

**REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY – FEBRUARY 24, 2016
7:30 PM
CITY COMMISSION ROOM
151 MARTIN STREET, BIRMINGHAM**

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **January 27, 2016**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Final Site Plan Reviews
 - 1. **1193 Floyd, Vacant Building (former salon)** – Application for Final Site Plan Review to allow construction of a new 8 unit residential building (**Postponed from January 13, 2016**).
 - 2. **369 – 397 N. Old Woodward (Brookside Terrace Condominiums)**– Application for Final Site Plan Review to allow construction of a new 5 story mixed use building.
- F. Preliminary Site Plan Reviews
 - 1. **856 N. Old Woodward, Vacant land** – Application for Preliminary Site Plan Review to allow construction of new mixed use building with first floor retail and residential above (**Postponed from January 13, 2016**).
- G. Rezoning Applications
 - 1. **412 E. Frank Street (taupe building) – 420 E. Frank Street (Frank Street Bakery)**, being Lots 31 and 32 and the west 32' of lots 3 & 4, Blakeslee Addition - Request to rezone 412 E. Frank from R3 – Single Family Residential to B2B – General Business and request to rezone 420 E. Frank from B1 – Neighborhood Business to B2B – General Business.
 - 2. **191 N. Chester Street, First Church of Christ, Scientist** - Request to rezone from TZ1 – Transition Zone to TZ3 – Transition Zone (**Postponed to April 27, 2016**).
- H. Meeting Open to the Public for items not on the Agenda
- I. Miscellaneous Business and Communications:
 - a. Communications
 - b. **Administrative Approval** Correspondence
 - c. Draft Agenda for the next Regular Planning Board Meeting (**March 9, 2016**)
 - d. Other Business
- J. Planning Division Action Items
 - a. Staff Report on Previous Requests
 - b. Additional Items from tonight's meeting

K. Adjournment

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**CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, JANUARY 27, 2016**

Item	Page

DRAFT

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JANUARY 27, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 27, 2016. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Gillian Lazar; Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Daniel Share

Absent: Board Member Gillian Lazar

Administration: Matthew Baka, Senior Planner
John Connaughton, Fire Chief
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

01-13-16

**APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING
OF JANUARY 13, 2016**

Motion by Mr. Boyle

Seconded by Mr. Williams to approve the Minutes of January 13, 2016 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Boyle, Williams, Clein, Jeffares, Koseck, Share

Nays: None

Abstain: Whipple-Boyce

Absent: Lazar

01-14-16

CHAIRPERSON'S COMMENTS

The chairman welcomed the new alternate board member, Lisa Prasad, who was present in the audience.

01-15-16

APPROVAL OF THE AGENDA

- The second study session item, Zoning Ordinance Amendments, was pulled from the agenda so that staff could complete more work on it. It will be brought back at a future session.

01-16-16

COURTESY REVIEW

1. Chesterfield Fire Station

The Fire Chief along with the design team from Sidock Group, Inc were present to present a revised concept. They have taken into consideration some of the comments from the Planning Board and the Architectural Review Committee ("ARC").

Mr. Stacy Peterson, Principal Architect from Sidock Group, gave a quick overview of what has taken place since last time. They have tried to incorporate suggestions from the boards into their plans, such as glazing issues, additional landscaping, and creating a respite area along the walkways. Their main goal has been to add a little more pizzazz to the plans. They were able to move the transformer and the emergency generator from the front to the rear of the building. They offer two solutions for consideration over the mezzanine area: an eyebrow roof, and the ARC recommendation of a sloped roof.

In response to a question from Mr. Koseck, Ms. Ecker clarified that the ARC saw a different layout than this latest presentation.

Mr. Peterson introduced his colleague, Mr. George Picacus, Director of Architecture and Urban Design for the Sidock Group, who took a prominent role in development of the new design.

Mr. Koseck commented there are things in this design that would not be allowed in private development, for example:

- A surface parking lot that extends out in front of the face of a building.
- The dumpster is pushed right up against the wall between it and a single-family residence. Why can't it be inside the building or adjacent to it.

He added it would be helpful to see this project in its context. The board had requested that information at the last meeting. Responding to Mr. Koseck, Mr. Peterson described why he feels the floor plan could not be a mirror image of their proposal.

Lastly, Mr. Koseck thought the sign should say "Birmingham Fire Station, Chesterfield Branch" rather than "Chesterfield Fire Station."

Mr. Williams thought this is too much building jammed into too little space. He understands that Mr. O'Meara doesn't want to relocate the utility lines that run down the middle of the property, but this is a 50 year project. The City has made a mistake. If the

sewers have to be relocated to make the building fit the site, that should be done. The building is too close to Chesterfield; it should extend further east and less north/south.

Mr. Jeffares was in total agreement. Additionally, he objected to the use of translucent panels on a major thoroughfare. He has not seen the proposed park bench in Birmingham; it is not one of the standard benches.

Chairman Clein appreciated the changes in the architecture. However, it still would not receive his vote of approval if the board was voting on the issues that were brought up. Little things in addition:

- The sidewalk treatment at the rear parking area is incorrect.
- The sheer size of the drive approach onto Maple Rd. confounds him.

Comments from the public were heard at 8 p.m.

Mr. Bob Ziegelman, Robert Ziegelman Architects, said he was the architect for the Adams St. Fire Station which has a curved roof. This curved roof ties the two buildings together. He agrees with all of the board's comments and agrees the building should be widened out and placed back from the street.

Mr. J.C. Cataldo, 271 Chesterfield, thanked the Planning Board and the ARC for all the work they have put into this plan. He commented on the public process and feels there is a lack of public notification for a publicly funded project. This is a major construction project costing the taxpayers millions of dollars and hardly anyone knows of it. The notification sign on the site has disappeared and there has been no notice about tonight's meeting. Mr. Cataldo thought public projects should be brought to the same high standards as private projects.

Mr. Jonathan Hoffly, 443 Wellesley, agreed this is a large project pounded onto a small parcel. He said the City is very antiquated in the way it notifies the public.

Mr. Koseck thought it would be a wonderful thing if the neighbors could be included in a design workshop. He talked to someone on the ARC today. They have not seen this presentation nor are they happy with the design.

Ms. Ecker established that the final authority to review the plans and go to construction will come from the City Commission. Mr. Boyle suggested this board should communicate to the Commission that they need to review the process before they review this project. Ms. Ecker replied that will be passed along. Mr. Williams added he doesn't like the process and he doesn't like the result.

01-17-16

STUDY SESSION ITEMS

1. D-5 Gateway District

Ms. Ecker recalled the owners of the 555 S. Old Woodward Building are interested in renovating the existing building and adding new residential units along S. Old

Woodward Ave., as well as adding an addition to the south of the existing residential tower for new retail space and residential units. The Building Official has previously ruled that some changes to the existing legal non-conforming building may be permitted. However, the scale and scope of the renovations and additions that the property owner would like to implement exceed what would be permitted as maintenance.

In order to renovate and expand the existing building, the owners of the 555 S. Old Woodward Building are requesting a Zoning Ordinance amendment to create a new D-5: Downtown Gateway Over Five Stories zoning classification in the Downtown Birmingham Overlay District which would essentially render the existing building as a legal, conforming building that could then be renovated and expanded.

On May 13, 2015, the Planning Board began discussing the applicant's proposal to create a new D-5: Downtown Gateway Over Five Stories zoning classification in the Downtown Birmingham Overlay District.

At several subsequent meetings the Planning Board further discussed the ways that the building could be modified and improved as a conforming structure and not through the use of variance requests. On September 30, 2015, board members continued to agree that any new development or renovations should include pedestrian scaled design and uses on the first floor. There was no consensus on whether only the 555 S. Old Woodward Ave. property should be placed in a new overlay classification or whether this should extend north to Brown St. along Woodward Ave.

The applicant has submitted a revised draft with suggestions as to what they would like to see in the ordinance. An ordinance to amend Article 3, section 3.01, 3.02 and 3.04 of the Birmingham Zoning Ordinance incorporates staff's draft based on the Planning Board's comments, and has notes as to what the applicant was seeking.

Two potential zoning classifications are up for discussion: The D-5: Downtown Nine Stories and D-6: Downtown Over Nine Stories.

Mr. Share thought there are two separate questions. One relates to the 555 Building and whether or not it ought to be allowed to become conforming; separately, there is a question about general planning principles.

Mr. Boyle's opinion was there are three issues: the building itself; the corridor; and thirdly how to move forward with the details on S. Old Woodward Ave.

Mr. Williams stated the board should focus on the 555 Building and come up with a practical solution. The problem is that the building isn't right and it needs to be improved.

Ms. Whipple-Boyce said the question is whether a new zoning classification needs to be created, or can the applicant go through the variance process and achieve the same result.

Mr. Rick Rattner, 380 N. Old Woodward Ave., spoke on behalf of the building owners, Mr. Bruce Thal and Mr. Jack Reinhart, who were present. Additionally, the architect, Mr. Bob Ziegelman, was there to answer questions relative to the building. Mr. Rattner showed a few slides. He made two requests: first that the Zoning Ordinance be amended to accommodate their building; and second that the zoning map include the petitioner's property.

He suggested that in all of the Overlay Districts the Planning Board pass a waiver provision that allows the board to accommodate slight waivers from the ordinance that are design related. The Board of Zoning Appeals ("BZA") may not be the proper appeal board to accommodate the needs of a form based zone. Additionally, he emphasized this is certainly not spot zoning. The idea is to modify the ordinance to make a non-conforming building one that should obviously be conforming in order to allow the owner to make improvements. Mr. Rattner requested that the proposed ordinance be moved forward to a public hearing.

In response to the Chairman, Mr. Rattner said the upper part of the building can be re-skinned as maintenance and repair of a non-conforming use. Mr. Johnson has already approved the apartment building but not the office building. If they want to do anything to the lower part of the building they will be held to a standard of expanding a non-conforming use. Their problem with going through the variance process is that variances are very difficult to get and there would be many of them needed.

Mr. Williams agreed the building needs to be improved. However, these are legal issues and they should go to the City Attorney.

Chairman Clein summarized that the board has come to the conclusion that it needs to focus on the 555 Building. The rest of the corridor is a different discussion. The board concluded that a sub-committee consisting of Ms. Ecker, Mr. Rattner, the City Attorney, and two board members could have a discussion on this in an open meeting forum. Mr. Share and Mr. Koseck volunteered to represent the Planning Board in the deliberations.

The chairman invited comments from the public at 9:13 p.m.

Mr. Bob Ziegelman reminded the board that Andres Duany came back to Birmingham in 2014 and as part of his critique he stated the 555 Building should be improved. His whole idea was to finish off the 2016 Plan; it wasn't to study the rest of the corridor.

Mr. Paul Reagan, 997 Purdy, said he is encouraged by the discussion. No one wants the building to deteriorate. He is glad that the Planning Board is not going beyond what was asked for, which is to restore the building. That is about how far it should go. Right now there is real competition for parking on S. Old Woodward Ave. Imagine what expanding the density of that building would do to the neighborhood. Lastly, he was shocked to hear the petitioner had a hand in drafting ordinance language for rezoning.

The Planning Board's consensus was to establish a sub-committee as discussed.

01-18-16

2. Zoning Ordinance Amendments (postponed)

01-19-16

3. 2016-2017 Planning Board Action List

Mr. Baka led the discussion. Board members agreed that items 8 and 9 regarding garage doors, garage houses and dormers could go together, as they relate to single-family zones.

Chairman Clein suggested removing or demoting items 10 and 11 having to do with alleys and passages and Triangle District implementation.

Ms. Ecker recommended changing the name of item 1 to "Southern Gateway."

4. Outdoor Storage

Mr. Baka recalled that on April 10, 2013, the Planning Board began the discussion of outdoor display and storage issues around the City. Planning Board members reviewed the existing ordinance language, and requested staff to prepare draft ordinance language to define outdoor display and outdoor storage. In general the approach to outdoor display, sales and storage throughout the Zoning Ordinance is inconsistent and scattered. Board members felt that each use should be distinguished by the short-term or long-term nature of the outdoor display and that limited hours should be considered.

On April 24 and August 28, 2013, the Planning Board continued the discussion on outdoor storage/display and commented on the draft ordinance changes provided by the Planning Dept. Suggestions on the amount of outdoor display ranged from setting a percentage limit of the gross square footage of the floor area of the primary building to allowing unlimited display but requiring high standards of maintenance and screening. There was also discussion regarding the use of parking spaces for display and it was suggested that displays in parking spaces not be counted against the parking requirement.

The draft ordinance language presented was intended to reflect the Planning Board's comments. Other factors the board may wish to consider are whether outdoor storage and/or display should be permitted in the O-1, B-1, or B-3 Zones. As currently drafted, neither activity is permitted in those zones.

Mr. Baka thought the board should start by focusing on the outdoor display standards. It may be advisable to put a limit on how high people can store products. Item A (4) in Section 4.65 SD-04 states seasonal or temporary display areas may occupy three parking spaces or 20% of the parking lot, whichever is more.

Mr. Koseck noted that none of the standards will work unless someone is policing them. He thought propane, ice machines, etc. should be pushed around the corner or to the rear. Ms. Whipple-Boyce said gas stations and convenience stores are the main offenders. Maybe the board needs to get more specific about those businesses. Wiper fluid could be sold from the inside of the building. She also thought other items left

outside such as picnic tables and barbeques might be addressed. Mr. Share said the outdoor displays should be brought in at night and the various blue beasts kept out of the front.

Mr. Baka indicated he will switch the language in Item A (4) in Section 4.65 to say that temporary display areas may occupy three parking spaces or 20% of the parking lot, whichever is less. Ms. Ecker stated that staff will run several sites through the draft ordinance, and provide pictures of the selected sites from all sides so that the board can evaluate how this ordinance would apply.

There was no discussion from the public at 10:03 p.m.

01-20-16

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (none)

01-21-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications

- Mr. Share described the parking garages in Miami Beach that absolutely enhance the community.

b. Administrative Approval Correspondence (none)

c. Draft Agenda for the Regular Planning Board Meeting on February 24, 2016

- 1193 Floyd – Final Site Plan & Design Review;
- 856 N. Old Woodward Ave. - Preliminary Site Plan;
- Brookside Terrace - Final Site Plan & Design Review;
- 420 and 412 E. Frank St. - Rezoning; and
- 191 Chester, First Church of Christ Scientist – Rezoning.

d. Other Business

- Ms. Ecker advised that the bistro selected by the City Commission in October 2015 to move forward for consideration of a 2016 bistro license did not submit a SLUP application prior to the 90 day deadline.
- It was noted that PDFs from the City lock up or take forever to open.

01-22-16

PLANNING DIVISION ACTION ITEMS

a. Staff report on previous requests (none)

b. Additional items from tonight's meeting (none)

01-23-16

ADJOURNMENT

No further business being evident, board members motioned to adjourn at 10:10 p.m.

Jana Ecker
Planning Director

DRAFT



MEMORANDUM

Planning Division

DATE: February 16, 2016

TO: Planning Board

FROM: Matthew Baka, Senior Planner

SUBJECT: Final Site Plan Review for 1193 Floyd Street

The subject site, 1193 Floyd, contains an existing building that is currently vacant (previously a beauty salon) and the associated parking lot. The 0.23 acre site is located on Floyd, two blocks west of the E. Lincoln and Woodward intersection. The applicant is proposing to demolish the existing building and construct a two-story, 8-unit multi-family residential building and parking facility. The preliminary site plan approval was based on a 12 unit building. However, in order to meet the Building Code requirements the applicant has reduced the number of units within the building to eight (8). All barrier free requirements have now been met.

On July 8, 2015, the Planning Board approved the Preliminary Site Plan review with the following conditions:

1. Applicant relocate the building as required to meet building placement standards;
2. Applicant provide dimensioned elevation drawings of all story heights and step backs showing height, setback, and dimensional requirements are met;
3. Add required wooden gates to dumpster enclosure;
4. Submit specification sheets for all mechanical equipment and screening at Final Site Plan review;
5. Applicant submit a detailed landscape plan meeting all landscape and streetscape standards at Final Site Plan review;
6. Applicant update the photometric plan to meet all lighting standards;
7. Compliance with the Engineering, Building and Fire Dept. requirements; and
8. The applicant provides material samples and signage details at Final Site Plan review.

On November 11, 2015 the applicant appear before the Planning Board for Final Site Plan approval. At that time the applicant was postponed to allow additional time to resolve the Building Code and easement issues.

The Final Site Plan review and attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project based on O-1 provisions.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing site is vacant.

- 1.2 Zoning – The site analysis has been based on the regulations of the O-1, Office zone. The surrounding uses appear to conform to the permitted uses of their respective Zoning Districts.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Commercial	St. James Park	Retail/ Commercial	YMCA
Existing Zoning District	B-1, Neighborhood Business	PP, Public Property	B-1, Neighborhood Business	R-4, Two Family Residential

2.0 Setback and Height Requirements

The proposed project meets all setback and height restrictions of the O-1 district. The applicant has shifted the building 5' to the north to eliminate the need for an access easement in St. James Park. Please see the attached zoning compliance summary sheet for a detailed analysis.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing a dumpster enclosure along the eastern property line. The applicant has proposed a masonry screen enclosure with stained cedar wood swing doors. However, the dimensions of the enclosure are not indicated on the plans. **The applicant must provide plans that specify a minimum 6' enclosure wall, which is in accordance with Article 4; section 4.53 C (7) of the Zoning Ordinance.**
- 3.2 Parking Lot Screening – All parking facilities must be screened in accordance with Article 4, section 4.53 of the Zoning Ordinance. A minimum 32" masonry screen wall is required and proposed along the front (west) lot line on the street. The applicant is proposing to install a 3' screenwall along the west property line. In accordance with Article 04 section 4.54 D (3) no screenwall is required when a parking area abuts another parking lot along the side or rear lot lines. This provision applies to the east and north property lines.
- 3.3 Mechanical Equipment Screening – The applicant proposes to have no rooftop mechanical equipment, therefore no rooftop screening is required. The plans propose 4 ground-mounted 27.5" tall Goodman GS13 Split System Air Conditioner units and a 48" tall transformer along the east exterior wall. The plans indicate that the AC units and transformer will be screened from the southern view with two (2)

Miss Kim Lilac trees, which are deciduous trees. Deciduous trees are not recommended for screening purposes. **The Planning Division recommends that the applicant be required to select an evergreen planting in lieu of the lilac bush.**

3.4 Landscaping – According to Article 4, Section 4.20 of the Zoning Ordinance, the O-1 district does not have any landscaping requirements. The applicant proposes planting a row of 9, 6' tall Mission Arborvitaes, 17 Feather Reed Grass, and 4 Miss Kim Lilacs along the east property line. Along the south property line the applicant is proposing four (4) green velvet boxwoods and eight (8) Annabelle hydrangea. In addition, the plan proposes a new hedge consisting of 2, 24" tall Snowmound Spireas and one (1) Cleveland Select Pear tree to abut the masonry screen wall between the parking lot and sidewalk along the front lot line and two Cleveland Select Pear trees located in the right of way.

3.5 Parking lot - Since the proposed development includes a parking lot with less than 20 spaces that is less than 7,500 square feet in area, there are no parking lot landscape requirements.

4.0 **Parking, Loading and Circulation**

4.1 Parking – In accordance with Article 4, section 4.42 of the Zoning Ordinance, 12 parking spaces are required for the proposed multi-family residential building (8 units X 1.5 spaces per unit). The applicant is proposing a total of 12 parking spaces, 1 of which is barrier free. All of the proposed spaces meet or exceed the 180 sq.ft. area requirement. Additionally, the applicant proposes a bicycle rack to be installed next to the east property line that can hold up to 11 bikes.

4.2 Loading – In accordance with Article 4, section 4.21LD-01 of the Zoning Ordinance, no loading spaces are required. Accordingly, the applicant does not propose any loading spaces.

4.3 Vehicular Circulation and Access – The proposed development includes the improvement of an existing curb cut off of Floyd with a 20' driveway. The plans indicate a 20' aisle width to allow two-way circulation. The proposed drive widths on the interior of the site appear adequate for proper maneuvering within the site given the circulation flow and residential use.

4.4 Pedestrian Circulation and Access – The applicant proposes to maintain the existing sidewalk along Floyd Street. The applicant is also proposing 6.5' wide pedestrian walks along the southern edge of the parking lot to connect the entrances to the public sidewalk and the parking lot.

4.5 Streetscape - One street tree is required for every 40' of street frontage. The property has 106' of frontage on Floyd Street requiring 3 street trees. However, the applicant is proposing to remove the existing 17" caliper Sycamore tree. The Department of Public Services has indicated that it is City policy that when an existing tree is removed then a minimum of one tree per 3" of caliper must

replace the tree that was removed. In this instance, the removal of the 17" tree would require 6 new trees to be planted. The applicant is currently proposing to plant two Cleveland Select Pear trees in the right of way. The Department of Public Services stated that they would consider allowing the remainder of the required trees to be planted in St. James Park if there is not sufficient room along the subject site. **The applicant will need to meet with City staff to finalize the location of the four (4) additional street trees.** There is an existing 6' sidewalk along Floyd. The applicant is proposing to remove and replace existing sidewalk as necessary for utility installation. The applicant is not proposing any benches or trash receptacles in the public right-of-way.

5.0 Lighting

The applicant has submitted a revised lighting plan. The applicant is now proposing 9 recessed aluminum down lights, Lithonia Reality 6" LED, to be mounted 10 feet from ground level along the north elevation of the building. Each fixture will contain one 14.2 watt downlit LED lamp. The applicant is also proposing 1 Lithonia DSX1 LED, black aluminum, cut-off fixture to be mounted 16 feet from the ground on a pole within the parking lot. This fixture will contain one 130.4 watt lamp. Additionally, the fc illumination levels in the circulation area have a maximum to minimum ratio of variation of 5.3:1. In accordance with Article 4, Section 4.21, F (3), the maximum to minimum ratio of variation of luminance in the circulation areas must be no greater than 20:1. Also, all of the foot-candle levels at the property line are below the 1.5 fc maximum. **Thus, the photometric plan meets all requirements.**

6.0 Departmental Reports

6.1 Engineering Division – The applicant will need to get the following permits:

- ROW Permit
- Sidewalk Permit

6.2 Department of Public Services – The Department of Public Services provided the following comments:

1. Floyd is a dead end street and thus low priority for snow plowing. Snow is also plowed from the parking lot for the park into Floyd Street;
2. Removal of the 17" Sycamore tree on Floyd Street will require that one tree for every 3" of caliper be planted in its place;
3. Property owner must haul away snow from the parking lot or pile in the lot, cannot push snow out onto Floyd street;
4. Lastly, the YMCA sets up a large white canopy in the grassy area directly adjacent to this property.

6.3 Fire Department – No concerns reported at this time.

6.4 Police Department – No concerns at this time.

6.5 Building Division – The Building Division will provide comments on the revised plans prior to the 02.24.16 Planning Board meeting.

7.0 **Design Review**

The applicant will provide material samples at the Planning Board meeting on February 24, 2016, and has provided digital images of the materials. The materials proposed are as follows:

- Grey, “Capitol Iron Spot” smooth brick and grey, smooth lap fiber cement panels for the majority of the building elevations;
- Aluminum and glass windows;
- Grey, laser cut, decorative metal screen panels for rooftop screening and balcony railing;
- Stained, western red cedar wood doors; and
- Wood-like stained cedar lap fiber cement panels on balcony walls.

West Elevation

The front elevation of the 8-unit, multi-family residential building that faces Floyd Street is proposed to be primarily constructed of grey masonry brick with gray fiber cement siding as an accent. The balcony area is sided with wood-like fiber cement lap and guarded with a decorative metal screen panel. There are eight (8) clear glass windows proposed for the front elevation, each encased with aluminum frames. The proposed signage that displays the building’s address is split between the corner that joins the west and north walls. The front elevation will display the word “Floyd” in 8” grey metal/acrylic letters that are illuminated.

East Elevation

The east elevation is proposed to be primarily gray masonry brick and grey fiber cement lap siding. This elevation is virtually identical to the west elevation, excluding the metal clad overhang with signage.

North Elevation

The north elevation that faces the parking lot is proposed to be constructed of gray fiber cement lap siding and grey masonry brick. The north elevation has 16 clear glass windows. Eight (8) glass doors are located on the north elevation that each lead to an interior staircase. A metal clad overhang sits above each door. The other half of the proposed address signage is located at the far right edge of the north elevation and will display the number “1193” in 8” numbers.

South Elevation

The south elevation that faces the park is proposed to be constructed primarily of grey masonry brick on the first floor and gray fiber cement lap siding on the upper floors. There are twelve (12) 8’x8’ windows on this elevation as well as four door walls, one for each upper unit. Four of the upper most windows have wood-like fiber cement lap surrounds. Also seen from this elevation are decorative metal screen balcony railings that complement the gray fiber cement lap siding.

Signage

The applicant is proposing an 8" high metal wall sign, 6' in length that displays the address above an overhang at the northwest corner of the building, for a total of 4.5 sq.ft. of signage. This sign will consist of gray metal/acrylic letters that will be illuminated at no more than .08 fc. Address signs are permitted with illumination provided they are 8" in height or less. Thus, the proposed address sign complies with the Sign Ordinance.

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 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.

9.0 Recommendation

Based on a review of the site plan revisions submitted, the Planning Division finds that the proposed site plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board APPROVE of the Final Site Plan for 1193 Floyd with the following conditions:

1. Applicant provide evergreen plantings in lieu of the lilac trees to fully screen the transformer and all ground-mounted mechanical;
2. Add 4 additional street trees to be planted in the general area of the site and/or St. James Park as approved by City staff; and
3. Provide revised plans that indicate that the dumpster enclosure is 6' high or obtain a variance from the Board of Zoning Appeals.

10.0 Sample Motion Language

Motion to APPROVE the Final Site Plan for 1193 Floyd Street subject to the following conditions:

1. Applicant provide evergreen plantings in lieu of the lilac trees to fully screen the transformer and all ground-mounted mechanical;
2. Add 4 additional street trees to be planted in the general area of the site and/or St. James Park as approved by City staff; and
3. Provide revised plans that indicate that the dumpster enclosure is 6' high or obtain a variance from the Board of Zoning Appeals.

OR

Motion to POSTPONE the Final Site Plan for 1193 Floyd, pending receipt of the following:

OR

Motion to DENY the Final Site Plan for 1193 Floyd.

PLANNING BOARD MINUTES WEDNESDAY, JULY 8, 2015

PRELIMINARY SITE PLAN REVIEW

1193 Floyd (former salon)

Request for approval of Preliminary Site Plan to allow the construction of a new two-story residential building

Chairman Clein and Mr. Share announced their intention to recuse themselves on this matter and Ms. Lazar took over the chair for the review.

Ms. Ecker provided background. The subject site contains an existing building that is currently vacant (previously the site of a beauty salon) and the associated parking lot. The 0.23 acre site is located on Floyd, two blocks west of the E. Lincoln and Woodward Ave. intersection. The applicant is proposing to demolish the existing building and construct a two-story, 12-unit multi-family residential building and parking facility.

The parcel is located in a district that is currently in the process of being rezoned from O-1, Office to TZ-2, Transition Zone. The rezoning has been recommended for approval by the Planning Board and is pending a determination of approval by the City Commission. The Zoning Map from 2000 showed O-1 zoning for the property when it should have been B-1. The Building Official has ruled that a use variance is not required as the property has been determined to be zoned as O-1 office. The proposal generally complies with the standards of O-1 in regards to bulk, area, and placement. Lighting and landscape standards are the same in O-1 and TZ-2.

Mr. Williams observed there is no grade level entrance to any of the 12 units. Ms. Ecker indicated accessibility is required for some but not all of the units; however the Building Official intends to look further into the Code to see if there is a provision that would allow this.

Design Review

The materials for the proposed residential building are as follows:

- Brick masonry and fiber cement panels for the majority of the building elevations;
- Aluminum and glass windows;
- Decorative metal screen panels for rooftop screening and balcony railing; and
- Wood-like fiber cement panels on balcony walls.

No material samples or manufacturer details have been provided at this time. A full design review will be conducted the time of Final Site Plan Review.

Signage

The applicant is proposing an 18 in. high metal wall sign. No drawings or material samples have been provided at this time. *The applicant will be required to obtain approval from the Design Review Board for all signage as well as a sign permit prior to installation.*

Mr. Chuck DiMaggio from Burton Katzman said he appreciates review of the project under the O-1 Zoning District. He introduced Mr. John Skoke and Ms. Elise Beatrice, project with McIntosh Poris Assoc.

Mr. Skoke described the project and indicated their approach has been to take advantage of the park. They are playing with a minimal palate with natural glazing and orientation to the park. They will address accessibility from the parking lot to the front doors as well as what is required by the Building Code inside. They plan to comply with everything by the time they come back for Final Site Plan approval.

Ms. Whipple-Boyce asked if there was ever a live/work consideration. She observed there is so much going on in the surrounding area and there is not even a walkway out to the park.

Mr. Skoke replied it is possible to walk to the park on the public sidewalk.

In the past the market has not responded well to this building from a commercial point of view. It is so removed from any kind of through street that it doesn't have the kind of visibility that retail people are looking for today. Further, live/work has not been very successful In a lot of instances and that is why they are thinking more in terms of straight apartment units. The units range from about 600 - 800 sq. ft. and should rent for \$12 hundred to \$13 hundred/month.

Mr. Williams stated that Birmingham has a dearth of these types of smaller units at that price point. Therefore, he thinks these would be a positive. Further he likes the fact they will be quiet and residential. Mr. Jeffares thought they would attract the next generation of Birmingham. Mr. Boyle agreed this is what Birmingham needs. However, he wanted to see some materials that are fitting for that price and that area. Also, he was worried that there is no space for storage.

Because of all the concerns that have been voiced, Ms. Whipple-Boyce announced she is not comfortable with moving ahead with the review.

Chairperson Lazar called for comments from the public at 9 p.m.

Mr. Jerry Siponiac, owner of the strip center directly east, said all of the utilities are along the east property line. He thought they should be redone or put under ground. Also, he doesn't see any landscaping between the two buildings. He is not sure how snow removal will be accomplished. He can see some tenants parking in their area in the event the YMCA is busy. There will be a challenge for people trying to get out onto Lincoln from Floyd. Further, in that the applicant plans residential units three-quarters under ground, he pointed out the sewers in that area are not very deep and a number of basements have flooded, especially during heavy rains.

Motion by Mr. Boyle

Seconded by Mr. Williams to move 1193 Floyd forward with the City's suggested conditions:

1. Applicant relocate the building as required to meet building placement standards;
2. Applicant provide dimensioned elevation drawings of all story heights and step backs showing height, setback, and dimensional requirements are met;
3. Add required wooden gates to dumpster enclosure;

- 4.** Submit specification sheets for all mechanical equipment and screening at Final Site Plan review;
- 5.** Applicant submit a detailed landscape plan meeting all landscape and streetscape standards at Final Site Plan review;
- 6.** Applicant update the photometric plan to meet all lighting standards;
- 7.** Compliance with the Engineering, Building and Fire Dept. requirements; and
- 8.** The applicant provide material samples and signage details at Final Site Plan review.

When the board sees the proposal in its final form they should be able to set it in the environment and look at the materials and how they would work, taking into account the gentleman's comments about working with the neighbors.

There was no discussion from the public at 9:12 p.m.

Motion carried, 4-1.

ROLLCALL VOTE

Yeas: Boyle, Williams, Lazar, Jeffares

Nays: Whipple-Boyce

Recused: Clein, Share

Absent: DeWeese, Koseck

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, NOVEMBER 11, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held on November 11, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Stuart Jeffares, Daniel Share

Absent: Board Member Gillian Lazar; Student Representatives Scott Casperson, Andrea Laverty

Administration: Matthew Baka, Senior Planner
Sean Campbell, Asst. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary
11-223-15

FINAL SITE PLAN REVIEW

**1. 1193 Floyd St., vacant building (former salon)
Application for Final Site Plan Review to allow construction of a new 12 unit residential building**

Mr. Share and Chairman Clein recused themselves from this review and Mr. Boyle took over as temporary Chair for this hearing.

Ms. Ecker advised the subject site contains an existing building that is currently vacant along with the associated parking lot. The 0.23 acre site is located on Floyd St. two blocks west of the E. Lincoln and Woodward Ave. intersection. The applicant is proposing to demolish the existing building and construct a two-story, 12-unit multi-family residential building and parking facility.

On July 8, 2015, the Planning Board approved the Preliminary Site Plan review with several conditions.

The Final Site Plan Review provides the required and proposed bulk, area, and placement regulations for the proposed project based on O-1 provisions, as the City Commission did not rezone the property to TZ-2 as proposed by the Planning Board.

In order to meet the screening requirement, the height of the mechanical equipment screenwall must be greater than or equal to the height of the proposed mechanical unit. ***The applicant will be required to increase the height of the plantings to fully screen the mechanical units or obtain a variance from the Board of Zoning Appeals ("BZA").*** The applicant has advised that they will increase the height of the plantings to meet the requirements.

The lighting as originally proposed in the photometric plan exceeded the maximum level of 1.5 fc at the north lot line. The applicant is also proposing one Lithonia DSX1 LED cut-off fixture to be mounted 16 ft. from the ground on a pole within the parking lot. The fc illumination levels in the circulation area as originally submitted have a maximum to minimum ratio of variation of 25.5:1. Article 4, Section 4.21 (F) (3) states the maximum to minimum ratio of variation of luminance in the circulation areas must be no greater than 20:1. The applicant advised that they will downsize the size of the bulb in the proposed parking lot fixture. The applicant has submitted a revised photometric plan that meets all requirements.

In accordance with accessibility requirements of Section 1107.6.2 of the Michigan Building Code, a number of the dwelling units will need to comply with accessibility standards. As proposed, none of the units comply as they are all accessed by stairways.

Design Review

Material samples were provided along with digital images of the materials. The materials proposed are as follows:

- Grey, "Capitol Iron Spot" smooth brick and grey, smooth lap fiber cement panels for the majority of the building elevations;
- Aluminum and glass windows;
- Grey, laser cut, decorative metal screen panels for rooftop screening and balcony railing;
- Stained, western red cedar wood doors for the dumpster area; and
- Wood stained cedar lap fiber cement panels on balcony walls.

Motion by Mr. Williams

Seconded by Mr. Jeffares to accept for filing an e-mail from Dana Markus and a second e-mail from Scott Markus.

Motion carried, 5-0.

VOICE VOTE

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

Nays: None

Recused: Clein, Share

Absent: Lazar

West (Floyd St.) Elevation: The front elevation of the building is proposed to be primarily constructed of grey masonry brick and grey fiber cement siding. There are two upper-floor balconies and nine clear glass windows proposed. The front elevation signage will display the word "Floyd" in grey metal/acrylic letters that are illuminated.

East Elevation: The east elevation is virtually identical to the west elevation, excluding the overhang with signage.

North (parking lot) Elevation: The north elevation is proposed to be constructed primarily of grey fiber cement lap siding and grey masonry brick and has 16 clear glass windows. The other half of the proposed address signage is located at the far right edge of the north elevation and will display the number "1193."

South (park facing) Elevation: The south elevation is proposed to be constructed primarily of grey fiber cement lap siding and grey masonry brick. There are sixteen 8 ft. x 8 ft. windows on the eight upper level units and each of the four garden level studios has two 8 ft. x 3 ft. sliding windows that sit just above the ground.

Signage: An 8 in. high metal wall sign, 6 ft. in length that displays the address is proposed at the northwest corner of the building for a total of 4 sq. ft. of signage. The grey metal/acrylic letters will be illuminated at no more than .08 fc. Address signs are permitted provided they are 8 in. in height or less. Therefore, the proposed sign complies with the Sign Ordinance.

Mr. Williams thought if there have to be modifications to the layout of the building for the purpose of accessibility the design will change. Ms. Ecker said that one of the options is adding elevators to make sure one or more units are accessible.

Mr. Koseck noted if this project was adjacent to private property rather than a City park, a firewall would be needed.

Mr. John Skoke and Ms. Elise Beatrice with McIntosh Poris Associates represented the architect. Mr. Chuck DiMaggio from Burton Katzman was also present to represent the property owners. Mr. Skoke noted there are nine total fixtures in the photometric. There are four condensing units on the side of the building to service the lower level apartments. The upper eight apartments have through-wall units. The sidewalk along the west side of the building will be re-paved. An 6 ft. access easement is currently being negotiated with the City along the park side for maintenance as well as for construction access.

Mr. Chuck DiMaggio explained the 6 ft. easement along the south side of the property will serve a number of purposes. They propose to put the cable lines underground in the park. They also need a temporary construction easement for that side of the building and a permanent maintenance easement for cleaning.

Mr. Skoke said there is no firewall requirement for this project with its current adjacencies even though they are building at the property line. With respect to elevators, this building is not large enough to require elevators. Therefore, they are separating the building into four smaller components with three structurally independent units per component. Each component uses one entry door for its three units. This creates a vertical separation of the building.

Mr. Koseck received clarification that the garden level unit is not considered a story. To not qualify as a story, more than 50% of the floor-to-floor dimension must be below the ground, and more than 50% of the lower floor is below ground.

Mr. Skoke explained the through-wall air conditioning units are located on the side wall of the balconies. These are less expensive and easier to maintain than units placed on the roof. The four units on the ground are not on the roof for that same reason. Ms. Whipple-Boyce responded that she starts to worry when the design of a project is being compromised by the budget.

It was noted the YMCA runs a day camp in that general area of the park.

Ms. Ecker read two letters into the record, one from Dana Markus and one from Scott Markus, suggesting that the proposed development be denied.

The temporary Chair called for comments from members of the public at 9:40 p.m.

Mr. Fidon Taki, 632 Ruffner, explained most of the residents living in this neighborhood are young families with kids. This building is not designed for families and is a negative for their community.

Mr. Tom Alochefski, 631 Ruffner, said the proposed building doesn't seem to fit in with the community environment. In his opinion it is an urban loft type style that contrasts with its surroundings. Additionally, he is concerned that the City may give up public park space.

Mr. Jess Ruud, 457 Catalpa, thought the development doesn't belong in this neighborhood. Low-cost housing such as this will decrease their property values. It is a bad design in a bad location. Most of the neighbors are strongly opposed. Therefore he thought the board should reconsider.

Ms. Meredith Carol, 520 Catalpa, expressed her opposition to the proposal and named others who wrote letters that generally indicated the proposed development doesn't seem to be a good fit for the neighborhood.

Mr. Michael Poris, 527 Graton, spoke as a resident of Birmingham. The majority of the units are 800 rather than 600 sq. ft. More than 50% of household residents in the U.S. are singles. These apartments make Birmingham a homogenous place. In response to Mr. Jeffares, Mr. DiMaggio said the rent structure will run from \$1,500 to \$2,000/month.

Mr. Jeffares noted the dearth of affordable apartments in Birmingham and that this project offers something the City doesn't have.

Mr. DiMaggio stated the property is zoned O-1 Office and that permits residential units. They meet all of the Zoning Ordinance requirements at it relates to that. Burton Katzman will do a good job maintaining the building and they know the City will be proud of it.

Ms. Whipple-Boyce said she had hoped to see a true townhouse, not an attempt to be a townhouse so as not to have to conform to the Disabilities Code. She was especially disturbed by the below-grade garden level and the small size of the units. She feels this site and this area deserves better.

Mr. Koseck noted this project contains a lot of oddities that concern him:

- Someone's window is a foot and a half from his public park.
- The City would be giving away rights to public property and for what purpose.
- The project is out of place in this neighborhood. It should be in the Rail District.
- The lower-level apartments are a basement.

Ms. Ecker was asked to read a list of permitted uses for this zoning. Mr. Jeffares thought some of them were less desirable than this.

Mr. Williams stated the fact of the matter is that the zoning permits this type of development. However, an explanation on the barrier-free aspect has not been resolved. If the board is to proceed on this project he would like the Building Official to attend the next meeting. Additionally, he agrees with the comment about the City's position on the park. The City should decide first if it wants to give up rights that it has in the park. After the City has made this decision he will vote one way or the other on the project. He won't vote on anything assuming the City will agree.

Motion by Temporary Chairman Boyle

Seconded by Mr. Williams to postpone this discussion on Final Site Plan Review to January 13, 2016 and take into account the comments that have been made. He personally is concerned about the issue regarding accessibility. Staff is asked to take this to the appropriate departments and when the developer comes back make sure the board is aware and clear as to what the circumstances would be regarding accessibility. Therefore, the City has an issue regarding the easement, and the developer has an issue regarding accessibility.

There was no public comment on the motion at 10:15 p.m.

Motion carried, 4-1.

VOICE VOTE

Yeas: Boyle, Williams, Jeffares, Koseck

1193 Floyd Final Site Plan Review

November 11, 2015

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Nays: Whipple-Boyce

Recused: Clein, Share

Absent: Lazar

**Zoning Compliance Summary Sheet
Final Site Plan Review
Proposed Residential Building & Parking Lot
1193 Floyd Street**

Existing Site: 1193 Floyd

Zoning: O-1

Land Use: Vacant Building (existing)

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Park	Commercial	Recreational Club
Existing Zoning District	B1, Neighborhood Business	PP, Public Property	B1, Neighborhood Business	R4, Two Family Residential

Land Area: existing: 0.24 acres
proposed: same as above

Land Use: existing: Vacant Commercial
proposed: Multi-Family Residential and parking

Minimum Lot Area /Unit: required: N/A
proposed: N/A

Minimum Floor Area /Unit: required: N/A
proposed: N/A

Max. Total Floor Area allowed: N/A
proposed: N/A

Minimum Open Space required: N/A
proposed: N/A

Max. Lot Coverage: required: N/A

Principal Building:	proposed:	N/A
Front Setback:	required:	Average setback within 200 ft., otherwise 0 ft.
	proposed:	0 ft.
Side Setbacks:	minimum:	No setback is required
	proposed:	5 ft. to the south, 0 ft. to the north
Rear Setback:	required:	10 ft.
	proposed:	10 ft.

Under the provisions of O-1 district, all setback requirements have been met.

Max. Bldg. Height & Number of Stories:	permitted:	28 ft. for flat roofs and 2 stories (parapet projections can extend up to 3 feet in addition)
	proposed:	28 ft. to the flat roof with an additional 3 ft. for the parapet, and 2 stories
Minimum First Floor Height:	required:	N/A
	proposed:	10'-8"
Parking:	required:	12 spaces (8 units * 1.5 spaces)
	proposed:	12 (including 1 BF spaces)
	required:	180 sq.ft. parking spaces
	proposed:	all parking spaces are 180 – 180.5 sq.ft. in size
Loading Area:	required:	N/A
	proposed:	N/A
Screening:		
Parking:	required:	32-inch masonry screen wall where abutting a street or alley to be located on front setback line, PB may alter location
	proposed:	36-inch masonry screen wall abutting Floyd at front lot line

Ground Mounted Mech.	required:	Screenwalls to fully obscure mechanical units
	proposed:	3' high shrubs
Roof-top Mech. units:	required:	Screen walls to fully obscure all mechanical units constructed of materials compatible with building
	proposed:	No rooftop units proposed
Trash Receptacles:	required:	6' high masonry screen wall with wooden gate
	proposed:	6' high masonry screen wall with stained cedar wood gates



VIEW FROM LINCOLN

1193 FLOYD STREET

FEBRUARY 3, 2016: FINAL SITE PLAN SUBMITTAL (REVISED)

OCTOBER 19, 2015: FINAL SITE PLAN SUBMITTAL
JUNE 8, 2015: PRELIMINARY SITE PLAN SUBMITTAL
JULY 8, 2015: PRELIMINARY SITE PLAN APPROVAL

SHEET INDEX

- COVER SHEET
- A 1.0 SITE PHOTOS
- A 1.1 ARCHITECTURAL SITE PLAN
- A 2.0 LEVEL 1 FLOOR PLAN
- A 2.2 LEVEL 2 FLOOR PLAN
- A 2.3 LEVEL 3 FLOOR PLAN
- A 3.0 FRONT RENDERING
- A 3.1 PARKSIDE RENDERING
- A 4.0 EXTERIOR MATERIALS
- A 5.0 NORTH AND SOUTH ELEVATIONS
- A 5.1 EAST AND WEST ELEVATIONS
- A 5.2 SCREEN WALL AND TRASH ENCLOSURE ELEVATIONS
- LIGHTING CATALOG CUT SHEETS
- MECHANICAL CATALOG CUT SHEETS



FLOYD STREET - VIEW SOUTH



FLOYD STREET - VIEW SOUTHEAST



SITE AERIAL VIEW



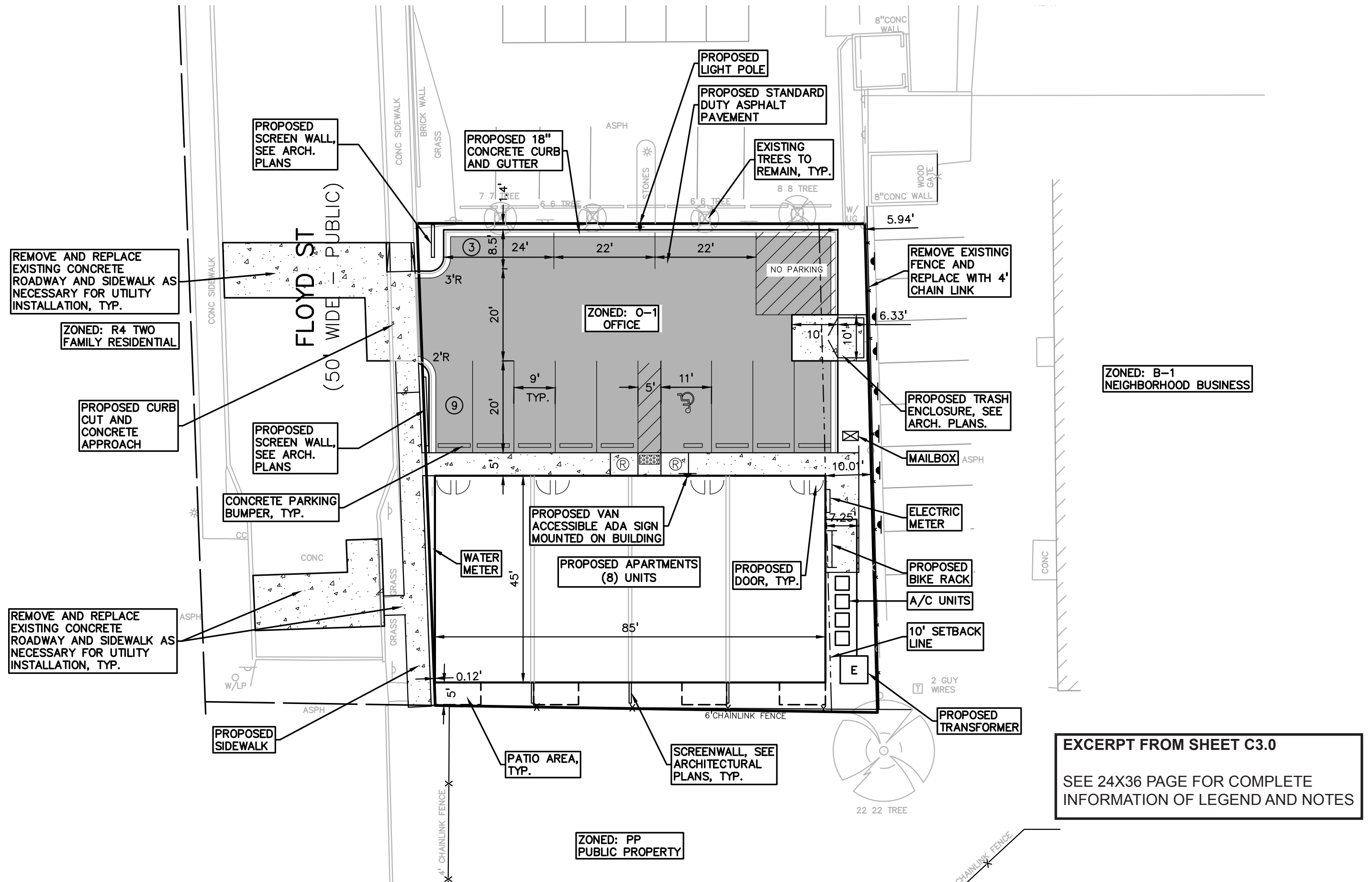
PARKSIDE - VIEW EAST



PARKSIDE - VIEW NORTH

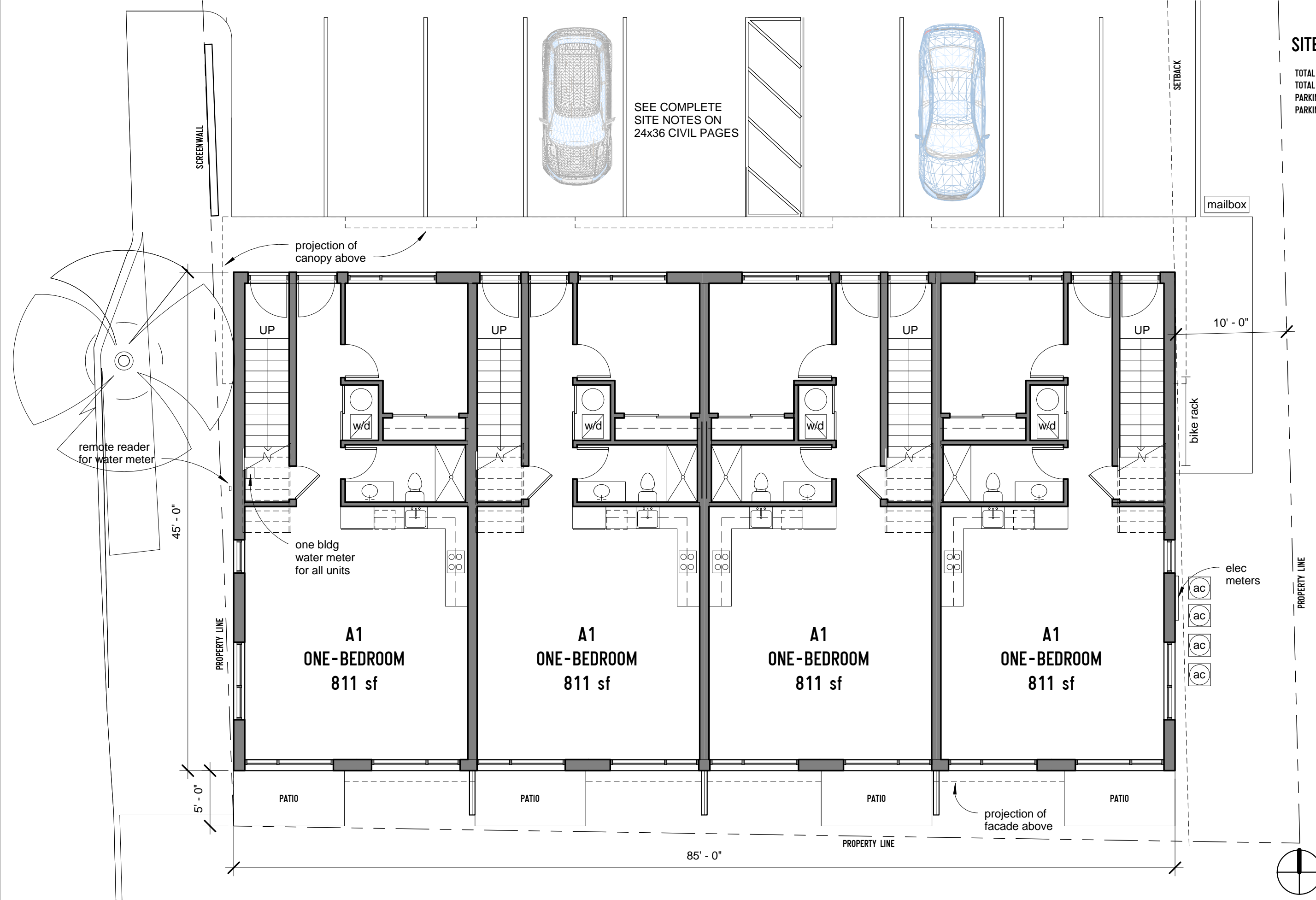


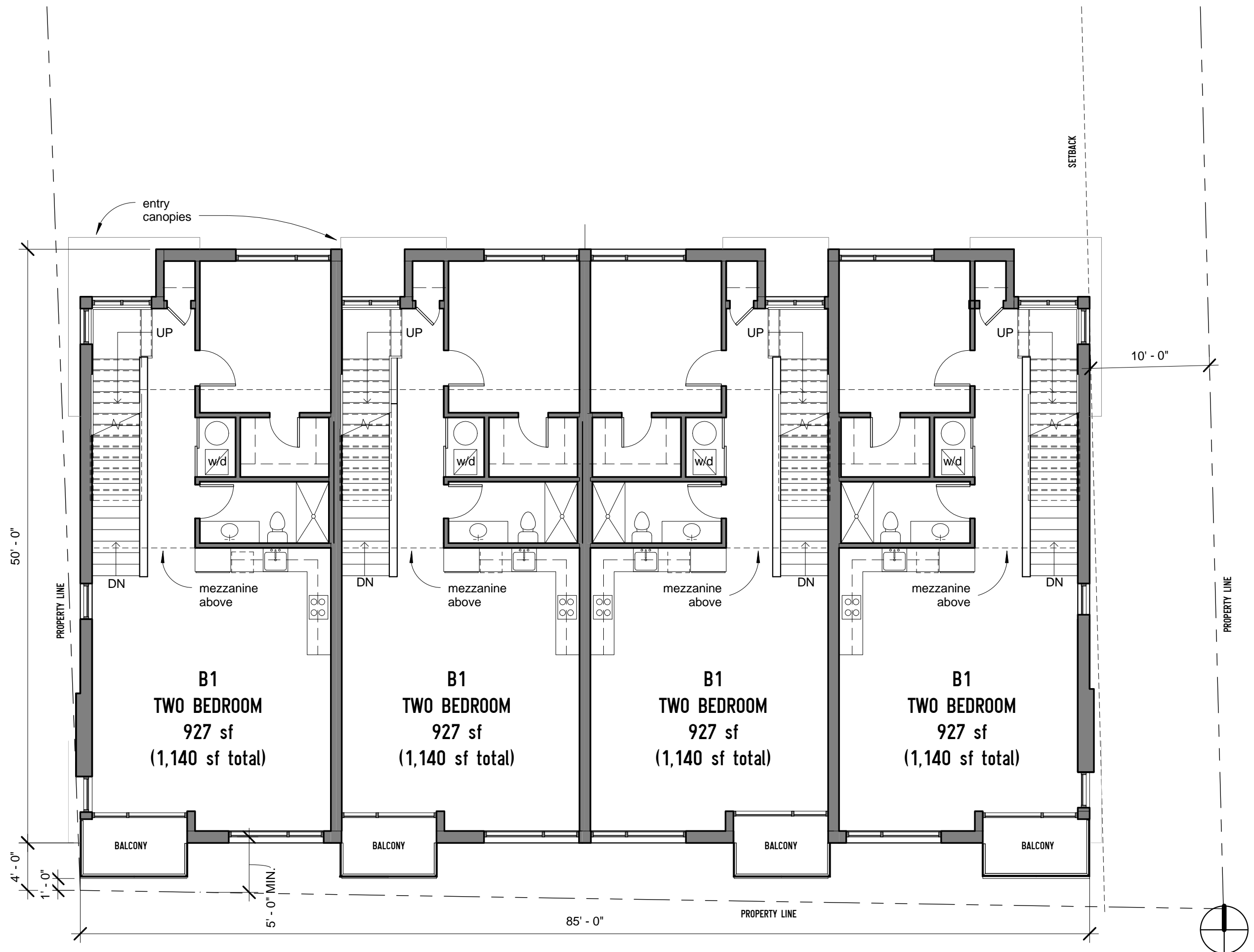
PARKSIDE - VIEW WEST



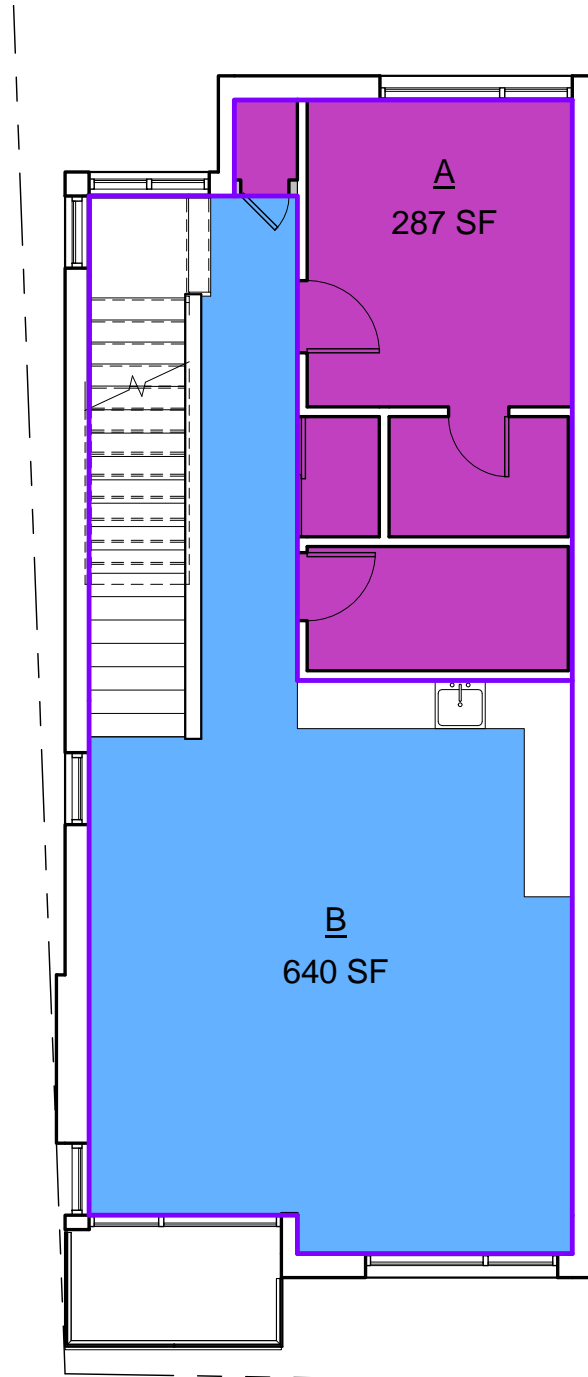
SITE INFORMATION

TOTAL SITE AREA	10,232 SF (0.24 ACRE)
TOTAL UNITS	8
PARKING REQUIRED (1.5 EACH UNIT)	12 SPACES
PARKING PROVIDED	12 SPACES

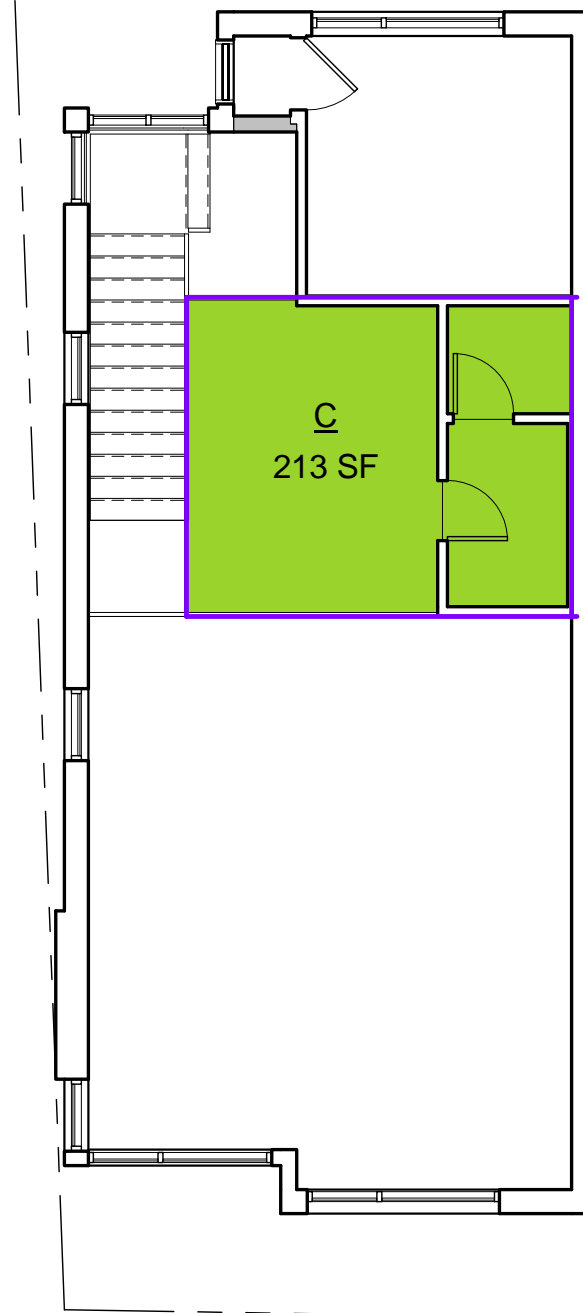








LEVEL 2 AREA PLAN



MEZZANINE AREA PLAN

MEZZANINE AREA CALCULATION

LEVEL 2 FLOOR AREA	927 SF
- ENCLOSED AREA (A)	287 SF
= OPEN AREA (B)	640 SF
OPEN AREA (of floor below) (B)	640 SF
x (one-third)	1/3
= MEZZANINE FLOOR AREA (C)	213 SF
TOTAL UNIT NSF	1,140 SF







W-1

STAINED CEDAR WOOD DOORS

Size: 8"

Color: Stained, Western Red Cedar

Style: Architect Clear

Manufacturer: dimensional lumber



FC-2

WOOD-LIKE FIBER CEMENT PANEL

Size: 8"

Color: Wood Stain

Style: Cedar Lap

Manufacturer: Allura



FC-1

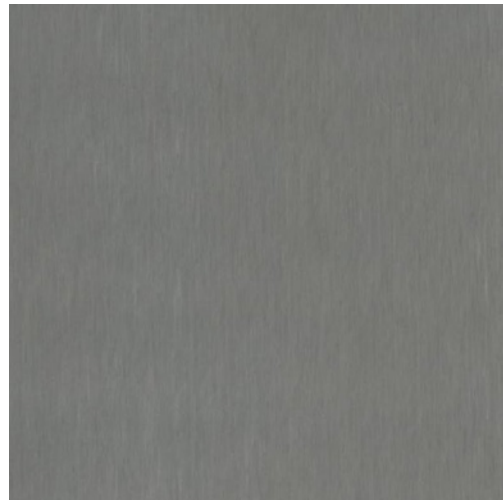
FIBER CEMENT SIDING

Size: 8"

