REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JANUARY 11, 2017
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 **December 14, 2016**
C. Chairpersons' Comments
D. Review of the Agenda

E. Public Hearings

1. To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham:

TO AMEND ARTICLE 04, STRUCTURE STANDARDS, SECTION 4.75 SS02, TO ADD REGULATIONS FOR **DORMERS** PROJECTING FROM SECOND STORY ROOFS ON SINGLE-FAMILY HOMES.

TO AMEND ARTICLE 09, DEFINITIONS, SECTION 9.02, TO ADD A DEFINITION OF "ATTIC" AND TO AMEND THE DEFINITIONS OF "HABITABLE ATTIC" AND "STORY". **(Continued from December 14, 2016).**

2. To consider the following amendments to Chapter 10, Alcoholic Liquors and Chapter 126, Zoning, of the Code of the City of Birmingham;

TO AMEND PART II OF THE CITY CODE, CHAPTER 10 ALCOHOLIC LIQUORS, ARTICLE II. LICENSES, TO ADD DIVISION 5. LICENSES FOR THEATERS **(Public hearing not required at the Planning Board).**

AND

TO AMEND CHAPTER 126, ZONING, OF THE CITY CODE, ARTICLE III, SECTION 2.37 (B4) TO ALLOW THE USE OF **LIQUOR LICENSES FOR THEATERS**.

F. Preliminary Site Plan Reviews

1. **35975 Woodward (Currently vacant, former gas station)** – Request for Preliminary Site Plan Review for new two story office/retail building.

G. Study Session Items

1. **Window tinting** requirements.

Notice: Due to Building Security, public entrance during non-business hours is through the Police Department—Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

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

H. Pre-application Discussion

1. **298 S. Old Woodward**, Proposed Hotel

I. Meeting Open to the Public for items not on the Agenda

J. Miscellaneous Business and Communications:

a. Communications
b. **Administrative Approval** Correspondence
c. Draft Agenda for the next Regular Planning Board Meeting **(January 25, 2017)**
d. Other Business

K. Planning Division Action Items

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

L. Adjournment

CITY OF BIRMINGHAM
PLANNING BOARD ACTION ITEMS
OF WEDNESDAY, DECEMBER 14, 2016

Item	Page
Motion by Mr. Williams **Seconded by Mr. Koseck to recommend approval to the City Commission the following amendments to Chapter 126 Zoning:** **a) Article 3, Downtown Birmingham Overlay District, Section 3.04, to create a new D-5 Zone and to establish development standards for this district;** **(b) Article 6, Nonconformances, Section 6.02, to allow for the extension and/or enlargement of existing legal, non-conforming commercial buildings;** **AND** **To recommend approval to the City Commission the rezoning of the following properties:** **(a) 555 S. Old Woodward (555 Office and Residential Buildings) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay;** **(b) 411 S. Old Woodward (Birmingham Place) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay; and** **(c) 225 E. Merrill (Merrillwood Building) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay.** **Motion carried, 7-0.**	**4** **4**
3. To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham: TO AMEND ARTICLE 2, SECTION 2.29, B2 (GENERAL BUSINESS) DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES TO AMEND THE ACCESSORY PERMITTED USES TO ALLOW **BISTRO USES ON PARCELS WITHIN THE RAIL DISTRICT**. TO AMEND ARTICLE 2, SECTION 2.31, B2B (GENERAL BUSINESS) DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES TO AMEND THE ACCESSORY PERMITTED USES TO ALLOW BISTRO USES ON PARCELS WITHIN THE RAIL DISTRICT. TO AMEND ARTICLE 9, SECTION 9.02, DEFINITIONS, TO ADD A DEFINITION FOR RAIL DISTRICT. AND /OR **To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham:** TO AMEND ARTICLE 2, SECTION 2.29, B-2 (GENERAL BUSINESS) DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES TO AMEND THE ACCESSORY PERMITTED	**4**

Item	Page
Motion by Mr. Williams **Seconded by Ms. Whipple-Boyce to postpone the Preliminary Site Plan Review for 2010 Cole St. to February 8, 2017.** **Motion carried, 7-0.**	**10** **10** **10**

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, DECEMBER 14, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 14, 2016. Chairman Scott Clein convened the meeting at 7:31 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Lisa Prasad; Student Representative Colin Cousimano (left at 9 p.m.)

Absent: Board Member Gillian Lazar; Alternate Board Member Daniel Share

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary
Mike Morad, Building Inspector
Scott Worthington, Asst. Building Official
Jeff Zielke, Building Inspector

12-202-16

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF NOVEMBER 9, 2016

Ms. Whipple-Boyce:
Page 2 - Add the following sentence to the end of the second paragraph from the bottom: "My concern is not with the ease in creating a stair located on an exterior wall, resulting in an oddly placed attic dormer, but with the exterior appearance and thoughtfulness that should be given to attic dormers."

Motion by Ms. Whipple-Boyce
Seconded by Mr. Jeffares to approve the Minutes of November 9, 2016 as amended.

Motion carried, 7-0.

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

12-203-16

CHAIRPERSON'S COMMENTS (none)

12-204-16

APPROVAL OF THE AGENDA

Preliminary Site Plan for 2010 Cole will not be reviewed this evening because they have not submitted all of the information needed for their Community Impact Study.

12-205-16

PUBLIC HEARINGS

1. **To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham:**

TO AMEND ARTICLE 04, STRUCTURE STANDARDS, SECTION 4.75 SS02, TO ADD REGULATIONS FOR **DORMERS** PROJECTING FROM SECOND-STORY ROOFS ON SINGLE-FAMILY HOMES.

TO AMEND ARTICLE 09, DEFINITIONS, SECTION 9.02, TO ADD A DEFINITION OF "ATTIC" AND TO AMEND THE DEFINITIONS OF "HABITABLE ATTIC" AND "STORY".

The Chairman formally opened the public hearing at 7:35 p.m.

Mr. Baka noted at the request of City Staff, the Planning Board has been reviewing potential changes to the Zoning Ordinance that would alter the way that dormers are regulated on single-family homes. Over the past few months the Planning Board has been presented with draft ordinance language on this subject. On November 9, 2016, the Planning Board set a public hearing to consider a recommendation to the City Commission on the draft language as amended at that meeting. In accordance with that motion, the Planning Division has prepared finalized draft ordinance language that incorporates the comments made at the Nov. 9th meeting in regards to limiting the interior width of a dormer to 8 ft.

Mr. Koseck liked what is proposed but thinks a couple of things need to be tweaked. Key is that there is a break between the eave line and the dormer above the second floor. He would modify the language as follows: " No individual dormer may exceed 8 ft. in width as measured to the interior dimension. All dormers on a side or rear elevation must be set back a minimum of 8 in. from the face of the second-story wall below. "

Mr. Williams had a problem because the Building Official was not present. Therefore he thought the hearing should be continued in January. He thought the language could be clarified, shown to Mr. Johnson, and the board can come back in January. If re-notice is necessary, it can be done then for February. He was not comfortable with re-noticing when the exact language has not been agreed upon and Mr. Johnson has not reviewed it.

Motion by Mr. Williams
Seconded by Mr. Boyle to continue the hearing to January 11, 2017 so that Mr. Johnson can review the language.

There were no comments from the public at 7:50 p.m.

Motion carried, 7-0.

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

2. To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham:

TO AMEND ARTICLE 3, DOWNTOWN BIRMINGHAM OVERLAY DISTRICT, SECTION 3.04, TO CREATE A NEW D-5 ZONE AND TO ESTABLISH DEVELOPMENT STANDARDS FOR THIS DISTRICT;

TO AMEND ARTICLE 6, NONCONFORMANCES, SECTION 6.02, TO ALLOW FOR THE EXTENSION AND/OR ENLARGEMENT OF EXISTING LEGAL, **NON-CONFORMING COMMERCIAL BUILDINGS**;

AND

To consider the rezoning of the following properties:

(a) **555 S. Old Woodward** (555 Office and Residential Buildings) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay;
(b) **411 S. Old Woodward** (Birmingham Place) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay; and
(c) **225 E. Merrill** (Merrillwood Building) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay.

The Chairman opened the public hearing at 7:53 p.m.

Ms. Ecker recalled that on October 26, 2016 the Planning Board set a public hearing for December 14, 2016 to consider Zoning Ordinance amendments with the goal of bringing several non-conforming buildings in Birmingham into compliance. The proposed ordinance amendments would add a new D-5 classification to the Downtown Overlay Zone which would allow buildings that are currently non-conforming to be considered legal and conforming in regards to setbacks, number of stories, and height. The new D-5 Zone would also allow any new buildings or additions to existing buildings in the D-5 if the owner elects to develop the extended or enlarged portion under the provisions of the Downtown Overlay. They could go higher than five stories if they enter into a Special Land Use Permit ("SLUP") arrangement with the City.

Motion by Mr. Williams
Seconded by Mr. Koseck to recommend approval to the City Commission the following amendments to Chapter 126 Zoning:

a) Article 3, Downtown Birmingham Overlay District, Section 3.04, to create a new D-5 Zone and to establish development standards for this district;

(b) Article 6, Nonconformances, Section 6.02, to allow for the extension and/or enlargement of existing legal, non-conforming commercial buildings;

AND

To recommend approval to the City Commission the rezoning of the following properties:

(a) 555 S. Old Woodward (555 Office and Residential Buildings) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay;
(b) 411 S. Old Woodward (Birmingham Place) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay; and
(c) 225 E. Merrill (Merrillwood Building) from D-4 in the Downtown Overlay to D-5 in the Downtown Overlay.

Chairman Clein called for comments from members of the public at 7:58 p.m.

Mr. Paul Reagan received confirmation that surrounding property owners have been properly notified. He asked if the additional parking requirements have been studied and what plans have been made for the additional parking. He proposed that the residents really don't understand what is being considered.

Mr. Rick Rattner, 380 N. Old Woodward Ave., said he represents 555 N. Old Woodward Ave. and agrees with the motion.

Mr. Eric Wolf, 393 E. Frank, thought that parking is a major issue. Ms. Ecker explained there is a duty of continuing compliance for parking. If additions are made, they would have to provide parking for all uses if the parcel is not in the Parking Assessment District or additional parking would have to be provided on-site for residential only if the parcel is in the Parking Assessment District.

Motion carried, 7-0.

ROLLCALL VOTE
Yeas: Williams, Koseck, Boyle, Clein, Jeffares, Prasad, Whipple-Boyce
Nays: None
Absent: Lazar

The Chairman closed the public hearing at 8:02 p.m.

3. To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham:

TO AMEND ARTICLE 2, SECTION 2.29, B2 (GENERAL BUSINESS) DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES TO AMEND THE ACCESSORY PERMITTED USES TO ALLOW **BISTRO USES ON PARCELS WITHIN THE RAIL DISTRICT**.

TO AMEND ARTICLE 2, SECTION 2.31, B2B (GENERAL BUSINESS) DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES TO AMEND THE ACCESSORY PERMITTED USES TO ALLOW BISTRO USES ON PARCELS WITHIN THE RAIL DISTRICT.

TO AMEND ARTICLE 9, SECTION 9.02, DEFINITIONS, TO ADD A DEFINITION FOR RAIL DISTRICT.
AND /OR

To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham:

TO AMEND ARTICLE 2, SECTION 2.29, B-2 (GENERAL BUSINESS) DISTRICT INTENT, PERMITTED USES, AND SPECIAL USES TO AMEND THE ACCESSORY PERMITTED USES TO ALLOW THE USE OF ECONOMIC DEVELOPMENT LICENSES IN THIS ZONE DISTRICT.

TO AMEND APPENDIX C, EXHIBIT 1, **ECONOMIC DEVELOPMENT LICENSES MAP.**

Chairman Clein opened the public hearing at 8:07 p.m.

Mr. Baka advised that after several study sessions on this matter the Planning Board on November 9th, 2016 set a public hearing for December 14, 2016 to consider Zoning Ordinance amendments that would allow the use of a Class C Liquor License through either a Bistro License or an Economic Development License at 2100 E. Maple Rd. and make a recommendation to the City Commission. The proposed draft ordinance amendments provide two possible changes. The first is to establish official Rail District boundaries which would include the parcel at 2100 E. Maple Rd. The second possible change would amend the Economic Development Map to add the parcel at 2100 E. Maple Rd.

Ms. Kelly Allen, Adkison, Need, Allen, & Rentrop, Attorney for Whole Foods, said that Whole Foods is in favor of the Economic Development option because they feel they meet that criteria. However, they would like to see both options move to the City Commission. The area that is being set aside inside of the grocery store looks like a bistro but it qualifies for an Economic Development License. Whole Foods would have a chance of getting that license sooner as opposed to competing with two or three other contenders for a Bistro License.

No one from the public cared to join the discussion at 8:07 p.m.

Motion by Mr. Williams
Seconded by Ms. Whipple-Boyce

To recommend approval to the City Commission the following amendments to Chapter 126 Zoning:
(a) Article 02, section 2.29 (General Business), to allow bistros in the Rail District as a use requiring a Special Land Use Permit;
(b) Article 02, section 2.31 (General Business), to allow bistros in the Rail District as a use requiring a Special Land Use Permit;
(c) Article 09, section 9.02 (Definitions), to add a definition for Rail District.

AND

To recommend APPROVAL to the City Commission the following amendments to Chapter 126 Zoning:
(a) To amend section 2.29, B2 (General Business) to amend the accessory permitted uses;

(b) To amend appendix C, Exhibit 1, Economic Development Licenses map.

There were no comments on the motion from the public at 8:09 p.m.

Motion carried, 7-0.

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

The Chairman closed the public hearing at 8:10 p.m.

12-206-16

APPLICATIONS FOR REZONING

1. **412 – 420 E. Frank St. (Frank St. Bakery & Petrella Designs)** – **Request for rezoning of the property from R-3, B-1 and B-2B to TZ-1 (Transition Zone)** (continued from November 9, 2016)

Ms. Ecker noted 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.

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 St., parcel #19-36-253-001) from R-3 (Single-Family Residential) to TZ-1 (Transition Zone); and the central portion of the property (420 E. Frank St., parcel #19-36-253-002) from B-1 Neighborhood Business to TZ-1 (Transition Zone); and the eastern portion of the property (no known address, parcel #19-36-253-003) from B2-B to TZ-1 (Transition Zone).

On October 26, 2016, the applicant agreed to study the possibility of placing a single-family home on the western portion of the property at the corner of Ann St. and Frank St. and a multi-family residential building on the central and eastern portions of the property using the TZ-1 development standards.

On November 9, 2016, the applicant brought several studies to demonstrate the difficulty in developing the site with the current zoning. However, the plans were submitted at the meeting, and staff did not have an opportunity to review them for zoning compliance. Accordingly, the Planning Board postponed the matter to December 14, 2016 and directed the applicant to conduct additional studies to illustrate their position that the current zoning is obsolete, and to further illustrate that the proposed TZ-1 classification would fit in with the surrounding neighborhood.

The applicant has now made a few changes to their proposals. They added the option for single family on the R-3 lot on the corner of Frank St. and Ann St. with a detached garage and

with an attached garage. Staff has found that everything is correct in terms of what could or could not be done on this site.

Mr. John Sarkesian spoke to represent the applicant for the rezoning request. He explained that in order to achieve their proposal the two commercial properties, the B-1 and the B-2B, would require down zoning to residential use, and the R-3 lot would remain a residential use. Their conclusion was the B-2B property would be very problematic to develop on its own, being only 32 ft. wide. The B-1 property could have a building and the architects have determined that a 6,000 sq. ft. two-story building could be built on the two parcels if they were to be combined as one commercial property.

He offered a detailed analysis of two scenarios for the R-3 lot with a detached and with an attached garage. With an attached garage they determined that the total size as a two-story home with the allowable footprint would not be consistent with the local market. A larger home could be achieved with a detached garage, but it is still undersized and undervalued. Also, any building on the B-1 lot could be right along the eastern property line, two stories, 30 ft. high, affecting desirability, function, and value of the home. There would be no buffer from the commercial properties. For those reasons it seems improbable that someone would want to build a single-family home there, and if they did it would potentially undermine the values of the other single-family homes in the area.

The applicant stated that the character of these three sites with the conditions sited conforms to the stated intent of transitional development, particularly TZ-1. Their proposed project would be a five-unit, for sale, residential condominium with 15 on-site parking spots. Traffic and parking would be contained and separated from the residential neighborhood. The building would be compatible with the area with respect to scale, architecture, and values of the adjacent single-family homes. It would provide a reasonable and orderly transition between commercial and single-family areas. If the property is rezoned, they would voluntarily offer in writing as a condition to rezoning that they would build a residential building of the size, character, and design being proposed.

Mr. Boyle received confirmation that the average size of the units would be 3,000 sq. ft.
Further, that the combined B-1 and B-2B commercial site would require 20 parking spaces.

Chairman Clein called for comments from members of the public at 8:25 p.m.

Mr. Paul Reagan pointed out if the applicant is planning for five 3,000 sq. ft. units, they can build three units on the B-1 and the B-2B and one unit on the R-3. The only thing that would not happen is maximization of the total value of the property, which is not the affair of this board. It is feasible to utilize the R-3, so the applicant failed to prove necessity to rezone.

Mr. Eric Morganroth, 631 Ann St., thought that the proposed units would benefit the economic value of his house. He would like to see a commitment by the applicant to ensure the parking is all contained within the structure, that the caliber of the structure would be comparable to the other new construction in the area, and that it would be residential. Therefore, he is in support, knowing that it would down zone the area so that it would be more residential.

Mr. Eric Wolf, 393 E. Frank St. said he would like to get rid of the commercial use. There are advantages to eliminating that and down zoning that he could live with if they engage in "contract zoning." He thinks what has been designed is a very nice project.

Mr. Williams felt the City Commission has been hypocritical on the contract zoning issue. At one time they said no contract zoning and then with respect to Whole Foods that is exactly what they did. So, the question here is whether we can have contract zoning on this site. He will not vote for this proposal or any other proposal until he understands what the City Commission's real position is on contract zoning.

In 1960 these parcels were rezoned to B-1. In 1987 the western-most property was, pursuant to the City's Master Plan, rezoned to R-3. Mr. Williams said it strikes him that this owner is bound by the prior owner's failure to challenge the R-3 rezoning in 1987. They commenced a lawsuit but did not follow through with it. For this board to undo that without a Master Plan is in his view is a dereliction of its responsibilities to adhere to the Master Plan. After saying all of that, he does think the benefits of downsizing on B-1 and B-2B are substantial to the neighborhood and substantial to the existing parking problem in the area. These three properties beg for a contractual resolution. Again, he will vote no on this proposal until he hears from the City Commission.

Mr. Koseck said he looks at these sites and, frankly, finds them to be an odd mix, especially as the B-2B is a very narrow lot. The R-3 house will be 5 ft. away from a wall that goes up 30 ft. and that house will look odd. The neighbors are in favor, so to him, the proposal to combine the lots is a very appropriate plan for this transitional area. Mr. Williams noted that what is proposed is just a general rezoning, not a project. Mr. Koseck pointed out the Planning Board can look at the plan based on the requirements of the ordinance when it comes before them.

Mr. Jeffares thought if this isn't transitional zoning, he doesn't know what it is. There are many people who are empty nesters and are looking for this type of housing and they are not finding it. He appreciates that this allows our town to continue to be attractive to people and they don't have to leave when they move into a different part of their life. This nice five-unit development would be a perfect buffer.

Ms. Whipple-Boyce said she cannot forget the board is here to look at a rezoning and not the building being proposed. It seems to her that contractual zoning would be the best solution for these three properties but this body cannot recommend that. Therefore she was supportive of Mr. Williams' suggestion to forward this matter to the City Commission as a question, rather than a recommendation.

Mr. Williams thought this site begs the question of contract zoning much more so than the Whole Foods property. If that was restricted, why not this property.

Mr. Boyle felt that contemporary zoning needs to be respectful of the community as it is; not as it was. This is an opportunity to sit down and negotiate for a product that is appropriate for this area. The fact there is communication with the neighborhood residents goes hand-in-hand with contemporary master planning and zoning which needs to take into account what is possible in the context of this transitional area.

Chairman Clein said this matter comes down to points about the R-3 and about the overall process. The Planning Board is here for a rezoning. As was said, it is not the board's job to maximize value. In his opinion the only way a question can be posed to the City Commission is either by putting forth a recommendation tonight related to the site or by postponing tonight because the petitioner wants to enter into negotiations with the administration.

Ms. Whipple-Boyce did not think the Planning Board has all of the tools that it needs and the City Commission is the only one that can help the board get those. Ms. Ecker observed that the Commission will have the final say either way.

Mr. Koseck noted the zoning being requested exists in the Zoning Ordinance. Speaking for himself, he is pretty tough on people that come to the board and do what he thinks is inappropriate for the community. He has faith this will work out as well as the decision on Whole Foods did.

Mr. Jeffares said he is on that same page. This board has the controls to make sure whatever is proposed fits into the community. The board should not have to go to the extent on each and every property in the community to say it has to see first what is going to be built.

Mr. Baka pointed out that TZ-1 has design standards built in as far as building materials, fenestration, etc.

Mr. Sarkesian stated they will not go before the City Commission if their proposal is voted down by this board. If the Planning Board doesn't like what they are doing, why would the Commission support them. So if they get a positive recommendation they will go to the Commission and fight for what they want to do and make it clear that they will voluntarily offer to restrict what they do with the property.

Motion by Mr. Koseck
Seconded by Mr. Jeffares to recommend to the City Commission approval of the proposed rezoning of 412-420 E. Frank St. from B-1, R-3, and B-2B to TZ-1.

Mr. Boyle thought that members of the Planning Board are sending a signal to their colleagues that they have done as much as they can. The developer is proposing to do something that the board is generally in favor of and the board sees this motion as moving it forward. He will therefore vote yes.

There were no comments from the public at 9 p.m.

Motion carried, 6-1.

ROLLCALL VOTE
Yeas: Koseck, Jeffares, Boyle, Clein, Prasad, Whipple-Boyce
Nays: Williams
Absent: Lazar

12-207-16

PRELIMINARY SITE PLAN REVIEWS

1. **2010 Cole Street** (currently under construction) –
Request for Preliminary Site Plan Review for three-story addition to existing building (postponed from October 26, 2016)

Ms. Ecker explained the new owner has submitted a very detailed plan for a three-story, mixed-use building. However, it is over 20,000 sq. ft. and they have to submit a CIS which they didn't realize they needed when they first applied.

Motion by Mr. Williams
Seconded by Ms. Whipple-Boyce to postpone the Preliminary Site Plan Review for 2010 Cole St. to February 8, 2017.

Motion carried, 7-0.

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

12-208-16

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT ON THE AGENDA (no public was present)

12-209-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications

b. Administrative Approval Correspondence

- 369 N. Old Woodward Ave., Brookside Development -
  - A glass window is missing on the south elevation, located on the eastern section of the first-floor portrayed on pg. D.8 for the Final Site Plan approval.
  - The walkway to the basement level of the west elevation has been extended across the entire glass window and added steps to the backyard. This walkway is not indicated of pg. D.8 of the Final Site Plan approval.
  - Basement level vents have been added to the north elevation on pg. D.7 that are not indicated in the Final Site Plan approval.

- 1669 W. Maple Rd., Church - Erect a sign, 20 in. x 40 in. next to Pleasant St. entrance. The sign will be black with 3 in. reflective white letters.

- 2080 E. Maple Rd., Telecommunication facility - Replace three antennas, add three arms.

- Mr. Baka advised that Grace Baptist Church wants a new ground sign to replace their existing sign. Consensus was they should come before the Planning Board.

- The AT&T Building has requested retroactive approval to construct five bollards and to extend their parking spaces 4 ft. into the right-of-way. Consensus was for them to come to the board for approval.

c. Draft Agenda for the Regular Planning Board Meeting on January 11, 2017

- Theater Ordinance License, public hearing;
- Dormers study session;

- Three Bistro License applications;
- Former Gas station at Oak and Woodward Ave., Preliminary Site Plan Review for new construction;
- Tinting of glazing, study session.

d. Other Business

Ms. Whipple-Boyce felt something is wrong with the process if a building can be demolished to the extent that the Audi dealership was, and even though the square footage is not changed it does not come to the Planning Board for review. Mr. Baka noted they were approved by the Design Review Board. However during the Building Permit process the owner took three sides of the building down and called it the same building. Ms. Ecker said that more review by this board could be required. Ms. Whipple-Boyce noted the service facility has been moved to Adams Square. Ms. Ecker said this matter can be added to the joint City Commission/Planning Board meeting.

Mr. Koseck thought that study sessions could include occasional conversation about some of the projects that have been developed.

12-210-16

PLANNING DIVISION ACTION ITEMS

a. Staff report on previous requests (none)

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

11-211-16

ADJOURNMENT

No further business being evident, the chairman adjourned the meeting at 9:20 p.m.

Jana Ecker
Planning Director

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Department

DATE: **January 6, 2017**

TO: **Planning Board Members**

FROM: **Matthew Baka, Senior Planner**
Bruce R. Johnson, Building Official

SUBJECT **Public Hearing to consider adding regulations to the Zoning Ordinance to regulate the size of rooftop dormers in the single-family zone districts**

At the request of City Staff, the Planning Board has been reviewing potential changes to the Zoning Ordinance that would alter the way that dormers are regulated on single-family homes. Over the past few months the Planning Board has been presented with draft ordinance language on this subject.

On December 14th, 2016 the Planning Board opened a Public Hearing to consider a recommendation to the City Commission on the draft language as amended at that meeting. At the public hearing additional language was suggested by the board that would require all dormers facing interior lot lines that are subject to regulation by the proposed language to be set back a minimum of 8" from the face of the second floor façade below. In accordance with that suggestion, the Planning Division, in co-operation with the Building Department, has prepared revised draft ordinance language that incorporates the comments made at the December 14th meeting. Please see the attached draft language, staff report, and relevant meeting minutes related to this subject.

SUGGESTED ACTION:
To re-set and re-notice the public hearing to February 8, 2017 to consider the following zoning ordinance amendments:

(a) Article 04, Structure Standards, Section 4.75 SS-02, to create limitations on the allowable size of dormers on single family homes; and

(b) Article 09, definitions, section 9.02, to add a definition of "Attic" and to amend the definitions of "Habitable attic" and "Story" for consistency with the Michigan Residential Code.

CITY OF BIRMINGHAM
ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM TO AMEND ARTICLE 04, STRUCTURE STANDARDS, SECTION 4.75 SS- 02, TO ADD REGULATIONS FOR DORMERS PROJECTING FROM SECOND STORY ROOFS ON SINGLE-FAMILY HOMES.

THE CITY OF BIRMINGHAM ORDAINS:

Section 4.75 SS-02, Structure Standards:

This Structure Standards section applies to the following districts:

R1A, R1, R2, R3

The following structure standards apply:

A. Unchanged.

B. Dormer Limitations: Dormers projecting from second story roofs of principal structures are subject to the following:

1. **Dormers are limited in width to 33% of the roof they project from per elevation facing interior lot lines; and 50% of the roof they project from per elevation facing a street. No individual dormer may exceed 8 feet in width as measured to the interior dimension.**
2. **Dormers may not exceed the height of the roofline they project from.**
3. **Dormers on elevations facing interior lot lines must be located behind the eaves of the roofline they project from and setback a minimum of 8" from the face of the second floor façade below.**
4. **For purposes of this section, roof structures covering living space that projects a minimum of 24-inches from the main building and is supported on a foundation are not considered dormers.**

ORDAINED this _____ day of _____, 2017 to become effective 7 days after publication.

_____
Mark Nickita, Mayor

_____
Cheryl Arft, City Clerk

CITY OF BIRMINGHAM
ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM TO AMEND ARTICLE 09, DEFINITIONS, SECTION 9.02, TO ADD A DEFINITION OF "ATTIC" AND TO AMEND THE DEFINITIONS OF "HABITABLE ATTIC" AND "STORY" FOR CONSISTENCY WITH THE MICHIGAN RESIDENTIAL CODE.

THE CITY OF BIRMINGHAM ORDAINS:

Section 9.02, Definitions:

Attic: The unfinished space between the ceiling assembly and the roof assembly.

Habitable Attic: ~~An attic which has a stairway as a means of access and egress and in which the ceiling area at a height of 7 feet, 4 inches above the attic floor is not more than one third of the area of the next floor below.~~ **A finished or unfinished area complying with all of the following requirements:**

1. **The occupiable floor area is not less than the minimum room dimensions required by the current Michigan Residential Code;**
2. **The occupiable floor area has a minimum ceiling height in accordance with the current Michigan Residential Code; and**
3. **The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.**

Story: That portion of a building included between the upper surface of any floor and the upper surface of any floor above, or any portion of a building between the ceiling and the roof. A mezzanine **or Habitable Attic** shall not be counted as a story for purposes of determining number of stories (see Basement, Building height, ~~and~~ Mezzanine **and Habitable Attic**).

ORDAINED this day of , 2017 to become effective 7 days after publication.

_____
Mark Nickita, Mayor

_____
Cheryl Arft, City Clerk

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Department

DATE: **September 10, 2016**

TO: **Planning Board Members**

FROM: **Matthew Baka, Senior Planner**
Bruce R. Johnson, Building Official

SUBJECT **Study Session to consider adding regulations to the Zoning Ordinance to regulate the size of rooftop dormers in the single-family zone districts**

At the June 20, 2016 joint meeting of the City Commission and the Planning Board a topic was introduced by the City Building Official regarding the lack of regulations in the Zoning Ordinance to control the size of dormers in the single-family zone districts. The Zoning Ordinance does limit the number of stories in all single-family districts to two, but also allows a portion of the attic to be habitable. Habitable attics are typically located behind dormers projecting from the roof of the home. Dormers are often utilized to provide windows and additional ceiling height within a habitable attic. The Zoning Ordinance does not regulate the maximum width of dormers on single-family homes.

As a result of the discussion at the joint meeting, the City Commission subsequently directed the Planning Board to review the dormer and habitable attic regulations in the Zoning Ordinance as they relate to current dormer construction trends in residential zoned districts. Specifically, to conduct a detailed public input and review process to:

> (1) Clarify the types of dormers permissible that project from second story roofs enclosing habitable attics;
> (2) Provide recommended width limitations for dormers projecting from second story roofs; and
> (3) Refine the maximum area regulations for habitable attics that would not count as a story.

In accordance with the direction of the City Commission, the following information and recommendations are offered.

(1) Types of Dormers Permitted to Project from Second Story Roofs

Article 9, section 9.02 of the Zoning Ordinance defines dormer as follows:

> Dormer: A subunit of a main structure interrupting a roof slope of the main roof structure with its own walls and roof, and characterized by the roof shape of the dormer including but not limited to: flat, deck, hipped, shed, gabled, inset, arched, segmental, and eyebrow style roofs.

Thus, Article 9, Section 9.02 clearly lists the types of dormer permitted to project from second story roofs. However, there are no corresponding illustrations to clarify each type of permissible dormer.

The current definition for dormer was added to the Zoning Ordinance on July 25, 2005. The City Commission at that time requested the Planning Board provide a definition for dormer after approving height increases in the Downtown Overlay District. The Planning Board provided sketches of dormer roof types to the City Commission for reference during its review of the proposed definition. A copy of the Ordinance 1870 adopting the definition is attached along with the sketches of the different types of dormer roofs that were considered.

Planning and Building staff recommend that the current dormer definition be maintained as it is clear and specific. However, the Planning Board may also wish to add illustrations to provide clarity on the types of dormers permissible to project from second story roofs on single-family homes.

(2) Recommended Limitations on Dormers

The Planning Board and City Commission most recently discussed dormer limitations on single-family homes and detached accessory structures in late 2006 and early 2007, when the height standards for homes and accessory structures were modified.

On March 19, 2016, the City Commission approved a regulation to limit the width of dormers on accessory structures to 50% of the width of the roof they project from per elevation, or a 10-foot interior dimension, whichever is greater. However, at that time, the proposed maximum width for dormers on single-family homes at 50% of the roof per elevation was not approved. There was concern at the City Commission that the proposed dormer limitation of 50% would prohibit the common practice to extend the roof on the rear of a traditional bungalow. However, the proposed dormer limitation at the time would not have affected the ability to extend the roof on the rear of a traditional bungalow however as a traditional bungalow is one to two stories in height, and the rear eave would not exceed the 24-foot maximum eave height even if the roof was extended or lifted as is commonly done.

Dormers on homes constructed during the past several years vary in width depending on whether the elevation faces an interior lot line or the street. Dormer widths on elevations facing interior lot lines are typically less than 50% of the width of the roof and most appear to be 33% of the width of the roof or less. To increase curb appeal, elevations facing a street typically have dormers widths in the range of 50% of the width of the roof.

There have also been a few homes constructed that appear to contain 3-stories However, the three story appearance is not necessarily due to the width of the dormer. Rather, it results from additional roof structures such as reverse gables that project out from the main exterior wall and cover small portions of construction below. (As an example: Think of an "L" shaped house that has a main roof line side to side and a secondary roof line front to back. A portion of the secondary roof will need to lay onto the main roof.) While a portion of the secondary roof ties back into the main roof, it is not considered a dormer. However, the Zoning Ordinance does not regulate the distance secondary construction needs to project from the main structure to

allow its roof to not be deemed a dormer. Such secondary roofs may only project a few inches from the main roof line, and give the appearance of being dormers, when they are not.

The Building Department has been applying the regulations for dormers on detached garages (50% of the elevation) to regulate dormer size over the past several years, but there is no language in the Zoning Ordinance to specifically limit dormers on houses. Accordingly, the Planning Board may wish to consider regulating dormer construction on single-family homes by adding a Subsection "B" to Article 04 Structure Standards, Section 4.74 to control the width of dormers on second story single-family homes, and to add language to clarify when a type of roof structure is not considered a dormer. Draft language is attached for review and discussion.

(3) Maximum Area Regulations for Habitable Attics

Article 9, section 9.02 of the Zoning Ordinance defines habitable attic as follows:

> Habitable Attic: An attic which has a stairway as a means of access and egress and in which the ceiling area at a height of 7 feet, 4 inches above the attic floor is not more than one-third of the area of the next floor below.

Thus, the area of the habitable attic at a ceiling height of 7'4" or larger is limited to 1/3 of the floor below. This does not prohibit habitable space down to a ceiling height of 5' per the Building Code.

The definition for habitable attic was added to the Zoning Ordinance in 1992, at the same time that the maximum building heights and number of allowable stories were reduced for all single family zoned districts. The maximum building height in 1992 was lowered to 30-feet from 35-feet, and the allowable number of stories was reduced to 2 from 2.5. These changes were approved by the City Commission after extensive review by the Planning Board as a result of public concerns regarding the height of then recently constructed homes. Since the height and stories of single family homes were being reduced, the definition for habitable attic (as well as mezzanine), was added to allow some habitable space in an attic or loft area that would not formally count as a story. The ordinance definition of habitable space currently in force was taken verbatim from the building code in effect at the time (1990 BOCA Building Code), which also did not count habitable attic space as a story.

The building code has been updated several times since 1992 and its definition for habitable attic has been modified since that time. The building code definition from current code (2015 Michigan Residential Code) is as follows:

> **Attic, Habitable:** A finished or unfinished area, not considered a story, complying with all of the following requirements:
> 1. The occupiable floor area is not less than 70 square feet (17m²), in accordance with Section R304.
> 2. The occupiable floor area has a ceiling height in accordance with Section R305.
> 3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

The building code definition today more clearly defines the area within an attic that can be occupied as habitable space. The floor area to be occupied must meet the minimum room size

of 70 square feet, must meet the minimum ceiling height requirements in effect at the time, and must be enclosed by the roof, knee walls and floor/ceiling below. Rather than limit the area of a habitable attic to 1/3 of the floor below, the code now limits habitable attic size to the area within the attic that meets three specific requirement. including the current minimum ceiling height at the time. Presumably, this change was made to allow a space fitting inside an attic that meets minimum code standards to be habitable without counting it as an additional story as the space would be there whether occupied or not.

The Planning Board may wish to consider amending the definition in the Zoning Ordinance for habitable attic to be consistent with the current 2015 Building Code. This would clarify the definition make it consistent with the Building Code definition. In addition, the Planning Board may wish to add a definition for attic as well, based on the definition of attic in the 2015 Building Code to make it abundantly clear which portions of an attic may be occupied without becoming a new story in their own right.

The Building and Planning Departments have drafted ordinance language amendments aimed at addressing the issues outlined above as enumerated by the City Commission. The proposed language would limit the width of dormers to 50% of the roof line on elevations facing a street and 33% of the roof line facing an interior lot line. In addition, the draft language proposes amendments to the definitions section of the Zoning Ordinance that would clarify the portions of habitable attics that may be occupied without being considered as stories. The intent of these modifications is to allow the exterior regulations to control the massing and shape of the home while allowing for more flexibility on the inside.

Suggested Action:

The Planning Board may wish to review and discuss the recommendations above, and provide feedback on any additional improvements to the proposed amendments regarding dormers and habitable attic space. If the Board is comfortable with the changes as proposed, a public hearing can be set for a formal recommendation to the City Commission.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, SEPTEMBER 14, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 14, 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; Student Representative Colin Cousimano (left at 9:15 p.m.)

