

HYBRID MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, JULY 28, 2021
7:30 PM
COMMISSION ROOM - 151 MARTIN STREET, BIRMINGHAM MI, 48012

**VIRTUAL OPTION: <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 **July 14, 2021**
- C. Chairpersons' Comments
- D. Review of the Agenda

- E. Special Land Use Permit Reviews
 - 1. **325 S. Old Woodward (Adachi Restaurant)**, Request for a Special Land Use Permit Amendment request to consider approval of an expanded outdoor dining area for Adachi.

- F. Final Site Plan and Design Review
 - 1. **325 S. Old Woodward (Adachi Restaurant)**, Request for a Special Land Use Permit Amendment request to consider approval of an expanded outdoor dining area for Adachi.
 - 2. **2425 E. Fourteen Mile Road (Clover Hill Cemetery)**, Request for Final Site Plan and Design Review to consider approval of a building addition and new patios.

- G. Design Review
 - 1. **525 E. Brown (Birmingham Roast)**, Request for Design Review for changes to existing outdoor dining area.

- H. Preliminary Site Plan Reviews
 - 1. **460 N. Old Woodward (Junior League Building)**, Request for Preliminary Site Plan Review to consider approval of a new three story mixed use building.

- I. Miscellaneous Business and Communications:
 - 1. Communications
 - 2. Administrative Approval Correspondence
 - 3. Draft Agenda for the next Regular Planning Board Meeting (**August 11 , 2021**)
 - 4. Other Business

- J. Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from tonight's meeting

- K. Adjournment

Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only.
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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, July 14, 2021**

City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on July 14, 2021.
Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Bryan Williams; Alternate Board Member Jason Emerine, Nasseem Ramin

Absent: Board Members Daniel Share, Janelle Whipple-Boyce; Student Representatives Daniel Murphy, Jane Wineman

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

07-090-21

B. Approval Of The Minutes Of The Regular Planning Board Meeting of June 23, 2021

Mr. Williams said he did not know the meaning of the word "exhorted" as used on page two of the minutes. He asked that "exhorted to" be changed to "requested that".

Motion by Mr. Williams

Seconded by Mr. Koseck to approve the minutes of the Regular Planning Board Meeting of June 23, 2021 as amended.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Abstain: Emerine

07-091-21

C. Chair's Comments

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

07-092-21

D. Review Of The Agenda

07-093-21

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

1. 300 & 394 S. Old Woodward, and portions of 294 E. Brown – New Construction (Capital Title/Lutz & Frank's Shoe Service, portions of Coldwell Banker Weir Manual parking lot), Request for a Special Land Use Permit and Preliminary Site Plan Review to consider approval of a new 4 story building, including a request to operate a restaurant using an Economic Development Liquor License.

Chair Clein recused himself from discussion of this item at 7:35 p.m. citing a potential conflict-of-interest stemming from a business relationship.

Vice-Chair Williams began facilitating the meeting at 7:35 p.m.

PD Ecker reviewed the item for the City.

Victor Saroki, architect, Alex Saroki, architect, Michael Dul, landscape architect, Michael Avellone, Director, Architecture & Design Galleries for RH, Rick Rattner, attorney, and Kelly Allen, attorney, were present on behalf of the project.

Mr. Saroki and Ms. Allen reviewed the item for the applicant.

Vice-Chair Williams noted that landscaping on the adjacent property was not part of the evening's site plan review. He said he was fine with that aspect of the proposal being administratively approved. He continued that given the current ambiguity about whether RH's valet would use the Caldwell Banker site, the Board should not delegate administrative approval on that issue until an agreement between RH and the owner of the Coldwell Banker site is reached.

Mr. Koseck said he was also fine with an administrative approval for the landscaping on the adjacent site, noting that landscaping the adjacent site goes above and beyond the requirements of the project.

PD Ecker stated that RH believed they would be able to reach an agreement with the owner of Coldwell Banker but that the RH applicant team also submitted an updated valet proposal that would avoid the site if necessary.

In reply to Mr. Saroki, PD Ecker stated that the small LED lights proposed for the trees, primarily located on the roof, would need to be added to the site's photometric plan.

Mr. Saroki confirmed the applicant team would comply with the requests of all City departments. He reviewed the valet proposal that would avoid the Coldwell Banker site for the Board.

In reply to Mr. Boyle, Mr. Saroki reviewed the proposed park area on Daines. He stated that there would be public access to the space on the west end and that RH would be responsible for maintaining the area.

Public Comment

Paul Reagan expressed concerns about parking and traffic from the RH site extending into the adjacent residential areas.

Mr. Williams noted that the plan to have valeted vehicles picked up at the underground parking entrance by owners would prevent the valet from having to drive through the residential areas to return the cars. He also said that any concerns regarding the Parking Assessment District should be addressed to the Commission since they are currently studying the issue and it is under their purview.

A member of the public said he was looking forward to getting more involved in the City. He said he hoped the RH development would benefit the Birmingham community.

Motion by Mr. Boyle

Seconded by Mr. Jeffares to recommend approval of the Special Land Use Permit for 300 - 394 S. Old Woodward and a portion of 294 E. Brown Street to the City Commission for the use of an economic development license with the following conditions based on the Planning Board's finding that all of the requirements of section 7.34 of the Zoning Ordinance have been met: 1) The applicant must comply with the requests of all departments; and, 2) The applicant is required to execute an agreement with the City for the use of an economic development liquor license with a Special Land Use Permit.

Mr. Boyle said that Birmingham's economic development licensing achieved its purpose in allow the City to bring a building of this scale.

Vice-Chair Williams noted this was a recommendation to the Commission, and that ultimately the Commission would decide whether to approve the SLUP.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

Motion by Mr. Jeffares

Seconded by Mr. Koseck to recommend approval of the Final Site Plan and Design Review for 300 - 394 S. Old Woodward and a portion of 294 E. Brown Street to the City Commission with the following conditions based on the Planning Board's finding that all of the requirements of section 7.27 of the Zoning Ordinance have been met:: 1) The applicant update the landscape plan to provide species and size details on all proposed plantings, provide material specifications on hardscape items and obtain a waiver for the required street trees on Daines prior to City Commission review; 2) The applicant is required to receive separate Planning approval for all landscaping changes proposed for the adjacent site subject to administrative approval; 3) All streetscape elements on S. Old Woodward will be required to be consistent with the

enhanced streetscape design planned by the City for future construction; 4) The applicant must obtain approval of the Police Department and / or City Commission for any valet operation proposed; 5) The applicant must submit all light fixture and mechanical equipment specification sheets and a revised photometric plan that meets all lighting requirements prior to City Commission review; 6) The Planning Board approves the use of non-cut off fixtures to enhance the architecture of the building; and, 7) The applicant must comply with the requirements of all departments.

Mr. Emerine noted that the applicant worked diligently with the City and stated the applicant submitted an excellent proposal. He said he was glad to be supporting the request.

Vice-Chair Williams said the project would be positive in an area of the City that needs some enhancement and vitality. He said he was appreciative of both the applicant's voluntary limitation of its building to four stories in D4, and of the Commission's decision to accept the Planning Board's recommendation of that limitation.

Mr. Koseck stated that this was not a large building, relatively speaking. He observed that while construction costs are rising this applicant is choosing to use high quality materials and complementary landscaping and hardscaping. He said this proposal would complete an important intersection and continue the City's downtown to the south. He said it would also be likely to benefit retail in the area.

Mr. Jeffares said the BSD was excited about how this project would be likely to draw additional new retailers to the City.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

07-094-21

F. Final Site Plan and Design Review

1. 135 Pierce Street, Planthropie – Request for Design Review for a new outdoor dining platform.

Chair Clein rejoined the meeting and resumed facilitation at 9:03 p.m.

CP Dupuis presented the item.

Owner Rua Francis spoke on behalf of the application. She stated that the hours would be noon to seven p.m. on weekends and noon to six p.m. on weekdays. She said they hope to expand both the hours and menu at some point in the future.

Mr. Emerine noted that there would be one parking space between Planthropie's outdoor dining and the outdoor dining of the restaurant next door. He said that while that would not necessarily make him decline the request he thought it should be noted.

Mr. Boyle said he was conflicted about removing a parking space for Planthropie's outdoor dining given its focus on small plates.

Mr. Koseck said that having the deck empty at night might make the streets seem inactive. He suggested that three tables closer to the building might be more appropriate in terms of scale.

Mr. Jeffares spoke in favor of the request. He said it would be beneficial to have another establishment activating the streets during the day. He noted that Birmingham Roast has outdoor dining even though it offers more cafe-fare than it does meals. He said that while ideally he would prefer not to lose a parking space, this particular location is not conducive to alley or sidewalk dining and so he said it was worth giving the proposal a try.

Chair Clein said Planthropie was unique and eclectic and their focus on small plates instead of more traditional meals should not prevent them from qualifying for outdoor dining. He said he was inclined to approve without the polypropylene chairs since he is in favor of reducing the use of plastics where possible.

Mr. Emerine said he was in favor of giving Planthropie's outdoor dining a chance.

CP Dupuis noted the City has the opportunity to review outdoor dining permits every year and make changes if necessary.

Motion by Mr. Williams

Seconded by Mr. Jeffares to approve the Design Review application for 135 Pierce – Planthropie – with the following conditions:

- 1. The applicant must submit revised plans showing dining chairs constructed of wood or metal, or obtain a variance from the Board of Zoning Appeals; and,**
- 2. The applicant receives a favorable recommendation from the Advisory Parking Committee in regards to the parking and traffic conditions surrounding the subject site.**

Ms. Francis stated the chairs are artist-designed, in line with the interior aesthetic, and more likely to withstand inclement weather than other chairs and therefore likely to generate less waste.

Motion failed, 3-4.

VOICE VOTE

Yeas: Boyle, Ramin, Clein

Nays: Koseck, Jeffares, Williams, Emerine

Motion by Mr. Williams

Seconded by Mr. Jeffares to approve the Design Review application for 135 Pierce – Planthropie – with the following conditions: 1. The Planning Board approves the polypropylene dining chairs as a material of comparable quality; and 2. The applicant receives a favorable recommendation from the Advisory Parking Committee in regards to the parking and traffic conditions surrounding the subject site.

Mr. Jeffares said it would be positive to have this establishment activating the street from midday to early evening every day since many bistros only activate the street during the evenings five days a week.

Mr. Koseck said Mr. Jeffares' comments changed his vote.

Motion failed, 6-1.

VOICE VOTE

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

Nays: Clein

07-095-21

F. Study Session

1. Public Notice Signs

CP Dupuis reviewed the topic.

The Board discussed the item.

PD Ecker stated that the previously used general public notice signs worked well and did not generate a surplus of calls to the Planning Department.

Mr. Jeffares advocated for more detailed public notice signs on which information could be written. He said more general signs make it easier for developers than it does for residents, and said the priority should be maintaining transparency for residents.

Chair Clein noted that Mr. Jeffares' recommendation does not resolve the issue of the wrong public notice signs being inadvertently posted by the developer, which is how this issue came to the Board. He recommended that the ordinance language be advanced since it does not prescribe the sign's design, and that Staff, the City Manager, and the Commission consider the various factors relevant to designing the signs. He said Mr. Jeffares' concerns were valid.

Mr. Jeffares also advocated for the noticing requirements to be reduced from 15 days to 13 days since Planning Board meetings are 14 days apart. He suggested that would alleviate a number of the noticing issues the City runs into.

Mr. Williams said he was in favor of more general public notice signs. Mr. Boyle concurred, and said that the City website and phone number should be sufficient for members of the public seeking information.

It was discussed that the ordinance should require the signs to be “visible from a public right-of-way” to clarify where the signs should be located.

Mr. Koseck recommended getting rid of the tree and boulevard graphics on the signs.

Staff said they would update the recommended language for Article 7, Section 7.29 to clarify that this ordinance only applies to Historic District Commission reviews of non-historic buildings in historic districts.

Motion by Mr. Williams

Seconded by Mr. Boyle to schedule a public hearing for the amendment of Article 7, Section 7.29 and Article 7, Section 7.01(b), to August 11, 2021 with changes as noted.

Mr. Jeffares said that while he respected his colleagues’ perspectives he would be voting no on principle.

Motion carried, 6-1.

VOICE VOTE

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

Nays: Jeffares

CP Dupuis said this would be an excellent Engage Birmingham topic to explore how much detail residents want to see on the signs.

2. Outdoor Dining

CP Dupuis presented the item.

Mr. Boyle noted that many examples of the outdoor dining he was seeing occur on private property, and that Birmingham is considering how to deal with outdoor dining on public property. He noted there are key differences in those considerations. He stated that when outdoor dining occurs on public property in Europe it often is on very wide sidewalks or in squares adjacent to the cafes.

Mr. Jeffares noted that Birmingham’s sidewalks keep getting wider. He said outdoor dining in Europe would not be a perfect match to Birmingham but that there would still be things to learn from those examples.

Chair Clein told CP Dupuis that he appreciated the high level start to the discussion.

Board members listed aspects of outdoor dining that would need discussion and/or further research in order to make ordinance recommendations. Those aspects included whether there should be a year-round set of standards, or two sets of standards for the warmer and colder months; how pop-ups and social districts might be related; what national downtown associations are discussing and recommending for outdoor dining; how winter resort towns like Aspen or Vail

handle cold-weather outdoor dining; creating some appearance standards for outdoor dining and related utilities; whether outdoor dining should be on both sides of a pedestrian path or in parking spaces; how the building, energy, and plumbing codes relate to outdoor dining; how outdoor dining relates to clear width of the streets, travelled ways, and shy distances; the differences between walls versus windbreaks, weather protection versus roofs, and temperature mitigation versus full climate control; the perspectives of City Departments; and, how to minimize potential conflict between restauranteurs and their retail neighbors.

CP Dupuis noted that the City had begun soliciting feedback from residents on the Covid-19 outdoor dining, and that the feedback regarding outdoor dining had been overwhelmingly positive. He said some of that information could be relevant to these proceedings.

PD Ecker encouraged residents to visit Engage Birmingham on the City's website in order to provide their feedback.

Public Comment

Joe Bongiovanni of Market North End said that a detached deck in wintertime may not have a lot of value to restauranteurs. He said that one of the main questions seemed to be whether the City would continue to give up parking spaces for dining decks. He recommended that outdoor service remain close to the entrance/exit of a restaurant.

Chair Clein thanked Mr. Bongiovanni and asked him to stay involved in the ongoing outdoor dining discussions.

PD Ecker said that Staff would bring the item back to the Board in parts in order to maintain momentum on the issue.

07-096-21

G. Miscellaneous Business and Communications

- a. Communications**
- b. Administrative Approval Correspondence**
- c. Draft Agenda for next meeting**
- d. Other Business**

The possibility of scheduling a second Board meeting for September 2021 was briefly discussed.

07-097-21

H. Planning Division Action Items

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

07-098-21

I. Adjournment

No further business being evident, the Chair adjourned the meeting at 10:27 p.m.

Jana L. Ecker

Planning Director

DRAFT



MEMORANDUM

Planning Division

DATE: July 28th, 2021

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, City Planner

SUBJECT: 325 S. Old Woodward – Adachi – Special Land Use Permit Amendment, Final Site Plan & Design Review

The subject site, 325 S. Old Woodward, is currently used as a restaurant within an existing two-story historic commercial building fronting S. Old Woodward. The applicant has submitted a Special Land Use Permit Amendment and Final Site Plan/Design Review (SLUP) application requesting a change to their outdoor dining plan.

In June 2020 and April 2021, Adachi was approved for expanded outdoor dining pursuant to the Temporary Outdoor Dining expansion allowanced adopted by the City Commission on May 11th, 2020 and extended on March 8th, 2021. The first expansion involved the addition of tables and chairs in the sidewalk in front of the property. The second expansion was for a raised platform in the adjacent via (private property) that contained lounging couches. The applicant has submitted the SLUP application seeking permanent approval of these areas.

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

1.0 Land Use and Zoning

- 1.1 Existing Land Use – Two-story multi-tenant commercial building.
- 1.2 Zoning – B2 (General Business) & D3 (Downtown Overlay)
- 1.3 Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business Residential)	B3 (Office-Residential)	B2 (General Business)	B2 (General Business)
Overlay Zoning District	D4	D3	D4	D4

2.0 Bistro Requirements

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

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

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

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

At this time, Adachi is not proposing any changes to the interior of the restaurant, the hours of operation, the bistro concept/menu, or the building itself. Thus, the existing bistro continues to meet the requirements of the bistro ordinance with respect to such.

As for the outdoor dining proposal, the applicant is proposing to re-arrange their tables and chairs to occupy the sidewalk in front of the building. The new arrangement would leave the dining area on private property with 37 chairs, and create a new dining area on the sidewalk with an additional 28 chairs for a total of 65 outdoor dining chairs. Adachi was previously approved in 2017 with 67 total outdoor chairs, all of which were on private property. The tables and chairs are proposed to be constructed of wood and metal, and a trash receptacle has been indicated within both the private and public areas of outdoor dining. Finally, the applicant is proposing to enclose the area with a 36 in. black metal railing. The dining area and enclosure leaves a 6 ft. clear walking path for pedestrians on the sidewalk.

An additional proposal brought forth by the applicant is a raised platform at the south end of the property within the via adjacent to the building. The applicant has advised that this area will be for lounging/waiting only and that no service will be provided in this area. The plans submitted show a 5-seat lounge couch with a fire table. The platform itself is constructed of Trex decking (Brazilian Walnut) and is enclosed with the same railing as the sidewalk area. If the couch were to be considered as outdoor dining, the additional 5 seats would put them 5 over the permitted outdoor seating for a bistro at 70 outdoor dining seats. **The Planning Board should discuss the lounge/waiting area and the potential for it to be used as outdoor dining.**

3.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are currently no issues with bulk, height or placement with the Special Land Use Permit, Final Site Plan/Design Review application submitted.

4.0 Screening and Landscaping

- 4.1 Dumpster Screening – There are no changes proposed to the dumpster or screening on site.

- 4.2 Parking Lot Screening – There are no changes proposed to the parking lot or associated screening.
- 4.3 Mechanical Equipment Screening – There are no changes proposed to the mechanical equipment or screening on site.
- 4.4 Landscaping – There are no changes proposed to the landscaping on site.
- 4.5 Streetscape – There are no changes proposed to the streetscape.

5.0 Parking, Loading and Circulation

- 5.1 Parking – There are no changes to the parking requirements on site.
- 5.2 Loading – There are no changes proposed to the loading requirements.
- 5.3 Vehicular Circulation and Access – There are no changes proposed to the vehicular circulation and access.
- 5.4 Pedestrian Circulation and Access – There are no changes to pedestrian circulation and access on the site.

6.0 Lighting

There are no new light fixtures or changes in lighting proposed.

7.0 Departmental Reports

- 7.1 Engineering Division – The Engineering Division will provide comments at the Planning Board meeting on July 28th, 2021.
- 7.2 Department of Public Services – The Department of Public Services has not provided any comments at this time.
- 7.3 Fire Department – Please see attached comments from the Fire Department.
- 7.4 Police Department – The Police Department has no concerns at this time.
- 7.5 Building Division – Please see attached Building Division comments.

8.0 Design Review

There are no changes proposed to the building at this time. All material updates for the outdoor dining patios have been provided in the Bistro Requirements section above.

9.0 Required Attachments

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

10.0 Bistro Criteria

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

- (1) New establishments. Two (2) Bistro Licenses may be approved each calendar year to applicants who do not meet the definition of existing establishments as set forth in (a)(1) above. In addition to the usual criteria used by the city commission for liquor license requests, the commission shall consider the following non-exclusive list of criteria to assist in the determination of which of the new establishment applicants, if any, should be approved:
 - a. The applicant's demonstrated ability to finance the proposed project.
 - b. The applicant's track record with the city including responding to city and/or citizen concerns.
 - c. Whether the applicant has an adequate site plan to handle the bistro liquor license activities.
 - d. Whether the applicant has adequate health and sanitary facilities.
 - e. The establishment's location in relation to the determined interest in the establishment of bistros in the Overlay District and the Triangle District.
 - f. The extent that the cuisine offered by applicant is represented in the city.
 - g. Whether the applicant has outstanding obligations to the city (i.e. property taxes, utilities, etc.).

The Adachi bistro is an existing establishment and the outdoor space appears to have an adequate site plan to handle the proposed outdoor dining activities. In addition, Adachi has maintained a fair track record with the City.

11.0 Approval Criteria

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

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

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

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

12.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board recommend **APPROVAL** to the City Commission the Special Land Use Permit Amendment and Final Site Plan/Design Review application for 325 S. Old Woodward – Adachi – with the following conditions:

1. The Planning Board APPROVES the raised platform as a waiting area only. No food or drink service shall be provided to the area.

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

Motion to recommend **APPROVAL** to the City Commission the Final Site Plan & Design Review for 325 S. Old Woodward – Adachi – with the following conditions:

1. The Planning Board APPROVES the raised platform as a waiting area only. No food or drink service shall be provided to the area.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 325 S. Old Woodward – Adachi – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend the **DENIAL** to the City Commission the Final Site Plan & Design Review for 325 S. Old Woodward – Adachi – for the following reasons:

1. _____
2. _____
3. _____

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

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit Amendment for 325 S. Old Woodward – Adachi – subject to the conditions of Final Site Plan & Design Review approval.

OR

Motion to **POSTPONE** the Special Land Use Permit for 325 S. Old Woodward – Adachi
– pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend **DENIAL** to the City Commission the Special Land Use Permit for
325 S. Old Woodward – Adachi – for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Final Site Plan Review
325 S. Old Woodward - Adachi**

Existing Site: 2-Story Historic Commercial Building

Zoning: B2 (General Business) & D3 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business Residential)	B3 (Office-Residential)	B2 (General Business)	B2 (General Business)
Overlay Zoning District	D4	D3	D4	D4

Land Area: Existing: 0.25 ac.
Proposed: 0.25 ac. **(no changes proposed)**

Dwelling Units: Existing: 0 units
Proposed: 0 units **(no changes proposed)**

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

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

Max. Total Floor Area: Required: 100%
Proposed: **(no changes proposed)**

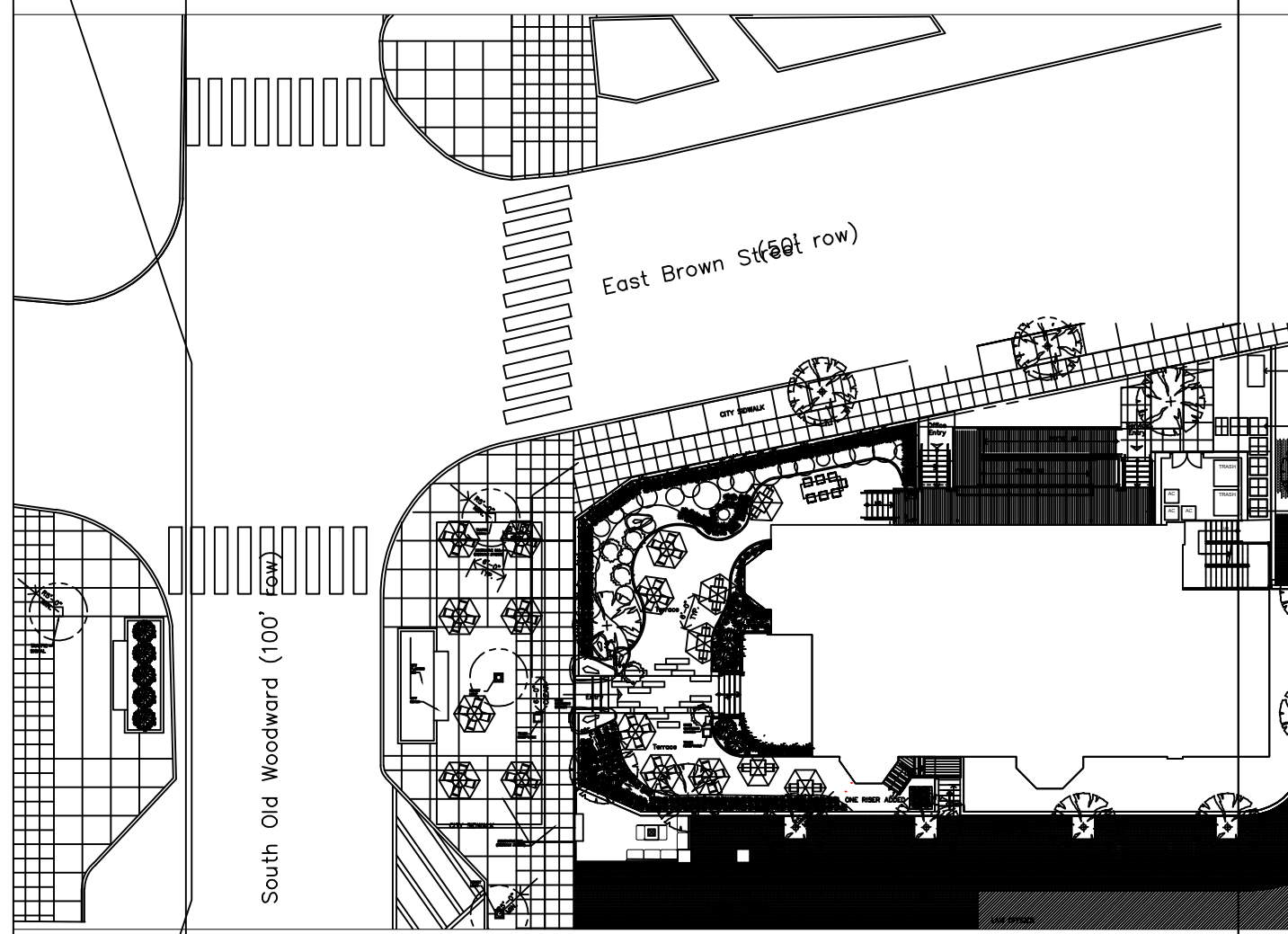
Min. Open Space: Required: N/A
Proposed: N/A

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

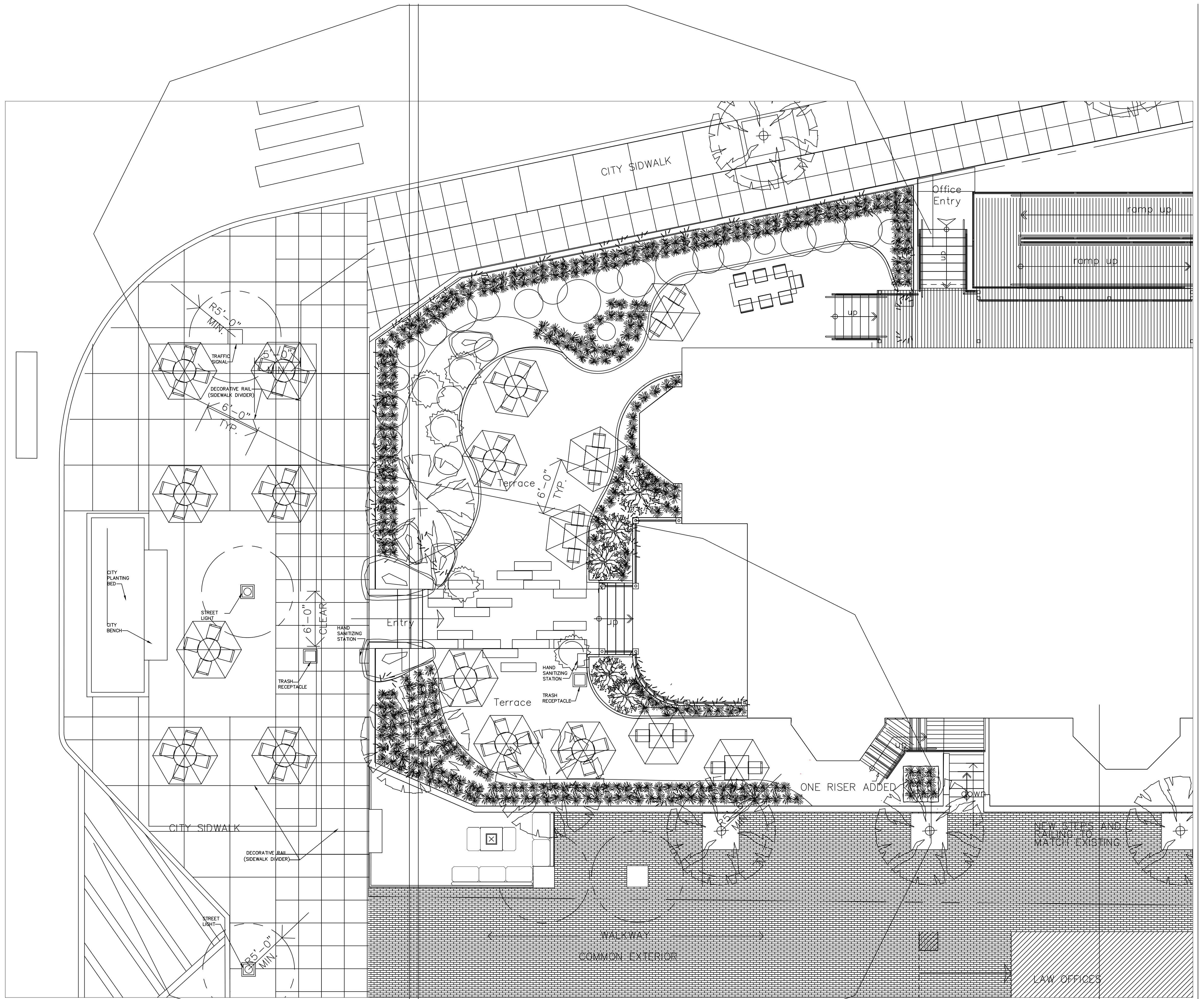
Front Setback:	Required:	0 ft.
	Proposed:	(no changes proposed)
Side Setbacks	Required:	0 ft.
	Proposed:	(no changes proposed)
Rear Setback:	Required:	10 ft.
	Proposed:	(no changes proposed)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	68 ft., 4 stories
	Proposed:	(no changes proposed)
Min. Eave Height:	Required:	20 ft.
	Proposed:	(no changes proposed)
Floor-Ceiling Height:	Required:	N/A
	Proposed:	N/A
Front Entry:	Required:	On frontage line
	Proposed:	On frontage line (no changes proposed)
Absence of Bldg. Façade:	Required:	32 in. screenwall
	Proposed:	N/A
Opening Width:	Required:	25 ft.
	Proposed:	N/A
Parking:	Required:	None (Parking Assessment District)
	Proposed:	(no changes proposed)
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	N/A
Parking in Frontage:	Required:	Off-street parking contained in the first story shall not be permitted within 10 feet of any building facade on a frontage line or between the building facade and the frontage line.
	Proposed:	No parking in 1st story (no changes proposed)
Loading Area:	Required:	None
	Proposed:	None
Screening:		

<u>Parking:</u>	Required:	32 in. masonry screen wall
	Proposed:	N/A
<u>Loading:</u>	Required:	Minimum 6 ft. screen wall
	Proposed:	N/A
<u>Rooftop Mechanical:</u>	Required:	Fully screened from public view
	Proposed:	N/A
<u>Elect. Transformer:</u>	Required:	Obscured from public view
	Proposed:	N/A
<u>Dumpster:</u>	Required:	6 ft. masonry w/ wood gate
	Proposed:	6 ft. masonry w/ wood gate (no changes proposed)

Location Plan



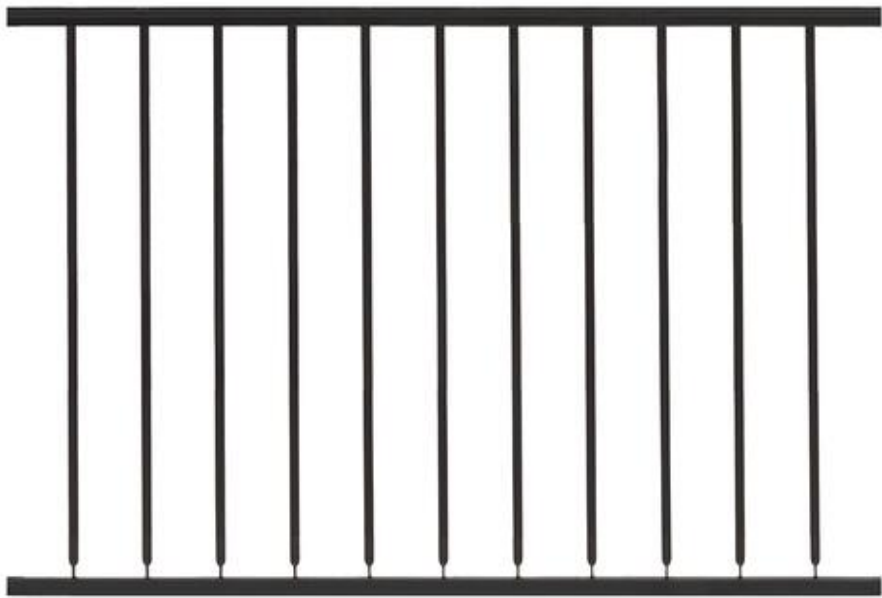
Site Plan





Gilpin Inc.® Hampton 32" x 4' Black Railing

Model Number: 604



Online Price

PRICE

\$56.99

11% MAIL-IN REBATE Good Through 7/24/21

\$6.27

FINAL PRICE

\$50⁷² each

You Save \$6.27 with Mail-In Rebate

Variation: Black

* Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®.



FREE Ship To Store
Enter Your ZIP Code for store information



Shipping & Delivery
Not Available Online
Contact a store for delivery options

Description & Documents

This Hampton 4' Railing brings a contemporary feel to any home and the base rail can be used alone or customized with an add-on. Hampton rail has 1/2" square spindles, spaced 4" on-center. This railing can be used straight or adjusted for stairs.



Shipping Dimensions: 1.25 H x 48.00 W x 32.00 D
Shipping Weight: 12.98 lbs

Brand Name: **Gilpin**



Features

- Welded steel railing
- For 36" Railing Height
- 36" installed height
- 1-1/4" sculpted channel with welded 1/2" square spindles
- Baked-on black finish can be touched up after installation with rust inhibiting paint
- One rail
- Posts and attachments sold separately
- Check local building codes, compliance with building codes is the installer's responsibility

Specifications

Product Type	Handrail	Material	Steel
Color/Finish	Black	Includes	1-1/4" sculpted channel with welded 1/2" square spindles
Return Policy	Special Order Merchandise (view Return Policy).		

Please Note: Prices, promotions, styles and availability may vary by store and online. Inventory is sold and received continuously throughout the day; therefore, the quantity shown may not be available when you get to the store. This inventory may include a store display unit. Online orders and products purchased in-store qualify for rebate redemption. Mail-in Rebate is in the form of merchandise credit check, valid in-store only. Merchandise credit check is not valid towards purchases made on MENARDS.COM®. By submitting this rebate form, you agree to resolve any disputes related to rebate redemption by binding arbitration and you waive any right to file or participate in a class action. Terms and conditions available at www.rebateinternational.com®

HAY-12 3 Seat sofa

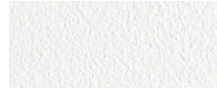
FRAME / SEAT CUSHIONS



Asteroid Powdercoat



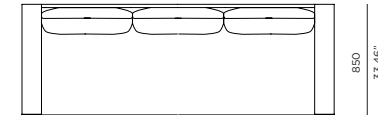
Sunbrella - Natural



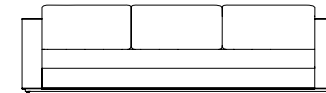
White Powdercoat



Sunbrella - Cast slate



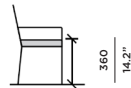
33.46"



2400
94.49"



570
22.44"



SPECIAL FEATURES



PROTECTIVE COVER

DESCRIPTION:

Named after one of Australia's most iconic island destinations, the robust Hayman collection is inspired by the low, clean lines of contemporary coastal Australian architecture. Representing pure modernism, the collection's hardwearing powder coated aluminium frames meet with thick and comfortable cushion seating to create a contemporary aesthetic that invites relaxation. It's superior materials and angular lines are meticulously designed to withstand the elements, making the Hayman collection the ideal choice for the statement-maker.

PROTECTIVE COVERS:

Protect your investment with water-repellent Sea-Sprae® fabric; protective backside coating, UV resistant.

SHIPPING AND DELIVERY:

Stock frames and stock cushions delivered in 1-3 weeks.
Stock frames with COM cushions delivered in 3-6 weeks.
Custom Orders delivered in 10-14 weeks.

WARRANTY:

FRAMES: 5 limited warranty on structural integrity.
MATERIALS: 2 year limited warranty.

TECHNICAL INFORMATION

POWDER COATED ALUMINIUM:
Asko Nobel® handcrafted, powder coated, rust-proof aluminium Frame, reinforced signature connection points.

SUNBRELLA®:
Solution-dyed, acrylic fiber, UV, water, and mold resistant outdoor fabric.

Net Weight: 63 kg / 138.9 lb



CITY OF BIRMINGHAM FIRE DEPARTMENT

572 SOUTH ADAMS • BIRMINGHAM, MICHIGAN 48009 • 248.530.1900 FAX 248.530.1950

7/21/2021

Plan Review

325 North Old Woodward

Adachi – Outdoor Dining

The following are comments from the Birmingham Fire Department as it relates to the submitted plan for outdoor dining.

1. Do not block any path of egress from the building to a public way.
2. The deck on the south side of the plan shows what appears to be a fire table (detail with "x"). Open flame devices are prohibited on combustible structures and shall be a minimum of 15 feet from a combustible structure. Fire tables are not allowed on combustible deck. This was discussed with Blake George over a month ago via phone. Fire table(s) denied for this plan.
3. No LP gas tanks allowed on premises. Follow city ordinance for heating devices (pre-COVID ordinance).
4. A site visit may be required for approval.

If you have any questions please contact the Fire Prevention Bureau.

Thank you,



Jack D. Pesha
Fire Marshal

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

July 21, 2021

RE: Final Site Plan Review Comments
325 S. Old Woodward, Adachi Outdoor Dining

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.

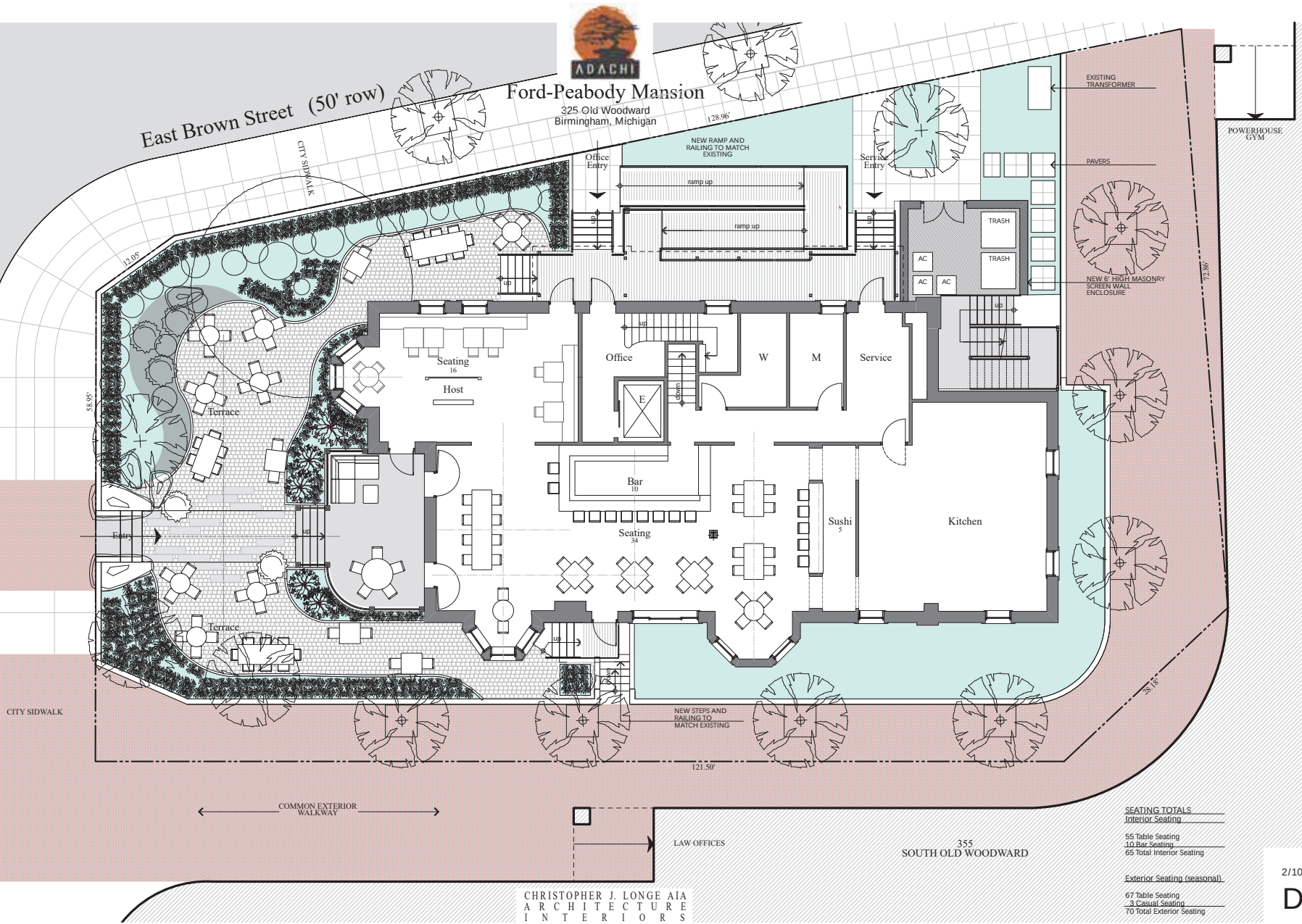
Applicable Building Codes:

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

Review Comments:

1. Applicant should verify that the seating in the common exterior walkway does not encroach onto the property to the south. This is the area on private property between the two buildings.
2. The table just south of the street light seems closer to the public bench than it should be.

South Old Woodward (100' row)



Ford-Peabody Mansion
325 Old Woodward
Birmingham, Michigan

CHRISTOPHER J. LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

SEATING TOTALS

<u>Interior Seating</u>	
55 Table Seating	
10 Bar Seating	
65 Total Interior Seating	
<u>Exterior Seating (seasonal)</u>	
67 Table Seating	
3 Casual Seating	
70 Total Exterior Seating	



Special Land Use Permit Application – Bistro Planning Division

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

1. Applicant

Name: Adachi Restaurant Group, LLC
Address: 325 South Old Broadway, Birmingham MI 48009
Phone Number: 248-770-0204
Fax Number: _____
Email address: kkoza@group10.net

2. Property Owner

Name: 325 South Old Woodward LLC
Address: 330 Hamilton Row, Suite 300, Birmingham, MI 48009
Phone Number: 248-882-7777
Fax Number: 248-882-7771
Email address: clint@mansourcompanies.com

3. Applicant's Attorney/Contact Person

Name: John W. Henke III
Address: 29800 Telegraph Rd, Southfield MI 48034
Phone Number: 248-353-6500
Fax Number: _____
Email address: jwhenke@aol.com

4. Project Designer/Developer

Name: Christopher J. Longe AIA, Architecture & Interiors
Address: 124 Peabody, Birmingham, MI 48009
Phone Number: 248.258.6940
Fax Number: _____
Email address: cjlonge@cjlongeai.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A Certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if the applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 325 S. Old Woodward, Birmingham, MI 48009
Name of development: Adachi Restaurant
Sidwell #: _____
Current Use: Restaurant
Proposed Use: _____
Area of Site in Acres: .25
Current zoning: Commerical
Is the property located in the floodplain? no
Name of Historic District Site is Located in: _____
Date of Historic District Commission Approval: _____

Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Application for Revised Final Site Plan: _____
Date of Revised Final Site Plan Approval: _____
Date of Design Review Board Approval: _____
Is there a current SLUP in effect for this site? _____
Date of Application for SLUP: _____
Date of SLUP Approval: _____
Date of Last SLUP Amendment: _____

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

expansion of of patio and erection of patio platform to be allowed to run concurrently with our permanent patio bistro requirements

8. Buildings and Structures

Number of Buildings on Site: 1

Height of Buildings & # of Stories: 2 stories

Use of Buildings: Mix use - restaurant and Office

Height of Rooftop Mechanical Equipment: N/A

9. Floor Use and Area (in Square Feet)

Structures:

Restaurant Space: 2140

Office Space: 0

Retail Space: 0

Number of Residential Units: 0

Rental or Condominium? 0

Total Floor Area: 0

10. Proposed Bistro Operation

Number of Indoor Seats: 65

Number of Outdoor Seats: 64

Entertainment Proposed: none

Previous LCC Complaints? none

Number of Tables along Street Façade: 10

Type of Cuisine: Asian

Bar Area? yes

Number of Seats at Bar: 9

Full Service Kitchen? yes

Percentage of Glazing Proposed: existing , historic building

Years of Experience in Birmingham: 3 years

Years of Experience Outside Birmingham: 20 years

11. Required and Proposed Setbacks

Required Front Setback: N/A

Required Rear Setback: N/A

Required Total Side Setback: N/A

Proposed Front Setback: N/A

Proposed Rear Setback: N/A

Proposed Total Side Setback: N/A

12. Outdoor Dining Facility

Location (sidewalk right-of-way or on-street parking space): sidewalk - right - of - way but clear path has been maintained

Hours of Operation: Sun-Wed: 12pm to 11pm , TH-Sat 12pm to 12am

Width of unobstructed sidewalk between door and café? (5 ft. required): 6ft

Platform Proposed: yes

Trash Receptacles: no

Number of Tables/Chairs: 10 tables / 46 seats

Material of Tables/Chairs: Metal / Wood for both

Tables Umbrellas Height & Material: 9' umbrella metal base and fabric

Number and Location of Parking Spaces Utilized: N/A

Screenwall Material: Masonry

Enclosure Material: landscaping

13. Required and Proposed Parking

Required number of parking spaces: adjacent parking garage

Location of parking on site: in front and adjacent parking garage

Screenwall material: N/A

Shared Parking Agreement? N/A

Location of parking off site: adjacent parking garage

Height of screenwall: N/A

14. Landscaping

Location of landscape areas: front patio and side of building

front patio and side of building

Proposed landscape material: apanese maples, bamboo, arbs,

box woods, hostas, hydrangeas, dwarf pine species, perennials and annual flowers

15. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____
Number of existing street trees: _____
Number of proposed street trees: _____
Streetscape plan submitted? _____

Description of benches or planters: _____

Species of existing trees: _____

Species of proposed trees: _____

16. Loading

Required number of loading spaces: none
Typical angle of loading spaces: none
Screenwall material: none
Location of loading spaces on site: none

Proposed number of loading spaces: none

Typical size of loading spaces: _____

Height of screenwall: _____

Typical time loading spaces are used: _____

17. Exterior Waste Receptacles

Required number of waste receptacles: 2 waste receptacles
Location of waste receptacles: north side of building
Screenwall material: masonry

Proposed number of waste receptacles: 2 waste receptacles

Size of waste receptacles: 2 yard

Height of screenwall: 6 ft

18. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: 1
Size of transformers (L•W•H): 2000 amp
Number of utility easements: _____
Screenwall material: _____

Location of all utilities & easements: _____

Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: 1
Size of ground mounted units (L•W•H): 4 x 2 x 4
Screenwall material: _____

Location of all ground mounted units: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Screenwall material: _____
Location of screenwall: _____

Location of all rooftop units: _____

Size of rooftop units (L•W•H): _____

Percentage of rooftop covered by mechanical units: _____

Height of screenwall: _____

Distance from rooftop units to all screenwalls: _____

19. Accessory Buildings

Number of accessory buildings: _____
Location of accessory buildings: _____

Size of accessory buildings: _____

Height of accessory buildings: _____

20. Building Lighting

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

Type of light standards on building: _____

Height from grade: _____

Proposed wattage per fixture: _____

21. Site Lighting

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

Type of light fixtures: _____

Height from grade: _____

Proposed wattage per fixture: _____

Holiday tree lighting receptacles: _____

22. Adjacent Properties

Number of properties within 200 ft.: _____

Property #1

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

Property Description: _____

North, south, east or west of property? _____

Property #2

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

Property Description: _____

North, south, east or west of property? _____

Property #3

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

Property Description: _____

North, south, east or west of property? _____

Property #4

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

Property Description: _____

North, south, east or west of property? _____

Property #5

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

Property Description: _____

North, south, east or west of property? _____

Property #6

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

Property Description: _____

North, south, east or west of property? _____

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

CONTRACT FOR TRANSFER OF A LIQUOR LICENSE
(BISTRO)

This Contract is entered into this ____ day of _____ (month), ____ (year), by and between _____, whose address is _____, (Licensee) and the **CITY OF BIRMINGHAM**, a Michigan Municipal Corporation, whose address is 151 Martin Street, Birmingham, Michigan 48012 (City).

