



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 12, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **June 14, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
 - 1. **245 S. Eton – Big Rock – Request for Special Land Use Permit for New Restaurant Tenant Serving Alcohol for On-Premise Consumption.**
- I.** Site Plan & Design Reviews
 - 1. **33866 Woodward – Polestar – Request for Final Site Plan & Design Review for Extensive Building and Site Renovations for new Auto Sales Agency (POSTPONED FROM 6/14/23)**
 - 2. **245 S. Eton – Big Rock – Request for Final Site Plan & Design Review for Minor Façade and Site Renovations and New Restaurant Tenant.**
- J.** Study Session
 - 1. **Health Club/Studio – Study Session**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - i. **751 Chestnut**
 - ii. **325 S. Eton – District Lofts Phase III**
 - iii. **320 Martin – Birmingham Post Office Addition**
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **June 9, 2023 – July 7, 2023**
 - 4. Draft Agenda – **July 26, 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

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

City Of Birmingham
Regular Meeting Of The Planning Board
June 14, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on June 14, 2023.
Chair Clein convened the meeting at 7:30 p.m.

A. Roll Call

Present: Chair Scott Clein, Vice-Chair Bryan Williams; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce; Alternate Board Member Jason Emerine, Nasseem Ramin (neither alternate voting)

Absent: Student Representatives Asher Kaftan, Matthew Wiegand

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

B. Approval Of The Minutes Of The Regular Planning Board Meeting of May 10, 2023

06-24-23

Motion by Mr. Boyle

Seconded by Mr. Share to approve the minutes of the Regular Planning Board meeting of May 10, 2023 as amended.

Motion carried, 7-0

VOICE VOTE

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

Nays: None

C. Chair's Comments

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

D. Review Of The Agenda

E. Unfinished Business/Courtesy Review

F. Rezoning Applications

G. Study Session

1. B1 Zoning District – Commercial Permitted Uses – Public Hearing

The Chair opened the public hearing at 7:34 p.m.

SP Cowan presented the item.

Seeing no public comment, the Chair closed the public hearing at 7:36 p.m.

Staff answered informational questions from the Board.

Board discussion was as follows:

- The health club/studio use should be eliminated from the definition due to remaining variables around the definition and potential occupancy;
- The health club/studio use should remain in the definition because there would be a neighborhood benefit to allowing them in a B1 zone and the ordinance amendment would regulate a health club/studio use through a SLUP;
- While a health club/studio use could arise in a number of iterations, the SLUP provision would allow the Board to regulate the use as appropriate;
- While there was some hesitance about the health club/studio use, a SLUP would afford the Board planning control over the establishment and could result in an asset to the neighborhood;
- Even if an owner of a health club/studio use were to commit to an occupancy limit as part of a SLUP, it would be difficult for the City to ensure that occupancy limit was not regularly exceeded. This could result in detrimental amounts of traffic in certain B1 locations;
- The City is within its rights to revoke a SLUP for an establishment that exceeds its SLUP-permitted occupancy limits; and,
- The concerns about excess occupancy in a health club/studio use would be most appropriately curbed by City enforcement of the relevant SLUP.

06-25-23

Motion by Mr. Williams

Seconded by Mr. Share to recommend to the City Commission APPROVAL of the proposed amendments to Article 2, Section 2.27, Article 4, Section 4.46 Table A, Article 5, Section 5.09, and Article 9, Section 9.02 for the B1 Neighborhood Business District to include Specialty Food Store, Boutique, Bank, and Café as permitted uses, to include Health Club/Studio as a use requiring a Special Land Use Permit, to include indoor dining as an accessory use limited up to 500 square feet, to create a definition for a Café use, and to create a parking ratio requirement for a Café use.

Motion carried, 6-1.

ROLL CALL VOTE

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

Nays: Clein

The Chair thanked the applicant, the Staff, and the Board.

2. Health Club/Studio – Study Session

SP Cowan presented the item and answered informational questions from the Board.

Board discussion was as follows:

- A health club/studio use in B4 areas might activate the street more than some of the present retail spaces implemented only to comply with the ordinance requirement that there be a retail/merchandising component within the first 20 feet along the retail frontage line;
- Allowing this use in the basement or on the second floor or higher might be beneficial;
- Clients visiting a health club/studio would likely prefer to utilize on-street parking as opposed to deck parking. Other businesses presently located in the B4 areas might have concerns about the possibility of increased on-street parking utilization with an added health club/studio use;
- Establishments in this use category should be encouraged or required to locate their more activating activities towards the front of the business, and to not obscure the view of the interior, in order to also activate the street;
- This use would be inappropriate on the first floor because it would activate the street primarily in the mornings and less later on in the day; the businesses would most likely obscure passing pedestrians' views of the interior and/or would most likely situate their more street-activating activities further back from the window; and it would not stimulate additional retail shopping or dining because people often do not eat immediately before exercise and may not want to shop or dine immediately after exercise;
- Traditional retail on the first floor better stimulates additional retail shopping or dining;
- There was not presently high demand for smaller spaces in the B4 zones from potential retail tenants. Allowing this use would provide landlords with additional flexibility;
- It might be most appropriate to regulate this use via a SLUP. It would also be worth considering only using a SLUP if this use were located on the first floor;
- This use might be beneficial since it would activate the street more in the morning, while many uses activate the street from noon on;
- Planning Staff should consult with the Birmingham Shopping District Director to gain further insight including how this use would mesh with retail and dining spaces;
- Planning Staff should consult with brokers to determine the type of demand for this kind of use, the preferred size space for this type of use, and any other relevant data that might be available; and,
- It would be helpful to clarify the definition of a health club/studio use.

H. Community Impact Studies

I. Special Land Use Permits and Site Plan & Design Reviews

J. Site Plan & Design Review

1. 33866 Woodward – Polestar – Request for Final Site Plan & Design Review for Extensive Building and Site Renovations for new Auto Sales Agency

PD Dupuis presented the item and Elizabeth Marchese with LAG Development spoke on behalf of the proposal. Both answered informational questions from the Board.

Public Comment

PD Dupuis answered an informational question from Keely Crimando, who owns a home near the project property.

Eric Schick, owner of the Ducati and Auto Europe buildings, recommended the bump out in the sidewalk in front of the project property be removed because snowplows strike it and it causes larger vehicles' tails to partially obstruct the drive when parked.

Seeing no further public comment, conversation was returned to the Board.

Board discussion was as follows:

- The additional information provided by the applicant on June 14, 2023 could not be considered as part of the evening's review since the Board and public lacked sufficient time to go over the materials;
- It would be appropriate to postpone the evening's vote on the item to a future date in order for the Board and the public to review the materials;
- The project represented an improvement over what was presently and previously located at the project site. Fixing the turnoff as part of the project would benefit both the project and the neighborhood; and,
- The applicant should provide the required samples of materials at the next review.

06-26-23

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to schedule a combined meeting of site plan and study session for July 12, 2023.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

06-27-23

Motion by Mr. Williams

Seconded by Mr. Boyle to postpone the final site plan and design review for 33866 Woodward – Polestar to July 12, 2023.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

The Chair thanked the applicant.

It was recommended that the applicant bring back the pictures of the building to accompany the review of the samples at the next meeting.

K. Miscellaneous Business and Communications

1. Communications

- i. Project Updates**
- ii. Gibbs – Residential & Commercial Supplemental Background**
- 2. Administrative Approval Correspondence**
- 3. Draft Agenda**
- 4. Action List – 2023**
- 5. Other Business**

Mr. Williams commended the Chair and Staff on the outcome of the outdoor dining ordinance review process.

Staff answered a question from Mr. Koseck regarding the public arts program.

Ms. Whipple-Boyce suggested the Board discuss the appropriateness of first floor retail stores operating by appointment only.

The Chair requested that Staff provide the Board with background information about whether or how other communities were approaching retail by appointment only.

Mr. Jeffares said that if the City's goal is activation of the street, it would be helpful to know whether other communities are finding ways of achieving that beyond retail.

Mr. Share noted that the first floor retail store in question was presently a client of his. He indicated that while he might have a conflict of interest with direct discussion of that client, the Board would also be having a discussion about retail stores operating by appointment only in general.

The Chair said he did not think Mr. Share would have a conflict of interest in discussing trends in retail more broadly. He noted that if the conversation moved towards being about the specific retailer, the potential for a conflict of interest could be addressed at that time.

Mr. Williams said it would be helpful to hear the Birmingham Shopping District Director's perspective on the matter.

- 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 Chair adjourned the meeting at 9:02 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: July 12, 2023

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 245 S. Eton – Big Rock — Special Land Use Permit (SLUP), Final Site Plan & Design Review

The applicant has submitted a Special Land Use Permit, Final Site Plan and Design Review application for a new food and drink establishment serving alcoholic liquors for on premise consumption in the historic Birmingham Grand Trunk Western Railroad Depot building. The subject site is located on the east side of S. Eton, south of Maple.

The applicant is proposing a new restaurant concept, Big Rock Italian Chophouse, with little change to the existing building and site. The proposals include a new outdoor dining area on the south side of the building, replacement of select existing materials, new fixtures/furnishings, new signage, and minor façade changes.

On April 19, 2023 ([Agenda](#) – [Minutes](#)), the Historic District Commission (HDC) reviewed and approved a Design Review application for the changes proposed to the historic building. During the review, the HDC focused predominantly on the changes to the historic building itself, as well as changes that directly affected the historic façade. As noted in the report, many of the changes (outdoor dining, mechanicals, etc.) were to be left to the Planning Board at Special Land Use Permit, Final Site Plan & Design Review.

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

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing site is a vacant two-story commercial building, which is a designated historic resource.
- 1.2 Existing Zoning – B2B General-Business)
- 1.3 Summary of Adjacent Land Use and Zoning – The following chart summarizes the existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Public Property	Commercial/ Residential	Public Property	Residential
Existing Zoning District	PP (Public Property)	MX (Mixed-Use)	PP (Public Property)	R6 (Multiple-Family Residential)
Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Setback and Height Requirements

There are no additions or modifications being proposed to the current building or its setbacks, height or area.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant does not appear to be making any changes to the dumpster conditions on site. The site currently contains a dumpster enclosure on the south side of the building that appears to meet the requirements of the Zoning Ordinance. As a note, the Planning Division has observed receptacles placed outside of the enclosure in the past (including grease disposal containers). The new tenant is expected to maintain a neat and orderly dumpster enclosure area with all receptacles located within the enclosure.
- 3.2 Parking Lot Screening – There are no changes proposed to the existing parking lot or existing capped masonry screen wall. The existing screen wall appears to meet current ordinances.
- 3.3 Mechanical Equipment Screening – The applicant has submitted mechanical plans that appear to demonstrate several new units on both the ground and the

roof of the building. Most of the areas proposed for new units have been used for mechanical equipment in the past, with some new locations proposed. The locations are all on the rear of the building. Although the new units are in the rear of the building and adjacent to a railroad, all new units are required to be screened from view. As observed in the following photograph, several of the existing units (and areas where new units are proposed) are clearly visible from adjacent properties:



Thus, the applicant must submit revised site/design plans and provide screening for all new mechanical units in accordance with Article 4, Section 4.54 of the Zoning Ordinance.

- 3.4 Landscaping – Although landscaping is not required for the site, the applicant is proposing several new landscaping beds on the site adjacent to the building while also proposing to maintain existing trees and the ivy currently covering much of the existing façade. The applicant is proposing the following plantings:

Planting Type	Location	Quantity
Pink Flair Flowering Cherry Tree	South side	2
Northern Charm Boxwood	North side	40
Sprinter Boxwood	North/south side	42
Kelsey Red Twig Dogwood	North side	26
Annabelle Hydrangea	South side	5
Emerald Green Arborvitae	South Side	20
Karl Forester Feather Reed Grass	North Side	29
All Gold Japanese Forest Grass	North/south side	76
Risky Business Hosta	North side	21

Creeping Lilyturf	North/south side	104
Tara Prairie Dropseed	North side	32

In terms of the proposed landscaping, none of the plantings are directly listed on the Prohibited Species List in Article 4, Section 4.20 of the Zoning Ordinance. However, the proposed Pink Flair Flowering Cherry Tree does produce a small fruit, which could make the tree a succulent fruit-bearing tree, which is indeed located on the prohibited species list. In addition, the proposed Creeping Lilyturf, although not on the Prohibited Species List, is considered invasive according to the Invasive Plant Atlas of the United States.

The Planning Board should discuss these issues and determine whether or not any changes will be required.

- 3.5 Streetscape – There are no new streetscape items proposed as a part of this Special Land Use Permit Amendment and Final Site Plan/Design Review application. However, as a part of the broader S. Eton Reconstruction project, the City has approached the property owner regarding an easement to continue a bike path north to better connect with the bicycle infrastructure on N. Eton. The change to the property would be nominal from a visual perspective, and would be located north of the building and its outdoor dining components where the road begins to turn. The potential change in the site is tied to a Transportation Alternatives Program (TAP) grant funding opportunity that the City has applied for. At this time, the Planning Division has included in the approval language below a condition that states that the property owner work with City Staff to provide an easement to the City of up to 5 feet attached to the sidewalk north of the existing historic building for the purpose of an 8'-10' wide shared use path, contingent upon the City receiving a TAP Grant for the proposed S. Eton project, applied for on June 21st, 2023 and subsequently amended.

4.0 Parking, Loading and Circulation

- 4.1 Parking – Please see the below breakdown of the parking required for the Big Rock, as well as the other sites that utilize the nearby private parking structure (figures derived from [December 16, 2021](#) parking analysis from the District Lofts Phase III review and updated with more specific Big Rock figures):

(This space intentionally left blank)

Property	Required Off-Street Parking
Big Rock Chophouse	162
2051 Villa (Building A)	49
375 S. Eton (Building B)	56
325 S. Eton (Building C)	73
FAR Overages	57
Total Required	397
Total Provided	403

- 4.2 Loading – Based on the size of the building and the commercial use, the applicant is required to provide one off-street loading space measuring the minimum dimensions of 40 ft. x 12 ft. x 14 ft. The site plans submitted do not explicitly designate a loading area, although it is apparent that there is plenty of room on the site for one. Still, **the applicant must submit revised site/design plans demonstrating one off-street loading space at the minimum dimensions required.**
- 4.3 Vehicular Circulation and Access – Vehicular circulation and access is not proposed to change. The site will retain the existing drive approach from S. Eton, as well as the existing circular drive and parking facility.
- 4.4 Pedestrian Circulation and Access – Pedestrian circulation and access is not proposed to change. The site will retain the existing pedestrian walkways and main pedestrian entrance.

5.0 Lighting

The applicant is proposing new lantern-style light fixtures on the pergola posts, pendant lighting, as well as replacement accent lighting along key areas of the facade. In addition, the applicant is proposing to maintain several existing fixtures in the parking lot/circulation area in front of the building. Due to the perceived minimal impact of these new fixtures, the Planning Division did not seek a photometric plan beyond what was submitted (existing lighting) pursuant to Article 4, Section 4.21 (C) of the Zoning Ordinance.

In addition, the Planning Division has reviewed the specification sheets provided and determined that none of the proposed fixtures are cutoff or full cutoff as defined by the Zoning Ordinance. Exception to cutoff luminaires can be made at the discretion of the Planning Board under any of the following conditions:

1. 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.

2. 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.
3. 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.
4. 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.
5. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
6. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The Planning Board should review the information provided and provide a waiver for non-cutoff light fixtures based on the above criteria.

6.0 Design Review

As noted above, the Historic District Commission performed a historic Design Review for the proposal, which is summarized below. Each item has also been re-reviewed for applicability to other sections of the Zoning Ordinance that the HDC may not have considered.

Trim: The applicant is proposing to paint all of the trim and half-timber details black (Benjamin Moore "Black"). The existing trim was painted red as a part of the Big Rock Chop and Brew House renovations.

Awnings: There are awnings currently located in several places on the building. The applicant is proposing to remove all of the existing awnings from the historic portion of the building. As for the awnings on the addition at the north side of the building, the applicant is proposing to re-cover and reinstall the awnings in the same locations (Sunbrella "Slate" fabric awnings).

Façade: There are no changes proposed to the main façade of the building. However, the applicant is proposing new façade materials on the north side of the addition portion of the building. The new material is stained wood ("Cabot Semi Transparent – Black"). In addition, the slightly pitched roof that currently contains a striped fabric material is proposed to be replaced with a standing seam metal roof. There are no specific architectural standards that are required to be met in this zoning district.

Outdoor Dining: The applicant is proposing to maintain an existing outdoor dining patio located on the north side of the building, which will contain 46-seats. The applicant is also proposing a new outdoor dining patio on the south side of the building, which will replace an existing valet stand and landscaped area. This new patio will contain 42-

seats. Both patios will be covered by a wood pergola. Each pergola will have a clear polycarbonate roof.

Overall, the applicant is required to familiarize themselves with the Outdoor Dining Standards outlined in Article 4, Section 4.44 of the Zoning Ordinance. Some design-related standards that should be discussed in this report are:

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.
 - The Planning Division has some concerns about the proposed polycarbonate roofing system on the pergolas. The material appears to be somewhat fragile and susceptible to discoloration.
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.
 - The site plans submitted do not show a trash receptacle within either of the outdoor dining facilities.
3. Outdoor dining facilities shall not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance.
 - Enclosure is defined as "a vertical wall, panel, or other material that extends above 42 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." There are two issues related to enclosures in regards to the outdoor dining patios on the site/design plans submitted. First, the proposed 4 ft. evergreen hedge provides a visual impediment to the outdoor dining facilities at a height greater than 42 in. Second, the applicant is proposing "seasonal roll down screens" which is considered an enclosure as well.
4. Barriers defining outdoor dining facilities shall be constructed of quality and durable materials, and shall be maintained and placed in a consistent and organized fashion. Barriers may not exceed 42 inches in height measured from grade or finished floor.
 - As noted above, the evergreen barriers proposed at 4 ft. (48 in.) exceed the permitted height for barriers.

In summary , there are several outdoor dining-related issues that need to be resolved with this proposal. Thus, **the applicant must submit revised site/design plans that meet the outdoor dining standards of Article 4, Section 4.44 of the Zoning Ordinance.**

Signage: The applicant is proposing at least one new sign as a part of this application, with a possibility for a second sign. The clearer proposal is a canopy sign ("BIG ROCK") located above the main entrance. In short, the proposed canopy sign does not appear to meet the requirements of the Sign Ordinance, as it exceeds the maximum permitted height of a canopy sign. Less clear is what appears to be a small ground sign in the landscape island in the circulation area that appears to be made of stone with metal letters affixed to the face. This sign may be permitted, but the Planning Division does not have sufficient detail at this time. Thus, **the applicant must revise the site/design plans to include sufficient details and signs that meet the requirements of the Sign Ordinance.**

7.0 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	☒	☐	☐

8.0 Approval Criteria

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

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

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

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

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

9.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board recommend **APPROVAL** of the Special Land Use and Final Site Plan/Design Review application for 245 S. Eton – Big Rock – subject to the following conditions:

1. The applicant must submit revised site/design plans and provide screening for all new mechanical units in accordance with Article 4, Section 4.54 of the Zoning Ordinance;
2. The property owner work with City Staff to provide an easement to the City of up to 5 feet attached to the sidewalk north of the existing historic building for the purpose of an 8'-10' wide shared use path, contingent upon the City receiving a TAP Grant for the proposed S. Eton project, applied for on June 21st, 2023 and subsequently amended;
3. The applicant must submit revised site/design plans demonstrating one off-street loading space at the minimum dimensions required;
4. The Planning Board grants a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance;

5. The applicant must submit revised site/design plans that meet the outdoor dining standards of Article 4, Section 4.44 of the Zoning Ordinance;
6. The applicant must revise the site/design plans to include sufficient details and signs that meet the requirements of the Sign Ordinance; and
7. The applicant must comply with the requests of all City Departments.

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

Motion to recommend for **APPROVAL** the Final Site Plan & Design Review for 245 S. Eton – Big Rock – subject to the following conditions:

1. The applicant must submit revised site/design plans and provide screening for all new mechanical units in accordance with Article 4, Section 4.54 of the Zoning Ordinance;
2. The property owner work with City Staff to provide an easement to the City of up to 5 feet attached to the sidewalk north of the existing historic building for the purpose of an 8'-10' wide shared use path, contingent upon the City receiving a TAP Grant for the proposed S. Eton project, applied for on June 21st, 2023 and subsequently amended;
3. The applicant must submit revised site/design plans demonstrating one off-street loading space at the minimum dimensions required;
4. The Planning Board grants a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance;
5. The applicant must submit revised site/design plans that meet the outdoor dining standards of Article 4, Section 4.44 of the Zoning Ordinance;
6. The applicant must revise the site/design plans to include sufficient details and signs that meet the requirements of the Sign Ordinance; and
7. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 245 S. Eton – Big Rock – pending receipt of the following:

1. The applicant must submit revised site/design plans and provide screening for all new mechanical units in accordance with Article 4, Section 4.54 of the Zoning Ordinance;
2. The property owner work with City Staff to provide an easement to the City of up to 5 feet attached to the sidewalk north of the existing historic building for the purpose of an 8'-10' wide shared use path, contingent upon the City receiving a TAP Grant for the proposed S. Eton project, applied for on June 21st, 2023 and subsequently amended;
3. The applicant must submit revised site/design plans demonstrating one off-street loading space at the minimum dimensions required;

4. The Planning Board grants a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance;
5. The applicant must submit revised site/design plans that meet the outdoor dining standards of Article 4, Section 4.44 of the Zoning Ordinance;
6. The applicant must revise the site/design plans to include sufficient details and signs that meet the requirements of the Sign Ordinance; and
7. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend for **DENIAL** to the City Commission the Final Site Plan & Design Review for 245 S. Eton – Big Rock – for the following reasons:

1. _____
2. _____
3. _____

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

Motion to recommend for **APPROVAL** to the City Commission the Special Land Use Permit for 245 S. Eton – Big Rock – subject to the conditions of Final Site Plan & Design Review approval.

OR

Motion to **POSTPONE** the Special Land Use Permit 245 S. Eton – Big Rock – pending receipt of the following:

1. The applicant must submit revised site/design plans and provide screening for all new mechanical units in accordance with Article 4, Section 4.54 of the Zoning Ordinance;
2. The property owner work with City Staff to provide an easement to the City of up to 5 feet attached to the sidewalk north of the existing historic building for the purpose of an 8'-10' wide shared use path, contingent upon the City receiving a TAP Grant for the proposed S. Eton project, applied for on June 21st, 2023 and subsequently amended;
3. The applicant must submit revised site/design plans demonstrating one off-street loading space at the minimum dimensions required;
4. The Planning Board grants a waiver for non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D)(1) of the Zoning Ordinance;
5. The applicant must submit revised site/design plans that meet the outdoor dining standards of Article 4, Section 4.44 of the Zoning Ordinance;

6. The applicant must revise the site/design plans to include sufficient details and signs that meet the requirements of the Sign Ordinance; and
7. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend for **DENIAL** to the City Commission the Special Land Use Permit for 245 S. Eton – Big Rock – for the following reasons:

1. _____
2. _____
3. _____



MEMORANDUM

Planning Division

DATE: April 19, 2023

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 245 S. Eton – Birmingham Grand Trunk Western Railroad Depot – Design Review

Zoning: MX (Mixed Use)

Existing Use: Two-Story Commercial Building

History

A sixty-float parade and speech by the Governor marked the opening of the Train Station on August 1, 1931. The “new” station was considered modern in every respect. The Eton St. Station was the third built to service the City of Birmingham. The opening of the station symbolized the end of a long struggle over the two basic forms of transportation; rail and the internal combustion engine. The location of the railroad right of way was moved a quarter of a mile to the east to its present location to relieve the continued increasing demands of automobiles. This prompted the construction of the Eton St. Station, the automobile became increasingly popular after World War I and eventually maintenance costs and lack of use led to the closing of the railroad depot in 1978. After the purchase of the depot by Norm Lepage, the Eton Street Station was converted into a restaurant which became the Big Rock Chop and Brew House restaurant.

Introduction

A Design Review application has been submitted for minor cosmetic changes to the building, as well as modifications to the outdoor dining on site. In addition to being a designated historic resource, the building is also listed on the National Register of Historic Places. The proposed renovations are related to a new restaurant tenant that will inhabit the space after the Big Rock Chop and Brew House was closed permanently in 2021.

Proposal

As a general statement, the proposed renovations to the historic building are minor and consist of paint and other cosmetic changes to elements that currently exist including trim and awnings. The changes to outdoor dining are taking place in two separate areas. On the north side of the building, the applicant is proposing to re-clad the non-historic addition and build a pergola where there was formerly open patio space that was often inhabited by a large plastic tent. On the south side of the building, the applicant is proposing to remove the existing valet stand/enclosure and build an additional outdoor dining facility with a pergola, fireplace, and hedge screening.

The color palate is a dark/neutral one with Benjamin Moore black paint, stained wood, and Sunbrella awnings in slate color.

Planning & Zoning

Due to the new restaurant use inhabiting the space and the liquor license that will be used, a Special Land Use Permit review will be undertaken by the Planning Board. At this time, the Planning Division has reviewed the proposal and has no major concerns with the applicable planning/zoning issues. Included in the particular areas of study will be the outdoor dining facilities and the proposed screens that will enclose the pergola areas on the north and south. Thus, this report will focus on the historical aspects of the renovation.

Signage

The site/design plans submitted demonstrate two new signs as a part of this renovation. The first sign is located on the canopy above the main entrance. The second sign is located in the garden at the center of the driveway, which the application suggests is there presently, but will be updated with new lettering to reflect the new establishment.

Article 2, Section 2.02 of the Sign Ordinance states that "the City Commission shall hear and deny, approve, or approve with conditions, those signs for special land uses, after receiving the recommendation of the Planning Board." However, the Historic District Commission has purview here as well and should review the proposed signage against the Secretary of the Interior standards outlined in a later section of this report. Although a detailed review of the dimensional aspects of the proposed signage is not necessary at this time. It appears to be clear that the applicant is not exceeding the combined sign area for the building, but there are issues with the sign proposed on the canopy. The sign exceeds the permitted height of a canopy sign, and may exceed the maximum area for canopy signage.

Lighting

The applicant is proposing new lantern-style light fixtures on the pergola posts. Due to the minimal impact of these fixtures, the Planning Division did not seek a photometric plan pursuant to Article 4, Section 4.21 (C) of the Zoning Ordinance.

In addition, there is a note on the elevation drawing that indicates that there are existing lights on the building that will be replaced "one for one", which the Planning Division understands to mean a like-for-like or in-kind replacement. Although the lights are existing, it does not grant the applicant latitude to replace the fixtures without approval and further study. Thus, **the applicant must submit specification sheets for the proposed replacement fixtures for review.** In addition, these lights are subject to the Secretary of the Interior standards outlined below.

Design Review Standards and Guidelines

Chapter 127, Section 127-11 of the Birmingham Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation ("SOI Standards") are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Recommendation

The Michigan State Historic Preservation Office defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Considering the above, the proposed exterior renovations, as proposed by the applicant, generally meets the Secretary of the Interior Standards for Rehabilitation numbers 1, 5, 9 and 10. Standard number 2, however, requires some discussion. The following analysis breaks down the proposal through the lens of each standard above:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Due to the unique circumstance, this standard does not necessarily apply. As stated, and as indicated on the plans, the existing historic building will remain as-is and relatively unchanged in terms of its use as a commercial space/restaurant. Of course, the historic use as a railroad depot no longer remains, but the applicant is not proposing any changes to the existing building that risk altering any defining use-based characteristics of the site.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

There are several aspects of this proposal that need to be discussed under this standard. Some of these features may have been present for some time, but it does not mean that these character-changing elements of the building cannot be re-assessed at this time. The aspects of the plan that need to be discussed are the painting of the trim, recovering of certain awnings, outdoor dining facility at the south side of the building, lighting, and canopy signage.

Trim: The applicant is proposing to paint all of the trim and half-timber details black. The existing trim was painted red as a part of the Big Rock Chop and Brew House renovations. A review of historical photographs, including a photograph from 1931 after the building was constructed, shows these trim elements in a dark color as well. This affirms that the proposed color is appropriate, and brings an important character element back to the building that was previously changed.

Awnings: There are awnings currently located in several places on the building, most importantly on the main façade of the historic structure. The applicant is proposing to remove several of the inappropriate awnings from the first floor windows, which is a vast improvement. However, there are two awnings proposed to remain on windows flanking the main entrance, and two awnings remaining on the upper floor windows. These awnings alter features that define the character of this property and should be removed with the other awnings. As for the awnings on the addition at the north side of the building, the Planning Division has no issues with the recovering and reinstallation of these.

Outdoor Dining: Not all aspects of the outdoor dining proposed at the south end may be considered inappropriate. One of the main elements, the pergola, is constructed so that it does not obstruct ones view of the windows in that area and does not extend beyond the eave line, which is a tactful design approach to this area of the building in terms of preserving character. In addition, the applicant is proposing to remove a modern valet stand building and a large covered walkway area. However, the applicant is also proposing 5 ft. hedge plantings and a large fireplace that impede on the features of the building located in this area. The fireplace and hedge plantings should be reconsidered.

Lighting: The lighting that is proposed to be replaced in-kind are spotlight/accent light type features located in various places, mostly at the roof/second level. This type of lighting is of course not historically accurate, and its purpose is to illuminate various

architectural features of the building. Different guidelines that have been reviewed by the Planning Division indicate that some lighting of this style *could* be appropriate, but it should add to a persons appreciation of the building and not be excessive or distracting. Based on the number of fixtures located in some areas of the building, the Planning Division feels as though the number of fixtures could be excessive, and encourages the applicant to use soft lighting so that the building may be enjoyed as it was in its historical context. The applicant will need to submit specification sheets for the lighting to ensure that the brightness is not excessive.

Canopy Signage: The proposed canopy sign is located on a significant feature of the main entrance on the main façade of this building. Guidelines suggest that new commercial signage should not obscure historic materials or character defining features of a building. The introduction of this new sign may be considered inappropriate.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

There are several defining features of this building and craftsmanship that is nearly impossible to replicate with modern materials and techniques. The applicant is not proposing to change any of these features or finishes.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The applicant is not proposing to remove any historic materials. Any new work or new material proposed are on modern portions of the building such as awnings and the addition to the north. The modern areas of the building remain differentiated and appropriate with the massing and scale of the historic property.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Each of the proposals offered in the site/design plans submitted could be removed without damaging the essential form and integrity of the historic property and its environment.

Based on the review above, the Planning Division recommends that the Historic District Commission consider **APPROVAL** of the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – with the conditions listed below. The Planning Division feels as though the proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10 upon the conditions being met:

1. The applicant must submit revised plans that remove all existing awnings on the main façade of the historical structure;
2. The applicant must submit revised plans that remove the fireplace and hedge plantings from the southern outdoor dining area;
3. The applicant must reduce the lighting on site and submit specification sheets for all newly proposed fixtures; and
4. The applicant must remove the canopy sign.

Wording for Motions

I move that the Commission **APPROVE** the Design Review application and issue a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – with the conditions listed below. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers 1, 2, 5, 9 and 10 upon the conditions being met:

1. The applicant must submit revised plans that remove all existing awnings on the main façade of the historical structure;
2. The applicant must submit revised plans that remove the fireplace and hedge plantings from the southern outdoor dining area;
3. The applicant must reduce the lighting on site and submit specification sheets for all newly proposed fixtures; and
4. The applicant must remove the canopy sign.

OR

I move that the Commission **POSTPONE** the Design Review application and the issuance of a Certificate of Appropriateness for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot – for the following reason(s):

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Design Review application for 245 S. Eton - Birmingham Grand Trunk Western Railroad Depot. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

Choose from one of these conditions:

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

BIRMINGHAM PLANNING DIVISION

June 9th, 2023



KNAUER

Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan

CAMERON MITCHELL
▪ RESTAURANTS ▪

EXISTING CONDITIONS



KNAUER

Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

CAMERON MITCHELL
▪ RESTAURANTS ▪

EXISTING CONDITIONS



KNAUER

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245 S. Eton, Birmingham, Michigan
June 9th, 2023

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▪ RESTAURANTS ▪

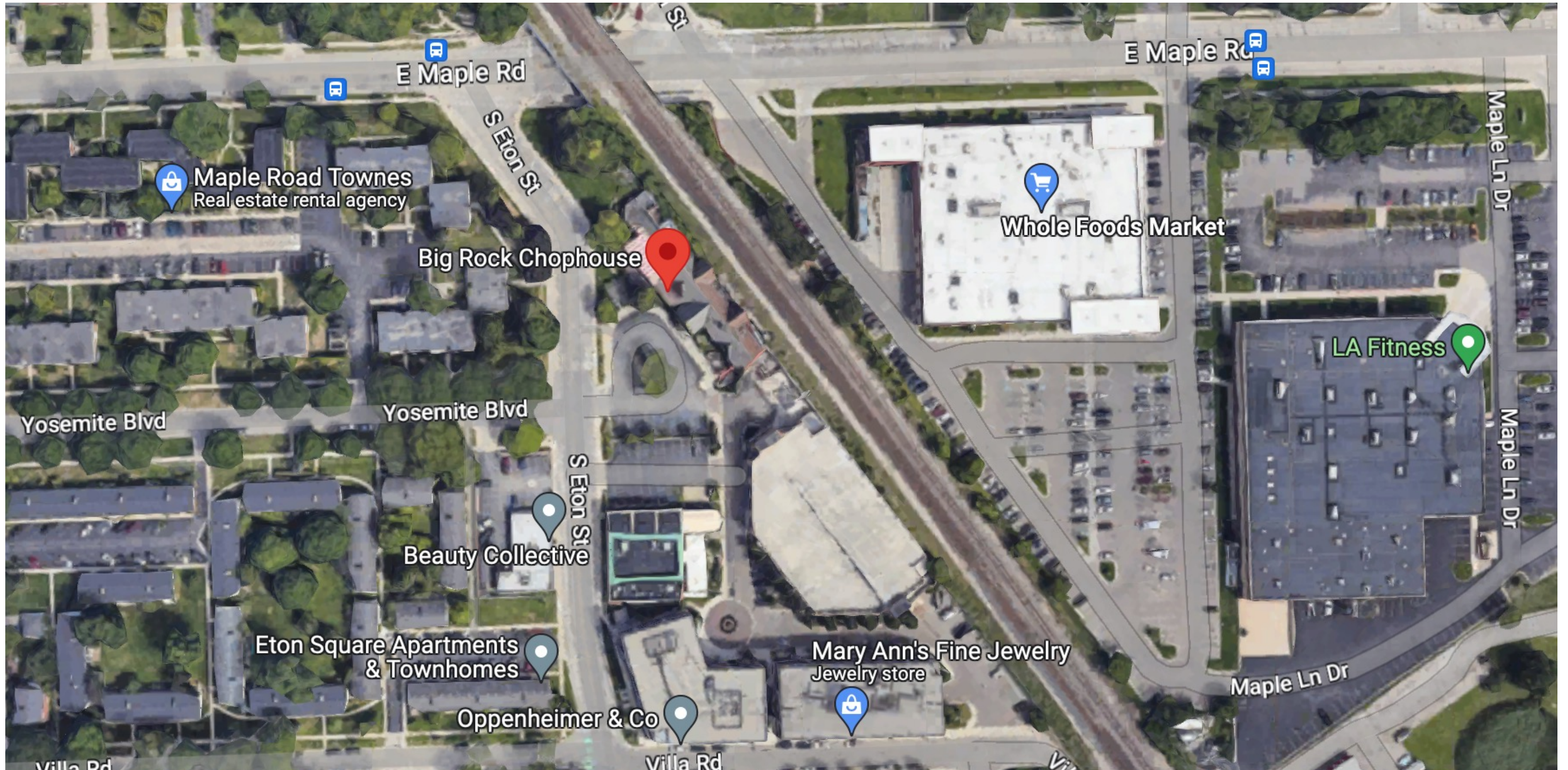
EXISTING CONDITIONS



Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

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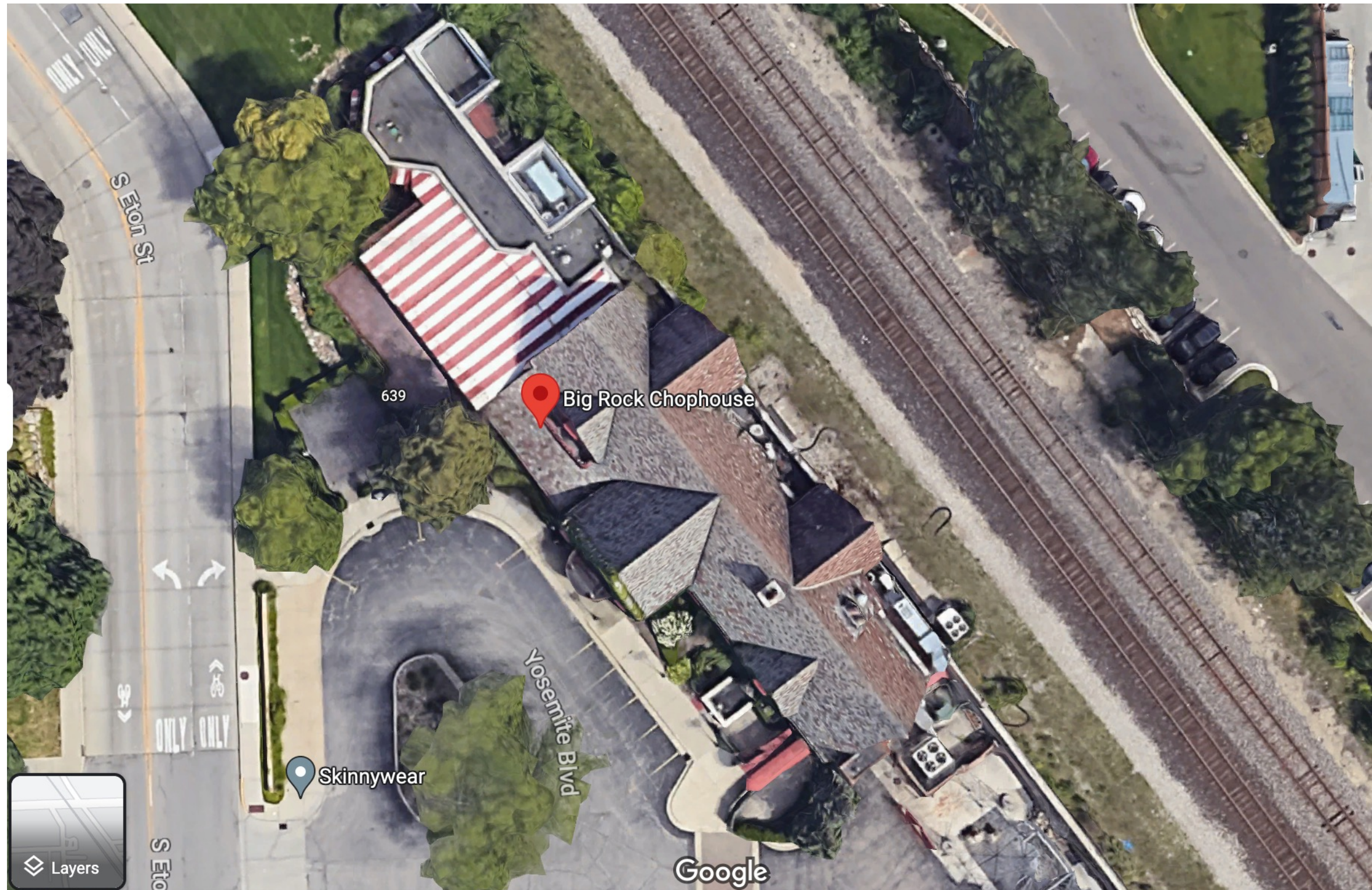
CAMERON MITCHELL
▪ RESTAURANTS ▪



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245 S. Eton, Birmingham, Michigan
June 9th, 2023

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PROPOSED 3-D Views



Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

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PROPOSED 3-D Views



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245 S. Eton, Birmingham, Michigan
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PROPOSED 3-D Views



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PROPOSED 3-D Views



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PROPOSED 3-D Views

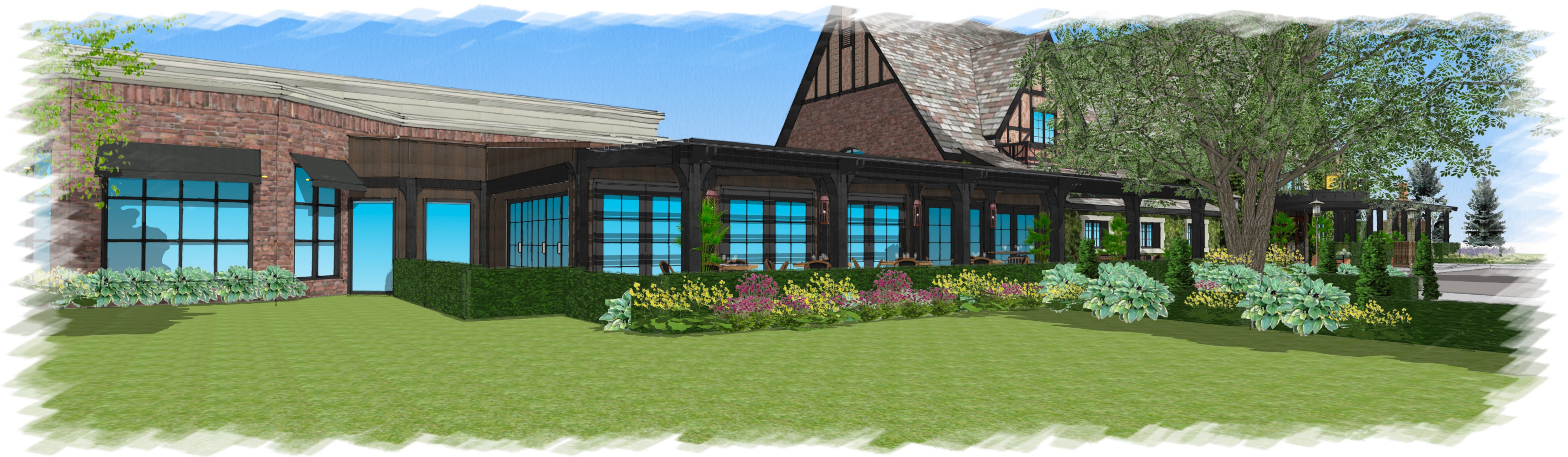


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245 S. Eton, Birmingham, Michigan
June 9th, 2023

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PROPOSED 3-D Views



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PROPOSED 3-D Views



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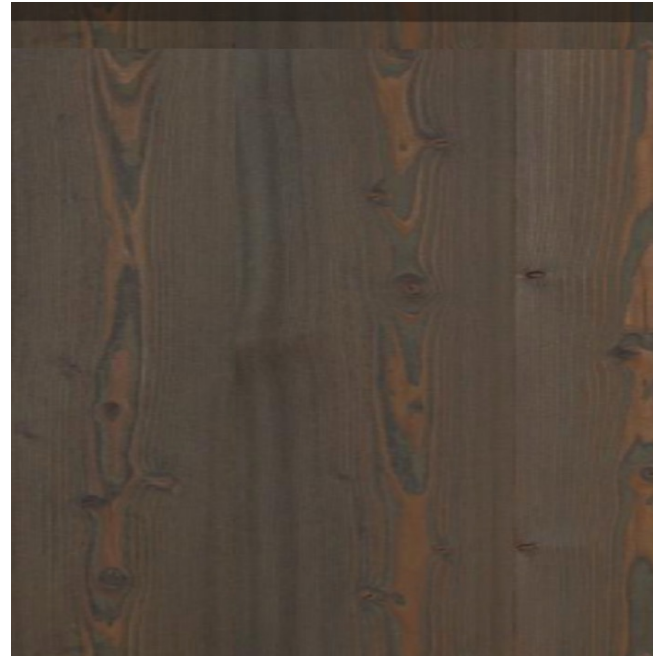
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CAMERON MITCHELL
▪ RESTAURANTS ▪

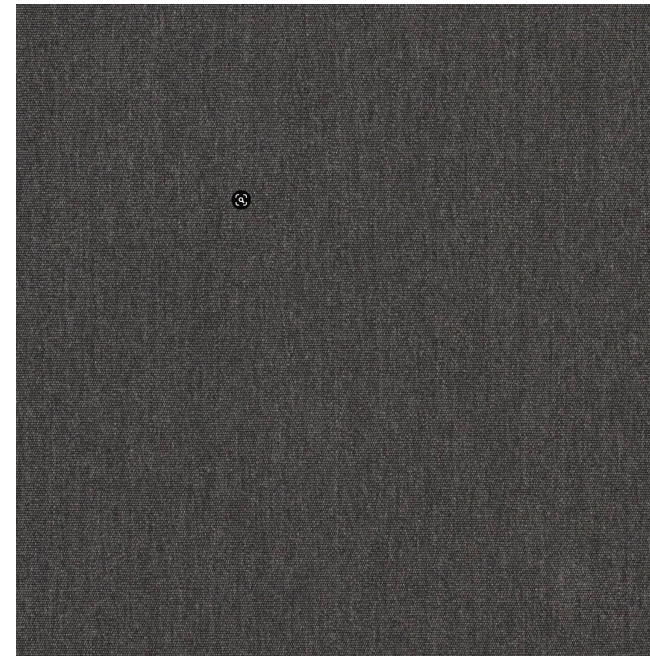
FINISHES AND MATERIALS: PAVER, PAINT, STAIN & AWNING



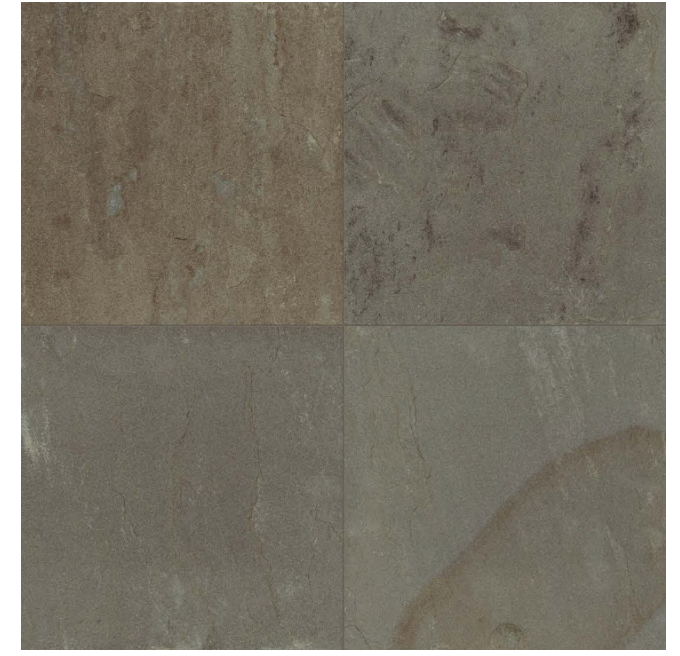
Paint
Trim, Soffits, Trellis,
and Windows:
Benjamin Moore
Black HC-190



Stain
Siding at North Private
Dining Room:
Vertical T&G Wood,
Stained
Cabot Semi-Transparent
- Black



Fabric Awnings
Sunbrella
Slate 4684-0000



Patio Pavers
Kronos Pennsylvania
Ashlar Pattern
Mix of Colors

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Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

CAMERON MITCHELL
▪ RESTAURANTS ▪

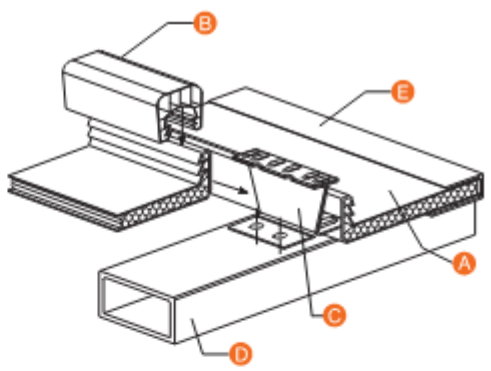
FINISHES AND MATERIALS: ROOFING AT EXTERIOR PATIOS

Translucent Single Panel Standing Seam Cladding System

Pentaglas®
Product Data Sheet



- A Pentaglas® glazing panel
- B Double-tooth panel connector
- C Stainless steel panel clip
- D Aluminum purlin substructure
- E Aluminum framing system

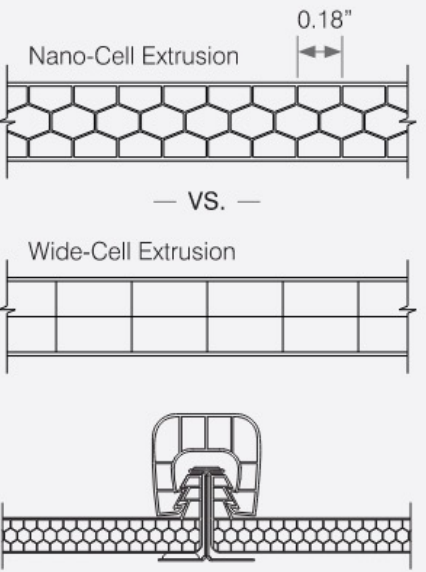


Product Specifications

Glazing	Pentaglas® translucent polycarbonate panel with Nano-Cell® extrusion
Thickness:	10 mm, 12 mm, or 16 mm
Width:	2 ft nominal (23 5/8 in) (600 mm)
Length:	Up to 40 ft long
Panel Weight:	12 mm = 0.53 lb/ft² 16 mm = 0.70 lb/ft²
Panel Joint:	Mechanically interlocking double-tooth connection
Color Options:	Standard - clear, white, ice white, blue, green, bronze, refl. gray
Note: all colors are available with a matte finish upon request - consult for other available color options	

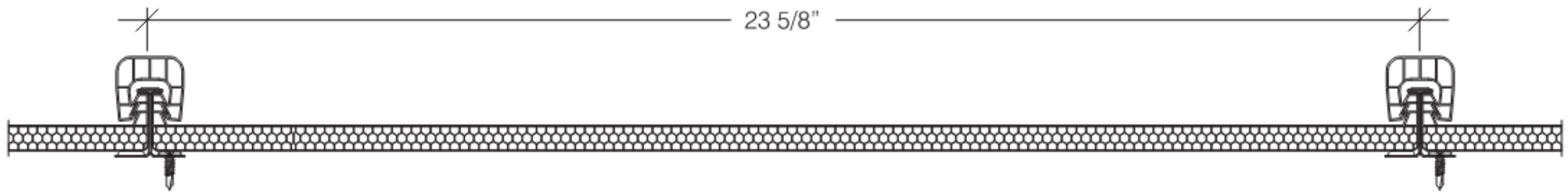
Glazing Extrusion

Our Pentaglas® translucent glazing is precision engineered with Nano-Cell® technology. This specialized panel extrusion results in the cells measuring smaller than 0.18 inches, providing the panel with superior durability and prolonged resistance to impact. The unique cell structure significantly improves the quality and balanced distribution of glare-free natural light. Pentaglas glazing panels are co-extruded with a specialized UV inhibitor on both sides of the panel.



Double-Tooth Connection

The double-tooth edge on the upstands of the glazing panels enables the system to withstand extremely high loads without concern for the panels disengaging. As the panels deflect, their grip on the u-shaped panel connector actually strengthens, ensuring long-term performance under loading conditions.



Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

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FINISHES AND MATERIALS: Seasonal Role Down Screens at Pergola Structures



Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

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FINISHES AND MATERIALS:
PORCH WALL SCONCE

COACH HOUSE®
ORIGINAL BRACKET



BEVOLO
—established 1945—
GAS & ELECTRIC LIGHTS



The Coach House® lantern is a great complement to the New England style of architecture. This lantern features a rustic design and also can be used as a secondary light with the London Street when you are addressing side doors, back doors or garage doors. The Coach House loop adds appx 4" to the height of each size. Available in natural gas, liquid propane & electric. [Read Less](#)

VIEW SIZE OPTIONS ▲

Standard Lantern Sizes

Height	Width	Depth
22.0"	10.25"	9.25"



FINISHES AND MATERIALS: REPLACEMENT LIGHTS AND LAMPS

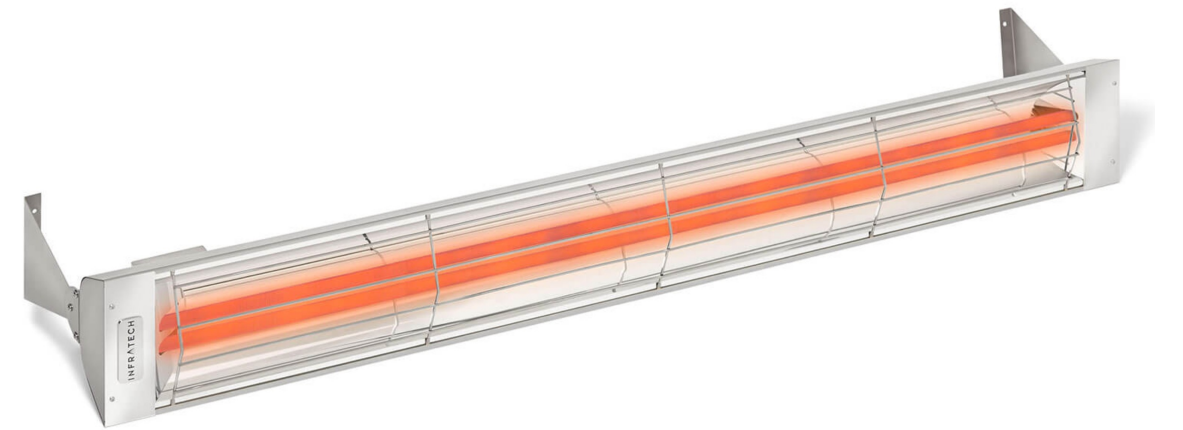


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Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

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▪ RESTAURANTS ▪

FINISHES AND MATERIALS:
PATIO LIGHTS, FANS, HEATERS



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Big Rock | Italian Chop House
245 S. Eton, Birmingham, Michigan
June 9th, 2023

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▪ RESTAURANTS ▪

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Knauer Incorporated

226 Green Bay Road

Highwood, IL 60040

(847) 948.9500

www.knauerinc.com

architecture

design

direction

SEATING COUNT TABLE

TYPE	COUNT	TOTAL
BAR SEATING		
2 TOP	2	= 4
4 TOP	3	= 12
4 TOP U-BOOTH	2	= 8
BAR STOOL	15	= 15
BAR SEATING		39
CLUB PATIO		
12 TOP - PATIO	5	= 10
4 TOP - PATIO	5	= 20
6 TOP - PATIO	1	= 6
SOFA	2	= 4
CLUB PATIO		40
CLUB ROOM		
2 TOP	2	= 4
4 TOP	3	= 12
5 TOP	1	= 5
6 TOP	1	= 6
BAR STOOL	7	= 7
LOUNGE CHAIR	2	= 2
SOFA	2	= 4
CLUB ROOM		40
COVERED PATIO		
4 TOP - PATIO	10	= 40
16 TOP - PATIO	1	= 6
COVERED PATIO		46
DINING ROOM B		
2 TOP	2	= 4
4 TOP	8	= 32
5 TOP	2	= 10
5 TOP - ROUND BOOTH	1	= 5
6 TOP	2	= 12
DINING ROOM B		63
MAIN DINING ROOM		
4 TOP	4	= 16
4 TOP PULLMAN BOOTH	6	= 24
4 TOP U-BOOTH	2	= 8
16 TOP	4	= 24
MAIN DINING ROOM		72
PDR A		
4 TOP	6	= 24
16 TOP	1	= 6
PDR A		30
PDR B		
4 TOP	9	= 36
PDR B		36
TUNNEL		
LOUNGE CHAIR	12	= 12
TUNNEL		12
TOTAL DINING		378

MARK	DATE	DESCRIPTION
	06/09/2023	ISSUED FOR PLANNING DEPT. REVIEW
	06/09/2023	ISSUED FOR DESIGN DEVELOPMENT
	03/24/2023	DESIGN REVIEW - PLANNING

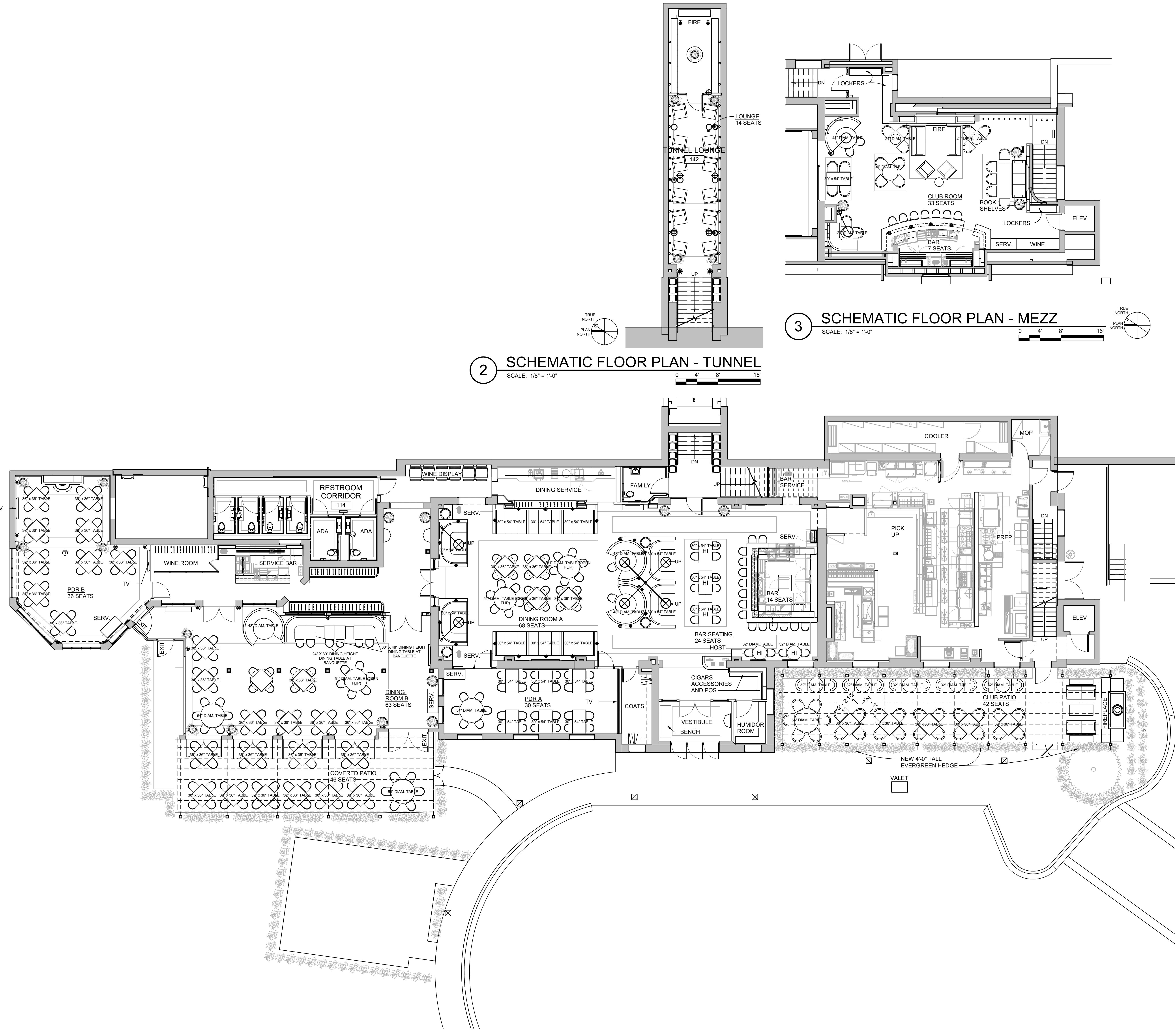
ISSUED	DESCRIPTION
	SCHEMATIC DESIGN FOR
	BIG ROCK
	245 S ETON STREET
	BIRMINGHAM, MI 48009
	PROJECT NO: 3672
	CAD DWG FILE: C:\Users\jamesr\Documents\3672 Big Rock_952_jamesr\BIGAT.rvt
	DRAWN BY: Author
	CHECKED BY: Checker
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	SCALE: DRAWING SCALE MAY VARY. REFER TO EACH DRAWING FOR ITS SCALE.
	SHEET TITLE
	SCHEMATIC FLOOR PLAN
	A-1.1

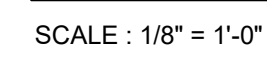
1 SCHEMATIC FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

2 SCHEMATIC FLOOR PLAN - TUNNEL
SCALE: 1/8" = 1'-0"

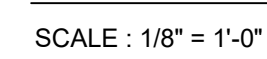
3 SCHEMATIC FLOOR PLAN - MEZZ
SCALE: 1/8" = 1'-0"

4 SCHEMATIC FLOOR PLAN - LL
SCALE: 1/8" = 1'-0"





—NEW WALL LANTERN LIGHTS, MOUNTED ON NEW PERGOLA POST.



—SEASONAL DROP
DOWN SCREENS AT
PATIO PERGOLAS—

	06/09/2023	ISSUED FOR PLANNING DEPT. REVIEW
	06/09/2023	ISSUED FOR DESIGN DEVELOPMENT
	03/24/2023	DESIGN REVIEW - PLANNING
MARK	DATE	DESCRIPTION
ISSUED		

SCHEMATIC DESIGN FOR BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO:	3672
-------------	------

CAD DWG FILE: C:\Users\jcarstens\Documents\3672 Big Rock_R22_jcarstens08GAT.rvt

DRAWN BY: Author

CHECKED BY: Checker

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SCALE: 0 4' 8' 16'



$\frac{1}{8}" = 1'-0"$

SHEET TITLE
SCHEMATIC EXTERIOR ELEVATIONS

A-2

COVERED PERGOLA AT PATIO SEATING WITH
WOOD STRUCTURE PAINTED BLACK WITH
POLYCARB ROOF PANELS. NEW LIGHTS, FANS,
AND HEATERS

ROOF PANELS REPLACED WITH
INSULATED METAL ROOF

PAINT ALL EXISTING WOOD TRIM
BLACK TYPICAL FOR ALL EXTERIOR
SOFFITS, TRIM, AND HALF TIMBER
DETAILS

ALL EXTERIOR LIGHTING TO BE
REPLACED ONE FOR ONE

20" HIGH STAND UP
MARQUEE LIT SIGN.
EXISTING MARQUEE
LIGHTS TO REMAIN
AND BULBS
REPLACED WITH LED



NORTH EXTERIOR ELEVATION (WITHOUT DROP DOWNS)

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

COVERED PERGOLA AT
PATIO SEATING WITH
WOOD STRUCTURE
PAINTED BLACK WITH
POLYCARB ROOF
PANELS. NEW LIGHTS,
FANS, AND HEATERS.

NEW WALL LANTERN
LIGHTS, MOUNTED
ON NEW PERGOLA
POST

GAS POWERED MASONRY
FIREPLACE. MATCHING BRICK
VENEER LIMESTONE, TRIM AND
TARRACOTTA CHIMNEY DETAILS

PAINT ALL EXISTING WOOD
TRIM BLACK TYPICAL FOR
ALL EXTERIOR SOFFITS,
TRIM, AND HALF TIMBER
DETAILS.



SOUTH EXTERIOR ELEVATION (WITHOUT DROP DOWNS)

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

NEW 4'-0" TALL
EVERGREEN
HEDGEROW



NORTH EXTERIOR ELEVATION (WITH DROP DOWNS)

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



SOUTH EXTERIOR ELEVATION (WITH DROP DOWNS)

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

SEASONAL DROP
DOWN SCREENS AT
PATIO PERGOLAS

	06/09/2023	ISSUED FOR PLANNING DEPT. REVIEW
	06/09/2023	ISSUED FOR DESIGN DEVELOPMENT
	03/24/2023	DESIGN REVIEW - PLANNING
MRK	DATE	DESCRIPTION

SCHEMATIC DESIGN FOR
BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE: C:\Users\jgarden\Documents\3672 Big
Rock_3527_garden\BIGAT.rvt

DRAWN BY: Author

CHECKED BY: Checker

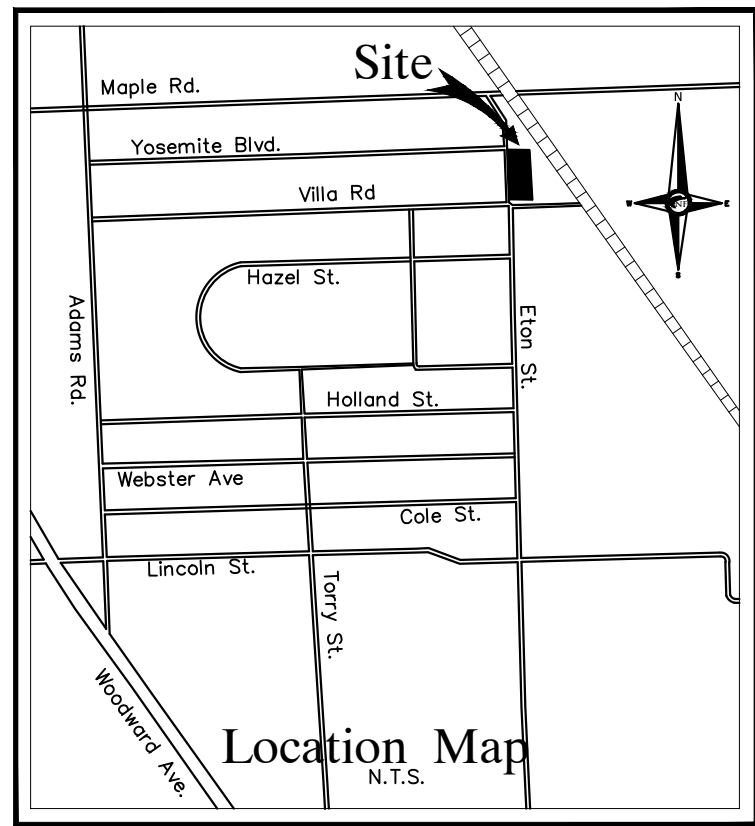
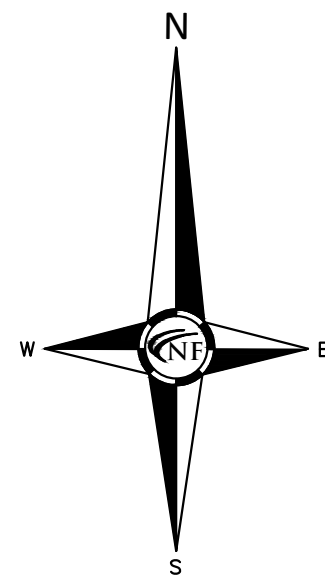
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SCALE: 0 4' 8' 16'
1/8" = 1'-0"

SHEET TITLE

SCHEMATIC EXTERIOR
ELEVATIONS

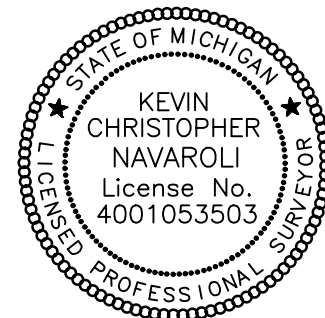
A-3



NF
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FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT
Old Big Rock Restaurant

CLIENT
Cameron Mitchell
Restaurants

Contact: Randy Roberty
Ph: (380) 219-2582

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

SHEET
Boundary / Topographic
Survey



DATE ISSUED/REVISED
00-00-00 REVISED PER

DRAWN BY:
G. Burr

DESIGNED BY:

APPROVED BY:
K. Navaroli

DATE:
May 25, 2023

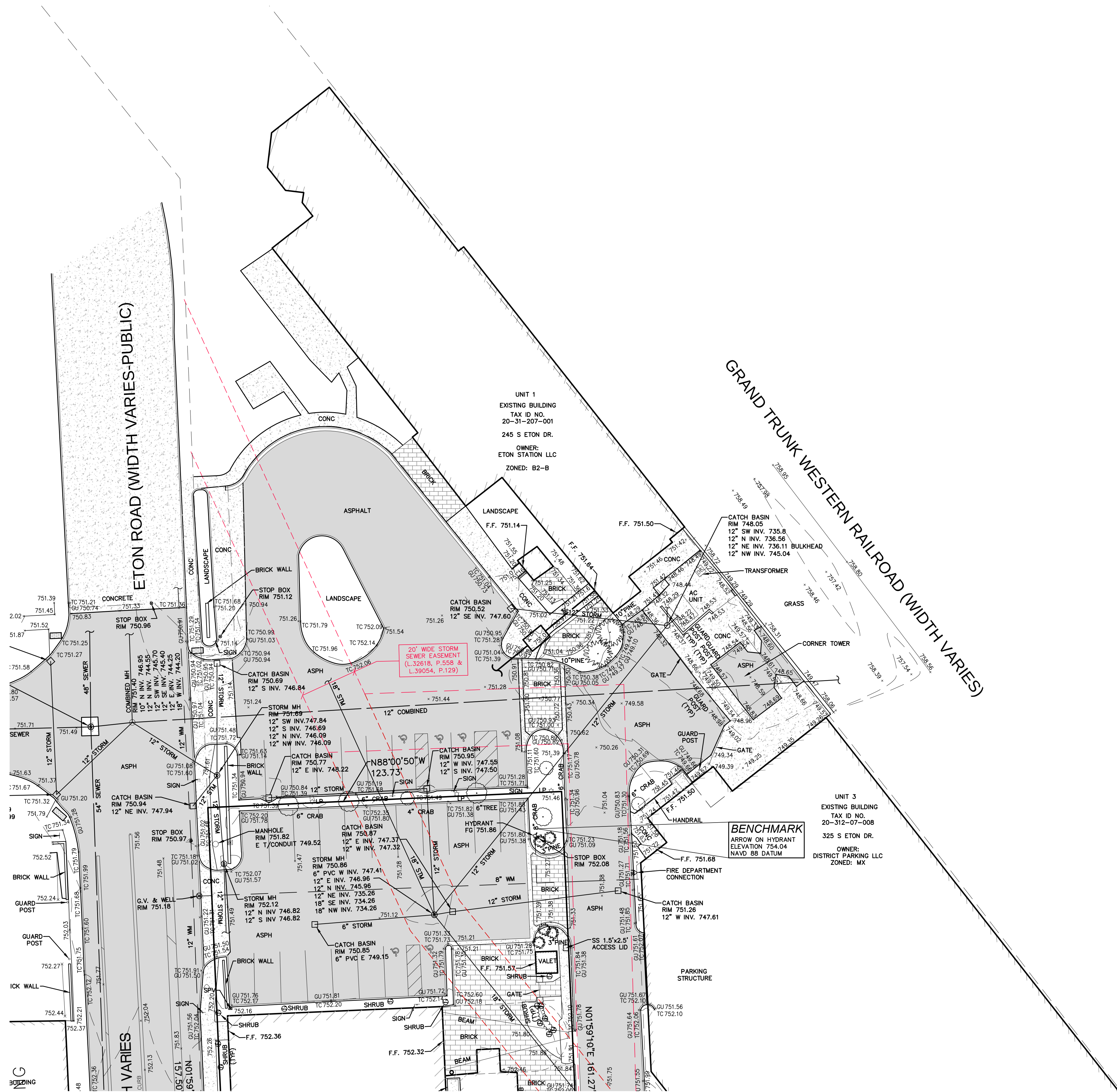
SCALE: 1" = 20'

NFE JOB NO.

E103-04

SHEET NO.

SP01



BIRMINGHAM BENCHMARK NOTE

THE CITY OF BIRMINGHAM'S VERTICAL DATUM, REFERENCED HEREON, IS ONE (1) FOOT HIGHER THAN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL DESCRIPTION

UNIT 1, ETON CONDOMINIUM PROPERTIES, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 37854, PAGES 533 THROUGH 583, BOTH INCLUSIVE, AND FIRST AMENDMENT TO THE MASTER DEED RECORDED IN LIBER 38725, PAGES 110 THROUGH 112, BOTH INCLUSIVE, AND SECOND AMENDMENT TO THE MASTER DEED RECORDED IN LIBER 38725, PAGES 110 THROUGH 112, BOTH INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1883, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE-DESCRIBED MASTER DEED, AS AMENDED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

MISS DIG / UTILITY DISCLAIMER NOTES

THE LOCATION OF THE COMCAST CABLE/FIBER LINES SHOWN ON THE RECORDS PROVIDED BY COMCAST COULD NOT BE ACCURATELY PLOTTED DUE TO A LACK OF DIMENSIONS AND/OR SCALE. CLIENT SHALL CONTACT COMCAST TO DETERMINE THE LOCATION OF THE UNDERGROUND UTILITY.

THE LOCATION OF THE DTE UNDERGROUND LINES SHOWN ON THE RECORDS PROVIDED BY DTE COULD NOT BE ACCURATELY PLOTTED DUE TO A LACK OF DIMENSIONS AND/OR SCALE. CLIENT SHALL CONTACT DTE TO DETERMINE THE LOCATION OF THE UNDERGROUND UTILITY.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0537E BEARING AN EFFECTIVE DATE OF 09-29-2006.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

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

SANITARY SEWER NOTES

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY. THE MUNICIPALITY STANDARD NOTES, DETAILS AND SPECIFICATIONS SHALL BE INCORPORATED AS PART OF THESE PLANS.

ALL SANITARY SEWER PIPE SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER UNLESS OTHERWISE INCLUDED ON THE PLANS.

SANITARY SEWER SHALL BE OF THE TYPE, SIZE & CLASS DESIGNATION INDICATED ON THE PLANS AND LIKEWISE BE INSTALLED AT THE PROPOSED LINE & GRADE INDICATED.

ALL MAN HOLE COVERS SHALL BE AS INDICATED ON THE PLANS IN ACCORDANCE WITH MUNICIPALITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

EXACT GRADES AND INVERTS OF PROPOSED SANITARY SEWER ARE TO BE CHECKED WITH THE FIELD ENGINEER PRIOR AND DURING INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY PLAN INCONSISTENCY AND/OR UTILITY CONFLICTS.

THE UNDERGROUND SITE CONTRACTOR SHALL INSTALL ALL SANITARY SEWER BUILDING LEADS TO WITHIN FIVE (5) FEET OF PROPOSED BUILDING.

THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL SITE INSPECTIONS.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.

ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OF THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, SIDEWALK OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT.

DOWNSPOUTS, WEEP TILE, FOOTING DRAINS, OR ANY CONDUIT, THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.

NO SANITARY SEWER INSTALLATION OR PORTION THEREOF SHALL HAVE INFILTRATION EXCEEDING 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER TWENTY-FOUR (24) HOUR PERIOD.

ALLOWABLE TYPE OF SEWER PIPE SHALL BE AS FOLLOWS, SUBJECT TO MUNICIPAL STANDARDS:

EXTRA STRENGTH VITRIFIED CLAY SEWER PIPE SHALL CONFORM TO THE CURRENT ADOPTED A.S.T.M. SPECIFICATIONS FOR EXTRA STRENGTH CLAY PIPE, C-700. THIS PIPE IS TO BE USED ONLY FOR INDUSTRIAL ZONES.

REINFORCED CONCRETE SEWER PIPE SHALL CONFORM TO THE CURRENT ADOPTED A.S.T.M. SPECIFICATION FOR REINFORCED CONCRETE PIPE, C-76, CLASS IV OR CLASS V, AS REQUIRED. THE "WALL B" OR "WALL C" SPECIFICATION SHALL BE USED.

SANITARY SEWER NOTES

ABS COMPOSITE SEWER PIPING SHALL CONFORM TO A.S.T.M. DESIGNATION D-2680 WITH TYPE SC JOINTS.

P.V.C. SOLID WALL PIPE SHALL CONFORM TO A.S.T.M. DESIGNATION D-3034, SDR-35. JOINTS SHALL BE ELASTOMERIC (RUBBER GASKET).

JOINTS FOR CLAY SEWER PIPE SHALL CONFORM TO REQUIREMENTS OF A.S.T.M. DESIGNATION C-425. JOINTS IN ABS COMPOSITE PIPE SHALL BE SLEEVE COUPLING TYPE "SC" CHEMICALLY WELDED JOINT AS SPECIFIED IN A.S.T.M. DESIGNATION D-2680. JOINTS FOR CONCRETE SEWER PIPE SHALL BE MODIFIED GROOVED TONGUE WITH RUBBER GASKETS A.S.T.M. C-443, EXCEPT THAT RUBBER GASKETS SHALL MEET ALL APPROPRIATE TESTS UNDER A.S.T.M. DESIGNATION C-361. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

BOLTED MANHOLE FRAMES AND COVERS SHALL BE USED.

EACH TEE OR END OF SERVICE LEAD SHALL BE MARKED BY SETTING A TWO (2) INCH BY TWO (2) INCH BY EIGHT (8) FOOT (2' X 2' X 8') LUMBER STAKE VERTICALLY ABOVE THE END OF THE LEAD.

EACH TEE OR END OF SERVICE LEAD SHALL HAVE WATER-TIGHT AND AIRTIGHT STOPPER OF COMPATIBLE JOINT MATERIAL AND SHALL BE ADEQUATELY BRACED TO WITHSTAND EXFILTRATION AND/OR AIR TEST PRESSURE.

WHEN EXISTING BRICK OR BLOCK MANHOLES ARE TO BE TAPPED, DRILL HOLES AT FOUR (4) INCHES CENTER TO CENTER AROUND THE PERIPHERY OF OPENING, TO CREATE A PLANE OF WEAKNESS JOINT, BEFORE BREAKING SECTION OUT.

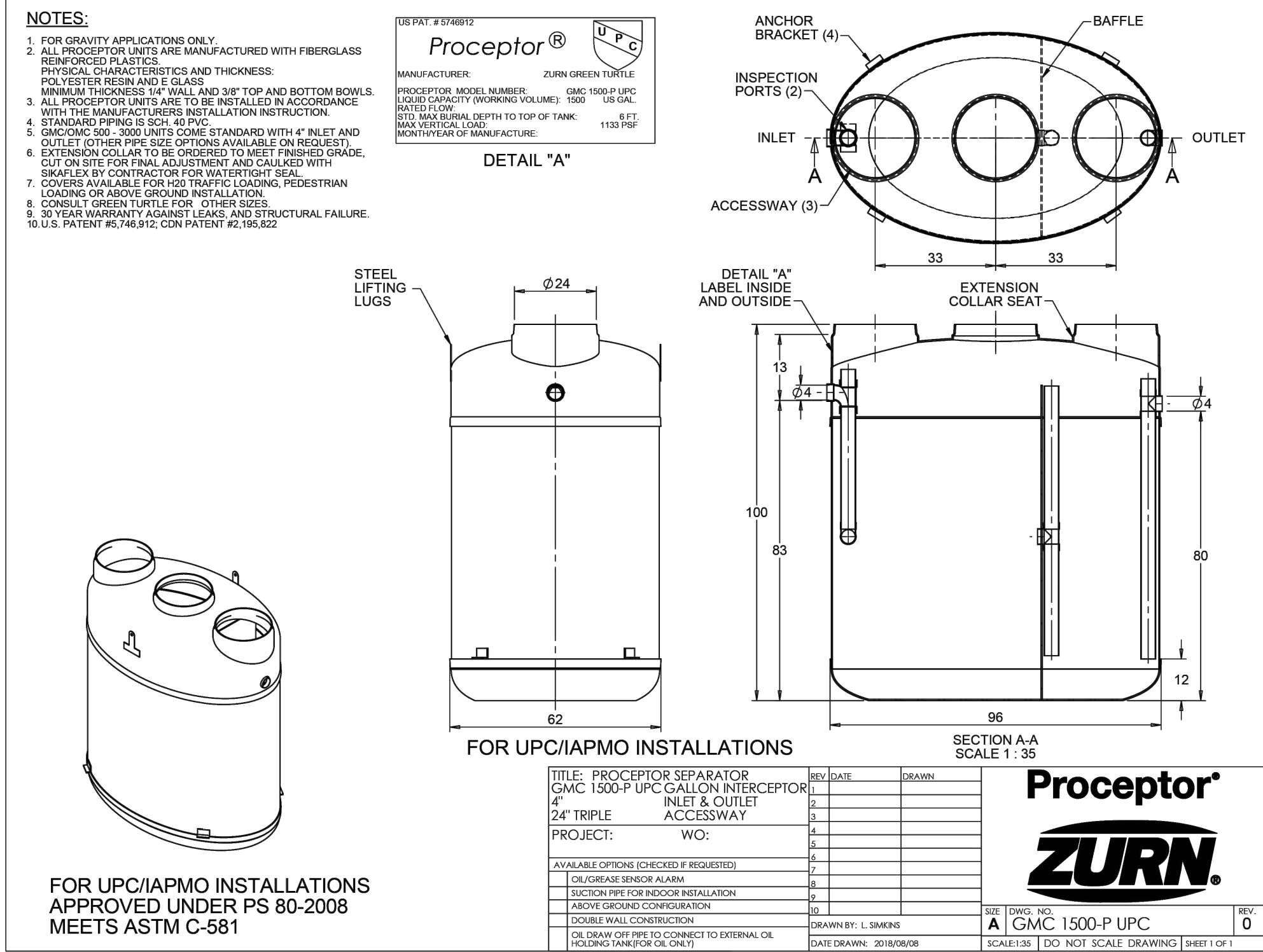
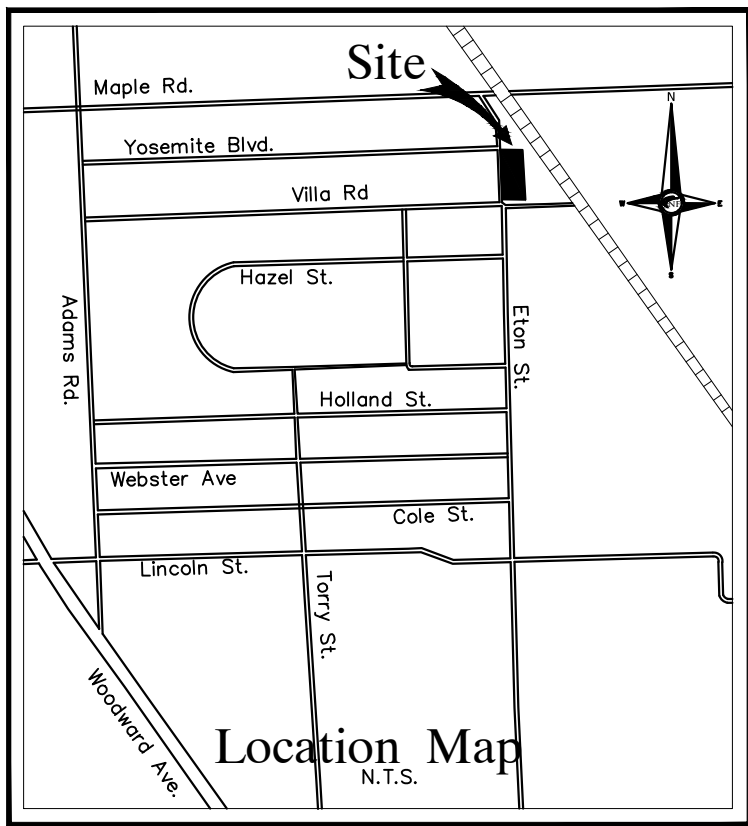
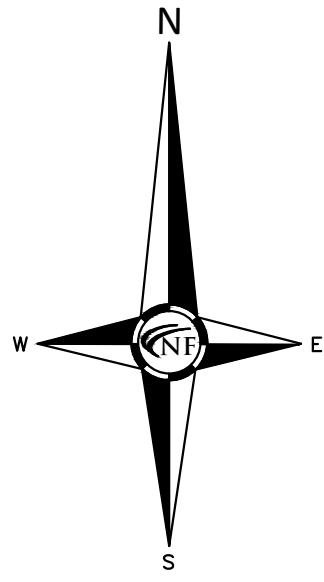
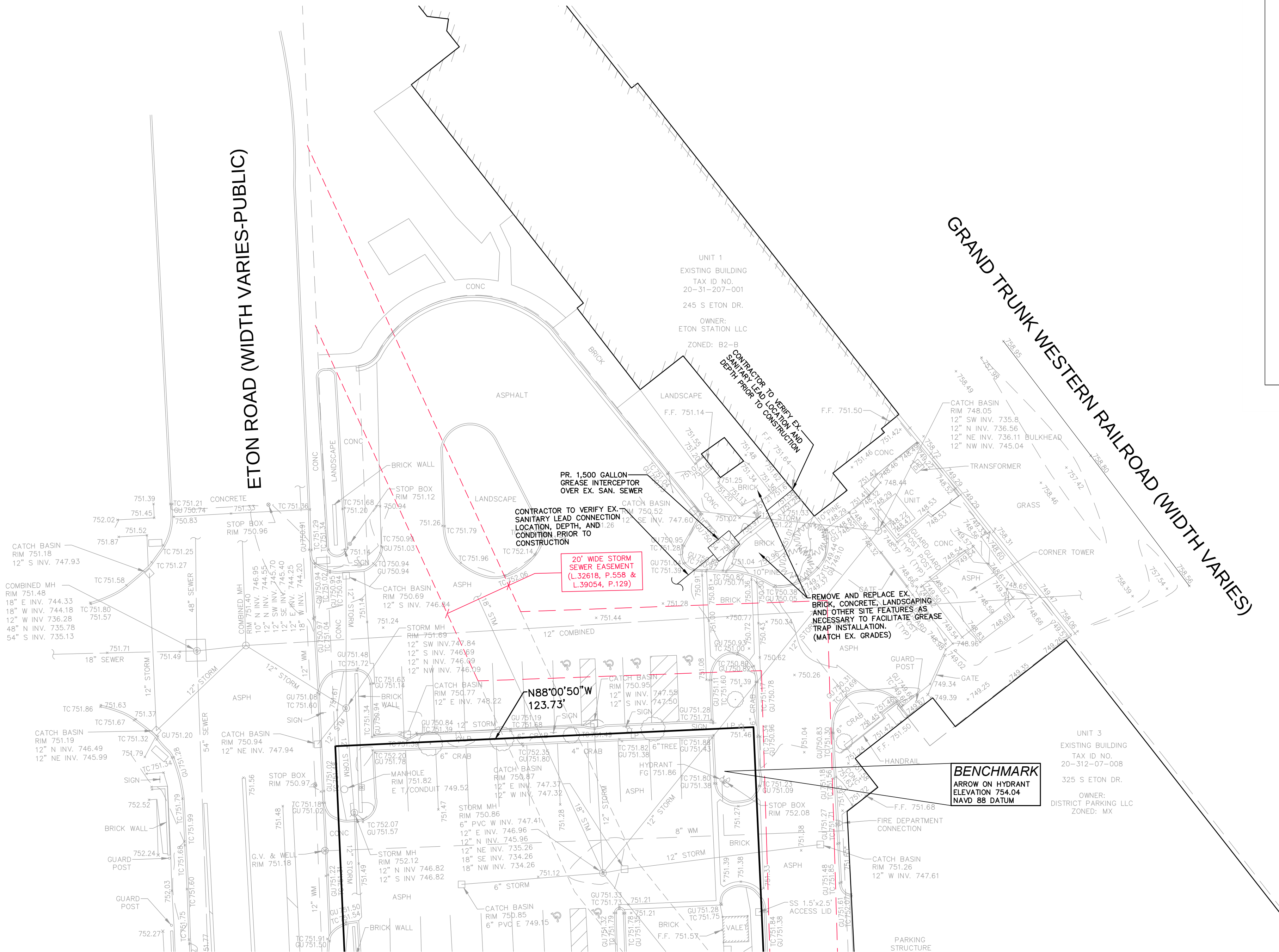
WHEN EXISTING REINFORCED CONCRETE MANHOLES OR SEWER PIPES ARE TO BE TAPPED, A HOLE OF THE APPROPRIATE DIAMETER SHALL BE CORE DRILLED THROUGH THE WALL OF THE MANHOLE OR SEWER PIPE, TO ACCEPT A RESILIENT CONNECTOR CONFORMING TO A.S.T.M. DESIGNATION C-903. RESILIENT CONNECTORS SHALL BE "KOR-N-SEAL" AS MANUFACTURED BY THE "THE CORE AND SEAL CO." OR APPROVED EQUAL.

AT ALL CONNECTIONS TO EXISTING SEWER SYSTEM OR EXTENSION THERETO, PROVIDE A WATER-TIGHT BULKHEAD WITH A ONE(1) INCH DIAMETER PIPE THROUGH THE BULKHEAD FOR MEASURING INFILTRATION IMMEDIATELY UPSTREAM.

ALL SEWERS SHALL BE SUBJECTED TO INFILTRATION, AIR OR EXFILTRATION TESTS OR A COMBINATION THEREOF IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS, PRIOR TO ACCEPTANCE OF THE SYSTEM BY THE MUNICIPALITY AND PRIOR TO REMOVAL OF THE BULKHEADS.

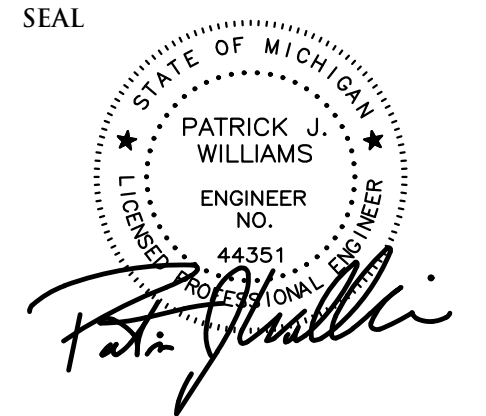
ALL SEWERS OVER TWENTY-FOUR (24) INCHES DIAMETER SHALL BE SUBJECTED TO INFILTRATION TESTS. ALL SEWERS OF TWENTY-FOUR (24) INCHES DIAMETER OR SMALLER, WHERE GROUND WATER LEVEL ABOVE THE TOP OF SEWER IS OVER SEVEN (7) FEET, SHALL BE SUBJECTED TO AN INFILTRATION TEST.

ALL SEWERS OF TWENTY-FOUR (24) INCHES DIAMETER OR LESS, WHERE THE GROUND WATER LEVEL ABOVE THE TOP OF THE SEWER IS SEVEN (7) FEET OR LESS, SHALL BE SUBJECTED TO AIR TESTS OR EXFILTRATION TESTS.



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LAND SURVEYORS
LAND PLANNERS

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46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257
WWW.NFE-ENGR.COM



PROJECT
Old Big Rock Restaurant

CLIENT
Cameron Mitchell
Restaurants

Contact: Randy Roberty
Ph: (380) 219-2582

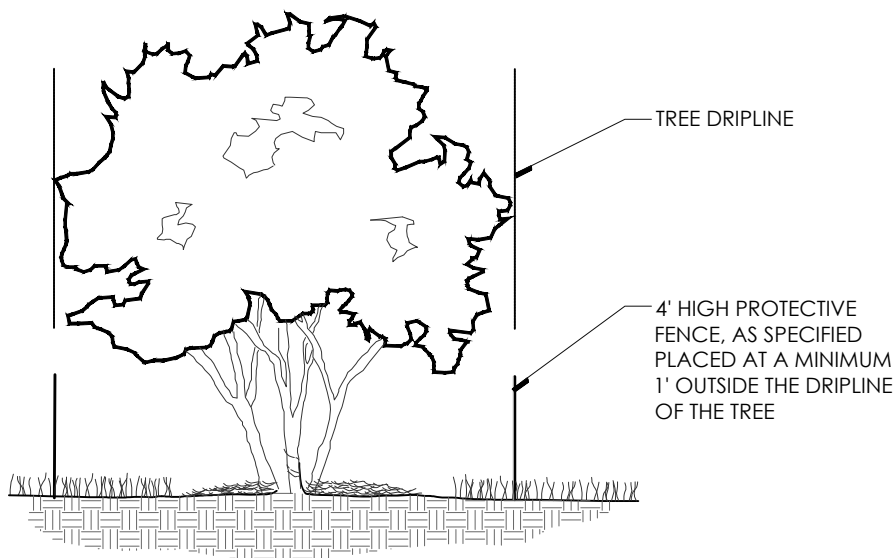
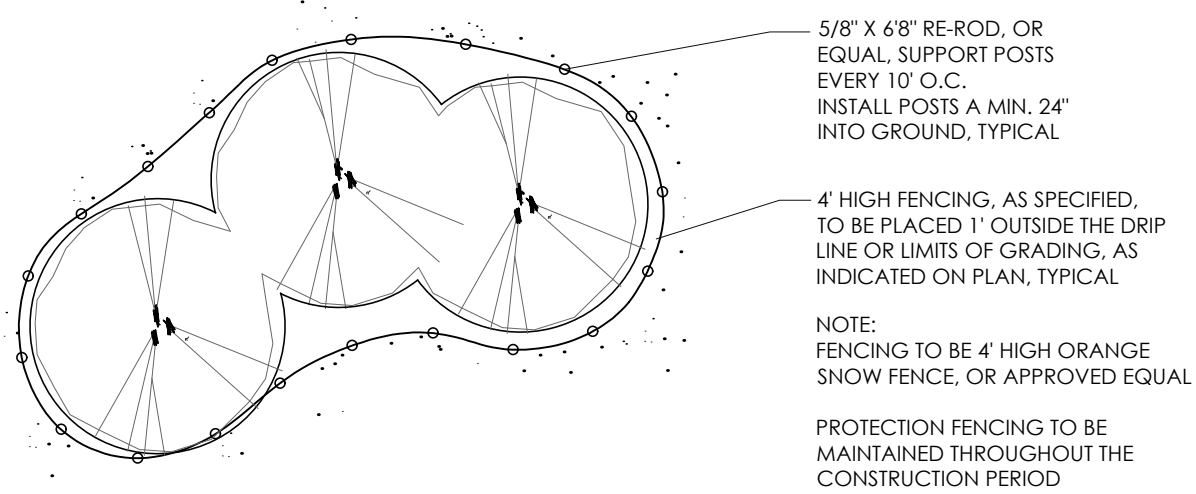
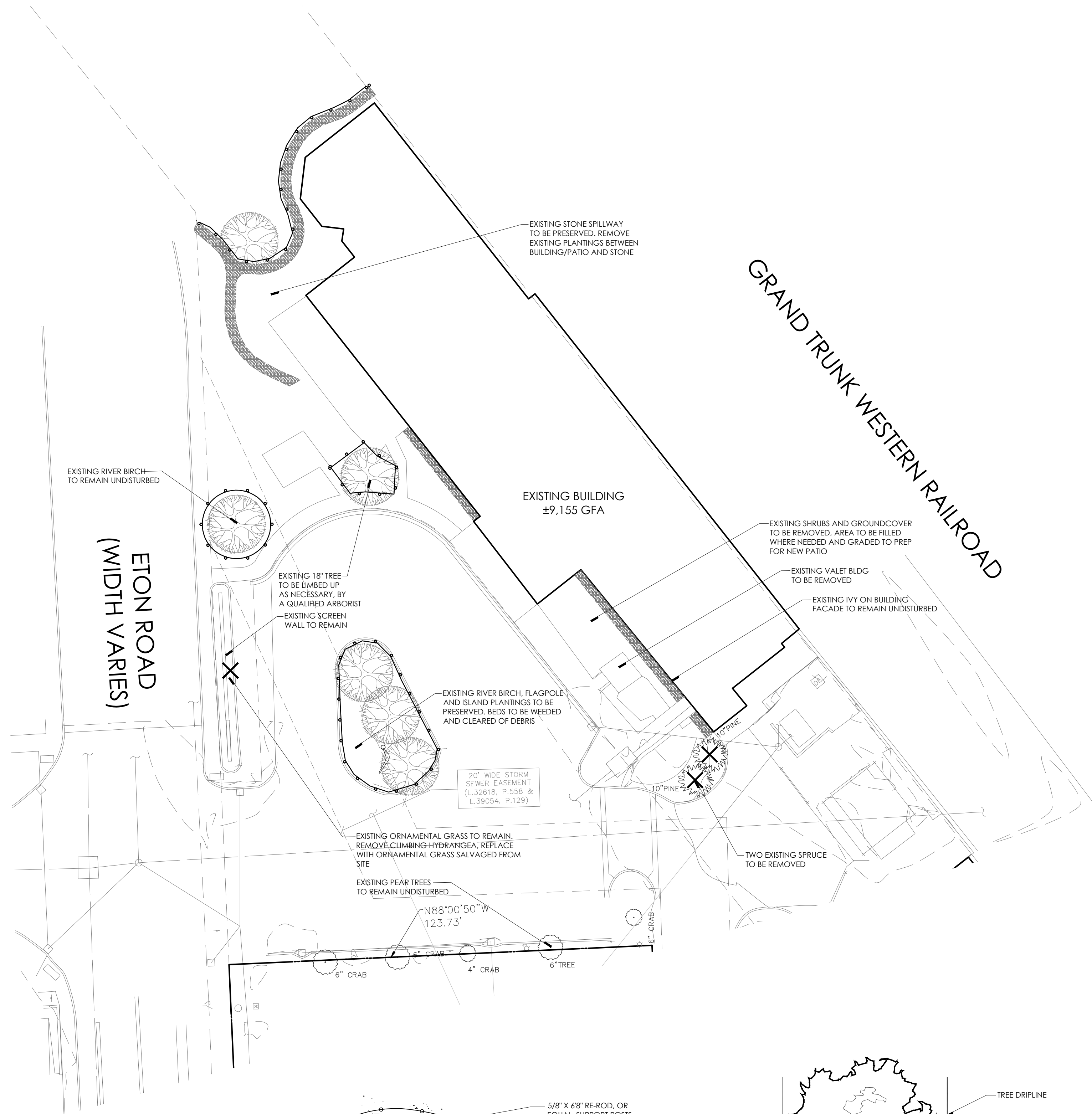
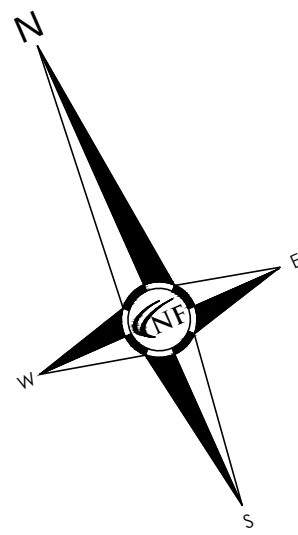
PROJECT LOCATION
Part of the Northeast 1/4
of Section 31
T. 2 North, R. 11 East
City of Birmingham,
Oakland County, Michigan

SHEET
Engineering Site Plan



DATE ISSUED/REVISED
00-00-00 REVISED PER

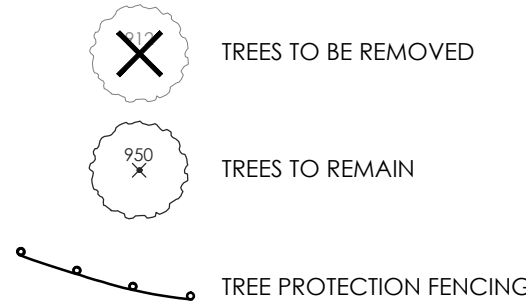
DRAWN BY:
A. Eizember
DESIGNED BY:
A. Eizember
APPROVED BY:
P. Williams
DATE:
May 25, 2023
SCALE: 1" = 20'
NFE JOB NO. SHEET NO.
E103-04 SP02



DEMOLITION NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
- ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
- STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
- ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
- DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
- TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
- GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRRIGATION PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWAYS-TOTAL DEPTH OF PAVING AND SUB-BASE; ASPHALT PAVING-TOTAL DEPTH OF PAVING AND SUB-BASE; LAWN AND OTHER PLANTINGS AREAS-REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
- PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
- STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
- SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
- ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC. ALONG WITH EDISON POWER LINES AS REQUIRED.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

LEGEND:



GENERAL TREE PROTECTION NOTES

- APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
- WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
- TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
- THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
- THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
- ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
- THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
- TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.



