REGULAR MEETING OF THE PLANNING BOARD WEDNESDAY, FEBRUARY 28, 2018 7:30 PM CITY COMMISSION ROOM 151 MARTIN STREET, BIRMINGHAM

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of January 24, 2018
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Public Hearings
 - 1. AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 7, SECTION 7.26, APPLICATION, TO AMEND THE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAILS

TO AMEND ARTICLE 7, SECTION 7.34, SPECIAL LAND USE PERMIT REVIEW, TO AMEND THE SPECIAL LAND USE PERMIT REVIEW PROCESS TO INCLUDE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAILS

- F. Final Site Plan & Design Review
 - 1. **525** Southfield (Former Wellness Center) Final Site Plan and Design Review of request to demolish existing building and replace with 8 unit attached single family residences.
 - 34965 Woodward (Former Peabody Restaurant & Frame Shop) Request for approval of a Final Site Plan & Design to allow for construction of a new five story mixed use building.
 - 3. **670 S. Old Woodward (Detroit Trading Company)** Final Site Plan and Design Review of request to replace existing entrance door with a garage door and sidelight and add a small 23 sq. ft. addition.
 - 1669 W. Maple (First Presbyterian Church) Request for approval of a Revised Final Site Plan & Design to permit a commercial catering business to operate in the existing Church kitchen.
- G. Special Land Use Permit & Final Site Plan Review
 - 1. **1669 W. Maple (First Presbyterian Church)** Request for approval of a Revised Final Site Plan & Design to permit a commercial catering business to operate in the existing Church kitchen.
- H. Miscellaneous Business and Communications:
 - a. Communications
 - b. Administrative Approval Correspondence
 - c. Draft Agenda for the next Regular Planning Board Meeting (March 14, 2018)

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d. Other Business

I. Planning Division Action Items

- a. Staff Report on Previous Requestsb. Additional Items from tonight's meeting
- J. Adjournment

CITY OF BIRMINGHAM PLANNING BOARD ACTION ITEMS OF WEDNESDAY, JANUARY 24, 2018

Item	Page
FINAL SITE PLAN AND DESIGN REVIEW SPECIAL LAND USE PERMIT ("SLUP")	
1. 33588 Woodward Ave. (Shell Gas Station/Dunkin Donuts) Request for approval of a Revised Final Site Plan and Design to allow for construction of small addition for a restroom and new signage	2
Motion by Ms. Whipple-Boyce Seconded by Mr. Boyle to recommend APPROVAL the Final Site Plan and Special Land Use Permit amendment to the City Commission for 33588 Woodward Ave., Birmingham Shell, with the following conditions: (1) The applicant confirm that the ice and propane storage units are no more than 4 ft. in height, or obtain a variance from the BZA; (2) The applicant meet the requirements of all City Departments.	4
Motion carried. 7-0.	4
2. 191 N. Chester (Church of Christ, Scientist, renamed The Jeffrey) Request for approval of the Final Site Plan and Design to allow for exterior design and site changes to the existing building to convert to office use larger than 3,000 sq. ft. in size	4
Motion by Ms. Whipple-Boyce Seconded by Mr. Williams to recommend APPROVAL the Final Site Plan and Special Land Use Permit to the City Commission for 191 N. Chester, The Jeffrey, with the following conditions: 1. The applicant must add an additional tree along Willits, or obtain a waiver from the Staff Arborist; 2. The applicant replace the proposed Sweet Gum trees along Chester and provide irrigation for trees; 3. The applicant must submit revised plans showing the placement and measurements of one off-street loading space, or obtain a variance from the BZA; 4. The applicant will need to submit revised plans showing a railing made of metal, wood, cast concrete, or stone, or obtain a variance from the BZA; and 5. The applicant add bike racks.	6
Motion carried, 7-0.	6

Item	Page
FINAL SITE PLAN AND DESIGN REVIEW	
3. 885 Redding (new two-family construction) Request for approval of the Final Site Plan and Design Review to allow for construction of a new two-family residence	6
Motion by Mr. Boyle Seconded by Ms. Whipple-Boyce to APPROVE the Final Site Plan for 885 Redding with the following conditions: 1. The Planning Board approves the use of non-cut-off light fixtures as	7
proposed; 2. The applicant must indicate what material will be used to screen the ground mounted mechanical; 3. The applicant must provide one evergreen tree or obtain a variance from the Board of Zoning Appeals;	
 4. The applicant addresses the concerns of all City Departments; and 5. The applicant reduces the dimensions of the rear turning areas to add to the percentage of permeable surfaces on-site. 	
Motion carried, 7-0.	8

CITY OF BIRMINGHAM REGULAR MEETING OF THE PLANNING BOARD WEDNESDAY, JANUARY 24, 2018 City Commission Room 151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on January 24, 2018. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Vice-Chairperson Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams

Also Present: Nasseem Ramin

- Absent: Alternate Board Member Daniel Share; Student Representatives Ariana Afrakhteh, Isabella Niskar
- Administration: Matthew Baka, Sr. Planner Nicholas Dupuis, Planning Intern Carole Salutes, Recording Secretary

01-12-18

APPROVAL OF THE MINUTES OF THE REGULAR PLANNING BOARD MEETING OF JANUARY 24, 2018

Motion by Mr. Boyle Seconded by Mr. Williams to approve the minutes of the Regular Planning Board Meeting of January 24, 2018 as presented.

Motion carried, 7-0.

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

01-13-18

CHAIRPERSON'S COMMENTS

The chairman explained that the Final Site Plans and Special Land Use Permits will be taken together for 33588 Woodward Ave. and 191 N. Chester.

APPROVAL OF THE AGENDA (no change)

01-15-18

FINAL SITE PLAN AND DESIGN REVIEW SPECIAL LAND USE PERMIT ("SLUP")

1. 33588 Woodward Ave. (Shell Gas Station/Dunkin Donuts) Request for approval of a Revised Final Site Plan and Design to allow for construction of small addition for a restroom and new signage

Motion by Mr. Williams

Seconded by Ms. Lazar to receive and file the one-page document from Design Studio Interiors Planning. Project: Birmingham Gas Station Exterior Building Elevations.

Motion carried, 7-0.

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

Mr. Baka advised the 0.34 acre subject site is located at the corner of Woodward Ave. and Chapin. The gas station was formerly a Citgo that was renovated several years ago and is now a Shell/Dunkin Donuts. The applicant is seeking a SLUP amendment to relocate the bathroom within the building, which will include a small addition of square footage to the building. The total added area is roughly 79 sq. ft. at the southwestern portion of the building, facing the parking lot. The addition will displace the ice and propane storage machines, which are proposed to be relocated to the side of the building, adjacent to the rear parking area.

The applicant must confirm that the ice and propane storage units are no more than 4 ft. in height, or obtain a variance from the Board of Zoning Appeals ("BZA").

Design Review

The proposed 79 sq. ft. addition to the southwest portion of the building will be for the relocation of a restroom to allow more counter space for the establishment. The applicant has indicated on the site plan that the addition will be constructed with the same brick and paint as the existing building. The applicant has submitted scaled and colored elevations and material specifications for Design Review.

Responding to Mr. Boyle, Mr. Baka stated that Beer and Wine signage was previously approved by the Planning Board. The Liquor signs are considered window signage as long as it is within 18 sq. ft. Therefore, the signs are compliant.

Mr. John Abbro with ADG, Farmington Hills, MI was present for Scott and Chris Barbat, the gas station owners. He explained the proposed addition will match the building design. Mr. Chris Barbat indicated the reason for the addition is to expand the counter in order to relocate the spirits from the sales area to behind the counter where customers can't get to them. He asked

to exchange the Beer and Wine channel letter sign with a liquor sign in the same style so they can get rid of the vinyl Liquor stickers on the windows.

The Chairman said he would be comfortable with an Administrative Approval for that, assuming tonight's proposal gets approved and everything else is in compliance.

Mr. Barbat added that relocating the bathroom to the front south side of the building results in a better flow of traffic where there is no conflict between the restroom line and the Dunkin Donuts line. As stated, it also allows them to take the spirits off the floor and locate them behind the counter which is safer.

Chairman Clein took public comments at 7:45 p.m.

Mr. Bob Chodum, 1408 Chapin, stated that construction of the gas station occurred after 7 p.m. week nights and on Sundays. The construction just about took over Chapin and he didn't have anywhere to park. The gas station is very close to residences and he feels it is too big for their neighborhood. Signs at the bicycle shop say to unload bicycles on Chapin and they are on City sign posts.

Ms. Joan Sutherland who also lives at 1408 Chapin asked if the proposal will alter parking at the gas station because they already park on her street and too close to the intersection.

Mr. Baka said the proposed construction will not displace any parking. Mr. Barbat stated they do not allow any of their employees to park in the street. They must park on the property. The small addition will not take out any of the parking spots. He will be very diligent in making sure the dumpster is always closed. This addition should be wrapped up within a week and in no way will they work before or after business hours.

Ms. Whipple-Boyce noted that if construction takes place other than from 7 a.m. to 7 p.m. Monday through Saturday the residents could notify the Police Dept.

Mr. Williams advised that the residents could attempt to handle some of the excess parking by petitioning for parking permits on their street. Also, they could pursue with the Police Dept. adding signs restricting right turns coming out of the gas station onto Chapin.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Boyle to recommend APPROVAL the Final Site Plan and Special Land Use Permit amendment to the City Commission for 33588 Woodward Ave., Birmingham Shell, with the following conditions:

(1) The applicant confirm that the ice and propane storage units are no more than 4 ft. in height, or obtain a variance from the BZA;

(2) The applicant meet the requirements of all City Departments.

Motion carried. 7-0.

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

2. 191 N. Chester (Church of Christ, Scientist, renamed The Jeffrey) Request for approval of the Final Site Plan and Design to allow for exterior design and site changes to the existing building to convert to office use larger than 3,000 sq. ft. in size

Mr. Dupuis explained the 0.40 acre subject site is located at the corner of Chester and Willits on the outer edge of Downtown Birmingham. The Planning Board recommended approval to the City Commission for a rezoning from TZ-1 to TZ-2 on September 13, 2017 to allow the former Church of Christ Scientist building to permit office use.

The City Commission approved the request for a rezoning to TZ-2. The transformed office building is proposed to contain 16,493 sq. ft. of office space. The Zoning Ordinance limits tenants of an office building to 3,000 sq. ft. per tenant in the TZ-2 District. The proposed floor plans for the renovated office building show three tenant lease spaces, all of which will be over the permitted 3,000 sq. ft. Thus, the applicant is seeking a SLUP to allow for three office tenants to each exceed 3,000 sq. ft. in area. A highlight of the proposed transformation of the former Church use to an office use is the proposed 1,355 sq. ft. addition to the front of the building. Along with the design of an overhead garage door off of Willits, a new roof, new windows, and new paint, a new lobby addition will create an entirely new look for the building.

Based on Article 4, section 4.20 of the Zoning Ordinance, the applicant is required to have two street trees along N. Chester and five street trees along Willits. *Thus, the applicant must add an additional tree along Willits or obtain a waiver from the Staff Arborist.*

The Dept. of Public Services states that instead of Sweet Gums along Chester St., they require a different variety of tree for this location due to the fruit of the species and the proximity to the sidewalks. Also, irrigation should be installed.

The proposed development contains 16,493 sq. ft. of office space, thus is required to provide one off-street loading space. The applicant has not proposed an off-street loading space. *Therefore, the applicant must submit revised plans showing the placement and measurements of one off-street loading space, or obtain a variance from the Board of Zoning Appeals ("BZA").*

Design Review

The transformation from Church to office will include the removal of the existing porch and entry to create an addition on the front of the building to be used as the primary entryway to the building, bringing it to the property line. There will also be repairs done and paint (SW 7069 Iron Ore) added to the existing masonry, a new quartz -zinc metal roof, a new garage with a 10 ft. x 8 ft. garage door (material and color unknown), and new windows added to the building. Some material samples and colors have been provided at this time, but the missing details must be provided.

For the new addition, the applicant is proposing new grey brick (manufacturer unknown), quartz -zinc metal paneling for coping and roofing, an aluminum clear glass window system, and a new antrhra-zinc metal canopy in black for the new front entrance. This will modernize the front of the building and give it more of an office building look, as opposed to a Church look. The proposed addition will bring the building to the property line and the building's street

presence will match that of the McCann Building to the east and the Integra Building to the south.

The original building will be painted charcoal grey (SW 7069 Iron Ore) and have a new grey standing seam metal roof, along with 24 new clear glass windows/doors. The applicant is also proposing to create three new patios on the property, one off of the new addition, one off of the back of the building at the first floor, and finally, one on the second floor. The patio proposed with the addition will be enclosed with a powder coated aluminum railing. The other patios will be enclosed with an aluminum and tempered glass railing system. Article 3, Section 3.04 of the Zoning Ordinance requires balconies, railings and porch structures to be wood, metal, cast concrete, or stone. *The applicant will need to submit revised plans showing a railing made of metal, wood, cast concrete, or stone, or obtain a variance from the BZA.*

The applicant is not proposing any signage at this time. The applicant has provided window samples showing clear glass with a visual light transmittance of 80% for the new windows.

Mr. Williams received confirmation that the applicant may have to come back for a SLUP amendment when the tenants and signage are identified.

Mr. Jeffares noted there are sterile cultivars of Sweet Gum trees that do not have fruit. Mr. Baka said the applicant would have to talk to the arborist and work that out.

Mr. Boyle felt that adding street furniture does not help in that particular location. Mr. Jeffares said he cannot fathom not having a bike rack on the property, assuming the building has been named after Jeffrey Surnow. There was general agreement on the bike racks.

Mr. Kevin Biddison, Biddison Architecture, 320 Martin, thought the adjustments that are planned will greatly improve the building. The tenant signage will go on the main brick frontage on the Chester side. There is an existing ground sign on the property but they do not know if it is something they would request.

Mr. Sam Surnow, the developer, 320 Martin, agreed there is no other location for signage other than on Chester.

There were no comments from the public at 8:15 p.m.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Williams to recommend APPROVAL the Final Site Plan and Special Land Use Permit to the City Commission for 191 N. Chester, The Jeffrey, with the following conditions:

1. The applicant must add an additional tree along Willits, or obtain a waiver from the Staff Arborist;

2. The applicant replace the proposed Sweet Gum trees along Chester and provide irrigation for trees;

3. The applicant must submit revised plans showing the placement and measurements of one off-street loading space, or obtain a variance from the BZA; 4. The applicant will need to submit revised plans showing a railing made of metal, wood, cast concrete, or stone, or obtain a variance from the BZA; and 5. The applicant add bike racks.

Ms. Whipple-Boyce and Mr. Koseck thought the applicant did a great job with the front of the building. Mr. Williams added this is great utilization of an existing structure.

There were no comments from the public on the motion.

Motion carried, 7-0.

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

01-17-18

FINAL SITE PLAN AND DESIGN REVIEW

3. 885 Redding (new two-family construction) Request for approval of the Final Site Plan and Design Review to allow for construction of a new two-family residence

Mr. Baka advised that the subject site is a 0.39 acre parcel located on the south side of Redding Rd. between Lakeside Dr. and North Old Woodward Ave. in the R-4 Zoning District. The applicant was previously approved on January 13, 2016 to construct a two-family residential development at the above-referenced address. However, the applicant decided not to build the project as approved and is now returning to the Planning Board to request approval of a new two-family residential development in a new configuration and design.

As the location and footprint of the new plan are completely different from the previous approval, the applicant is required to complete the Preliminary and Final Site Plan Approval process again. On November 29, 2017, the applicant was granted Preliminary Site Plan approval by the Planning Board with several conditions.

A landscaping plan was provided by the applicant that provides the required number of deciduous trees, however no evergreen trees are evident on the plan. *The applicant must submit a landscaping plan that complies with the Ordinance requirements or obtain a variance from the Board of Zoning Appeals.*

Design Review

The applicant is currently proposing that the two-family structure be constructed as a row house style building with side-by-side gabled ends facing the front property line. The siding is proposed to be James Hardie lap siding with pine board trim painted white. The roof on the overhangs is proposed to be standing seam and all windows are proposed to be double hung.

Mr. Boyle expressed his opinion that the poured concrete driveways coming into the two properties take up a significant amount of the lot.

Mr. Richard Wiand with Hunter Roberts Homes said they could remove the turn-arounds in the back. He would be happy to reduce in any way possible the amount of concrete on the site, however the driveway is an efficient way of moving run-off. In response to Mr. Boyle he indicated they are building for spec.

Mr. Jeffares stated that some kind of turn-around is needed so that vehicles don't have to back out. Mr. Wiand responded they could work with the Staff to reduce the amount of concrete.

Mr. Koseck said the design is beautiful but it would fit better in some other neighborhoods within the City.

It was discussed that any changes such as the reduction of concrete or paint color could be administratively approved.

Motion by Mr. Boyle

Seconded by Ms. Whipple-Boyce to APPROVE the Final Site Plan for 885 Redding with the following conditions:

1. The Planning Board approves the use of non-cut-off light fixtures as proposed; 2. The applicant must indicate what material will be used to screen the ground mounted mechanical;

3. The applicant must provide one evergreen tree or obtain a variance from the Board of Zoning Appeals;

4. The applicant addresses the concerns of all City Departments; and

5. The applicant reduces the dimensions of the rear turning areas to add to the percentage of permeable surfaces on-site.

At this time there was no public left to comment on the motion.

Motion carried, 7-0.

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

01-18-18

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

- a. <u>Communications</u>
 - Long-Range Planning Meeting is scheduled for Saturday, January 27. Mr. Williams hoped the Department would convey what he believes was the consensus of the Planning Board that the City consider retention of professional assistance for this board in conjunction with the study of retail.
 - > Mr. Jeffares thought glass rather than metal railings should be able to be approved along with various materials for dumpster doors instead of only wood.
 - Ms. Lazar stated the Whole Foods situation is terribly disappointing in terms of visibility into the windows.
 - Mr. Williams noted that between 14 Mile Rd. and Lincoln along Woodward Ave. is a sensitive area as far as increased traffic through the neighborhoods due to new developments along Woodward Ave.

Mr. Boyle reported that there is a new bus service straight down Woodward Ave. called FAST, Frequent Accessible Safe Transit. However, there is nowhere for them to stop. So one of the northern stops is right at the junction of Maple Rd. and Woodward Ave. in the inside lane.

b. <u>Administrative Approval Requests</u>

- 385 S. Eton, District Lofts Building R Placing A/C condensing unit at grade on east side of building.
- > 670 S. Old Woodward Ave. Remove and replace front door entry Denied.
- 2023 Hazel, Eton St. Station II Revised Final Site Plan was approved 09-28-16 to allow larger second-floor rear decks over the driveway at the Eton St. Station II Development. Future plans by other condo owners can be approved administratively if they are identical. We are requesting approval to construct the approved design at 2023 Hazel.
- 33353 Woodward Ave., Woodward Commons Request to make minor alterations to building facade,
- 33633 Woodward Ave, Wesch Cleaners Requesting the addition of one parking lot light pole set at max 13 ft. 0 in. located at the northwest corner of the northern parking lot to provide the required lighting within the drive area as requested by the Planning Dept. Additionally, wall mounted lights will be added to the north parking lot and will be added to the south parking lot to provide required lighting.
- c. Draft Agenda for the next Regular Planning Board meeting of February 28, 2018
 - > Peabody Restaurant Site Final Site Plan
 - > 525 Southfield Rd. Final Site Plan
 - > Public Hearing on site plan submittal requirements
- d. Other Business (none)

01-19-18

PLANNING DIVISION ACTION ITEMS

- a. <u>Staff report on previous requests (none)</u>
- b. <u>Additional items from tonight's meeting (none)</u>

ADJOURNMENT

No further business being evident, the Chairman adjourned the meeting at 8:50 p.m.

Jana L. Ecker **Planning Director**

City of B	irmingham A Walkable Community =

MEMORANDUM

Planning Division

DATE:	February 21, 2018
то:	Planning Board
FROM:	Jana Ecker, Planning Director
SUBJECT:	Site Plan Submittal Requirements

On December 4, 2017, the City Commission reviewed and approved the Special Land Use Permit ("SLUP") and Final Site Plan & Design Review for 33353 Woodward to allow Tide Dry Cleaners to open a storefront. During this review, several questions were raised by Commissioners and neighbors regarding the layout and proximity of adjacent properties, and the potential impact of the drive in dry cleaning facility on the surrounding property owners. At the end of the meeting, Commissioner Nickita specifically requested that the Planning Board review the existing submittal requirements for site plan reviews and SLUP reviews, and to determine if amendments should be made to add additional details of the subject site and/or adjacent sites to provide context for discussion. This direction to the Planning Board was provided by the City Manager.

In the past, Planning Board members have also raised the issue about applicant's providing details on the surrounding properties to allow for a complete evaluation of the impact of a proposed development on one site to the surrounding properties and neighborhood as a whole.

Accordingly, on January 10, 2018, the Planning Board discussed the attached draft ordinance language to consider amending the submittal requirements for site plan review and SLUP review to require all applicants to include details of adjacent properties on their site plans. Board members agreed that such details were helpful and should be required. There was some discussion as to whether an ordinance amendment was needed, but the board eventually approved a motion to set a public hearing date for amendments to Article 7, section 7.26 and section 7.34 to require all property lines, buildings and structures within 200' of a subject site to be marked on the site plan drawings submitted. A comment was made that an aerial photo should suffice in providing these details.

On January 27, 2018 at the Long Range Planning meeting this issues was also discussed. A comment was made by Commissioner Nickita that he did not believe that an aerial photo would be sufficient to meet the provision of adjacent property details.

Suggested Action:

To recommend approval to the City Commission of amendments to Article 7, section 7.26 and section 7.34 to require all property lines, buildings and structures on adjacent properties within 200' of a subject site to be marked on the site plan drawings submitted.

CITY OF BIRMINGHAM 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 7, SECTION 7.26, APPLICATION, TO AMEND THE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAILS

7.26 Application

Each Site Plan submitted to the Planning Board in accordance with the requirements of the Zoning Ordinance shall be on such forms and contain such information as the Planning Board shall determine necessary, including but not limited to a site plan, photometric plan, landscape plan, elevation drawings, interior floor plans, specification sheets for all lighting and exterior mechanical equipment, ands samples of all exterior building materials. **All site plans submitted for review and approval must show the subject site in its entirety, must include all property lines, buildings and structures, and must show the same details for all adjacent properties within 200 feet of the subject sites' property lines.**

ORDAINED this _____ day of _____, 2018 to become effective 7 days after publication.

Andrew Harris, Mayor

Cherilynn Mynsberge, City Clerk

CITY OF BIRMINGHAM 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 7, SECTION 7.34, SPECIAL LAND USE PERMIT REVIEW, TO AMEND THE SPECIAL LAND USER PERMIT REVIEW PROCESS TO INCLUDE SITE PLAN REVIEW SUBMITTAL REQUIREMENTS TO INCLUDE ADJACENT PROPERTY DETAILS

7.34 Review

Site Plan and Design Review for special land uses shall be considered and acted upon by the City Commission. Prior to its consideration of a special land use application for an initial permit or an amendment to a permit, the City Commission shall refer the Site Plan and the design to the Planning Board for its review and recommendation. Each Site Plan submitted in accordance with the requirements of the Zoning Ordinance shall be on such forms and contain such information as the Planning Board shall determine necessary, including but not limited to a site plan, photometric plan, landscape plan, elevation drawings, interior floor plans, specification sheets for all lighting and exterior mechanical equipment, and samples of all exterior building materials. All site plans submitted for review and approval must show the subject site in its entirety, must include all property lines, buildings and structures, and must show the same details for all adjacent properties within 200 feet of the subject sites' property lines. After receiving the recommendation of the Planning Board, the City Commission shall review the Site Plan and design of the buildings and uses proposed for the site described in the application of amendment. The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the Site Plan and Design. Site Plan Review and Design Review in this article shall not be required.

ORDAINED this _____ day of _____, 2018 to become effective 7 days after publication.

Andrew Harris, Mayor

Cherilynn Mynsberge, City Clerk

DRAFT City Commission Minutes December 4, 2017

12-317-17 PUBLIC HEARING TO CONSIDER THE FINAL SITE PLAN AND SPECIAL LAND USE PERMIT FOR 33353 WOODWARD AVENUE – TIDE DRY CLEANERS

Mayor Harris opened the public hearing at 8:44 p.m.

From Senior Planner Baka's report to City Manager Valentine dated November 27, 2017:

The subject business is proposed to be located at 33353 Woodward Avenue in a new one-story 7,227 sq. ft. commercial/retail building and parking lot that is replacing the former Tuffy Automotive building on the west side of Woodward between Davis and Smith. The applicant is a drive-in service for customers to pick up and/or drop off their garments while remaining in their vehicle. The service of patrons while in their vehicles is considered a drive-in facility and requires a Special Land Use Permit (SLUP) under Article 2, Section 2.31 (B2B – General Business). Article 9, Section 9.02 (Definitions) defines a drive-in as a commercial establishment developed to serve patrons while in the motor vehicle in addition to within a building or structure. The parking area for service to patrons in vehicles will be located on the west elevation along the alley under a metal canopy attached to the back of the building outside of the west entrance. The Planning Board recommended the SLUP for approval with the following conditions: 1. The total square footage of signage must be reduced to 108 sq. ft. or less; 2. The canopy must be attached to the building.

Planning Director Ecker explained to:

- Commissioner Boutros that the SLUP is required because of the drive-in service, and that the parking spaces are required because of the size of the building.
- Commissioner Hoff that the building is intended for multi-tenant use.

Shannon Marklin, a real estate manager for corporate Tide, stated that the canopy is an added convenience as protection from weather. Ms. Marklin confirmed for Mayor Pro Tem Bordman:

- The company has 60 of these drive-ins across the United States;
- This drive-in would be the first Tide location in Michigan; and, Tide has also signed a lease for a drive-in in Shelby Township. 6 December 4, 2017
- The parking lot would allow customers to enter from both Woodward and Davis whether Tide occupies the end cap of the building or another business does.

• Transaction times average between thirty seconds and 2 minutes, and two cars could be helped at any given time.

• On-site dry-cleaning would only be for the Birmingham location. The Shelby Township location does its own dry-cleaning.

• A delivery van will be available to provide delivery service and will be parked at the operator's house every evening.

• According to a traffic study in Chicago, peak times yielded twelve cars per hour.

Planning Director Ecker confirmed for Commissioner Nickita that the canopy must be fully attached to the building, but the method of attachment will be approved administratively during the permitting process.

Commisioner Nickita expressed concern:

• That the Commission was not provided with information on the method of affixing the canopy since it is a required part of the proposal; and

• That there is not sufficient information in the site plan regarding proximity to residences, sidewalk connections, adjacent buildings, and the general neighborhood layout.

Duane Barbat, property owner, explained to Commissioner Nickita that:

- There is a parking lot barrier between the building and the closest residents; and
- The lot is not owned by Mr. Barbat; and,

• If the canopy is approved, drawings by a State of Michigan engineer will be submitted to the building department.

Commissioner Nickita expressed:

- Confidence in Mr. Barbat's plan based on his previous work in Birmingham; but
- That he still views this plan submission as incomplete. Mr. Barbat replied that his company has not been asked to submit structural plans to the Commission before.

Mr. Barbat told Commissioner Hoff:

• There is no plan to prevent left-turn exits onto Davis.

• The proposal is for two covered spaces to be serviced by employees, the total lease to Tide is 3,000 sq. ft. contingent on the drive-in approval, and 2,000 sq. ft. will be dedicated to the cleaning plant, which may service other small operations in the future.

Planning Director Ecker noted that preventing left turns onto Davis was not a requirement put forth by the Planning Board for approval of the plan.

Ms. Marklin explained to:

• Commissioner Hoff that environmentally-friendly Green Earth solvent and Tide detergent would be used to process the dry-cleaning. 7 December 4, 2017

• Mayor Pro Tem Bordman that the only 24/7 parts of the business are a drop-box in the back and a kiosk in the front where a customer can pick up their dry-cleaning before or after hours with a code.

Mr. Ken Platt, a resident on Davis, submitted a communication to the Commission expressing opposition to the project.

Brian Fitzerman expressed his general approval of the plan, but added that he would like to see

- No left turn onto Davis;
- A STOP sign added to the exit onto Davis; and,
- The drop-box moved to the Woodward side, so as to not disturb the Davis-side residents late at night.

Ms. Marklin addressed Mr. Fitzerman's concerns by stating:

- There would be an additional drop-box on the Woodward side; and,
- Based on experience in other locations, if the drive-in spaces are occupied, customers will park and enter the store, so queuing cars should not be an issue.

Ms. Marklin told Commissioner Hoff there are usually two to three employees at a time, with five to seven employees working over the course of a day.

Mr. Barbat added there is a side lot for employee parking, leaving sufficient parking for customers.

There being no further comment, Mayor Harris closed the public hearing at 9:20 p.m.

Commissioner DeWeese noted the no left turn sign could be placed in future if necessary.

Commissioner Hoff expressed concern for the residents, and stated that it is important in Birmingham to get the residents' buy-in and respect. Mr. Barbat stated that he has attended two meetings only seen two residents and one letter.

Mary McCray (1332 Davis) stated that she is concerned with left turns onto Davis, and the potential need for overflow parking which might end up on Davis.

Commissioner Hoff expressed support for a no left turn sign in the parking lot.

Commissioner Nickita stated that he lives very close to this area, and that almost no other businesses have parking lot signage preventing certain exits. He continued that businesses busier than the proposed Tide dry-cleaner have not caused complaints of cut-through traffic, and that adding the parking lot signage lacks both precedent and necessity based on other examples.

MOTION:

Motion by Commissioner DeWeese, seconded by Mayor Harris:

To approve the Final Site Plan and Special Land Use Permit to allow service to patrons in their vehicles at 33353 Woodward Avenue – Tide Dry Cleaners as recommended by the Planning Board on October 25, 2017. (Resolution appended to these minutes as Attachment A.)

VOTE:	Yeas, 7
	Nays, O
	Absent, 0

.....

12-235-17 COMMISSIONER COMMENTS

Commissioner Nickita reiterated the need for a more detailed site plan for the proposed Tide dry-cleaners, and stated he would like a mandate that site plans are sufficiently detailed in the future.

Planning Director Ecker stated the ordinance can be changed to require more details.

Commissioner Nickita requested that the Planning Board examine what details should be required in a site plan, and those findings should be added to the ordinance.

The Commission and City Manager Valentine concurred, and City Manager Valentine stated he would pass the direction onto the Planning Board.

Planning Board Minutes January 10, 2018

5. Site Plan Submittal Requirements for Adjacent Properties

Ms. Ecker explained that on December 4, 2017, the City Commission reviewed and approved the Special Land Use Permit ("SLUP") and Final Site Plan & Design Review for 33353 Woodward Ave. to allow Tide Dry Cleaners to open a storefront with service to patrons that remain in their vehicles. During this review, several questions were raised by Commissioners and neighbors regarding the layout and proximity of adjacent properties, and the potential impact of the drivein dry cleaning facility on the surrounding property owners. At the end of the meeting, Commissioner Nickita specifically requested that the Planning Board review the existing submittal requirements for site plan reviews and SLUP reviews, and determine if amendments should be made to add additional details regarding the subject site and/or adjacent sites to provide context for discussion. This direction to the Planning Board was provided by the City Manager.

In the past, Planning Board members have also raised the issue about applicants providing details on the surrounding properties to allow for a complete evaluation of the impact of a proposed development on one site to the surrounding properties and the neighborhood as a whole.

Accordingly, the Planning Board may wish to consider proposed draft ordinance language that amends the submittal requirements for Site Plan Review and SLUP Review by adding that all site plans submitted for review and approval must show the subject site in its entirety, must include all property lines, buildings and structures, and must show the same details for all adjacent properties within 200 ft. of the subject site's property lines.

Mr. Boyle remarked that the website is pretty clear that if someone wants to build in Birmingham, adjacencies must be shown in the application. Mr. Williams believed that language is needed in the ordinance, not just on the website. It was concluded that the requirement could be satisfied by a current aerial photo of all properties within 200 ft.

Motion by Mr. Williams Seconded by Mr. Boyle to set a public hearing on February 28, 2017 to amend Article 7, sections 7.26 and 7.34.

There was no further discussion from the public at 9:58.

Motion carried, 7-0.

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

Long Range Planning Minutes January 27, 2018

5. Site Plan submittal requirements

Planning Director Ecker explained that Site Plan and Design Reviews may benefit from providing details on all the surrounding properties. The Planning Board has set a public hearing on February 28, 2018 for an ordinance amendment to update these requirements.

Commissioner Nickita cautioned that a satellite photo would provide insufficient information. He continued that a drawn Site Plan, with all adjacencies, would be sufficient.

Commissioner DeWeese stated that having the adjacencies included in Site Plans is very helpful.

City of B	irmingham	MEMORANDUM
	A Walkable Community	Planning Division
DATE:	December 14 th , 2017	
то:	Jana Ecker, Planning Director	
FROM:	Nicholas Dupuis, Planning Intern	
SUBJECT:	525 Southfield Road - Final Site Pla	n Review

Introduction

The subject site is a 0.829 acre parcel confined by Southfield Road to the west, Brown Street to the north, and Watkins Street to the east in the R-8 zoning district. The existing parcel currently contains a wellness center and parking lot. The applicant is proposing to demolish the existing building and parking lot to construct 8 new attached single family residential units. Attached single family residential units are permitted in the R-8 zoning district, and are defined in Article 9, section 9.02 as follows:

A building that has not more than 8 one-family dwelling units erected side-by-side as a single building, each being separated from the adjoining units by walls extending from the basement floor to the roof, which meet or exceed the sound transmission class (STC) rating of 45 for residential buildings as established by the most current addition of the International Code Council's (ICC) Building Code as promulgated and published by the Building Officials and Code Administrators International, Inc. No two single-family dwelling units may be served by the same stairway or by the same exterior door of the dwelling.

The applicant is proposing 8 new attached single-family residential units that are proposed to be erected side by side in a single building facing Brown Street. Each attached single-family unit is proposed to be separated from the adjoining unit by a wall extending from the basement floor to the roof, with each separating wall to meet or exceed an STC rating of 70. Finally, each residential unit has its own stairway and individual front door that leads directly into each unit.

The applicant went before the Planning Board on September 27th, 2017 for a Preliminary Site Plan Review (PSP). The PSP was approved with the following conditions:

- 1. The applicant submit specification sheets for the parking area screen wall and all mechanical units, and submit a rooftop plan at Final Site Plan Review;
- 2. The applicant submit a landscaping plan for the entire site and photometric plan that complies with the ordinance requirements at Final Site Plan Review;
- 3. The applicant submit plans showing an open space enclosure made of solid wood or masonry with a minimum height of 6 ft., or obtain a variance from the BZA;
- 4. The applicant add additional on-site parking; and
- 5. The applicant revise the side elevations to show more interest.

The applicant has updated the plans to reflect the request for a landscaping and photometric plan, and added additional parking, but have failed to include specification sheets for all of the screen walls. The rooftop plan is not needed, as all mechanicals are proposed to be located within the attic of each unit.

The applicant has also attempted to revise the sides of the building to show more interest, adding numerous windows, some decorative features, and a base constructed of a different material. The Planning Board may decide whether or not the applicant has shown enough attention to the sides of the building or not.

The minutes from the September 27th meeting are attached for your review.

1.0 Land Use and Zoning

- 1.1 <u>Existing Land Use</u> The existing site is currently used as a wellness center, spa and surface parking lot. Land uses surrounding the site include attached single family and single family residential dwellings.
- 1.2 <u>Zoning</u> The existing site is currently zoned R-8, Attached Single Family Residential.
- 1.3 <u>Summary of Adjacent Land Use and Zoning</u> The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Multi-Family Residential	Single Family Residential	Attached Single Family Residential	Single Family Residential
Existing Zoning District	R-7, Multi- Family Residential	R-2, Single Family Residential	R-8, Attached Single Family Residential	R-1, Single Family Residential
Downtown Overlay Zoning District	N/A	N/A	N/A	N/A

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements.

3.0 Screening and Landscaping

- 3.1 <u>Dumpster Screening</u> The proposed development will not contain a dumpster or dumpster area. Rather, the units will utilize individual refuse storage within the garage of each unit. Therefore, no dumpster screening is required.
- 3.2 <u>Parking Lot Screening</u> All proposed tenant parking spaces are within attached garages in the rear of the building, with four additional visitor/flex spaces available at the rear of the driveway. A screening wall is required at the rear of the property for the purpose of screening the developments parking area and accessory parking lot from the residential lots behind it. Article 4, Section 4.54 of the Zoning Ordinance states that any driveway furnishing access to a parking facility shall be considered as part of the parking facility for the purposes of the Zoning Ordinance. The applicant is proposing a minimum 6 ft. screening wall screening the driveway and accessory parking lot, in accordance with the Zoning Ordinance. **However, the applicant will need to submit a specification sheet for this screening wall at Final Site Plan review to ensure that the screening is complementary to the building, uses proper materials, and meets the required dimensions.**
- 3.3 <u>Mechanical Equipment Screening</u> The applicant has proposed a mechanical area in the attic of each proposed unit, and the site plans show no ground mounted mechanical equipment. Therefore, all mechanical units are proposed to be fully screened by the building.
- 3.4 <u>Landscaping</u> Article 4, Landscaping Standards, Section 4.20(E), requires 1 deciduous tree and 1 Evergreen tree per 2 dwelling units. However, the Planning Board may approve alternate landscaping if the alternative proposal meets the spirit and intent of the landscape ordinance and/or the site involves space limitations or is unusually shaped; or predominant development patterns in the surrounding neighborhood justify an alternative plan for in-fill projects in older established areas of the City.

The applicant is proposing the addition of 21 deciduous trees (4 required) and 5 evergreen trees (4 required) throughout the property. 4 existing trees will also remain on the property, bringing the total amount of trees to 30. The applicant meets the landscaping requirements for the property.

3.5 <u>Streetscape</u> – Article 4, Section 4.20(G) of the Zoning Ordinance requires one street tree for every forty feet of frontage for developments in the R8 zone. The applicant is proposing a total of 11 street trees spread along the frontages at Southfield Road, Brown Street, and Watkins Street.

Along Southfield Road, the two street trees that exist currently are to remain through to the new development. These trees do not meet the distance

requirement (122 feet / 2 trees = 1 tree per 61 feet). Watkins Street is proposed to have the two existing trees remain over 164 feet, making the total 1 tree per 82 feet, which also does not meet the ordinance. Along Brown Street, 7 trees are proposed along 209 feet of frontage, totaling 1 tree per 30 feet, meeting the ordinance. **The applicant must add a street tree to the Southfield and Watkins frontages bringing the total street trees to one per forty feet, or obtain a waiver from the Staff Arborist.**

4.0 Open Space

- 4.1 <u>Required Rear Yard Open Space</u> Per Article 4, section 4.34 OS-05 of the Zoning Ordinance, the applicant is required to provide a total of 180 sq. ft. of open space per unit, which is to be enclosed with a solid wood or masonry fence, with a minimum height of 6 ft., and a maximum height of 8 feet. After reviewing the proposal with the Building Official it has been determined that the enclosed outdoor terraces on the back of each unit comply with this requirement. Each terrace is greater than 180 sq. ft. and there are 6' divider walls enclosing them from each other. Accordingly, this requirement has been met.
- 4.2 <u>Projections into Open Space</u> Chapter 126, Article 04, section 4.30 (C) states that steps may project into a front open space for a maximum distance of 10 feet. This provision further states that the required front setback cannot be reduced to less than 10' by the projection of steps. The applicant has provided a 10' front setback from the edge of the steps to the property line as required.

5.0 Parking, Loading and Circulation

5.1 <u>Parking</u> – A total of 16 parking spaces are required. Parking must be either in a garage, carport, or under the principal building. The applicant is proposing enclosed garages below grade, underneath the units in order to meet this requirement. The applicant is proposing that each unit includes a 2-car, roughly 582 sq. ft. garage, thus meeting the parking requirement.

Per the request of the Planning Board, the applicant is proposing to add four additional parking spaces to the rear of the drive (south west on the property, closer to Southfield Road). The additional parking will be below grade, as are the current driveway and parking garages, and will be screened with a retaining wall. The retaining wall has been described as 6 ft. tall and constructed of brick, but no specification sheets have been submitted.

- 5.2 <u>Loading</u> No loading spaces are required.
- 5.3 <u>Vehicular Circulation and Access</u> Vehicles will access the site from Watkins Street through a 16 ft. entrance and a driveway. Vehicles will be able to pull

into their personal garages, or travel to the rear of the drive to park in the newly proposed small lot. There is no entrance or exit onto Southfield Road.

5.4 <u>Pedestrian Circulation and Access</u> – The public sidewalk is proposed to remain in its current location along all 3 adjacent streets. Pedestrians will be able to enter each unit through the enclosed garages at the rear of the building or via the front doors along Brown Street with direct access from the public sidewalk.

6.0 Lighting

Article 4, Section 4.21 of the Zoning Ordinance requires all luminaries to be full cutoff or cutoff, as defined in Section 9.02, and positioned in a manner that does not unreasonably invade abutting or adjacent properties. The photometric plan and specification sheets for all luminaires show them as fully cutoff, as required by the ordinance. Details on the light fixtures are present in the table below:

QTY	Manufacturer	Catalog #	Color/Style	Lamp	Lumens	Wattage
27	BEGA	BOOM 1183	Bronze Wall Lamp	LED	257	10
8	BEGA	BOOM 1183	Bronze Wall Lamp	LED	257	10
9	BEGA	84 120	Black Pole Lamp	LED	2228	39
8	Gotham Architectural Lighting	EVO 30/07 4AR WD LS	Downlight	LED	763	10.3

The proposed wall lamps will be attached to the building on the rear porch/balconies, as well as the garage areas and driveway retaining wall. The pole lamps are proposed to be at the front of the property close to the sidewalk, one per unit. Finally, the downlights will be installed at the entrances to the units.

The applicant is also required by Article 4, Section 4.21 to have illuminance levels that do not exceed 0.6 maintained foot candles where abutting single family residential, or 1.5 maintained foot candles at any property line for any other zoned property. Illuminance levels do not exceed 0.6 maintained foot candles to the south, where there are single-family zoned residences. However, the proposed pole lights cause illuminance levels to be more than double the allowed 1.5 maintained foot candles along the front property line. **The applicant must submit a revised photometric plan showing illuminance levels no greater than 1.5 maintained foot candles at the northern property line, or obtain a variance from the Board of Zoning Appeals.**

7.0 Departmental Reports

- 7.1 <u>Engineering Division</u> The Engineering Dept. has reviewed the plans dated November 28, 2017, for the above referenced project. The following comments are offered:
 - 1. The developer has proposed an increase in impervious surface for this site. A Storm Water Runoff Permit shall be required. A preliminary site plan design has been submitted, and the following comments are offered at this time:
 - a. The sewers have been improved on Brown St. as of 2016, and the survey used for the site plan is out of date. Information on the revised site plan has been sent directly to the engineer for their use.
 - b. Aside from the above, the proposed storm sewer connection is at the appropriate location. However, the layout of the new storm sewer encumbers the Watkins St. right-of-way excessively. The private storm sewer must connect at the manhole as shown, then be constructed such that it runs diagonally straight to the northeast corner of the site, rather than as shown.
 - c. A note has been provided that on site storm water detention shall be provided by an underground system yet to be designed. It will be important that an overflow system is included in the design, to ensure that storm water can be detained on site under normal conditions, yet also overflow into the storm sewer during emergencies, so as to avoid flooding of the lower level.
 - 2. The distance between the City sidewalks on Watkins St. to the first garage on site is approximately ten feet. Note that the City sidewalk cannot be lowered so as to help provide the slope needed to get from the natural grade down to the first garage door.

The following permits will be required from the Engineering Dept.:

- Right-of-way Permit (for excavations)
- Sidewalk Permit
- Storm Water Runoff Permit
- 7.2 <u>Department of Public Services</u> DPS has no concerns at this time.
- 7.3 <u>Fire Department</u> The fire department has no concerns at this time.

