



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY DECEMBER 14, 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 **November 9, 2022**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
 - 1. **300 S. Old Woodward – RH – Request for Revised Special Land Use Permit, Final Site Plan & Design Review for a Redesigned 4-Story Commercial Building in Downtown Birmingham**
- I.** Site Plan & Design Reviews
 - 1. **300 S. Old Woodward – RH – Request for Revised Special Land Use Permit, Final Site Plan & Design Review for a Redesigned 4-Story Commercial Building in Downtown Birmingham**
 - 2. **325 S. Eton – District Lofts Phase 3 – Request to Extend the Final Site Plan & Design Review Approval (12/16/21)**
- J.** Study Session
 - 1. **Outdoor Dining – Public Hearing**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **320 Martin – Birmingham Post Office**
 - 3. Administrative Approval Correspondence
 - i. **November 9, 2022 – December 9, 2022**
 - 4. Draft Agenda – **January 11, 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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Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

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

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, November 9, 2022
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on November 9, 2022. Vice-Chair Williams convened the meeting at 7:30 p.m.

A. Roll Call

Present: Vice-Chair Bryan Williams; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Nasseem Ramin; Student Representative Andrew Fuller

Absent: Chair Scott Clein; Alternate Board Member Jason Emerine; Student Representative MacKinzie Clein

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn, City Attorney Kucharek (left at 9:08 p.m.)

B. Approval Of The Minutes Of The Regular Planning Board Meeting of October 26, 2022

11-164-22

Motion by Mr. Share

Seconded by VC Williams to approve the minutes of the Regular Planning Board meeting of October 26, 2022 as amended.

Motion carried, 7-0

VOICE VOTE

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

Nays: None

C. Chair's Comments

VC Williams 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. Outdoor Dining – Study Session

PD Dupuis and CA Kucharek presented the item and answered informational questions from the Board.

The Board motioned to receive and file the correspondence from the Bongiovannis and Michael Lang, dated November 7, 2022.

Public Comment

Kelly Allen, attorney, spoke on behalf of her clients. She praised the ordinance in general, and recommended that new or re-opened SLUPs be required to comply with the ordinance. She recommended that no sunset provision be required for present SLUP-holders.

Jim Bellinson, co-owner of Social, spoke in favor of permanent non-conforming use status being granted to appropriate establishments.

Pete Joelson, attorney, spoke on behalf of the owner of 470 Old Woodward. He concurred with Ms. Allen and Mr. Bellinson.

Michael Lang, co-owner of Market North End, noted that he would have built his establishment differently if the proposed ordinance had been enacted at that time. He also noted that Birmingham establishments tend to have a natural turnover, and that compliance with the ordinance would occur at a reasonable pace through that process alone, without the need for a sunset provision.

Joe Bongiovanni, co-owner of Market North End, noted that the goal of this process was to incentivize outdoor, off-season dining and said he did not believe that goal was met.

Ms. Allen and Messrs. Bellinson and Bongiovanni all also commented positively on the uses of isinglass.

In reply to Mr. Jeffares, Mr. Bongiovanni confirmed that isinglass substantially increases outdoor dining use.

Seeing no further public comment, the Vice-Chair returned the conversation to the Board.

PD Dupuis said the City previously chose to disallow isinglass because it essentially made an outdoor space into an indoor one.

Mr. Share noted that allowing or disallowing isinglass was not part of the evening's consideration.

Board comments were as follows:

- The ordinance was being designed with the interests of a number of parties in mind, including the City, the public, retail businesses, and restaurateurs;
- Outdoor dining is not a heated, partially-enclosed space, but rather dining in the outdoors with weather cover;
- The Board owes it to the City to achieve uniformity in outdoor dining, and a sunset provision would allow that to occur;

- Residents enthusiastically asked for more outdoor dining, and outdoor dining keeps the town vibrant;
- Changes in dining establishments in Birmingham occur relatively frequently, as evidenced by the few restaurants that have lasted twenty or more years. Consequently, those regular changes should be relied upon to bring establishments into ordinance compliance, instead of needing a sunset provision;
- Non-conforming outdoor dining has not been mentioned as a significant issue to the community;
- Dining establishments may not want to continue doing business in Birmingham if this ordinance goes into effect with a sunset provision;
- After hearing the operators that spoke at the present meeting, it became clearer how integral the design of their outdoor dining is to the establishments' functionality. The outdoor dining spaces were reviewed and approved at the time because the City thought they were good designs, and that has not changed just because the ordinance is changing. These businesses bring a lot of benefit to the community. It would be appropriate to move forward with these guidelines for future establishments; and,
- The ordinance should be advanced without Article 4, Section 4.44(D)(3). Additionally, creating individual dates for each establishment to come into compliance no longer seemed appropriate. The Commission could choose to include a sunset provision if deemed appropriate.

CA Kucharek noted that the Board and the members of the public who spoke generally seemed to agree on liking the ordinance. She concurred with Mr. Lang that some of the issues would cure themselves through restaurant openings and closures, and also through the physical longevity of the non-conforming items. If a sunset provision is chosen that accounts for how long much of the regular deterioration might take, that might be a fair compromise between the side that wants a sunset provision and the side that does not. She recommended eight years as a starting point for discussion.

In reply to CA Kucharek, it was noted that the ordinance allows for maintenance, which means that non-conforming outdoor dining could continue indefinitely if no substantial changes were made.

It was noted that in some cases, establishments may not be able to comply with Article 4, Section 4.44(C)(6) when the outdoor dining is located on a slope.

PD Dupuis noted that would likely be a case for the Board of Zoning Appeals (BZA).

VC Williams commented that in those cases, the Board would provide comment to the BZA about whether compliance was likely too onerous.

11-165-22

Motion by Mr. Jeffares

Seconded by Ms. Whipple-Boyce to set a public hearing date of December 14, 2022 to consider amendments to Article 4, Section 4.44, with the exception of Article 4, Section 4.44(D)(3) which should be struck, Article 3, Section 3.04, Article 3, Section

3.16, and Article 9, Section 9.02 to provide more clear and enforceable outdoor dining ordinances.

In reply to Mr. Share, CA Kucharek stated that if this ordinance were ultimately approved by the Commission, the applicable restaurants would retain a pre-existing non-conforming status until a sufficient action were taken to re-open their SLUP.

CA Kucharek stated that a change of ownership would amount to a re-opening of the SLUP and would result in an establishment losing its pre-existing non-conforming status.

Motion carried, 6-1.

ROLL CALL VOTE

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

Nays: Share

K. Miscellaneous Business and Communications

1. Pre-Application Discussions

i. 300 S. Old Woodward – RH

Victor Saroki introduced the project team in attendance and the proposed changes.

Gary Friedman, CEO of RH, presented the proposed changes.

Mr. Saroki answered informational questions from the Board.

VC Williams, Mr. Koseck, and Ms. Whipple-Boyce praised the proposed changes.

2. Communications

3. Administrative Approval Correspondence

4. Draft Agenda

5. Action List - 2022

Mr. Jeffares recommended that Mixed Use Requirements for Bonus Stories in the Triangle District be made the first item on the Action List.

VC Williams concurred that item should be moved higher on the Action List.

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 9:47 p.m.

A blue ink signature of Nick Dupuis, consisting of a stylized 'N' and 'D'.

Nick Dupuis,
Planning Director

A black ink signature of Laura Eichenhorn, appearing as a cursive 'L' followed by a wavy line.

Laura Eichenhorn,
City Transcriptionist

DRAFT



MEMORANDUM

Planning Division

DATE: December 14, 2022

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 300 S. Old Woodward – Revised Special Land Use Permit, Final Site Plan & Design Review

The applicant has submitted an application for Revised Special Land Use Permit, Final Site Plan and Design Review for the construction of a new 4-story commercial building in the B2 (General Business) and D4 (Downtown Overlay) zoning districts. The proposed development is located On S. Old Woodward between Brown and Daines. The subject site is currently under construction, which was paused to accommodate the change in design that will be presented herein. The new, revised development would introduce a new 4-story commercial building oriented towards Old Woodward, internal parking, and landscaping improvements to the site.

As for prior approvals, on July 14, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board moved to recommend approval to the City Commission a Special Land Use, Final Site Plan and Design Review application for the original proposal, which was subsequently approved by the City Commission on August 9, 2021 ([Agenda](#) – [Minutes](#)).

Prior to the site plan approval process, the applicant had also applied and was approved for a rezoning from D3 (Downtown Overlay) to D4 (Downtown Overlay). The Planning Board recommended approval to the City Commission on April 28, 2021 ([Agenda](#) – [Minutes](#)), and the City Commission formally approved the rezoning on July 12, 2021 ([Agenda](#) – [Minutes](#)). Importantly, the motion from the City Commission was as follows:

“To approve the rezoning of the new parcel encompassing 300 – 394 S. Old Woodward and portions of 294 E. Brown from B-2 (General Business) and D-3 (Downtown Overlay) to B-2 (General Business) and D-4 (Downtown Overlay) conditional upon the building being done pursuant to the site plan, as voluntarily given by the applicant, pursuant to a letter dated and accepted July 12, 2021 by attorney Richard Rattner.”

The Planning Division is reviewing the motion with the City Attorney to determine the next steps in regards to the rezoning and its approval, and will report the determination to the Planning Board.

Overall, the plans submitted for the proposed Revised Special Land Use Permit, Final Site Plan and Design Review application demonstrate minor changes to the site. In general, the site circulation, bulk, area and height considerations, and parking is not proposed to change. The bulk of the changes are in the layout of the floor plans and the exterior of the building (materials/design). In the forthcoming report, the Planning Division will provide general summaries for those items that are not proposed to change, and will follow those summaries with “**(No changes proposed)**” for emphasis. For all new elements, the Planning Division has provided a full review.

1.0 Land Use & Zoning

- 1.1 **Existing Land Use** – The existing land use on the site was commercial. The site is currently under construction, which has been paused to accommodate a redesign of the building.
- 1.2 **Zoning** – The subject site is zoned B2 (General Business) and D4 (Downtown Overlay).
- 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	Mixed-Use	Mixed-Use	Commercial	Commercial
Existing Zoning District	B4	B2B	B3	B2
Overlay Zoning District	D4	D2	D3 & D5	D3

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 B2 and D4 zones. **(No changes proposed)**

In addition to the general placement and height standards, the applicant is also subject to the encroachment into right-of-way standards outlined in Article 4, Section 4.74 (D)(4)(c)(i), which states that removable architectural elements such as awnings, canopies, marquees may be approved by the Planning Board to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned

streetscape elements or infrastructure. The applicant is proposing a canopy at the entrance along S. Old Woodward which projects 4 ft. 10.5 in. into the right-of-way, and measures 13 ft. 8 in. above grade. The proposed meets the requirements of Article 4, Section 4.74 and may be approved by the Planning Board.

3.0 Screening & Landscaping

3.1 Dumpster Screening – Although the placement of the trash area has changed with the reconfiguration of the floor layout, the trash receptacles are within the building envelope and are fully screened by the building façade. The applicant had previously proposed a trash area on the first floor, but has revised the plans to include a larger trash area in the lower level. **The applicant must still adhere to the principles accepted by the Planning Board in the Community Impact Study review and provide ample space for the separation of recycling in this area.**

3.2 Parking Lot Screening – The entirety of the parking proposed on site will be in the lower level, thus fully screened by the building. **(No changes proposed)**

3.3 Mechanical Equipment Screening – There are several mechanical units proposed on the roof of the development, which will be screened by a 6 ft. brick screen wall. The proposed units are located in enclosures that flank the greenhouse roof, as was approved in the previous design. The RTU's proposed consist of exhaust fans, heat pumps, make up air, and other units that all measure within the extent of the 6 ft. screen wall.

In addition to the units on the rooftop, there are three pieces of ground-mounted electrical equipment proposed at the northwest corner of the site. The pieces of equipment are labeled as DTE transformers and a DTE primary switch box. One smaller transformer and the primary switch box are proposed to be screened by 6 ft. arborvitae, while the larger transformer is proposed to be screened by a 5 ft. 2 in. capped masonry screen wall with metal gates. Article 4, Section 4.54 of the Zoning Ordinance requires ground-mounted mechanical or electrical equipment to be screened by a masonry screen wall with wood gates. The screen wall shall match the material of the principal building.

However, the same section states that flexibility in the materials, size, height and placement of walls is permitted in order to allow architectural harmony and usable open space and to accomplish a unified design. **The Planning Board should discuss the proposed arborvitae screening and metal gate and determine if the materials provide an appropriate screen wall.**

3.4 Landscaping – The proposed landscaping plan shows landscaping in the same general areas as was approved in 2021. However, the planting materials and quantities have changed. The following plantings are proposed:

Planting Type	Location
Green Vase Japanese Zelkovia	Southeast corner, near egress stairs
Green Velvet Boxwood	North side of building, southeast planting area
Franz Fontaine Hornbeam	West side along pedestrian passage
Hatfield or Moon Yew	West side along pedestrian passage
Emerald Green Arborvitae	Northwest corner adjacent to ground units
Green Carpet Pachysandra	Planter boxes along pedestrian passage
Pleached Little Leaf Linden	4 th floor planters
Green Velvet Boxwood	4 th floor planters

Although the applicant is proposing the above plantings, the Zoning Ordinance does not require the proposed planting materials on the site. It is worth noting that the proposed plantings do not appear to contain many native species, nor is there much in terms of variety (colors or species). The proposed plantings will provide some benefits, but do not offer much for pollinators, storm water retention, or aesthetics.

- 3.5 Streetscape Elements – The applicant is proposing to build the streetscape as agreed to in the streetscape agreement approved by the City Commission on April 25, 2022 ([Agenda](#) – [Minutes](#)). The streetscape consists of 6 street trees, planter boxes, bike racks, and street lights.

4.0 Parking, Loading & Circulation

- 4.1 Parking – The subject site is located within the former Parking Assessment District, thus no parking is required for the commercial use proposed. The lower level plan demonstrates a proposed 26 off-street parking spaces, including 2 accessible spaces, which is an increase from the 24 that were approved in 2021.
- 4.2 Loading – The applicant is proposing two loading zones as required for commercial uses in between 20,001 and 50,000 sq. ft. The loading spaces measure the minimum 40 x 12 x 14, and are located along the entry ramp to the lower level parking facility. **(No changes proposed)**
- 4.3 Vehicle Circulation & Access – The primary entrance for vehicles remains on the southwest corner of the property along Daines. Access will be provided through an overhead garage door, and will be used by valet and public alike. **(No changes proposed)**
- 4.4 Pedestrian Circulation & Access – Pedestrian circulation and access will remain on all four sides of the building with entry doors centered on each façade. In addition, the pedestrian passage behind the building is maintained. **(No changes proposed)**

It is worth noting that the area on the south side of the building that was formerly a pedestrian plaza with seating and other amenities has been changed to an exterior staircase to accommodate an additional means of egress for the lower level parking facility. This does not dramatically change the pedestrian circulation

on the site however, as the previous form of egress from the lower level was also stairs, which were located inside of the building.

5.0 Lighting

The applicant is proposing to install several in-ground LED fixtures around the entire building that are intended to wash the brick with soft lighting to accentuate the buildings vertical elements. These LED strips were approved to be placed in the public right-of-way along S. Old Woodward through the same streetscape agreement noted above. Because these fixtures are not cutoff, the Planning Board would need to grant an exception to Article 4, Section 4.21 (D) based on any of the following criteria:

- a. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
- b. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

In addition to the in-ground LED fixtures, the applicant is proposing LED strip lighting located within a channel system around the windows to provide accent lighting along the edges of the window openings. The location of these LED strips in channels at the sides of the windows appears to render them fully cutoff.

On the 4th floor, the applicant is proposing a significant number (hundreds) of small LED spotlights that are placed in the planting beds and the perimeter of the outdoor seating areas on the 4th floor. It is somewhat unclear as to where these fixtures will be placed (on the pergola, on the ground, a combination of both?). These fixtures are also not considered cutoff, and the Planning Board would have to grant exceptions to the same zoning ordinance regulation as quoted above. Although the lights are small, and are beneath a louvered pergola structure, **the Planning Board may wish to consider requiring the applicant to reduce the sheer number of fixtures proposed to promote the purpose and intent of the Lighting Standards and to promote a dark sky approach to lighting.**

A photometric plan was submitted for the site that demonstrates a light intensity that does not exceed 1.5 maintained foot candles at the property line, or 5 ft. beyond the front façade, meeting the requirements of the Zoning Ordinance.

6.0 Departmental Reports

- 6.1 Engineering Department – Please see the attached Engineering Department Comments dated December 6, 2022.
- 6.2 Department of Public Services – The Department of Public Services has no concerns at this time.
- 6.3 Fire Department – Please see the attached Fire Department comments.
- 6.4 Police Department – The Police Department has no concerns at this time.
- 6.5 Building Department – Please see the attached Building Department comments dated December 6, 2022.
- 6.6 Parking Manager – The Parking Manager has no concerns at this time.

7.0 Design Review

As noted above, the majority of the changes proposed to the building are in regards to the exterior and its material composition. The former building was approved with a palette that consisted of grey architectural brick, modeled stucco, dark window frames and clear glass. This building met all of the architectural requirements outlined in Article 3, Section 3.04 of the Zoning Ordinance including all of the glazing requirements for each floor. The new proposal is similar in that the bulk of the building will be comprised of a tan architectural brick and clear glazing. There are additional elements proposed as well including steel canopies and a metal pergola system on the 4th floor.

In terms of the architectural standards noted above, the applicant still meets all of the requirements with the exception of first floor glazing. As noted in this section, ground floor facades in between 1 ft. and 8 ft. must be comprised of a minimum of 70% clear glazing. Due to the redesigned facades and the focus on symmetry, the first floor glazing was calculated to be 62% on the south (Daines) façade, 60% on the east (S. Old Woodward) façade, and 58% on the north (Brown) façade. It is worth noting that the west façade along the pedestrian passage is also proposed with a significant amount of glazing, but is not required to be 70%. In addition, the applicant has not submitted specification sheets demonstrating the Visual Light Transmittance (VLT) or reflectance figures to ensure the glass meets the City's definition of Clear Glazing. Thus, **the applicant must submit revised plans demonstrating 70% clear glazing on the storefront facades or obtain a variance from the Board of Zoning Appeals.**

In regards to the rooftop restaurant, the seating located under the pergola would be considered outdoor dining and is subject to the Outdoor Dining Standards outlined in Article 4, Section 4.44 of the Zoning Ordinance. Because the outdoor dining is located on

private property on the 4th floor, only the following standards apply to the proposed outdoor dining facility:

1. Outdoor dining areas shall provide and service refuse containers within the outdoor dining area and maintain the area in good order.
2. All outdoor activity must cease at the close of business.
3. All tables and chairs provided in the outdoor dining area shall be constructed primarily of metal, wood, or material of comparable quality.

The site plans indicate trash receptacles on both sides of the outdoor dining facility, and the applicant has submitted examples of the furniture RH utilizes in their restaurants, which is constructed of a high quality material that may be accepted by the Planning Board.

Finally, the applicant is proposing several signs as a part of the redesigned building. A total of 4 signs are proposed, one on each façade of the building. The signs are centered on each façade and read "RH", one of which is illuminated. There are no dimensions or details provided for the proposed signs. In addition, the location of these signs would render them Building Identification signs. Article 1, Section 1.05 of the Sign Ordinance permits *non-illuminated* signs identifying the entire structure by a building name (Building Identification Signs) to be placed above the first floor. Although the principal building frontage is not labeled on the plans, it is apparent that the building has a large available combined sign area to work with. In summation, **the applicant must submit detailed and dimensioned sign plans that meet the requirements of the Sign Ordinance, or obtain a variance from the Board of Zoning Appeals.**

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

In addition, Article 7, Section 7.36 of the Zoning Ordinance estates that the City Commission shall not approve of any requests for a special land use permit unless it determines that the following standards are met:

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

10.0 Recommendation

Based on a review of the site plans submitted and the requirements outlined in Article 7, Sections 7.27 and 7.36 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **APPROVE** the Revised Special Land Use Permit, Final Site Plan and Design Review for 300 S. Old Woodward – RH – with the following conditions:

1. The Planning Board approves the projection of the canopy into the right-of-way;
2. The applicant must still adhere to the principles accepted by the Planning Board in the Community Impact Study review and provide ample space for the separation of recycling in this area;
3. The Planning Board approves the use of arborvitae and masonry screen wall with metal gates to screen the proposed electrical equipment;
4. The applicant must submit revised plans demonstrating 70% clear glazing on the storefront facades or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit detailed and dimensioned sign plans that meet the requirements of the Sign Ordinance, or obtain a variance from the Board of Zoning Appeals; and
6. The applicant must comply with the requests of all City Departments.

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

Motion to recommend to the City Commission **APPROVAL** of the Special Land Use Permit for 300 S. Old Woodward – RH – with the following conditions:

1. The Planning Board approves the projection of the canopy into the right-of-way;
2. The applicant must still adhere to the principles accepted by the Planning Board in the Community Impact Study review and provide ample space for the separation of recycling in this area;
3. The Planning Board approves the use of arborvitae and masonry screen wall with metal gates to screen the proposed electrical equipment;
4. The applicant must submit revised plans demonstrating 70% clear glazing on the storefront facades or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit detailed and dimensioned sign plans that meet the requirements of the Sign Ordinance, or obtain a variance from the Board of Zoning Appeals; and
6. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Special Land Use Permit for 300 S. Old Woodward – RH – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend to the City Commission **DENIAL** of the Special Land Use Permit for 300 S. Old Woodward – RH – for the following reasons:

1. _____
2. _____
3. _____

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

Motion to recommend to the City Commission **APPROVAL** of the Final Site Plan and Design Review for 300 S. Old Woodward – RH – with the following conditions:

1. The Planning Board approves the projection of the canopy into the right-of-way;
2. The applicant must still adhere to the principles accepted by the Planning Board in the Community Impact Study review and provide ample space for the separation of recycling in this area;

3. The Planning Board approves the use of arborvitae and masonry screen wall with metal gates to screen the proposed electrical equipment;
4. The applicant must submit revised plans demonstrating 70% clear glazing on the storefront facades or obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit detailed and dimensioned sign plans that meet the requirements of the Sign Ordinance, or obtain a variance from the Board of Zoning Appeals; and
6. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 300 S. Old Woodward – RH – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend to the City Commission **DENIAL** of the Final Site Plan and Design Review for 300 S. Old Woodward – RH – for the following reasons:

1. _____
2. _____
3. _____

Zoning Compliance Summary Sheet
Revised Special Land Use Permit, Final Site Plan & Design Review
300 S. Old Woodward - RH

Existing Site: Vacant site under construction

Zoning: B2 (General Business) and D4 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Mixed-Use	Mixed-Use	Commercial	Commercial
Existing Zoning District	B4	B2B	B3	B2
Overlay Zoning District	D4	D2	D3 & D5	D3

Land Area:	Existing:	0.46 ac.
	Proposed:	0.46 ac.
Dwelling Units:	Existing:	0 units
	Proposed:	0 units
Minimum Lot Area/Unit:	Required:	1,000 sq ft (single story hotel or motel) 500 sq ft (two/three-story hotel or motel) 1,280 sq ft (multiple-family)
	Proposed:	N/A
Min. Floor Area /Unit:	Required:	300 sq ft (single story hotel or motel) 600 sq ft (efficiency and one bedroom) 800 sq ft (two or more bedroom)
	Proposed:	N/A
Max. Total Floor Area:	Required:	N/A
	Proposed:	N/A
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A

	Proposed:	N/A
Front Setback:	Required:	0 ft.
	Proposed:	0 ft.
Side Setbacks	Required:	N/A
	Proposed:	
Rear Setback:	Required:	10 ft.
	Proposed:	10 ft.
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	70 ft., 4 stories (based on rezoning requirements)
	Proposed:	69 ft., 4 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:	N/A
	Proposed:	26 spaces
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Parking in Frontage:	Required:	Not permitted
	Proposed:	None proposed
Loading Area:	Required:	2 spaces, 40 x 12 x 14
	Proposed:	2 spaces, 4- x 12 x 14

Screening:

<u>Parking:</u>	Required:	32 in. capped masonry
	Proposed:	Fully screened by building façade
<u>Loading:</u>	Required:	6 ft. minimum
	Proposed:	Screened by building
<u>Rooftop Mechanical:</u>	Required:	Obscured from public view
	Proposed:	6 ft. brick screen wall
<u>Elect. Transformer:</u>	Required:	Masonry screen wall with wood gates
	Proposed:	Masonry and arborvitae
<u>Dumpster:</u>	Required:	6 ft. masonry screen wall
	Proposed:	Within building envelope



MEMORANDUM

Engineering Dept.

DATE: December 6, 2022

TO: Nick Dupuis, Planning Director

FROM: Scott D. Zielinski, P.E. – Assistant City Engineer
Melissa A. Coatta P.E. – City Engineer

SUBJECT: Site Plan Review – 300 S. Old Woodward Ave (Restoration Hardware)

Please note that any items addressed in the formal agreement between the City and the RH development supersede any comments in this report.

The Engineering Department has completed a review of the New Final Site Plan Submittal, dated 11/18/2022, with respect to conformance with City ordinances and engineering standards, and has the following comments:

GENERAL:

- The top of the basement elevation and vertical separation provided between the top of the basement and the planned ground surface elevation should also be noted where the basement extends beyond the above-grade building footprint.
- Details regarding how drainage from the underground parking area will be managed.
- The site plan should include limits of work within S. Old Woodward Ave, E. Brown Street, and Daines Street right of way including the ADA Ramps and temporary sidewalk on the south of Daines as discussed on site and as mentioned in the construction agreement between the City and RH. Items for coordination include tree planting locations and species, light pole locations, scoring patterns for sidewalks, and the potential bump-outs at Daines St per the agreement.

SEWER:

- The vertical separations must be provided between the existing 12" water main and the proposed sanitary service and roof lead.
- Confirm that 6" sanitary lead is sufficiently sized for the proposed building use.
- The existing catch basins and combined sewers to be removed at Daines St. and S. Old Woodward Ave. should be fully removed and not abandoned. Note the plans have been updated to show how the storm will be separated.

- Details will need to be provided for the proposed storm sewer structures and pipe runs in the Phase II parking area.

STORMWATER RUNOFF:

- For the proposed site development, I have made the determination that the entirety of the proposed area of disturbance is considered the "affected area" with respect to City's Storm Water Runoff Ordinance (Chapter 114, Article III, Division 4, Sec 114-271 to 114-274). Therefore, the allowable runoff from the site for a 10-year storm event is 1.0 cfs/acre.
- Provide calculations for required stormwater detention and show how the excess stormwater will be detained and released at the allowable discharge rate.
- As part of the 2022 S. Old Woodward project, an 18" storm sewer is being installed on Old Woodward, the site will be required to connect storm sewer runoff to this sewer. Part of this work was completed by the City, and the remainder of the tie-in will need to be completed by the site as shown on the drawings.

WATER SYSTEM:

- The existing water service taps must be properly abandoned, if not already completed.
- Confirm that a 2" water service lead is sufficiently sized for the domestic supply of the proposed building use.

PERMITS FOR CONSTRUCTION:

- Right-of-Way Permits for any excavations or work in the S. Old Woodward Ave., Daines St., and E. Brown St. right-of-ways.
- Street Obstruction Permits for the temporary traffic interference on the above streets and for pedestrian traffic interference on public sidewalks.
- Sidewalk/Drive Approach Permit for the pavement installed in the public right-of-way.

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

December 6, 2022

RE: Final Site Plan Review Comments
300 S. Old Woodward, RH Revised FSP

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. The exit stairways are moving from the front elevation to the rear and discharging to a public walkway. The exit doors cannot swing over the sidewalk per Section 3202.2 of the building code.
2. The distance between the entrances to the exits stairways on floors 1-4 exceed the minimum distance of 1/3 the overall diagonal distance of the building. See Section 1007.1.1 of the building code.
3. Applicant to verify that the minimum number of toilet facilities, fixture counts and their locations in the building will comply with the plumbing code.



CITY OF BIRMINGHAM FIRE DEPARTMENT

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

Revised Final Site Plan Comments for Restoration Hardware

At the request of the Planning Department, the following comments are submitted by the Birmingham Fire Department. An official plan review shall be conducted for this project.

