City of Birmingham
A Walkable Community

MEMORANDUM

Community Development Department

DATE: **March 23, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Jana L. Ecker, Planning Director**

SUBJECT: **To set Public Hearing for Final Site Plan & Special Land Use Permit at 260 N. Old Woodward – Au Cochon and Arthur Ave.**

On February 11, 2015, the Planning Board conducted a public hearing to discuss a request by the applicant to open two new restaurants, Au Cochon and Arthur Ave., in the former Chen Chow space at 260 N. Old Woodward. The applicant is proposing to have two separate storefronts, and to have the two restaurants share kitchen and administrative office space. Both restaurants are proposing to serve alcoholic liquors, and thus in accordance with the Zoning Ordinance, they are required to operate under a valid Special Land Use Permit. The existing Class C liquor license proposed to be transferred to new ownership for these restaurants was held by Crowley Restaurant, LLC, who sold the liquor license to Mr. Jonna's entity, The Palladium of Birmingham, LLC, which was simultaneously submitted for a transfer from The Palladium of Birmingham, LLC to Bellar Birmingham Ventures, LLC, which will own and operate the two new licensed restaurants proposed by the applicant at this time. The two new restaurants are proposed to operate under one liquor license using a Direct Connect endorsement. The Planning Board voted to recommend approval of the Final Site Plan and Special Land Use Permit Amendment to the City Commission with the following conditions:

1. The applicant execute a contract with the City outlining the details of the proposed restaurants;
2. Reconfigure the on street platform in accordance with the direction of the Advisory Parking Committee;
3. Repair sidewalk as required by the Engineering Department;
4. Provide specification sheets for the proposed service station and trash receptacle;
5. The applicant provide full details on the height of the railings, spacing, and load specifications, and clarify which material will be used for the outdoor dining deck platforms;
6. The applicant enter into a license agreement with the City for use of the public right-of-way, to provide the required insurance and to obtain an outdoor dining permit;
7. Provide a minimum 5' wide barrier-free clearance on the sidewalk, applicant may use tree grates towards the 5'; and
8. Applicant must meet all department requirements.

Thus, the Planning Division requests that the City Commission set a public hearing date for **April 27, 2015** to consider approval of the Final Site Plan and Special Land Use Permit to

allow the operation of two new restaurants operating under one Class C Liquor. Please find attached the staff report presented to the Planning Board, along with the relevant meeting minutes for your review.

SUGGESTED ACTION:

To set a public hearing date for **April 27, 2015** to consider the Final Site Plan and Special Land Use Permit Amendment at 260 N. Old Woodward, to consider approval of the Final Site Plan and Special Land Use Permit to allow the operation of two new restaurants operating under one Class C Liquor License, with a Direct Connect Endorsement, to be held by Bellar Birmingham Ventures, LLC.

AU COCHON AND ARTHUR AVE.
260 N. Old Woodward
SPECIAL LAND USE PERMIT
2015

WHEREAS, Au Cochon and Arthur Ave. have together filed an application pursuant to Article 7, section 7.34 of Chapter 126, Zoning, of the City Code to operate two food and drink establishments under common ownership, both serving alcoholic liquors, as required in Article 6, section 6.02(5) of Chapter 126, Zoning, of the City Code;

WHEREAS, The land for which the Special Land Use Permit is sought is located on the west side of N. Old Woodward between Hamilton and Oakland;

WHEREAS, The land is zoned B-4, and is located within the Downtown Birmingham Overlay District, which permits food and drink establishments serving alcoholic liquors with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The Planning Board on February 11, 2015 reviewed the application for Final Site Plan and Special Land Use Permit and recommended approval with the following conditions:

1. The applicant execute a contract with the City outlining the details of the proposed restaurants;
2. Reconfigure the on street platform in accordance with the direction of the Advisory Parking Committee;
3. Repair sidewalk as required by the Engineering Department;
4. Provide specification sheets for the proposed service station and trash receptacle;
5. The applicant provide full details on the height of the railings, spacing, and load specifications, and clarify which material will be used for the outdoor dining deck platforms;
6. The applicant enter into a license agreement with the City for use of the public right-of-way, to provide the required insurance and to obtain an outdoor dining permit;
7. Provide a minimum 5' wide barrier-free clearance on the sidewalk, applicant may use tree grates towards the 5'; and
8. Applicant must meet all department requirements.

WHEREAS, The applicant has agreed to comply with all conditions for approval as recommended by the Planning Board on February 11, 2015;

WHEREAS, The Advisory Parking Committee reviewed the proposed design and layout of an outdoor dining deck for Au Cochon and Arthur Avenue on both February 25, 2015 and March 18, 2015 and took no action;

WHEREAS, The Birmingham City Commission has reviewed Au Cochon and Arthur Ave.'s Special Land Use Permit application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED,The Birmingham City Commission finds the standards imposed under the City Code have been met, subject to the conditions below, and that the Au Cochon and Arthur Ave. application for a Special Land Use Permit authorizing the operation of two food and drink establishments, under common ownership, serving alcoholic liquors with a Class C liquor license with a Direct Connect Endorsement at 260 N. Old Woodward in accordance with Chapter 10, Alcoholic Liquors, is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to assure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit is granted subject to the following conditions:

1. Repair sidewalk as required by the Engineering Department;
2. Provide specification sheets for the proposed service station and trash receptacle;
3. The applicant provide full details on the height of the railings, spacing, and load specifications, and clarify which material will be used for the outdoor dining deck platforms;
4. The applicant enter into a license agreement with the City for use of the public right-of-way, to provide the required insurance and to obtain an outdoor dining permit;
5. Provide a minimum 5' wide barrier-free clearance on the sidewalk, applicant may use tree grates towards the 5';
6. Applicant meet all department requirements;
7. Au Cochon and Arthur Ave. shall abide by all provisions of the Birmingham City Code;
8. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest;
9. The hours of operation for all outdoor dining shall cease at 2:00 a.m.;
10. Au Cochon and Arthur Ave. shall provide for the removal of disposable materials resulting from the operations and maintain the area in a clean and orderly condition by providing the necessary employees to guarantee this condition, and by the placement of a trash receptacle in the outdoor seating area; and
11. Au Cochon and Arthur Ave. shall enter into a contract with the City outlining the details of the operation of the proposed restaurants.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, Au Cochon and Arthur Ave. and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of Au Cochon and Arthur Ave. to comply with all the ordinances of the city may result in the Commission revoking this Special Land Use Permit.

MAY IT BE FURTHER RESOLVED that Au Cochon and Arthur Ave., which will do business at 260 N. Old Woodward, Birmingham, Michigan, 48009, are located in the Principal Shopping District which was designated as a Redevelopment Project Area, pursuant to Section 521a (1)(b) of the Michigan Liquor Control Code of 1988, being MCL 36.1521a(1)(b), by Birmingham City Commission Resolution adopted September 24, 2007; and

MAY IT BE FURTHER RESOLVED that Au Cochon and Arthur Ave. are recommended for operation of two restaurants, under common ownership, serving alcoholic liquors, with a Class C Liquor License with a Direct Connect Endorsement, at 260 N. Old Woodward, Birmingham, Michigan, 48009, above all others, pursuant to Chapter 10, Alcoholic Liquors, of the Birmingham City Code, subject to final inspection.

I, Laura M. Pierce, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on April 27, 2015.

_____

Laura M. Pierce, City Clerk

City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **February 3, 2015**

TO: **Planning Board**

FROM: **Jana Ecker, Planning Director**

SUBJECT: **Final Site Plan & Special Land Use Permit Review**
260 N. Old Woodward – Au Cochon and Arthur Ave.

Executive Summary

The subject site is located at 260 N. Old Woodward, on the west side of the existing Palladium building, in the former Chen Chow restaurant space. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District.

The applicant, the owner of two new restaurants by the names of 'Au Cochon' and 'Arthur Ave.', is seeking approval of the transfer of ownership of one of the Class C liquor licenses that has long been associated with the Palladium Building to allow the owner to operate the two new restaurants under Chapter 10, Alcoholic Liquors, of the City Code. The seller of this Class C license is Crowley Restaurant, LLC, who sold the liquor license to Mr. Jonna's entity, The Palladium of Birmingham, LLC, which was simultaneously submitted for a transfer from The Palladium of Birmingham, LLC to Bellar Birmingham Ventures, LLC, which will own and operate the two new licensed restaurants proposed by the applicant at this time. The two new restaurants are proposed to operate under one liquor license using a Direct Connect endorsement as both restaurants will share a kitchen and office and storage space.

Chapter 10 requires that the applicant obtain a Special Land Use Permit and approval from the City Commission to open a new liquor establishment, and to transfer ownership of existing liquor licenses. Au Cochon and Arthur Ave. will be required to obtain a recommendation from the Planning Board on the Final Site Plan and Special Land Use Permit, and then obtain approval from the City Commission for the Final Site Plan and Special Land Use Permit ("SLUP"), and for the transfer of ownership of the existing liquor license.

1.0 Land Use and Zoning

1.1 <u>Existing Land Use</u> – The site was most recently Chen Chow restaurant. The tenant space is currently vacant. Land uses surrounding the site are retail, commercial and residential.

1.2 Existing Zoning – The property is currently zoned B-4, Business-Residential, and D-4 in the Downtown Overlay District. The existing use and surrounding uses appear to conform to the permitted uses of each Zoning District.