R E C I T A L S:

WHEREAS, Licensee wishes to transfer the location of its liquor license from _____ to _____, Birmingham, Michigan (Property); and

WHEREAS, local legislative approval is required by the **CITY OF BIRMINGHAM** for the transfer of a _____ liquor license pursuant to MCLA §436.1501 of the Michigan Liquor Control Code of 1998; and

WHEREAS, Licensee desires to enter into this Contract as an inducement to the **CITY OF BIRMINGHAM** to approve the request of the aforementioned transfer of the liquor license; and,

WHEREAS, the **CITY OF BIRMINGHAM** is relying upon this Contract in giving its approval to the transfer of the on-premises licenses as described herein.

NOW, THEREFORE, the parties agree as follows:

1. Licensee shall be permitted to transfer the location of its liquor license from _____ to the Property. Any transfer of the aforementioned license from the Property to any other location in the CITY OF BIRMINGHAM shall require the approval of the Birmingham City Commission in accordance with Section 10-83. In addition, any expansion of the building location at the Property shall also require the approval of the Birmingham City Commission.

2. Licensee does hereby agree that it shall establish a bistro, as defined in Birmingham City Code Chapter 126, Zoning, Article 9, section 9.02, at the Property.

3. Licensee further acknowledges that it must secure a Special Land Use Permit for a bistro as required by the Birmingham City Code. It is further agreed that it shall comply with all provisions of the Special Land Use Permit or any amendments thereto, as a condition of this contract. Licensee further acknowledges and agrees that a violation of any provision of the Special Land Use Permit or the Michigan Liquor Control Code is a violation of the terms of the contract entitling the City to exercise any or all of the remedies provided herein.

4. Licensee further agrees that it shall not apply or seek from the Michigan Liquor Control Commission any permit endorsements to its liquor license whether available in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without the prior approval of the Birmingham City Commission.

5. Licensee further agrees that it shall not seek any change in its license status/class whether such changes are available now in the current Michigan Liquor Control Code or in future Michigan Liquor Control Codes, or amendments thereto, without prior approval of the Birmingham City Commission.

6. Licensee agrees that it shall adhere to all Federal, State and Local laws currently in effect or as subsequently amended or enacted.

7. Licensee agrees that its failure to follow any of the provisions herein shall be grounds for the Michigan Liquor Control Commission to suspend, revoke or not renew its liquor license and/or for the Birmingham City Commission to revoke the Special Land Use Permit, either of which would prohibit Licensee from operating the bistro. Licensee agrees that in addition to the City of Birmingham's right to seek suspension, revocation or non-renewal of its liquor license and/or revocation of the special land use permit, the City retains any and all rights to enforce this Contract that may be available to it in law or in equity. Licensee further agrees that it shall reimburse the City all of its costs and actual attorney fees incurred by the City in seeking the suspension, revocation or non-renewal of its liquor license and revocation of the Special Land Use Permit, as well as enforcing such other rights as may be available at law and/or in equity.

8. To the fullest extent permitted by law, Licensee and any entity or person for whom Licensee is legally liable, agrees to be responsible for any liability, defend, pay on behalf of, indemnify, and hold harmless the City, its elected and appointed officials, employees and volunteers and others working on behalf of the City against any and all claims, demands, suits, or loss, including all costs connected therewith, including all costs and actual attorney fees, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, employees, volunteers or others working on behalf of the City, by reason of personal injury, including bodily injury, death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with Licensee's operation of a bistro at the Property.

9. In the event Licensee fails to reimburse the City the costs and/or attorney fees as required herein, or any part thereof, then said amount could be transferred to the tax roll in accordance with Section 1-14 of the Birmingham City Code.

10. Any disputes arising under this Contract, not within the jurisdiction of the Michigan Liquor Control Commission, shall be settled either by commencement of a suit in Oakland County Circuit Court or by compulsory arbitration, at the election of the City. The Licensee shall notify the City of any dispute it has arising out of this Contract and shall demand that the City elect whether the dispute is to be resolved by submitting it to compulsory arbitration or by commencement of a suit in Oakland County Circuit Court. The City shall make its election in writing within thirty (30) days from the receipt of such notice. If the City elects to have the dispute resolved by compulsory arbitration, it shall be settled pursuant to Chapter 50 of the Revised Judicature Act for the State of Michigan, with each of the parties appointing one arbitrator and the two thus appointed appointing a third. In the event the City fails to make such an election, any dispute between the parties may be resolved by the filing of a suit in the Oakland County Circuit Court.

11. This Contract shall be governed by and performed, interpreted and enforced in accordance with the laws of the State of Michigan.

12. If any provision of this contract is declared invalid, illegal or unenforceable, such provision shall be severed from this contract and all other provisions shall remain in full force and effect.

13. This Contract shall be binding upon and apply and inure to the benefit of the parties hereto and their respective successors or assigns. The covenants, conditions, and the agreements herein contained are hereby declared binding on the CITY OF BIRMINGHAM and Licensee. It is further agreed that there shall be no change, modification, or alteration hereof, except in writing, signed by both of the parties hereto. Neither party shall assign any of the rights under this contract without prior approval, in writing, of the other. Any attempt at assignment without prior written consent shall be void and of no effect.

IN WITNESS WHEREOF, the parties hereby have executed this Contract as of the date set forth above.

By:  _____

Its: **President** _____

Date: **6/18/2021** _____

CITY OF BIRMINGHAM

By: _____
_____, Mayor

Date: _____

By: _____
_____, Clerk

Date: _____



Notice Signs - Rental Application Community Development

1. Applicant

Name: Kenny Koza - Adachi
Address: _____

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

Property Owner

Name: 325 S. Old Woodward, LLC.
Address: 330 Hamilton Row | Suite 300
Birmingham, MI 48009
Phone Number: (248) 882.7777
Fax Number: _____
Email address: _____

2. Project Information

Address/Location of Property: 325 S. Old Woodward, Birmingham, MI 48009
Name of Development: Adachi
Area in Acres: .25 acres

Name of Historic District site is in, if any: _____
Current Use: Office / Commercial
Current Zoning: _____

3. Date of Board Review

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

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

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

Signature of Applicant: _____

Date: 6/18/2021

Office Use Only

Application #: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Reviewed by: _____



MEMORANDUM

Planning Division

DATE: July 28th, 2021

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, City Planner

SUBJECT: 2425 E. 14 Mile – Clover Hill – Final Site Plan & Design Review

The subject site, 2425 E. 14 Mile, is currently used as a cemetery with associated administration and chapel buildings on the north side of 14 Mile. The applicant has submitted a Final Site Plan and Design Review application requesting a 1,255 sq. ft. addition to the administration building, two new patios, a new sidewalk, and landscaping.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – Cemetery and associated buildings
- 1.2 Zoning – R2 (Single-Family Residential)
- 1.3 Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Residential (Royal Oak)	Commercial (Royal Oak)	Residential
Existing Zoning District	B1 (Neighborhood Business), MX (Mixes-Use)	N/A	N/A	R2 (Single-Family Residential)
Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are currently no issues with bulk, height or placement with the Final Site Plan and Design Review application submitted.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – There are no changes proposed to the waste receptacle conditions on site.
- 3.2 Parking Lot Screening – There are no changes proposed to the parking lot or associated screening.
- 3.3 Mechanical Equipment Screening – There are no changes proposed to the existing mechanical equipment or screening on site. However, the roof plan of the new building addition on the administration building indicates a new rooftop unit will be proposed in the south central portion of the roof. The new roof contains a roughly 1 ft. 4 in. parapet, but the applicant has not submitted specification sheets for the new rooftop unit to determine if the parapet will adequately screen the new units. The elevation drawings indicate that the applicant is willing to install additional screening if necessary. Thus, **the applicant must submit specification sheets on the proposed rooftop unit to determine if additional screening will be necessary.**
- 3.4 Landscaping – The applicant is proposing to install new landscaping surrounding the two new patios, two new planting areas in front of the chapel, and a new tree. The planting list includes yew hedges, boxwood, hydrangeas and myrtle groundcover. The tree proposed near the administration building is a red maple tree. There are no landscaping requirements in the ordinance related to the proposed site improvements, and none of the proposed plantings are listed on the Prohibited Species List outlined in Article 4, Section 4.20 (D).
- 3.5 Streetscape – There are no changes proposed to the streetscape.

4.0 Parking, Loading and Circulation

- 4.1 Parking –The proposed addition changes the parking requirements on site. Thus, a parking analysis was performed. Please see the following table for a complete breakdown of the parking requirements on site:

Use	Area (sq. ft.)	Requirements	Parking Required
Office (Administration)	2,321	1 per 300 sq. ft.	8
Assembly (Addition)	1,255	1 per 6 capacity	14
Assembly (Chapel)	120 Chairs	1 per 6 seats	10
Total	-	-	32

The site currently contains an off-street parking facility with 15 parking spaces (including one barrier-free space) and ample parking along the access drives throughout the cemetery. The applicant has advised that the site has been used as a cemetery for over 100 years, and the existing paved roadway system is commonly used for parking for cemetery events.

- 4.2 Loading – There are no changes proposed to the loading requirements.
- 4.3 Vehicular Circulation and Access – There are no changes proposed to the vehicular circulation and access. Vehicles access the site through a single drive located on 14 Mile Rd. and follow drive aisles and roads to their destinations.
- 4.4 Pedestrian Circulation and Access – The site is currently accessed by a sidewalk along 14 Mile. The administration and chapel building areas also contain a sidewalk. The applicant is proposing to add additional sidewalks to provide better access to the two buildings.

5.0 Lighting

The applicant is proposing several new light fixtures on the site. Three Prescolite LED downlights (838 lumens) are proposed on the building addition, while eleven Hubbell LED bollard lights (941 lumens) are proposed along the new sidewalks. A photometric plan has been submitted indicating light intensity levels that are very minor, and do not extend beyond the immediate area in which they are proposed. Additionally, the closest building (the chapel) is set back 165 ft. from the southern property line, and the administration building is set back over 250 ft. from the eastern property line. Finally, the fourteen proposed light fixtures are all fully cutoff as defined in Article 9, Section 9.02 of the Zoning Ordinance.

6.0 Departmental Reports

- 6.1 Engineering Division – The Engineering Division will provide comments at the Planning Board meeting on July 28th, 2021.
- 6.2 Department of Public Services – The Department of Public Services has no concerns at this time.
- 6.3 Fire Department – Please see attached comments from the Fire Department.
- 6.4 Police Department – The Police Department has no concerns at this time.
- 6.5 Building Division – Please see attached Building Division comments.

7.0 Design Review

As noted above, the overall proposal includes a new addition to the rear of the existing administration building on site. The addition does not include any changes to the existing building, nor are there any changes proposed to the chapel building. There are a few minor design/material details notes to report in the patio and walkway areas of both buildings, however. Please see the following table of proposed materials:

Material	Location	Color
Limestone	Chapel porch, planters	Natural
Limestone Wall Panel	Addition	Match existing (natural)
E.F.I.S Wall System	Addition above windows	Match existing
Aluminum	Window/Door framing system	Match existing (black)
Glass	Windows/Door	-
Pre-Finished Metal	Parapet	Match existing

8.0 Required Attachments

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

9.0 Approval Criteria

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

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.

- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board **APPROVE** the Final Site Plan and Design Review application for 2425 E. 14 Mile – Clover Hill – with the following conditions:

1. The applicant must submit specification sheets on the proposed rooftop unit to determine if additional screening will be necessary.

11.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan & Design Review application for 2425 E. 14 Mile – Clover Hill – with the following conditions:

1. The applicant must submit specification sheets on the proposed rooftop unit to determine if additional screening will be necessary.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 2425 E. 14 Mile – Clover Hill – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Final Site Plan & Design Review for 2425 E. 14 Mile – Clover Hill – for the following reasons:

1. _____

2. _____
3. _____

**Zoning Compliance Summary Sheet
Final Site Plan Review
2425 E. 14 Mile – Clover Hill**

Existing Site: Cemetery and Associated Administration and Chapel Buildings

Zoning: R2 (Single-Family Residential)

Land Use: Institutional

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Residential (Royal Oak)	Commercial (Royal Oak)	Residential
Existing Zoning District	B1 (Neighborhood Business), MX (Mixes-Use)	N/A	N/A	R2 (Single-Family Residential)
Overlay Zoning District	N/A	N/A	N/A	N/A

Land Area:	Existing:	53.98 ac.
	Proposed:	53.98 ac. (no changes proposed)
Dwelling Units:	Existing:	0 units
	Proposed:	0 units (no changes proposed)
Minimum Lot Area/Unit:	Required:	N/A
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	N/A
	Proposed:	N/A
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A

	Proposed:	N/A
Front Setback:	Required:	25 ft.
	Proposed:	165 ft. (no changes proposed)
Side Setbacks	Required:	5 ft.
	Proposed:	254 ft. (no changes proposed)
Rear Setback:	Required:	30 ft.
	Proposed:	(no changes proposed)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	24 ft., 2 stories
	Proposed:	14 ft., 1 story (no changes proposed)
Min. Eave Height:	Required:	24 ft.
	Proposed:	11 ft. 9 in. (no changes proposed)
Floor-Ceiling Height:	Required:	N/A
	Proposed:	N/A
Front Entry:	Required:	N/A
	Proposed:	N/A
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	N/A
	Proposed:	N/A
Parking:	Required:	
	Proposed:	(no changes proposed)
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft. (no changes proposed)
Parking in Frontage:	Required:	N/A
	Proposed:	N/A
Loading Area:	Required:	None
	Proposed:	None
Screening:		

<u>Parking:</u>	Required:	32 in. masonry screen wall
	Proposed:	(no changes proposed)
<u>Loading:</u>	Required:	Minimum 6 ft. screen wall
	Proposed:	N/A
<u>Rooftop Mechanical:</u>	Required:	Fully screened from public view
	Proposed:	N/A
<u>Elect. Transformer:</u>	Required:	Obscured from public view
	Proposed:	1 ft. 4 in. parapet.
The applicant must submit specification sheets for the proposed RTU to determine if more screening is necessary.		
<u>Dumpster:</u>	Required:	6 ft. masonry w/ wood gate
	Proposed:	N/A

SITE PLAN FOR
CLOVER HILL PARK CEMETERY
ADMINISTRATION BUILDING &
CHAPEL IMPROVEMENTS
BIRMINGHAM, MICHIGAN

PROJECT SPONSOR

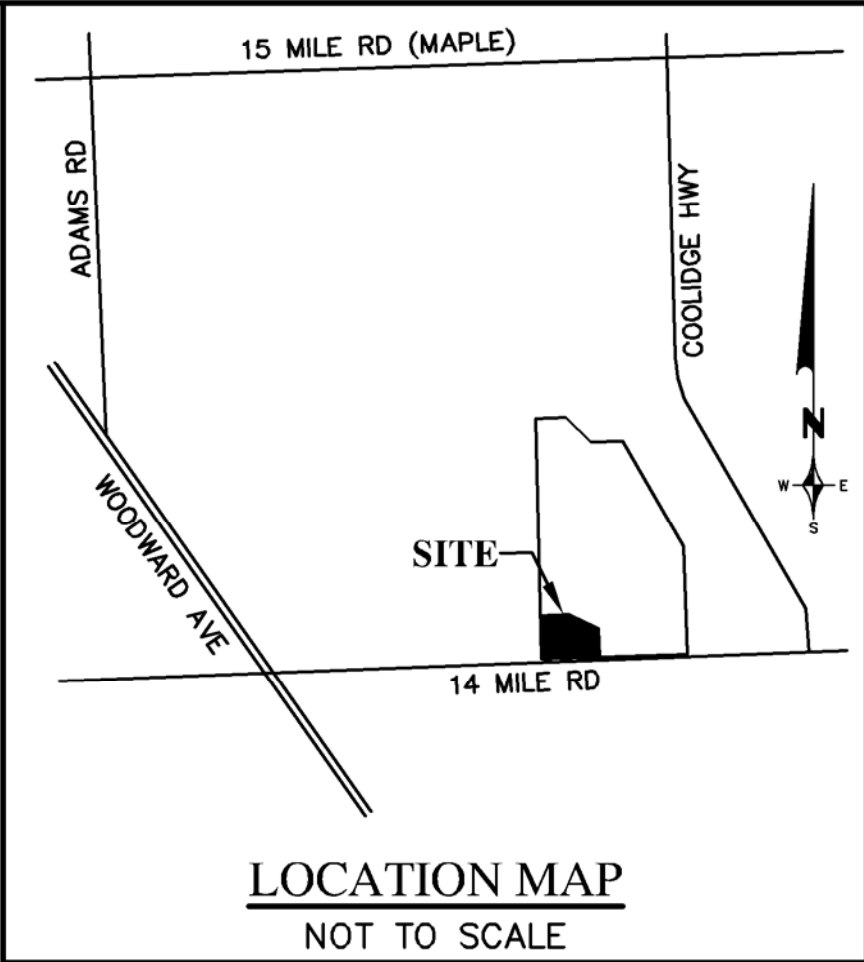
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2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009
248-225-8857
KIM RAZNIK

ARCHITECT

LUBIN ASSOCIATES, INC.
2600 S. TELEGRAPH ROAD
BLOOMFIELD HILLS, MI 48302
248-225-8857
DAVID LUBIN

CIVIL ENGINEER/LAND SURVEYOR

ZEIMET-WOZNAK AND ASSOCIATES
55800 GRAND RIVER, SUITE 100
NEW HUDSON, MI 48165
248-437-5099
ANDY WOZNAK



SITE DATA:

SITE AREA: 53.98 ACRES
EXISTING PARKING: 14 SPACES
BARRIER FREE (VAN ACCESSIBLE): 1 SPACE
TOTAL PARKING: 15 SPACES
PROPOSED PARKING: 0
FRONT SETBACK: 25' REQUIRED
ADMIN. BLDG. CHAPEL: 224' PROVIDED
165' PROVIDED
ZONING: R2

SHEET INDEX:

SP-1 COVER
SP-2 TOPOGRAPHIC SURVEY
SP-3 DIMENSION AND PAVING PLAN
SP-4 GRADING PLAN

LANDSCAPE PLANS:

1 OF 1 LANDSCAPE PLAN
1 OF 1 LANDSCAPE NOTES AND DETAILS

ARCHITECTURAL PLANS:

1 OF 7 TITLE SHEET
2 OF 7 DEMOLITION PLAN
3 OF 7 FLOOR PLAN
4 OF 7 REFLECTED CEILING PLAN
5 OF 7 ROOF PLAN
6 OF 7 ELEVATIONS
7 OF 7 SECTION AND DETAILS
S1 FOUNDATION PLAN
S2 FRAMING PLAN
C1 CHAPEL ADDITION PLAN
C2 CHAPEL ADDITION ELEV. & SECT.
1 OF 1 PHOTOMETRIC PLAN



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ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SITE PLAN	6/30/21								

ZEIMET WOZNAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5252 www.zeimetwoznak.com

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COVER
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BIRMINGHAM, MICHIGAN

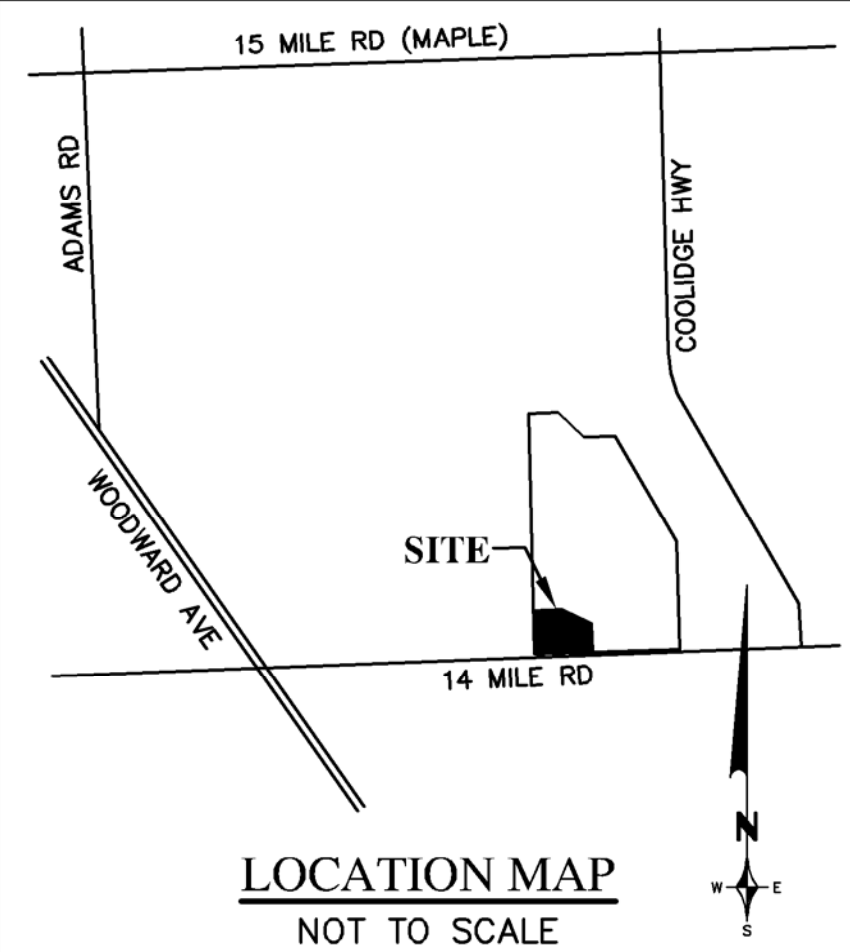
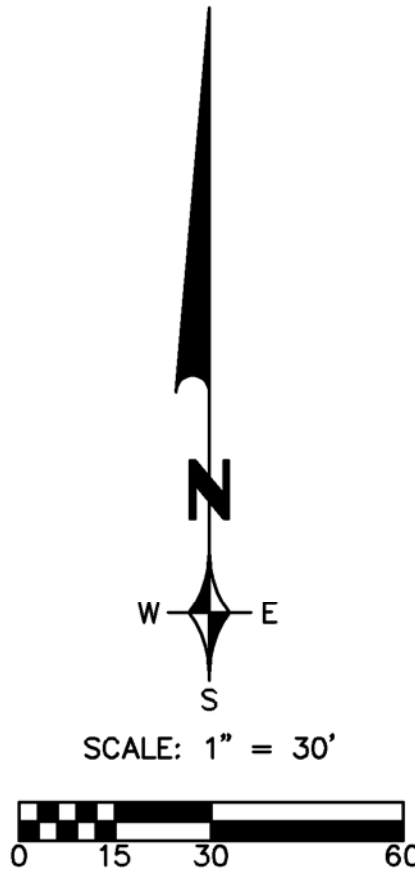
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- BENCHMARKS:**
1. CUT 'X' NORTH SIDE CONC. FLAG POLE BASE
ELEVATION: 733.99
NAVD 88 DATUM
 2. SET 'PK' NAIL NORTH SIDE POWER POLE
ELEVATION: 721.69
NAVD 88 DATUM

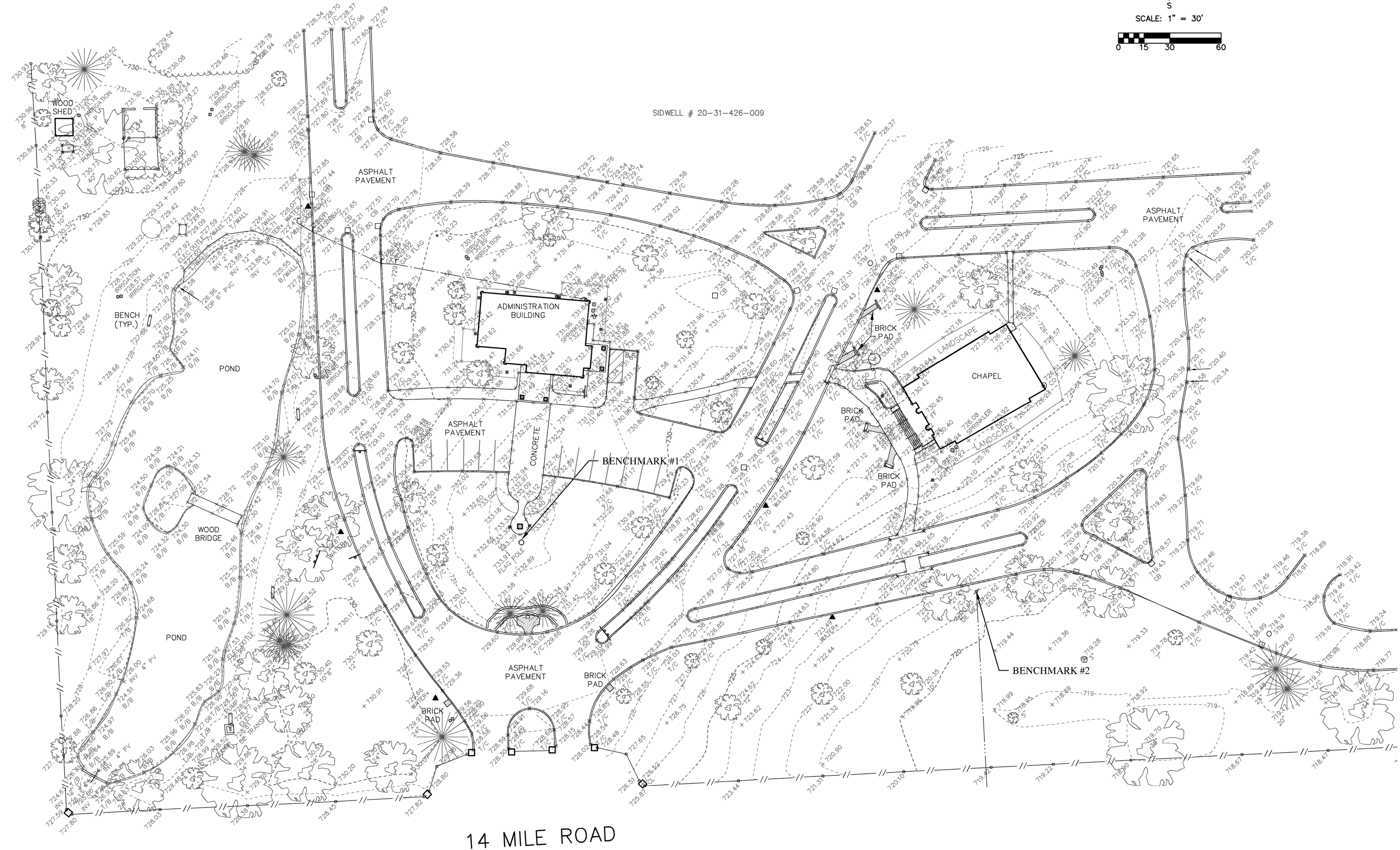


LEGEND

- MANHOLE
- CATCH BASIN
- △ CLEANOUT
- △ END SECTION
- ⊗ GATE VALVE
- ⊗ HYDRANT
- ⊗ WATER SHUT-OFF
- ⊗ UTILITY POLE
- ⊗ LIGHT POLE
- ⊗ SIGN
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- △ WATER SPICKET
- BUSH LINE
- FENCE
- GAS MAIN
- ELECTRIC CABLE
- CONTOUR MAJOR
- CONTOUR MINOR
- FF FINISH FLOOR
- T/C TOP OF CURB
- T/B TOP OF BANK
- B/B BOTTOM OF BANK
- +100.00 SPOT ELEVATION

LEGAL DESCRIPTION (PER TAX MAP)

T2N, R11E, SEC 31 THAT PART OF S 1916.50 FT OF E 1/2 OF SE 1/4 LYING SLY OF GTRR R/W 53.98 A
(NO BOUNDARY SURVEY WAS PERFORMED AS PART OF THIS SCOPE OF WORK)



ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
SITE PLAN	6/30/21								

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Civil Engineers & Land Surveyors
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IF SOD IS TO BE PLACED, SET SUBGRADE 0.20' BELOW TOP/WALK @ FACE/WALK TO ALLOW SHEET FLOW OF STORM-WATER RUNOFF (TYP.) IF SEED IS TO BE USED, ENSURE THAT TOPSOIL IS APPROX. 0.10' BELOW TOP/WALK

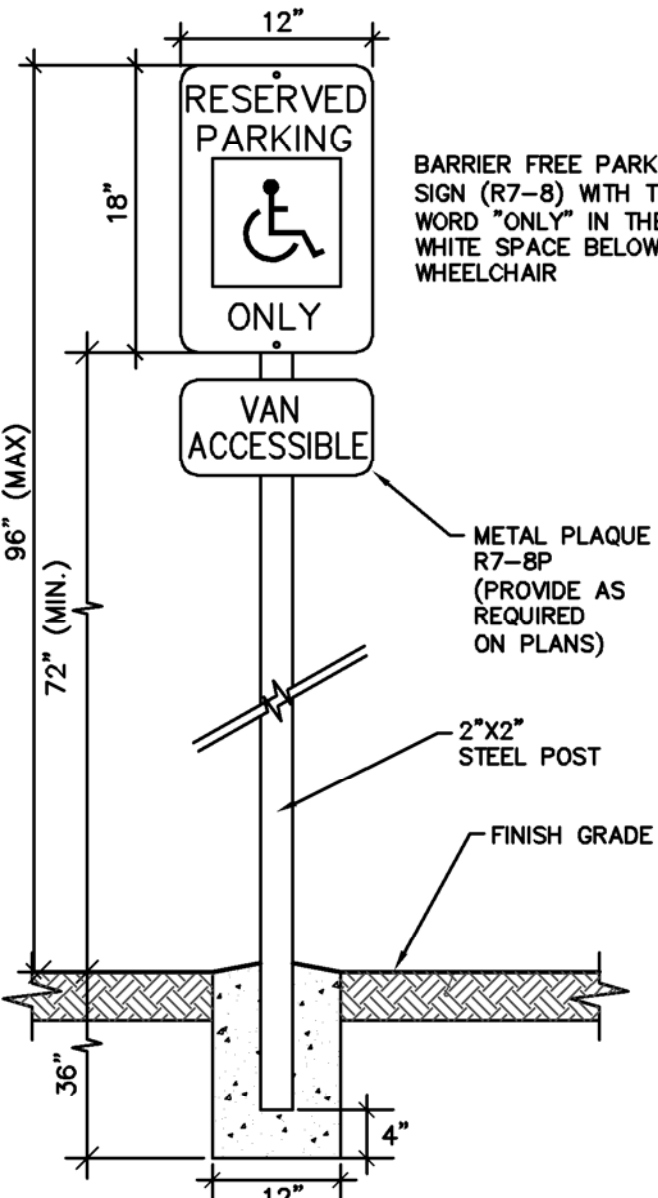
WIDTH PER PLAN

4" CONCRETE WALK

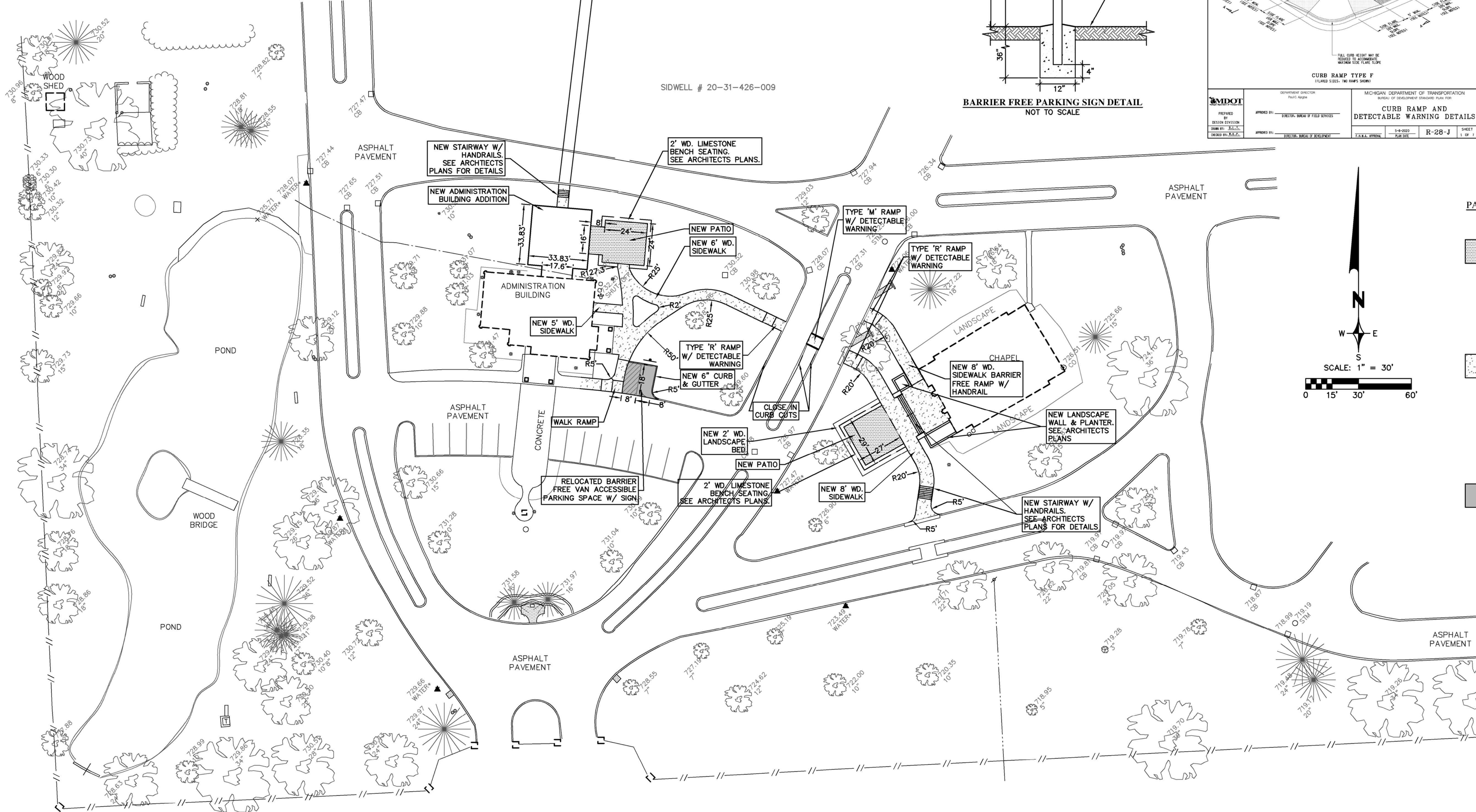
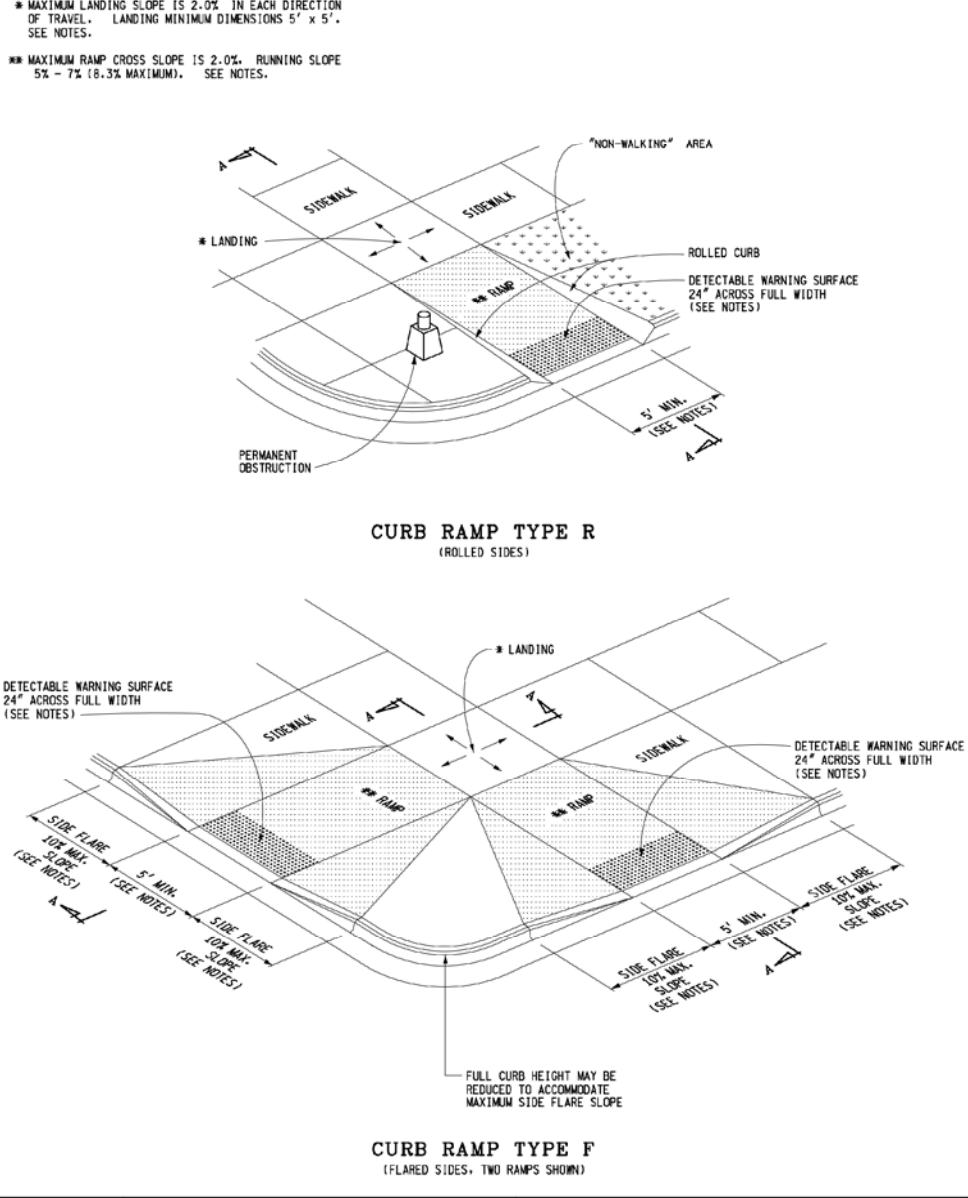
SLOPE 1/4"/FT. OR AS INDICATED ON PLAN

4" COMPACTED SAND BASE PROVIDE SAND AS REQUIRED FOR LEVELING

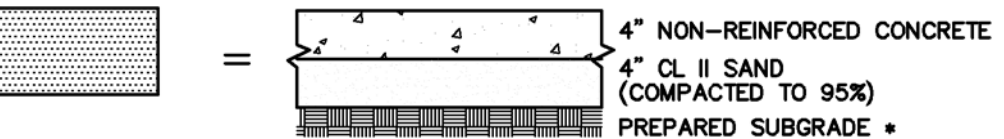
CONCRETE WALK DETAIL



BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

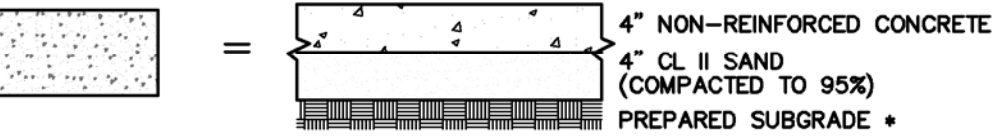


PAVEMENT SPECIFICATIONS:



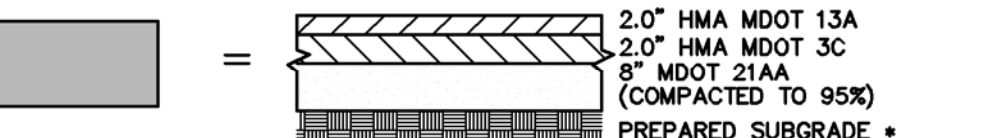
PROPOSED CONCRETE PATIO/TERRACE

SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM UNIT WEIGHT BEFORE PLACING CURB AND GUTTER AND AGGREGATE BASE.



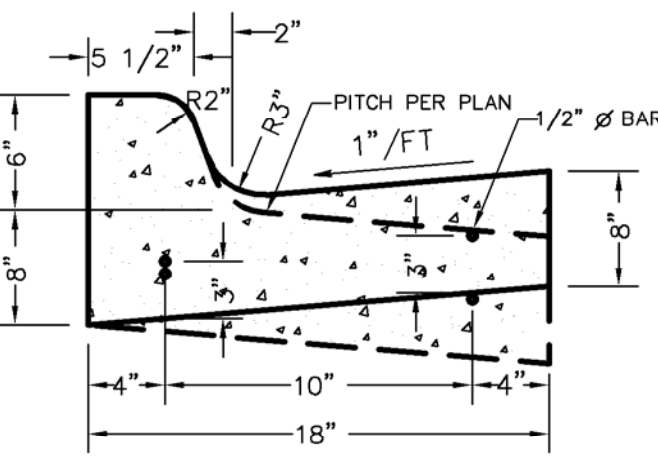
PROPOSED SIDEWALK

SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM UNIT WEIGHT BEFORE PLACING CURB AND GUTTER AND AGGREGATE BASE.



PROPOSED ASPHALT

SUBGRADE SHALL BE COMPACTED TO 95% MAXIMUM UNIT WEIGHT BEFORE PLACING CURB AND GUTTER AND AGGREGATE BASE.



6" CURB AND GUTTER DETAIL
NOT TO SCALE



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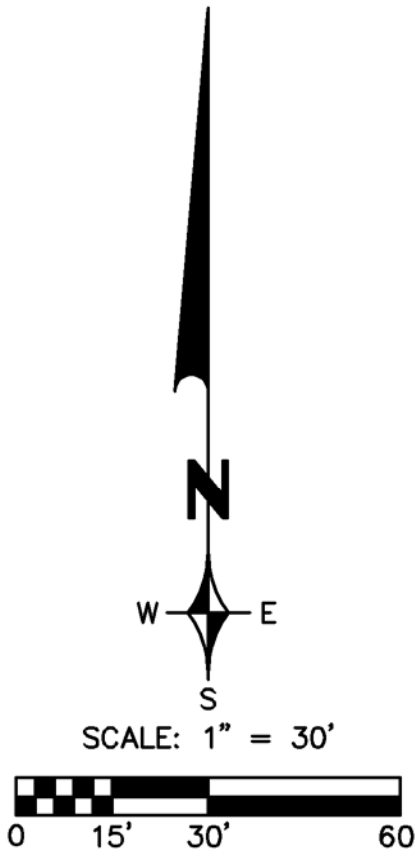
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BIRMINGHAM, MICHIGAN

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SHEET	SP-3		

BENCHMARKS:
1. CUT 'X' NORTH SIDE CONC.
FLAG POLE BASE
ELEVATION: 733.99
NAVD 88 DATUM
2. SET 'PK' NAIL NORTH SIDE
POWER POLE
ELEVATION: 721.69
NAVD 88 DATUM



LEGEND

EXISTING

- MANHOLE
- CATCH BASIN
- INLET
- CLEANOUT
- END SECTION
- ROOF DRAIN
- GATE VALVE
- HYDRANT
- WATER SHUT-OFF
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- TREE
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC CABLE
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION

PROPOSED

- MANHOLE
- CATCH BASIN
- INLET
- CLEANOUT
- END SECTION
- ROOF DRAIN
- GATE VALVE
- HYDRANT
- WATER SHUT-OFF
- TREE REMOVAL
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- CONTOUR MAJOR
- CONTOUR MINOR
- PROPOSED GRADE
- TC = TOP OF CURB
- TW = TOP OF WALK
- TP = TOP OF PAVEMENT
- TB = TOP OF BANK
- G = GROUND
- D = DITCH
- GU = GUTTER
- FF = FINISH FLOOR
- TS = TOP OF STEP
- BS = BOTTOM OF STEP

NOTE: ADD 700.00 TO ALL PROPOSED ELEVATIONS TO OBTAIN SITE DATUM ELEVATION.

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

14 MILE ROAD

SIDWELL # 20-31-426-009

BENCHMARK #2

ZEIMET WOZNIAK & ASSOCIATES
Civil Engineers & Land Surveyors
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5252 www.zeimetwozniak.com

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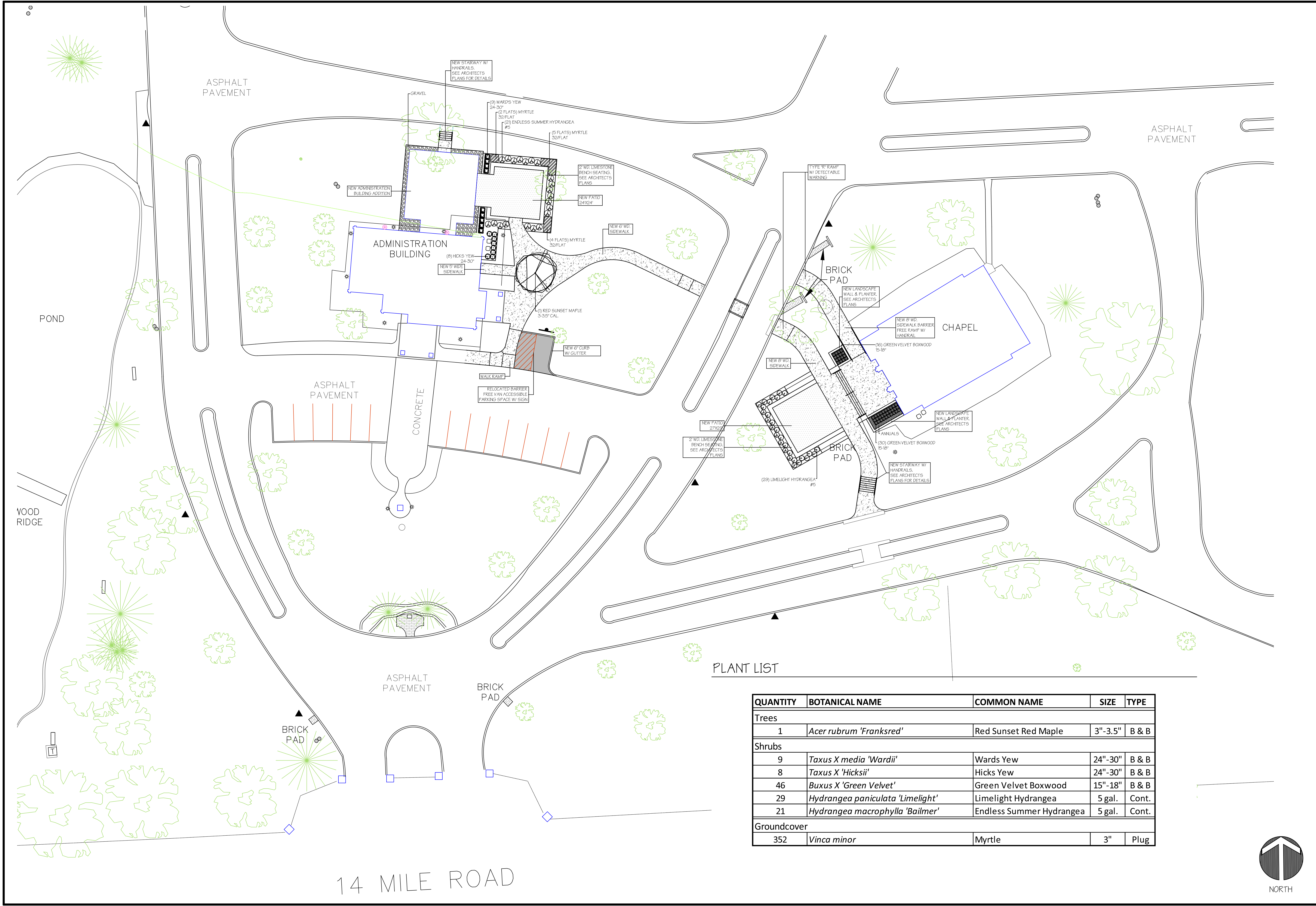
PROJECT SPONSOR:
CLOVER HILL PARK CEMETERY
2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009

GRADING PLAN
CLOVER HILL PARK CEMETERY
BIRMINGHAM, MICHIGAN

DATE 6/29/21	SCALE HOR: 1" = 30' VER: 1" = N/A
DESIGNED BY SRB	JOB NO. 20134
DRAWN BY SRB	SHEET SP-4

STATE OF MICHIGAN
SHAWN R. BLASZCZYK
ENGINEER
No. 47387
LICENSED PROFESSIONAL ENGINEER
Shawn R. Blaszyk

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QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
Trees				
1	<i>Acer rubrum 'Franksred'</i>	Red Sunset Red Maple	3"-3.5"	B & B
Shrubs				
9	<i>Taxus X media 'Wardii'</i>	Wards Yew	24"-30"	B & B
8	<i>Taxus X 'Hicksii'</i>	Hicks Yew	24"-30"	B & B
46	<i>Buxus X 'Green Velvet'</i>	Green Velvet Boxwood	15"-18"	B & B
29	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea	5 gal.	Cont.
21	<i>Hydrangea macrophylla 'Bailmer'</i>	Endless Summer Hydrangea	5 gal.	Cont.
Groundcover				
352	<i>Vinca minor</i>	Myrtle	3"	Plug

PROJECT: CLOVER HILL PARK CEMETERY
2425 EAST FOURTEEN MILE ROAD, BIRMINGHAM, MI

SUBJECT: CLOVER HILL PARK CEMETERY

Client: CLOVER HILL PARK CEMETERY

LANDSCAPE ARCHITECTURE
CONSULTING
GENERAL SERVICES
ALL MAJOR MAINTENANCE
TREES

GREAT OAKS
LANDSCAPE

8805 EMUEL LINCOLN COURT
PHONE 248-388-3555 • FAX 248-388-3556
greatoakslandscapes.com

48377

This plan is a landscape concept and it is intended that the designer be involved to consider on-site construction details and to ensure that the plan remains the property of Great Oaks Landscape Associates, Inc. for its sole use. Unauthorized use of this plan is prohibited.

