

AGENDA
SPECIAL MEETING OF THE BIRMINGHAM PLANNING BOARD
THURSDAY DECEMBER 16, 2021
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI *
*******7:30 pm*******

The highly transmissible COVID-19 Delta variant is spreading throughout the nation at an alarming rate. As a result, the CDC is recommending that vaccinated and unvaccinated personnel wear a facemask indoors while in public if you live or work in a substantial or high transmission area. Oakland County is currently classified as a substantial transmission area. The City has reinstated mask requirements for all employees while indoors. The mask requirement also applies to all board and commission members as well as the public attending public meetings.

- A. Roll Call**
- B. Review and Approval of the Minutes of the Regular Meeting of **December 8, 2021 (POSTPONE)****
- C. Chairpersons' Comments**
- D. Review of the Agenda**
- E. Unfinished Business**
- F. Rezoning Applications**
- G. Community Impact Studies**
- H. Special Land Use Permits**
 - 1. **211 Hamilton Row – Sybil – SLUP request for new restaurant service alcoholic liquors for on premise consumption and associated exterior building modifications**
- I. Site Plan & Design Reviews**
 - 1. **211 Hamilton Row – Sybil – FSP & DR request for new restaurant service alcoholic liquors for on premise consumption and associated exterior building modifications**
 - 2. **460 N. Old Woodward – FSP & DR request for a new 4-story mixed use building**
 - 3. **325 S. Eton – District Lofts Phase 3 – FSP & DR request for a new 4-story mixed use building**
- J. Study Session**
- K. Miscellaneous Business and Communications:**
 - 1. Communications
 - 2. Administrative Approval Correspondence
 - 3. Draft Agenda – **January 12, 2022**
 - 4. Other Business
- L. Planning Division Action Items**
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M. Adjournment**

* Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: [**https://zoom.us/j/111656967**](https://zoom.us/j/111656967)

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

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

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

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



MEMORANDUM

Planning Division

DATE: December 16, 2021

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 211 Hamilton Row - Sybil – Special Land Use Permit, Final Site Plan & Design Review

The subject site, 211 Hamilton Row, is currently a vacant 1st floor tenant space within an existing 5-story commercial building on the corner of N. Old Woodward and Hamilton Row. The applicant has submitted a Special Land Use and Final Site Plan and Design Review application proposing a new restaurant serving alcoholic beverages for on premise consumption, which includes extensive interior renovations, and the addition of a new outdoor dining patio.

The new proposed restaurant, “Sybil”, is described as a small, intimate indoor setting featuring seasonal small plates paired with craft cocktails. The applicant has indicated that food will be prepared and provided through the adjacent kitchen of The Morrie restaurant. The proposed hours of operation are indicated as Wednesday-Sunday open until 2 AM, and Monday-Tuesday reserved for private events.

Chapter 10, Section 10-42 of the Birmingham Code of Ordinances states that any and all transfers of a license for consumption of intoxicating liquor on premises require the approval of the city commission of any kind including, but not limited to: ownership of the license; stock in a corporation that owns a license; interest in a license through any entity; or location of the licensed premises. 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. Existing Land Use – 5-story commercial building.
2. Zoning – B4 (Business-Residential) and D4 (Downtown Overlay)

3. Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial/ Parking	Commercial
Existing Zoning District	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential) & PP (Public Property)	B4 (Business-Residential)
Overlay Zoning District	D4	D4	D4 & P	D4

2.0 Setback and Height Requirements

As the applicant is moving into an existing tenant spaces with no changes to the building, there are currently no issues with bulk, height or placement with the Special Land Use Permit, Final Site Plan/Design Review application submitted.

3.0 Screening and Landscaping

1. Dumpster Screening – There are no changes proposed to the dumpster or screening on site. Although the applicant has not indicated as such, the Palladium contains an interior trash facility that may be used by the applicant.
2. Parking Lot Screening – There are no changes proposed to the parking conditions on site.
3. Mechanical Equipment Screening – There are no changes proposed to the mechanical equipment on site.
4. Landscaping – There are no changes proposed to landscaping on site.
5. Streetscape – There are no changes proposed to the streetscape adjacent to the tenant space. However, as the Department of Public Services comments indicate below, the new outdoor dining patio will likely displace an existing city trash can and bike rack.

4.0 Parking, Loading and Circulation

1. Parking – There are no changes to the parking requirements on site.
2. Loading – There are no changes to the loading requirements of the building.

3. Vehicular Circulation and Access – There are no changes proposed to the vehicular circulation and access.
4. Pedestrian Circulation and Access – There are no changes proposed to pedestrian access on site.

5.0 Lighting

The applicant is not proposing any new light fixtures as a part of this Special Land Use Permit, Final Site Plan and Design Review application.

6.0 Departmental Reports

1. Engineering Division – Please see attached Engineering Division Comments.
2. Department of Public Services – The Department of Public Services indicated that the installation of the proposed outdoor dining patio will require the relocation of a city trash can and bike rack.
3. Fire Department – Please see attached Fire Department comments.
4. Police Department – The Police Department has no concerns at this time.
5. Building Division – Please see attached Building Division comments.

7.0 Design Review

As the applicant is not proposing any changes to the exterior of the building, the Design Review will be limited to the outdoor dining patio and signage.

Outdoor Dining

The applicant is proposing a 12-seat, 192 sq. ft. outdoor dining patio directly in front of the tenant space. The patio is proposed to be contiguous, but will exist on both public and private property. The applicant will be expected to apply for an Outdoor Dining Permit annually, and enter into a lease agreement with the City for the use of public property as a part of that permit.

To define the space, the applicant is proposing a 42 in. black aluminum railing around all sides with a small opening on the west side, and an aluminum powder coated planter box along Hamilton Row. The specifications for the tables and chairs have not been provided. **The applicant must submit specification sheets for the proposed tables and chairs to ensure compliance with Article 4, Section 4.44 of the Zoning Ordinance.**

The applicant has also provided a dimension indicating that a 5 ft. 8 in. clear path will be maintained from the curb along Hamilton Row to the front of the planter boxes. This area is comprised of predominantly exposed aggregate, and will force pedestrians to take an awkward route around the outdoor dining patio. The Planning Division recommends that the Planning Board discuss the potential to reduce the size of the patio and redesign/relocate the planters to a different area to reduce the impact of the dining patio on pedestrian traffic.

Signage

The applicant indicated in the application that a new projecting sign will be placed on an existing bracket for the new tenant. However, no sign plans have been submitted at this time. Article 2, Section 2.02(A)(2) of the Sign Ordinance states that the City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board. Thus, **the applicant must submit sign plans for review by the Planning Board prior to the public hearing at the City Commission.**

8.0 Required Attachments

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

9.0 Approval Criteria

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

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.

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

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

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

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board recommend **APPROVAL** to the City Commission the Special Land Use and Final Site Plan/Design Review application for 211 Hamilton Row – Sybil – with the following conditions:

1. The applicant must submit specification sheets for the proposed tables and chairs to ensure compliance with Article 4, Section 4.44 of the Zoning Ordinance;
2. The applicant must submit sign plans for review by the Planning Board prior to the public hearing at the City Commission; and
3. The applicant must comply with the requests of all City Departments.

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

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit for 211 Hamilton Row – Sybil – subject to the conditions of Final Site Plan & Design Review approval.

OR

Motion to **POSTPONE** the Special Land Use Permit for 211 Hamilton Row – Sybil – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend **DENIAL** to the City Commission the Special Land Use Permit for 211 Hamilton Row – Sybil – for the following reasons:

1. _____
2. _____
3. _____

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

Motion to recommend **APPROVAL** to the City Commission the Final Site Plan & Design Review for 211 Hamilton Row – Sybil – with the following conditions:

1. The applicant must submit specification sheets for the proposed tables and chairs to ensure compliance with Article 4, Section 4.44 of the Zoning Ordinance;
2. The applicant must submit sign plans for review by the Planning Board prior to the public hearing at the City Commission; and
3. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 211 Hamilton Row – Sybil – pending receipt of the following:

1. The applicant must submit specification sheets for the proposed tables and chairs to ensure compliance with Article 4, Section 4.44 of the Zoning Ordinance;
2. The applicant must submit sign plans for review by the Planning Board prior to the public hearing at the City Commission; and
3. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend the **DENIAL** to the City Commission the Final Site Plan & Design Review for 211 Hamilton Row – Sybil – for the following reasons:

1. _____
2. _____
3. _____



MEMORANDUM

(Engineering)

DATE: December 8, 2021

TO: Nicholas Dupuis, Planning Director

FROM: Scott D. Zielinski, Assistant City Engineer

SUBJECT: 211 Hamilton Row (Sybil) Plan comments

As requested the Engineering Department has reviewed the preliminary drawings for 211 Hamilton Row, Proposed Building Renovation for SYBIL.

The engineering department is assuming that the facility plans to continue to use the water and sewer connections / leads to the water and sewer mains as they exist from the public.

Before the Engineering Department can approve the use of the exposed aggregate concrete as the primary walkway, the designer would need to evaluate the planned walking path for ADA compliance. If this area is not to ADA compliance the walking path cannot be diverted into this space. Alternatively design considerations should include keeping a clear 5 foot wide walkway in the existing regular concrete walkway, either eliminating the high-top tables or moving them into the exposed aggregate area.



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

211 Hamilton Development

Review Comments

1. Submit plans for fire suppression and alarm installation / renovations.
2. Follow all life safety requirements per International Fire Code 2015 edition.
3. Knox box installation.
4. Follow all outdoor dining structure requirements.
5. Final occupant load determined by Building Official and determined after site plan reviews.

If you have any questions please contact my office at: 248-530-1903.

Sincerely,

Jack D. Pesha

Fire Marshal

Birmingham Fire Department

jpesha@bhamgov.org

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

December 8, 2021

RE: Final Site Plan Review Comments
211 Hamilton, SYBIL

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 proposed outdoor dining extends two tables and four chairs into the defined walking path of the sidewalk. Pedestrians would have to walk around this area onto the exposed aggregate that may not be accessible. This design seems to interrupt pedestrian flow on this busy sidewalk.

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

PROPOSED BUILDING RENOVATION FOR:

SYBIL

PROJECT LOCATION:

211 HAMILTON ROW,
BIRMINGHAM, MI 48009

ZONED: D-4 OVERLAY

APPLICANT INFORMATION

AFB HOSPITALITY GROUP LLC
27387 WOODWARD AVE.
BERKLEY MI 48072

T. 248.629.9221X205
E. AFB@AFBHOSPITALITYGROUP.COM

GENERAL CONTRACTOR:

TOWER CONSTRUCTION
3883 TELEGRAPH RD., SUITE 200 . BLOOMFIELD TWP., MI 48302

P. 248.287.8200
F. 248.287.8203

SHEET INDEX:

T.101 TITLE SHEET
SP.001 EXISTING CONDITIONS

A.101 FLOOR PLAN
A.201 EXTERIOR ELEVATION

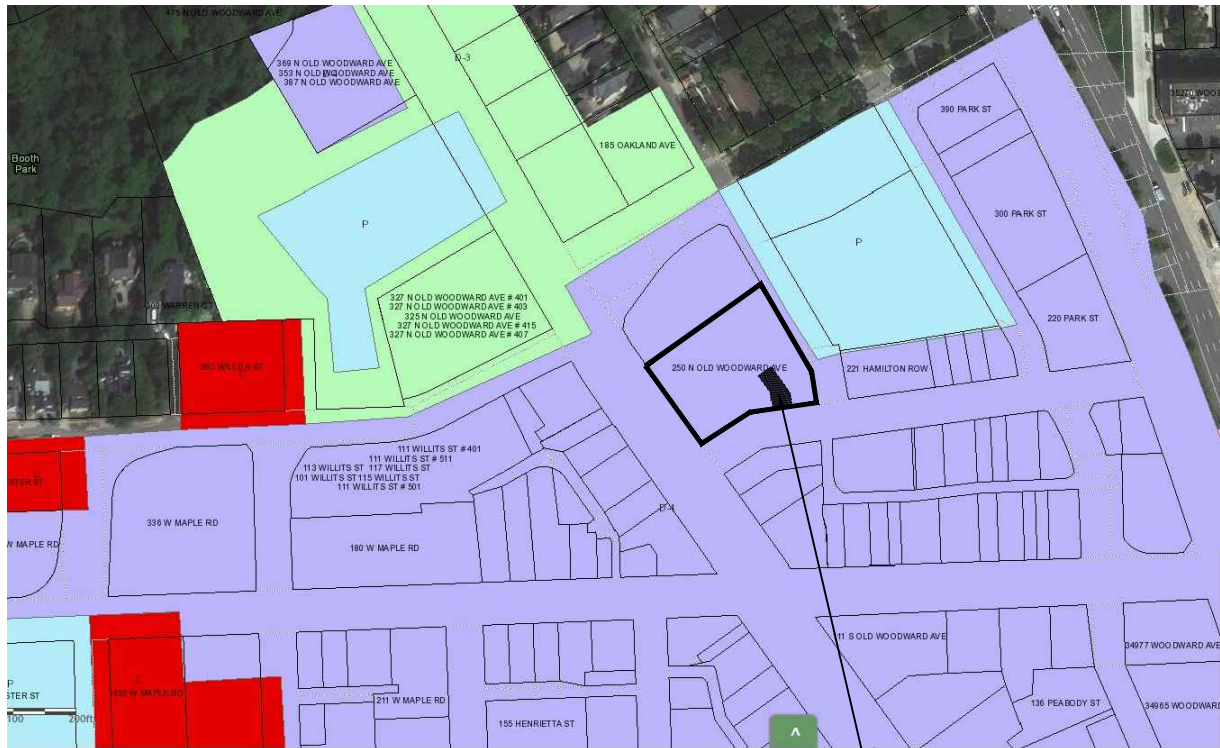
A.301 INTERIOR PERSPECTIVES
A.302 INTERIOR PERSPECTIVES

FIRE SUPPRESSION NOTE:

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

FIRE EXTINGUISHER NOTE:

TYPE 2A FIRE EXTINGUISHERS SHALL BE PROVIDED AND SPACED A MAX. OF 75' APART PER SECTION 906.1 OF THE 2013 INTERNATIONAL FIRE CODE AND / OR BY THE DIRECTION OF THE FIRE MARSHAL.



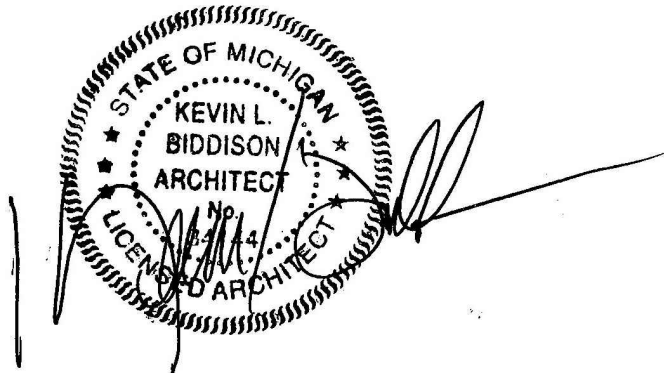
NORTH
ZONING MAP
SCALE: NOT TO SCALE

PROJECT LOCATION:
211 HAMILTON ROW
ZONED - D4 OVERLAY



NORTH
LOCATION MAP
SCALE: NOT TO SCALE

PROJECT LOCATION:
211 HAMILTON ROW



Consultants

Project data

GOVERNING CODES:

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN REHABILITATION CODE
2015 INTERNATIONAL FUEL GAS CODE
MICHIGAN ELECTRICAL CODE, 2017 N.E.C.
W/ PART 8 STATE AMENDMENTS
ICC/ANSI A117.1-2015 AND MICHIGAN
BARRIER FREE DESIGN LAW OF PUBLIC
ACT 1 OF 1966 AS AMENDED
MICHIGAN UNIFORM ENERGY CODE RULES
PART 10 WITH ANSI/ASHRAE/IESNA
STANDARD 90.1-2015
2015 INTERNATIONAL FIRE CODE
NFPA 13 - 2010
NFPA 72 - 2010

TENANT AREA: 1,194.5 SQFT + 192 SQFT (PATIO)

BUILDING USE: A-2 RESTAURANT

TYPE OF CONSTRUCTION:

2012 MBC: TYPE IIA (PROTECTED)
NFPA 220: TYPE II-000

Issued for

SPECIAL LAND USE PERMITS 11.17.21

Project no.

SYBIL 2057.20

Sheet no.

T.101

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:
SYBIL

211 Hamilton Row
Birmingham, MI 48009

Issued dr/ch

SLUP 11.17.21

Sheet title

**EXISTING
CONDITIONS**

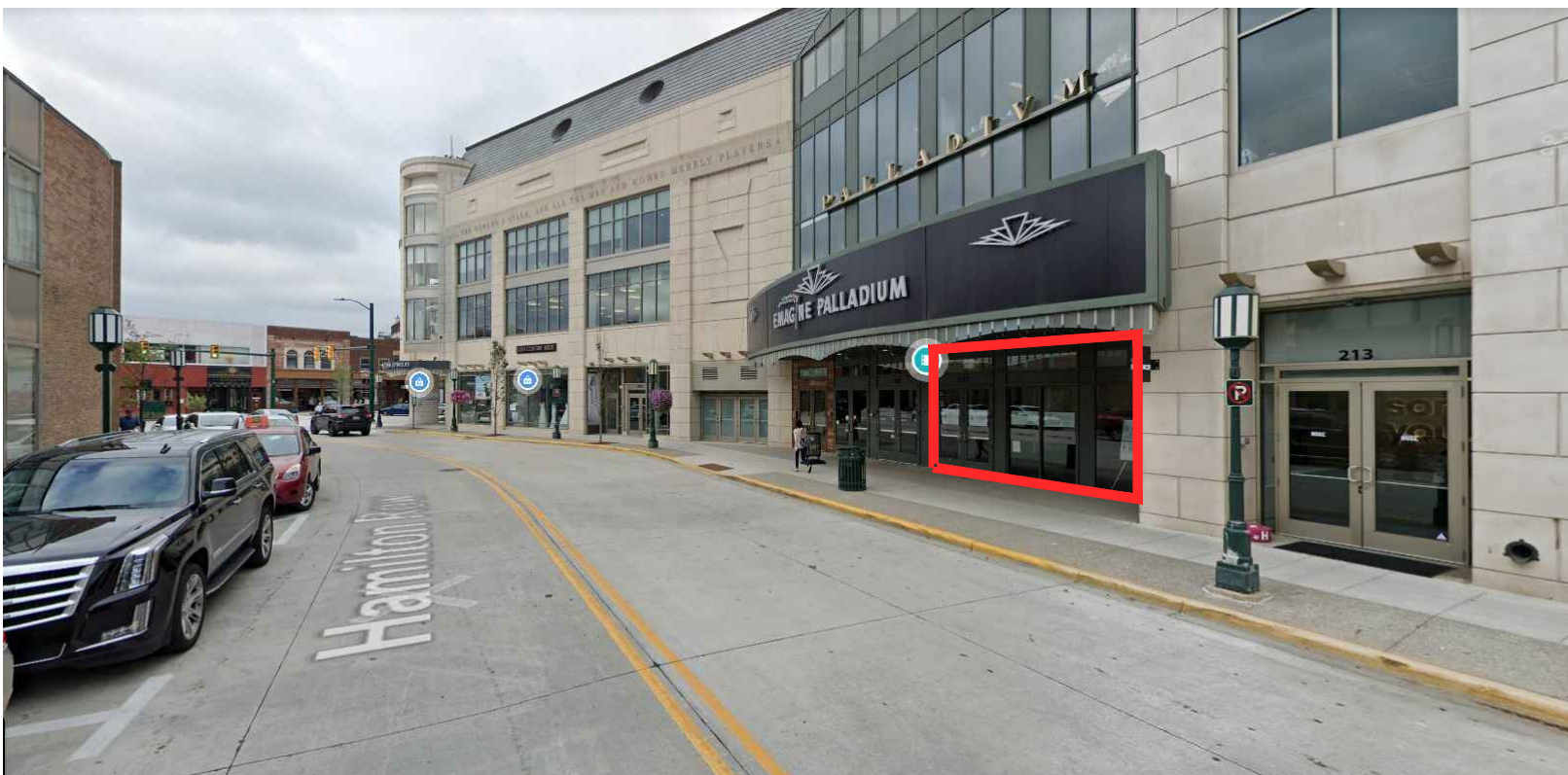
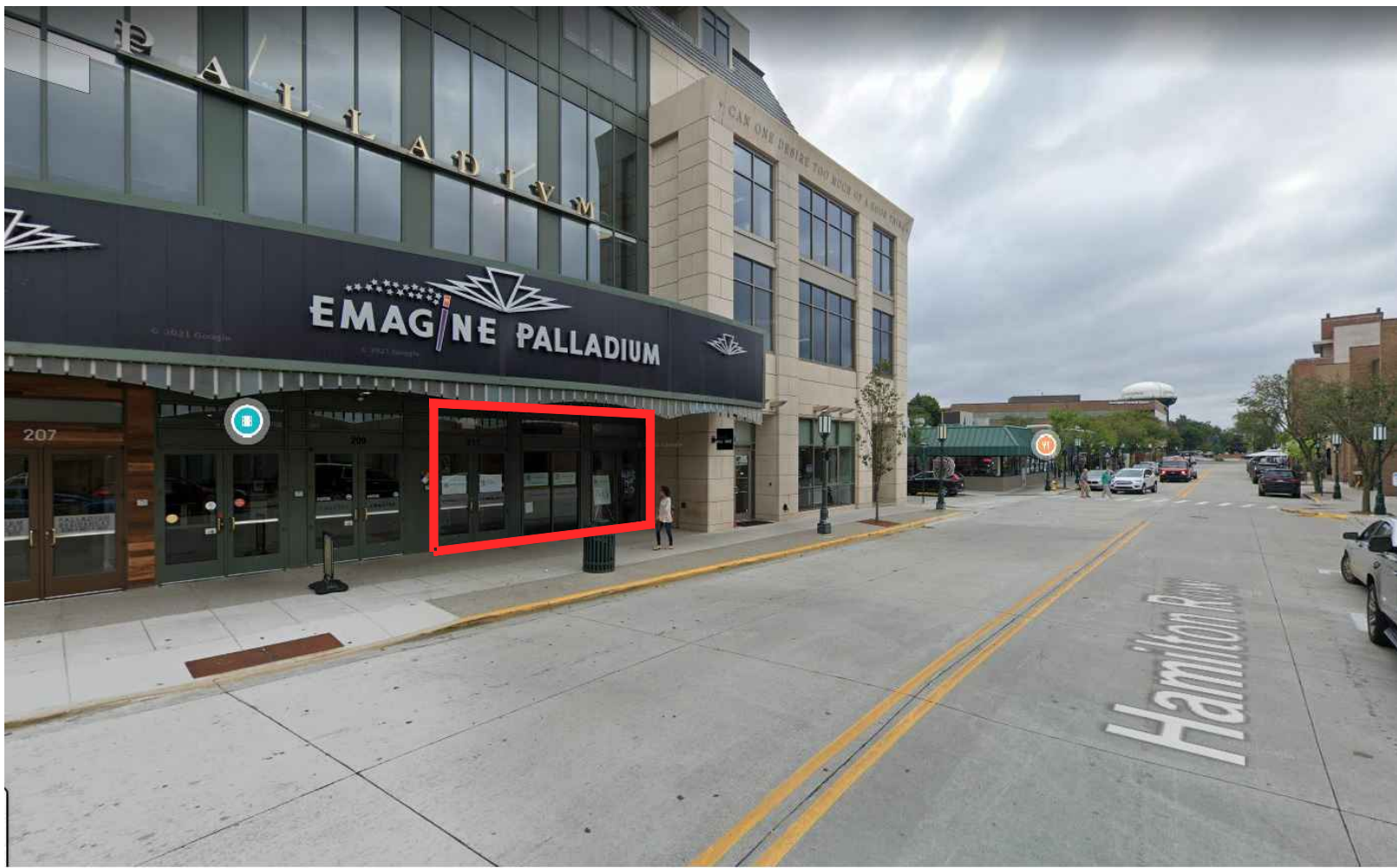


Project no.

2057-20

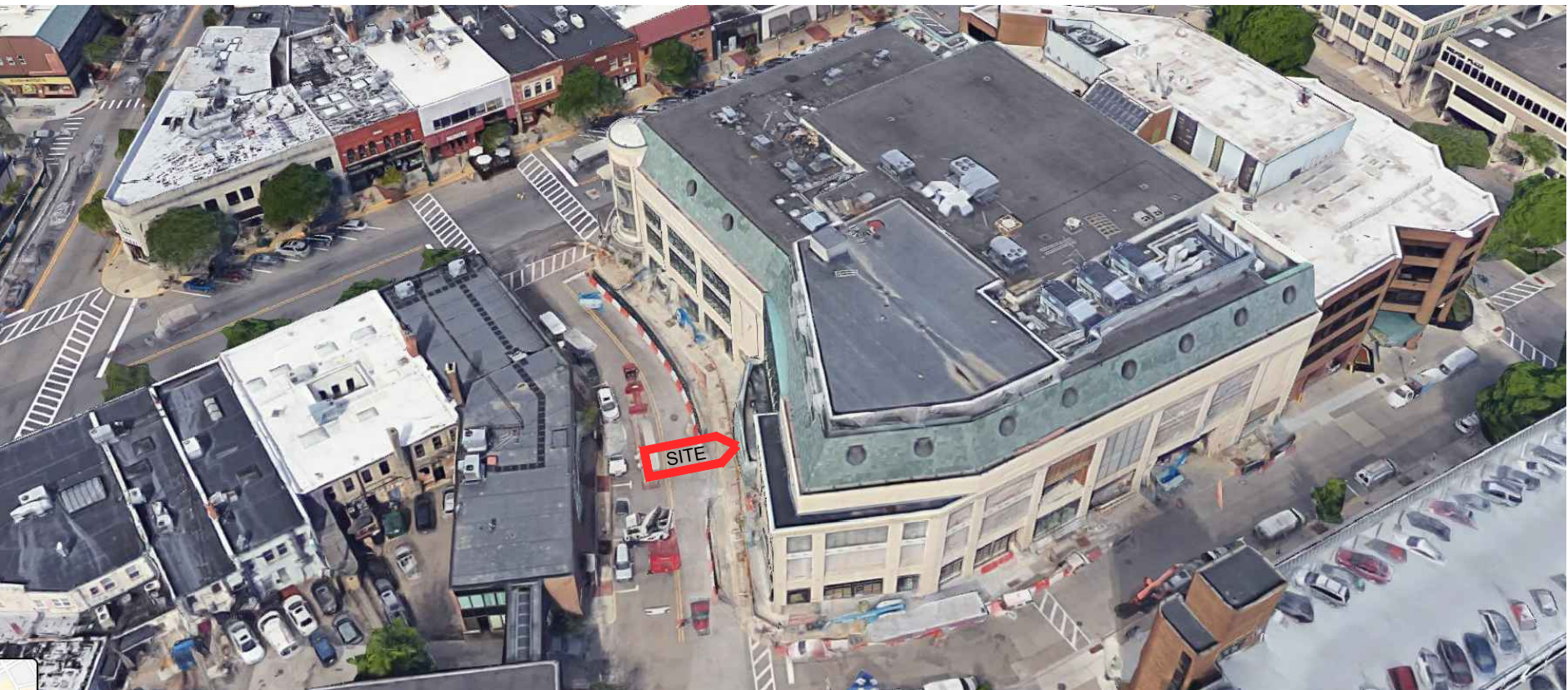
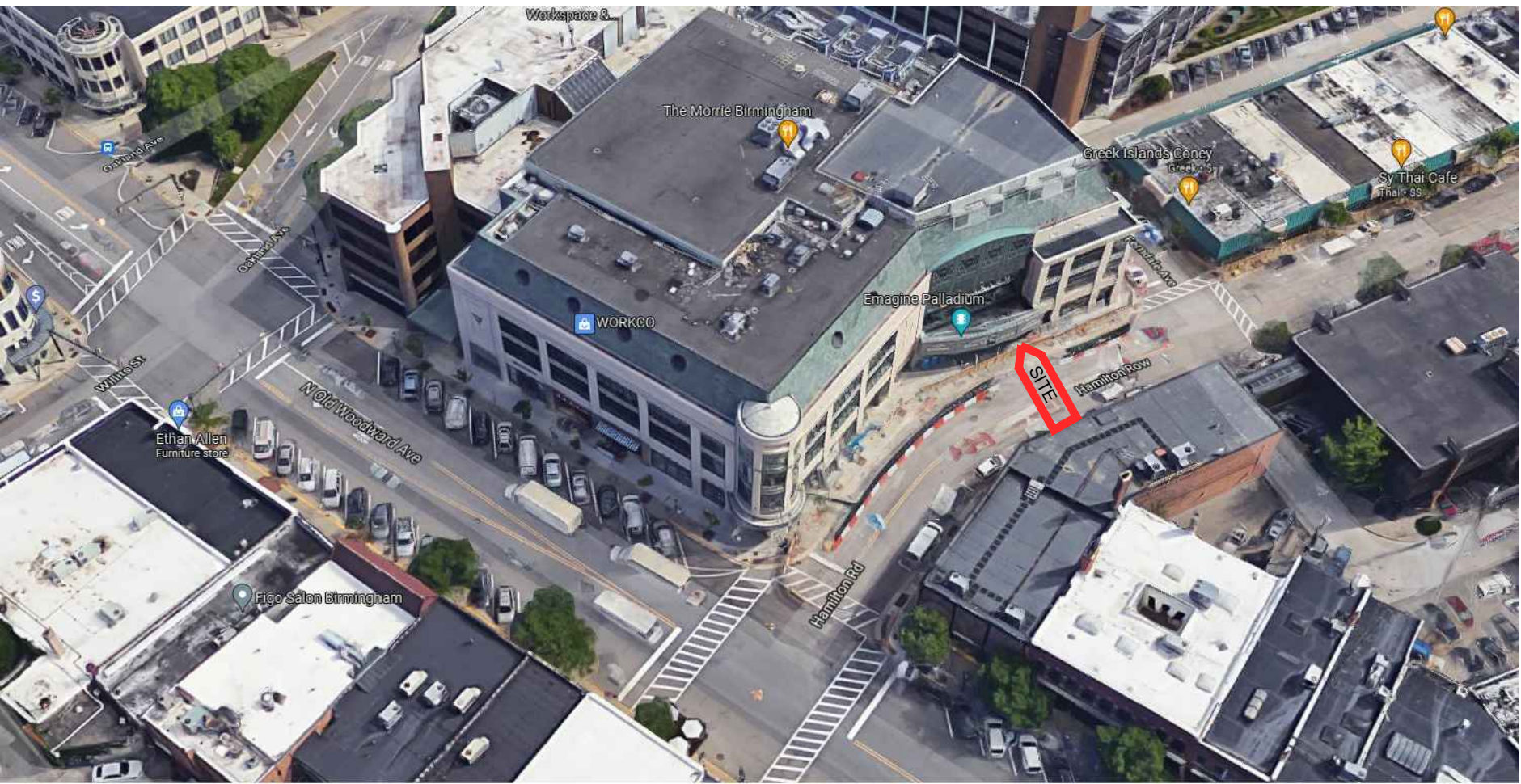
Sheet no.

SP.001



EXIST. SITE CONDITIONS - STREETSIDE VIEWS

NO SCALE



EXIST. SITE CONDITIONS - AERIAL VIEWS

NO SCALE

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:
SYBIL

211 Hamilton Row
Birmingham, MI 48009

Issued dr/ch

SLUP 11.17.21

Sheet title

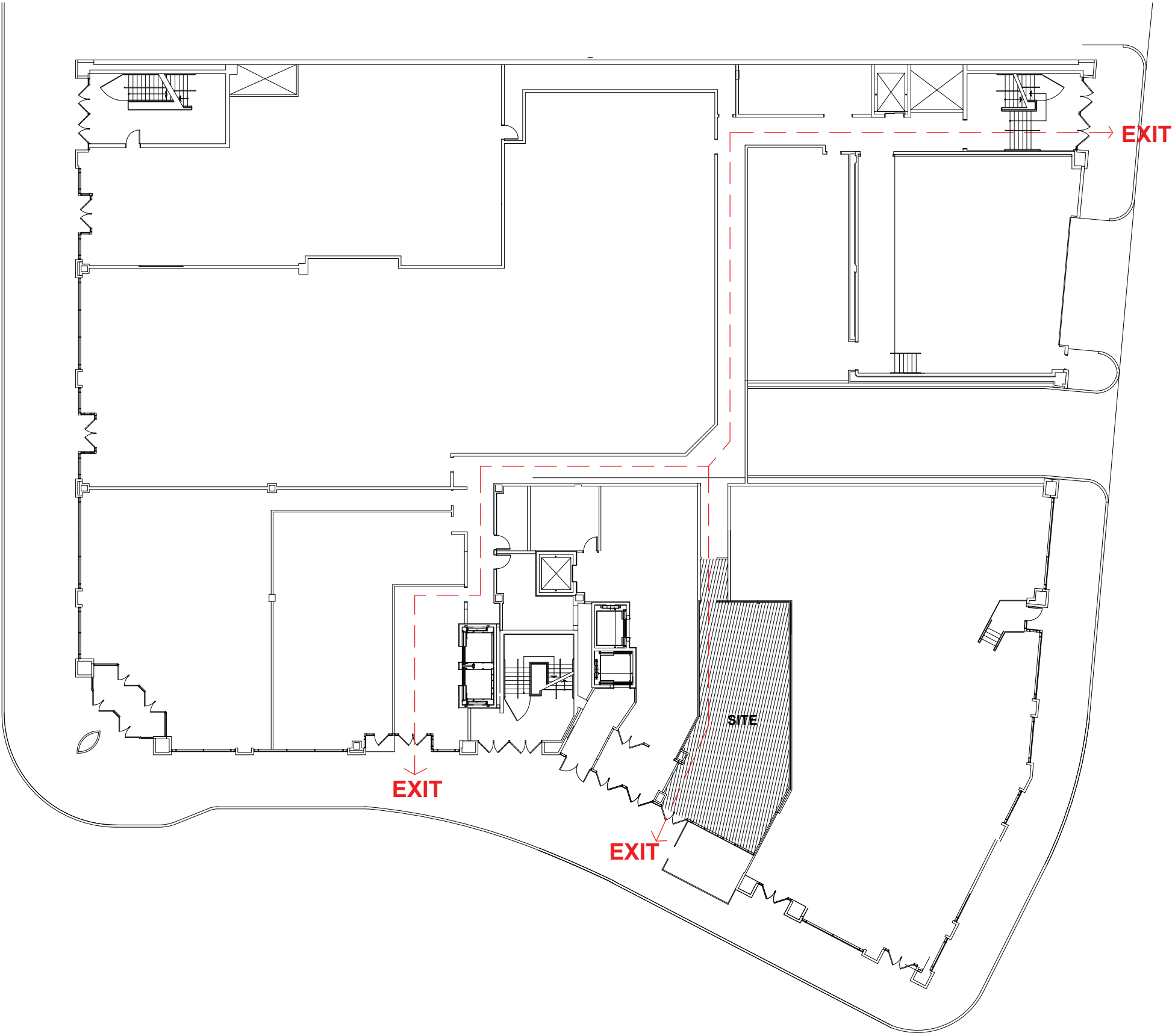
FLOOR PLAN

Project no.

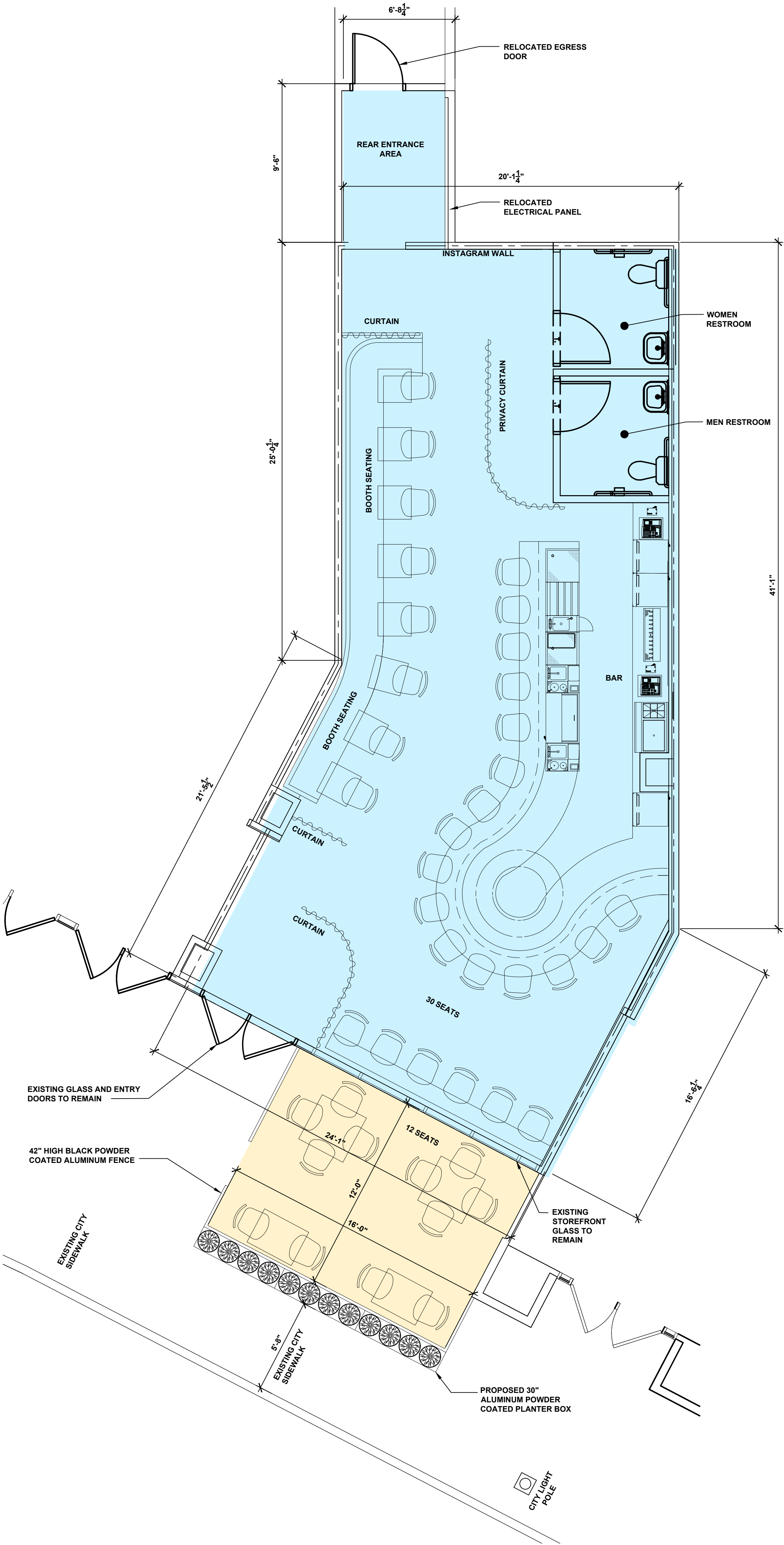
2057-20

Sheet no.

A.101



NORTH
EGRESS PLAN
SCALE: NOT TO SCALE



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

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:
SYBIL

211 Hamilton Row
Birmingham, MI 48009

Issued dr/ch

SLUP 11.17.21

Sheet title

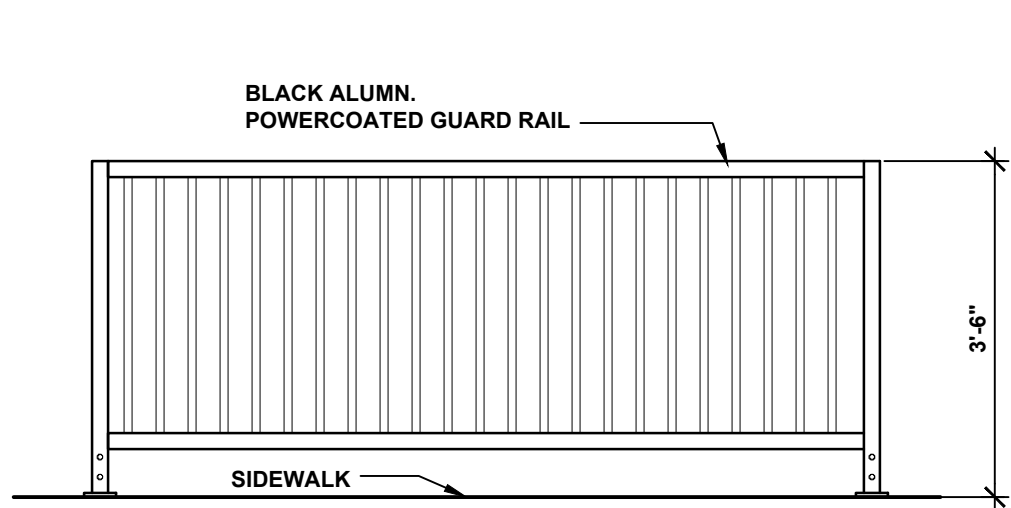
EXTERIOR
ELEVATION

Project no.

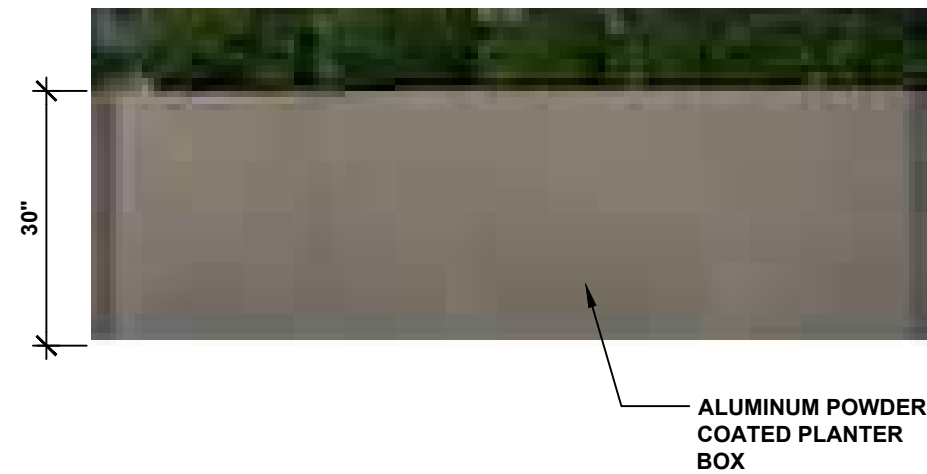
2057-20

Sheet no.

A.201



GUARD RAIL PATIO ELEVATION
SCALE: NTS



PROPOSED PLANTERS
SCALE: NOT TO SCALE



PROPOSED FENCE
SCALE: NOT TO SCALE



PROPOSED EXTERIOR ELEVATION
NOT TO SCALE



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:
SYBIL

211 Hamilton Row
Birmingham, MI 48009

Issued dr/ch

SLUP 11.17.21

Sheet title

**INTERIOR
PERSPECTIVE
IMAGE**

Project no.

2057-20

Sheet no.

A.301



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE

FOR REFERENCE NOT TO SCALE

Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:
SYBIL

211 Hamilton Row
Birmingham, MI 48009

Issued dr/ch

SLUP 11.17.21

Sheet title

INTERIOR
PERSPECTIVE
IMAGE

Project no.

2057-20

Sheet no.

A.302



Special Land Use Permit Application

Planning Division

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

1. Applicant

Name: AFB HOSPITALITY GROUP LLC
Address: 27387 WOODWARD AVE
BERKELEY MI 48072
Phone Number: 248-629-9221x205
Fax Number: 248-629-9242
Email address: afb@afbhospitalitygroup.com

2. Property Owner

Name: A F JONNA C/O JENNIFER WALKER
Address: 4036 TELEGRAPH RD SUITE 201
BLOOMFIELD HILLS MI 48302
Phone Number: 248-543-6200 X 107
Fax Number: 248-593-6203
Email address: jwalker@afjonna.com

3. Applicant's Attorney/Contact Person

Name: SCOTT D MACDONALD
Address: 39555 ORCHARD HILL PLACE
SUITE 737 NOVI, MI 48375
Phone Number: 248-865-8866
Fax Number: 248-865-8822
Email address: scott@macdonald-low.com

4. Project Designer/Developer

Name: BIDDISON ARCHITECTURE
Address: 320 MARTIN ST SUITE LL10
BIRMINGHAM MI 48009
Phone Number: 248-554-9500
Fax Number:
Email address: kb@biddison-ad.com

5. Required Attachments

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

6. Project Information

Address/Location of the property: 211 HAMILTON ROW
BIRMINGHAM, MI 48009
Name of development: SYBIL
Sidwell #: 1925453011
Current Use:
Proposed Use: A-2 RESTAURANT
Area of Site in Acres:
Current zoning: D-4 OVERLAY
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:
Will proposed project require the division of platted lots?

Will proposed project require the combination of platted lots?

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

INTERIOR RENOVATION OF THE FORMER CRYO SPACE, ALL EXISTING STOREFRONT GLASS AND ENTRY DOORS TO REMAIN, EXISTING BLADE SIGNAGE TO BE REVISED WITH NEW SIGNAGE OVER THE STOREFRONT ON THE SOLID GREEN BAND. OUTDOOR SEATS ARE BEING PROVIDED ON THE EXISTING DEEP SIDEWALK AREA ENCLOSED WITH PLANTERS AND ALUMINUM RAILING; SMALL INTIMATE INDOOR SETTING, SEASONAL SMALL PLATES PAIRED WITH CRAFT COCKTAILS; COLORS AND FLAVORS TO REFLECT THE SEASONS; FOOD PREPARED AND PROVIDED THROUGH THE MORRIE KITCHEN; HOURS: WEDNESDAY-SUNDAY UNTIL 2:00 AM AND MONDAY-TUESDAY WILL BE AVAILABLE FOR PRIVATE EVENTS

8. Buildings and Structures

Number of Buildings on Site: NA
Height of Buildings & # of Stories: _____

Use of Buildings: _____
Height of Rooftop Mechanical Equipment: _____

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: _____
Number of square feet per upper floor: _____
Total floor area: 1194.5 SF (RENOVATED INTERIOR) + 192 SF (PATIO)
Floor area ratio (total floor area ÷ total land area): _____
Open space: _____
Percent of open space: _____

Office Space: NA
Retail Space: NA
Industrial Space: NA
Assembly Space: _____
Seating Capacity: 30 INDOOR + 12 PATIO
Maximum Occupancy Load: _____

Proposed Residential Structures:

Total number of units: NA
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: _____
Square footage added per floor: _____
Total building floor area (including addition): _____
Floor area ratio (total floor area ÷ total land area): _____
Open Space: _____
Percent of open space: _____

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

10. Required and Proposed Setbacks

Required front setback: (NO CHANGE TO EXISTING)
Required rear setback: _____
Required total side setback: _____
Side setback: _____

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

11. Required and Proposed Parking

Required number of parking spaces: (NO CHANGE TO EXISTING)
Typical angle of parking spaces: _____
Typical width of maneuvering lanes: _____
Location of parking on site: _____
Location of parking off site: _____
Number of light standards in parking area: _____
Screenwall material: _____

Proposed number of parking spaces: _____
Typical size of parking spaces: _____
Number of spaces <180 sq. ft.: _____
Number of handicap spaces: _____
Shared parking agreement? _____
Height of light standards in parking area: _____
Height of screenwall: _____

12. Landscaping

Location of landscape areas: NA

Proposed landscape material: _____

13. Streetscape

Sidewalk width: 5'-8"
Number of benches: -
Number of planters: 3
Number of existing street trees: NO CHANGE TO EXISTING
Number of proposed street trees: NO CHANGE TO EXISTING
Streetscape plan submitted? NA

Description of benches or planters: 30" HIGH ALUM. POWDER COATED PLANTER BOXES
Species of existing trees: NA
Species of proposed trees: NA

14. Loading

Required number of loading spaces: NA
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: NA
Location of waste receptacles: _____
Screenwall material: _____

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

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: NA
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: NA
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: NA
Type of rooftop units: _____

Screenwall material: _____
Location of screenwall: _____

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

17. Accessory Buildings

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

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

18. Building Lighting

Number of light standards on building: NA

Type of light standards on building: _____

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

Height from grade: _____
Proposed wattage per fixture: _____

19. Site Lighting

Number of light fixtures: NA
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: _____

20. Adjacent Properties

Number of properties within 200 ft.: _____

Property #1

Number of buildings on site: 1
Zoning district: D-4 OVERLAY
Use type: COMMERCIAL
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: COMERICA BANK

North, south, east or west of property? SOUTH

Property #2

Number of buildings on site: 1
Zoning district: PP
Use type: PARKING STRUCTURE
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: PARKING STRUCTURE

North, south, east or west of property? EAST

Property #3

Number of buildings on site: 1
Zoning district: D-4 OVERLAY
Use type: A2 RESTAURANT
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: GRABBA GREEN RESTAURANT

North, south, east or west of property? WEST

Property #4

Number of buildings on site: 1
Zoning district: D-4 OVERLAY
Use type: A2 RESTAURANT
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: GREEK ISLAND CONEY ISLAND

North, south, east or west of property? EAST

Property #5

Number of buildings on site: -
Zoning district: D-4 OVERLAY
Use type: RETAIL, RESTAURANT, COMMERCIAL
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

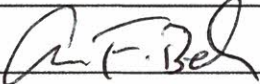
Property Description: OTHER ADJ. TENANTS IN THE PALLADIUM :
LUCIDO FINE JEWELLERY, BLUSH COUTURE, EMAGINE THEATRE,
THE MORRIE, HUGE (OFFICE SPACE)

North, south, east or west of property? _____

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

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

Signature of Owner:  Date: 11/16/21
Print Name: Jordan Jonna

Signature of Applicant:  Date: 11/16/21
Print Name: Aaron F Belen

Signature of Architect:  Date: 11/16/21
Print Name: Kevin Biddison

Office Use Only

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



SPECIAL LAND USE PERMIT APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: AFB Hospitality LLC Case #: _____ Date: 11/17/21
Address: 211 Hamilton Row Birmingham, MI 48009 Project: Sybil

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

Site Plan for Special Land Use Permit

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

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

- ☐ NA 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ NA 14. Existing and proposed utilities and easements and their purpose;
- ☐ NA 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;
- ☐ NA 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☐ NA 21. Location of all exterior lighting fixtures;
- ☐ NA 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☐ NA 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
- ☐ NA 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;
- ☐ NA 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;
- ☐ NA 29. A list of any requested design changes;
- ☐ NA 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;
- ☐ NA 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
- ☐ NA 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: AFB HOSPITALITY GROUP LLC
Address: 27387 WOODWARD AVE
BERKELEY MI 48072
Phone Number: 248-629-9221x205
Fax Number: 248-629-9242
Email address: afb@afbhospitalitygroup.com

Property Owner

Name: A F JONNA C/O JENNIFER WALKER
Address: 4036 TELEGRAPH RD SUITE 201
BLOOMFIELD HILLS MI 48302
Phone Number: 248-543-6200 X 107
Fax Number: 248-593-6203
Email address: jwalker@afjonna.com

2. Project Information

Address/Location of Property: 211 HAMILTON ROW
Name of Development: SYBIL
Area in Acres: _____

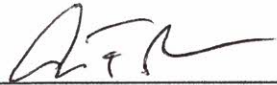
Name of Historic District site is in, if any: _____
Current Use: _____
Current Zoning: D-4 OVERLAY

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: 11/16/21

Office Use Only

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

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records in the office except as stated.

leh

APR 23 2014

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

1.00

78470
LIBER 46980 PAGE 443
\$19.00 DEED - COMBINED
\$4.00 REMONUMENTATION
04/23/2014 04:28:55 P.M. RECEIPT# 37699
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

003439

COVENANT DEED ①

THIS COVENANT DEED, dated as of April 23, 2014, from **CROWLEY-WILLITS RETAIL, L.L.C.**, a Delaware limited liability company ("Grantor") having an address of c/o The Related Companies, L.P., 60 Columbus Circle, New York, New York 10023 to **The Palladium of Birmingham, LLC**, a Michigan limited liability company (the "Grantee") having an address of 4036 Telegraph Road, Suite 201, Bloomfield Hills, Michigan 48302.

WITNESSETH

That said Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and warrant unto Grantee, its successors and assigns, all of Grantor's right, title and interest in and to the parcel or parcels of land described in Exhibit A hereto (the "Real Estate"), together with the appurtenances and rights of Grantor with respect to the Real Estate, and Grantor's interest in the buildings, structures and other improvements, including the building fixtures therein, now or hereafter located on and permanently annexed to the Real Estate, (the "Improvements"), which Improvements are and shall remain real property. The Real Estate and Improvements are collectively referred to herein as the "Property".

TO HAVE AND TO HOLD the Property together with the appurtenances and all the estate and rights of Grantor in and to the Property, unto the Grantee, its successors and assigns forever. It is the intent of Grantor by virtue of this instrument to transfer to Grantee all of Grantor's entire interest in the Property.

Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the title to said estate in the Property unto the said Grantee, its successors and assigns, against all and every person or persons whomsoever lawfully claiming or to claim the same by, through, or under Grantor, subject only to those validly existing encumbrances, easements, conditions and restrictions relating to the hereinabove described Property as now reflected by the real estate records of the Register of Deeds for Oakland County of Michigan and those matters listed on Exhibit B attached hereto and made a part hereof.

CONSIDERATION: For the full consideration as set forth in the Real Estate Transfer Tax Valuation Affidavit, the receipt and adequacy of which is hereby acknowledged.

REVENUE TO BE AFFIXED
AFTER RECORDING

OK - AN

44
R

87

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed as of the date first above written.

CROWLEY-WILLITS RETAIL, L.L.C.,
a Delaware limited liability company

By: 
Name: GOPAL RAJEGOWDA
Title: Authorized Officer

STATE OF New York)
) ss:
COUNTY OF Kings)

The foregoing instrument was acknowledged before me this 21st day of April, 2014 by Gopal Rajegowda, an Authorized Officer of CROWLEY-WILLITS RETAIL, L.L.C., a Delaware limited liability company. He / She is personally known to me (~~or has produced~~ as identification).

[Notarial Seal] ERIN M. CUNNINGHAM
Notary Public, State of New York
No. 01CU6283130
Qualified in Kings County
Commission Expires 5/28/2017

Erin M. Cunningham
Notary Public
Kings County, ~~Michigan~~ New York
Acting in New York County
My Commission Expires: 5/28/2017

DRAFTED BY:
Richard A. Zussman
Jaffe, Raitt, Heuer & Weiss, P.C.
27777 Franklin Road, Suite 2400
Southfield, Michigan 48034

AFTER RECORDING, RETURN TO:

SEND SUBSEQUENT TAX BILLS TO: Grantee

TAX INDEX NOS.: 19-25-453-011

When Recorded Return to:
Title Source, Inc. -
Commercial Team
662 Woodward Avenue
Detroit, MI 48226
TSI#: 58844352 JRV

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1

Part of Lots 50, 53, 56 and 57, ASSESSOR'S PLAT NO. 21, according to the recorded plat thereof, as recorded in Liber 54 of Plats, page 19, Oakland County Records, beginning at the Southwest corner of Lot 51, thence North 35 degrees 11 minutes 35 seconds West 128.29 feet, thence North 54 degrees 51 minutes 55 seconds East 222.63 feet, thence South 30 degrees 00 minutes 55 seconds East 132.74 feet, thence South 08 degrees 33 minutes 06 seconds East 52.76 feet, thence South 82 degrees 28 minutes 25 seconds West 110.96 feet, thence South 54 degrees 39 minutes 25 seconds West 88.72 feet to Beginning.

Also all of Lots 51, 52, 58 and 59 of said Subdivision.

PARCEL 2:

Part of Lots 53, 56 and 57, ASSESSOR'S PLAT NO. 21, according to the plat thereof, as recorded in Liber 54 of Plats, page 19, Oakland County Records, beginning at point distant 128.29 feet from the Southwest corner of Lot 51, thence North 35 degrees 11 minutes 35 seconds West 25 feet, thence North 54 degrees 51 minutes 55 seconds East 224.90 feet, thence South 30 degrees 00 minutes 55 seconds East 25.10 feet, thence South 54 degrees 51 minutes 55 seconds West 222.63 feet.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Liens for taxes and assessments which are not yet due and payable.
2. Right of Way granted to The Detroit Edison Company recorded February 22, 1973 in Liber 6249, Page 128.
3. Resolution recorded July 2, 1984 in Liber 8715, Page 120.
4. Terms and Conditions of Consent Judgment recorded November 12, 1999 in Liber 20789, Page 58.
5. Building and zoning laws and ordinances for the municipality where the Property is located and any county, state or federal regulations affecting the Property.
6. Matters that would be disclosed by an accurate survey of the Property.