1.3 Summary of Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	**South**	**East**	**West**
Existing Land Use	Commercial / Retail	Commercial / Retail	Commercial / Retail	Commercial / Retail
Existing Zoning District	B-4 Business-Residential	B-4 Business-Residential	B-4 Business-Residential	B-4 Business-Residential
Downtown Overlay Zoning District	D-4	D-4	D-4	D-4

2.0 Proposed Restaurant Operations

Food and drink establishments are permitted in the B4 zoning district, and alcoholic beverages may be served with approval of a valid SLUP. Au Cochon and Arthur Ave. propose to share a full service kitchen, with Au Cochon serving French cuisine, and Arthur Ave. serving Italian cuisine. Both restaurants are under the common ownership of Peas and Carrots, LLC, and will also share office and administrative space behind the kitchen area. Au Cochon is proposed to be open from 7am – 2am, serving three meals a day, seven days a week. Arthur Ave. is proposed to be open from 11am – 2am serving lunch and dinner, seven days a week.

The applicant will be required to execute a contract with the City outlining the details of the proposed restaurants that must be fully executed upon approval of the SLUP.

3.0 Screening and Landscaping

3.1 Screening – if any additional mechanical units or venting are required, all changes must be submitted to the Planning Division prior to installation or changes.

3.2 Landscaping –All existing street trees are proposed to remain. Two planter boxes 15’ by 2’ are proposed at either end of the on street outdoor dining deck.

No specification sheets have been provided for these planters, nor details on the proposed plantings.

4.0 Parking, Loading, Access, and Circulation

4.1 Parking – As the subject site is located within the Parking Assessment District, the applicant is not required to provide on-site parking for restaurant uses.

4.2 Loading - Loading spaces are not required, nor proposed for this tenant space individually. Loading areas for the entire building are provided off of Ferndale Avenue.

4.3 Vehicular Access & Circulation - Vehicular access to the building will not be altered.

4.4 Pedestrian Access & Circulation – Pedestrian access to both restaurants will be available directly from the City sidewalk. Under the 2016 Plan, outdoor dining areas are encouraged as they create a more pedestrian friendly environment. All outdoor dining areas must maintain a 5 foot minimum width of unobstructed pedestrian access along the storefront in the public right-of-way, however as mentioned above, the Planning Board has determined that each applicant would be reviewed on a case by case basis to determine the existing pedestrian traffic flow. The proposed sidewalk dining and street dining platform layout does provide for the required pedestrian path, which will be located between the street furniture zone along the curb and the outdoor dining area up against the building.

4.5 Streetscape – The existing sidewalk conforms to the current Downtown Birmingham Streetscape Standards. There is a street tree with a tree grate in front of the proposed restaurants which is to remain. The required 5' pedestrian path has been provided between the center of the tree grate and the outdoor dining deck proposed on the sidewalk.

5.0 Lighting

The applicant is proposing to add two wall sconces to the building, one to the south of each restaurant's storefront. The proposed fixtures are manufactured by Circa Lighting, model TOBO2120 and have a black enamel finish. The fixtures are 7" in width by 19.5" height and protrude 11" from the wall, and will be 75W each.

The proposed storefront for Au Cochon will contain a wood panel painted in a rust brown color, on which 5 gooseneck light fixtures are proposed to be mounted in the sign band. The fixtures are manufactured by Rejuvenation, and are the Bridgeport model with a black enamel finish. Each fixture is maximum 100W, 7.93" in width by 13.61" in height, protrudes 13.015" from wall, and will be 100W each.

The proposed storefront for Arthur Ave. will contain InvisiLED Pro Outdoor LED Tape Light in white to be mounted behind the proposed canopy, to light the proposed

signage from below. This linear LED lighting contains 3.5W of light per foot (LED diodes spaced evenly 1" OC) and is 1/8" thick.

6.0 Departmental Reports

6.1 Engineering Division – The following concerns were reported from the Engineering Department:

Regarding platform:
1. The platform must be redesigned to make better use of the space available, and not impede into the parking space on the south side. That parking space should remain as parking. Likewise, it appears that some additional space could be gained to the north without using more spaces, in front of the vestibule door. It is recommended that this change be made before submitting plans for consideration by the Advisory Parking Committee. The next deadline for them to be seen at their next meeting is Feb. 12.

2. Planters are proposed along the north and south edges. We cannot endorse planters in these areas as they are an unnecessary sight distance hazard. It is already difficult pulling out from the parking space to the north of this deck, and healthy plants acting as a screen wall in this area would make it worse. The railing should be installed to keep people on the deck, but not screen them above 42 inches.

Regarding sidewalk:
1. The Engineering Dept. does not endorse the use of the tree grate as part of the minimum 5 ft. wide sidewalk left open for the public.

2. The existing sidewalk was scheduled for repairs last summer, but was postponed per the request of the building owner due to the upcoming building renovation. The owner must complete all needed sidewalk repairs in this area before the deck is set up.

6.2 Department of Public Services – Comments will be provided prior to the Planning Board meeting on February 11, 2015.

6.3 Fire Department – Comments will be provided prior to the Planning Board meeting on February 11, 2015.

6.4 Police Department - No concerns were reported from the Police Dept.

6.5 Building Department – Standard comments were received from the Building Department. No areas of concern were noted.

7.0 Design Review

The applicant is proposing to install Marine ply Oak panels over top of the existing building façade by mounting the panels to horizontal channels to create a new

individual storefront façade for each of the two new restaurants. **The applicant has not provided the paint color for the storefront Oak panels that will extend across approximately 52' of the first floor of the existing building.** The following design changes are also proposed to create unique storefronts for each of the new restaurants:

Au Cochon Storefront

- New glass door and transom windows with steel frames to replace existing entry system;
- Installation of retractable Nanawall folding panels in Jet Black 9005 to replace the existing storefront window system;
- A horizontal band of Marine ply Oak panel painted in Benjamin Moore Chestnut 2082-10 in the sign band area above the windows to highlight the proposed gooseneck light fixtures; and
- Metal trim bands with brass finish along top edge of building base and across the new storefronts above the storefront window system.

Arthur Ave. Storefront

- New glass door and sidelight with steel frames to create a new entry;
- Installation of retractable Nanawall folding panels in Jet Black 9005 to replace the existing storefront window system;
- Curved metal awning 19.5' in length with a high gloss finish, with stripes painted in Benjamin Moore Dragon's Breath 1547, Benjamin Moore Minced Onion OC-128 and Benjamin Moore Heavenly Blue 709; and
- Metal trim bands with brass finish along top edge of building base and across the new storefronts above the storefront window system.

<u>Outdoor Dining Areas</u>

In addition to the façade changes noted above, the applicant is also proposing two new outdoor dining platforms to be constructed out of Ipe decking in a dark walnut color, which is also known as Brazilian Walnut (real wood, no non-skid texture). **However, one of the sheets indicates that the decking will be Epay non-slip decking. The applicant must clarify which material is proposed and provide specifications.** One outdoor dining deck is proposed to be installed adjacent to the storefront to create an indoor/outdoor dining experience when the Nanawalls are open. The second outdoor dining platform is proposed to be constructed of Ipe decking to match and built across 4 on-street parking spaces on N. Old Woodward in front of the two new restaurant spaces. Both outdoor dining areas will be enclosed with a blackened steel guard rail and with oval, circular and rectangular design elements, with a matching black railing on the sidewalk deck. A color rendering of the proposed railing system has been provided, but the height of the railing has not been provided. **The applicant must provide full details on the height of the railings, spacing, and load specifications prior to review by the City Commission.**

Outdoor dining areas must comply with the site plan criteria as required by Article 04, Section 4.42 OD-01, Outdoor Dining Standards. Outdoor cafes are permitted

immediately adjacent to the principal use and are subject to site plan review and the following conditions:

1. Outdoor dining areas shall provide and service refuse containers within the outdoor dining area and maintain the area in good order.
2. All outdoor activity must cease at the close of business, or as noted in Subsection 3 below, whichever is earlier.
3. When an outdoor dining area is immediately adjacent to any single-family or multiple-family residential district, all outdoor activity must cease at the close of business or 12:00 a.m., whichever is earlier.
4. All tables and chairs provided in the outdoor dining area shall be constructed primarily of metal, wood, or material of comparable quality.
5. Table umbrellas shall be considered under Site Plan Review and shall not impede sight lines into a retail establishment, pedestrian flow in the outdoor dining area, or pedestrian or vehicular traffic flow outside the outdoor dining area.
6. For outdoor dining located in the public right-of-way:
   (a) All such uses shall be subject to a license from the city, upon forms provided by the Community Development Department, contingent on compliance with all city codes, including any conditions required by the Planning Board in conjunction with Site Plan approval.
   (b) In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 5 feet.
   (c) An elevated, ADA compliant, enclosed platform may be erected on the street adjacent to an eating establishment to create an outdoor dining area if the Engineering Department determines there is sufficient space available for this purpose given parking and traffic conditions.
   (d) No such facility shall erect or install permanent fixtures in the public right-of-way.
   (e) Commercial General Liability Insurance must be procured and maintained on an "occurrence basis" with limits of liability not less than $1,000,000 per occurrence combined single limit, personal injury, bodily injury and property damage. This coverage shall include an endorsement naming the city, including all elected and appointed officials, all employees, all boards, commissions and/or authorities and board members, as an additional insured. This coverage must be primary and any other insurance maintained by the additional insureds shall be considered to be excess and non-contributing with this insurance, and shall include an endorsement providing for a thirty (30) day advance written notice of cancellation or non-renewal to be sent to the city's Director of Finance.