Absent: Alternate Board Members Lisa Prasad, Daniel Share

Administration: Jana Ecker, Planning Director

Bruce Johnson, Building Official
Carole Salutes, Recording Secretary
Scott Worthington, Asst. Building Official
Mike Morad, Building Inspector
Jeff Zielke, Building Inspector

09-160-16

STUDY SESSION ITEMS

1. Dormer Regulations

Ms. Ecker noted that as a result of the discussion at the joint meeting of the City Commission and the Planning Board on June 20, 2016, the City Commission directed the Planning Board to review the dormer and habitable attic regulations in the Zoning Ordinance in residential zoned districts. Specifically, to conduct a detailed public input and review process.

Mr. Johnson gave a PowerPoint presentation that covered some of the issues. Concern has been raised that some of the homes appear to be three stories in height, as well as how habitable attics are being designed. The three areas the City Commission has asked to be addressed are:

(1) Clarify the types of dormers permissible that project from second-story roofs enclosing habitable attics;
(2) Provide recommended width limitations for dormers projecting from second-story roofs; and
(3) Refine the maximum area regulations for habitable attics that would not count as a story.

In accordance with the direction of the City Commission, staff offered the following information and recommendations.

- Types of dormers permitted to project from second-story roofs

Article 9, section 9.02 of the Zoning Ordinance clearly lists the types of dormers permitted to project from second-story windows. Planning and Building staff recommend that the current dormer definition be maintained as it is clear and specific. However, the Planning Board may also wish to add illustrations to provide clarity on the types of dormers permissible on single-family homes.

- Dormer width limitations

The Building Dept. has been applying the regulations for dormers on accessory structures (50% of the roof width per elevation) to regulate dormer size over the past several years, but there is no language in the Zoning Ordinance to specifically limit dormers on single-family homes. Typical dormer widths are 33% for elevations facing interior property lines and 50% width for elevations facing a street, including side streets. A dormer doesn't exceed the maximum width permitted and does not project out past the exterior surface of the wall. When it comes out past that, it stops being a dormer and is a reverse gable.

It has been the Building Official's determination that a secondary roof line is not a dormer. As soon it comes out past the surface of the main wall, then it is considered a secondary roof line. Secondary roof lines typically enclose living space projecting at least 24 in. from the main building.

Accordingly, the Planning Board may wish to consider regulating dormer construction on single-family homes by adding a Subsection "B" to Article 04 Structure Standards, section 4.74 to control the width of dormers on second-story single-family homes, and to add language to clarify when a type of roof structure is not considered a dormer.

- Maximum area regulations for habitable attics

The Planning Board may wish to consider amending the definition in the Zoning Ordinance for habitable attic to be consistent with the current 2015 Building Code. This would clarify the definition and make it consistent with the Building Code definition. In addition, the Planning Board may wish to add a definition for attic as well, based on the definition of attic in the 2015 Building Code to make it abundantly clear which portions of an attic may be occupied without becoming a new story in their own right.

- Attic: The unfinished space between the ceiling assembly and the roof assembly.
- Habitable Attic: A finished or unfinished area complying with all of the following requirements:
  . The occupiable floor area is not less than the minimum room dimensions required by the current Michigan Residential Code;
  . The occupiable floor area has a minimum ceiling height in accordance with the current Michigan Residential Code; and
  . The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

The Building and Planning Departments have drafted ordinance language amendments aimed at addressing the issues outlined above as enumerated by the City Commission. The proposed language would limit the width of dormers to 50% of the roof line on elevations facing a street and 33% of the roof line facing an interior lot line. In addition, the draft language proposes

amendments to the definitions section of the Zoning Ordinance that would clarify the portions of habitable attics that may be occupied without being considered as stories.

- Story: That portion of a building included between the upper surface of any floor and the upper surface of any floor above, or any portion of a building between the ceiling and the roof. A mezzanine or habitable attic shall not be counted as a story for purposes of determining number of stories.

The intent of these modifications is to allow the exterior regulations to control the massing and shape of the home while allowing for more flexibility on the inside.

In response to Ms. Whipple-Boyce, Mr. Johnson said there is no reason why dormers could not be 50% of the roof line all the way around. The Building Dept. has received very few complaints over the years about the size of dormers, except for several cases where the design appears to be three stories.

Mr. Koseck was not sure that the Building Code definition should be used as the definition in the Zoning Ordinance as these documents have very different purposes. Mr. Koseck and Mr. Jeffares expressed the desire for more time to formulate their opinions. Ms. Whipple-Boyce was comfortable with the attic definition but not dormer limitations.

The consensus of the board was to continue this study session item to October 12.

2. Non-Conforming Building Regulations

Ms. Ecker provided background. This is also at the top of the board's revised Priority List. She recalled that last year, the owners of the 555 S. Old Woodward building applied to the Planning Board to amend the Zoning Ordinance to allow the renovation of the existing building, the addition of new residential units along S. Old Woodward, as well as an addition to the south of the existing residential tower for new retail space and residential units. The Building Official had previously ruled that some changes to the existing legal non-conforming building may be permitted. However, the scale and scope of the changes that the property owner sought to implement would exceed what would be permitted as maintenance and thus were not permitted in accordance with the legal non-conforming regulations contained in the Zoning Ordinance.

In order to renovate and expand the existing building, the owners of the 555 S. Old Woodward building requested a Zoning Ordinance amendment to create a new D-5 Downtown Gateway Over Five Stories zoning classification.

At subsequent Planning Board and City Commission meetings, the ways that the building could be modified and improved as a conforming structure and not through the use of variance requests was discussed.

On July 25, 2016 the City Commission directed the Planning Board to review the non-conformance provisions pertaining to commercial buildings to provide specific requirements, considering a new zoning category or categories that allow for changes to non-conforming buildings for the maintenance and renovation of existing buildings consistent with those permitted for residential buildings and structures.

Ms. Ecker advised the 555 Bldg., Birmingham Place, and Mountain King are the only properties in the City that are zoned B-3 in the underlying zone. She suggested an option that would amend the regulations for height and setback similar to what they were when the buildings were approved. Mr. Williams wanted to limit the focus on just the 555 Woodward Bldg. as he thinks it needs to be approved.

Ms. Ecker noted this option would allow the applicant to have a conforming status and apply for financing to do an expansion and improvement on the building. It would allow them to do an addition to the south and come to zero setback, and to go up to match the height of the building that is there. What it would not do is force them to address the issue of the garden level or the dead zone along Woodward Ave. However, it would permit them to address that.

Mr. Koseck was in favor of allowing the building to continue to be updated but that doesn't mean it should be permitted to grow. Any add-on to the south would have to meet the current Ordinance.

Mr. Rick Rattner, Attorney for the property owner, gave a PowerPoint presentation requesting to amend the Downtown Birmingham Overlay District to provide that the property be permitted to accommodate a building at the existing height of the 555 structures as they exist today. The building was completed in 1972 and after construction the Ordinance was amended and the building was de-zoned, which prevents any room for renovation. The solution is easy. Just amend the B-3 Ordinance to what it was to say that the maximum building height is 168 ft. and 14 stories. Secondly, allow them to have the same type of setbacks that are allowed in the Overlay District.

They want to make the east side of the building that faces the Triangle District presentable. They also want to do that to the west side, which is not so much of a problem. It is a tragedy that this building is not conforming and doesn't have the advantage of modern setbacks. Ms. Ecker explained modern setbacks. In the Overlay, front building facades at the first story shall be located at the frontage line except that the Planning Board may adjust the required front yard to the average front yard setback of any abutting building. The frontage line has been determined to be on or within 3 ft. Side setbacks shall not be required. A minimum of 10 ft. rear setback shall be provided from the mid-point of an alley except that the Planning Board may allow this setback to be reduced or eliminated. In the absence of an alley the rear setback shall be equal to that of an adjacent pre-existing building.

Discussion concerned whether B-3 zoning that allows Birmingham Place and Mountain King to reach 168 ft. in height would be a hard sell to the public. The conclusion was they could not sell it on more than one piece of property. Mr. Williams proposed they go back to a previous zoning for the 555 Building that existed 45 years ago. He didn't think it should include any other property. Because of that they would not be making a special case for this building in the form of spot zoning. The legal argument is that it would be remedying a wrong.

Mr. Jerry Reinhart, the developer, said that for financing purposes and for preservation of value they want the entire property to be conforming. De-zoning has impacted the value of their asset and they are asking for proper zoning. Ultimately they want to expand the property to do some really cool things that would make it the gateway building to Birmingham. His suggestion was to allow any building in B-3 now and into the future to have building height at the height

that was permitted at the time the building was constructed. So they have an existing conforming use; if they expand the building then they have to conform to D-4 setback requirements. That brings them to the lot line.

The board's dilemma was they want buildings to be at zero lot line, but not at 144 ft. which is the tallest building. The applicant wants the building to be entirely conforming. The board's consensus was to ask staff to meet with the applicant to craft steps to make these buildings conforming in the Overlay for both height and setbacks. That means future construction would comply with the existing Overlay which allows five stories.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, NOVEMBER 9, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on November 9, 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; Student Representative Colin Cousimano (left at 9 p.m.)

Absent: Alternate Board Members Lisa Prasad, Daniel Share

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Bruce Johnson, Building Official
Mike Morad, Building Inspector
Carole Salutes, Recording Secretary
Scott Worthington, Asst. Building Official
Jeff Zielke, Building Inspector

11-192-16

STUDY SESSION ITEMS

1. Dormer Regulations

Mr. Baka noted that as a result of the discussion at the joint meeting of the City Commission and the Planning Board on June 20, 2016, the City Commission subsequently directed the Planning Board to review the dormer and habitable attic regulations. Specifically, to conduct a detailed public input and review process.

The Building and Planning Departments have drafted ordinance language amendments aimed at addressing the issues outlined above as enumerated by the City Commission Two amendments are proposed. One limits the size of dormers with interior lot lines restricted to 33% of the roof, and 50% facing a frontage line. Also, there is a revised definition for habitable attic.

Mr. Koseck thought the Ordinance is good in that it establishes in a gable house that the pitch of the roof will be a function of the height measured to the mean. The 50% rule is appropriate facing a street and the reduction to 33% is fine for internal lots. But then, go a step further and say that no dormer shall exceed 8 ft. in width. Mr. Johnson recommended that should be measured on an interior dimension. An internal stairway on the outside wall would work fine with that.

Ms. Whipple-Boyce was comfortable with not specifying a percentage of floor for the habitable attic. Also she was comfortable with the idea of a corner lot being able to have 50% dormers on the street side. She agrees with Mr. Koseck about dividing dormers into 8 ft. widths so they don't end up with one 20 ft. long dormer. Also she was in favor of not making it super easy to get a stairway to the third floor.

There was consensus to add a line to the suggested language for Chapter 126, Zoning, of the Code of the City of Birmingham (B) that says individual dormers shall not exceed 8 ft. as measured on the interior.

No one from the public cared to comment at 7:50 p.m.

Motion by Mr. Williams
Seconded by Mr. Koseck to schedule a public hearing on rooftop dormers in the single-family zone districts for December 14, 2016.

No public comments were heard.

Motion carried, 7-0.

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

Mr. Williams asked the Building Dept. to start to put together their thoughts for the Master Plan in dealing with the neighborhoods. Involve the neighbors and neighborhood associations in discussion.

DRAFT
CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, DECEMBER 14, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on December 14, 2016. Chairman Scott Clein convened the meeting at 7:31 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Lisa Prasad; Student Representative Colin Cousimano (left at 9 p.m.)

Absent: Board Member Gillian Lazar; Alternate Board Member Daniel Share

Administration: Matthew Baka, Sr. Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary
Mike Morad, Building Inspector
Scott Worthington, Asst. Building Official
Jeff Zielke, Building Inspector

12-205-16

PUBLIC HEARINGS

1. To consider the following amendments to Chapter 126, Zoning, of the Code of the City of Birmingham:

TO AMEND ARTICLE 04, STRUCTURE STANDARDS, SECTION 4.75 SS02, TO ADD REGULATIONS FOR **DORMERS** PROJECTING FROM SECOND-STORY ROOFS ON SINGLE-FAMILY HOMES.

TO AMEND ARTICLE 09, DEFINITIONS, SECTION 9.02, TO ADD A DEFINITION OF "ATTIC" AND TO AMEND THE DEFINITIONS OF "HABITABLE ATTIC" AND "STORY".

The Chairman formally opened the public hearing at 7:35 p.m.

Mr. Baka noted at the request of City Staff, the Planning Board has been reviewing potential changes to the Zoning Ordinance that would alter the way that dormers are regulated on single-family homes. Over the past few months the Planning Board has been presented with draft ordinance language on this subject. On November 9, 2016, the Planning Board set a public hearing to consider a recommendation to the City Commission on the draft language as amended at that meeting. In accordance with that

motion, the Planning Division has prepared finalized draft ordinance language that incorporates the comments made at the Nov. 9th meeting in regards to limiting the interior width of a dormer to 8 ft.

Mr. Koseck liked what is proposed but thinks a couple of things need to be tweaked. Key is that there is a break between the eave line and the dormer above the second floor. He would modify the language as follows: " No individual dormer may exceed 8 ft. in width as measured to the interior dimension. All dormers on a side or rear elevation must be set back a minimum of 8 in. from the face of the second-story wall below. "

Mr. Williams had a problem because the Building Official was not present. Therefore he thought the hearing should be continued in January. He thought the language could be clarified, shown to Mr. Johnson, and the board can come back in January. If re-notice is necessary, it can be done then for February. He was not comfortable with re-noticing when the exact language has not been agreed upon and Mr. Johnson has not reviewed it.

Motion by Mr. Williams
Seconded by Mr. Boyle to continue the hearing to January 11, 2017 so that Mr. Johnson can review the language.

There were no comments from the public at 7:50 p.m.

Motion carried, 7-0.

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

Back to Agenda

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **January 5, 2017**

TO: **Planning Board**

FROM: **Jana Ecker, Planning Director**

SUBJECT: **211 S. Old Woodward - Request to allow Liquor Licenses for Theaters in Downtown Birmingham**

On August 31, 2016, the owners of the above-referenced property submitted a request for a Zoning Ordinance amendment that would permit the issuance of a liquor license for qualified theaters in Downtown Birmingham. Specifically, the owners of the Birmingham 8 Theaters have submitted a request for an amendment to Chapter 10, Alcoholic Liquors, of the City Code to create a new Division 5 to establish a new category of liquor licenses for theaters in Downtown Birmingham.

As a response to the request of the applicant, the City Attorney drafted ordinance language and amendments to create a new division 5 in Chapter 10, Alcoholic Liquors. Proposed amendments to Chapter 10 are not required to be reviewed by the Planning Board, nor is a public hearing at the Planning Board level required. In addition, in order to permit the use of such theater licenses, proposed zoning amendments are also attached that would allow the use of theater licenses, with a Special Land Use Permit, in the B4 (Business-Residential) zone district. Both the Birmingham 8 Theater and the Emagine Theater are located in the B4 zone district. All proposed amendments to the Zoning Ordinance are required to be reviewed by the Planning Board, and a public hearing at the Planning Board level is required. To ensure full public notice is given, the Planning Board will review and make recommendations to the City Commission on both the proposed amendments to Chapter 10, Alcoholic Liquors, and Chapter 126, Zoning. The City Commission has the final authority to approve or deny the proposed amendments.

On November 9, 2016, the Planning Board discussed the request to allow the use of liquor licenses in theaters, and voted to set a public hearing date of January 11, 2017 to consider ordinance amendments to allow liquor licenses for theaters in Downtown Birmingham. Please find attached the draft ordinance language and relevant meeting minutes for your review.

SUGGESTED ACTION:

Motion to recommend approval to the City Commission of the proposed amendments to Chapter 126, Zoning, Article 2, section 2.37, B-4 Business Residential, to allow the use of liquor license in theaters in the B-4 zoning district, and to recommend approval of the associated amendments to Chapter 10, Alcoholic Liquors, Article II, to add a Division 5, Licenses for Theaters.

(DOES NOT REQUIRE A FORMAL PUBLIC HEARING AT THE PLANNING BOARD)

CITY OF BIRMINGHAM
ORDINANCE NO. ___

AN ORDINANCE TO AMEND PART II OF THE CITY CODE, CHAPTER 10 ALCOHOLIC LIQUORS, ARTICLE II. LICENSES, TO ADD DIVISION 5. LICENSES FOR THEATERS

THE CITY OF BIRMINGHAM ORDAINS:

Part II of the City Code, Chapter 10 Alcoholic Liquors, Article II. Licenses, shall be amended to add Division 5. Licenses for Theaters, as follows:

DIVISION 5. - LICENSES FOR THEATERS

Sec. 10-100. - Purpose.

The purpose of this division is to establish a policy and conditions to allow the city commission the ability to approve a request to transfer a liquor license into the city in excess of the city's quota licenses if the request is deemed to constitute a substantial benefit to the city for the continuation and development of theaters, and to establish criteria for selecting applicants, and to provide limitations on the influx of new liquor licenses and to insure controlled growth and development regarding liquor licenses and to evaluate the impact of increased liquor licenses on the city. For purposes of this division, theaters shall be defined as a building, part of a building for housing dramatic presentations, stage entertainments or motion picture shows.

Sec. 10-101. - Request for transfer of license into city.

Persons desiring to transfer a liquor license from outside the city limits into the city limits in excess of the city's quota licenses shall make an application to the city commission and pay the applicable theater liquor license transfer review fee as set forth in appendix A of this Code. In addition to those items and conditions set forth in section 10-42, the application shall set forth in detail its proposed project, including, but not limited to:

(1) Utilization of said liquor licenses and details on the number of quota liquor licenses in escrow at the time of application.

(2) Proposed and/or existing site plan of the property, building floor plan and an operations floor plan.

(3) An economic impact analysis.

(4) A copy of the special land use permit application and supporting documentation submitted by the applicant.

(5) All documentation submitted to the LCC requesting the transfer.

(6) Full identification and history of the license holder(s) as it pertains to the license proposed to be transferred, including all complaints filed with the

state liquor control commission (LCC) or actions taken by any municipality or the LCC to suspend, revoke or deny the non-renewal of said license and all other documentation setting forth the detail of the existing theater or proposed theater by the applicant, including the approximate dollar amount of the investment to be made, number of jobs to be created, minimum of 150 seats and other benefits to the city.

(7) Information detailing how the proposed operation will create or sustain the theaters in the city.

(8) Such other items deemed necessary by city administration.

Sec. 10-102. - Application for transfer of liquor license into the city for theater purposes.

(a) Selection criteria. In addition to the usual factors and criteria used by the city commission for liquor license requests, including those listed in section 10-42, the commission shall consider the following non-exclusive list of criteria to assist in the determination of which of the existing establishment applicants, if any, should be approved:

(1) The applicant's demonstrated ability to finance the proposed project.

(2) The applicant's track record with the city including responding to city and/or citizen concerns.

(3) Whether the applicant has an adequate site plan to handle the proposed liquor license activities.

(4) Whether the applicant has adequate health and sanitary facilities.

(5) The percentage of proceeds from the sale of tickets and food products as compared to the sale of alcoholic beverages.

(6) Whether the applicant has outstanding obligations to the city (i.e. property taxes paid, utilities paid, etc.).

(b) Maximum number of theater licenses. The city commission may approve a maximum of two theater licenses each calendar year in addition to the existing quota licenses otherwise permitted by state law.

(c) Annual review of need. Every three calendar years, the city commission shall perform a review of the previously approved theater license(s), if any, and the impact of those decisions on the city's downtown. A time for public comment shall be provided.

(d) If any new transfers of licenses for theaters are to be considered, the city commission shall set a schedule setting forth when all applicants must submit their application and supporting documentation, when interviews may be conducted and a timeframe within which a decision will be anticipated.

Sec. 10-103. - Transfer within city.

Should a theater license be issued by the city commission, said license is limited to the property proposed and approved and the applicant receiving the approval, and shall not be transferred to another location or person/entity within the city

without prior approval of the city commission. Standards to be considered by the city commission and the procedure to be followed shall include those set forth in section 10-42 and section 10-43. In addition, any expansion of the building located on the property must be approved by the city commission.

Sec. 10-104. - Contract and special land use permit required.

A contract for transfer and a special land use permit are required for all licenses approved under this division. The licensee must comply with all provisions of the contract and special land use permit, and any amendments thereto as a condition of granting of a requested transfer and subsequently maintaining the license under this division.

Sec. 10-105. - Renewals.

Once a license is issued under this division, the license holder must go through the license renewal process set forth in section 10-39 and is subject to the renewal standards set forth in section 10-40. A review of compliance with the contract and special land use permit shall also be included.

Sec. 10-106. - License types, endorsements, additional bar permits.

If a license is issued under this division, the license holder may apply for entertainment, dance and additional bar permits from the state liquor control commission for use only on the premises, but shall not apply for or seek from the state liquor control commission any permit endorsements to its liquor license or seek any change in its license status/class whether available in current state liquor control code or in future state liquor control codes, or amendments thereto, without the prior approval from the city commission.

Sec. 10-107. - Violation of license, contract, special land use permit.

Violations or failures to abide by terms of the liquor license, contract, the special land use permit or this Code shall be grounds for the state liquor control commission to suspend, revoke or not renew the liquor license. Further, should violations occur, or should the applicant fail to complete the project as required by plans and specifications presented to the city commission, or fail to comply with all representations made to the city commission, the city shall be entitled to exercise any or all remedies provided in those documents, in this Code, including but not limited to seeking the revocation of the special land use permit, pursuing breach of contract claims, and all other legal and equitable rights to enforce the terms thereunder. The licensee shall reimburse the city all of its costs and actual attorney fees incurred by the city in seeking the suspension, revocation or non-renewal of the liquor license, revocation of the special land use permit, or enforcement of such other rights and remedies, including contractual, as may be available at law or in equity.

Secs. 10-108—10-119. - Reserved.

Ordained this _____ day of _____, 2016. Effective upon publication.

_____
Rackeline J. Hoff, Mayor

_____
Laura M. Pierce, City Clerk

I, Laura M. Pierce, City Clerk of the City of Birmingham, do hereby certify that the foregoing ordinance was passed by the Commission of the City of Birmingham, Michigan at a regular meeting held _____, 2016 and that a summary was published _____, 2016.

_____
Laura M. Pierce, City Clerk

(REQUIRES A FORMAL PUBLIC HEARING AT THE PLANNING BOARD)

CITY OF BIRMINGHAM
ORDINANCE NO. ___

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CITY CODE, ARTICLE III, SECTION 2.37 (B4) TO ALLOW THE USE OF LIQUOR LICENSES FOR THEATERS.

THE CITY OF BIRMINGHAM ORDAINS:

Chapter 126 Zoning, Article III, Section 2.37 (B4 Business-Residential) shall be amended as follows:

Permitted Uses

Residential Permitted Uses
- dwelling - multiple-family
- dwelling - one-family*
- dwelling - two-family*
- live/work unit

Institutional Permitted Uses
- church
- community center
- garage - public
- government office
- government use
- loading facility - off-street
- parking facility - off-street
- school - private
- school - public
- social club

Recreational Permitted Uses
- bowling alley
- outdoor amusement*
- recreational club
- swimming pool - public, semiprivate

Commercial Permitted Uses
- auto sales agency
- bakery
- bank
- barber shop/beauty salon
- catering
- child care center
- clothing store
- delicatessen

• department store
• drugstore
• dry cleaning
• flower/gift shop
• food or drink establishment*
• furniture
• greenhouse
• grocery store
• hardware store
• hotel
• jewelry store
• motel
• neighborhood convenience store
• office
• paint
• party store
• retail photocopying
• school-business
• shoe store/shoe repair
• showroom of electricians/plumbers
• tailor
• theater*

Other Permitted Uses
• utility substation

Other Use Regulations

Accessory Permitted Uses
• alcoholic beverage sales*
• laboratory - medical/dental*
• loading facility - off-street
• outdoor cafe*
• outdoor display of goods*
• outdoor sales*
• parking facility - off-street
• retail fur sales cold storage facility
• sign

Uses Requiring a Special Land Use Permit
• alcoholic beverage sales (on-premise consumption)
• assisted living
• continued care retirement community
• **establishments operating with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Division 5, Licenses for Theaters**
• independent hospice facility

• independent senior living
• skilled nursing facility

Uses Requiring City Commission Approval
• regulated uses*

*=Use Specific Standards in Section 5.10 Apply

Ordained this _____ day of _____, 2016. Effective upon publication.

_____
Rackeline J. Hoff, Mayor

_____
Laura M. Pierce, City Clerk

I, Laura M. Pierce, City Clerk of the City of Birmingham, do hereby certify that the foregoing ordinance was passed by the Commission of the City of Birmingham, Michigan at a regular meeting held _____, 2016 and that a summary was published _____, 2016.

_____
Laura M. Pierce, City Clerk

Planning Board Minutes
November 9, 2016

3. 211 S. Old Woodward Ave.
Birmingham 8 Theaters
Request for Zoning Ordinance Amendment to allow Liquor Licenses for theaters in Downtown Birmingham

Ms. Ecker advised that the owners of the Birmingham 8 Theaters have submitted a request for an amendment to Chapter 10, Alcoholic Liquors, of the City Code to create a new Division 5 to establish a new category of liquor licenses for theaters in Downtown Birmingham.

As a response to the request of the applicant, the City Attorney has drafted ordinance language and amendments that would create a new division 5 in Chapter 10, Alcoholic Liquors. In addition, in order to permit the use of such theater licenses, proposed zoning amendments are also attached that would allow the use of theater licenses, with a Special Land Use Permit ("SLUP") in the B-4 (Business-Residential) Zone District. Both the Birmingham 8 Theater and the Emagine Theater are located in the B-4 Zone District.

Ms. Kelly Allen, Adkison, Need, Allen, & Rentrop, Attorney for Birmingham 8 Theaters, was present along with Ms. Janet Leikas from theater management. Ms. Allen said the theater would be purchasing an Oakland County transferable license or possibly a Resort License. The reason the theater has come forward is because of the trend with regard to licensing theaters. This license would give the Birmingham 8 the ability to compete with theaters around the tri-county area and bring people into the core Downtown. According to the ordinance drafted the license cannot move from the property.

Discussion concluded that non customers would not be drawn to the theater just to have a drink. The concession area on the second floor will be converted to a small bar in order to service the customers who are already coming to the theater.

There was no one from the public that wished to comment at 9:37 p.m.

Motion by Mr. Williams
Seconded by Mr. Jeffares to set a public hearing for January 11, 2017 to amend Chapter 126 of the City Code, Article III, section 2.37 (B4) to allow the use of liquor licenses for theaters.

There was no discussion by members of the audience at 9:40 p.m.

Motion carried, 7-0.

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

LAW OFFICES
ADKISON, NEED, ALLEN, & RENTROP
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SALAM F. ELIA
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OF COUNSEL:
KEVIN M. CHUDLER
LINDA S. MAYER

August 31, 2016

Via Electronic Mail

Joe Valentine, City Manager
City of Birmingham
151 Martin St.
Birmingham, MI 48009

Re: Birmingham Theatre's Request to Consider Amendment to Economic Development Ordinance Chapter 10 Section 60

Dear Mr. Valentine:

We represent the Birmingham Theatre in its quest to operate a full service venue with a liquor license. The Birmingham Theatre has been an iconic entertainment establishment in the City since 1927. Mr. Ted Fuller, of Fuller Central Park Properties, purchased the building in 1976.

REASON FOR REQUEST

For quite a few years, the trend for high-class movie theaters in the United States has been to provide its guests with a full-service experience. In fact, many movie theaters in Michigan offer alcohol beverage service. Because of the technological explosion of home video, home movie channels, and movie access on computers and handheld devices, movie theaters across the country are striving to remain relevant to and popular for today's moviegoer. Theaters in and around Birmingham are licensed, including in Troy, Bloomfield Township, and Royal Oak. The idea is to keep the Theatre in Birmingham competitive and integral to the success of the downtown.

In order to continue its success, the Birmingham Theatre needs a Class C Liquor License. A Class C License would enable the Theatre to sell and serve beer, wine, and spirits for consumption on the premises. There are no Class C licenses available in the City of Birmingham for the Theatre to purchase.

It would be in the best interest of the City, as well as the theaters in the City, to create a category of license under Birmingham's existing ordinances which would allow the theaters to be licensed.

It is important to note that the Birmingham Theatre operated with a quota liquor license when the Nederlander family operated it in approximately 1978. Pursuant to an Agreement made with the City, the Nederlanders and Mr. Fuller were to "return" the liquor license to the City once the Nederlanders ceased operating the Theatre. Instead, Mr. Fuller donated the license to the Birmingham Community Center,

with the City's consent.

After the Nederlanders operated the Theatre, the Ilitch family operated the venue for many years. Upon the Ilitch's cessation of the operation, Mr. Fuller, with vast input from the community, decided to continue to operate the property as a theater, and has done so for several years.

CITY ORDINANCE AMENDMENT PROPOSAL

The proposal below would require amendments to Chapter 10-60 of the City Ordinance and to various sections of Chapter 126, the Zoning Ordinance.

An outline of proposed changes would include:

1. **Chapter 10, Alcoholic Liquors, Article 11, Division 3, License for Economic Development**

   Amend to create a category of license entitled "Theater License" which would enable a theater with minimum seating capacity of 150 patrons to request a transfer of a liquor license into the City, utilizing the selection criteria set forth in 10-22(a) of (1) through (4) and (8). [NOTE: The selection criteria based upon the establishment's location (5), the cuisine (6), and the percentage of proceeds from sale of food vs. alcohol (7) would not apply.]

2. **Chapter 126, Zoning of the Birmingham City Code**

   Currently, Economic Development Licenses are permitted in the Triangle District and on parcels with Woodward Avenue frontage identified on Map 3.1 contained in the Zoning Ordinance.

   None of the theaters in the City are located in these areas. Therefore, an amendment of the description of the Zoning District and/or an amendment to Map 3.1 would be requested.

   Chapter 10-64 requires an application for an Economic Development License to obtain a Special Land Use Permit. This requirement for a theater is important to this proposal as it provides the City with essential power over the theater's licensed operation.

THE BIRMINGHAM THEATRE

The Birmingham Theatre brings back fond memories to families who have patronized the Theatre since 1927. The original marquee and its central downtown location harken thoughts of old times, when going to the movies was an event at a reasonable price.

The Birmingham Theatre has been an anchor in Birmingham, no matter the changing economic climate, the population, or its ownership. Now owned and operated by Ted Fuller of Fuller Central Park Properties, the Theatre has undergone updates and improvements while retaining its charm. The latest investments and improvements include:

- Reduced capacity from 1150 to 625 seats to create state of the art electric reclining seating;
- Redesign of concession areas;
- New ticketing process;
- Replacement of movie screens and speakers;
- Electronic menu boards;
- New carpet, flooring, and paint; and
- Restroom upgrades.

If awarded the right to operate the Theatre with a liquor license, Mr. Fuller will strictly comply with all rules and regulations of the Michigan Liquor Control Commission. The Theatre will have a procedure in place which will demonstrate the Theatre's "zero tolerance" of any issue whatsoever with alcohol sales.

The importance of the City's cooperation in allowing the Birmingham Theatre to be licensed cannot be understated. As the City has kept up "with the times," so must the Theatre. Just imagine your next movie experience or private event at the Birmingham Theatre with your favorite glass of wine!

Please let us know if this request will be considered at an upcoming meeting of the City Commissioners. Thank you in advance.

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC

Kelly A. Allen

KAA/kjf

cc: Ted Fuller
Tim Currier, City Attorney

Back to Agenda

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **January 5, 2017**

TO: **Planning Board members**

FROM: **Sean Campbell, Planning**

SUBJECT: **35975 Woodward (August, LLC) - Preliminary Site Plan Review**

The parcel located at 35975 Woodward, the former site of a gasoline service station, is currently vacant. In 2005, the gas station closed its operations and the remaining structure was later demolished in 2013. Construction of the existing parking lot was completed without site plan approval roughly one year ago. The applicant is proposing to demolish a portion of the surface lot to construct a new two-story office building on the subject site, with on-site parking and various other site improvements. The site has a total land area of .538 acres and is located at the southwest corner of Woodward Ave and Oak Ave.

It is proposed that the first floor of the building will contain a lobby, office space, and a two-car private parking garage. The second floor will be primarily office space. Since the site is located outside of the Downtown Parking Assessment District, on-site parking has been proposed behind the building. A 5,196 sq. ft. basement proposed, a 4,880 first floor, and a 4,944 second floor for a total of 15,020 sq. ft. for the building as a whole.

1.0 Land Use and Zoning

1.1 Existing Land Use – The existing property is currently an illegally constructed surface parking lot. There are no structures on the site. Office, commercial, and residential uses surround the site.

1.2 Zoning – The property is currently zoned B-2B, General Commercial and D-2 in the Downtown Overlay District. The adjacent uses conform to the permitted uses of each Zoning District.

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	General Business, Mixed-use	Rouge River	Outside of Birmingham City Limits	General Business, Dry Cleaners
Existing Zoning District	B2-B	PP	N/A	B2-B
Overlay Zoning District	N/A	N/A	N/A	D-2

2.0 **Use, Setback and Height Requirements**

The applicant proposes the construction of a 2-story office building with a basement level. Additionally, the applicant is proposing a 5,196 sq. ft. basement for the proposed 2-story building. No basement plans have been submitted to verify that the finished ceiling height is below a height of 7' – 6," the height at which the room is considered habitable. **In accordance with Article 3, Section 3.04 (C) (9) of the Zoning Ordinance, office uses are limited to 1 story in the D-2 Overlay Zoning District. The applicant is required to reduce the number of stories containing office uses to 1 or obtain a variance through the Board of Zoning Appeals. At this time, the basement is considered habitable and has been included in the overall floor area calculation. The applicant is required to provide a building section plan that includes the height of the proposed basement space. The applicant will also be required to provide the proposed eave height to ensure the minimum 20' requirement is met.**

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. All setback and height requirements have been met with the exception of those noted below and on the summary analysis.

The submitted plans demonstrate that the rear setback for the proposed building will be 47'. In accordance with Article 3, Section 3.04 (B) (4) of the Zoning Ordinance, in the absence of an alley, the rear setback shall be equal to that of the adjacent, preexisting building. The adjacent building, Douglas Cleaners, appears to have a 14' rear setback. **The applicant must verify the rear setback on the Douglas Cleaners building and match that, or obtain a variance through the Board of Zoning Appeals.**

The applicant appears to meet all other bulk, height, area and placement requirements of the B-2B and D-2 Overlay zoning districts except as noted on the summary analysis sheet attached.

3.0 **Screening and Landscaping**

3.1 Dumpster Screening – All trash and recyclable storage is proposed within the structure, with access from the adjoining pedestrian walkway along the south elevation. Private trash collection will be utilized. The 3 trash receptacles are partially screened by the south elevation wall but the glass entry door to the interior trash area creates a potential public view. **In accordance with Article 4, Section 4.54 of the Zoning Ordinance, trash receptacles must be fully obscured by a masonry screen wall to screen from public view. The applicant must screen or place the trash receptacles in such a manner that they are screened from the outside of the building.**

3.2 Parking Lot Screening – All parking facilities must be screened in accordance with Article 4, section 4.49 of the Zoning Ordinance. In compliance with this provision, the applicant proposes a 36" high screenwall with a brick veneer to complement the principal building material and a 4" high limestone cap.

In addition to the masonry screenwalls along the frontage of the site, the applicant proposes to screen the parking lot with a wall of 10' arborvitaes along the rear lot line. The southeast corner of the parking lot will be screened by two (2) 20' high Norway Spruce tree plantings on a curb extension.

3.3 Mechanical Equipment Screening – One electrical transformer is proposed at the rear of the property on an extended curb in the vehicular circulation area. The submitted landscape plans demonstrate that the transformer will be screened by a wall of 13 10' high Arborvitaes on three sides of the equipment, creating a potential public view from N. Old Woodward. **In accordance with Article 4, Section 4.54 of the Zoning Ordinance, ground-mounted mechanical or electrical equipment that is visible to the public must be fully screened from public view on all sides. The applicant must add the required screening or obtain a variance from the Board of Zoning Appeals.**

No specifications have been provided for exterior mechanical equipment and, no rooftop plans have been submitted at this time. **The applicant will be required to provide specification sheets and a roof plan at the time of Final Site Plan to ensure all screening requirements are met.**

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 subject property has a total combined linear frontage of 420.33 ft. along Woodward, Oak, and N. Old Woodward, the required number of street trees for the proposed development is 11. The submitted plans show 3 existing Crimson King Maple trees within the Woodward Ave. right-of-way and propose planting 2 additional 6 – 7" caliper Crimson King

Norway Maple for a total of 5 street trees. **In accordance with Article 04, Section 4.20 LA-01 (G), the applicant is required to provide 11 street trees or obtain a variance from the Board of Zoning Appeals. The Staff Arborist may waive the full street tree requirement upon a determination that there is inadequate green space to support such trees. At this time, a waiver has not been obtained and thus the applicant must add 6 additional street trees or obtain a variance from the Board of Zoning Appeals.**

As the proposed office development is located within the Downtown Overlay District, there are no other landscape requirements for this site.

3.5 Streetscape - The applicant is not proposing to add any of the required Downtown Streetscape elements such as pedestrian scale street lights, bike racks, or street furniture along Old Woodward, Oak or Woodward at this time. **The applicant is required to construct the streetscape along Old Woodward, Oak and Woodward in accordance with the Downtown Streetscape Standards, including a broom finish sidewalk with exposed aggregate sidewalk along the curbs, and the addition of lighting, street furnishings and trash receptacles.** The applicant will be required to enter into a Streetscape Agreement with the City for such improvements.

