

**REGULAR MEETING OF THE PLANNING BOARD**  
**WEDNESDAY, AUGUST 14, 2019**  
**7:30 PM**  
**151 MARTIN STREET, CITY COMMISSION ROOM, BIRMINGHAM, MI**

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- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of **July 24, 2019**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Old Business
  - 1. Courtesy Review - **300 W. Merrill – Baldwin Library, Youth Room Addition** - Courtesy Review of glazing options only for proposed new addition to the Youth Room in the Baldwin Library.
  - 2. Special Land Use Permit - **588 N. Old Woodward, Sweetwaters Coffee & Tea** (former wine shop) – Request for Special Land Use Permit to remodel the existing building for a food and drink establishment (no alcohol) in the O2 (Office Commercial) zoning district (**Postponed from July 24, 2019, Request to Postpone Indefinitely**).
  - 3. Final Site Plan & Design Review - **588 N. Old Woodward, Sweetwaters Coffee & Tea** (former wine shop) – Request for Final Site Plan and Design Review to remodel the existing building for a food and drink establishment (no alcohol) in the O2 (Office Commercial) zoning district (**Postponed from July 24, 2019, Request to Postpone Indefinitely**).
  - 4. Final Site Plan & Design Review - **34745 Woodward, Jax Kar Wash** – Request for Final Site Plan and Design Review to add a covered detailing area and reconfigure access and circulation for the site (**Postponed from July 24, 2019, Request to Postpone to September 11, 2019**).
- F. Special Land Use Permit
  - 1. **2159 E. Lincoln – Lincoln Yard (Former Birmingham Schools Bus Garage)** – Special Land Use Permit Review to consider a new restaurant serving alcohol under the economic development category of liquor license in the MX zoning district.
- G. Final Site Plan Review
  - 1. **2159 E. Lincoln – Lincoln Yard (Former Birmingham Schools Bus Garage)** – Final Site Plan & Design Review to consider a new restaurant serving alcohol under the economic development category of liquor license in the MX zoning district.
- H. Request for Site Plan Extension
  - 1. **34965 Woodward (former Peabody restaurant)**
- I. Miscellaneous Business and Communications:
  - a. Communications
  - b. **Administrative Approval** Correspondence
  - c. Draft Agenda for the next Regular Planning Board Meeting (**August 28, 2019**)
  - d. Other Business
- J. Planning Division Action Items
  - a. Staff Report on Previous Requests
  - b. Additional Items from tonight's meeting

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

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K. Adjournment



**CITY OF BIRMINGHAM  
REGULAR MEETING OF THE PLANNING BOARD  
WEDNESDAY, JULY 24, 2019**

City Commission Room  
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on July 24, 2019. Chairman Scott Clein convened the meeting at 7:30 p.m.

**A. ROLL CALL**

**Present:** Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representative Sophia Trimble

**Absent:** Board Member Daniel Share; Student Representative John Utley

**Administration:** Jana Ecker, Planning Director  
Nicholas Dupuis, City Planner  
Laura Eichenhorn, Transcriptionist

**07-108-19**

**B. Approval Of The Minutes Of The Regular Planning Board Meeting of July 10, 2019**

Mr. Williams stated he does not use the word "extant" and asked it be changed to "existing" in the third full paragraph on page four of the minutes. He also said that "south of 14 Mile" should be corrected to "north of 14 Mile" in the third-to-last paragraph on page seven of the minutes.

Ms. Ramin noted her first name was misspelled in Roll Call and asked that it be corrected to read "Nasseem".

**Motion by Mr. Williams**

**Seconded by Mr. Boyle to approve the minutes of the Regular Planning Board Meeting of July 10, 2019 as amended.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**07-109-19**

**C. Chairperson's Comments**

Chairman Clein announced that the request for rezoning of 1175 Chapin would not be heard during the evening's proceedings and invited Planning Director Ecker to elaborate on the reasons.

**07-110-19**

**D. Approval Of The Agenda**

Planning Director Ecker explained 1175 Chapin would not be heard during the evening's proceedings because the required public notice signage was removed from the property. City ordinance requires the signage be posted and remain on the property for a full 15 days prior to its hearing.

The owner of 1175 Chapin had been apprised of this fact by the City the day before the required 15 day period commenced and did not replace the signage.

As a result, 1175 Chapin's rezoning application has been cancelled. The applicant will have to submit an entirely new rezoning application should they wish to proceed. The City will follow all noticing procedures related to new rezoning applications as required by ordinance if and when a new rezoning application for the property is submitted.

Planning Director Ecker recommended interested citizens subscribe to Planning Board agenda email updates via the City's website in order to track whether a new rezoning application for 1175 Chapin is to be heard in the future.

**07-111-19**

**E. Rezoning Application**

**1. 1175 Chapin** – Request for rezoning from R4 (Two-Family Residential) to P, Parking (Postponed from June 26, 2019, will not be considered).

**07-112-19**

**F. Special Land Use Permit and Final Site Plan & Design Review**

**1. 588 N. Old Woodward, Sweetwaters Coffee & Tea (former wine shop)** – Request for Final Site Plan and Design Review to remodel the existing building for a food and drink establishment (no alcohol) in the O2 (Office Commercial) zoning district.

Planning Director Ecker presented the item. She noted the fourth condition could be removed based on more recent submittals from the applicant, and that the fifth condition could be reworded since the City also has the dimensions of the proposed eight-inch encroachment.

Mr. Jeffares noted the City signage currently installed at the site, and asked what would happen with that signage.

Planning Director Ecker said she was unsure of the terms regarding that signage, but speculated that the signage was there pursuant to an agreement between the City and the building owner.

Mr. Jeffares observed that the open door would swing out over City property, and asked if it would need to be recessed as a result.

Planning Director Ecker said that would be determined by the Building Code. She said the door can swing out over City property but cannot be in the main walking path. In reply to other Board questions, Planning Director Ecker explained:

- This review was designated final instead of preliminary because ordinance grants the Planning Department discretion to determine the type of review appropriate based on the nature of proposed changes to a building.
- The Birmingham Farmer's Market could still continue in the adjacent parking lot when scheduled and would be prohibited from blocking the entrances and exits to the lot.
- Signage painted onto the exterior of a building still counts towards the establishment's dimensional signage limits, but is likely not permitted.
- The City is not requiring that the applicant provide outdoor seating. The applicant speculated that the new public plaza by the river would provide sufficient outdoor seating for any patrons desiring it.
- The City could recommend the applicant put some seats out on the green space in the parking lot where no booths are installed during the Farmer's Market to provide additional outdoor seating.

Mr. Williams recalled the Commission's direction to the Planning Board to only advance SLUPs and site plans with all required information. He expressed concern that the proposed motion includes too many unresolved details. Mr. Williams also stated that designating the north entrance as the front entrance may cause conflicts during the Farmer's Market.

**Motion by Mr. Williams**

**Seconded by Ms. Whipple-Boyce to accept and file emails from Elizabeth Swallow dated July 24, 2019, Margaret Ann Zack dated July 24, 2019, Yelena Plinskina dated July 24, 2019, Tim Ponton dated July 24, 2019, Mr. and Mrs. Jonathan Reid Cooksey dated July 24, 2019, Christopher Fuller dated July 23, 2019, and Charlie and Jessica Hyde dated July 23, 2019, all of which recommended approval of the SLUP and final site plan for 588 N. Old Woodward, Sweetwaters Coffee & Tea.**

**Motion carried, 7-0.**

**VOICE VOTE**

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

Nays: None

Michael Poris, of McIntosh Poris and architect for the project, presented. He cited examples of fiber cement panelling around Birmingham to demonstrate it met the ordinance requirements for high quality of materials.

John Skok, also of McIntosh Poris, provided more information regarding the high quality nature of fiber cement panelling. He explained the entrance on the north side is being described as the main address because it is the location of the establishment's mailing address.

Mr. Koseck suggested that the applicant avoid using the word chain to describe Sweetwaters Coffee and Tea. He encouraged the applicant to designate the entrance off Old Woodward as the main entrance instead of the entrance off the parking lot for safety and aesthetic reasons. He also suggested the establishment could consider designing the mezzanine to overlook the Farmer's Market and provide seating.

Mr. Williams concurred with Mr. Koseck's concerns about designating the north entrance as the main one, due to safety issues.

Mr. Poris confirmed that both entrances would be used as entrances, but that Sweetwaters is trying to take advantage of its 80-foot facade along the parking lot in order to get ordinance permitted signage of an appropriate size.

Mr. Jeffares stated that people will use whichever entrance is closer to them so designating a 'main' entrance is not necessary. He also said the Board has found fault in the past with establishments for having long, blank concrete walls so he was in favor of Sweetwaters using its 80-foot facade for the signage. He also suggested they could consider asking the City for the ability to install a small wood deck in the summer in one of the lot's spaces in order to provide some outdoor seating.

Ms. Whipple-Boyce recommended Sweetwaters negotiate the shared use of a neighboring business' dumpster instead of trying to find space for their own trash receptacles.

Mr. Skok explained that the building owner is a family trust.

Massimo Cortez, part of the Cortez Family LLC that owns the building, spoke. He said he had not seen any of these plans until the present meeting, and that his family was supposed to have five days to review the plans prior to their presentation to the Board.

Mr. Skok explained that the applicant, Peter Farance, had a family emergency about 10 days prior and was in Egypt attending to that. Mr. Skok stated it was McIntosh Poris' understanding that Mr. Farance was passing along the relevant information to the Cortez family.

Mr. Cortez reiterated he had not seen any of these plans. He said they were well beyond what the Cortezes expected, and that if he had the appropriate five days' notice he could have communicated his concerns prior to this meeting.

Chairman Clein verified that the Cortez Family LLC did sign the application to allow these plans to be presented to the Board. He invited public comment on the proposal, and seeing none brought the discussion back to the Board.

Chairman Clein stated that while he appreciated his fellow Board members' concerns, he was unconcerned from a civil engineering perspective about the safety of the planned entrance

locations. He noted that the metal system proposed would only be permitted up to 10% and that an approved SLUP would have to designate one material. Any changes to that material would have to be vetted through an administrative approval or an amended SLUP.

The Board concurred that:

- The fiber cement material meets the requirement of a high quality material according to the ordinance;
- The proposed eight inches of encroachment into the public space is acceptable; and,
- That using the 80-foot facade for the signage calculations is acceptable.

Chairman Clein explained those concurrences addressed some of the conditions proposed in the motion language. He noted that condition one remained an issue and that the owner's concerns regarding the plans were an issue.

The Board agreed that condition one and the owner's concerns were sufficient reasons to postpone a decision on the SLUP until those issues are clarified.

Mr. Koseck noted that the applicant filled out their application appropriately, and the owner's agreement with the applicant to have rights to plan review is not under Board purview. He recommended that not be the sole reason this application be delayed.

Acknowledging the applicant-owner issue is not within Board purview, Chairman Clein noted it would still likely stymie the process of the establishment until the issue is resolved.

Mr. Koseck agreed, just reiterating that the applicant-owner issue should not be a reason for the Board to postpone its decision. He said resolving condition one would be a relatively simple process. He said advancing the project would benefit Birmingham and could be done without compromising either the Board's or Commission's work.

**Motion by Mr. Boyle**

**Seconded by Mr. Williams to postpone consideration of the SLUP and Final Site Plan for 588 N. Old Woodward, Sweetwaters Coffee & Tea (former wine shop) until the Planning Board's next regular meeting on August 14, 2019.**

Mr. Koseck he would likely vote no on the motion since the outstanding concerns were so minor.

Ms. Whipple-Boyce concurred with Mr. Koseck, saying the building owner's signing of the application puts the applicant-owner issue outside of the Board's purview. She said while she understands the difficulty of the situation, the applicant fulfilled its obligation to the owner by the City's standards and Staff also met their obligations regarding the application. For these reasons, she said the applicant-owner issue should not be a factor in the Board's consideration of whether to postpone the matter. She noted that all other conditions listed in the motion were satisfied with the exception of condition one and the method of mounting the sign, and that those were minor issues. She indicated that she was likely to vote no on the motion for these reasons.

Mr. Jeffares stated applications do not do well when there is insufficient communication between the applicant and other stakeholders. He said no direct neighbor to a proposed project or property

owner should see the plans for the first time at a Planning Board meeting. Mr. Jeffares stated he was just emphasizing this point for applications to the Board in general. In light of these issues, Mr. Jeffares indicated he would likely be supporting the motion.

**Motion carried, 5-2.**

VOICE VOTE

Yeas: Boyle, Williams, Clein, Jeffares, Ramin

Nays: Whipple-Boyce, Koseck

Chairman Clein recommended the applicant resolve all outstanding issues expediently and that the applicant had the support of the Board for the project.

**07-113-19**

**G. Final Site Plan & Design Review**

**1. 34745 Woodward, Jax Kar Wash – Request for Final Site Plan and Design Review to add a covered detailing area and reconfigure access and circulation for the site.**

City Planner Dupuis presented the item.

Brian Lawson, architect for the project, and Greg Roselli, site manager for Jax Kar Wash, walked the Planning Board through the plans.

Mr. Lawson noted that an accessible parking space was inappropriately represented as being being next to the detailing station, and confirmed the space would actually be located elsewhere on the site.

Mr. Roselli explained that the vacuuming will be moved to the north part of the site. The aim of this change is to reduce the site's traffic burden on Brown Street and to allow vehicles to be processed more expediently. Mr. Roselli estimated that customers seek exterior-only services at the site between sixty and seventy percent of the time. He confirmed that the vast majority of customers would be getting a car wash without detailing and exiting onto Woodward subsequently. If customers purchase detailing, attendants will be driving vehicles to the vacuums and vacuuming the vehicles as part of that service. Customers will not be driving their vehicles to the vacuums or accessing the vacuums on their own.

Mr. Koseck asked about efforts towards visual improvement of the site as part of these updates. Mr. Koseck said he was concerned the site will be less aesthetically pleasing than it currently is if the proposed changes are instituted. Acknowledging the aesthetic limitations of the type of work and the site, Mr. Koseck noted that the City even has requirements for gas station exteriors and this project should be given similar consideration.

Mr. Lawson replied that the site may install the requisite screen wall at the corner of Woodward and Brown, and that a landscape element could also be considered for that corner.

Mr. Williams suggested potentially planting trees at the corner of Woodward and Brown, which he stated the Board had also recommended as an option for the site during a previous review.

Mr. Jeffares observed that vegetation could be used for the screen wall, which would have the additional benefit of providing visual improvement of the site.

Planning Director Ecker confirmed that would be an acceptable option as long as the vegetation is evergreen.

Chairman Clein said he liked the tree proposed on the south side of the site and liked the removal of the parking along Brown. He emphasized that he wants to support Jax, understood the challenges of the site, and would like to see the business do well. Chairman Clein also stated:

- The attended vacuums will likely encroach on the pedestrian space along Woodward and that vehicles currently routinely drive over the public sidewalk as part of Jax operations.
- That if this were a new project, he would not vote to approve the plans.
- He loved the idea of using vegetation for a screen wall, but said it would not work as the plans are currently laid out.
- If the Board were to approve using vegetation for a screen wall that would have to be included clearly as part of the plans.

Mr. Williams said he was in favor of making the screen wall on the north side of the site out of vegetation. He said landscaping should also be added to the Woodward side of the site, stating that if the entirety of the business' Woodward frontage cannot be landscaped then at least the corner of Woodward and Brown should be. He emphasized that any efforts towards adding vegetation to the site would be an improvement.

Chairman Clein asked if all six detailing stations were necessary.

Mr. Lawson confirmed he had been told they were due to detailing volume.

Ms. Whipple-Boyce noted that four detailing stations could be nested along the north side of the building which would allow for a landscape screen wall. She stated that the landscaping outside of 525 E. Brown was beautifully done, and recommended the project aim to recreate something similar on its own corner. Ms. Whipple-Boyce explained that the visual effect of the proposed plans would be hard to endorse, and that making an adjustment to four detailing stations and adding more landscaping could resolve the issue.

Mr. Williams concurred with Ms. Whipple-Boyce. He said the Board seemed to agree that no more cement or brick walls should be added to the site.

Planning Director Ecker also noted the Board's emphasis on adding vegetation to the site's Woodward and Brown corner.

Mr. Lawson expressed enthusiasm for the idea. He asked if it would be possible for the evergreen landscaping to take the place of street trees.

Planning Director Ecker said the evergreen landscaping could not replace street trees, but could be done in addition.

Chairman Clein invited comment from the public.

Sam Volk, 736 Brookside, said he was an engineer and that the north side of the site seemed to have substantial issues. He said the proposed configuration of the vacuum stations would only allow vehicles to move in threes, which would increase the congestion of the site instead of decreasing it. He said vacuuming the vehicles at four stations along the building allows vehicles to leave individually once they were complete, instead of having to wait.

Ms. Whipple-Boyce stated that two different members of the Board had noted that issue.

Mr. Volk reiterated his concerns.

The Board concurred on giving the project a few weeks to consider or integrate the Board's comments, including the following:

- Defining the site will help the business, and will make the space more attractive.
- The Board must receive a floor plan for the site, a plan that lays out the vegetation screen wall, and a plan delineating the pedestrian traffic flow around the site.
- The traffic flow into and out of the vacuum stations should be reviewed in light of the concerns and feedback provided.
- Jax Kar Wash employees often use benches across Brown during their breaks, and it might be a good improvement if Jax also provided benches for its employees to use.

**Motion by Mr. Boyle**

**Seconded by Mr. Jeffares to postpone the item regarding Jax Kar Wash until the Planning Board's next regular meeting on August 14, 2019.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**07-114-19**

## **H. Preliminary Site Plan Review**

**1. 720 N. Old Woodward, Kohler Building** – Request for approval of the Preliminary Site Plan to allow the construction of a third floor on an existing building to add 4 residential units, and a design update on the exterior of the existing building.

City Planner Dupuis presented the item.

Mike Rutherford, architect for the project, explained:



- The mechanical aspects of the elevator are not complete yet since the plans are in their preliminary stage. All rooftop screening requirements will be met and delineated on the next set of plans. A new means of roof access will be added.
- The structural load bearing wall is at the property line. There will be posts that come down to support the roof at the corners.
- Adhering to the required setbacks would be detrimental to the planned units and would require extensive new construction to the building. The applicant is aware they will have to go before the Board of Zoning Appeals with their plans.
- Parts of the exterior may actually be constructed of aluminum composite panels that simulate wood, although wood is also being maintained as an option.

Keith Maziasz spoke as Senior Vice President of Najor Companies, which owns the property. He confirmed the four residential units will be rental. Access to the third floor of the building would likely be restricted by keycard. Najor will seek a licensing agreement with the City in order to provide the two larger units in the rear of the building with four parking spots to be located on the paved 582 sq. ft. behind the building. Parking would not be included as part of the tenancy of the two smaller units proposed for the front of the building.

Planning Director Ecker, Mr. Boyle and Chairman Clein noted that this parking proposal is very much aligned with some of the preliminary strategies the master planning team has proposed for increasing residential density downtown.

In reply to Mr. Boyle, Mr. Maziasz confirmed that Najor is confident in its ability to rent these units even without parking included.

Chairman Clein invited comment from the public.

Mr. Volk said he lives at 736 Brookside, which is across the river from the Kohler Building. He expressed dismay that the City may enter into a lease with Najor for four spaces in the parking lot behind the Kohler Building when the parking lot was recently updated at taxpayer expense. He was also concerned about the height of the building and the possible plans for the building's roof.

Chairman Clein clarified for Mr. Volk that the paved area Najor may rent from the City would not remove any parking spaces from the City's system because it is not currently a striped area for parking.

Planning Director Ecker added that:

- If the City were to enter into a lease with Najor for the paved area behind the Kohler Building, it would be at fair market value.
- The parking lot updates behind the Kohler Building were most likely funded by the through the City's parking fund and not through taxpayer monies.

Chairman Clein said Mr. Volk's concerns were still well taken, and strongly advised Najor to speak with both Mr. Volk and the Kohler Building's other neighbors to address questions and concerns.

### **Motion by Mr. Williams**

**Seconded by Mr. Boyle to approve the Preliminary Site Plan Review for 720 N. Old Woodward – pending receipt of the following:**

- 1. The applicant revise plans to show third floor set back 10 ft. or obtain a variance from the Board of Zoning Appeals;**
- 2. The applicant submit a roof plan and updated elevations detailing the height and location of all rooftop mechanical units at Final Site Plan;**
- 3. The applicant revise plans to show parking spaces 180 sq. ft. in area or obtain a variance from the Board of Zoning Appeals;**
- 4. The applicant (1) enter into a ground lease with the City for the use of the pavement in the rear for 4 off-street parking spaces, and (2) the applicant gain approval from the City Commission for the use of 3 parking spaces in the right-of-way to meet the parking requirements;**
- 5. The applicant enter into a lease agreement with the City Commission for the use of 6 ft. of airspace at the rear of the building;**
- 6. The applicant must submit a calculation showing a visual light transmittance of 70% or higher for all proposed glazing;**
- 7. The applicant submit material samples to complete the Design Review;**  
**and,**
- 8. The applicant comply with the requests of all City Departments.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**07-115-19**

**I. Miscellaneous Business and Communications**

**a. Communications**

**b. Administrative Approval Correspondence**

Planning Director Ecker reviewed a request from Mr. Biddison and Mr. Surnow regarding 191 N. Chester. While performing construction on the second floor as it faced Willits, it was discovered that the wood part of the wall is badly deteriorated. As a result Mr. Biddison and Mr. Surnow requested to extend the glass to where the wood part of the wall was going to be.

Planning Director Ecker explained the only potential issue is that the glazing for that part of the building should be no more than 35%, and if these changes were implemented the glazing would be at 32.3%. She said she was bringing it to the attention of the Board since it is an iconic building. She also said it would be difficult to see the extra glass being proposed as part of this change.

Mr. Biddison provided a bit more information on the proposal.

The Board had no objections to the changes.

Planning Director Ecker instructed Mr. Biddison and Mr. Surnow to submit an administrative approval form and a check and said the changes would be approved.

**c. Draft Agenda for the next Regular Planning Board Meeting (August 14, 24, 2019)**

- Lincoln Yard -- Economic Development License
- 588 S. Old Woodward -- Sweetwaters Coffee and Tea
- Jax Kar Wash
- Possible Study Session of either Balcony Enclosures or Screening Materials

**d. Other Business**

**07-116-19**

**J. Planning Division Action Items**

**a. Staff Report on Previous Requests**

**b. Additional Items from tonight's meeting**

**07-117-19**

**K. Adjournment**

No further business being evident, the Chairman adjourned the meeting at 10:09 p.m.

Jana L. Ecker

Planning Director



## **MEMORANDUM**

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**Planning Department**

**DATE:** August 8, 2019

**TO:** Planning Board

**FROM:** Jana Ecker, Planning Director

**SUBJECT:** 300 W. Merrill – Baldwin Library

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Please be advised that the architects for the addition to the Baldwin Library will be at the meeting on August 14, 2019 to discuss different glazing options for the glass proposed. When last before you, clear glass was included on the plans, however some issues have arisen with regards to the proposed VLT values of the original glass selected. The input of the Planning Board is needed and then the matter will go back to the City Commission for a final decision on the glazing.



Luckenbach | Ziegelman | Gardner Architects

## Baldwin Public Library Youth Services - Expansion/Renovation

**Project:** Baldwin Public Library – Youth Services Expansion/Renovation (BPL 2)  
**Date:** April 14, 2019  
**To:** City of Birmingham Planning Board  
**Subject:** Exterior Glass Enclosure System / Windows  
Courtesy Review Discussion Outline

### **Project / Owner**

Baldwin Public Library – City of Birmingham  
Zoning: -PP (Public Property) Article 02 / Section 2.01  
Use: -C (Community Use)  
Additional Development Standards:  
-Essential Services (ES-01)  
-Temporary Use (TU-02)  
-Utility (UT-01)  
-(See Attached Appendix 1)

### **Preface**

This project appeared before and was endorsed by the Planning Board in October of 2018. It was subsequently endorsed by the Historical Design Review Board and approved by the City Commission. At the time of review, the Architects submitted building finish materials including curtain wall aluminum and insulated glass samples. Mr. Bruce Johnson, City of Birmingham Building Official has asked that the project be presented once again before the board as the glass elements specified and approved for the project currently have a visual light transmittance (VLT) = .62.

### **Glass/Window Standards**

Per the published Zoning Ordinance:  
-Window Standards (WN) Article 04 / Section 4.90 WN-01  
The window standards section applies to the following districts  
O1, O2, P (Parking), B1, B2, B2a, B3, B4, MX, TZ3 (does not apply to the PP district).  
-See Appendix 2

Per the published Zoning Ordinance:  
-No less than 70% of the ground floor facade between 1' & 8' above grade shall  
be clear glass panels and doorways  
-Glass areas shall be clear or slightly tinted

Per Ordinance 2242 (not published on line, enacted July 2017). In the Downtown Overlay District, Clear glazing is required on the first floor. Lightly tinted glazing is permitted on upper floors.

Per Ordinance 2246 (not published on line, enacted July 2017). Defines clear glazing as glass and other transparent elements of building facades with a minimum visible light transmittance of 80%. Lightly tinted is defined as glazing as glass and other transparent elements of building facades with a minimum visible light transmittance of 70%.

## **BPL-2 Expansion Curtain Wall Enclosure Glass**

-1" insulated CLEAR glass consisting of 1/4" clear glass + 1/2" space + 1/4" clear glass.

-From outside to inside, there are four (4) glass surfaces, #1, #2, #3, #4.

See diagram on Appendix 3.

## **Low E (Low Emmissivity) Glass Coatings**

A Low E coatings is a microscopically thin coating applied to window glass that minimizes the amount of UV (ultra violet / long wave solar radiation) and IR (infrared or short wave solar radiation) that passes through a glass surface by reflecting exterior heat that passes through the glass during warm temperatures and holding in heat during cold temperatures.

