



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY SEPTEMBER 28, 2022 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **September 14, 2022**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business/Courtesy Review
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
 - 1. **295 Elm – Request for Final Site Plan & Design Review for 6 new attached single family townhomes.**
 - 2. **469/479 S. Old Woodward – Request for revised Final Site Plan & Design Review for new 1st and 2nd floor layouts and lower level parking modifications.**
- J.** Study Session
 - 1. **D4 Parking Ordinance Request – Public Hearing**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda – **October 12, 2022**
 - 5. Action List - 2022
 - 6. 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

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

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, September 14, 2022
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 14, 2022. Chair Scott Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein (left 8:39 p.m.); Board Members Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine (non-voting), Nasseem Ramin; Student Representatives MacKinzie Clein, Andrew Fuller

Absent: Board Member Robin Boyle

Staff: Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

B. Approval Of The Minutes Of The Regular Planning Board Meeting of August 24, 2022

09-153-22

Motion by Mr. Williams

Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of August 24, 2022 as submitted.

Motion carried, 7-0

VOICE VOTE

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

Nays: None

C. Chair's Comments

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

D. Review Of The Agenda

E. Unfinished Business/Courtesy Review

F. Rezoning Applications

G. Community Impact Studies

H. Special Land Use Permits

I. Site Plan & Design Reviews

J. Study Session

1. The Birmingham Plan 2040 – Final Draft Receipt

PD Dupuis and Chair Clein introduced the item.

Board members' comments were as follows:

- The introduction should be shortened. It should include more positivity about Birmingham, and emphasize that the goal of the plan was to maintain Birmingham's success. Less or no reference should be made to social connections or social engineering concepts, because the master plan is a land planning document;
- Tudor-style design should not be mandated for civic buildings because the City already owns non-Tudor buildings;
- Recommending a specific formula for parking permits was unnecessary. The plan should just recommend that the pricing be reviewed to achieve the City's goals;
- Recommending that the senior and/or civic center meeting spaces be free was outside the scope of the master plan, as is the recommendation for a community foundation;
- The plan contains a few recommendations contrary to the City's current norms, including recommendations for six foot wide pedestrian clear paths, social districts, and a recommendation that the triangular piece of land between Woodward, Old Woodward, and Oak contain the 'most impressive structure' in the City when that parcel is only zoned B2-B. In addition, the last mentioned recommendation did not likely stem from Board discussion;
- Worth Park is unlikely to become a meaningful park for residents given current development adjacent to the area;
- The draft pays appropriate attention to Haynes Square and the area north of Lincoln between Adams and Old Woodward;
- The plan could place emphasis on a potential park at the east end of Adams Square;
- The plan could propose that Adams Square be integrated into the Triangle District, with Adams becoming more of a boulevard;
- The draft has some typos and misspellings that need correction, with different spellings of Shain Park being one example;
- The section on the pandemic was well done;
- Some acronyms need an initial explanation in the body of the text;
- The reference to an internal circulator should be expanded upon; and,
- In response to public requests, the present draft incorporated much more of a focus on neighborhoods and residential concerns than the initial draft did.

There was one question raised regarding whether the attention to accessory dwelling units was sufficiently scaled back to reflect residents' concerns about the topic.

Five Board members praised the draft in an overall sense.

Public Comment

David Bloom provided comments on the draft, and suggested the land use map be broken out into three or four maps to make different represented aspects more clear to the reader.

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

Offering his comments, the Chair opined the City was ready to move forward with the public notice period for the draft. He said that the specific Board comments from the present discussion

regarded minor elements of the draft. He said those items could be corrected during the course of creating the final draft.

09-154-22

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to recommend that the City Commission authorize the 63-day distribution period for the final draft of the 2040 Plan pursuant to the requirements of Article III, Section 125.3841 of the Michigan Planning Enabling Act.

Mr. Share recommended that the Board be more involved in creating the final document to ensure that the document reflects the City's goals.

The Chair observed that perfection is the enemy of the good. He noted that there was general agreement that the planning aspects of the draft were very well done.

Motion carried, 7-0

ROLL CALL VOTE

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

Nays: None

Mr. Williams recommended that the public submit their comments in writing if possible.

The Chair noted that no one should feel dissuaded from offering comments verbally, but concurred with Mr. Williams that comments in writing would be helpful.

2. Outdoor Dining

PD Dupuis and Chair Clein introduced the item.

Board recommended changes were:

- Restructuring the phrasing of Article 4, Section 4.44(C)(8)(iv) to remove redundancy;
- Clarifying what the ten feet is measured from in Article 4, Section 4.44(C)(8)(iv); and,
- Changing the blue section of Article 4, Section 4.44(C)(10), to '42 inches as measured above the following depending on the location:
 - Grade of the sidewalk or the furnishing zone; or,
 - The finished floor of an outdoor dining platform.'

The Board then discussed concerns around how to address Article 4, Section 4.44(D). The Chair noted that there were two options, broadly: 1. asking the City to restructure how contracts address ordinance compliance in order to eliminate the need for Article 4, Section 4.44(D), or 2. having the Board come up with a way to integrate the contracts' ordinance compliance language into the outdoor dining ordinance.

If the second option was selected, Mr. Williams said it was unlikely that the Board would reach complete consensus on the matter.

Some Board members preferred allowing the ordinance to operate as others generally do, which would not require previously-approved establishments to come into compliance with new ordinances.

Mr. Share said he did not favor that approach, since outdoor dining platforms are much less permanent than changes to a building.

PD Dupuis said he was inclined to agree with Mr. Share, noting that the majority of outdoor dining is on public property, and that it was therefore appropriate to mandate ordinance compliance.

In reply to a suggestion from Mr. Williams, there was some discussion about creating a rolling process for coming into compliance. Board members suggested that the date from SLUP approval, the last SLUP review date, or the date of purchase of the out-of-compliance items could be starting points, and compliance could be required after a set number of years from the selected date.

Mr. Jeffares expressed concern about the challenges of administering that process. He noted that the City already faces challenges with other aspects of enforcing SLUP compliance.

Mr. Williams said he did not believe administering that process would be onerous.

Ms. Whipple-Boyce said that the annual liquor license review process could be used as an opportunity to bring establishments into compliance. She concurred with Mr. Jeffares that the City has challenges regarding the enforcement of SLUP compliance, but felt that was a separate issue from the present question of how establishments might be required to bring their outdoor dining into compliance with ordinance.

Public Comment

Specifying that he was speaking as a resident, Robert Gibbs requested that the Board consider prohibiting amplified music in outdoor dining areas. He said there were ways to prevent the language from limiting events like concerts in the park.

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

The Chair asked PD Dupuis to propose some potential ordinance language regarding amplified music in outdoor dining areas.

Mr. Jeffares recommended that PD Dupuis check with the Police Department to determine the frequency of noise complaints regarding amplified music in outdoor dining areas.

K. Miscellaneous Business and Communications

- 1. Pre-Application Discussions**
- 2. Communications**
- 3. Administrative Approval Correspondence**
 - i. 294 E. Brown**

PD Dupuis presented the request.

Chair Clein recused himself from the discussion citing a conflict-of-interest stemming from a business relationship with members of the development team.

The Chair departed the meeting after asking Vice-Chair Williams to assume facilitation of the remainder of the meeting.

The Board agreed that the request to have one loading space off Brown and one off Daines could be administratively approved.

4. Draft Agenda

The Board agreed that some smaller items from the action list could be added to the meetings in October if space permitted.

5. Action List - 2022

The Board briefly mentioned that loading space requirements should be reviewed, since there are instances where the Board does not believe the loading spaces are actually utilized.

6. Other Business

L. Planning Division Action Items

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

M. Adjournment

No further business being evident, the Vice-Chair adjourned the meeting at 8:45 p.m.

Nick Dupuis
Planning Director



Laura Eichenhorn
City Transcriptionist



MEMORANDUM

Planning Division

DATE: September 22nd, 2022

TO: Planning Board Members

FROM: Leah Blizinski, City Planner

APPROVED: Brooks Cowan, Senior Planner

SUBJECT: 295 Elm St. – Forest Townhomes – Final Site Plan & Design Review

The applicant has submitted an application for Final Site Plan and Design Review for the construction of 6 attached single family units in the O1 (Office) and ASF3 (Attached Single Family Overlay) zoning districts. The proposed development is located on the east side of Elm St. between Forest St. and Maple. The subject site currently contains an office/commercial building and an associated off-street parking facility. The new development would introduce 6 new 3-story attached single family units, internal parking, and minor landscaping to the site.

On August 24th, 2022, the Planning Board approved the Preliminary Site Plan review application for 295 Elm St. – Forest Townhomes – with the following conditions:

1. The applicant must submit a revised roof plan demonstrating adequate screening, and submit specification sheets for all new rooftop equipment at final site plan; and
2. The applicant prepares a footprint and massing of all adjacent buildings to the North, South, West and include the residential area to the East; and
3. The applicant must comply with the requests of all City Departments.

At this time, the applicant has complied with the conditions of approval from the Planning Board from Preliminary Site Plan Review. The applicant has also provided a link to a [video rendering](#) of the project.

1.0 Land Use & Zoning

- 1.1 **Existing Land Use** – The existing land use is commercial, and currently contains a 1.5-story office building and associated off-street parking facility.
- 1.2 **Zoning** – The subject site exists within the O1 (Office) and ASF3 (Attached Single Family Overlay) Zoning Districts.

- 1.3 **Summary of Adjacent Land Use & Zoning** – The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing Land Use	Commercial/Office	Residential	Commercial/Office	Mixed Use
Existing Zoning District	O2 (Office-Commercial)	R2 (Single-Family Residential)	O1 (Office)	O2 (Office-Commercial)
Overlay Zoning District	MU3	ASF3	ASF3	MU3/MU5

2.0 Setback & Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to meet the bulk, area and placement requirements of the ASF3 zone in the Triangle Overlay District.

3.0 Triangle District Urban Design Plan

In regards to the Triangle District Urban Design Plan (the “Triangle Plan”), the proposal captures many of the goals and objectives within by providing a high-quality building at the frontage line, a more comfortable pedestrian experience, and the protection of the close by established residential neighborhood. The building is contemporary, and does not push any boundaries in terms of bulk, area or placement. Although no sustainable design elements are observed, there appears to be opportunities to do so by potentially offering electric vehicle charging within the garages, a green roof, or the recycling of building materials.

4.0 Screening & Landscaping

- 4.1 **Dumpster Screening** – The site plans submitted do not show a common waste storage area on the site. As is typically seen with these types of developments, trash is stored within the garage of each attached single-family unit. The applicant confirmed at preliminary site plan review that trash would be stored in roll-out bins in each individual unit’s garage. The waste receptacles will be screened from view by the building.
- 4.2 **Parking Lot Screening** – As noted above, the proposal includes internal garages with space for 2 cars each, which will result in a building envelope that adequately screens vehicles from public view. However, the definition of parking lot interior includes all areas within the perimeter of a parking lot, including planting islands, curbed areas, corner lots, parking spaces, and all interior driveways and aisles except those with no parking spaces located on either side. Although no screening is required along the eastern property line (commercial property), the drive access

aisle for the garages does have visibility from the Forest Ave. right-of-way. Screening requirements for a residential property with a parking lot that faces a public street, is a 36 in. masonry screen wall. **The applicant has proposed a row of 42 in. mature arborvitae in the area where a screen wall may be required. Per articles 4.54 (A) and 4.54 (B) (1) of the Zoning Ordinance, the Planning Board may determine materials other than masonry to be acceptable as appropriate to the architectural harmony of the site. The planning board may wish to discuss the proposed arborvitae screening to determine the adequacy of the screening from Forest Ave.**

- 4.3 Mechanical Equipment Screening – The site plans proposed show a number of rooftop units proposed to be placed centrally on the rooftop above each unit. Based on the rooftop plan submitted, the applicant is proposing 3 ¼ ft. screen walls at all four sides of the rooftop. Article 4, Section 4.54(C)(8)(b) states that “to minimize the visual impact of such equipment from other points of observation, rooftop mechanical and other equipment shall be obscured by a screen wall composed of materials compatible with the building.” The proposed plans appear to meet the ordinance.
- 4.4 Landscaping – The applicant has submitted a landscape plan for the site which includes 6 planter boxes, one adjacent to each unit entrance containing a decorative ornamental tree and English Lavender bushes. Additionally, the applicant proposing a row of mature Hetz-Midget arborvitae along the south side of the property.

None of the plantings are present on the prohibited species list contained in Article 4, Section 4.20 of the Zoning Ordinance.

Although landscaping is not required in the ASF3/O1 zones, multiple family development such as this in other zones typically require deciduous and evergreen tree plantings. Due to the multiple-family development proposal and the sensitive location in between commercial and single-family zones, the applicant has included a row of 6’ tall arborvitae along the South façade of the building as well as a row of Gulf Muhly grass.

- 4.5 Streetscape Elements – The applicant is not proposing any major changes to the streetscape at this time. Currently, the streetscape contains a 5 ft. sidewalk, sodded greenbelt, and 5 existing street trees (3 on Elm St., 2 on Forest Ave.). The applicant is proposing to plant one additional street tree on Forest to bring the total to 6 street trees.

Article 3, Section 3.12 outlines several streetscape standards for the Triangle Overlay District including the following applicable standards:

- Sidewalks in the Triangle Overlay District shall be a minimum of 12 feet wide. Sidewalks along Woodward Avenue shall be a minimum of 7 feet wide. The Planning Board may allow the sidewalk along blocks that are occupied by only residential uses to be a minimum of 5 feet wide.

- One (1) canopy tree shall be provided for every 40 feet of frontage planted within tree grates in the sidewalk.
- Pedestrian level street lighting of a decorative nature shall be installed along all sidewalks and shall be designed to promote the traditional neighborhood character of the area. Light fixtures shall meet the specification in the City of Birmingham. Hanging planters must be installed on all light fixtures as directed by the Planning Board.
- All developments shall be designed to accommodate bicycle travel, including the provision of bike racks. All parking structures and parking lots for commercial uses, recreational uses and institutional uses shall include sufficient bike racks to allow the parking of a minimum of one bike for every 10 automobiles or one bike for every 3,000 square feet of building floor area, whichever is greater.

It is worth noting that the All Seasons 2 development to the north, directly across from the alley is constructing a streetscape that conforms to the standards above. However, the ASF3 zoning district is a sensitive area between commercial and single-family zones that may benefit from a scaled-back streetscape design to better transition from heavier commercial development to residential areas. **The applicant is not proposing to reconstruct the streetscape.**

5.0 Parking, Loading & Circulation

- 5.1 Parking – Article 4, Section 4.46 of the Zoning Ordinance requires the applicant to provide the following off-street parking for the uses proposed in the site plans submitted:

Proposed Use	Requirements	Area or Units	Spaces
3 or more room unit	2 spaces per unit	6	12
Total Required	-	-	12
Total Proposed	-	-	12

In addition to the parking required in Article 4, The Triangle Overlay District contains additional parking requirements In Article 3, Section 3.08(G). The applicant meets each requirement.

- 5.2 Loading – No off-street loading spaces are required for the residential use proposed.
- 5.3 Vehicle Circulation & Access – The site plans submitted indicate that the main vehicle access to the site will be through the public alley that exists on the north side of the property. This alley is used by several properties for access. Users of the site will enter into the alley from Elm St. and navigate to a drive aisle on private property to their private garage spaces.
- 5.4 Pedestrian Circulation & Access – Pedestrian access to the side will be through the main entrances to each unit off Elm St. The entrances are proposed to be elevated and accessed by landings.

6.0 Lighting

The applicant has submitted a basic exterior lighting design concept that consists of recessed lighting on the upper levels and wall sconces at the unit entrances, as well as specification sheets for proposed light fixtures. At this time, the Planning Division does not have major concerns with the lighting plan. **The applicant must submit a photometric plan to ensure the light intensity does not exceed the permitted levels at all property lines.**

7.0 Departmental Reports

7.1 Engineering Division – Please see attached Engineering Division comments.

7.2 Department of Public Services – The Department of Public Services (DPS) has no concerns at this time.

7.3 Fire Department – Please see attached Fire Department comments.

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

7.5 Building Division – Please see attached Building Division comments.

8.0 Design Review

The applicant has submitted elevation drawings with many material notes, as well as detailed material specifications for the proposed building. Specification sheets and samples for all façade materials, windows & doors, railings, and other proposed materials will be thoroughly reviewed at Final Site Plan to complete the Design Review.

The applicant will be required to meet the architectural requirements of the ASF3 zoning district outlined in Article 3, Section 3.10. At this stage, the proposal appears to meet all of the requirements of this section, including entrances facing the frontage line, a porch with steps, window/door standards, and high quality materials.

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

- 10.1 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.
- 10.2 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.
- 10.3 The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property and not diminish the value thereof.
- 10.4 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.
- 10.5 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.
- 10.6 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 plans submitted and the requirements outlined in Article 7, Section 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **APPROVE** the Final Site Plan for 295 Elm St. – Forest Townhomes – with the following conditions:

1. The applicant must submit a photometric plan to ensure the light intensity does not exceed the permitted levels at all property lines; and
2. The applicant must submit a revised plan including a masonry screen wall of 36" along the South side of the drive aisle, or; The Planning Board finds the use of 42" arborvitae to be an adequate screen wall material along the South side of the drive aisle; and
3. The applicant must comply with the requests of all City Departments.

12.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan for 295 Elm St. – Forest Townhomes – with the following conditions:

1. The applicant must submit a photometric plan to ensure the light intensity does not exceed the permitted levels at all property lines; and
2. The applicant must submit a revised plan including a masonry screen wall of 36" along the South side of the drive aisle, or; The Planning Board finds the use of 42" arborvitae to be an adequate screen wall material along the South side of the drive aisle; and
3. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan for 295 Elm St. – Forest Townhomes – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Final Site Plan for 295 Elm St. – Forest Townhomes – for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Preliminary Site Plan Review
295 Elm St. - Forest Townhomes**

Existing Site: 1.5 story office building and parking

Zoning: O1 (Office) & ASF3 (Attached Single Family Overlay)

Land Use: Commercial/Office

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial/Office	Residential	Commercial/Office	Mixed Use
Existing Zoning District	O2 (Office-Commercial)	R2 (Single-Family Residential)	O1 (Office)	O2 (Office-Commercial)
Overlay Zoning District	MU3	ASF3	ASF3	MU3/MU5

Land Area:	Existing:	0.202 ac
	Proposed:	0.202 ac
Dwelling Units:	Existing:	0 units
	Proposed:	6 units
Minimum Lot Area/Unit:	Required:	1,280 sq. ft.
	Proposed:	1,467 sq. ft.
Min. Floor Area /Unit:	Required:	N/A
	Proposed:	N/A
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	5 ft.

	Proposed:	5 ft.
Side Setbacks	Required:	No side yard between units 10 feet from side street on corner lot 9 feet from single-family lot
	Proposed:	10 ft. from Forest Ave.
Rear Setback:	Required:	10 feet for principal buildings
	Proposed:	10 ft.
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	35 ft., 3 stories
	Proposed:	32 ¼ ft., 3 stories
Min. Eave Height:	Required:	N/A
	Proposed:	N/A
Floor-Celing 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:	N/A
	Proposed:	N/A
Parking:	Required:	12 off-street spaces
	Proposed:	12 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:	N/A
	Proposed:	N/A

Screening:

<u>Parking:</u>	Required:	3 ft. masonry screen wall
	Proposed:	3.5 ft. arborvitae
<u>Loading:</u>	Required:	N/A
	Proposed:	N/A
<u>Rooftop Mechanical:</u>	Required:	Screened from view
	Proposed:	3 ¼ ft. screen wall on all sides
<u>Elect. Transformer:</u>	Required:	N/A
	Proposed:	N/A
<u>Dumpster:</u>	Required:	Masonry screen wall with wood gates
	Proposed:	Fully screened by building facade

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

9/22/22

RE: Final Site Plan Review Comments
295, Elm St.

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 Residential Code.** Applies to 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.
- **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)
- **2018 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. Building code review classifies work as a level one alteration. This is new construction.
2. Building code review lists 2015 Michigan Rehabilitation Code as the code the building will be reviewed under. This is new construction and shall be reviewed under the 2015 Michigan Building Code as a R2 structure.

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

3. Building information lists required exits under the 2015 Michigan Mechanical Code. Exits to be per 2015 Michigan Building Code.
4. Per section 1030 2015 Michigan Building Code, group R2 occupancies require emergency escape openings in bedrooms in non-sprinkled buildings. The 4 internal units have a sleeping room with no emergency escape access.
5. Building code review lists 2014 National Electric Code. 2017 National Electric Code is in effect.
6. Per section 903.2.8 2015 Michigan Building Code, an automatic sprinkler system is required for occupancies with a group R fire area.
7. A three foot landing is required at the bottom of all stairs. A landing at the bottom of the garage stairs will not allow two car tandem parking as depicted.

FOREST TOWNHOUSES

295 ELM STREET
BIRMINGHAM ,MI. 48009

DRAWING INDEX	
DRAWING	DRAWING TITLE
G-1	COVER SHEET
	EXISTING CONDITIONS
ST-1	SITE PLAN
ST-2	SITE PLAN 2
ST-3	ZONING
ST-3.1	ZONING UNDERLAY
ST-4	SITE PLAN / SURVEY
A-1	LANDSCAPE PLAN
A-2	INTERIOR FLOOR PLANS
A-3	FULL BUILDING FLOOR PLANS
A-4	ELEVATIONS SOUTH NORTH
A-5	ELEVATIONS EAST WEST
A-6	SECTIONS
A-7	TRASH PICKUP PLAN
A-8	ROOF PLAN

PRO ECT DESCRIPTION	
6 UNITS 3 STORY RESIDENTIAL TOWNHOUSES	

BUILDING CODE REVIEW	
CLASSIFICATION OF WORK : ALTERATION LEVEL 1	
BUILDING	2015 MICHIGAN REHABILITATION CODE / 2015 MBC
ENERGY	2015 MICHIGAN ENERGY CODE- ASHRAE 90.1.2007
FIRE	2015 INTERNATIONAL FIRE CODE
PLUMBING	2015 MICHIGAN PLUMBING CODE
MECHANICAL	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL	2014 NATIONAL ELECTRIC CODE WITH PART 8

PRO ECT SETBACKS	
DISTANCE	PROPERTY EDGE
5 FEET	FRONT SETBACK
10 FEET	REAR SETBACK
10 FEET	SIDE SETBACK 1 SIDE - FOREST STRET SIDE

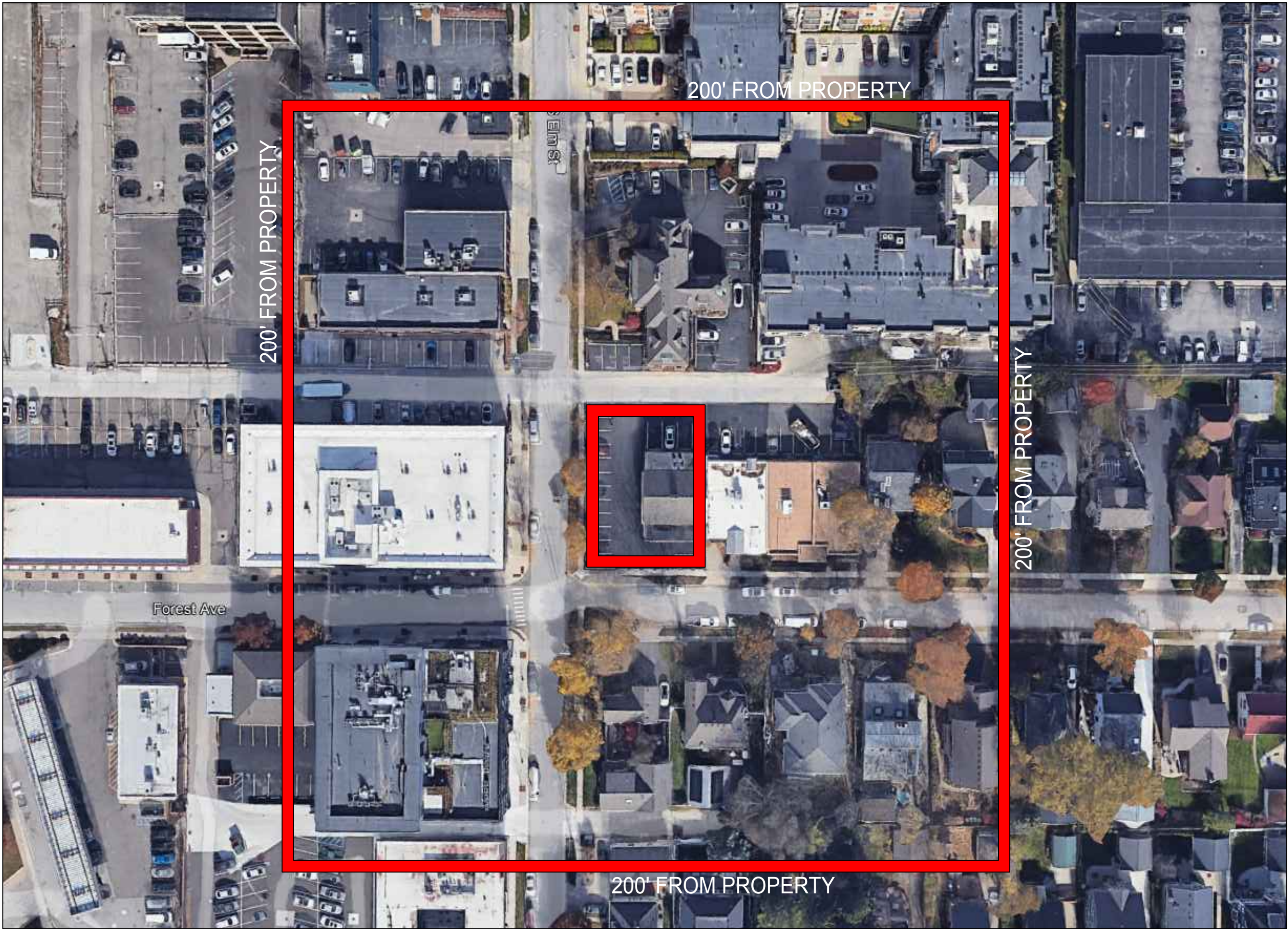
BUILDING INFORMATION	
USE CLASSIFICATION	R2
CONSTRUCTION CLASSIFICATION	TYPE : VB - NON SPRINKLED
GROSS BUILDING AREA	12,720 S.F.
REQUIRED EXITS PER SEC. 1006	2015 MICHIGAN MECHANICAL CODE

NOTES:
PHOTOMETRIC PLAN: DEFERRED SUBMITAL

BUILDING CODE REVIEW	
LEGAL DESCRIPTION:	
ZONED 0-1 SITE AREA = 8,800 S.F = 0.386 AC. BUILDING AREA= 5,766 S.F BUILDING COVERAGE = 65.5	



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EMAIL: OHNM MARUSICHARCHITECTURE.COM



EXISTING SITE PHOTOGRAPHS

295 ELM STREET
BIRMINGHAM ,MI. 48009



EXISTING ALLEY LOOKING EAST



EXISTING ALLEY / NORTH WEST PART OF SITE LOOKING SOUTH-EAST



EXISTING SOUTH SIDE OF SITE LOOKING NORTH



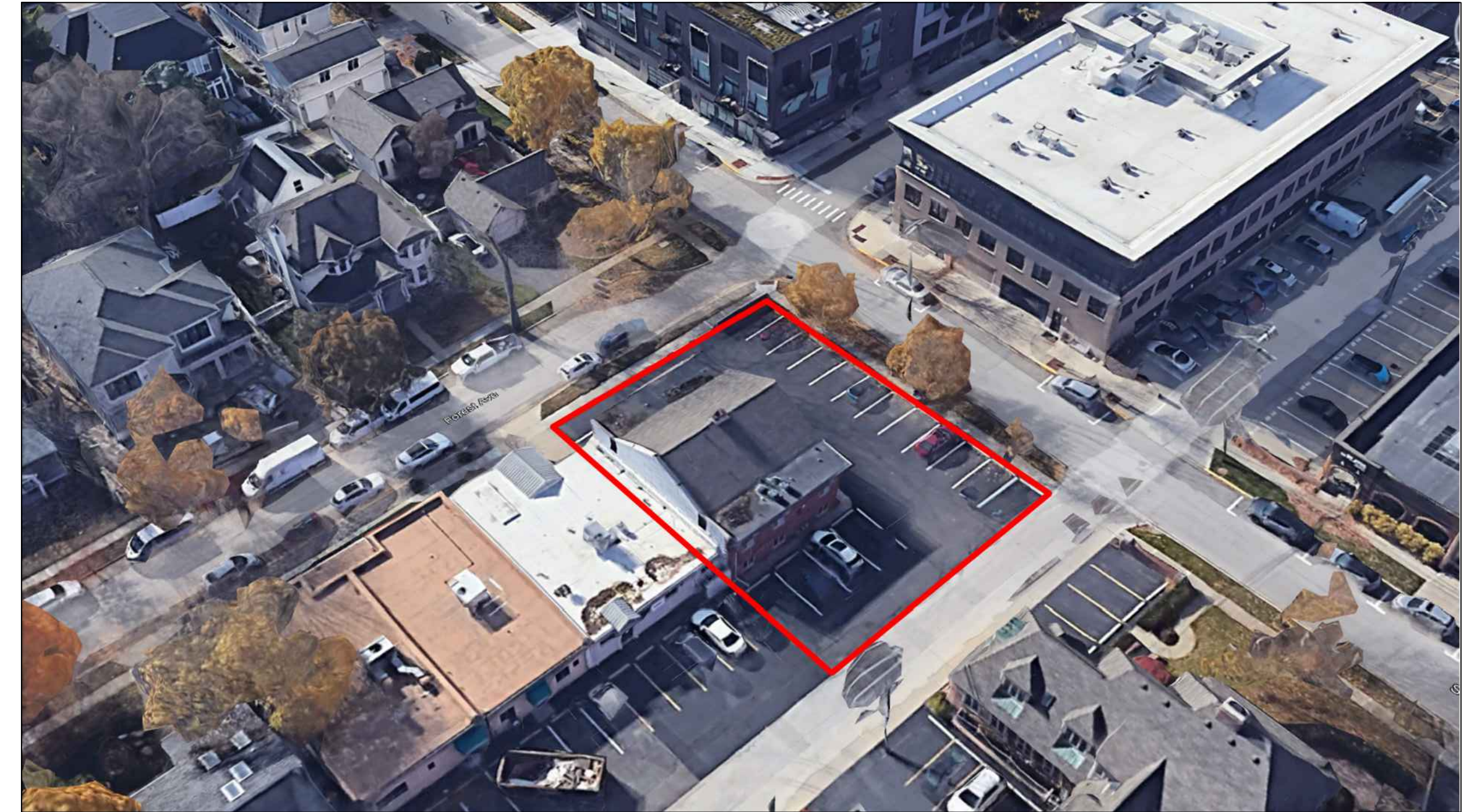
EXISTING SOUTH-WEST PART OF SITE LOOKING EAST

AERIAL PHOTOGRAPHS

295 ELM STREET
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LOOKING SOUTH-EAST



LOOKING SOUTH-WEST



LOOKING NORTH-WEST



LOOKING NORTH-EAST



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OWNER

RUDI YALDO

PROJECT NAME

FOREST
TOWNHOUSES

295 S ELM STREET
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PROJECT # 22 - 30

ISSUE DATE # 05/27/2022

REVISION HISTORY

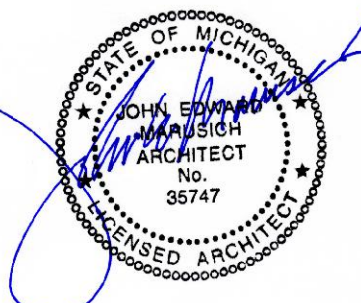
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SHEET CONTENTS

SITE PLAN 1



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: __/__/2022

SHEET #

ST-1

200 FEET FROM PROPERTY

200 FEET FROM PROPERTY

200 FEET FROM PROPERTY

200 FEET FROM PROPERTY

6 UNIT TOWNHOUSE
DEVELOPMENT

ALLEY

ALLEY

FOREST AVE

FOREST AVE

ELM ST

ELM ST

NEW ALL
SEASONS
UNDER
CONSTRUCTION

EXISTING ALL
SEASONS

200 Elm Street
existing urgent care

266 Elm Street
Existing ilates meth

EXISTING 735 FOREST
MIXED USE
DEVELOPMENT

EXISTING 750 FOREST
MIXED USE
DEVELOPMENT

SAAD
DENTISTRY

855
F rest
A e

859
F rest
A e

887
F rest
A e

915
F rest
A e

850
F rest
A e

864
F rest
A e

886
F rest
A e

900
F rest
A e

343
Elm
Street



SITE PLAN 1
SCALE: 1" = 30'-0"



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SITE PLAN 2



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DATE: / / 2022

SHEET #

ST-2



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SHEET CONTENTS

SITE PLAN / ZONING



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2022

SHEET #

ST-3



ZONING
: B-2

ALLEY

PROPERTY
LINE

ZONING: 0-2

FOREST AVE



SITE PLAN / ZONING MAP
SCALE: 1/16" = 1'-0"

ELM ST

ZONING: 0-2

ALLEY

PROPERTY
LINE

ZONING: 0-1

PROPERTY
LINE

ZONING: R-2

ZONING: R-2

FOREST AVE



SITE PLAN / ZONING UNDERLAY
SCALE: 1/16" = 1'-0"



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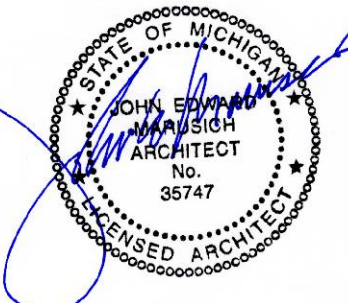
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ZONING UNDERLAY