Project #: _____
Date: JULY 06, 2021
Scale: 1" = 20'
Drawn by: PMC/JB
Checked by: GR

Revisions:

1. All plant material shall be hardy to Northville Township, be free of disease and insects and conform to the American Standard for Nursery Stock or the American Association of Nurserymen.

2. The root collar of trees and shrubs shall be set at the same height as the adjacent ground or just slightly higher.
3. Burlap, wire, nails and twine shall be removed from the top and sides of the root ball. If the root ball is wrapped in vinyl product or treated burlap, it must be removed from beneath the ball.

REMOVE SECONDARY LEADERS, DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE ALL DEAD AND BROKEN BRANCHES

STAKE TREES JUST BELOW FIRST BRANCH WITH 2"x3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (CONNECT FROM TREE TO STAKE OPPOSITE FROM EACH OTHER, AND ALLOW FOR SOME FLEXING). DO NOT USE WIRE OR ROPE, THROUGH A HOSE. REMOVE AFTER ONE YEAR.

(3) 2" X 2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6"±, OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK.

MOUND TO FORM TREE SAUCER

BURLAP, WIRE, NAILS AND TWINE SHALL BE REMOVED FROM THE TOP AND SIDES OF THE ROOT BALL. IF THE ROOT BALL IS WRAPPED IN VINYL PRODUCT OR TREATED BURLAP, IT MUST BE REMOVED FROM BENEATH THE BALL.

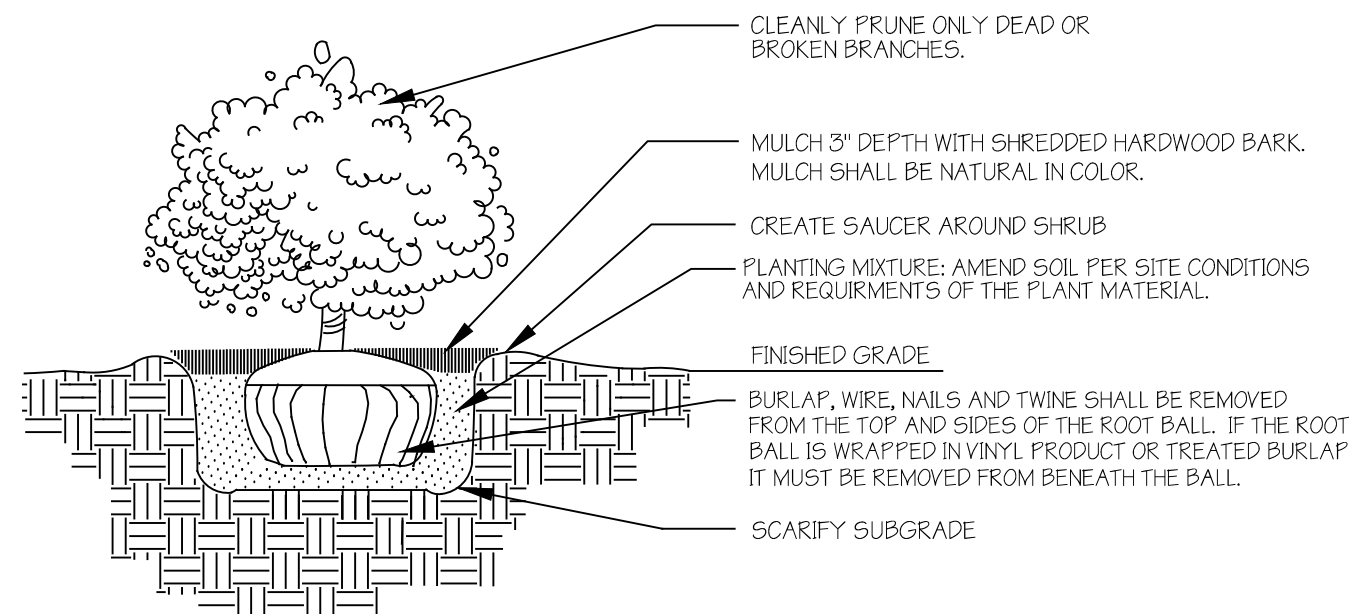
PLANTING MIXTURE: AMEND SOIL PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. DO NOT COVER ROOT FLARE

SCARIFY SUBGRADE AND PLANTING PIT SIDES.

NOTES:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE
ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE, UP TO 6"
ABOVE GRADE, FOR HEAVY CLAY SOIL AREAS.

REMOVE ALL TAGS, STRINGS, PLASTICS AND ANY
OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD
CAUSE GIRDLING.

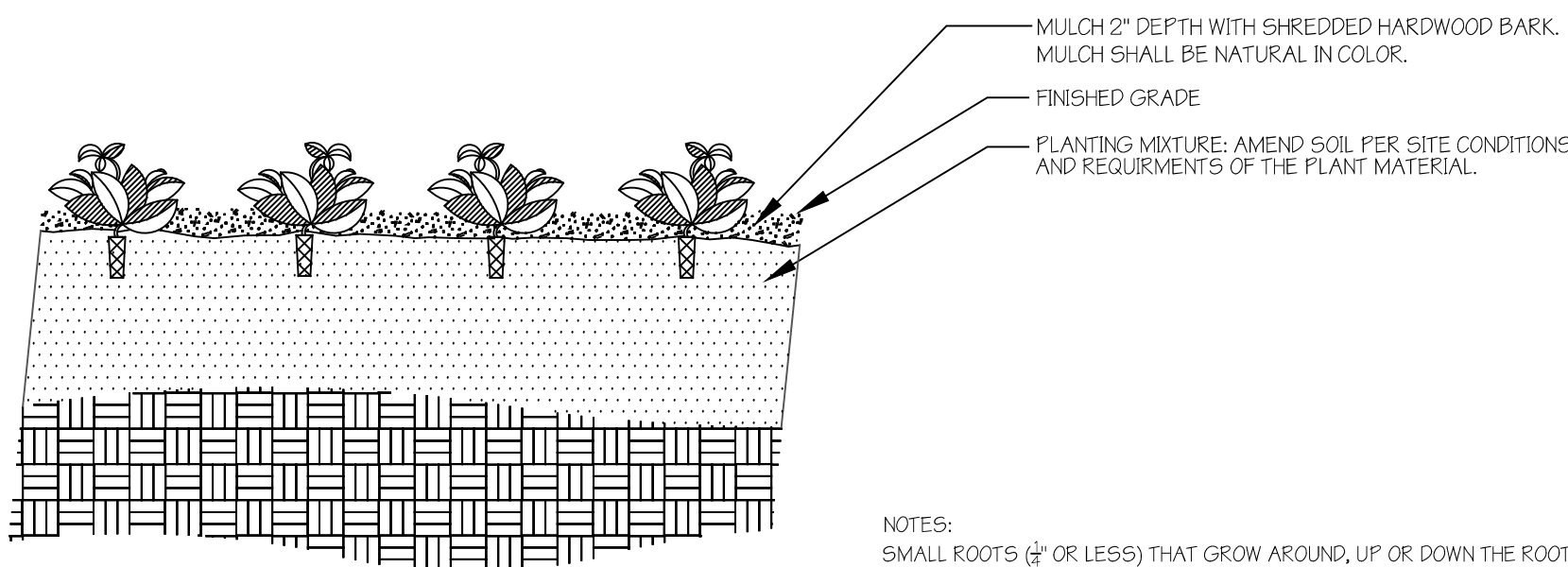
NO SCALE



NOTES:
REMOVE ALL TAGS, STRINGS, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.

SHRUB SHALL BEAR SOME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4", FOR HEAVY CLAY SOILS AREAS.

NO SCALE



NOTES:
SMALL ROOTS (1/2" OR LESS) THAT GROW AROUND, UP OR DOWN THE ROOT BALL PERIPHERY SHOULD BE LOOSENEED AT THE TIME OF PLANTING
COMPACT SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLUG PRIOR TO MULCHING

NO SCALE

This plan is a landscape concept and it is intended that the designer be involved to consider on-site decisions. The plans and specifications herein remain the property of Great Oaks Landscape Associates, Inc. for its sole use. Unauthorized use of this plan is prohibited.

JULY 06, 2021

Date:

Revisions:

Project #:

88

2000 年 1 月

CLOVER HILL PARK CEMETERY

CLOVER HILL PARK C
2425 EAST FOURTEEN MILE ROAD, BIRMINGHAM, MI

PROJECT:

SUBJECT:

LANDSCAPE ARCHITECTURE
HORTICULTURAL SERVICES
CONTRACTORS
ALL SEASON MAINTENANCE
NURSERY



GREAT OAKS
LANDSCAPE

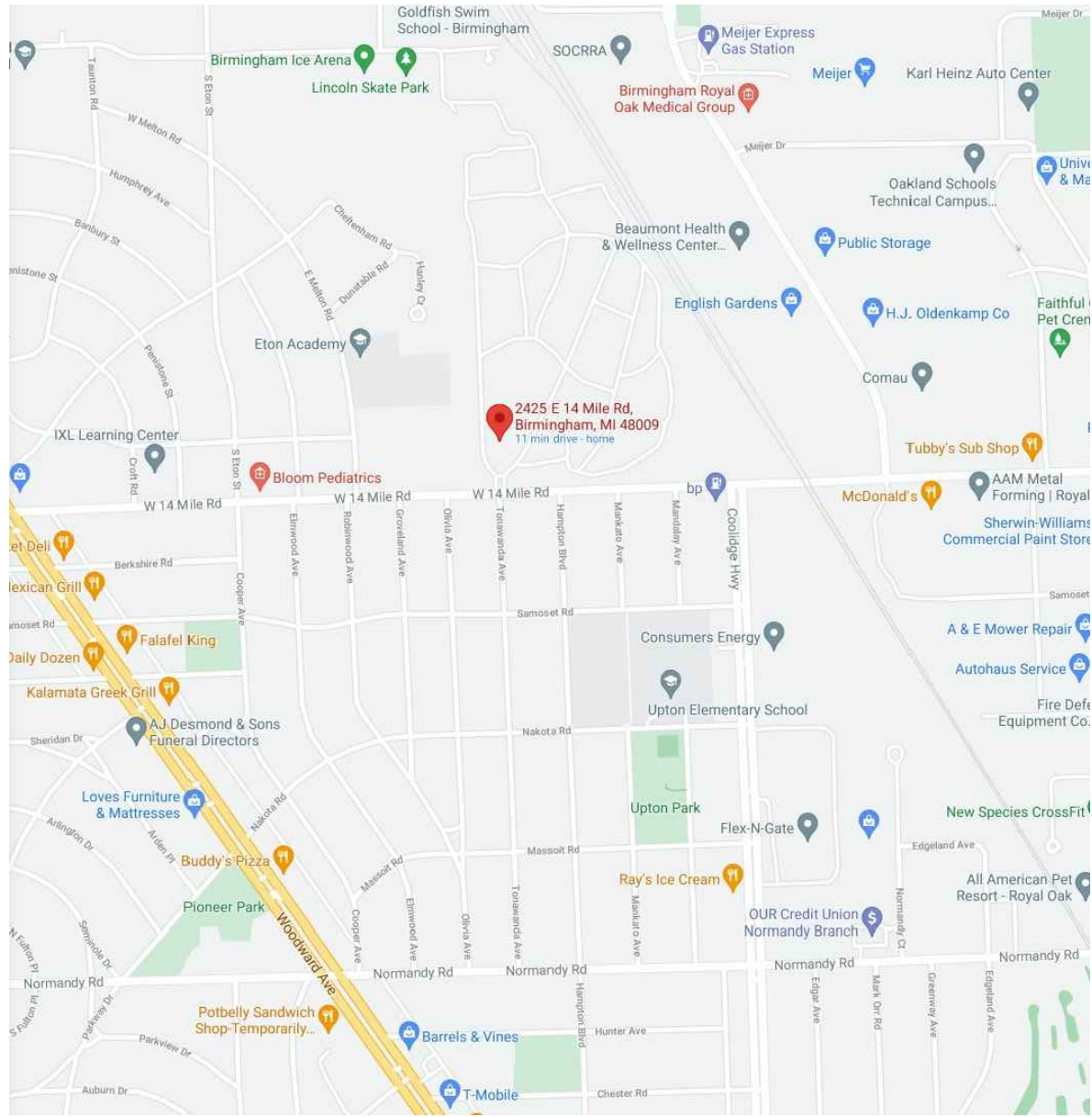
28025 SAMUEL LINDEN COURT NOVI, MICHIGAN 48377

PHONE 248.349.8555 ■ FAX 248.349.8556

Sheet #: 1 of 1

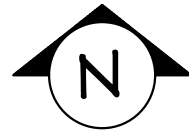
ADDITION TO ADMINISTRATION BUILDING @ CLOVER HILL PARK CEMETERY

2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009



LOCATION MAP

NOT TO SCALE



CONCEPT RENDERING

NOT TO SCALE

SHEET INDEX

SHEET TITLE	SHEET NO.
TITLE SHEET	1
DEMOLITION PLAN	2
FLOOR PLAN	3
REFLECTED CEILING PLAN	4
ROOF PLAN	5
ELEVATIONS	6
SECTION & DETAILS	7
FOUNDATION PLAN	S1
FRAMING PLAN	S2
CHAPEL ADDITION PLANS	C1
CHAPEL ADDITION ELEV. & SECT.	C2

INTERIOR FINISH CLASSIFICATION REQUIREMENTS

VERTICAL EXITS:
CLASS B: FLAME SPREAD 26-75,
SMOKE DEVELOPMENT 0-450
EXIT ACCESS CORRIDORS:
CLASS C: FLAME SPREAD 16-200,
SMOKE DEVELOPMENT 0-450
ROOMS & ENCLOSED SPACES:
CLASS C: FLAME SPREAD 16-200,
SMOKE DEVELOPMENT 0-450
INTERIOR FLOOR FINISHES:
CLASS II OR TO COMPLY W/ DOC FF-1 "PILL TEST" PER SECTION 804.4.1
ALL INTERIOR WALL & CEILING FINISHES, OTHER THAN TEXTILES, SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 (PER 803.1) AND TESTED IN ACCORDANCE WITH NFPA 286 (PER 803.1.2)
ALL TEXTILE WALL COVERINGS & EXPANDED VINYL WALL COVERINGS SHALL BE TESTED IN ACCORDANCE WITH METHOD B PROTOCOL OF NFPA 265 (PER 803.1.3)
ALL INTERIOR FLOORING FINISHES SHALL BE CLASSIFIED AND TESTED IN ACCORDANCE WITH NFPA 253 (PER 804.2)

OCCUPANCY

3,516 USF @ 100 SF = 36 PEOPLE

FIXTURE COUNT

50% OF 36 PEOPLE = 18 PER GENDER

REQUIRED
WATER CLOSET: 1/25 FOR THE FIRST 50
1/50 FOR THE REMAINDER
LAVATORY: 1/40 FOR THE FIRST 50
1/80 FOR THE REMAINDER
DRINKING FOUNTAIN: 1/100
SERVICE SINK: 1 SERVICE SINK

PROVIDED
WATER CLOSET: 1 EXISTING FOR EACH GENDER
LAVATORY: 1 EXISTING FOR EACH GENDER
DRINKING FOUNTAIN: NOT REQUIRED PER CITY OF BIRMINGHAM WITH WRITTEN AFFIDAVIT FROM OWNER
SERVICE SINK: 1 EXISTING

CODE REVIEW

MICHIGAN BUILDING CODE 2015
ICC/ANSI A111-2009 AND
MICHIGAN BARRIER FREE DESIGN LAW OF
PUBLIC ACT 1 OF 1966 AS AMENDED
MICHIGAN UNIFORM ENERGY CODE 2015 - PART 10 W/
ANSI/ASHRAE/ESNA STANDARD 90.1-2013
MICHIGAN PLUMBING CODE 2015
MICHIGAN MECHANICAL CODE 2015
INTERNATIONAL FIRE CODE 2015
NATIONAL ELECTRIC CODE 2017 W/
PART 8 AMENDMENTS

BUILDING USE GROUP: B
BUILDING CONSTRUCTION TYPE: VB
NON SEPARATED BUILDING: YES
SPRINKLERS: YES NFPA 13-2013

EXISTING BUILDING AREA: 2,321 S.F.
PROPOSED ADDITION: 1,255 S.F.
TOTAL BUILDING AREA: 3,516 S.F.

GENERAL NOTES

CONSULT DESIGN OFFICE FOR MEANING OF ANY SYMBOL OR ABBREVIATION NOT DEFINED.
THE DESIGN OFFICE SHALL DETERMINE GOVERNING INFORMATION IF A CONFLICT SHOULD OCCUR BETWEEN VARIOUS CONTRACT DOCUMENTS. ALTHOUGH EVERY PRECAUTION HAS BEEN TAKEN IN THE PREPARATION OF THESE DRAWINGS, THE DESIGN OFFICE CANNOT GUARANTEE AGAINST HUMAN ERROR AND OMISSION. THEREFORE, THE CONTRACTOR SHOULD VERIFY AND USE FIGURED DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FOR CONSTRUCTION. ANY CONFLICTS OR QUESTIONS THAT ARISE DUE TO THESE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN OFFICE PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS AT THE JOB SITE AND SHALL NOTIFY THE DESIGN OFFICE OF ANY DISCREPANCIES, OMISSIONS, AND / OR CONFLICTS BEFORE PRECEDING WITH THE WORK.

ALL WORK SHALL BE PERFORMED IN A THOROUGHLY, FIRST CLASS AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES, AND SHALL CONFORM TO THE STANDARDS OF RECOGNIZED TRADE ASSOCIATIONS. THE CONTRACTOR SHALL VISIT THE SITE AND CHECK ALL EXISTING CONDITIONS PRIOR TO COMMENCING HIS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BY ALL TRADES INVOLVED IN THE PROJECT.

THE CONTRACTOR SHALL SECURE AND PAY FOR ALL NECESSARY PERMITS AND FEES REQUIRED IN THE PERFORMANCE OF HIS WORK.

UNLESS NOTED OTHERWISE, (U.N.O.) DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY.

STEEL SHALL BE DOMESTIC ASTM-36.

INTERIOR FINISHES SHALL BE DETERMINED BY OWNER OR THEIR REPRESENTATIVE.

THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS. ANY DISCREPANCIES DISCOVERED ARE TO BE REPORTED TO THE ARCHITECT FOR CORRECTION PRIOR TO CONSTRUCTION.

DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND WILL BE CONSIDERED PART OF THIS WORK.

PLANS ARE NOT TO BE SCALED. USE FIGURED DIMENSIONS OR NOTATIONS. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE ALL MATERIALS, DETAILS, AND LABOR NECESSARY FOR THE SUCCESSFUL INSTALLATION OF THE WORK DESCRIBED HEREIN.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL BUILDING ITEMS OWNED BY THE OWNER INCLUDING EXISTING CARPET, WALL FINISHES, CEILING SYSTEMS, GLASS, DOORS, FRAMES, ETC. DURING CONSTRUCTION. REPAIR OR REPLACE DAMAGED ITEMS AS NECESSARY TO LIKE-NEW CONDITION.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DISTRIBUTION OF CURRENT DRAWINGS TO ALL TRADES THROUGHOUT THE COURSE OF THE PROJECT, INCLUDING ADDENDUMS, BULLETINS, AND/OR CHANGE ORDERS.

ALL NEW PARTITION WALLS SHALL MATCH EXISTING CONSTRUCTION IN SIZE, STYLE, AND FINISH UNLESS SPECIFICALLY NOTED OTHERWISE. EXISTING CEILINGS ARE TO BE ALTERED AS NECESSARY.

ALL SUBFLOORING SHALL BE CLEANED, SCRAPPED, AND LEVELED AS REQUIRED INCLUDING REPAIR OF EXISTING CONCRETE. LEVEL TOLERANCES MUST BE ADHERED TO BASED ON CODE AND MATERIAL SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. ALL FLOORING CONTRACTORS ARE TO VISIT THE SITE TO DETERMINE THE EXISTING CONDITION PRIOR TO BIDDING. IF THE EXISTING CONDITION CANNOT BE DETERMINED PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A LEVELING/REPAIR ALLOWANCE IN THE BID.

PROVIDE FIRE-RESISTANT BLOCKING IN ALL WALLS WITH MILLWORK, GRAB BARS, WALL HUNG ITEMS, ETC.

ALL GYPSUM BOARD WALLS SHALL BE THOROUGHLY TAPED, MUDDED, AND SANDED FROM THE TOP OF INSTALLED GYPSUM BOARD TO THE BOTTOM PORTION WHERE WALL BASE WILL BE INSTALLED. ANY EXISTING WALLS SHALL BE FREE FROM MARKS, SCRATCHES, DRIED GLUE, ETC., REPAIRED AS NECESSARY SO IT IS SMOOTH, PLUMB, AND PREPARED FOR INSTALLATION OF NEW MATERIALS.

THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING, AND OTHER MEANS REQUIRED TO PROTECT THE SAFETY, INTEGRITY, AND STABILITY OF ALL CONSTRUCTION.

DAVID LUBIN
ARCHITECT
PH: 248-225-8857

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PROJECT

CLOVER HILL PARK CEMETERY ADMINISTRATION BUILDING
2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009

DATE: 06-30-2021

REVISIONS:

SHEET

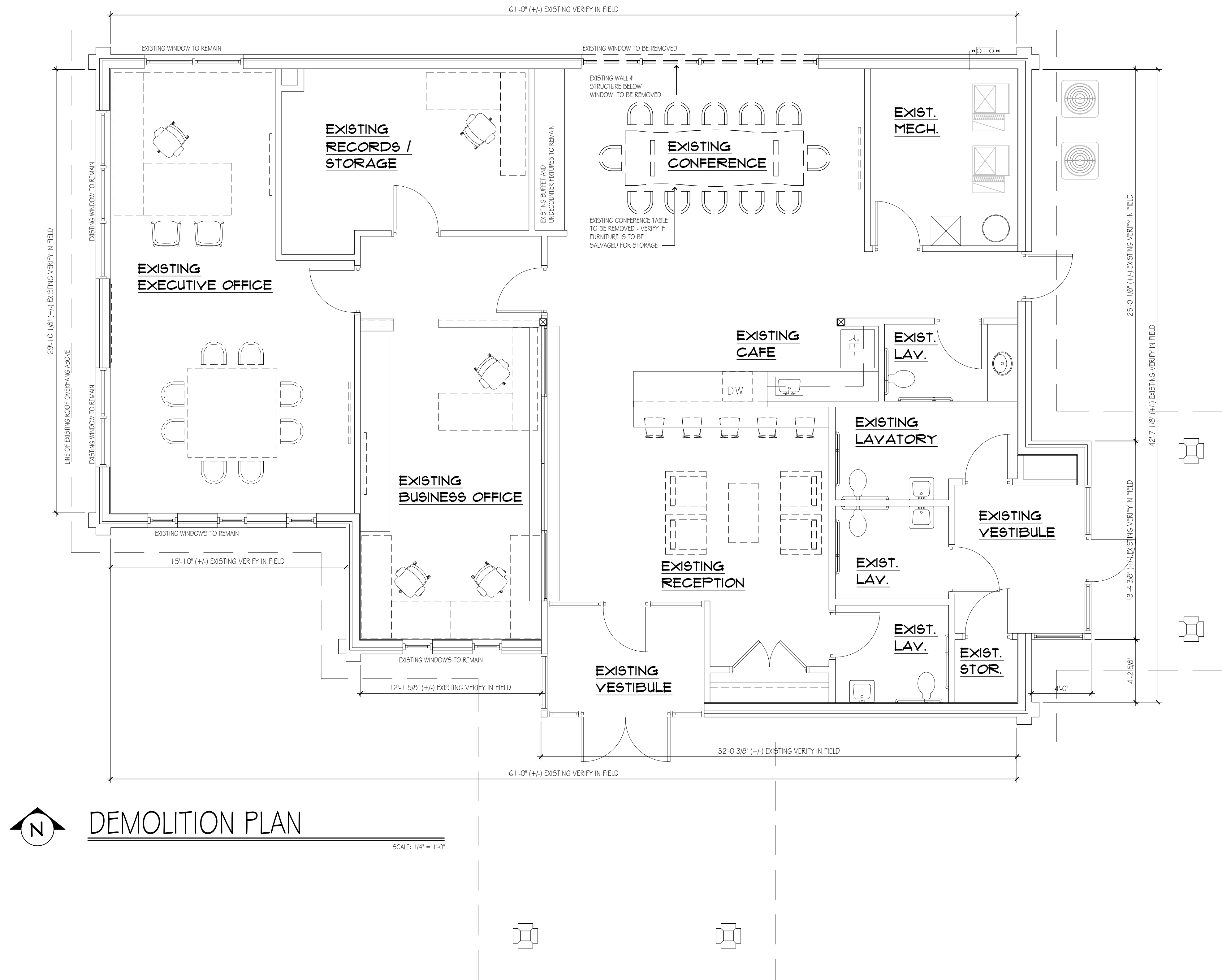
1 OF 7

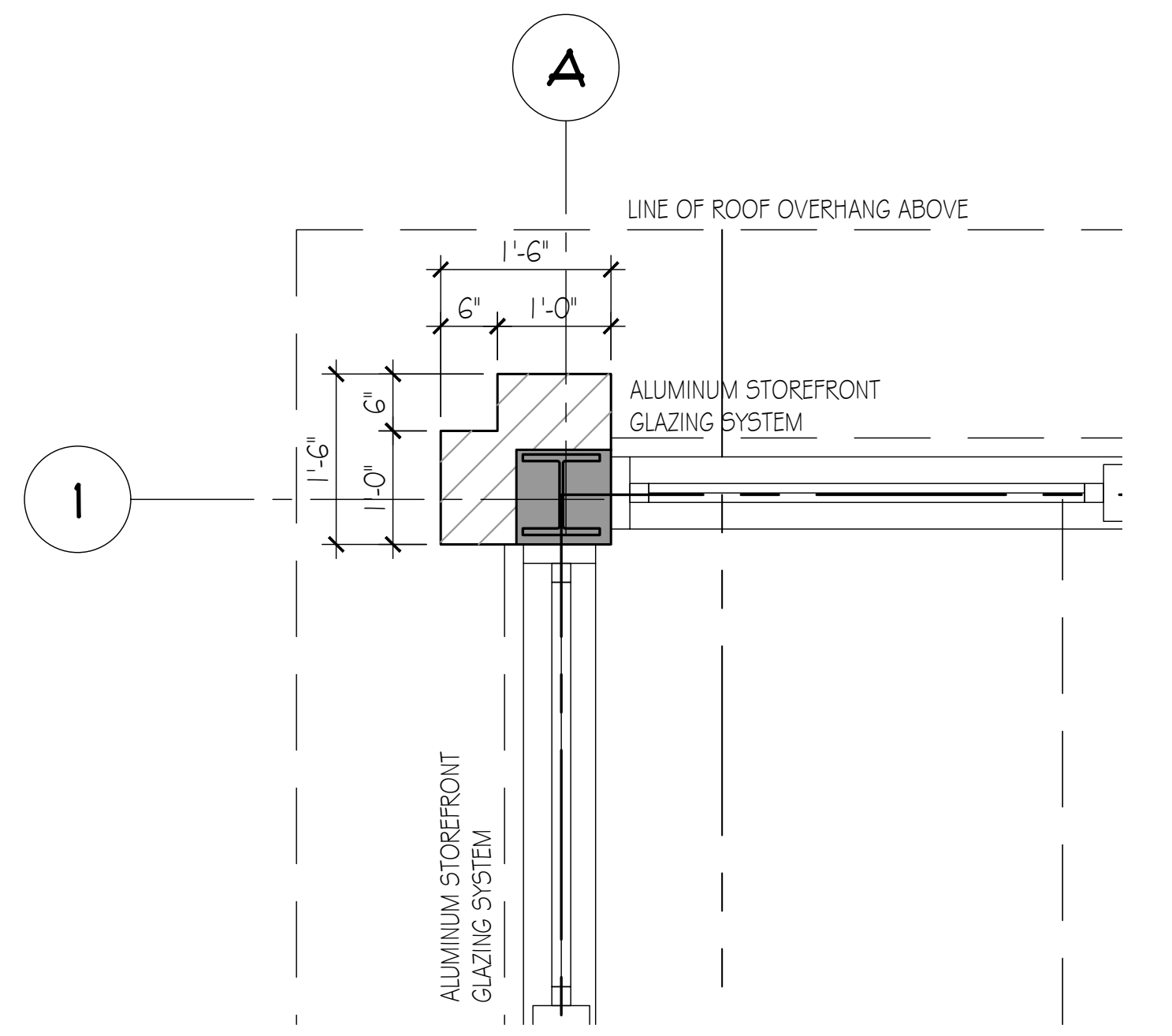
1. VERIFY WITH OWNER IF ANY EXISTING ELEMENTS ARE TO BE SALVAGED/REUSED.
2. PROVIDE TEMPORARY SHORING AS REQUIRED FOR ANY EXISTING BEARING WALL THAT IS TO BE DEMOLISHED (VERIFY IN FIELD).
3. ALL DEMOLITION WORK IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMO. PLAN. INTENT IS TO REMOVE ALL ELECTRICAL, MECHANICAL AND ARCHITECTURAL ITEMS AS TO ACCOMMODATE NEW CONSTRUCTION.
4. PROTECT ALL EXISTING LANDSCAPED AREAS THAT ARE TO REMAIN.
5. PROTECT ALL EXISTING FINISHED FLOOR AREAS THAT ARE TO REMAIN. CONSULT WITH BUILDER FOR PROTECTION PLAN. PROVIDE DUST CONTROL AS REQUIRED.
6. REMOVE & SALVAGE ALL MOLDINGS IN DEMOLITION AREAS, FOR REUSE IN AREAS UNDER RENOVATION.
7. MANY STRUCTURAL/FRAMING CONDITIONS WERE CONCEALED AT THE TIME OF DOCUMENT PREPARATION. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES.
8. REMOVE ALL DEMOLISHED ELECTRICAL BACK TO THE SOURCE.
9. REPAIR / REPLACE ANY DAMAGED / ROTTING SHEATHING DISCOVERED DURING DEMOLITION.

 EXISTING EXTERIOR WALL:
EXISTING STONE PANEL VENEER ON
6" METAL STUD FRAMING TO REMAIN
- VERIFY WALL CONST. IN FIELD

 EXISTING INTERIOR WALL:
EXIST. 3-5/8" METAL STUD FRAMING
TO REMAIN

 EXISTING WALL TO BE DEMOLISHED:
SEE DEMO. PLAN FOR LOCATIONS





PLAN CORNER DETAIL

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

GENERAL PLAN NOTES:

1. ROUGH CARPENTER TO PROVIDE SOLID BLOCKING IN WALLS AT FLOATING VANITIES, BUILT-INS, ROOFS AND SHELVES, TOWEL BARS, HOOKS, ETC. VERIFY EXACT LOCATION W/ BUILDER.
2. GENERAL CONTRACTOR TO COORDINATE ALL ELECTRICAL WORK WITH BUILDER PRIOR TO COMMENCEMENT OF WORK.
3. WINDOW SUPPLIER TO SUBMIT SHOP DRAWINGS FOR REVIEW BY DESIGNER PRIOR TO FABRICATION.
4. WINDOW AND DOOR LABELS ARE NOTED IN FOOT / INCH INCREMENTS (I.E. 3080 = 30"x80")
5. ALL EXTERIOR WALL DIMENSIONS ARE SHOWN TO EITHER THE FACE OF BRICK / STONE VENEER OR TO EXTERIOR FACE OF PLYWOOD WALL SHEATHING.
6. VERIFY EXACT MECHANICAL CHASES / SUPPLIES / RETURNS LOCATIONS IN FIELD AND ADJUST ROUGH FRAMING ACCORDINGLY. ANY DISCREPANCIES IN PLAN LAYOUT TO BE REPORTED TO DESIGNER AHEAD OF INSTALLATION.
7. CONTRACTOR TO PATCH / REPAIR WALLS AND FLOOR AS NECESSARY THROUGHOUT AREA OF WORK. SKIMCOAT ANY WALLS WITH REMOVED WALL COVERING TO RECEIVE PAINT. PREPARE WALLS TO RECEIVE WALL COVERING OR PAINT.
8. CONTRACTOR TO USE ONLY NON-COMBUSTIBLE, FIRE RATED LUMBER FOR ANY BLOCKING / BRACING OR OTHER AREAS WHERE WOOD IS TO BE USED.
9. ALL NEW GLASS TO BE TEMP. AND COMPLY W/ SECTION 2406 SAFETY GLAZING OF MBC 2015.

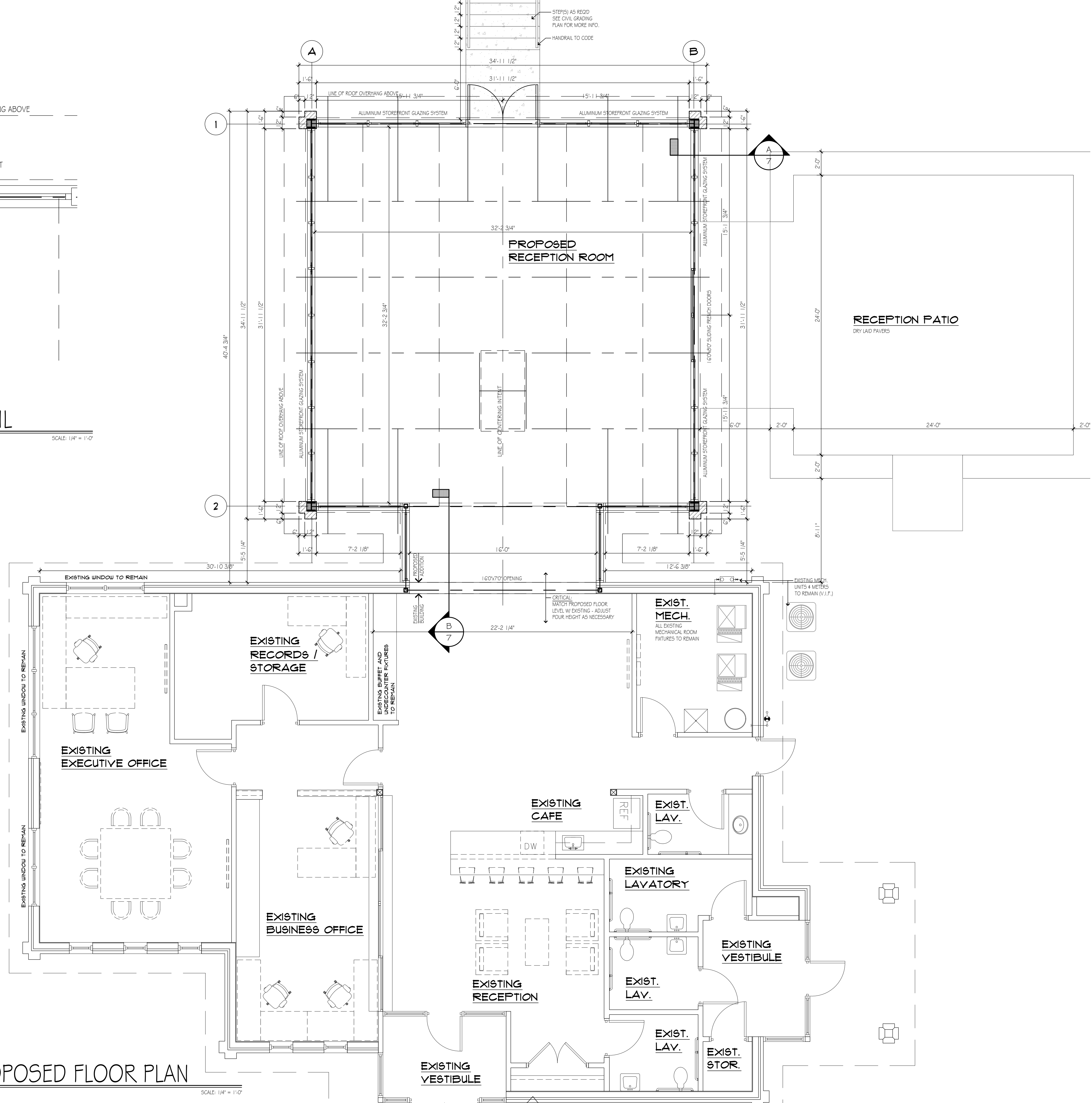
WALL LEGEND

	EXISTING EXTERIOR WALL: EXISTING STONE PANEL VENEER ON 6" METAL STUD FRAMING TO REMAIN - VERIFY WALL CONST. IN FIELD
	EXISTING INTERIOR WALL: EXIST. 3-5/8" METAL STUD FRAMING TO REMAIN
	EXTERIOR WALL - STOREFRONT / EPS (ABOVE): ALUMINUM STOREFRONT GLAZING SYSTEM BELOW E.I.F.S. WALL SYSTEM TO MATCH EXISTING ON APPROVED WALL SHEATHING ON 6" METAL STUD FRAMING W/ 5/8" GYPSUM WALL BOARD ON INTERIOR.
	EXTERIOR WALL - LIMESTONE: CAST STONE PANELS TO MATCH EXISTING ON 1" AIRSPACE ON APPROVED WALL SHEATHING ON 6" METAL STUDS @ 16" O.C. W/ R-21 BATT INSULATION ON 5/8" GYPSUM WALL BOARD ON INTERIOR



PROPOSED FLOOR PLAN

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



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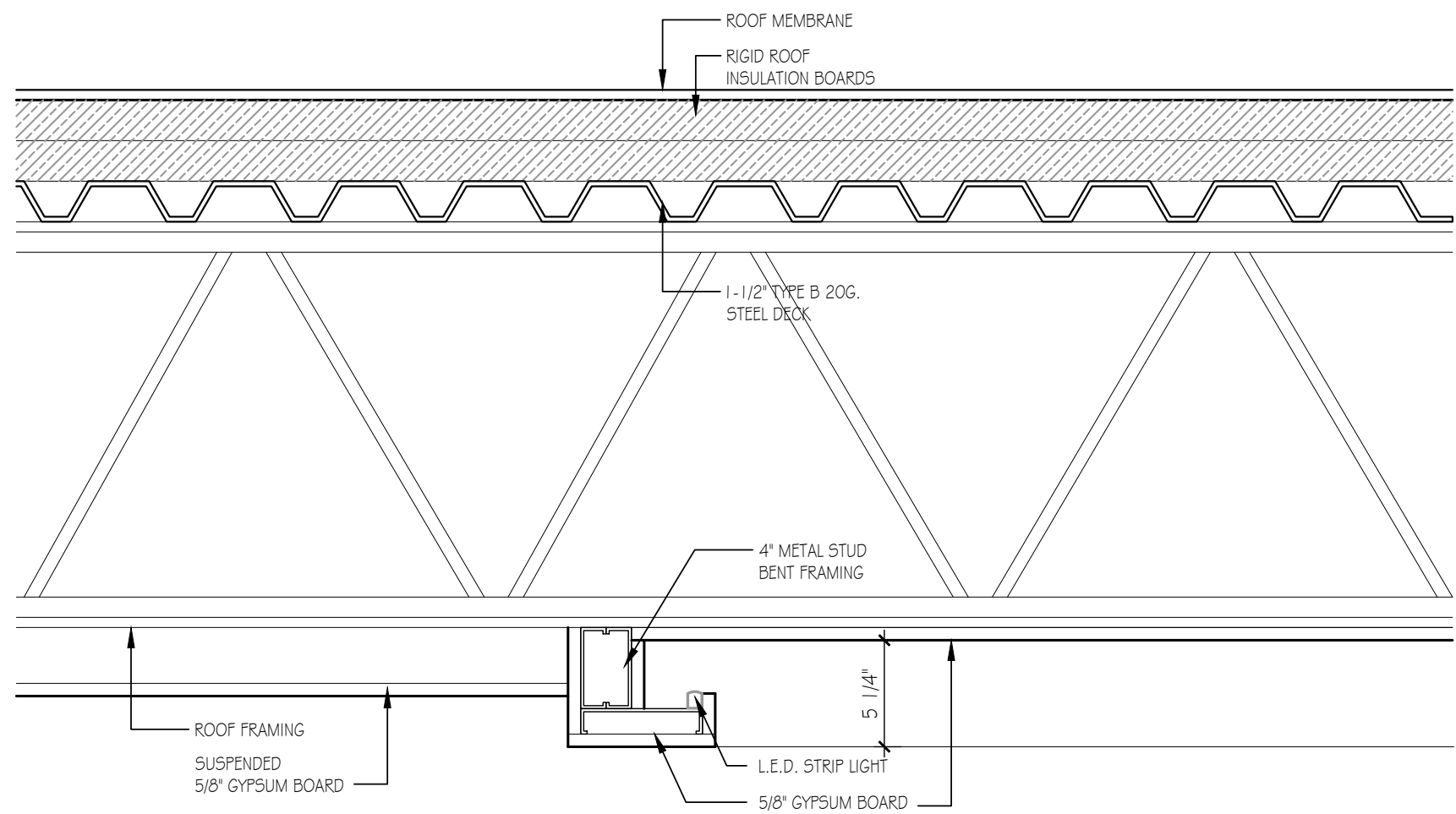
PROJECT

CLOVER HILL PARK CEMETERY ADMINISTRATION BUILDING
2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009

DATE: 06-30-2021
REVISIONS:

SHEET

3 OF 7



C
4

COVE LIGHT DETAIL

SCALE: 1-1/2" = 1'-0"

GENERAL CEILING PLAN NOTES:

1. ALL LAMPING TO BE CONSISTENT THROUGHOUT. ANY NEW LAMPS ARE TO MATCH EXISTING UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL ELECTRICAL REQUIREMENTS FOR FIXTURE SPECIFICATIONS.
3. PROVIDE SWITCHES AS REQUIRED BY CODE. CONTRACTOR TO VERIFY POWER REQUIREMENTS OF BALLASTS TO DETERMINE NUMBER OF REQUIRED SWITCHES.
4. ALL WALL SWITCHES TO BE INSTALLED AT A CONSISTENT HEIGHT AND UNDER ONE COVER PLATE WHERE GROUPED TOGETHER.