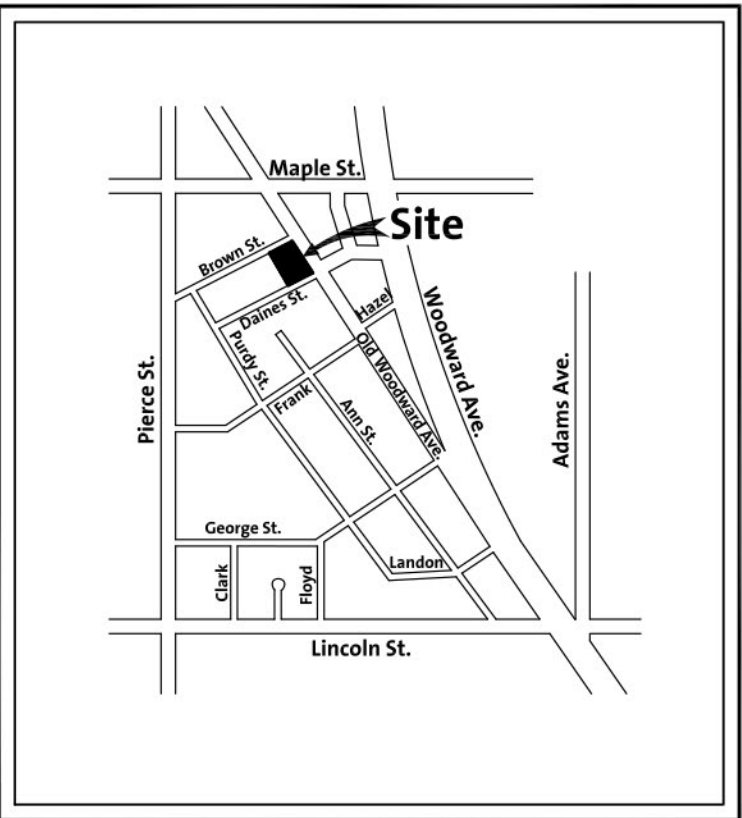
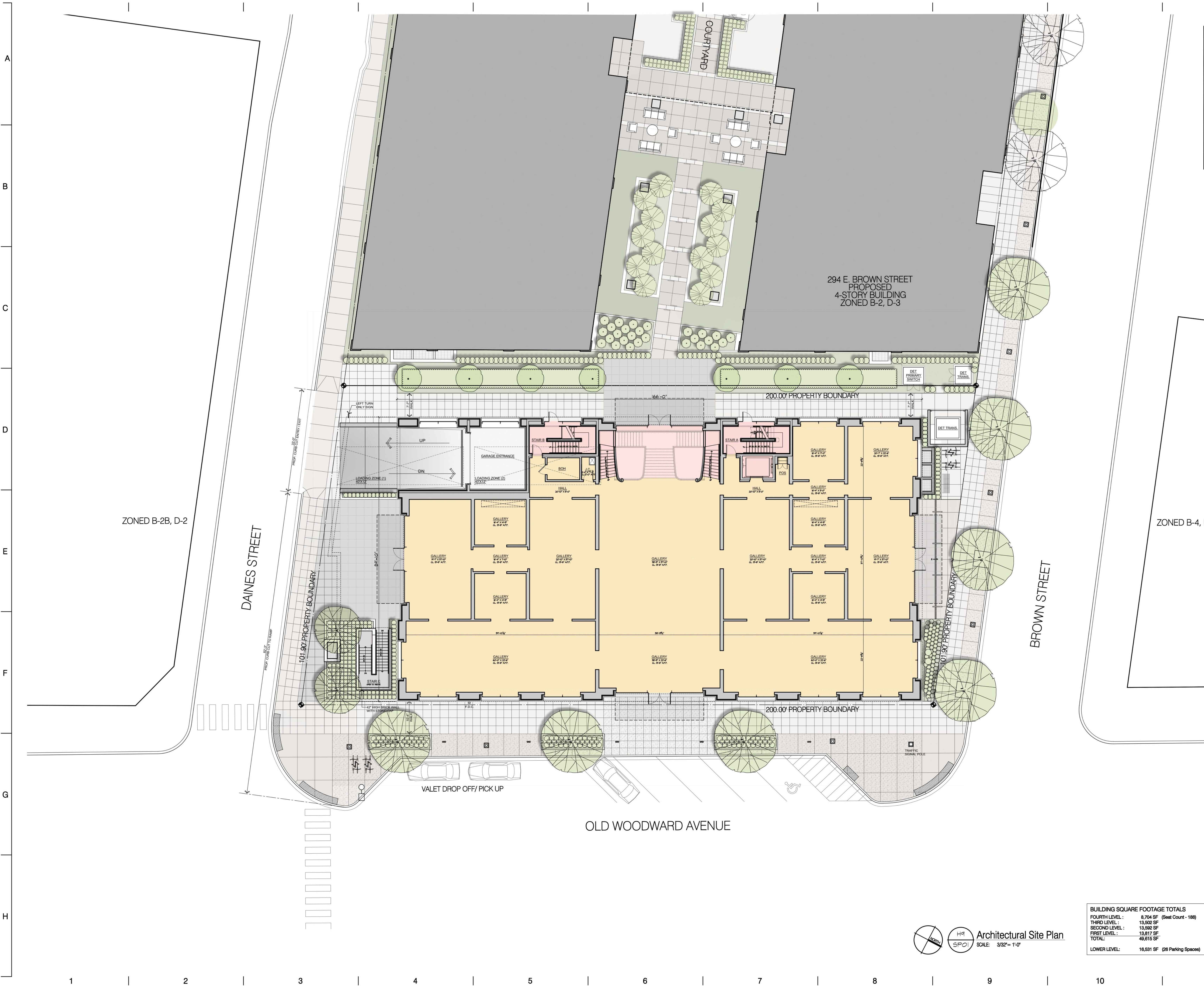
- A fire command center may be required depending on the final height of the building.
- Full fire suppression installation per fire code and approval of submitted drawings.
- Fire pump installation.
- Emergency generator installation.
- Standpipe installation required.
- Full fire alarm installation required.
- Commercial kitchen hood installation required.
- CO gas detection system per fire code in the parking garage (at all levels of garage).
- Emergency responder radio amplification system installation if necessary (determined toward the end of construction).
- Staircase to roof access (not roof hatch).
- Knox box installation.
- Knox Power Shut Down device installation required.
- Construction phase of project shall require a standpipe installed per IFC, NFPA.
- Follow IFC 15' ed. Chapter 33 Fire Safety During Construction and Demolition during all phases of construction.
- Fire hydrant shall be within 100 feet of the FDC.
- Means of egress continuity requirements.
- All life safety requirements listed in International Fire Code and NFPA documents and standards shall be followed and enforced.

Please feel free to contact the Fire Marshal with any questions.

Alan Soave

Fire Marshal





Site Location Map:
Not To Scale

LEGAL DESCRIPTION - SWAP
PARCEL 1
LAND SITUATED IN THE CITY OF BIRMINGHAM, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:
PART OF LOT 12 OF BROWN'S ADDITION SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 3 OF PLATS, PAGE 8 OF OAKLAND COUNTY RECORDS; BEING DESCRIBED AS: BEGINNING AT A POINT DISTANT 5.62°00'00"W. 119.37 FEET FROM THE NORTHEAST CORNER OF LOT 13 OF SAID BROWN'S ADDITION SUBDIVISION; THENCE S.35°35'52"E. 100.00 FEET; THENCE S.62°00'00"W. 30.76 FEET; THENCE N.36°14'00"W. 100.15 FEET; THENCE N.62°00'00"E. 31.88 FEET TO THE POINT OF BEGINNING. CONTAINING: 3,104 SQUARE FEET OR 0.07 ACRES OF LAND

LEGAL DESCRIPTION - SWAP
PARCEL 2
LAND SITUATED IN THE CITY OF BIRMINGHAM, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:
PART OF LOT 15 OF ADDITION TO WILLIAM BROWN'S ADDITION NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 3 OF PLATS, PAGE 8 OF OAKLAND COUNTY RECORDS; BEING DESCRIBED AS: BEGINNING AT A POINT DISTANT S.62°00'00"W. 119.37 FEET AND S.35°35'52"E. 100.00 FEET FROM THE NORTHEAST CORNER OF LOT 13 OF BROWN'S ADDITION SUBDIVISION AS RECORDED IN LIBER 3 OF PLATS, PAGE 8 OF OAKLAND COUNTY RECORDS; THENCE N.62°00'00"E. 19.24 FEET; THENCE S.35°14'00"E. 100.15 FEET; THENCE S.62°00'00"W. 20.36 FEET; THENCE N.35°35'52"W. 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 1,963 SQUARE FEET OR 0.04 ACRES OF LAND

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

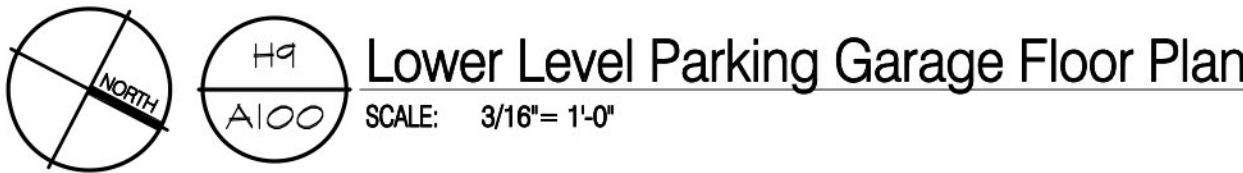
Project:
RH / Mixed-Use
300 S Old Woodward
Birmingham, MI 48009

Date: Issued For:
11-09-2022 Pre-App.
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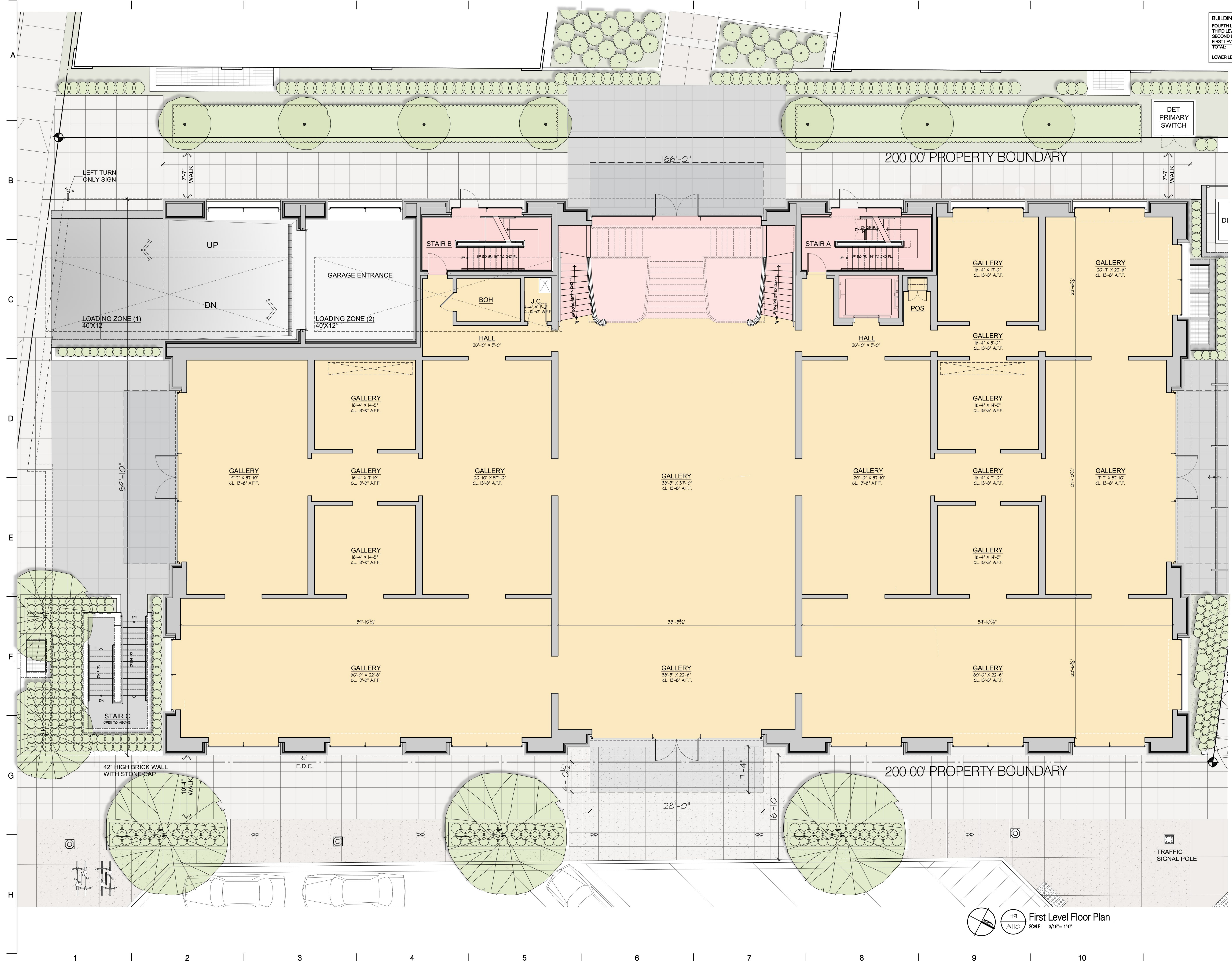
SP01
Architectural Site Plan

BUILDING SQUARE FOOTAGE TOTALS	
FOURTH LEVEL:	8,704 SF (Seat Count - 188)
THIRD LEVEL:	13,502 SF
SECOND LEVEL:	13,592 SF
FIRST LEVEL:	13,817 SF
TOTAL:	49,615 SF
LOWER LEVEL:	16,531 SF (28 Parking Spaces)

Architectural Site Plan
SCALE: 3/32" = 1'-0"



BUILDING SQUARE FOOTAGE TOTALS	
FOURTH LEVEL :	8,704 SF (Seat Count - 188)
THIRD LEVEL :	13,502 SF
SECOND LEVEL :	13,582 SF
FIRST LEVEL :	13,817 SF
TOTAL:	49,615 SF
LOWER LEVEL:	16,531 SF (26 Parking Spaces)



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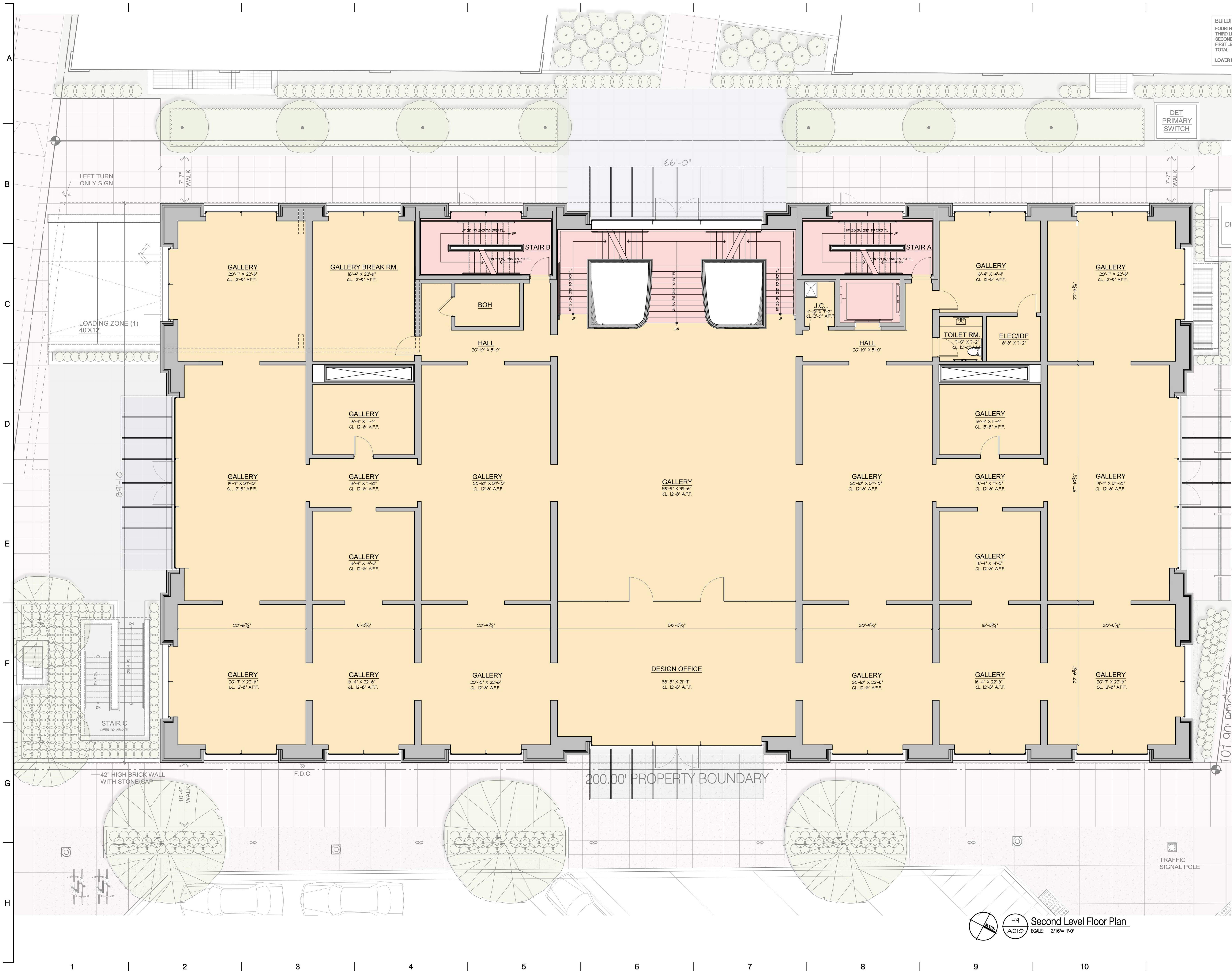
1-18-2022 Final Site Plan Application

A110

First Level Floor Plan

First Level Roof Plan

BUILDING SQUARE FOOTAGE TOTALS	
FOURTH LEVEL:	8,704 SF (Seat Count - 188)
THIRD LEVEL:	13,502 SF
SECOND LEVEL:	13,692 SF
FIRST LEVEL:	13,817 SF
TOTAL:	49,615 SF
LOWER LEVEL:	16,531 SF (26 Parking Spaces)



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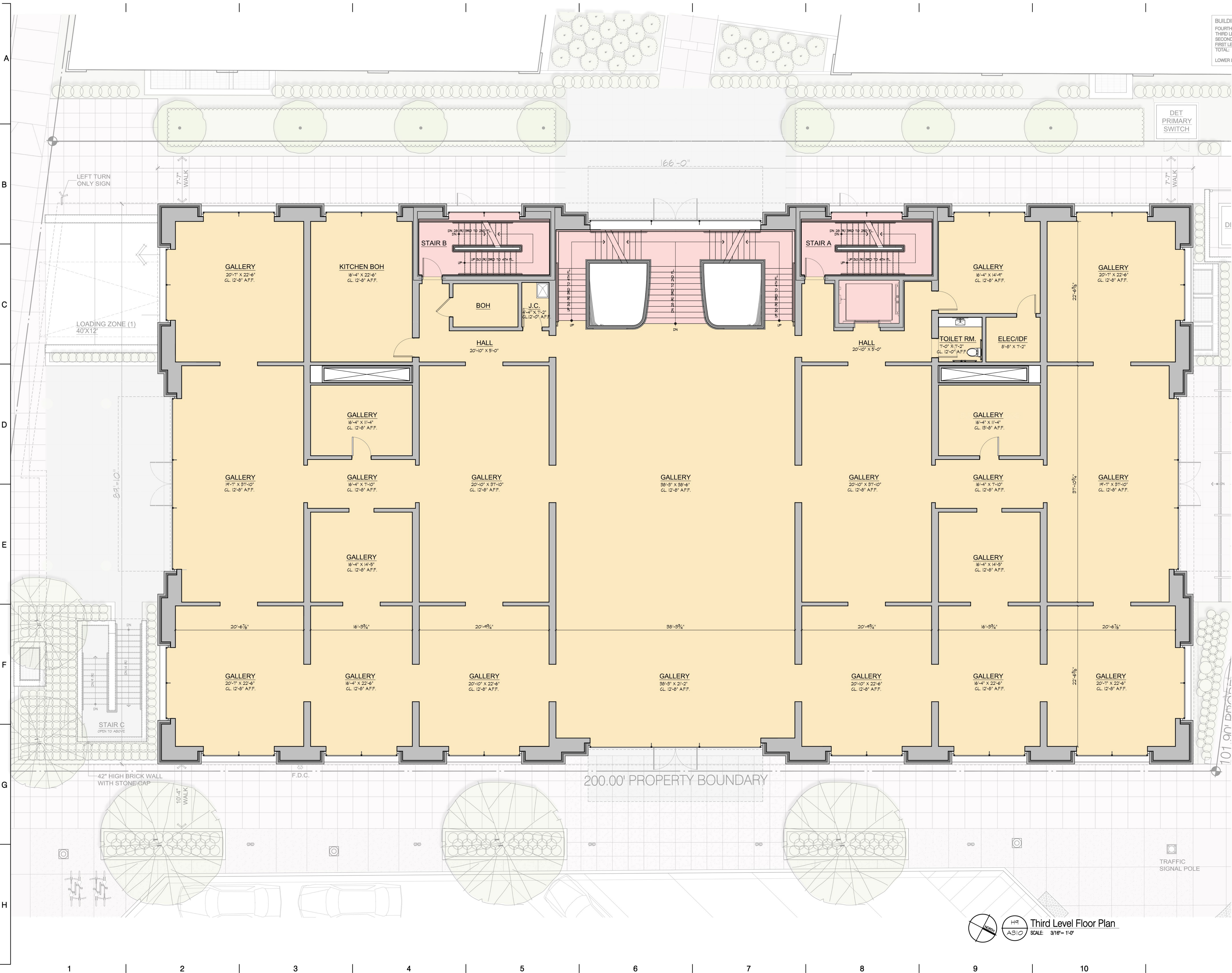
Date: 11-08-2022 **Issued For:** Pre-App.

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

A210
Second Level Floor Plan

BUILDING SQUARE FOOTAGE TOTALS	
FOURTH LEVEL:	8,704 SF (Seat Count - 188)
THIRD LEVEL:	13,502 SF
SECOND LEVEL:	13,692 SF
FIRST LEVEL:	13,817 SF
TOTAL:	49,815 SF
LOWER LEVEL:	16,531 SF (26 Parking Spaces)



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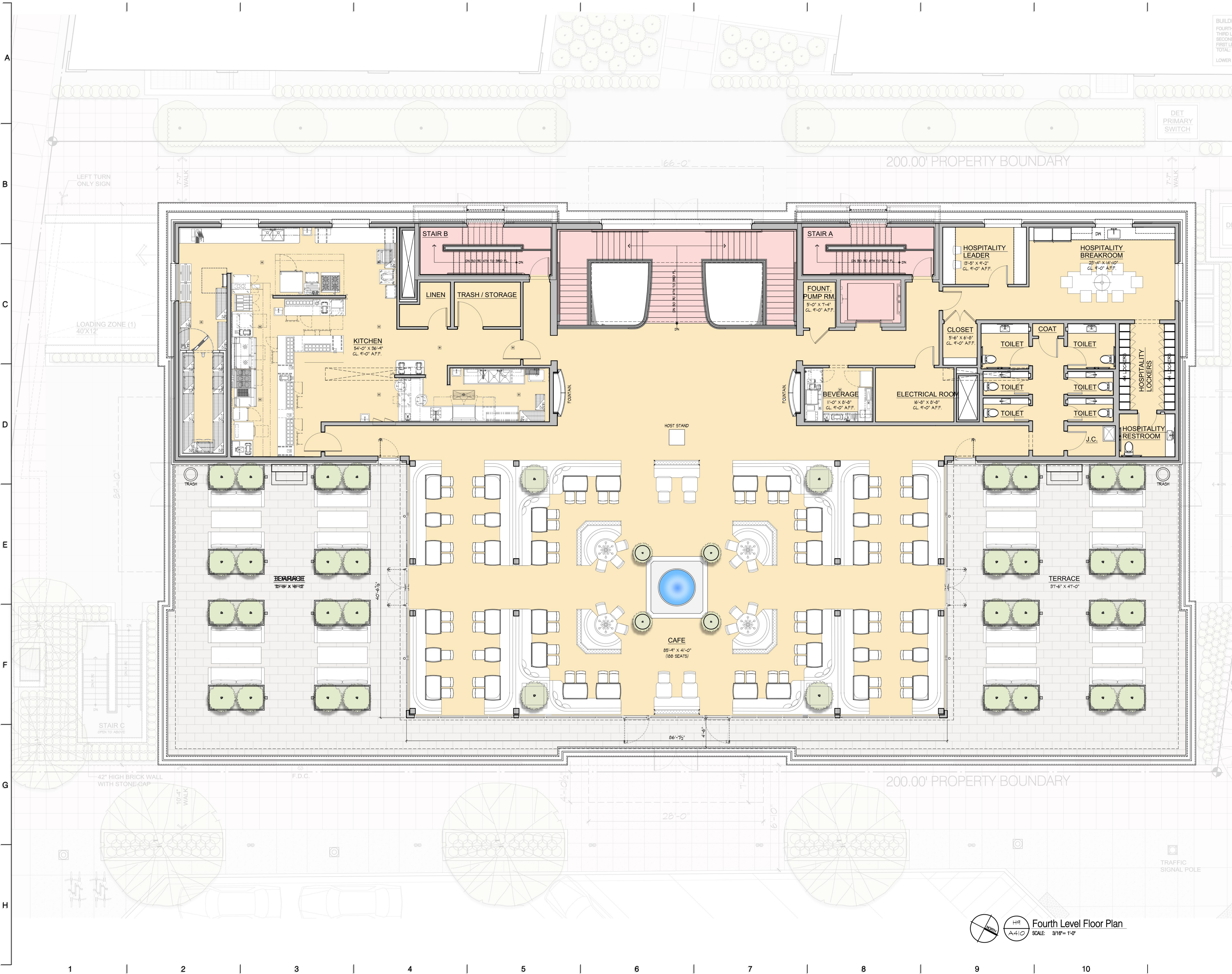
Project:
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11-18-2022 Final Site Plan Application

H9
A310
Third Level Floor Plan
SCALE: 3/16" = 1'-0"

A310
Third Level Floor Plan

BUILDING SQUARE FOOTAGE TOTALS	
FOURTH LEVEL:	8,704 SF (Seat Count - 188)
THIRD LEVEL:	13,522 SF
SECOND LEVEL:	13,582 SF
FIRST LEVEL:	13,817 SF
TOTAL:	49,615 SF
LOWER LEVEL:	16,581 SF (26 Parking Spaces)



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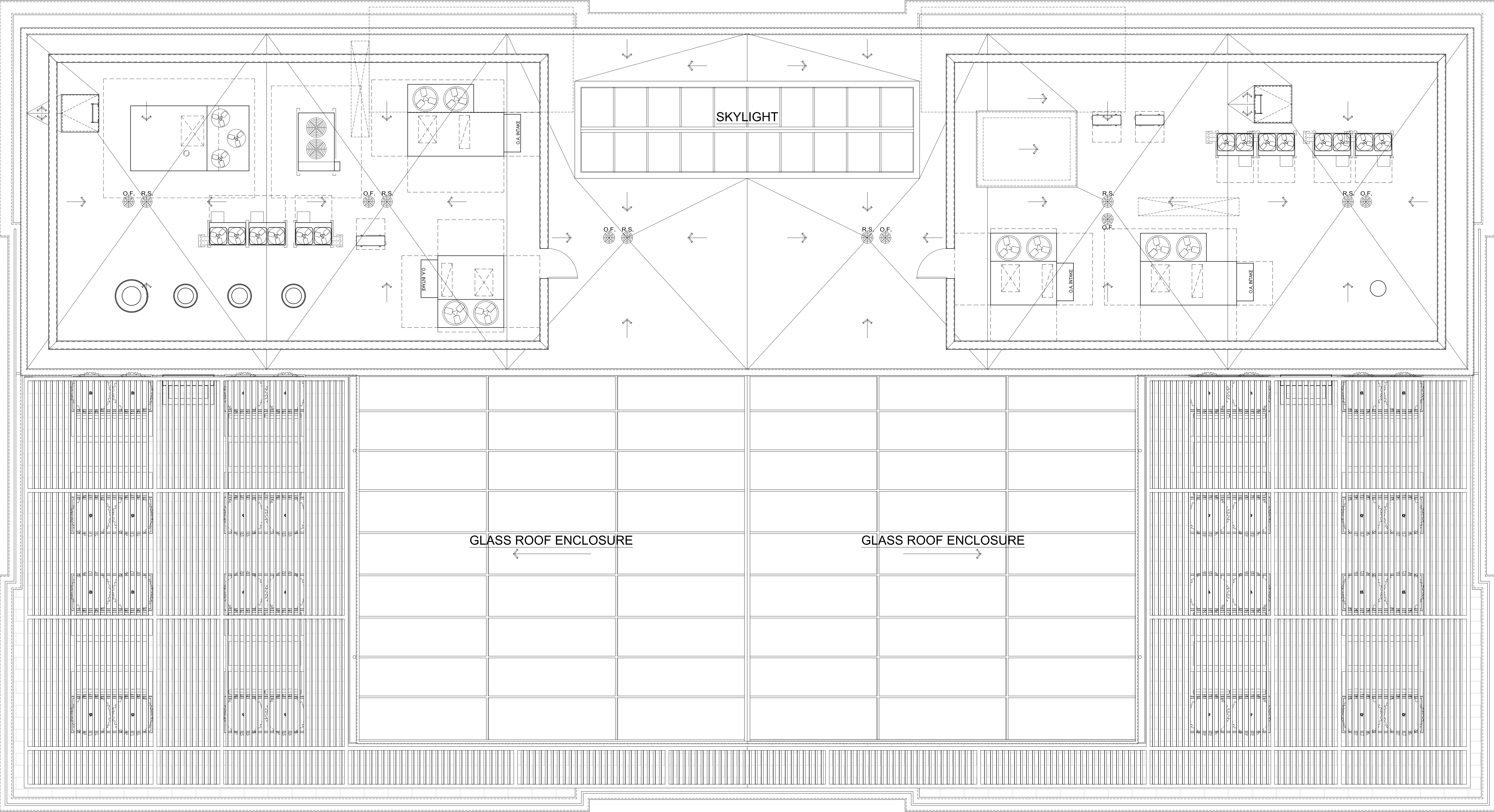
11-09-2022 Pre-App.