MEMORANDUM

Planning Division

DATE: December 8, 2021

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 460 N. Old Woodward – Final Site Plan and Design Review

The applicant has submitted a Final Site Plan and Design Review application for a new 3-story mixed-use building in Downtown Birmingham. The roughly 0.13 acre site is currently home to a two-story building that formerly housed the Junior League of Birmingham and associated small off-street parking facility. The new building will be situated on the northern side of the property and will be comprised of first floor retail, second floor office, and third floor residential plus an activated rooftop. The site will also contain a new single access drive, 4 parking spaces in an off-street parking facility, and a new dumpster enclosure

On July 28, 2021, the Planning Board reviewed and approved the Preliminary Site Plan Review application with the following conditions:

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.

1.0 Land Use and Zoning

1. Existing Land Use – Commercial/Office
2. Zoning – B2 (General Business) & D2 (Downtown Overlay)
3. Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial/ Office	Single-Family Residential	Public Property
Existing Zoning District	B2 (General Business)	B2 (General Business)	R2 (Single Family Residential)	PP (Public Property)
Overlay Zoning District	D2	D2	N/A	N/A

The proposed uses of retail, office, and residential are permitted in the B2/D2 zoning districts. With the proposed mix of uses, there are several things that must be verified in regards to use. First, the proposed building is located along the retail frontage line, which requires first floor tenant spaces to consist of retail with a minimum depth of 20 feet from the frontage line within the first story. Lobbies for hotels, offices, and multiple-family dwellings may be considered as part of the required retail frontage, provided that any such lobby occupies no more than 50% of the frontage of said building. The first level floor plan submitted clearly demonstrates a large retail area, with the lobby at the north side of the building comprising of well under 50% of the frontage. In addition, the Planning Division is aware of a prospective restaurant tenant that was moved forward in November 2021 by the City Commission who will be seeking a Bistro liquor license from the City. A bistro is a permitted retail use.

Secondly, Article 3, Section 3.04(C)(9) states that office uses in the D2 zoning district is limited to one story. The proposed office use in the subject development is limited to the second floor, thus meeting the requirement.

Thirdly, the residential use is permitted on the third story so long as it is set back 10 ft. from any building façade. The third floor is set back 10 ft. from the front façade, meeting the requirements.

Finally, the rooftop amenity is a permitted use consisting of a terrace and potted plantings is permitted provided that the following conditions are met:

- They are set back at least 5 ft. from the eave line
- They are of sufficient weight or anchored to the building to resist anticipated wind loads
- They do not have full enclosures
- They do not include eisenglass or similar enclosure materials

The proposed rooftop amenity meets the requirements noted above. In addition, the rooftop amenity does not contain any habitable space

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.

Projections into the Right-of-Way

The applicant is proposing one steel and frosted glass on the west (front) façade that projects into the sidewalk in front of the development. Removable architectural elements such as awnings, canopies, marquees may be approved by the Planning Board to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.

The proposed canopy projects roughly 4 ft. into an 8 ft. sidewalk and does not interfere with any streetscape elements, thus meeting the requirements.

3.0 Screening and Landscaping

1. Dumpster Screening – The applicant is proposing a new trash enclosure at the northeast corner of the property within the off-street parking facility. The enclosure is proposed as a 6 ft. masonry screen wall with a gate. However, although it appears to be present in the elevation drawings, there is no indication of a masonry cap on the drawings. Additionally, the applicant has not provided a material denotation for the proposed gate, which is required to be constructed of wood pursuant to Article 4, Section 4.54 of the Zoning Ordinance. Thus, **the applicant must provide revised plans containing all material details including the masonry cap and gate materials for the proposed trash enclosure.**
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. Along the eastern property line that abuts single-family residential, the applicant is proposing a 6 ft. masonry screen wall to be constructed of brick to match the new building as required by Article 4, Section 4.54(B)(7) of the Zoning Ordinance.

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 roughly 9 ft. in height, to be constructed of a metal paneling system. The applicant has also submitted specification sheets depicting units that range from 30 in. to 50 in. in height. The proposed 9 ft. RTU screen wall will adequately screen the proposed RTU's.
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 ft. setback as required by the Downtown Birmingham Overlay District. The applicant is proposing some planters with boxwoods and deciduous trees on the rooftop.
5. Streetscape – The applicant is proposing to maintain one street tree as a part of the streetscape, and is proposing to relocate the tree approximately 15 ft. to the north. 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.

Although the applicant has provided drawings showing a sidewalk joint pattern that matches the existing joint patterns of the sidewalk, the applicant has not proposed any benches, bike racks, trash receptacles or streetlights as a part of the project. **The planning Board may wish to require the applicant to provide benches, bike racks, waste receptacles or street lights.**

4.0 Parking, Loading and Circulation

1. Parking – The building is comprised of 6,771 sq. ft. of retail/commercial uses and two residential units at 1,431 and 1,054 sq. ft. The proposed development is located within the Parking Assessment District, which does not require off-street parking for commercial uses. However, Article 4, Section 4.45 (Table A) requires 2 or less room units in the B2 zoning district to provide 1 off street parking space, and 3 or more room units in the B2 zoning district to provide 1.25 off-street parking spaces. A breakdown of the parking requirement is provided below:

Residential Units	Area (sq. ft.)	# of Rooms	Required Parking
"Apartment 1"	1,431	3	1.25
"Apartment 2"	1,054	2	1
TOTAL:	-	-	2.25

The applicant is proposing an off-street parking facility containing 4 parking spaces, thus meeting the parking requirements of the proposed development.

Additionally, the 4 parking spaces measure at least 180 sq. ft. as required by the Zoning Ordinance.

2. Loading – Article 4, Section 4.24 of the Zoning Ordinance requires 0 loading spaces for office uses in between 0 and 10,000 sq. and commercial uses in between 0 and 5,000 sq. ft. Neither the proposed retail space at 3,811 sq. ft. nor the office space at 2,960 sq. ft. exceed these thresholds. Thus, no loading spaces are required.
3. Vehicular Circulation and Access – The applicant is proposing a 9 ft. wide access drive south of the building for vehicles to enter the small surface parking area behind the building. The existing vehicle access to the site is presently provided by a 12.5 ft. 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. 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 is proposing several new fixtures on the building and site. Article 4, Section 4.21(C) requires new construction or new lighting that may significantly alter the light distribution or illuminance on a site to provide fixture locations, specification sheets and a photometric plan. The applicant is proposing the following new fixtures:

Fixture	Location	Quantity	Lumens
LED Shower Downlight (6 in.)	Beneath entry canopies	2	543
LED Shower Downlight (4 in.)	Beneath overhang	3	275
LED Area Luminaire	Parking lot	1	3862

Each of these fixtures are fully cutoff as required by the Zoning Ordinance.

In terms of the photometric plan, Section 4.21(E) requires the intensity of light on a site to not exceed 0.6 maintained foot-candles at any property line that abuts a single-family residential zoned property or 1.5 maintained foot-candles at any property line for any other zoned property. The light intensity shall be measured at 6 ft. above ground level on a vertical plane. Additionally, the intensity of light on a site, which provides a front setback of less than 5 ft., shall be measured from 5 ft. beyond the front property line.

At this time, there appear to be several issues with the photometric plan as presented. First, the plan contains a note that “calculations are shown in foot-candles at 0 ft. 0 in.” at the bottom right of the page. Light intensity is required to be measured at 6 ft. above ground level. Additionally, the light levels at the west (front) property line appear to be close to exceeding those permitted, even with the additional 5 ft. for a front setback that is less than 5 ft. Using the proposed canopy for reference, the illumination level at roughly 4 ft. from the property line at its highest point is 2.5 foot-candles.

Finally, Section 4.21(F) requires pole mounted luminaries, including a base or pedestal and pole, measured from ground level to the highest point on the luminaries to be 13 ft. for parking lots adjacent to residential properties. The applicant has not provided this dimension at this time.

In summary, **the applicant must submit a revised photometric plan that meets the requirements of Article 4, Section 4.21 of the Zoning Ordinance.**

6.0 Departmental Reports

1. Engineering Division – Please see attached Engineering Division Comments.
2. Department of Public Services – The Department of Public Services (DPS) has no concerns at this time. The DPS would like to note that the proposed Little Leaf Linden tree within the proposed streetscape is a permitted species.
3. Fire Department – Please see attached Fire Department comments.
4. Police Department – The Police Department requested that the Planning Division confirm that parking requirements on site, but otherwise has no concerns at this time.
5. Building Division – Please see attached Building Division comments.

7.0 Master Plan Compliance

Like many of the newer buildings in Downtown Birmingham, the proposed 3-story mixed-use building meets many aspects of the Downtown Birmingham 2016 Plan. The building contains pedestrian scale elements at the front façade including a prominent main entrance, significant glazing, and a canopy extending roughly 4 ft. over the sidewalk. The building also does not exceed height requirements, and is proposed with high quality materials such as brick, glass, and stucco.

8.0 Design Review

As noted above, the proposal is for a new 3-story mixed-use building with a rooftop amenity. The following materials are proposed on the building exterior:

Material	Location	Color
Brick	Various portions of all facades	Sterling Velour
Glass	Windows on all West, East, South Facades	?
Stucco	Various portions of all facades	?
Metal Panel	RTU screen wall at roof level	?
Metal Guardrail	2 nd & 3 rd floor balconies, rooftop amenity	Natural
Steel & Glass Canopy	Above main entrance	Natural/Frosted

As the building is located in the Downtown Overlay, the specific architecture standards of Article 3, Section 3.04(E) apply, which include the following:

- 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. Dryvit or E.F.I.S is prohibited.
- The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
- Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground.
- The glazed area of a facade above the first floor shall not exceed 35% of the total area, with each facade being calculated independently.
- Clear glazing is required on the first floor. Lightly tinted glazing is permitted on upper floors only. Windows shall not be blocked with opaque materials or the back of shelving units or signs.

The proposed building will be constructed almost entirely of brick, stucco and glass, while also maintaining compatibility with adjacent buildings and the surrounding area. Additionally, the applicant has submitted glazing calculations showing the first floor at 79.2% glazing, and the second and third floors at 34.2% and 33.4% glazing respectively. However, the applicant has not submitted specifications for the proposed glass, which is required to be clear with an 80% Visual Light Transmittance, nor have they submitted specifications for the upper floors, which are required to be a minimum of 70% Visual Light Transmittance. **The applicant must submit glass specifications demonstrating a minimum Visual Light Transmittance of 80% on the first floor and 70% on the upper floor glass.**

Signage

The applicant is not proposing any new signage at this time. However, it is worth noting at this early stage that there is a well defined Sign Band at the first floor, as well as a canopy that are both available for signage. Future commercial tenants of the building are expected to follow the requirements of the Sign Ordinance, including the recent amendments regarding canopy signs.

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 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.

11.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board **APPROVE** Final Site Plan and Design Review application for 460 N. Old Woodward with the following conditions:

1. The applicant must provide revised plans containing all material details including the masonry cap and gate materials for the proposed trash enclosure;
2. The applicant must submit a revised photometric plan that meets the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
3. The applicant must submit glass specifications demonstrating a minimum Visual Light Transmittance of 80% on the first floor and 70% on the upper floor glass; and
4. The applicant must comply with the requests of all City Departments.

12.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan & Design Review for 460 N. Old Woodward with the following conditions:

1. The applicant must provide revised plans containing all material details including the masonry cap and gate materials for the proposed trash enclosure;
2. The applicant must submit a revised photometric plan that meets the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
3. The applicant must submit glass specifications demonstrating a minimum Visual Light Transmittance of 80% on the first floor and 70% on the upper floor glass; and
4. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 460 N. Old Woodward pending receipt of the following:

1. The applicant must provide revised plans containing all material details including the masonry cap and gate materials for the proposed trash enclosure;
2. The applicant must submit a revised photometric plan that meets the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
3. The applicant must submit glass specifications demonstrating a minimum Visual Light Transmittance of 80% on the first floor and 70% on the upper floor glass; and
4. The applicant must comply with the requests of all City Departments.

OR

Motion to **DENY** the Final Site Plan & Design Review for 460 N. Old Woodward for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Final 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	Commercial	Commercial/ Office	Single-Family Residential	Public Property
Existing Zoning District	B2 (General Business)	B2 (General Business)	R2 (Single Family Residential)	PP (Public Property)
Overlay Zoning District	D2	D2	N/A	N/A

Land Area:	Existing:	0.127 ac
	Proposed:	0.127 ac
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:	5,532 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.
	Proposed:	0 ft.
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft.
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. maximum
	Proposed:	9 ft.
Parking:	Required:	3 off-street spaces
	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:

Parking: Required: 6 ft. masonry screen wall
Proposed: 6 ft. masonry screen wall

Loading: Required: Screened from view
Proposed: N/A

Rooftop Mechanical: Required: Screened from view
Proposed: 9 ft. screen wall

Elect. Transformer: Required: Obscured from public view
Proposed: N/A

Dumpster: Required: Masonry screen wall with wood gates
Proposed: **6 ft. masonry screen wall, gate material unspecified**



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

460 North Old Woodward Development

Review Comments (Revised 12-9-2021)

1. Full fire suppression installation required.
2. If building is determined to meet high rise status per Building Codes a fire command center and back-up generator (for fire pump) would be required.
3. Fire alarm system required.
4. Standpipe installation in stairwells for all floors.
5. Fire pump installation required dependent on water supply calculations.
6. Emergency exterior power shut off switch (Knox) device installation required per local ordinance. Contact Fire Marshal for more information on this specific device.
7. Fire hydrant shall be within 100 feet of fire department connection (FDC). If hydrant is farther than this distance contact Engineering Department to plan hydrant placement for this project.
8. Follow roof top garden, landscape roof maintenance codes in International Fire Code 2015 ed.
9. Secondary means of egress from top floors. Plan only shows one staircase.
10. Fire Department vehicle access to rear of building.
11. Knox box installation.

If you have any questions please contact my office at: 248-530-1903.

Sincerely,

Jack D. Pesha

Fire Marshal

Birmingham Fire Department

jpesha@bhamgov.org

DATE: December 8, 2021

TO: Nicholas Dupuis, Planning Director

FROM: Scott D. Zielinski, Assistant City Engineer

SUBJECT: 460 N Old Woodward Plan comments

The Engineering Department originally provided the following preliminary comments presented by the planning department on July 28th, 2021 at the planning meeting (in Black, new or additional comments are in red):

1. Is the building retaining water onsite? (storm water runoff needs to be addressed), (no calculations or considerations appear to of been addressed and is required, retention should be at a rate of 1.0 cfs per acre of disturbed land needs to be retained onsite, relates to comments #2 and #3 also)
2. Green space removed does not appear to be fully replaced with the onsite planting plan. (as it relates to #1, and #3)
3. Parking lot grading plans should look to improve existing drainage and looks like they are planning to use existing lot drains. (as it relates to #1 and #2)
4. Where is building drainage going to be?
5. Where are the sewer and water connections planned to be, what size?
 - a. Water is shown at 3" Based on the Fire Marshall's comments larger or additional service is required.
 - b. Sewer Service does not appear to be addressed
6. Tree needs to be verified with DPS
7. Drive approach concrete needs to be 6" thick minimum (No exposed agg in this area, approach must be clearly identified) (plan does not address these items clearly)

These items need to be addressed for approval by the Engineering Department.

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

December 8, 2021

RE: Final Site Plan Review Comments
460 N. Old Woodward, Proposed 3-Story Building

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 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. The proposed layout of apartment 2 shows the bedroom on the south elevation that has fire rated glazing. This type of glazing is non-operable and will not meet the emergency escape requirements of the 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.

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RAVINE RD.

EUCLID AVE.

N. OLD WOODWARD AVE.

EXISTING
RESIDENCE
ZONED R2
180 RAVINE RD.

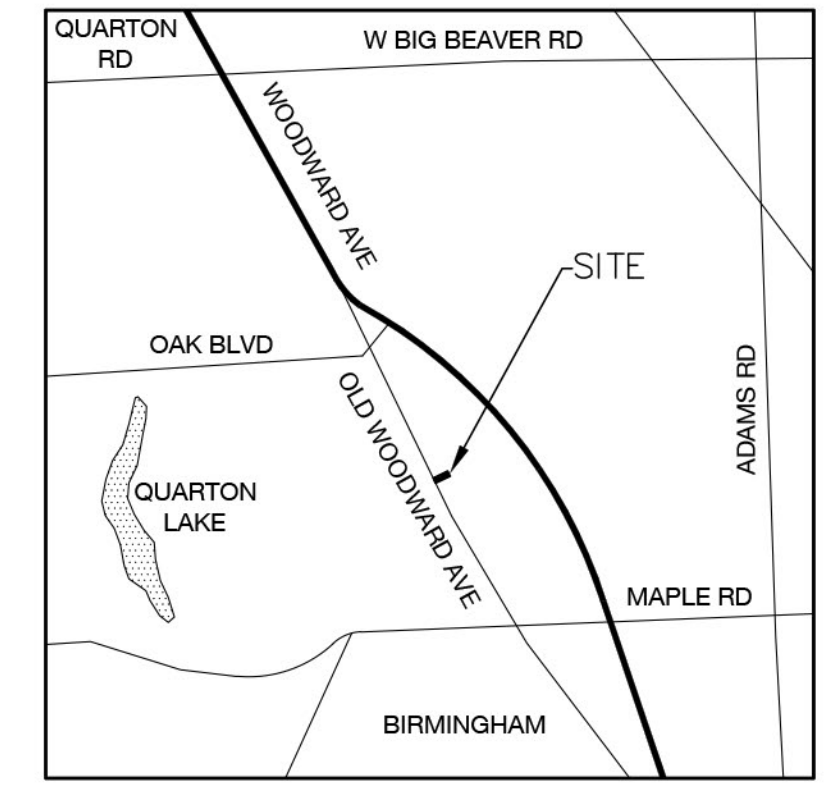
EXISTING
RESIDENCE
ZONED R2
181 EUCLID AVE.

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

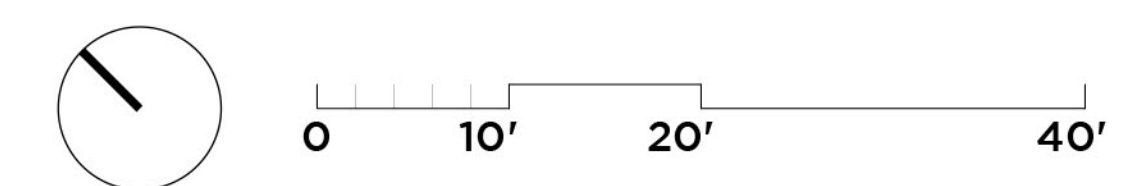
SAROKI
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430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

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

Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW
10-27-2021 FINAL SITE PLAN REVIEW

Sheet No.:
A010
ARCHITECTURAL SITE PLAN

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



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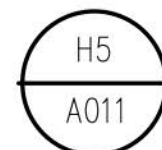
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RAVINE RD.

EUCLID AVE.

N. OLD WOODWARD AVE.



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



0 10' 20' 40'

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05-10-2021 PRELIM. SITE PLAN REVIEW

Sheet No.:

A011

Aerial Photograph -
Existing Site

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A012
Photographs - Existing Site
SCALE: 1" = 10'-0"

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

Sheet No.:
A012
Photographs - Existing Site

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

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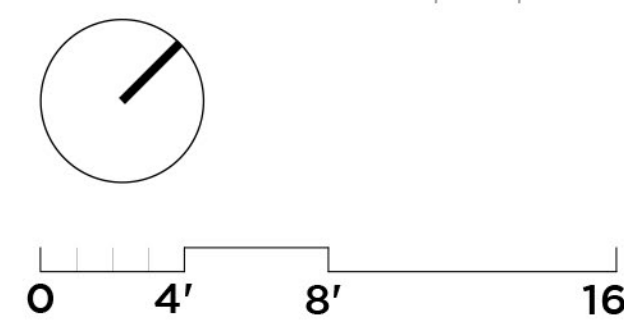
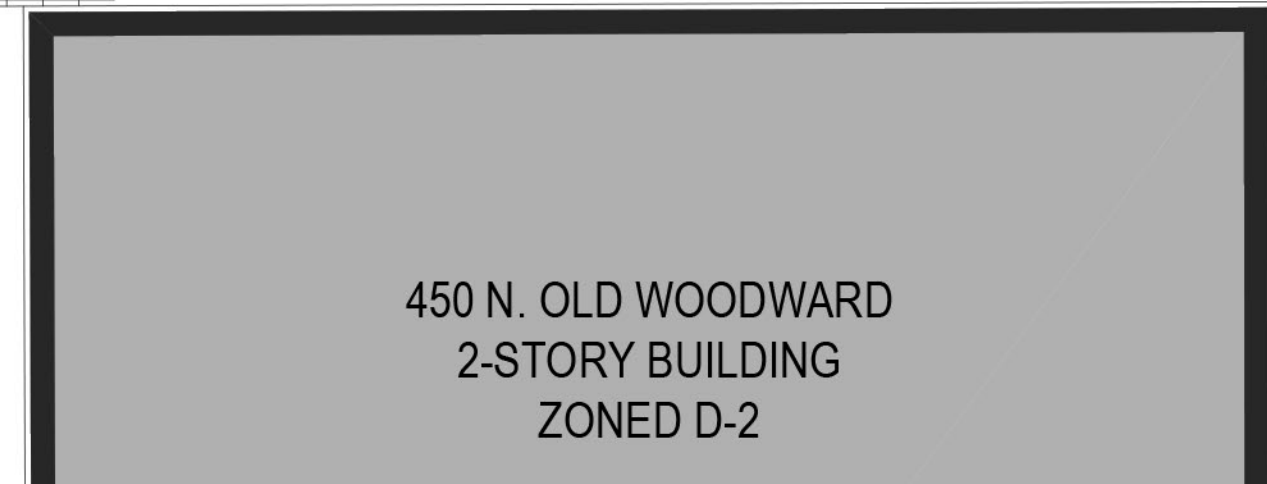
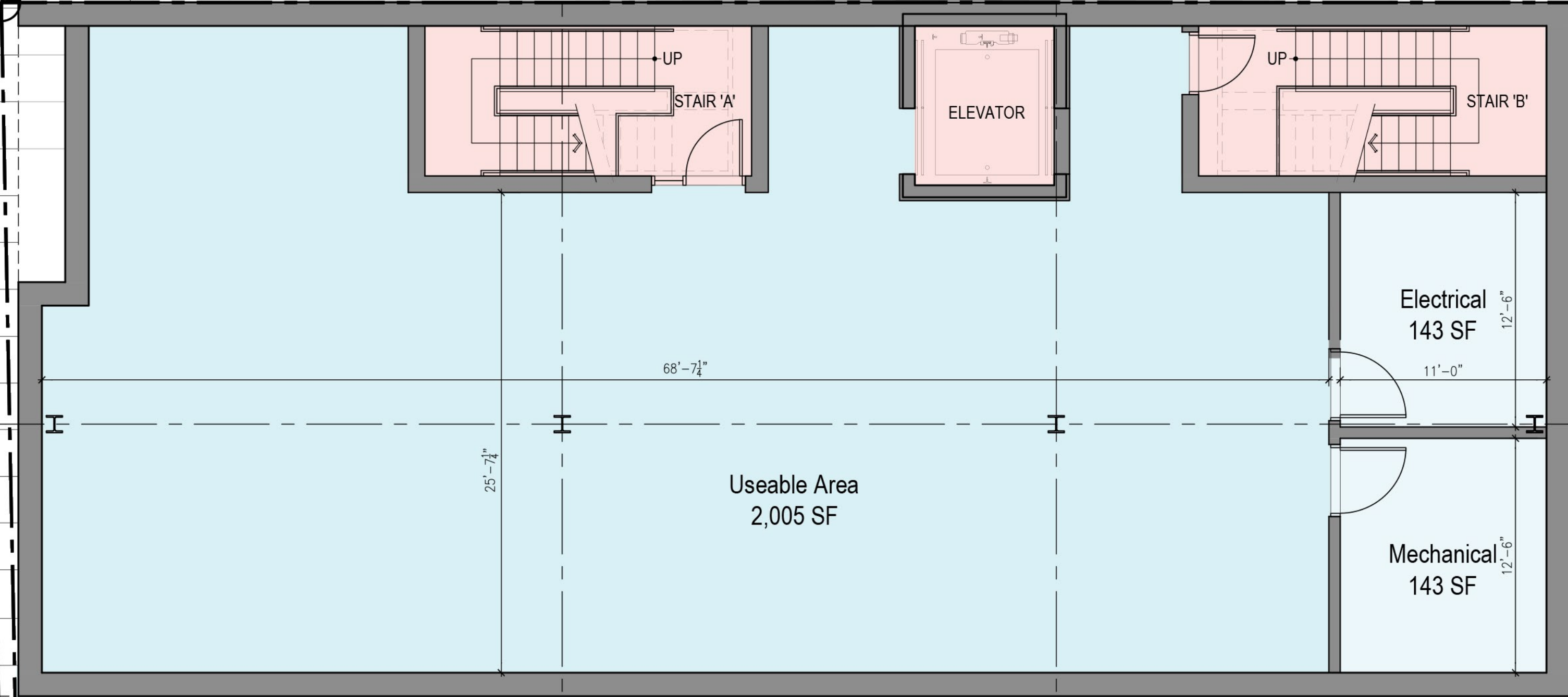
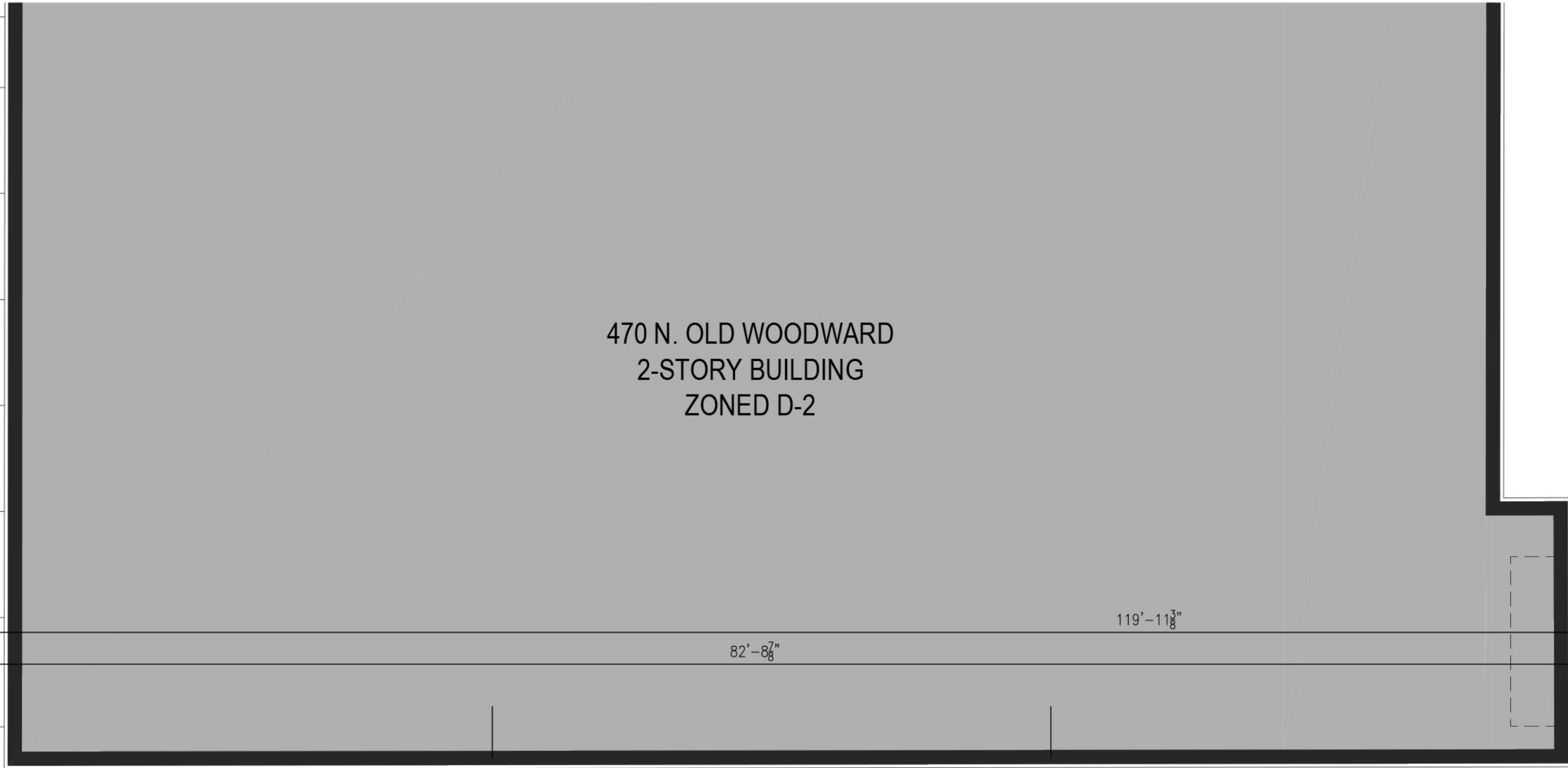
Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW

Sheet No.:
A013
Photographs - Existing Site

N. OLD WOODWARD AVE.

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

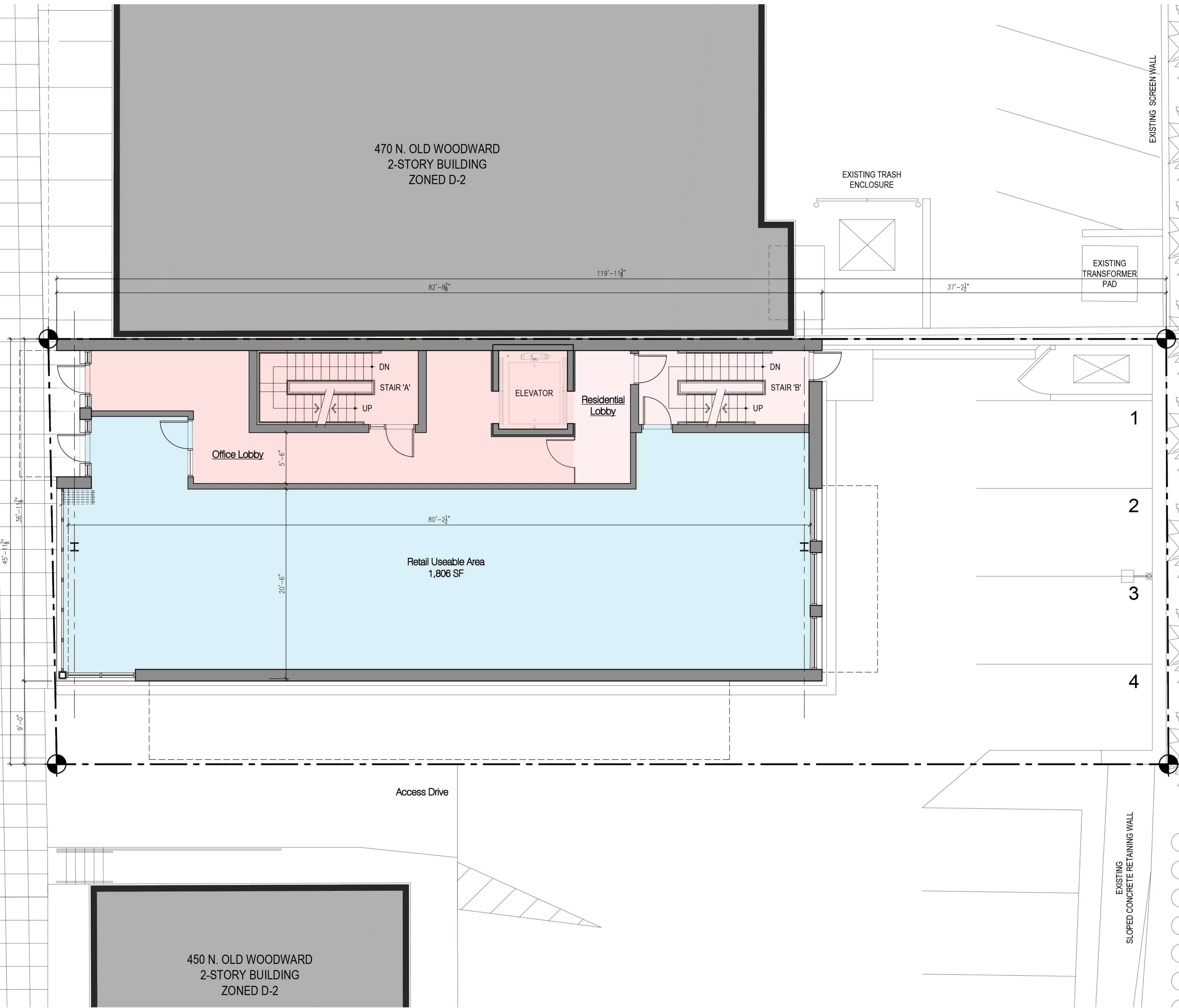
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LOWER LEVEL FLOOR PLAN

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

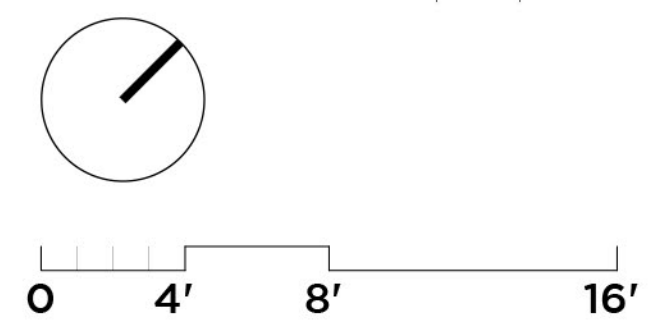
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H5
A110 First Level Floor Plan
SCALE: 3/16" = 1'-0"



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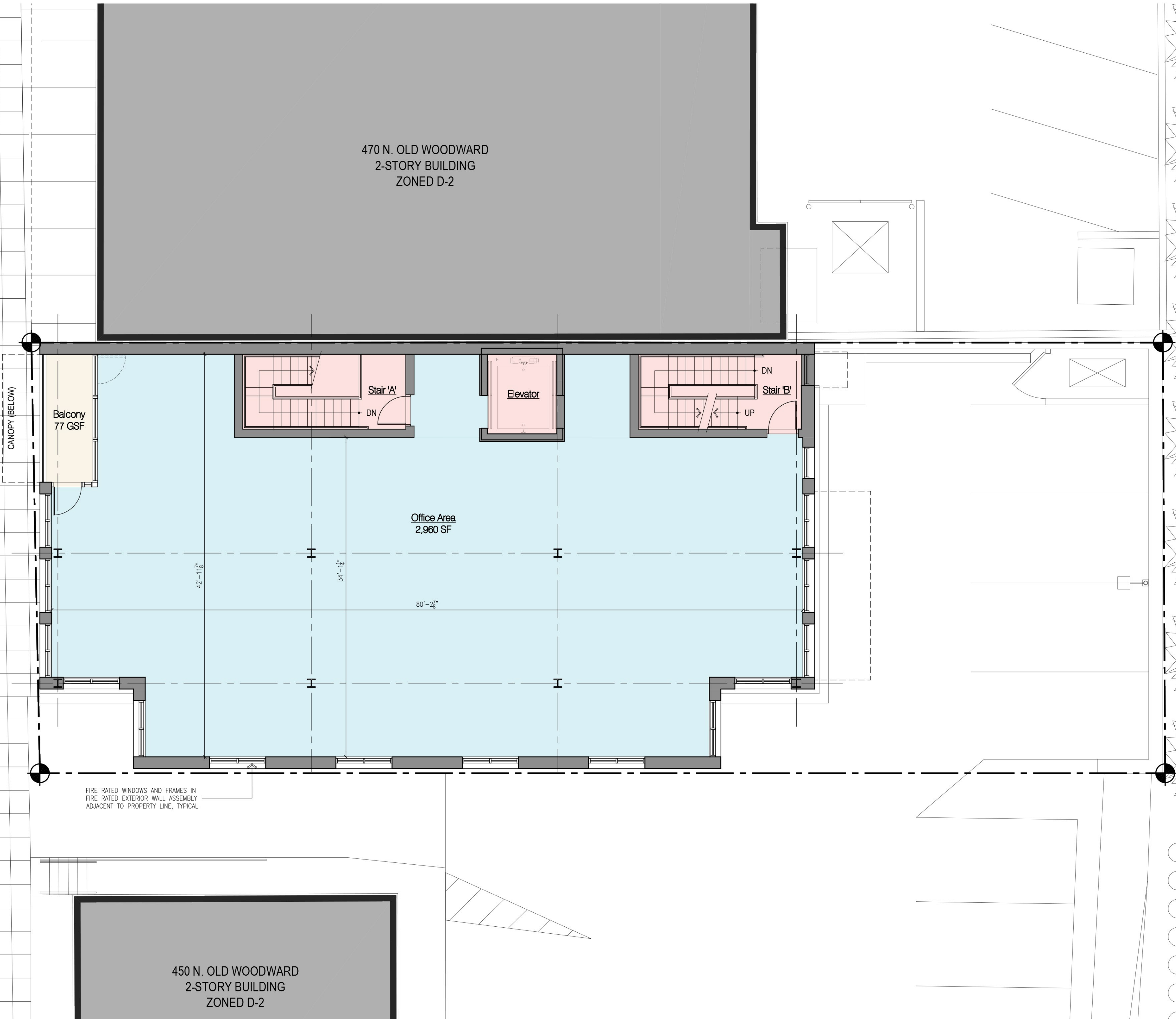
Sheet No.:

A110
FIRST LEVEL FLOOR PLAN

N. OLD WOODWARD AVE.

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

H5
A120

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

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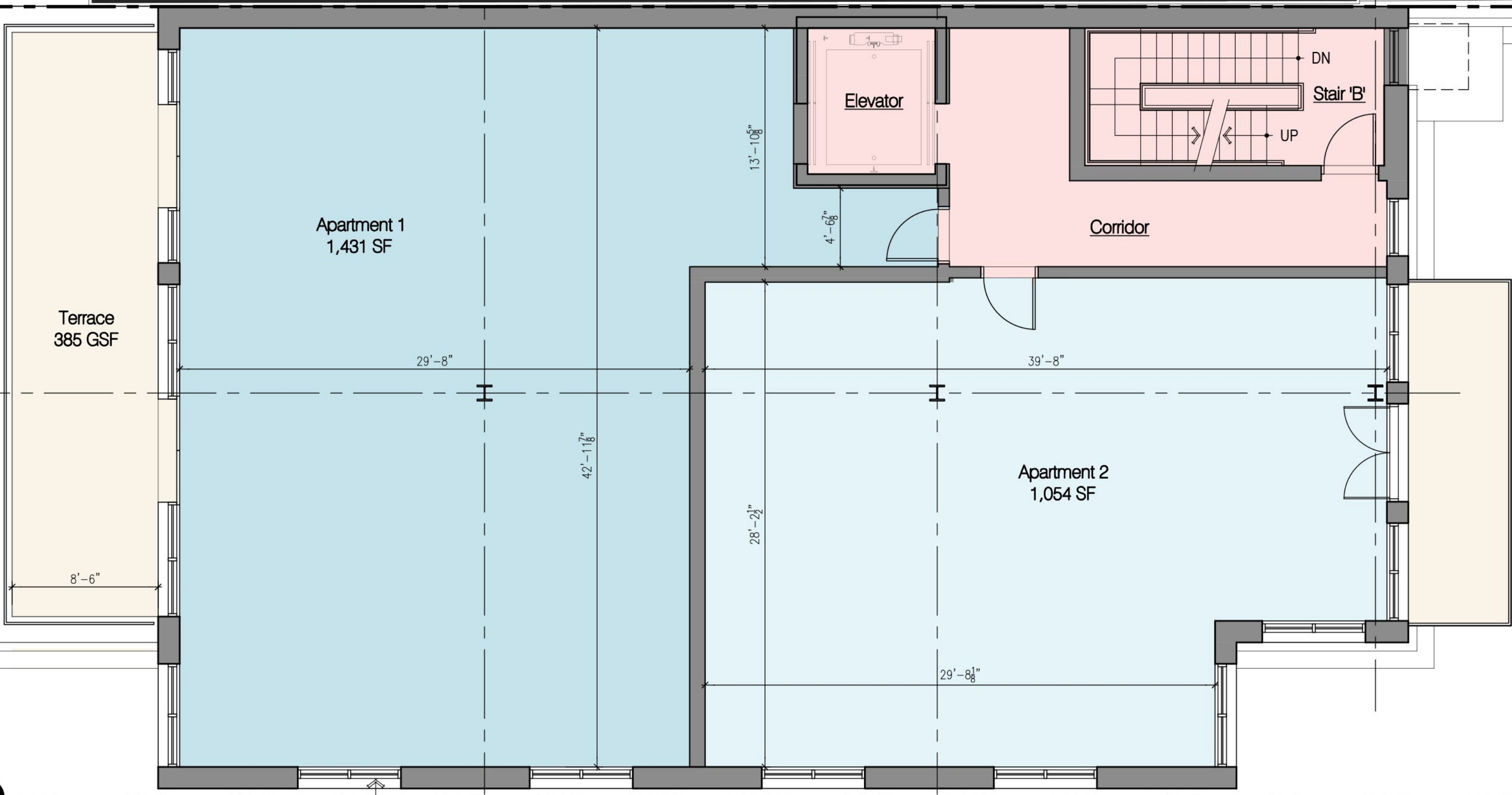
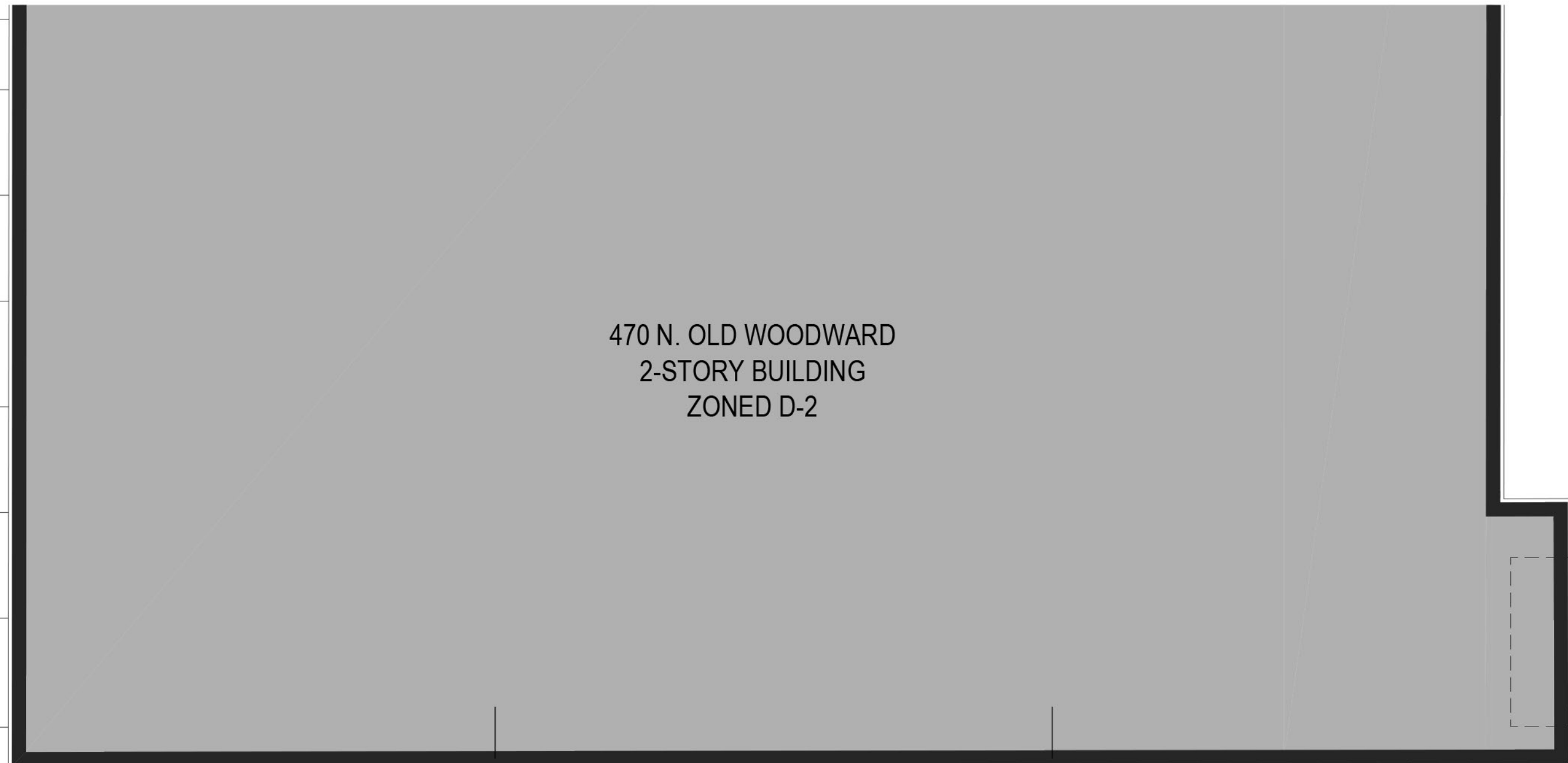
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SECOND LEVEL FLOOR PLAN

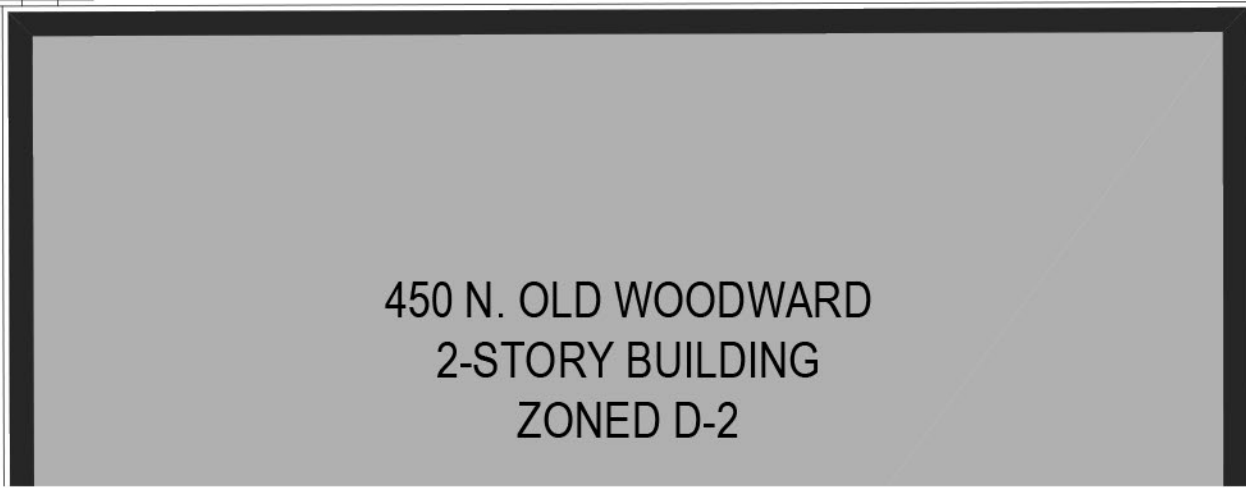
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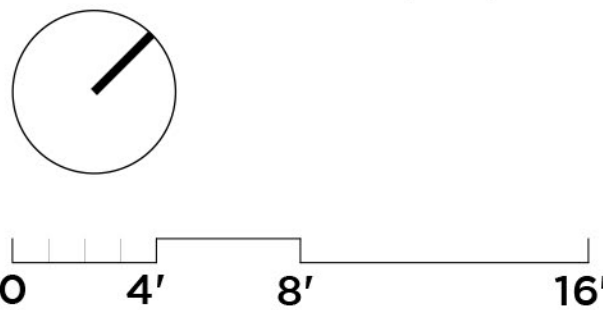
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FIRE RATED WINDOWS AND FRAMES IN
FIRE RATED EXTERIOR WALL ASSEMBLY
ADJACENT TO PROPERTY LINE, TYPICAL



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



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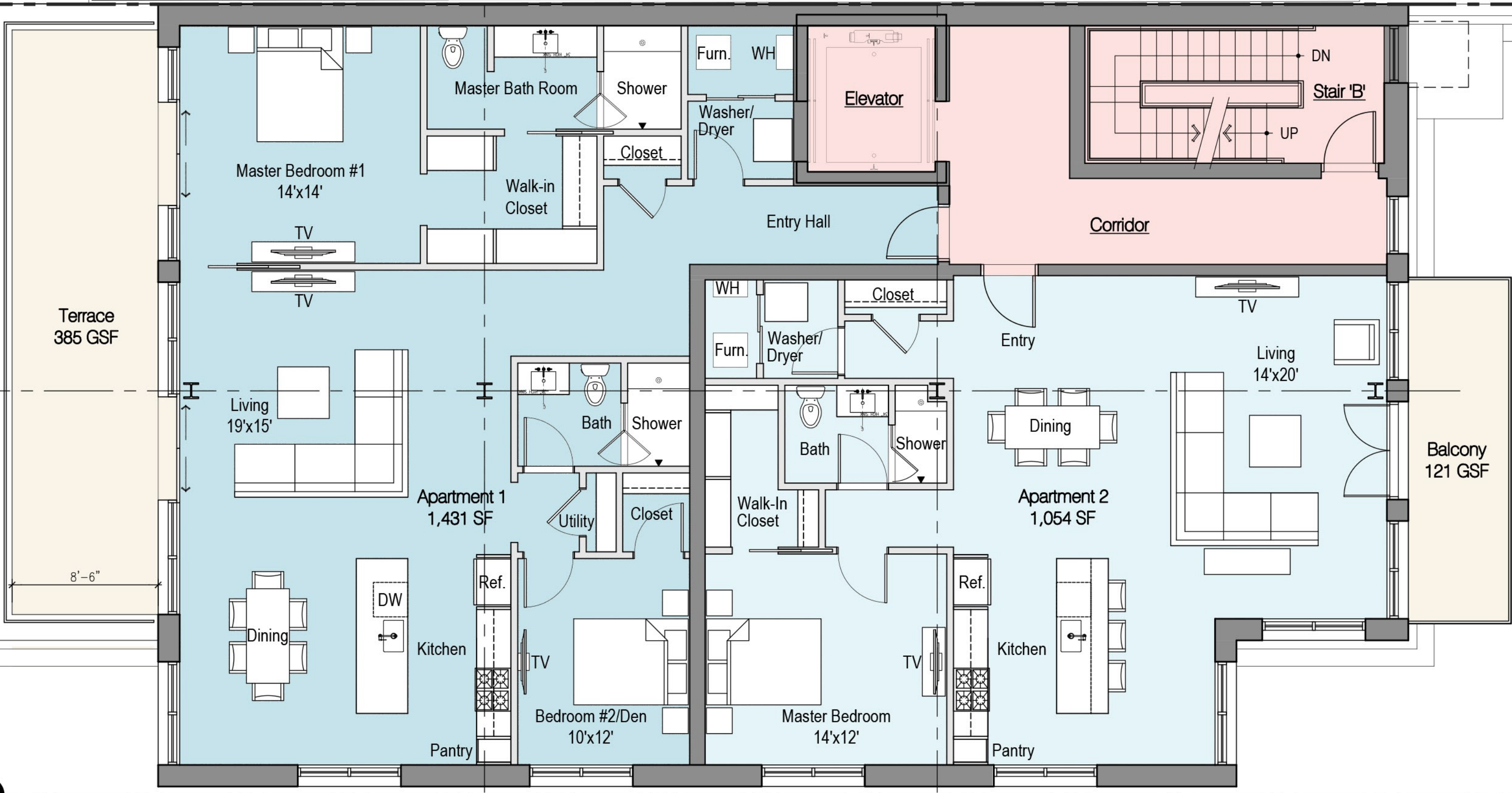
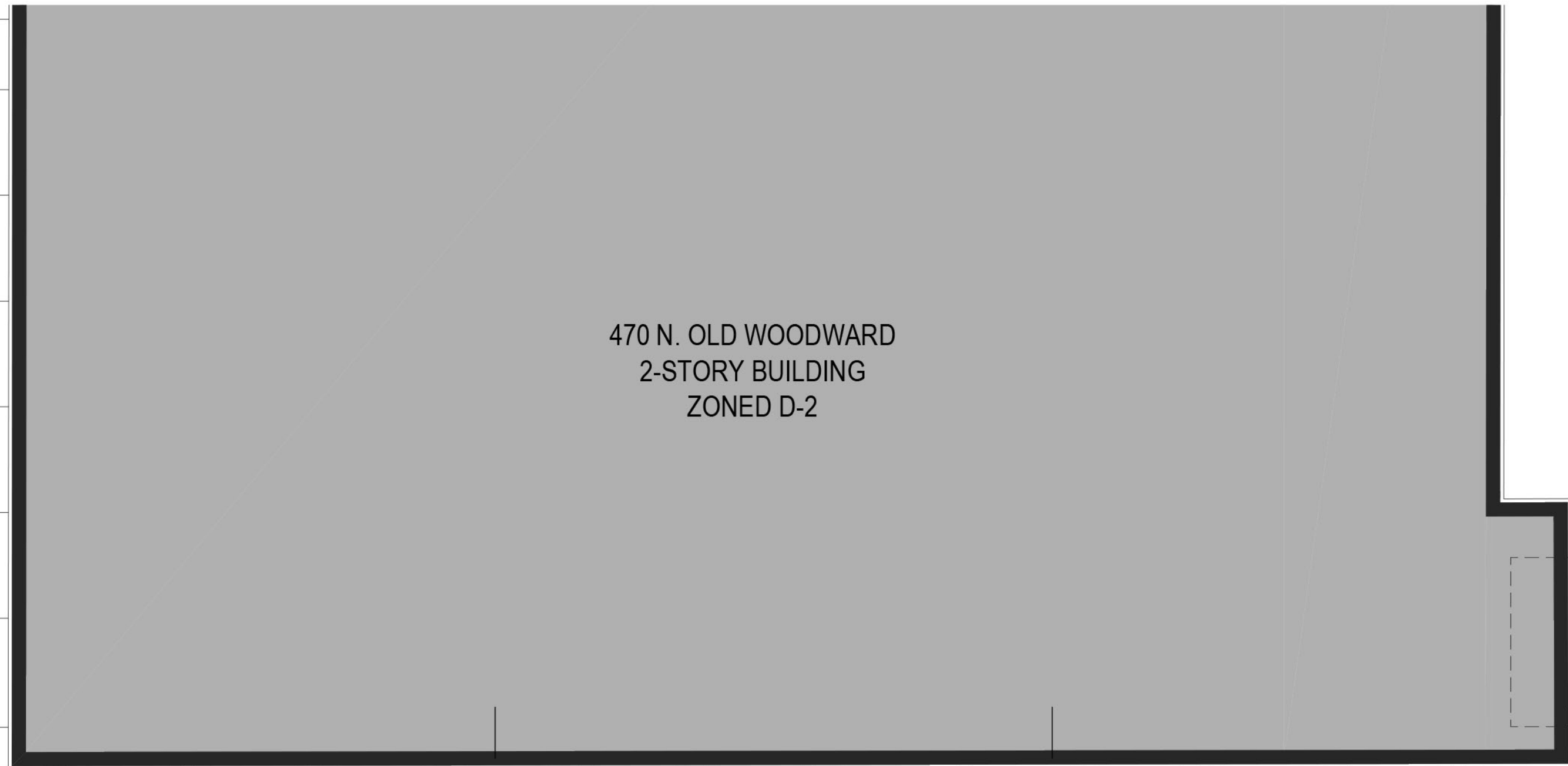
Date: 05-10-2021
Issued For: PRELIM. SITE PLAN REVIEW

Sheet No.:
A130
THIRD LEVEL FLOOR PLAN

N. OLD WOODWARD AVE.

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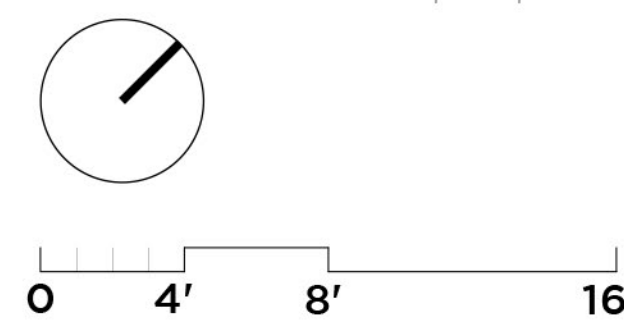
Project:
460 Parkview
460 N. Old Woodward Avenue
Birmingham, Michigan 48009