A Low E coating does somewhat reduce the Visual Light Transmittance (VLT), but also greatly reduces the Solar Heat Gain Coefficient (SHGC) of the glass. The lower the SHGC, the more energy efficient the glass is. Glass Options – Comparative Analysis – See chart below\*:

Glass Option	VLT	SHGC	U Value (1/R)	R	Exterior (ELR) Light Reflectance
1" Clear Glass (no tinting/no coating) Guardian Clear 1"	80%	.74	.47	2.12	15% **
1" Clear Glass w/ Low E Coating "A" Guardian SN 68 (on clear glass surface #2)	68%	.38	.29	3.41	11%
1" Clear Glass*** w/ Low E Coating "B" Guardian SNX 62/27 (on clear glass surface #2)	62%	.27	.29	3.41	11%
1" Clear Glass w/ Low E Coating "C" Vitro (PPG) Solarban 60 (on clear glass Surface #2)	70%	.39	.29	3.41	11%
1" Clear Glass**** w/ Low E Coating "D" Vitro (PPG) Solarban 70XL (on clear Glass Surface #2)	64%	.27	.28	3.57	12%

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\*Values Based on BPL 2 Glass Comparative Analysis (See Appendix 4)

Vitro Architectural Glass Solarban 60 Chart (See Appendix 5)

Vitro Architectural Glass Solarban 70XL Chart (See Appendix 6)

\*\*Note: Although clear glass without a Low E coatings has a higher VLT than glass with a Low E coating, because it has a higher Exterior Light Reflectance (ELR = 15%), therefore during daylight it is actually more difficult to see through than clear glass with a Low E coating (ELR = 11%). (See Appendix 4.1).

\*\*\*Preferred and Project Specified Glass Selection

\*\*\*\*Similar performance specifications to Glass "B". Awaiting Cost Estimate from Contractor

## **BPL 2 - Energy Usage and HVAC Implications**

Per Aaron Franz, P.E. Peter Basso & Associates, Mechanical / Electrical Engineers

Analysis: -Glass with a SHGC of .37 or better will work with the existing HVAC system.  
-Glass with greater than SHGC of .37, BPL 2 will be slightly short on cooling capacity and will require adjustments or upgrades to the current system. Using glass with a SHGC of .39 or higher is slightly worse than the prescriptive energy code (Michigan Energy Code) allows. Relative Costs related to modifications / upgrades are forthcoming from PBA.

Per Guardian Industries Glazing Scenarios Concerning Energy Costs related to glass make up:

- 1" Clear Glass (no Low E coatings) vs. 1" Clear Glass "B" w/ SNX 62/27 Low E coating
- Clear Glass alone will account for 16.5% more annual electricity consumption than the Clear Glass with the SNX 62/27 low E coating.
- Clear Glass alone will account for more than 20% more in annual consumption than the Clear Glass with the SNX 62/27 low E coating and will require significant upgrades to the existing HVAC system.  
(See Appendix 7).

## **Baldwin Public Library – A Civic Building (in the PP District) with different Site & Building Conditions. The form and function differs significantly from typical “street frontage” buildings in the ”O” (Office) and “B” (Business) Zoning Districts**

The existing Baldwin Library is a Civic Building, solely occupying an entire city block bordered by Martin Street to the North, Bates Street to the East, Merrill Street to the South and Chester Street to the East. At no place on the site does any part of the existing library or proposed Youth Library Expansion extend to the N, S, E or W lot lines of the site (as called for in the current zoning ordinance for the Downtown Overlay District in the O & B Zoning Districts. As such, the library structure does not comply with many, if any site and building related aspects of the current zoning ordinance for those Districts. It is an “island unto itself”. If located in the O or B Districts, it would be an existing “grandfathered”, non-conforming structure. However, the Library Building is a Civic Building located in the PP District with different building and site standards.

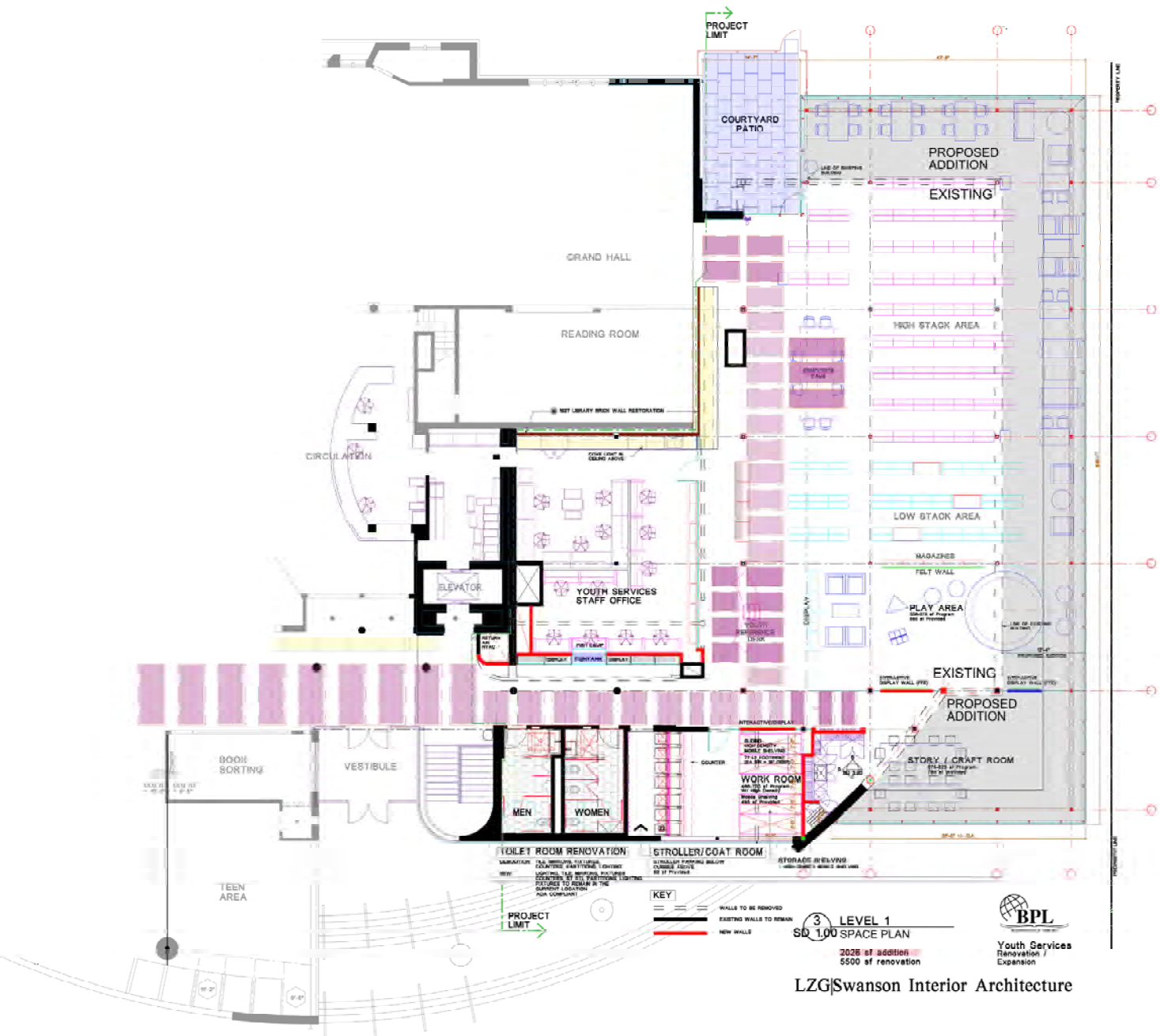
As it is currently situated, the Youth Library Wing rests is 30' + feet from the North property line, 5' + from the East property line and 45'+ from the South property line. The existing main level floor elevation varies from 5 to 7 feet above the adjacent sidewalks. The new glass window sills vary between 5.5 to 7.5 feet in elevation above the public walkways (See Appendices 8.1 & 8.2), thus view of and though the glass are above the average pedestrian's eye level and only a small portion of the 1' to 8' clear glass requirement along the street is at eye level per requirements for the B & O Zoning Districts. Although the concept for the all glass pavilion is to be as clear as possible, visually open and inviting to the public from the outside, environmental responsibility and restraint have been carefully considered and incorporated into the exterior glazing selection. Of primary consideration along with glass clarity is to utilize the existing library HVAC heating and cooling equipment without requiring any major costly upgrades and/or modifications to the system, to be energy conscious and above all to insure patron and staff comfort.





City of Birmingham Civic Center Area  
Zoning District - PP

Luckenbach | Ziegelman | Gardner Architects









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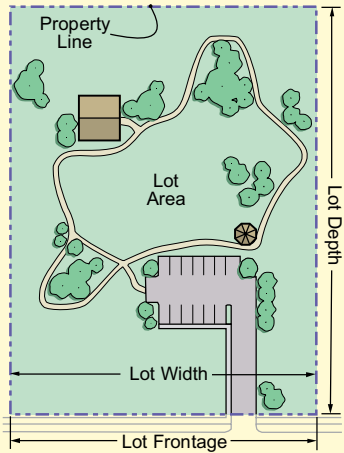


### 2.01 PP (Public Property) District Intent, Permitted Uses, and Special Uses

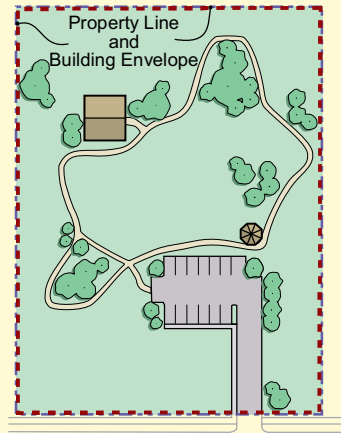
District Intent	Permitted Uses	Other Use Regulations
<p>A district intent is not available for this zoning district.</p>	<p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• auditorium</li> <li>• cemetery</li> <li>• <u>essential service</u></li> <li>• <u>government office</u></li> <li>• government use</li> <li>• parking facility - off-street</li> <li>• <u>school</u> - private</li> <li>• <u>school</u> - public</li> </ul> <p><b>Recreational Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• <u>park</u></li> <li>• <u>swimming pool</u> - public</li> </ul> <p><b>Other Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• water tower</li> <li>• well</li> <li>• any use permitted in an adjacent district*</li> </ul> <p>* = Use Specific Standards in Section 5.01 Apply</p>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>• There are no accessory permitted uses permitted in this zoning district.</li> </ul> <p><b>Uses Requiring a Special Land Use Permit</b></p> <ul style="list-style-type: none"> <li>• There are no special land uses permitted in this zoning district.</li> </ul> <p>* = Use Specific Standards in Section 5.01 Apply</p>

# PP District

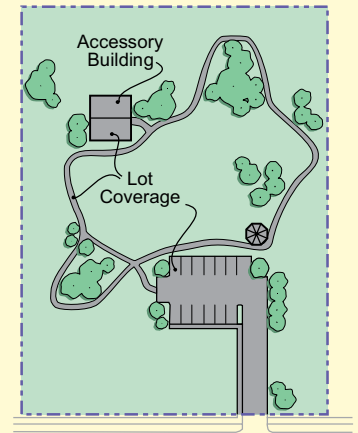
## 2.02 PP (Public Property) District Development Standards



© 2004, Bradley E. Johnson, AICP



© 2004, Bradley E. Johnson, AICP



© 2004, Bradley E. Johnson, AICP

### Minimum Lot Area:

- n/a

### Minimum Open Space:

- n/a

### Maximum Lot Coverage:

- n/a

### Minimum Front Yard Setback:

- n/a

### Minimum Rear Yard Setback:

- n/a

### Minimum Combined Front and Rear Setback:

- n/a

### Minimum Side Yard Setback:

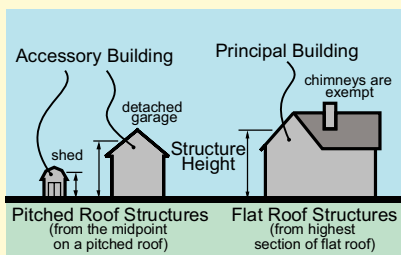
- n/a

### Minimum Floor Area Per Unit:

- n/a

### Maximum Total Floor Area:

- n/a



© 2006, Bradley E. Johnson, AICP

### Maximum Building Height:

- n/a

## Additional Development Standards that Apply

### Essential Services (ES)

- ES-01..... Page 4-7

### Temporary Use (TU)

- TU-02..... Page 4-50

### Utility (UT)

- UT-01..... Page 4-52

### 4.90 WN-01

This Window Standards section applies to the following districts:

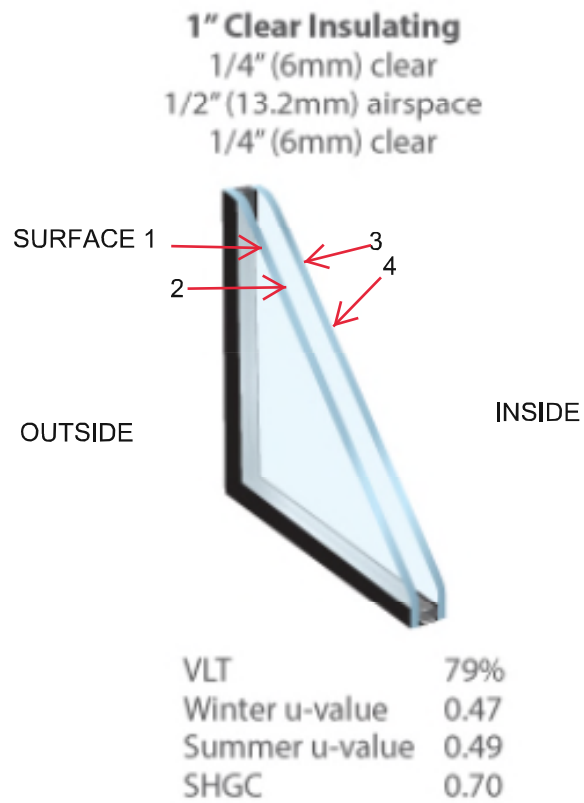
01 02 P B1 B2 B2B B3 B4 MX TZ3

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

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



# APPENDIX 3



## BPL 2: GLASS COMPARATIVE ANALYSIS

Make-up Name	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy			Thermal Properties	
			Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
				Visible ( $\tau_v$ %)	$\rho_v$ % out	$\rho_v$ % in			Winter Night (Btu/hr-ft <sup>2</sup> -F)	Summer Day (Btu/hr-ft <sup>2</sup> -F)
CLEAR GLASS	Clear (North America)	Clear (North America)	80	15	15	67	13	0.74	0.47	0.50
SN 68 LOW E	SunGuard <sup>®</sup> SN 68 (North America) on Clear (North America)	Clear (North America)	68	11	12	33	33	0.38	0.29	0.28
SunGuard SNX 62/27	SunGuard <sup>®</sup> SNX 62/27 (North America) on Clear (North America)	Clear (North America)	62	11	12	23	39	0.27	0.29	0.27

Calculation Standard: NFRC 2010

### CLEAR GLASS

\*\*\*TEMPERED GLASS

Outdoors

GLASS 1	Clear (North America)		#1 -----
	Thickness = 1/4" = 6mm		#2 -----
GAP 1	100% Air, 1/2" = 12.7 mm		
GLASS 2	Clear (North America)		#3 -----
	Thickness = 1/4" = 6mm		#4 -----

Total Unit (Nominal) = 1 in      Slope = 90°

Estimated Nominal Glazing Weight: 5.75 lb/ft<sup>2</sup>

Indoors

### SN 68 LOW E

Outdoors

GLASS 1	Clear (North America)		#1 -----
	Thickness = 1/4" = 6mm		#2 SunGuard <sup>®</sup> SN 68 (North America)
GAP 1	100% Air, 1/2" = 12.7 mm		
GLASS 2	Clear (North America)		#3 -----
	Thickness = 1/4" = 6mm		#4 -----

Total Unit (Nominal) = 1 in      Slope = 90°

Estimated Nominal Glazing Weight: 5.75 lb/ft<sup>2</sup>

Indoors

## APPENDIX 4.1

Make-up Name	Visible Light				Ultraviolet		Solar Energy			Thermal Properties		Light to Solar Gain (LSG)	Thermal Stress (COG) °F/C
	Transmittance	Reflectance		Color Rendering Index (R <sub>a</sub> )	Trans UV (τ <sub>uv</sub> %)	T <sub>dw</sub> (T <sub>dw</sub> %)	Reflectance	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	U-Value			
		Visible (τ <sub>v</sub> %)	ρ <sub>v</sub> % out							ρ <sub>v</sub> % in	Winter Night (Btu/hr·ft²·F)		
Default Make-up 01 CLEAR GLASS	80	15	15	96.9	51	72	13	0.74	0.85	0.47	0.50	1.09	Go
Default Make-up 02 CLEAR W/ LOW E (SNX 62/27)	62	11	12	93.0	6	39	39	0.27	0.31	0.29	0.27	2.31	Go

Calculation Standard: NFRC 2010

### Default Make-up 01

#### Outdoors

GLASS 1	Clear (North America)		#1 ----
	Thickness = 1/4" = 6mm		#2 ----
GAP 1		100% Air, 1/2" = 12.7 mm	
GLASS 2	Clear (North America)		#3 ----
	Thickness = 1/4" = 6mm		#4 ----
Total Unit (Nominal) = 1 in			Slope = 90°
Estimated Nominal Glazing Weight: 5.75 lb/ft²			

#### Indoors

### Default Make-up 02

#### Outdoors

GLASS 1	Clear (North America)		#1 -----
	Thickness = 1/4" = 6mm		#2 SunGuard® SNX 62/27 (North America)
GAP 1		100% Air, 1/2" = 12.7 mm	
GLASS 2	Clear (North America)		#3 -----
	Thickness = 1/4" = 6mm		#4 -----
Total Unit (Nominal) = 1 in			Slope = 90°
Estimated Nominal Glazing Weight: 5.75 lb/ft²			

#### Indoors

### Important Notes

Calculations and terms in this report are based on NFRC 2010. The performance values shown above represent nominal values for the center of glass with no spacer system or framing.

#### Laminated products:

It is not guaranteed that modeled laminated configurations will be compliant with relevant laminated safety regulations unless specifically declared for Guardian products. It is the user's sole responsibility to assess if the final laminated product should be certified according to relevant standards and ensure compliance with laminated safety regulations.

## Solarban® 60 Glass

## Fabrication and Availability

Solarban® 60 glass is available exclusively through the **Vetro Certified™** Network. **Vetro Certified™** Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. **Solarban® 60** glass is manufactured using the sputter-coating process and is available for annealed, laminated, heat-strengthened and tempered applications.

## Request Samples

To obtain samples of any Vitro Glass product, call **1-855-VTRO-GLS (877-6457)** or visit [samples.vitroglazings.com](http://samples.vitroglazings.com).

## Insulating Glass Unit Performance Comparisons | 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites

Outdoor Lite: Coating If Any (Surface) Glass	Glass Type + Indoor Lite: Coating If Any (Surface) Glass	Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr <sup>2</sup> ft <sup>2</sup> °F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
			Exterior %	Interior %	Winter Nighttime	Winter Argon		
Solarban® 60 Solar Control Low-E Glass								
	Solarban® 60 (2) Clear + Clear	70	11	12	0.29	0.24	0.39	1.79
	Solarban® 60 (2) Starphire® + Starphire®	74	11	12	0.29	0.24	0.41	1.80
	Solarban® 60 (2) Solexia® + Clear	61	9	12	0.29	0.24	0.32	1.91
	Solarban® 60 (2) Atlantica® + Clear	53	8	11	0.29	0.24	0.27	1.96
	Solarban® 60 (2) Azuria® + Clear	54	8	11	0.29	0.24	0.28	1.93
	Solarban® 60 (2) Solarblue® + Clear	45	7	11	0.29	0.24	0.28	1.61
	Solarban® 60 (2) Pacifica® + Clear	34	6	10	0.29	0.24	0.22	1.55
	Solarban® 60 (2) Solarbronze® + Clear	42	7	11	0.29	0.24	0.28	1.50
	Solarban® 60 (2) Optigray® + Clear	50	8	11	0.29	0.24	0.30	1.67
	Solarban® 60 (2) Solargray® + Clear	35	6	10	0.29	0.24	0.25	1.40
	Solexia® + Solarban® 60 (3) Clear	61	10	10	0.29	0.24	0.37	1.65
	Atlantica® + Solarban® 60 (3) Clear	53	9	10	0.29	0.24	0.31	1.71
	Azuria® + Solarban® 60 (3) Clear	54	9	10	0.29	0.24	0.31	1.74
	Solarblue® + Solarban® 60 (3) Clear	45	7	9	0.29	0.24	0.33	1.36
	Pacifica® + Solarban® 60 (3) Clear	34	6	9	0.29	0.24	0.25	1.36
	Solarbronze® + Solarban® 60 (3) Clear	42	7	9	0.29	0.24	0.32	1.31
	Optigray® + Solarban® 60 (3) Clear	50	8	9	0.29	0.24	0.35	1.43
	Solargray® + Solarban® 60 (3) Clear	35	7	9	0.29	0.24	0.29	1.21
	GraylitE II + Solarban® 60 (3) Clear	7	4	8	0.29	0.24	0.13	0.54

## Vistacool® and Solarcool® with Solarban® 60 Solar Control Low-E (3)\*

Vistacool® (2) Azuria® + Solarban® 60 (3) Clear	42	20	24	0.29	0.24	0.26	1.62
Vistacool® (2) Pacifica® + Solarban® 60 (3) Clear	26	11	23	0.29	0.24	0.21	1.24
Solarcool® (2) Solexia® + Solarban® 60 (3) Clear	24	24	29	0.29	0.24	0.19	1.26
Solarcool® (2) Azuria® + Solarban® 60 (3) Clear	21	19	29	0.29	0.24	0.17	1.24
Solarcool® (2) Solarblue® + Solarban® 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
Solarcool® (2) Pacifica® + Solarban® 60 (3) Clear	13	10	29	0.29	0.24	0.15	0.87
Solarcool® (2) Solarbronze® + Solarban® 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
Solarcool® (2) Solargray® + Solarban® 60 (3) Clear	14	11	29	0.29	0.24	0.17	0.82

\* Data based on using Starphire® glass for both interior and exterior lites.

All performance data calculated using LBNL Window 7.3 software and represents center of glass performance data. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit [www.pgideas.com](http://www.pgideas.com) or request our Architectural Glass Catalog.

For more information about Solarban® 60 low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit [vitroglazings.com](http://vitroglazings.com), or call **1-855-VTRO-GLS (877-6457)**.



## Solarban® 70XL Glass

## Fabrication and Availability

Solarban® 70XL glass is available exclusively through the Vitro Certified™ Network. Vitro Certified™ Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction.

Solarban® 70XL glass is manufactured using the sputter-coating process and is available for annealed, heat-strengthened and tempered applications.

## Additional Resources

Solarban® 70XL glass is Cradle to Cradle Certified™. For more information or to obtain samples of any Vitro Glass product, call **1-855-VTRO-GLS (887-6457)** or visit **vitroglazings.com**.

Vitro Architectural Glass is the first U.S. float glass manufacturer to have its products recognized by the Cradle to Cradle Certified™ program, and offers more C2C-certified architectural glasses than any other float glass manufacturer.

## Insulating Glass Unit Performance Comparisons | 1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites

Glass Type		Visible Light Transmittance (VLT)	Visible Light Reflectance		(BTU/hr·ft <sup>2</sup> ·°F) NFRC U-Value		Solar Heat Gain Coefficient (SHGC)	Light to Solar Gain (LSG)
Outdoor Lite: Coating if Any (Surface) Glass	+ Indoor Lite: Coating if Any (Surface) Glass		Exterior %	Interior %	Winter Nighttime	Winter Argon		
Solarban® 70XL Solar Control Low-E Glass								
Solarban® 70XL (2) + Clear		64	12	13	0.28	0.24	0.27	2.37
Solarban® 70XL (2) Solexia® + Clear		58	10	13	0.28	0.24	0.27	2.15
Solarban® 70XL (2) Atlantica® + Clear		51	9	12	0.28	0.24	0.24	2.13
Solarban® 70XL (2) Azuria® + Clear		52	9	12	0.28	0.24	0.25	2.08
Solarban® 70XL (2) Solarblue® + Clear		42	8	12	0.28	0.24	0.23	1.83
Solarban® 70XL (2) Pacifica® + Clear		32	6	12	0.28	0.24	0.19	1.68
Solarban® 70XL (2) Solarbronze® + Clear		40	7	12	0.28	0.24	0.21	1.90
Solarban® 70XL (2) Optigray® + Clear		47	8	12	0.28	0.24	0.24	1.96
Solarban® 70XL (2) Solargray® + Clear		34	6	12	0.28	0.24	0.20	1.70
Solexia® + Solarban® 70XL (3) Clear		56	11	12	0.28	0.24	0.32	1.75
Atlantica® + Solarban® 70XL (3) Clear		49	10	11	0.28	0.24	0.28	1.75
Azuria® + Solarban® 70XL (3) Clear		49	9	11	0.28	0.24	0.29	1.69
Solarblue® + Solarban® 70XL (3) Clear		40	8	11	0.28	0.24	0.27	1.48
Pacifica® + Solarban® 70XL (3) Clear		31	6	10	0.28	0.24	0.22	1.41
Solarbronze® + Solarban® 70XL (3) Clear		38	8	11	0.28	0.24	0.26	1.46
Optigray® + Solarban® 70XL (3) Clear		45	9	11	0.28	0.24	0.29	1.55
Solargray® + Solarban® 70XL (3) Clear		32	7	11	0.28	0.24	0.24	1.33
Graylite® II + Solarban® 70XL (3) Clear		6	4	10	0.28	0.24	0.11	0.55

## Vistacool® and Solarcool® with Solarban® 70XL Solar Control Low-E (3)\*

Vistacool® (2) Azuria® + Solarban® 70XL (3)	38	21	23	0.28	0.24	0.24	1.58
Vistacool® (2) Pacifica® + Solarban® 70XL (3)	24	11	22	0.28	0.24	0.19	1.26
Solarcool® (2) Solexia® + Solarban® 70XL (3)	22	24	27	0.28	0.24	0.17	1.29
Solarcool® (2) Azuria® + Solarban® 70XL (3)	19	19	27	0.28	0.24	0.15	1.27
Solarcool® (2) Solarblue® + Solarban® 70XL (3)	16	14	27	0.28	0.24	0.15	1.07
Solarcool® (2) Pacifica® + Solarban® 70XL (3)	12	10	27	0.28	0.24	0.13	0.92
Solarcool® (2) Solarbronze® + Solarban® 70XL (3)	15	14	27	0.28	0.24	0.15	1.00
Solarcool® (2) Solargray® + Solarban® 70XL (3)	13	11	27	0.28	0.24	0.14	0.93

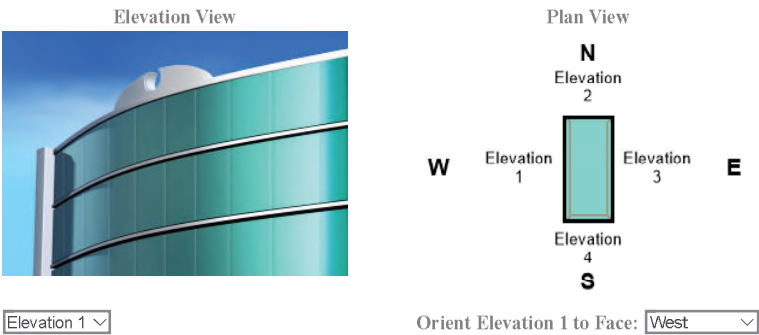
\*Solarban® 70XL glass for annealed applications is applied to Starphire® glass, heat treated applications will require either clear or Starphire® glass depending on manufacturing process.