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 provide 1 parking space for every 300 square feet of office floor area. As the two-story building has a total floor area of 15,020 sq. ft. (including the basement), the applicant is required to provide a total of 50 parking spaces. At this time, the applicant is proposing 33 spaces and thus does not meet the minimum required parking for this type of development. The applicant is proposing 31 of the required spaces in the lot located to south and east of the building, of which 2 will be barrier-free. The remaining 2 required spaces are proposed within a private garage along the south elevation of the building. All proposed parking spaces meet the minimum 180 sq.ft. size requirement. **The applicant is required to provide the required 50 parking spaces for the proposed development or obtain a variance from the Board of Zoning Appeals.**

4.2 Loading – Article 4, section 4.24 of the Zoning Ordinance provides that 1 off-street loading space is required as the proposed building is greater than 10,000 sq. ft. in size. No loading spaces are proposed at this time. **The applicant will be required to provide the required off-street loading space or obtain a variance through the Board of Zoning Appeals.**

4.3 Vehicular Circulation and Access – In accordance with Article 3, Section 3.04, vehicular or pedestrian access to the site along a frontage line shall be an opening no larger than 25' in width in the building façade or required screen wall. The

applicant is proposing a 32' wide opening in the screen wall along Woodward, a 39' wide opening in the screen wall along Oak, and a 28' wide opening in the required screen wall along N. Old Woodward. **The applicant is required to reduce the width of all vehicular and pedestrian access openings in the screen wall to no more than 25' in width or obtain variances from the Board of Zoning Appeals.**

As demonstrated in sheet C-3, the proposed parking lot will maintain at a drive aisle of at least 20' in width, providing sufficient room for vehicular maneuvering. The applicant proposes a private parking garage for two cars on the first floor with access from the south elevation. However, the applicant has not provided the width of the parking garage openings at this time. **In accordance with Article 3, Section 3.04 (C) (7) of the Zoning Ordinance, openings for parking garage access shall repeat the same rhythm and proportion as the rest of the building to maintain a consistent streetscape. The applicant is required to provide the width of the parking garage opening to demonstrate compliance with this provision. It appears to be 16' in width if it is located on the south elevation as marked.**

4.4 Pedestrian Circulation and Access – As demonstrated in C-3 of the engineering plan, the applicant is not proposing any new sidewalks in the public right of way but will replace any broken, or spalled concrete slabs in order to maintain the existing pedestrian circulation and access. **As noted above, the applicant is required to build the adjoining sidewalks to the Downtown Streetscape Standards.** The applicant has proposed a 4' to 4.5' wide sidewalk behind the principal building that provides pedestrian access from the parking lot to the south entrance and joins a 13.5' wide sidewalk that provides access to the east and north entrances.

A private lobby is located in the rear of the building which includes an elevator and a door to the private garage. The proposed trash room and stairwell at the southwest corner of the building will be accessed via two separate entry doors. The main lobby for the proposed building is made accessible by two doors located at the northeast corner of the building that lead to a vestibule. The main lobby contains an elevator and stairwell leading to the basement and second floor.

5.0 **Lighting**

The applicant has submitted a photometric plan that demonstrates the placement and illuminance level of the proposed luminaries for the subject site. The applicant has also provided specification sheets for the following light fixtures:

- BEGA, black die-cast aluminum, 5.5" in height and 16" in width, pole top light fixture containing a 56.9 watt LED lamp. Nine of these cut-off fixtures are proposed at various locations within the vehicular circulation area at a mounting height of 16'. **However, it appears that 6 of these fixtures exceed the maximum illuminance level of 1.5 fc at 3 different lot lines that abut**

non-residential zoned properties. Further, it appears that a portion of the vehicular circulation area at the southeast lot has an illumination level below the 0.2 fc minimum. The applicant must address these issues at the time of Final Site Plan Review.

- BEGA, black die-cast aluminum, rectangular wall-mounted light fixture containing a 12 watt LED lamp. Five of these cut-off fixtures are proposed on the exterior of the proposed at a mounting height of 10' on the building to illuminate the pedestrian walkways; 3 on the south elevation; and two at the Woodward Ave entrance at the northeast corner of the building. This proposed light fixture meets all of the light level requirements.

- BEGA, unfinished steel, 8.125" diameter 6.75" height, "drive over" light fixture containing a 14.66 watt lamp. Three of these fixtures will be installed in-grade and will emit light upwards. **In accordance with Article 4, Section 4.21 (D) (1) of the Zoning Ordinance, all luminaries must be full cutoff or cutoff. However, exception to cutoff luminaires can be made at the discretion of the Planning Board.**

Additionally, the photometric plan indicates a max/min ratio of 38:1. In Accordance with Article 4, Section 4.21 (F) (3) of the Zoning Ordinance, the variation of foot candle illumination levels in the circulation areas will be no greater than a 20:1 maximum to minimum ratio. The applicant is required to address these issues or obtain variances through the Board of Zoning Appeals.

6.0 Departmental Reports

6.1 **Engineering Division** - The Engineering Dept. has reviewed the plans dated November 30, 2016, for the above referenced project. The following comments are offered:

1. **The proposed two parking spaces at the northwest corner of the site result in inadequate aisle width for the adjacent parking spaces to the south.** Realigning these to head into the Old Woodward Ave. right-of-way line would appear to resolve this problem.
2. It is anticipated that the building will connect its sanitary sewage to the existing combined sewer on Oak St. The City will require that all storm water discharge be directed to the adjacent river, with an on-site storm water treatment chamber to be designed and approved prior to the issuance of a building permit.
3. The plan proposes changes to the driveways on Woodward Ave. Any work within the Woodward Ave. right-of-way will require a permit from the MI Dept. of Transportation (MDOT).
4. Permits required from our department shall include:
   - Right-of-way Permit
   - Sidewalk Permit

6.2 **The Department of Public Services** – No comments have been provided at this time, but will be submitted prior to the January 11, 2016 Planning Board meeting.

6.3 **Fire Department** - The Fire Department has no issues with this site plan at this time. Although I'd like to note the elevation plans do not match the site and floor plans. Wrong directions listed on the elevation plans.

6.4 **Police Department** – No comments have been provided at this time, but will be submitted prior to the January 11, 2016 Planning Board meeting.

6.5 **Building Division** – No comments have been provided at this time, but will be submitted prior to the January 11, 2016 Planning Board meeting.

7.0 Design Review

The Planning Division will reserve detailed comments regarding architectural standards and design related issues for the Final Site Plan and 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:

- Slate (roof shingles)
- Cut stone (cornice)
- Aluminum clad (windows);
- Stone (panels below windows);
- Brick soldier course;
- Brick (exterior walls); and
- Steel and glass (entrance canopy)

The submitted plans do not demonstrate that the glazing requirements per Article 3, Section 3.04 (E) have been met, and accordingly, are required at the time of Final Site Plan Review. **The applicant is required to demonstrate that each storefront has transparent areas, equal to 70% of its façade, between one and eight feet above grade. Further, the applicant is also required to demonstrate that the glazed area of the facade above the first floor does not exceed 35% of the total area, with each area being calculated independently.** The applicant should also provide clarification on the methods used to calculate the glazing provided to ensure that this is consistent with standard practice.

As noted above, the applicant is also proposing three openings in the required building façade or required screenwall that are greater than 25' in width. **In accordance with Article 3, Section 3.04 of the Zoning Ordinance, screenwalls may have openings of no more than 25' in width. The applicant is required to reduce the screenwall openings along N. Old Woodward, Oak, and Woodward to not**

exceed widths of 25' or obtain variances from the Board of Zoning Appeals. The applicant should also ensure that the screenwalls are continuous where there is no building façade on the frontage line along each street, and all screen walls required in the absence of a building façade must be in line with the building along the frontage line. This does not appear to be the case along Woodward.

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 postpone the Preliminary Site Plan for 35975 Woodward to allow the applicant time to address the following issues:

1. Reduce the number of stories containing office uses to one;
2. Verify the rear setback of the adjacent property and match that with the subject development;
3. Submit basement plans indicating floor to ceiling height;
4. Properly screen the 3 trash receptacles in the proposed trash room on the first floor;
5. Fully the screen the ground-mounted electrical transformer on all sides;

6. Submit specification sheets for all mechanical equipment and a roof plan;
7. Reduce the screenwall and driveway openings for pedestrian and vehicular circulation to not exceed 25' in width;
8. Provide the required 11 street trees;
9. Provide the required 50 off-street parking spaces;
10. Provide the required off-street loading space;
11. Provide all required streetscape elements in accordance with the Downtown Streetscape Standards;
12. Reduce the lighting level in the circulation area to not exceed 1.5 fc at any lot line and reduce the maximum to minimum ratio to 20:1;
13. Remove in-grade upward illuminating "drive over" light fixtures;
14. Demonstrate conformance with glazing requirements; and
15. 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 POSTPONE the Preliminary Site Plan for 35975 to allow the applicant time to address the following issues:

1. Reduce the number of stories containing office uses to one;
2. Verify the rear setback of the adjacent property and match that with the subject development;
3. Submit basement plans indicating floor to ceiling height;
4. Properly screen the 3 trash receptacles in the proposed trash room on the first floor;
5. Fully the screen the ground-mounted electrical transformer on all sides;
6. Submit specification sheets for all mechanical equipment and a roof plan;
7. Reduce the screenwall and driveway openings for pedestrian and vehicular circulation to not exceed 25' in width;
8. Provide the required 11 street trees;
9. Provide the required 50 off-street parking spaces;
10. Provide the required off-street loading space;
11. Provide all required streetscape elements in accordance with the Downtown Streetscape Standards;
12. Reduce the lighting level in the circulation area to not exceed 1.5 fc at any lot line and reduce the maximum to minimum ratio to 20:1;
13. Remove in-grade upward illuminating "drive over" light fixtures;
14. Demonstrate conformance with glazing requirements; and
15. Comply with the requirements of all City departments.

Zoning Compliance Summary Sheet
Revised Final Site Plan & Design Review
35975 Woodward – August, LLC Office Building

Existing Site:

Zoning: B-2B, General Business, D-2 (Overlay)
Land Use: Vacant gasoline service station

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	General Business, Mixed-use	Rouge River	Outside of Birmingham City Limits	General Business, Dry Cleaners
Existing Zoning District	B2-B	PP	N/A	B2-B
Overlay Zoning District	N/A	N/A	N/A	D-2

Land Area:	existing:	0.538 or 23,451 sq. ft.
	proposed:	Same as existing
Minimum Lot Area:	required:	N/A when no residential units
	proposed:	N/A
Minimum Floor Area Per Unit:	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:	0 ft., building facades at the first story must be located at the frontage line (on or within 3' of the frontage line), Planning Board may adjust to average setback.
	proposed:	3 ft.
Side Setbacks:	required:	0 ft.
	proposed:	0 ft side setback (north), 87 ft. (south)
Rear Setback:	required:	10' minimum from midpoint of alley or equal to that of adjacent preexisting building (appears to be 14')
	proposed:	47 ft.

As there is no alleyway between the proposed development and existing adjacent building, the setback of the proposed building must equal that of the adjacent building. **The applicant must verify the rear setback on the Douglas Cleaners building and match that, or obtain a variance from the Board of Zoning Appeals.**

Max. Bldg. Height:	required:	D-2 – 56' maximum overall (including mechanical), 46' maximum peak roof height, 34' maximum eave height, 3 stories (if 3rd floor is used for residential and is set back 10' or on a 45 degree or less plane from the eave line).
	proposed:	37' overall height at tallest; 2 stories.
Minimum Eave Height:	required:	20 ft. minimum
	proposed:	Not provided, but appears to exceed 20 ft.

The Applicant will be required to provide the proposed eave height to ensure the minimum 20' requirement is met.

Floor to Ceiling Height:	required:	10' in height between finished floor and finished ceiling on the first level.
	proposed:	12' floor to finished ceiling height
Front Entry:	required:	Principal pedestrian entrances must be on frontage line.
	proposed:	Principal canopied entrance located at the northeast corner of building. Entry door located

		along north property line on the frontage line.
Absence of Building Façade:	required:	Screen wall between 2.5’ and 3.5’ in height along all frontage lines where there is no building façade to provide a continuous street wall. Maximum size of openings in screenwall and/or building is 25’ wide to allow vehicular or pedestrian access.
	proposed:	Building provides a street wall along a portion of both Woodward and Oak. A screen wall is proposed along much of the street, however it is not continuous, and each of the proposed openings exceeds 25’ in width (28’, 32’ and 39’ wide).

The applicant will be required to provide a continuous screenwall in the absence of a building façade, with no openings larger than 25’ in width or obtain variances from the Board of Zoning Appeals.

Parking:	required:	1 space for each 300 sq ft of floor area for office and retail uses (15,020 / 300 = 50
	proposed:	33 spaces incl. 2 barrier-free

The applicant must provide the minimum required 50 parking spaces or obtain a variance from the Board of Zoning Appeals.

Loading Area:	required:	1 space for buildings between 10,000 – 20,000 sq ft of floor area
	proposed:	0 spaces

The applicant must provide the required loading space or obtain a variance from the Board of Zoning Appeals.

Screening:

Parking:	required:	Minimum 32” high masonry wall with stone cap
	proposed:	Applicant proposes a 36” high masonry screenwall with limestone cap. Brick veneer to match building.
Loading:	required:	N/A
	proposed:	N/A

Rooftop Mechanical:	required:	Full screening to complement the building.
	proposed:	No RTUs proposed at this time
Elect. Transformer:	required:	Fully screened from public view.
	proposed:	Transformer is only screened on three sides with 10’ high arborvitaes.

The applicant must screen ground mounted units such that it obscures the equipment from public view on all sides or obtain a variance from the Board of Zoning Appeals.

Dumpster:	required:	6’ high capped masonry wall with wooden gates
	proposed:	All trash and recyclable storage is proposed within the structure, with access from the adjoining pedestrian walkway lot along the south elevation. The 3 trash receptacles are partially screened by south elevation brick wall but the glass entry door creates a potential public view.

The applicant will be required to screen the dumpsters from public view or obtain a variance from the Board of Zoning Appeals.

AUGUST, LLC

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Birmingham, MI 48009

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1901 St. Antoine Street
Detroit, MI 48226
T: 313.393.7575
Contact: David P. Larsen

Owner Representative:
Jaime Rae Turnbull
83 Kercheval Avenue
Grosse Pointe Farms, MI 48236
T: 248.672.2020
Contact: Jaime Rae Turnbull

Architect:
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T: 248.258.5707
Contact: Victor Saroki, FAIA

Civil Engineer:
PEA
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Troy, MI 48083
T: 248.689.9090
Contact: James P. Butler, PE

Landscape Architect:
Michael J. Dul & Associates, Inc.
212 Daines Street
Birmingham, MI 48009
T: 248.644.3410
Contact: Michael J. Dul

Zoning Information:

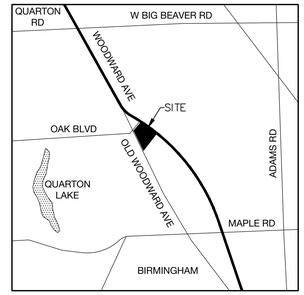
Zoning District:	B-2B, D-2 (Overlay)	
Zoning of Adjacent Properties:	B-2B (All Sides)	
Site Area:	0.538 Acres (23,451 S.F.)	
Setbacks:	Required:	Proposed:
Front Yard Setback:	N/A (Frontage Line 0-3 Feet)	3 Feet
Side Yard Setback	0 Feet	87 Feet
Rear Yard Setback:	10 Feet when rear open space abuts a P, B1, B2, B2B, B2C, B3, B4, O1, or O2 zoning district	47 Feet
Building Height:	Max. Allowable:	Proposed:
	46 Feet to Ridge (2 Stories)	32'-7" (2 Stories)
Building Area:	5,500 G.S.F building footprint for each floor = 11,000 G.S.F.	
Basement Level (Storage):	5,196 S.F. (less vertical circulation)	
First Level:	4,880 S.F. (less garage & trash room)	
Second Level:	4,944 S.F. (less vertical circulation)	
Total Building Area:	4,880 S.F. + 4,944 S.F. = 9,824 S.F.	

Parking:
Office Use = 1 Space per 300 S.F.
Required: 9,824 S.F. / 300 S.F. = 32.7 = 33 Spaces (Including 2 Barrier-Free)
Provided: 33 Spaces (Including 2 Barrier-Free)

Loading: None Required, None Provided (Usable building area is less than 10,000 S.F.)

Landscape Requirements: Refer to Landscape Drawings

Occupant Load:	Use:	Calculation:	Occupants:
Basement Level:	Storage / Mechanical	4,793 S.F. / 300 S.F. =	16
First Level:	Business Areas	4,019 S.F. / 100 S.F. =	41
	Storage	48 S.F. / 300 S.F. =	1
Second Level:	Business Areas	4,611 S.F. / 100 S.F. =	47
Total Occupant Load			105



Location Map
Not to Scale

NORTH

Drawing Index:

- ● DRAWING ISSUED
- ○ DRAWING ISSUED FOR REFERENCE ONLY
- ☐ DRAWING NOT ISSUED

		11-30-2016: PRELIMINARY SITE PLAN REVIEW
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C-1.0	TOPOGRAPHIC SURVEY	●
C-3.0	PRELIMINARY SITE PLAN	●
C-6.0	PRELIMINARY UTILITY PLAN	●
C-8.1	NOTES AND DETAILS	●
C-8.2	DETAILS	●
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A010	ARCHITECTURAL SITE PLAN	●
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LIGHTING		
	PHOTOMETRIC SITE PLAN	●

STATE OF MICHIGAN — VICTOR SAROKI — REGISTERED ARCHITECT — No. 30324 — LICENSED ARCHITECT

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Date:	Issued For:
11-30-2016	PRELIMINARY SITE PLAN REVIEW

Sheet No.:
A000
COVER SHEET & DRAWING INDEX

WOODWARD AVE.

NEW STREET TREE (TYPICAL FOR 2)
EXISTING WALKS TO BE REPAIRED AND REPLACED AS NEEDED
ELIMINATE EXISTING CURB CUT AND ENTRY DRIVE
EXISTING STREET TREE (TYPICAL FOR 3)
REMOVE EXISTING LANDSCAPE BED AND GROUND SIGN
EXISTING WALKS TO BE REPAIRED AND REPLACED AS NEEDED
ELIMINATE CURB CUT AND ENTRY DRIVE
PROPOSED TRANSFORMER LOCATION
EXISTING BRICK SCREEN WALL TO BE DEMOLISHED AND REPLACED WITH NEW BRICK SCREEN WALL TO MATCH BUILDING
EXISTING BRICK SCREEN WALL TO BE DEMOLISHED AND REPLACED WITH NEW BRICK SCREEN WALL TO MATCH BUILDING
INGRESS/EGRESS EASEMENT
MODIFY EXISTING CURB CUTS AND ENTRY DRIVE
EXISTING STREET TREE (TYPICAL FOR 3)
DASHED LINES INDICATE DEMOLITION
EXTEND NEW WALK TO PROPERTY LINE
COVERED ENTRY CANOPY
STONE WALK AT ENTRY
EXISTING TREE LINE
EXISTING ACCESS DRIVE TO REMAIN
PRIVATE GARAGE ENTRY (2 CARS)
PARKING PROVIDED: 33 CARS
EXISTING WALK
NEW WALK
EXISTING PARKING TO REMAIN
REAR YARD SETBACK

Proposed
Office Building
11,000 G.S.F.
(5,500 G.S.F. PER FLOOR + BASEMENT)
TWO-STORY BUILDING WITH BASEMENT

35975 WOODWARD AVE.
19-25-179-001
ZONED B-2B

OAK STREET

TIM HORTONS
2-STORY BRICK BUILDING

36101 WOODWARD AVE.
19-25-178-001
ZONED B-2B

DOUGLAS CLEANERS
1-STORY BRICK BUILDING

900 N. WOODWARD AVE.
19-25-179-002
ZONED B-2B

THE PEARL
PROPOSED 4-STORY BUILDING

856 N. OLD WOODWARD AVE.
19-25-328-001
ZONED O-2

ROUGE RIVER

OLD WOODWARD AVE.

110'
50'
200'
171.16'
113.19'
78.36'
34.45'
22.63'
77.11'
49.17'
3'-0"
4'-6"
19'-0"
25'-0"
8'-0"
20'-0"
10'-0"
18'-0"
9'-6"

HB
A010
Architectural Site Plan
SCALE: 1/16" = 1'-0"

PLAN NORTH

STATE OF MICHIGAN
KEVIN HUGHES VICTORIA
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No. 30326
LICENSED ARCHITECT

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09-19-2016	REVIEW
10-14-2016	REVIEW
11-15-2016	REVIEW
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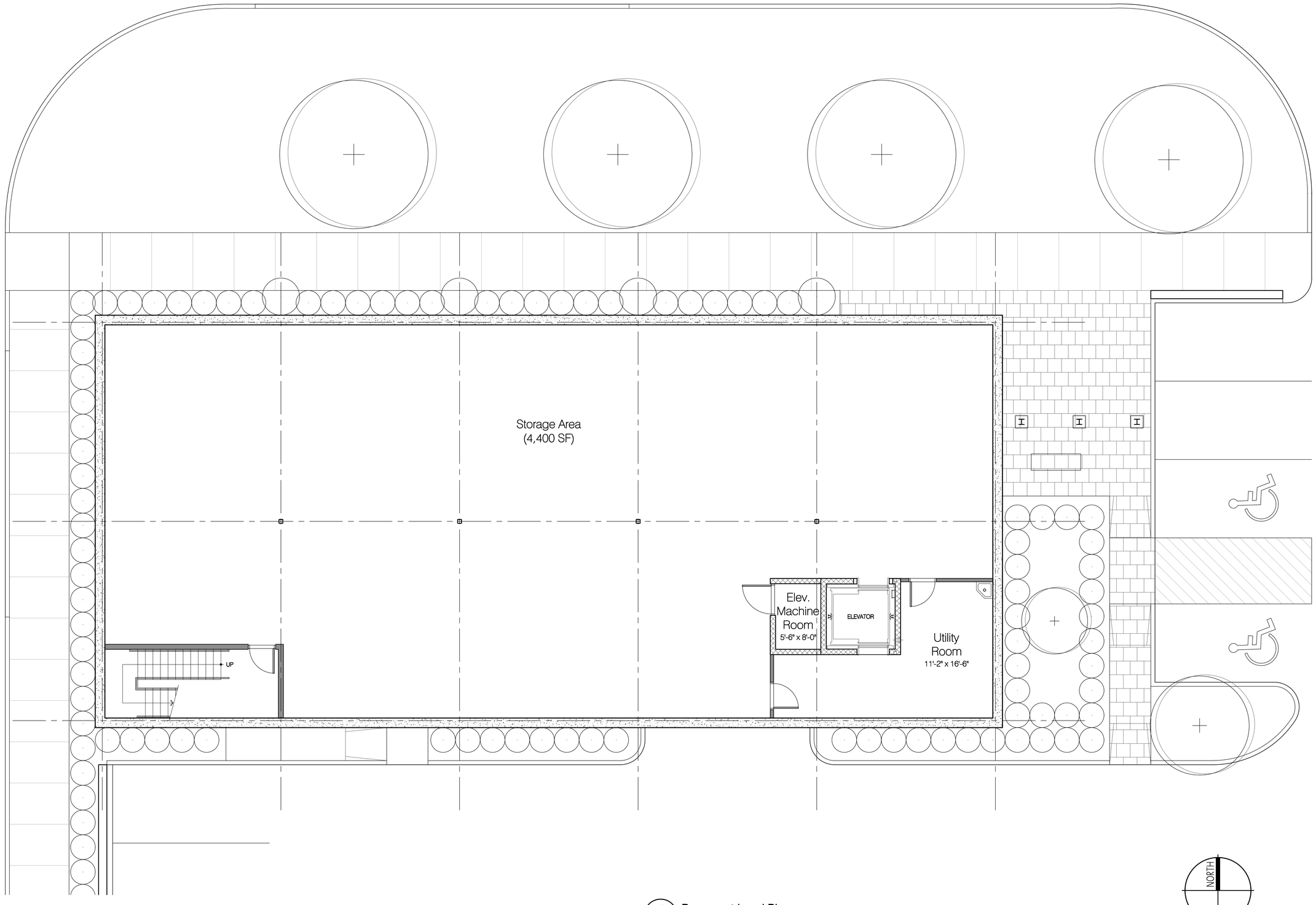
Sheet No.:
A010
ARCHITECTURAL SITE PLAN



H6 / A100 Basement Level Plan
SCALE: 3/16" = 1'-0"

NORTH

STATE OF MICHIGAN
REGISTERED
ARCHITECT
TA
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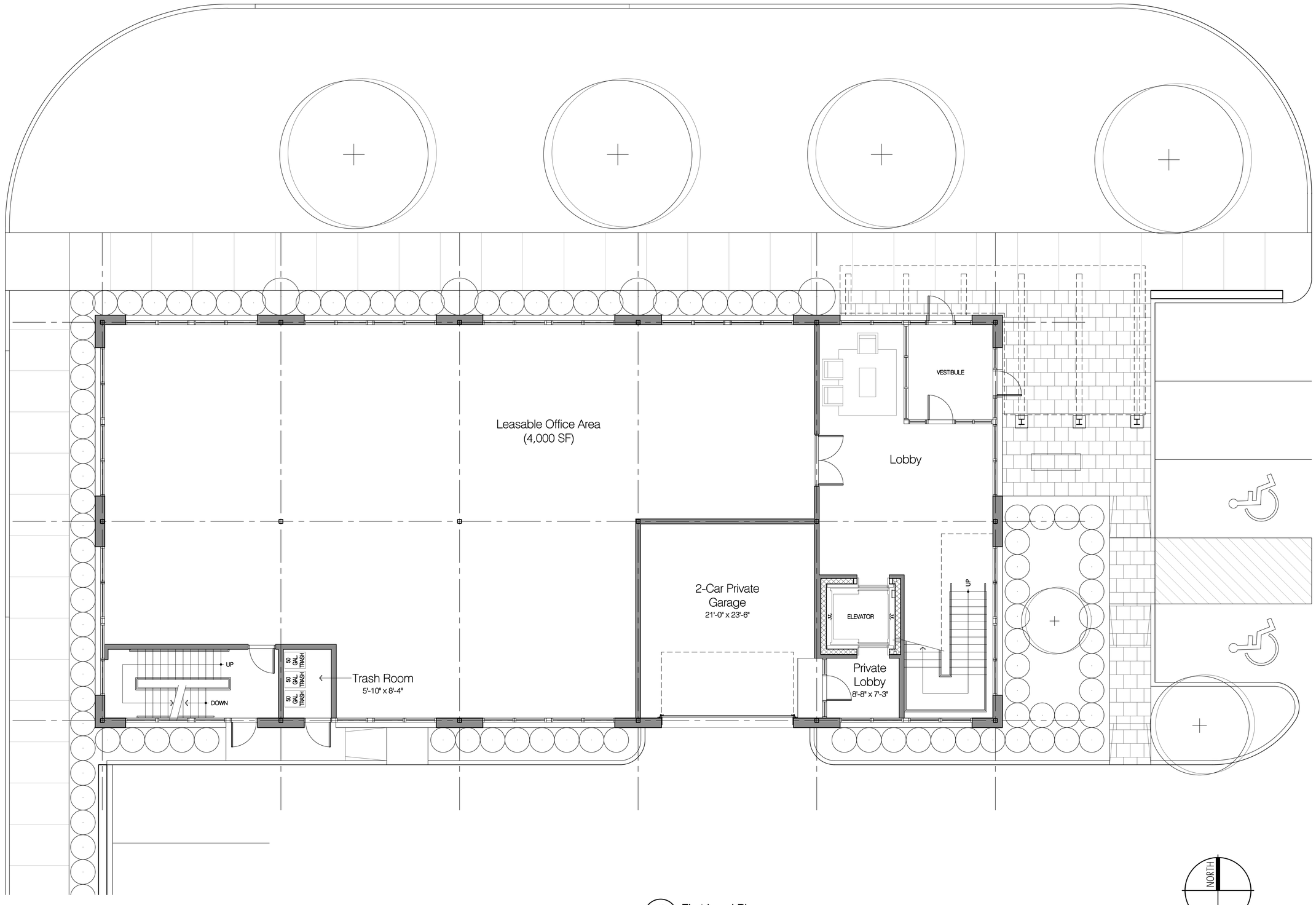
Sheet No.:
A100
BASEMENT LEVEL PLAN



H6 / A110 First Level Plan
SCALE: 3/16" = 1'-0"

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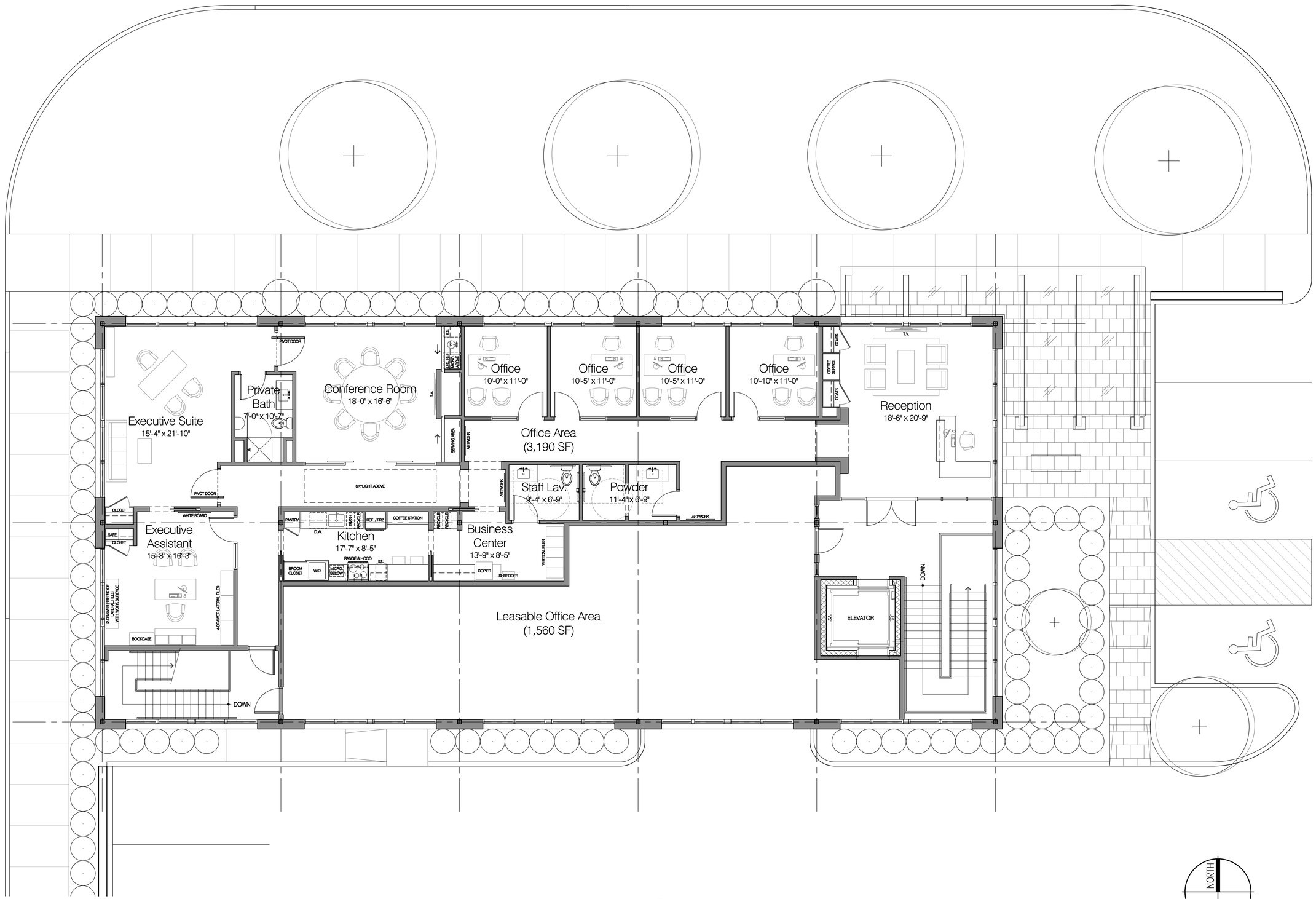
Sheet No.:
A110
FIRST LEVEL PLAN



H6 / A120 Second Level Plan
SCALE: 3/16" = 1'-0"

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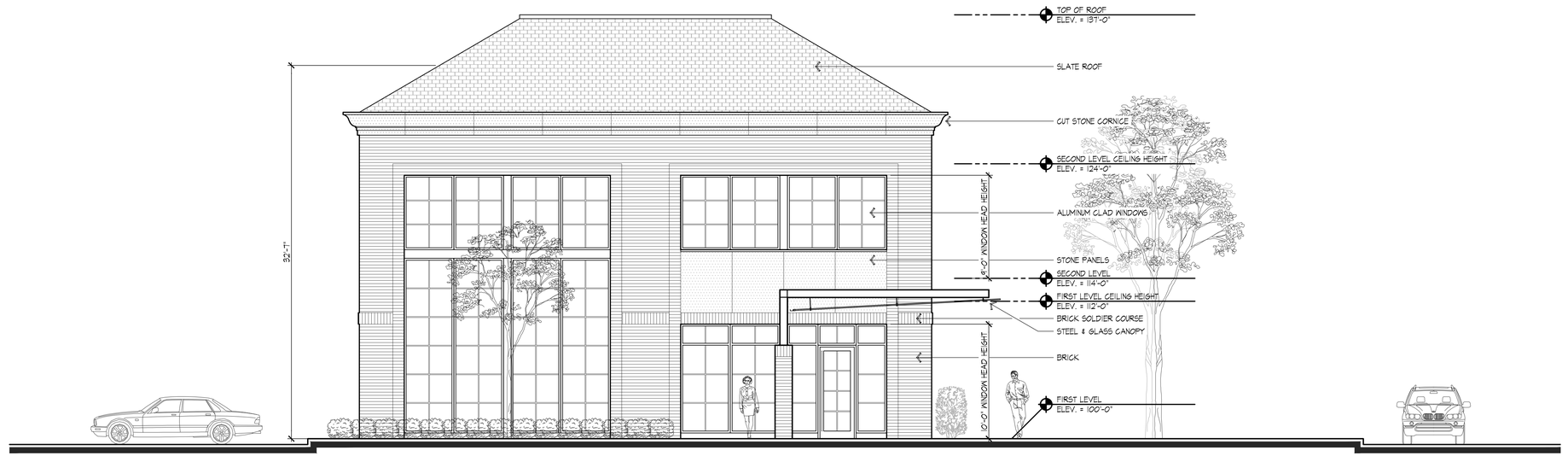
Sheet No.:
A120
SECOND LEVEL PLAN



D6 / A200 East Elevation

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

H6 / A200 North Elevation

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

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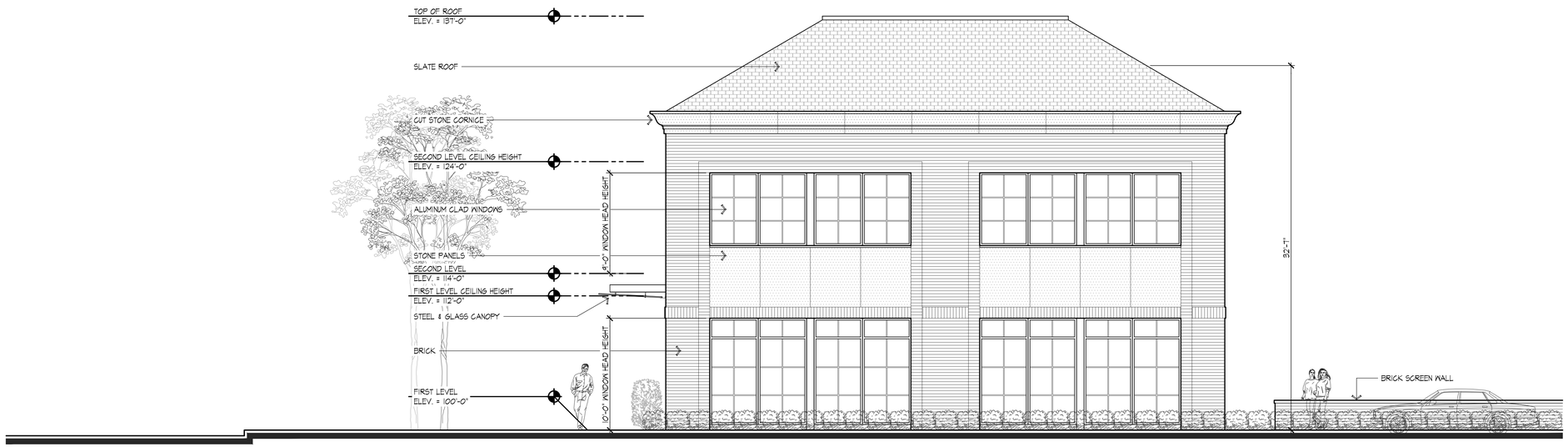
	PRELIMINARY
11-30-2016	SITE PLAN REVIEW

Sheet No.:

A200

EXTERIOR ELEVATIONS



D6 / A201 West Elevation
SCALE: 3/16" = 1'-0"

H6 / A201 South Elevation
SCALE: 3/16" = 1'-0"

STATE OF MICHIGAN
REGISTERED
ARCHITECT
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Sheet No.:
A201
EXTERIOR ELEVATIONS