Date:	Issued For:
05-19-2021	REVIEW
10-27-2021	FINAL SITE PLAN REVIEW

Sheet No.:

A130b
THIRD LEVEL FLOOR PLAN

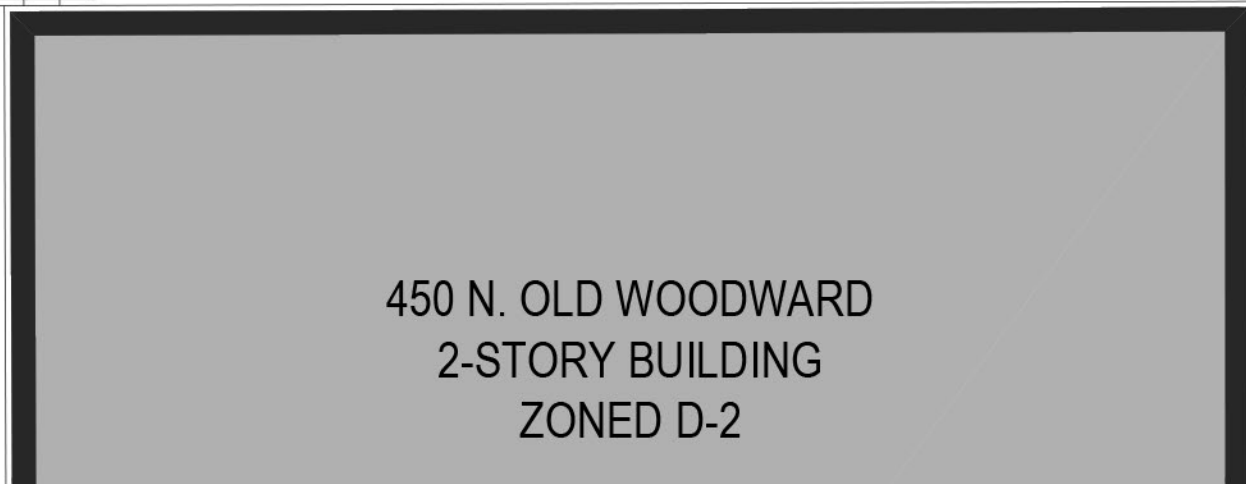
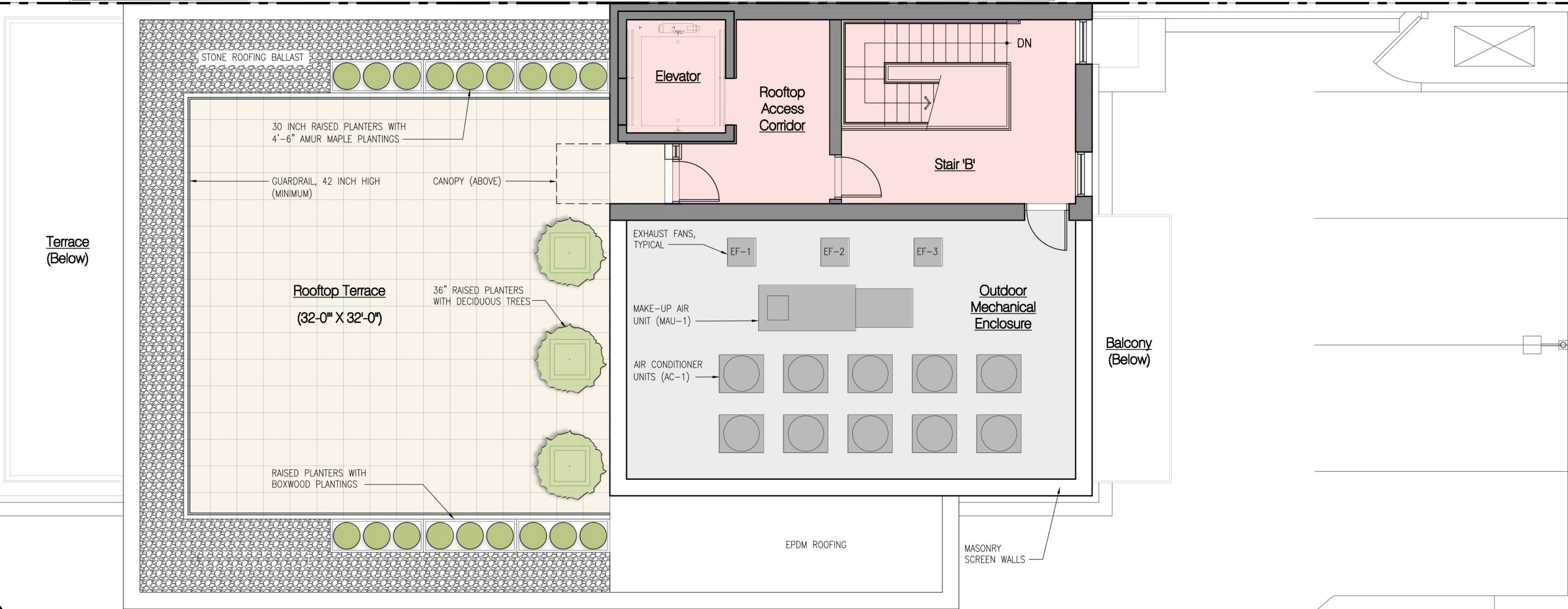
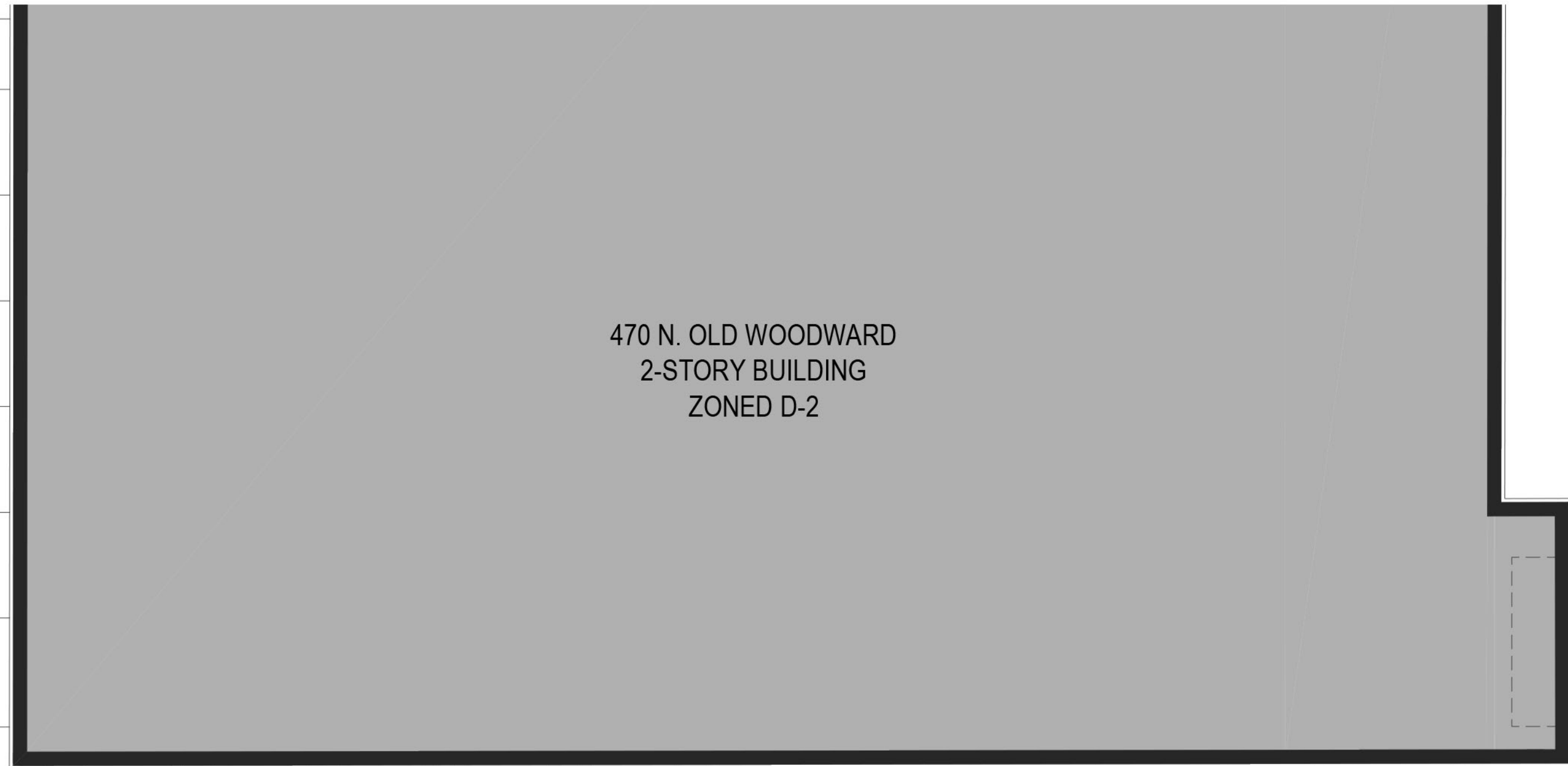
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A130
Third Level Floor Plan - Unit Layout
SCALE: 3/16" = 1'-0"



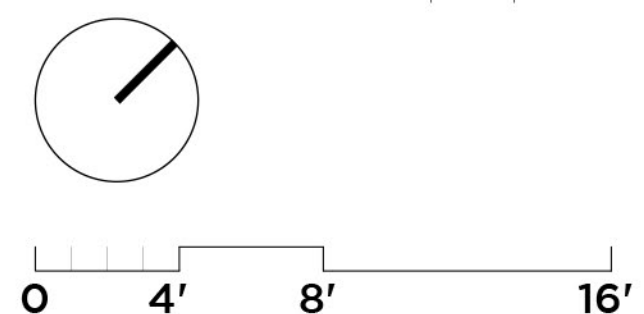
N. OLD WOODWARD AVE.

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"



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.:

A140

ROOF PLAN

A
B
C
D
E
F
G
H

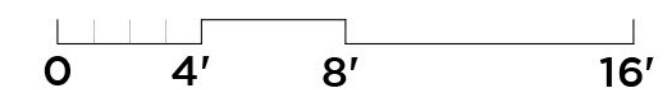


GLAZING CALCULATIONS:

North Old Woodward:

	Required:	Proposed:
Third Level:	35% Max.	33.4% (passed)
Second Level:	35% Max.	34.2% (passed)
First Level (between 1' & 8'):	70% Min.	79.2% (passed)

H5
A200
Elevation/West (N. Old Woodward)
SCALE: 3/16" = 1'-0"



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10-27-2021 FINAL SITE PLAN REVIEW

Sheet No.:
A200
EXTERIOR ELEVATIONS
WEST



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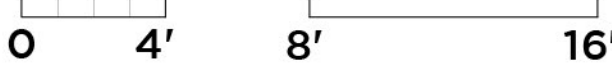
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
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Project:
460 Parkview
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Sheet No.:
A201
EXTERIOR ELEVATIONS
SOUTH

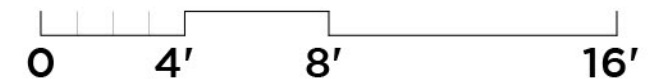
H5
A201
Elevation/South
SCALE: 3/16" = 1'-0"



A
B
C
D
E
F
G
H



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



SAROKI
ARCHITECTURE

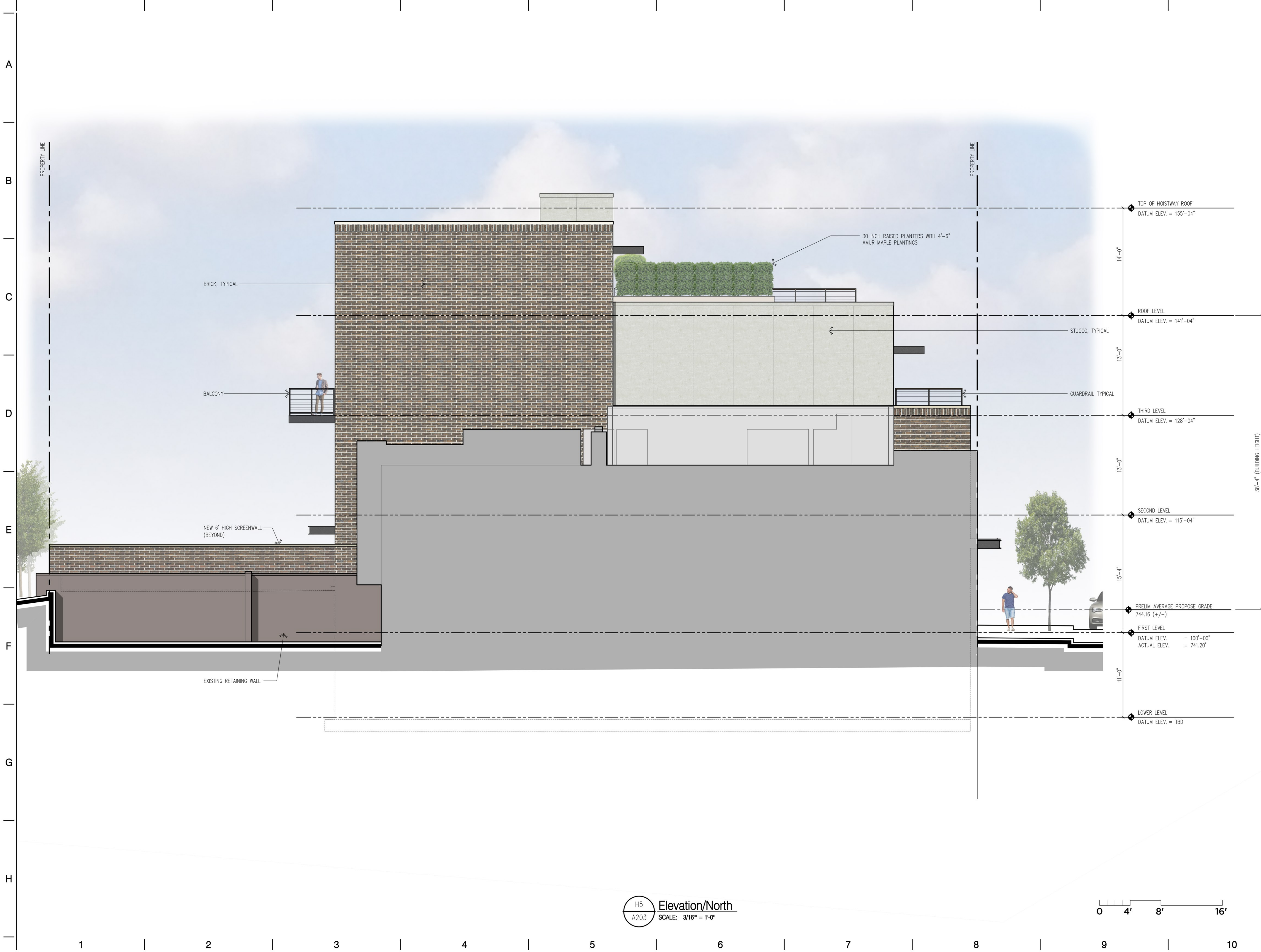
430 N. OLD WOODWARD
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F. 248.258.5515

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Project:
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Birmingham, Michigan 48009

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Sheet No.:
A202
EXTERIOR ELEVATIONS
EAST



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

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Sheet No.:
A203
EXTERIOR ELEVATIONS
NORTH

A
B
C
D
E
F
G
H



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

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |

0 5' 10' 20'

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460 N. Old Woodward Avenue
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Issued For: PRELIM. SITE PLAN REVIEW
10-27-2021 FINAL SITE PLAN REVIEW

Sheet No.:
A210
EXTERIOR ELEVATIONS
WEST

A

B

C

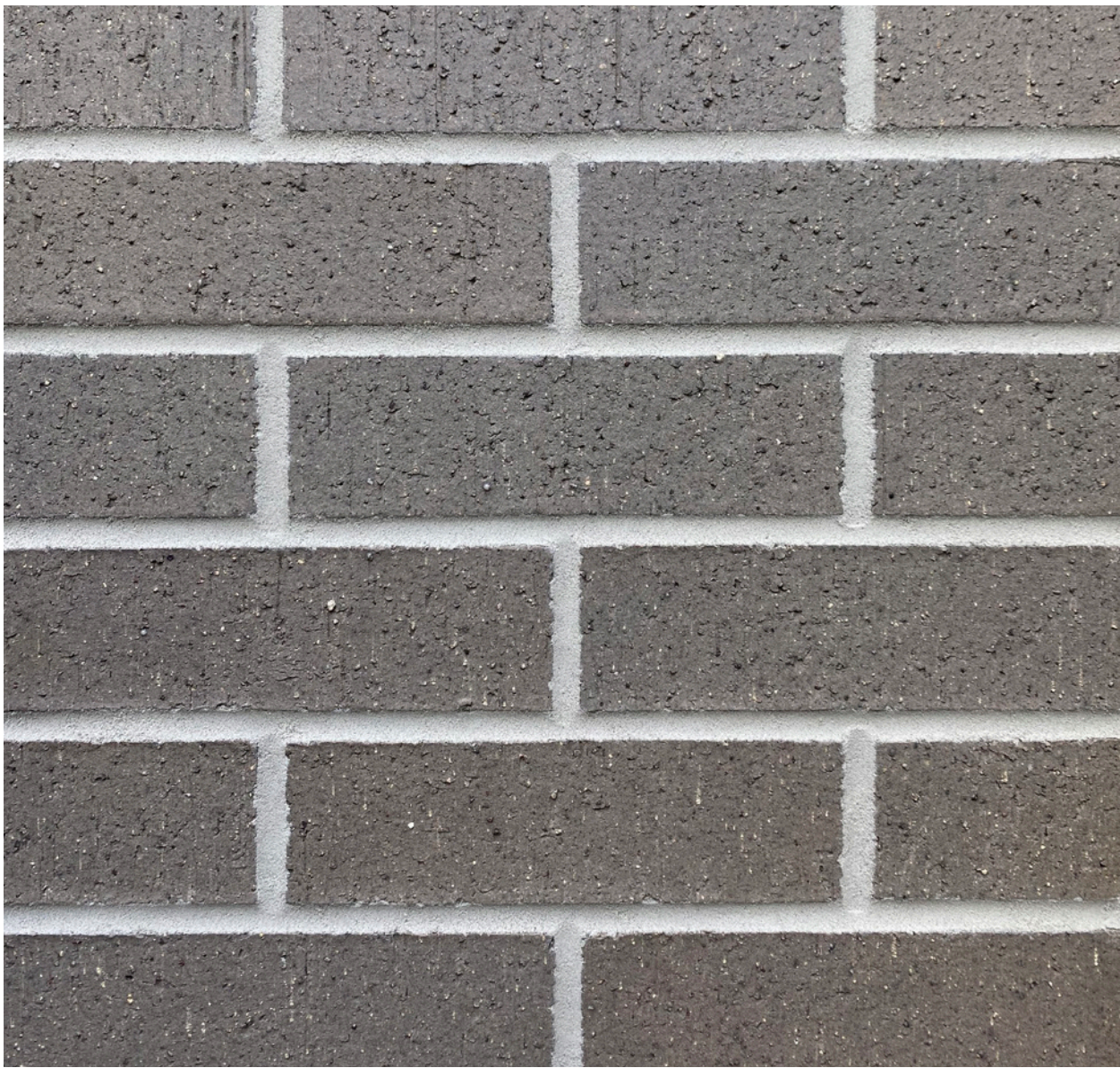
D

E

F

G

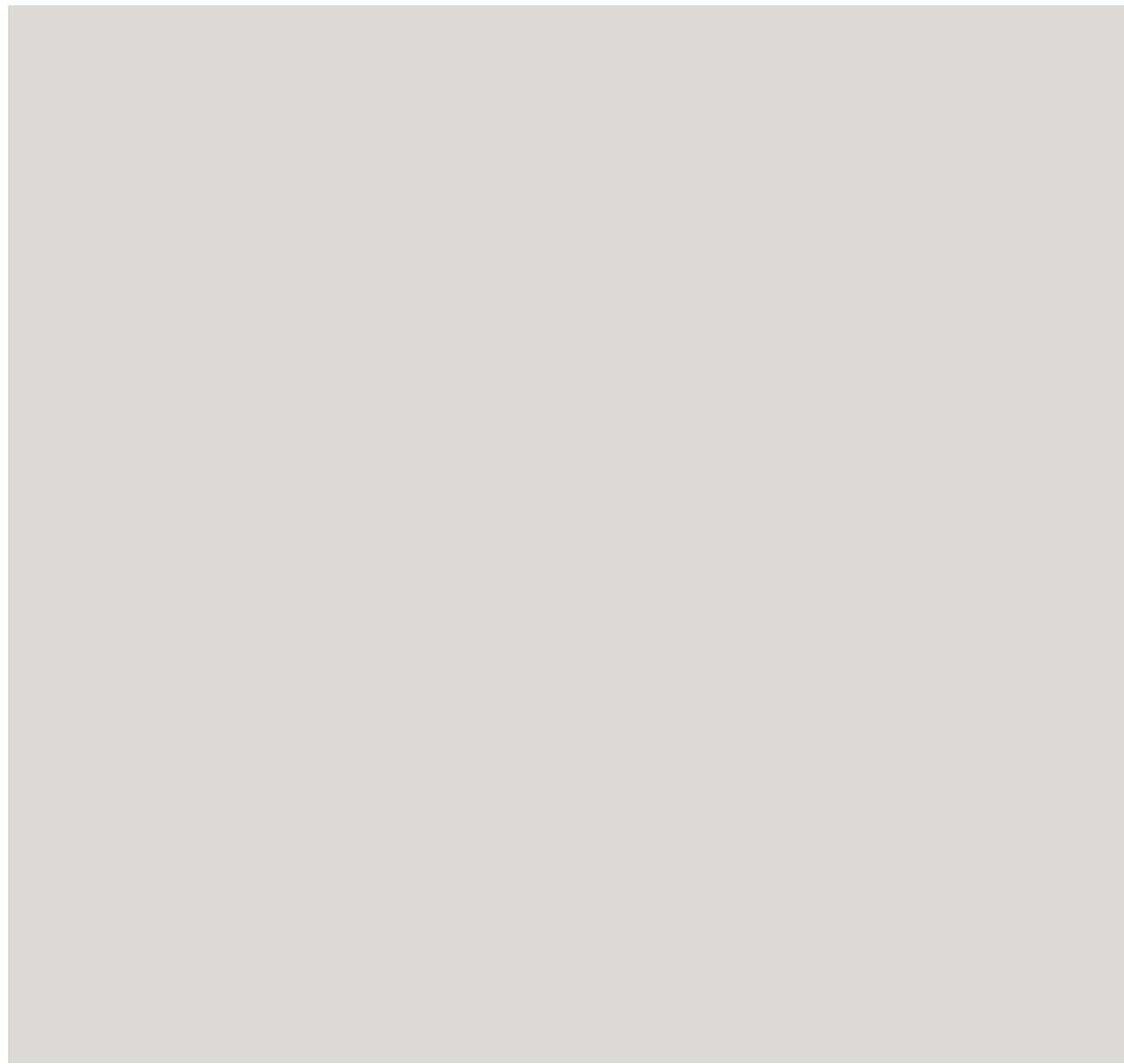
H



Architectural Brick
Sterling Velour



Stucco



Metal Panel



Operable Windows, Typical



Operable Folding Aluminum
and Glass Partition



Steel and Glass Canopy



Guardrail, Typical

SAROKI
ARCHITECTURE
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Project:
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460 N. Old Woodward Avenue
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Date:	Issued For:
05-10-2021	PRELIM. SITE PLAN REVIEW
10-27-2021	FINAL 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.

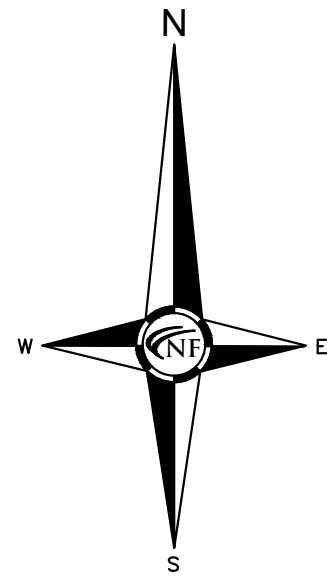
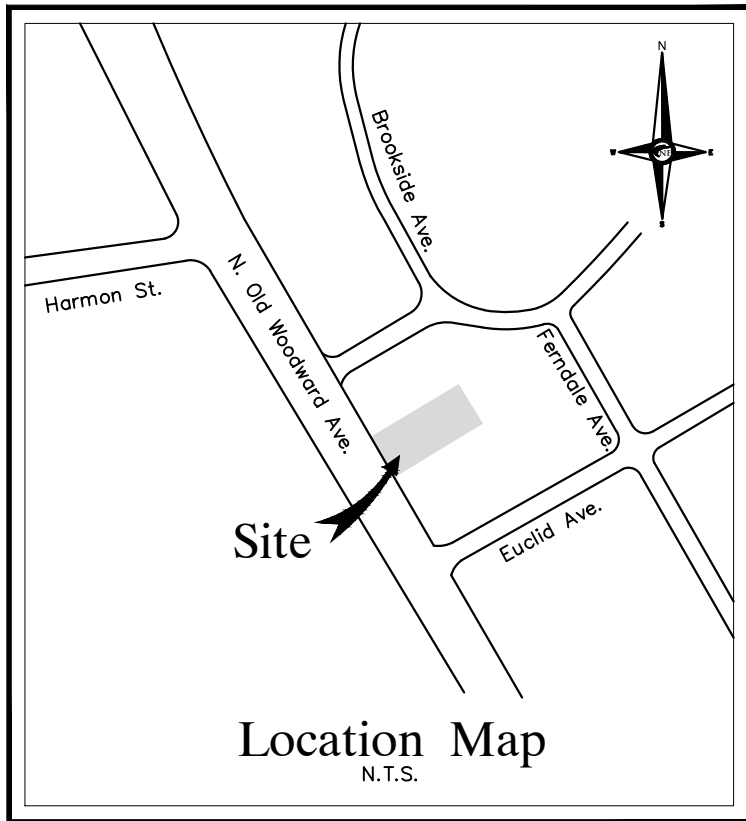
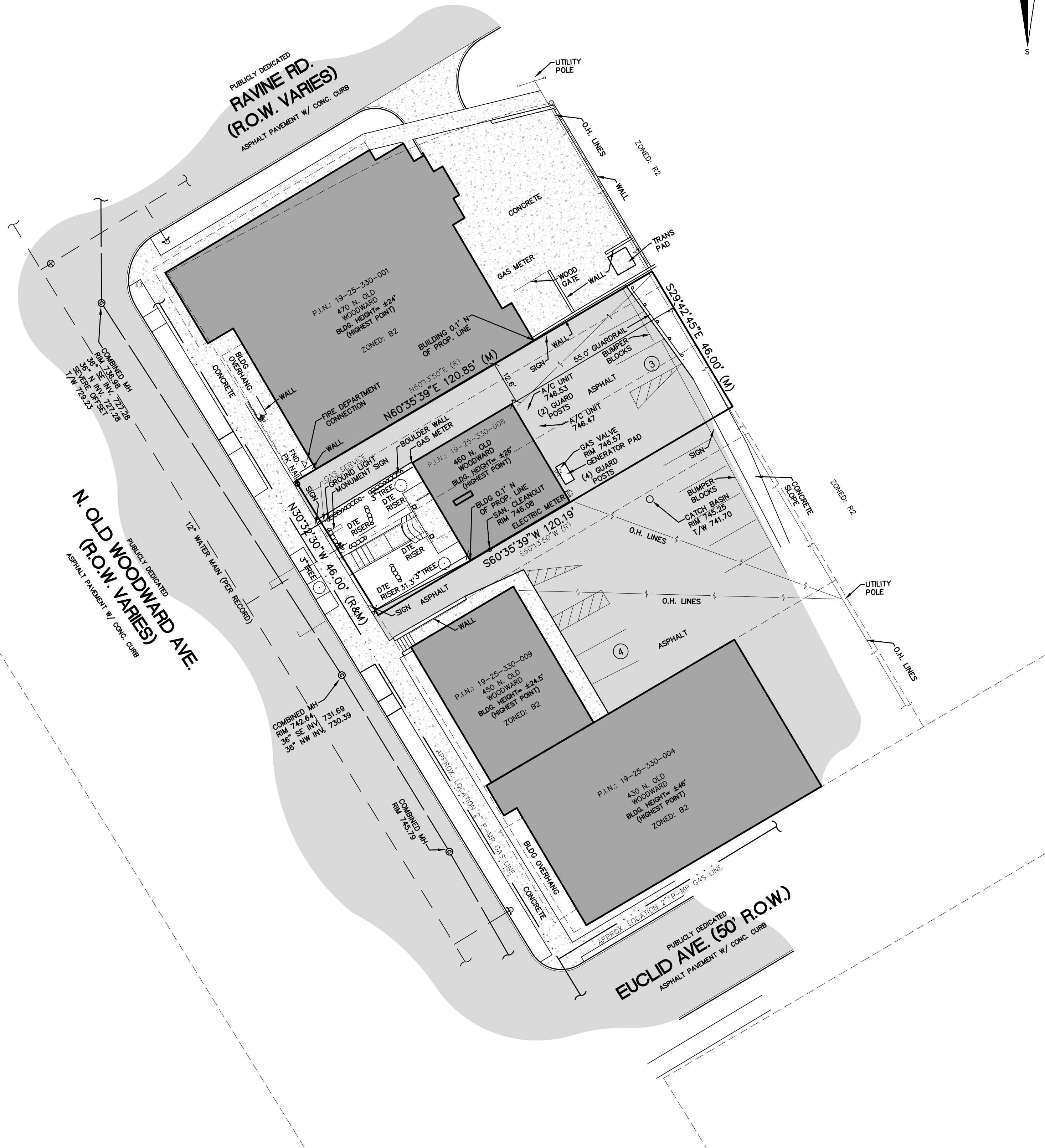
CEMETERY NOTE
There was no observable evidence of cemeteries or burial grounds within the subject property.

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	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	EXISTING SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
CATCH BASIN	EXISTING STORM SEWER
UTILITY POLE	EX. R.Y. CATCH BASIN
GUY POLE	EXISTING BURIED CABLES
GUY WIRE	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



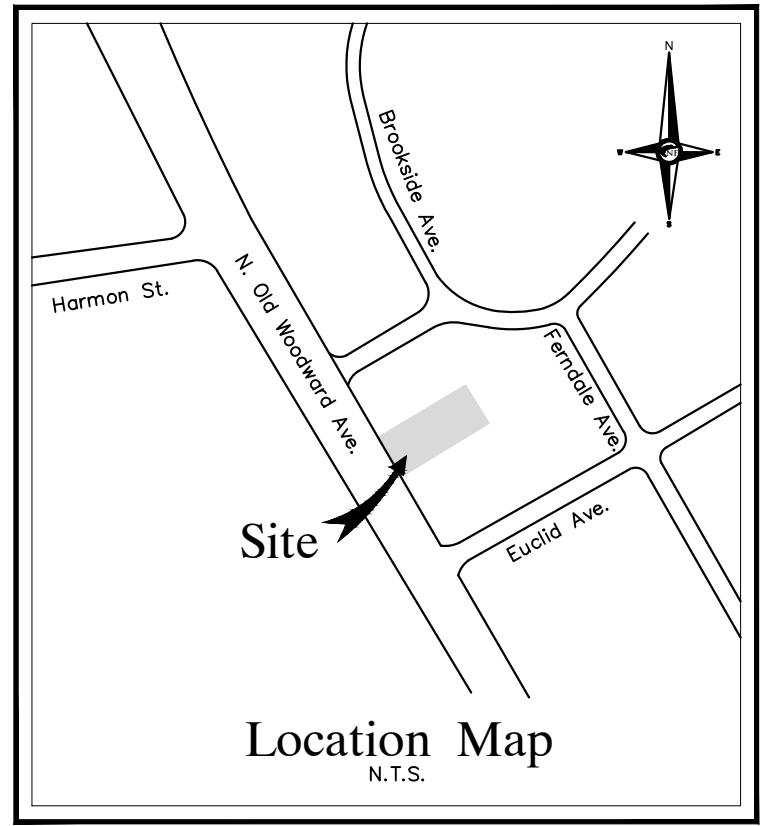
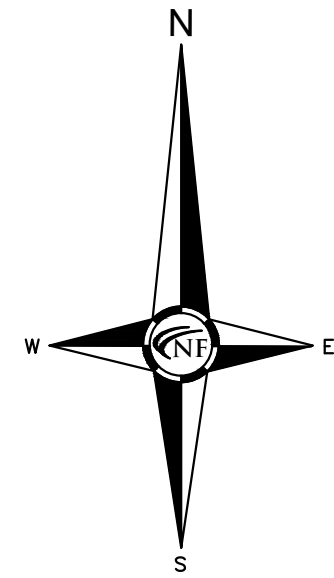
DATE ISSUED/REVISED
04-30-21 PRELIMINARY SITE PLAN REVIEW

DRAWN BY:
A. Eizember
DESIGNED BY:

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

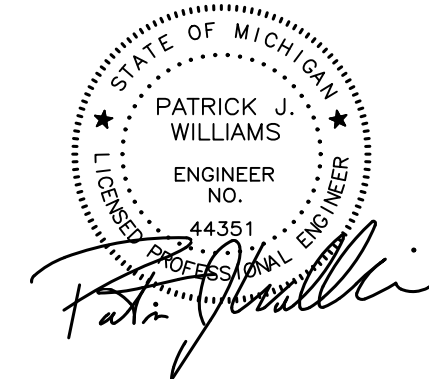
SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
K519 SP-1



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
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. SHEET NO.
K519 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 - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

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'

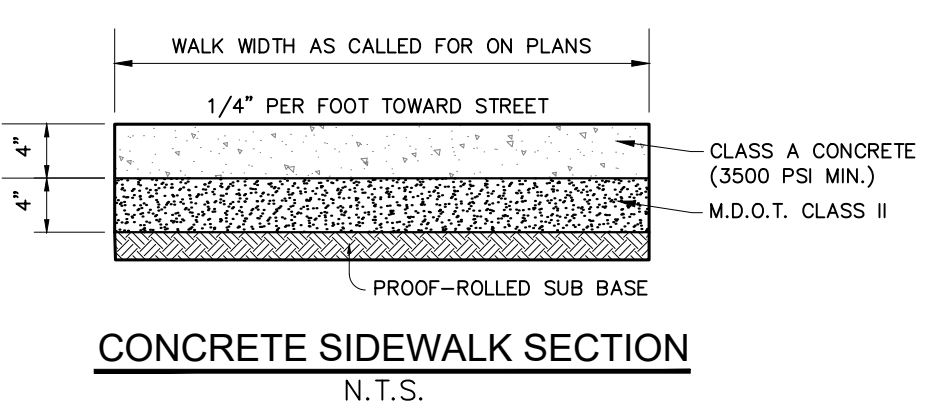
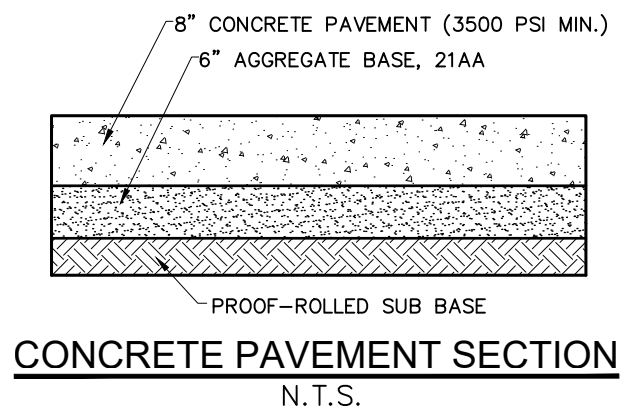
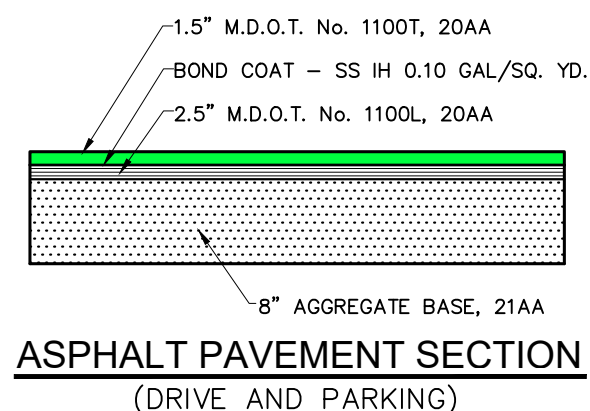
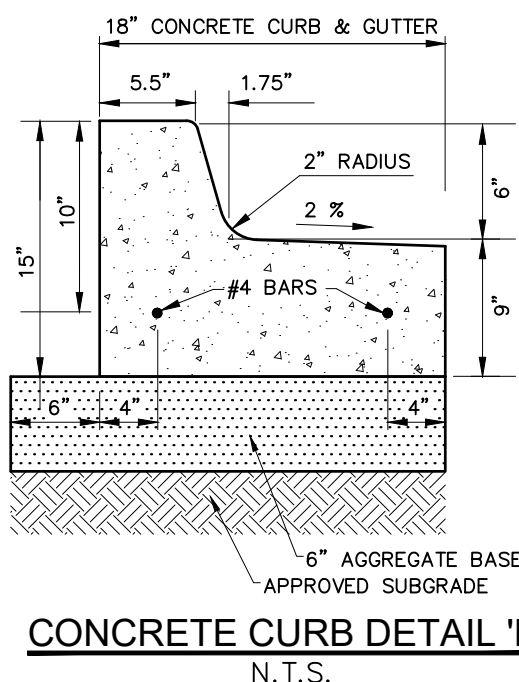
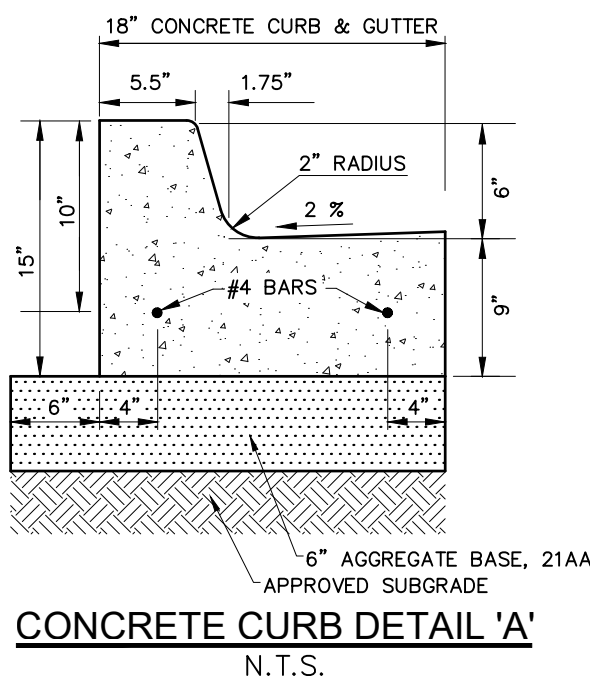
SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST):	0'	0.2'
SIDE (NORTH):	0'	0.0'
SIDE (SOUTH):	0'	9.0'
REAR (EAST):	20'	37.2'

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
SIGN	EXISTING GAS MAIN
C.O. MANHOLE	PR. SANITARY SEWER
HYDRANT	PR. WATER MAIN
INLET	PR. STORM SEWER
C.B. MANHOLE	PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE	















Final Site Plan & Design Review Application Planning Division

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

1. Applicant

Name: 460 PARKVIEW, LLC
Address: 430 N OLD WOODWARD AVE, FLOOR 3
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: N/A
Email address: VSAROKI@SAROKIARCHITECTURE.COM

2. Property Owner

Name: 460 PARKVIEW, LLC
Address: 255 SOUTH OLD WOODWARD AVE, SUITE 310
BIRMINGHAM, MI 48009
Phone Number: (248) 646-3151
Fax Number: N/A
Email address: RBOJI@BOJIGROUP.COM

3. Applicant's Attorney/Contact Person

Name: VICTOR SAROKI, FAIA
Address: 430 N OLD WOODWARD AVE, FLOOR 3
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: N/A
Email address: VSAROKI@SAROKIARCHITECTURE.COM

4. Project Designer/Developer

Name: VICTOR SAROKI, FAIA
Address: 430 N OLD WOODWARD AVE, FLOOR 3
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: N/A
Email address: VSAROKI@SAROKIARCHITECTURE.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: 460 NORTH OLD WOODWARD AVE
BIRMINGHAM, MI 48009
Name of development: 460 PARKVIEW
Sidwell #: 19-25-330-001
Current Use: OFFICE
Proposed Use: MIXED-USE TO INCLUDE RETAIL, OFFICE, AND RESIDENTIAL
Area of Site in Acres: 0.127 ACRES
Current zoning: B-2 (GENERAL BUSINESS) / D-2 OVERLAY DISTRICT
Is the property located in the floodplain? NO
Name of Historic District Site is Located in: N/A
Date of Historic District Commission Approval: N/A

Date of Application for Preliminary Site Plan: 5/12/2021
Date of Preliminary Site Plan Approval: 7/21/2021
Date of Application for Final Site Plan: 10/27/2021
Date of Final Site Plan Approval: TBD
Date of Application for Revised Final Site Plan: N/A
Date of Revised Final Site Plan Approval: N/A
Date of Design Review Board Approval: N/A
Will proposed project require the division of platted lots? NO
Will proposed project require the combination of platted lots? NO

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

THE PROPOSED DEVELOPMENT IS A NEW THREE-STORY MIXED-USE BUILDING WITH GROUND FLOOR RETAIL, SECOND LEVEL OFFICE, AND TWO RESIDENTIAL UNITS ON THE THIRD FLOOR. THE DEVELOPMENT ALSO PROPOSES AN ACTIVE ROOFTOP AMENITY SPACE FOR THE TWO RESIDENTIAL UNITS.

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: 47.25/ 3 STORIES W/ 3RD FLOOR RESIDENTIAL

Use of Buildings: RETAIL, OFFICE, RESIDENTIAL
Height of Rooftop Mechanical Equipment: 8'-11"

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: 3,026 GSF
Number of square feet per upper floor: 3,400 GSF (AVERAGE)
Total floor area: 13,461 GSF
Floor area ratio (total floor area ÷ total land area): 2.43
(13,461 SF / 5,543 SF = 2.43 FLOOR AREA RATIO)
Open space: N/A
Percent of open space: N/A

Office Space: 3,594 GSF
Retail Space: 3,026 GSF
Industrial Space: N/A
Assembly Space: 3,026 GSF
Seating Capacity: TBD PENDING LAYOUT
Maximum Occupancy Load: TBD

Proposed Residential Structures:

Total number of units: 2
Number of one bedroom units: 1
Number of two bedroom units: 1
Number of three bedroom units: 0
Open space: N/A
Percent of open space: N/A

Rental units or condominiums? RENTAL
Size of one bedroom units: 1,054 SF
Size of two bedroom units: 1,431 SF
Size of three bedroom units: N/A
Seating Capacity: N/A
Maximum Occupancy Load: N/A

Proposed Additions:

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

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

10. Required and Proposed Setbacks

Required front setback: 0 FEET / 10 FT ON 3RD FLOOR BONUS
Required rear setback: EQUAL TO ADJACENT PRE-EXISTING BUILDING (35 FT)
Required total side setback: 0 FEET
Side setback: 0 FEET

Proposed front setback: 0 FEET / 10 FT ON 3RD FLOOR BONUS
Proposed rear setback: 35 FT
Proposed total side setback: 0 FEET
Second side setback: 9 FEET

11. Required and Proposed Parking

Required number of parking spaces: 3 OFF-STREET SPACES (1.25x2 = 2.5)
Typical angle of parking spaces: 90 DEGREES
Typical width of maneuvering lanes: 18 FEET
Location of parking on site: NORTH BEHIND THE PROPOSED BUILDING
Location of parking off site: STREET (N OLD WOODWARD AVE)
Number of light standards in parking area: 1
Screenwall material: MASONRY WITH LIMESTONE CAP

Proposed number of parking spaces: 4 OFF-STREET SPACES
Typical size of parking spaces: 180 SF
Number of spaces <180 sq. ft.: 0
Number of handicap spaces: 0 SPACES
Shared parking agreement? NO
Height of light standards in parking area: 12 FEET
Height of screenwall: 6 FEET

12. Landscaping

Location of landscape areas: NEW STREET TREE ALONG NORTH OLD WOODWARD AVENUE. TREES AND PLANTINGS ON ROOFTOP TERRACE.

Proposed landscape material: NEW STREET TREE IS LITTLE LEAF LINDEN (TILIA CORDATA) STRAIGHT TRUNK, 3 TO 2.5" CALIPER, LOWER BRANCH MINIMUM CLEARANCE. ROOFTOP TERRACE TO INCLUDE 4'-6" AMUR MAPLE PLANTINGS IN RAISED PLANTERS AND 36" RAISED PLANTERS WITH DICIDUOUS TREES. SEE A010 ARCHITECTURAL SITE PLAN AND A140 ROOF PLAN FOR MORE DETAILS.

13. Streetscape

Sidewalk width: 13'

Number of benches: 0

Number of planters: 0

Number of existing street trees: 1

Number of proposed street trees: 1

Streetscape Plan submitted? YES

Description of benches or planters: N/A

Species of existing trees: 3" TREE

Species of proposed trees: LITTLE LEAF LINDEN (TILIA CORDATA) STRAIGHT TRUNK, 3" TO 2.5" CALIPER

14. Loading

Required number of loading spaces: 0

Typical angle of loading spaces: N/A

Screenwall material: N/A

Location of loading spaces on site: N/A

Proposed number of loading spaces: 0

Typical size of loading spaces: N/A

Height of screenwall: N/A

Typical time loading spaces are used: N/A

15. Exterior Waste Receptacles

Required number of waste receptacles: 1

Location of waste receptacles: NORTH BEHIND BUILDING

Screenwall material: MASONRY / GATE TO BE METAL WITH PAINTED WOOD BOARDS

Proposed number of waste receptacles: 1

Size of waste receptacles: 2 CUBIC YARD DUMPSTER

Height of screenwall: 6 FEET

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: 0

Size of transformers (L•W•H): N/A

Number of utility easements: N/A

Screenwall material: N/A

Location of all utilities & easements: N/A

Height of screenwall: N/A

Ground Mounted Mechanical Equipment:

Number of ground mounted units: 0

Size of ground mounted units (L•W•H): N/A

Screenwall material: N/A

Location of all ground mounted units: N/A

Height of screenwall: N/A

Rooftop Mechanical Equipment:

Number of rooftop units: 14

Type of rooftop units: (3) EXHUAUST FANS, (1) MAKE-UP AIR UNIT, (10) AIR CONDITIONER CONDENSING UNITS

Screenwall material: MASONRY

Location of screenwall: ROOFTOP OUTDOOR MECHANICAL ENCLOSURE SEE A140 ROOF PLAN

Location of all rooftop units: ROOFTOP OUTDOOR MECHANICAL ENCLOSURE

Size of rooftop units (L•W•H): SEE MECHICAL SPEC SHEETS

Percentage of rooftop covered by mechanical units: APPROX. 20%

Height of screenwall: 8' - 11"

Distance from rooftop units to all screenwalls: SEE A140 ROOF PLAN

17. Accessory Buildings

Number of accessory buildings: N/A

Location of accessory buildings: N/A

Size of accessory buildings: N/A

Height of accessory buildings: N/A

18. Building Lighting

Number of light standards on building: SEE PHOTOMETRIC PLAN

Size of light fixtures (L•W•H): SEE PHOTOMETRIC PLAN

Type of light standards on building: SEE PHOTOMETRIC PLAN

Height from grade: SEE PHOTOMETRIC PLAN

Maximum wattage per fixture: SEE PHOTOMETRIC PLAN
Light level at each property line: SEE PHOTOMETRIC PLAN

19. Site Lighting

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

20. Adjacent Properties

Number of properties within 200 ft.: 5

Property #1

Number of buildings on site: 1
Zoning district: B-2 / D-2
Use type: RETAIL & OFFICE
Square footage of principal building: 12,030 SF
Square footage of accessory buildings: N/A
Number of parking spaces: 4

Property #2

Number of buildings on site: 1
Zoning district: B-2 / D-2
Use type: OFFICE
Square footage of principal building: 2,944 SF
Square footage of accessory buildings: N/A
Number of parking spaces: 8

Property #3

Number of buildings on site: 1
Zoning district: B-2/ D-2
Use type: RESTAURANT AND OFFICE
Square footage of principal building: 9,317 SF
Square footage of accessory buildings: N/A
Number of parking spaces: 4

Property #4

Number of buildings on site: 1
Zoning district: R-2
Use type: SINGLE FAMILY RESIDENTIAL
Square footage of principal building: 4,744 SF
Square footage of accessory buildings: N/A
Number of parking spaces: N/A

Property #5

Number of buildings on site: 1
Zoning district: R-2
Use type: SINGLE FAMILY RESIDENTIAL
Square footage of principal building: 3,488 SF
Square footage of accessory buildings: N/A
Number of parking spaces: N/A

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: _____

Proposed wattage per fixture: SEE PHOTOMETRIC PLAN

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

Property Description: 430 NORTH OLD WOODWARD AVE
3-STORY MIXED-USE BUILDING WITH OFFICE & RETAIL

North, south, east or west of property? SOUTH

Property Description: 450 NORTH OLD WOODWARD AVE
2-STORY OFFICE BUILDING

North, south, east or west of property? SOUTH

Property Description: 470 NORTH OLD WOODWARD AVE
2-STORY MIXED-USE BUILDING

North, south, east or west of property? NORTH

Property Description: 180 RAVINE RD
SINGLE FAMILY RESIDENTIAL

North, south, east or west of property? EAST

Property Description: 181 EUCLID AVE
SINGLE FAMILY RESIDENTIAL

North, south, east or west of property? EAST

Property Description: _____

North, south, east or west of property? _____

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

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

Signature of Owner: _____

Date: 10/27/2021

Print Name: _____

VICTOR SAROKI

Signature of Applicant: _____

Date: 10/27/2021

Print Name: _____

VICTOR SAROKI

Signature of Architect: _____

Date: 10/27/2021

Print Name: _____

VICTOR SAROKI

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



FINAL SITE PLAN & DESIGN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: 460 PARKVIEW, LLC Case #: _____ Date: 5/12/2021
Address: 460 N OLD WOODWARD AVENUE, BIRMINGHAM, MI 48009 Project: 460 PARKVIEW

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.

Final 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.

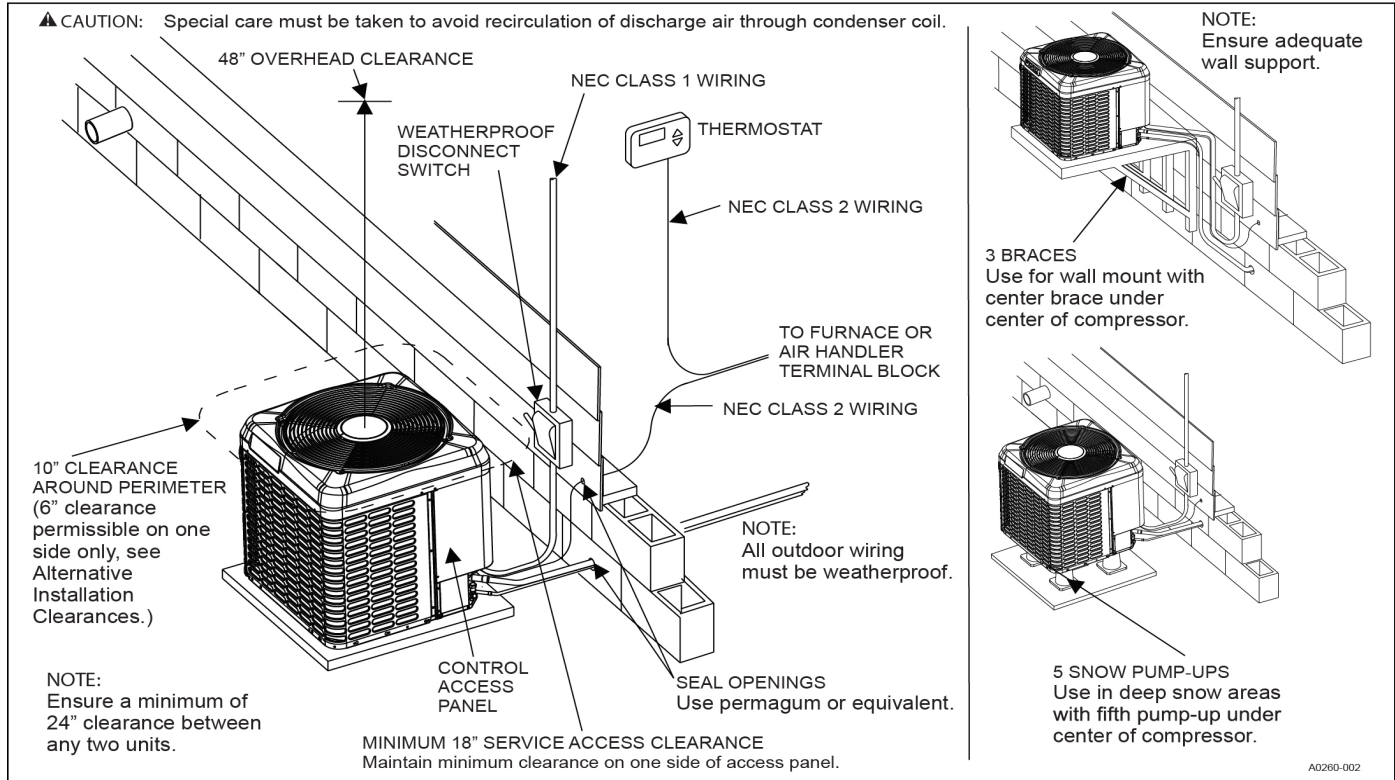
Project Name: **Engineering Test**

Unit Model #: **TCD60B31S**

Quantity: **1**

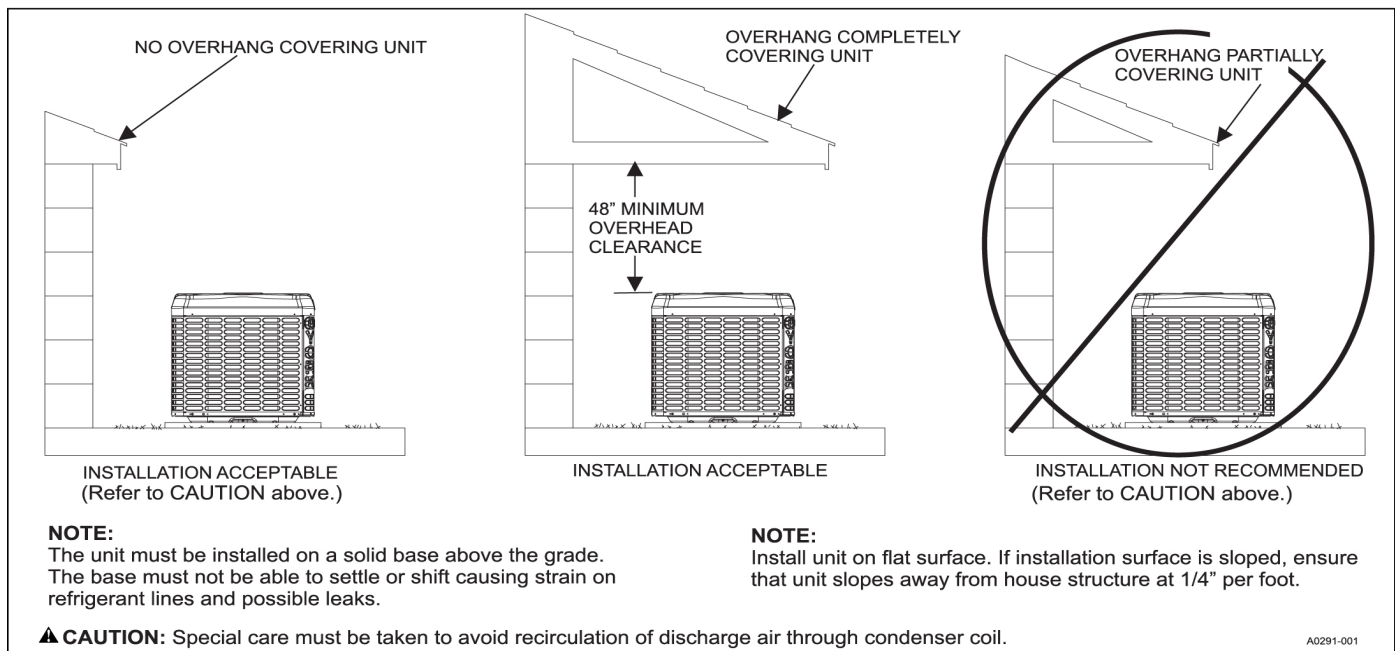
TCD Typical Installation

TYPICAL INSTALLATION



▲ CAUTION

Care must be taken to prevent ice from damaging the unit. Damage may occur from ice falling onto unit from a sloped roof or from a vertical drip line due to a partial overhang.