All performance data calculated using LBNL Window 7.3 software, except European U-value, which is calculated using WinDat version 3.0.1 software. For detailed information on the methodologies used to calculate the aesthetic and performance values in this table, please visit [vitroglazings.com](http://vitroglazings.com) or request our Architectural Glass Catalog.

For more information about Solarban® low-e glass and other Cradle to Cradle Certified™ architectural glasses by Vitro Glass, visit [vitroglazings.com](http://vitroglazings.com), or call **1-855-VTRO-GLS (887-6457)**.



# APPENDIX 7



## Glazing Scenarios

Name: **Glazing Scenario 03** (edit)  
Override Building Settings: None

	Elevation 1	Elevation 2	Elevation 3	Elevation 4
	<input type="checkbox"/> CLEAR GLASS	Same As Elevation 1	Same As Elevation 1	Same As Elevation 1
Glass Make-up Cost (USD/ft²):	<input type="text" value="0.00"/>	Same As Elevation 1	Same As Elevation 1	Same As Elevation 1

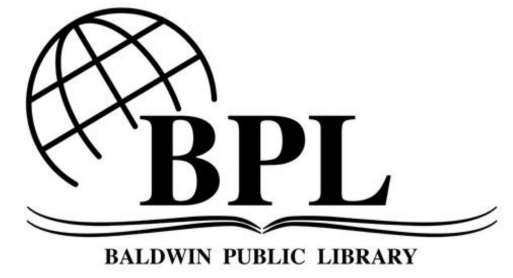
[Calculate](#) [Add New Glazing Scenario](#) [Copy Glazing Scenario](#)

Results   Comparison   Payback   Graphs   Report							
Baseline Glazing Scenario: <span>Glazing Scenario 03</span>							
Comparison Glazing Scenario: <span>Glazing Scenario 01</span>							
	Total Annual Energy Cost (USD)	Annual Electricity Cost (USD)	Annual Gas Cost (USD)	Annual Electricity Consumption (kWh)	Annual Gas Consumption (Therm)	Peak Electricity Demand (W)	CO <sub>2</sub> Emissions (kg)
Glazing Scenario 03	CLEAR10,853	9,673	1,180	94,018	1,377	35,100	70,298
Glazing Scenario 01	SNX-L 9,107	8,160	946	78,570	1,105	28,900	58,505
SAVINGS	1,746	1,513	233	15,448 16 1/2% DELTA	272 20% DELTA	6,200	11,793
Display values as: <span>Total building</span>							



# Luckenbach Ziegelman Gardner Architects PLLC

555 South Old Woodward Ave. Suite 27L  
Birmingham, Michigan 48009  
248.644.0600  
248.642.3990



## BALDWIN PUBLIC LIBRARY

300 West Merrill Street  
Birmingham, MI 48009

Project  
**Youth Services  
Renovation /  
Expansion**

### EXTERIOR ELEVATIONS

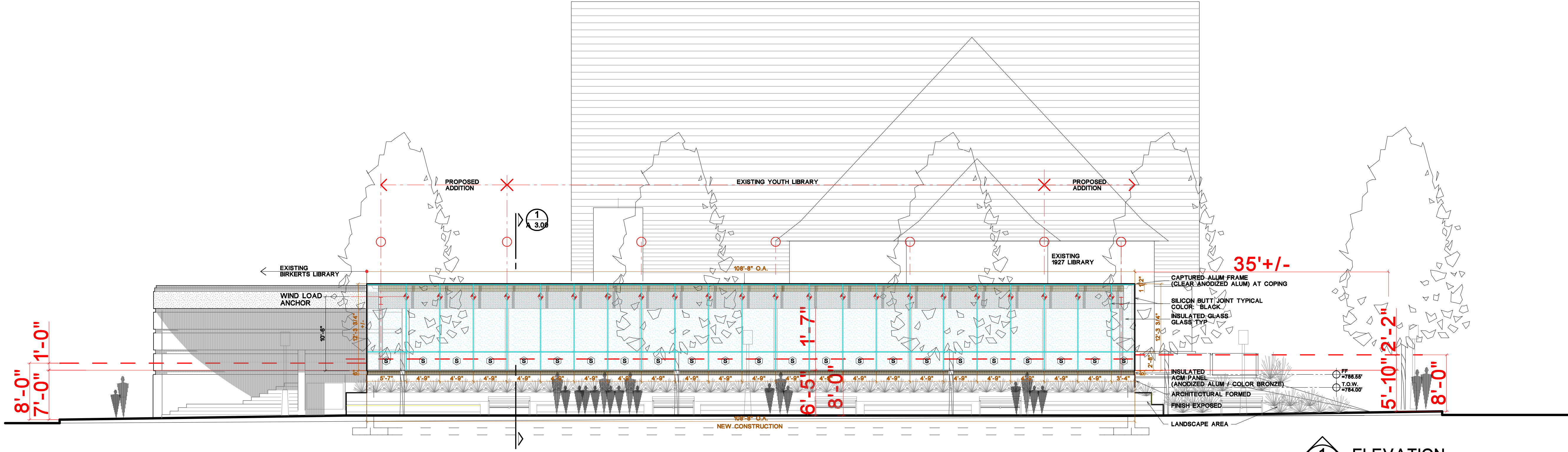
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DEC 20, 2018  
FEB 12, 2019

PERMIT REVIEW  
RFP REVIEW

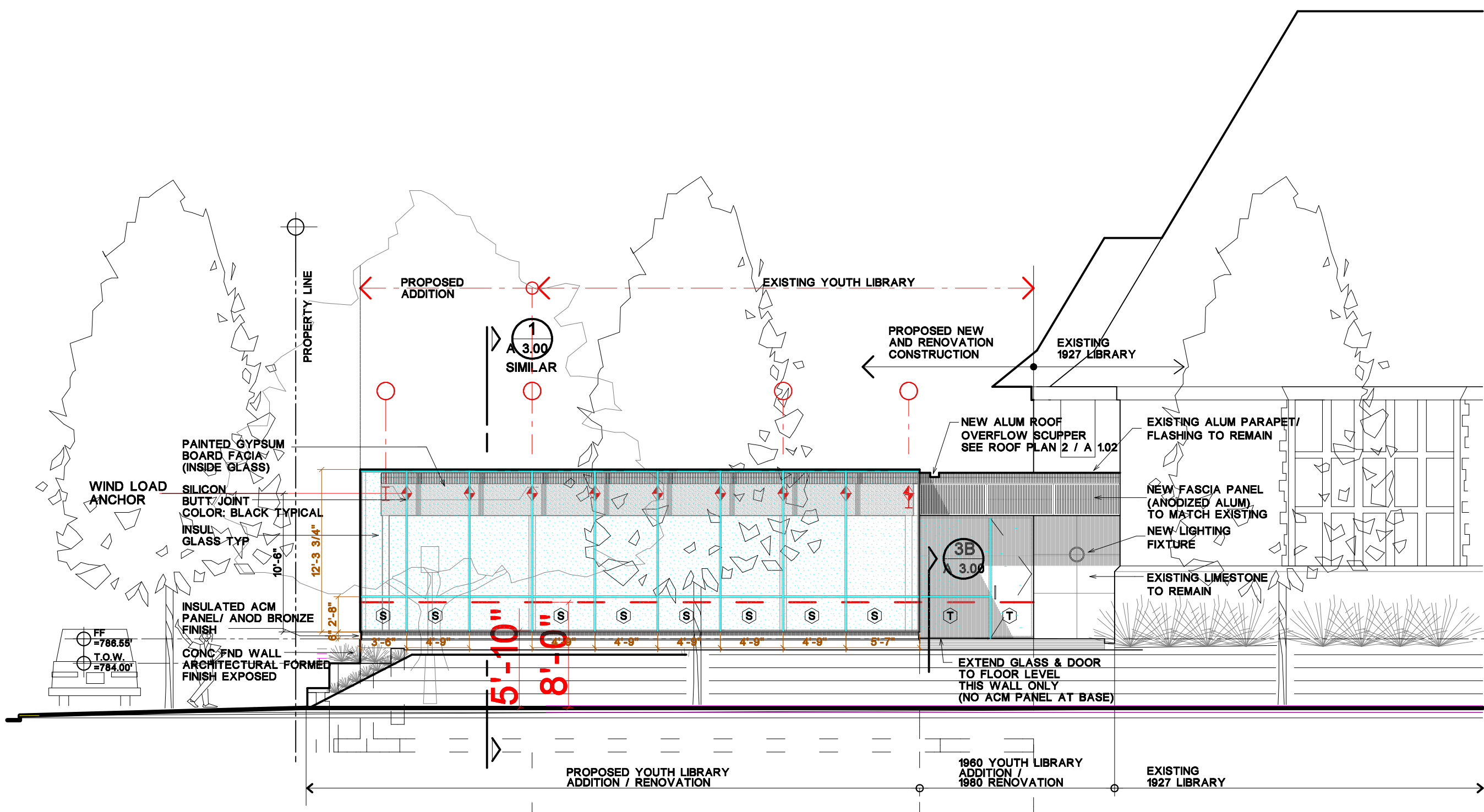
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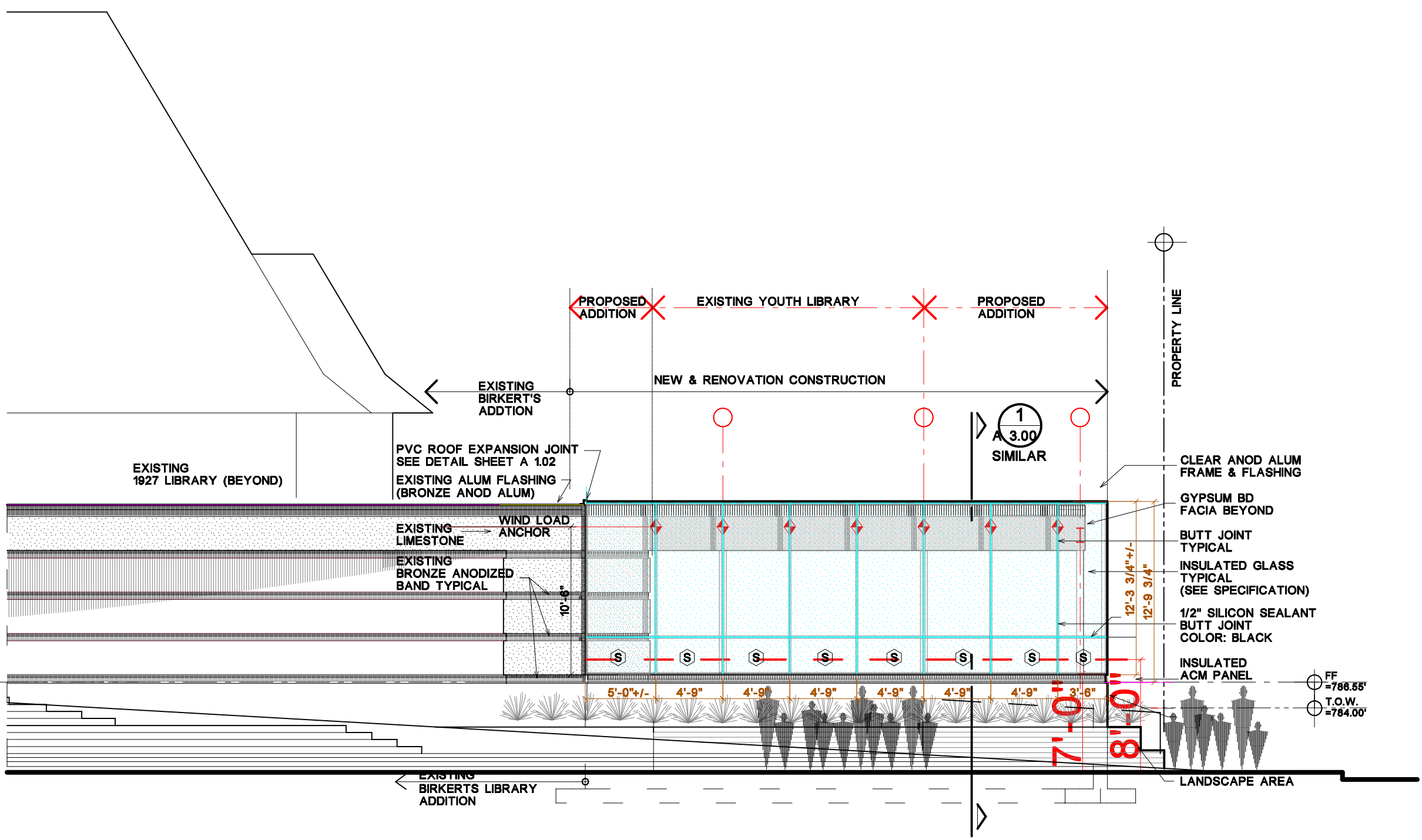
A 2.00



1  
A 2.00  
ELEVATION  
EAST  
1/8"= 1'-0"



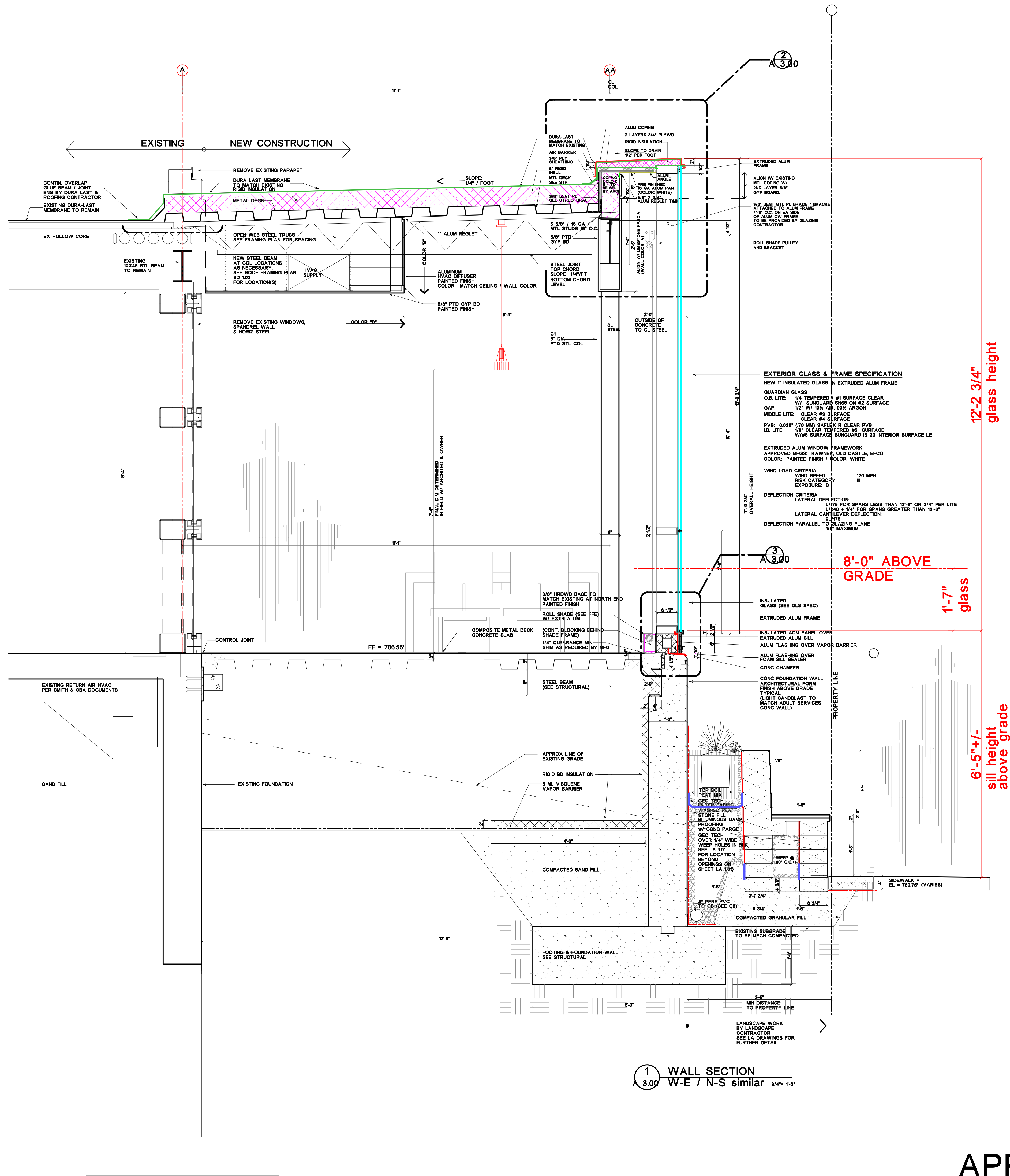
2  
A 2.00  
ELEVATION  
NORTH  
1/8"= 1'-0"



5  
A 2.00  
ELEVATION  
SOUTH  
1/8"= 1'-0"

## APPENDIX 8.1





Seal

**Luckenbach  
Ziegelman  
Gardner  
Architects  
PLLC**

555 South Old Woodward Ave. Suite 27L  
Birmingham, Michigan 48009

248.844.0800  
248.642.3990

**BPL**  
BALDWIN PUBLIC LIBRARY

Project

**BALDWIN  
PUBLIC  
LIBRARY**

300 West Merrill Street  
Birmingham, MI 48009

Sheet Title

**Youth Services  
Renovation /  
Expansion**

**WALL SECTION**

DATE  
DEC 20, 2018  
FEB 12, 2019

PERMIT REVIEW  
RFP REVIEW

Project Number  
3017

Sheet Number

**A 3.00**





## **MEMORANDUM**

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**Planning Department**

**DATE:** August 8, 2019

**TO:** Planning Board

**FROM:** Jana Ecker, Planning Director

**SUBJECT:** 588 N. Old Woodward – Sweetwaters Coffee and Tea

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Please be advised that the above matter was postponed to the meeting on August 14, 2019 to allow the applicant time to provide additional details for the proposed design changes to the building. However, neither updated plans nor new information has been provided at this time.

The applicant has advised that several issues have arisen, and as such they may wish to postpone or withdraw their Final Site Plan and Special Land Use Permit application. No direction has been provided to the City at this time.



Brooks Cowan &lt;bcowan@bhamgov.org&gt;

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**Fwd: Sweetwaters Coffee and Tea**

1 message

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**Jana Ecker** <jecker@bhamgov.org>  
To: Brooks Cowan <bcowan@bhamgov.org>

Fri, Aug 9, 2019 at 11:14 AM

Sent from my iPhone

Begin forwarded message:

**From:** John Skok <[JSkok@mcintoshporis.com](mailto:JSkok@mcintoshporis.com)>  
**Date:** August 8, 2019 at 7:33:36 PM EDT  
**To:** Jana Ecker <[Jecker@bhamgov.org](mailto:Jecker@bhamgov.org)>, Michael Poris <[MPoris@mcintoshporis.com](mailto:MPoris@mcintoshporis.com)>  
**Subject:** RE: Sweetwaters Coffee and Tea

Hi Jana,

I apologize, I'm just catching up here on my messages and emails. Please withdraw the Sweetwater's Coffee and Tea item from the SLU agenda.

Thank You,

John

**John Skok, LEED AP***Principal***MCINTOSH  
PORIS ASSOCIATES***Architecture Interiors Planning*

36801 Woodward Avenue, Suite 200  
Birmingham, Michigan 48009  
T (248) 258-9346 x18

M (313) 304-0114

[jskok@mcintoshporis.com](mailto:jskok@mcintoshporis.com)[www.mcintoshporis.com](http://www.mcintoshporis.com)

**From:** Jana Ecker <[Jecker@bhamgov.org](mailto:Jecker@bhamgov.org)>  
**Sent:** Thursday, August 8, 2019 3:09 PM  
**To:** Michael Poris <[MPoris@mcintoshporis.com](mailto:MPoris@mcintoshporis.com)>; John Skok <[JSkok@mcintoshporis.com](mailto:JSkok@mcintoshporis.com)>  
**Subject:** Sweetwaters Coffee and Tea

Good afternoon,

I just received Michael's vmail regarding Sweetwaters application. I would appreciate it if one of you could send me an email either requesting a postponement to see if the matter resolves itself or asking for the application to be withdrawn.

Thanks,

***Jana L. Ecker***

***Planning Director***

***City of Birmingham***

***248-530-1841***



## **MEMORANDUM**

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**Planning Department**

**DATE:** August 8, 2019

**TO:** Planning Board

**FROM:** Jana Ecker, Planning Director

**SUBJECT:** 34745 Woodward – Jax Kar Wash Final Site Plan Application

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Please be advised that the applicant for the above matter has requested postponement of their application to the September 11, 2019 meeting of the Planning Board to allow them additional time to prepare new plans to address the issues raised by the Planning Board at the last meeting.



Jana Ecker &lt;jecker@bhamgov.org&gt;

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**RE: 2018-052, Jax Kar Wash, Birmingham, MI Planning Board agenda**1 message

---

**Brian Lawson** <blawson@jhn.com>  
To: Jana Ecker <Jecker@bhamgov.org>  
Cc: Jason Milen <jason@jaxkarwash.net>

Thu, Aug 8, 2019 at 10:32 AM

Hi Jana,

The necessary materials for the Jax Kar Wash won't be finalized and ready for submittal this morning, as required for the meeting on August 14, 2019.

Per our conversation, we'd like to request a postponement and to be considered for the agenda of the Planning Board meeting scheduled on September 11, 2019.

Please let me know if you require any additional information regarding this request.

Regards,

**BRIAN LAWSON**

Project Manager

[blawson@jhn.com](mailto:blawson@jhn.com)

**NUDELL ARCHITECTS**

**michigan florida**

31690 W. Twelve Mile Road

Farmington Hills, Michigan 48334

p. 248.324.8800 f. 248.324.0661

[www.nudellarchitects.com](http://www.nudellarchitects.com)

**U. S. GREEN BUILDING COUNCIL MEMBER**

**From:** Jana Ecker <[Jecker@bhamgov.org](mailto:Jecker@bhamgov.org)>  
**Sent:** Thursday, August 8, 2019 8:24 AM  
**To:** Brian Lawson <[blawson@jhn.com](mailto:blawson@jhn.com)>  
**Cc:** Jason Milen <[jason@jaxkarwash.net](mailto:jason@jaxkarwash.net)>  
**Subject:** Re: 2018-052, Jax Kar Wash, Birmingham, MI Planning Board agenda

Good morning,

As we discussed at our site meeting, the deadline to submit plans was yesterday for the August 14, 2019. Technically it is 28 days prior to the meeting, but I was trying to help you out. The Planning Board reports go out tomorrow, and we need some time to review the plans and write our report. If you get them to me this morning, I will do my best to review them. I will be out of the office starting at 4pm today, and out tomorrow as well.

As for the August 28, 2019 agenda, as I mentioned the Chairman has indicated that agenda is full based on a lengthy master plan discussion for that night. However, as I mentioned they MAY postpone your matter to that date, but that is up to the board and my guess is that it would likely be postponed to September 11, 2019.

Jana

On Tue, Aug 6, 2019 at 11:07 AM Brian Lawson <[blawson@jhn.com](mailto:blawson@jhn.com)> wrote:

Morning Jana,

I appreciate you taking the time to come meet us at the JAX site yesterday, it was very helpful.

I just left a voicemail regarding availability for the Planning Board meeting on 8/28/19. Can you tell me if that meetings agenda is already full?

And if we were to proceed with the meeting on 8/14/19, is Friday 8/9/19 the deadline to provide you revised drawings?

Please let me know when you have a chance.