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

SEAL



PROJECT
Proposed Restaurant

CLIENT
Cameron Mitchell
Restaurants
Contact: Randy Roberty
Phone: 380-219-2582
Email:
rroberty@cameronmitchell.com

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

SHEET
Tree Removal Plan



REVISIONS
05/18/23 REVISED PER OWNER REVIEW

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

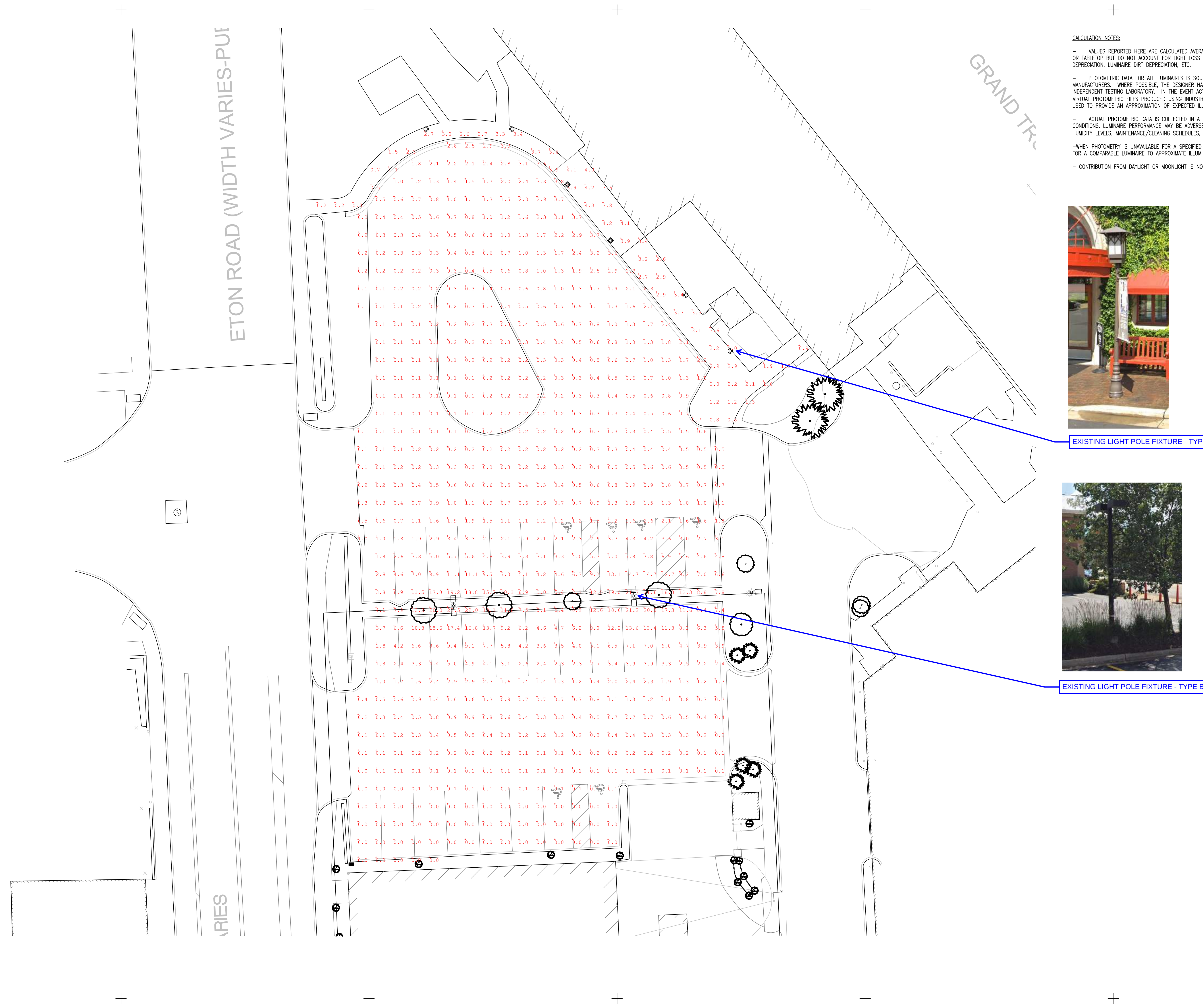
DATE:
05-01-2023

SCALE: 1" = 20'



NFE JOB NO.
E103-04

SHEET NO.
L1



CALCULATION NOTES:

- VALUES REPORTED HERE ARE CALCULATED AVERAGE MAINTAINED ILLUMINANCE LEVELS ON THE FLOOR OR TABLETOP BUT DO NOT ACCOUNT FOR LIGHT LOSS FACTORS, INCLUDING BUT NOT LIMITED TO LAMP LUMEN DEPRECIATION, LUMINAIRE DIRT DEPRECIATION, ETC.
- PHOTOMETRIC DATA FOR ALL LUMINAIRES IS SOURCED FROM ESTIMATED SIMILAR LUMINAIRE MANUFACTURERS. WHERE POSSIBLE, THE DESIGNER HAS USED ACTUAL PHOTOMETRIC DATA, AS TESTED BY AN INDEPENDENT TESTING LABORATORY. IN THE EVENT ACTUAL PHOTOMETRIC TEST DATA WAS UNAVAILABLE, VIRTUAL PHOTOMETRIC FILES PRODUCED USING INDUSTRY STANDARD SOFTWARE (I.E., PHOTOPIA) HAVE BEEN USED TO PROVIDE AN APPROXIMATION OF EXPECTED ILLUMINANCE LEVELS.
- ACTUAL PHOTOMETRIC DATA IS COLLECTED IN A LABORATORY ENVIRONMENT, UNDER CONTROLLED CONDITIONS. LUMINAIRE PERFORMANCE MAY BE ADVERSELY AFFECTED DUE TO AMBIENT TEMPERATURE, HUMIDITY LEVELS, MAINTENANCE/CLEANING SCHEDULES, ETC.
- WHEN PHOTOMETRY IS UNAVAILABLE FOR A SPECIFIED LUMINAIRE, THE DESIGNER HAS USED PHOTOMETRY FOR A COMPARABLE LUMINAIRE TO APPROXIMATE ILLUMINANCE VALUES.
- CONTRIBUTION FROM DAYLIGHT OR MOONLIGHT IS NOT INCLUDED IN THIS CALCULATION.



EXISTING LIGHT POLE FIXTURE - TYPE A



EXISTING LIGHT POLE FIXTURE - TYPE B

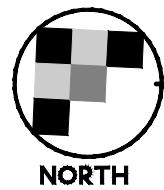
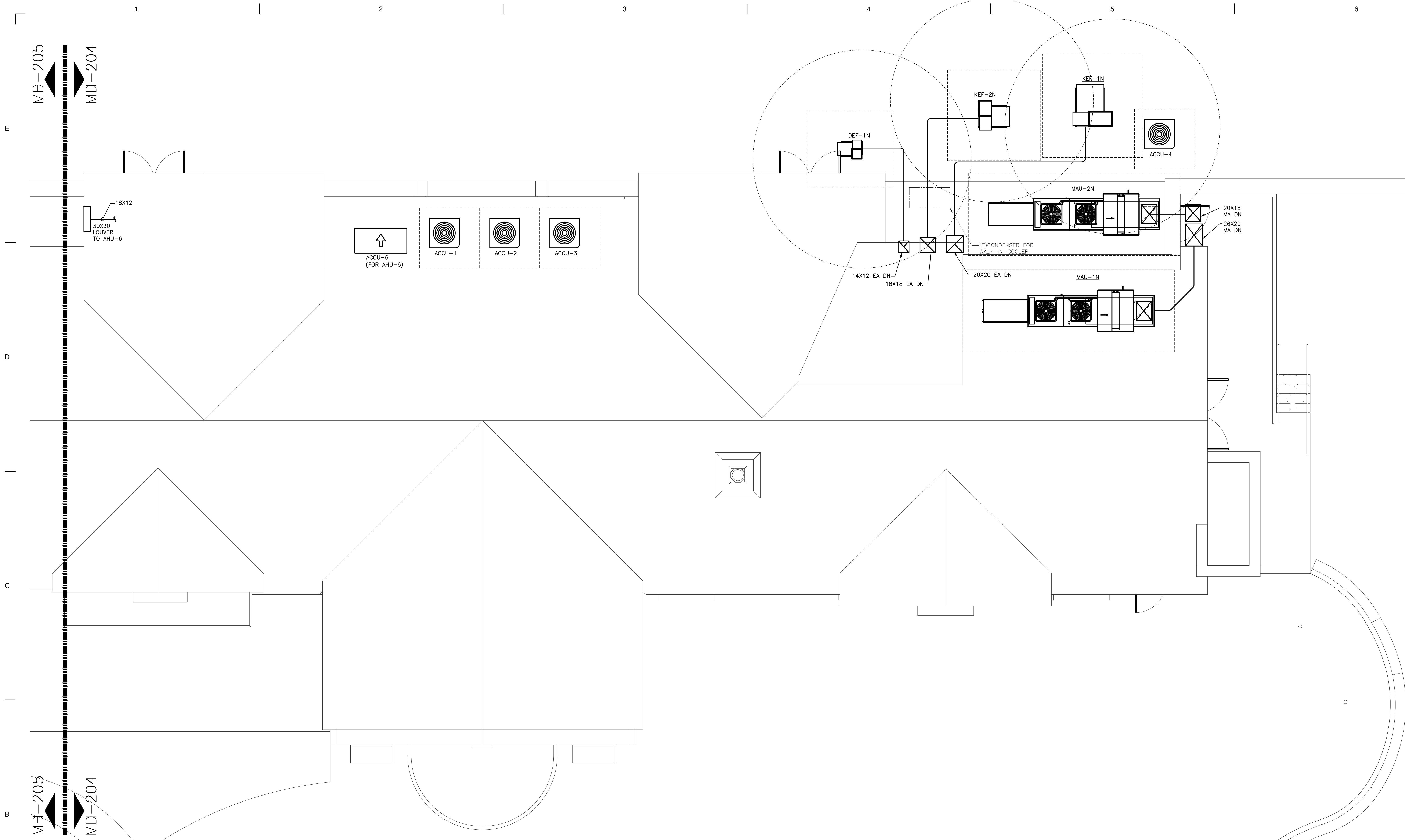
THIS FILE CONTAINS LIGHTING LAYERS. THE LAYERS IN THIS FILE ARE MEANT TO BE INCORPORATED INTO THE CEILING AND LIGHTING PLANS PRODUCED BY THE ARCHITECT AND ENGINEER. HARD COPY AND ELECTRONIC PRINTS OF THIS FILE ARE NOT TO BE ISSUED AS CONSTRUCTION DOCUMENTS.



Project Name:
BIG ROCK ITALIAN
CHOPHOUSE
BIRMINGHAM, MI

Sheet Title:
PARKING LOT CALCULATION
STUDY

Project No. 23059.00
Scale 1" = 1'-0"
Date 05/11/23



MECHANICAL HVAC ROOF PLAN-SOUTH

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

GENERAL NOTES:

- GN1. SEE M-100 TO M-104 FOR SCHEDULES, NOTES & LEGENDS.
- GN2. PROVIDE ACCESS DOOR FOR ALL FIRE DAMPERS & MANUAL BALANCE DAMPER IN GYP BOARD CEILING OR SOFFIT.
- GN3. SEE ARCHITECTURAL DRAWING FOR LIFE SAFETY TO PROVIDE APPROPRIATE DAMPERS.
- GN4. MAINTAIN MINIMUM 10'-0" DISTANCE FROM ROOF EDGE FOR ALL HVAC UNITS. OTHERWISE PROVIDE HANDRAIL.
- GN5. TERMINATE ALL VENTS 3'-0" ABOVE ANY FORCED AIR INLET LOCATED WITHIN 10'-0".
- GN6. TERMINATE ALL EXHAUST DUCTS 3'-0" FROM ROOF EDGE.
- GN7. PROVIDE 2" FOAM INSULATION WITH PVC JACKET FOR ALL DUCTS RUN ON ROOF. JACKET COLOR TO MATCH THE ROOF.

KNAUER

Knauer Incorporated
228 Green Bay Road
Highwood, IL 60040
(847) 948.9500
www.knauerinc.com



PRELIMINARY
NOT FOR
CONSTRUCTION
PENDING SSE
DESIGN SUBMITTALS

MARK	DATE	DESCRIPTION
ISSUED		

BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE:

DRAWN BY: SSE

CHECKED BY: MMM

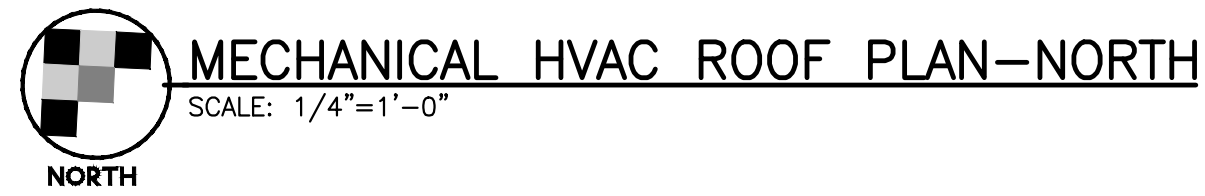
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SCALE: 0 2' 4' 8'
1/4" = 1'-0"

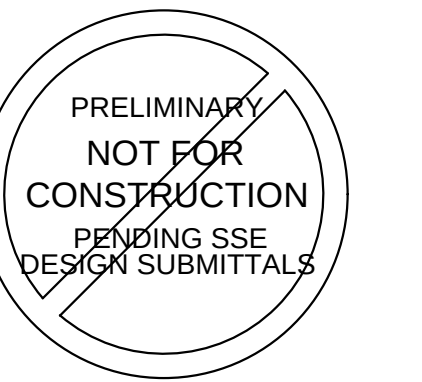
SHEET TITLE

MECHANICAL HVAC ROOF
PLAN - SOUTH

MH-204



GN1.	SEE M-100 TO M-104 FOR SCHEDULES, NOTES & LEGENDS.
GN2.	PROVIDE ACCESS DOOR FOR ALL FIRE DAMPERS & MANUAL BALANCE DAMPER IN GYP BOARD CEILING OR SOFFIT.
GN3.	SEE ARCHITECTURAL DRAWING FOR LIFE SAFETY TO PROVIDE APPROPRIATE DAMPERS.
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GN7.	PROVIDE 2" FOAM INSULATION WITH PVC JACKET FOR ALL DUCTS RUN ON ROOF. JACKET COLOR TO MATCH THE ROOF.

[illegible]

MARK	DATE	DESCRIPTION
ISSUED		

BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO:	3672
-------------	------

CAD DWG FILE:

DRAWN BY: SSE

CHECKED BY: MMM

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THE WRITTEN CONSENT OF KNAUER INCORPORATED

SCALE: 0 2' 4' 8'

$\frac{1}{4}'' = 1'-0''$

MECHANICAL HVAC ROOF
PLAN - NORTH

MH-205

E

—

D

—

C

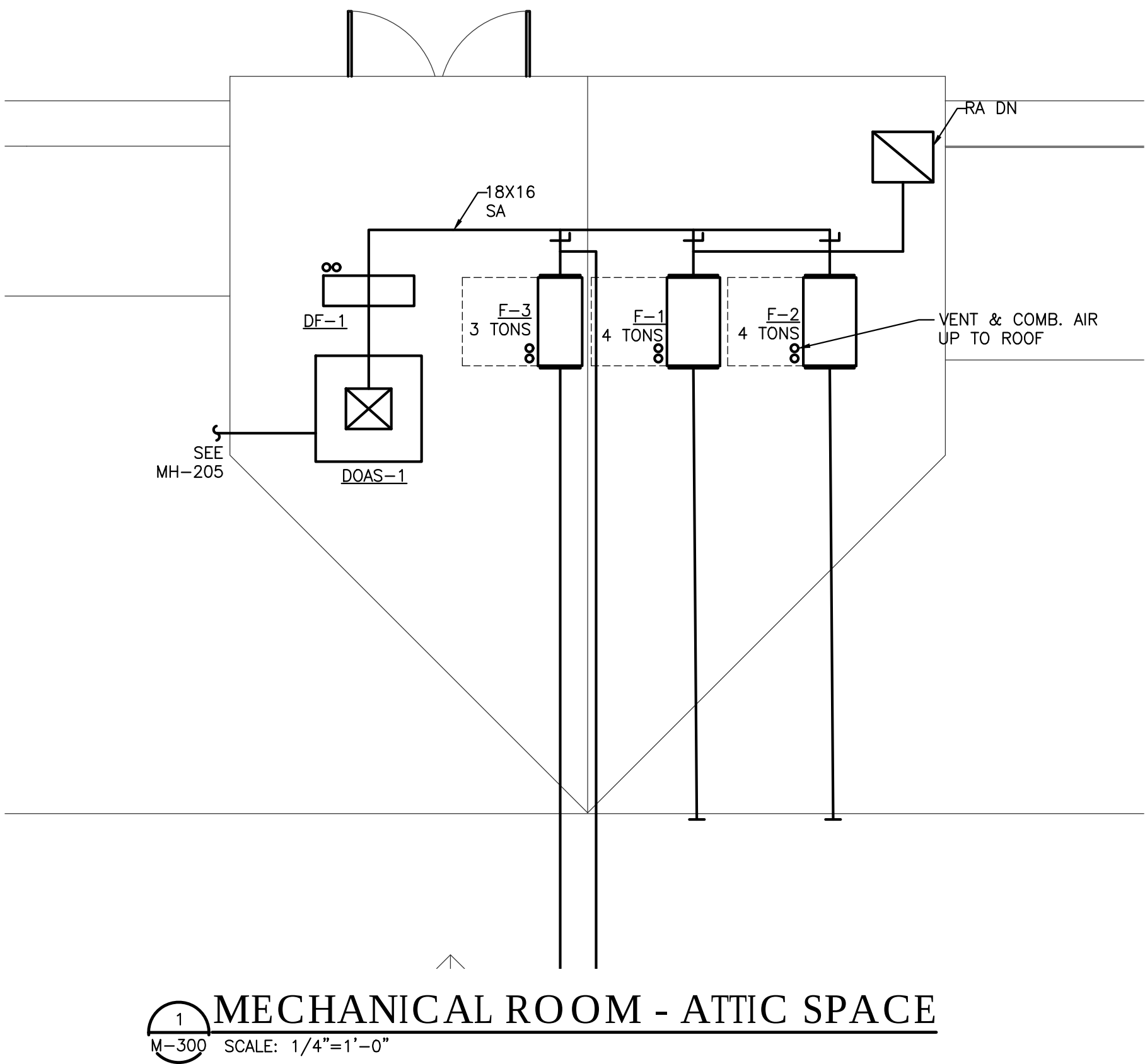
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B

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A

L



GENERAL NOTES:

- GN1. SEE M-100 TO M-104 FOR SCHEDULES, NOTES & LEGENDS.
- GN2. PROVIDE ACCESS DOOR FOR ALL FIRE DAMPERS & MANUAL BALANCE DAMPER IN GYP BOARD CEILING OR SOFFIT.
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- GN7. PROVIDE 2" FOAM INSULATION WITH PVC JACKET FOR ALL DUCTS RUN ON ROOF. JACKET COLOR TO MATCH THE ROOF.



MARK	DATE	DESCRIPTION
ISSUED		

BIG ROCK

245 S ETON STREET
BIRMINGHAM, MI 48009

PROJECT NO: 3672

CAD DWG FILE:

DRAWN BY: SSE

CHECKED BY: MMM

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SCALE: 0 2' 4' 8'
1/4" = 1'-0"

SHEET TITLE
MECHANICAL
ENLARGED UNIT PLAN

M-300

F I L A M E N T L E D

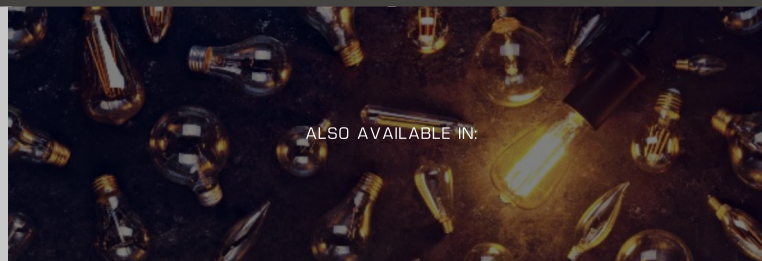
Project Name:

Lighting Schedule:

Notes:

60 WATT

R E P L A C E M E N T

**LAMP REPLACEMENT FOR EXISTING
MARQUEE LIGHTS AT ENTRY CANOPY**
LF-25


ALSO AVAILABLE IN:


 Edison
ST21

-  NATURAL DIMMING: DIM TO OFF
-  360DEG LIGHTING DISTRIBUTION
-  SUITABLE FOR WET LOCATIONS
-  UL ENCLOSED RATED
-  UL LISTED
-  ENERGY STAR LISTED
-  25,000HRS RATED LIFE
-  3-YEAR LIMITED WARRANTY



PERFORMANCE SUMMARY

MODELS	TYPE	BASE	WATTAGE	LUMEN	MOL MOD	CCT	CRI	CTN QTY
LTST19C35027MB-90	Glass Clear	E26	3.5W	350LM	5.0" 2.3"	2200K	92+	48PCS
LTST19V35022MB-90	Glass Amber	E26	3.5W	350LM	5.0" 2.3"	2200K	92+	48PCS
LTST21C35027MB	Glass Clear	E26	3.5W	350LM	5.4" 2.5"	2700K	83	48PCS
LTST21V35022MB	Glass Amber	E26	3.5W	350LM	5.4" 2.5"	2200K	83	48PCS

 Alternative CCTs are available as special order. Please contact sales@archipelagolighting.com for additional information.

ORDERING GUIDE

MODELS	TYPE	PERFORMANCE	CCT	BASE
LTST19 Edison ST19 LTST21 Edison ST21	C Clear V Amber	350 350LM	22 2200K 27 2700K	MB Medium Base



DIMMER COMPATIBILITY LIST

LF-25

BRAND	MODEL
LUTRON	TGCL-153P SCL-153P DVCL-153P LGCL-153P MACL-153M PD-6WCL A Y-600P D-600P GL-600P S-600P DV-600P SELV-300P DVELV-300P NTELV-500 RRD-6NA MRF-2-6ELV-120 HQRD-6NA
LEVITON	DSL06-1LZ
LEGRAND	HCL45-3PW
FORBES & LOMAX	FLR603P FLRLV603P
COOPER	DAL06P

ARCHIPELAGO LED lamps may operate on other dimmers and dimming systems not listed. The existence of a dimmer on this list is not a guarantee or warranty of the compatibility of the lamp / dimmer combination in all applications.

Actual performance of the lamps on each dimmer may vary.

ARCHIPELAGO is continually testing our LED products on various dimmers and dimming systems. We will continue to update this compatibility matrix as more results become available.

WARRANTY



3 Year



25,000 Hours

The lesser of 3-Years after shipment by Seller, or 25,000-Hours of use.

ARCHIPELAGO will not under any circumstances whether as a result of breach of contract, breach of warranty, tort, strict liability or otherwise be liable for consequential, incidental, special or exemplary damages including but not limited to, loss of pro its or revenues, loss of use of the above product or any other goods or associated equipment or damage to any associated equipment, cost of capital, cost of substituted products, facilities of services, downtime cost, or claims of claimant's customers.

For a complete documentation of ARCHIPELAGO Lighting, Inc. warranty and limitation of liability, please refer to www.archipelagolighting.com.

QUESTIONS?

HEADQUARTERED:

4615 State Street,
Montclair, CA 91763

USA PRODUCTION FACILITY:

7345 Sycamore Canyon Blvd,
Riverside, CA 92508

www.archipelagolighting.com
sales@archipelagolighting.com





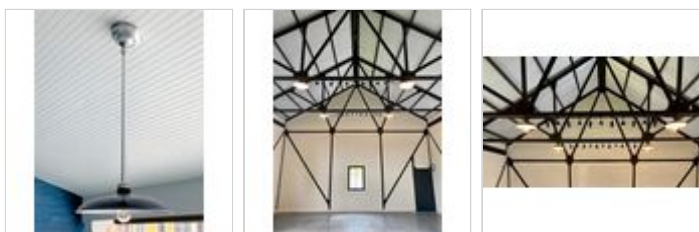
COACH HOUSE®

ORIGINAL BRACKET

The Coach House® lantern is a great complement to the New England style of architecture. This lantern features a rustic design and also can be used as a secondary light with the London Street when you are addressing side doors, back doors or garage doors. The Coach House loop adds appx 4" to the height of each size. Available in natural gas, liquid propane & electric.

Standard Lantern Sizes		
Height	Width	Depth
14.0"	10.3"	9.3"
16.0"	10.3"	9.3"
18.0"	8.8"	7.8"
22.0"	10.3"	9.3"

LF-29



SINCLAIR STEM MOUNT PENDANT LIGHT

LF-29

★★★★★ 2 reviews [Write a review](#)

[Show Generated Product Code](#)

\$346.00

Starting at \$32/mo with [affirm](#). [Prequalify now](#)

LIGHT SOURCE ▶	INCANDESCENT/GU24
SHADE SIZE ▶	10" SHADE
SHADE FINISH ▶	BLACK
MOUNTING OPTIONS ▶	
MOUNTING FINISH ▶	SAME AS SHADE
CANOPY ▶	25° HANG STRAIGHT CANOPY
SOCKET TYPE ▶	INCANDESCENT
BULBS ▶	NONE

QTY:

1

+

-

[affirm](#) Pay over time

[Learn more](#)

A more formal option for pendant lighting, the Sinclair encloses its wires within a sturdy metal stem. By centering its look on this mounting and a vintage-inspired shallow bowl shade, the Sinclair is a fashionable lighting option for exterior and high-traffic spaces. Made from high-quality materials and entirely handcrafted, this pendant demonstrates the durability desired for these sometimes taxing settings.

LF-29

Closely resembling vintage designs, the Sinclair offers the sleek profile and classic lines sought by both contemporary and traditional décors. To personalize the fixture's timeless style, select from porcelain, powder coat, and natural metal finishes. Other customization options help the Sinclair take on a more industrial-inspired look!

- With its handcrafted RLM warehouse shade and meticulous manufacturing process, this stem mount pendant is a reliable, rugged lighting option.
- Made-to-order, learn more about the process [here](#).

CSA Listed	Wet Location
Number of Sockets	1

DIMENSIONS

MAX WATTAGE PER SOCKET

COPPER & BRASS

PORCELAIN ENAMEL

LEAD TIMES & RETURNS

FINISH CARE & MAINTENANCE

[Home](#) ›



View Size



15% OFF OUTDOOR FANS

Use code: [OUTDOOR15](#)

Outdoor Original Teak Blades 52 inch

★★★★☆ (5)

\$749.99

[Low Price Guarantee](#)

4 interest-free installments, or from \$67.69/mo with [shop Pay](#) [View sample plans](#)

- ✓ Built with our SureSpeed® Guarantee to deliver faster airflow you can feel
- ✓ Damp-rated ceiling fans are a great option for covered patios, screened porches, and other areas that are not directly exposed to rain, snow, water, or moisture
- ✓ No light kit or bulbs included



Matte Black - Teak | Item 23863

Accessories You May Need

Downrods and slope adapters



Controls



SureSpeed®

INSTALLATION USE & CARE MANUAL

ALL WEATHER W-SERIES AND WD-SERIES

QUARTZ TUBE ELECTRIC INFRARED RADIANT HEATER

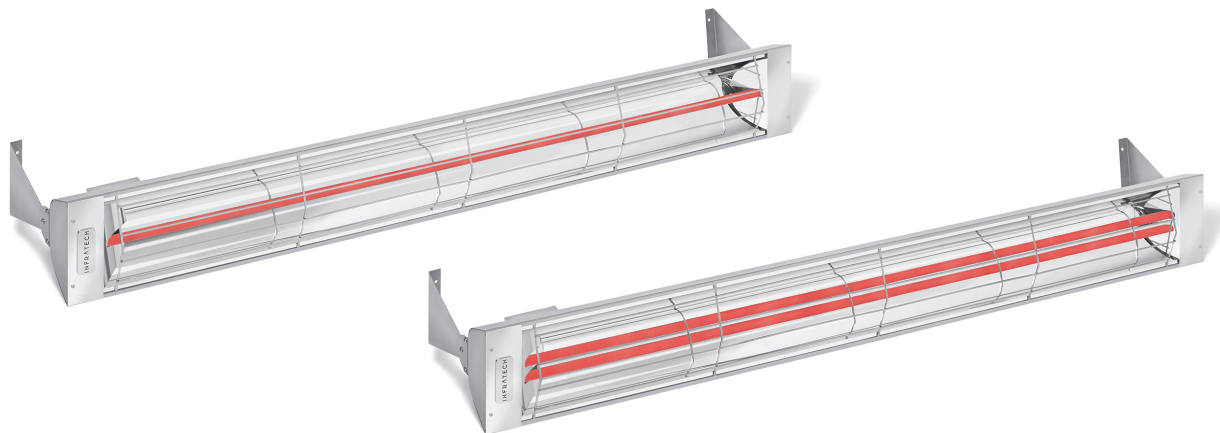


TABLE OF CONTENTS

Warnings	2
Installation Instructions	3
Wiring Instructions	3
Mounting Instructions	4
Replacement Element Installation	5
Replacement Parts	5
Heater Coverage Areas	6
General Notes	6
Maintenance Instructions	6
Trouble Shooting	7
Location Suggestions	7
Warranty	8



PROUDLY
MADE IN USA

SAVE THIS MANUAL FOR FUTURE REFERENCE



WARNINGS

READ ALL INSTRUCTIONS BEFORE USING HEATER. Unit may be a source of possible shock. **NEVER** attempt to service heater without disconnecting its power source. Source of possible ignition.

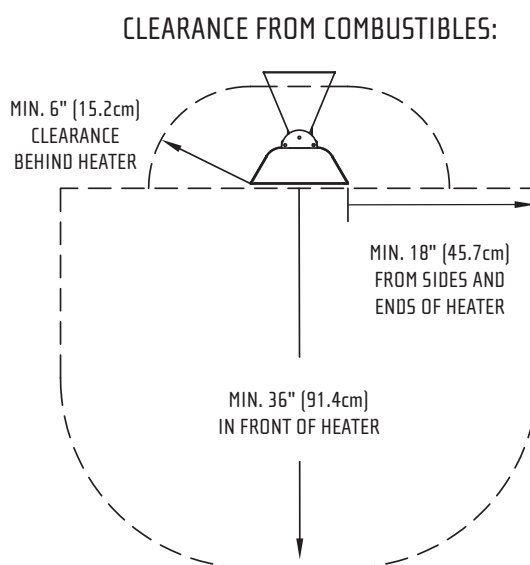


WARNING: If not installed, operated and maintained in accordance with the manufacturer's instructions, this product can expose you to chemicals including nickel, which are known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

CAUTION

High Temperature, risk of fire, keep electrical cords, drapery, furnishings and other combustibles at least 3' (0.9m) from the front of heater and away from sides and rear.

MOUNTING HEIGHT/CLEARANCES



- For Wall-Mounting, do not install heater closer than 18" (45.7cm) from adjacent walls and 12" (30.5cm) from ceiling and do not install less than 6' (1.8m) if the heater is labeled as UL Listed and 8' (2.4m) if the heater is labeled as UL/CUL Listed from floor, while heater is set at a downward angle of 30 to 60 degrees.
- For Ceiling-Mounting, do not install heater closer than 18" (45.7cm) from adjacent walls and 6" (15.2cm) from ceiling and do not install less than 6' (1.8m) if the heater is labeled as UL Listed and 8' (2.4m) if the heater is labeled as UL/CUL Listed from floor, while heater is at a maximum 30 degrees.
- Adjacent Heaters to be installed no less than 3' (0.9m) apart.
- Do NOT operate within 25' (7.6m) of flammable/explosive material.
- Never block heater.
- Heaters greater than 240 Volts are for "Commercial Use Only. Risk of fire. Do not use as a residential or household heater."
- A means for disconnection of the appliance must be incorporated in accordance with the local wiring codes.
- Do not use if the heating element is damaged or cracked.
- Not for use as a replacement for forced air/ductless heating.
- Do not leave powered heaters unattended.

"IMPORTANT INSTRUCTIONS"
"SAVE THESE INSTRUCTIONS"

INSTALLATION INSTRUCTIONS

This heater must be permanently installed and hard wired by a licensed electrician in accordance with local electrical codes. Assembly procedure must be performed with no electrical power to unit.

Step 1: Check UL/CUL/CE label on heater for proper voltage.

Step 2: Follow supplied wiring instructions. (See wiring instructions below)

Step 3: Heater must be mounted with reflector angled down.

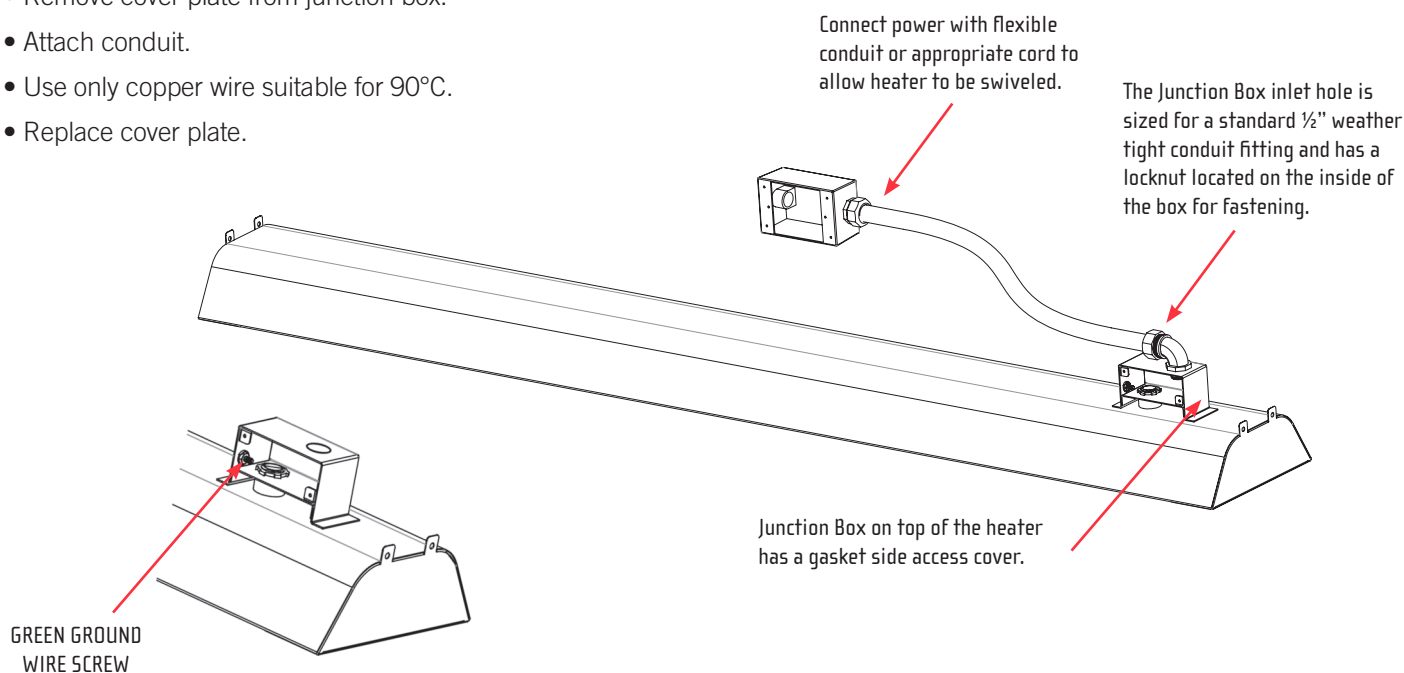
Step 4: All electrical connections must be in compliance with the National Electric Code (NEC) and local codes for outdoor wiring.

Step 5: Use only wiring components UL/CUL/CE listed for outdoor use with IPX4 minimum rating.

WIRING INSTRUCTIONS

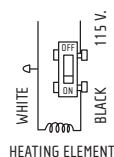
The heater is drilled and threaded for standard 1/2" conduit fittings. The installing electrician will need to provide the appropriate rigid metallic, flexible or liquid tight conduit for the installation location.

- Observe local electrical code regulations.
- Remove cover plate from junction box.
- Attach conduit.
- Use only copper wire suitable for 90°C.
- Replace cover plate.

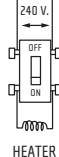


TYPICAL WIRING OPTIONS

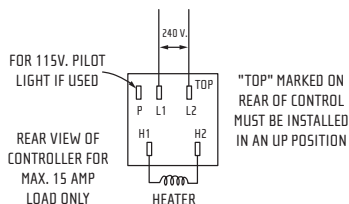
TYPICAL 120V WIRING FOR A SINGLE POLE SWITCH



TYPICAL 240V WIRING FOR A TWO POLE SWITCH

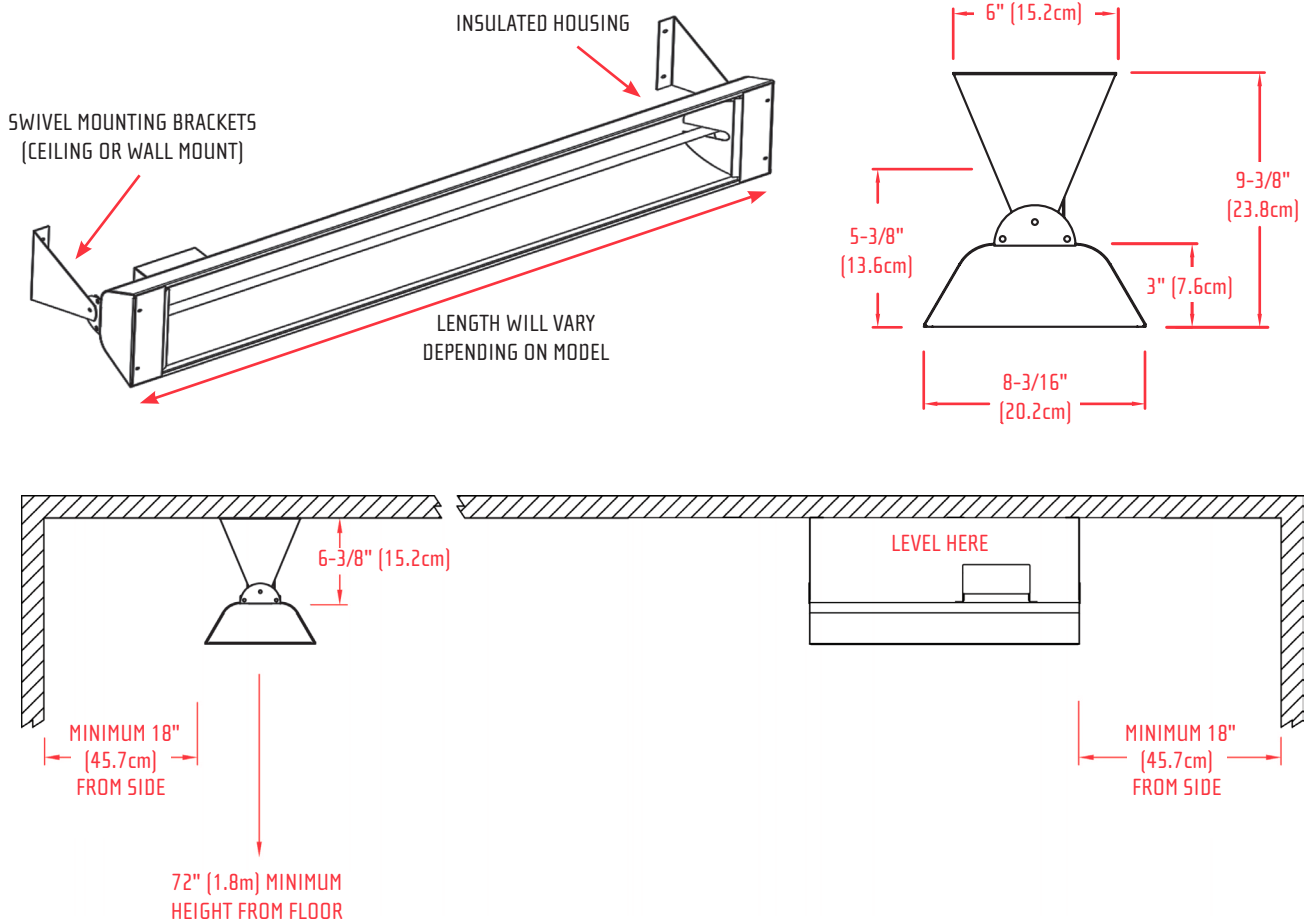


WIRING FOR OPTIONAL 120V/240V CONTROLS

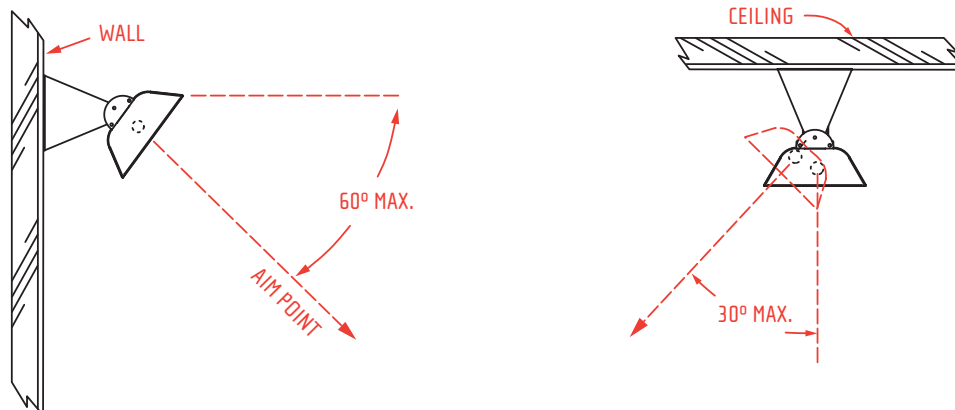


MOUNTING INSTRUCTIONS

These models may be chain or bracket mounted to any ceiling or horizontal surface. Installation must be such that 18" (45.7cm) minimum clearance is maintained around the heater on all four sides and 36" (91.4cm) directly in front. A minimum of 6" (15.24cm) of clearance provided by mounting brackets is required behind the plane of the face. Heater can be hung using chains or custom brackets. Heater must be level, but can be rotated around its horizontal axis.



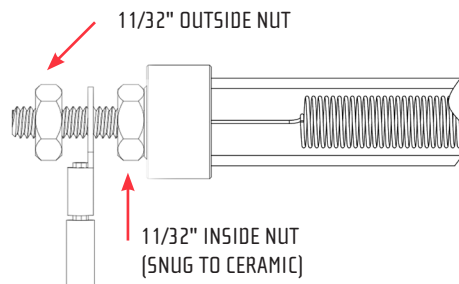
Heater must be installed with the quartz tube horizontally level. For maximum tube life, use a carpenter's level tool to find the optimum level position for the heater's body. Always maintain the minimum clearances from the heater body to any combustible materials.



REPLACEMENT ELEMENT INSTALLATION (VISIT INFRATECH-USA.COM FOR VIDEO INSTRUCTIONS)

Disconnect the power at the breaker. Remove the grill by grasping it in the middle, flex grill up and lift it off. Unscrew and remove both end reflectors. Unhook element clips at each end of the heater and remove nuts from end of element to remove the existing quartz tube. Carefully install the new element. Remove one nut from end of the new element. Install wire by sliding high temperature ring terminal onto element screw and replace nut. Use a thin 11/32" wrench to hold inside nut. Nuts must make a tight connection. Close element clips over tube, reinstall end reflectors, then snap protective grill back in place.

NOTE: Hold ceramic element firmly while tightening nut to prevent damage to element. Nut should be tightened snug. A loose connection can cause the element to short or fail prematurely.



SCAN FOR
VIDEO
INSTRUCTIONS



REPLACEMENT ELEMENTS (OTHER VOLTAGES ALSO AVAILABLE)

PART NUMBER	ELEMENT NUMBER	LENGTH	WATTS	VOLTS	FITS
10-1020	E-7512	16-1/2" (0.4m)	750	120	W-7512
10-1050	E-1412	30" (0.8m)	1500	120	W-1512
10-1055	E-1424	30" (0.8m)	1500	240	W-1524/WD-3024
10-1085	E-2024	36" (0.9m)	2000	240	W-2024/WD-4024
10-2010	E-2524	36" (0.9m)	2500	240	W-2524/WD-5024
10-2030	E-3024	58" (1.5m)	3000	240	W-3024/WD-6024
10-2055	E-4024	58" (1.5m)	4000	240	W-4024

Consult the label on back of heater for proper watts, voltage, and replacement element part number.

Need help? To order replacement elements for your Infratech heating system, please contact us via phone or visit our website.

REPLACEMENT PARTS

PART NUMBER	PART DESCRIPTION	QUANTITY
13-1210	Single Element End Reflector (Set of 2)	1
13-1252	Dual Element End Reflector (Set of 2)	1
13-1202, 13-1200, 13-1205	Body Reflector – Fits 33" (0.8m), 39" (1.0m), 61-1/4" (1.6m)	1
13-1242, 13-1240, 13-1245	Grill Guard – Fits 33" (0.8m), 39" (1.0m), 61-1/4" (1.6m)	1
13-1232, 13-1230, 13-1235	Lead Wire Set – Fits 33" (0.8m), 39" (1.0m), 61-1/4" (1.6m)*	1
22-1151	SS Mounting Bracket (Set of 2)	1
18-2295, 18-2300, 18-2305	Flush Mount SS Plaster Frame – Fits 33" (0.8m), 39" (1.0m), 61-1/4" (1.6m)**	1

* Note: Dual Element Heaters require 2 Lead Wire Sets per Heater

**Also available in 316 Marine Grade Stainless Steel on request

SINGLE ELEMENT AREAS COVERED (FEET)

MODEL	WATTS	MOUNTING HEIGHT	AVERAGE	COLD	PROTECTED
W-1512 SS	1,500	6' - 7' (1.8m - 2.4m)	5' x 5' (1.5m x 1.5m)	3' x 3' (0.91m x 0.91m)	7' x 7' (2.1m x 2.1m)
W-2024 SS	2,000	7' - 8' (2.1m - 2.7m)	6' x 6' (1.8m x 1.8m)	4' x 4' (1.2m x 1.2m)	8' x 8' (2.4m x 2.4m)
W-2524 SS	2,500	7' - 8' (2.1m - 2.7m)	7' x 7' (2.1m x 2.1m)	5' x 5' (1.5m x 1.5m)	9' x 9' (2.7m x 2.7m)
W-3024 SS	3,000	7' - 9' (2.1m - 2.7m)	8' x 8' (2.4m x 2.4m)	6' x 6' (1.8m x 1.8m)	10' x 10' (3.0m x 3.0m)
W-4024 SS	4,000	8' - 10' (2.4m - 3.4m)	10' x 10' (3.0m x 3.0m)	8' x 8' (2.4m x 2.4m)	12' x 12' (3.7m x 3.7m)

Also available in 316 Marine Grade Stainless Steel on request

DUAL ELEMENT AREAS COVERED (FEET)

MODEL	WATTS	MOUNTING HEIGHT	AVERAGE	COLD	PROTECTED
WD-3024 SS	3,000	7' - 8' (2.1m x 2.7m)	7' x 7' (2.1m x 2.1m)	5' x 5' (1.5m x 1.5m)	9' x 9' (2.7m x 2.7m)
WD-4024 SS	4,000	8' - 10' (2.4m - 3.7m)	8' x 10' (2.4m x 3.0m)	6' x 8' (1.8m x 2.4m)	10' x 12' (3.0m x 3.7m)
WD-5024 SS	5,000	8' - 10' (2.4m - 3.7m)	9' x 10' (2.7m x 3.0m)	7' x 8' (2.1m x 2.4m)	11' x 12' (3.4m x 3.7m)
WD-6024 SS	6,000	8' - 12' (3.0m - 4.3m)	11' x 11' (3.4m x 3.4m)	10' x 10' (3.0m x 3.0m)	12' x 12' (3.7m x 3.7m)

Also available in 316 Marine Grade Stainless Steel on request

NOTE: Mounting height should not be less than 6' (1.8m) if the heater is labeled as UL Listed and 8' (2.4m) if the heater is labeled as CUL Listed. Indoor or well-protected environments will generally exceed average. Heaters can provide less than average coverage in extremely cold/windy conditions.

GENERAL NOTES

- INFRATECH QUARTZ TUBE ELECTRIC HEATERS are furnished with wall/ceiling mount swivel brackets. These brackets may be discarded when the heater is hung with chains, special bracketing, or used in conjunction with our flush mount frame.
- See sales literature and price list for full listing of models, descriptions, amperages, and voltages. At times, especially when the mounting height might be quite low, an increased number of smaller heaters can help prevent overheating.
- Heaters up to 15 AMPS can be controlled with a simple INF Input Regulator. This low cost controller, which is actually an infinite switch, gently pulses the heat on and off at regular intervals when not on full power.
- Dual Element Heaters can be wired with our Duplex/Stack Switch, which enables the ability to turn on and off each element independently, providing for half power/full power capabilities.
- For ideal comfort heat, the best solution is to heat from two sides rather than from just one side. However, there are times when this is not practical.
- Coverage areas are approximate dimensions and will vary depending on prevailing and personal comfort levels.
- Indoor or well-protected environments will generally exceed average (see charts). Heaters can provide less than average coverage in extremely cold/windy conditions.

MAINTENANCE INSTRUCTIONS

- Before performing any maintenance, power must be disconnected and the heater cool to touch.
- Heater housing, reflectors, and heating element can be rinsed with a hose or wiped down with isopropyl alcohol, acetone, or glass cleaner. Use a clean, scratch-free rag or paper towel. Any oxidation, surface rust, or discoloration can be removed with a stainless steel cleaner or metal polish on the bare metal surface.
- Make sure all water, solvents, or cleaners are removed and the heater is dry before reconnecting the power.

TROUBLESHOOTING

PROBLEM	WHAT TO DO
Heater does not glow	Check supply voltage to confirm it matches voltage of heating element.
Low heat output	- A 240V element connected to 110V or 208V will warm, but not glow orange or generate sufficient heat for typical applications (Matching your voltage is extremely important). If element is visibly orange, but there is insufficient heat, refer to the areas covered with respect to conditions and mounting heights. - Replace or clean dirty or non reflective reflectors.
Heater does not work	- Disconnect power and check element with an ohm meter for continuity. If there is any continuity across the bulb, the problem is in the wiring/controls. - Check that there is proper voltage to the heater. - Check that the control/switch is working. - Check main power circuit breaker. - Check wiring for a loose connection or burned wire.

LOCATION SUGGESTIONS

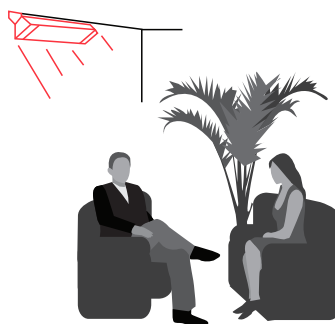
Unless heaters are installed over 12' (3.7m) high, it is generally recommended that all radiant heaters be mounted on an angle to assure that radiant warmth is distributed from the sides rather than straight down on the heads and shoulders of the people being warmed.

RECOMMENDED POSITIONING



Angle fixture 30° to 60° from horizontal face down. Best angle is approximately 45°.

INSTALLATION DIRECTION



Install fixture to heat the area from the “cold side” if possible. This helps compensate for increased body heat losses due to exposure. Warm floors reradiate heat. Warmer air rises from floor. Some heat reflects from floor. Mounting a heater directly over a table or other obstruction will block the energy, primarily heating the object. It is best to move heater to the side, allowing complete body and floor coverage.

OUTDOORS



When outdoors, hang heater under protective roof or weather cover whenever possible. Even though heater is all-weather construction, it will last longer and look better if it is protected from rain and snow.

LIMITED PRODUCT WARRANTY

Model #: _____ Serial #: _____

Date of Purchase: _____ Purchased From: _____

Thank you very much for purchasing a INFRATECH Quartz Tube Electric Heater.

We have designed this heater to provide you and your family with many years of great outdoor experiences. Please fill in the Model and Serial number as well as date of purchase in the areas indicated above. Please save this information for future reference. To get the full and safe enjoyment of your electric heater please read your Owner's Manual carefully and review the proper operating and safety instructions with any family members that may be using the heater.

Manufacturer Warranty:

INFRATECH warrants that this electric heater is designed and manufactured to be free from defects in materials and workmanship for a period of THREE YEARS from original date of purchase.

NOTE: Use of competitor controls or accessories with Infratech heaters may void the Infratech Warranty.

Extent of Warranty:

This warranty extends to the selling dealers to the original purchaser at the original site of installation: This warranty becomes valid at the time of purchase and ends either by specified time frame listed above, owner transfer or relocation. In order to activate the warranty we require that you send in the attached warranty registration form. This registration is for our internal use only and will only be used in the event we need to send you important safety related product information. The information will not be sold or used for any marketing related purposes.

Warranty Limitations and Exclusions:

This warranty does not apply to damages resulting from negligence, alteration, misuse, abuse, accident, natural disaster, improper installation or improper operation, unauthorized adjustments or calibrations, dings, dents, scratches, nor damages due to harsh chemicals (i.e. cleaning products improperly applied). Warrantor is not responsible for consequential or incidental damages. Under no circumstances shall INFRATECH or any of its representatives be held liable for injury to any person or damage to any property, however arising.

Important: Please retain original proof of purchase to establish warranty period.

Any implied warranties of merchantability and fitness applicable to the equipment are limited in duration to the period of coverage of this express written warranty. This warranty grants specific legal rights to the purchaser. Other rights, which may vary from state to state, may also apply. Title to the merchandise passes to the consignee upon acceptance by the carrier. After acceptance by the carrier, the merchandise travels at the risk of the purchaser. In the event of freight damage, do not refuse shipment. Advise both the freight agent and the shipper of the damage. Note the details of that damage on the freight bill before any freight charges are paid and file a claim for damages with the freight agent.