11-18-2022 Final Site Plan Application

H9
A410
Fourth Level Floor Plan
SCALE: 3/16" = 1'-0"

A410
Fourth Level Floor Plan

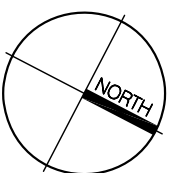
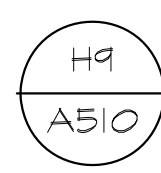
A
B
C
D
E
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G
H



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

A510
Roof Plan

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

G

H

1

2

3

4

5

6

7

8

9

10



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East Exterior Elevation (Old Woodward Ave.)
SCALE: 1/8" = 1'-0"

A200
EAST EXTERIOR ELEVATION

B

D

E

F

G

H



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1-18-2022 Final Site Plan Application

[illegible]

North Exterior Elevation (Brown Street)

A201
NORTH EXTERIOR ELEVATION

B

C

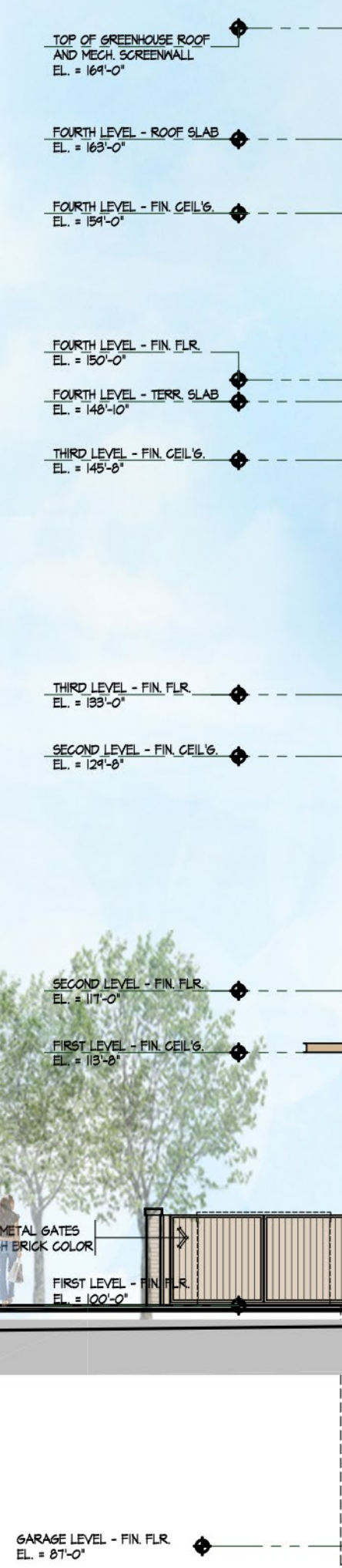
D

E

F

G

H



Project:
CRH / Mixed-Use
100 S Old Woodward
Birmingham, MI 48009

Date: **Issued For:**

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1-18-2022 Final Site Plan Application

1-09-2022 Pre-App.

1-18-2022 Final Site Plan Application

[illegible]

A202
WEST EXTERIOR ELEVATION

A

B

C

D

E

F

G

H

1 2 3 4 5 6 7 8 9 10



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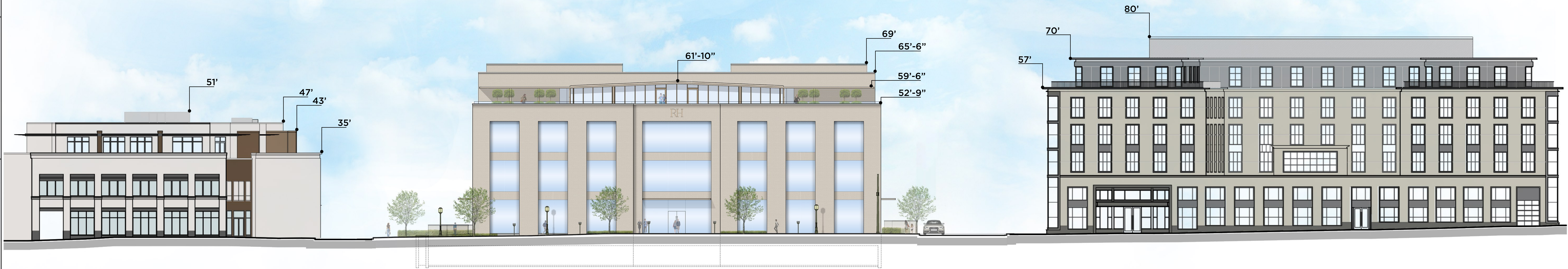
Date: Issued For:
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11-18-2022 Final Site Plan Application

H10
A203
South Exterior Elevation
SCALE: 1/8" = 1'-0"

A203
SOUTH EXTERIOR ELEVATION

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10



H9
A204
StreetView Elevation
SCALE: 1/16" = 1'-0"

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Date: Issued For:
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Sheet No.:
A204
EXTERIOR ELEVATION



BLUESTONE PAVER



DECOMPOSED GRANITE



OUTDOOR FURNITURE



STEEL AND GLASS ROOFTOP RESTAURANT



ARCHITECTURAL BRICK



STEEL CANOPY, PERGOLA AND CONSERVATORY



OUTDOOR FURNITURE

RH

RH DETROIT
300 S Old Woodward
Birmingham, MI 48009

MATERIAL BOARD







A

MATERIAL SCHEDULE				
SYM.	QTY.	ITEM/DESCRIPTION	PATTERN	COLOR
MASONRY CONSTRUCTION: ALL BASE CONCRETE FLATWORK SHALL BE MEDIUM BROOM FINISHED, MIN. 4,000 P.S.I. AFTER 28 DAYS, WITH 5-8% AIR ENTRAINMENT, REINFORCED WITH U2.9 X U2.9 (6" X 6") W/M. ALL MASONRY FLATWORK AND CURBS SHALL BE SET ON A MIN. 1" LATEX MODIFIED MORTAR SETTING BED, APPLY LATICRETE 254 PLATINUM THIN-SET TO BOTTOM OF EACH STONE. 3/8" WIDE GROUT JOINTS, ACID WASH UPON COMPLETION.				
(A)	300 SF. 300 SF. CONC.	2" THICK X 30" SQUARE COLD SPRING GRANITE FLATWORK 1/4" U.D. GROUT JOINTS, SET ON 1" MORTAR SETTING BED OVER MIN. 4" THICK REIN. CONCRETE BASE ON MIN. 6" COMPACTED 21AA LESTONE AGGREGATE, INCLUDE 2" RIGID FOAM INSULATION AND REBAR CHAIRS TO SUSPEND W/M. 4. CONNECT RADIANT HEAT TUBES	STACKED BOND	SIERRA WHITE THERMAL FINISH
(B)	88 LF. 88 LF. CONC.	6" THICK X 8" WIDE X 36" LONG COLD SPRING GRANITE SOLID STONE CURB SET ON 1" MORTAR SETTING BED OVER MIN. 12" DEEP REIN. CONCRETE FLOATING FOOTING-COMPLETE WITH CONT. CONCRETE RETAINING EDGE	CURB RIBBING	SIERRA WHITE THERMAL FINISH INCL. EXPOSED EDGES GRAY
(C)	31 LF.	2" THICK X 18" WIDE X 30" LONG COLD SPRING GRANITE TREADS WITH (2) ANTI-SLIP GROOVES X 3/8" HIGH COLD SPRING GRANITE RISERS ON MIN. 1" MORTAR SETTING BED-ALONG RISER/TREAD JOINTS (1/4" U.D.)	STACKED BOND	SIERRA WHITE THERMAL FINISH INCL. EXPOSED EDGES GRAY
(D)	214 LF.	1/4" WIDE PREMOULDED EXPANSION JOINT COMPLETE WITH SNAP CAP AND DOW CORNINGS 150 CAULK (SANDWICHED TO MATCH MORTAR)		
(E)	160 LF.	4" SCH. 40 P.V.C. SLEEVES (4)-BURY A MIN. 12", EXTEND A MIN. 12" BEYOND PAVING EDGES, CAP ENDS, STAKE LOCATIONS		
CONCRETE: ALL FLATWORK SHALL BE A MIN. 4,000 P.S.I. AFTER 28 DAYS, WITH 5-8% AIR ENTRAINMENT, REINFORCED WITH 6"x6" U2.9 X U2.9 W/M. INSTALLED ON COMPACTED SAND OR AGGREGATE (SEE DETAILS). POWERWASH AND SEAL ALL EXPOSED AGGREGATE WITH EUGLID CHEMICAL CO. SUPER DIAMOND CLEAR 350 SEALER 350 SEALER DURING CURE TIME. CONTROL JOINTS PER PLAN.				
(F)	4,653 SF.	ROW WALKS & SITE WALKS: MIN. 4" THICK REIN. CONCRETE FLATWORK, AVE. 30" SAUCUT CONTROL JOINTS, MEDIUM BROOM FINISH, ON A MIN. 4" M.D.O.T. CLASS II SAND		
(G)	1,222 SF.	ROW WALKS & SITE WALKS: MIN. 4" THICK REIN. CONCRETE FLATWORK, SAUCUT CONTROL JOINTS PER PLAN, MEDIUM BROOM FINISH, ON A MIN. 4" M.D.O.T. CLASS II SAND		
(H)	215 SF.	DRIVE APPROACH: MIN. 8" THICK M.D.T. PI REIN. CONCRETE FLATWORK, SAUCUT CONTROL JOINTS, MEDIUM BROOM FINISH, ON A MIN. 6" COMPACTED 21AA LESTONE AGGREGATE		
(I)	1,681 SF.	MIN. 4" THICK REIN. EXPOSED AGGREGATE CONCRETE FLATWORK (CITY STANDARD SPECIFICATION)-SAUCUT CONTROL JOINTS PER PLAN ON MIN. 4" COMPACTED M.D.O.T. CLASS II SAND		
(J)	640 SF.	MIN. 4" THICK REIN. EXPOSED AGGREGATE CONCRETE FLATWORK (CITY STANDARD SPECIFICATION)-AVE. 30" SAUCUT CONTROL JOINTS PER PLAN ON MIN. 4" COMPACTED M.D.O.T. CLASS II SAND		
(K)	150 LF.	6" WIDE X 6" HIGH (1" REVEAL) X18" DEEP REIN. EXPOSED AGGREGATE CONCRETE CURB (CITY STANDARD SPECIFICATION)-SAUCUT CONTROL JOINTS		
(L)	1,826 LF.	1/4" WIDE PREMOULDED EXPANSION JOINT COMPLETE WITH SNAP CAP AND DOW CORNINGS 150 CAULK		GRAY
(M)	285 LF.	4" SCH. 40 P.V.C. SLEEVES (13)-BURY A MIN. 12", EXTEND A MIN. 12" BEYOND PAVING EDGES, CAP ENDS, STAKE LOCATIONS		
SITE AMENITIES: INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
(N)	1 EA.	STREETLIGHT STANDARD: HADCO 5100214: LUMINAIRE W/PHOTOCELL HADCO 5P1002: 8'-8" HIGH POLE W/OUTLETS COMPLETE WITH MONARCH HANGING PLANTER (1 PER POLE)-INCLUDE CITY STANDARD MOUNTING BRACKET & IRRIGATION PIPING		50 INDUSTRIAL & MARINE COATING 1504072
(O)	4 EA.	BIKE RACK STANDARD: CYCLESAFE MODEL U/2 SURFACE MOUNT WITH 5.5. HARDWARE		JOHN W. HUNTER GREEN DUPONT CHROMACORE
(P)	1 EA.	BENCH STANDARD: DUMOR, INC. 0-3941-30-Q30 WITH CUSTOM LETTERING-SURFACE MOUNT WITH 5.5. HARDWARE		BIRMINGHAM GREEN (CUSTOM)
(Q)	1 EA.	TRASH RECEPTACLE STANDARD: DUMOR, INC. 0-3941-30-Q1: STL RECEPTACLE BODY, 0-3941-30-BT-1: 30 GAL. BONNET TOP WITH OLD FLAT COVER, 49-32 32 FL. LINER W/HANDLE, BLACK		BIRMINGHAM GREEN (CUSTOM)

B

C

D

GENERAL NOTES

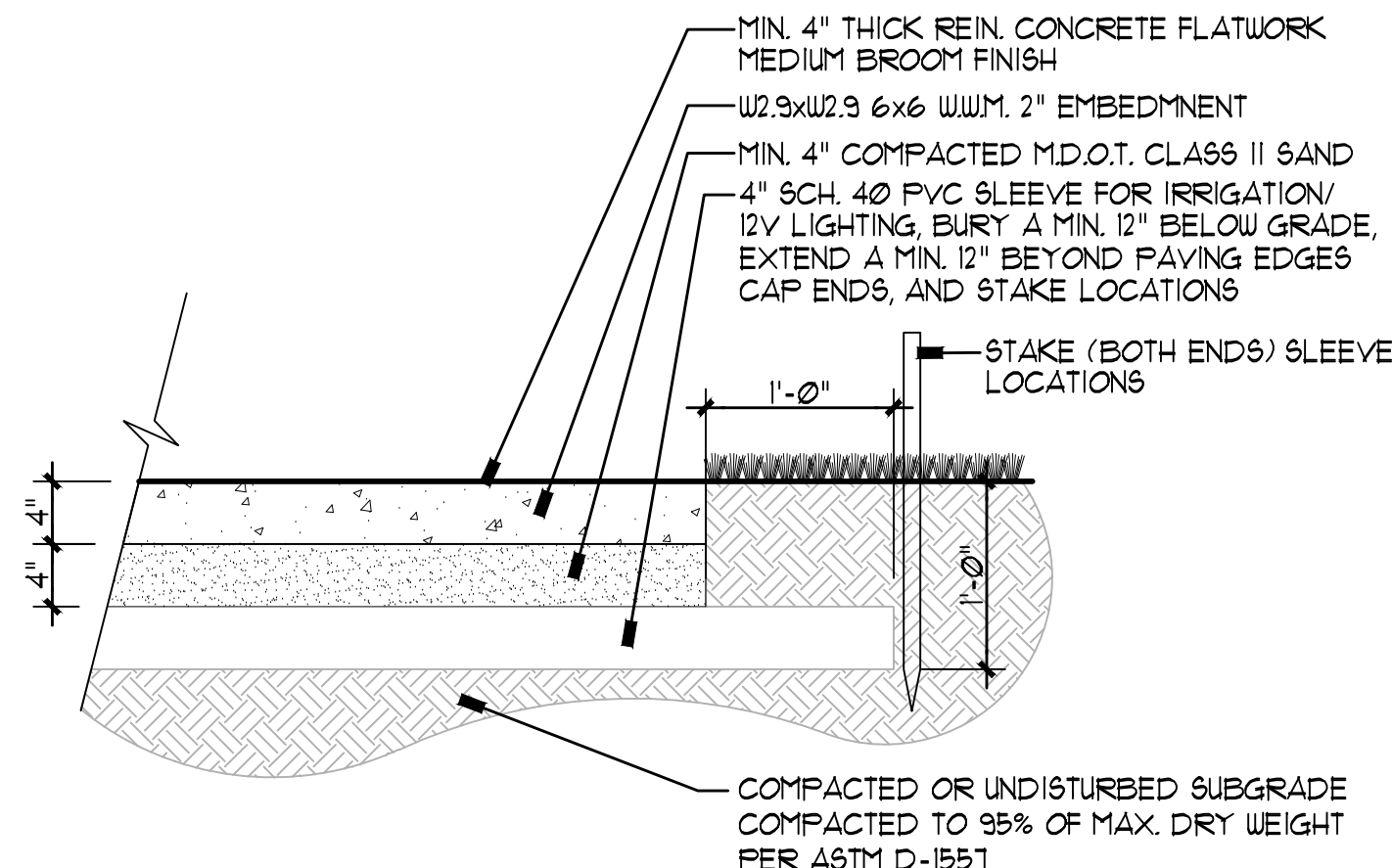
- GENERAL CONDITIONS:
- 1) CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR PRIOR TO SUBMITTING BID PROPOSAL OR BEGINNING ANY WORK.
 - 2) EXCEPT AS OTHERWISE SHOWN OR STIPULATED, THIS CONTRACT SHALL INCLUDE THE DEMOLITION OF EVERY DESCRIPTION NECESSARY TO SUCCESSFULLY COMPLETE THE WORK UNDER THIS CONTRACT TO THE LINES AND GRADES SHOWN ON THESE PLANS WITHIN THE LIMIT OF WORK.
 - 3) THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL ITEMS TO BE REMOVED THAT ARE NOT TURNED OVER TO THE OWNER OR STOCKPILED FOR REUSE.
 - 4) THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE LIMIT OF WORK DUE TO CONTRACT OPERATIONS.
 - 5) DO NOT DISTURB EXISTING UTILITIES THAT SERVE AREAS SURROUNDING LIMIT OF WORK. IF SUCH UTILITIES ARE ENCOUNTERED NOTIFY PROPER UTILITY COMPANY BEFORE PROCEEDING.
 - 6) THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES TO CONFIRM THE LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE TO CONTACT THE PROPER AUTHORITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - 7) THE CONTRACTOR SHALL THOROUGHLY REVIEW ALL THE DRAWINGS AND SPECIFICATIONS FOR SPECIFIC COORDINATION REQUIREMENTS PRIOR TO COMMENCING CONSTRUCTION.
 - 8) CONTRACTOR SHALL PROVIDE UNIT PRICES FOR ALL AREAS OF WORK.
 - 9) PLANS ARE NOT VALID WITH APPROVAL AND PERMIT BY THE CITY OF BIRMINGHAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED INSPECTIONS.
- MASONRY CONSTRUCTION:
- 1) ALL PROPOSED AND FINISHED MASONRY ELEMENTS SHALL BE THOROUGHLY WASHED WITH AN ACID BASED CLEANER (SURE-CLEAN 600) PER MANUFACTURER'S SPECIFICATIONS. NO ACID BASED CHEMICALS SHOULD CONTACT INDIANA LIMESTONE.
 - 2) THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED EARTHWORK AND EXCAVATIONS TO PERFORM SCHEDULED WORK. ALL EXCAVATED MATERIALS SHALL BE LEGALLY DISPOSED (OFF-SITE) INCLUDED IN THE SUBMITTED PROPOSAL & UNIT PRICES.
 - 3) THE CONTRACTOR SHALL INSTALL ALL PROPOSED WORK ON COMPACTED OR UNDISTURBED SUBGRADE.
 - 4) ALL GRANITE FLATWORK JOINTS SHALL BE ALIGNED (STACKED BOND PATTERN). CONTRACTOR SHALL SQUARE EACH PIECE OF STONE PRIOR TO INSTALLATION TO MAINTAIN A CONSISTENT AND MAX. JOINT WIDTH OF 1/4" WIDE.
 - 5) ALL PROPOSED STONE FLATWORK SHALL BE SET ON A MIN. 1" THICK LATEX MODIFIED MORTAR SETTING BED, APPLY LATICRETE 254 PLATINUM THIN-SET TO THE BOTTOM OF EACH STONE AND TO THE CONCRETE BASE.
- CONCRETE CONSTRUCTION:
- 1) THE CONTRACTOR SHALL LAYOUT PROPOSED EXPANSION FOR THE LANDSCAPE ARCHITECT'S OR CONSTRUCTION MANAGER'S APPROVAL PRIOR TO INSTALLATION.
 - 2) THE LANDSCAPE ARCHITECT OR CONSTRUCTION MANAGER SHALL APPROVE FINAL CONTRACTOR FORM WORK IN THE FIELD PRIOR TO POURING CONCRETE.
 - 3) ALL EXPANSION JOINTS SHALL BE PREMOULDED 1" WIDE AND INCLUDE EXPANSION JOINT MATERIAL. INCLUDE PREFABRICATED SNAP CAP. PROVIDE EXPANSION JOINTS EVERY 400 SF. MAX.
 - 4) EXPANSION JOINT MATERIAL: RESILIENT, NON-EXTRUDING TYPE PREMOULDED BITUMINOUS IMPREGNATED FIBERBOARD.
 - 5) ALL EXPANSION JOINTS SHALL BE CAULKED WITH DOW CORNING 790 SILICONE SEALANT (COLOR: LIGHT GRAY). CONTRACTOR SHALL REMOVE AND DISPOSE SNAP CAP PRIOR TO CAULKING AND PROTECT/BARRICADE ALL CAULK JOINTS FROM TRAFFIC DURING CURE TIME.
 - 6) MEDIUM BROOM FINISH ALL BROOM-FINISH CONCRETE-PULL, BROOM ACROSS FRESHLY FLOATED CONCRETE TO PRODUCE MEDIUM TEXTURE IN STRAIGHT LINES PERPENDICULAR TO MAIN LINE OF TRAFFIC. DO NOT DAMPEN BROOMS. BROOMING DIRECTION SHOULD BE MAINTAINED IN THE SAME DIRECTION FOR EACH CONCRETE POUR.
 - 7) ALL CONTROL JOINTS SHALL BE MACHINE SAUCUT MIN. 1" DEEP, 2" DEEP EVERY 100 SF. (NO HAND SAW PERMITTED). CONTROL JOINT LAYOUT SHALL BE EQUAL FLAG, DIVIDE LENGTH EQUALLY BETWEEN EXPANSION JOINTS-SEE DRAWINGS FOR LAYOUT.
 - 8) CONCRETE STRENGTH FOR ALL PROPOSED CONCRETE FLATWORK SHALL BE MIN. 4,000 P.S.I. AND MIN. 3,500 P.S.I. CONCRETE FOR ALL BROOM FINISH CONCRETE AT 28 DAYS, WITH A 4-6% AIR ENTRAINMENT MIX DESIGN SHALL NOT HAVE LESS THAN 6.25 BAGS OF CEMENT PER CUBIC YARD.
 - 9) ALL PROPOSED SLEEVES SHALL BE SCHEDULE 40 P.V.C. EXTEND A MIN. 12" BEYOND PROPOSED PAVING EDGES, BURY A MIN. 12" BELOW PROPOSED FINISH GRADE, CAP ENDS, AND STAKE LOCATIONS (BOTH ENDS). CONTRACTOR SHALL SUPPLY LANDSCAPE ARCHITECT WITH AN AS-BUILT DRAWING ILLUSTRATING LOCATION OF ALL SLEEVES.
 - 10) ALL CONCRETE FLATWORK SHALL BE REINFORCED AS SPECIFIED, MIN. 2" EMBEDMENT.
 - 11) THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED EARTHWORK AND EXCAVATIONS TO PERFORM SCHEDULED WORK. ALL EXCAVATED MATERIALS SHALL BE GRADED IN PLACE (ON-SITE) IN PARK AS DIRECTED BY LANDSCAPE ARCHITECT, INCLUDED IN THE SUBMITTED BID PROPOSAL.
 - 12) THE CONTRACTOR SHALL INSTALL ALL PROPOSED WORK ON COMPACTED OR UNDISTURBED SUBGRADE.
 - 13) THE CONTRACTOR SHALL FORM ALL PROPOSED CONCRETE BASE WORK AND FOOTINGS TO MINIMIZE OVERPOURS. ALL FORMS SHALL BE REMOVED AND LEGALLY DISPOSED OFF-SITE.
 - 14) THE CONTRACTOR SHALL PROTECT AND COVER ALL STORM CATCH BASINS WITH 8 OZ. NON-WOVEN GEOTEXTILE FILTER FABRIC PRIOR TO WASHING AGGREGATE CONCRETE TO INSURE CEMENT CREAM AND SAND DO NOT ENTER BASINS.
 - 15) ALL EXPOSED AGGREGATE CONCRETE SHALL BE POWERWASHED AFTER INITIAL CURE TO REMOVE ANY HAZE AND SEAL WITH EUGLID CHEMICAL CO. SUPER DIAMOND CLEAR 350 SEALER PER MANUFACTURER'S SPECIFICATION. CONTRACTOR SHALL PROTECT/BARRICADE ALL SEALED AREAS FROM PEDESTRIAN AND VEHICULAR TRAFFIC DURING CURE TIME.
 - 16) CONCRETE MIX DESIGNS:
A) BROOM FINISH CONCRETE:
SAND: 285 SAND, ASTM C-33 1280 LBS
COARSE AGGREGATE: 644 LESTONE PRESQUE ISLE ASTM C-33 1680 LBS
CEMENT: TYPE I, ASTM C50 588 LBS
WATER: CITY TAP WATER 315 GALS.
ADMITURE: ASTM C260 DAREX AEA BY W.R. GRACE CO. 13.0Z/QU. YD.
B) EXPOSED AGGREGATE CONCRETE:
SAND: 285 SAND, ASTM C-33 1280 LBS
COARSE AGGREGATE: 114 ASTM C-33 1280 LBS
CEMENT: TYPE I, ASTM C50 588 LBS
WATER: CITY TAP WATER 315 GALS.
ADMITURE: ASTM C260 DAREX AEA BY W.R. GRACE CO. 13.0Z/QU. YD.
FIBER: WASHED, SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL
 - 17) FOR ALL EXPOSED AGGREGATE CONCRETE SURFACE SHALL BE EXPOSED BY USE OF SURFACE RETARDANT (PRECO EAC-5) OR APPROVED EQUAL. CONCRETE SHALL BE PLACED, LEVELLED AND FLOATED IN A NORMAL FASHION (SEEDING WILL NOT BE PERMITTED). IMMEDIATELY AFTER THE SLAB HAS BEEN SCREENED AND DARNED, THE AGGREGATE SHALL BE WASHED IN A UNIFORM MANNER UNTIL ALL AGGREGATE IS LEFT JUST ABOVE THE SURFACE, LEAVING NO HOLES OR OPENINGS IN THE SURFACE. THE SURFACE SHALL THEN BE BRUSHED AND WASHED UNTIL ALL AGGREGATE IS EXPOSED AND FREE OF CEMENT FILM. AFTER INITIAL CURING APPLY SPECIFIED SEALER.