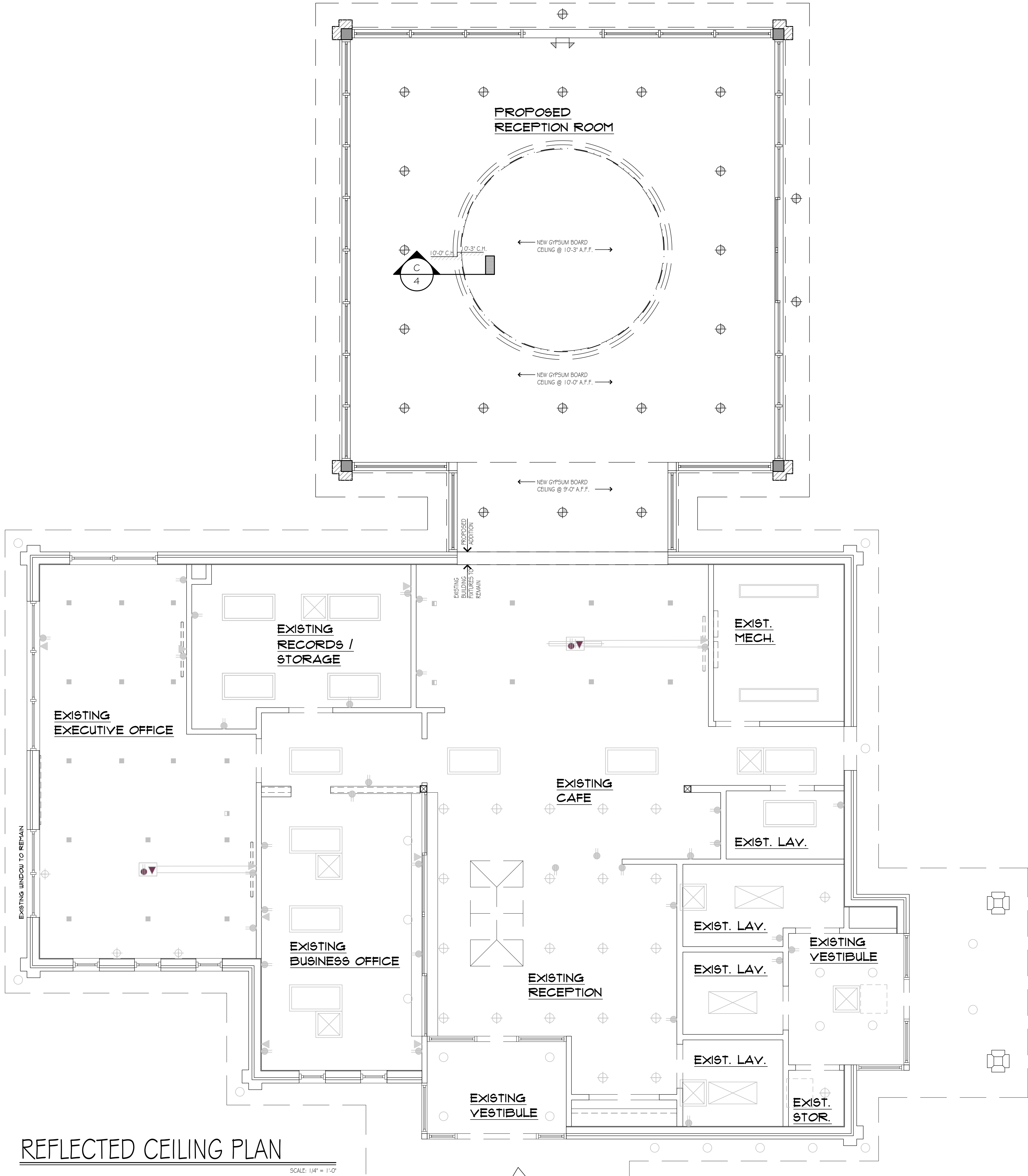
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	NEW 8" DIA. RECESSED LED DOWNLIGHT TO MATCH EXISTING (V.I.P.)
	NEW DUPLEX RECEPTACLE TO MATCH EXISTING
	NEW EMERGENCY EXIT LIGHT TO MATCH EXISTING
	NEW L.E.D. STRIP LIGHT
	NEW EXTERIOR WALL SCONCE



REFLECTED CEILING PLAN

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



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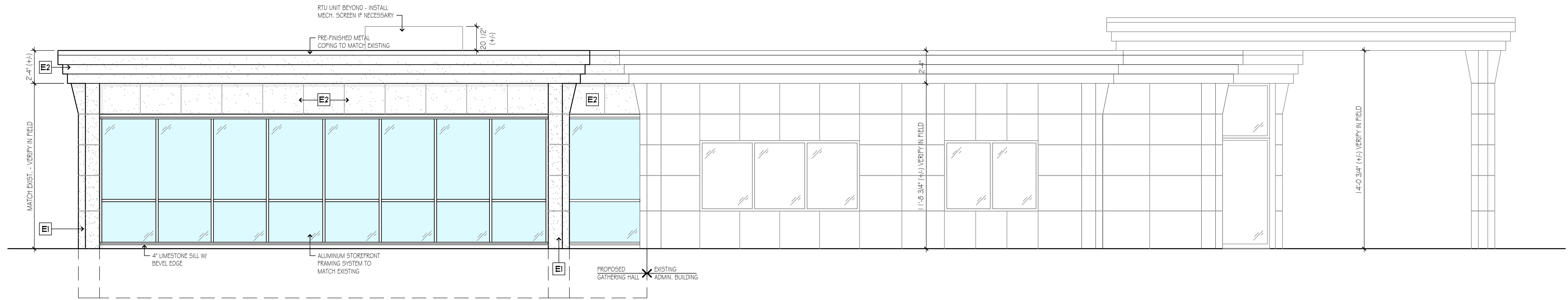
CLOVER HILL PARK CEMETERY ADMINISTRATION BUILDING
2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009

DATE: 06-30-2021

REVISIONS:

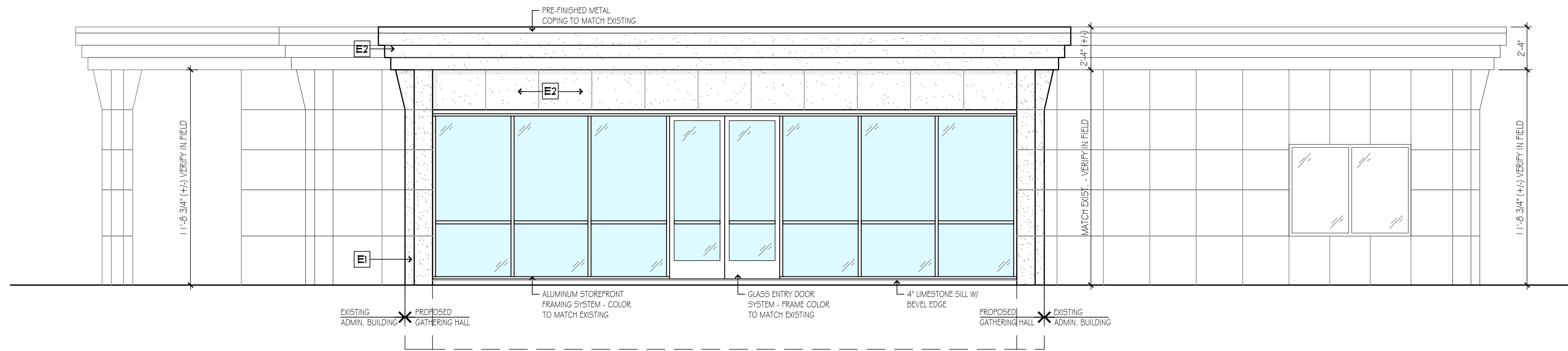
SHEET

4 OF 7



PROPOSED EAST ELEVATION

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



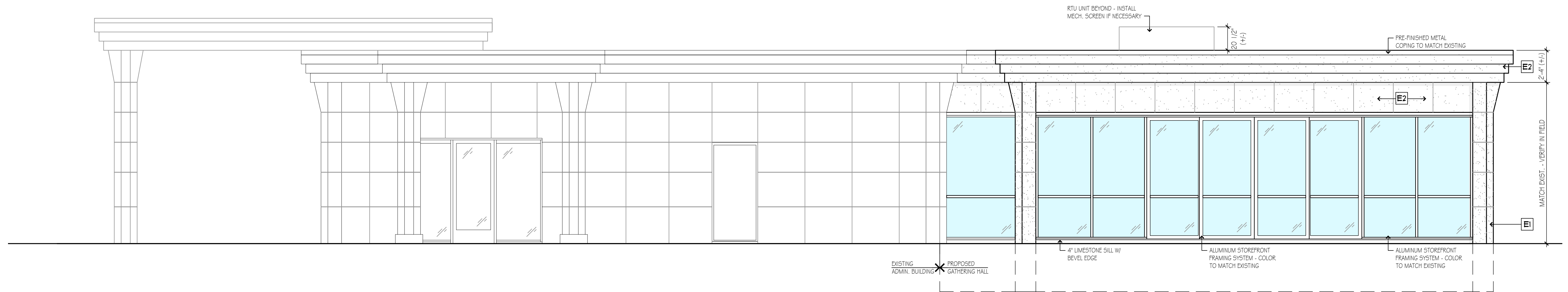
PROPOSED NORTH ELEVATION

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

ELEVATION MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
E1	LIMESTONE WALL PANELS TO MATCH EXISTING (MATCH EXISTING GROUT LINES)
E2	E.I.F.S. WALL SYSTEM TO MATCH EXISTING

GENERAL ELEVATION NOTES:

- ALL CUT ENDS OR DRILLED LUMBER IS TO BE REPAIRED W/ PRIMER.
- TEMPER ALL DOOR AND WINDOW GLAZING AS REQ'D BY CODE. PROVIDE SAFETY GLAZING AS REQ'D PER CODE.
- ALL DOOR AND WINDOW DESIGNATIONS ARE IN FOOT / INCH INCREMENTS. ALL SIZES ARE SHOWN AS GENERAL WINDOW FRAME OPENINGS. COORDINATE EXACT WINDOW SIZES W/ SUPPLIER / MANUFACTURER AND ADJUST IF NECESSARY. PROVIDE SHOP DRAWINGS TO DESIGNER FOR REVIEW AFTER FIELD VERIFICATION BY SUPPLIER.
- EXACT DOWNGROUT AND CONDUCTOR DISCHARGE LOCATIONS TO BE DETERMINED IN FIELD. COORDINATE WITH FINAL GRADING / DRAINAGE PLAN. ALL DRAINAGE / DISCHARGE MUST BE DIRECTED TOWARDS SWALES IF SUBGRADE PERIMETER DRAINS.



PROPOSED WEST ELEVATION

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

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PROJECT

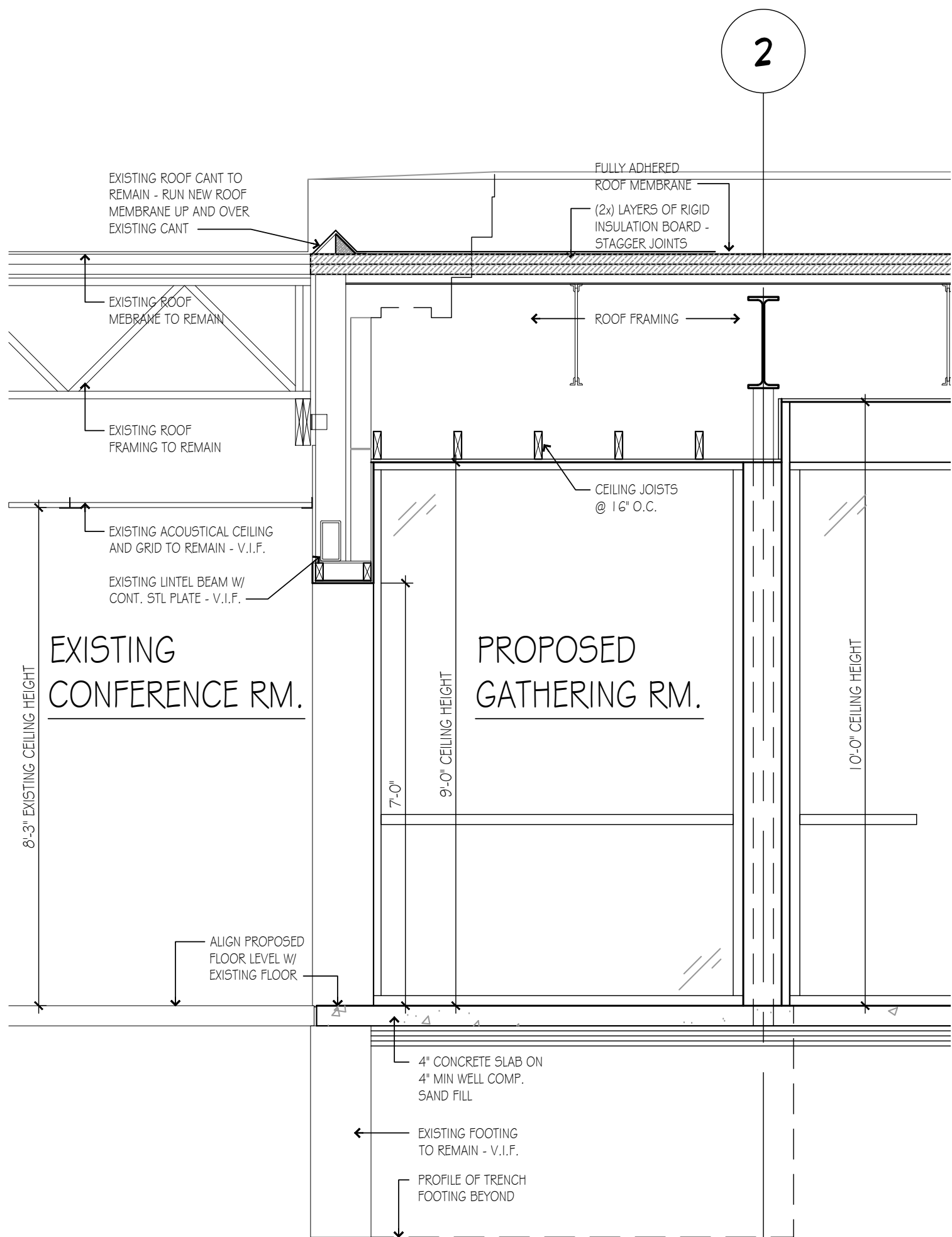
CLOVER HILL PARK CEMETERY ADMINISTRATION BUILDING
2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009

DATE: 06-30-2021

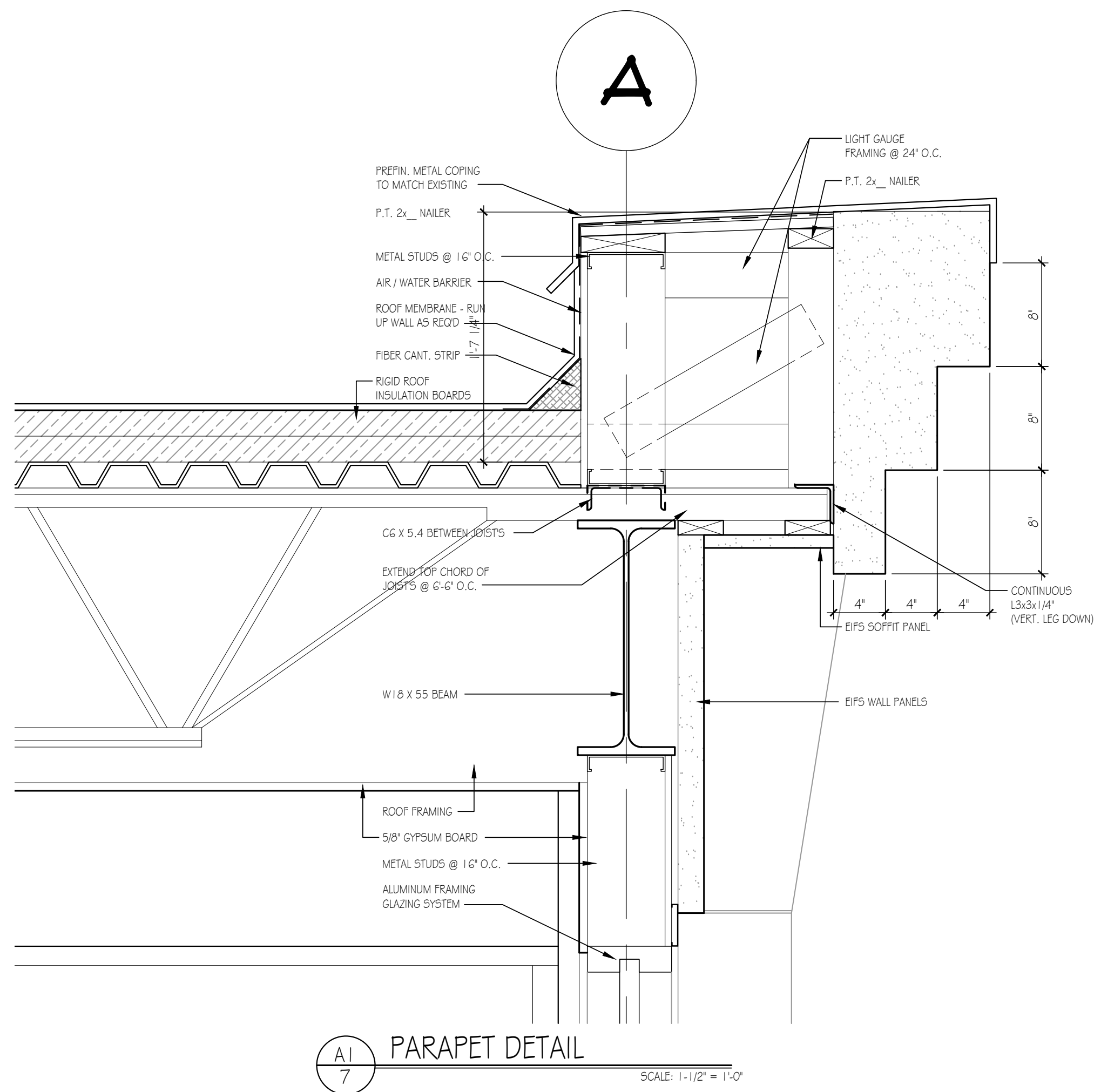
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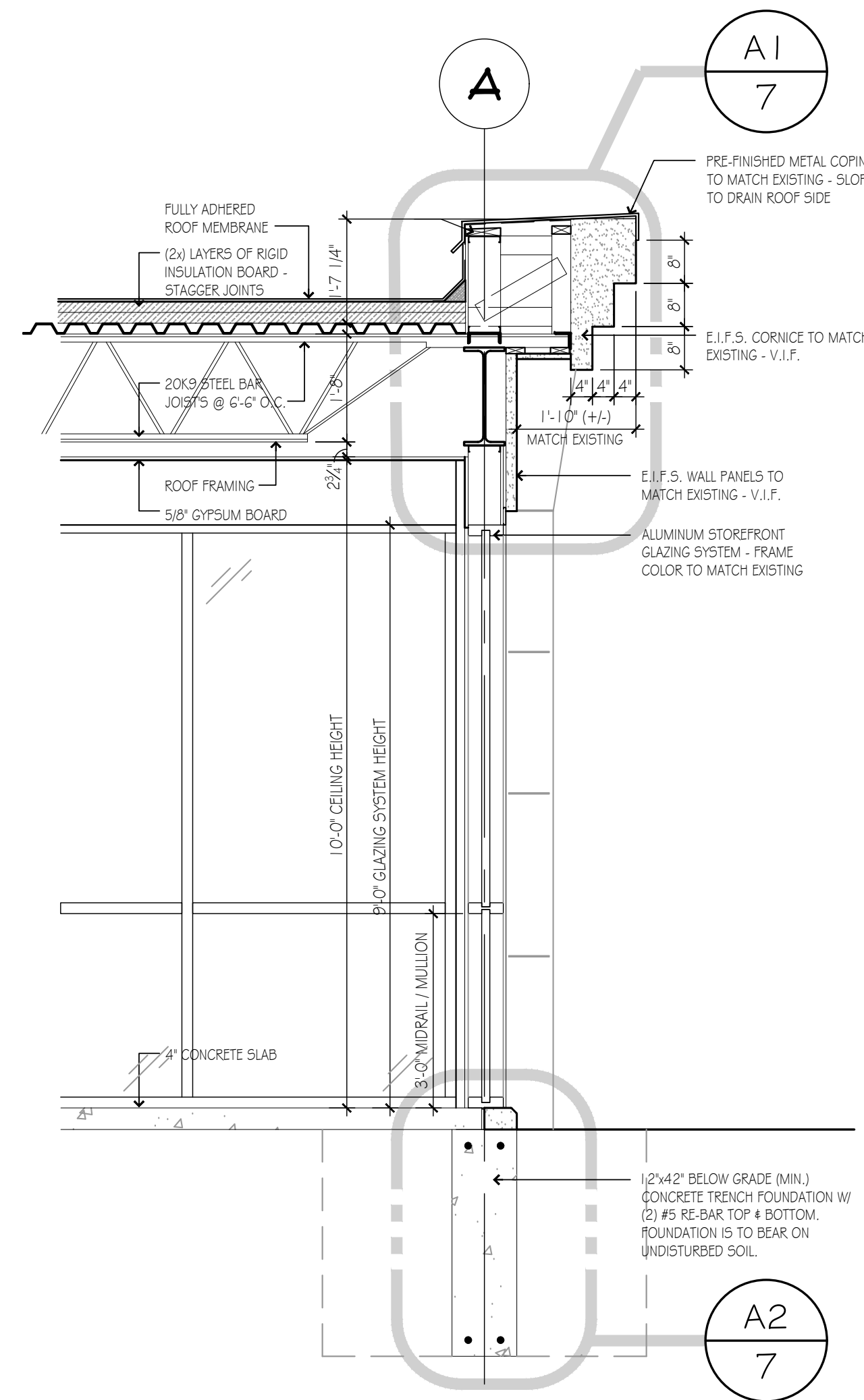
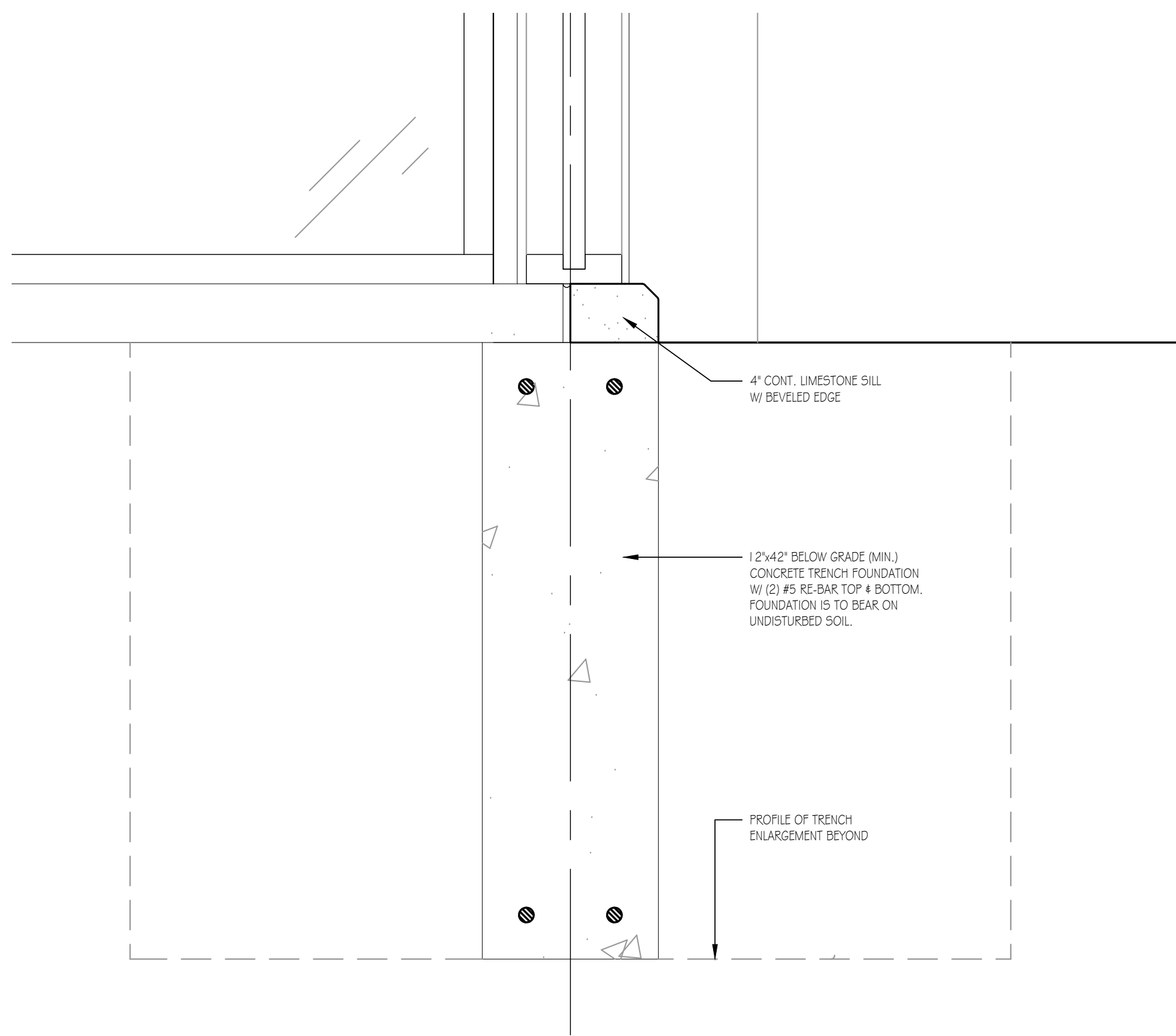
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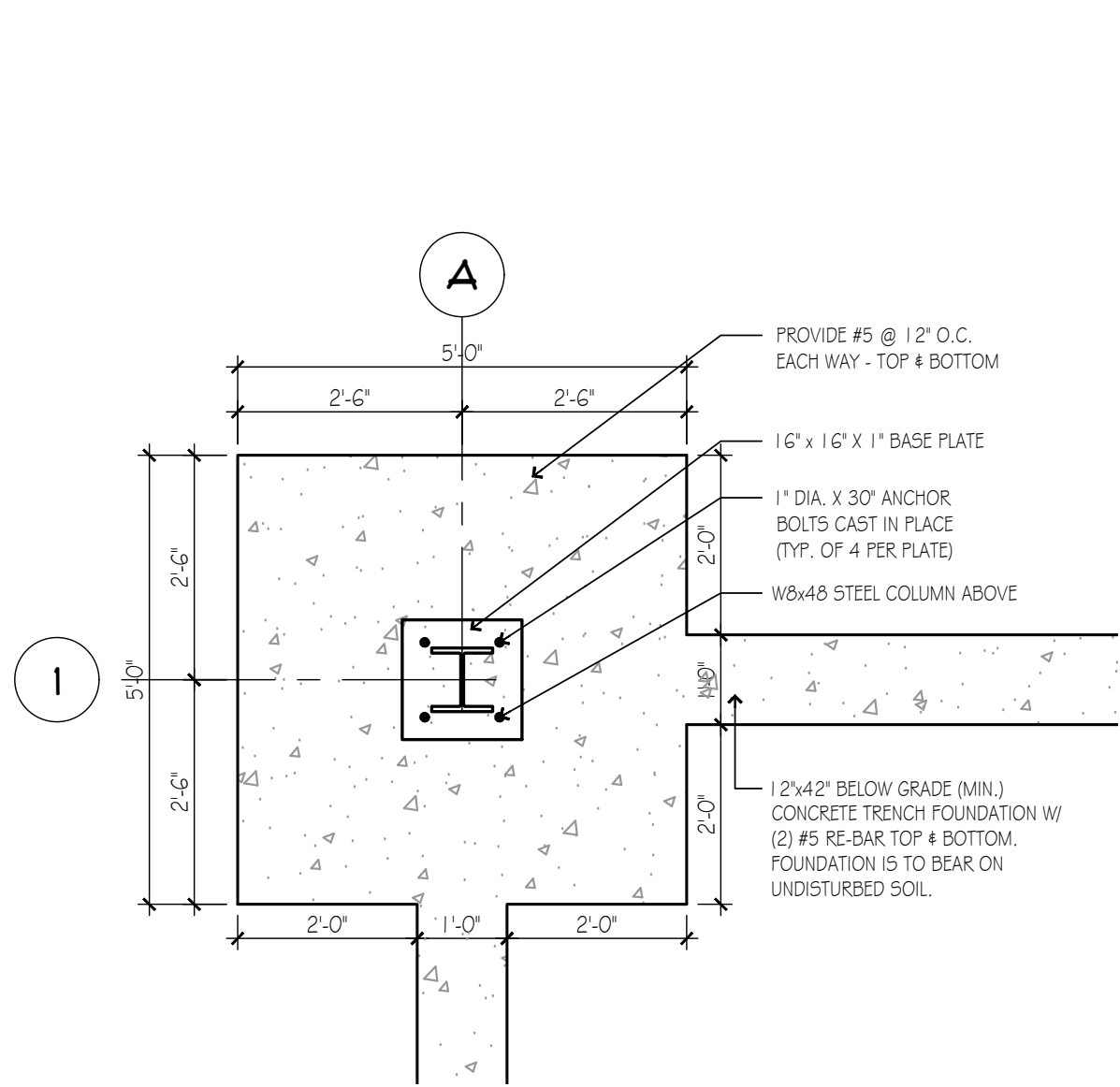
B
3-5 BUILDING SECTION
SCALE: 1/2" = 1'-0"



A1
7 FOUNDATION DETAIL
SCALE: 1-1/2" = 1'-0"



A
3-5 WALL SECTION
SCALE: 1/2" = 1'-0"



FOUNDATION PLAN DETAIL

SCALE: 3/4" = 1'-0"

GENERAL FOUNDATION NOTES:

- CONFIRM ALL EXISTING UTILITY LOCATIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
- WHERE NEW FOOTINGS ARE ADJACENT TO EXISTING FOUNDATIONS, PLACE BOTTOM OF NEW AT SAME ELEVATION AS BOTTOM OF EXISTING.
- CONFIRM ALL FINAL / EXISTING UTILITY LOCATIONS IN FIELD PRIOR TO ANY FOUNDATION WORK.
- IT IS ASSUMED THAT THE SOIL BEARING CAPACITY IS 3000 PSF. IF IT IS DISCOVERED THAT THE SOIL IS LESS THAN 3000 PSF, NOTIFY THE DESIGNER.

FOUNDATION NOTES:

- ALL FOOTINGS SHOULD EXTEND THROUGH NON-ENGINEERED FILL SOILS. SOILS CONTAINING A SIGNIFICANT AMOUNT OF ORGANIC SUBSTANCES OR EXCESSIVELY WEAK SOILS. FOUNDATIONS ARE DESIGNED TO BEAR ON VIRGIN, UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING PRESSURE AS NOTED ON THE PLANS OR SCHEDULES. THE SERVICES OF A QUALIFIED SOILS ENGINEER SHALL BE ENGAGED TO INSPECT THE SOILS IN THE FOOTING EXCAVATIONS PRIOR TO CONCRETING IN ORDER TO ENSURE THAT THE SOILS HAVE THE REQUIRED BEARING CAPACITY.
- BOTTOMS OF FOUNDATION EXCAVATIONS SHALL BE FLAT LEVEL PLANES AND SHALL BE CLEAN AND FREE OF DEBRIS PRIOR TO PLACING CONCRETE.
- CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI 318-44).
- CONCRETE COMPRESSIVE STRENGTH:
A. 3,000 PSI AT 28 DAYS FOR FOUNDATION, WALLS AND INTERIOR SLABS.
B. 4,000 PSI AT 28 DAYS (6% (+/-) AIR ENTRAINMENT FOR EXTERIOR SLABS, WALKS AND CURBING.
- ALL REINFORCING BARS, JOINTS, AND TIES SHALL CONFORM TO ASTM A615 GRADE 60. REINFORCING STEEL SHALL BE KEPT CLEAN AND FREE OF DIRT OR MUD.
- EXTEND ALL REINFORCING AROUND CORNERS FOR CONTINUITY. MINIMUM LAP TO BE 24"
- ALL WELDED WIRE FABRIC, WHERE USED, SHALL CONFORM WITH ASTM A-105 AND SHALL BE POSITIONED AT THE MID-HEIGHT OF SLAB.
- ALL REINFORCING SHALL BE PLACED AND SECURELY TIED IN PLACE. SUFFICIENTLY AHEAD OF PLACING CONCRETE TO ALLOW INSPECTION AND CORRECTION, IF NECESSARY, WITHOUT DELAYING THE CONCRETING OPERATION.

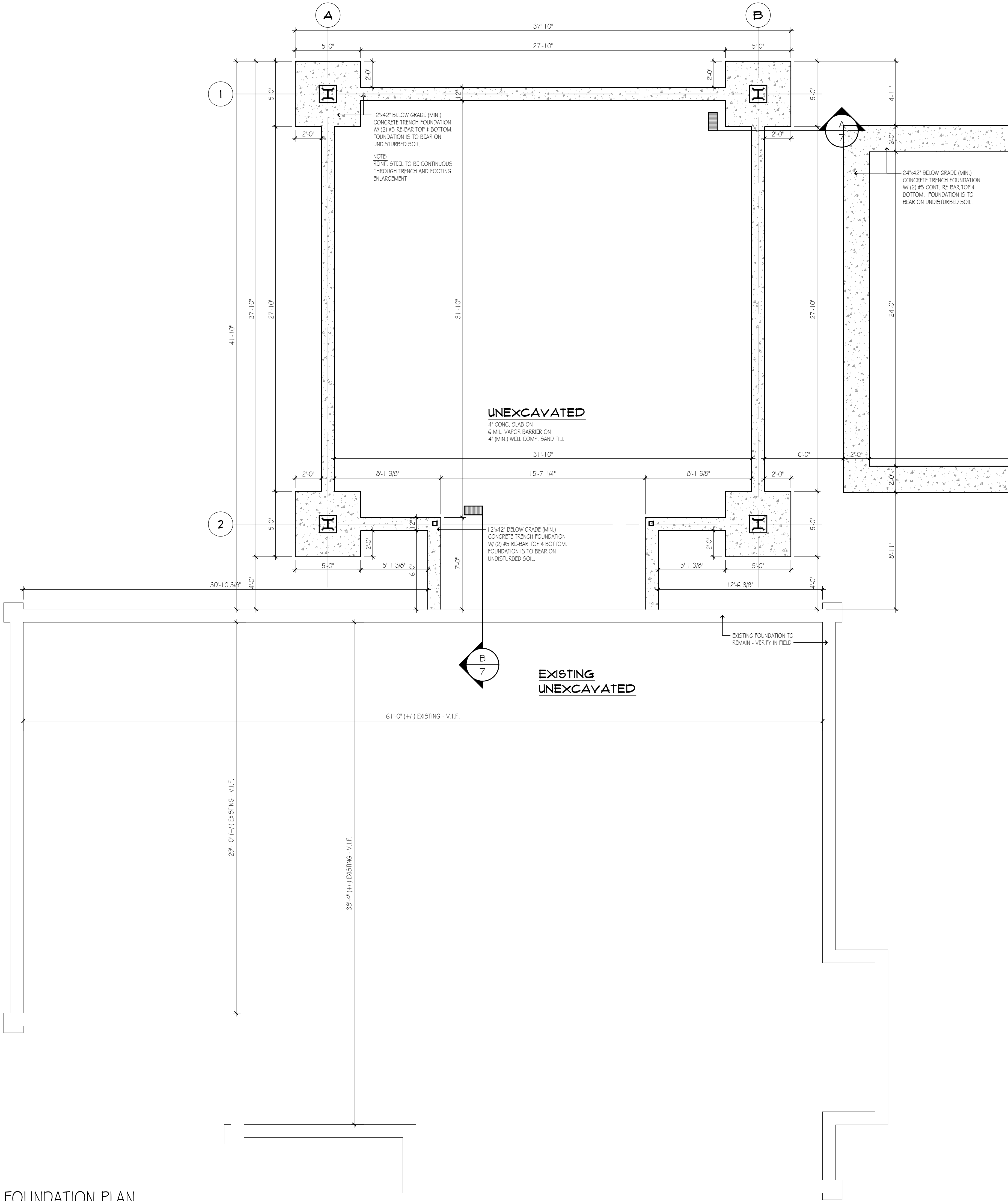
SUBGRADE PREPARATION IN BUILDING ENVELOPE:

SOIL PREPARATION PROCEDURES AS RECOMMENDED BY THE PROJECT SOILS ENGINEER SHALL BE FOLLOWED. AT A MINIMUM, THE FOLLOWING PROCEDURE IS TO BE ADHERED TO:

ALL SOILS WITH SIGNIFICANT ORGANICS AND ANY OTHER UNDESIRABLE TOPSOILS SHALL BE STRIPPED FROM THE SITE. THE SITE SHALL THEN BE EXAMINED BY A QUALIFIED SOILS ENGINEER TO EVALUATE THE NEED FOR FURTHER REMOVAL OF ANY OTHER UNDESIRABLE MATERIALS, IF ANY. THE SITE SHALL THEN BE PROOF-ROLLED WITH EQUIPMENT AS RECOMMENDED BY THE SOILS ENGINEER. ANY SOFT OR LOOSE SPOTS DETECTED BY PROOF-ROLLING SHALL EITHER BE RECOMPACTED OR REMOVED AND REPLACED WITH AN ENGINEERED FILL. ALL MATERIALS PLACED AS A FILL SHALL BE ENGINEERED, PLACED IN LEVEL LIFTS NOT EXCEEDING NINE INCHES (9") IN LOOSE THICKNESS AND COMPACTED TO AT LEAST NINETY-FIVE PERCENT (95%) OF THE MAXIMUM LABORATORY DENSITY FOLLOWING ASTM D-1557 PROCEDURES (MODIFIED PROCTOR TEST). INSPECTION AND TESTING SHALL BE PERFORMED TO ENSURE THAT SUITABLE MATERIALS ARE BEING USED FOR CONTROLLED FILLS AND THAT THEY ARE PROPERLY PLACED AND COMPACTED.

GENERAL NOTES FOR STRUCTURAL FRAMING:

- STEEL DESIGN, FABRICATION, AND ERECTION TO BE IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST ASTM SERIAL DESIGNATION A-588, F_y = 50 KSI AND TO AISC SUPPLEMENTARY PROVISIONS GOVERNING THE USE OF ASTM A-588 STEEL. STEEL PIPE COLUMNS TO BE A.S.T.M. A501. STRUCTURAL TUBING SHALL BE ASTM A500, GRADE B, F_y = 46 KSI.
- ALL FIELD CONNECTIONS TO BE MADE WITH 3/4" DIAM. H.S. BOLTS OR EQUIVALENT WELDS UNLESS NOTED. BOLTED CONNECTIONS SHALL UTILIZE ASTM A-325 BOLTS TIGHTENED TO A "SNUG TIGHT" CONDITION UNLESS NOTED OTHERWISE. SHOP CONNECTIONS TO BE WELDED (E 70XX). WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST AWS D1.1 "SPECIFICATIONS FOR WELDING IN BUILDING CONSTRUCTION".
- THE STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER AND ARCHITECT PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE CONNECTION DETAILS FOR ALL STRUCTURAL STEEL MEMBERS. ALLOW 10 WORKING DAYS MINIMUM FOR EACH STAGE OF THE REVIEW PROCESS.
- THE STEEL ERECTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY GUYS, BRACES, FALSE WORK, CRIBBING AND OTHER ELEMENTS REQUIRED FOR THE SAFE AND PROPER INSTALLATION OF ALL BUILDING ELEMENTS UNTIL THE STRUCTURE IS PERMANENTLY BRACED. THE FABRICATOR AND ERECTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH OSHA REQUIREMENTS. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR OTHER JOB SITE CONDITIONS.
- VERIFY EXISTING DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO CONSTRUCTION.



FOUNDATION PLAN

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

DAVID LUBIN
ARCHITECT
PH: 248-225-8857

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PROJECT

CLOVER HILL PARK CEMETERY ADMINISTRATION BUILDING

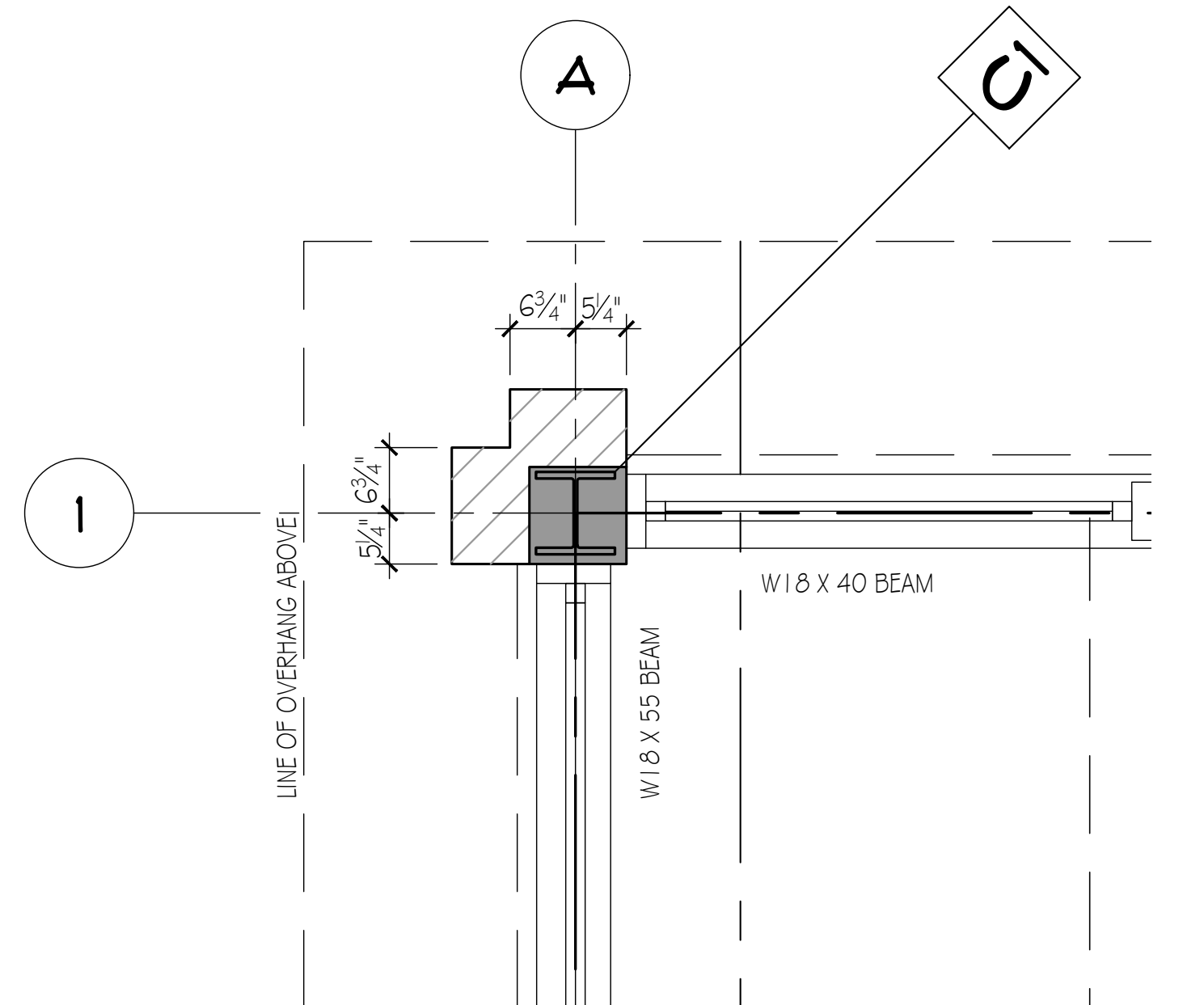
2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009

DATE: 06-30-2021

REVISIONS:

SHEET

51 OF 2



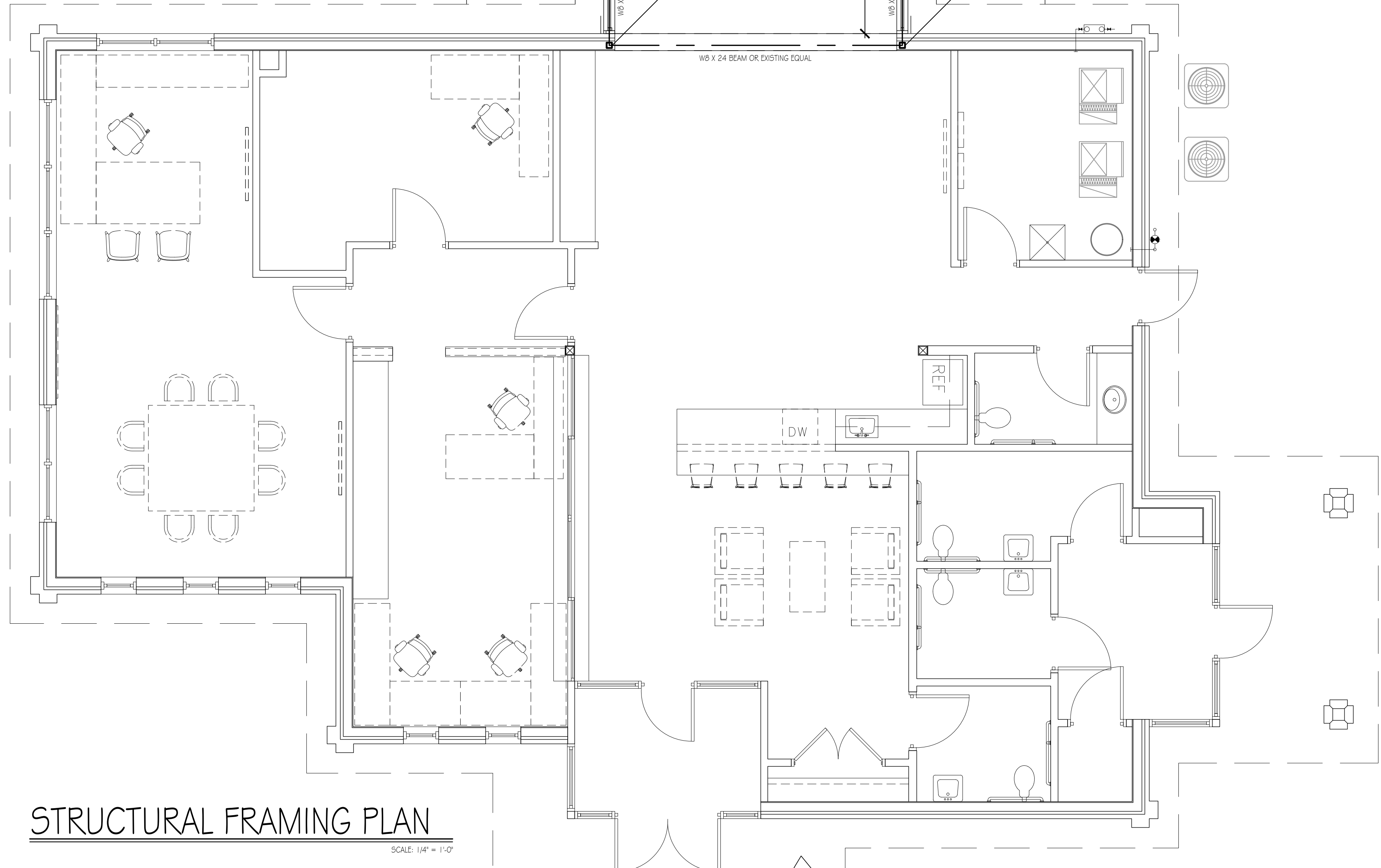
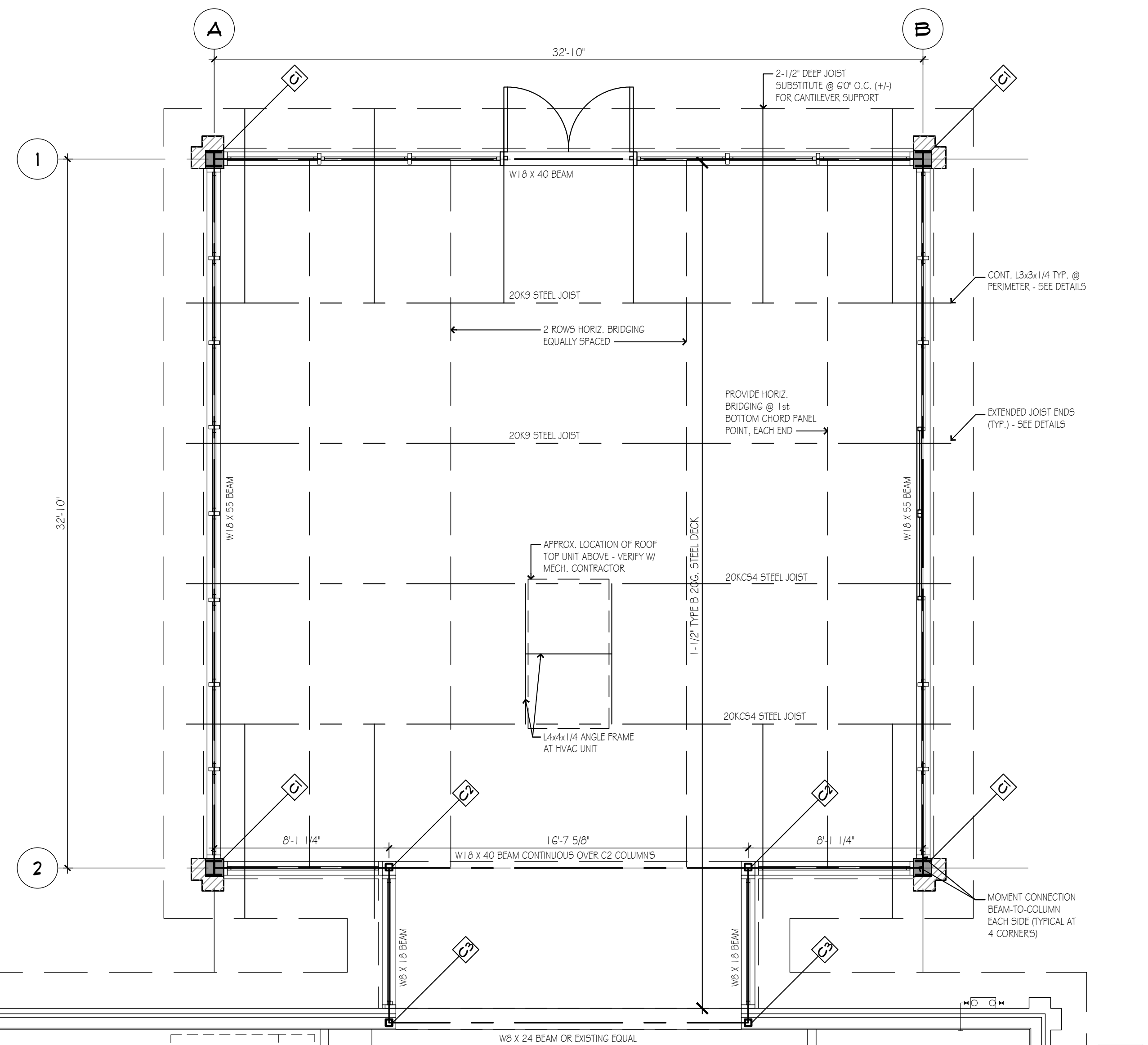
STRUCTURAL CORNER DETAIL

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

COLUMN SCHEDULE	
TAG	DESCRIPTION
C1	W8X48 STEEL COLUMN W/ 16" X 16" X 1" BASE PLATE AND (4) 1" DIA. X 36" ANCHOR BOLTS CAST IN PLACE
C2	H.S.S. 4 X 4 X 1/4
C3	H.S.S. 4 X 4 X 1/4 OR EXISTING EQUAL IF DETERMINED TO BE EQUAL (V.I.F.)