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35975 Woodward Ave.
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Date:	Issued For:
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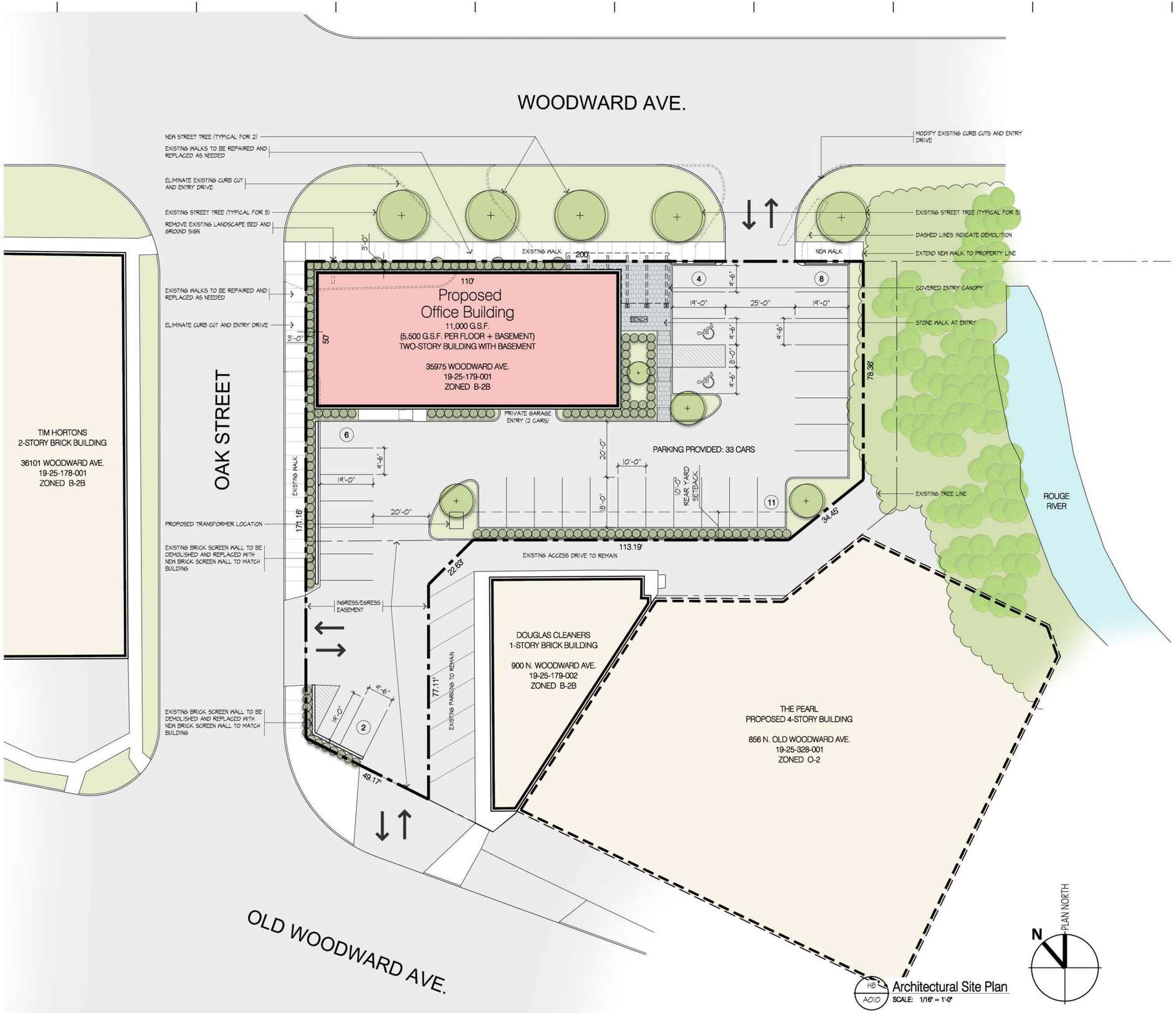
Sheet No.:

A210

3D VIEWS



H5 / A010 Architectural Site Plan
SCALE: 1/16" = 1'-0"

SAROKI ARCHITECTURE
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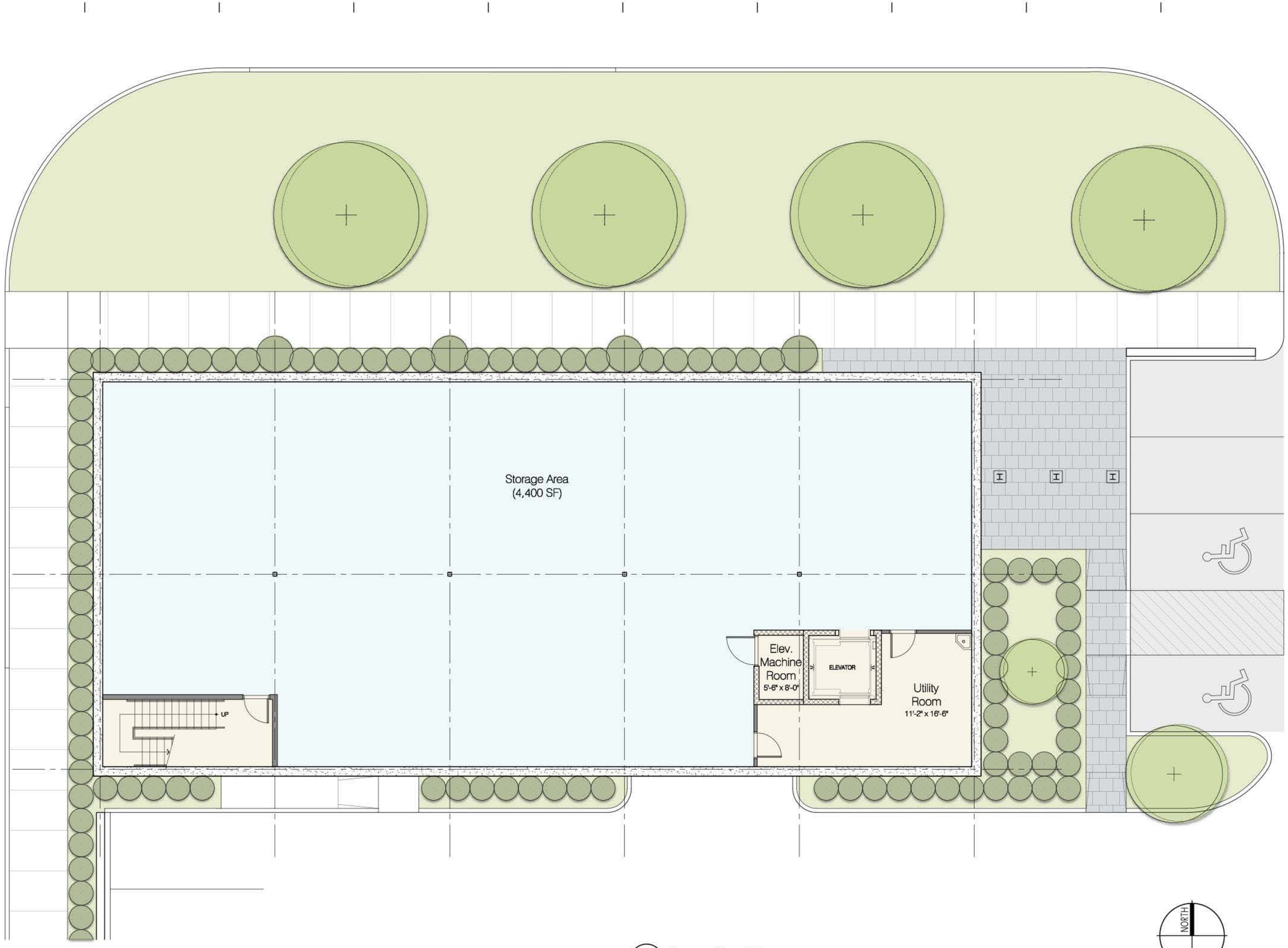
Sheet No.:

A010

ARCHITECTURAL SITE PLAN



H6 / A100 Basement Level Plan
SCALE: 3/16" = 1'-0"

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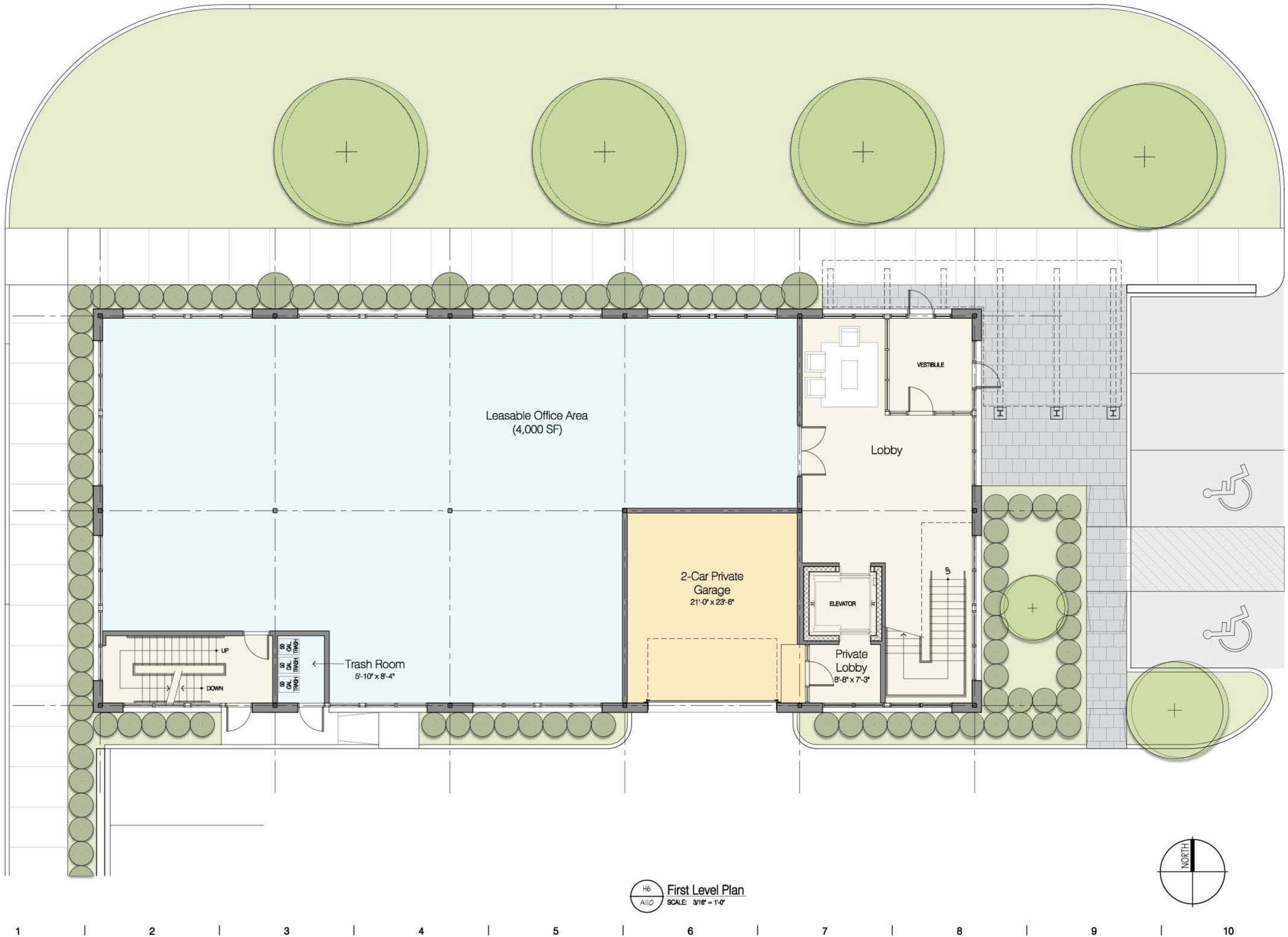
Sheet No.:
A100
BASEMENT LEVEL PLAN



H6 / A110 First Level Plan
SCALE: 3/16" = 1'-0"

NORTH

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

Project:
August, LLC
35975 Woodward Ave.
Birmingham, Michigan 48009

Date:	Issued For:
09-19-2016	REVIEW
10-14-2016	REVIEW
11-15-2016	REVIEW
11-23-2016	REVIEW
11-30-2016	PRELIMINARY SITE PLAN REVIEW

Sheet No.:
A110
FIRST LEVEL PLAN

H6 / A120 Second Level Plan
SCALE: 3/16" = 1'-0"

NORTH

SAROKI ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
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11-23-2016	REVIEW
11-30-2016	PRELIMINARY SITE PLAN REVIEW

Sheet No.:
A120
SECOND LEVEL PLAN

D6 / A200 East Elevation
SCALE: 3/16" = 1'-0"

H6 / A200 North Elevation
SCALE: 3/16" = 1'-0"

SAROKI
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BIRMINGHAM, MI 48009
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Project:
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Birmingham, Michigan 48009

Date:	Issued For:
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11-30-2016	PRELIMINARY SITE PLAN REVIEW

Sheet No.:
A200
EXTERIOR ELEVATIONS

D6 / A201 West Elevation
SCALE: 3/16" = 1'-0"

H6 / A201 South Elevation
SCALE: 3/16" = 1'-0"

SAROKI ARCHITECTURE
430 N. OLD WOODWARD
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Project:
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Birmingham, Michigan 48009

Date:	Issued For:
10-14-2016	REVIEW
11-15-2016	REVIEW
11-30-2016	PRELIMINARY SITE PLAN REVIEW

Sheet No.:
A201
EXTERIOR ELEVATIONS

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

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F. 248.258.5515

SarokiArchitecture.com

Project:

August, LLC
35975 Woodward Ave.
Birmingham, Michigan 48009

Date:	Issued For:
11-30-2016	PRELIMINARY SITE PLAN REVIEW

Sheet No.:

A210

3D VIEWS

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F & 26125C0536F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED – NAVD88)

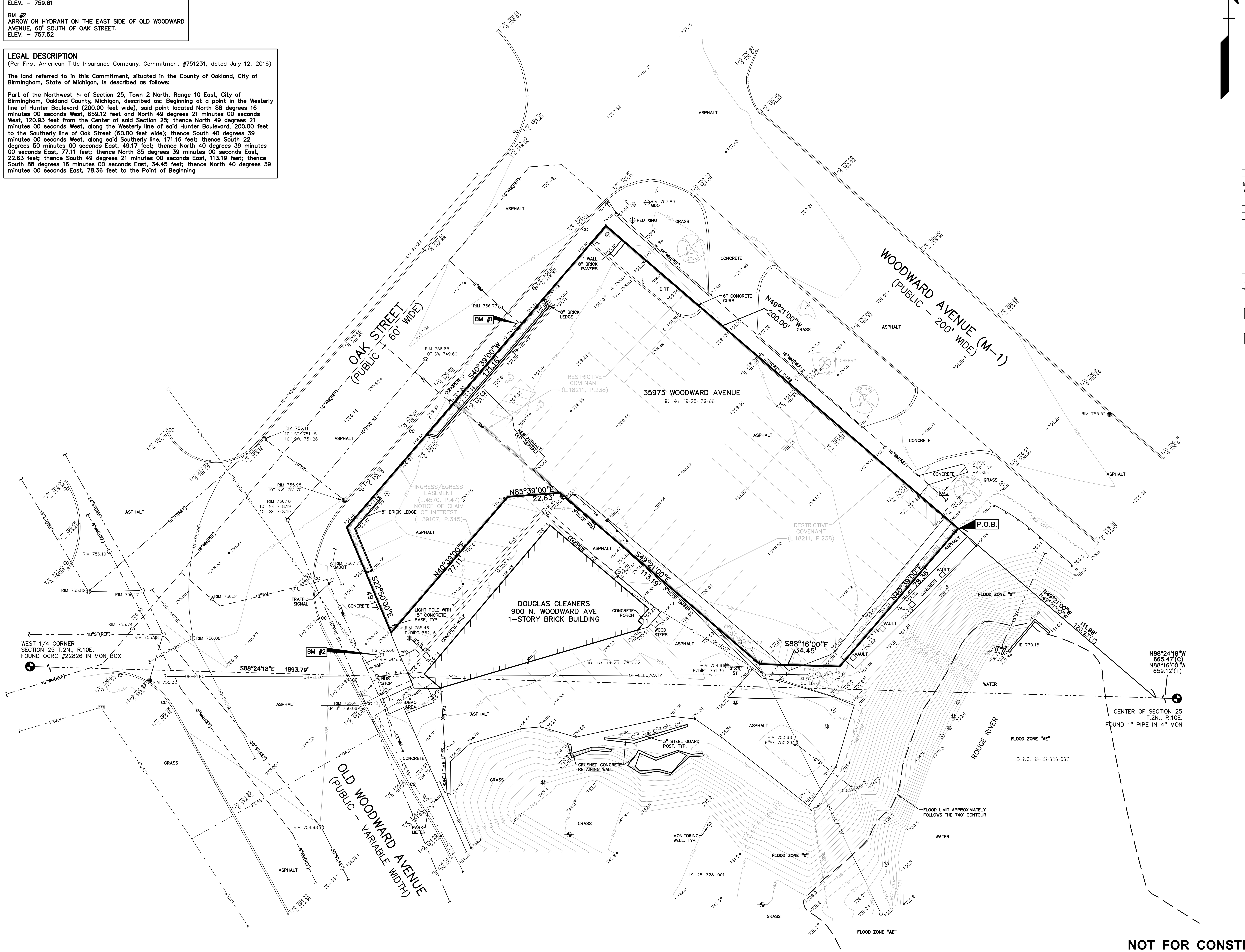
BM #1
ARROW ON HYDRANT ON THE SOUTH SIDE OF OAK STREET, 87' WEST OF WOODWARD AVENUE.
ELEV. – 759.81

BM #2
ARROW ON HYDRANT ON THE EAST SIDE OF OLD WOODWARD AVENUE, 60' SOUTH OF OAK STREET.
ELEV. – 757.52

LEGAL DESCRIPTION
(Per First American Title Insurance Company, Commitment #751231, dated July 12, 2016)

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

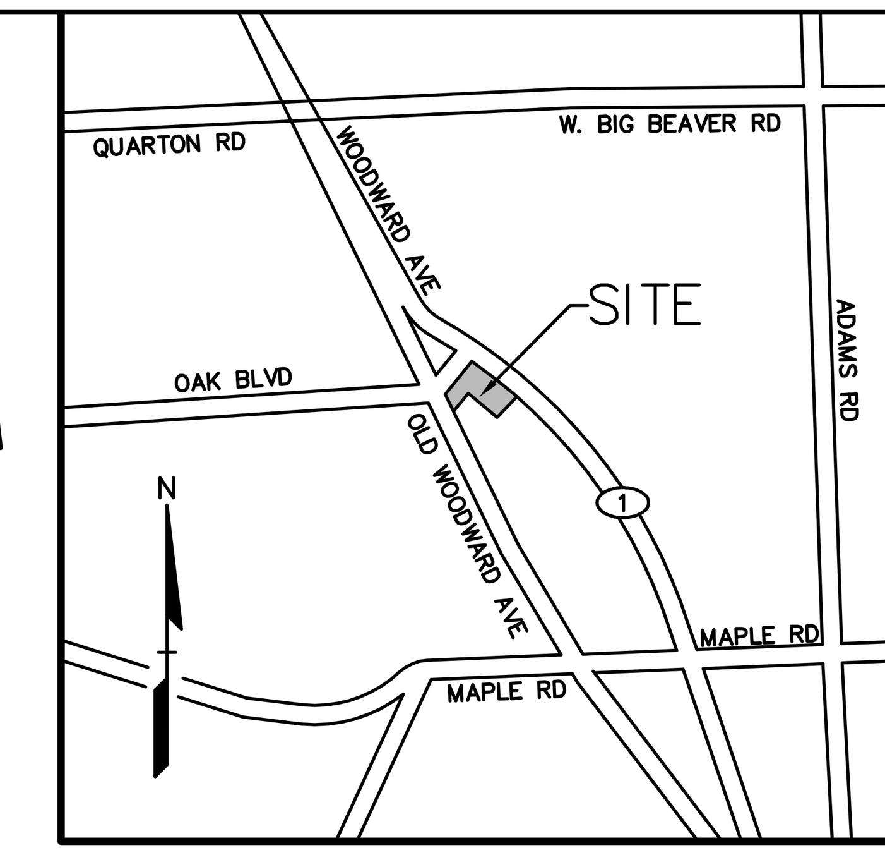
Part of the Northwest ¼ of Section 25, Town 2 North, Range 10 East, City of Birmingham, Oakland County, Michigan, described as: Beginning at a point in the Westerly line of Hunter Boulevard (200.00 feet wide), said point located North 88 degrees 16 minutes 00 seconds West, 659.12 feet and North 49 degrees 21 minutes 00 seconds West, 120.93 feet from the Center of said Section 25; thence North 49 degrees 21 minutes 00 seconds West, along the Westerly line of said Hunter Boulevard, 200.00 feet to the Southerly line of Oak Street (60.00 feet wide); thence South 40 degrees 39 minutes 00 seconds West, along said Southerly line, 171.16 feet; thence South 22 degrees 50 minutes 00 seconds East, 49.17 feet; thence North 40 degrees 39 minutes 00 seconds East, 77.11 feet; thence North 85 degrees 39 minutes 00 seconds East, 22.63 feet; thence South 49 degrees 21 minutes 00 seconds East, 113.19 feet; thence South 88 degrees 16 minutes 00 seconds East, 34.45 feet; thence North 40 degrees 39 minutes 00 seconds East, 78.36 feet to the Point of Beginning.



GRAPHIC SCALE

−20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP – NOT TO SCALE

LEGEND

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

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- 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
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- 816.06 SPOT ELEVATION
- 670 CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONC. CONCRETE
- ASPH. ASPHALT

REFERENCE DRAWINGS

WATER MAIN	CITY OF BIRMINGHAM GIS UTILITY MAP
SANITARY SEWER	BIRMINGHAM CSO/RTB DRAIN MAO, OCWRC SHEET #98, DATED 03–31–14
STORM SEWER	BIRMINGHAM CSO/RTB DRAIN MAO, OCWRC SHEET #98, DATED 03–31–14
COMBINED SEWER	INFORMATION NOT RECEIVED AT TIME OF SURVEY
ELECTRIC	DTE FACILITY MAP #298–384 AND 298–386, DATED 09–09–16
TELEPHONE	AT&T FACILITY SKETCH, DATED 01–21–08
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CATV	COMCAST FACILITY MAP 2298–384, DATED 05–11–11
FLOOD PLAIN	FEMA FIRM 26125C0537F AND 26125C0536F, DATED 09–29–06
OTHER	TOPOGRAPHIC SURVEY, PEA PROJECT No. 2008–005, DATED 03–04–08

REVISIONS

No.	BY	CHK	DESCRIPTION	DATE

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

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 CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48083-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

AUGUST, LLC
C/O BODMAN PLC, 6TH FLOOR AT FORD FIELD
1901 SAINT ANTOINE ST, DETROIT, MI, 48226

TOPOGRAPHIC SURVEY
AUGUST OFFICE BUILDING
35975 WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, 48009

DES.	DN.	SUR.	P.M.
PB	PB	MAD	JPB

S:\PROJECTS\2016\2016-226 OAK-WOODWARD OFFICE – JPB\Dwg\Site Plans\(C-1.0)TOPO-16226.dwg

ORIGINAL ISSUE DATE:
NOVEMBER 30, 2016

PEA JOB NO. 2016-226

SCALE: 1" = 20'

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION

XREF: S:PROJECTS\2016\2016226\DWG\16226-TOPOBASE.DWG
XREF: S:PROJECTS\2016\2016226\DWG\SITE PLAN\CBASE-16226.DWG
XREF: S:PROJECTS\2016\2016226\DWG\SITE PLAN\TBLK-16226.DWG

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F & 26125C0536F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED – NAVD88)

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ELEV. – 759.81

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ARROW ON HYDRANT ON THE EAST SIDE OF OLD WOODWARD AVENUE, 60' SOUTH OF OAK STREET.
ELEV. – 757.52

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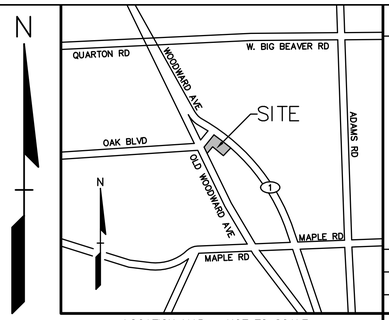
GRAPHIC SCALE
−20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

N

SIDEWALK RAMP LEGEND:
SIDEWALK RAMP 'TYPE R' Ⓡ
SIDEWALK RAMP 'TYPE P' Ⓟ
REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:
'NO PARKING FIRE LANE' SIGN [1]
'STOP' SIGN [2]
'BARRIER FREE PARKING' SIGN [3]
'VAN ACCESSIBLE' SIGN [4]
'DO NOT BLOCK DRIVEWAY' SIGN [5]
REFER TO SHEETS C-8.1 AND C-8.2 FOR SIGN DETAILS



LOCATION MAP – NOT TO SCALE

REMOVE AND REPLACE SIDEWALK AND CURB AND GUTTER TO CLOSE EXISTING DRIVEWAY OPENING. REFER TO DETAILS ON SHEET C-8.1 AND CITY CBD STREETSCAPE DETAIL SHEET

NOTE:
ALL WORK WITHIN THE OAK STREET RIGHT-OF-WAY IS UNDER THE JURISDICTION OF THE CITY OF BIRMINGHAM AND REQUIRES A PERMIT

EXISTING SIDEWALK WITHIN THE OAK STREET R.O.W. HAS A 4"–6" HIGH CURB AT THE R.O.W. LINE, TYP. NEW SIDEWALK TO MATCH EXISTING, REFER TO DETAIL ON SHEET C–8.1

REMOVE AND REPLACE SIDEWALK, CURB AND GUTTER AND ASPHALT PAVEMENT WITHIN OAK STREET AS NEEDED TO INSTALL SANITARY SEWER CONNECTION. REFER TO DETAILS ON SHEET C–8.1 AND CITY CBD STREETSCAPE DETAIL SHEET

MASONRY SCREEN WALL, TYP. REFER TO DETAIL ON LANDSCAPE PLANS

TAPER CURB TO ZERO HEIGHT AT DRIVEWAY OPENING USING 2' TRANSITION

PEDESTRIAN TRAFFIC RELOCATION ROUTE

OAK STREET
(PUBLIC – 60' WIDE)

ZONED: B–2B GENERAL BUSINESS

BM #1

4" HIGH INTEGRAL CURB AT BACK OF SIDEWALK TO MATCH THAT USED IN OAK STREET. REFER TO DETAILS ON SHEET C–8.1

PROPOSED FIRE HYDRANT

INTEGRAL SIDEWALK CURB ENDS

REMOVE DRIVE APPROACH AND PROVIDE M.D.O.T. C–4 CURB AND GUTTER TO CLOSE DRIVEWAY OPENING. REFER TO M.D.O.T. DETAIL R–30 IN CONSTRUCTION PLANS

7' WIDE CONCRETE SIDEWALK, TYP. WITHIN WOODWARD AVENUE R.O.W. REFER TO DETAILS ON SHEET C–8.1

BUILDING AWNING. REFER TO ARCHITECTURAL PLANS FOR DETAILS

TAPER CURB TO ZERO HEIGHT AT SIDEWALK USING 5' TRANSITION

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

PROVIDE CONCRETE DRIVE APPROACH WITH INTEGRAL CURB AND THICKENED SIDEWALK. REFER TO M.D.O.T. DETAILS R–29 AND R–31 IN CONSTRUCTION PLANS

DETAIL 'M' GUTTER PAN THROUGH DRIVE APPROACH. REFER TO M.D.O.T. DETAIL R–29 IN CONSTRUCTION PLANS

WOODWARD AVENUE (M–1)
(PUBLIC – 200' WIDE)

M.D.O.T. BOWLINE

N49°21'00"W 200.00'

CONCRETE PAD AT ENTRANCE TO BUILDING, REFER TO DETAIL ON C–8.1

INTEGRAL WALK AND CURB TYP. REFER TO DETAILS ON SHEET C–8.1

OFFICE BUILDING
2–STORY WITH BASEMENT
F.F. 758.50

ZONED: B–2B GENERAL BUSINESS

FIRST FLOOR GARAGE ENTRY (2 SPACES)

TRANSFORMER

HEAVY DUTY CONCRETE REFER TO SHEET C–8.1 FOR DETAIL ON

S40°39'00"W 171.16'

N85°39'00"E 22.63'

N40°39'00"E 77.11'

S22°50'00"E 49.17'

S49°21'00"E 113.19'

N40°39'00"E 78.36'

S88°16'00"E 34.45'

P.O.B.

M.D.O.T. ROW LINE

N49°21'00"W 120.93'(T)

N88°24'18"W 665.47'(C)
N88°16'00"W 659.12'(T)

CENTER OF SECTION 25
T.2N., R.10E.
FOUND 1" PIPE IN 4" MON

SIGN, TYP. REFER TO LEGEND THIS SHEET

MASONRY SCREEN WALL, TYP. REFER TO DETAIL ON LANDSCAPE PLANS

STANDARD DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAILS ON SHEET C–8.1

STANDARD SPACES TO BE MARKED USING 4" WHITE STRIPING, TYP.

BARRIER FREE SPACES AND SYMBOLS TO BE MARKED USING 4" BLUE AND WHITE STRIPING PER THE LATEST A.D.A. REQUIREMENTS

PEDESTRIAN TRAFFIC MUST BE RE–ROUTED AROUND PROPOSED SIDEWALK REPLACEMENT AREAS PER M.D.O.T. REQUIREMENTS. ADDITIONAL DETAIL WILL BE PROVIDED WITHIN CONSTRUCTION PLANS

4" DIAGONAL YELLOW STRIPING AT 48" O.C. IN CROSS–HATCHED NO PARKING AREAS

NOTE:
REMOVE AND REPLACE ANY BROKEN, SPALLED OR UNEVEN SIDEWALK SLABS WITHIN EXISTING CITY SIDEWALKS TO REMAIN IN–PLACE ALONG OAK STREET AND OLD WOODWARD AVENUE. REFER TO DETAIL ON SHEET C–8.1

CONCRETE PARKING BUMPER. REFER TO DETAIL ON SHEET C–8.1

WEST 1/4 CORNER
SECTION 25 T.2N., R.10E.
FOUND OCRC #22826 IN MON BOX

S88°24'18"E 1893.79'

BM #2

TAPER CURB TO ZERO HEIGHT USING 5' TRANSITION

EXISTING PAVEMENT TO REMAIN

SAWCUT EXISTING PAVEMENT FOR CLEAN STRAIGHT EDGE, TYP.

SIDEWALK RAMP, TYP. REFER TO LEGEND THIS SHEET

18"x6" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAILS ON SHEET C–8.1

DASHED CURB LINE INDICATES REVERSE SLOPE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C–8.1

INDICATES NUMBER OF PARKING SPACES PER AISLE, TYP.

PARKING SPACES AT ENDS OF AISLES WILL BE 6" WIDER THAN ADJACENT SPACES (DIMENSION TO BACK OF CURB)

CLEARING EXTENTS FOR STORM SEWER OUTLET

DOUGLAS CLEANERS
900 N. WOODWARD AVE
1–STORY BRICK BUILDING

INGRESS/EGRESS EASEMENT (L.4570, P.47) NOTICE OF CLAIM OF INTEREST (L.39107, P.345)

NOTE:
ANY WORK WITHIN THE OLD WOODWARD AVENUE RIGHT–OF–WAY IS UNDER THE JURISDICTION OF THE CITY OF BIRMINGHAM AND REQUIRES A PERMIT

ZONED: B–2B GENERAL BUSINESS

ZONED: R–7 MULTIPLE FAMILY

OLD WOODWARD AVENUE
(PUBLIC – VARIABLE WIDTH)

ZONED: O–2 OFFICE COMMERCIAL

FLOOD ZONE "X"
FLOOD ZONE "AE"
FLOOD LIMIT APPROXIMATELY FOLLOWS THE 740' CONTOUR
ID NO. 19-25-328-037
19-25-328-001

LEGEND

● IRON FOUND	⅋ BRASS PLUG SET	✚ SEC. CORNER FOUND	
⊠ IRON SET	◉ MONUMENT FOUND	R RECORDED	
● NAIL FOUND	◉ MONUMENT SET	M MEASURED	
⌀ NAIL & CAP SET		C CALCULATED	

EXISTING	PROPOSED	
—OH—ELEC—		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—		UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—G—		GAS MAIN, VALVE & GAS LINE MARKER
—W—		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
—S—		SANITARY SEWER, CLEANOUT & MANHOLE
—S—		STORM SEWER, CLEANOUT & MANHOLE
—C—		COMBINED SEWER & MANHOLE
C.O.		CATCH BASIN, INLET, YARD DRAIN
W V T		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
816.06		SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT

	STD DUTY	HEAVY DUTY	R.O.W. ONLY
CONCRETE			
ASPHALT			

REFERENCE DRAWINGS

WATER MAIN	CITY OF BIRMINGHAM GIS UTILITY MAP
SANITARY SEWER	BIRMINGHAM CSO/RTB DRAIN MAP, OCWRC SHEET #98, DATED 03–31–14
STORM SEWER	BIRMINGHAM CSO/RTB DRAIN MAP, OCWRC SHEET #98, DATED 03–31–14
COMBINED SEWER	INFORMATION NOT RECEIVED AT TIME OF SURVEY
ELECTRIC	DTE FACILITY MAP #298–384 AND 298–386, DATED 09–09–16
TELEPHONE	AT&T FACILITY SKETCH, DATED 01–21–08
GAS	CONSUMERS ENERGY FACILITY MAP 02–60–25–2, DATED 07–31–16
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FLOOD PLAIN	FEMA FIRM 26125C0537F AND 26125C0536F, DATED 09–29–06
OTHER	TOPOGRAPHIC SURVEY, PEA PROJECT No. 2008–005, DATED 03–04–08

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

SITE DATA TABLE:

SITE AREA: 0.538 ACRES (23,451 SQ.FT.) NET AND GROSS

ZONING: B–2B, GENERAL BUSINESS, D–2 OVERLAY

PROPOSED USE: OFFICE BUILDING

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 46 FEET TO RIDGE (2 STORIES)
MINIMUM ALLOWABLE BUILDING HEIGHT = 20 FEET TO EAVES
PROPOSED BUILDING HEIGHT = 32'–7" TO MID–POINT (2–STORY)

BUILDING FOOTPRINT AREA = 5,000 SQ.FT.
GROSS BUILDING AREA = 10,000 SQ.FT.
NET BUILDING AREA = 9,780 SQ.FT.

SETBACK REQUIREMENTS:

B–2B ZONING DISTRICT:		
FRONT SETBACK (NORTH AND EAST):	0 FEET REQUIRED	3.00' PROVIDED
SIDE SETBACK (SOUTH):	0 FEET REQUIRED	86.99' PROVIDED
REAR SETBACK (WEST):	10 FEET REQUIRED	47.00' PROVIDED

PARKING CALCULATIONS:
RETAIL = 1 SPACE PER 300 S.F.
TOTAL PARKING REQUIRED = 9,780/300 = 33 SPACES

TOTAL PROPOSED PARKING SPACES = 33 SPACES INC. 2 H/C SPACES
(31 SURFACE PARKING SPACES, 2 GARAGE PARKING SPACES)

LOADING CALCULATIONS:
LOADING REQUIRED = USEABLE BUILDING AREA LESS THAN 10000 SQ.FT.
NO LOADING SPACE REQUIRED

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2016\2016226\DWG\16226–TOPOBASE.DWG
XREF: S:\PROJECTS\2016\2016226\DWG\SITE PLAN\CBASE–16226.DWG
XREF: S:\PROJECTS\2016\2016226\DWG\SITE PLAN\TBLK–16226.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

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

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 CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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C/O BODMAN PLC, 6TH FLOOR AT FORD FIELD
1901 SAINT ANTOINE ST, DETROIT, MI. 48226

PRELIMINARY SITE PLAN
AUGUST OFFICE BUILDING
35975 WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, 48009

DES.	DRN.	CHK.	SUR.	P.M.
PB	PB	DN	MAD	JPB

S:\PROJECTS\2016\2016-226 (AAK–WOODWARD OFFICE – JPB\Dwg\Site Plan\(C–3.0)SITE–16226.dwg

ORIGINAL ISSUE DATE:
NOVEMBER 30, 2016

PEA JOB NO. 2016-226

SCALE: 1" = 20'

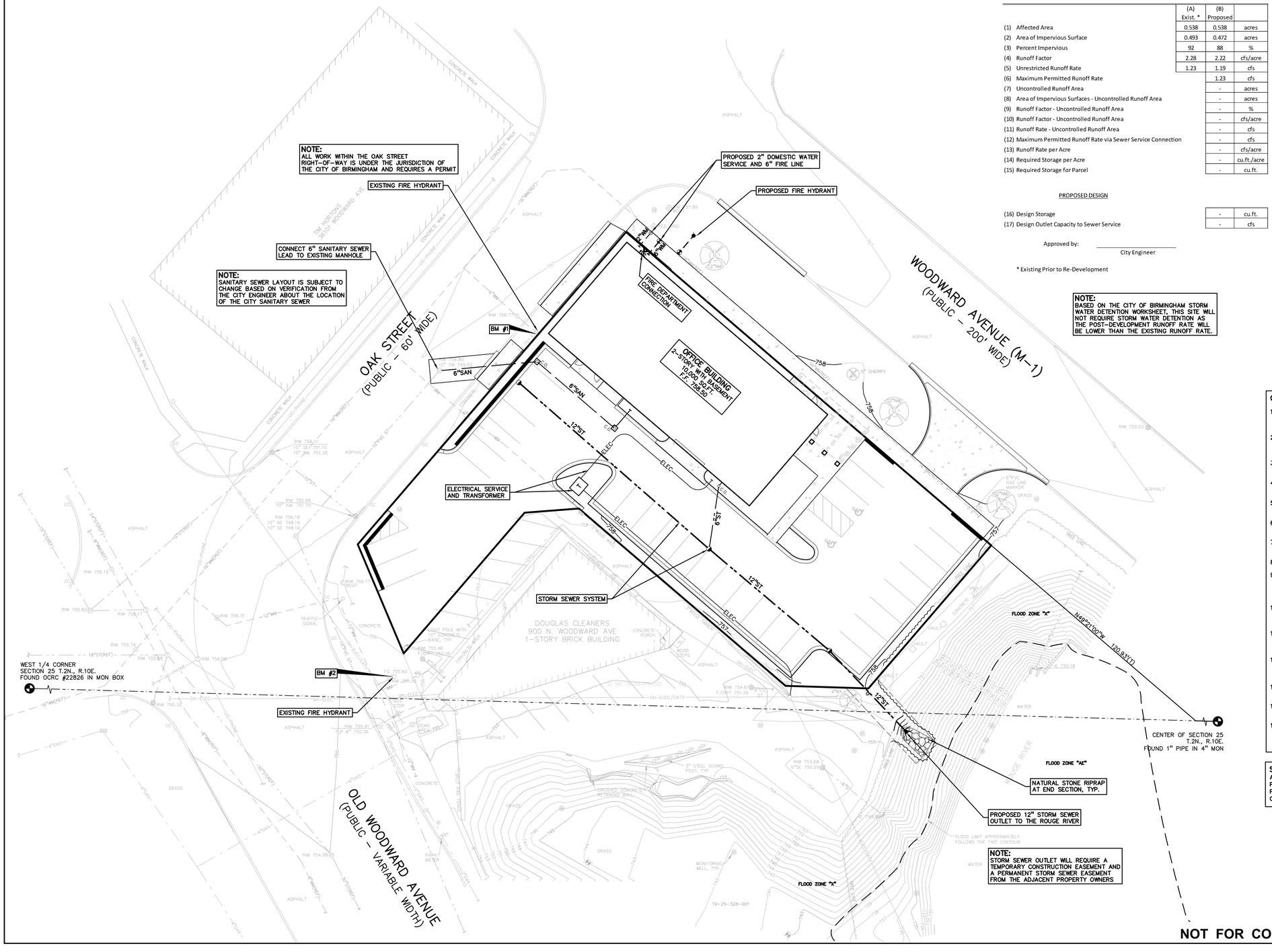
DRAWING NUMBER:
C-3.0

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F & 26125C0536F, DATED SEPTEMBER 29, 2006.