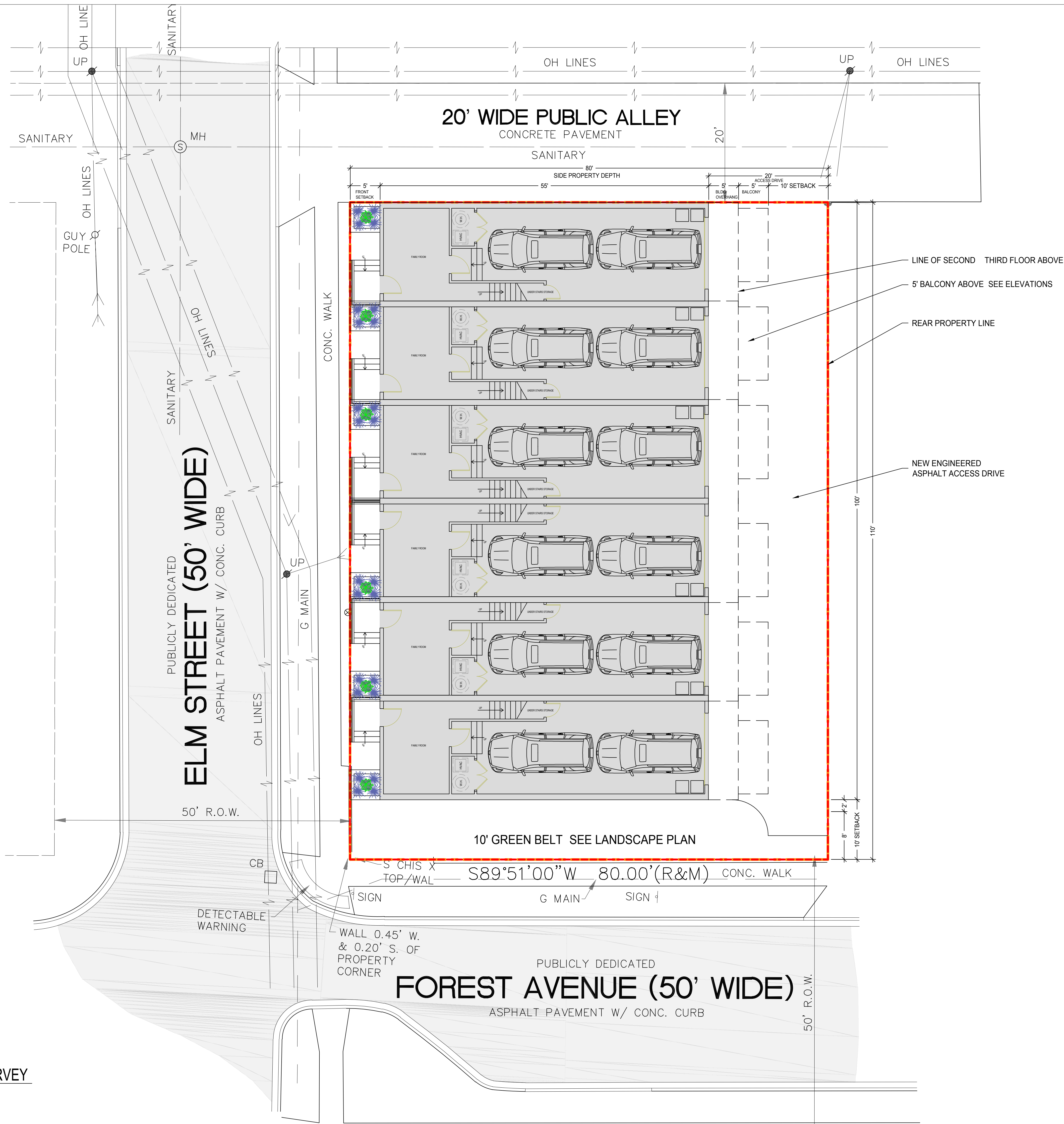


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SHEET CONTENTS

SITE PLAN / SURVEY



OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: 5/27/2022

SHEET #

ST-4



SITE PLAN / SURVEY

SCALE: 1/30" = 1'-0"



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LANDSCAPE PLAN

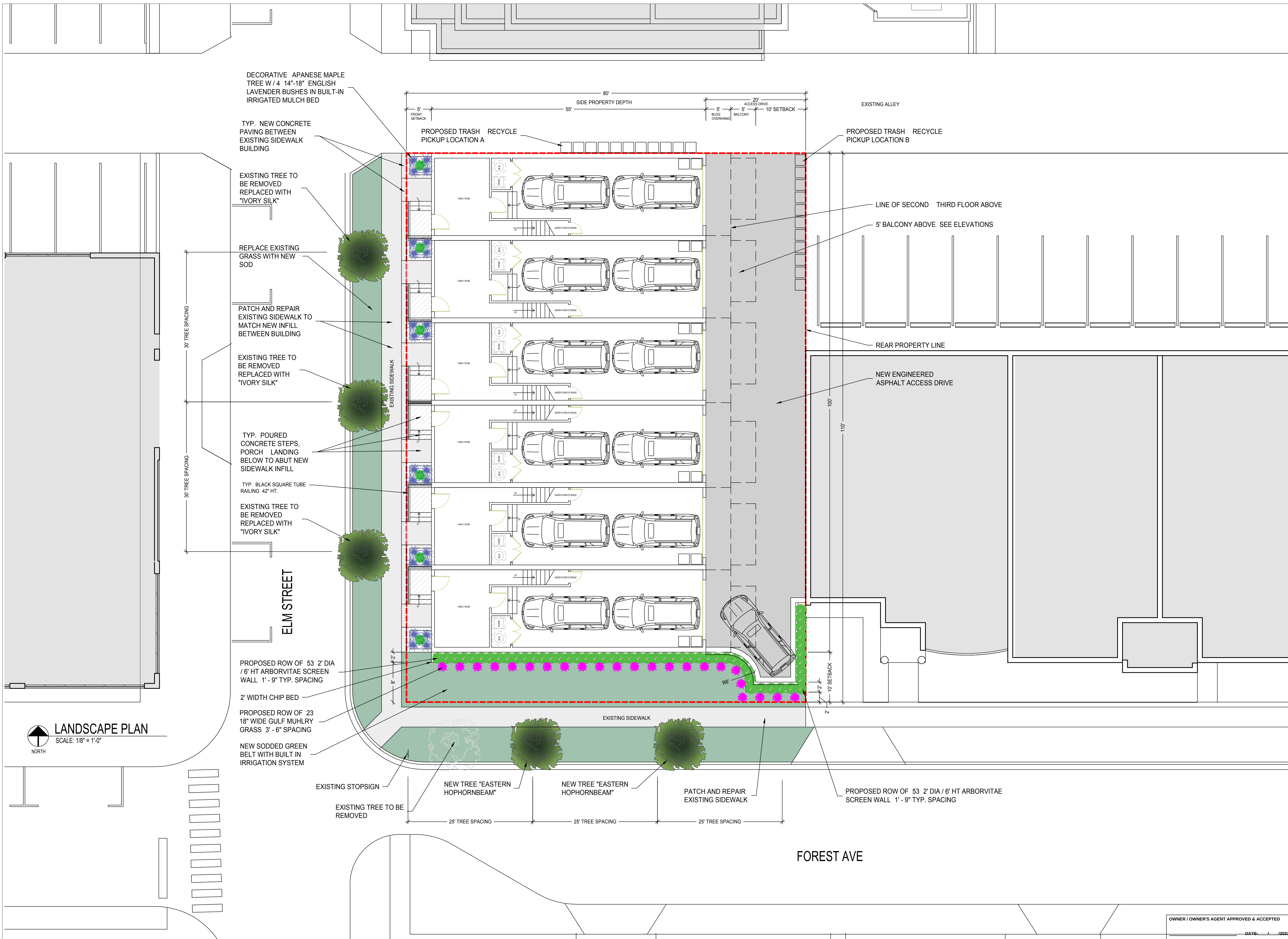


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A-1





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JUDI YALDO

PROJECT NAME

FOREST OWNHOUSES

295 S ELM STREET
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FLOOR PLANS

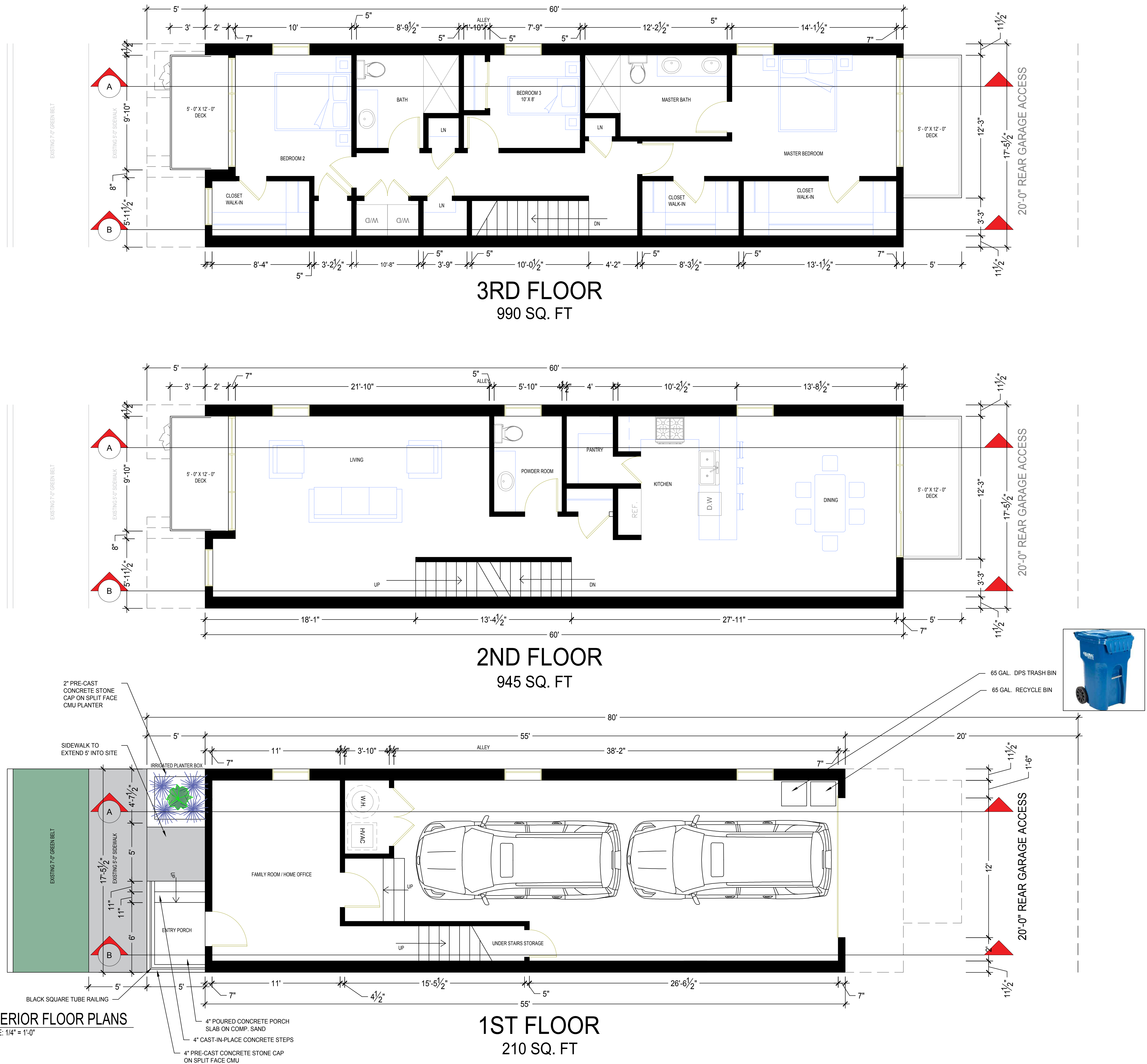


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DATE: / /2022

ET #

A-2



FRONT ELM STREET SIDE

FRONT ELM STREET SIDE



INTERIOR FLOOR PLANS

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



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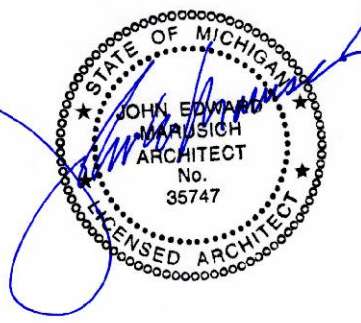
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OWNER REVIEW	09/06/2022

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SHEET CONTENTS

FULL BUILDING
FLOOR PLANS

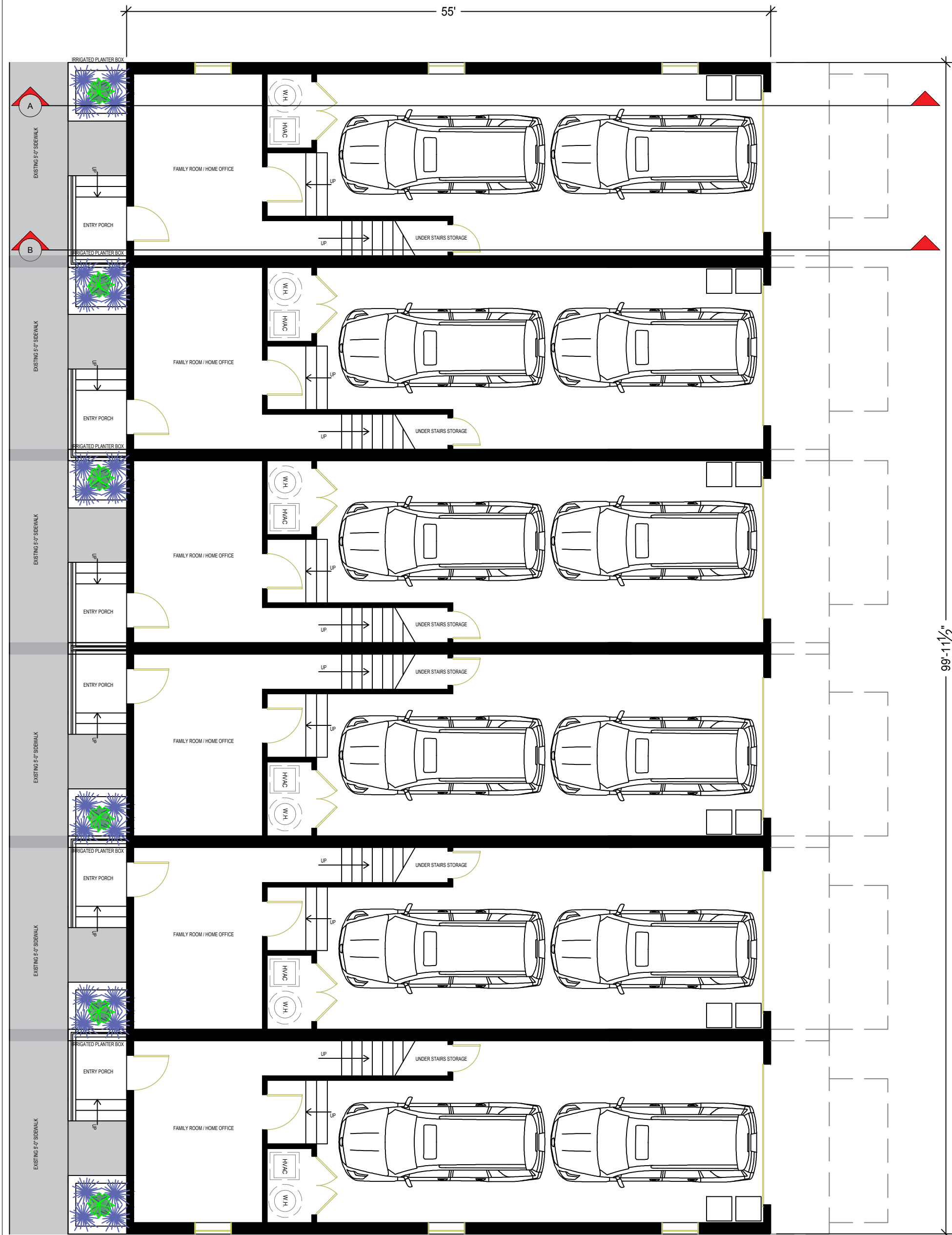


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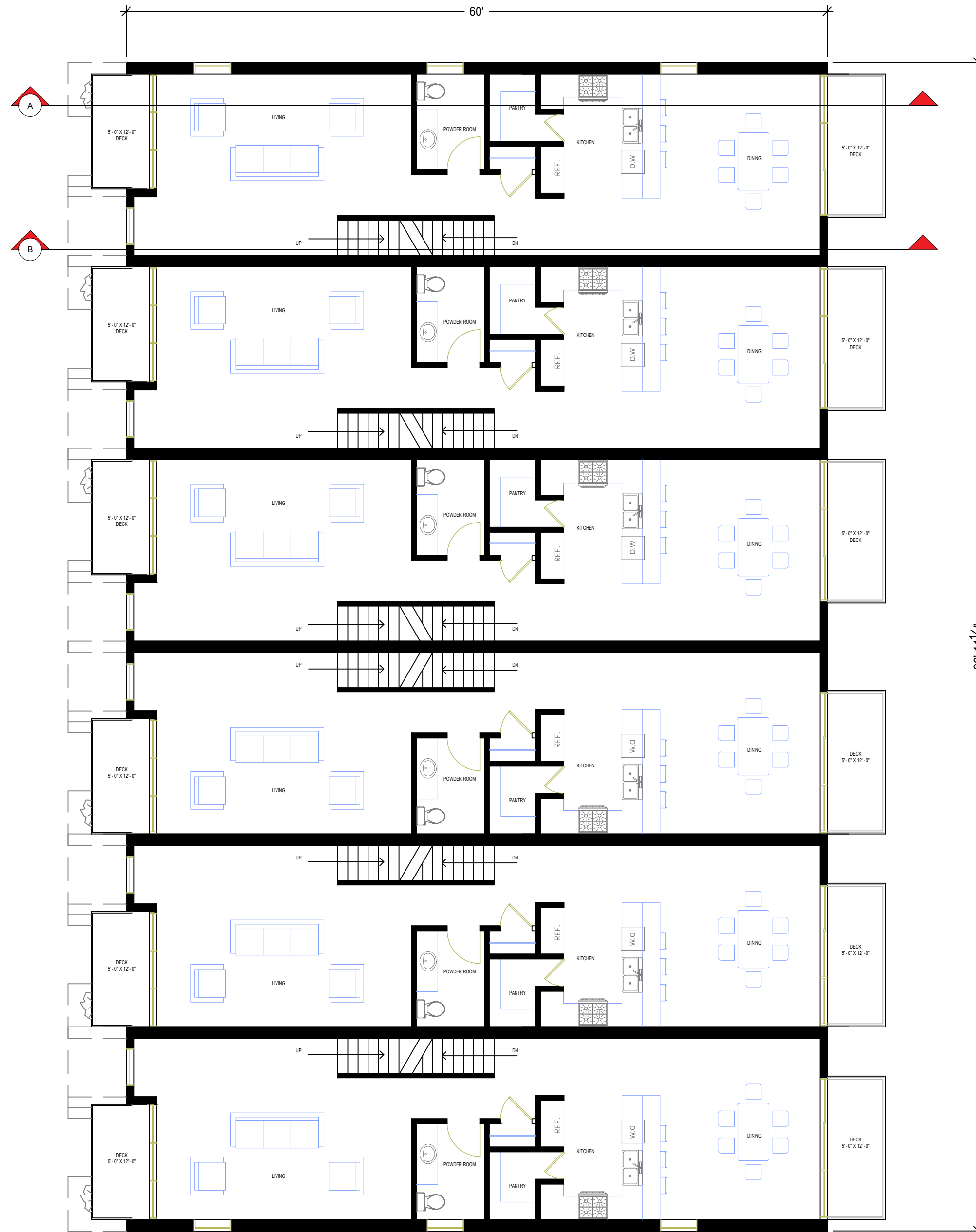
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SHEET #

A-3



LEVEL 1



LEVEL 2



LEVEL 3



FULL BUILDING FLOOR PLANS
SCALE: 1/8" = 1'-0"



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36880 WOODWARD AVENUE
BLOOMFIELD HILLS, MI 48304
SUITE 100

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CELL: 313 482-0645

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OWNER

RUDI YALDO

PROJECT NAME

FOREST
TOWNHOUSES

295 S ELM STREET
BIRMINGHAM, MICHIGAN 48099

PROJECT # 22 - 30

ISSUE DATE # 05/27/2022

REVISION HISTORY

OWNER REVIEW	05/27/2022
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REVISION	07/07/2022
OWNER REVIEW	07/13/2022
OWNER REVIEW	07/26/2022
OWNER REVIEW	08/01/2022
OWNER REVIEW	08/01/2022
OWNER REVIEW	08/06/2022

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SHEET CONTENTS

EAST WEST
ELEVATIONS



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DATE: 11/1/2022

SHEET #

A-4



ALL SEASONS
SENIOR LIVING



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



ALL SEASONS
SENIOR LIVING



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



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OWNER REVIEW	09/01/2022
OWNER REVIEW	09/06/2022

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SHEET CONTENTS
NORTH SOUTH
ELEVATIONS

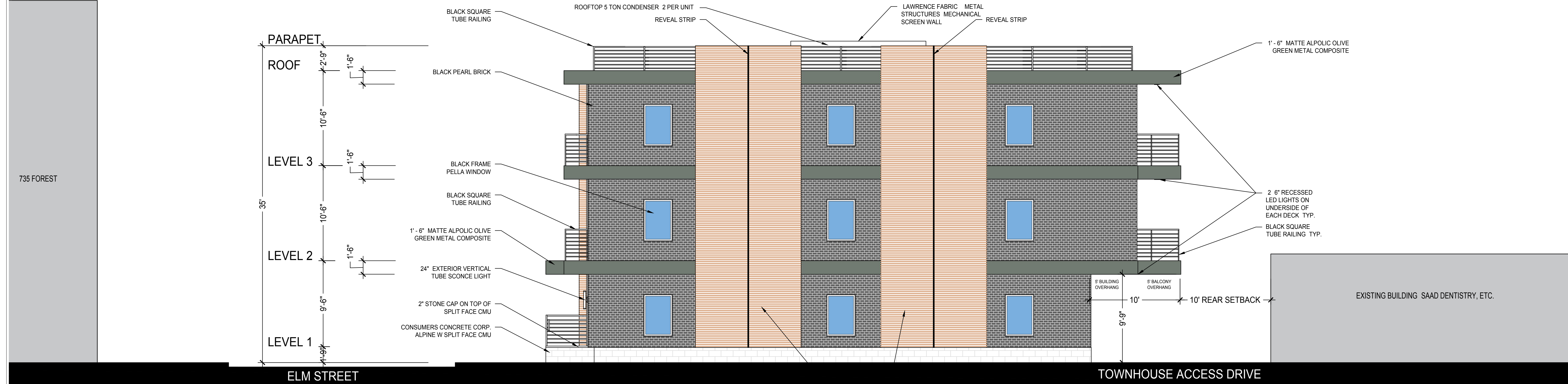


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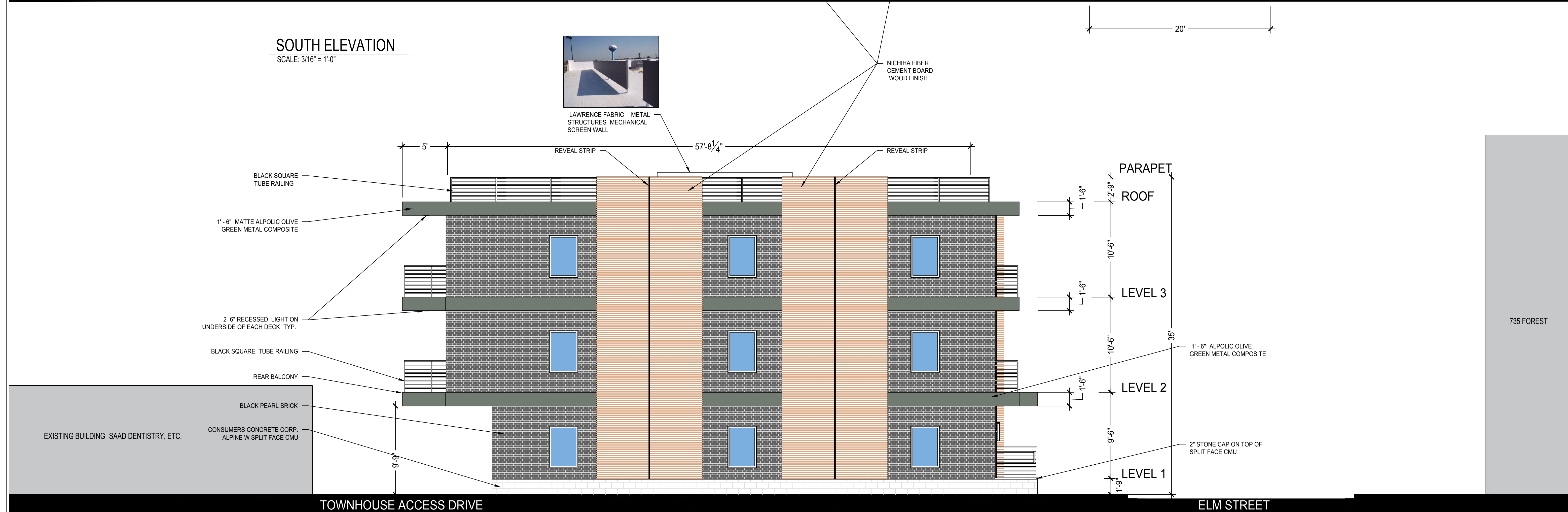
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A-5



SOUTH ELEVATION

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



NORTH ELEVATION

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



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FOREST
TOWNHOUSES

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OWNER REVIEW	09/01/2022
OWNER REVIEW	09/06/2022

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NORTH
SOUTH
ELEVATIONS

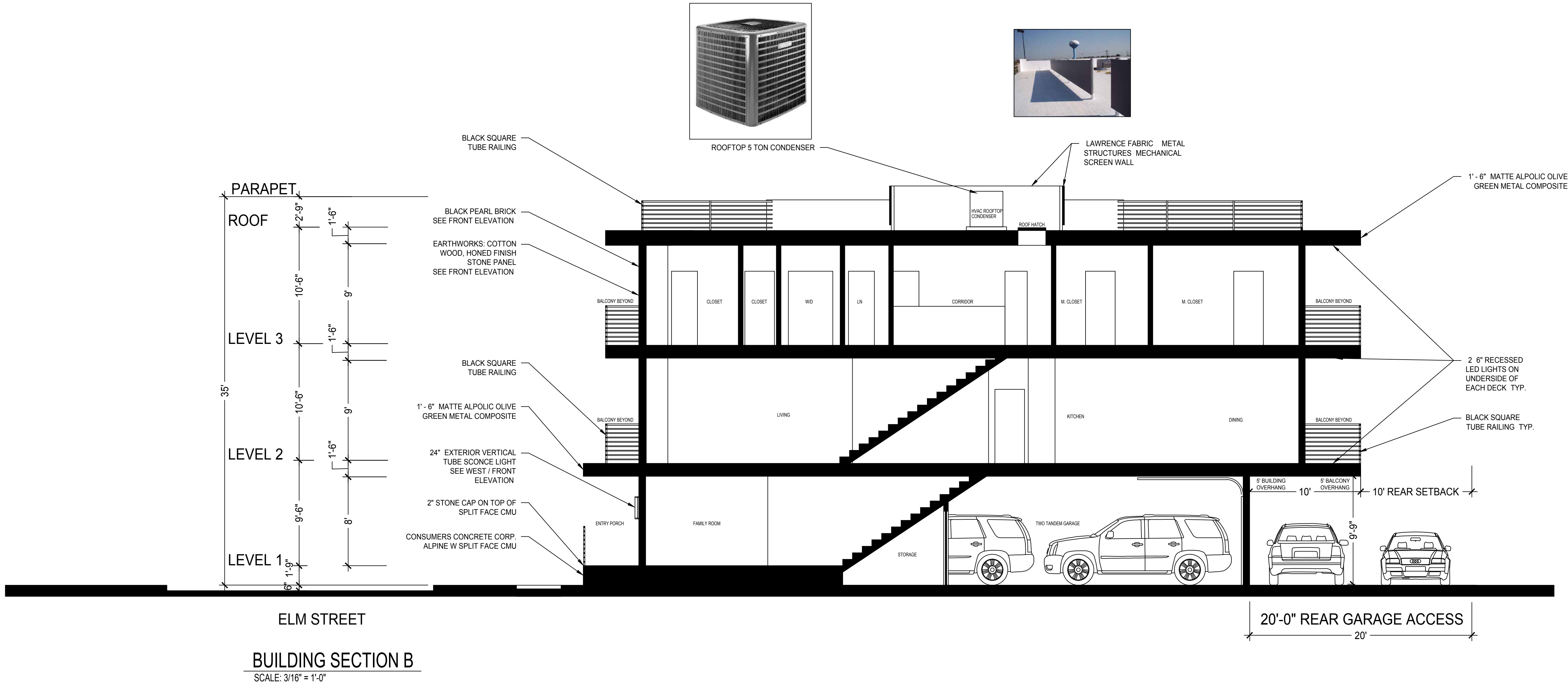
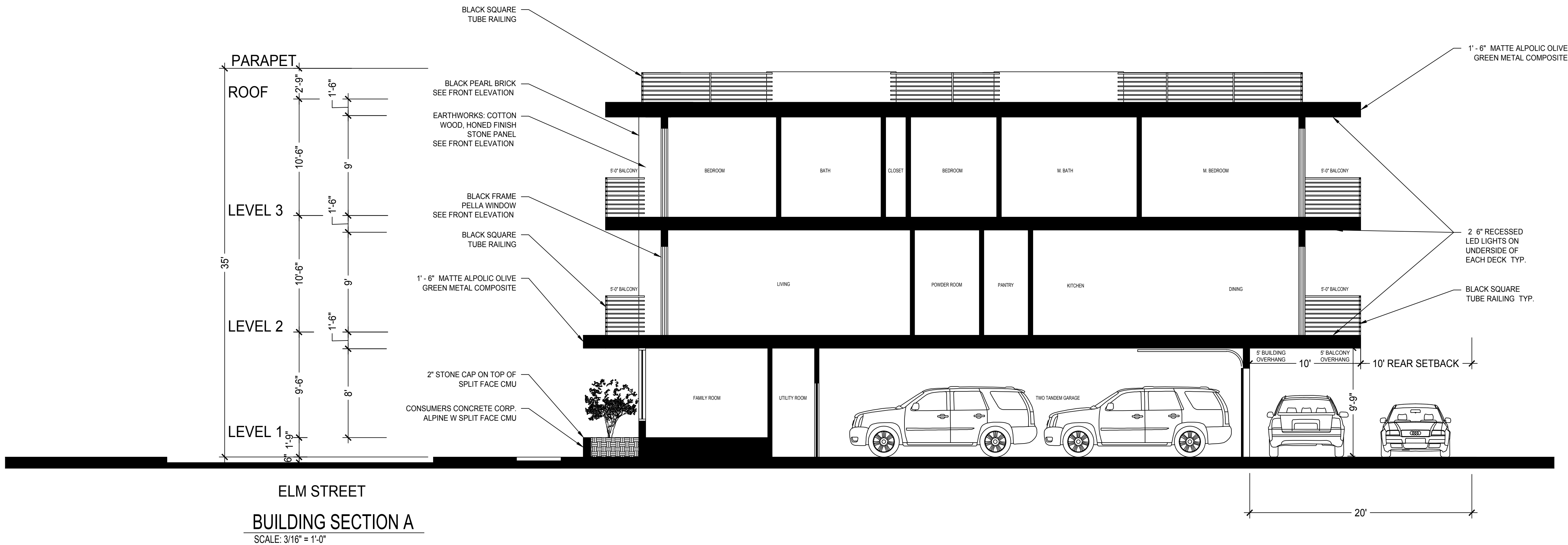


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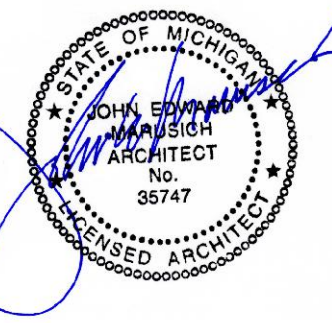
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OWNER REVIEW	09/01/2022
OWNER REVIEW	09/06/2022

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SHEET CONTENTS

TRASH PICKUP PLAN



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A-7

TRASH RECYCLE PICKUP LOCATION A

TRASH RECYCLE PICKUP LOCATION B



TRASH PICKUP PLAN
SCALE: 3/16" = 1'-0"



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OWNER REVIEW	09/01/2022
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ROOF PLAN

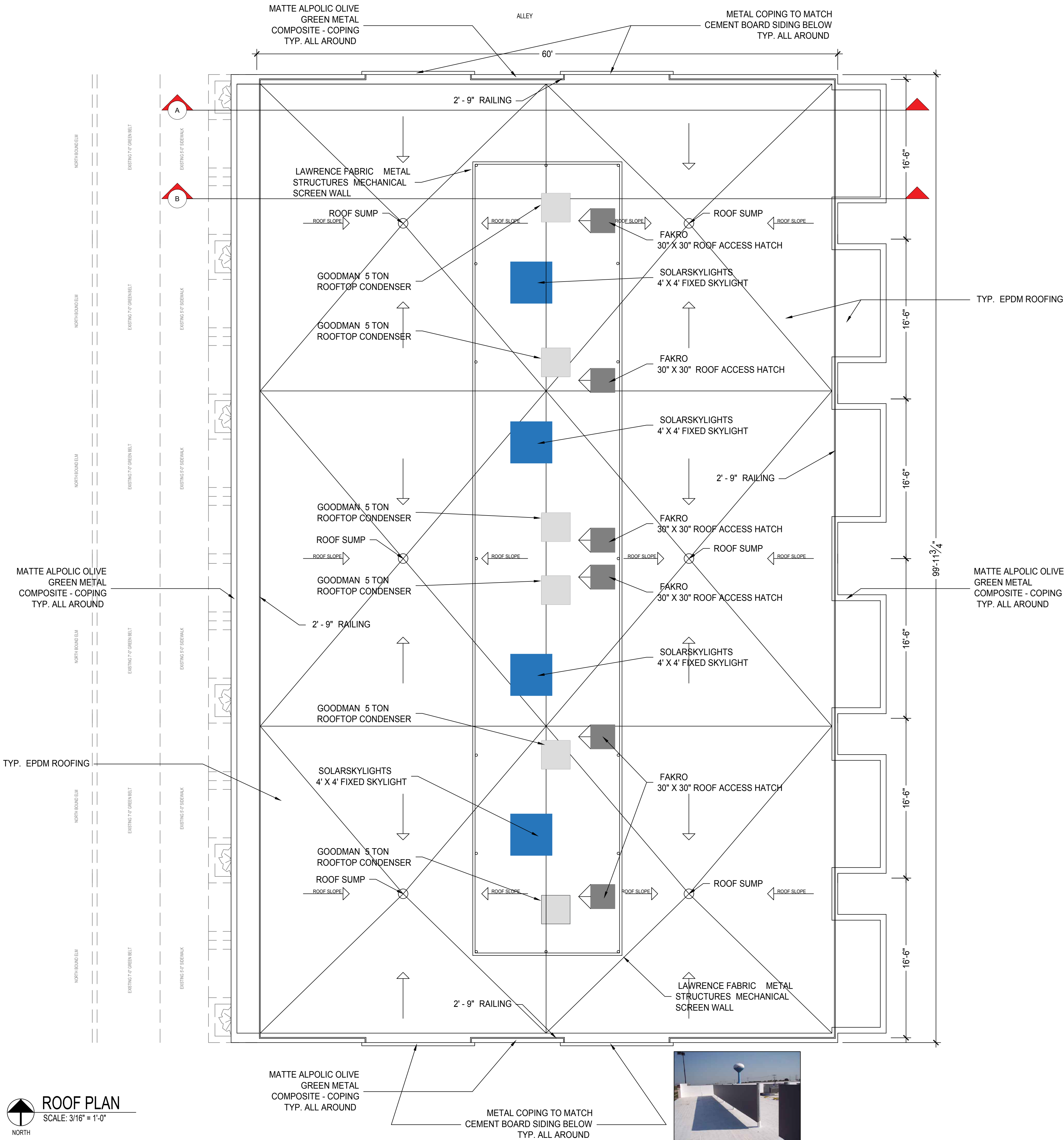


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DATE: 11/1/2022

SHEET #

A-8



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

NORTH

WOOD FINISH SPEC SHEET



NICHIHA FIBER CEMENT VINTAGEWOOD / REDWOOD

AWP 1818	
Dimensions (in.)	17 7/8" H x 71 9/16" L
Dimensions (actual mm)	455 H x 1818 L
Thickness (in.)	5/8
Thickness (actual mm)	16
Weight (lbs. per panel)	34.8
Weight (lbs. per sq. ft.)	3.9
Exposed Coverage (sq. ft. per panel)	8.88
Packaging (pieces per pack)	2 [17.76 sq. ft.]
Panel Orientation	Horizontal
AWP 3030	
Dimensions (in.)	17 7/8" H x 119 5/16" L
Dimensions (actual mm)	455 H x 3030 L
Thickness (in.)	5/8
Thickness (actual mm)	16
Weight (lbs. per panel)	57.3
Weight (lbs. per sq. ft.)	3.8
Exposed Coverage (sq. ft. per panel)	14.81
Packaging (pieces per pack)	2 [29.62 SQ. FT.]
Panel Orientation	Horizontal or Vertical