The dining deck proposed on the sidewalk will be used for two three-top tables in front of each restaurant, with a service station located in the middle to separate the outdoor dining area for each restaurant. The service area is proposed to contain a trash receptacle. **No specifications have been provided on the service station at this time.**

The dining deck proposed on the street will occupy 4 parking spaces, and thus the applicant must appear before the Advisory Parking Committee for their review and recommendation. The proposal has been reviewed by the Engineering Dept. and they have stated that they have no objections to the platform as proposed. Ten three-top tables and 30 chairs are proposed on the on street dining deck. The tables proposed are Range Opera round steel tables by FERMOB and are 26" diameter, in Anthricite (dark grey/black). Range Louvre stacking armchairs 0802 by FERMOB are proposed, which have a steel frame with perforated 18" wide steel sheet seats. The chairs are proposed in Chili (dark orange/red). The proposed layout shows one trash receptacle on the outdoor dining deck in the street. **However, no specification sheets have been provided for the trash receptacle proposed.**

The proposed business hours for Au Cochon are 7am to 2am, seven days a week, and the proposed business hours for Arthur Ave. are 11am to 2am, seven days a week. The proposed outdoor dining area is not immediately adjacent to single-family or multi-family zoned property.

Both outdoor dining decks will be shared between the two restaurants. The required 5' clear pedestrian path has been provided on the public sidewalk between the two outdoor dining decks. The 2016 Plan recommends that this pedestrian path be immediately adjacent to the storefront to allow pedestrians to see into the storefront and to have a consistent and unobstructed walkway. However, the Planning Board has discussed where the location of the pathway should be located (next to the building or closer to the street) and have chosen to review each proposal individually to determine the most logical location based on the current flow of pedestrians.

The applicant will be required to enter into a license agreement with the City for use of the public right-of-way, and to provide the required insurance. Liquor liability insurance will also be required for the service of liquor in the right-of-way, as well as an outdoor dining permit.

Signage

Article 3 of the Zoning Ordinance provides that signage within the Downtown Birmingham Overlay District shall be integrally designed and painted with the storefront, with one sign permitted per entry. Buildings may have sign bands a maximum of 1.5' in vertical dimension between the first and second floors. Where a sign band is not architecturally feasible based on building design, an alternate design will be considered, provided the following conditions are met:

1. The sign must fit within the total sign area allowed for the business;
2. The sign must be compatible with the building's street design and will enhance the streetscape;
3. The sign adheres to the goals of the 2016 Plan.

The signage proposed for Au Cochon are individual laser cut metal letters with a brass finish. "Au Cochon" in proposed to be in script with letters 0.75' in height, and 6.1' across (4.5 square feet), pin mounted on an angle to the new façade. "Brasserie" in

also proposed underneath to be in block letters 0.5' in height and 4' across (2 square feet), also to be pin mounted to the new façade. This signage is not proposed to be located in the sign band, but rather at pedestrian level adjacent to the entry door of the restaurant. This proposed signage is within the total sign area allowed (maximum of 44 square feet), is compatible with the building's street design and is mounted at pedestrian level thus adding interest to the streetscape and adhering to one of the primary goals of the 2016 Plan. Mounting this signage on the sign band would not provide for a distinctive and separate look from the adjacent restaurant.

Au Cochon is also proposed to be etched into the transom window above the entry, with letters 0.5' in height and a total of 3' in length (1.5 square feet). Storefront glass may be stenciled with signage as long as the signage does not exceed 1.5' in height and 4' in length.

The signage proposed for the Arthur Ave. restaurant will be located within the sign band, and will consist of laser cut aluminum sided letters 1.16' in height and 9.9' across (11.5 square feet). The letters will have a powdercoat finish to match the Benjamin Moore Minced Onion (gray) stripe on the awning below. The letters will read "ARTHUR AVE." and be mounted to the building. This signage is proposed to be lit by LED strip lighting to be mounted behind the awning to externally illuminate the sign. Signs downtown are not permitted to be internally illuminated, but may be back lit or externally lit.

8.0 Downtown Birmingham 2016 Overlay District

The site is located within the D-4 zone of the DB 2016 Regulating Plan, within the Downtown Birmingham Overlay District. Specifically, the 2016 Plan recommends the addition of outdoor dining areas in the public right-of-way as it is in the public's best interest as it enhances street life, thus promoting a pedestrian friendly environment. The 2016 Plan also recommends that the 5' clear pedestrian passage be provided against the storefronts to ensure that merchants can display and sell their products and so as not to distort the flow of pedestrians. The applicant's proposal to provide an outdoor platform in the street in front of the storefront is consistent with the recommendations contained in the 2016 Plan. Thus, a pedestrian pathway adjacent to the storefront is provided.

9.0 Approval Criteria for Final Site Plan

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

(1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.

(2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.

(3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property not diminish the value thereof.

(4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.

(5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.

(6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Approval Criteria for Special Land Use Permits

Article 07, section 7.34 of the Zoning Ordinance specifies the procedures and approval criteria for Special Land Use Permits. Use approval, site plan approval, and design review are the responsibilities of the City Commission. This section reads, in part:

> Prior to its consideration of a special land use application (SLUP) for an initial permit or an amendment to a permit, the **City Commission shall refer the site plan and the design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the site plan and design of the buildings and uses proposed** for the site described in the application of amendment.
>
> The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the site plan and design.

11.0 Planning Department Findings

Based on a review of the site plans submitted, the Planning Department finds that the applicant meets all of the established ordinance requirements to qualify for a Special Land Use Permit to operate a restaurant serving alcoholic liquors. The following sample motion with the attached conditions has been provided in the event that the Planning Board deems it appropriate to send a recommendation of approval forward to the City Commission.

12.0 Sample Motion Language

Based on a review of the site plans submitted, the Planning Division recommends that the Planning Board recommend APPROVAL of the applicant's request for a Final Site Plan and a SLUP approval to permit Au Cochon and Arthur Ave. to operate at 260 N. Old Woodward with the following conditions:

13. The applicant execute a contract with the City outlining the details of the proposed restaurants;
14. Reconfigure the on street platform so that only 3 parking spaces are utilized;
15. Repair sidewalk as required by the Engineering Department;
16. Provide specification sheets for the proposed service station and trash receptacle and the paint color for the new Oak façade treatment;
17. The applicant provide full details on the height of the railings, spacing, and load specifications, and clarify which material will be used for the outdoor dining deck platforms; and
18. The applicant enter into a license agreement with the City for use of the public right-of-way, to provide the required insurance and to obtain an outdoor dining permit.

OR

Motion to recommend DENIAL of the Final Site Plan and SLUP to the City Commission for 260 N. Old Woodward, Au Cochon and Arthur Ave., for the following reasons:

1. _____
2. _____
3. _____

OR

Motion to recommend POSTPONEMENT of the Final Site Plan and SLUP to the City Commission for 260 N. Old Woodward, Au Cochon and Arthur Ave., for the following reasons:

1. _____
2. _____
3. _____

PLANNING BOARD MINUTES
FEBRUARY 11, 2015

SPECIAL LAND USE PERMIT ("SLUP")
FINAL SITE PLAN REVIEW
260 N. Old Woodward Ave.
Au Cochon and Arthur Ave.
Renovation of the former Chen Chow restaurant into two new restaurants with a shared kitchen and shared office facilities

Ms. Ecker reported the subject site is located on the west side of the existing Palladium Building, in the former Chen Chow restaurant space. The parcel is zoned B-4, Business-Residential and D-4 in the Downtown Overlay District.

Ms. Ecker advised that the applicant, the owner of two new restaurants by the names of 'Au Cochon' and 'Arthur Ave.', is seeking approval of the transfer of ownership of one of the Class C liquor licenses that has long been associated with the Palladium Building to allow the owner to operate the two new restaurants under Chapter 10, Alcoholic Liquors, of the City Code. The seller of this Class C license is Crowley Restaurant, LLC, who sold the liquor license to Mr. Jonna's entity, The Palladium of Birmingham, LLC, which license was simultaneously submitted for a transfer from The Palladium of Birmingham, LLC to Bellar Birmingham Ventures, LLC, which will own and operate the two new licensed restaurants. The two new restaurants are proposed to operate under one liquor license using a Direct Connect endorsement as both restaurants will share a kitchen and office and storage space.

Au Cochon and Arthur Ave. will be required to obtain a recommendation from the Planning Board on the Final Site Plan and SLUP, and then obtain approval from the City Commission for the Final Site Plan and SLUP, and for the transfer of ownership of the existing liquor license.

Design Review
Au Cochon Storefront:
• New glass door and transom windows with steel frames to replace existing entry system;
• Installation of retractable Nanawall folding panels in Jet Black 9005 to replace the existing storefront window system;
• A horizontal band of Marine Ply Oak panel painted in Benjamin Moore Chestnut 2082-10 in the sign band area above the windows to highlight the proposed gooseneck light fixtures; and
• Metal trim bands with brass finish along top edge of building base and across the new storefronts above the storefront window system.

Arthur Ave. Storefront:
• New glass door and sidelight with steel frames to create a new entry;
• Installation of retractable Nanawall folding panels in Jet Black 9005 to replace the existing storefront window system;
• Curved metal awning 19.5 ft. in length with a high gloss finish, with stripes painted in Benjamin Moore Dragon's Breath 1547, Benjamin Moore Minced Onion OC-128, and Benjamin Moore Heavenly Blue 709; and

• Metal trim bands with brass finish along top edge of building base and across the new storefronts above the storefront window system.