BENCHMARKS
(GPS DERIVED – NAVD88)

BM #1
ARROW ON HYDRANT ON THE SOUTH SIDE OF OAK STREET, 87' WEST OF WOODWARD AVENUE.
ELEV. – 759.81

BM #2
ARROW ON HYDRANT ON THE EAST SIDE OF OLD WOODWARD AVENUE, 60' SOUTH OF OAK STREET.
ELEV. – 757.52



GRAPHIC SCALE
−20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Permit No. _____
Date: _____

CITY OF BIRMINGHAM
STORM WATER RUNOFF CONTROL

Project Locatio 35975 Woodward Avenue (at Oak Street)
Designed by: Paul Bater, PEA PE: Yes **No**

		(A) Exist. *	(B) Proposed	
(1)	Affected Area	0.538	0.538	acres
(2)	Area of Impervious Surface	0.493	0.472	acres
(3)	Percent Impervious	92	88	%
(4)	Runoff Factor	2.28	2.22	cfs/acre
(5)	Unrestricted Runoff Rate	1.23	1.19	cfs
(6)	Maximum Permitted Runoff Rate		1.23	cfs
(7)	Uncontrolled Runoff Area		-	acres
(8)	Area of Impervious Surfaces - Uncontrolled Runoff Area		-	acres
(9)	Runoff Factor - Uncontrolled Runoff Area		-	%
(10)	Runoff Factor - Uncontrolled Runoff Area		-	cfs/acre
(11)	Runoff Rate - Uncontrolled Runoff Area		-	cfs
(12)	Maximum Permitted Runoff Rate via Sewer Service Connection		-	cfs
(13)	Runoff Rate per Acre		-	cfs/acre
(14)	Required Storage per Acre		-	cu.ft./acre
(15)	Required Storage for Parcel		-	cu.ft.

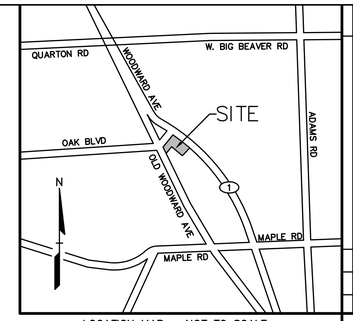
PROPOSED DESIGN

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

Approved by: _____
City Engineer

* Existing Prior to Re-Development

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



LOCATION MAP – NOT TO SCALE

LEGEND

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

EXISTING	PROPOSED
—OH—ELEC—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER
—W—	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
—S—	SANITARY SEWER, CLEANOUT & MANHOLE
—ST—	STORM SEWER, CLEANOUT & MANHOLE
—C—	COMBINED SEWER & MANHOLE
	CATCH BASIN, INLET, YARD DRAIN
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
	UNIDENTIFIED STRUCTURE
816.06	SPOT ELEVATION — 671.21
670	CONTOUR LINE — 671
	FENCE
	GUARD RAIL
	STREET LIGHT
	SIGN
CONC.	CONCRETE — STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT — STD DUTY / R.O.W. ONLY

REFERENCE DRAWINGS

WATER MAIN	CITY OF BIRMINGHAM GIS UTILITY MAP
SANITARY SEWER	BIRMINGHAM CSO/RTB DRAIN MAP, OCWRC SHEET #98, DATED 03-31-14
STORM SEWER	BIRMINGHAM CSO/RTB DRAIN MAP, OCWRC SHEET #98, DATED 03-31-14
COMBINED SEWER	INFORMATION NOT RECEIVED AT TIME OF SURVEY
ELECTRIC	DTE FACILITY MAP #298-384 AND 298-386, DATED 09-09-16
TELEPHONE	AT&T FACILITY SKETCH, DATED 01-21-08
GAS	CONSUMERS ENERGY FACILITY MAP 02-60-25-2, DATED 07-31-16
CATV	COMCAST FACILITY MAP 2298-384, DATED 05-11-11
FLOOD PLAIN	FEMA FIRM 26125C0537F AND 26125C0536F, DATED 09-29-06
OTHER	TOPOGRAPHIC SURVEY, PEA PROJECT No. 2008-005, DATED 03-04-08

GENERAL UTILITY NOTES:

1. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF BIRMINGHAM.
2. 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.
3. REFER TO DETAIL SHEET C-8.1 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
4. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
5. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
6. ALL WATER MAIN SHALL BE PROVIDED WITH 5.5' OF COVER UNLESS OTHERWISE NOTED.
7. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER CITY STANDARDS.
8. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
9. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF BIRMINGHAM.
10. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
11. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.
12. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
13. ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
14. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
15. THE CITY OF BIRMINGHAM STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF BIRMINGHAM STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

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

NOT FOR CONSTRUCTION

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XREF: S:\PROJECTS\2016\2016226\DWG\SITE PLAN\CBASE-16226.DWG
XREF: S:\PROJECTS\2016\2016226\DWG\SITE PLAN\TBLK-16226.DWG

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

CAUTION!!
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PRELIMINARY UTILITY PLAN
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35975 WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, 48009

DES.	DRN.	CHK	SUR.	DATE	JPB
PB	PB	PB	MAD	P.M.	

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ORIGINAL ISSUE DATE: NOVEMBER 30, 2016

PEA JOB NO. 2016-226

SCALE: 1" = 20'

DRAWING NUMBER: C-6.0

GENERAL NOTES:

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

PAVING NOTES:

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

GENERAL UTILITY NOTES:

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

STORM SEWER NOTES:

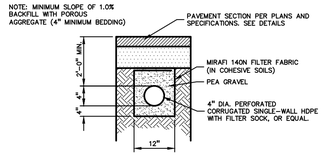
1. ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED. REFER TO CITY STANDARD DETAILS SHEETS FOR STANDARD BEDDING DETAILS.
2. JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443)
3. ALL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

WATER MAIN NOTES:

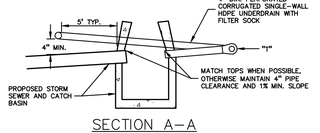
1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS,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

SANITARY SEWER NOTES:

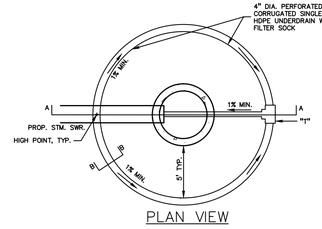
1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 AT 1.00% MINIMUM SLOPE.
3. JOINTS FOR P.V.C. SOLID WALL PIPE SHALL BE ELASTOMERIC (RUBBER GASKET)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



SECTION B-B



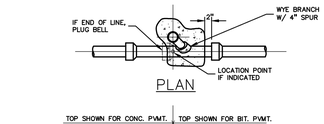
SECTION A-A



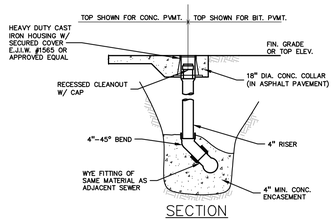
PLAN VIEW

RADIAL UNDERDRAIN DETAIL

NOT TO SCALE



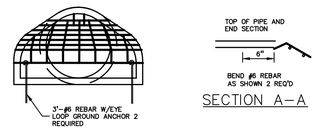
PLAN



SECTION

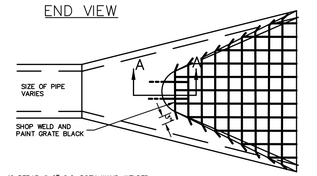
SEWER CLEANOUT

NOT TO SCALE



END VIEW

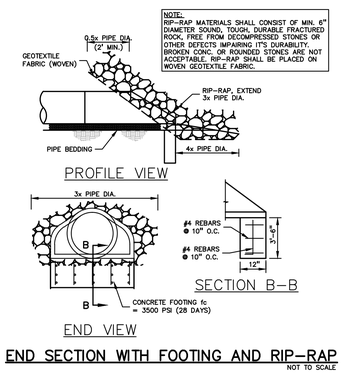
SECTION A-A



PLAN VIEW

BAR GRATE DETAIL

NOT TO SCALE



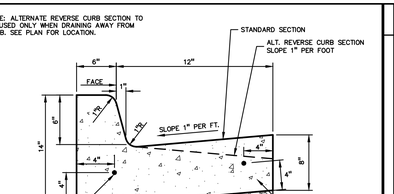
PROFILE VIEW

SECTION B-B

END VIEW

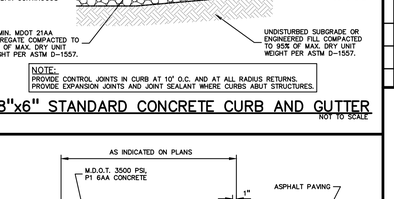
END SECTION WITH FOOTING AND RIP-RAP

NOT TO SCALE



OAK STREET ASPHALT PAVEMENT DETAIL

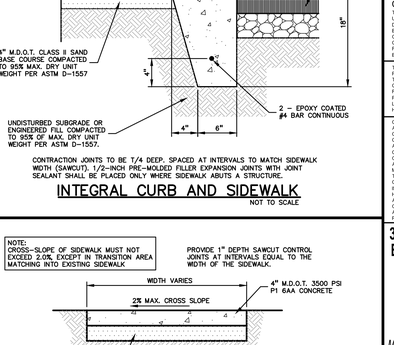
NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL

(NOT FOR USE IN THE RIGHT-OF-WAY)

NOT TO SCALE



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS

NOT TO SCALE

NO PARKING SIGN DETAIL

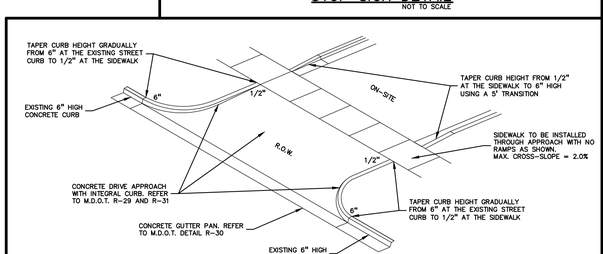
NOT TO SCALE

DO NOT BLOCK DRIVEWAY SIGN DETAIL

NOT TO SCALE

STOP SIGN DETAIL

NOT TO SCALE



DRIVE APPROACH SCHEMATIC DETAIL

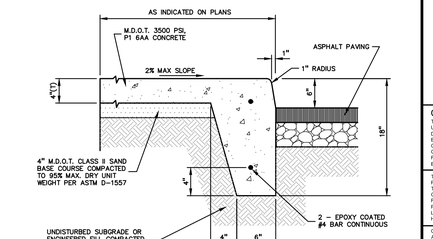
NOT TO SCALE

NOTE: ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.

NOTE: PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. AND AT ALL RADIUS RETURNS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

18"x6" STANDARD CONCRETE CURB AND GUTTER

NOT TO SCALE



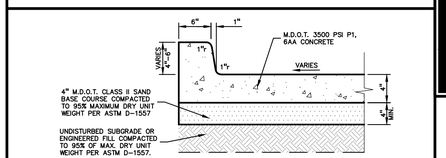
CONTRACTION JOINTS TO BE 1/4 DEEP, SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

INTEGRAL CURB AND SIDEWALK

NOT TO SCALE

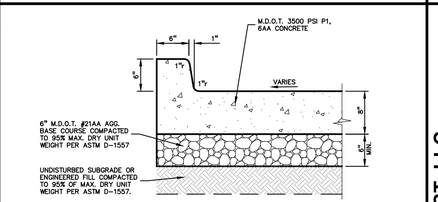
CONCRETE SIDEWALK

NOT TO SCALE



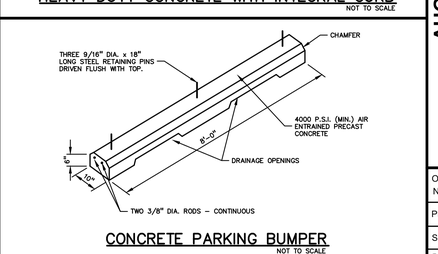
SIDEWALK WITH INTEGRAL CURB

NOT TO SCALE



HEAVY DUTY CONCRETE WITH INTEGRAL CURB

NOT TO SCALE



CONCRETE PARKING BUMPER

NOT TO SCALE

No.	BY	CHK	DESCRIPTION	DATE
			REVISIONS	

CAUTION!!

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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 CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

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NOTES AND DETAILS
AUGUST OFFICE BUILDING
35975 WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, 48009

DES.	DN.	CK.	SUR	P.M.
PB	PB	PB	MAD	JPB

S:\PROJECTS\2016\226 - 35W. WOODWARD, OFFICE - JPB\Dwg\Site Plans\C-8.1 DETAILS-16226.dwg

ORIGINAL ISSUE DATE: NOVEMBER 30, 2016

PEA JOB NO. 2016-226

SCALE: AS SHOWN

DRAWING NUMBER: C-8.1

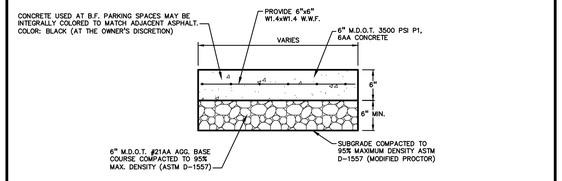
NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2016\2016226\DWG\16226-TOPOBASE.DWG
XREF: S:\PROJECTS\2016\2016226\DWG\SITE PLAN\CBASE-16226.DWG
XREF: S:\PROJECTS\2016\2016226\DWG\SITE PLAN\TBLK-16226.DWG

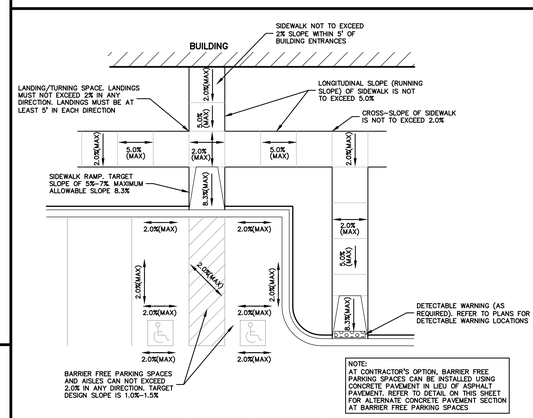
GENERAL BARRIER FREE NOTES:

THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN – AMERICANS WITH DISABILITIES ACT 2010", AND "ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES", ICC/ANSI A117.1–2009. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED WITHIN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.

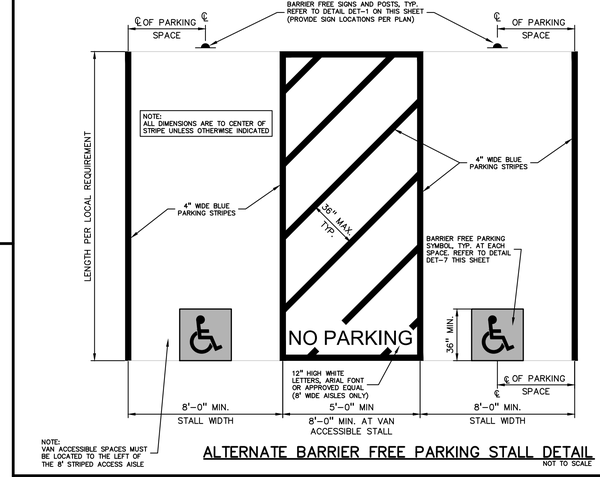
1. AN ACCESSIBLE ROUTE CONSISTS OF WALK SURFACES, CURB RAMPS AND RAMPS. AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE SITE FROM ACCESSIBLE PARKING SPACES, ACCESSIBLE PASSENGER LOADING ZONES, PUBLIC STREETS AND SIDEWALKS, AND PUBLIC TRANSPORTATION STOPS TO THE BUILDING OR FACILITY ENTRANCE THEY SERVE.
2. THE RUNNING SLOPE OF ALL WALKING SURFACES SHALL NOT EXCEED 5% (1:20) AND THE CROSS–SLOPE SHALL NOT EXCEED 2% (1:48).
3. WALKING SURFACES MUST BE LEVEL WITH PERMITTED VERTICAL CHANGES IN LEVEL NOT TO EXCEED 1/4", OR BEVELED CHANGES IN LEVEL NOT TO EXCEED 1/2". REFER TO DETAIL THIS SHEET. ANY CHANGE IN LEVEL GREATER THAN 1/2" MUST BE RAMPED.
4. TURNING SPACES ALONG ACCESSIBLE ROUTES MUST BE AT LEAST 5 FEET WIDE IN ALL DIRECTIONS AND NOT EXCEED 2% SLOPE (1:48) IN ANY DIRECTION.
5. ACCESSIBLE ROUTES WILL BE DESIGNED TO BE A MINIMUM OF 5 FEET WIDE. THE MINIMUM CLEAR WIDTH IS 3 FEET.
6. RAMPS ALONG ACCESSIBLE ROUTES WILL HAVE A RUNNING SLOPE GREATER THAN 5% (1:20) AND LESS THAN 8.3% (1:12).
7. THE CROSS–SLOPE OF RAMP RUNS SHALL NOT EXCEED 2% (1:48)
8. THE MINIMUM CLEAR WIDTH OF ANY RAMP IS 36 INCHES.
9. THE MAXIMUM RISE FOR ANY RAMP (NOT INCLUDING CURB RAMPS) SHALL NOT EXCEED 30 INCHES. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP. LANDINGS SHALL HAVE A CROSS–SLOPE NOT EXCEEDING 2% (1:48), SHALL BE 5 FEET LONG AND AT LEAST AS WIDE AS THE RAMP CLEAR WIDTH. IF THERE IS A CHANGE OF DIRECTION AT A LANDING, THEN THE LANDING MUST BE AT LEAST 5 FEET WIDE AND 5 FEET LONG.
10. HANDRAILS ARE REQUIRED FOR ANY RAMP (NOT INCLUDING CURB RAMPS) WITH A RISE GREATER THAN 6 INCHES. ALL HANDRAILS ARE REQUIRED TO HAVE EDGE PROTECTION UNLESS ADJOINING ANOTHER ACCESS POINT OR IF THE VERTICAL DROP–OFF AT THE EDGE OF THE RAMP DOES NOT EXCEED 1/2" IN 10 FEET. EDGE PROTECTION CAN BE PROVIDED BY MEANS OF A 4" MIN. CURB OR BARRIER.
11. CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT RISE MORE THAN 6 INCHES, NOR BE STEEPER THAN 8.3% (1:12). APPROACHING SLOPES TO THE RAMP CANNOT EXCEED 5%, WHICH INCLUDES SIDEWALKS, PAVEMENT, GUTTERS ETC.
12. IF CURB RAMP SIDES ARE FLARED, THE FLARES SHALL NOT BE STEEPER THAN 10% (1:10).
13. LANDINGS ARE REQUIRED AT THE TOP OF ALL CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE A MINIMUM OF 36" AND WILL BE AS WIDE AS THE CURB RAMP.
14. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
15. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
16. WHERE DETECTABLE WARNING IS REQUIRED AT CURB RAMPS, THE DETECTABLE WARNING SHALL BE 24" MINIMUM IN DEPTH AND SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
17. ACCESSIBLE PARKING SPACES ON SITE SHALL BE PROVIDED AS REQUIRED IN SECTION 502 OF THE A.D.A. IF THE SITE HAS MORE THAN ONE PARKING *FACILITY*, EACH *FACILITY* IS REQUIRED TO MEET THESE REQUIREMENTS SEPARATELY. THE REQUIRED NUMBER OF SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES IN EACH PARKING FACILITY ON SITE.
18. FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED.
19. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO A BUILDING ENTRANCE. IF THERE IS MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE DISPERSED ALONG THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES.
20. BARRIER FREE CAR PARKING SPACES SHALL BE A MINIMUM OF 8 FEET WIDE WITH AN ACCESS AISLE 5 FEET WIDE MINIMUM. VAN ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 11 FEET WIDE WITH A 5' WIDE ACCESS AISLE. VAN ACCESSIBLE SPACES ARE ALSO ACCEPTABLE WITH AN 8 FOOT WIDTH AND 8 FOOT WIDE ACCESS AISLE. THE ACCESS AISLE IN ALL CASES MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
21. SURFACE SLOPES WITHIN THE PARKING SPACES AND AISLES SHALL NOT EXCEED 2% (1:48)
22. ACCESSIBLE AREAS INCLUDING PARKING SPACES, AISLES AND PATHWAYS, REQUIRE A MINIMUM VERTICAL CLEARANCE OF 98 INCHES.
23. ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS. THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN PARKING SPACES ARE REQUIRED TO BE DESIGNATED AS "VAN ACCESSIBLE". REFER TO DETAILS ON THIS SHEET.



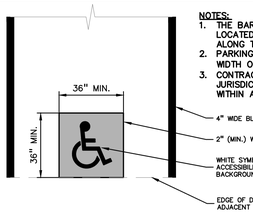
BARRIER FREE PARKING SPACE
ALTERNATE CONCRETE PAVEMENT DETAIL
NOT TO SCALE



PARKING SPACE GRADING INFORMATION
NOT TO SCALE

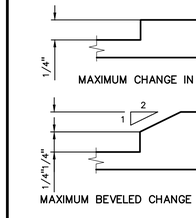


ALTERNATE BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE



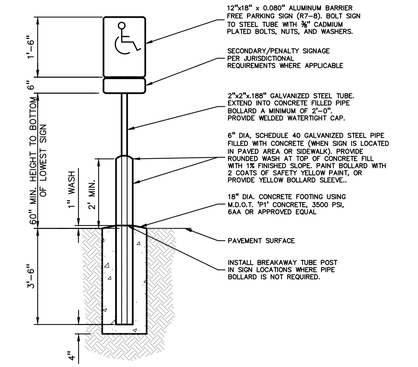
NOTES:
1. THE BARRIER FREE PARKING SYMBOL SHALL BE LOCATED IN THE CENTER OF THE PARKING SPACE AND ALONG THE EDGE OF THE ADJACENT DRIVE AISLE, TYP.
2. PARKING SYMBOL STRIPING SHALL HAVE A MINIMUM WIDTH OF 2"
3. CONTRACTOR SHALL ADHERE TO LOCAL/STATE JURISDICTIONAL REQUIREMENTS FOR ALL PAINTING WITHIN ACCESSIBLE SPACES.

BARRIER FREE PARKING SYMBOL DETAIL
(INTERNATIONAL SYMBOL OF ACCESSIBILITY)
NOT TO SCALE



BARRIER FREE SURFACE
CHANGE IN LEVEL TOLERANCE
NOT TO SCALE

BARRIER FREE SIGN NOTES:
1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14–GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12–GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH A.D.A. GUIDELINES AND LOCAL REQUIREMENTS.



BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE

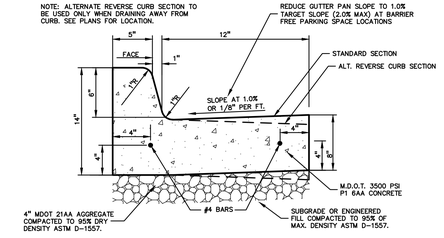
12" x 18" (R7–8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

BARRIER FREE
PARKING SIGN DETAIL
NOT TO SCALE

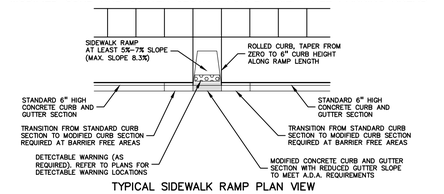
NOTE:
MAY ONLY BE USED AT 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

12" x 18" (R7–8 MOD)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

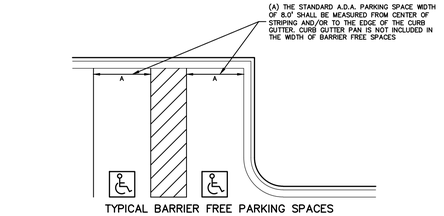
VAN ACCESSIBLE
PARKING SIGN DETAIL
NOT TO SCALE



MODIFIED CURB AND GUTTER SECTION FOR BARRIER FREE PARKING AREAS



TYPICAL SIDEWALK RAMP PLAN VIEW



TYPICAL BARRIER FREE PARKING SPACES

MODIFIED 18"x6" CONCRETE CURB AND GUTTER
DETAIL TO BE USED IN BARRIER FREE AREAS
NOT TO SCALE

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2016\2016226\DWG\16226–TOPOBASE.DWG
XREF: S:\PROJECTS\2016\2016226\DWG\SITE PLAN\CBASE–16226.DWG
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E:\PROJECTS\2016\226-226 SAK–WOODWARD OFFICE – JPB\Dwg\02fe Plans\[C–8.2]DETAILS–16226.dwg

ORIGINAL ISSUE DATE:
NOVEMBER 30, 2016

PEA JOB NO. 2016-226

SCALE: AS SHOWN

DRAWING NUMBER:
C-8.2

WOODWARD AVENUE

OAK STREET

LAWN SOD

LAWN SOD

(3) EXIST. CRIMSON KING MAPLES TO BE RETAINED (TYP.)

PYRAMIDAL EVERGREENS
G. MOUNTIAN BOXWOOD-36" HT.

CLIPPED EVERGREEN MASS
G. VELVET BOXWOOD-12" O.C.

SPECIMEN STREET TREES
CRIMSON KING NORWAY MAPLE
6-7" CALIPER-SPADED

MASONRY SCREEN WALLS
36" HIGH BRICK-MATCH BLDG.

ENTRY PLAZA
COVERED CANOPY
ORNAMENTAL PAVING

BENCH

PROPOSED OFFICE BUILDING

FEATURE PLANTING
STONE CURB PERIMETER

EVERGREEN GROUNDCOVER
G. CARPET PACHYSANDRA

COLUMNAR SPECIMEN TREES
PYRAMIDAL EUROPEAN HORNBEAM
-OR- REGAL PRICE OAK

STEEL EDGING (⅛"x4")-TYP.

STONE MAINTENANCE EDGE (TYP.)

EXIST. WOODLOT

DECIDUOUS HEDGE
LITTLE HENRY ITEA-36" O.C.

CLIPPED EVERGREEN MASS
G. VELVET BOXWOOD-12" O.C.

EVERGREEN SCREEN TREES
NORWAY SPRUCE-20' HT.

ECOTURF
LILYTURF

MASONRY SCREEN WALL
36" HIGH BRICK-MATCH BLDG.

ECOTURF
LILYTURF

EVERGREEN SCREEN HEDGE
DARK GREEN ARBORVITAE-10' HT.

TRANSFORMER

EXIST. ACCESS DRIVE

DOUGLAS CLEANERS

PROPERTY LINE (TYP.)

EXIST. PARKING TO REMAIN

MASONRY SCREEN WALL
36" HIGH BRICK-MATCH BLDG.

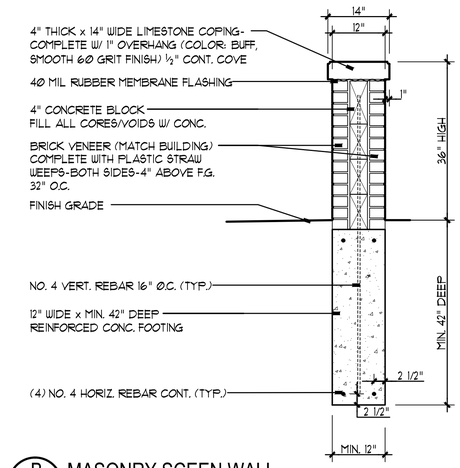
ORNAMENTAL GRASSES
HAMELN FOUNTAIN GRASS-24" O.C.

A L1 PLANTING PLAN
Plan
Scale 1"=10'-0"

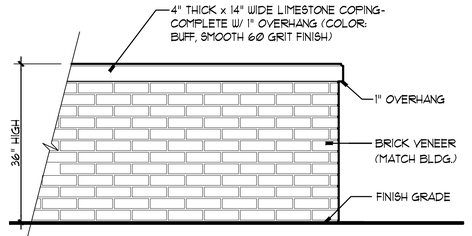
NORTH

PLANTING LEGEND

GRAPHIC SYM.	QTY.	ITEM/DESCRIPTION	SIZE
	2 EA.	CRIMSON KING NORWAY MAPLE	6-7" CAL.
	3 EA.	PYRAMIDAL EUROPEAN HORNBEAM -OR- REGAL PRINCE OAK	3" CAL. 3" CAL.
	2 EA.	NORWAY SPRUCE	20' HT.
	50 EA.	DARK GREEN ARBORVITAE	10' HT.
	330 EA.	GREEN VELVET BOXWOOD	15-18"
	20 EA.	GREEN MOUNTAIN BOXWOOD	36-42" HT.
	21 EA.	LITTLE HENRY ITEA	5 GAL.
	19 EA.	HAMELN FOUNTAIN GRASS	15 GAL.
	255 EA.	LILYTURF	1 GAL.
	315 EA.	GREEN CARPET SPIRAEA	1 GAL.
	6 C.Y.	WASHED CRUSHED NATURAL STONE	½-¾"
	260 L.F.	STEEL EDGING-BLACK	⅛" x 4"



B L1 MASONRY SCEEN WALL
Section
Scale 3/4"=1'-0"



C L1 MASONRY SCEEN WALL
Elevation
Scale 3/4"=1'-0"

LANDSCAPE ARCHITECTURE

MICHAEL J. DUL
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PROJECT

Landscape Development

LANDSCAPE PLAN

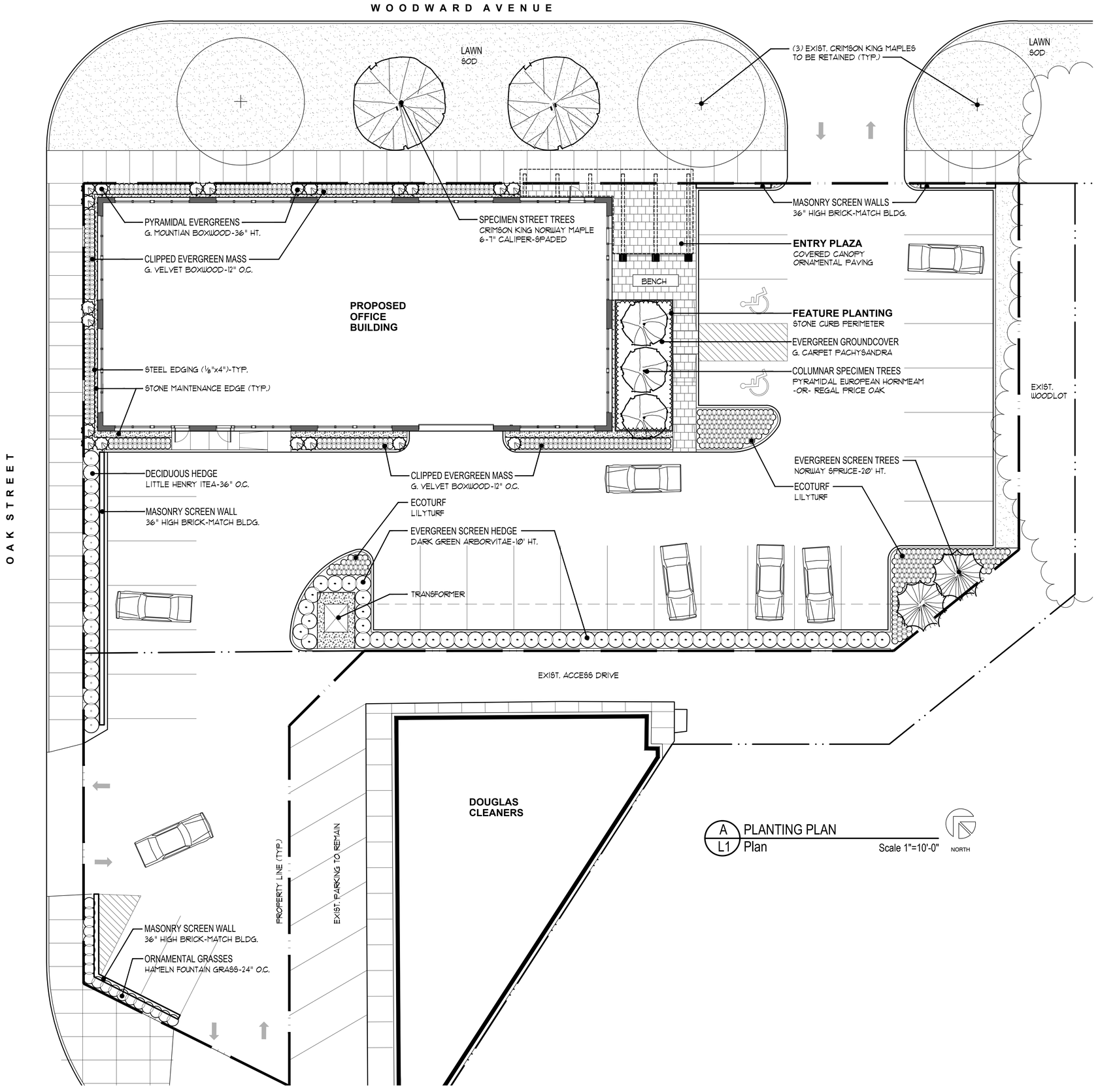
SHEET TITLE

See Details

SCALE

PROJECT NUMBER:	16190
DRAWN:	P. Funke
CHECKED:	M. Dul
DATE:	November 30, 2016 Preliminary SPA
REVISIONS:	

L1.1

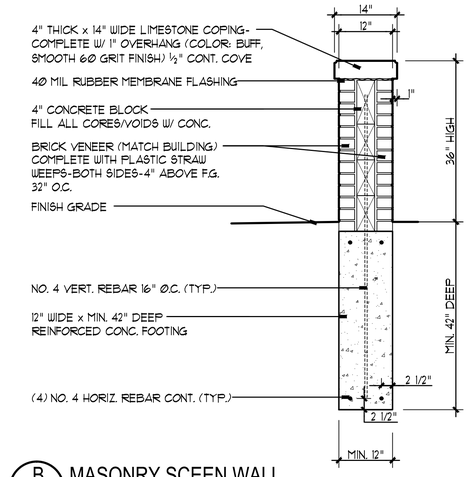


A L1 PLANTING PLAN
Plan — Scale 1"=10'-0"

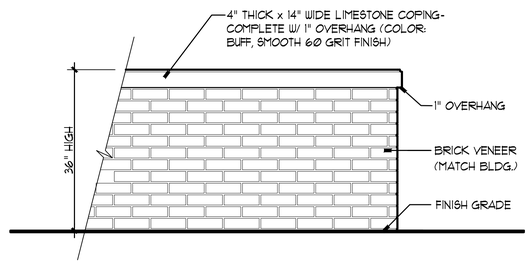
NORTH

PLANTING LEGEND

GRAPHIC SYM.	QTY.	ITEM/DESCRIPTION	SIZE
	2 EA.	CRIMSON KING NORWAY MAPLE	6-7" CAL.
	3 EA.	PYRAMIDAL EUROPEAN HORNBEAM -OR- REGAL PRINCE OAK	3" CAL. 3" CAL.
	2 EA.	NORWAY SPRUCE	20' HT.
	50 EA.	DARK GREEN ARBORVITAE	10' HT.
	330 EA.	GREEN VELVET BOXWOOD	15-18"
	20 EA.	GREEN MOUNTAIN BOXWOOD	36-42" HT.
	21 EA.	LITTLE HENRY ITEA	5 GAL.
	19 EA.	HAMELN FOUNTAIN GRASS	1.5 GAL.
	255 EA.	LILYTURF	1 GAL.
	315 EA.	GREEN CARPET SPIRAEA	1 GAL.
	6 C.Y.	WASHED CRUSHED NATURAL STONE	½-¾"
	260 L.F.	STEEL EDGING-BLACK	⅛" x 4"



B L1 MASONRY SCEEN WALL
Section — Scale 3/4"=1'-0"



C L1 MASONRY SCEEN WALL
Elevation — Scale 3/4"=1'-0"

LANDSCAPE ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

www.mjdul.com

AUGUST L.L.C.
35975 Woodward Avenue
Birmingham, Michigan 48009

PROJECT

Landscape Development

LANDSCAPE PLAN

SHEET TITLE

See Details

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PROJECT NUMBER:	16190
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L1


Mobil
Tim Hortons
Douglas Cleaners
Brogan & Partners
MASQ beauty
Woodward Ave
Oak Ave
N Old Woodward Ave
Rouge River
Google
Map
3D
Imagery ©2016 Google, Map data ©2016 Google
Terms
Send feedback
50 ft


DOUGLAS CLEANERS
AND
SHIRT LAUNDRY
ONLY
ONLY


ONLY
ONLY


CORE
PARTNERS
UNDER CONTRACT
SALE
248.39
www.corepa


CORE
FOR SALE
248.397.9999


ONE WAY
ONLY ONLY ONLY
ONE WAY
FOR SALE

Pole top luminaires with asymmetrical wide spread light distribution

Type: 'A'
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Die-cast aluminum housing and slip fitter. Slip fits 3" O.D. pole top, secures to pole with six stainless steel set screws. Die-cast aluminum knuckle allows for 0° or 15° tilt adjustment from horizontal. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Faceplate is constructed of die-cast aluminum and can be opened without tools for easy maintenance. Clear acrylic diffuser with optical texture. Fully gasketed with a molded silicone gasket.