Porch Ceiling in Karri	
943	
Karri	
Material	Aluminum
Texture	Smooth
Finish	Matte
Products	Porch Ceiling, Inside Out
Features	Q800 TuffTech

VESTA ALUMINUM PORCH CEILING PANEL

Aluminum		SPECIFICATIONS
Technical Data		
ALLOY OR EQUIVALENT 3105 type		MATERIAL DATA 100% Recyclable VOC-free Lead free
DENSITY 0.170 lb/ft		COATING Q800 TuffTech™ coating is applied at 0.6–0.8 mils, a pencil hardness of F-2H (ASTM D 3363) and flexibility of 1-2T. Specular gloss 60° ASTM D 523 is ± 5% of specification.
MINIMUM ULTIMATE TENSILE STRENGTH 22,000-28,000 psi		No-Mar Q5000® coating is applied at 0.6 – 0.8 mils, a pencil hardness of F-2H (ASTM D 3363) and flexibility of 1-2T. Specular gloss 60° ASTM D 523 is ± 5% of specification.
MINIMUM ULTIMATE YIELD STRENGTH 18,000-25,000 psi		ADHESION OF FILM Cross-Hatch Adhesion: NCCA no.11-16, no loss of adhesion between coating and substrate to point of metal rupture with 1/8" cross hatch scribe pattern through coating to bare metal.
MINIMUM ELONGATION 1-3%		ADHESION IMPACT NCCA No. 11-6; 1.5x3 metal thickness inch-pounds, no loss of adhesion.
MODULUS OF ELASTICITY 10		ACCELERATE TESTS Humidity Resistance: No visual change after 100% relative humidity for 1,000 hours per ASTM D2247-87; no blisters or loss of adhesion.
COEFFICIENT OF LINEAR EXPANSION 13.1 u-in/in/°F		SALT SPRAY When subject to 5% salt solution at 95°F, shall withstand 1000 hrs. exposure with no field blistering, no more than 1/32" creep from the scribe, ASTM B117.
MELTING RANGE 1190–1210°F		QUV When subject to 5% salt solution at 95°F, shall withstand 1000 hrs. exposure with no field blistering, no more than 1/32" creep from the scribe, ASTM B117.
THERMAL CONDUCTIVITY AT 77°F 1190 BTU-in/ft2-hr-°F		WIND LOAD Applies to TruVent only. Meets 2015 NBCC-CAN/ULC-93.2-M91 for residential use, Type 1, Class F15, Cantilever and Wind Loading Requirements when tested in accordance with CAN2-93.1-M85.
HARDNESS Rockwell 15T, 63-70 Gutter Coil & Components: Brinell 45HB No-Mar Q5000® Trim Coil: H28 Partially Annealed, Full Hard Fascia and Soffit: H28 Partially Annealed 3/4 Hard		
FLEXIBILITY 1T NC/NT0: For Fascia and Soffit, system flexibility varies with basecoat selection, NCCA No. 11-19; Q800 TuffTech™ coating 1-2T		
THICKNESS Roofing Accessories: 0.016" - 0.024" TruLine® HP Fascia: 0.024" TruLine® TS Fascia: 0.019" TruVent®, TruBead®, TruLine HP Soffit: 0.019" TruLine TS Soffit: 0.016" Porch Ceiling: 0.024" Gutter Coil: 0.027"-0.032" Gutter Components: 0.019" - 0.024" Q800 TuffTech™ Trim Coil: 0.019" - 0.024" No-Mar Q5000® Trim Coil: 0.019"		
Product Details		
PRODUCT LINE Roofing Accessories Fascia Soffit Porch Ceiling Gutter Coil Gutter Components Q800 TuffTech™ Trim Coil No-Mar Q5000® Trim Coil		COLOR AVAILABILITY Please see our Product Catalog and Specification Guide for complete color availability. www.QualityEdge.com/Resources
TEXTURE Smooth: Roofing Accessories, Fascia, Soffit, Porch Ceiling, Gutter Coil & Components, Q800 TuffTech™ Trim Coil Pebble: No-Mar Q5000		TECHNICAL SUPPORT Complete technical information and literature is available at: www.QualityEdge.com/Support
WOODGRAIN TruLine, TruLine HP & TS Fascia, Q800 TuffTech™ Trim Coil		INSTALLATION SUPPORT Installation information is available at: www.QualityEdge.com/Resources
		WARRANTY For complete warranty information, registration and claims, visit: www.QualityEdge.com/Warranties
		MAINTENANCE Remove any and all debris that may accumulate on the product during its lifespan to keep it moisture free. Tighten any loose fasteners or trim pieces as access allows. Do not attempt to repair or replace any parts of the system without consulting a certified applicator. Repainting should not be necessary through the duration of the warranty.
Quality Edge reserves the right to alter specifications without general notice or obligation to make similar changes in products previously manufactured.		
2712 Walkent Drive N.W. Walker, MI 49544 888.784.0878		

PORCH CEILING COLLECTION

Keep looking up.

- Enhance roof overhangs and porches with a warm, wood-look appearance
- Aluminum Porch Ceiling performs better and lasts longer than other options.
- Thicker metal for longer lengths and less seams

The Porch Ceiling Collection

The Porch Ceiling Collection features beautiful, painted woodgrain finishes that exhibit the classic look and feel of real stained wood with the durability and performance of an aluminum substrate.

Enhances exposed or vented soffit porch ceilings.

Made of high quality aluminum, Porch Ceiling is thicker than standard soffit and designed to extend longer lengths.

Beautiful, painted woodgrains that have the classic look and feel of stained wood.

The Porch Ceiling Collection

AVAILABLE OPTIONS

Solid - D5PC

MATERIAL AVAILABILITY

Aluminum

COATING

Q800 TuffTech™

THICKNESS

0.024"

WARRANTY

Lifetime Limited Warranty

INSTALLATION NOTES

For installation use 3/8" J-Channel PC38J which come in Porch Ceiling Woodgrain Colors

Go to QualityEdge.com/Resources for installation information.

COLOR AVAILABILITY

946

943

948

947

949

AVAILABLE COLORS: 946 Dark Mahogany [DM], 943 Karri [K], 948 Medium Teak [MT], 947 Light Cherry [LC], 949 Rock Maple [RM]

Although we make every effort to ensure color accuracy in our printing process, your final products may not be an exact match to those displayed.

METAL COMPOSITE



WE UNDERSTAND
INSPIRATIONAL

Our Matte Series was inspired by Mother Nature's color palette. Now the stunning colors found in the natural world can breathe new life into your next project. One of the world's leading manufacturers of brilliant, shining colors is bringing its expertise to matte finishes.

We're inspired. Now it's your turn.

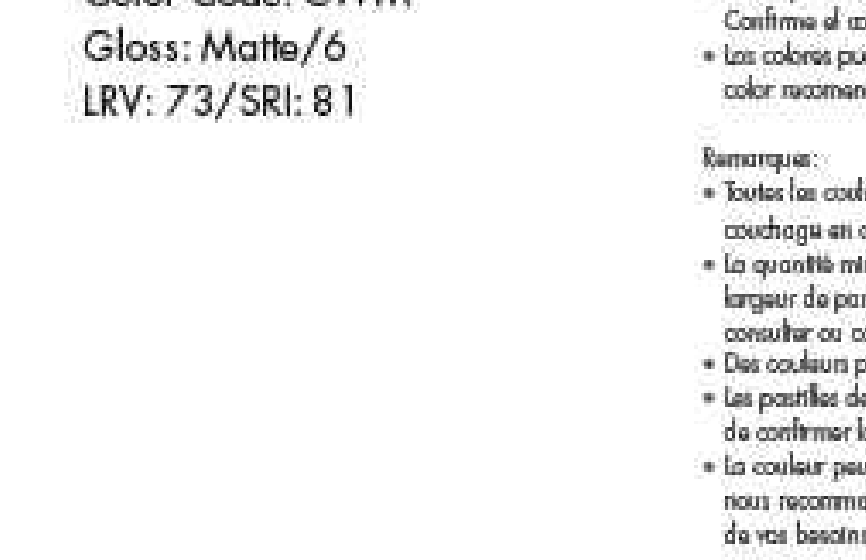




ALPOLIC®/fr Matte Series and ALPOLIC®/PE Matte Series – 20 Year Finish Warranty

ALPOLIC®

Nature was our inspiration.
Now let the new Matte Series finishes be yours.
Find the perfect finish for your next concept.



ALPOLIC® materials are light, flat, rigid and strong. Let's build.

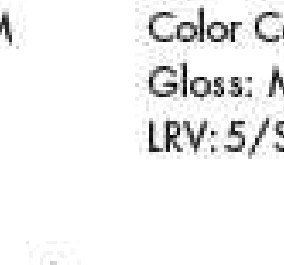
With continuous coil coating using our advanced die coating process, ALPOLIC® materials provide a consistent and smooth finish of high-performance fluoropolymer resins – the most advanced architectural coatings available. Our new Matte Series not only honors Mother Nature herself, but is made to withstand the test of time providing a more beautiful finish than traditional metal or other building panels. Choose from our ALPOLIC®/PE with our classic polyethylene core (PE) or our ALPOLIC®/fr panels featuring an advanced fire-retardant (fr) thermoplastic core that sets the industry standard for fire safety and meets many fire codes worldwide.



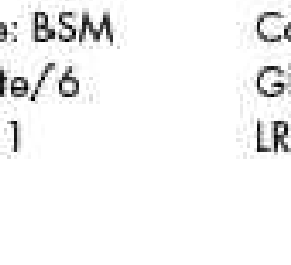
River Rock Grey
Color Code: RRM
Gloss: Matte/6
LRV: 23/SRI: 17



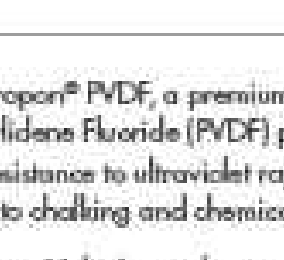
Clay Red
Color Code: CLM
Gloss: Matte/6
LRV: 17/SRI: 16



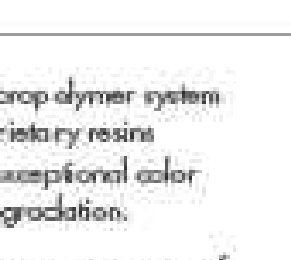
Limestone Blue
Color Code: LBM
Gloss: Matte/6
LRV: 17/SRI: 12



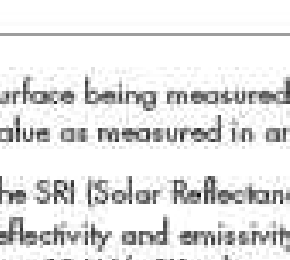
Olive Green
Color Code: OGM
Gloss: Matte/6
LRV: 20/SRI: 14



Terra Cotta
Color Code: TRM
Gloss: Matte/6
LRV: 16.9



Slate Black
Color Code: BSM
Gloss: Matte/6
LRV: 5/SRI: 1



Cloud White
Color Code: CWM
Gloss: Matte/6
LRV: 73/SRI: 8.1

Mitsubishi Chemical America, Inc.
ALPOLIC Division
401 Volvo Parkway, Chesapeake, VA 23320, U.S.A.
Telephone: 800-422-7270 (from US and Canada)
Facsimile: 1-757-436-1896
Email: info@alpolic.com

URL: <http://www.alpolic-americas.com>

Note:

- All colors herein are fluoropolymer coatings produced in our continuous coil coating line.
- Minimum quantity required for the colors herein is 1000 sq. ft. or 93 m² per order per standard width.
- Custom colors are also available. Please consult our offices or our distributors for the minimum quantities.
- Color chips may slightly differ from actual products due to printing. Confirm the color with the color samples.
- Colors may slightly vary between production lots. To ensure the color consistency, we recommend placing total requirement in one order.

Note:

- Todos os cores aqui indicados são revestimentos entoadamentos produzidos em nossa linha de revestimento de bobina contínua.
- A quantidade mínima exigida para os cores aqui indicados é de 1000 pés quadrados ou 93 m² por pedido e por largura padrão.
- Cores personalizadas também estão disponíveis. Por favor, consulte nossos escritórios ou distribuidores para as quantidades mínimas.
- Os "chips" de cores podem ser ligeiramente diferentes do produto atual, devido à impressão. Confirmar a cor com as amostras de cores.
- As cores podem variar ligeiramente entre os lotes. Para garantir a consistência da cor, recomendamos adquirir o total do pedido que será necessário de uma só vez.

Note:

- Todos los colores de esta tabla corresponden a pinturas de fluoropolímero aplicadas en nuestra cadena de pintura continua de chapa en rollo.
- La cantidad mínima de los colores de esta tabla es de 1000 sq. ft. or 93 m² por lot por ancho estándar. Por favor, consulte nuestros oficinas o nuestros distribuidores para el ancho del panel disponible.
- También existen colores personalizados.
- Las tarjetas de color pueden diferir ligeramente de los productos reales debido al proceso de impresión. Confirme el color con la muestra de color.
- Los colores pueden variar ligeramente de un lote de producción a otro. Para garantizar una consistencia en el color recomendamos que el total del requerimiento de la orden se realice en una misma producción.

Remarques:

- Tous les couleurs offertes sont des revêtements fluoropolymère à produits dans notre ligne de revêtement par couchage en continu.
- La quantité minimale requise par commande pour les couleurs offertes est de 1000 sq. ft. or 93 m² par largeur de panneau standard. Pour tout renseignement sur les largeurs de panneaux disponibles veuillez nous consulter ou consulter nos distributeurs.
- Des couleurs personnalisées sont également disponibles.
- Les pastilles de couleur peuvent varier légèrement des produits proprement dits du fait de l'impression. Merci de confirmer la couleur avec l'échantillon de couleur.
- La couleur peut varier légèrement en fonction des lots de production. Pour garantir l'homogénéité des teintes nous recommandons de passer une seule commande pour l'ensemble de vos besoins.

All colors herein are Fluoropol® PVDF, a premium fluoropolymer system containing 70% Polyvinylidene Fluoride (PVDF) proprietary resins providing outstanding resistance to ultraviolet rays, exceptional color retention and resistance to chalking and chemical degradation.

The LRV (Light Reflectance Value) noted represents a percentage of the light energy, in the visible spectrum, that is reflected by the surface being measured. This value is defined in ASTM C469 as the Y value as measured in an XYZ/Yxy color space.

The SRI (Solar Reflectance Index) noted represents the material's solar reflectivity and emissivity. This value is measured using ASTM E1890 at a 12 W/m²K value.

Colors shown are as close to actual colors as allowed by the printing process.

Mitsubishi Chemical Composites America, Inc. reserves the right to change or delete information herein without prior notice. The transcription of any data or information contained in this brochure without prior written consent is strictly prohibited. For warranty details, exclusions and limitations or for more information please contact your ALPOLIC® Representative.

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FLUOROPOL® Rev. 3 March 2021

Fluoropol® is a registered trademark of The Valpar Corporation.

LIGHTING SPEC SHEET

6.2" 4" RECESSED CAN LIGHT

PRODUCT SPECS

Dimensions

Height:	24"
Length:	5"
Product Weight:	7.92Lbs
Width:	5.25"

Appearance

Base Color:	Black
Base Material:	Aluminum
Shade Color:	UV Rated White Acrylic
Style:	Modern

Bulb Information

Bulb Base:	Integrated LED
Bulb Type:	LED
Color Temperature:	3000
CRI:	90
Dimmable:	Yes
Bulbs Included:	Yes
Lumens:	3132
Number of Bulbs:	1
Title 24 Compliant:	Yes
Voltage:	120
Wattage:	37

Details & Features

Brand Name:	Modern Forms
Install Type:	Hardwire
Location Rating:	Wet Location
Product Collection:	Lithium
Safety Rating:	ETL
UPC:	790576496504
Manufacturer SKU:	WS-W12824-30-BK
Warranty:	5 Years Functional, 2 Years Finish

- Can be mounted vertically or horizontally
- Smooth and continuous dimming with an electronic low voltage (ELV) dimmer



24" 5" TUBE SCONCE

PROJECT: FLUORESCENCE TYPE: LOCATION: CONTACT:																																									
P8061 SERIES SIN LED New Construction And Remodel • Wet location listed																																									
Description: The S¹ P8061 is ideal for use in both new construction as well as remodel/retrofit. Light output is comparable to that of a typical 60W incandescent downlight, providing up to 75 percent energy savings. The P8061 is equipped with both Edison base adapter and quick link connector allowing easy installation in many standard incandescent recessed housings. White finish.		Images: P8061-28-30K																																							
Specifications: • Satin White finish. • Diffused polycarbonate lens controls direct glare from the LEDs. • Easy "Push and Twist" installation with (3) friction spring clips. • Can be installed in most competitors 5" recessed housings. • Dimensional to 100% with many Triac/Forward Phase dimmers. • 713 lumens (delivered). • Suitable for use in IC or NON-IC Applications. • Provided with quick link for use with E26 Edison Base adapter. • Meets California Title 24 - 168 - 2016. • This product is not available for sale into the State of California. • 4" of wire supplied. • ENERGY STAR[®] qualified • Meets California Title 24 JAB-2016		Dimensions: (A) Outside Diameter: 6.2" (B) Height: 4" (C) Inside Diameter: 4.5" (D) Light Emitting Surface (LES): 2.75"																																							
Performance: <table> <tr><td>Input Power</td><td>30w</td></tr> <tr><td>Input Voltage</td><td>120 V</td></tr> <tr><td>Input Frequency</td><td>60 Hz</td></tr> <tr><td>Lumens/LPW</td><td>713/71 (LM-79)</td></tr> <tr><td>CCT</td><td>3000 K</td></tr> <tr><td>CRI</td><td>90 CRI</td></tr> <tr><td>Life (hours)</td><td>50,000 (L70/TM-21)</td></tr> <tr><td>EMF/RFI</td><td>FCC Title 47, Part 15, Class B</td></tr> <tr><td>Min. Start Temp</td><td>-30 °C</td></tr> <tr><td>Max. Operating Temp</td><td>30 °C</td></tr> <tr><td>Warranty</td><td>5 year warranty</td></tr> <tr><td>Labels</td><td>cSPlus Wet location listed</td></tr> <tr><td></td><td>ENERGY STAR[®] qualified</td></tr> <tr><td></td><td>Meets California Title 24 JAB-2016</td></tr> </table>		Input Power	30w	Input Voltage	120 V	Input Frequency	60 Hz	Lumens/LPW	713/71 (LM-79)	CCT	3000 K	CRI	90 CRI	Life (hours)	50,000 (L70/TM-21)	EMF/RFI	FCC Title 47, Part 15, Class B	Min. Start Temp	-30 °C	Max. Operating Temp	30 °C	Warranty	5 year warranty	Labels	cSPlus Wet location listed		ENERGY STAR [®] qualified		Meets California Title 24 JAB-2016												
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Dimming Controls <table> <tr><td>Lutron AYCL153P</td></tr> <tr><td>Lutron TQL153P</td></tr> <tr><td>Leviton 6672</td></tr> <tr><td>Leviton 6674</td></tr> <tr><td>Leviton 6881</td></tr> </table>		Lutron AYCL153P	Lutron TQL153P	Leviton 6672	Leviton 6674	Leviton 6881	Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements. Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.																																		
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SELECTED MASONRY

Product Information (BLACK PEARL BRICK):

Brand: Glen-Gery
Type: Thin Brick
Color: Black
Style: Extruded
Plant: Hanley
Series: Emporium+ Series
Texture/Finish: Wirecut



General Availability	T	H	L		Brick per sq ft
Modular Thin Brick	1/2	2-1/4	7-5/8	in.	6.86

Interlocking	X	Actual Length (inches)	16
Block Weight	Normal weight	Minimum Weight (lbs.)	10
Warranty	1-year limited	Common Width (inches)	8.0
Cored	X	Series Name	N/A
Color/Finish Family	Gray	UNSPSC	30131500
Common Length (inches)	16.0	Actual Width (inches)	8
Common Height (inches)	2.0	Type	Cap
Actual Height (inches)	2	CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S)

2" STONE CAP



Interlocking	X	Actual Length (inches)	16
Block Weight	Normal weight	Minimum Weight (lbs.)	10
Warranty	1-year limited	Common Width (inches)	8.0
Cored	X	Series Name	N/A
Color/Finish Family	Gray	UNSPSC	30131500
Common Length (inches)	16.0	Actual Width (inches)	8
Common Height (inches)	2.0	Type	Cap
Actual Height (inches)	2	CA Residents: Prop 65 Warning(s)	⚠ Prop 65 WARNING(S)

CONSUMERS CONCRETE CORP.
ALPINE W SPLIT FACE CMU



EARTHWORKS COTTON BOTTOM HONED LIMESTONE PANEL

Color Tone	Cream
Sample Available	Y
Finish	Honed
Available Finishes	Brushed, Bushhammered, Honed, Sandblasted, Sawn
Percent Absorption	8.31%
Bulk Specific Gravity	2.11
Weight per Cubic Foot	131.59 LBS/CF
Abrasion Resistance	3.75

SELECTIONS FROM PELLA

Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.¹

Revolutionary hardware

Introducing a revolutionary way to operate casement and awning windows. This patent-pending, Easy-Slide Operator simply slides to open, without the effort of cranking.

Pella Impervia

Fiberglass windows and patio doors

Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.

• 100x more impact resistant²

Pella's fiberglass is 100x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

• Proven performance

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.³

• Installation solutions and expertise

With nearly 100 years in business, we've got you covered with products and installation solutions for your exact situation.

• Exceptional mulling capabilities

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

• Up-to-date color palette

Achieve your design style with up-to-date frame color options, including Black.

• Tested beyond requirements

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.⁴ Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

• Durable three-way corner joints

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

• The confidence of a strong warranty⁵

We know your reputation matters, so we have one of the strongest warranties in the business.

Available in these window and patio door styles:



¹1/8" x 1/8" See back cover for disclosures.



Delivering unmatched strength, engineered for lasting durability.¹

Pella's Proprietary Fiberglass vs. Andersen Fibrex ²1,6,7
Pella Impervia products won't dent, bend or break as much as the competition.

Won't dent. **100x** more impact-resistant
Won't bend. **10x** stronger
Won't break. **20x** the tensile strength

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame/Install
						U-Factor	SHGC	STC	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	LC30-LC50	0.18-0.48	0.16-0.55	29-37	Block Frame, Standard Fin, Off-Set Fin, Integral Fin
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC45-LC50	0.16-0.49	0.18-0.63	28-36	
Vent Casement	17-1/2"	20"	37-1/2"	79-1/2"	LC45-LC50	0.26-0.45	0.18-0.55	25-32	
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	LC45-LC50	0.22-0.48	0.20-0.62	27-33	
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.25-0.49	0.19-0.58	26-29	Block Frame, Standard Fin, Off-Set Fin, Integral Fin, Flush Frame
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.24-0.51	0.19-0.59	26-32	
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-33	
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.25-0.50	0.19-0.59	26-32	
Fixed Sash and Frame	13-1/2"	13-1/2"	71-1/2"	71-1/2"	CW55-CW50	0.22-0.50	0.20-0.62	27-33	Block Frame, Standard Fin, Off-Set Fin
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	CW50	0.14-0.46	0.18-0.69	28-36	
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	LC30-LC50	0.17-0.48	0.19-0.59	29-33	
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	LC30-LC50	0.17-0.48	0.19-0.59	29-33	
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	LC35-LC50	0.17-0.48	0.19-0.59	29-33	

Window sizes available in 1/8" increments
Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.
Two and three panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.
Knock-down will be optional for two and three panel configurations until 95.5" in height.

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass ⁸	Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. ¹⁹			
				
Advanced Low-E insulating dual-pane glass with argon	Advanced Comfort Low-E insulating dual-pane glass with argon	Natural Sun Low-E insulating triple-pane glass with argon	SunDefense™ Low-E insulating dual- or triple-pane glass with argon	
				
Tempered glass	Laminated (non-impact-resistant) ⁹ . Intersect ¹⁰ or obscure glass also available on select products	STC (Sound Transmission Class)-improved dual-pane sound control glass ¹¹	Triple Pane ¹²	

Additional Glass Options

Foam Insulation Options Optional foam-insulated frame and sash are available to increase energy efficiency.

Color & Finishes

Frame Colors Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

Solid-Color:



Window Hardware

Casement & Awning

The patent-pending Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.

Easy-Slide Operator



Fold-Away Crank



Color-Matched Finishes:



Additional Finish¹³:



Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Color-Matched Finishes:



Additional Finish:



Patio Door Hardware

Sliding Patio Door

Elevate a home's style with sleek hardware selections.



Color-Matched Finishes:



Additional Finish:



Secure Vent Lock

A secure vent lock comes standard on all Pella Impervia sliding doors and provides security in both the closed and venting positions. Secure vent lock is color-matched to the interior of the frame.



Color-Matched Finishes:



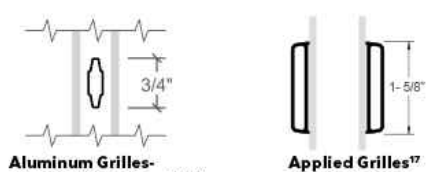
Patio Door Blinds

Blinds-Between-the-Glass¹⁴ Give your homeowners more privacy by adding blinds-between-the-glass. Located between panes of glass, blinds are protected from dust, dirt and damage.



Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass products used in building national brands in made and 3-point bend tests performed in accordance with ASTM D4338 and CPD testing standards.
² Same Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energyguide.gov.
³ Impact testing performance based on testing 10 samples of each material using ASTM D256, Method C.
⁴ Pella Impervia windows and patio doors have a performance class of LC or higher. For information on product ratings see www.pella.com/performance.
⁵ Testing performed in accordance with ASTM testing standards. Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.
⁶ See website listed warranty for details, including exceptions and limitations. www.pella.com/warranty
⁷ Sample testing performance based on testing 7 samples of each material using ASTM D4338 test methodology.
⁸ 3-point bend testing performance based on testing 10 samples of each material using ASTM D638 test methodology.
⁹ Optional high-altitude Low-E insulating glass available with or without argon on select products.
¹⁰ Same Pella products may not meet ENERGY STAR guidelines in Canada. For more information, contact your local Pella sales representative or go to energyguide.gov.
¹¹ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
¹² Available with Advanced Low-E insulating glass with argon with bronze, gray or green tin on select products.
¹³ Sound control glass consists of dissimilar glass thickness (3mm/3mm or 5mm/5mm).
¹⁴ Available on direct set, awning and casement windows and sliding patio doors. Not available with Advanced Comfort Low-E glass.
¹⁵ Not available for fold-away crank.
¹⁶ Not available on three- and four-panel sliding patio doors.
¹⁷ 3-point bend testing performance based on testing 10 samples of each material using ASTM D638 test methodology.
¹⁸ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
¹⁹ Available on direct set windows only.

Pella® Entry Door Systems

Premium Wood

Detailed Product Descriptions

Frame

- Select hardwoods.
 - Mahogany (Demesne cherry) [American white oak] doors are hung in matching frames.
 - Rustic walnut square top and eyebrow top are hung in mahogany frames.
 - Rustic walnut continuous radius doors are hung in matching frames.
- Mahogany (Demesne cherry) [American white oak] frame are engineered wood. Interior exposed surfaces are veneered with clear match face material.
- Wood exterior (brickmould) [S45 flatscreen] [LC11 deco casing] trim is available. ¹
- Interior casing is available in to match the frame material. ²
- Sill is extruded exterior aluminum [standard in-swing with adjustable oak threshold] [stand out-swing bumper sill] [1/2" low profile] with [bronze anodized] [brass anodized] [mill finish].
- Wall depth [4-9/16"] [5-1/4"] [6-9/16"] [Custom: _____] (specify up to 12").

Door Panel

- Select hardwood [mahogany] [demesne cherry] [american white oak] [walnut].
- Edge banding of square-top panels is mahogany [demesne cherry] [american white oak] [walnut].
- Panel thickness is [1-3/4" (45 mm)] [2-1/4" (57 mm)].

Weatherstripping

- Compression type foam filled weather strip at head and jams.
- [In-swing] [In-swing with low profile sill] [Out-swing with low profile sill] Dual durometer extruded polymer with leaves at bottom edge of door panel will contact threshold and includes drip.] [Out-swing: Extruded polymer sub is attached to the bumper sill.]

Glazing System

- Quality float glass complying with ASTM C-1036.
- 5/8" (16 mm) tempered insulating glass (Decorative: _____) (specify glass type) [Textured glass [Antique] [Flemish] [Reeded]] [true divided light with 1-1/4" (32 mm) edge bevel in each light].
- All glazing meets ANSI Z97.1 and U.S.C.P.S.C. Standard 16 CRF-1201.

Finish

- Exterior and interior (unfinished – ready for site finishing) [factory applied stain finish].

Hardware and Hardware Prep

- Ball bearing hinges (Black) [Oil-Rubbed Bronze] [Polished Brass] [Satin Chrome] for operable doors.
 - Square top and eyebrow top doors: Three (3) per door panel 6" 6" (2032 mm) panel height, four (4) per door panel on 6" 0" (2439 mm) panel heights.
 - Round top doors: Three (3) per door panel on all panel heights.
- Flush bolt for double doors will match hinge finish.
- Each door panel is [in bore] [factory-prepped for 2-1/8" (54 mm) latch bore] [factory-prepped for 2-1/8" (54 mm) latch bore and 2-1/8" (54 mm) deadbolt, 5-1/2" (140 mm) on center] [factory-prepped for 1-1/8" (27 mm) or 2-1/8" (54 mm) multipoint latch bore 6" (153 mm) on center].
- Backset is [2-3/8" (60 mm)] [2-3/4" (70 mm)]. Backset for multipoint prep is 2-3/8" only.
- Optional multi-point lock hardware is stainless steel.
- Optional multi-point lock handle set hardware, with Schlage® keyway.
- 6" 0" doors feature an extended top flush bolt, partially concealed behind the astragal which lowers the operator to approximately 12" from the top of the door panel.

Optional Products

- Decorative Accents
 - Exterior Iron Grilles
 - Iron with black powder-coat finish.
 - Available on select rustic walnut doors.
 - Dentil shelf (available on select Craftsman panels only)
 - Shelf is factory applied to exterior.
 - Carves (available on select rustic walnut and mahogany panels only)
 - Metal [1-1/4" (32 mm) round] [1-1/8" (29 mm) square] with Black finish.
 - Factory applied to exterior.
 - Decorative [14" (356 mm)] [20" (508 mm)] strap with black finish (available on select rustic walnut and mahogany panels only). Applied to exterior.
 - Surface Bolt (6" (153 mm)] [12" (305 mm)] [16" (406 mm)] available in [French Antique] [Oil-Rubbed Bronze] [Satin Nickel]. Field Applied to the interior.
 - Cross locks (available on select rustic walnut and mahogany panels only).
- Speakeasy options (available on select rustic walnut and mahogany panels only)
 - Operable speakeasy door without glass.
 - Opening is weatherstripped.
 - [Square top] [Full Radius] [Eyebrow Radius, mahogany panels only].
 - Buttfly hinged with latch hardware in Black finish.
- Operable speakeasy door with single pane glass.
 - [Antique] [clear] glass.
 - [Square top] [Full Radius] [Eyebrow Radius, mahogany panels only].
 - Buttfly hinged with latch hardware in Black finish.
 - Speakeasy accents with [C - no door.
 - 5/8" [Antique] [clear] [clear beveled] [S - Charles] insulated glass.
 - Speakeasy grille – factory applied to exterior – Black finish.

- Contact your local Pella retailer for current decorative glass options.
- Contact your local Pella retailer for current handle style and finish options.
- Contact your local Pella retailer for current offerings.

Pella® Impervia® Sliding Patio Door

Detailed Product Description

Frame

- Frame is Duracast® fiberglass composite — five-layer pultruded fiberglass material [with optional foam insulation.] reinforced with a Pella patented interlocking mat.
- Overall frame depth is 5".
- Nominal wall thickness of Duracast members are .070" to .120" thick.
- Duracast sill powder-coat painted black.
- Frame corners are mitered, joined and bonded with glass filled polypropylene corner lock and mechanically fastened. Jamb to head corners sealed with injected polyurethane or hot melt silicone adhesive.
- Jambs and head contain factory-drilled (counter-bored) installation screw holes when ordered without nail fin.

Door Panel

- Panel is Duracast® fiberglass composite — five-layer pultruded fiberglass material [with optional foam insulation.] reinforced with a Pella patented interlocking mat.
- All panel members have mitered corners joined and bonded with corner locks, injected with polyurethane or hot melt silicone adhesive.
- Vent panels have two adjustable permanently sealed electroplated steel with organic coating ball-bearing rollers, set on stainless steel track.

Exterior/Interior

- Duracast surfaces are factory applied with powder-coat paint finish.
 - Color is [White] [Brown] [Black].

- Dual-color option [Brown] [Black] exterior with White interior.

Glazing System

- Quality float glass complying with ASTM C-1036
- 1" insulating glass tempered [Obscure] [Clear] [Advanced] [SunDefense™] [AdvancedComfort] [NaturalSun] Low-E coated, with argon]] sealed and bonded to panel.
- High altitude glazing is available.

Weatherstripping

- Flexible polymeric bulb section with welded corners and a slip-coating at head, jamb, sill and interlocker.
- Bristle strip rain-screen at vent panel interlocker.

Hardware

- Interior handle, thumb lock for inside locking is [powder-coat [White] [Brown] [Matte Black] to match finish] [Satin Nickel].
- Exterior handle is powder-coat painted to match exterior.
- Multiple point lock hardware is electroplated steel with stainless steel strikes.
- Non Self-locking secure vent lock. Color matched to interior. Vent lock holds the door open approximately 4" for ventilation, available in two height locations.

Optional Products

Screens

- InView™ screen
 - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with SMA 1201, set in aluminum frame fitted to exterior of door, supplied complete with all necessary hardware.
 - Supplied complete with all necessary hardware.
 - Screen finish is baked enamel, color to match sliding door exterior.

Grilles

- Grilles-Between-the-Glass
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Grilles are factory prefinished [White] [Brown] [Black] to match interior and exterior finish.

Hardware

- Keylock with [K-keyway cylinder] [dummy cylinder]. Finish is [Matte Black] [Chrome].

- Foam insulation inserts are not available with clear glazing.
- Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.

GARAGE DOOR / HAND RAIL SPEC

GARAGE DOOR OVERVIEW

Clopay Canyon Ridge® Modern garage doors provide a wide range of door designs that perfectly complement contemporary homes. These doors are constructed with steel for strength and durability, and molded composite materials for beauty and realism. These doors feature:

4-layer construction including durable, composite, steel, and Intellicore® insulation.

2" Intellicore® polyurethane insulation with a thermal break.

R-Value ranging from 6.3 to 20.4.