Online Warranty Registration

Register your Infratech heater online today and you'll not only be covered by the most extensive three-year warranty in the industry – you'll also be automatically enrolled in our Heater Maintenance Program. This means you can enjoy industry-leading customer support and receive free replacement end reflectors when needed, to keep your heating system looking as new as the day it was installed. Register at: infratech-usa.com/warranty

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— — — — — CUT HERE — — — — —

INFRATECH WARRANTY REGISTRATION

Customer Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

Model #: _____ Serial #: _____

Dealer's Name: _____ Date Purchased: _____

Dealer's Address: _____

This Warranty Registration Card must be returned within thirty days of purchase to properly activate your warranty. This information is for our internal use only.

REPLACEMENT OF EXISTING FIXTURE HIGHLIGHTING THE BUILDING FACADE

SARATOGA LED (REMOTE DRIVER)

IP66 RATED

DATE:

PROJECT:

TYPE:

LF-33

CATALOG NUMBER LOGIC:



**Driver housing required.
Configure separately.**

**Standard with Wall Wash Optic.*

***Not available with Wall Wash Optic.*

****The 360SL cost is already included in the price
of UPM, UPM dual, and Power Canopy.*

CATALOG NUMBER LOGIC

Example: SA - LED - x52 - WW - BLP - 9 - 11 - CV - 360SL

MATERIAL

Aluminum

SERIES

SA - Saratoga

SOURCE

LED - Chip on Board Technology

LED TYPE

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

OPTICS

SP - Spot (20°) WFL - Wide Flood (50°) WW - Wall Wash

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)

Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)

Also available in RAL Finishes

LENS TYPE

9 - Clear (Standard)

13 - Rectilinear*

SHIELDING

11 - Honeycomb Baffle**

ACCESSORIES

CV - Cutoff Visor

CS - Cutoff Snoot

BD - Adjustable Barn Doors

OPTIONS

360SL - Knuckle Mounting System***

B-K LIGHTING

MADE IN THE USA

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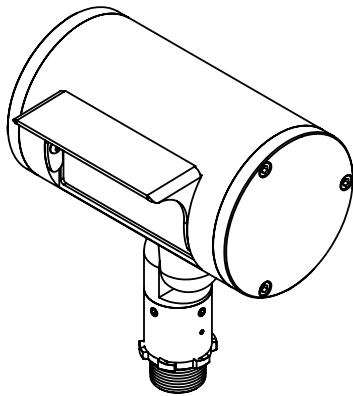
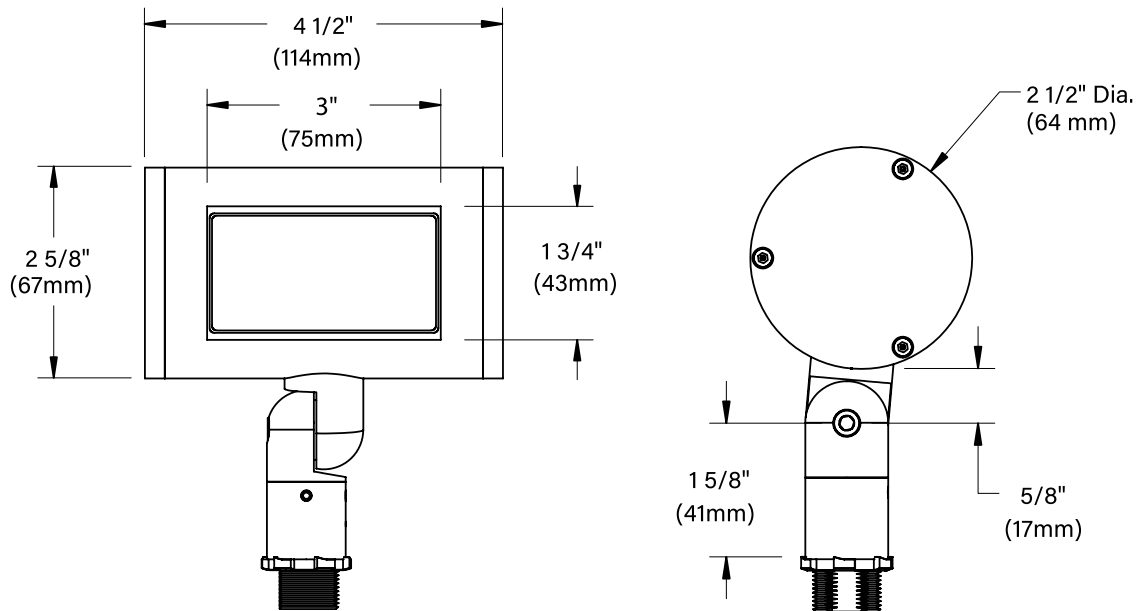
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12/06/2022 SKU-1313
SUB-2784-00

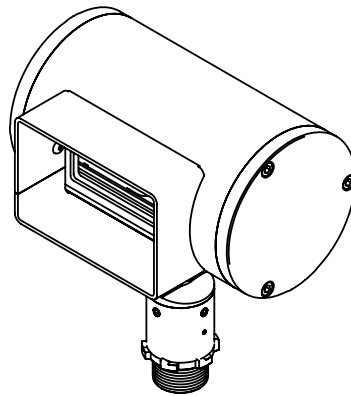
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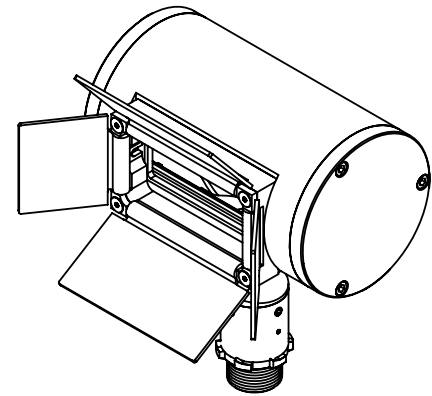
TYPE:

LF-33

Cutoff Visor



Cutoff Snoot



Adjustable Barn Doors

STANDARD FINISHES**PREMIUM FINISHES**

[Click Here](#) to view larger, full-color swatches of all available finishes on our website.

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DATE:

PROJECT:

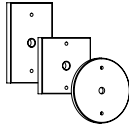
TYPE:

LF-33

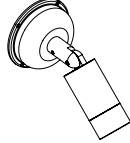
Accessories (Configure separately)



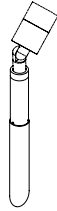
Power Pipe



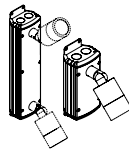
Canopies



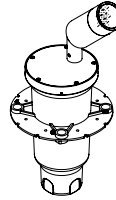
Power Canopy



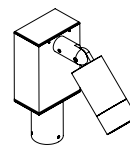
Power Pipe



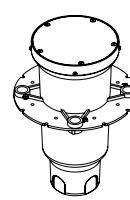
PM2D & PM2



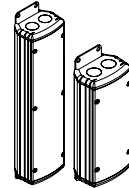
HP2



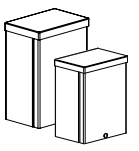
TMB



HP2RM



PM2DRM & PM2RM



DRM & RM

SPECIFICATIONS

ELECTRICAL	WATTAGE WIRING REMOTE DRIVER	10W LED 18GA, Stranded, XLPE, 300V, 150° C rated. For use with remote LED driver. See remote driver submittal to determine remote distance and wiring requirements prior to detailing field installation of any remote wiring.
PHYSICAL	MATERIALS BODY KNUCKLE LENS LED COLOR MANAGEMENT OPTICS ACCESSORIES HARDWARE FINISH WARRANTY CERTIFICATION & LISTING	Furnished in copper-free aluminum (6061-T6). Enclosed, water-proof wireway with machined end caps gasketed to create a water-tight seal for optical compartment. LOCK Knuckle is integral to the body and features an interior taper machined from solid billet and a second, reverse angle taper allowing full 180° vertical adjustment without the use of aim-limiting serrated teeth. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 73 lbs. static load prior to movement for optical alignment with a ½" pipe thread for mounting. Optional 360SL provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment. Shock-resistant, tempered glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Integrated solid state system and modular design with electrical disconnects allow for easy field upgrade and maintenance. LM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens (L70). LED technology provides long life, significant energy reduction and exceptional thermal management. Chip on board technology delivers natural white light. Exact color point conformity exceeds ANSI C78.377 standard. Module exceeds 80 CRI (RA>80, R9.16). Color point uniformity 2 SDCM color control for 2700K-4000K CCT. Interchangeable optics permit optical field changes. Three (3) accessory options for optimum lighting control. Tamper-resistant, stainless steel hardware. LOCK hardware is black oxide treated for additional corrosion resistance. StarGuard, our 15-stage chromate-free process cleans and conversion coats aluminum components prior to application of Class 'A' TGIC polyester powder coating and is RoHS compliant. 5-year limited warranty. ITL tested to IESNA LM-79. UL Listed. Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use, in wet locations, and for installation within 4' of the ground. IP66 Rated. Made in the USA with sustainable processes.

**RoHS****B-K LIGHTING****MADE IN THE USA**

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LAMP & DRIVER DATA (x52, x53, x54)

DATE:

PROJECT:

TYPE:

LF-33

DRIVER ELECTRICAL DATA

Type	AC Input Range	Frequency Hz	Power Factor At Full Load (Efficiency)	THD	InRush Current	Operating Current	Operation Ambient Temperature	Dimmer Type	Dimmer Range
INC	120-277VAC	50/60	> 0.9	<20%	n/a	350mA	-30° C ~ 90°C	TRIAC/ELV (120V)	1-100%
0-10	120-277VAC	50/60	> 0.9	<20%	n/a	350mA	-30° C ~ 90°C	0-10V Dimming	1-100%

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
x52	2700K	80	10W
	2700K	80	10W
	2700K	80	10W
x53	3000K	80	10W
	3000K	80	10W
	3000K	80	10W
x54	4000K	80	10W
	4000K	80	10W
	4000K	80	10W

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L ₇₀)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	Delivered Lumens
20°	904.9
50°	1306.1
111.8 x 83.8	479.4
20°	945.5
50°	1364.8
111.8 x 83.8	484.8
20°	1016.7
50°	1467.5
111.8 x 83.8	538.7

OPTICS

Optic	Angle
Spot	20°
Flood	50°
Wall Wash	111.8 x 83.8

PEN NSY LVAN IA

■ 3/4" THICKNESS

PENNSYLVANIA

the new bluestone

POPA 2.0

AN ITALIAN PORCELAIN PAVER MADE IN USA





PENNSYLVANIA

the new bluestone

POPA 2.0

AN ITALIAN PORCELAIN PAVER MADE IN USA

25 YEARS AGO KRONOS ESTABLISHED AN
AESTHETIC AND BUSINESS MODEL THAT
HAS BROUGHT MORE THAN TWO DECADES
OF SUCCESS, CONTINUING TO OFFER TO
THE CUSTOMERS SOMETHING UNIQUE:
A COMPASS TO GUIDE IN THE SEARCH FOR
AUTHENTICITY, ELEGANCE AND QUALITY.



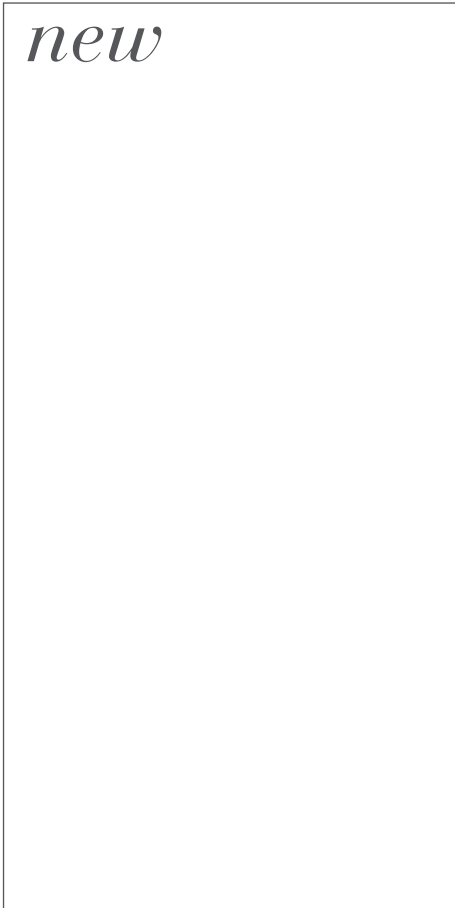
KRONOS USA SEARCHES
THE PAST AND CONSISTENT
WITH TRADITION REVISITS
PENNSYLVANIA BLUESTONE:
EXTREMELY RESISTANT
WITH A HIGH AESTHETIC
COMPONENT.
BLUESTONE WAS CHOSEN
BECAUSE IT IS THE TYPICAL
AMERICAN STONE FOR
OUTDOOR AND LANDSCAPING
INSTALLATION.



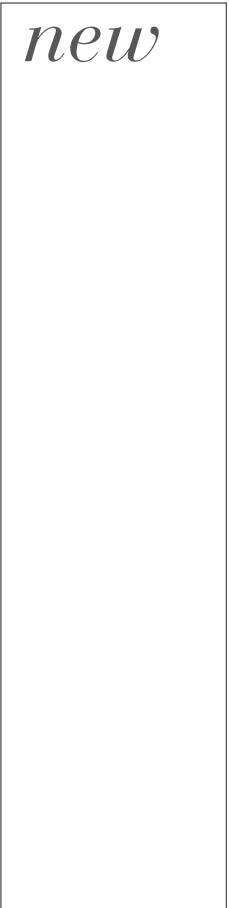
PENNSYLVANIA BLUESTONE
PORCELAIN PAVERS BY
KRONOS, WITH ¾ THICKNESS
HAS BEEN SELECTED
BASED ON ITS LOW WATER
ABSORPTION AND STAIN
RESISTANCE. IT IS EXTREMELY
EASY TO CLEAN, INCREDIBLE
FREEZE-THAW DURABILITY
AND STRENGTH, ESPECIALLY
SIGNIFICANT IN THE COLDER
REGIONS OF THE UNITED
STATES AND CANADA.



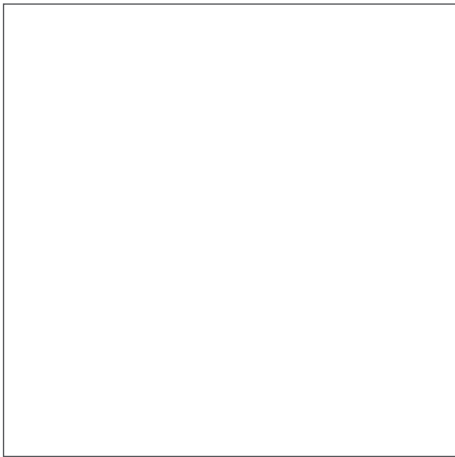
PAVERS



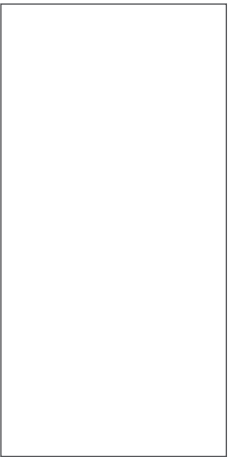
23 1/2" x 47 1/8" rectified
60x120 cm



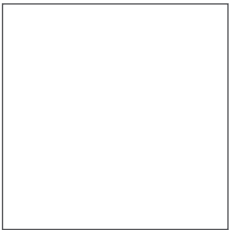
11 3/4" x 47 1/8" rectified
30x120 cm



23 1/2" x 23 1/2" rectified
60x60 cm



11 3/4" x 23 1/2" rectified
30x60 cm



11 3/4" x 11 3/4" rectified
30x30 cm

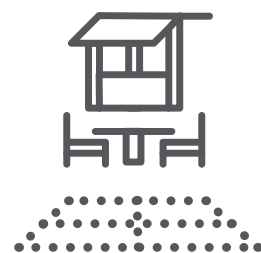
THE LONG-TERM
PERFORMANCE AND
SLIP-RESISTANCE OF
PENNSYLVANIA BLUESTONE
BY KRONOS MAKE IT AN
EXCELLENT CHOICE FOR MANY
APPLICATIONS:



PATIOS



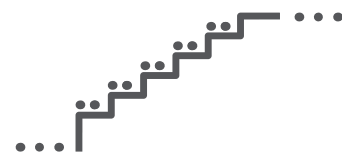
POOL DECKS



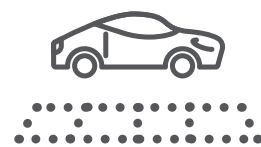
TERRACES



WALKWAYS



STAIRS AND STEPS

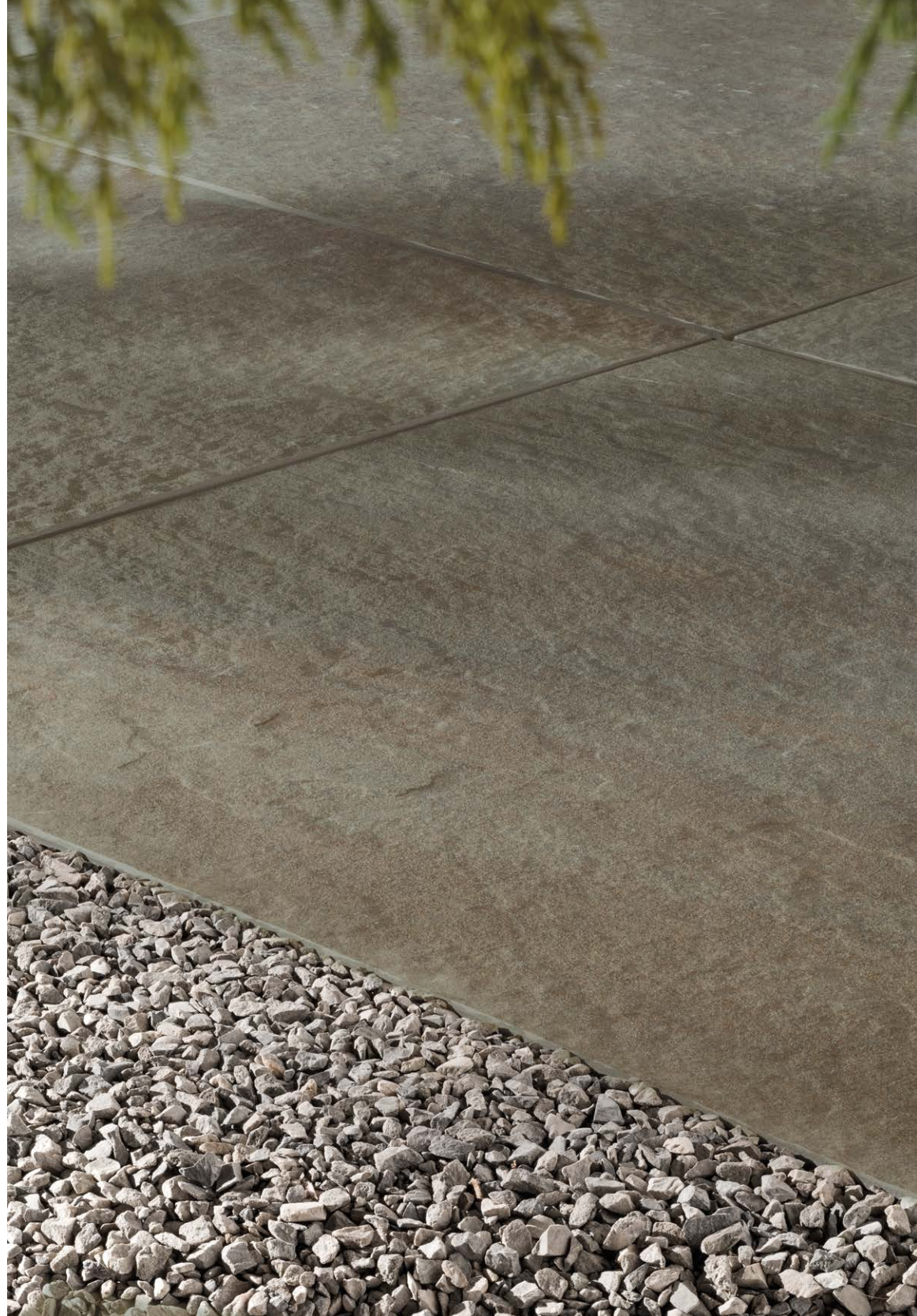
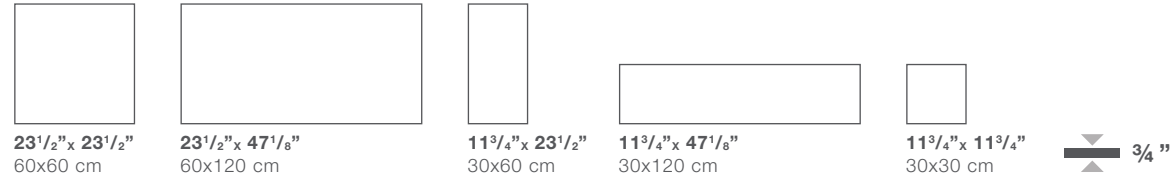


DRIVEWAYS



n°10

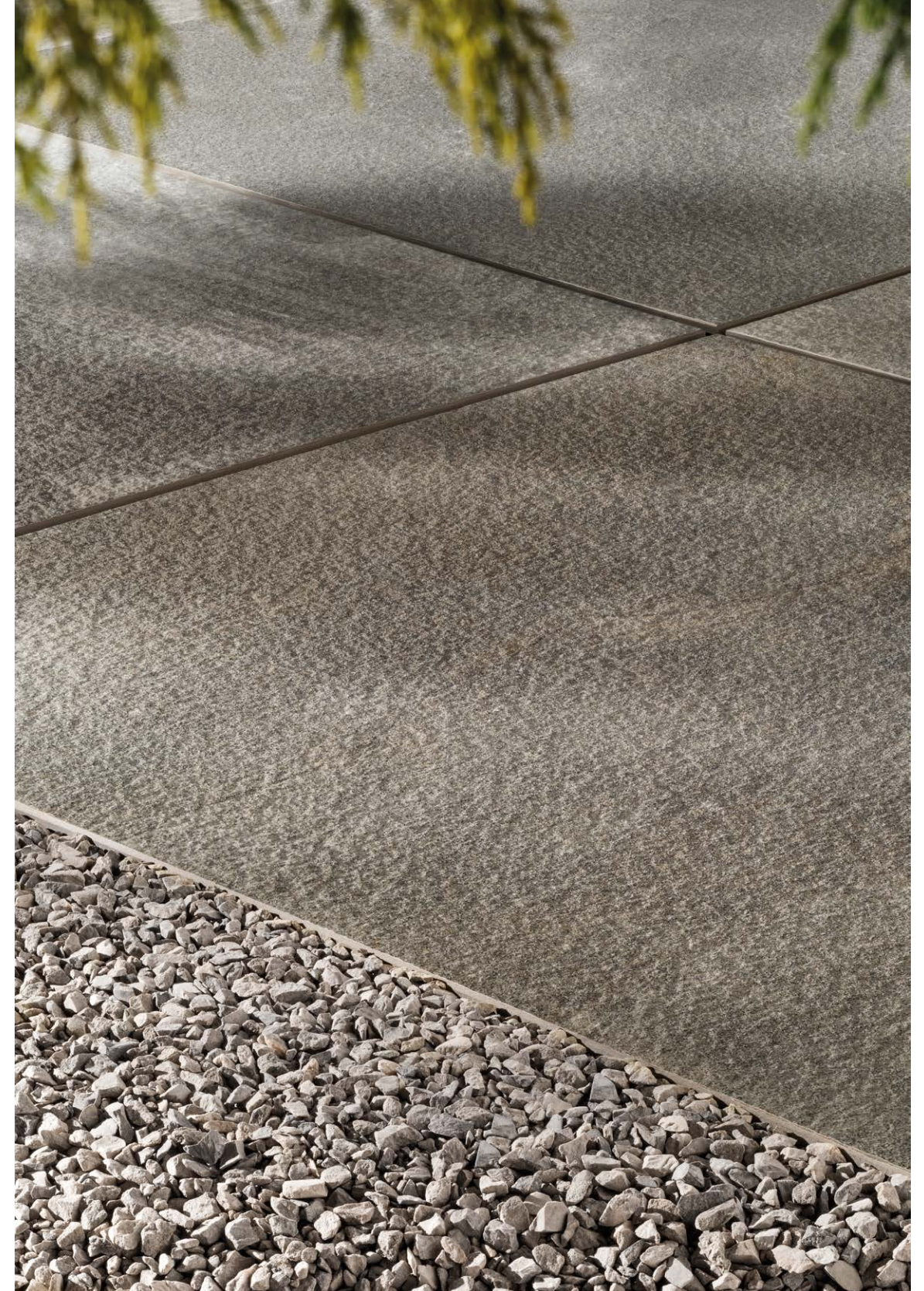
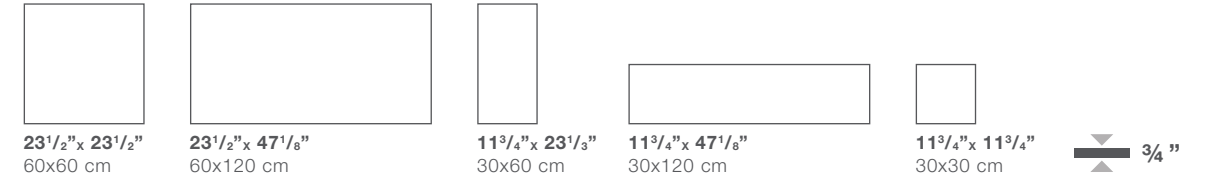
Full Color Cleft Pattern



n°11

PAVERS

TrueBlue Thermal Pattern





Indoor: TrueBlue Thermal Pattern
 23 1/2" x 23 1/2" - 60x60 cm
 11 3/4" x 23 1/2" - 30x60 cm
 11 3/4" x 11 3/4" - 30x30 cm
 Outdoor: Full Color Cleft Pattern
 23 1/2" x 47 1/8" - 60x120 cm



Indoor: TrueBlue Thermal Pattern
 23¹/₂" x 23¹/₂" - 60x60 cm
 11³/₄" x 23¹/₂" - 30x60 cm
 11³/₄" x 11³/₄" - 30x30 cm
 Outdoor: Full Color Cleft Pattern
 23¹/₂" x 23¹/₂" - 60x60 cm



TrueBlue Thermal Pattern
23¹/₂" x 23¹/₂" - 60x60 cm
11³/₄" x 23¹/₂" - 30x60 cm
11³/₄" x 11³/₄" - 30x30 cm





Full Color Cleft Pattern
 23¹/₂" x 23¹/₂" - 60x60 cm
 11³/₄" x 23¹/₂" - 30x60 cm
 11³/₄" x 11³/₄" - 30x30 cm



Full Color Cleft Pattern
 23 1/2" x 23 1/2" - 60x60 cm
 11 3/4" x 23 1/2" - 30x60 cm
 11 3/4" x 11 3/4" - 30x30 cm



TrueBlue Thermal Pattern
23 $\frac{1}{2}$ " x 23 $\frac{1}{2}$ " - 60x60 cm
11 $\frac{3}{4}$ " x 23 $\frac{1}{2}$ " - 30x60 cm
Full Bullnose Coping
11 $\frac{3}{4}$ " x 23 $\frac{1}{2}$ " - 30x60 cm



3/4" THICKNESS

PENNSYLVANIA

the new bluestone

AN ITALIAN PORCELAIN PAVER MADE IN USA

FULL COLOR CLEFT PATTERN

TRUEBLUE THERMAL PATTERN



23 1/2" x 47 1/8" rectified
60x120 cm



23 1/2" x 23 1/2" rectified
60x60 cm



11 3/4" x 23 1/2" rectified
30x60 cm



11 3/4" x 47 1/8" rectified
30x120 cm



11 3/4" x 11 3/4" rectified
30x30 cm

TrueBlue Thermal Pattern

23 1/2" x 23 1/2" 60x60 cm

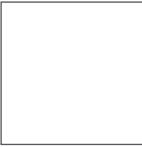
11 3/4" x 23 1/2" 30x60 cm

11 3/4" x 11 3/4" 30x30 cm

Full Color Cleft Pattern



23 1/2" x 47 1/8" rectified
60x120 cm



23 1/2" x 23 1/2" rectified
60x60 cm



11 3/4" x 23 1/2" rectified
30x60 cm



11 3/4" x 47 1/8" rectified
30x120 cm



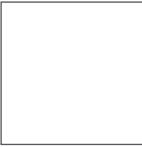
11 3/4" x 11 3/4" rectified
30x30 cm



TrueBlue Thermal Pattern



23 1/2" x 47 1/8" rectified
60x120 cm



23 1/2" x 23 1/2" rectified
60x60 cm



11 3/4" x 23 1/2" rectified
30x60 cm



11 3/4" x 47 1/8" rectified
30x120 cm



11 3/4" x 11 3/4" rectified
30x30 cm



n°30

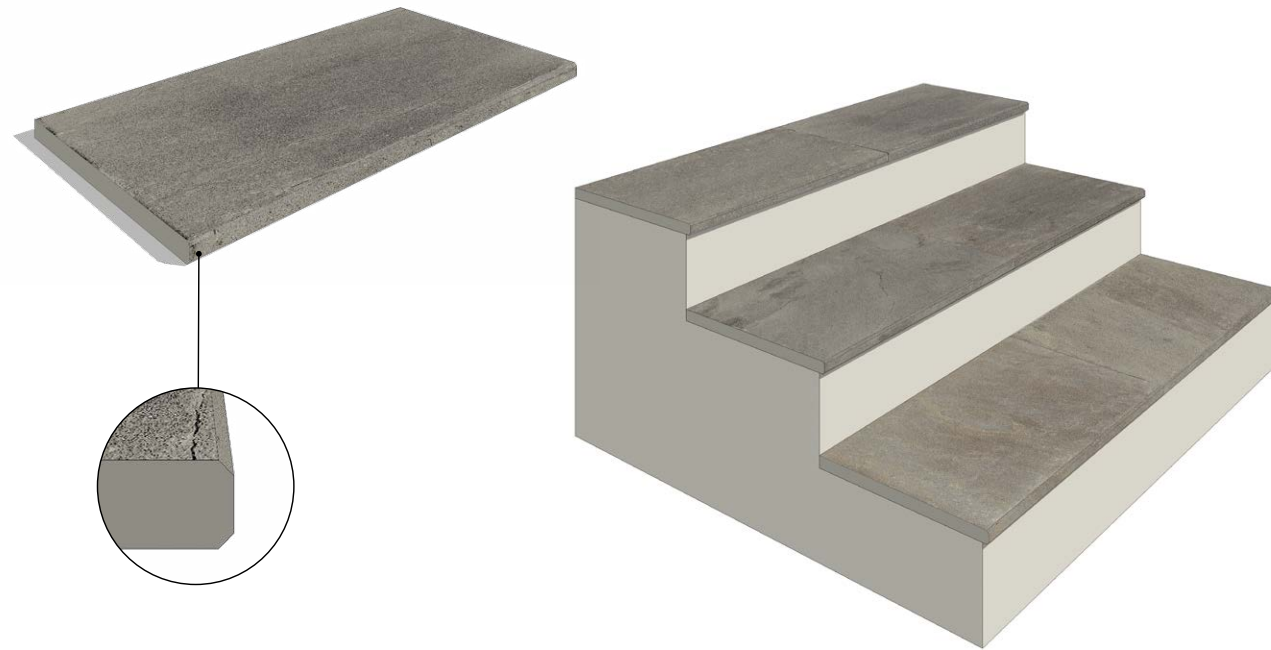
 3/4" THICKNESS

Special pieces

DOUBLE BEVEL COPING

11 3/4" x 23 1/2" - 30x60

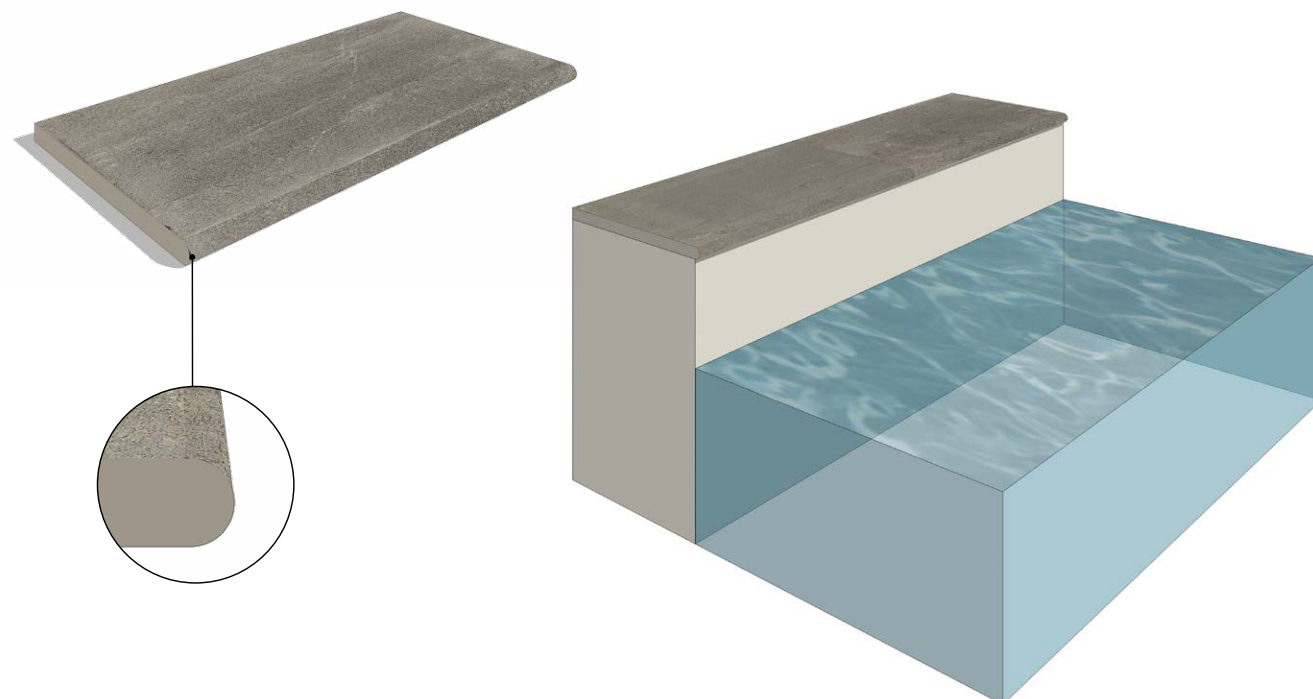
Available in all colours.



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QUICK DRAINING



THERMAL INSULATION
(HOT/COLD)

Installation

INSTALLATION ON GRASS



INSTALLATION ON GRAVEL



ADHESIVE INSTALLATION ON FOOTING



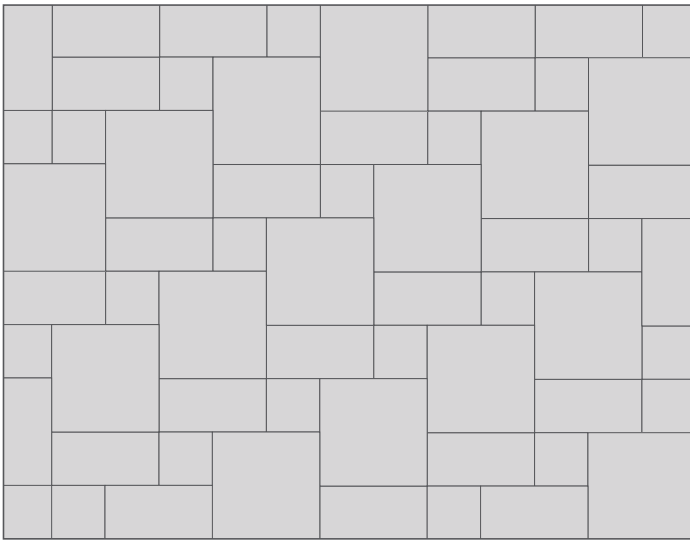
FLOATING INSTALLATION ON SPACER FEET



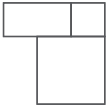
RAISED INSTALLATION ON FLAT SURFACES



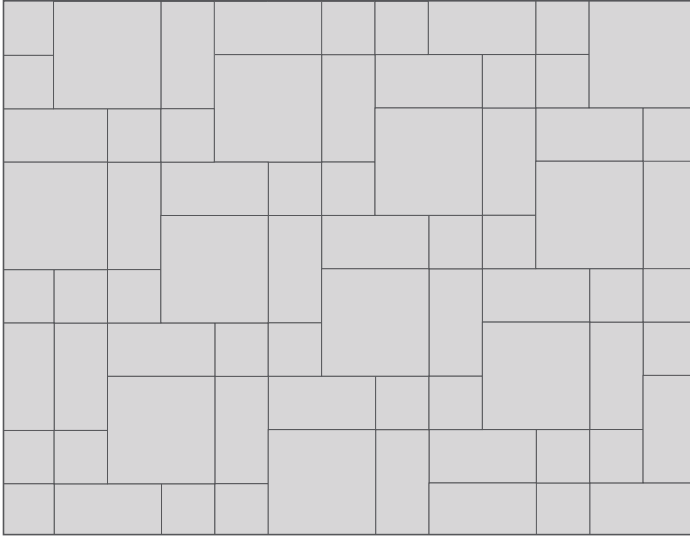
Patterns



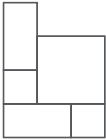
A layng solution



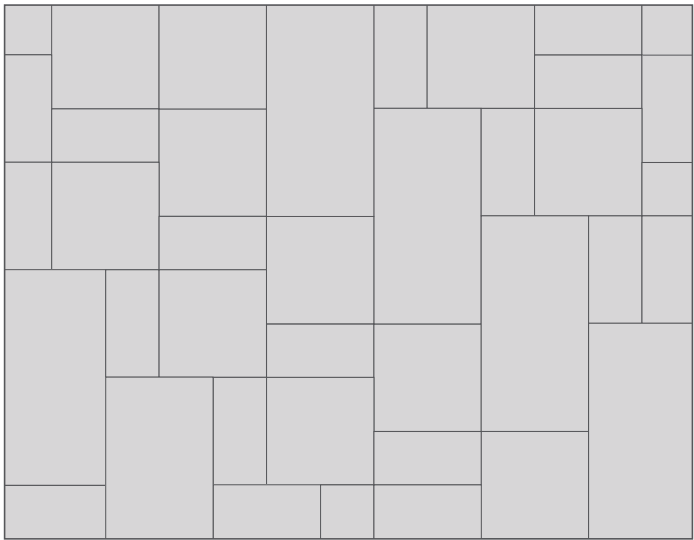
Nr. 1 pcs	23¹/₂" x 23¹/₂" - 60x60 cm	57,2%
Nr. 1 pcs	11³/₄" x 23¹/₂" - 30x60 cm	28,5%
Nr. 1 pcs	11³/₄" x 11³/₄" - 30x30 cm	14,3%



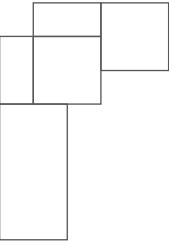
B layng solution



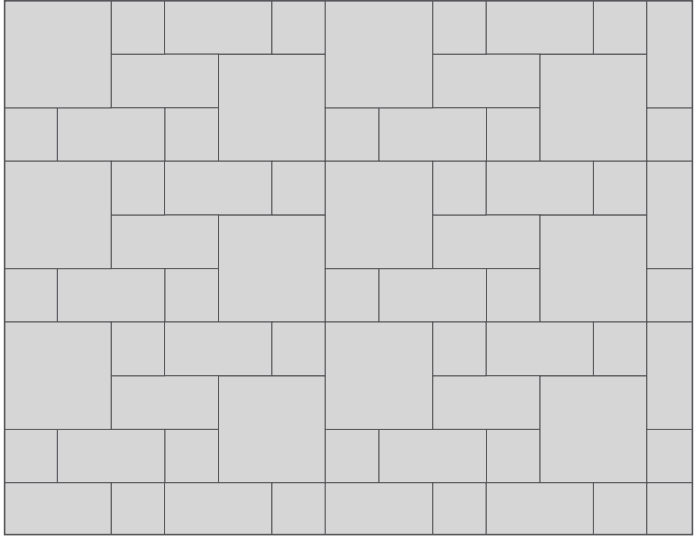
Nr. 1 pcs	23¹/₂" x 23¹/₂" - 60x60 cm	40%
Nr. 2 pcs	11³/₄" x 23¹/₂" - 30x60 cm	40%
Nr. 2 pcs	11³/₄" x 11³/₄" - 30x30 cm	20%



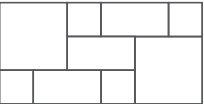
D layng solution



Nr. 1 pcs	23¹/₂" x 47¹/₈" - 60x120 cm	40%
Nr. 2 pcs	23¹/₂" x 23¹/₂" - 60x60 cm	40%
Nr. 2 pcs	11³/₄" x 23¹/₂" - 30x60 cm	20%



C layng solution



Nr. 2 pcs	23¹/₂" x 23¹/₂" - 60x60 cm	44,5%
Nr. 3 pcs	11³/₄" x 23¹/₂" - 30x60 cm	33,3%
Nr. 4 pcs	11³/₄" x 11³/₄" - 30x30 cm	22,2%

Summary of Technical data

PLUS vs MINUS		
Data:	KRONOS PENNSYLVANIA bluestone	NATURAL PENNSYLVANIA BLUESTONE
Water absorption	0,05%	1,6%
Resistance to stain	all	not guaranteed
Chemical Resistance	resistant	not guaranteed
Fade resistance on exposure to light and W rays	no fading or change in color	change in color
Surfaces fragility	it does not flake and does not crumble	it flakes and crumbles
Lenght and Width	Dimension proportions are guaranteed	Dimension proportions are not guaranteed
Uniformity of thickness	guaranteed	not guaranteed
Frost and salt resistance	guaranteed	not guaranteed
Slip resistance	guaranteed	not guaranteed
Installation on pedestals / Raised floor	guaranteed	not guaranteed
Average Weight	46 kg / sqm 9.38 lbs / sq.ft.	Real full color 160 kg / sqm 32.7 lbs / sq.ft. Real trueblue 110 kg / sqm 22.5 lbs / sq.ft.
Breaking Strenght / Flexural Strenght	3800 lbf	1900 lbf

PACKAGING

2.0 MONOLITHIC RECTIFIED CERAMIC TILE	Thickness	Unit / Box	SqFt / Box	Boxes / Pallet	SqFt / Pallet	Weight / Box	Weight / M²	Weight / SqFt	Weight / Pallet (included)	Pallet Size
23 1/2" x 47 1/8"	3/4" - 20mm	2	15,5	16	248	149 lb	100 lb	9,3 lb	2384 lb	49"x 49"
11 3/4" x 47 1/8"	3/4" - 20mm	4	15,5	16	248	153 lb	100 lb	9,3 lb	2448 lb	49"x 49"
23 1/2" x 23 1/2"	3/4" - 20mm	2	7,75	36	279	72 lb	100 lb	9,3 lb	2650 lb	42" x 42"
11 3/4" x 23 1/2"	3/4" - 20mm	4	7,75	40	310	72 lb	100 lb	9,3 lb	2955 lb	42"x42"
11 3/4" x 11 3/4"	3/4" - 20mm	5	4,85	45	218	45 lb	100 lb	9,3 lb	2100 lb	42"x42"



TECHNICAL CHARACTERISTICS

STANDARS	CHARACTERISTICS OR PROPERTIES	COMPLIANCE WITH STANDARDS UNI EN 14411 G ASTM	DECLARED VALUE
ISO - 10545-3 ASTM - C 373-88	Water absorption	E <= 0.5 %	< 0.1 %
ISO - 10545-9 ASTM - C 484	Thermal shock resistance	Requested	Complies with standard
ISO - 10545-12 ASTM - C 1026	Frost resistance	Requested	Complies with standard
ISO - 10545-6 ASTM C - 1243-93	Abrasive wear	<175 mm²	139 mm²
ISO - 10545-2	Straightness / ASTM - C 485	+/- 0.75 % (+/- 1.8 mm)	Complies with standard
	Straightness / ISO - 10545-2	+/- 0.5 % (+/- 1.5 mm)	Complies with standard
	Thickness / ASTM - C 499	+/- 1.02 mm	Complies with standard
	Thickness / ISO - 10545-2	+/- 0.5 % (+/- 0.5 mm)	Complies with standard
	Length and width / ASTM - C 499	+/- 0.5 % (+/- 2.0 mm)	Complies with standard
	Length and width / ISO - 10545-2	+/- 0.6 % (+/- 2.0 mm)	Complies with standard
ISO - 10545-4 Bending strength in N (thickness >= 7.5 mm)	ASTM - C 648 ANSI A 137.1 (PORCELAIN TILE)	>= 275 LBF Average >= 250 LBF Individual	>= 2500 LBF
	ISO - 10545-4	>= 1300 Newton	> 13000
ASTM - C 650	Chemical resistance	As reported	Resistant
ISO 10545-14	Resistance to stain	-	5
ISO 10545-13	Chemical resistance	UB min.	UA ULA UHA
ISO 10545-8	Coefficient of linear thermal-expansion	-	$\alpha=6.3 \times 10^{-6} \text{ }^{\circ}\text{C}^{-1}$
ISO 10545-5	Impact resistance	-	0.88
EN 12825	Static load	-	Centre 9.6 Kn Centre point of sides 6.5 Kn Diagonal 8.19 Kn (CLASSE 3)
	Dymanic laod capacity - hand object impact test	-	Test not passed
	Dymanic laod capacity - soft object impact test	-	Test passed
EN 1339	Bendind strength - breaking force in N	Kn 14.38	classe 14
ENV 12633	Slip resistance	> / = CL1	CL 2
DIN 51130	Slip resistance	-	R11
DIN 51097	Slip resistance	-	A + B + C min.
DM 236/89 B.C.R.A.	Slip resistance	-	> 0.40
Static coefficient of friction ASTM 1028-07 BOT 3000 Dynamic coefficient of friction (sectio n 9.6 ANSIA 137.1 2012)	Slip resistance	-	> 0.60 WET > 0.60 DRY
			>= 0.42
EN 13501-1	Fire resistance	-	A1 - A1 FL
* TAS 108 FLORIDA BUILDING CODE WIND UP LIFT TEST	3/4" thick 24"x24" porcelain installed on fixed height pedestals and 45° wind angle was blow of at	-	130 mph with no parapet 150 mpt with 12" high parapet

*To put this into context, the Saffir-Simpson Hurricane Wind Scale which is a 1 to 5 rating based on a hurricane's sustained wind speed, defines wind speeds over 74 mph to be hurricane velocity where:

- Category 1 (74-95 mph) "Very dangeorus winds will produce some damage"
- Category 2 (96-110 mph) "Extremely dangerous winds will cause extensive damage"
- Category 3 (111-129 mph) "Devastating damage will occur"

In the wester North Pacific, the term "super typhoon" is used for tropical cyclones with sustained winds exceeding 150 mph.



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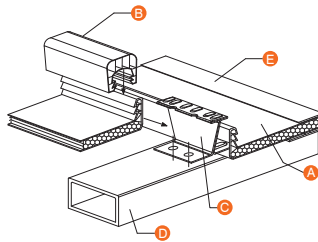
ROLLDOWN
SCREEN



POLYCARB PANEL ROOF



- A** Pentaglas® glazing panel
- B** Double-tooth panel connector
- C** Stainless steel panel clip
- D** Aluminum purlin substructure
- E** Aluminum framing system



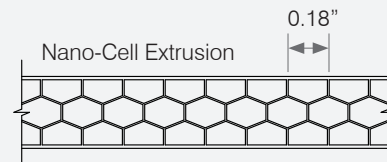
Product Specifications

Glazing	Pentaglas® translucent polycarbonate panel with Nano-Cell® extrusion
Thickness:	10 mm, 12 mm, or 16 mm
Width:	2 ft nominal (23 5/8 in) (600 mm)
Length:	Up to 40 ft long
Panel Weight:	12 mm = 0.53 lb/ft ² 16 mm = 0.70 lb/ft ²
Panel Joint:	Mechanically interlocking double-tooth connection
Color Options:	Standard - clear, white, ice white, blue, green, bronze, refl. gray
	Note: all colors are available with a matte finish upon request - consult for other available color options

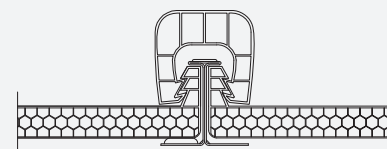
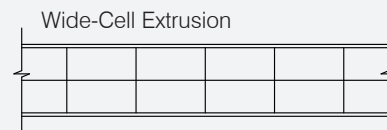
Glazing Extrusion



Our Pentaglas® translucent glazing is precision engineered with Nano-Cell® technology. This specialized panel extrusion results in the cells measuring smaller than 0.18 inches, providing the panel with superior durability and prolonged resistance to impact. The unique cell structure significantly improves the quality and balanced distribution of glare-free natural light. Pentaglas glazing panels are co-extruded with a specialized UV inhibitor on both sides of the panel.

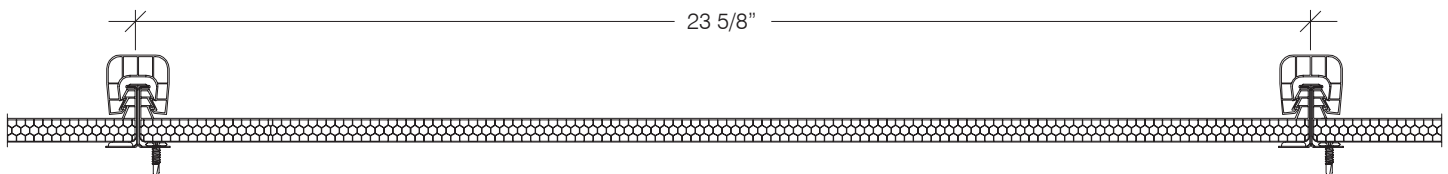


— VS. —



Double-Tooth Connection

The double-tooth edge on the upstands of the glazing panels enables the system to withstand extremely high loads without concern for the panels disengaging. As the panels deflect, their grip on the u-shaped panel connector actually strengthens, ensuring long-term performance under loading conditions.



10, 12, & 16 mm



Test Description	Test Procedure	Results & Comments
Code Compliance, IBC	ICC -ES report ESR-1253	Complies as specifically detailed in the ESR-1253 report
Uniform Load Structural / Span	ASTM E330	*Consult CPI Daylighting for job specific span capabilities
Cyclic Test	ASTM E1886	Pass- 100 psf, Wind Zone 4
Large Missile Impact	ASTM E1996/E 1886	Pass - Missile Impact Level D, Wind Zone 4
	FBC 2014, TAS 201	Pass - Missile Impact Level D, 354 lbf-ft
High Velocity Hurricane Zone (HVHZ)	TAS 201, 2012, 203	FL16751 - Approved for design load of +192.5 / -175 psf using U2 batten. Higher loads or larger spans are available. *Consult CPI Daylighting for job specific span capabilities
Concentrated Load 3" Diameter	ASTM E661	No Damage, 400 lbf load
Concentrated Load 1 sqf Area	(OSHA) 29 CFR Section 1910.23(e)(8)	No Damage 600 lbf load
	California Code of Regulation Title 8, Section 1632 (b)(3)	No Damage 600 lbf load
	California Code of Regulation Title 8, Section 3212(b)	No Damage 600 lbf load
Water Penetration	ASTM E331	Pass - 15 psf
Air Infiltration	ASTM E283	Pass requirements per NFRC 400 at 1.57 psf and 6.24 psf
U-Factor	NFRC 100	0.43 to 0.38 center of glass
SHGC	Calorimeter	0.41 to 0.08 subject to color selections
Fire	ASTM E1929, D2843, D635	Approved light transmitting plastic with CC1 Rating
Interior Flame Spread	ASTM E84,CAN/ULC,S102.2-M88	Class A Rating

*Spanning capabilities are dependent on project specific design loads, which are determined based on several different factors, including location on the building, height above ground, wind speed, etc.