Color: Painted Gray

Style: Smooth Lap

Manufacturer: Allura or James Hardie



MT-1

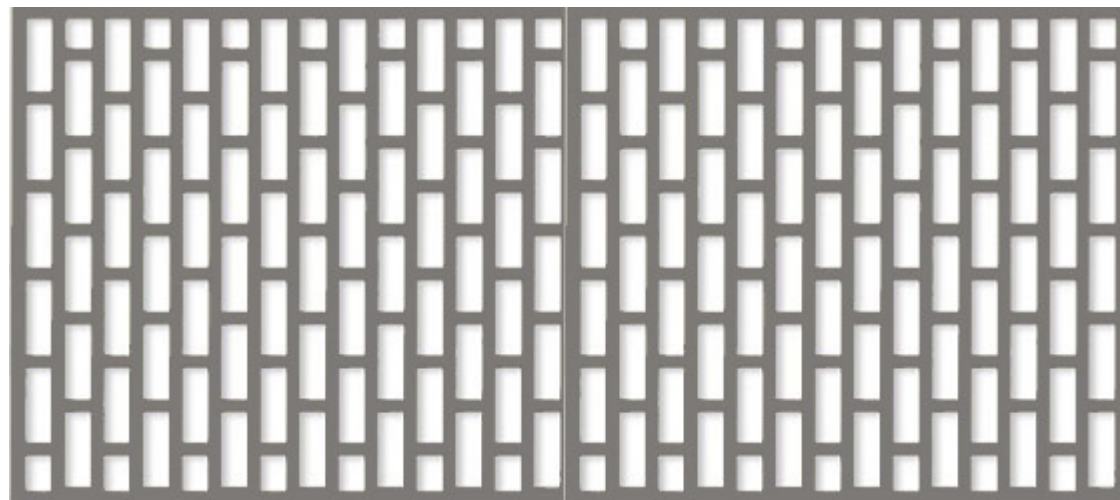
METAL PANEL

Size: cut to fit

Color: Painted Kynar Gray Finish

Style: Architectural Metal Panel, Smooth

Manufacturer: Atas



DS-1

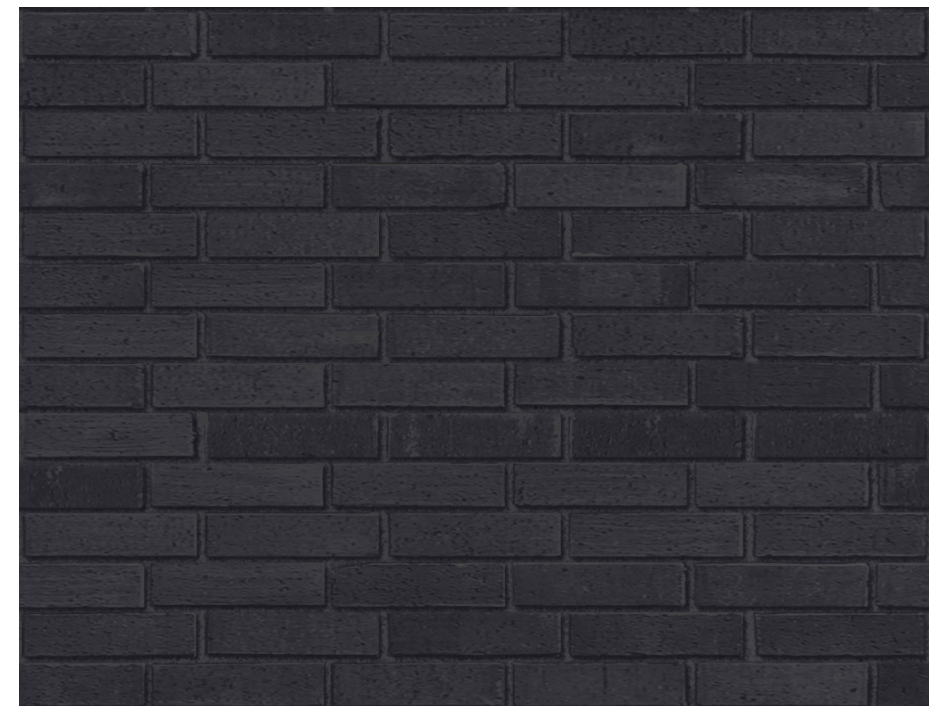
DECORATIVE METAL SCREEN PANEL

Size: approx. 36" x 60" panels

Color: Powdercoat PPG Gray

Style: Laser Cut

Manufacturer: fabricated



M-1

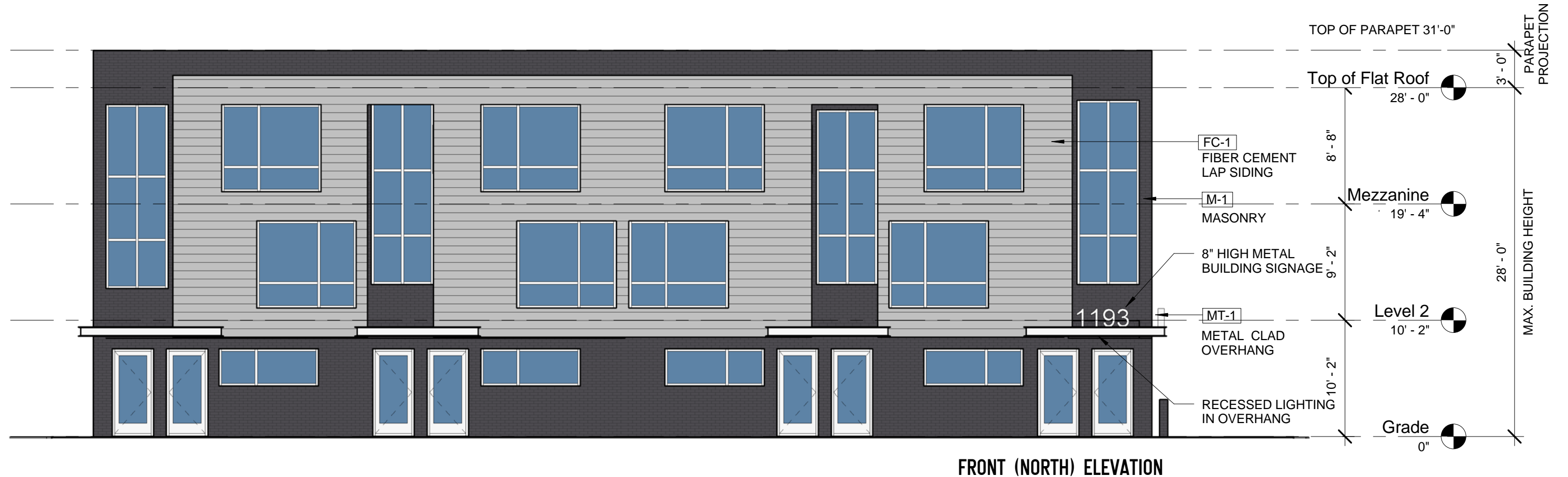
MASONRY BRICK

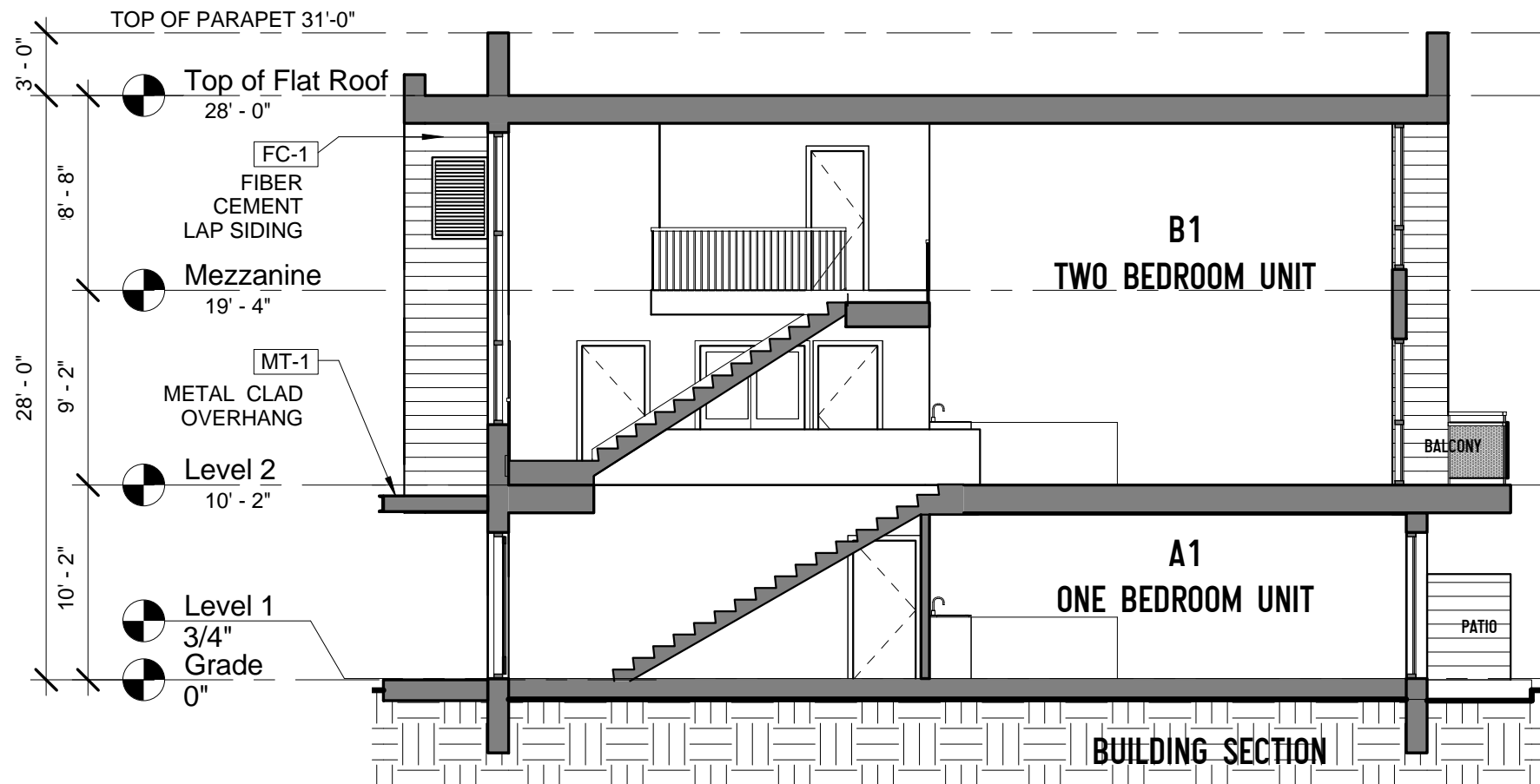
Size: Modular

Color: Gray

Style: Capitol Iron Spot Smooth

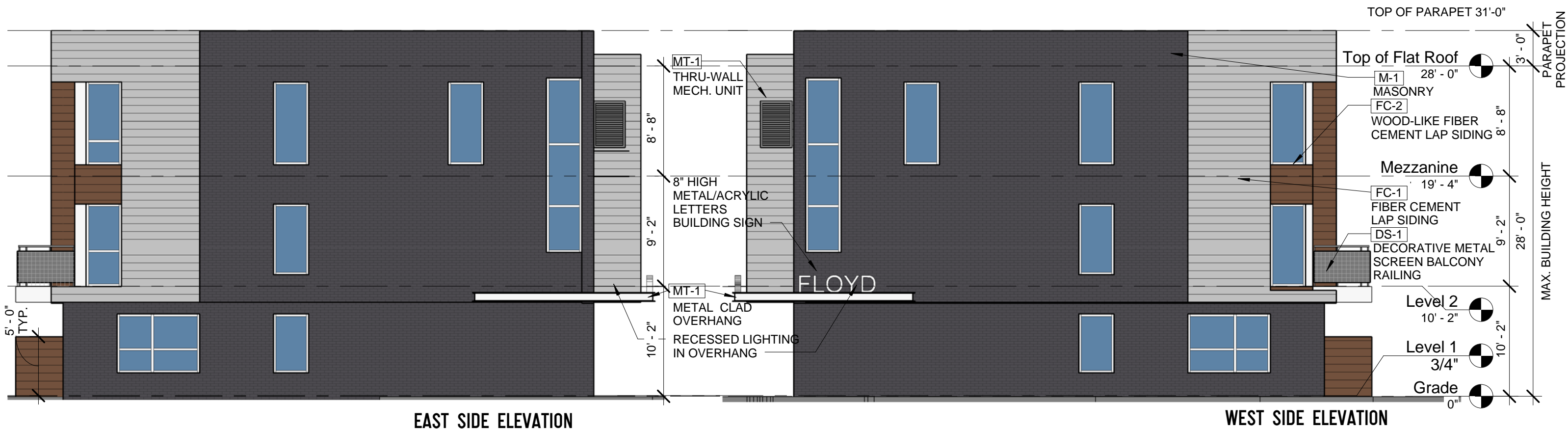
Manufacturer: Yankee





BUILDING SIGNAGE NOTES:

1. GRAY METAL/ACRYLIC LETTERS
2. LETTERS ARE MAX. 8" HIGH
3. SIGN AREA IS 8" HIGHx6'-0" LENGTH = 4.5" SQFT, FOR 45'-0" OF BUILDING LENGTH ON FLOYD STREET
4. ILLUMINATED SIGNAGE IS CONCEALED
5. LIGHTING LEVEL NOT TO EXCEED 0.08 FC
6. LIGHTING LEVEL ALSO NOT TO EXCEED 2,408 FOOT LAMBERTS AT PROPERTY LINE



4 Yard Dumpster

The 4-Yard Dumpster is good for mid-sized restaurants, medical clinics, retail stores, and offices with up to 100 employees.
Not available in all areas



2 yard



4 yard

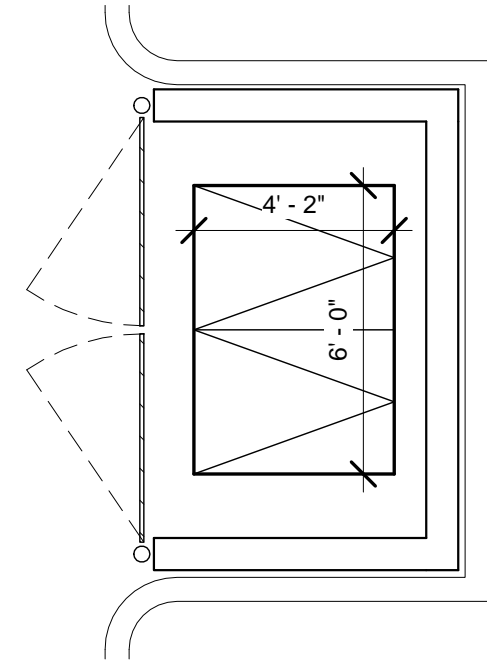


6 yard



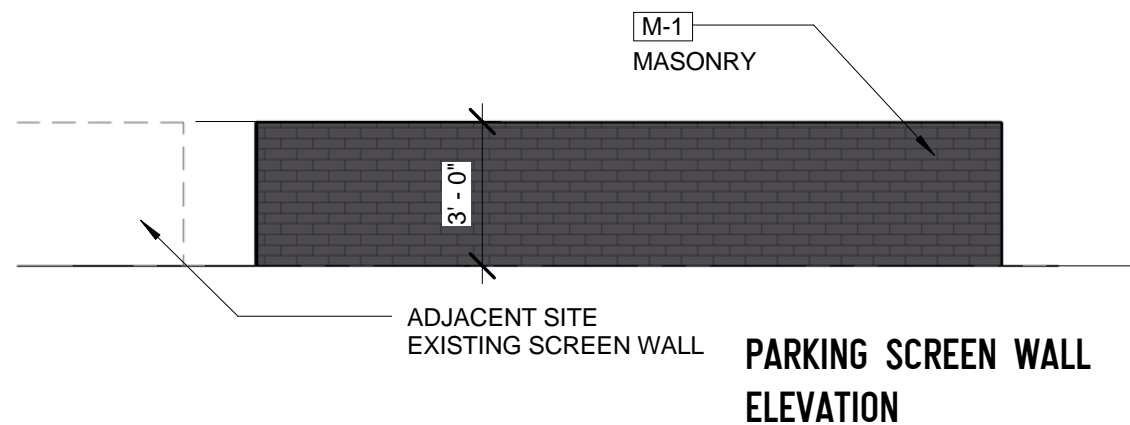
8 yard

TRASH ENCLOSURE DETAIL

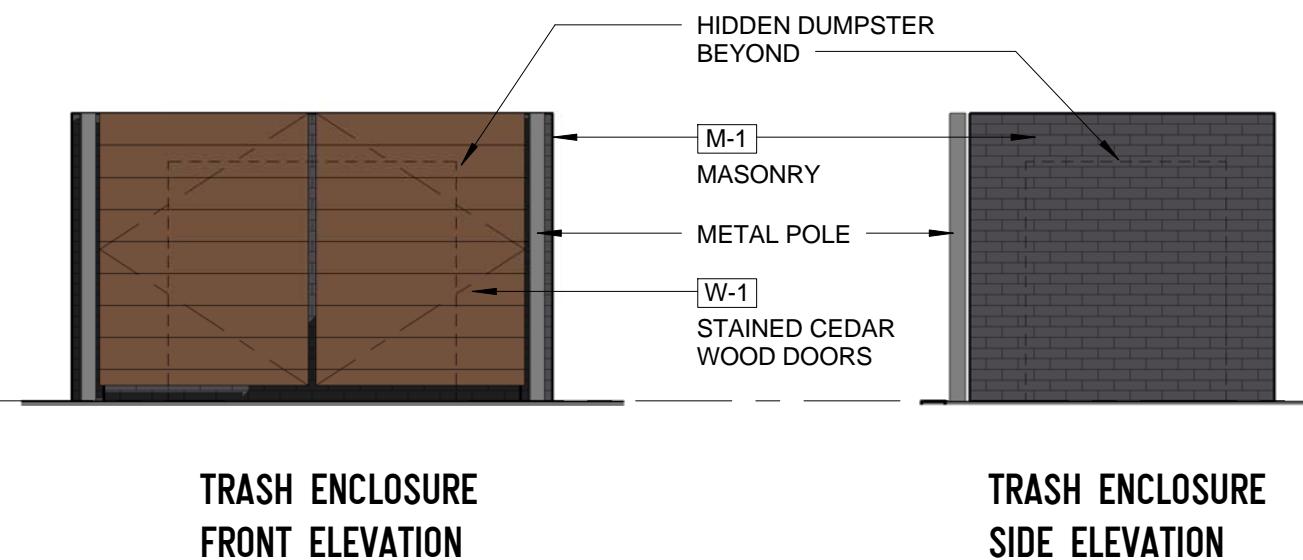


TRASH ENCLOSURE PLAN

SEE 24x36 CIVIL PAGES FOR LOCATION



PARKING SCREEN WALL ELEVATION



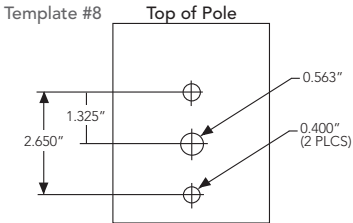
TRASH ENCLOSURE FRONT ELEVATION

TRASH ENCLOSURE SIDE ELEVATION

Grade
0' - 0"

LIGHTING CATALOG SHEETS

Drilling



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

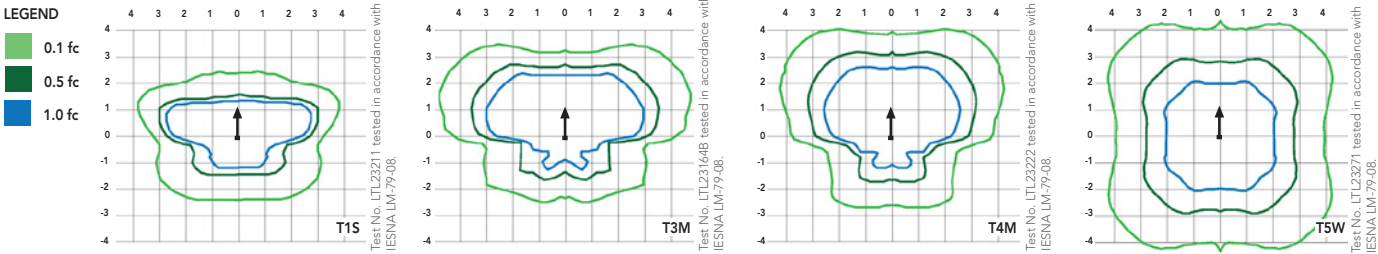
Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96



D-Series Size 1 LED Area Luminaire



Specifications

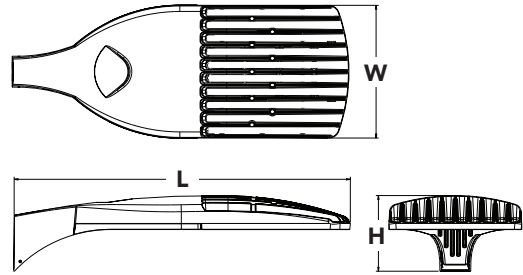
EPA: 1.2 ft² (0.11 m²)

Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height: 7-1/2" (19.0 cm)

Weight (max): 27 lbs (12.2 kg)



Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1LED											
Series	LEDs	Drive current		Color temperature		Distribution				Voltage	Mounting
DSX1 LED	Forward optics	530	530 mA	30K	3000 K	T1S	Type I Short	TFTM	Forward Throw Medium	MVOLT ³	Shipped included
	30C 30 LEDs (one engine)	700	700 mA	40K	4000 K	T2S	Type II Short			120 ³	SPA Square pole mounting
	40C 40 LEDs (two engines)	1000	1000 mA (1 A)	50K	5000 K	T2M	Type II Medium	T5VS	Type V Very Short	208 ³	RPA Round pole mounting
	60C 60 LEDs (two engines)					T3S	Type III Short	T5S	Type V Short	240 ³	WBA Wall bracket
	Rotated optics ¹					T3M	Type III Medium	T5M	Type V Medium	277 ³	SPUMBA Square pole universal mounting adaptor ⁵
	60C 60 LEDs (two engines)					T4M	Type IV Medium	T5W	Type V Wide	347 ⁴	RPUMBA Round pole universal mounting adaptor ⁵
										480 ⁴	Shipped separately ⁶
									KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁴		

Control options	Other options	Finish <i>(required)</i>
Shipped installed	Shipped installed	DDBXD Dark bronze
PER NEMA twist-lock receptacle only (no controls) ⁷	HS House-side shield ¹⁵	DBLXD Black
PER5 Five-wire receptacle only (no controls) ^{7,8}	WTB Utility terminal block ¹⁶	DNAXD Natural aluminum
PER7 Seven-wire receptacle only (no controls) ^{7,8}	SF Single fuse (120, 277, 347V) ¹⁷	DWHXD White
DMG 0-10V dimming driver (no controls) ⁹	DF Double fuse (208, 240, 480V) ¹⁷	DDBTXD Textured dark bronze
DCR Dimmable and controllable via ROAM® (no controls) ¹⁰	L90 Left rotated optics ¹⁸	DBLBXD Textured black
DS Dual switching ^{11,12}	R90 Right rotated optics ¹⁸	DNATXD Textured natural aluminum
PIR Motion sensor, 8-15' mounting height ¹³		DWHGXD Textured white
PIRH Motion sensor, 15-30' mounting height ¹³		
BL30 Bi-level switched dimming, 30% ^{12,14}		
BL50 Bi-level switched dimming, 50% ^{12,14}		
PNMTDD3 Part night, dim till dawn ¹⁴		
PNMT5D3 Part night, dim 5 hrs ¹⁴		
PNMT6D3 Part night, dim 6 hrs ¹⁴		
PNMT7D3 Part night, dim 7 hrs ¹⁴		

Controls & Shields

Accessories <i>Ordered and shipped separately.</i>	DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V) ¹⁹	Photocell - SSL twist-lock (347V) ¹⁹
	DLL347F 1.5 CUL JU Photocell - SSL twist-lock (480V) ¹⁹	Photocell - SSL twist-lock (480V) ¹⁹
	SC U Shorting cap ¹⁹	
	DSX1HS 80C U House-side shield for 80 LED unit	
	DSX1HS 90C U House-side shield for 90 LED unit	
	DSX1HS 100C U House-side shield for 100 LED unit	
	PUMBA DDBXD U* Square and round pole universal mounting bracket (specify finish)	
	KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁸	

For more control options, visit [DTL](#) and [ROAM](#)® online.

NOTES

- Rotated optics only available with 60C.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- If ROAM mode required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Not available with DCR.
- DMG option for 347v or 480v requires 1000mA.
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.

- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
- Requires an additional switched circuit.
- PIR specifies the [SensorSwitch SBGR-10-ODP](#) control; PIRH specifies the [SensorSwitch SBGR-6-ODP](#) control; see [Motion Sensor Guide](#) for details. Dimming driver standard. Not available with DS or DCR.
- Dimming driver standard. MVOLT only. Not available with 347, 480, DCR, DS or PIRH.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.



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DSX1-LED
Rev. 05/13/15



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DSX1-LED
Rev. 05/13/15

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	68 W	T1S	5,697	1	0	1	84	7,127	2	0	2	105	7,180	2	0	2	106	4,561	1	0	1	67
			T2S	5,967	2	0	2	88	7,465	2	0	2	110	7,521	2	0	2	111	4,777	1	0	1	70
			T2M	5,773	1	0	2	85	7,222	2	0	2	106	7,276	2	0	2	107	4,622	1	0	2	68
			T3S	5,901	1	0	2	87	7,382	2	0	2	109	7,437	2	0	2	109	4,724	1	0	1	69
			T3M	5,872	1	0	2	86	7,346	2	0	2	108	7,401	2	0	2	109	4,701	1	0	2	69
			T4M	5,882	1	0	2	87	7,359	2	0	2	108	7,414	2	0	2	109	4,709	1	0	2	69
			TFTM	5,793	1	0	2	85	7,247	1	0	2	107	7,301	1	0	2	107	4,638	1	0	2	68
			T5VS	6,148	2	0	0	90	7,691	3	0	1	113	7,749	3	0	1	114	4,922	2	0	0	72
			T5S	6,074	2	0	0	89	7,598	3	0	0	112	7,655	3	0	0	113	4,863	2	0	0	72
			T5M	6,150	3	0	1	90	7,694	3	0	2	113	7,752	3	0	2	114	4,924	3	0	1	72
			T5W	5,979	3	0	1	88	7,479	3	0	2	110	7,536	3	0	2	111	4,787	3	0	1	70
			T1S	7,913	2	0	2	75	9,899	2	0	2	94	9,973	2	0	2	95					
	1000 mA	105 W	T2S	8,288	2	0	2	79	10,368	2	0	2	99	10,446	2	0	2	99					
			T2M	8,019	2	0	2	76	10,031	2	0	3	96	10,106	2	0	3	96					
			T3S	8,196	2	0	2	78	10,253	2	0	2	98	10,330	2	0	2	98					
			T3M	8,156	2	0	2	78	10,202	2	0	2	97	10,279	2	0	2	98					
			T4M	8,170	2	0	2	78	10,220	2	0	2	97	10,297	2	0	2	98					
			TFTM	8,046	2	0	2	77	10,065	2	0	3	96	10,141	2	0	3	97					
			T5VS	8,539	3	0	1	81	10,682	3	0	1	102	10,762	3	0	1	102					
			T5S	8,436	3	0	1	80	10,553	3	0	1	101	10,632	3	0	1	101					
			T5M	8,542	3	0	2	81	10,686	4	0	2	102	10,766	4	0	2	103					
			T5W	8,304	3	0	2	79	10,388	4	0	2	99	10,466	4	0	2	100					
40C (40 LEDs)	700 mA	89 W	T1S	7,511	2	0	2	84	9,396	2	0	2	106	9,467	2	0	2	90	6,014	1	0	1	68
			T2S	7,868	2	0	2	88	9,842	2	0	2	111	9,916	2	0	2	94	6,299	2	0	2	71
			T2M	7,612	2	0	2	86	9,522	2	0	3	107	9,594	2	0	3	91	6,094	2	0	2	68
			T3S	7,780	2	0	2	87	9,733	2	0	2	109	9,806	2	0	2	93	6,229	1	0	2	70
			T3M	7,742	2	0	2	87	9,685	2	0	2	109	9,758	2	0	2	93	6,198	2	0	2	70
			T4M	7,756	2	0	2	87	9,702	2	0	2	109	9,775	2	0	2	93	6,209	1	0	2	70
			TFTM	7,638	2	0	2	86	9,555	2	0	2	107	9,627	2	0	2	92	6,115	1	0	2	69
			T5VS	8,106	3	0	1	91	10,140	3	0	1	114	10,216	3	0	1	97	6,490	2	0	0	73
			T5S	8,008	3	0	1	90	10,017	3	0	1	113	10,093	3	0	1	96	6,411	2	0	0	72
			T5M	8,109	3	0	2	91	10,144	4	0	2	114	10,220	4	0	2	97	6,492	3	0	1	73
			T5W	7,883	3	0	2	89	9,861	4	0	2	111	9,936	4	0	2	95	6,311	3	0	2	71
	1000 mA	138 W	T1S	10,384	2	0	2	75	12,990	3	0	3	94	13,088	3	0	3	95					
			T2S	10,876	2	0	2	79	13,606	3	0	3	99	13,708	3	0	3	99					
			T2M	10,523	2	0	3	76	13,164	3	0	3	95	13,263	3	0	3	96					
			T3S	10,756	2	0	2	78	13,455	2	0	2	97	13,556	3	0	3	98					
			T3M	10,703	2	0	2	78	13,389	3	0	3	97	13,490	3	0	3	98					
			T4M	10,722	2	0	2	78	13,412	3	0	3	97	13,513	3	0	3	98					
			TFTM	10,559	2	0	3	77	13,209	2	0	3	96	13,308	2	0	3	96					
			T5VS	11,206	3	0	1	81	14,018	4	0	1	102	14,124	4	0	1	102					
			T5S	11,070	3	0	1	80	13,848	3	0	1	100	13,953	3	0	1	101					
			T5M	11,210	4	0	2	81	14,023	4	0	2	102	14,129	4	0	2	102					
			T5W	10,898	4	0	2	79	13,633	4	0	2	99	13,735	4	0	2	100					
60C (60 LEDs)	700 mA	131 W	T1S	11,182	2	0	2	81	13,988	3	0	3	101	14,093	3	0	3	102	8,952	2	0	2	68
			T2S	11,712	3	0	3	85	14,651	3	0	3	106	14,761	3	0	3	107	9,377	2	0	2	72
			T2M	11,332	2	0	3	82	14,175	3	0	3	103	14,282	3	0	3	103	9,072	2	0	2	69
			T3S	11,582	2	0	2	84	14,489	3	0	3	105	14,598	3	0	3	106	9,273	2	0	2	71
			T3M	11,525	2	0	2	84	14,418	3	0	3	104	14,526	3	0	3	105	9,227	2	0	2	70
			T4M	11,546	2	0	2	84	14,443	3	0	3	105	14,552	3	0	3	105	9,243	2	0	2	71
			TFTM	11,370	2	0	3	82	14,224	2	0	3	103	14,331	2	0	3	104	9,103	2	0	2	69
			T5VS	12,067	3	0	1	87	15,095	4	0	1	109	15,209	4	0	1	110	9,661	3	0	1	74
			T5S	11,921	3	0	1	86	14,913	4	0	1	108	15,025	4	0	1	109	9,544	3	0	1	73
			T5M	12,071	4	0	2	87	15,101	4	0	2	109	15,214	4	0	2	110	9,665	3	0	2	74
			T5W	11,735	4	0	2	85	14,680	4	0	2	106	14,791	4	0	2	107	9,395	4	0	2	72
	1000 mA	209 W	T1S	15,307	3	0	3	73	19,148	3	0	3	92	19,292	3	0	3	92					
			T2S	16,033	3	0	3	77	20,056	3	0	3	96	20,207	3	0	3	97					
			T2M	15,512	3	0	3	74	19,405	3	0	3	93	19,551	3	0	3	94					
			T3S	15,855	3	0	3	76	19,834	3	0	3	95	19,983	3	0	3	96					
			T3M	15,777	3	0	3	75	19,736	3	0	4	94	19,885	3	0	4	95					
			T4M	15,805	3	0	3	76	19,771	3	0	4	95	19,920	3	0	4	95					
			TFTM	15,565	3	0	3	74	19,471	3	0	4	93	19,617	3	0	4	94					
			T5VS	16,519	4	0	1	79	20,664	4	0	1	99	20,820	4	0	1	100					
			T5S	16,319	4	0	1	78	20,414	4	0	1	98	20,567	4	0	1	98					
			T5M	16,525	4	0	2	79	20,672	5	0	3	99	20,827	5	0	3	100					
			T5W	16,065	4	0	3	77	20,096	5	0	3	96	20,247	5	0	3	97					

FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — **LP6LN (New Construction)**: Rugged, 16-gauge galvanized steel mounting frame with torsion spring bracket to mount the finishing module. Vertically adjustable mounting brackets that use 16-gauge flat bar hangers (included), 1/2" conduit or C channel T-bar fasteners. Provides 3-3/4" total height adjustment.

6VL (New Construction): Galvanized steel mounting/plaster frame with torsion spring bracket to mount the finishing module. Integral galvanized bar hangers span up to 24" o.c. and feature built-in T-bar clips and nailers for T-bar or wood joist installations.

6VLR (Remodel): Galvanized steel remodel mounting/plaster frame with torsion spring bracket to mount the finishing module. Four (4) remodel ARC clips included for remodel installation.

All frames are equipped with galvanized steel junction box UL Listed for through wire applications. Junction boxes equipped with two combination 1/2"-3/4" and three 1/2" knockouts for straight-through conduit runs and removable access doors. Capacity: 4 (2 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Post installation adjustment possible from below the ceiling.

Maximum 1-1/2" ceiling thickness.

LED Trim: Rugged, one-piece, die-cast heat sink design for optimum thermal management. Wet location rated lens is tightly fitted to the housing to reduce the ingress of dust.

OPTICS — Elliptical upper reflector and micro prism lens, provides precise beam control. Lower splay recesses optical system into the ceiling to reduce glare and provide a traditional PAR look. Standard fixture has a 0.65 spacing criteria. The luminaire is also available with a 0.95 spacing criteria option for use in general/ambient lighting applications.

CRI>80.

ELECTRICAL — On-board circuitry to ensure against wiring errors.

Thermal protection provided against improper insulation use.

High-efficiency, electronic LED 0-10V dimming driver mounted to the junction box, dims luminaire to 15% light output.

For dimming fixture requires two (2) additional low-voltage wires to be pulled.

The system maintains 70% lumen output for more than 50,000 hours.

Input wattage for 1000L is 14.2W, 74 lumens per watt. Input wattage for 1500L is 18.8W, 85 lumens per watt.

Actual wattage may differ by +/-15% when operating between 120-277V +/-10%.

LISTINGS — CSA certified to US and Canadian safety standards. Wet location listed. ENERGY STAR® qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

6" LED

Reality

Non-IC
New Construction

LP6LN

Specifications

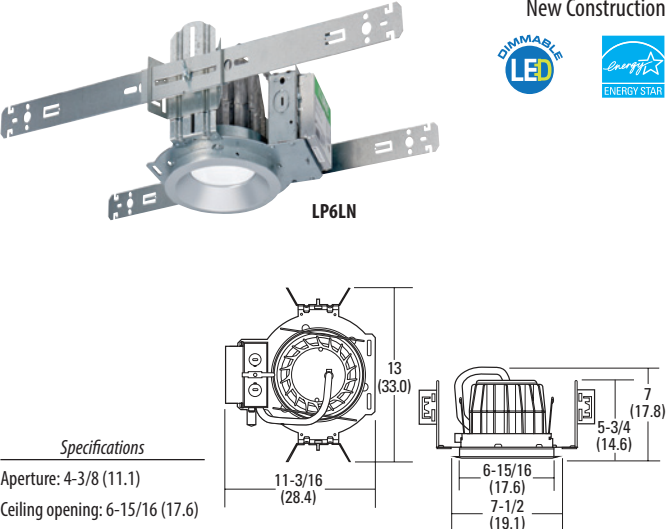
Aperture: 4-3/8 (11.1)

Ceiling opening: 6-15/16 (17.6)

Overlap trim: 7-1/2 (19.1)

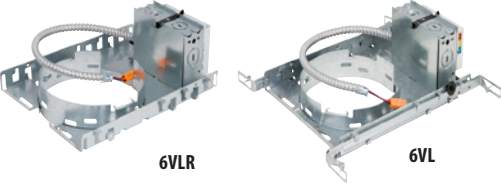
Height: 7 (17.8)

All dimensions are inches (centimeters) unless otherwise noted.



ORDERING INFORMATION		Lead times will vary depending on options selected. Consult with your sales representative.										Example: REAL6C D6MW ESL 1500L 35K .95SC 277 LP6LN							
REAL6C D6				ESL															
Series/Finish				Type		Lumen output ¹		Color temperature		Distribution		Voltage		Mounting pan		Options			
<u>Series</u>		<u>Finish</u>		ESL	ENERGY STAR [®] listed	1000L	14.2W, 1000 lumens	27K	2700K	.65SC	.65 Spacing criteria	120	LP6LN 1000L ³		PFMW	Matte white plastic flange ring			
REAL6C D6	6" open downlight	MW	Matte white			1500L	18.8W, 1500 lumens	30K	3000K				.95SC	.95 Spacing criteria			277	LP6LN 1500L ³	
		A	Clear diffuse					35K	3500K									6VL 1000L ³	
		AZ	Clear specular					40K	4000K	6VL 1500L ³									
		BN	Brushed nickel					6VLR 1000L ³											
		BLZ	Black specular					6VLR 1500L ³											
BZA	Antique bronze	ELR	Emergency battery pack with remote test switch ⁴																
ORB	Oil-rubbed bronze			GMF	Single slow-blow fuse, must specify voltage														
WT	Wheat diffuse					ISH	Insect shield												

Accessories: Order as separate catalog number.	
NPP16 D	nLight® network relay pack with 0-10V dimming. Refer to TN-602 .
NPP16 D ER	nLight® network relay pack with 0-10V dimming for emergency circuit operation. Refer to TN-602 .⁵



Notes

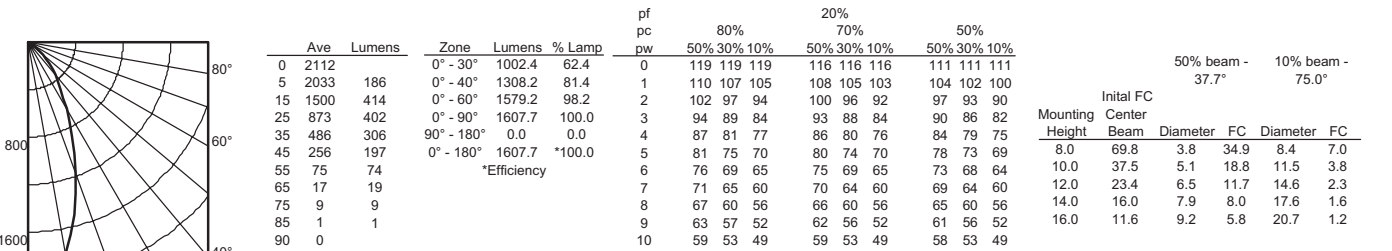
- 1 Total system nominal delivered lumens.
- 2 Using step-down transformer increases power draw by 15 watts.
- 3 Lumens only required when ordered separately.
- 4 Not available with 347V.
- 5 For use with generator supply EM power. Will require an emergency hot feed and normal hot feed.

REALITY™ 6" LED ENERGY STAR®

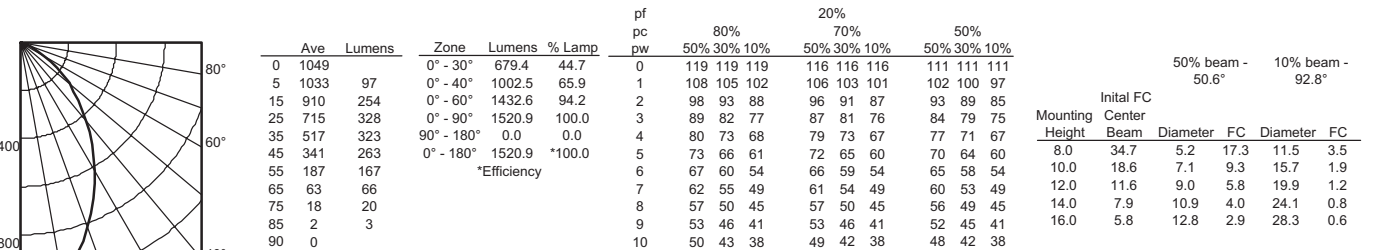
PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30° Above Floor for a Single Luminaire			
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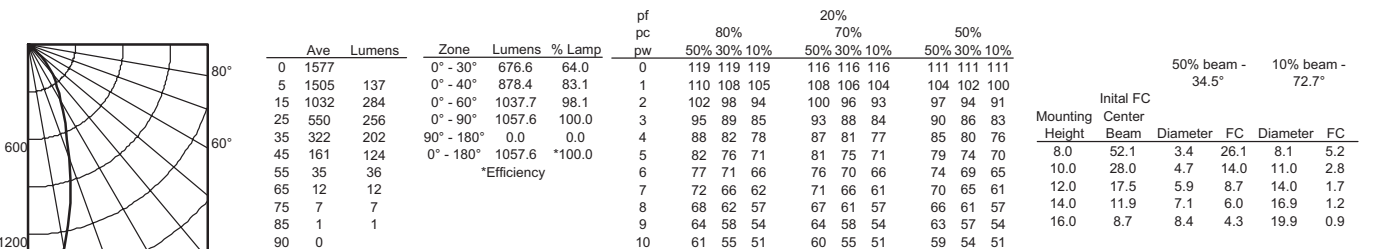
REAL6C D6MW ESL 35K 1500L .65SC, input watts: 18.8, delivered lumens: 1607, .65 spacing, LM/W=85, test no. LTL21387



REAL6C D6MW ESL 1500L 35K .95SC, input watts: 18.8, delivered lumens: 1520, .95 spacing, LM/W=81, test no. LTL21389



REAL6C D6MW ESL 1000L 35K .65SC, input watts: 14.2, delivered lumens: 1057, .65 spacing, LM/W=74, test no. LTL21373



Color temperature	Lumen multiplier
27K	0.83
30K	0.94
35K	1.00 (Baseline)
40K	1.03

Trim finish	Lumen multiplier
Clear Diffuse (A)	1.01
Matte White (MW)	1.00
Clear Specular (AZ)	1.00
Wheat (WT)	0.98
Brushed Nickel (BN)	0.97
Black Specular (BLZ)	0.96
Antique Bronze (BZA)	0.95
Oil-Rubbed Bronze (ORB)	0.95

COMPATIBLE DIMMER SWITCHES	
Manufacturer	Model number
Synergy®	ISD BC 120/277
Leviton®	IP710-DLX
Lutron®	NFTV-WH For on/off control, this switch requires a power pack. Consult Lutron for more information.

Notes

- Actual performance may differ as a result of end-user environment and application.

MECHANICAL CATALOG SHEETS

PRODUCT SPECIFICATIONS

	GSX13 0181E*	GSX13 0241E*	GSX13 0301B*	GSX13 0361E*	GSX13 0421B*	GSX13 0481B*	GSX13 0601B*	GSX13 0611A*
CAPACITIES								
Nominal Cooling (BTU/h)	18,000	23,000	30,000	36,000	42,000	48,000	60,000	60,000
SEER / EER	13 / 11	13 / 11	13 / 11	13 / 11	13 / 11	13 / 11	13 / 11	13/11
Decibels	75	75	73	74	75	76	77	72
COMPRESSOR								
RLA	6.7	8.4	12.8	14.1	17.9	19.9	25.0	26.4
LRA	41	37	64	77	112	109	134	134
CONDENSER FAN MOTOR								
Horsepower	1/8	1/8	1/8	1/4	1/4	1/4	1/4	1/4
FLA	0.7	0.7	0.7	1.5	1.5	1.5	1.5	1.5
REFRIGERATION SYSTEM								
Refrigerant Line Size ¹								
Liquid Line Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Suction Line Size ("O.D.)	3/4"	3/4"	3/4"	3/8"	1 1/8"	1 1/8"	1 1/8"	7/8"
Refrigerant Connection Size								
Liquid Valve Size ("O.D.)	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"	3/8"
Suction Valve Size ("O.D.) ^{4 5}	3/4"	3/4"	3/4"	3/4" ⁴	7/8" ⁵	7/8" ⁵	7/8" ⁵	3/4"
Valve Type	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat
Refrigerant Charge	58	64	62	64	83	97	100	111
Shipped with Orifice Size	0.051	0.055	0.061	0.070	0.076	0.080	0.086	0.086
ELECTRICAL DATA								
Voltage (60 Hz)	208/230	208/230	208/230	208/230	208/230	208/230	208/230	208/230
Minimum Circuit Ampacity ²	9.1	11.2	16.7	19.1	23.9	26.4	32.8	34.5
Max. Overcurrent Protection ³	15 amps	15 amps	25 amps	30 amps	40 amps	45 amps	50 amps	60 amps
Min / Max Volts	197/253	197/253	197/253	197/253	197/253	197/253	197/253	197/253
Electrical Conduit Size	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"	1/2" or 3/4"
EQUIPMENT WEIGHT (LBS)								
	102	103	115	118	171	175	184	211
SHIP WEIGHT (LBS)								
	117	120	132	135	189	193	202	233

¹ Line sizes denoted for 25' line sets, tested and rated in accordance with AHRI Standard 210/240. For other line-set lengths or sizes, refer to the installation & Operating instructions and/or the long line-set guidelines.

² Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes

³ Must use time-delay fuses or HACR-type circuit breakers of the same size as noted.

⁴ Installer will need to supply 3/4" to 7/8" adapters for suction line connections.

⁵ Installer will need to supply 7/8" to 1 1/8" adapters for suction line connections.

NOTES

- Always check the S&R plate for electrical data on the unit being installed.
- Unit is charged with refrigerant for 15' of 3/4" liquid line. System charge must be adjusted per Installation Instructions Final Charge Procedure.

Goodman®
Air Conditioning & Heating

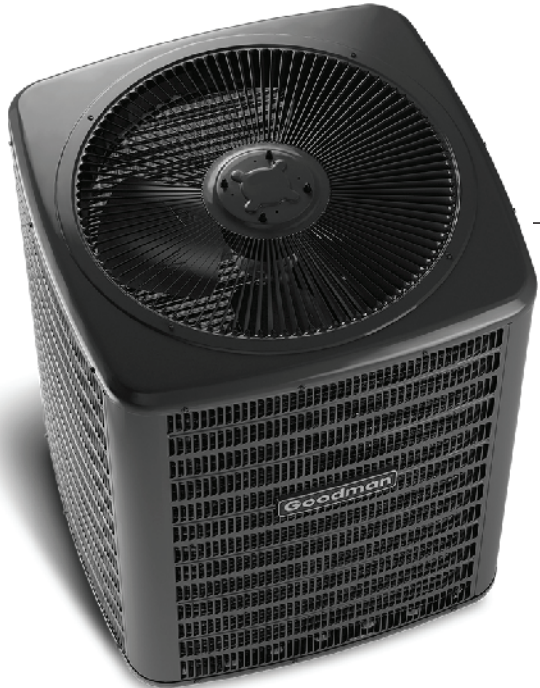
GSX13

SPLIT SYSTEM AIR CONDITIONER
13 SEER / 1½ TO 5 TONS

COOLING CAPACITY: 18,000 - 60,000 BTU/H

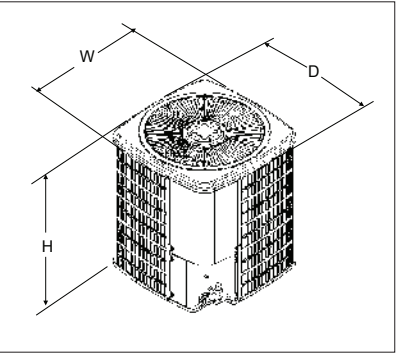
Contents

Nomenclature.....	2
Product Specifications.....	3
Expanded Cooling Data	4
AHRI Ratings	20
Dimensions	49
Wiring Diagrams	50
Accessories	52



PRODUCT SPECIFICATIONS

DIMENSIONS



MODEL	DIMENSIONS		
	W"	D"	H"
GSX130181E*	23	23	25 3/4
GSX130241D*	23	23	25 3/4
GSX130241E*	26	26	27 1/4
GSX130301B*	26	26	27 1/4
GSX130361C*	29	29	28 3/4
GSX130361E*	26	26	27 1/4
GSX130421B*	29	29	36 1/4
GSX130481B*	29	29	36 1/4
GSX130601B*	29	29	40
GSX130611A*	35 1/4	35 1/4	38 1/4

- Standard Features**

 - Energy-efficient compressor
 - Factory-installed filter drier
 - Copper tube/aluminum fin coil
 - Service valves with sweat connections and easy-access gauge ports
 - Contactor with lug connection
 - Ground lug connection
 - AHRI Certified
 - ETL Listed
- Cabinet Features**

 - Goodman® brand louvered sound control top design
 - Heavy-gauge galvanized-steel cabinet
 - Attractive Architectural Gray powder-paint finish with 500-hour salt-spray approval
 - Steel louver coil guard
 - Single-panel access to controls with space provided for field-installed accessories
 - When properly anchored, meets the 2010 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)

Air Flow @ External Static Pressure (0.3 bar)	747 CFM
Air Flow @ External Static Pressure (0.4 bar)	711 CFM
Cooling System	<ul style="list-style-type: none">• R-410A High Efficiency Compressor• Copper Tube with Enhanced Aluminum Fin Coils• Permanently Lubricated, High Efficiency PSC Motor
Heating	<ul style="list-style-type: none">• 80% AFUE Industrial, Quality, Serpentine Design Heat Exchanger with Titanium, Aluminum Stabilized Steel• Direct Spark Ignition with Unique, Single Gas Orifice• Easy View Sight Glass for Diagnostic Lights and Flame<ul style="list-style-type: none">• Diagnostic LEDs Visible Through Furnace Door• Control Board Mounted Out of the Way• Sealed Combustion Chamber
Note	<ul style="list-style-type: none">• Unit must be mounted a minimum of 8" above finished floor.• National Comfort Products offers Architectural Louver Grilles for all models.• Outdoor grilles provided by others must be approved by National Comfort Products to maintain unit performance and warranty coverage.• CPWSA - Wall Sleeve Adapters - Use only with existing wall sleeves that are 48" high.

1 2" deeper cabinet
2 Without Wall Sleeve

National Comfort Products
539 Dunksferry Road,
Bensalem, PA 19020-5908
Phone: 215.244.1400 • **Fax:** 215.639.1674
Email: rtaylor@nrac.com • **Website:**www.nationalcomfortproducts.com

Item # CPG43051-C, Gas Heat & Electric Cooling CPG Series Comfort Pack

Meets 2010 DOE requirements for all units.

Thru-the-Wall Comfort Pack units with heating capacities up to 64,000 BTU/hr. Cooling capacities from 1 to 2.5 tons.



SPECIFICATIONS

Nominal Tonnage	2.5 tons
Height	43 Inch
Width	28 Inch
Depth ¹	31-7/16 in
Rough Opening Height	43-1/2 in
Rough Opening Width ²	29 in
Model	CPG430
Motor Power	1/3 hp
Motor Type	DC
Air Flow @ External Static Pressure (0 bar)	848 CFM
Air Flow @ External Static Pressure (0.1 bar)	816 CFM
Air Flow @ External Static Pressure (0.2 bar)	787 CFM

FINAL SITE PLANS FOR

1193 FLOYD STREET

PART OF THE NW 1/4 SECTION 36, T.1N., R.9E.
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

OWNER:

FLOYD STREET, LLC
30100 TELEGRAPH ROAD
SUITE 366
BINGHAM FARMS, MI 48025
CONTACT: CHUCK DIMAGGIO
PHONE: (248) 433-0575
FAX: (248) 647-2120
EMAIL: CDIMAGGIO@BURTON-KATZMAN.COM

APPLICANT/DEVELOPER:

BURTON-KATZMAN, LLC
30100 TELEGRAPH ROAD
SUITE 366
BINGHAM FARMS, MI 48025
CONTACT: CHUCK DIMAGGIO
PHONE: (248) 433-0575
FAX: (248) 647-2120
EMAIL: CDIMAGGIO@BURTON-KATZMAN.COM

ARCHITECT:

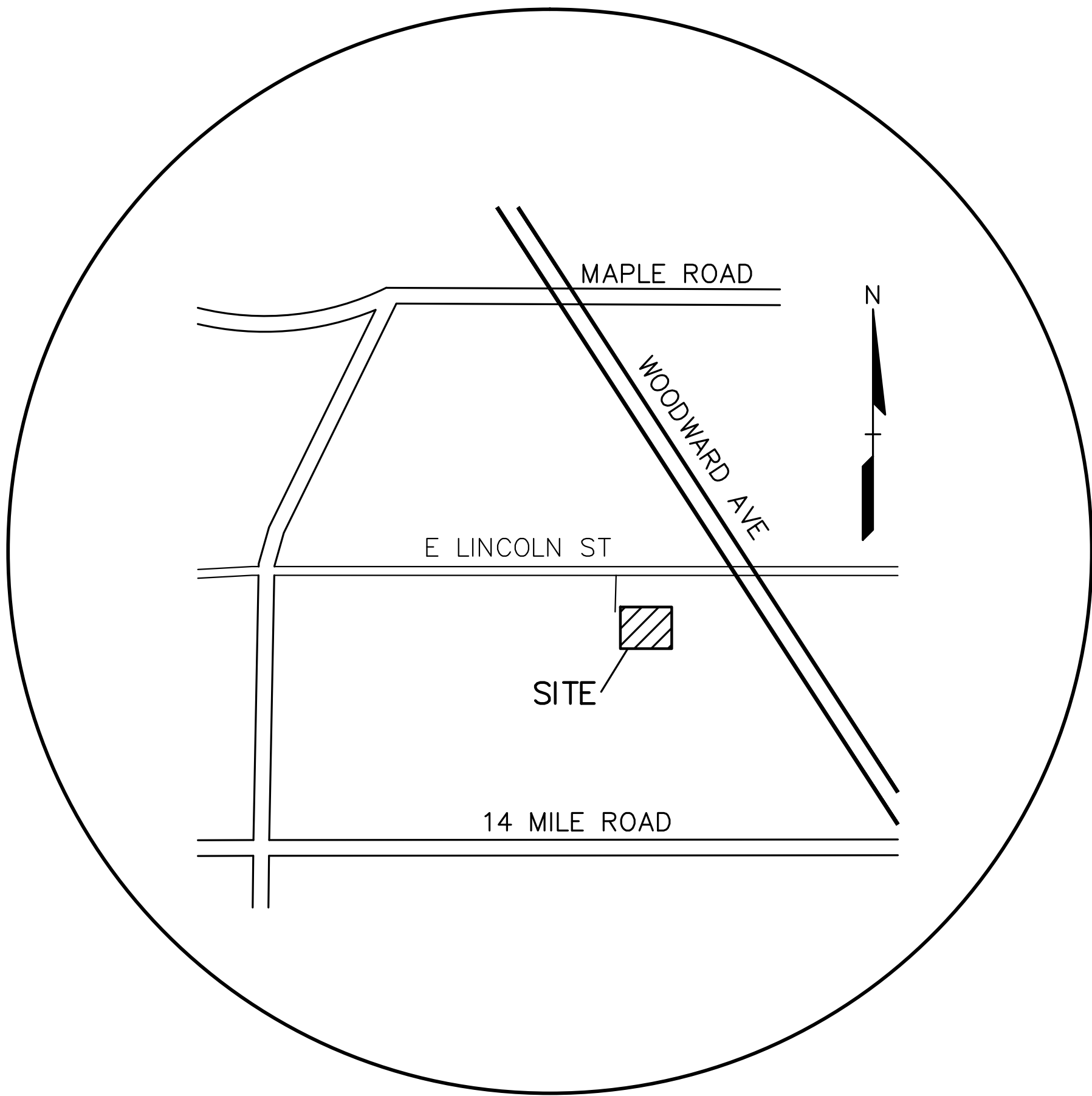
MCINTOSH PORIS ASSOCIATES
36801 WOODWARD
SUITE 200
BIRMINGHAM, MI 48009
CONTACT: ANALISE PIETRAS, LEED AP
PHONE: (248) 258-9346 EXT. 13
FAX: (248) 258-0967
EMAIL: APIETRAS@MCINTOSHPORIS.COM

CIVIL ENGINEER:

PROFESSIONAL ENGINEERING ASSOICATES, INC.
2430 ROCHESTER COURT, SUITE 100
TROY, MI 48083
CONTACT: RACHEL SMITH, PE, LEED AP, CFM
PHONE: (248) 689-9090 EXT. 111
FAX: (248) 689-1044
EMAIL: RACHEL.SMITH@PEAINC.COM

LANDSCAPE ARCHITECT:

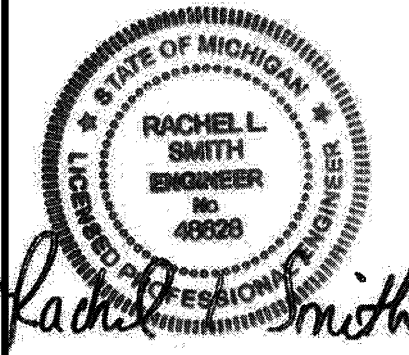
PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2900 E. GRAND RIVER AVENUE
HOWELL, MI 48843
CONTACT: JANET EVANS, LLA
PHONE: (517) 546-8583 EXT. 246
FAX: (517) 546-8973
EMAIL: JEVANS@PEAINC.COM



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:	
C-1.0	COVER SHEET
C-3.0	TOPOGRAPHIC SURVEY
C-4.0	PRELIMINARY SITE PLAN
C-6.0	PRELIMINARY GRADING PLAN
C-9.1	PRELIMINARY UTILITY PLAN
	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
1 OF 1	PHOTOMETRIC PLAN
	BUILDING ELEVATIONS AND FLOOR PLANS

NO.	BY	DATE	REVISIONS
6	DSK	10/01/15	REVISED SITE PLAN
5	RLS	10/01/15	REVISIONS PER ARCHITECT
4	RLS	10/16/15	CLIENT REVIEW
3	DSK	10/16/15	REVISIONS PER ARCHITECT
2	DSK	10/07/15	CITY REVIEW COMMENTS
1	DSK	10/07/15	CITY REVIEW COMMENTS
0	DSK	10/07/15	DATE



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Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

BURTON KATZMAN, LLC
30100 TELEGRAPH ROAD, SUITE 366
BINGHAM FARMS, MI 48025

COVER SHEET
1193 FLOYD STREET
PART OF THE NW 1/4 OF SECTION 36, T.1N., R.9E.,
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

S:\PROJECTS\2015\2015045\DWG\Site Plans\15045-15045.dwg

DES.	RLS	DN.	RLS	SUR.	JW	P.M.	JPB
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ORIGINAL ISSUE DATE:
JUNE 8, 2015

PEA JOB NO. 2015-045

SCALE: 1" = 20'

DRAWING NUMBER:

COVER

FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26125C-05377, EFFECTIVE FEBRUARY 2, 2012.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM#301
MAG NAIL TAG IN SOUTHEAST CORNER OF CONCRETE LIGHT POLE ±30' WEST OF CENTERLINE OF FLOYD STREET ±105' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF BIRMINGHAM YMCA.
ELEV. - 756.64

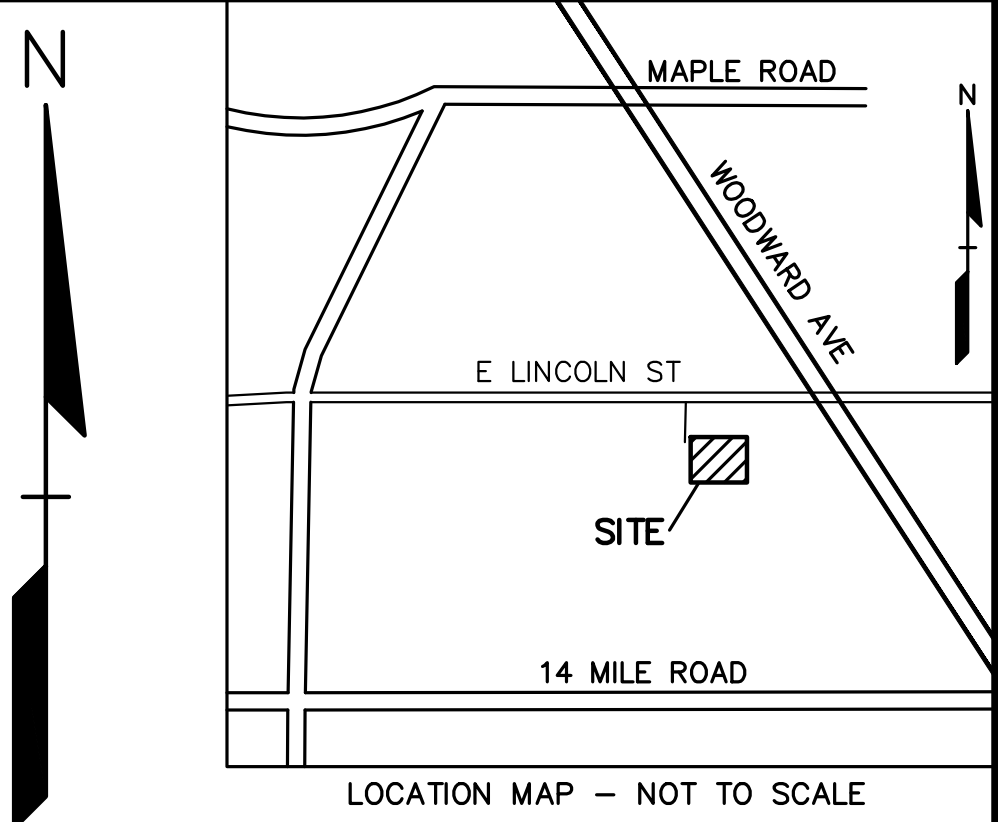
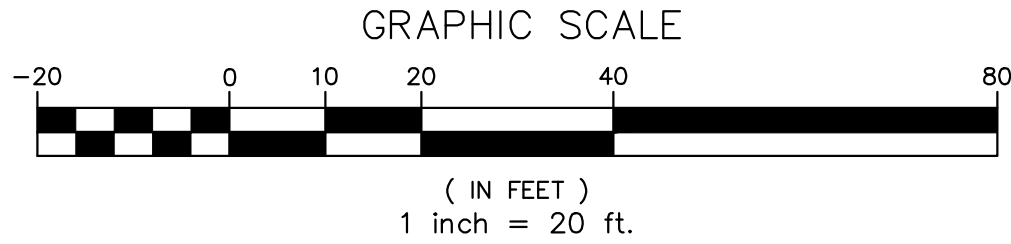
BM#302
SET NAIL AND TAG ON SOUTH SIDE CONCRETE LIGHT POLE ±80' EAST OF CENTERLINE FLOYD STREET ±75' NORTH OF BUILDING #1193.
ELEV. - 758.08

LEGAL DESCRIPTION
(per First American Title Insurance Company, Commitment No.: 693825, Effective Date: February 16, 2015)

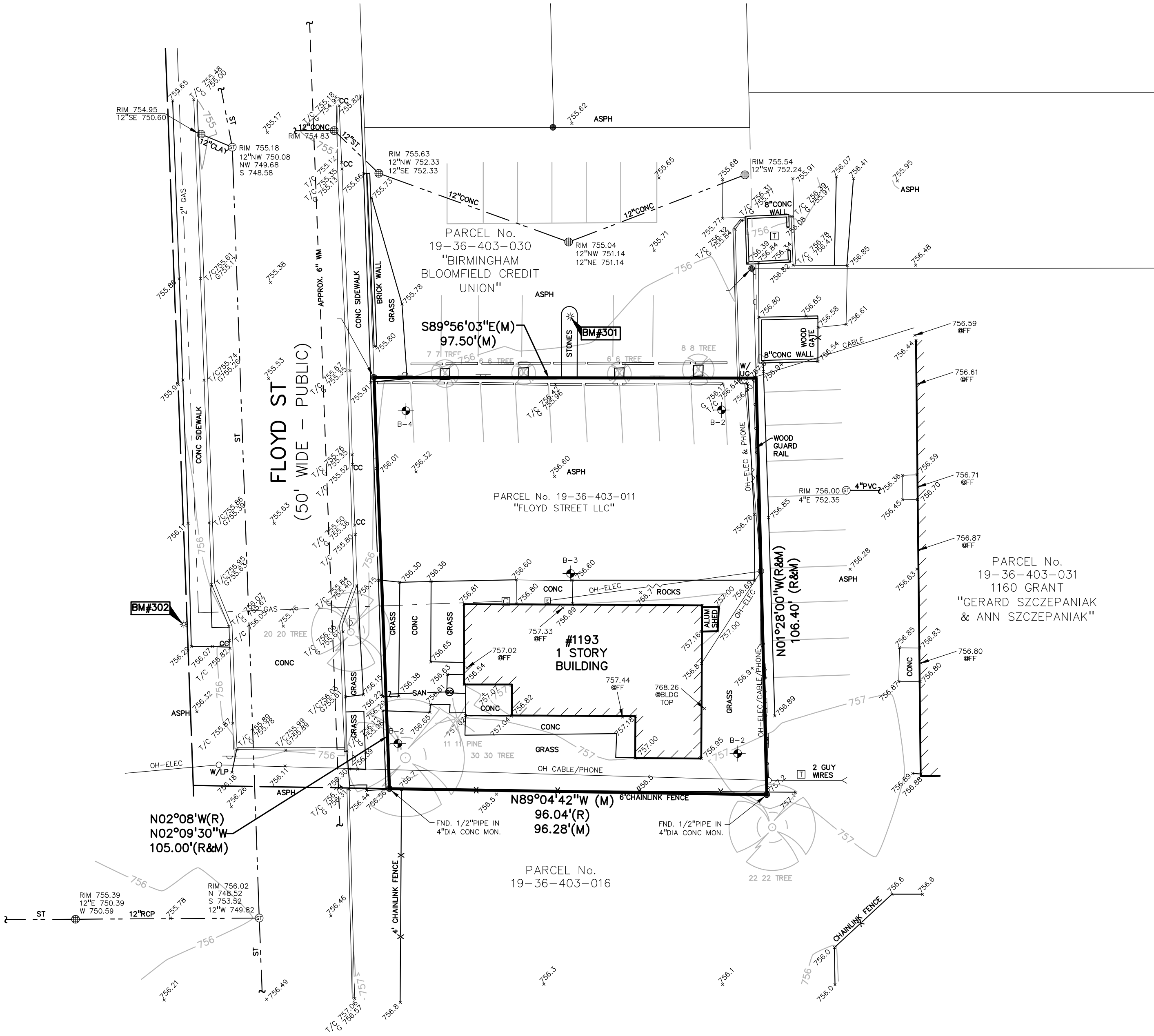
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The South 25 feet of Lot 69 and all of Lots 70 and 71, of BIRMINGHAM-WOODWARD SUBDIVISION, according to the plat thereof as recorded in Liber 40 of Plats, page 23, Oakland County Records.

Tax item No. 19-36-403-011



- LEGEND**
- IRON FOUND
 - ⊗ IRON SET
 - ⊗ NAIL FOUND
 - ⊗ NAIL & CAP SET
 - ⊗ BRASS PLUS SET
 - ⊗ MONUMENT FOUND
 - ⊗ MONUMENT SET
 - ⊗ SEC. CORNER FOUND
 - ⊗ RECORDED
 - ⊗ MEASURED
 - ⊗ CALCULATED
- EXISTING**
- OH-ELEC-W—O— ELEC. PHONE OR CABLE TV G.H. LINE, POLE & GUY WIRE
 - UG-CATV— UG-CATV
 - UG-UG-PHONE— UG-UG-PHONE
 - UG-ELEC— UG-ELEC
 - GAS— GAS MAIN, VALVE & GAS LINE MARKER
 - WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
 - SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM SEWER, CLEANOUT & MANHOLE
 - COMBINED SEWER & MANHOLE
 - CATCH BASIN, INLET, YARD DRAIN
 - POST INDICATOR VALVE
 - WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNIDENTIFIED STRUCTURE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE
 - GUARD RAIL
 - STREET LIGHT
 - SIGN
 - CONC.— CONCRETE
 - ASPH.— ASPHALT
 - GRAVEL— GRAVEL SHOULDER
 - WETLAND



SURVEYOR'S NOTE:
At the time of this survey, approximately 2 feet of snow covered the subject parcel. Some features may have been obscured and may not be shown.

REFERENCE DRAWINGS

PROPOSED SOIL BORING LAYOUT: GOOGLE EARTH SKETCH, G2 PROJECT No. 153021
CABLE - COMCAST MAP 2301-380 DATED 2/19/13
WOW SKETCH ON AERIAL PHOTO RECEIVED 3/25/15
ELECTRIC DTE ENERGY OUTSIDE SALES PRODUCT MAP-301-380, DATED 5/6/15
GAS - CONSUMERS ENERGY QUARTER SECTION MAP 02-60-36-4, DATED 12/15/14
PHONE - AT&T MAP DATED 4/20/2015

NO.	DATE	DESCRIPTION
1	10/07/15	CLIENT REVIEW
2	10/16/15	CLIENT REVIEW
3	10/16/15	CLIENT REVIEW
4	10/16/15	CLIENT REVIEW
5	10/16/15	CLIENT REVIEW
6	10/16/15	CLIENT REVIEW

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BURTON KATZMAN, LLC
30100 TELEGRAPH ROAD, STE 866
BIRMINGHAM, MI 48025

TOPOGRAPHIC SURVEY
1193 FLOYD STREET
PART OF THE NW 1/4 OF SECTION 36, T.17N., R.9E., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

S:\PROJECTS\2015\2015045\DWG\Site Plans\VC-10 TOPO-15045.dwg

DES.	RLS	DN.	RLS	SUR.	JW	P.M.