The Fire Department added that they would like to see the units be addressed off of Brown St, not Southfield. This would prevent confusion, and aid in emergency responses to these residences.

- 7.4 <u>Police Department</u> The Police Department requested that every prospective owner is made aware that each unit only has parking for two cars. There is no public parking available adjacent to the property. Each owner must know that no additional parking is available to them.
- 7.5 <u>Building Division</u> The Building Department has reviewed the plans and provided the following comments:

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Board and/or Design Review Board and applicant consideration:

Applicable Building Codes:

• 2015 Michigan Residential Code. Applies to all detached one and twofamily dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures.

Review Comments:

• No Residential Building Code concerns at this time.

8.0 Design Review

- 8.1 <u>Proposal</u> The applicant is proposing to create eight units, each with a different façade facing Brown Street. The units are comprised of varied high quality building materials with different and tasteful colors. The materials used include brick, limestone, painted wood trim, stucco, copper flashing, and painted metal features. The applicant has not submitted specifications on where the material will be sourced from, or what the exact colors will be. The applicant must submit specifications on the materials used for the construction of the building to complete the design review.
- 8.2 <u>Signage</u> There will be no signage on the proposed building.
- 8.3 <u>Illumination</u> The applicant is proposing a total of 52 new light fixtures to the property at various locations. Please see the lighting section for details on the proposed luminaires and illuminance levels.
- 8.4 <u>Design Recommendation</u> When reviewing the project against the standards of Section 126-154 of the Birmingham Zoning Ordinance, staff makes the following observations:

- 1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
- 2. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood. *The overall design elements will not detract from the harmony and appeal of the other buildings on Woodward. The proposed design is compatible with the surrounding building façades.*
- 3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

9.0 Approval Criteria

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

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed Final Site Plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board recommend APPROVAL of the Final Site Plan and Design Review for 525 Southfield Road, with the following conditions:

- 1. The applicant submit a specification sheet for the parking area screening wall at Final Site Plan review to ensure that the screening is complementary to the building, uses proper materials, and meets the required dimensions;
- 2. The applicant add a street tree to the Southfield and Watkins frontages bringing the total street trees to one per forty feet, or obtain a waiver from the Staff Arborist;
- 3. The applicant submit a revised photometric plan showing illuminance levels no greater than 1.5 maintained foot candles at the northern property line, or obtain a variance from the Board of Zoning Appeals;
- 4. The applicant must submit specifications on the materials used in the construction of the building facade to complete the design review ; and
- 5. **The applicant must address the concerns of City Departments.**

11.0 Sample Motion Language

Motion to recommend APROVAL of the Final Site Plan and Design Review for 525 Southfield Road subject to the following conditions:

- 1. The applicant submit a specification sheet for the parking area screening wall at Final Site Plan review to ensure that the screening is complementary to the building, uses proper materials, and meets the required dimensions;
- 2. The applicant add a street tree to the Southfield and Watkins frontages bringing the total street trees to one per forty feet, or obtain a waiver from the Staff Arborist;
- 3. The applicant submit a revised photometric plan showing illuminance levels no greater than 1.5 maintained foot candles at the northern property line, or obtain a variance from the Board of Zoning Appeals; and

- 4. The applicant must submit specifications on the materials used in the construction of the building facade to complete the design review; and
- 5. **The applicant must address the concerns of City Departments.**

OR

Motion to POSTPONE the Final Site Plan and Design Review for 525 Southfield Road pending receipt of the following:

1	
2.	
3.	

OR

Motion to recommend the DENIAL of the Final Site Plan and Design Review for 525 Southfield Road for the following reasons:

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2.	
3.	

CITY OF BIRMINGHAM REGULAR MEETING OF THE PLANNING BOARD WEDNESDAY, SEPTEMBER 27, 2017 City Commission Room 151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 27, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

Present: Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Janelle Whipple-Boyce; Alternate Board Members Lisa Prasad, Daniel Share; Student Representatives Ariana Afrakhteh (arrived at 7:31 p.m.), Isabella Niskar (left at 9:25 p.m.)

Absent: Board Members Vice-Chairperson Gillian Lazar; Bryan Williams

Administration:Matthew Baka, Sr. PlannerNicholas Dupuis, Planning Intern
Carole Salutes, Recording Secretary

09-186-17

PRELIMINARY SITE PLAN REVIEW

1. 525 Southfield Rd. (Vasileff/Orchid Day Spa/Nine Short months) - Request for approval of a Preliminary Site Plan for the new construction of eight attached single-family residences

Mr. Baka explained the subject site is a 0.829 acre parcel confined by Southfield Rd. to the west, Brown St. to the north, and Watkins St. to the east in the R-8 Zoning District. The existing parcel currently contains a wellness center and parking lot. The applicant is proposing to demolish the existing building and parking lot to construct eight new attached single- family residential units. The units are proposed to be erected side-by-side in a single building facing Brown St. Each attached single-family unit is proposed to be separated from the adjoining unit by a wall extending from the basement floor to the roof, with each separating wall meeting or exceeding an STC rating of 70. Finally, each residential unit has its own stairway and individual front door.

The applicant is proposing 18,100 sq. ft. of open space for the development. However, the plans do not show the required open space enclosure. *The applicant will need to submit plans showing an enclosure made of solid wood or masonry with a minimum height of 6 ft., or obtain a variance from the Board of Zoning Appeals ("BZA").*

Design Review

A complete Design Review will be conducted at Final Site Plan Review. The applicant is currently proposing various materials for the building:

• Brick and stucco for the building facade;

- Limestone for accents and trim, entryways;
- Stone for the base of the building;
- Asphalt shingles for the main roof section;
- Copper flashing;
- Metal railings, roof and overhangs; and
- Painted wood trim.

In accordance with Article 4, section 4.62 of the Zoning Ordinance, the R-8 Zone requires a variation of front setbacks of dwelling units of at least 4 ft.; however, the Planning Board may reduce this requirement provided that the reduction shall not impair the free flow of air, light and other living amenities to the residents of the building and adjacent residential buildings. The proposed plans do not show a 4 ft. variation. The applicant has advised that the individual units are proposed to be distinguished by their architectural style, and a waiver of the 4 ft. variation is requested. *The Planning Board may reduce the 4 ft. variation requirement, or the applicant will be required to obtain a variance from the BZA.*

Mr. Share noticed that nine units are proposed on the site plan. Mr. Baka replied there is a site condo that is not up for approval at this time.

Mr. Chris Longe, Architect, 124 Peabody, stated the future site condo is a place holder and not part of the approval. While it would be part of their ultimate plan, it would adhere to the R-2 Zoning of all the properties to the south. It acts as a buffer between the residential component and the R-8 on Brown St. If the square footage needed for the eight units is taken out, there is still enough footage for the R-2 unit.

The site consists of eight units in a row that face Brown St. In the absence of a 4 ft. variation between units, Mr. Longe said he chose to vary the architecture. The idea was to contrast the aesthetic, and to keep the material palate similar from unit to unit for continuity between all eight units.

In response to Mr. Koseck, Mr. Longe stated it is 28 ft. from the garage door to the wall, which is enough space to back out.

Mr. Boyle asked how the site will be finished. Mr. Longe explained the driveways will be depressed in order to enter the garages from the south at the lower level. While the driveways are depressed, the wall that sides with the site condo east to west is 6 ft. above grade. That parcel will be open space until the condo is designed. Currently there is no plan for fencing to delineate the property from the residents along the southern property line.

The Chairman took comments from members of the public at 9:26 p.m.

Mr. Orin Gazaldo, 550 Watkins St., said he has two concerns about the plan:

- Access off Watkins St. which is a very narrow street with parking on one side. There is only room for one car to travel on the rest of it. What will happen when people are coming in and out. Further, there will be no parking for special events;
- What is causing the applicant not to put the site condo plans before the board.

Mr. Bob Vanhelmont said he lives and owns property just south of the proposed project. He noted:

- Parking will be a tough issue along Watkins St. People using their garages for other purposes will be forced to park on Brown St. or Watkins St.;
- Residents in the neighborhood have never seen the plans for the site condo, only the vacant land;
- The sides of the condos that face Watkins and Southfield are really ugly;
- He didn't see a place for AC condensers.

Mr. David Pearl, 600 Brown St., was mainly concerned with the unavailability of parking, especially for guests.

Mr. Guy Simons, 563 Watkins, predicted traffic will be doubling on Watkins St. He added that the units should have been oriented differently so there would be a driveway between the four units. Lastly he felt drainage will be a problem.

Ms. Deana Barrett, 611 Watkins St., asked about whether condominium residents will be given parking permits for Watkins St. Chairman Clein answered the Planning Board has no jurisdiction over those decisions.

Ms. Laurie Spec, 619 Southfield Rd. received clarification that the open space set aside for the site condo will be required to be grass. A complete landscape plan will be seen at Final Site Plan Review.

Ms. Pam Deno, 576 W. Brown St., wondered where everyone is going to park.

Mr. Guy Simons spoke again to ask where the construction equipment will sit.

Mr. Chris Longe responded to some of the questions from members of the audience:

- Construction materials will be staged at the south portion of the site.
- They intend to comply with the present ordinances for storm water retention.
- The site condo will act as a transition between R-8 and R-2. He could give up about 3 or 4 ft. from the site condo in order to get parallel parking along the wall.
- Further, a parking area could be created at the west side of the site.
- He does not think his proposal adds traffic to Watkins St., given the fact that what was there before was an office building.
- He does not feel it serves traffic to have an egress point off of Southfield Rd. from the project, or from the development to Southfield Rd., given its proximity to Brown St.

Mr. Boyle felt the underlying concern from the neighborhood is their lack of understanding about the southern site. Mr. Longe explained the thought was to make it a single-family home with the driveway on the north side. It has not been designed yet.

Mr. Chris Krokaj,115 Maxwell Rd., the developer, said they didn't design the home yet in order to maintain flexibility. The second reason is they were going to use that vacant lot as a staging area.

Mr. Koseck thought this is a wonderful project with some great materials and quality architecture. He agrees with comments that much of the west elevation is blank wall. There is opportunity there to create something great just as exists on the front elevation. Regarding entry to the site, he thinks Southfield Rd. is the wrong place from a traffic standpoint. Also he is not in favor of dividing the site in half. Further, he is confident the applicant needs to deal with guest parking. Lastly, he likes the single-family house as a transition.

Ms. Prasad asked about a barrier at the south end that would define the single-family home from the residential neighborhood. Mr. Longe replied that personally he doesn't understand why anyone would want to wall that off. Mr. Chris Krokaj indicated he would work with the residents to incorporate their thoughts into a final landscape plan.

Mr. Jeffares received confirmation that unlike other single-family homes, this one would receive a full Site Plan Review because it is part of a condominium complex. He likes the proposal.

Further deliberation considered whether the board should see this proposal one more time before Final Site Plan Review. Chairman Clein noted the applicant has not yet applied for a single-family house on the south portion of the property.

Motion by Ms. Whipple-Boyce

Seconded by Mr. Jeffares to approve the Preliminary Site Plan for 525 Southfield Rd. with eight units fronting on Brown and approval of a waiver of the required 4 ft. variation in front setbacks between units with the following conditions:

1. The applicant submit specification sheets for the parking area screenwall and all mechanical units, and submit a rooftop plan at Final Site Plan Review;

2. The applicant submit a landscaping plan for the entire site and photometric plan that complies with the ordinance requirements at Final Site Plan Review;

3. The applicant submit plans showing an open space enclosure made of solid wood or masonry with a minimum height of 6 ft., or obtain a variance from the BZA;

4. The applicant add additional on-site parking; and

5. The applicant revise the side elevations to show more interest.

Public comment on the motion was taken at 10:15 p.m.

Mr. Orin Gazaldo spoke again to say he appreciated the time taken to consider the neighbors' concerns. However he noted they have skipped past the fact that Watkins St. is narrow and all of this traffic will be added. He was not sure this will be a geriatric community with few visitors.

Motion carried, 7-0.

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

Zoning Compliance Summary Sheet Final Site Plan Review 525 Southfield

Existing Site: Wellness Center & Parking Lot

Zoning: R-8, Attached Single-Family Residential

Land Use: Residential

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Multi-Family Residential	Single-Family Residential	Attached Single-Family Residential	Single-Family Residential
Existing Zoning District	R-7, Multi- Family Residential	R-2, Single- Family Residential	R-8, Attached Single-Family Residential	R-1, Single- Family Residential
Overlay Zoning District	N/A	N/A	N/A	N/A

Land Area:	Existing: Proposed:	0.829 acres (36,127 ft ²) 0.829 acres (36,127 ft ²)
Dwelling Units:	Existing: Proposed:	0 8
Minimum Lot Area/Unit:	Required: Proposed:	3,000 ft ² per unit 4,515 ft ² per unit
Min. Floor Area /Unit:	Required: Proposed:	900 ft ² 3,591 ft ²
Max. Total Floor Area:	Required: Proposed:	N/A N/A

Min. Open Space:	Required: Proposed:	180 ft ² 180 ft ²
Max. Lot Coverage:	Required: Proposed:	N/A N/A
Front Setback:	Required: Proposed:	16.5 ft average setback of residential buildings within 200 ft. along Brown on same side of street 16.67 ft.
Side Setbacks	Required: Proposed:	10 ft. for corner lots 10 ft. (corner Lot)
Rear Setback:	Required: Proposed:	20 ft. 20 ft.
Min. Front+Rear Setback	Required: Proposed:	N/A N/A
Max. Bldg. Height:	Permitted: Proposed:	30 ft., 2.5 stories 30 ft., 2.5 stories
Min. Eave Height:	Required: Proposed:	N/A N/A
Floor-Ceiling Height:	Required: Proposed:	N/A N/A
Front Entry:	Required: Proposed:	N/A N/A
Absence of Bldg. Façade:	Required: Proposed:	N/A N/A
Opening Width:	Required: Proposed:	N/A N/A
Parking:	Required: Proposed:	16 spaces - 2 spaces of 180 ft ² each/unit; parking must be provided in a garage, carport or in/under the building 16 spaces in attached garages, 4 in auxiliary lot
Min. Parking Space Size:	Required: Proposed:	180 ft ² 180 ft ²
Parking in Frontage:	Required:	N/A

	Proposed:	N/A
Loading Area:	Required: Proposed:	N/A N/A
Screening:		
Parking:	Required: Proposed:	6 ft. 6 ft. The applicant has not submitted specifications on the proposed parking lot screening wall
Loading:	Required: Proposed:	N/A N/A
Rooftop Mechanical:	Required: Proposed:	Full screening to compliment the building All mechanicals within the attic of each unit, thus fully screened by the building
Elect. Transformer:	Required: Proposed:	Fully screened from public view No transformer proposed
<u>Dumpster</u> :	Required: Proposed:	6 ft. high capped masonry wall with wooden gates Trash to be stored within the building, thus fully screened by the building.

City of T	Birmingham	MEMORANDUM
	A Walkable Community	Planning Division
DATE:	January 23 rd , 2018	
TO:	Planning Board	
FROM:	Nicholas Dupuis, Planning Intern	
APPROVED:	Jana Ecker, Planning Director	
SUBJECT:	34965 Woodward & 215 Peabody Final Site Plan & Design Review	

The applicant has submitted an application for Final Site Plan and Design review to construct a five story mixed-use building in the B4/D4 zoning district. The 0.579 acre property is located on the west side of Woodward Avenue on Peabody Street at the former location of Peabody's Restaurant and the former Art & Frame Station.

On July 26, 2017 the Planning Board reviewed the CIS & Preliminary Site Plan application for 34965 Woodward. At that time, the Planning Board decided to accept the Community Impact Statement but postponed the Preliminary Site Plan review. The Board requested that the applicant provide additional information regarding the interfacing of the proposed building with the two existing buildings on each side and how they will abut. Also, the Board requested that the applicant provide additional renderings of the new building in context with the adjacent buildings. In addition, the postponement was granted to provide the applicant time to engage with the neighboring property owners in light of the public comments made at the meeting. In response to this discussion the applicant provide additional information new details and renderings in addition to the previously submitted plans in order to provide additional information for the Planning Board to consider at the August 23rd Planning Board Meeting.

On August 23, 2017 the Planning Board reviewed the proposed project again and held further discussions with the applicant and representatives for the neighboring properties. Many of the challenges of constructing the proposed building were discussed as well as the ancillary effects of the proposal on the neighboring buildings. As a result of this discussion, the Planning Board postponed the review to the meeting of September 13th and requested that staff provide the minutes from the previous Planning Board meetings when both 34901 Woodward and 34977 Woodward were reviewed. The stated intent of providing this information was to determine if the buildings to the north and south of the subject site were encouraged or required to provide windows that abut the shared property lines of 34965 Woodward. A thorough review of the minutes and staff report revealed no encouragement or requirements by the Planning Board or by staff to require the installation of windows on the property lines abutting the 34965 Woodward site. The only comments made by staff regarding this issue were by the Building Department. For the Catalyst Building the Building Department indicated that windows were not permitted on the property line. This was later resolved through the use of fire rated glass.

Similar comments were provided for the proposed windows on the north elevation of the Balmoral Building.

On September 13th, 2017, the Preliminary Site Plan came before the Planning Board again and was unanimously approved with the following conditions:

- 1. The Applicant submit plans with nine total trees or obtain a waiver from the staff arborist;
- 2. The Applicant verify that there will be five pedestrian lights on Peabody;
- 3. The Applicant provide a photometric plan and lighting specifications at the time of Final Site Plan Review;
- 4. The Applicant provide specification sheets for all mechanical units to verify that the screen wall is tall enough to sufficiently screen the proposed units;
- 5. The Applicant submit plans demonstrating the size and location of three usable offstreet loading spaces or obtain a variance from the Board of Zoning Appeals;
- 6. The Applicant comply with the requests of all City Departments; and
- 7. The Applicant provide material and color samples at Final Site Plan Review.

Thus far, the applicant has complied and gained a waiver from the Staff Arborist, verified that there will be 5 pedestrian lights on Peabody, provided a photometric plan and luminaire specification sheets, provided mechanical unit specification sheets & screen wall details, provided material samples and complied with the requests of all City departments. **The applicant has not, however, submitted plans showing three usable off-street loading spaces.**

All relevant meeting minutes are attached for your review.

1.0 Land Use and Zoning

- 1.1 <u>Existing Land Use</u> The previous land uses on the site were a vacant twostory commercial building and a one story shop. The former Peabody restaurant was demolished in March 2017, and the frame shop building was demolished in December, 2017 to allow construction of the proposed five story mixed use building.
- 1.2 <u>Zoning</u> The property is zoned B-4 Business-Residential, and D-4 in the Downtown Overlay District. The proposed retail, office, commercial and residential uses, and surrounding uses appear to conform to the permitted uses of the zoning district, including the off street parking facility in the form of two levels of parking decks below the development.
- 1.3 <u>Summary of Adjacent Land Use and Zoning</u> 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	Retail/ Commercial	Retail/ Commercial	Open Space/ Parking	Parking/ Commercial
Existing Zoning District	B-4, Business Residential	B-4, Business Residential	B-2, Business- Residential	B-4, Business Residential
Downtown Overlay Zoning District	D-4 (Downtown Overlay)	D-4 (Downtown Overlay)	MU-7 (Triangle Overlay)	D-4 (Downtown Overlay)

2.0 Setback and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant meets all of the bulk, area and placement requirements for the D-4 Downtown Overlay District.

3.0 Screening and Landscaping

- 3.1 <u>Dumpster Screening</u> The applicant is proposing to store all trash inside the building envelope along the north side on a mechanical platform. The plans indicate trash chutes on all levels that lead to a trash compactor accessible via the entry drive on Peabody. Therefore, the trash area will be fully screened by the building.
- 3.2 <u>Parking Lot Screening</u> Two levels of proposed parking will be placed underground, fully screened by the building. There are also eleven (11) angled parking spaces in the right-of-way on Woodward which do not require screening.
- 3.3 <u>Mechanical Equipment Screening</u> A rooftop plan has been submitted indicating six (6) roof top units to be located within a decorative stainless steel metal louvered grate screen wall system. The applicant has indicated that the proposed 4 ft. 6 in. high mechanical units will be adequately screened by the 5 ft. 10 in. metal louvered screen walls.
- 3.4 <u>Landscaping</u> The Downtown Overlay District requires that one street tree be provided for every 40' of street frontage. This development is required to

have 5 trees along Peabody Street, and 4 trees along Woodward Avenue. The current plans depict four trees along Peabody, and two trees along the Woodward frontage. The applicant has met with the Department of Public Services and the Staff Arborist about the lack of space available and the problems it poses supplying the required 9 trees. The Department of Public Services suggested that the applicant plant 4 trees along Peabody, and 2 trees along Woodward. The applicant meets the landscaping requirements.

The applicant has also indicated the use of planters located in the arcades on both the Woodward and Peabody sides of the building featuring decorative flowers, grasses and shrubs.

3.5 <u>Streetscape</u> – The applicant will be expected to reconstruct the streetscape to the current streetscape standards which would include brushed concrete walking path with exposed aggregate border and pedestrian scale street lights along Peabody. The street lights are typically required every 40'. The frontage along Peabody is approximately 200' requiring five (5) lights. Sheet DD.3 shows five (5) street lights proposed, meeting the requirement. The applicant has also included 2 bike racks along the building frontage on Peabody. **The Planning Board may also wish to require benches and trash/recycling receptacles to the streetscape if they deem fit.**

4.0 Parking, Loading and Circulation

4.1 <u>Parking</u> – In accordance with Article 4, section 4.43 (PK) of the Zoning Ordinance, a total of 15 parking spaces are required for the residential level of the building (10 units x 1.5 parking spaces). No on-site parking is required for the proposed retail or office uses as the site is located within the Parking Assessment District. However, the applicant is proposing 88 parking spaces on site in a two-level underground parking deck and 11 angled parking spaces on the street. The total number of parking spaces provided on the plans is 99. All parking spaces meet the minimum size requirement of 180 square feet.

In accordance with Article 3, section 3.04(D)(5), Downtown Birmingham Overlay District, parking contained in the first story of a building shall not be permitted within 20' of any building façade on a frontage line or between the building facade and the frontage line. The proposal meets this requirement, as all parking is below the 1st floor.

4.2 <u>Loading</u> – In accordance with Article 4, section 4.24 C (2) of the Zoning Ordinance, developments with over 50,000 ft² of office space require 2 usable off-street loading spaces, and commercial uses from 5,001 to 20,000 ft² require 1 usable off-street loading space. The submitted plans show 3 *onstreet* loading spaces measuring 12 ft. by 40 ft. in the Peabody right-of-way. **The applicant will need to submit plans demonstrating the size and location of 3 usable off-street loading spaces, or obtain a variance from the Zoning Board of Appeals.**

- 4.3 <u>Vehicular Circulation and Access</u> Access to the underground parking garage will be via a garage door on the southwest corner of the building, along Peabody Street. Access to the 11 on street parking spaces will be along a one way pull-off from southbound Woodward Avenue.
- 4.4 <u>Pedestrian Circulation and Access</u> The applicant is proposing pedestrian entrances at three points of the building. The primary entrance to the retail space will front onto Peabody St. at the center of the façade. An additional entrance is proposed along the Woodward frontage, also centrally located. Along Peabody St. there is a proposed entrance to the elevator lobby that will provide access to the residential units. All entrances are accessible from a City sidewalk.

5.0 Lighting

Article 4, Section 4.21 of the Zoning Ordinance requires all proposed luminaires to be fully cut off, and emit maintained foot candle levels of no more than 0.6 where abutting residentially zoned properties, and 1.5 when abutting all other zoned properties. The proposed luminaires for this project are fully cut off, and the details are described in the following table:

Туре	Brand	QTY.	Color	Wattage	Lumens	Dimensions
Ceiling fixture	BEGA	17	Silver	20	1150	7 inches wide
Wall fixture	BEGA	24	Silver	34	1800	6 inches wide

The applicant has also submitted a photometric plan for the property. Properties that have a setback of 5 ft. or less from the property line may measure illuminance levels 5 ft. beyond the property line. This building is built out to all property lines, therefore illuminance levels are allowed to be measured 5 ft. beyond the property line. The applicant meets the requirement that lighting not exceed 1.5fc at the property lines.

6.0 Departmental Reports

- 6.1 <u>Engineering Division</u> The Engineering Division had the following comments:
 - 1. Regarding the Peabody St. frontage of the plan, the following issues are noted:
 - a. The plans suggest a loading zone in the single northbound lane of Peabody St. Peabody St. is designed as a three lane street without parking, therefore, the one through lane MUST be kept open at all times, except for emergencies. Designing the building with routine, daily lane blockages is not acceptable. Our office sees two opportunities to potentially resolve this issue:
 - 1) Relocate the loading zone to the Woodward Ave. frontage of the building, removing parking as needed to accommodate this feature.

- 2) Obtain written permission from the property owner on the other side of Peabody St. (Central Park Properties) to accept the installation of a NO LEFT TURN sign into their parking structure facility, at which point Peabody St. can be redesigned to allow the northbound lane to be shifted into the current center lane (similar to the way it is operated to the north), thereby providing space on the street for the suggested loading zone.
- b. The previous design had the face of the building set back off the property line, providing sufficient space for both a City sidewalk and landscaping. The new design has moved the building up to the property line. The width of the sidewalk is now unacceptably narrow in the area of the tree wells. The City sidewalk must be a minimum of five feet wide between tree wells and the face of the building (it is currently designed at 4.5 ft.), and the tree wells must be a minimum of 4 ft. wide if designed with an open well, or 4.5 ft. if designed with the City's standard tree grates (they are currently designed at 3 ft. wide). If the building owner wishes to continue to build the building on the property line, it does not appear that there will be sufficient room for trees on this frontage.
- c. The spacing of the lights and trees is not designed appropriately. If accepted as designed, the spacing between lights would vary from as little as 25 ft. to as much as 80 ft. (to the north of the site). The site plan must indicate the distance to the existing lights in both directions, and design the spacing to result in distances close to the suggested 40 ft. spacing. The spacing is imperative to provide equal, appropriate light levels on the public street. If trees remain a part of the design, laying out the lights will then allow for proper long term spacing of the trees as well.
- 2. Regarding the Woodward Ave. frontage of the plan:
- a. The northerly two parking spaces are oriented at a different angle the rest. Given the very confined space available in the right-ofway, the angle of these spaces would result in insufficient maneuvering room if larger vehicles were parked in these spaces. The angle of these spaces must match the rest in order to keep vehicles oriented at an angle that helps keep them out of the driving lane.
- b. A handicapped accessible parking space must be added to this parking area. The space must be designed with a properly sized loading zone and handicap ramp to meet current ADA requirements. Further, the space shall be placed such that it is the closest to the main building entry. Provide these design features on the plan accordingly.

CIS

1. Issues found in the CIS relative to how the parking system will accommodate the demand created by this building were raised in our memo prepared in June of last year. It does not appear that the CIS has been revised since that time, so the issues raised at that time remain.

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

- A. Sidewalk/Drive Approach Permit (for all pavement installed in the right-of-way).
- B. Right-of-Way Permit (for excavations in the right-of-way).
- C. Street Obstruction Permit (for partial obstructions of the City sidewalk or alley).

In addition, a permit will be required from the Michigan Dept. of Transportation (MDOT) for any use and construction within the Woodward Ave. right-of-way.

- 6.2 <u>Department of Public Services</u> No comments have been provided at this time, but will be provided prior to the meeting on February 28, 2018.
- 6.3 <u>Fire Department</u> No comments have been provided at this time, but will be provided prior to the meeting on February 28, 2018.
- 6.4 <u>Police Department</u> No comments have been provided at this time, but will be provided prior to the meeting on February 28, 2018.
- 6.5 <u>Building Division</u> As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Board and/or Design Review Board and applicant consideration:

1. The mechanical rooms in the parking levels open to the interior exit stairways. 1023.4 2015 MBC. Openings in interior exit stairways shall be limited to those necessary for exit access.

7 Design Review

The applicant is proposing to utilize the following materials for the construction of the five-story, mixed use building:

- Granite for the base of the building in charcoal gray;
- Tan stone panels for the façade of the first floor;
- Masonry veneer in a light salmon color for the second, third and fourth floors;
- Metal composite panels to clad the fifth floor and sections of the rooftop screening;

- Steel window and door systems on all elevations (Ultra white, ultra clear glass with 80% VLT);
- Anodized aluminum channel accents, powder coated balcony rails with steel grardrail, and steel fin details;
- Decorative stainless steel metal grates for rooftop mechanical screening;
- Metal pedestrian scale canopies on the Peabody and Woodward elevations; and
- Cantilevered structural glass section on the third floor.

The applicant has provided photos of the various materials, and has submitted material samples for all of the proposed materials to be used in the project, with the exception of the garage door material.

An important factor in the design of this building is the completion of the Maple Gateway project outlined in the Downtown Birmingham 2016 Master Plan. The Maple Gateway was envisioned to provide a "main entrance" to Birmingham's Central Business District. The plan recommends that the buildings should be designed with reference to the other, sharing a similar height, massing and as much architectural syntax as possible. The building will match the height of the Greenleaf Trust building to the north, and the Balmoral building to the south as well as provide identical massing. The proposed building also has a modern architectural design which is featured in the abutting buildings. The proposed building will uphold the vision of the Maple Gateway and Downtown Birmingham 2016 Master Plan.

In addition, Article 3, section 3.04(E), Downtown Overlay District, of the Zoning Ordinance contains architectural and design standards that apply to this building, including specific requirements for the design and relief of front façades, glazing requirements, window and door standards and proportions, roof design, building materials, awnings and other pedestrian scaled architectural features. The proposed building meets the architectural standards set out in Article 3, Downtown Birmingham Overlay District, of the Zoning Ordinance as the first floor storefronts are directly accessible from the sidewalk, the storefront windows are vertically proportioned, no blank walls face a public street, and the main entry has a canopy to add architectural interest on a pedestrian scale.

The applicant has submitted calculations showing 93.5% of the Woodward façade consists of high quality building materials, and 92.5% of the Peabody consists of glass, brick, cut stone, cast stone, coarsely textured stucco or wood as required. Calculations have also been submitted for the glazing requirements outlined in Article 3, Section 3.04 of the Zoning Ordinance that show that the minimum 70% glazing requirements have been met on the first floor, and the maximum 35% glazing requirements on the upper floors have been met.

Finally, the Zoning Ordinance also requires ground floor windows in the Downtown Overlay to use clear glazing (80% Visual Light Transmittance) and upper floors to use lightly tinted (70% Visual Light Transmittance) glazing. The applicant has submitted Visual Light Transmittance (VLT) calculations showing ultra white, ultra clear glazing with 80% VLT. However, the applicant has also indicated that they propose to use clear glass with a 78% VLT. The applicant has advised that the 80% VLT glass will be used on the ground floor level as required, and the 78% VLT glass will be used on the upper levels, thus meeting this requirement as well.

8 Approval Criteria

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

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

9 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed Final Site Plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board recommend APPROVAL of the Final Site Plan and Design Review for 34965 Woodward Ave and 215 Peabody with the following conditions:

- 1. The applicant submit plans demonstrating the size and location of 3 usable off-street loading spaces, or obtain a variance from the Zoning Board of Appeals; and
- 2. Compliance with the requirements of City departments.

10 Sample Motion Language

Motion to APPROVE the Final Site Plan and Design Review for 34965 Woodward Ave and 215 Peabody subject to the following conditions:

- 1. The applicant submit plans demonstrating the size and location of 3 usable off-street loading spaces, or obtain a variance from the Zoning Board of Appeals; and
- 2. Comply with the requirements of City departments.

OR

Motion to POSTPONE the Final Site Plan and Design Review for 34965 Woodward Ave and 215 Peabody pending receipt of the following:

1	
2	
3	

OR

Motion to DENY the Final Site Plan and Design Review for 34965 Woodward Ave and 215 Peabody for the following reasons:

1.______2.____

CITY OF BIRMINGHAM REGULAR MEETING OF THE PLANNING BOARD WEDNESDAY, JULY 26, 2017 City Commission Room 151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on July 26, 2017. Vice-Chairperson Gillian Lazar convened the meeting at 7:31 p.m.

- **Present:** Vice Chairperson Gillian Lazar; Board Members Robin Boyle, Bert Koseck, Janelle Whipple-Boyce; Student Representatives Ariana Afrakhteh, Isabella Niskar
- Absent: Chairman Scott Clein; Board Members Stuart Jeffares, Bryan Williams; Alternate Board Members Lisa Prasad, Daniel Share
- Administration: Matthew Baka, Sr. Planner Jana Ecker, Planning Director Carole Salutes, Recording Secretary

07-144-17

COMMUNITY IMPACT STATEMENT ("CIS") REVIEW PRELIMINARY SITE PLAN REVIEW

34965 Woodward Ave. (former Peabody's Restaurant) Request for approval of the CIS to allow a new five-story mixed-use building to be constructed

Mr. Baka explained the subject site is currently vacant land where the former Peabody's Restaurant and the Art & Frame Station were located, and has a total land area of .597 acres. It is located on the east side of Peabody St., on the west side of Woodward Ave. and south of Maple Rd. The applicant is proposing to construct a 161,910 sq. ft. (including basement levels), five-story mixed-use building. The building will provide two levels of underground off-street parkina: first floor retail/office; second and third floors office; fourth floor commercial/residential; and fifth floor residential. Parking for the residential units will be provided below grade in the parking garage. As the building is located within the Parking Assessment District, no on-site parking is required for retail, commercial or office uses. The applicant was required to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing a new building containing more than 20,000 sq. ft. of gross floor area.

CIS

The proposed development and its uses relate to the pedestrian, as the building is located at the property line and is proposed with human scale detailing on the first floor, including canopies, large windows, attractive stone and masonry facades, and elegant pedestrian entrances from both adjacent streets. The 2016 Plan encourages proper building mass and

scale that creates an environment that is comfortable to pedestrians walking Downtown. The proposed development will help improve the visual appearance of the area by introducing a denser, more compact development with enough height to create a street wall along Peabody St. and Woodward Ave. The main entry to the building is located on Peabody St.

The applicant has submitted a Phase 1 Environmental Site Assessment by SME dated August 5, 2016. The report indicates that there is some evidence of recognized environmental conditions ("RECs") associated with this property. SME concluded that the reported presence of contaminated soil and groundwater; the potential for additional environmental impact from unreported and/or undetected releases of hazardous substances and/or petroleum products associated with the properties historical uses (vehicle manufacturing and repair operations); and the potential for cross contamination by a northern site which was formerly a vehicle repair and gasoline station, are all considered to be REC's.

An abbreviated Phase 2 Environmental Site Assessment ("ESA") dated August 5, 2016 was also submitted by the applicant as a part of the CIS. Phase 2 involved the collecting and analyzing of 13 soil samples and two groundwater samples by SME. The results of SME's sampling were supplemented by a previous Phase 2 ESA conducted by McDowell & Associates on April 26th, 2015 where 12 soil samples were collected and analyzed.

Evidence of petroleum and other pollutants were found in the soil samples. The applicant has submitted a Brownfield Redevelopment Plan for the proposed development site dated March 16, 2016. The purpose of this is to seek reimbursement for the eligible remediation activities performed on the property. The necessity for a Brownfield Plan arose from the results of the Phase 1 and Phase 2 ESA.

Conclusions in the CIS were that although the building is located within Birmingham's Parking Assessment District which requires no additional parking, additional parking spaces are needed to service the retail options proposed on the first floor. The applicant is proposing 90 off-street parking spaces and 11 on-street parking spaces to alleviate the stress on the Parking Assessment District. The traffic impact study also notes that westbound left turns onto Peabody St. from Maple Rd. would benefit from extending the turn lane full width all the way to the near Woodward Ave. crosswalk due to the larger queue lengths imposed by the new development. Other traffic impacts of the development will be relatively minor.

Mr. Chris Longe, Architect for the project, responded to Mr. Boyle. They expect to have ten or more rental units. Employees and residents will have access to the on-site parking. He was confident that people using the building will find places to park.

Ms. Ecker stated the first floor is not required to be retail on the Woodward Ave. or Peabody sides.

Regarding noise, Mr. Longe said the mechanicals have been placed in the middle of their building, so noise does not impact the buildings to the north and south.

The Vice-Chairman called for comments from members of the public at 8:20 p.m.

Mr. Allen Green, 39577 Woodward Ave., Bloomfield Hills, represented the ownership of Balmoral, the building to the south of the proposed project. He voiced their objections to the project. Their building, along with the Greenleaf Trust, was designed as a gateway. Each side has windows and decorative architectural elements. Those features will essentially be hidden and that will cause a huge financial issue for their building. He did not see any way they could build this without trespassing on the Balmoral property. If the developer moved the building, adjusted the lot lines and created a visually impactful north and south wall between the buildings, it would be a huge improvement to the corridor. Two sides of two beautiful buildings would not be hidden and destroyed. He asked the board to consider the alternatives. Lastly, there has been no discussion with their neighboring developer about their plans and how the Balmoral building would be impacted.

Ms. Ecker stated the applicant has the right to build on their property. There would be some logistical issues to work out but the Building and Engineering Depts. would work with the applicant on those. Depending on where the windows were built, there was never an expectation that they would remain unblocked. A developer can either set back the windows a certain distance from the property line, or keep them there and use fire rated glass. In many cases when windows are constructed closer than would be permitted, there is a signed agreement by the owners saying they understand those windows could be covered up if the property next door gets developed to its potential.

Mr. Allen Green noted there are serious parking issues in that area. It has been a nightmare to get parking permits for their various tenants. He additionally remarked that each of the 1,500 sq. ft. apartment units proposed only has one window.

Mr. Koseck observed the Zoning Ordinance promotes contiguous buildings and not gaps or alleys between buildings. Cities are made up of buildings that have a variety of building materials and architectural styles. Apartments with one window are designed all the time. They are called lofts.

Ms. Patti Owens with Catalyst Development Co., the developer of Greenleaf Trust, said she has not had any input or conversation with the developers of this project. She doesn't feel that the massing is congruent with the vision for the City as was outlined to them and mandated to them by the City during the planning and development of their Greenleaf Trust Building. So they built what they felt was the idea of Birmingham which was to have a gateway building, a jewel on that corner. The proposed project feels like it is not a strong and harmonious continuation. The project's terraces that face east are within a handshake of the Greenleaf terraces facing east. This proposed building needs to be its own beautiful thing. Shrink it back a little bit. She understood when they built the building that their views to the south would be impacted if something else was built. So that is in their agreement and they installed the fireproof glass on those windows. However, that is only on two bays. The rest of their building is set back and has regular windows. Additionally, maintenance of the building would be severely impacted as they are currently dealing with an algae problem.

Her view of parking in the area is that it is an absolute nightmare. She recommended that the Planning Board take a good hard look at that to make sure they are not overburdening that area with not enough parking for this rather large development.

Mr. Boyle suggested looking at Fifth Ave, Washington Blvd, Princess St. to see the fantastic street walls that have been constructed over time using different architects, owners, and sites. That is the reality of a city. Just walk along Maple Rd. That was built over time using different heights, different materials, different owners and it works. So it will be difficult for the speakers to make their case to him.

Mr. Koseck said he knows the building can go up without touching the neighbors. Ms. Whipple-Boyce noted the Varsity Shop site knew to consider the impact their adjoining neighbors might have when they decided not to put windows on the side of their building. She finds it unfortunate that covering the adjoining windows wasn't considered in the applicant's CIS.

Vice Chairperson Lazar encouraged the applicant to engage in conversation with the neighbors to the north and south in order to reach some kind of agreement. Ms. Whipple-Boyce agreed they should have gone the extra mile and engaged their neighbors. This is a huge impact on them and there is no assessment of that impact in the CIS.

Mr. Chris Longe said he knows there has been communication between the developer and the Greenleaf Building. He assured they can build this building. The building to the south is designed in such a way that it anticipates an infill building. The stair tower is solid block as it abuts the property and the window wall steps back whatever the code minimum is, anticipating the wall going up. There is also a 1 ft. easement on the north side abutting the Greenleaf Building. The agreement mentions there might be a building there some day and goes so far as to talk about taking off the window awnings in that case. The strict letter of the law has been met as far as the CIS.

Mr. Koseck thought the concerns he has heard from the neighbors are more design concerns rather than CIS concerns. Vice-Chairperson Lazar observed that by adopting the CIS the Planning Board is not approving the project.

Motion by Mr. Boyle

Seconded by Mr. Koseck to accept the CIS as provided by the applicant for the proposed development at 34965 Woodward with the following conditions:

(1) Provide mitigation strategies for control of noise, vibration and dust;

(2) Applicant will be required to bury all utilities on the site; and

(3) Applicant provide information on all life safety issues and Fire Dept. approval, as well as details on the proposed security system provided to and approved by the Police Dept.

No one from the audience wished to speak on the motion at 9:15 p.m.

Motion carried, 4-0.

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

Preliminary Site Plan

Mr. Baka reported on the Preliminary Site Plan. The property is zoned B-4 in the underlying zoning and D-4 in the Downtown Overlay District. In accordance with Article 4, section 4.24 C (2) of the Zoning Ordinance, developments with over 50,000 sq. ft. of office space require two usable off-street loading spaces, and commercial uses from 5,001 to 20,000 sq. ft. require one usable off-street loading space. The plans do not display any off-street loading spaces. *The applicant will need to submit plans demonstrating the size and location of three usable off-street loading spaces, or obtain a variance from the Board of Zoning Appeals.*

Design Review

The applicant is proposing to utilize the following materials for the construction of the fivestory, mixed-use building:

- Stone panels along the lower level of all façades;
- Masonry veneer along the upper levels of all façades;
- Stone for the base of the building;
- Steel window and door system;
- Extensive window glazing on all facades.

Discussion considered the distinction between office and commercial on the fourth floor. Mr. Koseck noted the intent to get to five floors was to have residential on floors 4 and 5 in order to populate the Downtown and not put an additional burden on the parking structures.

Mr. Chris Longe said his building will have a significant entrance off of Woodward Ave. and off of Peabody St. He went through a PowerPoint and described the exterior elevation and interior layout along with the proposed materials. The building goes to the property line but the actual first floor steps back on both the Woodward Ave. and Peabody St. sides. The reason for that is there is only 5 ft. of sidewalk there. They will internally brace the building because of the configuration of the site. Ten residential units are anticipated and 15 parking spaces are allowed for them. They would be open to putting windows on the side of their building, but didn't think it would be proper to do considering their proximity to the north and south neighbors.

Members of the public were invited to comment at this time.

Ms. Patti Owens reiterated her disappointment about the lack of communication between the developer and their neighbors. She agrees the proposed building needs to happen but she believes it should be stepped back to allow each building to stand on its own. She doesn't think that one building should benefit at another's detriment.

Mr. Allen Green said they are concerned about the value of their building and the operational issues. When the proposed building goes up next to them it will block the air and light of the 50 windows on that side. Their tenants looking out of those 50 windows a few feet away will see only a masonry wall. Further, no details have been provided about maintenance and how the properties relate to each other. For the buildings to be consistent with each other there may be insets anywhere between 5 and 15 ft. to be compatible with the buildings on either side. He asked the board to consider these issues, how the buildings interrelate, and whether this building is harmonious and meets the standards that are required in the Overlay District to get the fifth floor.

Mr. Koseck commented there are only four board members present and this is a sizable important project. He would like some additional information that would help him understand the design and how it speaks to the neighbors. He wanted to see a rendering of this building and how it relates to the neighboring buildings. Also, he wanted a cross section between the buildings to understand how they are abutting. Ms. Whipple-Boyce indicated she likes the building very much. She appreciates the contrast and the differentiation. In addition to what Mr. Koseck asked for, she wanted clarity on the fourth floor uses. She requested the applicant to review Article 7, 7.27 to see if they are meeting the ordinance well enough. Also, she wanted everyone to talk to each other.

Mr. Boyle thought the comments made by his colleagues are all very relevant.