WINDCODE® door reinforcement product available for high wind load applications. ([Click for details.](#))

ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations. Clopay doors do not contain HFCs. All Clopay doors are compliant with:

California SB 1013

Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions

Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

New Jersey A-5583/S-3919 – Greenhouse Gas Bill



Optimum Handrails

Custom metal stair handrail railing manufacturing LA, California

Description

Sleek modern railing, with a rectangle top rail and rectangle tube rails. Elegant metal banister made to complete your home. Why go through the hassle of hiring a custom wrought iron contractor to make a custom railing for the price of an arm and leg when you can order one right here and save yourself the time, money and energy. For interior and exterior use.

Product details:

-42" height guardrail

-2" x 1" top rail and bottom rail

-1/2" height x 1" width tube steel rails with 4" spacing in between

-2- 3/16" thick x 2" wide side bars for wall attachment

-3-5/16" holes for bolts on each side of railing

-Matte black rust resistant paint finish

-Wood bolts included

Height- 42"= 3' foot- 6" inches

CODE COMPLIANCE- IBC Home and commercial building code requires guardrails when there is a height difference of 30" inches between the ground and top level.



ROOF EQUIPMENT

4' X 4' SKYLIGHT

SPECIFICATIONS			
DIMENSIONS			
Inside Curb (in.)	46.5 X 46.5	Outside Curb (in.)	49.5 X 49.5
Daylight area (sq. ft.)	15.02	Product Width (in.)	51.375
Product Depth (in.)	3	Rough Opening Height	46.5
Product Height (in.)	51.375	Rough Opening Width	46.5
DETAILS			
Cladding Type	Aluminum	Maximum roof pitch (degrees)	60
Color Family	Gray	Minimum roof pitch (degrees)	0
Color Family	Grays	Product Weight (lb.)	92.4 lb
Flashing Included	No	Returnable	90-Day
Frame Material	Aluminum	Severe weather ready	Yes
Glazing type	Laminated glass	Skylight Mounting Type	Curb Mount
Hardware Included	Yes	Skylight material	Glass
Low-E (Y,N)	Yes	U-Factor	0.48
Material	Glass	UV protection (%)	99.9



GOODMAN 5 TON AIR CONDENSER

SPECS	
Legal Region	All
Total Cooling Capacity	5 Ton(s)
Cooling BTUs	57000 BTU
Cooling Tonnage	5 Tons
Maximum Heating Output BTU	57000 BTU
SEER	18 SEER
Heating Seasonal Performance Factor	9.5 HSPF
Refrigerant	R-410A
Maximum Overcurrent Protection (Breaker)	60 Amps
Compressor Type	Scroll
Stages	Two Stage
Low Pressure Safety Switch	Yes
Liquid Line Size	3/8 Inches
Suction Line Size	1 1/8 Inches
TUV Required	Yes
Noise Level	75 Decibels
Paid Size	36x36 inches
Product Weight	319 lbs
Shipping Weight	339 lbs
Width	35.5 inches
Depth	35.5 inches
Height	38.25 inches
Voltage	208 - 230 Volts
Frequency	60 Hz
Voltage Phase	1
Compressor Warranty	Lifetime With Online Registration
Parts Warranty	With Online Registration 10 Years



30" X 30" ROOF ACCESS HATCH

TECHNICAL SPECIFICATION

IV. TECHNICAL PARAMETERS

Parameter	Unit	Value	Harmonized standard	
U _{trans}	[BTU/h·ft²]	0.12	EN 14351-1:2006+A2:2016	
U _{trans}	[BTU/h·ft²]	npd*		
ψ	[W/mK]	npd		
R _L	[dB]	30 (R _L -2)		
Wind load resistance		Class C5/B5		
Snow load resistance		npd	EN 14351-1:2006+A2:2016	
Resistance to fire		npd		
Resistance to external fire		npd		
Water-tightness Unshielded (A)		ES00		
Impact resistance		Class 5 - 950 mm		
Load bearing capacity of safety devices		Threshold value	EN 14351-1:2006+A2:2016	
Air permeability		Class 4		
* no performance determined				
** depending on the roof access door size				

V. DECLARATION OF PERFORMANCE

Harmonized standard for the product	Marking	Declaration of Performance No.
EN 14351-1:2006+A1:2010	CE	R68/CPR/14351/XX**

VI. ASSEMBLY INFORMATION

Roof access door commercial size is an opening size in the roof (size A, B). Tolerance of the opening dimensions within +1 1/2 inch per side is possible.

DRL 27 1/2 x 51 1/8 (70x130) size have an extension (about 8 inch) to create additional step on roof itself which can be seen in picture below on the right. This design further increase comfort of using DRL in combine with LMK soft ladders.

DRL 30x30, 30x36, 30x36

Special size 27 1/2 x 51 1/8

Do not heat up PVC profiles!

DRL in non-standard sizes can be installed on roofs with an angle of inclination from 0 to 5 degrees.

VII. DETAILED DIMENSIONS

Roof access door size	Frame external size	Distance between lining grooves	Height
[inch]	S x L	p x q	h
30x30	39 1/8 x 39 1/8	28 3/4 x 28 3/4	8
30x36	39 1/8 x 44 1/8	28 3/4 x 33 7/8	8
36x36	44 1/8 x 44 1/8	33 7/8 x 33 7/8	8
27 1/2 x 51 1/8 (70x130)	35 3/8 x 68 7/8	25 1/8 x 58 5/8	8

STAIRWAY SHOP

www.stairwayshop.com | sales@stairwayshop.com | 888-243-3339

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ROOFTOP MECHANICAL SCREENING

ROOF SCREEN PANELS

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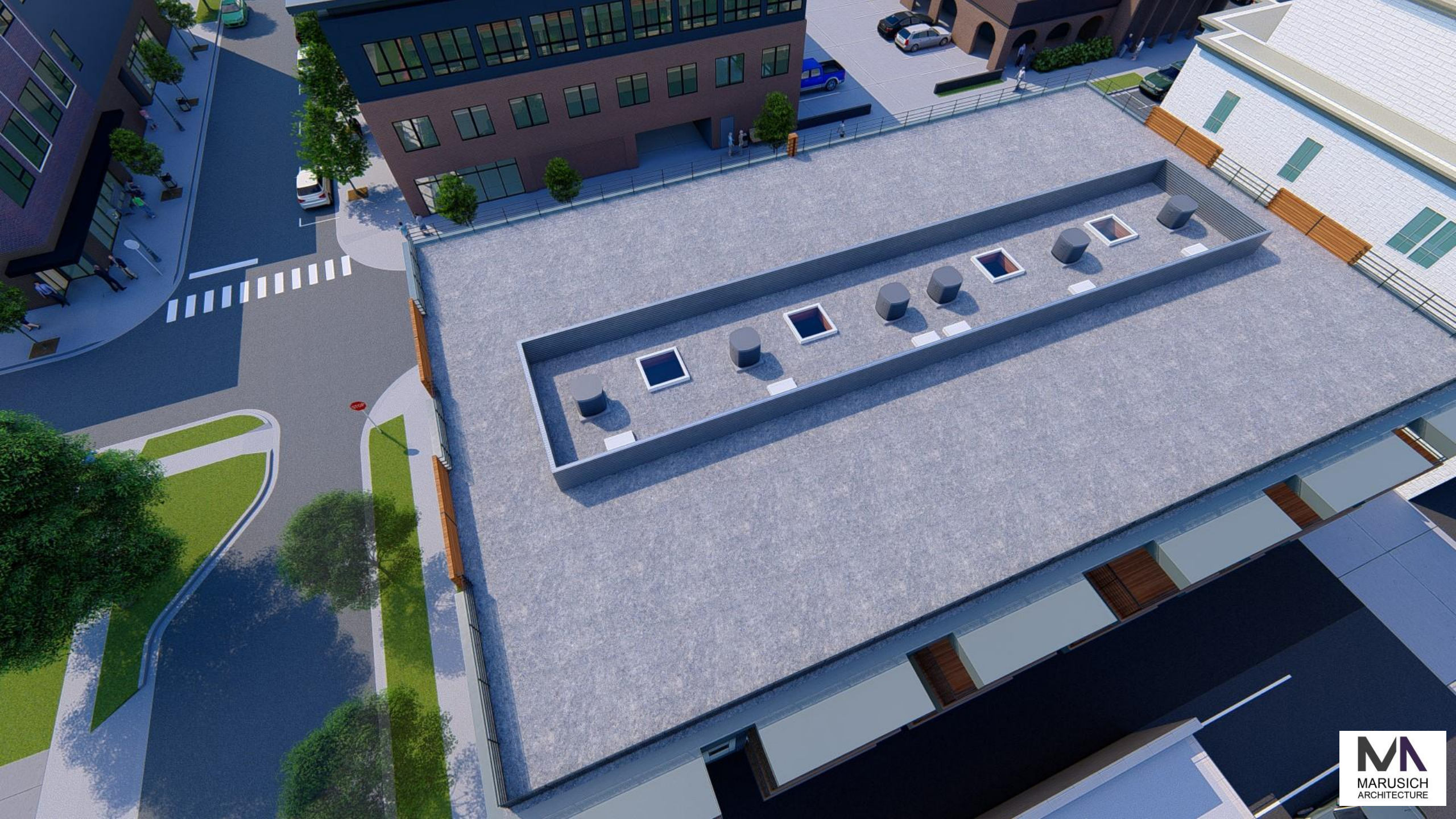














Allison Everett
900 Forest Avenue
Birmingham, MI 48009

25 August 2022

Mr. Nick Dupuis
Planning Director, City of Birmingham
151 Martin Street
Birmingham, MI 48012

Dear Mr. Dupuis:

My husband and I are long-time Birmingham residents. I spent many years in the business world and held a variety of leadership positions that required decision making. Sometimes, the right decision was not the popular one. My experience is that most people do not expect to win every debate but they do expect their perspective to be considered, especially if their input was requested.

We recently received a Notice of Public Hearing for a preliminary site review for 295 Elm Street - Forest Townhomes. We read the materials once they were posted on the city's website and decided to attend the meeting on August 24th to learn more about the project and have an opportunity to express our concerns. Our primary concern is about parking. As you are likely aware, the garages for the proposed townhomes are narrow so that two vehicles will need to be parked in a single line rather than side-by-side. The garages are accessed from an alley and the drive up to them is also narrow. There is no guest/visitor parking.

Over our years on Forest, I have observed that many people do not park in the garage even when it is easy to access. I am speculating that the garages for the new townhomes will quickly become an annoyance and people will look to park at least one of the vehicles outside of the garage. There is no room to do this on the site and there is limited parking on Elm so the most convenient option from their perspective is likely to park on Forest. Forest is resident parking only and there are already challenges with parking for the dental office and extra vehicles for homeowners.

At least one member of the planning board brought up the issue of parking during the discussion. When it was time for comments from the public, I made the points noted above. Another neighbor also attended the meeting and expressed a similar concern. We were given very little time to speak and there was no dialogue with the board. The site plan was voted on right after this and passed 6 to 1. There were some conditions put on the approval which I could not hear because the person was speaking through a mask. I do know that the architect will be invited to a future meeting to make sure that the conditions are satisfactorily addressed.

So what do I think should have been handled differently? Two things: 1) Acknowledge that my concern is valid and that the board listened. If a member of the public who has a vested interest in the outcome takes the time to attend a meeting in person to express some reservations about a proposal, they should not leave the meeting feeling that they were ignored. 2) Ask the architect to determine if there are any reasonable options to address resident concerns prior to approving the site plan. If there is still an opportunity to do this even though the meeting is done, I would appreciate your consideration.

Sincerely,

Allison Everett



MEMORANDUM

Planning Division

DATE: September 23rd, 2022

TO: Planning Board Members

FROM: Brooks Cowan, Senior Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: 479 S. Old Woodward – Project M1 – Final Site Plan & Design Review Amendment

Introduction

The subject site, 479 S. Old Woodward, is located at the south end of Downtown Birmingham in the B3 (Office-Residential) and D4 (Downtown Overlay) zoning districts. Presently, the subject area consists of two single story commercial buildings and a small parking area at the rear facing Woodward Avenue. The site is directly adjacent to the existing Birmingham Place mixed-use building to the north, and is across Hazel Street from the 555 mixed-use building to the south.

On September 23rd, 2020, the applicant received final site plan approval for a 5-story mixed use building with one floor of retail and four floors of residential use totaling 50 units. On August 25th, 2021, the Planning Board approved the applicant's request for a final site plan extension. **The applicant has now submitted an application to amend their final site plan by proposing expanded first floor retail, second floor retail and office instead of residential, and 33 residential units on floors 3-5 with a rooftop patio.**

On [June 24th, 2020](#), the Planning Board accepted the Community Impact Study with the following conditions:

1. The applicant must submit in writing the volume of excavated soils to be removed from the site;
2. The applicant must provide details on any proposed stormwater retention methods proposed on site;
3. The applicant must provide all details on proposed public safety measures to the Fire and Police Departments for review, including the fire suppression system plans, fire command center plans, and details on the proposed security system;

4. The applicant must either provide the stormwater retention methods to be used onsite or must update the CIS to indicate that the applicant will not provide stormwater management devices; and,
5. The applicant must provide the information requested by the City's traffic consultant.

The Planning Board also approved the Preliminary Site Plan with the following conditions:

1. The applicant must submit revised plans showing the amount of bedrooms in each unit to ensure that the minimum area required per unit is met, or obtain a variance from the Board of Zoning Appeals;
2. The applicant must submit a revised rooftop plan that shows no habitable space at Final Site Plan review, or obtain a variance from the Board of Zoning Appeals;
3. The applicant must submit details on all proposed RTUs and details on the proposed screen wall material to ensure the RTUs are fully screened from public view at Final Site Plan review;
4. The applicant must provide 2 street trees on the Woodward frontage, obtain a waiver from the Staff Arborist, or obtain a variance from the Board of Zoning Appeals;
5. The applicant must (1) provide site plans showing the number of rooms for each residential unit to clarify the parking requirements for such, and (2) provide a minimum 20 ft. setback for the parking facility located on the first floor along the Hazel frontage or obtain a variance from the Board of Zoning Appeals;
6. The applicant must submit revised plans showing 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high and in compliance with Section 4.25 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
7. The applicant must submit details on the types and placement of all proposed light fixtures, as well as a photometric plan showing illumination levels at all property lines at Final Site Plan;
8. The applicant must submit material specifications, samples, and glazing calculations for the proposed building at Final Site Plan review;
9. The applicant must submit an existing conditions plan;
10. The applicant must comply with the requests of all City Departments;
11. The Planning Board approves the two-foot balcony projections into the right-of-way above eight feet.

On September 23rd, 2020, the applicant obtained Final Site Plan approval from the Planning Board. The applicant presented two different concepts for the second floor, option one with office use and option two with residential use. The applicant and the Planning Board came to a consensus that option two with residential use for the second floor was preferred. The approved plans had 50 residential units, two levels of underground parking for residents, and ground level parking for ground level retailers for a total of 84 parking spaces on-site. The Planning Board motioned to approve the proposed Final Site Plan with the following conditions:

1. The applicant's revised and submitted plans clarifying the projection of all terraces and the dimensions of the sidewalk to ensure the canopies meet the projection standards and shall be approved administratively by the Planning Division;
2. The applicant must provide a 20 ft. minimum setback for the parking facility located on the first floor along the Hazel frontage, or obtain a variance from the Board of Zoning Appeals;

3. The applicant must submit revised plans showing 2 off-street loading spaces measuring 40 feet long, 12 feet wide and 14 feet high and in compliance with Section 4.25 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
4. The applicant's submitted specifications on the types and placement of all proposed light fixtures shall be approved administratively by the Planning Division;
5. The applicant must submit revised elevations and glazing calculations that show 70% glazing on each first floor facade, a maximum of 35% glazing on the upper floors, as well as material specifications for all new glass, or obtain a variance from the Board of Zoning Appeals;
6. The applicant's Existing Conditions Plan and material specifications shall be approved administratively by the Planning Division;
7. That the second floor use be designated as residential, per the submitted plans, with the appropriate parking requirements; and,
8. The applicant must comply with the requests of all City departments.

On January 12, 2021 the applicant obtained a variance to allow 7 parking spaces within 20 feet of the ground level building frontage along Hazel Street and to have two loading spaces less than 40 feet long (35 feet) facing Woodward Avenue.

During the September 23rd, 2020 Planning Board hearing, the applicant indicated they would be applying to be within the Parking Assessment District. The subject property has since been denied such admittance. It was determined that all assessments for public parking structures have been paid and a retroactive fee may not be assessed given the City's 20 year timeline expiration from the initial assessment.

The applicant is now applying to amend their site plan to expand the first floor retail space from 5,201 square feet to 14,125 square feet of retail & 983 square feet of restaurant space, eliminating 12 ground level parking spaces in the process. The intent is to accommodate a larger retail tenant for the building.

The applicant is applying to reduce the number of underground parking levels from two levels to down to one. The applicant is proposing to reduce the amount of on-site parking from 84 on-site spaces to 39 on-site spaces which will require an amended plan or a parking variance from the Board of Zoning Appeals.

The amended site plan also proposes eliminating the required street trees and street lights along Hazel Street which were included in the original site plan approval in September of 2020. It appears as though the applicant would have to modify the building placement and square footage in order to accommodate the required sidewalk and streetscape elements.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land use is commercial, and currently contains two vacant 1-story commercial buildings.
- 1.2 Zoning – The subject site exists within the B3 (Office-Residential) and D4 (Downtown Overlay) Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes existing land use and zoning classifications of the adjacent and/or nearby properties:

	North	South	East	West
Existing Land Use	Mixed-Use	Mixed-Use	Commercial	Commercial
Existing Zoning District	B3 (Office-Residential)	B3 (Office-Residential)	B2 (General Business)	B2B (General Business)
Overlay Zoning District	D5	D5	MU5	D2

2.0 Setback and Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. There are no major issues regarding the bulk, area, and placement of the building.

The following bulk, area and placement requirements were analyzed for issues:

1. The applicant has reduced the number of residential units from 50 down to 33. The updated site plan indicates 18 x 1 bedroom units, 11 x 2 bedroom units, and 4 x 3 bedroom units. The bedrooms appear to satisfy the minimum floor areas however the plans must be updated with square footage of each residential unit in order to verify.
2. The site plans submitted show various features on the building façade that project into the right-of-way on all three street frontages. Article 4, Section 4.74 (4)(C) requires permanent architectural features that encroach into the right-of-way above 8 ft. to be approved by the Planning Board provided that they do not extend 2 ft. or more into the right of way or create an obstruction and that the encroachment complies with the design review standards set forth in Article 07 of the Birmingham Chapter 126 - Zoning. Encroachments that extend more than 2 ft. into the right of way will also require the approval of the City Commission through a lease agreement.

The Planning Board previously approved the balconies that project into the right-of-way. **The applicant must obtain approval of the projection into the right-of-way from the City Commission through a lease agreement.**

3. Article 3, Section 3.04 (3)(D) permits a fifth story if it is used for residential. All buildings containing a fifth story should be designed harmoniously with adjacent structures in terms of mass, scale and proportion, to the best extent possible. The fifth story shall continue in a different plane, beginning at the eave line, no greater than 45 degrees measured to the horizontal or set back 10 feet from any building facade. The site plans submitted show a 5th floor that is setback 10 ft. from the building façade.
4. The applicant is proposing a rooftop use as a part of the proposed development. Rooftop amenities such as pergolas, trellises and other similar items are permitted on a rooftop, provided:
 - a. They are set back at least 5 feet from the eave line.
 - b. They are of sufficient weight or anchored to the building to resist anticipated wind loads.
 - c. They do not have full enclosures.
 - d. They do not include eisenglass or similar enclosure materials.

Additionally, rooftop structures and amenities may not contain habitable space. The applicant has submitted a rooftop plan showing a canopy that is fixed to the building, and has removed the vestibule area that was considered habitable space on the preliminary site plans. The shade structure for the rooftop use is set back over 11ft. from the eave line, meeting the requirements of the zoning ordinance.

5. The applicant is proposing a new ground level mezzanine to accommodate additional retail and restaurant space. The Zoning Ordinance Article 9 Definitions for Mezzanine limits the size of a mezzanine to no more than one third of the room in which the mezzanine is located. A mezzanine does not constitute an additional story for zoning purposes.

Sheet SD.1 indicates the proposed mezzanine space in hash marks. The retail mezzanine is proposed to be 2,800 sq. ft. which is one third of the 8,400 sq. ft. retail room it is within. The restaurant mezzanine is proposed to be 246 sq. ft. which is one third of the 737 sq. ft. restaurant room it is proposed to be within. Mezzanines do not count as an additional floor as long as they are less than one third of the room in which they are in, however the floor area of a mezzanine is included in the parking requirement calculations.

The Planning Division requires that a more detailed floor plan for the mezzanine be provided with the site plan, and that sheet SD.1, SD.3 and all other floor plans be submitted with an architectural certification.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing two separate solid waste areas in a receiving area located along the Woodward frontage. The second waste area is required in the B3 Zoning District. The waste receptacles are fully screened by the building.
- 3.2 Parking Lot Screening – The proposed development has one level of underground parking and two ground level parking spaces that are within the building envelope. Due to their locations, the proposed off-street parking facilities are fully screened from public view by the building. A full analysis of the parking requirements and off-street facility locations are discussed in the parking section below.
- 3.3 Mechanical Equipment Screening – The site plans submitted show one ground mounted transformer at the Woodward frontage within the buildings mechanical room and fully screened by the building.
- 3.4 Landscaping – The applicant has not submitted a landscaping plan for the proposed development, as it appears as though there will be no landscaping areas included in the proposed development aside from 5 planter boxes on the rooftop patio.
- 3.5 Streetscape – The proposed development contains 80 ft. of frontage on S. Old Woodward, which requires 2 street trees and 2 streetlights. The Hazel frontage measures 211 ft., requiring 6 street trees and 6 streetlights. Finally, the 87 ft. Woodward frontage will require 2 street trees.

The original application approved in September of 2020 provided each of the required streetscape elements on the architectural renderings at each frontage for a total of 10 street trees and 8 streetlights. **At that time, the applicant did not provide a detailed sidewalk and streetscape survey which became a required condition of approval for the September 2020 plans.**

Since September of 2020, the City of Birmingham approved a new design for S. Old Woodward's right-of-way between Brown and Hazel and the sidewalk space in front of the subject site. Road construction for this area is expected to be completed fall of 2022. **The applicant must submit plans incorporating the updated streetscape along S. Old Woodward.**

The amended site plan submitted no longer includes the 6 street trees and 6 street lights along Hazel Street that were included in the original plans approved in September of 2020. The amended plans have also eliminated a tree that was proposed on Woodward Avenue.

The applicant has now submitted a survey to match the architectural renderings which indicate a 5 ft pedestrian sidewalk and a variable width of aggregate from 1' to 2.5' between the sidewalk and the curb along Hazel Street. The proposed

distance between the sidewalk and the curb is not adequate for the required city trees and city street lights. **City staff is requiring 5' of space between the sidewalk and the curb to accommodate the required streetscape elements.**

Given the limited amount of right-of-way on along Hazel Street indicated on the survey submitted, it appears that the applicant may have to adjust the first floor of the building and provide the City with a public easement to accommodate the required sidewalk and streetscape elements along Hazel Street. The City is not amenable to extending the curb on Hazel Street and narrowing the road to accommodate the streetscape requirements.

4.0 Parking, Loading and Circulation

- 4.1 Parking – Article 4, Section 4.46(A) Table A of the Zoning Ordinance requires retail and office uses in the B3 Zoning District to provide 1 off-street parking space per 300 sq. ft. of floor area. Food and beverage uses are required to provide 1 off-street parking space per 75 sq. ft. of floor area. Additionally, residential uses in the B3 Zoning District are required to provide 1 off-street parking space for each residential space with 2 or less room units, and 1.25 parking spaces for each residential space with 3 or more room units.

Additionally, Article 4, section 4.50(D) of the Zoning Ordinance allows developments in the B3 Zoning District to reduce their parking when office, residential, and restaurant uses are within the same building:

Office, Residential and Restaurant Parking: Where there is combined within a single building, an office use, a residential use and a commercial restaurant, up to 40% of the parking supplied to meet the requirement for office use may also be used to meet the requirement for residential use and up to 30% of the remaining parking requirement for office use may be used to meet the requirement for the commercial restaurant.

The previously approved plans of 2 underground levels of parking have been reduced to 1 level of underground parking in the amended plans submitted. Ground level spaces have also been removed to accommodate retail space. The previously approved plans from 2020 had 87 parking spaces total – 73 underground and 14 on the ground level. The amended plans now have 37 underground parking spaces and 2 ground level spaces.

It is of note that the applicant has 33 residential units requiring 37 parking spaces, and the applicant is proposing 37 parking spaces underground, thereby providing enough parking for the residential requirement.

Article 3, section 3.04(D)(5) states that off-street parking contained in the first story shall not be permitted within 20 feet of any building facade on a frontage

line or between the building facade and the frontage line. The site plan indicates two parking spaces on the ground level within 20 feet of the building frontage. **Comments from the Building Department indicate that one of the two ground level parking spaces will need to be handicap accessible.**

The plans approved in 2020 had 7 parking spaces within 20 feet of the building frontage along Hazel Street. On January 12th, 2021, the applicant obtained a dimensional variance of 20 feet to allow the 7 parking spaces along the Hazel Street building frontage. The approved variance was tied to the plans submitted at that time. **The updated plans indicate 2 ground level parking spaces within 20 feet of the building frontage in different locations than what was previously approved, therefore the applicant must provide a 20 ft. minimum setback from the building frontage for the parking spaces located on the first floor or once again obtain a variance from the Board of Zoning Appeals.**

It is also of note that the S. Old Woodward reconstruction project is reducing the number of on-street parking spaces in front of the subject site from 4 spaces down to 2 parking spaces. **If the applicant wishes to count the 2 on-street parking spaces in their parking requirements, they must obtain approval from City Commission to do so.**

Below is the parking breakdown for the proposed site plan amendment.

Retail	1 per 300 sq. ft.	14,125 sq. ft.	47 spaces
Lobby	1 per 550 sq. ft.	1,004 sq. ft.	2 spaces
Restaurant	1 per 75 sq. ft.	983 sq. ft.	13 spaces
Office	1 per 300 sq. ft.	9,880 sq. ft.	33 spaces
Residential	1 per 2 or less rooms	18 units	18 spaces
Residential	1.25 per 3 or more rooms	15 units	19 spaces
Office & Residential	40% reduction of office spaces	33 spaces	-13 spaces
Office, Residential & Restaurant	30% reduction of remaining office spaces	20 spaces	- 6 spaces
Total Required	-	-	113 spaces
Provided On-Site	-	-	39 spaces
*On-Street	-	-	2 spaces
Difference *(With On-Street)	-	-	74 spaces *72 spaces

*Requires City Commission approval

The updated site plan indicates retail use for 8,400 sq. ft. on the ground level, 2,800 sq. ft. on the new mezzanine, and 2,925 sq. ft. on the 2nd floor. The updated site plan also indicates a restaurant use of 737 sq. ft. on the ground level and a 246 sq. ft. mezzanine. The second floor residential space from 2020 has been replaced by retail facing S. Old Woodward and 9,880 sq. ft. of office use along Hazel Street and Woodward. Floors 3-5 are now proposed to have a total of 33 residential units, reduced from the original plan of 50 units. The new residential unit mix is proposed to have 18 x 1 bedrooms, 11 x 2 bedrooms, and 4 x 3 bedrooms.

The parking reduction provisions of Article 4, Section 4.50(D) allows a reduction of 13 parking spaces given the square footage of the office space proposed on-site along with a residential use. An additional 6 spaces may be reduced given the combined proposed uses of residential, office, and restaurant.

The total number of parking spaces provided for the updated site plan is 113 parking spaces. **The updated site plan indicates 39 parking spaces on-site, therefore the applicant must provide an additional 74 parking spaces on-site or obtain a dimensional variance from the Board of Zoning Appeals for 74 parking spaces. If the applicant obtains approval from City Commission to count the 2 on-street parking spaces towards their requirement, they would be required to obtain a dimensional variance of 72 parking spaces from the Board of Zoning Appeals.**

Variances from the Board of Zoning Appeals are often tied to the plans submitted. If plans change, an additional Board of Zoning Appeals application may have to be filed. Due to the issues with the proposed streetscape along Hazel Street, it appears that the square footage and building placement may have to be modified. **City staff recommends that the building placement and streetscape elements be worked out before finalizing a recommendation related to parking, given that the square footage of the uses could potentially change.**

- 4.2 Loading – Article 4, Section 4.25 requires developments in the B3 Zoning District used for mixed commercial and residential use to supply, on the site of the building, a minimum of 2 off-street loading zones. The loading zones shall be easily accessible from a public right-of-way and convenient to the principal building. All areas used for storage of refuse materials and areas used for loading and unloading of materials must be screened from the tenants of the building, adjacent residential areas and the public right-of-way. Loading spaces are required to be a minimum of 40 feet long, 12 feet wide and 14 feet high.

The site plan indicates two loading spaces facing Woodward Avenue that are less than 40 feet long. **On January 12th, 2021, the applicant obtained a variance for two loading space less than 40 feet in length thereby satisfying the loading requirements.**

- 4.3 Vehicular Circulation and Access – The site plans submitted show vehicle access to the site is available via a garage door on Hazel. The entry door appears to measure 20 ft. wide. Article 3, Section 3.04 states that parking access on a frontage line shall be an opening a maximum of 25 feet wide. The applicant appears to meet this requirement.
- 4.4 Pedestrian Circulation and Access – Pedestrian access to the site will be through one of 6 entrances: a main entryway on the S. Old Woodward frontage which has access to the lobby and retail space, a main entry on the Hazel frontage that has access to the retail space and an access hallway, two entrances from the ground level parking facility into the retail spaces, and two entrances on the Woodward frontage accessing the retail space. As required in Article 3, Section 3.04 of the Zoning Ordinance, all buildings shall have their principal pedestrian entrance on a frontage line. The applicant meets this requirement.

5.0 Lighting

The applicant has indicated the placement of 11 proposed light fixtures on the elevation drawings at the top of the 4th story, but has not submitted details on the proposed fixtures nor has the applicant submitted a photometric plan depicting the illumination levels at all of the property lines.

Article 4, Section 4.21 (C) of the Zoning Ordinance requires the location, specifications and photometric details of all new construction or new lighting that may significantly alter the light distribution or illuminance on a site, *as deemed necessary* by the Planning Division, Planning Board, Design Review Board or Historic District Commission. At this time, the proposed light fixtures do not appear as though it will significantly alter the light distribution on site enough to warrant a photometric plan. However, specifications on all light fixtures will be required to ensure that all light fixtures are fully cutoff as defined by the Zoning Ordinance.

The applicant has submitted specification sheets for two proposed outdoor wall lights. An 11" outdoor wall scone is proposed to be mounted along the 2nd floor line. Details for window inset downlights have also been provided however information related to the locations of the lights have not been provided.

The applicant must submit specifications on the types and placement of all proposed light fixtures, and the Planning Board may wish to consider whether or not a photometric plan showing illumination levels at all property lines shall be required.

6.0 Departmental Reports

- 6.1 Engineering Division – See attached for Engineering Division comments. It is of note that the approved site plan in September of 2020 did not include comments from the Engineering Division.

- 6.2 [Department of Public Services](#) – Comments will be provided for the Planning Board meeting on September 28th, 2022.
- 6.3 [Fire Department](#) – See attached for Fire Department comments.
- 6.4 [Police Department](#) – The Police Department has indicated that they would like to remain apprised of the parking requirements and proposals as the site plan review and variance review process continues.
- 6.5 [Building Division](#) – See attached for Building Division comments.

7.0 Design Review

The building façade is proposed to be comprised of 3 main materials. The first floor will be clad in a natural limestone with a black granite base. The black granite is also worked around the entryways on S. Old Woodward and Hazel. A Saxon masonry brick veneer is proposed on the upper stories in a custom dark grey color. The 5th floor will be comprised of a Nighthawk Grey metal cladding. The applicant appears to meet the requirements of Article 3, Section 3.04 (E)(1) which requires at least 90% of the exterior finish material on all facades that face a street to be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood.

The building will also contain a Kawneer Metroview window wall system on the first floor and a Kawneer Trifab window framing system on the upper floors. The window framing will be charcoal in color. The applicant has included glass specifications on the plans, but has not submitted specification sheets to ensure that the windows meet the clarity requirements in Article 4, Section 4.90 of the Zoning Ordinance. The glass is described as SunGuard Neutral clear glass at 80% VLT on the 1st floor and 78% VLT on the upper floors. The applicant has however submitted full glazing calculations for the building. The glazing requirements are as follows:

- 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.

The applicant has submitted the following calculations:

Location	Glass/Solid (SF)	Percentages	Required
S. Old Woodward			
• 1 st Floor	448/640	70%	70%
• Upper Floors	1,067/3,094	34.5%	≤35%
Hazel St.			
• 1 st Floor	1,187/1,696	70%	70%
• Upper Floors	2,870.4/7630	37.6%	≤35%
Woodward Ave.			
• 1 st Floor	468/688	68%	70%
• Upper Floors	1,067/3,094	34.5%	≤35%

According to the figures presented above, the applicant meets the glazing requirements for two of the first and upper floors façades, but does not meet the first floor requirements on the Woodward façade or the upper floor requirements on the Hazel St. facade. **The applicant must submit revised elevations and glazing calculations that show 70% glazing on each first floor facade, as well as material specifications for all new glass, or obtain a variance from the Board of Zoning Appeals.**

Some additional materials present on the elevation drawings are a metal panel system on the roof to screen the rooftop mechanical units, glass railings at the 3-5 floor balconies and enclosing the rooftop use, metal clad planter boxes, powder coated metal canopies, metal canopy over the rooftop use, and buff limestone at the cornice and 1st floor transition.

Finally, there is no signage proposed on the building, nor any indication as to where future tenant signage would be placed. The sign band on the building is somewhat inconsistent, as the columns and entryways that define the first floor façade break it up. **At this time, the applicant is not required to provide any details on future signage, but it is worth noting at this early stage that the current design may provide some challenges when the time comes to adding signage.**

8.0 Required Attachments

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

9.0 Approval Criteria

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

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

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

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends **POSTPONEMENT** for the Final Site Plan Amendment of 479 S. Old Woodward due to the issue that the building placement and building square footage may change in order to address the requirements for sidewalk and streetscape elements along Hazel Street.

The final site plan application in September of 2020 for the subject site did not include a detailed survey of the proposed sidewalk and streetscape elements. A condition of approval for the September 2020 final site plan review was that the applicant submit plans clarifying dimensions of the sidewalk. At the time, the City was still considering design options for S. Old Woodward and the sidewalk in front of the subject building, therefore sidewalk dimensions were subject to change.

Now that the City has received further details regarding dimensions of the surrounding sidewalk and streetscape elements, it appears that modifications to the building's footprint and square footage may have to be made to accommodate the required sidewalk space and streetscape elements along Hazel Street, hence the recommendation of postponement.

11.0 Sample Motion Language

Motion to **POSTPONE** the Final Site Plan and Design Review for 479 S. Old Woodward pending receipt of the following:

1. _____
2. _____
3. _____

Motion to **APPROVE** the Final Site Plan and Design Review for 479 S. Old Woodward subject to the following conditions:

1. The applicant submit an updated site plan and survey demonstrating all sidewalk and streetscape requirements have been met;
2. The applicant provide detailed floor plans for the proposed mezzanine with architectural certification;
3. The applicant obtain approval for the projection into the right-of-way from the City Commission through a lease agreement;
4. The applicant provide a 20 ft. minimum setback from the building frontage for ground level parking spaces, or obtain a variance from the Board of Zoning Appeals;
5. The applicant provide the required on-site parking or obtain a dimensional variance from the Board of Zoning Appeals;
6. The applicant submit revised elevations and glazing calculations that show 70% glazing on each first floor facade, a maximum of 35% glazing on the upper floors, as well as material specifications for all new glass, or obtain a variance from the Board of Zoning Appeals;
7. The applicant submit specifications on the types and placement of all proposed light fixtures;
8. The applicant submit material specifications; and
9. The applicant must comply with the requests of all City departments.

