pass

Foundations

	Compression (Kips)	Uplift (Kips)	Shear (Kips)
Original Design Reactions	163.7	146.8	18.4
Analysis Reactions	190.5	162.6	21.3
Factored Reactions*	221.0	198.2	24.8
% of Design Reactions	86.2%	82.0%	85.6%

* Per section 15.5.1 of the TIA-222-G standard, factored reactions were obtained by multiplying a 1.35 factor to the original design reactions.

No foundation drawing or Geo soil report is available for the analysis of the existing foundation. Since the reactions calculated from the current analysis are less than those indicated on the original structural design or drawing. The foundations are assumed to be adequate to resist the reactions from the current analysis.

Operational Condition (Rigidity):

Operational characteristics of the tower are found to be within the limits prescribed by ANSI/TIA/EIA 222-G for the installed antennas. Maximum twist/sway at the elevation of the proposed equipment is 0.4866 degrees under the operational wind speed as specified in the Analysis Criteria.

Conclusions

Based on the analysis results, the existing structure was found to be adequate to safely support the existing and proposed equipment and meet the minimum requirements per the ANSI/TIA/EIA 222-G Standard under the design basic wind speed as specified in the Analysis Criteria.

Standard Conditions

1. This analysis was performed based on the information supplied to **(TES) Tower Engineering Solutions, LLC**. Verification of the information provided was not included in the Scope of Work for **TES**. The accuracy of the analysis is dependent on the accuracy of the information provided.
2. The analysis is based on the presumption that the tower members and components along with any existing reinforcement items have been correctly and properly designed, manufactured, installed and maintained.
3. All the existing structural members were assumed to be in good condition with no physical damage or deterioration associated with corrosion.
4. An initial tension of 10% of the break strength on all the existing guy wires was assumed in all the structural analyses of guyed towers unless different values were provided by the client. **TES** cannot take responsibility for the deviations in the analysis results because of differences in the initial tension forces of the existing guy wires.
5. Secondary component or connection secondary components, welds and bolts are assumed to be able to carry their intended original design loads. **TES** cannot take responsibility for verification of the adequacy on the connections, bolts and welds present in the structure.
6. The analyses will be performed based on the codes as specified by the client or based on the best knowledge of the engineering staff of **TES**. In the absence of information to the contrary, all work will be performed in accordance with the latest relevant revision of ANSI/TIA-222. If wind speed or/and ice loads are different from the minimum values recommended by the EIA/TIA-222 standard or other codes, **TES** should be notified in writing and the applicable minimum values provided by the client.
7. The configuration of the existing mounts, antennas, coax and other appurtenances were supplied by the customer for the current structural analysis. **TES** has not visited the tower site to verify the adequacy of the information provided. If there is any discrepancy found in the report regarding the existing conditions, **TES** should be notified immediately to evaluate the effect of the discrepancy on the analysis results.
8. The client will assume responsibility for rework associated with the differences in initially provided information, including tower and foundation information, existing and/or proposed equipment and transmission lines.
9. If a feasibility analysis was performed, final acceptance of changed conditions shall be based upon a rigorous structural analysis.

.....

.....	Birmingham		EIA/TIA-222-G	6/12/2015
.....	Self Support		Triangle	89.00
.....	120.00 (ft)		16.83	40.00
.....	0.00 (ft)		5.84	60.00



Page: 2

0.00	90.00	1	2" Conduit
0.00	90.00	1	3/4" DC
0.00	90.00	3	3/8" Fiber
0.00	90.00	12	7/8" Coax
0.00	90.00	1	W/G Ladder
0.00	80.00	2	7/8" Coax
0.00	75.00	6	1/2" Coax
0.00	75.00	2	2" Conduit
0.00	75.00	6	5/16" Coax
0.00	65.00	12	7/8" Coax
0.00	65.00	1	W/G Ladder

.....

Leg	Overturning
-----	-------------

Max Uplift:	-162.57 (kips)	Moment:	2592.38 (ft-kips)
Max Down:	190.52 (kips)	Total Down:	37.96 (kips)
Max Shear:	21.26 (kips)	Total Shear:	35.17 (kips)

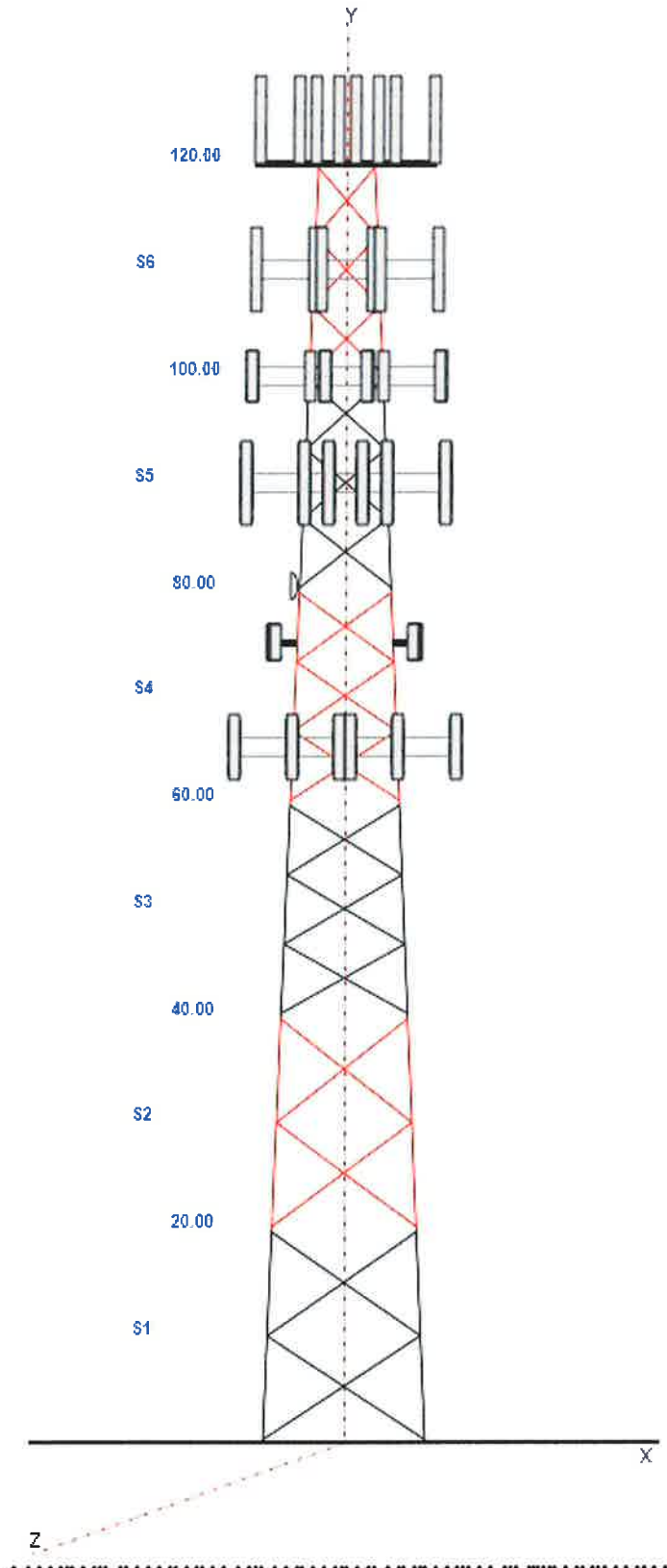
.....