Project Name: **Engineering Test**

Unit Model #: **TCD60B31S**

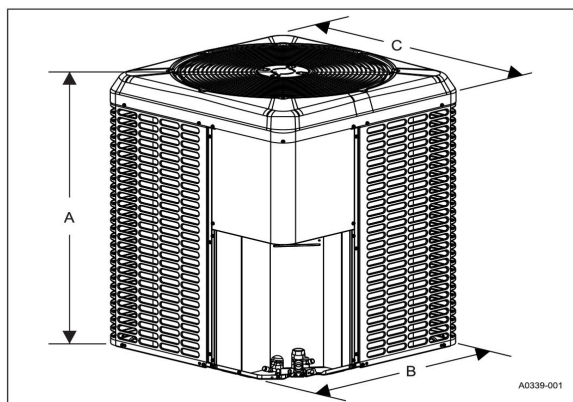
Quantity: **1**

TCD Physical & Electrical Gen2

PHYSICAL AND ELECTRICAL DATA

MODEL	TCD30 B32S	TCD36 B32S	TCD42 B32S	TCD48 B31SS	TCD60 B31SS	TCD30 B42S	TCD36 B42S	TCD42 B42S	TCD48 B41SS	TCD60 B41SS	TCD36 B52S	TCD48 B51SS	TCD60 B51SS
Unit Supply Voltage	208-230V, 3Ø, 60Hz					460V, 3Ø, 60Hz					575V, 3Ø, 60Hz		
Normal Voltage Range ¹	187 to 252					432 to 504					540 to 630		
Minimum Circuit Ampacity	11.91	14.34	15.29	18.4	21.2	5.67	7.85	7.68	8.4	10.3	5.30	6.6	7.7
Max. Overcurrent Device Amps ²	20	20	25	30	35	15	15	15	15	15	15	15	15
Min. Overcurrent Device Amps ³	15	15	20	20	25	15	15	15	15	15	15	15	15
Compressor	Type	Scroll	Scroll	Scroll	Scroll	Scroll	Scroll	Scroll	Scroll	Scroll	Scroll	Scroll	Scroll
	Rated Load	8.89	10.43	11.19	13.7	15.9	4.22	5.76	5.63	6.2	7.7	4.8	5.7
	Locked Rotor	58.0	73.0	84.0	83.1	110.0	38.0	38.0	44.0	41.0	52.0	36.5	38.9
Crankcase Heater	No	No	No	No	No	No	No	No	No	No	No	No	No
Factory External Discharge Muffler	No	No	Yes	No	No	No	No	Yes	No	No	No	No	No
Fan Diameter Inches	22	22	24	24	26	22	22	24	24	26	22	24	26
Fan Motor	Rated HP	1/8	1/4	1/4	1/4	1/8	1/4	1/4	1/4	1/4	1/4	1/4	1/4
	Rated Load Amps	0.80	1.3	1.3	1.30	1.30	0.40	0.65	0.65	0.65	0.65	0.58	0.58
	Nominal RPM	1075	850	850	850	850	1075	850	850	850	850	850	850
	Nominal CFM	2950	3275	3550	3500	4300	2850	3200	3650	3650	4075	3300	4125
Coil	Face Area Sq. Ft.	13.83	17.37	18.74	18.74	23.40	13.83	17.37	18.74	18.74	23.40	17.37	23.40
	Rows Deep	1	1	1	1	1	1	1	1	1	1	1	1
	Fins / Inch	23	23	23	23	23	23	23	23	23	23	23	23
Liquid Line Set OD (Field Installed)	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8	3/8
Vapor Line Set OD (Field Installed) ⁴	3/4	3/4	7/8	7/8	1-1/8 [‡]	3/4	3/4	7/8	7/8	1-1/8 [‡]	3/4	7/8	1-1/8 [‡]
Unit Charge (Lbs. - Oz.) ⁵	3 - 15	4 - 10	4 - 15	4 - 15	5 - 12	3 - 15	4 - 10	4 - 15	4 - 15	5 - 12	4 - 10	4 - 15	5 - 12
Charge Per Foot, Oz.	0.62	0.62	0.67	0.67	0.75	0.62	0.62	0.67	0.67	0.75	0.62	0.67	0.75
Operating Weight Lbs.	140	160	200	200	205	140	160	200	200	205	160	200	205

1. Rated in accordance with AHRI Standard 110-2012, utilization range "A".
2. Dual element fuses or HACR circuit breaker. Maximum allowable overcurrent protection.
3. Dual element fuses or HACR circuit breaker. Minimum recommended overcurrent protection.
4. For applications with non-standard vapor line sizes, see the "Applications & Accessories" section of this Technical Guide.
5. The Unit Charge is correct for the outdoor unit, smallest matched indoor unit, and 15 feet of refrigerant tubing. For tubing lengths other than 15 feet, add or subtract the amount of refrigerant, using the difference in actual lineset length (not the equivalent length) multiplied by the per foot value.



DIMENSIONS

Unit Model	Dimensions (Inches)			Refrigerant Connection Service Valve Size	
	A	B	C	Liquid	Vapor
TCD30B(3,4)2S	30	29-1/4	29-1/4	3/8	3/4
TCD36B(3,4,5)2S	36-1/4	29-1/4	29-1/4		7/8
TCD42B(3,4)2S	33-1/4	35-1/4	31-3/4		
TCD48B(3,4,5)1S	33-1/4	35-1/4	31-3/4		7/8 [‡]
TCD60B(3,4,5)1S	36-1/4	38	34-1/4		

[‡] Adapter fitting must be field installed for the required 1-1/8" line set.
 All dimensions are in inches and are subject to change without notice.
 Overall height is from bottom of base pan to top of fan guard.
 Overall length and width include screw heads.

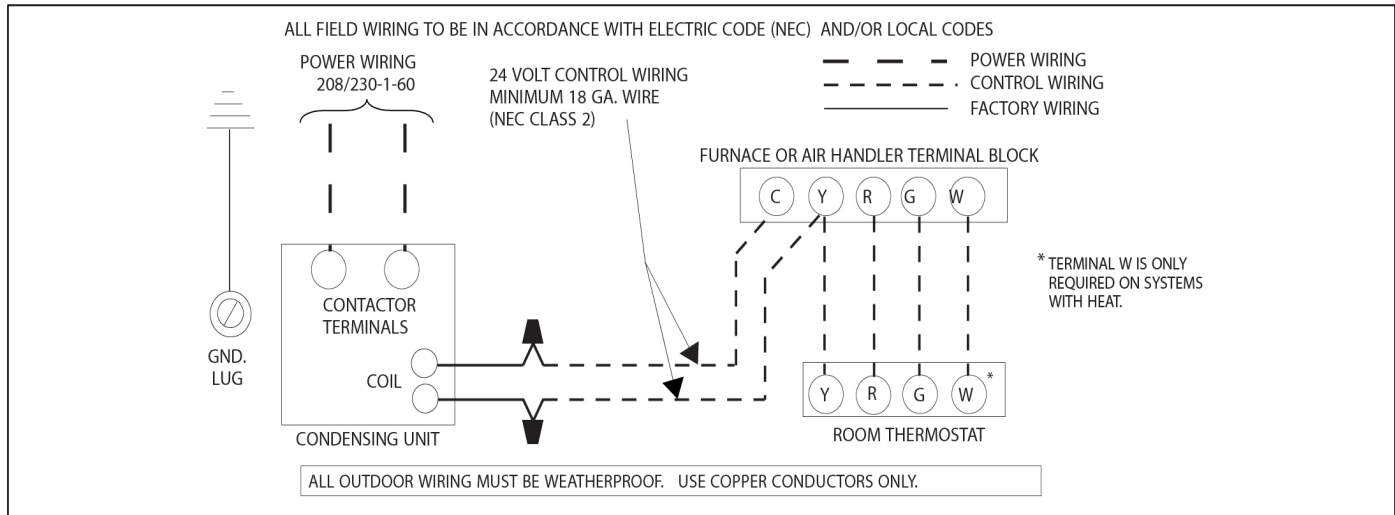
Project Name: **Engineering Test**

Unit Model #: **TCD60B31S**

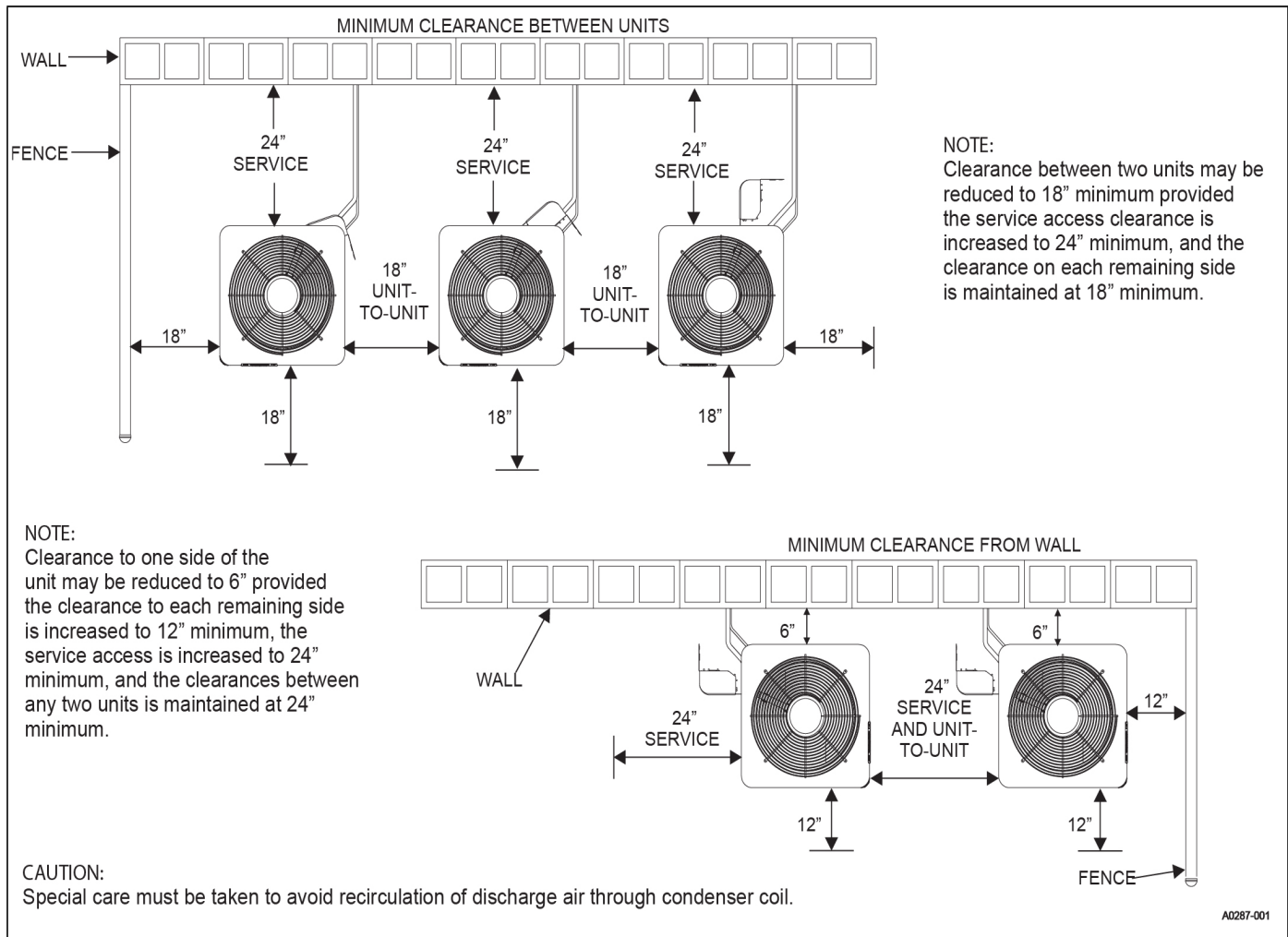
Quantity: **1**

TCD Typical Field Wiring

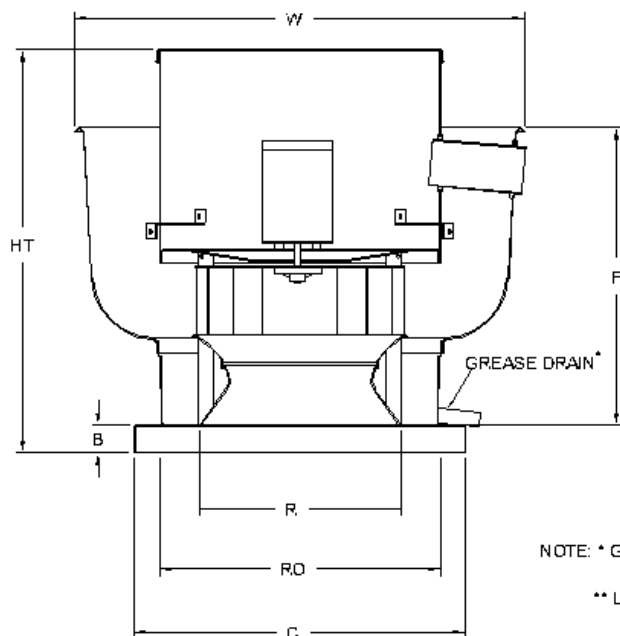
TYPICAL FIELD WIRING



ALTERNATIVE INSTALLATION CLEARANCES



DU SERIES UPBLAST EXHAUST FANS (UL705)



FEATURES:

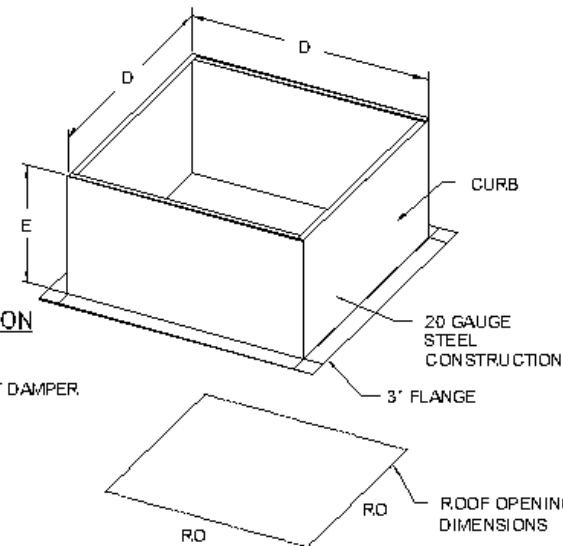
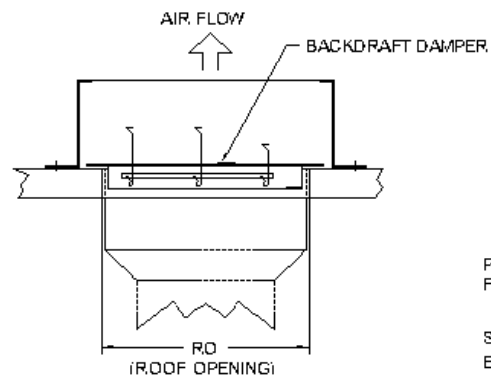
- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS)
- ROOF MOUNTED FANS
- UL705
- VARIABLE SPEED CONTROL
- INTERNAL WIRING
- WEATHERPROOF DISCONNECT
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE)

OPTIONS:

BACKDRAFT DAMPER
HINGED FAN
PITCHED CURB
INSULATED CURB
BIRD SCREEN
LOW PROFILE OPTION

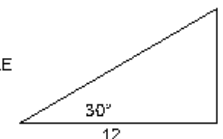
NOTE: * GREASE DRAIN NOT REQ'D
ON DU10L/HFA
** LOW PROFILE 'HT' DIMENSION
CHANGES.

BACKDRAFT DAMPER INSTALLATION



PITCHED CURBS ARE AVAILABLE
FOR PITCHED ROOFS.

SPECIFY PITCH:
EXAMPLE: 7/12 PITCH = 30° SLOPE



DU DIRECT DRIVE

CENTRIFUGAL UP-BLAST EXHAUST FANS DIMENSIONAL DATA

FAN MODEL	HT	**HT	W	B	C	F	R	RO	WEIGHT LB
DU10	14 1/2	N/A	17 3/4	2	19	9 1/2	8 1/8	13	30
DU12	18	17	22	2	19	14 1/2	10 5/8	13	40
DU30	25 1/4	20 1/4	25 1/2	2	21	18 1/2	12 1/8	16	50
DU33	25 1/4	20 1/4	25 1/2	2	21	18 1/2	12 1/8	16	50
DU50	27 1/4	23 1/4	28 7/8	2	21	21 1/2	13 1/4	16	55
DU85	30 1/2	25 1/2	31 7/8	2	24 3/4	23	14 7/8	20	60
DU180	33 3/4	N/A	39 3/8	2	28	22 5/8	16 1/2	24	190
DU200	33 3/8	N/A	38 7/8	2	28	29 1/2	18	24	195
DU240	37 1/2	N/A	43 3/8	2	33	30 5/8	23 7/8	28	270
DU300	44	N/A	52 3/4	2	40	33 1/2	24	36	410
DU360	49 9/16	N/A	63 5/16	2	44	43 7/16	25 1/4	40	470

CURB DIMENSIONAL DATA

FAN MODEL	D	E
DU10	17 1/2	12
DU12	17 1/2	12
DU30	19 1/2	12
DU33	19 1/2	12
DU50	19 1/2	12
DU85	23	12
DU180	26 1/2	12
DU200	26 1/2	12
DU240	31 1/2	12
DU300	38 1/2	12
DU360	42 1/2	12

AD Series Modular Roof Mount and Inline

Direct Fired Heated Make-Up Air

MAU-1



The AD Series Direct Gas-Fired Heater is ETL listed for use in tempering make-up air. Unit meets ANSI Z83.4a-2001/CSA3.7a-2001 safety standards and is designed for natural or propane gas applications. The heaters are rated for indoor/outdoor installations in commercial occupancies. A unique feature is the self-adjusting burner profile plates allowing variable-air-volume applications. The plates ensure proper air velocity and pressure drop across the burner for clean combustion. Spring-loaded profile plates react to the momentum of the fresh air stream, therefore, no motors or actuators are needed to drive them, nor do they need to be manually set to a specific position.

Features & Benefits

- G90 galvanized construction • Easy access doors
- Lifting points • Redundant gas valves • Disconnect switch
- Pre-wired, pre-piped controls • Horizontal or down discharge
- Vibration isolation • Fully insulated casing w/ aluminum casting
- Adjustable drive sheaves • Stainless steel burner
- Electronic flame modulation • Burner observation port
- 120 volt control transformer with single point electrical connection
- Intermittent spark pilot with timed safety lockout
- High temperature limit switch • Airflow proving switch
- Economizer inlet thermostat • Motor starter

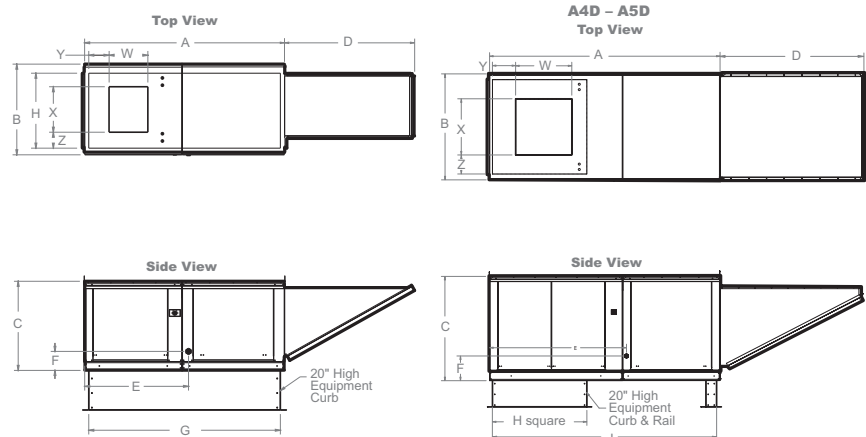
Options

- Propane fuel application • Room override thermostat
- Clogged filter switch • Motorized intake damper
- Remote control panel including summer/winter switch & operating lights
- Freeze stat with bypass timer • Hi/Low gas pressure switches
- Room modulating thermostat • Convenience outlet
- High gas pressure regulator • Cooling Interlock
- DX cooling coils • V-Bank filter intake
- Evaporative cooler intake • Auxiliary starters
- Sloped filter intake • Indoor hanging cradle
- Inlet gas pressure gauge • WAV packages
- Roof curbs

Certifications



ETL Listed and Certified to
ANSI Z83.4a-2001/CSA 3.7a-2001



Measurements

MODEL	Unit Dimensions					
	A	B	C	D	E	F
A1-D	74 7/16	27 3/8	29 3/4	44 5/16	34 13/16	7 13/16
A2-D	82 7/16	37 3/8	36 3/4	53 11/16	42 13/16	7 13/16
A3-D	87 7/16	41 3/8	43 3/8	51 5/8	47 13/16	9 1/2
A4-D	118 1/2	48 7/16	51 7/16	75	66 5/16	13 9/16
A5-D	128 1/2	59 3/16	58 7/16	75	76 7/16	13 13/16

Measurements

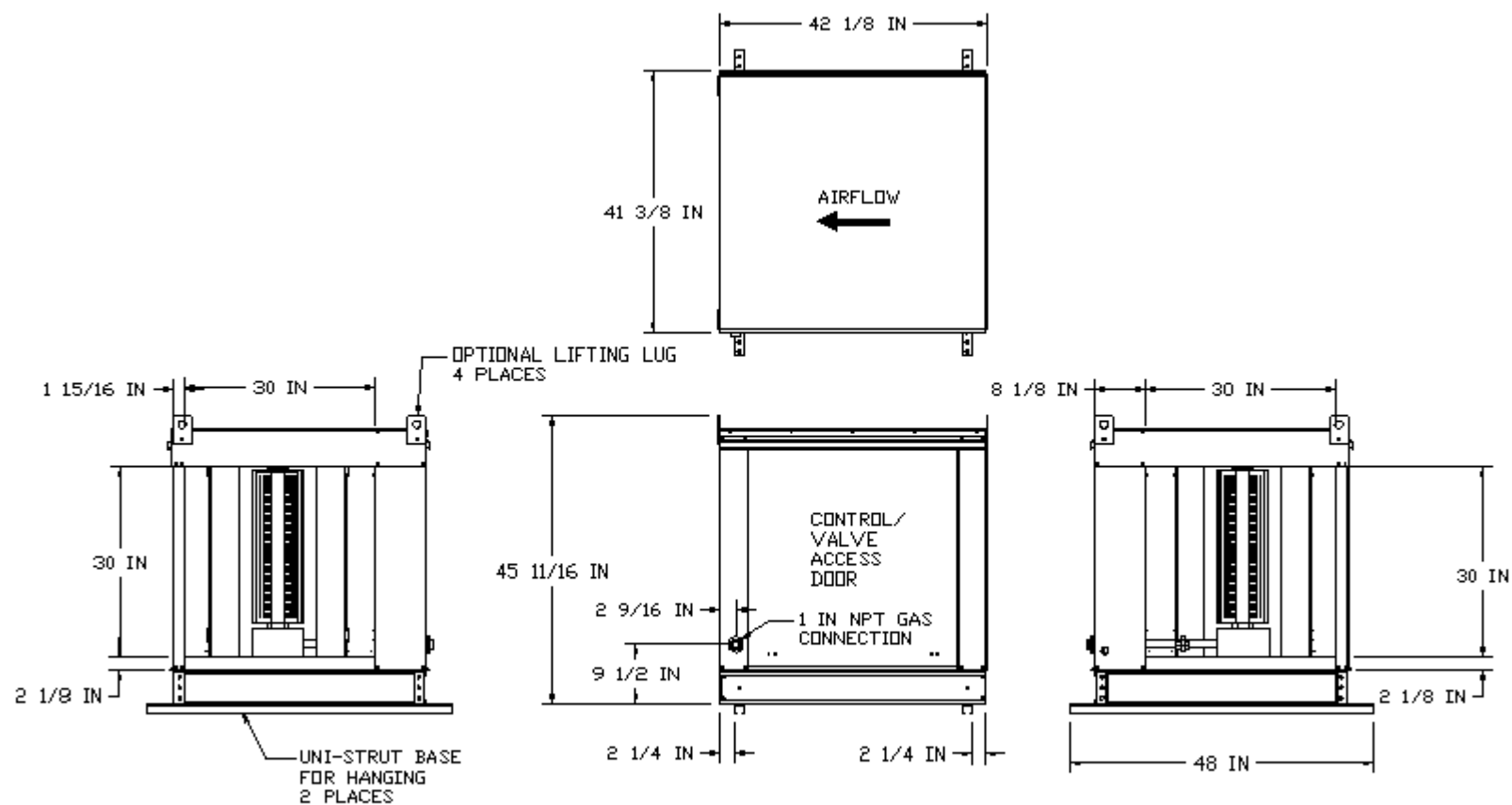
MODEL	Blower				Curb & Rail		
	W	X	Y	Z	G	H	J
A1-D	11 3/8	13 1/8	5 5/8	4 15/16	71	21	n/a
A2-D	15 7/8	18 5/8	8 3/8	6 15/16	79	31	n/a
A3-D	18 7/8	21 7/8	10 3/8	6 11/16	84	35	n/a
A4-D	24 7/8	24 7/8	10 11/16	8 9/16	-	42	115 3/16
A5-D	31 3/8	31 3/8	12 15/16	10 11/16	-	52 3/4	125 3/16

MODEL	Unit Information			
	Filter Size	Burner Size	Pipe Size	Weight (lbs)
A1-D	(3) 16 x 20	250 or 500	3/4"	350
A2-D	(3) 20 x 25	500 or 750	1"	550
A3-D	(6) 16 x 20	1000	1"	650
A4-D	(10) 16 x 20	1500	1 1/4"	1100
A5-D	(8) 20 x 25	2500	1 1/2"	1350

BHP (Brake Horsepower): The actual power developed by a motor as measured by the force applied to a shaft or flywheel.

Performance		Static Pressure in Inches W.G.								
MODEL	CFM	0.00" RPM/BHP	0.25" RPM/BHP	0.50 RPM/BHP	0.75 RPM/BHP	1.00 RPM/BHP	1.25 RPM/BHP	1.50 RPM/BHP	1.75 RPM/BHP	2.00 RPM/BHP
A1-D	1000	366 / 0.06	628 / 0.14	826 / 0.25	998 / 0.38	1140 / 0.51	1259 / 0.64	1362 / 0.77	1451 / 0.88	1531 / 0.99
A1-D	1250	457 / 0.11	686 / 0.22	857 / 0.33	1014 / 0.47	1157 / 0.63	1286 / 0.80	1398 / 0.96	1501 / 1.13	1590 / 1.28
A1-D	1500	548 / 0.19	752 / 0.32	906 / 0.45	1045 / 0.60	1176 / 0.76	1300 / 0.94	1415 / 1.13	1523 / 1.34	1620 / 1.53
A1-D	1750	639 / 0.31	821 / 0.45	965 / 0.60	1091 / 0.76	1209 / 0.93	1323 / 1.12	1432 / 1.32	1536 / 1.54	1636 / 1.77
A1-D	2000	730 / 0.46	892 / 0.62	1030 / 0.79	1147 / 0.97	1255 / 1.15	1359 / 1.34	1459 / 1.55	1558 / 1.78	
A1-D	2250	821 / 0.65	966 / 0.83	1098 / 1.03	1210 / 1.22	1310 / 1.42	1406 / 1.62	1499 / 1.84		
A1-D	2500	913 / 0.90	1042 / 1.08	1168 / 1.31	1275 / 1.52	1371 / 1.74	1462 / 1.96			
A1-D	2750	1004 / 1.20	1120 / 1.39	1239 / 1.64	1343 / 1.88					
A1-D	3000	1095 / 1.55	1200 / 1.76							
A2-D	2500	405 / 0.31	571 / 0.53	704 / 0.81	811 / 1.11	903 / 1.41	985 / 1.71	1060 / 2.02	1128 / 2.33	1190 / 2.64
A2-D	3000	486 / 0.54	624 / 0.76	753 / 1.10	856 / 1.44	946 / 1.80	1027 / 2.15	1101 / 2.52	1170 / 2.88	1233 / 3.25
A2-D	3500	566 / 0.85	682 / 1.09	804 / 1.46	905 / 1.85	992 / 2.26	1071 / 2.67	1144 / 3.08	1211 / 3.50	1275 / 3.93
A2-D	4000	647 / 1.27	744 / 1.51	856 / 1.91	955 / 2.35	1040 / 2.80	1118 / 3.27	1188 / 3.73	1255 / 4.20	1317 / 4.68
A2-D	4500	728 / 1.81	811 / 2.06	912 / 2.46	1006 / 2.95	1090 / 3.45	1166 / 3.96	1236 / 4.48	1300 / 5.00	
A2-D	5000	809 / 2.48	881 / 2.74	970 / 3.15	1060 / 3.66	1142 / 4.20	1216 / 4.77			
A2-D	5500	890 / 3.30	954 / 3.57	1032 / 3.98	1116 / 4.50					
A2-D	6000	971 / 4.28	1028 / 4.56	1098 / 4.98						
A3-D	3500	320 / 0.40	440 / 0.56	550 / 0.87	645 / 1.21	729 / 1.58	806 / 1.97	874 / 2.37	937 / 2.77	994 / 3.18
A3-D	4000	345 / 0.50	470 / 0.74	572 / 1.07	662 / 1.44	743 / 1.85	818 / 2.27	886 / 2.71	950 / 3.15	1008 / 3.61
A3-D	4500	388 / 0.71	502 / 0.96	598 / 1.32	682 / 1.72	760 / 2.15	832 / 2.60	898 / 3.06	962 / 3.56	1021 / 4.06
A3-D	5000	431 / 0.98	535 / 1.24	626 / 1.62	706 / 2.04	779 / 2.49	848 / 2.97	913 / 3.47	975 / 4.00	1033 / 4.53
A3-D	5500	474 / 1.30	569 / 1.57	656 / 1.97	732 / 2.42	802 / 2.90	868 / 3.40	930 / 3.93	989 / 4.48	
A3-D	6000	517 / 1.69	605 / 1.97	686 / 2.39	759 / 2.86	826 / 3.36	889 / 3.89	949 / 4.45		
A3-D	6500	560 / 2.15	641 / 2.43	719 / 2.87	789 / 3.36	853 / 3.89	913 / 4.45			
A3-D	7000	604 / 2.68	678 / 2.97	752 / 3.42	819 / 3.94	881 / 4.49				
A3-D	7500	647 / 3.30	716 / 3.59	786 / 4.05	850 / 4.59					
A3-D	8000	690 / 4.00	755 / 4.30	820 / 4.77						
A4-D	7000	350 / 1.05	408 / 1.32	473 / 1.75	539 / 2.22	602 / 2.71	663 / 3.22	719 / 3.75	772 / 4.30	821 / 4.85
A4-D	8000	376 / 1.31	448 / 1.83	506 / 2.31	563 / 2.81	620 / 3.35	676 / 3.92	730 / 4.50	781 / 5.10	830 / 5.70
A4-D	9000	423 / 1.87	490 / 2.46	542 / 2.99	593 / 3.55	644 / 4.13	695 / 4.73	745 / 5.36	793 / 6.01	840 / 6.68
A4-D	10000	470 / 2.56	533 / 3.23	581 / 3.83	627 / 4.43	673 / 5.05	718 / 5.70	764 / 6.38	809 / 7.07	854 / 7.78
A4-D	11000	517 / 3.40	576 / 4.16	621 / 4.82	663 / 5.48	705 / 6.15	747 / 6.84	788 / 7.55	830 / 8.29	871 / 9.05
A4-D	12000	564 / 4.42	620 / 5.26	663 / 5.99	702 / 6.70	740 / 7.42	778 / 8.16	816 / 8.92	854 / 9.70	
A4-D	13000	611 / 5.62	664 / 6.55	705 / 7.34	742 / 8.12	777 / 8.89	813 / 9.68			
A5-D	10000	260 / 1.21	375 / 2.25	456 / 3.16	524 / 4.10	587 / 5.09	644 / 6.12	696 / 7.18	744 / 8.25	788 / 9.32
A5-D	11000	286 / 1.61	395 / 2.78	473 / 3.79	538 / 4.79	598 / 5.85	654 / 6.95	706 / 8.09	754 / 9.26	799 / 10.43
A5-D	12000	312 / 2.09	414 / 3.39	490 / 4.50	554 / 5.59	612 / 6.71	665 / 7.88	716 / 9.09	764 / 10.33	808 / 11.60
A5-D	13000	338 / 2.66	434 / 4.08	509 / 5.32	571 / 6.49	626 / 7.68	678 / 8.91	727 / 10.19	774 / 11.50	818 / 12.85
A5-D	14000	364 / 3.32	454 / 4.85	528 / 6.23	588 / 7.50	642 / 8.77	692 / 10.06	740 / 11.40	785 / 12.78	828 / 14.19
A5-D	15000	389 / 4.09	474 / 5.72	547 / 7.25	606 / 8.63	659 / 9.98	707 / 11.34	753 / 12.74	797 / 14.18	840 / 15.66
A5-D	16000	415 / 4.96	494 / 6.70	567 / 8.38	625 / 9.88	676 / 11.32	723 / 12.75	768 / 14.23	811 / 15.73	852 / 17.27
A5-D	17000	441 / 5.95	515 / 7.78	586 / 9.62	644 / 11.24	694 / 12.79	740 / 14.31	784 / 15.86	825 / 17.43	865 / 19.03
A5-D	18000	467 / 7.06	536 / 8.98	606 / 10.98	663 / 12.74	713 / 14.39	758 / 16.01	800 / 17.63	841 / 19.27	
A5-D	19000	493 / 8.30	557 / 10.30	626 / 12.45	682 / 14.36	731 / 16.14	776 / 17.86	818 / 19.56		
A5-D	20000	519 / 9.69	579 / 11.76	646 / 14.06	702 / 16.12	751 / 18.03	794 / 19.85			
A5-D	21000	545 / 11.21	602 / 13.36	666 / 15.80	722 / 18.02					

D3 -- INLINE DIRECT FIRED MODULE



NOTES:

- 1) ALL DIMENSIONS ARE NOMINAL AND GIVEN IN INCHES.
- 2) RECOMMENDED INLET DUCT SIZE = 32 IN TALL X 32 IN WIDE.
- 3) RECOMMENDED DISCHARGE DUCT SIZE = 32 IN TALL X 32 IN WIDE.

UNIT INFORMATION			
FILTER SIZE	BURNER SIZE	BLOWER SIZE	WEIGHT (lbs)
N/A	18" or 24"	N/A	300

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.

PD Ecker presented the item.

Alex Saroki introduced himself, architect, Victor Saroki, architect, John Hindo, attorney, and Ron Boji as members of the applicant team.

At 8:28 p.m., Chair Clein requested a brief pause in the meeting. At 8:32 p.m. the meeting resumed.

The Chair noted that the information provided to the Board had not clearly indicated the members of the applicant team, and that his further participation may represent a conflict-of-interest due to a business relationship with someone on the applicant team. He said he would depart the meeting, and asked that project information better identify all members of the applicant team in the future to make sure this does not recur.

At 8:33 p.m. Chair Clein departed the meeting, Vice-Chair Williams assumed facilitation of the meeting, and Mr. Emerine joined the meeting as a voting member.

Alex Saroki presented on behalf of the applicant team. He stated that all departmental comments would be addressed.

PD Ecker noted that the City would not require an easement in this case since both property owners can access their own property.

Mr. Emerine noted that combining the approaches would be better for both traffic and pedestrian safety.

Victor Saroki stated:

- All the cables on-site would be buried;
- The garbage would be wheeled out to the street since the truck would not fit under the eight foot cantilever;
- The applicant would find a way to indicate the height on the cantilever for the benefit of drivers; and,
- The proposed easement would create an 18-foot driveway, even on both sides.

Motion by Mr. Jeffares

Seconded by Mr. Emerine 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.**

The Board discussed requiring that the applicant secure an easement agreement with 450 N. Old Woodward before final site plan approval as one of the motion's conditions.

Mr. Hindo noted that while the easement agreement would be beneficial, the project's success did not hinge on securing it. Consequently he asked that securing the easement agreement not be made a condition in the motion.

The Board ultimately concurred with Mr. Hindo.

Mr. Koseck listed the positive features of the plans and expressed satisfaction that the project would create two moderately-sized residential units.

Vice-Chair Williams agreed with Mr. Koseck.

Mr. Emerine commended the applicant on the submitted plans.

Stephen Frank, representative for 450 N. Old Woodward, stated he was interested in working with the applicant on an easement agreement that would allow 450 N. Old Woodward to build to the property line.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Jeffares, Emerine, Ramin, Whipple-Boyce, Williams, Boyle, Koseck

Nays: None

07-106-21

I. Miscellaneous Business and Communications

a. Communications

b. Administrative Approval Correspondence

Planning Staff presented administrative approval requests from EM Bistro and Shift/Sidecar/Slice. The Board concurred both proposals could move ahead with administrative approval, with Shift/Sidecar/Slice's being contingent on maintaining the five foot pedestrian clearance outside the establishment.

c. Draft Agenda for next meeting

d. Other Business

As part of creating outdoor dining guidelines, Mr. Jeffares observed that the Fire Department would need to clarify whether restaurants are allowed to store liquid propane tanks on-site.

DATE: December 10th, 2021

TO: Planning Board

FROM: Brooks Cowan, City Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: 325 S. Eton Street – District Lofts Phase III – New Mixed Use
Four Story Building – Final Site Plan & Design Review

The applicant for 325 S. Eton Street is applying to complete Phase III for the District Lofts which is proposed to be a 4 story mixed-use building with first floor commercial space and 50 residential units. The subject site for the Phase 3 building currently consists of The Reserve banquet and dining hall just south of the intersection of S. Eton and E. Maple. The Reserve obtained a Final Site Plan and SLUP approval in 2003 as it exceeds 6,000 square feet and operates past 11pm.

District Lofts Phase III is part of the Eton Condominium Properties which is 143,593 square feet and encompasses the triangular area from Villa Street to E. Maple, bound by S. Eton to the west and the railroad to the east. The entire property consists of five buildings including the Grand Trunk Railroad Depot currently occupied by Big Rock Chophouse, The Reserve, a three story private parking deck, District Lofts Building A, and District Lofts Building B.

Districts Lofts Buildings A at 2051 Villa Street and Building B at 375 S. Eton account for over 90,000 square feet with first floor commercial space, live-works units, and 37 residential units. Given the size of the original development proposal in 2006, the applicant was required to submit a Community Impact Study which was accepted in January 2006. District Lofts Building B at 375 S. Eton went to the Planning Board for Final Site Plan approval in 2015. Building B again appeared before the Planning Board in July of 2017 for a SLUP to have an office use greater than 6,000 SF. The SLUP was approved by City Commission August 2017. Relevant meeting minutes are attached.

The Grand Trunk Railroad Depot, currently occupied by the Big Rock Chophouse, is listed in the City's inventory of historic properties. Although no changes are proposed to the historic structure, the applicant was required to appear before the Historic District Commission due to the fact that the District Lofts Phase III project is on the same property. The applicant appeared before the Historic District Commission on November 17th, 2021 and obtained unanimous approval for the proposed site plan changes. Relevant minutes are attached.

On September 9th, 2021, The Planning Board accepted the CIS update for District Lofts Phase III and approved the Preliminary Site Plan. The applicant has now applied for Final Site Plan and Design Review.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land uses on the site include The Reserve banquet facility, the Big Rock restaurant, a 3-story parking deck, District Lofts Building A (2051 Villa), and District Lofts Building B (375 S. Eton).
- 1.2 Zoning – The northern portion of the property is zoned B-2B, General Business. The southern portion of the site is zoned MX, Mixed-Use. The proposed new building is entirely within the MX zone. The proposed uses appear to conform to the permitted uses of their respective Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Public Property	Commercial, Live-work, Multi-family	Railroad	Commercial, Multi-family Residential
Existing Zoning District	PP Public Property	MX - Mixed Use	N/A	B-1 – Neighborhood Business, R-6 – Multiple-Family Residential
Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Area, Setback, and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to satisfy the majority of the bulk, height, and placement requirements for the MX Zoning District, and is able to achieve the Floor Area Ratio requirement of the MX District by satisfying the FAR parking requirement in excess of the general parking standards.

The applicant must submit complete floor plans indicating the number of bedrooms for all units in order to verify the minimum lot area per unit requirement. Units 101-105, 201, 301, and 401 do not currently have verifiable bedroom plans.

Please see the attached Zoning Compliance Summary Sheet for detailed zoning compliance information.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is not proposing any changes to the existing

three dumpster locations on the site which have previously obtained site plan approval. The dumpsters located at the northeast and southeast portion of the parking structure will be for residential use, while the dumpster adjacent to Big Rock will remain for the restaurant. The current Reserve dumpster is intended to be used by the Phase III building tenants which consists of 6' 6" enclosure with a painted metal frame and doors consisting of vertical wooden boards. All dumpsters appear to satisfy the screening requirements, and there are no trash rooms proposed within the Phase III building at this time.

- 3.2 Parking Lot Screening – The surface parking for Big Rock is adequately screened by a masonry screen wall from S. Eton Rd. The surface parking on the southeast corner of the property is also screened by a masonry wall from Villa Ave. All other parking is screened within the parking structure located behind the District Loft Buildings.
- 3.3 Mechanical Equipment Screening –The applicant has indicated a 5.5' pre-finished metal mechanical screenwall on the rooftop. The applicant has also provided a rooftop plan indicating locations of rooftop mechanical units. Rooftop mechanical units are proposed to be 31" in height, therefore adequate rooftop screening is provided.

There are three ground mounted transformers located on the south side of the building which are screened by the building along with 30"-36" Hatfield Yew and 30"-36" Koreansice Viburnum. **The applicant must provide dimensions of the electronic transformers to verify they are properly screened.**

- 3.4 Landscaping – A detailed landscape plan has been provided which shows extensive plantings surrounding the building and a remodeling of the cental gathering space. The building frontage along Eton Street is lined with Dense Yew clipped evergreen hedges. The north elevation is proposed to have All Gold Japanese Forest Grass along the commercial space with four Treeform Hydrangea trees. The residential courtyards on the north elevation are proposed to have Emerald Green Arborvitae, Green Carpet Pachysandra groundcover, and Bobo Hydrangea and Pinky Winky Hydrangea for flowering shrubs.

The eastern elevation is also surrounded with Dense Yew clipped evergreen hedges and Treeform Hydrangea. Hameln fountain grass is also proposed to wrap around the southeast corner into the pedestrian walkway between 325 & 375 S. Eton.

The southern elevation is lined with Emerald Green Arborvitae, Little Lime Hydrangea, and Little Quick Fire Hydrangea. A dog run with synthetic turf is proposed between the building and pedestrian pathway and will be lined with Hatfield Yew evergreens and Koreanspice viburnums. A new Presidential Gold Ginko surrounded by All Gold Japanese Forest Grass is also proposed for the southwest corner beside the dog run.

The applicant is also proposing the addition of a new gathering space central to the three residential buildings. The gathering space is proposed on what is now visitor parking for District Lofts which is adjacent to the parking deck. The existing

fountain on the south side of the access drive at the Building B entrance is proposed to be moved across the access drive and be a focal point of the gathering space. There will be a grassy lawn with Green Carpet Pachysandra, Green Velvet Boxwood, Hatfield Yew, and Bobo Hydrangea surrounding the fountain. Resident space with a pergola, grill and firepit will be surrounded by Dense Yew, Presidential Gold Ginko, Little Quick Fire Hydrangea, and All Gold Japanese Forest Grass. The existing trees will provide a buffer between the gathering space and the parking structure.

- 3.5 Streetscape Elements - One street tree is required for every 40 feet of street frontage, as per Article 4, Section 4.20(G) of the Zoning Ordinance. The updated landscaping plan indicates four (4) new Presidential Gold Ginko trees between the sidewalk and S. Eton Street. The applicant has previously planted trees in the right-of-way along Villa and S. Eton in front of Building A and Building B and has proposed to continue this provision.

The Rail District Streetscape Standards adopted April 20, 2009 requires streetlights, benches, bike racks and trash receptacles of a specific style. The Reserve banquet facility was approved in 2003 and was not subject to the current streetscape standards at that time. The applicant is proposing five (5) new city-standard light poles which satisfies the requirement of one street light per 40 feet of frontage requirement.

The applicant has also indicated two new city-standard benches in front of the entrances for two of the first floor tenant spaces. The applicant has also proposed one (1) city-standard Rail District bike rack and one (1) city-standard Rail District trash receptacle at the southwest corner of the building near the walkway between 325 and 375 S. Eton.

Rail District streetscape elements have different designs than those used in the Downtown or Triangle District. The applicant has installed proper street streetscape elements for the Rail District in front of Buildings A and B of District Lofts which must be continued in front of the Phase III building. **The applicant must provide specification sheets indicating the proper city standard Rail District street lights, benches, and bike racks will be installed.**

Currently, the sidewalk space between S. Eton Road and The Reserve is five feet wide. The applicant has indicated an easement to accommodate a five foot sidewalk as well as an additional 5 feet of green space for installation of the trees, streetlights, and benches. **The applicant must submit a formal easement agreement with the City for the sidewalk space prior to building plan approval.**

4.0 **Parking, Loading and Circulation**

- 4.1 Parking – In accordance with Article 4, Section 4.42 of the Zoning Ordinance, below are the following parking requirements for each building and the entire site of District Lofts, including the addition of Phase III. The applicant is also using additional parking provisions to satisfy the Floor Area Ratio requirements as per Article 2, Section 2.40 MX (Mixed Use):

- The Big Rock Chophouse is 11,051 SF of restaurant use which requires 1 space per 75 SF, totaling 148 spaces.
- 2051 Villa (Building A) has 8,000 SF of office which required 1 space per 300 SF (27), 7 one bedroom units requiring 1 space per unit (7), and 12 two-bedroom units requiring 1.25 space per unit (15), totaling 49 parking spaces.
- 375 S. Eton (Building B) has 10,400 SF of office (35), 7 one-bedroom units (7), and 11 two bedroom units (14), totaling 56 parking spaces.
- 325 S. Eton (Phase III) is proposing 6,600 SF of office / retail (21), 47 one-bedroom units (47) and 3 two-bedroom units (4), totaling 73 parking spaces.
- The entire site area is 143,593 SF while the applicant has proposed a total gross floor area of 160,712 for all commercial and residential buildings. The proposed floor area exceeds a 100% Floor Area Ratio (FAR) by 17,119 SF. **The MX zone permits an excess of 100% FAR, up to 150%, if one parking space is provided for every 300 SF in excess of the 100% FAR. Therefore an additional 57 spaces is required (17,119 SF / 300 SF = 57 spaces).**

Big Rock Chop house	148 spaces
2051 Villa (Building A)	49 spaces
375 Eton Street (Building B)	56 spaces
<u>Phase III Building</u>	<u>73 spaces</u>
General Requirements	326 spaces
<u>17,119 SF over 100% FAR</u>	<u>57 spaces</u>
Total Required	383 spaces

The entire subject property has a parking structure serving all buildings within its boundary along with surface parking spaces and below ground spaces beneath 2051 Villa (A) and 375 S. Eton (B). Below are the following parking provisions on site:

Existing Parking Deck	262 spaces
Below ground spaces (A&B)	102 spaces
Surface lot facing RR	18 spaces
<u>Big Rock surface</u>	<u>21 spaces</u>
Total On-Site	403 spaces

The applicant satisfies the parking requirement by 20 parking spaces on-site based on uses indicated in the submitted plans. There is an opportunity to request an additional 12 on-street parking spaces along Villa from City Commission, however the applicant does not intend to pursue such spaces at this time. **Staff would like to note that the applicant has indicated 6,600 SF for the first floor commercial space with three tenant spaces as either an office or retail use. If these spaces are filled with uses such as a salon or restaurant, the parking requirement for the entire site will increase due to different parking requirements of the uses. An excess of 20 spaces may not be**

adequate for highly intensive parking uses such as a salon or restaurant in all three commercial spaces.

- 4.2 Loading – In accordance with Article 4, section 4.21 of the Zoning Ordinance, two loading spaces are required for the proposed development, which must be 12' by 40' in size, and must be screened with 6' high screening in accordance with Article 4, section 4.49. In addition, in the MX district, the loading areas are only permitted within the rear open space. The applicant is proposing 2 loading spaces 12' by 40' in size, within the rear open space on the north side and south side of the parking structure. The loading spaces appear to be screened by landscaping and buildings along Eton Street.
- 4.3 Vehicular Circulation and Access – The proposed development includes the removal of a curb cut facing S. Eton which currently provides access to The Reserve's parking lot. District Lofts Phase III is proposing to build on top of The Reserve's parking lot and eliminate automobile access to this area. Vehicular access to the subject site is available from Villa Road near the train tracks and from S. Eton Road between the proposed development and the existing Big Rock Chophouse. An access drive winds through the subject site, connecting the curb cuts on Villa Road and S. Eton. The access drive provides a vehicular connection to the four commercial buildings and the private parking structure.

The site plan indicates a new gathering space in the central portion of the entire development. The existing fountain is being relocated from the south side of the access drive to the north side as a focal point of the gathering space. Existing parking spaces are being removed to accommodate space for the gathering area which the access drive wraps around.

In regards to a review of the traffic study report, the City's consulting firm Fleis & Vandenbrink had no concerns regarding the development which was reviewed and accepted by the Planning Board on Sept 9th, 2021 during the CIS review.

- 4.4 Pedestrian Circulation and Access – The subject site has proposed ornamental brick pavers to delineate pedestrian crosswalks connecting the residential buildings to the gathering area, the parking deck, and Big Rock Chophouse – all on private property. Concrete pedestrian pathways also connect the S. Eton and Villa sidewalks to the interior portion of the property. The gathering area is accessible from public and private walkway connections.

There are 3 doors facing S. Eton Street which provide pedestrian access to the proposed commercial space. A sidewalk also wraps around the northern elevation providing pedestrian access to the interior of the building and two ground floor residential units. A five foot sidewalk continues around the eastern elevation and provides pedestrian access to the residential lobby door and 3 additional ground level residential units.

The applicant has indicated a public easement along S. Eton in order to provide a 5 foot sidewalk and a 5 foot greenspace buffer between the road and the sidewalk. The proposed easement enables space for the required pedestrian scale lighting, street trees, and two public benches. **The applicant must finalize a sidewalk**

easement agreement with the City prior to final building plan approval.

5.0 Lighting

The photometric plan indicates a foot candle range of 0.1 to 1.9 for the parking lot circulation area between the Phase 3 building and Big Rock Chophouse, a ratio of 19:1 which satisfies the Zoning Ordinance's maximum foot candle ratio requirement of 20:1 for that area. However, Section 4, Article 4.21(F)(2) of the Zoning Ordinance requires that parking facility circulation areas have a minimum illumination level of two tenths (0.2) foot candles. Circulation area is defined in Article 9 of the Zoning Ordinance as areas within the perimeter of a site in which pedestrian or and/or vehicle movement takes place in order to access parking, buildings, or site amenities. The current photometric plan indicates foot candle values of 0.0 at the circulation area connecting the Phase 3 building to the parking structure. There currently appears to be a light at the pedestrian crosswalk connecting from the Phase 3 building to the parking structure however it is not included in the photometric plan. **The applicant must submit a revised photometric plan indicating proper illuminance levels for the circulation area connecting the Phase III building to the parking structure.**

The photometric plan indicates two 1,814 lumen BEGA linear wall luminaires on the eastern elevation at the residential lobby entrance facing the access drive and gathering area. Two single head, 4,741 lumen BEGA pole top luminaire light fixtures are proposed on the northern elevation between the proposed building and the Big Rock parking lot. The photometric plan indicates that the two new single-head pole light fixtures will be replacing the existing two-head light fixtures that currently illuminate the parking lots at both Big Rock and the Reserve. The applicant has indicated the pole height for each is 12 feet which satisfies the Zoning Ordinance requirement of 16 feet or less.

The gathering area is proposed to have 4 BEGA drive-over in-ground floodlights. Three of the lights are proposed to be near the residential lobby on the western elevation to illuminate the entrance area. Four ground lights are proposed for the gathering space across the access drive to illuminate the pergola and fountain.

The two wall luminaires at the residential lobby entrance and the drive-over in-ground floodlights are not full cut-off luminaires as required by the Zoning Ordinance, however the Planning Division considers the lights as an enhancement to the aesthetics of the building and the gathering area. Article 4.21(D)(1)(a)&(b) for general lighting standards allows for exceptions to cut-off luminaires be made if the luminaire is used for decorative enhancements and is neither obtrusive nor distracting. The proposed lights appear to be decorative enhancements that are neither obtrusive nor distracting, therefore the Planning Division recommends the Planning Board allow the proposed non full cut-off lights.

6.0 Departmental Reports

6.1 Engineering Division – Changes to the Civil Engineering Plans were submitted Friday December 10th, 2021. **The Engineering Division will provide updated comments by the time of the public meeting.**

6.2 Department of Public Services – The Department of Public Services has reviewed the plans and has no concerns at this time.

6.3 Fire Department –The Fire Department provided the following comments regarding the plan submittal as well as a letter sent to the applicant regarding fire truck turning radius which is attached in the packet:

1. Fire lane on east side of property shall provide proper turning radius for the Birmingham Fire Department's largest vehicle. Maintain 20 feet of width for this lane.
2. At the northeast side of the property, assure that a fire truck can turn into the lane without disruption of islands, structures or landscape.
3. Full fire suppression required.
4. Fire alarm system required.
5. The fire department connection (FDC) shall be installed on the Eton Street side with a fire hydrant within 100 feet of the FDC.
6. Fire pump installation required if water pressures are not sufficient for system installed. Back-up power system for this pump. Determination of this item at a later date when plans submitted and calculations made.
7. Knox box required for this building.
8. Emergency power shut off device installation Knox 4500 series box for fire department use.

6.4 Police Department – The police department has reviewed the plans and has no concerns at this time.

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

1. Exit stair B.1 is connected to the exit discharge (exterior) by a "delivery corridor". This corridor must be constructed as an exit passageway and meet the requirements of Section 1024 of the building code.
2. The corridor running north and south on floors 2 thru 4 has a dead end that exceeds the maximum of 50-feet as limited Section 1020.4 of the building code.

7.0 **Master Plan Compliance**

The proposed development implements a number of the Future Land Use Goals contained in the Eton Road Corridor Plan (ERCP) as the applicant is proposing a mixed-use building with first floor commercial space fronting on Eton Street along with multiple floors of residential units and architectural enhancements for the area.

The ERCP recommends buildings have primary pedestrian entrances which face the street or public space and provide a strong sense of place. District Lofts Phase 3 proposes to have three entryways facing S. Eton for commercial spaces. The applicant has indicated metal awnings above each entrance and landscaping surrounding the three commercial entrances. The proposed development also has a residential lobby facing a public gathering space, also with a metal awning with a glass top above the entrance.

In regards to the building and parking placement, the applicant has satisfied the recommendations of the ERCP by placing the mixed-use building along the street frontage and the parking structure in the rear. Areas on site with surface parking and refuse collection near Big Rock Chophouse and the southeast corner are also screened by a masonry wall.

In regards to site access, the ERCP encourages a continuous sidewalk and cohesive streetscape design along the east side of Eton Road and along existing and proposed interior streets. The applicant has indicated streetscape features including, street trees, street lights, benches, and a bike rack along S. Eton. The proposed streetscape maintains continuity from the existing design along Villa and S. Eton.

The site plan indicates pedestrian pathways from the public sidewalk connecting to the interior of the site where ornamental paving across the access drive indicates a walkway for pedestrians and signals to drivers that they should slow down. The pedestrian pathways and ornamental paving connects to a central gathering space with a number of outdoor amenities.

In regards to landscaping, the applicant has provided extensive landscape designs surrounding the proposed building which includes a landscaped dog run. The ERCP also recommends that the interior area adjacent to structures should be developed as landscaping area in order to provide balance and enhance exterior appearances of buildings. The applicant is proposing to remove existing interior parking spaces and re-route the access drive in order to accommodate a gathering area complete with additional greenery and amenities such as a pergola, fire pit and grill.