E

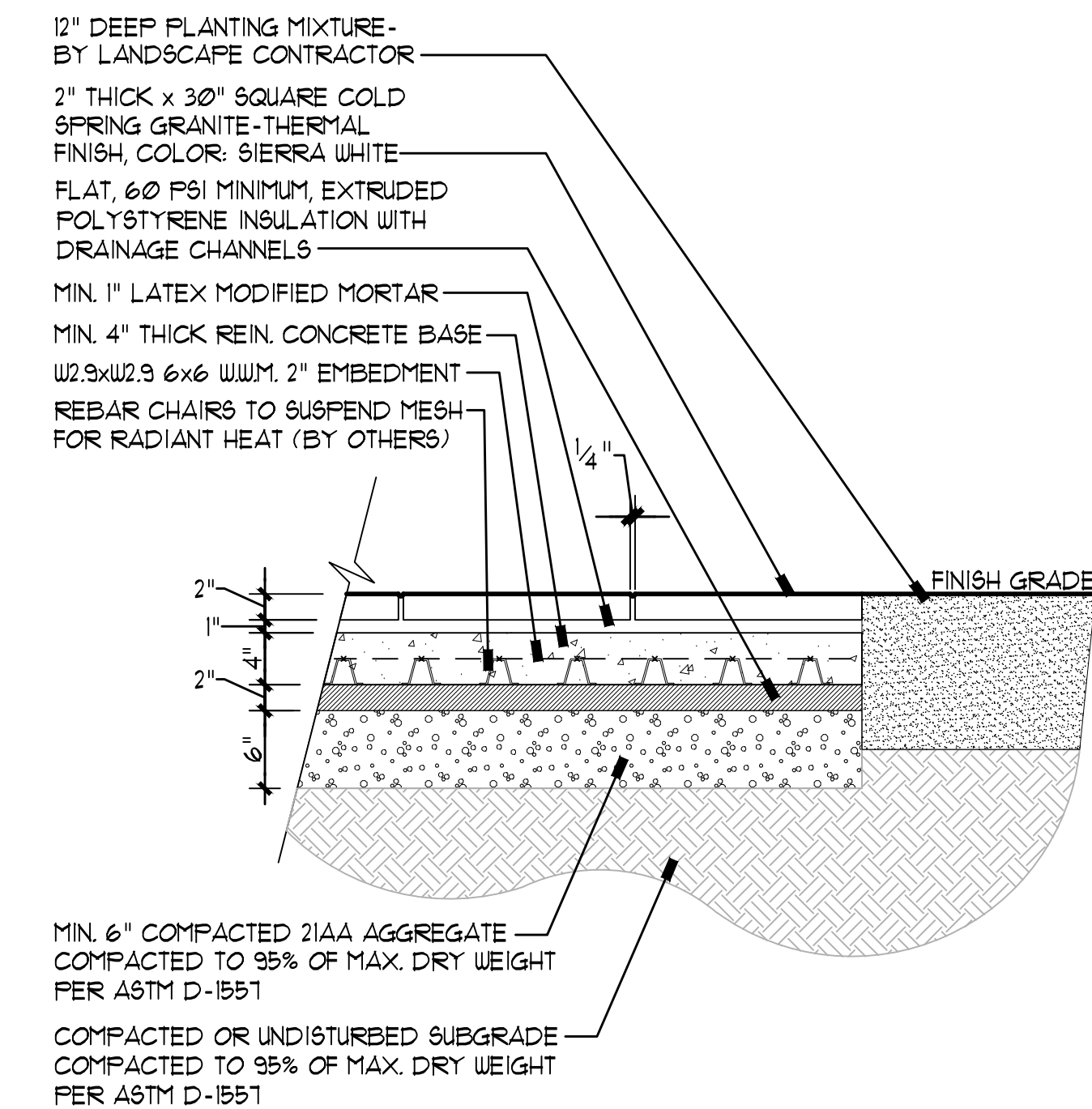
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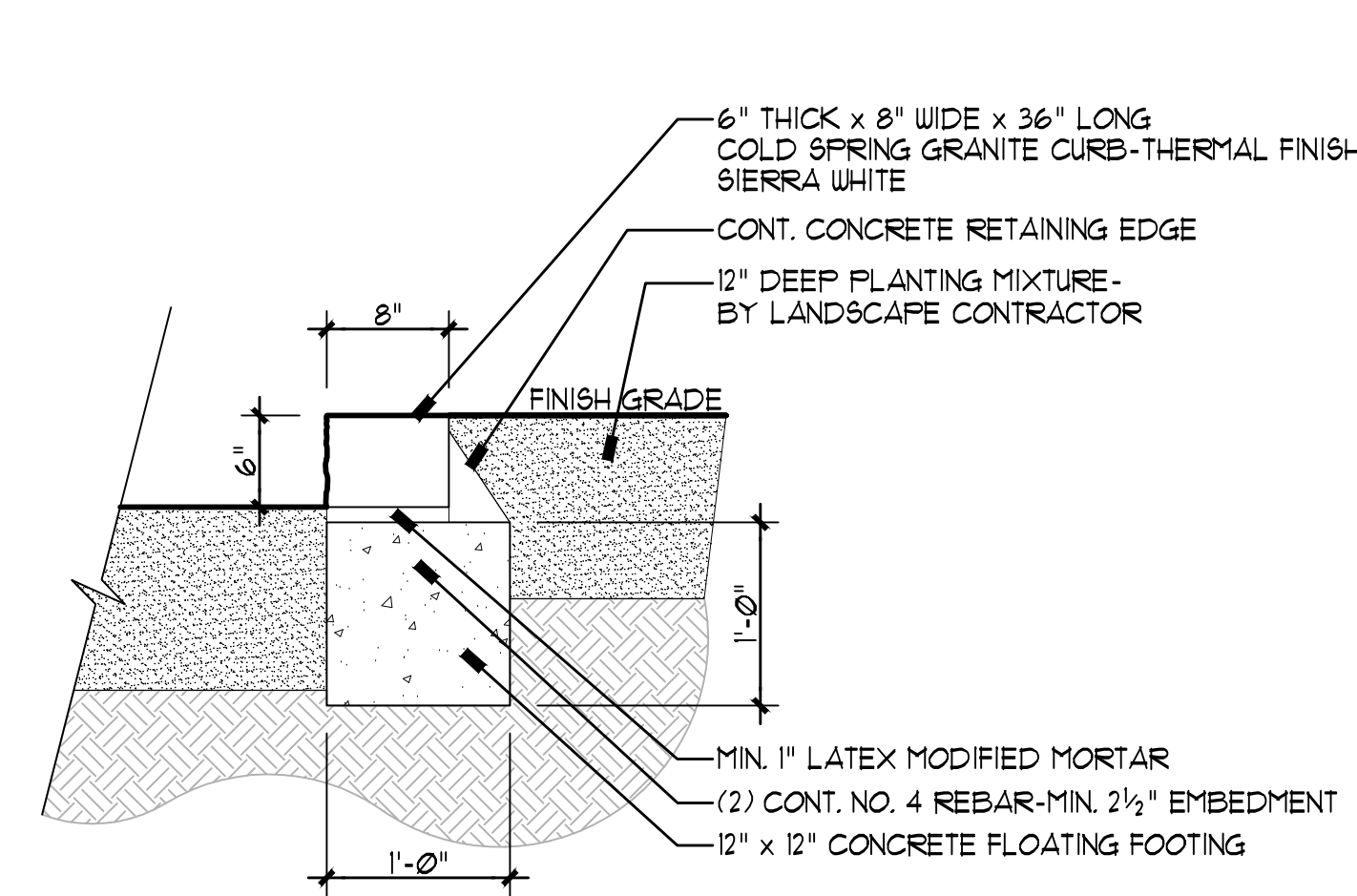
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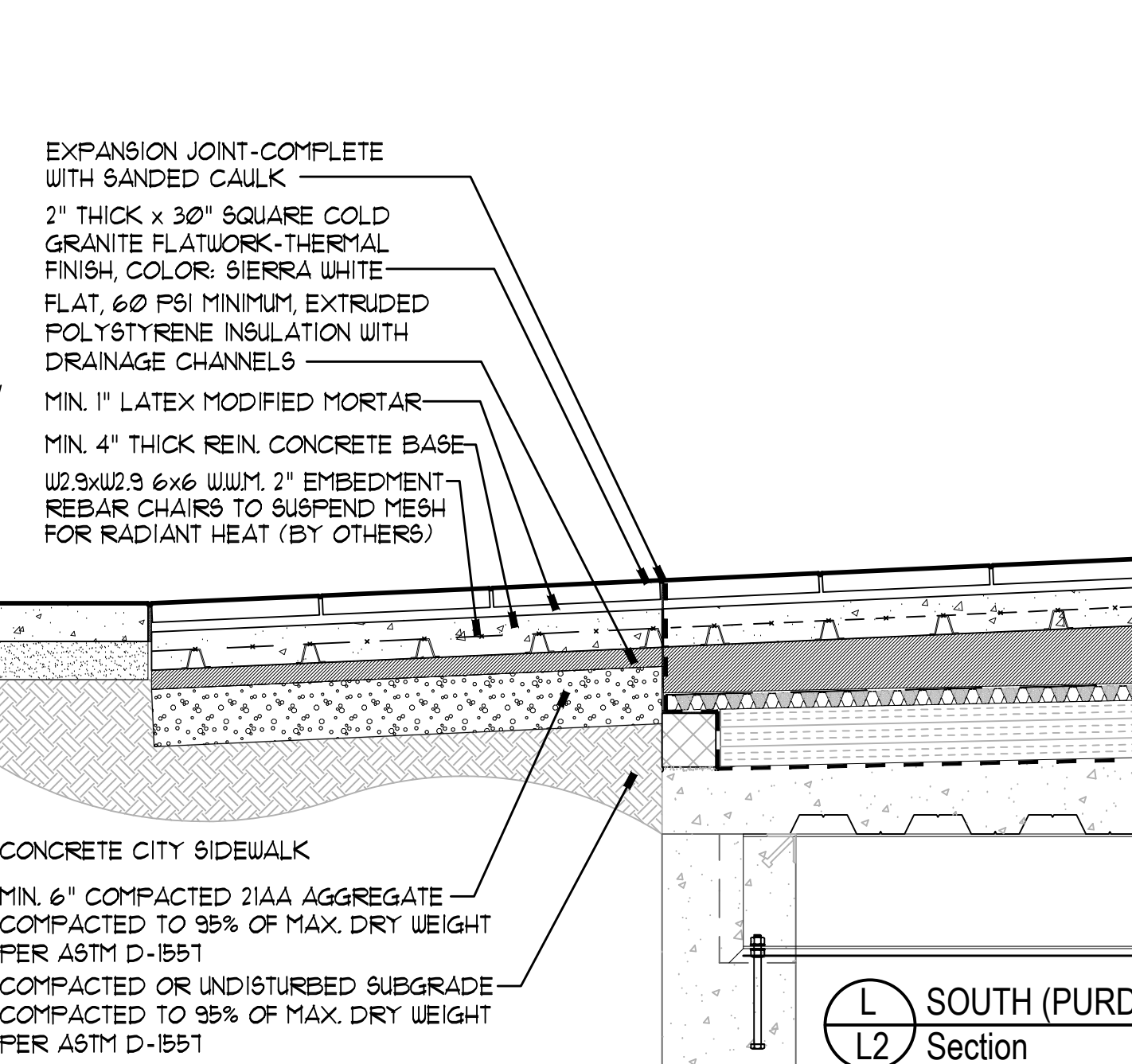
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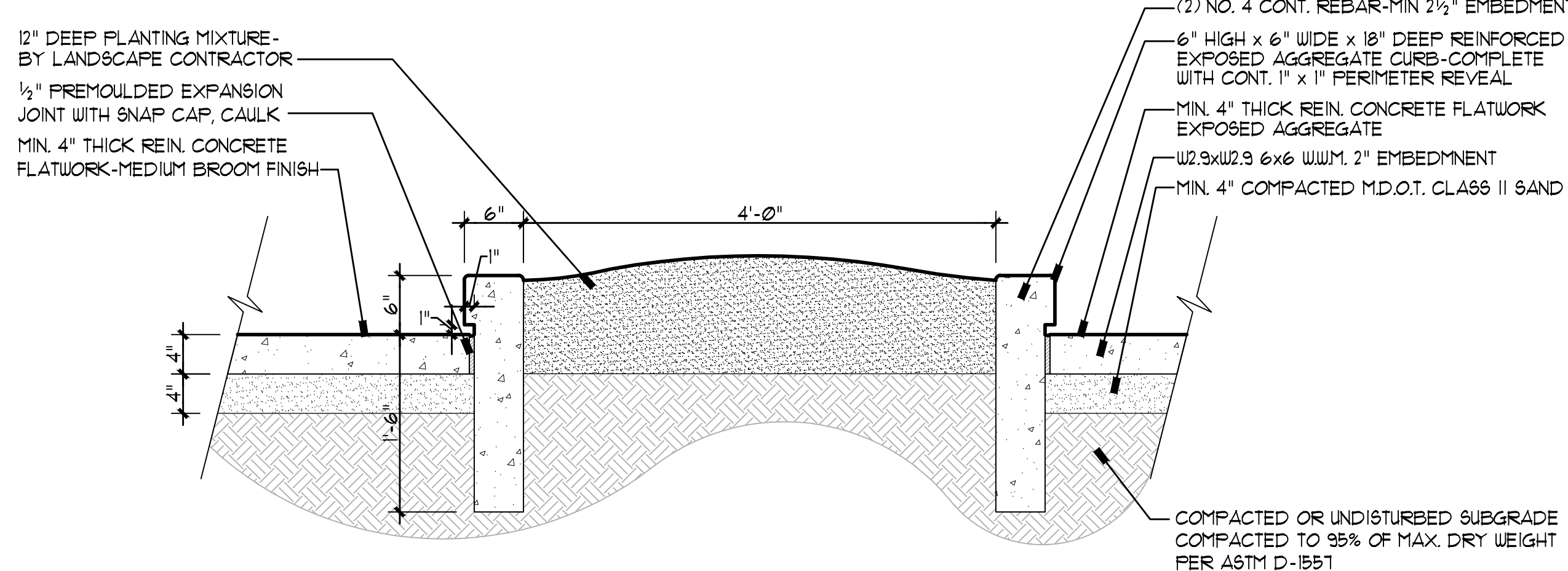
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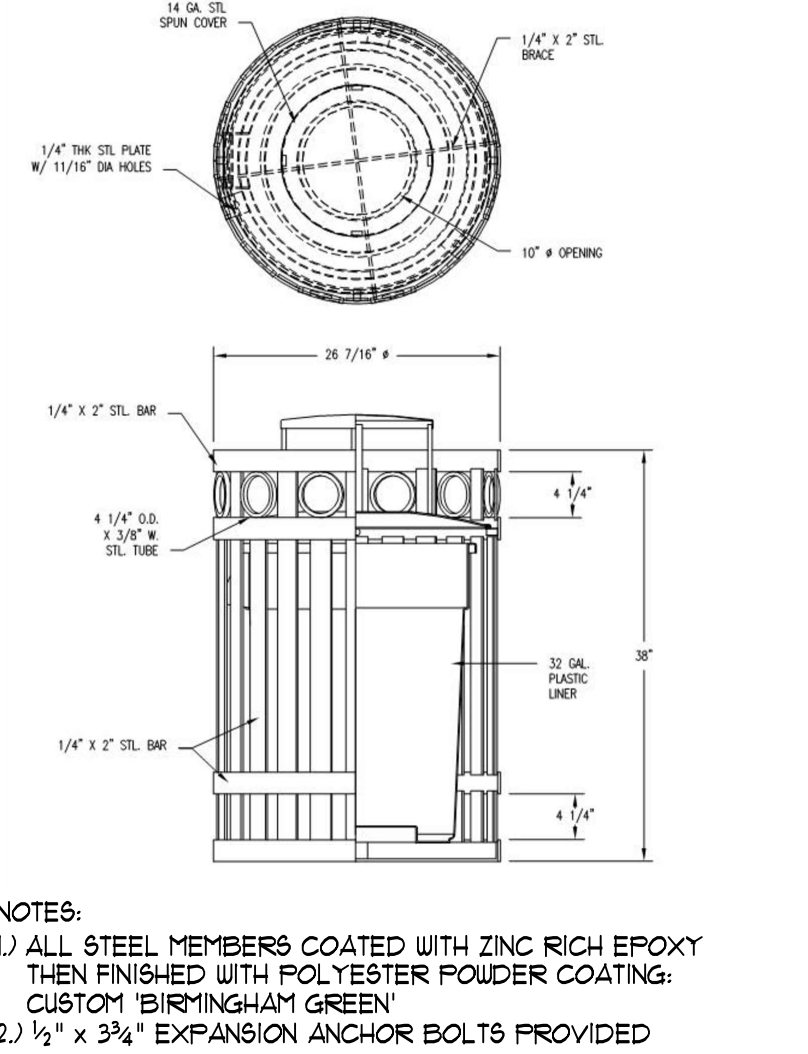
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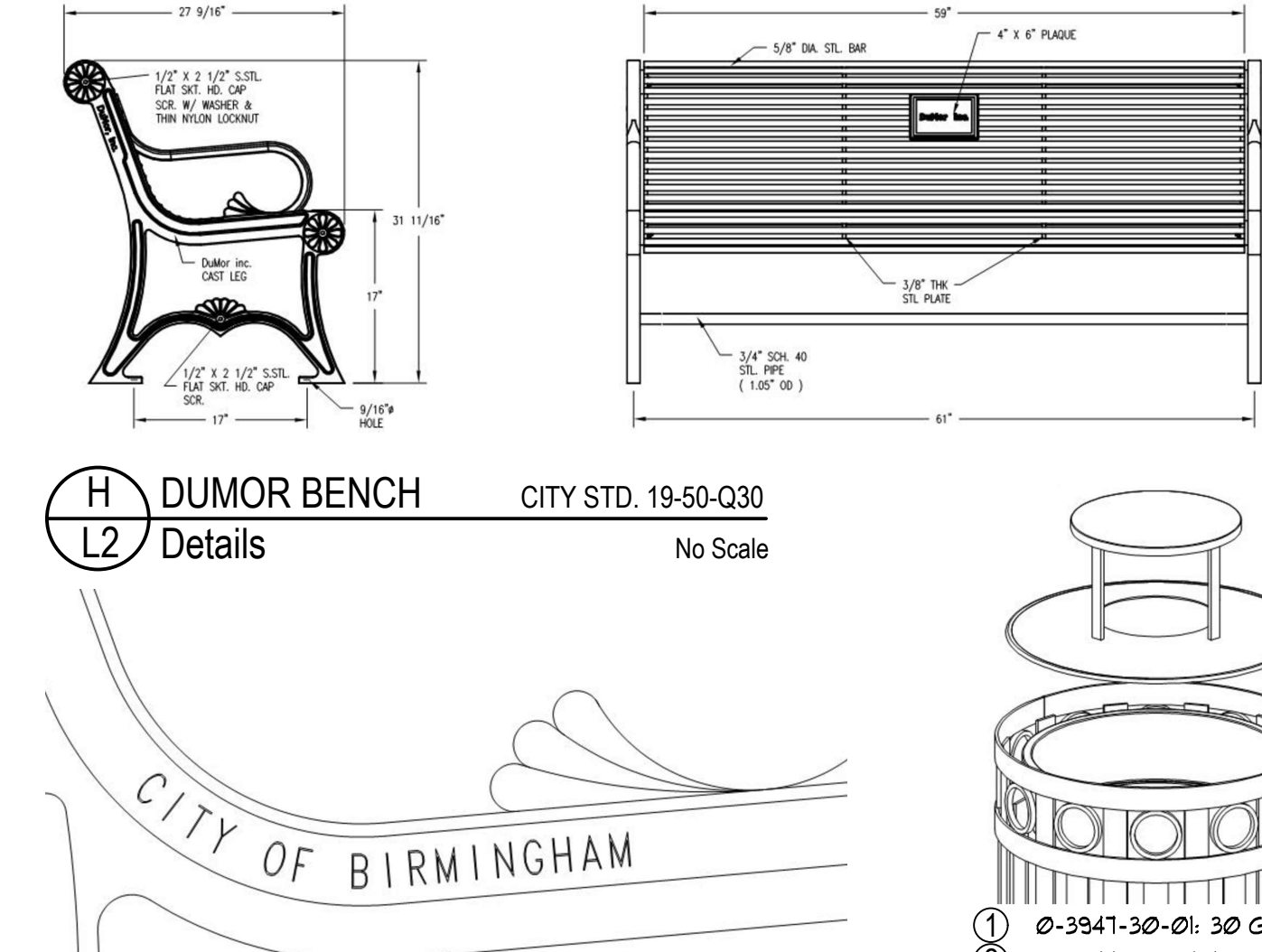
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Scale: 3/4"=1'-0"



F
L2 Section
Scale: 1"=1'-0"



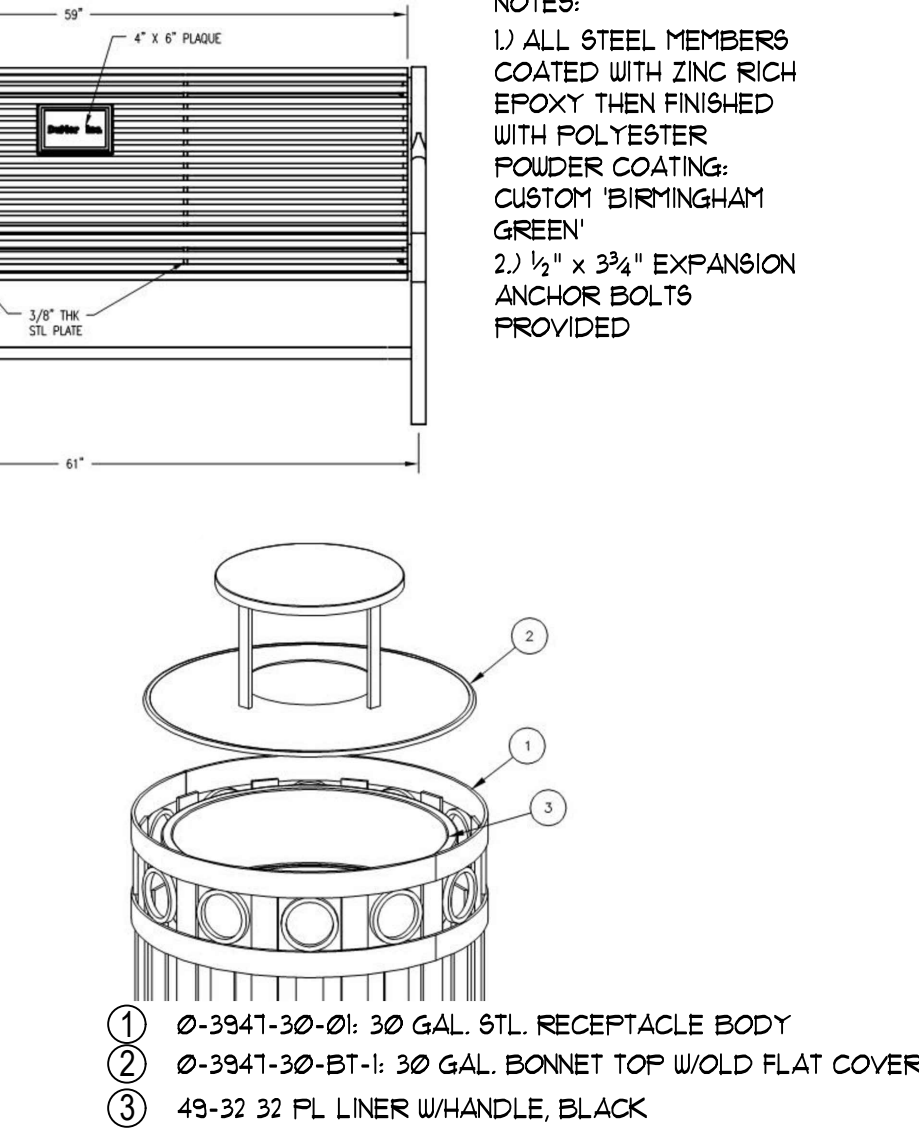
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J
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NOTE: ENTIRE NORTH (BROWN ST.) PLAZA FLATWORK AND STAIRCASE TREAD SHALL HAVE RADIANT HEAT SYSTEM EMBEDDED IN CONCRETE-INCLUDE UNDER TRENCH DRAIN

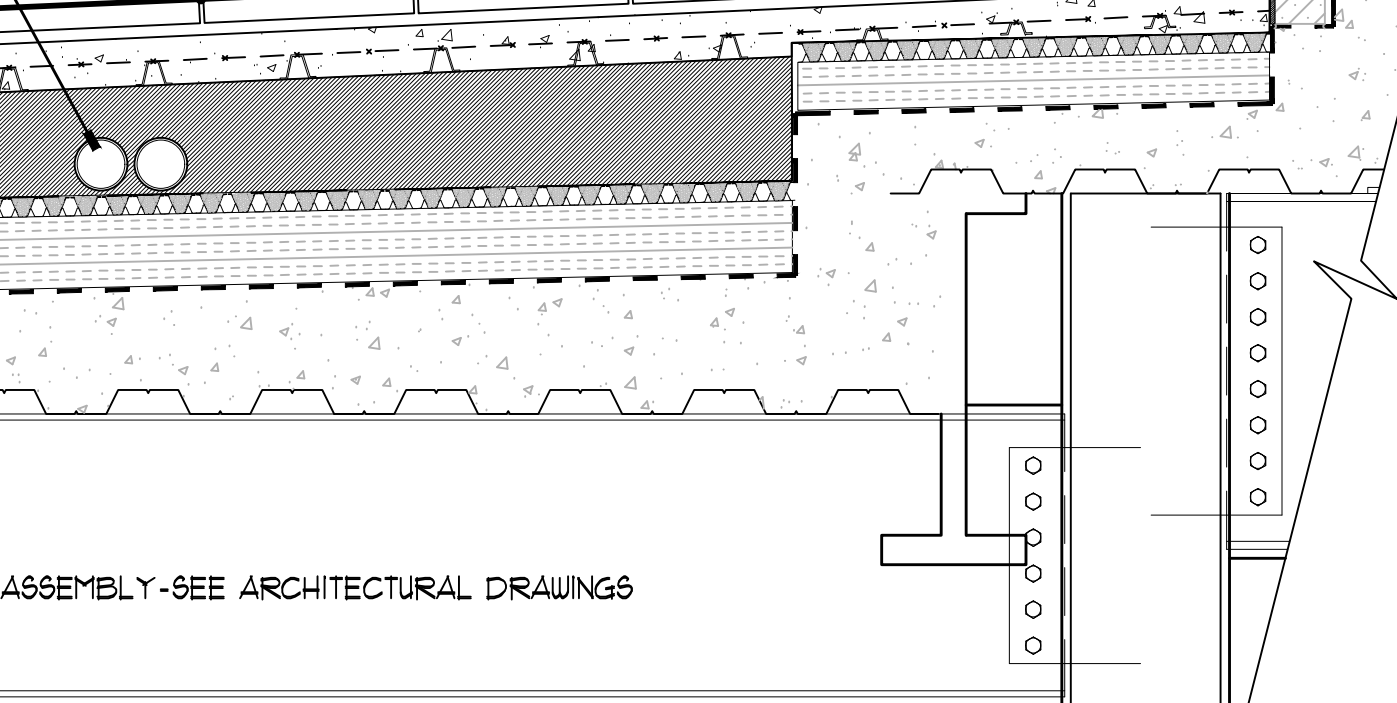
CAULK JOINTS (2) BOTH SIDE OF DRAIN- MIN. 6" THICK REIN. CONCRETE BASE- 2" THICK X 30" SQUARE COLD SPRING GRANITE FLATWORK-THERMAL FINISH, COLOR: SIERRA WHITE- 2" RIGID FOAM INSULATION- MIN. 1" LATEX MODIFIED MORTAR- MIN. 4" THICK REIN. CONCRETE BASE- U2.9XU2.9 6X6 W/M. 2" EMBEDMENT- REBAR CHAIRS TO SUSPEND MESH FOR RADIANT HEAT (BY OTHERS)

D
L2 Section
Scale: 3"=1'-0"

EXPANSION JOINTS SHALL BE INSTALLED WHERE CONCRETE ABUTS A STRUCTURE, SPACED A MAX. 400 SF. (2) CONT. NO. 4 REBAR-MIN. 2 1/2" EMBEDMENT- 12" X 12" CONCRETE FLOATING FOOTING

E
L2 Section
Scale: 3"=1'-0"

K
L2 Section
Scale: 1"=1'-0"



NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAKE-OFFS AND NO ADJUSTMENTS WILL BE MADE TO THE CONTRACT PRICE BASED ON ACTUAL QUANTITIES USED (SUBJECT TO CHANGES APPROVED BY THE LANDSCAPE ARCHITECT AND UNIT PRICE SCHEDULE).