ORIGINAL ISSUE DATE:
JUNE 8, 2015

PEA JOB NO. 2015-045

SCALE: 1" = 20'

DRAWING NUMBER:
C-1.0

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ELEV. - 756.64

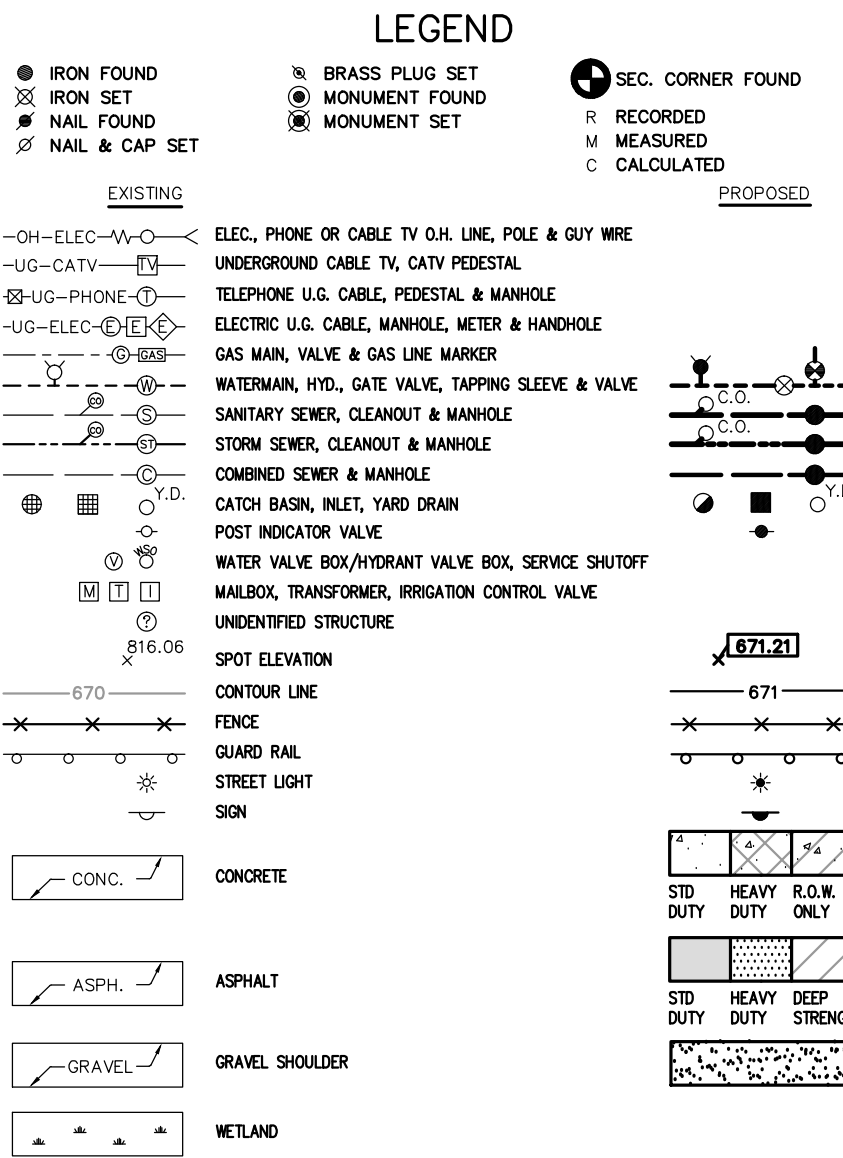
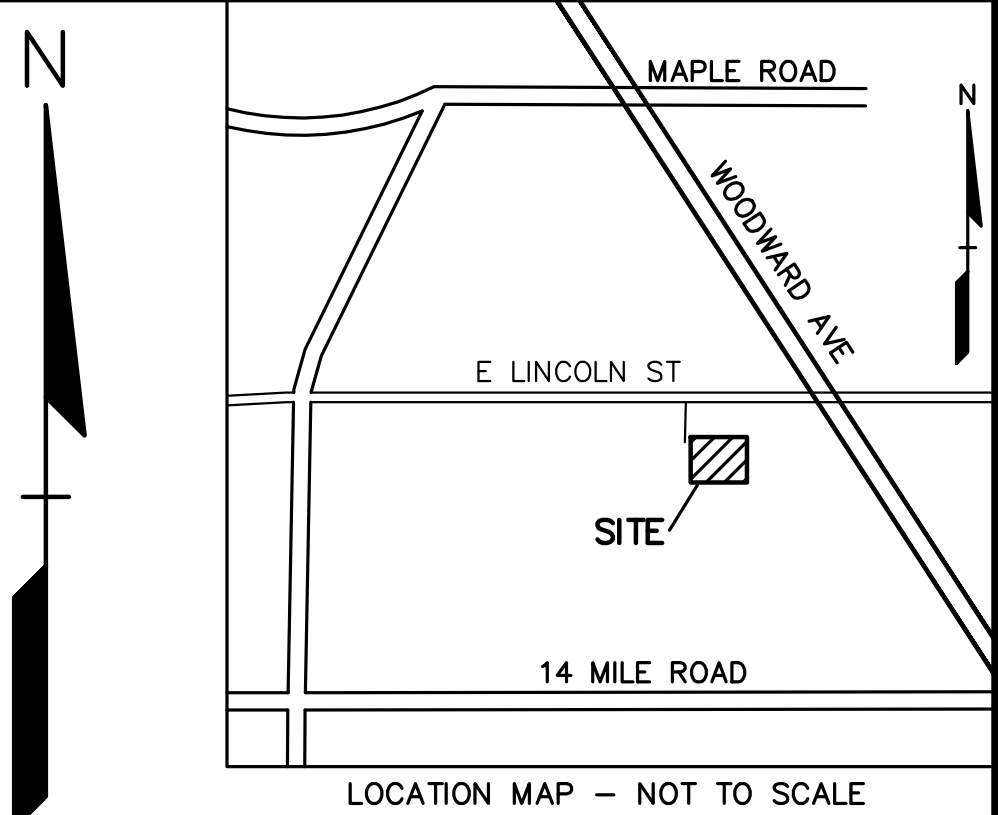
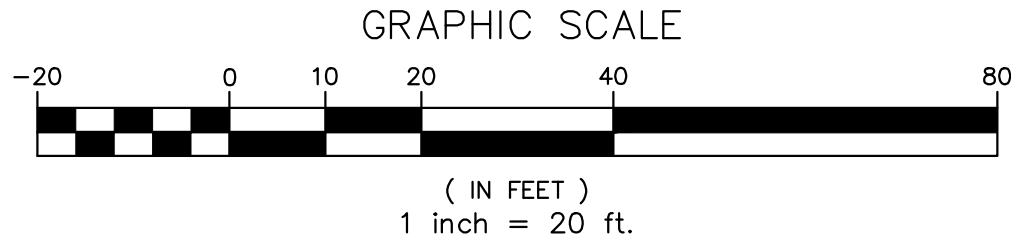
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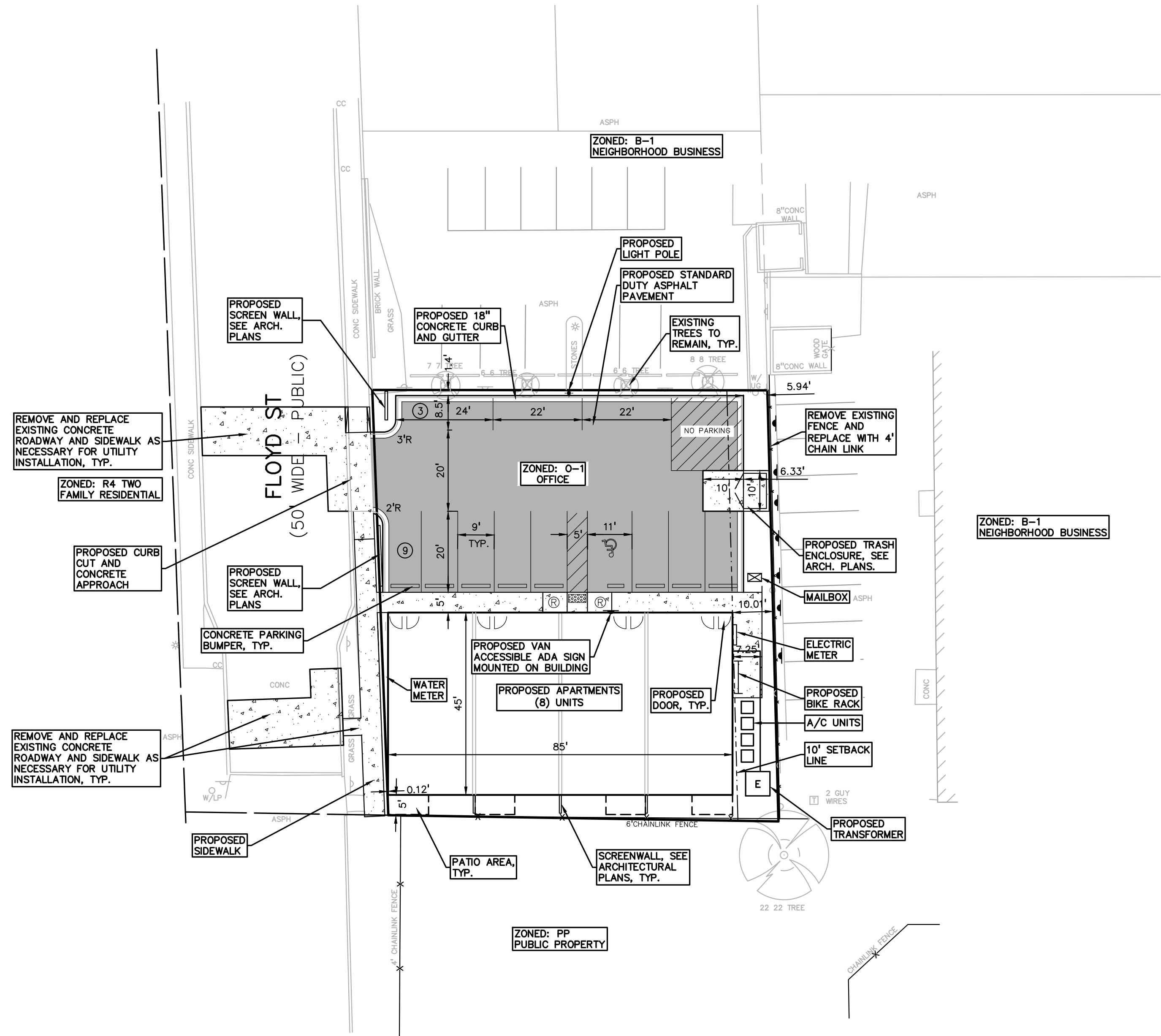
Tax item No. 19-36-403-011



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEET C-9.1 FOR ON-SITE PAVING DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BIRMINGHAM CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.



SITE DATA TABLE:

1) TOTAL SITE AREA	= 0.23 ACRES
2) ZONED:	O-1 (OFFICE)
3) PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
4) BUILDING SETBACKS: REQUIRED:	PROVIDED:
FRONT:	0'
REAR:	10'
SIDE:	5'
5) MAX LOT COVERAGE:	N/A
6) MAX BUILDING HEIGHT:	30', 2 STORIES
PROPOSED:	2 STORIES
7) PARKING: REQUIRED:	1.5 SPACE PER UNIT = 1.5 * 8 = 12 SPACES
PROVIDED:	12 TOTAL SPACES PROVIDED (INCLUDING 1 HC SPACE)

REVISIONS

NO.	DATE	DESCRIPTION
1	10/07/15	CITY REVIEW COMMENTS
2	10/16/15	CITY REVIEW COMMENTS
3	10/16/15	CLIENT REVIEW
4	10/16/15	REVISIONS PER ARCHITECT
5	10/16/15	REVISIONS PER ARCHITECT
6	10/16/15	REVISIONS PER ARCHITECT

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

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUALLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO NOT BE INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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BURTON KATZMAN, LLC
30100 TELEGRAPH ROAD, STE 866
BIRMINGHAM, AL 35226

PRELIMINARY SITE PLAN
1193 FLOYD STREET
PART OF THE NW 1/4 OF SECTION 36, T.17N, R.9E.,
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

DES.	RLS	DN.	RLS	SUR.	JW	P.M.	JPB
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ORIGINAL ISSUE DATE:
JUNE 8, 2015

PEA JOB NO. 2015-045

SCALE: 1" = 20'

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015045\DWG\15045_TPOBASE.DWG
XREF: S:\PROJECTS\2015\2015045\DWG\15045_SITE_PLANS\VV-BASE-15045.DWG
XREF: S:\PROJECTS\2015\2015045\DWG\15045_SITE_PLANS\VV-TBLK-15045.DWG

FLOOD NOTE:
BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26125C-0537F, EFFECTIVE FEBRUARY 2, 2012.

BENCHMARKS
(GPS DERIVED - NAVD88)

BM#301
MAG NAIL TAG IN SOUTHEAST CORNER OF CONCRETE LIGHT POLE ±30' WEST OF CENTERLINE OF FLOYD STREET ±105' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF BIRMINGHAM YMCA.
ELEV. - 756.64

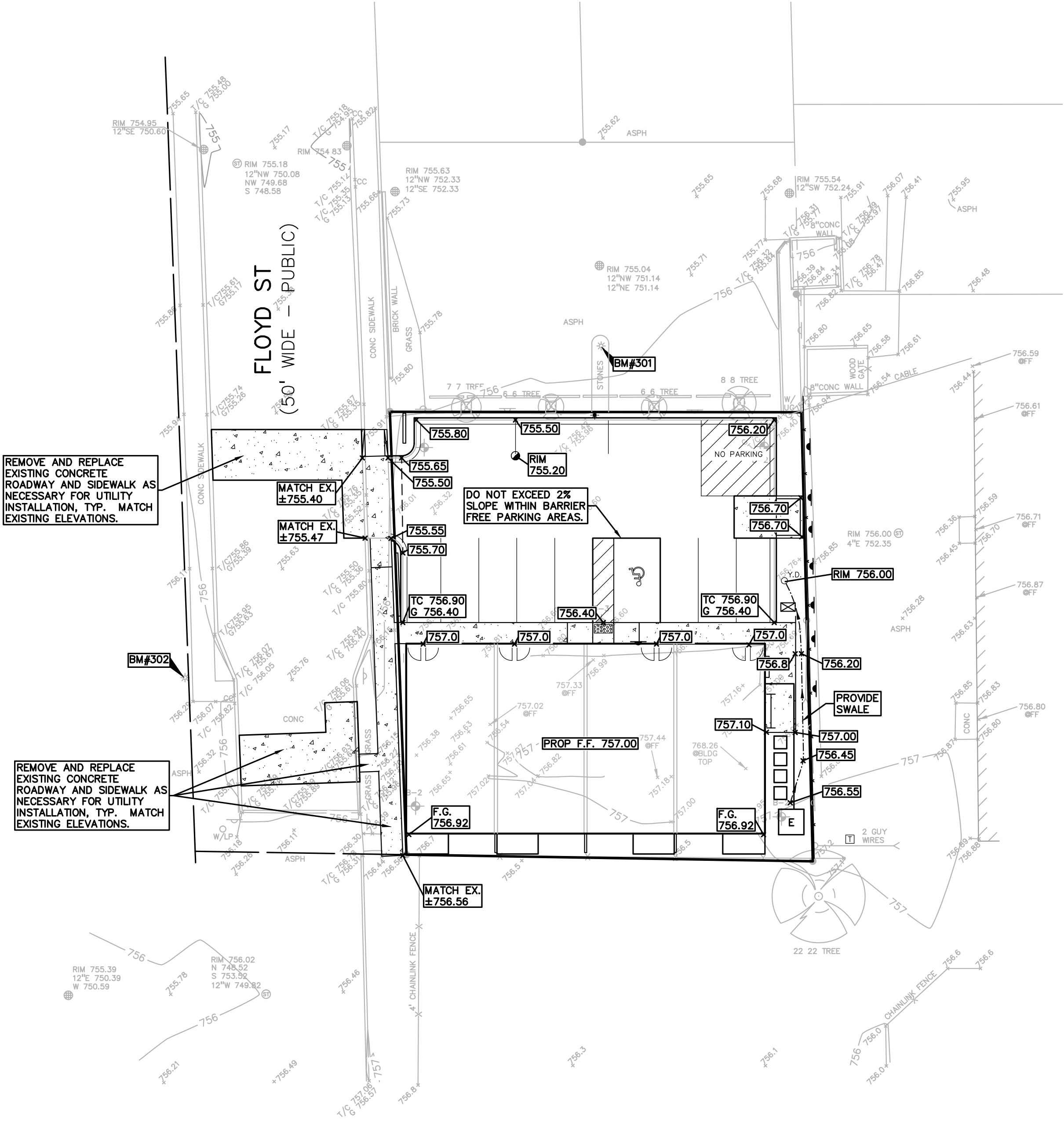
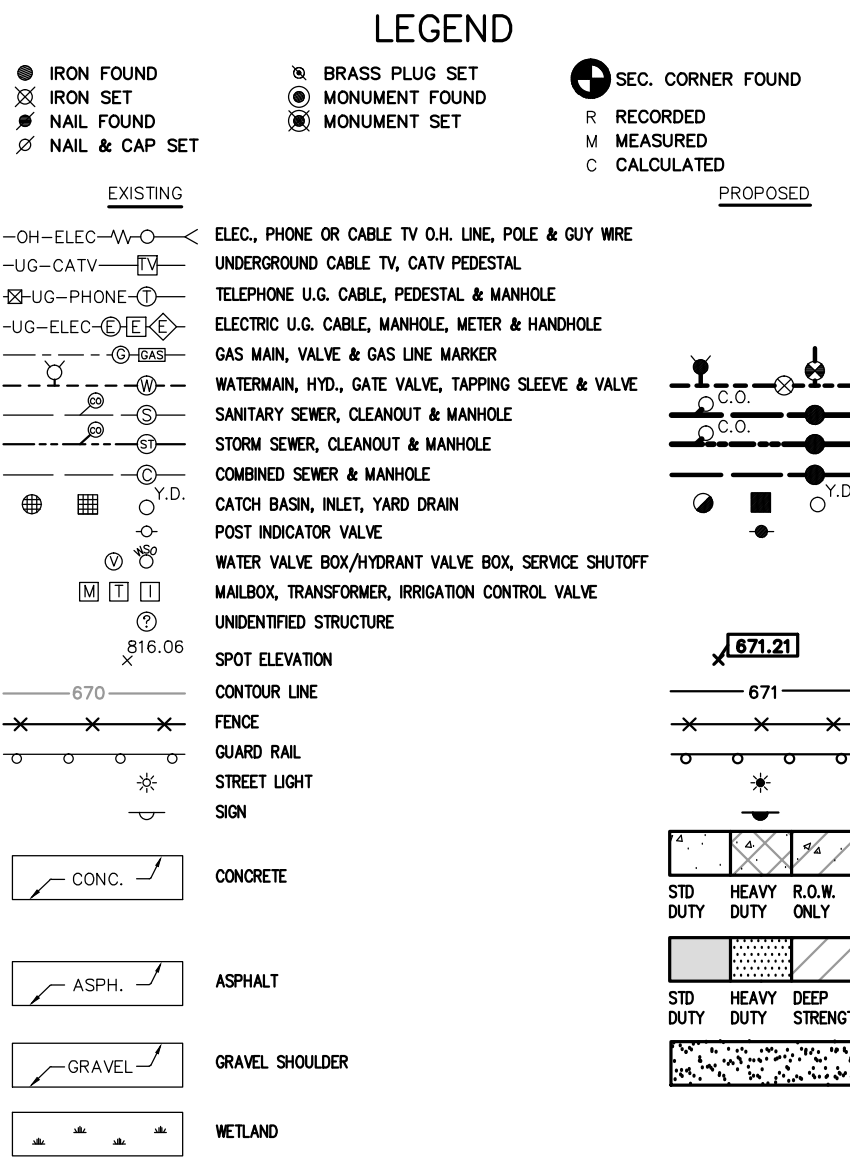
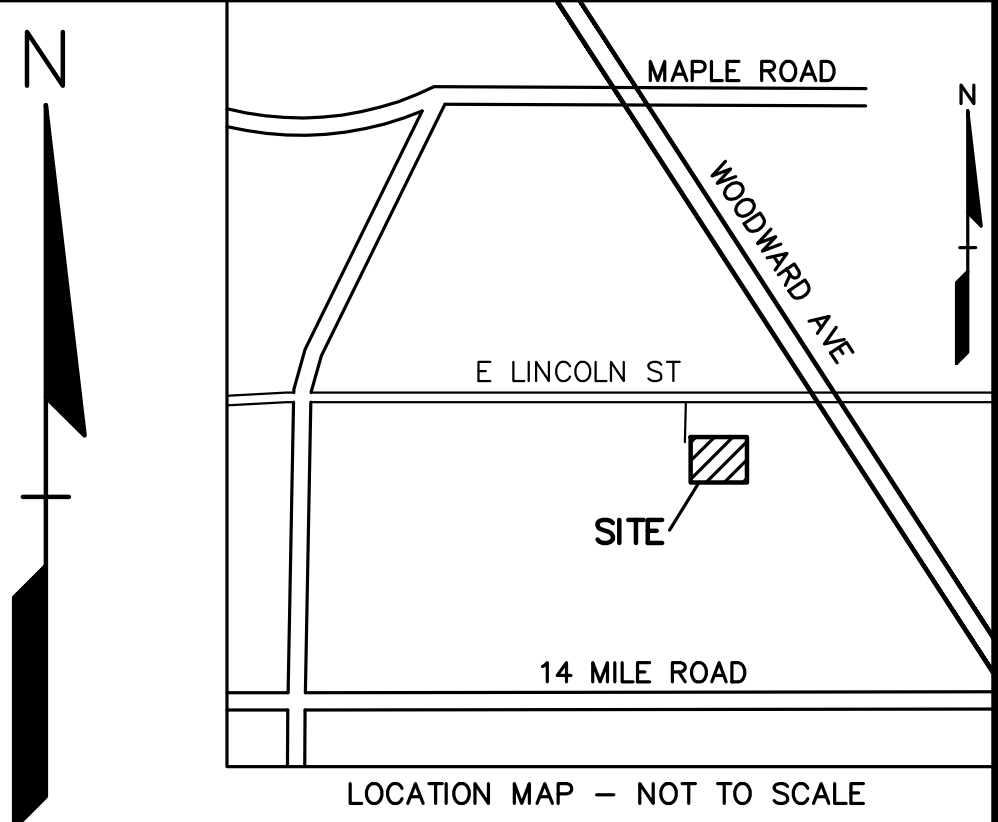
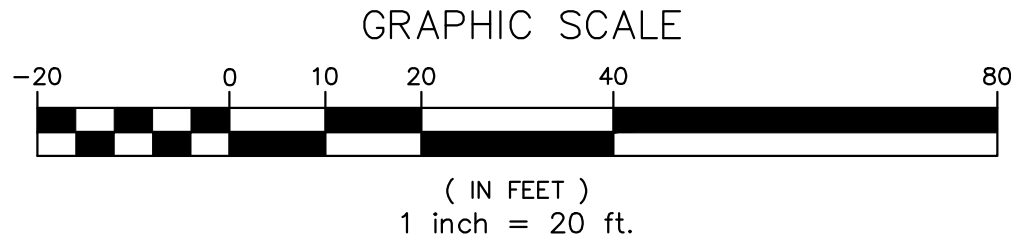
BM#302
SET NAIL AND TAG ON SOUTH SIDE CONCRETE LIGHT POLE ±80' EAST OF CENTERLINE FLOYD STREET ±75' NORTH OF BUILDING #1193.
ELEV. - 758.08

LEGAL DESCRIPTION
(per First American Title Insurance Company, Commitment No.: 693825, Effective Date: February 16, 2015)

The land referred to in this Commitment, situated in the County of Oakland, City of Birmingham, State of Michigan, is described as follows:

The South 25 feet of Lot 69 and all of Lots 70 and 71, of BIRMINGHAM-WOODWARD SUBDIVISION, according to the plat thereof as recorded in Liber 40 of Plats, page 23, Oakland County Records.

Tax item No. 19-36-403-011

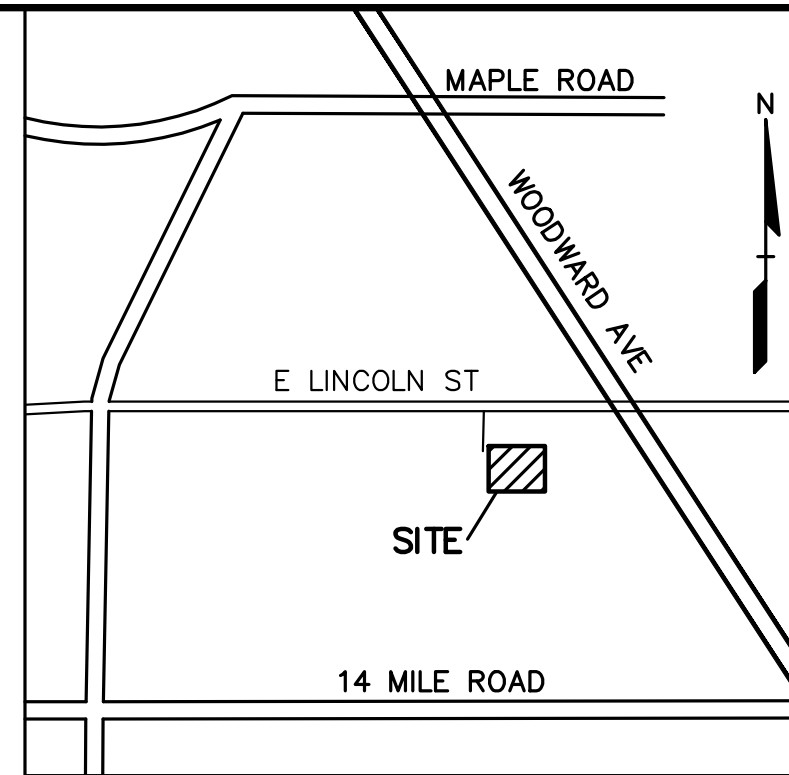
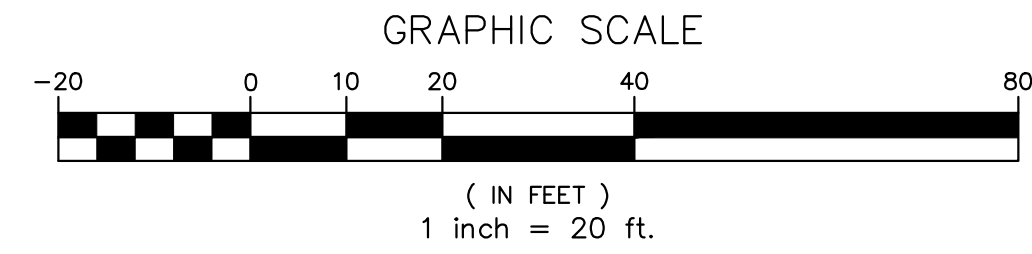
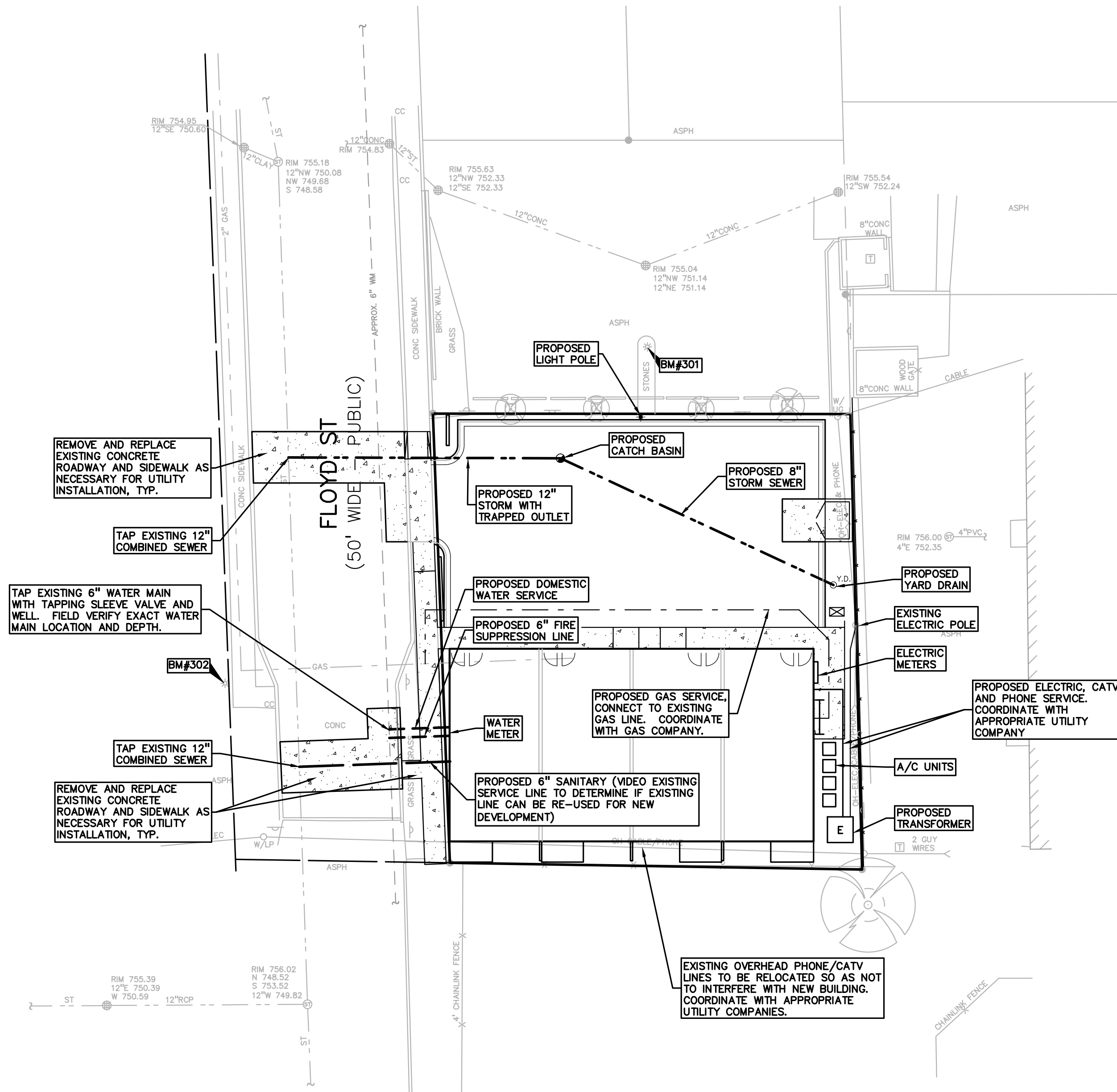


BY GRAPHICAL PLOTTING, THE SUBJECT PARCEL LIES WITHIN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP 26125C-0537f, EFFECTIVE FEBRUARY 2, 2012.

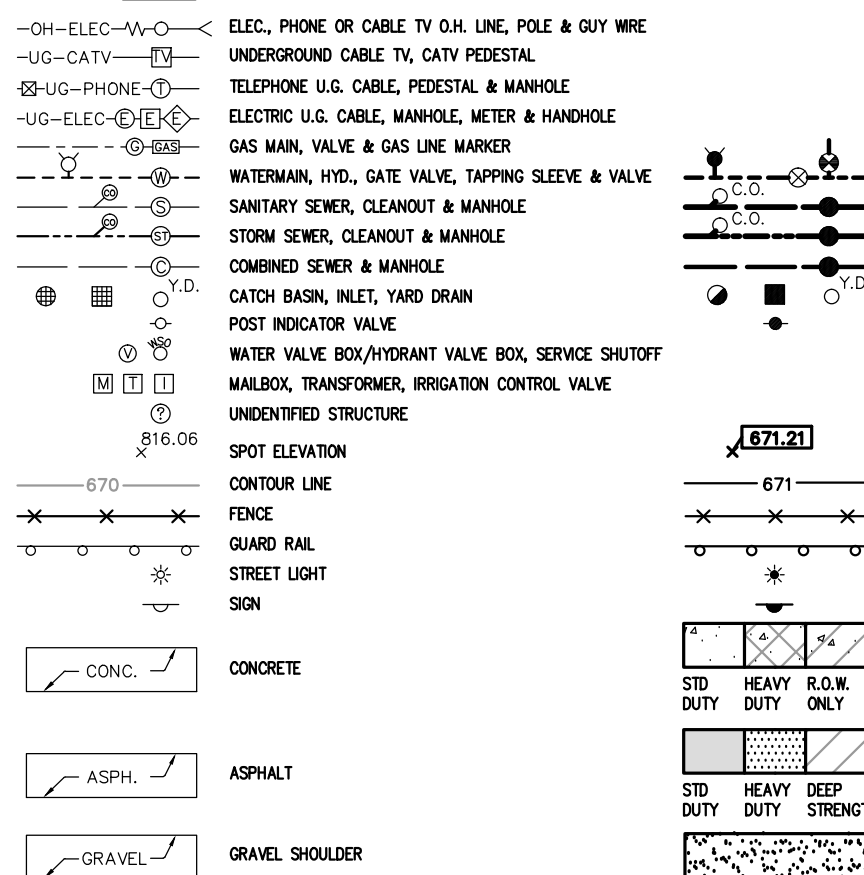
BM#301
MAG NAIL TAG IN SOUTHEAST CORNER OF
CONCRETE LIGHT POLE $\pm 30'$ WEST OF
CENTERLINE OF FLOYD STREET $\pm 105'$
SOUTHEAST OF SOUTHEAST BUILDING
CORNER OF BIRMINGHAM YMCA.
ELEV. - 756.64

SET NAIL AND TAG ON SOUTH SIDE
CONCRETE LIGHT POLE $\pm 80'$ EAST OF
CENTERLINE FLOYD STREET $\pm 75'$ NORTH
OF BUILDING #1193.
ELEV. - 758.08

Tax item No. 19-36-403-011



● IRON FOUND ✕ BRASS PLUG SET ● SEC. CORNER FOUND
 ✕ IRON SET ● MONUMENT FOUND R RECORDED
 ● NAIL FOUND ✕ MONUMENT SET M MEASURED
 ✕ NAIL & CAP SET
 EXISTING PROPOSED



"PROPOSED SOIL BORING LAYOUT" GOOGLE EARTH SKETCH, G2 PROJECT No. 153021
CABLE COMCAST MAP 2301-380 DATED 2/19/13
WOW SKETCH ON AERIAL PHOTO RECEIVED 3/25/15
ELECTRIC DTE ENERGY OUTSIDE SALES PRODUCT MAP 301-380, DATED 5/6/15
GAS CONSUMERS ENERGY QUARTER SECTION MAP 02-60-36-4, DATED 12/15/14
PHONE AT&T MAP DATED 4/20/2015

At the time of this survey, approximately 2 feet of snow covered the subject parcel. Some features may have been obscured and may not be shown.

2. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF BIRMINGHAM.
3. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
4. ALL WATER MAIN AND FITTINGS (4" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
5. ALL WATER MAIN SHALL BE PROVIDED WITH 5.5' OF COVER UNLESS OTHERWISE NOTED.
6. ALL FIRE HYDRANTS SHALL BE PER CITY OF BIRMINGHAM STANDARDS.
7. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GASKETS, BLOW OFFS, ETC. FOR WATER MAIN BE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF BIRMINGHAM.
8. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER AND SEWER DEPARTMENT AT (313) 833-4682 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.
9. ALL SANITARY SEWER LEADS SHALL BE POLYETHYLENE GLYCOL (PE) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3034 UNLESS OTHERWISE NOTED.
10. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.W. #1665 BOX OR EQUAL.
11. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH PREMIUM JOINTS, UNLESS OTHERWISE NOTED.
12. ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLEED JOINTS UNLESS OTHERWISE NOTED.
13. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
14. THE CITY OF BIRMINGHAM STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. THE CONTRACTOR TO REFER TO THE CITY OF BIRMINGHAM STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

No.	BT	CHK	DESCRIPTION	DATE
6	DSK	RS	REVISED SITE PLAN	02/01/08
5	DSK	RS	PER PLANNING COMMISSION COMMENTS	11/10/05
4	RLS	RS	REVISIONS PER ARCHITECT	10/16/05
3	DSK	RS	CLIENT REVIEW	10/16/05
2	DSK	RS	CLIENT REVIEW	10/07/05
1	DSK	RS	CITY REVIEW COMMENTS	06/24/05

REVISIONS

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website: www.peainc.com

BURTON KATZMAN, LLC
30100 TELEGRAPH ROAD, STE 366
BINGHAM FARMS, MI 48023

PRELIMINARY UTILITY PLAT

1193 FLOYD STREET
A PART OF THE NW 1/4 OF SECTION 36, T.1N., R.9E.,
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

S	DIN.	R/LS	SUR.	JW	P.M.M.
5045	1193 FLOYD STREET - EPPUONG ST. PERM (V-C-0)	UTILITY	EPPUONG	AWG	

ORIGINAL ISSUE DATE:
JUNE 8, 2015

PEA JOB NO. 2015-045

SCALE: 1" = 20'

DRAWING NUMBER:

C-6.0

NOT FOR CONSTRUCTION

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XREF: S:PROJECTS\2015\2015045\DWG\15045 TOPOBASE.DWG
XREF: S:PROJECTS\2015\2015045\DWG\SITE PLANS\X-BASE-15045.DWG
XREF: S:PROJECTS\2015\2015045\DWG\SITE PLANS\X-TBLK-15045.DWG
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GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (811) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING GROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. SAND SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
5. EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY WITH THE FIELD ENGINEER PRIOR TO INSTALLATION.

STORM SEWER NOTES:

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

WATER MAIN NOTES:

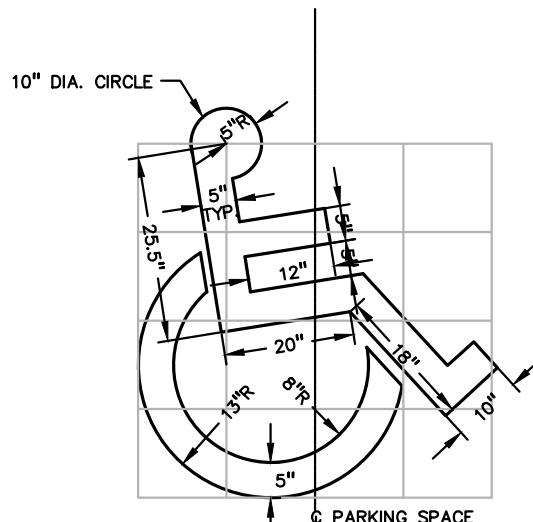
1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
3. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
4. ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
5. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
6. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY SEWER OR STRUCTURE.
7. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.

SANITARY SEWER NOTES:

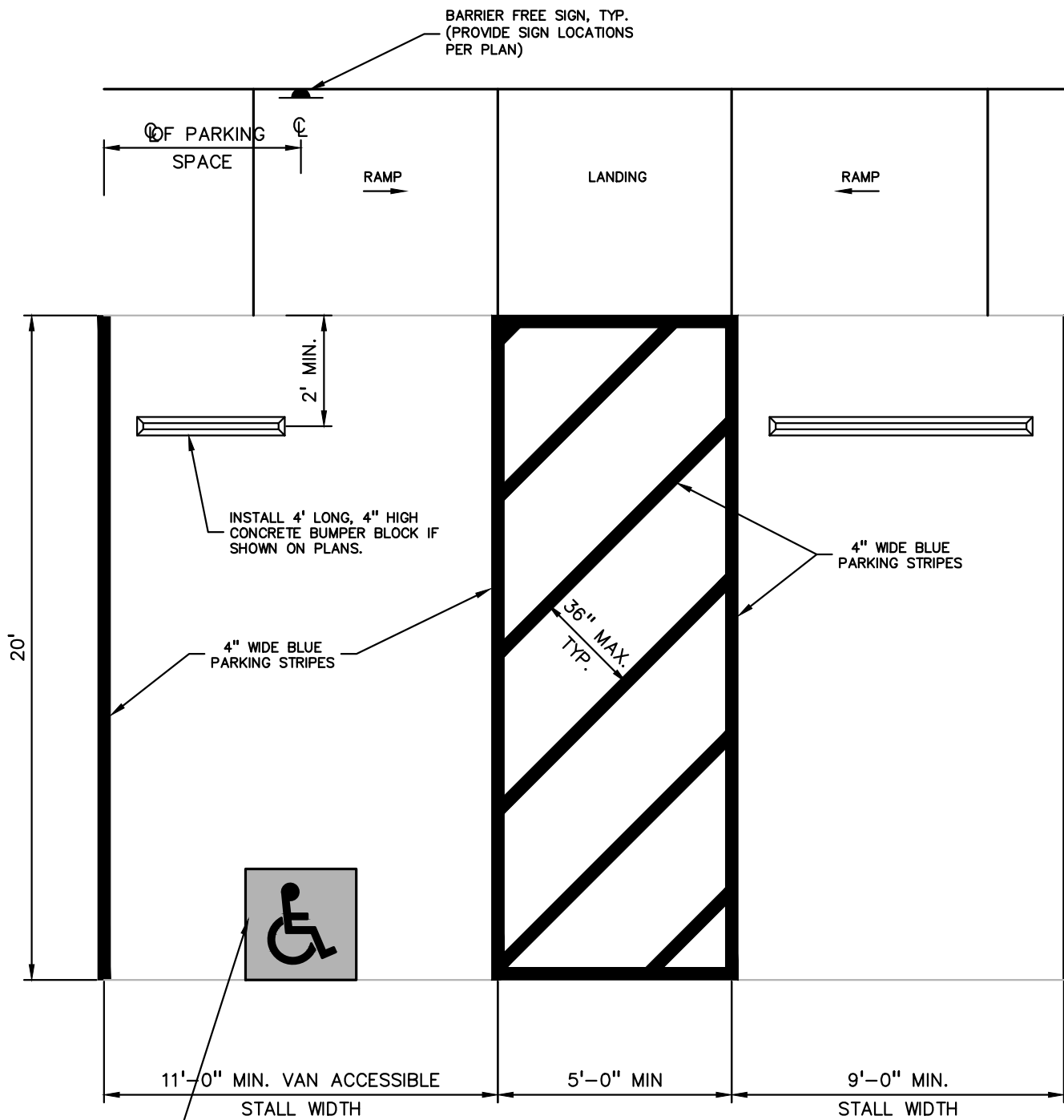
1. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 AT 1.00% MINIMUM SLOPE.
2. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.
3. INSTALL ALL SEWER AND LEADS ON 'CLASS B' BEDDING. REFER TO CITY OF BIRMINGHAM SEWER DETAIL SHEET.
4. REFER TO CITY OF BIRMINGHAM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.



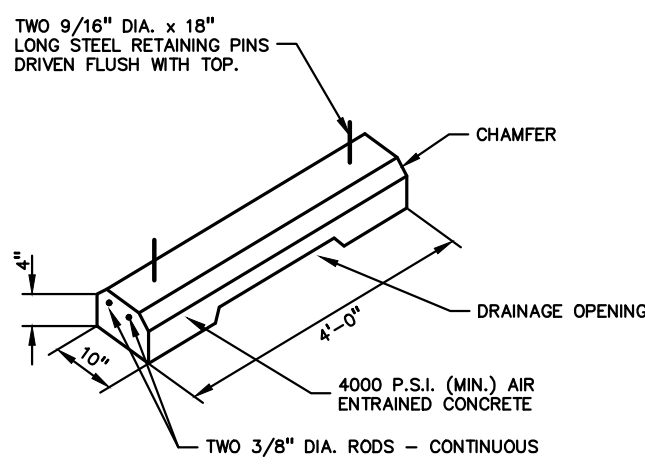
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



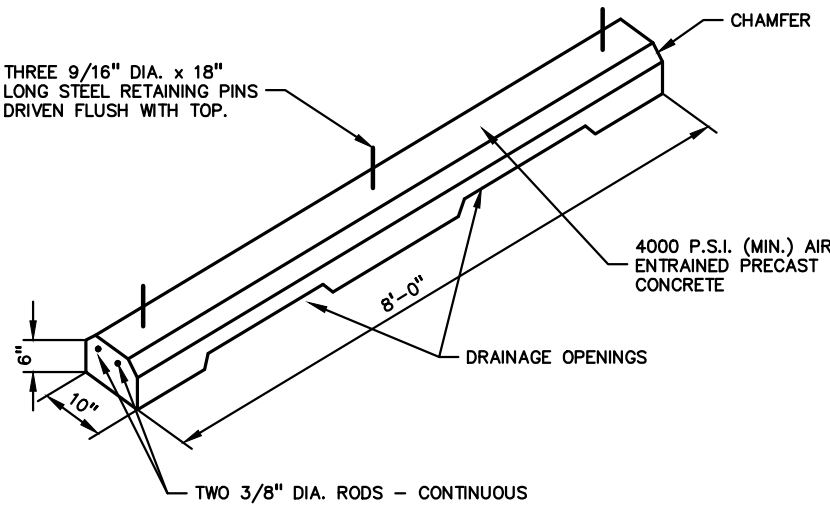
STANDARD "BARRIER FREE" SYMBOL FOR PARKING SPACE
NOT TO SCALE



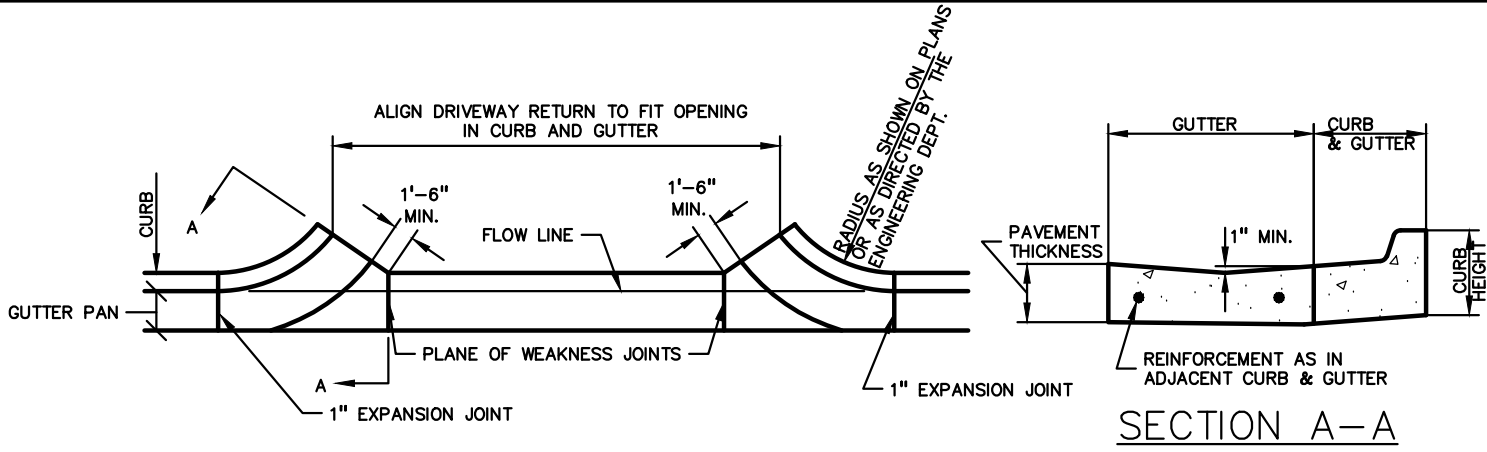
UNIVERSAL BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE



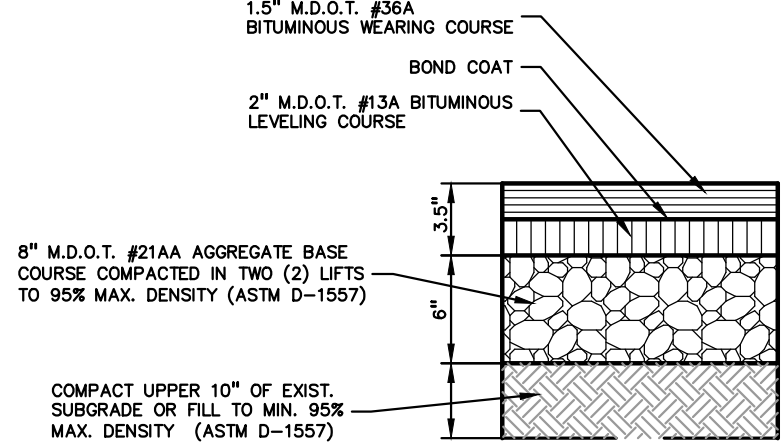
CONCRETE PARKING BUMPER AT BARRIER FREE SPACES
NOT TO SCALE



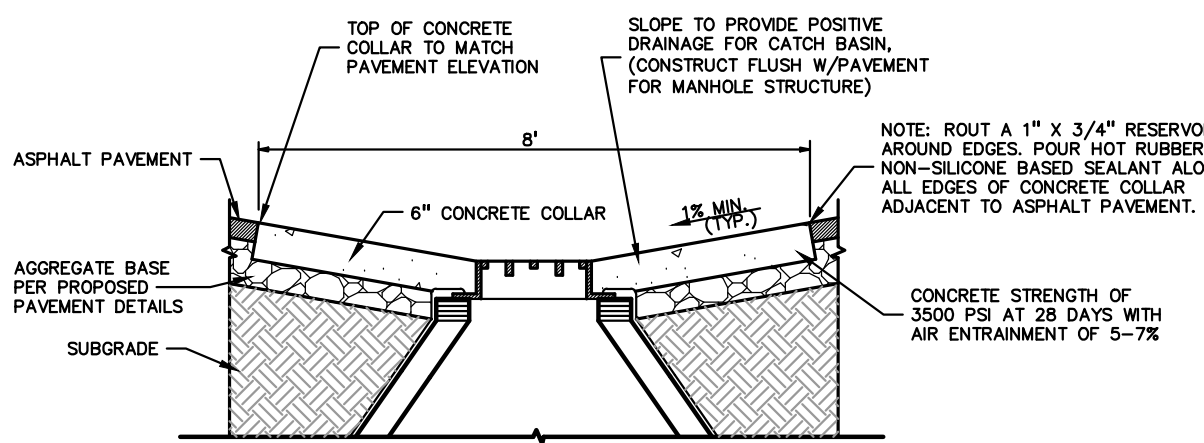
CONCRETE PARKING BUMPER
NOT TO SCALE



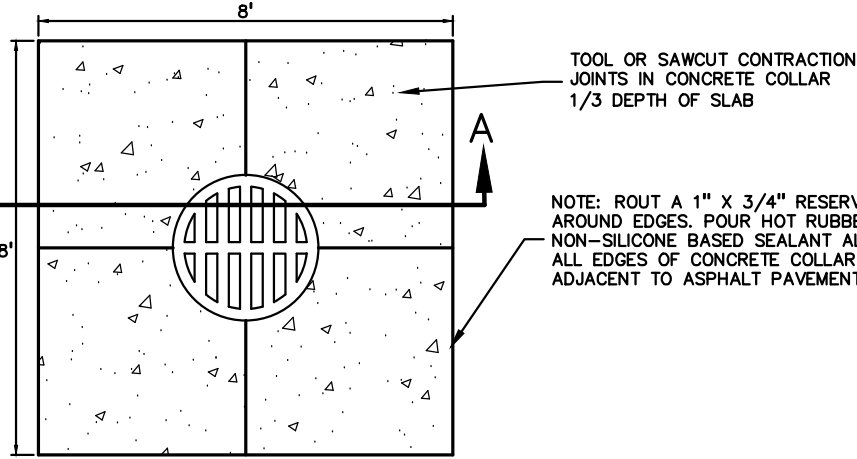
M.D.O.T. DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE



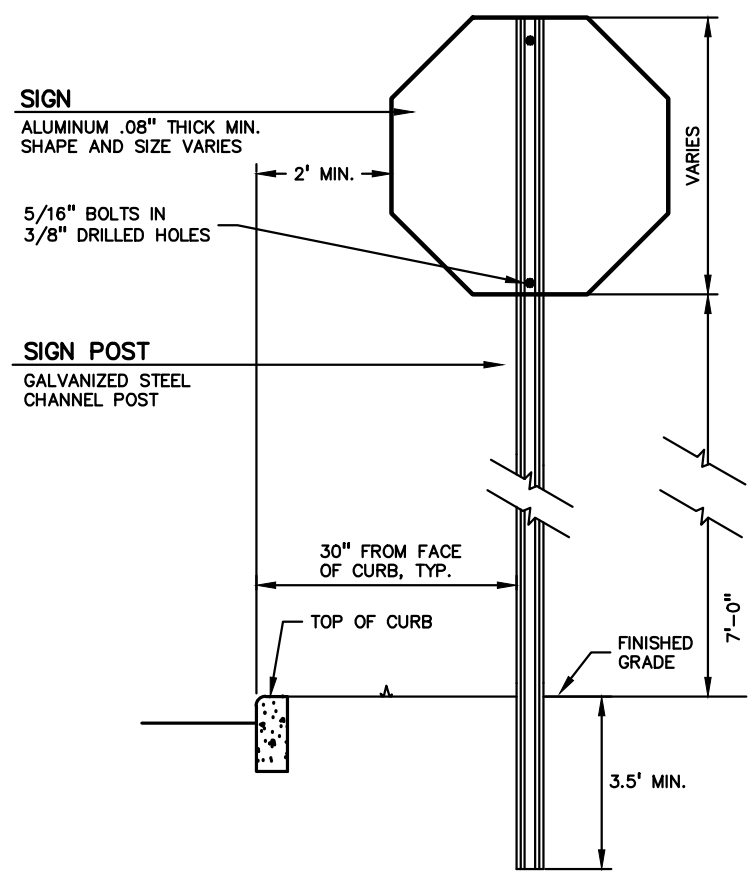
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE



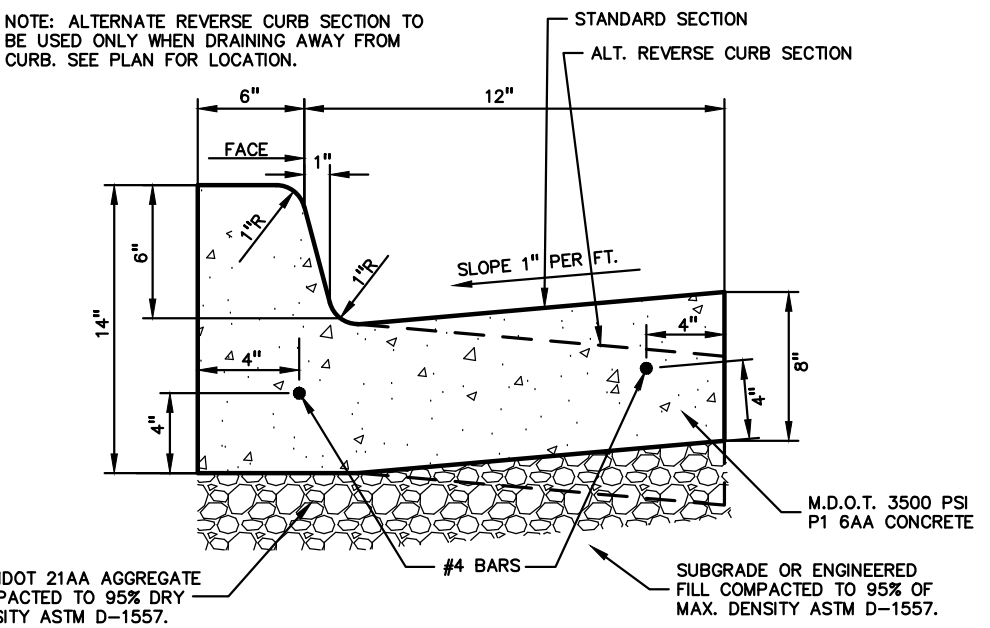
SECTION "A-A"
NOT TO SCALE



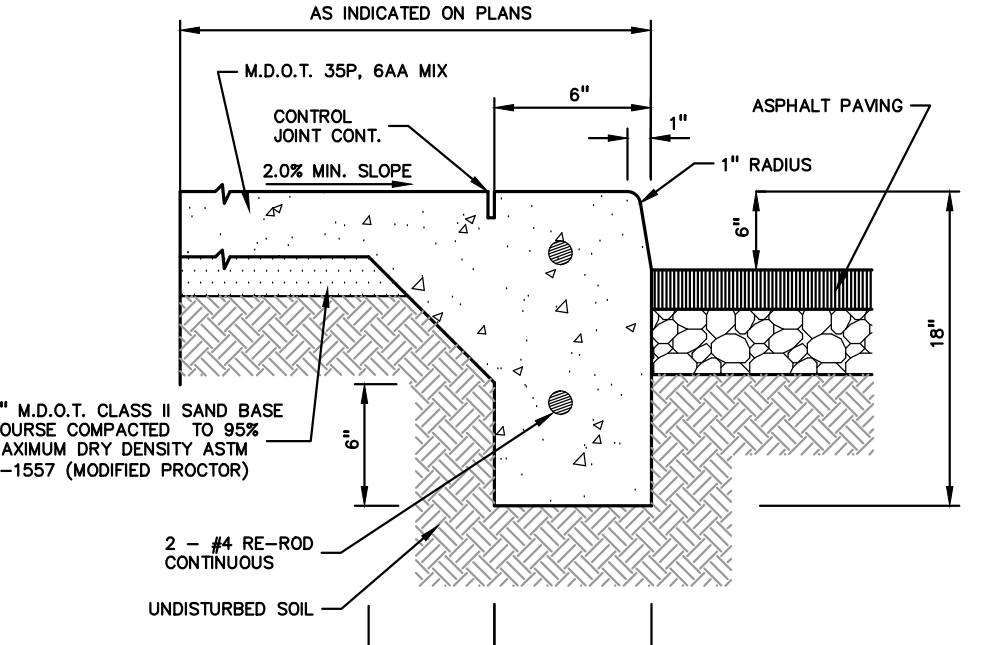
CONCRETE COLLAR AT CATCH BASIN DETAIL
NOT TO SCALE



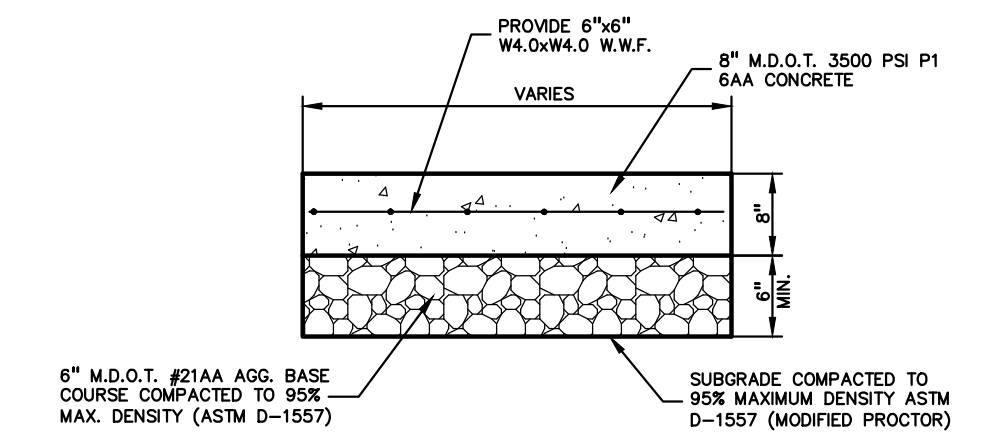
SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE



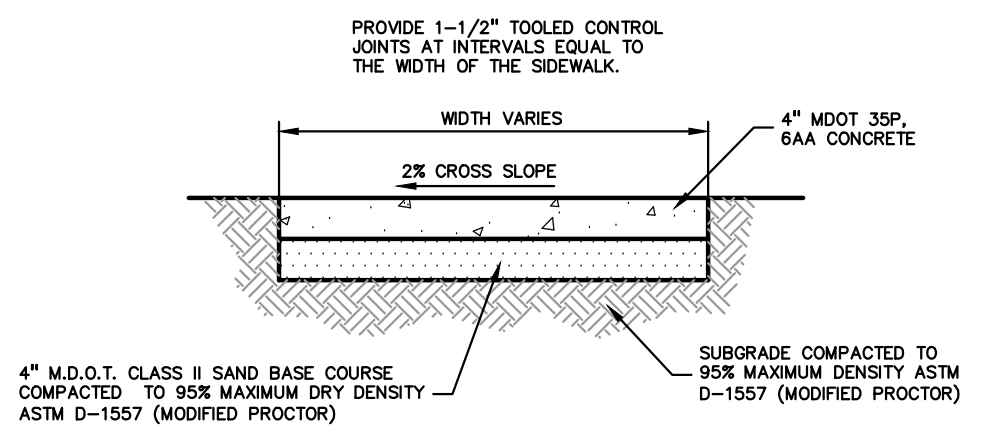
18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE



INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

NO.	BY	DATE	REVISIONS
1	DKS	10/07/15	CITY REVIEW COMMENTS
2	DKS	10/16/15	CLIENT REVIEW
3	DKS	10/16/15	REVISIONS PER ARCHITECT
4	DKS	10/16/15	REVIEW SITE PLAN
5	DKS	10/16/15	REVISIONS PER ARCHITECT

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website: www.peainc.com

BURTON KATZMAN, LLC
30100 TELEGRAPH ROAD, SUITE 366
BIRMINGHAM, AL 35243
NOTES AND DETAILS
1193 FLOYD STREET
PART OF THE NW 1/4 OF SECTION 36, T.1N, R.9E.,
CITY OF BIRMINGHAM, OKLAHOMA COUNTY, MICHIGAN
S:\PROJECTS\2015\2015045\DWG\Site Plans\V-BASE-15045.DWG
DES. RLS DN SUR JW P.M. JPB
DATE 10/16/15

ORIGINAL ISSUE DATE:
JUNE 8, 2015

PEA JOB NO. 2015-045



SCALE: NONE

DRAWING NUMBER:

C-9.1

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2015\2015045\DWG\15045 TOP-BASE.DWG
XREF: S:\PROJECTS\2015\2015045\DWG\15045 SITE PLANS\V-BASE-15045.DWG
XREF: S:\PROJECTS\2015\2015045\DWG\15045 SITE PLANS\V-TBLK-15045.DWG

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Description	Catalog Number	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	LB	9	Lithonia Lighting	6" REALITY LED RECESSED DOWNLIGHT MODULE WITH 1000 NOMINAL LUMENS, 3500K LEDs, AND 0.65 SPACING CRITERION BEAM	REAL6C_D6MW_ESL_1000L_35K_6SSC	ONE 14-WATT LED	1	REAL6C_D6MW_ESL_1000L_35K_6SSC.ies	1058	0.9	14.2
	LC	1	Lithonia Lighting	DSX0 LED WITH (2) 20 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, @ 530mA WITH HOUSE SIDE SHIELD	DSX0_LED_40C_530_30K_T4M_MVOLT_HS	LED	1	DSX0_LED_40C_530_30K_T4M_MVOLT_HS.ies	4415	0.8	67.92

Luminaire Locations				
Label	X	Y	MH	Orientation
LB	10120.89	10087.77	10.00	0.00
LB	10124.84	10087.77	10.00	0.00
LB	10142.14	10087.77	10.00	0.00
LB	10146.09	10087.77	10.00	0.00
LB	10174.95	10087.77	10.00	0.00
LB	10178.90	10087.77	10.00	0.00
LB	10195.92	10087.77	10.00	0.00
LB	10199.87	10087.77	10.00	0.00
LC	10159.78	10141.09	16.00	180.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL LTG VALUES AT GRADE	+	0.2 fc	4.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	0.8 fc	1.6 fc	0.3 fc	5.3:1	2.7:1
PROPERTY LINE 6' ABOVE GRADE	+	0.0 fc	0.9 fc	0.0 fc	N/A	N/A

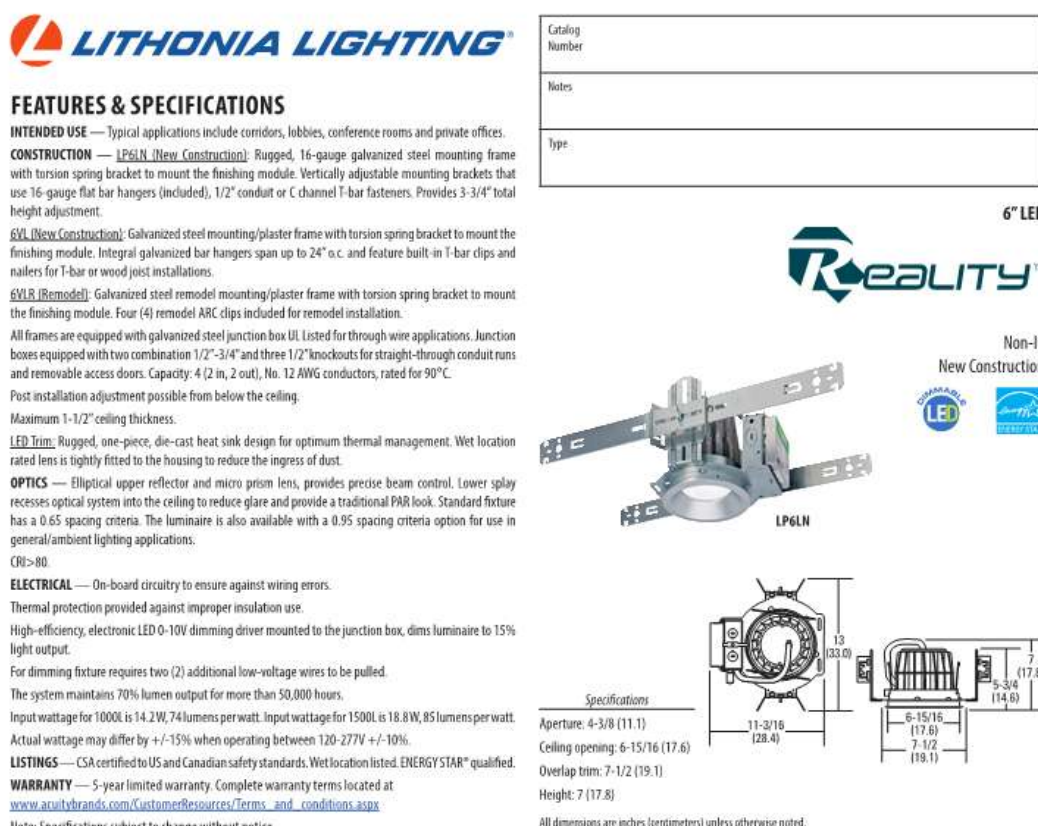
Note

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE 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. GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS. POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS. 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 MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



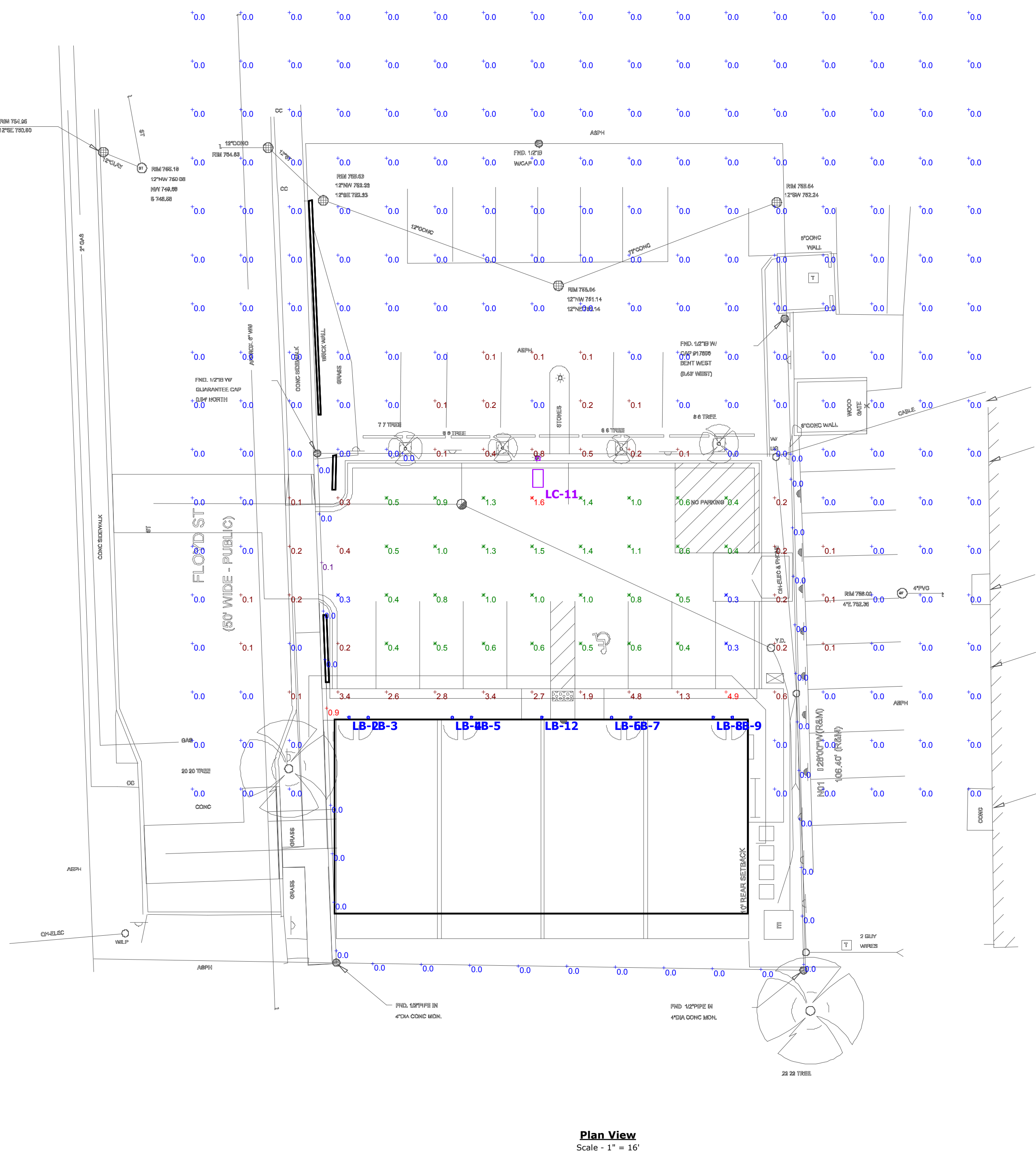
Ordering Information									
EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA D0XB0									
Series	LED	Color temp	Color temperature	Technology	Voltage	Mounting			
DSX0 LED	Forward optics	530	530 nm	DSK	1000K	T3M	Forward throw	1000'	DSK
	20' LED beam spread	200	200 nm	DSK	1000K	T3M	Spot beam	200'	DSK
	40' LED beam spread	400	400 nm	DSK	1000K	T3M	Spot beam	400'	DSK
	80' LED beam spread	800	800 nm	DSK	1000K	T3M	Spot beam	800'	DSK
DSX0 LED	Recessed optics	530	530 nm	DSK	1000K	T3M	Recessed throw	1000'	DSK
	20' LED beam spread	200	200 nm	DSK	1000K	T3M	Spot beam	200'	DSK
	40' LED beam spread	400	400 nm	DSK	1000K	T3M	Spot beam	400'	DSK
	80' LED beam spread	800	800 nm	DSK	1000K	T3M	Spot beam	800'	DSK

Controls & Shields									
Series/Finish	Options	Controls & Shields	Options	Controls & Shields	Options	Controls & Shields	Options	Controls & Shields	Options
DSX0 LED	Forward optics	DSK	1000K	T3M	Forward throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M
DSX0 LED	Recessed optics	DSK	1000K	T3M	Recessed throw	1000'	DSK	1000K	T3M



Ordering Information									
EXAMPLE: REAL6C D6MW ESL 1500L 35K 6SSC 277 LFPLN									
Series/Finish	Options	Type	Lumens output	Color temperature	Distribution	Voltage	Mounting	Options	Options
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN

Accessories									
Series/Finish	Options	Accessories	Options	Accessories	Options	Accessories	Options	Accessories	Options
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN
REAL6C	277V	ESL	1500L	35K	6SSC	277V	LFPLN	277V	LFPLN





January 10, 2016

Michael Poris, AIA – Principal
John Skok, LEED - AP
McIntosh Poris Associates
36801 Woodward, Suite 200
Birmingham, MI 48009

Larry Pickel, Carlisle Wortman
Code Enforcement Services

Re: 1193 Floyd

Gentleman:

This is a response to your letter dated January 5, 2016, regarding your proposed building located at 1193 Floyd. You provide in your letter a description of the building, site, and code sections pertaining to Type B Units that you believe the design complies with and ask for my concurrence. We discussed code requirements for Type B Units during a recent meeting and I suggested you provide a letter describing how you believe the proposed design complies with the code. I have reviewed your letter along with applicable code sections. I will begin with a brief description of the building and the deficiency we are trying to resolve.