Motion by Mr. Boyle to postpone a decision on the Preliminary Site Plan for 34965 Woodward Ave. to August 23, 2017.

At 10:20 p.m. there were no comments on the motion from members of the public.

Motion carried, 4-0.

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

CITY OF BIRMINGHAM REGULAR MEETING OF THE PLANNING BOARD WEDNESDAY, AUGUST 23, 2017 City Commission Room 151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 23, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

- **Present:** Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Vice- Chairperson Gillian Lazar, Janelle Whipple-Boyce, Bryan Williams; Alternative Board Member Daniel Share
- Absent: Alternate Board Members Lisa Prasad; Student Representatives Ariana Afrakhteh, Isabella Niskar
- Administration:Matthew Baka, Sr. PlannerJana Ecker, Planning DirectorCarole Salutes, Recording Secretary

08-163-17

Vice-Chairperson Lazar rejoined the board and took over the gavel.

2. 34965 Woodward Ave. (former Peabody's Restaurant) Request for approval of the Preliminary Site Plan to allow a new five-story mixed-use building to be constructed (postponed from July 26, 2017)

Mr. Baka explained the petitioner has submitted an application for Preliminary Site Plan Review to construct a five-story building in the B4/D4 Zoning District. The property is located on the west side of Woodward Ave. on Peabody St. at the former location of Peabody's Restaurant and the former Art & Frame Station.

On July 26, 2017 the Planning Board reviewed the CIS & Preliminary Site Plan application for 34965 Woodward Ave. At that time, the board requested that the applicant provide additional information regarding the interfacing of the proposed building with the two existing buildings on each side and how they will abut. Also, the board requested that the applicant provide additional renderings of the new building in context with the adjacent buildings. In addition, postponement was granted to provide the applicant time to engage with the neighboring property owners in light of the public comments made at the meeting. The applicant has now provided new details and renderings in addition to the previously submitted plans in order to supply additional information for the Planning Board to consider.

Design Review

The applicant is proposing to utilize the following materials for the construction of the five-story, mixed use building:

- Stone panels along the lower level of all façades;
- Masonry veneer along the upper levels of all façades;
- Stone for the base of the building;
- Steel window and door system; and
- Extensive window glazing on all facades.

The design of the building also includes balcony projections from the third floor on both facades of the building. The issue of projections over the right-of-way was recently discussed at the joint City Commission/Planning Board meeting. Staff intends to consult with the City Attorney prior to Final Site Plan Review to determine if an air rights agreement will be necessary to approve this aspect of the design.

Motion by Mr. Williams

Seconded by Mr. Jeffares to receive and file the following correspondence:

- E-mail dated August 17 from Christopher Longe with attachments;
- E-mail dated August 22 from Richard Rassel;
- E-mail dated August 23 from Clinton Baller;
- Letter dated August 21 addressed to Patti Owens from Bailey Schmidt. LLC;
- Letter dated August 21 addressed to Patti Owens from Aura Pinkster;
- Letter dated August 22 from Hobbs & Black Architects;
- Letter dated August 22 from Alan M. Greene, Dykema Gossett PLLC;
- Letter dated August 23 from Timothy Currier, Beier Howlett.

Motion carried, 7-0.

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

Mr. Chris Longe, Architect for the redevelopment of the Peabody site, came forward. He showed their building in context with the entire block. Also, he showed how their building would interface with both the north and the south facades of the adjacent buildings. The buildings roughly equate in terms of their overall height and floor height. The earth retention system tiebacks into the Peabody property that were used for construction of the Greenleaf Trust Building were depicted. The intention with their building is that someone can walk from Woodward Ave. through a leased space all the way to Peabody St. He included a number of pictures showing local conditions where buildings are abutting.

Mr. Longe noted they made efforts to meet with their neighbors as suggested at the last meeting. They have done that to the extent of meeting with the Balmoral folks, but

because of scheduling issues there has not been a meeting with the people from the Catalyst building to the north.

Vice Chairperson Lazar called for comments from the public at 8:35 p.m.

Mr. Steve Simona, 32820 Woodward Ave., Suite 240, Royal Oak, was present on behalf of the Balmoral ownership. He observed they built something of the highest quality that they felt the City envisioned and required of them. They want to see the Peabody site developed, but not to their detriment. As currently proposed, the south wall would block fifty windows and light and air to their building. They feel what the applicant is proposing is not compatible with their building nor consistent with what was required of the Balmoral Building, or what the Zoning Ordinance requires. They will not allow trespass onto their property for maintenance.

Mr. Jason Novotny, Tower Pinkster, Architects, spoke on behalf of Catalyst Development and the Greenleaf Trust Building. When they brought the Greenleaf Trust Building to the board in 2008, it was viewed as one of two buildings that would be the crown jewel on the east entry to Downtown, following the principles that were laid out in the Master Plan. Between the two tower buildings the Master Plan calls for a two or three story parking structure. They worked towards developing an attractive, four-sided building. A blank wall would not fly. He is sure the Balmoral had the same discussions with their north elevation. Some of the things he sees that would have a significant impact to either the north or south sites are:

- Lighting;
- Glazing calculations do not play out.

Mr. Tom Phillips, Hobbs & Black Architects,100 N. State St., Ann Arbor, said the Balmoral Building has much the same story. In designing the building they worked carefully with the City and were encouraged to develop the north side because it was a gateway and a key visual element on the drive south along Woodward Ave. Both of the buildings offer the applicant a unique site in that the occupants are not looking at blank walls. They are looking at two expensive, high quality elevations. By stepping back four or five feet from the property line, the applicant would provide a reasonable amount of light between the buildings as they face each other all the way up. As it exists the applicant's design offers no opportunity to maintain their exterior walls without trespassing.

Mr. Alan Greene, 3955 Woodward Ave., Dykema Gossett, PLLC, represented Woodward Brown Associates, the developer and owner of the Balmoral Building. Mr. Greene noted they have a very valuable building with a facade of 50 windows, made of stone, with balustrades. Tenants look for a space that has windows, but with the proposed building they will look straight into a brick wall. Further, the interior design is built around the windows. The real estate developer for Balmoral has submitted a letter saying that the proposed building as currently designed and set will greatly diminish the value of the two buildings. The loss of investment on the walls, the impact on the tenants, the ability to rent the spaces, and how much they can be rented for will all

contribute to diminished value. These two buildings were not built as if they were going to be blocked by other buildings. He urged the board to either deny the site plan or give guidance to the developer as to what they might like to see so they can come back with something better.

Mr. Clinton Ballard, 388 Greenwood, said the developer wants to maximize his floor area but is constrained by height. As the City has already zoned for seven to nine story buildings right across the street, it would be very interesting to have the infill building go seven to nine stories, provided adequate setbacks are respected. This would leave the developer with an equitable amount of leasable space and room for parking, and all three developers would enjoy access to light and views.

In response to Mr. Share, Mr. Baka explained that if windows are within 5 ft. of the property line they must be fire rated. Mr. Longe verified for Mr. Share that the view of the facade travelling up and down Woodward Ave. would not be materially different if the building was on the lot line or 5 ft. off. He added that it is an odd feature to not have the buildings touch. Mr. Tom Phillips said the 5 ft. setback would double the visual access to light and air - a 10 ft. view shed.

Mr. Novotny pointed out for Mr. Share why he thinks the design of the infill building is incompatible with the adjacent buildings. Their buildings have primarily punched window openings on a masonry facade and the proposed building has glass strip windows across the front.

Mr. Share received clarification from Mr. Novotny that if the building is built to the lot line, it is a problem for all three buildings with regard to maintenance issues. One building will have to flash into the other building so that water will not enter. Mr. Phillips explained these are not abutting buildings in the sense that they can be flashed together. So the applicant's building on a zero lot line would have an exterior wall facing the lot line and open to the weather with no way to maintain it without trespassing onto Balmoral property,

Mr. Novotny explained for Mr. Share that the first floor of both the Balmoral and Greenleaf Trust buildings abut the lot line. Beyond that, both buildings are set back 5 ft. Greenleaf's situation differs from Balmoral's in that the fifth story balconies would abut one another from the Greenleaf Trust Building to the Peabody Building. He does not believe the Balmoral has that same circumstance with outdoor spaces that are side-by-side. Mr. Longe noted there is a demising wall between them. Mr. Novotny added another difference between the Balmoral and Greenleaf buildings is the glass that is currently abutting the lot line for the Greenleaf building is fire rated so that it has the potential to be a zero lot line material.

Mr. Share queried how interior lighting on the north and south elevations is handled on the Peabody Building. Mr. Longe responded that there is natural light that comes in from the glazing on the other two facades.

Mr. Koseck thought that maximizing square footage area creates a little bit of "B" type of space. If they could pull the walls in on the upper floors by creating light wells and windows it would make the building even better in terms of marketability and lease rates. Further, he thought that architectural compatibility is the next step in review and not for this evening. Mr. Longe responded that it is an odd condition to have buildings not meet. The two buildings chose on their own to make their facades that face inwards towards Peabody's something nicer than they had to be. As any architect will tell you, one has to prepare for eventualities.

Mr. Share and Mr. Williams were in agreement that a lot of information came in today and it requires more study. Mr. Williams said he was not prepared to take any action on the proposal tonight.

Mr. Rick Rassel, Williams Williams Rattner & Plunkett, PC, 380 N. Old Woodward Ave., the legal counsel to Alden Development Group, the applicant, spoke about the importance of perspective:

- Mr. Currier and the planning staff are aligned on the questions that have been posed in Mr. Greene's letter;
- The proposal is consistent with the Master Plan and with the Zoning Ordinance;
- They are in a zero lot line infill district;
- The proposed parking and height of the building is consistent with the Zoning Ordinance;
- Mr. Currier has opined that the construction impact and future maintenance issues are not concerns for the Planning Board to be taking into account at this stage of the Preliminary Site Plan approval;
- The question comes down to a couple of things. Mr. Currier has observed in his letter that the zero lot line construction as proposed is consistent with the Zoning Ordinance and has been used in many parts of Downtown Birmingham. The owners of the Balmoral and Catalyst buildings installed fire related glass windows facing the former Peabody's lot in anticipation of potential zero lot line construction;
- Peabody's granted Catalyst an easement to construct sun shades; the sunshades to be taken down in the event of future construction of the Peabody building;
- The argument about incompatibility is really about economic harm as a result of this building being built to the lot lines which Balmoral and Catalyst absolutely knew of and agreed not to contest. Incompatibility is not about design review standards or architecture.

It is important that this process move along this evening.

Mr. Alan Greene stated that there are no fire rated windows on the north elevation of Balmoral. The compatibility is related to the nature of the construction. The things they did on their elevation were encouraged by the City. To not require the same here is where it is incompatible in his view. Additionally, Standard 7.27 (3) states that the location, size, and height of the building shall not diminish the value of neighboring

property. They believe that the way it is being done now it will. What the board has before it reflects not a single change as a result of their meetings with Mr. Shifman.

Mr. Williams indicated that he would like information about the City's encouragement of construction on the south and north sides respectively as preserved in the record at both the Preliminary and Final Site Plan Reviews for both buildings. It is important that the board understand that issue. Mr. Boyle added that the board's perspective on development has changed since construction of the Balmoral and Catalyst buildings. He agreed with Mr. Williams that the board needs to see what they actually talked about at that time.

Ms. Whipple-Boyce said she had hoped that the developers would meet and come up with a great plan for all properties. Unfortunately, it doesn't sound like that will happen. She believes that as Staff and the City Attorney have advised, the Peabody proposal satisfies the requirements of the Zoning Ordinance. It will be tricky and complicated getting the building up and maintaining it. There seems to be a lot of good reasons to re-look at what is being proposed.

Mr. Jeffares said he always assumed that another building would be built on this site. To him, by this building being a little different, the other two buildings pop.

Motion by Mr. Share

Seconded by Mr. Williams to postpone the application for Preliminary Site Plan for 34965 Woodward Ave. to September 13, 2017 and to suspend the rules to hear a site plan at that meeting.

There were no comments on the motion from members of the public.

Motion carried, 7-0.

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

CITY OF BIRMINGHAM REGULAR MEETING OF THE PLANNING BOARD WEDNESDAY, SEPTEMBER 13, 2017 City Commission Room 151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 13, 2017. Chairman Scott Clein convened the meeting at 7:30 p.m.

- **Present:** Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Vice- Chairperson Gillian Lazar, Bryan Williams
- Absent: Board Member Janelle Whipple-Boyce; Alternate Board Members Lisa Prasad, Daniel Share; Student Representatives Ariana Afrakhteh, Isabella Niskar
- Administration: Matthew Baka, Sr. Planner Jana Ecker, Planning Director Carole Salutes, Recording Secretary

09-172-17

OLD BUSINESS Preliminary Site Plan Review

1. 34965 Woodward Ave. - Mixed-Use Building (former Peabody's Restaurant) Request for approval of the Preliminary Site Plan to allow a new five-story mixed-use building to be constructed (postponed from July 26 and August 23, 2017)

Chairman Clein announced that he will recuse himself on this matter as he has in the past due to a business relationship with the project. Vice-Chairperson Lazar took the gavel.

Motion by Mr. Williams

Seconded by Mr. Koseck to receive and file the following correspondence received this evening:

- Letter from Ron Rea dated 09-11-17;
- Letter from Alan M. Green of Dykema Gossett dated 09-11-17;
- Letter from Tim Currier, Beier Howlett dated 09-13-17.

Motion carried, 6-0.

VOICE VOTE Yeas: Williams, Koseck, Boyle, Jeffares, Lazar Nays: None Recused: Clein Absent: Whipple-Boyce Mr. Baka recalled that the applicant has submitted an application for Preliminary Site Plan Review to construct a five-story building in the B4/D4 District. The property is located on the west side of Woodward Ave. on Peabody at the former location of Peabody' Restaurant and the former Art & Frame Station.

On July 26, 2017 the Planning Board reviewed the CIS and Preliminary Site Plan application for 34965 Woodward Ave. At that time the Planning Board decided to accept the Community Impact Statement but postponed the Preliminary Site Plan Review. The board requested additional information regarding the interfacing of the proposed building with the adjacent buildings on each side along with renderings of the new building in context with the adjacent buildings. Additionally, the postponement was granted to provide the applicant time to engage with the neighboring property owners in light of public comments made at the meeting.

Mr. Baka recalled this proposal has been reviewed at several previous meetings. The last time it was discussed was on August 23, 2017. At that time there was extensive discussion about the interface of the proposed building with the two adjacent buildings. The Planning Board requested staff to do some research on the history of those buildings. The stated intent of providing this information was to determine if the buildings to the north and south of the subject site were encouraged or required to provide windows that abut the shared property lines of 34965 Woodward Ave.

A thorough review of the minutes and staff reports revealed no encouragement or requirements by the Planning Board or staff to install windows on the property lines abutting the 34965 Woodward Ave. site. The only comment was from the Building Dept. that indicated windows were not permitted on the property line. This was later resolved through the use of fire rated glass.

There have been no revisions to the plans that the board has already seen.

The plans do not display any off-street loading spaces. *The applicant will need to submit plans demonstrating the size and location of three usable off-street loading spaces, or obtain a variance from the Board of Zoning Appeals ("BZA").*

Mr. Richard Rassel, Williams, Williams, Rattner and Plunkett, 380 N. Old Woodward Ave., spoke to represent Alden Development Group. With him was the Project Architect, Mr. Chris Longe and members of the ownership group. Mr. Rassel encouraged the board to move the project through Preliminary Site Plan Review. He noted that the Master Plan and the Zoning Ordinance in all respects treat this project as compliant. They are willing to work with their neighbors on the aspect of final design to try to achieve the best possible project for this important gateway to the City.

Mr. Alan Greene, Dykema Gossett, 39577 Woodward Ave., said he represents the owners of the Greenleaf Trust and Balmoral Buildings. He has presented information as to why this proposed new building is not compatible on the north and south side with the structures that exist. Ninety-seven windows on these two buildings are going to look out at a blank wall. Also, those buildings would be deprived of light and air which is a specific standard of the ordinance. Further, the material value of the buildings will be negatively impacted. They have also pointed out there will be numerous issues with respect to ongoing maintenance and repair of all three

buildings. There are many alternatives that can address these concerns, but the site plan has not been revised since it was presented. The applicant is trying to maximize the space. He asked that this particular site plan be denied.

Mr. Williams gave a lengthy statement for inclusion in the record:

Since our meeting on August 23, 2017, I have had the opportunity to review more carefully the materials submitted by the applicant and by the neighboring property owners in the context of the full Zoning Ordinance. I have also listened to the comments tonight.

I want to thank Matt and Jana for researching approval documentation for the Greenleaf Trust & Balmoral Buildings. Their conclusion that there was no encouragement or requirement by the Planning Board or staff to install windows on the South & North property lines, respectively, is important.

I have concluded that the Applicant's proposal meets the requirements of the Zoning Ordinance for Preliminary Site Plan approval. The report of the staff makes that abundantly clear, as do the letters of Beier, Howlett dated August 23, 2017, and September 13, 2017 which have also been incorporated into the record and which form part of the basis for my comments.

The adjoining property owners' objections are detailed and weighty, but they do not justify denying the site plan. Let me respond to each of the major points which they have raised:

1. The Project is not consistent with the Master Plan.

The 2016 Downtown Plan approved in 1996 envisions one possible future for this property, but not the only possible future. The fact that the 2016 Plan recommended that the site might ultimately be a good one for a parking deck did not mandate that it be so; and in fact the City has taken no steps to acquire the property to construct a parking deck. The proposed office and residential use is permitted by the zoning. The property owner need not wait to find out if the City will someday decide it wishes to acquire the property for parking. Nor do the drawings in the Plan that are illustrative of possible future conditions the architects mentioned in their comments constitute a limitation on the property's use.

In fact, a five-story building with the top floor residential is consistent with the Zoning Ordinance and is not inconsistent with the Master Plan.

2. <u>No Parking</u>.

The Site is in the Parking Assessment District. The site has more than enough parking to meet the requirements of the Zoning Ordinance for its residential component. On numerous occasions, this Board has made it clear that it will not and cannot prevent owners in the Parking Assessment District from developing their property because there may be a shortage of parking Monday through Friday at lunch time. The fact that the City may not have built enough public parking does not change the fact that this property owner and its predecessors, like many others, have paid into the Parking Assessment District with the understanding that it will not have to have on-site parking for non-residential uses.

3. <u>The Plan Violates Section 7.27.B(2), the Light and Air Clause of the Zoning</u> <u>Ordinance</u>.

Dykema Gossett has made an argument that construction of this building to the lot line will prevent adequate light and air reaching the adjacent properties in violation of Section 7.27.B(2) of the Zoning Ordinance.

I believe the significant word is "adequate".

In any event, taking the language of the ordinance at face value, there will be adequate light and air to both the Greenleaf Trust and Balmoral Buildings if this building is constructed to the lot line as proposed. Each building has unimpeded light and air on three of their four facades. The Balmoral Building's windows are set back 5 ft. on its north facade. That 5 ft. well provides adequate light and air. The affected windows on the Greenleaf Building are those at both the east and west end of the south facade, as the center of the Greenleaf Building's south facade also has a well where the windows are set back from the property line. Each one of the affected windows on the part of the south facade built to the lot line have windows that face the east and the west; that is, into the window well in the center and facing the street on the outside so that their light is at least as good, and arguably better, than that provided to the Balmoral Building.

The ordinance does not guarantee no change in the amount of light and air, merely that this Board assure itself that there is "adequate" light and air. In my opinion, there is.

4. <u>Section 7.27.B(3) – The Diminished Value Section</u>.

Counsel makes the argument that the building will diminish the value of the adjacent buildings; thus the Preliminary Site Plan cannot be approved. He supports his argument with the written opinion of the real estate broker for the Greenleaf Building that the four residential apartments on the south wall will have diminished rental income due to the loss of views. The penthouse rent will be reduced from \$14,000.00 a month to \$10,000.00 a month, still beyond my personal "budget". The other apartments "may likely" have reductions, and the office would have a reduction as well, although it is hard to estimate that amount. Presumably his opinion would be similar for the Balmoral Building, although nothing in his letter distinguishes between those rental spaces on the window well of the Greenleaf Building and those at the wall on the property line.

Section 7.27.B(3) has two parts: one is that the location, size and height of the building won't interfere with the reasonable development of adjoining property, and it obviously does not. The second is that the development will not diminish the value of the adjoining property. Assuming that there is some reduction in rental income and that translates into some diminished value of the building, <u>some</u> reduction, no matter how small, is, I do not believe, what the ordinance aims at. Many property owners might object to any building being built next to them and argue that any development will diminish their property value. It neither is nor should be the job of this Board to choose between competing speculations whether proposed construction will reduce or increase value to a small degree.

Zoning is necessarily a three-pronged balance between the rights of adjoining property owners to develop their properties as they see fit; the right of their neighbor to not be disturbed; and the right of the people as embodied in the municipality to regulate land uses to achieve public purposes, some of which are listed in Section 7.24 of the Zoning Ordinance – for

example, sub-section (f) "to sustain the comfort, health, tranquility and contentment of residents and attract new residents by reason of the City's favorable environment".

The construction that is proposed was completely foreseeable. Although I do not think it is necessary for us to decide whether or to what extent the owner of the Greenleaf Building waived the right to make the objection she makes to the Preliminary Site Plan, it is noteworthy that not only was this issue foreseeable, it was actually foreseen. The Earth Retention System and Construction Barricade Agreement of November 28, 2008 specifically mentions that the owner of the Peabody site could construct a building on the lot line. The Balmoral Building inferentially knew as well, since it is constructed with a blank wall along the eastern-most part of its north facade.

The question of what amount of diminution of value would trigger the violation of the Zoning Ordinance need not be determined tonight. Reference to the basic purposes of zoning shows that the purpose of regulation is to prevent a major loss in value Nothing suggested to us indicates that the financial return that Balmoral or Greenleaf Buildings will have after the Peabody Building is constructed will not be reasonable or economically viable, although it may not be as high as it would be if the property owner in the middle of these two buildings continued to allow it to be vacant or limited its development to one or two stories.

One of the purposes of the Zoning Ordinance is to promote public health, moral safety, comfort, convenience and general welfare. Reading the requirements of Section 7.27.B(3) as an absolute bar against any building permitted by the terms of the Zoning Ordinance that negatively affects its neighbors would turn the Zoning Ordinance from a public shield, which it clearly is intended to be, into a private sword benefitting the first to build.

5. **The Proposed Building Is Not Compatible With The Adjacent Properties.**

Section 7.27.B(5) of the Zoning Ordinance requires the Planning Board to determine whether or not the proposed Building "will be compatible with other uses and buildings in the neighborhood, and will not be contrary to the spirit and purpose of this Chapter".

We heard much about compatibility at the August 23 meeting. Regardless of whether the compatibility is determined within the framework of visual appearance or on a structural basis, such as the alignment of floor levels, height and mass, this Building proposed is compatible and does comply with the spirit and purpose of the Zoning Ordinance. The mixeduse nature is permitted. The visual effect of height, mass and floor alignment, given the grades, are compatible. The Zoning Ordinance itself, at Section 7.24.B, as Mr. Jeffares pointed out at the last meeting, discourages monotonous construction so that the objections that the building does not have masonry with punched windows is to me of no persuasive effect.

6. **Construction Will Necessarily Result In Trespass**.

Simply put, that is not an issue that is relevant to site plan review. The civil law adequately provides remedies to property owners if their neighbors invade their land without legal justification. If the developer of the Peabody site can't build what he is proposing to build without trespassing, or if doing so would be too expensive, he will necessarily have to abandon this design and resubmit for some other type of building. It is not a basis to deny a site plan.

There are plenty of reasons for these three property owners to cooperate. The comments made about maintenance alone justify cooperation between the parties. It isn't our

place to dictate how those interests can or should ultimately be resolved or if they can be harmonized. I'll only point out that every communication device in use today has the capability of two-way functionality. I am loathe to hold it for or against one party that discussions have not been as frequent or as wide-ranging as we or any particular party may wish.

Some of the issues that the property owners have raised are things, as Mr. Koseck points out, that we will consider at Final Site Plan review. I can assure you that this Board will carry out a searching, comprehensive review of the criteria for Final Site Plan Approval.

Motion by Mr. Williams

Seconded by Mr. Jeffares that based on these comments and on the record, including such facts and reasons as any of my colleagues willing to join in this motion articulate, I move the approval of the Preliminary Site Plan for 34965 Woodward Avenue, as submitted, subject to the following seven conditions:

- **1.** The Applicant submit plans with nine total trees or obtain a waiver from the staff arborist;
- 2. The Applicant verify that there will be five pedestrian lights on Peabody;
- 3. The Applicant provide a photometric plan and lighting specifications at the time of Final Site Plan Review;
- 4. The Applicant provide specification sheets for all mechanical units to verify that the screen wall is tall enough to sufficiently screen the proposed units;
- 5. The Applicant submit plans demonstrating the size and location of three usable off-street loading spaces or obtain a variance from the Board of Zoning Appeals;
- 6. The Applicant comply with the requests of all City Departments; and

7. The Applicant provide material and color samples at Final Site Plan Review.

Mr. Koseck observed he doesn't think there is anything to add. He thinks Mr. Williams has touched on all of the issues that he sees. There will be constructability challenges just like there is in the building that the board saw last week.

There were no public comments at 7:57 p.m.

Motion carried, 5-0.

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

Zoning Compliance Summary Sheet Final Site Plan Review 34965 Woodward – Peabody Redevelopment

Existing Site: Vacant commercial land, formerly a restaurant and art & frame shop

Zoning: B-4, Business-Residential, D-4 Downtown Overlay

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing	Retail/	Retail/	Open Space/	Parking/
Land Use	Commercial	Commercial	Parking	Commercial
Existing Zoning District	B-4, Business Residential	B-4, Business Residential	B-2, Business Residential	B-4, Business Residential
Overlay	D-4	D-4	MU-7	D-4
Zoning	(Downtown	(Downtown	(Triangle	(Downtown
District	Overlay)	Overlay)	Overlay)	Overlay)

Land Area:	Existing: Proposed:	0.579 acres (25,215 ft ²) 0.579 acres (25,215 ft ²)
Dwelling Units:	Existing: Proposed:	0 units 10 units
Minimum Lot Area/Unit:	Required: Proposed:	N/A N/A
Min. Floor Area /Unit:	Required: Proposed:	600 ft ² (efficiency or one bedroom) 800 ft ² (two bedroom) 1,000 ft ² (three or more bedroom) 1,210 ft ² – 2,420 ft ² units

Max. Total Floor Area:	Required:	N/A in Overlay
	Proposed:	N/A in Overlay
Min. Open Space:	Required: Proposed:	N/A N/A
Max. Lot Coverage:	Required: Proposed:	N/A N/A
Front Setback:	Required: Proposed:	0 ft. Woodward 1.5 ft.
Side Setbacks	Required: Proposed:	0 ft. for commercial, office or parking stories 0 ft.
Rear Setback:	Required:	10 ft. or equal to rear setback of an adjacent, pre-existing building
	Proposed:	Peabody side – 1 ft. – 4 ft. 6 in. (equal to 34957 Woodward's setback on Peabody)
Min. Front+Rear Setback	Required: Proposed:	N/A N/A
Max. Bldg. Height:	Permitted: Proposed:	58 ft. eave line 70 ft. maximum peak or ridge height for sloped roof 80 ft. rooftop mechanical 4 or 5 stories 58 ft. eave line
		Flat roof at 70 ft. 80 ft. in height for rooftop mechanical 5 stories
Min. Eave Height:	Required: Proposed:	N/A N/A
Floor-Ceiling Height:	Required: Proposed:	N/A N/A
Front Entry:	Required: Proposed:	Principal pedestrian entrances must be on frontage line Entrance on Woodward frontage line
Absence of Bldg. Façade:	Required: Proposed:	N/A N/A

Opening Width:	Required: Proposed:	Maximum 25 ft. opening in façade for vehicles 20 ft.
Parking:	Required:	1.5 spaces per residential unit (10 units x 1.5 Spaces = 15 spaces required)
	Proposed:	88 spaces in underground structure, plus 11 public spaces in ROW on Woodward
Min. Parking Space Size:	Required:	180 ft ²
	Proposed:	180 ft ²
Parking in Frontage:	Required:	N/A
	Proposed:	N/A
Loading Area:	Required: Proposed:	3 off-street loading spaces (40 ft. x 12 ft.) None

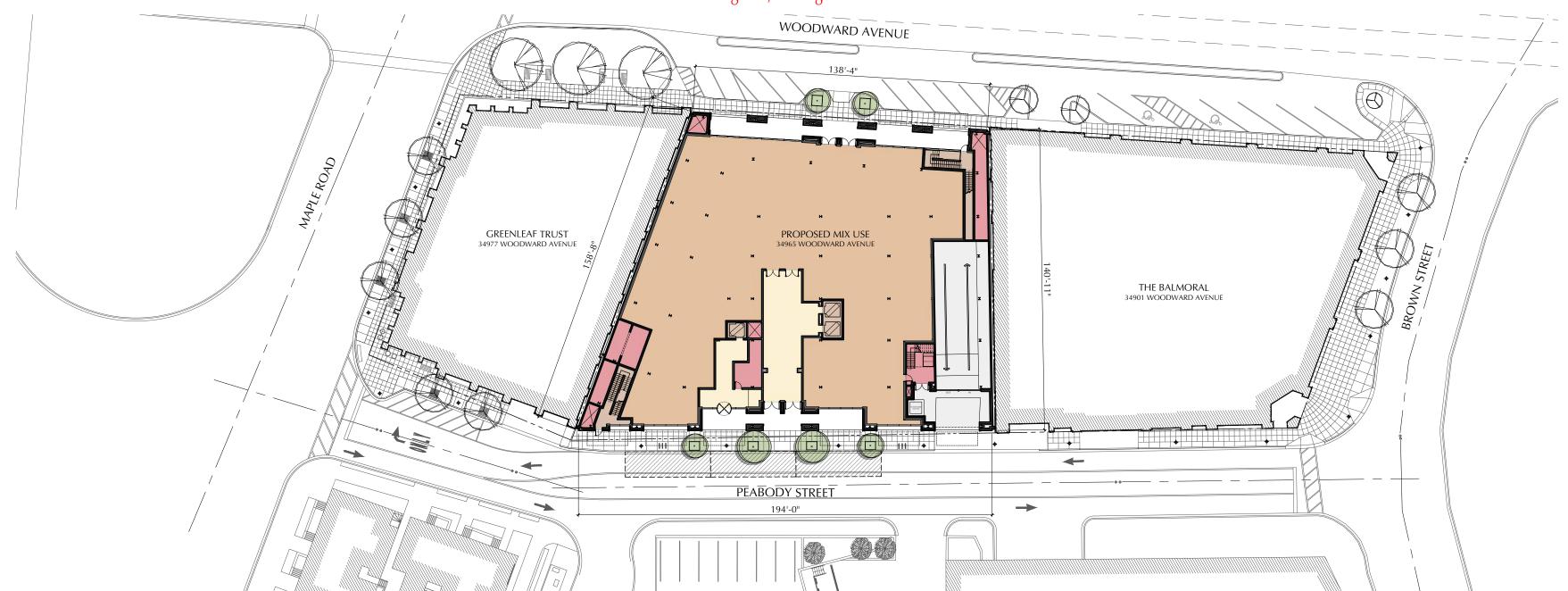
Thus, the applicant will be required to provide the required loading spaces or obtain a variance from the Board of Zoning Appeals.

Screening:

<u>Parking</u> :	Required: Proposed:	Minimum 32 in. high capped masonry wall Parking proposed in underground structure, fully screened by the building.
Loading:	Required: Proposed:	Fully screened from public view Spaces proposed in Peabody right-of-way
Rooftop Mechanical:	Required: Proposed:	Full screening to compliment the building 5 ft. 10 in. metal louvered screen wall
Elect. Transformer:	Required: Proposed:	Fully screened from public view No transformers proposed
Dumpster:	Required: Proposed:	6 ft. high capped masonry wall with wooden gates All trash is proposed to be stored within the building envelope, fully screened by the building.



34965 Woodward Avenue + 215 Peabody Street Birmingham, Michigan 48009

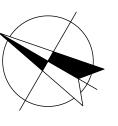


Occupancy Areas

Occupancy	Location in Building	Net Usable Area
Office	Levels 2, 3	44,255 SF
Commercial	Level 4	18,425 SF
Retail / Office	Level 1	14,475 SF
Residential	Levels $4 + 5$	17,170 SF

Parking Tabulation

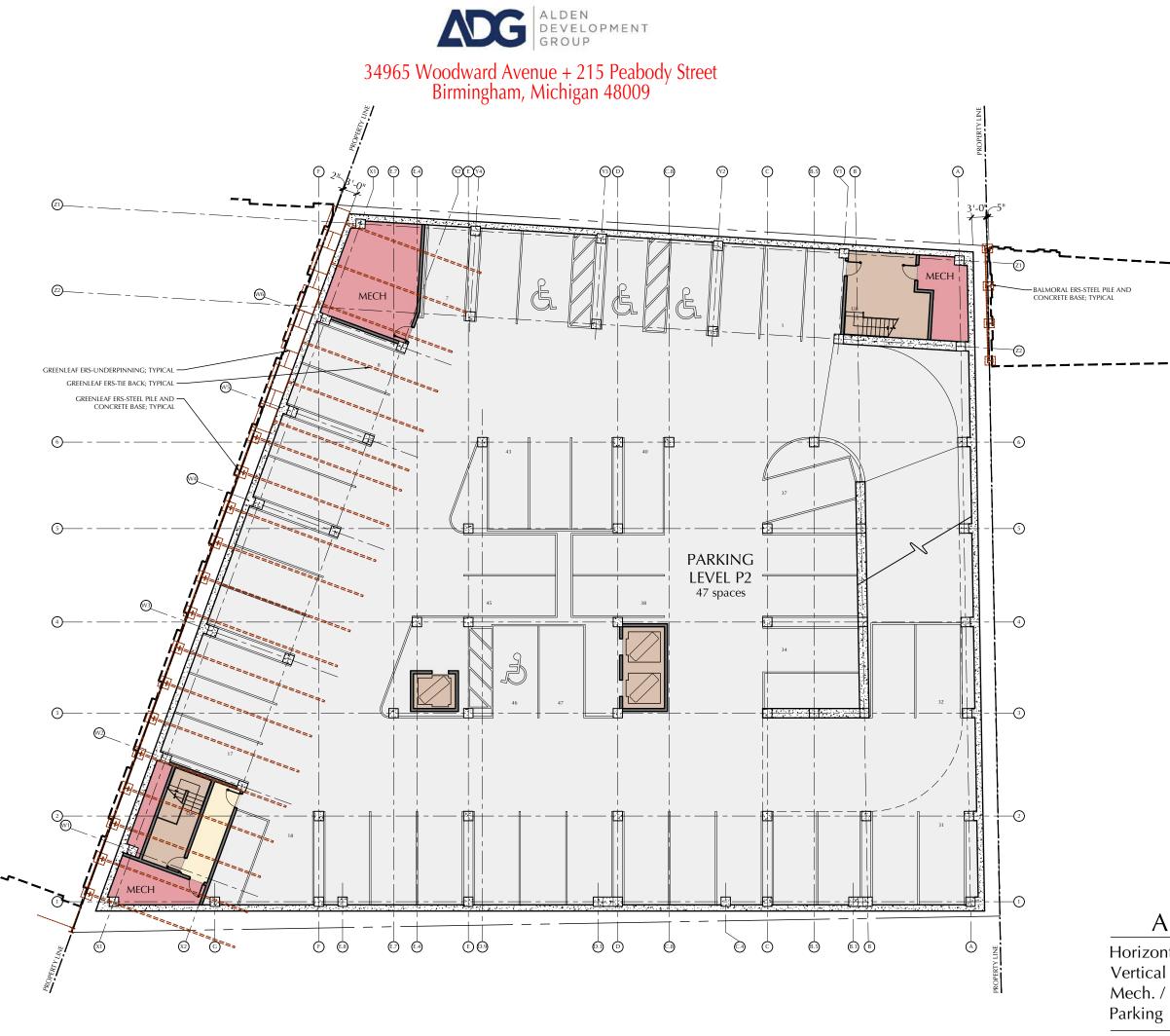
Residential		Required	Provided
Apartments	1.5 spaces / Apartment		
	10 Apartments x 1.5	15 spaces	15 spaces
Total		15 spaces	88 spaces
Total with 11 street pa	rking spaces		99 spaces



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Building Calculations

Location	Spaces / Units	Net Usable Area	Gross Area
Parking Level P2	47 Parking spaces	22,425 SF	23,700 SF
Parking Level P1	41 Parking spaces	22,405 SF	23,700 SF
Level 1	11 Street Parking	20,830 SF	22,340 SF
Level 2	-	23,185 SF	24,155 SF
Level 3	-	23,680 SF	24,630 SF
Level 4	1 Apartments	23,070 SF	24,300 SF
Level 5	9 Apartments	18,945 SF	20,590 SF
Total	-	154,540 SF	163,415 SF
Total Site Area			25,215 SF



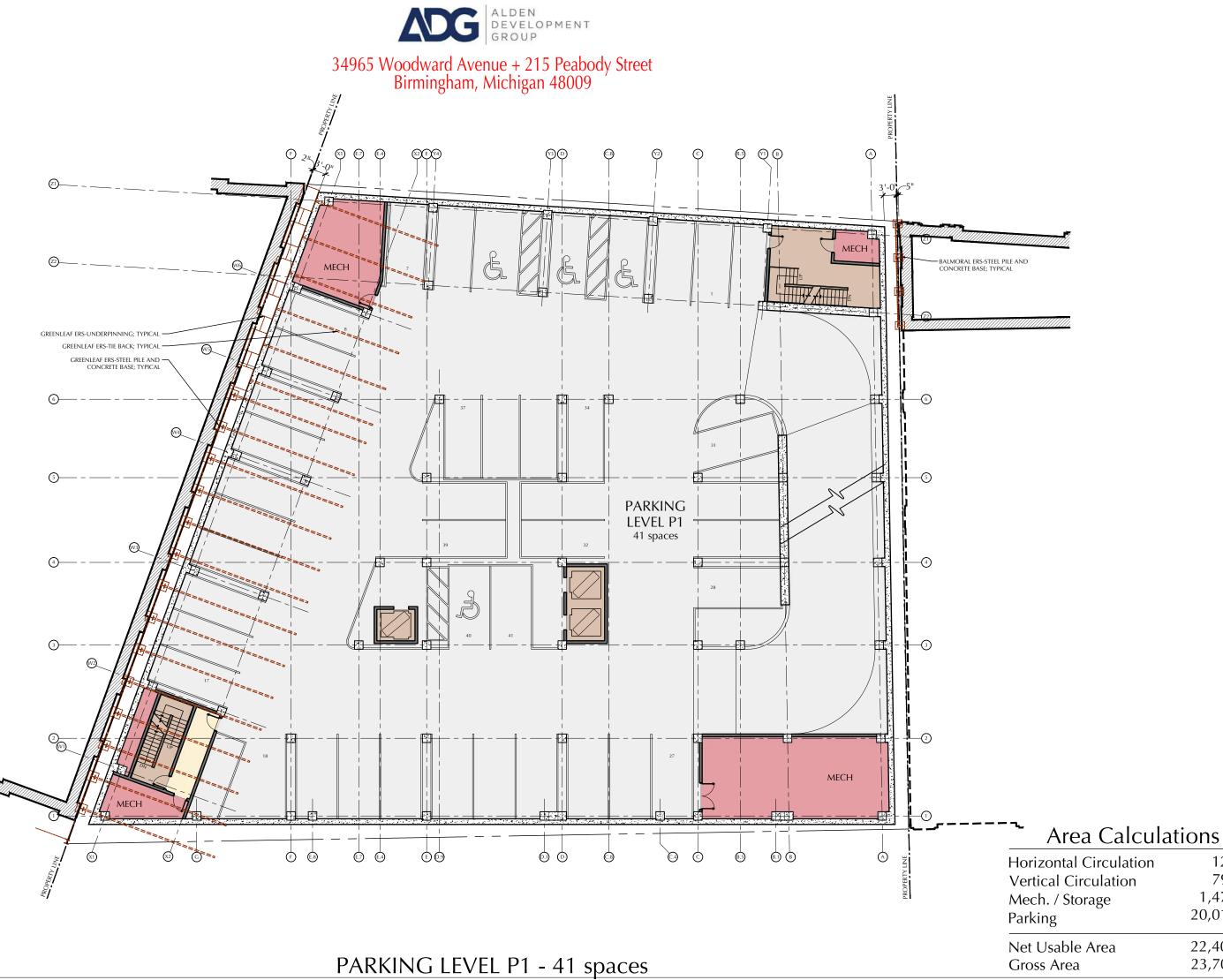
PARKING LEVEL P2 - 47 spaces



Area Calculations

Horizontal Circulation	120 SF
Vertical Circulation	700 SF
Mech. / Storage	710 SF
Parking	20,895 SF
Net Usable Area	22,425 SF
Gross Area	23,700 SF







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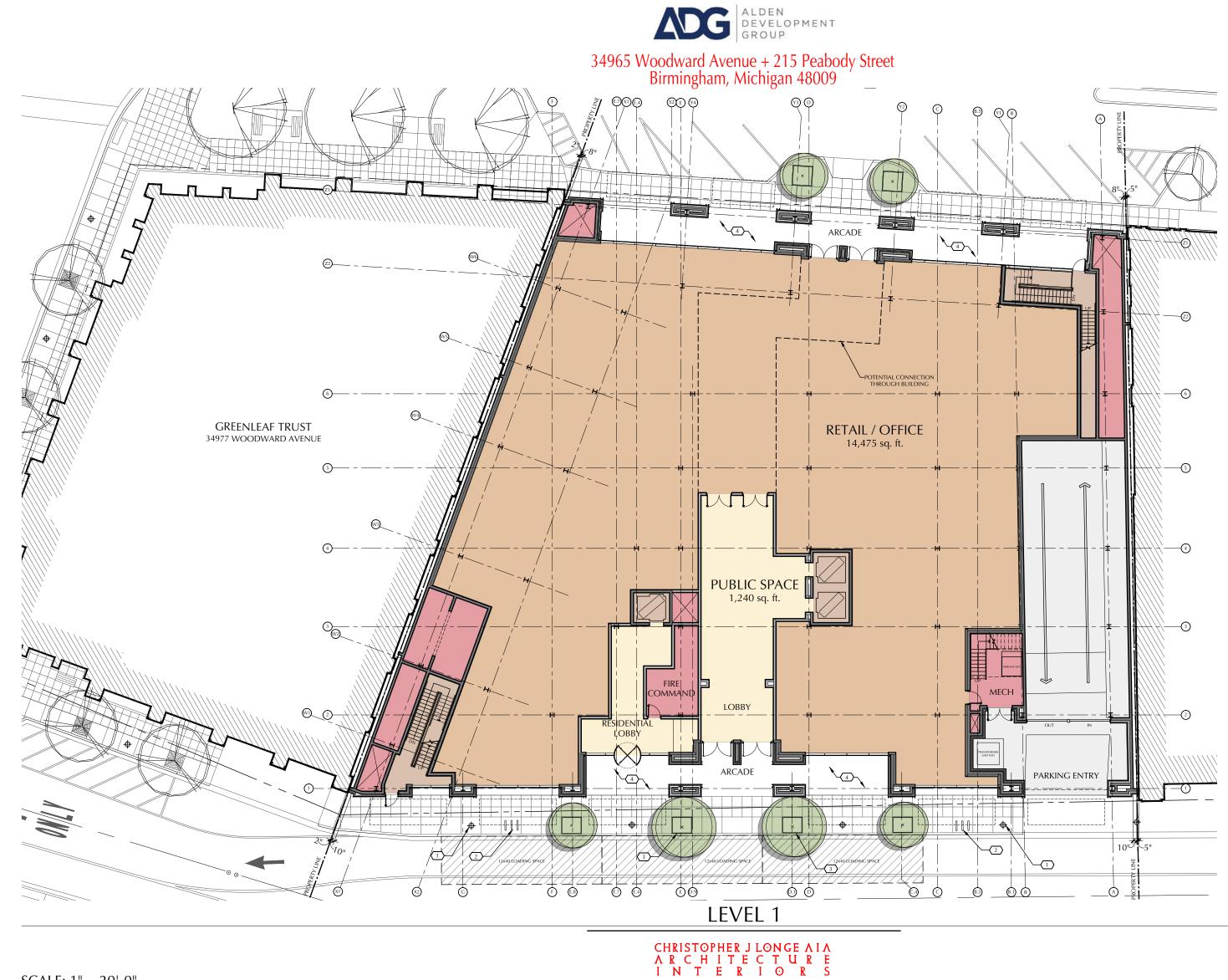
120 SF