RH

RH DETROIT

300 S Old Woodward
Birmingham, MI 48009

LANDSCAPE
ARCHITECTURE

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& ASSOCIATES, INC

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Project:

RH / Mixed-Use

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Birmingham, MI 48009

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For:

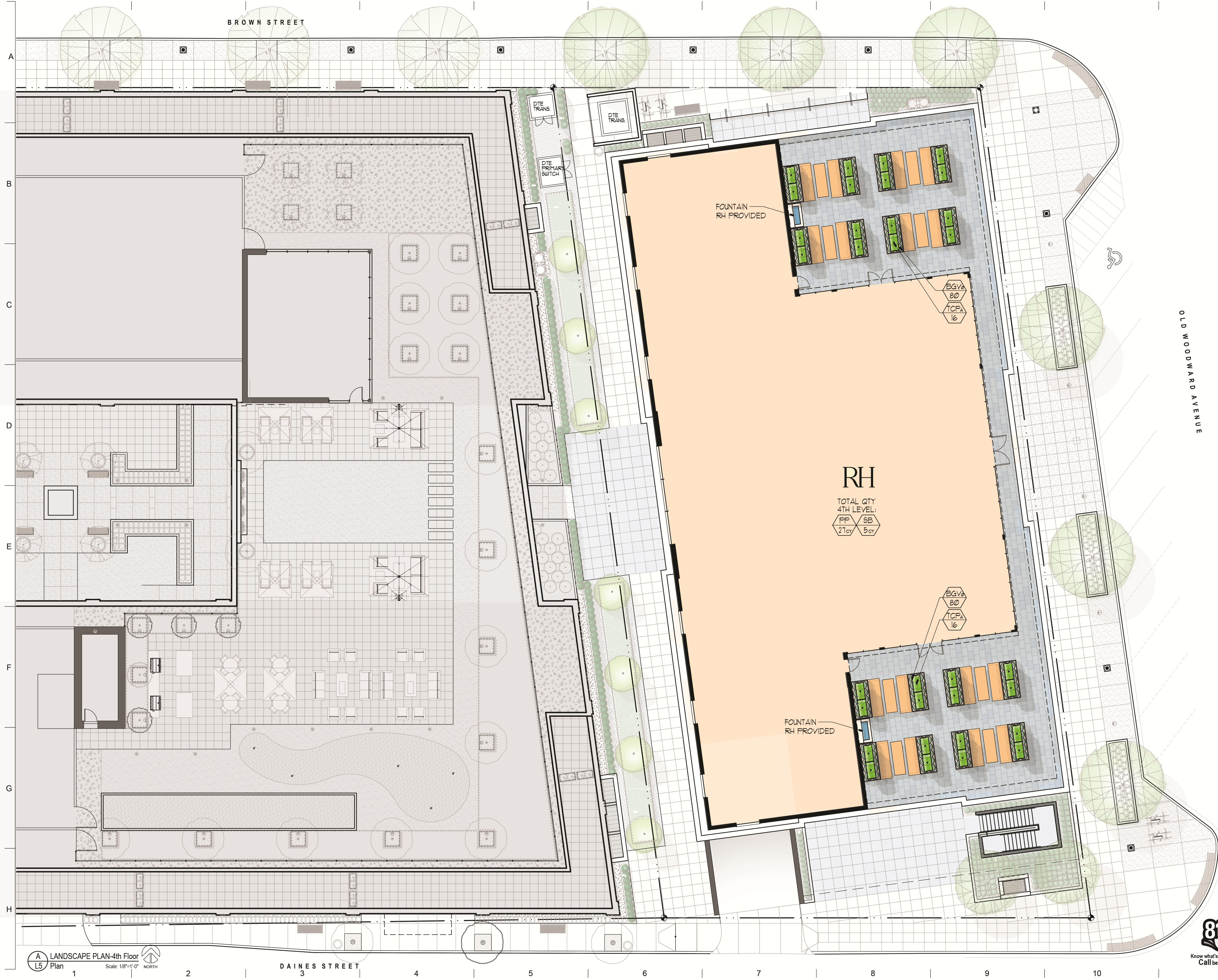
Date: 11-18-2022 Final Site Plan Submittal

Sheet No.:

L2

SITE DETAILS &

SPECIFICATIONS



RH

RH DETROIT
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Date: 11-18-2022
Issued For: Final Site Plan Submittal

Sheet No.:
L4.1
LANDSCAPE PLAN-
4th Floor

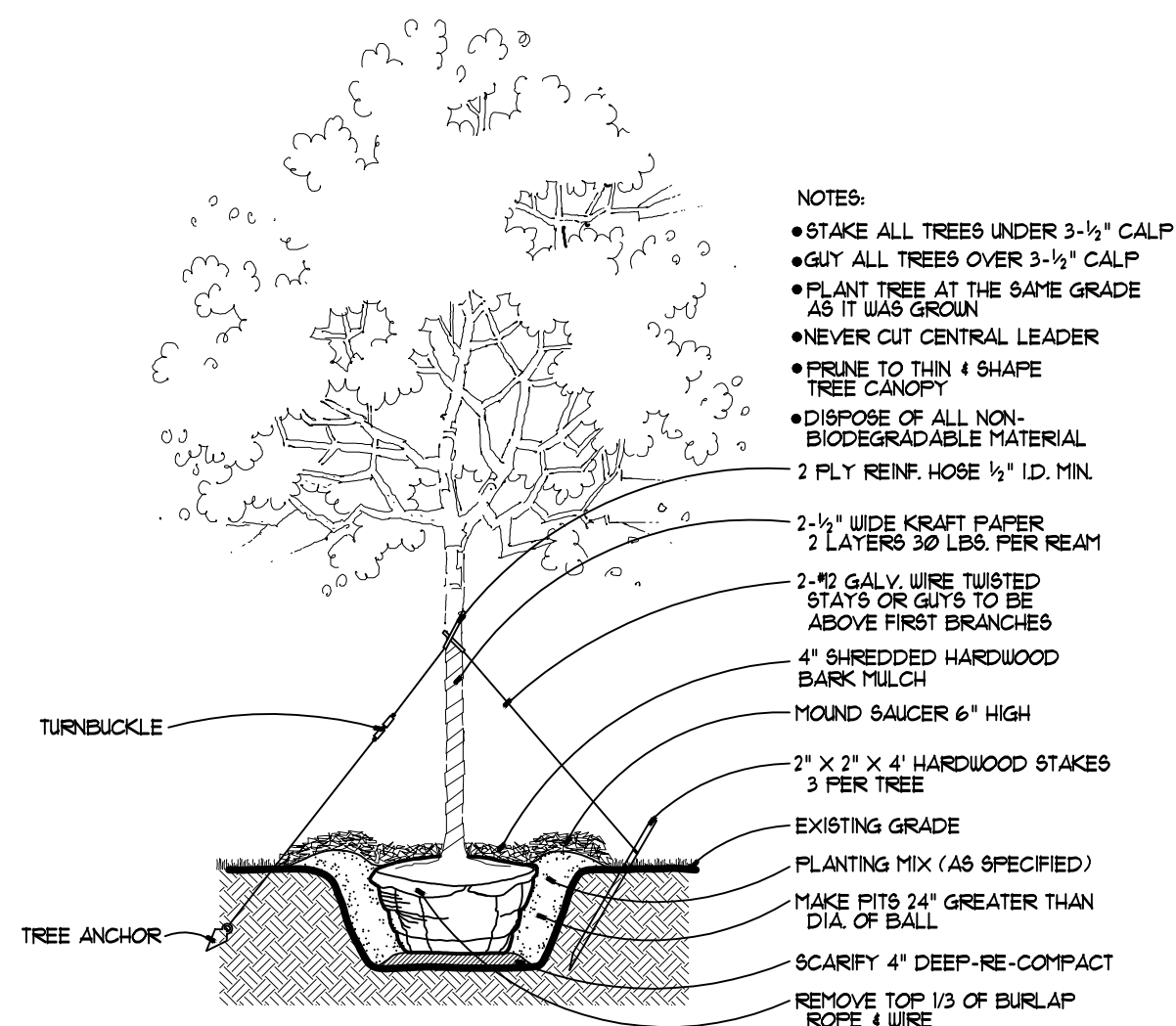




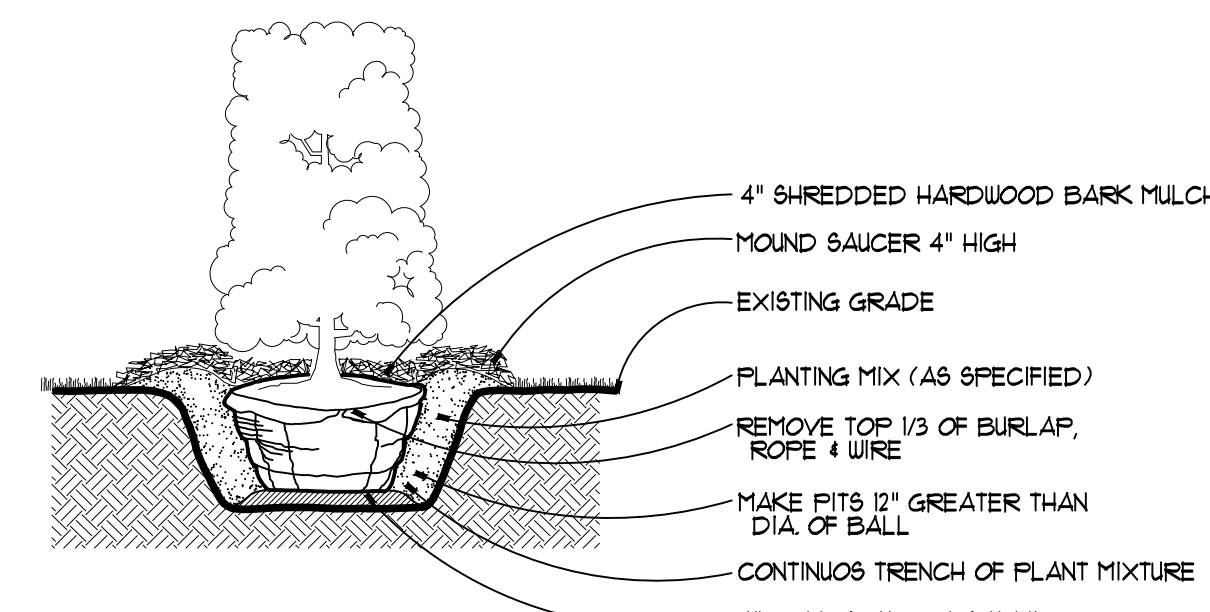
PLANT & MATERIAL SCHEDULE						
Sym.	Qty.	Botanical Name	Common Name	Size	Root	Comments
GROUND LEVEL-Phase I						
		Deciduous Trees				
UF	1	<i>Ulmus carpinifolia</i> x <i>parvifolia</i> 'Frontier'	Frontier Hybrid Elm	3 1/2-4" cal.	B4B	MATCHED SPECIMENS-Full heads
ZSG	2	<i>Zeikovia serrata</i> 'Green Vase'	Green Vase Japanese Zeikovia	3 1/2-4" cal.	B4B	MATCHED SPECIMENS-Full heads
		Shrubs				
BGV	261	<i>Buxus</i> x <i>microphylla</i> 'Green Velvet'	Green Velvet Boxwood	18-24"	B4B	Space 15" o.c., maintain as clipped mass
		Perennials/Groundcovers				
HMA	102	<i>Hakonechloa macra</i> 'All Gold'	All Gold Japanese Forest Grass	1 gal.	Can	Space 15" o.c.
		Materials				
DG	20 sf	1/4" minus Decomposed Granite-2" compacted depth and washed on a min. 6" deep 21A4 Limestone aggregate on 4 oz. non-woven filter fabric				
RE	30 lf	3/16" x 4" J.D. Russell Steel Edging (BLACK)-install per manufacturer's specifications				
SB	1 cy	Shredded hardwood bark mulch (seasoned, dark brown), 3" deep in perennial and groundcover beds, 4" depth in shrub/tree beds.				
FM	20 cy	Planting mix - 3 parts well drained screened imported topsoil, to 1 part clean sand, to 1 part Canadian sphagnum peat moss, to 1 part natural compost (weed-free), and 10% poultry manure, install 12" deep in all planting beds				
GROUND LEVEL-Phase II						
		Deciduous Trees				
CBF	1	<i>Carpinus betulus</i> 'Frans Fontaine'	Frans Fontaine Hornbeam	3-3 1/2" cal.	B4B	MATCHED SPECIMENS-Single stem
		Shrubs				
TMH	108	<i>Taxus x media</i> 'Hatfield' or 'Moon'	Hatfield or Moon Yew	30-36"	B4B	Space 18" o.c., clip into hedge
TOE	8	<i>Thuja occidentalis</i> 'Emerald'	Emerald Green Arborvitae	6-7" ht.	B4B	Space 18" o.c., clip into hedge
		Perennials/Groundcovers				
FTG	845	<i>Pachysandra terminalis</i> 'Green Carpet'	Green Carpet Pachysandra	1 gal.	Can	Space 12" o.c., acidity soil
		Materials				
DG	412 sf	1/4" minus Decomposed Granite-2" compacted depth and washed on a min. 6" deep 21A4 Limestone aggregate on 4 oz. non-woven filter fabric				
RE	318 lf	3/16" x 4" J.D. Russell Steel Edging (BLACK)-install per manufacturer's specifications				
SB	1 cy	Shredded hardwood bark mulch (seasoned, dark brown), 3" deep in perennial and groundcover beds, 4" depth in shrub/tree beds.				
FM	33 cy	Planting mix - 3 parts well drained screened imported topsoil, to 1 part clean sand, to 1 part Canadian sphagnum peat moss, to 1 part natural compost (weed-free), and 10% poultry manure, install 12" deep in all planting beds				
4TH LEVEL						
		Deciduous Trees (All Pleached Trees shall be contract grown William F Hammell Nurseries 610-942-8733. All Pleached Trees tagged by RH)				
TCP	32	<i>Tilia cordata</i> -FLEACHED	FLEACHED Littleleaf Linden	3-4" cal.	B4B	MATCHED SPECIMENS-Single stem Consistent 60" branch height, 14" wid. x 48" lg. x 18" high canopies, Space 48" o.c.
		Shrubs				
BGV	160	<i>Buxus</i> x <i>microphylla</i> 'Green Velvet'	Green Velvet Boxwood	18-24"	B4B	Clipped at 20" o.c. plants-space 18" o.c. east to west and 20" north to south
		Materials				
SB	5 cy	Shredded hardwood bark mulch (seasoned, dark brown), 3" deep in perennial and groundcover beds, 4" depth in shrub/tree beds.				
FP	21 cy	Planter mix - PRO-MIX 'BRK' Planter Soil Mix-install full depth in all planters (ave. 26" deep). 961 bags (28 cf.) per cy. (262 bags required) include 4 oz. non-woven filter fabric soil separator-wrap sides of planter and irrigation sleeves, include min. 3" deep 6A Limestone drainage aggregate at base				

LANDSCAPE DEVELOPMENT NOTES

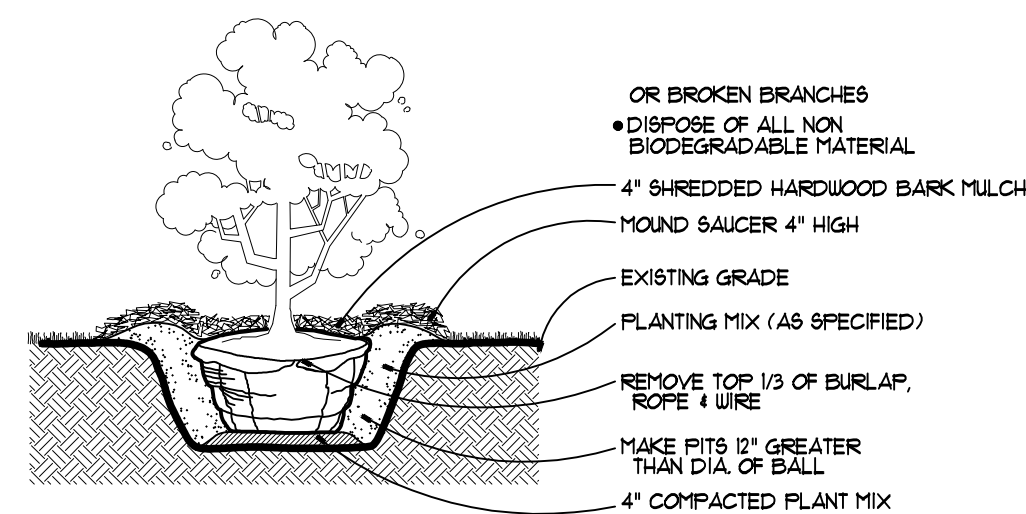
- 1) ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION.
- 2) ALL SPECIFIED AND INSTALLED PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS (LATEST EDITION) AND BE:
 - A) NURSERY GROWN
 - B) STATE DEPARTMENT OF AGRICULTURE INSPECTED AND APPROVED.
 - C) NO 1 GRADE WITH STRAIGHT, UNSCARRED TRUNKS & WELL-DEVELOPED UNIFORM CROWNS ON TREES.
 - D) WARRANTED FOR A MIN. 1 YEAR FROM DATE OF ACCEPTANCE
- 3) SPECIFIED PLANTING SOIL MIXTURE FOR ALL SPECIFIED BEDS & PLANTS SHALL BE THREE (3) PARTS IMPORTED WELL-DRAINED, SCREENED ORGANIC TOPSOIL, TO ONE (1) PART IMPORTED CLEAN SAND, TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS, TO ONE (1) PART NATURAL CO-POST (WEEF-REE) COMPLETE WITH 10% NATURAL POULTRY MANURE. INSTALL 12" MINIMUM DEPTH IN ALL PERENNIAL, GROUNDCOVER, ANNUAL AND SHRUB BEDS. ALL BEDS SHALL BE EXCAVATED, REMOVE AND DISPOSE (OFF-SITE) EXISTING EARTH/SOIL, TO ACCEPT PROPOSED PLANT MIXTURE.
- 4) PROPOSED SHREDDED HARDWOOD BARK MULCH SHALL BE SEASONED FOR A MINIMUM 6 MONTHS, DARK BROWN IN COLOR, AND INSTALLED 4" DEEP UNDER ALL PROPOSED TREES (INCLUDED IN COST); 4" DEEP IN ALL SHRUB AND TREE BEDS, AND 3" DEEP IN ALL PERENNIAL AND GROUNDCOVER BEDS.
- 5) ALL PROPOSED LAWN AND LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATICALLY OPERATED SPRINKLER IRRIGATION SYSTEM, SEE IRRIGATION PLANS.)
- 6) ALL PROPOSED "SPECIMEN" PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND/OR DELIVERY TO THE SITE.
- 7) LANDSCAPE CONTRACTOR SHALL KEEP THE STREET AND DRIVE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES, AND SHALL THOROUGHLY SWEEP AND/OR WASH THE DRIVE AT THE END OF EACH WORK DAY.
- 8) THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PROPOSED TREES FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ALSO SET ON-SITE ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, VINES, AND GROUNDCOVERS AS PER PLAN FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING.
- 9) ALL DEAD AND UNACCEPTABLE PLANT MATERIALS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR DURING THE WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BE ONE (1) YEAR FROM THE ACCEPTANCE OF INSTALLATION ISSUED BY THE LANDSCAPE ARCHITECT.
- 10) PROPOSED 800 LAWN AREAS: FINE GRADE EXISTING TOPSOIL, REMOVE AND DISPOSE (OFF-SITE) EXISTING ROOTS, ROCKS, AND DEBRIS, INCLUDE 1" (MIN.) 1/4" (MAX) IMPORTED SCREENED TOPSOIL TO FINE GRADE AREAS.
- 11) FERTILIZE MIN. 1 APPLICATION: STARTER FERTILIZER (13-26-12) WITH 50% SLOW RELEASE NITROGEN AT INITIAL INSTALLATION OF 800 RATE OF 5 LBS. PER 1000 SF. OR 218 LBS. PER ACRE



DECIDUOUS TREE PLANTING

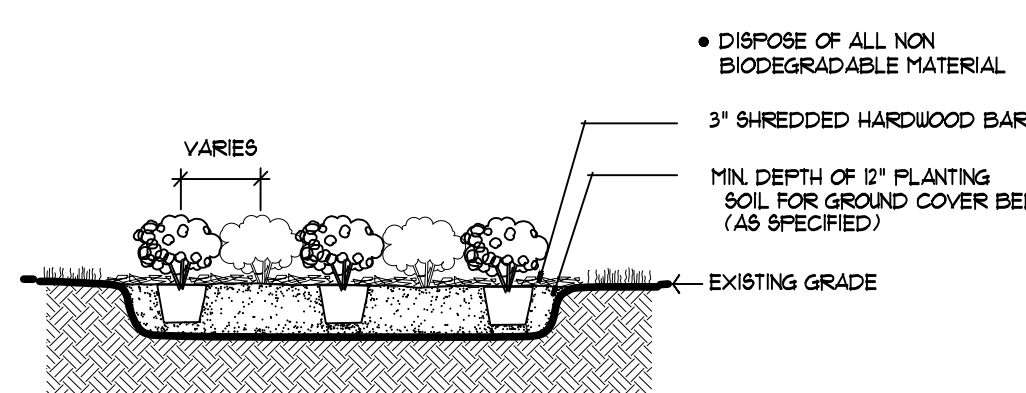


HEDGE PLANTING
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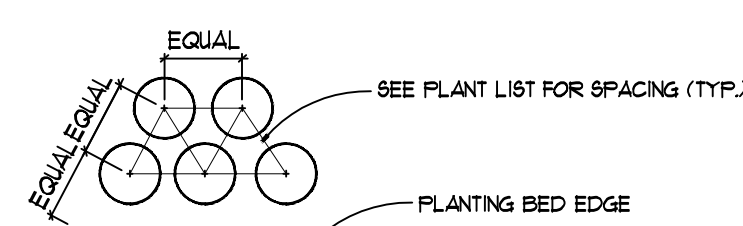


SHRUB PLANTING

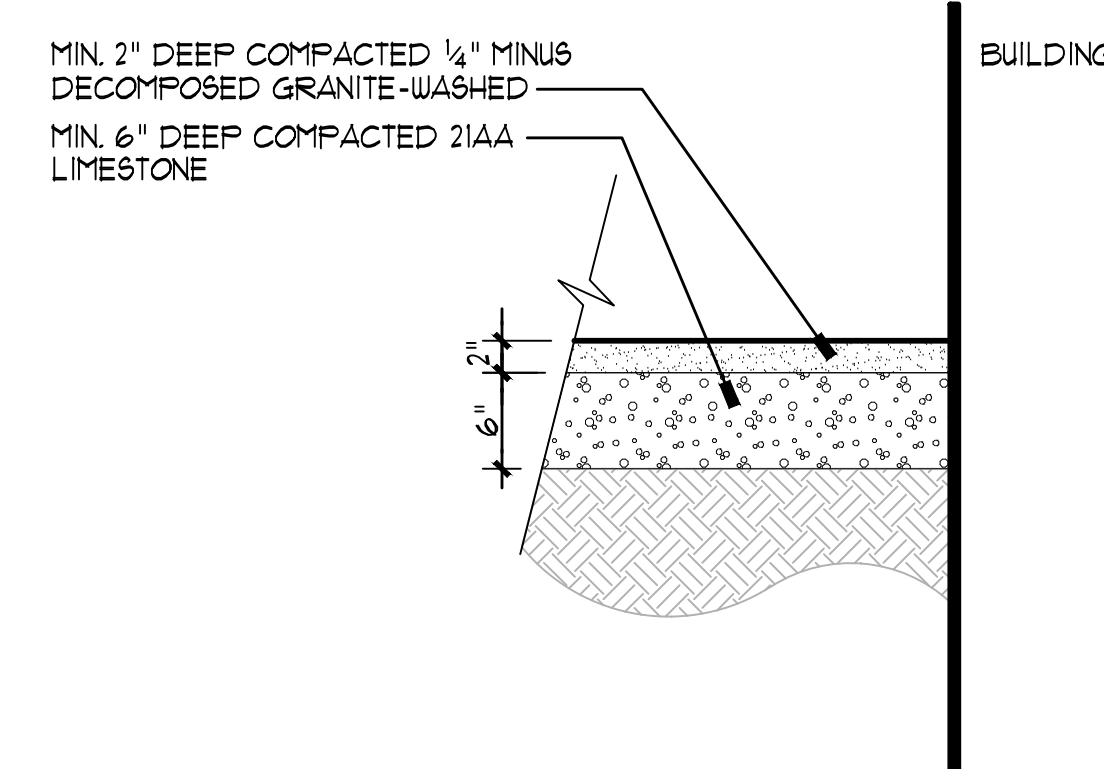
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GROUND COVER/PERENNIAL PLANTING
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GROUND COVER/PERENNIAL PLANTING

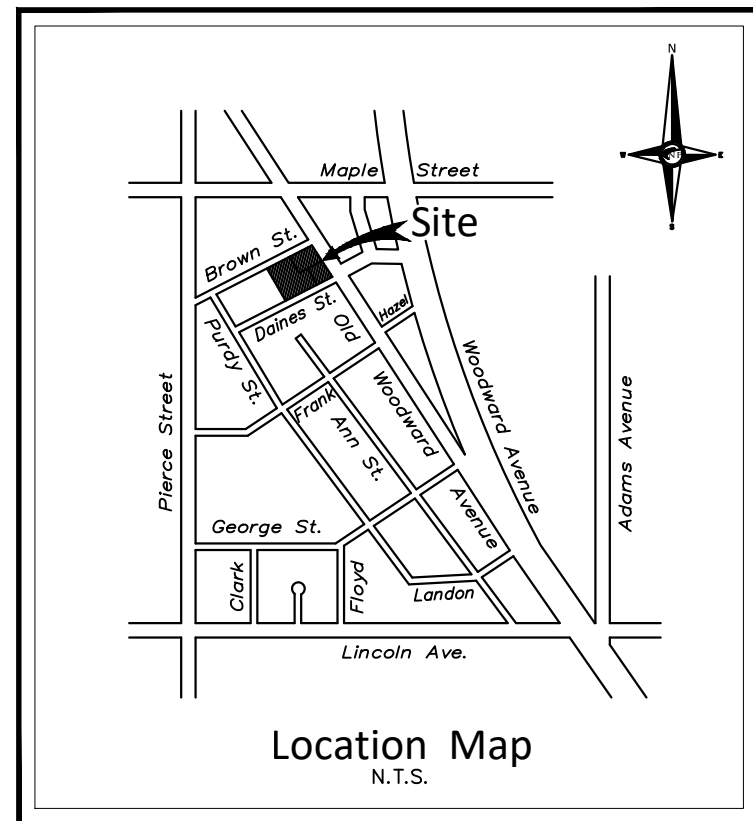
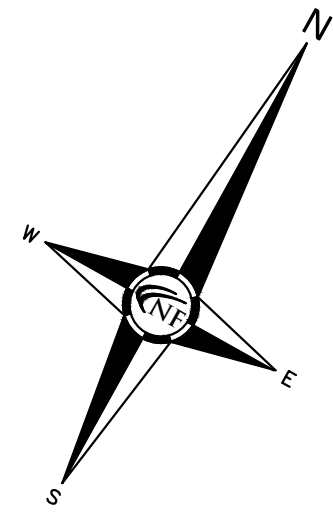
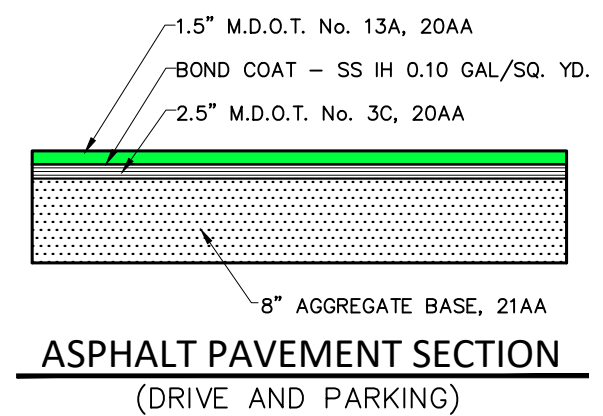
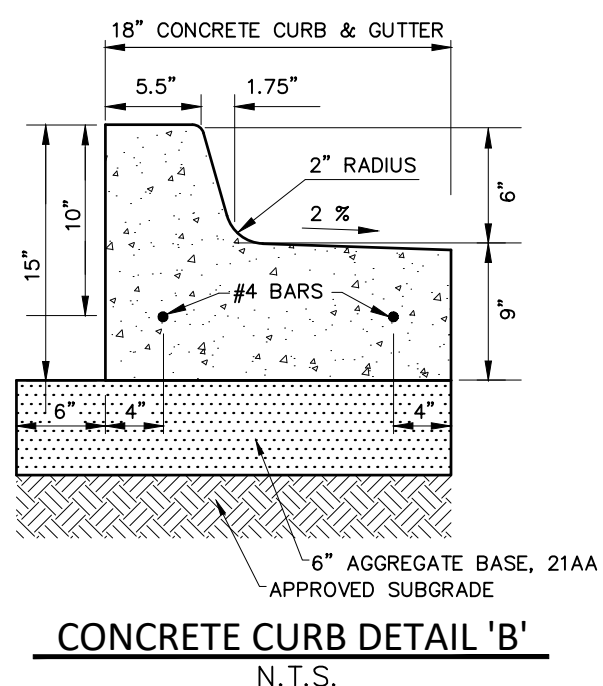
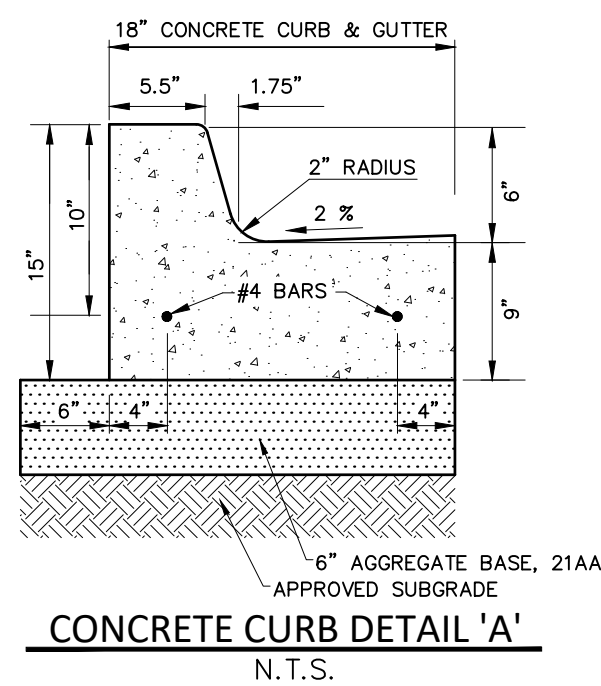
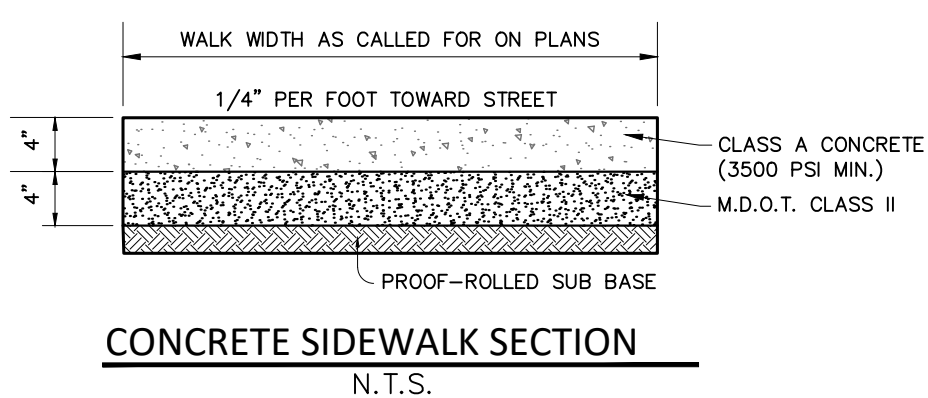
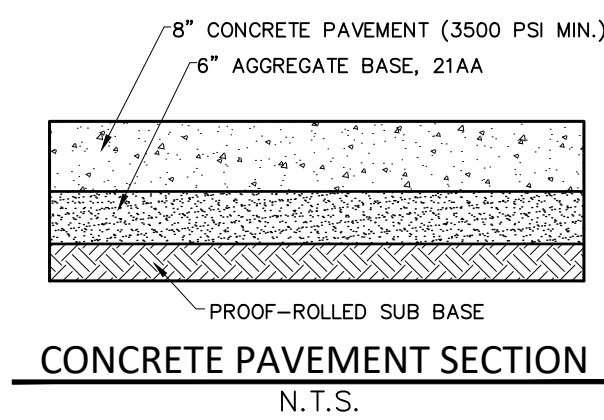


A DECOMPOSED GRANITE DETAIL
L5 Section Scale 1"=1'-0"

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAKE-OFFS AND NO ADJUSTMENTS WILL BE MADE TO THE CONTRACT PRICE BASED ON ACTUAL QUANTITIES USED (SUBJECT TO CHANGES APPROVED BY THE LANDSCAPE ARCHITECT AND UNIT PRICE SCHEDULE)



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



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

GENERAL PAVING NOTES

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

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

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

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

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

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S16A.