OR

Motion to **DENY** the Final Site Plan and Design Review for 479 S. Old Woodward for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Final Site Plan & Design Review (5-Story)
479 S. Old Woodward**

Existing Site: Two 1-Story Commercial Buildings

Zoning: B3 (Office-Residential) & D4 (Downtown Overlay)

Land Use: Commercial, Office

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Mixed-Use	Mixed-Use	Commercial	Commercial
Existing Zoning District	B3 (Office-Residential)	B3 (Office-Residential)	B2 (General Business)	B2B (General Business)
Overlay Zoning District	D5	D5	MU5	D2

Land Area:	Existing:	0.423 ac.
	Proposed:	0.423 ac. (no changes proposed)
Dwelling Units:	Existing:	0 units
	Proposed:	41 units OR 50 units
Minimum Lot Area/Unit:	Required:	N/A
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	400 sq. ft. (efficiency) 500 sq. ft. (one bedroom) 700 sq. ft. (two bedroom) 900 sq. ft. (three or more bedroom)
	Proposed:	Details required
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A

	Proposed:	N/A
Front Setback:	Required:	0 ft.
	Proposed:	0 ft.
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft.
Rear Setback:	Required:	Equal to that of an adjacent, preexisting building
	Proposed:	Equal to the adjacent Birmingham Place building
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Min. Bldg. Height:	Permitted:	2 stories
	Proposed:	5 stories
Max. Bldg. Height:	Permitted:	80 ft., 5 stories
	Proposed:	80 ft., 5 stories
Min. Eave Height:	Permitted:	20 ft.
	Proposed:	58 ft.
Max. Eave Height:	Required:	58 ft.
	Proposed:	58 ft.
Parking:	Required:	113 on-site
	Proposed:	39 on-site
		The applicant must provide 74 additional parking space on-site or obtain a parking variance from the Board of Zoning Appeals.
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Loading Area:	Required:	2 off-street loading spaces, 40x12x14
	Proposed:	None
		The applicant obtained a variance for two loading spaces less than 40 feet in length.
Screening:		
	<u>Parking:</u>	
	Required:	32 in. capped masonry wall or Evergreen
	Proposed:	Fully within the building envelope
	<u>Loading:</u>	
	Required:	Completely enclosed within a building or 6 ft. minimum
	Proposed:	None

<u>Rooftop Mechanical:</u>	Required:	Fully screened from public view
	Proposed:	10 ft. metal panels
<u>Elect. Transformer:</u>	Required:	Fully screened from public view
	Proposed:	N/A
<u>Dumpster:</u>	Required:	6 ft. masonry screenwall with wood gates
	Proposed:	Fully screened within building



MEMORANDUM

Engineering Department

DATE: September 23, 2022

TO: Brooks Cowan, Senior Planner

FROM: Melissa A. Coatta, City Engineer

SUBJECT: 469-479 S. Old Woodward Final Site Plan Amendment

The Engineering Department has completed a review of the Final Site Plan Amendment, with plans dated April 26, 2021 – Schematic Design, with respect to conformance with City ordinances and engineering standards, and have the following comments:

GENERAL:

- It is recommended the design team requests to meet with Engineering Department to coordinate the newly renovated S. Old Woodward with the proposed development plans. Topographic Survey needs to include a date when the topo was taken.
- No removal and replacement of concrete pavement on S. Old Woodward Avenue is allow. Any sidewalk and streetscape removed and replaced shall match conditions from the S. Old Woodward Avenue project.
- Elevation on design plans shall be based on the City's datum, this must be clearly noted on the plans. Please note that the City's datum is not NAVD88.
- Sight distance calculations need to be provided at Hazel Street at Woodward Avenue when a truck/vehicle is located in the loading zone.
- The City is open to discussion of the closing Hazel Street to be used as a construction staging area, with the understand that repaving the road will be required as part of this project.
- An agreement with the City for construction of City streetscape features and City utilities on Hazel Street must be established with the developer prior to construction of development.

SIDEWALK:

- On Hazel Street, the proposed variable exposed aggregate needs to be solid concrete sidewalk.
- A minimum of 5' sidewalk needs to be maintain along Woodward Ave. The proposed loading zone on Woodward Avenue will be blocking the 5' sidewalk access.

SEWER:

- The proposed 6" sewer lead needs to connect to the newly installed 6" sewer lead from the S. Old Woodward Project. It is located approximately 13' north of Hazel Street right of way and 27' west of S. Old Woodward right of way. The existing 6" sewer lead connection is upstream of wye for an existing 4" lead. During this plan revision, contact Engineering Department for sewer lead information.

STORM WATER RUNOFF:

- The proposed impervious area has increase from existing conditions. The allowable runoff needs to equal or less than existing.
- Provide storm sewer calculations including any outlet restrictors.
- Plans do not indicate how roof drainage will be handled. Note that City Ordinance prohibits downspouts from being directly connected to the sewer system.
- Connections to existing storm sewer need to occur on Hazel Street or Woodward Avenue.

WATER SYSTEM:

- All proposed water main connections need to occur on Hazel Street.
- The existing 6" water main on Hazel Street will require upsizing to the existing hydrant south of Hazel Street and west of Woodward Avenue in order to accommodate the proposed 4" water lead and 8" fire lead.

PERMITS FOR CONSTRUCTION:

- City Right of Way Permit for any excavation or work in Hazel Street and S. Old Woodward.
- City Street Obstruction Permit for any temporary traffic interference on any surrounding road, or for pedestrian traffic interference on public sidewalks.
- City Sidewalk/Drive Approach Permit for any pavement installed in the public right-of-way.
- MDOT Right of Way Permit for any work in Woodward Avenue.

GENERAL CONSTRUCTION:

- Inspections will be required for planned Streetscape work, including sidewalk preparation and concrete placement.
- Power System plans for building must be shown on final plans (we do not anticipate the use of City ROW space for power)

Please note these are our initial comments and the City should be provided an opportunity to review any design changes completed for engineered drawings prior to final submission. Engineering design changes could impact the Engineering Department comments, which could impact design requirements.



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

469/479 South Old Woodward Development

Fire Department Comments

1. Full fire suppression system required for this occupancy.
Fire department connection to be installed on the S. Old Woodward side of the building and shall be within 100 feet of a fire hydrant.
2. Standpipe system installation required on all levels of the occupancy.
3. Standpipe installation during construction required when height of structure reaches 40 feet.
Follow chapter 33 of the IFC for fire code requirements during construction.
4. Installation of fire pump.
5. Follow IBC and IFC for generator installation requirements. Generator shall power fire pump.
6. Carbon monoxide alarm system and ventilation system required in parking garage levels and shall be connected to the main fire alarm panel.
7. **Per City Ordinance Sec. 54-32 – Emergency Power Shutdown Device.** Installation of a Knox Remote Power box Shutdown Device is required to be installed on the exterior of the building in a specified location determined by the AHJ. This box shall control power shut off for the entire building without interference of emergency systems.
8. Full fire alarm coverage required for this occupancy.
9. Exterior fire alarm notification devices required for rooftop occupancies and large balconies.
10. Fire command center required for this occupancy.
Knox key boxes required on all sides of building due to size of structure.
11. A bi-directional antenna system (BDA) may be required per the fire code. Determination shall be made toward the end of final construction.
12. Required egress pathway distances shall be required in the building and enclosed egress points per IBC and IFC.
13. Stairway access to rooftop required.
14. Exit signage illuminated shall be installed above doors and at ground level of all floors.
15. Street access to be open and clear for all emergency vehicles at all times.
16. Required egress pathway distances, egress doors and hardware shall meet fire code specs.
17. Rooftop gardens shall follow all fire code requirements listed in the International Fire Code.

Jack D. Pesh

Fire Marshal

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

September 23, 2022

RE: Final Site Plan Review Comments
469-479 S. Old Woodward, Revised Site Plan

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:

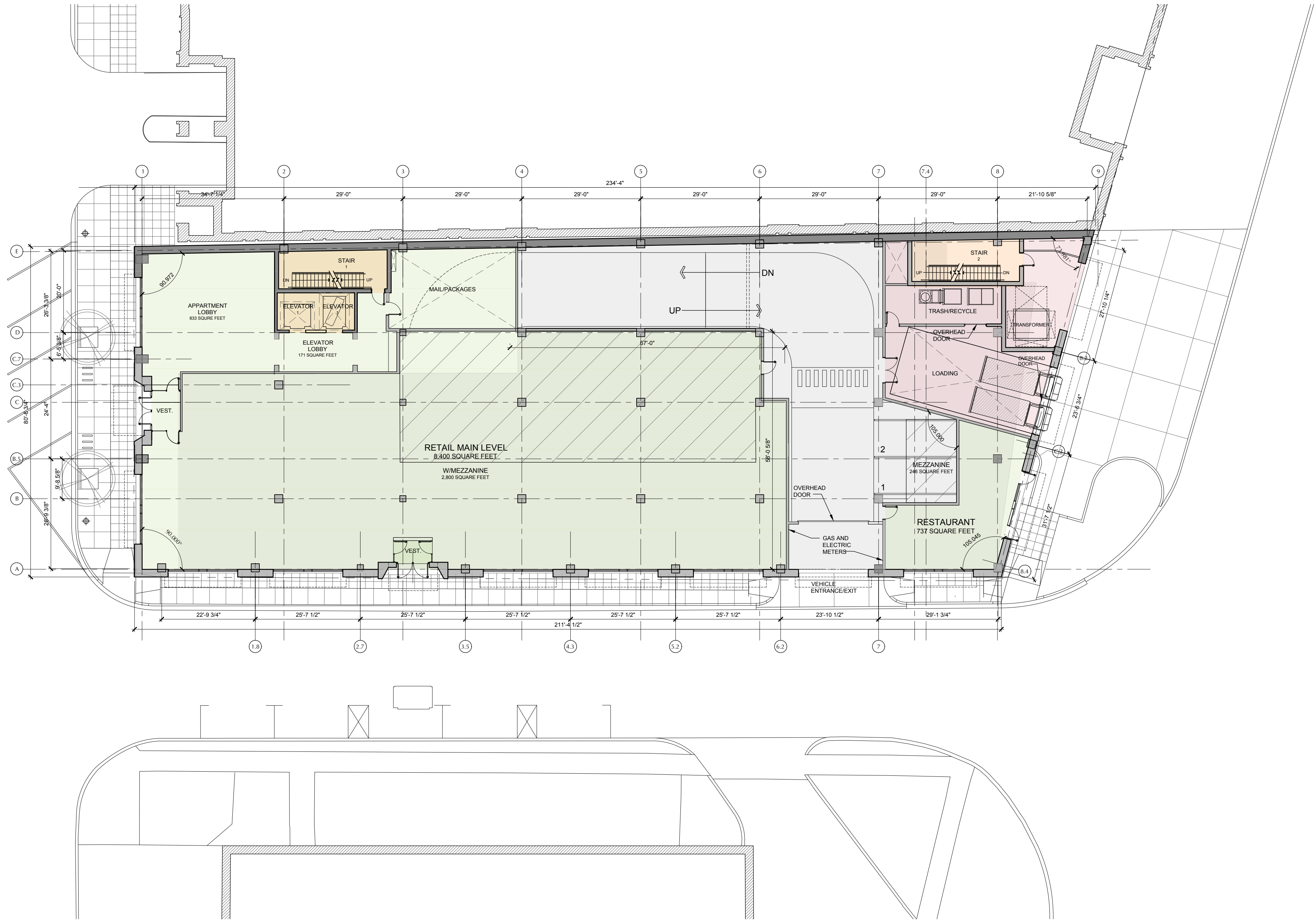
Applicable Building Codes:

- **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)
- **2018 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. One of the two accessible parking spaces will need to be van accessible per Section 1106.5 of the building code.
2. Per Section 1028 2015MBC, exception 1.1 interior exit stairs must have a clear and unobstructed path to the exit that is readily visible and identifiable from the point of termination of the enclosure. Exit stair 1 does not appear to comply.
3. The second floor office level will need a common corridor connecting the two exit stairs.
4. Exit stair 2 on the main level will need to be extended to the exit discharge (exterior east property line) in accordance with Section 1028 of the building code.
5. The exit doors from the small restaurant on the east side of the building cannot swing over the property line or sidewalk.

BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



OCCUPANCY AREAS

OCCUPANCY	LOCATION IN BUILDING	NET USABLE AREA
RETAIL + LOBBY + COMMERCIAL	FLOOR 1	13,187 SF
RETAIL + OFFICE + ELECTRICAL	FLOOR 2	12,805 SF
RESIDENTIAL UNITS	FLOORS 3-5	39,817 SF

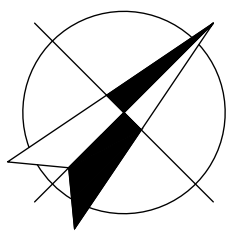
PARKING TABULATION

LOCATION	SPACES/UNITS	NET USABLE AREA	GROSS AREA
PARKING LEVEL P1	40 PARKING SPACES	16,647 SF	18,260 SF
MAIN FLOOR	RETAIL/OFFICE/COMMERCIAL	13,187 SF	18,260 SF
2ND FLOOR	2 PARKING SPACES	12,805 SF	18,260 SF
3RD FLOOR	RETAIL/OFFICE/ELECTRICAL	14,302 SF	17,349 SF
4TH FLOOR	12 APARTMENT UNITS	14,302 SF	17,349 SF
5TH FLOOR	9 APARTMENT UNITS	11,213 SF	13,983 SF
TOTAL	-	82,456 SF	103,770 SF

TOTAL	116.2 SPACES	39.0 SPACES
TOTAL (WITH 4 STREET PARKING SPACES)	120.2 SPACES	43.0 SPACES

* CITY OF BIRMINGHAM ZONING ORDINANCE PARKING STANDARD ARTICLE 4.50/PK-06/ITEM C:
OFFICE AND RESIDENTIAL PARKING, WHERE THERE IS COMBINED WITHIN A SINGLE BUILDING, AN OFFICE USE AND A
RESIDENTIAL USE, UP TO 40% OF THE PARKING SUPPLIED TO MEET THE REQUIREMENT FOR THE OFFICE USE MAY ALSO
BE USED TO MEET THE REQUIREMENT FOR RESIDENTIAL USE, PROVIDED THAT THE NUMBER OF SPACES REQUIRED FOR
RESIDENTIAL PARKING SHALL NEVER BE LESS THAN 1 PARKING SPACE PER DWELLING UNIT.

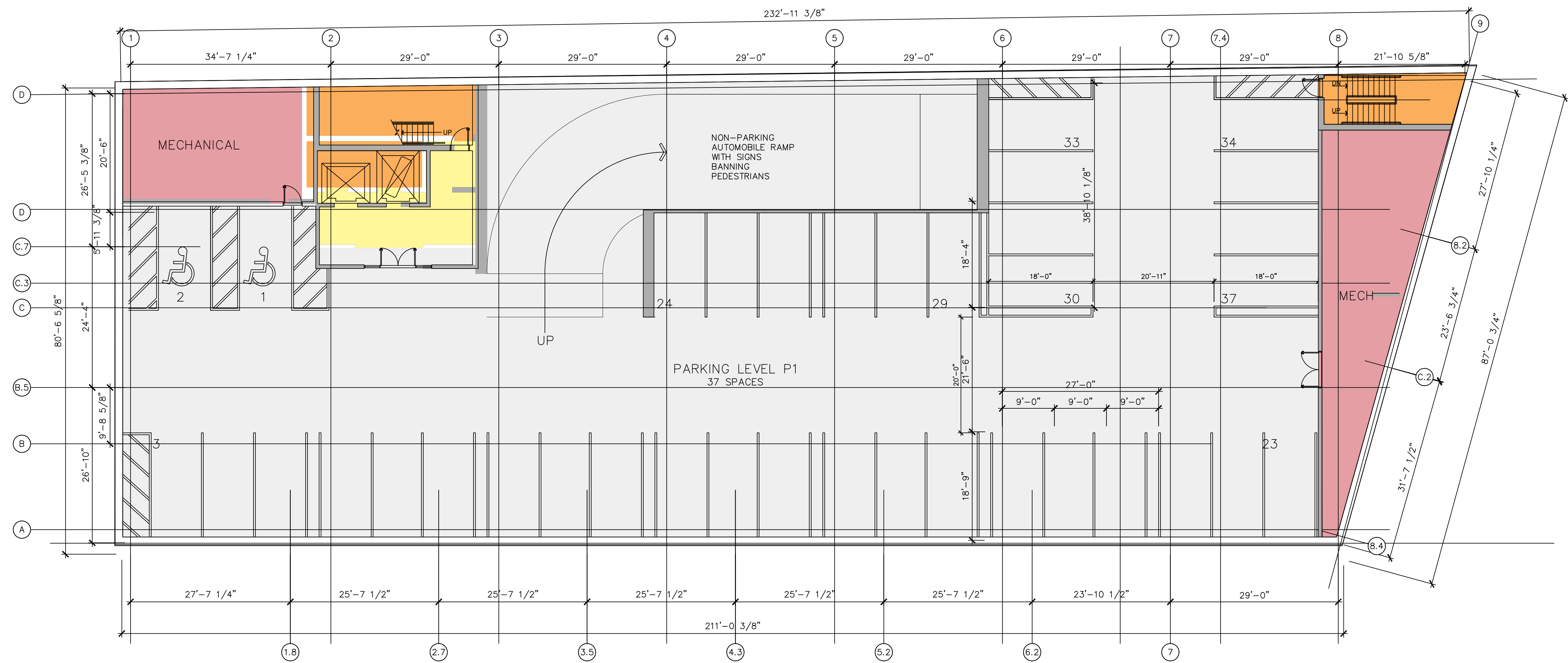
SITE PLAN



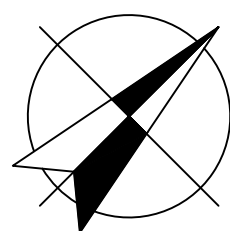
SCALE: 1/16" = 1'-0"

SD.1

BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



PARKING LEVEL P1



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

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

NAME
CONSULTANT

PROJECT INFORMATION
**BIRMINGHAM TOWER
PARTNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER
22-222

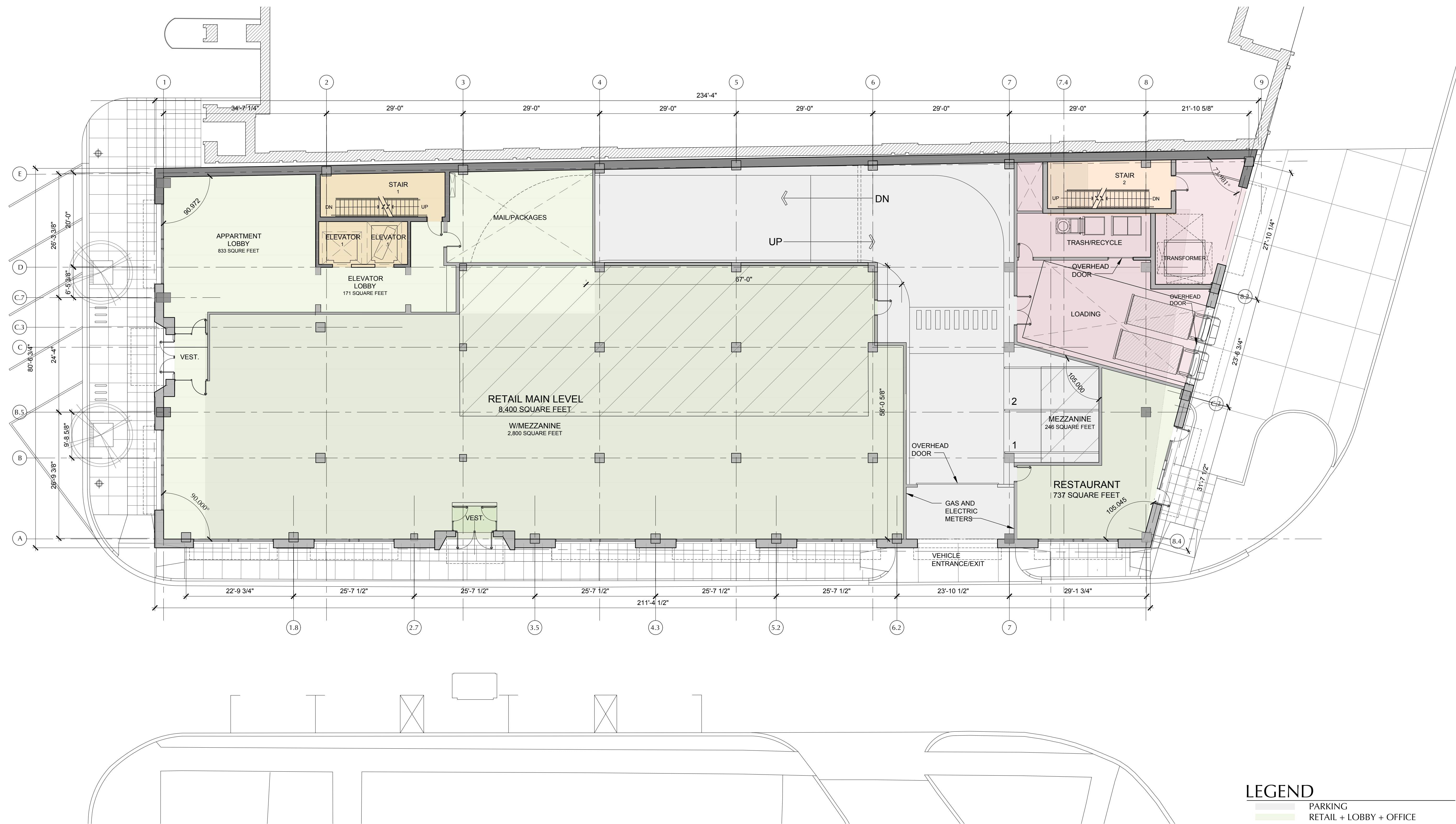
ISSUE DATE

STATE OF MICHIGAN
SCOTT M. BOWERS
ARCHITECT
19103259
LICENSED ARCHITECT

SHEET TITLE

SHEET NUMBER
SD.2

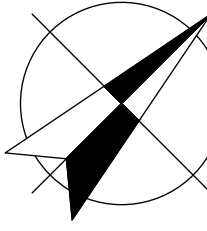
BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



LEGEND

- PARKING
- RETAIL + LOBBY + OFFICE
- MECHANICAL
- EGRESS
- CIRCULATION
- 1 BEDROOM UNITS
- 2 BEDROOM UNITS
- 3 BEDROOM UNITS

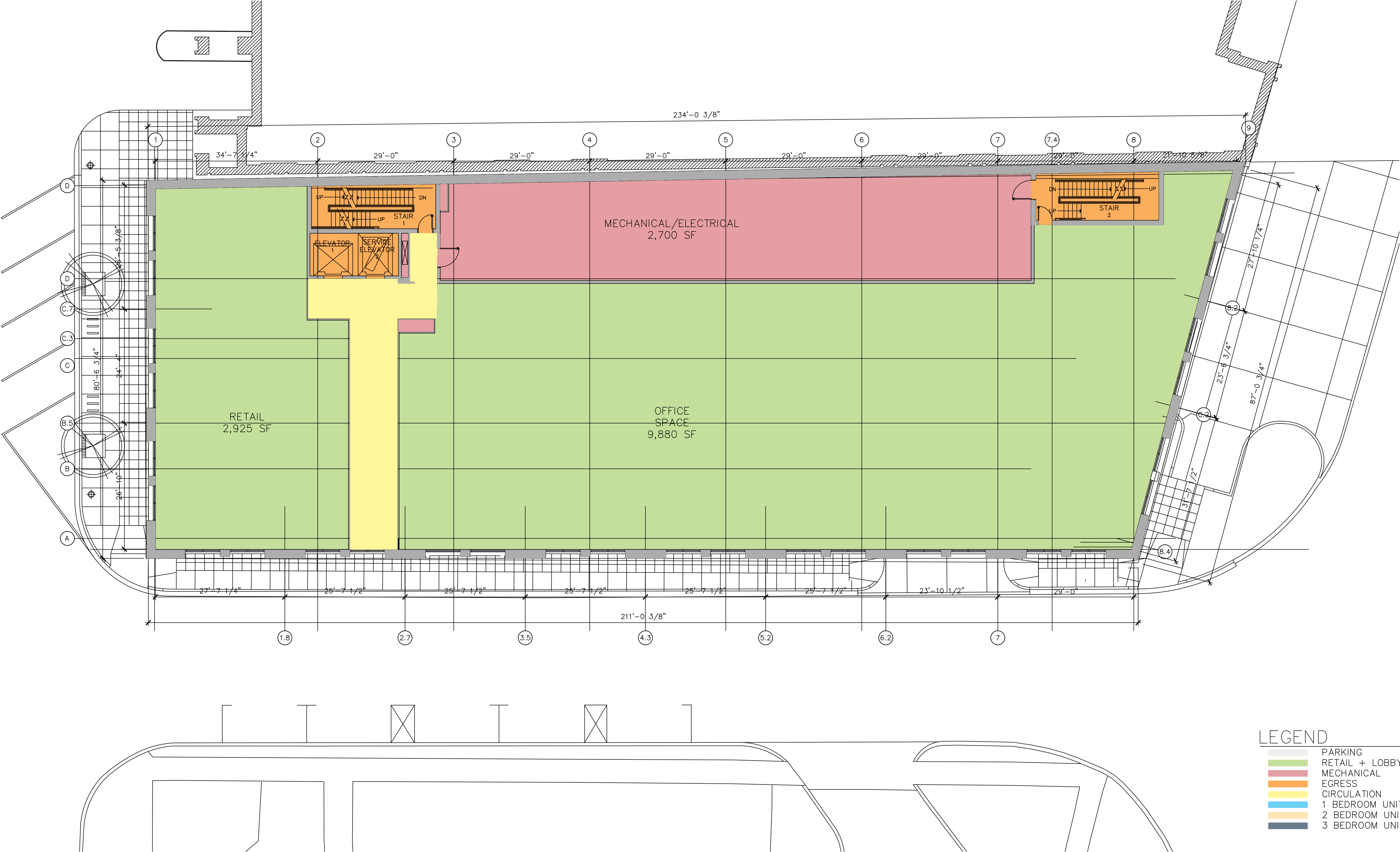
FIRST FLOOR



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

SD.3

BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



SECOND FLOOR OFFICE/ELECTRICAL

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

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT NAME

PROJECT INFORMATION
BIRMINGHAM TOWER
PATNERS, LLC
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER
22-222

ISSUE DATE

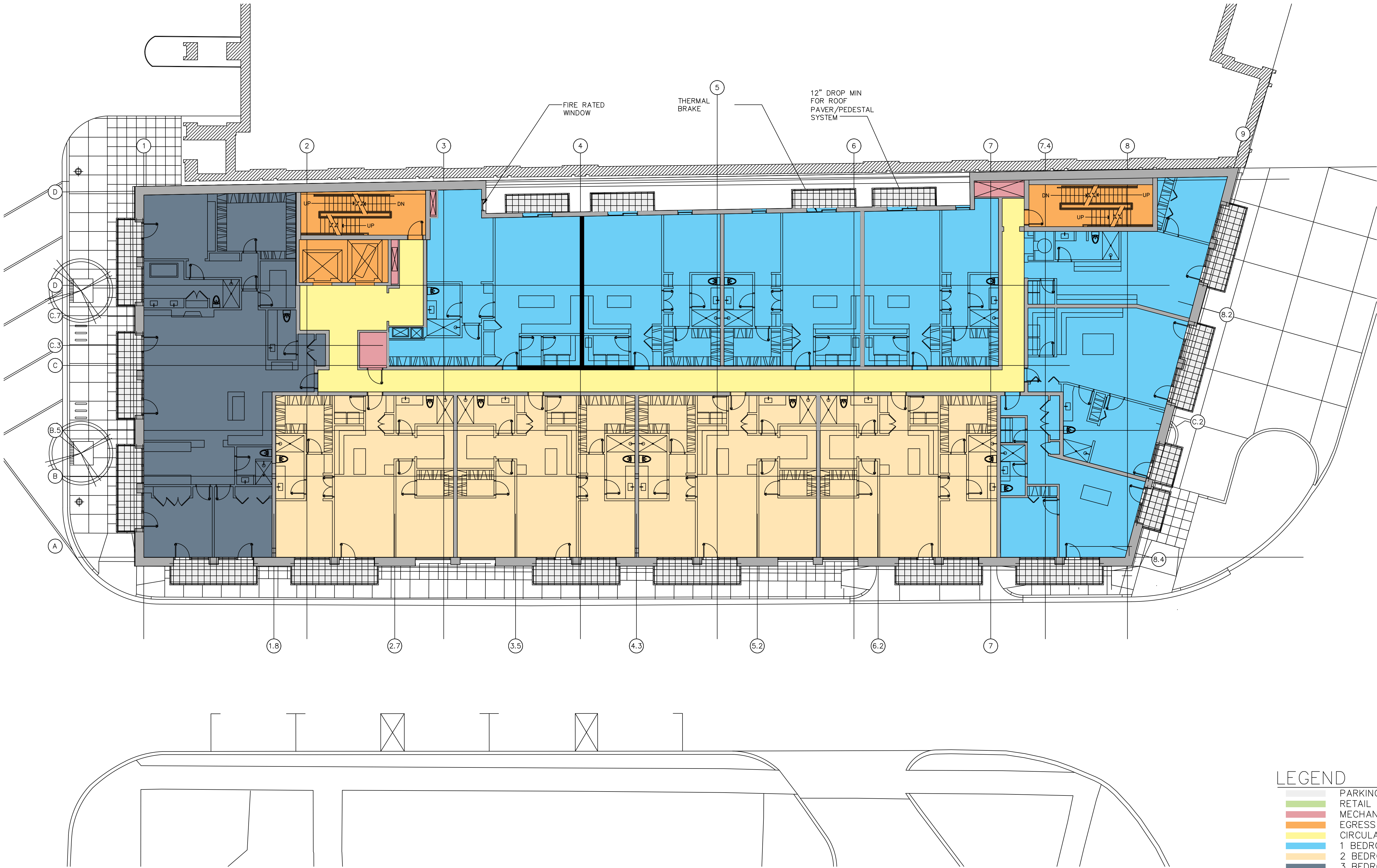
STATE OF MICHIGAN
SCOTT M. BOWERS
ARCHITECT
10103255
LICENSED ARCHITECT

SHEET TITLE

SHEET NUMBER
SD.4

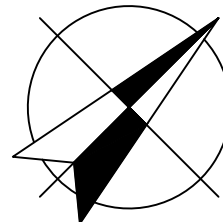
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251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



THIRD FLOOR RESIDENTIAL

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



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NAME
CONSULTANT

PROJECT INFORMATION
**BIRMINGHAM TOWER
PARTNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER
22-222

ISSUE DATE

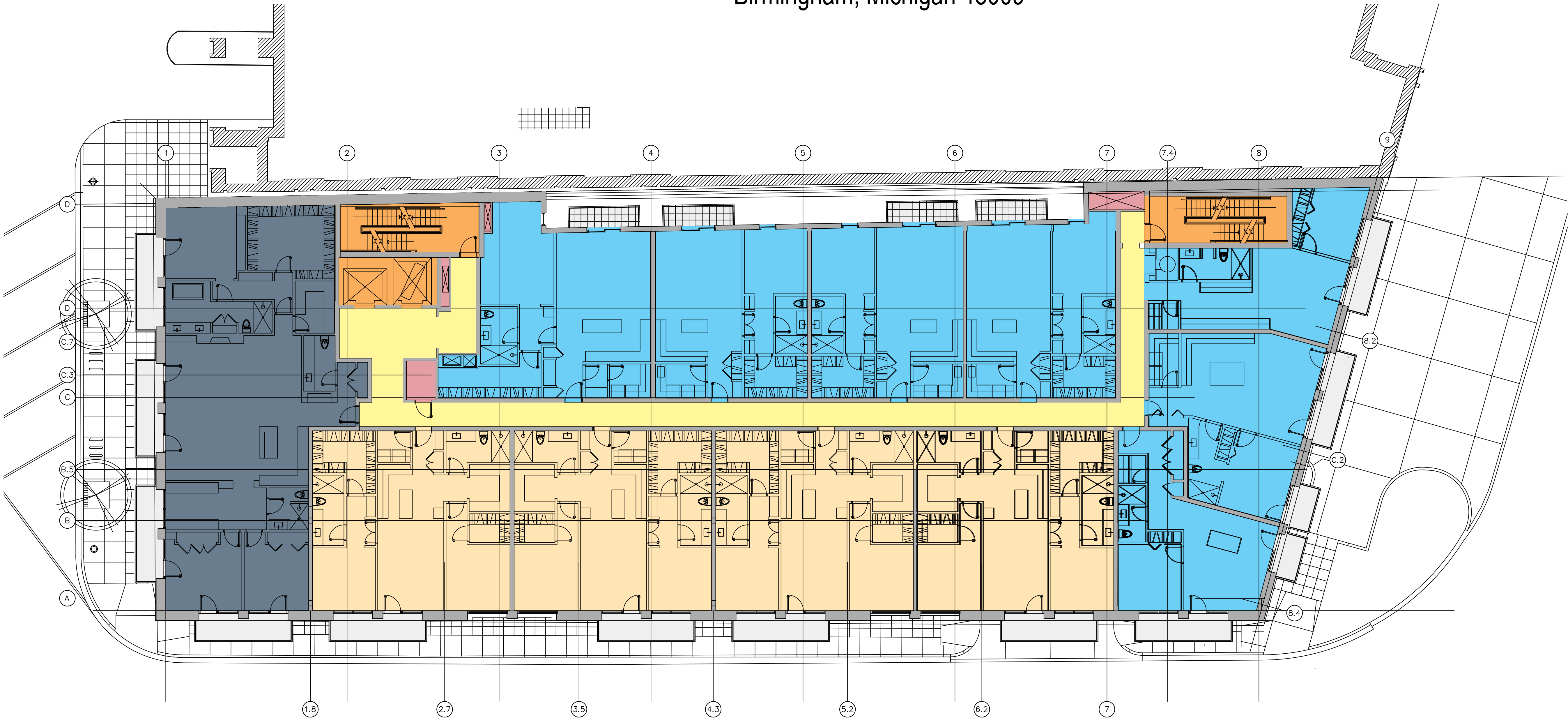
SCOTT M. BOWERS
001003250
LICENSED ARCHITECT

SHEET TITLE

SHEET NUMBER
SD.5

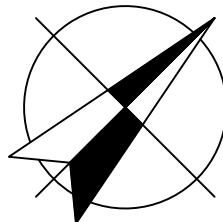
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251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



- LEGEND
- PARKING
 - RETAIL + LOBBY + OFFICE
 - MECHANICAL
 - EGRESS
 - CIRCULATION
 - 1 BEDROOM UNITS
 - 2 BEDROOM UNITS
 - 3 BEDROOM UNITS