..... Birmingham
 Self Support
 120.00 (ft)
 0.00 (ft)

..... Triangle
 16.83
 5.84

..... EIA/TIA-222-G
 89.00
 40.00
 60.00

6/12/2015
 Page: 3





Tower Engineering Solutions, LLC
1320 Greenway Dr. Suite 600
Irving, TX 75038
972.483.0607
TESOrders@testtower.us

Antenna Mount Analysis Report and PMI Requirements

Mount ReAnalysis

Tower Engineering Solutions Project #: 10005694

April 22, 2020

Site Information

Site ID: 0035-VZW / Birmingham
Site Name: Birmingham
Carrier Name: Verizon Wireless
Address: 2080 E. Maple Road
Birmingham, Michigan 48009-ND,
OAKLAND County
Latitude: 42.545280°
Longitude: -83.193300°

Structure Information

Tower Type: Self-Support Tower
Mount Type: (1) 10.50-Ft Modified Platform w/ Support Rail

Analysis Results

(1) Modified Platform w/ Support Rail: **96.4% [Pass]**

***Contractor PMI Requirements

Included at the end of this MA report
Available on portal beginning 4.15.20 at <https://pmi.vzwsmart.com>
Reference Noted on A & E drawings

Report Prepared By: Saroj Dangol





Tower Engineering Solutions, LLC
1320 Greenway Dr. Suite 600
Irving, TX 75038
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Antenna Mount Analysis Report and PMI Requirements

Mount ReAnalysis

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***Contractor PMI Requirements

Included at the end of this MA report
Available on portal beginning 4.15.20 at <https://pmi.vzwsmart.com>
Reference Noted on A & E drawings

Report Prepared By: Saroj Dangol

Executive Summary:

The objective of this report is to determine the capacity of the antenna support mount at the subject facility for the final wireless telecommunications configuration, per the applicable codes and standards. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

This analysis is inclusive of the mount structure only, and does not address the structural capacity of the supporting structure. This mounting frame was not analyzed as an anchor attachment point for fall protection. All climbing activities are required to have a fall protection plan completed by a competent person.

Sources of Information:

Document Type	Remarks
Radio Frequency Data Sheet (RFDS)	Verizon RFDS; FUZE Project ID: 16066709 dated 01/02/2020
Previous Mount Analysis Report	TES, Project No.# 43902
Previous Mount Modification	PMI by TES, Project No.# 79626 dated 07/01/2019
Mount Mapping Report	Mount mapping by C&J dated 10/12/2017

Analysis Criteria:

Codes and Standards:	ANSI/TIA-222-H
Wind Parameters:	Basic Wind Speed (Ultimate 3-sec. Gust), V_{ULT} : 108 mph (3-Sec. Gust) Ice Wind Speed (3-sec. Gust): 40 mph (3-Sec. Gust) Design Ice Thickness: 2.00 in Risk Category: II Exposure Category: C Topographic Category: 1 Ground Elevation Factor, K_e : 0.973
Seismic Parameters:	S_s : 0.094 S_1 : 0.044
Maintenance Parameters:	Wind Speed (3-sec. Gust): 30 mph +0" Radial ice Maintenance Live Load, L_v : 250 lbs. Maintenance Live Load, L_m : 500 lbs.
Analysis Software:	RISA-3D (V17)

Final Loading Configuration:

The following equipment has been considered for the analysis of the mounts:

Mount Elevation (ft)	Equipment Elevation (ft)	Quantity	Manufacturer	Model	Status
124.00	124.00	6	Commscope	JAHH-65C-R3B-V2*	Added
		3	Ericsson	VZ-AIR6701	Added
		3	Andrew	LNK-6513DS-A1M	Retained
		3	JMA Wireless	DBC-67-C-4SF	Added
		3	Ericsson	4449	Added
		3	Ericsson	8843	Added
		1	Raycap	3315	Retained

*(6) JAHH-65C-R3B panels should be mounted side by side to 2.5" mount pipe at position 2

Standard Conditions:

1. All engineering services are performed on the basis that the information provided to Tower Engineering Solutions and used in this analysis is current and correct. The existing equipment loading has been applied at locations determined from the supplied documentation. Any deviation from the loading locations specified in this report shall be communicated to Tower Engineering Solutions to verify deviation will not adversely impact the analysis.
2. Mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.

Obvious safety and structural issues/deficiencies noticed at the time of the mount mapping and reported in the Mount Mapping Report are assumed to be corrected and documented as part of the PMI process and are not considered in the mount analysis.

The mount analysis and the mount mapping are not a condition assessment of the mount. Proper maintenance and condition assessments are still required post analysis.

3. For mount analyses completed from other data sources (including new replacement mounts) and not specifically mapped by TES, the mounts are assumed to have been properly fabricated, installed and maintained in good condition, twist free and plumb in accordance with its original design and manufacturer's specifications.
4. All member connections are assumed to have been designed to meet or exceed the load carrying capacity of the connected member unless otherwise specified in this report.
5. The mount was checked up to, and including, the bolts that fasten it to the mount collar/attachment and threaded rod connections in collar members if applicable. Local deformation and interaction between the mount collar/attachment and the supporting tower structure are outside the scope of this analysis.
6. All services are performed, results obtained, and recommendations made in accordance with generally accepted engineering principles and practices. Tower Engineering Solutions is not responsible for the conclusion, opinions, and recommendations made by others based on the information supplied.

7. Structural Steel Grades have been assumed as follows, if applicable, unless otherwise noted in this analysis:
- Channel, Solid Round, Angle, Plate ASTM A36 (Gr. 36)
 - HSS (Rectangular) ASTM 500 (Gr. B-46)
 - Pipe ASTM A53 (Gr. B-35)
 - Threaded Rod F1554 (Gr. 36)
 - Bolts ASTM A325

Discrepancies between in-field conditions and the assumptions listed above may render this analysis invalid unless explicitly approved by Tower Engineering Solutions.

Analysis Results:

Component	Utilization %	Pass/Fail
MOUNTPPIPE	46.8%	Pass
FRONTFACEHORIZONTAL	96.4%	Pass
FRONTFACEVERTICAL	42.0%	Pass
FRONTFACEDIAGONAL	18.0%	Pass
INNERBRACE	20.0%	Pass
PLANBRACE	65.0%	Pass
INNERBRACEDIAGONAL	17.0%	Pass

Structure Rating – (Controlling Utilization of all Components)	96.4%
--	-------

Recommendation:

The existing mounts is **SUFFICIENT** for the final loading configuration and do not require modifications.

ANSI/ASSP rigging plan review services compliant with the requirements of ANSI/TIA 322 are available for a Construction Class IV site or other, if required. Separate review fees will apply.

Attachments:

1. Mount Photos
2. Mount Mapping Report (for reference only)
3. Analysis Calculations
4. Contractor Required Post Installation Inspection (PMI) Report Deliverables
5. Antenna Placement Diagrams



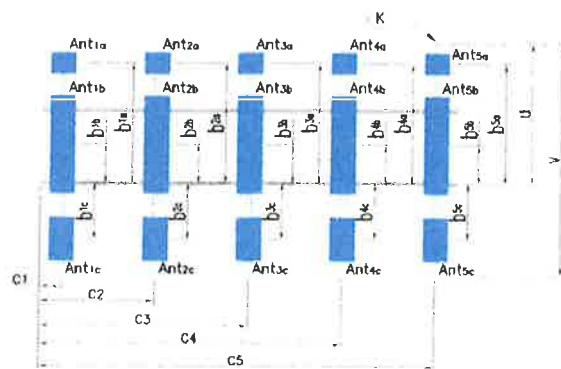
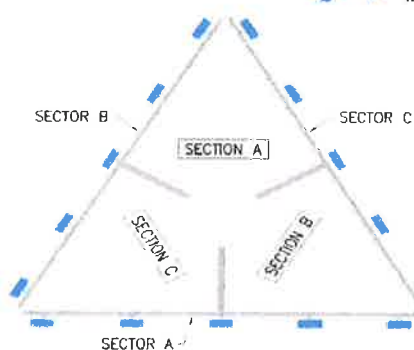
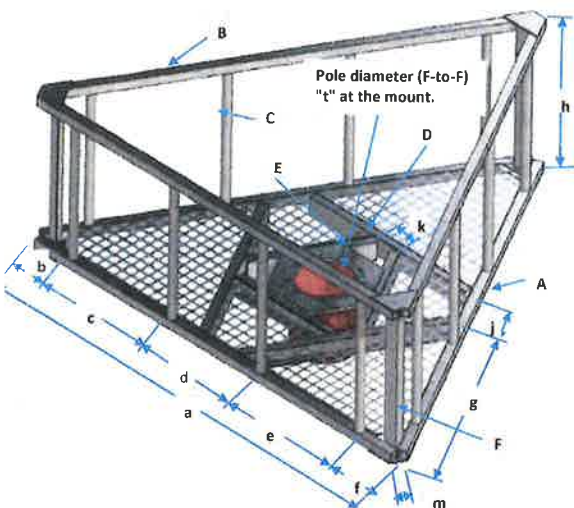


Antenna Mount Type "MT-A" Mapping Form (PATENT PENDING)

FCC #
1019706

Tower Owner:	ATC	Mapping Date:	10/12/17
Site Name:	BIRMINGHAM	Structure Type:	Monopole
Site Number or ID:	VZW0035	Structure Height (Ft.):	180
Mapping Contractor:	C&J	Mount Height (Ft.):	170

This antenna mapping form is the property of TES and under PATENT PENDING. The formation contained herein is considered confidential in nature and is to be used only for the specific customer it was intended for. Reproduction, transmission, publication, modification or disclosure by any method is prohibited except by express written permission of TES. All means and methods are the responsibility of the contractor and the work shall be compliant with ANSI/ASSE A 10.48, OSHA, FCC, FAA and other safety requirements that may apply. TES is not warranting the usability of the safety climb as it must be assessed prior to each use in compliance with OSHA requirements.