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

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

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

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

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

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

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

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

COVID-19 PANDEMIC CONDITION

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

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

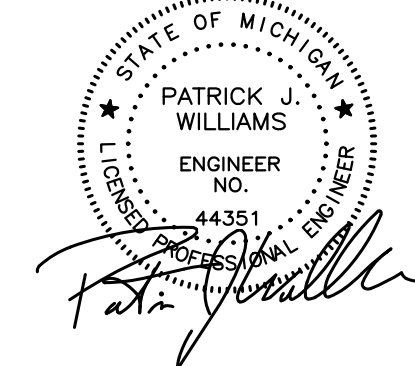
PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

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

SEAL



PROJECT

Restoration Hardware
Birmingham, MI

CLIENT

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

Contact: Victor Saroki
Phone: 248.258.5707

PROJECT LOCATION

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

SHEET

Engineering Site Plan



DATE ISSUED/REVISED

11-18-2022 FINAL SITE PLAN SUBMITTAL

DRAWN BY:

A. Eizember

DESIGNED BY:

A. Eizember

APPROVED BY:

P. Williams

DATE:

November 18, 2022

SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO.

M106

SHEET NO.

SP-2

A

B

C

D

E

F

G

H

KEYED NOTES: (1)

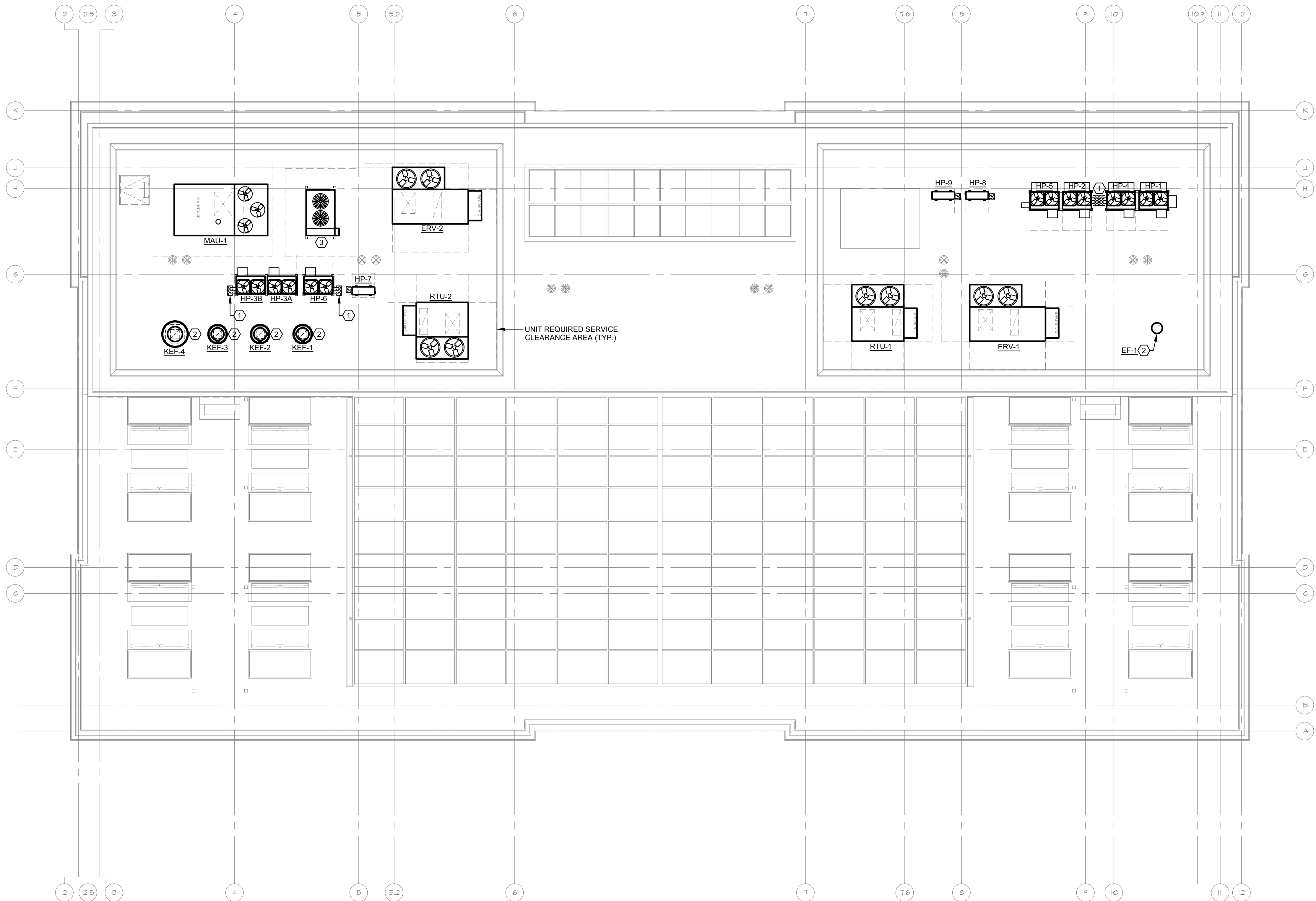
1. ROUTE REFRIGERANT PIPING DOWN TROUGH ROOF.
2. INSTALL EXHAUST FAN A MINIMUM OF 10'-0" AWAY FROM ANY HVAC UNITS' OUTDOOR AIR INTAKE OPENING.
3. KITCHEN REFRIGERATION SYSTEM CONDENSING UNIT. UNIT PROVIDED BY KITCHEN EQUIPMENT CONTRACTOR AND INSTALLED BY THE MECHANICAL CONTRACTOR. MOUNT ON PATE EQUIPMENT RAILS A MINIMUM OF 12" ABOVE THE ROOF LEVEL.

RH

RH DETROIT

300 S OLD WOODWARD
BIRMINGHAM, MI 48009

RH Architecture & Design
15 Koch Road
Corte Madera, California 94925



Roof - Mechanical HVAC Plan
1
M115
SCALE: 1/8" = 1'-0"

mechanical electrical
engineering consultants
pc
14498 Sheldon Rd. Ste. 350
Plymouth, MI 48170
P 734-454-5816
F 734-454-5817
MEEC JOB # 21-0146

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DETERMINE THE DESIGN INTENT. THE CONTRACTOR SHALL FIELD
VERIFY ALL WORK AND SHALL NOTIFY THE ARCHITECT
IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS
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WORK ARE PERMITTED UNLESS WRITTEN APPROVAL IS GRANTED
BY MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS, PC.

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
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SarokiArchitecture.com

Project:
RH / Mixed-Use
300 S Old Woodward
Birmingham, MI 48009

Date: Issued For:

03-28-22 Core&Shell Building Permit

05-02-22 Bid / Construction

11-18-22 Final Site Plan Submittal

Sheet No.:

M115

ROOF - MECHANICAL HVAC PLAN

A

B

C

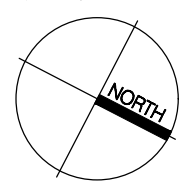
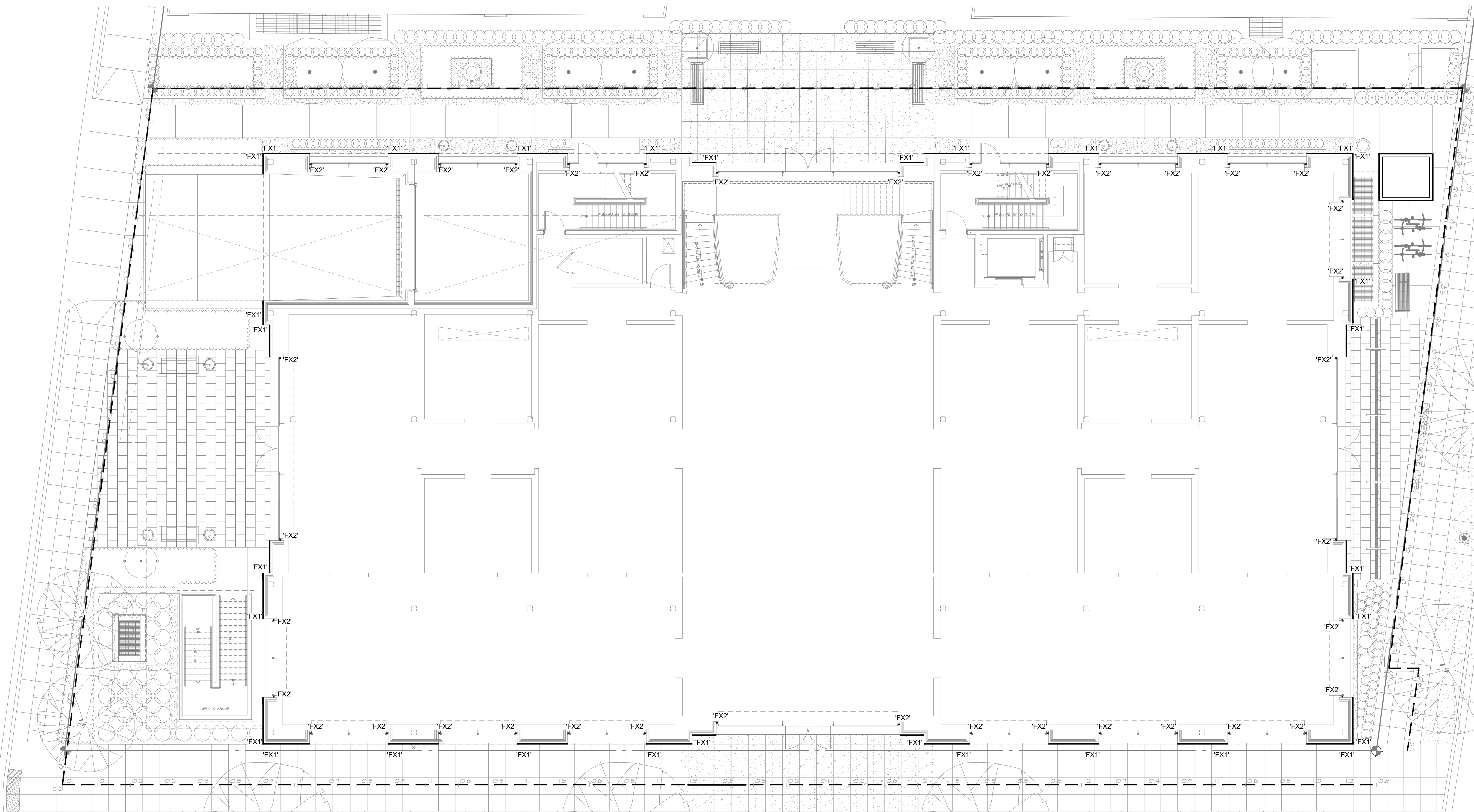
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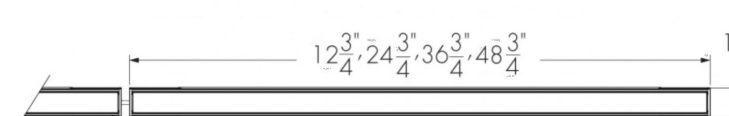
Exteriors - Electrical Site Lighting Photometric Plan

SCALE: 1/8" = 1'-0"

Specification Sheet

lumenfacade nano
LOGN
WHITE AND STATIC COLORS

Project Name _____ **Qty** _____
Type _____ **Catalog / Part Number** _____

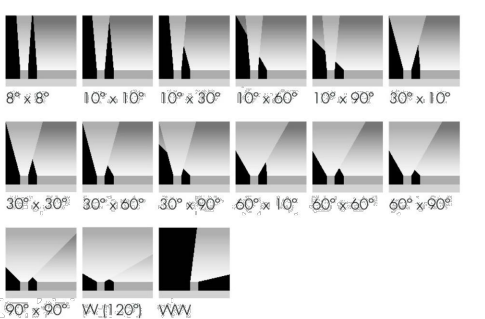


Photometric Summary (7 W/ft)

	Delivered output (lm)	Intensity (peak cd)
8"x8"	2,173	58,720
10"x10"	2,102	45,812
10"x30"	2,038	12,959
10"x60"	2,026	6,911
10"x90"	2,031	3,622
30"x10"	2,043	12,919
30"x30"	2,085	6,894
30"x60"	2,895	4,362
30"x90"	2,917	3,152
60"x10"	2,025	6,019
60"x60"	2,924	2,162
60"x90"	2,905	2,603
90"x90"	2,856	1,766
W (120")	1,225	602
WW	2,164	10,498

Based on 4000K CRI 80+, 90 (113) (90+), NO control.
Photometric performance is measured in compliance with ETL-UL 1599-2016.

Optics



Description

The Lumenfacade Nano White and Static Colors is a high-efficiency linear LED luminaire that goes where no facade lighting has gone before. Available in 12 in, 24 in, 36 in or 48 in sections, the Lumenfacade Nano is the right fit for general urban structures, historical buildings and those hardest to reach places. The Lumenfacade Nano packs all the bells and whistles of the larger members of the Lumenfacade family and can be configured with a wide number of options, including: optics for grating, floodlighting or wall washing; a choice of outputs; various color temperatures or static colors; various mounting options, finishes, accessories and controls. Now with 3G vibration-rating options, this little fixture can really go anywhere.

Features

Color and Color Temperature 2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue

Optics 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 30° x 10°, 30° x 30°, 30° x 60°, 30° x 90°, 60° x 10°, 60° x 30°, 60° x 60°, 60° x 90°, 90° x 10°, 90° x 30°, 90° x 60°, 90° x 90°, Wide 120°, Asymmetric Wallwash

Options Corrosion-resistant coating for hostile environments, 3G ANSI C136.31-2010 Vibration Rating for bridge applications

Power Consumption 2 W/ft, 4 W/ft, 7 W/ft

Warranty 5-year limited warranty

Performance

Maximum Delivered Output 884 lm (2 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 1,767 lm (4 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control), 2,986 lm (7 W/ft, 48 in fixture, 4000K CRI 80+, 30° x 30°, NO control)

Maximum Delivered Intensity 20,476 cd at node (2 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 41,352 cd at node (4 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control), 58,720 cd at node (7 W/ft, 48 in fixture, 4000K CRI 80+, 8° x 8°, NO control)

lumenpulse 1220 Marie-Victoria Blvd., Longueville, QC, J4G 2W9, CA info@lumenpulse.com www.lumenpulse.com United States: 617.307.3700 | Canada: 1.877.937.3003 | 514.937.3003 usa@lumenpulse.com www.lumenpulse.com

LUM-2016: Reserve the right to make changes to this product at any time without prior notice and such modification shall be effective immediately.
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041-813

2 FIXTURE TYPE 'FX1' CUTSHEET
ESLP111 SCALE: N.T.S.

lumilum 120V LED STRIP LIGHT
STANDARD (BEST SELLER) SERIES - HIGH VOLTAGE - DIMMABLE



MODEL: LUM-120505-XXXXX



Lumilum® Standard Series Line Voltage (120V) Single Color LED Strip Light requires no power adapters or drivers, instead it uses a power plug rectifier that converts AC into DC current. The light source in the LED strip consists of 3,300 equally distributed high brightness SMD 5050 chips per reel, which comes in 164ft. with cut marks every 12 inches (1ft.). The light output is incredibly bright with a CRI > 90 (Color Rendering Index) and available in multiple color temperatures. This Single Color LED Strip Light is ETL Listed and dimmable, using conventional dimmers. The entire 164ft. of high voltage strip can be used without the risk of voltage drop. This product is IP65 rated for indoor and outdoor use. This strip can be installed using various methods.



3 FIXTURE TYPE 'FX2' CUTSHEET
ESLP111 SCALE: N.T.S.

GENERAL NOTES:

1. THE INTENSITY OF LIGHT ON THE SITE DOES NOT EXCEED ONE AND ONE HALF (1.5) MAINTAINED FOOT-CANDLES AT ANY PROPERTY LINE FOR ANY NON-RESIDENTIAL ZONED PROPERTY. THE LIGHT INTENSITY IS MEASURED AT 6FT ABOVE THE GROUND LEVEL ON A VERTICAL PLANE, NOTED ALONG THE BOLD DASHED LINE.
2. THE INTENSITY OF LIGHT ON A SITE WHICH PROVIDES A FRONT SETBACK OF LESS THAN 5FT SHALL BE MEASURED FROM 5FT BEYOND THE FRONT PROPERTY LINE, NOTED ALONG THE BOLD DASHED LINE.
3. THE PROPOSED FX1 FIXTURES HAVE BEEN CALCULATED AT A DIMMED LUMEN INTENSITY OF 50% WITH A LIGHT LOSS FACTOR OF 0.85.
4. THE PROPOSED FX2 FIXTURE INTENT IS TO PROVIDE A DECORATIVE GLOW EFFECT AROUND THE WINDOWS WITH NO LUMEN OUTPUT EXTENDING BEYOND THE WINDOWS AND THEREFORE DO NOT PROVIDE A PHOTOMETRIC CONTRIBUTION TO THE PROPERTY LINE.

RH

RH DETROIT

300 S OLD WOODWARD
BIRMINGHAM, MI 48009RH Architecture & Design
15 Koch Road
Corte Madera, California 94525

MEEC
MECHANICAL ELECTRICAL ENGINEERING CONSULTANTS

mechanical electrical
engineering consultants
pc
14498 Sheldon Rd. Ste. 350
Plymouth, MI 48170
P 734-454-5816
F 734-454-5817
MEEC JOB # 21-0146

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SarokiArchitecture.com

Project:
RH / Mixed-Use
300 S Old Woodward
Birmingham, MI 48009

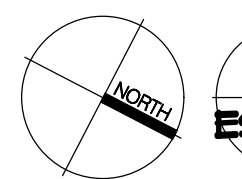
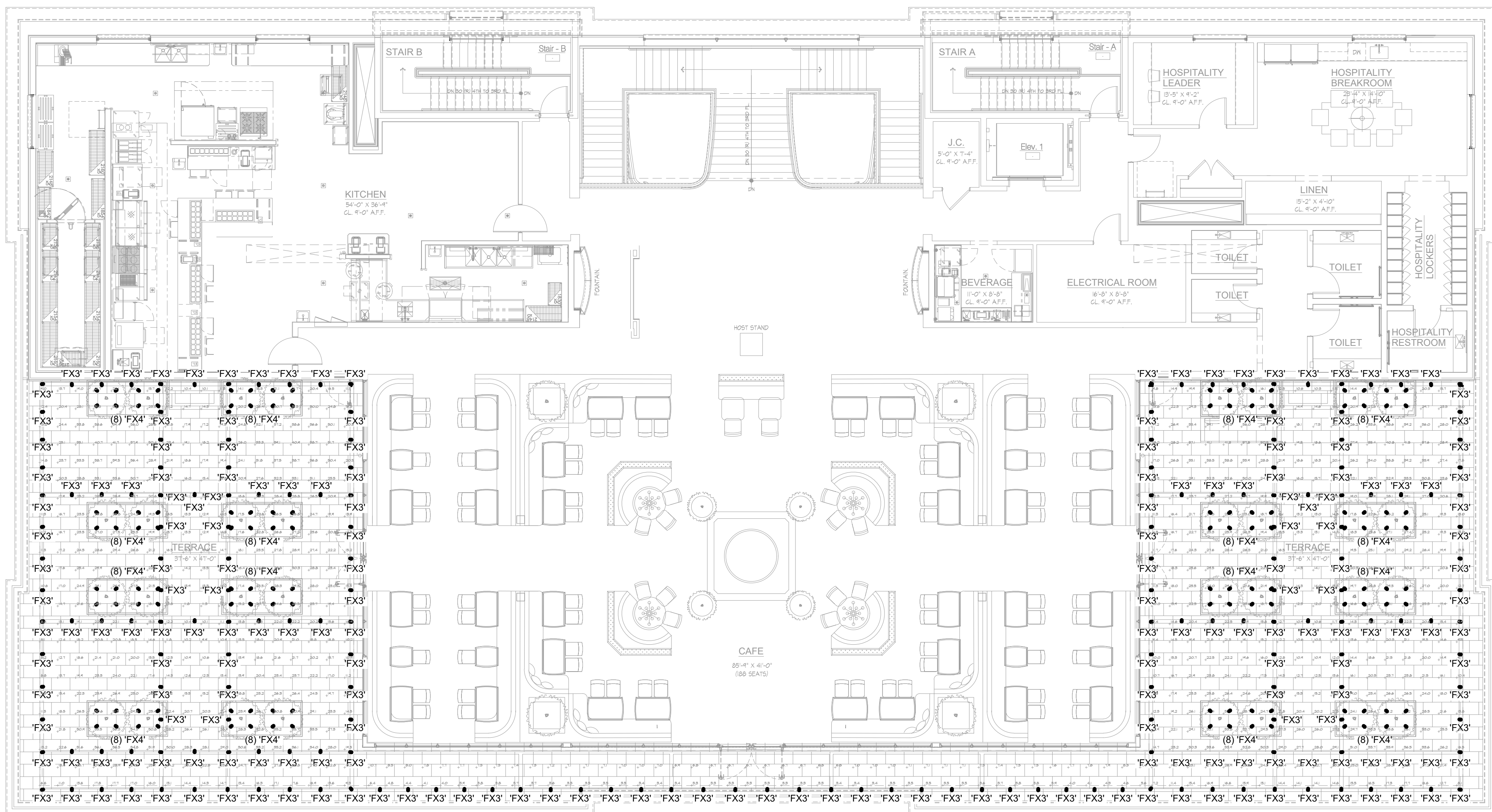
Date: 11-18-2022 Issued For: Final Site Plan Submittal

Sheet No.:

ESLP111
ELECTRICAL SITE LIGHTING
PHOTOMETRIC PLAN

GENERAL NOTES:

1. THE PROPOSED PHOTOMETRICS ARE BASED ON LIGHT FIXTURE FX3 TO BE MOUNTED AT THE UNDERSIDE OF THE PROPOSED PERGOLA AIMING TOWARDS THE GROUND AND FX4. TREE LIGHTING, THAT IS TO BE STAKE MOUNTED WITH GLARE SHIELD AT EACH PLANTER. THESE FIXTURES DOES NOT EXPEL UNDUE AMBIENT LIGHT INTO THE NIGHTTIME ENVIRONMENT.
2. THE AVERAGE FOOTCANDLE, AT 0 FEET, FOR THE EXTERIOR TERRACE IS 20.1FC. THE MAXIMUM FOOTCANDLE IS 41.7FC.
3. THE PROPOSED FX3 FIXTURES HAVE BEEN CALCULATED AT A DIMMED LUMEN INTENSITY OF 80% WITH A LIGHT LOSS FACTOR OF 0.9.
4. THE PROPOSED FX4 FIXTURES HAVE BEEN CALCULATED AT A DIMMED LUMEN INTENSITY OF 80% WITH A LIGHT LOSS FACTOR OF 0.9.



Exteriors - Electrical 4th Level Lighting Photometric Plan

SCALE: 1/8" = 1'-0"

ARTISTAR LED (REMOTE DRIVER)

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:



*Base height limited to 6" max. with Brass and Stainless Steel Canopy

CATALOG NUMBER LOGIC

Example: B - AR - LED - RM - x54 - FL - POL - 12 - 11 - B - 6 - WM

MATERIAL

(Blank) - Aluminum B - Brass S - Stainless Steel

SERIES

AR - Artistar

SOURCE

LED - Chip on Board Technology

HOUSING

RM - Remote Driver

LED TYPE

x52 - 10W LED/2700K x54 - 10W LED/4000K x53 - 10W LED/3000K

OPTICS

SP - Spot (20°) FL - Flood (40°) WFL - Wide Flood (60°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLU, BLW, WHI, WHW, SAP, VER)

Premium Finish (ABP, AMG, ACW, BCM, BOE, BPP, CAP, CMG, CR, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TYP, WCP, WR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

Stainless Steel Finishes (MAC, POL)

LENS TYPE

9 - Clear (Standard) 12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush

D - 40° Lens Weephole (Interior use only)

E - 90° Lens Weephole (Interior use only)

F - 90° with Flush Lens

BASE HEIGHT

3" (Standard), 6", 12", 18", & 24" with Anchor Base

MOUNTING OPTIONS

PP - 18" Power Pipe Stake Mount

SF - Stability Flange (For use with Power Pipe)

WM - Wall or Ceiling Mount with 5" dia. Machined Canopy**

B-K LIGHTING

MADE IN THE USA

559.435.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF B-K LIGHTING, INC. AND ITS RECEIPT OR POSSESSION DOES NOT CONVEY ANY RIGHTS TO REPRODUCE, DISCLOSE ITS CONTENTS, OR TO MANUFACTURE, USE OR SELL ANYTHING IT MAY DESCRIBE. REPRODUCTION, DISCLOSURE OR USE WITHOUT SPECIFIC WRITTEN AUTHORIZATION OF B-K LIGHTING, INC. IS STRICTLY FORBIDDEN. 01/16/2020 960-757 SUB-000667

MICRO NITE STAR LED

IP66 RATED

DATE: PROJECT: TYPE:

CATALOG NUMBER LOGIC:

*Designed for use with LED transformer. Requires magnetic low-voltage driver.
**The 360SL cost is already included in the price of UPK, UPK dual, and Power Canopy.

CATALOG NUMBER LOGIC

Example: B - MN - LED - e68 - SP - WHF - 12 - 11 - A - 360SL

MATERIAL

(Blank) - Aluminum B - Brass

SERIES

MN - Micro Nite Star

SOURCE

LED - with Integral Dimming Driver (25W min. load when dimmed)*

LED TYPE

e67 - 7W LED/2700K e69 - 7W LED/4000K

e68 - 7W LED/3000K e76 - 7W LED/Amber

OPTICS

SP - Spot (17°) MFL - Medium Flood (25°) FL - Flood (30°)

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLU, BLW, WHI, WHW, SAP, VER)

Premium Finish (ABP, AMG, ACW, BCM, BOE, BPP, CAP, CMG, CR, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TYP, WCP, WR)

Also available in RAL Finishes

Brass Finishes (MAC, POL, MIT)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°

B - 90°

C - Flush Lens

D - 40° Lens Weephole (Interior use only)

E - 90° Lens Weephole (Interior use only)

OPTIONS

360SL - Knuckle Mounting System**

B-K LIGHTING

MADE IN THE USA

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2 FIXTURE TYPE 'FX3' CUTSHEET

SCALE: N.T.S.