Outdoor Dining Areas:
In addition to the façade changes noted above, the applicant is also proposing two new outdoor dining platforms to be constructed out of IPE decking in a dark walnut color, which is also known as Brazilian Walnut. One outdoor dining deck is proposed to be installed adjacent to the storefront to create an indoor/outdoor dining experience when the Nanawalls are open. The second outdoor dining platform is proposed to be constructed of IPE decking to match and built across four on-street parking spaces on N. Old Woodward Ave. in front of the two new restaurant spaces. Both outdoor dining areas will be enclosed with a blackened steel guard rail and with oval, circular and rectangular design elements, with a matching
black railing on the sidewalk deck.

Signage:
The signage proposed for Au Cochon is individual laser cut metal letters with a brass finish. The proposed signage is within the total sign area allowed (maximum of 44 sq. ft.). "Au Cochon" is also proposed to be etched into the transom window above the entry. Five goose neck fixtures, 100 watts each are proposed to shine down on the sign.

The signage proposed for the Arthur Ave. restaurant will consist of laser cut aluminum sided letters (11.5 sq. ft.). The letters will have a powder coat finish to match the gray stripe on the awning below. This signage is proposed to be lit by LED strip lighting that will shine up and externally illuminate the sign.

Ms. Whipple-Boyce observed there appears to be two sets of Nanawalls on each restaurant. It was noted that updated plans were just submitted and Ms. Ecker explained the changes.

Mr. Zack Sklar, Chef Owner Operator, said the two rows of Nanawalls are for exceptionally hot days when they will be closed to keep the inside cool. The restaurants will most likely use valet parking in the wintertime and not when their dining deck is out. The on-street dining area will be shared between the two restaurants. He walked the board through the layout and flow of the restaurants.

Ms. Whipple-Boyce noted the interior Nanawalls stack into where there is seating. It appears all of the tables are three-top and she thought they should be two or four-tops, or something that could accommodate different sized parties. Also, she noticed there is no way to service people sitting at the two ends of the outside sidewalk patio. Further, all of the people seated in the interior patio have their backs to the activity on the street. Mr. Sklar explained the Nanawalls will be opened or closed before the guests arrive.

Mr. Josh Humphrey, Chief Operations Officer, explained why he feels there is enough room to service the tables. Ms. Whipple-Boyce thought the patio is too congested. Mr. Humphrey agreed to look at that. Mr. Koseck felt in order to be more visible the signage for Arthur Avenue should be centered over the canopy. Also, add a blade sign for pedestrians. Mr. DeWeese encouraged the applicant to look at how customers can get to the end tables before they go before the City Commission.

There were no comments from the members of the public at 9:34 p.m.

With regard to planters on the dining deck, Mr. Humphrey said they designed the deck planters and type of plants as requested by the city engineer so as not impede the sight distance of people backing out of parking spaces.

Motion by Mr. DeWeese
Seconded by Mr. Williams that the Planning Board recommend approval of the applicant's request for a Final Site Plan and SLUP approval to permit Au Cochon and Arthur Ave. to operate at 260 N. Old Woodward Ave. with the following conditions:

1. **The applicant execute a contract with the City outlining the details of the proposed restaurants;**
2. **Reconfigure the on-street platforms in accordance with the direction of the Advisory Parking Committee;**
3. **Repair sidewalk as required by the Engineering Dept.;**
4. **Provide specification sheets for the proposed service station and trash receptacle;**
5. **The applicant provide full details on the heights of the railings, spacing, and load specifications, and clarify which material will be used for the outdoor dining deck platforms;**
6. **The applicant enter into a license agreement with the City for use of the public right-of-way to provide the required insurance and to obtain an outdoor dining permit;**
7. **The applicant provide minimum 5 ft. barrier free clearance on the sidewalk; applicant may use tree grate towards their 5 ft.; and**
8. **The applicant meet all departmental requirements.**

There were no comments on the motion from the public at 9:45 p.m.

Motion carried, 7-0.

VOICE VOTE
Yeas: DeWeese, Williams, Clein, Jeffares, Koseck, Share, Whipple-Boyce
Nays: None
Absent: Boyle, Lazar

Advisory Parking Committee Minutes
February 25, 2015

260 N. OLD WOODWARD AVE.
DINING DECK PROPOSAL

Mr. O'Meara advised the Palladium Building is currently being renovated for all new tenants. A local restaurant owner is planning on opening two smaller restaurants in the space formerly occupied by Chen Chow. One restaurant, Au Couchon, will have a French theme and the other, Arthur Avenue, will specialize in Italian food. Two dining areas are proposed, one up against the building, in the same area where one existed previously with Chen Chow. In addition, the applicant would like to build a second dining area on four existing angled parking spaces in front. Mr. O'Meara said he encouraged the applicant to consider modifying the design to better fit with the current parking spaces, thereby reducing the loss of parking from four spaces to three. However, they elected to submit the plan as is.

Mr. Josh Humphrey, Chief Operating Officer for Peas and Carrots Hospitality, the company that is opening the two restaurants, gave a brief overview. He noted that after conversations with Mr. O'Meara they decided to shift the deck so that it takes up four rather than five parking spaces. There is a total of 33 seats on the sidewalk patio. Both venues will use the dining deck.

Discussion disclosed there are no restaurants in the City that use four parking spaces for their deck. The chairman noted the original concept for dining decks was that they would take up parking spaces when establishments did not have room for seating on the sidewalk. The idea was not about increasing seating capacity.

Several board members thought that using four spaces seems like a lot. Chairman Kuhne pointed out how the deck could be angled and take up only two spaces. Then the applicant would only lose two table tops. Mr. Humphrey was not sure they would want a parallegram for a deck in front of their new restaurant. Dr. Vaitas observed there is not a lot of parking on that block. Chairman Kuhne did not feel that losing two table tops in order to angle off the deck would diminish anything.

The chairman took comments from the public at 7:50 a.m.

Mr. Astrein voiced his opinion that the sidewalk is more than adequate for outdoor seating. The Ad Hoc Parking Study Committee just finished a six month study that looked at parking problems and how to get additional parking. He felt a lot of special favors have been granted to restaurants at the expense of the retail.

Mr. Humphrey noted there are 60 parking spaces for tenants in the basement of the building. They are offsetting spaces that would otherwise be taken up on the street. The whole idea of the outdoor dining is to provide people what they want.

Board members were unanimously opposed to the proposed outdoor dining deck in front of 260 N. Old Woodward Ave., according to a plan dated January 23, 2015. No action was taken.

DRAFT Advisory Parking Committee Minutes
March 18, 2015

260 N. OLD WOODWARD AVE.
DINING DECK PROPOSAL

Mr. O'Meara advised the Palladium Building is currently being renovated for all new tenants. A local restaurant owner is planning on opening two smaller restaurants in the space formerly occupied by Chen Chow. One restaurant, Au Couchon, will have a French theme and the other, Arthur Avenue, will specialize in Italian food. Two dining areas are proposed, one up against the building, in the same area where one existed previously with Chen Chow.

Last month, Mr. Josh Humphrey, Chief Operating Officer for Peas and Carrots Hospitality, the company that is opening the two restaurants, presented a proposal for a second dining area on four existing angled parking spaces in front. The Advisory Parking Committee declined to approve the design, at least partially due to the large number of parking spaces that would be taken out of service.

A new plan has been prepared that now uses two parking spaces. Mr. Josh Humphrey said they designed the patio in the shape of a parallegram that takes up two parking spots per the direction of this committee last month. Twenty seats are planned for the deck and 8 seats for the sidewalk. The chairman noted the deck is configured to be flexible into tables of fours and sixes, but the sidewalk is not.

There were no comments from the public at 7:53 a.m.

The chairman observed that decks on the street are a choice for restaurants where there aren't enough seats on the sidewalk. There is a concern with having both sidewalk seating and a deck. It was discussed that outdoor seating is further achieved with the windows that open up along the front of the restaurants.

Mr. Humphrey addressed the group. He recalled that a comprehensive study was done in Birmingham stating there is ample parking for all of the businesses. People love to sit out on patios and enjoy great food. Also there is a parking garage being built down below in the building with 59 parking spaces for tenants, These spaces offset a lot of the parking that would otherwise be taken up on the street and in parking garages. They are only asking to have one parking space for each restaurant. Finally, the design of the patio is the recommendation of the majority of this committee, although they feel strongly that a four space rectangular patio would be best for their business.

Ms. Peabody said there is room for four-top tables on the sidewalk, which is a difference of ten seats. Two hundred people are going to move into that building. The lower level parking for tenants will not be available at night. Dr. Vaitas thought it seems counter-intuitive to the mission of this committee to continue giving away parking spaces for the single use of one business entity, in light of what is happening with parking in the City.

The board did not make a motion to be forwarded to the City Commission, who will ultimately make the decision.

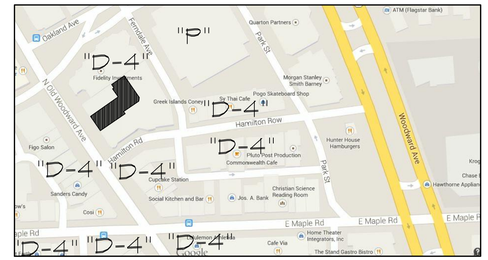
Chairman Kuhne noted that the 2016 Plan was about getting people out on the street; but it wasn't about maxing out potential capacity.