Thank you,

**BRIAN LAWSON**

Project Manager

[blawson@jhn.com](mailto:blawson@jhn.com)

**NUDELL ARCHITECTS**

**michigan florida**

31690 W. Twelve Mile Road

Farmington Hills, Michigan 48334

p. 248.324.8800 f. 248.324.0661

[www.nudellarchitects.com](http://www.nudellarchitects.com)

**U. S. GREEN BUILDING COUNCIL MEMBER**

--

***Jana L. Ecker***

***Planning Director***

***City of Birmingham***

***248-530-1841***



# MEMORANDUM

Planning Department

**DATE:** August 14, 2019

**TO:** Jana Ecker, Planning Director

**FROM:** Brooks Cowan, City Planner

**SUBJECT:** 2159 E Lincoln Street SLUP and Preliminary Site Plan Review

---

## Executive Summary

The applicant is proposing a full service restaurant at 2159 E. Lincoln Street titled "Lincoln Yard". The applicant has applied to renovate the existing vacant building into a 6,276 square foot space that includes an independent fast casual restaurant and the dine-in restaurant Lincoln Yard that serves American comfort food. Lincoln Yard will have 135 indoor seats and 73 outdoor seats. The independent, fast casual restaurant is proposed to connect to Lincoln Yard via a sliding door and will share the seating with Lincoln Yard.

The applicant is seeking a Special Land Use Permit for the use of an Economic Development Liquor License to engage in the sale and consumption of alcohol on premise. At this time, this subject property is not approved to qualify for an Economic Development Liquor License. Therefore, the applicant will have to apply for a zoning amendment to have the property added within the Economic Development Liquor License boundaries in Appedix C, Exhibit 1 of the Zoning Ordinance. Principal uses in the MX District with a total floor area greater than 6,000 square feet must apply for a Special Land Use Permit as well.

## 1.0 Land Use and Zoning

- 1.1 Existing Land Use – The existing land use is commercial, vacant.
- 1.2 Existing Zoning – The property is currently MX, Mixed-Use. The existing use and surrounding uses appear to conform to the permitted uses.
- 1.3 Summary of Land Use and Zoning - The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.



	North	South	East	West
<b>Existing Land Use</b>	Commercial Retail Industrial	Public Property Ice Arena/ Skate Park	Commercial Retail	Commercial Retail
<b>Existing Zoning District</b>	MX, Mixed-Use	PP, Public Property	MX, Mixed-Use	MX, Mixed-Use

## 2.0 Economic Development Liquor License Use

The applicant is requesting approval of a SLUP to allow the use of an Economic Development Liquor License in a building greater than 6,000 square feet at 2159 E Lincoln Street. Establishments operating with a liquor license obtained under Chapter 10, Alcoholic Liquors, Article II, Division 3, Licenses for Economic Development are permitted with a valid Special Land Use Permit only for those properties identified on the map in Appendix C, Exhibit 1, of the Zoning Ordinance. At this time, the subject property has not been designated as a parcel eligible for an Economic Development Liquor License in Appendix C, Exhibit 1, of the Zoning Ordinance. **The applicant must apply for a zoning amendment to the parcels eligible for an Economic Development Liquor License in Appendix C, Exhibit 1, and to have Economic Development Liquor Licenses added to Article 2, Section 2.39 MX District, Uses Requiring a Special Land Use Permit of the Zoning Ordinance.**

If the applicant is successful in having the property approved as an area that qualifies for an Economic Development Liquor License, The applicant will have to provide the following requirements of Chapter 10, Alcoholic Liquors, Article II, Division 3, Licenses for Economic Development in order to qualify for approval:

1. Utilization of said liquor licenses and details on the number of quota liquor licenses in escrow at the time of application.
2. Proposed site plan of the property, building floor plan and an operations floor plan.
3. An economic impact analysis.
4. A copy of the special land use permit application and supporting documentation submitted by the applicant.
5. All documentation submitted to the LCC requesting the transfer.
6. Full identification and history of the license holder(s) as it pertains to the license proposed to be transferred, including all complaints filed with the state liquor control commission (LCC) or actions taken by any municipality or the LCC to suspend, revoke, deny or the non-renewal of said license and all other documentation setting forth the detail of the substantial economic development proposed by the applicant, including the approximate

dollar amount of the investment to be made, number of jobs to be created and other benefits to the city. The city deems projects resulting in a 500 percent increase in assessed value post-development over the pre-development assessed value of the parcel and/or projects with an investment of more than \$10,000,000.00, whichever is less, to be substantial. However, special circumstances may warrant flexibility on the minimum investment at the sole discretion of the city commission.

7. Information detailing how the proposed operation will create a more eclectic mix of restaurants in the city.
8. Such other items deemed necessary by city administration.

### **3.0 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, height, area and placement requirements for the MX Zoning District, with the exception that a SLUP is required as the building area is greater than 6,000 square feet.

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

### **4.0 Screening and Landscaping**

- 2.1 Parking Lot Screening – Applicant has proposed a hedgerow three feet in height of Sprinter Boxwood to provide screening for parking along the southern portion of the property facing E. Lincoln Street. An herb garden and box planters are proposed for screening on the western portion of the property abutting the 2125 E. Lincoln Street property, which currently has an evergreen screen wall in place. A five foot hedgerow of Sky Pencil Holly trees is also proposed along a portion of the rear lot line for screening. No screening is proposed along the east property line which abuts a building. Article 4, Section 4.81(6) permits screenwalls in the MX District to be a continuous evergreen hedge upon approval by the Planning Board.

Dumpster Screening - The applicant has proposed a 6'4" masonry screenwall surrounding the dumpster area on three sides. The dumpster gates are proposed to consist of opaque cedar wood attached to concrete bollards. The submitted plan indicates a lockable gate.

Mechanical Screening – Plans indicate the rooftop mechanical equipment will be screened with a metal corrugated material in accordance with the ordinance. **Details regarding the type and placement of rooftop mechanical equipment must be submitted for Final Site Plan Review.** The plans also indicate a ground mounted mechanical transformer in the northwest corner of the property which will be screened by planters that surround the outdoor patio.

- 2.2 Landscaping – Applicant has proposed additional landscaping along the street frontage on E. Lincoln, the southeast corner of the property, and the northeast

corner of the property. Five street trees are required along E. Lincoln based upon the applicant's linear street frontage. The plans indicate five American Hornbeam trees for the right-of-way along E. Lincoln.

The parking lot is 19,000 square feet, therefore 5% of the parking lot area is required to be landscaped, which totals 950 square feet. The applicant has proposed landscaped area of 1,674 square feet which meets the ordinance requirements.

One canopy tree is required for each 150 square feet of interior planting area required. The applicant is required to provide six canopy trees, and has proposed seven Cleveland Select Pear Trees with one at the entrance, one in the parking lot, three at the southeast corner, and two in the northeast corner. The plans indicate the trees will be 3 inches in caliper, and all interior planting areas exceed 150 square feet which satisfies the Zoning Ordinance.

As previously mentioned, a combination of Sprinter Boxwoods and Sky Pencil Holly landscaping has been proposed to serve as screening.

## **5.0 Parking, Loading, Access, and Circulation**

- 3.1 Parking – The applicant is required to provide 65 parking spaces around portions of the parking lot perimeter for both restaurants. The applicant has proposed 58 parking spaces on site and an additional 16 parking spaces through a shared parking agreement with the neighbor at 2125 E. Lincoln Street (Armstrong White), totaling 74. The applicant will need to provide written legal evidence to the Planning Board that the owner of 2125 E. Lincoln Street has agreed to the shared parking agreement with Lincoln Yard for 16 spaces.

The adjacent property indicated in the shared parking agreement, 2125 E Lincoln, is a 9,600 square foot commercial building currently used by Armstrong White which is an advertising agency. 2125 E. Lincoln Street is required to provide 32 parking spaces for its current use. The property has 60 spaces on site which is 28 spaces more than is required. Because the property has 28 extra spaces and the applicant has indicated an agreement for 16 of those parking spaces, the Planning Department does not recommend the need for a peak parking demand study.

- 3.2 Loading – The subject site is between 5,000 and 20,000 square feet, thus one loading space is required. One loading space is proposed adjacent to the east side of the building. The space is 12' x 40' and is screened by the building.
- 3.3 Vehicular Access & Circulation – The site plan indicates one existing curb cut that is 20 feet wide at the site for ingress and egress on the subject property. The applicant has also indicated the removal of existing fencing in the southwest corner of the property and a parking lot connection to the 2125 E. Lincoln Street parking lot. The 2125 E. Lincoln Street property also has one curb cut for ingress and egress.

- 3.4 Pedestrian Access & Circulation – Pedestrians will be able to access the restaurants from E. Lincoln via two entry doors, one on the eastern portion of the southern façade and one on the western portion of the southern façade. Patrons may enter Lincoln Yard from the outdoor patio as well. The applicant has proposed an improved walkway connecting from the public sidewalk to the southeast entrance. This includes exposed aggregate to define the pedestrian crossing in the parking lot.
- 3.5 Streetscape – The applicant has indicated that there will be 5 feet of unobstructed pedestrian right of way along E. Lincoln Street. Five American Hornbeam trees are proposed for the public right-of-way, along with five new city street lights. The street trees and city street lights are spaced 20 feet apart and satisfy the Zoning Ordinance requirements of one street tree and city light per 40 feet of frontage.

The site plan indicates two benches facing the public sidewalk along E. Lincoln, one at the southeast corner and the other near the southwest corner of the property. Each public bench is accompanied by a trash receptacle.

## 6.0 Lighting

The applicant has provided a photometric plan and spec sheet for proposed light fixtures. The site plan indicates six pole mounted light fixtures for the parking lot. **The applicant has not indicated the height of the pole mounted light fixtures. Pole mounted luminaires shall not exceed 16 feet in height.** The parking lot circulation area foot-candle variation ratio is 15.8:1 which satisfies the 20:1 ratio requirement.

The applicant has also proposed 35 wall mounted light fixtures on the exterior of the building. The LF3, LF4, and LF5 wall light fixtures indicated on the plans do not appear to be full cutoff or cutoff luminaires. **Article 4, Section 4.21(D)(1) requires that all luminaires 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 applicant must submit new plans with lights that meet the Zoning Ordinance, or apply for a variance from the Board of Zoning Appeals.**

The patio design indicates the LF6 ceiling mounted light fixture as the main luminaire. This light must be at or above the bottom edge of the canopy's valance. **A full review of the lighting and photometric plan will be done for Final Site Plan Review.**

## 7.0 Departmental Reports

- 5.1 Engineering Division – Comments will be received by August 14, 2019
- 5.2 Department of Public Services – Comments will be received by August 14, 2019
- 5.3 Fire Department –  
-The entire building will require fire suppression (A-2 Occupancy).

- An FDC (fire department connection) to be located on the street side of the building, in an approved, unobstructed location.
- The building will require a fire alarm system with occupant notification.
- The proposed fire table will need to be equipped with an attached, sturdy mesh cover to prevent contact with open flames, final approval by the fire marshal.
- The entire enclosed canopy area with the fire table feature will be required to have fire suppression coverage, due to combustible materials, and an open ignition source.

5.4 Police Department – Comments will be received by August 14, 2019

5.5 Building Department –

- A fire sprinkler system will be required throughout the building and within the covered outdoor dining areas.
- It appears that a single unisex toilet room is proposed in the independent restaurant area. The Michigan Plumbing Code will require separate men's and women's toilet rooms in this area due to the occupant load.

## 8.0 Design Review

### Exterior:

The Applicant has proposed modifications to the existing building that includes new windows, an outdoor patio, and an addition of 1,104 square feet. The south facing patio will have a canopy constructed of corrugated blue metal panels and a white acrylic patio cover. The patio seating will be surrounded by planters. The building exterior is proposed to remain concrete masonry that is painted white with a blue stripe. The new windows will have prefinished aluminum framing in a red oxide color. The outdoor seating will be on the south and west sides of the building with a mixture of benches, chairs, couches and a fire pit. **A full design review will be conducted at Final Site Plan.**

### Glazing:

No less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorways. The applicant has provided a glazing calculation that incorporates the entire ground floor façade for the south elevation. **The applicant will need to provide glazing calculations for Final Site Plan review that demonstrate the building meets the Zoning Ordinance Requirements of 70% glazing and 80% VLT for the ground floor façade between 1 and 8 feet above grade.**

### Signage:

A name letter sign is proposed saying "LINCOLN YARD" to comply with the Sign Ordinance. A second name letter sign is intended for the independent fast casual space. **A full signage review will be completed for Final Site Plan Review.**

## 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 not diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

#### **10.0 Approval Criteria for Special Land Use Permits**

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

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

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

#### **11.0 Suggested Action**

Based on a review of the site plans submitted, the Planning Division recommends that the Planning Board POSTPONE the applicant's request for Final Site Plan and a SLUP for 2159 E. Lincoln – Lincoln Yard, with the following conditions:

1. The applicant obtain approval for the subject property to qualify for an Economic Development Liquor License.
2. The applicant provides legal documentation from the owner of 2125 E. Lincoln Street for a shared parking agreement of 16 spaces.
3. The applicant provides façade glazing design and calculations that exceed 80% VLT and 70% of the building frontage between 1 to 8 feet measured from the ground.
4. The applicant provides specification sheets and layout for rooftop mechanical equipment; and
5. The applicant provides detailed signage information.

OR

Based on a review of the site plans submitted, the Planning Division recommends that the Planning Board APPROVE the applicant's request for Final Site Plan and a SLUP for 2159 E. Lincoln – Lincoln Yard, with the following condition:

1. The applicant obtain approval for the subject property to qualify for an Economic Development Liquor License.
2. The applicant provides legal documentation from the owner of 2125 E. Lincoln Street for a shared parking agreement of 16 spaces.
3. The applicant provides façade glazing design and calculations that exceed 80% VLT and 70% of the building frontage between 1 to 8 feet measured from the ground.
4. The applicant provides specification sheets and layout for rooftop mechanical equipment; and
5. The applicant provides detailed signage information.

OR

Based on a review of the site plans submitted, the Planning Division recommends that the Planning Board DENY the applicant's request for Final Site Plan and a SLUP for 2159 E. Lincoln – Lincoln Yard, with the following condition:

1. The applicant obtain approval for the subject property to qualify for an Economic Development Liquor License.
2. The applicant provides legal documentation from the owner of 2125 E. Lincoln Street for a shared parking agreement of 16 spaces.
3. The applicant provides façade glazing design and calculations that exceed 80% VLT and 70% of the building frontage between 1 to 8 feet measured from the ground.
4. The applicant provides specification sheets and layout for rooftop mechanical equipment; and
5. The applicant provides detailed signage information.

**Zoning Compliance Summary Sheet**  
**2159 E. Lincoln Street**

**Existing Site:**

**Zoning:** MX

**Land Use:** Vacant commercial/industrial building

**Existing Land Use and Zoning of Adjacent Properties:**

	North	South	East	West
<b>Existing Land Use</b>	Commercial Retail Industrial	Public Property Ice Rink Skate Park	Commercial Retail	Commercial Retail
<b>Existing Zoning District</b>	MX, Mixed-Use	PP, Public Property	MX, Mixed-Use	MX, Mixed-Use

**Land Area:** existing: 35,337 SF  
proposed: Same as existing

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

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

**Maximum Total Floor Area:** required: N/A  
proposed: 6,276 SF.  
Principle uses with a floor area greater than 6,000 SF in the MX zone must apply for a SLUP.

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

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

**Front Setback:** required: N/A  
proposed: 59'5"



<b>Side Setbacks:</b>	required:	N/A
	proposed:	111' (to East) 12' (to West)
<b>Rear Setback:</b>	required:	10' when adjacent to MZ Zone
	proposed:	10'
<b>Max. Bldg. Height:</b>	permitted:	45'
	proposed:	17'2"
<b>Minimum Eave Height:</b>	required:	N/A
	proposed:	N/A
<b>Parking:</b>	required:	65 spaces
	proposed:	58 on site space spaces, 16 shared with 2125 E. Lincoln Street for 74 total.
<b>Loading Area:</b>	required:	1 space
	proposed:	1 spaces
<b>Screening:</b>		
<u>Parking:</u>	required:	32" screen wall
	proposed:	36" sprinter boxwoods
<u>AC/Mech. units:</u>	required:	Obscure the equipment from public view
	proposed:	corrugated metal paneling
<u>Dumpster:</u>	required:	6' high capped masonry wall with wooden gates
	proposed:	6'4" masonry screen wall with cedar wood gates



### COVENANT DEED

This Covenant Deed is made as of March 28, 2019, by LINCOLN STATION LLC, a Michigan limited liability company ("Grantor"), whose address is 2125 East Lincoln St., Birmingham, Michigan 48009, and 2159 E. LINCOLN LLC, a Michigan limited liability company ("Grantee"), whose address is 90 North Main St., Clarkston, Michigan 48346.

Grantor, for the consideration of \$1.00 and other good and valuable consideration (Transfer Valuation Affidavit filed), grants and conveys to Grantee certain real property situated in the City of Birmingham, Oakland County, Michigan, and described as follows ("Premises"):

Lot 499 (except the West 14.81 feet of Lot 499), also all of Lots 500 through 504, also that part of the vacated Lincoln Avenue adjacent to same, SHEFFIELD ESTATE NO. 1, according to the plat thereof, as recorded in Liber 44, Page 40 of Plats, Oakland County Records.

Commonly known as 2159 East Lincoln St., Birmingham, Michigan 48009

Tax Parcel No.: 20-31-401-008

subject to any and all easements, restrictions and other matters of record and lien of taxes not yet due and payable (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the Premises unto Grantee forever, and Grantor does hereby covenant and agree with Grantee that Grantor has not heretofore done, committed or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the Premises is or shall be charged or encumbered in the title, estate, or otherwise, howsoever except for the Permitted Exceptions, and Grantor hereby binds itself and its successors and assigns to defend the Premises conveyed unto the Grantee, its successors and assigns, forever, against the claims and demands of all persons claiming by, from, or under the Grantor, but against no other claims or persons.

The Premises may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make ZERO division(s) under section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

[signature and notary page follows]

IN WITNESS WHEREOF, the undersigned has duly executed this Deed as of March 28, 2019.

Lincoln Station, LLC,  
a Michigan limited liability company

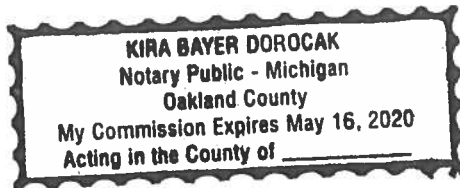
By: \_\_\_\_\_

Name: John D. Gaber

Title: Authorized Agent

STATE OF MICHIGAN        )  
  ) SS.  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me on March 28, 2019, by John D. Gaber, the Authorized Agent of Lincoln Station, LLC, a Michigan limited liability company, on behalf of the company.



\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, MI

My Commission Expires: \_\_\_\_\_

Acting in \_\_\_\_\_ County, MI

<b>When Recorded, Return To:</b>  John D. Gaber, Esq. 380 N. Old Woodward, Suite 300 Birmingham, Michigan 48009 (248) 642-0333		<b>Send Subsequent Tax Bills To:</b>  Grantee		<b>Drafted By:</b>  John D. Gaber, Esq. 380 N. Old Woodward, Suite 300 Birmingham, Michigan 48009 (248) 642-0333	
<b>Tax Parcel:</b>	<b>Recording Fee:</b>  \$	<b>State Transfer Tax:</b>		<b>County Transfer Tax:</b>	



Addition & Renovation  
2159 E. Lincoln  
Birmingham, MI 48009

1. Exterior and interior renovation of existing building to incorporate a new restaurant.
2. Selective demolition for new build-out
3. Interior retrofit with new mechanical, electrical, and plumbing systems.

2159 E. Lincoln LLC  
90 N. Main St.  
Clarkston, MI 48346  
P.248.795.2483

Krieger | Klatt Architects Inc.  
(Jeff Klatt, R.A.)  
2120 E. 11 Mile Rd.  
Royal Oak, MI 48067  
P.248.414.9270 F.248.414.9275

Sheet No	Title
G.001	Cover Sheet
1	Boundary & Topographic Survey
C.100	Architectural / Landscape Site Plan
C.101	Site Details
C.102	Outdoor Furniture
C.103	Photometric Plan
C.104	Streetscape Plan & Details
C.105	Existing Site & Building Photographs
C.106	Existing Surrounding Site Photographs
A.101	Floor Plan
A.200	Exterior Elevations
A.201	Exterior Elevations
A.300	Exterior Renderings

Lots: Part of Lots 499, 500, 501, 502, 503, & 504  
Zoned: MX, Mixed-Use  
Lot Area: 35,337 SQ. FT.  
Maximum Lot Coverage Allowed: 6,000 S.F. Max Floor Area

1. Existing Building	5,063 SQ. FT.
2. Rear Addition	1,104 SQ. FT.
3. Front Addition	109 SQ. FT.
Total:	6,276 SQ. FT.

6,276 SQ. FT. / 35,337 SQ. FT. = **17.8 %** Lot Coverage

Maximum Building Height (For Flat Roofs): 45.00' / 4 Stories

1. Front Yard Required: 0.00'  
- **Front yard proposed: 59'-5"**
2. East Side Yard Required: 0.00'  
- **Existing East side yard to remain**
3. West Side Yard Required: 0.00'  
- **Existing West side yard to remain**
4. Rear Yard Required: 10.00'  
- **Rear yard proposed: 10'-0"**

Required : 1 Space Per 75 SQ. FT.  
4,843 SQ. FT. / 75 SQ. FT. = 65 Spaces  
NOTE: Excluded storage closets, W.I.C.'s & all areas utilized  
for outdoor dining

Proposed : 46 Standard Parking Spaces  
3 Accessible Parking Spaces  
9 Parallel Parking Spaces  
**58 Total Spaces Proposed**

Note: 2159 E. Lincoln has a shared parking agreement with 2125 E. Lincoln (Armstrong White) for an additional 16 existing parking spaces as required.

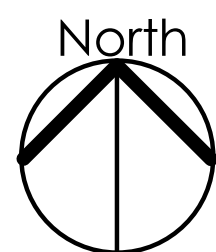
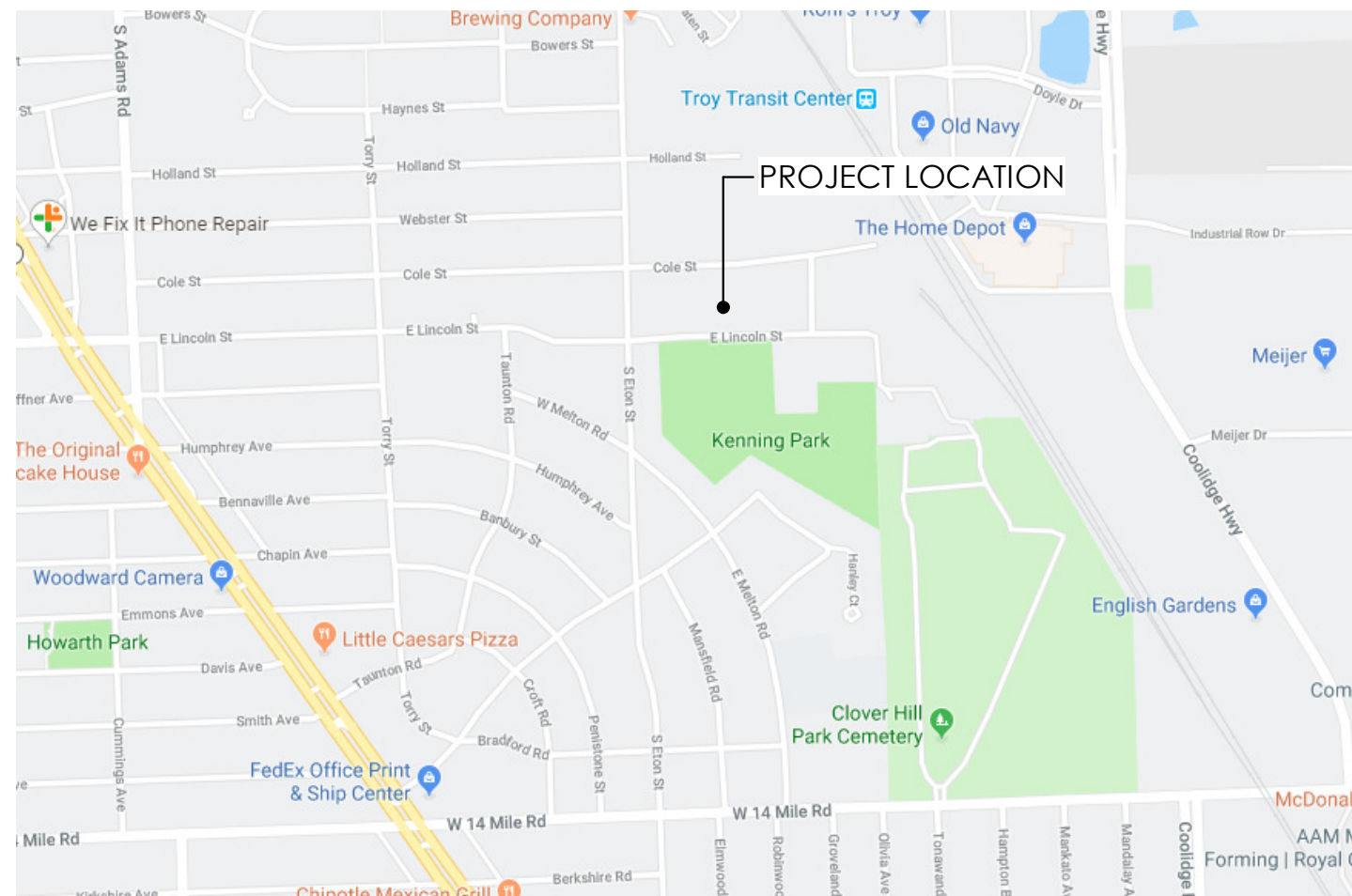
- Required :
1. Lots > 7,500 = 5% Total Parking Lot Interior Area  
Lot Size = 19,000 SQ. FT. \* 5% = 950 SQ. FT. Required Landscaping
  2. Planting Area Minimum = 150 SQ. FT. not less than 8'-0" in any dimension
  3. One canopy tree for each 150 SQ. FT. of planting area

Proposed :    Area A - 175 S.F.  
                  Area B - 477 S.F.  
                  + Area C - 1,022 S.F.  
                  = **1,674 S.F. TOTAL**

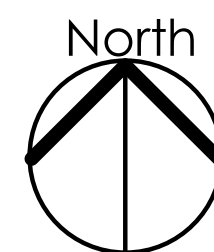
**1,674 SQ. FT. / 19,000 SQ. FT. = 8.8% Total Landscaping Proposed**



View of front South facade from E. Lincoln Ave.