3 FIXTURE TYPE 'FX4' CUTSHEET

SCALE: N.T.S.

mechanical electrical
engineering consultants
pc
14496 Sheldon Rd. Ste. 350
Plymouth, MI 48170
P 734-454-5816
F 734-454-5817

MEEC JOB # 21-0146

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Project:

RH / Mixed-Use
300 S Old Woodward
Birmingham, MI 48009

Date: Issued For:

11-18-2022 Final Site Plan Submittal

Sheet No.:

ESLP114

ELECTRICAL EXTERIOR 4TH LEVEL
PHOTOMETRIC PLAN

A

B

C

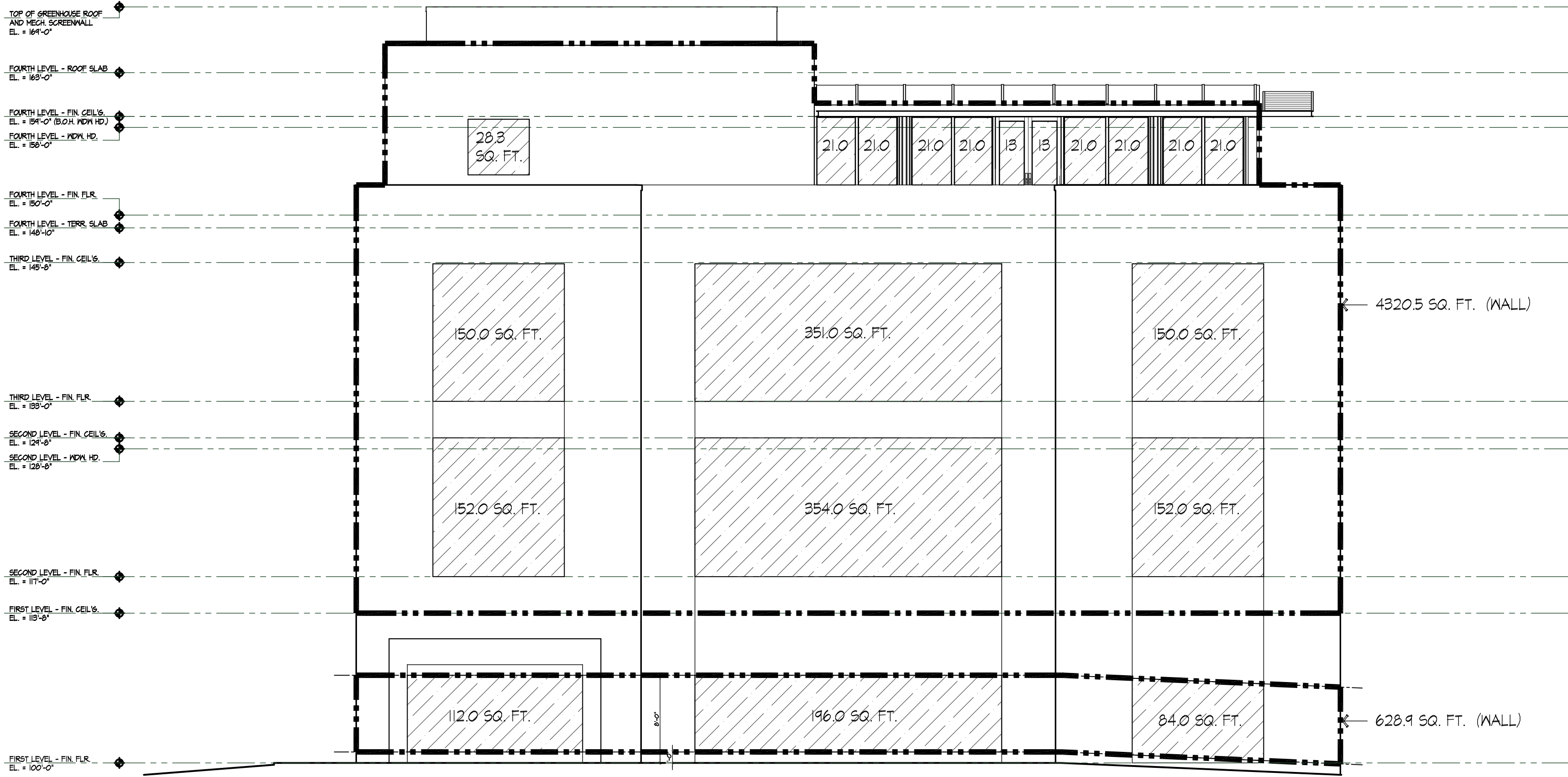
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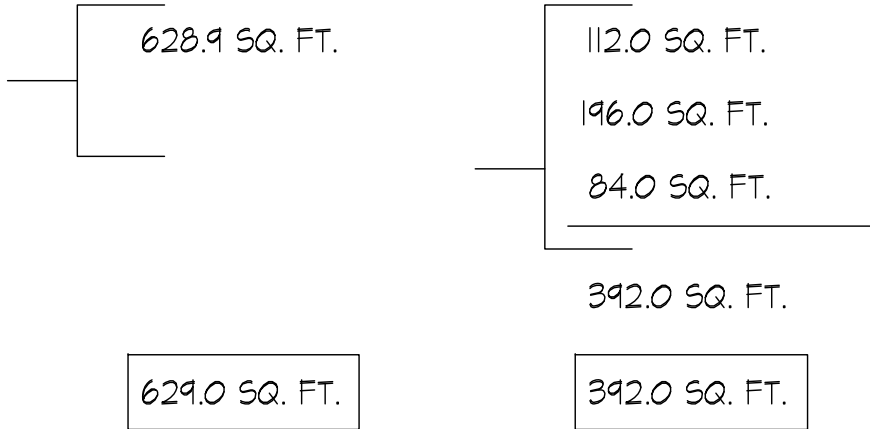
G

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SOUTH FACADE
FIRST FLOOR

(TOTAL WALL 1ST LEVEL) (TOTAL WINDOW 1ST LEVEL)

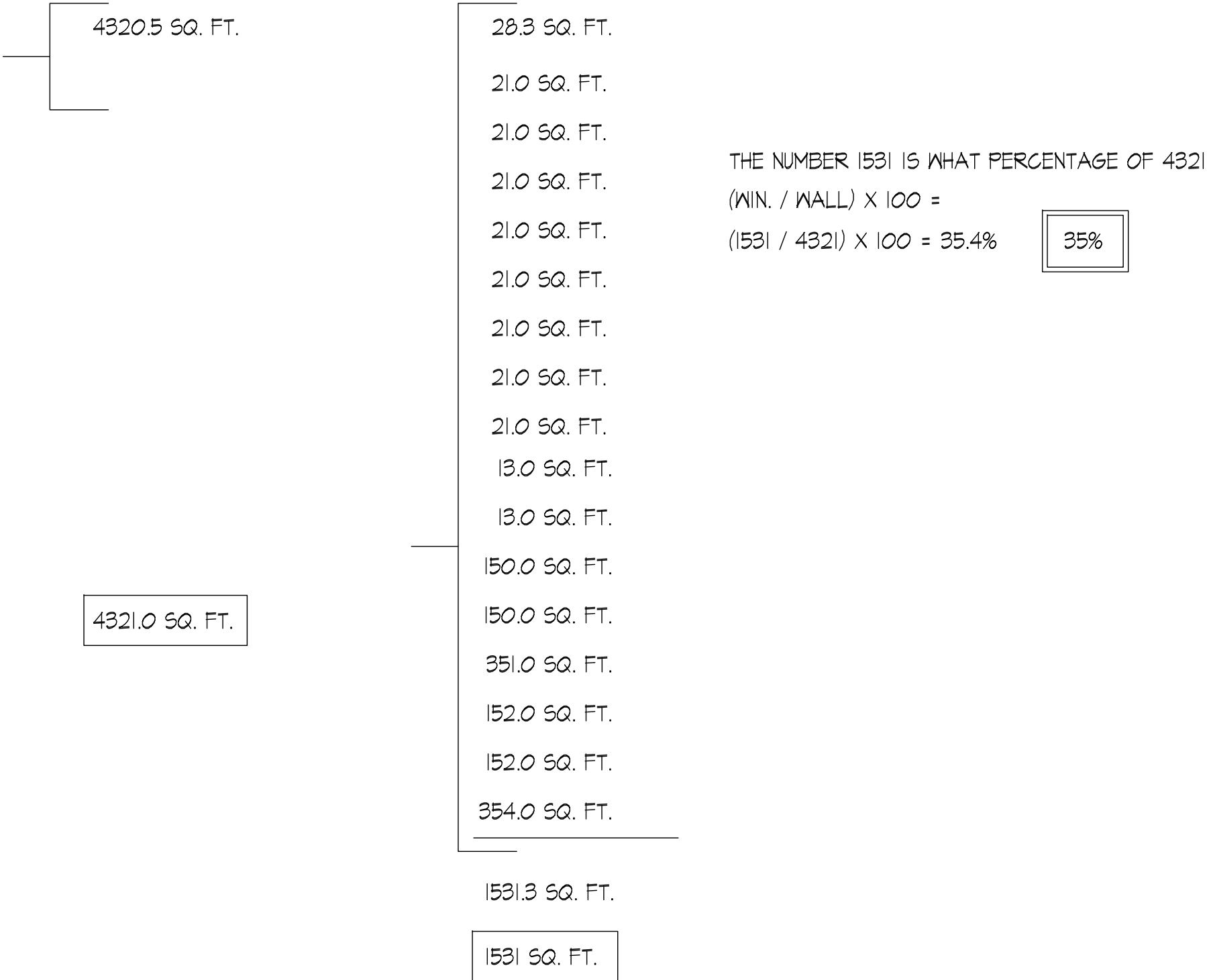


THE NUMBER 342 IS WHAT PERCENTAGE OF 629
(WIN. / WALL) X 100 =
(342 / 629) X 100 = 62.3%

62%

SOUTH FACADE
UPPER FLOORS

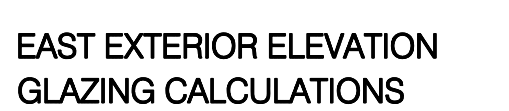
(TOTAL WALL 1ST LEVEL) (TOTAL WINDOW 1ST LEVEL)
(2ND, 3RD, 4TH, NO SCREEN WALLS) (2ND, 3RD, 4TH, NO SCREEN WALLS)



THE NUMBER 1531 IS WHAT PERCENTAGE OF 4321
(WIN. / WALL) X 100 =
(1531 / 4321) X 100 = 35.4%

35%

H



A

B

C

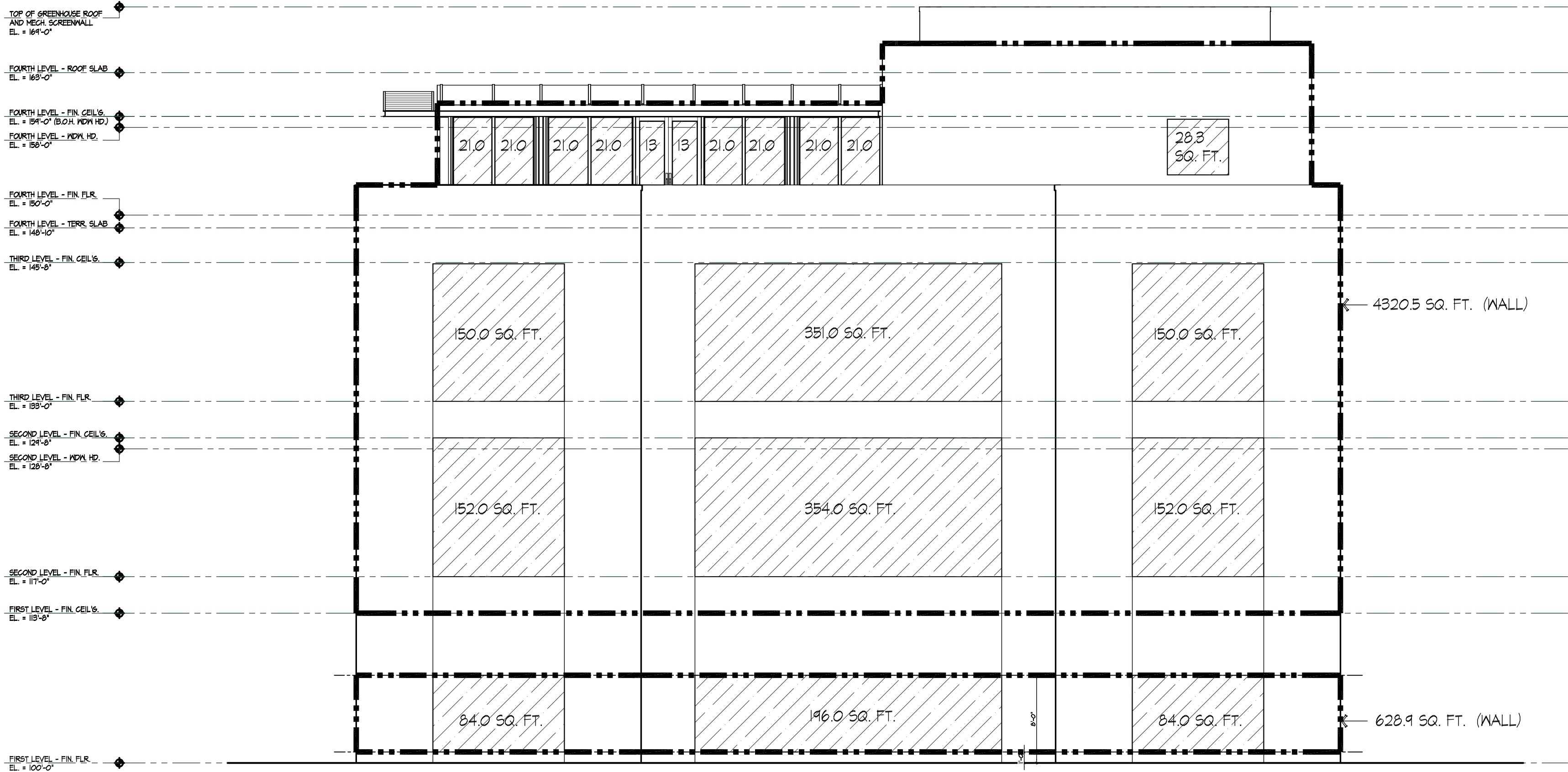
D

E

F

G

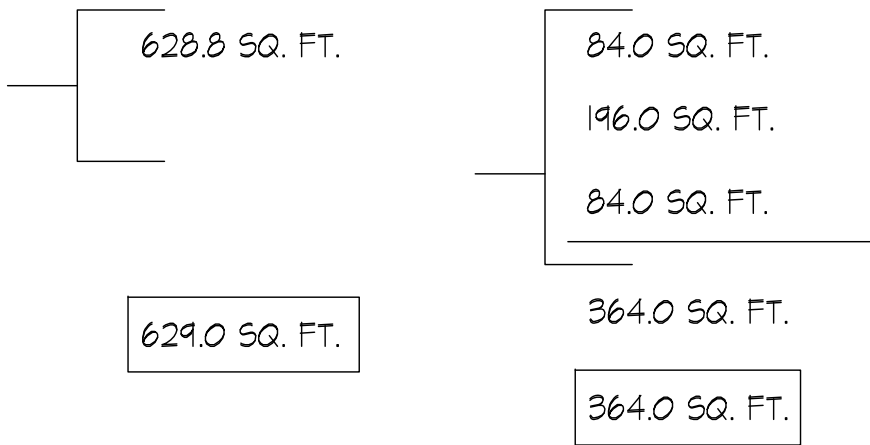
H



NORTH FACADE

FIRST FLOOR

(TOTAL WALL 1ST LEVEL) (TOTAL WINDOW 1ST LEVEL)



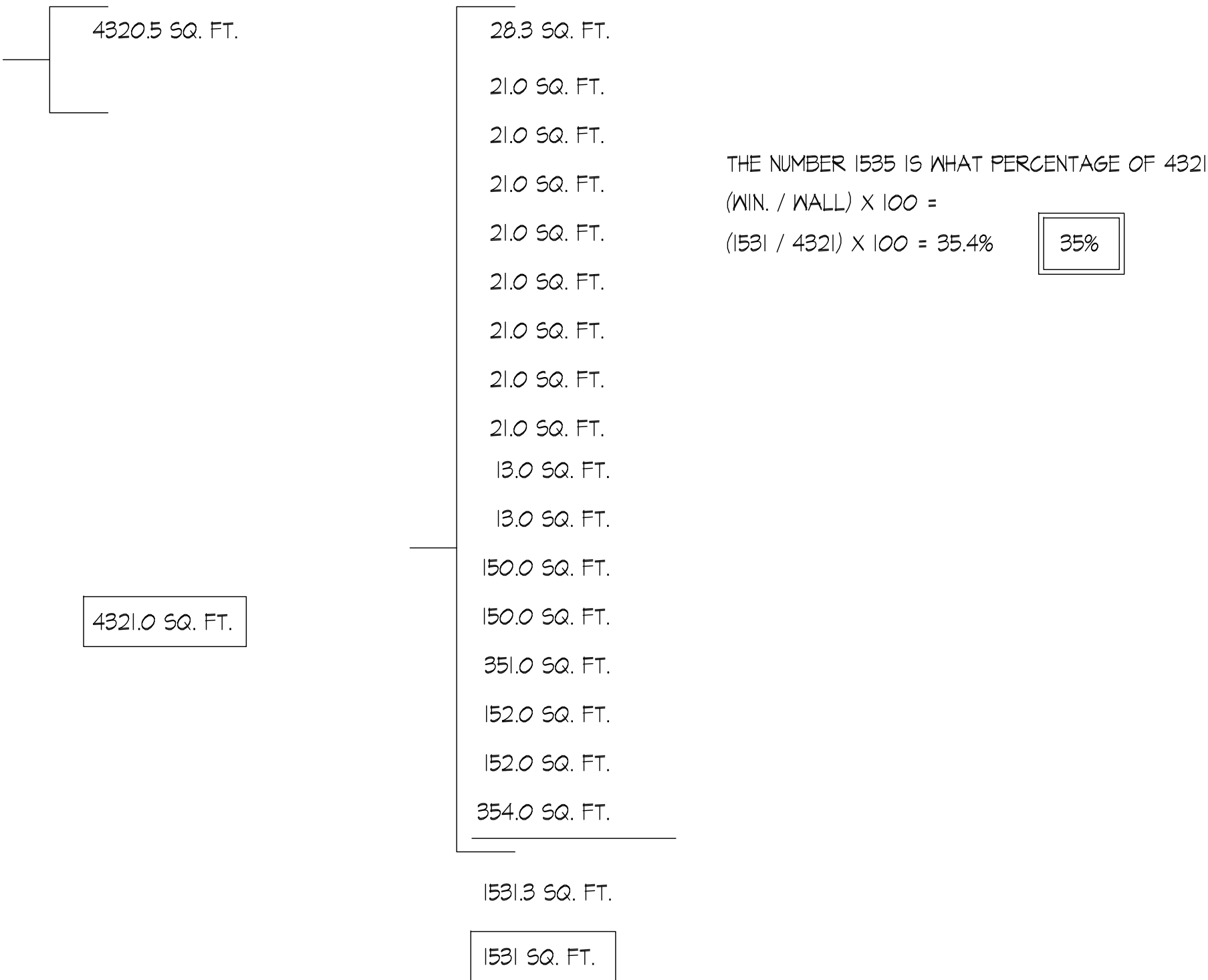
THE NUMBER 364 IS WHAT PERCENTAGE OF 629
(WIN. / WALL) X 100 =
(364 / 629) X 100 = 57.8%

58%

NORTH FACADE

UPPER FLOORS

(TOTAL WALL 1ST LEVEL) (TOTAL WINDOW 1ST LEVEL)
(2ND, 3RD, 4TH, NO SCREEN WALLS) (2ND, 3RD, 4TH, NO SCREEN WALLS)



THE NUMBER 1531 IS WHAT PERCENTAGE OF 4321
(WIN. / WALL) X 100 =
(1531 / 4321) X 100 = 35.4%

35%

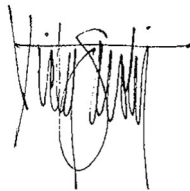
November 29, 2022

Hello Nick and Brooks,

Last year on December 16th, 2021, we received Final Site Plan Approval for the 3rd residential building at The District Lofts. We are respectfully requesting a one-year extension for the Final Site Plan since it will soon be a year since our approval.

We have also copied John Kelly and JC Cataldo as they are aware that we are making this request. Please let us know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Victor Saroki', written over a horizontal line.

Victor Saroki, FAIA

cc: John Kelly
JC Cataldo



MEMORANDUM

Planning Division

DATE: December 14, 2022

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Outdoor Dining Ordinance – Public Hearing #2

On December 7, 2020 ([Agenda](#) – [Minutes](#)), the City Commission discussed amending the Zoning Ordinance to consider allowing the enclosure of outdoor dining areas during the winter months. The City Commission asked the Planning Board to consider this issue, and any regulations they may recommend should outdoor dining enclosures be permitted.

On June 21, 2021 ([Agenda](#) – [Minutes](#)), the City Commission and Planning Board met at a joint meeting to further discuss outdoor dining, and to get a clear direction as to what elements of outdoor dining should be addressed. In general, the City Commission and Planning Board discussed several topics spanning from enclosures to private vs. public space, but ultimately asked the Planning Board to take a comprehensive look at the entire outdoor dining ordinance.

On June 23, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board discussed outdoor dining in further detail based on the joint meeting two days prior. The Planning Board settled on a list of goals that they would like to focus on in the ordinance review process, which includes the following:

- Incentivize outdoor off-season dining;
- Review the placement of decks and enclosures;
- Ensure that additional outdoor off-season dining does not become an extension of the indoor space;
- Solicit feedback from restaurateurs of all types in the City;
- Seek possible ideas from local, national and international examples;
- Review the current ordinance for issues;
- Review tickets that were given out to temporary outdoor dining operations;
- Review photos of the variety of temporary outdoor dining structures that were used around the City;

- Explore options for maintaining permanent aspects of outdoor dining structures even if the parts of the structures come down in different seasons;
- Discuss potential differences in policy for outdoor dining on public versus private property;
- Solicit feedback from Public Services and the BSD;
- Review agreements from temporary outdoor dining to see if any of the temporary policies might be worth integrating;
- Consider aspects like sidewalk widths and snow clearing in writing the policy;
- Maintain the current seating allowances for differently-sized establishments and maintain the differences for establishments holding different kinds of licenses for alcoholic beverage service; and,
- Recommend a permanent solution so that restaurateurs do not have to continue to adapt to changing policies.

Study Session #1 Summary

On July 14, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board reviewed a high-level report on outdoor dining to guide future discussion. The topics included observations as to what constitutes “good” outdoor dining with national and local examples, as well as a local ordinance review for outdoor dining. The Planning Board discussed next steps and emphasized the need to (1) hear from different City Departments (code issues, retail neighbor conflicts, streetscape), (2) review available codes and ordinances from other areas of the country (enclosures, public vs. private, year-round), and (3) analyze information from national downtown associations or other related organizations (trends, social districts, success stories).

Study Session #2 Summary

On August 11, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board reviewed another high-level report in which the Planning Division presented various departmental comments on outdoor dining, a national outdoor dining ordinance review, conversations with local cities, and a study of national organization input and trends. The Planning Division also provided some public feedback from Engage Birmingham, which surveyed the public for their opinion of the COVID-19 temporary outdoor dining expansions, which were overwhelmingly positive. Moving forward, the Planning Board expressed interest in getting into more detail on seasonal/year round dining and its effect on street activation, public versus public space, the potential for regulating different restaurants/licenses differently, and defining and establishing a purpose of outdoor dining in the City.

Study Session #3 Summary

On September 9, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board discussed a report which contained comments from the Advisory Parking Committee, common issues with outdoor dining patios, information on the temporary COVID-19 patios, and also discussed the purpose of outdoor dining. In addition, the Planning Board was able to review an example of how the outdoor dining ordinance could look based on comments up to that point. Ultimately, the conversation started to get more granular with specific ordinance-related ideas ranging from an official stance on

enclosures to material guidelines to patio placement. There were several other requests for information including a review of Michigan Liquor Control Commission guidelines for outdoor dining, a review of the concept of windbreak versus wall, and the possibility of regulating outdoor dining by zones.

Study Session #4 Summary

On September 23, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board discussed the MLCC rules for outdoor dining patios, the concept of a windbreak and whether or not they should be permitted, and also explored the different zoning districts in which outdoor dining is permitted. These topics led to more conversation about how overhead weather protection will interact with said overhead coverings, and what typed of overhead protection the Planning Board should permit. The Planning Board expressed an interest in taking a deeper dive into overhead weather protection and reviewing different options.

Study Session #5 Summary

On October 27, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board focused much their conversation on overhead weather protection and which types may be considered within the new ordinance language, and what different issues might arise with the different styles. In addition, the Birmingham Fire Chief Paul Wells gave a brief overview of the fire code as it relates to overhead weather protection, and offered some guidance to the Planning Board regarding fire suppression and other aspects of outdoor dining. In addition to overhead weather protection, the Planning Board provided some clear direction on the subjects of windbreaks, year-round dining, and the role of outdoor dining decks.

Study Session #6 Summary

On December 8, 2021 ([Agenda](#) – [Minutes](#)), the Planning Board reviewed comments regarding outdoor dining from the Birmingham Shopping District (BSD). In addition to the BSD comments, the Planning Board also reviewed some updated comments from the Fire Department based on their additional research into the Fire Code. To round out the meeting, the Planning Board outlined several items that they feel need further discussion/decision moving forward:

- Whether establishments with liquor licenses and establishments without liquor licenses should be handled differently;
- Whether there should be on-season and off-season dates for outdoor dining, and what should happen to furniture and other equipment on public property if there are different 'seasons';
- Whether establishments should be permitted outdoor dining on both a sidewalk and a deck if requested, and if not, what the City wants to incentivize instead;
- What types of coverings and equipment should be allowed, and how specific the standards should be in terms of material, location, and other considerations;
- Whether outdoor dining should be permitted to extend beyond the storefront of an establishment, and if so, what the limitations should be;

- Whether outdoor dining decks should be limited to a certain number per block; and,
- Whether outdoor dining in public space and outdoor dining in private space should be regulated differently.

Study Session #7 Summary

On January 12, 2022 ([Agenda](#) – [Minutes](#)), the Planning Board discussed the several questions posed in the previous study session and came to a conclusion on most of them. In general, the Planning Board decided on a short extension to the regular outdoor dining season, treating all outdoor dining establishments alike, enhanced material and appearance standards, and allowing expansion of patios with neighbor consent. During this study session, the Planning Board also reviewed seating data for the different outdoor dining establishments, and was provided a map of all outdoor dining in the City, which is heavily concentrated downtown. Ultimately, the Planning Board asked Staff to take their comments and work them into a new revised set of ordinance amendments to review on February 9, 2022.

Study Session #8 Summary

On February 9, 2022 ([Agenda](#) – [Minutes](#)), the Planning Board worked on fine-tuning a set of ordinance amendments to try to finalize a few of their discussion points, and make sure the intent of the original direction of the City Commission was met. The Planning Board made several revision requests that were aimed at clarifying different aspects of the proposed ordinance, but especially relating to the barriers and enclosure regulations. In addition, the Planning Board made some requests to review various site plans from approved outdoor dining patios in the City to help guide the final discussions on the placement of patios, and other design limitations.

Study Session #9 Summary

On March 9, 2022 ([Agenda](#) – [Minutes](#)), the Planning Board took another long look at the proposed ordinance language and offered several minor changes to the text in an attempt to offer further clarity and consistency throughout the ordinance. In addition, the Planning Board discussed the remaining issues that were in need of direction. In short, the Planning Board decided that they did not wish to restrict outdoor dining patios to one contiguous patio, but did express interest in restricting platform dining to the street with no impingement on the furniture zone. Additionally, the majority of the Planning Board did not feel as though fixed awnings were appropriate over outdoor dining platforms, and sought additional language to restrict overhead weather protection to umbrellas on platforms. Finally, the Planning Board did not feel as though the numbers of platforms per block should be restricted.

Public Hearing #1 Summary

On March 9, 2022, the Planning Board moved to set a public hearing date of April 13, 2022 for a final review and recommendation to be forwarded to the City Commission. Due to a noticing issue, the Planning Board reset the public hearing to May 11, 2022 ([Agenda](#) – [Minutes](#)). At the public hearing, the Planning Division provided finalized ordinance language based on Planning Board comments, but also re-circulated the language to each department, as well as the City

Attorney to ensure that the language addressed their concerns, and would provide consistent and enforceable regulation. Ultimately, a motion to recommend approval to the City Commission failed 3-4. The driving factors behind the failed vote were concerns over the impact of the amended ordinance language on existing establishments, and some lingering design questions

Joint Meeting Summary

On June 20, 2022 ([Agenda](#) – [Minutes](#)), the Planning Board and City Commission held a joint meeting to discuss a few remaining policy considerations related to the overall outdoor dining study, as well as give the Commission a progress report. Three main questions were posed to the group:

1. Does the Commission wish to engage in any additional public input on the outdoor dining ordinance?
2. Does the Commission wish to consider a cap on the number of outdoor dining platforms permitted in the public rights-of-way by block, by area, or overall?
3. Should the Planning Board require additional documents and plans regarding the integration of valet operations and outdoor dining?

During the meeting, there was consensus that the City should use its constant contact email service to help inform the public of the upcoming outdoor dining study session. In addition, the group was in agreement that a non-conformity or sunset provision would be appropriate based on the nature of some of the larger changes proposed. Finally, it was unanimously accepted that a valet operations plan be included wherever outdoor dining facilities and valet operations coexist.

Study Session #10 Summary

On July 13, 2022 ([Agenda](#) – [Minutes](#)), the Planning Board discussed at length the final major design considerations that were unresolved, which included outdoor dining facilities in the furnishing zone, overhead weather protection, and windbreaks.

Study Session #11 Summary

On August 10, 2022 ([Agenda](#) – [Minutes](#)), the Planning reviewed revised ordinance language to reflect an adjustment to outdoor dining facility placement, the allowance of canopies and awnings on platforms, and other minor improvements.

Study Session #12 Summary

On September 14, 2022 ([Agenda](#) – [Minutes](#)), the Planning Division provided the minor revisions requested from the Planning Board from the previous meeting. The Planning Board discussed each section and provided staff with comments and requests for minor changes. At that time, the Planning Board indicated that the nonconforming section of the ordinance is the final hurdle, and provided commentary on what type of language best suited the outdoor dining ordinance based on the number of outdoor dining facilities and the time horizon for changes.

Study Session #13 Summary

On November 9, 2022 ([Agenda](#)) the Planning Board reviewed a document that contained all of the requested changes from the Planning Board, which was also reviewed by the City Attorney. The Planning Board fielded a large amount of public comment regarding the proposed “sunset” language in the nonconformity section, which the Planning board agreed to remove for the public hearing.

Public Hearing #2

The Planning Division has provided final ordinance language that considered the feedback received from the Planning Board at the last study session, as well as sample motion language below.

Sample Motion Language:

Motion to recommend to the City Commission APPROVAL of the amendments to Article 4, Section 4.44, Article 3, Section 3.04, Article 3, Section 3.16, and Article 9, Section 9.02 to provide more clear and enforceable outdoor dining ordinances.

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 4, SECTION 4.44, OUTDOOR DINING STANDARDS, TO SUPPORT PUBLIC HEALTH, ACTIVATE PUBLIC SPACE, FOSTER ECONOMIC DEVELOPMENT, SAFEGUARD THE USE OF PUBLIC PROPERTY, AND PROVIDE FLEXIBILITY FOR CURRENT TRENDS AND FUTURE DEMANDS FOR OUTDOOR DINING.