8.0 Design Review

In regards to the first floor, There are three proposed office / retail tenant spaces facing S. Eton Street, along with five residential units on the north and east side of the building. **All three commercial spaces are less than 6,000 square feet, and therefore do not require SLUP approval.** The ordinance requires a ceiling height of 12 feet measured from finished floor to finished ceiling for the 1st floor in the MX zone. The plans appear to satisfy this requirement from the exterior elevation, however interior plans have not been included in the final site plan review for verification. **Building plans submitted must verify a first floor ceiling height of 12 feet measured from finished floor to finished ceiling.**

The applicant is proposing a cast stone veneer with a cast stone water table for the first floor material. The commercial space facing S. Eton will have clear insulated glass in a pre-finished anodized aluminum frame system. The applicant has indicated a glazing percentage of 84% for the west elevation frontage on S. Eton which satisfies the 70% minimum. The applicant has also indicated first floor glazing calculations of 48% for the east elevation, 60% for the south elevation, and 67% for the north elevation which satisfies the ordinance requirement of not less than 30%. The applicant has indicated clear glass for the first floor by Cardinal Performance with a VLT of 82 which satisfies the Zoning Ordinance's minimum of 80.

The three commercial spaces on the first floor are proposed to have pre-finished metal awnings above each entrance. Staff would like to note that if future tenants wish to place signage on the awnings, the awning valance may be 9 inches maximum. The awnings project 4'2" from the building and do not encroach upon public property.

The ground floor residential entrances face north and east and provide access to the main lobby, stairway, elevator, and fitness room. The east facing entryway is complimented by landscaping, bike racks, and brick pavers connecting to the common gathering area. The first floor residential units facing north are proposed to have 36" – 42" decorative site walls with metal gates. The three units facing east do not have outdoor patio walls and have landscaping beds immediately outside of their door.

In regards to the upper stories, floors two and three are proposed to have a brick veneer exterior surrounding the majority of the building with a brick or cast stone water table between the third and fourth floor. The site plan indicates Savannah Clinker as the brick type. The center units on the second and third floor have a prefinished metal panel material instead of the brick and are inset from the western elevation. The dimensional and material change for the center units on floors two and three creates an enhanced architectural element to the central part of the building facing S. Eton Street.

The fourth floor exterior is proposed to consist of pre-finished metal panels with pre-finished metal awning and pre-finished metal coping at the rooftop. The applicant has indicated that the glazing for floors 2-4 is 35% which satisfies the Ordinance requirement of 50% maximum.

Residential units on floors 2-4 have pre-engineered pre-finished metal balconies with an integral handrail. The balconies project 5' from the building and do not encroach upon public property.

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 Approval Criteria

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

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

11.0 **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 for 325 S. Eton Street with the following conditions:

- 1. The applicant provide a formal easement agreement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5 foot public sidewalk;**
- 2. The applicant provide specification sheets indicating the proper City standard Rail District street lights, benches, and bike racks will be installed.**
- 3. The applicant submit complete floor plans indicating the number of bedrooms for all units in order to verify the minimum lot area per unit requirement is met.**
- 4. The applicant must submit a revised photometric plan indicating proper illuminance levels for the circulation area connecting the Phase 3 building to the parking structure.**
- 5. The applicant indicate a first floor height of 12 feet measured from the finished floor to finished ceiling in the submitted building plans;**
- 6. The applicant provide dimensions of the electronic transformers to verify they are properly screened.**
- 7. The applicant must comply with the requests of all City Departments.**

12.0 Sample Motion Language

Make a motion to **APPROVE** the Final Site Plan and Design Review for 325 S. Eton Street subject to the following conditions:

1. The applicant provide a formal easement agreement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5 foot public sidewalk;
2. The applicant provide specification sheets indicating the proper City standard Rail District street lights, benches, and bike racks will be installed.
3. The applicant submit complete floor plans indicating the number of bedrooms for all units in order to verify the minimum lot area per unit requirement is met.
4. The applicant submit a revised photometric plan indicating proper illuminance levels for the circulation area connecting the Phase 3 building to the parking structure.
5. The applicant indicate a first floor height of 12 feet measured from the finished floor to finished ceiling in the submitted building plans;
6. The applicant provide dimensions of the electronic transformers to verify they are properly screened.
7. The applicant must comply with the requests of all City Departments.

OR

Make a motion to **POSTPONE** the Final Site Plan and Design Review for 325 S. Eton Street subject to the following conditions:

1. The applicant provide a formal easement agreement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5 foot public sidewalk;
2. The applicant provide specification sheets indicating the proper City standard Rail District street lights, benches, and bike racks will be installed.
3. The applicant submit complete floor plans indicating the number of bedrooms for all units in order to verify the minimum lot area per unit requirement is met.
4. The applicant submit a revised photometric plan indicating proper illuminance levels for the circulation area connecting the Phase 3 building to the parking structure.
5. The applicant indicate a first floor height of 12 feet measured from the finished floor to finished ceiling in the submitted building plans;

6. The applicant provide dimensions of the electronic transformers to verify they are properly screened.
7. The applicant must comply with the requests of all City Departments.

OR

Make a motion to **DENY** the Final Site Plan and Design Review for 325 S. Eton Street for the following reasons:

**Zoning Compliance Summary Sheet
Final Site Plan & Design Review
325 S. Eton – Eton Street Lofts – Phase III**

Existing Site: District Lofts – Mixed Use Buildings

Zoning: MX, Mixed Use
Land Use: Loft building: residential/ retail

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Big Rock Restaurant, Public Property	Commercial, Live-work, Residential	District Lofts Parking Lot, Railroad	Commercial, Multi-family Residential
Existing Zoning District	B-2B Neighborhood Business, PP Public Property	MX - Mixed Use	MX – Mixed Use, PP – Public Property	B-1 – Neighborhood Business, R-6 – Multiple-Family Residential
Overlay Zoning District	N/A	N/A	N/A	N/A

Land Area: Existing: Site area = 143,593 SF
Proposed: Same as existing

Minimum Lot Area Per Unit: Required: 1,500 SF per one bedroom
2,000 SF per two bedroom
2,500 SF per three or more bedroom

Proposed: District Loft Phase 3 Total = 76,500 SF
47 x 1 bedroom (70,500 SF)
3 x 2 bedroom (6,000 SF)
Building A (Villa) = 34,500 SF
7 x 1 bedroom (10,500 SF)
12 x 2 bedroom (24,000 SF)
Building B (Eton) = 32,500 SF
7 x 1 bedroom (10,500 SF)
11 x 2 bedroom (22,000)
143,500 SF Minimum Lot Area Required

143,593 SF Lot Area Provided

Minimum Floor Area Per Unit:	Required:	400 SF (efficiency) 600 SF (one bedroom) 800 SF (two bedroom) 1,000 SF (three or more bedroom)
	Proposed:	47 x 1 bedroom from 598 SF to 992 SF (Phase 3) 3 x 2 bedroom of 1,164 SF (Phase 3)
Maximum Total Floor Area	Required:	100%, except that the maximum usable floor area may be increased up to 150% by providing 1 parking space for every 300 square feet over the maximum 100% FAR.
	Proposed:	56,100 SF - Phase III Building 47,275 SF - Building B (375 S. Eton) 46,286 SF - Building A (2051 Villa) <u>11,051 SF - Big Rock</u> 160,712 SF Total The applicant exceeds 100% of the Floor Area Ratio by 17,119 square feet (160,712 – 143,593), which requires an additional 57 parking spaces (1 per 300 SF) in the MX Zone. The applicant has 415 parking spaces total. After factoring in the required 57 parking spaces required for the FAR, the applicant has 20 parking spaces in excess of their total requirement, therefore satisfying the Ordinance.
Minimum Open Space:	Required:	N/A
	Proposed:	N/A
Maximum Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	0 ft. minimum
	Proposed:	6.5 feet to building 1.5 feet to balconies
Side Setbacks:	Required:	0 ft. minimum 0 ft. for residential stories with walls facing side lot lines which do not contain 20 foot minimum separation between adjacent buildings that contain windows.
	Proposed:	> 100 feet
Rear Setback:	Required:	10 ft.
	Proposed:	>100 ft.

Max. Bldg. Height:	Permitted:	45' for flat roofs, 50' including mechanical & 4 stories	
	Proposed:	49.5' including mechanical & 4 stories	
Minimum Eave Height:	Required:	18' along Eton Street	
	Proposed:	44'	
First Floor Ceiling:	Required:	12 ft. minimum clearance - finished floor to finished ceiling	
	Proposed:	12 feet	
Front Entry:	Required:	Principal pedestrian entrance on frontage line, Planning Board may adjust.	
	Proposed:	three tenant spaces have principal pedestrian entrance on the frontage line Eton Street.	
Parking:	Required:	Big Rock Chop House	148 spaces
		2051 Villa (Building A)	49 spaces
		375 Eton Street (Building B)	56 spaces
		<u>Phase III Building</u>	<u>72 spaces</u>
		General Requirements	326 spaces
		<u>17,119 SF over 100% FAR</u>	<u>57 spaces</u>
		Total	383 spaces
	Proposed:	Existing Parking Deck	262 spaces
		Below ground spaces	102 spaces
		Surface lot facing RR	18 spaces
		<u>Big Rock surface</u>	<u>21 spaces</u>
		Total Provided On Site	403 spaces
		The site plan submitted counted 12 on-street spaces along Villa for total of 415. City Commission must approve the inclusion of such spaces in order to be included in formal total.	
Loading Area:	Required:	20,001 – 50,000 ft ² commercial – 2 Must be located in rear open space per s. 4.23 LD-03	
	Proposed:	2, located in rear open space (existing)	
Streetscape:	Required:	1 street tree per 40 feet of linear frontage 1 street light every 40 feet	
	Proposed:	4 Presidential Gold Ghinkos 5 City Standard Rail District Lightpoles	

Screening:

<u>Parking:</u>	Required: Proposed:	Minimum 32" high masonry wall with stone cap Existing parking structure screened entirely by building, staggered planting beds and landscaping. Existing screenwalls along S. Eton in front of Big Rock and Villa adjacent to railroad.
<u>AC/Mech. units:</u>	Required: Proposed:	Screening to compliment the building 5.5' rooftop metal panels screening 3' rooftop HVAC units
<u>Elect. Transformer:</u>	Required: Proposed:	Fully screened from public view 30"-36" Hatfield Yew and 30"-36" Koreansice Viburnum to screen 2 ground transformers.
<u>Dumpster:</u>	Required: Proposed:	6' high capped masonry wall with wooden gates Existing screening and gates on north and south ends of the parking structure.



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

District Lofts Phase 3

Comments

8-16-2021

Please review the following comments regarding initial plan submittal for this project.

1. Fire lane on east side of property shall provide proper turning radius for the Birmingham Fire Department's largest vehicle. Maintain 20 feet of width for this lane.
2. At the northeast side of the property, assure that a fire truck can turn into the lane without disruption of islands, structures or landscape.
3. Full fire suppression required.
4. Fire alarm system required.
5. The fire department connection (FDC) shall be installed on the Eton Street side with a fire hydrant within 100 feet of the FDC.
6. Fire pump installation required if water pressures are not sufficient for system installed. Back-up power system for this pump. Determination of this item at a later date when plans submitted and calculations made.
7. Knox box required for this building.
8. Emergency power shut off device installation Knox 4500 series box for fire department use.

If you have any questions please contact my office.

Thank you,

Jack D. Pesha

Fire Marshal

Birmingham Fire Department



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

October 18, 2021

Kelly Building & Development Company LLC

Attention: Keith Ahee

Mr. Ahee, this letter is in response to the recent request for lane widths and turning radius specifications of fire apparatus.

Section 503.2.1 of the International Fire Code 2015 edition reads: Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches.

At your request, the turning radius diagram for our largest apparatus is enclosed. Please ensure the design meets these specifications.

The fire department has great concerns regarding access for current and future structures on this property. Due to the layout of the current and future condominiums as well as the parking structure (boarders the railroad and high voltage power lines), our apparatus need access to these structures in the event of emergencies.

Mr. Kelly expressed his concern to me about wanting to slow down or eliminate vehicular traffic in this area. An option would be to install turn style gates at each end providing a code or fob to parties allowed to enter this area with a vehicle or apparatus.

I look forward to working with you on this project in the future.

Thank you,

Jack D. Pesh

Fire Marshal
Birmingham Fire Department

International Fire Code 2015 ed. Language on Fire Apparatus Access Roads

503.2.1 Dimensions: Fire apparatus access roads shall have an unobstructed width of not less than **20 feet**, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than **13 feet 6 inches**.

503.2.2 Authority: The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

503.2.3 Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.

503.2.7 Grade: The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

503.2.8 Angles of approach and departure: The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire department's apparatus.

503.4 Obstructions of fire apparatus access roads: Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Sections 503.2.1 and 503.2.2 shall be maintained at all times.

503.5 Required gates or barricades: The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

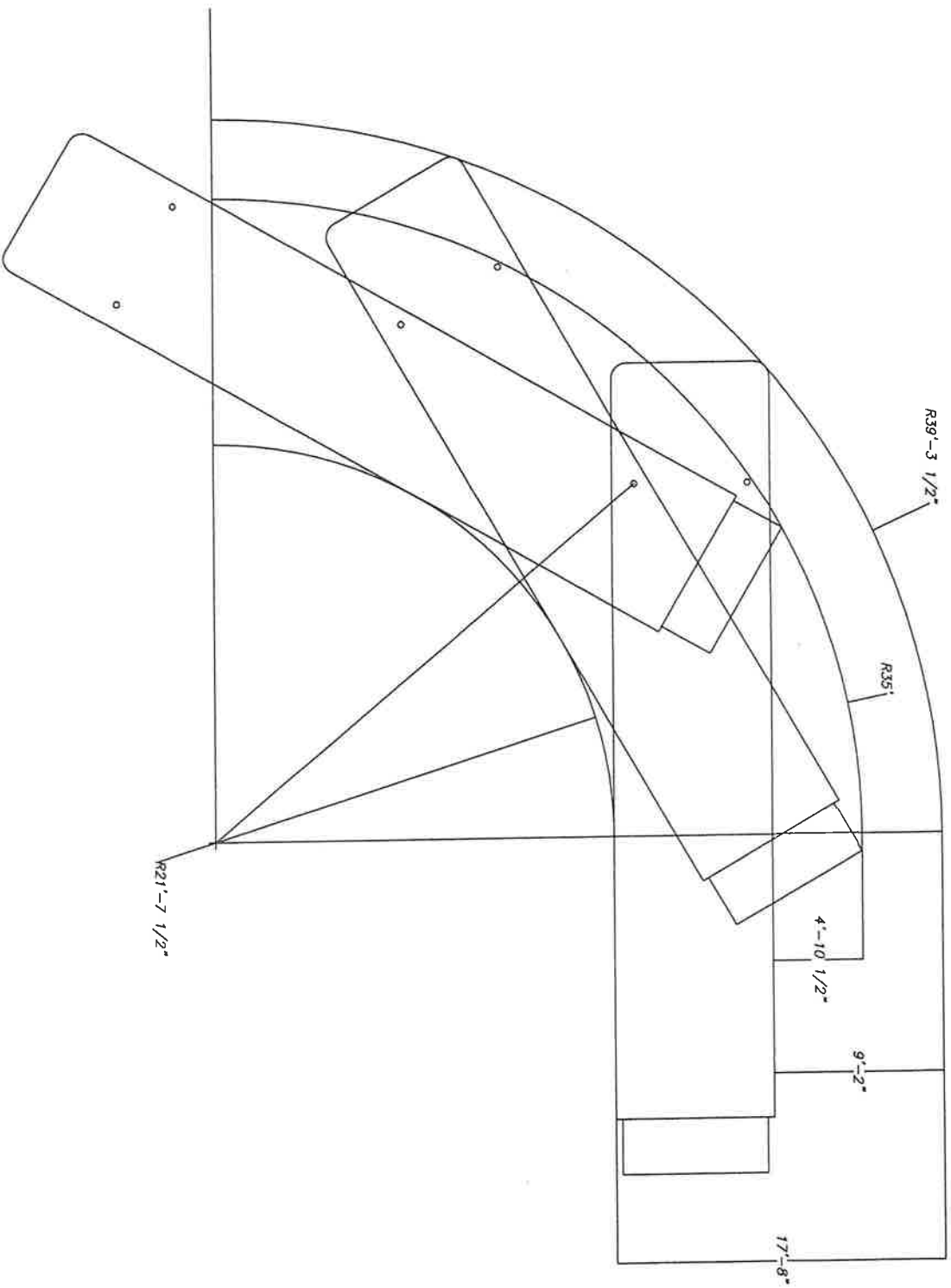
503.6 Security Gates: The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200.

Turning radius requirements

503.2.4 Turning Radius: The required turning radius of a fire apparatus access road shall be determined by the fire code official.

Please see the attached diagram with specifications for the Aerial Tower truck turning radius requirements.

October 18, 2021



 SUTPHEN CORPORATION 7000 COLLINGS-WARTSVILLE ROAD ALEX, OHIO 43002			
BY	J. HALLMAN	SUTPHEN 230° W.B.	DATE
DATE	9/05/03	MODEL 100' MAGNUM	REV. NO.
TITLE	NONE	DATE	230TURN100

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

December 8, 2021

RE: Final Site Plan Review Comments
325 S. Eton, District Lofts 3

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:

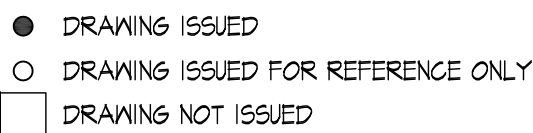
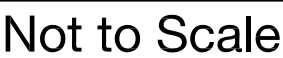
- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) 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. Exit stair B.1 is connected to the exit discharge (exterior) by a "delivery corridor". This corridor must be constructed as an exit passageway and meet the requirements of Section 1024 of the building code.
2. The corridor running north and south on floors 2 thru 4 has a dead end that exceeds the maximum of 50-feet as limited Section 1020.4 of the building code.

H

1	2	3	4	5	6	7	8	9	10
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Approvals:

Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009

Date: 2021-06-30
Issued For: PRELIMINARY
SITE PLAN APPROVAL

COVER SHEET &
DRAWING INDEX

4.90 WN-01

This Window Standards section applies to the following districts

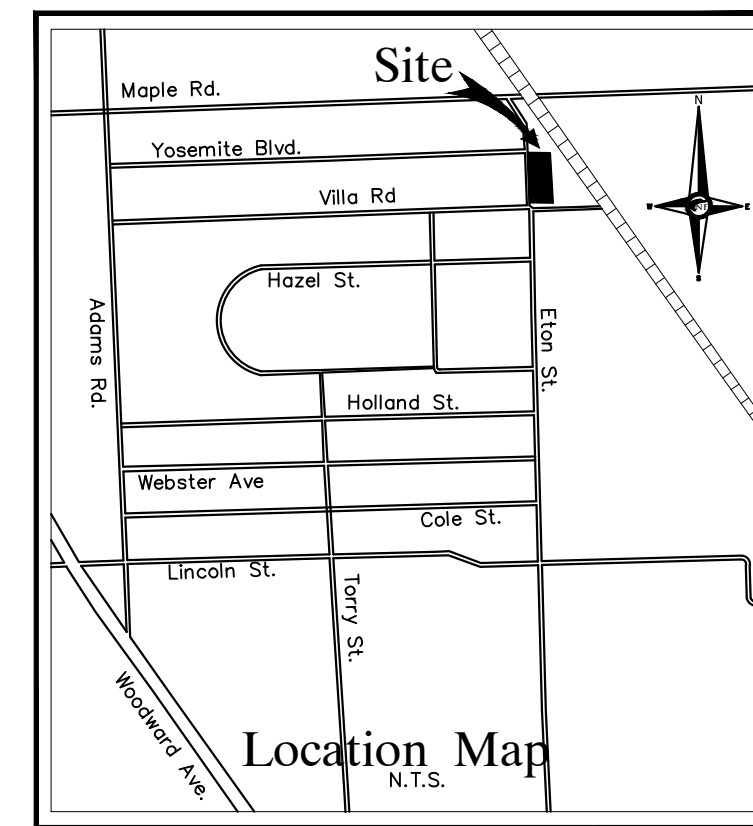
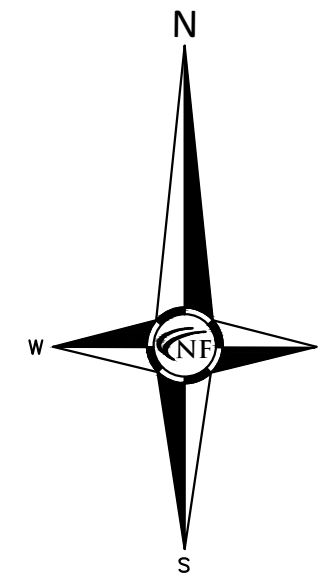
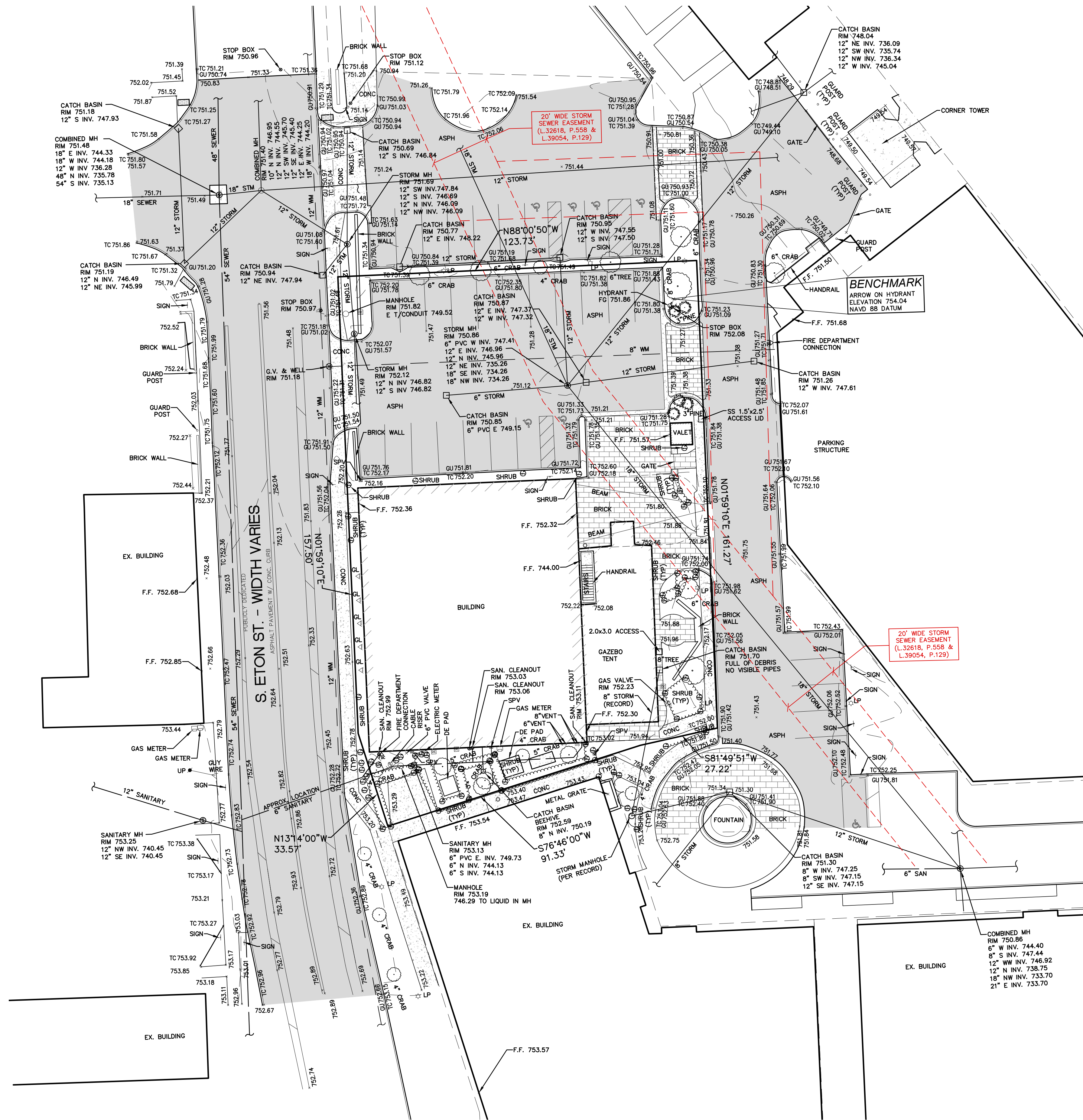
B1 B2 B2B B2C B3 B4 **MX** 01 02 P **T73**

The following window standards apply

- A. Storefront Windows:** Ground floor facades shall be designed with storefronts that have windows, doorways and signage, which are integrally designed. The following standards apply:
1. No less than 70% of a storefront/ground floor facade between 1 and 8 feet above grade shall be clear glazing.
 2. Only clear glazing is permitted on storefront facades at the first floor. Lightly tinted glazing above the first floor shall be permitted. Mirrored or reflective glazing is prohibited.
 3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
 4. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
 5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.
- B. Ground floor building elevations:** Building elevations on the ground floor that do not face a frontage line but contain a public entrance shall be no less than 30% clear glazing between 1 and 8 feet above grade.
1. Blank walls of longer than 20 feet on the ground floor facade shall not face a plaza, park, parking area or Public Street.
- C. Upper Story Windows:** Openings above the first story shall be a maximum of 50% of the total facade area. Windows shall be set back vertically from the ground floor facade.
- D. To allow flexibility in design, these standards may be modified by a majority vote of those appointed and serving on the appropriate reviewing body including the Planning Board, Design Review Board, and/or Historic District Commission for architectural design considerations provided that the following conditions are met:**
- a. The subject property must be in a zoning district that allows mixed uses;
 - b. The scale, color, design and quality of materials must be consistent with the building and site on which it is located;
 - c. The proposed development must not adversely affect other uses and buildings in the neighborhood;
 - d. Glazing above the first story shall not exceed a maximum of 70% of the facade area;
 - e. Windows shall be vertical in proportion.

(Ord. No. [2244](#), 07/24/2017)

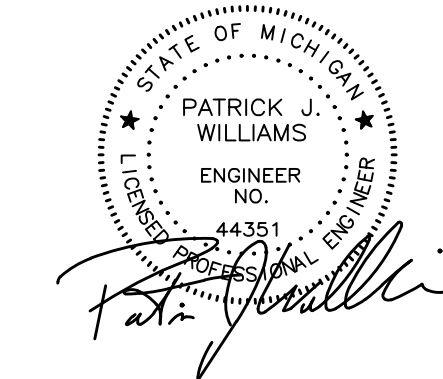
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NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

SEAL



PROJECT
District Lofts

CLIENT
Kelly Building &
Development
2051 Villa
Suite 106
Birmingham, MI 48009

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

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

SHEET
Boundary / Topographic
Survey



DATE ISSUED/REVISED
06-30-21 PRELIMINARY SITE PLAN APPROVAL
12-10-21 REVISED PER CITY

DRAWN BY:
A. Eizember
DESIGNED BY:

APPROVED BY:
P. Williams

DATE:
June 30, 2021

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. SHEET NO.
E103-02 SP-1

LEGAL DESCRIPTION

UNIT 2, ETON CONDOMINIUM PROPERTIES, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 37854, PAGES 533 THROUGH 583, BOTH INCLUSIVE, AND FIRST AMENDMENT TO THE MASTER DEED RECORDED IN LIBER 38725, PAGES 110 THROUGH 112, BOTH INCLUSIVE, AND SECOND AMENDMENT TO THE MASTER DEED RECORDED IN LIBER 38725, PAGES 110 THROUGH 112, BOTH INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1883, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE-DESCRIBED MASTER DEED, AS AMENDED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0537F BEARING AN EFFECTIVE DATE OF 09-29-2006.

COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES. HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS.

ALL SURVEYS BEING UTILIZED FOR DESIGN PURPOSES BY OTHERS; IT WILL BE THE CLIENT'S OBLIGATION TO UPDATE THE UTILITY INFORMATION AS IT BECOMES AVAILABLE. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER A00310088, 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 11/17/2020. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISHED 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

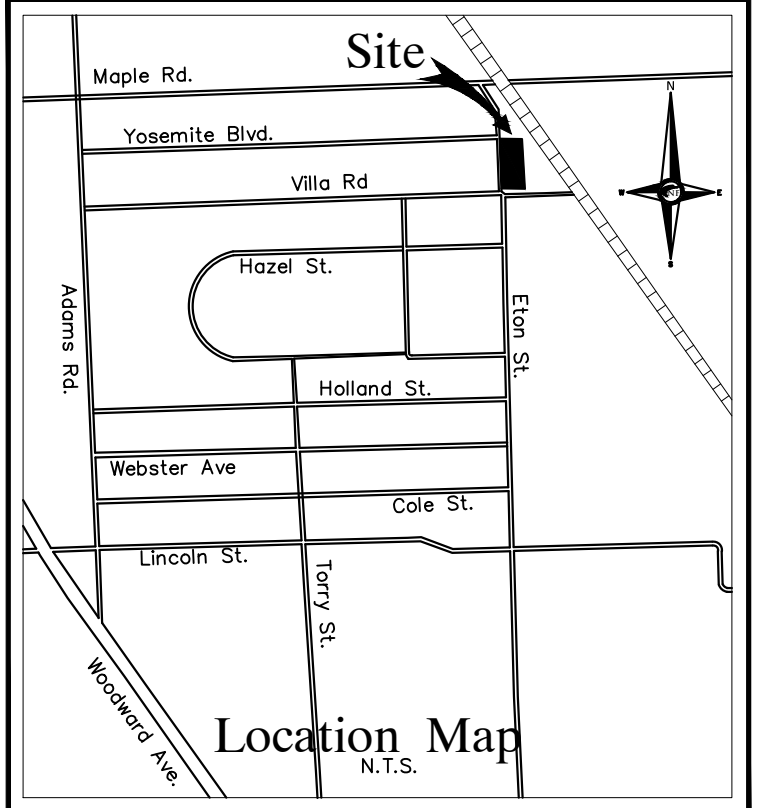
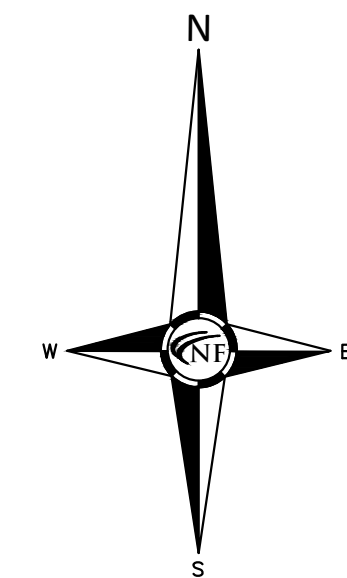
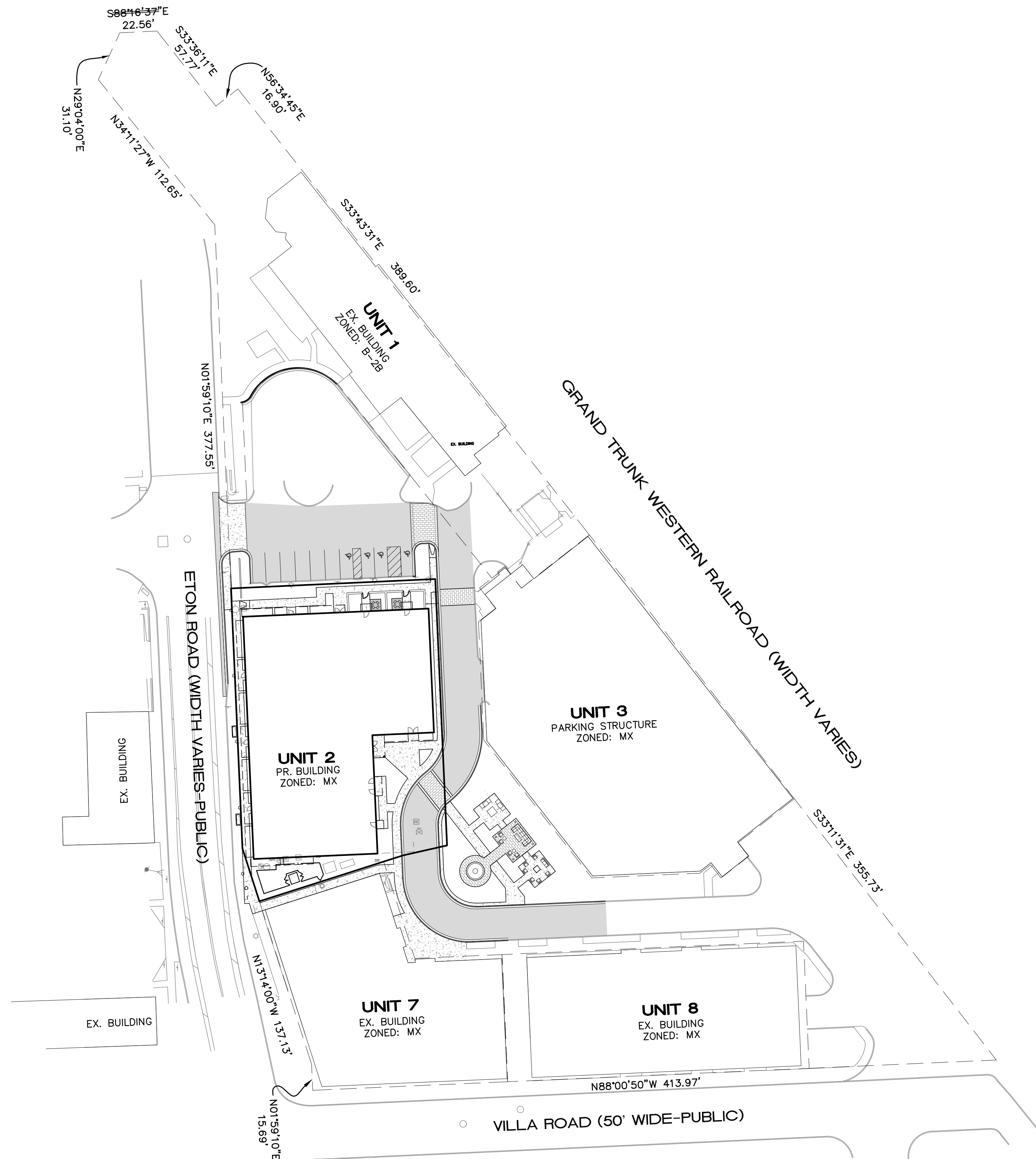
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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

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

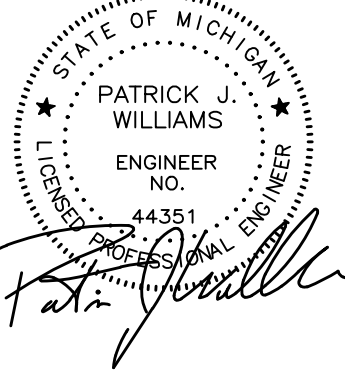




**CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS**

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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL



PROJECT
District Lofts

CLIENT
Kelly Building &
Development
2051 Villa
Suite 106
Birmingham, MI 48009

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Ph: (248) 258-6663

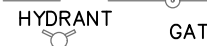
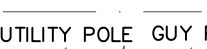
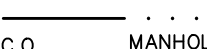
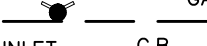
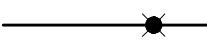
PROJECT LOCATION
Part of the Northeast 1/4
of Section 31
T. 2 North, R. 11 East
City of Birmingham,
Oakland County, Michigan

SHEET
Overall Site Plan

COVID-19 PANDEMIC CONDITION
DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES. HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

ALL CONSTRUCTION DOCUMENTS WILL BE UPDATED WHEN THE UTILITY INFORMATION IS PROVIDED BY THE FACILITY OWNER UP UNTIL THE TIME OF SUBMITTAL. ONCE THE PLANS HAVE BEEN SUBMITTED AND APPROVED IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A MISS DIG TICKET PRIOR TO COMMENCING ANY CONSTRUCTION REQUIRING EXCAVATION. CONTRACTOR SHALL IMMEDIATELY NOTIFY NFE OF ANY UTILITIES FLAGGED BY MISS DIG THAT WERE NOT SHOWN ON THE PLANS OR UTILITIES UNCOVERED DURING THEIR WORK.

PAVING LEGEND	
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

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



DATE	ISSUED/REVISED
06-30-21	PRELIMINARY SITE PLAN APPROVAL
12-10-21	REVISED PER CITY

DRAWN BY:
A. Eizember

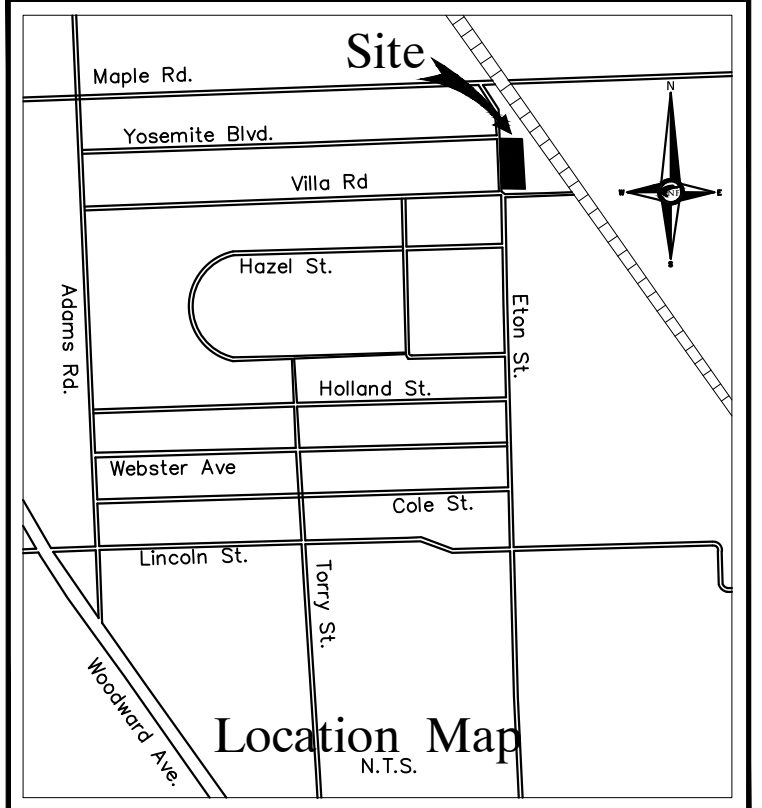
DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

DATE:
June 30, 2021

SCALE: 1" = 40'

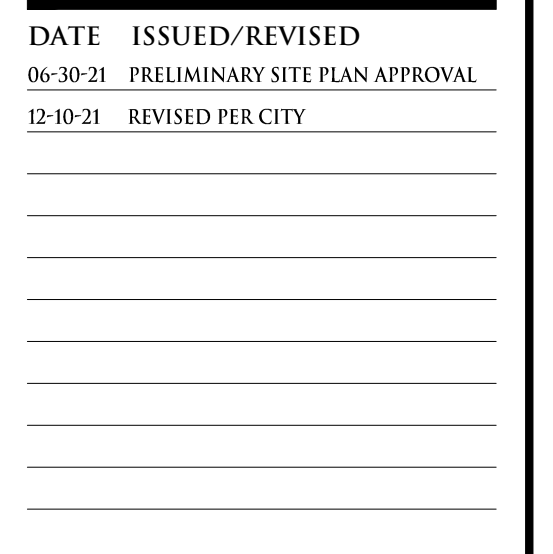
NFE JOB NO. **E103-02** SHEET NO. **SP-2**



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

SHEET

Dimensional Site Plan



DRAWN BY:
A. Eizember

DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

DATE:
June 30, 2021

SCALE: 1" = 20'

20 0 10 20 30

NFE JOB NO. **E103-02** SHEET NO. **SP-3**

This diagram illustrates a crosswalk layout featuring a 'NON-WALKING' AREA. Key components include:

- PERMANENT SIDEWALK**: The main pedestrian path on either side of the street.
- LANDING**: A designated area for passengers to board or alight from a vehicle.
- NO STOP**: A zone where vehicles are prohibited from stopping.
- ROLLED CURB**: A raised curb designed to facilitate wheelchair access.
- DETECTABLE WARNING SURFACE 24" ACROSS FULL WIDTH (SEE NOTES)**: A textured surface at the curb edge to alert visually impaired pedestrians.
- 12" MIN. CURB WIDTH**: The required width for the rolled curb.

CURB RAMP TYPE R
(ROLLED SIDES)

[illegible]

CURB RAMP TYPE RF
(ROLLED / FLARED SIDES)

Diagram illustrating a ramp landing configuration with the following features and dimensions:

- MAX. LANDING SLOPE IS 2.0% IN EACH DIRECTION TRAVEL.**
- LANDING MINIMUM DIMENSIONS 5' x 5'.**
- NOTES:**
- RAMP RAMP CROSS SLOPE IS 2.0%. RUNNING SLOPE ~ 7% (8.3% MAXIMUM). SEE NOTES.**
- ROLLED CURB**
- * LANDING**
- NO STOP** (indicated in two locations on the ramp)
- DETECTABLE WARNING SURF 24" ACROSS FULL WIDTH (SEE NOTES)**
- 5' MIN. TIRE WIDTH**
- STREET** (indicated in two locations)
- "NON-WALKING" AREA**

CURB RAMP TYPE 1
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY

DO NOT USE IN AREAS WHERE PONDING MAY OCCUR

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

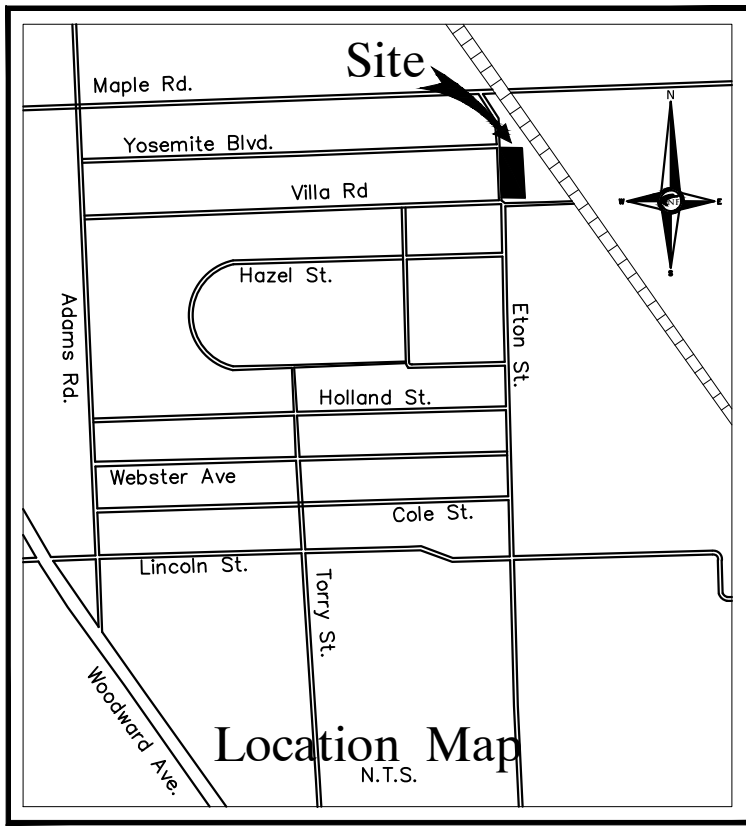
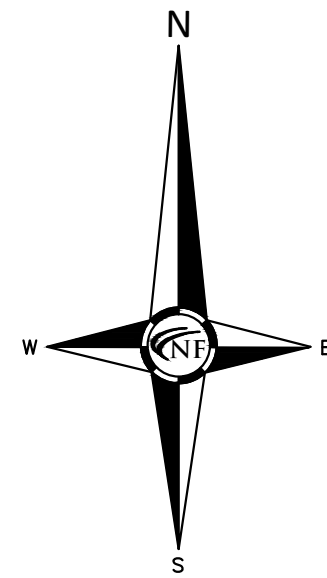
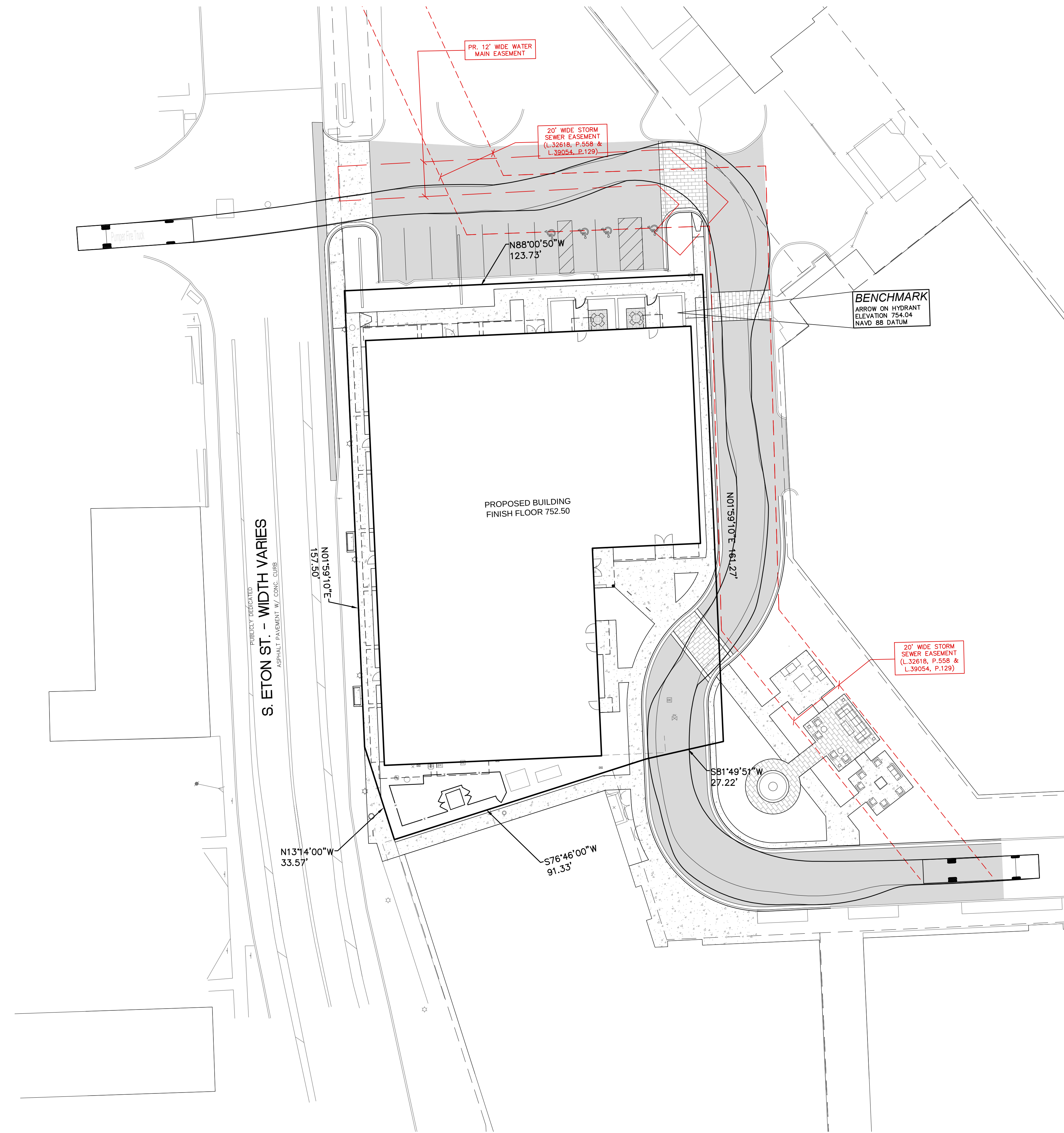
LEGEND

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

COVID-19 PANDEMIC CONDITION

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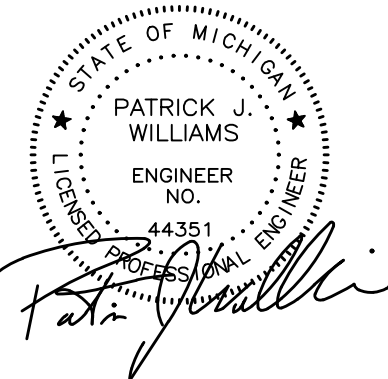
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NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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PONTIAC, MI 48342-5032
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SEAL



PROJECT
District Lofts

CLIENT
Kelly Building &
Development
2051 Villa
Suite 106
Birmingham, MI 48009

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

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

SHEET
Fire Truck Maneuvering
Plan



DATE ISSUED/REVISED
06-30-21 PRELIMINARY SITE PLAN APPROVAL
12-10-21 REVISED PER CITY

DRAWN BY:
A. Eizember

DESIGNED BY:
A. Eizember

APPROVED BY:
P. Williams

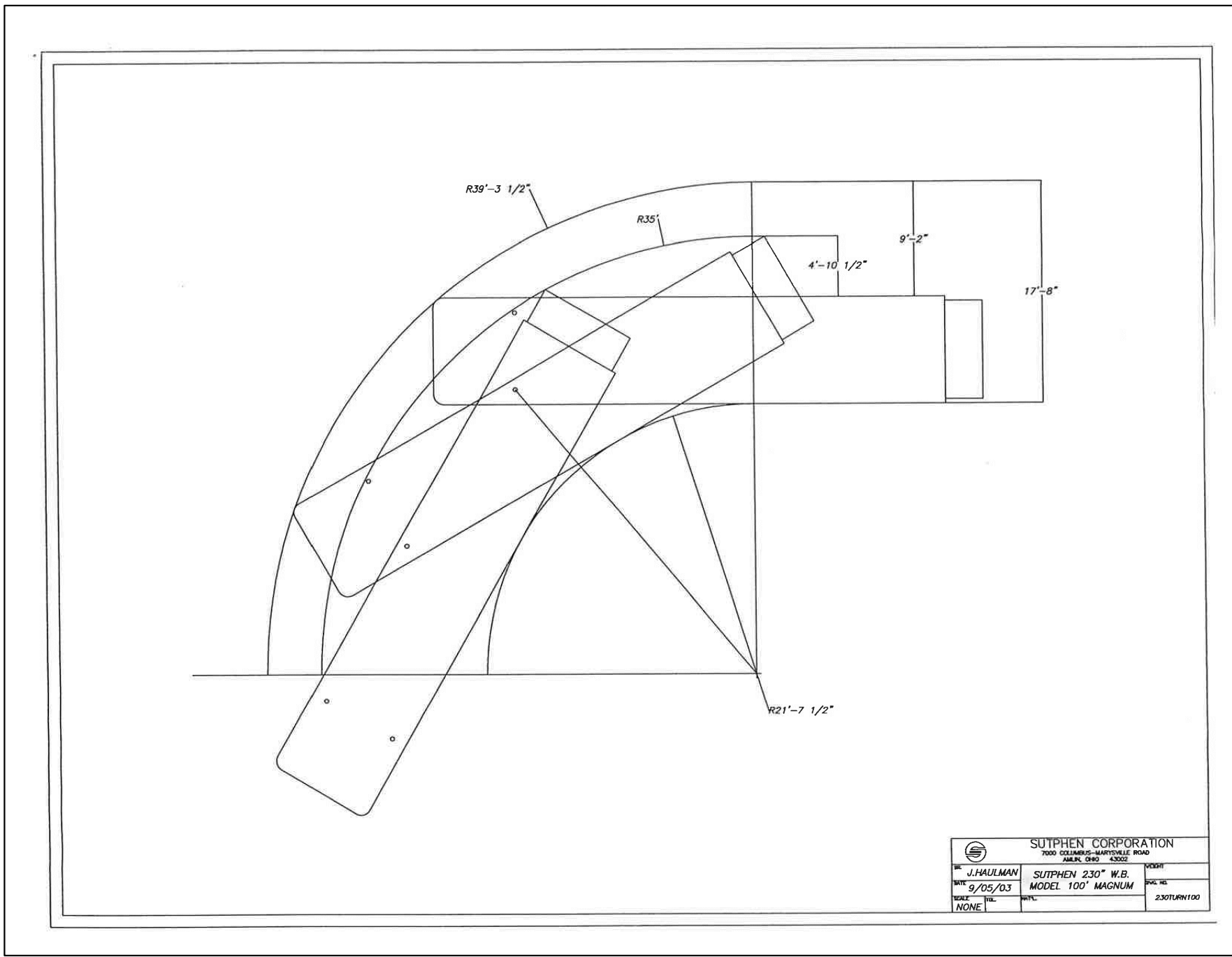
DATE:
June 30, 2021

SCALE: 1" = 20'

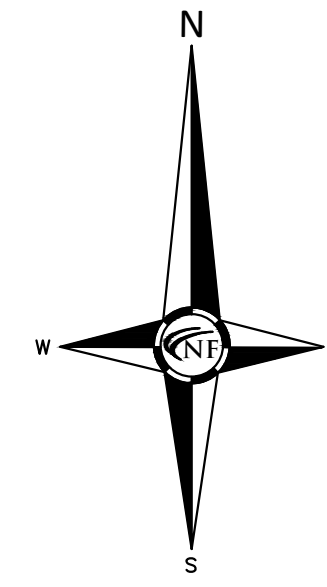
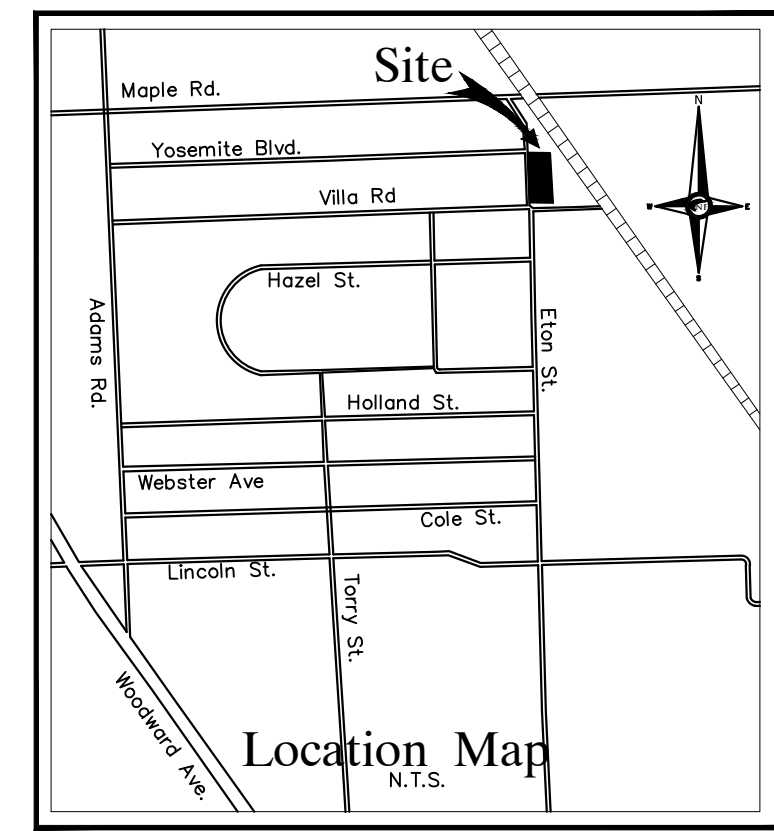


NFE JOB NO.
E103-02

SHEET NO.
SP-3a



SUTPHEN CORPORATION			
11111 WOODWARD AVE. PONTIAC, MI 48342-5032			
BY: J. PAULMAN	DATE: 06/30/21	SCALE: 1" = 20'	PROJECT: DISTRICT LOFTS
APP'D: P. WILLIAMS	DATE: 12/10/21	SCALE: 1" = 20'	PROJECT: DISTRICT LOFTS



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. 1100L, 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-5164.

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.