Antenna Layout

Geometries (Unit: inches)									
a	126	e	44	j	1.75	o		s	
b	6	f	6	k	12.75	p		t	
c	26	g		m	65.5	q		u *	84
d	44	h	37	n		r		v *	120
Members (Unit: inches) * - See Ant. Layout for "u", "v" and member "K" (pipe)									
Items	Member	Lx (O.D.)	Ly (I.D.)	T	Items	Member	Lx (O.D.)	Ly (I.D.)	T
A	C5x6.7	5	1.75	0.1875	F	L2x2x1/4	2	2	0.25
B	L2 1/2x2 1/2x1/4	2.5	2.5	0.25	G				
C	L2x2x1/4	2	2	0.25	H				
D	C3x5	3	1.498	0.25	J				
E	C5x9	5	1.885	0.3125	K (pipe)	2.375 OD x 0.218 Pipe	2.375	1.939	0.218
Please enter the information below if members can't be found from the drop down lists									
THIS PLATFORM IS THE SAME BASIC MODEL THAT IS ON THE TOWER. HOWEVER IT'S ON A SELF SUPPORT, NOT A MONOPOL									
D :8"X3.5"X.25"									
VERTICAL CORNER ANGLE SUPPORT 3" X 3" X 1/4"									
126" TOP OF HAND RAIL									
123"7" TOP OF PLATFORM									

Enter antenna model, If not labled, enter "Unknown". If no antenna at specified location, enter "N/A". If antennas and the locations are the same on all three sectors, only enter one sector.						Mounting Locations (Unit: inches)			Photos of antennas
Ants. Items	Antenna Models if Known	Width (in.)	Depth (in.)	Height (in.)	Coax Size and Qty	Vertical Distances" ^b _{1a} , ^b _{2a} , ^b _{3a} , ^b _{1b} ,..." (In.)	Horiz. offset (Use "-" if Ant. is inside)	Horiz. offset " ^C ₁ , ^C ₂ , ^C ₃ , ^C ₄ , ^C ₅ " (in.)	Photo Numbers
Sector A									
Ant _{1a}									
Ant _{1b}	ANDREW ANT	12	7.25	55		28	3	6	11,12,13
Ant _{1c}	ANDREW (DIPLEX)	7	3	8		22.5			17,18,19,2
Ant _{2a}	UNKNOWN	6	3	48		28	4.5	44	14,15,16
Ant _{2b}									
Ant _{2c}									
Ant _{3a}	CNTR SPRT ANGL	2"	2"					63.25	106
Ant _{3b}									
Ant _{3c}									
Ant _{4a}	ERICSSON (RRH)	18.5	10	18		62			66,67,68
Ant _{4b}	COMSCOPE ANT	12	7.5	69.5		30	4.5	82	63,64,65
Ant _{4c}	COMSCOPE (TMA)	9	7	11		25.5			76,77,78,7
Ant _{5a}	ERICSSON (RRH)	18.5	10	18		62			69,70,71
Ant _{5b}	COMSCOPE ANT	12	7.5	96.5		30	4	120.5	89,90,91,9
Ant _{5c}	ANDREW (DIPLEX)	7	3	8		22.5			80,81,82,8
Are Ant same as sector A?		Antennas on Sector B are the same as Sector A							

Are Ant same as sector A?

Yes

Antennas on Sector B are the same as Sector A

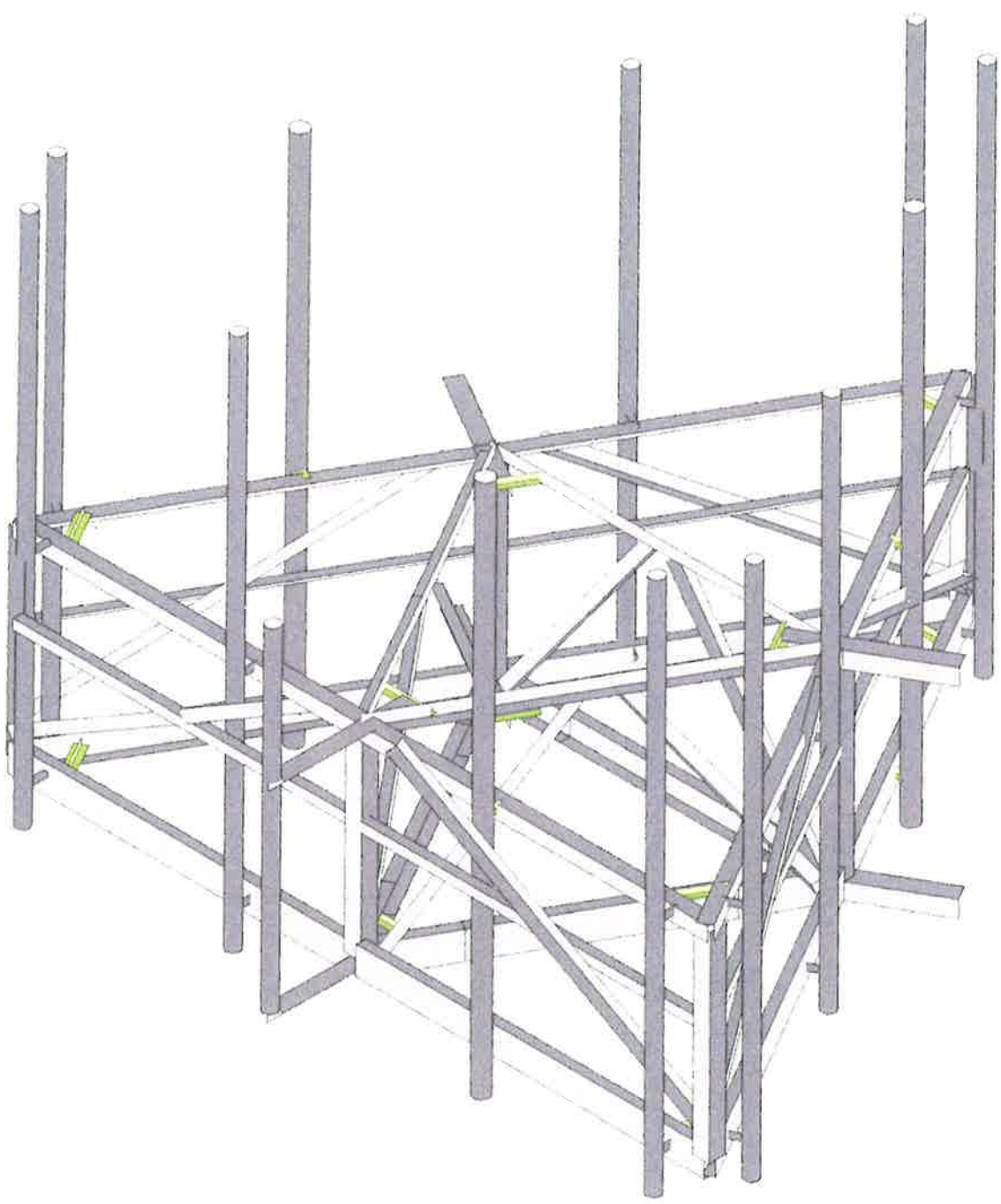
Azimuth (Degree) of Each Sector and Climbing Information

Sector A:		Deg	
Sector B:		Deg	
Sector C:		Deg	
Climbing		Deg	
Corrosion Type:			
Access:			
Condition:			