Article 4, Section 4.44 – Outdoor Dining Standards

This Outdoor Dining Standards section applies to the following districts:



The following outdoor dining standards apply:

~~A. Outdoor Dining: Outdoor dining is permitted immediately next to the principal use, subject to Site Plan Review, and the following conditions:~~

- ~~1. Outdoor dining areas shall provide and service refuse containers within the outdoor dining area and maintain the area in good order.~~
- ~~2. All outdoor activity must cease at the close of business or as noted in subsection 3 below.~~
- ~~3. When an outdoor dining area is immediately adjacent to any single family or multiple family residential district, all outdoor activity must cease at the close of business or 10:00 p.m., whichever is earlier.~~
- ~~4. Outdoor dining may be permitted on the sidewalk throughout the year with a valid Outdoor Dining License.~~
- ~~5. All tables and chairs provided in the outdoor dining area shall be constructed primarily of metal, wood, or material of comparable quality.~~
- ~~6. Table umbrellas shall be considered under Site Plan Review and shall not impede sight lines into a retail establishment, pedestrian flow in the outdoor dining area, or pedestrian or vehicular traffic flow outside the outdoor dining area.~~
- ~~7. For outdoor dining located in the public right-of-way:~~

- ~~a. All such uses shall be subject to a license from the city, upon forms provided by the Community Development Department, contingent on compliance with all city codes, including any conditions required by the Planning Board in conjunction with Site Plan approval.~~
- ~~b. In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 5 feet.~~
- ~~c. Outdoor dining is permitted to extend in the right-of-way in front of neighboring properties, with the written permission of the property owner(s) and with Planning Board approval, if such property is vacant or the first floor storefront(s) is/are vacant. Outdoor dining areas may extend up to 50% of the width of the neighboring lot(s) storefront(s), or up to 50% of the lot(s) frontage, if such lot is vacant.~~
- ~~d. City Commission approval is also required for outdoor dining extensions onto neighboring property if the establishment making such a request holds a bistro license.~~
- ~~e. An elevated, ADA compliant platform may be erected on the street in front of an eating establishment to create an outdoor dining area only if the Engineering Department determines there is sufficient space available for this purpose given parking and traffic conditions.~~
- ~~f. No such facility shall erect or install permanent fixtures in the public right-of-way.~~

~~8. Outdoor dining is permitted in a B1 District at a rate of 4 seats for every 12 linear feet of store frontage, with no more than 12 seats total per building; no elevated enclosed platforms on the street are permitted in a B1 District.~~

The following outdoor dining standards apply:

- A. Purpose and Intent: The purpose of this section is to provide harmonious outdoor dining design in order to support public health, activate public space, foster economic development, safeguard the use of public property, and provide flexibility for current trends and future demands for outdoor dining.
- B. Outdoor Dining – General: Outdoor dining is permitted immediately adjacent to and abutting the principal use, subject to review by the Planning Board, or by the Planning Division at the discretion of the Planning Board, and the conditions below. For the purposes of this section, outdoor dining facility shall mean patios and/or platforms.
 - 1. All outdoor activity including cleaning, maintenance and closing procedures must cease at the close of business or as noted in subsection 2.

2. When an outdoor dining facility is immediately adjacent to and abutting any single-family or multiple-family zoned residential district, all outdoor activity must cease at the close of business or 10:00 p.m., whichever is earlier.
3. Reviews of outdoor dining facilities shall include, but are not limited to, the following elements: tables, chairs, umbrellas, portable heating elements, barriers, service stations, landscaping/plantings, awnings, canopies, lighting, host/hostess stands, entertainment, valet operations, and any other adjacent neighboring outdoor dining facilities.
4. Outdoor dining facilities may be permitted to extend in front of neighboring properties or tenant spaces with the written permission of the property owners(s) affected and with Planning Board approval. Written permission must be renewed annually and submitted with the Outdoor Dining Permit application(s) for each outdoor dining facility affected.
5. Outdoor dining facilities may be permitted on public property only with a valid annual Outdoor Dining License, provided that the following conditions are met:
 - i. Approval of an Outdoor Dining License shall be contingent upon compliance with all current city codes and ordinances, including any conditions required by the City or the Planning Board in conjunction with Site Plan approval.
 - ii. Operators of outdoor dining facilities shall be responsible for snow and ice removal, and shall remove snow and ice in a manner consistent with the regulations of the Department of Public Services.
 - iii. All outdoor dining facility elements such as railings, planters, tables, chairs, heaters, umbrellas, and the like must be stored indoors each night between January 1 and March 31 to allow for complete snow and ice removal.
 - iv. Outdoor dining patios located in an alley or passage that has vehicular traffic are only permitted April 1 through December 31.
 - v. An ADA compliant platform may be erected in the on-street parking space(s) immediately in front of a food or drink establishment to create an outdoor dining facility from April 1 through December 31, subject to an additional review by the Advisory Parking Committee.
6. All outdoor facilities shall be designed to meet the requirements of this section, as well as all applicable building and fire codes.

C. Outdoor Dining – Design: All outdoor dining facilities are subject to the following design standards:

1. All outdoor dining elements, fixtures and furnishings must be constructed of high quality and durable materials that are compatible with the establishment and the environment in which the outdoor dining facility is located.

2. Outdoor dining facilities shall provide and service refuse containers within the outdoor dining facility and maintain the area in good order. Public trash receptacles are not permitted to be utilized by outdoor dining facilities.
3. Outdoor dining facilities shall not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance.
4. In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 5 ft.
5. Placement of outdoor dining patios shall be limited to either the area immediately adjacent to the building in which an establishment resides, or in the furnishing zone, but not both. Limited exceptions to the placement of outdoor dining patios as noted in this subsection may be made by the Planning Board where the streetscape conditions demonstrate sufficient space to permit adequate pedestrian passage, and as permitted in Article 4, Section 4.44(B)(4).
6. Outdoor dining platforms within the adjacent street or parking space(s) shall be designed to be flush with the curb, and may not extend beyond the curb into the furnishing zone except to accommodate accessibility requirements.
7. No such establishment shall erect or install permanent fixtures in the public right-of-way.
8. Overhead weather protection such as umbrellas, awnings or canopies are subject to the following conditions:
 - i. Overhead weather protection shall not impede sight lines into a retail establishment, obstruct pedestrian flow within the outdoor dining facility, obstruct pedestrian or vehicular traffic flow outside the outdoor dining facility, or contain signage or advertising.
 - ii. Overhead weather protection on outdoor dining platforms must measure a minimum of 8 ft. from the finished floor of an outdoor dining platform, and shall not exceed 10 ft. in overall height;
9. Barriers defining outdoor dining facilities shall be constructed of a quality and durable material, and shall be maintained and placed in a consistent and organized fashion. Barriers may not exceed 42 inches in height measured from grade or the finished floor of an outdoor dining platform.
10. Windbreaks are permitted within outdoor dining facilities and shall be affixed to, or integrally designed within a barrier. The total combined height of a barrier and windbreak shall not exceed 42 inches as measured from grade or the finished floor of an outdoor dining platform. Windbreaks must be constructed of a clear, rigid and durable material such as Plexiglas, glass or acrylic. Eisenglass and other vinyl-based materials are prohibited.
11. Portable heating elements must be maintained and kept in an orderly fashion and in accordance with all applicable fire codes. Propane or other fuels may not be

stored on public property, and are subject to the Storage and Display Standards outlined in Article 4, Section 4.67 of the Zoning Ordinance.

12. All service functions and ancillary elements including, but not limited to, trash receptacles, service stations or host/hostess stands must be located within the approved outdoor dining facility, contained, and kept in a neat and orderly fashion. Service stations and host/hostess stands may not exceed 4 feet in height. The storage of dirty dishware is prohibited.

D. Nonconforming Outdoor Dining Facilities: Any outdoor dining facility existing at the time of the enactment of this ordinance, or any amendments thereto, that does not conform to the requirements of the district in which it is located may be continued or maintained subject to the following provisions, provided the facilities remain in compliance with the approved site plan and maintain a valid annual Outdoor Dining License:

1. If a nonconforming outdoor dining facility is destroyed, it shall be repaired, reconstructed or replaced, in conformity with all the provisions of the current applicable codes and ordinances, and any remnants of the former outdoor dining facility shall be removed from the property.
2. At the time that a non-conforming outdoor dining facility is replaced, moved, renovated, or otherwise changed, the facility must be brought into compliance with the requirements of the current applicable codes and ordinances. Routine maintenance, including changing chairs and tables, umbrellas, waste receptacles, or other non-integral features is permitted for all existing outdoor dining facilities.

ORDAINED this _____ day of _____, 2023 to become effective 7 days after publication.

Therese Longe, Mayor

Alex Bingham, City Clerk

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 3, SECTION 3.04 (C), SPECIFIC STANDARDS, TO REDUCE REDUNANCY AND PROVIDE CONSISTENT OUTDOOR DINING REGULATIONS.

Article 3, Section 3.04 – Specific Standards (Downtown Overlay District)

C. Building Use: Buildings shall accommodate the following range of uses for the various designations on the Regulating Plan of the Downtown Birmingham Overlay District:

1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...

10. Bistros are permitted with a valid Special Land Use Permit with the following conditions:

- a. No direct connect additional bar permit is allowed and the maximum seating at a bar cannot exceed 10 seats;
- b. Alcohol is served only to seated patrons, except those standing in a defined bar area;
- c. No dance area is provided;
- d. Only low key entertainment is permitted;
- e. Bistros must have tables located in the storefront space lining any street, or pedestrian passage. **If the storefront area is not feasible for outdoor dining, alternative outdoor dining facility placement may be considered by the Planning Board;**
- f. **All outdoor dining facilities are subject to the requirements located in Article 4, Section 4.44 of this Ordinance;**
- g. A minimum of 70% glazing must be provided along building facades facing a street or pedestrian passage between 1 foot and 8 feet in height; **and**
- h. All bistro owners must execute a contract with the City outlining the details of the operation of the bistro. ~~and~~

- ~~i. Outdoor dining must be provided, weather permitting, along an adjacent street or passage during the months of May through October each year. Outdoor dining is not permitted past 12:00 a.m. If there is not sufficient space to permit such dining on the sidewalk adjacent to the bistro, an elevated, ADA compliant, defined platform must be erected on the street adjacent to the bistro to create an outdoor dining area if the Engineering Department determines there is sufficient space available for this purpose given parking and traffic conditions.~~
- ~~j. Enclosures facilitating year round dining outdoors are not permitted.~~
- ~~k. Railings, planters or similar barriers defining outdoor dining platforms may not exceed 42" in height.~~
- ~~l. Outdoor rooftop dining is permitted with the conditions that surrounding properties are not impacted in a negative manner and adequate street level dining is provided as determined by the Planning Board and City Commission. Rooftop dining seats will count towards the total number of permissible outdoor dining seats.~~

ORDAINED this _____ day of _____, 2023 to become effective 7 days after publication.

Therese Longe, Mayor

Alex Bingham, City Clerk

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 3, SECTION 3.16, SPECIFIC STANDARDS, TO REDUCE REDUNANCY AND PROVIDE CONSISTENT OUTDOOR DINING REGULATIONS, AND TO PERMIT OUTDOOR DINING IN ACTIVE VIAS.

Article 3, Section 3.16 – Specific Standards (Via Activation Overlay District

- A. Permitted and Prohibited Uses: To enhance the amenity and character of vias, **and** to enhance visual interest and encourage surveillance of urban spaces, active uses should be provided at the ground floor level along the majority of the edges of buildings located adjacent to vias. While buildings should accommodate these uses, care must be taken to avoid conflict with pedestrian movement in the via. To specifically encourage the activation of vias, the following uses are permitted within Active, Connecting, and Destination Vias:

1. Retail sales and display;
2. Public plazas and informal gathering spaces;
- 3. Outdoor Dining;**
4. Art display; and
5. Community Gardens.

In addition, the following ~~uses are~~ **use is** also permitted within Connecting and Destination Vias:

- ~~1. Outdoor dining; and~~
2. Special Events.

The following are specifically prohibited in all vias:

1. Automatic food and drink vending machines outdoors;
2. Drive-in facilities or any commercial use that encourages patrons to remain in their automobiles while receiving goods or services;
3. Unscreened trash receptacles; and
4. Unscreened outdoor storage.

B. ...

C. ...

ORDAINED this _____ day of _____, 2023 to become effective 7 days after publication.

Therese Longe, Mayor

Alex Bingham, City Clerk

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 9, SECTION 9.02, DEFINITIONS, TO ADD DEFINITIONS FOR ENCLOSURE, OUTDOOR DINING PATIO, AND PERMANENT FIXTURE.

Article 9, Section 9.02 – Definitions

Enclosure (outdoor dining): A vertical wall, panel, or other material that extends above 60 in. in height which provides extended relief from weather and impedes physical and/or visual access to the outdoor dining space. For the purposes of this definition, enclosure does not include exterior building walls.

Furnishing Zone: The area between the sidewalk and the curb where streetscape amenities such as planter boxes, streetlights, and tree wells are typically located.

~~**Outdoor Café:** An outdoor area accessory to an existing restaurant operation designated for consumption of food prepared within the restaurant and subject to the provisions of this ordinance.~~

Outdoor Dining Patio: A defined outdoor area accessory to an existing food and drink establishment designated for consumption of food and/or drink prepared within the establishment and subject to the provisions of this ordinance.

Outdoor Dining Platform: A defined outdoor area accessory to an existing food and drink establishment designated for consumption of food and/or drink prepared within the establishment that is located in a parking space and/or street and subject to the provisions of this ordinance.

Permanent Fixture (outdoor dining): Any element within an outdoor dining patio containing a foundation or other rigid attachment that prevents removal or that which requires extensive modifications to the public right-of-way.

Windbreaks: Temporary, seasonal elements in an outdoor dining facility provided to reduce the effect of harsh weather conditions for seated patrons.

ORDAINED this _____ day of _____, 2023 to become effective 7 days after publication.

Therese Longe, Mayor

Alex Bingham, City Clerk

Consultants

Project title

PROPOSED PROJECT FOR:
320 Martin - Addition

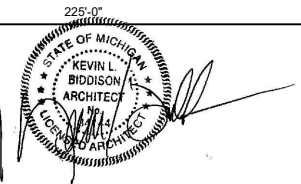
320 Martin St.
Birmingham, MI 48009

Issued dr/ch

HISTORIC REVIEW	01.24.22
HISTORIC REVIEW	03.09.22
CIS	05.06.22
SITE PLAN APPROVAL	06.28.22

Sheet title

**PROPOSED
SITE PLAN**

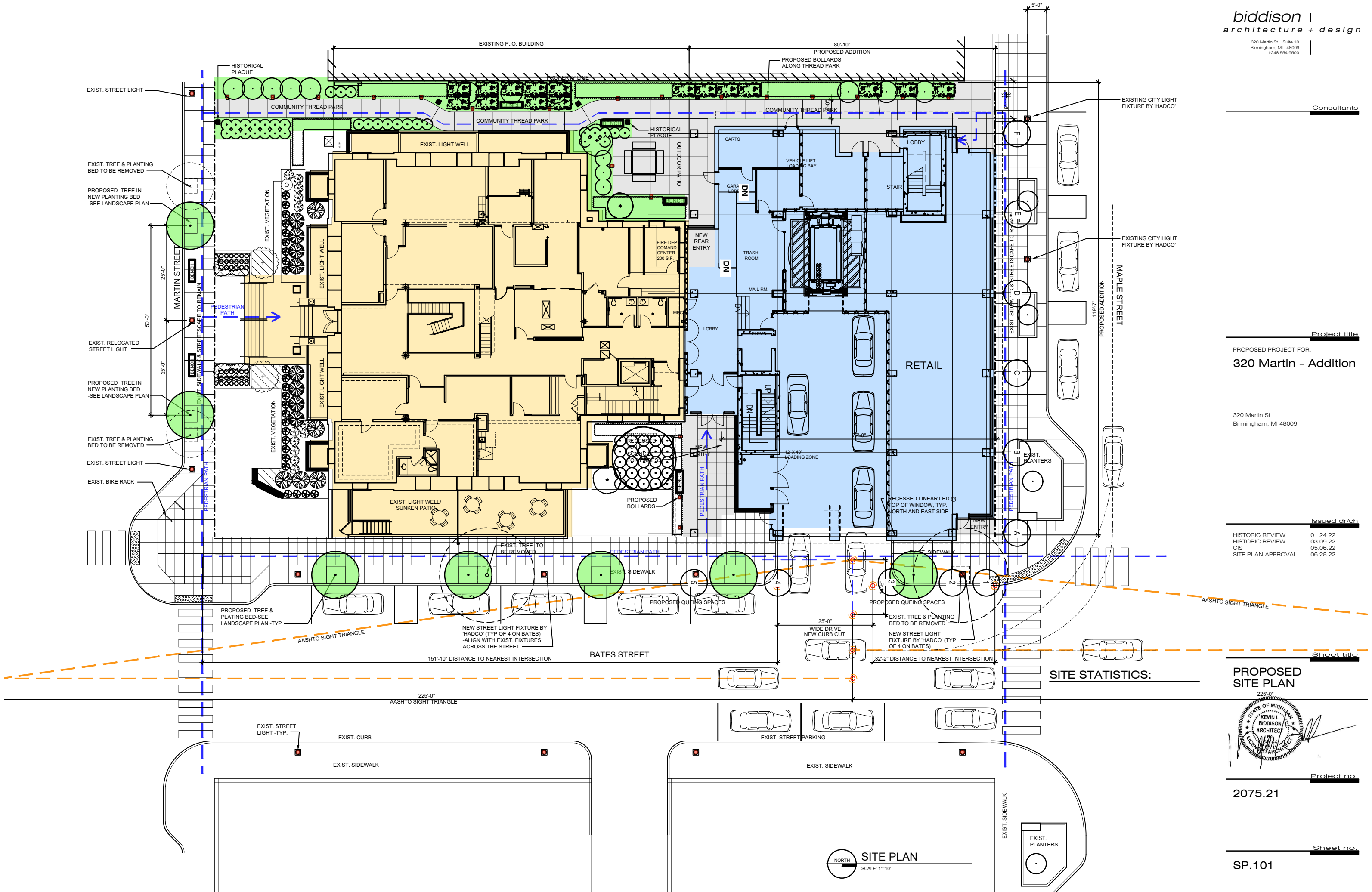


Project no.

2075.21

Sheet no.

SP.101



FLOOR PLAN LEGEND

- SHADED AREA INDICATES EXISTING CONSTRUCTION TO REMAIN (NID)
GYPSUM BOARD WALL WITH METAL STUDS (UNO)
PRECAST CONCRETE WALL - REFER TO STRUCTURAL DOCUMENTS
CONCRETE MASONRY UNIT - REFER TO STRUCTURAL DOCUMENTS
BRICK WALL - REFER TO STRUCTURAL DOCUMENTS
CAST-IN-PLACE CONCRETE WALL - REFER TO STRUCTURAL DOCUMENTS
PROPERTY LINE
LINE OF CONSTRUCTION ABOVE
- * CONCRETE MASONRY UNIT - BULLNOSE
PARTITION TYPE - REFER TO A051
EMERGENCY BLUE PHONE
FE WALL MOUNTED FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET - SURFACE MOUNTED
RFEC FIRE EXTINGUISHER CABINET - RECESSED MOUNTED
RRFEC RATED FIRE EXTINGUISHER CABINET - RECESSED MOUNTED
CR CARD READER
FCR FUTURE CARD READER
DO BARRIER FREE DOOR OPERATOR
IC INTERCOM
CUH CABINET UNIT HEATER - WALL MOUNTED
RCUH CABINET UNIT HEATER - RECESSED MOUNTED
MASONRY MOVEMENT JOINT
CJ CONTROL JOINT
EJ EXPANSION JOINT

PRELIMINARY

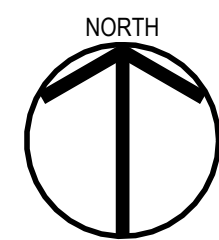
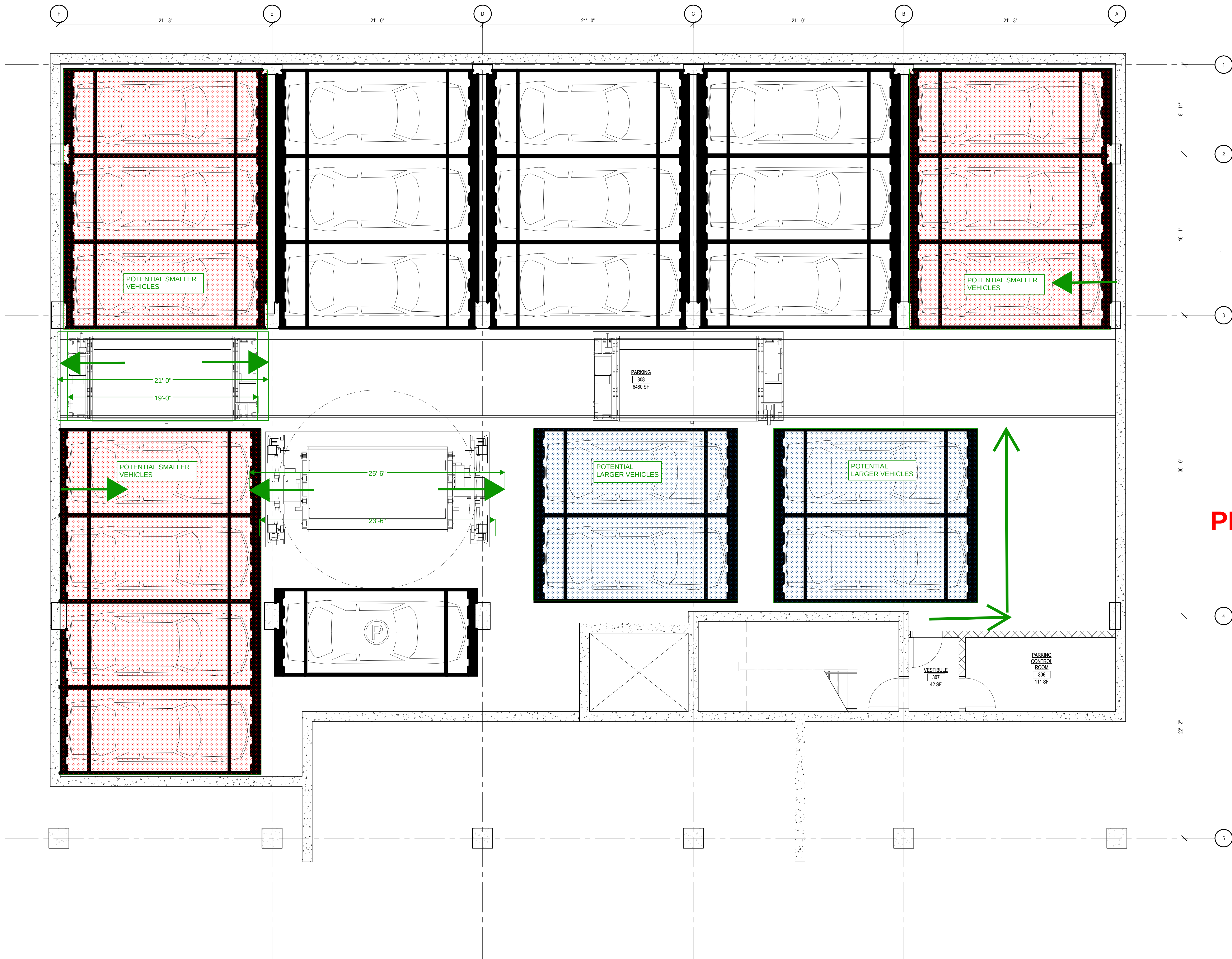
A	B	C
D	E	F

Revisions

Drawn **SSB** Preliminary
Checked **SSB** Construction
Approved **SEC** Record
Bidpak Number Use figured dimensions only
Do not scale

Job Number
2022041
Title
**PARKING LEVEL
COMPOSITE PLAN**

Sheet
A100A



1
A100A

PARKING LEVEL COMPOSITE PLAN

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



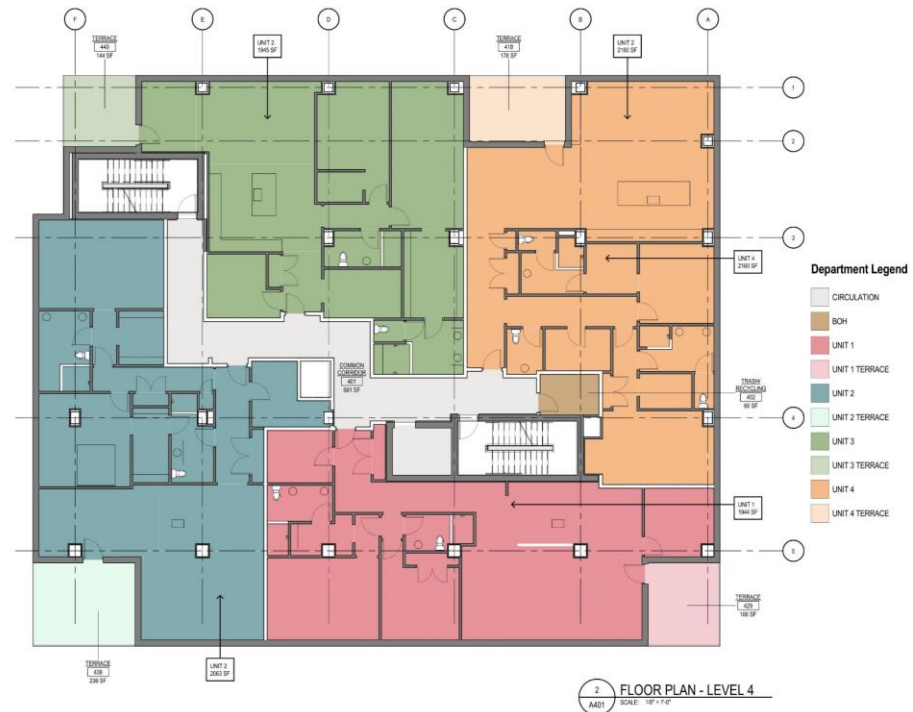


2 FLOOR PLAN - LEVEL 2
A01 SCALE: 1/8" = 1'-0"

Revisions

Drawn: ☒ Preliminary
MGS: ☐ Construction
Checked: ☐ Record
SSB: ☐ Record
Approved: ☐ Do not scale
JS: ☐ Use figure
Bldg. Number: ☐ dimensions only

ISSUED FOR REFERENCE ONLY
Job Number: **2022041**
Title: **SECOND FLOOR
DESIGN PLANS**
Sheet: **D2**







202.01 WEST ELEVATION
A.202 SCALE: 3/32"=1'-0"

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
WEST (2ND FLOOR TO ROOF)	3,566	1,190
% OF TOTAL	65.2%	34.8%
REQUIRED %	65% MIN	35% MAX

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
WEST (1'-0" TO 8'-0")	324 S.F.	341 S.F.
% OF TOTAL	47.7%	52.3%
REQUIRED %	30% MAX	70% MIN



202.01 EAST ELEVATION
A.202 SCALE: 3/32"=1'-0"

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (2ND FLOOR TO ROOF)	3,600	1,920
% OF TOTAL	65.2%	34.8%
REQUIRED %	65% MIN	35% MAX

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
EAST (1'-0" TO 8'-0")	128	440
% OF TOTAL	22.5%	77.5%
REQUIRED %	30% MAX	70% MIN

Consultants

Project title

PROPOSED BUILDING ADDITION FOR:
320 Martin - Addition

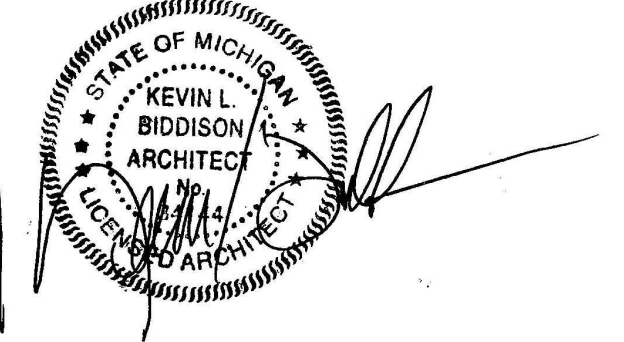
320 Martin St
Birmingham, MI 48009

Issued dr/ch

HISTORIC REVIEW	01.24.22
HISTORIC REVIEW	03.09.22
CIS	05.06.22
DIM. REVISIONS	05.25.22
SITE PLAN APPROVAL	06.28.22
GLAZING CORRECTIONS	07.25.22
HISTORIC REVIEW	12.02.22

Sheet title

PROPOSED
ELEVATIONS



Project no.

2075.21

Sheet no.

A.201



201.02 NORTH ELEVATION
A.202 SCALE: 3/32"=1'-0"

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
NORTH (2ND FLOOR TO ROOF)	4,372	2,323
% OF TOTAL	65.3%	34.7%
REQUIRED %	65% MIN	35% MAX

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
NORTH (1'-0" TO 8'-0")	220	540
% OF TOTAL	39%	71%
REQUIRED %	30% MAX	70% MIN



201.02 SOUTH ELEVATION
A.201 SCALE: 3/32"=1'-0"

EXIST. ST. JAMES
EPISCOPAL
CHURCH - BEYOND

COMMUNITY
THREAD PARK

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
SOUTH (2ND FLOOR TO ROOF)	4,852	1,938
% OF TOTAL	71.5%	28.5%
REQUIRED %	65% MIN	35% MAX

ELEVATION	MATERIAL AREA (SQ. FT.)	
	SOLID	GLASS
SOUTH (1'-0" TO 8'-0")	656	250
% OF TOTAL	72.5%	27.5%
REQUIRED %	30% MAX	70% MIN











Retail Signage















ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
11/14/2022	PAA22-0133	Redesign of parking lot screening from arborvitae/landscaping to brick masonry.	588 S OLD WOODWARD AVE	IN PROGRESS
Total Processes For Type:				1



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JANUARY 11, 2023 – 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 **December 14, 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
 - 1. **The Birmingham Plan 2040 – Final Draft & Review of Notice Period Comments**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - i. **December 9, 2022 – January 6, 2023**
 - 4. Draft Agenda – **January 25, 2023**
 - 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 JANUARY 25, 2023 – 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 **January 11, 2022**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
 - 1. **34350 Woodward – Fred Lavery Porsche – Request for Special Land Use Permit, Final Site Plan & Design Review for New 3-Story Auto Sales Agency**
- I.** Site Plan & Design Reviews
 - 1. **34350 Woodward – Fred Lavery Porsche – Request for Special Land Use Permit, Final Site Plan & Design Review for New 3-Story Auto Sales Agency**
- J.** Study Session
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - 3. Administrative Approval Correspondence
 - i. **January 6, 2023 – January 20, 2023**
 - 4. Draft Agenda – **February 8, 2023**
 - 5. Action List - **2023**
 - 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.

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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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