PROJECT DATA:

ZONING	B-4 IN OVERLAY DISTRICT D-4
USE GROUP	A - 2 RESTAURANT
CONSTRUCTION TYPE	IIB, SPRINKLERED
EXISTING BUILDING	OVERALL BUILDING TO BE SUBMITTED BY LANDLORD
LEASE SPACE	260 N. OLD WOODWARD AVE

CHANGES TO THE SITE INCLUDE A SEASONAL PATIO THAT WILL EXTEND OUT 6'-8" MAXIMUM FROM THE BUILDING FACADE. THIS PATIO WILL BE A DINING AREA FOR RESTAURANT PATRONS. THE PATIO WILL HAVE DECORATIVE BLACKENED STEEL DECORATIVE GUARDRAIL 42" HIGH. AN ALTERNATE WILL BE FOR DINING IN THE STREET, ONE CAR WIDTH WIDE. THE AREA WILL BE BOUND BY PLANTERS ON BOTH THE NORTH AND SOUTH SIDES.

CHANGES TO THE BUILDING INCLUDE A NEW FACADE THAT WILL INCORPORATE NANAWALLS AND WILL OPEN TO THE SIDEWALK AND STREET. DINING WILL BE ON THE SIDEWALK AND STREET.



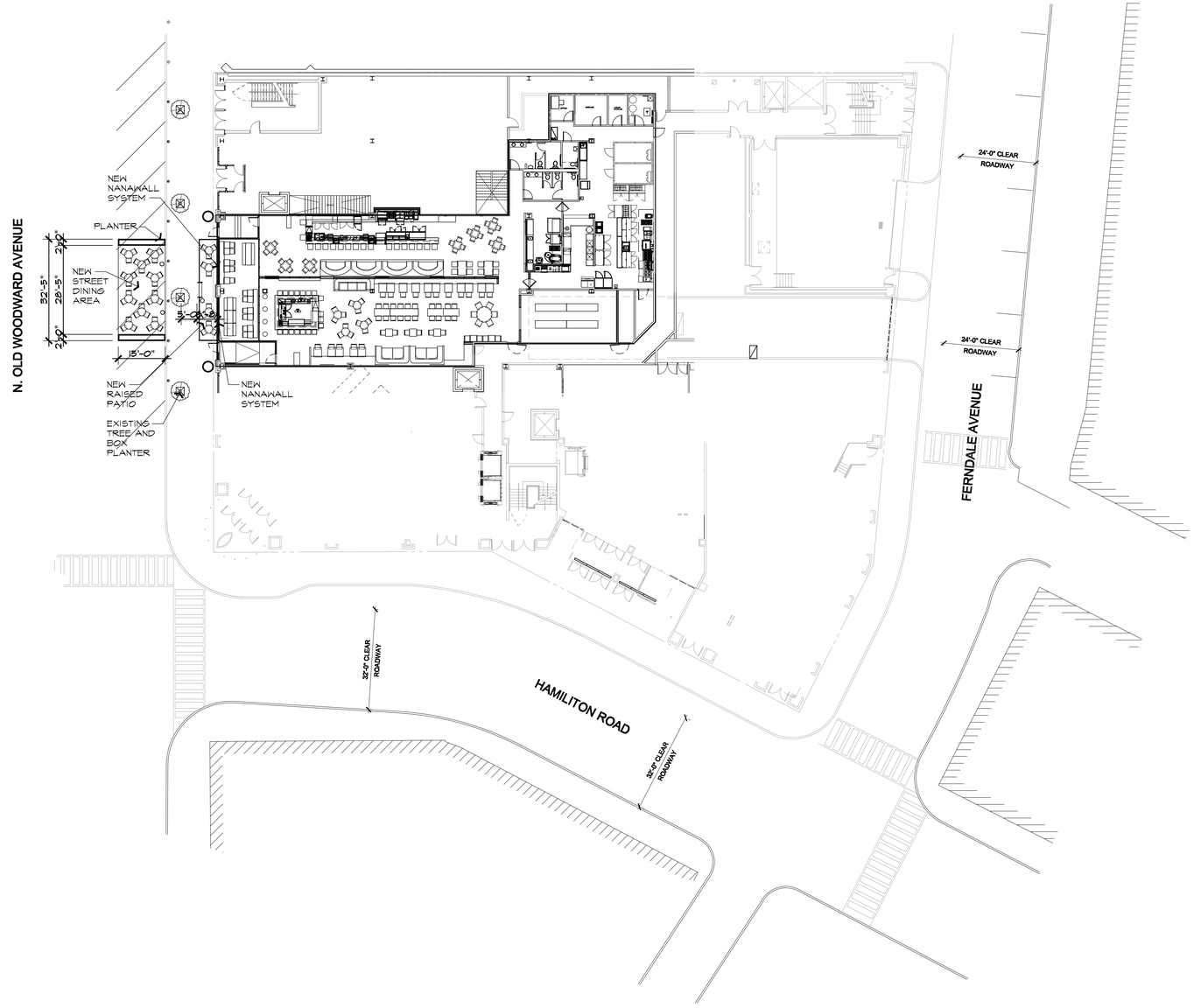
NORTH **LOCATION MAP**
NOT TO SCALE

WORK SEQUENCE -

1. SILT FENCE SHALL BE INSTALLED PRIOR TO EXCAVATION
2. EXCAVATED MATERIALS WILL BE STOCKPILED BETWEEN THE EXCAVATING AND SILT FENCE
3. THE SEDIMENT CONTROL MEASURES WILL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE & THE DISTURBED AREAS ARE STABILIZED WITH VEGETATION

GENERAL NOTES

1. "OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REPLENISH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE, BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING."
2. "ANY HAZARDOUS MATERIALS PRODUCED, STORED OR OTHERWISE ON PREMISE WILL BE HANDLED PER APPLICABLE RULES AND REGULATIONS.
3. OWNER AGREES TO PICK-UP DEBRIS WITHIN PROPERTY LIMITS WEEKLY OR AS NEEDED.
4. PAVED SURFACES, WALK WAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PARKING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE MANNER.
5. THERE WILL BE NO OUTDOOR STORAGE.
6. NO OVERNIGHT PARKING WILL BE ALLOWED.
7. THERE ARE NO EXISTING WETLANDS ON-SITE.
8. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
   WALL MOUNTED LIGHTING TO BE SELECTED BY OWNER / ARCHITECT
   175 W FIXTURE MAX. MOUNTED 8'-8" ABOVE FINISHED GRADE
9. SOILS - TOPSOIL TO A DEPTH OF 4" - 10" OR ASPHALT AND/OR CRUSHED STONE TO A DEPTH OF 4" - 9". GRANULAR SOILS WERE ENCOUNTERED TO DEPTHS RANGING TO 6.5 FEET TO 14.5 FEET, TYPICALLY TO DEPTHS GREATER THAN 10 FEET. THE GRANULAR SOILS CONSISTED OF LOOSE TO MEDIUM DENSE POORLY GRADED SAND, SAND AND GRAVEL, AND SILTY SAND. UNDERLYING THE GRANULAR MATERIAL SOILS, MEDIUM STIFF TO VERY STIFF TO GRAY LEAN AND SANDY LEAN GRAY WERE ENCOUNTERED.
10. DEVELOPMENT TO BE SINGLE PHASE CONSTRUCTION.
11. FIRE ACCESS TO BE MAINTAINED DURING CONSTRUCTION.
12. PROPOSED BUILDING TO COMPLY WITH MBC 2012 TABLE 307.1 (1) & SECTION 406.6.



NORTH **PROPOSED SITE PLAN**
SCALE: 1" =20'-0"

0 10' 30' 60'

ISSUED FOR	DATE
SLUP	1-23-15

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-8101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED RESTAURANT:
ARTHUR AVENUE / AU COCHON
260 NORTH OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DG	GA	GA

SCALE : 1" = 20'-0"

FILE NAME : 14167-SP.101

JOB #: 14167

SHEET TITLE
PROPOSED SITE PLAN

SHEET #
SP.101

OCCUPANT LOAD AND EGRESS:

OCCUPANT LOAD

DINING PATRONS = 291 OCC.
KITCHEN / EMPLOYEES= 1/200 S.F.
1728 S.F. / 200 = 9 OCC.
OFFICE = 1/100 S.F.
59 S.F. / 100 = 1 OCC.
STORAGE = 1/300 S.F.
279 S.F. / 300 = 1 OCC.
MECHANICAL = 1/300 S.F.
76 S.F. / 300 = 1 OCC.
TOTAL OCCUPANTS: 311 OCCUPANTS

EGRESS WIDTH

EXIT WIDTH: .2 X 311 = 62.2" REQUIRED
3 DOORS @ 32"
3 DOORS TOTAL = 96" PROVIDED

LENGTH OF TRAVEL

FIRST FLOOR:
REQUIRED : MAXIMUM 250'
PROVIDED : +/- 74'-6 7/8" MAX

CORRIDOR WIDTH

MINIMUM 44" (3'-8")