795 SF

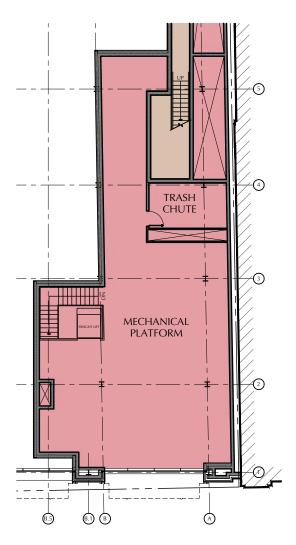
1,475 SF 20,015 SF

22,405 SF

23,700 SF



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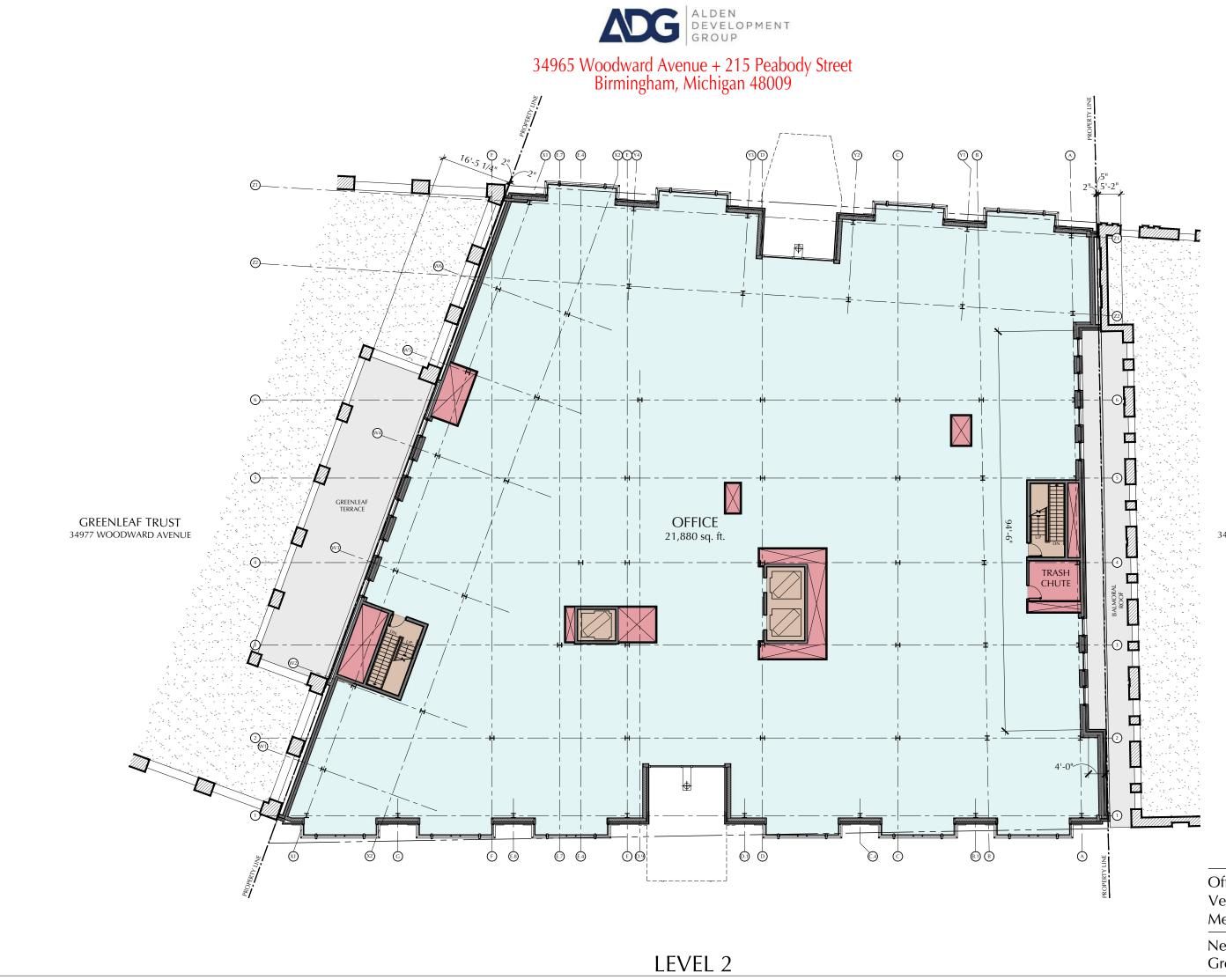
MECH. PLATFORM

Notes:

- $\langle 1 \rangle$ Pedestrian lamp post
- $\langle 2 \rangle$ Bike rack
- (3) Tree bed with metal grating
- $\overline{(4)}$ Exposed aggregate concrete

Area Calculations

Retail / Office	14,475 SF
Horizontal Circulation	1,745 SF
Vertical Circulation	800 SF
Mech. / Storage	1,400 SF
Parking	2,410 SF
Net Usable Area	20,830 SF
Gross Area	22,340 SF
Arcade Area	1,910 SF

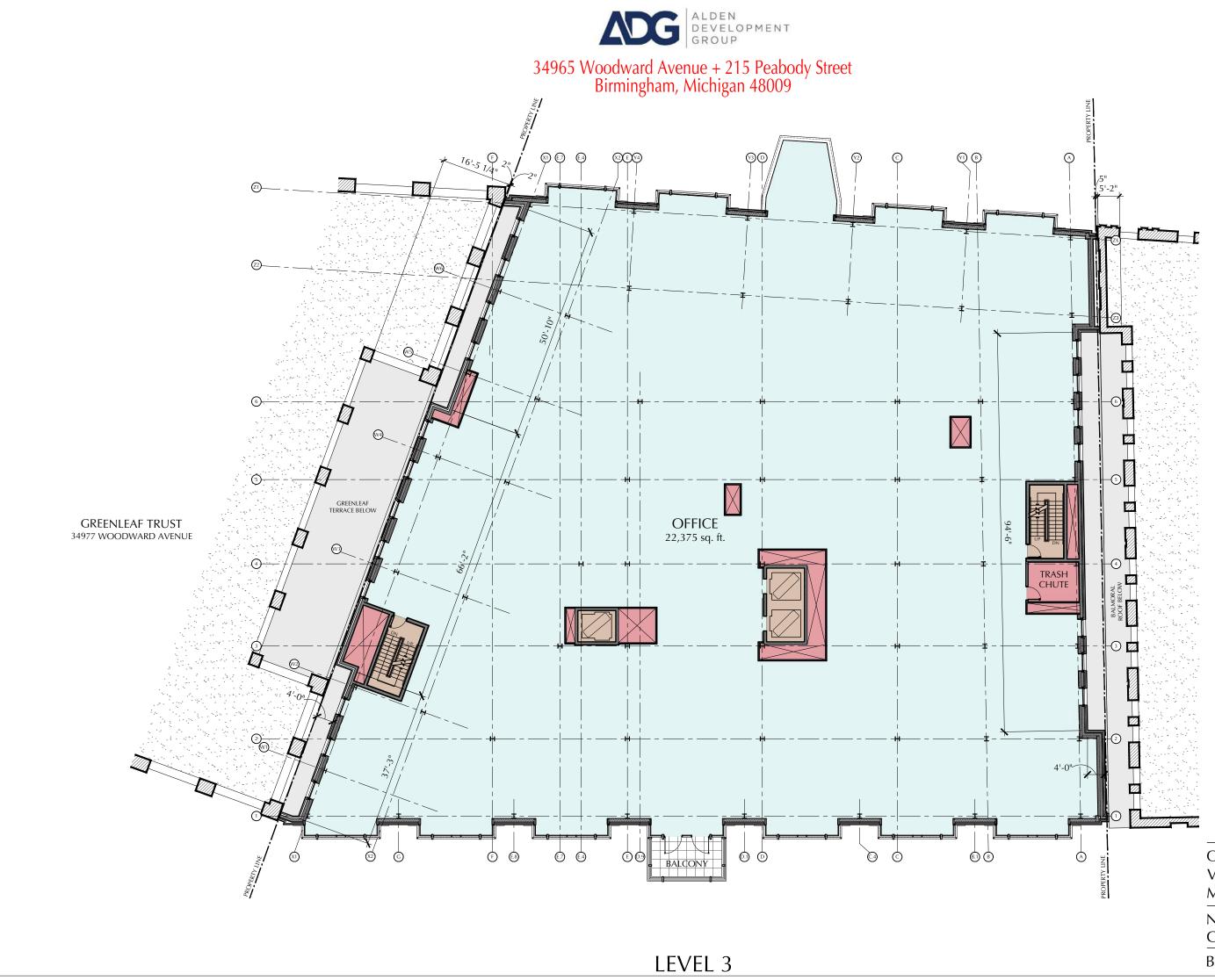


THE BALMORAL 34901 WOODWARD AVENUE

Area Calculations

21,880 SF
510 SF
795 SF
23,185 SF
24,155 SF



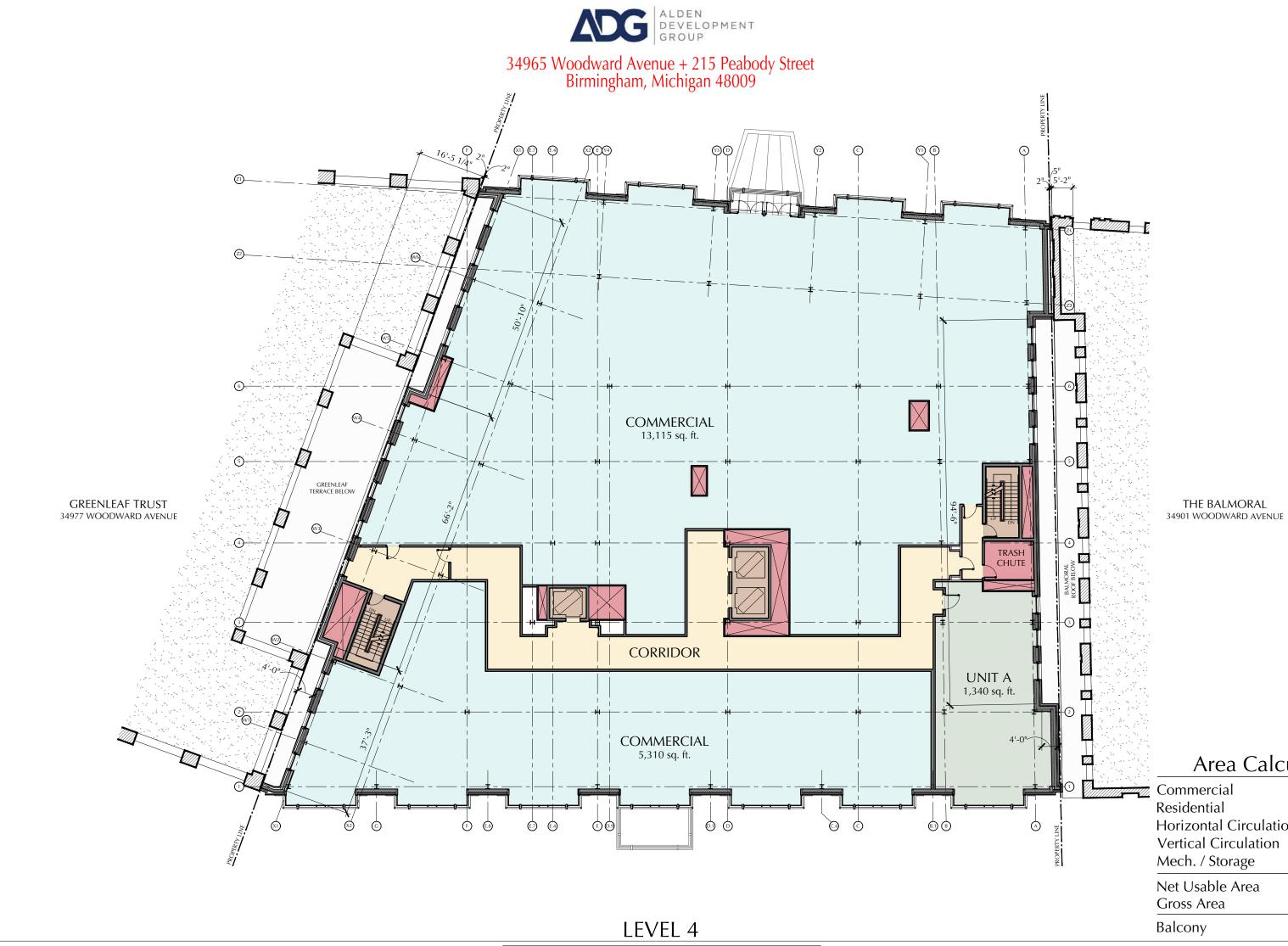


THE BALMORAL 34901 WOODWARD AVENUE

Area Calculations

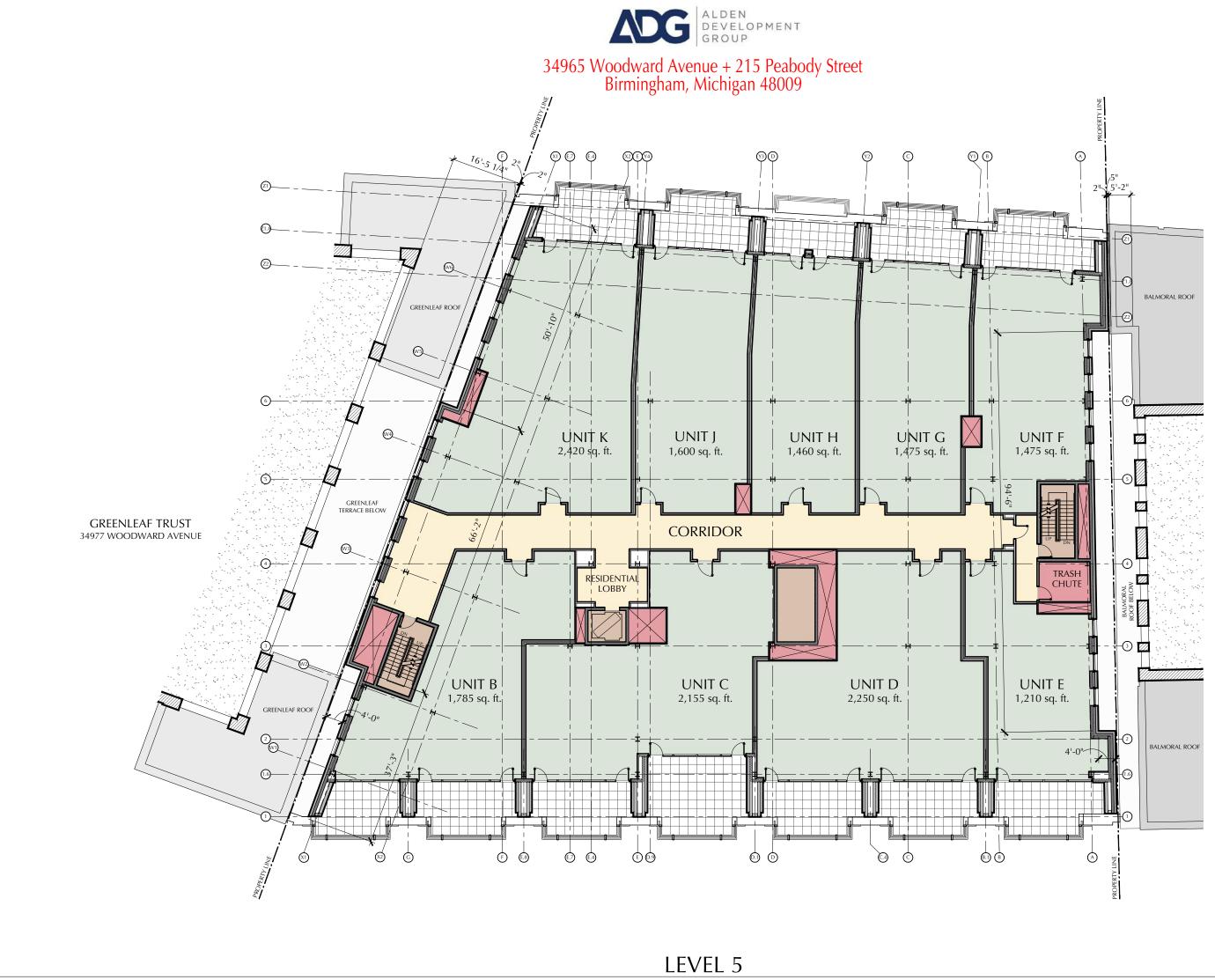
Office	22,375 SF
Vertical Circulation	510 SF
Mech. / Storage	795 SF
Net Usable Area	23,680 SF
Gross Area	24,630 SF
Balcony	160 SF





Area Calculations

Commercial	18,425 SF
Residential	1,340 SF
Horizontal Circulation	2,000 SF
Vertical Circulation	510 SF
Mech. / Storage	795 SF
Net Usable Area	23,070 SF
Gross Area	24,300 SF
Balcony	80 SF

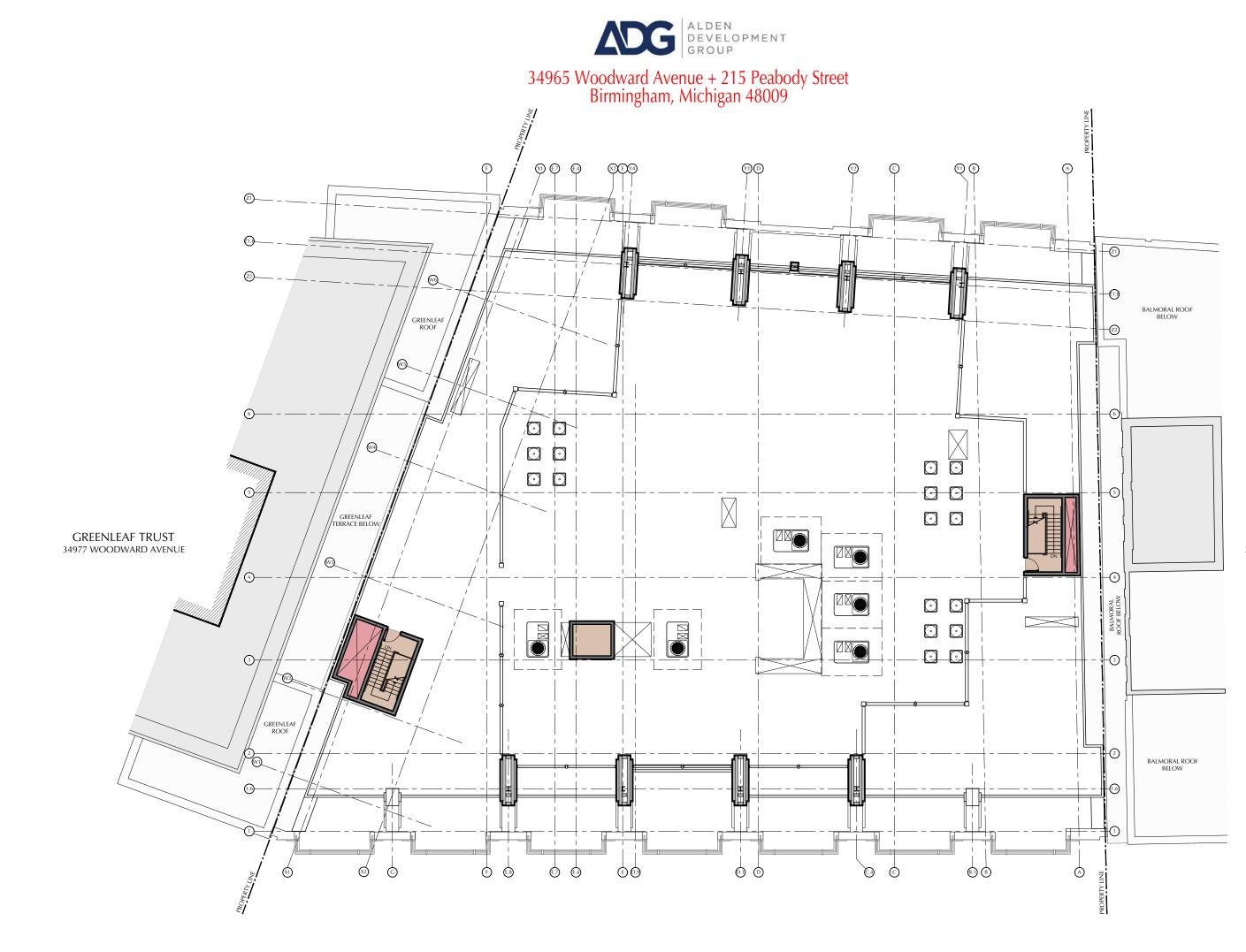


THE BALMORAL 34901 WOODWARD AVENUE

Area Calculations

Residential	15,830 SF
Horizontal Circulation	1,810 SF
Vertical Circulation	510 SF
Mech. / Storage	795 SF
Net Usable Area	18,945 SF
Gross Area	20,590 SF
Exterior Terrace	3,395 SF





ROOF LEVEL



THE BALMORAL 34901 WOODWARD AVENUE







STREETSCAPE ELEVATIONS

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1ST LEVEL GLAZING = 71% UPPER LEVEL GLAZING = 34%



1ST LEVEL GLAZING = 70% UPPER LEVEL GLAZING = 35%

FRONT ELEVATIONS

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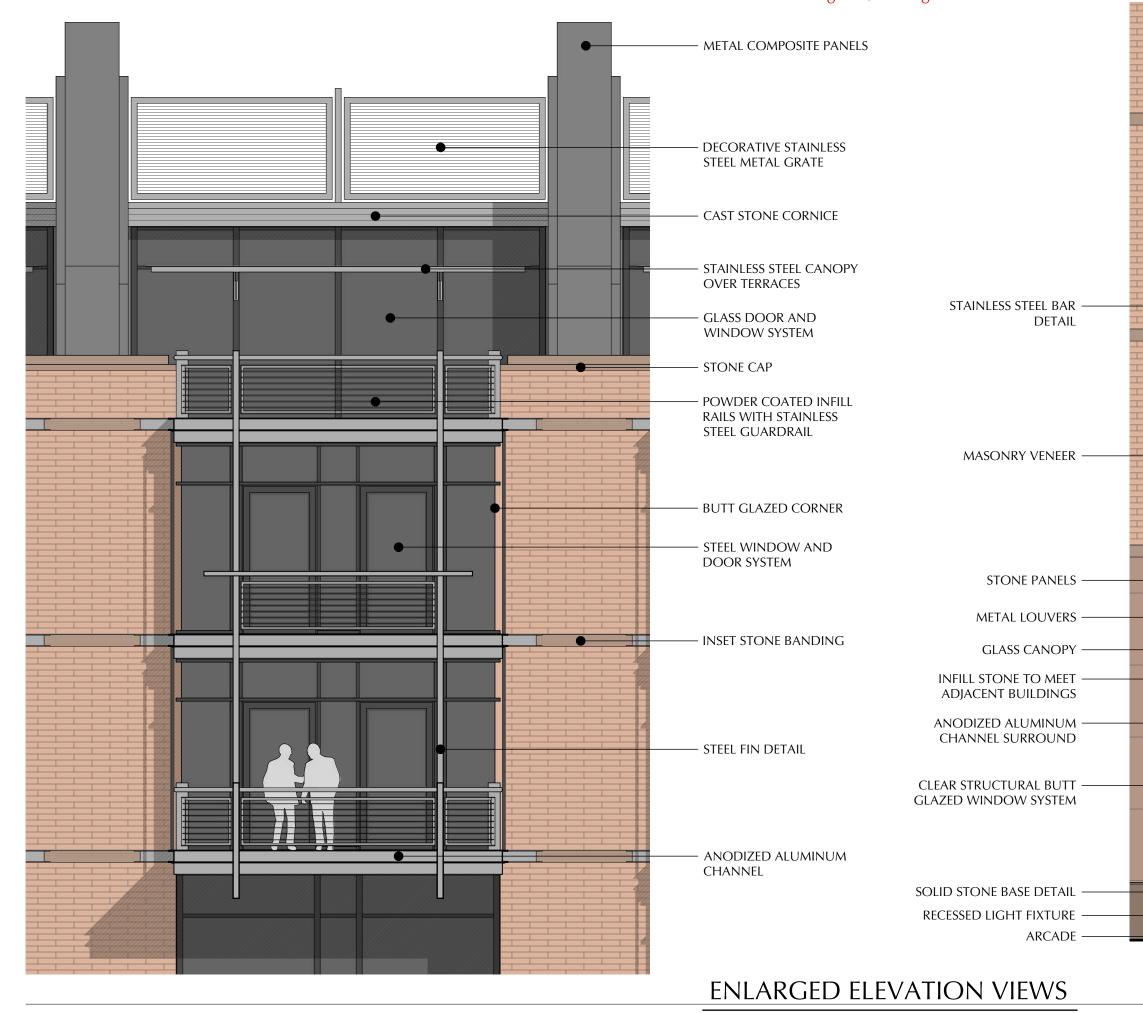




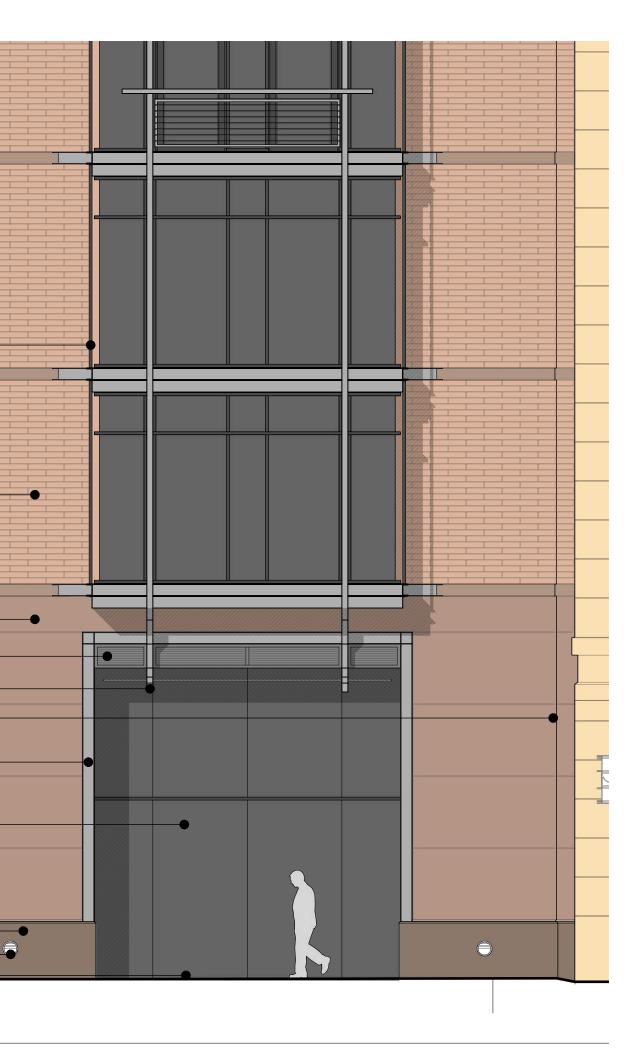




34965 Woodward Avenue + 215 Peabody Street Birmingham, Michigan 48009



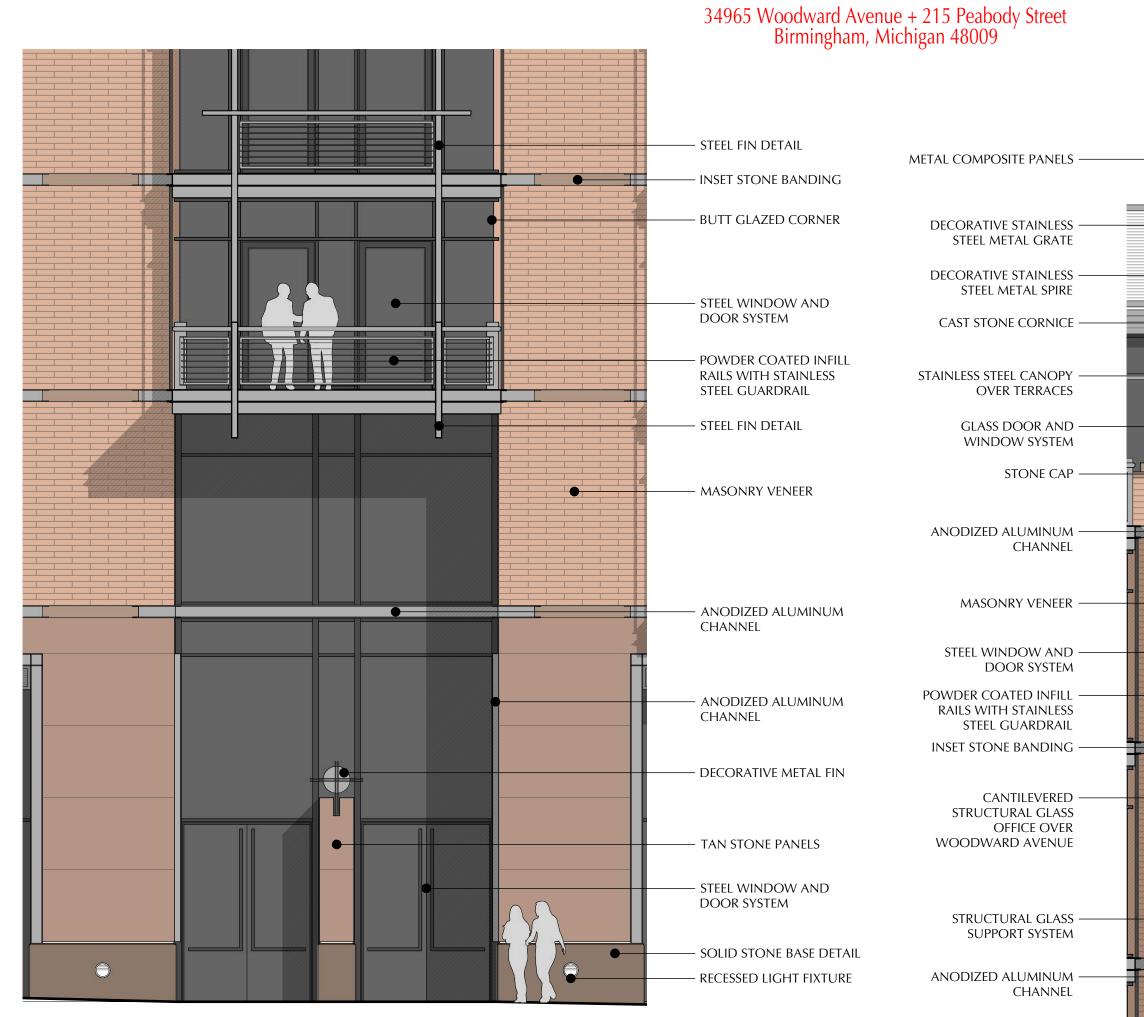
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ENLARGED ELEVATION VIEWS

G ALDEN DEVELOPMENT GROUP









WOODWARD RENDER







PEABODY RENDER







34965 Woodward Avenue + 215 Peabody Street Birmingham, Michigan 48009



CANOPY DETAIL



ALUMINUM BAR GRATING

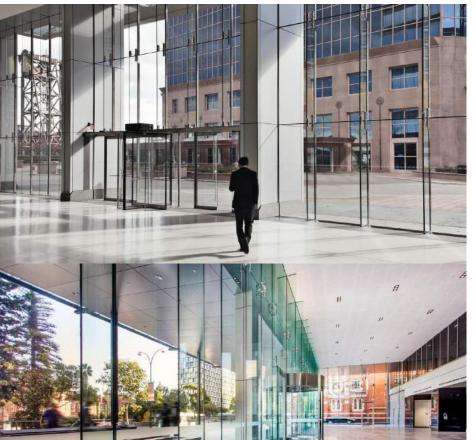




CANTILEVERED GLASS STRUCTURE



AIROLITE LOUVERS



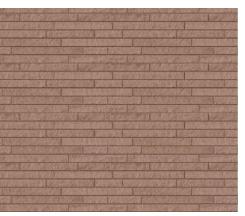




STAINLESS STEEL RAILING SYSTEM

MATERIAL SAMPLES

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4 X 16 MASONRY VENEER



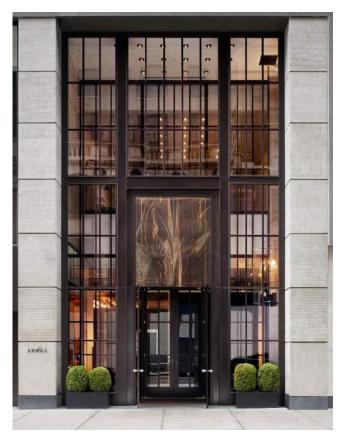
RED SANDSTONE PANELS



SOLID GRANITE BASE STONE



METAL PANEL SYSTEM



ZINC STOREFRONT SYSTEM



GLASS REVOLVING DOOR SYSTEM

G ALDEN DEVELOPMENT GROUP 34965 Woodward Avenue + 215 Peabody Street Birmingham, Michigan 48009



(R) Ingersoll Rand

RT-PRC028Y-EN

June 2015



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 | r accessery descery
ts_22 25 31 44 i
WER LEVE
500
71.1
70.9
74.3
72.3
70.3 | In and unger, et
int 50 hor inset
[dB(A)]
DUND POWE
1000
74.1
74.2
76.2
74.1
 | re pages i ant i.
recilatio
R LEVEL dB
2000
72,7
70,5
73
71,3 | 4600
62.2
62.9
64.7
62.7
62.8 | 8000
49.9
52.6
62.5
49.5 |
| A-Weighted Sound Power Level [dB(A)] MODEL SOUND POWER
LEVEL (BB(A)) A_WEIGHTED FULL OUTWE SOUND POWER LEVEL 08 - (dB(A)) 4TTB4016E 70 24.8 48.9 50.0 1000 2000 4000 B000 4TTB4030E 70 24.4 44.8 56.7 71.1 74.1 72.27 62.2 49.9 4TTB4030E 70 27.9 82.9 62.6 70.9 74.2 70.5 62.7 82.9 62.6 49.9 4TTB4030E 80 27.9 82.9 62.8 70.9 74.2 70.5 62.7 82.9 62.6 47.7 82.8 60.6 70.3 75.1 75.1 62.7 62.7 82.9 62.6 70.3 75.1 75.1 62.8 60.6 47.7 62.8 60.6 70.3 75.1 75.1 62.8 60.6 47.7 40.7 40.7 40.7 40.7 40.7 40.7 40.7 40.8 60.8 60.8 60.8 60.8 <
 | A-Weighted Sound Power Level [dB(A)] WODE Source prover
LEVEL (BR/A) A_WEIGHTED FULL OVTAVE SOUND POWER LEVEL (BF-(dB/A)) 4TTB4016E 78 38 128 280 900 1000 2000 4000 8000 4TTB4016E 78 283 484 57 70,9 74.2 70.5 82.9 98.6 4TTB4016E 78 22.8 51.7 64.2 72.3 74.1 72.7 42.7 42.5 45.6 4TTB4036E 76 22.8 51.7 64.2 72.3 74.1 73.7 42.7 45.5 4TTB4036E 80 22.4 22.8 80.6 73.3 75.1 75.1 42.5 50.6 4TTB4046E 76 42.2 58.8 68.6 73.3 71.5 52.8 60.6 4TTB4046E 76 42.2 58.8 67.8 65.7 77.7 56.4 75.7 75.6 75.4 75.7 75.6 75.7 75.6 75.7 <

 | WODEL SOUND POWER
LEVEL (JB(A)] 4TTB4918E 79 4TTB4924E 79 4TTB4939E 80 4TTB494E 80
 | A_
63 12
24.0 44
23 46
27.9 52
22.2 51
22.8 52
22.8 52
44.3 63
22.8 52
44.3 63
22.8 52
44.3 63 | Sound Point WERRHIED FU 15 250 15 86.7 14 57 19 82.9 17 64.2 18 65.6 18 65.6
 | 500
71.1
70.9
74.3
72.3
73.3 | [dB(A)]
0000 POWE
1000
74.1
74.2
76.2
74.1
 | R LEVEL dB
2000
72,7
70,5
73
71,3 | 4600
62.2
62.9
64.7
62.7
62.8 | 49.9
52.6
62.5
49.5
 |
| MODEL SOUND POWER
LEVEL (38/A) A_WERHTED FULL ONTWE SOUND POWER LEVEL 68 - (68/A) 4TTB4018E 79 24.8 45.2 260 500 1000 2000 4600 8000 4TTB4018E 79 24.8 44.9 56.2 71.1 74.1 72.7 62.2 49.9 4TTB4039E 79 23 48.4 57 70.9 74.2 70.5 62.9 56.2 56.2 56.2 56.2 56.2 56.2 56.2 56.2 56.2 56.2 56.4 57.7 73. 64.7 62.3 56.2 56.4 57.7 57.1 75.1 62.7 62.9 56.2 56.8 56.0 57.3 75.1 67.1 62.8 56.0 57.3 57.1 75.1 62.5 56.2 56.8 50.9 52.7 42.1 52.8 56.8 56.9 52.7 42.1 52.8 56.6 73.3 75.1 75.1 62.5 50.7 47.1 40.1 41.1 41.14
 | WODEL SOUND POWER
LEVEL (JBI/A) A_WERHTED FULL OVTAVE SOUND POWER LEVEL dBI-(dB/A) 4TTB4018E 79 24.0 44.8 560.7 1/1.1 7/4.1 72.7 62.2 40.0 4TTB4024E 78 24.0 44.8 560.7 7/1.1 7/4.1 72.7 62.2 40.0 4TTB4024E 78 23.1 454.5 77 70.9 74.2 70.2 42.2 40.0 4TTB4024E 78 22.8 17.9 42.4 70.3 74.1 71.3 64.7 52.5 47.1 74.3 162.7 73.0 64.7 52.5 47.1 74.3 174.1 74.3 174.7 52.5 47.1 74.3 174.7 125.5 47.1 74.3 174.5 127.1 50.1 127.1 50.1 174.1 14.5 127.5 52.8 10.1 171.6 42.8 10.0 171.7 34.1 14.3 143.7 143.5 10.0 171.7 143.5 10.0 171.7 <

 | WODEL SOUND POWER
LEVEL (JB(A)] 4TTB4918E 79 4TTB4924E 79 4TTB4939E 80 4TTB494E 80
 | A_
63 12
24.0 44
23 46
27.9 52
22.2 51
22.8 52
22.8 52
44.3 63
22.8 52
44.3 63
22.8 52
44.3 63 | WEGHTED FU
15 250
19 56.7
19 52.9
19 62.9
19 62.9
10 64.2
18 65.6
18 65.6
18 56.6
 | L OVTAVE SC
71.1
70.9
74.3
72.3
79.3 | 1000
74.1
74.2
76.2
74.1
 | 2000
72.7
70.5
73
71.3 | 4000
62.2
62.9
64.7
62.7
62.8 | 49.9
52.6
62.5
49.5
 |
| MCDEL 0LPVEL (BR/A) 53 125 250 500 1000 2006 4600 Bott 4TTB4019E 79 24.0 44.8 66.7 71.1 74.1 72.7 62.3 49.0 4TTB4030E 79 23.4 44.8 66.7 77.0 74.2 70.5 62.8 95.6 4TTB4030E 79 27.9 97.9 74.3 76.2 77.5 62.3 95.6 4TTB4030E 76 22.2 51.7 64.2 72.3 75.1 75.1 62.8 95.6 4TTB4046E 80 22.4 52.6 65.6 73.3 75.1 75.1 62.8 95.0 4TTB4046E 760 22.4 52.6 65.6 73.3 75.1 75.1 62.8 90.0 4TTB4046E 760 22.4 52.6 65.6 73.3 75.1 75.1 62.8 90.0 4TTB4046E 760 22.4 52.6 65.6
 | MCDEL DEVEL (BB(A)) 63 125 250 500 1000 2006 4000 8009 4TTB4018E 79 24.8 44.8 56.7 71.1 74.1 72.7 62.2 49.9 4TTB4030E 79 24.8 44.8 56.7 71.1 74.1 72.7 62.2 49.9 4TTB4030E 78 22.9 51.7 64.2 72.2 73 64.7 42.5 4TTB4030E 76 22.8 52.8 60.8 73.3 73.1 63.7 42.9 55.6 4TTB4040E 80 22.8 52.8 60.8 73.3 75.1 72.1 63.9 80. 4TTB4040E 80 22.8 52.6 65.6 73.3 75.1 71.6 62.8 50.4 51.7 4TTB4040E 80 22.8 52.6 65.6 73.3 75.1 71.6 62.8 60. 4TTB4040E 76 24.2 5

 | attraction LEVEL [dB(A)] 4TTB4018E 79 3 4TTB4028E 79 3 4TTB4028E 79 3 4TTB4028E 79 3 4TTB4028E 80 3 4TTB4028E 80 3 4TTB4048E 78 4 4TTB4040E 78 4 4TTB4040E 80 3 4TTB4040E 76 3 4TTB4040E 76 3
 | 63 12 24.0 44 23 46 27.9 52 28.2 61 22.8 52 22.8 52 44.3 63 22.8 52 44.3 63 22.8 52 44.2 53 | 5 250
.5 56.7
.4 57
.5 62.9
.7 64.2
.8 65.6
.8 65.6
.8 58.8
 | 500
71.1
70.9
74.3
72.3
79.3 | 1000
74,1
74,2
76,2
74,1
 | 2000
72.7
70.5
73
71.3 | 4000
62.2
62.9
64.7
62.7
62.8 | 49.9
52.6
62.5
49.5
 |
| BLUEL LEVEL [19](A)] 6.3 125 280 500 1000 2006 4600 B001 4TTB4018E 79 24.8 44.9 66.7 71.1 74.1 72.7 62.2 49.9 4TTB4028E 79 23.4 44.8 57 70.9 74.2 70.5 62.2 49.9 4TTB4028E 78 23.4 48.4 57 70.9 74.2 70.5 62.2 49.9 4TTB4028E 78 23.4 48.4 57 70.9 74.2 70.5 64.7 62.3 46.0 47.6 46.0 46.0 46.3 46.4 56.4 70.3 75.1 75.1 64.7 62.3 46.6 46.7 46.7 46.7 46.7 47.8 47.1 46.2 46.2 46.8 46.8 56.8 45.2 48.6 46.7 47.1 46.7 46.7 47.1 46.7 46.7 47.1 47.3 45.7 46.7 46.7 <t< td=""><td>BLUEL LEVEL (B(A)) 53 125 280 800 1000 2006 4600 8009 4TTB-0318E 79 24.4 44.8 56.7 71.1 74.1 72.7 42.2 43.5 4TTB-0326E 79 23 454.4 57 70.9 74.2 70.5 62.9 52.6 4TTB-0309E 80 27.9 52.9 17.4 42.7 73. 64.7 62.5 17.4 42.7 73. 64.7 62.5 17.4 17.1 62.7 42.7 62.5 47.6 73.3 64.7 62.5 17.3 64.7 62.5 47.1 73.1 62.7 44.5 65.6 73.3 75.1 75.1 64.7 69.8 66.8 75.8 75.1 75.1 64.7 69.0 22.8 10.0 47.7 49.5 69. 47.7 49.5 69. 47.7 49.4 69.7 75.1 71.6 62.8 60.8 65.7 57.7 <td< td=""><td>BUDEL LEVEL (BRA)] 4TTB4018E 78 4TTB4024E 79 4TTB40305E 80 4TTB4048E 78 4TTB4048E 80 4TTB4048E 76</td><td>24.9 44 23 46 27.9 52 23.2 61 22.8 52 22.8 52 44.3 63 22.8 52 42.2 53</td><td>.9 56.7
.4 57
.9 62.9
.7 64.2
.8 65.6
.8 65.6
.8 58.8</td><td>71.1
70.9
74.3
72.3
79.3</td><td>74.1
74.2
76.2
74.1</td><td>72.7
70.5
73
71.3</td><td>62.2
62.9
64.7
62.7
62.8</td><td>49.9
52.6
62.5
49.5</td></td<></td></t<>
 | BLUEL LEVEL (B(A)) 53 125 280 800 1000 2006 4600 8009 4TTB-0318E 79 24.4 44.8 56.7 71.1 74.1 72.7 42.2 43.5 4TTB-0326E 79 23 454.4 57 70.9 74.2 70.5 62.9 52.6 4TTB-0309E 80 27.9 52.9 17.4 42.7 73. 64.7 62.5 17.4 42.7 73. 64.7 62.5 17.4 17.1 62.7 42.7 62.5 47.6 73.3 64.7 62.5 17.3 64.7 62.5 47.1 73.1 62.7 44.5 65.6 73.3 75.1 75.1 64.7 69.8 66.8 75.8 75.1 75.1 64.7 69.0 22.8 10.0 47.7 49.5 69. 47.7 49.5 69. 47.7 49.4 69.7 75.1 71.6 62.8 60.8 65.7 57.7 <td< td=""><td>BUDEL LEVEL (BRA)] 4TTB4018E 78 4TTB4024E 79 4TTB40305E 80 4TTB4048E 78 4TTB4048E 80 4TTB4048E 76</td><td>24.9 44 23 46 27.9 52 23.2 61 22.8 52 22.8 52 44.3 63 22.8 52 42.2 53</td><td>.9 56.7
.4 57
.9 62.9
.7 64.2
.8 65.6
.8 65.6
.8 58.8</td><td>71.1
70.9
74.3
72.3
79.3</td><td>74.1
74.2
76.2
74.1</td><td>72.7
70.5
73
71.3</td><td>62.2
62.9
64.7
62.7
62.8</td><td>49.9
52.6
62.5
49.5</td></td<>