FOURTH FLOOR RESIDENTIAL



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

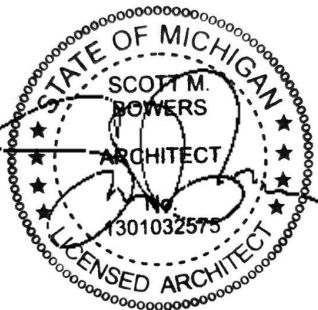
BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

NAME
CONSULTANT

PROJECT INFORMATION
**BIRMINGHAM TOWER
PARTNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER
22-222

ISSUE DATE

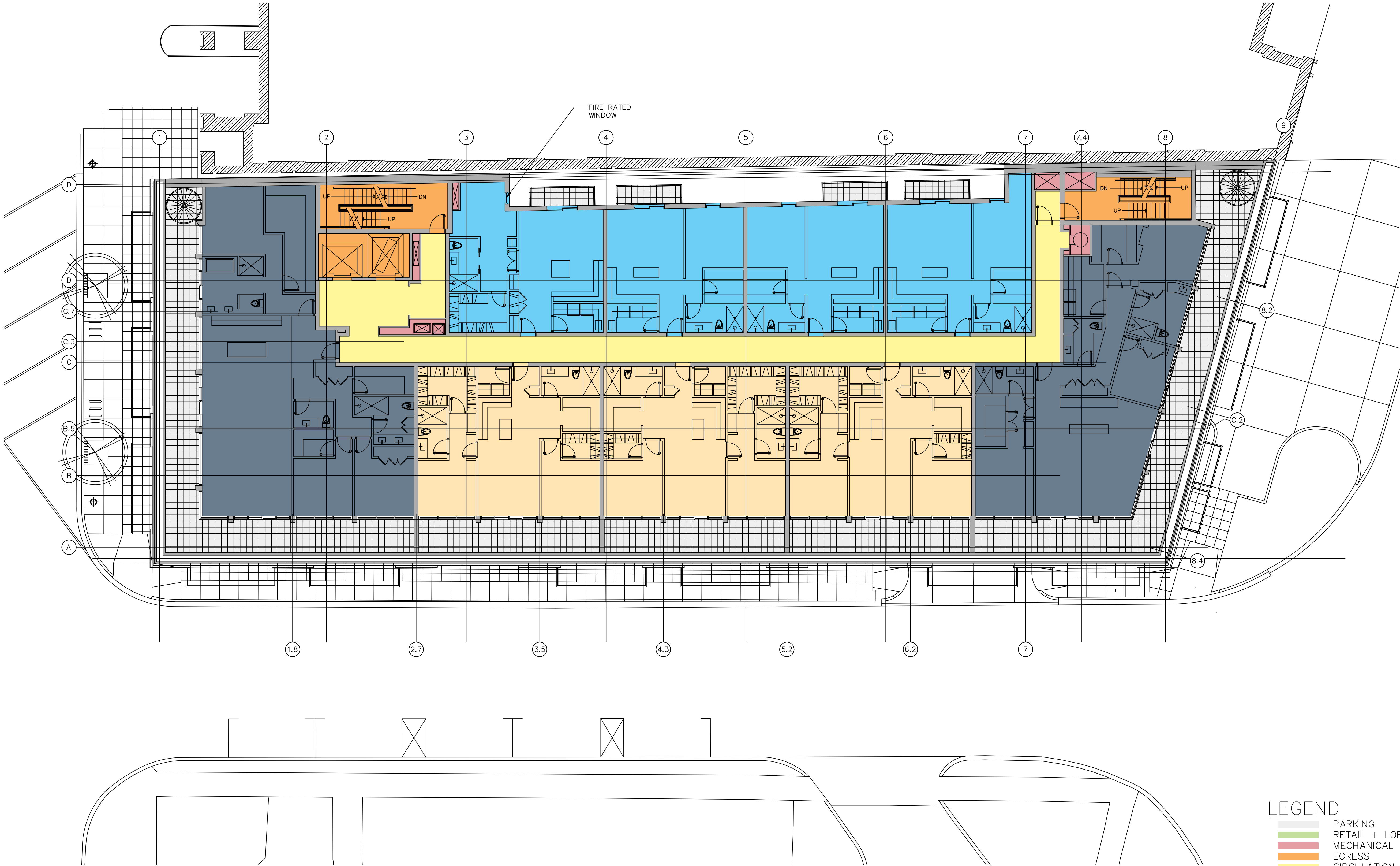


SHEET TITLE

SHEET NUMBER
SD.6

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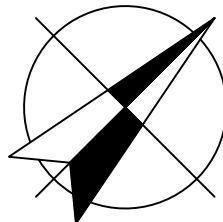
BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



- LEGEND
- PARKING
 - RETAIL + LOBBY + OFFICE
 - MECHANICAL
 - EGRESS
 - CIRCULATION
 - 1 BEDROOM UNITS
 - 2 BEDROOM UNITS
 - 3 BEDROOM UNITS

FIFTH FLOOR RESIDENTIAL

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



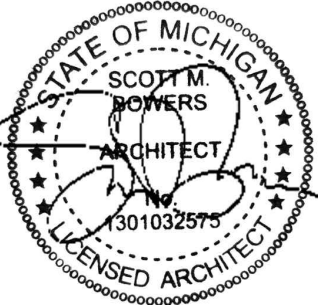
BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

NAME
CONSULTANT

PROJECT INFORMATION
**BIRMINGHAM TOWER
PARTNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER
22-222

ISSUE DATE

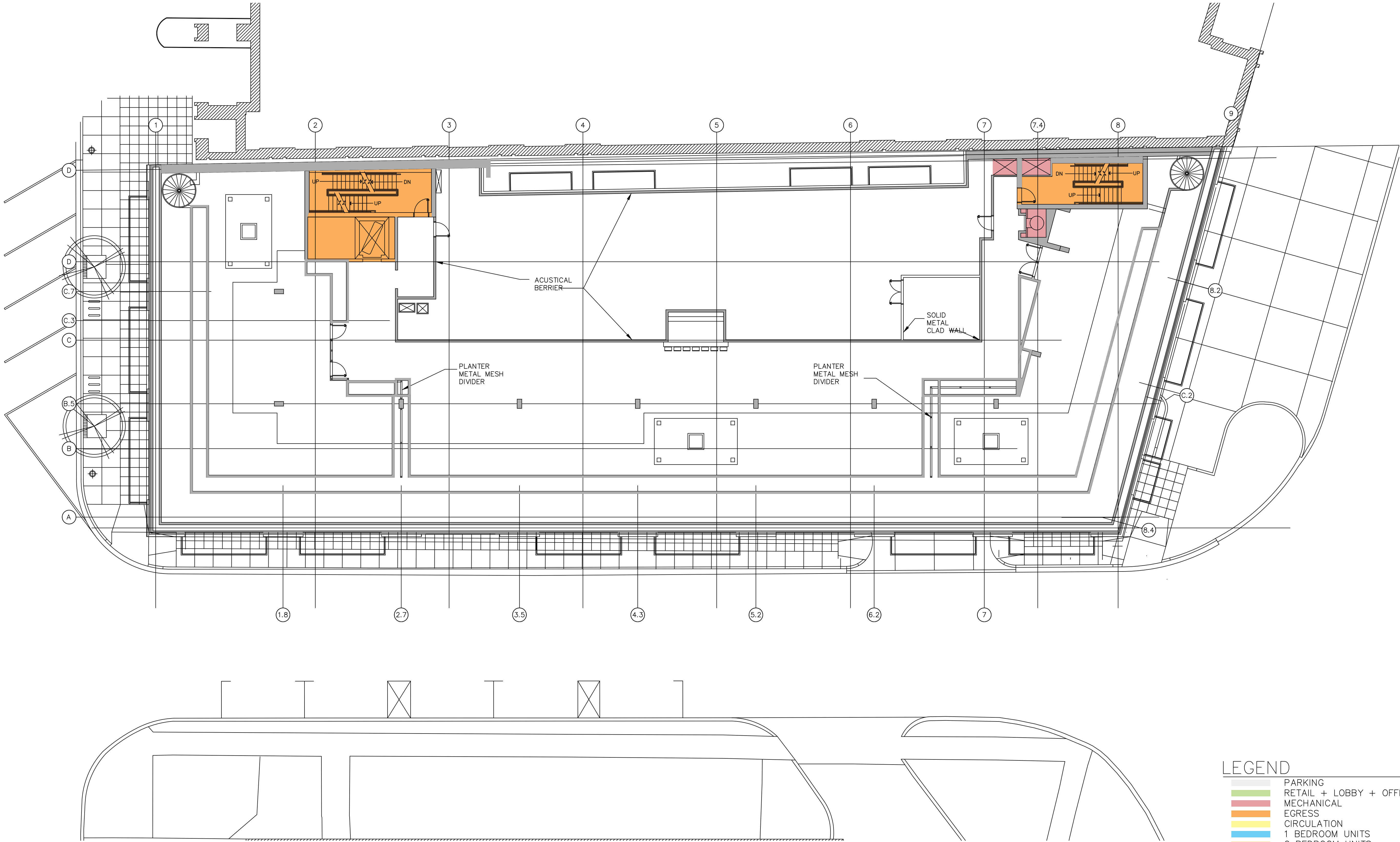


SHEET TITLE

SHEET NUMBER
SD.7

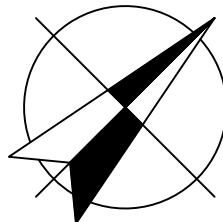
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BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



SIXTH FLOOR TERRACE

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



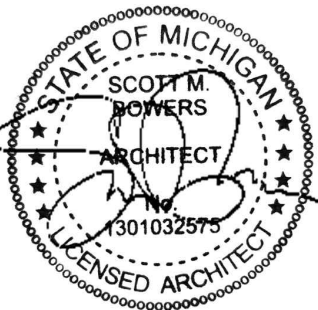
BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT NAME

PROJECT INFORMATION
**BIRMINGHAM TOWER
PARTNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER
22-222

ISSUE DATE



SHEET TITLE

SHEET NUMBER
SD.8

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251 East Merrill Street, Suite 204
Birmingham, Michigan 48009

BOWERS+ASSOCIATES

ARCHITECTURE DESIGN

2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT

NAME

PROJECT INFORMATION

BIRMINGHAM TOWER
PATNERS, LLC
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

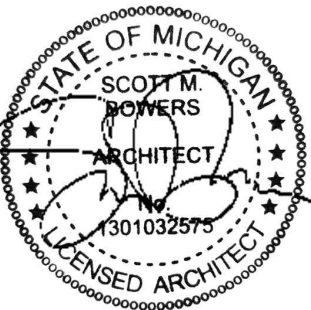
PROJECT

NUMBER

22-222

ISSUE

DATE



SHEET

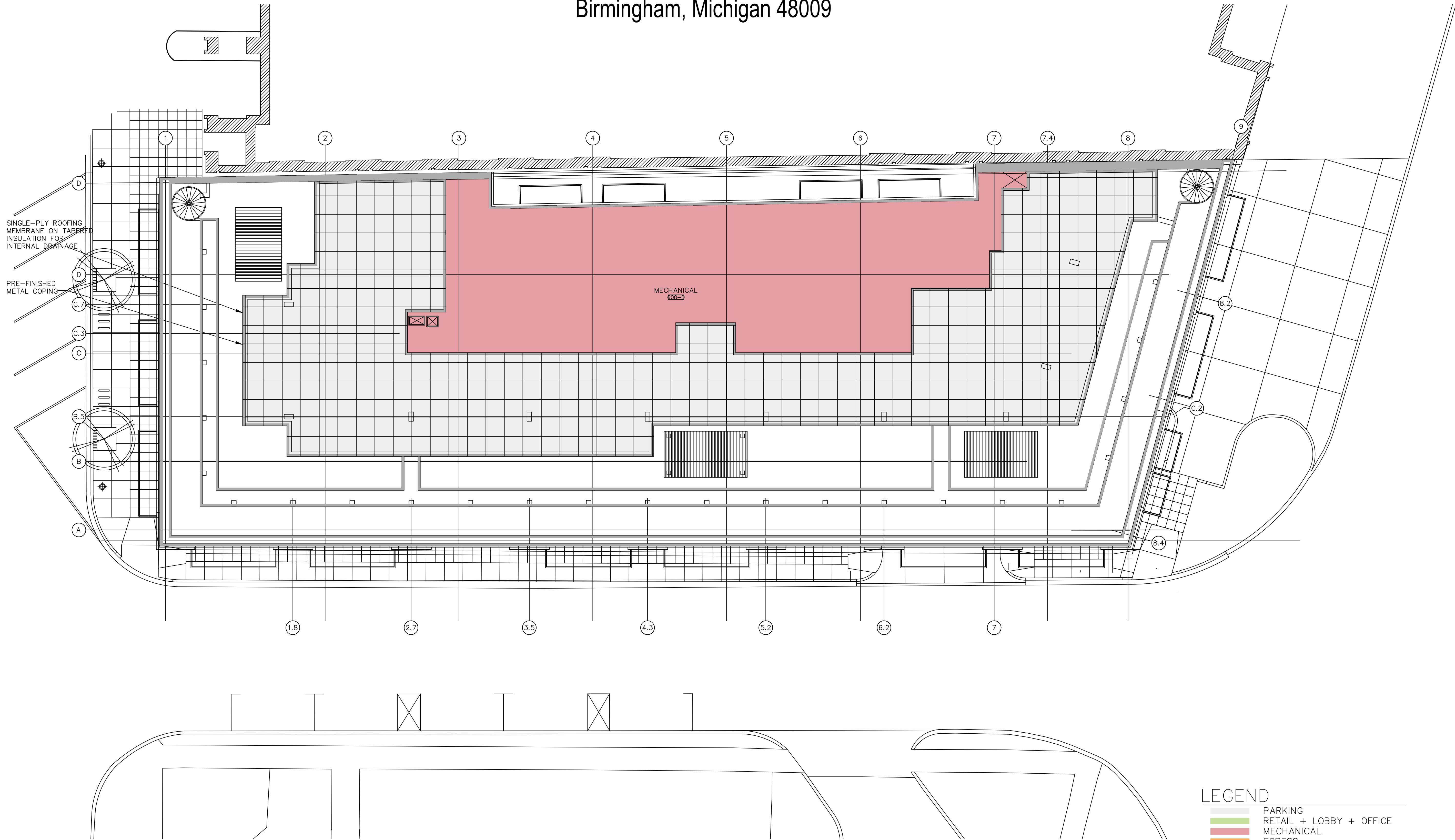
TITLE

SHEET

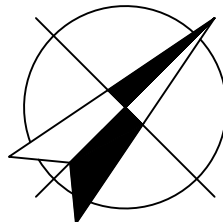
NUMBER

SD.9

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ROOF FLOOR PLAN



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

BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



WEST ELEVATION

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT NAME

PROJECT INFORMATION
**BIRMINGHAM TOWER
PARTNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER
22-222

ISSUE DATE

STATE OF MICHIGAN
SCOTT M. BOWERS
ARCHITECT
19103259
LICENSED ARCHITECT

SHEET TITLE

SHEET NUMBER
SD.10

BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



SOUTH ELEVATION

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

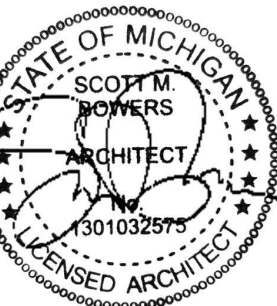
CONSULTANT NAME

PROJECT INFORMATION
BIRMINGHAM TOWER
PATNERS, LLC
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER

22-222

ISSUE DATE



SHEET TITLE

SHEET NUMBER

SD.11

BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



EAST ELEVATION

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
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P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

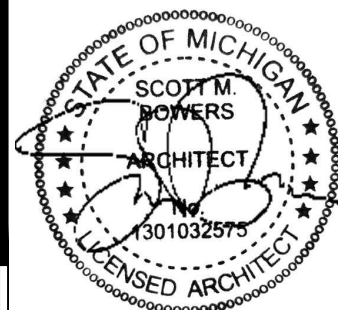
CONSULTANT NAME

PROJECT INFORMATION
**BIRMINGHAM TOWER
PARTNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER

22-222

ISSUE DATE



SHEET TITLE

SHEET NUMBER

SD.12

BIRMINGHAM TOWER PARTNERS, LLC
251 East Merrill Street, Suite 204
Birmingham, Michigan 48009



NORTH ELEVATION

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY ANN ARBOR, MI 48104
P: 734.975.2400 F: 734.975.2410
WWW.BOWERSARCH.COM

CONSULTANT NAME

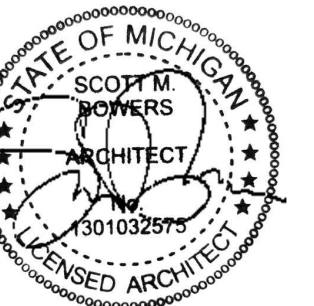
PROJECT INFORMATION

**BIRMINGHAM TOWER
PATNERS, LLC**
251 EAST MERRILL STREET, SUITE 204
BIRMINGHAM, MI 48009

PROJECT NUMBER

22-222

ISSUE DATE



SHEET TITLE

SHEET NUMBER

SD.13

SCHEMATIC DESIGN PLANS FOR

PERENNIAL BIRMINGHAM

OLD WOODWARD AVENUE AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

PEA
GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
PERENNIAL BIRMINGHAM
32300 NORTHWESTERN HIGHWAY
SUITE #230
FARMINGTON HILLS, MI, 48334

PROJECT TITLE
PERENNIAL BIRMINGHAM
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS	
SCHEMATIC DESIGN	04/26/21

ORIGINAL ISSUE DATE:
APRIL 26, 2021

DRAWING TITLE
COVER SHEET

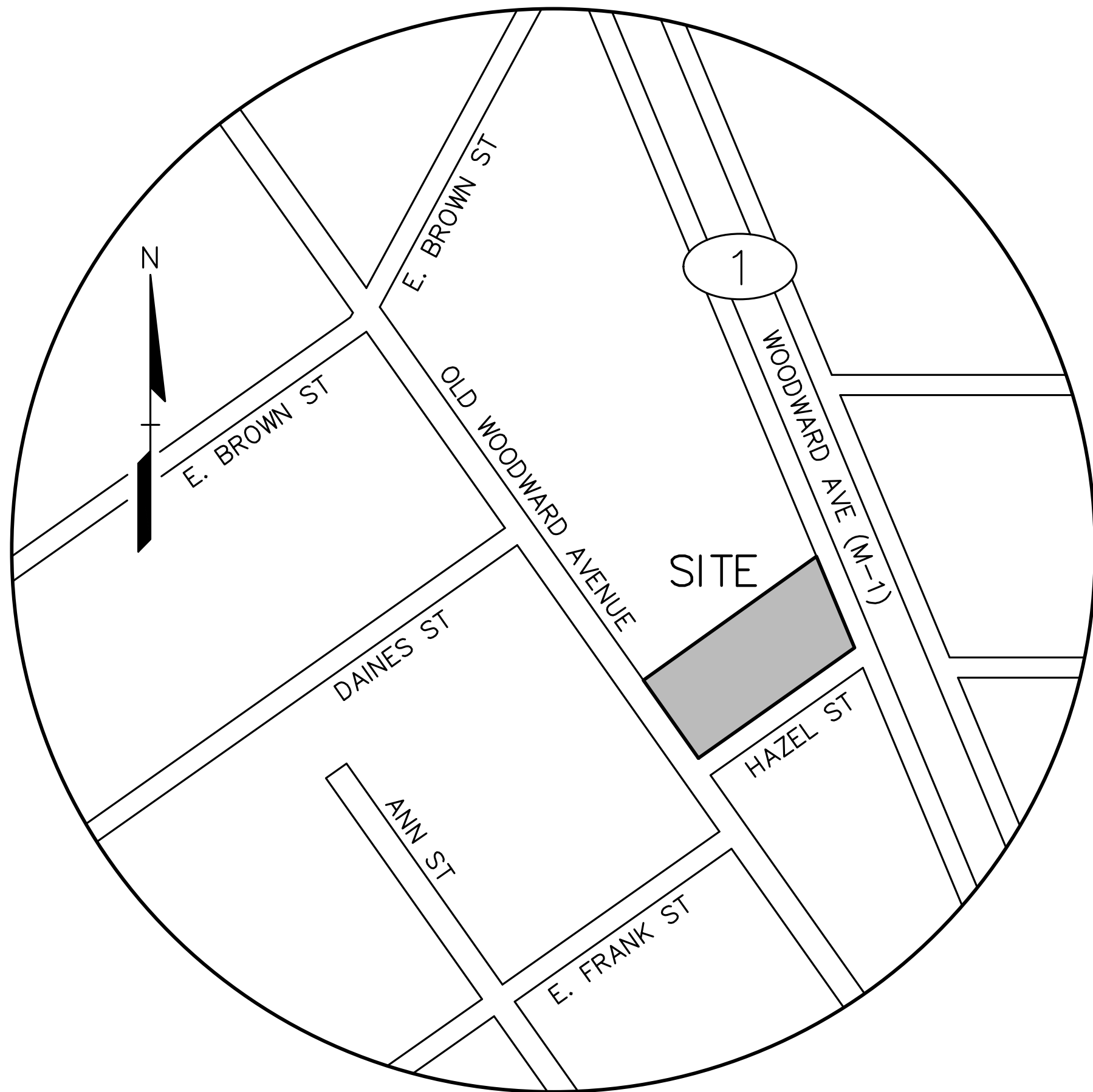
PEA JOB NO.	2017-093
P.M.	JPB
DN.	PB
DES.	PB

DRAWING NUMBER:

COVER

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\BASE-17093.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\BLK-17093.DWG



LOCATION MAP
NO SCALE

DEVELOPER:

PERENIAL BIRMINGHAM
32300 NORTHWESTERN HIGHWAY, SUITE #230
FARMINGTON HILLS, MI, 48334
CONTACT: SETH HERKOWITZ
PHONE: (248) 539-5511
EMAIL: SETH@HUNTERPASTEURHOMES.COM

ARCHITECT:

NEUMANN SMITH
400 GALLERIA OFFICENTRE, SUITE #555
SOUTHFIELD, MI, 48034
CONTACT: PATRICK BARRY
PHONE: (248) 352-8310
FAX: (248) 352-1821

CIVIL ENGINEER:

PEA GROUP
2430 ROCHESTER CT, SUITE 100
TROY, MI, 48063
CONTACT: JAMES P. BUTLER, PE
PHONE: (248) 689-9090 EXT. 1133
FAX: (248) 689-1044
EMAIL: JBUTLER@PEAGROUP.COM

LANDSCAPE ARCHITECT:

PEA GROUP
7927 NEMCO WAY, SUITE 115
BRIGHTON, MI 48116
CONTACT: JEFF SMITH, R.L.A., LEED AP
PHONE: (517) 546-8583
FAX: (517) 546-8973
EMAIL: JSMITH@PEAGROUP.COM

S:\PROJECTS\2017\2017-093 HAZEL STREET & WOODWARD AVE - JPB\DWG\Site Plans\0-COVER-17093.dwg

BM #300
BENCH TIE IN NORTH FACE OF U-POLE, SOUTHWEST CORNER HAZEL
STREET AND WOODWARD AVENUE (HUNTER BOULEVARD)
ELEV = 765.98

BM #301
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE BASE, NORTHEAST
CORNER OF HAZEL STREET AND OLD WOODWARD AVENUE
ELEV = 766.58

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER
26125C0537F (PANEL 537 OF 704), DATED SEPTEMBER 29, 2006.

(per Fidelity National Title Insurance Company, Commitment No. 17-110744, dated January 5, 2017)

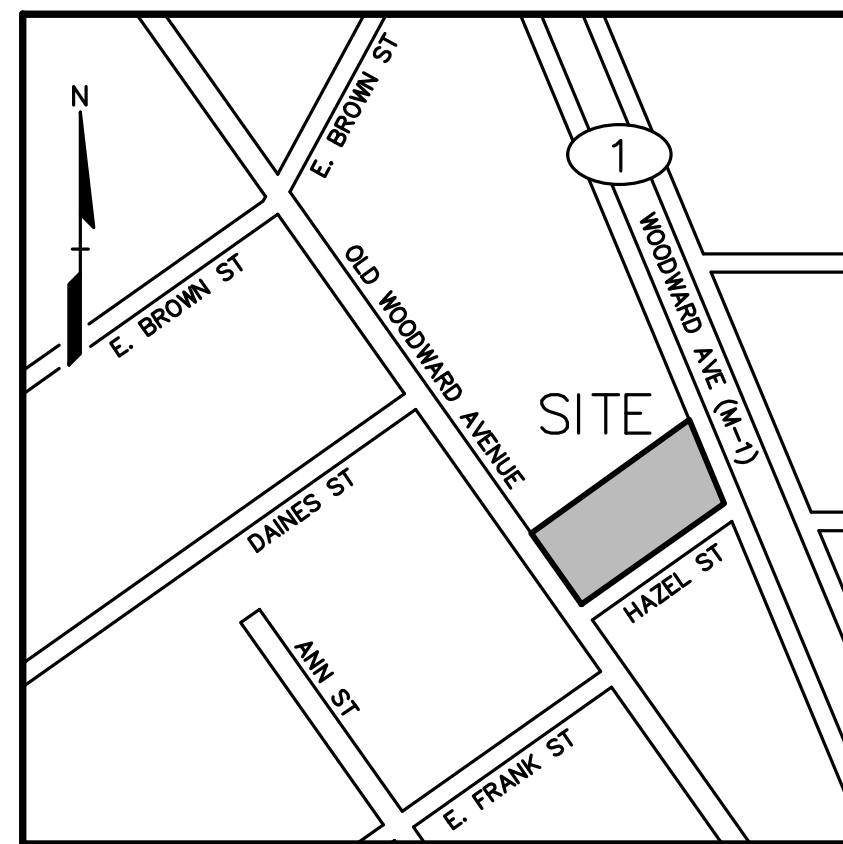
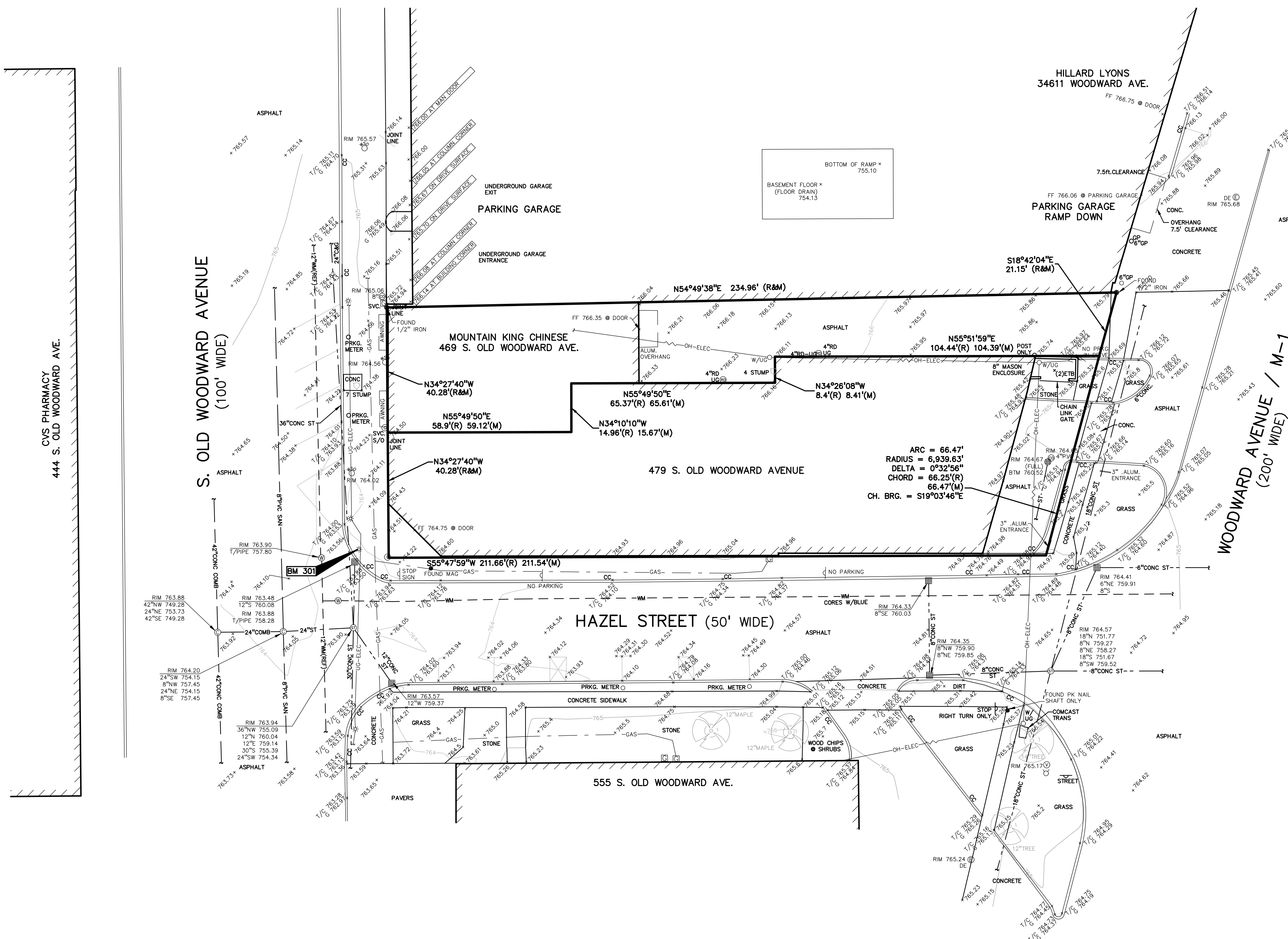
LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS

SOUTH PART OF LOT 7 OF ASSESSOR'S PLAT NO. 13, CITY OF BIRMINGHAM, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 51 OF PLATS PAGE 15, OKLAHOMA COUNTY RECORDS, DESCRIBED AS BEGINNING AT SOUTHWEST CORNER LOT 7; THENCE NORTHERLY ON WEST LINE SAID LOT, 40.28 FEET; THENCE EASTERLY 58.9 FEET; THENCE NORTHERLY AT RIGHT ANGLE 14.96 FEET; THENCE EASTERLY AT RIGHT ANGLE 65.37 FEET; THENCE NORTHERLY AT RIGHT ANGLE 8.4 FEET; THENCE EASTERLY AT RIGHT ANGLE 104.44 FEET TO EAST LINE SAID LOT; THENCE SOUTHERLY ALONG EAST LOT LINE, 66.25 FEET TO SOUTHEAST CORNER SAID LOT; THENCE WESTERLY ALONG SOUTH LOT LINE 211.66 FEET TO POINT OF BEGINNING.

(per First American Title Insurance Company, Commitment No. TC13-69882, dated February 9, 2017).

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS

THE NORTHERLY PART OF LOT 7 OF ASSESSOR'S PLAT NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 51 OF PLATS, PAGE 15, OAKLAND COUNTY RECORDS; CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT THE NORTHWESTERLY CORNER OF SAID GARAGE BUILDING 8.40 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE SOUTHERLY ALONG WESTERLY LINE OF SAID HUNTER BLVD. TO THE WESTERLY LINE OF 200 FOOT HUNTER BLVD. OF THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID HUNTER BLVD. OR EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 21.15 FEET TO EXTENSION OF NORTH FACE OF WALL OF SAID GARAGE BUILDING 8.40 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE SOUTHERLY AT RIGHT ANGLES ALONG WESTERLY FACE OF WALL OF SAID GARAGE BUILDING 10.44 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE SOUTHERLY AT RIGHT ANGLES ALONG WESTERLY FACE OF WALL OF SAID GARAGE BUILDING 8.40 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE WESTERLY AT RIGHT ANGLES ALONG NORTH FACE OF WALL OF SAID GARAGE BUILDING 14.96 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE WESTERLY AT RIGHT ANGLES ALONG NORTH FACE OF WALL OF SAID GARAGE BUILDING 14.96 FEET TO A CORNER OF SAID GARAGE BUILDING; THENCE WESTERLY AT RIGHT ANGLES ALONG NORTH FACE OF WALL OF SAID GARAGE BUILDING 58.90 FEET TO WESTERLY LINE OF SAID LOT 7; THENCE NORTHERLY ALONG SAID WESTERLY LINE 40.28 FEET TO THE POINT OF BEGINNING.



LOCATION MAP - NOT TO SCALE

LEGEND

- IRON FOUND ✕ BRASS PLUG SET ● SEC. CORNER FOUND
 ✕ IRON SET ● MONUMENT FOUND R RECORDED
 ● NAIL FOUND ✕ MONUMENT SET M MEASURED
 ✕ NAIL & CAP SET ○ CALCULATED



CAUTION!!
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REFERENCE DRAWINGS

- | | |
|----------------|---|
| WATER MAIN | NOT RECEIVED AT TIME OF SURVEY |
| SANITARY SEWER | NOT RECEIVED AT TIME OF SURVEY |
| STORM SEWER | NOT RECEIVED AT TIME OF SURVEY |
| COMBINED SEWER | NOT RECEIVED AT TIME OF SURVEY |
| ELECTRIC | NOT RECEIVED AT TIME OF SURVEY |
| TELEPHONE | NOT RECEIVED AT TIME OF SURVEY |
| GAS | NOT RECEIVED AT TIME OF SURVEY |
| PETROLEUM | NOT RECEIVED AT TIME OF SURVEY |
| CATV | NOT RECEIVED AT TIME OF SURVEY |
| FLOOD PLAIN | ZONE X, FEMA FIRM 26125C0537F, DATED 09-29-00 |

CLIENT

**PERENNIAL
BIRMINGHAM**

32300 NORTHWESTERN HIGHWAY
SUITE #230
FARMINGTON HILLS, MI. 48334

PROJECT TITLE

**PERENNIAL
BIRMINGHAM**

OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

SCHEMATIC DESIGN 04/26/2

ORIGINAL ISSUE DATE:
APRIL 26, 2021

DRAWING TITLE

TOPOGRAPHIC SURVEY

PEA JOB NO 2017-093

P M . J P E

DN	PE
----	----

DES	PF
-----	----

DRAWING NUMBER

C-1.0

NOT FOR CONSTRUCTION

XREF: S:PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\CBASE-17093.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\BLK-17093.DWG

BM #300
BENCH TIE IN NORTH FACE OF U-POLE, SOUTHWEST CORNER HAZEL
STREET AND WOODWARD AVENUE (HUNTER BOULEVARD)
ELEV = 765.98

BM #301
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE BASE, NORTHEAST
CORNER OF HAZEL STREET AND OLD WOODWARD AVENUE
ELEV = 766.58

PARCEL "A" LEGAL DESCRIPTION
(per Fidelity National Title Insurance Company, Commitment No. 17-110744, dated January 5, 2017)

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

SOUTH PART OF LOT 7 OF ASSessor's PLAT NO. 13, CITY OF BIRMINGHAM, ACCORDING TO THE PLAT THEREON PAGE 15, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT SOUTHWEST CORNER LOT 7; THENCE NORTH 00 FEET; THENCE EASTERLY 58.9 FEET; THENCE NORTHERLY AT RIGHT ANGLE 14.96 FEET; THENCE EASTERLY AT RIGHT ANGLE 14.96 FEET; THENCE NORTHERLY AT RIGHT ANGLE 104.44 FEET TO EAST LINE SAID LOT LINE, 66.25 FEET TO SOUTHEAST CORNER SAID LOT; THENCE WESTERLY ALONG SOUTH LOT LINE 211.66 FEET TO SOUTHWEST CORNER SAID LOT.