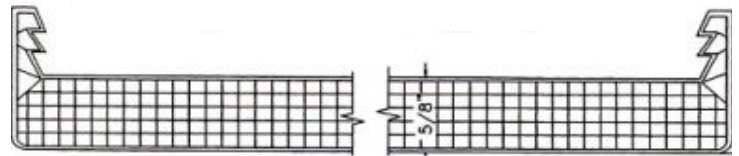
Note: Pentaglas glazing panels come in several thicknesses. Please consult CPI Daylighting to verify individual test results specific to each panel thickness.

CPI DAYLIGHTING INC is engaged in continuing research to improve its products. Therefore, the right is reserved to modify or change the data provided in this Technical Summary without notice. This is descriptive literature and does not constitute warranties, expressed or implied. For statement of warranty, contact CPI. The above tests were performed and verified by certified independent third parties. If you have questions on a specific test or product, please contact a CPI Representative. CPI Daylighting Inc. does not assure compliance with any plans or specifications and it remains the responsibility of the customer to confirm compliance of the product with applicable local, state, and national codes and other laws or regulations.

POLYCARB PANEL ROOF

Pentaglas® 16 mm Glazing Panel

UV Protection, Co-Extruded on both sides
Nano-Cell®, Square Cells (5 cells structure)



Solar and Thermal Performance, and Colors Data

Pentaglas 16 mm Description	Visible Light Optical Properties		Calorimeter Test per NFRC/ASTM Calorimeter Standard		UV Trans.	Insulation 'U' Factor per NFRC-100
Panel Color	LT %	Reflectance	SHGC	SC		
Clear	58	0.22	0.54	0.62	< 0.01	0.38
Ice White	47	0.42	0.46	0.53	< 0.01	0.38
White	24	0.59	0.32	0.37	< 0.01	0.38
Green	41	0.23	0.49	0.56	< 0.01	0.38
Bronze	28	0.17	0.41	0.47	< 0.01	0.38
Blue	41	0.31	0.50	0.58	< 0.01	0.38
Reflective Grey	28	0.34	0.42	0.48	< 0.01	0.38

Color tint variations affect the solar and thermal properties of the glazing. Color tints may be adjusted or customized to achieve other desired solar, optical, and solar heat gain coefficient performance results.

1. The visible optical properties were measured using a Licor visible light meter, and a blackened TRA box, under clear sky conditions, with the sun as the energy source, following the ASTM E-972-88 standard
2. The solar heat gain coefficients/shading coefficients were calculated and based on tests measured using two side-by-sides, water-flow solar calorimeters
3. The UV transmittance is measured using a blackened TRA box and the Epply UV Sun & Sky radiometer and the sun as the energy source
4. The 'U' Factor of the glazing panel is tested per NFRC-100 procedures
5. Data are for center of glazing

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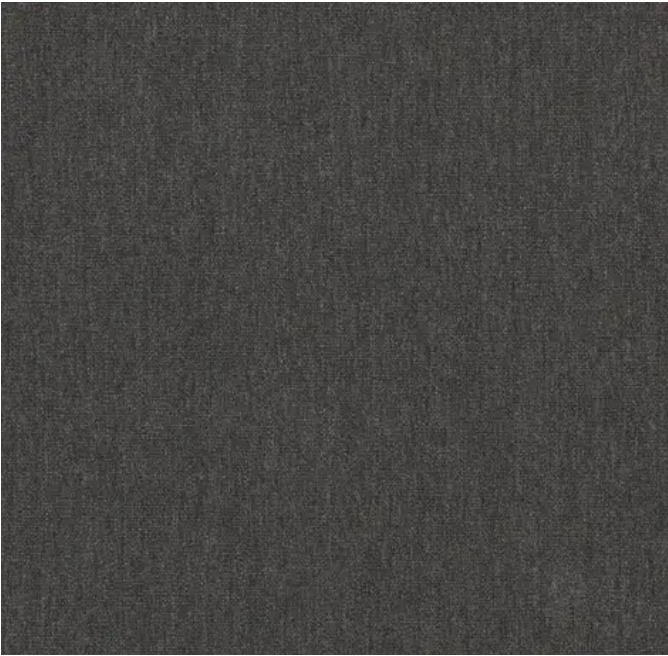


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MEMORANDUM

Planning Division

DATE: July 12, 2023

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 33866 Woodward – Polestar – Final Site Plan & Design Review (**Updates in Bold Blue Text**)

The applicant has submitted an application for Final Site Plan and Design Review for major renovations at an existing 1-story commercial building (formerly Blossoms) at the intersection of Woodward and Adams.

The site/design plans submitted indicate that the building will receive a complete renovation to make way for a new auto sales agency, Polestar. The renovations include a new façade, interior layout, and site improvements. Auto sales agency is a commercial permitted use in the B2B (General Business) Zoning District with no special use permits required.

On June 14, 2023, the Planning Board moved to postpone consideration of the Final Site Plan & Design Review application due to several minor clarifications that needed to be resolved and/or confirmed including parking, screening, loading, lighting, and several design elements. At this time, the applicant has submitted revised site/design plans that resolve many of the issues at hand.

1.0 Land Use & Zoning

- 1.1 **Existing Land Use** – The existing land use on the site is commercial.
- 1.2 **Zoning** – The subject site is zoned B2B (General Business)
- 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:

(This space intentionally left blank)

	North	South	East	West
Existing Land Use	Office/Commercial	Commercial	Residential	Commercial
Existing Zoning District	O2 (Office/Commercial)	B2B (General Business)	R4 (Two-Family Residential)	B2B (General Business)
Overlay Zoning District	N/A	N/A	N/A	N/A

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.

3.0 Screening & Landscaping

- 3.1 Dumpster Screening – There are no trash receptacles placed outdoors as a part of the site plans submitted. The floor plans submitted do not indicate any waste receptacles within the building. It is worth noting that historically, there have been two large dumpsters placed in the alley directly behind the building that would not be permitted to remain. **The Planning Board may wish to request more information on waste storage on the proposed site.**

The applicant has clarified that any trash receptacles required by the business would be minimal and will be kept indoors, thus fully screened by the building. This is demonstrated on the revised interior floor plans submitted by the applicant.

- 3.2 Parking Lot Screening – The current 11-space off-street parking facility is unscreened. Article 4, Section 4.54 of the Zoning Ordinance states that a 3 ft. capped masonry wall screenwall is required along the street facing side of the lot. The lot faces both Adams and Ruffner, thus **the applicant must submit revised site/design plans demonstrating parking lot screening along Adams and Ruffner.**

The applicant has submitted plans indicating a proposed 3 ft. capped masonry screen wall along Adams and Ruffner. The wall material is proposed to match the building.

- 3.3 Mechanical Equipment Screening – The site plans submitted do not appear to show any mechanical units on the site, whether on the ground or the rooftop. The existing building has several rooftop units screened by a dilapidated wood screening enclosure. Because there do not appear to be any ground-mounted mechanical units, it would suggest that the units will remain on the roof (whether

existing or replacement). In addition, it appears as though the existing screening enclosure will be removed in favor of an extended parapet. To better understand how the applicant will be addressing RTU's and screening, **the applicant must submit a rooftop plan indicating the size, placement and screening of mechanical units.**

The applicant has submitted elevation drawings showing a 4 ft. 10 in. louvered mechanical screenwall. The color is proposed as white to match the façade.

- 3.4 Landscaping – The applicant is proposing to maintain most of the existing landscaping, including existing street trees, and add one new landscape bed and one new street tree:

Planting Type	Location
Japanese Forest Grass	Between building sections
Stella D'Oro Daylily	Between building sections
Princeton Sentry Gingko*	Ruffner St.

**Will be verified with the Department of Public Services*

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 are not 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 local pollinators, storm water retention, or aesthetics.

- 3.5 Streetscape Elements – With the exception of one new street tree, the applicant is proposing to keep the streetscape as-is. There is not much space for additional amenities such as benches or bike racks, but the Planning Board may wish discuss options.

4.0 Parking, Loading & Circulation

- 4.1 Parking – The existing building measures 7,340 square feet in area. The applicant is not proposing and additions or modifications to the building area. The use as an Auto Sales Agency could be considered as "other commercial use" which requires one space for each 550 sq. ft. of floor area. The Planning Division finds this classification appropriate based on the interior floor plans submitted, which show a significant amount of space dedicated to storage and display, with only one small administrative area and two open consultation areas. Based on this classification, the applicant will be required to provide 13 off-street parking spaces.

As noted above, the applicant is proposing to maintain the existing 11-space off-street parking facility. Based on the requirements outlined above, the applicant is short 2 off-street parking spaces.

The applicant may utilize any of the standards in Article 4, Section 4.45 (G) to provide the deficient spaces. The Planning Division would suggest requesting the

3 parking spaces in the Woodward right-of-way to be counted towards the off-street parking requirements. Otherwise, a variance would likely be necessary.

In summary, **the applicant must submit revised site plans demonstrating that the parking requirements of the site are met, provide the deficient parking through any of the methods outlined in Section 4.54 (G), or obtain a variance from the Board of Zoning Appeals.**

On June 26, 2023, the City Commission granted the applicant the use of the 3 parking spaces in the Woodward right-of-way to be counted towards their required off-street parking. The area will be improved including the parking surface, curb and sidewalk. The applicant is now providing a total of 14 parking spaces for the development where 13 are required.

- 4.2 Loading – Based on the size of the building (7,340 sq. ft.), the applicant is required to provide one off-street loading space. The loading space must have the following minimum dimensions: 40 feet long, 12 feet wide and 14 feet high. Although the applicant has not show a loading space on the plans, there is ample room within their off-street parking facility to accommodate this required loading space. **The applicant must submit revised site plans showing the required loading space that meet the minimum area standards.**

The applicant has submitted revised site plans showing a loading space that measures 40x12x14 in the existing off-street parking facility. It is worth noting that questions were raised about the functionality of this loading space during the City Commission meeting on June 26, 2023. The applicant advised commissioners that there will be no loading/unloading of vehicles at this site. Vehicles for display will be driven from a different location, and all new vehicle deliveries are to the customers home.

- 4.3 Vehicle Circulation & Access – Vehicular access will remain through an existing drive approach on the north side of the property along Ruffner.
- 4.4 Pedestrian Circulation & Access – Pedestrian circulation and access will remain through a main entrance at the southwest corner of the building. There are walkways on the interior on the site that circulate pedestrians from the parking facility to the entrance.

5.0 Lighting

The applicant is proposing to install 3 new light fixtures on site. The applicant has not submitted specification sheets to determine the style or illumination details of the proposed fixtures.

The applicant has also submitted a photometric plan that demonstrates the light intensity across the site. The applicant is required to control the intensity of light on a site, and shall not exceed 0.6 maintained foot-candles at any property line that abuts a single-

family residential zoned property or 1.5 maintained foot-candles at any property line for any other zoned property. The light intensity shall be measured at 6' above ground level on a vertical plane. The applicant does not abut any single family zoned property. At this time, the light levels appear to suggest that the light levels will not exceed the permitted intensity. However, the applicant has not provided light levels along the property line to be able to determine the impact in that area.

In summary, **the applicant must submit specification sheets for the light fixtures proposed and a revised photometric plan detailing light intensity at the property line.**

The applicant has submitted specification sheets for two similar styled area lights by Lumecon. The fixtures appear to be full cutoff, with lumen levels ranging from 4200 to 8200. In addition, the applicant has submitted a revised photometric that demonstrates light intensity levels at the property line. Unfortunately, the light levels at the western property line exceed the permitted 1.5 maintained foot candles. Thus, the applicant must revise their lighting plan to reduce the light intensity at the western property line.

6.0 Departmental Reports

- 6.1 Engineering Department – Please see the attached Engineering Department Comments dated June 9, 2023.
- 6.2 Department of Public Services – Any comments received from the Department of Public Services will be furnished to the Planning Board upon receipt.
- 6.3 Fire Department – Please see the attached Fire Department comments submitted June 6, 2023.
- 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 June 8, 2023.
- 6.6 Parking Manager – The Parking Manager has no concerns at this time.

7.0 Design Review

The applicant is proposing a major renovation of the exterior façade of the building including a new storefront system, new façade materials, signage, and several new overhead garage doors.

The subject site is not located in any overlay districts, thus there are no specific architectural standards that apply to the site.

Façade Materials

The current façade is comprised of painted block/masonry, a few accents such as awnings and lighting, and a large entry canopy. The applicant is proposing to clad the main part

of the building in white aluminum composite panels. The remainder of the building (including the rear) will be painted white. The large entry canopy will also be removed. The applicant is also proposing 4 large overhead garage doors – 3 facing the parking lot and 1 on the rear of the building.

Glazing

The applicant will be revising the storefront system to include a significant amount of glazing. The applicant is required to meet two separate standards:

No less than 70% of a storefront/ground floor façade between 1 and 8 feet above grade shall be clear glazing.

Building elevations on the ground floor that do not face a frontage line but contain a public entrance shall be no less than 30% clear glazing between 1 and 8 feet above grade.

Using the scale provided, the Planning Division was able to confirm that the proposal exceeds the 70% glazing standards on the storefront (Woodward) side of the building, as well as the 30% glazing standards on the north wall that contains a public entrance. In addition, the site plans indicate "Solarban 70 clear insulated glazing" which appears to meet the clarity requirements of a minimum visible light transmittance of 66% and a reflectivity of 15% or less. However, **the applicant must submit revised elevation drawings confirming the exact glazing percentages, and must submit specification sheets for the proposed glass to ensure that the clarity requirements are met.**

The applicant has submitted revised site plans that appear to attempt to address the glazing percentage issue, but it does not look like the calculations were performed correctly. The applicant also submitted glazing specifications that demonstrate a visual light transmittance of 68% and reflectance of 13%, both of which meet the Window Standards requirements. The applicant must work with the Planning Division to submit glazing calculations that meet the requirements of the Zoning Ordinance.

Signage

The applicant is proposing two new illuminated signs as a part of the site plans submitted. Both signs are located within the sign band, which is the area between the first floor windows and the roofline. Based on the principle building frontage of 61 ft., the applicant is permitted to have a maximum combined sign area of 91.5 sq. ft.

The signs each appear to measure 7 sq. ft. for a total of 14 sq. ft., which meets the requirements.

The applicant must submit detailed sign plans to ensure adherence to the Sign Ordinance.

The applicant has advised that they would like to seek signage approvals in the future, which may be done through Administrative Sign Approval. Thus, there

are no signs approved as a part of this Final Site Plan & Design Review application.

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, the proposed plans must be consistent with the following standards for design Review established in Article 7, Section 7.09:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.

4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

10.0 Recommendation

Based on a review of the site plans submitted and the requirements outlined in Article 7, Sections 7.09 and 7.27 of the Zoning Ordinance, the Planning Division recommends that the Planning Board **APPROVE** the, Final Site Plan and Design Review for 33866 Woodward – Polestar – with the following conditions:

1. The applicant must revise their lighting plan to reduce the light intensity at the western property line;
2. The applicant must work with the Planning Division to submit glazing calculations that meet the requirements of the Zoning Ordinance;
3. No signage is approved as a part of this Final Site Plan & Design Review application; and
4. The applicant must comply with the requests of all City Departments.

12.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan and Design Review for 33866 Woodward – Polestar – with the following conditions:

1. The applicant must revise their lighting plan to reduce the light intensity at the western property line;
2. The applicant must work with the Planning Division to submit glazing calculations that meet the requirements of the Zoning Ordinance;
3. No signage is approved as a part of this Final Site Plan & Design Review application; and
4. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 33866 Woodward – Polestar – pending receipt of the following:

1. The applicant must revise their lighting plan to reduce the light intensity at the western property line;

2. The applicant must work with the Planning Division to submit glazing calculations that meet the requirements of the Zoning Ordinance;
3. No signage is approved as a part of this Final Site Plan & Design Review application; and
4. The applicant must comply with the requests of all City Departments.

OR

Motion to recommend to the City Commission **DENIAL** of the Final Site Plan and Design Review for 33866 Woodward – Polestar – for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Final Site Plan & Design Review
33866 Woodward – Polestar**

Existing Site: Vacant 1-Story Commercial Building

Zoning: B2B (General Business)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Office/ Commercial	Commercial	Residential	Commercial
Existing Zoning District	O2 (Office/ Commercial)	B2B (General Business)	R4 (Two- Family Residential)	B2B (General Business)
Overlay Zoning District	N/A	N/A	N/A	N/A

Land Area:	Existing:	0.29 ac.
	Proposed:	0.29 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:	N/A
	Proposed:	0 ft. (no changes)
Side Setbacks	Required:	0 ft. for commercial, office or parking stories
	Proposed:	15 ft. (no changes)
Rear Setback:	Required:	20 ft. when adjacent to a residential zoning district
	Proposed:	20 ft. (no changes)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	30 ft., 2 stories
	Proposed:	21.5 ft., 1 story
Min. Eave Height:	Required:	N/A
	Proposed:	N/A
Floor-Celing Height:	Required:	N/A
	Proposed:	N/A
Front Entry:	Required:	N/A
	Proposed:	N/A
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	N/A
	Proposed:	N/A
Parking:	Required:	13 off-street parking spaces
	Proposed:	11 off-street parking spaces 3 on-street parking spaces (approved by City Commission on June 26, 2023)
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	180 sq. ft.
Parking in Frontage:	Required:	Not permitted
	Proposed:	None proposed
Loading Area:	Required:	1 space, 40 x 12 x 14

Proposed: 1 space, 40 x 12 x 14

Screening:

Parking: Required: 32 in. capped masonry
Proposed: 32 in. capped masonry

Loading: Required: 6 ft. minimum
Proposed: N/A

Rooftop Mechanical: Required: Obscured from public view
Proposed: Louvered metal screenwall

Elect. Transformer: Required: Masonry screen wall with wood gates
Proposed: N/A

Dumpster: Required: 6 ft. masonry screen wall
Proposed: N/A

LAFONTAINE POLESTAR BIRMINGHAM
RENDERING PACKAGE
06.26.2023



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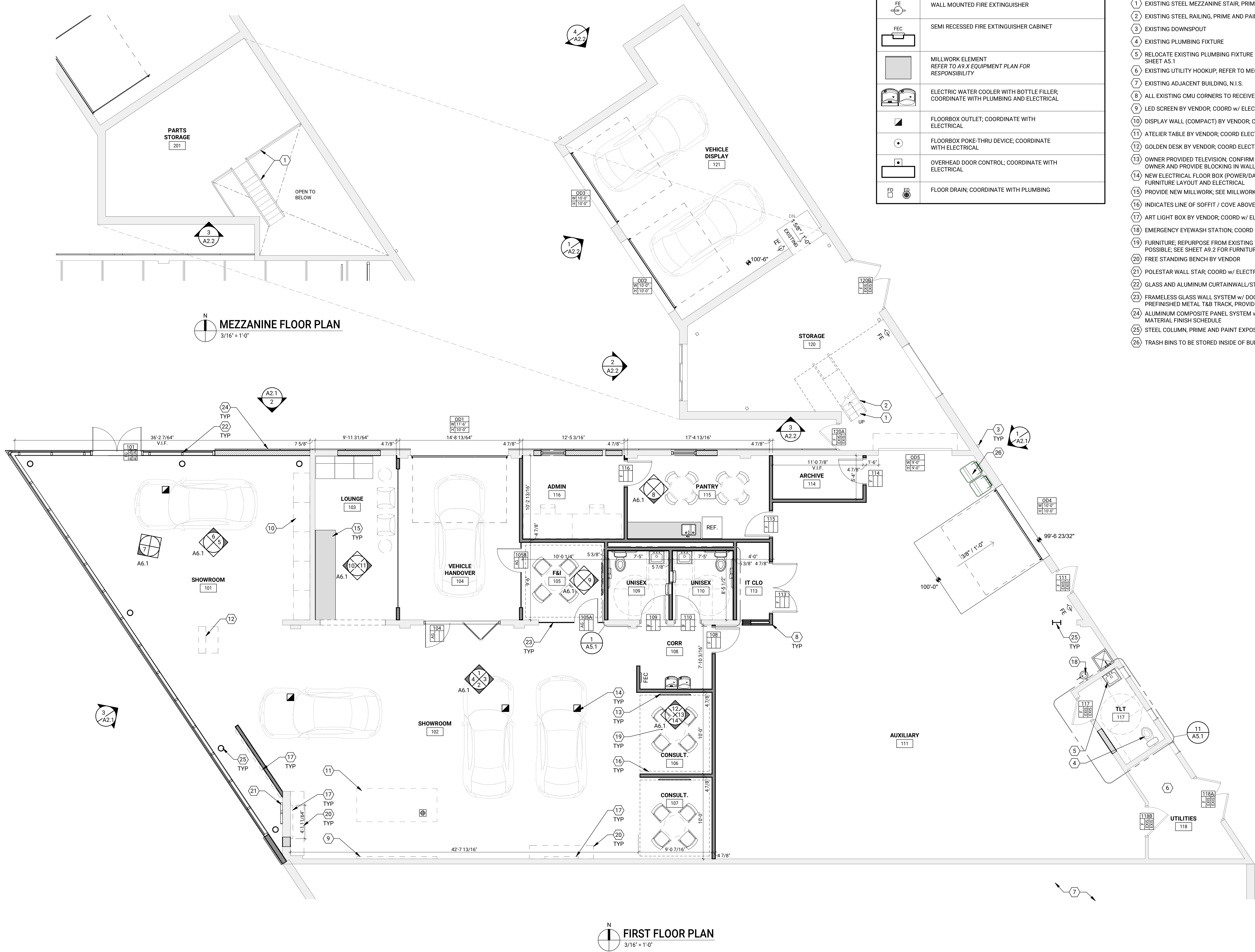
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FLOOR PLAN LEGEND:	
SYMBOL	DESCRIPTION
	WALL MOUNTED FIRE EXTINGUISHER
	SEMI RECESSED FIRE EXTINGUISHER CABINET
	MILLWORK ELEMENT REFER TO A9.X EQUIPMENT PLAN FOR RESPONSIBILITY
	ELECTRIC WATER COOLER WITH BOTTLE FILLER; COORDINATE WITH PLUMBING AND ELECTRICAL
	FLOORBOX OUTLET; COORDINATE WITH ELECTRICAL
	FLOORBOX POKE-THRU DEVICE; COORDINATE WITH ELECTRICAL
	OVERHEAD DOOR CONTROL; COORDINATE WITH ELECTRICAL
	FLOOR DRAIN; COORDINATE WITH PLUMBING

- FLOOR PLAN KEY NOTES:**
(TYPICAL THIS SHEET ONLY)
- 1 EXISTING STEEL MEZZANINE STAIR, PRIME AND PAINT AS REQUIRED
 - 2 EXISTING STEEL RAILING, PRIME AND PAINT AS REQUIRED
 - 3 EXISTING DOWNSPOUT
 - 4 EXISTING PLUMBING FIXTURE
 - 5 RELOCATE EXISTING PLUMBING FIXTURE IN NEW LOCATION; REFER TO SHEET A5.1
 - 6 EXISTING UTILITY HOOKUP; REFER TO MECHANICAL, ELECTRICAL, PLUMBING
 - 7 EXISTING ADJACENT BUILDING, N.I.S.
 - 8 ALL EXISTING CMU CORNERS TO RECEIVE CORNER GUARDS, TYP.
 - 9 LED SCREEN BY VENDOR; COORD w/ ELECTRICAL
 - 10 DISPLAY WALL (COMPACT) BY VENDOR; COORD ELECTRICAL REQUIREMENTS
 - 11 ATELIER TABLE BY VENDOR; COORD ELECTRICAL REQUIREMENTS
 - 12 GOLDEN DESK BY VENDOR; COORD ELECTRICAL REQUIREMENTS
 - 13 OWNER PROVIDED TELEVISION; CONFIRM FINAL MOUNTING HEIGHT w/ OWNER AND PROVIDE BLOCKING IN WALL FOR TV BRACKET SUPPORT
 - 14 NEW ELECTRICAL FLOOR BOX (POWER/DATA); COORDINATE w/ FINAL FURNITURE LAYOUT AND ELECTRICAL
 - 15 PROVIDE NEW MILLWORK; SEE MILLWORK DETAILS
 - 16 INDICATES LINE OF SOFFIT / COVE ABOVE
 - 17 ART LIGHT BOX BY VENDOR; COORD w/ ELECTRICAL
 - 18 EMERGENCY EYEWASH STATION; COORD w/ PLUMBING
 - 19 FURNITURE; REPURPOSE FROM EXISTING TEMP. LOCATION WHERE POSSIBLE; SEE SHEET A9.2 FOR FURNITURE/EQUIPMENT PLAN
 - 20 FREE STANDING BENCH BY VENDOR
 - 21 POLESTAR WALL STAR; COORD w/ ELECTRICAL
 - 22 GLASS AND ALUMINUM CURTAINWALL/STOREFRONT CONSTRUCTION
 - 23 FRAMELESS GLASS WALL SYSTEM w/ DOORS AS INDICATED, PROVIDE PREFINISHED METAL T88 TRACK, PROVIDE FILM AS INDICATED
 - 24 ALUMINUM COMPOSITE PANEL SYSTEM w/ SEAMLESS JOINTS; SEE MATERIAL FINISH SCHEDULE
 - 25 STEEL COLUMN, PRIME AND PAINT EXPOSED; COORD w/ STRUCTURAL
 - 26 TRASH BINS TO BE STORED INSIDE OF BUILDING

**STUDIO
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ARCHITECTS**
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM
PROJECT MANAGER
STEVEN H. FOURNIER, AIA, NCARB

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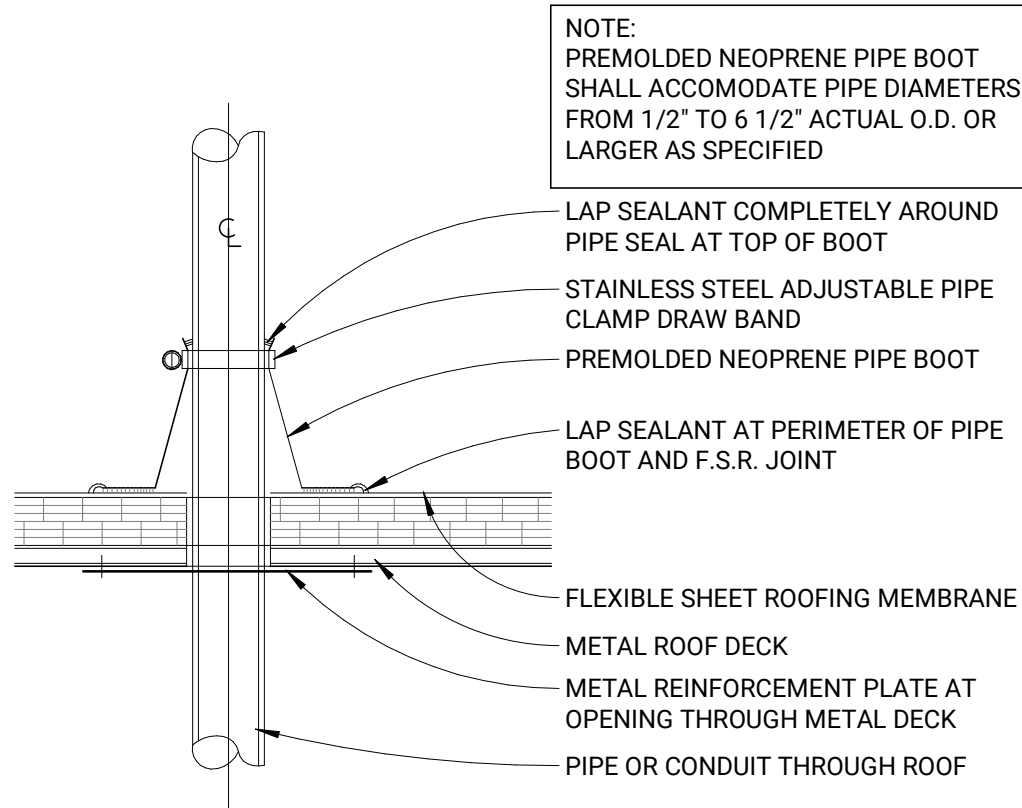
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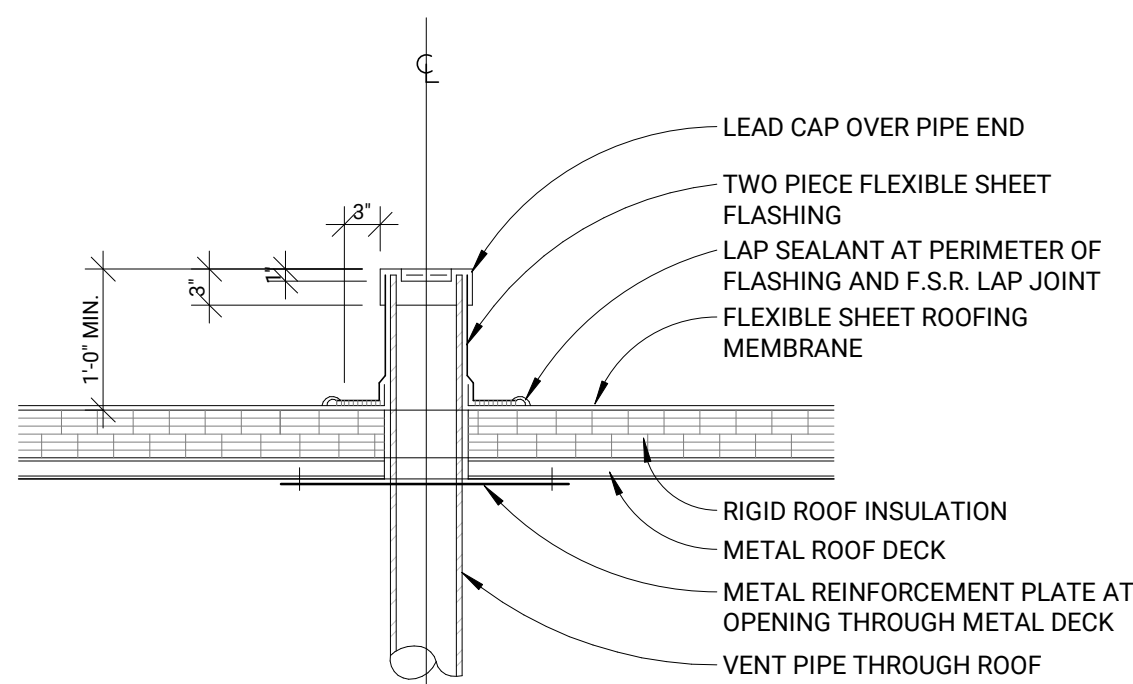
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BIRMINGHAM**
33866 WOODWARD AVENUE
BIRMINGHAM, OAKLAND
COUNTY, MI

PARTIAL FLOOR PLAN -
NEW WORK

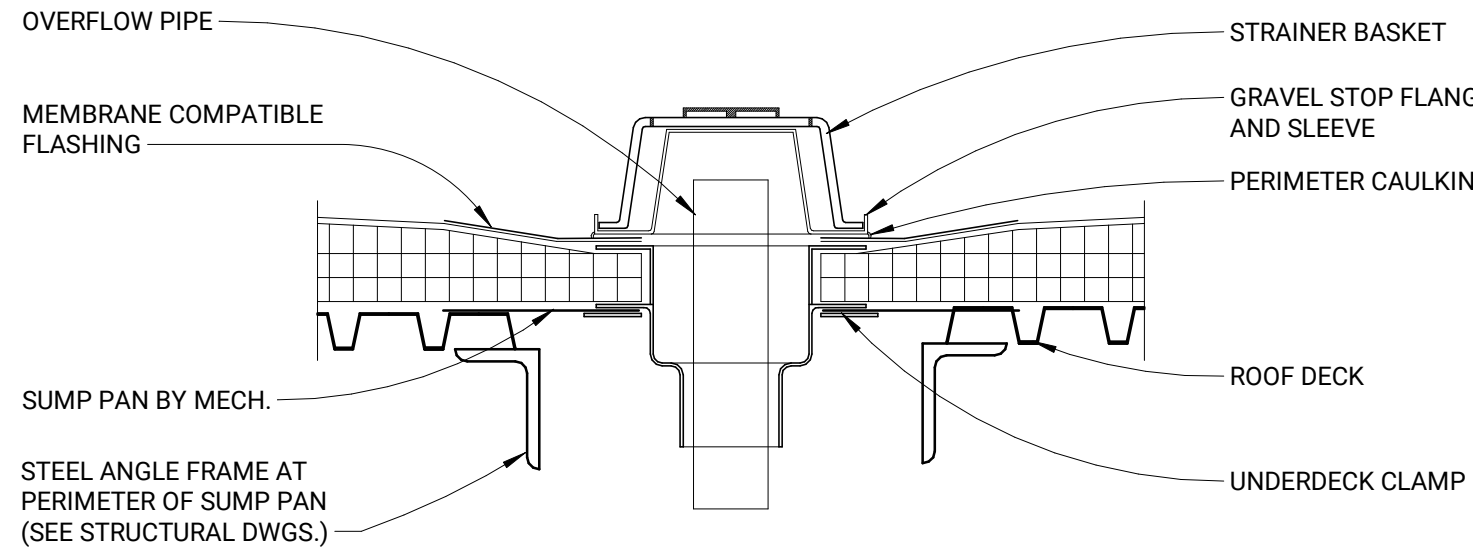
A1.1



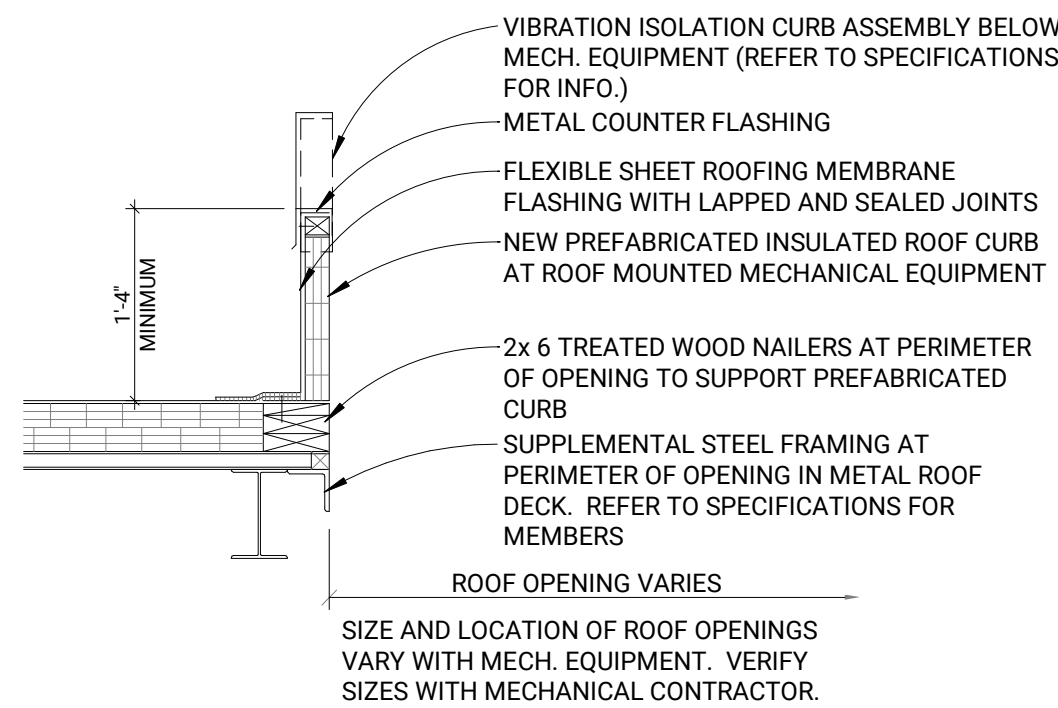
5 PIPE THROUGH ROOF
TYP 3/4" = 1'-0"



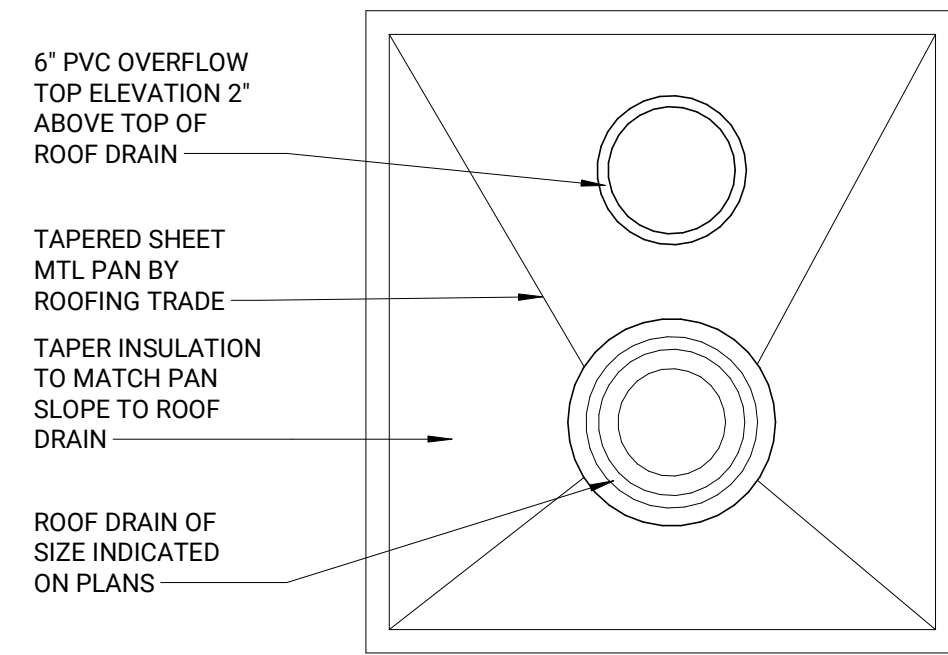
3 VENT THROUGH ROOF
TYP 3/4" = 1'-0"



4 ROOF SUMP DETAIL
TYP 1 1/2" = 1'-0"



2 ROOF CURB
TYP 3/4" = 1'-0"



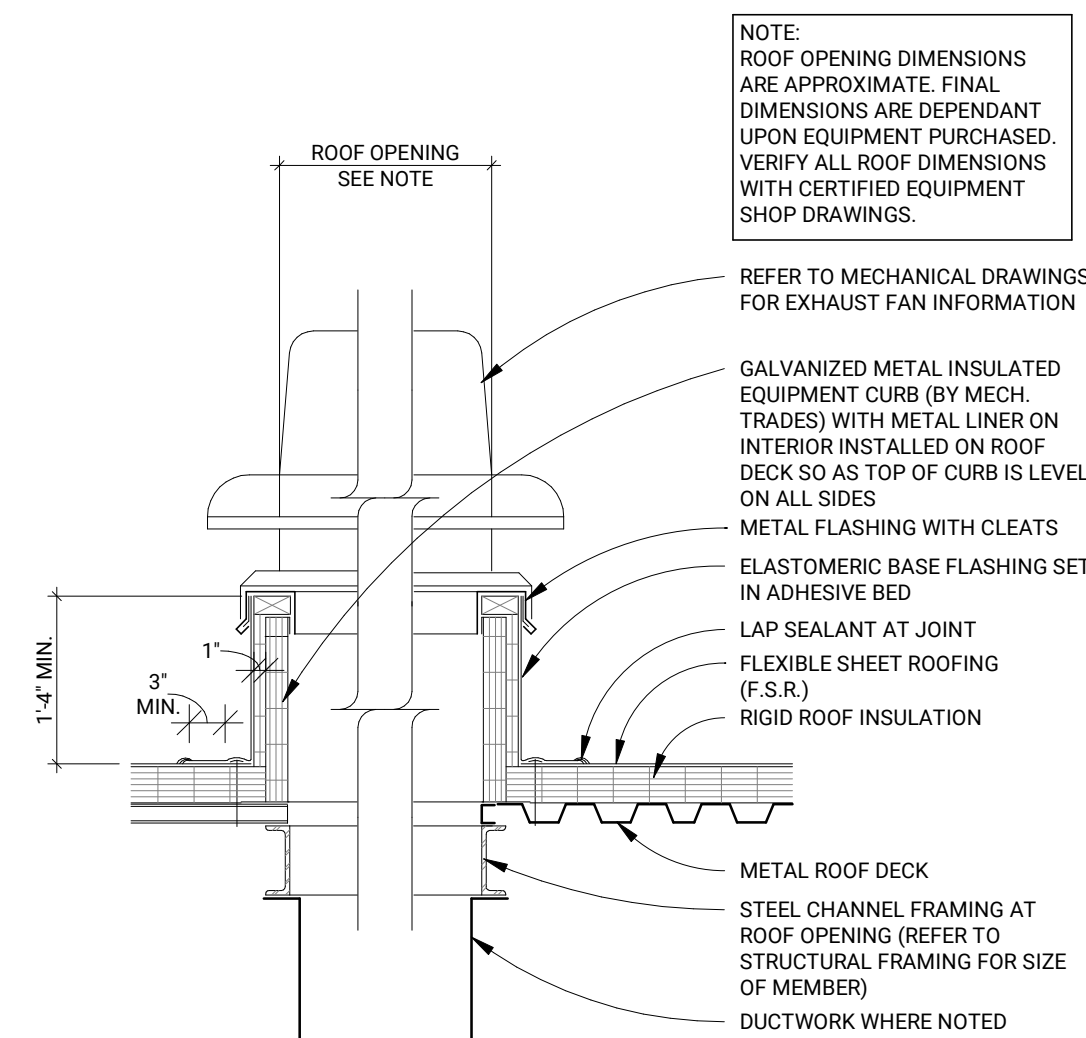
6 ROOF SUMP DETAIL
TYP 1 1/2" = 1'-0"

GENERAL ROOF PLAN NOTES:

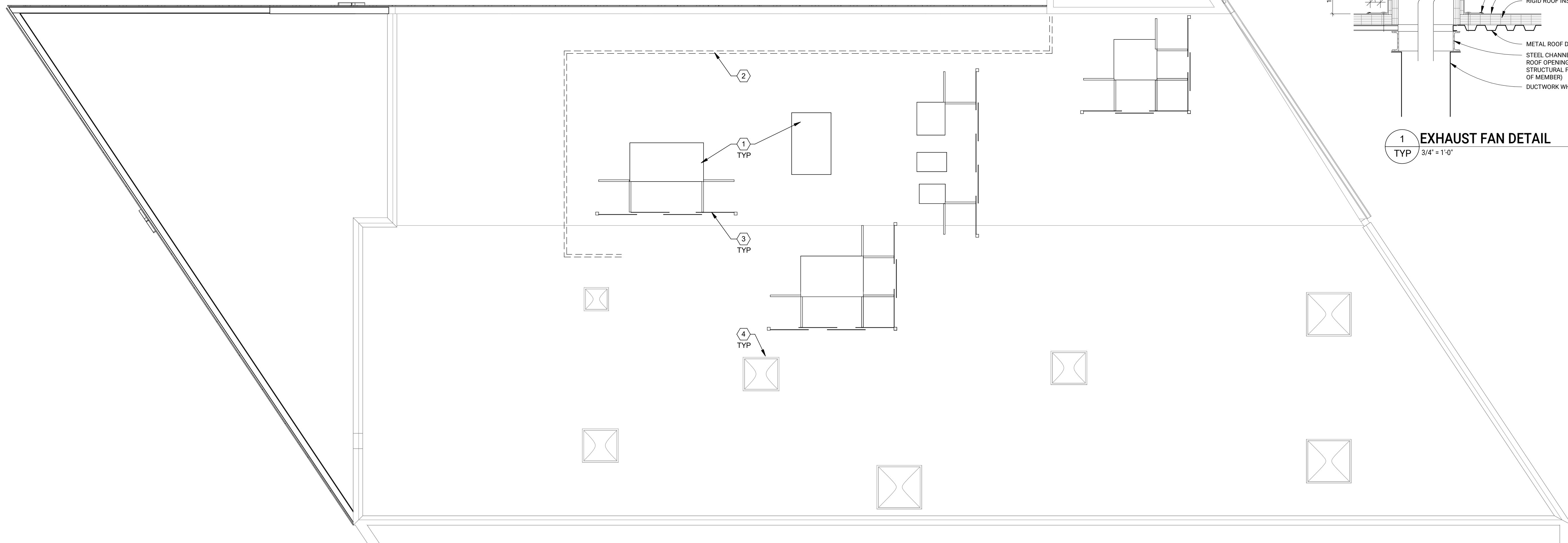
- REFER TO SHEET A1.1 FOR ADDITIONAL GENERAL NOTE REQUIREMENTS.
- ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM; TYPICAL. CRICKETS TO BE 1/2" PER FOOT SLOPE MINIMUM.
- PROVIDE EXPANSION JOINT IN ROOF INSULATION AND MEMBRANE PER MANUFACTURER INSTRUCTIONS.
- COORDINATE ROOF PENETRATIONS WITH OTHER TRADES; INCLUDING STRUCTURAL, MECHANICAL AND ELECTRICAL.