Electrical: 52 W LED luminaire, 58.7 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

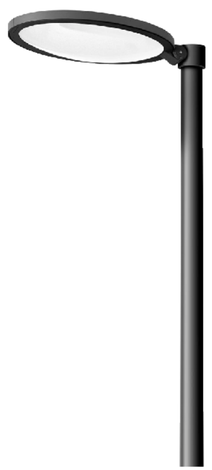
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. These luminaires are available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP66.

Weight: 16.5 lbs.

Effective Projection Area (EPA): 0.8 ft²

Luminaire Lumens: 4898
Tested in accordance with LM-79-08



Single pole-top luminaires

	Lamp	A	B	C
77836	52 W LED	29 ½	15 ¾	5 ¾

Recommended for use with 14' to 16' poles.

BEGA - US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684 - 0533 FAX (805) 566-9474 www.bega-us.com

LED wall luminaires with light output on one side

Type: 'B' (OPTION 1)
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing: Constructed of one-piece die-cast aluminum designed for direct attachment to a BEGA 19 545 small opening recessed junction box (provided). Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Tempered, white glass, flush to the die casting to prevent water accumulation in any mounting orientation. Fully gasketed for weather tight operation using a silicon gasket.

Electrical: 6.3W LED luminaire, 8.6 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP64

Weight: 3.1 lbs

Luminaire Lumens: 375

Light emission on one side

	Lamp	A	B	C	Recessed wiring box
33329	9.5 W LED	11 ½	2 ¼	4 ¾	**19 537**

BEGA - US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com

Drive-over LED in-grade floodlights

Type: 'C' (OPTION 1)
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Enclosures: Outer housing of high tensile steength stainless steel; inner housing is factory sealed and fabricated of heavy gauge stainless steel. Reflector made of pure anodized aluminum.

Trim Ring: Heavy gauge, machined stainless steel secured to inner housing by five (5) stainless steel hex head fasteners. Trim is sealed in place using molded, one piece high temperature silicone gasket. Glass is clear tempered, ½" thick, machined flush to trim ring.

Electrical: 13.4 W LED luminaire, 14.6 total system watts, -20° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10 V dimming. The LED module and driver are mounted on a removable inner assembly for easy replacement. Standard LED color temperature is 4000K with an 85 CRI. Available in 3000K (85 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: Machined #4 brushed stainless steel. Custom colors not available.

CSA certified to U.S. and Canadian standards for wet locations. Protection class IP68.

Temperature caution: The column 'T' in this chart indicates then temperature in degrees Celsius which is reached on the center of the glass surface during operation. Surface temperatures are for exterior applications. For interior applications add 10° C to temperatures shown.

Note: A foundation and proper drainage must be supplied by the customer. These luminaires are designed to bear pressure loads up to 4,400 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

Weight: 6.2 lbs.

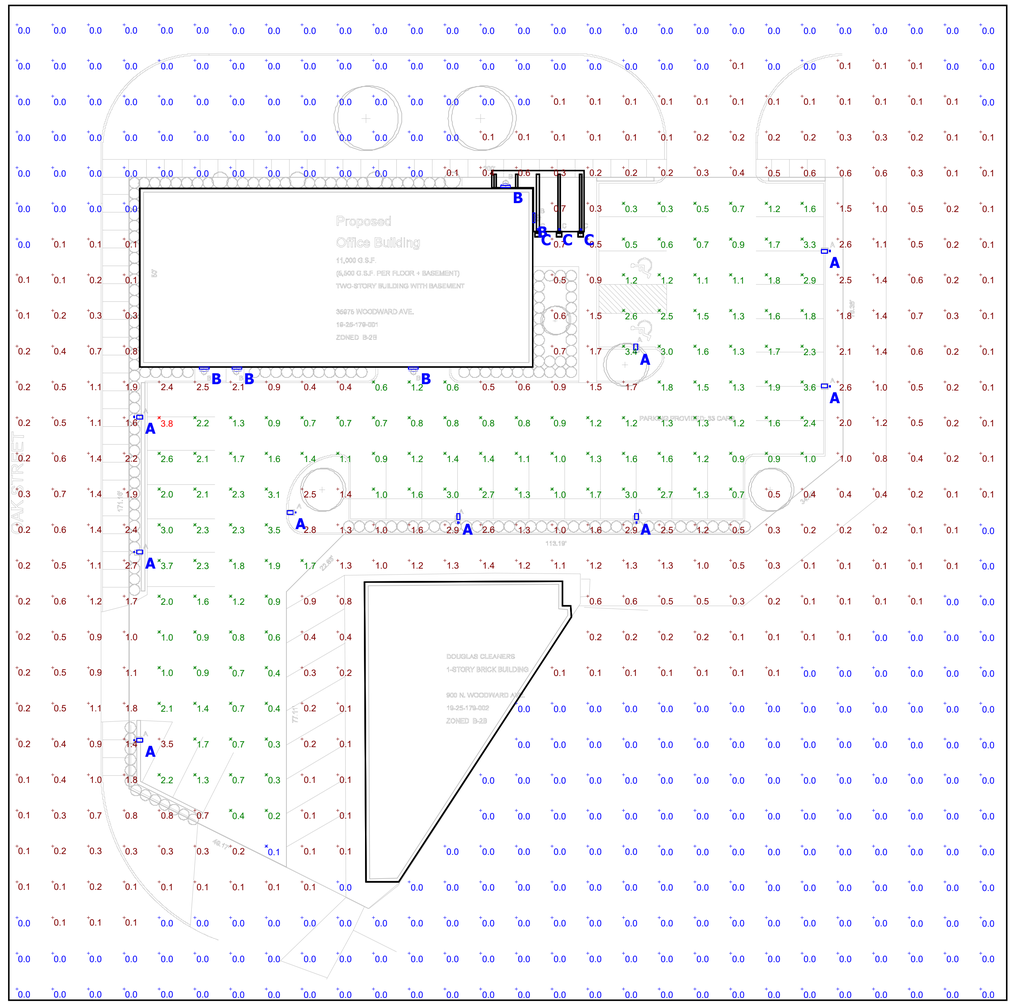
Luminaire Lumens: 568
Tested in accordance with LM-79-08

Symmetrical floodlights - **clear** safety glass

	Lamp		β	T	A	B	C	
77006	10.9W	LED	16°	25°	8	10⅝	7⅛	Integrated

Louver β-Beam angle

1000 BEGA Way, Carpinteria, CA 93013 (805) 684 -0533 FAX (805) 566-9474 www.bega-us.com



Plan View
Scale - 1" = 20ft

N

GENERAL NOTE

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
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.

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.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING AREA	+	1.5 fc	3.8 fc	0.1 fc	38.0:1	15.0:1	0.4:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
	A	9	BEGA	77 836	Pole top luminaires with asymmetrical wide spread light distribution. 29-1/2"L. X 16"W. X 5-1/2"H. LED POLE TOP. 4K	LED	1	77836.IES	4888.998	0.9	56.9	16'-0"
	B	5	BEGA	33329	LED wall luminaires with light output on one side. 4k	LED	1	33329.ies	375.058	0.9	12	10'-0"
	C	3	BEGA	77 006	Drive-over LED in-grade floodlights. 8-1/8"DIA. X 6-3/4"H. 4000K LED WITH ANODISED PURE ALUMINIUM REFLECTOR FLAT CLEAR GLASS LENS	LED	1	77006.IES	567.5071	0.9	14.66	in-grade

AUGUST
PHOTOMETRIC SITE PLAN
PREPARED FOR: SOROKI
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
JM/AAM
Date
11/21/2016
Scale
Not to Scale
Drawing No.
#16-64461-V1
1 of 1

Back to Agenda

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **January 6, 2017**

TO: **Planning Board Members**

FROM: **Matthew Baka, Senior Planner**

SUBJECT: **Window Standards Study Session**

At the July 25, 2016 City Commission meeting, a public hearing was held to consider proposed amendments to the current window standards in the Zoning Ordinance. The purpose of these amendments was to implement several minor changes to the standards contained in Article 04 of the Zoning Ordinance, as well as the elimination of additional standards in Article 07 that are in conflict with other areas of the Zoning Ordinance. The proposed changes would have added a requirement to have at least 30% glazing on rear elevations with a public entrance, increased the amount of glazing permitted on upper floors, prohibited blank walls longer than 20' on all elevations facing a park, plaza or parking lot, and would also have provided the reviewing board with the flexibility to allow adjustments to the amount of glazing under specific conditions.

During the public hearing, the City Commission identified two additional issues that they would like the Planning Board to consider. These issues were the clarification or elimination of the provision that allows window glazing to be "lightly tinted". Currently there is no definition for the term "lightly tinted", so there is no objective standard that applicants must meet in order to comply with this standard. Secondly, The City Commission also asked the Planning Board to consider whether there should there be a glazing requirement in alleys and passages that are subject to the Via Activation Overlay Zone. Accordingly, the City Commission decided to send the subject back to the Planning Board for further consideration. Please find attached the staff report presented to the Planning Board and City Commission, along with the proposed ordinance language and minutes from previous discussions on the topic.

On August 10th, 2016 the Planning Board held a study session to consider the issues that were raised at the City Commission. While it was agreed that windows in alleys or via are an important enhancement, it was also discussed that there are important "back of house" functions to most commercial businesses that must be accommodated and that requiring glazing on the scale that is required on the building frontages may impede those functions and have a negative impact on businesses. Currently, the Via activation overlay standard does indicate a requirement for windows but does not set a specific percentage that is required. The following is an excerpt from the Via Activation Overlay District in the Zoning Ordinance that contains the current regulations that deal with windows:

H. Design Standards: All portions of buildings and sites directly adjoining a via must maintain a human scale and a fine grain building rhythm that provides architectural interest for pedestrians and other users, and provide windows and doors overlooking the via to provide solar access, visual interaction and surveillance of the via. To improve the

aesthetic experience and to encourage pedestrians to explore vias, the following design standards apply for all properties with building facades adjoining a via:

1. Blank walls shall not face a via. Walls facing vias shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or decorative finish materials. Awnings shall be straight sheds without side flaps, not cubed or curved, and must be at least 8 feet above the via at the lowest drip edge;

This would allow the Planning Board to evaluate projects on a case by case basis but does not provide a baseline or minimum amount of glazing that would be required in these spaces. The draft ordinance language presented to the City Commission for building elevations with secondary entrances not on a frontage line would require 30% glazing on those elevations. The Planning Board may wish to consider whether a similar requirement in the vias would be beneficial.

In regards to the window tinting, the Planning Board requested that the Planning staff provide additional information regarding the effect that permitting only clear glass windows would have on the ability to comply with the Michigan Energy Code. Based on conversations with the Building Department staff and research into the various aspects of window properties and technologies, it appears that requiring clear glass would not necessarily prevent someone from complying with the Energy Code. As detailed in the attached materials, there are three basic categories or ratings that are measured when evaluating the efficiency of a window, which are as follows;

1. **U-factor:** measures the rate of heat transfer (or loss). The U-factor rating is predominately determined by the number of panes of glass and the type of gas barrier sealed between those panes.

2. **Solar Heat Gain Coefficient (SHGC):** measures how much heat from the sun is blocked. SHGC is expressed as a number between 0 and 1. The lower the SHGC, the more a product is blocking solar heat gain. SHGC can be controlled through tinting, reflective coatings or low-e coatings.

3. **Visible Transmittance (VT):** measures how much light comes through a window. VT is expressed as a number between 0 and 1. The higher the VT, the higher the potential for daylighting. A typical clear glass window has a VT of .84. VT is generally controlled with tinting and reflective coatings.

As described in the attached literature, the use of low-e coating has become a common method of controlling solar heat gain while still allowing for a high percentage of visible transmittance.

If the Planning Board reaches consensus on a directive for changes to the window standards then the Planning Staff can prepare draft ordinance language for a future study session. If the Planning Board wishes to study this topic further then Planning Staff can pursue more information in accordance with the remaining questions that the Board members would like to consider.

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **June 1, 2016**

TO: **Planning Board**

FROM: **Jana Ecker, Planning Director**

SUBJECT: **Public Hearing to consider amendments to Chapter 126, Zoning, Article 04, Section 4.90 WN-01 (WINDOW STANDARDS) and Article 07, section 7.05 (ARCHITECTURAL DESIGN REQUIREMENTS)**

At the November 11, 2015 Planning Board meeting the Board held a public hearing to discuss proposed amendments to the current window standards in the Zoning Ordinance. The purpose of these amendments was to reduce the recurring need for applicants to seek variances from the Board of Zoning Appeals due to difficulty meeting those requirements. At that time it was acknowledged that additional changes needed to be made beyond what is currently proposed and it was determined that there needs to be further study on certain aspects of the standards before additional changes can be recommended. It was decided however, that the standard of measuring the percentage of glazing on a site should be consistently measured between 1 and 8 feet above grade. Accordingly, the Planning Board recommended approval of the proposed amendments to the City Commission, which were later adopted by the Commission. Since that time, the Planning Division has held several study sessions on the subject of window standards.

Background

Over the past several years the Planning Board has performed site plan reviews where the Planning Board expressed support for the proposed design but the applicant has been forced to pursue variances because they were not able to meet the window standards contained in the Zoning Ordinance. Accordingly, the Planning Board has been holding study sessions on this topic to explore ways that the ordinance requirements can be altered so that fewer variances are sought but the intent of the window standards remains in place. The intent of the glazing requirements has been to activate the streets and public spaces of Birmingham by creating an interactive relationship between the pedestrians and the buildings in commercial areas.

There are currently four sections of the Zoning Ordinance that regulate the amount of glazing, or windows, that are required in various commercial areas. Those sections are as follows:

Downtown Overlay

Article 03 section 3.04(E):

4. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from

the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.

6. The glazed area of a facade above the first floor shall not exceed 35% of the total area, with each façade being calculated independently.

7. Glass shall be clear or lightly tinted only. Opaque applications shall not be applied to the glass surface.

Triangle Overlay District

Article 03 section 3.09:

B. Windows and Doors:
1. Storefront/Ground Floor. Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed and painted. No less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorway. Glass areas on storefronts shall be clear, or lightly tinted. Mirrored glass is prohibited. Required window areas shall be either windows that allow views into retail space, working areas or lobbies, pedestrian entrances, or display windows set into the wall. Windows shall not be blocked with opaque materials or the back of shelving units or signs. The bottom of the window must be no more than 3 feet above the adjacent exterior grade.

All other Commercial zones

Article 04 section 4.90:

The following window standards apply on the front façade and any façade facing a street, plaza, park or parking area:

A. Storefront/Ground Floor Windows: Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed. The following standards apply:
    1. No less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorway.
    2. Glass areas on storefronts shall be clear or lightly tinted in neutral colors. Mirrored glass is prohibited.
    3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
    4. Windows shall not be blocked with opaque materials or furniture, products, signs, blank walls or the back of shelving units.
    5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.
    6. Blank walls of longer than 20 feet shall not face a public street.
B. Upper Story Windows: Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.

In addition, there is an obscure section of the Zoning Ordinance that includes an additional provision that also regulates the amount of glazing required on commercial buildings. This section of the code only requires 50% clear glazing at street level.

Article 07 section 7.05, Architectural Design Review:

7.05 Requirements

B. A minimum of 50% of that portion of the first floor facade of a building with a commercial use(s) on the first floor and that faces a public street, private street, public open space or permanently preserved open space shall contain clear glazing.

Potential changes

During recent site plan reviews where variances have been pursued, the subject properties have all been located outside of the overlay zones. Accordingly, the focus of the study sessions up to this point has been on the standards contained in Article 04 section 4.90, which affect all areas not within an overlay zone. The Board has discussed creating a waiver that is contingent on a set of criteria that would allow the Planning Board, Historic District Commission, or Design Review Board to alter the glazing requirements under certain circumstances. The Planning Board developed a list of criteria that must be met in order to qualify for the modification of the standards. The draft language of the waiver criteria is attached for your review.

Another potential change that was discussed at the previous Planning Board study session was combining the provisions of Article 04 and Article 07 into one set of standards that requires 70% glazing on the facades that face the street and then reducing the requirement to 50% on secondary facades that face parking areas and open space. At the last study session the Planning Board discussed an error that was discovered by staff in the Zoning Ordinance that has a significant effect on how the existing language is enforced. The definition of façade was inadvertently altered when the Zoning Ordinance was reformatted in 2005. The current definition of façade reads as follows:

Facade: The vertical exterior surface of a building that is set parallel to a **setback line**.

However, prior to the reformatting of the Zoning Ordinance the definition of facade read as follows:

Facade means the vertical exterior surface of a building that is set parallel to a **frontage line**.

The change from frontage line to setback line significantly alters what is considered a façade as a frontage line is defined as follows:

Frontage line: all lot lines that abut a public street, private street, or permanently preserved or dedicated public open space.

With this discovery the window standards would only be enforced on facades as defined in the Zoning Ordinance prior to the reformatting. As this is a clerical error, it will be corrected. This eliminates glazing required on non-street facing facades and will reduce the number of variance requests but will still provide glazing on elevations of buildings that face the street.

Accordingly, the Planning Division is of the opinion that this clerical error correction would bring the regulations back in line with the original intent of the window standards. This would eliminate the need for creating definitions for primary and secondary facades as discussed at previous study sessions. As a result of this discovery, the Planning Board decided to eliminate the draft language that delineated between facades that face a street and those that do not. However, the Board did determine that building elevations that have a public entrance should contain some element of glazing. Accordingly, the Board directed staff to draft a provision that requires 30% glazing on those elevations that have a public entrance but do not face a frontage line. In addition, the Planning Division recommends adding Article 4, section 4.90(C) to prevent blank walls in most situations, and would also recommend the removal of Article 7, Processes, Permits and Fees, section 7.05(B), Architectural Design Review, as it is out of place in this location, and would be best addressed in Article 4, Development Standards – Window Standards, as noted above.

On May 11, 2016, the Planning Board discussed the proposed amendments to the glazing standards, and voted unanimously to set a public hearing for June 8, 2016. No changes have been made to the proposed language since that time. Draft ordinance language is attached for your review, along with relevant meeting minutes.

Suggested Action:

To recommend to the City Commission approval of the proposed changes to Article 04, Section 4.90 WN-01 and Article 07, Section 7.05 of the Zoning Ordinance to amend the glazing standards.

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 04 DEVELOPMENT STANDARDS, SECTION 4.90, WN-01 (WINDOW STANDARDS) TO ALTER THE REQUIRED GLAZING ON COMMERCIAL BUILDINGS.

Article 04, section 4.90 WN-01 shall be amended as follows:

4.90 WN-01

This Window Standards section applies to the following districts:

O1, O2, P, B1, B2, B2B, B2C, B3, B4, MX, TZ3

The following window standards apply ~~on the front façade and any façade facing a street, plaza, park or parking area~~:

A. Storefront Windows: Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed. The following standards apply:

    1. No less than 70% of a storefront/groundfloor façade between 1 and 8 feet above grade shall be clear glass panels and doorway.
    2. Glass areas on storefronts shall be clear, or lightly tinted in neutral colors. Mirrored glass is prohibited.
    3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
    4. Windows shall not be blocked with opaque materials or furniture, products, signs, blank walls or the back of shelving units.
    5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.
    ~~6. Blank walls of longer than 20 feet shall not face a public street.~~

B. ~~Upper Story Windows: Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.~~ **Ground floor building elevations: Building elevations on the ground floor that do not face a frontage line but contain a public entrance shall be no less than 30% glazing between 1 and 8 feet above grade.**

C. Blank walls of longer than 20 feet on the ground floor shall not face a plaza, park, parking area or public street.

D. Upper Story Windows: Openings above the first story shall be a maximum of 50% of the total façade area. Windows shall be vertical in proportion.

E. To allow flexibility in design, these standards may be modified by a majority vote of the Planning Board, Design Review Board, and/or Historic District Commission for architectural design considerations provided that the following conditions are met:

- **a. The subject property must be in a zoning district that allows mixed uses;**
- **b. The scale, color, design and quality of materials must be consistent with the building and site on which it is located;**
- **c. The proposed development must not adversely affect other uses and buildings in the neighborhood;**
- **d. Glazing above the first story shall not exceed a maximum of 70% of the façade area;**
- **e. Windows shall be vertical in proportion.**

ORDAINED this _____ day of _____, 2016 to become effective 7 days after publication.

_____
Rackeline J. Hoff, Mayor

_____
Laura Pierce, City Clerk

ORDINANCE NO._____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 07 ARCHITECTURAL DESIGN REQUIREMENTS, SECTION 7.05, REQUIREMENTS.

Article 07, section 7.05 shall be amended as follows:

7.05 Requirements

(See architectural design checklist on Site Plan Review application).

A. Building materials shall possess durability and aesthetic appeal.
~~B. A minimum of 50% of that portion of the first floor facade of a building with a commercial use(s) on the first floor and that faces a public street, private street, public open space or permanently preserved open space shall contain clear glazing.~~
B~~C~~. The building design shall include architectural features on the building facade that provide texture, rhythm, and ornament to a wall.
C~~D~~. Colors shall be natural and neutral colors that are harmonious with both the natural and man-made environment. Stronger colors may be used as accents to provide visual interest to the facade.
D~~E~~. The building design shall provide an interesting form to a building through manipulation of the building massing. This can be achieved through certain roof types, roof lines, and massing elements such as towers, cupolas, and stepping of the building form.
E~~F~~. These architectural elements shall be arranged in a harmonious and balanced manner.

ORDAINED this _____ day of _____, 2016 to become effective 7 days after publication.

_____
Rackeline J. Hoff, Mayor

_____
Laura Pierce, City Clerk

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, OCTOBER 24, 2012
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held October 24, 2012. Chairman Robin Boyle convened the meeting at 6:30 p.m.

Present: Chairman Robin Boyle; Board Members Scott Clein, Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams;

Absent: Student Representative Kate Leary

Administration: Matthew Baka, Planning Specialist
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

10-180-12

FINAL SITE PLAN REVIEW
995 S. ETON (postponed from the meeting of October 10, 2012)
Saretsky, Hart, Michaels & Gould Law Firm
Two-story addition to building in existing outdoor courtyard

Ms. Ecker highlighted the proposal. The site located at 995 S. Eton is a one-story building that currently houses a law office. The petitioner intends to build a two-story addition at the southeast corner of the building (facing Cole Ave.) at the location of an existing outdoor courtyard. The addition will add 1,043 sq. ft. for a total of 5,423 sq. ft. The existing parking lot will remain, though new plantings are proposed to buffer the addition from the parking lot. The applicant proposes an aluminum and glass façade with swinging window treatments for the addition. The applicant is also proposing the installation of a new rooftop mechanical unit on the existing roof with mechanical screening to match existing screens. The existing site is zoned MX, Mixed Use. The law office is a permitted use within this district.

The increase in square footage increases the applicant's parking requirement by three spaces. The applicant intends to convert one barrier-free parking spot to an unrestricted parking spot, and seeks to utilize two on-street parking spaces on Eton St. toward their parking requirement in exchange for making improvements in the right-of-way. *In order to count these spaces, the applicant will be required to obtain approval from the City Commission. If approval is not granted, the applicant will be required to obtain a variance from the Board of Zoning Appeals ("BZA") or enter into a shared parking agreement that must be approved by the Planning Board.*

The second level of the south elevation on Cole St. does not meet the glazing requirements of the MX District. The applicant has agreed to reduce the amount of glazing on the second floor

of the addition to comply with the maximum 50 percent glazing requirement. *If the glazing requirement is not met, a variance will be required from the BZA*.

All exterior design changes to the existing building will also be reviewed by the Design Review Board.

Mr. Roman Bonaslowski from Ron & Roman Architects was present for the applicant. With regards to the parking along Eton, if the Engineering Dept. believes there is a problem with the tightness of Cole as it resolves itself on Eton, he suggested the opportunity exists to make modifications on the south side of Eton if they believe it is too tight of a condition. Secondly, if there is opportunity to find 50 percent glazing going up from the top of the existing parapet they would prefer to have the glass up there or have it continue behind the louvers. It seems reasonable to add an additional tree on Cole. He requested that lighting not be a street improvement along Eton until there is a determination of what is happening along the entire Eton Corridor, and an understanding on how that street lighting can work.

Mr. Miles Hart from the law firm said their employee base is not growing. They need more space to spread out and into offices in order to have better working conditions. They don't have an issue with parking.

Mr. Williams thought the glazing on the second floor adds interest to the building. Mr. DeWeese agreed. To him it looks better if the top and bottom windows are the same size and the second floor is defined as starting at the top of the existing building.

There were no comments from the public at 8:55 p.m.

Motion by Ms. Whipple-Boyce
Seconded by Mr. DeWeese to approve the Final Site Plan and Design Review for 995 S. Eton, Saretsky, Hart, Michaels & Gould Law Firm, with the following conditions:

1. **Applicant obtain approval of the City Commission for the use of two parking spaces on S. Eton or obtain a parking variance from the BZA;**
2. **Applicant submit details for administrative approval for all landscaping, plant material, the location of the Knox box, and a recalculated glazing requirement on the south and east elevations that incorporates calculating the second floor glazing from the line of the existing building's roofline. A tree will be added on Cole.**
3. **Applicant replace non cut-off light fixtures with cut-off fixtures to bring the site into compliance with the current ordinance;**
4. **Applicant obtain approval from the Design Review Board for the proposed addition.**

Members of the public had no final comments at 9 p.m.

Motion carried, 7-0.

VOICE VOTE
Yeas: Whipple-Boyce, DeWeese, Boyle, Clein, Koseck, Lazar, Williams

Nays: None
Absent: None

10-183-12

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

a. Communications (none)

b. Administrative Approvals

- 335 E. Maple Rd. – To slightly re-design the proposed storefront at grade level to include an additional entrance door for the office component of the building.

- 953 S. Eton – Install five ton condenser on roof/"Lamsl" painted to match building. Height of unit: 33 in.; height of screening: 41 in.

c. Draft Agenda for the Regular Planning Board Meeting on November 14, 2012

- Park St. re-zoning application;
- Max and Erma's space for Stoney Creek Steakhouse; and
- 550 W. Merrill, School Administration Building, for office use.

d. Other Business

- 2013 Bistro Update – The City Commission has sent three bistros for the Planning Board to look at: What Crepe?, Birmingham Sushi, and Crush.

- Mr. Baka thought it might be useful in the future to give this board the flexibility to vary from the glazing requirement. Board members also agreed that applicants should not be required to appear before two boards for their reviews.

PLANNING BOARD MINUTES
FEBRUARY 27, 2013

PUBLIC HEARING

1. TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 04 DEVELOPMENT STANDARDS, SECTION 4.83, WN-01 (WINDOW STANDARDS) TO ALLOW DESIGN FLEXIBILITY AS PERMITTED BY THE PLANNING BOARD, DESIGN REVIEW BOARD OR HISTORIC DISTRICT COMMISSION.

Chairman Boyle opened the public hearing at 7:38 p.m.

Mr. Baka recalled that on October 24, 2012 the Planning Board approved a two-story addition to the office building at 995 S. Eton. However, the applicant was forced to revise the architectural design of the addition in order to meet the window standards established in the Zoning ordinance. At that time, it was discussed whether the Ordinance could be amended to give the reviewing City board the authority to allow architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

On January 9, 2013 the Planning Board conducted a study session to discuss a draft ordinance amendment aimed at allowing the reviewing board the flexibility to modify the window standards. At that time, there was discussion regarding limiting the amendment to the upper stories of a building. Accordingly, the Planning Board set a public hearing for February 27, 2013 to review the draft ordinance.

Mr. Baka said that consideration of window standards normally would only go to one or two relevant boards. Mr. Koseck thought that requiring an applicant to appear before two boards adds confusion. The board's consensus was that either board could make the call.

No one from the public wished to speak on this matter at 7:45 p.m.

Motion by Mr. DeWeese
Seconded by Mr. Clein to recommend approval to the City Commission to amend Article 04, Section 4.83 Wn-01(Window Standards) to encourage flexibility in design. These standards may be waived by a majority vote of the Planning Board or Design Review Board and the Historic District Commission, when required, for architectural design considerations.

Motion carried, 7-0.
VOICE VOTE
Yeas: DeWeese, Clein, Boyle, Koseck, Lazar, Whipple-Boyce, Williams
Nays: None
Absent: None

CITY COMMISSION MINUTES
MAY 6, 2013

05-148-13 PUBLIC HEARING – ZONING ORDINANCE AMENDMENT WINDOW STANDARDS

The Mayor opened the Public Hearing at 7:40 PM to consider an amendment to the Zoning Ordinance, Chapter 126, Article 04 Development Standards, Section 4.83, WN-01 (Window Standards).

Mr. Baka explained that the Planning Board requested a modification to the ordinance to allow some flexibility regarding window standards due to a recent site plan review. Mr. Currier recommended the Planning Board develop effective standards for when the second floor window requirements could be waived.

The Mayor closed the Public Hearing at 7:42 PM. The Commission took no action.

PLANNING BOARD MINUTES
AUGUST 14, 2013

STUDY SESSION
Glazing Standards

Ms. Ecker noted that on October 24, 2012 the Planning Board approved a two-story addition to the office building at 995 S. Eton. However, the applicant was forced to revise the architectural design of the addition in order to meet the window standards established in the Zoning Ordinance. At that time, several members of the Planning Board expressed support for the proposed design. It was discussed whether the Ordinance could be amended to authorize the reviewing City Board to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

On January 9, 2013 the Planning Board conducted a study session to discuss a draft ordinance amendment aimed at allowing the reviewing Board the flexibility to modify the window standards. At that time, there was discussion regarding limiting the amendment to the upper stories of a building. Accordingly, the Planning Board set a public hearing for February 27, 2013 to review the draft ordinance amendment.

On February 27, 2013 the Planning Board recommended approval to the City Commission.

On May 6, 2013 the City Commission reviewed the ordinance amendment and sent it back to the Planning Dept. The City Attorney asked for more specific requirements to be added that would allow the Planning Board to waive the glazing requirements on the upper levels.

The Planning Board reviewed the revised ordinance and changed the wording as follows:

" . . .To encourage flexibility in design these standards may be waived by a majority vote of the Planning Board and/or Historic District Commission for architectural design considerations. . . "

b. The scale, color, design and quality of materials of upper stories must be consistent with the building and site; and

c. The proposed development must not adversely affect other uses and buildings in the neighborhood.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Clein to schedule a public hearing on Glazing Standards for September 11, 1913.

Motion carried, 5-0.

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

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

09-168-13

PUBLIC HEARING
Glazing Standards (rescheduled from September 11, 2013)
TO CONSIDER AN AMENDMENT TO CHAPTER 126, ZONING, ARTICLE 04, SECTION 4.83 WN-01 (WINDOW STANDARDS) TO ALLOW DESIGN FLEXIBILITY AS APPROVED BY THE PLANNING BOARD, DESIGN REVIEW BOARD AND/OR HISTORIC DISTRICT COMMISSION

Chairman Boyle opened the public hearing at 7:37 p.m.

Mr. Baka advised that the Planning Board has been discussing whether the ordinance could be amended to give the reviewing City Board the authority to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

After several meetings on this topic, the Planning Board, at their August 14, 2013 meeting, held a study session detailing ordinance changes to the Glazing Standards and requested staff to set a public hearing date to consider amendments to Chapter 126, Article 04, section 24.83 B.

Mr. Williams received confirmation that the City Attorney is happy with the suggested ordinance amendments. Ms. Ecker verified that if a proposal goes before two different City boards, the Planning Board and the Historic District Commission ("HDC"), the HDC determination would take priority.

Chairman Boyle observed this is an example of the City listening to applicants and developers.

At 7:43 p.m. there were no comments from members of the audience.

Motion by Mr. Williams
Seconded by Mr. DeWeese to recommend approval by the City Commission to amend Article 04, Section 4.83 WN-01 (Window Standards) to allow design flexibility as permitted by the Planning Board, Design Review Board, and/or Historic District Commission.

There were no final comments from the audience at 7:44 p.m.

Motion carried, 7-0.

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

The chairman formally closed the public hearing at 7:45 p.m.

BIRMINGHAM CITY COMMISSION MINUTES
JANUARY 27, 2014
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

01-15-14 PUBLIC HEARING TO CONSIDER AN ORDINANCE AMENDMENT TO CHAPTER 126, ARTICLE 04, SECTION 4.83 WN-01

Mayor Pro Tem Sherman opened the Public Hearing to consider an ordinance amendment to Chapter 126, Article 04, Section 4.83 WN-01 at 8:44 PM.

Planner Ecker explained that the proposed ordinance amendment was the subject of a public hearing on September 25, 2013, after a request from the City Commission to add more specific criteria in order to waive the current 50% glazing requirement on upper level windows.

Planner Ecker explained that the Planning Board does not want to change the glazing standards for the first floor windows, which is 70% in the downtown area as well as in the triangle district; the change would apply to the upper levels only. There are no window glazing guidelines in the Rail District.

In response to Commission discussion regarding the amount of flexibility in the proposed ordinance, Planner Ecker noted that the Planning Board wanted to be able to respond to design changes in the marketplace and to prevent the glazing requirements from getting in the way of a good development.

Commissioner Nickita suggested the ordinance be more flexible in the rail district, less so in the triangle district, and more restrictive in the downtown district. Commissioner Dilgard suggested changing "to encourage flexibility", to "to allow flexibility".

Mayor Pro Tem Sherman closed the Public Hearing at 8:57 PM.

The commissioners took no action on the proposed ordinance amendment, and directed staff to review the discussion with the Planning Board.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 22, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on April 22, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Stuart Jeffares; Student Representative Andrea Laverty (left at 9:30 p.m.)

Absent: Board Member Robin Boyle, Alternate Board Member Daniel Share; Student Representative Scott Casperson

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

04-80-15

STUDY SESSION
Glazing Standards

Mr. Baka explained that as a result of applicants having to revise their architectural designs in order to meet the window standards established in the Zoning Ordinance,
members of the Planning Board have discussed whether the ordinance could be amended to give the reviewing City Board the authority to allow architects more creativity and flexibility when composing their designs by allowing variation from the window requirements.

After many prior meetings and review by the City Commission, the Planning Board at their March 11, 2015 meeting conducted a study session to continue discussion on
improving the window standards. There was consensus that the 70% glazing requirement should be limited to between 1 and 8 ft. above grade in all zones and districts. It was also agreed that the current requirements of section 4.83 WN are problematic as they have required excessive glazing on several recent projects which has resulted in multiple variance requests to the Board of Zoning Appeals.

Although no specific modification standards were recommended over others, the Planning Board clearly indicated that the intent of the ordinance was to engage pedestrians in commercial zones. The board directed the Planning Dept. to review the various ways of accomplishing that intent. Accordingly, revised draft ordinance language is presented for the consideration of the Planning Board.

In order to provide consistency throughout the ordinance, the Planning Staff recommends amending the first floor standards in the Triangle District and Section 4.83 to require 70% glazing between 1 and 8 ft. above grade.

Mr. Baka advised that the window standards apply on the front façade and any façade that includes the primary entrance where the façade faces a street, plaza, park or parking area. Blank walls are not permitted on elevations with public entrances.