COVID-19 PANDEMIC CONDITION

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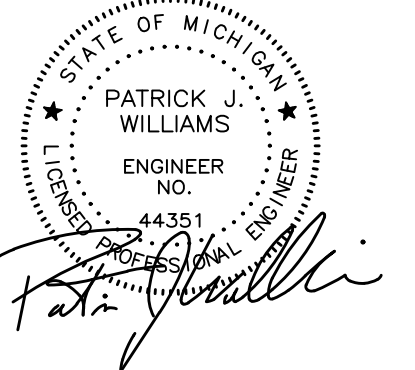
PAVING LEGEND

PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE
HYDRANT
GATE VALVE
MANHOLE CATCH BASIN
UTILITY POLE
GUY POLE
GUY WIRE
EXISTING SANITARY SEWER
SAN. CLEAN OUT
EXISTING WATERMAIN
EXISTING STORM SEWER
EX. R. Y. CATCH BASIN
EXISTING BURIED CABLES
OVERHEAD LINES
LIGHT POLE
SIGN
EXISTING GAS MAIN
PR. SANITARY SEWER
PR. WATER MAIN
PR. STORM SEWER
PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE
PR. TOP OF CURB ELEVATION
PR. GUTTER ELEVATION
PR. TOP OF PAVT. ELEVATION
PR. TOP OF PMT. ELEVATION
FINISH GRADE ELEVATION

SEAL



PROJECT

District Lofts

CLIENT

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Suite 106
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Contact: John Kelly
Ph: (248) 258-6663

PROJECT LOCATION

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

SHEET

Engineering Site Plan



DATE ISSUED/REVISED

06-30-21 PRELIMINARY SITE PLAN APPROVAL
12-10-21 REVISED PER CITY

DRAWN BY:

A. Eizember

DESIGNED BY:

A. Eizember

APPROVED BY:

P. Williams

DATE:

June 30, 2021

SCALE:

1" = 20'

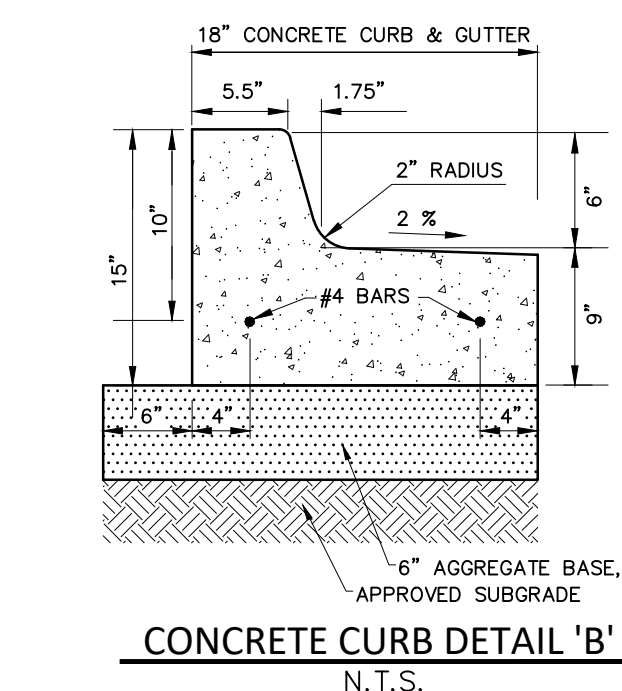
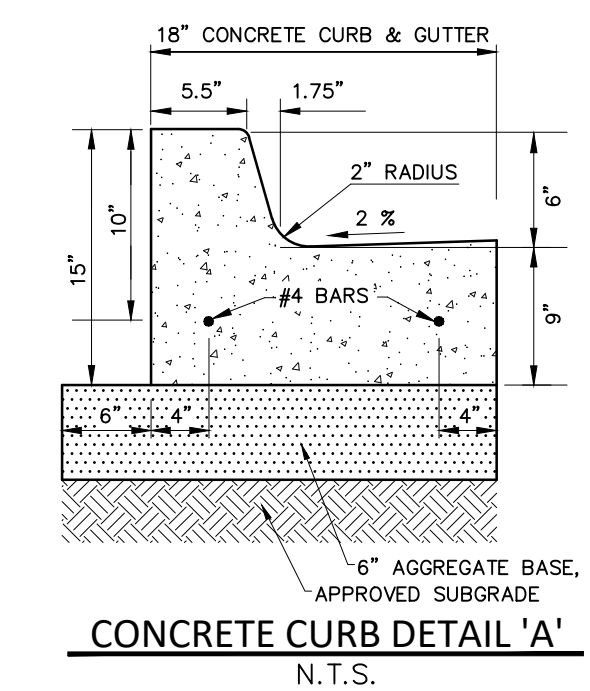
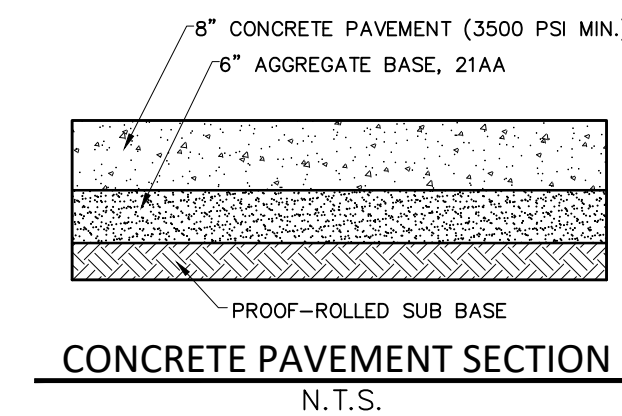
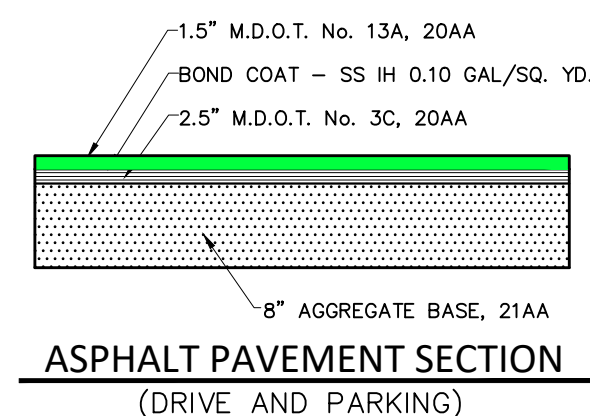
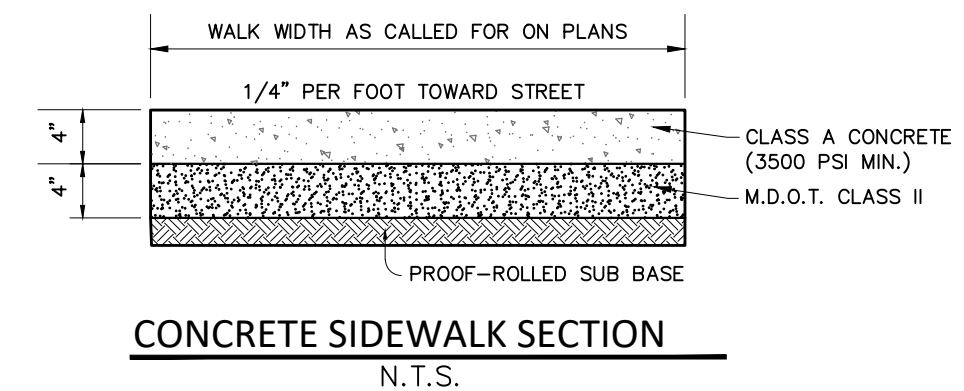
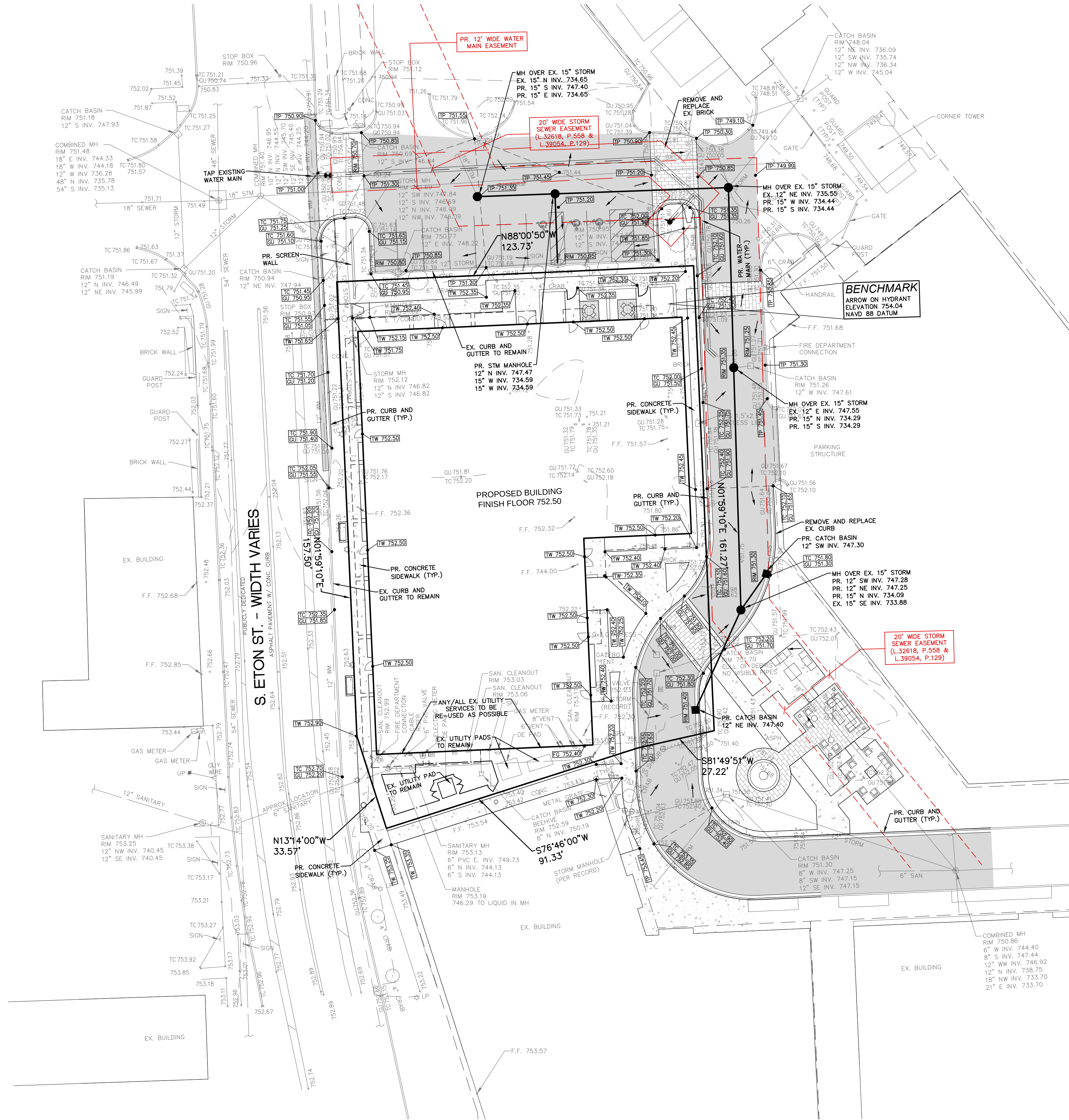
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NFE JOB NO.

E103-02

SHEET NO.

SP-4





The District Lofts
PHASE 3

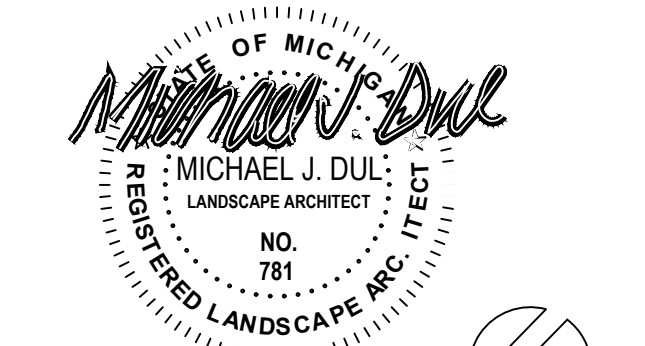
Eton Street
Birmingham, Michigan 48009

PROJECT

PRELIMINARY

Landscape Development
LANDSCAPE PLAN

SHEET TITLE



1" = 10'-0"

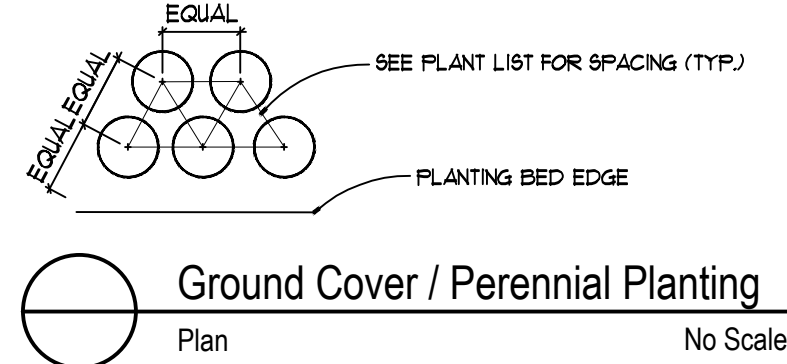
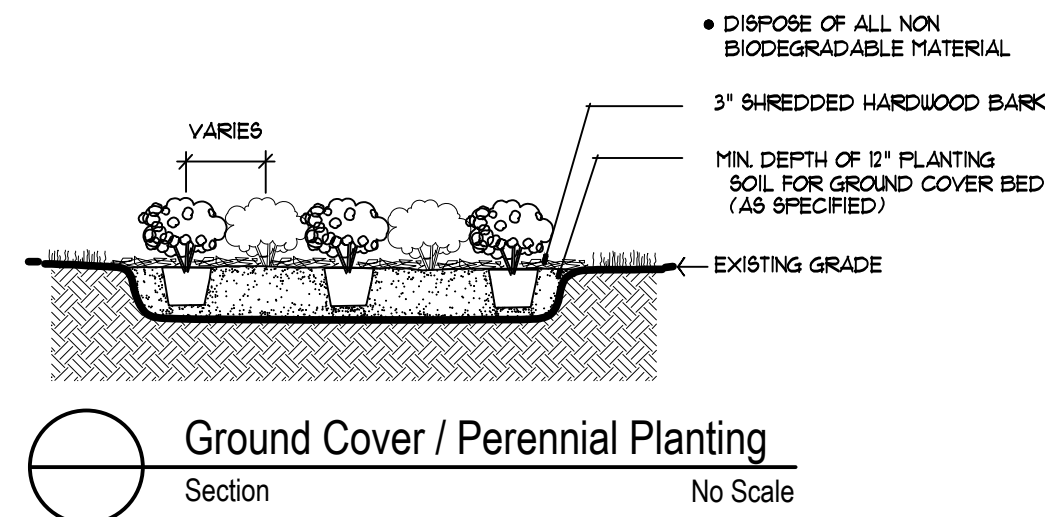
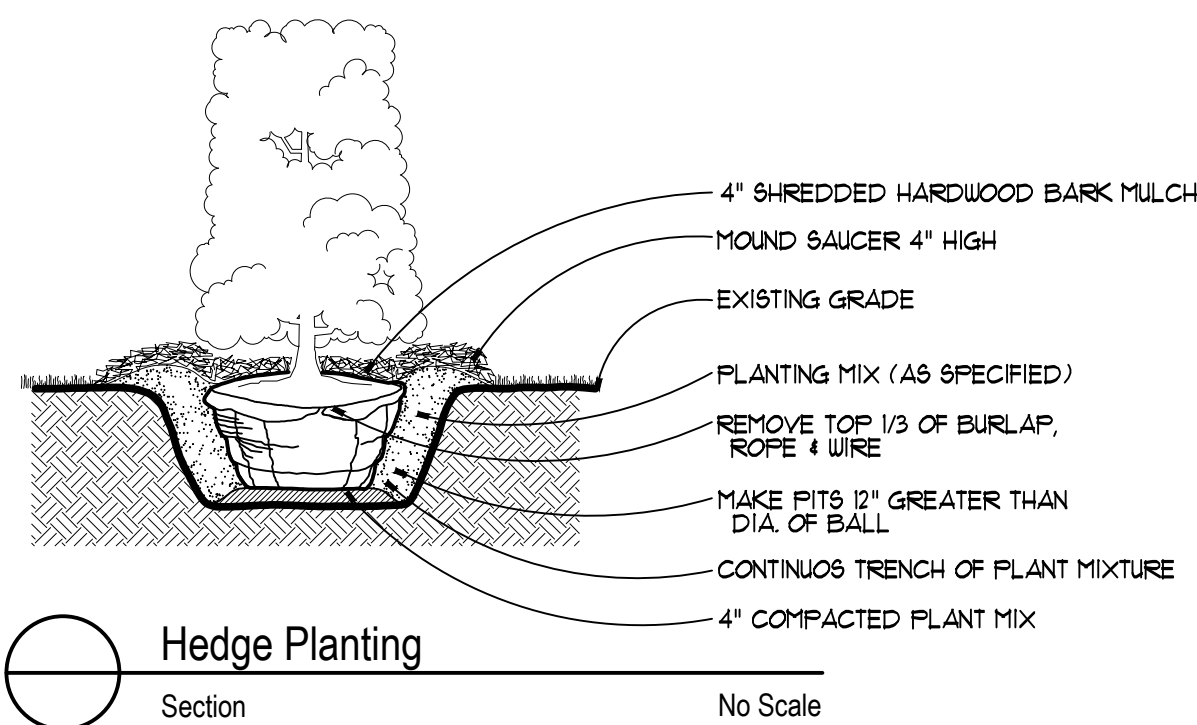
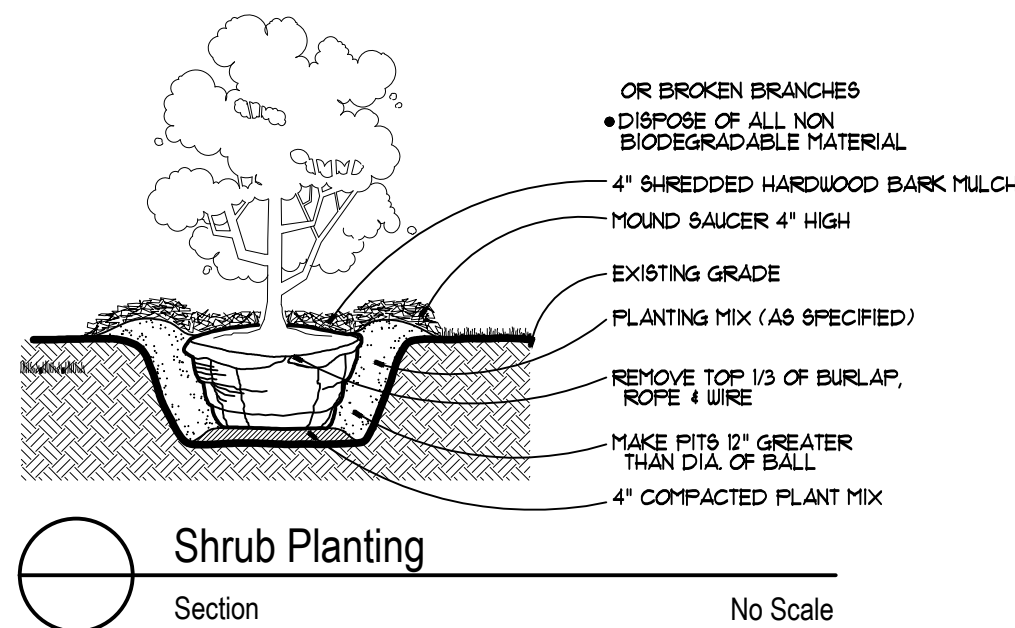
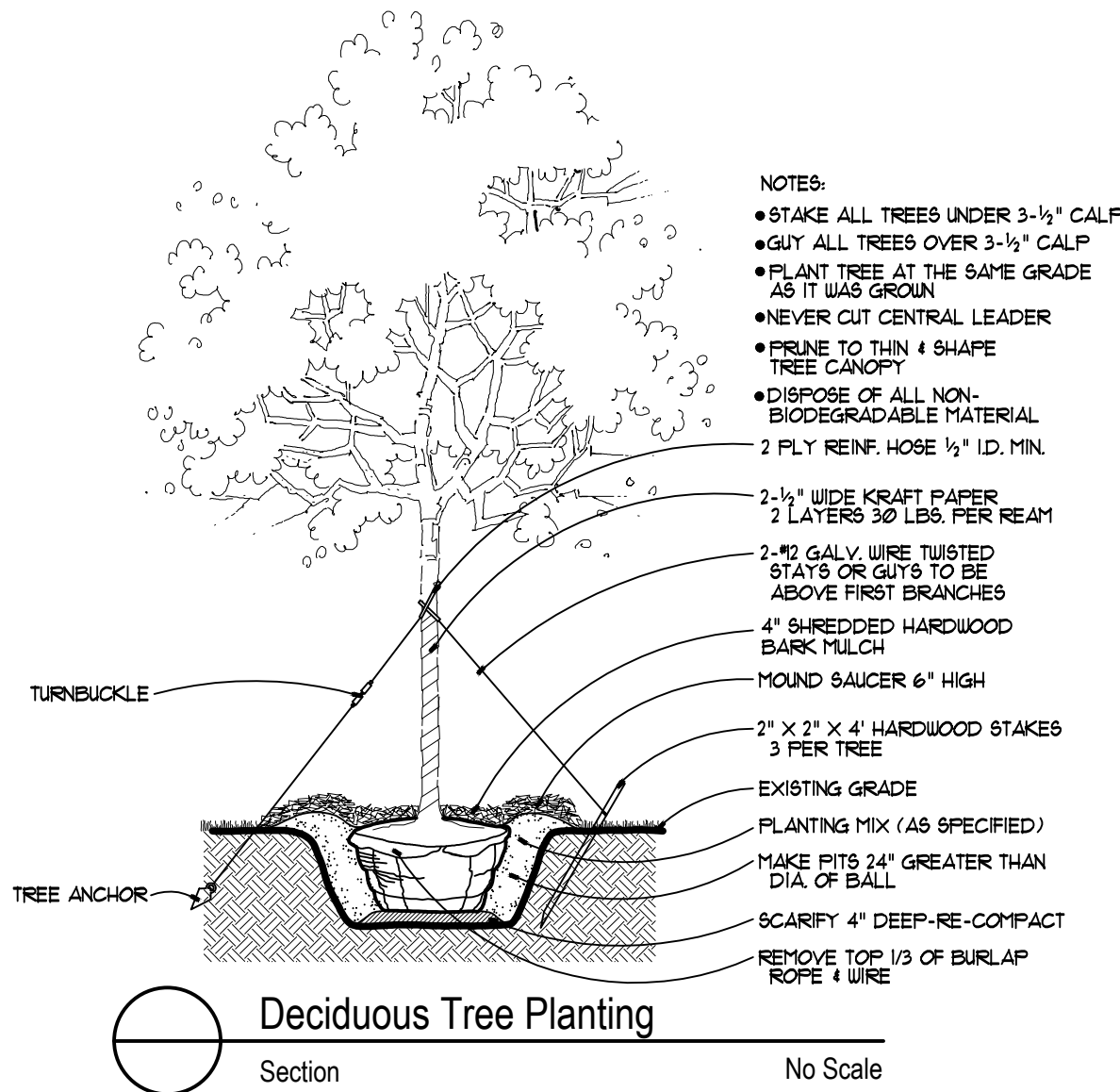
SCALE

PROJECT NUMBER:	21106
DRAWN:	P. Funke
CHECKED:	M. Dul
DATE:	February 15, 2021
REVISIONS:	February 17, 2021
	February 23, 2021
	February 24, 2021
	March 18, 2021
	June 3, 2021
	June 4, 2021
	June 7, 2021
	June 11, 2021
	June 14, 2021
	June 30, 2021 Preliminary Site Plan Approval
	September 9, 2021 Site Plan Approval

PLANT & MATERIAL SCHEDULE						
Sym.	Qty.	Botanical Name	Common Name	Size	Root	Comments
Deciduous Trees						
HPL	10	Hydrangea paniculata 'Limelight'-Tree Form	Tree Form Limelight Hydrangea	4-5' Sprd.	B4B	\$PECIMENS-Single stem
GBP	12	Ginkgo biloba 'Presidential Gold'	Presidential Gold Ginkgo	3-3½" cal.	B4B	\$PECIMENS-Full heads
Evergreen Trees						
TOE	43	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	7-8' ht.	B4B	Space 24" o.c.
Shrubs						
BGV	59	Buxus x microphylla 'Green Velvet'	Green Velvet Boxwood	15-18"	B4B	Space 12" o.c., acidify soil, clip into hedge
HBB	19	Hydrangea paniculata 'BoBo'	BoBo Hydrangea	18-24"	B4B	Min. 3 gal., space 36" o.c., acidify soil
HLL	5	Hydrangea paniculata 'Little Lime'	BoBo Hydrangea	18-24"	B4B	Min. 3 gal., space 36" o.c., acidify soil
HLQ	15	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	18-24"	Can	
HPW	2	Hydrangea paniculata 'Pinky Winky'	Pinky Winky Hydrangea	30-36"	Can	Min. 5 gal., space 60" o.c., acidify soil
TMD	295	Taxus x media 'Deniformis'	Dense Yew	24-30"	B4B	Space 20" & 24" o.c., clip into hedge
TMH	27	Taxus x media 'Hatfield' or 'Moon'	Hatfield or Moon Yew	30-36"	B4B	Space 18" o.c., clip into hedge
VCC	12	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	30-36"	B4B	Space 60" o.c., acidify soil
Perennials/Groundcovers						
HMA	201	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal.	Can	Space 15" o.c.
PTG	210	Pachysandra termanlis 'Green Carpet'	Green Carpet Pachysandra	1 gal.	Can	Space 12" o.c., acidify soil
PAH	29	Fernisetum alopecuroides 'Hamein'	Hamein Fountain Grass	1 gal.	Can	Space 24" o.c.
PV6	48	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Can	Space 30" o.c.
Materials						
CS	5 cy	½-¾" dia. Washed Crushed Natural Stone (9A)-6" deep on 4 oz. non-woven filter fabric				
RE	360 lf	3/16" x 4" J.D. Russell Steel Edging (BLACK)-Install per manufacturer's specifications				
SB	54 cy	Shredded hardwood bark mulch (seasoned, dark brown), 3" deep in perennial and groundcover beds, 4" depth in shrub/tree beds.				
PM	106 cy	Planting mix - 3 parts well drained screened imported topsoil, to 1 part clean sand, to 1 part Canadian sphagnum peat moss, to 1 part natural compost (used-free), and 10% poultry manure, install 9" deep in all specified landscape beds				
SOD	310 sq	Fine grade, fertilize (min. 1 application), and sod (Class 'A' Blended Bluegrass Sod) on a min. 3" imported screened topsoil				
SYN	385 sf	Synthetic Pet Turf, on min. 6" compacted 21AA limestone, 1" stone dust setting bed, and ZeoFill pet turf infill				

LANDSCAPE DEVELOPMENT NOTES

- ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION.
- ALL SPECIFIED AND INSTALLED PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS (LATEST EDITION) AND BE:
 - NURSERY GROWN.
 - STATE DEPARTMENT OF AGRICULTURE INSPECTED AND APPROVED.
 - NO. 1 GRADE WITH STRAIGHT, UNSCARRED TRUNKS & WELL-DEVELOPED UNIFORM CROWNS ON TREES.
 - WARRANTED FOR A MIN. 1 YEAR FROM DATE OF ACCEPTANCE.
- SPECIFIED PLANTING SOIL MIXTURE FOR ALL SPECIFIED BEDS & PLANTS SHALL BE THREE (3) PARTS IMPORTED WELL-DRAINED, SCREENED ORGANIC TOPSOIL, TO ONE (1) PART IMPORTED CLEAN SAND, TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS, TO ONE (1) PART NATURAL COMPOST (WEED-FREE)-COMPLETE WITH 10% NATURAL POULTRY MANURE. INSTALL 9" MINIMUM DEPTH IN ALL PERENNIAL, GROUNDCOVER, ANNUAL, AND SHRUB BEDS. ALL BEDS MUST BE EXCAVATED, REMOVE AND DISPOSE (OFF-SITE) EXISTING EARTH/SOIL TO ACCEPT PROPOSED PLANT MIXTURE.
- PROPOSED SHREDDDED HARDWOOD BARK MULCH SHALL BE SEASONED FOR A MINIMUM 6 MONTHS, DARK BROWN IN COLOR, AND INSTALLED 4" DEEP UNDER ALL PROPOSED TREES (INCLUDED IN UNIT COST), 4" DEEP IN ALL SHRUB AND TREE BEDS, AND 3" DEEP IN ALL PERENNIAL AND GROUNDCOVER BEDS.
- ALL PROPOSED LAWN AND LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATICALLY OPERATED SPRINKLER IRRIGATION SYSTEM, SEE IRRIGATION PLAN(S).
- ALL PROPOSED "SPECIMEN" PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND/OR DELIVERY TO THE SITE.
- THE LANDSCAPE CONTRACTOR SHALL KEEP THE STREET AND DRIVE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES, AND SHALL THOROUGHLY SWEEP AND/OR WASH THE DRIVE AT THE END OF EACH WORK DAY.
- THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PROPOSED TREES FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ALSO SET ON-SITE ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, VINES, AND GROUNDCOVERS AS PER PLAN FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING.
- ALL DEAD AND UNACCEPTABLE PLANT MATERIALS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR DURING THE WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BE ONE (1) YEAR FROM THE ACCEPTANCE OF INSTALLATION ISSUED BY THE LANDSCAPE ARCHITECT.
- PROPOSED SOD LAWN AREAS: FINE GRADE EXISTING TOPSOIL, REMOVE AND DISPOSE (OFF-SITE) EXISTING ROOTS, ROCKS, AND DEBRIS, INCLUDE IMPORTING A MIN. 3" (AVE.) IMPORTED SCREENED TOPSOIL TO FINE GRADE ALL AREAS FERTILIZE-MIN. 1 APPLICATION: STARTER FERTILIZER (13-26-12) WITH 50% SLOW RELEASE NITROGEN AT INITIAL INSTALLATION OF SOD RATE OF 5 LBS. PER 1,000 SF. OR 218 LBS. PER ACRE



PROJECT NUMBER: 21106
DRAWN: P. Funk
CHECKED: M. Dul
DATE: February 17, 2021
REVISIONS: February 18, 2021
February 23, 2021
February 24, 2021
March 18, 2021
June 3, 2021
June 4, 2021
June 7, 2021
June 11, 2021
June 30, 2021
September 9, 2021

Preliminary Site Plan Approval
Site Plan Approval

L2

Drive-over in-ground floodlights - STAINLESS STEEL for installation in pre-cored holes

Enclosure: Heavy gauge stainless steel. Provided with two external clamps that secure the luminaire in a pre-cored hole prepared by the customer.

Tim Ring: Heavy gauge, machined stainless steel secured to the inner housing with captive, stainless steel fasteners. Tim is sealed in place using molybdenum, one piece high temperature silicone gasket. Glass is tempered, 1/2" thick machined flush to rim ring.

Electrical: 3.9W LED luminaire, 5' total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an 85 CRI. Available in 3000K (85 CRI); add suffix K3 to order. Inner housing pre-wired with nine (9) feet of 18/2 water stripper cable, cable clamps, and waterproof cable gland entry into housing. A separate weatherproof wiring box for power supply must be provided (by contractor).

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: Machined #4 brushed stainless steel. Custom colors are not available.

Temperature caution: The column "T" in this chart indicates the temperature in degrees Celsius which is reached on the center of the glass surface during operation. Surface temperatures are for exterior applications; for interior applications add 10° C to temperatures shown.

Note: These luminaires are designed to bear pressure loads up to 4000lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP68 10m.

Weight: 7.5 lbs.

Luminaire Lumens: 125

Type: BEGA Product: Project: Voltage: Color: Options: Modified:



LED pole-top luminaires - Asymmetrical light distribution

Application: LED pole-top luminaire with asymmetrical light distribution designed for the illumination of parking areas and roadways. Tool-less entry with hinged door for ease of maintenance. Provided with slip fitter to fit 3" O.D. poles.

Materials: Luminaire housing and pole fitter constructed of die-cast marine grade, copper free (±0.3% copper content) A360.0 aluminum alloy. Clear safety glass with anti-reflective coating for increased transmission. Reflector made of pure anodized aluminum. Silicone applied robotically to casting, plasma treated for increased adhesion. High temperature silicone gasket. Mechanically captive stainless steel fasteners.

NTL listed to North American Standards, suitable for wet locations. Protection class IP66.

Weight: 10.1 lbs.

EPA (Effective projection area): 0.32 sq. ft.

Electrical: Operating voltage: 120-277V AC. Minimum start temperature: -30° C. LED module wattage: 31.5 W. System wattage: 37.0 W. Controllability: 0-10V dimmable. Color rendering index: Ra > 90. Luminaire lumens: 4,741 lumens (3000K) > 500,000 h (L70) 342,000 h (L70).

LED color temperature: 4000K - Product number = K4 3500K - Product number = K35 3000K - Product number = K3 2700K - Product number = K27

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:

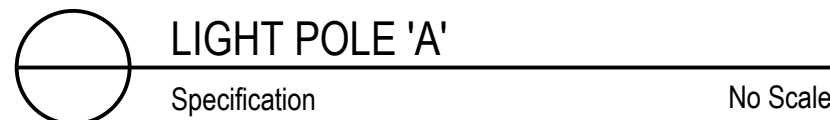
Pole-top luminaire - Asymmetrical light distribution

99519 31.5W 10 21% 17%

Recommended for use with 3" to 3.5" poles

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com. © copyright 2019 BEGA



LANDSCAPE ARCHITECTURE

MICHAEL J. DUL & ASSOCIATES, INC

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BIRMINGHAM
MICHIGAN 48009

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info @ mjdul.com

The District Lofts
PHASE 3

Eton Street
Birmingham, Michigan 48009

PROJECT

PRELIMINARY

Landscape Development
LANDSCAPE DETAILS

SHEET TITLE



See Details

SCALE

District Lofts - Phase 3 - Parking Calculations:

Parking Required:	
Existing Big Rock Chop House	148
11,051 SF / 75 = 147.3	
The Villa Building -	
Office (8,000 / 300) = 26.7	27
(7) 1-BR Units (x 1.0) = 7	7
(12) 2-BR Units (x 1.25) = 15	15
Total Villa Building Required:	49
The Eton Building -	
Office (10,400 / 300) = 34.7	35
(7) 1-BR Units (x 1.0) = 7	7
(11) 2-BR Units (x 1.25) = 13.75	14
Total Eton Building Required:	56
Phase 3 Building -	
Office/Retail (6,600 / 300) = 22	22
(47) 1-BR Units (x 1.0) = 47	47
(3) 2-BR Units (x 1.25) = 3.75	4
Total Phase 3 Required:	73
Total Parking Required:	326

Parking Provided:	
Existing Parking Deck	262
Spaces below Villa and Eton	102
Surface	30
Big Rock Surface	21
Total Parking Provided:	415

Excess Parking Provided:	89
---------------------------------	-----------

District Lofts - Phase 3 - Lot Area Calculations:

Total Site Area:	143,593 SF	Floor Area Ratio:	
The Villa Building: = 19 Units Total:			
7 One Bedroom Units x 1,500 SF =	10,500 SF	Proposed Total Floor Area:	160,712 SF
12 Two Bedroom Units x 2,000 SF =	24,000 SF	100% Max. Total Floor Area:	143,593 SF
	34,500 SF required	150% Max. Total Floor Area:	215,390 SF
1 Parking Space Required for every 300 S.F. over 100% FAR			
The Eton Building: = 18 Units Total:			
7 One Bedroom Units x 1,500 SF =	10,500 SF	Floor Area over 100%:	17,119 SF
11 Two Bedroom Units x 2,000 SF =	22,000 SF	160,712 SF - 143,593 SF = 17,119 SF	
	32,500 SF required	Required Parking for Additional FAR:	57
Phase 3 Building: = 50 Units Total:			
47 One Bedroom Units x 1,500 SF =	70,500 SF	17,119 SF / 300 SF = 57 Spaces	
3 Two Bedroom Units x 2,000 SF =	6,000 SF	Excess Parking Provided:	32
	76,500 SF required	89 - 57 = 32 Spaces	
Total = 143,500 SF required			
Existing Site Area:	143,593 SF		
Required Site Area:	143,500 SF therefore OK		



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009
Date: 2021-06-30
Issued For: PRELIMINARY SITE PLAN APPROVAL
2021-09-08 REVISED PER CITY

Sheet No.:
A005
OVERALL
ARCHITECTURAL SITE PLAN

A
B
C
D
E
F
G
H

1

2

3

4

5

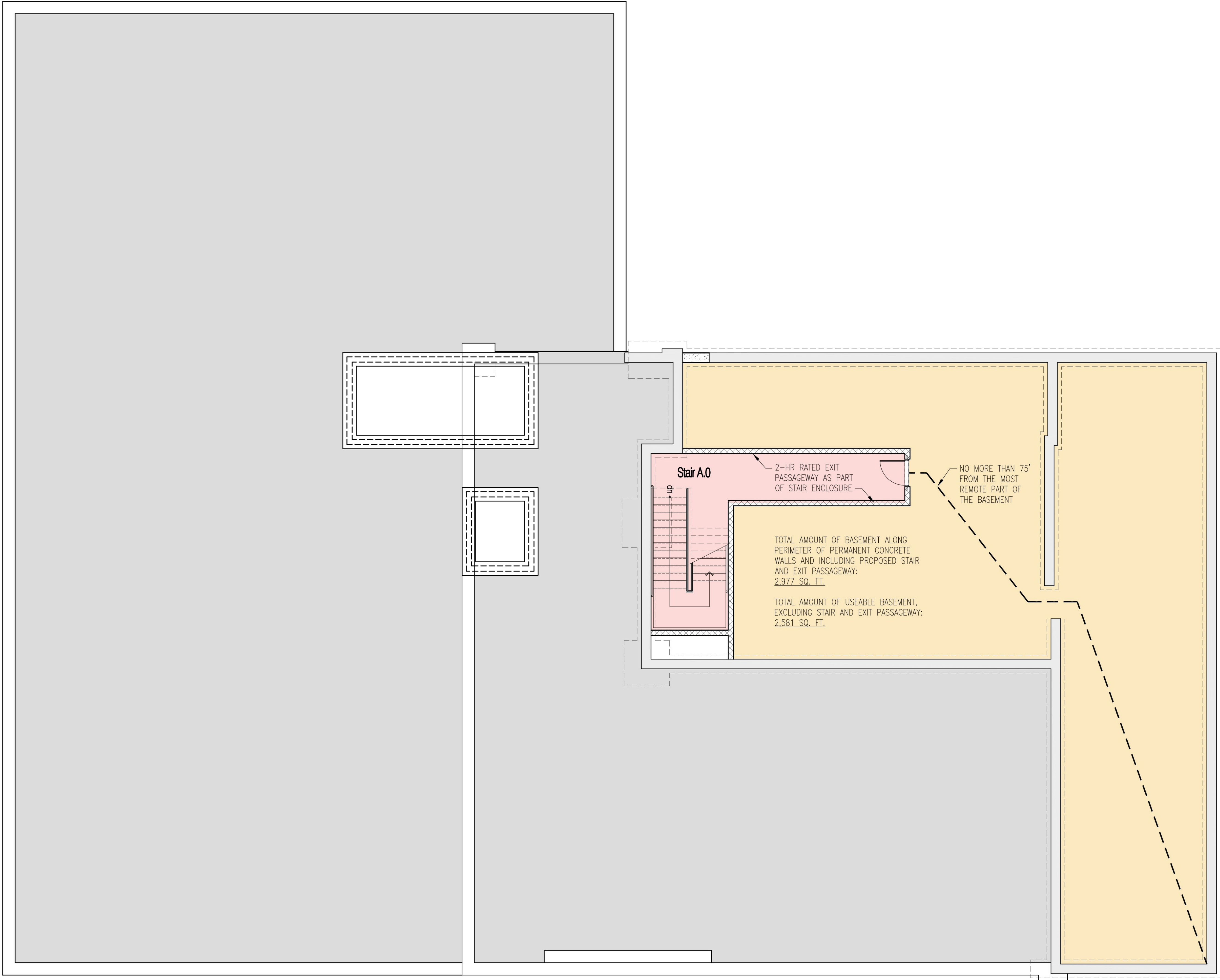
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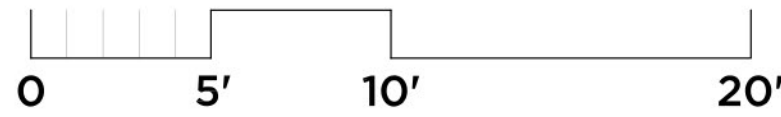
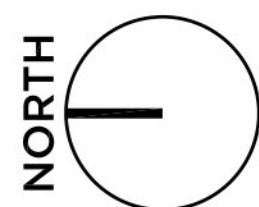
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9

10



H10
A100
Lower Level
Floor Plan
SCALE: 3/16" = 1'-0"



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Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009
Date: 2021-06-30
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PRELIMINARY
SITE PLAN APPROVAL

Sheet No.:
A100
LOWER LEVEL -
FLOOR PLAN



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Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009
Date: 2021-06-30
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SITE PLAN APPROVAL
2021-12-10 REVISED PER CITY

Sheet No.:
A110
FIRST LEVEL -
FLOOR PLAN

First Level -
Floor Plan
SCALE: 3/16" = 1'-0"
0 5' 10' 20'
NORTH

A
B
C
D
E
F
G
H



H10
A120
Second thru Fourth Levels -
Floor Plan
SCALE: 3/16" = 1'-0"

0 5' 10' 20'



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Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009
Date: 2021-06-30
Issued For:
PRELIMINARY
SITE PLAN APPROVAL

Sheet No.:
A120
SECOND THRU FOURTH
LEVELS - FLOOR PLAN

A

B

C

D

E

F

G

H

1

2

3

4

5

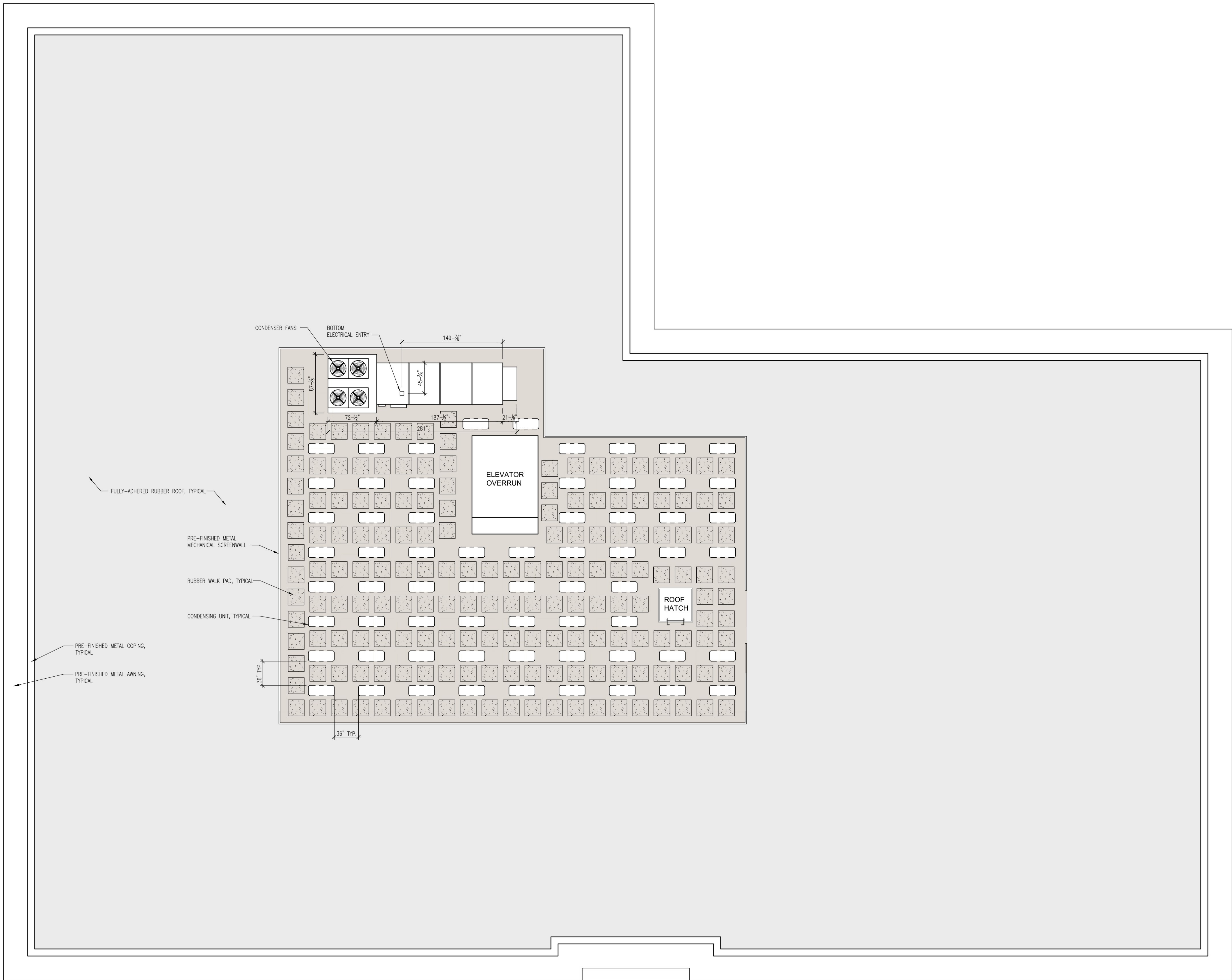
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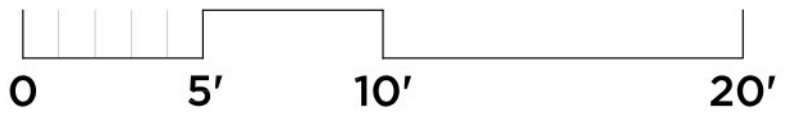
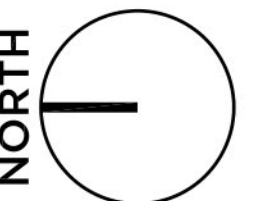
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Project:
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Phase 3
Eton Street
Birmingham, Michigan 48009
Date: 2021-06-30
Issued For:
PRELIMINARY
SITE PLAN APPROVAL

Sheet No.:
A150
ROOF PLAN

H10
A150
Roof Plan
SCALE: 3/16" = 1'-0"



A

B

C

D

E

F

G

H

1

2

3

4

5

6

7

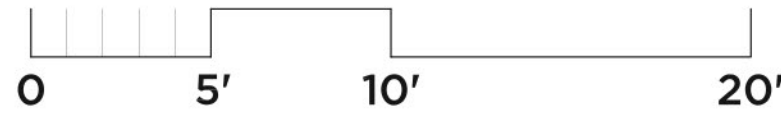
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9

10



H10
A200
North Elevation
SCALE: 3/16" = 1'-0"



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Project:	
The District Lofts	
Phase 3	
Eton Street	
Birmingham, Michigan 48009	
Date:	Issued For:
2021-02-15	REVIEW MEETING
2021-02-22	REVIEW MEETING
2021-03-01	REVIEW MEETING
2021-03-05	UPDATE
2021-03-10	UPDATE
2021-03-16	UPDATE
2021-03-29	TEAM MEETING
2021-04-05	UPDATED
2021-06-21	UPDATED
2021-06-28	UPDATED
2021-06-30	RESIDENTIAL GLAZING DIMENSIONS (NOMINAL)

Sheet No.:
A200
NORTH ELEVATION

A

B

C

D

E

F

G

H



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Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009

Date: Issued For:

2021-02-15 REVIEW MEETING

2021-02-22 REVIEW MEETING

2021-03-01 REVIEW MEETING

2021-03-05 UPDATE

2021-03-10 UPDATE

2021-03-16 UPDATE

2021-03-29 TEAM MEETING

2021-04-05 UPDATED

2021-06-21 UPDATED

Sheet No.:

A210

WEST ELEVATION
(ETON STREET)

A

B

C

D

E

F

G

H



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Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009

Date: **Issued For:**

2021-02-15	REVIEW MEETING
2021-02-22	REVIEW MEETING
2021-03-01	REVIEW MEETING
2021-03-05	UPDATE
2021-03-10	UPDATE
2021-03-16	UPDATE
2021-03-29	TEAM MEETING
2021-04-05	UPDATED
2021-06-21	UPDATED

Sheet No.:

A220

SOUTH ELEVATION

H10
A220
South Elevation
SCALE: 3/16" = 1'-0"

0 5' 10' 20'

A

B

C

D

E

F

G

H



SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

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SarokiArchitecture.com

Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009
Date: **Issued For:**

2021-02-15	REVIEW MEETING
2021-02-22	REVIEW MEETING
2021-03-01	REVIEW MEETING
2021-03-05	UPDATE
2021-03-10	UPDATE
2021-03-16	UPDATE
2021-03-29	TEAM MEETING
2021-04-05	UPDATED
2021-06-21	UPDATED

Sheet No.:
A230
EAST ELEVATION

H10
A230
East Elevation
SCALE: 3/16" = 1'-0"

0 5' 10' 20'

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

G

H



Architectural Brick
Savannah Clinker



Cast Stone



Metal Panel
Slate Gray



Steel Entrance Canopy
(Cantilevered)
Black Finish



Operable Windows, Typical



SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
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Project:
The District Lofts
Phase 3
Eton Street
Birmingham, Michigan 48009
Date: 2021-06-30 Issued For: PRELIMINARY
SITE PLAN APPROVAL
2021-12-10 REVISED PER CITY

Sheet No.:
A900
Exterior Materials



Final Site Plan & Design Review Application Planning Division

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

1. Applicant

Name: JOHN KELLY
Address: 2051 VILLA ROAD, SUITE 106
BIRMINGHAM, MI 48009
Phone Number: 248-258-6663
Fax Number: N/A
Email address: JKELLY@KELLYBUILDINGCOMPANY.COM

2. Property Owner

Name: JOHN KELLY
Address: 2051 VILLA ROAD, SUITE 106
BIRMINGHAM, MI 48009
Phone Number: 248-258-6663
Fax Number: N/A
Email address: JKELLY@KELLYBUILDINGCOMPANY.COM

3. Applicant's Attorney/Contact Person

Name: JOHN KELLY
Address: 2051 VILLA ROAD, SUITE 106
BIRMINGHAM, MI 48009
Phone Number: 248-258-6663
Fax Number: N/A
Email address: JKELLY@KELLYBUILDINGCOMPANY.COM

4. Project Designer/Developer

Name: VICTOR SAROKI, FAIA
Address: 430 N OLD WOODWARD AVE, FLOOR 3
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: N/A
Email address: VSAROKI@SAROKIARCHITECTURE.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: 325 S. ETON STREET
BIRMINGHAM, MI 48009
Name of development: DISTRICT LOFTS - PHASE 3
Sidwell #: 20-31-207-002
Current Use: BANQUET FACILITY
Proposed Use: RETAIL, OFFICE, AND RESIDENTIAL UNITS
Area of Site in Acres: 3.296 ACRES
Current zoning: MX (MIXED-USE)
Is the property located in the floodplain? NO
Name of Historic District Site is Located in: GRAND TRUNK WESTERN RAIL
Date of Historic District Commission Approval: 11/17/2021

Date of Application for Preliminary Site Plan: 7/2/2021
Date of Preliminary Site Plan Approval: 9/9/2021
Date of Application for Final Site Plan: 11/19/2021
Date of Final Site Plan Approval: TBD
Date of Application for Revised Final Site Plan: N/A
Date of Revised Final Site Plan Approval: N/A
Date of Design Review Board Approval: N/A
Will proposed project require the division of platted lots? NO
Will proposed project require the combination of platted lots? NO

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

THE PROPOSED DEVELOPMENT IS FOR A NEW, FOUR-STORY STRUCTURE THAT INCLUDES FIRST FLOOR RETAIL/OFFICE AND RESIDENTIAL UNITS ALONG WITH THREE FLOORS OF RESIDENTIAL UNITS ABOVE.

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: 44 FEET / 4 LEVELS ABOVE GRADE

Use of Buildings: RETAIL/OFFICE & RESIDENTIAL
Height of Rooftop Mechanical Equipment: 5'-6"

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: 2,977 SF (EXISTING BASEMENT TO BE REUSED)
Number of square feet per upper floor: 14,025 SF
Total floor area: 59,077 SF
Floor area ratio (total floor area ÷ total land area): 0.41
(59,077 SF / 143,593 SF = 0.41)
Open space: N/A
Percent of open space: N/A

Office Space: 2,418 SF
Retail Space: 3,984 SF
Industrial Space: N/A
Assembly Space: N/A
Seating Capacity: N/A
Maximum Occupancy Load: N/A

Proposed Residential Structures:

Total number of units: 50 UNITS
Number of one bedroom units: 47 UNITS
Number of two bedroom units: 3 UNITS
Number of three bedroom units: N/A
Open space: N/A
Percent of open space: N/A

Rental units or condominiums? RENTAL
Size of one bedroom units: 700 SF
Size of two bedroom units: 1,164 SF
Size of three bedroom units: N/A
Seating Capacity: N/A
Maximum Occupancy Load: N/A

Proposed Additions:

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

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

10. Required and Proposed Setbacks

Required front setback: 0 FEET
Required rear setback: 10 FEET
Required total side setback: 0 FEET
Side setback: 0 FEET

Proposed front setback: 0 FEET
Proposed rear setback: N/A (NO CHANGE TO EXISTING)
Proposed total side setback: N/A (NO CHANGE TO EXISTING)
Second side setback: N/A (NO CHANGE TO EXISTING)

11. Required and Proposed Parking

Required number of parking spaces: 73 SPACES
Typical angle of parking spaces: 90 DEGREES
Typical width of maneuvering lanes: 20 FEET
Location of parking on site: EXISTING PARKING DECK & SURFACE PARKING
Location of parking off site: STREET
Number of light standards in parking area: N/A
Screenwall material: N/A

Proposed number of parking spaces: 162 SPACES
Typical size of parking spaces: 180 SF
Number of spaces <180 sq. ft.: 0
Number of handicap spaces: PER CITY STANDARDS
Shared parking agreement? NO
Height of light standards in parking area: N/A
Height of screenwall: N/A

12. Landscaping

Location of landscape areas: SEE LANDSCAPE PLAN FOR DETAILS.
PROPOSED LANDSCAPING ALONG THE BUILDING FRONTAGE ON ETON STREET,
ON EACH SIDE OF THE BUILDING AND IN THE REAR OF THE BUILDING.
LANDSCAPING IS PROPOSED AROUND THE DOG RUN ON THE SOUTH SIDE
OF THE BUILDING . NEW LANDSCAPING PROPOSED AROUND THE OUTDOOR
AMENITY AREA TO THE EAST OF THE SITE.