## Location Map



## Aerial Map

**krieger klatt**  
ARCHITECTS  
architecture interiors consulting

2120 E. 11 Mile Rd. | Royal Oak, MI 48067  
P: 248.414.9270 F: 248.414.9275  
[www.kriegerklatt.com](http://www.kriegerklatt.com)

Client:

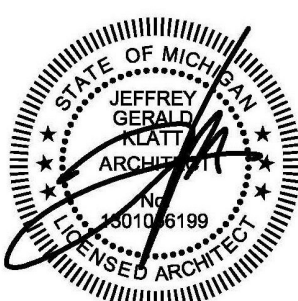
**Union Joints**  
90 N. Main St.  
Clarkston, MI 48346

Project:

Lincoln Yard  
2159 E. Lincoln Ave.  
Birmingham, MI 48009

[illegible]

Seal:



Note:

Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

North Arrow:

Sheet Title:

Cover Sheet

Project Number:

19-064

Sheet Number:

# G.001







Architectural Site / Landscape Plan  
1" = 20'-0"

**Union Joints**  
90 N. Main St.  
Clarkston, MI 48346

**Lincoln Yard**  
2159 E. Lincoln Ave.  
Birmingham, MI 48009

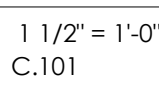
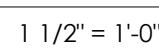
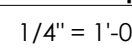
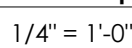
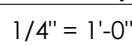
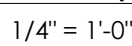
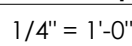
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Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

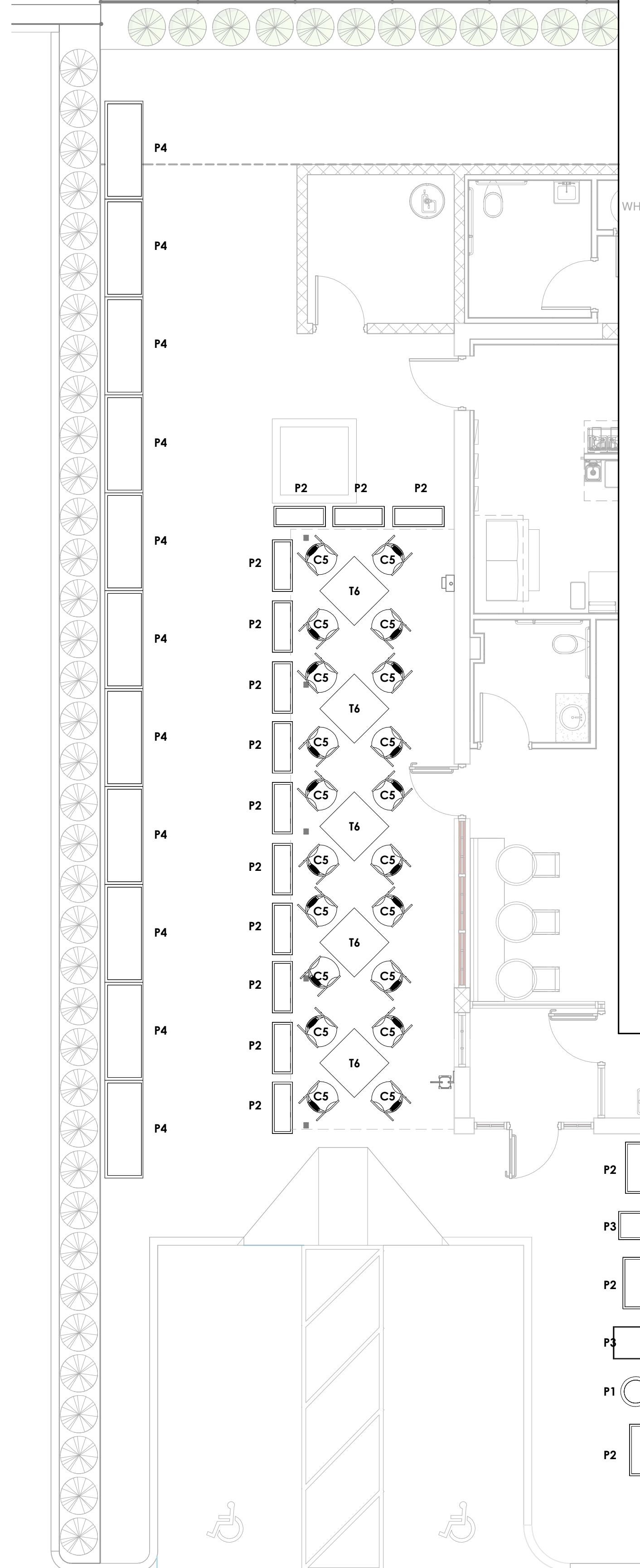
## Site Details


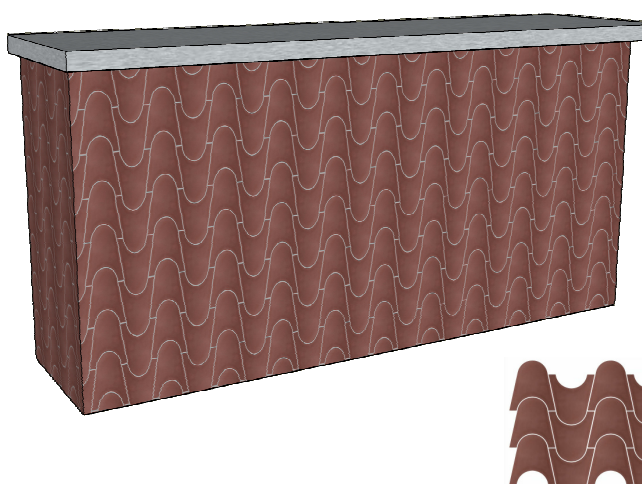



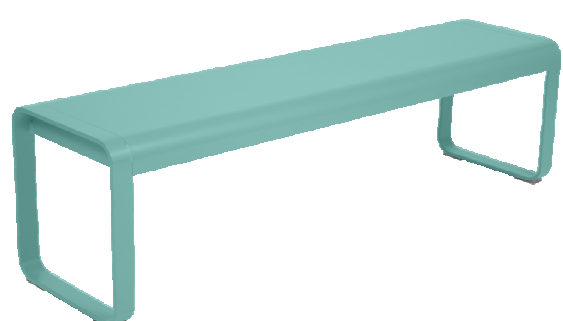
















19-064

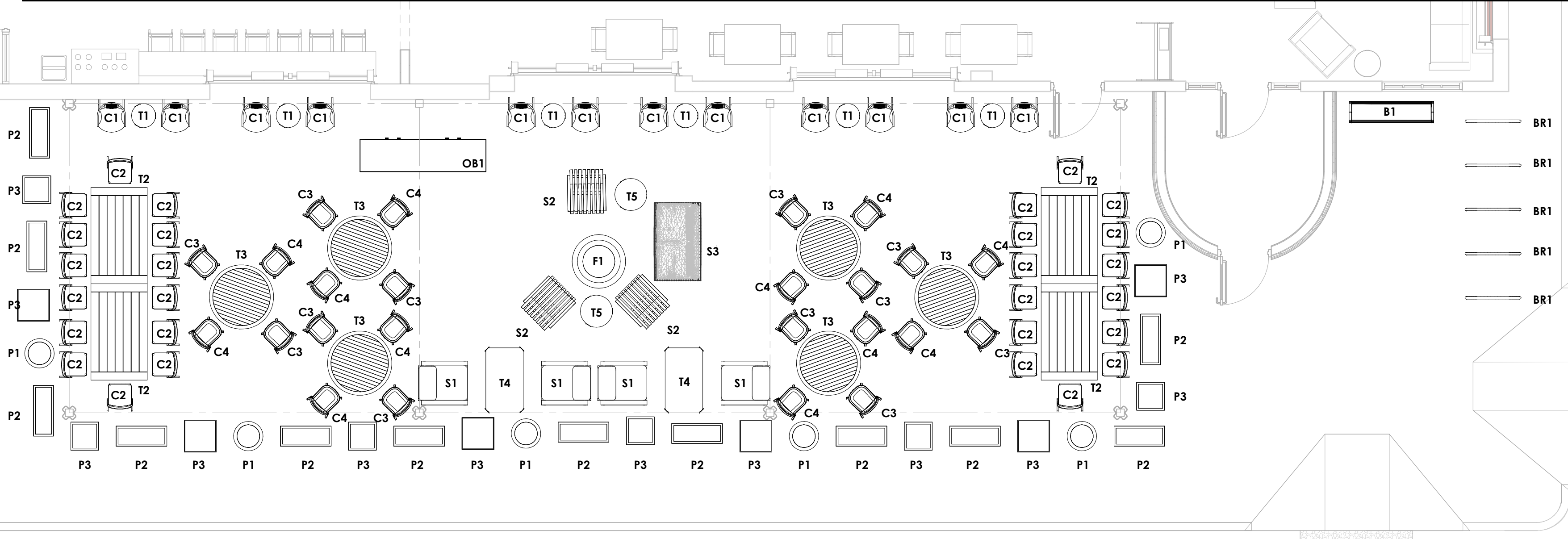
C.101







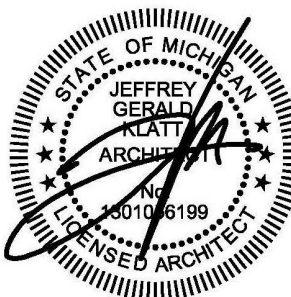
					
<p><b>Custom Herb Planter 'P4'</b> Make: Custom (Final design <b>T.B.D.</b> by Owner) Material: Wood (Species T.B.D.) Finish/Color: Natural Wood Stain</p>	<p><b>Custom Outdoor Bar 'OB1'</b> Material: Countertop: Stainless Steel / Base: Cement Tile Manufacturer: Marrakech Design - Breaking the Wave Finish/Color: Base: Red Solid</p>	<p><b>Planter 'P1'</b> Make: Custom (Final design T.B.D. by Owner) Material: Corten Steel Finish/Color: Natural rusted patina</p>	<p><b>Seat 'S3'</b> Make: Stori Modern Model: Novel Sofa Material: HDPE Slats &amp; Acrylic Sunbrella seat Finish/Color: Weave: Coffee / Fabric: T.B.D.</p>	<p><b>Table 'T5'</b> Make: Fermob Model: BeBop Low 24" Table Material: Aluminum Table Top / Steel Base Finish/Color: Legs: White / Top: Nutmeg</p>	<p><b>Bench 'B1'</b> Make: Fermob Model: Bellevie Material: Aluminum Base / Electro-galv. Steel Seat Finish/Color: Lagoon Blue</p>
					
<p><b>Bike Rack 'BR1'</b> Make: American Bicycle Security Company Model: Standard Bike Racks - Arc Rack Material: Square Tube Finish/Color: Power Coated - RAL 3005</p>	<p><b>Table 'T3'</b> Make: Restoration Hardware Model: Marbella Teak Round Dining Table Material: Teak Wood Finish/Color: Natural Teak</p>	<p><b>Planter 'P2'</b> Make: Veradek Outdoor Model: Metallic Series Long Box Planter Material: Corten Steel Finish/Color: Natural rusted patina</p>	<p><b>Fire Table 'F1'</b> Make: Restoration Hardware Model: Ojai Round Fire Table Material: Glass-fiber Reinforced Concrete Finish/Color: Charcoal</p>	<p><b>Seat 'S2'</b> Make: Woodard Model: Calfax Lounge Chair Material: Aluminum Finish/Color:</p>	<p><b>Chair 'C1'</b> Make: Pedrali Model: Remind 3735 Material: Plastic Material Finish/Color: SA</p>
					
<p><b>Chair 'C4'</b> Make: Emeco Model: 1 Inch Jasper Chair Material: Plastic Material Finish/Color: Bordeaux</p>	<p><b>Planter 'P3'</b> Make: Veradek Outdoor Model: Metallic Series Long Box Planter Material: Corten Steel Finish/Color: Natural rusted patina</p>	<p><b>Chair 'C5'</b> Make: Pedrali Model: Remind 3735 Material: Plastic Material Finish/Color: RO</p>	<p><b>Table 'T4'</b> Make: Fermob Model: BeBop Low Table Material: Aluminum Table Top / Steel Base Finish/Color: Red Ochre</p>	<p><b>Table 'T1'</b> Make: Fermob Model: BeBop Low Table 18" Material: Aluminum Table Top / Steel Base Finish/Color: Legs: Acapulco Blue / Top Lagoon Blue</p>	
					
<p><b>Chair 'C3'</b> Make: Emeco Model: 1 Inch Jasper Chair Material: Plastic Material Finish/Color: Orange</p>	<p><b>Table 'T2'</b> Make: Restoration Hardware Model: Marbella Aluminum Rectangular Dining Table Material: Aluminum Finish/Color: White</p>	<p><b>Chair 'C2'</b> Make: Anthropologie Model: Ingrid Chair Material: Teak Wood Finish/Color: Natural (Sealed)</p>	<p><b>Table 'T6'</b> Make: Restoration Hardware Model: Belvedere Square Dining Table Material: Teak Wood Finish/Color: Weathered Teak</p>	<p><b>Seat 'S1'</b> Make: Woodard Model: Vale Seat Material: Aluminum Finish/Color: Weathered White</p>	



# Outdoor Furniture Plan

[illegible]

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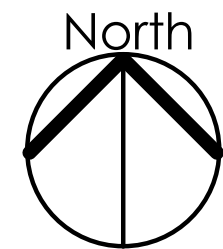


**Note:**

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Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field

**North Arrow:**












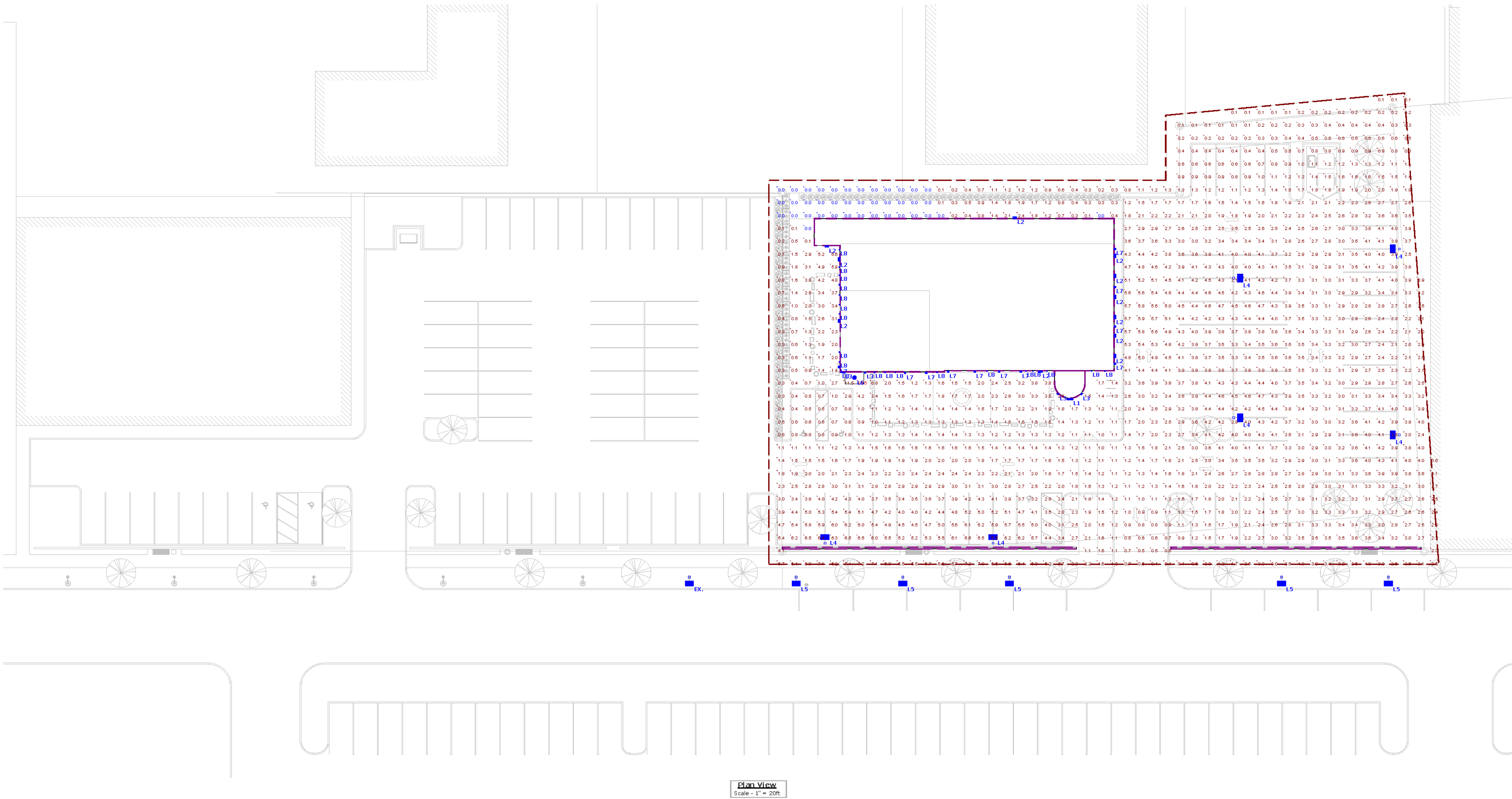
Sheet Title:  
Outdoor Furniture

Project Number:  
19-064

Sheet Number:  
C.102



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	L1	1	LIGHTOLOGY	HIN820523	FOUNDRY OUTDOOR 16inch DOME SHADE HOOK ARM WALL LIGHT	100W INCANDESCENT/LED EQUIVALENT	1	1503	0.8	13.3
	L2	11	LIGHTOLOGY	HIN820503	FOUNDRY OUTDOOR 12inch DOME SHADE HOOK ARM WALL LIGHT	LED	1	1503	0.7	13.3
	L3	4	LIGHTOLOGY	CRV92002	CAPSULE OUTDOOR WALL LIGHT	43W INCANDESCENT/LED EQUIVALENT	1	491	0.8	14.3
	L4	6	Lithonia Lighting	DSX0 LED P6 40K TSM MVOLT	DSX0 LED P6 40K TSM MVOLT	LED	1	16575	0.8	134
	L5	5	HADCO		HADCO CITY STREET POLE	100W HPS	1	9410	0.8	72
	L6	1	Lithonia Lighting	LDN6 35/15 L06AR LD	6IN LDN, 3500K, 1500LM, 60CRI, CLEAR, MATTE DIFFUSE REFLECTOR	LED	1	1365	0.8	20.49
	L7	11	GUZZINI		SPACE AGE GREEN VINTAGE OUTDOOR PLASTIC GLOBE WALL LAMPS BY GUZZINI, 1970S ITALY (E27 SOCKET)	60W INCANDESCENT/LED EQUIVALENT	1	522	0.8	6.93
	L8	20	BOCCI	14S/SP	SURFACE MOUNTED, 2.2" MOUNTING PLATE OR 4.5" PAINTABLE MOUNTING PLATE	LED	1	87	0.45	3
	EX.	1	HADCO		EXISTING STREET POLE	100W HPS	1	9410	0.8	72





North Arrow:

Sheet Title: Streetscape Plan & Details

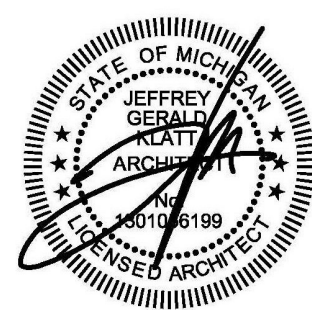
Sheet Number:  
C.104





[illegible]

Seal: \_\_\_\_\_



Note:

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Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field

North Arrow:

Sheet Title:

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Existing Site &  
Building  
Photographs

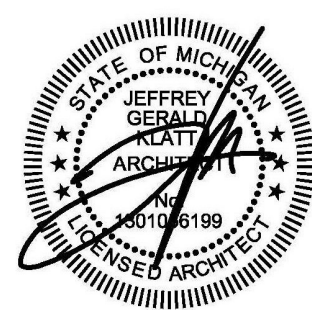
Project Number:  
19-064

Sheet Number:  
**C.105**



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Seal: \_\_\_\_\_



Note:

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calculated dimensions only.  
Verify existing conditions in field

North Arrow:

Sheet Title:

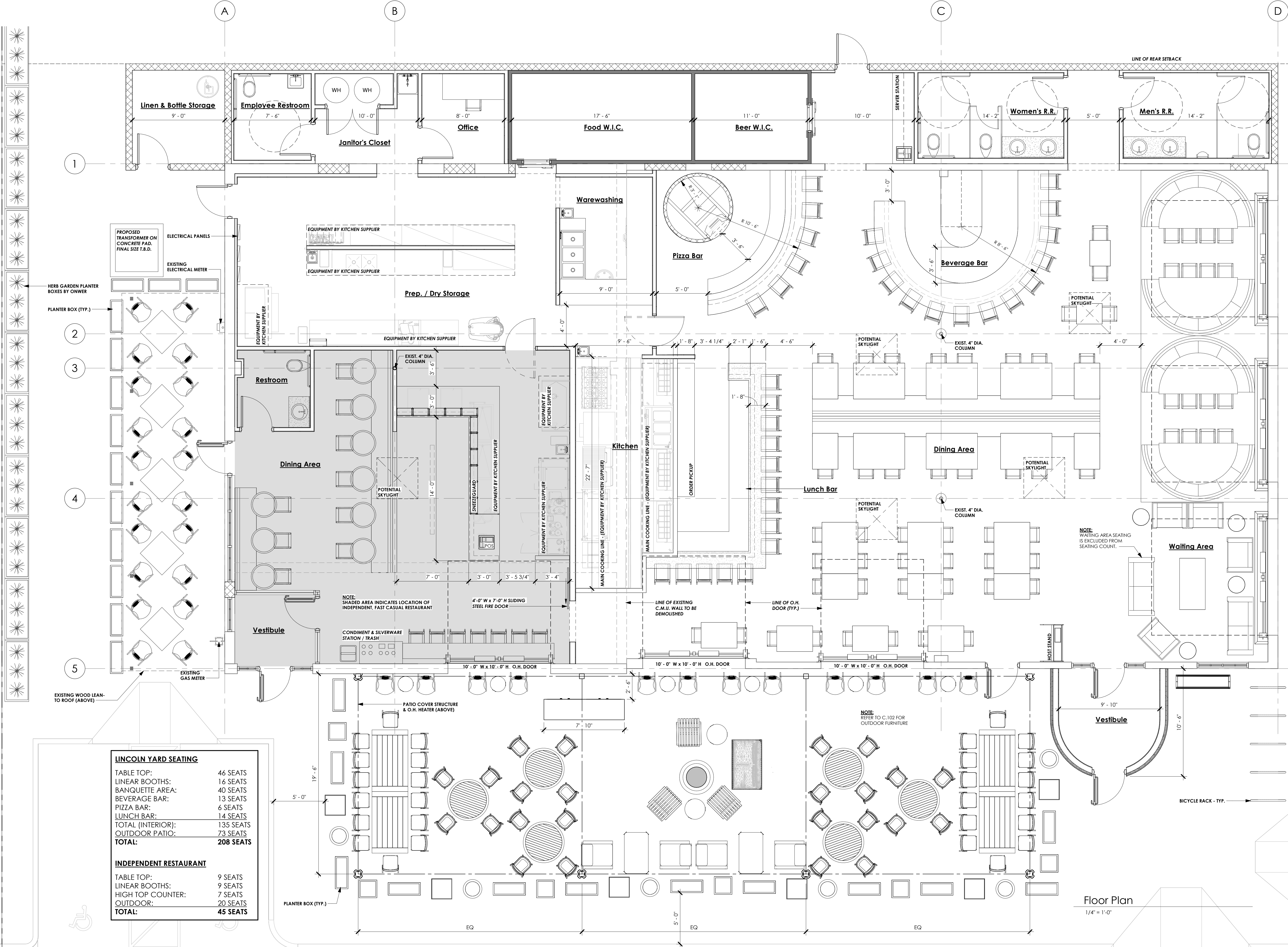
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Existing  
Surrounding Site  
Photographs