The proposed building contains three stories with four dwelling unit apartments within each level. The first level is proposed as a "garden level" sunken 5.66 feet below finished grade. The garden level allows the building to be classified as a two-story building per Birmingham's Zoning Ordinance. The Michigan Building Code requires all of the dwelling units in the building to be Type B Units. Type B Units are designed to be easily adaptable to accessibility standards. The code provides five circumstances when the total number of Type B Units can be reduced. There are two circumstances that your building could be designed to that would reduce the number of required units to only those within one story. The garden level design is making it difficult to meet one of the two conditions.

You list three code sections in your letter that you believe the building design complies with and indicate that the required Type B Units do not need to be on an accessible story. The sections listed are 1107.6.2.1, 1107.7.7.1 and 1107.7.7.1.2. I will discuss in the following paragraphs all the applicable sections including those listed in your letter. The code sections with complete text are attached for reference.

The Michigan Building Code use group classification is R-2 requiring compliance with the accessibility provisions of Section 1107 of the code. The requirements for R-2 uses begin with Section 1107.6.2 that requires Accessible Units, Type A and Type units shall be provided. Section 1107.6.2.1 contains the provisions for R-2 apartment buildings and requires Type A and B units be provided in accordance with Sections 1107.6.2.1.1 and 1107.6.2.1.2.

Section 1107.6.2.1.1 requiring Type A Units is not applicable to the proposed building because the number of units will not exceed 20. Section 1107.6.2.1.2 requires that every apartment in structures containing four or more units must be a Type B unit. This section has an exception that permits the number of Type B Units to be reduced in accordance with Section 1107.7.

Section 1107.7 allows the number of Type B Units to be reduced in accordance with five conditions described in Sections 1107.7.1 through 1107.7.5. The section titles are good indicators of whether or not an exemption could be applicable to a particular building. The titles are listed below for reference and are numbered 1 – 5. Exemptions 2, 4 and 5 clearly would not be applicable to the proposed building since it does not contain multistory units, is located on a relatively flat parcel of land and is not in a regulated flood hazard zone. Exemptions 1 and 3 are the only conditions that could allow the number of Type B units required to be reduced.

Section 1107.7.1 allows the number of Type B units required in a building without an elevator to be reduced to those units located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2. The first provision requires at least one story containing dwelling units be provided with an accessible entrance from the exterior of the structure and all of the units on that story must be Type B Units. The second provision requires additional stories that might have an accessible entrance to contain Type B Units as could occur with sloping grade, as in the case of a walkout lower level.

Section 1107.7.3 indicates that when elevator service in the building provides an accessible route only to the lowest story containing dwelling units, only the units on that story would be required to be Type B Units.

The building as proposed would not comply with Section 1107.7.1 because it does not have a story with an accessible entrance. This section is only applicable to a building without an elevator, which clearly indicates that the accessible story must be at grade. The building would not comply with Section 1107.7.3 because the lowest story is not served by an elevator from an accessible entrance to the building. I respectfully disagree with your conclusion that the proposed design complies with the provisions of Section 1107 of the Michigan Building Code. Please feel free to contact me if you have any questions or would like further assistance.

Best regards,

Bruce R. Johnson
Building Official

CC: Joseph A. Valentine, City Manager
Jana Ecker, Planning Director

1107.6.2 Group R-2. *Accessible units, Type A units and Type B units* shall be provided in Group R-2 occupancies in accordance with Sections 1107.6.2.1 and 1107.6.2.2.

1107.6.2.1 Apartment houses, monasteries and convents. *Type A units and Type B units* shall be provided in apartment houses, monasteries and convents in accordance with Sections 1107.6.2.1.1 and 1107.6.2.1.2.

1107.6.2.1.2 Type B units. Where there are four or more *dwelling units* or *sleeping units intended to be occupied as a residence* in a single structure, every *dwelling unit* and *sleeping unit intended to be occupied as a residence* shall be a *Type B unit*.

Exception: The number of *Type B units* is permitted to be reduced in accordance with Section 1107.7.

1107.7 General exceptions. Where specifically permitted by Section 1107.5 or 1107.6, the required number of *Type A units* and *Type B units* is permitted to be reduced in accordance with Sections 1107.7.1 through 1107.7.5.

1. **1107.7.1 Structures without elevator service.**
2. **1107.7.2 Multistory units.**
3. **1107.7.3 Elevator service to the lowest story with units.**
4. **1107.7.4 Site impracticality.**
5. **1107.7.5 Design flood elevation.**

1107.7.1 Structures without elevator service. Where no elevator service is provided in a structure, only the *dwelling units* and *sleeping units* that are located on stories indicated in Sections 1107.7.1.1 and 1107.7.1.2 are required to be *Type A units* and *Type B units*, respectively. The number of *Type A units* shall be determined in accordance with Section 1107.6.2.1.1.

1107.7.1.1 One story with Type B units required. At least one *story* containing *dwelling units* or *sleeping units intended to be occupied as a residence* shall be provided with an *accessible* entrance from the exterior of the structure and all units *intended to be occupied as a residence* on that *story* shall be *Type B units*.

1107.7.1.2 Additional stories with Type B units. On all other stories that have a building entrance in proximity to arrival points intended to serve units on that *story*, as indicated in Items 1 and 2, all *dwelling units* and *sleeping units intended to be occupied as a residence* served by that entrance on that *story* shall be *Type B units*.

1. Where the slopes of the undisturbed *site* measured between the planned entrance and all vehicular or pedestrian arrival points within 50 feet (15 240 mm) of the planned entrance are 10 percent or less, and
2. Where the slopes of the planned finished grade measured between the entrance and all vehicular or pedestrian arrival points within 50 feet (15 240mm) of the planned entrance are 10 percent or less. Where no such arrival points are within 50 feet (15240 mm) of the entrance, the closest arrival point shall be used unless that arrival point serves the *story* required by Section 1107.7.1.1.

1107.7.3 Elevator service to the lowest story with units. Where elevator service in the building provides an *accessible route* only to the lowest *story* containing *dwelling* or *sleeping units intended to be occupied as a residence*, only the units on that *story*, *which are intended to be occupied as a residence*, are required to be *Type B units*.

January 5, 2016

Mr. Bruce Johnson
Building Official
City of Birmingham
151 Martin Street
Birmingham, MI 48012

Dear Bruce,

Thank you for your time while meeting with our team and discussing our project located at 1193 Floyd Street. I wanted to take the time to write down our design intent as it relates to our conformance with the Michigan Building Code and referenced standards in relation to the location of our Type B units.

Our project is a new, ground up apartment building consisting of 12 units and 18 parking spaces (one of which is a van accessible space). The building is 2 stories in height above grade and includes a garden level story at 5'-8" below grade. The use for this building is R-2. All building entrance doors (8) are located on our property on an accessible route that connects to the public right of way, exterior amenities (mailboxes, bicycle racks, etc) and our required accessible parking space in our private lot.

MBC Section 1107.6.2.1 No Type A units are required. All apartments shall be Type B units unless permitted to be reduced according to 1107.7

MBC Section 1107.7.1 In structures without elevator service one story shall be indicated as complying with Type B units.

Nowhere in this section does the code infer that this level be designated "at grade." Therefore we indicate that the garden level story of the building will serve as the project's complying story and all units (4) on this story shall be Type B units as defined in the Michigan Building Code and further referenced in ICC A117.1-2009

MBC Section 1107.7.1.1 At least one story containing apartment units shall be provided with an accessible entrance from the exterior of the structure and all units intended to be occupied on that story shall be Type B units.

We comply with this section as each of our garden level units has an accessible entrance from the exterior of the building. This section does not specify the intent of one common exterior entrance and the remaining shall be interior entrances from corridors. In this case, separate exterior primary entrances do comply. Furthermore, each entrance has an interior landing at grade before

descending into the apartment. The landings and clearance dimensions on both sides of the primary entrance door comply with Type B requirements.

Type B Units are defined in the MBC as complying with the definition and requirements of ICC A117.1. According to this referenced standard, there are features of the unit that must comply at all times and other features that must be adaptable to comply based on the occupants need. The concerns voiced in our meeting focused on the primary entrance and we will address the accessible route within the unit at a later time.

ICC A117.1 Section 1004.2 The primary entrance of each apartment must be on an accessible route from public and common areas.

Our front doors enter from the sidewalk which is an accessible route to the building. Interior and exterior language is not included in this definition, therefore our design complies.

The primary entrance shall not be to a bedroom unless it is the only entrance.

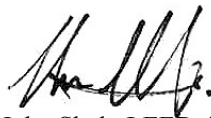
This is the case with our design and we comply.

During the course of our conversation in the meeting we understood that we should address the locations of the Type B units and primary entrance issue directly before addressing the accessible route within the units. We feel this code review is in full compliance with the Michigan Building Code, the Michigan Barrier Free Design Guidelines and all related referenced standards. Upon your approval, we would like to review and discuss the accessible routes within the four Type B units. If you have any questions, please contact us.

Sincerely,



Michael Poris, AIA - Principal
McIntosh Poris Associates



John Skok, LEED AP
McIntosh Poris Associates



Larry Pickel, Carlisle/Wortman
Code Enforcement Services

cc: Chuck DiMaggio, Robert Katzman, Analise Pietras, Craig Strong



Jana Ecker <jecker@bhamgov.org>

1193 Floyd & St James Park

1 message

Charles DiMaggio <cmd@corepartners.net>

Tue, Jan 5, 2016 at 10:04 AM

To: Lauren Wood <lwood@bhamgov.org>

Cc: Rackeline Hoff <rackyhoff@hotmail.com>, mnickita@bhamgov.org, pbordman@bhamgov.org, pboutros@bhamgov.org, cdeweese@bhamgov.org, aharris@bhamgov.org, ssherman@bhamgov.org, Joe Valentine <Jvalentine@bhamgov.org>, Jana Ecker <Jecker@bhamgov.org>, Robert Katzman <rmk@corepartners.net>, Michael Poris <MPoris@mcintoshporis.com>, Scott Clein <sclin@giffelswebster.com>, bjohnson@bhamgov.org, Paul O'Meara <pomeara@bhamgov.org>

Lauren, I am happy to learn that the request of Burton-Katzman, dba 1193 Floyd St LLC, is on the Parks and Recreation Board agenda for this evening. I will plan on attending as well as Michael Poris, architect for the project.

I was able to download the agenda packet for the meeting and of course took note of the e-mails which have been circulated and the issues which are being raised. I will take this opportunity to make some initial responses to those issues in the hopes that Board members may be most prepared for the meeting tonight. Also to be clear, our request is for only the temporary construction and permanent maintenance easement, the request to bury overhead telephone and cable lines is withdrawn. We will find an alternate route for those lines.

In July 2014 when we appeared before the Planning Board for Preliminary Site Plan approval, but for Commissioner Whipple-Boyce, the project was favorably received. Commissioner Williams stated he thought it would be a positive, Commissioner Jeffares thought it would attract the next generation of Birmingham residents and Commissioner Boyle stated this is what Birmingham needs. With this positive support we moved forward with our plans over the course of summer and fall. During this time we heard of no objections to our proposal. Needless to say, when we returned to the Planning Board for Final Site Plan approval in November we were surprised by the objections that were raised.

As we have reviewed the Planning Board minutes and the Parks and Recreation Board agenda material, the objections themselves seem focused in 6 areas. I will try to summarize those below and give some responses to each.

1. Because the apartment residence would be built 1 foot from the St. James Park property line the City will be giving up its rights to develop this portion of the Park. If the 6 foot easement is granted what does the City gain in return.

- It is understood that St. James Park is a dedicated City park and as such it cannot be sold without an affirmative vote of the Birmingham electorate. While it cannot be stated that this would never occur such events appear to be extraordinarily rare and quite unlikely. In the absence of such a sale, then perhaps the City itself may wish to construct a building in the Park. In this instance a building location within 6 feet of 1193 Floyd would be considered highly unlikely, even a location in the vicinity of 1193 Floyd would be highly unlikely given the nearby ball field and tennis courts. Nonetheless it may be

argued that the City would be giving up some development rights, however remote and small it may be. One of the questions posed in the agenda material is what would the City get in return. We believe the answer to that question is a high quality residential development that fulfils a housing need within the City, a benefit that Planning Board members at the July meeting appear to agree with, substantial private investment, which is the life blood of any City, additional tax base and the elimination of an older obsolete structure.

2. The style of the building is modern and belongs in the "rail" district not among Birmingham single family homes.

- We would agree the style of the building is "modern" and would fit in the "rail" district. We submit the style also fits the current site given that: 1) the City is replete with examples of "modern" homes built in neighborhoods with, and on lots adjacent to, homes with more "traditional" architectural expressions; i.e. craftsman, colonial, farmhouse, etc. and 2) the adjacent neighborhoods are screened from its view by a shopping center, small retail building, the 2 story Birmingham Credit Union building, which itself is a "modern" architectural expression, a medical office building, and the YMCA building. The least unobstructed views are from Grant, Edgewood and Bennaville Streets and those are from approximately 300 to 500 feet away with views filtered through St. James Park and its tree cover, play equipment, tennis courts and ball field.

3. The goal of the project is to provide "affordable" units.

- The proposed units range in size from 650 square feet to 810 square feet and would be anticipated to lease for approximately \$1,300 per month to \$1,600 per month. We believe they will be most appealing to young, professional, Birmingham singles and couples. The unit rents are market rate and unsubsidized, one may or may not consider this "affordable", but the Planning Board agreed these are the type of units needed in Birmingham. If one considers the rents to be "affordable" it's unclear why that would meet with objection.

4. Concern about the building being directly adjacent to the St. James Park in view of where children play.

- It is not believed, nor are we aware of any evidence that would suggest, that Birmingham residents of 1193 Floyd will be any less law-abiding than the remainder of the Birmingham population. Why it is believed they would be has not been articulated. While we will not make this claim, it may be suggested that more "eyes on the Park" will make it a safer environment. Further it is not uncommon for multi-family developments to be found adjacent to schools and parks, if desired we will produce examples of this land use pattern.

5. The apartment residence is not complying with accessible unit requirements.

- The residence obviously must, and will, comply with all accessible unit requirements. McIntosh Poris is working with the Birmingham Building Official to determine the requirements and assure that the building will comply.

6. The City's notifications to property owners within 300 feet of our property should have been expanded.

- The area to be notified was determined by the City through the requirements of State law, as developers and builders we had no input into this process. However we are quite accustomed to meeting with neighborhood associations and groups and would extend that offer in this instance as well.

If you would be so kind as to please pass this e-mail onto your Board members it would be greatly appreciated. Thank you and we look forward to meeting with you and the Board this evening.

Chuck DiMaggio

30100 Telegraph Road, Suite 366

Bingham Farms, MI. 48025

Ofc: [248.433.0575](tel:248.433.0575)

Cell: [248.496.9283](tel:248.496.9283)

Fax: [248.647.2120](tel:248.647.2120)

cdimaggio@burton-katzman.com



Jana Ecker <jecker@bhamgov.org>

Re: 1193 Floyd Street

1 message

Joe Valentine <jvalentine@bhamgov.org>

Thu, Dec 17, 2015 at 10:03 AM

To: Kristina Abrams <kristina.abrams@gmail.com>

Cc: Jana Ecker <jecker@bhamgov.org>, Bruce Johnson <bjohnson@bhamgov.org>, Lauren Wood <Lwood@bhamgov.org>

Kristina,

Thank you for your email. By copy to staff I will ask them to share it as requested.

Regards,
Joe Valentine

On Thu, Dec 17, 2015 at 12:20 AM, Kristina Abrams <kristina.abrams@gmail.com> wrote:

Dear Ms Ecker, Mr Johnson, and Mr Valentine,

This letter is in response to the proposed 1193 Floyd Street proposed Multifamily development. Please review the considerations listed below, and share with the Planning Board, City Commissioners, Board of Zoning Appeals and Parks and Recreation Board:

1. Is there an opportunity to reconsider the zoning on this piece of land?
2. Is there an opportunity for the city to buy this land?
3. Has the city required a Life Cycle Assessment of this design?
4. How long is this building expected to operate before requiring major replacement of envelope and systems?
5. How does the design of the building fit the character of the neighborhood?
6. How does the design and orientation of the building encourage activation of St James Park?
7. How will this multifamily dwelling perform from an energy and water perspective? Is it being held to any specific standards for energy performance?
8. Is the multifamily zoning of this site, and the design proposed, consistent with the intent behind the City's regulations to restrict plumbing and exterior staircases on detached garages of surrounding homes?
9. Is a multifamily dwelling designed in close proximity to single family dwellings required to comply with regulations more or less stringent than single family dwellings?
10. Has the multifamily dwelling design team corresponded with the YMCA to optimize site design opportunities in an effort to establish a foundation of common ownership and respect for the park and surrounding neighborhood?
11. Is the design consistent with the City's Master Plan for this neighborhood?
12. What is the city's interpretation of "modern design?"
13. What is the city's interpretation of "efficiency" related to multifamily housing?
14. Does the YMCA have plans for a new facility in its current location?
15. Has the City negotiated terms regarding shared use of public park land with the Land Owner?
16. Does the City support the design of this development as a precedent for future multifamily dwellings?
17. What consideration has been given to accessibility in the design?
18. What level of consideration, if any, has been given to sustainability in this design?

Thank you for taking the time to read through the above considerations related to the 1193 Floyd Street Development.

- Sincerely,
-

Kristina Abrams, AIA, LEED AP BD&C
Associate, Ayers Saint Gross Architects
Resident of St. James Neighborhood
Native of Birmingham

Joseph A. Valentine

City Manager
City of Birmingham
151 Martin Street
Birmingham, MI 48009
(248) 530-1809 Office Direct
(248) 530-1109 Fax
jvalentine@bhamgov.org

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Jana Ecker <jecker@bhamgov.org>

Re: Floyd Street Apartment proposal

1 message

Meredith Carrel <mfcarrrel@comcast.net>

Thu, Jan 14, 2016 at 7:57 AM

To: Jana Ecker <jecker@bhamgov.org>Cc: Joe Valentine <jvalentine@bhamgov.org>, "bjohnson@bhamgov.org" <bjohnson@bhamgov.org>, Lauren Wood <Lwood@bhamgov.org>

Thank you.

Sent from my iPhone

On Jan 14, 2016, at 7:35 AM, Jana Ecker <jecker@bhamgov.org> wrote:

Ms. Carrel,

Thank you for your letter. I am sorry that it was not included in the full agenda packet last night, that was an oversight on my part. It will be included in the agenda packet for February 24, 2016 when the 1193 Floyd project will be reviewed for consideration of Final Site Plan and Design.

Jana

Sent from my iPhone

On Jan 13, 2016, at 10:44 PM, Meredith Carrel <mfcarrrel@comcast.net> wrote:

Mr. Valentine -

In the planning board full agenda packet, letters sent are included for public and board viewing. I do not see mine included. So, I just wanted to make sure that it made it to the planning board and others.

Thanks so much - Meredith Carrel

Sent from my iPhone

On Dec 29, 2015, at 1:04 PM, Joe Valentine <jvalentine@bhamgov.org> wrote:

Meredith,

Thank you for sharing your thoughts and concerns regarding the proposed development for Floyd Street. Your comments will be shared per your request.

Thanks again for taking the time to share these concerns.

Regards,
Joe Valentine

On Sat, Dec 26, 2015 at 1:43 PM, Meredith Carrel <mfcarrel@comcast.net> wrote:

Ms. Ecker, Mr. Valentine and Mr. Johnson:

I request that you please forward this email to the Planning Board, City Commissioners, Board of Zoning Appeals and Parks and Recreation Board.

I am writing you to express my concern for the proposed apartments on Floyd Street. I have lived in the Pierce St. James neighborhood since 2005. I do not feel that these small units directly on the city park is the best move for the city of Birmingham. Like many residents in our neighborhood, I have three children whom play in St. James park, and these tiny rental dwellings that market the "view" of the park leave me with an uneasy feeling.

Specifically, I do not think it is wise for the city to give up any sort of right to an area of city property (here being the park to maintain the apartments). This is not the right precedent to make for Birmingham.

I am also skeptical of the builder's use of the American Disabilities Act interpretation. The builder ensures that their ability to define itself as a three brownstone structure in order to avoid complying with the ADA is a common procedure. However, this is not right in my eyes, and not something that the city of Birmingham should support. This is indeed a 12 unit apartment building, and they should follow the ADA rules as one.

I understand that this property is zoned for an apartment building. I also understand that something will eventually be built on this site. However, I am hopeful that the city can find a project that would fit better with the neighborhood. (Such as a few higher quality town homes respecting of the park property which would attract fellow families and comply with the ADA.)

On a separate note, I would like the city of birmingham to consider widening the radius in which it notifies of possible projects. The state rule of 300 feet was of course followed. However, this did not allow for any residents to be notified to my knowledge.

I appreciate you listening to my views on this project and I welcome you to reach out to me if there is a need. I look forward to following this project.

Happy New Year!

Meredith Carrel
Birmingham Resident

Sent from my iPhone

--

Joseph A. Valentine

City Manager

City of Birmingham

151 Martin Street

Birmingham, MI 48009

(248) 530-1809 Office Direct

(248) 530-1109 Fax

jvalentine@bhamgov.org

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Jana Ecker <jecker@bhamgov.org>

Construction on grant

1 message

andreakbelen@gmail.com <andreakbelen@gmail.com>

Sat, Dec 19, 2015 at 2:25 PM

To: jecker@bhamgov.org, bjohnson@bhamgov.org, jvalentine@bhamgov.org

Cc: Tiffany Harris <tiffanyharris03@hotmail.com>

In regards to the idea of turning the commercial building on grant and Lincoln into affordable housing options does NOT go along with the city and what it stands for. A better solution might be 3-4 townhouses that may fit better with the city of Birmingham. Affordable housing next to the park does not seem like a good idea. As a birmingham resident for most of my entire life, I wanted to convey my thoughts.

I request that you please forward my email to the Planning Board, City Commissioners, Board of Zoning Appeals and Parks and Recreation Board.

*Sincerely,
Andrea Korotkin Belen*

Sent from my iPhone



Jana Ecker <jecker@bhamgov.org>

1193 Floyd Street

1 message

Tom Rifai <tomrifai@gmail.com>

Sun, Dec 20, 2015 at 3:45 AM

To: Bruce Johnson Building official Birmingham <Bjohnson@bhamgov.org>, Joe Valentine Bham City Mgr <jvalentine@bhamgov.org>, Jana Ecker City Planning Manager Birmingham <Jecker@bhamgov.org>
Cc: Dr Fadi & Joumana Antaki 632 Ruffner TRAFFIC <fantaki@hotmail.com>, Tom & Erica Maliszewski 631 Ruffner TRAFFIC <tomerica@sbcglobal.net>, Atty Steve Enwright 700 Ruffner <steve@legallab.us>, Alexander n Charlene & Blake Struthers 651 Ruffner <charlene8c@gmail.com>, Donna Roussey <donna@roussey@yahoo.com>, Tania@yatooma.com

Greetings Joe, Bruce and Jana

My wife Angela and I am reaching out to you regarding the proposed development at 1193 Floyd Street, which is adjacent to St. James Park, by the Bham YMCA. The proposed development consists of the demolition of a vacant hair salon. The construction of a new 3 story structure (called a 2 story structure since more than 50% of the bottom level is below grade) is troubling to me, wife who have a new 7 month old baby girl and planned to live in a family based area. Yet new structure, which I would walk by regularly on my way to the YMCA, will contain 12 studio apartments only 600-800 s.f. each, that will be marketed as 'affordable' housing in Birmingham. That a multi-family structure is permitted on this site based on the current zoning is not a problem, but are 600 s.f. studios for families? We certainly would like to see the vacated salon be replaced as well. While we are not opposed at all to replacing the vacant hair salon with a nice, appropriately planned and designed apartment or other appropriately zoned project, we are not comfortable with this specific project. We have given it long thought and it would even have is consider moving from this otherwise wonderful area if it goes through.

These elements of this project we also question:

1. The development is seeking to build one foot away from St. James park. We do not see what the City and residents stand to gain by giving up our rights to this park property. In addition, this sets a precedent for future developments to permit construction inches from public space.
2. The style of this building is a modern, urban design, more in line with the Rail District, not among nor so very near single-family homes.
3. Apparently the developers decision is to market these small units as affordable studio and one bedroom apartments. But this does not fit with the surrounding families and the adjacent YMCA which has many youth activities, including a summer day camp in St. James Park. Knowing that the builder is marketing the immediate "park view" as an asset, can't you imaging that we, and many neighbors are concerned about this building being directly adjacent to the park in view of where their children play?
4. The developer is intending to follow construction standards laid out for brownstone type buildings rather than an apartment building. They would apparently therefore not need to comply with the ADA (American Disabilities Act) code? Is this true? It seems a move to save money on an elevator and/or max out the number of units they can provide? Doesn't that also contradict their justification that one of their apparent target clients includes senior residents without kids? It is those residents that need frequently or eventually need assistance from the

ADA standards.

5. When this project went for preliminary review in July, everyone within 300' of the project (which is state law) was to be notified of the proposed project. This did not include any residents that we are aware of. It seems the spirit of the law was skirted, don't you at least sympathize with that? This left no (or few, if any) homeowners able to raise these issues or concerns during the early stages. Given the impact on our neighborhood and park, although state law was complied, we feel that a greater radius should have been reached to be more transparent with the hundreds of impacted residents.

Again, my wife Angela and I have loved living in Birmingham. And we planned a great future for our daughter Liliana, and future children. We are sincerely concerned as our close friends and neighbors whom I have copied on this email.

Please forward my email to the Planning Board, City Commissioners, Board of Zoning Appeals and Parks and Recreation Board. We would like to be sure that they all are aware of our concerns. Please also provide us all the dates and times that relevant and to tease of Birmingham government will be discussing this project prior to its initiation.

With highest regards and appreciation for all your hard work in keeping Birmingham one of the best places to live in the world

Tom
683 Ruffner

Tom Rifai MD FACP
Harvard Medical School

Lifestyle Medicine Course Director: '*Nutrition & The Metabolic Syndrome*'

CMEonline.Med.Harvard.Edu/Info/Nutrition

Wayne State University School of Medicine

Clinical Asst. Professor of Medicine

St Joseph Mercy Oakland

Medical Director: Metabolic and Weight Management

Pritikin Longevity Center

Science Advisory Board Member

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Jana Ecker <jecker@bhamgov.org>

Floyd Street Development proposal

1 message

Mark Roberts <markroberts_413@yahoo.com>

Mon, Dec 21, 2015 at 11:48 AM

Reply-To: Mark Roberts <markroberts_413@yahoo.com>

To: "jecker@bhamgov.org" <jecker@bhamgov.org>, "bjohnson@bhamgov.org" <bjohnson@bhamgov.org>, "jvalentine@bhamgov.org" <jvalentine@bhamgov.org>

Cc: Carrie Roberts <carriebroberts@yahoo.com>

Ms Ecker, Mr Johnson, and Mr Valentine

This email is in regards to the proposal I have been made aware of related to the proposed Floyd St apartment development.

I live with my family in the neighborhood and am a frequent visitor to the neighboring park with my young children and my family utilizes the local YMCA as well for various activities. Upon receiving information regarding this proposal I have several concerns. This is a family oriented neighborhood and this development is right next to a large park - I am concerned that small studio/single bedroom apartments does not fit into it. I also do not like that the proposed building would be just 1 foot from the park property line as, for basic maintenance as an example, there will be workers in the park taking that space away from children and/or potentially making the park area less useful/safe in general near the building structure.

In addition, my understanding is that the building plans are quite modern (and does not fit in with the neighborhood look in general) plus I question if the builders are planning to cut corners as this layout looks like it is simply looking to maximize number of units while minimizing things like elevators and handicap accessibility. While I certainly understand the builders desire to maximize their business return, I want to communicate that I expect any development to follow the family oriented principals that makes the neighborhood a great place to live currently.

I certainly understand the need to further development in the city and believe the city does a great job. That said, I do believe using the area for single family homes or, alternatively, making this development into a 3-4 town-home structure would fit the needs of the neighborhood much better. Respectfully, I ask that this be strongly considered.

I kindly request that you please forward my email to the Planning Board, City Commissioners, Board of Zoning Appeals and Parks and Recreation Board. I appreciate your taking the time to read this message.

Thanks for your consideration and I wish you & your families a wonderful holiday season.

Best Regards,

Mark Roberts

888 Bird Ave

Birmingham, MI 48009

248 594-3236

markroberts_413@yahoo.com



Jana Ecker <jecker@bhamgov.org>

Proposed plans for 1193 Floyd

1 message

Fadi Antaki <fantaki@hotmail.com>

Sat, Dec 19, 2015 at 10:34 PM

To: jecker@bhamgov.org, jvalentine@bhamgov.org, bjohnson@bhamgov.org

Dear Ms. Ecker, Mr. Johnson, and Mr. Valentine,

We are writing you about the proposed development at 1193 Floyd street. We live very close to this location, but unfortunately a few feet beyond the 300' cut-off for the mandatory notice. We heard about this project 2 months ago and were very disappointed by the proposed plans. We have expressed some of our views at the Planning Board meeting early November and this email is to summarize these views:

- The proposed project is for a modern building divided into studios and small apartments, which does not fit at all the style and spirit of the neighborhood, where most dwellings are traditional single-family homes. From a style perspective, it might be better suited for the rail district. In addition it puts property values at risk in the entire neighborhood.
- The planned apartments are small and clearly not family friendly, while the neighborhood surrounding St James park, the YMCA and Pierce Elementary school mainly includes families with young children.
- The developer is planning to divide the building into 3 "units" with 4 apartments each, to go around ADA rules about accessibility. We find this unusual, especially given the developer's claims that the apartments are well suited for seniors!
- The plan requires an agreement from the city to give up rights on the park, to create a permanent easement adjacent to the building. Not only there is no benefit for the city from such agreement, but it also sets a precedent that the city is willing to give up rights on its properties to private developers. St-James park is the center of our neighborhood, where our family and many others spend a lot of time, in addition to many YMCA activities that our kids attend. We are against any plans to chip away at our neighborhood park.

We hope this message helps convey our views in regards to the proposed development on Floyd street. Could you please forward it to the Planning Board, the City Commissioners, the Board of Zoning Appeals and the Parks and Recreation Board?

Thank you,

Joumana & Fadi Antaki
632 Ruffner Ave



MEMORANDUM

Community Development Department

DATE: February 19, 2016

TO: Planning Board Members

FROM: Brooks Cowan, Assistant Planner

SUBJECT: Re: 369-397 N. Old Woodward Ave – Brookside Terrace, Final Site Plan Review

The subject site, 369-397 N. Old Woodward, was a residential development of 9 townhouses that is currently being demolished. The property had a total land area of .81 acres. It is located on the west side of N. Old Woodward between Harmon and Willits Streets.

The applicant is proposing to construct a new 5-story mixed-use building. The building will provide 2 levels of underground parking, ground floor commercial space, and 29 residential units on the first through fifth floors.

On August 26, 2015, the Planning Board reviewed the applicant's request to rezone the property from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District. After much discussion, the Planning Board voted unanimously to recommend the rezoning of the property as requested to the City Commission. Please see attached draft meeting minutes for your review.

On October 12, 2015, the City Commission rezoned the property from R6 to R-6 and D-4 in the Downtown Overlay District. Please see attached meeting minutes for your review.

The applicant was also required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing a new building containing more than 20,000 square feet of gross floor area. On September 9, 2015, the Planning Board reviewed the Community Impact Study materials submitted, and after much discussion voted to accept the Community Impact Study with the following conditions:

- (1) Submission of a drainage plan for review and approval;
- (2) Submission of information on planned mitigation strategies for vibration and dust during construction;
- (3) Submission of information on the trash storage facilities to be provided, including information detailing the collection and separation of recyclable materials;
- (4) Submission of information on the proposed security system for approval by the Police Department;
- (5) Compliance with the recommendations of the City's transportation consultant;
- (6) Compliance with the requirements of City Departments;
- (7) Applicant gets permission from the City to use the southern access drive; and
- (8) Submission to staff of a revised CIS addressing comments expressed (September 9).

Please see attached meeting minutes for your review.

On October 14, 2016, the Planning Board voted to approve the Preliminary Site Plan for 369 N.

Old Woodward subject to the following conditions:

- 1) Planning Board approves the elimination of the 10 ft. rear yard setback requirements for D-4;
- 2) Applicant seek an interpretation as to the applicability of the lot area requirements for R-6 if the property is rezoned D-4;
- 3) Applicant submit specifications on all mechanical equipment, mechanical screening and all building and site lighting at the time of Final Site Plan and Design Review;
- 4) Applicant provide detailed and compliant streetscape, landscape and photometric plans at the time of Final Site Plan Review;
- 5) Applicant obtain approval to bring the property into the Parking Assessment District or obtain a variance from the Board of Zoning Appeals;
- 6) Compliance with the requests of City Departments;
- 7) Provision of material and color samples at Final Site Plan Review; and
- 8) Provide a 5 ft. sidewalk on the entire south side of the building.

The Building Official has provided an interpretation stating that the R-6 lot area requirements are applicable to this project as they are not superseded by the provisions of the Downtown Overlay District (see discussion below). The applicant has been approved to bring the property into the Parking Assessment District.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land uses on the site include townhomes, garages, and one surface parking lot, which are currently being demolished to allow construction of the proposed five-story mixed use building.
- 1.2 Zoning – The property is zoned R6 and was added into the Downtown Overlay District D4 on October 12, 2015 by the City Commission.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the 2016 Regulating Plan.

	North	South	East	West
Existing Land Use	Booth Park	Public Parking	Commercial/ Retail	Public Park/ Parking
Existing Zoning District	PP Public Property	PP Public Property	B2 General Business	PP Public Property
Overlay Zoning District	N/A	D3	D3	D3

2.0 Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project in an R6/D4 Overlay. **Given the interpretation of the Building Official with regards to the applicability of the lot area requirements in the R-6 zoning district, the applicant will be required to reduce the number of residential**

units proposed or obtain a variance from the Board of Zoning Appeals.

The applicant meets all setback requirements except for the fifth floor, which is permitted in D4 because of the residential use. As per Article 3 Section 3.04, provision A.3 of the Zoning Ordinance, the fifth story shall continue in a different plane, beginning at the eave line, no greater than 45 degrees measured to the horizontal or set back 10 feet from any building façade. **Units A and E of the fifth floor, as well as the staircase, (p. D.6) do not meet setback requirements. The applicant will be required to provide the 10' setback from the eave, or obtain a variance from the Board of Zoning Appeals.**

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

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – The applicant is proposing to store all trash in containers in a refuse room on the ground floor. One garage door is proposed facing the existing alley along the southern lot line for access to the refuse room and dumpsters. All dumpsters will be screened by the building itself.
- 3.2 Parking Lot Screening – The applicant is proposing two parking levels, both below ground, with access via the alley along the southern lot line. All parking will be screened by the building itself.
- 3.3 Mechanical Equipment Screening – Screening is required to obscure the equipment from public view as per Article 4 Section 4.54 of the Zoning Ordinance. The applicant is screening the ground level transformer on the south side with wrought iron transformer screening gates. **The applicant will be required to provide elevation details on the proposed screening to ensure that the transformer is fully screened.**

There are 43 rooftop condensers that are 42.4 x 35.1 x 38.7 inches in dimension and one rooftop HVAC unit that is 51 x 35.1 x 38.7 inches in dimension. The rooftop mechanical equipment is obscured by a 10'5" screen wall and setback dimensions that do not intersect 45 degrees from the rooftop eave. The screen wall material consists of painted structural steel, prefinished metal mechanical equipment louvers, and prefinished metal panels on metal framing wall construction.

- 3.4 Landscaping – There are five existing trees between the proposed site and the Rouge River on the northwest side of the property. The plan indicates relocation of two trees within the open space to make room for the Riverside Deck.

The Downtown Overlay District street tree requirement of one per 40' of street frontage requires five trees along the site's 196.68 foot property line. The plan indicates six European Hornbeam trees will be planted along the street frontage. The name, location, spacing, and sizing of all street trees and planters are provided with the plan. The trees are proposed to be 6' to 8' in height. **The trees are required to be a minimum of 3" in caliper at the time of planting.**

3.5 Streetscape Elements

In accordance with Downtown Streetscape Standards, the following streetscape standards must be met. The applicant has now provided a detailed Streetscape Plan.

- Provide Sidewalks - Based on the drawings submitted, it appears the existing sidewalk along N. Old Woodward will remain.
- Exposed aggregate along curb with broom finish in pedestrian path – The applicant has provided the required sidewalk design with a broom finish pedestrian path and exposed aggregate between the pedestrian path and curb on N. Old Woodward. The applicant is also proposing to add granite paving to highlight the residential lobby entrance.
- Pedestrian level street lighting along all sidewalks with hanging planters. The applicant has provided plans for six City of Birmingham street lights with hanging planters throughout the public right of way.
- Benches and trash receptacles in park and plaza areas and along adjoining sidewalks where pedestrian activity will benefit as determined by the Planning Board. The applicant has submitted plans for two City of Birmingham approved benches on the southern sidewalk bumpout, as well as two City of Birmingham approved trash receptacles.

4.0 Parking, Loading and Circulation

- 4.1 Parking – In accordance with Article 4, section 4.43 (PK) of the Zoning Ordinance, a total of 67 parking spaces are required for the residential levels of the building (29 residential units x 1.5 parking spaces = 44) and first floor commercial (6900 / 300sq.ft. = 23). The applicant is proposing 82 parking spaces on site which satisfies the parking requirement. The 82 proposed parking spaces meet the minimum area of 180 square feet.
- 4.2 Loading – In accordance with Article 4, section 4.22 of the Zoning Ordinance, one loading space or 40 feet of adjacent alley that is at least 18 feet wide is required for the proposed development. No loading spaces are proposed at this time, however the site and associated receiving area is located on an existing public alley. No screening is required if the alley is used for the required loading space.
- 4.3 Vehicular Circulation and Access – The proposed development includes the removal of one curb cut on N. Old Woodward. The existing alley along the south lot line will be used for vehicular access to the proposed development. Vehicles entering the site from the alley do so via a ramp to the underground parking deck. With regards to internal circulation on the site, a two-way drive 21'6" in width is planned, which is sufficient for vehicle maneuvering.
- 4.4 Pedestrian Circulation and Access – Pedestrian entrances are provided along N. Old Woodward for the two proposed retail/commercial spaces, along with a pedestrian entrance for the proposed residential lobby. A pedestrian entrance is also proposed to an interior mail room, and to the Fire Command Center. All entrances are accessible from the City sidewalk, as well as a proposed 7' walkway that wraps around the N. Old Woodward elevation and along the northern part of the building facing the Rouge River. As the ground is not level along the street front, the applicant is proposing steps in front of both commercial entrances to reach floor grade. The residential entrance is at grade and is ADA accessible.

5.0 Lighting

Article 4 Section 4.21 of the Zoning Ordinance requires a foot candle level of 1.5 or less along the property line. The applicant has submitted a photometric plan of the exterior lighting for all five floors of the building that satisfies the zoning requirements.

The applicant proposes three types of Bega brand light fixtures for the development. There are 2 stainless steel low voltage recessed ceiling luminaires with ribbed glass and guard, and 320 lumens per lamp are proposed on the east elevation of the fifth floor. There are 66 stainless steel low voltage recessed wall luminaires with ribbed glass, mask and guard, and 320 lumens per lamp proposed on the balconies on all levels. There are also 9 square recessed ceiling luminaires with etched clear safety glass, and 1250 lumens per lamp are proposed on the ground level under the canopies on the east and north elevations.

6.0 Departmental Reports

6.1 Engineering Division - The Engineering Dept. has reviewed the plans submitted for review in February, 2016. The following comments are provided at this time:

1. The property owner has indicated a willingness to deed land at the south end of this property to the City to be used as part of a future Bates St. right-of-way. Final acquisition of the land will be required prior to issuance of a building permit. Redevelopment of the parcel to the south is in the talking stages, and it is anticipated that the construction of the 369 N. Old Woodward Ave. building would proceed prior to the redevelopment of the City's parking structure. **As such, the developer will require an easement from the City for ingress/egress to the existing driveway until such time that a new right-of-way is established adjacent. The plans imply that there would be minimal investment on the part of the property owner for land improvements adjacent to the south face of the building. Given that this area will be in a state of transition, the City can approve this concept, provided that as part of the easement creation, the owner agrees to be responsible for all costs borne by the City (in the form of a special assessment) for construction the streetscape area between the south face of the building and the future curb of a street currently known as Bates St. Such costs will include, but not be limited to:**
 - a. Complete concrete sidewalk, including sawcut scored and exposed aggregate strip in accordance with current City standards.
 - b. Trees within tree wells at installed at appropriate intervals.
 - c. Street lights matching others within the DTE Energy street light system in the general downtown area.
 - d. Driveway approach reconstruction to meet the needs of the building's occupants.
2. The plans contain a streetscape plan for the N. Old Woodward Ave. frontage that is generally in accordance with the City's downtown streetscape standards. The following issues are noted as issues that will have to be worked through prior to the establishment of a final construction plan:
 - a. **The spacing of the trees and street lights are not in accordance with City standards. Making variations as proposed can result in trees growing in conflict with each other (as they mature), and variable lighting levels that disrupt the pattern and cadence**

desired on the street as a whole.

- b. A bumpout has been proposed into the parking lane at the south end of the property. The City is currently working towards establishing a bumpout policy that is not yet finalized. **Adjustments to the bumpout (including whether one is appropriate at this location) will have to be reviewed once the policy is finalized, and final construction plans are submitted.**
3. It is clear that this development will increase the storm water runoff from this site. Typically, projects of this nature would require a Storm Water Runoff Permit to restrict storm water discharge to the existing site's rate. However, since the site has direct access to the river, the permit can be waived if all storm water can be cleaned on site and discharged responsibly to the river, thereby not adding any additional storm water burden to the adjacent sewer system.

Permits for this project will include:

- Right-of-way (for excavations)
- Sidewalk
- Soil Erosion Permit
- Storm Water Runoff Permit (if not waived)

6.2. Department of Public Services – **DPS will provide comments by the meeting on February 24, 2016.**

6.3. Fire Department – The Fire Department provided the following comments:

1. Buildings with an occupied floor located more than 55 feet above the lowest level of Fire Department vehicle access are considered High Rise and subject to code requirements for High Rise.
2. Fire suppression is required.
3. Fire Alarm system is required.
4. Emergency Radio coverage is required.
5. And of course a Knox Box is required.

6.4. Police Department – No concerns were reported from the Police Department.

6.5. Building Division – The following comments were received from the Building Division:

1. Fire separation between proposed structure and parking garage may pose problems concerning penetrations on that elevation and in the existing structure.
2. Flood plain issues could trigger specific requirements to mitigate water levels.
3. Two stories below grade would probably require de-watering time and continual water mitigation.
4. Earth retention systems cannot project beyond the property line. Temporary earth retention systems permitted must be removed when their use is no longer needed.
5. The fire command location is to be determined by the Fire Department.
6. High rise buildings require the elevators to have a rated lobby on each floor or pressurized hoistway shafts.
7. High rise would require a secondary power source (generator).
8. The receiving area will need to be separated from the south exit stair enclosure and must have its own entrance and exit other than through the exit enclosure.
9. The exit discharge (main entrance) must be clearly visible from the exit door

of the center exit stairway, and the egress path from the stairway to the exit discharge must be direct and unobstructed.

7.0 Design Review

Article 3, section 3.04(E), Downtown Overlay District, of the Zoning Ordinance contains architectural and design standards that will apply to this building, including specific requirements for the design and relief of front façades, glazing requirements, window and door standards and proportions, roof design, building materials, awnings and other pedestrian scaled architectural features.

The proposed plans meets the architectural standards set out in Article 3, Downtown Birmingham Overlay District, of the Zoning Ordinance as the first floor storefronts are directly accessible from the sidewalk, the storefront windows are vertically proportioned, and the main entries incorporate canopy features to add architectural interest on a pedestrian scale.

The exterior finish materials facing a street consist of Nova Black granite, Comanche limestone, zinc, graphite and Blue Rheinzinc, steel, aluminum grating, glass, and a wood paneled door. The primary colors of the exterior are compatible with the colors of adjacent buildings and in character with the surrounding area. The glazing calculations indicate that the required 70% minimum glazing has been met with 75% at the main storefront level, and the maximum 35% glazing has been met on floors two through five, with the glazing percentages ranging from 28% to 34%.

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 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.

9.0 Recommendation

Based on a review of the site plan revisions submitted, the Planning Division recommends that the Planning Board **APPROVE** the Final Site Plan for 369 N. Old Woodward with the following conditions:

- 1) Applicant will be required to reduce the number of residential units proposed or obtain a variance from the Board of Zoning Appeals.
- 2) Units A and E of the fifth floor, as well as the staircase, (p. D.6) do not meet setback requirements. The applicant will be required to provide the 10' setback from the eave, or obtain a variance from the Board of Zoning Appeals;
- 3) Applicant provide elevation details on the proposed screening to ensure that the transformer is fully screened;
- 4) Trees must be 3" in caliper at the time of planting;
- 5) Applicant obtain an easement for ingress/egress from the City alley to access the underground parking level, with conditions noted; and
- 6) Compliance with the request of City Departments.

10.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan and Design for 369-367 N. Old Woodward subject to the following conditions:

- 1) Applicant will be required to reduce the number of residential units proposed or obtain a variance from the Board of Zoning Appeals.
- 2) Units A and E of the fifth floor, as well as the staircase, (p. D.6) do not meet setback requirements. The applicant will be required to provide the 10' setback from the eave, or obtain a variance from the Board of Zoning Appeals;
- 3) Applicant provide elevation details on the proposed screening to ensure that the transformer is fully screened;
- 4) Trees must be 3" in caliper at the time of planting;
- 5) Applicant obtain an easement for ingress/egress from the City alley to access the underground parking level, with conditions noted; and
- 6) Compliance with the request of City Departments.

OR

Motion to POSTPONE the Final Site Plan and Design for 369-397 N. Old Woodward.

OR

Motion to DENY the Final Site Plan and Design for 369-397 N. Old Woodward for the following reasons:

1. _____
2. _____
3. _____

**Planning Board Minutes
August 26, 2015**

- 3. 369 N. Old Woodward Ave.
Brookside Development
Rezoning Request
Application for rezoning of property from R-6 Multiple Family Residential to R-6 and B-4 in the Downtown Birmingham Overlay District (postponed from August 12, 2015)**

Ms. Ecker explained the property owner is requesting that the Planning Board hold a public hearing to consider the rezoning of the property from R-6 Multiple-Family Residential to R-6 in a D-4 Overlay District. The applicant is not seeking to change the underlying R-6 zoning, but is seeking to add the property into the Downtown Birmingham Overlay District with a D-4 Overlay classification. The applicant proposes to demolish the existing condominiums and to construct a new five-story mixed-use building.

The subject site is located on the west side of N. Old Woodward Ave. between the N. Old Woodward parking structure and Booth Park. The area of the site is .88 acres.

The applicant requests that the property be included in the D-4 Overlay District to allow the current residential use to be redeveloped with first floor retail, and upper level residential units in a building that is compatible with the height of adjacent buildings, particularly given the topography. The main difference with regards to development standards is that D-4 in the Overlay permits five-stories if the fifth story is only used for residential. Without the Overlay classification, three-stories are permitted. The proposed use of multi-family residential is allowed under the R-6 zoning classification without the D-4 Overlay District, but the proposed retail use is not permitted in the underlying R-6 zoning. Retail use would be permitted under D-4 as the property is within the red-line retail district.

It would appear that it makes sense to bring this property into the Overlay District. There appears to be a gap in the Overlay District in this area. The site is surrounded by Overlay on both sides including Booth Park. Further, the uses the applicant is proposing are consistent with not only what the Master Plan called for in 1980 for multi-family, but also what the red-line retail district calls for in requiring retail on the first floor.

Following receipt of the written report and recommendations from the Planning Board, the City Commission may grant or deny any application for the amendment for rezoning.

Chairman Clein observed the rezoning itself does not place the site into the Parking Assessment District. It was noted the office use is allowed but not required in D-4.

Mr. Rick Rattner, 380 N. Old Woodward Ave., attorney for the applicant, was present along with the property owners, Mr. Gary Shefman, Mr. Matt Shefman and Mr. Howard Fingeroux. Mr. Rattner gave a PowerPoint presentation that backed up his conclusion that their project is in direct compliance with the 2016 Plan. The contemplated plan for the property is complimentary to surrounding properties; it masks the view of the parking structure; it provides an extension of the City's pedestrian friendly environment; it provides retail activity on N. Old Woodward Ave.; and it meets every goal of the 2016 Plan. In summary, the rezoning would greatly enhance the area and be of benefit to the surrounding community.

Mr. Chris Longe, Architect, showed a video that took a virtual walk around the building and provided perspective on what is being proposed.

The chairman took comments from the public on the rezoning at 9:47 p.m.

Mr. David Bloom noted the serious parking problem downtown. He questioned what assurances there are that this plan will not stress the City parking system. The building is right next to Booth Park and it will cast shadows on the park in the afternoon. Therefore, he requested that the Parks and Recreation Board look at the proposal and discuss how they feel about having this kind of development next to them. Further, the building may block the view and afternoon sun from the residential properties in Little San Francisco. Perhaps there may be a holistic solution for this property by considering a public/private partnership that incorporates the potential Bates St. extension.

Mr. Scott Anjus, 452 Bonneybrier, asked about the height limitation if the property is rezoned. Ms. Ecker advised it would be four stories with a fifth story allowed if it is residential.

Mr. David Coleman who lives on Chester expressed his opinion that the proposal is amazing and exciting.

Mr. Clinton Ballard, 388 Greenwood, said he supports the proposal and hopes they will work through the steps of forming a public/private partnership.

Chairman Clein observed that everything he has ever learned in over twenty years is that unless you are looking at a planned development, or you are involved in a consent zoning, the proposed site plans have to be decoupled from land use planning. Ms. Whipple-Boyce agreed. The zoning and the site plan are two separate issues.

Mr. Boyle noted it is possible the developer could go ahead with a plan that includes two floors of offices. Mr. Williams observed that because they are not in the Parking Assessment District the project is not developable in the context of an office building. That is the control mechanism that the City Commission has.

Ms. Whipple-Boyce thought the property is very underutilized, but it has the potential to be something fantastic. Chairman Clein was supportive of the Overlay. The property clearly is not zoned properly. In response to Mr. Jeffares, Ms. Ecker said she has had discussion with the Director of the Dept. of Public Services who oversees the parks. If Public Services would like to run the proposal through the Parks and Recreation Board, that can be done.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce that based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board recommends approval to the City Commission for the rezoning of 369 N. Old Woodward from R-6 Multiple-Family Residential to R-6 and D-4 in the Downtown Overlay District with the condition that the applicant submit a sealed plot plan of the property.

There was no public comment on the motion at 10:12 p.m.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Williams, Whipple-Boyce, Boyle, Clein, DeWeese, Jeffares, Lazar

Nays: None

Absent: Koseck

**Planning Board Minutes
September 9, 2015**

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

1. 369 N. Old Woodward Ave. Brookside Development

Application for Preliminary Site Plan Review and Community Impact Study Review to allow construction of a new five-story mixed-use building

Ms. Ecker advised the subject location is currently the site of an existing residential development of nine townhouses and has a total land area of .81 acres. It is located on the west side of N. Old Woodward Ave. between Harmon and Willits.

The applicant is proposing to demolish the existing buildings and surface parking lot to construct a five-story mixed-use building. The building will provide two levels of underground parking along with storage, ground floor retail/commercial, and 26 residential units on the second through fifth floors.

The site is currently zoned R-6, but the applicant is seeking a rezoning to R-6/D-4 Overlay. As it is currently zoned, the development does not meet the use or development standards. This review uses the standards of the D-4 Zone of the Downtown Overlay District as the applicant has proposed to rezone the property. However, a rezoning approval by the City Commission is necessary prior to a site plan approval based on these standards.

On August 26, 2015, the Planning Board reviewed the applicant's request for rezoning from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District. After much discussion, the Planning Board voted unanimously to recommend to the City Commission rezoning of the property as requested.

The applicant was required to prepare a CIS in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing a new building containing more than 20,000 sq. ft. of gross floor area. Procedurally, the Planning Board "accepts" the CIS prior to taking action on a Preliminary Site Plan.

CIS

Ms. Ecker advised that the CIS states that under existing conditions approximately 0.25 acres of the site drains into the municipal system while the remaining portion of the site drains directly into the Rouge River. The drainage plan for the proposed new development is to collect roof drainage from the building and discharge it directly into the Rouge River. The quality of the storm water would improve because it is coming from the roof; not from the parking lot. A detailed drainage plan has not been provided at this time.

The applicant has not provided any mitigation strategies to address construction vibration and dust.

The CIS states that the amount of refuse generated will be similar to a standard development in the City. The applicant will be required to provide information on the trash storage facilities to be provided, including information detailing the collection and separation of recyclable materials.

The CIS states there will be a state-of-the art security system for the building to be interfaced with the Police Dept. The applicant has said that they will request approval from the Police Dept.

after final design is complete.

Mr. Williams received confirmation that the applicant doesn't have to go offsite for parking and they do not have to get a variance from the Board of Zoning Appeals ("BZA") if they create additional underground parking. Mr. DeWeese noticed maneuverability would be difficult in the drive unless the building is moved back; so he feels the building is too close to the property line. Second, the point was made in the CIS that two parking spaces need to be removed in order for a vehicle to have adequate site distance when exiting onto N. Old Woodward Ave. Nothing in CIS addresses that there is adequate maneuverability for vehicles coming in and out safely.

The City's traffic consultant had the following comments:

- A 15% internal capture was applied in the applicant's Traffic Impact Assessment ("TIA"). An explanation of how this value was determined should be included in the report. Also, the use of multi-modal trips and associated impact were not reviewed and may be considered for this site.
- Since the parking garage is for exclusive use of the residents, it is recommended they assume all 100% of the residential trips using the parking garage access via N. Old Woodward Ave., not off of Bates.
- The level of service ("LOS") was not evaluated at the site driveways. The intersection operations should be evaluated with Synchro 8 or later. Emphasis should be put on consideration of left-turn queue lengths at the driveways, and also consider multi-modal impacts.
- The TIA identified a northbound left-turn queue length on N. Old Woodward Ave. at the site driveway of 95 ft. and it should only be 70 ft.
- A parking analysis should be included to determine if the proposed on-site and shared off-street parking will provide the necessary number of spaces for the existing and proposed land uses. Right now the site doesn't meet the parking requirements.
- The TIA recommends providing a sidewalk adjacent to the south side of the proposed building facade. That is agreed to.

Ms. Ecker noted the Engineering Dept. cannot approve an access drive to the underground parking deck from the existing land which has no easement of record to provide the access. So the condition would be that they would have to come in off of N. Old Woodward Ave. unless they get approval from the City Commission.

Mr. Chris Longe, Architect, addressed the items that had been flagged as issues within the CIS:

- They will provide an engineered site plan;
- The entire building including underground parking is above the flood plain;
- Pilings will not be driven and they will follow the HUD guidelines for noise;
- A trash compacter will be located within the building and recyclables will be handled;
- It is their intent to join the Parking Assessment District;
- They plan four stories of residential and no restaurant;
- It may be possible to enter the site from Bates;
- The streetscape will be related to the building and will include benches. With respect to the flood plain, Mr. Longe said they have talked to the MDEQ, and Engineering. The Geotechnical Report was done by two separate firms. They do not encroach into the flood plain and they are 15 ft. above the river's edge.

There were no comments from the public related to the CIS at 9:55 p.m.

Ms. Ecker noted if the applicant does not get accepted for rezoning they would have to amend the

CIS.

Motion by Mr. DeWeese

Seconded by Mr. Williams to accept the CIS as provided by the applicant for the proposed development at 369 N. Old Woodward Ave. with the following conditions:

- (1) Submission of a drainage plan for review and approval;**
- (2) Submission of information on planned mitigation strategies for vibration and dust during construction;**
- (3) Submission of information on the trash storage facilities to be provided, including information detailing the collection and separation of recyclable materials;**
- (4) Submission of information on the proposed security system for approval by the Police Department;**
- (5) Compliance with the recommendations of the City's transportation consultant;**
- (6) Compliance with the requirements of City Departments;**
- (7) Applicant gets permission from the City to use the southern access drive; and**
- (8) Submission to staff of a revised CIS addressing comments expressed tonight.**

No one from the public wished to comment on the motion at 10:05 p.m.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: DeWeese, Williams, Boyle, Clein, Koseck, Lazar, Share Nays: None

Absent: Whipple-Boyce

It was discussed that the Preliminary Site Plan could not be considered until rezoning is approved.

City Commission Minutes
October 12, 2015

10-226-15 PUBLIC HEARING TO CONSIDER REZONING
369 NORTH OLD WOODWARD

Mayor Sherman opened the Public Hearing to consider the rezoning of 369 N. Old Woodward at 9:47 PM.

City Planner Ecker explained the proposal to keep the R6 zoning designation and to bring this property into the overlay district. She explained that the owner is proposing a five story mixed use building with first floor retail and commercial space and residential units on floors two through five with two levels of underground parking. She explained that all other properties in the immediate area are either public property or mixed use business and residential. The requested height would be comparable to the parking structure immediately to the south of the site as well as other buildings in the area.

Clinton Baller, resident of the adjacent neighborhood, expressed support of the rezoning and noted it is essential for the Bates Street extension.

In response to a question from Mayor Pro Tem Hoff, Ms. Ecker explained that twenty-six units are proposed. She explained that a community impact study has been done which determined that the infrastructure could handle a building of this size.

Mayor Pro Tem Hoff questioned the effect of this rezoning project on the potential Bates Street extension and the parking development project. Ms. Ecker explained the discussion that will occur at the Planning Board level which will take into account potential future projects.

The Mayor closed the Public Hearing at 10:03 PM.

MOTION: Motion by Rinschler, seconded by Moore:

To approve the rezoning of the property at 369 N. Old Woodward from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District.

VOTE: Yeas, 7
 Nays, None
 Absent, None

**Planning Board Minutes
October 14, 2015**

**1. Preliminary Site Plan Review 369 N. Old Woodward Ave. Brookside Terrace
Application for Preliminary Site Plan Review to allow construction of a new five- story,
mixed-use building (postponed from September 9, 2015)**

Ms. Ecker advised the subject location is currently the site of an existing residential development of nine townhouses and has a total land area of .81 acres. It is located on the west side of N. Old Woodward Ave. between Harmon and Willits.

The applicant is proposing to demolish the existing buildings and surface parking lots to construct a five-story mixed-use building. The building will provide two levels of underground parking along with storage, ground floor retail/commercial, and 26 residential units on the second through fifth floors.

On August 26, 2015, the Planning Board reviewed the applicant's request for rezoning from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District. After much discussion, the Planning Board voted unanimously to recommend to the City Commission rezoning of the property as requested.

CIS

The applicant was required to prepare a CIS in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing a new building containing more than 20,000 sq. ft. of gross floor area.

On September 9, 2015, the Planning Board reviewed the CIS materials submitted, and voted to accept the CIS with conditions.

At this time, the applicant has submitted a revised CIS to address all of the issues raised by the Planning Board on September 9, 2015. New plans have been submitted as well for Preliminary Site Plan Review with changes proposed in the N. Old Woodward Ave. right-of-way based on comments of the Planning Board at the last meeting.

Preliminary Site Plan

The Planning Board recommended approval to the City Commission and the Commission approved the proposed rezoning on October 12, 2015. Therefore the site will stay R-6 in the underlying zone and D-4 in the Overlay.

The applicant is required to provide all parking on site as the property is not currently located within the Parking Assessment District. The applicant has now submitted an option for the second level of underground parking that shows a total of 96 parking spaces that could be constructed if the storage area for residents is removed. In addition, 12 parking spaces are adjacent to the property on N. Old Woodward Ave.

Given the proposed streetscape improvements, the applicant could apply for City Commission approval to count these spaces towards their parking requirement, which would allow them to fully meet all parking requirements. The Planning Board has the discretion to decrease the number of spaces required based on shared parking standards upon review of supporting documentation. The applicant could also apply for approval to bring the property into the Parking Assessment District, and thus only the 39 parking spaces required for the residential units would be required. Otherwise, the applicant will be required to obtain a variance from the Board of Zoning Appeals. *At this time, the applicant has commenced the process of applying to*

the City to bring the subject site into the Parking Assessment District to eliminate the need to provide on-site parking for the proposed commercial space on the first floor of the building. The applicant has also added bicycle parking on the proposed bump-out in the right-of-way.

Based on comments made by the Planning Board, the applicant has now added a bump-out to the curb immediately north of the entry/exit drive to the N. Old Woodward Parking Structure. This bump-out proposes to remove two parking spaces, but greatly enhances both the streetscape for pedestrians and the vision clearance for drivers entering and exiting the adjacent drive.

The applicant has met with City officials to discuss obtaining an access easement from the City from the N. Old Woodward parking structure entry/exit drive to allow access to their underground parking level from this drive. In exchange for this access, the City may wish to acquire additional right-of-way on the north side of the access drive to allow for construction of a public street. Discussions are ongoing, and the final decision will rest with the City Commission.

Design Review

The proposed building appears to meet most of the architectural standards set out in Article 3, Downtown Birmingham Overlay District of the Zoning Ordinance, as first-floor storefronts are directly accessible from the sidewalk, the storefront windows are vertically proportioned, and the main entries incorporate canopy features to add architectural interest on a pedestrian scale. However, the glazing calculations listed on the plans indicate that the required 70% minimum glazing may not be met on the east elevation, and the maximum 35% glazing may be exceeded on the north elevation of the proposed building.

Mr. Christopher Longe, Architect, 369 N. Old Woodward Ave. noted they are talking to the City about deeding a triangular shaped piece of their property to the City to accommodate the construction of a proper road for the Bates St. extension, should that happen. They plan to provide a 5 ft. sidewalk on the south side of the building. Their intent is that it would be square with N. Old Woodward Ave. and the bump-out which would provide for two benches and a bike rack. The removal of two spaces for the bump-out will provide for a service truck to pull over and not obstruct traffic. He noted the site falls towards Booth Park by about 10 ft. It falls about 2 ft. heading west. and about 30 ft. to the flood plain and that provides a natural walk-out which they plan to use for parking. The entire building lies above the flood plain.

Mr. Longe produced a 3-D printed model of the building which depicted all four sides and how the grade meets the building. The building will contain 26 residential units ranging in size from 2,200 sq. ft. to 3,900 sq. ft. They meet the minimum of 70% glazing on all sides except the south service side where the glazing is 50%. It is in their best interest to make that facade as nice as possible for the occupants of the building.

In response to Mr. Koseck, Mr. Longe indicated the road being contemplated on the south side is 44 ft. in width. Mr. Boyle received confirmation from Mr. Longe about which property is public and which is private. The public will be able to wander through into the area to the north of the building adjacent to the river.

There was no one from the audience who wished to comment on the proposal at 8:20 p.m.

Motion by Mr. DeWeese

Seconded by Mr. Boyle to approve the Preliminary Site Plan for 369 N. Old Woodward subject to the following conditions:

- 9) Planning Board approves the elimination of the 10 ft. rear yard setback requirements for D-4;
- 10) Applicant seek an interpretation as to the applicability of the lot area requirements for R-6 if the property is rezoned D-4;
- 11) Applicant submit specifications on all mechanical equipment, mechanical screening and all building and site lighting at the time of Final Site Plan and Design Review;
- 12) Applicant provide detailed and compliant streetscape, landscape and photometric plans at the time of Final Site Plan Review;
- 13) Applicant obtain approval to bring the property into the Parking Assessment District or obtain a variance from the Board of Zoning Appeals;
- 14) Compliance with the requests of City Departments;
- 15) Provision of material and color samples at Final Site Plan Review; and
- 16) Have a 5 ft. sidewalk on the entire south side of the building.

No one from the public wished to discuss the motion at 8:23 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: DeWeese, Boyle, Clein, Jeffares, Koseck, Lazar, Whipple-Boyce Nays: None

Absent: Williams

**Zoning Compliance Summary Sheet
Final Site Plan
Mixed Use Development
369 N. Old Woodward Avenue**

Existing Site:
Zoning: Current: R6 Multiple Family Residential and D4 Downtown District Overlay

Land Use: Multiple Family Residential

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Booth Park	Parking	Retail/ Commercial	Public Park/Parking
Existing Zoning District	PP, Public Property	PP, Public Property D3 Overlay	B2, General Business D3 Overlay	Public Property, D3

Land Area: existing: 39,204 sq.ft.
proposed: same as above

Land Use: existing: Multiple-family residential
proposed: Multiple-family residential and retail/commercial

Minimum Lot Area/Unit: required: R6: 1375 sq.ft./1 bedroom
1750 sq.ft./2 bedroom
D4: N/A
proposed: R6: 3x 1 bedroom = 4,125
26x 2 bedroom = 45,500
Total: 49,625 sq.ft.

Given the interpretation of the Building Official regarding the applicability of the R6 lot area standards, the applicant does not meet the lot area requirements of the R6 zoning district and will be required to reduce the number of units or obtain a variance from the Board of Zoning Appeals.

Minimum Floor Area: required: R6: 600 sq. ft. (studio or one bedroom units)
800 sq. ft. (two bedroom units)
1,000 sq. ft. (three + bedroom units)
D4: N/A
proposed: Minimum size of all units 2,500 sq. ft.