Proposed landscape material: SEE LANDSCAPE PLAN

13. Streetscape

Sidewalk width: 5 FEET
Number of benches: 2
Number of planters: N/A (CONTINUOUS STREETScape)
Number of existing street trees: 0
Number of proposed street trees: 4 (SEE LANDSCAPE PLAN)
Streetscape Plan submitted? YES, SEE LANDSCAPE PLAN

Description of benches or planters: PER CITY SPECIFICATIONS

Species of existing trees: 4" PEAR (SEE LANDSCAPE PLAN)

Species of proposed trees: PRESIDENTIAL GOLD KINGKO
(SEE LANDSCAPE PLAN)

14. Loading

Required number of loading spaces: 1
Typical angle of loading spaces: 90 DEGREES
Screenwall material: N/A
Location of loading spaces on site: SURFACE PARKING NORTH OF BUILDING

Proposed number of loading spaces: 1

Typical size of loading spaces: 12' X 40'

Height of screenwall: N/A

Typical time loading spaces are used: EARLY MORNING

15. Exterior Waste Receptacles

Required number of waste receptacles: 1 (EXISTING)
Location of waste receptacles: EAST OF PROPOSED BUILDING (EXISTING LOCATION) SEE SITE
Screenwall material: PAINTED METAL GATES WITH WOOD BOARDS

Proposed number of waste receptacles: 1 (EXISTING)

Size of waste receptacles: 8 CUBIC YARDS

Height of screenwall: 6'-6"

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: 2 (EXISTING)
Size of transformers (L•W•H): 5' X 5' X 5' (EXISTING UNITS)
Number of utility easements: N/A
Screenwall material: LANDSCAPING (SEE LANDSCAPE PLAN)

Location of all utilities & easements: SEE CIVIL SURVEY
SOUTH SIDE OF BUILDING

Height of screenwall: 5' MIN. (SEE LANDSCAPE PLAN)

Ground Mounted Mechanical Equipment:

Number of ground mounted units: 0
Size of ground mounted units (L•W•H): N/A
Screenwall material: N/A

Location of all ground mounted units: N/A

Height of screenwall: N/A

Rooftop Mechanical Equipment:

Number of rooftop units: 65 UNITS
Type of rooftop units: SEE A150 ROOF PLAN & MECH. SPEC SHEETS

Screenwall material: PRE-FINISHED METAL

Location of screenwall: ROOFTOP MECHANICAL WELL
SEE SHEET A150 ROOF PLAN

Location of all rooftop units: ROOFTOP MECHANICAL WELL

Size of rooftop units (L•W•H): 2'-6" X 2'-6" X 3'-0"

Percentage of rooftop covered by mechanical units: 18%

Height of screenwall: 5'-6"

Distance from rooftop units to all screenwalls: 2 FEET MINIMUM

17. Accessory Buildings

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

Size of accessory buildings: N/A

Height of accessory buildings: N/A

18. Building Lighting

Number of light standards on building: SEE PHOTOMETRIC PLAN
Size of light fixtures (L•W•H): VARIES (SEE PHOTOMETRIC PLAN)

Type of light standards on building: VARIES (SEE PHOTOMETRIC PLAN)

Height from grade: VARIES (SEE PHOTOMETRIC PLAN)

Maximum wattage per fixture: VARIES (SEE PHOTOMETRIC PLAN)
Light level at each property line: VARIES (SEE PHOTOMETRIC PLAN)

Proposed wattage per fixture: VARIES (SEE PHOTOMETRIC PLAN)

19. Site Lighting

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

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

20. Adjacent Properties

Number of properties within 200 ft.: 6

Property #1

Number of buildings on site: 1
Zoning district: B-1
Use type: RETAIL
Square footage of principal building: 3,583 SF
Square footage of accessory buildings: N/A
Number of parking spaces: 17 SURFACE PARKING SPACES

Property Description: 256 S ETON STREET
BEAUTY COLLECTIVE
SINGLE-STORY RETAIL BUILDING

North, south, east or west of property? WEST

Property #2

Number of buildings on site: 1
Zoning district: MX
Use type: RETAIL/OFFICE & RESIDENTIAL
Square footage of principal building: 46,817
Square footage of accessory buildings: N/A
Number of parking spaces: UNDERGROUND PARKING

Property Description: 385 S ETON STREET
DISTRICT LOFTS - ETON BUILDING
4-STORY MIXED-USE BUILDING

North, south, east or west of property? SOUTH

Property #3

Number of buildings on site: 1
Zoning district: B-2B
Use type: RESTAURANT
Square footage of principal building: 11,051
Square footage of accessory buildings: N/A
Number of parking spaces: 17 SURFACE PARKING & PARKING GARGE

Property Description: 245 S ETON STREET
BIG ROCK CHOPHOUSE
2-STORY

North, south, east or west of property? NORTH

Property #4

Number of buildings on site: 1
Zoning district: MX
Use type: ABOVE GROUND PARKING STRUCTURE
Square footage of principal building: 95,645
Square footage of accessory buildings: N/A
Number of parking spaces: 262 PARKING SPACES

Property Description: 305 S ETON STREET
PRIVATE ABOVE GROUND PARKING GARAGE
2-STORY

North, south, east or west of property? EAST

Property #5

Number of buildings on site: 1
Zoning district: MX
Use type: RETAIL/OFFICE & RESIDENTIAL
Square footage of principal building: 60,559 SF
Square footage of accessory buildings: N/A
Number of parking spaces: UNDERGROUND PARKING

Property Description: 2051 VILLA ROAD
DISTRICT LOFTS - VILLA BUILDING
4-STORY MIXED-USE BUILDING

North, south, east or west of property? EAST

Property #6

Number of buildings on site: 8
Zoning district: R-6
Use type: RESIDENTIAL
Square footage of principal building: 60,315 SF
Square footage of accessory buildings: N/A
Number of parking spaces: SURFACE PARKING

Property Description: 1812 YOSEMITE BLVD
ETON SQUARE APARTMENTS & TOWNHOMES
2-STORY MULTIFAMILY STRUCTURES

North, south, east or west of property? WEST

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

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

Signature of Owner: _____

Date: 11/19/2021

Print Name: _____

JOHN KELLY

Signature of Applicant: _____

Date: 11/19/2021

Print Name: _____

JOHN KELLY

Signature of Architect: _____

Date: 11/19/2021

Print Name: _____

VICTOR SAROKI

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

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



FINAL SITE PLAN & DESIGN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: JOHN KELLY Case #: _____ Date: _____
Address: 325 S. ETON STREET Project: DISTRICT LOFTS - PHASE 3

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.

Final 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.

WARRANTY DEED

ETON OFFICE PROPERTIES, L.L.C., a Michigan limited liability company ("**Grantor**"), having an address of 245 South Eton Street, Birmingham, Michigan 48009, conveys and warrants to **BIRMINGHAM LOFTS, LLC**, a Michigan limited liability company ("**Grantee**"), having an address of 2051 Villa Road, Unit 106, Birmingham, Michigan 48009, certain land situated in the City of Birmingham, Oakland County, Michigan, being more particularly described as:

Unit 2, Eton Condominium Properties, according to the Master Deed recorded in Liber 37854, Pages 533 through 583, both inclusive, and First Amendment to the Master Deed recorded in Liber 38725, Pages 110 through 112, both inclusive, and Second Amendment to Master Deed recorded in Liber 55551, Pages 146 through 153, both inclusive, Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 1883, together with rights in general common elements and limited common elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended

Tax Parcel No. 20-31-207-002

commonly known as 325 South Eton Street, Birmingham, Michigan 48009, together with the buildings and all other improvements of every kind and nature located in or on the land, all fixtures of every kind and nature located in or on the land or the buildings or any such improvements, and all appurtenances and hereditaments to the land, subject only to those matters set forth in attached **Exhibit A**, for good and valuable consideration [REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED].

[SIGNATURE PAGE FOLLOWS]

Dated as of the 29 day of June, 2021.

GRANTOR:

ETON OFFICE PROPERTIES, L.L.C., a Michigan
limited liability company

By: _____

Name: Norman R. LePage

Its: Authorized Representative

STATE OF Michigan)
COUNTY OF Oakland) ss.

The foregoing instrument was acknowledged before me this 29 day of June, 2021, by Norman R. LePage, the Authorized Representative of Eton Office Properties, L.L.C., a Michigan limited liability company, on behalf of the company.

_____, Notary Public
_____, County, _____
My commission expires: _____
Acting in _____ County, _____

MARY GRACE VAN HUFFEL
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES March 10, 2026
ACTING IN THE COUNTY OF Oakland

Prepared by:

Brandon J. Muller
Clark Hill PLC
151 South Old Woodward Avenue, Suite 200
Birmingham, Michigan 48009

When recorded, return to:

John F. Kelly
Birmingham Lofts, LLC
2051 Villa Road, Unit 106
Birmingham, Michigan 48009



South Eton Street



Existing Curb Cut @ South Eton Street



South Eton Street



North Facade



North Facade



Aerial Photograph - East Facade

SUBMITTAL DATA SHEET

DHR18NDB21S/DHR18CSB21S 18,000 BTU/H Heat Pump Single Zone with Ducted Unit (208/230V)

Job Name:			Location:		
Purchaser:			Order No.:		
Engineer:					
Submitted To:		For:	Ref:	Approval:	
Submitted By:		Date:			
Unit Designation:			Schedule No.:		Model No.:



DHR18NDB21S



DCCRMW
(Optional)



DHR18CSB21S



DWCR2
(Optional)



DWCR
(Standard)

FEATURES

- Multi-Speed Fan
- Simple Wired Controller DWCR
- Power Failure Recovery LCD Display
- Wall or Ceiling mount
- 4 Way Airflow Swing Operation
- Medium Static Pressure Capabilities
- Bottom or Rear Return

ACCESSORIES

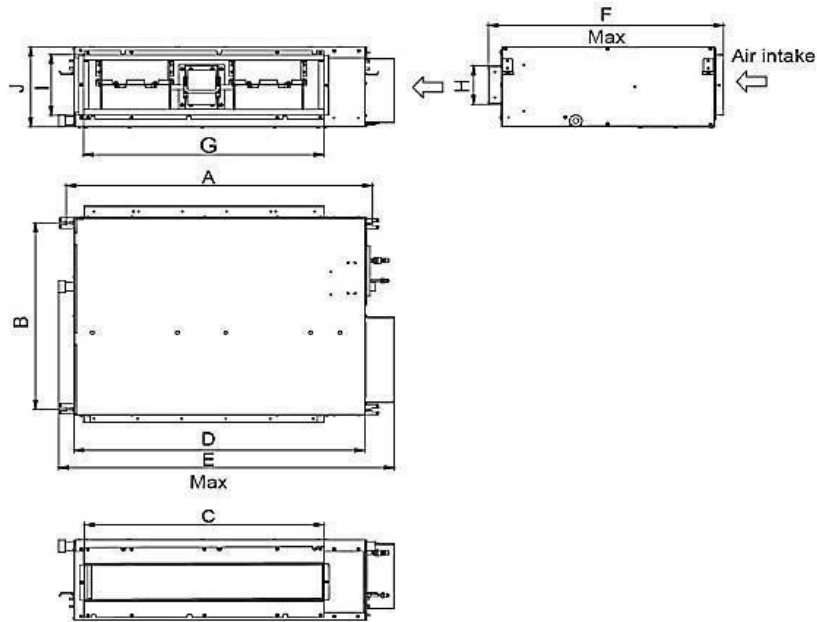
- Advanced Wired Controller DWCR2
- Central Controller DCCRMW

System Rating		
System Type		Heat Pump
Rated Cooling Capacity	Btu/h	17,100
Cooling Capacity (Min-Max)	Btu/h	5,400-18,700
Rated Heating Capacity	Btu/h	18,800
Heating Capacity (Min-Max)	Btu/h	4,700-22,200
EER (Btu/h)/W		11
SEER		16
HSPF		9.5
Rated Voltage (IDU&ODU Require separate power source)	V-FH-Hz	208/230-1-60
Rated Cooling Current	Amps	12.8
Rated Heating Current	Amps	12.3
MCA/MOCP (Outdoor unit)	Amps	17/25
MCA/MOCP (Indoor unit)	Amps	1/15
Max. Total Piping Length	ft. (m)	164 (50)
Max. Piping Height	ft. (m)	49.2 (15)
Piping Connection Diameter - Liquid (O.D.)	in.	1/4
Piping Connection Diameter - Gas (O.D.)	in.	1/2
Outdoor Model Number		DHR18CSB21S
Operation Range - Cooling	F (C)	0~118 (-18~48)
Operation Range - Heating	F (C)	0~75 (-18~24)
Refrigerant		R410A
Refrigerant Charge	oz (kg)	49.38 (1.4)
Unit Dimension (WxHxD)	in. (mm)	37.59x27.55x15.55x (955x700x395)
Net / Gross Weight	lbs (kg)	105.82/114.64 (48/52)
Sound Pressure Level	dB(A)	56
Indoor Model Number		DHR18NDB21S
System Type		Heat Pump
Rated Cooling Capacity	Btu/h	17,100
Cooling Capacity (Min-Max)	Btu/h	5,400-18,700
Rated Heating Capacity	Btu/h	18,800
Heating Capacity (Min-Max)	Btu/h	4,700-23,200
Rated Voltage	V-Ph-Hz	208/230-1-60
Airflow High to Low	CFM	590/531/413/384
Sound Pressure Level High to Low	dB(A)	40/39/36/28
Unit Dimension (WxDxH)	in.(mm)	40.74x28.34x10.43(1035x720x264)
Net / Gross Weight	lbs (kg)	72.75/83.77 (33/38)
Set Temperature Range	F (C)	61 ~ 86 (16~30)
External Static Pressure	(in w.g)	0~0.15
Piping Connection Diameter - Drain	(OD) in.	1

DHR18NDB21S/DHR18CSB21S

Unit: inch

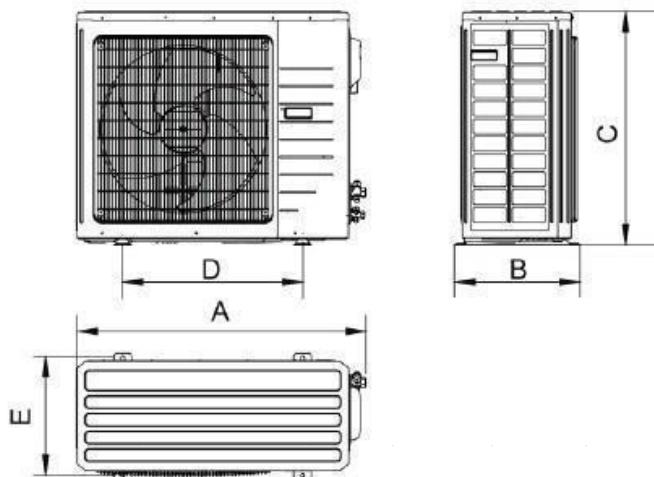
Indoor Unit Dimensions



Dimensions	
A	37 1/4
B	24 3/8
C	29
D	35 1/8
E	40 7/8
F	28 3/8
G	29
H	4 7/8
I	8
J	10 1/2

Outdoor Unit Dimensions

Unit: inch



Dimensions	
A	37 5/8
B	15 5/8
C	27 1/2
D	22
E	14 1/8

Notes:

1. Recommended cable type, connecting the indoor and outdoor unit, 18-2 AWG Stranded Copper THHN 600V Wire
2. Power wiring cable size must comply with applicable national and local codes
3. Test conditions are based on AHRI210/240



SUBMITTAL DATA SHEET

DHR24NDB21S/DHR24CSB21S

24,000 BTU/H Heat Pump Single Zone with Ducted Unit (208/230V)

Job Name:

Location:

Purchaser:

Order No.:

Engineer:

Submitted To:

For:

Ref:

Approval:

Construction:

Submitted By:

Date:

Unit Designation:

Schedule No.:

Model No.:



DHR24NDB21S



DHR24CSB21S

DCCRMW
(Optional)DWCR2
(Optional)DWCR
(Standard)**FEATURES**

- Multi-Speed Fan
- Simple Wired Controller DWCR
- Power Failure Recovery LCD Display
- Wall or Ceiling mount
- 4 Way Airflow Swing Operation
- Medium Static Pressure Capabilities
- Bottom or Rear Return

ACCESSORIES

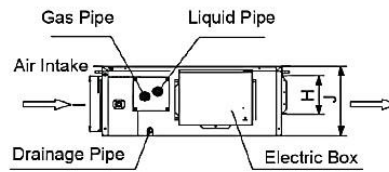
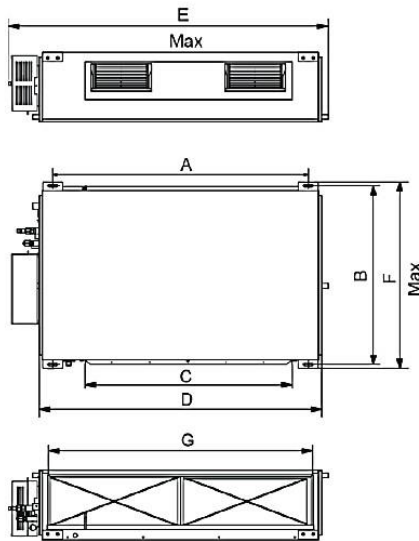
- Advanced Wired Controller DWCR2
- Central Controller DCCRMW

System Rating		
System Type		Heat Pump
Rated Cooling Capacity	Btu/h	23,800
Cooling Capacity (Min-Max)	Btu/h	8,200-29,000
Rated Heating Capacity	Btu/h	27,200
Heating Capacity (Min-Max)	Btu/h	8,200-32,400
EER (Btu/h)/W		10.65
SEER		16
HSPF		10
Rated Voltage (IDU&ODU Require separate power source)	V-PH-Hz	208/230-1-60
Rated Cooling Current	Amps	19.4
Rated Heating Current	Amps	20.5
MCA/MOCP (Outdoor unit)	Amps	24/40
MCA/MOCP (Indoor unit)	Amps	2 / 15
Max. Total Piping Length	ft. (m)	164 (50)
Max. Piping Height	ft. (m)	49.2 (15)
Piping Connection Diameter - Liquid (O.D.)	in.	3/8
Piping Connection Diameter - Gas (O.D.)	in.	5/8
Outdoor Model Number		DHR24CSB21S
Operation Range - Cooling	F (C)	0~118 (-18 ~ 48)
Operation Range - Heating	F (C)	0~75 (-18 ~ 24)
Refrigerant		R410A
Refrigerant Charge	oz (kg)	77.60 (2.2)
Unit Dimension (WxHxD)	in. (mm)	8.58x31.10x16.73 (980x790x425)
Net / Gross Weight	lbs (kg)	152.11/163.14 (69/74)
Sound Pressure Level	dB(A)	57
Indoor Model Number		DHR24NDB21S
System Type		Heat Pump
Rated Cooling Capacity	Btu/h	23,800
Cooling Capacity (Min-Max)	Btu/h	8,200-29,000
Rated Heating Capacity	Btu/h	27,200
Heating Capacity (Min-Max)	Btu/h	8,200-32,400
Rated Voltage	V-PH-Hz	208/230-1-60
Airflow High to Low	CFM	826/767/708/531
Sound Pressure Level High to Low	dB(A)	47/46/44/40
Unit Dimension (WxHxD)	in.(mm)	50.39x22.04x10.62 (1280x560x270)
Net / Gross Weight	lbs (kg)	74.95/85.98 (34/39)
Set Temperature Range	F (C)	61 ~ 86 (16~30)
External Static Pressure	(in w.g)	0~0.3
Piping Connection Diameter - Drain	(OD) in.	1

DHR24NDB21S/DHR24CSB21S

Unit: inch

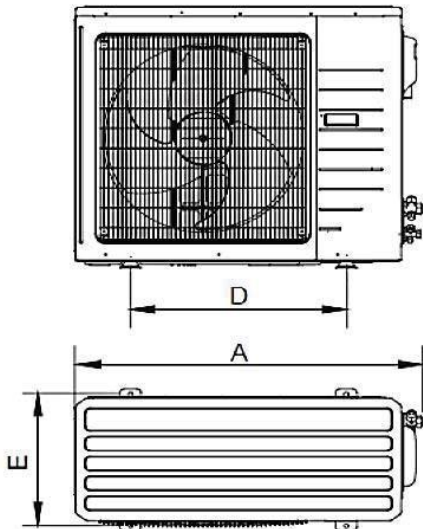
Indoor Unit Dimensions



Dimensions	
A	43 3/8
B	20 3/8
C	32 1/4
D	45 5/8
E	50 3/8
F	22
G	39 1/2
H	6 1/4
I	9 1/4
J	10 1/2

Outdoor Unit Dimensions

Unit: inch



Dimensions	
A	38 5/8
B	16 3/4
C	31 1/8
D	24
E	15 1/2

Notes:

1. Recommended Cable Type, connecting the indoor and outdoor unit, 18-2 AWG Stranded Copper THHN 600V Wire
2. Power wiring cable size must comply with applicable national and local codes
3. Test conditions are based on AHRI 210/240



SUBMITTAL DATA SHEET

DHR36NDB21S/DHR36CSB21S

36,000 BTU/H Heat Pump Single Zone with Ducted Unit (208/230V)

Job Name:

Location:

Purchaser:

Order No.:

Engineer:

Submitted To:

For:

Ref:

Approval:

Construction:

Submitted By:

Date:

Unit Designation:

Schedule No.:

Model No.:



DHR36NDB21S



DHR36CSB21S

DCCRMW
(Optional)DWCR2
(Optional)DWCR
(Standard)**FEATURES**

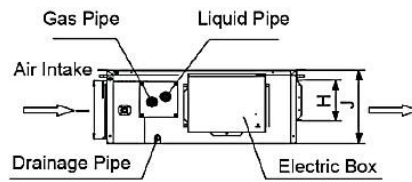
- Multi-Speed Fan
- Simple Wired Controller DWCR
- Power Failure Recovery LCD Display
- Wall or Ceiling mount
- 4 Way Airflow Swing Operation
- Medium Static Pressure Capabilities
- Bottom or Rear Return

ACCESSORIES

- Advanced Wired Controller DWCR2
- Central Controller DCCRMW

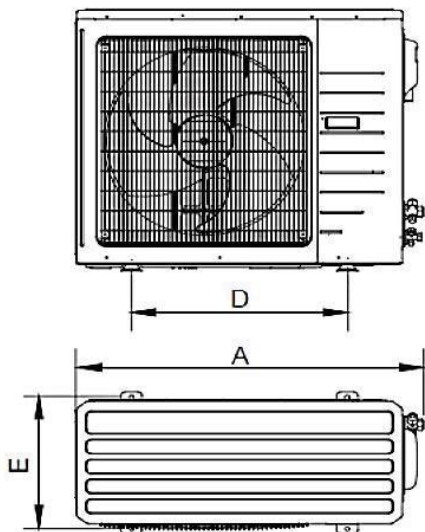
System Rating		
System Type		Heat Pump
Rated Cooling Capacity	Btu/h	34,000
Cooling Capacity (Min-Max)	Btu/h	10,800-39,000
Rated Heating Capacity	Btu/h	41,000
Heating Capacity (Min-Max)	Btu/h	9,800-49,500
EER (Btu/h)/W		10.35
SEER		16
HSPF		9
Rated Voltage (DU&ODU Require separate power source)	V-Ph-Hz	208/230-1-60
Rated Cooling Current	Amps	23.8
Rated Heating Current	Amps	24.3
MCA/MOCP (Outdoor unit)	Amps	29/45
MCA/MOCP (Indoor unit)	Amps	2 / 15
Max. Total Piping Length	ft. (m)	164 (50)
Max. Piping Height	ft. (m)	49.2 (15)
Piping Connection Diameter - Liquid (O.D.)	in.	3/8
Piping Connection Diameter - Gas (O.D.)	in.	5/8
Outdoor Model Number		DHR36CSB21S
Operation Range - Cooling	F (C)	0-118 (-18 - 48)
Operation Range - Heating	F (C)	0-75 (-18 - 24)
Refrigerant		R410A
Refrigerant Charge	oz (kg)	123.45 (3.5)
Unit Dimension (WxDxH)	in. (mm)	43.50x43.30x17.32(1105x1100x440)
Net / Gross Weight	lbs (kg)	205/222.66 (93/101)
Sound Pressure Level	dB(A)	63
Indoor Model Number		DHR36NDB21S
System Type		Heat Pump
Rated Cooling Capacity	Btu/h	34,000
Cooling Capacity (Min-Max)	Btu/h	10,800-39,000
Rated Heating Capacity	Btu/h	41,000
Heating Capacity (Min-Max)	Btu/h	9,800-49,500
Rated Voltage	V-Ph-Hz	208/230-1-60
Airflow High to Low	CFM	1180/1121/1003/826
Sound Pressure Level High to Low	dB(A)	55/52/48/45
Unit Dimension (WxDxH)	in.(mm)	48.22x30.51x11.41 (1225x775x290)
Net / Gross Weight	lbs (kg)	101.41/116.84 (46/53)
Set Temperature Range	F (C)	61 - 86 (16-30)
External Static Pressure	(in w.g)	0-0.4
Piping Connection Diameter - Drain	(OD) in.	1

Unit: inch



Dimensions	
A	39 3/4
B	29 1/2
C	32 1/4
D	43 7/8
E	48 1/4
F	30 1/2
G	38 1/2
H	6 1/4
I	9 1/8
J	11 3/8

Unit: inch



Dimensions	
A	43 5/8
B	17 3/8
C	43 1/4
D	24 7/8
E	15 3/4

1. Recommended Cable Type, connecting the indoor and outdoor unit, 18-2 AWG Stranded Copper THHN 600V Wire
2. Power wiring cable size must comply with applicable national and local codes
3. Test conditions are based on AHRI 210/240





Submittal

Project number: 15235

Project name: M1

Representative:

Location:

Note: This submittal is based on equipment and options listed on the attachment(s) and represents our interpretation of your requirements. It is the representative's responsibility to review this submittal and verify that it meets the job specifications.

Project Information

Project name: M1

Location:

Owner:

Architect:

MEP firm:

Mechanical contractor:

Date: 4/7/2021

Sales Representative

Submitted by:

Email:

Phone number:

Product Summary

Qty	Model Description	Unit Size	Tag(s)
1	JROA - Package Unit - DOAS	300	DOAS-1

Product Data - Package Unit - DOAS

Size	Qty	Description	Model Number
300	1	Package Unit - DOAS	JROA300G4A3DABGBG1B64DXB0E270FBCBGKF100B1T1 AA00D0BBGD

Tag(s): DOAS-1

Unit Voltage: 230-3-60

MCA Range: 100.1-200

MOCP: 200 Amps

Cabinets: CXL Cab with 4 cond fan with Microchannel Condenser Coil (Copper tube / Aluminum fin on heat pumps)

Cabinet Options: Vertical Supply/Vertical Return

Cooling Coil: 6 row Copper Tube Aluminum Fin DX Coil

Compressor Type: Dual Scroll/Dual Circuit with lead Circuit VFD

Refrigeration Controls: Hot Gas Bypass (Dual Circuit)

Refrigeration Controls: Hot Gas Reheat, Modulating (Dual Circuit)

CAV VAV: CAV - Constant Air Volume

Evaporator Motor Type: High efficiency ODP with VFD

Evaporator Motor Horsepower: 10 Horsepower

Supply Blower Size: 20" Direct Drive, Backward Inclined Supply Blower

Supply Blower Options: Spring Isolation (Standard Only)

Energy Recovery & Conservation: ECW 486

Energy Recovery Options: VFD Temp Defrost

Exhaust Blower Motor Horsepower: 7½ Horsepower exhaust blower motor

Exhaust/Return Blower Motor type: High efficiency ODP with VFD

Exhaust Blower Size: 20" Direct Drive, Backward Incline Exhaust Blower

Exhaust Blower Options: Actuator Damper+Spring Isolation (Standard Only)

Heating Types: Natural Gas Heat

Heater Control: Modulating 10:1 (5:1 on LP Gas)

Gas Furnace: 800 MBH (400+400 MBH)

Controls: ALC, Standard Program, DOAS

Ventilation & Controls: Motorized 2-Position OA Damper with 2-Position Actuator (ALC, Field DDC, EM)

Control Options: Exhaust Fan Interlock

ALC Ship With Options: Equipment Touch 2 4.3" (Ship With)

ALC Ship With Options: ZS "Standard" Zone Sensor With Humidity

Maintenance Options: 115V Convenience Outlet

Safety Controls: None

Filters: 4 in. MERV 14 Pleated

Disconnect: Non Fused Disconnect

Roof Curbs: C XL Cab Roof Curb 14" with 4 Cond fan With Exhaust

Corrosion Protection - Package: None

Blower HP - 10

Blower RPM - 2244

Supply Fan - BI 20

Exhaust RPM - 2103

Exhaust HP - 7.5

Exhaust Fan - BI 20



Tag: DOAS-1

JROA300G4A3DABGBG1B64DXB0E270FBCBGKF100B1T1AA00D0BBGD

Unit Information**Package Unit - DOAS**

Model:	JROA	Unit Length:	281	in	Altitude:	0	ft
Size:	300 C4XL	Unit Width:	87.125	in	Unit Weight:	5244	lb.
Quantity:	1	Unit Height:	81	in			

Design Conditions**Filter Information**

Supply Airflow:	7500	CFM	Ambient Air DB:	95.0	F	Filters:	25x20(2), 25x16(2)
Outside Airflow:	7500	CFM				Pleated Filter Media:	40 sq.ft

Cooling Performance

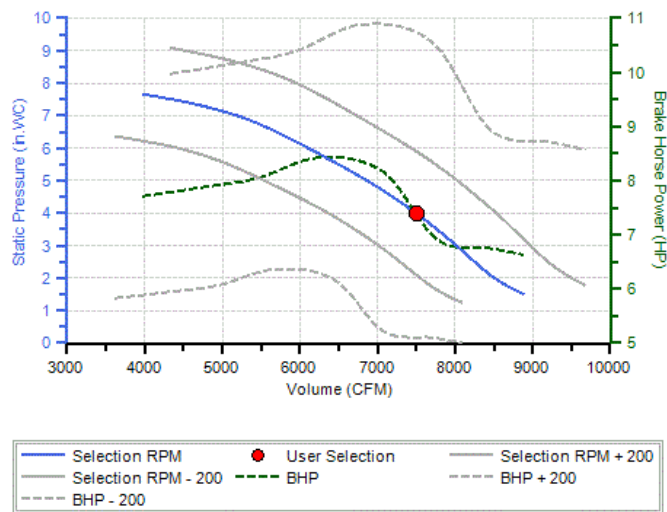
Gross Total Capacity:	328	MBh	Evaporator Face Area:	16	sq ft
Gross Sensible Capacity:	225.8	MBh	Evaporator Rows:	6	
Net Total Capacity:	309.2	MBh	Evaporator FPI:	12	
Net Sensible Capacity:	207	MBh	Condenser Face Area:	53.44	sq ft
Entering Air DB / WB (Coil):	81.7 / 68.3	F	Condenser Rows:	1	
Leaving Air DB / WB (Coil):	54.5 / 54.4	F	Condenser FPI:	19	
Leaving Air DB / WB (Subcooling):	/	F	Air Velocity:	468	fpm
Leaving Air DB / WB (Max. Reheat):	76.4 / 62.69	F	Cooling Coil Air PD:	0.71	in H2O
Leaving Air DB / WB (Unit):	78.7 / 63.5	F			
EER:	13.3		MRE:	5.19	lb/kWh
Watts:	35338		MRC:	183.4	lb/h

Heating Performance

Heat Type:	Gas	Entering Air DB:	0.0	F	
Input Capacity:	800.0	MBh	Leaving Air DB:	79.0	F
Output Capacity:	640.0		Heating Coil Air PD:	0.18	in H2O

Energy Conservation Wheel ECW 486**Cooling****Heating**

Outside Airflow:	7500	CFM	Outside Air DB / WB:	91.0 / 74.0	F	Outside Air DB / WB:	0.0 / 0.0	F
Pre-treated OA:	7500	CFM	Pre-treated OA DB / WB:	81.7 / 68.3	F	Pre-treated OA DB / WB:	36.6 / 35.1	F
Return Airflow:	0	CFM	Return Air DB / WB:	75.0 / 63.0	F	Return Air DB / WB:	70.0 / 58.0	F
Exhaust Airflow:	7500	CFM	Exhaust Air DB / WB:	83.9 / 69.1	F	Exhaust Air DB / WB:	27.7 / 29.7	F
			Supply Air PD:	1.40	in H2O	Supply Air PD:	1.50	in H2O
			Exhaust Air PD:	1.41	in H2O	Exhaust Air PD:	1.41	in H2O
			Total Capacity:	161.77	MBh	Total Capacity:	409.11	MBh
Filters:			Latent Effectiveness:	55	%	Latent Effectiveness:	55	%
Pleated Filter Media:	sq.ft		Sensible Effectiveness:	61	%	Sensible Effectiveness:	62	%
			Total Effectiveness:	57	%	Total Effectiveness:	59	%

Supply Fan BI 20**Supply Pressure Drop Summary**

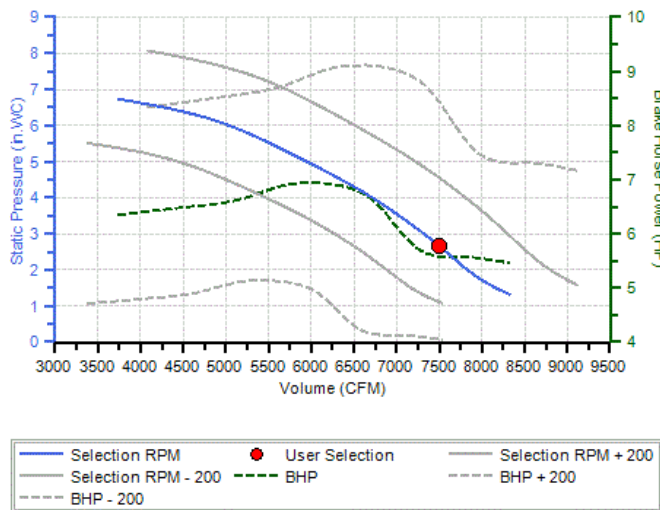
External Static Pressure:	1.20	in H ₂ O
Internal Pressure Drop:	2.77	in H ₂ O
Total Static Pressure:	3.97	in H ₂ O

Supply Fan Conditions

Fan Motor BHP:	7.40	BHP
Fan RPM:	2244	RPM

Internal Pressure Drop Breakdown

Cabinet:	0.26	in H ₂ O
Filter:	0.22	in H ₂ O
Cooling Coil:	0.71	in H ₂ O
Heating Coil:	0.18	in H ₂ O
Energy Conservation Wheel:	1.4	in H ₂ O

Exhaust Fan BI 20**Exhaust Pressure Drop**

External Static Pressure:	0.80	in H ₂ O
Total Static Pressure:	2.66	in H ₂ O

Exhaust Fan Conditions

Fan Motor BHP:	5.64	BHP
Fan RPM:	2103	RPM

Unit Electrical Data

Unit Voltage-Ph-Hz:	230-3-60
Unit Amps - FLA:	154.2 Amps
Min Circuit Ampacity - MCA:	166.2 Amps
Maximum Fuse Size - MFS:	200 Amps

Motors

Name/Type	Fan Service	Qty	HP (ea.)	FLA (ea.)	RLA (ea.)	LRA (ea.)
ECW		1	0.5	2.7		
230-3 ODP Hi E (4 pole)	Exhaust	1	7.5	18.5		
Scroll		2			48.1	245.0
230-3 ODP Hi E (4 pole)	Supply	1	10	24.8		
630mm AC Condenser Fan	Condenser	4	1.3	3.0		

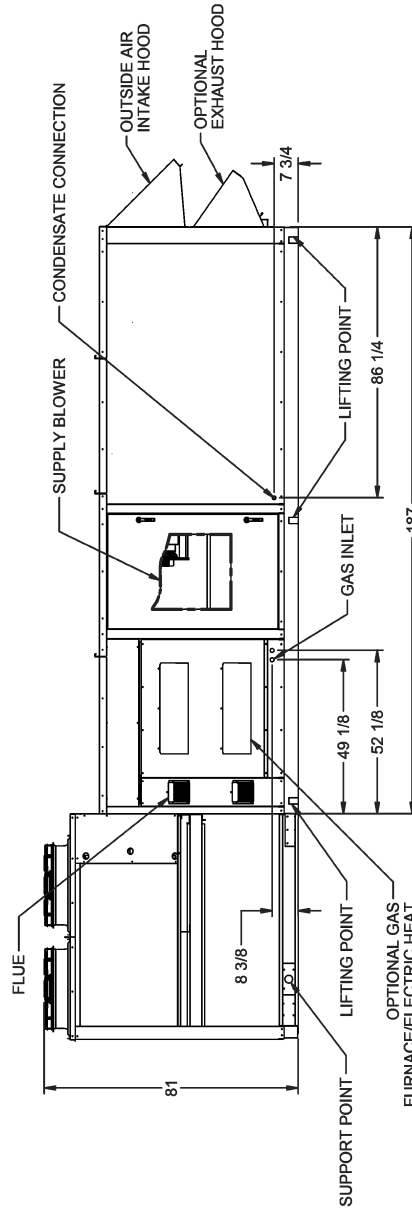
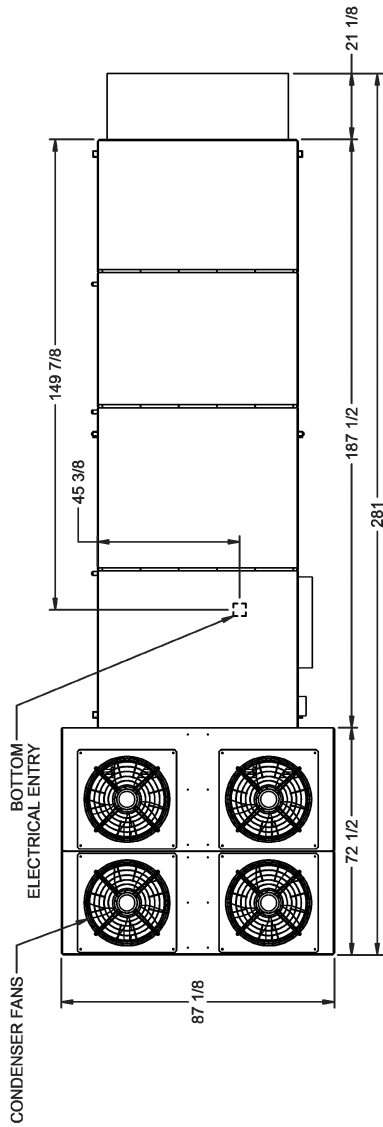
Sound Data

	<u>63Hz</u>	<u>125Hz</u>	<u>250Hz</u>	<u>500Hz</u>	<u>1KHz</u>	<u>2KHz</u>	<u>4KHz</u>	<u>8KHz</u>	<u>Total DBA</u>
Cabinet	69.5	87.1	85	89.9	88.3	83.5	78	72.8	92.01
Supply	55	62	74	75.0	78.0	78.0	78	70	84
Exhaust	55	62	74	75.0	78.0	78.0	78	70	84

0504I-2553 - *R C4XL CAB-1

Qty: 1 Tags: DOAS-1

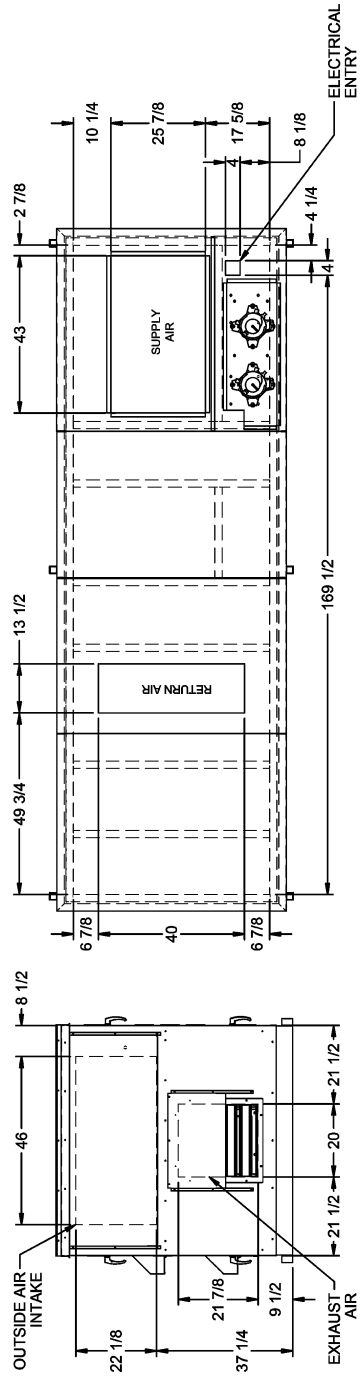
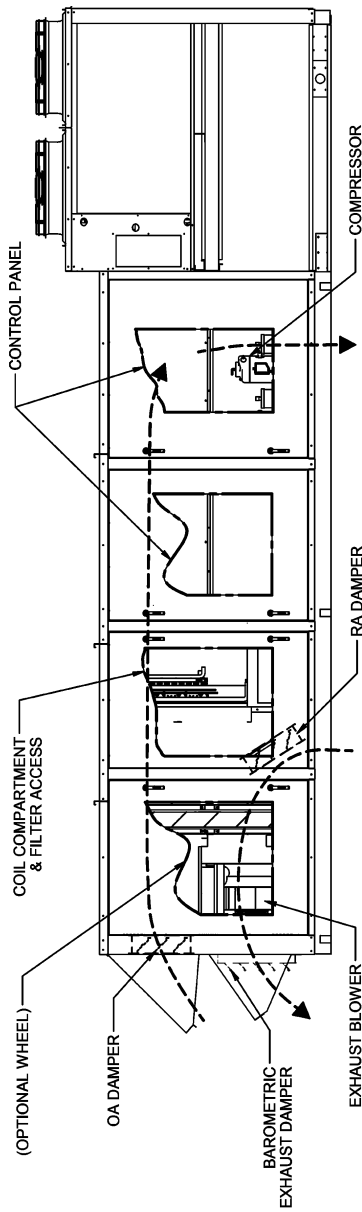
0504I-2553 - 1
*R C4XL CAB
05/2017



0504I-2553 - *R C4XL CAB-2

Qty: 1 Tags: DOAS-1

0504I-2553 - 2
*R C4XL CAB
05/2017

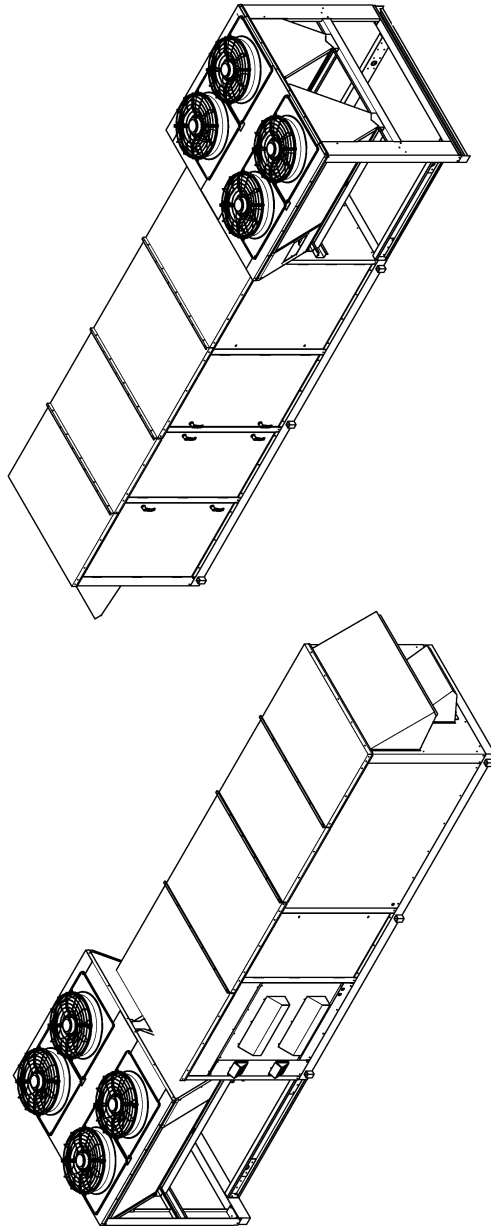


TOP PLAN VIEW
CONDENSING SIDE
NOT SHOWN

0504I-2553 - *R C4XL CAB-3

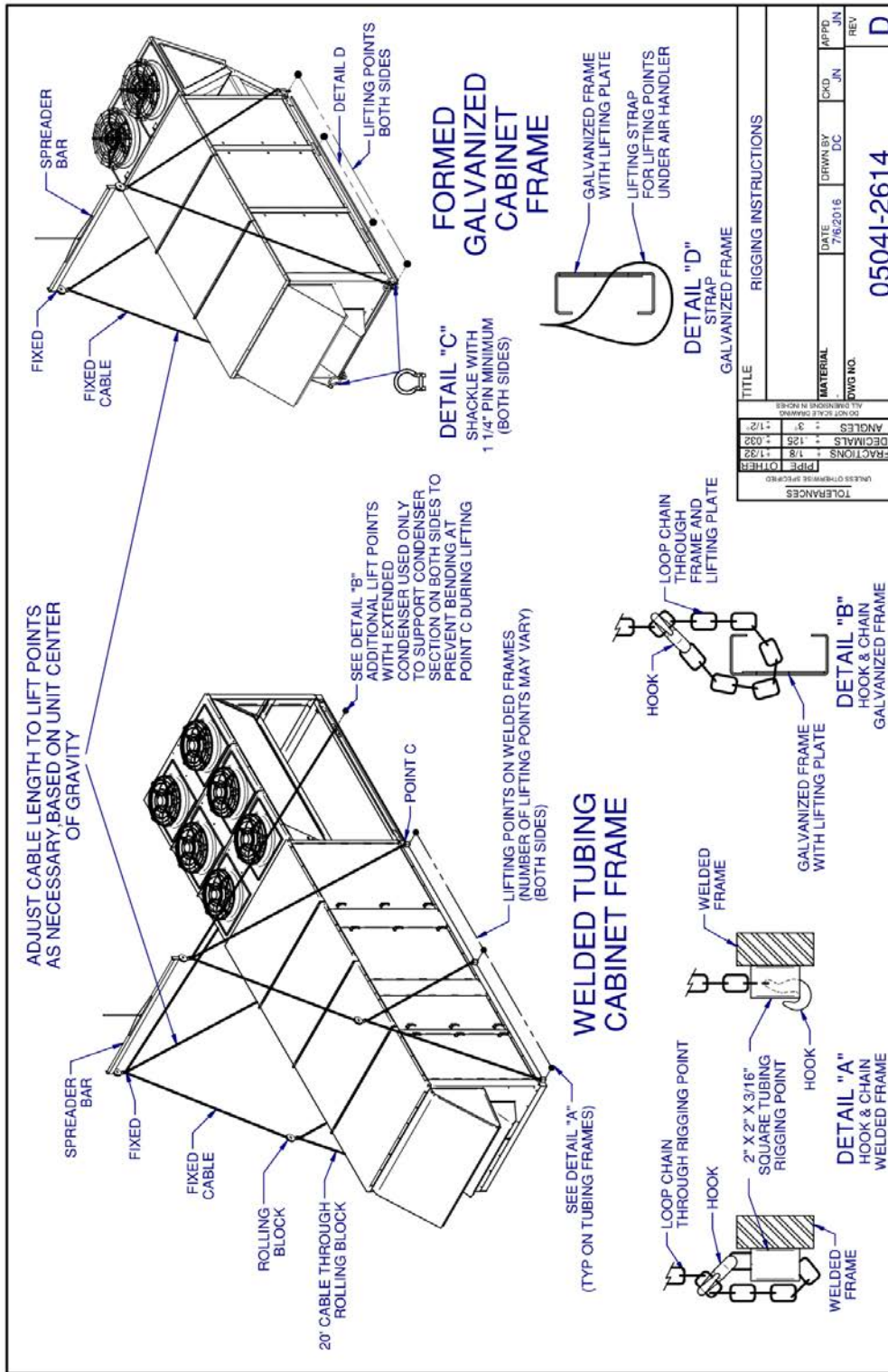
Qty: 1 Tags: DOAS-1

0504I-2553 - 3
*R C4XL CAB
05/2017



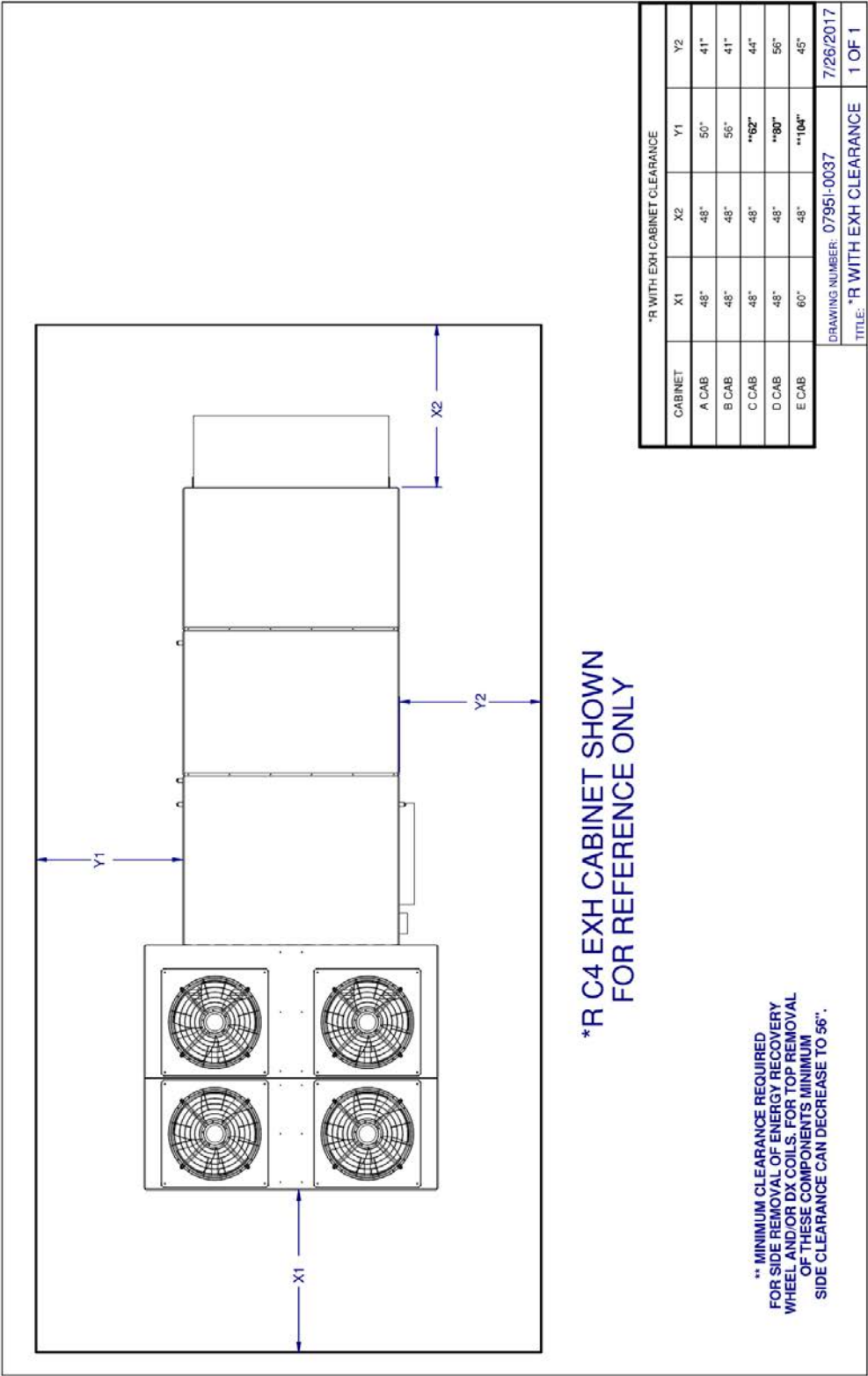
0504I-2614 - RIGGING INSTRUCTIONS

Qty: 1 Tags: DOAS-1



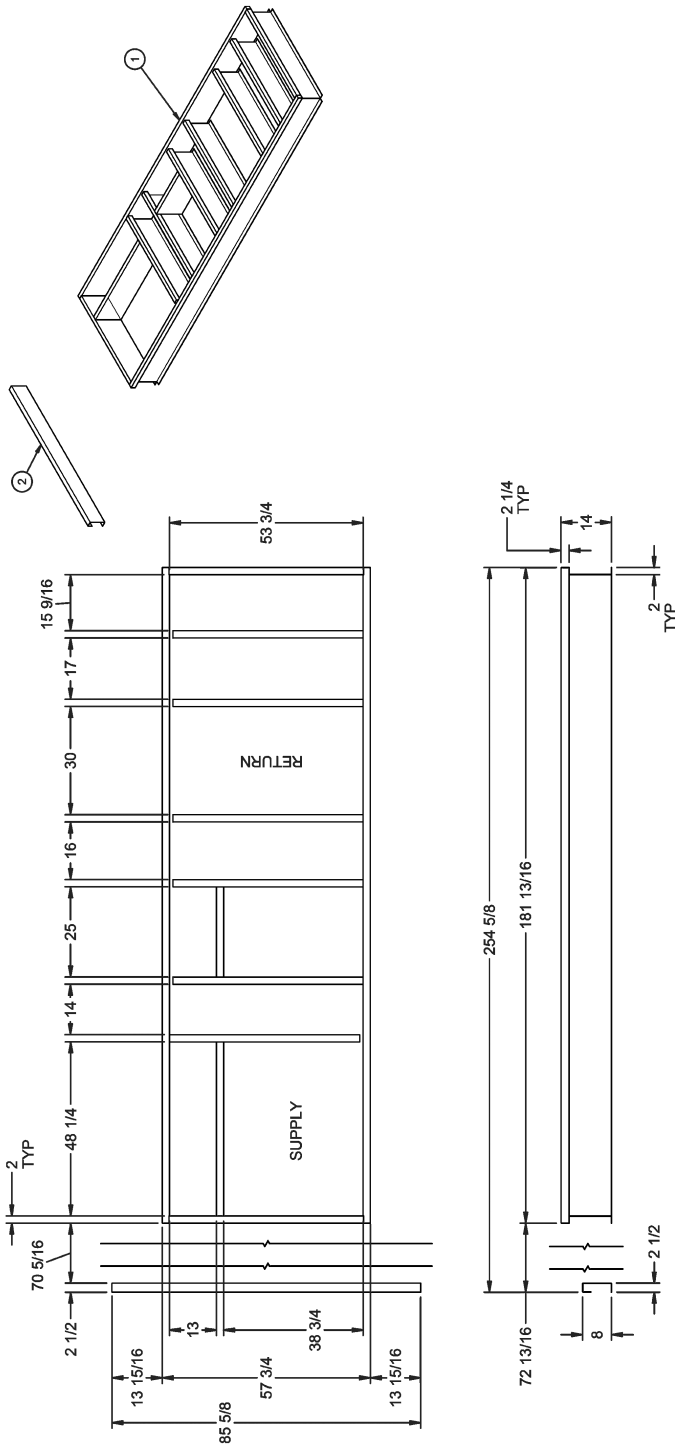
0795I-0037 - *R EXH CLEARANCE

Qty: 1 Tags: DOAS-1



0851I-1890---CURB,EXH,PR-C4XL-CAB

Qty: 1 Tags: DOAS-1



0851I-1890
 *R C4XL CAB CURB
 ESTIMATED WEIGHT: 314 LBS
 05/2017

PROP65 for JCI submittal

Qty: 1 Tags: DOAS-1



WARNING: Cancer and Reproductive Harm – www.P65Warnings.ca.gov

Mechanical Specifications - Tag(s): DOAS-1**Application/Unit Type JROA**

JROA Series are designed for dedicated 100% outside air pre-conditioning. Units are DX air-source cooling only with or without optional heat, energy recovery wheel or exhaust.

Unit JROA

The JR Series packaged unit is a fully assembled heating and/or cooling system, ETL listed, with a single refrigerant circuit (sizes 036–096) or dual refrigerant circuits (sizes 120–1680). Standard features are hoods for outside air and exhaust (if included), factory wiring with a single point power connection, phase and voltage monitor, refrigerant piping, safeties and refrigerant/oil charge (R-410A). Also included are temperature controls (either factory or terminals for field furnished) and optional features listed below.

Unit Cabinet JROA

Cabinet is double wall design with heavy-duty frame and reinforced base. Double wall panels are constructed of G-90 galvanized steel inside and out with a polyester exterior finish for up to 2,500 hour salt-spray protection. Fixed panels on sides and top have two-inch thick, closed cell foam insulation; access panels have two-inch foam injection insulation provides an R-13 rating to reduce heat transfer losses. Access panels are fitted with one-quarter turn self-tightening latches (one lockable) and stainless steel hinges. Top panels are raised to improve water run-off and include drip edge. Heavy Duty 16-gauge base pan has 0.375 inch closed cell insulation on the underside to serve as sound attenuation and as a moisture/thermal barrier and a positive seal to the curb. Bottom openings include a minimum one-half inch turned up flange. Stainless steel and/or MAGNI® 555-coated hardware reduce fastener corrosion. Efficient micro-channel condenser coils are standard (heat-pumps have fin and tube). The condenser section on units with four or more fans has removable channels for proper roof clearance. A double-sloped, extra-large, stainless steel drain pan equipped with drain fitting positioned on exterior of cabinet to facilitate removal of condensate and eliminate standing water.

Fans JROA

Direct-drive (air foil or backward inclined) supply and exhaust (if included) blowers are provided with high-efficiency, ODP or TEFC motors (optional ECM) and variable frequency drives (VFD). VFD's may be used to field-adjust airflow. Condenser fans have external rotor, direct driven, axial cast profiled blades with a 5-1/2" spun venturi for high efficiency and low noise. Motors are Totally Enclosed Air Over (TEAO) and operated with pre-programmed VFD for accurate head pressure control.

Cabinet Options: Vertical Supply/Vertical Return

Airflow Configuration, vertical (downflow) supply and return; may or may not have exhaust/relief

Cooling Coil: 6 row Copper Tube Aluminum Fin DX Coil

Cooling Coil, 6-row copper tube, aluminum fin DX coil will be enhanced surface aluminum fins, formed on multiple rows of seamless rifled copper tubing, arranged in staggered tube configuration with galvanized steel header plates. These tubes are mechanically expanded, firmly bonding the tube to the shoulder of each fin. Dual circuit units will have intertwined coils for optimal dehumidification at part-load operation.

Compressor Type: Dual Scroll/Dual Circuit with lead Circuit VFD

Compressors are hermetic scroll type with crankcase heaters, overload protection, short cycle protection and minimum on and off timers. Installed in an insulated compartment accessible through hinged access doors compressors are mounted on rubber-in-shear isolators and isolated from the treated air stream. Refrigerant lines include circuit access/service valves and reaction torque loops. Crankcase heaters will only be activated during compressor off mode. The lead refrigeration circuit has a variable capacity, variable speed compressor with a variable speed drive and modulating hot gas bypass for additional control. The control system will be capable of modulating the compressor from 100% capacity down to 58% capacity while staging the lag compressor. Unit sizes 480 and larger have tandem type compressors. The second compressor on each tandem set is staged via a refrigeration pressure control.