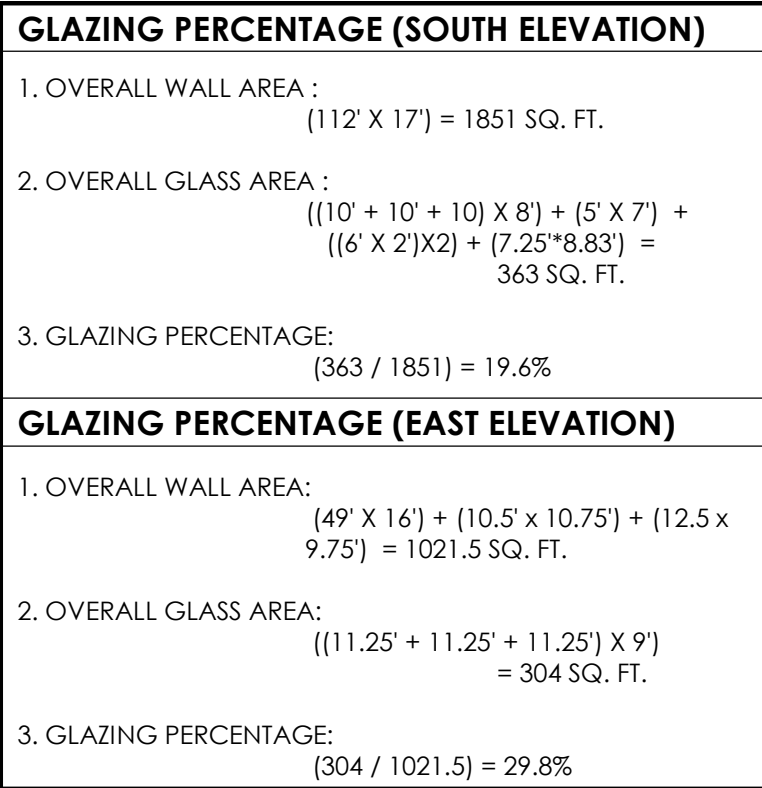
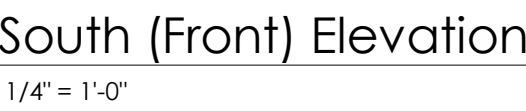
Project Number:  
19-064

Sheet Number:  
C.106


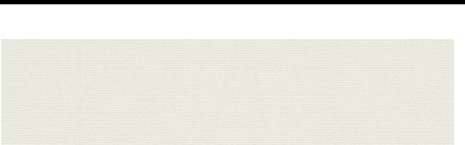

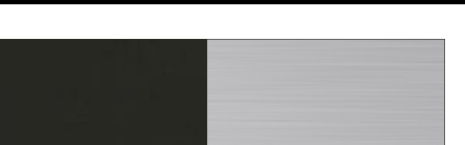








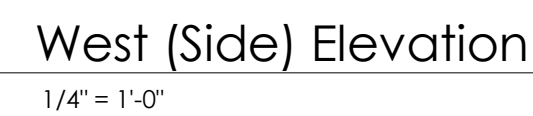
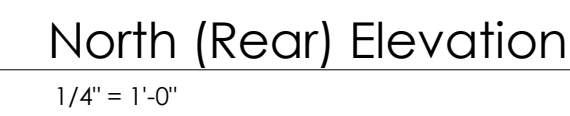




East (Side) Elevation

							
<b>Roof Panel 'M-8'</b> Make: Suntuf Model: 26" x 6' Polycarbonate Roof Panel Material: Corrugated Polycarbonate Finish/Color: Sea Green	<b>Patio Cover 'M-7'</b> Make: Sunbrella Model: Sunbrella Shade Collection Material: Sunbrella Acrylic Finish/Color: Natural Plus	<b>Prefinished Aluminum 'M-6'</b> Make: Overhead Doors, Window Frames/Mullions Model: T.B.D. Material: Prefinished Aluminum Finish/Color: Red Oxide	<b>Prefinished Aluminum 'M-5'</b> Make: Doors Model: T.B.D. Material: Prefinished Aluminum Finish/Color: Doors-Black & Door Frames-Clear Anodized	<b>Corrugated Metal Panel 'M-4'</b> Make: T.B.D. Model: T.B.D. Material: Corrugated Metal Panel Finish/Color: Paint - Reflecting Pool (SW 6486)	<b>Fiber Cement Board 'M-3'</b> Make: Foundry Service & Supplies Model: Cembrit C5 Material: Fiber Cement Board Finish/Color: Paint - Aquaverde (SW 9051)	<b>Plaster 'M-2'</b> Make: Existing to remain & new to match existing Model: Existing to remain Material: Concrete Masonry Unit Finish/Color: Paint - Roman Column (SW 7562)	<b>Concrete Masonry Unit 'M-1'</b> Make: Existing to remain & new to match existing Model: Existing to remain Material: Concrete Masonry Unit Finish/Color: Paint - Roman Column & Blue (Accent)





<b>GLAZING PERCENTAGE (NORTH ELEVATION)</b>
1. OVERALL WALL AREA ( $112' \times 12.5'$ ) = 1400 SQ. FT.
2. OVERALL GLASS AREA = 0 SQ. FT.
3. GLAZING PERCENTAGE ( $0 / 1851$ ) = 0%
<b>GLAZING PERCENTAGE (WEST ELEVATION)</b>
1. OVERALL WALL AREA ( $10.5' \times 10.75'$ ) + ( $12.5' \times 60'$ ) = 862.875 SQ. FT.
2. OVERALL GLASS AREA ( $((10.75' + 2.5') \times 4.75') + (6' \times 2') = 75$ SQ. FT.
3. GLAZING PERCENTAGE ( $75 / 862.875$ ) = 8.7%
<b>GLAZING PERCENTAGE (TOTAL - ALL ELEVATIONS)</b>
1. OVERALL WALL AREA = 5135.375 SQ. FT.
2. OVERALL GLASS AREA = 742 SQ. FT.
3. GLAZING PERCENTAGE ( $742 / 5135.375$ ) = <b>14%</b>

<p><b>Ceiling Mounted Light Fixture 'LF6'</b></p> <p>Make: Commune Design Model: Commune Light Socket Material: Porcelain Finish/Color: Red</p>	<p><b>Wall Mounted Light Fixture 'LF5'</b></p> <p>Make: Bocci Model: 14s Surface Light Material: Cast Glass &amp; Metal Mounting Plate Finish/Color: Seamed Glass/White Powder Coated Plate</p>	<p><b>Wall Mounted Light Fixture 'LF4'</b></p> <p>Make: Guzzini Model: Space Age Green Vintage Globe Wall Lamp Material: Cast Aluminum &amp; Plastic Finish/Color: Green</p>	<p><b>Wall Mounted Light Fixture 'LF3'</b></p> <p>Make: Lightology Model: Capsule Outdoor Wall Light Material: Glass - Frosted Finish/Color: Matte Black / Textured Gold / Glass - Opal</p>	<p><b>Wall Mounted Light Fixture 'LF2'</b></p> <p>Make: Lightology Model: Foundry 12" Dome Shade Hook Arm Wall Light Material: Aluminum Finish/Color: Textured Black</p>	<p><b>Wall Mounted Light Fixture 'LF1'</b></p> <p>Make: Lightology Model: Foundry 16" Dome Shade Hook Arm Wall Light Material: Aluminum Finish/Color: Museum Bronze</p>







# **LINCOLN YARD**

**2159 E. LINCOLN AVE.**

**EXTERIOR CUT SHEETS**



## Ingrid Chair

\$298.00

Or 4 interest-free installments of \$74.50

Online Exclusive  
Weather-Resistant



No Reviews

COLOR: NATURAL



### Details

Style No. 49812944 ; Color Code: 014

Crafted in a simple, Danish-inspired design from natural teak wood that will beautifully patina over time, this petite perch is a welcome respite for your sun room or shady veranda.

For ordering assistance and more, please [contact us](#). For aesthetic advice and tips to help decorate your space, enjoy our complimentary home styling services.

Hide

- Teak wood
- Sealed for protection
- Wipe clean with soft, damp cloth
- This piece is suitable for indoor or outdoor use
- Cover or store indoors during inclement weather or when not in use
- No assembly required
- Imported

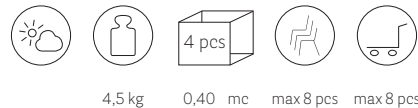
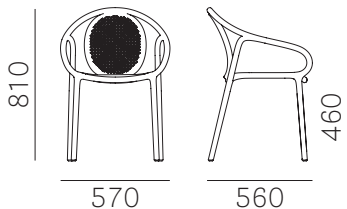
### Dimensions

- Overall: 31"H, 22"W, 22"D
- Seat Height: 17.25"
- Seat Depth: 19"

# Remind 3735

**PEDRALI**  
THE ITALIAN ESSENCE

DESIGN  
Eugeni Quitllet



All dimensions are expressed in millimeters.  
Tutte le dimensioni sono espresse in millimetri.

**Remind armchair made in polypropylene charged with glass fibres**  
Poltrona Remind in polipropilene caricato fibra vetro / Armlehnstuhl Remind aus Polypropylen mit Glasfiber / Rückenlehne Remind en polypropylène chargé de fibre de verre / Sillón Remind de polipropileno reforzado con fibra de vidrio

<b>MATERIALS</b> Materiali Materialien Matériaux Materiales	<ul style="list-style-type: none"><li>• <b>CHAIR - SEDIA - STUHL - CHAISE - SILLA</b> <b>SINGLE MATERIAL, PP - Polypropylene, fiberglass charged, antistatic, UV resistant</b> Monomaterica - Polipropilene, caricato fibra di vetro, antistatico, anti-UV / Einheitlichem material - Polypropylen, mit Fiberglas verstärkt, Antistatisch, Anti-UV / Monomatiere - Polypropylène, renforcé en fibre de verre, antistatique, anti-UV / Material único - Polipropileno, en fibra de vidrio, antiestático, anti-UV</li></ul> <p><b>TECHNOLOGY - TECNOLOGIA - TECHNOLOGIE - TECHNOLOGIE - TECNOLOGÍA</b> <b>Gas-air moulding</b> Stampaggio ad iniezione con gas / Gas-Spritzgießen / Moulage sous injection de gaz / Molde de inyección con gas</p> <p><b>COLOURS - COLORI - FARBEN - COLORIS - COLORES</b> <b>Hammered surface</b> Superficie gofrata / Gaufrierte Oberfläche / Surface gaufrée / Superficie microtexturada</p> <div><div>NE</div><div>BE</div><div>GR</div><div>SA</div><div>RO</div><div>VE</div></div>
<b>ACCESSORIES</b> Accessori Zubehörteile Accessoires Accesorios	<p><b>code 775.100__AL</b> <b>Trolley</b> Carrello / Wagen / Chariot / Carrito</p>
<b>REGULATIONS AND CERTIFICATES</b> Normative e Certificazioni Bestimmungen und Zertifikat Normatives et certifications Normativas y certificados	<p><b>According to EN 1728:2013 level 2, extreme</b> EN di riferimento 16139:2013 livello 2, extreme</p> <p><b>Seat and back static load test EN 1728:2012+AC:2013</b> Carico statico sul sedile e schienale EN 1728:2012+AC:2013</p> <p><b>Seat and back fatigue test, 200.000 cycles EN 1728:2012+AC:2013</b> Resistenza a fatica del sedile-schienale, 200.000 cicli EN 1728:2012+AC:2013</p> <p><b>CATAS CERTIFICATE - CERTIFICATO CATAS</b> <b>Test report 264526</b> Rapporto di prova 264526 / Testbericht 264526 / Rapport d'essai 264526 / Prueba n° 264526</p> <p><b>Seating durability test, 20.000 cycles - ANSI-BIFMA X5.1-2017/10</b> Test di resistenza del sedile, 20.000 cicli - ANSI-BIFMA X5.1-2017/10</p> <p><b>Back durability test, 120.000 cycles - Type II and III ANSI-BIFMA X5.1-2017/15</b> Test di resistenza dello schienale, 120.000 cicli - Tipo II e III ANSI-BIFMA X5.1-2017/15</p> <p><b>Backrest strenght test - Static ANSI-BIFMA X5.1-2017/6</b> Test di resistenza dello schienale - Statico ANSI-BIFMA X5.1-2017/6</p> <p><b>Stability test ANSI-BIFMA X5.1-2017/11</b> Test di stabilità ANSI-BIFMA X5.1-2017/11</p> <p><b>CATAS CERTIFICATE - CERTIFICATO CATAS</b> <b>Test report 266692</b> Rapporto di prova 266692 / Testbericht 266692 / Rapport d'essai 266692 / Prueba n° 266692</p> <p><b>100% demountable product - 100% recyclable material</b> Prodotto 100% disassemblabile - 100% materiali riciclabili / Produkt 100% demontierbar - 100% Material recyclingfähig / Produit 100% démontable - 100% recyclable / Producto 100% desmontable - 100% materiales reciclables</p> <div>CATAS</div>

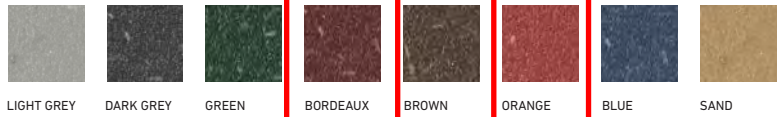
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1 INCH RECLAIMED BY JASPER MORRISON, 2018



90% reclaimed wood polypropylene.  
All colors suitable for outdoor use.  
Stacks 10.

W:20.6" D:20.9" H:31.1" SH:18"  
W:52cm D:53cm H:79cm SH:46cm  
WT: 11.5lb WT:5.2kg  
STACKS 10 HIGH



LIGHT GREY DARK GREY GREEN BORDEAUX BROWN ORANGE BLUE SAND

1 INCH CAFÉ TABLE BY JASPER MORRISON, 2017



1 INCH CAFÉ TABLE 24"

W/D: 24" H: 28.4"  
W/D: 60cm H: 72cm  
WT: 24lb WT: 10.9kg Aluminum top  
WT: 21lb WT: 9.5kg Ash, Walnut top

1 INCH CAFÉ TABLE 30"

W/D: 30" H: 28.4"  
W/D: 76cm H: 72cm  
WT: 27lb WT: 12.2kg Aluminum top  
WT: 24lb WT: 10.9kg Ash, Walnut top

1 INCH CAFÉ TABLE 36"

W/D: 36" H: 28.4"  
W/D: 91cm H: 72cm  
WT: 34lb WT: 15.4kg Aluminum top  
WT: 31lb WT: 14.1kg Ash, Walnut top



CLEAR ANODIZED ASH WALNUT CLEAR ANODIZED BLACK POWDER COATED

1 INCH BAR TABLE BY JASPER MORRISON, 2017



1 INCH BAR TABLE 24"

W/D: 24" H: 43"  
W/D: 60cm H: 109cm  
WT: 26lb WT: 11.8kg Aluminum top  
WT: 23lb WT: 10.4kg Ash, Walnut top

1 INCH BAR TABLE 30"

W/D: 30" H: 43"  
W/D: 76cm H: 109cm  
WT: 29lb WT: 13.2kg Aluminum top  
WT: 26lb WT: 11.8kg Ash, Walnut top



CLEAR ANODIZED ASH WALNUT CLEAR ANODIZED BLACK POWDER COATED



# THE NOVEL COLLECTION

The Novel Collection from Stori Modern is a study in contradictions. Dark wicker slats invite you in for a closer look like open window blinds. You know you shouldn't, but...why not? Closer inspection reveals that each piece has been meticulously woven to a tubular steel frame, which curves seductively beneath your legs as you sink deeper into the supple cushions. "Have these been here the whole time?", you wonder. They look so new and yet...like they belong here. If only furniture could talk, you think as you kick your other shoe into the pool.

**FURNITURE MADE FOR CONVERSATION**



Novel - Lounge Chair  
38.5w x 36.25d x 33.25h / 19 seat  
Woven HDPE / 47 lbs  
\$1,129



Novel - Ottoman  
38w x 35.5d x 12.75h / 19 seat  
Woven HDPE / 28 lbs  
\$679

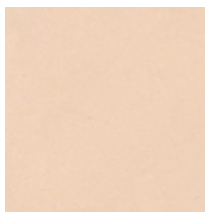


Novel - Loveseat  
60.2w x 36.25d x 33.25h / 19 seat  
Woven HDPE / 65 lbs  
\$1,569

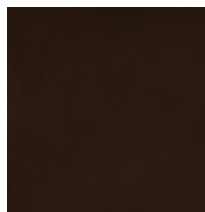


Novel - Coffee Table  
38w x 35.5d x 13.125h  
Woven HDPE / 52 lbs  
\$589

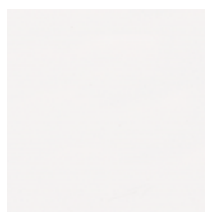
## FRAME COLORS



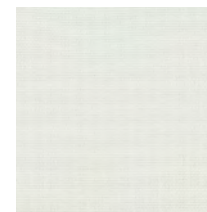
Beige



Coffee



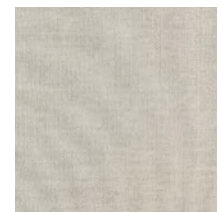
White



Sailcloth Salt



Chartres Flax



Pique Gravel

## FABRIC COLORS

*Woodard™*



**VALE DINING ARM CHAIR**  
7D0401

Arm Height: 26"

Material: Aluminum  
Height: 37.5"  
Width: 27.25"  
Depth: 30.25"  
Seat Height: 19.5"



# Colfax Lounge Chair

7K0406

*Material: Aluminum*  
*Height: 33.25"*  
*Width: 28.5"*  
*Depth: 31"*  
*Seat Height: 15.25"*  
*Arm Height: 24.25"*





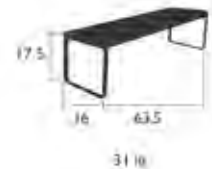
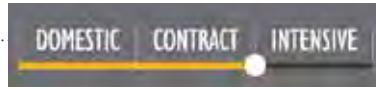
# BELLEVIE

## 8410 - BENCH

DESIGN BY PAGNON ET PELHAÏTRE



Electro-galvanized steel seat  
Aluminum base  
Weight: 31 lbs

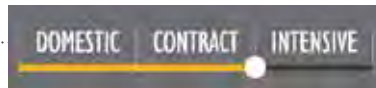


## 8415 - BENCH WITH BACKREST

DESIGN BY PAGNON ET PELHAÏTRE



Electro-galvanized steel seat  
Aluminium backrest  
Aluminum base  
Weight: 40 lbs

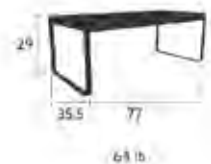
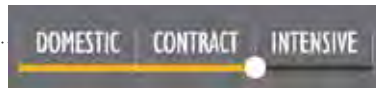


## 8420 - TABLE (35.5 X 77 IN.)

DESIGN BY PAGNON ET PELHAÏTRE



Aluminum frame  
Aluminum base  
Weight: 64 lbs  
Product enhancement: Table block provided to encourage water to drain and to reduce the build up of dirt and limescale

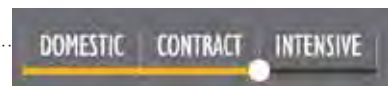


## 8450 - LOW TABLE

DESIGN BY PAGNON ET PELHAÏTRE



Aluminum table top  
Aluminum base  
Weight: 31 lbs



# BEBOP

5619 - LOW TABLE 35X35 IN. - H. 11 IN.

DESIGN BY TRISTAN LOHNER

NEW

DOMESTIC CONTRACT INTENSIVE



Aluminum table top  
Steel base  
Aluminum tube supporting cross-beam under the table top  
Weight: 23 lbs



5624 - LOW TABLE 35X35 IN. - H. 17 IN.

DESIGN BY TRISTAN LOHNER

NEW

DOMESTIC CONTRACT INTENSIVE



Aluminum table top  
Steel base  
Aluminum tube supporting cross-beam under the table top  
Weight: 29 lbs



5622 - LOW TABLE 48X28 IN. - H. 11 IN.

DESIGN BY TRISTAN LOHNER

NEW

DOMESTIC CONTRACT INTENSIVE



Aluminum table top  
Steel base  
Aluminum tube supporting cross-beam under the table top  
Weight: 25 lbs



5626 - LOW TABLE 48X28 IN. - H. 17 IN.

DESIGN BY TRISTAN LOHNER

NEW

DOMESTIC CONTRACT INTENSIVE



Aluminum table top  
Steel base  
Aluminum tube supporting cross-beam under the table top  
Weight: 31 lbs



# BEBOP

5610 - LOW TABLE Ø 18 IN.

DESIGN BY TRISTAN LOHNER



Aluminum table top  
Steel base  
Aluminum tube supporting cross-beam under the table top  
Weight: 14 lbs



NEW

DOMESTIC

CONTRACT

INTENSIVE



FURNITURE

5613 - LOW TABLE Ø 24 IN.

DESIGN BY TRISTAN LOHNER



Aluminum table top  
Steel base  
Aluminum tube supporting cross-beam under the table top  
Weight: 15 lbs



NEW

DOMESTIC

CONTRACT

INTENSIVE



5616 - LOW TABLE Ø 31 IN.

DESIGN BY TRISTAN LOHNER



Aluminum table top  
Steel base  
Aluminum tube supporting cross-beam under the table top  
Weight: 17 lbs



NEW

DOMESTIC

CONTRACT

INTENSIVE



# MARBELLA ALUMINUM RECTANGULAR DINING TABLE

\$1895 - \$2740 REGULAR

**\$1212 - \$2055 MEMBER**



## HIDE DETAILS -

- Crafted of durable, rustproof aluminum
- 72" table seats up to 8
- 84" table seats up to 10
- 96" table seats up to 10
- 108" table seats up to 12
- 120" table seats up to 14
- Our custom-fit outdoor covers are strongly recommended to protect furniture from the elements and minimize aging. [Learn more.](#)

## HIDE DIMENSIONS -

72" Table: 72"L x 42"W x 30½"H  
Top Thickness: 1½"  
Clearance Under Apron: 26"  
Space Between Legs at Ends: 39½"  
Space Between Legs at Sides: 59½"  
Weight: 45 lbs.

84" Table: 84"L x 42"W x 30½"H  
Top Thickness: 1½"  
Clearance Under Apron: 26"  
Space Between Legs at Ends: 39½"  
Space Between Legs at Sides: 71½"  
Weight: 50 lbs.

96" Table: 96"L x 42"W x 30½"H  
Top Thickness: 1½"  
Clearance Under Apron: 26"  
Space Between Legs at Ends: 39½"  
Space Between Legs at Sides: 83½"  
Weight: 55 lbs.

108" Table: 108"L x 42"W x 30½"H  
Top Thickness: 1½"  
Clearance Under Apron: 26"  
Space Between Legs at Ends: 39½"  
Space Between Legs at Sides: 95½"  
Weight: 61 lbs.

120" Table: 120"L x 42"W x 30½"H  
Top Thickness: 1½"  
Clearance Under Apron: 26"  
Space Between Legs at Ends: 39½"  
Space Between Legs at Sides: 107½"

Armchair: 26"W x 23¼"D x 32"H (overall); 17¼"H (seat); 3½"W x 23¾"H (arm); 12 lbs.

Side Chair: 21"W x 23¼"D x 32"H (overall); 17¼"H (seat); 9 lbs.

# MARBELLA TEAK ROUND DINING TABLE

\$2595 - \$4595 REGULAR

**\$1946 - \$3446 MEMBER**



## HIDE DETAILS -

- Crafted of sustainably harvested, premium Grade-A teak using mortise-and-tenon joinery
- Teak is naturally durable and impervious to sun, rain, frost and snow
- If left uncovered, Weathered Teak finish will wear away with exposure to the elements. Once the finish has worn off, the furniture will begin to acquire the beautiful silvery-grey patina that is typical of untreated teak.
- 48" table seats up to 6
- 60" table seats up to 8
- 72" table seats up to 10
- Our custom-fit outdoor covers are strongly recommended to protect furniture from the elements and minimize aging. [Learn more.](#)

## HIDE DIMENSIONS -

48" diam., 29½"H  
Overhang: 8"  
Top Thickness: 1½"  
Clearance Under Apron: 28"  
Space Between Legs: 16"

60" diam., 29½"H  
Overhang: 10"  
Top Thickness: 1½"  
Clearance Under Apron: 28"  
Space Between Legs: 21"

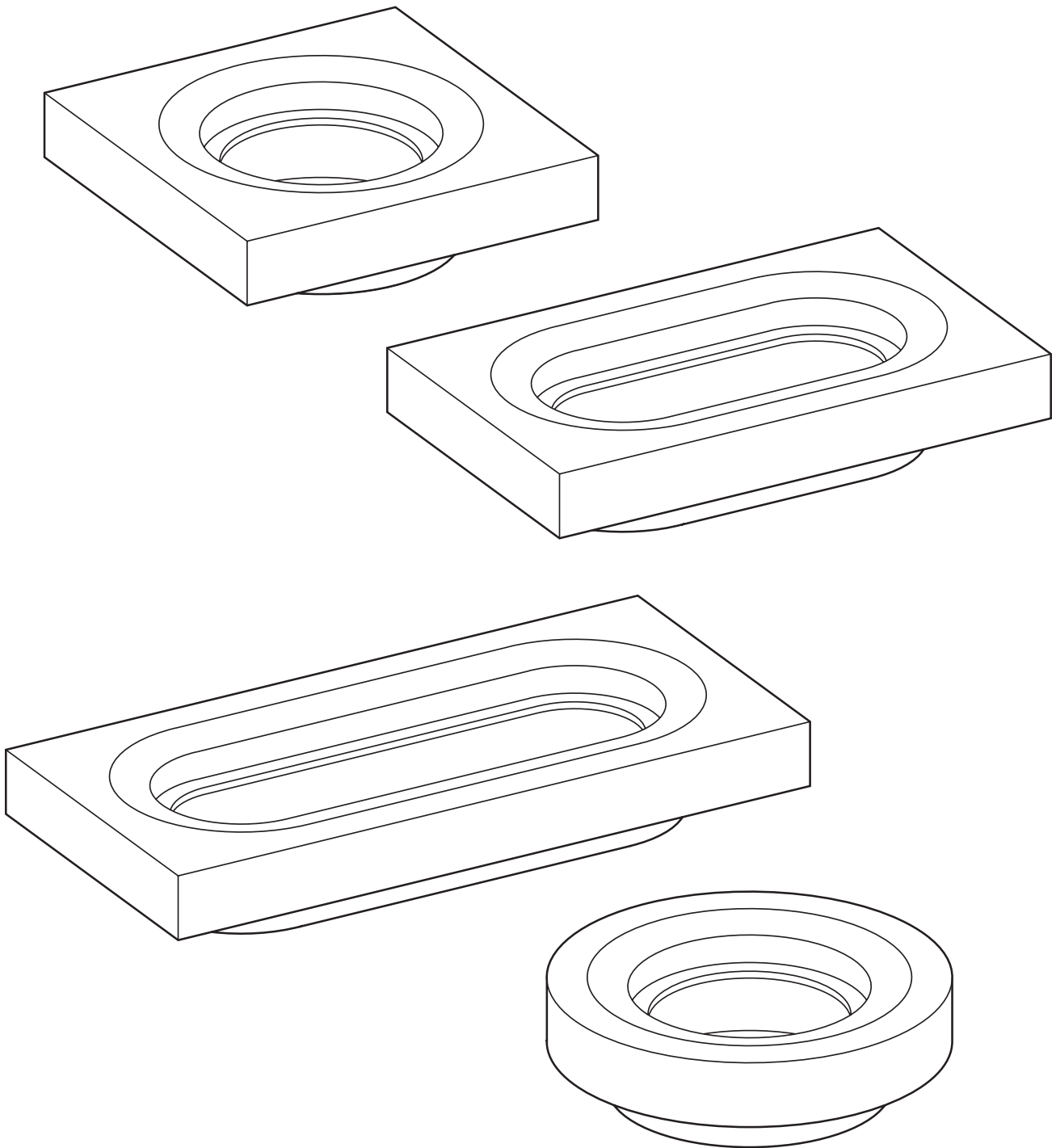
72" diam., 29½"H  
Overhang: 12"  
Top Thickness: 1½"  
Clearance Under Apron: 28"  
Space Between Legs: 24"

# RH

## OJAI FIRE TABLE OWNER'S MANUAL

---

MODELS 10007764-10010585



Ojai Fire Tables are manufactured under license by Eldorado Stone®  
For repair and replacement parts, contact Eldorado Stone at 800-925-1491.