NUMBER OF EXITS

OCCUPANCY LOAD 1-500 =
MINIMUM EXITS = 2
PROVIDED EXITS = 3

PLUMBING CALCULATIONS MPC 2009 TABLE 403.1 - RESTAURANTS

DINING OCCUPANTS:
291 / 2 = 146 MEN & 146 WOMEN

	MEN	WOMEN
WATER CLOSETS	2	3
URINALS	1	0
LAVATORIES	2	2

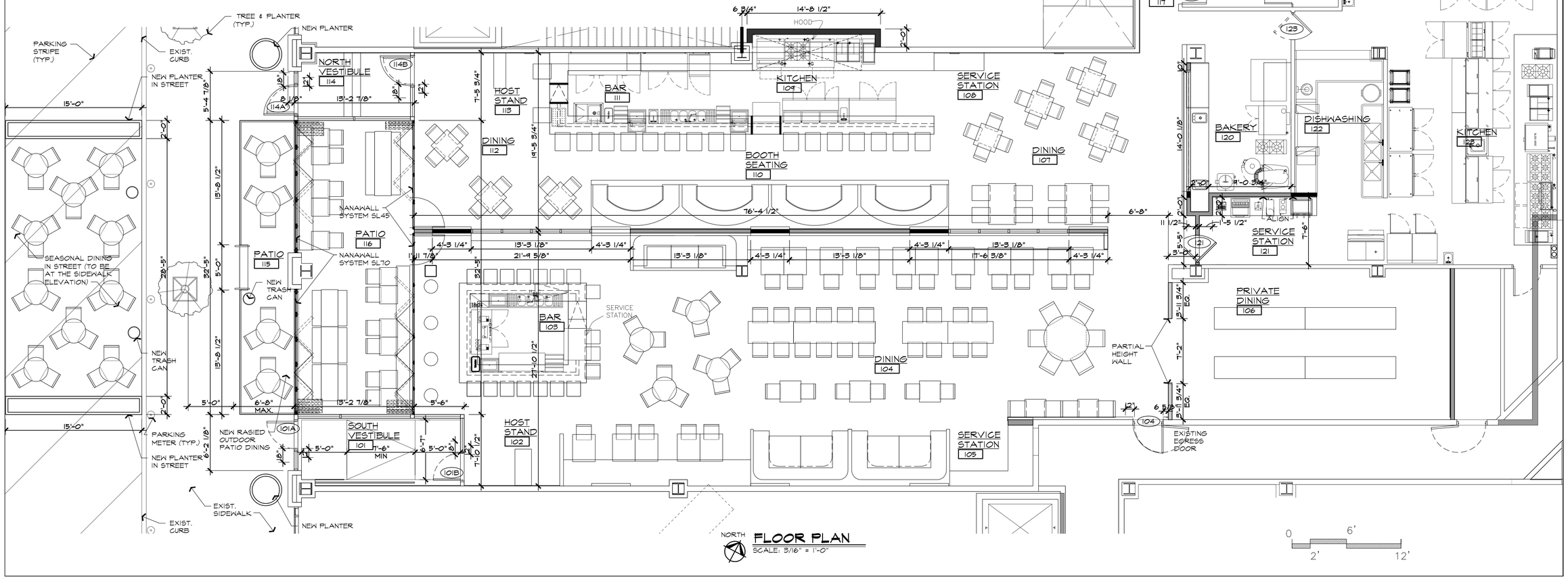
EMPLOYEES:
9 EMPLOYEES

	UNISEX
WATER CLOSETS	1
URINALS	0
LAVATORIES	1

SERVICE SINKS 1

FIXTURES PROVIDED:
WATER CLOSETS: 6
URINALS: 1
LAVATORIES: 5
SERVICE SINK: 1

FIXTURES REQUIRED:
WATER CLOSETS: 1/75 OCC. = 4
LAVATORIES: 1/200 OCC = 2
SERVICE SINK: 1



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

ISSUED FOR	DATE
REVIEW	1-14-15
SUP	1-23-15
ROUGHS TO MILAD	1-26-15
FINALIZED KITCHEN	2-4-15

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

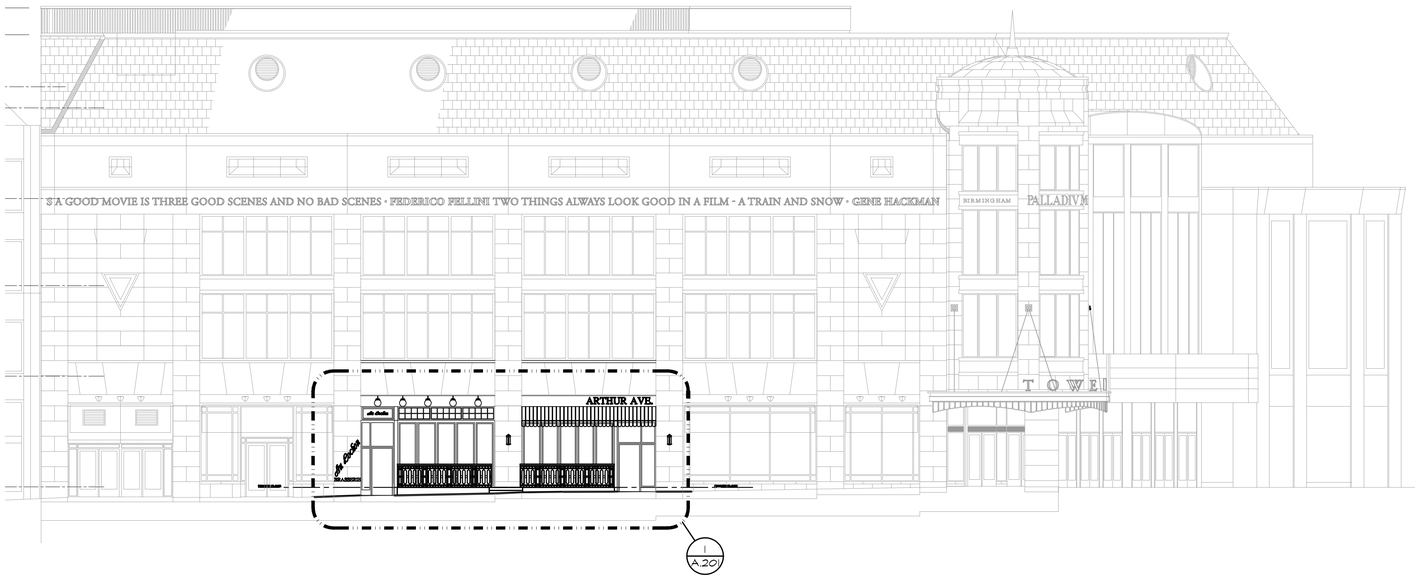
G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED NEW KERBY'S KONEY ISLAND:
BRIMINGHAM FRENCH AND ITALIAN
2600LD WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48009

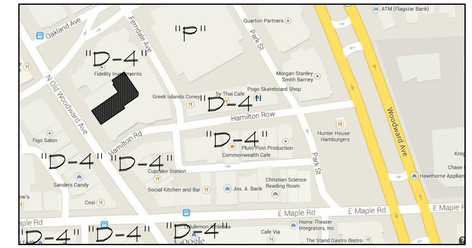
DRAWN:	DESIGNED:	CHECKED:
DG	GA	GA

SCALE : 3/16"=1'-0"
FILE NAME : 14167-A.101
JOB #: 14167
SHEET TITLE
PROPOSED FLOOR PLAN
SHEET #
A.101



OVERALL ELEVATION

SCALE: 3/8" = 1'-0"