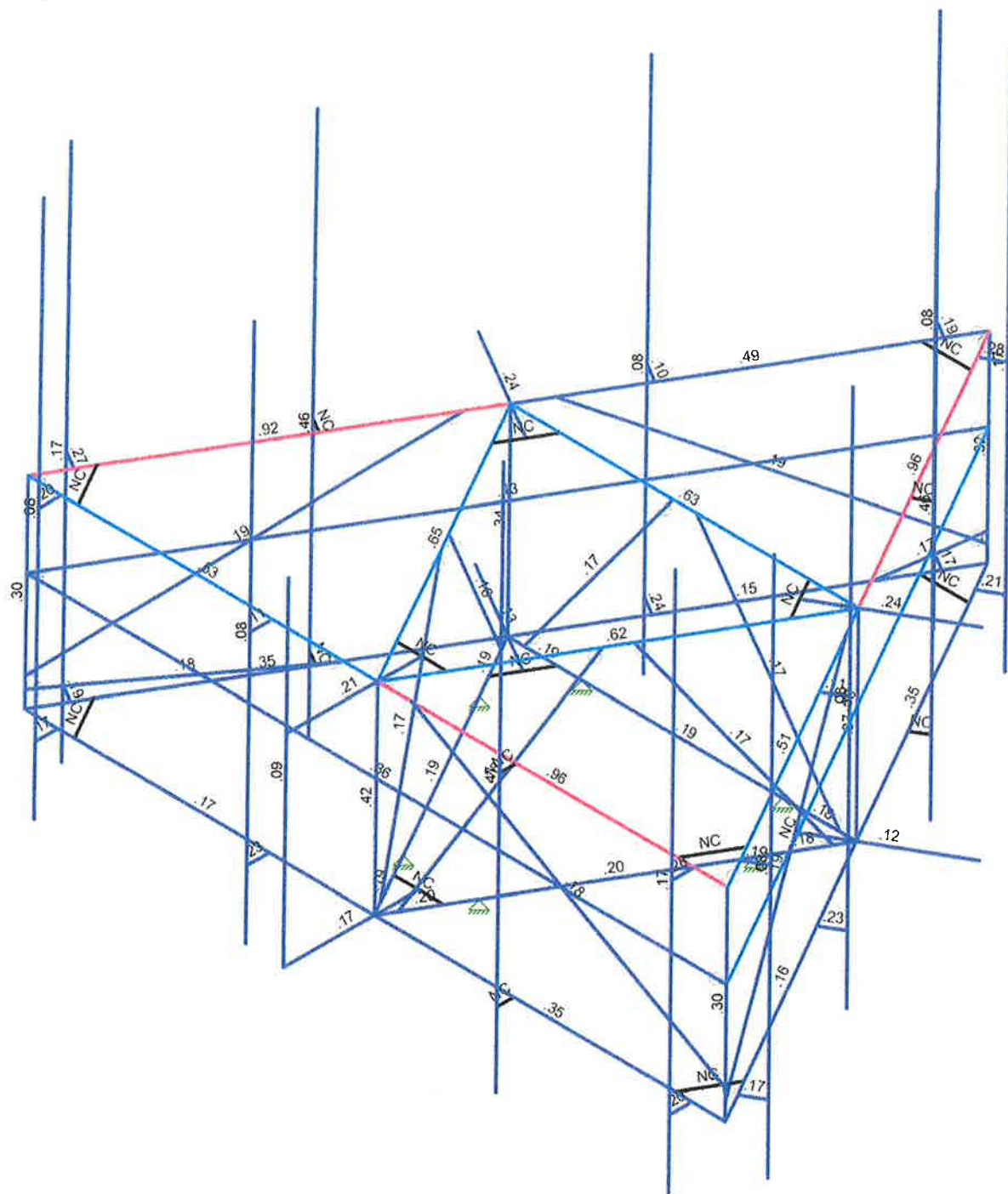
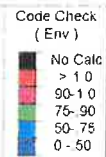
Are Ant same as sector A/B?

Same As A

Antennas on Sector C are the same as Sector A



Tower Engineering Solutio...	0035-VZW_MT_LO_H	SK - 1
SAROJ DANGOL		Apr 22, 2020 at 2:56 PM
Project No. 10005694		0035-VZW_MT_LO_H.r3d



Member Code Checks Displayed (Enveloped)
Results for LC 1, 1.2D+1.0Wo (0 Deg)

Tower Engineering Solutio...

SAROJ DANGOL

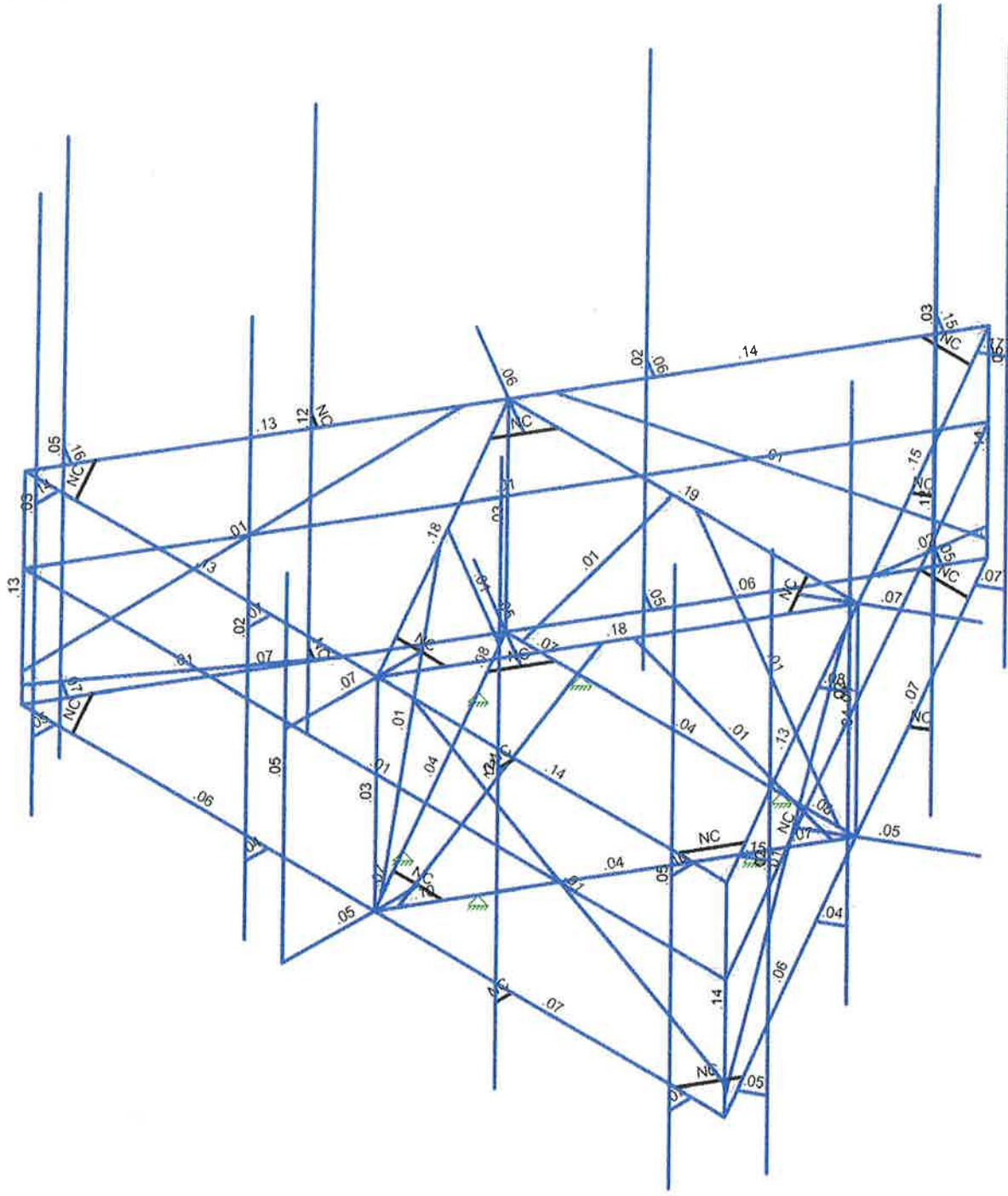
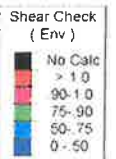
Project No. 10005694

0035-VZW_MT_LO_H

SK - 1

Apr 22, 2020 at 3:26 PM

0035-VZW_MT_LO_H.r3d



Member Shear Checks Displayed (Enveloped)
Results for LC 1, 1.2D+1.0W_o (0 Deg)

Tower Engineering Solutio...
SAROJ DANGOL
Project No. 10005694

0035-VZW_MT_LO_H

SK - 2
Apr 22, 2020 at 3:26 PM
0035-VZW_MT_LO_H.r3d



Tower Engineering Solutions

Phone (972) 483-0607, Fax (972) 975-9615
1320 Greenway Drive, Suite 600, Irving, Texas 75038

Structural Analysis Report

Existing 120 ft Andrew Self Supporting Tower

Customer Name: Domaine Consulting

Customer Site Number: 0035

Customer Site Name: Birmingham

Carrier Site ID / Name: 035/ Birmingham

Site Location: 2080 E. Maple Road

Birmingham, Michigan

OAKLAND County

Latitude: 42.545277

Longitude: -83.193569

Analysis Result:

Max Structural Usage: 86.2% [Pass]

Max Foundation Usage: 95.9% [Pass]



Report Prepared By: Stacey Hesselbein



Tower Engineering Solutions

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Max Foundation Usage: 95.9% [Pass]

Report Prepared By: Stacey Hesselbein

Introduction

The purpose of this report is to summarize the analysis results on the 120 ft Andrew Self Supporting Tower to support the proposed antennas and transmission lines in addition to those currently installed. Any modification listed under Sources of Information was assumed completed and was included in this analysis.