Burners comply with:  
ANSI Z21.97/CSA 2.41-2014 *Outdoor Decorative Gas Appliances*



Tested by RADCO, an independent third party testing laboratory, and certified by ICC-ES® an accredited certification body.  
The burners in this fire table have been evaluated and certified for both Canadian and USA Markets (CSA Standards). The  
following information regarding safe operation and maintenance of this appliance is a result of the tests performed by  
RADCO and certified by ICC-ES.

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SAFETY INSTRUCTIONS

**⚠ WARNING**

Do not store or use gasoline, or other flammable vapors and liquids, in the vicinity of this or any other appliance.

An LP-cylinder not connected for use shall not be stored in the vicinity of this or any other appliance.

**⚠ DANGER**

If you smell gas:

- Shut off gas to the appliance.
- Extinguish any open flame.
- If odor continues, keep away from the appliance and immediately call your gas supplier or fire department.

**⚠ WARNING**

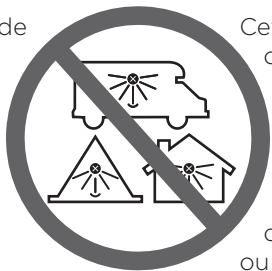
**FOR OUTDOOR USE ONLY.**

**⚠ DANGER**

**CARBON MONOXIDE HAZARD**

This appliance can produce carbon monoxide which has no odor. Using it in an enclosed space can kill you.

Never use this appliance in an enclosed space such as a camper, tent, car or home.



**⚠ WARNING**

Improper installation, adjustment, alteration, service or maintenance can cause injury or property damage. Read all the installation, operating and maintenance instructions thoroughly before installing or servicing this equipment.

**⚠ AVERTISSEMENT**

Ne pas entreposer ne utiliser de l'essence ni d'autres vapeurs ou liquides inflammables dans le voisinage de l'appareil, ne de tout autre appareil. Une bouteille de propane qui n'est pas raccordée en vue de son utilisation, ne doit pas être entreposée dans le voisinage de cet appareil ou de tout autre appareil.

**⚠ AVERTISSEMENT**

S'il y a une odeur de gaz:

- Coupez l'admission de gaz de l'appareil.
- Éteindre toute flamme nue.
- Si l'odeur persiste, éloignez-vous de l'appareil et appelez immédiatement le fournisseur de gaz ou le service d'incendie.

**⚠ AVERTISSEMENT**

**POUR USAGE À L'EXTÉRIEUR SEULEMENT.**

**⚠ AVERTISSEMENT**

**MONOXYDE DE CARBONE**

Cette appareil peut produire du monoxyde de carbone, un gaz inodore.

L'utilisation de cet appareil dan des espaces clos peut entrainer la mort.

Ne jamais utiliser cet appareil dans un espace clos comme un véhicule de camping, une tente, une automobile ou une maison.

**⚠ AVERTISSEMENT**

Une installation, un ajustement, une modification, une réparation ou un entretien inapproprié peuvent être la cause de blessure ou de dommages. Veuillez lire attentivement les instructions d'installation, d'utilisation et d'entretien avant d'installer ou de réparer ce matériel.

**⚠ WARNING**

Failure to follow all instructions exactly may result in fire or explosion causing property damage, personal injury or loss of life.

We recommend installation is completed by professionals that are locally licensed by the authority having jurisdiction in gas piping. Follow all local codes.

We suggest that our products be serviced annually by a professional certified in the US by the National Fireplace Institute (NFI) as NFI Gas Specialist.

The burner must be replaced prior to the appliance being put into operation if there is evidence of the burner being damaged. Only use a replacement burner from the original manufacturer.

Failure to position the parts in accordance with diagrams or failure to use only parts specially approved with this appliance may result in property damage or personal injury.

Only use gas/fuel type specified for fire bowl. Verify correct gas/fuel type and pressure by checking label on back side of burner assembly pan. Never use an alternative fuel to include bio-fuel, ethanol, lighter fluid or any other fuel.

**CALIFORNIA PROPOSITION 65 WARNING:**

Chemicals known to the State of California to cause cancer, birth defects or other reproductive harm are found in and/or created by the combustion of natural gas, propane, butane and other fuels. Always operate this unit as described in the owner's manual and in well ventilated areas.

**⚠ CAUTION**

Do not remove the metal data plates attached to the underside of the fire table burner. These plates contain important information.

Do not use charcoal or other solid fuel in gas burning appliances.

Do not use your fire table for cooking. Do not heat any unopened glass or metal container of food in the fire table. Pressure may build up and cause the container to burst, possibly resulting in serious personal injury or damage to the fire table.

Never use the fire table in windy conditions. If used in a consistently windy area, a windbreak will be required. Always adhere to the specified clearances listed in this manual.

Never allow clothing or other flammable materials to come in contact with any hot surface until it has fully cooled. Never wear loose fitting or hanging garments while using your fire table. Fabric may ignite and result in personal injury.

When handling propane gas line and connectors, do not allow them to come in contact with any metal surfaces. Do not drop propane connectors.



⚠️ GAS SAFETY

In the event that a burner goes out, turn burner knobs to the full **OFF** position and let the space air out. Do not attempt to use the fire table until the gas has had time to dissipate.

Propane gas source to the fire table must be regulated. Do not operate if regulator has been removed. Fire or explosion can occur.

⚠️ BURN HAZARD

While the fire table is operating, the outside surface may reach high temperatures which may cause burns.

Never leave children unattended in the area where the fire table is being used. Close supervision of children is necessary when any appliance is used near children. Never leave the fire table unattended when in use.

When using the fire table, do not touch the rock, fire screen, or immediate surroundings, as these areas become extremely hot and could cause burns.

Do not reach over your fire table when hot or in use.

Do not store items of interest to children around or below the fire table.

Never allow children to sit or stand on any part of the fire table.

⚠️ SAFETY

Keep all electrical supply cords away from the heated areas of the fire table.

Clothing or any other flammable materials should not be hung from the appliance, or placed on or near the appliance.

Installation and repair should be done by a qualified service person. The appliance should be inspected before use and at least annually by a qualified service person. More frequent cleaning may be required as necessary. It is imperative that the control compartment, burner and circulating air passageways of the appliance be kept clean.

It is the installer’s responsibility to ensure a safe installation and to educate the end user as to proper operation of the burner unit. Installer must leave the owner’s manual, metal plate with operating instructions, and valve key with the end user.

Read this section before installation. It explains what you need to know about liquid propane and natural gas prior to setting up your fire table.

LIQUID PROPANE

Your fire table is not provided with a propane tank. You will need to provide one. Use the following specifications for purchasing your propane tank.

SPECIFICATIONS

The 2 lb. propane gas supply cylinder is constructed and marked in accordance with the specifications for propane gas cylinders as required by the U.S. Department of Transportation (DOT), *Specifications for LP-Gas Cylinders* or the *Standard for Cylinders, Spheres and Tubes for Transportation of Dangerous Goods and Commission*, CAN/CSA B339, as applicable.

**Manifold Pressure:** For plumbed-in liquid propane installation, use a regulator.

**Supply Pressure:** Maximum line pressure for plumbed-in propane is 14" W.C. psi (3.5 kPa). Minimum line pressure for propane is 11" W.C.

**Pressure Regulator:** The unit must be used with the supplied gas pressure regulator and hose assembly. The regulator will control and maintain a uniform gas pressure in the manifold. The burner orifice has been sized for the gas pressure delivered by the regulator. Replacement pressure regulator and hose assemblies must be those specified in this manual.

**Cylinder Specification:** Any propane gas supply cylinder used with this fire table must be approximately 12" in diameter and 18" high. The maximum fuel capacity is 20 lbs. of propane, or 5 gallons. Full cylinder weight should be approximately 38 lbs. (43.7 lbs. nominal water capacity.) Always use the cylinder dust cap on the cylinder valve outlet during transport and when the cylinder is not connected to the fire table. The 20 lb. propane gas cylinder used must include a collar to protect the cylinder valve.

**Filler Valve:** If you do not have an updated filler valve on your existing propane tank, you will need to purchase one at your local hardware store, as you will not be allowed to refill the tank at any filling station.

**Transporting Gas Cylinder:** Only one cylinder should be transported at a time. Transport cylinder in an upright and secure manner with control valve turned off and the dust cap in place.

NATURAL GAS

Ensure that the service supplying the fire table is fitted with a conveniently positioned shut off valve with easy access. The shut-off valve MUST NOT be inside the appliance!

REQUIREMENTS

Always check the rating plate to make sure the gas supply you are hooking up to is the gas type the fire table is manufactured for.

The installation of this appliance must conform with local codes or, in the absence of local codes, to the *National Fuel Gas Code*, ANSI Z223.1, NFPA 54; *National Fuel Gas Code; Natural Gas and Propane Installation Code*, CSA B149.1; or *Propane Storage and Handling Code*, CSA B146.2, as applicable. Natural gas connection must be performed by a licensed contractor or local gas company representative.

Ensure that the service supplying the fire table is fitted with a conveniently positioned shut off valve with easy access.

PRESSURE	NATURAL GAS	LIQUID PROPANE
MINIMUM	3.5" W.C.	8.0" W.C.
NOMINAL	7.0" W.C.	11.0" W.C.
MAXIMUM	½ psi (14.0" W.C.)	½ psi (14.0" W.C.)

**\* PRESSURE TESTING**

If this fire table is installed with a fixed fuel piping system and equipped with an appliance gas pressure regulator, the fire table and its individual shut-off valve must be disconnected from the gas supply piping system during any pressure testing of the system at test pressures in excess of ½ psi (3.5 kPa).

The fire table must be isolated from the gas supply piping system by closing its individual manual shut-off valve during any pressure testing of the gas supply piping system at test pressures equal to or less than ½ psi (3.5 kPa).

SET-UP

Set-up of your Ojai fire table consists of 4 easy steps:

- 1. Place Fire Table in Desired Location
- 2. Connect Gas Line
  - 2.1 Connection for Liquid Propane
  - 2.2 Connection for Natural Gas
- 3. Perform a Leak Test
- 4. Place Decorative Stone in Fire Table

If you use natural gas, you are responsible for ensuring that a gas line is installed and safe for use. We recommend that a licensed contractor install your fire table.

This appliance, when installed, must be electrically grounded in accordance with local codes or, in the absence of local codes, with the National Electrical Code, ANSI/NFPA 70; or the Canadian Electrical Code, CSA C22.1, if applicable.

1 PLACE FIRE TABLE IN DESIRED LOCATION

OJAI FIRE TABLES ARE DESIGNED FOR OUTDOOR USE ONLY.

Never locate this appliance in a building, garage or other enclosed room, under a sealed overhead structure, or in any enclosed area such as a shed or breezeway. Keep clear of trees and shrubs.

Do not place fire table under or near windows or vents that can be opened into your home.

Maintain sufficient distance as to not overheat any overhead combustible material such as a patio cover. The area surrounding your fire table should be kept clean and free from flammable liquids and other combustible materials such as mops, rags or brooms, as well as solvents, cleaning fluids, and gasoline.

Place your fire table on a flat and stable surface in an outdoor location such as a patio deck. Maintain the following clearances to combustible materials:

- Sides & Back .....48 inches (122 cm)  
*measured from side*
- Top .....120 inches (305 cm)  
*measured from hearth*
- Rubber Feet .....½ inch (1.27 cm)  
*measured from bottom of fire table to flooring surface (for ventilation)*

Do not block the vents located near the base of your fire table as gas may build up in case of leak and cause serious damage.

Do not locate appliance where it can get excessively wet. Do not use this appliance if any part has been underwater. Immediately call a qualified service technician to inspect the unit and to replace any part of the control system and any gas control which has been underwater.

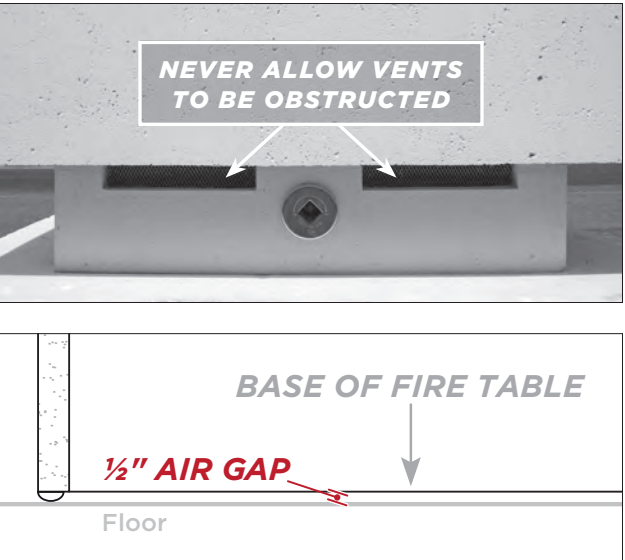
ASSEMBLING FIRE TABLE

- Please use caution when placing your fire table in its final location. Damage can occur if fire table unit is improperly handled during installation.
- Place fire table base in desired location and ensure unit is level.
  - Uncoil gas flex lines secured for shipping and lay flat in the center of the fire table base so they are accessible once the top unit is set in place.
  - Slide the provided rubber bumpers over the top edge of the fire table base. These bumpers have been provided to create a cushion between the base and top of the fire table unit. Space bumpers equally around the top of the base with the higher end on the outside edge and the sloped surface of the cushion facing inward to the inside of the table base.
  - Gently lower the fire table top unit onto the base.
  - Center the top on the base and ensure that its level.

VENTILATION

Fresh air must be able to pass though installed vents to safeguard against residual gas accumulation. Failure to allow proper ventilation may cause fire or explosion. Place the fire table on a solid platform such as concrete to allow air flow through vents located on the side of fire table or underneath the base of the fire table unit. The vents must never be allowed to be obstructed.

Maintain a ½” clearance from the bottom of the fire table to the flooring surface. See figures at right.



2 CONNECT A GAS LINE

LOCATION OF GAS INLET

THIS APPLIES TO BOTH LIQUID PROPANE & NATURAL GAS INSTALLATION.

Your fire table will arrive with the burner and burner plate set in the fire table as shown in *Figure A*. You will need to lift it up to access the gas inlet.

The gas line between the burner and the gas valve located on the side of the fire table will need to be connected. Flared fittings/compression fittings do not require thread sealant. All gas connections must be completed by a licensed gas plumber and leak tested once connections have been completed.

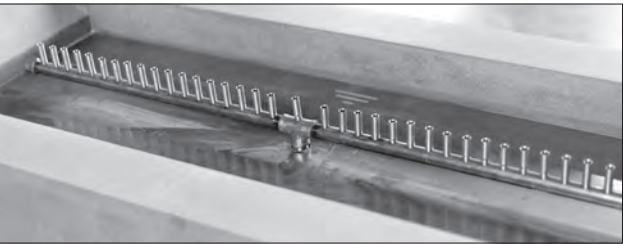


Figure A

2.1 CONNECTION FOR LIQUID PROPANE

*We recommend installation is completed by professionals that are locally licensed by the authority having jurisdiction in gas piping. Follow all local codes.*

Unless you have a permanent liquid propane gas line installed, you will need to run the black liquid propane gas line under the base of the fire table through the air gap space that is located in between the base of the unit and flooring surface. See *Figure B*.

Using a licensed gas plumber, connect the flex line that runs from the gas valve to the burner. Next, connect the propane line from the gas valve to the propane tank, as shown in *Figure C*.

Perform a leak test before replacing the burner plate. (See *page 11*.)

Connect the black liquid propane hose to a gas cylinder. Use a OCC-1 propane connector with a regulator. (See *page 7* for description.)

When you connect the regulator to the tank valve, hand tighten the black OCC-1 nut clockwise. *DO NOT* use a wrench to tighten.

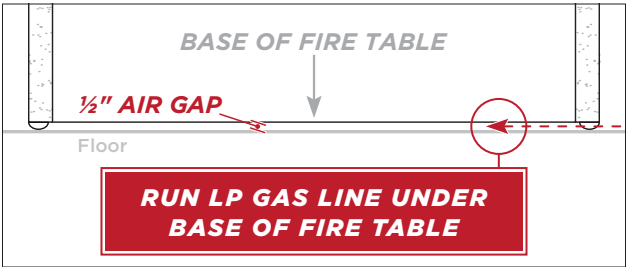


Figure B

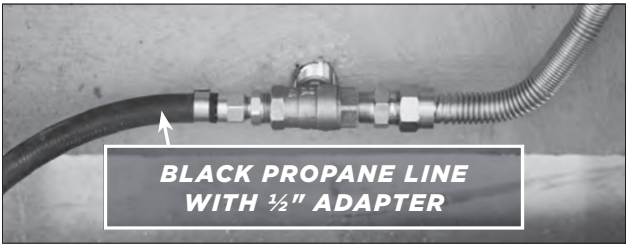


Figure C

2.2 CONNECTION FOR NATURAL GAS

*We recommend installation is completed by professionals that are locally licensed by the authority having jurisdiction in gas piping. Follow all local codes.*

Using a licensed gas plumber, connect the flex line that runs from the gas valve to the burner.

Next, connect the natural gas line from the gas valve to the gas source, as shown in the *Figure D*.

Perform a leak test before you replace the burner plate. (See *page 11*.)

Connect to the gas source.

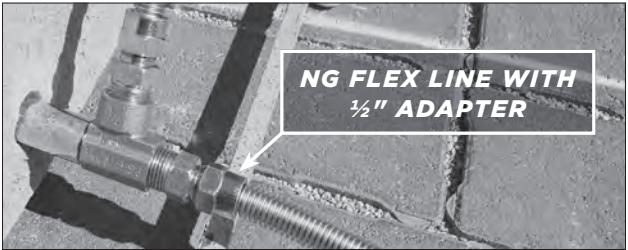


Figure D

3 PERFORM A LEAK TEST

Perform a leak test at least once a year whether the gas supply cylinder has been disconnected or not. In addition, whenever the gas cylinder is connected to the regulator or whenever any part of the gas system is disconnected or replaced, perform a leak test.

As a safety precaution, remember to always leak test your fire table outdoors in a well-ventilated area. Never smoke or permit sources of ignition in the area while doing a leak test. Do not use a flame, such as a lighted match to test for leaks. Use a solution of soapy water.

1. Prepare a leak testing solution of soapy water by mixing in a spray bottle one part liquid soap to one part water.
2. Make sure all the control knobs are in the **OFF** position.
3. Turn on the gas.
4. Apply the leak-testing solution by spraying it on joints of the gas delivery system. Blowing bubbles in the soap solution indicates that a leak is present.

5. Stop a leak by tightening the loose joint or by replacing the faulty part with a replacement part recommended by the manufacturer. Do not attempt to repair the cylinder valve if it is damaged. The cylinder must be replaced.
  6. Turn the control knob back to the full **OFF** position.
- If you are unable to stop a leak:
7. Turn the control knob back to the full **OFF** position.
  8. Shut off the gas supply to the fire table and release pressure in the hose and manifold.
  9. On propane systems, remove the cylinder from the fire table.
  10. Call an authorized gas appliance service technician or an liquid propane gas dealer.

Do not use the appliance until the leak is corrected.

4 PLACE DECORATIVE STONE IN FIRE TABLE

After you have completed all plumbing installation, you can fill the fire table with the decorative filler material provided.

Type of filler placement, such as lava rock, decorative stone or glass, is entirely your choice according to your preferences, but it needs to be rated for use with fire. It will not affect the operation of the fire table in any way. You can place the filler material on the burner, but no higher than 1" thick. Excessive filler material may impede gas flow and cause gas build-up and potentially cause an explosion.





OPERATING THE FIRE TABLE

WARNING: DO NOT USE SOLID FUEL, SUCH AS WOOD OR CHARCOAL, IN GAS FUELED FIRE TABLES.

Upon completing the gas line connection, a small amount of air will be in the lines. When first lighting the burner, it will take a few seconds for the lines to purge themselves of this air.

Once the purging is complete, the burner will light and operate as indicated in the instruction manual. Subsequent lighting of the appliance will not require purging unless the gas supply has been disconnected.

Inspect the gas hose before each use of the fire table. If the hose shows evidence of excessive abrasion or wear or if the hose is damaged, it must be replaced before using the fire table.

Inspect the burner before each use of the appliance. If there is any evidence that the burner is damaged, it must be replaced before operating.

Never allow the ON/OFF valve to remain in the open position without placing a burning match on top of the burner *FIRST!*

You must have clear and easy access to the ON/OFF valve *AFTER* the appliance is installed and connected to the gas supply in order to safely turn of the burner.

Make sure the burner is in place prior to using the appliance. If the burner is damaged, install a replacement burner as specified by the manufacturer.

FOR YOUR SAFETY, READ BEFORE LIGHTING

- Before operating the fire table, smell around the appliance area for gas odors. Be sure to smell the surrounding floor area as some gases are heavier than air and will settle on the ground.
- Use only your hand to turn the manual gas control valve. Never use tools. If the valve will not turn by hand, do not try to repair it. Call a qualified service technician. Force or attempted repair may result in a fire or explosion.

LIGHTING INSTRUCTIONS

1. Turn the ON/OFF valve located on the side of fire table completely to the **ON** position.
2. Make sure fuel supply (LP or NG) is properly connected and turned on at the source. This will be either the LP tank or the NG valve.
3. When you hear gas flowing, use either a long stem wooden match or a butane fireplace lighter to place a flame near the burner.
4. If the burner does not light, does not stay lit, or the flame is very low, shut off the gas supply and wait five minutes to allow all fumes to clear. Start again from *Step 1*, making sure all gas valves are completely opened.

TURNING OFF GAS

**For NG Units:** Turn the ON/OFF valve to the **OFF** position at the unit for natural gas unit, then close the valve at the NG source.

**For Propane Units:** Turn the ON/OFF valve to the **OFF** position at the unit and then close the valve on the propane tank.

NOTE

The propane regulator in this appliance is equipped with a low flow protection device. Unless the propane cylinder valve is opened before the valve, the gas flow will be reduced resulting in a very small flame.

To reset this device, shut off the valve, disconnect the hose from the cylinder to relieve the pressure, then close the propane cylinder valve.

TROUBLESHOOTING

PROBLEM	POSSIBLE CAUSES	REMEDY
Will not light	Air in gas line	If new install, may take several attempts to purge air
	Debris in gas line	Confirm gas line is clear (no insulation, dirt, plastic, excessive pipe sealer, etc.)
	Improper gas pressure	Confirm proper gas pressure
Will not stay lit	Improper gas pressure	Confirm proper gas pressure
	Improperly applied media	Review media application
Noise <i>Note: The movement and combustion of gas will create low, unavoidable levels of noise.</i>	Passage of air/gas across irregular surfaces	Remove any tight bends or kinks in gas supply line
	Excessive gas pressure on natural gas units	Check or reset gas regulator pressure
Unit is smoking/sooting excessively <i>Note: It is natural and unavoidable for appliance sets to produce moderate levels of carbon (soot) where flames contact the media</i>	Poor fuel quality	Contact local natural gas company
	Excessive flame impingement or blockage	Separate the media to allow more flame passage
	Improper fuel and/or air mixture	Remove any foreign items from the flame pattern and check for proper orifice sizing
Burner flame is too low or too high	Incorrect gas supply or pressure	Check for proper gas supply pressure
	Blocked burner orifice or burner ports	Free burner orifice and burner ports of any debris or blockage
	Improper burner orifice size	Verify proper burner orifice sizing
Unit produces unwanted odors	Gas leak, see <i>Warning Statement</i>	Check for and seal all gas leaks

## CLEANING, MAINTENANCE & STORAGE

### **CLEANING**

Inspect the appliance before initial use. Clean the appliance at least annually and have it inspected by a qualified field service person.

Periodically examine the burner. If the burner is dirty, clean it with a soft wire brush. Also examine the area around the burner air shutter. Remove any dirt or debris in this area. This will ensure long life and trouble-free operation.

The easiest way to clean the fire table burner is to let it cool completely and spray the enclosure off with water. *DO NOT* spray water directly onto the burner.

For routine cleaning of the fire table, wipe down with a damp cloth or sponge. Avoid using any cleaners as they may contain chemicals or color that could cause discoloration. To remove stains, use a Marble or Granite stain remover available at any home improvement store.