ROOF PLAN KEY NOTES: (TYPICAL THIS SHEET ONLY)

- ROOF TOP UNIT; COORDINATE WITH MECHANICAL
- EXISTING MECHANICAL SCREENING TO BE REMOVED
- NEW ROOF TOP MECHANICAL SCREENING AS REQUIRED
- EXISTING SKYLIGHT TO REMAIN



1 EXHAUST FAN DETAIL
TYP 3/4" = 1'-0"



N
ARCHITECTURAL ROOF PLAN
3/16" = 1'-0"

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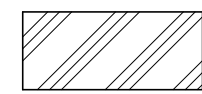
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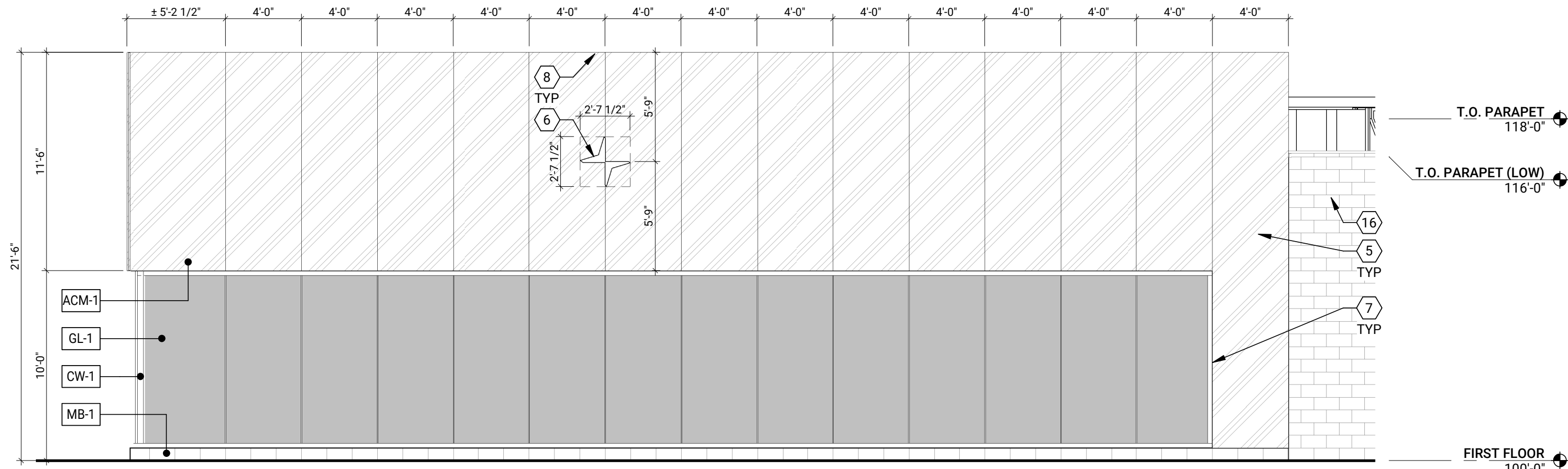
EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)

- 1 EXISTING DOOR/WINDOW TO REMAIN
2 EXISTING BLOCK TO REMAIN; PRIME AND PAINT
3 EXISTING COPING TO REMAIN; PRIME AND PAINT
4 EXISTING GUTTER SYSTEM TO REMAIN; PRIME AND PAINT
5 ALUMINUM COMPOSITE PANEL w/ SEAMLESS JOINTS; SEE MATERIAL FINISH SCHEDULE
6 BUILDING MOUNTED SIGNAGE; COORDINATE POWER REQUIREMENTS w/ APPROVED SIGNAGE DRAWINGS
7 GLASS AND ALUMINUM STOREFRONT / CURTAINWALL SYSTEM; SEE FRAME ELEVATIONS
8 INTEGRAL ACM COPING
9 INDICATES LINE OF CONCRETE FOUNDATION; SEE STRUCTURAL
10 6" CONC. FILLED STL. BOLLARD, PRIMED W/ PLASTIC COVER
11 WALL MTD. EXT. LIGHT FIXTURE; SEE SCHEDULE & ELECTRICAL
12 INDICATES LINE OF ROOF BEYOND
13 KNOX BOX; COORDINATE FINAL LOCATION w/ FIRE DEPARTMENT
14 ROOF TOP UNIT; COORDINATE w/ MECHANICAL
15 PREFINISHED METAL COPING TO MATCH EP-2
16 ADJACENT BUILDING, N.I.S.
17 LOUVERED MECHANICAL SCREEN; COLOR TO MATCH ACM-1

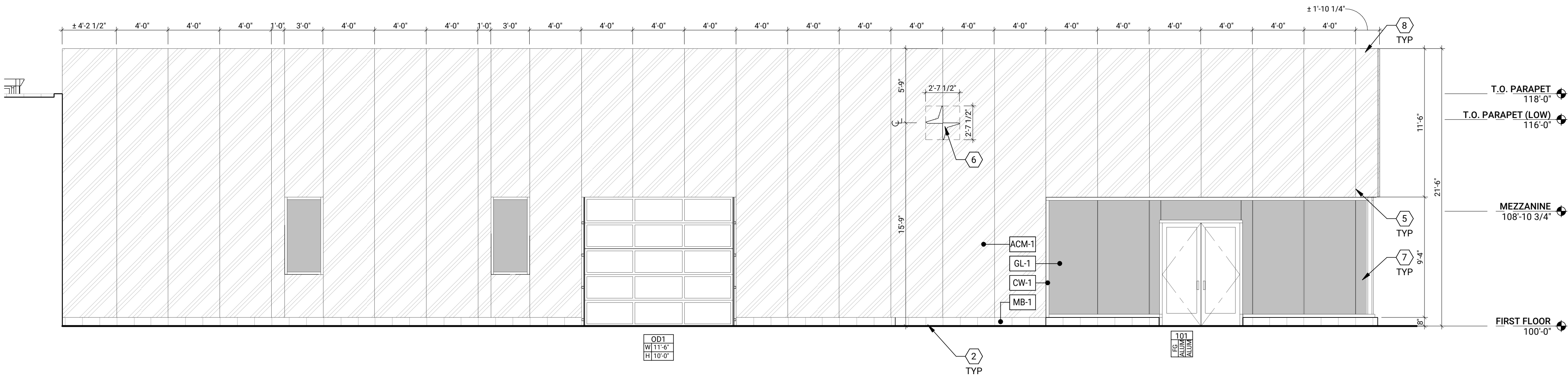
EXTERIOR MATERIALS		
	MATERIAL	FINISH
GL-1	EXTERIOR GLAZING	SOLARBAN 72 w/ 67% VLT AND 0.28 SHGC
CW-1	CURTAINWALL	BLACK RAL 9011; THERMALLY BROKEN
EP-1	EXTERIOR PAINT	WHITE; RAL 9003 ALTERNATE: BLACK; RAL 9011
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALUCOBOND, SEAMLESS JOINTS, COLOR: SOLID WHITE (RAL 9003)
MB-1	CONCRETE MASONRY UNIT	SMOOTH BLOCK; PAINT EP-1

EXTERIOR PANEL LEGEND

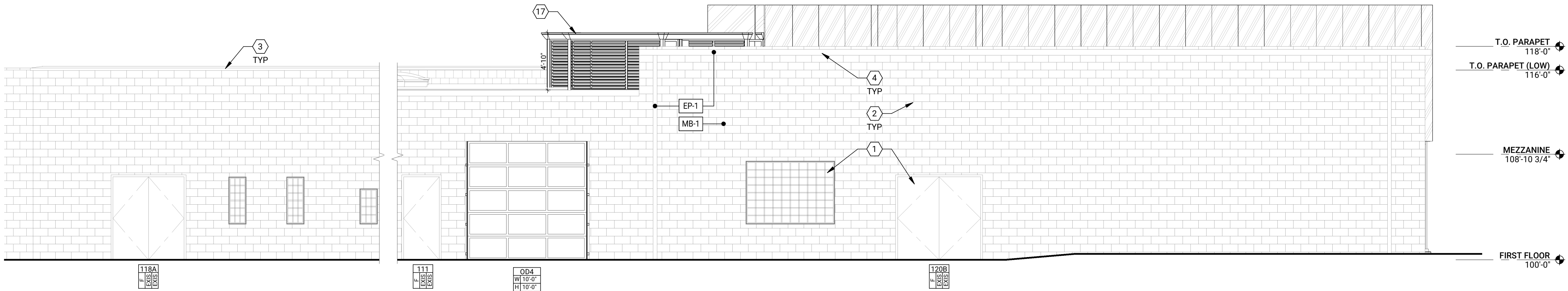
	GL-1, EXTERIOR GLAZING; SOLARBAN 72 CLEAR GLASS
	ACM-1, ALUCOBOND, SOLID WHITE



3 WEST ELEVATION
A1.1 3/16" = 1'-0"



2 NORTH ELEVATION
A1.1 3/16" = 1'-0"



1 EAST ELEVATION
A1.1 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A2.1

WEST FACADE EXT. MAT. CALCS - TOTAL AREA 593 S.F.		
MATERIAL	MATERIAL AREA	% PROPOSED
PAINTED BRICK BLOCK	392 S.F.	66.1 %
CERTAIN WALL SYSTEM	0 S.F.	0.0 %
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	0 S.F.	0.0 %
MECHANICAL SCREEN	0 S.F.	0.0 %
FENESTRATION	201 S.F.	33.9 %

WEST FACADE EXT. MAT. CALCS - TOTAL AREA 292 S.F.		
MATERIAL	MATERIAL AREA	% PROPOSED
PAINTED BRICK BLOCK	233 S.F.	79.8 %
CERTAIN WALL SYSTEM	0 S.F.	0.0 %
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	0 S.F.	0.0 %
MECHANICAL SCREEN	0 S.F.	0.0 %
FENESTRATION	59 S.F.	20.2 %

WEST FACADE EXT. MAT. CALCS - TOTAL AREA 1,312 S.F.		
MATERIAL	MATERIAL AREA	% PROPOSED
PAINTED BRICK BLOCK	41 S.F.	3.1 %
CERTAIN WALL SYSTEM	530 S.F.	40.4 %
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	741 S.F.	56.5 %
MECHANICAL SCREEN	0 S.F.	0.0 %
FENESTRATION	0 S.F.	0.0 %

SOUTH FACADE EXT. MAT. CALCS - TOTAL AREA 347 S.F.		
MATERIAL	MATERIAL AREA	% PROPOSED
PAINTED BRICK BLOCK	347 S.F.	100 %
CERTAIN WALL SYSTEM	0 S.F.	0.0 %
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	0 S.F.	0.0 %
MECHANICAL SCREEN	0 S.F.	0.0 %
FENESTRATION	0 S.F.	0.0 %

EAST FACADE EXT. MAT. CALCS - TOTAL AREA 2146 S.F.		
MATERIAL	MATERIAL AREA	% PROPOSED
PAINTED BRICK BLOCK	1823 S.F.	84.9 %
CERTAIN WALL SYSTEM	0 S.F.	0.0 %
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	0 S.F.	0.0 %
MECHANICAL SCREEN	44 S.F.	2.1 %
FENESTRATION	279 S.F.	13.0 %

NORTH FACADE EXT. MAT. CALCS - TOTAL AREA 409 S.F.		
MATERIAL	MATERIAL AREA	% PROPOSED
PAINTED BRICK BLOCK	409 S.F.	100 %
CERTAIN WALL SYSTEM	0 S.F.	0.0 %
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	0 S.F.	0.0 %
MECHANICAL SCREEN	0 S.F.	0.0 %
FENESTRATION	0 S.F.	0.0 %

NORTH FACADE EXT. MAT. CALCS - TOTAL AREA 2,189 S.F.		
MATERIAL	MATERIAL AREA	% PROPOSED
PAINTED BRICK BLOCK	56 S.F.	2.6 %
CERTAIN WALL SYSTEM	193 S.F.	8.8 %
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	1741 S.F.	79.5 %
MECHANICAL SCREEN	0 S.F.	0.0 %
FENESTRATION	199 S.F.	9.1 %

BUILDING SIGNAGE CALCULATIONS	
WALL SIGN LOCATION	AREA
POLESTAR WALL STAR - NORTH ELEVATION	7 S.F.
POLESTAR WALL STAR - SOUTHWEST ELEVATION	7 S.F.

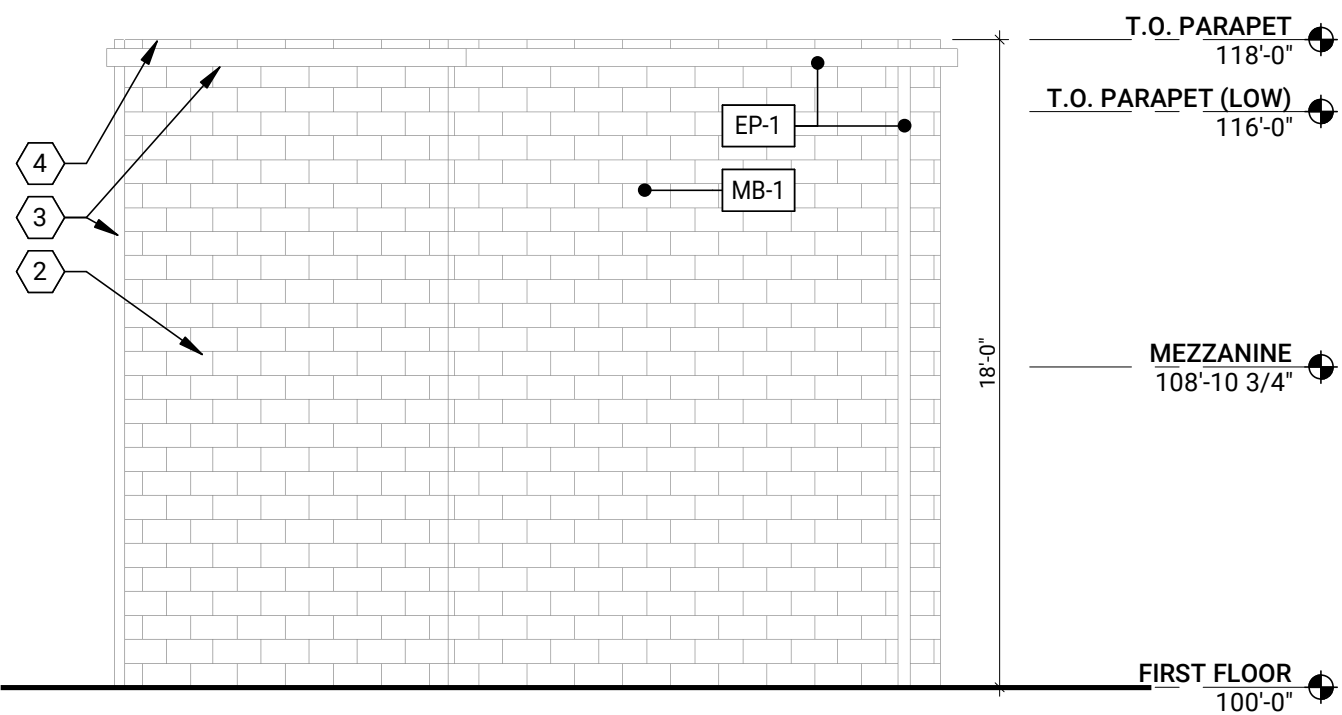
EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)

- (1) EXISTING DOOR/WINDOW TO REMAIN
(2) EXISTING BLOCK TO REMAIN; PRIME AND PAINT
(3) EXISTING GUTTER SYSTEM TO REMAIN; PRIME AND PAINT
(4) EXISTING COPING TO REMAIN; PRIME AND PAINT

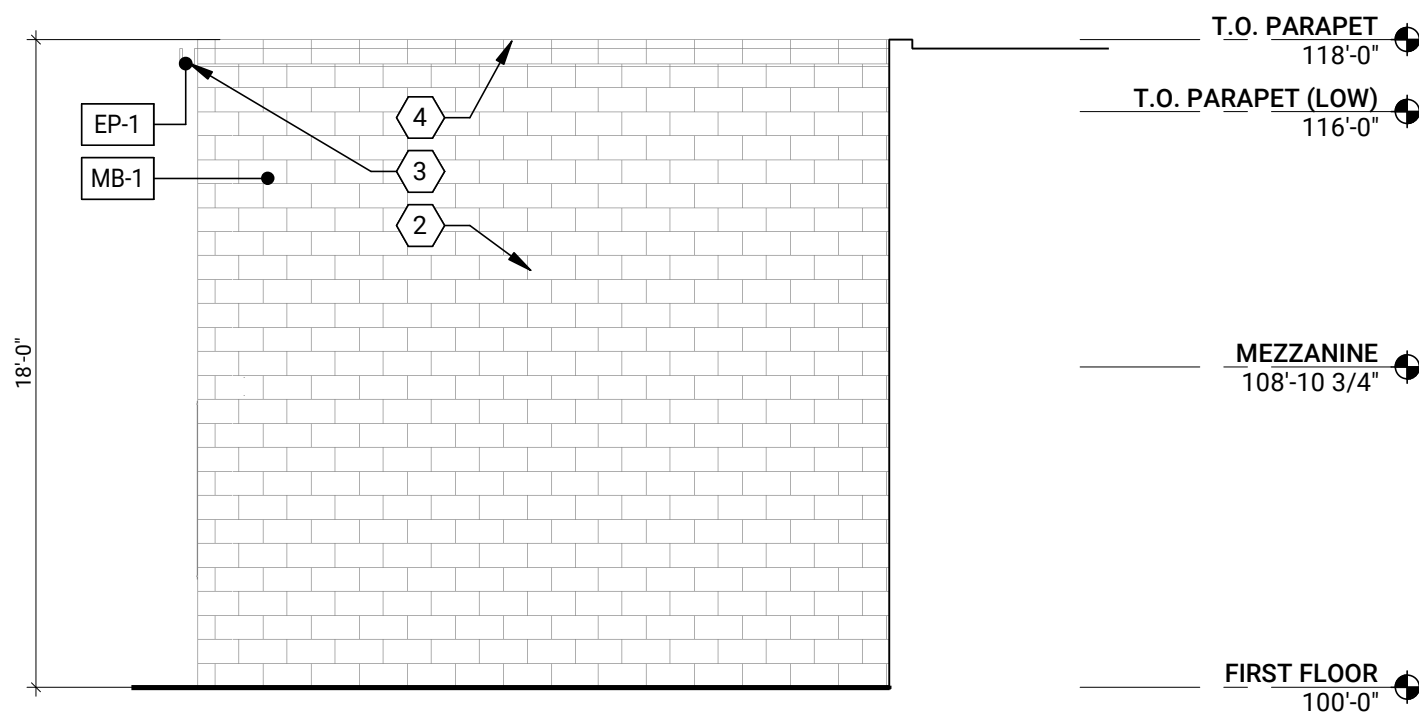
EXTERIOR MATERIALS		
	MATERIAL	FINISH
GL-1	EXTERIOR GLAZING	SOLARBAN 72 w/ 67% VLT AND 0.28 SHGC
CW-1	CURTAINWALL	BLACK RAL 9011; THERMALLY BROKEN
EP-1	EXTERIOR PAINT	WHITE; RAL 9003 ALTERNATE: BLACK; RAL 9011
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALUCOBOND, SEAMLESS JOINTS, COLOR: SOLID WHITE (RAL 9003)
MB-1	CONCRETE MASONRY UNIT	SMOOTH BLOCK; PAINT EP-1

EXTERIOR PANEL LEGEND

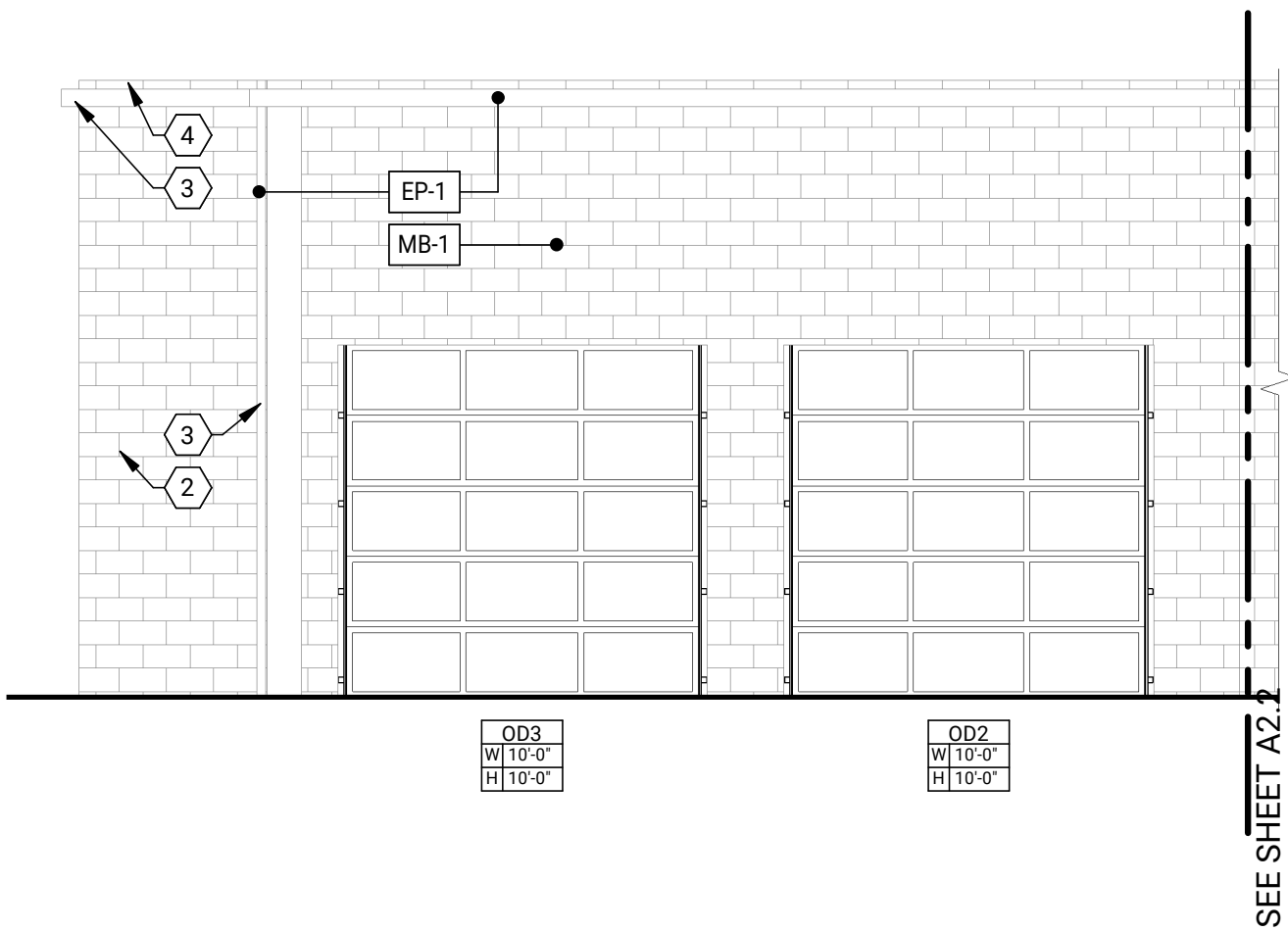
	GL-1, EXTERIOR GLAZING; SOLARBAN 72 CLEAR GLASS
	ACM-1, ALUCOBOND, SOLID WHITE



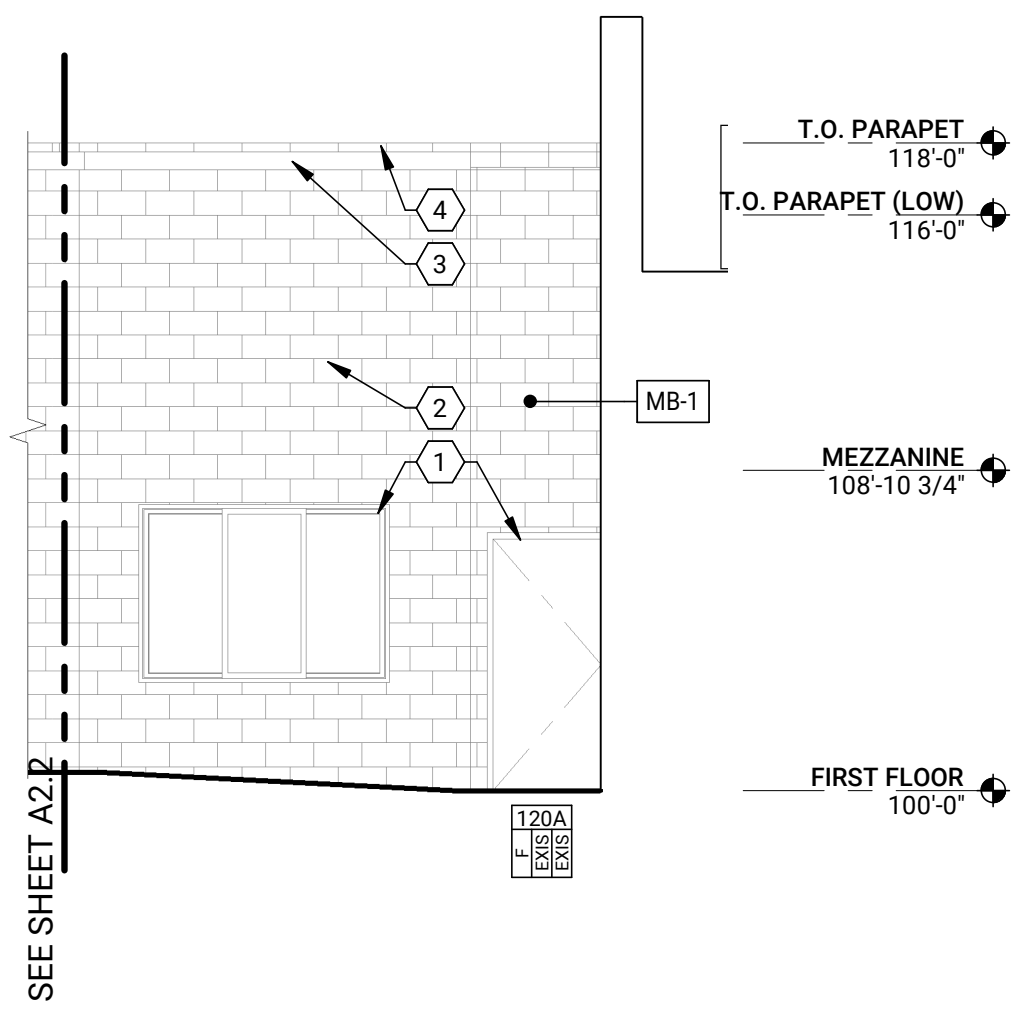
4 NORTH ELEVATION
A1.1 3/16" = 1'-0"



3 SOUTH ELEVATION
A1.1 3/16" = 1'-0"



1 WEST ELEVATION
A1.1 3/16" = 1'-0"



2 WEST ELEVATION
A1.1 3/16" = 1'-0"

DO NOT SCALE DRAWINGS

ISSUED	
06.07.23	30% BRAND REVIEW
06.12.23	OWNER REVIEW

DRAWN ARS
CHECKED SHF

SEAL

NOT FOR
CONSTRUCTION

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CLIENT

LAFONTAINE
AUTOMOTIVE GROUP

PROJECT 22083

POLESTAR
BIRMINGHAM
33866 WOODWARD AVENUE
BIRMINGHAM, OAKLAND
COUNTY, MI

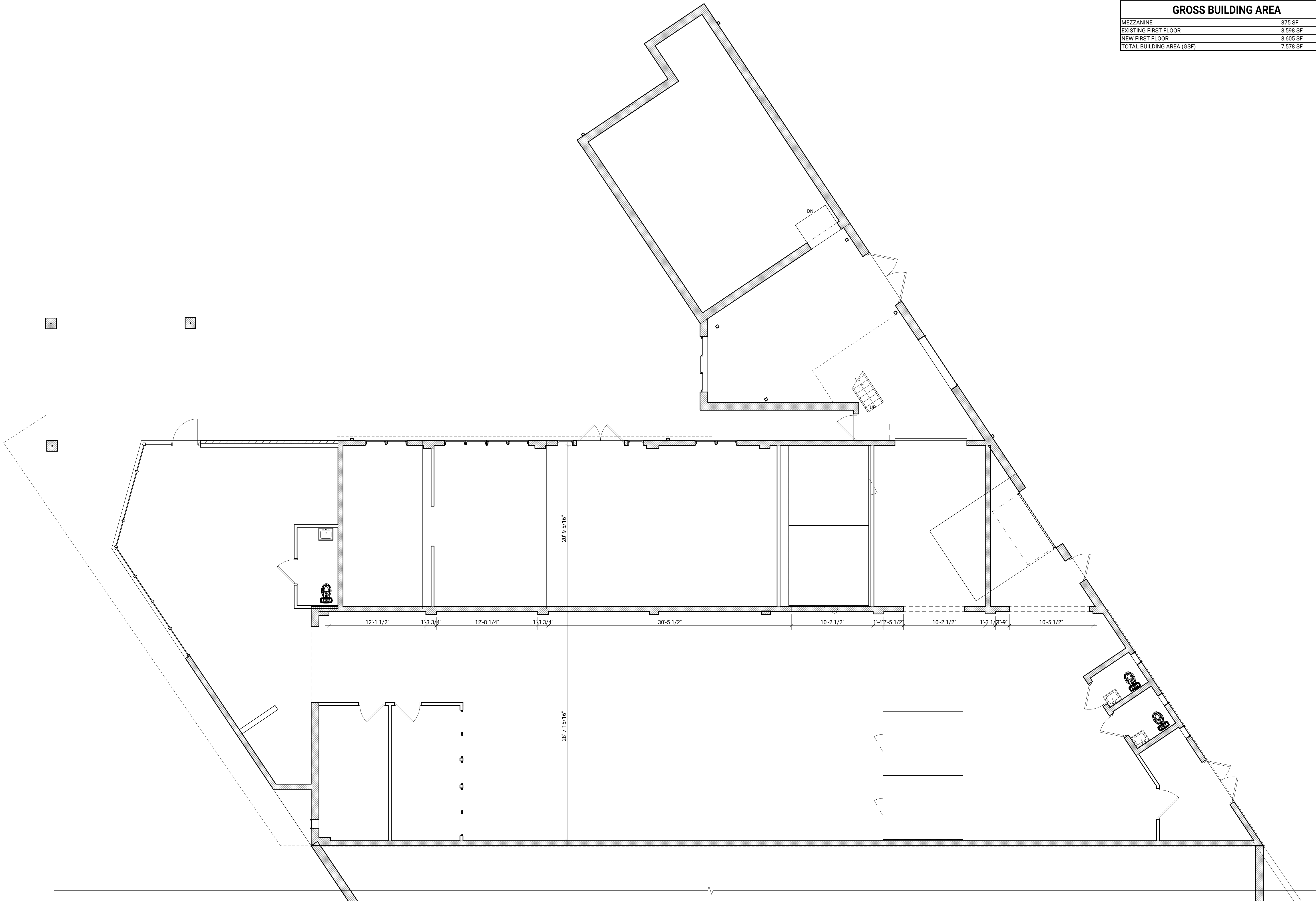
EXTERIOR ELEVATIONS

A2.2

GROSS BUILDING AREA	
MEZZANINE	375 SF
EXISTING FIRST FLOOR	3,598 SF
NEW FIRST FLOOR	3,605 SF
TOTAL BUILDING AREA (GSF)	7,578 SF

STUDIO
DETROIT
ARCHITECTS

2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM
PROJECT MANAGER
STEVEN H. FOURNIER, AIA, NCARB



N
FIRST FLOOR PLAN - WORKING - existing
3/16" = 1'-0"

DO NOT SCALE DRAWINGS

ISSUED

DRAWN JMR
CHECKED SHF

SEAL

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CONSTRUCTION

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PROJECT 22083

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BIRMINGHAM
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BIRMINGHAM, OAKLAND
COUNTY, MI

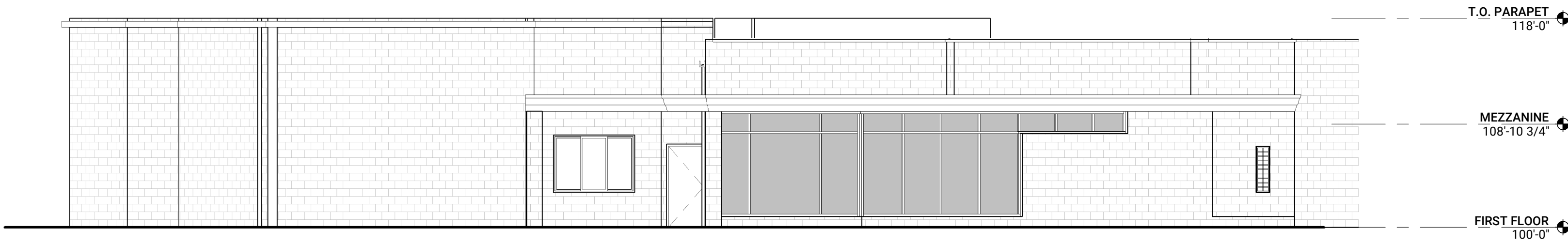
FLOOR PLAN -
EXISTING

EX-1

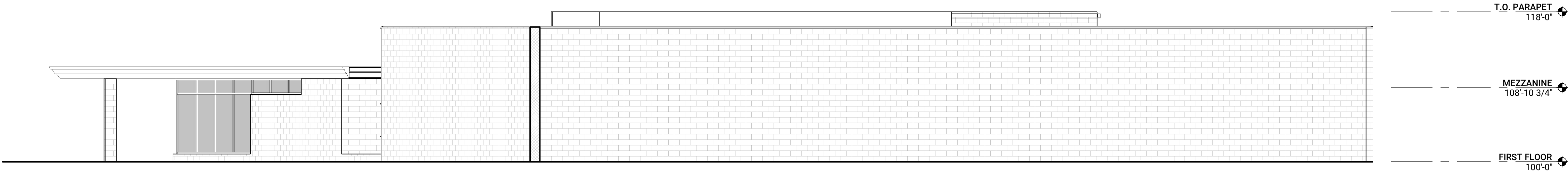
GROSS BUILDING AREA	
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STUDIO
DETROIT
ARCHITECTS

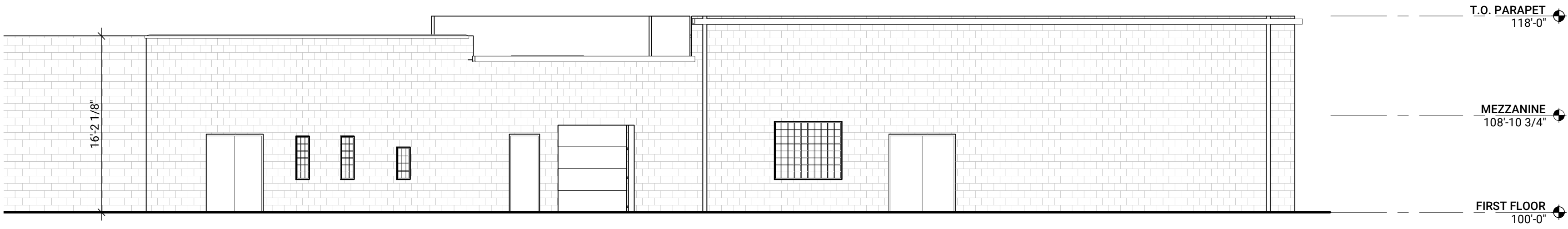
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM
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STEVEN H. FOURNIER, AIA, NCARB



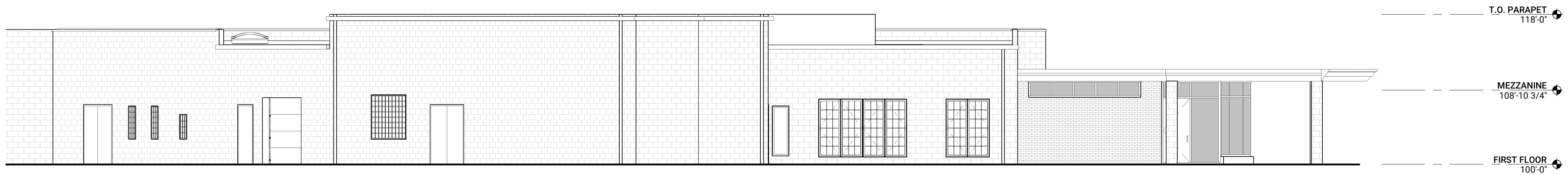
4 EXISTING WEST ELEVATION
1/8" = 1'-0"



3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING EAST ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

DO NOT SCALE DRAWINGS

ISSUED

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CHECKED SHF

SEAL

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PROJECT 22083

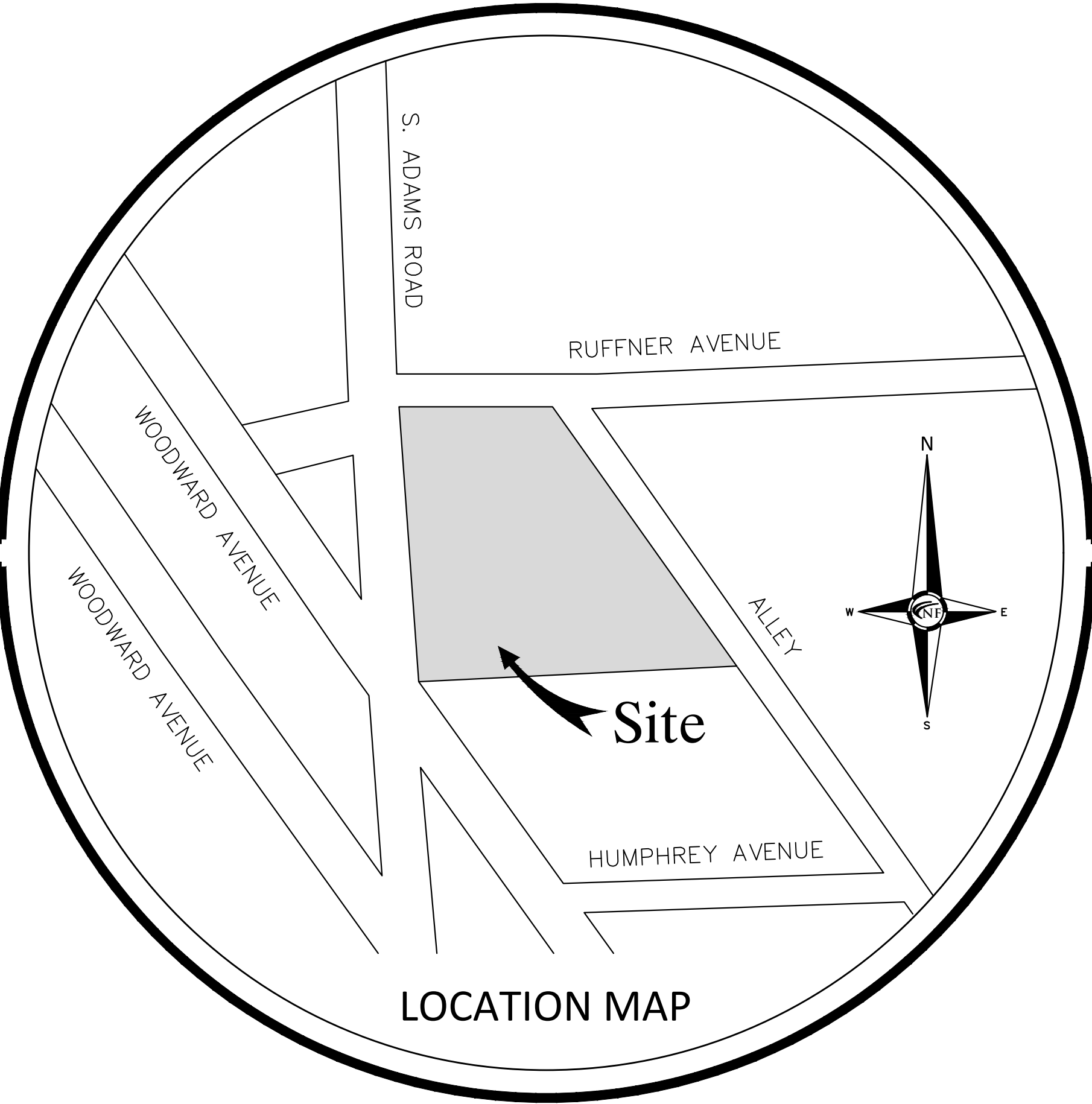
POLESTAR
BIRMINGHAM
33866 WOODWARD AVENUE
BIRMINGHAM, OAKLAND
COUNTY, MI

ELEVATIONS -
EXISTING

EX-2

City of Birmingham,
Oakland County, Michigan
CONSTRUCTION DOCUMENTS
Prepared For
LaFontaine Automotive Group

PART OF THE NE 1/4 OF SECTION 31,
TOWN 2 NORTH, RANGE 11 EAST



Owner

LAFONTAINE AUTOMOTIVE GROUP
4000 WEST HIGHLAND ROAD
HIGHLAND, MICHIGAN 48357
CONTACT: MR. GARY LAUNDROCHE
PHONE: (248) 714-1502
EMAIL: GLAUNDROCHE@LAFONTAINEMOTORS.COM

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DETROIT, MICHIGAN 48226
CONTACT: ANDREW ASHBY
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Landscape Architect

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46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. GEORGE A. OSTROWSKI, PLA, LEED AP
PHONE: (248) 332-7931
EMAIL: GOSTROWSI@NFE-ENGR.COM

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PONTIAC, MICHIGAN 48342
CONTACT: MR. JASON R. LONGHURST, P.E.
PHONE: (248) 332-7931
EMAIL: JLONGHURST@NFE-ENGR.COM

SHEET INDEX

C0 Cover Sheet
C1 Topographic, Boundary, and Tree Survey
C2 Demolition Plan
C3 Engineering Plan
C4 Notes and Details Plan

L1 Tree Preservation Plan
L2 Landscape Plan

1 of 1 Photometric Plan

A1.1 Partial Floor Plan - New Work
A2.1 Exterior Elevations
A2.2 Exterior Elevations

LEGAL DESCRIPTION

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

PARCEL 1
LOTS 429 AND 430 AND OUTLOT B, LEINBACH-HUMPHREY'S WOODWARD AVENUE SUB, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 5, OAKLAND COUNTY RECORDS.

TAX IDENTIFICATION NUMBER: 08-20-31-302-001 (PARCEL 1)

PARCEL 2
LOT 377 EXCEPT THE EAST 36.17 FEET, LEINBACH-HUMPHREY'S WOODWARD AVENUE SUB, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 5, OAKLAND COUNTY RECORDS.

TAX IDENTIFICATION NUMBER: 08-20-31-302-005 (PARCEL 2)

PARCEL 3
THE EAST 36.17 FEET OF LOT 377, LEINBACH-HUMPHREY'S WOODWARD AVENUE SUB, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 5, OAKLAND COUNTY RECORDS.

TAX IDENTIFICATION NUMBER: 08-20-31-302-006 (PARCEL 3)

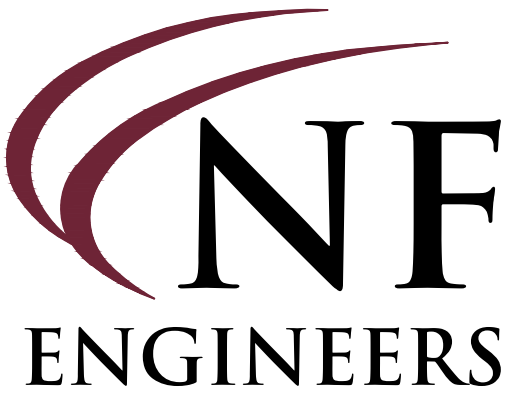
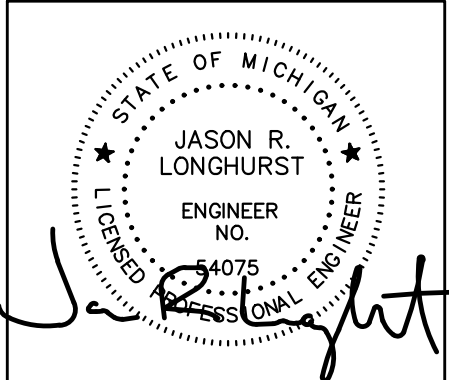
REVISIONS:
2023-05-01 ISSUED FOR OWNER REVIEW
2023-06-12 REVISED PER OWNER
2023-06-19 REVISED PER CITY

Project Name

Polestar
33866 Woodward Avenue

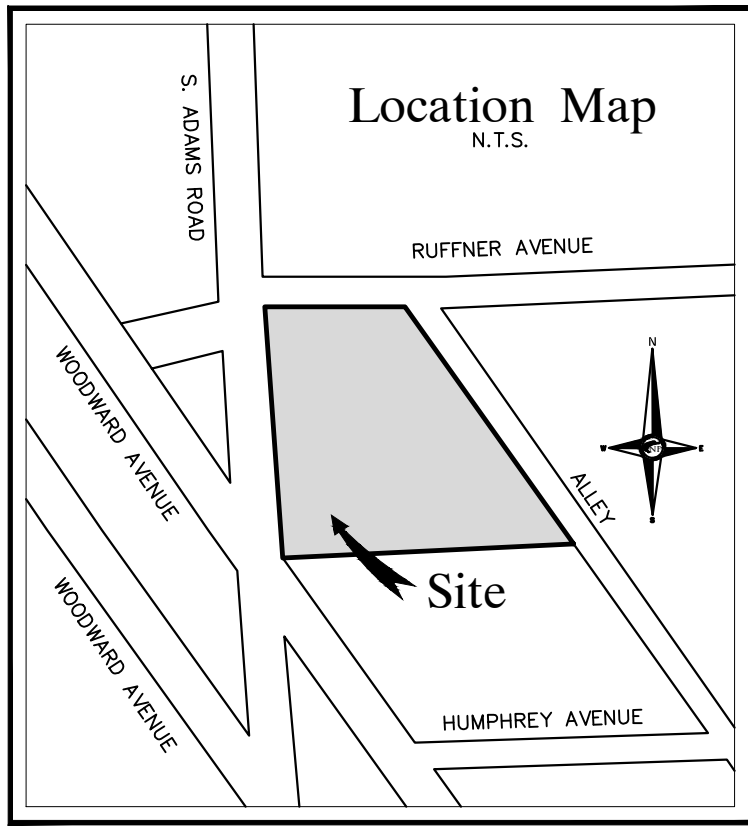
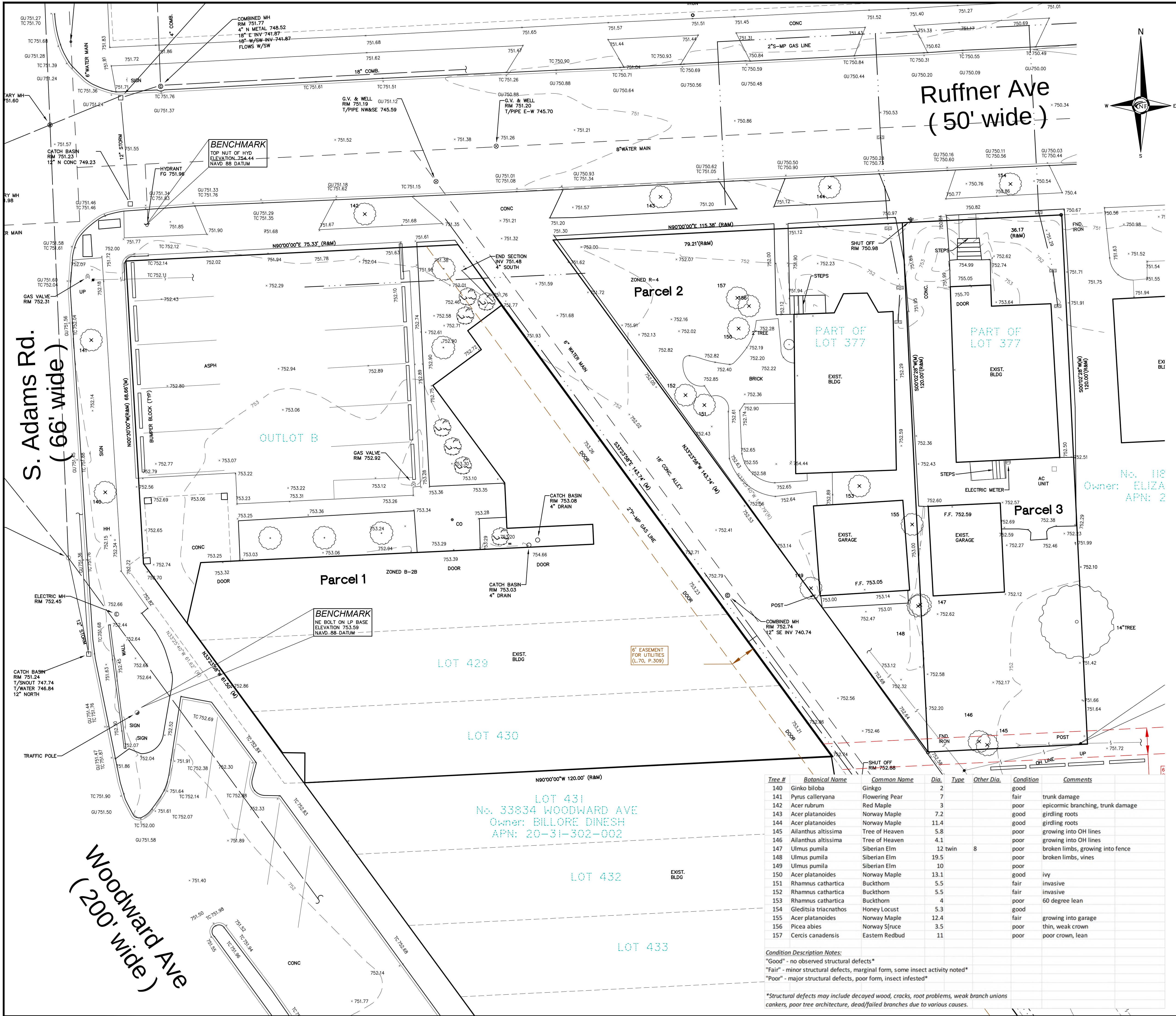


N & F JOB #N044



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LEGAL DESCRIPTION

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TAX IDENTIFICATION NUMBER: 08-20-31-302-006 (PARCEL 3)

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORDED PLAT.

FLOOD HAZARD NOTE

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

UTILITY NOTE

ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED. THE UTILITIES SHOWN ON THIS SURVEY WERE DETERMINED BY FIELD OBSERVATION. ALL LOCATIONS ARE APPROXIMATE. THE LOCATION OF ANY OTHER UNDERGROUND SERVICES WHICH MAY EXIST CAN ONLY BE DEPICTED IF A UTILITY PLAN IS FURNISHED TO THE SURVEYOR.