BEAM SCHEDULE	
TAG	DESCRIPTION
W18 X 55	(11-1/2" FLANGE X 18" DEPTH) MOMENT CONNECTIONS AT EACH END
W18 X 40	(6" FLANGE X 18" DEPTH) MOMENT CONNECTIONS AT EACH END
W8 X 24 OR EXIST. EQUAL	W8X24 STEEL BEAM W/ PLATE FOR EXISTING STONE SUPPORT OR EXISTING TUBE STEEL UNTEL W/ PLATE TO REMAIN IF DETERMINED TO BE EQUAL (V.I.F.)

WALL LEGEND	
	EXISTING EXTERIOR WALL: EXISTING STONE PANEL VENEER ON 6" METAL STUD FRAMING TO REMAIN - VERIFY WALL CONST. IN FIELD
	EXISTING INTERIOR WALL: EXIST. 3-5/8" METAL STUD FRAMING TO REMAIN
	EXTERIOR WALL - STOREFRONT / EIFS (ABOVE): ALUMINUM STOREFRONT GLAZING SYSTEM BELOW
	E.I.F.S. WALL SYSTEM TO MATCH EXISTING ON APPROVED WALL SHEATHING ON 6" METAL STUD FRAMING W/ 5/8" GYPSUM WALL BOARD ON INTERIOR.
	EXTERIOR WALL - LIMESTONE: CAST STONE PANELS TO MATCH EXISTING ON 1" AIRSPACE ON APPROVED WALL SHEATHING ON 6" METAL STUDS @ 16" O.C. W/ R-21 BATT INSULATION ON 5/8" GYPSUM WALL BOARD ON INTERIOR



STRUCTURAL FRAMING PLAN

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

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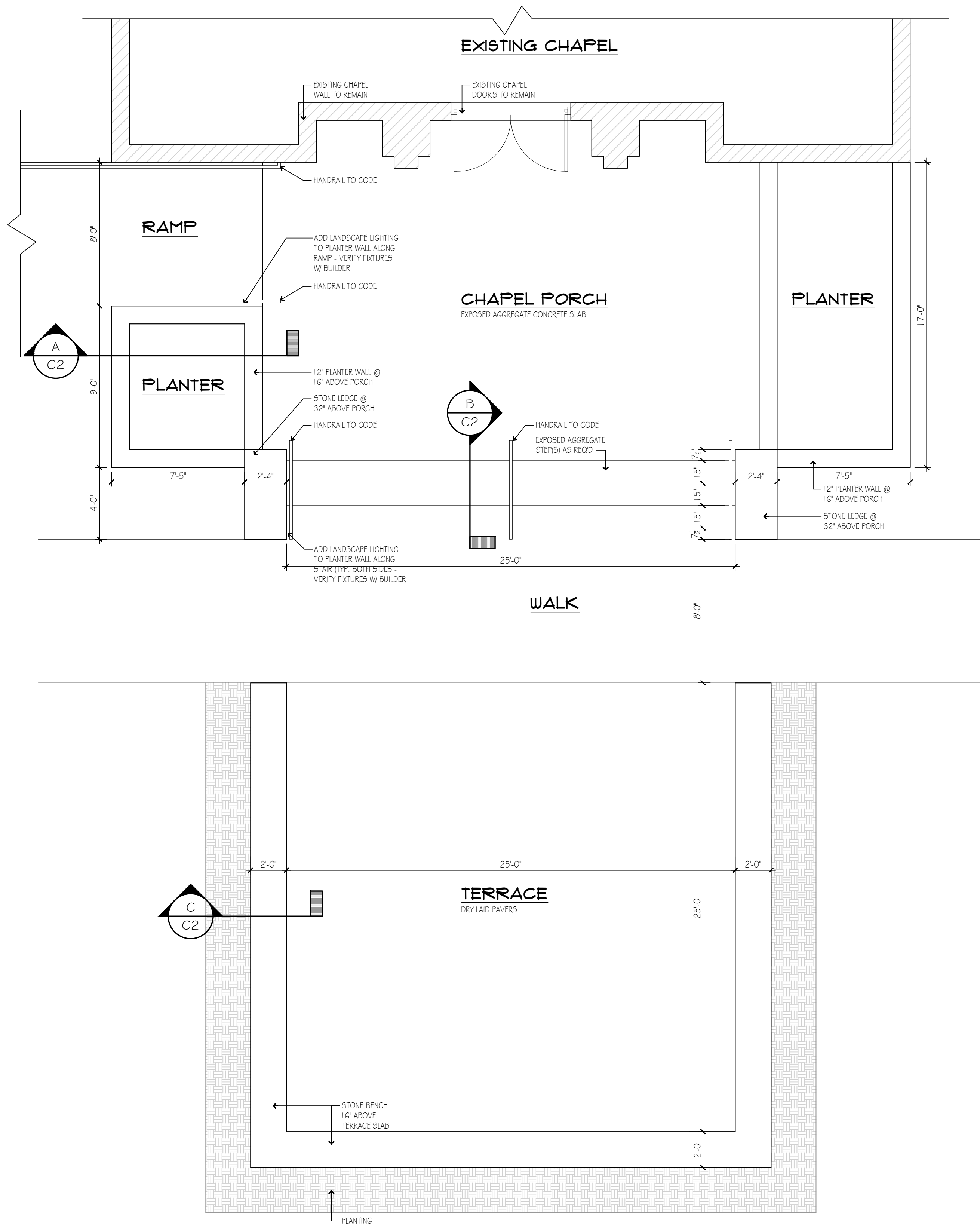
PROJECT

CLOVER HILL PARK CEMETERY ADMINISTRATION BUILDING
2425 EAST FOURTEEN MILE ROAD
BIRMINGHAM, MI 48009

DATE: 06-30-2021
REVISIONS:

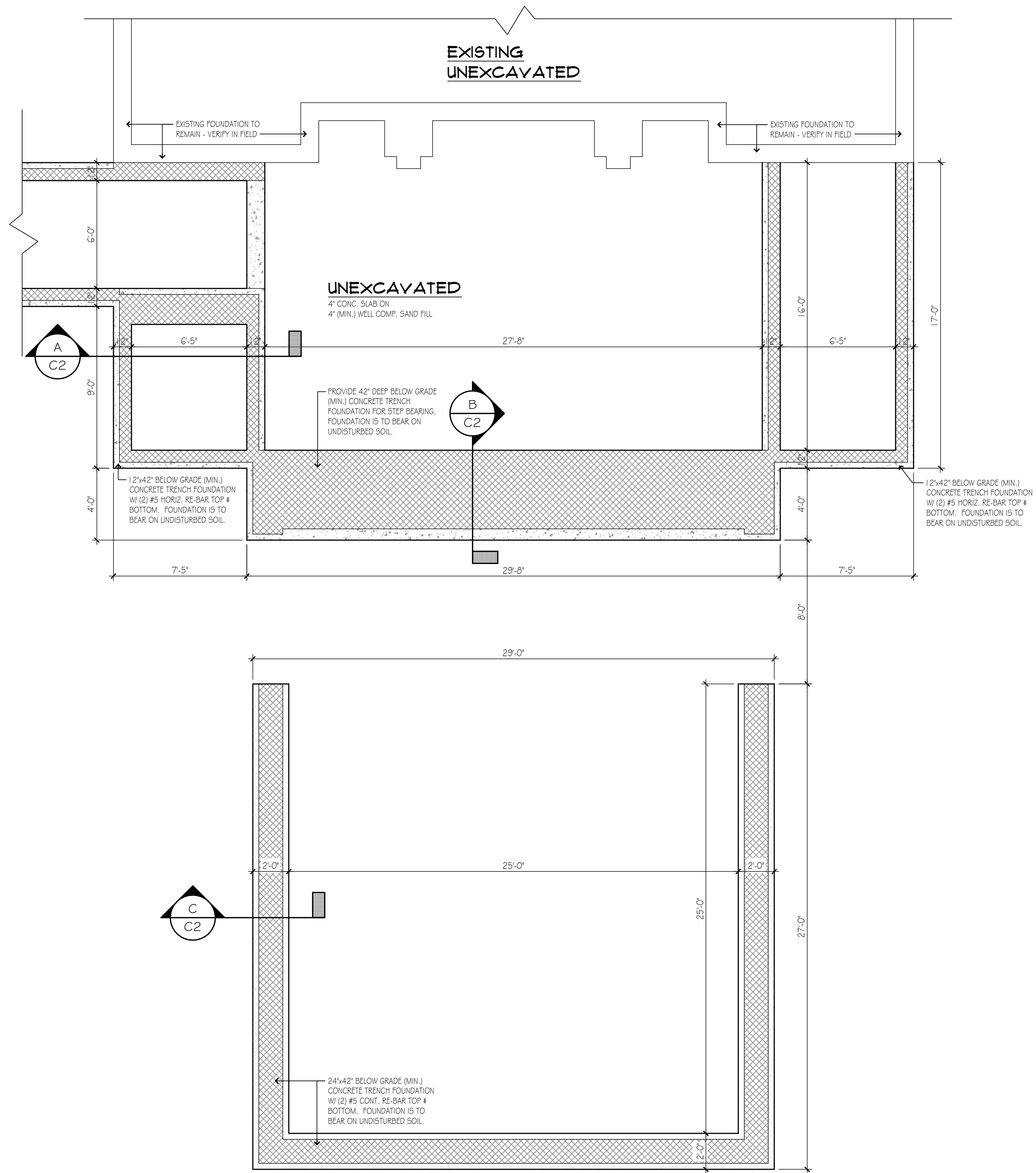
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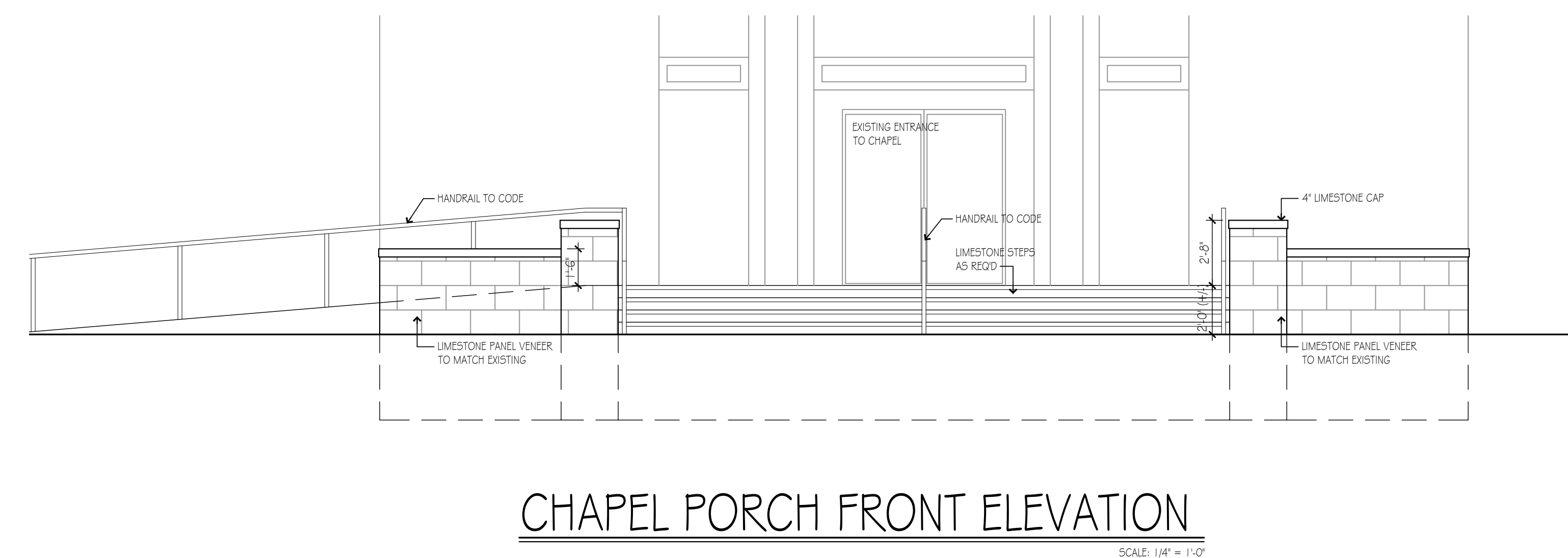
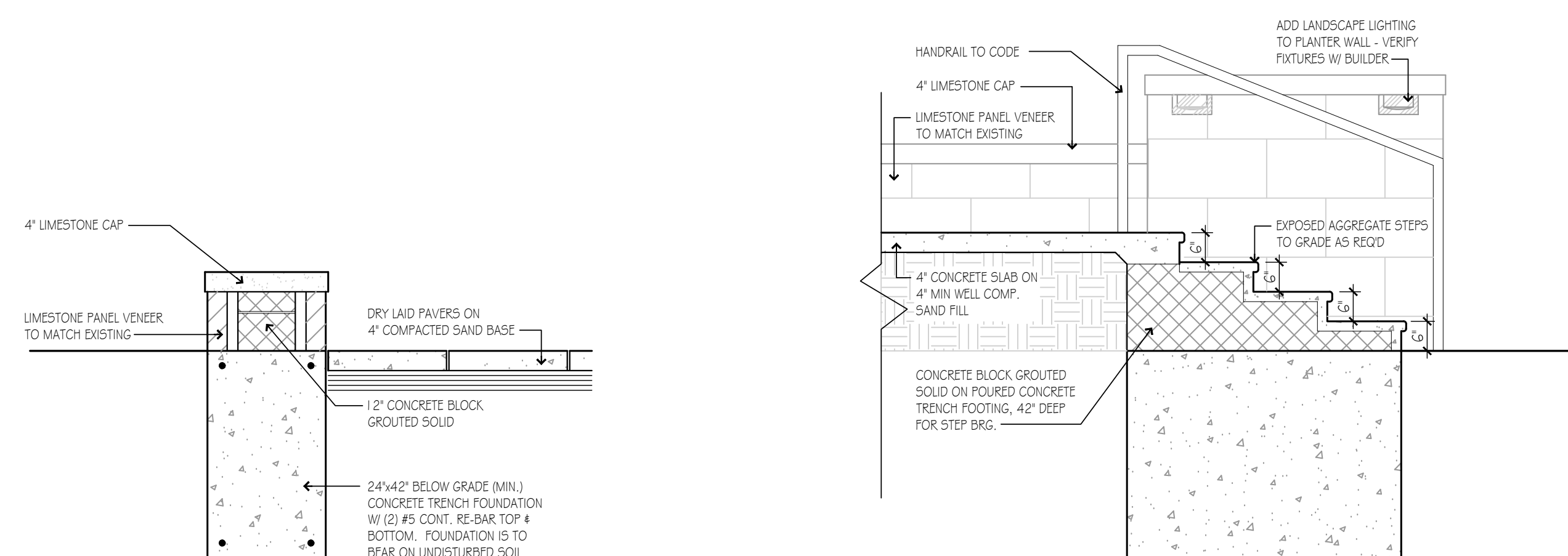
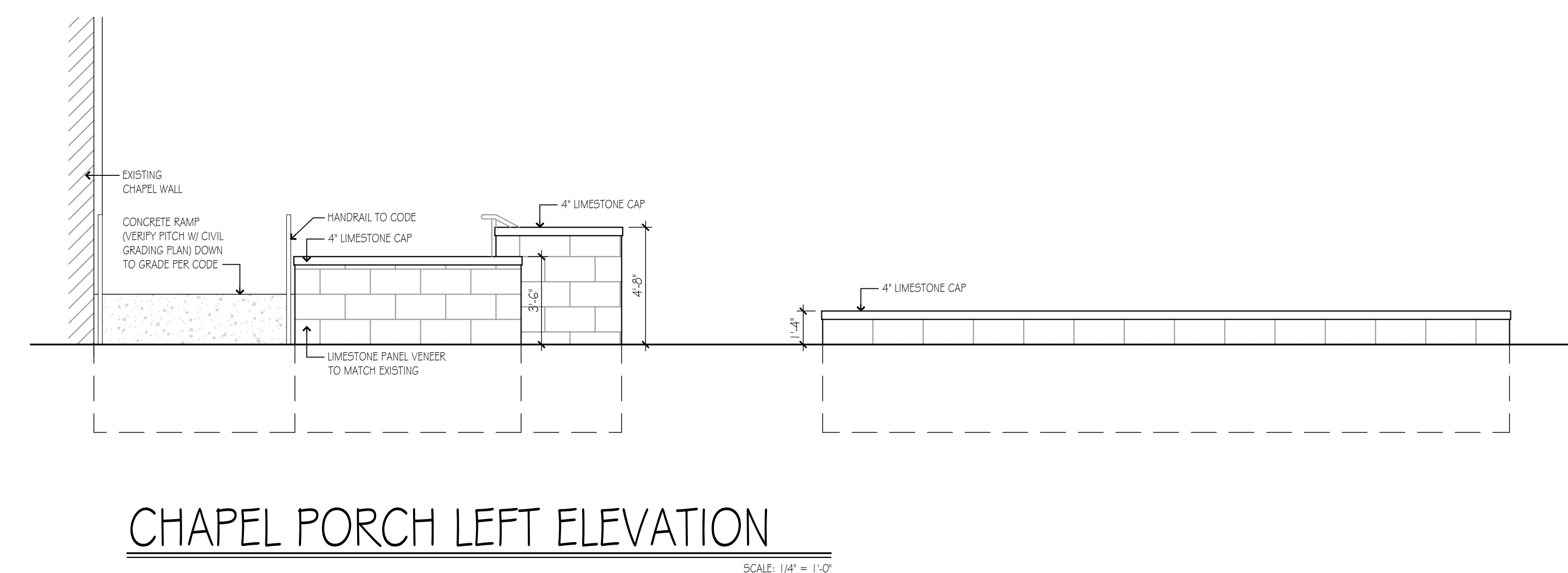
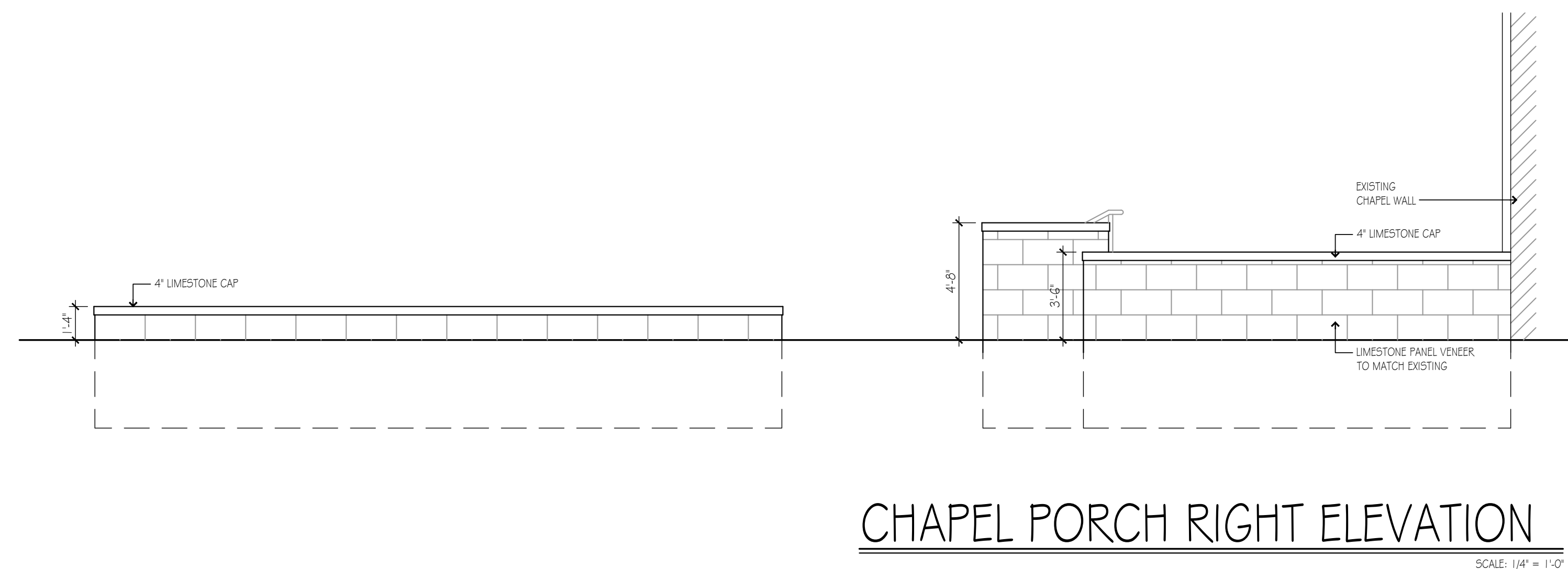
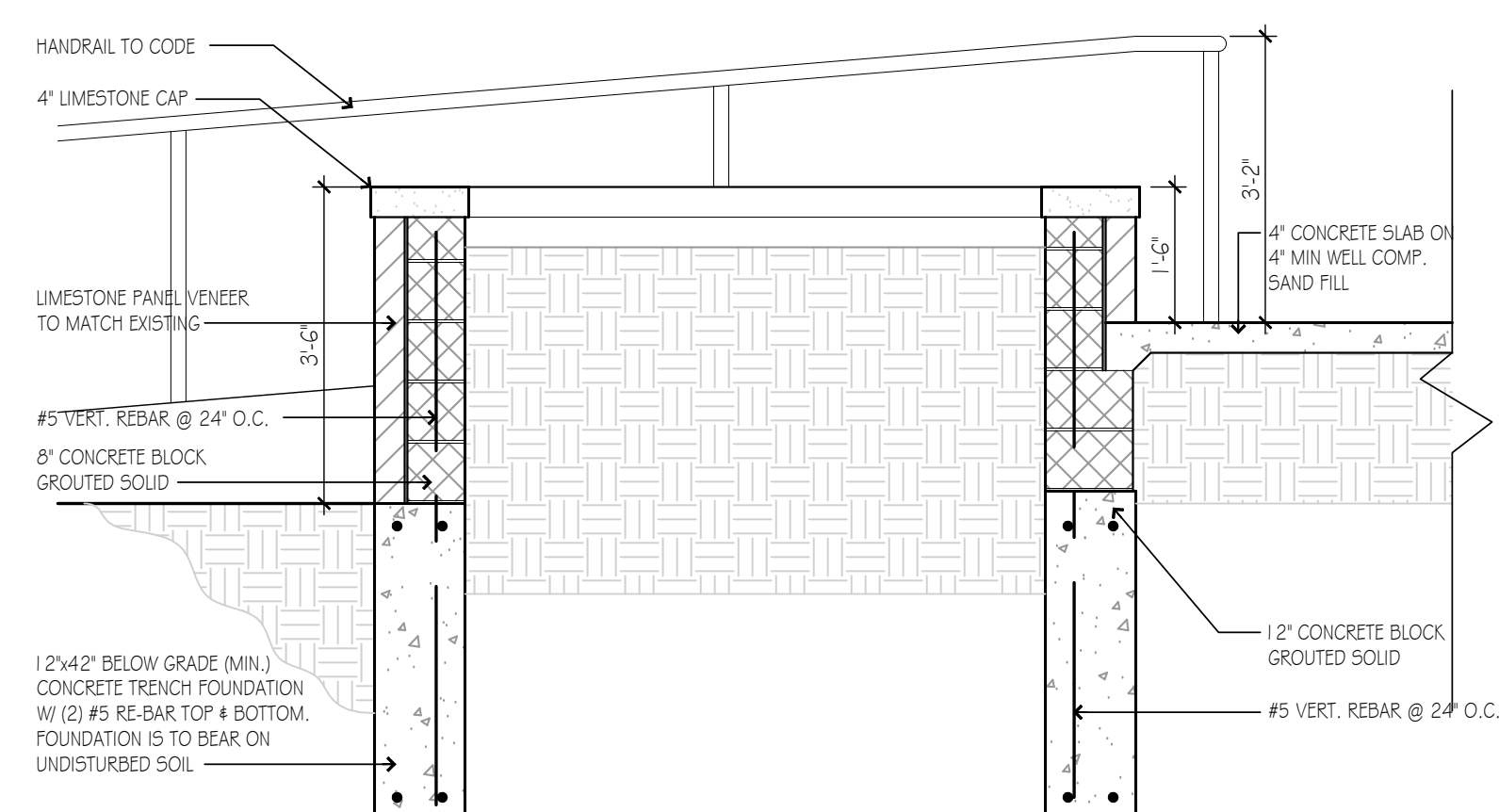
CHAPEL PORCH & TERRACE

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



CHAPEL PORCH & TERRACE
FOUNDATION PLAN

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

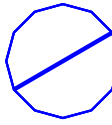




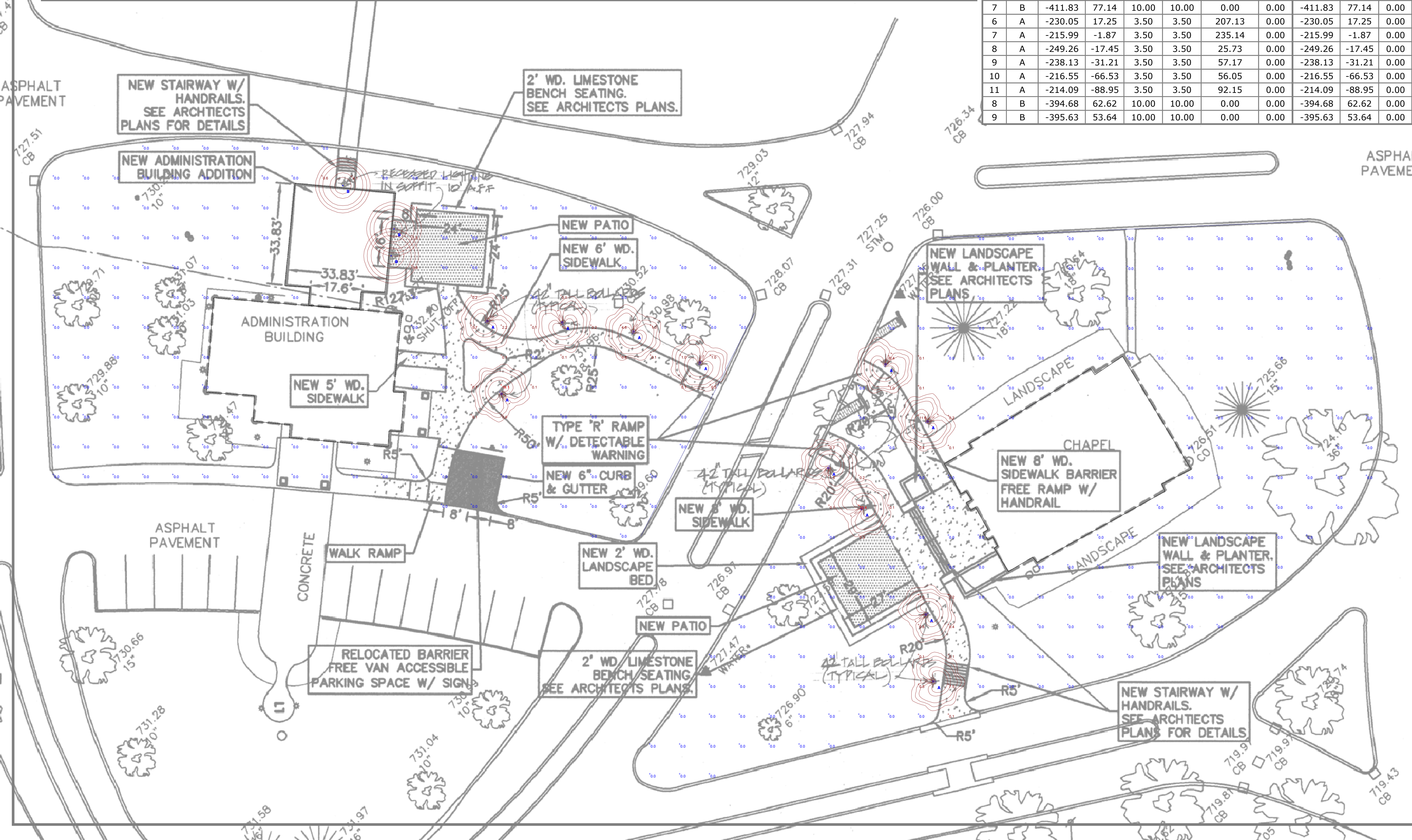
Michigan
Lighting
Systems

Clover Hill Park Cemetery

Designer
Tony Burgess
Date
07/01/2021
Scale
Not to Scale
Drawing No.
001
Summary
Initial Draft

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A		11	HUBBELL OUTDOOR LIGHTING	FN2-12LU-4K-XX	Fresno Round Bollard	1	941	1	26.9
	B		3	PRESCOLITE	LTR-4RD-H-SL15LDM1_LTR-4RD-T-SHSL35K8-WTACL	4" Shower Trim Round Downlight, 1500 lumens, 3500K, 80+ CRI, Clear Acrylic	1	838	1	18.6

Luminaire Locations										
Location								Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	-292.19	17.88	3.50	3.50	207.13	0.00	-292.19	17.88	0.00
2	A	-314.43	28.26	3.50	3.50	206.98	0.00	-314.43	28.26	0.00
3	A	-338.37	31.31	3.50	3.50	160.22	0.00	-338.37	31.31	0.00
4	A	-358.69	7.38	3.50	3.50	320.89	0.00	-358.69	7.38	0.00
5	A	-363.44	31.76	3.50	3.50	234.81	0.00	-363.44	31.76	0.00
7	B	-411.83	77.14	10.00	10.00	0.00	0.00	-411.83	77.14	0.00
6	A	-230.05	17.25	3.50	3.50	207.13	0.00	-230.05	17.25	0.00
7	A	-215.99	-1.87	3.50	3.50	235.14	0.00	-215.99	-1.87	0.00
8	A	-249.26	-17.45	3.50	3.50	25.73	0.00	-249.26	-17.45	0.00
9	A	-238.13	-31.21	3.50	3.50	57.17	0.00	-238.13	-31.21	0.00
10	A	-216.55	-66.53	3.50	3.50	56.05	0.00	-216.55	-66.53	0.00
11	A	-214.09	-88.95	3.50	3.50	92.15	0.00	-214.09	-88.95	0.00
8	B	-394.68	62.62	10.00	10.00	0.00	0.00	-394.68	62.62	0.00
9	B	-395.63	53.64	10.00	10.00	0.00	0.00	-395.63	53.64	0.00









LTR-6RD (SH)

LITEISTRY 6" ROUND NON-CONDUCTIVE SHOWER DOWNLIGHT

FEATURES

- 6" architectural LED downlight delivering 600 – 4000 lm
- Non-conductive dead-front trim
- Available with four regressed lens options
- Suitable for wet locations, covered ceiling
- IP65 rated (room side)
- Anti-microbial finish, optional
- 2700K - 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0-10V, DALI, DMX, Lutron Forward Phase and EcoSystem



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Standard Non-IC, Chicago Plenum and IC options
- Painted black durable steel platform with pre-installed bar hangers
- Pre-wired junction box with snap-on covers for easy access
- Snap-in connection from driver compartment allows easy installation
- Light Engine connections use plenum rated (CMP) cable

OPTICS

- Durable, non-conductive trim with 1/2" regressed lens
- Lens options include acrylic, polycarbonate, or tempered glass micro-prism, and clear acrylic
- Smooth room side lens surface for easy wipe down
- Available in white, black, or anti-microbial white trim color

ELECTRICAL

- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >55,000 hours (TM-21)
- Universal voltage 120V–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron Forward Phase and EcoSystem options
- NX or Lutron Vive control options available
- Remote controller and battery pack option available

INSTALLATION

- Accommodates ceiling thickness up to 2" (SL, ML, HL); up to 1.25" (VL, XL)
- Universal adjustable mounting brackets also accept 0.5" EMT conduit or 1.5" or 0.75" lathing channel (by others) or Prescolite accessory bar hangers (B24 or B6).
- Light Engine/Driver fully serviceable from above or below the ceiling

CERTIFICATIONS

- cCSAus certified to UL 1598
- IP65 rated (room side) when properly installed per installation instructions
- Suitable for wet locations, covered ceiling. EMR: Suitable for damp locations.
- EMR: Certified under UL 924 standard for emergency lighting and power equipment
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring

WARRANTY

- 5 year warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	600-4000
Wattage Range	8-52
Efficacy Range (LPW)	67-70*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	65-433 (120V)

*Based on 35K, 80 CRI

DATE: _____	LOCATION: _____
TYPE: _____	PROJECT: _____
CATALOG #: _____	

LITEISTRY



RELATED PRODUCTS

8 3" LITEISTRY
[Family](#)

8 4" LITEISTRY
[Family](#)

8 6" LITEISTRY
[Family](#)



LTR-6RD (SH)

LITEISTRY 6" ROUND NON-CONDUCTIVE SHOWER DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ORDERING GUIDE

Example: LTR-6RD-H-SL10L-DM1-LTR-6RD-T-SHSL35K8-WTAML

CATALOG #

HOUSING

LTR-6RD-H		Lumen Package		Lumen Output		Driver Options		Control Options		Voltage	Housing Options	
Aperture/Shape/Function												
LTR-6RD-H	6" Round Downlight New Construction Housing	SL	Standard Lumen	06L	600	DM1	0-10V Dimming to 1%	NXE	NX Enabled, Dual SmartPorts ³	Standard 120-277V 34 347V ⁵	CP	Chicago Plenum ^{6,8}
				10L	1000	DM01	0-10V Dimming to < 1%				IC	IC Rated ^{6,9}
				15L	1500	DMX	DMX with RDM dimming to < 0.1% ²	NXWE	NX Wireless Enabled ³		EMR	Emergency Battery Pack with remote test switch and indicator light ⁶
		ML	Medium Lumen	20L	2000	DALI	DALI Dimming to 1%	NXWD	NX Wireless Enabled, Dual SmartPorts ³		DTS	Device Transfer Switch with Dimming Bypass ^{6,7}
				25L	2500	2DM	Lutron Hi-Lume 2-wire Dimming to 1% (120V Forward Phase only) ²				GTD	Generator Transfer Device ⁶
				30L	3000	EDM	Lutron Hi-Lume EcoSystem Dimming to 1% ²	LV	Lutron Vive Enabled, 0-10V (requires 0-10V driver)		F	Fuse ⁶
		HL	High Lumen	35L	3500			LVE	Lutron Vive Enabled, EcoSystem, (requires EDM)			
				40L	4000							

TRIM

LTR-6RD-T		Trim Style		Lumen Package		CCT		CRI	
Aperture/Shape/Function									
LTR-6RD-T	6" Round Downlight Light Engine/Trim Assembly	SH	Non-Conductive Shower Trim	SL	Standard Lumen	27K	2700K	8	80+CRI
				ML	Medium Lumen	30K	3000K	9	90+CRI
				HL	High Lumen	35K	3500K		
						40K	4000K		
						50K	5000K ¹		

TRIM CONTINUED

Trim Color		Lens Options		Options
WT	White Trim and Flange	AML	Acrylic, Micro-prism	AM Antimicrobial ⁴
BT	Black Trim and Flange	PML	Polycarbonate, Micro-prism	
		GML	Tempered glass, Micro-prism	
		ACL	Acrylic, Clear	

Accessories

- ☐ B24 Set of two (2) 24" bar hangers for T-bar ceilings
- ☐ B6 Set of two bar hangers for ceiling joist up to 24" centers
- ☐ LiteGear LiteGear® Inverter, 125VA-250VA
- ☐ LPS Series LightPower Micro-Inverter, 20VA-55VA

Notes:

- 5000K available in 80+ CRI only.
- 2DM, EDM, DMX available in 10L-35L.
- NX requires DM1 driver option.
- AM available with White (WT) only. Consult factory for other colors.
- 347V requires DM1 driver option; available 10L-40L; not available with Controls, F, GTD, DTS, EMR.
- Housing options (except Fuse) not available in combination.
- DTS available with DM1, DM01, DALI, or EDM; not available with LVE.
- CP available up to 20L; not available with DMX, Controls, or EMR options.
- IC available up to 20L; not available with Controls options.



LTR-6RD (SH)

LITEISTRY 6" ROUND NON-CONDUCTIVE SHOWER DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

CONTROLS

NX Distributed Intelligence™ Lighting Controls:

Supports applications in a variety of deployment options- wired, wireless, hybrid. Integrates with and enables a wide array of luminaires including those with SpectraSync™ Color Tuning Technology.

NX DISTRIBUTED INTELLIGENCE

NX INTEGRATED CONTROLS REFERENCE								
NX Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth® App Programming
NX Networked – Wired								
NXE	N/A	Yes	Yes	No	No	Yes	Yes	Requires NXBTC/R ¹
NX Networked – Wireless								
NXWE ²	N/A	Yes	Yes	No	No	Yes	Yes	No ³
NX Networked – Wired/Wireless								
NXWD	N/A	Yes	Yes	No	No	Yes	Yes	Requires NXBTC/R ^{1,3}

1 NXBTC/R needs to be plugged into an available NX SmartPort™ on the fixture network

2 Programming via App requires factory assistance

3 To program NXWE option, need to consult factory. If connected to an area controller, programming can be done from that

PERFORMANCE DATA TABLE

Performance data provided below is for 3500K, 80 CRI.

Lumen Package	Nominal Lumens	Distribution	Delivered Lumens	Watts	LPW
06L	600	Acrylic Micro-prism	418	7.8	54
		Polycarbonate Micro-prism	400	7.8	51
		Tempered Glass Micro-prism	427	7.8	55
		Acrylic Clear	426	7.8	55
10L	1000	Acrylic Micro-prism	668	12.0	56
		Polycarbonate Micro-prism	640	12.0	53
		Tempered Glass Micro-prism	683	12.0	57
		Acrylic Clear	681	12.0	57
15L	1500	Acrylic Micro-prism	960	18.6	52
		Polycarbonate Micro-prism	919	18.6	49
		Tempered Glass Micro-prism	981	18.6	53
		Acrylic Clear	978	18.6	53
20L	2000	Acrylic Micro-prism	1320	22.0	60
		Polycarbonate Micro-prism	1263	21.9	58
		Tempered Glass Micro-prism	1348	22.0	61
		Acrylic Clear	1344	22.0	61
25L	2500	Acrylic Micro-prism	1480	27.8	53
		Polycarbonate Micro-prism	1417	27.8	51
		Tempered Glass Micro-prism	1512	27.8	54
		Acrylic Clear	1507	27.8	54
30L	3000	Acrylic Micro-prism	1912	34.6	55
		Polycarbonate Micro-prism	1830	34.6	53
		Tempered Glass Micro-prism	1953	34.6	56
		Acrylic Clear	1947	34.6	56
35L	3500	Acrylic Micro-prism	2323	42.9	54
		Polycarbonate Micro-prism	2222	42.9	52
		Tempered Glass Micro-prism	2372	42.9	55
		Acrylic Clear	2365	42.9	55
40L	4000	Acrylic Micro-prism	2655	51.5	52
		Polycarbonate Micro-prism	2540	51.5	49
		Tempered Glass Micro-prism	2711	51.5	53
		Acrylic Clear	2703	51.5	52

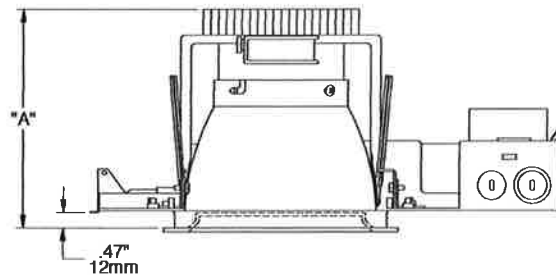
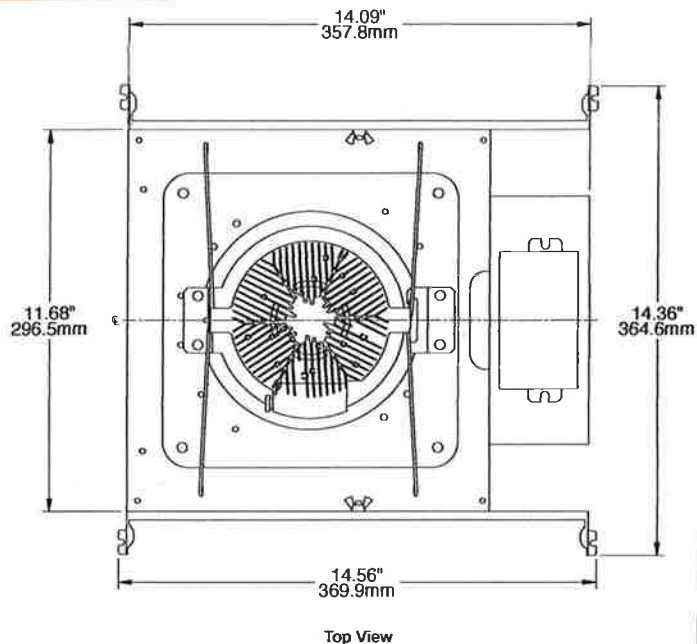


LTR-6RD (SH)

LITEISTRY 6" ROUND NON-CONDUCTIVE SHOWER DOWNLIGHT

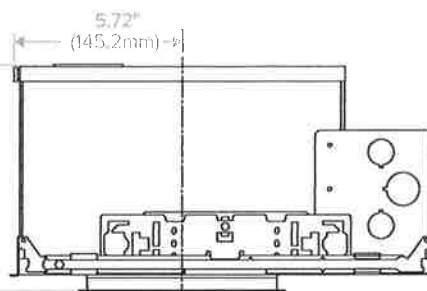
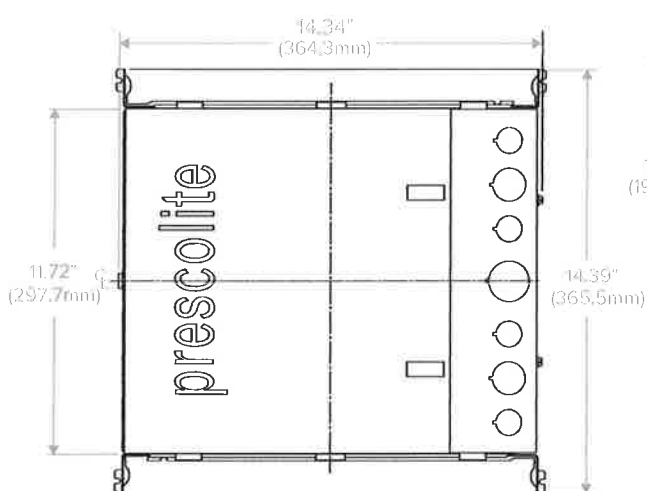
DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

DIMENSIONS



Dimensional Data			Lumen Package	"A"
Aperture		5.75" (146.1mm)		
Flange	Standard	7.14" (181.5mm)	06L-15L	5.90" (149.9mm)
Ceiling Cutout	Standard	6.50" (165.1mm)	20L-30L	6.68" (169.7mm)
Ceiling Thickness		0.50" to 2.00" (12.7mm to 50.8mm)	35L-40L	7.86" (199.6mm)

LTR-6RD-H-SH



Dimensional Data		
Aperture		5.75" (146.1mm)
Flange	Standard	7.14" (181.5mm)
Ceiling Cutout	Standard	6.50" (165.1mm)
Ceiling Thickness		0.50" to 2.00" (12.7mm to 50.8mm)

LTR-6RD-H-SH (IC/CP)



LTR-6RD (SH)

LITEISTRY 6" ROUND NON-CONDUCTIVE SHOWER DOWNLIGHT

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

PHOTOMETRY

LTR-6RD-H-ML20L-DM1 / LTR-6RD-T-SHML35K8-WTAML

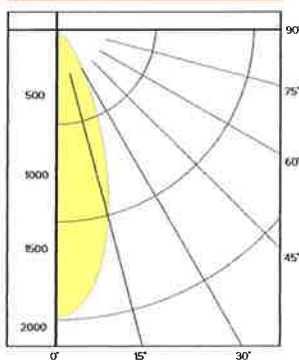
LUMINAIRE DATA

Test No.	20.01616
Description	2000 lm, Acrylic Micro-prism lens, 3500K, 80 CRI
Delivered Lumens	1320
Watts	22.0W
Efficacy	60.1
Mounting	Recessed
Spacing Criterion	0.6

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1192	90.3
0-60	1300	98.5
0-90	1320	100.0
0-180	1320	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2482
5	2372
15	1635
25	748
35	284
45	100
55	30
65	12
75	5
85	1
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	8461
55°	3137
65°	1676
75°	1240
85°	785

*Candela/Square Meter

LTR-6RD-H-ML20L-DM1 / LTR-6RD-T-SHML35K8-WTPML

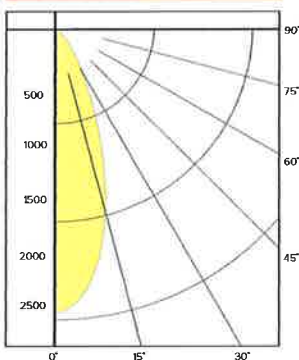
LUMINAIRE DATA

Test No.	20.01617
Description	2000 lm, Polycarbonate Micro-prism lens, 3500K, 80 CRI
Delivered Lumens	1263
Watts	22.0W
Efficacy	57.6
Mounting	Recessed
Spacing Criterion	0.6

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1145	90.6
0-60	1246	98.7
0-90	1263	100.0
0-180	1263	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2406
5	2299
15	1579
25	714
35	271
45	95
55	27
65	10
75	5
85	1
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	7983
55°	2849
65°	1463
75°	1059
85°	757

*Candela/Square Meter

LTR-6RD-H-ML20L-DM1 / LTR-6RD-T-SHML35K8-WTGML

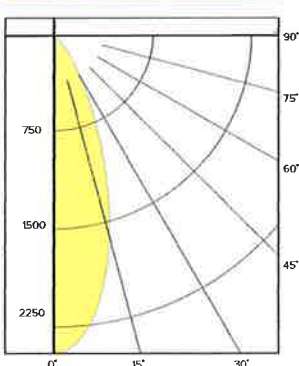
LUMINAIRE DATA

Test No.	20.01618
Description	2000 lm, Tempered Glass Micro-prism lens, 3500K, 80 CRI
Delivered Lumens	1349
Watts	22.0W
Efficacy	61.4
Mounting	Recessed
Spacing Criterion	0.6

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1227	91.0
0-60	1330	98.7
0-90	1349	100.0
0-180	1349	100.0

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2647
5	2520
15	1695
25	762
35	282
45	96
55	28
65	11
75	5
85	1
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	8090
55°	2880
65°	1605
75°	1248
85°	722

*Candela/Square Meter



LTR-6RD (SH)

LITEISTRY 6" ROUND NON-CONDUCTIVE SHOWER DOWNLIGHT

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

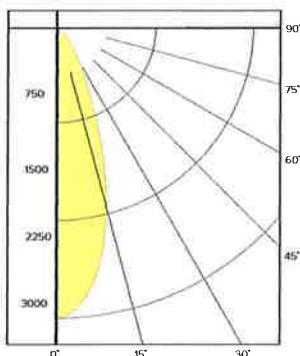
PHOTOMETRY CONTINUED

LTR-6RD-H-ML20L-DM1 / LTR-6RD-T-SHML35K8-WTACL

LUMINAIRE DATA

Test No.	20.01619
Description	2000 lm, Acrylic Clear lens, 3500K, 80 CRI
Delivered Lumens	1344
Watts	22.0W
Efficacy	61.2
Mounting	Recessed
Spacing Criterion	0.6

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2967
5	2816
15	1856
25	726
35	275
45	63
55	8
65	5
75	3
85	1
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	5305
55°	858
65°	671
75°	588
85°	498

*Candela/Square Meter

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1275	94.9
0-60	1336	99.4
0-90	1344	100.0
0-180	1344	100.0

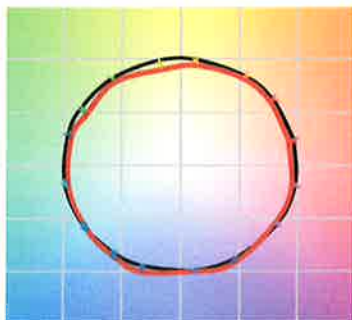
LUMEN MULTIPLIER

Option	27K8	30K8	35K8	40K8	50K8	27K9	30K9	35K9	40K9
Multiplier	0.94	0.98	1.00	1.01	1.02	0.81	0.84	0.85	0.85

Photometrics are published below at a nominal 3500 Kelvin, 80+ CRI. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

TM-30 DATA

COLOR VECTOR GRAPHIC 3500K, 90 CRI



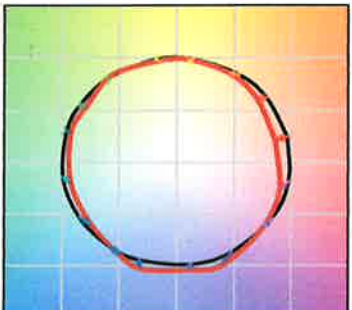
— Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 90 CRI



TEST RESULTS - 3500K		
Value	80+ CRI	90+ CRI
R _t	84	88
R _g	95	95
CCT (K)	3411	3419
D _{uv}	0.0015	0.0042
x	0.4120	0.4147
y	0.3974	0.4052
CIE R _a	84	93
CIE R _g	11	62

COLOR VECTOR GRAPHIC 3500K, 80 CRI



— Reference Illuminant — Test Source

COLOR DISTORTION GRAPHIC 3500K, 80 CRI





LTR-6RD (SH)

LITEISTRY 6" ROUND NON-CONDUCTIVE SHOWER DOWNLIGHT

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ELECTRICAL DATA

DRIVER DATA		
Input Voltage	120-277 V	347 V
Input Frequency	50/60 Hz	50/60 Hz
Power Factor	≥0.90	≥0.90
THD	<20%	<20%
EMI Filtering (FCC 47 CFR Part 15)	Class A	Class A

* Values for DM1 option shown, values for other dimming options may vary.