Floor Area Ratio:	allowed:	N/A
	proposed:	N/A
Open Space	required:	N/A
	proposed:	N/A
Frontage line for Principal Building:	required:	along N. Old Woodward lot line
	proposed:	along N. Old Woodward lot line
Front Setback:	required:	R6: 25'
		D4: 0', Planning Board can adjust to average
	proposed:	0'
Side Setbacks:	minimum:	R6: 10' one side, 25' total
		D4: 0'
	proposed:	0'
Rear Setback:	required:	R6: 30'
		D4: Equal to an adjacent, preexisting building
	proposed:	0'
Max. Bldg. Height & Number of Stories:	permitted:	R6: 40', 3 stories
		D4: 58 ft. eave, 80 ft. max , 5 stories
	proposed:	56.66 ft. eave line, 78.16 ft. max; 5 stories

The fifth story shall continue in a different plane, beginning at the eave line, no greater than 45 degrees measured to the horizontal or set back 10 feet from any building façade. **The applicant will be required to setback the entire fifth floor or obtain a variance from the Board of Zoning Appeals.**

Minimum First Floor Height:	required:	10 ft.
	proposed:	18 ft.
Minimum Eave Height:	required:	R6: N/A
		B4: 20'
	proposed:	56.66'
Parking:	required:	67 spaces (6,900 s.f. retail area / 300 = 23 plus 29 residential units x 1.5 = 44)
	proposed:	82 spaces
	required:	180 sq.ft. parking spaces
	proposed:	Application states 9' by 20'
Loading Area:	required:	1 space or 40 ft. of abutting alley space
	proposed:	In abutting alley

Screening:

Parking:	required:	N/A
	proposed:	Screened within building
Ground Mounted Mechanical:	required:	Screened from public view
	proposed:	Transformer with wrought iron fencing
Roof-top Mech. units:	required:	Screen walls to fully obscure all mechanical units constructed of materials compatible with building
	proposed:	10'5" screening consisting of painted structural steel, prefinished metal mechanical equipment louvers, and prefinished metal panels on metal framing wall construction
Trash Receptacles:	required:	6' high masonry screen wall with wooden gate
	proposed:	All dumpsters are located within and screened by the proposed building.



MEMORANDUM

Planning Division

DATE: February 16, 2016

TO: Planning Board members

FROM: Jana Ecker, Planning

SUBJECT: 856 N. Old Woodward
Preliminary Site Plan Review (changes in blue type)

The parcel at 856 N. Old Woodward is currently vacant. The applicant intends to build a four-story mixed use building at the subject site, with an additional level of underground parking. The site has a total land area of .56 acres and is located on the east side of N. Old Woodward south of Oak Street.

It is proposed that the lower level of the building will have parking and residential storage spaces, and the first floor is proposed to contain parking fronted by retail space and a residential lobby. The second, third and fourth floors are proposed to contain 27 residential units. On street parking will also be provided on N. Old Woodward. Each floor will be approximately 21,302.74 S.F., giving the building an approximate total of 106,513.7 G.S.F. Thus, the applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing one new building containing more than 20,000 sq. ft. of gross floor area.

On December 9, 2015, the Planning Board reviewed the Community Impact Study for the proposed development, and after much discussion, both the Community Impact Study and the Preliminary Site Plan review were postponed to January 13, 2016 to allow the applicant to address outstanding issues.

On January 13, 2016, the Planning Board reviewed the Community Impact Study for the proposed development, including updates and revisions submitted by the applicant with regards to traffic and environmental issues. The Planning Board voted to accept the CIS with the provision that if the number of units or stories change or there are other significant changes the applicant would have to provide an update to the impacts for administrative approval. The Planning Board further postponed the Preliminary Site Plan review until February 24, 2016.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing property is currently vacant. There are no structures on the site. Office, commercial, and multi-family uses surround the site.

- 1.2 Zoning – The property is currently zoned O2, Office/Commercial and is located at the northern edge of the Downtown District. The surrounding uses conform to the permitted uses of each Zoning District. The parcel is also in the Downtown Overlay District. It has an overlay zoning of D2.
- 1.3 Summary of Adjacent Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site, including the proposed 2016 Regulating Plan zones.

	North	South	East	West
Existing Land Use	Commercial	Office/ Commercial	Rouge River	Multi-Family Residential
Existing Zoning District	B2B General Business	O2 Office/ Commercial	PP Public Property	R6 Multi-Family Residential
Overlay Zoning District	D2	D2	N/A	N/A

2.0 Setback and Height Requirements

The proposed development meets the minimum eave height of 20' and the maximum height requirement of 56'. However, no rooftop plans were provided to ensure that any proposed mechanical equipment would not extend past the 56' maximum. **The applicant has now provided a building section with rooftop mechanical equipment that does not exceed 56' in height.** Also, the maximum number of stories in the D2 zone is three if the third story is used solely for residential use. The applicant is proposing four stories, with both the third and fourth stories proposed for residential use. **The applicant has setback the proposed fourth story 10', but has not setback the third story 10' as required in the D2 zone. The applicant will be required to eliminate the fourth floor and setback the third story 10', or obtain a variance from the Board of Zoning Appeals. The Building Official has determined that the underground parking level is a basement, and does not constitute an additional story. Further study regarding the applicable minimum and maximum eave height will be conducted prior to Final Site Plan and Design Review.**

The building is not on the frontage line, however, it is setback 22'. In accordance with Article 3, section 3.04(B), the Planning Board may adjust the front setback to match the

front setback of any abutting building **The applicant will be required to provide front and rear setbacks for both adjacent buildings to the north and south, and the proposed building must have a front and rear setback equal to the front and rear setback of any of the adjacent buildings. If not, a variance must be obtained from the Board of Zoning Appeals. The applicant has now provided the rear setbacks of the adjacent buildings, and the rear setback of the proposed building is 12.8' which matches the rear setback of the adjacent building to the north.** The proposed development is in accordance with Article 4, Section 4.52 PK-08 as the first story off-street parking is located greater than 20' from the front façade and is masked by a 36.5' deep retail space.

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

3.0 Screening and Landscaping

3.1 Dumpster Screening – The applicant is proposing to locate all trash receptacles within the building with access from the first floor parking area. The materials for the walls or the doors screening the dumpster are not specified on the submitted plans, however the trash room is fully screened from the street by the residential lobby.

3.2 Parking Lot Screening – All parking facilities must be screened in accordance with Article 4, section 4.49 of the Zoning Ordinance. All of the required parking is proposed to be located within the first floor and in the lower level of the building. The proposal complies with Article 4, Section 4.52 PK-08 as the first story off-street parking is located greater than 20' from the front façade as the applicant is proposing retail space with a depth of 36.5' along N. Old Woodward. The front entry to the at-grade and below-grade parking is located at the northwestern corner of the site. Parking is also proposed on private property along the front of the building to provide additional parking to match the ROW parking to the south. **The Engineering Department approves of the design intent, but has stated that the applicant will be required to provide the City with an access easement for ingress/egress and maintenance of these proposed public parking spaces.**

3.3 Mechanical Equipment Screening – Two electrical transformers are proposed at the rear of the property on the first floor and on the lower level of the building next to the vehicular access ramp. The transformers will be screened by the brick walls of the building. No specifications have been provided for exterior mechanical equipment and, no rooftop plans have been submitted. The applicant has submitted a building section showing a 10' deep well on the roof, presumably for rooftop mechanical equipment. **The applicant has now provided a building section that shows the depth of the mechanical well and the height of the proposed rooftop mechanical equipment. The applicant will be required to**

provide specification sheets and a roof plan at the time of Final Site Plan and Design Review.

3.4 Landscaping –Article 04 section 4.20 LA-01(G) of the Zoning Ordinance requires at least 1 street tree for each 40 linear feet of frontage. As the property has 169' of street frontage along N. Old Woodward, 4 street trees are required. The plans submitted show 4 street trees along N. Old Woodward. As the site is located within the Downtown Overlay District, there are no other landscape requirements for this site. **No details as to the species of street trees have been provided, and a landscape plan has not been submitted. The applicant will be required to submit a detailed landscape plan at the time of Final Site Plan and Design Review. The applicant has now submitted planting details noting that the 4 proposed street trees will be Red Maples a minimum of 3" in caliper.**

3.5 Streetscape - The applicant is proposing 6 new 24" square concrete planters with unspecified flowering perennials and annuals and 2 new city standard benches along N. Old Woodward in front of the new building. The applicant is not proposing to add any street lights or bike racks along N. Old Woodward in front of the building. These must be shown on the plans at Final Site Plan and Design Review.

The streetscape plan that was submitted is not consistent with the site plan that was submitted. The applicant will be required to align the landscape plans and the site plans in order for the Planning Department to receive a clear and concise picture of what is being proposed. The applicant has now submitted revised plans that show the addition of bike racks and one bench in the area in front of the proposed building. Concrete planters are no longer proposed. The applicant is also required to add pedestrian-scale street lights along N. Old Woodward as required.

4.0 Parking, Loading and Circulation

4.1 Parking – In accordance with Article 4, section 4.34 of the Zoning Ordinance, the proposed development is required to have a total of 55 parking spaces **(22 two room or less units x 1.5 spaces per unit [33], 5 three or more room units x 2 spaces per unit [10], and one space for every 300 sq.ft. of retail space [12].** The applicant is proposing **62 total parking spaces** located on the first floor and lower levels of the building, and thus has met the requirements for parking. In addition, 16 extra spaces are proposed on private property along the front of the building and in the ROW in front of the building. All proposed parking spaces meet the minimum 180 sq.ft. size requirement. The proposed development complies with Article 4, Section 4.52 PK-08 as the first story off-street parking is located greater than 20' from the façade with a 36.5' deep retail space screening the parking area.

The applicant has noted an area for bicycle parking on the underground parking level. **However, there are no bike racks denoted on the plans; also the**

location of the bicycle parking area is not convenient for cyclists. The bicycle parking is proposed to be on the lower level and not street level, also it is not near the door to the lower level. Its location would require cyclists to take their bike onto the elevator and/or use the vehicular drives and ramps and compete with vehicles. **The applicant has now relocated the bike parking to the ground floor parking level, and added bike racks. Cyclists would no longer have to use the ramp or elevator to access the bike parking area.**

- 4.2 Loading – Article 4, section 4.24 of the Zoning Ordinance provides that no off-street loading spaces are required as the retail area of the building is less than 5,000 sq.ft. in size, and thus none are proposed.
- 4.3 Vehicular Circulation and Access –The applicant proposes a driveway on the northwest corner to access the enclosed first floor parking and the lower level parking. The vehicular opening in the building is permitted to be 25' or less in width in accordance with Article 3 of the Zoning Ordinance. **The architectural plans submitted show a proposed width of 22', however sheet C-3 of the engineering plans show a 24.5' wide opening for vehicles. Either width meets the Downtown Overlay requirement, however the applicant must amend the plans to ensure consistency. The civil engineering plans now show a width of 22' for the vehicular entrance to the building. However, the architectural plans do not dimension the width of the vehicular entry, but the elevation drawings suggest two overhead garage door separated by a column. The applicant must show dimensions on the architectural site plan and elevation drawings at the time of Final Site Plan and Design Review to demonstrate that the width requirements have been met for the vehicular entry.** The proposed vehicular entry will have a bronze overhead garage door framed by brick columns. The architectural plans submitted show parking aisle widths for the lower level parking at 20' in width, and show the at-grade parking level aisles at 14' and 21' in width. However, sheet C-3 of the engineering plan show the at-grade parking level drive aisles at 22' in width. **The applicant must provide the specific dimensions for all drive aisle widths and amend all plans to ensure consistency. The revised plans now show 22' drive aisles on the lower level of underground parking. However, on the ground level parking floor, 22' drive aisles are proposed, but the first row of parked vehicles immediately behind the retail space hang over into that aisle, thus reducing the aisle width to approximately 18' in width.**
- 4.3 Pedestrian Circulation and Access – The applicant is proposing a new sidewalk to connect with the sidewalk on the property to the south. The architectural plans submitted show the sidewalk width as 5', however, sheet C-3 of the engineering plan show the sidewalk width at 5.1'. **The applicant must provide the specific dimensions for the proposed sidewalk and amend all plans to ensure consistency. Both the architectural plans and the civil plans submitted are now consistent, and show a 5' wide sidewalk along N. Old Woodward.** There are two proposed entrances along the front façade of

the building shown on the site plan. However, the elevation drawings appear to show five proposed entrances along the front façade. **The applicant will be required to amend all plans and elevations to ensure consistency. The applicant is now showing two proposed entrances to the retail space, and two entrances into the residential lobby of the building.** The resident lobby for this building is located at the northern edge of the building abutting the entrance to the first floor and underground parking. There are two entrances to the lobby, one from the inside of parking area, and one from the front of the building. This lobby includes one elevator, two vestibules, and a staircase.

5.0 Lighting

No photometric plan or specification sheets for any proposed building or landscape lighting have been provided at this time, but will be required at Final Site Plan and Design Review. Lighting will be reviewed in detail at that time.

6.0 Departmental Reports

6.1 Engineering Division – The Engineering Division has reviewed the site plan dated February 14, 2016, for the above project. Most of this memo is repeated from our memo completed in November. The order has been changed to bring emphasis to #1 below. The request for a site plan and traffic plan that indicates how this design will impact the storage area for northbound N. Old Woodward Ave., and confirmation that this will not impact the level of service to that intersection are important issues that **MUST** be addressed before this project received final site plan approval. No effort has been made (based on the submittal) to provide this information over the past three months. It is imperative that it be provided if this project is going to move forward.

The following comments are offered:

SITE PLAN

1. It appears that the front face alignment of the building at grade will allow the existing sidewalk and public parking area to the south to be extended north on the same alignment. However, the existing drawing is inadequate to determine if the design will work because it does not indicate how the extended parking area will impact the storage lanes for northbound N. Old Woodward Ave. traffic at the Oak St. traffic signal. The drawing must be resubmitted with full consideration of maintaining proper storage for this intersection, and the new parking area shall be modified accordingly.

In addition, the traffic study does not consider the amount of northbound storage needed to maintain the current level of service at the Oak St.

intersection. The parking area shall be designed so as to not reduce the level of service at the intersection accordingly.

2. The proposed development will impact the 100-year floodplain. It appears that the design intent is to comply with the floodplain development requirement of not causing any net fill within the floodplain boundary. We will review this in more detail during review of the plans prior to the issuance of a building permit.
3. The plans propose to step back the front wall of the building to provide an extension of the proposed public parking area being constructed by the City directly south of this site in 2007. Although we encourage the intent in the interest of gaining the maximum amount of public parking for both this site and the immediate adjoining businesses, we raise the following concerns:
 - a. The plan proposes an extension of the basement parking level underneath the at grade public parking places on the first floor. As such, it is expected that the at-grade parking will remain as land that is privately owned. However, an ingress/egress easement will have to be created and signed by both the City and the owner to designate usage and terms of maintenance. It is our expectation that the City will have to right to enter the area to own and operate parking meters, with full control for access and enforcement of parking rules. Further, the City will have to be able to enter the area for maintenance purposes accordingly.
 - b. Extension of the basement under the new public parking area may raise questions as to what paving materials can be used on the surface, and if they can function long term on a supported deck. We will review these issues in detail with the engineer and architect during detailed plan review.
4. Due to its direct connection to the Rouge River, the developer is encouraged to design all storm water flow into an on-site storm water cleaning facility prior to discharging into the river. Doing so will allow the developer to avoid requirements under the Storm Water Runoff permit requirements. However, since the City is going to be enacting a storm water quality ordinance within the next year modeled after the ordinance being formulated by Oakland Co., the engineer is encouraged to review those standards and design accordingly.

The following permits will be required from the Engineering Division for this project:

- A. Right-of-Way Permit (for excavations in the right-of-way).

- B. Street Obstruction Permit (for all obstructions in the right-of-way during construction).**
- C. Sidewalk/Drive Approach Permit (for all pavement installed in the right-of-way).**
- D. Soil Erosion and Sedimentation Control Permit.**

Please see attached letter from Flies and VandenBrink, the City transportation consultant to address the concerns noted above.

- 6.2 The Department of Public Services - **The DPS will provide comments prior to the Planning Board meeting on February 24, 2016.**

- 6.3 Fire Department – The Fire Department has the following requirements:
- 1. Emergency Responder radio coverage is required.
 - 2. Fire suppression with a minimum of a 6" water main is required.
 - 3. Fire Alarm with smoke detectors required.
 - 4. Knox Box is required.

- 6.4 Police Department – The Police Department has no concerns.

- 6.5 Building Division – **The Building Division has provided their standard comments with regards to the applicable Building Code requirements, and has provided the following additional comments:**

- 1. The applicant has resolved comments 1, 2, and 4 from my initial review dated January 7, 2016. The exit discharge for the lower level appears to comply; the exterior doors at the public sidewalk are revised to not swing over the sidewalk; and the basement level will not be considered a story in accordance with the definition of building height.**
- 2. MDEQ approval/permit will be required for the work occurring in and over the 100-year floodplain.**
- 3. The apartments will need to comply with the accessibility requirements in Chapter 11 of the building code for Type A and B dwelling units.**
- 4. The proposed design does not appear to comply with the specific height standards in Section 3.04 (1). The third story, if permitted, needs to continue in a different plane beginning at the eave line by either sloping not greater than 45 degrees or stepping back 10-feet from the façade. This point appears to be the intended location to measure maximum eave height. The peak or ridge of any sloped roof then has a maximum height of 46-feet.**

7.0 Design Review

At this time the applicant has provided elevation drawings, but specific details or specification sheets on the materials have not yet been provided. The plans submitted indicate that the applicant is proposing to utilize the following materials:

- Stone (knee walls and upper level panels);
- Brown brick (columns);
- Bronze metal (C channels, railings and overhead doors);
- Glass windows and storefront door systems; and
- Steel decorative metal fencing in the easement south of the building.

The Planning Division will reserve detailed comments regarding architectural standards and design related issues for the Final Site Plan and Design Review. **However, based on the plans submitted at this time, it appears that a variance may be needed for the required glazing on the ground level storefront along N. Old Woodward, as 70% is required and the plans state 64% is proposed. The applicant should also provide clarification on the methods used in calculated the glazing provided to ensure that this is consistent with standard practice. Finally, the use of glass for railings as noted on the plans is not permitted in the Downtown Overlay. The applicant has now submitted glazing calculations that demonstrate 70% glazing is proposed on the first floor of the west elevation. The applicant has also provided glazing calculations on the upper floors that demonstrate 38% glazing is proposed. However, a maximum of 35% glazing is permitted on the upper floors and thus the applicant must reduce the glazing or obtain a variance from the Board of Zoning Appeals.**

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 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.

9.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board approve the Preliminary Site Plan for 856 N. Old Woodward with the following conditions:

- 1. The applicant eliminate the fourth floor and setback the third floor by 10', or obtain variances from the Board of Zoning Appeals;
- 2. Provide the front setback of both abutting buildings to determine the required setback for the proposed building;
- 3. Provide the City with an access easement for ingress/egress and maintenance of these proposed public parking spaces;
- 4. Provide specification sheets and a roof plan at the time of Final Site Plan and Design review;
- 5. Submit a landscape plan and photometric plan at the time of Final Site Plan and Design Review;
- 6. Add pedestrian scale street lights along N. Old Woodward;
- 7. Provide dimensions on the architectural site plan and elevation drawings at the time of Final Site Plan and Design Review to demonstrate that the width requirements have been met for the vehicular entry;
- 8. Address the engineering and traffic issues identified by the City's traffic consultant;
- 9. Reduce the upper floor glazing or obtain a variance from the Board of Zoning Appeals; and
- 10. Comply with the requirements of all City departments.

10.0 Suggested Motion Language

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board APPROVE the Preliminary Site Plan for 856 N. Old Woodward with the following conditions:

- 1. The applicant eliminate the fourth floor and setback the third floor by 10', or obtain variances from the Board of Zoning Appeals;
- 2. Provide the front setback of both abutting buildings to determine the required setback for the proposed building;
- 3. Provide the City with an access easement for ingress/egress and maintenance of these proposed public parking spaces;

4. Provide specification sheets and a roof plan at the time of Final Site Plan and Design review;
5. Submit a landscape plan and photometric plan at the time of Final Site Plan and Design Review;
6. Add pedestrian scale street lights along N. Old Woodward;
7. Provide dimensions on the architectural site plan and elevation drawings at the time of Final Site Plan and Design Review to demonstrate that the width requirements have been met for the vehicular entry;
8. Address the engineering and traffic issues identified by the City's traffic consultant;
9. Reduce the upper floor glazing or obtain a variance from the Board of Zoning Appeals; and
10. Comply with the requirements of all City departments.

OR

Motion to DENY the Preliminary Site Plan for 856 N. Old Woodward.

OR

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board POSTPONE a decision on the Preliminary Site Plan.

**Planning Board Minutes
December 9, 2015**

COMMUNITY IMPACT STUDIES ("CIS") AND PRELIMINARY SITE PLAN REVIEWS

1. **856 N. Old Woodward Ave.** (vacant land)
Application for a CIS and Preliminary Site Plan Review to consider a request to construct a new four-story mixed-use over 20,000 sq. ft. in size
(postponed from November 11, 2015)

Ms. Ecker explained the site has a total land area of .56 acres and is located on the east side of N. Old Woodward Ave. south of Oak St.

Ms. Ecker advised that the applicant is proposing to construct a four-story mixed-use building. The lower level of the building will have parking and residential storage spaces. The first floor is proposed to contain parking fronted by retail space and a residential lobby. The second, third and fourth floors will contain 27 residential units. On-street parking will be provided on N. Old Woodward Ave. The building will have an approximate total of 106,513.7 gross sq. ft. Thus, the applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing one new building containing more than 20,000 sq. ft. of gross floor area.

CIS

The CIS acts as a foundation for discussion between the Planning Board and the applicant, beyond the normal scope of information addressed in the Preliminary Site Plan Review application. The Planning Board "accepts" the CIS prior to taking action on a Preliminary Site Plan.

Planning and Zoning Issues:

- Use - The site is currently zoned O-2 Office and falls within the D-2 Overlay District as provided in the Downtown Birmingham 2016 Plan. The proposed residential units, retail space and parking facility are permitted principal and/or accessory uses in the O-2 and D-2 Zone District.
- Overlay District Compliance - The proposed development implements some of the recommendations contained in the 2016 Plan. However, the proposed building contains one extra floor of residential above the three stories recommended in the 2016 Plan. Although it is four stories, the building conforms to the maximum height of 56 ft. limit in the D-2 Zone of the Overlay District. The Building Official will have to make a final determination as to whether it is clear they can only have three stories. ***If that is the case, the applicant will need a variance from the Board of Zoning Appeals ("BZA") for the fourth story.***
- Master Plan Compliance, 2016 Plan - The CIS presented does not fully discuss the goals and objectives of the City's Master Plan to demonstrate whether the City can support the

proposed development. However, a number of goals and objectives of the Downtown Birmingham 2016 Master Plan do demonstrate that the City can support the proposed development.

Land Development Issues: While the applicant has submitted a soil boring report, the received materials do not confirm that the soils within the subject site are suitable to support the proposed development. The applicant will be required to provide a full soil analysis when applying for a Building Permit. On August 13, 2015, PM Environmental conducted a subsurface investigation and discovered a whole list of contamination concerns that exceed the limits. The applicants plan to submit a Brownfield Application to the City.

The existing site also contains steep slopes. The applicant proposes a below grade parking garage that will substantially remove the existing site erosion and runoff conditions into the adjacent Rouge River. Areas of existing steep slopes will be stabilized during construction to prevent erosion. The CIS states that an Erosion Control Plan will be prepared to meet all municipal soil erosion control requirements to mitigate any potential discharge of materials into the river. Mr. Share was certain the construction will disturb some of the contaminated soils. He did not think the Michigan Dept. of Environmental Quality ("MDEQ") will be proactive so the City ought be concerned. Ms. Ecker clarified that is generally something that the Brownfield Redevelopment Authority would handle when a Brownfield Plan is submitted for reimbursement. She added the City can call the MDEQ and bring this to their attention. Also, she can submit this information to the City's environmental attorney to ensure everyone is fully aware about what is going on. Chairman Clein suggested that the applicant provide background information on their mitigation plan for the City to review and take proper action to protect the City's interest in the natural environment. Further, Mr. Boyle wanted to see some resolution regarding the roles and responsibilities of the different agencies in detailing whether this facility can mitigate the contamination that exists at present.

Utilities, Noise and Air Issues: All required utility easements have not been verified. However, the applicant has noted that the civil engineer and construction manager will provide verification of easements for all proposed and additional utilities prior to construction. In accordance with the 2016 Plan, all utilities on the site should be buried to visually enhance the site. The CIS does not indicate that utilities will be buried to meet this provision.

A sound study was performed by Kolano and Saha Engineers to analyze existing ambient noise and estimated future noise levels on the site. The prepared noise report states the site has a measured sound level of DNL 63 dB, and thus falls within HUD guidelines for residential land use. Kolano and Saha have provided information detailing the types of units that will produce the least amount of sound.

The CIS notes that the proposed project is not expected to create excessive noise that would exceed existing code standards.

The CIS states that the closest air monitoring stations are located in Oak Park and Pontiac. Current ambient air quality standards are well under the existing minimum standards mandated by the Environmental Protection Agency "(EPA)". The applicant has indicated that all new HVAC equipment will be selected to provide minimum pollutant discharge and maximum filtration.

Environmental Design and Historic Values: The applicant will be required to provide the City with a public access easement for the western portion of the site that is proposed for public parking and a public sidewalk.

Refuse, Sewer and Water: The CIS states that there will be a refuse room on the first level that will be adequate in size to service the development. No details have been provided on the size of the trash containers, nor has information been provided to detail the collection and separation of recyclables. The CIS further states that there is adequate water service to the site and that the existing sanitary and combined sewers on the site will be sufficient to service the development.

The applicant has stated that the proposed wastewater system will be adequately designed by an engineer to service the facility and that design capabilities of the facilities will not be exceeded as a result of this project.

The proposed storm water system will be designed to meet the City standards for storm water management. The applicant anticipates that the design capacity of storm water facilities will not be exceeded. The CIS has indicated that elements have been incorporated into the project to reduce the amount of storm water entering the sewer. This will be carried out through a proposed underground detention system.

The applicant has indicated that the proposed water service system will be adequately designed to service the facility. The applicant anticipates that the existing water quality is safe from both chemical and bacteriological standpoints and will provide verification of this prior to final site plan review. The applicant also anticipates the water supply design to be compatible with the existing City system.

Public Safety: The applicant has not indicated whether the proposed development location or design provide adequate access for police, fire and emergency vehicles and individuals. However, the applicant has indicated that the project design will be reviewed by all public safety services and recommendations for conformance will be implemented into the final design.

Transportation Issues: The applicant has submitted a Traffic Impact Study prepared by Stonefield Engineering and Design. The City's traffic consultant, Fleis & Vandenbrink, has completed a review of the traffic study and provided a number of comments and concerns. The traffic study should be revised to meet all City requirements and approved by the City's traffic consultant.

The applicant is proposing 19 parking spaces on the first level located behind the retail. Thirty-seven parking spaces are proposed on the lower level and nine parking spaces are proposed in the open space parking outside along the western edge of the property for a total of 65 spaces. The CIS states that there will be no more than 75 parking spaces, but both the engineering and architectural drawings show 65 parking spaces.

Natural Features: The applicant has indicated that there are no water quality issues known regarding the existing Rouge River to the east of the site. The CIS indicates that the proposed project will involve an increase in impervious surface area. An underground detention system has been designed to accommodate the additional impervious surfaces and reduce the overall runoff from the site. The CIS indicates that the project will not affect surface water flows on water levels of ponds or water bodies. The MDEQ has been notified and does not anticipate any adverse effects. The CIS also states that the project is located within the 100-year floodplain. As such, the applicant indicates that the project will meet all state and local floodplain regulations.

The proposed development will not destroy a natural feature, but it will isolate the river from public access. However, there is not currently public access to the river from this site. No natural feature will pose a safety hazard to the development nor will the proposed project destroy any existing wildlife or habitats.

Mr. Tim Ponton, Stonefield Engineering and Design, spoke on behalf of the applicant and explained to the board their design process and some of the challenges they encountered in terms of getting the development to work. Very deep piles along with a grid system will be needed beneath the project. Their property line comes out 20 ft. as compared to the remainder of the block. What that means for them is the opportunity for additional parking and extending the boulevard.

Mr. Ponton explained that they will be required to file a Due Care Plan with MDEQ who will then monitor their construction, ultimately do additional testing, and then sign off. Therefore, the site will be cleaned up to meet at least the minimum standards for residents to be living there. In addition the county will be taking a look at it to make sure from a soil erosion and sediment control standpoint nothing gets into the Rouge River. They intend to submit a Brownfield Plan. In terms of the traffic, they are confident they can mitigate any issues and satisfy the City traffic engineer. They hope to develop the site into something that is consistent with the existing development patterns and are under the assumption that they will go before the BZA for a height variance.

Motion by Mr. Williams

Seconded by Mr. Share to receive and file the letter from Norman Ziegelman dated October 26, 2015 and also a letter from Carolyn Butcher which is marked received on November 30, 2015.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Koseck

At 9:40 p.m. the chairman opened discussion to the public on the CIS.

Mr. David Underdown, owner of the Douglas Cleaners property, said he doesn't think they contributed to the contamination because they dispose of their waste and years ago there was a gas station on that site.

Chairman Clein personally thought that a lot of information needs to be tightened up, particularly related to the number of stories and their impact, and the traffic.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce that consideration of the CIS and Preliminary Site Plan be postponed to January 13, 2016.

Mr. Ponton spoke from the audience at 9:50 p.m. He noted with respect to the shortage of parking in that area that they have an abundance of 15 spaces on-site. Therefore, they don't need to count the spots in front towards their goal.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Absent: Koseck

**Planning Board Minutes
January 13, 2016**

COMMUNITY IMPACT STUDY ("CIS") AND PRELIMINARY SITE PLAN REVIEWS

- 1. 856 N. Old Woodward Ave. (vacant land)
Application for Community Impact Study and Preliminary Site Plan Review
to allow construction of new four-story building with first-floor retail and
residential above (postponed from December 9, 2015)**

Ms. Ecker stated that the site has a total land area of .56 acres and is located on the east side of N. Old Woodward Ave. south of Oak St. The site has been vacant over a decade.

At this time, the applicant is proposing to construct a four-story mixed-use building. The lower level of the building will have parking and residential storage spaces. The first floor is proposed to contain parking fronted by retail space and a residential lobby. The second, third and fourth floors will contain 27 residential units. On-street parking will be provided on N. Old Woodward Ave. The building will have an approximate total of 106,513.7 gross sq. ft. Thus, the applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing one new building containing more than 20,000 sq. ft. of gross floor area.

On December 9, 2015, the applicant appeared before the Planning Board for a review of the CIS and Preliminary Site Plan. After much discussion, the Planning Board voted to postpone consideration of the CIS and Preliminary Site Plan to January 13, 2016 to allow the applicant to provide additional information with regards to the height of the building, to address traffic concerns, and to provide additional information regarding potential MDEQ issues.

The proposed building contains one extra floor of residential above what was recommended in the 2016 Plan. Although it is four stories, the building conforms to the maximum height limit of 56' in the D-2 Zone of the Overlay District. The Building Official has now provided an interpretation that although the building does not exceed the maximum height of 56 ft. in the D-2 District, it does exceed three stories. Further, the Building Official has indicated that the proposed underground parking level does not meet the definition of basement in the Zoning Ordinance, and is therefore considered a story. The underground level is not more than 50% below grade. ***Thus, the applicant must obtain a variance for two additional stories.***

The applicant has submitted a summary letter from PM Environmental dated January 7, 2016 that outlines the geology, hydrology and contamination issues on the existing site. This letter also outlines in detail construction mitigation measures, response activities and the applicant's due care obligations to deal with the on-site contamination.

The applicant has now shown all proposed utility lines and connections on the civil plans and provided written confirmation that all utilities will be buried to comply with City regulations.

The applicant will be required to provide the City with a public access easement for the western portion of the site that is proposed for public parking and a public sidewalk. The applicant has advised in writing that they will provide a 22.5 ft. wide public access easement.

The applicant submitted a revised traffic study dated December 30, 2015 and new SYNCHRO data to the City's transportation consultant, Fleis and Vandenbrink ("F&V"), to address all of the issues previously raised. The traffic consultant noted several concerns that he outlined in a letter presented today.

The CIS shows a total of 70 parking spaces including those in the right-of-way. The drawings now confirm 17 parking spaces on the first level behind the retail, 37 spaces in the underground parking level, 9 on-street spaces on private property, and 7 more in the public right-of-way. They have 63 spaces, not including those in the right-of-way. The requirement is for 66 spaces. Given the improvements proposed in the right-of-way, the applicant may be entitled to include the 3 parking spaces in the right-of-way in their parking counts with approval by the City Commission.

Motion by Mr. Williams

Seconded by Mr. Jeffares to include the letter from Michael Labadie dated January 13, 2016.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Jeffares, Boyle, Clein, Koseck, Lazar, Share

Nays: None

Absent: Whipple-Boyce

Mr. Labadie summarized his findings. He pointed out that the right turn lane queue heading north along N. Old Woodward Ave. onto Oak blocks the site driveway during peak hours. If the right-of-way parking is used, there is not enough sight distance. To reduce the problem he suggested modifying the driveway operation to make it right-in/right-out only.

Mr. Frank Filochoto, Stonefield Engineering and Design, Inc., summarized how they have worked with F&V over the past couple of months in regards to resolving some of the traffic related issues. The reality is the queue will back up past the driveway during peak hours. However, this use is not intensive from a trip generation standpoint. They are looking at about forty trips during peak hours, combined retail and residential. The driveway cannot be moved to the south. They think the streetscape they are providing is consistent with and enhances the area. The minor negatives of sight distance and loss of storage in the right turn lane are mitigated by the benefit given back to the community of seven on-street parking spaces and streetscape enhancements. He doesn't think there is enough traffic to warrant right-in/right-out and therefore he disagrees. Parking demand will be offset because the retail uses will not be parking at night when the residents are home.

Mr. Tim Ponton, also with Stonefield Engineering and Design, Inc., thought they could potentially make up the area being given back for public benefit by adding one story that is still

within the allowable height of 56 ft. Additionally, they disagree with the Building Official's interpretation of a basement. Approximately eighty-five percent of the overall perimeter of their structure meets the exact definition of a basement.

Chairman Clein questioned how four stories above the N. Old Woodward plane fits into context with the surroundings. Mr. Ponton replied it is important to note that they are still within the building height from a zoning perspective. When you look at the whole big picture of what they are giving back in terms of parking for the City and that this is completely in line with the 2016 Plan, they think they are right there.

With respect to the basement level, Mr. Koseck thought there is a case to be made for unique circumstance.

In response to Mr. Boyle, Mr. John Marusich, the architect, talked about the size of the units they are hoping to construct which will be 1,500 to 1,700 sq. ft. with two bedrooms. They will be upscale, moderate units.

Mr. Bret Donaldson with J.B. Nelson and Co. explained their plan for staging trucks and equipment. They hope to make an arrangement with the property owner to the east to load off the parking lot that fronts on Woodward Ave. If they can't, they will ask the City for a permit to close some of the pavement on Woodward Ave. If they can't get the lots, they will have to park somewhere else and shuttle back to the site.

At 9:04 p.m. the chairman offered members of the public an opportunity to comment.

Mr. Fred Najor who owns a couple of properties to the south of the site spoke in support of the project.

Ms. Carolyn Butcher, who works for Mr. Norman Ziegelman, owner of the adjacent building to the south, said she will be happy to see the Carrie Lee hole built on. She questioned a four-story building in an area where the other buildings are two stories. Parking in this area is very difficult and she doesn't understand how more retail can be added in Birmingham without providing parking. There is no parking for employees. She has a parking permit, but it is impossible to find a space.

Mr. Drew Dutley, 740 Brookside, echoed the concerns about the size and mass of the building. It doesn't really fit into the context of the neighborhood. Looking from the southeast, the building is 67 ft. high; not 56 ft. Second, the parking and the traffic will be a problem. Further, given the condition of the soil, it is important of keep the water and air quality up.

Mr. Boyle received clarification that the stop for bus rapid transit would be in the vicinity of Oak and Woodward Ave. Therefore, he noted this parcel will be right in the middle of a Transit Oriented Development area. Within about two years this site might become extremely important in terms of accessing parking and getting a stop for the bus service. Ms. Ecker added that a certain percentage of people may choose to take the bus rapid transit to the site rather than driving.

Mr. Share indicated he does not understand the extent to which remediation is going to happen with regard to the heavy metals and some of the volatile organic compounds ("VOCs"). Mr. Jamie Entenovich, Engineer with PM Environmental, talked about hazards to residents and users of the site and adjacent area. Seven thousand cubic yards of fill coming out will address a lot of the VOCs. Also, when the property is developed the surface cover will also be a barrier. Nothing will go off the property during construction before it is covered. The volatiles are not a direct contact concern. Construction will be conducted in a manner not to exacerbate the existing issues of the property. Ground water will be addressed in a manner that will not make it worse as far as how the building and utilities are put in. Based on what has been identified, additional steps will not be needed to prevent migration of metals down into the Rouge River. Mr. Entenovich thought the property owner along with the design team are more than willing to commit to having the environmental team present during construction to ensure that all local, state and DEQ regulations are met. The owner intends to submit a Brownfield Plan for the site.

In response to Ms. Lazar, Mr. Entenovich clarified that a slurry wall will be constructed on the property boundary as a barrier to prevent migration of contamination from the dry cleaner onto this property.

Mr. Williams said he is uncomfortable with moving on when the building is two floors out of compliance with D-2 zoning. He objects to the process where the Planning Board is forced to make a preliminary determination on a jurisdictional issue they don't have control over. He feels the legal process in Birmingham is flawed and the City Commission should address the issue.

The chairman said he tends to think the traffic impact can be resolved. However, he is not supportive of the Site Plan as presented, related to traffic. Ms. Lazar asked if the board accepts the CIS as it is, how many stories would they be accepting it for. Mr. Koseck thought that only allowing three floors may have been a density control. Mr. Boyle said the CIS allows the board to look in detail at the impact of the development on the environment. Mr. Jeffares said it seems that everything that will be looked at can only get better by becoming less intense.

Chairman Clein said he is not satisfied that the traffic and the parking situation is adequately addressed in the CIS. He has serious concerns about the proximity of the entry into the garage that close to the intersection with Oak. In that regard, he is not in a position to vote favorably on a Preliminary Site Plan. Mr. Boyle thought there is value in concluding the conversation on the CIS, but that doesn't mean they should immediately approve the site plan.

Motion by Mr. Share

Seconded by Mr. Boyle to accept the CIS with the provision that if the number of units or stories change or there are other significant changes the applicant would have to provide an update to the impacts for administrative approval.

Motion carried, 7-0.

ROLLCALL VOTE

Yeas: Share, Boyle, Clein, Jeffares, Koseck, Lazar, Williams

Nays: None

Absent: Whipple-Boyce

Motion by Mr. Williams

Seconded by Mr. Share to postpone the Preliminary Site Plan Approval for 856 N. Old Woodward Ave. to February 24, 2016.

There were no public comments related to the motion at 9:38 p.m.

Motion carried, 7-0.

VOICE VOTE

Yeas: Williams, Share, Boyle, Clein, Jeffares, Koseck, Lazar

Nays: None

Absent: Whipple-Boyce

**Zoning Compliance Summary Sheet
For Preliminary Site Plan Review
856 N. Old Woodward**

Existing Site:

Zoning: O2, Office/Commercial and D2, Downtown Overlay
Land Use: Vacant

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Office/ Commercial	Rouge River	Multi-Family Residential
Existing Zoning District	B2B General Business	O2 Office/ Commercial	PP Public Property	R6 Multi- Family Residential
Overlay Zoning District	D2	D2	N/A	N/A

Land Area: existing: 24,718 sq. ft. or .56 Acres
proposed: Same as existing

Minimum Lot Area: required: N/A
proposed: N/A

Minimum Floor Area: required: N/A
proposed: N/A

Maximum Total Floor Area: required: N/A
proposed: N/A

Minimum Open Space: required: N/A
proposed: N/A

Maximum Lot Coverage: required: N/A
proposed: N/A

Front Setback: required: D2: 0', building must be on or within 3' of frontage line (Planning Board may adjust to average of any abutting building)
proposed: 22' from frontage line (setback of abutting building to the south is 6', setback of abutting building to the north is unknown)

The applicant will be required to provide the front setback of the building to the north in order to determine if the front setback complies with the Zoning Ordinance. If it does not, a variance will be required from the Board of Zoning Appeals.

Side Setbacks: required: D2: 0'
proposed: 11' easement (to South), 0' (to North)

Rear Setback: required: D2: 10' if alley, if no alley, equal to rear setback of adjacent, pre-existing building (12.8' & 24.8')
proposed: 12.8'

Max. Bldg. Height: permitted: D2- 56' (including the mechanical and other equipment) and 3 stories, if the third story is used for residential, and setback 10'
proposed: 56' & 4 stories

The applicant will be required to reduce the number of floors to 3 and setback the 3rd floor by 10' or obtain variances from the Board of Zoning Appeals.

Minimum Eave Height: required: 20'
proposed: 56'

First Floor Ceiling: required: 10' minimum clearance finished floor to finished ceiling on first floor
proposed: 11' finished floor to finished ceiling

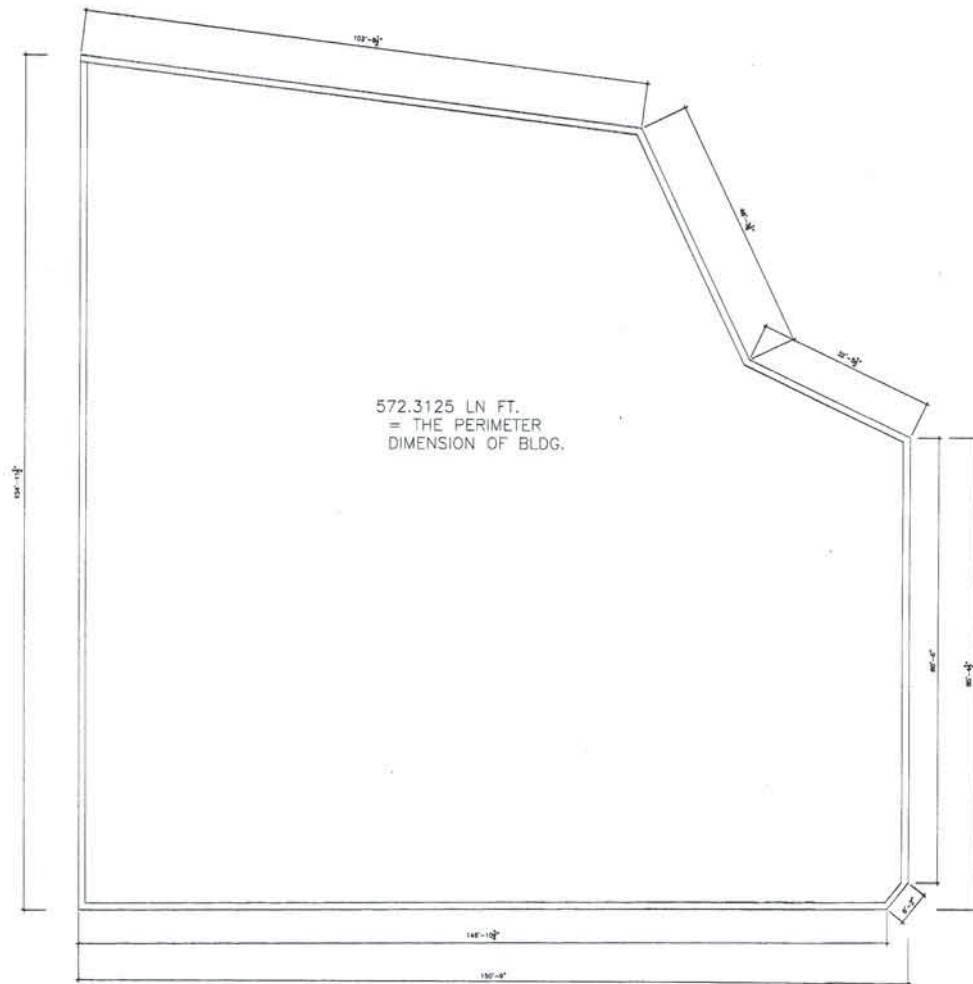
Front Entry: required: Principal pedestrian entrance on frontage line, Planning Board may adjust.
proposed: The principal entrances are located on the frontage line facing N. Old Woodward

Parking: required: 55 spaces (1.5 spaces x 22 for 2 or less room units = 33, 2 spaces x 5 for 3 or more room unit = 10, and 3500 sq.ft / 300 = 12 for retail)
proposed: 62 spaces (53 within building, 9 on private property in front of building)
required: Parking on first floor cannot be located within 20' of the frontage line or front façade.
proposed: Parking on first floor is located 35.6' back from the front façade.

Loading Area: required: N/A
proposed: N/A

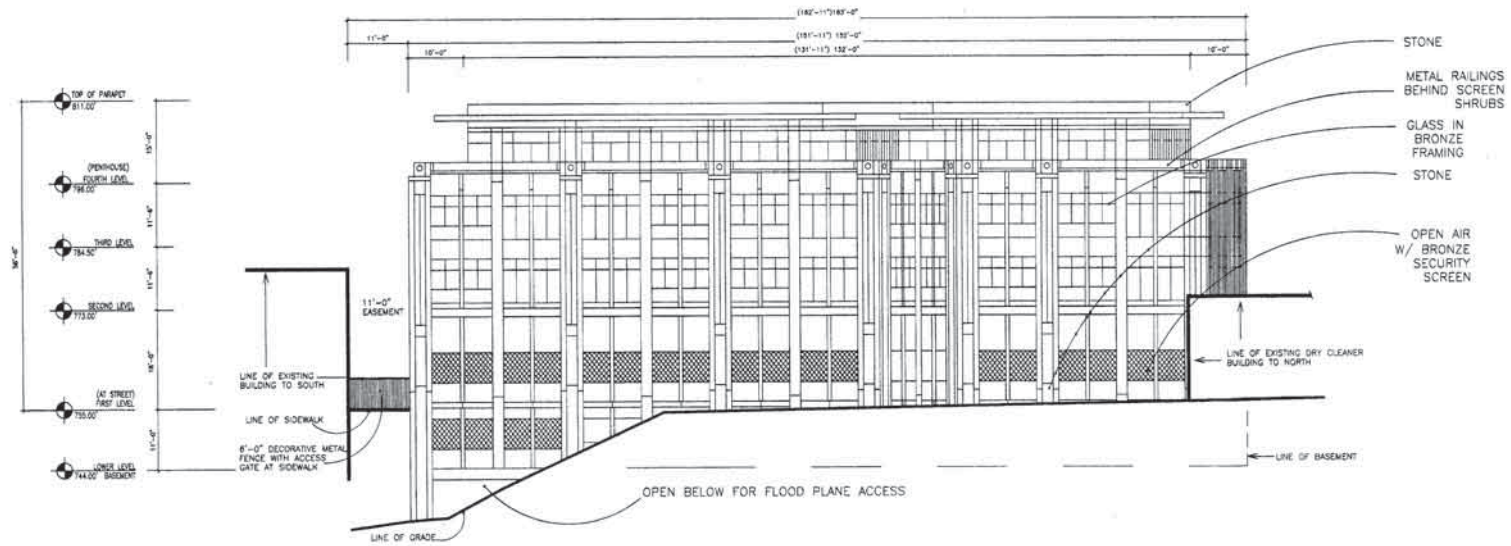
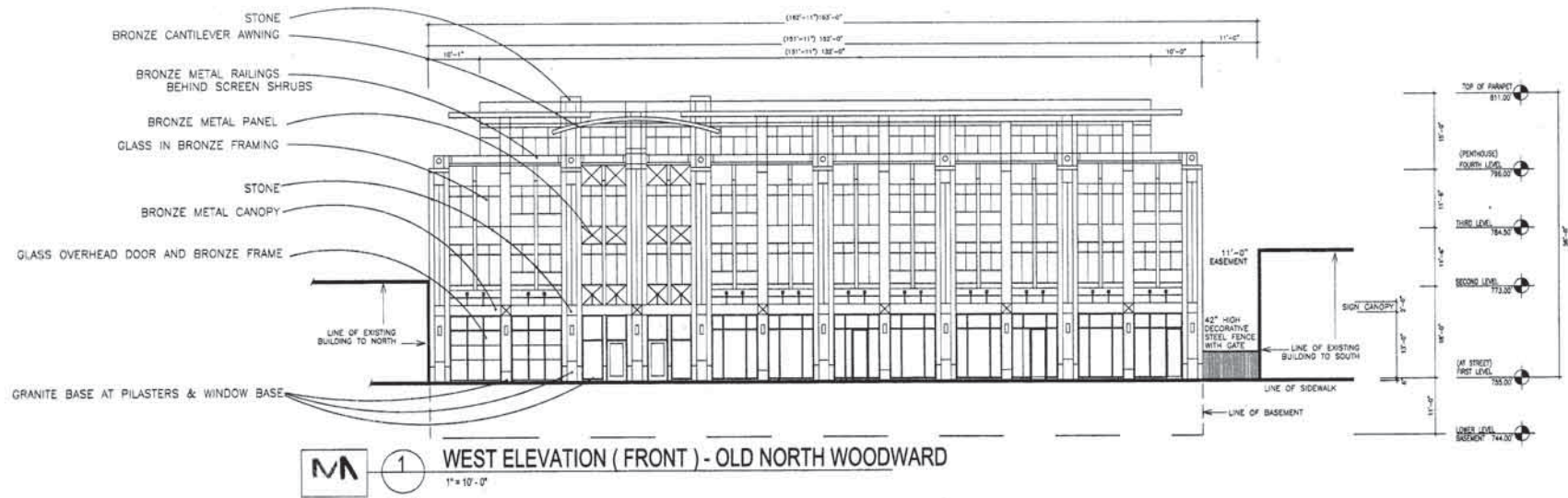
Screening:

<u>Parking:</u>	required:	32" masonry screen wall
	proposed:	All required parking will be screened behind a 32' deep residential lobby, and a 36' deep retail space along the front of the building. Nine additional spaces are proposed in front of the building on private property that appears to be in the ROW.
<u>AC/Mech. units:</u>	required:	Screening to compliment the building
	proposed:	Mechanical units will be screened within a mechanical well on the rooftop of the building.
<u>Elect. Transformer:</u>	required:	Fully screened from public view
	proposed:	The electrical transformer will be located at the rear of the building, within the building walls
<u>Dumpster:</u>	required:	6' high capped masonry wall with wooden gates
	proposed:	Dumpster will be located inside building; access to dumpster is within the first floor parking area.

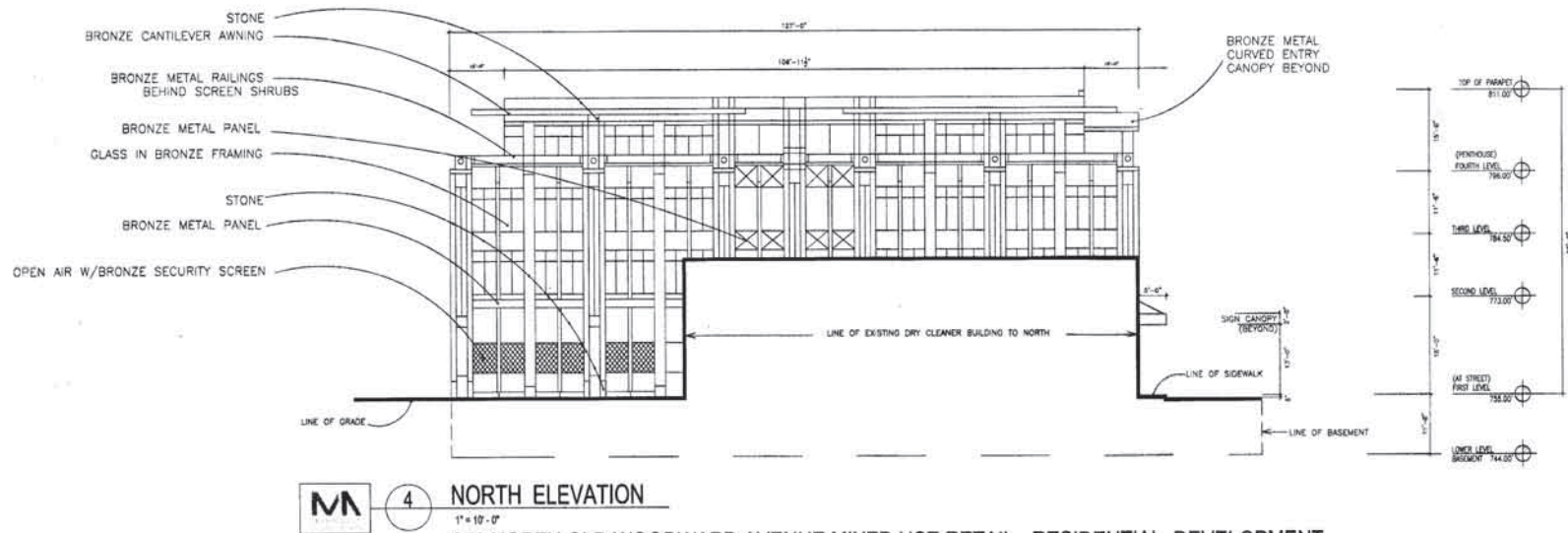
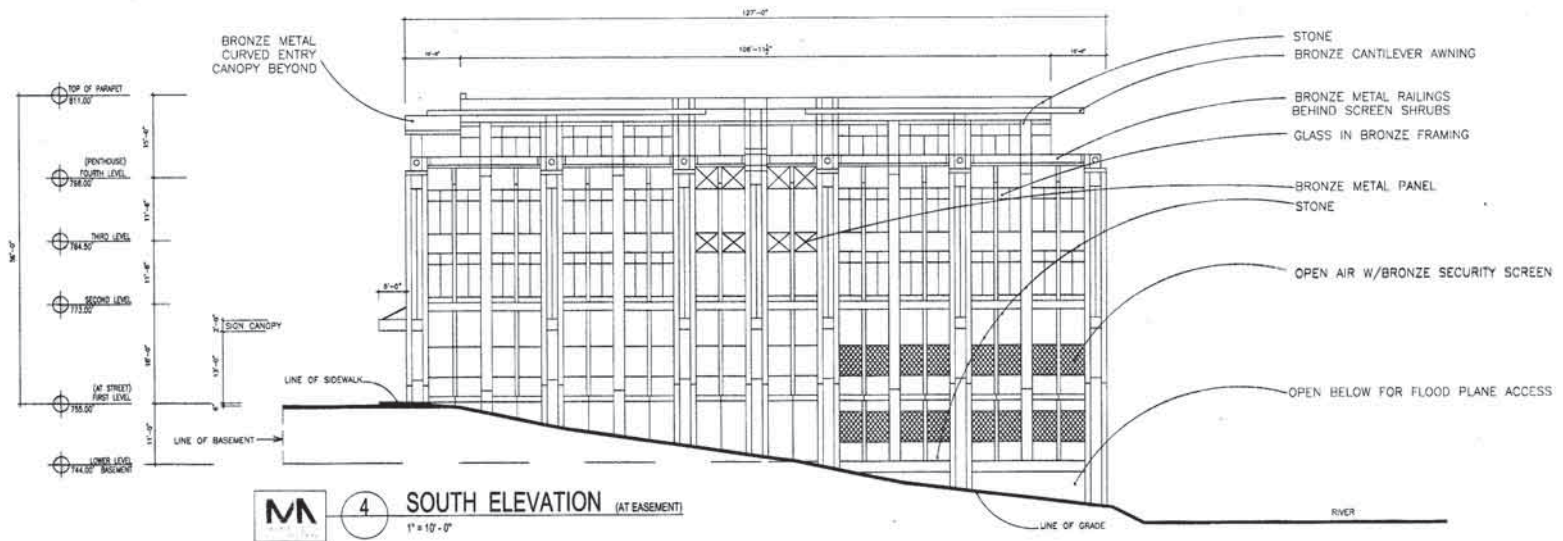


BASEMENT AREA ANALYSIS

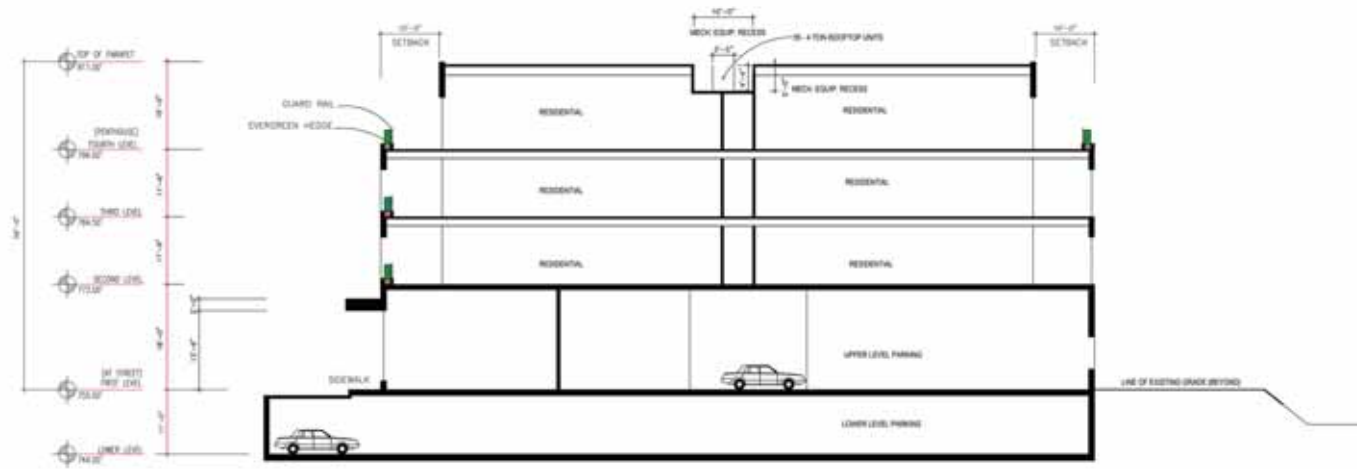
02/14/2016



856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT
02/14/2016



856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT
02/14/2016

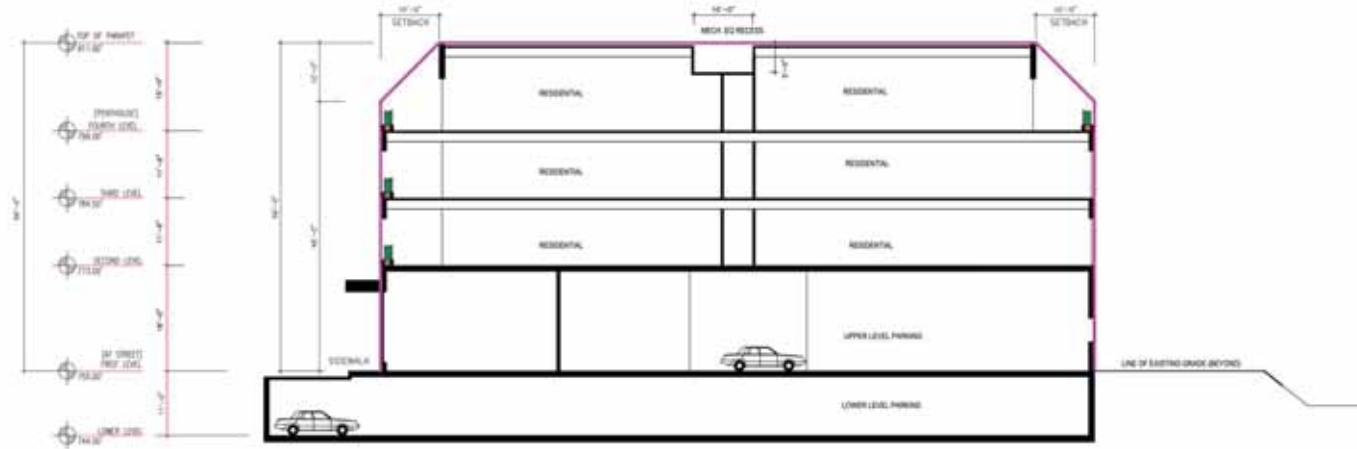


5

BUILDING SECTION (LOOKING NORTH)

1" = 10' - 0"

856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT



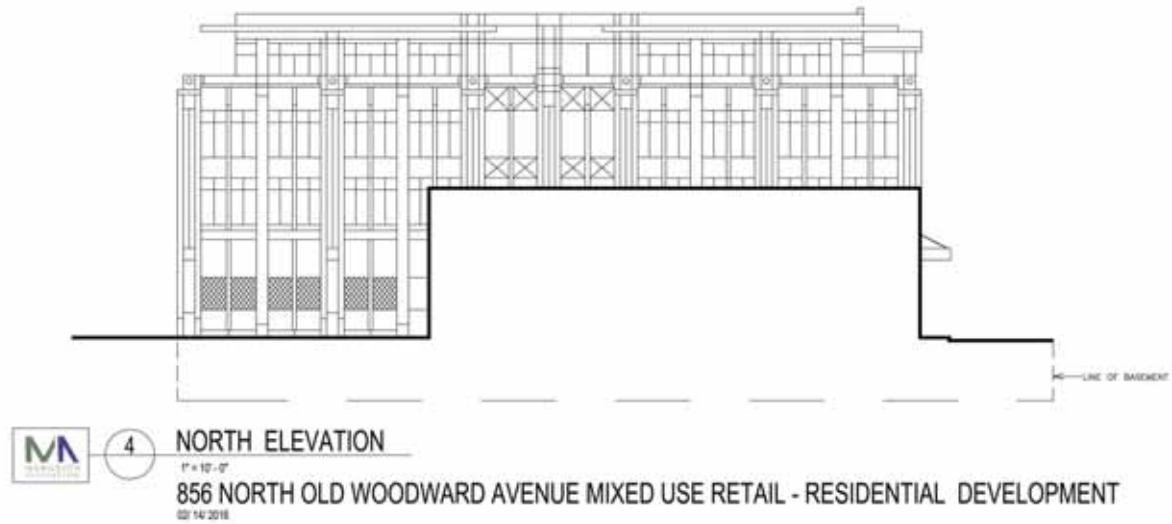
6

BUILDING SECTION (LOOKING NORTH) SETBACK / HT. ENVELOPE COMPLIANCE

1" = 10' - 0"

856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT

03/14/2018





1

WEST ELEVATION (FRONT) - OLD NORTH WOODWARD

1" = 10'-0"



2

EAST (REAR) ELEVATION - OVERLOOKING THE ROUGE RIVER / PUBLIC LANDS

1" = 10'-0"

856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT

02/14/2018

137 SF	1000 SF	1705 SF
254 SF	410 SF	1365 SF
		658 SF
		1128 SF

391 SF	1410 SF	4856 SF
--------	---------	---------

391 SF	1801 SF / 4856 SF =
1410 SF	37 % EXPOSED BASEMENT
1801 SF	

1801 SF	LESS THAN	4856 SF
ABOVE		BELOW
GRADE		GRADE
LEVEL		LEVEL
BASEMENT		BASEMENT

572.3125 LN. FT.
= THE PERIMETER
DIMENSION OF BLDG.

1801 SF
= AREA OF BASEMENT EXPOSED
& ABOVE THE
LINE OF FINISHED
GROUND LEVEL
ADJOINING THE BUILDING

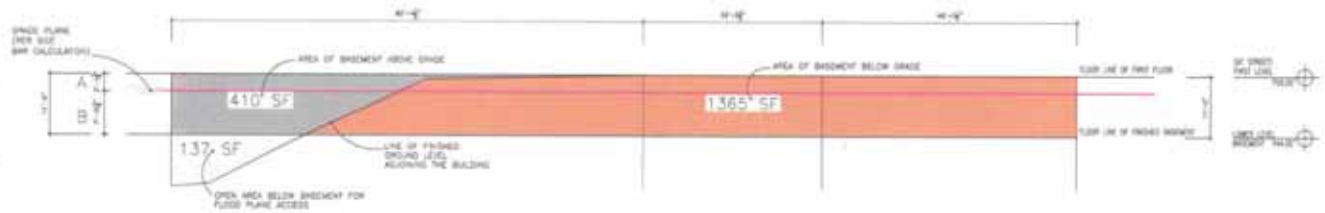
$1801 \text{ SF} / 572.3125 \text{ LN. FT.} = 3.15 \text{ FT.}$

$3.15 (3'-1 \frac{3}{4}'') \text{ FT} = \text{GRADE PLANE}$
GRADE PLANE = A REFERENCE
PLANE REPRESENTING THE AVERAGE
OF FINISHED GROUND LEVEL
ADJOINING THE BUILDING AT
EXTERIOR WALL- (REFERENCE P. 24
2012 MICHIGAN BUILDING CODE)

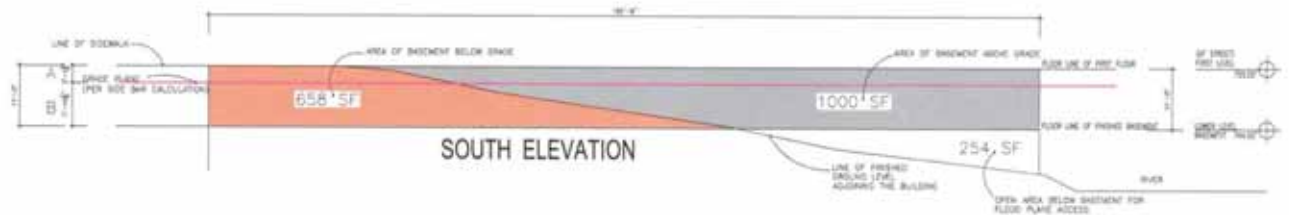
PER DRAWING DIMENSION B IS
GREATER THAN A STORY IS
BASEMENT



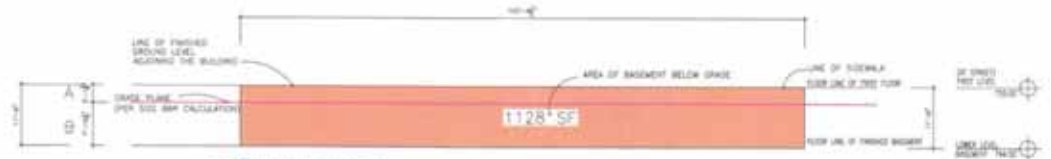
WEST ELEVATION (FRONT) - OLD NORTH WOODWARD



EAST (REAR) ELEVATION
- OVERLOOKING THE ROUGE RIVER / PUBLIC LANDS (EXTENDED)



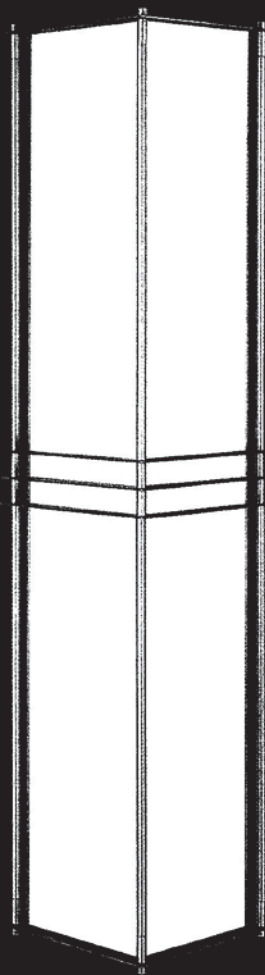
SOUTH ELEVATION



NORTH ELEVATION

BASEMENT AREA ANALYSIS -A

02/10/2018



OUTDOOR COLLECTION

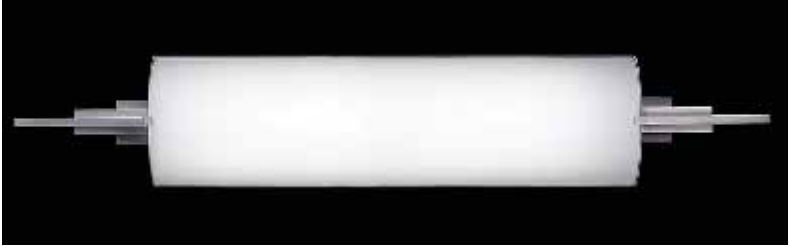
Name	Catalog Number	Width	Standard Overall Height	Projection	Special Order O.A. Height(s)	Distance from Top to Center of Wiring Box	Standard Lamping (120v Std.)	Special Order Lamping (120v Std.)	Standard Materials & Finishes	Special Order Finishes	Weight	
ASTOR EXTERIOR SCONCE	9624-S-EXT.	11 1/2	24	DIMENSIONS IN INCHES 6 1/4			12	(2) 60W A G.E. Cov-R-Guard	(2) 26W Quad	Satin aluminum and white sandblasted glass	All matte metallic silver, matte metallic brass or matte metallic bronze	8 Lbs.
	9642-S-EXT.	11 1/2	42	6 1/4			21	(3) 60W A G.E. Cov-R-Guard	(2) 26W Quad		13 Lbs.	
	9642-S-LED- Finish						20W LED 1589lm 3000K					

Notes: Dimensions, finishes, lamping and voltage are standard as listed unless special order options are requested.
Interior version shown on page 166.