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

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2022061001979, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 3/22/23. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

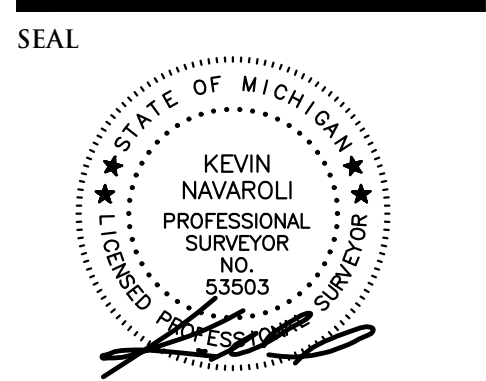
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

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



PROJECT
Polestar
33866 Woodward Avenue

CLIENT
LaFontaine Automotive Group
4000 West Highland Rd.
Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email:
glaundroche@lafontainemotors.com

PROJECT LOCATION
Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET
Boundary, Topographic,
and Tree Survey

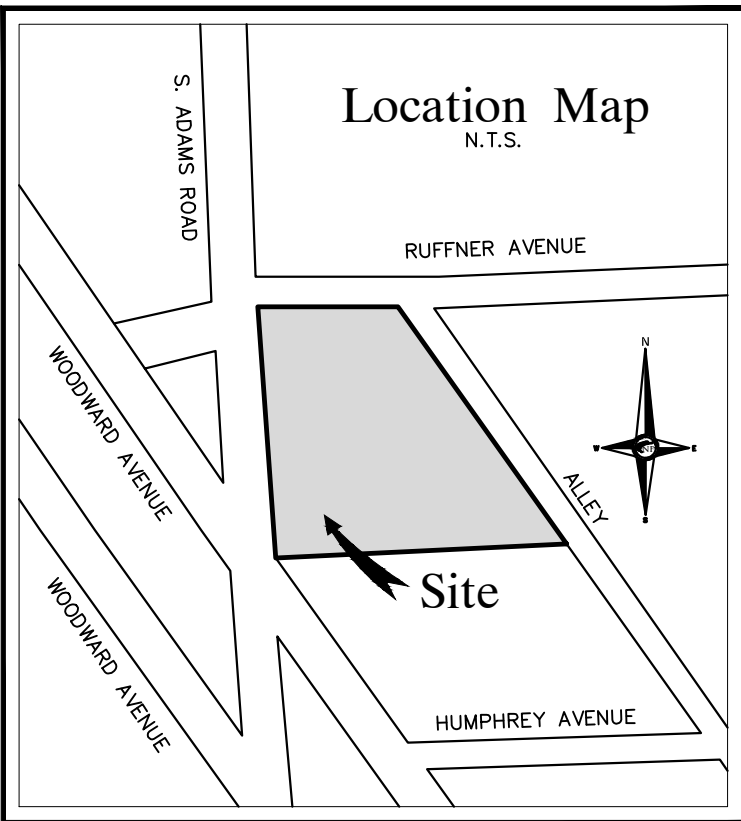
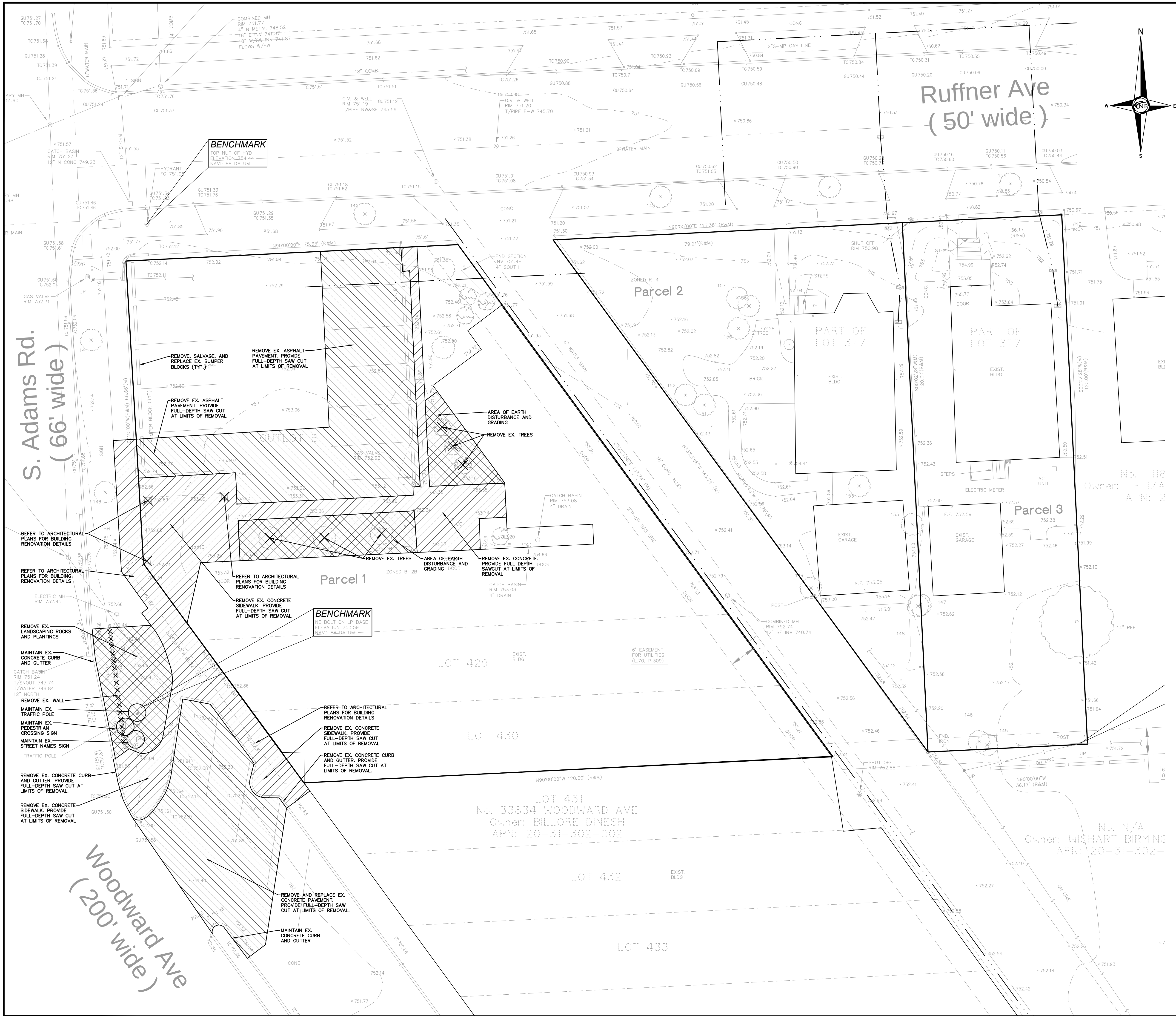


DATE ISSUED/REVISED
2023-05-01 ISSUED FOR OWNER REVIEW
2023-06-12 REVISED PER OWNER
2023-06-19 REVISED PER CITY

DRAWN BY:
C. Herren
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
March 30, 2023

SCALE: 1" = 10'
NFE JOB NO. SHEET NO.
N044 C1

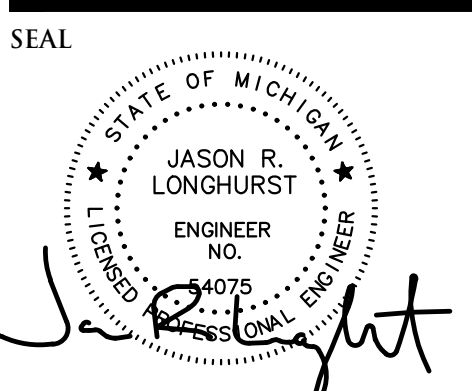


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LAND SURVEYORS
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FAX. (248) 332-8257
WWW.NFE-ENGR.COM

DEMOLITION NOTES
DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.
FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LICENSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).
THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.
EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).
PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE, THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.
SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.
* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.
THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.
THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.
THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.
ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.
ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.
PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.
WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.
WHERE EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
	EXISTING UTILITY TO BE REMOVED
	EXISTING UTILITY TO BE ABANDONED
	INDICATES EXISTING TREE TO BE REMOVED
	INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED



PROJECT
Polestar
33866 Woodward Avenue

CLIENT
LaFontaine Automotive Group
4000 West Highland Rd.
Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email:
glaundroche@lafontainemotors.com

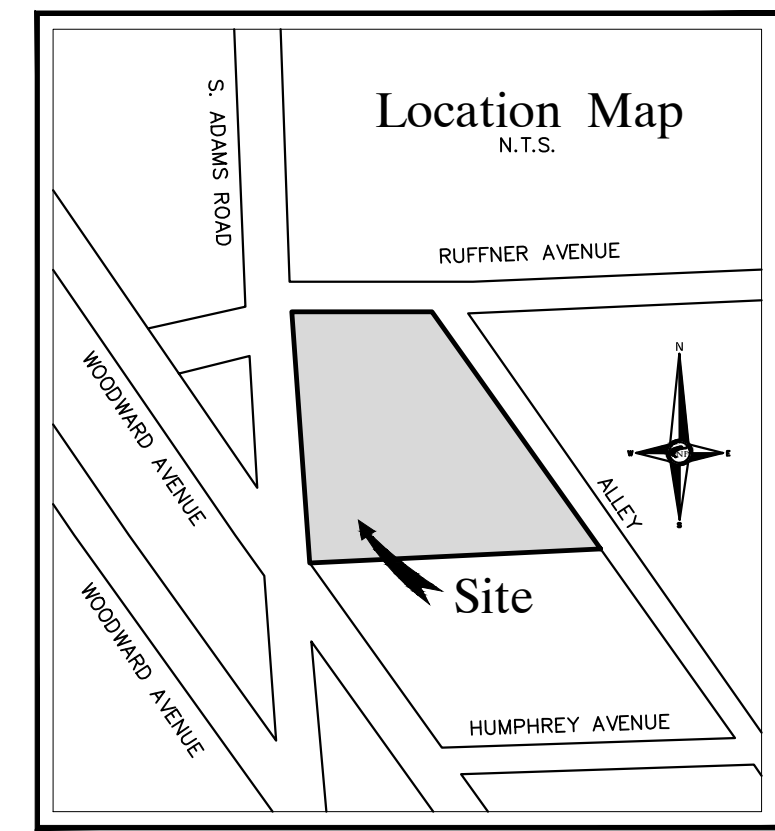
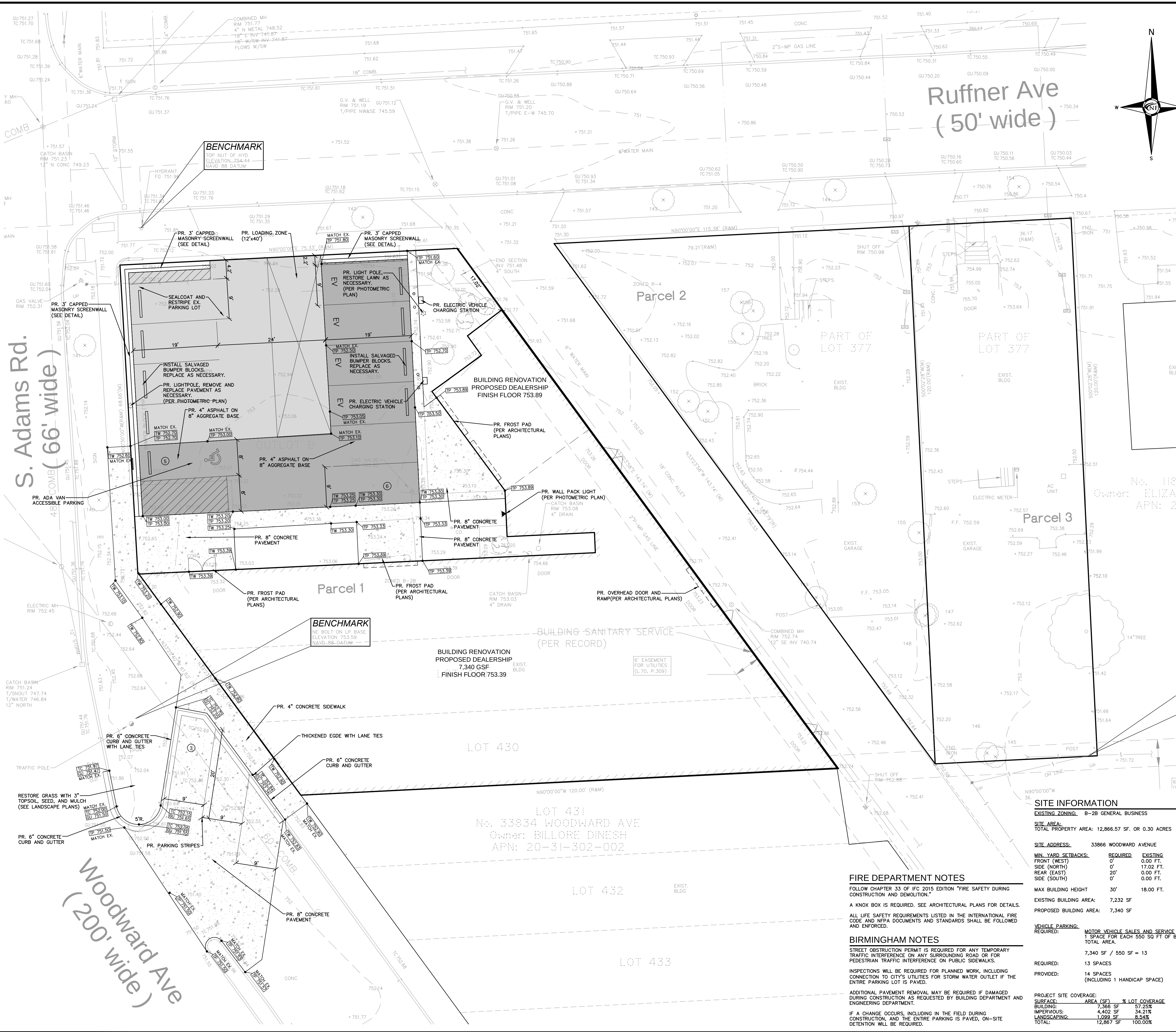
PROJECT LOCATION
Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET
Demolition Plan



DATE ISSUED/REVISED
2023-05-01 ISSUED FOR OWNER REVIEW
2023-06-12 REVISED PER OWNER
2023-06-19 REVISED PER CITY

DRAWN BY:
B. Girschach
DESIGNED BY:
T. Wood
APPROVED BY:
J. Longhurst
DATE:
May 1, 2023
SCALE: 1" = 10'
NFE JOB NO. **N044** SHEET NO. **C2**



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LAND PLANNERS

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TRASH BIN NOTE
TRASH BINS WILL BE STORED INSIDE THE BUILDING

NOTES
EXISTING WATER MAIN AND SANITARY LINES TO REMAIN
CONNECT TO EXISTING ROOF DRAINS.

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

ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE HMA 4E ML SURFACE COURSE - MDOT BITUMINOUS MIXTURE HMA SE ML BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD

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

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

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-5164.

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

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

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

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

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

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

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

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

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

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

ESTIMATED QUANTITIES

PAVING	DESCRIPTION	QUANTITY	UNITS
4" NON-REINFORCED CONCRETE SIDEWALK		545	S.F.
8" NON-REINFORCED CONCRETE PAVEMENT		220	S.Y.
4" ASPHALT PAVEMENT ON 8" AGGREGATE		195	S.Y.
6" CONCRETE CURB AND GUTTER		85	L.F.

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED SEALCOAT AND RESTRIPE
	PROPOSED ASPHALT PAVEMENT

LEGEND

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

SITE INFORMATION

EXISTING ZONING: B-2B GENERAL BUSINESS

SITE AREA: 12,866.57 SF. OR 0.30 ACRES

TOTAL PROPERTY AREA: 12,866.57 SF. OR 0.30 ACRES

SITE ADDRESS: 33866 WOODWARD AVENUE

MIN. YARD SETBACKS:

	REQUIRED	EXISTING
FRONT (WEST)	0'	0.00 FT.
SIDE (NORTH)	0'	17.02 FT.
REAR (EAST)	20'	0.00 FT.
SIDE (SOUTH)	0'	0.00 FT.

MAX BUILDING HEIGHT: 30' 18.00 FT.

EXISTING BUILDING AREA: 7,232 SF

PROPOSED BUILDING AREA: 7,340 SF

VEHICLE PARKING:

REQUIRED: 13 SPACES

PROVIDED: 14 SPACES (INCLUDING 1 HANDICAP SPACE)

PROJECT SITE COVERAGE:

SURFACE	AREA (SF)	% LOT COVERAGE
BUILDING	7,368 SF	57.25%
IMPERVIOUS	4,402 SF	34.21%
LANDSCAPING	1,099 SF	8.54%
TOTAL	12,867 SF	100.00%

FIRE DEPARTMENT NOTES

FOLLOW CHAPTER 33 OF IFC 2015 EDITION "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION"

A KNOX BOX IS REQUIRED. SEE ARCHITECTURAL PLANS FOR DETAILS.

ALL LIFE SAFETY REQUIREMENTS LISTED IN THE INTERNATIONAL FIRE CODE AND NFPA DOCUMENTS AND STANDARDS SHALL BE FOLLOWED AND ENFORCED.

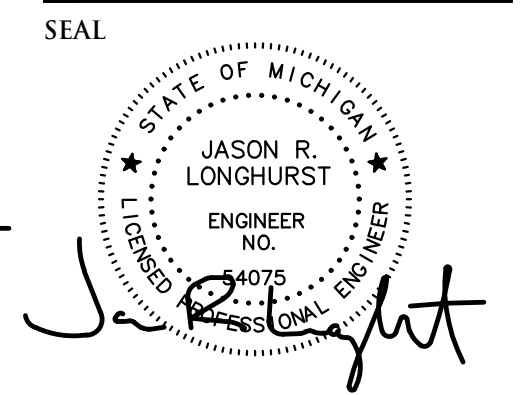
BIRMINGHAM NOTES

STREET OBSTRUCTION PERMIT IS REQUIRED FOR ANY TEMPORARY TRAFFIC INTERFERENCE ON ANY SURROUNDING ROAD OR FOR PEDESTRIAN TRAFFIC INTERFERENCE ON PUBLIC SIDEWALKS.

INSPECTIONS WILL BE REQUIRED FOR PLANNED WORK, INCLUDING CONNECTION TO CITY'S UTILITIES FOR STORM WATER OUTLET IF THE ENTIRE PARKING LOT IS PAVED.

ADDITIONAL PAVEMENT REMOVAL MAY BE REQUIRED IF DAMAGED DURING CONSTRUCTION AS REQUESTED BY BUILDING DEPARTMENT AND ENGINEERING DEPARTMENT.

IF A CHANGE OCCURS, INCLUDING IN THE FIELD DURING CONSTRUCTION, AND THE ENTIRE PARKING IS PAVED, ON-SITE DETENTION WILL BE REQUIRED.



PROJECT
Polestar
33866 Woodward Avenue

CLIENT
LaFontaine Automotive Group
4000 West Highland Rd.
Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email: glaundroche@lafontainemotors.com

PROJECT LOCATION
Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET
Engineering Plan



DATE ISSUED/REVISED
2023-05-01 ISSUED FOR OWNER REVIEW
2023-06-12 REVISED PER OWNER
2023-06-19 REVISED PER CITY

DRAWN BY:
B. Girschach

DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
May 1, 2023

SCALE: 1" = 10'

NFE JOB NO. N044 **SHEET NO.** C3

UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

DAMAGE TO PRIVATE PROPERTY

ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MAIL BOXES, ETC., REMOVED SHALL BE REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJOINING PROPERTIES, UNLESS OFFSITE PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE BIDDING OF THE CONTRACTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY-PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY-PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROPOSED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, DEWATERING OF TRENCHES, SCHEDULING THE WORK AT OFF PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE ENCOUNTERED VIA PUMPING, BY-PASS PIPING OR OTHER MEANS. THE CONTRACTOR SHALL NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

PAVEMENT REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTY THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN RIGHT OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRIAGES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWINGS CALL FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE OWNER AND NFE MAKE NO REPRESENTATIONS, WARRANTY OR GUARANTY AS TO THE LOCATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATIONS SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

SUB-SOIL CONDITIONS

ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB-SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB-SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE IDENTIFIED BY THE CONTRACTOR'S PRE-BID SITE OBSERVATION OR ARE NOT SET FORTH IN THE PLANS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL

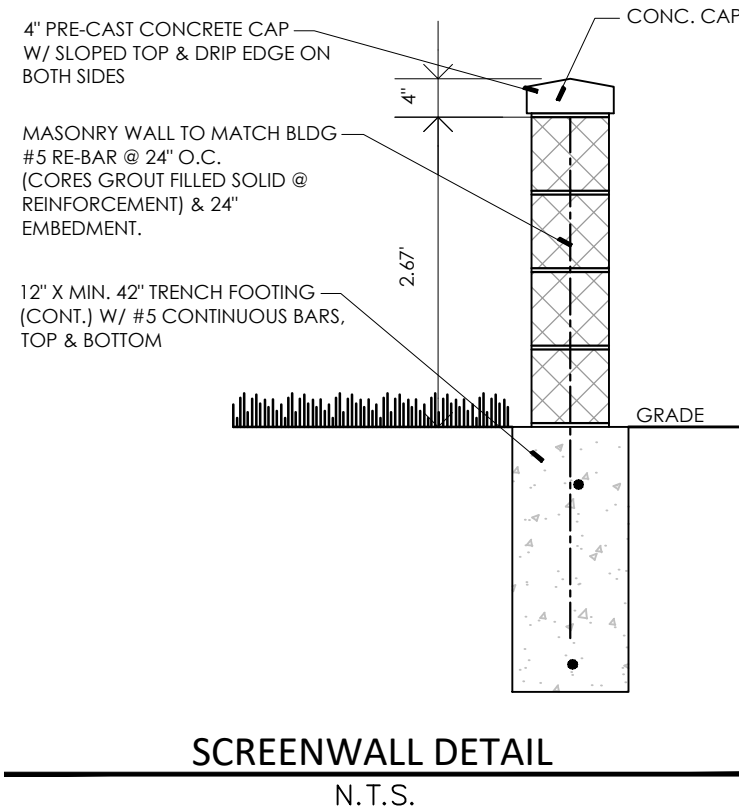
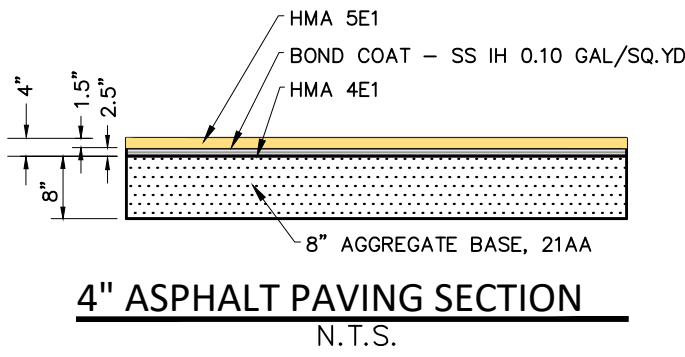
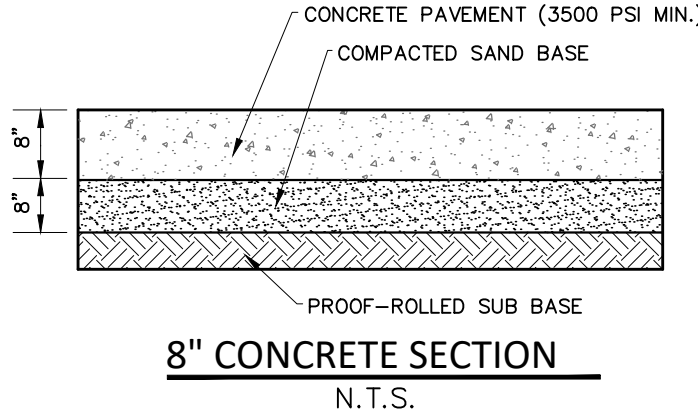
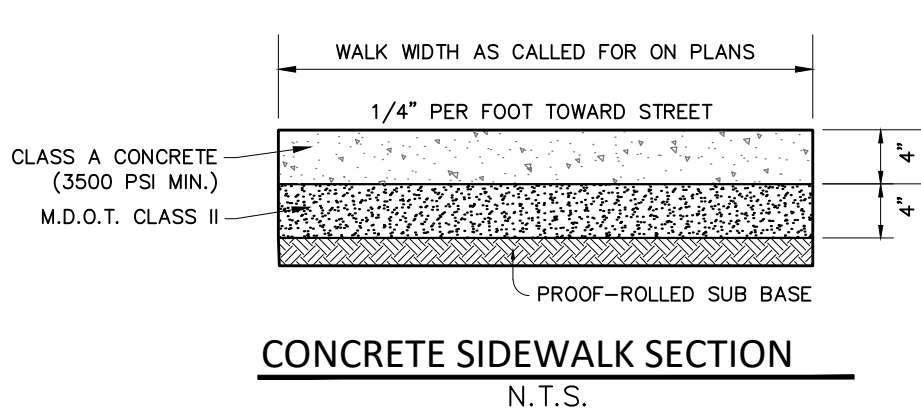
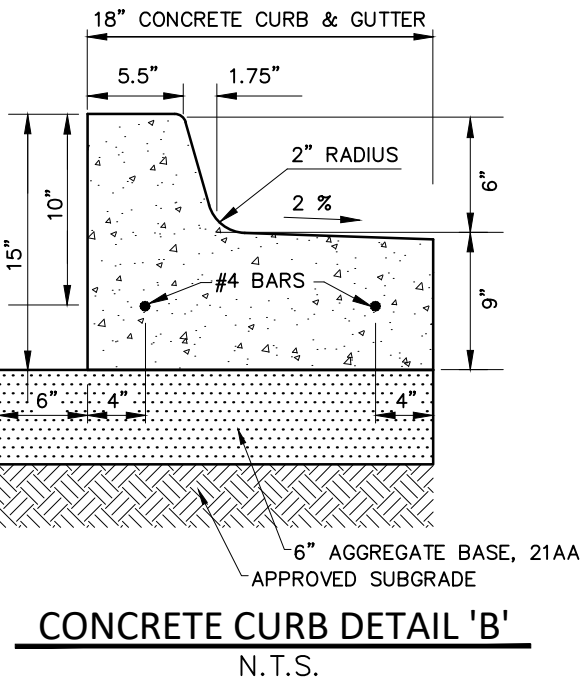
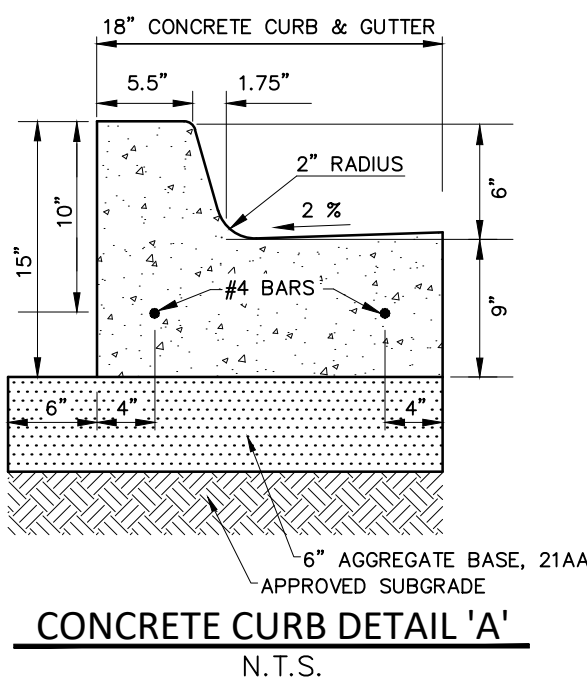
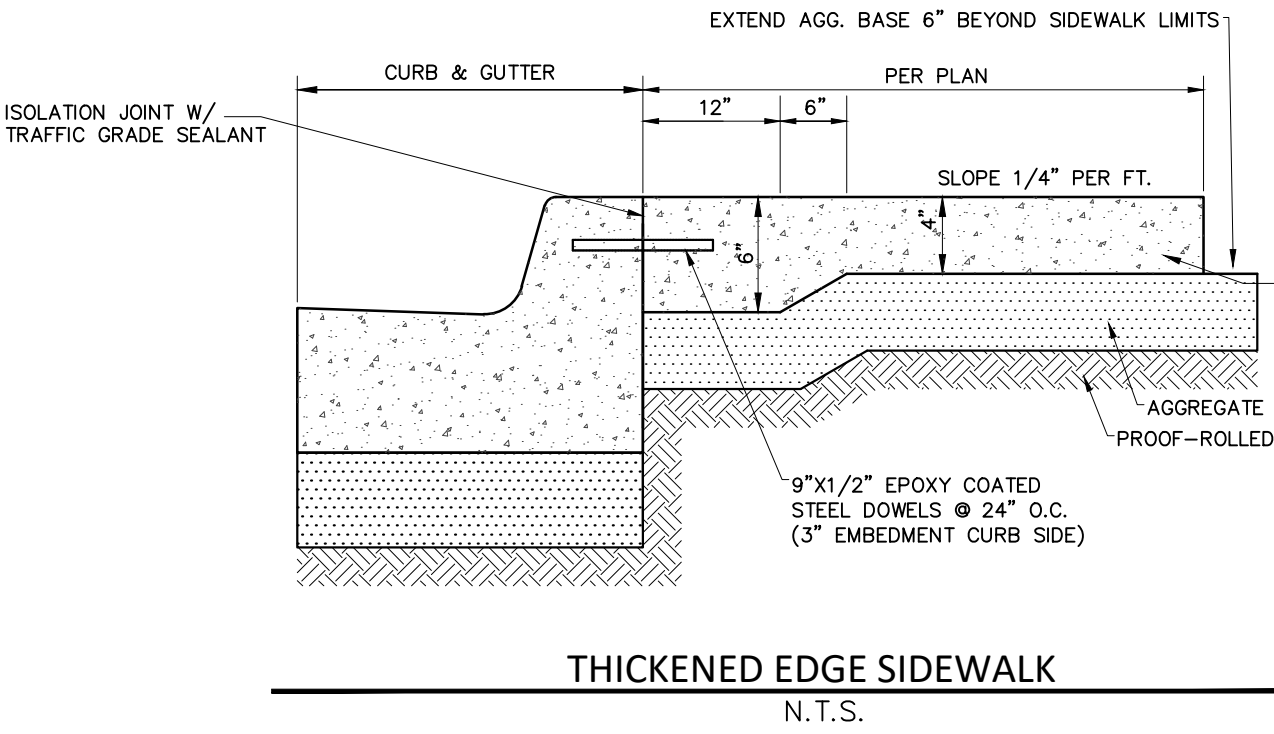
TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OR AGENCY/UTILITY GOVERNING SAID TRENCH CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

SOIL EROSION / SEDIMENTATION CONTROL

THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR INSPECTION OR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.



SEAL

PROJECT

Polestar
33866 Woodward Avenue

CLIENT

LaFontaine Automotive Group
4000 West Highland Rd.
Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email:
glaundroche@lafontaineautomotors.com

PROJECT LOCATION

Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET

Notes and Details
Plan



Know what's below
Call before you dig.

DATE ISSUED/REVISED

2023-05-01 ISSUED FOR OWNER REVIEW
2023-06-12 REVISED PER OWNER
2023-06-19 REVISED PER CITY

DRAWN BY:

T. Wood

DESIGNED BY:

T. Wood

APPROVED BY:

J. Longhurst

DATE:

May 1, 2023

SCALE:

N.T.S.

S. ADAMS ROAD
(66' WIDE)

WOODWARD AVENUE
(200' WIDE)

RUFFNER AVENUE
(50' WIDE)

PUBLIC ALLEY
(18' WIDE)

BUILDING RENOVATION
PROPOSED DEALERSHIP
7,340 G.S.F.

LOT 431
No. 33834 WOODWARD AVE
Owner: BILLORE DINESH
APN: 20-31-302-002

LOT 432

LOT 430

TREE PROTECTION FENCING TO BE
PLACED MIN 1' OUTSIDE THE LIMITS
OF GRADING LINE OR TREE DRIPLINE,
SHOWN PER PLAN AND COORDINATED
W/ PROPOSED GRADING ACCORDING
TO CIVIL DWGS

TREE TO BE PRUNED
TO ELIMINATE SUCKERS
AND LOW BRANCHES

TREE PROTECTION FENCING TO BE
PLACED AT THE EDGE OF PAVEMENT
TO PROTECT THE GROUND COVER
AND PLANTINGS

TREE PROTECTION FENCING TO BE
PLACED AT THE EDGE OF PAVEMENT
TO PROTECT THE GROUND COVER
AND PLANTINGS

EXISTING THREE (3)
LIMELIGHT TREE HYDRANGEA
AND GROUND COVER TO BE
REMOVED

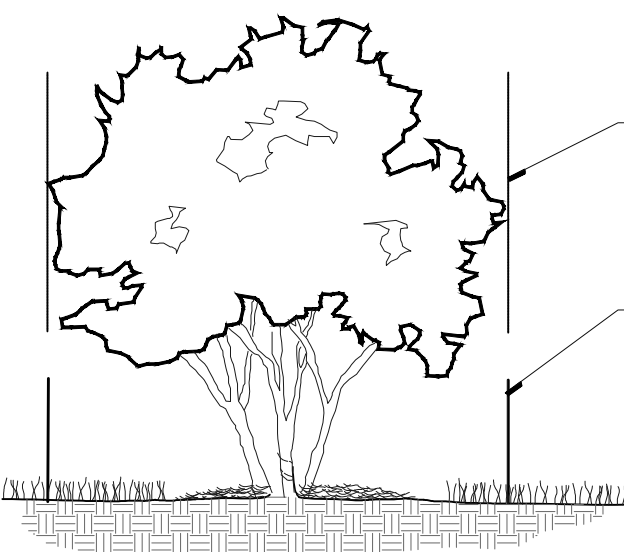
REMOVE EXISTING STONE
AS SHOWN TO FACILITATE
PLANT INSTALLATION

EXISTING HORNBEAM
TO HAVE LIGHTS AND WIRES
REMOVED, TYPICAL

EXISTING HORNBEAM
TO BE REMOVED

TREE PROTECTION FENCING TO BE
PLACED AT THE EDGE OF PAVEMENT
TO PROTECT THE GROUND COVER
AND PLANTINGS

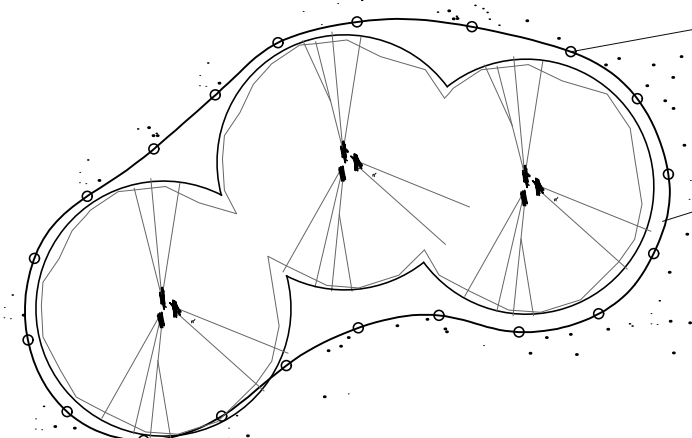
EXISTING TIMBER WALL, STONE
AND PLANT BED TO BE REMOVED



TREE PROTECTION DETAIL-SECTION

TREE DRIPLINE

4' HIGH PROTECTIVE
FENCE, AS SPECIFIED
PLACED AT A MINIMUM
1' OUTSIDE THE DRIPLINE
OF THE TREE



TREE PROTECTION DETAIL-PLAN

5/8" X 6/8" RE-ROD, OR
EQUAL, SUPPORT POSTS
EVERY 10' O.C.
INSTALL POSTS A MIN. 24"
INTO GROUND, TYPICAL

4' HIGH FENCING, AS SPECIFIED,
TO BE PLACED 1' OUTSIDE THE DRIP
LINE OR LIMITS OF GRADING, AS
INDICATED ON PLAN, TYPICAL

NOTE:
FENCING TO BE 4' HIGH ORANGE
SNOW FENCE, OR APPROVED EQUAL

PROTECTION FENCING TO BE
MAINTAINED THROUGHOUT THE
CONSTRUCTION PERIOD

LEGEND:



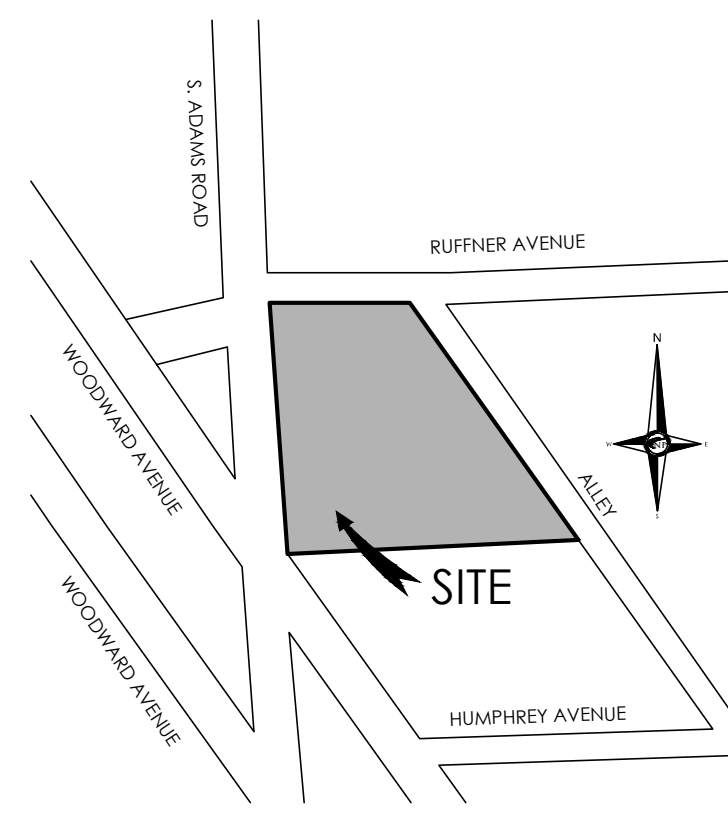
TREES TO BE REMOVED



TREES TO REMAIN



TREE PROTECTION FENCING



LOCATION MAP

N.T.S.

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIPLINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIPLINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIPLINE OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF VEHICLES AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIPLINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

DEMOLITION NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
3. ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
4. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
5. STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
6. ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
7. MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
8. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
9. TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
10. GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRRIGATION PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWAYS-TOTAL DEPTH OF PAVING AND SUB-BASE; ASPHALT PAVING-TOTAL DEPTH OF PAVING AND SUB-BASE; LAWN AND OTHER PLANTINGS AREAS-REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
11. PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
12. STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
13. SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
14. ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC. ALONG WITH EDISON POWER LINES AS REQUIRED.
15. CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.



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

SEAL



PROJECT

Polestar
33866 Woodward Avenue

CLIENT

LaFontaine Automotive Group
4000 West Highland Rd.
Highland, MI 48357

Contact: Mr. Gary Laundroche
Phone: (248) 714-1502
Email:
glaundroche@lafontaineautomotors.com

PROJECT LOCATION

Part of the NE 1/4
of Section 31
T. 2N, R. 11E
City of Birmingham,
Oakland County, Michigan

SHEET

Tree Preservation Plan



REVISIONS

06/19/23 REVISED PER CITY REVIEW

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

April 26, 2023

SCALE: 1" = 10'



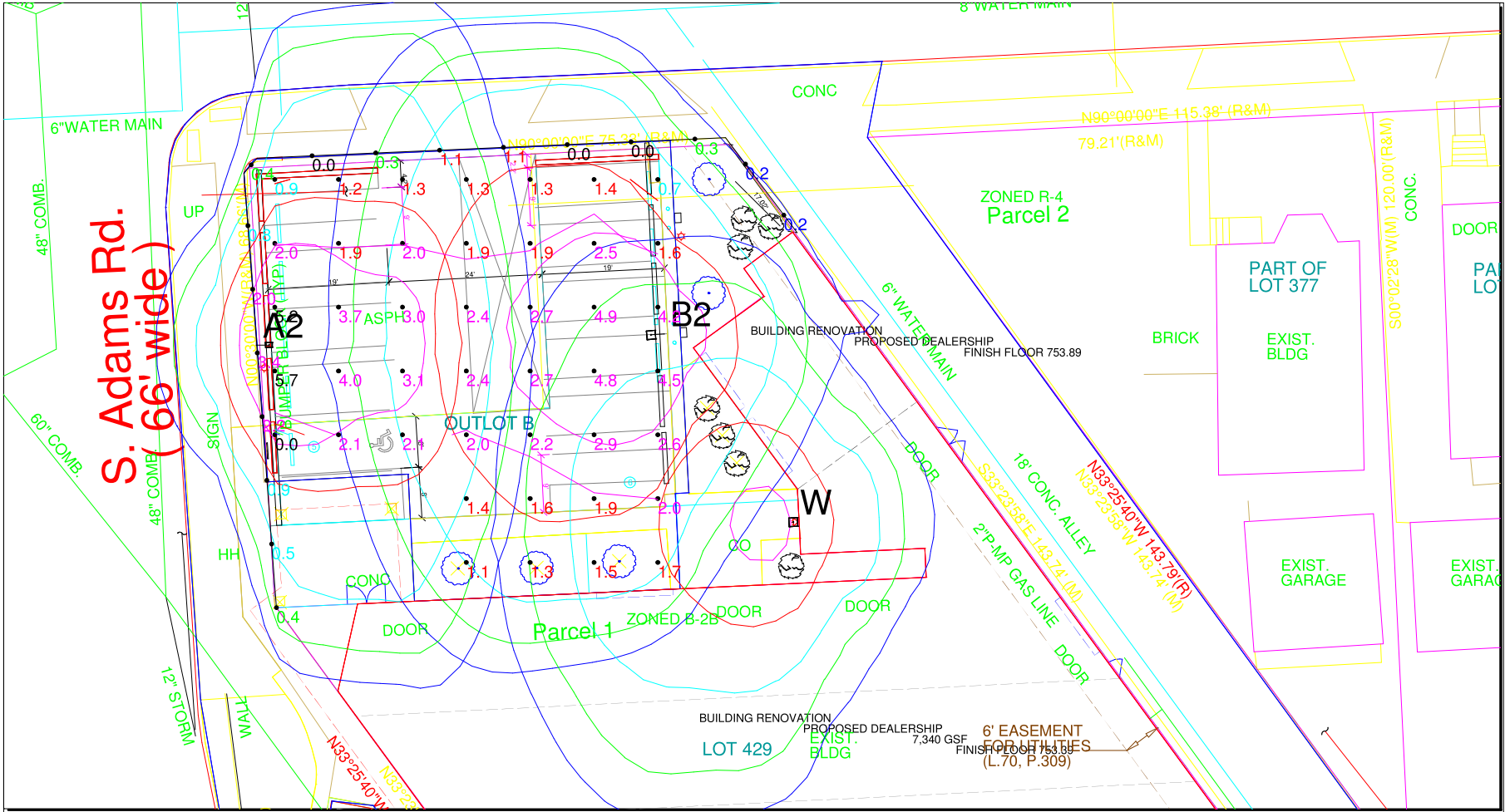
NFE JOB NO.

N044

SHEET NO.

L1

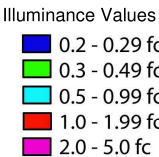
SHEET NO.



Luminaire Schedule						
Symbol	Qty	Label	LLF	Description	Mounting Height	Luminaire Lumens
	1	A2	0.890	LDS-SAL-110-DB-T4-1-40-MAS-BS	16	6325
	1	B2	0.890	LDS-SAL-60-DB-T4-1-40-MAS-X-X	16	8204
	1	W	0.890	LDS-LFC-30-DB-T4-1-40	18	4185

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AsphaltParkingLOT_Top	Illuminance	Fc	2.36	5.7	0.0	N.A.	N.A.
PropertyLine@Sidewalk	Illuminance	Fc	0.81	3.4	0.0	N.A.	N.A.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



LED Innovation Since 2006

#	Date	Comments
Revisions		

Drawn By: M. Wozniak, LLC
Checked By: _____
Date: 6/27/2023

Scale: _____

LaFontaine Woodward

6

Page 1 of 3



MEMORANDUM

Planning Division

DATE: July 7th, 2023

TO: Planning Board Members

FROM: Brooks Cowan, Senior Planner

APPROVED: Nicholas Dupuis, Planning Director

SUBJECT: Study Session – Health Club/Studio Use in the B4 (Business Residential) District

Health club/studio uses such as yoga, barre, pilates, spinning, and personal training are not currently permitted in the downtown B4 zone. The use is permitted in the B3, MX, and TZ3 zone districts, as well as the Triangle District. Chapter 9 of the Zoning Ordinance defines health club / studios as “a place designated and equipped for the conduct of sports, exercise and physical fitness activities.”

Concerns about the health club/studio use is that it promotes big box gyms and can lead to classes with higher hourly parking demands. In order to accommodate for smaller studio classes such as yoga and pilates while preventing larger big box gyms, cities have regulated the size and square footage of the use to an appropriate size that fits in with the fabric of the downtown shops.

City staff has encountered a number of inquiries to place a small health club/studio use in the downtown, however staff has continually denied such inquiries and applications over the years due to the current zoning.

City staff recommends that the Planning Board consider including health club/studio use in the B4 zoning district. Such a proposal was presented to the City Commission during long range planning in 2020 and the City Commission was amenable to such a consideration.

The Planning Division recommends that the health club/studio use be included within the B4 zone because it is within the former parking assessment district and nearest to the city's five public parking structures. Such a use typically promotes weekly visits and can have a multiplier effect on surrounding businesses. The use typically operates with peak hours in the morning and after 5pm which could assist in activating downtown Birmingham during non-work hours. Health club/studio uses have grown as “experience based retail” and could increase the supply of uses

in the Downtown B4 zone to provide an alternative to current retail blend while increasing the daily and/or weekly visitations.

On June 14th, 2023 ([Agenda](#)), the Planning Board discussed allowing health club/studio uses in the downtown. General consensus was that the board is comfortable permitting the use in the basement levels as well as the 2nd floor and above in the downtown. However there was mixed reviews on allowing the use on the first floor. The Planning Board wished to maintain the ethos of the first floor retail requirement and were concerned about blinds closing off the space or workout equipment occupying the window frontage. There was suggestion that the use be considered for a SLUP on the first floor.

The Planning Board requested feedback from the Birmingham Shopping District (BSD) and local brokers. The Planning Division met with the BSD's Business Development Committee on June 27th, 2023 and then with the Birmingham Shopping District Executive Committee on July 6th, 2023. Members of the BSD commented that they support the additional use of health/club studios to the downtown's B4 District in downtown in the basements as well as the second floor and above. However, there was concern about allowing the use on the first floor where the City's goal has been to promote active retail and restaurants. The BSD would prefer if the fitness studios did not interfere with the vision for first floor retail. The BSD has provided a letter of support which summarizes their recommendations which can be found in the attachments below.

City staff also spoke with local commercial brokers involved in Birmingham's downtown. Angela Thomas of Aeres Real Estate commented that she gets calls about fitness studios in Birmingham's downtown on a weekly basis. Inquiries for high end boutique yoga and pilates studios have been turned down given the current ordinance regulations. Ms. Thomas' input was that 1,500 to 2,500 square feet would be ideal for the boutique fitness studios she receives inquiries about.

Cindy Ciura of CC Consulting also commented that she has received a number of inquiries from potential tenants looking to have a high end fitness studio in Birmingham. The retail consultant stated that there is a demand for such a use, though one thing the City should consider is the noise levels coming from music and weights.

Robert Hibbert of Friedman Real Estate commented that the use would help increase foot traffic on a weekly basis, particularly after work hours. The increase in foot traffic could have a spillover effect on surrounding businesses and lead to additional purchases. Mr. Hibbert supported allowing the use on all floors as well, stating that having more use options will enable stronger businesses with longer occupancies.

Recommended items for consideration include the following:

- Allowing health club/studio use in the B4 District.
- Limiting the size of tenant space (eg. 2,500 SF or less), or not having size limits
- Consider allowing locations of health club/studio use to the following:
 1. Basement and 2nd floor and above (not on first floor)
 2. Retail Frontage Line requires a SLUP
 3. 1st floor spaces not on retail frontage (alleys, etc)
 4. Allow on all floors by right

City staff have provided DRAFT ordinance language for allowing health club/studio uses in the B4 District. **Potential language allowing the use along the first floor retail frontage line as a SLUP has been highlighted in red for consideration.** Allowing health club/studios on the first floor in non-retail frontage line spaces could be considered, however City staff foresees a number of work-arounds with this if there are different regulations for retail frontage vs. non retail frontage spaces.

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 2, SECTION 2.27, B4 (BUSINESS RESIDENTIAL), PERMITTED USES AND SPECIAL USES, TO ADD HEALTH CLUB / STUDIO TO COMMERCIAL PERMITTED USES AND USES REQUIRING A SPECIAL LAND USE PERMIT.

ARTICLE 2: ZONING DISTRICTS AND REGULATIONS

2.37 B4 (Business-Residential) District Intent, Permitted Uses, and Special Uses

A. District Intent

1. A district intent is not available for this zoning district.

B. Permitted Uses

1. Residential Permitted Uses
 - a. dwelling - multiple-family
 - b. dwelling - one-family*
 - c. dwelling - two-family*
 - d. live/work unit
2. Institutional Permitted Uses
 - a. community center
 - b. garage - public
 - c. government office
 - d. government use
 - e. loading facility - off-street
 - f. parking facility - off-street
 - g. religious institution
 - h. school - private
 - i. school - public
 - j. social club
3. Recreational Permitted Uses
 - a. bowling alley
 - b. outdoor amusement*
 - c. recreational club

- d. swimming pool - public & semiprivate
- 4. Commercial Permitted Uses
 - a. auto sales agency
 - b. bakery
 - c. bank
 - d. barber shop/beauty salon
 - e. catering
 - f. child care center
 - g. clothing store
 - h. delicatessen
 - i. department store
 - j. drugstore
 - k. dry cleaning
 - l. flower/gift shop
 - m. food or drink establishment*
 - n. furniture
 - o. greenhouse
 - p. grocery store
 - q. hardware store
 - r. health club/studio***
 - s. hotel
 - t. jewelry store
 - u. motel
 - v. neighborhood convenience store
 - w. office
 - x. paint
 - y. party store
 - z. retail photocopying
 - aa. school-business
 - bb. shoe store/shoe repair
 - cc. showroom of electricians/plumbers
 - dd. tailor
 - ee. theater*
- 5. Other Permitted Uses
 - a. utility substation

C. Other Use Regulations

- 1. Accessory Permitted Uses
 - a. alcoholic beverage sales (off-premise consumption)*
 - b. laboratory - medical/dental*
 - c. loading facility - off-street
 - d. outdoor cafe*
 - e. outdoor display*
 - f. parking facility - off-street
 - g. retail fur sales cold storage facility
 - h. sign
- 2. Uses Requiring a Special Land Use Permit
 - a. alcoholic beverage sales (on-premise consumption)
 - b. assisted living

- c. continued care retirement community
 - d. establishments operated with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Division 5, Licenses for Theaters and Hotels
 - e. **health club/studio***
 - f. independent hospice facility
 - g. independent senior living
 - h. skilled nursing facility
3. Uses Requiring City Commission Approval
- a. regulated uses*
- * = Use Specific Standards in Section 5.12 Apply

CITY OF BIRMINGHAM

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

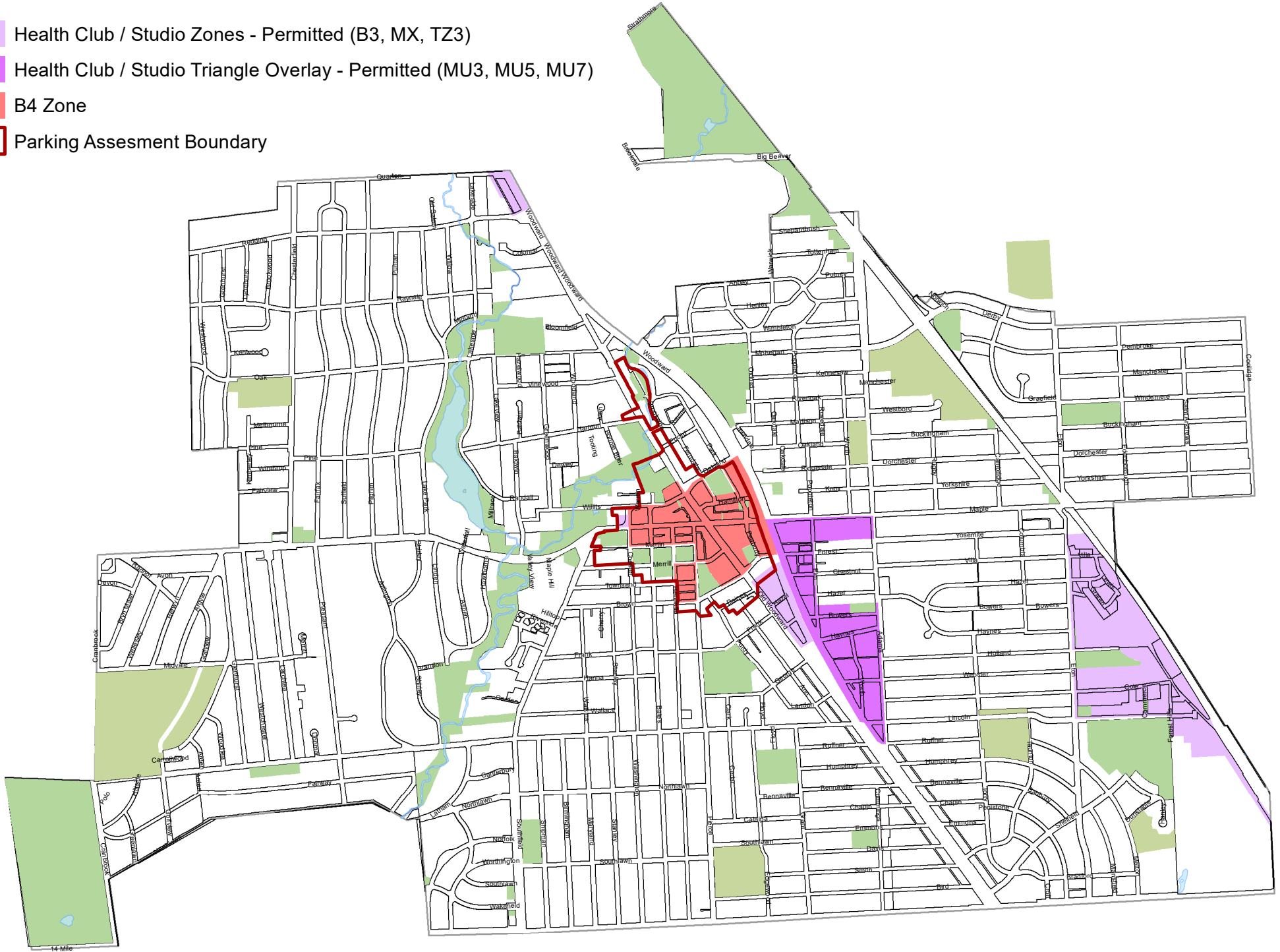
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 5, SECTION 5.12, B4 DISTRICT USE SPECIFIC STANDARDS TO ALLOW HEALTH CLUB / STUDIO USES TO OCCUPY THE BASEMENT LEVELS AND FLOORS TWO AND ABOVE, **AND TO REQUIRE A SPECIAL LAND USE PERMIT FOR ANY HEALTH CLUB / STUDIO USE TO OCCUPY THE FIRST FLOOR.**

G. Health Club / Studio: Health club / studio uses are permitted in the B4 District in the basement level and the second floor and above. Health club/studio uses may be permitted on the first floor in the B4 District by obtaining a Special Land Use Permit. Health club / studio uses are allowed in tenant spaces with a gross floor area of 2,500 square feet or less.

Health Club/Studio Use

-  Health Club / Studio Zones - Permitted (B3, MX, TZ3)
 Health Club / Studio Triangle Overlay - Permitted (MU3, MU5, MU7)
 B4 Zone
 Parking Assessment Boundary



14 Mile



Birmingham Shopping District
151 Martin Street
Birmingham, MI 48009
248-530-1200
ALLINBirmingham.com

MEMORANDUM

DATE: July 6, 2023
TO: City of Birmingham Planning Commission
Brooks Cowan, Planning Department
FROM: BSD Executive Director Cristina Sheppard-Decius, CMSM
SUBJECT: Health Club Zoning Change for B4

The Birmingham Shopping District (BSD) Board of Directors met on July 6, 2023, to review and discuss the potential zoning change to B4 to include health clubs and fitness studios.

The BSD Business Development Committee recommended to the BSD Board that the health and fitness clubs not be allowed on main floors in the B4 area, but to allow them on second floors and basements/sub-levels. This would open up opportunities for property owners to fill second floor vacant spaces. The committee felt that there is such a high occupancy rate of main floors in the B4 area that property owners are not in need of expanding use groups for main floors in this area. It was also important to the Business Development Committee that the BSD focus on specific uses for recruitment on the main floors identified in the business mix analysis and recommendations presented to the BSD Board in May 2023, including apparel, books/media/toys, specialty gifts and fast casual dining.

The BSD Board unanimously agreed with the BSD Business Development Committee's recommendation, and felt that the flexibility for upper floors and basement/sub-levels would provide the BSD a great opportunity to market upper floor occupancy.

The BSD Board hopes this insight is helpful in making your decision on this subject. If you have any further questions, please do not hesitate to contact me at csdecius@bhamgov.org.

Yoga/Dance Studios



YOGA / DANCE STUDIOS

Yoga is typically defined as a series of postures and breathing exercises, which are practiced to achieve control of the body and mind, tranquility, or similar.