Sources of Information

Tower Drawings	Structural Analysis prepared by ATC, #53776221 dated 7/8/13 Tower Mapping prepared by Wireless Horizon, dated 9/14/14
Foundation Drawing	N/A
Geotechnical Report	N/A
Modification Drawings	N/A

Analysis Criteria

The feasibility analysis was performed in accordance with the requirements and stipulations of the TIA-222-G-2. In accordance with this standard, the structure was analyzed using **TESTowers**, a proprietary analysis software. The program considers the structure as an elastic 3-D model with second-order effects and temperature effects incorporated in the analysis. The analysis was performed using multiple wind directions.

Wind Speed Used in the Analysis:	Ultimate Design Wind Speed $V_{ult} = 115$ mph (3-Sec. Gust)/ Nominal Design Wind Speed $V_{asd} = 89.0$ mph (3-Sec. Gust)
Wind Speed with Ice:	40 mph (3-Sec. Gust) with 1" radial ice concurrent
Operational Wind Speed:	60 mph + 0" Radial ice
Standard/Codes:	TIA-222-G-2 / 2015 Michigan Building Code
Exposure Category:	C
Structure Class:	II
Topographic Category:	1
Crest Height:	0 ft

Existing Antennas, Mounts and Transmission Lines

The table below summarizes the antennas, mounts and transmission lines that were considered in the analysis as existing on the tower.

Items	Elevation (ft)	Qty.	Antenna Descriptions	Mount Type & Qty.	Transmission Lines	Owner
-	124.0	6	Andrew SBNHH-1D65C Panel	Platform w/ Hand Rail w/ Mods	(12) 1 5/8" (1) 1 5/8" Hybrid	Verizon Wireless
-		3	Andrew LNX-6513DS-A1M - Panel			
-		3	Commscope TMA			
-		3	Ericsson - RRUS 12 B2- RRU			
-		3	Ericsson - RRUS 12 B4 - RRU			
-		3	Ericsson - RRUS 12 B2 A2- RRU			
-		6	Andrew Diplexers			
-		1	Raycap 3315			
8	110.0	9	Decibel - DB848H90E-XY - Panel	(3) T-Frame	(9) 7/8"	Sprint
9	100.0	3	Andrew - TMBX-6516-R2M - Panel	(3) T-Frames	(1) 1 5/8" Fiber (18) 7/8"	T-Mobile
10		6	Andrew - TMBXX-6516-R2M - Panel			
11		3	Andrew - ETW200VS12UB - TMA/TTA			
12		3	Nokia - FRIG - RRU			
13		2	Nokia - FXFB - RRU			
14		1	Raycap - ASU9338TYP01 - COVP			
15	90.0	12	Powerwave - LGP21401 - TMA/TTA	(3) T-Frames	(1) 2" Conduit (1) 0.78" DC (2) 0.39" (12) 7/8" (1) 3/8"	AT&T Mobility
16		3	Powerwave - P65-17-XLH-RR - Panel			
17		3	Powerwave - RA21.7772.00 - Panel			
18		6	Allgon - 7184 - Panel			
19		6	Ericsson - RRUS 11 - RRU			
20		1	Ericsson - 20.4" x 14.3" - BOB			
21	80.0	1	Andrew - VHLP2.5-180 - Dish	Pipe	(2) 7/8"	Fibertower
22	75.0	3	Argus - LLPX310R - Panel	Side Arms	(6) 1/2" (2) 2" Conduit (6) 5/16"	Clearwire
23		6	Motorola - WAP 450 Series AP - TMA			
24		3	Andrew - VHLP2-23-1GR - Dish			
25		3	DragonWave - Horizon DUO - ODU			
26	65.0	3	EMS - RR65-19-VDP/-R - Panel	(3) T-Frames	(12) 7/8"	Metro PCS
27		3	Andrew - SBH-2D6516 - Panel			

Proposed Carrier's Final Configuration of Antennas, Mounts and Transmission Lines

Information pertaining to the proposed carrier's final configuration of antennas and transmission lines was provided by Domaine Consulting. The proposed antennas and lines are listed below.

Items	Elevation (ft)	Qty.	Antenna Descriptions	Mount Type & Qty.	Transmission Lines	Owner
1	120.0	6	Commscope JAHH-65C-R3B-V2 - Panel	Platform w/ Hand Rail w/ Mods	(6) 1 5/8" (7) 1 5/8" Hybrid Cable	Verizon
2		3	Ericsson VZ-AIR 6701 - Panel			
3		3	Andrew LNX-6513DS-A1M - Panel			
4		3	Ericsson 4449 - RRU			
5		3	Ericsson 8843 - RRU			
6		3	JMA Wireless DBC-67-C-4SF			
7		1	Raycap 3315			

See the attached coax layout for the line placement considered in the analysis.

Analysis Results

The results of the structural analysis, performed for the wind and ice loading and antenna equipment as defined above, are summarized as the following:

Tower Component	Legs	Diagonals	Horizontals
Max. Usage:	80.5%	86.2%	15.2%
Pass/Fail	Pass	Pass	Pass

Foundations

	Compression (Kips)	Uplift (Kips)	Shear (Kips)
Original Design Reactions	163.7	146.8	18.4
Analysis Reactions	211.9	184.0	22.6
Factored Reactions*	221.0	198.2	24.8
% of Design Reactions	95.9%	92.9%	91.3%

* Per section 15.5.1 of the TIA-222-G standard, factored reactions were obtained by multiplying a 1.35 factor to the original design reactions.

No foundation drawing or geotechnical report is available for the analysis of the existing foundation. Since the reactions calculated from the current analysis are less than those indicated on the original structural design drawing, the foundations are assumed to be adequate to resist the reactions from the current analysis.

Operational Condition (Rigidity):

The maximum twist and sway of the microwave dishes under the operational wind speed as specified in the Analysis Criteria are listed in the table below:

Elevation (ft)	Antenna / Dish	Carrier	Twist (deg)	Sway (deg)
80.0	Andrew - VHLP2.5-180 - Dish	Fibertower	0.066	0.162
75.0	Andrew - VHLP2-23-1GR - Dish	Clearwire	0.058	0.128

It is recommended that the carriers review the twist and sway values of the microwave dishes.

Conclusions

Based on the analysis results, the existing structure and its foundation were found to be adequate to safely support the existing and proposed equipment and meet the minimum requirements per the ANSI/TIA/EIA 222-G Standard under the design basic wind speed as specified in the Analysis Criteria.

Standard Conditions

1. This analysis was performed based on the information supplied to **(TES) Tower Engineering Solutions, LLC**. Verification of the information provided was not included in the Scope of Work for **TES**. The accuracy of the analysis is dependent on the accuracy of the information provided.
2. The structural analysis was performance based upon the evidence available at the time of this report. All information provided by the client is considered to be accurate.
3. The analyses will be performed based on the codes as specified by the client or based on the best knowledge of the engineering staff of **TES**. In the absence of information to the contrary, all work will be performed in accordance with the latest relevant revision of ANSI/TIA-222. If wind speed and/or ice loads are different from the minimum values recommended by the EIA/TIA-222 standard or other codes, **TES** should be notified in writing and the applicable minimum values provided by the client.
4. The configuration of the existing mounts, antennas, coax and other appurtenances were supplied by the customer for the current structural analysis. **TES** has not visited the tower site to verify the adequacy of the information provided. If there is any discrepancy found in the report regarding the existing conditions, **TES** should be notified immediately to evaluate the effect of the discrepancy on the analysis results.
5. The client will assume responsibility for rework associated with the differences in initially provided information, including tower and foundation information, existing and/or proposed equipment and transmission lines.
6. If a feasibility analysis was performed, final acceptance of changed conditions shall be based upon a rigorous structural analysis.