 | BUDEL LEVEL (BRA)] 4TTB4018E 78 4TTB4024E 79 4TTB40305E 80 4TTB4048E 78 4TTB4048E 80 4TTB4048E 76
 | 24.9 44 23 46 27.9 52 23.2 61 22.8 52 22.8 52 44.3 63 22.8 52 42.2 53 | .9 56.7
.4 57
.9 62.9
.7 64.2
.8 65.6
.8 65.6
.8 58.8
 | 71.1
70.9
74.3
72.3
79.3 | 74.1
74.2
76.2
74.1
 | 72.7
70.5
73
71.3 | 62.2
62.9
64.7
62.7
62.8 | 49.9
52.6
62.5
49.5
 |
| 153 129 299 500 1000 2000 4000 5000 4TTBA018E 79 24.8 44.8 56.7 71.1 74.1 72.7 62.2 49.00 4TTBA034E 79 23 45.4 57 70.9 74.2 70.5 62.2 49.00 4TTB4034E 79 23 45.4 57 70.9 74.2 70.5 62.2 49.0 4TTB4030E 80 27.9 32.9 62.9 76.2 73 64.7 62.2 49.5 4TTB4030E 76 26.2 51.7 64.2 72.3 74.1 71.3 64.7 49.5 4TTB4030E 80 22.8 56.6 73.3 75.1 75.1 62.5 50.5 4TTB4030E 76 44.3 63.8 56.8 53.8 54.6 59.9 62.7 43.7 4TTB4030E 76 44.3 63.8 56.8 73.3 75.1 71.5
 | 63 128 293 500 1000 2000 4000

 | 4TTE4016E 79 4TTE4030E 73 4TTE4030E 80 4TTE4030E 73 4TTE4030E 78 4TTE4042E 80 4TTE4042E 80 4TTE4042E 80 4TTE4040E 76 4TTE4050E 80 4TTE4050E 80
 | 24.9 44 23 46 27.9 52 23.2 61 22.8 52 22.8 52 44.3 63 22.8 52 42.2 53 | .9 56.7
.4 57
.9 62.9
.7 64.2
.8 65.6
.8 65.6
.8 58.8
 | 71.1
70.9
74.3
72.3
79.3 | 74.1
74.2
76.2
74.1
 | 72.7
70.5
73
71.3 | 62.2
62.9
64.7
62.7
62.8 | 49.9
52.6
62.5
49.5
 |
| 4TTB4024E 79 23 46.4 57 70.9 74.2 70.5 62.9 92.6 4TTB4039E 60 27.3 92.9 62.5 74.3 76.2 73 64.7 62.5 4TTB4039E 60 27.3 92.9 62.5 74.3 75.2 73 64.7 62.5 4TTB4036E 76 22.2 51.7 64.2 72.3 75.1 75.1 62.7 64.8 66.8 73.3 75.1 75.1 65.8 66.8 73.3 75.1 75.1 62.5 65.6 73.3 75.1 75.1 62.5 65.6 73.3 75.1 75.1 62.5 65.6 73.3 75.1 75.1 62.5 65.6 73.3 75.1 62.5 65.6 73.3 75.1 75.1 62.8 60.6 73.3 75.1 71.6 62.8 60.7 43.7 64.7 63.8 56.6 73.3 75.1 71.6 62.8 60.7 71.8
 | 4TTB4034E 72 23 464 57 70.9 74.2 70.5 64.3 58.6 4TTB4036E 80 27.9 87.8 07.2 73 64.7 52.5 4TTB4036E 76 22.8 51.7 64.2 72.3 74.1 71.3 63.7 24.8 4TTB4036E 76 22.8 50.2 60.6 73.3 75.1 75.1 84.3 80.6 4TTB4046E 80 22.8 50.8 60.6 73.3 75.1 75.1 84.3 50 4TTB4046E 73 44.5 50 22.8 50.8 73.3 75.1 75.1 84.5 50 4TTB4046E 73 44.5 50.8 87.8 66.8 63.6 56.9 52.7 42.7 42.7 42.7 42.7 42.7 50.4 51.7 50.8 51.7 50.8 51.7 50.8 51.7 50.8 51.7 50.8 51.7 50.8 51.7

 | 4TTE4024E 73
4TTE4030E 80
4TTE4030E 78
4TTE4030E 78
4TTE4040E 78
4TTE4040E 76
4TTE4040E 80
4TTE4040E 80
4TTE4040E 80
 | 23 46 27,9 52 23,2 61 22,8 52 22,8 52 44,3 63 22,8 52 44,3 63 22,8 52 42,2 53 | .4 57
.9 62.9
.7 64.2
.6 65.6
.8 65.6
.8 56.8
 | 70.9
74.3
72.3
73.3 | 74.2
76.2
74.1
 | 70.5
73
71,3 | 62.9
64.7
62.7
62.8 | 52.6
52.5
49.5
 |
| 4TTEGAD0E BD 27.9 97.9 62.9 74.3 76.2 73 04.7 62.3 4TTEGAD0E 76 20.2 61.7 64.2 72.3 74.1 74.5 62.7 64.7 62.3 4TTEGAD0E 76 20.2 61.7 64.2 72.3 75.1 75.1 62.7 64.7 62.7 64.7 62.7 62.7 62.7 75.1 75.1 62.8 100 4TTEGAD0E 80 22.4 52.6 65.6 73.3 75.1 75.1 62.8 100 4TTEGAD0E 76 24.3 62.8 65.6 63.8 54.6 50.9 52.7 42.1 4TTEGAD0E 80 22.4 52.6 65.6 73.3 75.1 71.6 62.8 60 4TTEGAD0E 80 22.4 52.6 65.6 73.3 75.1 71.6 62.8 60.7 4TTEGAD0E 80 22.8 58.6 77.6 68
 | 4TTB4098E 80 27.9 197.9 <th< td=""><td>4TTE4030E 80 4TTE4036E 76 4TTE4032E 80 4TTE4032E 80 4TTE4038E 80 4TTE4030E 80 4TTE4030E 80 4TTE4030E 80 4TTE4030E 80</td><td>27.9 52 23.2 61 22.8 52 44.3 63 22.8 52 44.3 63 22.8 52 42.2 53</td><td>.9 62.9
.7 64.2
.8 65.6
.8 65.6
.8 58.8</td><td>74.3
72.3
73.3</td><td>76.2
74.1</td><td>73
71,3</td><td>64.7
62.7
62.8</td><td>62.5
49.5</td></th<>

 | 4TTE4030E 80 4TTE4036E 76 4TTE4032E 80 4TTE4032E 80 4TTE4038E 80 4TTE4030E 80 4TTE4030E 80 4TTE4030E 80 4TTE4030E 80
 | 27.9 52 23.2 61 22.8 52 44.3 63 22.8 52 44.3 63 22.8 52 42.2 53 | .9 62.9
.7 64.2
.8 65.6
.8 65.6
.8 58.8
 | 74.3
72.3
73.3 | 76.2
74.1
 | 73
71,3 | 64.7
62.7
62.8 | 62.5
49.5
 |
| 4TTB4036E 75 29.2 51.7 64.2 72.3 74.1 71.3 62.7 49.8 4TTB4036E 80 22.4 52.6 65.6 73.3 75.1 75.1 62.7 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.8 80.6 80.9 82.7 40.3 80.8 80.6 85.8 80.7 80.7 80.8 80.8 80.8 80.8 80.8 80.8 80.8 80.8 80.8 80.7 80.7 80.4 80.1 80.8 80.8
 | 4TTE-4036C 78 22.8 51.7 64.2 72.3 74.1 71.3 62.7 44.5 4TTE-4036C 80 22.8 52.8 50.6 73.3 75.1

 | 4TTE4036E 76
 | 23.2 51 22.8 52 22.8 52 44.3 63 22.8 52 42.2 53 | .7 64.2
.8 65.6
.8 65.6
.8 58.8
 | 72,3
73,3 | 74,1
 | 71,3 | 62.7
62.8 | 49.5
 |
| 4TTB4092E 80 22.4 S8.6 60.8 70.3 75.1 75.1 60.8 10 4TTB409E 80 22.8 52.8 65.6 70.3 75.1 75.1 62.8 10.2 65.6 70.3 75.1 75.1 62.8 10.2 40.6 40.2 52.8 65.6 70.3 75.1 75.1 62.8 90.2 40.7 <td< td=""><td>4TTB4942E 80 22.8 52.8 60.6 70.3 75.1 75.1 60.8 10 4TTB4942E 80 22.8 52.8 60.6 70.3 75.1 75.1 62.8 10 4TTB4949E 75 22.8 52.8 65.6 73.3 75.1 75.1 62.8 50.9 52.7 43.7 4TTB4949E 75 42.2 52.8 65.6 73.3 75.1 71.1 62.8 60 4TTB4904E 60 22.8 26.8 65.6 73.3 75.1 71.5 62.8 60 4TTB4904E 76 42.2 53.8 57.8 66 65.7 57.7 56.4 51.7 71.6 62.8 60 4 77.7 56.4 65.7 57.7 56.4 51.7 71.6 72.4 71.7 Noise Raisd is accordance with AHRI Strisdays 270-5008 4 27.12</td><td>#TTB4042E 80 #TTB4048E 80 #TTB4040E 76 #TTB4090E 80 #TTB4090E 80 #TTB4090E 80</td><td>22.8 52 22.8 52 44.3 63 22.8 52 44.2 63</td><td>.B 65.6
.8 65.6
.8 58.8</td><td></td><td>75.1</td><td>75.1</td><td></td><td>HO</td></td<>
 | 4TTB4942E 80 22.8 52.8 60.6 70.3 75.1 75.1 60.8 10 4TTB4942E 80 22.8 52.8 60.6 70.3 75.1 75.1 62.8 10 4TTB4949E 75 22.8 52.8 65.6 73.3 75.1 75.1 62.8 50.9 52.7 43.7 4TTB4949E 75 42.2 52.8 65.6 73.3 75.1 71.1 62.8 60 4TTB4904E 60 22.8 26.8 65.6 73.3 75.1 71.5 62.8 60 4TTB4904E 76 42.2 53.8 57.8 66 65.7 57.7 56.4 51.7 71.6 62.8 60 4 77.7 56.4 65.7 57.7 56.4 51.7 71.6 72.4 71.7 Noise Raisd is accordance with AHRI Strisdays 270-5008 4 27.12

 | #TTB4042E 80 #TTB4048E 80 #TTB4040E 76 #TTB4090E 80 #TTB4090E 80 #TTB4090E 80
 | 22.8 52 22.8 52 44.3 63 22.8 52 44.2 63 | .B 65.6
.8 65.6
.8 58.8
 | | 75.1
 | 75.1 | | HO
 |
| 4TTB4048E 80 22.8 52.8 65.8 73.3 75.1 62.5 50 4TTB4048E 76 44.3 63.8 65.8 73.3 75.1 62.9 52.7 48.1 4TTB4008E 60.6 73.3 75.1 74.5 62.9 52.7 48.1 4TTB4009E 60 22.8 52.0 65.6 73.3 75.1 71.5 62.8 60.2 4TTB4001E 76 42.2 53.8 57.6 66 65.7 57.7 58.4 51.2 Noise Raisel in accordence with AHRI Stindardi 270-2008 66.5 65.7 57.7 58.4 51.2
 | 4T104048E 80 22.8 05.8 05.8 73.1 73.1 73.1 02.1 00 4T104048E 76 44.0 05.8 65.6 73.3 73.1 73.1 02.0 00 4T104090E 76 44.0 05.8 65.6 73.3 75.1 71.6 02.8 54.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 45.7 15.1 71.6 02.8 56.6 73.3 75.1 71.6 02.8 56.6 17.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7 05.4 05.7 07.7

 | 4TTB4048E 80 4TTE4049E 76 4TTE4090E 80 4TTB4081E 76
 | 22.8 52
44.3 63
22.8 52
42.2 53 | .8 65.6
.8 58.8
 | |
 | | |
 |
| 4TTB4090E 76 44.3 63.8 68.6 63.8 34.6 59.9 59.2 43.7 4TTB4090E 80 22.8 53.6 66.6 73.3 75.1 71.6 62.8 50.6 73.3 75.1 71.6 62.8 50.6 73.3 75.1 71.6 62.8 50.7 57.7 58.4 51.7 Noixe Raited in accordence with AHPI Streddard 270-2008 50.6 65.7 57.7 58.4 51.7
 | 4TTB4040E 76 44.0 02.8 56.6 03.8 34.6 50.9 62.7 43.7 4TTB400E 60 22.8 52.6 65.6 73.3 75.1 71.5 92.8 50.6 65.8 95.7 77.7 95.4 51.7 Note: Raisd is accordance with AHRI Stradard 270-8008 4 22.183 4 22.183 4 22.183 51.7 55.4 75.7 75.6 71.7 55.4 51.7 70.4 22.163 50.6 65.7 57.7 55.4 51.7 70.4 22.163 50.6 50.6 50.7 57.7 55.4 51.7 51.7 70.4 22.163 24.17 22.163 24.16 22.163 24.16 22.163 24.16 22.163

 | 4TTE4049E 76
4TTE4090E 80
4TTE4091E 76
 | 22.8 52
42.2 53 |
 | | 75.1
 | 75.1 | 62.8 | 50
 |
| 41TH4091E 76 42.2 53.8 57.8 65 65.7 57.7 58.4 51.7 Note: Railed in accordence with AHRI Strindlard 270-2008 51.7 51.7 51.7 51.7 51.7 51.7 51.7 51.7 <td>41714001E 76 42.2 53.8 57.8 66 65.7 57.7 58.4 51.7 Noke Rabed in accordance with AHRI Stindard 270-3008 4 20-183 4 20-183</td> <td>4TTB4061E 76</td> <td>42.2 53</td> <td></td> <td>63,6</td> <td>34.6</td> <td></td> <td></td> <td></td>
 | 41714001E 76 42.2 53.8 57.8 66 65.7 57.7 58.4 51.7 Noke Rabed in accordance with AHRI Stindard 270-3008 4 20-183 4 20-183

 | 4TTB4061E 76
 | 42.2 53 |
 | 63,6 | 34.6
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 |
| Note: Rated in accordance with AHRI Striedard 270-2008
 | Noke Rated in accordance with AHRI Striedand 270-3008
4 22-193

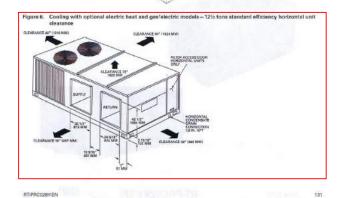
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 | 4 22-153
C TRANE

 | Note: Rated in accordance with AHRI Strada
 | | 8 57.8
 | 66 | 65.7
 | 57.7 | 58.4 | 51.7
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 | | | 22-183
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4TTB4 Outline Drawing Note: All dimensions are in MM (Inches). -----11 /1:1 Cartagent South and The rest of the base should used the MODELS BASE A. B C D E F G H J K TRAN Figure 7. Cooling with optional electric heat and gas/electric models 12% tons standard efficiency-roof cur 101 7/8" nt 7-7/16" do

Dimensions



701816

BERVICE DAUGE

TOTAL POINTS AND A

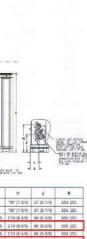
1/2" (30 Mile PENETER

MECHANICAL EQUIPMENT CUT SHEETS

CHRISTOPHER J LONGE AIA A R C H I T E C T U R E I N T E R I O R S 124 Peabody, Birmingham, Michigan 48009 248.258.6940













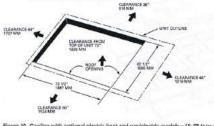
General Data

Model No. 3	4TTB4042E1	4TTB4048E1	4TTB4049E1	4TT84060E1	4TTB4061E1
Electrical Data V/Ph/Hz ③	208/230/1/90	208/230/1/60	208/230/1/60	208/230/1/60	230/1/60
Vin Dir Ampacity	23	26	26	34	45
Vax Fuse Size (Amps)	40	45	45	60	60
Compressora	CLIMATURF® SCEOLL	CLIMATUFT®-SCROLL	CLINATUFF®-SCROLL	CLIMATUFP SCROLL	CLIMATUFF* SCROLI
No. Used - No. Stages	1-1	1-1	1-1	1-1	1-2
RL. AMPS - LR. AMPS	17.9 - 112	19.9 - 109	19.9 - 109	26.4 - 134	32:1 - 152.9
Outcoor Fan FL. Amps	0.93	0.93	1.0	0.93	2:80
Fan HP	1/5	1/5	1/5	1.5	1/3
Fan Dia (inches)	27.6	27.6	27.6	27.6	27:6
Coll	Spina Fie™	Spine Fin [™]	Spine Fin™	Spine Fin [™]	Spine Fin™
Refrigerant R-410A	8/4-LB/OZ	8/5-LB/OZ	11/9-LB/OZ	8/8-LB/OZ	12/9-L8/OZ
Line Stae - (in) O.D. Gas ①	7/8	7/8	7/8	7/8	1-1/8
Line Stae - (in) O.D. Liquid ①	3/8	3/8	3/8	3/8	3/8
Dimensions H x W x D (Grated)	46.4 x 35.1 x 38.7	51 # 35.1 # 38.7	51 x 35.1 x 38.7	51 x 35.1 x 38.7	51 x 35.1 x 38.7
Weight - Shloping	272	282	304	285	312
Weight - Net	235	245	267	248	275
Blart Components	NO	NO	NO	NO	NO
Sound Endicaure	NO	NO	NO	NO	NO
Compressor Sump Heat	NO	NO	NO	NO	NO
Optimal Accessories: And-stort Cycle Time And-stort Cycle Time Exporter Defaults Control A/C Rubber leadator Kit Camie Case Heater Kit Hard Start Kit Scrotl Extreme Condition Mounting Kit Snow LegBase & Cap 4* High Snow - High A Snow - High A Snow - High Snow - High A Snow - High		TAYASCT501A AY25X079 BAYISLT101 BAYCCHT301 BAYCCMT004 BAYCEMT004 BAYLEG5002 BAYLEG5002 BAYLEG5003 BAYSEAD001 TAYREFLN3*	TAYASCT501A AV28X070 BAYISLT101 BAYCOHT301 BAYCOHT301 BAYECOHT004 BAYLEG5002 BAYLEG5003 BAYSEAC001 TAYBEFLN3*	TAYASCT501A AY26K078 BAYISLT101 BAYCCHT301 BAYECMT304 BAYLEG8002 BAYLEG8002 BAYLEG8002 BAYSEAC001 TAYBEF.IN3*	T4VASCT601A AY26X079 BAYI6UT101 BAYI6CHT301 BAYECMT004 BAYLEGS002 BAYLEGS003 BAYEAC001 TXYREFLNY4

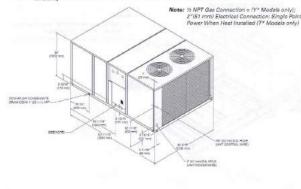
22-1833-1

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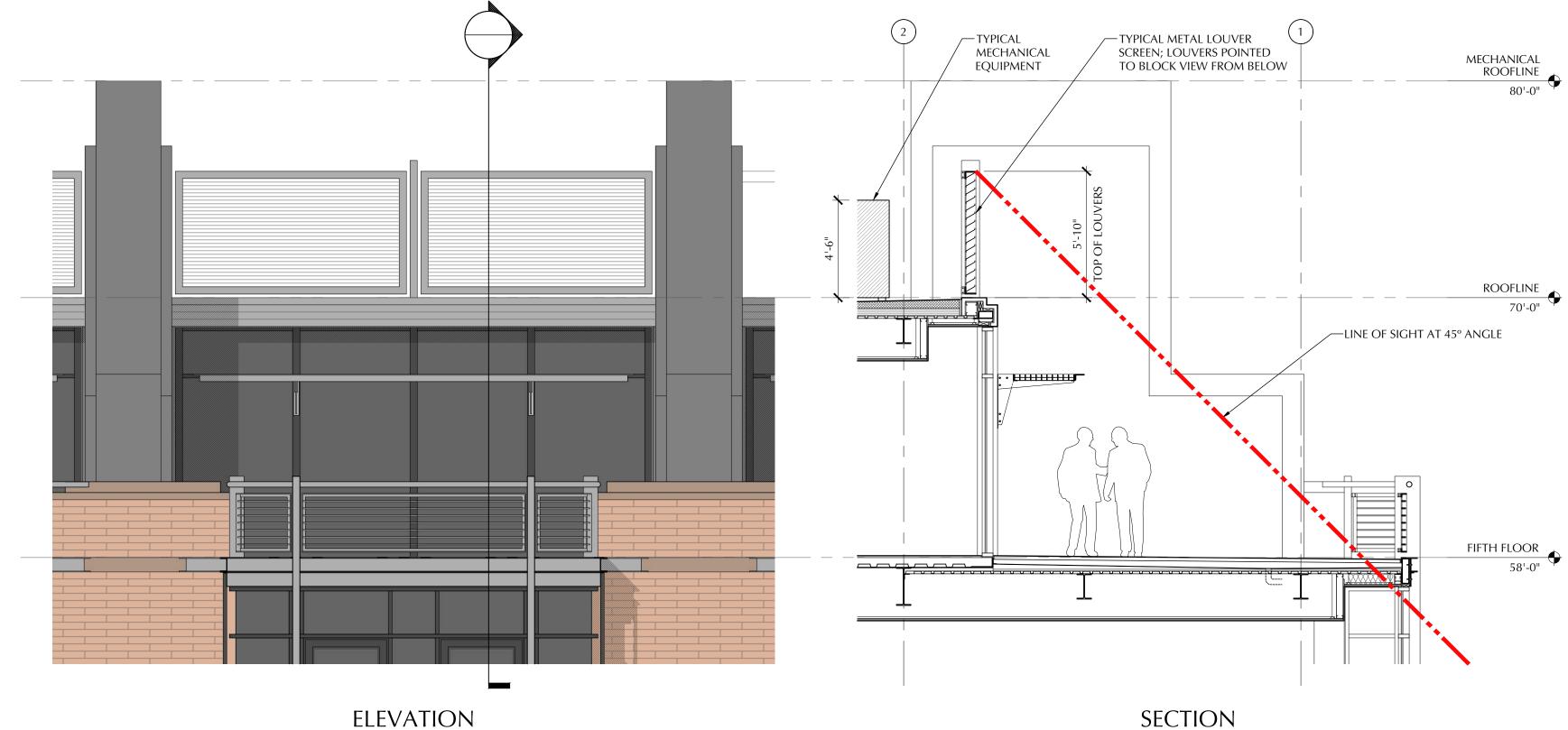
ric models-12% tons



-15-25 tons standard efficiency & 12.5 ton high





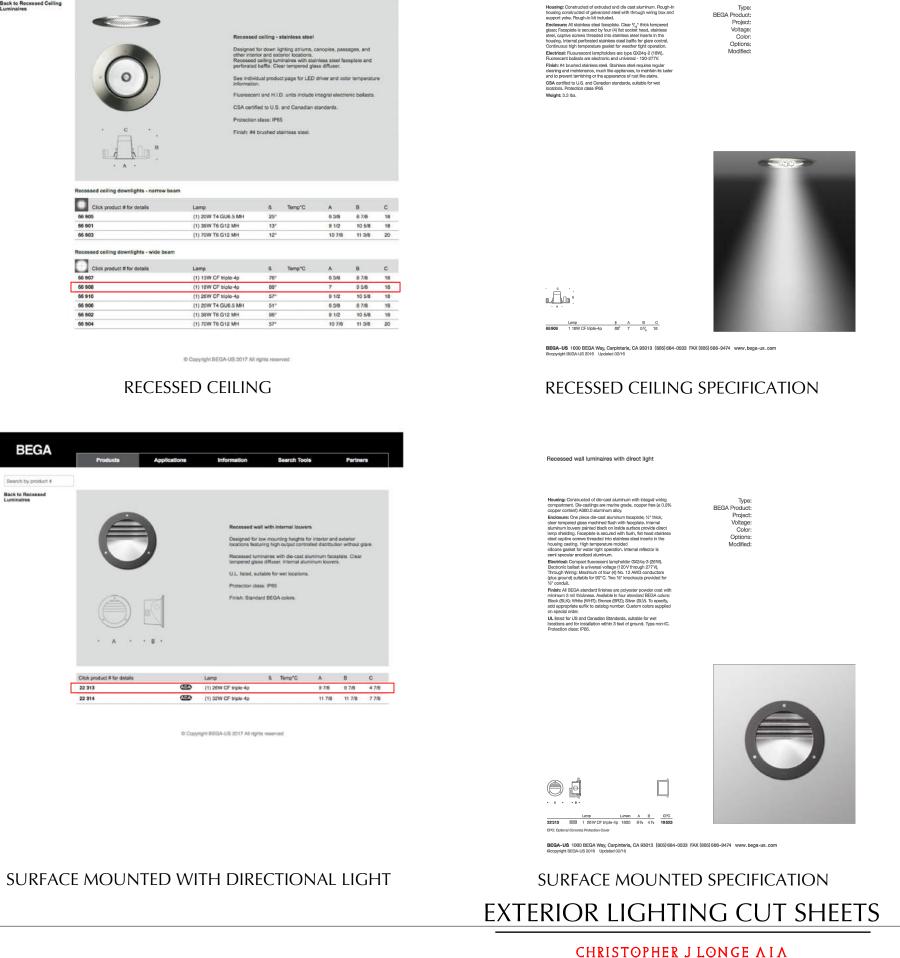


MECHANICAL SCREENING

CHRISTOPHER JLONGE AIA A R C H I T E C T U R E I N T E R I O R S 124 Peabody, Birmingham, Michigan 48009 248.258.6940

SECTION

CHRISTOPHER J LONGE AIA A R C H I T E C T U R E I N T E R I O R S 124 Peabody, Birmingham, Michigan 48009 248.258.6940



BEGA

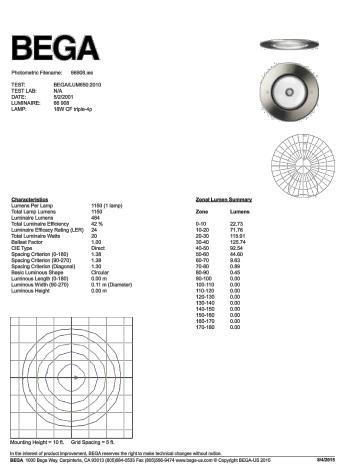
Back to Recessed Ceiling Luminaires

Search Tools

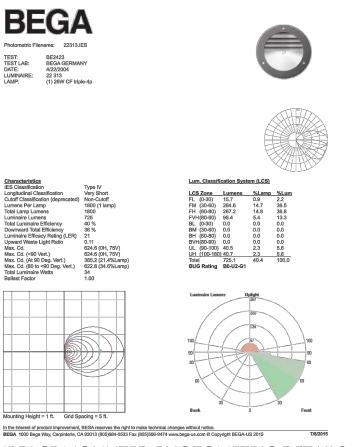
ALDEN DEVELOPMENT GROUP

34965 Woodward Avenue + 215 Peabody Street Birmingham, Michigan 48009

Recessed ceiling luminaires · faceplate STAINLESS STEEL · wide beam



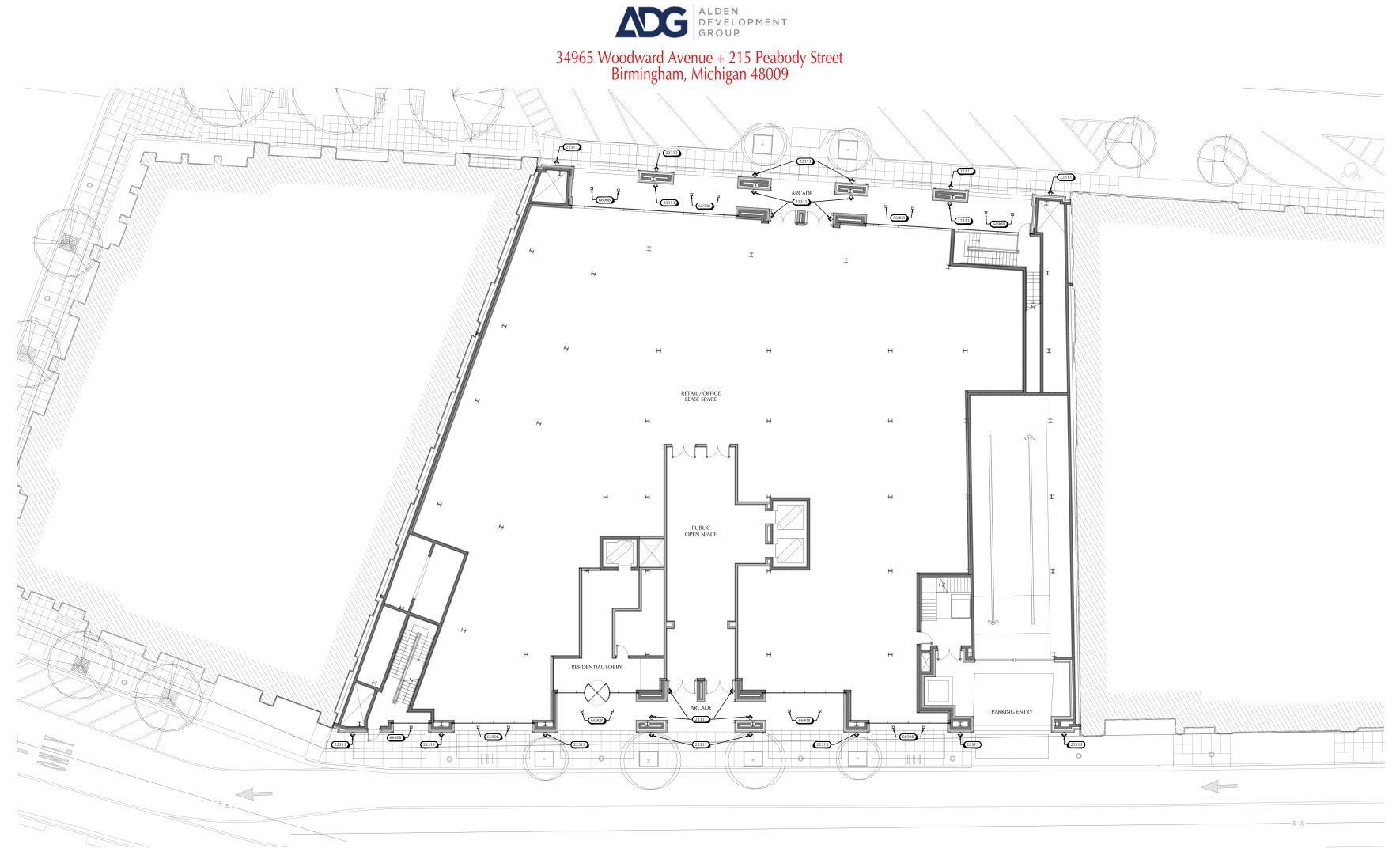
RECESSED CEILING PHOTOMETRIC DETAILS



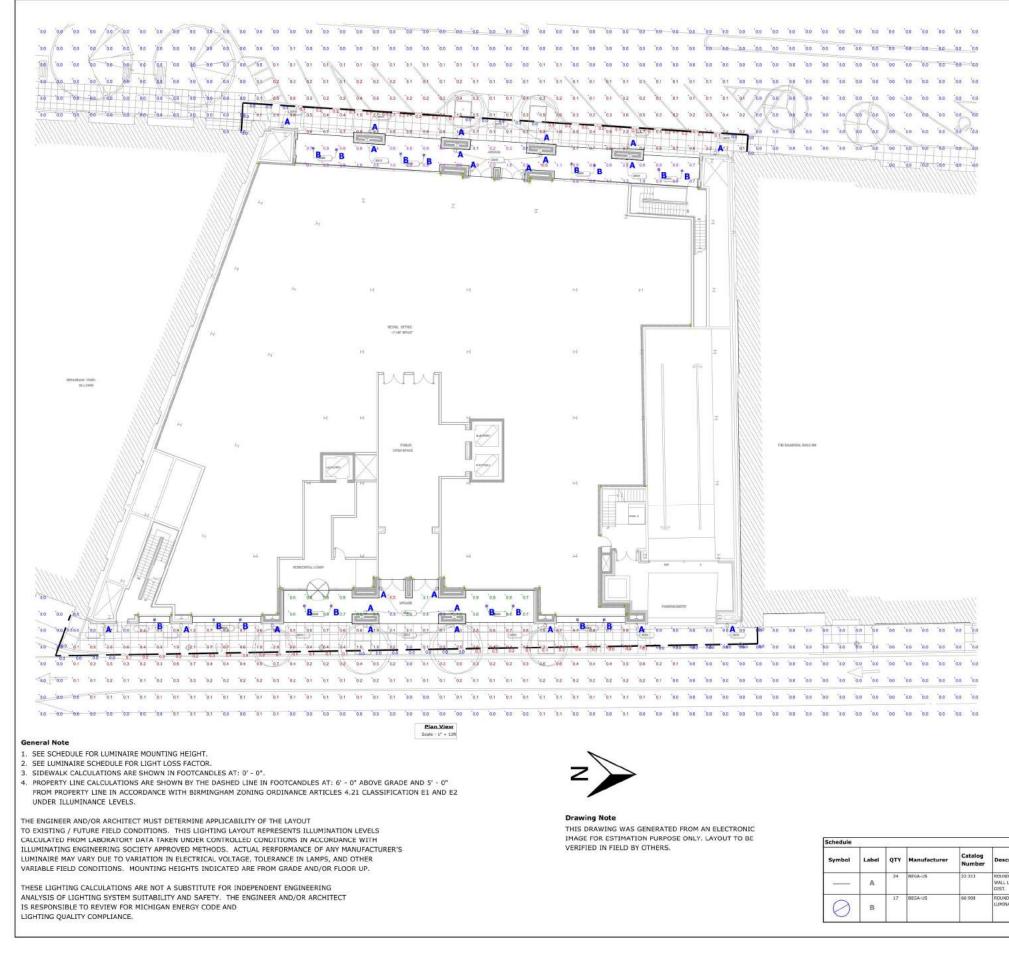
SURFACE MOUNTED PHOTOMETRIC DETAILS



MAIN LEVEL LIGHTING PLAN

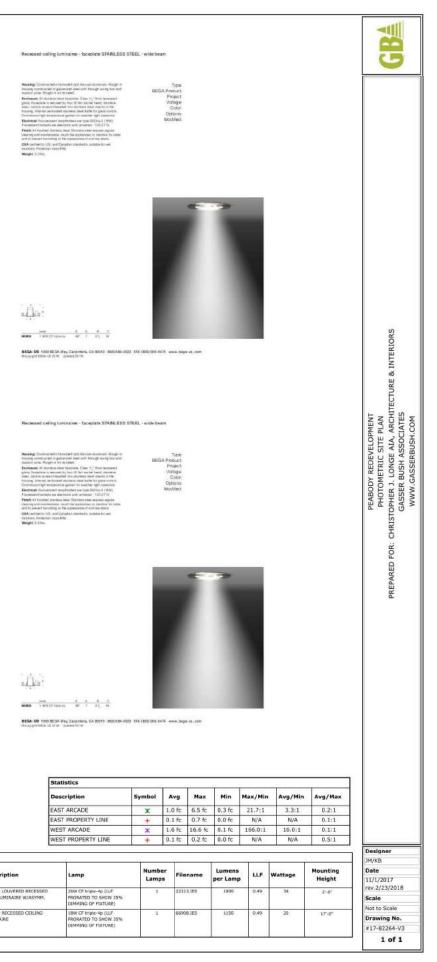






PHOTOMETRIC PLAN

CHRISTOPHER J LONGE AIA A R C H I T E C T U R E I N T E R I O R S 124 Peabody, Birmingham, Michigan 48009 248.258.6940







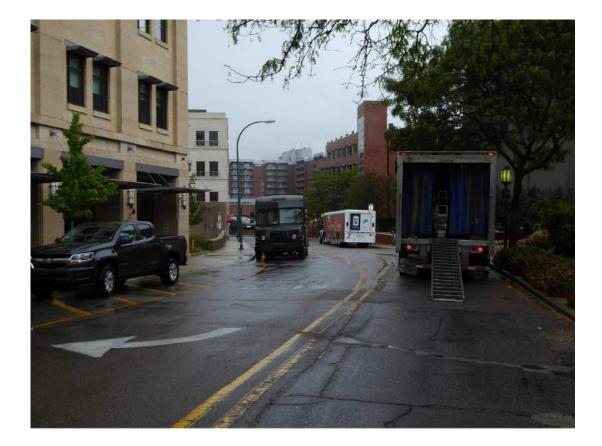






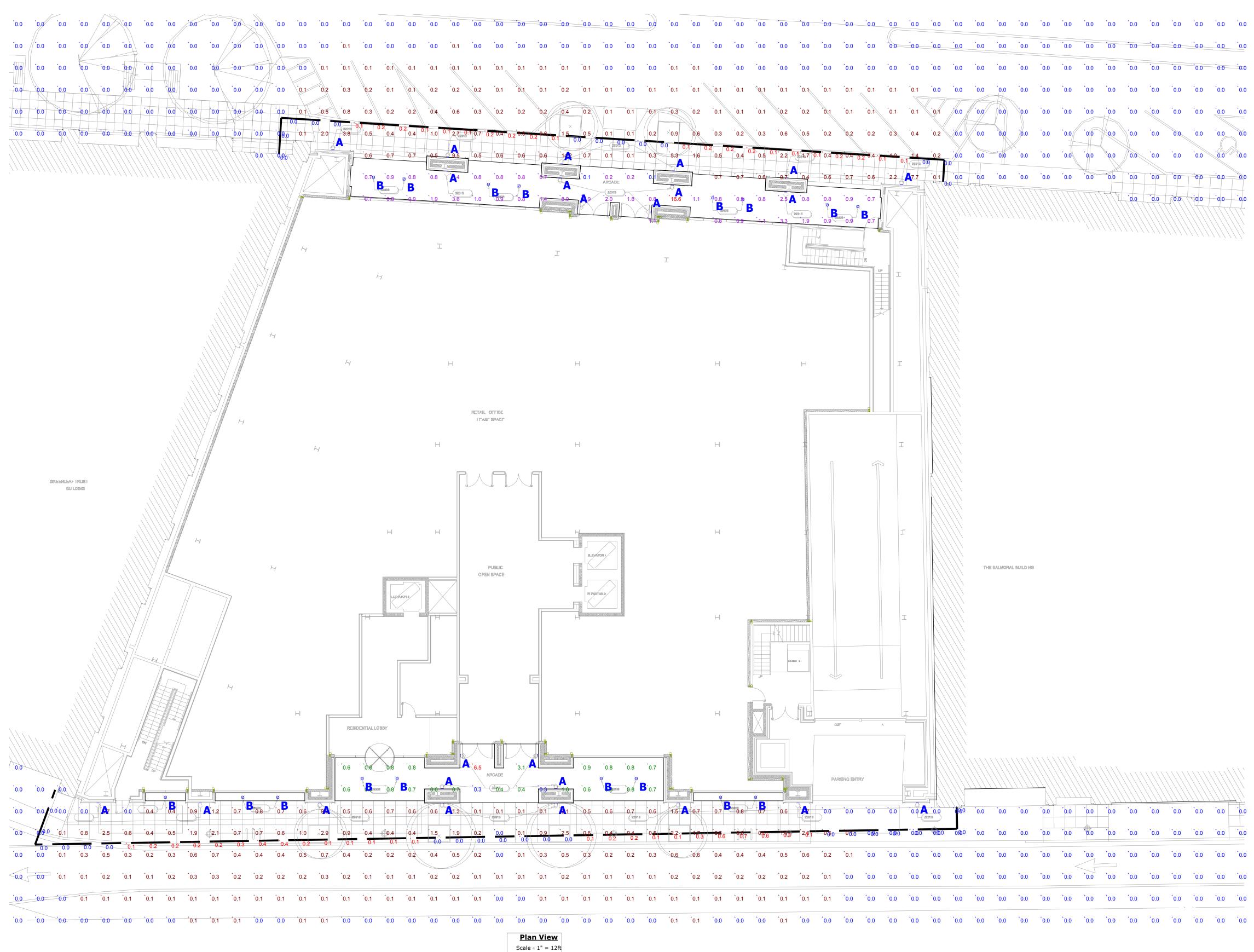
EXISTING LOADING CONDITIONS









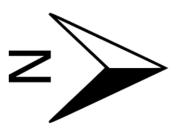


General Note

- 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- 3. SIDEWALK CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' 0".
- 4. PROPERTY LINE CALCULATIONS ARE SHOWN BY THE DASHED LINE IN FOOTCANDLES AT: 6' 0" ABOVE GRADE AND 5' 0" FROM PROPERTY LINE IN ACCORDANCE WITH BIRMINGHAM ZONING ORDINANCE ARTICLES 4.21 CLASSIFICATION E1 AND E2 UNDER ILLUMINANCE LEVELS.

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.



Drawing Note

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Schedule			1					-	-			
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Mounting Height
	Α	24	BEGA-US	22 313	ROUND LOUVERED RECESSED WALL LUMINAIRE W/ASYMM. DIST.	26W CF triple-4p (LLF PRORATED TO SHOW 35% DIMMING OF FIXTURE)	1	22313.IES	1800	0.49	34	2'-0"
\bigcirc	в	17	BEGA-US	66 908	ROUND RECESSED CEILING LUMINAIRE	18W CF triple-4p (LLF PRORATED TO SHOW 35% DIMMING OF FIXTURE)	1	66908.IES	1150	0.49	20	17'-0"

Housing: Constructed of extruded and die cast aluminum. Rough-in housing constructed of galvanized steel with through wiring box and support yoke. Rough-in kit included. Enclosure: All stainless steel taceplate. Clear \mathcal{V}_{in}^{*} thick tempered glass; Faceplate is secured by four (4) fat socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing. Internal perforated stainless steel baffe for glare control. Continuous high temperature gasket for weather tight operation. Electrical: Fluorescent lampholders are type GX24q-2 (18W). Fluorescent ballasts are electronic and universal - 120-277V.