Refrigeration Controls: Hot Gas Bypass (Dual Circuit)

Refrigeration Controls/Options, Hot Gas Bypass, modulating valves without Head Pressure Control (Dual Circuit)

Refrigeration Controls: Hot Gas Reheat, Modulating (Dual Circuit)

Refrigeration Controls/Options, Hot Gas Reheat, Modulating with Variable Speed Head Pressure Control (Dual Circuit), Includes two one-row coils and Electronic valves

Evaporator Motor Type: High efficiency ODP with VFD

Supply Motor Type, the motor(s) will be premium efficiency, open drip proof nominal 1800 or 3600 RPM. For 1.0 horsepower and larger and it is externally protected (manual reset). Motors will be furnished with sealed ball bearings. A factory-mounted Variable Frequency Drive will be furnished for each motor

Evaporator Motor Horsepower: 10 Horsepower

Supply Motor Type, 10.0 horsepower

Supply Blower Size: 20" Direct Drive, Backward Inclined Supply Blower

Supply Blower size/Type, 20" diameter/backward-inclined; the direct-drive impeller is painted steel, statically and dynamically balanced to a grade of G=2,5 (ATE G=6,3) and designed along with the matching inlet cone to achieve the best possible aerodynamic performance. They are secured to the motor shaft with a steel hub that incorporates a keyway and locking screw.

Supply Blower Options: Spring Isolation (Standard Only)

Supply Blower Options, 1" spring isolation in between the blower frame and mount plus a flexible connection at the fan wall.

Energy Recovery & Conservation: ECW 486

The factory-installed enthalpy wheel will be certified to meet the requirements of AHRI Standard 1060 and will be AHRI listed. The rotor will be constructed of alternating layers of flat and corrugated synthetic fibrous media and will be fluted or formed honeycomb geometry so as to eliminate internal wheel bypass. The wheel will include a desiccant that is permanently bound and uniformly dispersed throughout the matrix. The desiccant material will be a 4 angstrom or smaller molecular sieve to minimize cross contamination. The wheel frames will be evenly spaced steel spokes with a galvanized steel outer band and rigid center hub. The wheel seals will be full contact nylon brush type. Wheel cassettes will be constructed of galvanized steel and will have an integral purge section. Bearings will be inboard mounted, permanently sealed roller type or externally flanged type. The wheel cassette will slide out of the cabinet side for service. Wheels up to 60" will be driven by a fractional horsepower AC motor and larger wheels will have a 1.0 or 1.5 horsepower premium efficiency AC motor via a multilink drive belt. Outside and exhaust air streams include 2" MERV 8 filters.

Energy Recovery Options: VFD Temp Defrost

Energy Recovery Options, VFD defrost, wheel speed is slowed as frost condition occurs

Exhaust Blower Motor Horsepower: 7½ Horsepower exhaust blower motor

Exhaust Motor size, 7.5 horsepower

Exhaust/Return Blower Motor type: High efficiency ODP with VFD

"Exhaust Motor Type

The motor(s) will be premium efficiency, open drip proof, nominal 1800 or 3600 RPM. For 1.0 horsepower and larger and it is externally protected (manual reset). Motors will be furnished with sealed ball bearings. A factory-mounted Variable Frequency Drive will be furnished for each motor

"

Exhaust Blower Size: 20" Direct Drive, Backward Incline Exhaust Blower

Exhaust Blower size/Type, 20" diameter/backward-inclined; the direct-drive impeller is painted steel, statically and dynamically balanced to a grade of G=2,5 (ATE G=6,3) and designed along with the matching inlet cone to achieve the best possible aerodynamic performance. They are secured to the motor shaft with a steel hub that incorporates a keyway and locking screw.

Exhaust Blower Options: Actuator Damper+Spring Isolation (Standard Only)

Exhaust Blower Options, exhaust air hood with gravity relief damper, 2-position actuator, 1" spring isolation in between the blower frame and mount plus a flexible connection at the fan wall (Standard only).

Heating Types: Natural Gas Heat

Natural Gas Heat, Gas heaters are induced-draft combustion type with energy saving direct spark ignition systems and redundant main gas valves. The tubular section type heat exchanger is constructed of a minimum of 20-gage type 409 stainless steel. Burners are in-shot type constructed of aluminum coated steel.

Heater Control: Modulating 10:1 (5:1 on LP Gas)

Heater control, modulating 10:1 (Gas furnace)

Gas Furnace: 800 MBH (400+400 MBH)

Gas Heating Capacity, 800.0 (400.0 + 400.0) MBH input, 80% AFUE

Controls: ALC, Standard Program, DOAS

Controls, ALC I/O OPTICORE LS-1628u digital controller, factory-mounted and wired with standard program for 100% outside air. Includes low voltage control circuit, remote access support over internet/intranet or modem and BACnet and Modbus protocols.

Ventilation & Controls: Motorized 2-Position OA Damper with 2-Position Actuator (ALC, Field DDC, EM)

Ventilation Option, outside air intake hood with birdscreen plus motorized Class 1 damper with 2-position actuator – may be used with ALC or field-installed DDC or electro-mechanical 24 Volt controls

Control Options: Exhaust Fan Interlock

Control Options, exhaust fan interlock relay factory-installed and wired. Provides start/stop of a remote exhaust fan with the supply fan.

ALC Ship With Options: Equipment Touch 2 4.3" (Ship With)

The Equipment Touch interface is designed as an equipment HMI and a diagnostic tool together in one compact interface. With Screens programmed in ViewBuilder, the interface has a color LCD touch screen display used to provide a custom graphic interface for control of equipment.

ALC Ship With Options: ZS "Standard" Zone Sensor With Humidity

ZS-H-BNK wall-mounted standard zone temperature and humidity sensor. This is used with PRR and PRM units.

Maintenance Options: 115V Convenience Outlet

Maintenance Options, 115 volt GFCI convenience outlet with cover – factory wired. Includes step down transformer and fused disconnect switch in NEMA 3R enclosures

Safety Controls: None

Safety Options, None

Filters: 4 in. MERV 14 Pleated

Pre-filter options, 4 in. filter rack with MERV 14 (pleated) filters pre-loaded in unit.

Roof Curbs: C XL Cab Roof Curb 14" with 4 Cond fan With Exhaust

ROOF CURB, 14" high, un-insulated curb with sleeper for PR_A/PR_H-C4 XL cabinet with exhaust fan and four condenser fans. Curb will be formed of minimum 16-gage galvanized steel with wood nailer strip and will be capable of supporting entire unit weight

Corrosion Protection - Package: None

Corrosion Protection, none

TECHNICAL

GLASS GUIDE

30

ENGINEERING THE FUTURE OF GLASS

CARDINAL 
Glass Industries

Energy Terminology

Center of Glass

Values that do not take into account the effects of the window frame or sash. Center of Glass values are the properties of the glass or insulating glass unit only.

Condensation Resistance

(CR) measures how well a window resists the formation of condensation on the inside surface. CR is expressed as a number between 1 and 100. The rating value is based on interior surface temperatures at 30%, 50% and 70% indoor relative humidity for a given outside air temperature of 0 ° Fahrenheit under 15 mph wind conditions. The higher the number, the better a product is able to resist condensation. CR is meant to compare products and their potential for condensation formation.

ISO-CIE Function

A method for calculating damage-weighted transmittance developed by the International Standards Organization (ISO), which uses a weighting function recommended by the International Commission on Illumination (CIE). This method assigns a specific damage weighted transmittance to each wavelength of UV and visible light according to its contribution to the fading of materials and fabrics. Its spectral range is from 300 to about 700 nm.

Outdoor Visible Light Reflectance

In the visible spectrum, the percentage of light that is reflected from the glass surface(s) relative to the CIE Standard Observer.

Relative-Heat Gain (RHG)

The total amount of heat gain through a glazing system at NFRC (National Fenestration Rating Council) and ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers) specified summer conditions, incorporating the U-Factor and the solar heat gain coefficient (SHGC). The conditions are 230 BTU/hr/ft² (726 W/m²) outdoor temperature of 89 °F (32 °C), indoor temperature of 75 °F (24 °C) and 6.2 mph (2.8 m/s) wind (RHG = U_{summer} x (89-75) + SHGC x (230). Expressed in terms of BTU/hr/ft².

R-Value

The thermal resistance of a glazing system expressed in hr•ft²•°F/BTU. R-Value is the reciprocal of U-Factor, R=1/U. The higher the R-Value, the less heat is transmitted through the glazing material. R-Values are not listed in this document.

Sightline

The area of the IGU that is not transparent due to the presence of the spacer and sealants.

Glass Surfaces

The industry convention is to label the outermost, outdoors-facing surface as #1 and then work sequentially toward the final indoors-facing surface.

Solar Radiation Reflected

In the solar spectrum (300 to 2,500 nm), the percentage of solar energy that is reflected from the glass surface(s).

Solar Radiation Transmitted

In the solar spectrum (300 to 2500 nm), the percentage of ultraviolet, visible and near infrared energy that is transmitted through the glass.

Solar Heat Gain Coefficient (SHGC)

The fraction of incident solar radiation that enters a building as heat. It is based on the sum of the solar energy transmittance, plus the inwardly flowing fraction of absorbed solar energy on all lites of the glazing.

Dimensionless and varying between 0 and 1, the smaller the number, the better the glazing is at preventing solar gain.

U-Factor

The heat flow rate through a given construction, expressed in BTU/hr/ft²/°F (W/m²/°C). The lower the U-Factor, the less heat is transmitted through the glazing material. Values given for summer day-time are calculated for outside air temperature at 89 °F (32 °C), outside air velocity at 6.2 mph (2.8 m/s), and inside air temperature of 75 °F (24 °C), and a solar intensity of 248 BTU/hr/ft² (783 W/m²). Winter nighttime U-Factors are calculated for outside air temperature at 0 °F (-18 °C), outside air velocity at 12.3 mph (5.5 m/s) and a solar intensity of 0 BTU/hr/ft² (0 W/m²). Unless otherwise noted, all U-factors provided use winter nighttime conditions.

Ultraviolet Light

In a portion of the solar spectrum (300 to 380 nm), the energy that accounts for the majority of fading of materials and furnishings.

Visible Indoor Reflectance

The percentage of visible light that is reflected from the glass surface(s) to the inside of the building. It is better to have a low visible indoor reflectance to enhance visibility when viewing objects outdoors in overcast or nighttime sky conditions.

Visible Light Transmittance

In the visible spectrum (380 to 780 nm), the percentage of light that is transmitted through the glass relative to the CIE Standard Observer.

U.S. CUSTOMARY TO METRIC CONVERSION TABLE		
To Convert U.S. Customary Units	To Metric	Multiply By
Inches (in)	Millimeters (mm)	25.4
Feet (ft)	Meters (m)	0.305
Square inches (in ²)	Square millimeters (mm ²)	645
Square feet (ft ²)	Square meters (m ²)	0.093
Pounds (lb)	Kilograms (kg)	0.453
Pounds force (lbf)	Newtons (N)	4.45
Pounds force/in (lbf/in)	Newtons/meter (N/m)	175
Pounds force/inch ² (lbf/in ²)	Kilopascals (kPa)	6.89
Pounds force/foot ² (lbf/ft ²)	Kilopascals (kPa)	0.048
BTU/hr	Watts (W)	0.293
BTU/hr-ft ² •°F	W/m ² •°C	5.678
BTU/hr-ft ²	W/m ²	3.15

Figure 2-1

Optical Properties of IG Units

The Optical Properties data shown below can be used to compare performance data on the insulating glass constructions listed.

The visible data given below indicate the amount of visible light transmitted and reflected by the insulating glass construction relative to the CIE Standard Observer.

Solar heat gain coefficient (SHGC) data points indicate the amount of solar gain obtained with the insulating glass construction. The lower the SHGC value,

the better the product is at reducing solar gain, resulting in greater summer comfort and reduced cooling costs.

OPTICAL PROPERTIES OF INSULATING GLASS UNITS - DOUBLE PANE								
IG Configuration Outboard Lite / Inboard Lite	Glass Thickness		Visible Light			Fading		SHGC
	inches	mm	Trans. (%)	Refl. Out (%)	Refl. In (%)	UV Trans. (300 to 380 nm)	ISO-CIE Trans. (300 to 700 nm)	
Clear / Clear	1/8	3.0	82	15	15	58%	75%	0.78
	1/4	5.7	80	15	15	48%	70%	0.72
Clear / LoE-180®	1/8	3.0	79	15	15	29%	63%	0.69
	1/4	5.7	77	14	15	24%	60%	0.64
Clear / LoE-180 ESC™	1/8	3.0	79	15	15	25%	61%	0.71
	1/4	5.7	77	14	15	21%	59%	0.62
Clear / LoE-Di89™ (#3 & #4)	1/8	3.0	79	14	14	53%	70%	0.71
	1/4	5.7	76	14	13	44%	66%	0.66
LoE²-272® / Clear	1/8	3.0	72	11	12	16%	55%	0.41
	1/4	5.7	70	10	11	14%	53%	0.40
LoE²-270® / Clear	1/8	3.0	70	12	13	14%	52%	0.37
	1/4	5.7	68	12	12	13%	50%	0.36
LoE³-366® / Clear	1/8	3.0	65	11	12	5%	43%	0.27
	1/4	5.7	63	11	12	4%	41%	0.27
Quad LoE-452+™ / Clear	1/8	3.0	52	10	15	1%	33%	0.22
	1/4	5.7	51	9	15	1%	32%	0.22
LoE³-340® / Clear	1/8	3.0	39	11	13	2%	27%	0.18
	1/4	5.7	38	11	13	2%	26%	0.18
LoE²-240® / Clear	1/8	3.0	40	14	11	16%	35%	0.25
	1/4	5.7	37	13	10	13%	32%	0.24
LoE-180® / LoE-i89® (#4)	1/8	3.0	77	15	14	27%	61%	0.62
	1/4	5.7	75	15	13	23%	58%	0.58
LoE²-272® / LoE-i89® (#4)	1/8	3.0	70	11	11	16%	53%	0.41
	1/4	5.7	68	10	11	14%	51%	0.39
LoE²-270® / LoE-i89® (#4)	1/8	3.0	68	12	13	14%	50%	0.36
	1/4	5.7	66	12	12	12%	48%	0.35
LoE³-366® / LoE-i89® (#4)	1/8	3.0	63	11	12	5%	42%	0.27
	1/4	5.7	61	11	11	4%	40%	0.26
Quad LoE-452+™ / LoE-i89® (#4)	1/8	3.0	51	10	14	1%	32%	0.21
	1/4	5.7	50	9	14	1%	31%	0.21
LoE³-340® / LoE-i89® (#4)	1/8	3.0	38	11	12	2%	26%	0.17
	1/4	5.7	37	11	12	2%	25%	0.17
LoE²-240® / LoE-i89® (#4)	1/8	3.0	39	14	10	15%	34%	0.24
	1/4	5.7	37	13	9	13%	31%	0.23

1. Calculated values using LBNL Window computer program per NFRC environmental conditions.

2. Double-pane IG construction: 1/2" (13.0 mm) airspace, 90% argon filled for LoE products, otherwise air-filled cavity. Coatings on surfaces #2, #3 and/or #4.

Figure 2-2

**HDDRC Minutes
January 4, 2006**

**PUBLIC HEARING
Historic Design Review**

**245-375 S. Eton
Eton Street Lofts
Birmingham Grand Trunk Western Railroad Depot Landmark**

Chairman Rinschler opened the public hearing at 8:14 p.m.

Zoning: B-2B General Business

Proposal: The applicant proposes to develop two residential loft buildings and a parking structure that will house 250 cars. The development will also have an off-street surface parking area, loading areas, and landscaped areas. The new development will be located on the south end of the triangular site of the Birmingham Grand Trunk Western Railroad Depot Landmark which is bordered by S. Eton on the west, Villa Street on the south, and the railroad on the east. The Big Rock Chop house and the Reserve are also located on the site. The applicant proposes to demolish an existing office building at 375 S. Eton at the corner of S. Eton and Villa Streets.

The proposed three-story parking deck will be located on the east side of the property. It will be constructed of brick veneer with pre-cast concrete caps with metal screen grill openings.

Ms. Bashiri read from the Ordinance the boundaries of the Historic District.

Chairman Rinschler commented it is hard for him to imagine that the whole parking lot was intended to be part of the Historic District. Therefore the commission should address the issue as to what size the Historic District should be prior to final site plan approval. Ms. Rowbottom recalled that when the Historic District was designated they talked about using the original property lines of the Grand Trunk Railroad. She agreed the issue should be decided.

Mr. Victor Saroki, the architect for the project, was present along with Mr. Mark Farlow principal from his office; and Mr. J.C. Cataldo, of Mocher Dolan Cataldo & Kelly Building and Development Company. Mr. Norman LePage, the property owner, was not present this evening. Mr. Saroki noted that the site falls within two zoning districts, MX and B-2B, and perhaps the demarcation line between the two zoning districts would make sense for the delineation of the Historic District.

At this point, Mr. Saroki walked the board through his report. It is his understanding they will be before the HDDRC for preliminary historic design review, and before the Planning Board for preliminary site plan approval along with a CIS application approval.

They would then go back to the Planning Board for final site plan approval and come back to the HDDRC for final historic design approval.

The site circulation pattern for both the Big Rock and the Reserve will be quite similar to what it is now. Both of these operations use a valet service. The parking deck is not meant to serve the loft buildings. The lofts will be supported by underground parking that will house 50 cars and some surface parking. The residential traffic will all come in off of Villa Street. They hope to develop some one-car garages in addition to the 50 parking spaces underground. The proposal is for 47 loft units ranging in size from 1,000 sq. ft. up to about 2,000 sq. ft. Each building will have an opportunity for retail uses on the first level. The first-floor loft units that front on Villa Street are intended to be work/live units. The applicants believe that they meet all of the requirements of the Zoning Ordinance. Mr. Saroki presented an overview showing the massing of the buildings along Eton.

They propose warehouse-like loft buildings that would fit into the Rail District. Their material pallet favors what has been used on the Train Station. The parking structure will be located at the rear of the site so that it parallels the train tracks. All of the parking needs for the Big Rock and the Reserve are satisfied. They think their proposal is in the spirit of the MX District and that it recognizes the historical character of that whole area.

Chairman Rinschler had difficulty with the massing and intrusion of the parking structure and its close proximity to the historic structure. There needs to be some architectural way to minimize the effect of the parking deck. Mr. Hower suggested making the parking structure mixed-use. Mr. Saroki thought they may be able to create a very dense greenbelt screen as a buffer. From the standpoint of the residents and sales, they have to make sure that the deck is very pleasing. When they build the deck in brick with stone accents, add the mullion patterns, break down the amount of light through either louvers or an opaque surface, and add landscaping, it will diminish the whole deck area.

Discussion followed with respect to adding a roof on top of the deck. Mr. Saroki explained it would raise the mass of the deck and intrude into the required distance from the ITC transmission lines overhead. Mr. Farlow said that a portion of the parking deck lies within the B-2B District and that portion must abide by the lower height requirement for that District. Therefore, they have two districts to deal with, as well as the transmission lines.

Chairman Rinschler said it sounds to him that the area to work on is ways to minimize the massing and the visual impact of the parking deck. That is what the commission would like to see when the proposal comes back, because the deck is so incongruous with historic preservation. He feels they are going in the right direction with the lofts.

Ms. Weisberg thought the deck will be a nice relief from the parking lot that currently exists. Personally, she would like to see more of an industrial edge to the loft buildings.

In response to a question from Ms. Rowbottom, Mr. Saroki explained the retail will park either on Villa Street or in the structure. She suggested a tie-in to the neighborhoods with the species of trees that are planted. Mr. Saroki indicated his intention to present a landscape plan at final review.

Mr. Saroki explained that the property line angles, and that necessitates their buildings to be set back. The loft building will start to create some building edges which will help the Reserve not to look like it is set out in the street. On another subject, their proposal for lighting on the site will take on an industrial look.

Motion by Chairman Rinschler

Seconded by Mr. Hewer to approve the preliminary historic review application for 245-375 S. Eton, Eton Street Lofts, provided that the applicant comes back with proposals to soften the impact of the parking structure and the commission has a resolution of the specific bounds of the Historic District to guide it in its final approval.

No one from the public wished to comment on the motion at 9:10 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Rinschler, Hewer, Deyer, Rowbottom, Weisberg

Nays: None

Absent: Henke, Sadowski

**BIRMINGHAM PLANNING BOARD PROCEEDINGS
REGULAR MEETING OF WEDNESDAY, JANUARY 25, 2006**

Minutes of a regular meeting of the City of Birmingham Planning Board held January 25, 2006. Vice Chair Robin Boyle convened the meeting at 7:30 p.m.

Present: Board Members Brian Blaesing, Robin Boyle, George Dilgard, Sam Haberman, Mark Nickita, David Potts

Absent: Student Representative Alex Timlin

Administration: Timothy Currier, City Attorney
Jana Ecker, Planning Director
Mario Mendoza, Recorder
Jill Robinson, Asst. City Planner
Carole Salutes, Secretary

01-18-06

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

**245.325, 375 S. Eton
The District Lofts**

Construction of mixed-use development, including residential lofts, retail space and two-story parking deck on the site of the Big Rock Chop House and the Reserve

CIS

Ms. Ecker offered background information. The subject parcels are located on the site of the existing Big Rock Chop House, the Reserve banquet facility, and an office building. The site has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Road, and extends down to Villa Street to the south. The applicant is proposing to demolish the existing office building and surface parking lot to construct a mixed-use development that would include the Big Rock Chop House, the Reserve banquet facility, two new four-story buildings containing retail space, residential loft units, live/work units, as well as a three-story parking deck on the rear of the site.

Ms. Ecker advised that the applicant was required to prepare a CIS as they are proposing two new buildings containing more than 20,000 sq. ft. of gross floor area. The CIS discusses the proposed use of the site; access and circulation; sub-area plan; building and parking placement; design; land development issues; utilities, noise and

air issues; environmental design and historic values; refuse, sewer and water; public safety; transportation issues; parking issues; natural features; and includes an associated soils report, an environmental report, a traffic report, and a noise study. The site is zoned B-2B General Business at the north end on the site of the existing Big Rock Chop House, and is zoned MX Mixed Use on the southern portion.

Ms. Ecker reviewed all details of the proposed development and the corresponding studies for the Planning Board. Mr. Potts asked if there is sufficient capacity in the proposed parking deck and in the adjacent surface parking area to accommodate a full max out of all of the uses contemplated in the three areas. Ms. Ecker indicated it meets the City parking requirements.

Mr. Victor Saroki, architect for the District Lofts, was present with Mr. Norman LePage, owner of the Big Rock Chop House and the Reserve banquet facility; Messrs. Mark Egott and Johannes from his office; and Mr. Rod Arroyo, Traffic Consultant from Birchler, Arroyo. Mr. Saroki assured the board that all of the items required in the CIS will be complied with prior to final site plan review. He went on to discuss the Clayton Environmental Report which was developed in 1998 for Mr. LePage when he was proposing the Reserve banquet facility. They have not prepared a new report because nothing has changed on the site except for the Reserve getting built. Erb Lumber was a lumber yard, so he does not see it as an issue needing any additional extensive environmental testing. Also, if there is a water table issue involving basements, they will deal with it at the time of construction and excavation. They always employ geotechnical engineers and soil engineers to help with the design of the buildings and footings.

Mr. Potts confirmed that Mr. Saroki is satisfied that there are no environmental concerns at this point. Mr. Saroki said that if anything does come to light during construction they will take the proper caution and hire an environmental consultant to help them. Mr. Norman LePage established that all of the storage facilities for the lumber yard actually were from Crosswinds on back. So, as far back as he can remember there was no storage of any kind taking place on his property. Also, Mr. Saroki added that their lender is satisfied with the environmental report. Further, the developers are satisfied that the environmental survey is acceptable for a residential development. They are obligated by law that if anything is found they will stop, investigate, bring in experts, and remediate.

Ms. Dorothy Conrad spoke to say that the Crosswinds property was cleaned up prior to construction beginning. Chairman Boyle cautioned that wolmanized timber may have been stored on the site.

Mr. Rod Arroyo, whose firm prepared the Traffic Impact Assessment, said there were three issues raised by TetraTech and one issue raised by the Engineering Division.

1. Birchler, Arroyo is recommending a two-way left turn lane in the area north of Yosemite. They believe it would be a safety and a capacity improvement to provide a two-way left turn lane so that southbound traffic on Eton can get into a left-turn lane to turn into the main driveway which serves the entire

- facility. From what they have observed, only about 75 ft. of storage is needed in the north-bound left turn lane. They are recommending that 100 ft. be a two-way left turn lane. That leaves another 175 ft. for north-bound left turns. Right now, if a car is south bound on Eton and wants to turn left and there is traffic coming north bound, there is no choice but to block through traffic south bound on Eton and wait for a gap to make the left turn. The two-way left turn lane allows cars to get out of the way so that south-bound traffic can continue. They think that is a significant improvement.
2. Regarding the one-way drive that is used by the valets, Mr. Arroyo's understanding is there will be no additional impact on that. It will still operate as it does today.
 3. With respect to site obstructions on Eton Street on the east side, parking should be prohibited and there should be appropriate signage added to clarify that so that clear site distance can be maintained to the south as cars turn out.
 4. The Engineering Division does not agree with their recommendation to limit parking on Villa Street to one side only, given the demand for parking to support the Amtrack train station. Birchler, Arroyo went out to re-evaluate that and found that parking on both sides would leave an 18 ft. travel way for two-way traffic. If it turns out that it becomes problematic, re-striping could fix that problem by removing parking on one side of the street. They would leave it up to the City in terms of what they believe is correct.

Further, to have three lanes at the villa approach to Eton Road would be a very tight configuration. Mr. Arroyo doesn't believe the delays are going to be enough to require that, but once again the City could make a change in striping.

Mr. Blaesing said that anything dealing with the public streets, either Villa or Eton, doesn't necessarily have to be tied as a requirement of the final site plan. It is not something that would prohibit the Planning Board from accepting the CIS. It would be a recommendation to the City's other boards to go ahead and try it out.

Mr. Saroki provided details regarding the proposed separation and collection of recycled materials on-site. In both buildings there are trash chutes that lead down to trash rooms in the parking garage.

Motion by Mr. Potts

Seconded by Mr. Blaesing to accept the CIS for 245, 325, 375 S. Eton, the District Lofts, with the understanding that the applicant will address all of the issues as represented.

Chairman Boyle asked if members of the public wished to comment on this motion at 10:40 p.m.

Ms. Dorothy Conrad observed that currently on both sides of Maple Road the traffic is much greater than normal. That is because of the closing of the bridge at Adams Road. If these traffic volumes are being used as a measuring stick they are probably the highest that Maple Road will ever get.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Potts, Blaesing, Boyle, Dilgard, Haberman, Nickita

Nays: None

Absent: None

Preliminary Site Plan Review

Ms. Ecker advised that a Special Land Use Permit ("SLUP") was granted on September 22, 2003 to allow construction of the Reserve banquet facility as it exceeds 7,000 sq. ft. in size, and proposed hours of operation past 11 p.m.

Ms. Ecker advised that on October 26, 2005, the applicant appeared before the Planning Board for a pre-application discussion. The Planning Board suggested that the applicant consider decreasing the size of the units and suggested that more live/work units be offered, along with more retail and/or office space.

On January 4, 2006, the HDDRC conducted a preliminary review of the development and approved the preliminary historic review application for the site, with the conditions that the applicant comes back with a proposal to soften the impact of the parking structure, and that the Planning Division provide a map of the specific boundaries of the Historic District located on the site.

The applicant meets the majority of the height, area, and placement requirements for the MX Zoning District. However, the Planning Board will have to approve the location of the principal pedestrian entrances on Villa Street as they are proposed 3 ft. back from the frontage line and are required to be on the frontage line. **In addition, the applicant will be required to increase the first-floor ceiling heights to provide a 12 ft. clear space from finished floor to finished ceiling, or obtain a variance from the BZA.** The applicant advised that they had altered their plans to meet this requirement. This is a result of the Eton Road Corridor Plan which envisions having spaces that could be converted from residential to commercial in order to accommodate a multitude of uses over time.

Mr. Saroki passed out a colored rendering setting forth the elevations. They listened to the Planning Board's comments at the pre-application discussion. They have added additional retail space and some live/work units. They are now up to 47 loft units. The approach they took with the architectural aesthetic of their elevations is to develop exteriors that are warehouse-like with large panels of glass with mullions and windows as one would see in manufacturing and industrial buildings. The buildings relate also to the train station with the brick color and the limestone. The buildings set back 3 ft. from the street. That allows a softening green belt across the front of the residential units. The parking structure is a background building that is set back parallel to the tracks.

One parking space is allowed underground for each loft unit and a second enclosed space can be purchased. It was an intentional move on their part to isolate the commercial traffic from the residential traffic. The parking garage is being developed to support parking for the Reserve banquet facility and Big Rock Chop House. Mr. Saroki believes the 380 spaces on the site are enough to sustain all of the operations if everything is going at maximum capacity. They have been very creative in finding every parking space they can on this site.

Mr. Saroki advised that there will be screening for the mechanical units on the roof, they will meet the 12 ft. height for the first-floor retail spaces, and they are not going to request any variances. Further, they will provide 12 ft. light standards in the parking lot. They intend to be extra careful with lighting in the parking structure because it is next to residential. Louvers, metal grills and translucent panels are being contemplated and different designs are being studied.

Mr. Nickita stated that he thinks street parking is very important. It always slows traffic and it creates a better pedestrian environment. He sees Villa Street as being wider than almost all of the residential streets throughout the City. Therefore, he advocates parking on both sides of the street. It would still allow sufficient ingress and egress to the project.

Mr. Nickita went on to discuss the issue of circulation within the site. He does not think dead-end situations are best for traffic flow. Also, he noted that pedestrians will need to have a path in order to traverse the site. Mr. Saroki said they will try to designate good pedestrian movement. Addressing the traffic circulation, he said they are concerned that the heavy commercial traffic would interfere with the comfort of the residential buildings. Therefore they feel that Villa Street should just be for the residential.

Motion by Mr. Blaesing

Seconded by Mr. Dilgard to extend the meeting to 11:30 p.m.

Motion carried, 6-0.

Yeas: Blaesing, Dilgard, Boyle, Haberman, Nickita, Potts

Nays: None

Absent: None

Mr. Saroki said the units will measure from 850 sq. ft. to 2,000 sq. ft. The prices will probably range from \$400 thousand to \$800 thousand. Everything is one-level loft living with 10 ft. finished ceilings on the upper floors.

Mr. Blaesing said that as a resident he would appreciate the separation of vehicular movement because he would want some privacy from the commercial district so that people are not driving through his parking lot at 2 a.m. trying to find their way out. He thanked the applicant for listening at the pre-application discussion and he appreciates the changes that were made as a result. He is sure that when all of this gets done it will feel like a neighborhood.

Mr. Potts urged the applicant to soften the garage to improve the visual perspective as people enter the MX District off of Maple. Mr. Saroki indicated they could do that and add a significant landscape plan.

Ms. Ecker said she believes the City Manager is advocating to keep the train station on the Birmingham side rather than moving it to Troy. Ms. Dorothy Conrad said plans are moving forward for a transportation hub that is to be built in Troy. She thought the Community Development Department ought to contact the City of Troy to ask them exactly what is going on and what they have in mind.

Mr. Nickita pointed out that the front doors are not really accessible by a drop-off/pick-up situation. There is not adequate pedestrian circulation between the buildings and between the Reserve. What happens is that someone who is dropped off in the back of the units would then have to walk around to the front. Mr. Saroki explained that a car could pull into a parking space in the front, let someone get out, and then leave. He thought they could develop a striped spot that is not a parking space that would allow someone to pull in and back out. Mr. Boyle pointed out that most people would probably pull into the Reserve to pick up or drop off, short of it being a peak time.

Motion by Mr. Blaesing

Supported by Mr. Potts to approve the Preliminary Site Plan as presented for 245, 325, 375 S. Eton, the District Lofts. The approval should include:

- 1. Approval by the board to allow a 3 ft. setback of the building on Villa Street;**
- 2. That all of the first-floor units have 12 ft. ceiling heights;**
- 3. That the sidewalk constructed on Villa extend eastward to the train loading station; and**
- 4. That the applicant consider a more thorough design of the pedestrian and vehicular circulation throughout the site.**

Mr. Nickita went on record as saying he recommends that the City consider allowing parking on both sides of Villa Street.

There was no public comment on the motion at 11:25 p.m.

Motion carried, 6-0.

Yeas: Blaesing, Potts, Boyle, Dilgard, Haberman, Nickita

Nays: None

Absent: None

01-19-06

Meeting Open To The Public For Items Not On The Agenda (none)

Planning Board Minutes
March 22, 2006
03-65-06

FINAL SITE PLAN AND DESIGN REVIEW
245, 325 and 375 S. Eton Street
Construction of new loft buildings and parking deck

Ms. Ecker advised that this project has been before the Planning Board several times. It is the site of the existing Big Rock Chop House, The Reserve banquet facility, and an office building. The site has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Road, and extends down to Villa Street to the south. The applicant is proposing to demolish the existing office building and surface parking lot to construct a mixed-use development that would include the Big Rock Chop House; The Reserve banquet facility; two new four-story buildings containing retail space, residential loft units, and live/work units; as well as a three-story parking deck on the rear of the site.

Ms. Ecker advised that the applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27 (E) of the Zoning Ordinance as they are proposing two new buildings containing more than 20,000 sq. ft. of gross floor area. As the Big Rock Chop House is listed in the City's inventory of historic properties, this application must also be reviewed and approved by the Historic District and Design Review Committee ("HDDRC").

A Special Land Use Permit ("SLUP") permit was granted on September 22, 2003 to allow construction of The Reserve banquet facility and to allow the proposed hours of operation past 11 p.m. An amendment to this SLUP will be required to permit construction of the proposed development, to allow the proposed 7,000 sq. ft. of commercial space, and to allow any new business on the site to operate past 11 p.m.

On October 26, 2005, the applicant appeared before the Planning Board for a pre-application discussion. Since the pre-application discussion, the applicant heeded the suggestions of the board members and increased the number of units from 45 to 47, and is proposing that five of those units be live/work units along Villa Street. Two commercial spaces are now proposed along Eton Street.

On January 4, 2006, the HDDRC conducted a preliminary review of the proposed development and approved the preliminary historic review application provided the applicant comes back with a proposal to soften the impact of the parking structure, and that the Planning Division provide a map of the specific boundaries of the Historic District located on the site. Since that time the applicant has added more landscaping based on the comments of the HDDRC to soften the view of the parking structure from Eton Street and Maple Road.

On January 25, 2006, the Planning Board conducted a preliminary review of the proposed development and a complete review of the Community Impact Study ("CIS"). The

Planning Board approved the CIS with the condition that the applicant address all of the issues outlined in the staff report. The Planning Board also approved the Preliminary Site Plan with several conditions.

Ms. Ecker advised that since the Preliminary Site Plan was approved, the applicant has shifted the buildings to be 2 ft. rather than 3 ft. back off the property line along Villa St. which was previously approved by the Planning Board. The applicant has modified the plans to extend the sidewalk on Villa eastward to the train station, and has added a pedestrian connection from the proposed loft buildings across the site to the big Rock Chop House restaurant. The applicant indicated at the preliminary site plan review that they would increase the ceiling heights for all first-floor units to be 12 ft. clear from finished floor to finished ceiling. A new section has been provided that clearly shows a full 12 ft. The applicant has not altered the vehicular circulation pattern on the site.

The Planning Board will have to approve the new location of the principal pedestrian entrances on Villa Street as they are now proposed 2 ft. back from the frontage line. *In addition, the applicant will be required to decrease the height of that portion of the parking structure located in the B-2B Zone District, or obtain a variance from the Board of Zoning Appeals ("BZA").*

Motion by Mr. Dilgard

Seconded by Mr. Blaesing to extend the meeting to 11:30 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dilgard, Blaesing, Boyle, Nickita, Potts

Nays: None

Absent: Haberman

Mr. Victor Saroki, from Victor Saroki & Associates, Architects, was present along with Mr. Norman LePage, the property owner; Mr. J.C. Cataldo of Mosher, Dolan, Cataldo and Kelly, the general contractors; and Mr. Michael Dul, the landscape architect. Mr. Saroki indicated they are happy to sit down with the Fire Marshal and discuss the turning radius for the Fire Department's largest vehicle to access the site from both Villa and Eton. He noted the existing loading space immediately adjacent to the Big Rock Chop House is somewhat screened by the landscaping, but it cannot accommodate a masonry screenwall because it would prohibit the trucks from turning in. Ms. Ecker said that as long as it is an existing loading space a variance will not be needed.

Mr. Saroki said to soften the parking deck they are proposing a brick veneer for the outside that matches both of the loft buildings. Only a portion of the stairwell on the deck requires a variance from the building height limitation.

Chairman Boyle commented he would like to see an occasional flash of color because this development lies within an industrial area.

Motion by Mr. Dilgard

Seconded by Mr. Nickita to extend the meeting to 11:45 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dilgard, Nickita, Blaesing Boyle, Potts

Nays: None

Absent: Haberman

Chairman Boyle took discussion to the public for comments and no one spoke at 11:30 p.m.

Motion by Mr. Blaesing

Seconded by Mr. Dilgard to recommend approval to the City Commission of the SLUP Amendment and Final Site Plan, and support the staff recommendations for the approval of the lofts at 245, 325, and 375 S. Eton Street. The board supports a variance for the stairwell on the parking deck that happens to fall in the B-2B District. The staff recommendations are as follows:

1. The Planning Board provide approval for the new location of the principal pedestrian entrances on Villa Street 2 ft. back from the frontage line;
2. Decrease the height of that portion of the parking structure located in the B-2B Zone District, or obtain a variance from the BZA;
3. Increase the first-floor ceiling heights to provide a 12 ft. clear space from finished floor to finished ceiling or obtain a variance from the BZA;
4. Provide screening for the existing dumpsters and clean up the debris surrounding them immediately;
5. Provide details on the proposed rooftop mechanical equipment;
6. Replace all proposed Stella D'Oro Daylilies with Happy Returns Daylilies;
7. Replace all proposed Euonymus with another hardy groundcover;
8. Provide a photometric plan that includes all proposed lighting;
9. Provide information regarding the location of fire hydrants, Fire Department water connections, the ability of the largest emergency vehicle to access the site from both Villa and Eton, and the sufficiency of the proposed fire lanes;
10. Extend the screenwall between The Reserve and loft Eton Building to connect to The Reserve; and
11. Submit all requested changes for administrative approval by the Planning Division.
12. Provide an 8.5 ft. sidewalk along the north side of Villa Street with tree wells and no grass boulevard to match the south side of Villa Street to reduce maintenance issues. Administrative approval of the sidewalk.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Blaesing, Dilgard, Boyle, Nickita, Potts

Nays: None

Absent: Haberman

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JANUARY 14, 2015**

FINAL SITE PLAN REVIEW

245, 325 and 375 S. Eton

District Lofts, Building B

Construction of a new four-story, mixed-use building to include commercial space and residential loft units

Ms. Ecker explained the subject site, 375 S. Eton, is part of a larger site including the existing Big Rock Chop House, Big Rock Chop House parking deck, the Reserve banquet facility, and the District Lofts - Villa Street Building (Building A), and has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Rd., and extends down to Villa St. to the south. A Special Land Use Permit ("SLUP") was granted for the Reserve on September 22, 2003 as it exceeds 6,000 sq. ft. in size, and has hours of operation past 11 p.m. The applicant was also required to prepare a Community Impact Study ("CIS") in accordance with section 7.27(E) of the Zoning Ordinance at the time that the entire site was originally approved (when Building A was to be constructed), and the CIS was accepted by the Planning Board on January 25, 2006. As the Big Rock Chop House is also listed in the City's inventory of historic properties, the entire site was also previously reviewed and approved by the Historic District and Design Review Committee ("HDDRC").

The applicant is proposing to construct the final phase of the entire development which was originally approved on August 6, 2006. This final phase includes the proposed construction of a four-story, mixed-use building containing 18 residential loft units, two live/work ground floor units and two commercial spaces on the first floor (Building B). Building B is not located in a Historic District. All of the underground parking will be under the footprint of the new loft building and accessed from the existing loft building. The units range in size from 924 sq. ft. to 2,800 sq. ft.

The applicant meets the majority of the bulk, height, area and placement requirements for the MX Zoning District. ***However, the applicant will be required to reduce the height of the building or obtain a variance from the Board of Zoning Appeals to allow the mechanical tower and other equipment to exceed 50 ft. in height.*** The applicant is proposing 58 ft. including the mechanical and four stories. They have advised that they wish to seek a variance from the BZA to allow the stair and elevator tower to provide access to the rooftop, ***and to seek a variance to allow a rooftop deck with a pergola and an enclosed exercise room and a restroom if the Planning Board is supportive of this use.***

Design Review

The proposed building design matches the contemporary style of the existing District Lofts building next door, while using some traditional style materials to blend in with the historic Big Rock Restaurant and The Reserve to create a building design that is

harmonious with both the Mixed-Use District on the east side of Eton and the Single-Family Residential District on the west side of Eton. Overall, the proposed design of Building A is compatible with the vision for the MX District contained in the Eton Road Corridor Plan. All of the materials match what is on the existing loft building.

Mr. Victor Saroki, the architect for this development, was present along with Mr. Scott LePage, the developer; and Mr. John Kelly, the general contractor. The new building is exactly the same as originally proposed, except for the roof terrace. The original building has been very successful and there is a waiting list to get in. This building has some nice retail spaces that front right on Eton. The materials and aesthetic details are meant to resemble updated warehouses. The project meets all parking requirements and an additional 34 underground spaces are proposed for the new building. They are happy to work with staff to identify street furniture along Eton and the appropriate spaces for lighting along both Eton and Villa.

They see the roof terrace as a nice element to introduce into this project. Serviceability for the mechanical equipment is a practical consideration for allowing the stairs and elevator to go to the roof. In the MX District the allowable building height is 45 ft. and only 5 ft. more is permitted for mechanical. All the other zoning districts in town permit 10 ft. for mechanical. So with only 5 ft. permitted, the only way to get to the roof is to climb up a ladder and through a hatch. In summary, the rooftop terrace is a small element that is practical for service and it is good for the residents. Mr. Saroki thinks that use of the roofs should be encouraged, but it cannot be done with only 5 ft. allowed above the building height.

Ms. Whipple-Boyce thought the rooftop area is somewhat like a fifth story. She suggested they could achieve what they want by taking half of an end unit and turning it into a terrace. Mr. Saroki replied if they are not successful at the BZA, the terrace won't happen.

Mr. Koseck likes the aesthetic of the building. He was surprised at the 5 ft. limit on rooftop screening, the same with stairs and an elevator. Mr. Saroki showed the circulation through the site and explained how people can go in and out comfortably.

Mr. DeWeese said he finds it very hard to support the uses, given the way the ordinance is written; but again, it is not clear why it is that way because the 5 ft. height allowance for screening is not practical.

In response to Chairman Clein, Mr. Saroki stated there is no intention to add an enclosure to allow for all season use. This is truly a sun deck.

The Chairman called for comments from members of the public at 9:55 p.m.

Mr. J. Colman, 521 Lewis, asked where all the cars will park. Ms. Ecker verified that the applicant complies with the parking requirement. Mr. Saroki said they have 397

spaces on-site, which is an excess of 60 spaces, not including street parking. Mr. Williams noted that people always want to park on the streets.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Share to approve the Final Site Plan and Design Review for 375 S. Eton subject to the following conditions:

- 1) Reduce the height of the building or obtain a variance from the BZA to allow the mechanical tower and other equipment to exceed 50 ft. in height;**
- 2) Remove all uses above 40 ft. in height (deck, exercise room and restroom) or obtain a variance from the BZA;**
- 3) Provide specification sheets for the proposed rooftop mechanical equipment and identify the proposed roofing material;**
- 4) Add one street tree along Villa and provide street lights every 40 ft. on S. Eton and every 80 ft. on Villa all along the north side, adjacent to Buildings A and B, with all locations to be administratively approved; and**
- 6) Add benches, trash receptacles and bike racks, with locations to be administratively approved.**

There were no comments from the audience on the motion at 10:03 p.m.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Boyle

**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JULY 26, 2017
07-142-17**

SPECIAL LAND USE PERMIT ("SLUP") REVIEW

FINAL SITE PLAN AND DESIGN REVIEW

375 S. Eton, District Lofts

Request for approval of a commercial office use over 6,000 sq. ft. in size

Ms. Ecker explained the subject site is part of a larger site including the existing Big Rock Chop House, the parking deck, the Reserve banquet facility, and the District Lofts Villa St. Building A and Building B (currently under construction), and has a total land area of 3.54 acres. It is located on the southeast corner of S. Eton and Maple Rd., and extends down to Villa St. to the south.

The applicant is completing construction of the final phase of the entire development which was originally approved on August 6, 2006. This final phase includes a four-story mixed-use building containing 18 residential loft units, and office space on the first floor (Building B). A single office tenant (Oppenheimer Financial) is now proposing to occupy approximately 10,000 sq. ft. of space on the first floor of Building B. The first-floor use is now proposed to change from retail/residential to office use. As the single office user wishes to occupy more than 6,000 sq. ft., a SLUP and approval from the Planning Board and City Commission is required.

Design Review

The proposed building design matches the contemporary style of the existing District Lofts building next door, while using some traditional style materials to blend in with the historic Big Rock Restaurant and The Reserve to create a building design that is harmonious with both the Mixed-Use ("MX") District on the east side of Eton and the Single-Family Residential District on the west side of Eton. Overall, the proposed design of Building B is compatible with the vision for the MX District contained in the Eton Road Corridor Plan. The only design changes that are proposed at this time with the proposed conversion from retail/residential to office use on the first floor are the proposed decommissioning of several doors along all elevations. The only office entrance open to the public is proposed at the southwest corner of the building, facing Villa St. The residential entrance is on the east elevation.

Signage: The applicant has submitted plans that depict signage on the west and south elevations. The name letter signs are proposed to be placed 12 ft. above finish grade and are 18 in. high and 9 ft. long. The signs will feature the name of the tenant, Oppenheimer, in brushed stainless steel metal lettering. The lettering will be attached to the metal canopy over the west and south elevations. The signs will be 31.40 sq. ft. which is well under the maximum allowed by the Birmingham Sign Ordinance for that building.

Mr. Victor Saroki, Architect, was present with Messrs. John Kelly and J.C. Cataldo, the contractors representing ownership. Oppenheimer will employ approximately thirty people in Birmingham. They plan to take out a few doors and replace them with windows that are consistent with the existing storefront windows. In their opinion this is a good use and it meets the design guidelines that were intended for the Eton Rd. Corridor Plan. He passed around a sample of the brushed stainless sign material.

Motion by Mr. Boyle

Seconded by Mr. Koseck to recommend approval of the Final Site Plan and Special Land Use Permit for 375 S. Eton subject to the following condition:

1) The applicant adds one or more entrances along S. Eton and obtain Administrative Approval for same.

There were no comments from the public regarding the motion at 7:50 p.m.

Motion carried, 4-0.

**BIRMINGHAM CITY COMMISSION MINUTES
AUGUST 28, 2017
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.**

VI. NEW BUSINESS

08-241-17 PUBLIC HEARING FOR 375 S. ETON – DISTRICT LOFTS, SPECIAL LAND USE PERMIT AND FINAL SITE PLAN

Mayor Nickita recused himself due to business dealings with the applicant teams, based upon discussion with the City Attorney and City Manager. Mayor Nickita left the Commission room.

Mayor Pro Tem Harris opened the public hearing at 8:12 p.m.

From City Planner Ecker's staff report to City Manager Valentine dated August 18, 2017:

- The subject site, District Lofts, is located at 375 S. Eton, on the east side of Eton north of Villa.
- The parcel is zoned MX, Mixed Use.
- The applicant is applying for a Special Land Use Permit (SLUP) to allow a commercial use greater than 6000 sq.ft. in the Mixed Use (MX) zoning district. The proposed commercial use is a 10,039 sq.ft. office for Oppenheimer Financial. This space was previously proposed to be used as retail/residential, broken up into four tenant spaces, with each one under 6000 sq.ft. in size.

- Article 2, section 2.39, MX District requires that any permitted principal use with a total floor area greater than 6,000 sq.ft. shall obtain a SLUP.
- Accordingly, the applicant is required to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then obtain approval from the City Commission for the Final Site Plan and SLUP.
- The Planning Board voted unanimously to recommend approval to the City Commission of the SLUP and Final Site Plan for 375 S. Eton, District Loft, on the condition that the applicant adds one or more entrances along S. Eton and obtains administrative approval for same.

City Planner Ecker added that changes to the exterior include some door modifications and adding 31 sq. ft. of stainless steel signage which meets ordinance requirements. There is sufficient parking for any uses on this site.

Commissioner Hoff requested further information on parking, observing that:

- 166 parking spaces are required for Big Rock.
- 90 spaces are required for The Reserve, but The Reserve has a capacity of 540 people.
- The ratio of spaces-to-people might contribute further to the parking problem in that area. Residents have expressed concerns about patrons parking on neighborhood streets, and the Commission is considering eliminating parking on one side of Eton, which would create the need for more spaces.

In addition, Commissioner Hoff expressed:

- Concerns that the timing of the shift from retail/residential to office-use zoning is not good.
- Curiosity as to whether there is a mix of uses required in the district, and if so, is first floor retail is required.

City Planner Ecker replied:

- Reviews are based on ordinance requirements.
- With regards to the subject space, the ordinance requires 33 parking spaces be provided.
- For the development as a whole, it would be necessary to supply 348 parking spaces according to the zoning requirements, and 430 are being supplied.
- Oppenheimer's clients will use parking spaces during the day, while parking for The Reserve will primarily be on evenings and weekends.
- A parking study performed in October 2016 found that 2500 parking spaces are available in the rail district, and the parking deck is vastly underutilized.
- There is a mixed-use requirement for the district, but it does not require first-floor retail. In the MX district there is no first-floor retail requirement like there is in the downtown and redline retail districts. The only prohibition in the MX district on the first-floor is single-family residential.

Victor Saroki appeared before the Commission representing the architects for District Lofts. Norm LePage, Owner of Big Rock, The Reserve, and District Lofts, along with John Kelley and J.C. Cataldo, both contractors and managers of the property, were also in attendance.

Mr. Saroki explained:

- The gross area of the ground floor of the building is 12,350 sq. ft.
- The usable area, which Oppenheimer will occupy, is approximately 10,000 sq. ft.

- The remaining space is the residential lobby, common area, stairs, and elevators.
- When coming in to do a project and propose some uses on a drawing before the Planning Board, it is not uncommon to leave some space designated for unidentified tenants.
- Oppenheimer is a good tenant, and while they had been previously considering a move to Bloomfield Hills, renting this space will keep them in Birmingham.
- An office user is a commercial user, and commercial space is being provided on the ground floor.
- The Reserve only actually accommodates 250 people, not 540 as previously quoted.
- Big Rock is a nighttime function, although they do a light lunch service, and The Reserve is entirely a nighttime function.
- Oppenheimer only uses the parking spaces 8:00 a.m. – 4:00 p.m.
- The users need parking spaces at different peak times.

Mr. Saroki also noted that the ordinance was designed to discourage big-box retailers or supermarkets from overwhelming the area with traffic by moving in, but that if the space had been divided into two 5,000 sq. ft. office users on each side, it would have conformed to the ordinance and would not have required a SLUP.

Commissioner DeWeese asked how easy it would be in the future to revert this space to its original intent.

Mr. Saroki explained that it would be very easy because the building will not have interior load-bearing walls. It is a steel frame building with columns so there is flexibility for tenant mix.

Mr. Saroki added that Oppenheimer employees will park in the parking structure, residents will use the underground parking, and clients of Oppenheimer will have access to six surface spots or to street parking on Villa. Oppenheimer does a lot of its business online, and does not anticipate much traffic from clients.

Commissioner Hoff mentioned the previous issue with Griffin Claw employee parking, and Mr. LePage assured the Commission that the employees are now parking in the structure.

City Planner Ecker confirmed for Commissioner Hoff that office use is permitted in the MX district on the first floor.

Mayor Pro Tem Harris clarified that Villa Road parking is on the east side of S. Eton, not on the west, neighborhood-side of S. Eton.

Mayor Pro Tem Harris closed the public hearing at 8:34.

MOTION: Motion by Commissioner DeWeese, seconded by Commissioner Sherman:

To approve the Final Site Plan and Special Land Use Permit for 375 S. Eton to allow a commercial use greater than 6,000 sq.ft. on the ground floor at 375 S. Eton. *Formal resolution is appended to these minutes as Attachment D.*

Mayor Pro Tem Harris commented that he did take heed of Commissioner Hoff's parking concerns, but is persuaded by the applicant's compliance with the parking requirements set forth in the zoning ordinance. He also commented that if this presents a problem moving

forward, there will be multiple opportunities to revisit the situation as the Commission looks at the rail district.

Commissioner Hoff said she will support the motion despite some concerns, and believes that everything Mr. LePage has done is an asset to the rail district. City Planner Ecker confirmed for Commissioner Hoff the Commission has the option of rescinding the SLUP if there are issues by setting a public hearing to consider termination.

VOTE: Yeas, 4
 Nays, 0
 Absent, 2 (Bordman, Boutros)
 Recused, 1 (Nickita)

**Historic District Commission
Minutes Of November 17, 2021**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, November 17, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Michael Willoughby (arrived 7:03 p.m.); Alternate Board Member Steven Lemberg; Student Representatives Charles Cusimano, Elizabeth Wiegand

Absent: Board Member Patricia Lang; Alternate Board Member Cassandra McCarthy

Administration: Nicholas Dupuis, Planning Director
Laura Eichenhorn, City Transcriptionist

11-106-21

2) Approval of the HDC Minutes of November 3, 2021

Motion by Mr. Kolo

Seconded by Ms. Debbrecht to approve the HDC Minutes of November 3, 2021 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Kolo, Debbrecht, Deyer, Lemberg, Dukas, Henke

Nays: None

11-107-21

17) Courtesy Review

None.

11-108-21

4) Historic Design Review

A. 325 S. Eton – District Lofts Phase 3

PD Dupuis summarized the item.

PD Dupuis confirmed for Mr. Deyer that the Planning Board found no issue with the traffic impact of the proposed plan.

Motion by Ms. Debbrecht

Seconded by Mr. Willoughby to approve the Historic Design Review application and to issue a Certificate of Appropriateness for 325 S. Eton – District Lofts Phase 3. The proposal meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, 9 and 10.

Public Comment

Kevin Hart spoke in support of the applicant's proposal.

Motion carried, 7-0.

VOICE VOTE

Yeas: Debbrecht, Willoughby, Deyer, Lemberg, Dukas, Henke, Kolo

Nays: None

11-109-21

5) Sign Review

11-110-21

6) Study Session

A. CLG Grant – Historic Design Guidelines

PD Dupuis stated that the responses to the RFP were due November 19, 2021.

11-111-21

7) Miscellaneous Business and Communication

Mr. Deyer raised the issue of procuring signs for historic buildings.

PD Dupuis said he believed he had funding for that and that he and Mr. Deyer should discuss further.

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List 2021

11-112-21

8) Adjournment

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to adjourn the HDC meeting of November 17, 2021 at 7:11 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Dukas, Lemberg, Kolo, Henke, Deyer

Nays: None



Nicholas Dupuis
Planning Director

APPROVED

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, JANUARY 12, 2022
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI *
*******7:30 pm*******

The highly transmissible COVID-19 Delta variant is spreading throughout the nation at an alarming rate. As a result, the CDC is recommending that vaccinated and unvaccinated personnel wear a facemask indoors while in public if you live or work in a substantial or high transmission area. Oakland County is currently classified as a substantial transmission area. The City has reinstated mask requirements for all employees while indoors. The mask requirement also applies to all board and commission members as well as the public attending public meetings.

- A. Roll Call
- B. Review and Approval of the Minutes of the Regular Meeting of **December 16, 2021**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Unfinished Business
- F. Rezoning Applications
- G. Community Impact Studies
- H. Special Land Use Permits
- I. Site Plan & Design Reviews
- J. Study Session
 - 1. **2040 Master Plan Review – Chapter 3 (Retain Neighborhood Quality)**
 - 2. **Outdoor Dining**
- K. Miscellaneous Business and Communications:
 - 1. Communications
 - 2. Administrative Approval Correspondence
 - 3. Draft Agenda – **January 26, 2021**
 - 4. Other Business
- L. Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M. Adjournment

* Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall OR may attend virtually at:

Link to Access Virtual Meeting: [**https://zoom.us/j/111656967**](https://zoom.us/j/111656967)

Telephone Meeting Access: 877-853-5247 US Toll-Free

Meeting ID Code: 111656967

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

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

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