..... Birmingham

..... Self Support

..... 120.00 (ft)

..... 0.00 (ft)

..... Triangle

..... 16.83

..... 5.84

..... EIA/TIA-222-G

..... 89.00

..... 40.00

..... 60.00

4/24/2020

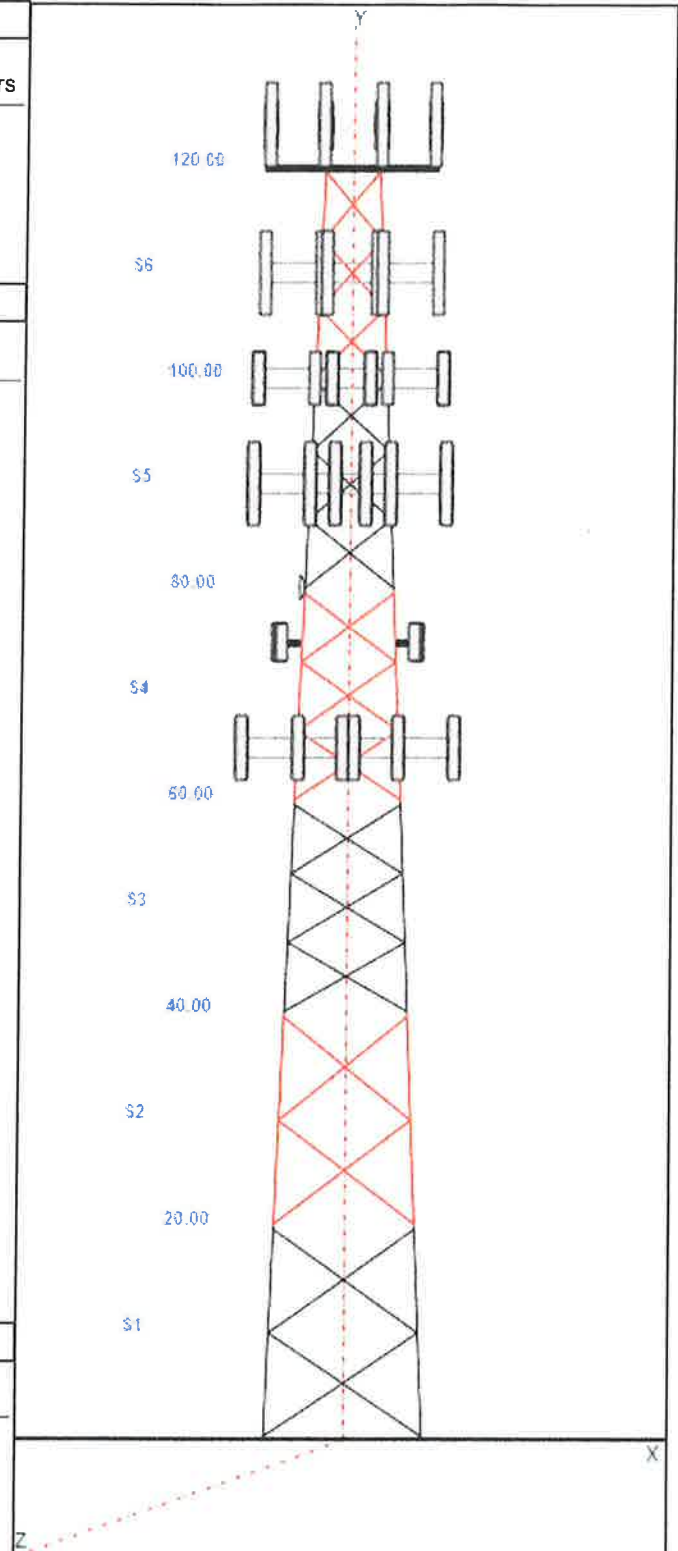
Page: 1



Sect	Leg Members	Diagonal Members	Horizontal Members
1	PST 8" DIA PIPE	SAE 3.5X3.5X0.25	
2	PST 6" DIA PIPE	SAE 3X3X0.25	
3	PST 5" DIA PIPE	SAU 3X2.5X0.1875	
4	PST 5" DIA PIPE	SAE 2.5X2.5X0.1875	
5	PST 4" DIA PIPE	SAU 2.5X2X0.1875	
6	PST 3" DIA PIPE	SAE 2X2X0.1875	SAE 2X2X0.1875

Attach Elev (ft)	Force Elev (ft)	Qty	Description
120.00	120.00	1	Platform w/ Hand Rail (round)
120.00	124.00	3	8843
120.00	124.00	1	RxxDC-3315-PF-48
120.00	124.00	6	JAHH-65C-R3B-V2
120.00	124.00	3	AIR 6701
120.00	124.00	3	LNx-6513DS-A1M
120.00	124.00	3	DBC-67-C-4SF
120.00	124.00	3	4449
110.00	110.00	9	DB848H90E-XY
110.00	110.00	3	Sector Frame
100.00	100.00	3	FRIG
100.00	100.00	2	FXFB
100.00	100.00	3	TMBX-6516-R2M
100.00	100.00	1	ASU9338TYP01
100.00	100.00	3	ETW200VS12UB
100.00	100.00	6	TMBXX-6516-R2M
100.00	100.00	3	T-Frames
90.00	90.00	1	20.4" x 14.3" BOB
90.00	90.00	6	RRUS 11
90.00	90.00	3	P65-17-XLH-RR
90.00	90.00	3	RA21.7772.00
90.00	90.00	12	LGP21401
90.00	90.00	6	7184
90.00	90.00	3	T-Frames
80.00	80.00	1	VHLP2.5-180
75.00	75.00	3	Horizon DUO
75.00	75.00	6	WAP 450 Series AP
75.00	75.00	3	VHLP2-23-1GR
75.00	75.00	3	LLPX310R
75.00	75.00	3	3 ft Standoff
65.00	65.00	3	SBH-2D6516
65.00	65.00	3	RR65-19-VDP/-R
65.00	65.00	3	T-Frames

Elev From (ft)	Elev To (ft)	Qty	Description
0.00	120.00	6	1 5/8" Coax
0.00	120.00	7	1 5/8" Hybrid Cable
0.00	120.00	1	Climbing Ladder
0.00	120.00	1	W/G Ladder
0.00	110.00	9	7/8" Coax
0.00	110.00	1	W/G Ladder
0.00	100.00	1	1 5/8" Hybrid Cable



..... Birmingham

..... Self Support

..... 120.00 (ft)

..... 0.00 (ft)

..... Triangle

..... 16.83

..... 5.84

..... EIA/TIA-222-G

..... 89.00

..... 40.00

..... 60.00

4/24/2020

Page: 2



0.00	100.00	12	7/8" Coax
0.00	100.00	6	7/8" Coax
0.00	100.00	1	W/G Ladder
0.00	90.00	1	2" Conduit
0.00	90.00	1	3/4" DC
0.00	90.00	3	3/8" Fiber
0.00	90.00	12	7/8" Coax
0.00	90.00	1	W/G Ladder
0.00	80.00	2	7/8" Coax
0.00	75.00	6	1/2" Coax
0.00	75.00	2	2" Conduit
0.00	75.00	6	5/16" Coax
0.00	65.00	12	7/8" Coax
0.00	65.00	1	W/G Ladder

.....