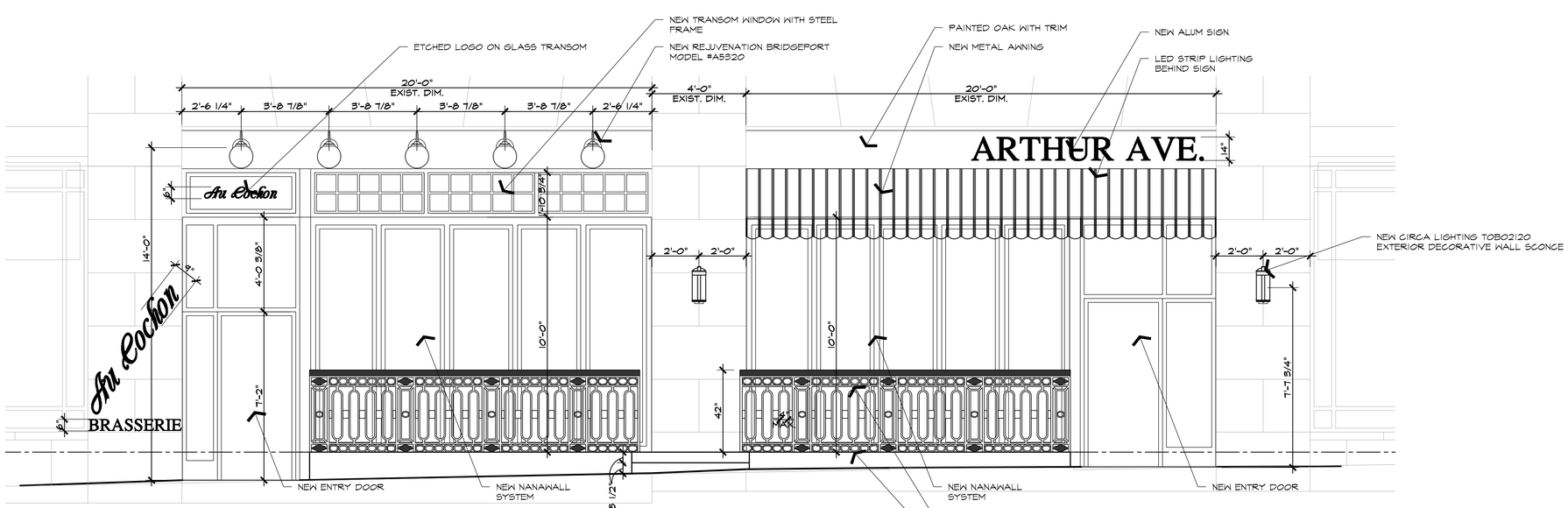
NORTH

LOCATION MAP

NOT TO SCALE

MATERIALS AND FINISHES

LIGHTS	
LT-01 (QUANTITY 5)	REJUVENATION BRIDGEPORT A5320
LT-02 (QUANTITY 2)	CIRCA LIGHTING TOB02120
CANOPY / AWNING	CURVED METAL AWNING W/ HIGH GLOSS AUTOMOTIVE LAQUOR FINISH COLORS TO BE: PT-2, 3 & 4 IN STRIPE PATTERN
ARTHUR AVENUE SIGN	PIN MOUNTED LASER CUT ALUM. SIGN W/ HALO PODDERCOAT FINISHTO MATCH PT-3 MARINE PLY OAK WITH TRIM
AU COCHON SIGN	PIN MOUNTED LASER CUT METAL SIGN - BRASS FINISH
AU COCHON DOOR SIGN	ETCHED LOGO ON GLASS TRANSOM
NANAWALL SYSTEM	SL70 ALUM. FRAMED THERMALLY BROKEN FOLDING SYSTEM COLOR: 9005 - JET BLACK
METAL TRIM BANDS	FINISH COLOR: BRASS
RAILS	BLACKENED STEEL GUARDRAIL AND HANDRAIL
PATIO DECKING AND FACE	EPAY NON-SLIP DECKING LEVEL WITH FINISH FLOOR
PATIO DESCKING (STREET)	EPAY NON-SLIP DECKING LEVEL WITH SIDWALK (ADA ACCESSIBLE)
FURNITURE	
TABLE (QUANTITY 4)	FERMOB: 26"? OPERA TABLE COLOR: ANTHRICITE
CHAIR (QUANTITY 12)	FERMOB: LOUVRE STACKING ARMCHAIR COLOR: CHILI
WOOD PLANTERS (QTY 2)	15'-0" X 2'-0" X 3'-6" HIGH



1 A.201

NEW ELEVATION

SCALE: 3/8" = 1'-0"

ISSUED FOR	DATE
CITY MEETING	1-14-15
SLUP	1-22-15

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

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PH: (248) 885-9101
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GAV ASSOCIATES

PROPOSED RESTAURANT:
ARTHUR AVENUE / AU COCHON
260 NORTH OLD WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DG	GA	GA

SCALE : 3/8"=1'-0"

FILE NAME : 14167-A.201

JOB #: 14167

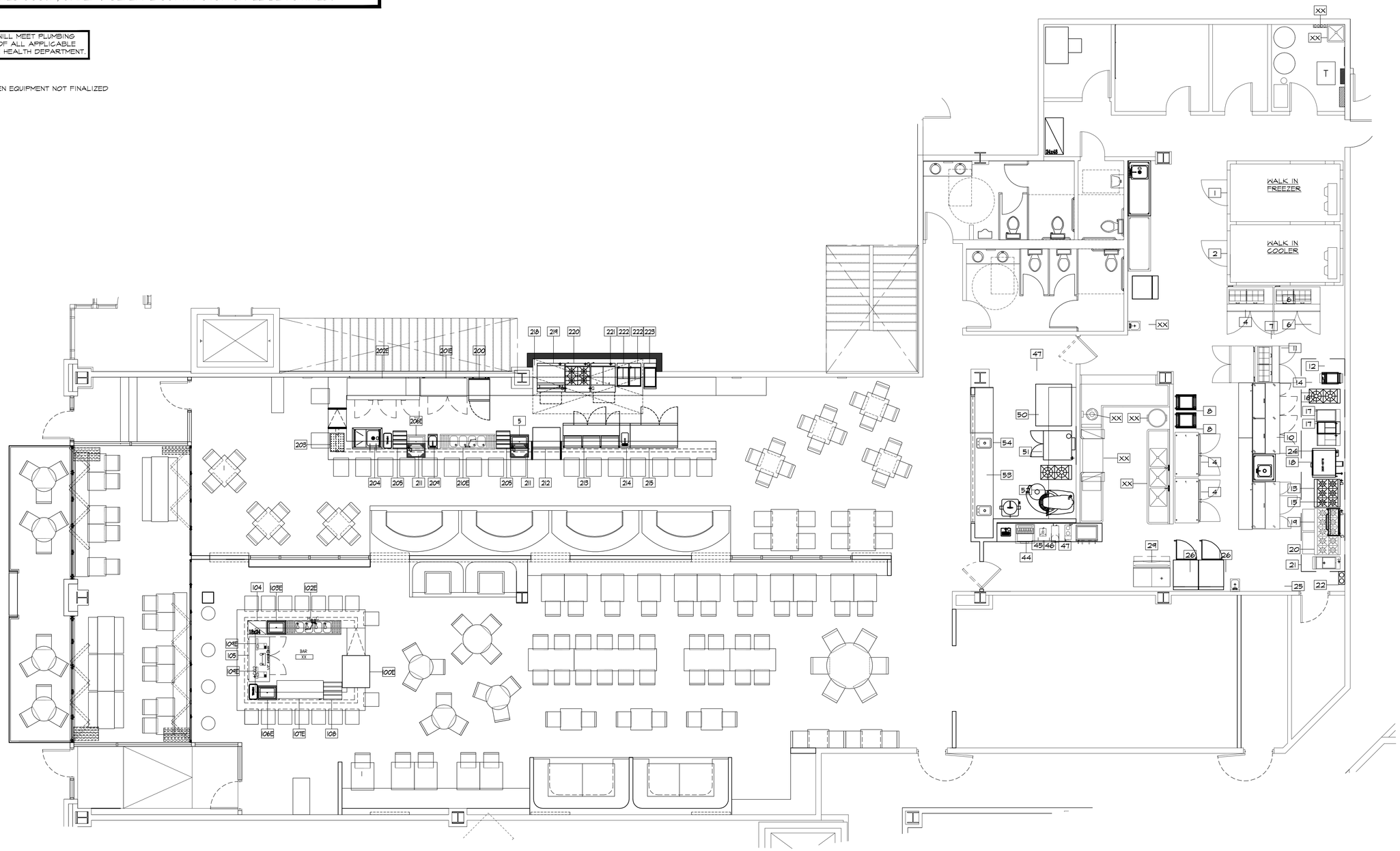
SHEET TITLE
ELEVATION

SHEET #
A.201

EQUIPMENT PLAN, SELECTION AND DESIGN IS AS PROVIDED TO G.A.V. ASSOCIATES BY OWNER AND OWNER'S CONSULTANTS. GENERAL CONTRACTOR AND ALL SUB CONTRACTORS ARE RESPONSIBLE FOR VERIFYING AND COORDINATE ALL EQUIPMENT WITH OWNER AND ASSOCIATED SUB CONTRACTORS PRIOR TO ORDERING OR INSTALLING ANY EQUIPMENT OR PROVIDING UTILITIES TO SUCH EQUIPMENT. IF ANY DISCREPANCIES OCCUR, OWNER / GENERAL CONTRACTOR SHALL BE NOTIFIED.

GREASE TRAP WILL MEET PLUMBING REQUIREMENTS OF ALL APPLICABLE CODES AND THE HEALTH DEPARTMENT.

**NOTE - KITCHEN EQUIPMENT NOT FINALIZED



NORTH

EQUIPMENT PLAN

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

ISSUED FOR	DATE
CITY MEETING	1-14-15
KITCHEN FINALIZED	2-4-15
.	.
.	.

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 180A
FARMINGTON, MICHIGAN 48336
PH: (248) 985-8101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED NEW RESTAURANT FOR:
BIRMINGHAM FRENCH AND ITALIAN
260 NORTH OLD WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DG	GA	GA

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

FILE NAME : 14167-EQ.101

JOB #: 14167

SHEET TITLE
EQUIPMENT
AND
FIXTURE PLAN

SHEET #
EQ.101

Au Cochon
ARTHUR AVE.
Au Cochon
BRASSERIE

TRANSOM WINDOW WITH
STEEL FRAME

ETCHED LOGO ON
GLASS TRANSOM
(HEIGHT: 6")

LT-01 (QTY. 5)

CURVED METAL AWNING WITH HGIH GLOSS
AUTOMOTIVE LAQUOR FINISH
(COLORS TO BE PT-2,3,&4 IN STRIPE PATTERN)
GENERAL NOTE: MARINE PLY OAK PANELS
TO BE MOUNTED TO HORIZONTAL CHANNELS
FOR MINIMAL BUILDING CONNECTIONS

PIN MOUNTED LAZER CUT
ALUMNIUM SIGN - PODERCOAT
FINISH TO MATCH PT-3
(HEIGHT: 1'-2")

LED STRIP LIGHTING, LT-3,
BEHIND SIGN

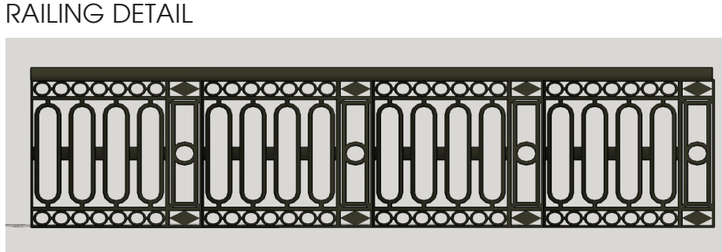
LT-02
(QTY. 2)