WATTAGE DATA		
Lumen Output	Nominal Lumens	WATTAGE
06L	600	8
10L	1000	12
15L	1500	19
20L	2000	23
25L	2500	28
30L	3000	35
35L	3500	43
40L	4000	52

* Wattage may vary based on configuration and options selected

ADDITIONAL INFORMATION

DIMMING COMPATIBILITY CHART		
Dimming Driver	Manufacturer	Web Link
DM1 /DM01	Lutron DDTV	http://bit.ly/1jSvZg
DM1	Leviton AWRMG-7xx, AWSMG-7xx, AWSMT-7xx	http://bit.ly/1Bjn2R9
EDM	Lutron	http://bit.ly/1vjiHAI
2DM	Lutron	http://bit.ly/1S4WpXK

DMX

See instruction sheet on www.prescolite.com for connection & installation information.

Central Inverters

For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

LPS Series: www.dual-lite.com/products/lps



HUBBELL
Outdoor Lighting

FRESNO Series

BOLLARDS

FEATURES

- Two size options available
- Sealed one-piece, clear acrylic lens
- Specular, anodized aluminum optical systems
- 30w and 46w energy-efficient LED systems
- Extruded aluminum square or round housing, with tamper resistant hardware
- Flat top, or optional dome top for round FN2



DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____



RELATED PRODUCTS

Ø [Bristol Park](#)

Ø [Pavilion Family](#)

SPECIFICATIONS

HOUSING

- Extruded aluminum 6061 alloy square or round housing, with tamper resistant hardware; flat top, for round FN2
- Single screw access for service and maintenance
- Sealed one-piece, clear acrylic lens; Specular, anodized aluminum optical systems
- Concealed, cast aluminum 360 alloy anchor base; four 1/2" x 10" anchor bolts
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service

OPTICS

- Available in 5000K, 4000K, 3000K CCT and Monochromatic Amber
- Long Life >60,000 hour L90 rated at 25°C
- Optional continuous dimming to 10%
- Rotatable LED assembly adjustment for ideal placement and aiming of asymmetric light pattern

ELECTRICAL

- Universal voltage (120-277, 50/60Hz) drivers with +/- 10% tolerance, starting temperature rated at -20°F

CERTIFICATIONS

- Listed to UL1598 for use in wet locations

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

FRESNO SERIES

BOLLARDS

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

ORDERING GUIDE

CATALOG # _____ **Example:** FN1-12LU-3K-BLT-CD

ORDERING INFORMATION

Housing	LED	Voltage	CCT	Finish	Options ¹
FN1 Fresno Square	12L asymmetric, 27W	U 120V-277V	3K 3000K	BLT Black Matte Textured	CD 0-10V dimmable
FN2 Fresno Round	24L symmetric, 41W ⁴	1 120	4K 4000K	BLS Black Gloss Smooth	24 24" OAH ²
		2 277	5K 5000K	DBT Dark Bronze Matte Textured	30 30" OAH ²
		3 240	AM Amber 590nm ⁴	DBS Dark Bronze Gloss Smooth	36 36" OAH ²
		4 277		GTT Graphite Matte Textured	DM Dome Top (FN2 only)
		5 480		LGS Light Grey Gloss Smooth	F(X) Fusing ³
		F 347		PSS Platinum Silver Smooth	P(X) Button Photocell ³
				WHT White Matte Textured	ABS Bolts shipped ahead
				WHS White Gloss Smooth	
				VGT Verde Green Textured	
				Color Option	
				CC Custom Color	

Notes:

- Any or all options may be used together
- Standard fixture height is 42", only one overall height (OAH) may be selected
- Replace 'X' with corresponding voltage (1=120, 2=208, 3=240, 4=277, 5=480, 6=347). Button Photocell not available in 480V
- 24L only, 20W

PERFORMANCE DATA

Description	Drive Current	Distribution	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
FN1	12	Type III	761	28	0	2	0	654	24	0	2	0	635	24	0	2	0
	24	Type V	1580	39	1	2	0	1443	35	1	2	1	1399	34	1	2	0
FN2	12	Type III	1095	41	0	2	0	941	35	0	2	0	914	34	0	2	0
	24	Type V	1955	48	1	2	0	1787	44	1	2	1	1725	42	1	2	0

Description	AM (560nm Mono Amber)				
	Lumens	LPW	B	U	G
FN1	761	28	0	2	0
	1580	39	1	2	0
FN2	1095	41	0	2	0
	1955	48	1	2	0

FRESNO SERIES

BOLLARDS

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

ELECTRICAL DATA

Catalog number	LEDS	Drive Current (mA)	System Power (W)	Input Voltage (V)	Input Current (A)
3K 4K 5K	12	700	27	120	0.2
	12	700	27	208	0.1
	12	700	27	240	0.1
	12	700	27	277	0.1
	12	700	27	347	0.1
	12	700	27	480	0.1
	24	520	41	120	0.3
	24	520	41	208	0.2
	24	520	41	240	0.2
	24	520	41	277	0.1
	24	520	41	347	0.1
	24	520	41	480	0.1
AM	24	260	20	120	0.2
	24	260	20	208	0.1
	24	260	20	240	0.1
	24	260	20	277	0.1
	24	260	20	347	0.1
	24	260	20	480	0.04

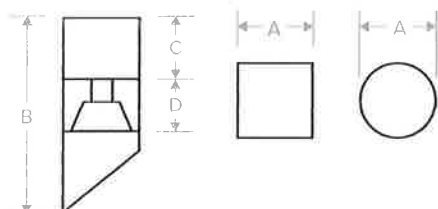
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature	Lumen Multiplier
25°C / 77°F	>60 Khrs

Projected per IESNA TM-21-11

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.98
40° C	104° F	0.98

DIMENSIONS



	A	B	C	D	Weight
FN1	6.75" sq.	42.0"	6.0"	4.0"	41 lbs
	171 mm	1067 mm	152 mm	102 mm	19 kg
FN2	7.0" dia	42.0"	6.0"	4.0"	41 lbs
	178 mm	1067 mm	152 mm	102 mm	19 kg



HUBBELL
Outdoor Lighting

FRESNO SERIES

BOLLARDS

DATE: _____

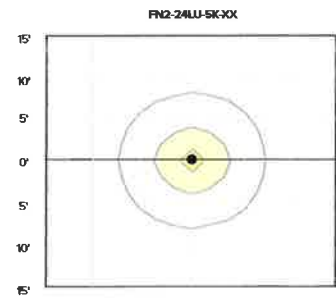
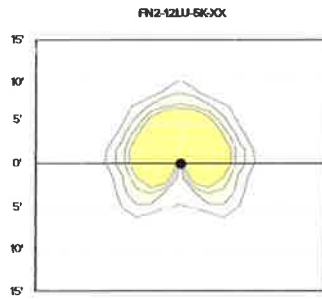
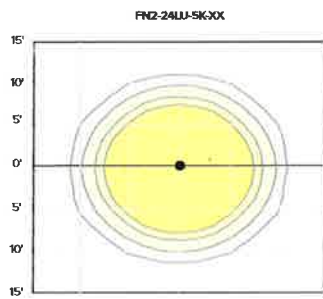
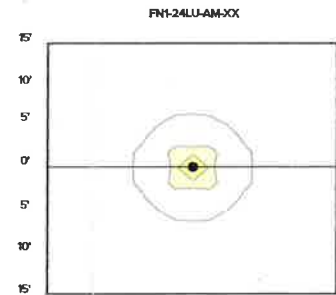
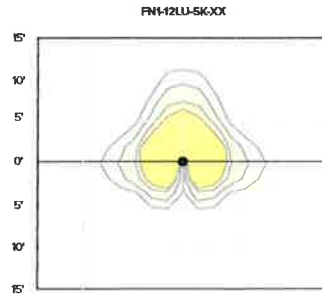
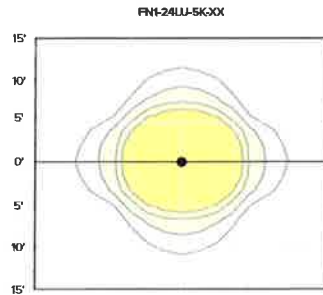
LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG #: _____

PHOTOMETRY



USE OF TRADEMARKS AND TRADE NAMES

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CITY OF BIRMINGHAM FIRE DEPARTMENT

572 SOUTH ADAMS • BIRMINGHAM, MICHIGAN 48009 • 248.530.1900 FAX 248.530.1950

2425 E. 14 Mile

Final Site Plan Review

Fire Department Comments

1. Provide Fire extinguishers on site during construction/demolition at all times in work area mounted or in a fire extinguisher cradle.
2. If building is equipped with fire alarm or other life safety features these systems shall remain in place and in service during construction/demolition. Submit any plans for review if applicable.
3. Install Knox box (if not already equipped) on building with keys provided to the AHJ during construction and after the finalization of project.
4. Field inspection required by AHJ to determine life safety systems (fire extinguisher placement, egress, Knox, etc.).

If there are any questions regarding these comments please feel free to contact my office at: 248-530-1903.

Sincerely,

Jack D. Pesh

Fire Marshal

Birmingham Fire Department

CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

July 21, 2021

RE: Final Site Plan Review Comments
2425 E. 14 Mike Rd, Clover Hill Park Cemetery

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

Applicable Building Codes:

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

Review Comments:

1. The occupant load calculations shown are based on a business use only (1 per 100 square feet). The new reception room needs to be calculated as an assembly use based on the furniture layout in accordance with Table 1004.1.2 of the building code. Applicant will need to recalculate occupant load and update the drawings accordingly.



City of Birmingham
A Walkable Community

Final

Preliminary Site Plan Review Application
Planning Division

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

1. Applicant

Name: Clover Hill Park Cemetery c/o Kim Raznik- Executive Director

Address: 2425 East 14 Mile Rd.

Birmingham, MI 48009

Phone Number: 248-723-8884

Fax Number: 248-723-8886

Email address: kraznik@cloverhillpark.org

2. Property Owner

Name: Clover Hill Park Cemetery

Address: 2425 East 14 Mile Rd.

Birmingham, MI 48009

Phone Number: 248-723-8884

Fax Number: 248-723-8886

Email address: kraznik@cloverhillpark.org

3. Applicant's Attorney/Contact Person

Name: Clover Hill Park Cemetery c/o Kim Raznik- Executive Director

Address: 2425 East 14 Mile Rd.

Birmingham, MI 48009

Phone Number: 248-723-8884

Fax Number: 248-723-8886

Email address: kraznik@cloverhillpark.org

4. Project Designer/Developer

Name: David Lubin - Lubin Associates, Inc

Address: POB 182

Milan, Mich. 48160

Phone Number: 248 225 8857

Fax Number:

Email address: lss@lubinassociates.com

5. Required Attachments

I. Two (2) paper copies and one (1) digital copy of all project plans including:

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

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

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

6. Project Information

Address/Location of the property: 2425 East 14 Mile Rd.

Birmingham, MI 48009

Name of development: Clover Hill Park Cemetery -Admin Bldg and Chapel Improvements

Sidwell #: 20-31-426-009

Current Use: Cemetery

Proposed Use: Cemetery

Area of Site in Acres: 53.98

Current zoning: R2

Is the property located in the floodplain? No

Name of Historic District site is located in: NA

Date of Historic District Commission Approval: NA

Date of Design Review Board Approval: NA

Will proposed project require the division of platted lots?

NO

Will proposed project require the combination of platted lots?

NO

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

Construct an approx. 1,000 s.f. addition to the existing Administration Building for reception space. Construct a 576 s.f. patio adjacent to the new reception space. Relocate the existing van accessible barrier free parking space. Update the existing Chapel porch, steps, planters and ramps. Construct a new 625 s.f. terrace/patio with stone bench in front of the Chapel. Install new walks, ramps, steps, landscaping and lighting per plan.

8. Buildings and Structures

Number of Buildings on Site: 2
Height of Buildings & # of Stories: 14' / 1 story

Use of Buildings: administration/reception and chapel
Height of Rooftop Mechanical Equipment: NA

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: N/A
Number of square feet per upper floor: _____
Total floor area: 1255 S.F.
Floor area ratio (total floor area ÷ total land area): .0015
Open space: 53.98 acres
Percent of open space: _____

Office Space: _____
Retail Space: _____
Industrial Space: _____
Assembly Space: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Residential Structures:

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

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

Proposed Additions:

Total basement floor area, if any, of addition: NA
Number of floors to be added: 1
Square footage added per floor: approx. 1,000 s.f.
Total building floor area (including addition): 3,576 s.f.
Floor area ratio (total floor area ÷ total land area): NA
Open Space: NA
Percent of open space: NA

Use of addition: Reception
Height of addition: _____
Office space in addition: none
Retail space in addition: none
Industrial space in addition: none
Assembly space in addition: approx. 1,000 s.f.
Maximum building occupancy load (including addition): 36 people

10. Required and Proposed Setbacks

Required front setback: 25
Required rear setback: 30
Required total side setback: 14
Side setback: 14

Proposed front setback: 224' admin. building, 165' Chapel patio
Proposed rear setback: NA
Proposed total side setback: 254
Second side setback: 732

11. Required and Proposed Parking

Required number of parking spaces: 14 plus 1 van accessible space
Typical angle of parking spaces: 90 degrees
Typical width of maneuvering lanes: 24'
Location of parking on site: Front of Admin. building
Location of parking off site: NA
Number of light standards in parking area: NA
Screenwall material: NA

Proposed number of parking spaces: 14 plus 1 van accessible space
Typical size of parking spaces: 180 s.f.
Number of spaces < 180 sq. ft.: _____
Number of handicap spaces: 1
Shared parking agreement? NA
Height of light standards in parking area: NA
Height of screenwall: NA

12. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

13. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____
Number of existing street trees: _____
Number of proposed street trees: _____
Streetscape plan submitted? _____

Description of benches or planters: _____
Species of existing trees: _____
Species of proposed trees: _____

14. Loading

Required number of loading spaces: _____
Typical angle of loading spaces: _____
Screenwall material: _____
Location of loading spaces on site: _____

Proposed number of loading spaces: _____
Typical size of loading spaces: _____
Height of screenwall: _____
Typical time loading spaces are used: _____

15. Exterior Waste Receptacles

Required number of waste receptacles: _____
Location of waste receptacles: _____
Screenwall material: _____

Proposed number of waste receptacles: ⁰ _____
Size of waste receptacles: _____
Height of screenwall: _____

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Size of transformers (L•W•H): _____
Number of utility easements: _____
Screenwall material: _____

Location of all utilities & easements: _____

Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Size of ground mounted units (L•W•H): _____
Screenwall material: _____

Location of all ground mounted units: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: ^{one} _____
Type of rooftop units: ^{gas} _____

Screenwall material: Metal (if required) _____
Location of screenwall: _____

Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____
Percentage of rooftop covered by mechanical units: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

17. Accessory Buildings

Number of accessory buildings: ⁰ _____
Location of accessory buildings: _____

Size of accessory buildings: _____
Height of accessory buildings: _____

18. Building Lighting

Number of light standards on building: 3 recessed soffit lights
Size of light fixtures (L•W•H): 6" diameter
Maximum wattage per fixture: 52w
Light level at each property line: see photometric diagram

19. Site Lighting

Number of light fixtures: 11 bollards
Size of light fixtures (L•W•H): 42" high x 7" dia.
Maximum wattage per fixture: 45 w
Light level at each property line: see photometric diagram

20. Adjacent Properties

Number of properties within 200 ft.: 6

Property #1

Number of buildings on site: 17
Zoning district: R2
Use type: Single Family Residential
Square footage of principal building: Varies
Square footage of accessory buildings: Varies
Number of parking spaces: NA

Property #2

Number of buildings on site: 1 within 200'
Zoning district: R2
Use type: Single Family Residential
Square footage of principal building: Varies
Square footage of accessory buildings: Varies
Number of parking spaces: NA

Property #3

Number of buildings on site: 1
Zoning district: R2
Use type: School
Square footage of principal building: Approx. 68,000 s.f.
Square footage of accessory buildings: NA
Number of parking spaces: Approx. 140

Property #4

Number of buildings on site: 2
Zoning district: R-2
Use type: R-2
Square footage of principal building: approx. 37,000 s.f.
Square footage of accessory buildings: approx. 500 s.f.
Number of parking spaces:

Property #5

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

Type of light standards on building:

Height from grade:

Proposed wattage per fixture:

Type of light fixtures:

Height from grade:

Proposed wattage per fixture:

Holiday tree lighting receptacles:

Property Description: Birmingham's Hanley Court Subdivision
Single Family Subdivision

North, south, east or west of property? West

Property Description: Sheffield Estates Subdivision
Single Family Subdivision

North, south, east or west of property? West

Property Description: Eaton Academy School

North, south, east or west of property? West

Property Description: Our Shepard Lutheran Church

North, south, east or west of property?

Property Description: City of Birmingham park, tennis courts, ice arena

North, south, east or west of property? west

Property #6

Number of buildings on site: 1
Zoning district: _____
Use type: Senior Living
Square footage of principal building: approx. 55,000 s.f.
Square footage of accessory buildings: _____
Number of parking spaces: Unknown

Property Description: The Sheridan at Birmingham

North, south, east or west of property? North

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

Signature of Owner: Kimberly Rozek Date: 7-8-21

Print Name: Kimberly Rozek for CON 6. Senior Living

Signature of Applicant: Kimberly Rozek Date: 7/8/2021

Print Name: Kimberly Rozek

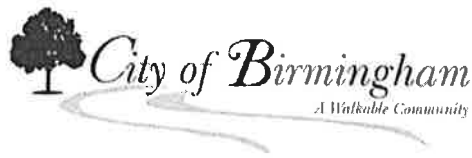
Signature of Architect: David Lubin Date: 7/2/2021

Print Name: David Lubin

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



PRELIMINARY SIT PLAN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: Clover Hill Park Cemetery Case #: _____ Date: _____
Address: 2425 East 14 Mile Rd. Project: Clover Hill Park Cemetery -Admin.Bldg and Chapel Improvements

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

Preliminary Site Plan

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

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. Name and address of the land surveyor;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A separate location map;
- ☒ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☒ 8. Aerial photographs of the subject site and surrounding properties;
- ☒ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☒ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
- ☒ 11. Interior floor plans;
- ☐ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

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

Elevation Drawings

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

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



Notice Signs - Rental Application Community Development

1. Applicant

Name: Clover Hill Park Cemetery c/o Kim Raznik- Executive Director
Address: 2425 East 14 Mile Rd.
Birmingham, MI 48009
Phone Number: 248-723-8884
Fax Number: 248-723-8886
Email address: kraznik@cloverhillpark.org

Property Owner

Name: Clover Hill Park Cemetery
Address: 2425 East 14 Mile Rd.
Birmingham, MI 48009
Phone Number: 248-723-8884
Fax Number: 248-723-8886
Email Address: kraznik@cloverhillpark.org

2. Project Information

Address/Location of Property: 2425 East 14 Mile Rd.
Name of Development: Clover Hill Park Cemetery -Admin.Bldg and Chapel Improvements
Area in Acres: 53.98

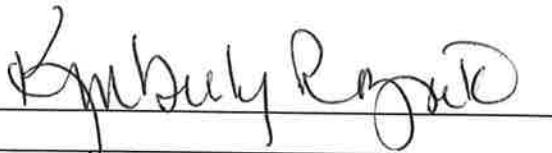
Name of Historic District site is in, if any: NA
Current Use: Cemetery
Current Zoning: R2

3. Date of Board Review

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

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

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

Signature of Applicant:  Date: 7/8/21

Office Use Only

Application #: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Reviewed by: _____



MEMORANDUM

Planning Division

DATE: July 28th, 2021

TO: Planning Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: 525 E. Brown – Birmingham Roast – Design Review

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)

Existing Use: Food & Drink Establishment

Introduction

The subject site is located on the north side of Brown St. east of S. Old Woodward. The applicant has submitted a Design Review application for the addition of a freestanding awning over an existing outdoor dining area for an existing food and drink establishment, Birmingham Roast.

The applicant was previously approved in February 2021 for a freestanding awning pursuant to the Temporary Covid-19 Outdoor Dining Standards adopted by the City Commission on May 11th, 2020 and extended on March 8th, 2020. The applicant has submitted this Design Review application seeking permanent approval of the awning.

Proposal

The applicant is proposing to install a new freestanding awning to offer relief from the elements over an existing 6 table, 24 chair outdoor dining patio on public property. Please see the following table for details on the proposed materials:

Material	Location	Color
Herculite Vinyl Fabric	Awning Cover	Black
Aluminum	Awning Support Structure	Black

As the awning is not attached to the building, the awning structure would be considered a temporary encroachment into the public right of way, and will be subject to the requirements of Article 4, Section 4.74 (D)(4)(d)(ii) which states that:

“Temporary encroachments that are seasonal in nature such as vestibules or storm enclosures may be approved by the Planning Board, Design Review Board and/or Historic District Commission through the site plan and design review process provided that an unobstructed 5’ public pedestrian path is provided at all times and that the temporary encroachments are is subject to

a rental fee rate as indicated by the Birmingham Schedule for Fees, Charges, Bonds and Insurance.”

As indicated by the site plans, the new structure is contained within the existing outdoor dining area, which provides a 5 ft. clear path around the outdoor dining patio. Thus, **the applicant must either maintain or enter into a new rental agreement with the City for the use of the public property.**

Furthermore, the design plans submitted show fabric and clear removable side panels as an enclosure system for the freestanding awning. At this time, the applicant has indicated that they would like to remove the wall panels from consideration. Thus, **the applicant must submit revised design plans showing the awning structure with no sides.**

Signage

The applicant has submitted specifications for a small sign on the valence of the freestanding awning that reads “Birmingham Roast” in white vinyl lettering. Awning signs are permitted at no more than 0.33 square feet for each linear foot of awning length of the awning upon which the sign will be placed. The proposed awning measures 31 ft. in length, which permits the applicant 10.2 sq. ft. of signage. The sign as proposed measures 6 sq. ft. and meets the requirements of the Sign Ordinance. Additionally, the awning valence area may not be more than 9 in. in height. The plans submitted show the valence structure at 10 in. Thus, **the applicant must reduce the awning valence to 9 in., or obtain a variance from the Board of Zoning Appeals.**

Lighting

There are no new light fixtures proposed as a part of the Design Review application submitted.

Planning and Zoning

Because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review.

Departmental Reports

1. Engineering Division – The Engineering Division will provide comments at the Planning Board meeting on July 28th, 2021.
2. Department of Public Services – The Department of Public Services has no concerns at this time.
3. Fire Department – The Fire Department will provide comments at the Planning Board meeting on July 28th, 2021.
4. Police Department – The Police Department has no concerns at this time.

5. Building Division – The Building Division will provide comments at the Planning Board meeting on July 28th, 2021.

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Recommendation

Accordingly, the Planning Division recommends that the Planning Board **APPROVE** the Design Review application for 525 E. Brown – Birmingham Roast – with the following conditions:

1. The applicant must either maintain or enter into a new rental agreement with the City for the use of the public property;
2. The applicant must submit revised design plans showing the awning structure with no sides; and
3. The applicant must reduce the awning valence to 9 in., or obtain a variance from the Board of Zoning Appeals.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 525 E. Brown – Birmingham Roast – with the following conditions:

1. The applicant must either maintain or enter into a new rental agreement with the City for the use of the public property;
2. The applicant must submit revised design plans showing the awning structure with no sides; and

3. The applicant must reduce the awning valence to 9 in., or obtain a variance from the Board of Zoning Appeals.

OR

Motion to **POSTPONE** the Design Review application for 525 E. Brown – Birmingham Roast – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 525 E. Brown – Birmingham Roast – for the following reasons:

1. _____
2. _____
3. _____

DESIGN CRITERIA:
THE AWNING SUPPORTS
ARE DESIGNED FOR 115 MPH,
3 SEC. GUST ULTIMATE WIND SPEED
WIND UPLIFT @ 22 PSF & 30 PSF
GROUND SNOW LOADS FOR
EXPOSURE B, RISK CATEGORY II
AS PER 2019 - MBC AND ASCE 7-10

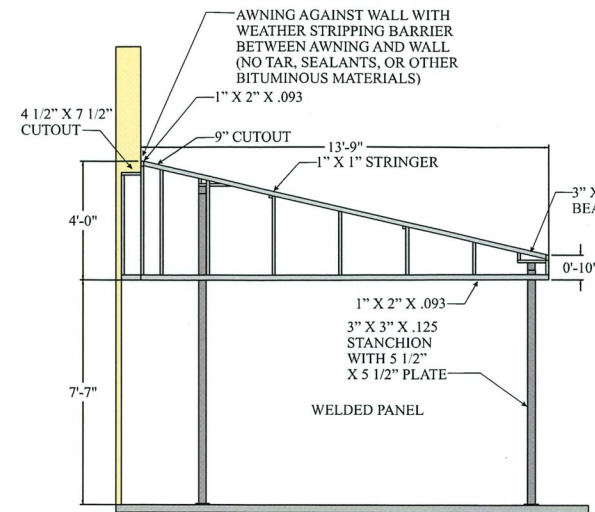
ALL MOUNTING HARDWARE SHALL
BE NON-CORROSIVE

ALL WELDING SHOULD BE
USING E70 ELECTRODES
AS PER AWS D 1.1 & D 1.2

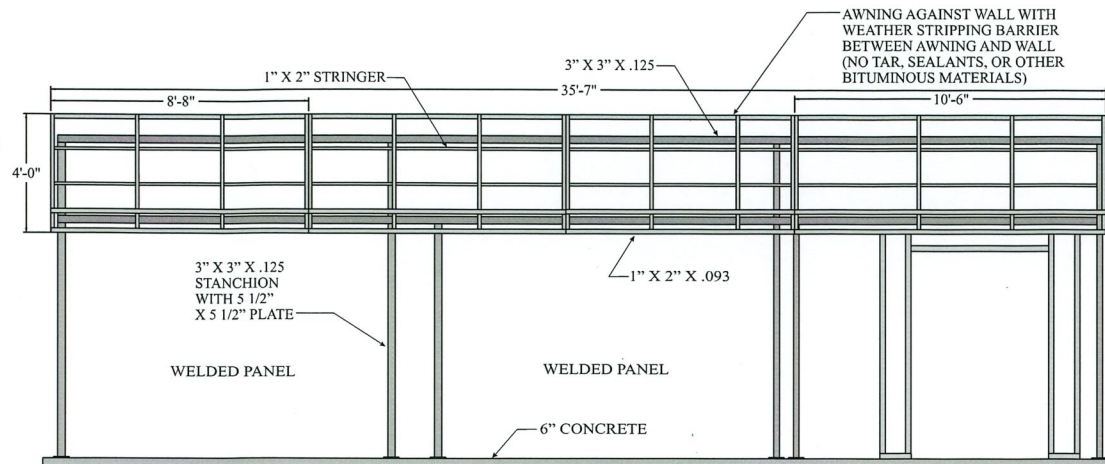
ALL ALUMINUM SECTIONS SHALL
BE 6063-T6 ALLOY

A PROTECTIVE BARRIER SHALL BE
PROVIDED BETWEEN ALL STEEL AND
ALUMINUM TO PREVENT CORROSION

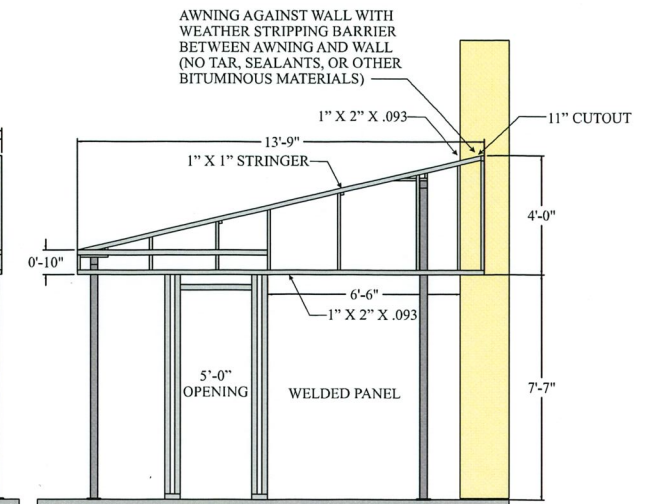
THIS PROJECT SHALL ADHERE TO THE
FOLLOWING CODES:
2015 MICHIGAN BUILDING CODE
2015 INTERNATIONAL FIRE PREVENTION CODE
2009 ANSI ACCESSIBILITY CODE



LEFT ELEVATION

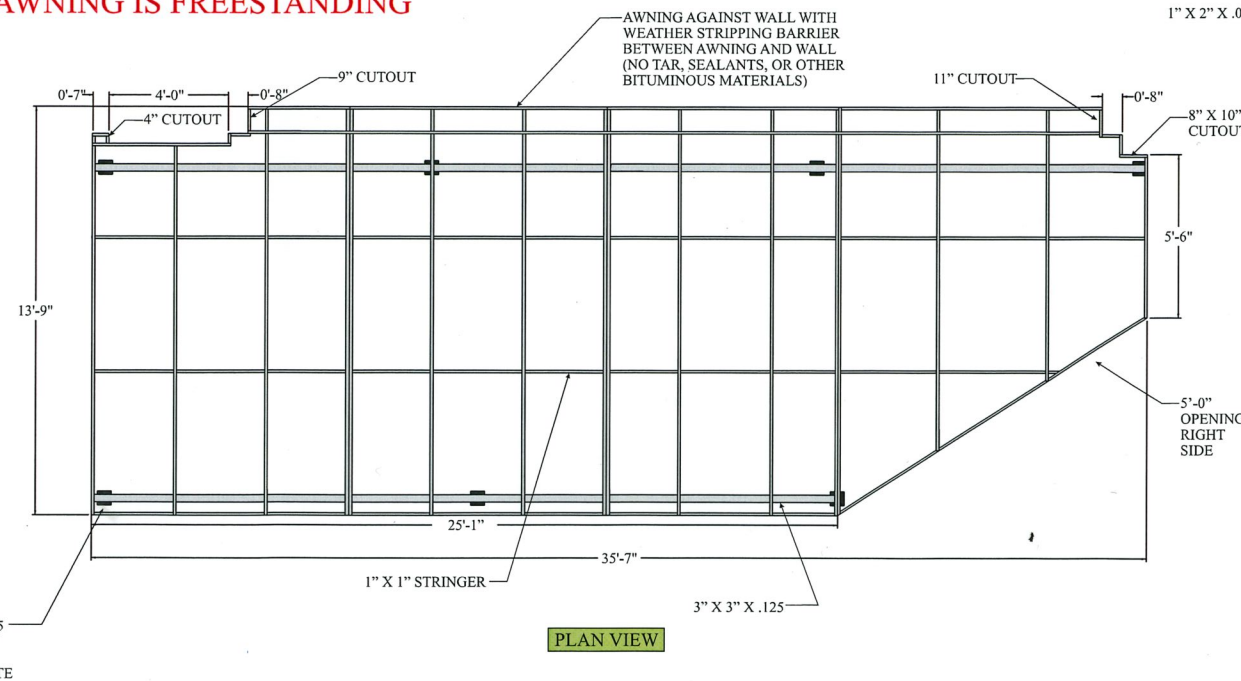


FRONT ELEVATION

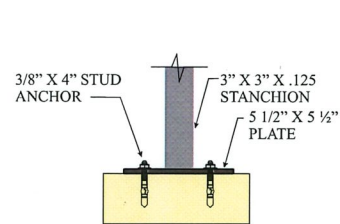


RIGHT ELEVATION

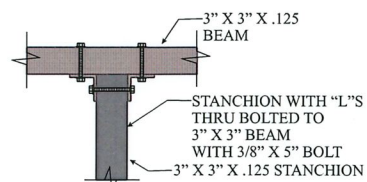
AWNING IS FREESTANDING



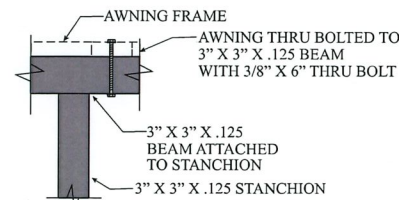
PLAN VIEW



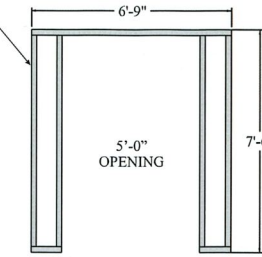
STANCHION TO
CONCRETE ATTACHMENT
DETAIL



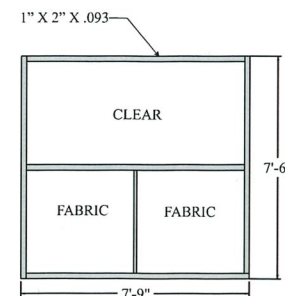
STANCHION TO
BEAM ATTACHMENT
DETAIL



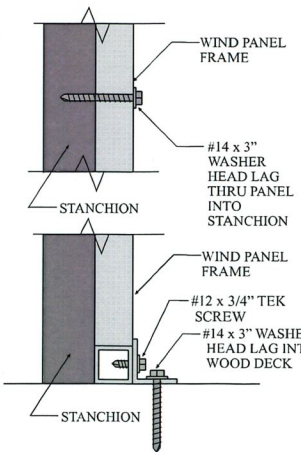
AWNING TO
SUBSTRUCTURE
ATTACHMENT
DETAIL



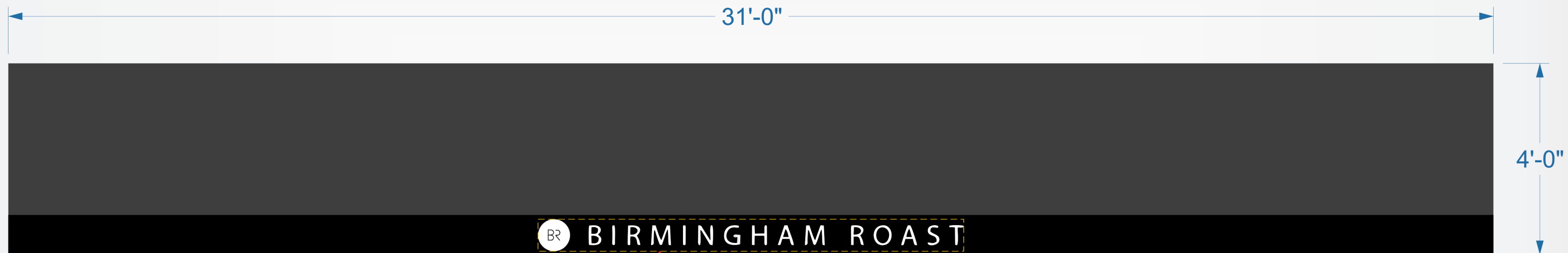
WELDED PANEL WITH
5'-0" OPENING
DETAIL



WELDED PANEL
DETAIL

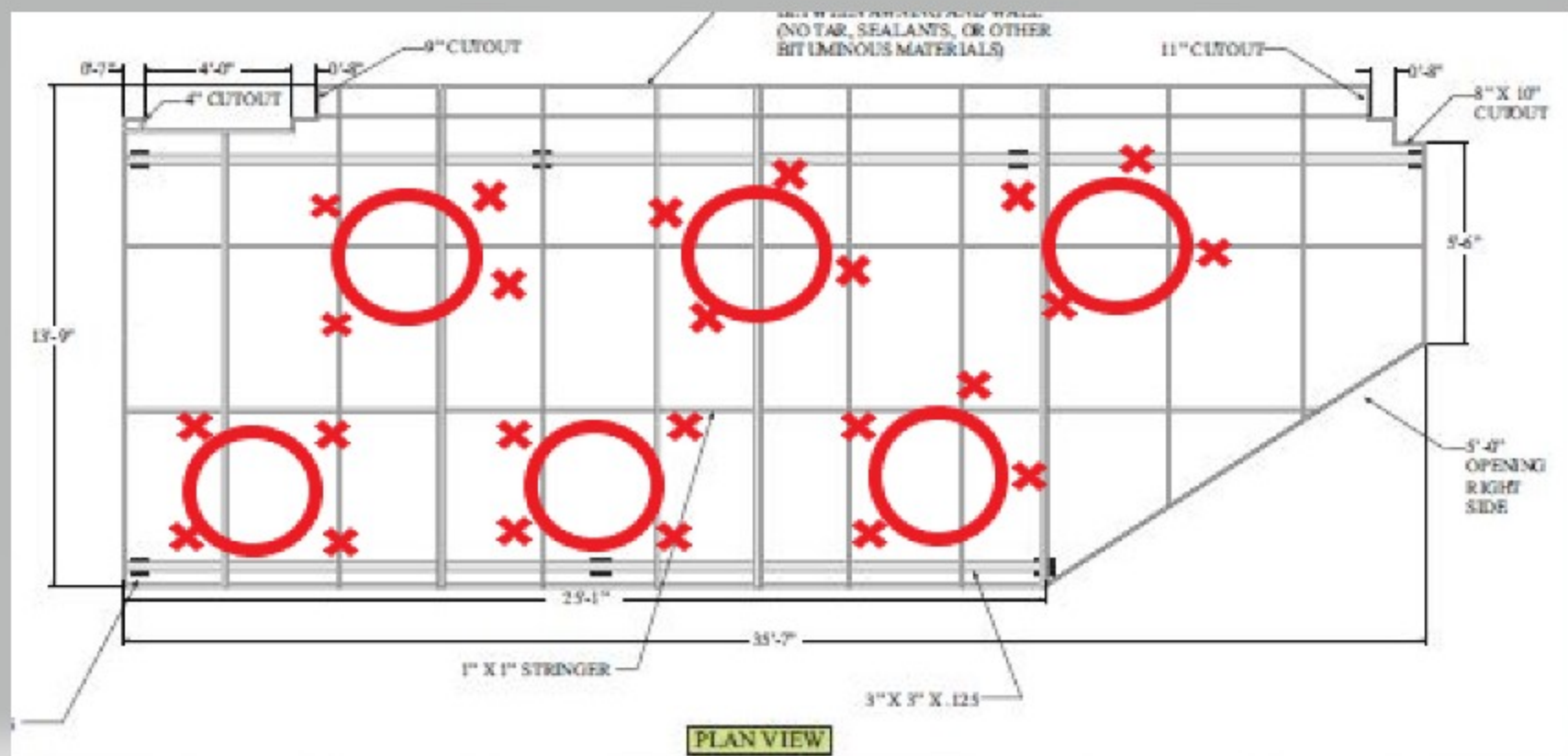


WIND PANEL
ATTACHMENT
DETAILS



**GRAPHICS ARE 8'-10" WIDE BY
0'-8" HIGH WITH A TOTAL OF
6' SQFT**

SEE WALL DETAIL FOR JOINT DETAILS
(NO TAR, SEALANTS, OR OTHER
BITUMINOUS MATERIALS)





BIRMINGHAM ROAST

Peabody

BIRMINGHAM ROAST

CLUB CITY





Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Birmingham Roast
Address: 525 E. Brown St.
Birmingham, MI 48009
Phone Number: 248-530-4314
Email address: info@birminghamroast.com

2. Property Owner

Name: Harvey Weiss
Address: 32820 Woodward Avenue, suite 200
Royal Oak, MI 48073
Phone Number: 248-549-3600
Email address: hweiss@simonaweiss.com

3. Project Contact Person

Name: Jesse Dhillon
Address: 2633 Invitational Dr.
Oakland, MI 48313
Phone Number: 248-342-5876
Email address: jdhillon@lhaircuts.com

4. Project Designer/Developer

Name: Marygrove Awnings
Address: 12700 Merriman Rd.
Livonia, MI 48150
Phone Number: 734-333-7258
Email address: rfadulhae@marygrove.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 525 E. Brown St.
Birmingham, MI 48009
Name of development: Belmont Building
Sidwell #: _____
Current Use: Outdoor dining
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: Outdoor dining / no awning

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 another board?
→ If so, which? _____

Yes	No
☐	☒
☐	☒
☐	☒
☐	☒

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

8. Required and Proposed Parking

Required number of parking spaces: N/A
Proposed number of parking spaces: N/A
Location of parking on site: N/A
Location of parking off site: N/A
Shared parking agreement? N/A
Size of surface parking lot: N/A

Number of underground parking levels: _____
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: N/A
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: Sidewalk railing

Proposed landscape material: _____

N/A

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: N/A
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: 1
Proposed number of waste receptacles: 1
Location of waste receptacles: Open entry

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Location of all utilities & easements: N/A

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Location of all ground mounted units: N/A

Size of ground mounted units (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: N/A
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: N/A

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

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

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

Signature of Owner: _____

Date: 7/13/2021

Print name: _____

Signature of Applicant: _____

Date: 7/18/21

Print Name: Jesse Dillon

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: Birmingham Roast
Address: 525 E. Brown St.
Birmingham, MI 48009
Phone Number: 248-530-4314
Fax Number: N/A
Email address: info@birminghamroast.com

2. Property Owner

Name: Harvey Weiss
Address: 37820 Woodward Avenue, Suite 200
Royal Oak, MI 48073
Phone Number: 248-544-3600
Fax Number: _____
Email address: hweiss@samuelweiss.com

3. Project Information

Address/Location of Property: 525 E. Brown St.
Name of Development: Balwood Building
Area in Acres: .1 acres

Name of Historic District, if any: _____
Current Use: Outdoor Dining
Current Zoning: Outdoor Dining

4. Date of Board/Commission Review

City Commission: _____
Planning Board: _____
Historic District Commission: _____
Design Review Board: _____

Board of Zoning Appeals: _____
Board of Building Trades Appeals: _____
Housing Board of Appeals: _____
Other: _____

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

Signature of Applicant: _____

Date: 7/8/21

Office Use Only

Application#: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Reviewed By: _____



April 2017

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Herculite Natura®

TYPICAL PROPERTIES REPORT

PROPERTY	TEST METHOD	TYPICAL TEST RESULTS
PHYSICAL PROPERTIES English Metric		English Metric
Weight, oz. per sq. yd. g/m ²	ASTM D3776 Method C	18 oz. +/- 10% 610 g +/- 10%
Adhesion. (lbs./2 in.) N/50 mm	ASTM D751 (Free Peel)	Cannot Separate
Breaking Strength (lbs./in.) N/25 mm	ASTM D5034	W 250 F 185 W 1112 F 823
Tear Strength (lbs.) N	ASTM D2261/1	W 80 F 55 W 356 F 245
Hydrostatic Burst (PSI) kPa	ASTM D751	370 2551
Waterproof		Yes
Flame Resistance	ASTM 6413	Pass Meets Calif. State Fire Marshal

Width: 60 inches
Roll Size: 50 Yards

The information contained in this report is believed to be reliable. It is offered in good faith and intended for use as a general guide. Herculite makes no guarantee of results and assumes no obligation or liability whatsoever in connection with the possible use of this information. This report, including any statements concerning the possible use of our products, is not a license to operate under, or intended to suggest infringement of any existing patents.

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(800) 772-0036 (717) 764-1192
FAX: (717) 764-5211
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MEMORANDUM

Planning Division

DATE: July 21, 2021

TO: Planning Board Members

FROM: Jana Ecker, Planning Director

SUBJECT: 460 N. Old Woodward – Preliminary Site Plan Review

The applicant has submitted a Preliminary Site Plan Review application to replace the existing Junior League Building with a new mixed use building. The subject site is located in the Downtown Overlay District (D2) between Ravine and Euclid on the east side of N. Old Woodward. The project consists of a new three story building to be comprised of first floor retail, second floor office, and two residential units on the third floor. A roof terrace is proposed above the third floor with access via an elevator and staircase. The proposed new building includes 6,771 sq. ft. of retail and commercial space, and 2,485 sq. ft. of residential space on the third floor. A rooftop terrace is also proposed for the residential tenants.

1.0 Land Use and Zoning

1.1 Existing Land Use – The site is currently used as commercial/office.

1.2 Zoning – The property is zoned B-2 (General Business), and D-2 in the Downtown Overlay District.

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	Office/ Commercial	Office/ Commercial	Residential	Booth Park
Existing Zoning District	B-2, General Business	B-2, General Business	R-2, Single Family Residential	PP, Public Property
Overlay Zoning District	D-2	D-2	N/A	N/A

2.0 Setback, Height and Use Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The proposed building has no issues with regard to bulk, area and placement regulations.

The proposed first floor retail use is permitted and required, one floor of office use is permitted, and a third floor is permitted if it is used for residential as proposed.

3.0 Screening and Landscaping

3.1 Dumpster Screening – The applicant is proposing one dumpster with a masonry enclosure to be constructed of brick to match the building and a limestone cap. The dumpster is located in the northeast corner of the parking area. The proposed brick dumpster screen wall is shown at 6' in height. No detail has been provided as to the material of the proposed dumpster gate. The Zoning Ordinance requires trash receptacles to be screened with a 6 ft. masonry screen wall and a wood gate. **Thus, the applicant will be required to provide a 6' wooden gate painted to match the brick of the screen wall and building or obtain a variance from the Board of Zoning Appeals.**

3.2 Parking Lot Screening – The applicant is proposing a small off-street parking lot containing four parking spaces behind the building. From the street, the proposed parking spaces are screened by the building itself, and the applicant is proposing a 6' masonry screen wall to be constructed of brick to match the new building, with a limestone cap, along the eastern property line abutting the single family homes as required by Article 4, Section 4.54(B)(7) of the Zoning Ordinance. A full analysis of the parking requirements is provided below.

3.3 Mechanical Equipment Screening – The applicant has provided a roof plan that shows all rooftop mechanical equipment on the southeast portion of the rooftop, within a mechanical screening enclosure. The applicant is proposing 10 air conditioning units, 3 exhaust fans and 1 make-up air unit on the rooftop. The proposed screening is shown at 8.92' in height, to be constructed of stucco. However, the applicant has not yet submitted any specification sheets on the proposed RTU's to ensure full screening. **The applicant must submit specification sheets on all proposed rooftop units to ensure full screening at Final Site Plan review.**

3.4 Landscaping – The proposed redevelopment of the site will involve the removal of the landscaped area between the existing building and the street as the new building will be built at a 0' setback as required by the Downtown Birmingham Overlay District. The only landscaping proposed is one street tree. The applicant is proposing to relocate the tree well to the north approximately 15'. Based on Article 4, Section 4.20 (G), 1 street tree is required per 40 ft. of frontage. The proposed street tree fulfills this requirement.