Leg

Overturning

Max Uplift: -184.03 (kips) Moment: 2910.15 (ft-kips)

Max Down: 211.91 (kips) Total Down: 36.73 (kips)

Max Shear: 24.55 (kips) Total Shear: 41.21 (kips)

1.0D + 1.0W 60 mph Wind at 60° From Face	66.75	0.0691	-0.0415	0.1131
	73.25	0.0827	-0.0476	0.1214
	80.00	0.0979	-0.0543	0.1561
	86.75	0.1140	0.0679	0.1358
	100.00	0.1479	0.0955	0.1821
	106.75	0.1657	0.1285	0.1429
	120.00	0.2013	0.1871	0.1884
1.0D + 1.0W 60 mph Wind at 90° From Face	66.75	0.0694	-0.0506	0.1122
	73.25	0.0831	-0.0580	0.1199
	80.00	0.0983	-0.0662	0.1529
	86.75	0.1145	-0.0812	0.1346
	100.00	0.1483	-0.1127	0.1786
	106.75	0.1661	-0.1480	0.1349
	120.00	0.2011	-0.2128	0.0145
1.0D + 1.0W 60 mph Wind at Normal To Face	66.75	0.0714	0.0334	0.1189
	73.25	0.0855	-0.0390	0.1279
	80.00	0.1012	-0.0445	0.1618
	86.75	0.1178	-0.0578	0.1444
	100.00	0.1528	-0.0826	0.1883
	106.75	0.1715	-0.1146	0.1708
	120.00	0.2102	-0.1692	0.3649
1.2D + 1.0Di + 1.0Wi 40 mph Wind at 60° From Face	66.75	0.0664	-0.0250	0.1062
	73.25	0.0793	-0.0285	0.1135
	80.00	0.0933	-0.0326	0.1450
	86.75	0.1082	-0.0392	0.1267
	100.00	0.1393	-0.0541	0.1653
	106.75	0.1562	0.0707	0.1341
	120.00	0.1890	0.1032	0.1550
1.2D + 1.0Di + 1.0Wi 40 mph Wind at 90° From Face	66.75	0.0663	-0.0305	0.1059
	73.25	0.0792	-0.0347	0.1134
	80.00	0.0933	-0.0397	0.1436
	86.75	0.1082	-0.0479	0.1262
	100.00	0.1393	-0.0660	0.1654
	106.75	0.1561	-0.0854	0.1296
	120.00	0.1886	-0.1219	0.0717
1.2D + 1.0Di + 1.0Wi 40 mph Wind at Normal From Face	66.75	0.0667	-0.0166	0.1090
	73.25	0.0797	-0.0196	0.1177
	80.00	0.0941	-0.0223	0.1495
	86.75	0.1094	-0.0299	0.1310
	100.00	0.1413	-0.0433	0.1718
	106.75	0.1583	-0.0615	0.1490
	120.00	0.1928	-0.0918	0.2663
1.2D + 1.6W 89 mph Wind at 60° From Face	66.75	0.2425	0.1658	0.3967
	73.25	0.2903	0.1916	0.4253
	80.00	0.3437	0.2185	0.5490
	86.75	0.4001	0.2747	0.4761
	100.00	0.5190	0.3857	0.6414
	106.75	0.5821	0.5188	0.5037
	120.00	0.7069	0.7550	0.6766
1.2D + 1.6W 89 mph Wind at 90° From Face	66.75	0.2432	-0.1795	0.3939
	73.25	0.2911	-0.2057	0.4207
	80.00	0.3446	-0.2348	0.5366
	86.75	0.4013	-0.2879	0.4723
	100.00	0.5205	-0.3995	0.6272
	106.75	0.5831	-0.5239	0.4733
	120.00	0.7060	-0.7527	0.0543
1.2D + 1.6W 89 mph Wind at Normal To Face	66.75	0.2501	-0.1198	0.4174
	73.25	0.2993	-0.1400	0.4491
	80.00	0.3546	-0.1597	0.5679
	86.75	0.4129	-0.2072	0.5070
	100.00	0.5359	-0.2959	0.6615
	106.75	0.6021	-0.4095	0.6005
	120.00	0.7380	-0.6043	1.2915



Administrative Approval Application Planning Division

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

APPROVED
21-0043 / 05.04.21
[Signature]

1. Applicant

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

2. Property Owner

Name: Thirty One Real Estate LLC
Address: 50 West Big Beaver Rd., Suite 215
Bloomfield Hills, MI 48304
Phone Number: 248-212-9830
Fax Number:
Email Address: maureenkuhta@gmail.com

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: 2101 E. 14 Mile Rd
Name of Development: Michigan Smile Design Family Orthodontics
Parcel ID#: 20-31-455-006
Current Use: Vacant Lot
Area in Acres: 0.34
Current Zoning: O-1

Name of Historic District if any: N/A
Date of HDC Approval, if any: N/A
Date of Application for Preliminary Site Plan: 02/27/2020
Date of Preliminary Site Plan Approval: January 27, 2020
Date of Application for Final Site Plan: 10/30/2020
Date of Final Site Plan Approval: 01/27/2021
Date of Revised Final Site Plan Approval: N/A

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

7. Details of the Request for Administrative Approval

Per Planning meeting held February 27, 2020 and noted conditional approval, we are submitting for approval of an alternate and complimentary brick for the site screen walls at the north and west sides of the parking lot.

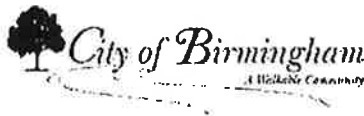
"Domino Bricks"

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 to the approved site plan.

Signature of Applicant: *[Signature]* Date: 4/28/21

Office Use Only

Application #: 21-0043 Date Received: Fee:
Date of Approval: 05.04.21 Date of Denial: Reviewed By: *[Signature]*



CONSENT OF PROPERTY OWNER

I, Maureen Kuhta, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2101 East 14 Mile Road;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Kelly Building & Development Company LLC;
(Name of Applicant)

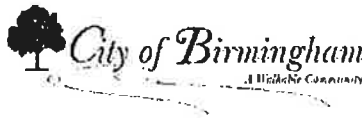
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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.

Name of Owner (Printed): Maureen Kuhta

Signature of Owner: Maureen Kuhta
Maureen Kuhta (Apr 29, 2021 10:52 EDT)

Date: April 28, 2021



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Kelly Building & Development Company LLC Date: 04/28/21
Address: 2051 Villa Suite 106, Birmingham, MI Project: 2101 E. 14 Mile Road

All site plans and elevation drawings prepared for administrative 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.

Administrative Approval of Design Changes

- ☒ 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. A separate location map;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A list of all requested design changes;
- ☐ 7. Elevation drawings with all requested design changes marked in color;
- ☐ 8. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

A full site plan detailing the proposed changes for which administrative 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. A list of all requested changes to the site plan;

- ☐ 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- ☐ 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- ☐ 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ 12. Existing and proposed easements and their purpose;
- ☐ 13. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable 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;
- ☐ 14. General description of, location of, and types of structures on the site;
- ☐ 15. Details of existing or proposed lighting, signage, landscaping, and other pertinent development features;
- ☐ 16. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

PLEASE NOTE: All requests for administrative approval must comply with Article 7 of the Zoning Ordinance, which outlines the terms and conditions under which administrative approval may be granted.

DOC042821-04282021172202

Final Audit Report

2021-04-29

Created:	2021-04-28
By:	Keith Ahee (kahee@kellybuildingcompany.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA75KSSjjSG7wMe9xD_cbiphOmvSH0THL_

"DOC042821-04282021172202" History

-  Document created by Keith Ahee (kahee@kellybuildingcompany.com)
2021-04-28 - 9:16:52 PM GMT- IP address: 50.77.207.169
-  Document emailed to Maureen Kuhta (maureenkuhta@gmail.com) for signature
2021-04-28 - 9:18:07 PM GMT
-  Email viewed by Maureen Kuhta (maureenkuhta@gmail.com)
2021-04-29 - 2:51:58 PM GMT- IP address: 64.233.172.105
-  Document e-signed by Maureen Kuhta (maureenkuhta@gmail.com)
Signature Date: 2021-04-29 - 2:52:13 PM GMT - Time Source: server- IP address: 96.80.254.178
-  Agreement completed.
2021-04-29 - 2:52:13 PM GMT

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by this state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.
Reviewed By: SG

Nov 30, 2020

5.00 E-FILE

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

Not Examined

LIBER 55244 PAGE 435
\$21.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$5.00 AUTOMATION
\$3,440.00 TRANSFER TX COMBINED
11/30/2020 07:11:19 PM RECEIPT# 200344
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

STATE OF
MICHIGAN

OAKLAND
11/30/2020
200344



REAL ESTATE
TRANSFER TAX

\$440.00 CO
\$3,000.00 ST
001290208



WARRANTY DEED

Drafted by: John Kelly 2051 Villa, Suite 106, Birmingham, MI 48009

When recorded return to: Thirty One Real Estate LLC, a Michigan limited liability company, 50 W. Big Beaver Rd.
Suite 215, Bloomfield Hills, MI 48304

THE GRANTOR(s): Kelly Building and Development Company, LLC, a Michigan limited liability company

Whose address is: 2051 Villa, Ste. 106, Birmingham, MI 48009

Conveys and warrants to: Thirty One Real Estate LLC, a Michigan limited liability company

Whose address is: 50 W. Big Beaver Rd., Suite 215, Bloomfield Hills, MI 48304

the following described premises: See attached Exhibit A.