It was concluded that a definition of "blank wall" is needed. Ms. Whipple-Boyce thought that some flexibility should be written into the ordinance. Say that blank walls are not permitted on elevations, period. Mr. Koseck thought this matter needs another layer of study so they don't end up with a bunch of windowless buildings or uninterrupted walls that don't make for good architecture. Mr. Baka clarified that what is being discussed does not apply in the Downtown or the Triangle. It only applies in areas that are more likely to have a stand-alone building. Ms. Lazar thought the board needs definite parameters to work with.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, OCTOBER 14, 2015
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on October 14, 2015. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Carroll DeWeese, Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce; Alternate Board Member Stuart Jeffares

Absent: Board Member Bryan Williams; Alternate Board Member Daniel Share; Student Representatives Scott Casperson, Andrea Laverty

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

10-201-15

STUDY SESSION

1. Window Glazing Standards

Mr. Baka recalled that on October 24, 2012 several members of the Planning Board discussed whether the ordinance could be amended to permit the reviewing City board the authority to give architects more creativity and flexibility when composing their designs by allowing variation from the window requirements. Since that time several study sessions and public hearings have been held to examine this topic.

At their meeting on January 27, 2014 the City Commission suggested that the ordinance amendment recommended by the Planning Board be modified to allow the proposed flexibility in the MX District but to have more restrictive requirements in the Downtown and Triangle District.

The first-floor glazing standards are inconsistent throughout the zones. The result of this difference is that outside of the Downtown Overlay a significantly larger amount of glazing is needed to satisfy the requirement. Therefore, the Planning Division recommends as a starting point amending the first-floor window standards in all districts in section 4.83, the General Standards, to require 70% glazing between 1 and 8 ft. above grade on any facade facing a street, plaza, park, or parking area. Blank walls of longer than 20 ft. shall not face a public street. It is believed that the addition of these provisions to these two areas of the City will significantly decrease the frequency of variance applications while still achieving the intent of the standards. Also, the Planning Division recommends amendments to Article 3, section 3.09(b)(1) to make the glazing standards consistent in the Triangle Overlay District.

The board discussed that unique circumstances might allow flexibility in design to modify the standards. They decided to come back to that later after a little more thought.

Board members concluded that consideration of the Downtown Overlay would be a separate issue.

The consensus was to amend Article 04, section 4.83 WN-01 A and B and strike C. Further, amend Article 03, Section 3.09 b (1) Commercial/Mixed Use Architectural Requirements in the MX District as presented.

Motion by Mr. Boyle
Seconded by Mr. DeWeese to send this matter to a public hearing on November 11, 2015.

Motion carried, 7-0.

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

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

11-220-15

PUBLIC HEARINGS

1. TO AMEND ARTICLE 03 SECTION 3.09 (B) (1) TO REQUIRE GLAZING IN THE TRIANGLE DISTRICT BETWEEN 1 FT. AND 8 FT. ABOVE GRADE ON THE GROUND FLOOR;

AND

TO AMEND ARTICLE 04, SECTION 4,83 WN-01 (WINDOW STANDARDS) TO SPECIFY THAT THE REQUIRED 70% GLAZING IS BETWEEN 1 AND 9 FT. ABOVE GRADE ON THE GROUND FLOOR IN ALL ZONE DISTRICTS

Chairman Clein opened the public hearing at 7:34 p.m.

Mr. Baka recalled that at the October 14, 2015 Planning Board meeting the board discussed the issues related to the current window standards and the recurring need for applicants to seek variances from the Board of Zoning Appeals ("BZA"). Although it was acknowledged that additional changes need to be made beyond what is currently proposed, it was determined that there should to be further study on certain aspects of the standards before additional changes can be recommended. It was decided however, that the standard of measuring the percentage of glazing on a site
should be consistently measured between 1 and 8 ft. above grade. Accordingly, the Planning Board set a public hearing for November 11, 2015 to consider amendments to the window standards contained in the Zoning Ordinance.

The first floor glazing standards are inconsistent throughout the zones. In the Downtown Overlay the 70% requirement is only applied between 1 and 8 ft. above grade. In the

Triangle District and window standards of section 4.83, the 70% requirement is applied to the entire first floor. The result of this difference is that outside of the Downtown Overlay it requires a significantly larger amount of glazing to satisfy the requirement. A lot of developments are having a hard time meeting this standard. In order to provide consistency throughout the ordinance and still achieve the pedestrian and public interaction intended by the standards, the Planning Division recommends amending the first floor standards in the Triangle District and Section 4.83 to require 70% glazing between 1 and 8 ft. above grade. Staff believes that the addition of this provision to these two sections will significantly decrease the frequency of variance applications, while still achieving the intent of the standards.

The other proposed standard to be added to section 4.83 is that blank walls of longer than 20 ft. shall not face a public street.

There were no comments from the public at 7:36 p.m.

Motion by Mr. Boyle
Seconded by Mr. Williams to accept the amendments to the Zoning Ordinance as follows:

Article 04, section 4.83 WN-01

A. Storefront/Ground Floor Windows: Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed. The following standards apply:

1. No less than 70% of the storefront/ground floor facade between 1 and 8 ft. above grade shall be clear glass panels and doorway.

6. Blank walls of longer than 20 ft. shall not face a public street.

Article 03, section 3.09 (b) (1)

B. Windows and Doors

1, Storefront/Ground Floor, Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed and painted. No less than 70% of the storefront/ground floor facade between 1 and 8 ft. above grade shall be clear glass panels and doorway.

No one from the audience wished to comment at 7:37 p.m.

Motion carried, 7-0.

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

The chairman closed the public hearing at 7:38 p.m.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, MARCH 9, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on March 9, 2016. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Member Lisa Prasad; Student Representative Colin Cusimano

Absent: Board Members Bert Koseck, Gillian Lazar; Alternate Board Member Daniel Share

Administration: Matthew Baka, Senior Planner
Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

03-39-16

3. Glazing

Mr. Baka advised that over the past several years the Planning Board has performed site plan reviews where the board expressed support for the proposed design but the applicant has been forced to pursue variances because they were not able to meet the window standards contained in the Zoning Ordinance. Accordingly, the Planning Board has been holding study sessions on this topic to explore ways that the ordinance requirements can be altered so that fewer variances are sought but the objective of the window standards remains in place. The intent has been stated as the activation of the streets and public spaces of Birmingham by creating an interactive relationship between pedestrians and the users of the buildings in commercial areas.

During the study sessions held previously, the Board has discussed creating a waiver that is contingent on a set of criteria that would allow the Planning Board to waive the glazing requirements under certain circumstances. The City Commission has been hesitant to embrace this approach due to the subjective nature of such criteria. Accordingly, in previous study sessions the Planning Board developed a list of requirements that must be met in order to qualify for the exemption.

Another potential change that staff would like the Planning Board to discuss is combining the provisions of Article 04 and Article 07 into one set of standards that requires 70% glazing on the facades that face the street and then reducing the requirement to 50% on secondary facades that face parking areas and open space.

Mr. Baka recalled the Planning Board has been talking about glazing for quite a long time. The origination of the glazing requirements came from the Downtown Overlay Zone and/or the 2016

Plan where 70% glazing is required between 1 ft. and 8 ft. above grade. In the downtown that is just along the storefronts. When the Triangle Plan was created in 2006, glazing standards were also added. Then there were additions made to Article 4, the Development Standards which would apply to all commercial properties outside of the two Overlays. Last fall, an amendment was completed to make the three criteria consistent in that they were all being measured between 1 ft. and 8 ft. The Triangle and the General Commercial areas did not have that, so staff was forced to measure glazing for the whole facade which made it difficult for people to comply.

Right now section 4.90 dealing with all other commercial zones states that window standards requiring 70% glazing apply on the front facade and any facade facing a street, plaza, park, or parking area. The board has been talking about altering the language so that the requirements are not quite as difficult to meet. Staff has come up with a way to give this body the authority to waive those requirements if they see fit and has developed a list of requirements that must be met in order to qualify for the exemption:

To allow flexibility in design, these standards may be modified by a majority vote of the Planning Board, Design Review Board, and/or Historic District Commission for architectural design considerations provided that the following conditions are met:
a. The subject property must be in a zoning district that allows mixed uses.
b. The scale, color, design and quality of materials of upper stories must be consistent with the building and site on which it is located.
c. The proposed development must not adversely affect other uses and buildings in the neighborhood.

Ms. Whipple-Boyce along with other members suggested adding the following:
d. No less than 50% glazing between 1 ft. and 8 ft. above grade on the secondary facades that don't face a public or private street. Note that the primary facade faces the street and contains the address.

Mr. Baka advised that current standards for upper story windows say that openings above the first story shall be a maximum of 50% of the total facade area. Windows shall be vertical in proportion. It was discussed that current office design calls for expansive use of glazing on the upper floors. Board members considered allowing no more than 70% glazing on the upper floors. Chairman Clein suggested coming back next time with the language that was discussed for the first floor along with language that says that the second story can have no more than 70% glazing.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, APRIL 13, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on April 13, 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

Absent: Alternate Board Members Lisa Prasad, Daniel Share; Student Representative Colin Cusimano

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

04-61-16

STUDY SESSION
Glazing

Mr. Baka recalled that the Planning Board has been holding study sessions on this topic to explore ways that the ordinance requirements can be altered so that fewer variances are sought but the intent of the window standards remains in place. The intent of the glazing requirements has been to activate the streets and public spaces of Birmingham by creating an interactive relationship between the pedestrians and the buildings in commercial areas.

Since the last study session an error was discovered in the Zoning Ordinance that has a significant effect on how the existing language is enforced. However, the Planning Division is of the opinion that this clerical error correction would bring the regulations back in line with the original intent of the window standards. This would eliminate the need for creating definitions for primary and secondary facades as discussed at the last study session. It will reduce the amount of glazing required on non-street facing facades and will reduce the number of variance requests, but will still provide glazing on elevations of buildings that face the street. The question is whether the board wants to add more requirements for non-street facing facades.

Board members decided to strike 4.90 WN-01 (C) (e) that states glazing on the ground floor facade shall not be reduced to less than 50% between 1 and 8 ft. above grade.
Discussion considered whether glazing should be required on buildings where a public entrance not on the frontage line is in the back. It was thought there must be a minimum of 30% glazing between 1 and 8 ft. above grade.

Mr. Baka agreed to write out the changes for the board to see one more time before this topic goes to a public hearing.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, MAY 11, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on May 11, 2016. Vice-Chairperson Gillian Lazar convened the meeting at 7:30 p.m.

Present: Board Members Stuart Jeffares, Bert Koseck, Gillian Lazar, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Student Representative Colin Cusimano

Absent: Chairman Scott Clein; Board Member Robin Boyle.

Administration: Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

05-84-16

STUDY SESSION ITEMS

1. Glazing

Ms. Ecker recalled the only changes from the last meeting were:

(1) That the board determined they would like minimum glazing required on any façade that has a public entrance, even if it is not in the front. That alteration was made to Article 4.90 WN-01 (B) Ground floor building elevations that now states "Building elevations on the ground floor that do not face a frontage line but contain a public entrance shall be no less than 30% glazing between 1 and 8 feet above grade." However, if the façade is on a frontage line and faces the street, 70% glazing is required.

(2) Also (C) Blank walls of longer than 20 ft. on the ground floor shall not face a plaza, park, parking area or pubic street.

For Chairperson Lazar, Ms. Ecker explained that Article 4.90 WN-01 (B) (5) means the bottom part of the window has to be in the pedestrian zone, which is no more than 3 ft. above the adjacent exterior grade.

Motion by Mr. Williams
Seconded by Ms. Whipple-Boyce to set a public hearing for June 8, 2016 to consider the proposed changes to Article 04, Section 4.90 WN -01 and Article 07, Section 7.05 of the Zoning Ordinance to amend the glazing standards.

At 7:40 p.m. there was no public to comment on the motion.

Motion carried, 7-0.

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

Planning Board Minutes
June 8, 2016

PUBLIC HEARING

1. To consider amendments to Article 04, section 4.90 WN-01 and Article 07, section 7.05 of the Zoning Ordinance to amend the glazing standards

Chairman Clein opened the public hearing at 7:40 p.m.

Mr. Baka recalled that the Planning Board has been holding study sessions on this topic to explore ways that the ordinance requirements can be altered so that fewer variances are sought but the intent of the window standards remains in place. The intent of the glazing requirements has been to activate the streets and public spaces of Birmingham by creating an interactive relationship between the pedestrians and the buildings in commercial areas. The Planning Board decided that the standard of measuring the percentage of glazing on a site should be consistently measured between 1 and 8 ft. above grade in all zoning districts. Accordingly, the board recommended approval of the proposed amendments to the City Commission, which were later adopted by the Commission. Since that time, the Planning Division has held several study sessions on the subject of window standards.

At the last study session the Planning Board discussed an error in the Zoning Ordinance that was discovered by staff and that has a significant effect on how the existing language is enforced. The definition of facade was inadvertently altered when the Zoning Ordinance was reformatted in 2005. The reformatting changed the definition of facade to the vertical exterior surface of a building that is set parallel to a setback line which is all four sides of the parcel; rather than a frontage line which is elevations that front on a public street. The change from frontage line to setback line significantly alters what is considered a facade.

This discovery eliminated a lot of the need to make drastic changes to the window standards. However, the board did determine that building elevations that have a public entrance should contain some element of glazing on elevations that are not on a frontage line. Accordingly, the board directed staff to draft a provision that requires 30% glazing between 1 and 8 ft. on those elevations. In addition, the Planning Division recommends adding Article 4, section 4.90 (C) to prevent blank walls longer than 20 ft. in most situations, and would also recommend the removal of Article 7, Processes, Permits and Fees, section 7.05 (B), Architectural Design Review, as it is out of place in this location, and would be best addressed in Article 4, Development Standards – Window Standards.

Also a section has been added to allow flexibility in architectural design considerations. These standards may be modified by a majority vote of the Planning Board, Design Review Board, and/or Historic District Commission provided certain conditions are met.

Discussion brought out that the ordinance dictates which board an applicant will appear before.

On May 11, 2016, the Planning Board discussed the proposed amendments to the glazing standards, and voted unanimously to set a public hearing for June 8, 2016. No changes have been made to the proposed language since that time.

There were no comments from the public on the proposed amendments at 7:52 p.m.

Motion by Ms. Whipple-Boyce
Seconded by Mr. Share to recommend to the City Commission approval of the proposed changes to Article 04, section 4.90 WN-01 and Article 07, section 7.05 of the Zoning Ordinance to amend the glazing standards.

No one from the audience wished to discuss the motion at 7:53 p.m.

Motion carried, 6-0.

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

The chairman closed the public hearing at 7:53 p.m.

BIRMINGHAM CITY COMMISSION MINUTES
JULY 25, 2016
MUNICIPAL BUILDING, 151 MARTIN
7:30 P.M.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Rackeline J. Hoff, Mayor, called the meeting to order at 7:30 PM.

II. ROLL CALL

ROLL CALL:	Present,	Mayor Hoff
		Commissioner Bordman
		Commissioner Boutros
		Commissioner DeWeese
		Commissioner Harris
		Mayor Pro Tem Nickita
		Commissioner Sherman
	Absent,	None

Administration: City Manager Valentine, City Attorney Currier, Clerk Pierce, Assistant to the Manager Haines, DPS Director Wood, BPS Director Heiney, City Planners Ecker & Baka, Fire Chief Connaughton, Deputy Fire Marshal Campbell, Finance Director Gerber, Deputy Treasurer Klobucar, Police Chief Clemence

07-241-16 PUBLIC HEARING TO CONSIDER ORDINANCE AMENDMENT REGARDING GLAZING STANDARDS

Mayor Hoff opened the Public Hearing to consider amendments to Zoning Ordinance – Glazing Standards at 9:54 PM.

Planner Baka explained that there are three sets of standards that govern how window standards are applied in the City – for the downtown overlay, the triangle district, and for all other commercial properties in the City which includes the rail district. He explained that as the Planning Board was reviewing projects, they started seeing projects that were forced to obtain variances to accomplish the design or had to alter the design of the façade in order to gain approval without a variance.

Mr. Baka explained the recommendation to add a provision that would require glazing on not just the frontage lines, but also on any side of the building where there is a public entrance. In certain situations, specifically along Woodward where there are only two sides to the building and there are rear entrances, a lot of stores need storage rooms and back of house type of situations. The recommendation includes a minimum requirement of 30% on secondary entrances, which is half of what is required on the front. The other recommendation is that no blank walls longer than twenty feet that face a plaza, park, parking area or street.

Mayor Pro Tem Nickita stated that the ability to provide glass on a passageway is one of the fundamental goals that is trying to be achieved and should be included as well. He commented

that it is identified in the 2016 Plan and is promoted throughout the retail is that glass must be clear. The City needs language that is enforceable and "lightly tinted" is not legally binding.

The Commission agreed to direct this back to the Planning Board to consider the changes as discussed.

The Mayor closed the Public Hearing at 10:16 PM.

CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, AUGUST 10, 2016
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 10, 2016. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Bert Koseck, Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Student Representative Colin Cousimano (left at 9 p.m.)

Absent: Board Members Robin Boyle, Stuart Jeffares; Alternate Board Members Lisa Prasad, Daniel Share

Administration: Jana Ecker, Planning Director
Carole Salutes, Recording Secretary

08-140-16

STUDY SESSION ITEMS

1. Glazing Standards Update

Ms Ecker reported that at the July 25, 2016 City Commission meeting, a public hearing was held to consider proposed amendments to the current window standards in the Zoning Ordinance. The purpose of these amendments was to implement several minor changes to the standards contained in Article 04 of the Zoning Ordinance, as well as the elimination of additional standards in Article 07 that are in conflict with other areas of the Zoning Ordinance. The proposed changes would have added a requirement to have at least 30% glazing on rear elevations with a public entrance; increased the amount of glazing permitted on upper floors, prohibited blank walls longer than 20 ft. on all elevations facing a park, plaza or parking lot; and would also have provided the reviewing board with the flexibility to allow adjustments to the amount of glazing under specific conditions. The City Commission decided to send the draft ordinance back to the Planning Board for further consideration.

During the public hearing, the City Commission identified two additional issues that they would like the Planning Board to consider. These issues were the clarification or elimination of the provision that allows window glazing to be “lightly tinted." Currently there is no definition for the term “lightly tinted," so there is no objective standard that applicants must meet in order to comply with this standard. Secondly, The City Commission would like the Planning Board to consider whether there should there be a

glazing requirement in alleys and passages that are subject to the Via Activation Overlay Zone.

Therefore, there are two things the City Commission wants this board to look at, which is whether only clear glazing should be allowed; or if lightly tinted is allowed, define lightly tinted. The second issue is whether a minimum glazing standard should be added for facades that front on vias.

Ms. Whipple-Boyce thought 70% glazing is excessive for the side facing a via.

Discussion turned to tinted glass. Ms. Lazar thought there might be some accommodation for a building that will receive an excessive amount of sunlight. Mr. Koseck cautioned that the board should make sure what they are asking for is technically achievable. Once the glass is tinted it loses that interaction with the outside.

He continued that buildings need a back of the house. Mr. Williams maintained that the back of the building should have protection at the lower levels which is where the dumpster is located.

Ms. Whipple-Boyce favored having no tint on the windows. She doesn't think tint will determine whether or not people will cover their windows from the inside. As far as the via, maybe there is something that talks about locating a percentage of windows in the active part of the building. However, people should be encouraged to come to the street.

Chairman Clein said he is hearing support for no tinting except for energy code compliance, but making sure that it is enforceable.

Ms. Ecker noted the existing ordinance encourages more glazing and pedestrian scale details in the Via Activation Overlay without specific strict mandates. Mr. Williams thought what is currently in the ordinance is fine - it gives the board flexibility.

Chairman Clein suggested that the board come back to discuss this and consider language that still provides flexibility but addresses the significance of via glazing standards. Make sure that conversation is finalized because a commissioner did specifically call it out.

Ms. Ecker said she will find something that shows some of the limits of tint so the board is clear whether they are happy with no tint. She will investigate whether low-E coating counts as a tint, and what the Energy Code mandates. Further, she might be able to find samples.

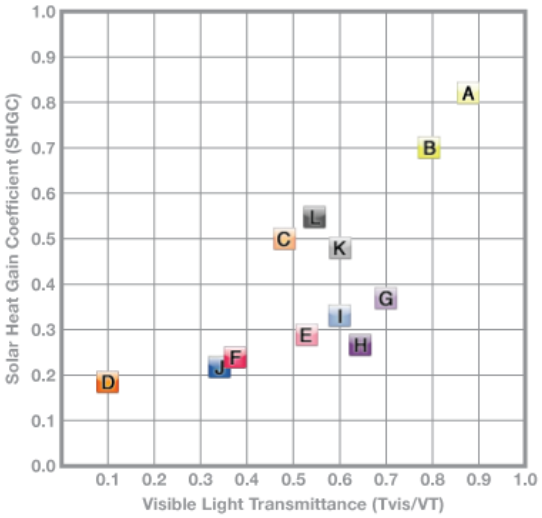
WINDOW TECHNOLOGIES: Glass

Visible Transmittance (VT or Tvis)

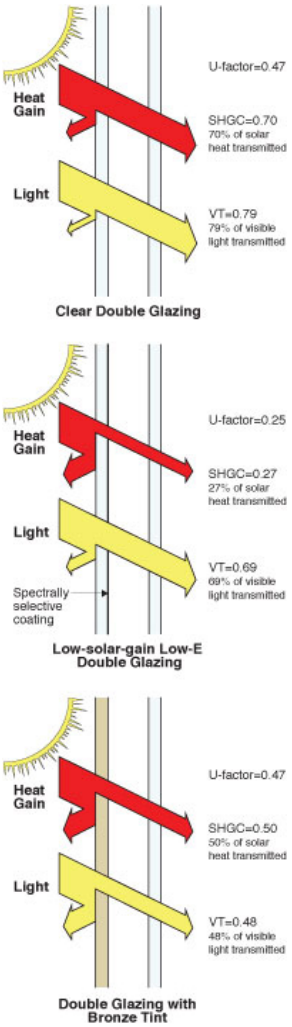
Visible transmittance) is the amount of light in the visible portion of the spectrum that passes through a glazing material. A higher VT means there is more daylight in a space which, if designed properly, can offset electric lighting and its associated cooling loads. Visible transmittance is influenced by the glazing type, the number of panes, and any glass coatings. Visible transmittance of glazing ranges from above 90% for uncoated water-white clear glass to less than 10% for highly **reflective coatings** on tinted glass. A typical double-pane IGU had a VT of around 78%. This value decreases somewhat by adding a **low-E coating** and decreased substantially when adding a **tint** (see figure to the right). VT values for the whole window are always less than center-of-glass values since the VT of the frame is zero.

Light-to-Solar-Gain Ratio

In the past, windows that reduced solar gain (with tints and coatings) also reduced visible transmittance. However, new high-performance tinted glass and low-solar-gain low-E coatings have made it possible to reduce solar heat gain with little reduction in visible transmittance. Because the concept of separating solar gain control and light control is so important, measures have been developed to reflect this. The LSG ratio is defined as a ratio between visible transmittance (VT) and solar heat gain coefficient (SHGC).



The image illustrates the center-of-glass properties for the options used in the Facade Design Tool. A double-glazed unit with clear glass (B) has a visible transmittance (VT) of 0.79 and a solar heat gain coefficient (SHGC) of 0.70, so the LSG is VT/SHGC = 1.12. Bronze-tinted glass in a double-glazed unit (C) has a visible transmittance of 0.45 and a solar heat gain coefficient of 0.50, which results in an LSG ratio of 0.89. This illustrates that while the bronze tint lowers the SHGC, it lowers the VT even more compared to clear glass. The double-glazed unit with a high-performance tint (E) has a relatively high VT of 0.52 but a lower SHGC of 0.29, resulting in an LSG of 1.80—significantly better than the bronze tint. A clear double-glazed unit with a low-solar-gain low-E coating (H) reduces the SHGC significantly, to 0.27, but retains a relatively high VT of 0.64, producing an LSG ratio of 2.4—far superior to those for clear or tinted glass.



Center-of-glass visible transmittance values of double pane units.

WINDOW TECHNOLOGIES: Glass

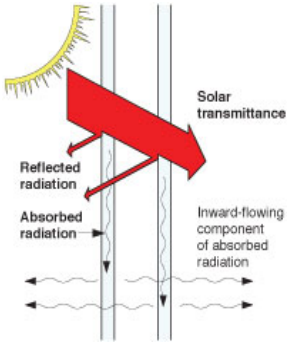
Solar Heat Gain Coefficient (SHGC)

The second major energy-performance characteristic of windows is the ability to control solar heat gain through the glazing. Solar heat gain through windows is a significant factor in determining the cooling load of many commercial buildings. The origin of solar heat gain is the direct and diffuse radiation coming from the sun and the sky (or reflected from the ground and other surfaces). Some radiation is directly transmitted through the glazing to the building interior, and some may be absorbed in the glazing and indirectly admitted to the inside. Some radiation absorbed by the frame will also contribute to overall window solar heat gain factor. Other thermal (nonsolar) heat transfer effects are included in the U-factor of the window.

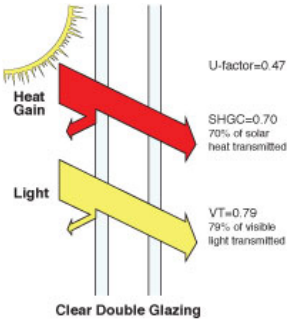
Window standards are now moving away from a previous standard referred to as Shading Coefficient (SC) to Solar Heat Gain Coefficient (SHGC), which is defined as that fraction of incident solar radiation that actually enters a building through the entire window assembly as heat gain. To perform an approximate conversion from SC to SHGC, multiply the SC value by 0.87.

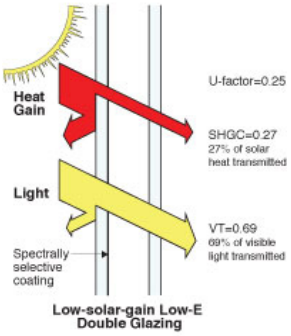
The SHGC is also affected by shading from the frame as well as the ratio of glazing and frame. The SHGC is expressed as a dimensionless number from 0 to 1. A high coefficient signifies high heat gain, while a low coefficient means low heat gain.

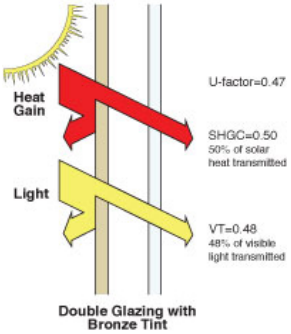
Solar heat gain is influenced by the glazing type, the number of panes, and any glass coatings. Solar heat gain of glazing ranges from above 80% for uncoated water-white clear glass to less than 20% for highly **reflective coatings** on tinted glass. A typical double-pane IGU has a SHGC of around 0.70. This value decreases somewhat by adding a **low-E coating** and decreased substantially when adding a **tint** (see figure to the right). Since the area of a frame has a very low SHGC, the overall window SHGC is lower than the center-of-glass value.



Simplified view of the components of solar heat gain. Heat gain includes the transmitted solar energy and the inward flowing component of absorbed radiation.





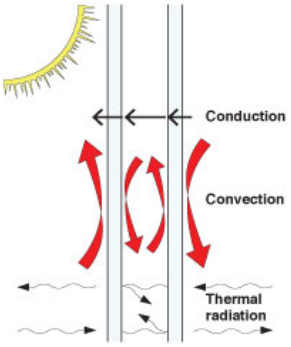


Center-of-glass solar heat gain values of double pane units.

WINDOW TECHNOLOGIES: Glass

U-factor (Insulating Value)

For windows, a principle energy concern is their ability to control heat loss. Heat flows from warmer to cooler bodies, thus from the inside face of a window to the outside in winter, reversing direction in summer. Overall heat flow from the warmer to cooler side of a window unit is a complex interaction of all three basic heat transfer mechanisms—conduction, convection, and long-wave radiation (see figure to the right). A window assembly's capacity to resist this heat transfer is referred to as its insulating value, or u-factor.



Components of heat transfer through a window.

Conduction occurs directly through glass, and the air cavity within double-glazed IGUs, as well as through a window's spacers and frames. Some frame materials, like wood, have relatively low conduction rates. The higher conduction rates of other materials, like metals, have to be mitigated with discontinuities, or thermal breaks, in the frame to avoid energy loss.

Convection within a window unit occurs in three places: the interior and exterior glazing surfaces, and within the air cavity between glazing layers. On the interior, a cold interior glazing surface chills the adjacent air. This denser cold air then falls, starting a convection current. People often perceive this air flow as a draft caused by leaky windows, instead of recognizing that the remedy correctly lies with a window that provides a warmer glass surface (see figure to the right). On the exterior, the air film against the glazing contributes to the window's insulating value. As wind blows (convection), the effectiveness of this air film is diminished, contributing to a higher heat rate loss. Within the air cavity, temperature-induced convection currents facilitate heat transfer. By adjusting the cavity width, adding more cavities, or choosing a gas fill that insulates better than air, windows can be designed to reduce this effect.

All objects emit invisible thermal radiation, with warmer objects emitting more than colder ones. Through radiant exchange, the objects in the room, and especially the people (who are often the warmest objects), radiate their heat to the colder window. People often feel the chill from this radiant heat loss, especially on the exposed skin of their hands and faces, but they attribute the chill to cool room air rather than to a cold window surface. Similarly, if the glass temperature is higher than skin temperature, which occurs when the sun shines on heat-absorbing glass, heat will be radiated from the glass to the body, potentially producing thermal discomfort.

Determining Insulating Value

The U-factor (also referred to as U-value) is the standard way to quantify overall heat flow. For windows, it expresses the total heat transfer coefficient of the system (in Btu/hr-sf-°F), and includes conductive, convective, and radiative heat transfer. It represents the heat flow per hour (in Btus per hour or watts) through each square foot of window for a 1 degree Fahrenheit temperature difference between the indoor and outdoor air temperature. The insulating value or R-value (resistance to heat transfer) is the reciprocal of the total U-factor (R=1/U). The higher the R-value of a material, the higher the insulating value; the smaller the U-factor, the lower the rate of heat flow.

Given that the thermal properties and the various materials within a window unit, the U-factor is commonly expressed in two ways:

- The U-factor of the total window assembly combines the insulating value of the glazing proper, the edge effects in the IGU, and the window frame and sash.
- The center-of-glass U-factor assumes that heat flows perpendicular to the window plane, without addressing the impact of the frame edge effects and material.

The U-factor of the glazing portion of the window unit is affected primarily by the total number of glazing layers (panes), their dimension, the type of gas within their cavity, and the characteristic of coatings on the various glazing surfaces. As windows are complex three-dimensional assemblies, in which materials and cross sections change in a relatively short distance, it is limiting, however, to simply consider glazing. For example, metal spacers at the edge of an IGU have a much higher heat flow than the center of the insulating glass, which causes increased heat loss along the outer edge of the glass.

Overall U-factor

The relative impact of these "edge effects" becomes more important as the insulating value of the entire assembly increases, and in small units where the ratio of edge to center-of-glass area is high. Since the U-factors vary for the glass, edge-of-glass zone, and frame, it can be misleading to compare the U-factors of windows from different manufacturers if they are not carefully and consistently described. Calculation methods developed by the **National Fenestration Rating Council** (NFRC) address this concern.

In addition to the thermal properties of window assembly materials, weather conditions, such as interior/exterior temperature differential and wind speed, also impact U-factor. Window manufacturers typically list a winter U-factor for determined under relatively harsh conditions: 15 mph wind, 70 degrees Fahrenheit indoors, 0 degrees Fahrenheit outdoors. A specific set of assumptions and

procedures must be followed to calculate the overall U-factor of a window unit using the NFRC method. For instance, the NFRC values are for a standard window size-the actual U-factor of a specific unit varies with size. Originally developed for manufactured window units, new methods are available to determine the U-factor of site-built assemblies.

The U-factor of a window unit is rated based on a vertical position. A change in mounting angle affects a window's U-factor. The same unit installed on a sloped roof at 20° from horizontal would have a U-factor 10–20% higher than in the vertical position (under winter conditions).

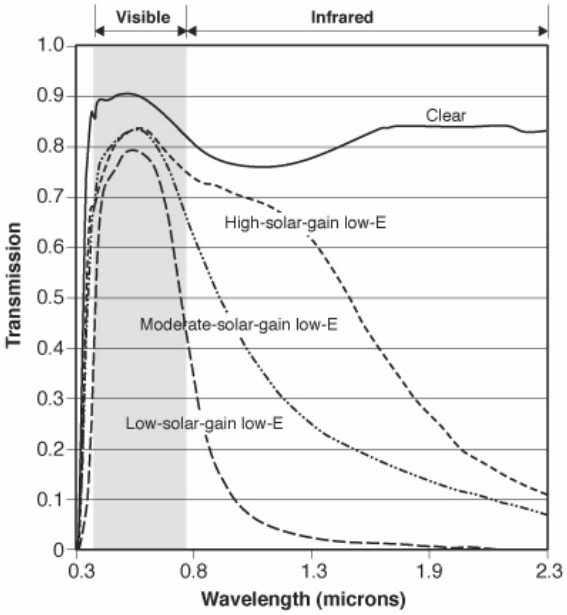
WINDOW TECHNOLOGIES: Glass

Low-E Coatings

When heat or light energy is absorbed by glass, it is either convected away by moving air or reradiated by the glass surface. The ability of a material to radiate energy is called its emissivity. All materials, including windows, emit (or radiate) heat in the form of long-wave, far-infrared energy depending on their temperature. This emission of radiant heat is one of the important components of heat transfer for a window. Thus reducing the window's emittance can greatly improve its insulating properties.

Standard clear glass has an emittance of 0.84 over the long-wave portion of the spectrum, meaning that it emits 84% of the energy possible for an object at its temperature. It also means that 84% of the long-wave radiation striking the surface of the glass is absorbed and only 16% is reflected . By comparison, low-E glass coatings can have an emittance as low as 0.04. Such glazing would emit only 4% of the energy possible at its temperature, and thus reflect 96% of the incident long-wave, infrared radiation. Window manufacturers' product information may not list emittance ratings. Rather, the effect of the low-E coating is incorporated into the U-factor for the unit or glazing assembly.

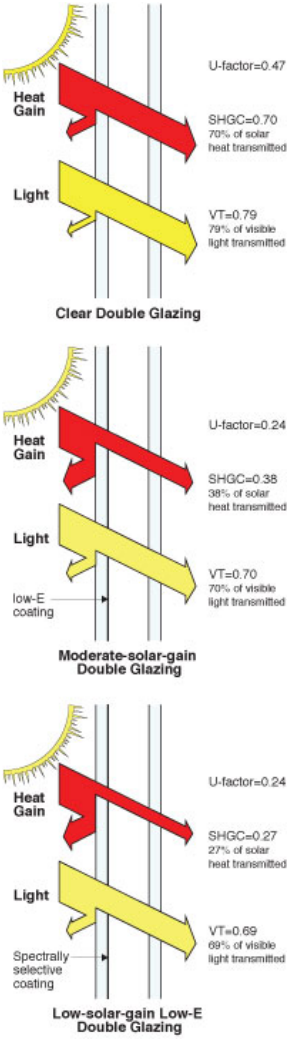
The solar reflectance of low-E coatings can be manipulated to include specific parts of the visible and infrared spectrum. This is the origin of the term spectrally selective coatings, which selects specific portions of the energy spectrum, so that desirable wavelengths of energy are transmitted and others specifically reflected. A glazing material can then be designed to optimize energy flows for solar heating, daylighting, and cooling.



Spectral transmittance curves for glazings with low-emittance coatings (Source: Lawrence Berkeley National Laboratory).

With conventional clear glazing, a significant amount of solar radiation passes through the window, and heat from objects within the space is reradiated back into the glass, then from the glass to the outside of the window. A glazing design for maximizing energy efficiency during underheated periods would ideally allow all of the solar spectrum to pass through, but would block the reradiation of heat from the inside of the space. The first low-E coatings, intended mainly for residential applications, were designed to have a high solar heat gain coefficient and a high visible transmittance to allow the maximum amount of sunlight into the interior while reducing the U-factor significantly. A glazing designed to minimize summer heat gains, but allow for some daylighting, would allow most visible light through, but would block all other portions of the solar spectrum, including ultraviolet and near-infrared radiation, as well as long-wave heat radiated from outside objects, such as pavement and adjacent buildings. These second-generation low-E coatings still maintain a low U-factor, but are designed to reflect the solar near-infrared radiation, thus reducing the total SHGC while providing high levels of daylight transmission (see figure to the right).

Low-solar-gain coatings reduce the beneficial solar gain that could be used to offset heating loads, but in most commercial buildings this is significantly outweighed by the solar control benefits. In commercial buildings, it is common to apply low-E coatings to both tinted and clear glass. While the



Center-of-glass values of double pane units with and without low-E coatings.

tint lowers the visible transmittance somewhat, it contributes to solar heat gain reduction and glare control. Low-E coatings can be formulated to have a broad range of solar control characteristics while maintaining a low U-factor.

There are two basic processes for making low-E coatings—sputtered and pyrolytic. Sputtered coatings are multilayered coatings that are typically comprised of metals, metal oxides, and metal nitrides. These materials are deposited on glass or plastic film in a vacuum chamber in a process called physical vapor deposition. Although these coatings range from three to possibly more than thirteen layers, the total thickness of a sputtered coating is only one ten thousandth the thickness of a human hair. Sputtered coatings often use one or more layers of silver to achieve their heat reflecting properties. Since silver is an inherently soft material that is susceptible to corrosion, the silver layer(s) must be surrounded by other materials that act as barrier layers to minimize the effects of humidity and physical contact. Historically, sputtered coatings were described as soft-coat low-E? because they offered little resistance to chemical or mechanical attack. While advances in material science have significantly improved the chemical and mechanical durability of some sputtered coatings, the glass industry continues to generically refer to sputter coat products as "soft-coat low-E."