3.5 Streetscape Elements – A detailed streetscape plan has not been submitted at this time, although the site plans shows that the existing concrete sidewalk will be removed

and replaced to match the existing joint patterns. There are currently no streetlights along the frontage of this property, and no City-standard benches, waste receptacles, or bike racks on site. **The applicant will be required to submit a detailed streetscape plan at Final Site Plan review showing one pedestrian scale street light. The Planning Board may also wish to require the applicant to install City-standard benches, bike racks, and/or waste receptacles.**

4.0 Parking, Loading and Circulation

- 4.1 Parking – The proposed development and its commercial use is located in the Downtown Parking Assessment District; thus, no parking is required on site for the commercial/office uses. However, the applicant is proposing two new residential units, which require 3 off-street parking spaces:

Unit Breakdown	# of Rooms	Parking Per Unit
Unit 1	3	1.25 spaces
Unit 2	3	1.25 spaces
Total:	-	3 spaces

- 4.2 Loading – The commercial space proposed in the new building is 6,771 sq. ft., which does not require any off-street loading spaces per Article 4, section 4.24 of the Zoning Ordinance.
- 4.3 Vehicular Circulation and Access – The applicant is proposing a 9' wide access drive south of the building for vehicles to enter the small surface parking area behind the building. Existing vehicle access is provided via a 12.5' wide drive to the north of the building. Both the existing and the proposed entry drives provide for one way traffic at a time.
- 4.4 Pedestrian Circulation and Access – Pedestrian access to the building is currently via a public sidewalk and entry stairs leading up to the front door. The applicant is proposing two entry doors for the new building, both located on the north end of the west (front) façade. The northernmost entrance will lead to an office and connecting residential lobby for the office and residential uses. The second entry on the front façade will lead directly into the proposed first floor retail space. Both entrances are accessible directly from the public sidewalk.

5.0 Lighting

The applicant has submitted a photometric plan for the site. The plan shows a 12' high post mounted D-Series LED Area Luminaire by Lithonia Lighting in black to light the rear surface parking area. The proposed fixture is 38 watts and is a cut off fixture. In addition, three recessed can lights are proposed in the underside of the cantilevered portion of the building extending over the vehicular drive. These are EVO fixtures by Gotham and are 3.1 watts. A second type of EVO recessed can light is also proposed for the bottom of the overhand of the steel and glass canopy proposed above the pedestrian entry doors on the front façade. The applicant has also provided specification sheets on the proposed light fixtures. **A full lighting review will be conducted at Final Site Plan and**

Design Review.

6.0 Departmental Reports

6.1 Engineering Division – The Engineering Division will provide comments prior to the July 28, 2021 meeting of the Planning Board.

6.2 Department of Public Services – The Department of Public Services will provide comments prior to the July 28, 2021 meeting of the Planning Board.

6.3 Fire Department – The Fire Department will provide comments prior to the July 28, 2021 meeting of the Planning Board.

6.4 Police Department – The Police Department has no concerns.

6.5 Building Division – The Building Division has submitted the following comments:

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

Review Comments:

1. **The dwelling units on the third floor will be classified as an R-3 Use and will require emergency escape and rescue openings in accordance with Section 1030 of the building code.**
2. **The use occupied roof will be limited to the two residential dwelling units directly below since it only has one exit.** An additional exit would be required if use by the first and second floor tenants is desired. See Section 2006 of the building code.

7.0 Design Review

As noted in the introduction of this report, the applicant is proposing a new three story, mixed use building. The following materials are proposed at this time:

- Architectural brick in Sterling Velour (dark grey);
- Cement stucco in light grey;
- Black aluminum and glass fixed and operable windows and folding doors;
- Stone sills below window openings;
- Black steel and glass entrance canopy; and
- Black steel and wire guardrails for all balconies.

The materials detailed in the submitted plans and specification sheets appear to be in

accordance with Article 3, Section 3.04(E)(1) which states “at least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood.” The applicant is proposing to keep the existing brick and glazing, which appears to meet the ordinance, but no calculation has been provided to ensure adherence to the architectural standards.

The Downtown Overlay Standards also require all flat roofs to be enclosed with a parapet. The applicant is proposing a 1.75' high stucco parapet, with a black steel and wire guardrail around the open roof terrace.

Article 3, Section 3.04(E)(6) states that “the glazed area of a facade above the first floor shall not exceed 35% of the total area, with each façade being calculated independently.” The newly proposed glazing must also meet the requirements of Article 4, Section 4.90(A)(2) which permits windows above the first floor to be lightly tinted with a minimum visible light transmittance of 70%. The applicant has not submitted glazing calculations for the building at this time.

A full Design Review will be conducted at Final Site Plan Review, in which the applicant will be required to supply all required calculations, specification sheets and samples as required.

8.0 Required Attachments

Article 7, Section 7.26 states that Each Site Plan submitted to the Planning Board in accordance with the requirements of the Zoning Ordinance shall be on such forms and contain such information as the Planning Board shall determine necessary, including but not limited to a site plan, photometric plan, landscape plan, elevation drawings, interior floor plans, current aerial photos of the subject site and surrounding properties, specification sheets for all lighting and exterior mechanical equipment, and samples of all exterior building materials. All site plans submitted for review and approval must show the subject site in its entirety, must include all property lines, buildings and structures, and must show the same details for all adjacent properties within 200 feet of the subject site's property lines.

The applicant has submitted the following documents:

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	☒	☐	☐
Scaled Site Plan	☒	☐	☐
Certified Land Survey	☒	☐	☐
Interior Floor Plans	☒	☒	☐
Landscape Plan	☐	☐	☒
Photometric Plan	☒	☐	☐
Colored Elevation Drawings	☒	☐	☐
Material Specification Sheets	☒	☐	☐
Material Samples	☐	☒	☐
Existing Site Photographs	☒	☐	☐
Aerial Photographs	☒	☐	☐
Proof of Ownership	☒	☐	☐

9.0 Approval Criteria

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

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

10.0 Recommendation

Based on a review of the site plan revisions submitted, the Planning Division recommends that the Planning Board **APPROVE** the Preliminary Site Plan for 460 N. Old Woodward – pending receipt of the following:

1. The applicant will be required to provide a 6' wooden gate painted to match the brick of the screen wall and building or obtain a variance from the Board of Zoning Appeals;
2. The applicant must submit specification sheets on all proposed rooftop units to ensure full screening at Final Site Plan review;
3. A full Design Review will be conducted at Final Site Plan Review, in which the applicant will be required to supply all required calculations, specification sheets and samples as required; and
4. The applicant comply with the requests of City departments.

11.0 Sample Motion Language

Motion to **APPROVE** the Preliminary Site Plan Review for 460 N. Old Woodward – pending receipt of the following:

1. The applicant will be required to provide a 6' wooden gate painted to match the brick of the screen wall and building or obtain a variance from the Board of Zoning Appeals;
2. The applicant must submit specification sheets on all proposed rooftop units to ensure full screening at Final Site Plan review;
3. A full Design Review will be conducted at Final Site Plan Review, in which the applicant will be required to supply all required calculations, specification sheets and samples as required; and
4. The applicant comply with the requests of City departments.

OR

Motion to **DENY** the Preliminary Site Plan Review for 460 N. Old Woodward – for the following reasons:

1. _____
2. _____
3. _____

OR

Motion to **POSTPONE** the Preliminary Site Plan Review for 460 N. Old Woodward.

**Zoning Compliance Summary Sheet
Preliminary Site Plan Review
460 N. Old Woodward**

Existing Site: 2 story commercial & office building

Zoning: B-2 (General Business) & D-2 (Downtown Overlay)

Land Use: Commercial/Office

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Office/ Commercial	Office/ Commercial	Residential	Booth Park
Existing Zoning District	B-2, General Business	B-2, General Business	R-2, Single Family Residential	PP, Public Property
Overlay Zoning District	D-2	D-2	N/A	N/A

Land Area:	Existing:	+/- 5,310 sq.ft.
	Proposed:	+/- 5,310 sq.ft. (no changes proposed)
Dwelling Units:	Existing:	0 units
	Proposed:	2 units
Minimum Lot Area/Unit:	Required:	1,280 sq. ft. (multiple family) x 2 units = 2,560 sq. ft.
	Proposed:	5,310 sq. ft.
Min. Floor Area /Unit:	Required:	300 sq. ft. (single story hotel or motel) 600 sq. ft. (efficiency and one bedroom) 800 sq. ft. (two or more bedroom)
	Proposed:	1,054 – 1,431 sq.ft.

Max. Total Floor Area:	Required:	200% for offices except in Parking Assessment District 100% in Parking Assessment District Not applicable for residential and parking uses
	Proposed:	N/A in Downtown Overlay
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	0 ft. 10 ft. on 3rd floor bonus
	Proposed:	0 ft. on 1st floor 10 ft. on 3rd floor bonus
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft. and 9ft.
Rear Setback:	Required:	Equal to adjacent pre-existing building (35 ft.)
	Proposed:	35 ft.
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	56 ft. total, 3 stories if 3rd floor is residential
	Proposed:	47.25 ft. 3 stories w/ 3rd floor residential
Min. Eave Height:	Required:	20 ft.
	Proposed:	38.3 ft.
Floor-Ceiling Height:	Required:	N/A
	Proposed:	N/A
Front Entry:	Required:	On frontage line
	Proposed:	On frontage line
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	25 ft.
	Proposed:	8 ft.
Parking:	Required:	3 off-street spaces (1.25 x 2 = 2.5)

	Proposed:	4 off-street spaces
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Parking in Frontage:	Required:	N/A
	Proposed:	N/A
Loading Area:	Required:	0 off-street loading spaces
	Proposed:	0 off-street loading spaces
Screening:		
<u>Parking:</u>	Required:	6 ft. masonry screen wall
	Proposed:	6 ft. masonry screen wall
<u>Loading:</u>	Required:	Screened from view
	Proposed:	N/A
<u>Rooftop Mechanical:</u>	Required:	Screened from view
	Proposed:	8 ft. 11" screen wall
<u>Elect. Transformer:</u>	Required:	Obscured from public view
	Proposed:	N/A
<u>Dumpster:</u>	Required:	Masonry screen wall with wood gates
	Proposed:	65 ft. masonry screen wall, gate material unspecified

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RAVINE RD.

EUCLID AVE.

N. OLD WOODWARD AVE.

EXISTING
RESIDENCE
ZONED R2
180 RAVINE RD.

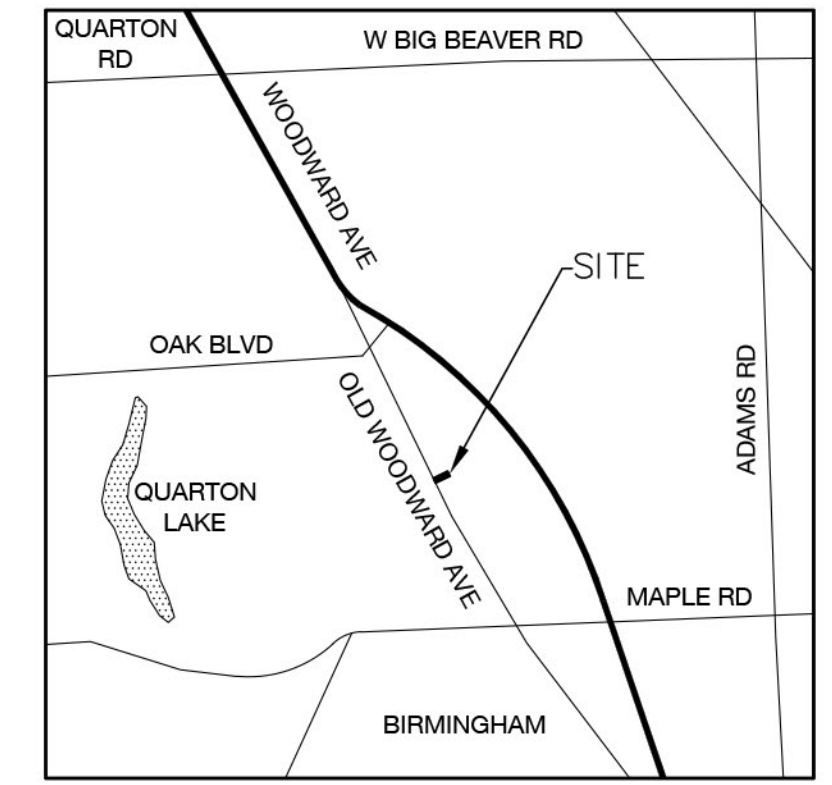
EXISTING
RESIDENCE
ZONED R2
181 EUCLID AVE.

EXISTING 2-STORY BUILDING
ZONED D-2
470 N. OLD WOODWARD

PROPOSED
3-STORY BUILDING
ZONED D-2
460 N. OLD WOODWARD

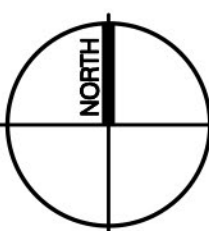
EXISTING
2-STORY BUILDING
ZONED D-2
450 N. OLD WOODWARD

EXISTING
3-STORY BUILDING
ZONED D-2
430 N. OLD WOODWARD



Location Map

Not to Scale



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430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
460 Parkview
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: **Issued For:**

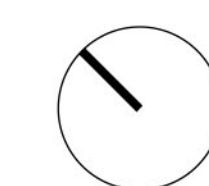
05-10-2021 PRELIM. SITE PLAN REVIEW

Sheet No.:

A010

ARCHITECTURAL SITE PLAN

H5
A010
Architectural Site Plan
SCALE: 1" = 10'-0"



0 10' 20' 40'

1 2 3 4 5 6 7 8 9 10

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N. OLD WOODWARD AVE.

EUCLID AVE.

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Birmingham, Michigan 48009

Date: 05-10-2021 **Issued For:** PRELIM. SITE PLAN REVIEW

Sheet No.:

A011

Aerial Photograph -
Existing Site

H5
A011
Aerial Photograph - Existing Site
SCALE: 1" = 10'-0"



0 10' 20' 40'

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Photographs - Existing Site



Photographs - Existing Site
SCALE: 1" = 10'-0"

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A01.3
Photographs - Existing Site
SCALE: 1" = 10'-0"

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Birmingham, Michigan 48009

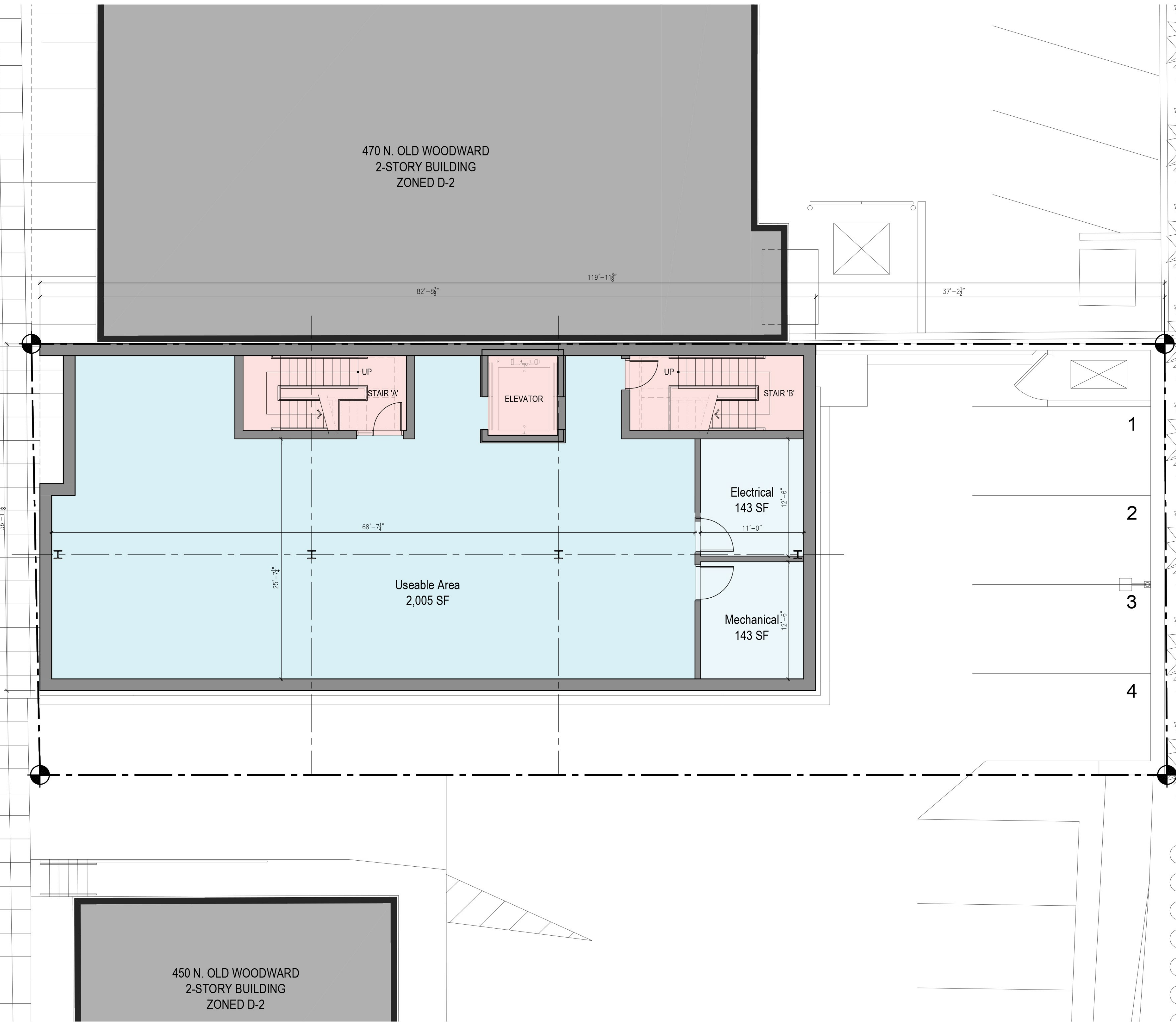
Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW

Sheet No.:
A013
Photographs - Existing Site

N. OLD WOODWARD AVE.

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1 2 3 4 5 6 7 8 9 10



H5 Lower Level Floor Plan
A100 SCALE: 3/16" = 1'-0"

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460 Parkview
460 N. Old Woodward Avenue
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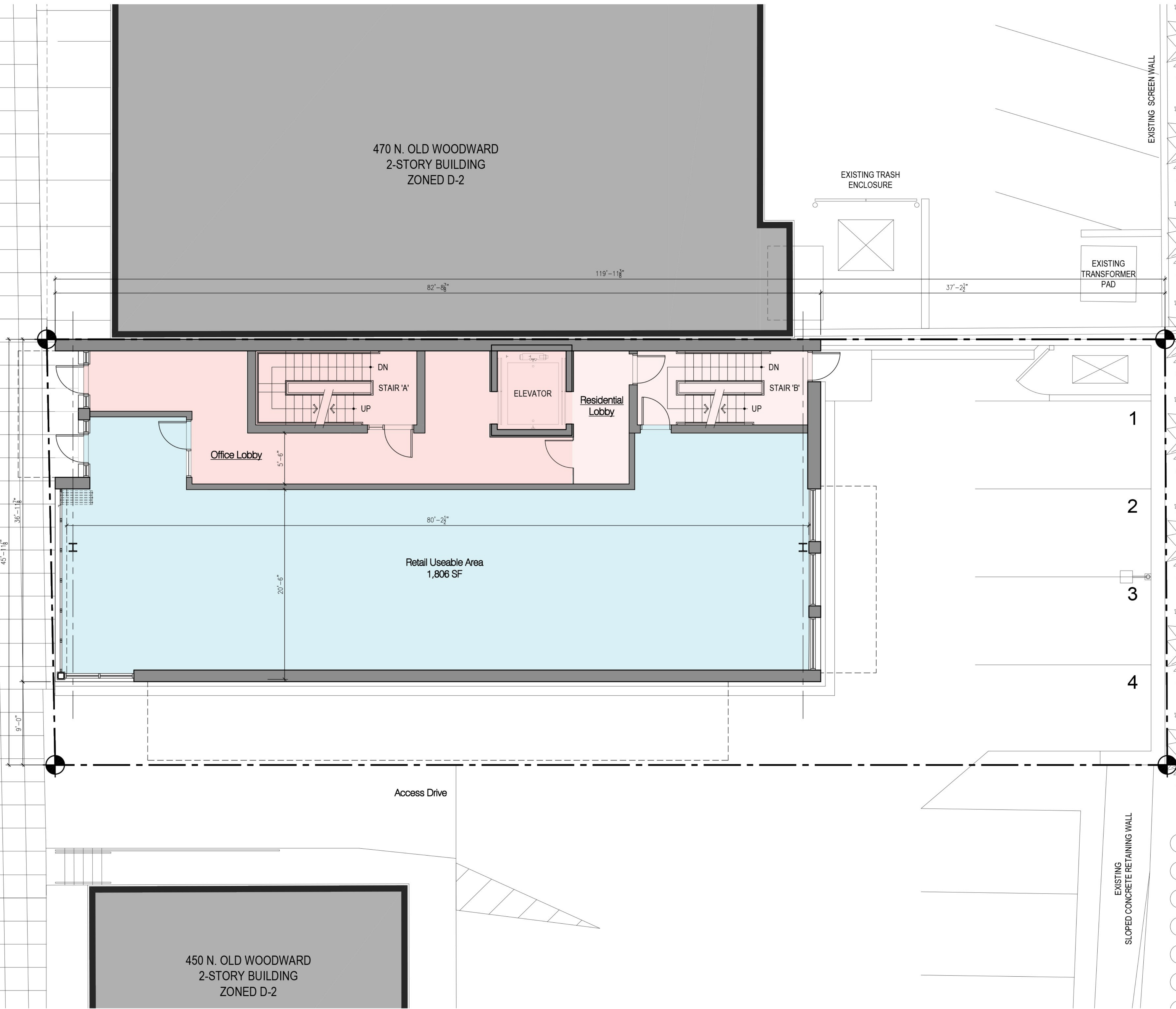
Date: 05-10-2021 **Issued For:** PRELIM. SITE PLAN REVIEW

Sheet No.:
A100
LOWER LEVEL FLOOR PLAN

N. OLD WOODWARD AVE.

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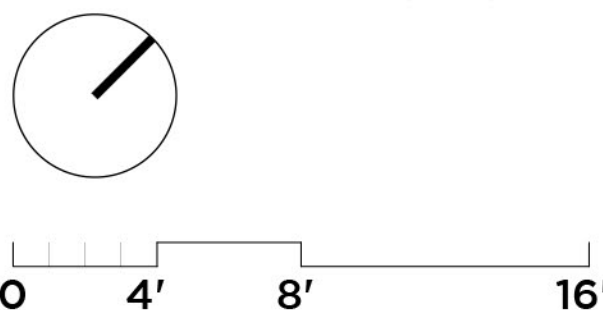
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Project:
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Date: 05-10-2021
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Sheet No.:
A110
FIRST LEVEL FLOOR PLAN

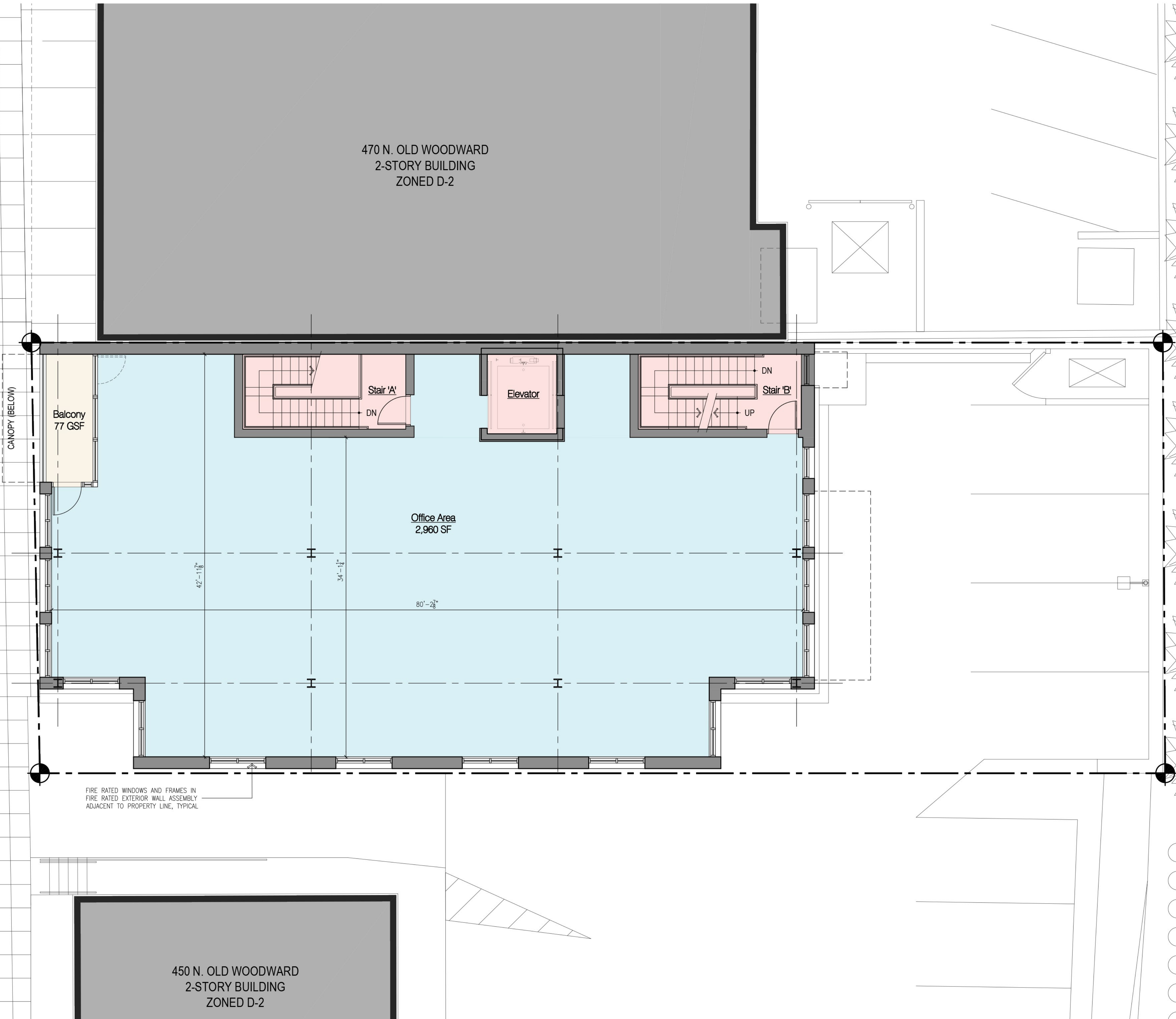
H5
A110
First Level Floor Plan
SCALE: 3/16" = 1'-0"



N. OLD WOODWARD AVE.

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FIRE RATED WINDOWS AND FRAMES IN
FIRE RATED EXTERIOR WALL ASSEMBLY
ADJACENT TO PROPERTY LINE, TYPICAL

450 N. OLD WOODWARD
2-STORY BUILDING
ZONED D-2

470 N. OLD WOODWARD
2-STORY BUILDING
ZONED D-2

Office Area
2,960 SF

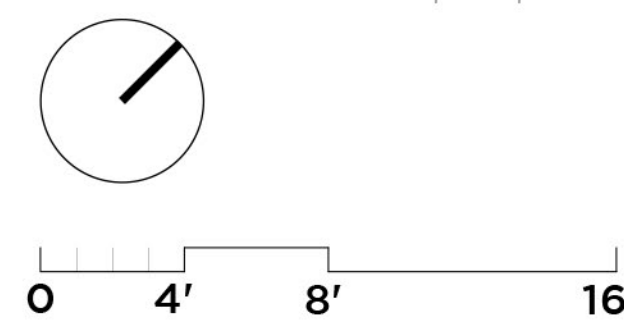
Balcony
77 GSF

Stair 'A'
DN

Elevator

Stair 'B'
UP
DN

H5
A120
Second Level Floor Plan
SCALE: 3/16" = 1'-0"



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Project:
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Birmingham, Michigan 48009

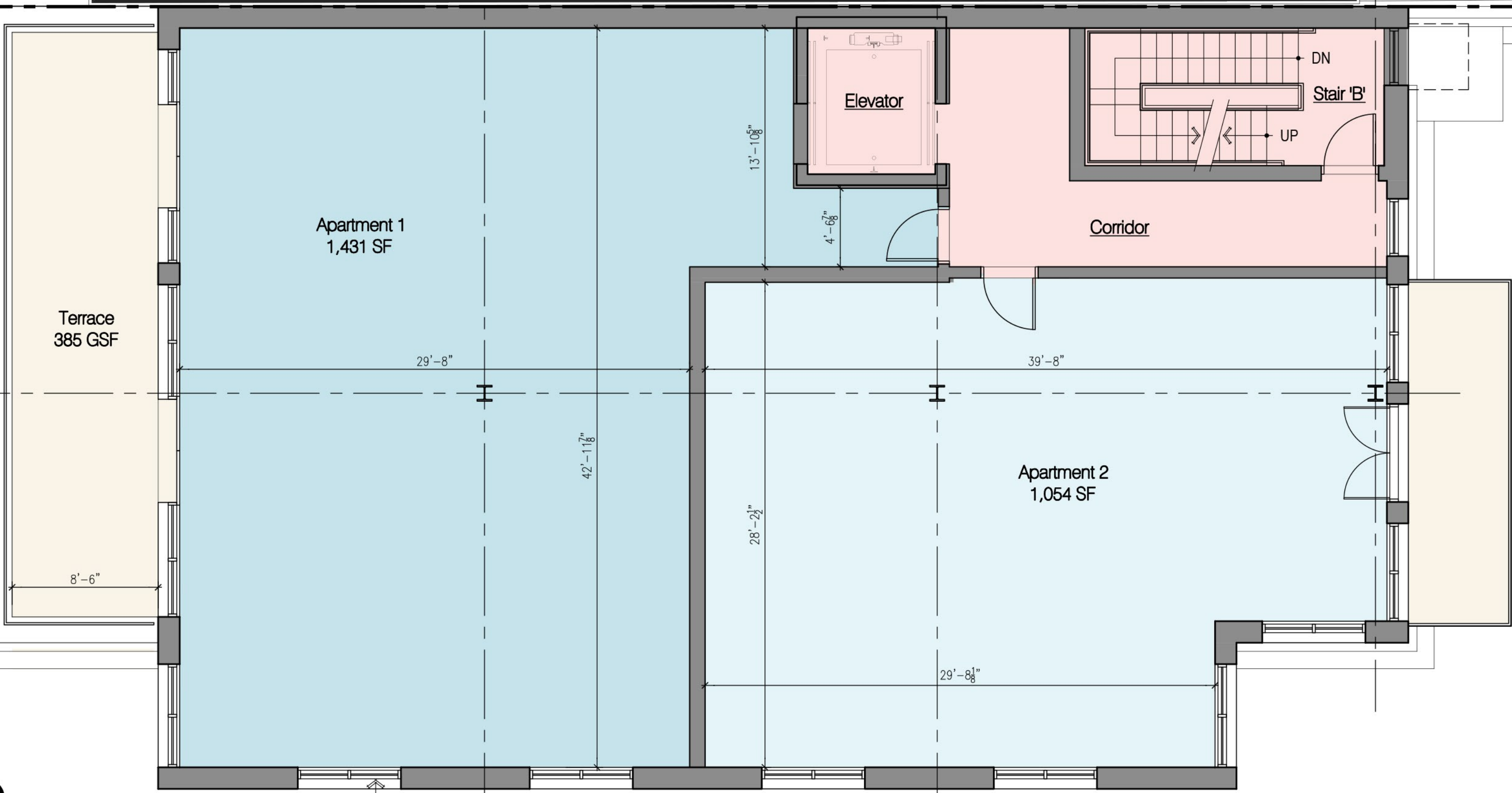
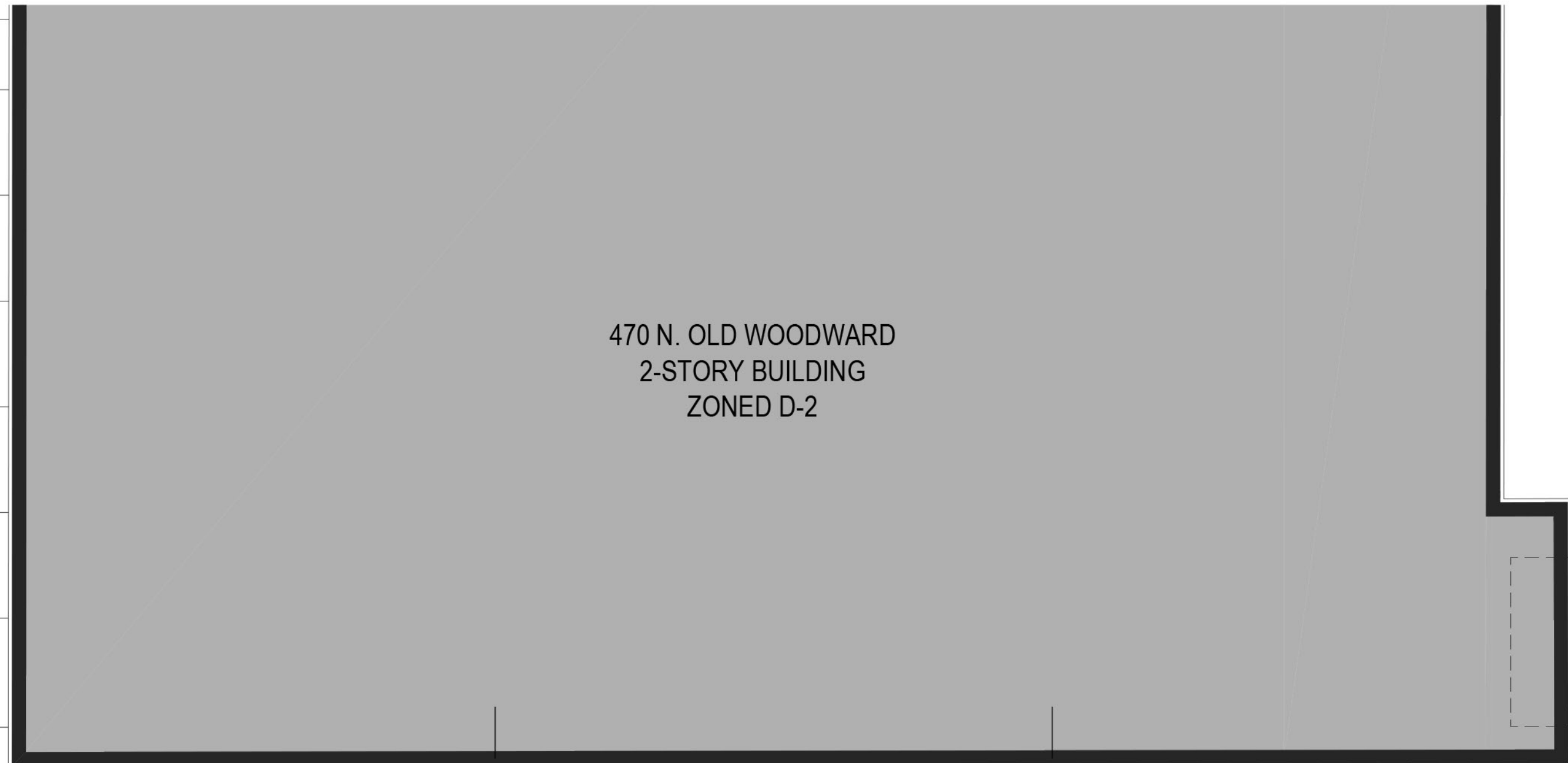
Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW

Sheet No.:
A120
SECOND LEVEL FLOOR PLAN

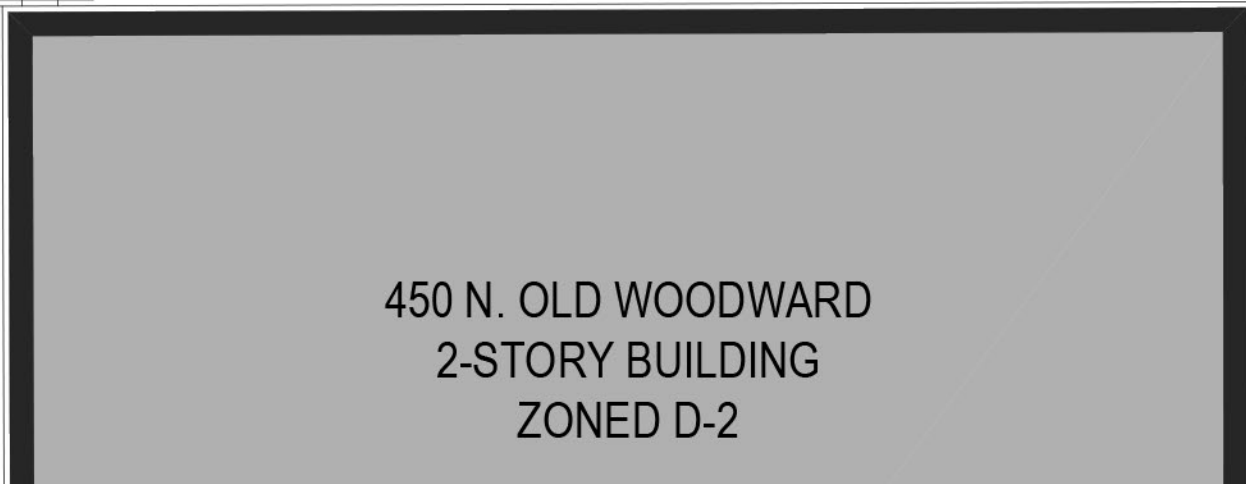
N. OLD WOODWARD AVE.

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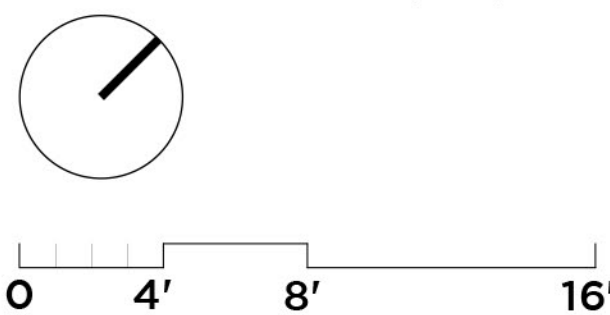
1 2 3 4 5 6 7 8 9 10



FIRE RATED WINDOWS AND FRAMES IN
FIRE RATED EXTERIOR WALL ASSEMBLY
ADJACENT TO PROPERTY LINE, TYPICAL



H5
A130
Third Level Floor Plan
SCALE: 3/16" = 1'-0"



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
460 Parkview
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

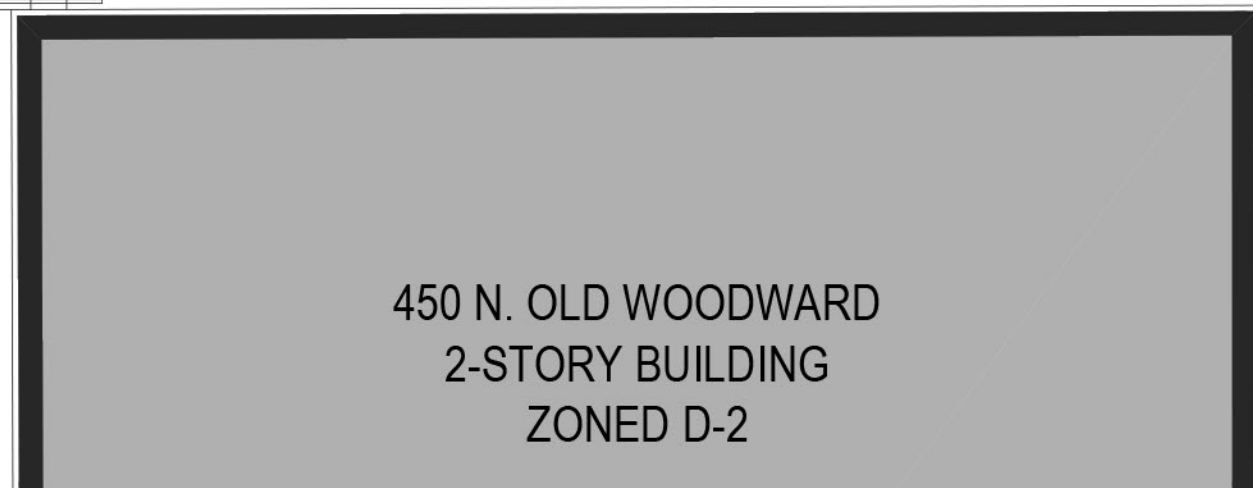
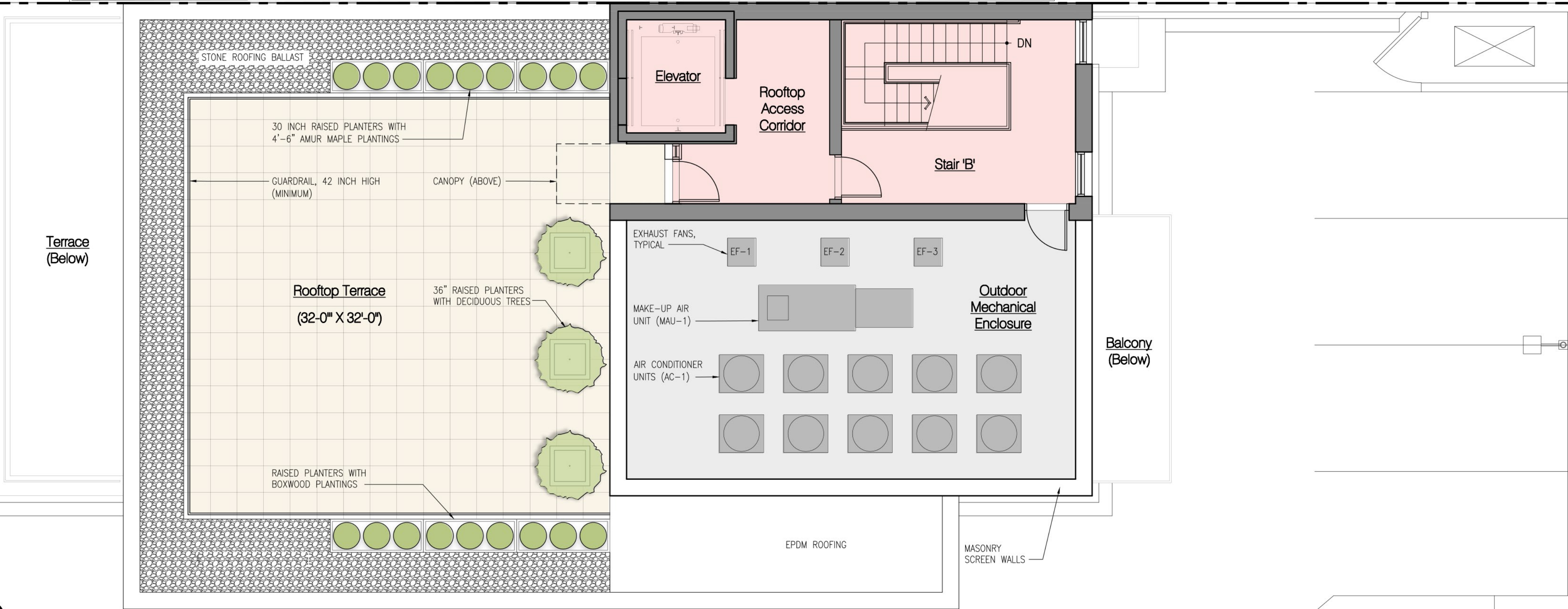
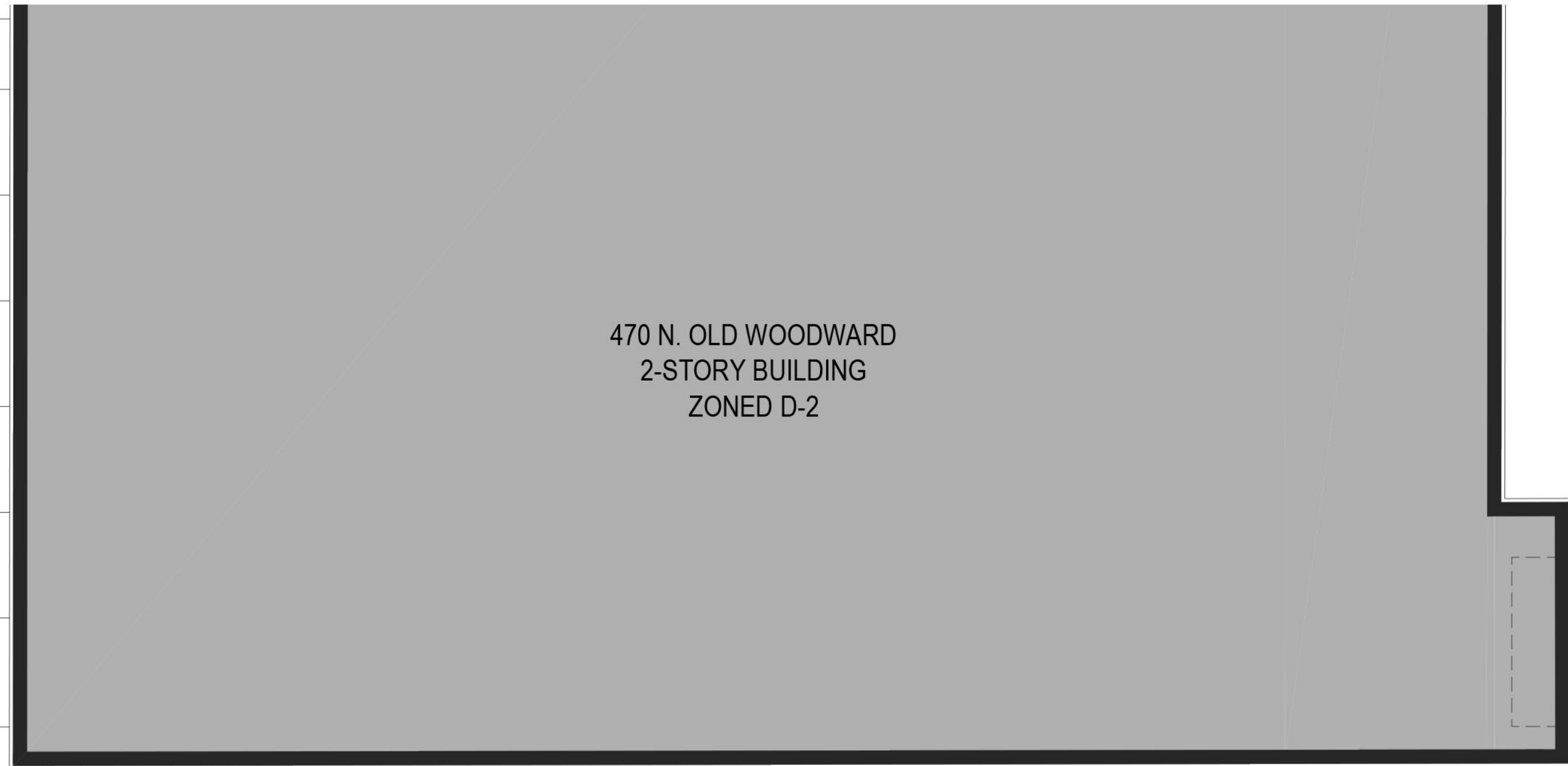
Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW

Sheet No.:
A130
THIRD LEVEL FLOOR PLAN

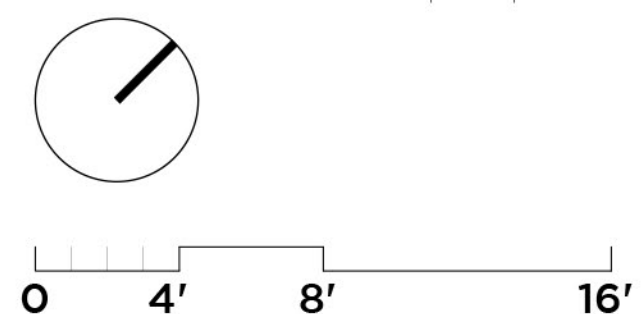
N. OLD WOODWARD AVE.

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10



H5
A140
Roof Plan
SCALE: 3/16" = 1'-0"



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Sheet No.:

A140

ROOF PLAN

A
B
C
D
E
F
G
H



GLAZING CALCULATIONS:

North Old Woodward:

Third Level:

Second Level:

First Level (between 1' & 8'):

Required:

Proposed:

35% Max.

33.4% (passed)

35% Max.

34.2% (passed)

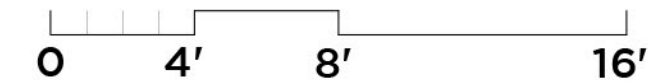
70% Min.