PIN MOUNT LAZER CUT
METAL SIGN - BRASS FINISH
(HEIGHT: ANGLED SIGN 9")
(HEIGHT: STRAIGHT SIGN 6")

NANA WALL SYSTEM

METAL TRIM BANDS IN
BRASS COLOR FINISH

RAILING DETAIL



FERMOB:
LOUVRE STACKING ARMCHAIR
COLOR: CHILI
QTY:12

FERMOB:
26" DIAMETER OPERA TABLE
COLOR ANTHRICITE
QTY: 4

FRONT ELEVATION

LT-03 (OUTDOOR LED STRIP LIGHTING)

REJUVENATION
LIGHTING & HOUSE PARTS

Bridgeport Item #A5320

http://www.rejuvenation.com/s/1px

Specification	Detail
Item #	A5320
Finish	Black Enamel
Socket	Incandescent
Shade(s) Chosen	B9164 OP 8 in
Maximum fixture wattage per socket	100W
UL Listing	UL Listed Damp
Canopy width	7.28"
Overall fixture width	7.93"
Overall fixture length	13.61"
Overall fixture depth	13.015"
Shade height	8"
Canopy Size	7-1/4"
Depth	9"
Depth	11-3/8"
Finish	BK
Fitter Outside Diameter	4-3/4"
Height	9-1/8"
Width	7-1/4"

Base price: $180.00

Selected options total: $50.00

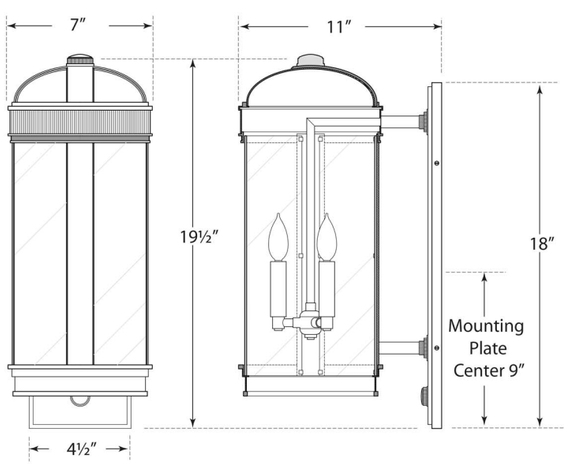
Total price as shown: $230.00

LT-01

TOBO2120

circa LIGHTING® *simply**brilliant***®

small longacre outdoor wall lantern



Height: 19 1/2"
Width: 7"
Extension: 11"
Backplate: 4 1/2" x 18"
Wattage: 1 - 75 Watt Type A
Socket: Keyless

Note: Item is UL listed for wet locations.

LT-02

InvisiLED® Pro Outdoor

24V Outdoor LED Tape Light

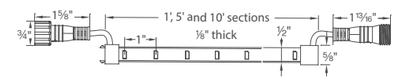
WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Pro Outdoor is great for any and all outdoor accent lighting applications. Double insulated silicon encasement and distinct electrical and mechanical junctions make for a superior watertight custom system.

FEATURES

- IP-68 rated, allows for submersion up to five feet
- Power supply is UL and CUL listed
- Wet location listed
- Ultra thin profile at ⅛"
- Diodes spaced evenly at 1" on center
- Minimum run length of 1' and maximum of 28'
- May be field cut every 6" and at the end of a run
- Unique tape section connections ensure even LED spacing and no dark spots
- Four mounting options provided for different surfaces
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Flexible, silicone sealed tape light.
Indicating marks on back for field cutting

Power Supply: Remote electronic Class 2 transformer.
120VAC 50/60Hz input, 24VDC 100W output.

Light Source: 12 LED diodes per foot. Runs on 24V at 3.5W per foot.

Operating Temperature: -4°F – 122°F (-20°C – 50°C), relative humidity 95%.

Standards: UL & CUL Listed. UL (E204239) wet location certified.

FIXTURE PERFORMANCE

Color	Color Temp	Watts/ft	Lumens/ft
White	3500K	3.5	220

POWER SUPPLY

EN-O24100-RB2-T	24VDC/100W Class 2 LED transformer

TAPE LIGHT ACCESSORIES

LED-TO24-IC	Joiner cables
LED-TO24-X	4 way "X" connector
LED-TO24-Y	3 way "Y" connector
LED-TO24-EC	End cap
LED-TO24-C1	Mounting clip 1 (10 per pack)
LED-TO24-C2	Mounting clip 2 (10 per pack)
LED-TO24-C3	Mounting clip 3 (10 per pack)
LED-TO24-CH	Clear channel

For full descriptions and specs of Power Supply and Accessories see next page.

ORDER NUMBER

Model #	Length		Color			
LED-TO2435	**1**	*1 foot*	**WT**	White	3500K	3.5W / ft
	5	*5 feet*				
	10	*10 feet*				

Model # **LED-TO2435** – Length ____ – Color ____

Example: **LED-TO2435-1-WT**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

PT-01
BENJAMIN MOORE
CHESTNUT 2082-10

PT-04
BENJAMIN MOORE
HEAVENLY BLUE
709

PT-02
BENJAMIN MOORE
DRAGON'S BREATH
1547

IPE DECKING

PT-03
BENJAMIN MOORE
MINCED ONION
OC-128

NANAWALL
JET BLACK
9005

RANGE

LOUVRE

Design Studio FERMOB

Registered trademark

0801
Stacking chair

0802
Stacking armchair

TECHNICAL CHARACTERISTICS

Steel rod frame.

Flat steel backrest. Perforated steel sheet seat.

High Protection Treatment for outdoor use.

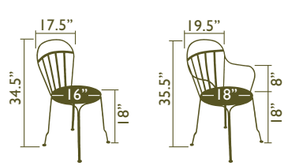
Anti-UV powder coating.

Stackable:
Chair x 10
Armchair x 7

1-year guarantee

Contract use: Very High Protection Treatment recommended.

DIMENSIONS (inch)



12.5 Lbs 14.5 Lbs

RANGE

OPERA

Registered trademark

RANGE

OPERA

TECHNICAL CHARACTERISTICS

Tubular steel base.

Flat steel belt.

Steel sheet table top.

High Protection Treatment for outdoor use.

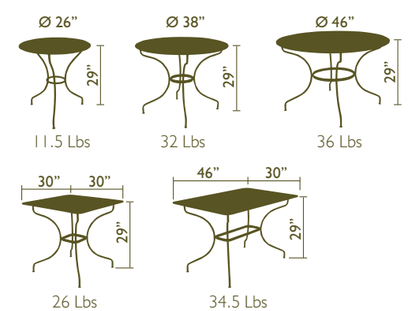
Anti-UV powder coating.

1-year guarantee

Contract use: Very High Protection Treatment recommended.

0930
Knockdown table Ø 26" - 2 persons

DIMENSIONS (inch)



11.5 Lbs 32 Lbs 36 Lbs

26 Lbs 34.5 Lbs

IPE DECKING

Ipe Decking - Ipe Wood - Ipe Deck Price - Lumber

Botanical Name: Tabebuia spp. (Lapacho group)

Common Name: Ipe

Other Common Names: Brazilian Walnut, Amapa, Cortez, Guayacan polvillo, Flor Amarillo, Greenheart, Madera negra, Tahuari, Lapacho negro

Common Trade Names: Pau Lope, Diamond Decking, Ironwood, and many others.

General Characteristics: Dark brown walnut color. Gives a green dust when cut. The texture is fine to medium. The tree may grow to 150 feet in height with trunk diameters of 6 ft. Frequently to heights of 100 ft an diameters of 2 to 3 ft. Boles are clear to 60 ft and more.

Weight: Basic specific gravity (oven dry weight/green volume) 0.85 to 0.97, air dry density 66 to 75 pounds per cubic foot. A 3/4" thick finish material weights approx. 4.5 pounds per square foot.

Moisture Content of Decking: Air dried to approx. 12% for use on exterior projects. (We also sell Kiln dried material for interior use, do not use kiln dried for exterior use as it will expand. Air dried inside will shrink.)

Janka side hardness: 3,060 lb for green material and 3,680 lb at 12% moisture content.

Bending Strength: 22,560 psi

Maximum Crushing strength: 10,350 psi

STRENGTH - ASTM-D143-09 tested; Three times stronger than Cedar, our Ipe Decking exceeds all existing code requirements for exterior constructions.

Forest Products Laboratory toughness average for green and dry material = 404 in.-lb (5/8" specimen.)

Drying and shrinkage (green to oven dry): Radial 6.6%, tangential 8.0%, volumetric 13.2%. Movement after manufacture is rated as small. Typical movement for a air dried decking board 6" wide board is 1/16" in between seasons.

Working Properties: Has a blunting effect on cutters, use of carbide tipped saw blades is necessary. Routs nicely. Must be predrilled for fastening.

Distribution: Throughout the continental tropical America and some of the lesser Antilles. The tree grows on a variety of sites from ridge tops to riverbanks and marsh forest. Our Ipe is responsible harvested from managed forest. We also support extensive replanting programs. Ipe is as widespread in tropical America as Yellow Pine is in the United States.

Durability: Heartwood is very resistant to attack by decay fungi, mod, and termites. Last 75+ years. U.S. FOREST PRODUCTS LABORATORY - Class (Very Durable - 25 years) This is the highest rating available from the forest laboratory.