Finish: #4 brushed stainless steel. Stainless steel requires regular

locations. Protection class IP65

Weight: 3.3 lbs.

cleaning and maintenance, much like appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains. CSA certified to U.S. and Canadian standards, suitable for wet

Recessed ceiling luminaires · faceplate STAINLESS STEEL · wide beam





 Lamp
 β
 A
 B
 C

 66 908
 1 18 W CF triple-4p
 88*
 7
 5 %
 18

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com @copyright BEGA-US 20 16 Updated 02/16

Recessed ceiling luminaires \cdot faceplate STAINLESS STEEL \cdot wide beam

Housing: Constructed of extruded and die cast aluminum. Rough-in housing constructed of galvanized steel with through wiring box and support yoke. Rough-in kit included.
 Enclosure: All stainless steel face plate. Clear ?/,a" thick tempered glass; Faceplate is secured by four (4) fat socket head, stainless steel, captive screws threaded into stainless steel inserts in the housing. Internal perforated stainless steel baffe for glare control. Continuous high temperature gasket for weather tight operation.
 Electrical: Fluourescent lamphoiders are type GX24q-2 (18W). Fluorescent ballasts are electronic and universal - 120-277V.
 Finish: #4 brushed stainless steel. Stainless teel requires regular cleaning and maintenance, much like appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.
 CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP66







Lamp β A B C 66 908 1 18W CF triple-4p 88' 7 5% 18

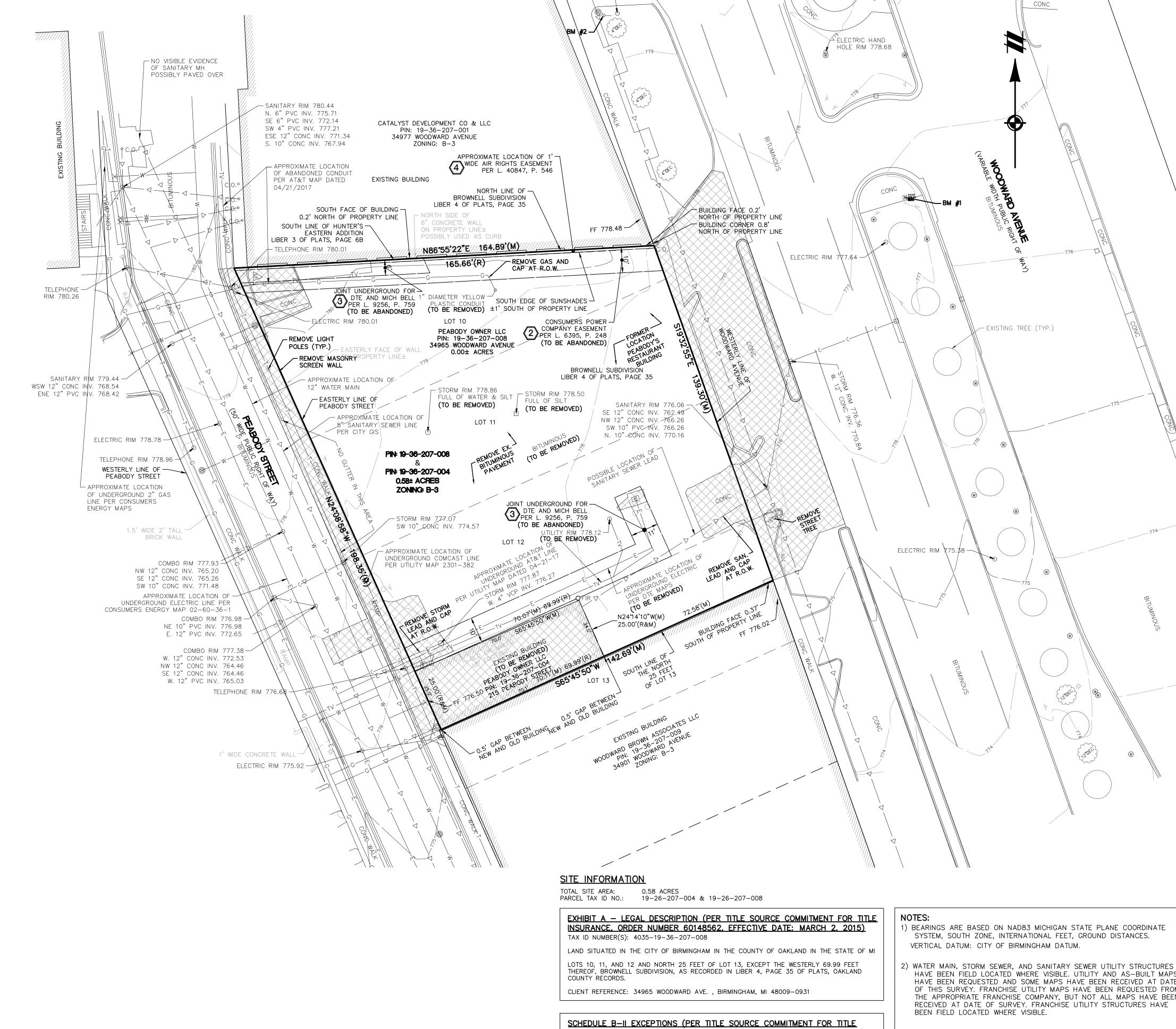
BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 FAX (805)566-9474 www.bega-us.com @copyrght BBGA-US 2016 Updated 02/16

Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max			
EAST ARCADE	ж	1.0 fc	6.5 fc	0.3 fc	21.7:1	3.3:1	0.2:1			
EAST PROPERTY LINE	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A	0.1:1			
WEST ARCADE	ж	1.6 fc	16.6 fc	0.1 fc	166.0:1	16.0:1	0.1:1			
WEST PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A	0.5:1			



PEABODY REDEVELOPMENT PHOTOMETRIC SITE PLAN PREPARED FOR: CHRISTOPHER J. LONGE AIA, ARCHITECTURE & INTERIO GASSER BUSH ASSOCIATES WWW.GASSERBUSH.COM

Designer
JM/KB
Date
11/1/2017
rev.2/23/2018
Scale
Not to Scale
Drawing No.
#17-82264-V3
1 of 1



NOTE: THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.

SITE BENCHMARKS:

BENCHMARK #1: SOUTHWEST BOLT ON LIGHT POLE IN MEDIAN OF WOODWARD AVENUE ACRÖSS FROM NORTH PROPERTY LINE N 3843489.23 E 13434714.37 EL: 778.66 (CITY OF BIRMINGHAM DATUM)

BENCHMARK #2: ARROW ON HYDRANT IN THE NORTHWEST QUAD OF BROWN STREET AND WOODWARD AVENUE

INSURANCE, ORDER NUMBER 60148562, EFFECTIVE DATE: MARCH 2, 2015) 7. EASEMENT GRANTED TO CONSUMERS POWER COMPANY RECORDED NOVEMBER 18, 1974 IN LIBER 6395, PAGE 248.

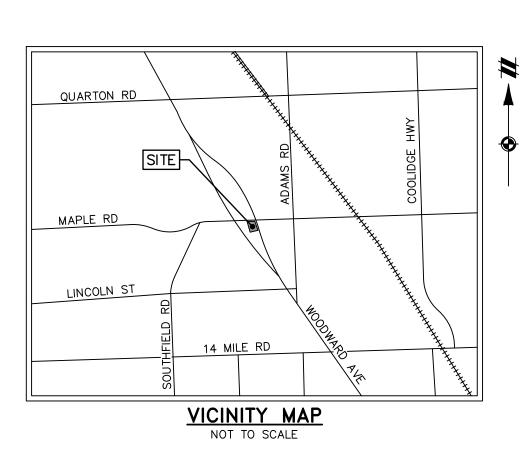
RESPONSE:

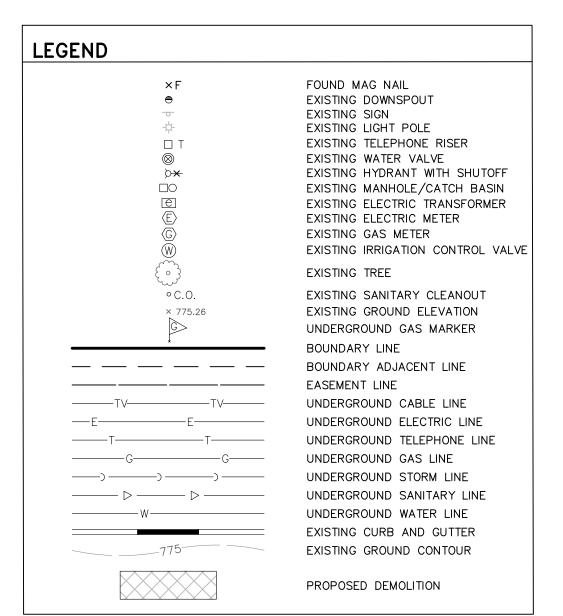
8. TERMS AND CONDITIONS CONTAINED IN RESOLUTION RECORDED JULY 2, 1984 IN LIBER 8715, PAGE 137. RESPONSE:

9. JOINT UNDERGROUND EASEMENT GRANTED TO THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY RECORDED JANUARY 24, 1985 IN LIBER 9256, PAGE 759. RESPONSE:

10. TERMS AND CONDITIONS CONTAINED IN MEMORANDUM OF AGREEMENT RECORDED JANUARY 27, 2009 IN LIBER 40847, PAGE 546. **RESPONSE:**

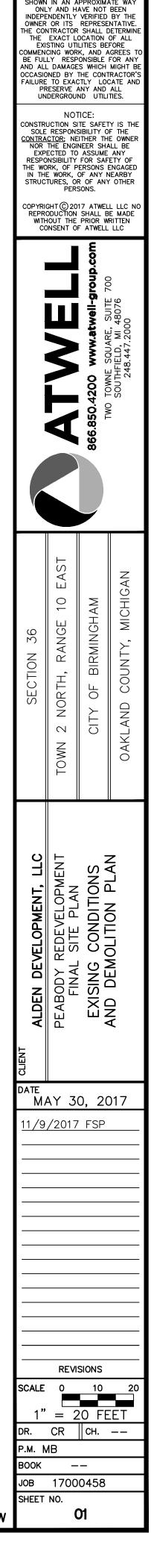
- SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES. VERTICAL DATUM: CITY OF BIRMINGHAM DATUM.
- HAVE BEEN FIELD LOCATED WHERE VISIBLE. UTILITY AND AS-BUILT MAPS HAVE BEEN REQUESTED AND SOME MAPS HAVE BEEN RECEIVED AT DATE OF THIS SURVEY. FRANCHISE UTILITY MAPS HAVE BEEN REQUESTED FROM THE APPROPRIATE FRANCHISE COMPANY, BUT NOT ALL MAPS HAVE BEEN





DEMOLITION NOTES

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLISHING OR RELOCATING ANY SITE FEATURES APPROPRIATE TO FACILITATE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- 2. PRIOR TO REMOVING, RELOCATING, OR PERFORMING ANY WORK ON A UTILITY, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY OWNER.
- 3. ANY MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER.
- 4. COORDINATE WITH UTILITY PLAN REGARDING DEMOLITION OR RELOCATION OF EXISTING UTILITIES.
- 5. COORDINATE WITH GRADING PLAN REGARDING SAWCUT FOR PROPOSED APPROACHES.
- 6. CONTRACTOR SHALL REMOVE THE EXISTING INTERIOR PARKING LOT PAVEMENT AS NECESSARY TO FACILITATE THE ONSITE IMPROVEMENTS AS PROPOSED.
- 7. EXISTING UTILITIES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY PRIOR TO DEMOLITION AND CONSTRUCTION.



81

(now what's below.

Call before you dig

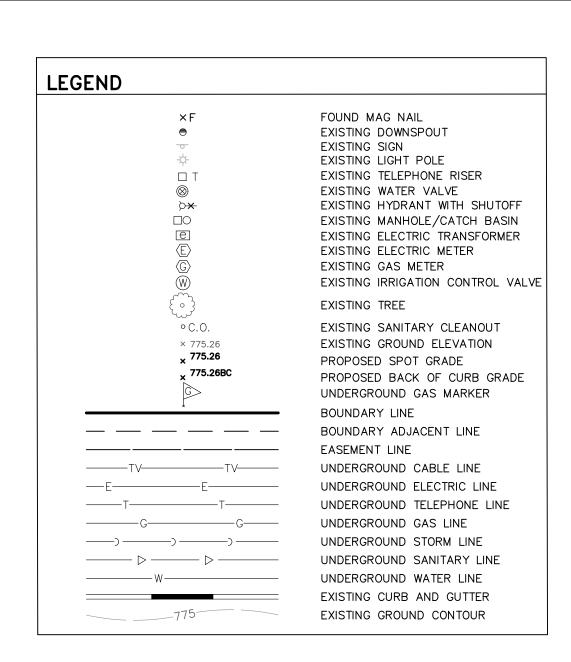
THE LOCATIONS OF EXISTING

UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WA

W20FCJ

FOR REVIEW





GENERAL LAYOUT NOTES

- 1. LINEAR DIMENSIONS MEASURED FROM THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- 2. RADII DIMENSIONS MEASURED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 3. REFER TO THE BUILDING DRAWINGS FOR ADDITIONAL CONSTRUCTION INFORMATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN BUILDING DRAWINGS THESE PLANS PRIOR TO CONSTRUCTION.

GENERAL NOTES

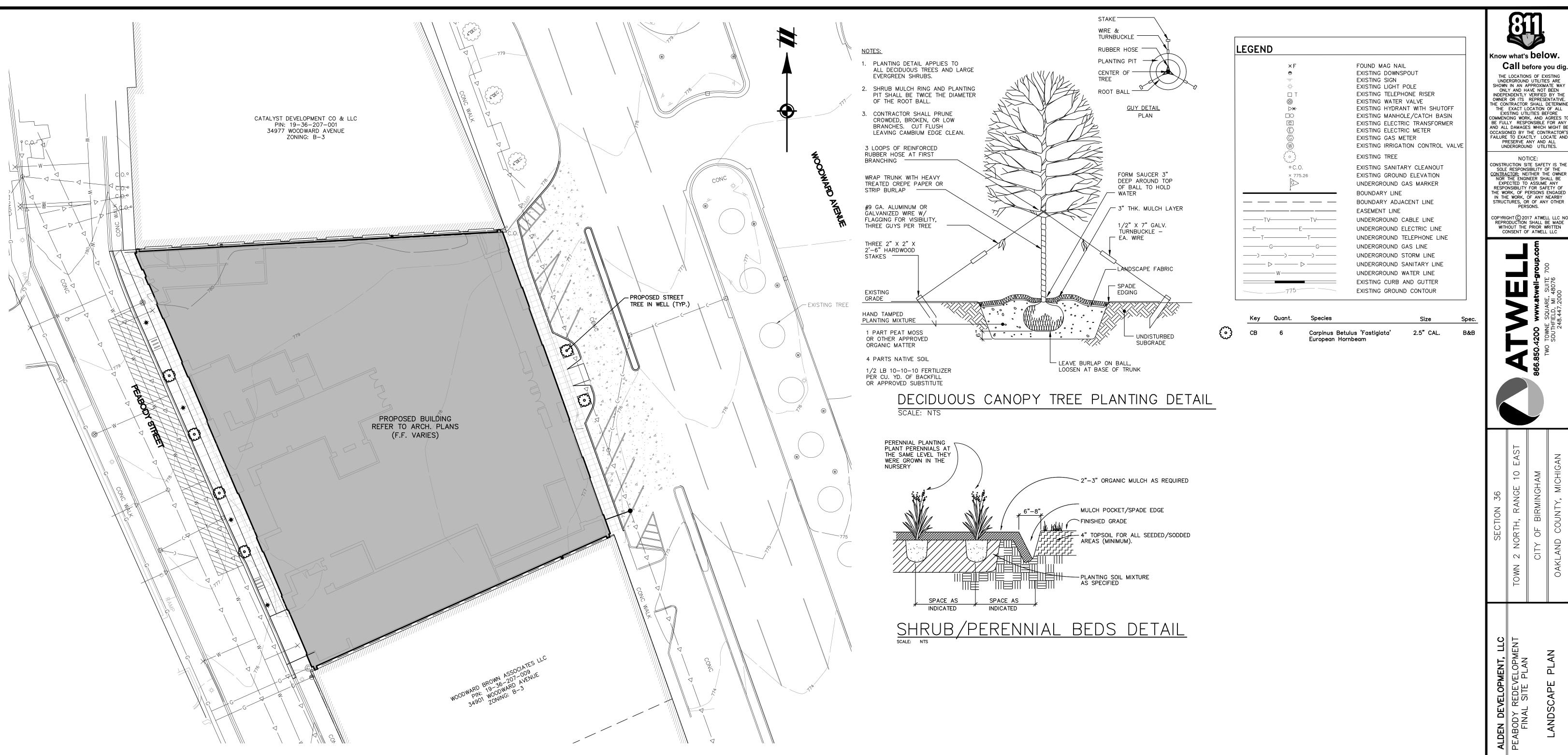
- ALL PROPOSED SPOT GRADES ARE AT EDGE/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. NOTATION IS AS FOLLOWS: "FF" = FINISHED FLOOR, "FG" = FINISHED GRADE, "BC" = BACK OF CURB, "GU" = GUTTER, "M" = MATCH EXISTING, "T/S" = TOP OF CONCRETE SLAB.
- REFER TO THE BUILDING DRAWINGS FOR ADDITIONAL CONSTRUCTION INFORMATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN BUILDING DRAWINGS THESE PLANS PRIOR TO CONSTRUCTION.
- 3. ALL WORKMANSHIP, MATERIALS, AND INSTALLATION OF ROAD PAVEMENT, CURB AND CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.

UTILITY NOTES

- ALL WORKMANSHIP, MATERIALS, AND INSTALLATION OF THE UTILITIES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
- 2. THERE ARE NO HYDRANTS PROPOSED WITH THE PROJECT.
- 3. THERE ARE NO PROPOSED PUBLIC WATER OR SEWER MAINS PROPOSED WITH THE PROJECT.
- 4. UNDERGROUND ELECTRIC ROUTING AND TRANSFORMER LOCATION SHOWN FOR SCHEMATIC PURPOSES ONLY. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY TO DETERMINE ACTUAL ROUTING.
- 5. WATER MAIN LEADS SHALL BE INSTALLED WITH A TYPICAL 5.5' OF COVER.
- FIRE PROTECTION SERVICE LEAD SHALL BE PRESSURE CLASS 350 OR THICKNESS CLASS 50 MINIMUM, WITH POLYETHYLENE WRAP PER ANSI/AWWA. FIRE LINE SHALL BE FLUSHED BY UNDERGROUND UTILITY CONTRACTOR AND FIRE PROTECTION CONTRACTOR FOLLOWING INSTALLATION.
 ALL CONNECTIONS TO EXISTING PUBLIC UTILITIES ARE TO BE IN ACCORDANCE WITH THE CITY STANDARDS AND DETAILS.
- 8. REFER TO THE BUILDING DRAWINGS FOR ADDITIONAL CONSTRUCTION INFORMATION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS BETWEEN BUILDING DRAWINGS THESE PLANS PRIOR TO CONSTRUCTION.

FOR REVIEW

1	B	J.						
Know what's below. Call before you dig. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. NOTICE CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR: NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PRESONS. COPYRIGHT © 2017 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC								
BEG.BEO.4200 WW.atwell-group.com Two TOWNE SQUARE, SUITE 700 248.447.2000								
SECTION 36	TOWN 2 NORTH, RANGE 10 EAST	CITY OF BIRMINGHAM	OAKLAND COUNTY, MICHIGAN					
CLIENT ALDEN DEVELOPMENT, LLC	FINAL SITE PLAN	LAYOUT,	L BLAN					
MAY 30, 2017 11/9/2017 FSP								
SCALE 1" DR. P.M. M BOOK JOB SHEET	0 = 2 CR //B 1700 NO.	sions 10 20 FE сн. 0458	20 ET					



INSTALLATION OF PLANT MATERIALS:

- 1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
- 2. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
- 4. TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
- 5. APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 6 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS, APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

MAINTENANCE & WARRANTY:

- 1. MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS: PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION
- LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
- 2. AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
- TREES, SHRUBS, AND GROUND COVERS: ONE YEAR AFTER FINAL ACCEPTANCE SOD AND SEEDED AREAS: 90 DAYS AFTER FINAL ACCEPTANCE PERRENIALS: 90 DAYS AFTER FINAL ACCEPTANCE
- 4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
- 5. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

3. ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL,

3. A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS:

GENERAL NOTES:

- 1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CO PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STA LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS.
- MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
- 3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
- REPRESENTATIVE PRIOR TO REMOVAL.
- 5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.

- ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
- 10. PLANT MATERIAL LOCATIONS MAY NOT BE REVISED UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- 11. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- MEETING SPECIFICATIONS.

ЛC	DITIO	NS	AND	RE\	/IEW	PRO	POSED	PLA	NTING	S AND	RELA	TED	WORK.	LAND	SCAPE	CON	TRACTO	DR TO) VEF	RIFY .	ALL	UTILI	ITY L	OCATIO	NS ON	1
١٨٨	NG F	LAN	IT LO	DCAT	FIONS	5. IN	CASE	OF	DISCRE	PANCY	' BET'	WEEN	I PLAN	AND	PLANT	LIST	, PLAN	SHA	LL G	OVER	N Q	UAN	TITIES	CONT	ACT	
5.	SIZE	S S	PECI	FIED	IN	THE	PLANT	LIS	Γ ARE	MINIMU	JM SIZ	ZES	TO WHI	CH TH	E PLA	NTS .	ARE TO) BE	INST	ALLE	D.					

2. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS AND

4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S

6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. 8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT

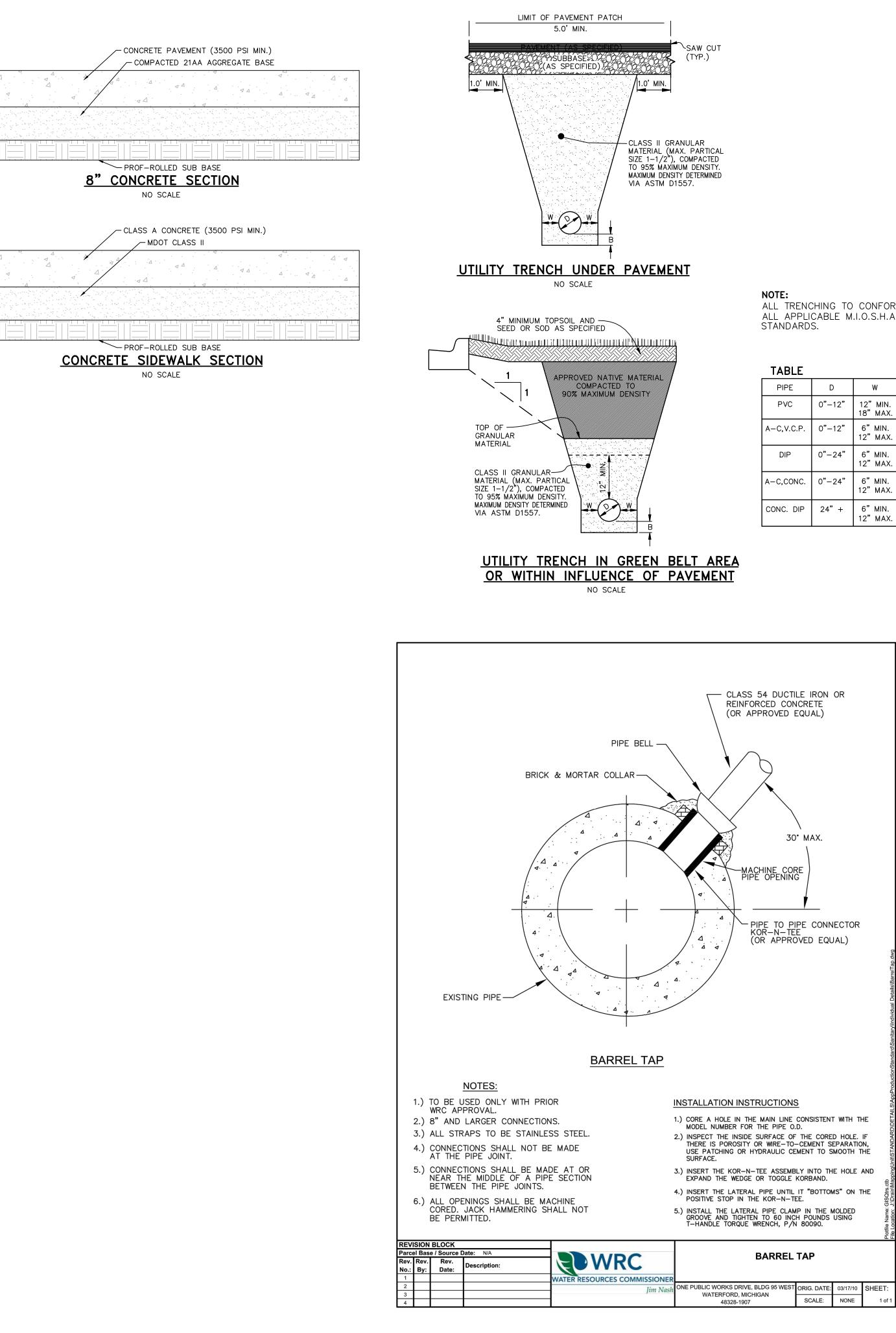
9. ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON

12. OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT

13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS. 14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL, EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS

SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITES. NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR: NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS. COPYRIGHT © 2017 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC								
		866.850.4200 www.atwell-group.cc	SOUTHFIELD, MI 48076 248.447.2000					
SECTION 36	TOWN 2 NORTH, RANGE 10 EAST	CITY OF BIRMINGHAM	OAKLAND COUNTY, MICHIGAN					
CLIENT ALDEN DEVELOPMENT, LLC	PEABODY REDEVELOPMENT FINAL SITE PLAN		LANDSCAPE PLAN					
DATE M/ 11/9 	/2017	0, 20 FSP	20 20					
	1B 	– 0458)3	-					

FOR REVIEW

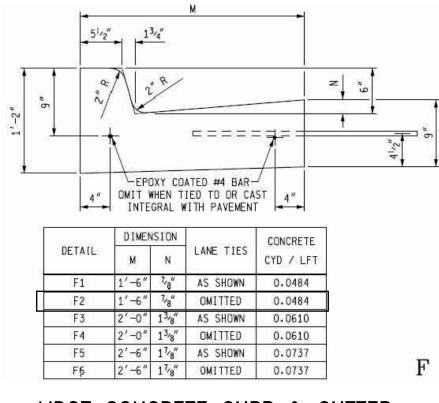




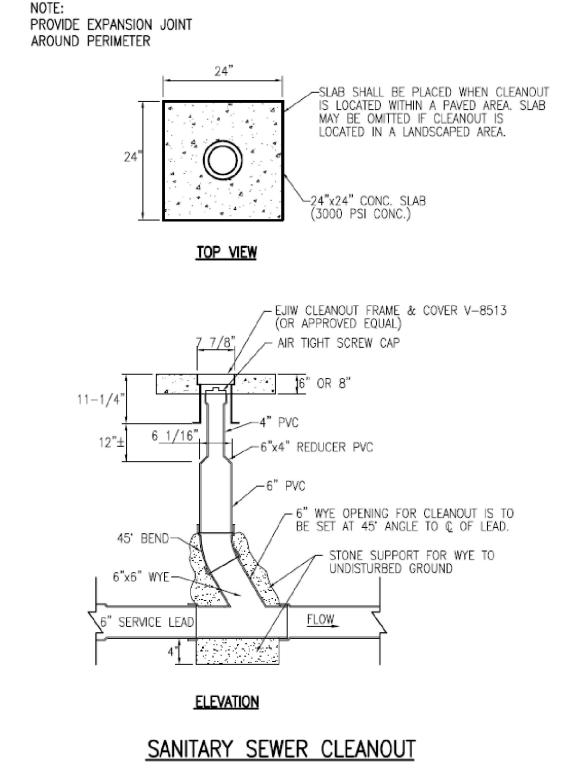
ALL TRENCHING TO CONFORM TO ALL APPLICABLE M.I.O.S.H.A.

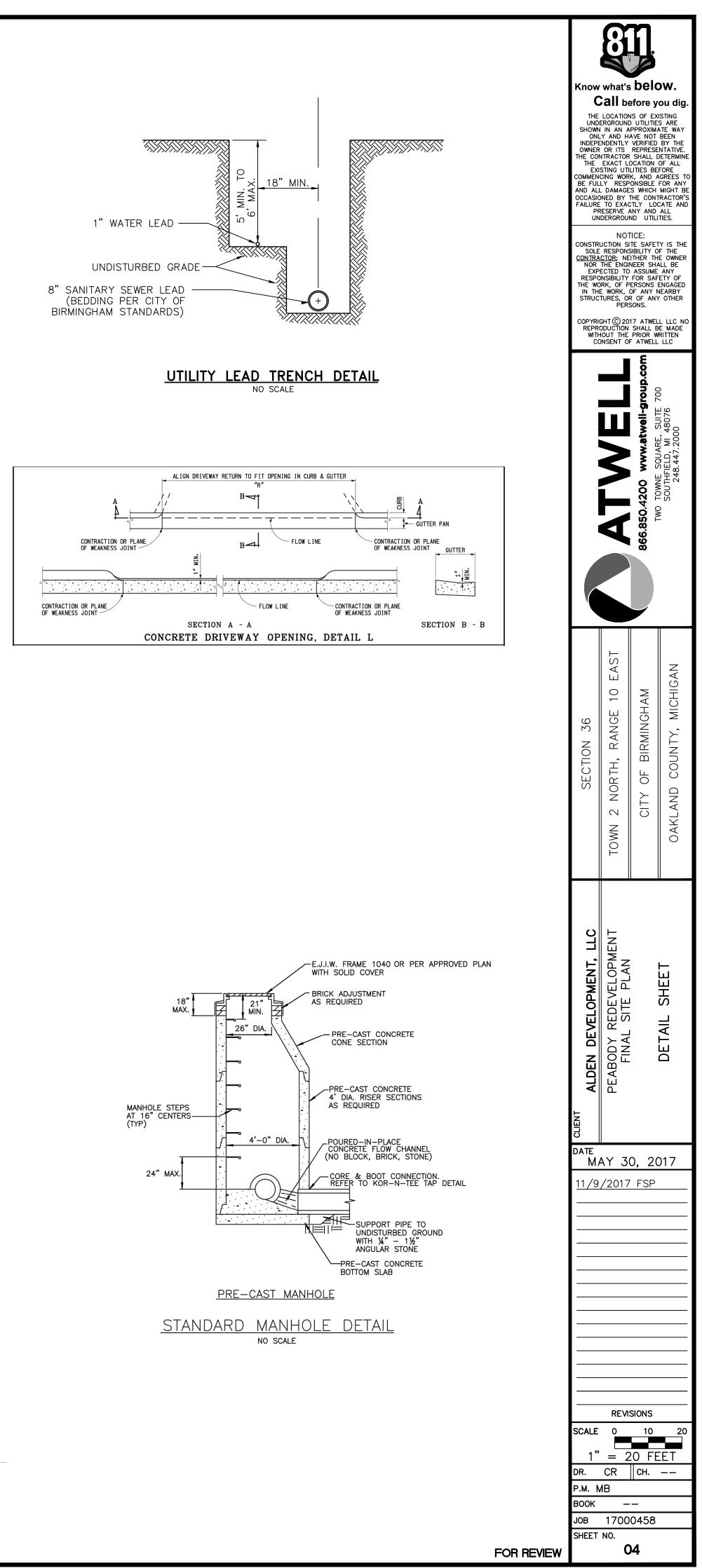
TABLE			
PIPE	D	W	В
PVC	0"-12"	12" MIN. 18" MAX.	4"
A-C,V.C.P.	0"-12"	6" MIN. 12" MAX.	4"
DIP	0"-24"	6" MIN. 12" MAX.	4"
A-C,CONC.	0"-24"	6" MIN. 12" MAX.	4"
CONC. DIP	24"+	6" MIN. 12" MAX.	4"

	BARREL	ТАР		
IMISSIONER				
Jim Nash	ONE PUBLIC WORKS DRIVE, BLDG 95 WEST WATERFORD, MICHIGAN	ORIG. DATE:	03/17/10	SHEET:
		SCALE	NONE	1 of 1



MDOT CONCRETE CURB & GUTTER NO SCALE







BUILD WITH LIGHT. Our comprehensive range of coatings, colors and design solutions allows architects to explore fully the aesthetic and functional possibilities of light — both interior and exterior — while meeting complex energy and performance requirements.

SuperNeutral Series

NATURAL LIGHT AND SOLAR PERFORMANCE IN LOW-E GLASS

Guardian's SuperNeutral Series offers industry leading light-to-solar-gain ratios with a variety of appearance options.

SNX 62/27	SUPERNEUTRAL 68	SNR 43
SNX 51/23	SUPERNEUTRAL 54	

SPECIALTY GLASS, TINTS AND THE #3 SURFACE

In addition to standard clear float glass, SuperNeutral products are available with Guardian's low-iron float glass, along with green, TwilightGreen, CrystalGray and gray for lower reflectance, reduced glare and improved solar control. The SunGuard coatings that can be used on the #3 surface are SN 68, SNX 62/27 and Neutral 78/65. Guardian recommends a tinted or coated outboard lite when these coatings are used on the #3 surface. All other SunGuard coatings are not recommended for use on the #3 surface.

High Performance Series

HIGH PERFORMANCE LOW-E COATED GLASS

SunGuard High Performance Series glass delivers medium to high visible light transmission and moderate reflectivity along with maximum energy savings that meet or exceed energy code requirements. SunGuard IS 20 can be used on the #4 surface of a double-glazed IG unit or the #6 surface of a triple-glazed unit in conjunction with another SunGuard Iow-E coating on the #2 surface to significantly improve U-value.

NEUTRAL 78/65		N	EUTRAL	61	NI
NEUTRAL 40	AG	50	AG	43	SI

NEUTRAL 50 SunGuard IS 20

Solar Control

SOLAR CONTROL REFLECTIVE COATED GLASS

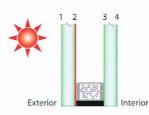
Our SunGuard SILVER 20 is a high-performance, solar-reflective product that specializes in blocking heat and delivering energy efficiency to meet or exceed energy code requirements.

Guardian Select Fabricators

SunGuard products are produced at multiple U.S. locations and are distributed through Guardian's independent network of Select Fabricators. To locate a Select Fabricator, visit www.SunGuardGlass.com.

> To learn more, call us at 1-866-GuardSG (482-7374) or visit us online www.SunGuardGlass.com





INSULATING GLASS DATA

	Outboard - Inboard			nsmitta			eflectan	ice		'alue _{nter}	Dolation	Shading	Solar	Light t Solar
Product	Substrate	Appearance	Visible Light	Ultra- violet	Solar Energy	Visible Light	Visible Light	Solar Energy Out %	Nigh	ittime	Relative Heat Gain	Co	Heat Gain Co- efficient	Gain
C NI-	the L Continue		%	%	%	Out %	ln %	2	Air	Argon		(40.7		(LSG)
a second s	utral Series		1	1010	Surface				0.00	0.01	and the second second		mm a.s./6	
SNX 62/27	UltraWhite - UltraWhite Clear - Clear	Ultra Clear Clear	63 62	7	24 23	11 11	12 12	48 41	0.29	0.24 0.24	65 65	0.31 0.31	0.27	2.36
	Green - Clear	Green	52	3	18	9	12	41 11	0.29	0.24	59	0.31	0.27	2.32
	TwilightGreen - Clear	Dark Green	47	2	16	8	11	8	0.29	0.24	54	0.25	0.23	2.14
	CrystalGray - Clear	Light Gray	44	3	16	8	11	20	0.29	0.24	54	0.25	0.22	1.99
	Gray - Clear	Gray	31	3	12	6	11	- 19	0.29	0.24	45	0.21	0.18	1.71
SNX 51/23	UltraWhite - UltraWhite	Light Blue	52	11	20	14	13	42	0.29	0.24	57	0.27	0.23	2.24
	Clear - Clear	Light Blue	51	11	19	14	14	36	0.29	0.24	57	0.27	0.23	2.19
	Green - Clear	Blue-Green	43	5	15	11	13	11	0.29	0.24	53	0.24	0.22	2.00
	TwilightGreen - Clear	Dark Green	38	3	13	10	13	8	0.29	0.24	49	0.22	0.20	1.93
	CrystalGray - Clear	Light Gray	36	6	14	9	13	18	0.29	0.24	48	0.22	0.20	1.85
	Gray - Clear	Gray	26	5	10	7	13	17	0.29	0.24	41	0.18	0.16	1.57
SN 68	UltraWhite - UltraWhite	Ultra Clear	69	32	36	11	12	39	0.29	0.25	93	0.44	0.39	1.79
	Clear - Clear	Clear	68	30	33	11	12	33	0.29	0.25	90	0.43	0.38	1.80
	Green - Clear	Green	58	15	24	9	12	9	0.29	0.25	72	0.34	0.30	1.91
	TwilightGreen - Clear	Dark Green	51	9	20	8	11	7	0.29	0.25	64	0.30	0.27	1.93
	CrystalGray - Clear	Light Gray	48	17	23	8	11	16	0.29	0.25	71	0.34	0.30	1.64
	Gray - Clear	Gray	34	13	18	6	11	16	0.29	0.25	61	0.28	0.25	1.37
SN 54	UltraWhite - UltraWhite	Ultra Clear	55	17	25	13	18	40	0.29	0.24	69	0.33	0.28	1.93
	Clear - Clear	Clear	54	16	24	13	18	35	0.29	0.24	68	0.32	0.28	1.92
	Green - Clear	Green	46	8	17	11	18	10	0.29	0.24	59	0.27	0.24	1.89
	TwilightGreen - Clear	Dark Green	41	4	15	10	18	8	0.29	0.24	53	0.25	0.22	1.86
	CrystalGray - Clear	Light Gray	38	9	17	9	18	17	0.29	0.24	56	0.26	0.23	1.67
	Gray - Clear	Gray	27	7	13	7	17	16	0.29	0.24	48	0.22	0.19	1.40
SNR 43	UltraWhite - UltraWhite	Light Silver	44	18	20	28	14	50	0.29	0.24	56	0.26	0.23	1.92
	Clear - Clear	Light Silver	43	17	19	28	14	43	0.29	0.24	56	0.26	0.23	1.89
	Green - Clear	Green	37	8	14	21	14	14	0.29	0.24	50	0.23	0.20	1.78
	TwilightGreen - Clear	Dark Green	32	5	12	18	14	11	0.29	0.24	46	0.21	0.19	1.73
	CrystalGray - Clear	Silver Gray	31	9	13	16	14	21	0.29	0.24	47	0.22	0.19	1.59
11:10	Gray - Clear	Silver Gray	22	8	10	10	13	19	0.29	0.24	41	0.19	0.17	1.31
High Perf	ormance Series	Lilter Class		41	12	10	10	01	0.21	0.07	1//	0.01	0.70	1 1 2
leutral 78/65(#3)	UltraWhite - UltraWhite Clear - Clear	Ultra Clear Clear	80 78	41 39	62 55	12 13	12 13	21 19	0.31 0.31	0.27 0.27	166 156	0.81	0.70	1.13 1.18
	UltraWhite - UltraWhite	Ultra Clear	80	41		12								
Neutral 78/65	Clear - Clear	Clear	78	39	62 55	12	12 13	20 18	0.31 0.31	0.27 0.27	156 147	0.76	0.66	1.21
	Clear - Clear	Neutral Pewter	61	28	35	20	15	32	0.30	0.27	96	0.46	0.40	1.52
Neutral 61	Green - Clear	Green	52	13	23	16	15	11	0.30	0.20	71	0.40	0.30	1.74
	Clear - Clear	Neutral Blue	50	31	32	16	11	20	0.33	0.20	95	0.45	0.39	1.27
Neutral 50	Green - Clear	Green	42	14	20	13	10	9	0.33	0.29	69	0.32	0.28	1.50
	Clear - Clear	Neutral Gray	40	27	25	21	12	23	0.33	0.29	78	0.37	0.32	1.25
Neutral 40	Green - Clear	Green	34	13	16	16	12	10	0.33	0.29	59	0.27	0.24	1.40
AG 50	UltraWhite - UltraWhite	Light Silver	51	31	31	27	19	38	0.30	0.25	85	0.40	0.35	1.45
	Clear - Clear	Light Silver	50	30	29	27	19	34	0.30	0.25	82	0.39	0.34	1.48
	Green - Clear	Green	42	13	19	21	18	13	0.30	0.25	62	0.29	0.26	1.66
	CrystalGray - Clear	Silver Gray	35	16	20	16	18	18	0.30	0.25	64	0.30	0.26	1.34
	Gray - Clear	Silver Gray	25	12	16	10	18	16	0.30	0.25	57	0.26	0.23	1.08
AG 43	UltraWhite - UltraWhite	Light Silver	44	28	28	30	15	37	0.30	0.26	79	0.37	0.33	1.34
	Clear - Clear	Light Silver	43	26	26	30	15	33	0.30	0.26	76	0.36	0.31	1.37
	Green - Clear	Green	36	12	16	22	15	14	0.30	0.26	57	0.27	0.24	1.54
	CrystalGray - Clear	Silver Gray	30	14	18	17	14	18	0.30	0.26	60	0.28	0.25	1.23
	Gray - Clear	Silver Gray	21	11	15	11	14	15	0.30	0.26	54	0.25	0.22	0.98
Solar Con	trol													
	Clear - Clear	Silver	18	16	13	32 24	27	28	0.40	0.36	55	0.24	0.22	0.85
Silver 20											48			

The performance values shown are nominal and subject to variations due to manufacturing tolerances.
Guardian performance data are calculated for center-of-glass only (no spacer or framing) in accordance with the LBNL Window 6 program.
Relative Heat Gain, Shading Coefficient, Solar Heat Gain Coefficient and/or LSG may change slightly when using argon gas fill.
Glass may require heat strengthening or tempering to resist potential thermal stresses.
SNR 43, Neutral 61 and IS 20 must be heat-treated.
Guardian program do ado do to for a compression law E repatinge.

• Guardian recommends edge deletion for all commercial low-E coatings.

• A slight shift in visible light reflectance or transmission may be noticed after heat-treatment.

Guardian reserves the right to change product performance characteristics without notice or obligation.



From: Lauren Wood lwood@bhamgov.org

Subject: Re: Peabody Building

- Date: November 1, 2017 at 11:22 AM
 - To: Longe, Christopher cjlonge@cjlongeaia.com
- Cc: Michael Testrake mtestrake@cjlongeaia.com, Laird, Carrie Claird@bhamgov.org

Chris,

We walked the property and I have driven past it numerous times since we met.

DPS suggests 4 trees on Peabody and 2 on Woodward Avenue.

We are not selecting any tree layout option, as we leave that to your expertise and best design for the CBD.

We will however, be happy to review the proposed tree types and locations once you have a final plan.

Please stop by or call me with any questions.

Lauren

Lauren Wood Director of Public Services

City of Birmingham Department of Public Services 851 S. Eton Birmingham, MI 48009 office: 248.530.1702

On Tue, Oct 24, 2017 at 5:59 PM, Lauren Wood www.org> wrote: Sure, I could still be in a meeting, so tell my office I am expecting you!