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D & D Building 979 Third Avenue, New York, New York 10022 Telephone: (212) 371-4800 Fax: (212) 371-4874
e-mail: info@americanglasslight.com www.americanglasslight.com

Type A Option 2



HOWARD II
OUTDOOR

Satin Aluminum
with Weather Resistant Coating
White Sandblasted Glass.

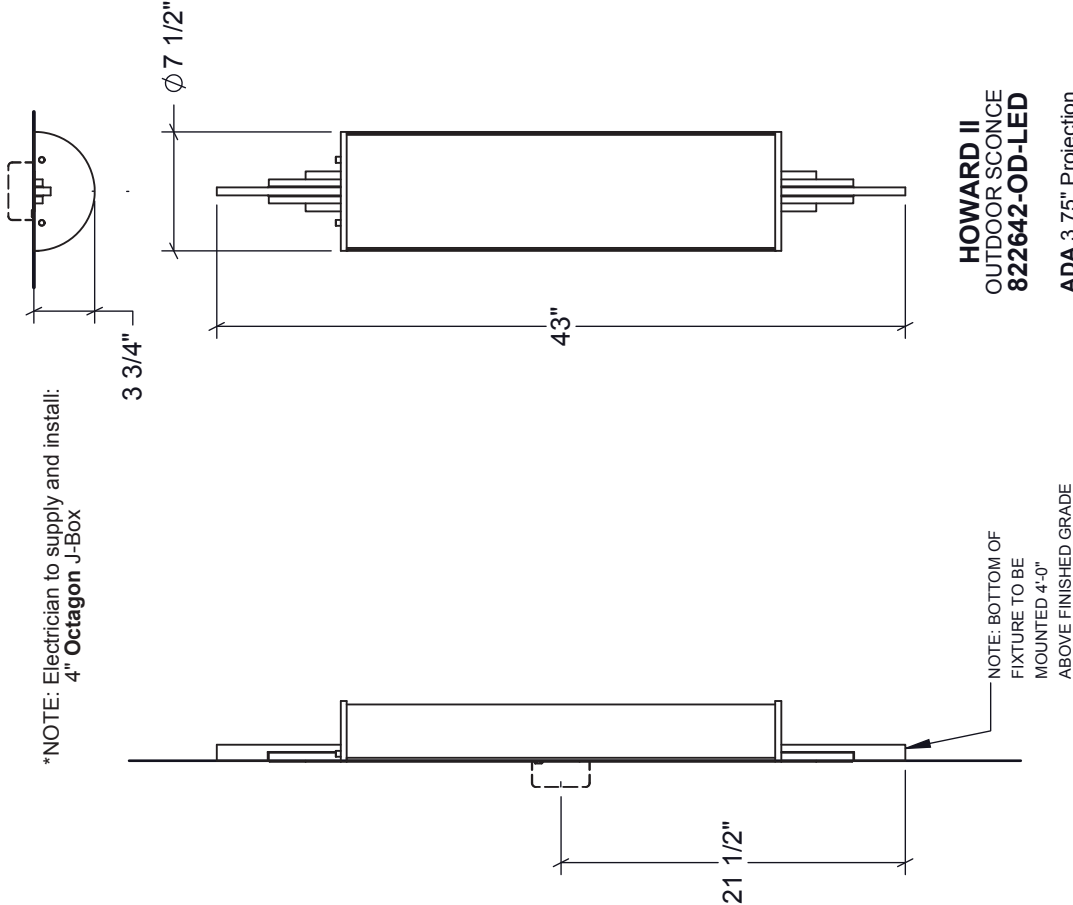
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DESIGNED AND MANUFACTURED IN NEW YORK, EVERY DAY SINCE 1981

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LED

20 Watt, 1569 Source Lumens
Field Replaceable LED Module
3000K Standard Color Temperature, 80+ CRI

Alternate Color Temperatures
By Special Order.
Lumens will vary from Standard.

*120/277 Input Voltage
0-10V Dimming Standard

AccuLite™

Project: **856 Old N. Woodward**

Fixture Type: **B**

Location:

Contact/Phone:

MSL SERIES

LED MINI SECURITY LIGHT 300 LUMENS

Cat. No.:

PRODUCT DESCRIPTION

The MSL Series LED Security Light is a small and unobtrusive luminaire designed to replace small incandescent and CFL fixtures. With a shallow profile, the MSL blends in seamlessly with both architecture and nature. The wide light pattern makes this fixture a great choice for commercial and residential applications where an economical LED security light is needed. The MSL Security Light is recommended for mounting heights of up to 8 feet, for installations above doors, balconies, garage and warehouse entrances, and other applications traditionally lighted with incandescent and CFL fixtures. The MSL Series is rated for outdoor or indoor use.

PRODUCT SPECIFICATIONS

Optics The MSL Series has a white reflector that is recessed to improve visual comfort. A clear lens acts as an environmental seal, protecting the LED from rain, snow and dust.

Dark Sky Compliance The MSL Series is compliant with most Dark Sky ordinances.

Construction A die cast aluminum housing is sturdy and attractive. Powder coating seals and protects the fixture from the elements • The clear lens is made of acrylic that has a strong resistance to UV rays – ideal for outdoor environments.

Thermal Management The LED light source is secured to the aluminum housing that acts as a heat sink • The driver is also mounted directly to the housing to help keep the electronics cool and ensure 100,000 hour L70 performance.

Electrical The LED driver is suitable for 120-240VAC 50/60 Hz • An optional daylight sensor is available for 120VAC only.

Daylight Sensors The MSL Series can be ordered with an optional daylight sensor for automatic dusk to dawn operation • Option "PC" is a factory installed, button style photo sensor mounted on the front of the fixture for 120VAC operation. For other voltages consult factory

Mounting Mounts directly to a junction box • The back plate includes knockouts to fit most junction boxes • The installation process takes less than 5 minutes, with a single screw securing the housing to the back plate • Alternatively, the MSL Series has a provision for rear entry of 1/2" conduit.

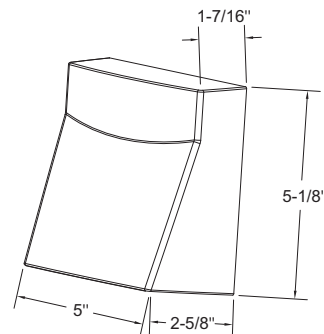
Finish Polyester powder coating protects the housing • Available in bronze or white finishes.

Certifications Meets UL1598 and CSA C22.2-250 standards • Suitable for wet locations • Compliant with most Dark Sky ordinances.

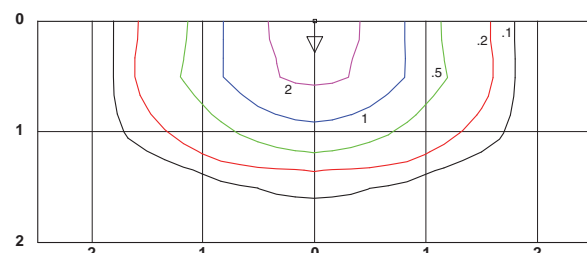


Shown with daylight sensor

DIMENSIONS



PHOTOMETRY



Mounting Height	Multiplier
10'	0.5
8'	0.8
7'	1.0
6'	1.3
5'	2.0

Distance shown as multiples of mounting height. Illumination values shown in footcandles at 7' mounting height.

Total Delivered Lumens = 306

PRODUCT CODES

Catalog Number	Description	Input Volts	CCT	Delivered Lumens	Input Watts
MSL135K12BZ	LED Mini Security Light, bronze	120-240VAC	3500K	306	6W
MSL135K12WH	LED Mini Security Light, white	120-240VAC	3500K	306	6W
MSL135K12BZPC	LED Mini Security Light with daylight sensor, bronze	120VAC*	3500K	306	6W
MSL135K12WHPC	LED Mini Security Light with daylight sensor, white	120VAC*	3500K	306	6W

*For other voltages consult factory

VOLTAIRE ARCHITECTURAL WALL PACK

VWP

CATALOG #:
VWPH-LED18/740-T2-FINISH--VOLTAGE

TYPE:
C

PROJECT:
856 Old N. Woodward

NOTES:

EXAMPLE

VWP H - LED32/740 - T4 - DBZ - OPTIONS - EDD*IN - UNV

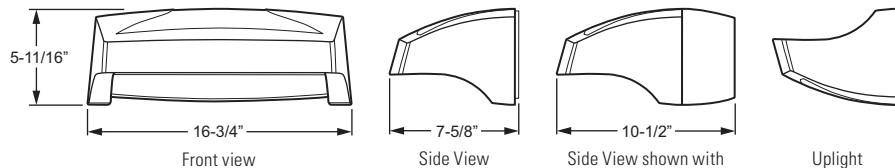
SERIES TYPE LUMEN PACKAGE CRI & CCT DISTRIBUTION FINISH OPTIONS DRIVER VOLTAGE



VWP SERIES

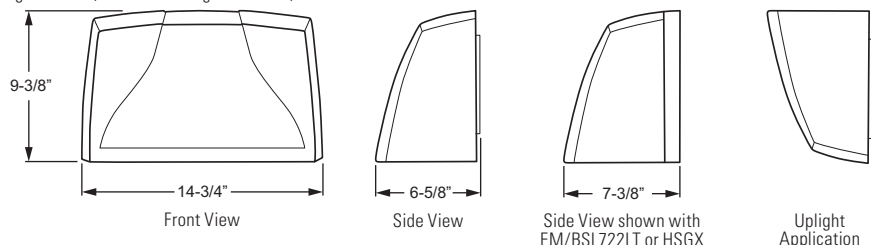
VWPH

Weight: 15 Lbs; maximum weight with EM/BSL722LT or HSGX: 27 lbs.



VWPV

Weight: 23 Lbs; maximum weight with EM/BSL722LT or HSGX: 33 lbs.



ORDERING INFORMATION

SERIES

VWP Voltaire Architectural Wall Pack

TYPE

H Horizontal
V Vertical

LED PACKAGE

See back for fixture performance data.

EXAMPLE: LED32/740			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
LED18/	1,800	740 = 70 CRI, 4000K	22
LED32/	3,200	750 = 70 CRI, 5000K	45

DISTRIBUTION

T2 Type II
T3 Type III
T4 Type IV

FINISH OPTIONS

For custom color options, visit the VWP at hewilliams.com.¹

BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

OPTIONS

See back for option details.

SF Single fuse (120V, 277V, or 347V only; must specify voltage)

DF Double fuse (208V, 240V, or 480V only; must specify voltage)

EM/BSL722LT Emergency LED driver (10 LEDs driven at 700mA), low temperature, includes housing extension (increases fixture depth)

HSGX Empty housing extension used to match units with EM option

PC Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)

SDGL Solite® diffused textured tempered glass lens

DRIVER

EDD*IN Inventronics LED dimming driver prewired for 0-10V controls (120V-277V only)

EDD*PH Philips LED dimming driver prewired for 0-10V controls (347V-480V only)

VOLTAGE

120 120V
208 208V
277 277V
UNV 120-277V
347 347V (LED32 only)
480 480V (LED32 only)

FEATURES



GENERAL

- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications.
- Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance.
- Architectural housing extension option can be used with or without EM to maintain aesthetics throughout an entire project.
- Optional energy-saving photocell available.
- Lumen maintenance (L70) of 54,000 hours.
- ANSI 4000K and 5000K CCT; minimum 70 CRI.
- Available in six standard finish options.
- DLC qualified products listed at www.designlights.org.
- This fixture is proudly made in the USA.

THERMAL

- Integral die-cast aluminum heatsink provides optimal passive thermal management.
- Concealed heatsink design preserves architectural appearance.
- Rated for -30°C to 45°C ambient operating temperature (-20°C to 45°C with EM/BSL722LT).

OPTICAL

- Acrylic precision optics produce standard IES distributions.
- Full cutoff, dark-sky compliant optics (downlight only) place light where it's needed with minimal glare.
- Optional Solite® diffused lens available.

ELECTRICAL

- 0-10V dimming standard.
- 10kA/10kV surge protection standard.
- LED system is designed to minimize electrical connection points for increased reliability.

¹ For custom colors other than RAL, manufacturers' code plus two swatches (minimum 1" square) required.



LED

SPECIFICATIONS

Housing – Die-cast aluminum enclosure.

Thermal Management – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 45°C ambient operating temperature (-20°C to 45°C with EM/BSL722LT).

Optical System – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions. Clear tempered glass lens standard. Optional Solite® lens available.

LED Assembly – Circuit board design incorporates TVS (transient-voltage-suppression) diodes to protect against ESD events. ANSI 4000K and 5000K CCT, minimum 70 CRI LEDs.

LED Driver – 0-10V dimming.

Electrical – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. 10kA/10kV surge protection standard. Quick-disconnect wiring provided.

Finish – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Available in six standard colors. Custom colors available.

Mounting – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 lbs).

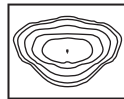
Labels – cCSAus certified to STD22.2 No 250.0 certified as luminaire suitable for wet locations.

Certifications & Qualifications –

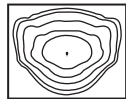
- Calculated L70 lumen maintenance of 54,000 hours per IES TM-21.
- Tested to IES LM-79-08 standards.
- Lighting Facts listed.
- DLC qualified products listed at www.designlights.org.
- IDA Dark-Sky approved (downlight applications only).
- RoHS compliant.
- IP65 rated.
- Title 24 compliant with PC option (LED18 only).
- BUG classified per IES TM-15-11.

Warranty – 5-year limited warranty, see hewilliams.com/warranty.

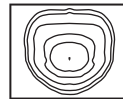
DISTRIBUTION



T2
Type II



T3
Type III



T4
Type IV

FIXTURE PERFORMANCE DATA

LED Package	Average System Wattage ¹	Current (mA)	Distribution	Efficacy (lm/W) ^{1, 2}	Flux (lm) ^{1, 2}	DLC QPL ³	BUG Ratings (Downlight only)
VWPH SERIES							
LED18/740 LED18/750	22	350	T2	84	1825	✓	B1-U0-G0
			T3	81	1758	✓	B1-U0-G0
			T4	81	1782	✓	B1-U0-G0
LED32/740 LED32/750	45	700	T2	70	3132	✓	B1-U0-G0
			T3	70	3100	✓	B1-U0-G0
			T4	69	3125	✓	B1-U0-G0
VWPV SERIES							
LED18/740 LED18/750	22	350	T2	84	1837	✓	B1-U0-G0
			T3	81	1796	✓	B1-U0-G0
			T4	83	1825	✓	B1-U0-G0
LED32/740 LED32/750	45	700	T2	73	3243	✓	B1-U0-G0
			T3	72	3271	✓	B1-U0-G0
			T4	70	3250	✓	B1-U0-G0

¹ Wattage and efficacy shown are average based on voltage input of 120V through 277V.

² Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

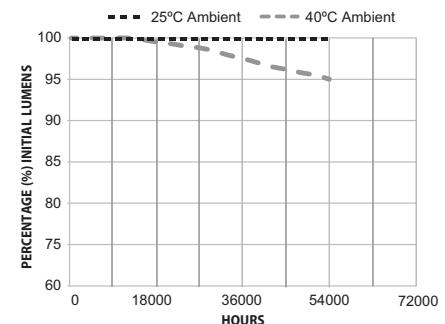
³ Restrictions apply, see DLC qualified products list at www.designlights.org.

LIFETIME VS. AMBIENT TEMPERATURE

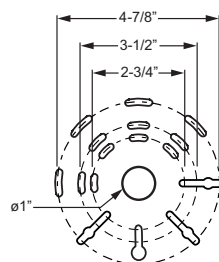
Ambient Temp.	LED Package	L ₇₀ Hours	Calculated Hours
25°C	LED18	54,000	>150,000
	LED32	54,000	>150,000
45°C	LED18	54,000	>150,000
	LED32	54,000	>150,000

Predicted lumen maintenance calculated from LED manufacturer IES LM-80 data and in-situ temperature measurement. Predicted L70 hours calculated in accordance with IES TM-21

LUMEN DEPRECIATION



BOLT PATTERN DETAIL



OPTIONS



PC

Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)



The U.S. Department of Energy's Lighting Facts® Program has verified product performance based on industry-standardized testing. For details, see H.E. Williams VWP at www.lightingfacts.com.





SQUARE MINI LED DOWNLIGHT

Project: 856 Old N. Woodward

Fixture Type: D

Location:

Contact/Phone:

OUTDOOR/WET LOCATION

MDSLWG2 RECESSED HOUSING AND TRIM

LOW VOLTAGE



PRODUCT DESCRIPTION

The square MDSLW mini LED recessed downlight is for use in wet locations and is IC rated for insulated or non-insulated applications

- Sleek, compact form factor provides direct accent lighting with low glare optic system that approximates the light output and distribution of 20W halogen lamps
- Ideal for both residential and commercial wet location applications including bathrooms and eave lighting
- Remote mount Class 2 120V to 12V AC electronic or magnetic transformer required
- Designed to provide 50,000 hours of life
- 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

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

PRODUCT SPECIFICATIONS

LED Light Engine High performance, low power LEDs provide outstanding reliability, performance and color quality/consistency

- 2700K, 3000K, 3500K or 4100K color temperatures available
- 80 CRI minimum.

Optical System Fixtures are offered with a choice of spot, narrow flood or flood beam patterns

- LED source concealed with lensed optic is deeply regressed into an internal reflector to produce a low glare system
- Reflectors finished to match trim ring color for uniform appearance
- Field replacement of optical lenses is NOT recommended.

Transformer Requires remote mount Class 2, 120V to 12V AC electronic or magnetic transformer for operation

- Juno TL602E electronic transformer and TL576 magnetic transformer are designed specifically for use with these fixtures.

Dimming May be dimmed with dimmers tested and qualified by Juno for use with TL602E and TL576— see transformer specifications for compatible dimmers

- Color temperature remains constant over dimming range
- Consult factory for additional information.

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

Labels UL Listed for wet locations and daisy chaining

- Union made
- UL and cUL listed
- RoHS compliant.

Testing All reports are based on published industry procedures; field performance may differ from laboratory performance.

Product specifications subject to change without notice.

HOUSING FEATURES

Housing Designed for use in IC (insulated ceiling) or non-IC construction

- Die cast aluminum housing
- Finished with either corrosion resistant painted finishes or E-coat for decorative plated finishes.

Wiring Compartment Provided with removable access plate

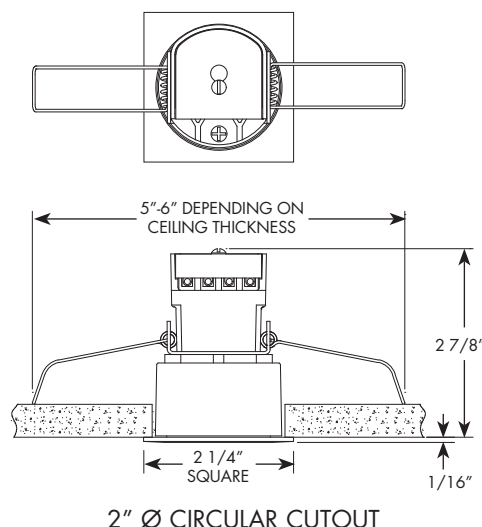
- Four pole terminal block allows for quick, secure connection
- UL /cUL listed for daisy chaining
- Easy to wire with commonly available low voltage cable (Type CL2 or NEC equivalent, 18-12 AWG). Consult local codes for compliant wiring methods.

Mounting Zinc plated torsion clips are provided fully assembled to housing

- Springs allow for fast, secure installation or removal in mounting surfaces from 1/8" to 1" thick material
- 2" Cutout dimension corresponds to common hole saw size.



DIMENSIONS



ELECTRICAL DATA

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

ORDERING INFORMATION:

Example: **MDSLWG2-27K-FL-WH**

Fixture

Catalog No.	Color Temp.	Optic	Finish
MDSLWG2	27K 2700K 3K 3000K 35K 3500K 41K 4100K	SP Spot NFL Narrow Flood FL Flood	WH White BL Black SN Satin Nickel BZ Bronze

Transformer

Catalog Number	Finish	Description
TL602E-10-WH	White	10W 12V AC Electronic Driver/Transformer
TL602E-25-WH	White	25W 12V AC Electronic Driver/Transformer
TL602E-60-WH	White	60W 12V AC Electronic Driver/Transformer
TL576-10-BL	Black	10W 12V AC Magnetic Driver/Transformer
TL576-25-BL	Black	25W 12V AC Magnetic Driver/Transformer
TL576-60-BL	Black	60W 12V AC Magnetic Driver/Transformer

SQUARE MINI LED DOWNLIGHT

OUTDOOR/WET LOCATION
MDSLWG2 RECESSED HOUSING AND TRIM

LOW VOLTAGE

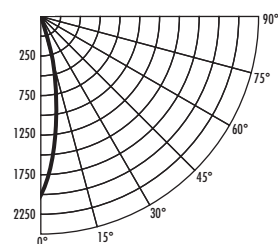
PHOTOMETRIC REPORT

Test Report #: PT02140501R

Catalog No: MDSLWG2-35K-SP-WH

Luminaire Spacing Criterion: 0.34

Luminaire LPW: 67



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	2061
5	1701
15	437
25	67
35	13
45	5
55	2
65	1
75	0
85	0
90	0
Multiplier:	27K - 0.92 3K - 0.96 41K - 1.06

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60' x 60' room)

Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4'	23	21	19
5'	15	13	12
6'	10	9	9
7'	8	8	7
8'	7	6	6
9'	5	5	4
10'	4	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0 - 30°	305	N/A	94.3
0 - 40°	315	N/A	97.3
0 - 60°	321	N/A	99.3
0 - 90°	324	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 19.6° Beam

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	128.8	1.4'
6	57.3	2.1'
8	32.2	2.8'
10	20.6	3.5'

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	11169
55	7031
65	5169
75	4544
85	1928

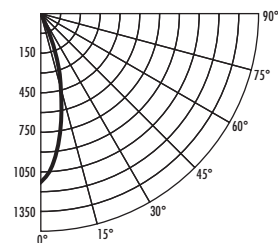
PHOTOMETRIC REPORT

Test Report #: PT02140502R

Catalog No: MDSLWG2-35K-NFL-WH

Luminaire Spacing Criterion: 0.44

Luminaire LPW: 63



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1128
5	999
15	441
25	122
35	29
45	8
55	4
65	2
75	1
85	0
90	0
Multiplier:	27K - 0.92 3K - 0.96 41K - 1.06

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60' x 60' room)

Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4'	23	20	18
5'	14	13	12
6'	10	9	8
7'	8	7	7
8'	6	6	5
9'	5	4	4
10'	4	3	3

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0 - 30°	269	N/A	88.3
0 - 40°	289	N/A	94.9
0 - 60°	300	N/A	98.7
0 - 90°	304	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 24.9° Beam

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	70.5	1.8'
6	31.3	2.6'
8	17.6	3.5'
10	11.3	4.4'

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	19723
55	12304
65	9542
75	8440
85	1928

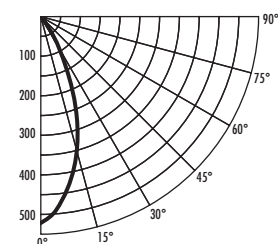
PHOTOMETRIC REPORT

Test Report #: PT02140503R

Catalog No: MDSLWG2-35K-FL-WH

Luminaire Spacing Criterion: 0.62

Luminaire LPW: 55



CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	533
5	519
15	355
25	135
35	39
45	13
55	7
65	4
75	2
85	0
90	0
Multiplier:	27K - 0.92 3K - 0.96 41K - 1.06

AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60' x 60' room)

Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR4	RCR8
4'	18	16	14
5'	12	10	9
6'	8	7	6
7'	7	6	5
8'	5	5	4
9'	4	4	3
10'	3	3	2

ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0 - 30°	213	N/A	79.8
0 - 40°	241	N/A	90.3
0 - 60°	259	N/A	97.4
0 - 90°	266	N/A	100.0

INITIAL FOOTCANDLES

One Unit, 5W, 37.1° Beam

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4	33.3	2.7'
6	14.8	4.0'
8	8.3	5.4'
10	5.3	6.7'

LUMINANCE (Average cd/m²)

Degrees	Average 0° Luminance
45	31367
55	21678
65	17096
75	12984
85	3856

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit at 12VAC in a 25°C ambient represents a baseline of performance for the fixture. Results may vary in the field and when multiple fixtures are used in a system.



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925

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856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT

02/14/2016



1 WEST ELEVATION (FRONT) - OLD NORTH WOODWARD
1" = 10' - 0"



2 EAST (REAR) ELEVATION - OVERLOOKING THE ROUGE RIVER / PUBLIC LANDS
1" = 10' - 0"
856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT
02/14/2016



856 NORTH OLD WOODWARD AVENUE MIXED USE RETAIL - RESIDENTIAL DEVELOPMENT
02/14/2016



SOURCE: USGS MAPS

LOCATION MAP

SCALE: 1" = 2,000'±



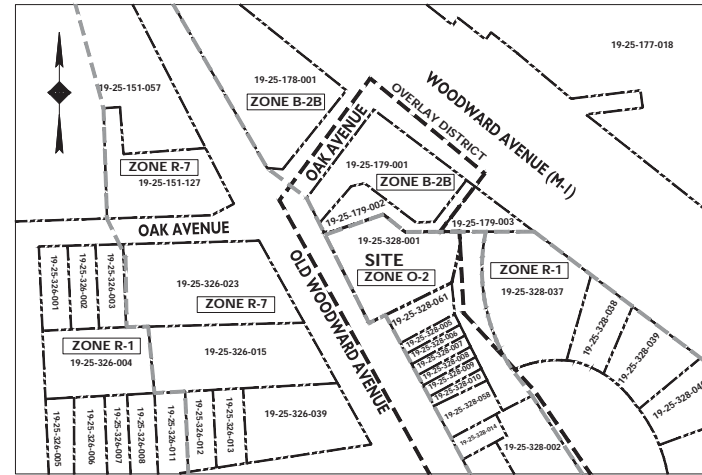
SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 100'±

SITE DEVELOPMENT PLANS FOR 856 OLD NORTH WOODWARD PROPOSED 4 STORY MULTI-FAMILY BUILDING WITH RETAIL

PARCEL ID: 19-25-328-001
856 NORTH OLD WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN



SOURCE: BIRMINGHAM ZONING MAPS & OAKLAND COUNTY PROPERTY GATEWAY

ZONING MAP

SCALE: 1" = 100'±

APPLICANT/OWNER

FLS PROPERTIES #5, LLC
2950 WALNUT LAKE ROAD
WEST BLOOMFIELD, MICHIGAN 48323

SURVEYOR

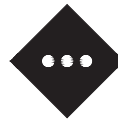
KEM-TEC ASSOCIATES
22556 GRATIOT AVENUE
EASTPOINT, MICHIGAN 48021

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/ACSM & TOPOGRAPHIC SURVEY PREPARED BY KEM-TEC ASSOCIATES, LAST REVISED 11/05/2015.
 - ARCHITECTURAL PLANS PREPARED BY MARUSICH ARCHITECTURE
 - GEOTECHNICAL REPORT PREPARED BY G2 CONSULTING GROUP
 - TRAFFIC REPORT PREPARED BY STONEFIELD ENGINEERING & DESIGN, LLC
 - BASISLINE ENVIRONMENTAL ASSESSMENT PREPARED BY PM ENVIRONMENTAL
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - ZONING MAP OBTAINED FROM THE CITY OF BIRMINGHAM ZONING MAP & OAKLAND COUNTY PROPERTY VIEWER
 - LOCATION MAP OBTAINED FROM USGS MAPS ONLINE
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



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Phone 248.247.1115

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
EXISTING CONDITIONS PLAN	C-2
FIRST FLOOR SITE PLAN	C-3
GRADING PLAN	C-4
UTILITY PLAN	C-5
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6

REVISION	DATE	BY	DESCRIPTION
3	02/17/2014	JAM	REVISED PER CITY COMMENTS
2	01/06/2014	JAM	REVISED PER CITY REVIEW LETTER COMMENTS
1	11/11/2013	JAM	SUBMISSION FOR PRELIMINARY SITE PLAN APPROVAL
ISSUE	DATE	BY	DESCRIPTION

NOT APPROVED FOR CONSTRUCTION

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2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 248.247.1115

856 OLD NORTH WOODWARD
PROPOSED 4 STORY MULTI-FAMILY
BUILDING WITH RETAIL
PARCEL ID: 19-25-328-001
856 NORTH OLD WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

MECHANICAL LICENSE No. 620080801
LICENSED PROFESSIONAL ARCHITECT

STONEFIELD
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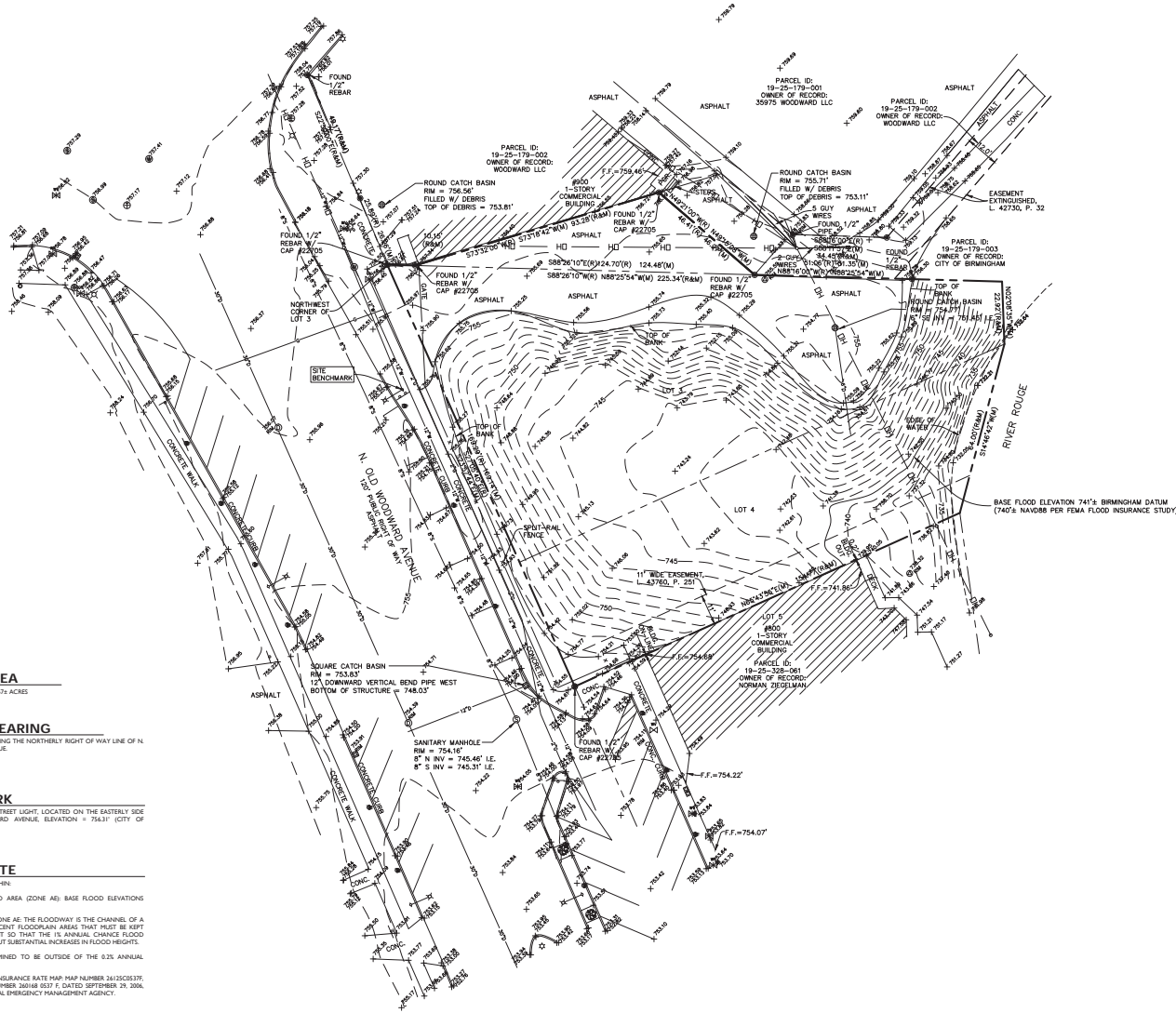
SCALE: AS SHOWN PROJECT ID: M41318
TITLE: COVER SHEET
DRAWING: C-1

PARCEL AREA
24,779 SQUARE FEET = 0.573 ACRES

BASIS OF BEARING
SOUTH 21°37'44" EAST, BEING THE NORTHERLY RIGHT OF WAY LINE OF N. OLD WOODWARD AVENUE.

BENCHMARK
NORTHWEST CORNER OF LOT 3, LOCATED ON THE EASTERLY SIDE OF N. OLD WOODWARD AVENUE, ELEVATION = 743.07' (CITY OF BIRMINGHAM DATUM)

FLOOD NOTE
SUBJECT PARCEL LIES WITHIN:
SPECIAL FLOOD HAZARD AREA (ZONE AE); BASE FLOOD ELEVATIONS DETERMINED.
FLOODWAY AREAS IN ZONE AE: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.
ZONE X: AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AS SHOWN ON FLOOD INSURANCE RATE MAP MAP NUMBER 26125C037R, COUNTY: ST. CLAIR, PARCEL NUMBER 36048, EDITION: 1, DATED: SEPTEMBER 25, 2004, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



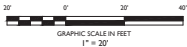
SYMBOL	DESCRIPTION
SET 1/2\" REBAR WITH CAP P.S. 47876	
FOUND MONUMENT (AS NOTED)	
FOUND SECTION CORNER (AS NOTED)	
RECORD AND MEASURED DIMENSION	
RECORD DIMENSION	
MEASURED DIMENSION	
UTILITY POLE	
GAZ LINE MARKER	
SANITARY MANHOLE	
ROUND CATCH BASIN	
SQUARE CATCH BASIN	
FIRE HYDRANT	
WATER GATE MANHOLE	
WATER VALVE	
UNKNOWN MANHOLE	
ROLLAND	
LIGHTPOST/LAMP POST	
SINGLE POST SIGN	
PARCEL BOUNDARY LINE	
PLATTED LOT LINE	
ADJOINER PARCEL LINE	
SECTION LINE	
EASEMENT (AS NOTED)	
EASEMENT CENTERLINE	
CONCRETE CURB	
EDGE OF CONCRETE (CONC.)	
EDGE OF ASPHALT (ASPH.)	
EDGE OF GRAVEL	
FENCE (AS NOTED)	
WALL (AS NOTED)	
OVERHEAD UTILITY LINE	
SANITARY LINE	
STORM LINE	
WATER LINE	

PROPERTY DESCRIPTION
LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:
LOTS 3 AND 4, ASSASSOR'S PLAT NO. 29 AS RECORDED IN LIBER 6, PAGE 45 OF PLATS, OAKLAND COUNTY RECORDS, ALSO PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 10 EAST, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 88 DEGREES 16 MINUTES 00 SECONDS EAST 11.5 FEET FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 88 DEGREES 16 MINUTES 00 SECONDS EAST 134.70 FEET; THENCE NORTH 49 DEGREES 22 MINUTES 00 SECONDS WEST 48.41 FEET; THENCE SOUTH 73 DEGREES 32 MINUTES 00 SECONDS WEST 91.28 FEET TO BEGINNING.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE LAND TITLE AGENCY, LLC COMMENTARY NO. 26125C037R, DATED MAY 28, 2015, AND RELIANT THEREON WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORD RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.
5. TERMS AND CONDITIONS OF EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4276, PAGE 251, OAKLAND COUNTY RECORDS, AS SHOWN.
6. TERMS AND CONDITIONS OF AGREEMENT RESPECTING LAND AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 4276, PAGE 251, OAKLAND COUNTY RECORDS, AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS.
7. BUILDING AND USE RESTRICTIONS AND OTHER PROVISIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS CONTAINED IN THE INSTRUMENT RECORDED IN LIBER 399, PAGE 378, OAKLAND COUNTY RECORDS, WHICH APPLY SPECIFICALLY TO OTHER LANDS BUT MAY CONSTITUTE A GENERAL PLAN OF DEVELOPMENT (DOCUMENT NOT PROVIDED AT TIME OF SURVEY).

SURVEYOR'S CERTIFICATION
I, AS SURVEYOR, AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, AND I HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACAS LAND TITLE SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND ACAS, AND I HAVE INCLUDED ITEMS 1, 2, 4, 5, 7A, 8, 9 AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2015.
DATE OF PLAT OR MAP: AUGUST 25, 2015

SURVEY NOTES:
1. THE SURVEY LISTED WITHIN THE PLAN REFERENCES ON THE COVER SHEET SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THE SURVEY AND ASSOCIATED DOCUMENTS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF THE SURVEY AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



REVISION	DATE	BY	DESCRIPTION
1	08/24/2015	JAM	SUBMISSION FOR PRELIMINARY SITE PLAN APPROVAL
2	08/24/2015	JAM	REVISION PER CITY COMMENTS
3	08/27/2015	JAM	REVISION PER CITY COMMENTS

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, llc.
Rutherford, NJ Farmingdale, NY Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 484.247.1115

SITE DEVELOPMENT PLANS

856 OLD NORTH WOODWARD
PROPOSED 4 STORY MULTI-FAMILY BUILDING WITH RETAIL
PARCEL ID: 19-25-179-001
856 NORTH OLD WOODWARD ROAD
OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE NO. 620058096
LICENSED PROFESSIONAL SURVEYOR

STONEFIELD
engineering & design, llc.

SCALE: 1" = 20' PROJECT NO: M43138
TITLE: EXISTING CONDITIONS PLAN
DRAWING: C-2



BASEMENT FLOOR LAYOUT

TABLE OF LAND USE AND ZONING			
PARCEL ID: 19-25-328-001			
DOWNTOWN BIRMINGHAM OVERLAY DISTRICT (D-2)			
PROPOSED USE	PERMITTED USE	PROPOSED	
DWELLING MULTIPLE-FAMILY	PERMITTED USE		
RETAIL	PERMITTED USE		
ZONING REQUIREMENT	REQUIREMENT	PROPOSED	
MINIMUM LOT AREA	N/A	34,719 SF (0.54 AC)	
MAXIMUM BUILDING HEIGHT	3 STORIES	4 STORIES (V)	
MAXIMUM OVERALL HEIGHT	36 FT	36 FT	
MINIMUM FRONT YARD SETBACK	0 FT	0 FT	
MINIMUM FRONT YARD SETBACK/PAVEMENT	0 FT	23.7 FT	
MINIMUM SIDE YARD SETBACK	0 FT	0 FT	
MINIMUM REAR YARD SETBACK*	12.8 FT	12.8 FT	

(V) VARIANCE
THE NORTHERN ADJACENT BUILDING PROVIDES A 12.8 FT REAR YARD SETBACK PER § 3.04(B)

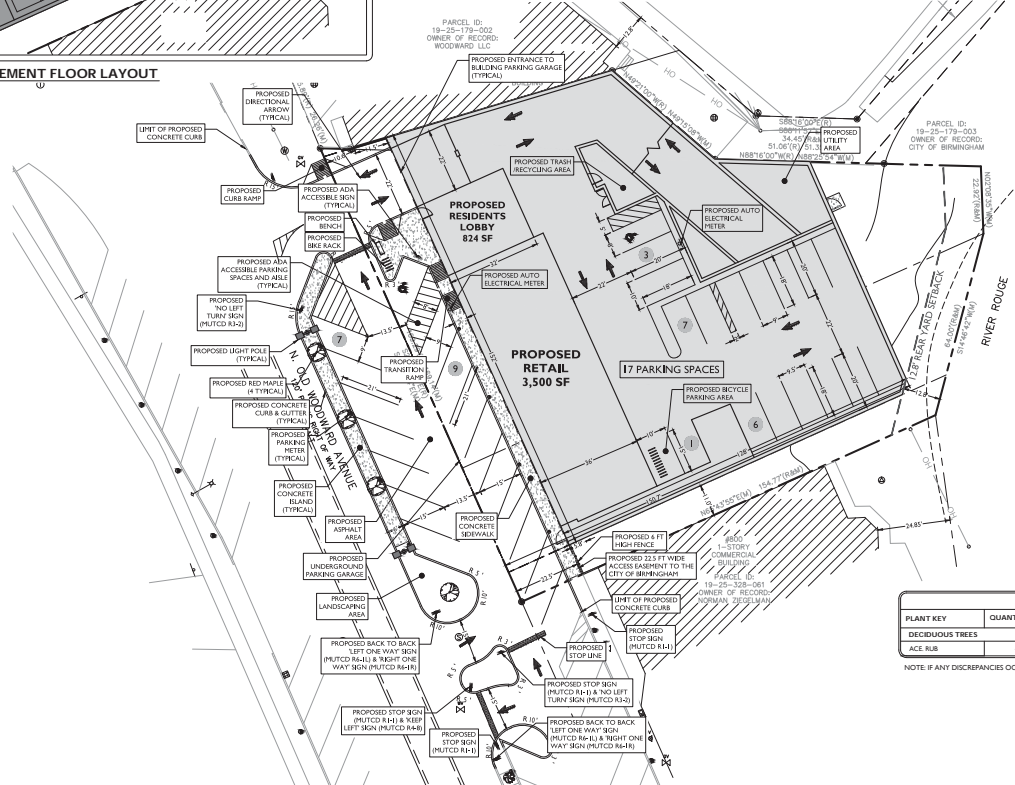
OFF-STREET PARKING REQUIREMENTS	
CODE SECTION	REQUIREMENTS
§ 4.2.10.1	RESIDENTIAL (2 OR LESS ROOMS): 1.5 SPACES PER UNIT (31 UNITS) (SUITS) = 32 SPACES
	RESIDENTIAL (3 OR MORE ROOMS): 2 SPACES PER UNIT (4 UNITS) (SUITS) = 12 SPACES
	RETAIL: 1 SPACE PER 300 SF (3,500 SF) (1,300 SF) = 12 SPACES
	TOTAL: 32 + 12 + 12 = 56 SPACES
§ 4.2.10.2	PARKING SPACE SIZE: 180 SF 180 SF (8 FT X 20 FT)
§ 3.04-C.7	MINIMUM PARKING ACCESS WIDTH: 25 FT WIDE 25 FT

(V) VARIANCE

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGN
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED TRAFFIC FLOW MARKINGS
---	PARKING STALL COUNTER

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THE PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE DESIGN WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERSERVED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE ACQUISITION OF TRUST OR PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY SUPERVISOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN IMPROVEMENT OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



PLANT SCHEDULE				
PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	REMARKS
DECIDUOUS TREES				
ACE RUB	4	ACER RUBRUM	RED MAPLE	3"-3 1/2" CAL. B&B

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.



REVISION	DATE	DESCRIPTION
1	01/11/2018	JAM
2	01/11/2018	JAM
3	01/11/2018	JAM
4	01/11/2018	JAM
5	01/11/2018	JAM
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100	01/11/2018	JAM

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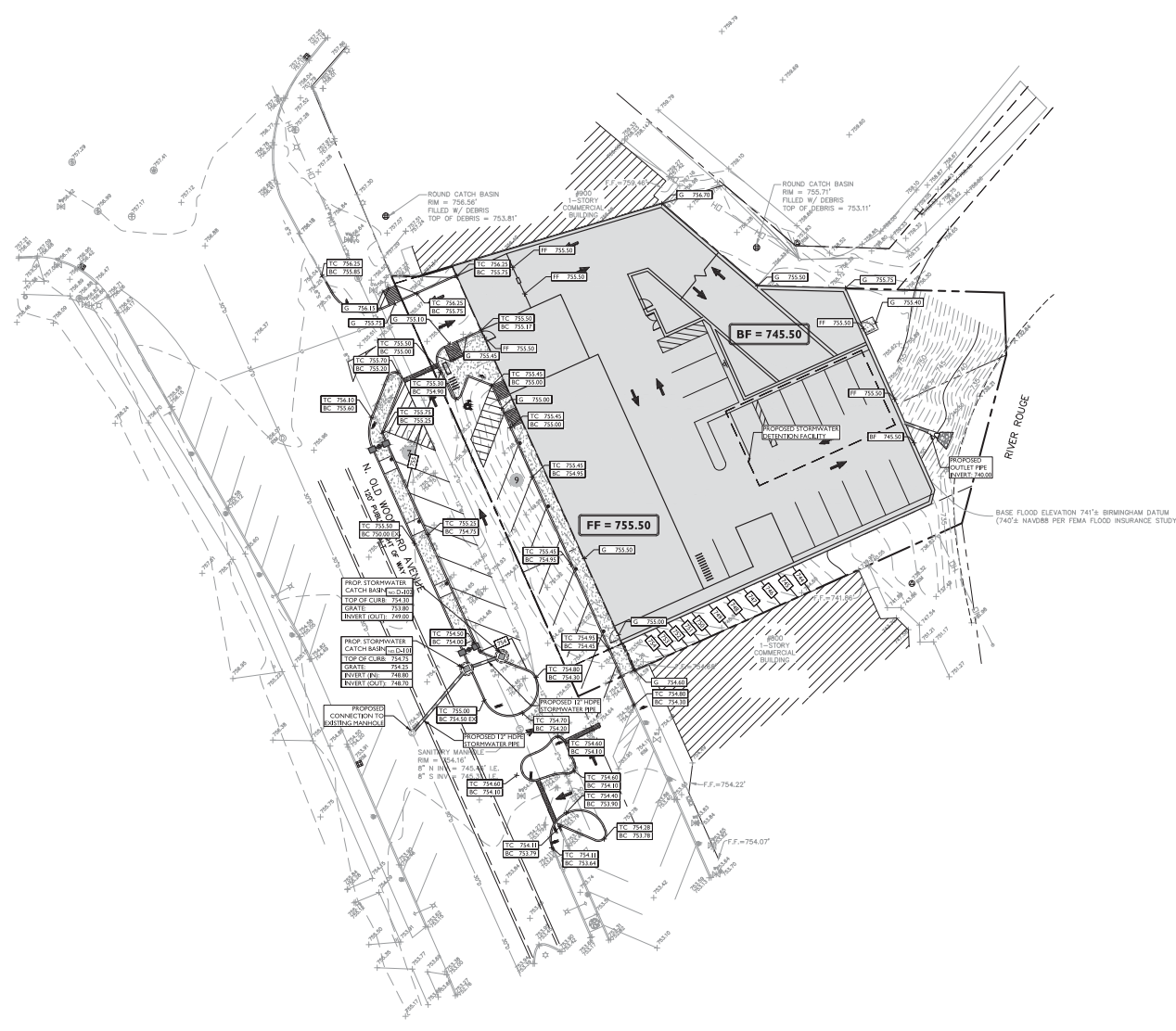
856 OLD NORTH WOODWARD
PROPOSED 4 STORY MULTI-FAMILY
BUILDING WITH RETAIL
PARCEL ID: 19-25-328-001
856 NORTH OLD WOODWARD ROAD
OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE NO. 620058093
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc.

SCALE: 1" = 20' PROJECT NO: M45138
TITLE: FIRST FLOOR
SITE PLAN
DRAWING: C-3

STONEFIELD ENGINEERING & DESIGN, INC. 10000 WOODWARD ROAD, SUITE 210, BLOOMFIELD HILLS, MI 48302



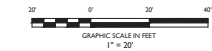
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED DIRECTION OF DRAINAGE FLOW
X	PROPOSED GRADE SPOT SHOT
X	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X	PROPOSED FLUSH CURB SPOT SHOT
X	PROPOSED DEPRESSED CURB / BOTTOM OF CURB SPOT SHOT
X	PROPOSED TOP OF WALL / BOTTOM OF WALL SPOT SHOT

GRADING NOTES

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL SUPPLY ALL TAKEOUT CURB GRADE SHEETS TO STONERFIELD ENGINEERING & DESIGN, LLC FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CONCRETE SURFACES: 1:800
 - ASPHALT SURFACES: 1:800
6. A MINIMUM SLOPE OF 1:800 SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONERFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE OWNER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/REAPPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE CURB CUTS AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 1:800 RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL. SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH. THE CONTRACTOR IS RESPONSIBLE TO INSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA BETWEEN A WALK-UP AND A RAMP, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 48 INCHES BY 48 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 0.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMP ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 1:800. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 0.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMP FLARES SHALL NOT BE MORE THAN 4 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMP FLARES WITH A RISE GREATER THAN 4 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, THE CONTRACTOR SHALL INSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELLED WITH A SLOPE NOT STEEPER THAN 1:1 VERTICAL AND 1:1 HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL INSURE THAT ANY OPENINGS (GAP) OR HORIZONTAL SEPARATIONS ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.



NO.	DATE	BY	DESCRIPTION
1	01/11/2018	JAM	SUBMISSION FOR PRELIMINARY SITE PLAN APPROVAL
2	01/11/2018	JAM	REVISED PER CITY COMMENTS
3	02/17/2018	JAM	REVISED PER CITY COMMENTS

NOT APPROVED FOR CONSTRUCTION

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engineering & design, llc.

Rutherford, NJ

Farmington Hills, MI

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856 OLD NORTH WOODWARD
PROPOSED 4 STORY MULTI-FAMILY BUILDING WITH RETAIL

PARCEL ID: 19-28-138-001
856 NORTH OLD WOODWARD ROAD
OAKLAND COUNTY, MICHIGAN

MECHAN LICENSE No. 620050001
LICENSED PROFESSIONAL ENGINEER

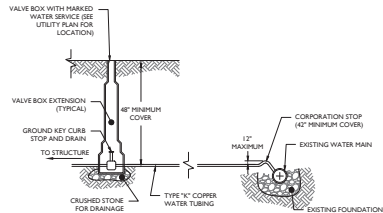
STONEFIELD
engineering & design, llc.

SCALE: 1" = 20'

PROJECT ID: M45138

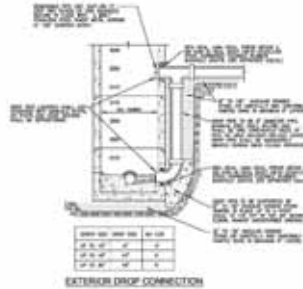
TITLE: GRADING PLAN

DRAWING: C-4



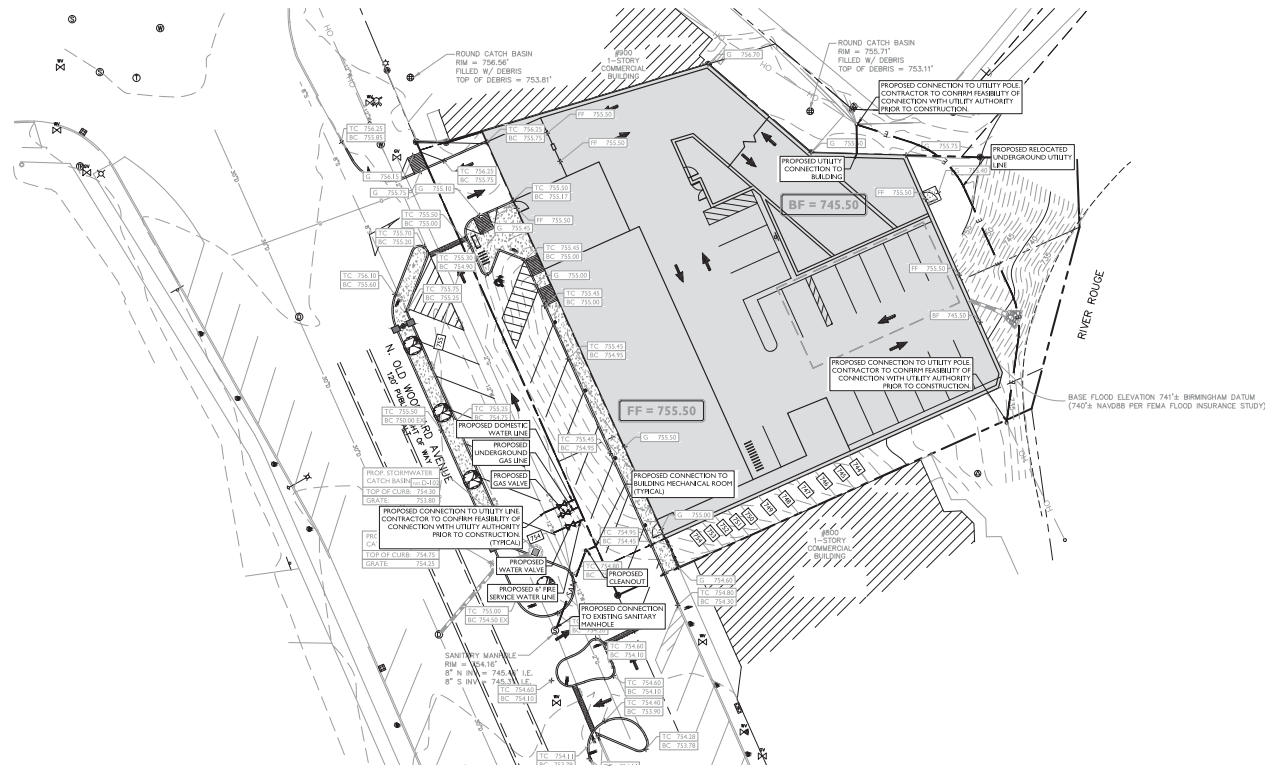
WATER CONNECTION DETAIL

NOT TO SCALE



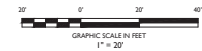
SANITARY CONNECTION DETAIL

NOT TO SCALE



SYMBOL	DESCRIPTION
---	PROPERTY BOUNDARY
---	PROPOSED SANITARY SEWER
---	PROPOSED UNDERGROUND WATER LINE
---	PROPOSED GAS LINE
---	PROPOSED UNDERGROUND ELECTRIC/PHONE/CABLE LINE
○	PROPOSED STRUCTURES

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CORRECT THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REMOVED.
 3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY DERIVED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
 4. A MINIMUM HORIZONTAL SEPARATION OF 18 INCHES IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINE. IF THE SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM DISTANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASUREMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
 6. THE CONTRACTOR TO REPAIR A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
 7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC, AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
 8. THE CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SEWER AT THE LOWEST INVERT AND WORK UP-GRADEMENT.
 9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CARRIED, ABANDONED, OR RELOCATED BASED ON THE DIRECTION/DEPTH/ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
 10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCY BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THE RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.



REVISION	DATE	DESCRIPTION
1	01/11/2024	ISSUE
2	01/11/2024	REVISION FOR PERMITS
3	01/11/2024	REVISION FOR PERMITS

NOT APPROVED FOR CONSTRUCTION

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SITE DEVELOPMENT PLANS

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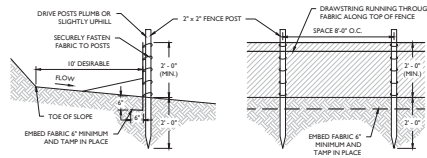
MICHIGAN LICENSE NO. 620080801
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc.

SCALE: 1" = 20' PROJECT NO: M43138
TITLE: UTILITY PLAN
DRAWING: C-5

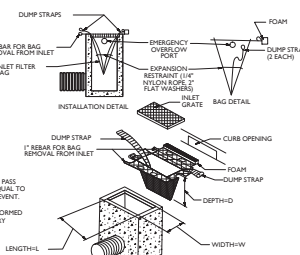


LOCATION MAP
SCALE: 1" = 2000'±



- NOTES:
1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIE, HOG RING, STAPLES OR POCKETS. FOUR TO SIX FASTENERS PER POST.
 2. GEOTEXTILE FABRIC TO BE EMBEDDED 4" (MIN) AND TAMP IN PLACE.
 3. SECURELY FASTEN ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE TO A POST BY WAPPING EACH END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SPECIFIED IN NOTE 1 ABOVE. SECURING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
 4. SET SILT FENCE WITHIN PROJECT LIMITS. 10'-0" IS DESIRABLE.

SILT FENCE DETAIL
NOT TO SCALE



- NOTES:
1. THE FILTER BAG SHALL HAVE A PASS FLOW RATE GREATER THAN OR EQUAL TO THE 1/2" REBAR HORIZONTAL PORT.
 2. SEDIMENT REMOVAL AND MAINTENANCE SHALL BE PERFORMED FREQUENTLY AND AFTER EVERY STORM EVENT.

INLET FILTER BAG DETAIL
NOT TO SCALE

SYMBOL	DESCRIPTION
— LOD —	LIMIT OF DISTURBANCE
— SF —	SILT FENCE
●	PROPOSED INLET FILTER

59 - URBAN LAND	
SOIL CHARACTERISTICS	
HYDROLOGIC SOIL GROUP	D
DEPTH TO RESTRICTIVE LAYER	HOLE THAN 200 INCHES
SOIL PERMEABILITY	N/A
DEPTH TO WATER TABLE	HOLE THAN 80 INCHES

- SEQUENCE OF CONSTRUCTION
1. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE (2 DAYS).
 2. DEMOLISH EXISTING STRUCTURES, PAVEMENT, AND GRAVEL (45 DAYS).
 3. ROUGH GRADING AND TEMPORARY SEEDING (20 DAYS).
 4. EXCAVATE AND INSTALL UNDERGROUND BARRIERS, WATER QUALITY UNIT, DRAINAGE PIPING, AND INLET FILTERS (20 DAYS).
 5. INSTALL INLET FILTERS (1 DAY).
 6. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (25 DAYS).
 7. CONSTRUCT RIGHT OF WAY IMPROVEMENTS (180 DAYS).
 8. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS).
 9. REMOVE SOIL EROSION MEASURES (1 DAY).
- NOTE: THE DURATIONS ARE APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION TIMELINE. ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE TO TOWNSHIP AND ENGINEER. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

- FLOOD HAZARD AREA NOTES:
1. THERE ARE NO RIPARIAN ZONES ON SITE.
 2. THERE ARE FLOODWAYS ON SITE.
 3. PORTIONS OF THE SITE ARE WITHIN THE 100-YR FLOOD AREA.
 4. ALL ELEVATIONS SHOWN ARE BASED ON THE CITY OF BIRMINGHAM DATUM.

- ENVIRONMENTAL NOTES:
1. THERE ARE NO WETLANDS ON SITE.
 2. THE HOUSE NEVER LOCATED ON SITE.
 3. REFER TO STORMWATER MANAGEMENT REPORT FOR SOIL INFORMATION AND LAND USE FOR SURROUNDING AREA.

PARCEL AREA
24719 SQUARE FEET = 0.57 ACRES

BASIS OF BEARING
SOUTH 31° 34' EAST, BEING THE NORTHERLY RIGHT OF WAY LINE OF N. OLD WOODWARD AVENUE.

BENCHMARK
NORTHWEST CORNER OF STREET LIGHT, LOCATED ON THE EASTERLY SIDE OF N. OLD WOODWARD AVENUE, ELEVATION = 754.31' (CITY OF BIRMINGHAM DATUM).

FLOOD NOTE
SUBJECT PARCELS WITHIN SPECIAL FLOOD HAZARD AREA (ZONE AE). BASE FLOOD ELEVATIONS DETERMINED.

FLOODWAY AREAS IN ZONE AE: THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS.

AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 26126C0379, CORRESPONDING PARCEL NUMBER 5888 0017, DATED SEPTEMBER 25, 2004, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROPERTY DESCRIPTION
LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OKLAHOMA, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

LOTS 3 AND 4, ASSASSIN'S PLAT NO. 29 AS RECORDED IN LIBER 4, PAGE 45 OF PLATS, OKLAHOMA COUNTY RECORDS, ALSO PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 10 EAST, CITY OF BIRMINGHAM, OKLAHOMA COUNTY, MICHIGAN, RECORDED AS BEGINNING AT A POINT DISTANT SOUTH 88 DEGREES 14 MINUTES 00 SECONDS EAST 10.5 FEET FROM THE NORTHERLY CORNER OF SAID LOT 3, THENCE SOUTH 88 DEGREES 14 MINUTES 00 SECONDS EAST 124.70 FEET, THENCE NORTH 49 DEGREES 31 MINUTES 00 SECONDS WEST 44.41 FEET, THENCE SOUTH 73 DEGREES 32 MINUTES 00 SECONDS WEST 93.28 FEET TO BEGINNING.

EROSION AND SEDIMENT CONTROL NOTES:

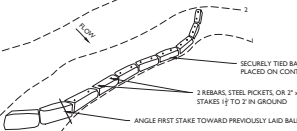
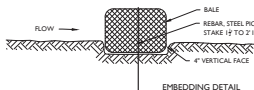
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION AS REQUIRED TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION.



RIP-RAP SIZING CHART					
FES #	L (ft)	W ₁ (ft)	W ₂ (ft)	D ₅₀ (in)	T ₁₀ (in)
1	10.0	15.0	4.0	4.0	12.0
2	11.0	15.0	3.0	4.0	12.0
3	14.0	18.0	3.0	4.0	12.0
4	14.0	16.0	5.0	6.0	12.0

(*) = MINIMUM APRON THICKNESS SHALL BE TWO TIMES THE D₅₀ SIZE FOR THE APRON.