PARCEL "B" LEGAL DESCRIPTION
(per First American Title Insurance Company, Commitment No. TC13-69882, dated February 9, 2017)

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, DESCRIBED AS:

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO S.D.C-8.1 FOR ON-SITE PAVING DETAILS.
3. REFER TO MHEET 2. STANDARD PLAN R-28-J FOR SIDEWALK RAMP DETAILS.
4. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BIRMINGHAM CURRENT STANDARDS AND REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ANY SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

LOCATION MAP – NOT TO SCALE

LEGEND

● IRON FOUND
 ⊗ IRON SET
 ● NAIL FOUND
 ⊗ NAIL & CAP SET

EXISTING

—ELEC.— CABLE TV
 —CATV—
 TEL-PHONE—
 —ELEC.— GAS
 —GAS—
 —WATER—
 —SEWER—
 —DRAIN—
 —FENCE—
 —RAIL—
 —LIGHT—
 —SIGN—

CONC.
 ASPH.

⊗ SEC. CORNER FOUND
 R RECORDED
 M MEASURED
 C CALCULATED

PROPOSED

—ELEC., PHONE OR CABLE TV G.H. LINE, POLE & GUY WIRE
 UNDERGROUND CABLE TV, CATV PEDESTAL
 TELEPHONE U.S. CABLE, PEDESTAL & MANHOLE
 ELECTRIC U.S. CABLE, MANHOLE, METER & HANDHOLE
 GAS MAIN, VALVE & GAS LINE MARKER
 WATERSMAIN, INTD. GATE, VALVE, TAPPING SLEEVE & VALVE
 SANITARY SEWER, CLEANOUT & MANHOLE
 STORM SEWER, CLEANOUT & MANHOLE
 COMBINED SEWER & MANHOLE
 SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
 WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 UNIDENTIFIED STRUCTURE

SPOT ELEVATION

CONTOUR LINE

FENCE

GUARD RAIL

STREET LIGHT

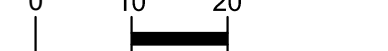
SIGN

CONCRETE

ASPHALT

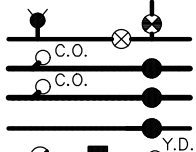


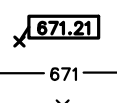
NORTH



0 10 20 40

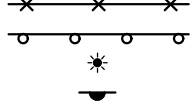
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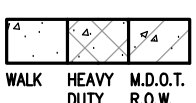




871.21

870





WALK HEAVY M.D.T. R.O.W.
 DUTY



811 Know what's below.
 Call before you dig.

CAUTION!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY INFORMATIONAL. NO GUARANTEE OF THEIR EXISTENCE OR IMPLIES AS TO THE COMPLETENESS OR ACCURACY THEREOF. THIS INFORMATION SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
**PERENNIAL
BIRMINGHAM**
32300 NORTHWESTERN HIGHWAY
SUITE #230
FARMINGTON HILLS, MI, 48334

PROJECT TITLE

**PERENNIAL
BIRMINGHAM**

OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS	
SCHEMATIC DESIGN	04/26/2

ORIGINAL ISSUE DATE:
APRIL 26, 2021

DRAWING TITLE

SITE PLAN

PEA JOB NO.	2017-093
P.M.	JPE
DN.	PE
DES.	PE

DRAWING NUMBER:

C-3.0

XREF: S:PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\CBASE-17093.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\BLK-17093.DWG

S:\PROJECTS\2017\2017-093 HAZEL STREET & WOODWARD AVE - JPB\Draw\Site Plans\C-3.0DM-17093.dwg

BM #300
BENCH TIE IN NORTH FACE OF U-POLE, SOUTHWEST CORNER HAZEL
STREET AND WOODWARD AVENUE (HUNTER BOULEVARD)
ELEV = 765.98

BM #301
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE BASE, NORTHEAST
CORNER OF HAZEL STREET AND OLD WOODWARD AVENUE
ELEV = 766.58

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION. ADD 700 TO
4-DIGIT ELEVATIONS TO OBTAIN ACTUAL ELEVATION

PROPOSED CONTOUR LINE —764—

ABBREVIATIONS USED, IF REQUIRED FOR CLARITY:

TOP OF CURB = T/C
GUTTER GRADE = G
TOP OF PAVEMENT = T/P
TOP OF SIDEWALK = T/S
RIM = RIM ELEVATION OF STRUCTURE
FINISH GRADE = F.G.

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF FINISHMENT UNLESS OTHERWISE NOTED.
3. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENT OF THE CITY OF BIRMINGHAM. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
4. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE FORTHCOMING SOILS INVESTIGATION AND REPORT.
5. SEE ADDITIONAL GRADING AND EARTHWORK NOTES ON DETAIL SHEET C-8.1
6. REFER TO CONSTRUCTION PLANS FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
7. ALL DISTURBED AREAS SHALL BE SEEDDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE COMPACTED TO ANY DEPTH. ANY UTILITY TRENCHES HAVE TO BE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED STRUCTURE OR ELEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE D'

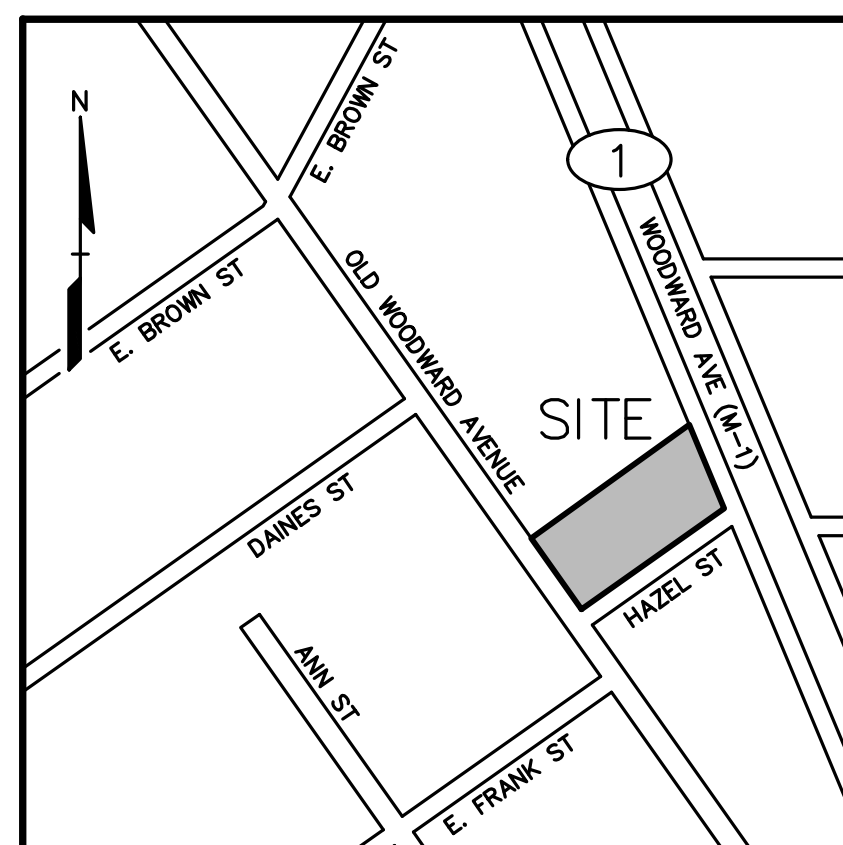
SIDEWALK RAMP 'TYPE R'

CURB DROP ONLY

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP
AND DETECTABLE WARNING DETAILS AND CITY OF
BIRMINGHAM CBD STREETSCAPE DETAILS FOR
SIDEWALK RAMP DETAILS

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.



LOCATION MAP - NOT TO SCALE



0 5 10 20
SCALE: 1" = 10'



CAUTION!!
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CLIENT

**PERENNIAL
BIRMINGHAM**

32300 NORTHWESTERN HIGHWAY
SUITE #230
FARMINGTON HILLS, MI. 48334

PROJECT TITLE

PERENNIAL BIRMINGHAM

OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS	
SCHEMATIC DESIGN	04/26/20

ORIGINAL ISSUE DATE:

APRIL 26, 2021

DRAWING TITLE

GRADING PLAN

PEA JOB NO 2017-091

PM .IP

DN	P
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DES	P
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DRAWING NUMBER

C-4.1

XREF: S:PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\CBASE-17093.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\BLK-17093.DWG

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #300
BENCH TIE IN NORTH FACE OF U-POLE, SOUTHWEST CORNER HAZEL STREET AND WOODWARD AVENUE (HUNTER BOULEVARD)
ELEV = 765.98

BM #301
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE BASE, NORTHEAST CORNER OF HAZEL STREET AND OLD WOODWARD AVENUE
ELEV = 766.58

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F (PANEL 537 OF 704), DATED SEPTEMBER 29, 2006.

Permit No. _____
Date: _____

CITY OF BIRMINGHAM
STORM WATER RUNOFF CONTROL

Project Location: Hazel Street at Old Woodward
Designed by: Paul Bater, PEA

PE: Yes No

	(A) Exist. *	(B) Proposed	
(1) Affected Area	0.423	0.423	acres
(2) Area of Impervious Surface	0.423	0.423	acres
(3) Percent Impervious	100	100	%
(4) Runoff Factor	2.4	2.4	cfs/acre
(5) Unrestricted Runoff Rate	1.02	1.02	cfs
(6) Maximum Permitted Runoff Rate		1.02	cfs
(7) Uncontrolled Runoff Area		-	acres
(8) Area of Impervious Surfaces - Uncontrolled Runoff Area		-	acres
(9) Runoff Factor - Uncontrolled Runoff Area		-	%
(10) Runoff Factor - Uncontrolled Runoff Area		-	cfs/acre
(11) Runoff Rate - Uncontrolled Runoff Area		-	cfs
(12) Maximum Permitted Runoff Rate via Sewer Service Connection		-	cfs
(13) Runoff Rate per Acre		-	cfs/acre
(14) Required Storage per Acre		-	cu.ft./acre
(15) Required Storage for Parcel		-	cu.ft.

PROPOSED DESIGN

(16) Design Storage	-	cu.ft.
(17) Design Outlet Capacity to Sewer Service	-	cfs

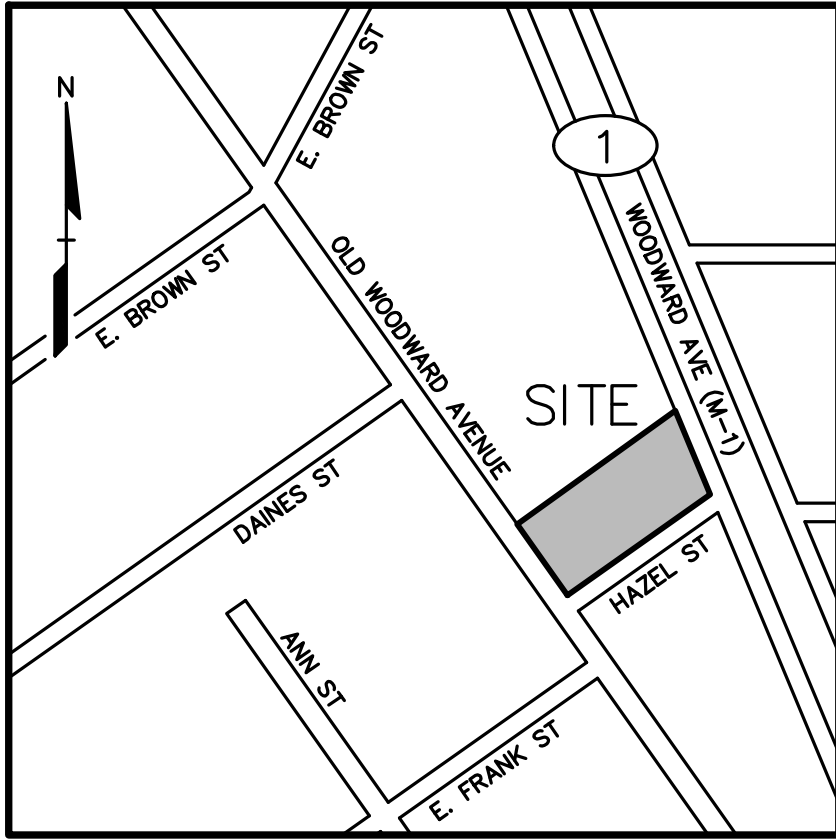
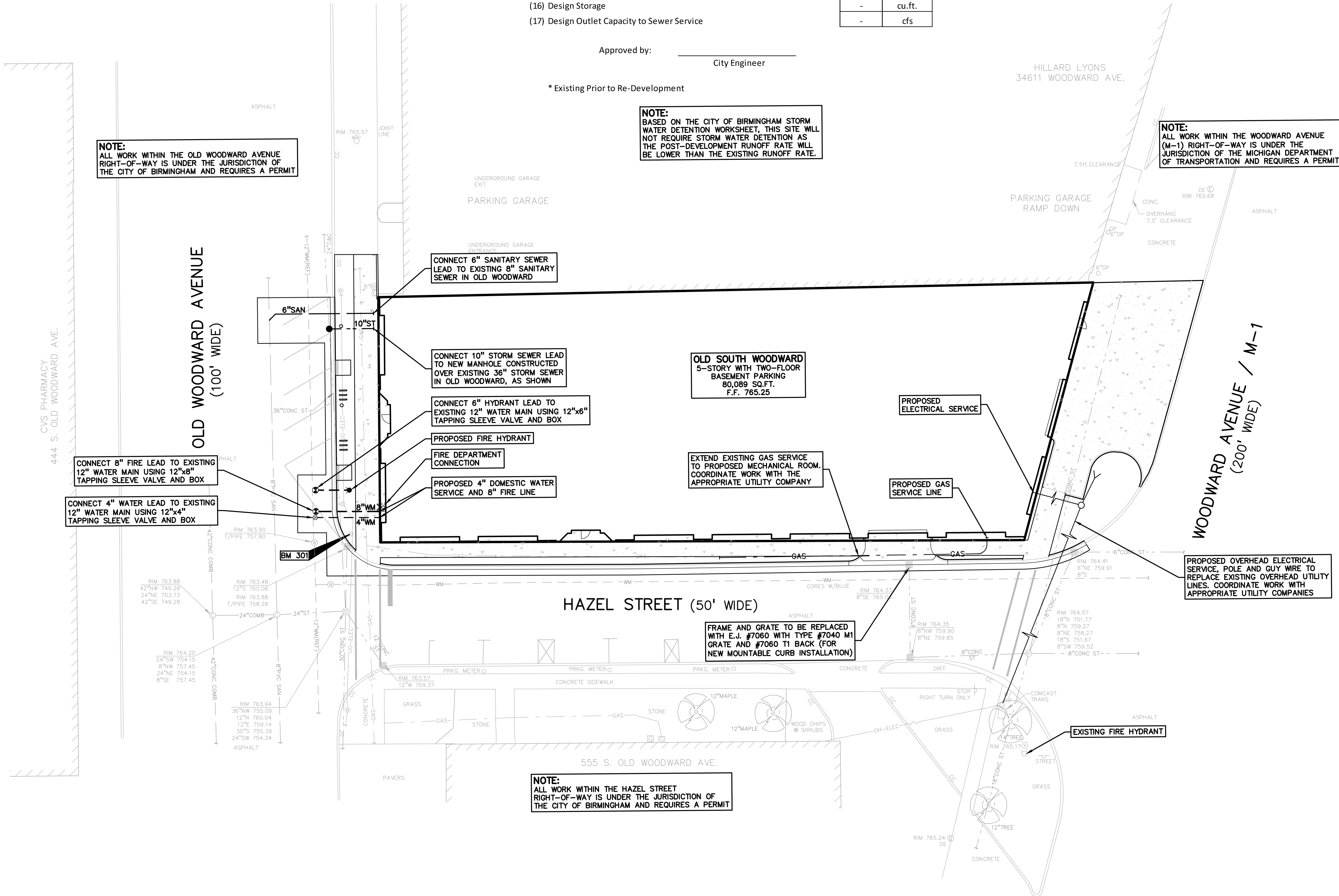
Approved by: _____

City Engineer

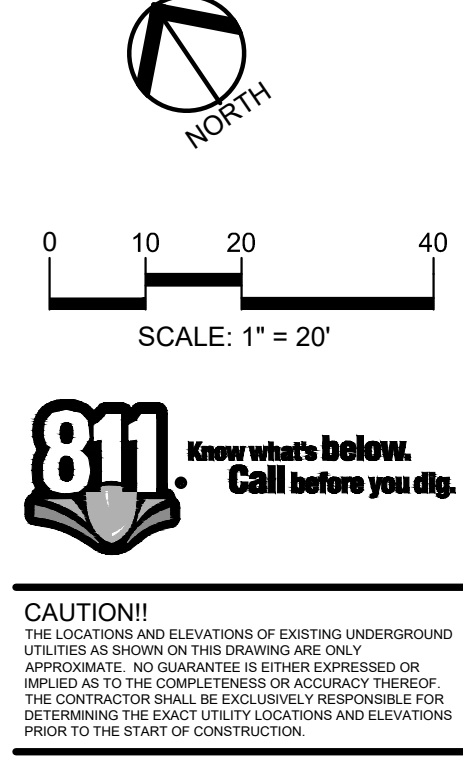
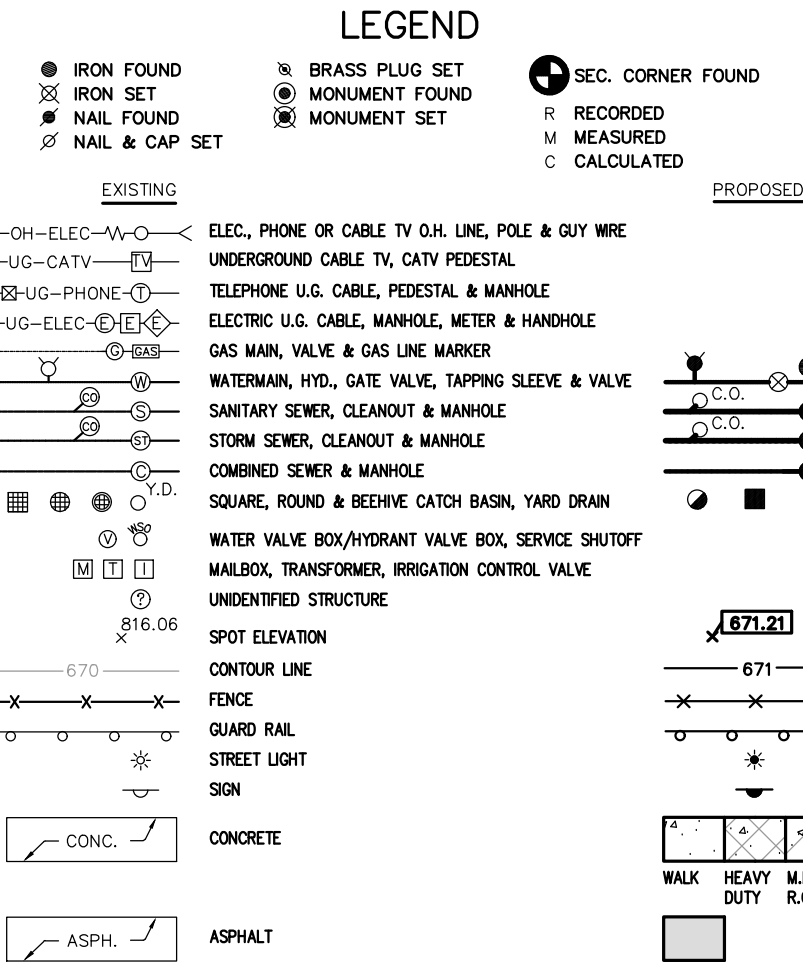
* Existing Prior to Re-Development

NOTE:
BASED ON THE CITY OF BIRMINGHAM STORM WATER DETENTION WORKSHEET, THIS SITE WILL NOT REQUIRE STORM WATER DETENTION AS THE POST-DEVELOPMENT RUNOFF RATE WILL BE LOWER THAN THE EXISTING RUNOFF RATE.

NOTE:
ALL WORK WITHIN THE WOODWARD AVENUE (M-1) RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION AND REQUIRES A PERMIT



PEA GROUP
t: 844.813.2949
www.peagroup.com



REFERENCE DRAWINGS

WATER MAIN	NOT RECEIVED AT TIME OF SURVEY
SANITARY SEWER	NOT RECEIVED AT TIME OF SURVEY
STORM SEWER	NOT RECEIVED AT TIME OF SURVEY
COMBINED SEWER	NOT RECEIVED AT TIME OF SURVEY
ELECTRIC	NOT RECEIVED AT TIME OF SURVEY
TELEPHONE	NOT RECEIVED AT TIME OF SURVEY
GAS	NOT RECEIVED AT TIME OF SURVEY
PETROLEUM	NOT RECEIVED AT TIME OF SURVEY
CATV	NOT RECEIVED AT TIME OF SURVEY
FLOOD PLAIN	ZONE X, FEMA FIRM 26125C0537F, DATED 09-29-06

GENERAL UTILITY NOTES:

- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF BIRMINGHAM.
- NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
- REFER TO DETAIL SHEET C-7.1 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
- ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
- WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
- ALL WATER MAIN SHALL BE PROVIDED WITH 5.5' OF COVER UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANTS SHALL BE EFW #58R MODEL #250 PER CITY STANDARDS.
- ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
- ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF BIRMINGHAM.
- ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.L.W. #1565 BOX OR EQUAL.
- SANITARY SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
- ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
- PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
- THE CITY OF BIRMINGHAM STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF BIRMINGHAM STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

CLIENT

PERENNIAL BIRMINGHAM
32300 NORTHWESTERN HIGHWAY
SUITE #230
FARMINGTON HILLS, MI, 48334

PROJECT TITLE

PERENNIAL BIRMINGHAM
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

SCHEMATIC DESIGN 04/26/21

ORIGINAL ISSUE DATE:

APRIL 26, 2021

DRAWING TITLE

PRELIMINARY UTILITY PLAN

PEA JOB NO. 2017-093

P.M. JPB

DN. PB

DES. PB

DRAWING NUMBER:

C-6.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2017\2017093\DWG\17093- TOP OBASE.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\GBASE-17093.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\TBK-17093.DWG

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM AND M.D.O.T.
2. THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
3. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
5. THE CONTRACTOR SHALL NOTIFY MISS DIG (811) AND REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION (EXCLUDING WEEKENDS AND HOLIDAYS) FOR LOCATION AND STAKING OF ON-SITE UTILITY LINES. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
8. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
9. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
11. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.

PAVING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
4. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
5. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
6. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
7. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
8. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
9. FINAL PAVEMENT ELEVATIONS SHOULD BE SO DESIGNED TO PROVIDE POSITIVE SURFACE DRAINAGE. A MINIMUM SURFACE SLOPE OF 1.0 PERCENT IS RECOMMENDED.
10. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.

GENERAL UTILITY NOTES:

11. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
12. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE, APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
13. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
14. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR TO FIELD VERIFY UTILITIES.
15. THE CONTRACTOR MUST COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
16. REFER TO CITY OF BIRMINGHAM, STANDARD DETAILS FOR PIPE BEDDING DETAILS.
17. REFER TO CITY OF BIRMINGHAM STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

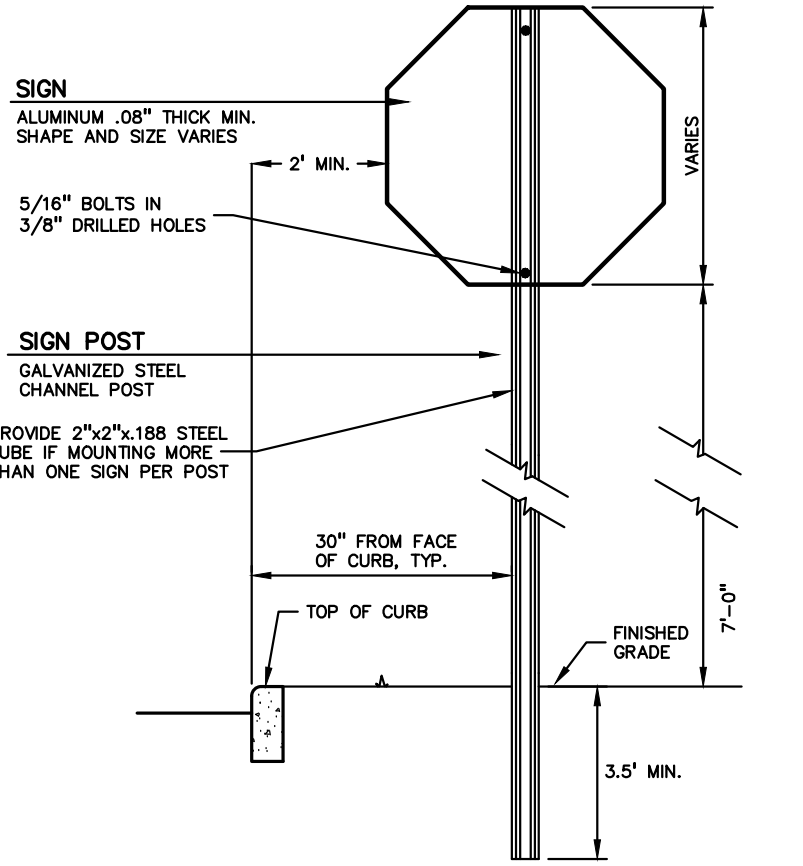
1. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED. REFER TO CITY STANDARD DETAILS SHEETS FOR STANDARD BEDDING DETAILS.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
3. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED OF PVC SCHEDULE 40 PIPE AT 1.00% MINIMUM SLOPE WITH GLUED JOINTS, UNLESS OTHERWISE NOTED.

WATER MAIN NOTES:

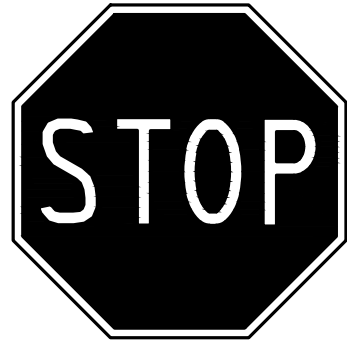
1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY SEWER OR STRUCTURE.
5. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.

SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 AT 1.00% MINIMUM SLOPE.
3. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.



SIGN AND POST INSTALLATION
NOT TO SCALE



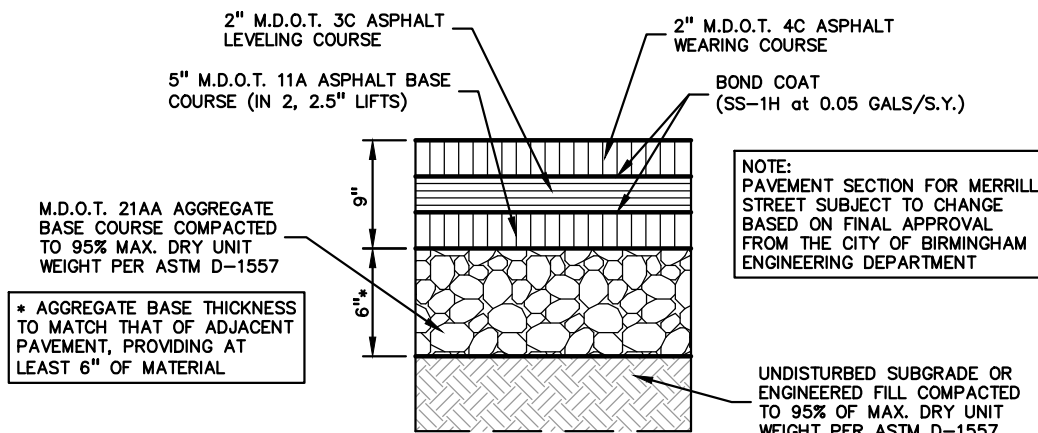
30" x 30" R1-1 STOP SIGN WITH
WHITE ON RED REFLECTORIZED
7"-0" MOUNTING HEIGHT

STOP SIGN DETAIL
NOT TO SCALE

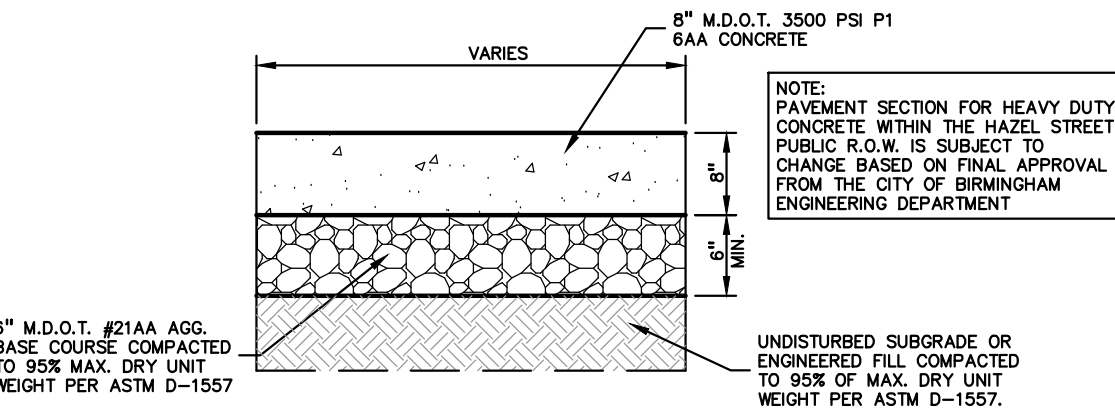


12" x 18"
RED ON WHITE REFLECTORIZED
7"-0" MOUNTING HEIGHT
(LR7-22)

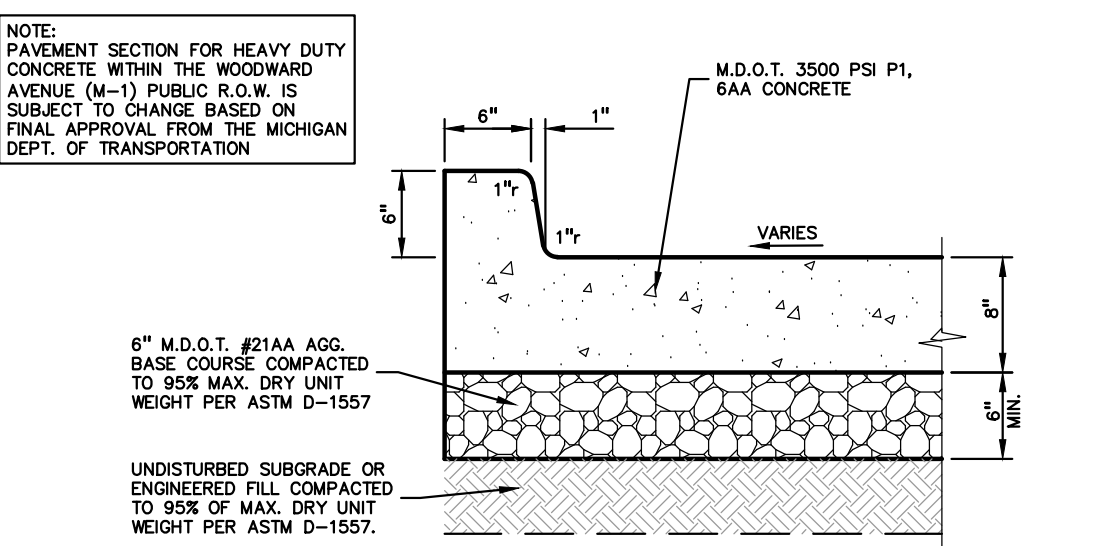
NO PARKING LOADING ZONE SIGN
NOT TO SCALE



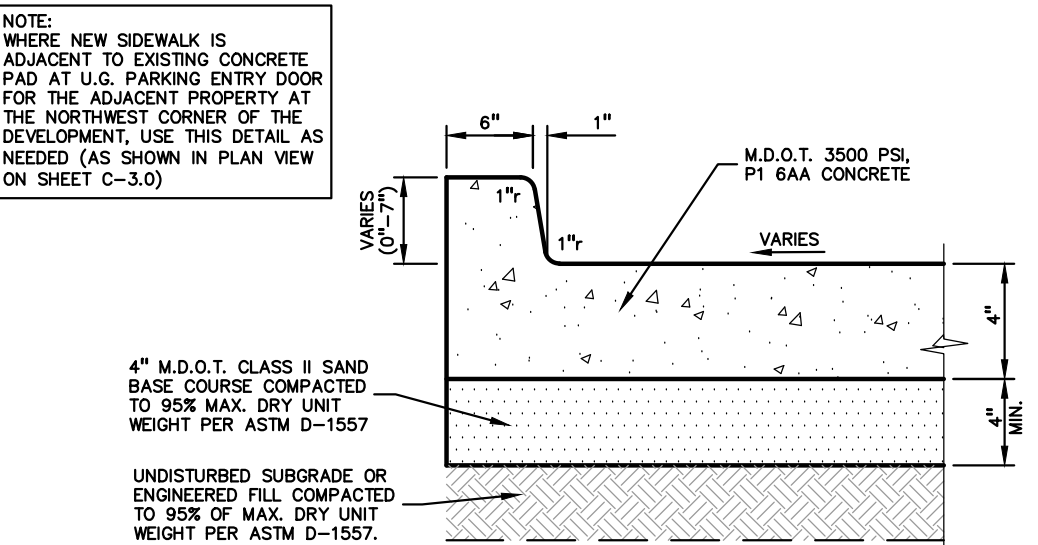
R.O.W. ASPHALT PAVEMENT DETAIL
(FOR OLD WOODWARD & HAZEL ST.)
NOT TO SCALE



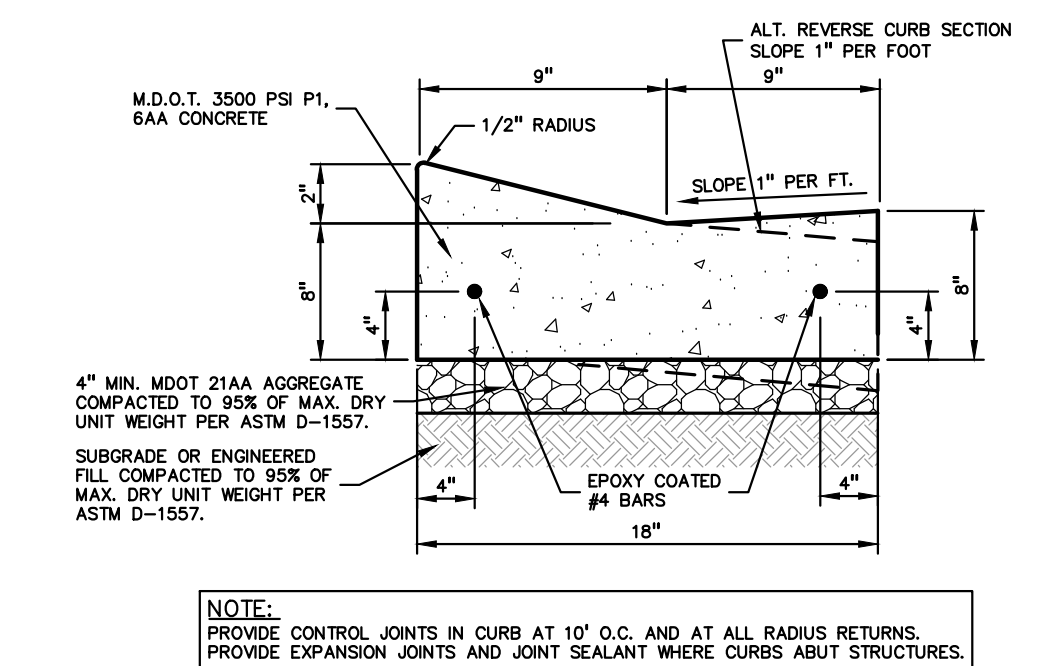
HEAVY DUTY CONCRETE DETAIL
(FOR USE AT HAZEL STREET ENTRANCE)
NOT TO SCALE



H.D. CONCRETE PAVEMENT WITH INTEGRAL CURB
(FOR USE WITHIN M.D.O.T. R.O.W.)
NOT TO SCALE



INTEGRAL CURB AT SIDEWALK
NOT TO SCALE



18"x2" MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER WARRANTIES OR WARRANTIES AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
PERENNIAL BIRMINGHAM
32300 NORTHWESTERN HIGHWAY
SUITE #230
FARMINGTON HILLS, MI, 48334