Tax Parcel No: 20-31-455-006

Commonly known as: 2101 E. 14 Mile Road, Birmingham, MI 48009

for the sum of Four Hundred Thousand Dollars and No Cents (\$400,000.00)

COUNTY Transfer Tax: \$440.00

STATE Transfer Tax: \$3,000.00

Subject to easements, reservations and restrictions of record.



EXHIBIT A

Land situated in the City of Birmingham, County of Oakland, State of Michigan, more particularly described as:

Lots 835 through 840, inclusive, and the West 1/2 of Lot 841, including the South 1/2 of the vacated alley adjacent thereto, of "Sheffield Estates No. 1", according to the plat thereof recorded in Liber 44, Page(s) 40 of Plats, Oakland County Records.

Tax Parcel No: 20-31-455-006

Commonly known as: 2101 E. 14 Mile Road, Birmingham, MI 48009





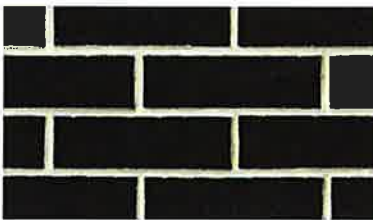
Terre Haute, IN Architectural Series

Exceptional Beauty. Effortless Performance.

The exquisite allure of Meridian® Brick on your project will be a bold expression of your unique vision. With its rich palette of colors and strict adherence to ASTM standards, our clay brick products enable you to create unique designs that will transform your next project into a signature statement of beauty for generations to come.

In addition to aesthetics and strength, Meridian® Brick is a perfect choice to help your projects achieve LEED certification by qualifying for potential LEED credits in several categories. All-natural clay bricks have an exceptionally long life cycle, do not emit ozone-depleting substances and can be manufactured virtually waste-free.

A solid foundation built by Meridian® Brick.



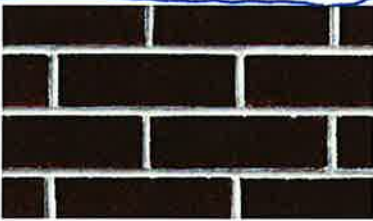
Domino



Domino Ironspot



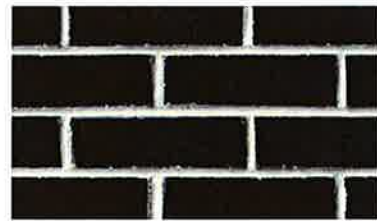
Garnet



Garnet Ironspot



Saddle



Saddle Ironspot



Steel



Valor



Valor Ironspot

PLEASE NOTE: This literature is intended to generally show the color range of the featured product. Using print and photography, it is impossible to show all colors, percentages of colors, texture and the harmless imperfections that may be contained in thousands of brick. Brick from different production runs may vary slightly in color range and texture.

**BE BOLD.
BE BRICK.®**

1.866.259.6263
meridianbrick.com

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- **ASTM C216 Facing Brick**
- **ASTM C652 Hollow Brick**
- **CSA A82 Fired Masonry Brick made from Clay or Shale**

Note: The Canadian (CSA) equivalent references are included in brackets behind the US (ASTM) references.

This specification covers brick intended for use in masonry, either as face brick or in structural applications. According to ASTM C216 (CSA A82), a solid brick can have core holes whose area is no more than 25% of the total bed surface of the brick. While 100% solid brick are normally available, most brick are manufactured with 25% core holes. ASTM C652 covers hollow brick which have core holes whose area is more than 25% of the total bed surface of the brick.

This profile covers many of the most important aspects of this specification. When a brick is specified by an architect, the specification identifies the brick's manufactured name, ASTM (CSA) specification number, the grade, the type and the brick's manufactured size. For example, a typical brick specification could be Meridian Brick #630 which meets ASTM C216 (CSA A82), grade SW, type FBS whose size is 2 1/4" by 3 1/2" by 7 5/8" (57mm x 90 mm x 190 mm) (modular size.)

The "grade" classifies the brick's ability to resist damage by freezing when wet. If the moisture inside a brick freezes, the water expands. If there are many cycles of freeze/thaw, the face of the brick may crack and fall off. There are two grades, SW severe weathering and MW moderate weathering. Grade SW is the most stringent and is normally required in most parts of the United States and Canada.

There are two physical properties of brick that are good predictors of the brick's ability to resist spalling or cracking of the face. These are the 24-hour cold water absorption of the brick and the saturation coefficient which is the ratio of the amount of cold water a submerged brick will absorb in 24 hours to the amount of boiling water a submerged brick will absorb in 5 hours.

The theory of the saturation coefficient is that if only part of the total pore space is occupied by water, there is room for expansion on freezing into the remaining pore space without disruption of the material. The smaller the saturation coefficient, normally the more durable the brick.

Compressive strength is the maximum weight the brick can support without breaking. For grade SW brick, the average compressive strength of 5 brick must exceed 3000 PSI (20.7 MPa) and the saturation coefficient cannot exceed .78.

There are two alternates if the average saturation coefficient exceeds .78. First, the cold water absorption of 5 brick cannot exceed 8.0%. Second, the brick must withstand 50 cycles of freeze/thaw testing.

A physical property of the brick which does not influence the durability of the brick but is measured is the initial rate of absorption, IRA. This property is measured to assist the mason in mortar selection and helps to determine if the brick require prewetting before installation to enhance the bond between the brick and the mortar. If the IRA of a brick exceeds 30 gm./min/30 sq. in., then ASTM C216/ASTM C652 (CSA A82) suggests that prewetting be done prior to installation. However, this is not a requirement.

The "type" of brick refers to the appearance. For ASTM C216, there are three type classifications: FBX, where the most precision is required; FBS, where average precision is required; and FBA, where non-uniformity in size and texture is permitted. There are several variables that are covered. The equivalent type classifications for ASTM C652 are HBX, HBS and HBA, respectively.

Chippage is another factor that is controlled by ASTM C216/ASTM C652 (CSA A82). The more restrictive the type, the smaller the allowable chip dimensions are permitted. Chips that are monitored can occur along the four edges or the corners. In addition, the more restrictive the type, the fewer the number of brick are allowed to have these defects and the smaller the allowable size of the chip. For FBS/HBS rough, 85% to 100% of the brick can have chips that are measured from an edge that range between 0 to 5/16" (0 to 8.0 mm) and measured from a corner that range between 0 to 1/2" (0 to 13.0 mm). No more than 15% of the brick can have chips that are measured from an edge that range between 5/16" to 7/16" (8.0 to 11.0 mm) and measured from a corner that range between 1/2" to 3/4" (13.0 to 19.0 mm). The cumulative length of the chips around the perimeter edges of face cannot exceed 10% of the perimeter length. ASTM C216/ASTM C652 (CSA A82) lists the allowable chippage size for all types.

Other than chips, the face or faces shall be free of cracks or imperfections when viewed from 15 feet (4.5 m) for FBX/HBX and 20 feet (6.1 m) for FBS/HBS and FBA/HBA. This implies that even if there are surface cracks, if the observer stands at 20 feet (6.1m) and the cracks are not visible then the brick is acceptable.

Size variations are also governed by ASTM C216/ASTM C652 (CSA A82) with FBX/HBX permitting smaller dimensional tolerances. The specifications list the permissible variations. These variations are plus or minus the specified dimension and are applied to each of the brick's three dimensions. For example a FBS/HBS brick that is specified as 7 5/8" (190 mm) long has a permissible variation of +/-1/4" (6 mm), which implies that the brick can be as short as 7 3/8" (184 mm) and as long as 7 7/8" (196 mm).

Finally, ASTM C216/ASTM C652 (CSA A82) indicates that once the brick has been installed the manufacturer is not responsible for chippage and size variations that exceed the allowable values in the code.