RIP-RAP PAD
NOT TO SCALE



STONEFIELD ENGINEERING & DESIGN, INC. 1000 WOODWARD AVENUE, SUITE 210, BIRMINGHAM, AL 35202

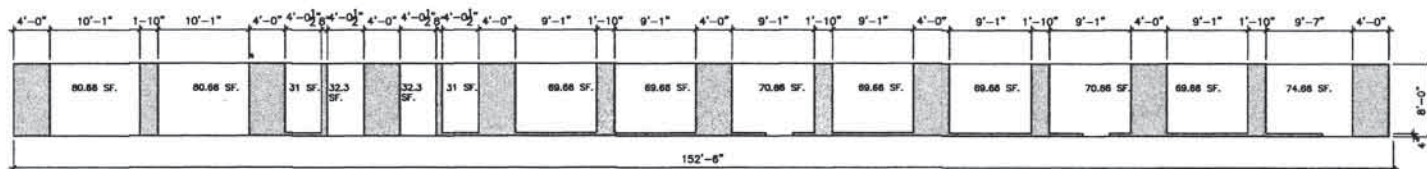
REVISION	DATE	BY	DESCRIPTION
1	01/11/2018	JAM	SUBMISSION FOR PRELIMINARY SITE PLAN APPROVAL
2	01/11/2018	JAM	REVISION PER CITY REVIEW COMMENTS
3	02/17/2018	JAM	REVISION PER CITY COMMENTS

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design, inc.
Rutherford, NJ Farmingdale, NY Bloomfield Hills, MI
www.stonefieldeng.com
2350 Franklin Road, Suite 210 Bloomfield Hills, MI 48302
Phone 484.247.1115

SITE DEVELOPMENT PLANS
856 OLD NORTH WOODWARD
PROPOSED 4 STORY MULTI-FAMILY
BUILDING WITH RETAIL
PARCEL ID: 91-28-138-001
856 NORTH OLD WOODWARD ROAD
OKLAHOMA COUNTY, MICHIGAN

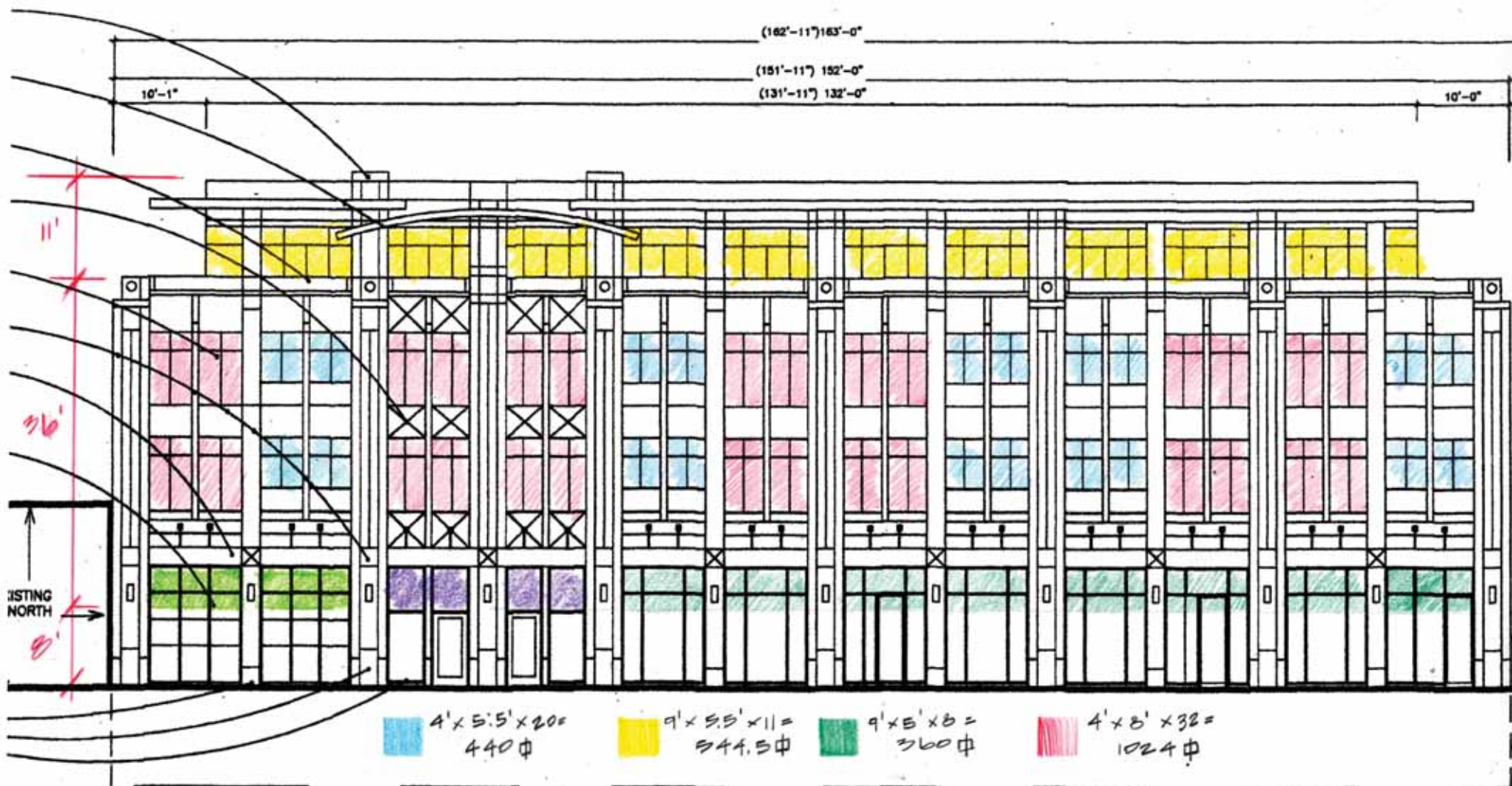
MICHIGAN LICENSE No. 620058091
LICENSED PROFESSIONAL ENGINEER
STONEFIELD
engineering & design, inc.
SCALE: 1" = 20' PROJECT NO: M43138
TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN
DRAWING: C-6



1

STORE FRONT GLASS - 70.08 %

1" = 10' - 0"
01/12/16



1 WEST ELEVATION (FRONT) - OLD NORTH WOODWARD

1" = 10'-0"

$$36 \times 163 = 5868 \text{ SF}$$

$$+ 11 \times 132 = 1452$$

$$\text{TOTAL FRONT FACADE } 7320 \text{ SF}$$

$$= 2788.5 \phi \text{ glass}$$

$$2788.5 / 7320 = 38\% \text{ glass above 8'}$$



BASEMENT FLOOR LAYOUT

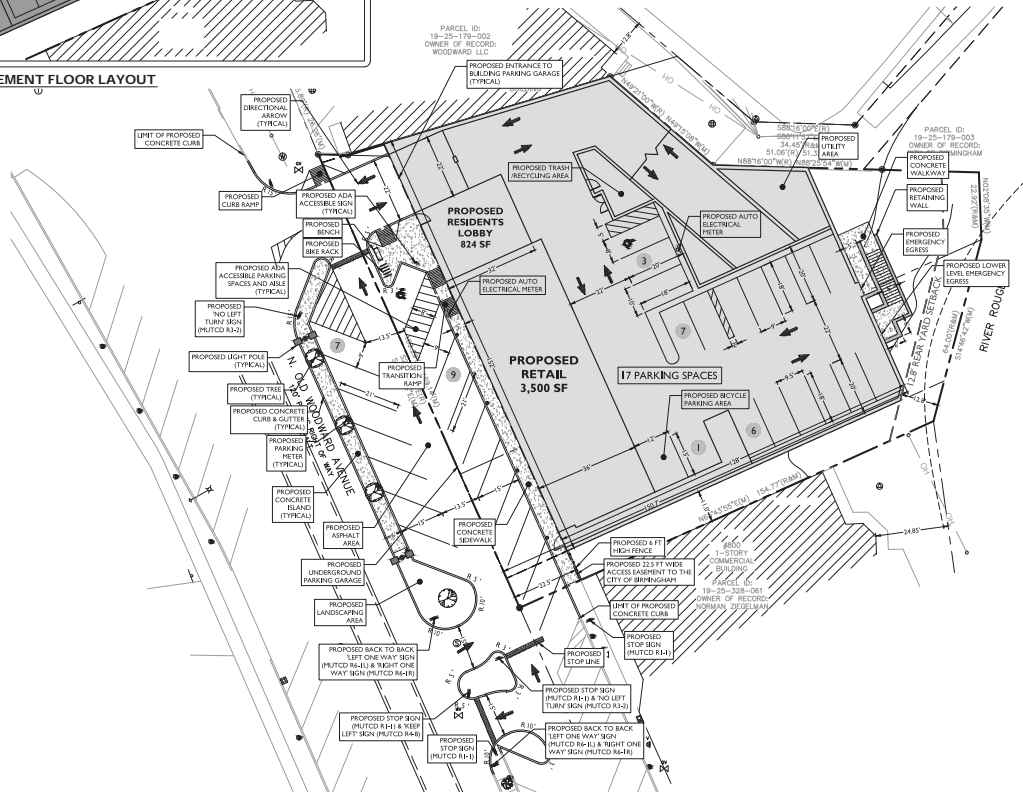


TABLE OF LAND USE AND ZONING		
PARCEL ID: 19-25-328-001		
DOWNTOWN BIRMINGHAM OVERLAY DISTRICT (D-2)		
PROPOSED USE	PERMITTED USE	PROPOSED
DWELLING-MULTIPLE-FAMILY	PERMITTED USE	
RETAIL	PERMITTED USE	
ZONING REQUIREMENT	REQUIREMENT	PROPOSED
MINIMUM LOT AREA	N/A	24,719 SF (0.56 AC)
MAXIMUM BUILDING HEIGHT	3 STORIES	4 STORIES (0)
MAXIMUM OVERALL HEIGHT	36 FT	36 FT
MINIMUM FRONT YARD SETBACK	0 FT	0 FT
MINIMUM FRONT YARD SETBACK (ACADE)	0 FT	20.7 FT
MINIMUM SIDE YARD SETBACK	0 FT	0 FT
MINIMUM REAR YARD SETBACK*	12.8 FT	12.8 FT

(0) VARIANCE
THE NORTHERN ADJACENT BUILDING PROVIDES A 12.8 FT REAR YARD SETBACK PER § 154(B)

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIREMENT	PROPOSED
§ 14.02 (F) (6) A	RESIDENTIAL (2 OR LESS ROOMS): 1.5 SPACES PER UNIT (21 UNITS) (SAUNTS) - 32 SPACES	17 SPACES AT GROUND LEVEL 37 SPACES ON LOWER LEVEL 9 SPACES WITHIN PROPERTY
	RESIDENTIAL (3 OR MORE ROOMS): 2 SPACES PER UNIT (6 UNITS) (SAUNTS) - 12 SPACES	43 SPACES TOTAL ON SITE 7 SPACES IN PUBLIC R.O.W 79 SPACES TOTAL
	RETAIL: 1 SPACE PER 300 SF (3,500 SF) (3,500 SF) - 12 SPACES	
	TOTAL: 32 + 12 + 12 = 56 SPACES	
§ 14.10	PARKING SPACE SIZE: 180 SF	180 SF (8 FT X 20 FT)
§ 15.04 C-7	MAXIMUM PARKING ACCESS WIDTH: 25 FT WIDE	22 FT

(0) VARIANCE

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED SIGN
---	PROPOSED BUILDING
---	PROPOSED CONCRETE
---	PROPOSED TRAFFIC FLOW MARKINGS
---	PARKING STALL COUNTER

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES.
- ALL CONTRACTOR WORK SHALL BE TO THE FULLEST EXTENT PERMITTED BY LAW, REGISTRY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY, INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE OBSTRUCTION ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL, IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET CLOSING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY SUPERVISOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

REVISION	DATE	BY	DESCRIPTION
1	01/11/2024	JAM	SUBMISSION FOR PRELIMINARY SITE PLAN APPROVAL
2	01/11/2024	JAM	REVISION PER CITY COMMENTS
3	02/17/2024	JAM	REVISION PER CITY COMMENTS

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
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Rutherford, NJ Farmingdale, NY Bloomfield Hills, MI
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2350 Franklin Road, Suite 210, Bloomfield Hills, MI 48302
Phone 484.247.1115

856 OLD NORTH WOODWARD
PROPOSED 4 STORY MULTI-FAMILY BUILDING WITH RETAIL
PARCEL ID: 19-25-328-001
856 OLD NORTH WOODWARD ROAD
OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE NO. 620058091
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design, llc.

SCALE: 1" = 20'
PROJECT NO: M45138

TITLE:
FIRST FLOOR
SITE PLAN

DRAWING:
C-3



February 19, 2016

Ms. Jana L. Ecker
Planning Director
City of Birmingham
151 Martin Street
Birmingham, MI 48012

VIA EMAIL

RE: **Synchro Model and Site Plan Review**
856 N. Old Woodward Ave
Birmingham, Michigan

Dear Ms. Ecker:

Fleis & VandenBrink (F&V) staff has completed our review of the Synchro models and site plan submitted for the proposed Mixed-Use development at 856 N. Old Woodward Avenue. The site plan dated February 17, 2016 was submitted by Stonefield Engineering and Design, LLC (Stonefield) and received by F&V on February 17, 2016. F&V also performed an additional review of the Synchro files submitted by Stonefield on January 18, 2016. Based on this review, we have the following comments and observations:

Synchro Model Review

1. Peak Hour Factors (PHFs) at the service road driveways should be applied by intersection approach. In cases where traffic volumes along Old Woodward Avenue were not collected at the service road driveways, PHFs should be adjusted to match downstream PHFs at intersections where counts were taken.
2. SimTraffic simulations must be run, calibrated and validated according to the procedures outlined in the *MDOT Electronic Traffic Control Guidelines Section 5.3*. Due to the proximity of the proposed site driveway to the Old Woodward Avenue & Oak Street intersection, F&V recommends developing separate Synchro models for SimTraffic simulations configured to more accurately replicate turn lane storage for the NB Old Woodward approach at Oak Street.
3. The simulation settings along Old Woodward Avenue at the service road site driveways should be altered to block the driveways.

Site Development Plans, February 16, 2016

4. Per F&V's review letter dated January 13, 2016, the proposed site driveway should be configured as a right-in/right-out only driveway.

27725 Stansbury Boulevard, Suite 150
Farmington Hills, MI 48334

P: 248.536.0080

F: 248.536.0079

www.fveng.com

5. An AutoTURN analysis should be completed using a Passenger Car at the parking lot access driveway at the southern end of the subject site for ingress left turns.
6. The southernmost parking space on the east side of the proposed service drive extension should be eliminated due to its proximity to the proposed stop line. The empty areas within the parking lot where parking is prohibited should be clearly demarcated with striping or with raised curb.
7. The proposed service drive extension along the subject property frontage will result in reduced storage for the existing exclusive NB right turn lane at the signalized intersection of Old Woodward Avenue & Oak Street. A queueing evaluation should be completed based on SimTraffic simulations to determine the adequacy of the future proposed storage length.

We hope that this review satisfies the City's current planning needs regarding this project. If you have any questions or concerns, please contact our office.

Sincerely,

FLEIS & VANDENBRINK ENGINEERING, INC.



Michael J. Labadie, PE
Group Manager

856 OLD NORTH WOODWARD

RESIDENTIAL / RETAIL / PARKING - MIXED USE DEVELOPMENT -

7 JANUARY 2016

THE 856 DEVELOPMENT TEAM IS ASKING THE CITY OF BIRMINGHAM PLANNING DEPARTMENT AND PLANNING COMMISSION TO ENDORSE OUR REQUEST TO ALLOW AN ADDITIONAL FLOOR INTO OUR DEVELOPMENT THAT WILL BE WITHIN THE ZONING CODE ALLOWABLE HT. OF 56 FT.

THE FOLLOWING IS A SYNOPSIS OF EXISTING SITE CHALLENGES AND MERITS OF COMMUNITY IMPACT BENEFIT THAT THE DEVELOPMENT TEAM ASKS TO BE REGARDED IN CONSIDERING OUR REQUEST FOR ENDORSEMENT IN OUR FORTHCOMING APPLICATION TO THE CITY OF BIRMINGHAM ZONING BOARD OF APPEALS ON THIS MATTER.

Existing Site Development - Restrictive Challenges

1. **SOIL CONDITIONS** - Low site soil bearing capacity requires the use of 30 inch dia. Auger pilings instead of conventional foundation systems.
2. **CONTAMINATED SOIL** – The existing site has residual soil contamination from the adjacent former gas station to the north and residual as well as existing ongoing contamination seepage from the existing Dry cleaner establishment also to the north. This contamination drains to the existing Rouge River
 - a. The project requires a minimum of 7000 cu. yds. of contaminated soil removal to allow our development to build and encapsulate this soil per Brownfield remediation guidelines for allowable residential development standards.
 - b. The project require a Slurry foundation wall system along the north property line to restrict the ongoing contamination seepage into our site and ultimately to the Rouge river.
 - c. The project as proposed to be developed remediates the existing site soil erosion contamination to the Rouge River.
 - d. The project, as is currently proposed to be developed will now control storm water discharge into the Rouge River and thereby contribute to Erosion and Flood control of the river as a community impact benefit.
3. **100 YEAR FLOOD PLAIN** - The site borders along the Rouge River to the east. There is an existing significant site impact 100 year flood plain elevation condition that the project development Civil and Structural Engineers have worked out a solution with the MDEQ to resolve.
4. **IRREGULAR SITE PLAN GEOMETRY** – The site has a vastly irregular plan geometry and as such this has required additional challenges to the development to create a program feasible development strategy.
5. **SITE ELEVATION VARIANCE** – The site elevations varies significantly along the Old North Woodward property line and drastically west to east to the Rouge river property line. This condition requires additional design requirements to facilitate the proper conventional project development.

6. **Off SITE PARKING** -The project development, as presented, has provided all required parking per code per our proposed 4 story mixed use development on site within the secure confines of the building development on site. NO additional parking condition of our proposed 4 story development adversely impacts our retail / Office neighbors and the city as a whole. Our project is positively benefiting an additional 7 public spaces within our site property and 9 parking spaces for a total 16 public access spaces (all not required for our proposed 4 Story development) as well as a lighted landscape island and access lane all at the developer's additional project cost expense.

7. **FRONT SETBACK** – The existing site zoning allows for a zero line front yard setback. In order for our project to have a positive community impact on the extension of the existing adjacent streetscape continuation, our project has to set back 22.83 feet. This setback reduces our development potential on a code compliant 3 story development along a 165 foot frontage 3,767 per floor or an overall loss of **11.300 S.F.** for the project to accommodate this significant community impact benefit.

THE ADDITONAL FLOOR WITHIN THE ALLOWABLE HEIGHT OF 56 FEET WE ARE REQUESTING TO BE APPROVED IS **17.400 S.F.** . This additional floor and the leasable s.f. helps to offset the loss of s.f for our setting back the building as described

8. **2006 DEVELOPERS DECLINE TO MOVE FORWARD** – This site was attempted to be developed in a similar mixed use manner as the current development is so being proposed. The restrictions to the site were determined to be cause the developer to conclude that the project ultimately unfeasible and the project was withdrawn
9. **SOUTH PROPERTY ACCESS EASEMENT** – The property owner to the south has an 11 foot continuous property easement secured since the last developer attempted to develop the site in 2006. This easement has made the already restrictive development nature of the site all the more confining to overcome.
10. **2006 PLANNING BOARD RECCOMENDATION** - The 2006 planning board voted to recommend to the ZBA to allow the 4th story within the allowable 56 foot height.


Therefore because of the significant site development challenges and the additional Community Impact benefit our development will provide to the City of Birmingham as a solution to a 30 year eyesore and public safety liability per the above mentioned conditions, we respectfully ask the members of the City of Birmingham Planning Board and Department to recommend to the Zoning Board of Appeals a variance to allow 4 stories within the allowable zoning height of 56 feet

Jan
I was planning on personally speaking
however since the proposed meeting was
postponed, I'll be out of town until
(country)
12/14/15.

Please present for me -

Thank you
Candyn J. Butcher





Hello, my name is Carolyn Butcher, I'm a resident of Birmingham for the last 49 years, and work for Norm Ziegelman, the Architect, who owns the office building adjacent to the proposed new construction. @ 800 N. Old Woodward

While we would all love to see something being built in the "hole" created by the demolition of the former Carrie Lee Restaurant, we respectfully should consider the neighborhood, and it's dynamics. The retail customers will park in the closest space, and by adding the additional 12 spaces diagonally in front of the new building, unless some of them are strictly designated for long term parking, they will be filled. The residential component of the building will help our parking, since the majority of them will park in their specified spaces, but they will have guests, cleaning people, maintenance people, who will park anywhere, irrespective of them not being in the parking authority for Lot #6.

We have finally worked on renting our entire building, and now our tenants and their employees cannot find parking when they leave their parking spaces for lunch or errands. I only work part time, and Norm pays \$65.00 a month for me to park in our area. When I arrive at 10:00 or 11:00 each morning, there are "no parking places" where I can park for four hours. The retail spaces that park at an angle in front of our building are metered, and for one hour parking.

I have spoken to the police department, the building department, Paul Omera, and *Ken Casper*, the Parking Authority, in the Chester Street Garage, and everybody is sympathetic, however have not solved the problem of there being "NO" parking spaces available. The parking people even admitted they sold more "hang tags" than they have spaces to park. And the retail customers can park in all of the spaces that we can "only park in", because they are for long term parking. And it is illegal to "fill the meter" again. Someone suggested that I park in the Garage at the corner of Willits and North Old Woodward and walk.

I ask you, do I look like someone who could walk a half mile down and up the hill twice a day? No pun intended? I live actually closer than that on Adams and Derby, and it's not uphill.

We do not need more retail space in Birmingham, creating yet more parking problems. And a four story building adjacent to the current one story cleaners, to the North, and Norm's two story building to the south, will vastly overpower the area.

One of the answers to the current parking problem in Birmingham is to lease forty spaces from one of the Church's at Maple and Pleasant, and shuttle the people back and forth. This may be a short term solution, but we need a long term solution, such as "have you thought of building another parking garage on this lot?"

You cannot in good conscience approve "More Construction" until you solve this long term problem.

Thank you.

Carolyn Butcher

**RIVERVIEW PLACE LIMITED PARTNERSHIP
800 N. OLD WOODWARD, SUITE 200
BIRMINGHAM, MI 48009
(248) 647-5600**

October 26, 2015

Ms. Jan Ecker
Birmingham Planning Commission

Dear Ms. Ecker

The proposal for a four story building at 856 N. Old Woodward Avenue will have a tremendous impact on the existing buildings in this area.

The enclosed drawing, shows the scale of the proposed building which overwhelms the present two story and one story structures.

The 20,000 sq. ft. building, is way out of line with the area.

The surrounding buildings have no parking availability for the adjacent business. In addition any maintenance and construction workers have no place to park, therefore making it impossible for our existing tenants to find parking.

The project is not suitable at the existing building site.

Sincerely,

RIVERVIEW PLACE LIMITED PARTNERSHIP

A handwritten signature in black ink, appearing to read "Norm Ziegelman", written over the printed name.

Norman Ziegelman, Pres.

NZ/c

Enclosure



MEMORANDUM

Planning Division

DATE: February 18, 2016

TO: Planning Board members

FROM: Matthew Baka, Senior Planner

SUBJECT: 412 – 420 E. Frank Street, Lots 31 & 32 and the west 32' of lots 3 & 4
Blakeslee Addition - Application for Rezoning from R-3 and B-1 to B2B

The subject property is located on the southeast corner of Frank Street and Ann Street, and includes one corner lot (Lot 32, Blakeslee Addition), one lot immediately to the south facing Ann Street and running parallel to Frank Street (Lot 31, Blakeslee Addition), and the rear 32' of lots 3 and 4 of the Blakeslee Addition that front on S. Old Woodward. **All three of these lots or portions of lots were previously combined and appear to have been split into three independent parcels prior to 1960. All three parcels are currently under common ownership.**

Only a person who has a fee interest in a piece of property, or a contractual interest which may become a fee interest in a piece of property, may seek an amendment in the zoning classification of that property under this section. The applicant is the owner of the subject property, which includes the three parcels noted above.

In accordance with the requirements of the Zoning Ordinance the property owner of parcels #19-36-253-001, 19-36-253-002 and 19-36-253-003, being Lots 31 & 32 and the west 32' of lots 3 & 4 Blakeslee Addition. This property includes a former home converted for office use (commonly known as 412 E. Frank Street), the Frank Street Bakery (commonly known as 420 E. Frank Street) and a vacant parcel striped for parking (no known street address). The applicant is requesting that the Planning Board hold a public hearing to consider the rezoning of the western portion of the property (412 E. Frank Street, parcel #19-36-253-001) from R-3 (Single-Family Residential) to B-2B (General Business), and the central portion of the property (420 E. Frank Street, parcel #19-36-253-002) from B-1 Neighborhood Business to B-2B (General Business) to match the existing zoning of the eastern portion of the property (no known address, parcel #19-36-253-003), which is currently vacant.

Existing Zoning of Subject Property

The **western portion** of the entire parcel (roughly 60' along Frank, starting at Ann, known as 412 E. Frank, parcel # 19-36-253-001) is currently zoned **R-3 Single Family**

Residential. A building currently exists on the western portion which is used for office use and associated parking.

The **central portion** of the entire parcel (60' in width along Frank, known as 420 E. Frank, parcel # 19-36-253-002)) is currently zoned **B-1 Neighborhood Business**. This center portion is currently occupied by a one-story building that is used for Frank Street Bakery. An adjacent outdoor dining area and associated parking are also located on the central portion of the property.

The **eastern portion** of the entire parcel (32' in width along Frank, no known address, parcel # 19-36-253-003) is already zoned **B-2B (General Business)**. No zoning change is requested for this portion of the property.

History of 412 E. Frank Street (Western Portion of Property)

The western portion of the property was zoned R-6 (Multiple-Family Residential) from 1935 to 1960. During this time, the existing building was used as a single family home, and occupied by the same family from 1931-1992.

On February 8, 1960, the western portion of the site was rezoned to B-1 (Neighborhood Business) at the request of the owners and occupants. The homeowners during this time also ran a custom drapery business from the site, and continued to reside in the home.

In 1980, the City of Birmingham adopted a new master plan, and direction was given by the City Commission to review zoning classifications in certain areas and consider rezoning. The area south of Brown, west of Woodward, north of Lincoln and east of Southfield was one of the areas identified as "Sensitive Residential" and considered for rezoning. Accordingly, in 1987 the City initiated the rezoning of the western portion of the property from B-1 (Neighborhood Business) to R-3 (Single-family Residential). On November 9, 1987, the City Commission approved the rezoning of the western portion of the property from B-1 to R-3. As a result of this downzoning, the property owner commenced a lawsuit against the City which was later discontinued.

In April 1995, an application for rezoning was initiated by the family of the long term property owners to attempt to rezone the western portion of the site back to the former B-1 (Neighborhood Business) zoning. The Planning Board denied the application based on the 1980 Master Plan, the desire of the City to strengthen the single-family nature of the areas west of Woodward and south of Brown, and the finding that the proposed zoning amendment would not further the residential character of the neighborhood.

Relevant meeting minutes and City records from previous applications are attached.

The former home remains on the western portion of the site, facing Frank Street. It is currently leased for use as office space, and has been for approximately 8 years.

History of 420 E. Frank Street (Central Portion of Property)

The central portion of the property was zoned R-6 (Multiple-Family Residential) from 1935 to 1960. During this time, it appears that the central portion of the property was vacant, possibly used as a yard for the home on the western portion of the property. No records were found detailing any other uses until 1960.

On February 8, 1960, the central portion of the site (along with the western portion of the site) was rezoned to B-1 (Neighborhood Business) at the request of the owners and occupants of 412 E. Frank. On September 8, 1960, a Building Permit was issued for construction of the existing one story building which was built as a medical clinic. A Certificate of Occupancy was granted for this building in 1961. Records appear to indicate that this building was used for medical purposes into the 1990's. Prior to its current use as Frank Street Bakery, a vintage resale shop operated at this location. The resale shop was not a permitted use in the B-1 Neighborhood Business district, but a use variance was approved by the Board of Zoning Appeals in 2007.

No zoning changes have been proposed since 1960 for 420 E. Frank Street.

Current Rezoning Application

The requirements for a request for the rezoning of a property are set forth in Article 07 section 7.02 B as follows:

Each application for an amendment to change the zoning classification of a particular property shall include statements addressing the following:

- 1. An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.**

Response

- (412 Property) When the adjoining properties on Ann Street were rezoned to an R3 designation, it is our opinion this property was included by mistake. To the best of my knowledge, it has always operated as a commercial property. Rezoning is necessary as when the current tenant moves out the property will not be suitable to be re-leased as a commercial property due to the R3 zoning currently in place. Nor will the properties current commercial design allow it to be leased as residential property.*

- *(420 Property) As this property adjoins the 412 E. Frank Street I am requesting the same B2B zoning designation so both properties will carry the same zoning for ease of potential future redevelopment.*

2. An explanation of why the existing zoning classification is no longer appropriate.

Response

- *The parcel is made up of three contiguous lots with three different zonings (R-3, B-1, and B-2B).*

3. An explanation of why the proposed rezoning will not be detrimental to surrounding properties.

Response

- *(412 Property) Rezoning of this property will be consistent with its past and current use. The current tenant Petrella Interior Design has operated as a commercial tenant in this location for approximately the last 10 years without any complaints from the surrounding property owners.*
- *(420 Property) This property has operated as a commercial property since its development in the 50's without any complaints from the surrounding property owners.*

Applications for amendments that are intended to change the zoning classification of a particular property shall be accompanied by a plot plan. Information required on plot plans shall be as follows:

- 1. Applicant's name, address and telephone number.**
- 2. Scale, north point, and dates of submission and revisions.**
- 3. Zoning classification of petitioner's parcel and all abutting parcels.**
- 4. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.**
- 5. Existing use of the property.**
- 6. Dimensions, centerlines and right-of-way widths of all abutting streets and alleys.**
- 7. Location of existing drainage courses, floodplains, lakes, streams, and wood lots.**
- 8. All existing easements.**
- 9. Location of existing sanitary systems and/or septic systems.**
- 10. Location and size of existing water mains, well sites and building service.**

11. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared the plans. If any of the items listed above are not applicable to a particular plot plan, the applicant must specify in the plot plan which items do not apply, and, furthermore, why the items are not applicable.

The Applicant submitted a plot plan as a part of their application package. However, the plot plan submitted does not list the current zoning of surrounding properties, nor existing uses.

The Planning Board shall hold at least one public hearing on each application for amendment at such time and place as shall be established by the Planning Board. The Planning Board shall make findings based on the evidence presented to it with respect to the following matters:

- A. The objectives of the City's then current master plan and the City's 2016 Plan.
- B. Existing uses of property within in the general area of the property in question.
- C. Zoning classification of property within the general area of the property in question.
- D. The suitability of the property in question to the uses permitted under the existing zoning classification.
- E. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

Following receipt of the written report and recommendations from the Planning Board, the City Commission may grant or deny any application for the amendment for rezoning. If the City Commission denies the application, no application shall be reheard for at least one year, unless there have been substantial changes in the facts, evidence, and/or conditions demonstrated by the applicant. The determination of whether there have been such changes shall be made by the Planning Board at the time the application is submitted for processing.

Planning Division Analysis and Recommendations

- A. The objectives of the City's then current master plan and the City's 2016 Plan.

Birmingham Future Land Use Plan (1980)

The Birmingham Future Land Use Plan ("The Birmingham Plan") in 1980 noted that townhouse and multiple-family residential development could be found in five principal locations across the City: 1) in or adjacent to the central business district, 2) west of the central business district, 3) along North Woodward Avenue, 4) along the Grand Trunk Western Railroad right-of-way, and 5) at certain points along major thoroughfares in the city. The area surrounding the subject property, which is adjacent to the central business district to the west, was noted to contain a variety of duplex and multi-family residential properties in 1980.

The Birmingham Plan further provides that single-family residential development is indicated in the Future Land Use Plan for some areas in which two-family and multiple-family residential development has occurred in the past. The Birmingham Plan notes that these areas are indicated as single-family residential areas because it is the intention of the plan to prevent further proliferation of two-family and multiple-family residential development within the City. Specifically, the Plan notes that single-family residential development is to be preserved throughout most of the area bounded by Brown, Southfield, Lincoln, and the rear property lines of Woodward Avenue commercial uses. Accordingly, many properties in the area of Purdy, Frank and Ann Street were rezoned to R-3 in 1987. The Plan further states that densities in these areas should be compatible with then existing (1980) densities of approximately two units per net acre to nine units per net acre.

The western portion of the property known as 412 E. Frank Street is identified in the Birmingham Plan for future single family residential use, and is within the area defined as a "Sensitive Residential Area" that that should be protected against non-residential encroachment. Thus, this parcel was rezoned to R-3 in 1987. However, the future land use map was drawn by hand without the benefit of verified parcel lines, and thus it is not clear if the map on page 44 of the Birmingham Plan includes the central portion of the property known as 420 E. Frank, or the eastern portion of the property. Presumably it does not, as neither of these parcels were rezoned to R-3 in 1987 when others in the neighborhood were changed.

Overall, the Birmingham Plan provides the following relevant policy guidelines for residential development throughout the City:

Policy 1: The city's basic single-family residential character should be preserved. The pattern or private reinvestment in older neighborhoods should be encouraged by a firm determination to protect the long-range residential viability of these areas and prevent incompatible non-residential and high-density residential uses from being established in them.

Policy 2: The housing choice characteristics of the city should be preserved. Additional townhouse and multiple-family residential development should be permitted to occur, but not in locations where it will contribute to the instability of existing single-family areas.

The applicant is proposing the change in the zoning classifications for the subject property to allow the continued use of the properties for commercial uses with the potential for low density residential in the future. However, it should be noted that the property at 412 E. Frank has been illegally used as an office space for several years.

2016 Plan (1996)

None of the 3 parcels forming the subject property are within the Downtown Birmingham Overlay District. They are however, immediately adjacent to the south and west of the Downtown Birmingham Overlay District.

B. Existing uses of property within the general area of the property in question.

The existing uses in the general area of the subject property are a mix of single-family residential (to the south), multi-family residential (to the west), office (to the east), commercial and retail (to the north and south).

C. Zoning classification of property within the general area of the property in question.

The current zoning classifications of the property in the general area are R-3 (Single-family Residential) to the west and south, and B-2B (General Business) as well as D-2 in the Downtown Birmingham Overlay to the north and east. The adjacent D-2 properties are also within the red-line retail district of the Downtown Overlay, with a first floor retail requirement along S. Old Woodward.

D. The suitability of the property in question to the uses permitted under the existing zoning classification.

The subject property is in a transition zone from the two to three story D-2 section of the south end of the Central Business District to a downtown residential neighborhood with a mix of single and multi-family residential uses within the block. The subject property on the southeast corner of Frank and Ann was used for detached single-family residential exclusively through the early to middle part of the last century. Since 1960 however, the once large single-family lot has been subdivided and commercial uses have been added. In addition, Frank Street from Woodward to Ann was widened and on-street metered parking was added, effectively extending the central business district. The development of the CVS plaza in the 1990's created the view of the large

surface parking lot from the front windows of the home, further eroding the desirability of the lot for detached single-family residential use. In 1996, the creation of the 2016 Plan also encouraged higher uses for the property to the east, encouraged a mix of uses to allow residential, retail and commercial uses along Old Woodward, and created a transition approach from the central business district into downtown residential areas. The southeast corner of Frank and Ann Street is now a small, isolated, single-family residential parcel on the block of Frank between S. Old Woodward and Ann Street. There is a single-family parcel to the south fronting on Ann Street which is significantly larger than the remainder of the single-family parcel at the corner of Frank and Ann.

E. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

In 1960 the entire parcel was rezoned to B-1 Neighborhood Business to match the commercial zoning on the north side of the Frank Street block from Old Woodward to Ann Street. At some point in the 1960's the once large single-family parcel was split into three lots and a new medical clinic was built on the central portion of the site. As discussed above, the City again rezoned only the western portion of the property at 412 E. Frank in 1987 back to R-3, but did not alter the commercial zoning of the central and eastern portion of the lot. The development of the CVS plaza in the 1990's created the view of the large surface parking lot from the front windows of the home.

Recommendation

One of the stated objectives of the existing master plan, The Birmingham Future Land Use Plan (1980), is to prevent further proliferation of two-family and multiple-family residential development within the City, particularly in areas defined as "Sensitive Residential Areas". The 412 E. Frank Street parcel is listed in the Plan as such an area. The Plan further states that these areas should be protected from incompatible non-residential and high-density residential uses to protect their long-range residential viability.

However, the central and eastern portions of the applicant's property are not designated as "Sensitive Residential Areas", and are in fact designated in the Plan and zoned for commercial use. Existing uses of property surrounding the central and eastern portions are also varied and include office, commercial and retail uses. Clearly, the western portion of the applicant's property, if not the entire parcel, is a transitional property. Given the transitional nature of the subject property, the use of the property as low density commercial is not incompatible with the surrounding uses. The Birmingham Plan specifically states that the housing choice characteristics of the City should be preserved, and that additional townhouse and multiple-family residential development should be permitted to occur, but not in locations where it will contribute to the instability of existing single-family areas.

The Planning Department's finding is that the applicant's entire property is a transitional piece, given the properties current mix of uses.

However, the current request is to rezone the entire property to B-2B General Business. This classification permits a large number of commercial uses, institutional and recreational uses that may not be appropriate in such a transition zone. While the property across E. Frank Street on the same block and the eastern portion of the south side of the block are already zoned B-2B, an argument could be made that the rezoning to B-2B would create a consistent corridor along that block of Frank Street. The distinction however, is the fact that the block on the north side of E. Frank Street is bounded by Ann Street to the west, S. Old Woodward to the east, and other commercial uses to the north and south. The block in question for rezoning is also bounded by S. Old Woodward to the east and Ann Street to the west, but is immediately adjacent to single-family residential uses to the south.

Accordingly, the Planning Division finds that the proposed rezoning of the subject property at 412 E. Frank Street from R-3 Single-Family Residential to B2B General Business, and the proposed rezoning of 420 E. Frank Street from B-1 Neighborhood Business to B-2B General Business should not be recommended for approval. As the Planning Board is aware, this property was included in recent discussions by the Planning Board and City Commission regarding the proposed Transitional Zoning classification TZ2. In September of 2015, the City Commission considered the rezoning of this parcel and several others throughout the City of Birmingham. After much discussion, the City Commission requested that the Planning Board provide further study and analysis of the permitted uses proposed in the TZ2 zone. The Planning Board may wish to consider postponing this rezoning request until the TZ2 rezoning study is concluded.

Suggested Action:

Motion to POSTPONE the proposed rezoning of 412 - 420 E. Frank Street until the conclusion of the TZ2 rezoning study;

OR

Motion to RECOMMEND APPROVAL of the proposed rezoning of 412 - 420 E. Frank Street from B1 & R3 to B2B to the City Commission.

OR

Motion to RECOMMEND DENIAL of the proposed rezoning of 412 - 420 E. Frank Street from B1 & R3 to B2B to the City Commission.

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 25, 2013
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held September 25, 2013. Chairman Robin Boyle convened the meeting at 7:32 p.m.

Present: Chairman Robin Boyle; Board Members Scott Clein, Carroll DeWeese, Bert Koseck (arrived at 7:35 p.m.), Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Student Representative Arshon Afrakhteh

Absent: None

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary
09-169-13

REZONING APPLICATION

412-420 E. Frank St.

Request to rezone property from R-3 and B-1 to B-2B General Business

Ms. Ecker described the property in question. She advised the subject property is located on the southeast corner of Frank St. and Ann St., and includes one corner lot (Lot 32, Blakeslee Addition); one lot immediately to the south facing Ann St. and running parallel to Frank St. (Lot 31, Blakeslee Addition); and the rear 32 ft. of lots 3 and 4 of the Blakeslee Addition that front on S. Old Woodward Ave. **All three of these lots or portions of lots were previously combined and appear to have been split into three independent parcels prior to 1960. The three parcels are currently under common ownership.**

Ms. Ecker advised that only a person who has a fee interest in a piece of property, or a contractual interest which may become a fee interest in a piece of property, may seek an amendment in the zoning classification of that property under this section. The applicant is the owner of the subject property, which includes the three parcels noted above, and has provided authority to his architect to act on his behalf regarding the application for rezoning. In accordance with the requirements of the Zoning Ordinance the applicant is the property owner of parcels #19-36-253-001, 19-36-253-002 and 19-36-253-003, being Lots 31 & 32 and the west 32 ft. of lots 3 & 4 Blakeslee Addition. The applicant is requesting that the Planning Board consider the rezoning of the western portion of the property (a former home converted for office use, 412 E. Frank Street, parcel #19-36-253-001) to B-2B (General Business); and the central portion of the property, The Frank Street Bakery, 420 E. Frank St., parcel #19-36-253-002) to B-2B

(General Business) to match the existing zoning of the eastern portion of the property (no known address, parcel #19-36-253-003), which is striped for parking and is currently vacant.

Existing Zoning of Subject Property:

The **western portion** of the entire parcel (roughly 60 ft. along Frank, starting at Ann, known as 412 E. Frank, parcel # 19-36-253-001) is currently zoned **R-3 Single-Family Residential**. A building currently exists on the western portion which is used for office use and associated parking.

The **central portion** of the entire parcel (60 ft. in width along Frank, known as 420 E. Frank, parcel # 19-36-253-002)) is currently zoned **B-1 Neighborhood Business**. This center portion is currently occupied by a one-story building that is used for Frank Street Bakery. An adjacent outdoor dining area and associated parking are also located on the central portion of the property.

The **eastern portion** of the entire parcel (32 ft. in width along Frank, no known address, parcel # 19-36-253-003) is already zoned **B-2B General Business**. No zoning change is requested for this portion of the property.

Ms. Ecker went on to offer a history of each of the two properties requested for rezoning to B-2B in order to build a projected four-unit condominium project.

Ms. Ecker advised that the Planning Division finds that the proposed rezoning of the subject property at 412 E. Frank St. from R-3 Single-Family Residential to B-2B General Business, and the proposed rezoning of 420 E. Frank St. from B-1 Neighborhood Business to B-2B General Business should not be recommended for approval. B-2B Zoning allows for all kinds of commercial, recreational, institutional and residential uses. As an alternative, the Planning Board may wish to consider allowing Attached Single-Family Residential on the subject property, perhaps under an R-8 Attached Single-Family or ASF Attached Single-Family (under the Zoning Transition Overlay District) zoning classification instead. This would be consistent with the Planning Board's approach to similar transitional properties throughout the City.

Mr. Williams noted there are other parcels that would fit the definition of a transition area that haven't been identified. His view was that they all should be included when the board holds its public hearing on transition zoning.

The property owner, Mr. Sal Bitonti, 709 Ann St., and his architect, Mr. Irving Tobocman, 439 Greenwood, were present to discuss their proposal to go to B-2B Zoning in order to construct four attached single-family homes on the site. Mr. Tobocman said their reason for requesting B-2B zoning is so they can set the buildings back approximately 24 ft. from Frank St. At the corner, the idea is to continue that green area along Ann St. Lawn and trees will be planted within the setbacks to separate the units from people on the street. They chose this zoning because under R-8

Residential Zoning their building coverage would be very much smaller than what they are proposing.

Ms. Ecker noted the ASF Zoning could increase the building footprint because it allows them to move closer to Frank St. Chairman Boyle said if they go to B-2B Zoning it would open up a whole variety of permitted land uses. The ASF Zoning narrows down the land use to residential.

In response to a question from Mr. Koseck, Mr. Bitonti stated that he purchased and assembled the three properties about fifteen years ago.

The chairman took comments from the public at 8:32 p.m.

Mr. Eric Morganroth, 631 Ann St., said his biggest challenge with Ann St. is the parking. He wants to make sure that his home maintains its value and that the rezoning request is good for his children as well as the surrounding community.

Mr. Eric Wolfe, 393 E. Frank, said he has no objection to the current uses on the site. As far as rezoning to B-2B, the allowed uses are totally incompatible. The property could easily be combined with the piece to the east that is on S. Old Woodward Ave. and it would now be a very substantial parcel. So, the potential for a much greater density on this site is there; it is inevitable. He doesn't think there is a real plan, only an idea. B-2B just grants heavier zoning to permit the sale at a maximum price. As a homeowner directly impacted, he objects. The two buildings on the site are small parcels and act as a transitional buffer; they prevent the potential for a large development on this site. It was the intention of the 2016 Plan to prevent further proliferation of two-family and multi-family residential development in areas just like this. So he disagrees with the Planning Dept.'s conclusion which says that four attached units are a good idea. He doesn't think that should be addressed at this point.

Ms. Krista Winger, 371 E. Frank, expressed her opposition to the rezoning because the property could turn into anything rather than residences. She was afraid that more commercial would come into the neighborhood.

Mr. Clein pointed out that Transitional Zoning does not yet exist.

Several board members said they are not in favor of the B-2B Zoning Classification because far too many uses are allowed.

Motion by Mr. Clein

Seconded by Mr. Williams to recommend postponement of the proposed rezoning for 412-420 E. Frank St. to the December 11 Planning Board meeting.

No one from the public commented on the motion at 9 p.m.

Motion carried, 7-0.

ROLLCALL VOTE

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

Nays: None

Absent: None

Chairman Boyle asked the applicant to make an appointment with Ms. Ecker and her staff to come in and get a better sense of why the Planning Board is postponing and perhaps they will reconsider their idea regarding the zoning of this site.

The board took a short break at 9:30 p.m.

**Planning Board Minutes
December 11, 2013**

OLD BUSINESS

412-420 E. Frank St.

Request for Rezoning (postponed from the meeting of September 25, 2013)

Mr. Baka advised the subject property is located on the southeast corner of Frank St. and Ann St, and includes one corner lot (Lot 32, Blakeslee Addition), one lot immediately to the south facing Ann St. and running parallel to Frank St. (Lot 31, Blakeslee Addition), and the rear 32 ft. of lots 3 and 4 of the Blakeslee Addition that front on S. Old Woodward Ave.

On September 25, 2013, the property owner and his architect appeared before the Planning Board to present a conceptual drawing of an attached single-family development that would encompass the three parcels proposed for rezoning. The applicant explained that they chose to request rezoning from R-3 and B-1 to B2-B, a commercial zone, because the development standards allowed for the setbacks that they desired on the site. The applicant indicated that they were not interested in the commercial uses. However, the Planning Board voiced concerns regarding the long term implications of such a change. While the current owner may not wish to pursue the commercial uses, any future owner would be permitted to do so. Considering the proximity of the parcels to the adjacent single-family residential, this area has been identified as a "sensitive residential area" in the Future Land Use Plan and meets the criteria of a transitional area as outlined in recent Planning Board study sessions.

Accordingly, the Planning Board postponed the public hearing for the proposed rezoning to allow the applicant to consider withdrawing their rezoning request in lieu of inclusion in the Zoning Transition Overlay District. Since that time the Planning Division has met with the applicant's architect to discuss the feasibility of constructing the proposed attached single-family development under one of the proposed ASF zones. Through those discussions it was determined that the ASF zones as currently proposed would permit the proposed development to be built without the need for any variances.

Based on this information, the applicant has indicated that they are amicable to being included in the Zoning Transition Overlay rather than pursuing the B2-B rezoning.

Mr. Irving Tobocman, 439 Greenwood, the architect for this proposal, was present with Mr. Salvador Bitonti, the property owner. Mr. Tobocman indicated they would be happy to postpone their application and see how the Overlay District develops. The only concern they have at this point is there was talk about a setback of 25 ft. from Ann St. Their major building is set about 21 ft. from the property line and their roof overhang and porch is approximately 17 ft.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to postpone consideration of the proposed rezoning of 412-420 E. Frank St.

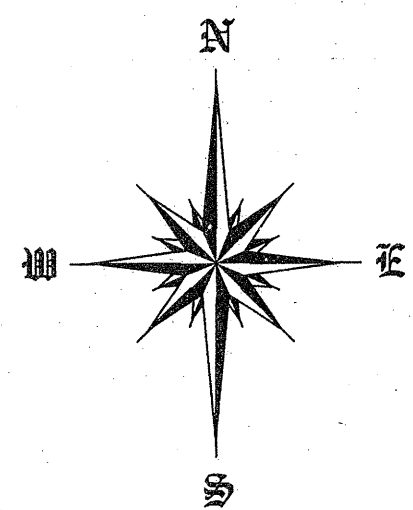
Motion carried, 5-0.

VOICE VOTE

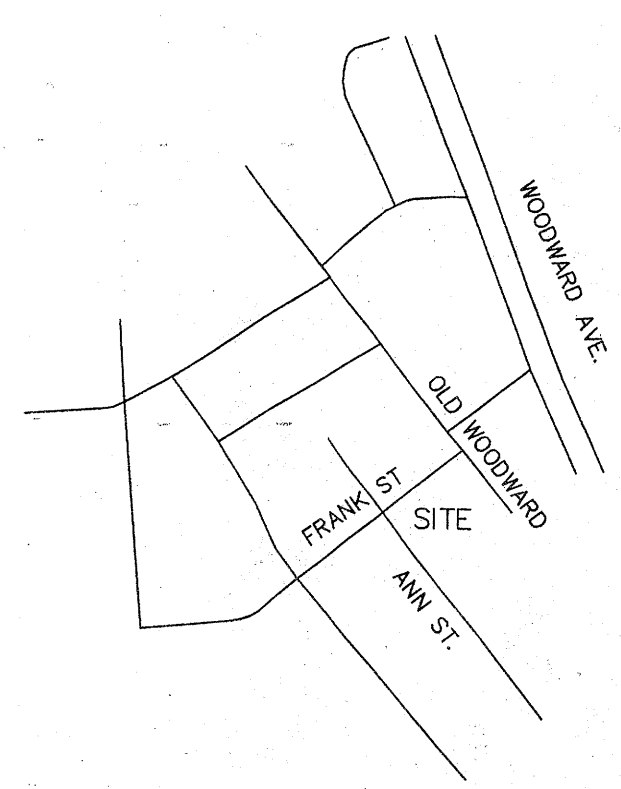
Yeas: Williams, Whipple-Boyce, DeWeese, Boyle, Lazar

Nays: None

Absent: Clein, Koseck



BENCHMARK
NAIL IN POLE
ELEV = 765.29
U.S.G.S. DATUM



LOCATION MAP
NO SCALE
0' 10' 20'
SCALE: 1" = 10'

- LEGEND**
- EX. GRADE
 - EX. INDEX CONTOUR
 - EX. CONTOUR
 - EX. WATER MAIN
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - EX. OVERHEAD
 - EX. GAS
 - EX. UNDERGROUND
 - EX. FENCE
 - EX. RAILROAD
 - EX. WALL
 - EX. DITCH
 - EX. MEADOW
 - HYDRANT
 - CATCH BASIN
 - MANHOLE
 - SIGN
 - GATE VALVE
 - LIGHT POLE
 - UTILITY POLE
 - METAL LIGHT POLE
 - TOP OF BERM
 - TOE OF BERM
 - TREE TAG
 - TOP OF CURB
 - GUTTER
 - TOP OF ASPHALT
 - TOP OF WALK
 - TOP OF WALL
 - FOUND IRON ROD
 - SET IRON ROD
 - FOUND IRON PIPE
 - ASPHALT
 - CONCRETE

- TOPO. NOTES:**
- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER.
 - ALL ELEVATIONS ARE EXISTING ELEVATIONS
 - SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE
 - THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

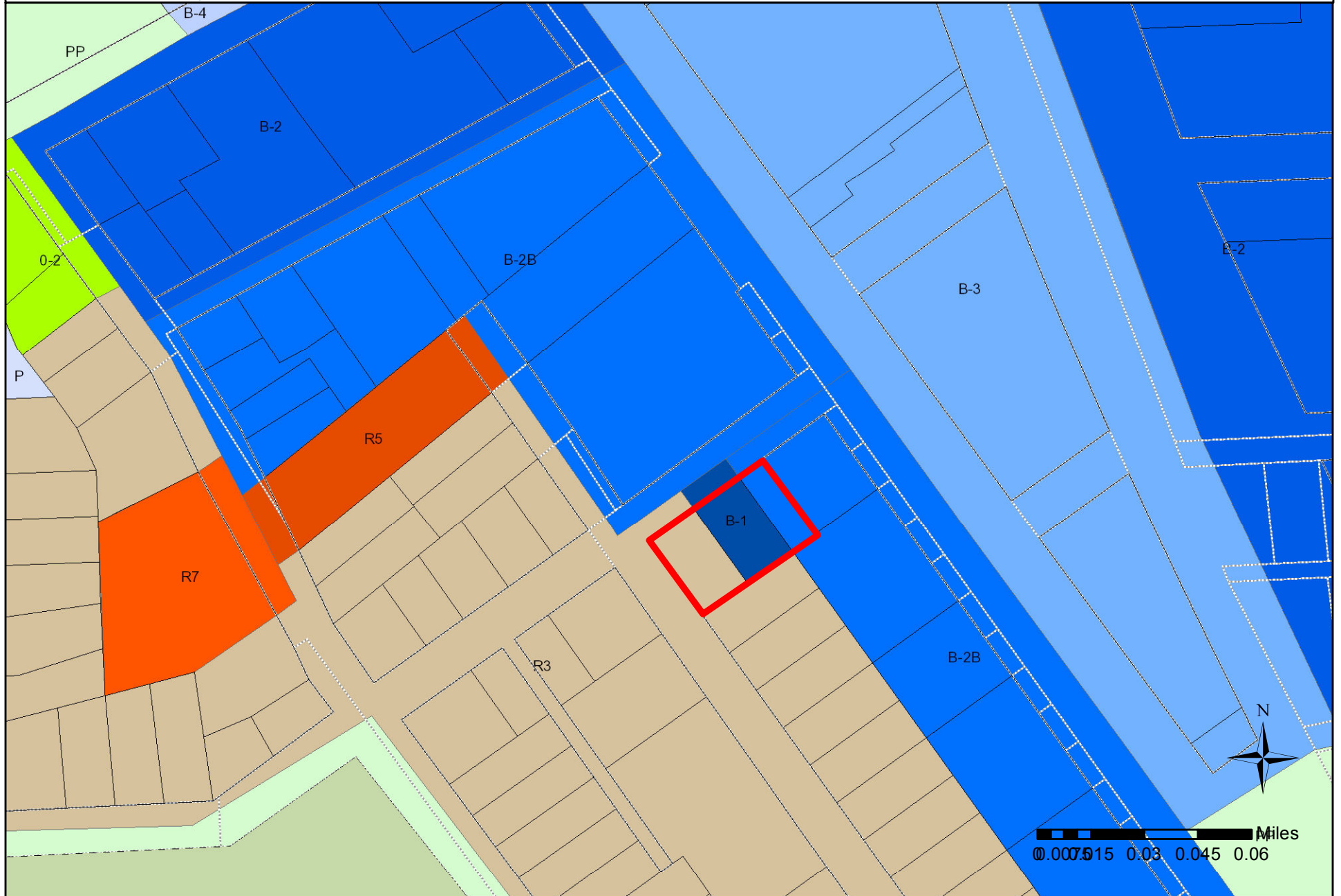
LEGAL DESCRIPTION:
LOTS 31 & 32 AND THE WEST 32 FEET OF LOTS 3 & 4, BLAKESLEE ADDITION, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON THAT THE PROPERTY LINES ARE AS SHOWN.

THOMAS M. SMITH
R.L.S. No. 31606

		THOMAS M. SMITH P.S. PROFESSIONAL LAND SURVEYOR	
		7559 OLDE STURBRIDGE TRAIL CLARKSTON, MICHIGAN 48348 PHONE: (248) 625-3276	
PROJECT		412 & 420 FRANK BIRMINGHAM, MI	
ISSUED FOR:		TITLE	
ISSUED FOR:		TOPOGRAPHIC SURVEY	
ISSUED FOR:		CLIENT	
ISSUED FOR:		BITONTI	
ISSUED FOR:		DRAWN BY: TMS	
ISSUED FOR:		CHECKED BY: TMS	
ISSUED FOR:		APPROVED BY: TMS	
ISSUED FOR:		SCALE HORIZ. 1"=10'	
ISSUED FOR:		SCALE VERT. N/A	
ISSUED FOR:		DATE 03-08-13	
ISSUED FOR:		PROJECT No. 13-128	
ISSUED FOR:		SHEET No. 1 OF 1	







CITY OF BIRMINGHAM

ORDINANCE NO. 557

AMENDMENT TO ORDINANCE NO. 527

AN ORDINANCE TO AMEND SECTION 3.3 OF ORDINANCE NO. 527 OF THE ORDINANCES OF THE CITY OF BIRMINGHAM, AND THE ZONING MAP, BY ADDITION OF A SECTION TO BE KNOWN AS SECTION 3.3-13.

THE CITY OF BIRMINGHAM ORDAINS:

Section 1. That Section 3.3 of Article 3 of Ordinance No. 527, be amended by addition of a section to be known as Section 3.3-13, said Section to read as follows:

Section 3.3-13. Property located on the southeast corner of Ann and Frank Street, described as Lots 31 and 32, Blakeslee's Addition shall be changed from its present classification of R-6 Multiple-Family Residential Zone District to B-1 Non-Retail Business Zone District.

Section 2. The Zoning Map attached to Ordinance No. 527 shall be deemed modified to incorporate this change.

Ordained by the Commission of the City of Birmingham this 8th day of February, 1960, to be effective upon publication.

Harry M. Denyes, Jr.
Mayor

Irene E. Hanley
Clerk

I, Irene E. Hanley, Clerk of the City of Birmingham, hereby certify that the foregoing ordinance was duly passed by the Commission of the City of Birmingham at a regular meeting held Monday, February 8, 1960, and that the same was published in the Birmingham Eccentric on Thursday, February 18, 1960.

Irene E. Hanley
Clerk

APPLICATION FOR ZONING MAP CHANGE

Birmingham, Michigan

Date September 3, 1959

TO THE CITY COMMISSION:

The undersigned hereby make application to the City Commission to:
Change premises described as 412 East Frank (W 60 ft of Lot 31 also
W 60 ft. of lot 32, Blakeslee's Addition from its present zoning
classification of R-6 Multiple Family Residence to B-1 Non-Retail Busi-
ness.

A plot plan showing size of lot and placement of building (if any) on
the lot to scale must be attached.

Statements and reasons for request, or other data having a direct
bearing on the request. My property abuts B-3 Community Business on
the east and is directly across the street from B-3 zoning. The
development of the property across the street as an auto agency and used
car lot with the accompanying noise, bright lights and traffic makes my
property undesirable for residential use

/s/ Frank Van Fleteren
Signature of Applicant

Name of Owner Frank VanFleteren

Address of Owner 412 E. Frank, Birmingham Tel. No. Mi 4-2222

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

Date Received _____

Delivered by _____

Resolution No. _____

Disposition _____

September 8, 1959/bc

November 19, 1959

City Commission
Birmingham, Michigan

SUBJECT: Zone Change Request - W 60' of lot 31 & W 60' of
Lot 32, Blakeslee's Addition - 412 E. Frank St.

Gentlemen:

At the City Commission meeting of September 8, 1959, a zone change request was submitted by Mr. Frank VanFleteren dated September 3, 1959 requesting a zone change for the property described as follows:

The West 60' of Lot 31, and the West 60' of lot 32, Blakeslee's Addition, from the present R-6 Multiple Family Residential Zone District to B-1 Non-Retail Business Zone District (southeast corner of Ann and Frank).

The request was referred to the Planning Board for report and recommendation.

The Planning Board considered the zone change request at the regular meetings of Wednesday, October 21, 1959 and Wednesday, November 18, 1959.

The subject property is located on the southeast corner of Ann and Frank. The property is the westerly 1/2 of Lots 31 and 32 of Blakeslee's Addition. The easterly 1/2 of the platted lots #31 and #32 are presently vacant. East of the vacant parcel is a frame single family dwelling located on property presently zoned B-3 Community Business Zone District. All of lots 31 and 32 are presently zoned R-6 Multiple Family Residential. To the north of the subject property across Frank Street is a Forbes Printing Press and a frame single family residential building utilized for office-business use.

To the east of the Forbes Printing Press and frame office building is the Harold Turner Sales Agency and used car lot. The used car lot has expanded in a westerly direction during recent years and is almost directly across the street from Mr. VanFleteren's single family home. The Forbes Printing Press, frame office use and the Harold Turner sales agency uses are located on properties presently zoned B-3 Community Business Zone District.

West of the subject property across Ann Street are properties zoned R-6 Multiple Family Residential and utilized for one and two family dwelling purposes. The property on the east side of Ann Street south of the subject property is zoned R-6 Multiple Family Residential Zone District and utilized for one, two and multi-family dwelling units.

The City of Birmingham recently replaced the concrete pavement on Frank Street from Woodward to Bates Street. The pavement width in front of the subject property has the normal business pavement width of 37 feet. West of Ann Street the pavement has the normal residential width of 29 feet.

The Planning Board recommends to the City Commission that the zone change request of Mr. Frank VanFleteren for rezoning the westerly 1/2 of Lots 31 and 32 from R-6 Multiple Family Residential Zone District to B-1 Non-Retail Business Zone District, be approved. The Planning Board considers the rezoning as reasonable based upon the undesirable factors created by the Harold Turner Sales Agency and used car lot. The lights from the used car lot create an undesirable influence upon single family residential development during the evening hours. The B-1 Non-Retail Business Zone District would provide a transition from the B-3 Community Business Zone District on Woodward to the R-6 Multiple Family Residential Zone District on the west side of Ann Street.

The Planning Board further recommends that the easterly 1/2 of Lots 31 and 32 be considered for rezoning from R-6 Multiple Family Residential Zone District to B-1 Non-Retail Business Zone District based on the consideration given to the subject zone change request.

Respectfully submitted,



Eliot Robinson
Vice-Chairman, Planning Board

HH/br

November 12, 1959

Planning Board
Birmingham, Michigan

SUBJECT: Zone Change Request - West 60 ft. of Lot 31 and the
West 60 ft. of Lot 32, Blakeslee's Addition -
412 E. Frank St.

Gentlemen:

At the City Commission meeting of September 8, 1959, a zone change request was submitted by Mr. Frank VanFleteren dated September 3, 1959 for a change of zoning described as follows:

The W 60 ft. of Lot 31 and the W 60 ft. of Lot 32,
Blakeslee's Addition, from the present R-6 Multiple Family
Residential Zone District to B-1 Non-Retail Business Zone
District (SE corner of Ann and Frank).

The request was referred to the Planning Board for report and recommendation.

At the Planning Board regular meeting of Wednesday, October 21, 1959, the writer advised that Mr. VanFleteren was a personal friend and is the Plumbing Inspector of the City of Birmingham. For that reason, the writer advised that he would disqualify himself from any discussion or recommendation of this request. However, I further advised that I will present any information requested by the Planning Board or any other information regarding this request.

The Planning Board requested that the writer study the request and review the area to determine a recommendation regarding the subject request.

The property is located on the southeast corner of Ann and Frank. The property in question is the westerly 1/2 of Lots 31 and 32, Blakeslee's Addition. The easterly half of the subject lots are presently vacant. East of the vacant parcel is a frame single family dwelling on property presently zoned B-3 Community Business. All of lots 31 and 32 are presently zoned R-6 Multiple Family Residential. Across Frank Street and directly to the north is the Forbes Printing Press and a frame residential single family dwelling utilized for office business use.

To the east of the Forbes Printing Press and office use is the Harold Turner sales agency with its allied used car lot. The used car lot has been expanded during recent years and is almost directly across the street from Mr. VanFleteren's single family home. These uses are located on property presently zoned B-3 Community Business.

Across Ann Street to the west are properties zoned R-6 Multiple Family Residential and utilized for 1 and 2 family dwelling units.

The property on the east side of Ann Street south of the subject property is zoned R-6 Multiple Family Residential and utilized for two family and multi-family dwelling units.

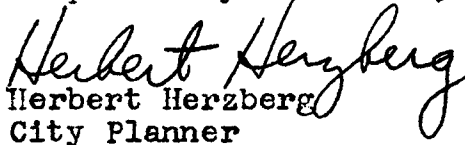
Generally speaking, Ann Street frontage suffers from its location abutting the B-3 Community Business zoned property on Woodward Avenue. Many of the homes and lawn areas are not maintained as well as other areas of comparable aged homes in the City of Birmingham.

The City of Birmingham has just replaced the old concrete pavement with a new concrete pavement on Frank Street from Woodward to Bates Street. The pavement width in front of the subject property is the same as any normal business pavement width of 37 feet. West of Ann Street the new pavement width is 29 feet or the same as any residential street. The writer would recommend the rezoning from R-6 Multiple Family Residential Zone District of Lots 31 and 32 based solely upon the undesirable living factor created by the Harold Turner Sales Agency and allied used car lot. The lights from the used car lot causes an undesirable influence upon residence development during the evening hours. The B-1 Non-Retail Business would provide a transition from the B-3 Community Business Zone District on Woodward to the R-6 Multiple Family Residential Zone District on the west side of Ann Street.

The writer would also suggest that the B-1 Community Business Zone District might be studied for the east side of Ann from Frank to Landon. However, the writer would not recommend any additional change at this time without incorporating adequate parking for the B-3 and possible B-1 zoned areas of this area.

This matter will be considered by the Planning Board at the Regular Meeting of Wednesday, November 18, 1959 at 8:00 PM in Room 200 of the Municipal Building.

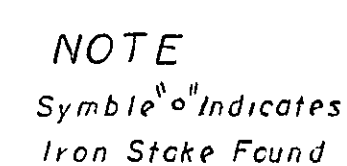
Respectfully submitted,


Herbert Herzberg
City Planner

HH/br

cc: Mr. VanFleteren
Abutting property owners

S. WOODWARD AVENUE



LEGAL DESCRIPTION OF PROPERTY

West 60 0 ft of Lots 31 and 32, BLAKESLEE ADDITION, a part of the
Northeast 1/4 of Section 36, T.2N , R 10E , Bloomfield Twp , now
CITY OF BIRMINGHAM, Oakland County, Michigan.
Plat recorded in LIBER 2, PAGE 50, Oakland County Records
SUBJECT to easements and restrictions of record, if any

I HEREBY CERTIFY that I have surveyed and mapped the property herein described; and that said survey was performed with a relative error of closure of no greater than 1 in 5000 and that all the requirements of P.A. 132, 1970 have been complied with.

DATE: 12/22/94

REZONING APPLICATION

Prepared For
WARREN VANFLETEREN

1-810-646-8745

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS

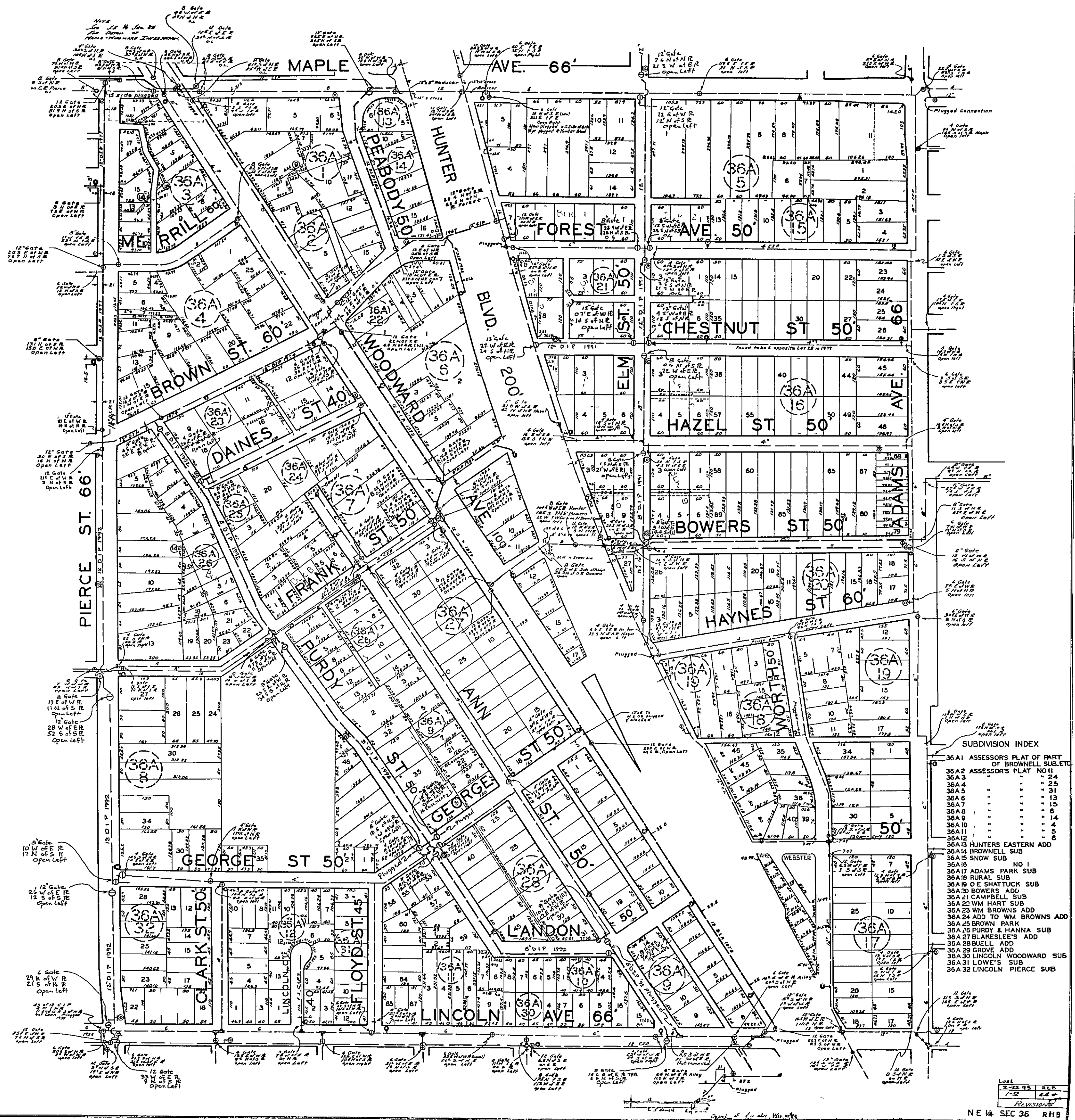
1029 SOUTH WASHINGTON
ROYAL OAK MICHIGAN 48067

Peter G. Pitchford

PETER G PITCHFORD
LESTER G CHARLES

(313) 545 17 7
FAX (313) 545 17 8

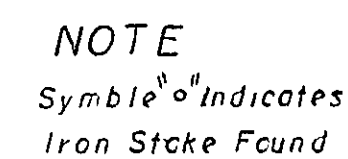
JOB N° 180062



SUBDIVISION INDEX

36A1	ASSESSOR'S PLAT OF PART OF BROWNELL SUB. ETC.
36A2	ASSESSOR'S PLAT NO 11
36A3	" " " " " " " "
36A4	" " " " " " " "
36A5	" " " " " " " "
36A6	" " " " " " " "
36A7	" " " " " " " "
36A8	" " " " " " " "
36A9	" " " " " " " "
36A10	" " " " " " " "
36A11	" " " " " " " "
36A12	" " " " " " " "
36A13	HUNTERS EASTERN ADD
36A14	BROWNELL SUB
36A15	SNOW SUB
36A16	NO 1
36A17	ADAMS PARK SUB
36A18	RURAL SUB
36A19	O SHATTUCK SUB
36A20	BOWERS ADD
36A21	CAMPBELL SUB
36A22	WM HART SUB
36A23	WM BROWNS ADD
36A24	ADD TO WM BROWNS ADD
36A25	BROWN PARK
36A26	PURDY & HANNA SUB
36A27	BLAKESLEE'S ADD
36A28	BUELL ADD
36A29	GROVE ADD
36A30	LINCOLN WOODWARD SUB
36A31	LOWE'S SUB
36A32	LINCOLN PIERCE SUB

S. WOODWARD AVENUE



West 60 0 ft of Lots 31 and 32, BLAKESLEE ADDITION, a part of the
Northeast 1/4 of Section 36, T 2N , R 10E , Bloomfield Twp , now
CITY OF BIRMINGHAM, Oakland County, Michigan
Plat recorded in LIBER 2, PAGE 50, Oakland County Records
SUBJECT to easements and restrictions of record, if any

DATE: 12/22/94

JOB N° 180062

City of Birmingham

151 Martin Street - P.O. Box 3001

Birmingham, Michigan 48012

January 31, 1989

MEMORANDUM

TO: Lawrence W. Ternan, City Attorney

FROM: Larry L. Bauman, City Planner

RE: Van Fleteren Vs. City of Birmingham
Case No. 88-345562-CH (412 Frank Street)

Dear Mr. Ternan:

At the time of our recent deposition we were asked to provide information regarding: 1) the history of the B-1 Zoning District classification at 412 Frank Street (The subject parcel); 2) the date that the existing medical clinic at 420 Frank Street was developed; 3) the date of adoption of the Birmingham Future Land Use Plan; 4) a catalogue of Zoning Ordinance amendments put into place within the year following Future Land Use Plan adoption.

Our responses to these items follow:

The history of the B-1, Neighborhood Business Zoning classification at 412 Frank originated in 1960 when the site was rezoned to B-1 from a previous multiple family residential zone classification which had been established in 1935. The B-1, Neighborhood Business zoning has been maintained since 1960 to the present.

The adjacent site to the east at 420 Frank was also zoned Multiple-family residential until 1960, when it was rezoned to B-1 Neighborhood business. The existing medical clinic was developed in 1960.