PROJECT TITLE
PERENNIAL BIRMINGHAM
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS
SCHEMATIC DESIGN 04/26/21

ORIGINAL ISSUE DATE:
APRIL 26, 2021

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO. 2017-093
P.M. JPB
DN. PB
DES. PB

DRAWING NUMBER:

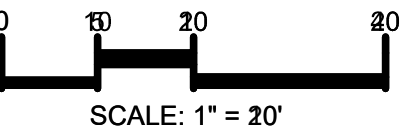
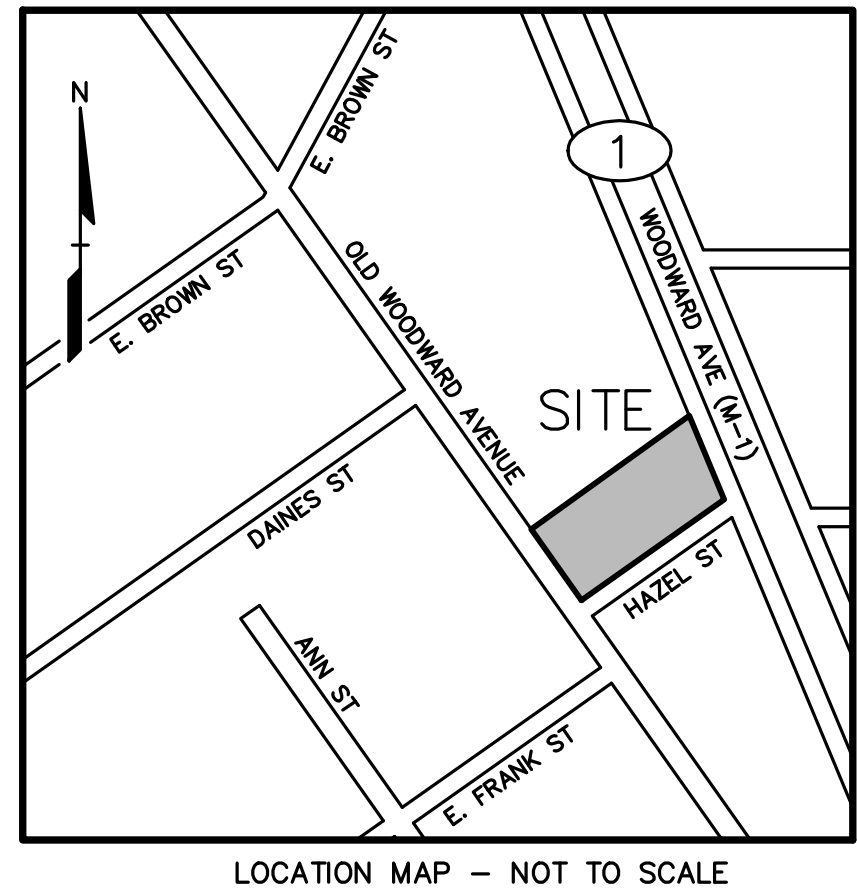
C-8.1

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2017\2017093\DWG\17093--TOP\BASE.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\BASE-17093.DWG
XREF: S:\PROJECTS\2017\2017093\DWG\SITE PLAN\TBLK-17093.DWG



TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	PJ3	Jack Select Pear	<i>Pyrus calleryana 'Jaczam'</i>	3" Cal.	B&B
1	QS3	Streetspire Oak	<i>Quercus alba 'JFS-KW1QX' (columnar)</i>	3" Cal.	B&B



CAUTION!!
LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

LANDSCAPE REQUIREMENTS, PER CITY OF BIRMINGHAM:

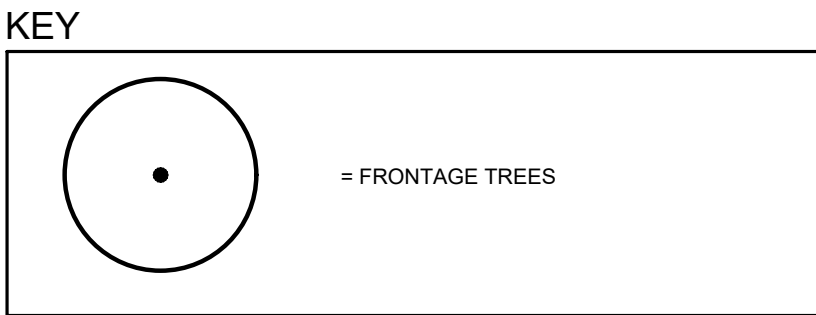
STANDARD LANDSCAPING REQUIREMENTS
PER 4.20 LA-01 53.-FOR PARKING 20 OR MORE SPACES
PER 4.20 LA-01 F. -FOR PARKING LOTS 7500 SF OR GREATER
5% OF INTERIOR PARKING LOT AREA SHALL BE
LANDSCAPED WITH 1 TREE/150 SF OF REQ'D AREA

PROPOSED:
PARKING AREA IS LESS THAN 20 CARS, THEREFORE REQUIREMENTS
ABOVE ARE NOT APPLICABLE.

FRONTAGE TREES:
1 TREE PER 40 LF OF FRONTAGE REQUIRED

S. OLD WOODWARD AVENUE: 81 LF/40 = 2 TREES
HAZEL STREET: 212 LF/40 = 5 TREES
WOODWARD AVENUE: 88 LF/40 = 2 TREES

PROPOSED:
S. OLD WOODWARD AVENUE: 2 TREES
HAZEL STREET: 0 TREES DUE TO LACK OF SPACE
WOODWARD AVENUE: 1 TREES DUE TO LACK OF SPACE



GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND MAINTENANCE SCHEDULES. DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERY STANDARDS FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDED HARDWOOD BARK MULCH WITH PRE-EMERGENT, SEE SPECIFICATIONS. SHREDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.

CLIENT

**PERENNIAL
BIRMINGHAM**
1300 NORTHWESTERN HIGHWAY
SUITE #230
BIRMINGHAM HILLS, MI, 48334

PROJECT TITLE

**PERENNIAL
BIRMINGHAM**
OLD WOODWARD AT HAZEL STREET
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

0% SCHEMATIC DESIGN 04/26/21

ORIGINAL ISSUE DATE:
APRIL 26, 2021

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

EA JOB NO. 2017-093

M. JPB

N. PB

ES. PB

DRAWING NUMBER:

1.1

L-1.0

NOT FOR CONSTRUCTION

XREF: S:PROJECTS\2017\2017093\DWG\17093-TOPOBASE.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\CBASE-17093.DWG
XREF: S:PROJECTS\2017\2017093\DWG\SITE PLAN\BLK-17093.DWG

S:\PROJECTS\2017\2017-093 HAZEL STREET & WOODWARD AVE - JPB\DWG\LANDSCAPE\17093-LANDSCAPE PLAN.DWG

WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
☒ WS-W14911 11"	☒ 3000K 90	☒ AL Brushed Aluminum	☒ 7W	440	352	Yes
	☐ 3000K 90	☐ BK Black	☐ 7W	440	352	Yes

Example: **WS-W14911-AL**

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

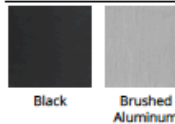
SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL, IP65, Title 24 JA8-2016 Compliant, Dark Sky Friendly, Wet Location Listed
Construction:	Aluminum body with glass lens

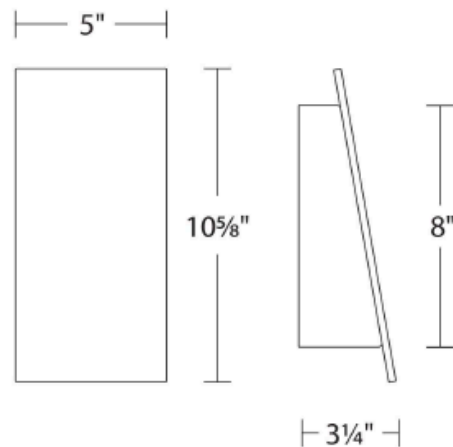


Oakwood Design

FINISHES



LINE DRAWING





Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

MINI LED DOWNLIGHT

OUTDOOR/WET LOCATION

MD1LG2 (RD,WL) RECESSED HOUSING AND TRIM

LOW VOLTAGE



Oakwood Design

PRODUCT DESCRIPTION

The round MD1LG2 (WL) mini LED recessed downlight is for use in wet locations and is IC rated for insulated or non-insulated applications • Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps • Ideal for both residential and commercial wet location applications including bathrooms and eave lighting • Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required • Designed to provide 50,000 hours of life • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to 20W MR11 halogen lamps while consuming 5W

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency • 2700K, 3000K, 3500K or 4000K color temperatures available • 80 or 90 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns • LED source concealed with lensed optic is deeply recessed into an internal reflector to produce a low glare system • Reflectors finished to match trim ring color for uniform appearance • Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation • Juno [TL602E](#) electronic transformer and [MAGXFMR](#) magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with [TL602E](#) and [MAGXFMR](#) – see transformer specifications for compatible dimmers • Color temperature remains constant over dimming range • Consult factory for additional information.

Life Rated for 50,000 hours at 70% lumen maintenance.

Labels UL listed for wet locations and daisy chaining • Union made • UL and cUL listed • RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance. Specifications subject to change without notice.

HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction • Die cast aluminum housing • Finished with either corrosion resistant painted finishes or E-coat for decorative plated finishes.

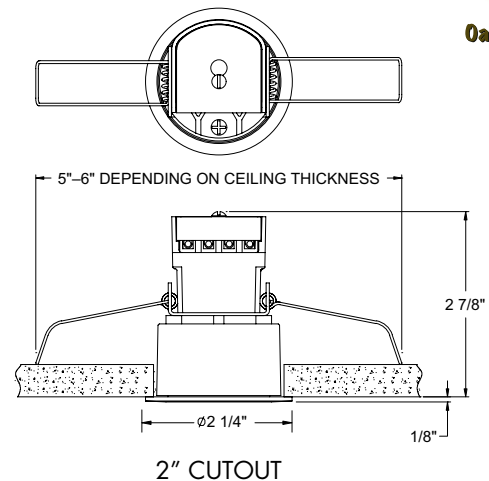
Wiring Compartment Provided with removable access plate • Four pole terminal block allows for quick, secure connection • UL /cUL listed for daisy chaining • Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Zinc plated torsion clips are provided fully assembled to housing • Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material • 2" Cutout dimension corresponds to common hole saw size.

ELECTRICAL DATA

Input Voltage	12VAC
Input Power	4.8W
Input Current	0.42A
Frequency	Varies with Transformer

DIMENSIONS



ORDERING INFORMATION

Example: MD1LG2 RD 03LM 27K 80CRI FL WL WH

Series	Fixture Form	Lumens	Color Temperature
MD1LG2	RD Round	03LM 300 Nominal Lumens	27K 2700K 30K 3000K 35K 3500K 40K 4000K

CRI	Distribution	Environment	Trim Finish
80CRI 80+ CRI	FL Flood	WL Wet Location	BL Black
90CRI 90+ CRI	NFL Narrow Flood		BRZ Bronze
	SP Spot		SN Satin Nickel
			WH White

Transformers

Catalog Number	Finish	Description
TL602E 10W 120 12AC WH	White	10W 12V AC Electronic Transformer
TL602E 25W 120 12AC WH	White	25W 12V AC Electronic Transformer
TL602E 60W 120 12AC WH	White	60W 12V AC Electronic Transformer
MAGXFMR 1C 10W 120 12AC BL	Black	10W 12V AC Magnetic Transformer
MAGXFMR 1C 25W 120 12AC BL	Black	25W 12V AC Magnetic Transformer
MAGXFMR 1C 60W 120 12AC BL	Black	60W 12V AC Magnetic Transformer

To order, specify catalog number.



MEMORANDUM

Planning Division

DATE: September 23rd, 2022

TO: Planning Board Members

FROM: Brooks Cowan, Senior Planner

APPROVED: Nick Dupuis, Planning Director

SUBJECT: Public Hearing - Proposed Zoning Ordinance Amendment to Article 3, Section 3.04(D)(3) Downtown Overlay Parking Requirements ([Updates in Blue](#))

The applicant is applying to amend the Zoning Ordinance to allow properties in the D4 Downtown Overlay Zone to request a waiver of commercial parking requirements from City Commission. The applicant is the owner of 469-479 S. Old Woodward which is zoned D4 in the Downtown Overlay and is located outside of the parking assessment district, therefore the subject site is currently required to provide all required parking on-site.

On [July 27th, 2022](#), the Planning Board first considered the proposed Ordinance Amendment from the applicant requesting to allow City Commission to waive parking requirements for properties zoned D4 in the Downtown Overlay. City staff recommended denial of the proposed Ordinance language for reasons cited as the attempt to bypass the Board of Zoning Appeals for obtaining a parking variance, the lack of City Commission guidelines for approval or denial of such a waiver, and the fact the the D4 Zone boundary was never considered during special assessments charged for public parking facilities.

Upon discussion with the Planning Board, the applicant suggested making the parking waiver request contingent upon a Special Land Use Permit (SLUP). The Planning Board appeared amenable to reviewing the suggested amendment and asked staff to coordinate with the applicant to bring back draft Ordinance language incorporating a SLUP for nonresidential uses in the D4 Zone requesting an off-street parking reduction.

On [August 24th, 2022](#), the applicant submitted an updated draft ordinance addressing items discussed at the July 27th, 2022 meeting. City staff suggested minor tweaks to the proposed ordinance language for formatting reasons which the applicant was amenable to.

City staff's Suggested reformatting of the Applicant's Proposed Ordinance Amendment (DRAFT):

Article 3, Section 3.04(D)

*3. For all sites located outside of the **former** parking assessment district, off-street parking must be provided in accordance with the requirements of Article 4 for parking, loading and screening.*

a.) For all nonresidential uses in the D4 Zone located outside of the former parking assessment district, the off-street parking requirements of Article 4 may be reduced or eliminated under the provisions of a Special Land Use Permit.

The Planning Board asked for clarification from the City Attorney regarding if there could be any repercussions against the City from properties who have paid into the Parking Assessment District if the Ordinance is approved. Upon review of the proposed amendment, the City Attorney determined that the City can waive parking requirements for a property if the Zoning Ordinance is amended to permit the City Commission to do so.

City staff continues to have issues with the proposal. Adding a SLUP requirement to a request for a waiver of Article 4 parking requirements does not change the fact that the proposed ordinance circumvents the Board of Zoning Appeals. As previously mentioned as a concern in the July 27th, 2022 and the August 24th, 2022 Planning Board meeting, when applicants cannot satisfy a requirement of the Zoning Ordinance, they go to the Board of Zoning Appeals to request a variance, not City Commission for a waiver. City staff is concerned about the precedent of allowing the Zoning Ordinance to be amended where requirements may be waived via SLUPs from the City Commission instead of obtaining a variance by demonstrating a hardship as would be required by going to the Board of Zoning Appeals.

A concern about lack of standards for approval remains as well. Standards for approval considering the proposed use and location of the building have not been considered to help guide City Commission in the approval process. Staff recommends certain factors related to use, building size, and building location be codified for consideration if the City wishes to pursue an Ordinance allowing parking requirements to be waived by City Commission.

Another issue City staff has with the proposed amendment is that Special Land Use Permits are typically meant for uses listed in Article 2 of the Zoning Ordinance (*Uses Requiring a Special Land Use Permit*), however the applicant is proposing that a SLUP be applied to a development standard of Article 4. The parking requirements of Article 4 Development Standards are considered dimensional regulations, not uses, and therefore would not typically be subject to a Special Land Use Permit. A "Parking Facility" may be a permitted use of Article 2, but the parking requirements of Article 4 Development Standards which the applicant is requesting to waive through a SLUP are dimensional in nature, not a use, therefore a SLUP would not typically be applicable.

With staff concerns regarding the proposed Ordinance language being said, it is of note that the applicant is subject to Birmingham's parking ordinance policies that are 50-70 years old. Parking standards throughout the country have been evolving to address modern business demands,

changing land use patterns, and environmental concerns. The impact of Covid-19 and technological advancements enhancing work from home capacity has also had a significant impact on the demand for parking.

Different uses and different tenants have different parking demands at different times and on different days of the week. Two types of offices may have drastically different parking demands, though the current ordinance requirements do not acknowledge such differences. There are cities who have evaluated the impact of parking provisions on the land use and cost of development and decided to eliminate parking requirements entirely. The justification is to enable the property owner and "the market" to determine how much parking to provide.

Cities have also implemented "payment in lieu of parking" ordinance provisions that allow more flexibility for property owners. The City of Birmingham has a similar payment in lieu of parking provision in the Triangle District where Article 3.08(E)(1) enables an applicant to qualify for additional building height by paying into a parking fund instead of providing on-site public parking. A "payment in lieu of parking" policy could allow more discretion to the property owner, tenant, and the City to determine how much parking is reasonable, and could allow greater flexibility within use categories than the current parking ordinance requirements allow.

The Planning Division's position is that if the City wants to consider allowing properties to eliminate parking requirements entirely, as the applicant is suggesting, the ordinance amendment should require a more comprehensive review of the City's Zoning Ordinance and a thorough evaluation of the impact of what is being proposed for all zones in the Downtown Overlay, not just the D4 Downtown Overlay zone as is being proposed.

Suggested Action:

In regards to the applicant's proposed Ordinance amendment, the Planning Division recommends **DENIAL** of the language as-is for the reasons cited as bypassing the Board of Zoning Appeals, a lack of standards for approval by City Commission, and that the Article 4 Parking requirements are dimensional, not a use that would typically be subject to a SLUP.

If the City wishes to consider broader parking ordinance amendments, staff recommends that such amendments be further studied and considered in a comprehensive manner for all zones, not just the D4 Zone currently under consideration.

Sample Motion Language

Motion to recommend DENIAL to the City Commission for the amendment to Article 3, Section 3.04(D)(3), of the Zoning Ordinance to allow off-street parking requirements of Article 4 to be reduced or eliminated under the provisions of a Special Land Use Permit for all nonresidential uses in the D4 Zone located outside of the former parking assessment district.

OR

Motion to recommend APPROVAL to the City Commission for the amendment to Article 3, Section 3.04(D)(3), of the Zoning Ordinance to allow off-street parking requirements of Article 4 to be reduced or eliminated under the provisions of a Special Land Use Permit for all nonresidential uses in the D4 Zone located outside of the former parking assessment district.

OR

Motion to POSTPONE a recommendation to the City Commission for the amendment to Article 3, Section 3.04(D)(3), of the Zoning Ordinance to allow off-street parking requirements of Article 4 to be reduced or eliminated under the provisions of a Special Land Use Permit for all nonresidential uses in the D4 Zone located outside of the former parking assessment district for the following reasons:

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

CITY OF BIRMINGHAM
ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE CITY OF BIRMINGHAM ZONING ORDINANCE, ARTICLE 3, SECTION 3.04(D)(3), PARKING REQUIREMENTS OF THE DOWNTOWN OVERLAY TO ALLOW OFF STREET PARKING REQUIREMENTS TO BE REDUCED OR ELIMINATED UNDER THE PROVISIONS OF A SPECIAL LAND USE PERMIT.

SECTION 3.04(D)(3) Parking requirements is amended as follows:

3. For all sites located outside of the former parking assessment district, off-street parking must be provided in accordance with the requirements of Article 4 for parking, loading and screening.

a.) For all nonresidential uses in the D4 Zone located outside of the former parking assessment district, the off-street parking requirements of Article 4 may be reduced or eliminated under the provisions of a Special Land Use Permit.

ORDAINED this _____ day of _____, 2022 to become effective 7 days after publication.

Therese Longe, Mayor

Alex Bingham, City Clerk



Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304
WWW.DYKEMA.COM
Tel: (248) 203-0700
Fax: (248) 203-0763
Stephen R. Estey
Direct Dial: (248) 203-0538
Direct Fax: (855) 232-1793
Email: SEstey@dykema.com

June 20, 2022

VIA EMAIL

City of Birmingham
Planning Department
ATTN: Nicholas Dupuis, Planning Director
151 Martin Street
Birmingham, MI 48009

Re: *Proposed Ordinance Text Amendment – Section 3.04(D)(3)*

Dear Mr. Dupuis,

We represent the owner of the combined lots of 469-479 S. Old Woodward Avenue, now known as 479 S. Old Woodward Avenue (the “Property”).

I. The Property

The physical practicalities of the Property create unique problems for development under the City’s current zoning ordinance, given the manner in which parking is treated for parcels included in the former Parking Assessment District vs. all others. The overall lot size is 0.423 acres. The lot is long and narrow, and it is situated on two corners with frontage on three streets, S. Old Woodward, Hazel and M-1. Because of the size and narrow corner configuration of the Property, it cannot support street-level retail, commercial use, residential use, *and* the required parking for those uses as discussed herein.

The off-street parking requirements for this Property make the engineering and design of a mixed-use, D4-allowable building challenging – if not impossible. Even with a significant amount of the ground floor area and an underground garage dedicated to parking, there simply is not enough onsite parking to support street-level-activating retail uses, such as a café or coffee shop, at the S. Old Woodward frontage. The owner can only plan to house a leasing office in the S. Old Woodward frontage, which fails to optimize retail for a pedestrian streetscape or to make the development economically viable.

Our client currently has an opportunity for a national retailer to occupy the space (on both the entire first floor and mezzanine), which would serve as an anchor tenant for the site and is more

compatible with the intended use and vision of the Downtown Development District.

Today, every D4 property in the City *is included in the former PAD, with the exception of our Client's Property*. Indeed, most of the downtown area is included in the D4 Overlay Zone, *and all those properties have the parking benefits of the PAD except our client's Property*. As such, our client cannot compete with other similarly situated D4 parcels and is uniquely impacted by the existing requirement to meet all onsite parking.

II. The Zoning Ordinance & Parking Disparity

Article 3, Section 3.04(D) provides in pertinent part:

D. Parking requirements.

1. For all nonresidential uses located within the parking assessment district, parking on the site shall not be required, provided such site is in full compliance with the requirements of the parking assessment district.
2. For all residential uses located within the parking assessment district, the on-site parking requirements contained in Section 4.46, Section 4.49, Section 4.50 and Section 4.51 may be complied with through leasing the required spaces from an off-site parking area, provided the requirements of Section 4.45(G) are met and all parking is supplied on site or within 300 feet of the residential lobby entrance of the building
3. **For all sites located outside of the parking assessment district, off-street parking must be provided in accordance with the requirements of Article 4 for parking, loading and screening.**
4. Notwithstanding the above regulations, residential dwelling units within the existing second and third floors of landmark buildings, as defined in Section 62-87 of the Birmingham City Code, located within the central business historic district are exempt from required off-street parking requirements.
5. Off-street parking contained in the first story shall not be permitted within 20 feet of any building facade on a frontage line or between the building facade and the frontage line.
6. The placement of two abutting off-street parking lots with continuous street frontages shall not be permitted.

The proposed minor text amendment attached hereto, will simply bring the only remaining D4 parcel, which is not included in the former PAD, into compliance with the parking standards of all other D4 properties in the City and allow discretion to the City Commission to review same.

III. Conclusion

In conclusion, the proposed minor text amendment will provide the flexibility to the City to allow the Property to be developed in the same manner and pursuant to the same rules as all other D4 properties in the Downtown Overlay District, as well as provide greater flexibility in the retail uses at the corner of S. Old Woodward and Hazel, which will benefit the City and its citizens.

Regards,

DYKEMA GOSSETT PLLC

A handwritten signature in black ink, appearing to read "Stephen R. Estey", with a long horizontal line extending to the right.

Stephen R. Estey

APPLICATION FOR ZONING MAP OR ORDINANCE CHANGE
Birmingham, Michigan

TO THE CITY COMMISSION:

The undersigned hereby makes application to the City Commission to:

1. ~~Zoning Map~~ Change: **Text Amendment**

Change premises described as: **Birmingham Tower Partners, LLC**

479 S. Old Woodward Ave, Birmingham, MI

No. Street

Legal Description

_____ from its present zoning

classification of _____ to _____.

A sealed land survey showing location, size of lot and placement of building (if any) on the lot to scale must be attached. **n/a**

Statements and reason for request or other data have a direct bearing on the request.

2. ~~Change premises described as:~~

(See attached Letter)

No. Street

Legal Description

_____ from its present zoning

classification of _____ to _____.

A sealed land survey showing location, size of lot and placement of building (if any) on the lot to scale must be attached. **n/a**

Statements and reasons for request or other data have a direct bearing on the request.

Signature of Applicant: _____

Print Name: **Stephen Estey, Esq., C/O**

Name of Owner: **Birmingham Tower Partners, LLC**

Address and Telephone Number: **39577 Woodward Ave.**

Suite 300, Bloomfield Hills, MI 48304

APPLICATION FOR ZONING MAP OR ORDINANCE CHANGE
Birmingham, Michigan

A letter of authority, or power of attorney, shall be attached in case the appeal is made by a person other than the actual owner of the property.

Date Received: _____ Received By: _____

Resolution No. _____ Approved/Denied _____

Application Fee: \$1,500.00 Receipt Number _____

The petitioner shall be responsible for any costs incurred by consultant, including but not limited to traffic and environmental, contracted by the city to review the proposed site plan and/or community impact study as determined by the city planner.

ZONING MAP OR ORDINANCE AMENDMENT PROCEDURE

Procedure to be followed on all applications for Zoning Map or Ordinance amendments.

1. Preliminary discussion with the Community Development Director or City Planner.
2. Formal application to City Commission with the following information:
 - a) Change requested
 - b) Signature and name of persons requesting change
 - c) Reasons for requested change
3. City Commission will refer request to the Planning Board for recommendation and final report.
4. Planning Board will hold a public hearing prior to which a notice will be published in an official paper or a paper of general circulation not less than fifteen (15) days prior to the hearing.
5. At the conclusion of a public hearing, the Planning Board will forward a recommendation of the Zoning Map or Ordinance amendment request. The City Commission may, by ordinance, change the Zoning Map or Ordinance only after the Planning Board had held at least one (1) public hearing regarding the proposed amendment and has reported to the City Commission thereon. The City Commission may hold additional public hearings as it deems necessary.
6. Upon the presentation of protest petition meeting the requirements listed below, an amendment to the Zoning Map or Ordinance which is the object of the petition shall be passed only by a three-fourths (3/4) vote of the City Commission. The protest petition shall be presented to the City Commission before final action on the amendment, and shall be signed by one (1) of the following:
 - a) The owners of at least twenty percent (20%) of the area of land included in the proposed change.
 - b) The owners of at least twenty percent (20%) of the area of the land included within an area extending outward one hundred (100) feet from any point on the boundary of the land included in the proposed change.

For the purpose of calculating the twenty percent (20%) requirement, publicly-owned land shall be excluded.
7. The City Commission will then take action on the application upon review of the Planning Board's recommendation and approved minutes of the Public Hearing.
8. Following adoption of a Zoning Map or Ordinance change by the City Commission, one (1) notice of adoption shall be published in the newspaper of general circulation in the City within fifteen (15) days after adoption.

Applicant's 1st Proposal - July 2022

ORDINANCE NO. _____
CITY OF BIRMINGHAM

AMENDMENT TO CITY OF BIRMINGHAM ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY OF BIRMINGHAM ZONING ORDINANCE,
ARTICLE 3 – OVERLAY DISTRICTS, SECTION 3.04(D)(3)

THE CITY OF BIRMINGHAM ORDAINS:

SECTION 3.04(D)(3) Parking requirements is amended as follows:

3. For all sites located outside of the former parking assessment district, off-street parking must be provided in accordance with the requirements of Article 4 for parking, loading and screening. Notwithstanding the foregoing, properties located in the D4 Zone may request a waiver of the parking requirements of Article 4 from the City Commission.

ADOPTED, APPROVED, AND PASSED by the City Commission of Birmingham, Michigan this ____ day of ____, 2022.

Mayor

City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Commission of the City of Birmingham at a regular City Commission Meeting held _____ on 2022.

City Clerk

I further certify that the foregoing was published in _____, a newspaper of general circulation in City of Birmingham, on the ____ day of ____ 2022.

City Clerk

Introduced:
Adopted:
Published/Effective:

**Applicant's 2nd Proposal -
August 2022**

ORDINANCE NO. _____
CITY OF BIRMINGHAM

AMENDMENT TO CITY OF BIRMINGHAM ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY OF BIRMINGHAM ZONING ORDINANCE,
ARTICLE 3 – OVERLAY DISTRICTS, SECTION 3.04(D)(3)

THE CITY OF BIRMINGHAM ORDAINS:

SECTION 3.04(D)(3) Parking requirements is amended as follows:

3. For all sites located outside of the former parking assessment district, off-street parking must be provided in accordance with the requirements of Article 4 for parking, loading and screening, provided that for all nonresidential uses, all or some of the parking on site may be reduced or eliminated if the property owner within a D4 Zone agrees to the construction of the building on the property under the provisions of a Special Land Use Permit.

ADOPTED, APPROVED, AND PASSED by the City Commission of Birmingham, Michigan this ____ day of ____, 2022.

Mayor

City Clerk

I hereby certify that the foregoing is a true copy of the Ordinance as passed by the City Commission of the City of Birmingham at a regular City Commission Meeting held _____ on 2022.

City Clerk

I further certify that the foregoing was published in _____, a newspaper of general circulation in City of Birmingham, on the ____ day of ____ 2022.

City Clerk

Introduced:

ADMIN APPROVAL - DRB

App Date	Case #	Scope of Work	Property Address	Status
09/14/2022	PAA22-0110	REMOVE EXTG BRICK, INSTALL LIMESTONE VENEER, REPLACE EXTG SIDING, PAINT EXTERIOR BRICK	201 SOUTHFIELD RD	IN PROGRESS

Total Processes For Type:

1

ADMIN APPROVAL - HDC

App Date	Case #	Scope of Work	Property Address	Status
09/14/2022	PAA22-0109	New roof access door on rear of building. Paint change from amherst grey to black magic on Wooster bldg. storefront.	132 N OLD WOODWARD AVE	IN PROGRESS

Total Processes For Type: 1

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
09/09/2022	PAA22-0107	New condensing units on roof with screening.	400 E LINCOLN AVE	IN PROGRESS
09/14/2022	PAA22-0112	New gutters on existing attached single family units	695 W BROWN MAIN BLDG	IN PROGRESS

Total Processes For Type: 2

Grand Total Fees:	\$400.00
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Grand Total Processes:	4
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Report Filter Query:

PlanReview.PlanReviewType = ADMIN APPROVAL - PB OR

PlanReview.PlanReviewType = ADMIN APPROVAL - DRB OR

PlanReview.PlanReviewType = ADMIN APPROVAL - HDC

AND

PlanReview.DateProcessStarted Between 9/14/2022 12:00:00 AM AND 9/20/2022 11:59:59 PM



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY OCTOBER 12, 2022 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **September 28, 2022**
- 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
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda – **October 26, 2022**
 - 5. Action List - 2022
 - 6. 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>

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).



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY OCTOBER 26, 2022 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City continues to recommend the public wear masks while attending City meetings per CDC guidelines. The cases of COVID-19 are increasing in the area. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID-19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **October 12, 2022**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
 - 1. **34350 Woodward – Lavery Porsche – Request for Community Impact Study review for new 3-story auto sales agency.**
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
 - 1. **34350 Woodward – Lavery Porsche – Request for Preliminary Site Plan review for new 3-story auto sales agency.**
- J.** Study Session
 - 1. **Outdoor Dining Study Session**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - 4. Draft Agenda – **November 9, 2022**
 - 5. Action List - 2022
 - 6. 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>
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Planning Board Action List – 2022 (Approved)

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
2040 Master Plan	Adopt a new comprehensive master plan.	☒	Ongoing	☒	☐
Outdoor Dining	Study the Outdoor Dining Ordinance re: enclosures, expansions, etc.	☒	1 st (January-March)	☒	☐
Window Standards (Glazing)	Update window standards to help support building renovation and the Energy Code requirements.	☐	1 st (January-March)	☒	☐
Barrier-Free Ramps	Reduce unintentional restrictions on handicap ramps in the front setbacks.	☐	2 nd (April-June)	☐	☒
Side Yard A/C	Update the ordinance to address issues with side yard a/c units.	☐	2 nd (April-June)	☒	☐
Front Setback Rules	Consider revisions to the setback ordinances in R1-R3 to address 200 ft. calculations rule.	☐	3 rd (July-September)	☐	☒
Lighting Standards	Remove conflicting regulations regarding photometric plans.	☐	3 rd (July-September)	☐	☐
Impervious Surface Definition	Clarify definition to promote the infiltration of storm water.	☐	4 th (October-December)	☐	☐
Health Club/Studio Use	Consider allowing health/fitness type activities in more areas of the City.	☐	4 th (October-December)	☐	☐

Next Up...

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
Dumpster Enclosures	Expand the materials permitted/not permitted in dumpster enclosures.	☐	-	☐	☐
Balcony/Terrace Enclosures	Clarify and add regulations for the enclosure of outdoor living space.	☐	-	☐	☐
Lot Combination Process	Review the process for lot combinations to add clarity to approval standards.	☐	-	☐	☐
Mixed Use Requirements	Consider changing the requirements for the stacking of mixed uses.	☐	-	☐	☐
Review Processes for Public Projects	Clarify review process for projects on public property.	☐	-	☐	☐
SLUP Application Process	Clarify the SLUP process in terms of the order of board/commission review.	☐	-	☐	☐
Retail Definition	Revisit the retail definition to address any concerns about first floor uses.	☐	-	☐	☐
Medical Marijuana & CBD	Update the Zoning Ordinance to help regulate Medical Marijuana and CBD through ordinance language.	☐	-	☐	☐
Sustainability Initiatives	Prepare a sustainability agenda to increase Birmingham's resilience.	☐	-	☐	☐
Lighting Standards	Review lighting standards for residential districts to reduce light pollution and nuisance.	☐	-	☐	☐
Landscaping Standards	Consider amendments to permit synthetic planting materials.	☐	-	☐	☐
Social Districts	Study the state regulations and the City to help draw district boundaries.	☒	-	☐	☐
Food Trucks	Study the application of food trucks in the City in terms of locations, restrictions, etc.	☒	-	☐	☐
Leaf Blowers	Study the potential to restrict leaf blowers in regards to noise/pollution	☒	-	☒	☐

Mixed-Use Requirements for Bonus-Stories in the Triangle District	Define the mixed-use requirements in the Triangle District to receive bonus-stories.	☐	-	☐	☐
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