79.2% (passed)



Elevation/West (N. Old Woodward)

SCALE: 3/16" = 1'-0"



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05-10-2021 PRELIM. SITE PLAN REVIEW

Sheet No.:

A200

EXTERIOR ELEVATIONS
WEST



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Sheet No.:
A201
EXTERIOR ELEVATIONS
SOUTH

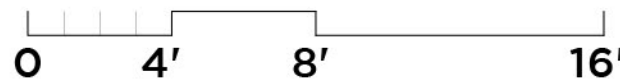
H5
A201
Elevation/South
SCALE: 3/16" = 1'-0"

0 4' 8' 16'

A
B
C
D
E
F
G
H



H5
A202
Elevation/East
SCALE: 3/16" = 1'-0"



SAROKI
ARCHITECTURE

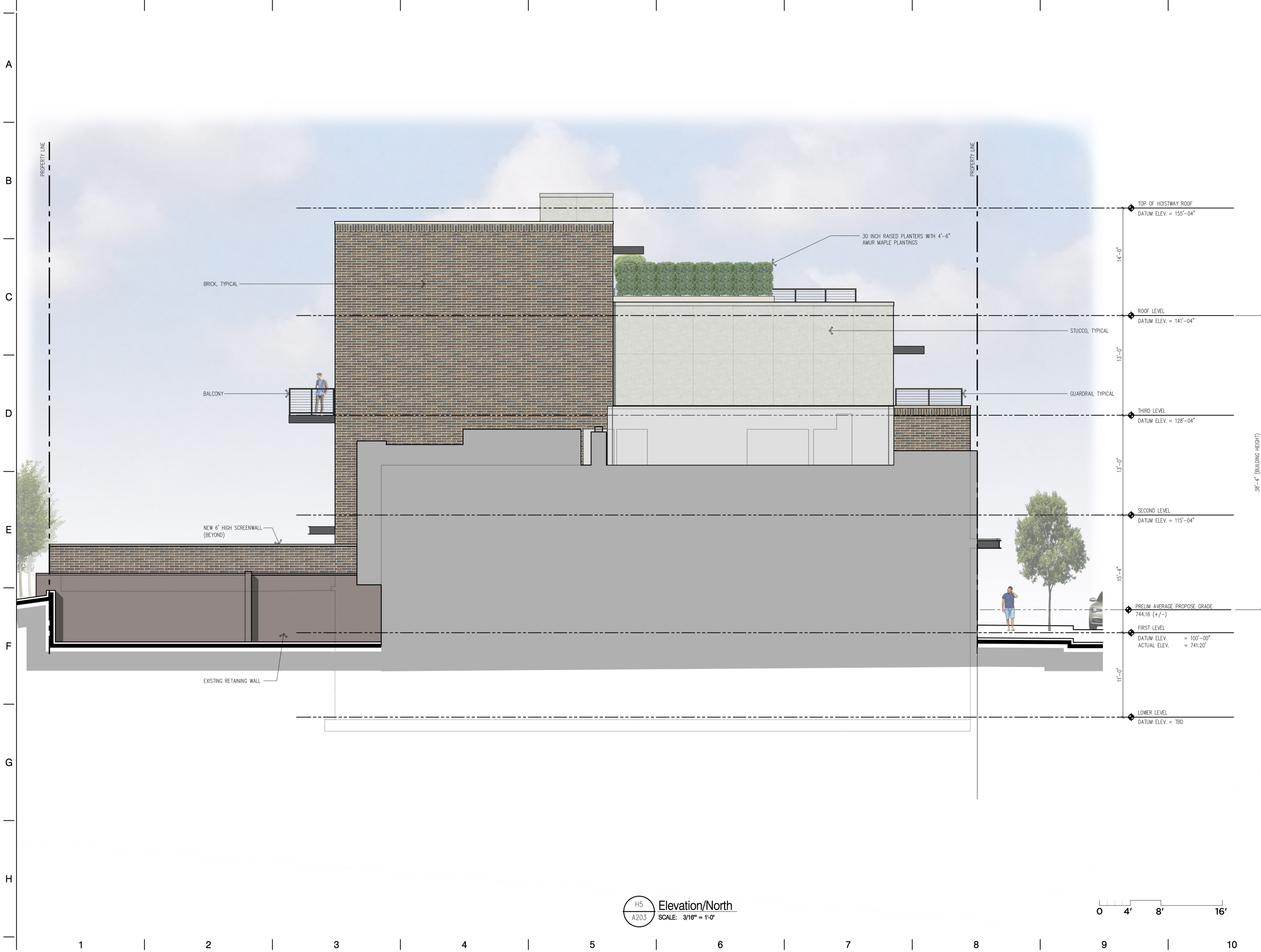
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
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F. 248.258.5515

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Project:
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Date: 05-10-2021
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Sheet No.:
A202
EXTERIOR ELEVATIONS
EAST



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460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: 05-10-2021 **Issued For:** PRELIM. SITE PLAN REVIEW

Sheet No.:
A203
EXTERIOR ELEVATIONS
NORTH

A
B
C
D
E
F
G
H



F5
A210
Streetview Elevation
West (N. Old Woodward)
SCALE: 1/8" = 1'-0"

0 5' 10' 20'

1 2 3 4 5 6 7 8 9 10

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Project:
460 Parkview
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: 05-10-2021 **Issued For:** PRELIM. SITE PLAN REVIEW

Sheet No.:
A210
EXTERIOR ELEVATIONS
WEST

A

B

C

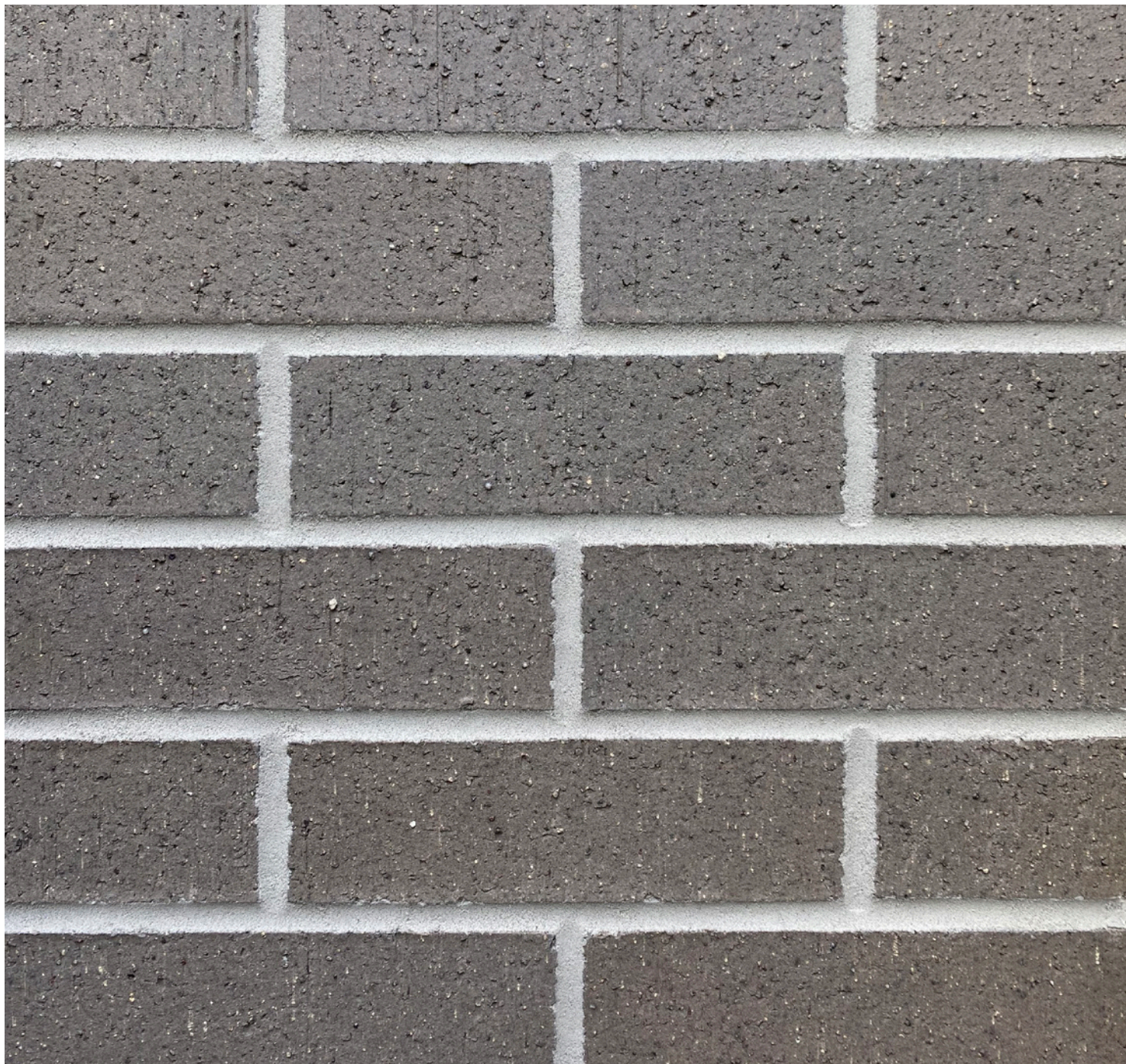
D

E

F

G

H



Architectural Brick
Sterling Velour



Stucco



Operable Windows, Typical



Operable Folding Aluminum
and Glass Partition



Steel and Glass Canopy



Guardrail, Typical

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460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date: 05-10-2021 **Issued For:** PRELIM. SITE PLAN REVIEW

Sheet No.:
A900
Exterior Materials

LEGAL DESCRIPTION
THE SOUTHERLY 5.00 FEET OF LOT(S) 39, ALL OF 40, ALSO LOT 41, EXCEPT THE SOUTHERLY 9.00 FEET THEREOF OF "ASSESSOR'S PLAT NO. 29" A REPLAT OF: RESIDENCE PARK SUBDIVISION; A RESUBDIVISION OF LOTS 25 TO 27 INC., LOTS 57 TO 64 INC., AND PARTS OF RAVINE ROAD AND COURT INCLUDED THERIN OF RESIDENCE PARK SUBDIVISION, C.E. JONES SUB., & PART OF LOT 88 & ALL OF LOTS 13-14-15-16-53-54-55-56-57-87 & 89 OF OAK GROVE ADD., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 6 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS.

BASIS OF BEARING NOTE
The basis of bearing for this survey was established by the East line of N. Old Woodward Ave. as recorded in Liber 6 of Plats, Page 45, Oakland County Records.

- TITLE NOTES
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by making inquiry of persons in possession of the Land.
 - Easements or encumbrances, or claims thereof, not shown by the Public Records.
 - Interest of Fred Pierce, Inc., A Michigan Corporation, as evidenced by instrument recorded in Liber 4368, page 454 and Liber 7316, page 402. [NOT A PLOTTABLE EXCEPTION].
 - Mortgage in the original amount of \$290,254.06 executed by The Junior League of Birmingham, Michigan, Inc., a Michigan non-profit corporation to Bank of Birmingham, dated September 10, 2012, recorded October 10, 2012, in Liber 44791, page 775. [NOT A PLOTTABLE EXCEPTION].
 - Terms and Conditions contained in Resolution as disclosed by instrument recorded in Liber 8715, page 120. [NOT A PLOTTABLE EXCEPTION].
 - Interest, if any, of the United States, State of Michigan, or any political subdivision thereof, in the oil, gas and minerals in and under and that may be produced from the captioned land.
 - Rights of tenants, if any, under any unrecorded leases.

All exceptions shown or noted on this survey were obtained from Title Commitment No. 813996, Revision A, printed July 6, 2018, with an effective date of June 25, 2018, issued by First American Title Insurance Company.

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

SITE DATA
Gross Land Area: 5,543 Square Feet or 0.127 Acres.
Zoned: B-2 (General Business)
Building Setbacks:
Front= 0'
Sides= 0'
Rear= 20' when adjacent to a residential district

Max. Building Height permitted: 3 stories / 40'
Total Parking: 3 spaces including 0 barrier free spaces.

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

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

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

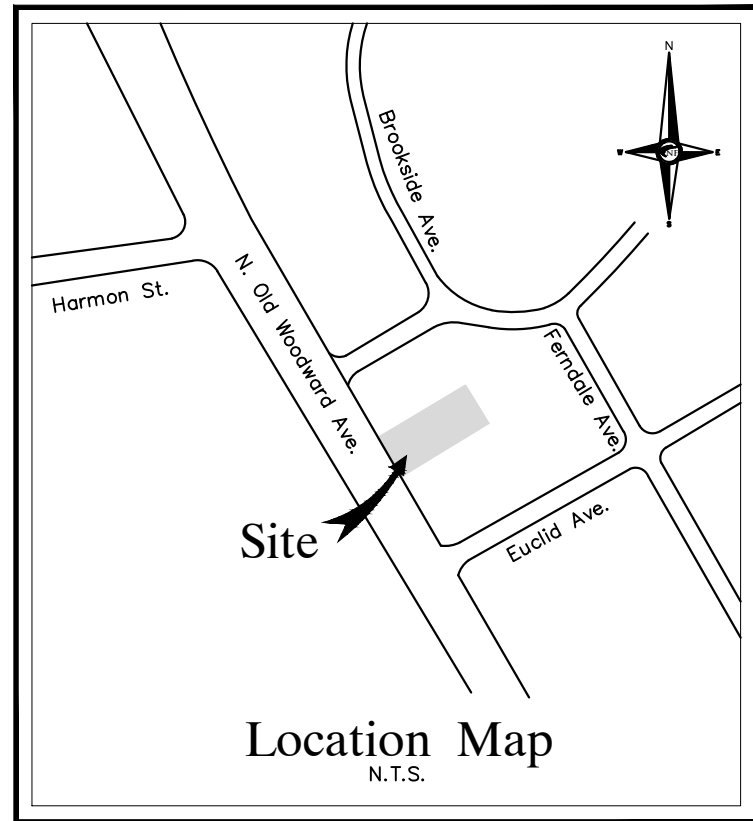
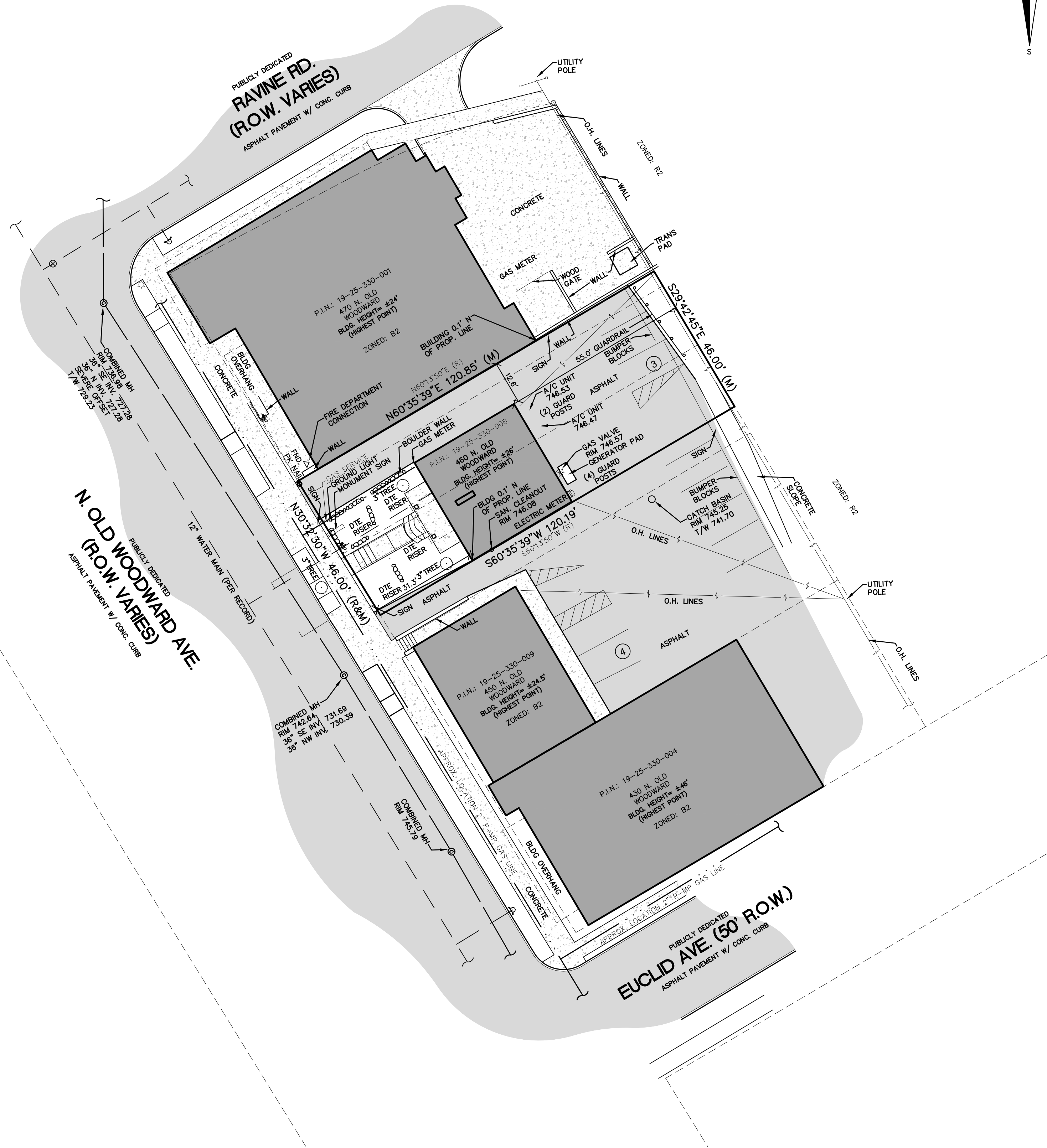
CEMETERY NOTE
There was no observable evidence of cemeteries or burial grounds within the subject property.

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

SURVEYOR'S CERTIFICATION
To:
Victor Saroki & Associates Architects, P.C., a Michigan professional corporation
The Junior League of Birmingham, MI, Inc.
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 13, 16, and 17 of Table A thereof.
The field work was completed on 07-20-2018.

Kevin Navaroli, P.S.
No. 53503
Dated: 08-31-2018



DTE DISCLAIMER NOTE
PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

MISS DIG / UTILITY DISCLAIMER NOTE
THE LOCATION OF THE AT&T CONDUITS/CABLES SHOWN ON THE RECORDS PROVIDED BY AT&T COULD NOT BE ACCURATELY PLOTTED DUE TO A LACK OF DIMENSIONS AND/OR SCALE. CLIENT SHALL CONTACT AT&T TO DETERMINE THE LOCATION OF THE UNDERGROUND UTILITY.

MISS DIG / UTILITY DISCLAIMER NOTE
A MISS DIG TICKET NUMBER A81781058, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON JULY 24, 2018. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

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

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
460 N. Old Woodward
Birmingham, MI

CLIENT
Saroki Architecture
430 N. Old Woodward
Birmingham, MI 48009

Contact: Victor Saroki
Ph: (248) 258-5707

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

SHEET
ALTA / NSPS Land
Title Survey



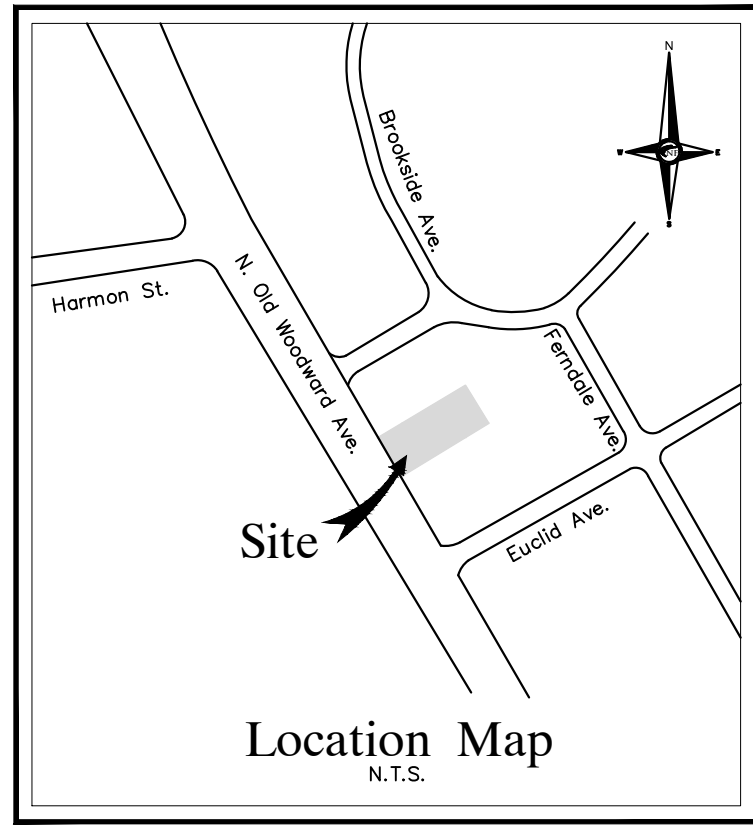
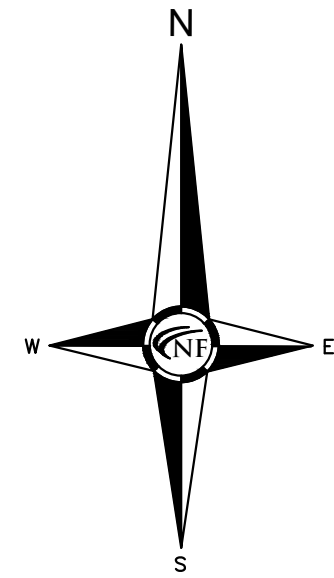
DATE ISSUED/REVISED
04-30-21 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
A. Eizember
DESIGNED BY:

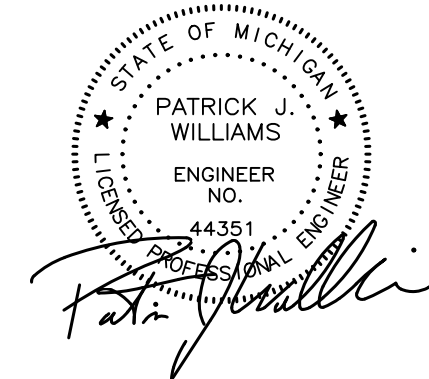
APPROVED BY:
K. Navaroli
DATE:
April 30, 2021

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
K519 SP-1



SEAL



PROJECT

460 N. Old Woodward
Birmingham, MI

CLIENT

Saroki Architecture
430 N. Old Woodward
Birmingham, MI 48009

Contact: Victor Saroki
Ph: (248) 258-5707

PROJECT LOCATION

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

SHEET

Dimensional Site Plan



DATE ISSUED/REVISED

04-30-2021 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:

A. Eizember

DESIGNED BY:

A. Eizember

APPROVED BY:

P. Williams

DATE:

April 30, 2021

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

K519

SHEET NO.

SP-2

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MDT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

SITE DATA

ZONING: B2 (GENERAL BUSINESS)

SITE AREA: 5,543 S.F. OR 0.13 ACRES

BUILDING AREA:
1ST FLOOR: 1,806 S.F. RETAIL
2ND FLOOR: 2,960 S.F. OFFICE
3RD FLOOR: 2,485 S.F. RESIDENTIAL

MAX. BUILDING HEIGHT: 3 STORIES / 40'

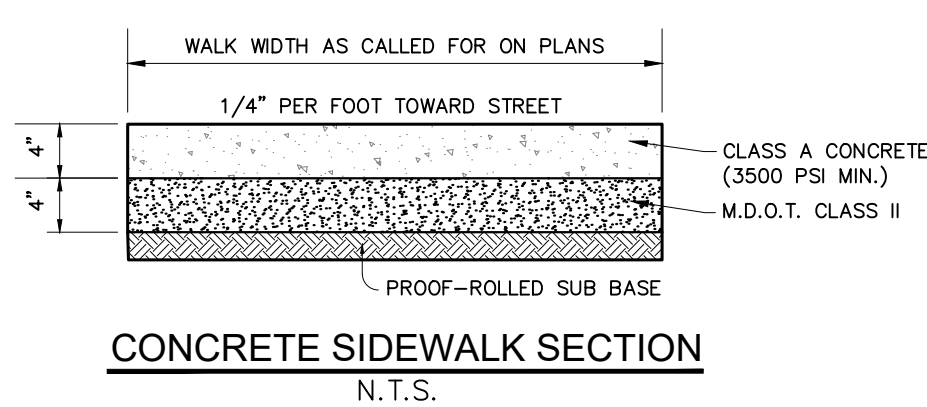
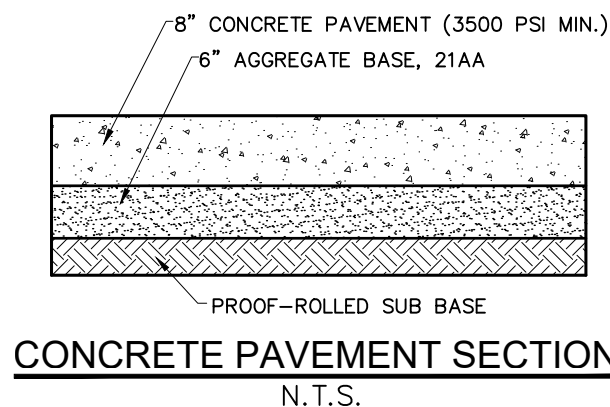
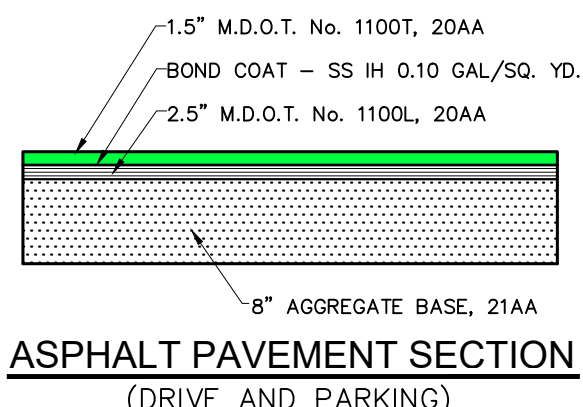
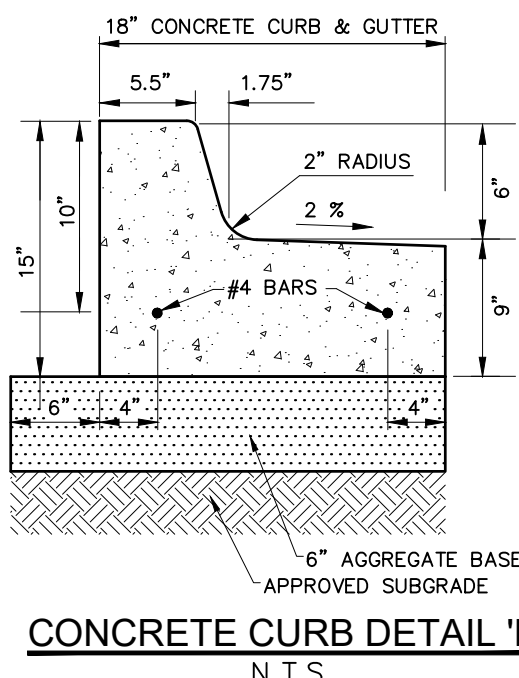
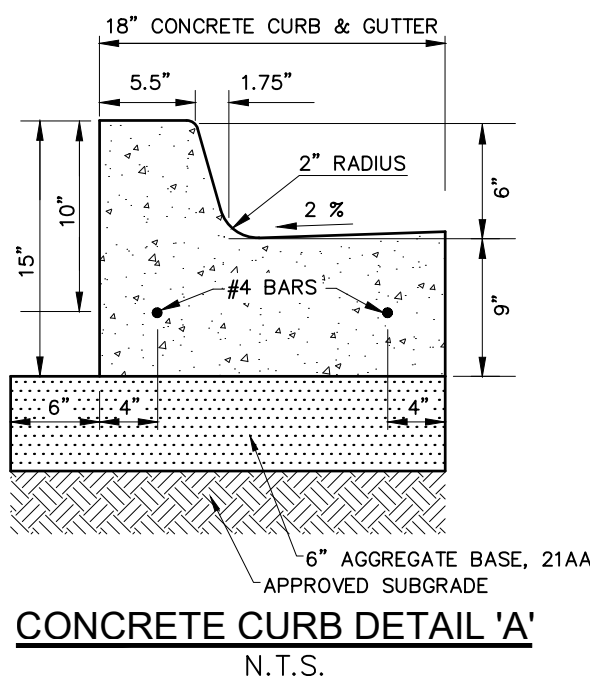
SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST):	0'	0.2'
SIDE (NORTH):	0'	0.0'
SIDE (SOUTH):	0'	9.0'
REAR (EAST):	20'	37.2'

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

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



Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF Wattage
	A	1	Lithonia Lighting	DSX0 LED P1 40K BLC MVOLT	DSX0 LED P1 40K BLC MVOLT	LED	1	3862	0.9 38
	B	3	Gotham Architectural Lighting	EVO4SH 40/02 DFR SMO MVOLT	EVO 4IN ROUND SHOWE DOWNLIGHT, 4000K, 250LM, REGRESSED LENS, SMOOTH CLEAR LENS	LED	1	275	0.9 3.1
	C	2	Gotham Architectural Lighting	EVO6SH 40/05 DFR SMO MVOLT	EVO 6IN ROUND SHOWE DOWNLIGHT, 4000K, 500LM, REGRESSED LENS, SMOOTH CLEAR LENS	LED	1	543	0.9 6.2

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	X	1.7 fc	4.7 fc	0.0 fc	N/A	N/A	0.4:1



D-Series Size 0
LED Area Luminaire

Specifications

EPA: 0.95 ft² (0.09 m²)

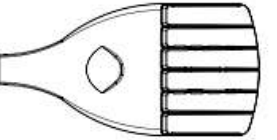
Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 3" (76 mm)

Height: 7" (178 mm)

Weight (max): 16 lbs (7.3 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

+ Capsule system indicated by the color background									
Ordering Information									
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PRHND DBDXD									
DSX0 LED									
Series	LEDs	Color temperature	Distribution			Voltage	Mounting		
DSX0 LED	Forward optics		30K	3000K	T15	Typical (A) (Autobalast)	T15	Typical (A) (Autobalast)	Shipped included
	P1	P4	40K	4000K	T25	Typical (B) (Autobalast)	T25	Typical (B) (Autobalast)	
	P2	P5	50K	5000K	T30	Typical (C) (Autobalast)	T30	Typical (C) (Autobalast)	
	P3	P6				T35	Typical (D) (Autobalast)	T35	Typical (D) (Autobalast)
	Isolated optics		T30	Typical (E) (Autobalast)	LED	Left corner (A) (Autobalast)	LED	Left corner (A) (Autobalast)	
	P1P	P2P		T40	Typical (F) (Autobalast)	LED	Right corner (A) (Autobalast)	LED	Right corner (A) (Autobalast)
	P1P	P3P		T50	Typical (G) (Autobalast)	LED	Forward (A) (Autobalast)	LED	Forward (A) (Autobalast)
	P1P	P4P		T60	Typical (H) (Autobalast)	LED	Typical (A) (Autobalast)	LED	Typical (A) (Autobalast)
	P1P	P5P		T70	Typical (I) (Autobalast)	LED	Typical (A) (Autobalast)	LED	Typical (A) (Autobalast)
	P1P	P6P		T80	Typical (J) (Autobalast)	LED	Typical (A) (Autobalast)	LED	Typical (A) (Autobalast)
Control options									
Shipped installed									
DSX0 - 0-10V dimming (0-10V) (Autobalast)									
PRHND - Network, high/low end (Autobalast)									
DBDXD - 0-10V dimming (0-10V) (Autobalast)									
PRHND - Network, high/low end (Autobalast)									
DBDXD - 0-10V dimming (0-10V) (Autobalast)									
PRHND - Network, high/low end (Autobalast)									
DBDXD - 0-10V dimming (0-10V) (Autobalast)									
PRHND - Network, high/low end (Autobalast)									
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LAW OFFICES

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OF COUNSEL:

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KEVIN M. CHUDLER
KATHERINE A. TOMASIK

July 23, 2021

City of Birmingham
City Commission
151 Martin Street
P.O. Box 3001
Birmingham, Michigan 48012-3001

Re: 460 N. Old Woodward Site Plan Public Hearing

Dear Commission Members,

Our office represents 450 N. Woodward, LLC; the owner of the building adjacent to the site under consideration by the Planning Board for preliminary site plan approval on July 28, 2021.

We note that Zoning Ordinance section 7.27 requires that site plan approval can only be granted to a person or party that owns or controls all of a proposed building site. For the proposed site plan to work 450 and 460 N. Old Woodward must share an ingress/easement.

Our client is working with the owner of 460 N. Old Woodward to agree upon a mutual access easement arrangement to and from the rear parking area for subject site and its adjacent building at 450 N. Old Woodward. While we are hopeful that an agreement will be in place by the time of final site plan approval is sought, no such agreement exists at this point. We request that the record reflect that any approval for this preliminary site plan is conditioned upon execution of an easement agreement, satisfactory to both parties and the City, that provides ingress/egress access to both 450 and 460 N. Old Woodward for rear off-street parking and does not limit the appropriate re-development of the property at 450 N. Woodward.

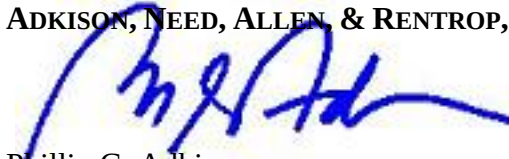
Our client does not want the proposed construction to limit its alternatives with respect to a future re-development of its site at 450 N. Old Woodward. For example, the renderings we have seen show windows on the south side of the cantilevered portion of proposed building. We would not want the presence of those windows to impede future development of a building on the 450 N. Old Woodward property that is also cantilevered over the joint ingress/egress easement to the north lot line because it would obstruct views or might limit emergency access to the upper floors of the 460 N. Woodward Building.

In summary, my client wants to work with the site plan applicant and the city to assure reasonable development of both 450 and 460 N. Woodward.

If you have any questions or need any further information regarding our concerns please do not hesitate to contact my office.

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC

A handwritten signature in blue ink, appearing to read "P. G. Adkison", is written over the printed name.

Phillip G. Adkison

Outdoor Dining

1 message

Susan Potoczak <susanpotoczak@gmail.com>

Sun, Jul 18, 2021 at 1:14 PM

To: jecker@bhamgov.org

Hello, I believe outdoor including year (year round) should be temporarily reinstated until a permanent provision is approved. The order of removal of outdoor dining to pre Covid requirements are pre mature. Please see the following reasons:

1. Michigan has a low vaccine rate at less than 63% for 1 vaccine only and 52% for fully vaccinated
2. Children under 12 have no vaccine options
3. Ppl who are Immuno compromised and for other health reason don't have full protections of the vaccine
4. Delta variant is rampant and growing in MI and the rest of the country
5. Restaurants were hard hit by Covid and invested in outdoor seating for including year round to keep their customers. They added another expense by building outdoor seating They need to recoup their losses before they close permanently.
6. It is very popular with residents.

As someone who is immuno compromised I must go to restaurants with outdoor seating. With the number of available outdoors seats being eliminated I find myself leaving Birmingham to surrounding cities to go to their restaurants that have ample outdoor seating.

In my opinion temporary outdoor seating needs to restored since it if very popular with the residents and it will the very hard hit restaurants retain their customers. This have been addressed and resolved much earlier in the year. This is the will of the majority of residents.

Best Regards,
Susan Potoczak
248-514-9571

PS. Excuse typos I have MS and fingers are not very nimble.

1732 Norfolk Street
Birmingham, MI 48009
22 June 2021

City Manager Tom Markus
Members of the City Commission
Members of the Planning Board
City of Birmingham
Birmingham, MI 4809

Re: Market Square and city owned mini park west of Southfield Road and south of Wakefield

Dear City Manager Markus, City Commissioners and Planning Board Members:

This letter reiterates and expands on some of the points I made at last night's City Commission/Planning Board Workshop and makes a couple of additional points.

1. The area in question has been designated as a mini park. This was confirmed at a June 2015 City Commission meeting by the city lawyer.
2. Market Square stepped away from the lease that was drawn up in 2015 because so many neighbors objected and voiced their objects not only at a Birmingham Farms Neighborhood Association (BFNA) meeting to which Market Square's owner and all neighbors were invited but at the City Commission meeting where all city residents can comment. In spite of the comments from the public, the lease was approved by the city commission with one commissioner voting no. The city did not advise Market Square to step away from the lease as suggested at last night's meeting. In the hall at the commission meeting the owner of Market Square told the neighbors that he would not go through with the lease at that time because his wife saw that neighbors did not want the changes. We are some of his best customers and he did not want to anger us. However, the neighbors did not know if the lease was signed at a later date.
3. After the Market Square addition neighbors saw the trees being planted and the cars parking on the west part of the city property. Many of us assumed that Market Square had consummated the lease after all and was paying the city for use of this land. However, last night it was very clear that this was not the case. Even though Market Square did not consummate the lease, they went ahead and planted trees on the property including a row of arborvitae to hide the area they were using as parking. The parking area became a mess of mud, holes and puddles. Market Square employees have been parking on the area in question for three or four years. Very recently they stopped parking there when neighbors complained and the city put up No Parking signs.
4. One of the planning board members said that Market Square did not know who was parking in the area west of the arborvitae and so they couldn't tell people not to park there. This ridiculous statement is not true. I have seen Market Square employees and vendors park there and enter the back door of Market Square. It certainly wasn't people in the neighborhood parking there, nor was it customers of the salon as they have an adequate parking lot, nor was it the veterinary clinic clients on the Beverly Hills side of Saxon, nor the customers from the oil change on the east side of Southfield Road, nor

Market Square's own retail customers as they park in front of the building and use the customer entrance on the east side.

5. Another comment by the planning board was that Market Square did not know who put in the parking. It was Market Square who did this. After the area was used as parking for some time and became very unsightly, Market Square had the row of arborvitae that were planted earlier to hide the parking moved further east to make the parking spaces even bigger. I saw the manager of Market Square outside supervising the work of a mechanical digger making new holes for the moved trees and a bulldozer moving and grading the dirt and stones for the improved parking. This was not a clandestine operation done in the middle of the night by some unknown source
6. Market Square traffic is a real problem especially on Wakefield and Latham streets and it is getting worse.
7. I cannot understand why the city would want to come into an agreement with Market Square over the use of this property when it is very clear that they acted as if they had a lease and made changes to city land including parking spaces while they did not have a lease. They certainly were not acting in good faith. They were trying to get what they wanted from the lease agreement without signing the lease and paying to use the property. I think Market Square should be fined for using city property without authorization. They have been using the west part of the city property as a parking area for at least three or four years.
8. One planning board member even suggested at last night's meeting that the neighborhood association might want to pay for some of the improvements, like toddler play items, to the city space that is in question. I was on mute when this suggestion was made, so unfortunately no one could hear my loud gasp. I forgot to address this point when I spoke last night but speaking for myself (and what I believe to be the BFNA Board), this will not happen. Why would the neighborhood association use our funds to benefit a business in the area? This is not one of our stated objectives.
9. It was also suggested last night that the city might want to do ahead and make changes and improvements to this city property without negotiating a lease with Market Square. I ask, why would the city think of paying for improvements to the property when it clearly helps a private business, no less one that has not paid the city for its use of city property.

In addition, I would like to suggest that the public be allowed to speak before a decision is made by the city commission, not after.

Sincerely,

Maureen Bell Field

The Pandemic Prompts Cities to Rethink the Parking Spot

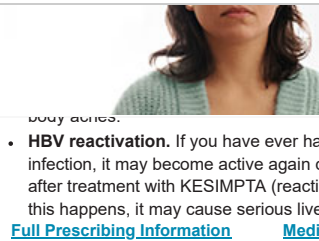
Some urban designers have long wanted to reduce the area set aside for cars. Covid is giving them a chance.



PHOTOGRAPH: ARTUR DEBAT/GETTY IMAGES

One morning last March—Maura Thomson can't recall specifically when in the early haze of the pandemic—Thomson and three others piled into a van and set out to bag the meters.

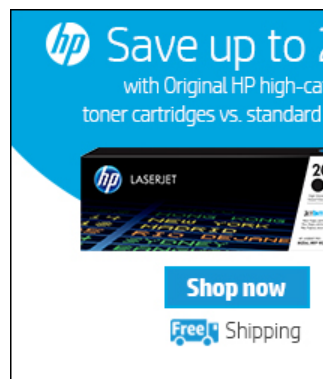
Thomson is the interim director of the Ann Arbor Downtown Development Authority, which oversees the city's 67-square-block core abutting the University of Michigan. It was clear to her and her fellow travelers—another authority employee plus two workers from its parking contractor—that things were about to change, at least for a few weeks. She understood that the street, the physical space of Ann Arbor, would need to change along with it. So just as the darkness started to lift, the group began to slip orange NO PARKING bags over about 100 meters, tacking TAKEOUT/DELIVERY PARKING signs above them. The reconfiguring of Ann Arbor had begun.



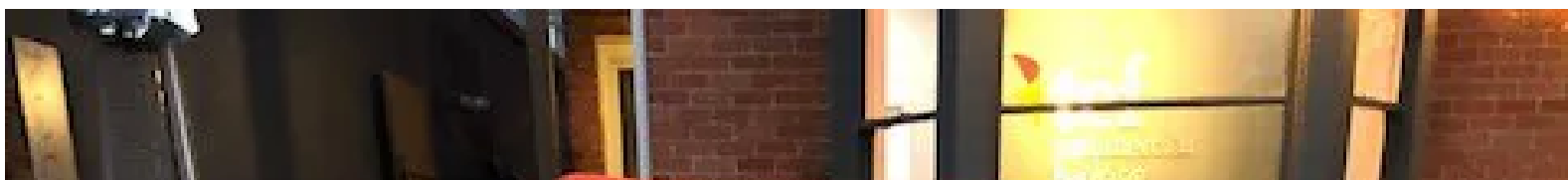
Nearly one year later, the bags are still there, and so is the impromptu parking program. It allows local restaurants that now rely on takeout for survival to set aside curbside parking for 15-minute pickups and drop-offs. Businesses can also reserve other spots for outdoor dining. “We’re recognizing that these parking spaces are just more public space and that they can be used for things other than cars,” says Thomson.

As the pandemic swept the nation last year, other cities reached similar conclusions. San Francisco—home to 275,000 on-street parking spaces—has issued free permits allowing businesses to set up shop in at least 1,100 parking spots. Across the Bay, Oakland received international renown for a Slow Streets Program, which banned most cars from 74 miles of road, with the goal of giving residents more space to socially distance. Boston launched a \$200,000 ramp program, helping businesses that are taking advantage of its new curbside dining programs to remain accessible.

In recent years, transportation advocates had pushed cities to reconsider the value of parking and of the curb, that strip of public space often reserved for private car storage. Startups offered to help officials map and, eventually, charge for use of the space. No one knows how many parking spaces there are in the US, but some estimates put the number around 2 billion—seven times the number of vehicles and six times the number of people.



Now Covid-19 has propelled local governments across the country to reevaluate their streets, leading to experiments with long-pondered but sometimes controversial city planning ideas. The pandemic eliminated many commutes, took cars off the roads, and felt, at times, like a transportation tabula rasa. Cities seized the moment, sometimes without lengthy public comment processes or the usual red tape. “The pandemic allowed communities to get a taste for how the curb could look a different way,” says Mae Hanzlik, a program manager at the urban planning nonprofit Smart Growth America who authored a report on cities’ Covid-era responses to the curb.





COURTESY OF MAURA THOMSON

Ann Arbor's pandemic-era parking program sets aside spots for quick food pickups and drop-offs.

travel and build support for more emissions-friendly bicycles and transit. Areas with zoning codes that require all construction to include plenty of parking, by contrast, tend to sprawl—and to make access to a vehicle a near necessity. Parking can also just be a waste. A paper published in February by the *Journal of Transport and Land Use* argued that if Santa Clara County, home to Silicon Valley, had loosened its parking requirements in 2000, it could have accommodated more office space, housing, and retail. The researchers estimated that the changes would have added 13,000 jobs in the area and more than \$1 billion in payroll annually.

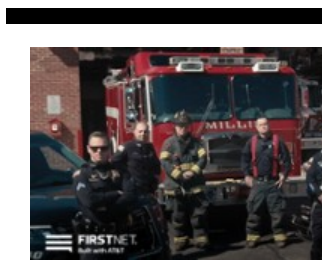


Officials in Charleston, South Carolina, have been thinking about what to do about parking for close to a decade, says Ross Appel, a city council member and land-use attorney. In January, the council voted to use its emergency powers to do away with parking-minimum policies on its historic King Street for 60 days. The policy is meant to help businesses lease vacant storefronts during an economic downturn.

“Minimum parking requirements are sometimes a very expensive, risky, and complicated barrier for new businesses to open,” Appel says. Plus, the policies tie land use to cars. “It’s like a baked-in subsidy that perpetuates a norm of the automobile,” he says. Two businesses have taken the city up on the offer, and the council has discussed making the change permanent.

Busting norms is not everyone’s cup of tea. Historically, messing with parking can make business owners nervous. In many cities, business proprietors have pushed back against parking changes, afraid that potential customers won’t stop to shop if they can’t park. But the pandemic has changed the way many make money—and shifted their opinions on how the curb is used.

“Businesses have transformed to pickup and drop-off, and to a kind of hybrid between online and brick-and-mortar,” says Vineet Gupta, director of planning at Boston’s Transportation Department. So the city has reserved spaces for pickup and drop-offs, for food deliveries, ride-hail companies like Uber and Lyft, and for goods deliveries from companies such as Amazon. “Businesses understand that how we look at our code also has to change,” he says.

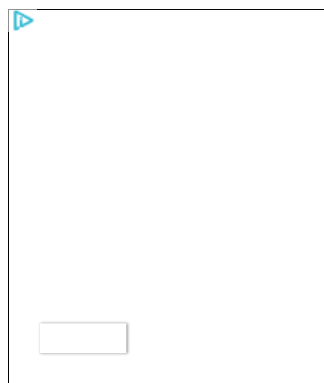


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Adam Baru's two restaurants, Mani Osteria and Isalita Cantina, operate out of the same building in downtown Ann Arbor. Together, they have access to up to eight parking spots under the city's new policy. The restaurants used the spots for outside dining—they can seat almost 100 people—and to reserve space for those picking up takeout. Parking is generally dear in the downtown, but for now Baru credits the programs, plus his team's creativity and a well-timed PPP loan, with his restaurants' survival. "It's not like we made a lot of money. But at least we were able to keep people employed," he says.

Now that the initial pandemic panic has passed, cities are left with a pressing question: If streets aren't private vehicle storage, what are they for, exactly? *Who* are they for? In Oakland, the city's quick response to Covid allowed businesses to use parking spots as parklets and freed up street space for recreation instead of cars. But the programs faced pushback in the city's Deep East neighborhood, home to a majority Black population. Some felt as if they hadn't been consulted before the city went ahead and changed their transportation systems—and that the changes were part of a decades-old effort to push Black residents out of the city.



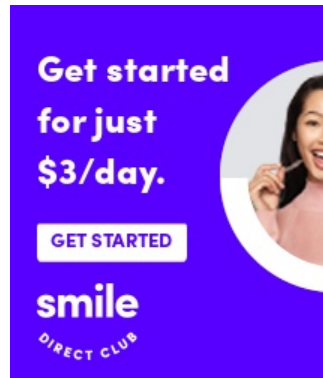
The response made sense to Warren Logan, the director of mobility policy in the Oakland mayor's office. "It's not unreasonable that Black people who have been pushed to the farthest ends of the city feel like every little thing is going to be the last straw that breaks the camel's back," he says. "It's a historic trauma response to systemic racism." Now, officials are reassessing.

Officials asked community members in East Oakland what they wanted and needed from a transportation revamp; community members emphasized more traffic safety. The city will now put \$17 million in just-won grant money toward street design tweaks to slow local traffic. Oakland officials have learned a lot about how to implement big changes quickly, says Logan. But the ideas have been the same from the beginning of the pandemic. "There's this idea that public parking is the paradigm for use of public space," he says. "And that's crap."

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