The Future Land-Use Plan for the City of Birmingham was adopted by the Birmingham City Commission on March 24, 1980. The following ordinances were adopted within the year following the adoption of the Future Land-Use Plan:

<u>Date</u>	<u>Ordinance</u>	<u>Action</u>
4-14-80	1092	Adopted definition of "Family"

Area Code (313)

General Information	644-1800	Assessor	644-3814	Lincoln Hills Golf Course	647-4468
Clerk	644-1800	Building Department	644-3869	Public Services	644-1807
Police Business	644-3405	City Manager	646-6454	Springdale Golf Course	644-2254
POLICE EMERGENCY	644-3400	Engineering/Planning	644-3865	Treasurer	644-3830
Fire Business	646-1127	Ice Arena	645-0731	Water Department	644-3800
FIRE & E.M.S. EMERGENCY	644-1616				

5-5-80	1094	Adopted Cluster Housing Program in Single Family Residential zones.
8-11-80	1108	Changed zoning requirements for schools and churches in R-1 Single Family Zone District from being permitted principal uses formerly requiring BZA permit.
8-18-80	1109	Added 1219 Quarton to Zoning Map.
11-24-80	1125	Adopted definitions of "basement", "grade", "building height", and "story".
1-5-81	1133	Rezone Lots 12-22 Bird and Stanley Sub. from R-8, Single-Family (S. side of Brown between Southfield to East of Stanley) to R-2, Single-Family
	1134	Amend R-7 zone requirement for setbacks and landscaped open space. Establish R-8 Attached Single Family Residential Zone District.
2-9-81	1138	Adopted fence requirements in Zoning Ordinance.
2-17-81	1140	Lots 4-7, Torrey, Hood's, Smith's, Addition Sub. from R-8 Attached Single Family to R-2 Single Family (s. side of Brown St. west of Chester)
3-16-81	1142	Rezone Grand Trunk Depot from Industrial to B-2 General Business (245 S. Eton).

In addition to the responses above, we were asked to provide a copy of the analysis and recommendation relating to 412 Frank Street which we prepared earlier for the City of Birmingham City Commission.

We trust that you will find the information provided sufficiently complete. However, should additional information be required, please call.

Respectfully submitted,
CITY OF BIRMINGHAM



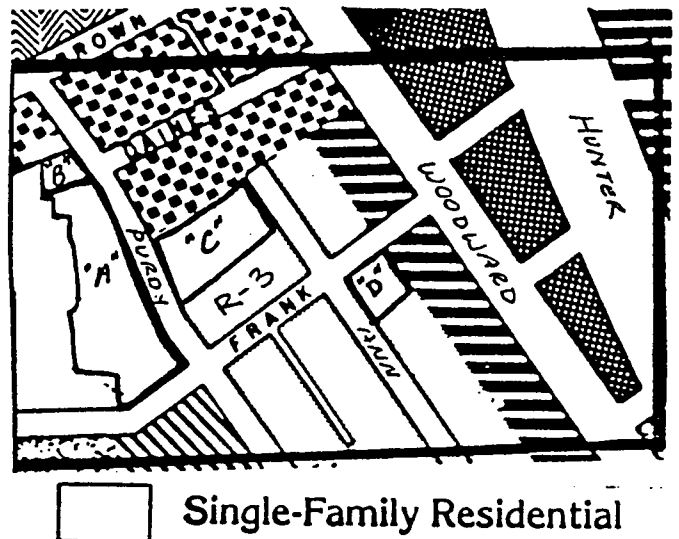
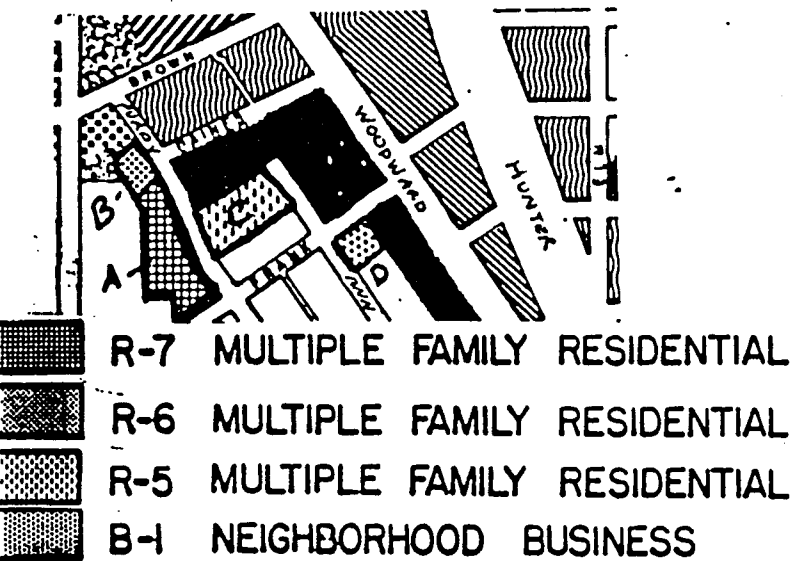
Larry L. Bauman
City Planner

LLB/nn
cc: R.S. Kenning, City Manager

AREA 11

ZONING

MASTER PLAN



*C.C. rezoned. Ord. #138
11/9/87*

CURRENT ZONING: (A) R-7 Multi Family
(B) R-6 Multi Family
(C) R-5 Multi Family
(D) B-1 Neighborhood Business

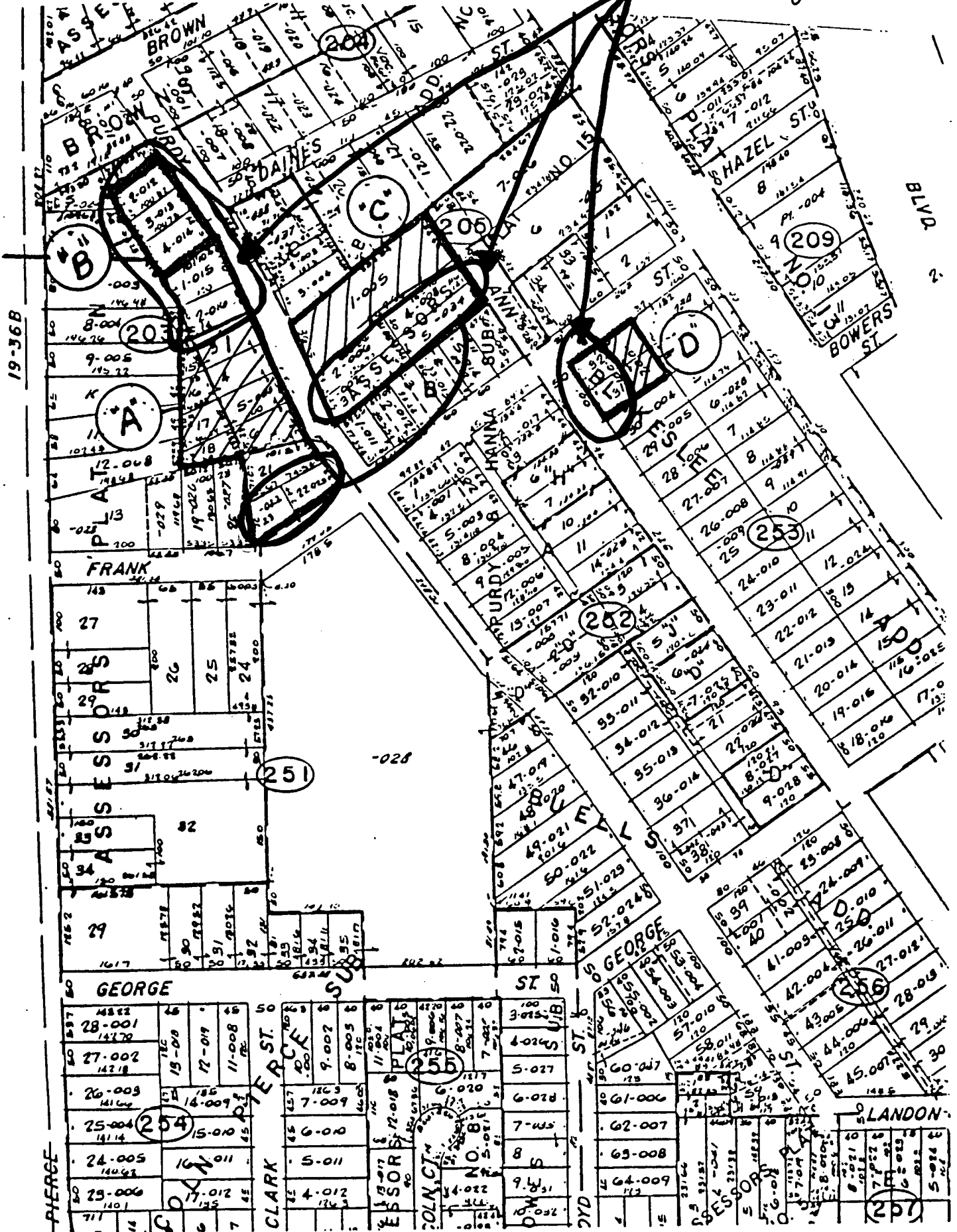
MASTER PLAN: Single Family

CURRENT USES:	660 Purdy - Single Family	(19-36-203-012)	REZONED TO R
	666 Purdy - Multi-Family	(19-36-203-025)	
"A"	223 E. Frank - Single Family	(19-36-203-022)	} REZONED R-3
	259, 275, 283 E. Frank - Office	(19-36-203-022/023)	
"B"	564 Purdy - Single Family	(19-36-203-012)	} REZONED TO R
	588 Purdy - Single Family	(19-36-203-013)	
	608 Purdy - Single Family	(19-36-203-014)	
	645-53, 647-55,		
"C"	649-57 Purdy - Multi-Family	(19-36-205-005)	} REZONED TO R
	663 Purdy - Single Family	(19-36-205-006)	
	675 Purdy - Single Family	(19-36-205-007)	
	Lot 4 - Vacant/Parking	(19-36-205-008)	
	566/8 Ann - Two Family	(19-36-205-034)	
"D"	412 Frank - Single Family	(19-36-253-001)	REZONED TO R
	420 Frank - Office-Medical	(19-36-253-002)	REZONED TO B

ADJACENT ZONING: R-3 Single Family, B-2B General Business.
Adjacent zoning is compatible with Master Plan.

HISTORIC: None

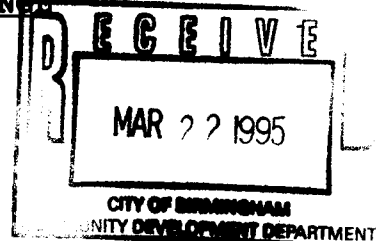
RECOMMENDATION: See Attached



APPLICATION FOR ZONING MAP CHANGE

Birmingham, Michigan

Date 3-22-95



TO THE CITY COMMISSION:

The undersigned hereby make application to the City Commission to:

Change premises described as 412 E. Frank
(No.) (Street)

West 1/2 of Lots 31 and 32 Blakeslee's Addition
(Legal Description)

to the Village of Birmingham from its present zoning
(Location)

classification of R-3 to B-1

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

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

See attached letter
from Raymond L. King,
Attorney at Law
Dated Nov. 12, 1994

Mary M. King
Signature of Applicant

Mary M. King
Print Name

Name of Owner Mary M. King and F.W. VanFleteren

Address of Owner 4256 Lakeside Dr. Tel No: (517) 345-1310 h
West Branch, MI. 48661 (517) 345-5000 W

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

Date Received _____ Received by _____

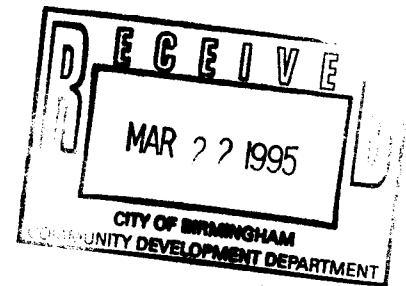
Resolution No. _____ Approved/Denied _____

Application Fee: \$500.00

Receipt No: _____



342 E. Houghton Ave.
West Branch, MI 48661



Telephone
(517) 345-KING
(517) 345-5464
FAX: CALL FOR NUMBER

November 12, 1994

Ms. Patricia McCullough
City Planner
City of Birmingham
151 Martin Street
P.O. Box 3001
Birmingham, MI 48012-3001

RE: Rezoning request for 412 E. Frank

Dear Ms. McCullough:

Sorry that we were unable to make contact by phone but I do appreciate your attempts to return my several calls.

I am an attorney representing my wife, Mary Van Fleteren King and my brother-in-law, Warren Van Fleteren. Their mother, Marjorie Van Fleteren, is no longer able to afford the cost or bear the pressure of this conflict and has deeded her home over to my clients, her two children.

Perhaps some history of this property would be helpful. My client's mother and father, Marjorie Haven Van Fleteren, and Frank Van Fleteren were married on November 27, 1929. Frank Van Fleteren purchased the W 1/2 of Lots 31 and 32, Blakeslee Addition to the Village of Birmingham, from his Aunt and Uncle, Victor and Emma Van Fleteren, on a Land Contract dated March 16, 1931 although they had earlier rented the property from the sellers.

Put another way, the home at 412 E. Frank Street was the only house this couple ever had. Marjorie Van Fleteren is 86 at the present time. Both of her children, my clients, were born and grew up in this house and are very familiar with its history.

Mrs. Van Fleteren ran a custom drapery business from this property and, as you know, the property was always zoned B-1, Neighborhood Business, in modern time.

Ms. Patricia McCullough
November 12, 1994
Page Two.

The City of Birmingham, for reasons not clear to me, and against the advice of the PHDC Planning Consultant, on November 9, 1987, downzoned the property to R-3, Single Family Residential.

Mrs. Marjorie Van Fleteren, by then the widow of Frank Van Fleteren, a former City of Birmingham employee and pensioner, commenced an appeal in Oakland County Circuit Court. Unfortunately the strain was too much for her health and her pocketbook and, at her request, the suit was dismissed without prejudice on March 21, 1989.

It is not my desire to get into the merits of that appeal. I was not the attorney in that case and Mrs. Van Fleteren did not seek my advice about her appeal. If she had I think I would have advised her to take it all the way but I do understand how the elderly can have unfounded fears about their security and even their pensions.

I believe that regardless of the decision made in 1987 the nature of the neighborhood has changed greatly since that date. In 1987 directly to the North there was a quaint little antique shop and across Frank Street to the Northeast was a nine to five foreign car sales business.

The Antique shop is gone as is Estate Motors, the Mercedes Dealership. They were demolished in 1992 and replaced by Little Caesar's Pizza, Arbor Drug, Blockbuster Video and a dry cleaning business. These businesses are open all hours of the day and night and, I believe, the drug store is open 24 hours a day.

Major new construction is taking place on the Southwest corner of Frank Street and Woodward Avenue, the nature of which is probably known to you but not to me.

In the summer of 1992 the Birmingham Planning Board granted a Special Land Use Permit for the property just across Woodward Avenue from Frank Street at 555 S. Woodward to permit outdoor drinking and dining at the Old Woodward Grille.

All of these changes have greatly contributed to the noise and confusion in the area to the point that a good night's sleep becomes impossible. I know because I have tried to sleep there recently.

I should point out that the whole neighborhood, North, East, South and West from the subject property, has

Ms. Patricia McCullough
November 12, 1994
Page Three

not been used for single family residence purposes for a very long time. It has been multi-family or commercial in fact if not in zoning for many years.

The point is that the value of this piece of property, which was zoned B-1 prior to November 9, 1987, has been rendered almost useless for single family residential use since that date.

This change in value was appropriately recognized by the Birmingham City Assessor who dropped the S.E.V. on this property by \$7,700 from 1993 to 1994, an inadequate amount but clearly a step in the right direction.

Mr. Kelly Sweeney of Weir, Manuel, Snyder & Ranke, Inc. of Birmingham advised my client, Warren Van Fleteren, in a letter dated September 3, 1994,

"I should point out to you that the subject property suffers from significant economic obsolescence due to its proximity to commercially zoned properties on two sides and overlooking a parking lot across the street. I would estimate that the property would be worth approximately fifty percent more than our estimate of value contained herein should the property be rezoned from its present classification of residential to commercial."

I am advised that Mr. Sweeney served as Birmingham City Assessor as well as having 19 years in the real estate profession.

My wife, Mary, in her conversation with you last week, advised me that you needed some background information concerning this property. I trust this is the type of information you need. We are going to be out of the State for a few weeks but we will try to call your office next week and see what else we need to do before asking the City Commission to rezone this property. I hereby make a formal request for a December Initial Hearing in this matter.

Sincerely,

Raymond L. King

cc: Mr. F. Warren Van Fleteren

BIRMINGHAM PLANNING BOARD PROCEEDINGS

Minutes of the regular meeting of the City of Birmingham Planning Board held on April 26, 1995. Chairman Roger Gienapp convened the meeting at 7:30 p.m.

Present: Chairman Roger Gienapp, Brian Blaesing, Sheila McEntee, William McMachan, Gary Rogers, Mary Steffy (arrived at 7:45 p.m.), Gordon Thorsby

Absent: None

Administration: Ms. Alisa Duffey Rogers, Asst. City Planner
Ms. Carole Salutes, Secretary

04-36-95

Approval of Minutes of April 12, 1995

Mr. McMachan substituted "seems to be" for the word "only" in the second sentence at the top of page 9.

Ms. McEntee substituted the second sentence in the second to last paragraph at the bottom of page 9 for the following: "The Planning Board is supportive of residential development in downtown."

Motion by Mr. McMachan.

Supported by Ms. McEntee to approve the Minutes from the meeting of April 12, 1995 as corrected this evening.

Motion carried, 4-0

Abstain: Mr. Rogers and Mr. Thorsby.

04-37-95

Public Hearing

To consider an amendment to Chapter 126, the Zoning Ordinance of the Code of the City of Birmingham, by amending Section 126-48, the Zoning Map, to rezone the property described as: west 1/2 of lots 31 and 32 of Blakeslee's Addition from R-3 Single Family Residential to B-1 Neighborhood Business.

The Planning Department has received a request from the property owner to rezone the west 60 feet of Lots 31 and 32 of Blakeslee's Addition from R-3 Single Family Residential to B-1 Neighborhood Business. This parcel is also known as 412 E. Frank, located on the southeast corner of Frank and Ann Streets.

The parcel has a width of 60 ft. on Frank Street and a depth of 100 ft. on Ann Street for a total of 6,000 sq. ft. The minimum land area required for the R-3 Residential district is 4,500 sq. ft. The current land area and dimensional constraints with providing parking on the site will limit many of the uses identified as permitted uses in the B-1 district from being developed on this site.

The 1980 Future Land Use Plan, otherwise known as the Master Plan, calls for single family residences for the Frank/Ann/Purdy/ George block. This block is in an area defined by the Master Plan as a "sensitive residential area," which merits special attention with its proximity

to commercial uses and a major thoroughfare.

In 1987, the City Commission directed the Planning Board to review and evaluate the existing land uses in the City in comparison with the Master Plan recommendations. Fifteen areas were identified as being contrary to the recommendations. From 1987 to 1989, the Planning Board held a series of public hearings to consider the merits of retaining or rezoning the identified areas. The area of Frank and Ann Streets was reviewed at that time to consider rezoning to the single family residential classification as recommended. In 1987, the site in question and the adjacent medical office property to the east were zoned B-1 Neighborhood Business. After the Planning Board's review, the Board recommended to the City Commission retaining the medical office site at B-1 Neighborhood Business and rezoning the current single family residence to R-3 Single Family at the corner.

On June 14, 1993, the City Commission accepted a Planning Board conceptual plan for right-of-way design improvements on Frank Street between S. Woodward and Ann Street with several amendments. The plan incorporates landscaping, brick paving, pavement striping, signage and the elimination of on-street parking spaces as design modifications to the right-of-way. Specifically, the plan was amended by the City Commission to remove the two metered on-street parking spaces on Frank Street in front of the residential house on the southeast corner of Ann and Frank Streets and to extend the green space between the sidewalk and curb to match the proposed green space on the north side of Frank Street.

The Community Development Department has received four letters of objection from residents as well as a letter from the Central Birmingham Residents Association expressing their opposition to the rezoning. Two other letters in objection were received this evening.

Mr. Raymond King, attorney representing the owners of the property, offered a history of the parcel and the surrounding neighborhood. The neighborhood has changed considerably since 1987. The little antique shop on the north side of Frank Street is gone. Estate Motors is gone and was replaced by Little Caesar's Pizza, Arbor Drug, Blockbuster Video, and a dry cleaning business. Major new construction has taken place on the southwest corner of Frank Street and Woodward Ave. In 1992, a Special Land Use Permit was granted to permit outdoor drinking and dining at the Old Woodward Grill. All of these changes have altered the potential of this property to be a single-family residence. It is located just 6 ft. from the first step to the parking meters. Mr. King's realtor pointed out to him that the subject property suffers from significant obsolescence due to its proximity to commercially zoned properties on two sides and overlooking a parking lot across the street. The realtor estimated the property would be worth approximately 50 percent more, should it be rezoned from its present classification of Residential to Commercial. Mr. King opined the property would be ideal for a neighborhood type business such as a little yarn shop, an antique business, or a small professional office. As it is now, Mr. King described the property as a residential beachhead into a commercial area.

Ms. Duffy Rogers clarified the zoning history of the parcel. From 1929 until 1959 the property was zoned Multi-Family. In 1959 a change of zoning was made (effective in 1960) from R-6 Multi-Family Residential to B-1 Non-Retail Business.

Mr. Blaesing noted the uses Mr. King mentioned as "neighborhood businesses" are things which would not be used solely by the surrounding neighborhood. He thought Mr. King's examples were more the types of businesses which would not be disruptive to a neighborhood, rather than neighborhood businesses.

Mr. Blaesing asked Mr. King to explain how the change he recommends would be in the best interests of Birmingham. Mr. King offered an example from his home town of West Branch. Converting old houses along the main street to offices and multi-family was economically viable, and so the properties were maintained and kept up. Now, what was a declining area looks very beautiful.

Chairman Gienapp opened the public discussion at 8:05 p.m.

Ms. Christa Wingrich stated that increasing the commercial properties will not help the rest of the block.

Ms. Maureen VanDine, president of the CBRA, spoke for the Association. They are concerned this is a symbol of what can happen to the whole residential neighborhood. There are attempted commercial encroachments all the time. We have to be ever vigilant. We cannot allow the economic problem of a single individual to justify modifying the Master Plan and changing the whole residential district to something other than what it was intended to be.

Ms. Susan Welsh, board member of the CBRA, thinks that a nice residential house could be built on that lot after Frank Street has been narrowed and given more of a neighborhood feeling. When they bought their house they did so because they knew the limits defined by the Master Plan. They put a lot of money into the property, believing the City Commission would abide by the limits that it set down. The line has been drawn, and she thinks that it should be kept.

Mr. Rodney Shackett, 870 Purdy, said that is truly a very poorly zoned corner. He feels the answer for that whole first block would be R-8 row houses with garages along the back. This zoning should increase the value of the property and be a good buffer between the commercial and the residential.

Mr. Sameer Eid said he owns the property next to Mr. King's. He has had it for sale for the last eight years. He has changed real estate agents, changed price, tried to sell it on his own. He has not, in all of that time, received one single offer. He agreed with Mr. Shackett that making that block R-8, Attached Single Family, would help the whole neighborhood.

Mr. Sal Bitonti, 709 Ann Street, said that street was always zoned for duplexes. Mr. Dave Conlin petitioned to change to single family because he was supposed to tear the houses down and build new homes. Instead, he just cosmetically painted them up and boosted the price.

Ms. Diane Kant, 864 Ann, said there are a lot of single-family dwellings on that street and she would say the majority of the single-family dwellings are owner occupied.

Mr. John Mehan from Chester Street said this is a very fragile area and he encouraged the board to stick to the Master Plan.

Ms. Ann Honhart, 197 E. Frank, sees it as a snowball effect if the City were to change the zoning on that piece of property to B-1. The people next door would feel their property is devalued because that property is B-1. They might request a change in their zoning too, and it would snowball on down the street. She is definitely opposed to the changing of that property to B-1. It was a long struggle back in 1987 to get the property rezoned to residential. This is a fragile neighborhood, and we do not need to have any commercial erosion. She hopes the board members will stand by the decision that was made by their predecessors in 1987. Two years ago the neighbors struggled long and hard to try to change the environment of that house. They felt very badly that lady had to be faced with two parking meters and a lot of concrete. That is one of the reasons they came before this Planning Board time and time again, to try to change that half of the street. The only hope of improving the situation at the end of the street is to add some green space, pull out the meters, get the cars away from that poor woman's house, and make it more of a residential neighborhood.

Mr. Shackett pointed out there are four single-family dwellings on the west side of Ann Street. There are five on the east side of Ann Street. Everything else is apartments and multiple. He feels the petitioners are entitled to B-1 if R-8 is not put in there.

Mr. Bitonti said he lived on Ann Street for 20 years. The street should be reconsidered. Duplexes would not create any more traffic than there is now.

Mr. King indicated the reason they are requesting B-1 zoning is because that is what it was prior to being changed. If the best use of the whole area is a buffer zone of multi-family, they would have no objection to that.

Chairman Gienapp noted the R-8 zoning they are talking about is Single-Family Attached; not Multiple-Family. Mr. King had no objection. He just would like to see something happen that would make that property marketable.

There being no further comments from the audience, Chairman Gienapp closed the public hearing at 8:30 p.m.

Mr. McMachan commented the City is about to embark on a whole new Master Plan. He personally would not be in favor of rezoning the street until the consultants which are hired come back with their report.

Chairman Gienapp explained the City will ask the planners, when they are hired, to look at the issue of separating the uses. Through their study, the planners will undoubtedly understand the nature of this neighborhood, and will have some recommendation for the use of this property. Ms. Duffey Rogers added the planning consultant should be on board by August and the study should be completed within 18-24 months. Mr. King was glad to hear of the long-range plans.

Mr. Rogers noted that very pleasing local uses for this property were described. However, what would stop a video arcade or a party store that sells liquor from moving in?

Ms. Duffey Rogers explained property is rezoned to a district, not a use.

Mr. Blaesing stated the area between residential and commercial is the hardest thing to deal with in any city. It's the transition zone where we always come to loggerheads. You need higher density residential to get the same value when it is abutting a business area than when you are further away. He liked the idea of R-8 zoning as a transition. In his mind, on this particular issue there is no other way to go but to keep this as a residential lot and not go back to commercial or business of any kind.

Moved by Mr. Blaesing.

Supported by Ms. McEntee that the request to rezone portions of lots 31 and 32 of Blakeslee's Addition at 412 E. Frank be denied due to the following:

1. Based on the Master Plan for the City.
2. Based on the desire of the City to strengthen and enhance the single-family nature of the area west of Woodward and south of Brown Street.
3. This change would not further the residential character of the neighborhood.

Ms. Mary King, petitioner, asked if it would be prudent to table her appeal in order to see what the new planner will come up with. Ms. King continued they have already spent \$1,000 to come here tonight. She would hate to think they would have to redo their appeal a year and a half from now.

Ms. Duffey Rogers explained that when the consultants look at the neighborhood and if they make a recommendation for anything other than detached, single family, that will be part of the recommendation that will ultimately be adopted by this board and the City Commission. Therefore, it will not cost the petitioner any more money.

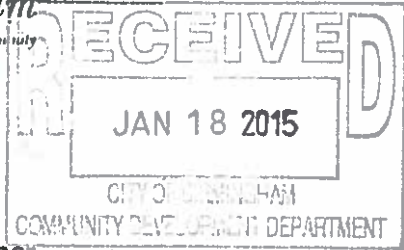
Chairman Gienapp said that part of zoning the property into the R-3 district was to establish a direction for the district. What we are hoping to do through the Master Plan is to encourage a residential use. We feel that should be some form of residential use, as opposed to a business use. Given the petition was for a business use, Chairman Gienapp, personally, supports the motion. The impact of what we are proposing to do with narrowing Frank Street is somewhat of an unknown at this time. The condition that makes Ms. King's property unusable as a single family home in its present state may be, in fact, improved by the street improvement that should be done this summer. The issue of R-8 also has potential as well.

Vote on the motion:

Motion carried, 7-0.



124 769



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Mike Sharpe
Address: 21572 12th Ave
Macomb 48044
Phone Number: 586-256-0066
Fax Number: _____
Email: Mike @ Sharpe Roofing

Property Owner

Name: Hunter Korth
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 798 W. Old Woodward
Name of Development: Salon
Parcel ID #: _____
Current Use: _____
Area in Acres: Retail
Current Zoning: _____

Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site Plan Approval: _____

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

Removing 2 layers of Asphalt Roofing
Installing 3.5" ISO Insulation 45 mil EPDM R-20

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 1/16/16

APPROVED

Application #: 16-003

Office Use Only

Date Received: 1/18/16

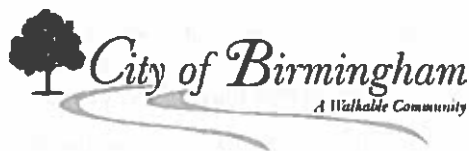
Fee: \$100

Date of Approval: 1/28/16

Date of Denial: _____

Reviewed by: M.B.L.

211



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: _____ Date: _____

Address: _____ Project: _____

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- _____ 1. Name and address of applicant and proof of ownership;
- _____ 2. Name of Development (if applicable);
- _____ 3. Address of site and legal description of the real estate;
- _____ 4. A separate location map;
- _____ 5. Legend and notes, including a graphic scale, north point, and date;
- _____ 6. A list of all requested design changes;
- _____ 7. Elevation drawings with all requested design changes marked in color;
- _____ 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

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

- _____ 1. Name and address of applicant and proof of ownership;
- _____ 2. Name of Development (if applicable);
- _____ 3. Address of site and legal description of the real estate;
- _____ 4. Name and address of the land surveyor;
- _____ 5. Legend and notes, including a graphic scale, north point, and date;
- _____ 6. A separate location map;
- _____ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- _____ 8. A list of all requested changes to the site plan;
- _____ 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- _____ 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- _____ 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- _____ 12. Existing and proposed easements and their purpose;

~~(248) 530-1290~~

ATTN: MARIO



CONSENT OF PROPERTY OWNER

I, Michael Hunter Korth, OF THE STATE OF Michigan AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 799-798 North Old Woodward;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Michael Hunter Korth;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 1.19.16

Michael Hunter Korth
Owner's Name (Please Print)

[Signature]
Owner's Signature

Email to: Mario & Mike
mm-mendoza@bhamgov.org
mike@SharpeRefining.com

SHARPE ROOFING

40939 Irwin Drive
Harrison Township, MI. 48045
(586) 329- 1604

January 22, 2016

City of Birmingham
Attn: Mario Mendoza
151 Martin Street
Birmingham, MI. 48012

VIA EMAIL

mmendoza@bhamgov.org

RE: 798 N Old Woodward

Dear Mr. Mendoza,

In regards to the above property Sharpe Roofing will be removing the existing black rubber roof and replacing with a new Firestone black rubber. We will also be installing all new sheet metal and gutters.

Should you have any questions, please do not hesitate to call.

Sincerely,

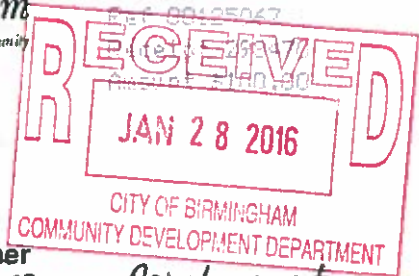


Mike Sharpe
President

MAS/r/r



CITY OF BIRMINGHAM
Date 01/29/2016 2:38:32 PM
Ref: 00125067



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Dan Linnen
Address: 280 Merrill
Birmingham, AL 35209
Phone Number: 248-861-8702
Fax Number: 248-220-4326
Email: linnend@aol.com

Property Owner

Name: ESSCO Development
Address: 210 S. Old Woodward
Phone Number: 248-645-5900
Fax Number: 248-645-5922
Email: gesshaki@esscodelopment.com

2. Applicant's Attorney/Contact Person

Name: Dan Linnen
Address: 280 Merrill
Birmingham, AL 35209
Phone Number: SAME
Fax Number: ↑
Email:

Project Designer

Name: Jeff Budday
Address:
Phone Number: 248-229-3248
Fax Number:
Email: jeffstuds6@gmail.com

3. Project Information

Address/Location of Property: 280 Merrill
Name of Development: Siddecar
Parcel ID #: NA
Current Use: NA
Area in Acres: NA
Current Zoning: NA

Name of Historic District site is in, if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

Approved switch of 180' swing
from nana wall.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 1/28/16
APPROVED

Application #: <u>16-005</u>	Office Use Only Date Received: <u>1/28/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>1/29/16</u>	Date of Denial: <u></u>	Reviewed by: <u>M.B./L</u>

125067



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: _____ Date: _____

Address: _____ Project: _____

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Administrative Approval of Design Changes

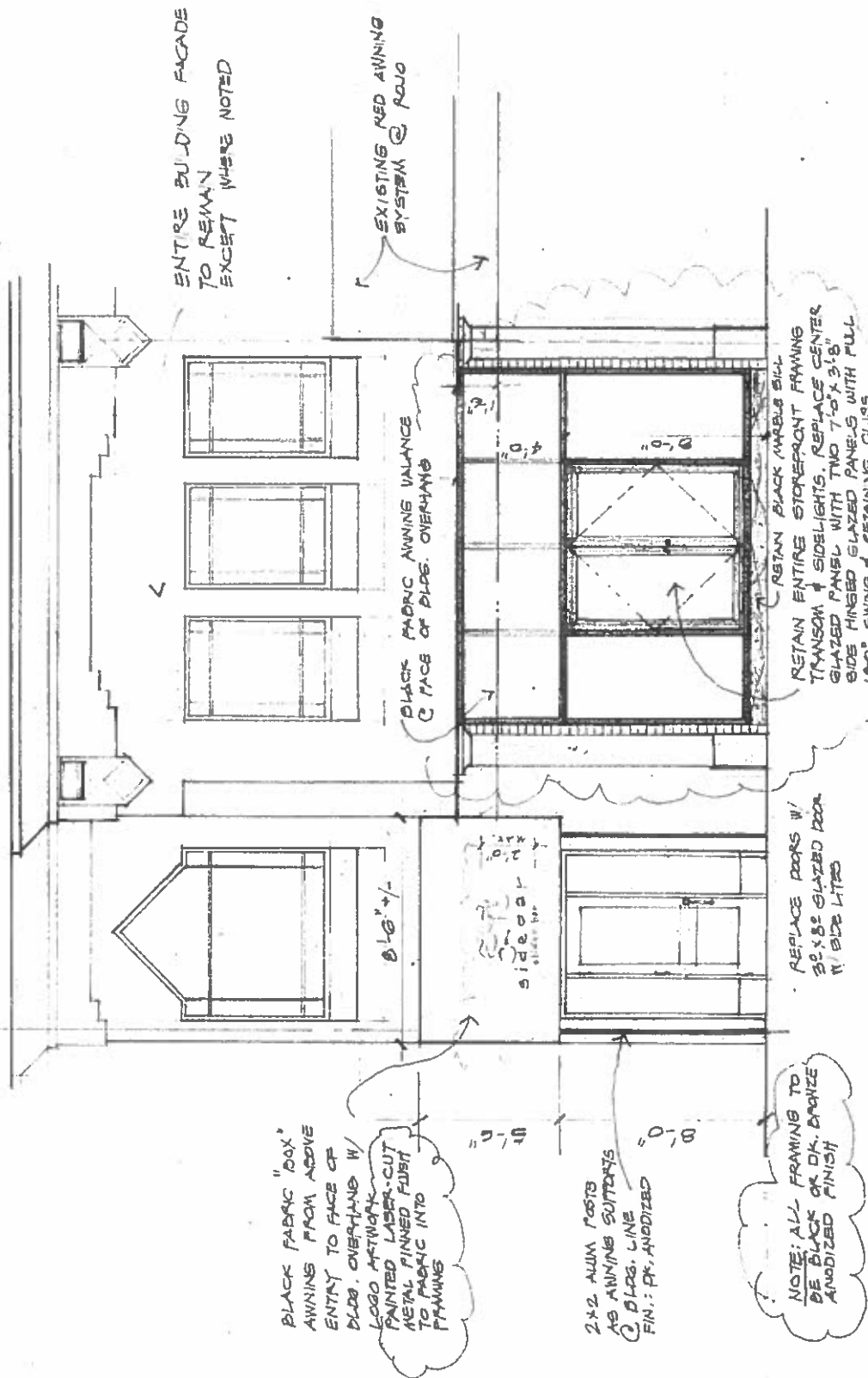
- _____ 1. Name and address of applicant and proof of ownership;
- _____ 2. Name of Development (if applicable);
- _____ 3. Address of site and legal description of the real estate;
- _____ 4. A separate location map;
- _____ 5. Legend and notes, including a graphic scale, north point, and date;
- _____ 6. A list of all requested design changes;
- _____ 7. Elevation drawings with all requested design changes marked in color;
- _____ 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

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

- _____ 1. Name and address of applicant and proof of ownership;
- _____ 2. Name of Development (if applicable);
- _____ 3. Address of site and legal description of the real estate;
- _____ 4. Name and address of the land surveyor;
- _____ 5. Legend and notes, including a graphic scale, north point, and date;
- _____ 6. A separate location map;
- _____ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- _____ 8. A list of all requested changes to the site plan;
- _____ 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- _____ 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- _____ 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- _____ 12. Existing and proposed easements and their purpose;

PROPOSED SIDECAR SLIDER BAR 26'-6"



ALTERNATE FACADE TREATMENT - SIDECAR slider bar

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

REV. JAN. 5, 2016
F. JAN. 11, 2016

PROPOSED SLIDER BAR 20-0

 \wedge

BLDG. OVERLAP W/
LOAD ATTACH
PAINTED LASER-CUT
METAL PINNED FLUSH
TO PLYMC INTO
PANNING

2x2 ALUM POSTS
AS ANTIMONY SULFIDES
@ 0.005 C. LINE
FIN.: PK, ANODIZED

NOTE: ALL FRAMING TO BE BLACK OR DK. BRONZE ANODIZED FINISH

REPLACE DOORS W/
3/8" x 8" GLAZED DOOR
W/ 6" LHTS

BLACK FABRIC SHINING VALLANCE
C PAGE OF BLOS. OVERHAND

RETAIN ENTIRE STOREFRONT FRAMING
TRANSOM & SIDELIGHTS. REPLACE CENTER
GLAZED PANEL WITH TWO 7'-0" X 3'-8"
GLAZED PANELS WITH TWO 5'-0" X 3'-8"
GLAZED PANELS WITH FULL
180° SWING & RETAINING CLIPS.

EXISTING RED WINING
SYSTEM @ Povo

ALTERNATE FACADE TREATMENT - S/D/CDR slider par

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

REV. JAN. 5, 2016
F. JAN. 11, 2016



CITY OF BIRMINGHAM
Date 02/03/2016 10:54:01 AM
Ref 00125181
Receipt 299123
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: JOHNNY KARMO / MARKET SQUARE PROPERTIES
Address: 1964 SOUTHFIELD ROAD
BIRMINGHAM, MI 48009
Phone Number: 248-644-4641
Fax Number: 248-644-1849
Email: JKARMO@MARKETSQUARESTORES.COM

Property Owner

Name: JOHNNY KARMO / MARKET SQUARE PROPERTIES
Address: 1964 SOUTHFIELD ROAD
BIRMINGHAM, MI 48009
Phone Number: 248-644-4641
Fax Number: 248-644-1849
Email: JKARMO@MARKETSQUARESTORES.COM

2. Applicant's Attorney/Contact Person

Name: SAROKI ARCHITECTURE
Address: 430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: 248-258-5515
Email: VSAROKI@SAROKIARCHITECTURE.COM

Project Designer

Name: SAROKI ARCHITECTURE
Address: 430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
Phone Number: 248-258-5707
Fax Number: 248-258-5515
Email: VSAROKI@SAROKIARCHITECTURE.COM

3. Project Information

Address/Location of Property: 1964 SOUTHFIELD ROAD
BIRMINGHAM, MI 48009
Name of Development: MARKET SQUARE
Parcel ID #: 19-35-481-029, 19-35-481-030
Current Use: BUSINESS
Area in Acres: 0.172 ACRE + 0.310 ACRE = 0.482 ACRE TOTAL
Current Zoning: B-1, P

Name of Historic District site is in, if any: N/A
Date of HDC Approval, if any: N/A
Date of Application for Preliminary Site Plan: 06-20-2014
Date of Preliminary Site Plan Approval: 07-09-2014
Date of Application for Final Site Plan: 02-23-2015
Date of Final Site Plan Approval: 04-08-2015
Date of Revised Final Site Plan Approval: _____

4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

SEE ENCLOSED DOCUMENT OUTLINING CHANGES

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 1-30-16

Application #: 16-006

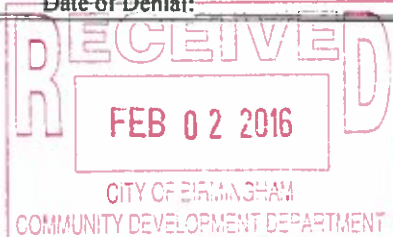
Office Use Only
Date Received: 2/2/16

Fee: \$100

Date of Approval: 2/5/16

Date of Denial: _____

Reviewed by: m. m.



125181



CONSENT OF PROPERTY OWNER

I, JOHNNY KARMO / MARKET SQUARE PROPERTIES OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1964 SOUTHFIELD ROAD;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
JOHNNY KARMO / MARKET SQUARE PROPERTIES;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 1-30-16

Johnny Karmo
Owner's Name (Please Print)

[Signature]
Owner's Signature



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: JOHNNY KIRMO / MARKET SQUARE PROPERTIES Date: 02-01-2016

Address: 1964 SOUTHFIELD ROAD Project: MARKET SQUARE

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. A separate location map;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A list of all requested design changes;
- ☒ 7. Elevation drawings with all requested design changes marked in color; (BUBBLED IN B/W)
- ☒ 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

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

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. Name and address of the land surveyor;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A separate location map;
- ☒ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☒ 8. A list of all requested changes to the site plan;
- ☒ 9. All changes requested marked in color on the site plan and on all elevations of any building(s); (B/W)
- ☒ 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- ☒ 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☒ 12. Existing and proposed easements and their purpose;

- ☒ 13. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☒ 14. General description of, location of, and types of structures on the site;
- ☒ 15. Details of existing or proposed lighting, signage, landscaping, and other pertinent development features;
- ☒ 16. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

PLEASE NOTE: All requests for administrative approval must comply with Ordinance No. _____, which outlines the terms and conditions under which administrative approval may be granted.

Saroki Architecture
430 N. Old Woodward
Birmingham, Michigan 48009
248.258.5707 T
248.258.5515 F

Market Square
1964 Southfield Rd.
Birmingham, Michigan

February 1, 2016

Addendum – Architectural Revisions for Building Permit Resubmittal & Administrative Approval

INTENT AND CONDITIONS

The items listed below are to supplement and clarify the revisions to the construction documents, dated February 1, 2016. Some items apply specifically to the Administrative Approval request, and are listed separately below.

Administrative Approval Revisions:

SHEET A000:

1. Revised Approval date for Final Site Plan Approval from March 25th, 2015 to April 8th, 2015 (second and final Planning Commission meeting).
2. Bubbled Basement area addition SF (no change) to address planning memo dated Nov. 18th, 2015 comment re: basement storage area size decrease from 2,950 SF to 2,839 SF. The original figure mistakenly included new excavation area for the access corridor rather than utilizing existing area, but existing conditions were not fully documented (accurately) at the time.

SHEET A001:

1. Landscape revisions per Lauren Wood, Director of Public Services reflect recommendations for approval of City of Birmingham parcel lease terms.
2. Added (4) qty. new 18'-20' tall white pine trees as recommended by Lauren Wood.

SHEET A110:

1. Phase 1 & 2 distinctions have been made for construction elements at the north wall regarding windows, sliding door, and awning (per Joe Valentine – pending lease agreement).

SHEET A111:

1. Added (4) qty. new 18'-20' tall white pine trees as recommended by Lauren Wood.
2. Phase 1 & 2 distinctions have been made for construction elements at the north wall regarding windows, sliding door, and awning (per Joe Valentine – pending lease agreement).

SHEET 120:

1. Extended mechanical screen wall (to match existing) for new roof equipment screening at roof addition and provide access by cutting opening at existing screen wall.
2. Existing (2) qty. exhaust fans at west/alley to be relocated behind existing screen wall.

SHEET A200:

1. Revised awning product specification due to manufacturer limitations of original specified product, and replaced with a superior performance product. Color change is due to limited available options (see enclosed specification sheet with swatches).
2. Indicate Phase 1 distinction for awning at North Elevation.
3. Illustrate existing mechanical screen wall at roof (beyond).

SHEET A201:

1. Phase 1 & 2 distinctions have been made for construction elements at the north wall and City of Birmingham parcels (per Joe Valentine – pending lease agreement).
2. Illustrate extended mechanical screen wall at roof.

SHEET A202:

1. Illustrate extended mechanical screen wall at roof.

SHEET A410:

1. Added light fixture above sliding door for Phase 2.

END OF ADMINISTRATIVE APPROVAL REVISIONS REQUESTED

Building Permit Resubmittal Revisions:

SHEET A000:

1. Revised Approval date for Final Site Plan Approval from March 25th, 2015 to April 8th, 2015 (second and final Planning Commission meeting).
2. Bubbled Basement area addition SF (no change) to address Planning Memo dated No. 18th, 2015 comment re: basement storage area size decrease from 2,950 SF to 2,839 SF. The original figure mistakenly included new excavation area for the access corridor rather than utilizing existing area, but existing conditions were not fully documented (accurately) at the time.

SHEET A001:

1. Landscape revisions per Lauren Wood, Director of Public Services reflect recommendations for approval of City of Birmingham parcel lease terms.
2. Added (4) qty. new 18'-20' tall white pine trees as recommended by Lauren Wood.
3. Relocated gas riser location to building rear.

SHEET A100:

1. Relocated gas meter location to building rear.
2. Reworked existing restrooms to be single occupant male & female and comply with barrier-free requirements.
3. Created wall opening to addition at restroom corridor.

SHEET A110:

1. Phase 1 & 2 distinctions have been made for construction elements at the north wall regarding windows, sliding door, and awning.
2. Relocated gas riser location to building rear.
3. Added small private office to NE corner of building.
4. Modified coffee counter and relocated floral display.
5. Eliminated wall bump out at oven.

SHEET A111:

1. Added (4) qty. new 18'-20' tall white pine trees as recommended by Lauren Wood.
2. Phase 1 & 2 distinctions have been made for construction elements at the north wall regarding windows, sliding door, and awning.

SHEET 120:

1. Extended mechanical screen wall (to match existing) for new roof equipment screening at roof addition and provide access by cutting opening at existing screen wall.
2. Existing (2) qty. exhaust fans at west/alley to be relocated behind existing screen wall.
3. Located (3) qty. exhaust fans per mechanical drawings.

SHEET A200:

1. Revised awning product specification due to manufacturer limitations of original specified product, and replaced with a superior performance product. Color change is due to limited available options (see enclosed specification sheet with swatches).
2. Indicate Phase 1 distinction for awning at North Elevation.
3. Illustrate existing mechanical screen wall at roof (beyond).

SHEET A201:

1. Phase 1 & 2 distinctions have been made for construction elements at the north wall and City of Birmingham parcels.
2. Illustrate extended mechanical screen wall at roof.

SHEET A202:

1. Illustrate extended mechanical screen wall at roof.
2. Relocated gas riser location to building rear.

SHEET A400:

1. Reworked existing restrooms to be single occupant male & female and comply with barrier-free requirements.
2. Created wall opening to addition at restroom corridor.

SHEET A410:

1. Added light fixture above sliding door for Phase 2.

DOCUMENTS ISSUED

The following sheets were issued in this Addendum:

A000, A001, A100, A110, A111, A120, A200, A201, A202, A400, A410

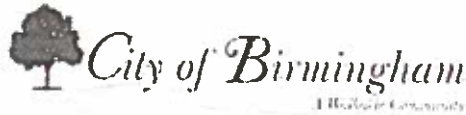
* NOTE: The Planning Memo dated Nov. 18th, 2015 indicates that a detailed landscape plan was not included in submitted materials (for Building Permit). This is not required beyond what is already indicated on the plans (plant locations, species, and sizes). If you prefer the plantings illustrated and noted on a separate plan, please let us know and we will create a new sheet.

DISTRIBUTION

Planning Department – City of Birmingham
Building Department – City of Birmingham
Johnny Karmo (owner)
Jonna Construction Company (construction manager)
Saroki Architecture file

ISSUED

Eavan Yaldo, Associate
Saroki Architecture
EYaldo@SarokiArchitecture.com



Date 02/05/2016 2:44:12 PM
Ref 00125259
Receipt 299590
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: FRANKLIN HAMILTON
Address: P.O. BOX 1809
BIRMINGHAM, MI 48012
Phone Number: 248-644-3090
Fax Number: 248-644-3895
Email: office@oph-mi.com

Property Owner

Name: O.P.H. OFFICE LLC
Address: P.O. BOX 1809
BIRMINGHAM, MI 48012
Phone Number: (SAME AS APPLICANT)
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: (SEE APPLICANT - SAME)
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: DENNIS DEWULF, ARCHITECT
Address: 21938 WORTHINGTON CT
ST. CLAIR SHORES, MI 48081
Phone Number: 586-772-6800
Fax Number: 586-772-8090
Email: dewulf@dewulfassociates.com

3. Project Information

Address/Location of Property: 33967 WOODWARD
Name of Development: ORIGINAL PANCAKE HOUSE
Parcel ID #: 19-36-426-046
Current Use: VACANT RETAIL
Area in Acres: 0.15
Current Zoning: B.2B

Name of Historic District site is in, if any: N/A
Date of HDC Approval, if any: N/A
Date of Application for Preliminary Site Plan: N/A
Date of Preliminary Site Plan Approval: N/A
Date of Application for Final Site Plan: N/A
Date of Final Site Plan Approval: N/A
Date of Revised Final Site Plan Approval: N/A

4. Attachments

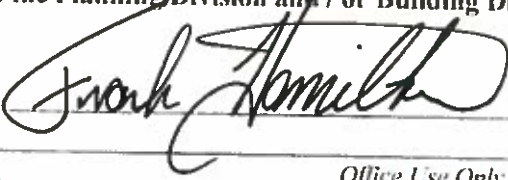
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

5. Details of the Request for Administrative Approval

REQUESTING APPROVAL FOR A NEW GROUND-MTD A/C UNIT AT REAR OF BUILDING WITH ASSOCIATED EVERGREEN SCREENING HEDGE.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: 

Date: 2.5.16

Application #: 16-007

Office Use Only

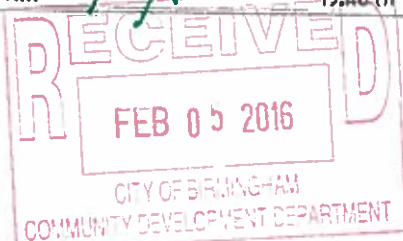
Date Received: 2/5/16

Fee: \$100

Date of Approval: 2/5/16

Date of Denial: _____

Reviewed by: M.B.L.



125259



CONSENT OF PROPERTY OWNER

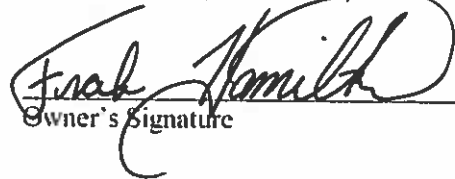
I, O.P.H. OFFICE, L.L.C., OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 33947 WOODWARD AVENUE;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
FRANKLIN HAMILTON;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 25 JAN. 2016

FRANKLIN HAMILTON
Owner's Name (Please Print)


Owner's Signature



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: D.P.H. OFFICE, LLC Date: 25 JAN 2016
P.O. BOX 1809 ORIGINAL PANCAKE HOUSE
Address: BIRMINGHAM, MI 48012 Project: ADMINISTRATIVE OFFICES

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. A separate location map;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A list of all requested design changes;
- ☒ 7. Elevation drawings with all requested design changes marked in color;
- ☒ 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

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

- ☐ 1. Name and address of applicant and proof of ownership;
- ☐ 2. Name of Development (if applicable);
- ☐ 3. Address of site and legal description of the real estate;
- ☐ 4. Name and address of the land surveyor;
- ☐ 5. Legend and notes, including a graphic scale, north point, and date;
- ☐ 6. A separate location map;
- ☐ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☐ 8. A list of all requested changes to the site plan;
- ☐ 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- ☐ 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- ☐ 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☐ 12. Existing and proposed easements and their purpose;

- _____. 13. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- _____. 14. General description of, location of, and types of structures on the site;
- _____. 15. Details of existing or proposed lighting, signage, landscaping, and other pertinent development features;
- _____. 16. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

PLEASE NOTE: All requests for administrative approval must comply with Ordinance No. _____, which outlines the terms and conditions under which administrative approval may be granted.

LIBER 47424 PAGE 771

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

Sep 22, 2014

1.00 E-FILE

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

0182144

LIBER 47424 PAGE 771
\$16.00 DEED - COMBINED
\$4.00 REMONUMENTATION

09/22/2014 01:35:44 PM RECEIPT# 92767
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Mathew Napier, Trustee of the MATHEW NAPIER LIVING TRUST, having an address at 1814 Shire Court, Royal Oak, Michigan 48073 ("Grantor") conveys and warrants to OPH OFFICE, LLC, a Michigan limited liability company, having a mailing address at P.O. Box 1809, Birmingham, Michigan 48012 ("Grantee"), the following described premises situated in the City of Birmingham, County of Oakland and State of Michigan:

See attached Exhibit A

for the consideration, see the Real Estate Transfer Tax Valuation Affidavit filed herewith

together with all buildings and other improvements situated thereon, all fixtures and other property affixed thereto and all right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, and all tenements, hereditaments, and appurtenances, including, without limitation, rights, if any, to strips or gores between the real property described above, subject to easements and building and use restrictions of record.

Subject to real estate taxes and assessments for the year 2014 not yet due and payable and subsequent years.

Dated as of: September 10, 2014

Signed

MATHEW NAPIER LIVING TRUST

Mathew Napier Trustee
Mathew Napier, Trustee of the
Mathew Napier Living Trust

30
R
cert

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OAKLAND COUNTY
REGISTER OF DEEDS
2014 SEP 19 AM 10:34

OK - AN

673853

REVENUE TO BE AFFIXED AFTER RECORDING


First Acknowledgment Title

LIBER 47424 PAGE 772

State of Michigan)
) SS
County of Oakland)

On this 10th day of September, 2014, before me personally appeared Mathew Napier, Trustee of the Mathew Napier Living Trust, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same on behalf of said Trust.

T MARALDO-GOLDING
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires December 22, 2017


Notary Public
County, Michigan
My Commission Expires:
Acting in Oakland County

Drafted by:

Alexander J. Clark
Miller, Canfield, Paddock and Stone, P.L.C.
840 West Long Lake Rd., Suite 200
Troy, Michigan 48098

When recorded return to: Grantee

LIBER 47424 PAGE 773

EXHIBIT A

LEGAL DESCRIPTION

The land situated in the County of Oakland, City of Birmingham, State of Michigan, more particularly described as follows:

Lots 1312 through 1315, both inclusive, and the South 5 feet of Lot 1316, EXCEPT the Easterly part of each taken for Woodward Ave., of LEINBACH-HUMPHREY'S WOODWARD AVENUE SUB, according to the plat thereof as recorded in Liber 27 of Plats, page 5, Oakland County Records.

Tax Item No. 19-36-426-046

Commonly known as: 33967 Woodward Ave., Birmingham, Michigan

This map displays the Birmingham area, including streets such as S Adams Rd, S Old Woodward Ave, S Worth St, Ann St, Purdy St, George St, Lincoln Ct, E Lincoln St, Ruffner Ave, Humphrey Ave, Bennaville Ave, Chapin Ave, Emmons Ave, Cummings Ave, Banbury St, Penistone St, and Croft Rd. It also shows the locations of S Old Woodward Ave, S Worth St, Ann St, Purdy St, George St, Lincoln Ct, E Lincoln St, Ruffner Ave, Humphrey Ave, Bennaville Ave, Chapin Ave, Emmons Ave, Cummings Ave, Banbury St, Penistone St, and Croft Rd. The map includes a legend for floodplains (100 yr - FEMA Floodplain, 100 yr (detailed) - FEMA Floodplain, 500 yr - FEMA Floodplain, ELEVATION - FEMA Floodplain) and contours (2 Foot Contours, 5 Foot Contours). A scale bar indicates 1 inch = 400 feet. The map was created on 11/18/2014.

OAKLAND
COUNTY
California
Economic Development & Community Affairs

L. Brooks Patterson
Oakland County Executive

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present in the map.

- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- ELONGWAY - FEMA Floodplain

E Southlawn



18 NOVEMBER 2015

The following legal description is excerpted from construction drawings prepared by Clifford N. Wright & Associates, Architects, of the 1981 building addition. There have been no further surveys performed on the property, to the best of the Owner's knowledge:

PROPERTY DESCRIPTION

LOTS 1312, 1313, 1314, 1315 AND SOUTH 5.00 FEET OF LOT 1316 LEINBACH-HUMPHREY'S WOODWARD AVENUE SUBDIVISION, CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 27, PAGE 5 OF PLATS, OAKLAND COUNTY RECORDS.

PROPERTY INFORMATION - supplied
by owner from 1981 survey

DeWulf Associates Architects, LLC

27938 Worthington Court, St Clair Shores, MI 48081 • Ph: 586.772.6800 • Fax: 586.772.8090 • E-mail: dewulf@dewulfassociates.com

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WAMU 88.5 : NEWS (/CHANNEL-TOPIC/NEWS) ➔

Filed Under: [DC \(/topic/dc\)](#) [Economy \(/topic/economy\)](#) [Property \(/topic/property\)](#)

D.C. Has A New Zoning Code. Here's How It Could Change The City's Look And Feel

By: [Martin Austermuhle \(https://wamu.org/author/martin_austermuhle\)](https://wamu.org/author/martin_austermuhle)

January 20, 2016

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(/news/16/01/15/after_eight_years_of_debate_dc_approves_new_zoning_regulations#discussion_thread) [comments](#)

<https://www.flickr.com/photos/14486460@N00/4125822640/>

D.C. finally has a new zoning code, the first time the regulations governing how land is used has been fully revised since 1958.

D.C. residents may never have read the D.C. Zoning Code, but its impact is visible throughout the city. The thousands of pages of granular rules and specifications determine how land can be used in D.C. — and, consequently, how the city looks and feels.

Now those rules — for dwellings, downtown developments, corner stores and more — are changing. So, too, will the city's neighborhoods.

Last week, the D.C. Zoning Commission quietly approved an overhaul of the existing zoning code, bringing to an end proceedings that began in 2007, spanning three mayoral administrations and involving hundreds of residents and stakeholders in dozens upon dozens of public meetings.

Advocates for the rewrite say the code was hopelessly out of date — the current version dates back to 1958 — and was weighed down by a patchwork of 1,000 amendments made over the last six decades.

"D.C. just had a very old zoning code," says David Alpert, founder of [Greater Greater Washington](http://greatergreaterwashington.org/) (<http://greatergreaterwashington.org/>), a blog that has followed the zoning code debate and advocated for a number of its proposed changes.

"While it had been changed at certain times, it was very confusing. If somebody went to look for rules that applied to their house, they would have to look in two or three different chapters with conflicting rules," Alpert says.

Beyond that, the D.C. Office of Planning argued that the code no longer reflected the way D.C. is growing and developing — and worse, they said, it interfered with development patterns taking hold as the city added thousands of new residents every year.

The changes

That prompted one of the more significant changes: making it easier for residents to rent out "accessory dwelling units," or carriage houses or basements that, in some neighborhoods, could not be used for residential purposes.

"The Office of Planning felt, and I agree, that this was one of the best ways to be able to add more housing that wouldn't even really change very much the way the neighborhoods look, just let people better use space they had," says Alpert.

When the code was written in 1958, D.C. not only had more people than it has today — roughly 800,000 — but it also had more people per household. Today, with more single-resident households and fewer families, households are roughly 35 percent smaller. That means more housing is needed to reach the levels of density D.C. had six decades ago. Allowing residents to rent out accessory dwelling units is one way to get there.

The new code approved by the Zoning Commission will also allow more corner stores in certain residential

ZONING THAT MAY MATTER TO YOU

- **Accessory Dwelling Units:** Have a basement, garage or carriage house? Now it will be easier to convert it into habitable space that can be rented out.
- **Corner Stores:** Want to quickly buy a gallon of milk? You may soon be able to, as corner stores will be allowed in R-3 and R-4 residential zones. (But not in lower density R-1 and R-2 zones.) The numbers of stores per block will be limited, as will hours of operation.
- **Parking Minimums:** In the past, every new building needed to have a certain amount of parking spots built for it. There are still requirements in place under the revised code, though they have decreased. And in the downtown area, they have largely been eliminated.
- **Downtown:** The size of D.C.'s officially designated downtown is getting bigger. That means that more areas — including NoMa, Farragut West and areas south of the National Mall — will be able to take advantage of zoning rules and advantages that are meant to allow the downtown become more vibrant.

The Office of Planning has a [handy guide](http://zoningdc.org/) (<http://zoningdc.org/>) to all the zoning changes being implemented.

neighborhoods and expand the size of the city's downtown, among other changes to residential, commercial and industrial zones in the city.

It also [lowers the required number of parking spots](#)

(http://wamu.org/news/13/07/31/proposed_dc_zoning_code_rewrite_could_shape_parking_patterns_in_future) required for new developments, and fully does away with them throughout downtown — which, advocates say, is well served by transit and doesn't need parking lots that can add significant expense to constructing new buildings.

But for all the changes that were made, plenty wasn't touched, said former director of planning Harriet Tregoning in discussing the process on [The Kojo Nnamdi Show](#) (<http://thekojoannamdishow.org/shows/2014-02-20/shaping-city-outgoing-dc-planning-director-harriet-tregoning>) in 2014. (Many of the proposed changes were largely settled by then.)

"95 percent of the code is not changing at all," Tregoning said. "So in the scheme of things, there's not much that is changing."

Fights and compromises

So how come the process took so long?

Some of the proposed policy changes — including accessory dwelling units and corner stores — spurred opposition from residents and groups concerned with increasing density and commercial activity in residential areas. Those debates [delayed final approval](#) (http://wamu.org/news/14/04/16/dc_votes_to_extend_public_comment_period_on_zoning_code_rewrite), and also led to compromises.

One of those had to do with parking minimums. Some groups worried that eliminating requirements for parking spots at new buildings near Metro stations would mean more people parking on already crowded residential streets. So, in July 2013, Tregoning [abandoned that proposal](#) (http://wamu.org/news/13/07/22/dc_officials_propose_lowering_parking_spot_requirements_for_developments).

That, Alpert says, was an unfortunate concession. "The amount of new parking that will be required in new buildings may still be higher than what's necessary, especially near Metro stations."

But despite the time it took — "I know people have probably been waiting for this for a long time," deadpanned Anthony Hood, the chairman's commission, before the vote — and some of the proposals and compromises that ruffled groups on either side of the debate, members of the Zoning Commission hailed the rewrite as necessary to the city's future.

"There were some torturous moments with marathon meetings and difficult discussions," said member Peter May. "[But] we have a code that's designed for the future of Washington."

The Office of Planning [sounded a more celebratory note](#) (<http://zoningdc.org/2016/01/15/zoning-commission-unanimously-approves-zrr/>), writing on its blog that the new code would allow for "a healthy, vibrant, more diverse and more environmentally sustainable city."

And though Alpert is happy that the new zoning code has been approved — it will formally take effect in September — he says that it may not do enough to address the city's current need for housing.

"The zoning update makes a meaningful step forward, [but] it definitely isn't enough on its own. We're going to need more zoning changes beyond the ones that are here to meet that demand," Alpert says. "Having spent eight years in a big zoning fight, it may be a bit difficult to get everyone to turn around and start another zoning update, but in a lot ways that's what's necessary."

That may be an uphill battle, because some residents have pushed to limit how much housing can be built in certain areas.

Last year, the Zoning Commission [approved restrictions](#) (http://wamu.org/news/15/03/31/dc_zoning_commission_approves_limit_on_pop_ups_in_certain_neighborhood) on the construction of pop-ups and the conversion of rowhouses into condo buildings in R-4 residential zones. Alpert and other urbanists

opposed the change.

ARTS & CULTURE (/TOPIC/ARTS_CULTURE) ➔

NPR

Meet The Most Pampered Vegetables In America

(/news/16/01/25/meet_the_most_pamper

The Chef's Garden is a farm in Ohio that feels like Willy Wonka's Chocolate Factory of vegetables. It grows cutting-edge varieties for chefs like cucumelons and eggplants the size of a pea.

FOOD (/TOPIC/FOOD) ➔

NPR

Meet The Most Pampered Vegetables In America

(/news/16/01/25/meet_the_most_pamper

The Chef's Garden is a farm in Ohio that feels like Willy Wonka's Chocolate Factory of vegetables. It grows cutting-edge varieties for chefs like cucumelons and eggplants the size of a pea.

POLITICS (/TOPIC/POLITICS) ➔

WAMU 88.5

Police Reform And The Emotions Shaping Our Local Politics

(/programs/the_kojo_nnamdi_show/16/01/25/police_reform_and_the_emotions_shaping_our_lc

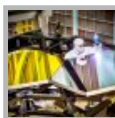
Conversations about police accountability and race have ignited emotions across the political spectrum in the Washington region recently - running the gamut from fear to frustration. But it's an open question as to whether those emotions are pushing people to engage with local and national political systems to seek lasting, practical changes. Kojo explores the dynamics affecting activism in our region and how emotions are pushing participation and skepticism with our criminal justice and political systems.

TECHNOLOGY (/TOPIC/TECHNOLOGY) ➔

NPR

Massive Space Telescope Is Finally Coming Together

(/programs/morning_edition/16/01/24/massive_space_telescope_is_finally_coming_together)



In a NASA facility just outside Washington, D.C., workers are building the James Webb Space Telescope, an \$8 billion successor to the Hubble. It'll be the largest ever, and it's set to launch in

(/programs/morning_edition/16/01/24/massive_space_telescope_is_finally_coming_together)

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Polka Dots Help Pedestrians Reclaim Space in Austin

The colorful approach is part of a project to enhance safety for both people and cars.

LINDA POON |  @linpoonsays | Jan 29, 2016 |  4 Comments

City of Austin

One of the busiest intersections in Austin, Texas, has gotten a makeover. White stripes adorn the barren pavement that once made pedestrians hesitant to cross, poles separate pedestrian space from the roadways, and stop signs now sit at every corner. Then there are all the polka dots, painted in green and baby blue.

They aren't there just for decoration, says Anna Martin, traffic engineer for the

[Austin Transportation Department](#). The whimsical polka dots at the corner of East 6th and Waller Streets in East Austin are [curb extensions](#), or “bulb outs,” designed to “give space back to the pedestrians.” Evenings and on weekends, the area, known for its walkability and bustling night life, is teeming with people.

Yet residents have complained that the intersection there is anything but friendly to pedestrians due to a lack of crosswalks or measures to slow down traffic. This specific intersection has seen dozens of crashes in 2015, [according to](#) local news channel KXAN.



(City of Austin)

In response, the city council decided to install four-way stop signs and dedicate what Martin calls “wasted no-man’s land” to pedestrians. But instead of building out the curb with concrete, Martin says they opted for a low-cost option using what they already had handy. And instead of regular white paint, they took colorful inspiration from various parklet and pedestrian plaza projects in [New York City](#) and [Los Angeles](#).

The blue and green dots Austin is using, she adds, clearly define the pedestrian space, and they stand out just enough to make drivers slow down without causing a distraction. The upgrades debuted Wednesday, and so far the feedback has been positive:



"It's a testament to the character and energy of Austin," says Marissa Monroy, public relations specialist for the city of Austin. "People are really excited to see a project that emphasizes safety but, at the same time, really shows that we like to have a little bit of fun."

About the Author



Linda Poon is an editorial fellow at *CityLab*.

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