On Oct 24, 2017 5:12 PM, "Christopher Longe" <<u>cjlonge@cjlongeaia.com</u>> wrote: Works fine. Cu then...maybe a few minutes before?

Thanks.

Christopher J. Longe AIA, Architecture & Interiors

<u>124 Peabody, Birmingham, MI 48009</u> P <u>248.258.6940</u> C <u>248.330.9595</u> cjlonge@cjlongeaia.com

On Oct 24, 2017, at 4:57 PM, Lauren Wood <<u>lwood@bhamgov.org</u>> wrote:

11:30 AM ?

Lauren Wood Director of Public Services

City of Birmingham Department of Public Services 851 S. Eton Birmingham, MI 48009 office: 248.530.1702

On Tue, Oct 24, 2017 at 4:28 PM, Christopher Longe <<u>cjlonge@cjlongeaia.com</u>> wrote: Lauren;

How about sometime tomorrow AM - before noon ?

On Oct 23, 2017, at 10:58 AM, Lauren Wood < Lwood@bhamgov.org > wrote:

Hi Chris,

LW

Sure, if you have a plan swing over to DPS.

We have not seen anything on this.

Let me know when and I will have our arborist here, too.

Lauren

Lauren Wood Director of Public Services

City of Birmingham Department of Public Services <u>851 S. Eton</u> Birmingham, MI 48009 office: 248.530.1702

On Sat, Oct 21, 2017 at 11:04 AM, Christopher Longe <<u>cjlonge@cjlongeaia.com</u>> wrote: Lauren;

We are about to submit for final site plan approval for the building that will be replacing the now vacant Peabody restaurant site.

Jana's review says we need 9 trees...there is not enough area to actually plant the required trees.

We discussed with both Paul and Jana - the conclusion was that we were to speak with you/arborists...and determine what is reasonable.

So.

Let me know when u have a few minutes and I can jump over to show and tell.

Thanks.



333 E. Second St. • Rochester, MI 48307 (248) 651-7242 • Fax (248) 651-5174 www.frankrewold.com

October 23, 2017

Christopher J. Longe AIA, Architecture & Interiors 124 Peabody Birmingham, Michigan 48009 Attention: Christopher J. Longe AIA

RE: PEABODY PROJECT: Noise, Vibration & Dust Control Measures Frank Rewold and Son Project No. 10587

Dear Mr. Longe:

As construction nears for the Peabody project we would like to share our potential plan(s) to mitigate / limit construction noise, vibration and dust. As everyone is aware, construction activities will produce noise, dust and vibration. The project team will control and minimize the impact of these activities. Listed below are potential methods that could be utilized on the project:

- Communication: provide constant updates of upcoming activities (updates could be distributed)
- Pre-Inspection: 3rd party inspection/documentation of existing adjacent structures
- Continuous Inspection: 3rd party vibration monitoring of adjacent buildings for movement
- Utilize electric tower crane and other specialized equipment designed to limit noise/vibration
- Street sweeping/cleaning
- ♦ Offsite parking for trade contractors to limit noise and congestion
- Temporary barriers for safety and to control noise and dust
- Clean and safe site including water for dust control
- Full time supervision to monitor and control the conditions within the project site

These methods are not new to us and are standard on our projects. When we are working on tight site projects where vibration, dust and noise are a concern, we pre-plan for them before they become an issue. We will communicate and identify potential issues and propose solutions. This means, our team will identify and communicate potential issues prior to operations commencing and prior to them becoming a problem for the project team, city and adjacent neighbors. These measures listed above along with pre-planning and communication will mitigate noise, dust and vibration issues on the Peabody project. Again, this is a list of potential measures and these will be further evaluated as the project develops/progresses. If you have any additional questions, please feel free to contact the undersigned.

Sincerely,

lofon

Frank Rewold and Son Inc Kyle Jobin

Cc: Bill Korte Cc: Frank Rewold



MEMORANDUM

Planning Division

DATE: February	22,	2018
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TO: Planning Board Members

FROM: Matthew Baka, Senior Planner

SUBJECT: 670 S. Old Woodward – Final Site Plan Review

Executive Summary

The subject location is a 17,250 sq. ft. parcel with an existing one story commercial building. The property is located on the west side of S. Old Woodward between George St. and E. Frank in the Downtown Overlay District. At this time, the applicant is proposing to add 24 sq. ft. to the building to allow for the installation of a new main entrance. The proposed addition would be located in the northeast corner of the building. The applicant is proposing to expand the door opening in order to have sufficient space to move a car into the building that will be visible from the front of the building. It should be noted that an auto showroom is not a permitted use in this zone district. Therefore, a use variance would be required if the applicant intends to display vehicles that are for sale. Accordingly, **the applicant must clarify if this automobile is intended for display purposes or if it will be for sale as is typical in an auto showroom.**

1.0 Land Use and Zoning

- 1.1 <u>Existing Land Use</u> The existing land use is office/retail. Land uses surrounding the site include a commercial to the north, residential to the west, retail/commercial to the east and retail/commercial to the south of the site.
- 1.2 <u>Existing Zoning</u> This property is zoned B2B, General Business; a majority of the surrounding uses appear to conform to the permitted uses of each Zoning District.
- 1.3 <u>2016 Regulating Plan</u> The subject site is located within the Downtown Birmingham DB 2016 Overlay District.
- 1.4 <u>Summary of Land Use and Zoning</u> The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Commercial	Commercial	Office / Commercial	Residential
Existing Zoning District	B2B, General Business	B2B, General Business	B-3, Office- Residential	R-3 Single Family Residential
Existing Overlay Zoning	D-2, Downtown two or three stories	D-2, Downtown two or three stories	D-5, Downtown Five Stories	N/A

2.0 Setback and Height Requirements

The project meets all of the required bulk, height, area and placement regulations. No changes are proposed to the height of the existing building at this time and is currently conforming to the B2B zoning standards.

4.0 Screening and Landscaping

- 4.1 <u>Screening of Ground-mounted Mechanical Equipment</u> No changes are proposed at this time.
- 4.2 <u>Parking Facility Screening</u> -No changes are proposed at this time.
- 4.3 <u>Dumpster Screening</u> No changes are proposed to the existing dumpster enclosure.
- 4.4 Landscaping No changes proposed
- 4.5 <u>Streetscape</u> No changes are proposed to the streetscape. The existing streetscape is scheduled to be reconstructed in 2022.

5.0 Parking, Loading, Access, and Circulation

- 5.1 <u>Parking</u> No changes are proposed at this time.
- 5.2 <u>Loading</u> No changes are proposed.
- 5.3 <u>Vehicular Access & Circulation</u> No changes are proposed.
- 5.4 <u>Pedestrian Access & Circulation</u> No changes proposed

6.0 Lighting

No new lighting proposed

7.0 Departmental Reports

- 7.1 <u>Engineering Division</u> The Engineering Division has no concerns.
- 7.2 <u>Department of Public Services</u> The Department of Public Services has no concerns with the proposed addition.
- 7.3 <u>Fire Department</u> The fire department has no concerns with the small addition, as submitted.
 - The indoor display of a vehicle will need to comply with IFC section 314.4.
 - Relocation of the Knox Box from the entry corridor for clearance of moving vehicles in-and-out of the entry way, or even clearance for the door swing is permitted. The Knox Box must remain on the street side (address side) of the building. Relocation of the Knox Box for aesthetic reasons is not an option.
- 7.4 <u>Police Department</u> The Police Department has no concerns with the proposed addition.
- 7.5 <u>Building Department</u> The Building Department has provided the following comments:
 - The left panel of the proposed door swings over the property line and the City sidewalk in violation of the Section 3202.2 of the Building Code.
 - The plans indicate that the existing Knox box will be relocated. The Fire Marshal approved the current location and must be consulted on the possibility of its relocation.

8.0 Design Review

The applicant is proposing to a new door and transom window in the approximate location of the existing door. The new entrance is proposed to be a double door with a 9' x 8' combined opening. The hardware is proposed to be white to match the existing hardware and trim on the building.

In accordance with the requirements of the Downtown Birmingham Overlay District, all glass must be clear with VLT% of .80 or higher. Thus, **the applicant will be required to provide the VLT% of the new door to verify compliance with this requirement.**

9.0 Approval Criteria

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

- 1. The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- 2. The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- 3. The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- 4. The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- 5. The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- 6. The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

10.0 Recommendation

Based on our review of the plans submitted, the Planning Division finds that the proposed design meets the approval criteria set out in Article 07, section 7.27(B) of the Zoning Ordinance, provided the following conditions are met:

- 1. The applicant will be required to provide the VLT% of the new door to verify compliance with this requirement;
- 2. The applicant must clarify if this automobile is intended for display purposes or if it will be for sale as is typical in an auto showroom; and
- 3. Address the concerns of City Departments.

11.0 Sample Motion Language

Motion to APPROVE the Final Site Plan and Design Review for 670 S. Old Woodward with the following conditions as the proposed site plan meets the approval criteria set out in Article 7, section 7.27(B) of the Zoning Ordinance:

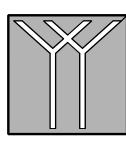
- 1. The applicant will be required to provide the VLT% of the new door to verify compliance with this requirement;
- 2. The applicant must clarify if this automobile is intended for display purposes or if it will be for sale as is typical in an auto showroom; and
- 3. Address the concerns of City Departments.

OR

Motion to POSTPONE the Final Site Plan and Design Review for 670 S. Old Woodward.

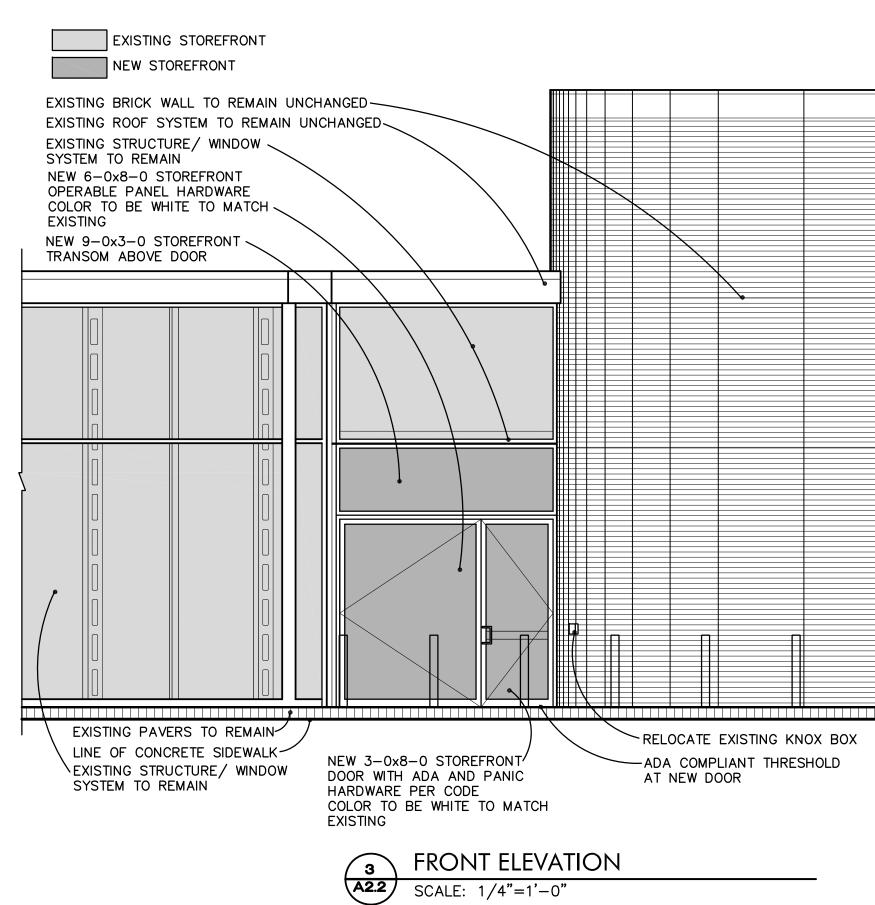
OR

Motion to DENY the Final Site Plan and Design Review for 670 S. Old Woodward.



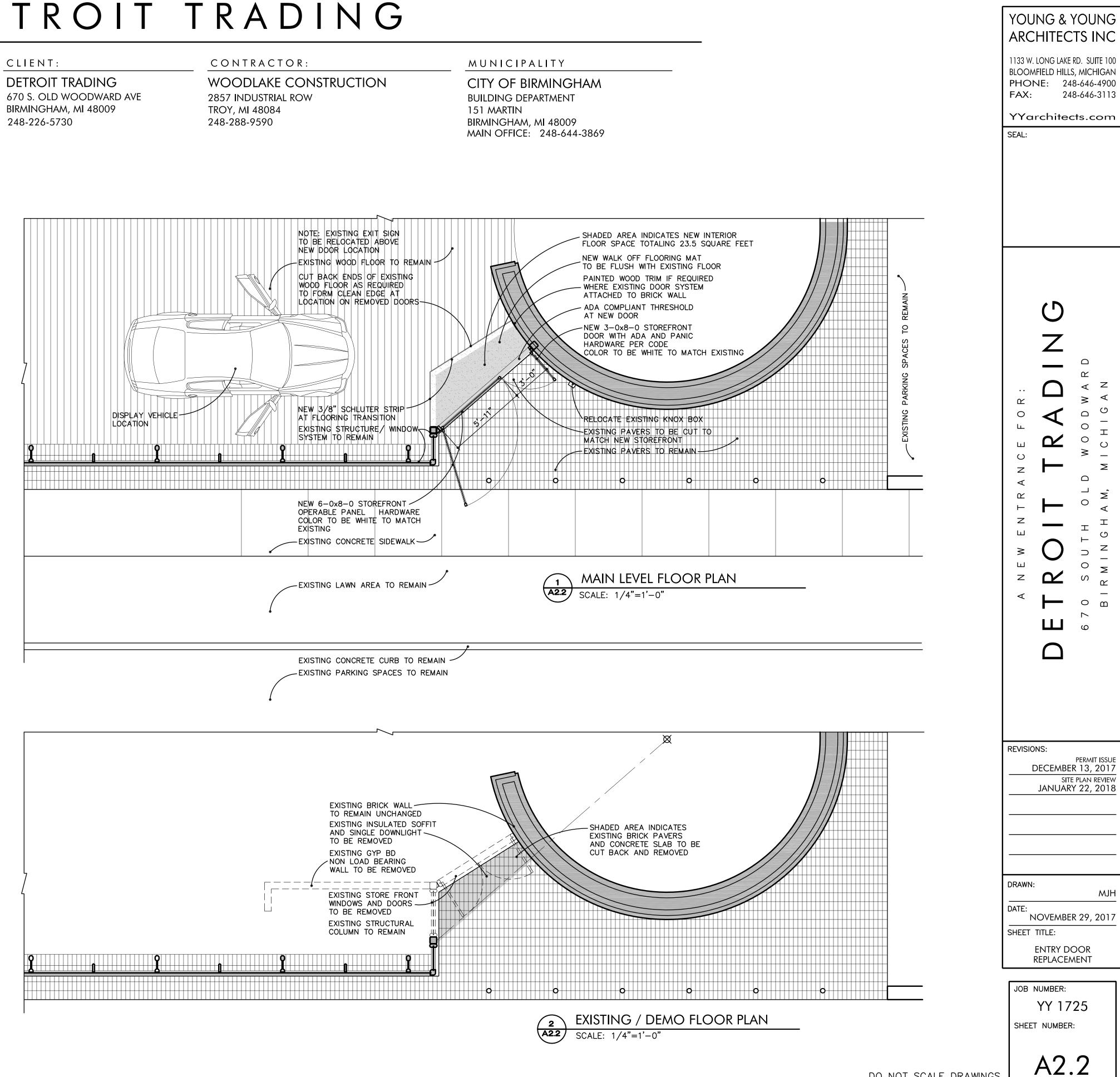
ARCHITECT

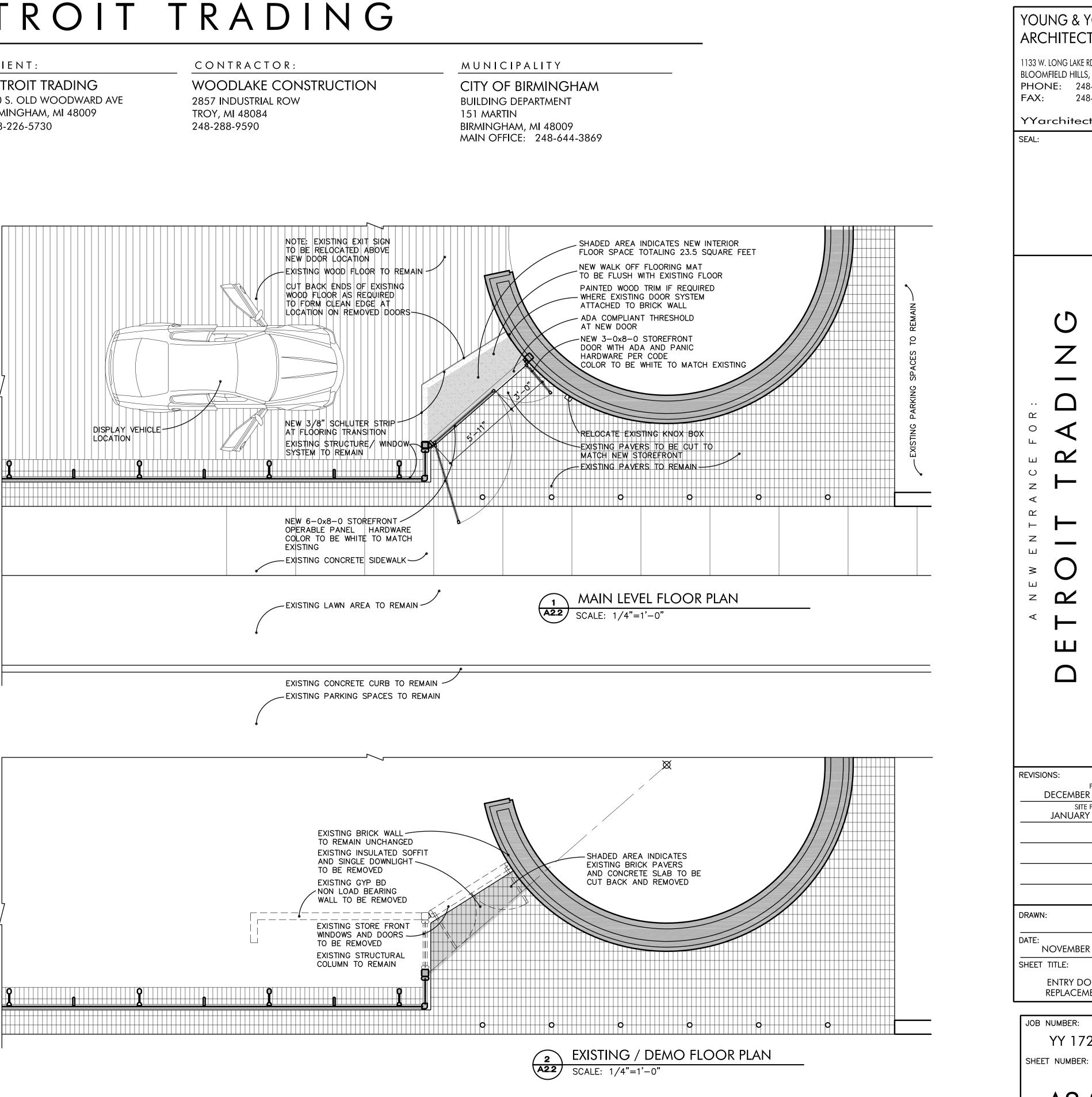
YOUNG & YOUNG ARCHITECTS 1133 West Long Lake Road BLOOMFIELD HILLS, MI 48302 MAIN OFFICE: 248-646-4900

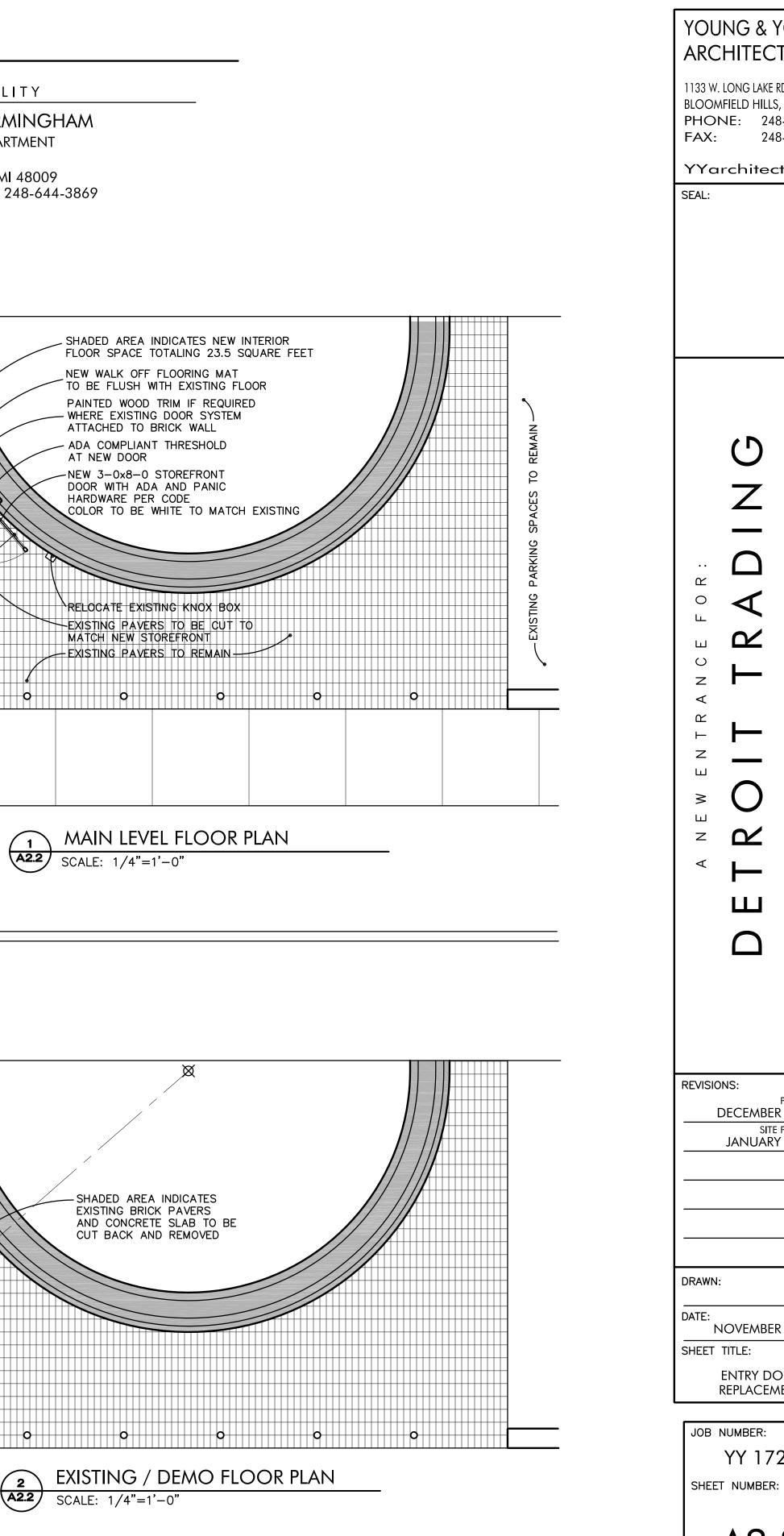


DETROIT TRADING

670 S. OLD WOODWARD AVE BIRMINGHAM, MI 48009 248-226-5730







DO NOT SCALE DRAWINGS © 2018 YOUNG & YOUNG ARCHITECTS, INC.

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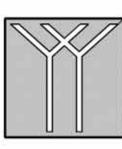
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NEW STOREFRONT	
EXISTING BRICK WALL TO REMAIN U EXISTING ROOF SYSTEM TO REMAIN EXISTING STRUCTURE/ WINDOW SYSTEM TO REMAIN NEW 6-0x8-0 STOREFRONT OPERABLE PANEL HARDWARE COLOR TO BE WHITE TO MATCH	
EXISTING NEW 9-0x3-0 STOREFRONT TRANSOM ABOVE DOOR	
EXISTING PAVERS TO REMAIN	RELOCATE EXISTING KNOX BO
LINE OF CONCRETE SIDEWALK EXISTING STRUCTURE/ WINDOW SYSTEM TO REMAIN	NEW 3-048-0 STOREEDONT
	3 FRONT ELEVATION
	A2.2 SCALE: 1/4"=1'-0"

EXISTING STOREFRONT



ARCHITECT: YOUNG & YOUNG ARCHITECTS

BLOOMFIELD HILLS, MI 48302

MAIN OFFICE: 248-646-4900

DETROIT TRADING

1133 WEST LONG LAKE ROAD

CLIENT:

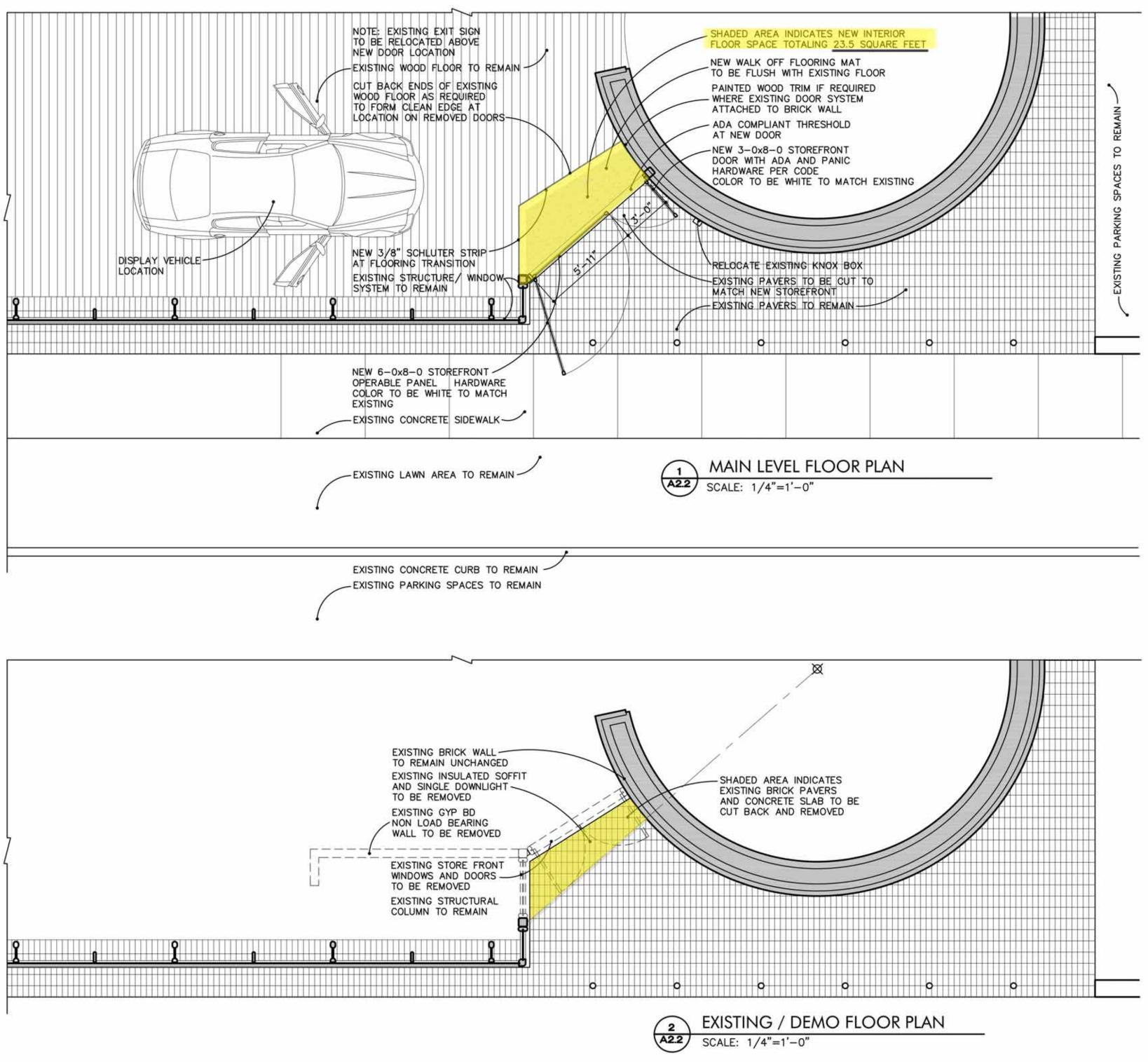
DETROIT TRADING 670 S. OLD WOODWARD AVE BIRMINGHAM, MI 48009 248-226-5730

CONTRACTOR:

WOODLAKE CONSTRUCTION 2857 INDUSTRIAL ROW TROY, MI 48084 248-288-9590

MUNICIPALITY

CITY OF BIRMINGHAM BUILDING DEPARTMENT 151 MARTIN BIRMINGHAM, MI 48009 MAIN OFFICE: 248-644-3869

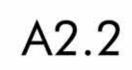


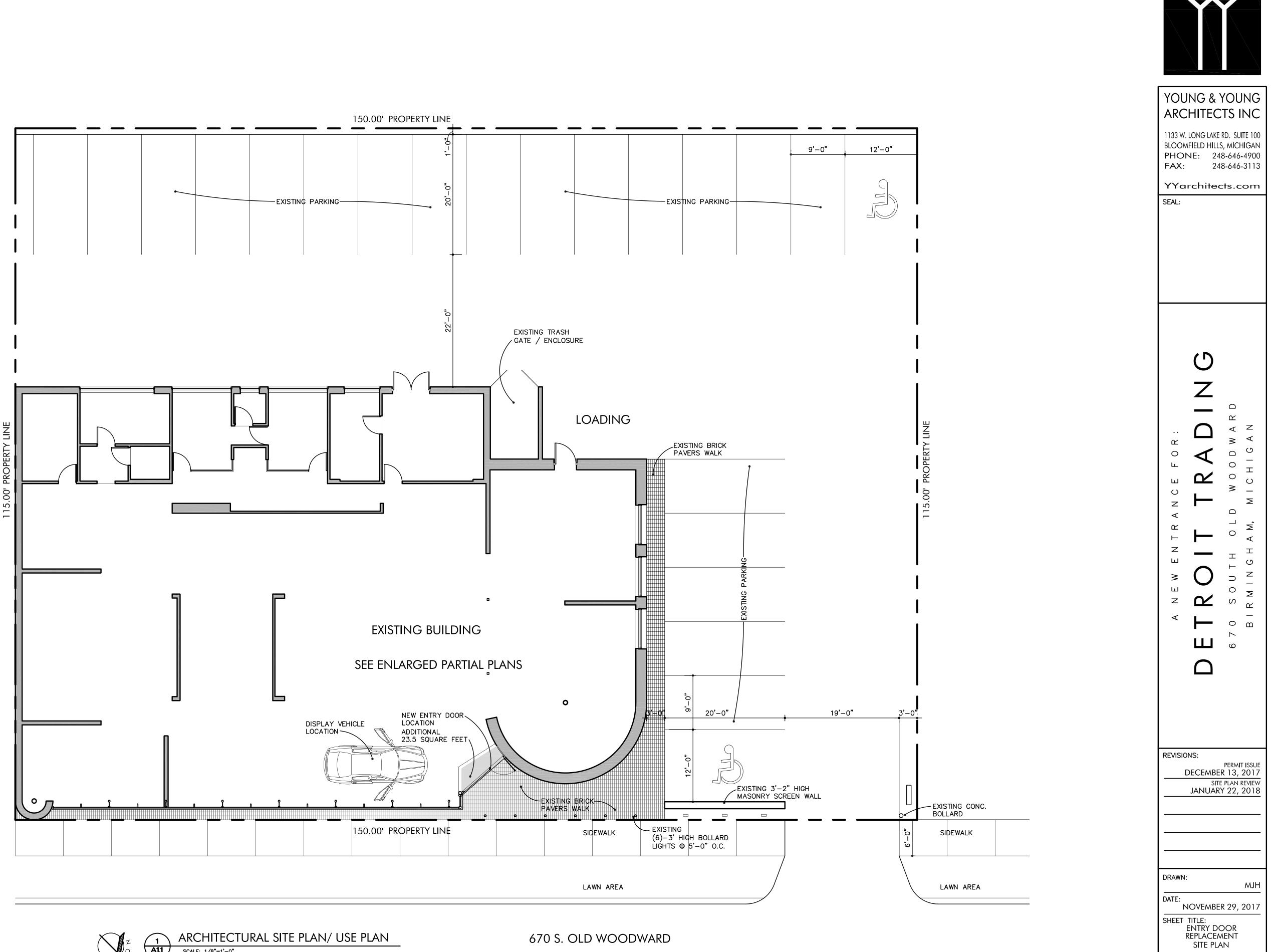


YOUNG & YOUNG ARCHITECTS INC 1133 W. LONG LAKE RD. SUITE 100 BLOOMFIELD HILLS, MICHIGAN PHONE: 248-646-4900 FAX: 248-646-3113 YYarchitects.com SEAL: C Ζ PC PC Z \triangleleft ≥ ∢ R S 0 0 _ 0 L Т 0 R C ш ≥ _ C Σ Z Σ R 0 \vdash \triangleleft т Т ш 0 1 Z ≥ ---ш 0 Σ z \sim S Ъ - \triangleleft ОВ P ш 6 \Box **REVISIONS:** PERMIT ISSUE DECEMBER 13, 2017 SITE PLAN REVIEW JANUARY 22, 2018 DRAWN: MJH DATE:

NOVEMBER 29, 2017 SHEET TITLE: ENTRY DOOR REPLACEMENT

JOB NUMBER: YY 1725 SHEET NUMBER:









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

JOB NUMBER: YY 1725

SHEET NUMBER:

A1.1

1 City	of Birmingham	MEMORANDUM
		Planning Department
DATE:	February 14 th , 2018	
то:	Jana Ecker, Planning Director	
FROM:	Nicholas Dupuis, Planning Intern	
SUBJECT:	1669 W. Maple – First Presbyteria Canape Cart catering	an Church – SLUP Amendment,

Executive Summary

First Presbyterian Church is located on the south side of W. Maple between Pleasant and Larchlea Dr. The church is proposing to lease Knox Kitchen in the lower level of the church to Canape Cart for the purpose of producing meals to be served off site. As a result of this change, the petitioner will require an amendment to their existing Special Land Use Permit (SLUP). Prior to the consideration of a SLUP Amendment, the City Commission refers the Site Plan and Design Review to the Planning Board. Should Planning Board approval be granted, a public hearing will be held by the City Commission to consider whether or not to grant the proposed Special Land Use permit (SLUP) Amendment.

This parcel of land is zoned R1, Single Family Residential District. Churches are a permitted use in the R1 District, subject to Special Land Use regulations. The Church originally received a Special Land Use Permit on May 13, 1991.

1.0 Land Use and Zoning

- **1.1** <u>Existing Land Use</u> The existing site is currently used as a private school and Church. The land uses surrounding the site are single family residential, Neighborhood Business, and Office.
- **1.2** <u>Existing Zoning</u> The Church is currently zoned R1, Single Family Residential, and has a valid Special Land Use Permit which was originally granted on May 13, 1991.
- **1.3** <u>Summary of Land Use and Zoning</u> The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land	Commercial, Fire	Single-Family	Single-Family	Single-Family
Use	Station	Residential	Residential	Residential
Existing	B1, PP - General	R1-A, Single-	R1-A, Single-	R-2, Single-
Zoning	Business, Public	Family	Family	Family
District	Property	Residential	Residential	Residential
2016 Regulating Plan	NA	NA	NA	NA

Canape Cart is a catering service run by two individuals whose operation formerly resided in the Drayton Avenue Presbyterian Church in Ferndale, Michigan. The closing of that church has forced Canape Cart to seek a new kitchen to lease to prepare their food offerings. The First Presbyterian Church has an existing kitchen located in the basement level of the Church. No changes are proposed to either the kitchen layout, the interior or the exterior of the Church. No signage is proposed for Canape Cart.

The lease with the Church states that Canape Cart may use the kitchen daily anytime between the hours of 8:00a.m. to 7:00p.m., however, the Church has first right to use the kitchen for Church events. Canape Cart proposes to prepare food in the Church kitchen to be delivered and served at other venues in Metro Detroit. No details have been provided at this time as to the number or size of vehicles to be used to transport food to offsite locations.

2.0 Setback and Height Requirements

The project as proposed meets all setback requirements. No changes are proposed to existing building or site.

3.0 Screening and Landscaping

- 3.1 <u>Screening</u> No changes are proposed.
- 3.2 <u>Landscaping</u> No changes are proposed.

4.0 Parking, Loading and Circulation

- 4.1 <u>Parking</u> No changes are proposed.
- 4.2 <u>Loading</u> No changes are proposed.
- 4.3 <u>Circulation</u> N/A.

5.0 Lighting

No changes are proposed to the lighting on the property.

6.0 Departmental Reports

- 6.1 <u>Engineering Division</u> The Engineering Division has no concerns at this time.
- 6.2 <u>Department of Public Services</u> No comments have been received from the Department of Public Services but will be provided prior to the meeting on February 28, 2018.
- 6.3 <u>Fire Department</u> The Fire Department has no concerns at this time.
- 6.4 <u>Police Department</u> The Police Department has no concerns at this time.
- 6.5 <u>Building Division</u> No comments have been received from the Building Division but will be provided prior to the meeting on February 28, 2018.

7.0 Design Review

Knox Kitchen is located in the lower level of the church on the southeast side of the building, facing the rear parking lot. The existing building will not be altered in any way, nor any new signage placed upon the building or the grounds. The amendment to the SLUP is consistent with the Zoning Ordinance, compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use, consistent with the public health, safety and welfare of the city, and will not be injurious to the surrounding neighborhood.

9.0 Approval Criteria for Special Land Use Permits

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

 Prior to its consideration of a special land use application (SLUP) for an initial permit or an amendment to a permit, the City Commission shall refer the site plan and the design to the Planning Board for its review and recommendation. After receiving the recommendation, the City Commission shall review the site plan and design of the buildings and uses proposed for the site described in the application of amendment.

The City Commission's approval of any special land use application or amendment pursuant to this section shall constitute approval of the site plan and design.

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends the Planning Board forward a recommendation to the City Commission to APPROVE the SLUP Amendment for 1699 W. Maple – First Presbyterian Church – to lease Knox Kitchen to Canape Cart for the purpose of producing meals to be served off site.

11.0 Sample Motion Language

Motion to recommend that the City Commission APPROVE the Special Land Use Permit Amendment for 1669 W. Maple – First Presbyterian Church – to lease out Knox Kitchen to Canape Cart for the purpose of producing meals to be served off site.

OR

Motion to recommend that the City Commission DENY the Special Land Use Permit Amendment for 1669 W. Maple for the following reasons:

1._____ 2._____

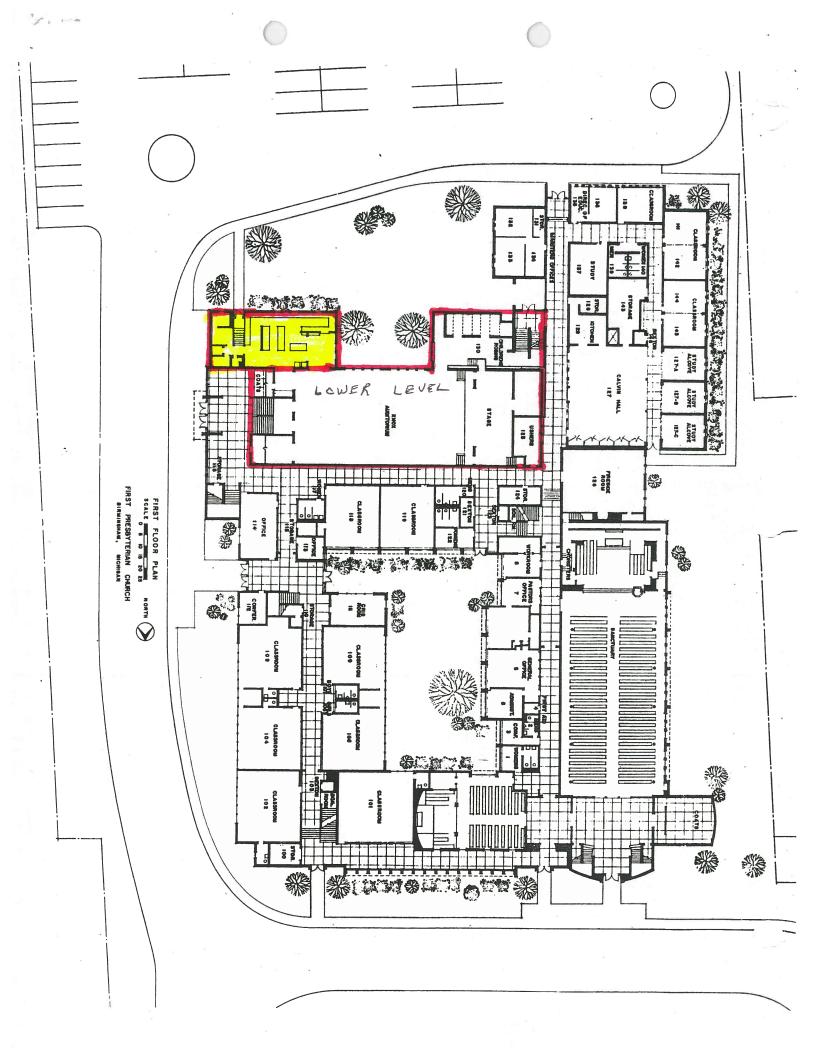
OR

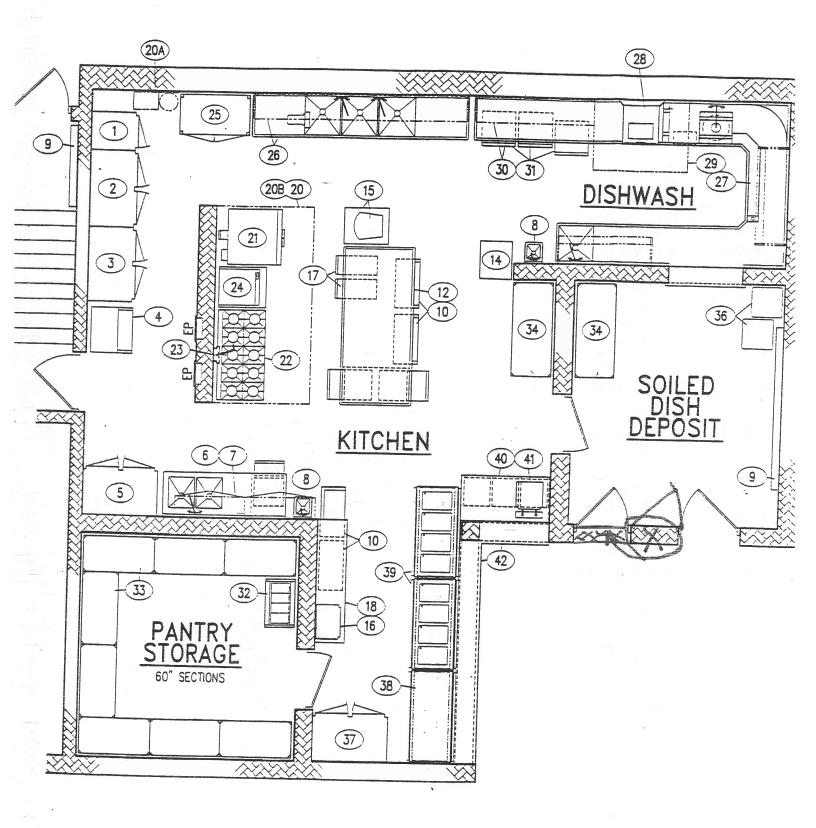
Motion to recommend that the City Commission POSTPONE the Special Land Use Permit Amendment for 1669 W. Maple for the following reasons:

1._____2.____



Oakland County One Stop Shop 2100 Pontiac Lake Road Bldg. 41 West Waterford, MI 48328 Phone: 248-858-0721 Web: www.advantageoakland.com





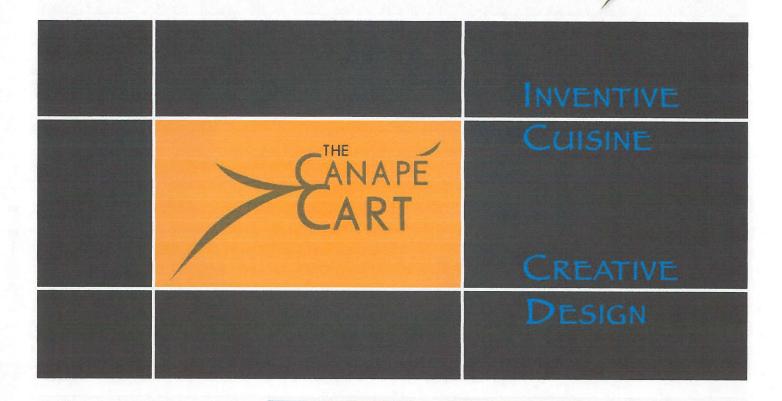
The me

First Presbyterian Church of Birmingham Everybody's Church

Canape' Cart is an established business, having spent thirty years operating out of the kitchen at Drayton Avenue Presbyterian Church in Ferndale. The closing of that church has resulted in them seeking a new venue at First Presbyterian Church of Birmingham.