Most sputtered coatings are not sufficiently durable to be used in monolithic applications; however, when the coated surface is positioned facing the air space of a sealed insulating glass unit, the coating should last as long as the sealed glass unit. Sputtered coatings have emittance as low as 0.02 which are substantially lower than those for pyrolytic coatings.

A typical pyrolytic coating is a metallic oxide, most commonly tin oxide with some additives, which is bonded to the glass while it is in a semi-molten state. The process by which the coating is applied to the glass is called chemical vapor deposition. The result is a baked-on surface layer that is quite hard and thus very durable, which is why pyrolytic low-E is sometimes referred to as "hard-coat low-E." A pyrolytic coating can be ten to twenty times thicker than a sputtered coating but is still extremely thin. Pyrolytic coatings can be exposed to air and cleaned with traditional glass cleaning products and techniques without damaging the coating.

Because of their inherent chemical and mechanical durability, pyrolytic coatings may be used in monolithic applications, subject to manufacturer approval. They are also used in multi-layer window systems where there is air flow between the glazings as well as with non-sealed glazed units. In general, though, pyrolytic low-E is most commonly used in sealed insulating glass units with the low-E surface facing the sealed air space

Low-solar-gain low-E coatings on plastic films can also be applied to existing glass as a retrofit measure, thus reducing the SHGC of an existing clear glass considerably while maintaining a high visible transmittance and lower U-factor. Other conventional tinted and reflective films will also reduce the SHGC but at the cost of lower visible transmittance. Reflective mirror-like metallic films can also decrease the U-factor, since the surface facing the room has a lower emittance than uncoated glass.

The Facts About
Windows & Daylighting

"Daylighting is the illumination of building interiors with sunlight or sky light and is known to affect visual performance, lighting quality, health, human performance, and energy efficiency.

"In terms of energy efficiency, daylighting can provide substantial whole-building energy reductions in nonresidential buildings through the use of electric light controls. Daylight admission can displace the need for electric lighting at the perimeter zone with vertical windows and at the core zone with skylights. Lighting and its associated cooling costs constitute 30-40% of a nonresidential building's energy use."

ASHRAE Handbook of Fundamentals

Why is Daylighting Important?

- For Health and Well-Being

Daylighting the interior space of buildings is an important consideration for architectural design. Studies have shown that increased daylighting improves worker productivity, provides for faster patient recovery, and improves students' grades. Additional benefits of daylighting include keeping our biological clocks in order and relieving stress. These benefits have long been recognized in Europe, where minimum amounts of daylighting and an opportunity to enjoy an exterior view are regulated.

- For Energy Efficiency

Daylighting, especially when integrated with lighting controls, can reduce the dependence on artificial lighting. Lighting systems not only add to electrical demand, they also create heat that must be removed with additional air-conditioning. Building design using perimeter work zones can take full advantage of the benefits of daylighting; and daylighting provides backup lighting whenever mechanical systems fail.

- For Sustainable Design

The trend towards designing buildings that meet present needs without compromising future needs includes an increased reliance upon daylighting and natural ventilation to reduce energy demand and to benefit occupants.

Daylighting and Windows

Visible Transmittance

The potential for daylighting buildings is directly related to the amount of fenestration area installed on the building envelope. It is also related to the amount of light allowed through those systems into the building. The ability of a fenestration product to transmit daylight is called Visible Transmittance (VT).

There are three important categories of light energy within the solar spectrum: ultraviolet (UV), visible, and infrared (IR). The visible transmittance of a fenestration system depends upon: 1) the amount of the visible light segment of the solar spectrum that is transmitted through the glass, and 2) the ratio of frame to glass, which depends upon the window design and frame type.

Spectrally Selective Glass

(*keep the light, reduce solar gain*)

In the past, developers used reflective or tinted glass products in many commercial buildings to reduce solar heat gain through windows. Unfortunately, these products also reduce the amount of visible light. This reduction in visible transmittance can lead to an increase in the amount of artificial lighting needed in buildings. To take advantage of potential savings from daylighting, the industry has seen growth in the use of spectrally selective glass. This type of glass has special

NFRC administers an independent, uniform rating and labeling system for the energy performance of fenestration products, including windows, curtain walls, doors, and skylights. For more information on NFRC, please visit our Web site at www.nfrc.org or contact NFRC directly at 301-589-1776.

properties that block or re-radiate infrared energy from the sun, reducing solar gain through the windows while maintaining higher levels of visible light transmittance. This type of product is also available for use in residential windows, typically with a spectrally selective low-e coating on the interior surface of insulating glass units.

Daylighting Considerations

The following are some issues that a design professional must consider when utilizing daylight. Seek the assistance of an expert consultant for more detailed information.

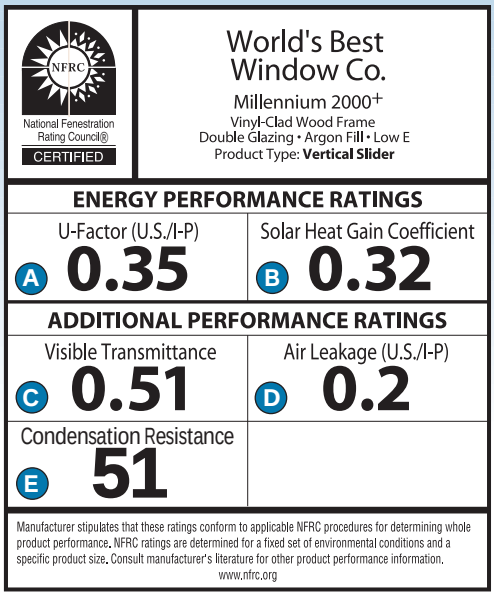
- Remember that the fenestration systems must have a source of daylight to be effective and that the fenestration must be able to transmit the visible light desired.
- Automated daylight lighting controls = energy savings.
- Modify daylighting needs to meet specific tasks (glare).
- Consider light shelves to help distribute daylight and provide shading.
- Incorporate indoor features to increase exposure to daylighting.
- Consider the LSG index, or a "visible light to solar heat gain ratio." References to this index typically recommend an LSG of 1.25 or greater.

The NFRC 200 Standard

The industry standard for rating, comparing, and ranking the Visible Transmittance (and Solar Heat Gain Coefficient) of fenestration products is *NFRC 200 – Procedure for Determining Fenestration Product Solar Heat Gain Coefficients and Visible Transmittance at Normal Incidents*. This standard should be referenced for fenestration product performance on all architectural specifications.

Certified Visible Transmittance Ratings

Any fenestration supplier or glazing contractor that wishes to obtain certified VT ratings can participate in NFRC's Certification Program. This program authorizes them to place an *NFRC Label* on their products or a *Label Certificate* on site-built systems. Builders, architects, and code officials should use these certified ratings to compare products and to assure that products meet specifications and code requirements. Certified products appear in NFRC's *Certified Products Directory*, which is available online at www.nfrc.org.



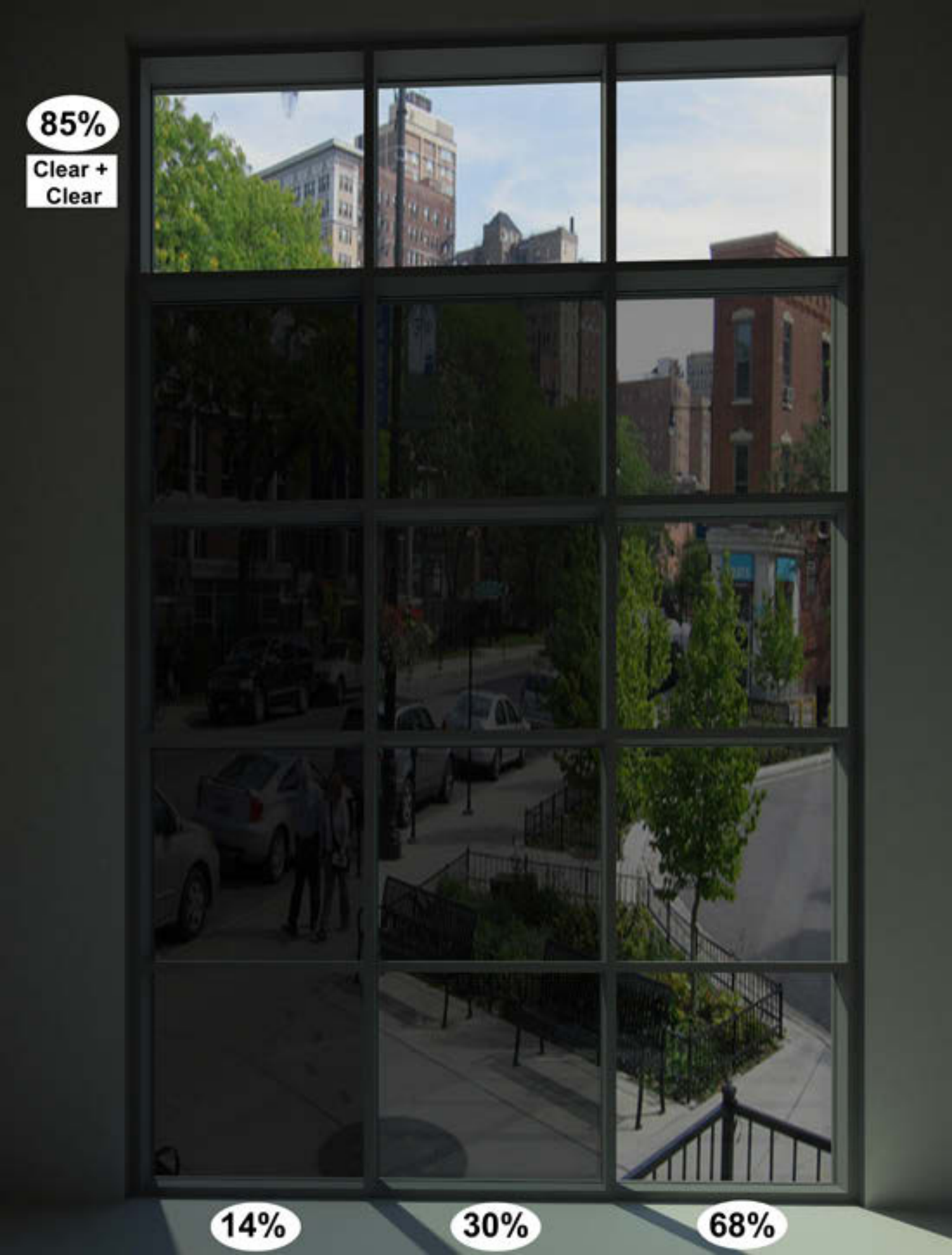
A ***U-Factor*** *measures how well a product prevents heat from escaping a home or building. U-Factor ratings generally fall between 0.20 and 1.20. The lower the U-Factor, the better a product is at keeping heat in. U-Factor is particularly important during the winter heating season. This label displays U-Factor in U.S. units. Labels on products sold in markets outside the United States may display U-Factor in metric units.*

B ***Solar Heat Gain Coefficient*** *(SHGC) measures how well a product blocks heat from the sun. SHGC is expressed as a number between 0 and 1. The lower the SHGC, the better a product is at blocking unwanted heat gain. Blocking solar heat gain is particularly important during the summer cooling season.*

C ***Visible Transmittance*** *(VT) measures how much light comes through a product. VT is expressed as a number between 0 and 1. The higher the VT, the higher the potential for daylighting.*

D ***Air Leakage*** *(AL) measures how much outside air comes into a home or building through a product. AL rates typically fall in a range between 0.1 and 0.3. The lower the AL, the better a product is at keeping air out. AL is an optional rating, and manufacturers can choose not to include it on their labels. This label displays AL in U.S. units. Labels on products sold in markets outside the United States may display AL in metric units.*

E ***Condensation Resistance*** *(CR) measures how well a product resists the formation of condensation. CR is expressed as a number between 1 and 100. The higher the number, the better a product is able to resist condensation. CR is an optional rating, and manufacturers can choose not to include it on their NFRC labels.*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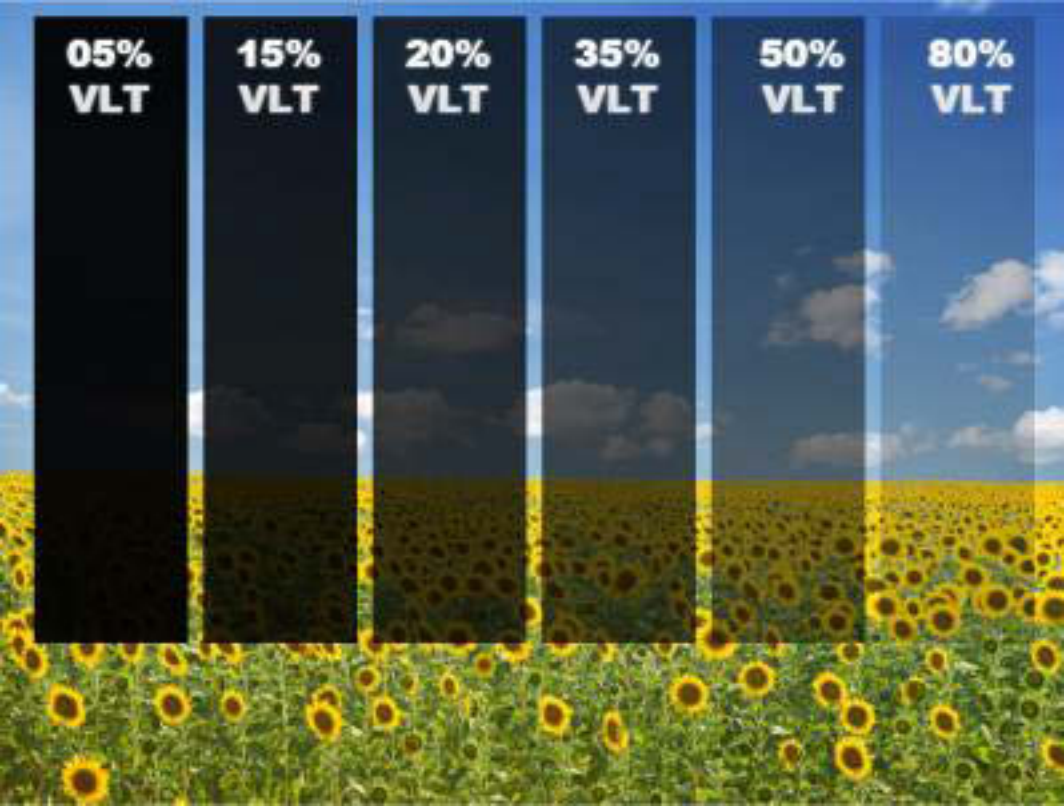
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20%
10%
5%

City Glazing/Transparency Requirements

In the table shown below are the first floor facade transparency and tinting requirements (also referred to as “glazing”) for various Michigan municipalities as set forth in their respective zoning ordinances.

First Floor Transparency and Tinting Requirements by City		
Municipality	**Transparency Requirement**	**Tinting Requirement**
City Grand Rapids	Minimum of 60% transparency measured between 2 ft. and 8 ft. on storefront/ground floor facade	Minimum of 70% visible light transmission (VLT)
City of Traverse City	70-90% of total storefront/ground floor façade	Minimum of 70% VLT
City of Ferndale	50% of building façade at street level shall consist of windows	No tinting
City of Muskegon	60 – 80% transparency of first floor storefront/ground floor façade	Minimum of 70% VLT
West Bloomfield Township	N/A	Minimum of 75% VLT
Village of Douglas	Minimum of 60% transparency of storefront/ground level façade	Minimum of 70% VLT
City of Wyoming	60-80% transparency of storefront/ground level façade	Minimum of 70% VLT
City of Pontiac	50% minimum of storefront/ground level façade	No tinting

City of Birmingham
A Walkable Community

Date 12/21/2016 3:49:21 PM
Ref 00133995
Receipt 351040
Amount $100.00

Administrative Approval Application
Planning Division

DENIED

Form will not be processed until it is completely filled out

RECEIVED
DEC 12 2016
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

1. Applicant
Name: MAPLE ELM DEVELOPMENT COMPANY
Address: 31731 NORTHWESTERN HWY STE 250 W
FARMINGTON HILLS MI 48334
Phone Number: 248-855-5400
Fax Number: N/A
Email: N/A

Property Owner
Name: SAME
Address:
Phone Number:
Fax Number:
Email:

2. Applicant's ~~Attorney~~/Contact Person
Name: MARK HIGHLEN - PROJECT MANAGER
Address: 31731 NORTHWESTERN HWY STE 250 W
Phone Number: 248-737-6175
Fax Number: 248-737-6177
Email: mhighlen@beztak.com

Project Designer
Name: N/A
Address:
Phone Number:
Fax Number:
Email:

3. Project Information
Address/Location of Property: 111 ELM
820 E. MAPLE ROAD
Name of Development: ALL SEASONS OF BIRMINGHAM
Parcel ID #: 19-36-277-023 & -027
Current Use: SENIOR LIVING
Area in Acres: 1.84
Current Zoning: MU-3 & MU-5

Name of Historic District site is in, if any: N/A
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: OCT. 10, 2012
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
ALLOW TEMPORARY FENCE WITH SCREENING TO REMAIN. RE-ATTACH SCREEN FABRIC. TO PREVENT UNAUTHORIZED PARKING IN LOT UNTIL SITE IS RE DEVELOPED.

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: 12-12-16
MARK HIGHLEN - LAND DEVELOPMENT PROJECT MGR

DENIED

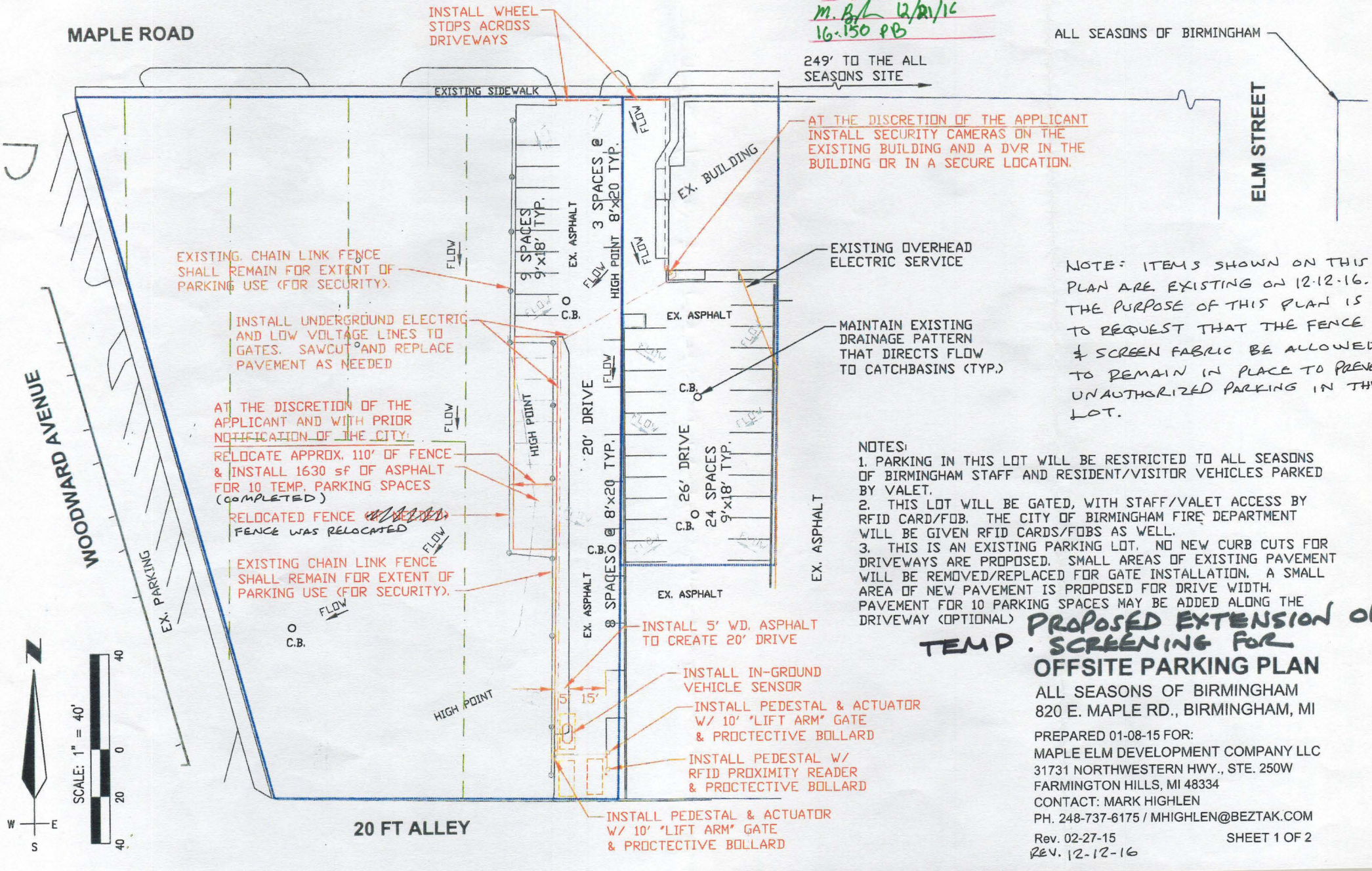
Office Use Only

Application #: 16-150 Date Received: 12/12/16 Fee: $100

Date of Approval: _____ Date of Denial: 12/21/16 Reviewed by: M. B/L

133995

DENIED
M. B 12/21/16
16.150 PB



NOTE: ITEMS SHOWN ON THIS PLAN ARE EXISTING ON 12-12-16. THE PURPOSE OF THIS PLAN IS TO REQUEST THAT THE FENCE & SCREEN FABRIC BE ALLOWED TO REMAIN IN PLACE TO PREVENT UNAUTHORIZED PARKING IN THIS LOT.

NOTES:
1. PARKING IN THIS LOT WILL BE RESTRICTED TO ALL SEASONS OF BIRMINGHAM STAFF AND RESIDENT/VISITOR VEHICLES PARKED BY VALET.
2. THIS LOT WILL BE GATED, WITH STAFF/VALET ACCESS BY RFID CARD/FOB. THE CITY OF BIRMINGHAM FIRE DEPARTMENT WILL BE GIVEN RFID CARDS/FOBS AS WELL.
3. THIS IS AN EXISTING PARKING LOT. NO NEW CURB CUTS FOR DRIVEWAYS ARE PROPOSED. SMALL AREAS OF EXISTING PAVEMENT WILL BE REMOVED/REPLACED FOR GATE INSTALLATION. A SMALL AREA OF NEW PAVEMENT IS PROPOSED FOR DRIVE WIDTH. PAVEMENT FOR 10 PARKING SPACES MAY BE ADDED ALONG THE DRIVEWAY (OPTIONAL)

PROPOSED EXTENSION OF TEMP. SCREENING FOR

OFFSITE PARKING PLAN

ALL SEASONS OF BIRMINGHAM
820 E. MAPLE RD., BIRMINGHAM, MI

PREPARED 01-08-15 FOR:
MAPLE ELM DEVELOPMENT COMPANY LLC
31731 NORTHWESTERN HWY., STE. 250W
FARMINGTON HILLS, MI 48334
CONTACT: MARK HIGHLEN
PH. 248-737-6175 / MHIGHLEN@BEZTAK.COM

Rev. 02-27-15
REV. 12-12-16

SHEET 1 OF 2

City of Birmingham
A Walkable Community

Administrative Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: PREMIUM AIR SYSTEMS
Address: 1051 NAUGHTON RD. TROY, MI 48083
Phone Number: 248-680-8800
Fax Number: 248-680-8808
Email:

Property Owner

Name: COLE BUSINESS CENTER IV, LLC
Address: C/O ATESIAN PROPERTIES, INC 780 W. MAPLE RD. STE B TROY, MI 48084
Phone Number: 248-362-2870
Fax Number: 248-362-3011
Email: darren@atesian.net / office@atesian.net

2. Applicant's Attorney/Contact Person

Name: MARK FINDORA
Address: 1051 NAUGHTON RD. TROY, MI 48083
Phone Number: 248-866-5161
Fax Number: 248-680-8808
Email: MARKF@PREMIUMAIR.NET

Project Designer

Name:
Address:
Phone Number:
Fax Number:
Email:

RECEIVED
DEC 19 2016
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

3. Project Information

Address/Location of Property: 2254 COLE ST. BIRMINGHAM, MI 48009
Name of Development: COLE BUSINESS CENTER IV
Parcel ID #: 20-31-252-007
Current Use: BUSINESS
Area in Acres: 0.818 ACRES
Current Zoning: MX (MIXED USE DISTRICT)

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

rooftop mechanical

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: Mark Findora Date: 12/19/16

APPROVED

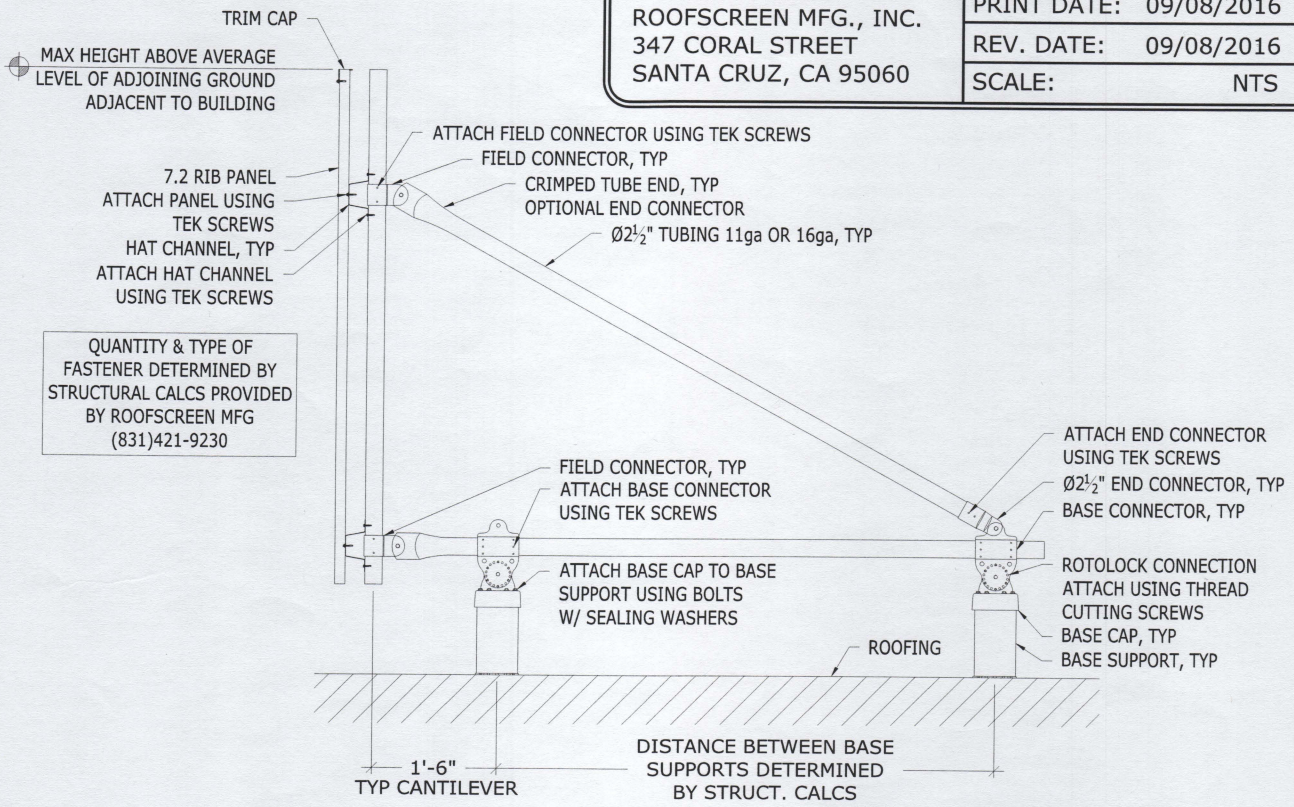
Office Use Only

Application #: 16-148 Date Received: 12/19/16 Fee: 100.-

Date of Approval: 12/21/16 Date of Denial: Reviewed by: M.B.

RoofScreen
ROOFSCREEN MFG., INC.
347 CORAL STREET
SANTA CRUZ, CA 95060

DRAWN BY:	JM
PRINT DATE:	09/08/2016
REV. DATE:	09/08/2016
SCALE:	NTS



ROOFSCREEN SC3 FRAME

PRODUCT DATA SHEET

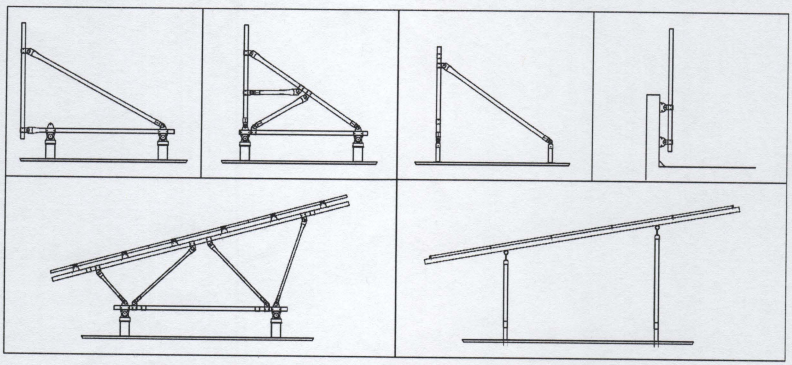
RoofScreen Framing
Updated 03.16.16

www.roofscreen.com

RoofScreen

SILVERBACK SOLAR

Steel Tube Framing

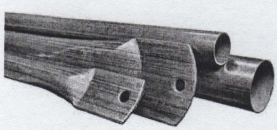


Examples of common RoofScreen and Silverback Solar frame configurations

Description:

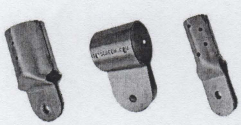
RoofScreen framing systems consist of high strength round steel tubing connected by formed stainless steel connector fittings and hardware. The number of configurations that can be constructed with this system is unlimited.

Tubing Materials:



- 2.5" and 1.5" O.D., 16ga and 11ga (ASTM A-500)
- Special triple coat galvanizing process lasts more than 4 times longer than standard galvanized pipe
- Tubing ends crimped (flattened and pierced) when possible to reduce number of fittings required

Connector Fitting Materials:



- Formed from AISI Type 304 Stainless Steel
- Mill finish

Hardware:

- Nuts and bolts used for connectors are corrosion resistant 18-8 stainless steel.
- Tek Screws are carbon steel with premium coating.

Application:

RoofScreen™ tube and connector framing components may be used to construct many types of structural frames. The most common use is for equipment screen walls, mounted to RoofScreen Mfg. Watertight Roof Attachment Systems.

Structural Capacity:

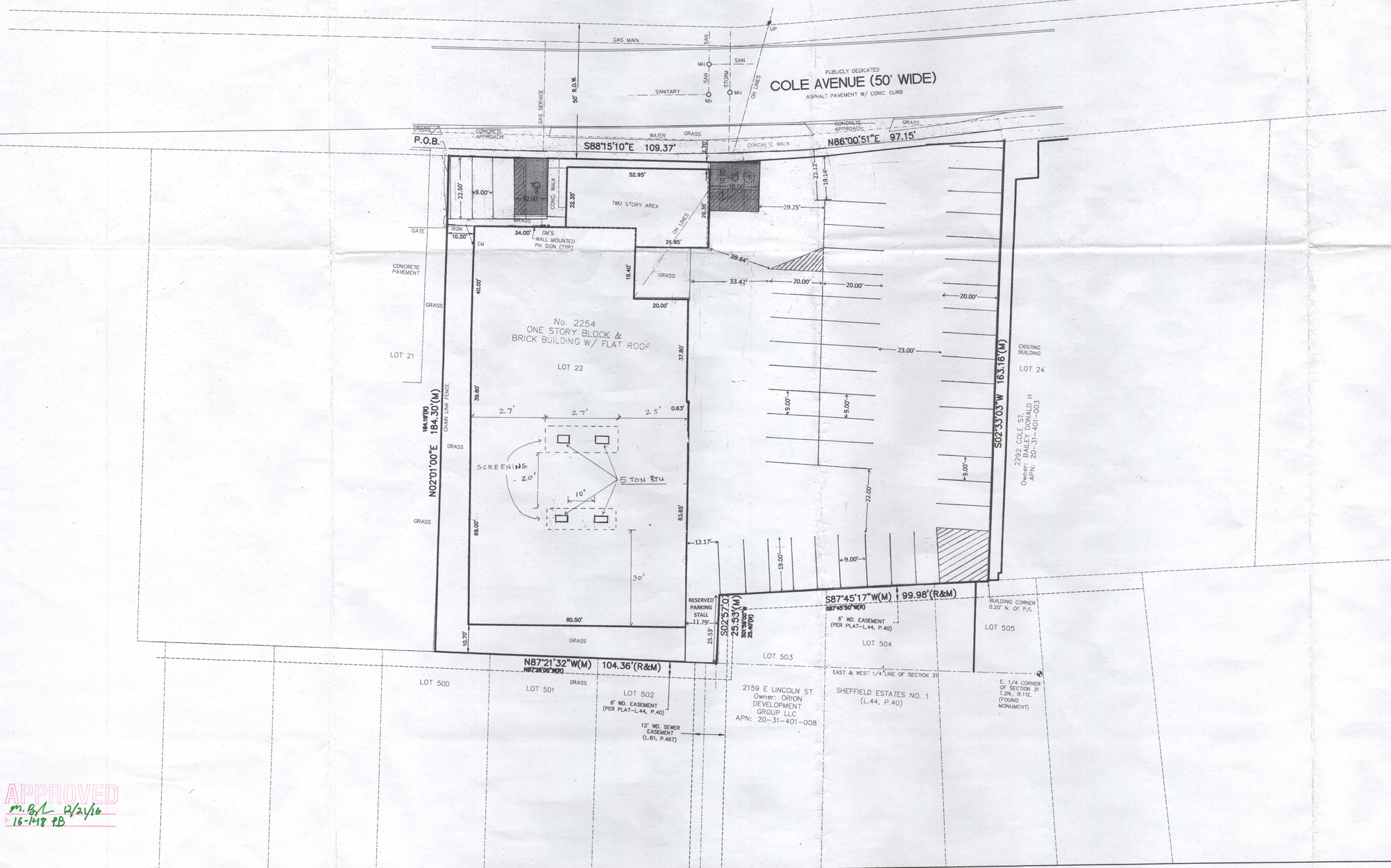
The modular design allows the frame configuration and spacing to be adapted to any wind load. In high wind load regions, the frames are installed closer together and use heavier materials. Frame configurations, sizes and spacing should be calculated for specific site conditions by a qualified engineering professional.

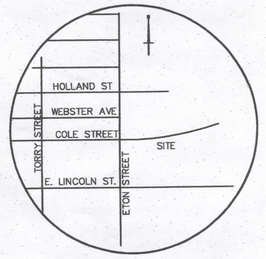
Installation:

For typical RoofScreen projects, the frame tubes are delivered pre-cut based on the dimensions of the tallest frame on the project. Depending on the amount of roof slope, some tubes may require field trimming during installation. The installation consists of connecting the tubes together with pre-assembled fittings, adjusting for levelness then locking them together with self-drilling tek screws. A full installation manual is available and most projects include full shop drawings showing project specific details.

Warranty:

When the system is designed and engineered by RoofScreen Mfg, we include a 20 year limited warranty.





LOCATION MAP
NO SCALE

0' 20' 40' 60'

SCALE: 1"=20'

LEGEND

PR. GRADE	×670.00
PR. CONTOUR	680
PR. WATER MAIN	
PR. STORM SWR.	
PR. SANITARY SWR.	
PR. COMPACTED SAND BACKFILL	
PR. HYDRANT	
PR. GATE VALVE	
PR. CATCH BASIN	
PR. MANHOLE	
PR. R.Y.C.B.	
PR. REVERSE CURB	
PR. SILT FENCE	
PR. ASPHALT	
PR. ASPHALT	
PR. CONCRETE	
PR. SILT SACK/INLET FILTER	
DRAINAGE ARROW	
VERIFY IN FIELD	V.I.F.
TOP OF CURB ELEV.	TC.000.00
GUTTER PAN ELEV.	GU.000.00
TOP OF WALK ELEV.	TW.000.00
GROUND ELEVATION AT WALL	BW.000.00
EDGE OF SHOULDER ELEV.	ES.000.00
EDGE OF ROAD ELEV.	EM.000.00

Note:
Proposed layout based upon Alta Survey performed by Nowak & Fraus
Dated 5/18/2015

Number of Client Stalls	49
Number of Owner Stalls	1
Total Number of Stalls	50

APPROVED
m. B/L 12/21/16
16-148 PB

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)

SE Sujak Engineering PLC
CIVIL ENGINEERING & PLANNING & DESIGN

Seal

ORIGINAL SIGNATURE

Teon C. Sujak, P.E.

2254 Cole Street
Birmingham, MI

Scale:	1"
Drawn:	T
Checked:	T
Approved:	T
Date:	11/0
Job. no.	16-
Sheet No.	C1