Commercial yoga instruction is typically provided in an open floor plan arrangement similar to both a dance studio, Use Group (UG) 9A, which does not require exercise equipment, and similar to a retail or service establishment, meeting hall, UG 6C. Many yoga students are allowed to pay for one class at a time. As a result, yoga studios typically allow walk-in students, similar to the other uses listed in both Use Groups 6 and 9.

Outdoor yoga instruction may require a temporary place of assembly if more than 300 people. For additional information see Temporary Place of Assembly Code Notes.

New York City Construction Code

Site safety, structural standards, fire protection, exits, height and area limitations and accessibility are among the essential elements regulated by the NYC Building Code (BC). Some main building systems are further regulated by the NYC Mechanical Code (MC), NYC Plumbing Code (PC) and NYC Fuel Gas Code (FGC).

YOGA / DANCE STUDIOS

New York City Zoning Resolution

The Zoning Resolution's (ZR) regulations governing use and bulk vary according to zoning districts. These regulations also govern lot size, floor area, open space, density, yards, height, setbacks and parking.

New York City Energy Conservation Code

The NYC Energy Conservation Code (NYCECC) mandates minimum required thermal ratings for building envelopes and minimum efficiency ratings for mechanical equipment and lighting.

The [Code Notes](#) series has been developed to provide a general overview of the NYC Department of Buildings (DOB) project requirements for the construction industry. The information in this document is only a summary and overview and is not intended to substitute for the full text and meaning of any law, rule or regulation. Users may also consult with a registered design professional for more specific guidance on Construction Codes requirements, other regulatory laws and rules, and technical site-specific requirements.

The City disclaims any liability for errors that may be contained in this document and shall not be responsible for any damages, consequential or actual, arising out of or in connection with the use of this document and/or the information contained herein. DOB reserves the right to take action at variance with this document. This document shall not be construed to create a substantive or procedural right or benefit enforceable by any person. The information contained in this document is current only as of the publication date of this document.

ADMINISTRATIVE

DOB Forms

- [PW1](#) – Plan/Work Approval Application
 - Job type and job description, indicating scope of work, i.e. yoga or dance studio (items 5 and 11)
 - Zoning use group (item 12C)
 - Occupancy classification (item 13C)

YOGA / DANCE STUDIOS

- **PW1A** – Use Group 6 or 9
- **PW1B** – Schedule B- Plumbing/ Sprinkler/ Standpipe
- **TR1** – Statement of Responsibility
- **TR8** – Statement of Responsibility for Energy Code Progress Inspections

Technical Documents

- Zoning exhibits, restrictive declarations, easements ZR 12-10

BIS Required Items

- As applicable for the associated work permit application (New Building or Alteration Type 1)

ZONING

The Borough Commissioner may classify a commercial yoga studio under zoning UG 6C Retail/Service Establishment or UG 9A Retail Establishment Studio, art, music, dancing or theatrical using the following conditions as a guide:

- Each individual yoga establishment shall have no more than one student instruction area, with an open floor plan arrangement. This instruction area shall not exceed 1500 square feet. If more than one yoga establishment is located within the same building, then the establishments shall be operated by separate entities and shall not share ownership or facilities.
- The yoga instruction area shall not be a Public Assembly (PA) space, and may at no time have an occupancy capacity that exceeds 74 persons, including the staff and instructors.
- There shall be no accessory showers or bathtubs to the establishment. No showers or bathtubs shall be installed nor utilized by the establishment's staff or students in the yoga studio or in any other portion of the building.

YOGA / DANCE STUDIOS

- The yoga studio shall not be accessory to a *physical culture or health establishment*, e.g. a fitness gym or any similar facility requiring a BSA permit, nor shall a physical culture or health establishment be accessory to a yoga studio.
- Where the Borough Commissioner finds the subject establishment meets the definition of a Physical Culture Establishment per ZR 12-10, a BSA special permit is required per ZR 73-36.

MULTIPLE DWELLING LAW

- N/A

FIRE CODE

- N/A

BUILDING CODE

General

- For prior code buildings, optional use of 1968 Building Code with exceptions to conform with 2014 Building Code – AC [28-101.4.3](#), Exceptions 1 through 19

Occupancy Group

- Where the occupancy group is altered or inconsistent with the Certificate of Occupancy (CO), a new or amended CO is required – AC [28-118](#)

Egress

- Occupant load, number of exits, egress capacity and travel distances – BC [Chapter 10](#)

YOGA / DANCE STUDIOS

Accessibility

- Door widths and clearances, ramps, and handrails as well as bathrooms – BC [Chapter 11](#) and ANSI A117.1, 2009
- Compliance for entire building required where a change is made in the main use or occupancy group. Where the use or occupancy of a space is changed, such space, including entrance to, shall comply with accessibility requirements – BC [1101.3.1](#)
- Compliance for entire building required where the alteration cost is greater than 50% of the value of the existing building. Where the alteration cost is equal to or less than 50%, such alteration work shall comply with accessibility requirements – BC [1101.3.2](#)

ENERGY CODE

- See Energy Code

APPLICABLE BULLETINS, DIRECTIVES, PPNS, MEMOS

- [Buildings Bulletin 2013-010](#): Zoning requirements when establishing yoga studios in buildings or portions thereof

OTHER AGENCY APPROVALS

- NYC Fire Department: Approval if above Fire Code provisions are not met
- Landmarks Preservation Commission: Approval if in landmarked building or landmark district

751 Chestnut - Turf

Patrick Funke <pfunke@mjdul.com>

Thu, Jun 22, 2023 at 12:40 PM

To: Brooks Cowan <bcowan@bhamgov.org>

Cc: Nicholas Dupuis <ndupuis@bhamgov.org>, David Fisher <DFisher@wicometal.com>

Brooks and Nick,

Thank you for your response to our unique and innovative solution to the perennial water issues in the lower-level offices at the Chestnut Medical building. As we mentioned in our application and meeting together, the owner, David Fisher, has experienced significant water damage in the lower level from the irrigation system attempting to keep plants alive around the building perimeter, especially with the current weather events and extremes. Irrigation is required due to the expansive building overhangs, as no natural precipitation reaches the plantings around the building foundation. Also, there is a difficulty growing live plant materials with lack of natural sunlight due to the expansive building overhangs, primarily on the north and east sides of the building.

Our proposed solution of realistic synthetic turf around the building perimeter will solve the lower-level water infiltration with assuring a positive grade away from the building collecting in the existing perimeter French perforated drain out letting through the custom stainless-steel outlets in the existing curb.

We believe our landscape solution is indeed a functional and innovative solution to the water issues. Aesthetically it will be a significant improvement to the property.

We appreciate your consideration and hope the Planning Commission will agree this will be an example of good exterior design with the City of Birmingham.

Can you let us the anticipated timeframe for a decision as well?

All my best,

Patrick M. Funke, PLA, CNSP

Partner

LANDSCAPE

ARCHITECTURE

MICHAEL J. DUL

& ASSOCIATES INC.

212 DAINES

BIRMINGHAM

MICHIGAN 48009

248.644.3410 x223

248.330.2970 mobile

pfunke@mjdul.com

www.mjdul.com

CELEBRATING 43 YEARS

of enhancing human experiences

by integrating nature with exceptional

site and landscape design

From: Brooks Cowan <bcowan@bhamgov.org>

Sent: Wednesday, June 21, 2023 12:20 PM

To: Patrick Funke <pfunke@mjdul.com>

Cc: Nicholas Dupuis <ndupuis@bhamgov.org>

Subject: 751 Chestnut - Turf

Pat,

We talked about your application to install turf and it's a bit of a gray area for staff to approve administratively. We are going to take your proposal to the Planning Board for "informal review" where we will ask them if it's okay for us to approve or if they need to go to review. They can waive requirements with "innovative design" ... we cannot.

The crux of the issue is that Section 4.20(D) of the Zoning Ordinance states the following:

General Standards:

1. *Live Plantings: All landscaping shall consist of approved natural materials or living plant materials.*
2. *Unpaved Portion of Site: All undeveloped and unpaved portions of a site shall be planted with grass, ground cover, shrubs or other suitable live plant material, which shall extend to any abutting street pavement edge.*

5. *Waiver for Innovative Landscaping: In order to further encourage innovative site designs that enhance the quality of the environment in Birmingham, the Planning Board may grant a waiver of any landscaping standards outlined in this ordinance where the Planning Board finds that the proposed plans display an innovative use of site design features, open space or landscaping which will enhance the use and value of neighboring properties.*

[Quoted text hidden]

PROPOSED ADDITION FOR:

320 Martin Street - ADDITION

biddison |
architecture + design

CONDITIONS OF WORK

CONSTRUCTION COORDINATION:

1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.
2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.
3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.
4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.
5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.
6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.
7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.
8. DURING AND AT THE COMPLETION OF THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.

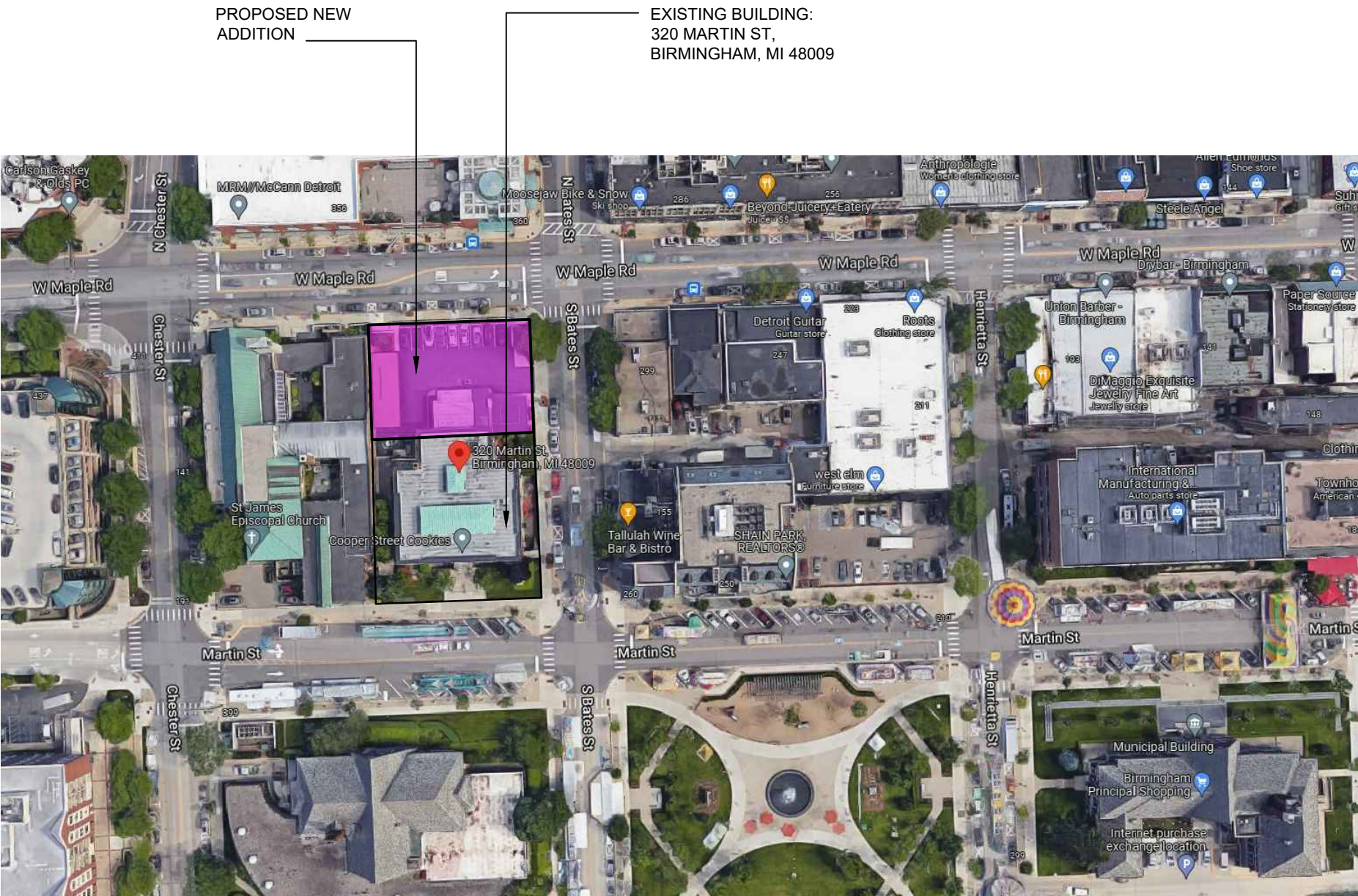
PERMITS & SAFETY:

1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.
2. GENERAL CONTRACTOR SHALL OBTAIN "ALL RISK" INSURANCE AND ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.
3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.
4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES.
 - A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.
 - B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.
 - C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PROPER APPROVAL'S PROPER APPROVALS FROM LANDLORD. BEFORE STARTING ANY UNDERSLAB WORK CONTRACTORS MUST CHECK WITH THE LANDLORD OR SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

CODE COMPLIANCE:

1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.
2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.
3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS IN ACCORDANCE WITH MBC-2015 CHAPTER 8.
4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C. FLAME SPREAD 76-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN THE 2015 MICHIGAN BUILDING CODE.
5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH THE 2015 MICHIGAN BUILDING CODE.
6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICAN'S WITH DISABILITIES ACT SHALL BE MAINTAINED TO COMPLY WITH ICC/A117.1-2009.
7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT- SHOWN FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA- ICC/A117.1-2009 (TYP.) REQUIREMENTS, A MINIMUM OF 5%, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND EMPLOYEE WORKSTATIONS (CUBICLES) SHALL BE ACCESSIBLE. ACCESSIBLE TABLE AND WORKSTATION TOPS SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY- TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH, AND 30" MIN. WIDE.
8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY TO COMPLY WITH ICC/A117.1-2009.
9. TO COMPLY WITH ADA - ICC/A117.1-2009 (TYP.) REQUIREMENTS, CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED A MAXIMUM OF 1:2.
10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT. TO COMPLY WITH ADA-ICC/A117.1-2009 (TYP.) REQUIREMENTS, DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP, THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 46" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.
11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1-2009 SHALL BE PLACED ADJACENT TO THE DOOR. PLEASE REFER TO SHEET A. 601 FOR ADDITIONAL INFORMATION AND LOCATION.

THE BUILDING IS PROVIDED WITH A FULL AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM (FIRE SUPPRESSION SYSTEM) WHICH WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND CITY OF BIRMINGHAM INSPECTION AND PERMIT APPROVAL. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERING DRAWING, SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL, AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.



LOCATION PLAN

PROJECT ADDRESS

320 Martin Street
Birmingham, Michigan 48009

Zoned: B-4 Business Residential

APPLICANT INFORMATION

320 Investments LLC
320 Martin St, Suite 100
Birmingham, MI 48009
e. Sam@Surnow.com
p. 248.877.4000

SHEET INDEX

T.101	TITLE SHEET
SP.101	SITE PLAN
DO.5	TYPICAL UNDERGROUND PARKING
D1	FIRST FLOOR PLAN
D2	SECOND FLOOR PLAN
D3	THIRD FLOOR PLAN
D4	FOURTH FLOOR PLAN
D5	FIFTH FLOOR PLAN
D6	ROOF PLAN
A.201	ELEVATIONS
A.202	ELEVATIONS
A.301	3D PERSPECTIVE IMAGE
A.302	3D PERSPECTIVE IMAGE

320 Martin Street Suite 10
Birmingham, MI 48009
t:248.554.9500

Contact Person: Kevin Biddison
e.mail: kb@biddison-ad.com

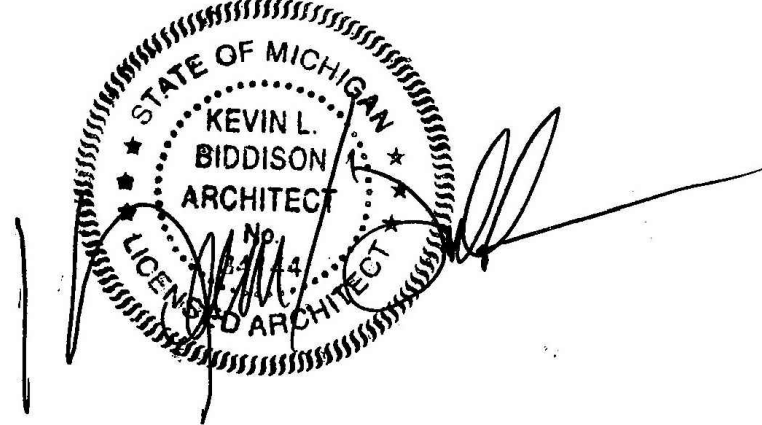
Consultants

Project data

GOVERNING CODES:	2015 MICHIGAN BUILDING CODE 2018 MICHIGAN PLUMBING CODE 2015 MICHIGAN MECHANICAL CODE 2015 MICHIGAN REHABILITATION CODE 2015 INTERNATIONAL FUEL GAS CODE MICHIGAN ELECTRICAL CODE, 2017 N.E.C. W/ PART 8 STATE AMENDMENTS ICC/ANSI A117.1-2015 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.1-2015 2015 INTERNATIONAL FIRE CODE NFPA 13 - 2010 NFPA 72 - 2010
BUILDING USE GROUP(S):	GENERAL BUSINESS & RESIDENTIAL
TYPE OF CONSTRUCTION:	2015 MBC: 2B (UN-PROTECTED) NFPA 220: TYPE II-000 NFPA 13: 2010 NFPA 72: 2010
UNDERGROUND GARAGE AREA:	8,058 SQFT
FIRST FLOOR AREA:	9,248 SQFT
SECOND FLOOR AREA:	9,000 SQFT
THIRD FLOOR AREA:	10,200 SQFT
FOURTH FLOOR AREA:	10,200 SQFT
FIFTH FLOOR AREA:	6,200 SQFT
TOTAL ADDITION AREA:	52,906 SQFT

Issued for

HISTORIC DESIGN BOARD REVIEW	01.24.2022
HISTORIC DESIGN BOARD REVIEW	03.09.2022
CIS - COMMUNITY IMPACT STUDY	05.06.2022
FINAL SITE PLAN APPROVAL	06.28.2022
PLANNING COMMISSION FOR ADMINISTRATIVE APPROVAL	07.07.2023



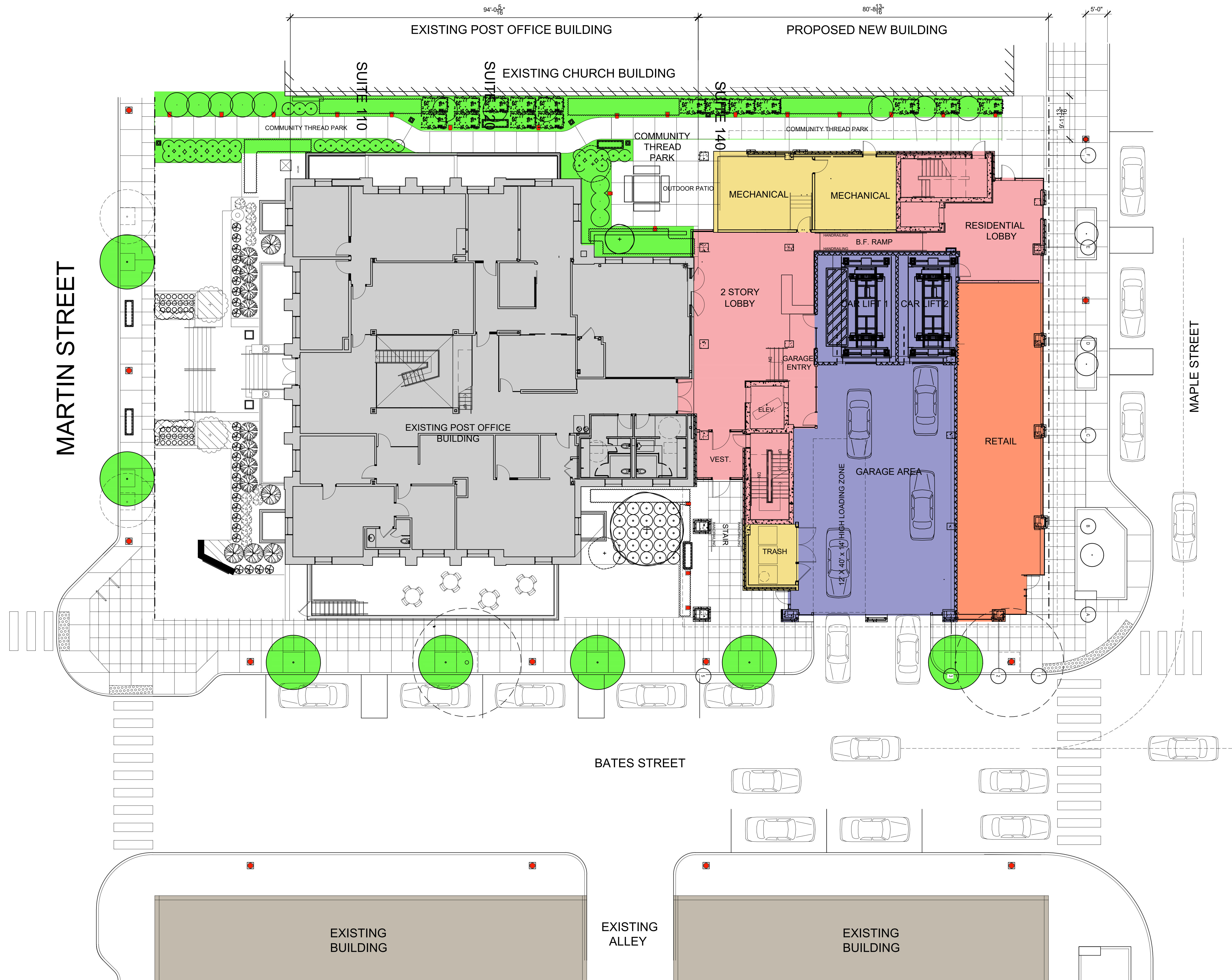
Project no.

320 Martin - ADDITION

2075-21

Sheet no.

T.101



biddison |
architecture + design

320 Martin St. Suite 10
Birmingham, MI 48009
1-248-554-9500

Consultants

Project title

PROPOSED BUILDING ADDITION FOR:

**BIRMINGHAM
POST OFFICE**

320 Martin St
Birmingham, MI 48009

Issued dr/ch

HISTORIC REVIEW 01.24.22
HISTORIC REVIEW 03.09.22
ADMIN. APPROVAL 07.07.23

Sheet title

**PROPOSED
SITE PLAN**

Project no.

2075.21

Sheet no.

SP.101



- Department Legend
- CIRCULATION
 - BOH - EXISTING BUILDING
 - COMMON SPACE - EXISTING BUILDING
 - PARKING
 - EXISTING - SUITE 10
 - EXISTING - SUITE 30
 - EXISTING - SUITE 50
 - EXISTING - SUITE 60
 - RESTROOM
 - BOH

Revisions

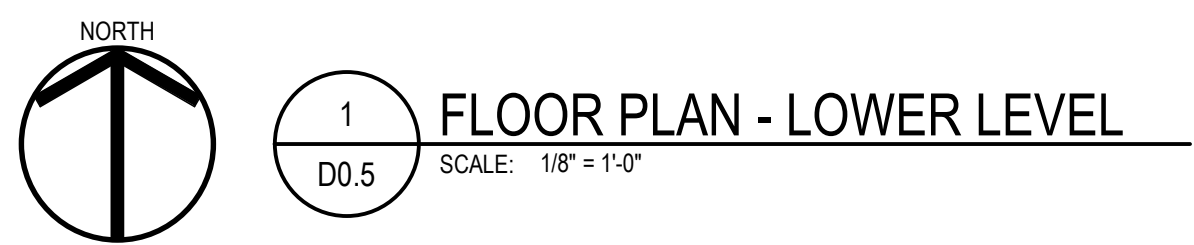
7.3.2023 DESIGN PLANS

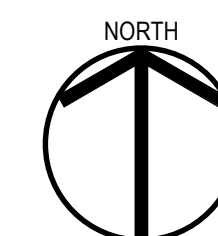
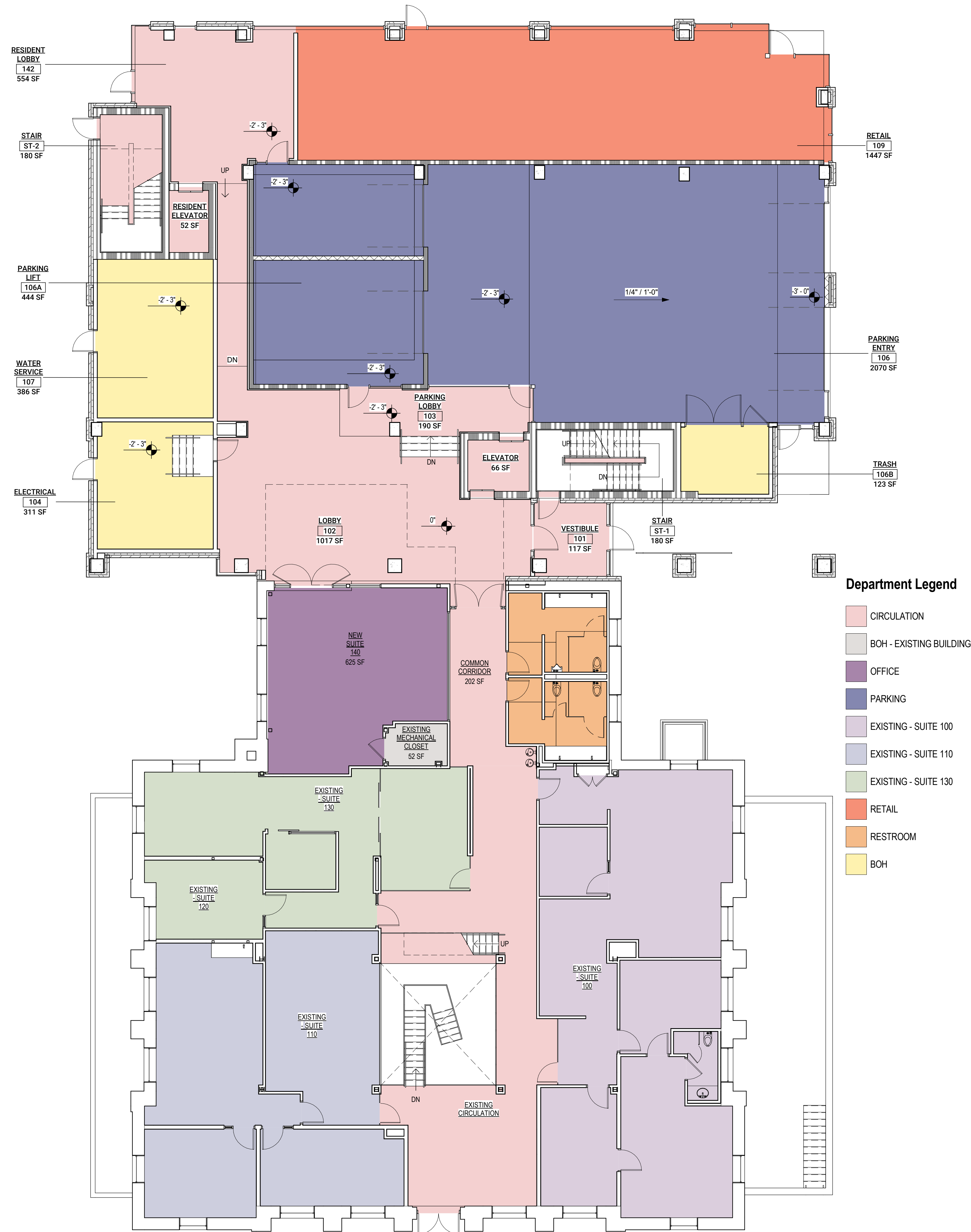
Drawn **SSB** Preliminary
Checked **SSB** Construction
Approved **JS** Record
Bidpak Number Use figured dimensions only

Job Number
2022041
Title
**LOWER LEVEL
DESIGN PLANS**

Sheet
D0.5

ISSUED FOR REFERENCE ONLY





1
D1
FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

Revisions

7.3.2023 DESIGN PLANS

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

Job Number
2022041
Title
FIRST FLOOR DESIGN PLANS

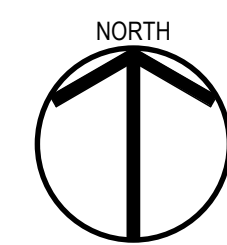
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D1

ISSUED FOR REFERENCE ONLY



Revisions

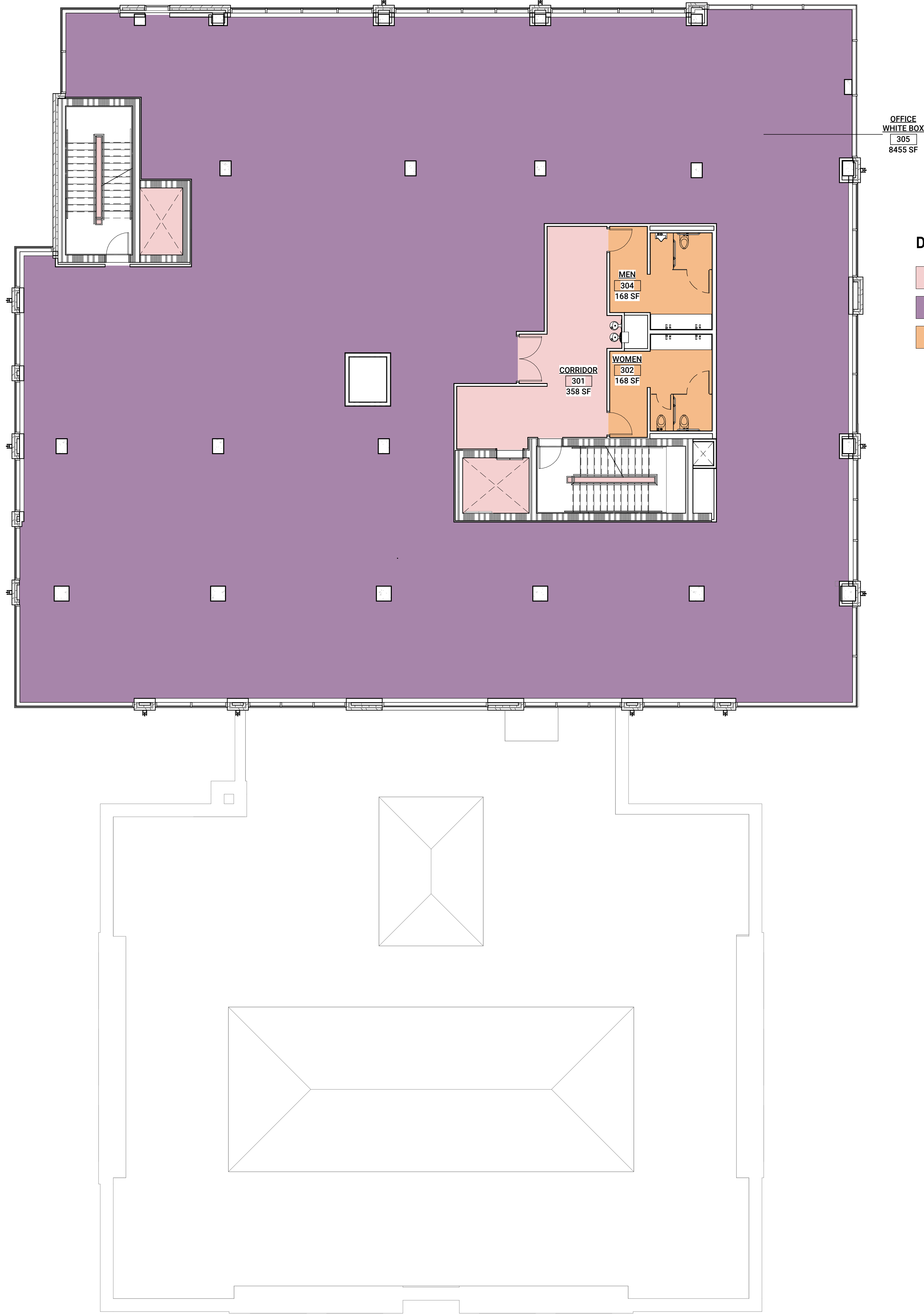
ISSUED FOR REFERENCE ONLY



1
D2

FLOOR PLAN - LEVEL 2

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



Revisions

7.3.2023 DESIGN PLANS

Drawn **SSB** Preliminary
Checked **SSB** Construction
Approved **JS** Record
Bidpak Number Use figured dimensions only

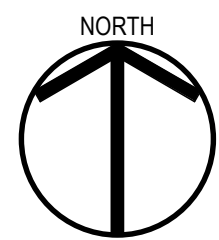
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Job Number
2022041

Title
THIRD FLOOR DESIGN PLANS

Sheet
D3

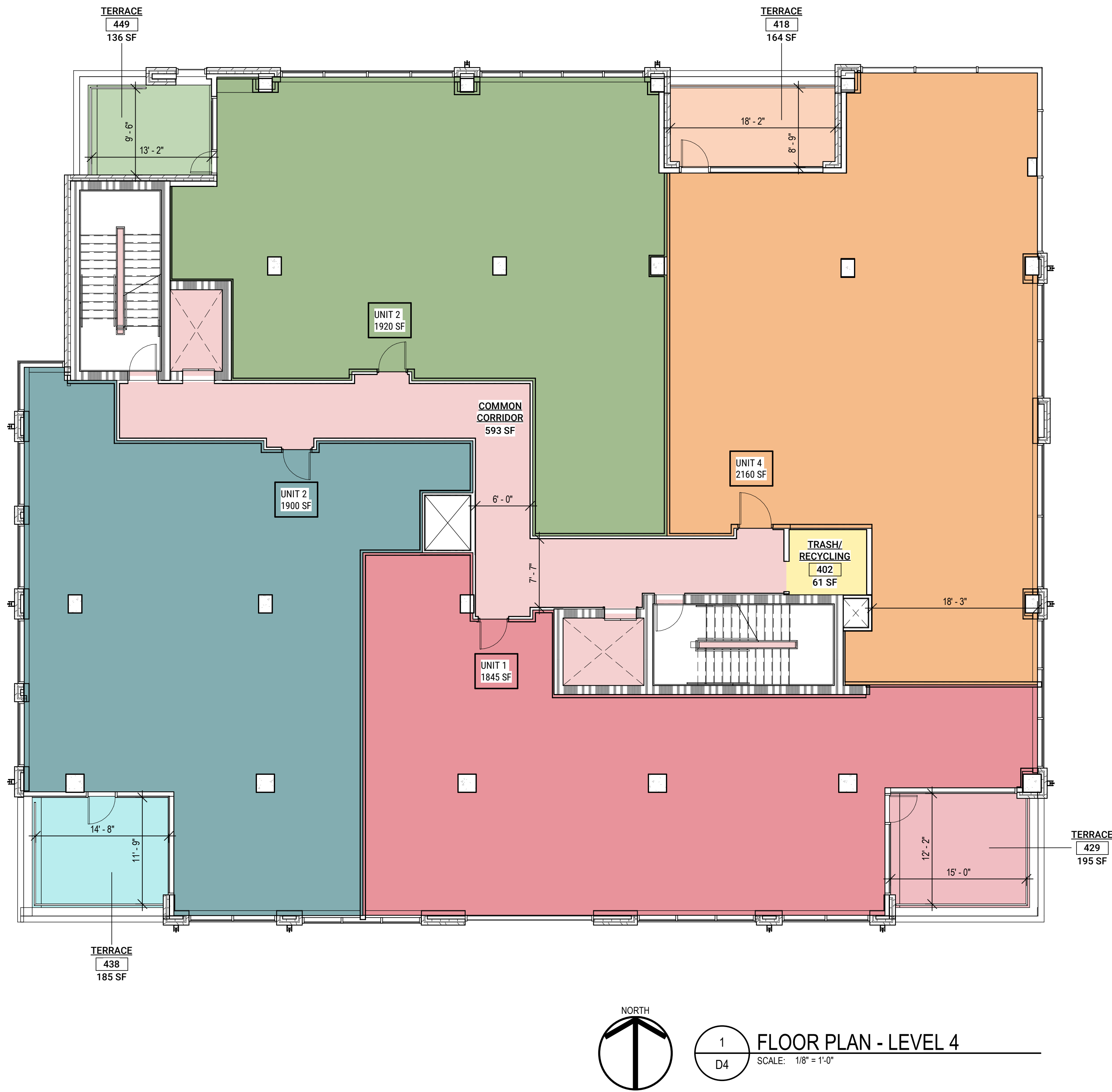
ISSUED FOR REFERENCE ONLY



1
D3

FLOOR PLAN - LEVEL 3

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



Revisions

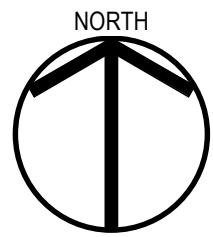
7.3.2023 DESIGN PLANS

Drawn **SSB** Preliminary
Checked **SSB** Construction
Approved **JS** Record
Do not scale
Use figured dimensions only

Job Number
2022041
Title
**FOURTH FLOOR
DESIGN PLANS**

Sheet
D4

ISSUED FOR REFERENCE ONLY



1
D5

FLOOR PLAN - LEVEL 5

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

Department Legend

- CIRCULATION
- BOH
- UNIT 5 TERRACE
- UNIT 6 TERRACE

Revisions

7.3.2023 DESIGN PLANS

Drawn ☒ Preliminary
SSB
Checked ☐ Construction
SSB ☐ Record
Approved
JS Do not scale
Bidpak Number Use figured dimensions only

Job Number

2022041

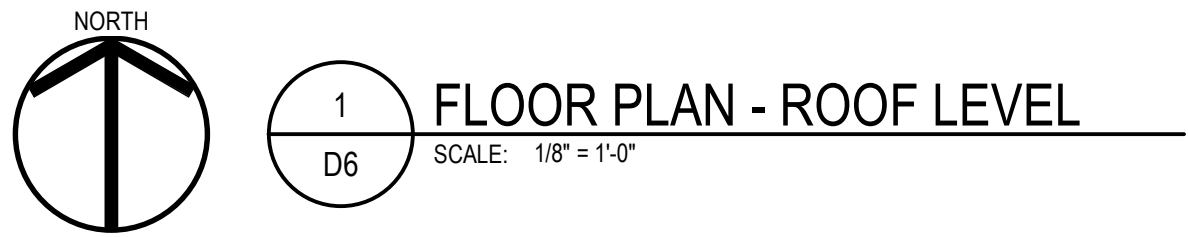
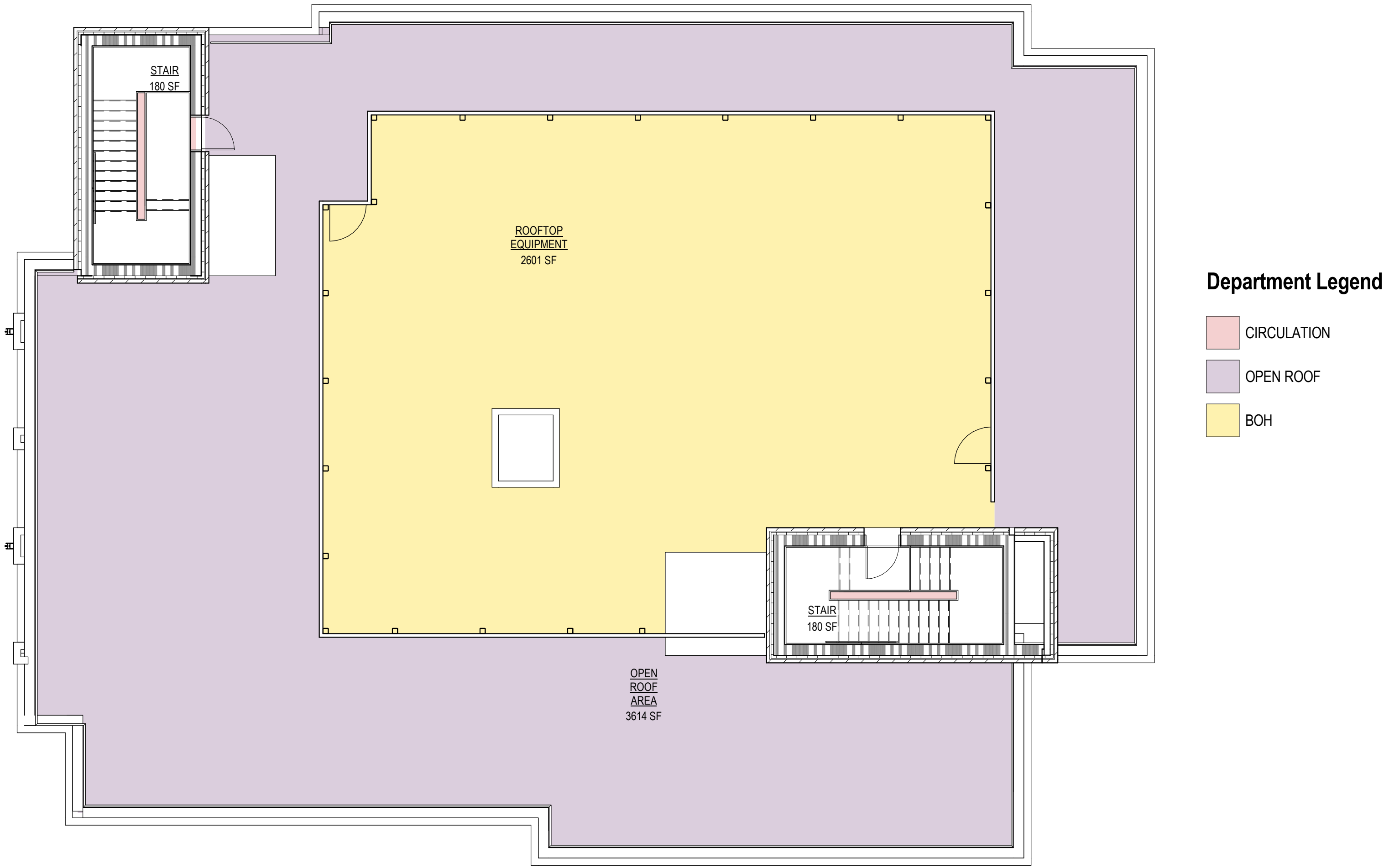
Title

FIFTH FLOOR DESIGN
PLANS

Sheet

D5

ISSUED FOR REFERENCE ONLY



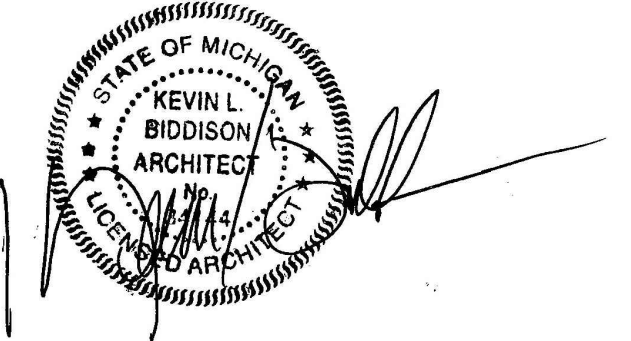
Revisions

PROPOSED BUILDING ADDITION FOR:
320 Martin - Addition

320 Martin St
Birmingham, MI 48009

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
PLANNING COMMISSION	
ADMINISTRATIVE REVIEW	07.07.23

PROPOSED
ELEVATIONS



2075.21

A.201

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

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



EXIST. ST. JAMES
EPISCOPAL
CHURCH -BEYOND

COMMUNITY
THREAD PARK

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



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



202.01 EAST 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

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



SOUTHWEST VIEW



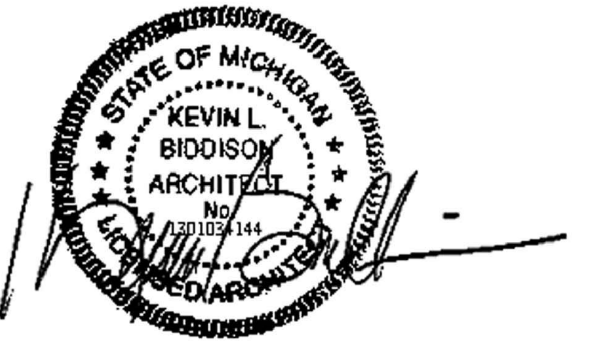
NORTHWEST VIEW



VIEW FROM LOBBY



THREAD PARK





SOUTHEAST VIEW



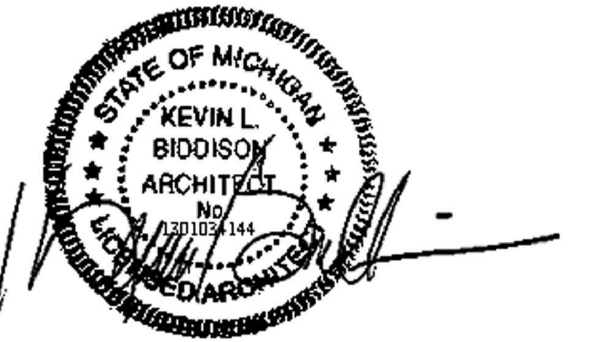
NORTHEAST STREET VIEW



BATES STREET ENTRY



NORTHEAST VIEW





MEMORANDUM

Planning Division

DATE: July 12, 2023

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Project Updates & Information

The following report contains the most recent updates on projects that have completed by the Planning Board and are on to the next steps of approval. In addition, other significant development-related projects that have been reviewed or embarked upon by boards/commissions such as the Historic District Commission, Design Review Board, Multi-Modal Transportation Board, or similar bodies have been included for reference as well.

Site Plan & Design Reviews

- 2159 E. Lincoln – Lincoln Yard – Under construction
- 34965 Woodward – Peabody Redevelopment – Permitting, numerous extensions requested.
- 35001 Woodward – Land lease executed by City Commission/Design development.
- 770 S. Adams – Permitting/Construction
- 2225 E. 14 Mile – Our Shepherd – Permitting/Construction
- 36877 Woodward – Gasow Veterinary Hospital – Permitting, demolition scheduled.
- **588 S. Old Woodward – Phoenicia – COMPLETED**
- 243 Merrill – La Strada – Permitting
- 320 Martin – Birmingham Post Office – Design Development
- 185 N. Old Woodward – Bell Bistro – Permitting
- 460 N. Old Woodward – Wilders – Under construction
- 295 Elm St. – Forest Townhomes – Design Development
- 34350 Woodward – Fred Lavery Porsche – Public Hearing at the City Commission was tabled by the City Commission to afford the applicant and City Staff time to work out any issues. No new public hearing date set at this time.
- 479 S. Old Woodward – Birmingham Tower – Received a variance for 11 off-street parking spaces on May 9, 2023. Design Development.

Ordinance Amendments/Master Planning

- B1 Zoning District Amendment – Public Hearing set for July 24, 2023.

Non-Planning Board Projects

- 148 Pierce – Telephone Exchange Building – New mural on rear of building.
- 135-139 S. Old Woodward – Stifel – Façade renovations on historic Briggs Building, under construction.
- 34040 Woodward – Community Unity Bank – Façade renovations, in progress.
- 185 Oakland – Belfor – Façade renovations, design development.
- 33680 Woodward – Petrucci Studio – Façade renovations, permitting.
- 188 N. Old Woodward – Comerica Bank – Façade renovations, design development.
- 163 W. Maple – Seven Daughters – Façade renovations, postponed to Historic District Commission meeting on July 19, 2023.
- **Historic District Design Guidelines – APPROVED/ADOPTED**
- Citywide Wayfinding and Signage Design Program Update – Awaiting first design proposals.
- Eton St. Bike Lane Study – Design set for City Commission review on July 24, 2023.

Sustainability & Climate Action Plan

- Next meeting – August 21, 2023
- Planned Public Engagement
 - [Engage Birmingham Survey – Live Now](#)
 - Day on the Town – July 29, 2023
 - Farmers Market – August 27, 2023

PZE Process Detail - DRB+HDC+PB

07/07/2023

ADMIN APPROVAL - PB

App Date	Case #	Scope of Work	Property Address	Status
06/07/2023	PAA23-0035	New screenwall and rooftop mechs	550 W MERRILL ST STE 200	IN PROGRESS
06/13/2023	PAA23-0040	TEMPORARY shift of existing approved outdoor dining patio to nothbound lane on Peabody while Brown St. construction is taking place. Platform is to be relocated when contractor begins work in the sidewalk area at the existing patio, and must be placed back into the approved dining area within 3 business days of work being completed.	525 E BROWN ST	IN PROGRESS
06/21/2023	PAA23-0046	Approval of changes to the approved landscaping plan	2425 E 14 MILE RD	COMPLETED - APPROVED
06/22/2023	PAA23-0048	Request for approval of changes observed during final inspection including: - New fencing - New light fixtures	191 N CHESTER ST	COMPLETED - APPROVED

Total Processes For Type:

4



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY JULY 26, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **July 12, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
- J.** Study Session
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **July 7, 2023 – July 21, 2023**
 - 4. Draft Agenda – **July 26, 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.

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 AUGUST 9, 2023 – 7:30 PM
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI*

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- A.** Roll Call
- B.** Review and Approval of the Minutes of the Regular Meeting of **July 26, 2023**
- C.** Chairpersons' Comments
- D.** Review of the Agenda
- E.** Unfinished Business
- F.** Rezoning Applications
- G.** Community Impact Studies
 - 1. **380 S. Bates – Community House – Request for Community Impact Study Review for New 3-Story Addition to Existing Building in Downtown Birmingham.**
- H.** Special Land Use Permits
- I.** Site Plan & Design Reviews
 - 1. **380 S. Bates – Community House – Request for Preliminary Site Plan Review for New 3-Story Addition to Existing Building in Downtown Birmingham.**
- J.** Study Session
 - 1. **Health Club/Studio – Study Session**
- K.** Miscellaneous Business and Communications:
 - 1. Pre-Application Discussions
 - 2. Communications
 - i. **Project Updates**
 - 3. Administrative Approval Correspondence
 - i. **July 21, 2023 – August 4, 2023**
 - 4. Draft Agenda – **August 9, 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

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Planning Board Action List – 2023

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
2040 Master Plan	Adopt a new comprehensive master plan.	☒	Ongoing	☐	☒
B1 Neighborhood Business Uses	Consider adding additional commercial permitted uses in the B1 zone.	☐	1 st (January-March)	☒	☐
Mixed Use Requirements	Consider changing the requirements for mixed use in the Triangle District.	☐	1 st (January-March)	☐	☐
Impervious Surface Definition	Clarify definition to promote the infiltration of storm water.	☐	2 nd (April-June)	☐	☐
Lighting Standards	Review lighting standards and study residential districts to reduce light pollution and nuisance.	☐	2 nd (April-June)	☐	☐
Health Club/Studio Use	Consider allowing health/fitness type activities in more areas of the City.	☐	3 rd (July-September)	☐	☐
Dumpster Enclosures	Expand the materials permitted/not permitted in dumpster enclosures.	☐	3 rd (July-September)	☐	☐
Definitions	Revisit key definitions to address any challenges presented and clean up verbiage to aid Planning Staff.	☐	4 th (October-December)	☐	☐

Next Up...

Topic	General Goals	City Commission Directive?	Quarter	Status	
				In Progress	Complete
Public Project Review	Place on joint meeting agenda to express concerns over the review process of public projects.	☐	-	☐	☐