HOME | ABOUT US | SERVICES | MENUS | VENUES | CONTACT | COOKING CLASSES





Canapé Cart Cooking Classes. Our kitchen or yours. Join us in our kitchen for a customized class.



We take great pride in creating unique menus & beautiful presentations for each client according to their tastes.

THE PERFECT SETTING

ANAP



We have designed events at some of the area's most distinctive venues from museums, to gardens, theaters and architectural gems- even a zoo. We can find the right spot for you.

CANAPÉ CART

HOME | ABOUT US | SERVICES | MENUS | VENUES | CONTACT | COOKING CLASSES

CANAPÉ CART, ESTABLISHED IN 1987, IS ONE OF METROPOLITAN DETROIT'S PREMIER CATERING COMPANIES

Founded by KATHLEEN O'NEILL and MARY REMBELSKI, young professionals who simply wanted to fuel their passions for good food, great wine, and world travel. Twenty years later, the Canapé Cart team has orchestrated hundreds of events, from five people to 5,000, celebrating life's milestones as well as corporate agendas.



THE PARTNERS' ATTENTION TO DETAIL AND DESIGN ENSURE A SPECIAL

AND UNIQUE OCCASION



Canapé Cart

Mary was raised in a family of Polish grocers, and has literally been knee-high to food and all it's wonderful mystery. With her solid Eastern European work ethic, attention to detail and love of food and people, Mary is considered the conscience of the Canapé Cart Mary has studied and traveled widely in France and California. She is a member of the International Association of Culinary Professionals, and follows the tenents of the Slow Food Movement and Oldways Preservation Trust, which promulgates the principles of nutrition, tradition, and sustainability Email Mary

Kathleen, also a native of Detroit, was educated in elementary education, and has taught largely in the United States and Europe

She has worked, studied and/or traveled extensively in Italy, Spain, France, India, South America and Mexico. Those experiences, coupled with Kathleen's wide ranging curiosity and trend-spotting, are reflected in Canapé Cart's inventive and authentic cooking, as well as its signature menus.Kathleen is a member of the International Association of Culinary Professionals. Email Kathleen

They are both passionate about catering and bringing to their customers the highest caliber of professionalism.

CANAPE CART

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VENUES

WE HAVE DESIGNED EVENTS AT SOME OF THE AREA'S MOST DISTINCTIVE VENUES FROM MUSEUMS, TO GARDENS, THEATERS AND ARCHITECTURAL GEMS- EVEN A ZOO. WE CAN FIND THE RIGHT SPOT FOR YOU ~ YOUR BACKYARD PERHAPS- OR CREATE AN EVENT FOR YOUR LOCALE THAT IS SPOT ON.

• MICHIGAN OPERA THEATER DETROIT

• THE GUARDIAN BUILDING DETROIT

• CRANBROOK EDUCATIONAL COMMUNITY BLOOMFIELD HILLS

· DETROIT PUBLIC LIBRARY

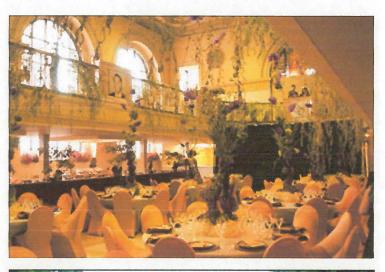
• MUSEUM OF CONTEMPORARY ART AND DESIGN DETROIT

• SUZANNE HILBERRY GALLERY FERNDALE

• DSO MAX FISHER DETROIT

• GOLDNER WALSH PONTIAC

CANAPÉ CART



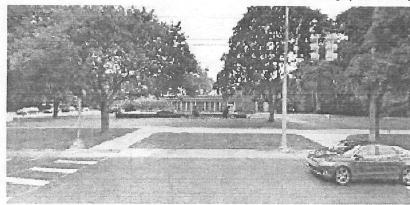


© 2012 canapecart.com

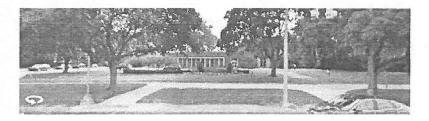
Gougle Maps 1669 W Maple Rd



Imagery ©2017 Google, Map data ©2017 Google United States 100 ft



1669 W Maple Rd Birmingham, MI 48009



At this location

12:01 Start Presbylerian Church · 1669 W Maple Rd



LEASE AGREEMENT

Kathleen O'Neill and Mary Rembelski (dba Canape' Cart) and First Presbyterian Church of Birmingham (FPC) agree to be bound by the following for the period , through

- FPC will grant Canape' use of Knox Kitchen between the hours of 8:00 a.m. and 7:00 p.m. daily for the purpose of producing meals to be served off site. Although FPC will make every effort to accommodate Canape's needs, FPC shall have priority in scheduling the kitchen. Regularly scheduled use by church committees, receptions, family movie night, and specially scheduled events shall be accomodated. FPC will provide reasonable advance notice to Canape' when an event is scheduled.
- The lock on the door (which is now a common lock with other offices) will be changed. Canape' will have access to substantial refrigerator, freezer, and dry storage space and use of all facilities, equipment, and furnishings. Key access to the kitchen will be limited to Canape', the sexton, and certain church committee personnel.
- FPC will pay for an initial cleaning, and clean after every church event. Canape' will maintain the facility in a clean and orderly fashion, i.e., clean and useable after each use. Canape' is responsible to obtain any required licenses and food handler permits, and comply with all city ordinances.
- By entering into this agreement, FPC does not participate in any commercial business. The parties are not partners or joint venturers. Canape' is solely responsible for its products and services.
- Canape' will carry and provide evidence of \$1 million of liability insurance coverage during the term of this agreement. Said insurance will show FPC as an additional insured. Canape' will also carry and provide evidence of workers compensation coverage for all of its employees.
- During this period, the cost of any equipment repairs or replacements will be divided by the reasonable and good faith agreement of the parties.
- For the use of Knox Kitchen pursuant to the terms of this agreement, Canape' will pay to FPC monthly rent in the amount of dollars payable in advance. Included in the rent is the cost of utilities and daily trash removal.
- If either party shall be in breach of this agreement, the other party shall give written notice of such breach, and if the breach be not cured within fifteen (15) days of the giving of such notice, the complaining party shall be entitled to an early termination of this Lease on a date which shall be thirty (30) days from said giving of notice.
- By , both parties will review their experience with this arrangement and seek to develop an annual lease.

Kathleen O'Neill	Date	Mary Rembleski	Date
Carl H. Fischer Treasurer, FPC	Date		

sinds a day



Jana Ecker <jecker@bhamgov.org>

Presbyterian Church Special Land Use

1 message

David Lattie <dlattie@lattielaw.com> To: jecker@bhamgov.org Thu, Feb 22, 2018 at 4:29 PM

Ms. Ecker,

Thank you for taking the time to speak with me about the above entitled issue. As I mentioned I reside at 230 Pleasant Street, directly adjacent to the church property, and I received a notice of a Special Land Use public hearing for February 28, 2018. I have a conflict on the 28th and cannot attend the public hearing, and respectfully request the Planning Board consider my written objections in my absence.

First, I understand churches present zoning challenges because state and federal regulations and case law compel municipalities to accommodate them in residential zoning districts. While courts have acknowledged the expanding community services modern churches provide (with the Presbyterian Church adjacent to the west, and the Methodist Church just across Pleasant I can attest that both are busy with religious/educational and other civic activities) the primary purpose is to accommodate public places of worship. This concept is reflected in your zoning ordinance that identifies a church as a special land use in the R1-R8 zoning districts, and doesn't consider churches permitted uses until the B1 district. The fact that a church itself is a special land use in the residential districts indicates that the impacts on surrounding properties should be considered in detail. Adding a commercial activity to a church use that already impacts the surrounding residential properties is not consistent with your zoning ordinance. More importantly, catering is not one of the identified twelve special or nine accessory permitted uses in the R-2 district, and is not allowed as a permitted use until the B-1 district. Frankly, it doesn't appear their request can be granted without a use variance (if allowed by your ordinance) or a text/map amendment.

Second, your applicants seem to be very likable people with an admirable goal of operating a small catering business. I wholeheartedly support their efforts located in an appropriate commercial district (B1). While not necessarily a planning concern, churches are exempt from property taxes. Allowing them to enter into commercial leases for the use of their property and/or structures should jeopardize that tax exempt status, but also would undercut existing or future catering business required to locate in your B-1 district pursuant to your ordinance. Clearly a tax exempt landlord would enjoy a significant economic advantage.

Finally, I moved into my home in 2004. As I mentioned before, both churches are busy providing religious related services and activities. By and large they have been good neighbors and I'm sure they would not propose something that would be disruptive to the neighborhood. From a planning and zoning standpoint it is obvious the way churches are regulated in your ordinance that commercial uses, even ancillary ones, are not appropriate. Although each property is unique, and each zoning case is considered on it's own merits, as the pressure to add commercial uses to church property increases, I would hate to see Birmingham begin to allow commercial services encroach into neighborhoods through it's church properties.

Thank you for your consideration,

David Lattie



Administrative Approval Application **Planning Division**

Form will not be processed until it is completely filled out

1. Applicant

Name: CA Senior Birmingham MI Property Owner, LLC - Attn: Matt Booma Name: CA Senior Birmingham MI Property Owner, LLC - Attn: Matt Booma Address: 130 East Randolph St, Suite 2100, Chicago, IL 60601

Phone Number: <u>312-239-1896</u>	
Fax Number:	
Email: mbooma@ca-ventures.com	

2. Applicant's Attorney/Contact Person

Name: Vern Case

Address: 130 East Randolph St, Suite 2100, Chicago, IL 60601

Phone Number:	630-965-7294	×
Fax Number:		
Email: vcase@ca	-ventures.com	

3. Project Information

Address/Location of Property: 2400 E. Lincoln, Birmingham, MI

Name of Deve	lopment: The Sheridan at Birmingham
Parcel ID #: 2	20-31-426-023
Current Use: \	/acant Lot
Area in Acres:	3.775
Current Zoning	g: MX

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

5. Details of the Request for Administrative Approval

Please see attached drawings and summary

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 nlan 11

site plan.	D .	
Signature of Applicant:	Dom	Date:01/26/18
Application #: 18 - 0010	Office Use Only Date Received: 2/01/18	Fee: \$ 100.06
Date of Approval: 2/06/18	Date of Denial:	Reviewed by:

CITY OF BIRMINGHAM Property Owner OPMENT DEPARTMENT

Address: 130 East Randolph St, Suite 2100, Chicago, IL 60601

Phone Number: 312-239-1896				
Fax Number:				
Email: mbooma@ca-ventures.com				

Project Designer

Name: Harley Ellis Devereaux

Address: 26913 Northwestern Hwy., Suite 200, Southfield, MI 48033

Phone Number:	248-262-1624	
Fax Number:		
Email: eessique@	Dhed.design	

Name of Historic District site is in, if any: NA	
Date of HDC Approval, if any: NA	
Date of Application for Preliminary Site Plan: 07/20/15	
Date of Preliminary Site Plan Approval: 11/11/15	
Date of Application for Final Site Plan: 11/18/15	
Date of Final Site Plan Approval: 12/09/15	
Date of Revised Final Site Plan Approval: 06/09/16	

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



CONSENT OF PROPERTY OWNER

[,	Matt Booma		, OF THE STATE OF	Illinois	AND COUNTY OF
	(Name of property ow	/ner)	-	-	-
	Cook	STATE THE FOLLOWING	:		

- 1. That I am the owner of real estate located at 2400 E. Lincoln, Birmingham, MI (Address of affected property)
- That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: CA Senior Birmingham MI Property Owner, LLC - _____; By: Matt Booma - Its: Authorized Agent
- 3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 01/26/18

CA Senior Birmingham MI Property Owner, LLC -By: Matt Booma - Authorized Signatory

Owner's Name (Please Print)

Owner's Signature



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

CA Senior Birmingham MI Property Owner, LLC -Applicant: By: Matt Booma - Its: Authorized Agent

Date: 01/26/18

Address: 2400 E. Lincoln, Birmingham, MI Project: The Sheridan at Birmingham

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- X 1. Name and address of applicant and proof of ownership;
- X 2. Name of Development (if applicable);
- X 3. Address of site and legal description of the real estate;
- X 4. A separate location map;
- X 5. Legend and notes, including a graphic scale, north point, and date;
- X 6. A list of all requested design changes;
- X 7. Elevation drawings with all requested design changes marked in color;
- X 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- X 1. Name and address of applicant and proof of ownership;
- X 2. Name of Development (if applicable);
- X 3. Address of site and legal description of the real estate;
- X 4. Name and address of the land surveyor;
- X 5. Legend and notes, including a graphic scale, north point, and date;
- <u>X</u> 6. A separate location map;
- X 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- X 8. A list of all requested changes to the site plan;
- **X** 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- X 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- X 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- <u>X</u> 12. Existing and proposed easements and their purpose;

- X 13. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- X 14. General description of, location of, and types of structures on the site;
- X 15. Details of existing or proposed lighting, signage, landscaping, and other pertinent development features;
- X 16. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

<u>PLEASE NOTE</u>: All requests for administrative approval must comply with Ordinance No. _____ which outlines the terms and conditions under which administrative approval may be granted.



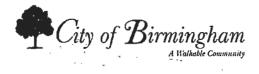


Administrative Approval Application Planning Division

ed until it is completely filled out

1. Applicant Name: Brian Watson	Property Owner Name: WC properties LLC Address:
Phone Number: 248 379 3837 Fax Number:	Phone Number:
Email:	Email:
2. Applicant's Attorney/Contact Person Name: Address:	Project Designer Name:Klatt Address:
Phone Number:	Phone Number:
Fax Number:	Fax Number:
Email:	Email:
 3. Project Information Address/Location of Property: <u>SS9 West Brown</u> Name of Development: Parcel ID #: Current Use: Area in Acres: Current Zoning: 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 5. Details of the Request for Administrative Approx 	changes for which administrative approval is requested, with the changes marked in color on all elevations
5. Details of the Request for Administrative Appro Minor Design alferations of	changes to handscape plan
The undersigned states the above information is true and the applicant to advise the Planning Division and / or Bui site plan. Signature of Applicant:	
Application #: 17-0125 Office Date Received: 12	Use Only
Date of Approval: 2/13/18 Date of Denial:	Fee: 1000 \$100,000 \$1
	DEC 0 1 2017
	CITY Or SIGN AGTANA

CITY OF STAR OFFAM



ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: Brian Wertson	Date: 12/1/2017
Address:	Project: SSTW Brown

All site plans and elevation drawings prepared for administrative approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording.

Administrative Approval of Design Changes

- 1. Name and address of applicant and proof of ownership;
- _____ 2. Name of Development (if applicable);
- _____ 3. Address of site and legal description of the real estate;
- _____ 4. A separate location map;
- _____ 5. Legend and notes, including a graphic scale, north point, and date;
- 6. A list of all requested design changes;
- 7. Elevation drawings with all requested design changes marked in color;
- 9. A list of all new materials to be used, including size specifications, color and the name of the manufacturer.

Administrative Approval of Site Plan Changes

A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than $1^{"} = 100^{"}$ (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- 1. Name and address of applicant and proof of ownership;
- _____ 2. Name of Development (if applicable);
- _____ 3. Address of site and legal description of the real estate;
- _____ 4. Name and address of the land surveyor;
- 5. Legend and notes, including a graphic scale, north point, and date;
- _____ 6. A separate location map;
- 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
 - 8. A list of all requested changes to the site plan;
 - 9. All changes requested marked in color on the site plan and on all elevations of any building(s);
- 10. A chart indicating the dates of approval of the Preliminary Site Plan, Final Site Plan; Revised Final Site Plans, and any dates of approval by the Historic District Committee ("HDC");
- 11. Existing and proposed layout of streets, open space and other basic elements of the plan;
- 12. Existing and proposed easements and their purpose;

krieger klatt

architecture interiors consulting

December 05, 2017

Sean Campbell

Assistant City Planner

City of Birmingham

Re: 559 West Brown

Thank you for your inspection of the 559 West Brown project. Below are our responses to your final inspection of the property. All comments are cross references to revised documents dated '12-04-17 City Inspection Response #2'

North (Front) Elevation

1. Elimination of 1 deciduous tree. While applicant meets the deciduous tree requirement, the plans must provide the other approved tree somewhere on the site.

Sheet **C.102** was revised to show the place4ment of another "Amur Maple" tree that will be planted at the northwest corner of the building.

 New light fixture at front entry. Light fixtures are administratively approved pending receipt of the spec sheet. Please see the attached spec sheet for the front and rear entry wall mounted light fixtures that were installed.

West (Side) Elevation

- Elimination of light fixture next to side entry door. A new light fixture was identified at this location during final inspection. Please revise the plans to demonstrate this fixture or indicate in writing if it has been removed.
 Please see the attached spec sheet for the front and side entry wall mounted light fixtures that were installed. This light fixture was moved from over this door to the side of this door. See sheet A.201
- Changing out approved arborvitae with Faulkner Boxwoods. In accordance with the zoning ordinance, the applicant must provide 1 evergreen tree for every 2 dwelling units. The plans must provide 1 evergreen somewhere on the site. The planting must be at least 6' tall at the time of planting. Sheet C.102 was revised to show the row of arborvitaes that were planted at the southeast corner of the building.

krieger klatt CHITECTS

architecture interiors consulting

- 3. Black square balcony railings. While plans demonstrate circle top balcony railings, staff identified black square balcony railings. Please revise sheet to demonstrate this change.
 - Please see sheet A.201 for the removal of circles within the guardrail design.

South (Rear) Elevation

- 1. Two (2) (total of four) new downlit can light fixtures on each side of back porch doors. Please revise sheet tot reflect this change. Light fixtures are administratively approved pending receipt of the spec sheet. Wall mounted light fixtures were originally located above these rear patio doors. They were now moved to each side of this rear patio door. Please see sheet A.202 for the new location. Also, please see the attached spec sheet for the light fixture that was installed.
- 2. Elimination of 4 garage portal light fixtures. Please revise this sheet to reflect this change. These light fixtures were removed from this elevation. See sheet A.202
- 3. Black square balcony railings. While plans demonstrate circle top balcony railings, staff identified black square balcony railings. Please revise sheet to demonstrate this change.
 - Please see sheet A.202 for the removal of circles within the guardrail design.

East (Side) Elevation

- 1. New copper air vents. Planning staff identified new copper vents while conducting its final inspection. Please revise sheet to reflect the general locations of these vents. Please see sheet A.203 for the general locations of all vents on this elevation.
- 2. Hidden downspouts on either side of chimney have changed out for exposed downspouts. Planning staff identified the new downspouts while conducting its final inspection. Please revise sheet to reflect this change. These downspouts were never meant to be hidden downspouts. Please see sheet A.203 which shows the downspouts extending down closer to grade.
- 3. One (1) new colonial style lantern fixture mounted to the side entry door. Planning staff identified the new light fixture while conducting its final inspection. Please revise sheet to reflect this change. Light fixture administratively approved pending receipt of spec sheet. Please see the attached spec sheet for the front and side entry wall mounted light fixtures that were installed. This light fixture was moved from over this door to the side of this door. See sheet A.203



In addition to these comments pertaining to specific sheets, the **C.102** sheet has been revised based on the landscaping comments. If you have any further comments, concerns or questions; please do not hesitate to contact me.

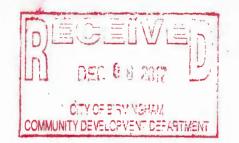
Thank you,

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Raymond J. Phillips Krieger Klatt Architects, Inc.



Transmittal



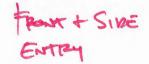
To: City of Birmir	ngham Building Dej	partment	Date: 12	2-05-17
Re: 559 West Bro	own St.			
Sent Via:	Mail C	Express Mail	🛛 Hana	Delivered Fax
Enclosed herew	vith, please find the	followina:		
	iew and approval	lene vin ig.	🗌 Per y	our request
			For ye	ouruse
COPIES	DESCRIPTION			
2	Revised Construc	tion Sheets	*	*
1	Inspection Respo	nse Letter	*****	
1	Transmittal			1 12-6
			10000000 00000000000000000000000000000	Sean - RAY PHILLIPS
and an and	MEN			0 (58) 700 70 1
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OTVO-MAS NO.			d d d a a cont description a price description of 1.0.1.1.1.1.1.1.	KREICER KLATT -
ANTA PERETAKEN				
SIGNED: Rayma	ond L Phillins			Maghe - would like to
SIGNED, ROYING		•		Maghe - would like to At Cyo by Monday

OTY O- MASS NET AL SOME WITY DEVELOPMENT SEPARATION

COPY TO:

Krieger Klatt Architects Inc. 1412 East 11 Mile Road Royal Oak MI 48067 P.248.414.9270 F.248.414.9275 www.kriegerklatt.com

1



TROY LIGHTING

1. 4



DIMENSIONAL INFORMATION		GLASS INFORMATION	
DIAMETER	na 1999 y 199 H	EXTERIOR SHADE MATERIAL	GLASS
WIDTH	5"	EXTERIOR SHADE COLOR	Clear Seeded
LENGTH		SHIPPING INFORMATION	********
HEIGHT	17.5"	CARTON LENGTH	10"
EXTENSION	5"	CARTON WIDTH	7.5"
ADA COMPLIANT	No	CARTON HEIGHT	18.25"
TCD	10.25"	GROSS WEIGHT	7.4956 lbs.
MINIMUM HEIGHT	-	SHIPPING METHOD	UPS
MAXIMUM HEIGHT	-	QUANTITY PER CARTON	1
CHAIN LENGTH	-	QUARTITIER OTTOIN	
STEM KIT			•
CANOPY/BACKPLATE	-		
AMPING INFORMATION	N (1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1		
(1) 60 WATT MAX 120	an i lan landan janki paganti anti ni tana maka mi jara an jana ma ma na na na na na na tana tana ta		
BULB INCLUDED	No		
SOCKET TYPE	E12 Candelabra Base		
AVAILABLE FINISHES			*******
JOB/LOCATION	Landa Malanda Manana		ant benefit benefit benefit benefit benefit bet ver versef ver
QUANTITY		421-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	99999999999999999999999999999999999999
NOTES	nen e san di na tindi ya dan u san esperanji na me si na di san di na	39 - 19 - 19 - 19 - 19 - 19 - 19 - 19 -	***************

Troy Lighting, Inc. | 14508 Nelson Ave, City of Industry, California 91744 | www.troy-lighting.com

City of Industry, California 91744 | www.troy-ligh

ROGRE



Outdoor

Type			
-20	-30	-31	-82
P5675 [

		nish						
Antique	•		Metallic		Dimer	nsions	(Inches))
Bronze	White	Black	Gray	Lamping	Α	В	С	D
-20	-30	-31	-82	2-75w PAR30	4-3/4	14	8	7
	1		•					
	B 							
	_							
	Bronze	Bronze White	Bronze White Black -20 -30 -31	Bronze White Black Gray -20 -30 -31 -82	Bronze White Black Gray Lamping -20 -30 -31 -82 2-75w PAR30	Bronze White Black Gray Lamping A -20 -30 -31 -82 2-75w PAR30 4-3/4	BronzeWhiteBlackGrayLampingAB-20-30-31-822-75wPAR304-3/414Image: A mathematical structure A <td>BronzeWhiteBlackGrayLampingABC-20-30-31-822-75wPAR304-3/4148</td>	BronzeWhiteBlackGrayLampingABC-20-30-31-822-75wPAR304-3/4148

Specifications:

Incandescent

General

- Extruded aluminum .125 wall thickness one piece cylinder
- Cast aluminum wall bracket
- Up/Down lighting. P8799-31 top cover lens recommended when unit is used outdoors
- Powder coat painted Antique Bronze (-20), White (-30), Black (-31) or Metallic Gray (-82) finishes
- Interior finish matches exterior finish

Mounting

- Covers any outlet box
- Cast mounting bracket is 4-1/2" square
- Outlet box mounting bracket supplied permitting attachment of unit to wall with one almost invisible set screw

<u>Electrical</u>

• Medium base porcelain socket with nickel plated brass screw shell

<u>Accessories</u>

• P8799-31 Top lens cover

<u>Labeling</u>

- UL-CUL wet location listed with top cover
- UL-CUL listed for indoor use with no cover

Progress Lighting 701 Millennium Blvd. Greenville, South Carolina 29607

 $www.progresslighting.com {\pmb n}$

Rev. 05/14

MEMORANDUM

DATE: OCTOBER 27, 2017

TO: MIKE MORAD, ASSISTANT BUILDING OFFICIAL

FROM: SEAN CAMPBELL, ASSISTANT CITY PLANNER

RE: 559 W. BROWN – MULTIPLE-FAMILY ATTACHED RESIDENTIAL: FINAL SITE INSPECTION

PLEASE BE ADVISED THAT I HAVE PERFORMED A FINAL INSPECTION AT 559 W. BROWN, THE SITE OF A NEWLY CONSTRUCTED ATTACHED MULTIPLE-FAMILY RESIDENTIAL BUILDING. UPON INSPECTION, I DISCOVERED A NUMBER OF EXTERIOR DESIGN CHANGES THAT ARE INCONSISTENT WITH THE APPROVED FINAL SITE PLAN AND SUBSEQUENT ADMINISTRATIVE APPROVAL. A DETAILED LIST OF THESE MINOR CHANGES HAS BEEN PROVIDED BELOW WHICH WILL REQUIRE ADMINISTRATIVE APPROVAL IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY.

NORTH ELEVATION (FRONT)

TWO (2) GABLE VENTS HAVE BEEN REMOVED

- INSET TRIM (AZEK) ON GABLES IS MISSING

- APPROVED HIDDEN DOWNSPOUTS HAVE BEEN SWAPPED OUT FOR EXPOSED DOWNSPOUTS THAT RUN ALL THE WAY DOWN TO THE GROUND

- TRANSOM WINDOWS OVER FRONT ENTRY DOORS ARE MISSING
- DOORS DO NOT MATCH APPROVED PLANS
- NEW MASONRY WALL WITH IRON GATE ENCLOSING EAST SIDE OPEN SPACE
- ENGLISH LAVENDER SHRUBS ALONG FRONT LOT LINE HAVE NOT BEEN PLANTED
- LOCATION OF AMUR MAPLE TREE ON LEFT SIDE OF LAWN HAS CHANGED
- AMUR MAPLE TREE ON RIGHT SIDE OF FRONT LOT HAS NOT BEEN PLANTED
- NEW SHRUBBERY LINING THE WALKWAYS

- FRONT ENTRANCE LIGHT FIXTURES DO NOT APPEAR TO MATCH THE APPROVED PLANS. THE APPLICANT WAS APPROVED FOR TWO (2), MATTE BLACK CAST METAL, SUN VALLEY COLONIAL SERIES LIGHT FIXTURES TO BE MOUNTED 12 FEET FROM THE GROUND WITHIN THE PORTICO ENTRANCE CEILING HOUSING ONE (1) 25.9 WATT LED LAMP. THESE FIXTURES ARE NOW MOUNT ON EITHER SIDES OF THE FRONT ENTRANCE DOORS AND APPEAR TO BE A DIFFERENT MODEL FROM THE SAME MANUFACTURER AND CONTAIN ONLY ONE (1) LAMP.

- A NEW RECESSED CAN LIGHT MOUNTED WITHIN EACH OF THE PORTICO ENTRANCE CEILINGS

WEST ELEVATION (SIDE)

- TWO GROUND MOUNTED HVAC UNITS INSTEAD OF ONE

- GROUND MOUNTED MECHANICAL UNITS ARE NOT SCREENED BY WALL OF FOUR (4) FAULKNER BOXWOODS

- THE APPROVED DOUBLE HUNG WINDOW ON THE LEFT SIDE OF THE SECOND STORY HAS BEEN REPLACED BY TWO DOUBLE HUNG WINDOWS

- THE DOUBLE HUNG WINDOWS ON THE LEFT SIDE OF THE FIRST AND SECOND STORIES ARE MISSING WOOD SHUTTERS

- NEW COPPER AIR VENTS

- HIDDEN DOWNSPOUTS ON EITHER SIDES OF CHIMNEY HAVE BEEN SWAPPED WITH EXPOSED DOWNSPOUTS THAT RUN ALL THE WAY DOWN TO THE GROUND

- RETAINING WALL ALONG DRIVEWAY DOES NOT HAVE AN IRON FENCE MOUNTED ON TOP AS DEMONSTRATED IN APPROVED PLANS

- ONE (1) NEW COLONIAL STYLE LANTERN FIXTURE MOUNTED TO THE RIGHT OF THE SIDE ENTRY DOOR; APPLICANT WAS APPROVED FOR ONE (1) BLACK DIE-CAST ALUMINUM, BEGA 3224LED.543 CUT-OFF LIGHT FIXTURE MOUNTED 9 FEET FROM GROUND ABOVE THE SIDE DOOR.

SOUTH ELEVATION (REAR)

- TWO (2) (TOTAL OF 4) NEW DOWNLIT CAN LIGHT FIXTURES ON EACH SIDE OF BACK PORCH DOORS; THE APPLICANT APPROVED FOR TWO (2), BLACK DIE-CAST ALUMINUM, BEGA 3224LED.543 CUT-OFF LIGHT FIXTURE MOUNTED 15 FEET FROM GROUND ABOVE EACH BACK PATIO DOOR

- HANDRAILS ENCLOSING PATIO DO NOT MATCH THE APPROVED CIRCLE TOP HANDRAILS

EAST ELEVATION (SIDE)

- NEW COPPER AIR VENTS

- HIDDEN DOWNSPOUTS ON EITHER SIDES OF CHIMNEY HAVE BEEN SWAPPED WITH EXPOSED DOWNSPOUTS THAT RUN ALL THE WAY DOWN TO THE GROUND

- ONE (1) NEW COLONIAL STYLE LANTERN FIXTURE MOUNTED TO THE LEFT OF THE SIDE ENTRY DOOR; APPLICANT WAS APPROVED FOR ONE (1) BLACK DIE-CAST ALUMINUM, BEGA 3224LED.543 CUT-OFF LIGHT FIXTURE MOUNTED 9 FEET FROM GROUND ABOVE THE SIDE DOOR

- RELOCATION OF GROUND MOUNTED HVAC UNIT TO WEST ELEVATION

ACCORDINGLY, THE PLANNING DIVISION DOES NOT RECOMMEND APPROVAL FOR A CERTIFICATE OF OCCUPANCY AT THIS TIME. ONCE THE APPLICANT HAS SUBMITTED PLANS DEMONSTRATING THE CITED CHANGES, PLANNING APPROVAL WILL BE GRANTED.

krieger klatt ARCHITECTS architecture interiors consulting

November 28, 2017

Mike Morad Sean Campbell

Assistant City Plan

City of Birmingham

Re: 559 West Brown

Thank you for your inspection of the 559 West Brown project. Below are our responses to your final inspection of the property. All comments are cross references to revised documents dated '11-28-17' City Inspection Response.

North Elevation

- V1. Two (2) gable vents have been removed.
 Sheet A.200 has been revised to show the current conditions with the 2 gable vents removed.
- Inset trim (Azek) on gables is missing.
 Sheets A.200 and A.201 have been revised to show the current conditions with no inset trim (Azek) on the gables.
- Approved hidden downspouts have been swapped out for exposed downspouts that run all the way down to the ground. Please see Sheets A.200 and A.201. The downspouts were never meant to be hidden, that was a graphical way to show the downspouts while keeping the drawings clean. The drawings have been revised to show the downspouts in their entirety.
 - I Transom windows over front entry doors are missing. Sheet A.200 has been revised to show the current conditions with the transom windows removed.

Doors do not match approved plans. Sheet A.200 has been revised to show the current conditions with the correct door styles.

krieger klatt

ARCHITECTS
architecture interiors consulting
6. New Masonry wall with iron gate enclosing east side open space. Sheet C.102 have been revised to show the current conditions with the masonry wall with iron gate.
English lavender shrubs along front lot line have not been planted. Sheet C.102 has been revised to show the current conditions with the English lavender shrubs not planted along the front lot line.
8 Location of amur maple tree on left side of lawn has changed. Sheet C.102 has been revised to show the current conditions of the amur maple tree in its proper location.
9. Amur maple tree on right side of front lot has not been planted. Sheet C.102 has been revised to show the current conditions where the amur maple tree on the right side has not been planted.
10. New Shrubbery lining the walkways. Sheet C.102 has been revised to show the current conditions detailing the new shrubbery lining the walkway.
M. Front entrance light fixtures do not appear to match the approved plans. The applicant was approved for two (2), matte black cast metal, Sun Valley Colonial Series light fixtures to be mounted 12 feet from the ground within the portico entrance ceiling housing one (1) 25.9-watt LED lamp. These fixtures are now mount on either sides of the front entrance doors and appear to be a different model from the same manufacturer and contain only one (1) lamp. Sheet A.200 has been revised to reflect the current conditions of the front entrance light fixtures.
12. A new recessed can light mounted within each of the portico entrance ceilings. Sheet A.102 has been revised to show the current conditions with a recessed can light in each of the portico entrance ceilings.
Wast Elevation (Side)

West Elevation (Side)

13. Two ground mounted HVAC units instead of one. Sheet C.102 and A.102 has been revised to show the current conditions with the revised number of HVAC units.

14. Ground mounted mechanical units are not screened by wall of four (4) Faulkner boxwoods.
 Sheet C.102 has been revised to show the current conditions with the revised screening of the mechanical units.

krieger klatt ARCHITECTS architecture interiors consulting

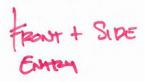
- 15. The approved double hung window on the left side of the second story has been replaced by two double hung windows. Sheet A.201 has been revised to show the current conditions with the correct number of double hung windows displayed.
- 16. The double hung windows on the left side of the first and second stories are missing wood shutters. Sheet A.201 has been revised to show the current conditions with the wood shutters removed.
- New copper air vents.
 Sheet A.201 has been revised to show the current conditions with general locations of copper exhaust vents.
- 18. Hidden downspouts on either side of chimney have been swapped with exposed downspouts that run all the way down to the ground. Please see Sheets A.200 and A.201. The downspouts were never meant to be hidden, that was a graphical way to show the downspouts while keeping the drawings clean. The drawings have been revised to show the downspouts in their entirety.

If you have any further comments, concerns or questions; please do not hesitate to contact me.

Thank you,

Eric Meyers Krieger Klatt Architects, Inc.

TROY LIGHTING



NEWTON WALL

5



DIMENSIONAL INFORMATION	1
DIAMETER	-
WIDTH	5"
LENGTH	-
HEIGHT	17.5"
EXTENSION	5"
ADA COMPLIANT	No
TCD	10.25"
MINIMUM HEIGHT	-
MAXIMUM HEIGHT	-
CHAIN LENGTH	
STEM KIT	
CANOPY/BACKPLATE	
LAMPING INFORMATION	
(1) 60 WATT MAX 120	
BULB INCLUDED	No
SOCKET TYPE	E12 Candelabra Base
AVAILABLE FINISHES	
	na nana na mananana mana na mana a pakanana 118 matatata 118 matatanana Barkanana Barkanana ang mana ang mana a

GLASS INFORMATION	
EXTERIOR SHADE MATERIAL	GLASS
EXTERIOR SHADE COLOR	Clear Seeded
SHIPPING INFORMATION	
CARTON LENGTH	10"
CARTON WIDTH	7.5"
CARTON HEIGHT	18.25"
GROSS WEIGHT	7.4956 lbs.
SHIPPING METHOD	UPS
QUANTITY PER CARTON	1

JOB/LOCATION

QUANTITY

NOTES

Troy Lighting, Inc. | 14508 Nelson Ave, City of Industry, California 91744 | www.troy-lighting.com







4-3/4" Cylinders Wall Mount

Outdoor

Type			
-20	-30	-31	-82
P5675 🗌			

	Finish								
	Antique	;		Metallic		Dimen	sions (lı	nches)	
Catalog No.	Bronze	White	Black	Gray	Lamping	Α	В	с	D
P5675	-20	-30	-31	-82	2-75w PAR30	4-3/4	14	8	7
		B							

Specifications:

Incandescent

<u>General</u>

- Extruded aluminum .125 wall thickness one piece cylinder
- Cast aluminum wall bracket
- Up/Down lighting. P8799-31 top cover lens recommended when unit is used outdoors
- Powder coat painted Antique Bronze (-20), White (-30), Black (-31) or Metallic Gray (-82) finishes
- Interior finish matches exterior finish

Mounting

- Covers any outlet box
- Cast mounting bracket is 4-1/2" square
- Outlet box mounting bracket supplied permitting attachment of unit to wall with one almost invisible set screw

Electrical

• Medium base porcelain socket with nickel plated brass screw shell

<u>Accessories</u>

• P8799-31 Top lens cover

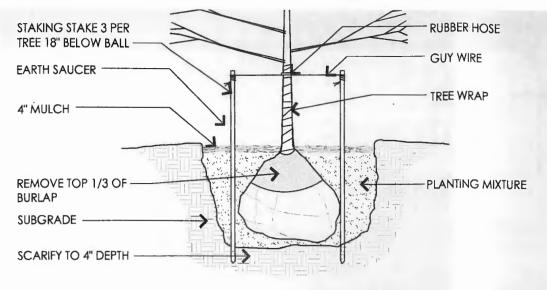
<u>Labeling</u>

- UL-CUL wet location listed with top cover
- UL-CUL listed for indoor use with no cover

Progress Lighting 701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com

Rev. 05/14



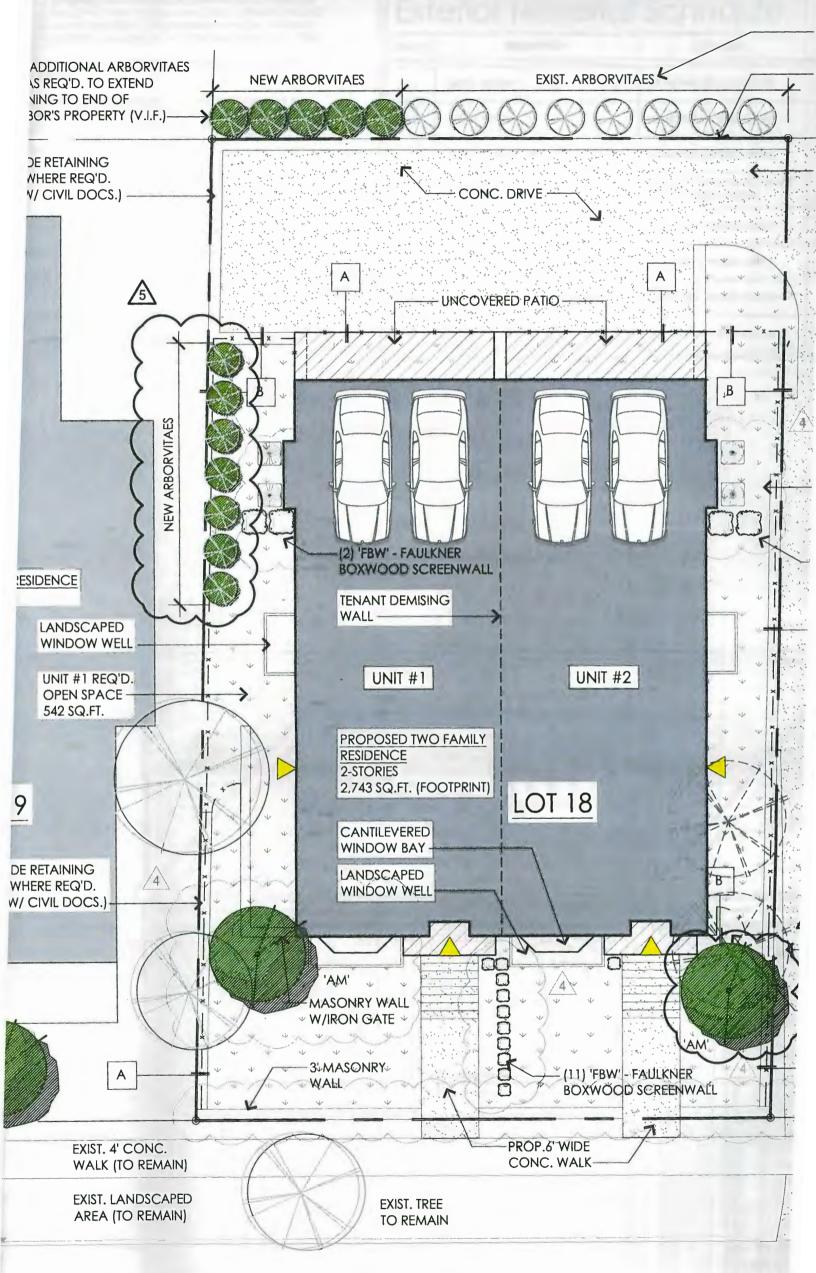
Canopy Tree Planting Detail

- 2. ALL PAVING, CURBS AN THE CITY OF BIRMINGH, STANDARDS. COORDII AS REQUIRED.
- 3. ALL LANDSCAPING (FR TO BE PLANTED BEFORE OCCUPANCY
- ALL LANDSCAPING AN PLANTED, AND EARTHM SOUND WORKMANLIKE PLANTING AND GRADII SHALL BE USED IN AREA ADJACENT ROADWAY:
- 5. ALL PLANT MATERIAL SI SO AS TO PRESENT A HI SHALL BE TRIMMED OR ALTER THEIR NATURAL C
- 6. ALL MATERIALS USED T(757, WHICH BECOME L WITHIN SIX MONTHS OF APPROPRIATE PLANTIN¹

<u>
</u>

Landsc	ape Legend		
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
\bigcirc	EXISTING TREE	+ + + + + + + + + + +	SOD LAWN LANDSCAPE
	PROPOSED AMUR MAPLE (AM) - 3" CALIPER (MIN.)		PROPOSED BUILDING
	PROPOSED CONCRETE/ASPHALT		BUILDING ACCESS
(minument	PROPOSED FAULKNER BOXWOOD (FBW)		ARBORVITAE 'ARB' - 6'-0" (MIN.) HEIGHT

Lai	ndsc	ape Legend		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
AM	2	Acre Ginnala	Amur Maple	20' height w/10'-15' spread @ maturity
EBW	15	Buxus microphylla - 'Faulkner'	Faulkner Boxwood	theight w/3' spread @ maturity
ARB	12	Thuja Occidentalis - 'Smaragd'	Emerald Green Arborvitae	6'-10' height w/3'-4' spread @ maturity



418' OF 8" SAN. SEWER (TO REMAIN)