When not in use and after cooling, cover your fire table with a full length cover. The cover will help protect your fire table from detrimental effects of weather and environmental pollutants.

Before placing the cover on the fire table, make sure the unit is shut off, the gas lines are disconnected and that the unit has had sufficient time to cool. Install the cover and use the tie-down straps to secure it tightly to the unit to prevent wind from blowing it off.

More frequent cleaning may be required as necessary. It is imperative the control compartment, burner and circulation air passageways of the appliance be kept clean and free of obstruction.

### **MAINTENANCE**

Periodically check the hose connecting the propane gas cylinder to ensure it is not cracked or damaged in any way. All natural gas hook-ups should be serviced and inspected only by qualified installers.

Spiders and insects can nest in the burners and block the gas and airflow to the burner ports. This creates a dangerous condition that can result in a fire from behind the valve panel. Inspect and clean the burners periodically.

Any guard or other protective device removed for servicing must be replaced prior to operating the appliance.

If it is evident there is excessive abrasion or wear of any of the components, or if the fuel supply hose is cut or cracked, the damaged part must be replaced prior to the appliance being put into operation.

Inspect the fuel supply connection for signs of leakage (including the hose for propane models) before each use of the appliance.

Do not repair or replace any part of your fire table. Have a qualified technician perform all service. Any repairs made by a non-approved service technician will void your warranty.

### **STORAGE**

When your fire table is not in use, turn off the gas at the source.

This appliance can be stored indoors only if it has been disconnected from its fuel supply.

Store propane cylinders outdoors in a well-ventilated area out of reach of children. Disconnected cylinders must have threaded valve plugs tightly installed and must not be stored in a building, garage, or any other enclosed area.

To extend the life of your fire table, protect and cover it from the elements when not in use. Ensure the appliance has ample time to cool off after use and prior to installing storage cover. Damage caused to storage cover due to heat or burns are not covered by warranty.

## WARRANTY

### **FIRE TABLE**

The fire table is warranted to be free from defects in material and workmanship for one year from the date of purchase.

If a part proves to be defective under normal use, the part will be repaired or replaced. Our obligation under this warranty is to repair or replace defective parts at our discretion. If we determine that repair of a covered item is not feasible, we reserve the right to replace the defective merchandise with merchandise equal in value to the original purchase price. Warranty repair or replacement is the sole discretion of Eldorado Stone and this warranty does not cover costs therein, including but not limited to: freight, removal, re-installation, etc.

There will be no charge for parts on a covered item; however, cost of labor is the responsibility of the owner. Shipping and handling charges will apply to all warranted replacement parts. The service agent may assess a reasonable travel or mileage charge per service call.

This limited warranty applies only to fire tables normally used for personal, family, or household purposes and specifically excludes rental or commercial applications.

This warranty is non-transferable.

Decorative stones and decorative glass are not covered by this warranty.

This warranty is void if the fire table has been subject to negligence, alteration, misuse, repairs, dings, dents, scratches, or incorrect and/or prohibited applications as specified in the owner's manual.

Natural gas lines must be installed by a licensed plumber only or local gas company agent.

The original purchaser acknowledges and agrees that this product is a handmade, hand-finished product. Each piece is unique. Any samples provided are typical of texture, finish, individual characteristics, and color but they should not be considered exact representations of the final product. There can be up to a 15% variation in color and texture from piece to piece. In addition, shape detail can vary as much as ¼" in size. The texture created by entrapped air ranges from smooth to randomly indented. Minor chipping, water staining, and non-structural hairline cracks are also traditional characteristics of this product. As with natural stone, color will vary on individual orders and among individual pieces in the same order. As with natural stone, excessive heat exposure may cause discoloration. As fire tables age, color may lighten or darken according to specific field or storage conditions such as humidity, temperature, and exposure to sunlight.

### **BRASS BURNER**

Manufacturer warrants the burner to be free from defective material and workmanship for 10 years from the date of purchase. The burner warranty covers manufacturing defects only and does not cover defects due to normal wear and tear; it does not warrant any product or part that has been altered, accidentally damaged, damaged in shipping, disassembled, modified, misused, neglected, failure to maintain, not installed, or not kept in continuous service after installation. Manufacturer's liability shall be restricted to the purchase price of the product only and makes no other warranty, express or implied, but not limited to, the implied warranties of salability and appropriateness for a specified purpose, with respect to its products and parts, whether used along or in combination with others. Manufacturer is free of liability for any damages caused by the unit, as well as inconvenience expenses, material or labor charges incurred by any service call, repair, removal or re-installation of any unit. Incidental or consequential damages are not covered by this warranty. All burners must be covered when not in use or warranty is null and void. Warranty does not cover damage to systems due to debris in the gas lines or damage to system due to water.

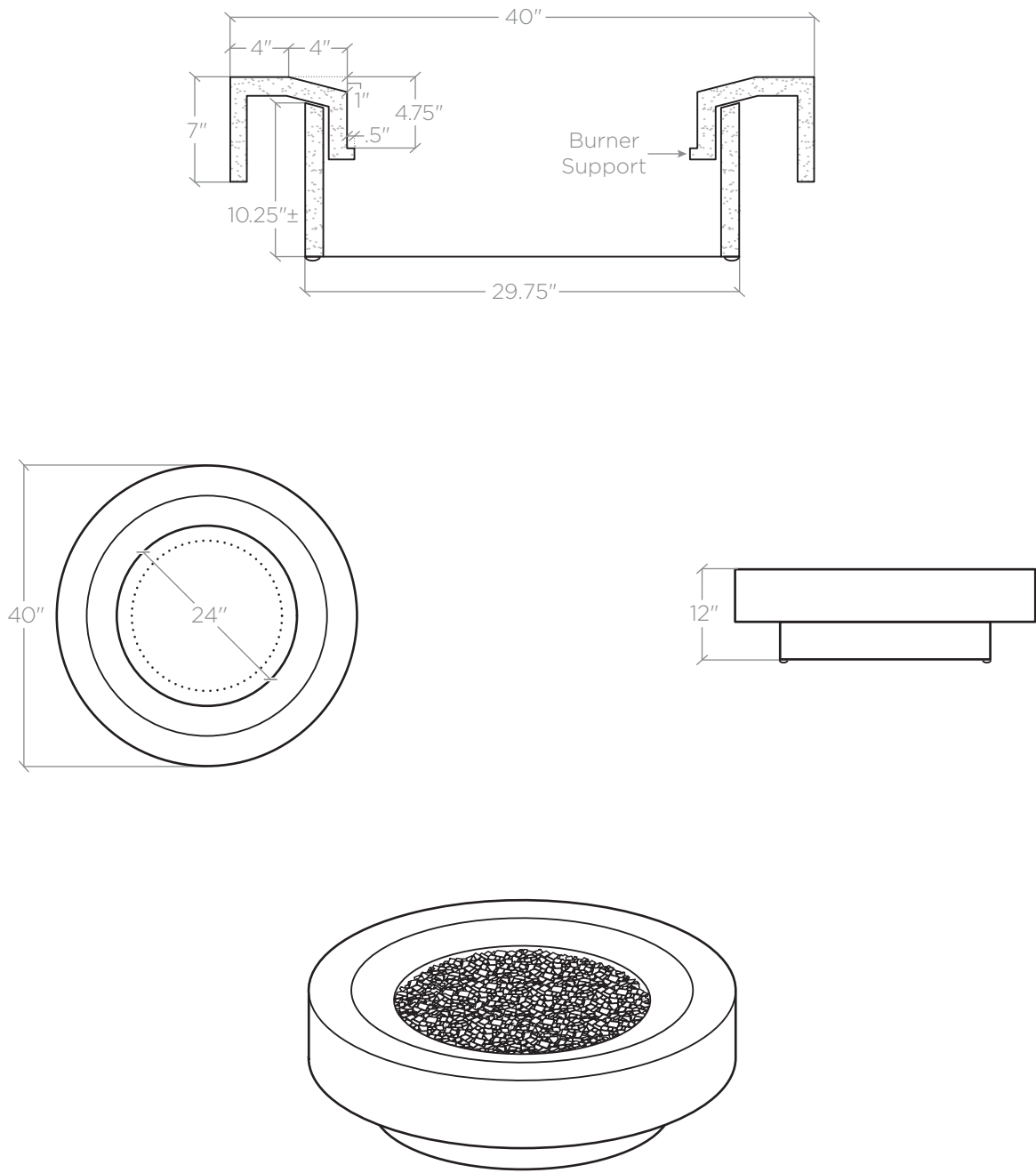
Owner is responsible for reading and understanding warranty for full terms and conditions. Manufacturer, at its discretion, agrees to repair or replace defective product if returned to manufacturer within the warranty period. The respective warranty time periods are effective from the original date of purchase. The warranty is non-transferable and applies only to the original purchaser. In addition, this warranty is automatically void if the unit's serial number has been removed or altered in any way.

No dealer, distributor, or other person has the authority to represent or warrant burner product beyond the terms contained within this warranty, and manufacturer assumes no liability for such warranty representations. Any questions concerning this warranty should be directed to the manufacturer's corporate office.

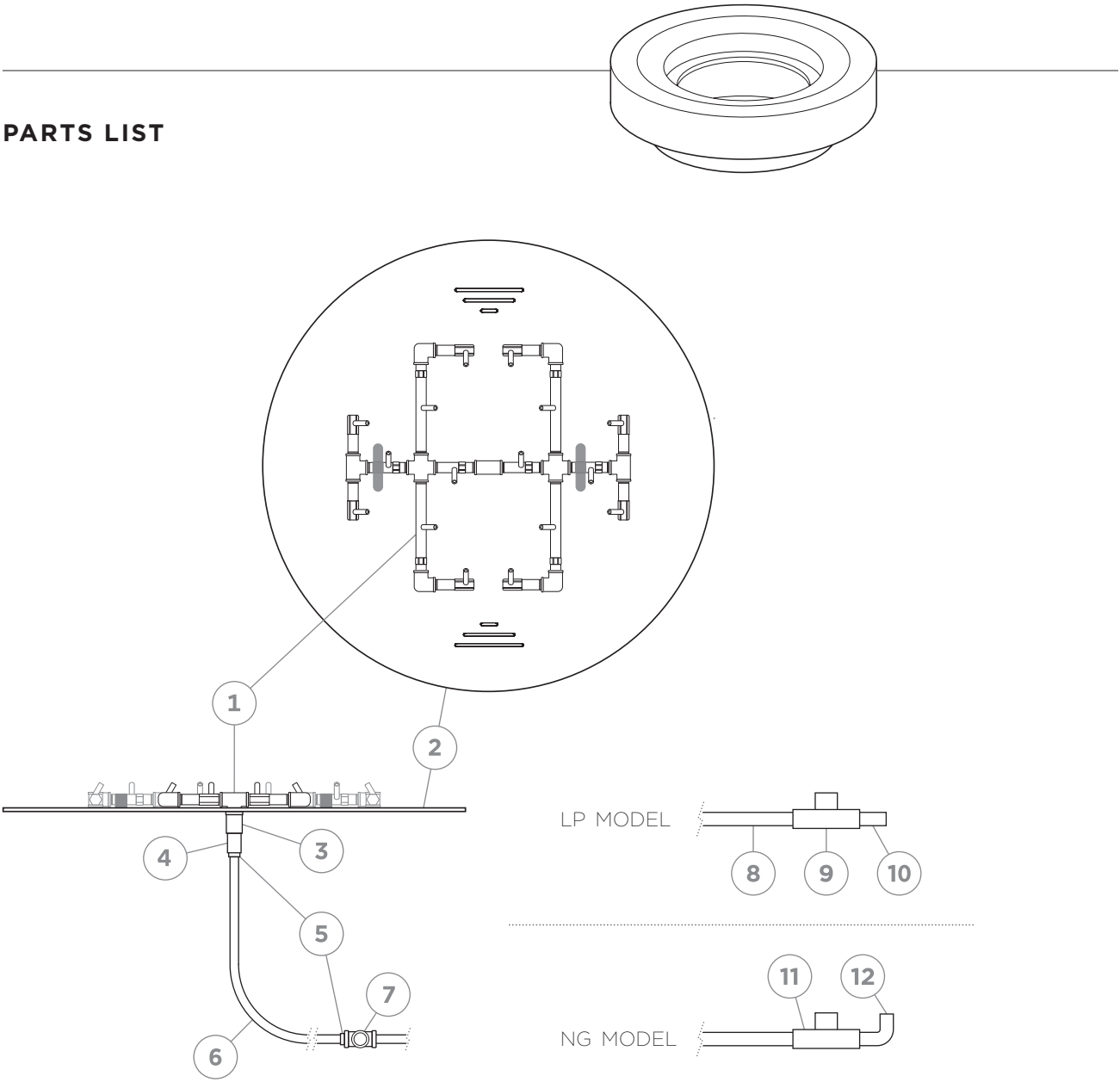
### **RETURN POLICY OF BURNER PRODUCT**

Any burner product deemed by manufacturer as defective and covered by the warranty may be returned to manufacturer for assessment to determine if repair or replacement is necessary. In order to return a product, you must have a Return Merchandise Authorization number (RMA#). Please contact a manufacturer representative at the corporate office to obtain an RMA#. All returned merchandise must have the RMA# clearly printed on the outside of the package. Return shipping costs are the purchaser's responsibility. Manufacturer is not responsible for product damaged or lost in transit. It is recommended that return items are shipped via a delivery service that can be tracked and/or insured to confirm receipt.

DIMENSIONS



PARTS LIST



ITEM NO.	PART	QTY.
1	14¾" × 13" Burner	1
2	23⅝" Diameter Burner Plate	1
3	½" Coupling	1
4	2" Orifice Fitting	1
5	½" Male Flared Fitting	2
6	½" Flex Hose—3' Length	1
7	Key Valve	1
—	72" × 36" Fire Table	1
—	Gas Valve Key	1

ITEM NO.	PART	QTY.
—	Lava Rock	1
—	Vinyl Cover	1
LP MODEL ONLY		
8	⅝" Propane Hose—10' Length	1
9	70,000BTU LP Regulator	1
10	½" Quick-Connect Fitting	1
NG MODEL ONLY		
11	70,000BTU NG Regulator	1
12	Street 90	1



# Veradek Metallic Series Long Box Planter - Corten Steel

by [Veradek](#)

## Specifications

Assembly	No. Assembly Required
Brand	Veradek
Capacity	14 gal. 21 gal. 37 gal.
Color	Orange Gray
Commercial Grade	Yes
Design Style	Industrial
Dimensions	24" x 11 1/2" x 14 1/2" 24" x 11 1/2" x 14 1/2" 24" x 14 1/2" x 14 1/2"
Drainage Hole	Yes
Feature	Drainage Hole
Finish	Black Powder Steel Rust
Height (in.)	16 11
Material	Corten Steel
Shape	Rectangle
Specialty	Planters
Style	Commercial Trough
Usage	Indoor Outdoor
Weight	20 lbs. 30 lbs. 15 lbs.
Width (in.)	10 15 11

# Corten Steel Planter Box



## Weights & Dimensions

### 16" Size

Overall Height - Top to Bottom	16"
Overall Product Weight	27 lb.

### 20" Size

Overall Height - Top to Bottom	20"
Overall Product Weight	37 lb.



# Foundry Outdoor 16 inch Dome Shade Hook Arm Wall Light



## Description:

Decidedly industrious, the Foundry Wall Mount Lantern is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze, or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces. Mounting hardware is hidden on the backplate to ensure a clean silhouette. Back plate: 6 inch diameter. Optional Clear Seedy glass shade available, sold separately.



Shown in: Museum Bronze

List Price: \$461.25

Our Price: \$369.00

Shade Color: N/A

Body Finish: Museum Bronze

Lamp: 1 x A19/Medium (E26)/100W/120V Incandescent

Wattage: 100W

Dimmer: Incandescent

Dimensions: 16"W x 23.75"H x 27"D

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Product Number: **HIN820523**

Company:		Fixture Type:		Date:	Jul 15, 2019
Project:		Approved By:			

# Foundry Outdoor 12 inch Dome Shade Hook Arm Wall Light



## Description:

Decidedly industrious, the Foundry Wall Mount Lantern is reinventing purposeful lighting. Focused and direct, the sturdy aluminum shade features knurled brass details to offset the Gloss White, Museum Bronze, or Textured Black finish while casting a uniform light. The simple, understated form plants a vintage aesthetic for both inside and outside spaces. Hooked arm available in 2 heights. Mounting hardware is hidden on the backplate to ensure a clean silhouette. Back plate: 6 inch diameter. Optional Clear Seedy glass shade available, sold separately.



Shown in: Textured Black

List Price: \$323.75  
Our Price: \$259.00

Shade Color: N/A  
Body Finish: Textured Black  
Lamp: 1 x A19/Medium (E26)/100W/120V Incandescent  
Wattage: 100W  
Dimmer: Incandescent  
Dimensions: 12"W x 17"H x 20"D

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Product Number: <b>HIN820503</b>			
Company:		Fixture Type:	Date: Jul 15, 2019
Project:		Approved By:	

# Capsule Outdoor Wall Light



## Description:

The Capsule Outdoor Wall Light has an egg shaped design that will add a unique statement to your outdoor space. Features an Opal frosted White glass globe with a Matte Black finish and Textured Gold band. Available in three sizes. Small: One 60 watt, 120 volt A19 type medium base bulb is required, but not included. 6 inch width x 10 inch height x 7.25 inch depth. Medium: Two 60 watt, 120 volt A19 type medium base bulbs are required, but not included. 6 inch width x 11.25 inch height x 7.25 inch depth. Large: Two 60 watt, 120 volt A19 medium base bulbs are required, but not included. 8 inch width x 13.5 inch height x 9.25 inch height. UL rated for wet locations.

Shown in: Matte Black / Textured Gold / Opal

List Price: \$212.50  
Our Price: \$170.00

Shade Color: Opal  
Body Finish: Matte Black / Textured Gold  
Lamp: 1 x A19/Medium (E26)/43W/120V Incandescent  
Wattage: 43W  
Dimmer: Incandescent  
Dimensions: 6"W x 10"H x 7.25"D

Fax: (773) 883-6131

Phone: 866-954-4489

Address: 1718 W. Fullerton Ave. Chicago IL 60614

www.Lightology.com

Product Number: **CRY592002**

Company:		Fixture Type:		Date:	Jul 15, 2019
Project:		Approved By:			



# Space Age Green Vintage Outdoor Plastic Globe Wall Lamps by Guzzini, 1970s Italy

\$608.71 per item

## About

These eleven green vintage plastic globe wall lamps were designed and executed by Guzzini (Gernsmeier), Italy, 1970s.

The wall lamps were made of green lacquered cast aluminum. Furthermore the globes were made of plastic.

Easy to fix on the wall with two screws.

Very good vintage condition with signs of age and use.

Each arm shows one E 27 socket.

Approximate measures:

Diameter: 40 cm

Width: 40 cm

Depth: 48 cm

Height: 42 cm

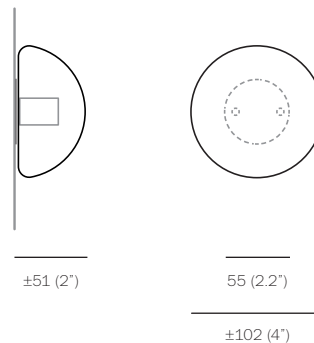
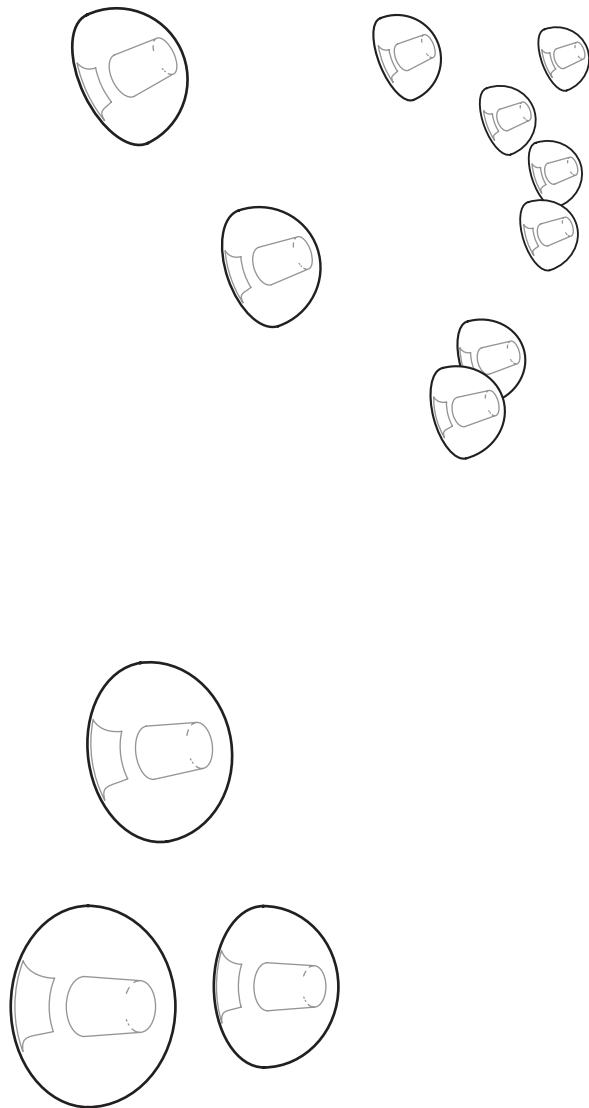
Eleven pieces are available.

[READ LESS](#) 

## Details

CREATOR	DATE OF MANUFACTURE	CONDITION	SELLER LOCATION
<a href="#">GuzziniManufacture.com</a>	1970s	Good	Vienna, AT
OF THE PERIOD	PERIOD	WEAR	REFERENCE NUMBER
<a href="#">Space Age</a>	<a href="#">1970-1999</a>	Wear consistent with age and use.	LJN88875140551
PLACE OF ORIGIN	MATERIALS AND TECHNIQUES	DIMENSIONS	
<a href="#">Italy</a>	Cast <a href="#">Aluminum</a> , <a href="#">Plastic</a>	H: 16.54" in. x W: 15.75" in. x D: 18.9" in. H: 42 cm x W: 40 cm x D: 48 cm	





approx 1kg (2lb)

PENDANTS: one  
 MOUNTING: white powder coated metal mounting plate 55mm (2.2") in diameter  
 LAMPING: 1.5w LED or 10w xenon  
 INSTALLATION: threaded on - wall or ceiling mount  
 MATERIALS: cast glass, electrical components, metal mounting plate  
 WEIGHT: approximately 1kg (2lb)  
 TRANSFORMERS: remote mounted.

#### DESCRIPTION

The 's' designation in this variation on the 14 refers to it being surface-mounted, with transformers mounted remotely. This surface light has a discrete 55mm (2.2") mounting plate designed for installation on walls or ceilings. It is also IP65 designated meaning that the 14s can be used outdoors and in other wet environments.

The 14s is an articulated, seamed cast glass hemisphere with a frosted cylindrical void that houses a low voltage lamp. Individual pendants are visually quite subtle, but gain tremendous strength when multiplied and clustered in large groups.

#### NOTES

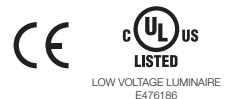
- + Purchase replacement lamps online at [www.bocci.ca/lamps](http://www.bocci.ca/lamps)
- + Unless otherwise noted when ordering, all chandeliers will be outfitted to be xenon compatible.
- + Unless otherwise specified, a single class 2 transformer will be sent for every 5 xenon fixtures or every 12 LED fixtures

US Patent # D556, 361  
 EU Patent # 000518394-0001

Made in Vancouver, Canada

Vancouver  
[sales@bocci.ca](mailto:sales@bocci.ca)  
[www.bocci.ca](http://www.bocci.ca)

Berlin  
[europa@bocci.ca](mailto:europa@bocci.ca)  
[www.bocci.ca](http://www.bocci.ca)



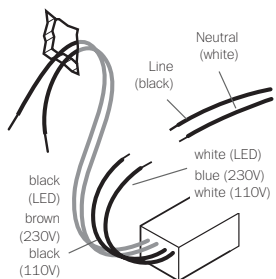
SURFACE LIGHT

# 14s

Design by Omer Arbel  
 PRODUCT SPECIFICATION

© 2018, Bocci Design and Manufacturing Inc. All rights reserved. Any inquiries should be directed to: [info@bocci.ca](mailto:info@bocci.ca)

# BOCCI



1

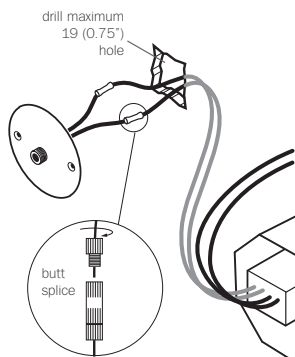
Mount transformer remotely and route output wiring from transformer to surface mounted light location.

Xenon (110V) or LED: connect the black wire to black and white wire to white wire.

Xenon (230V): connect black wire to brown wire and white wire to blue wire.

For multiple surface mount installations, ensure that the braided outer wires are all connected to one 12V output wire and all inner insulated wires are connected to the other or a short will occur.

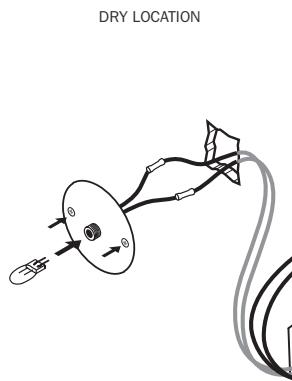
Note: Standard junction boxes are not compatible with the 14s. The surface mounted light cover plate mounts directly to the wall. Transformers must be remote mounted in a close by, accessible and hidden location for ease of long term maintenance. Installation to be done by certified personnel to ensure code compliance.



2

Drill a maximum 19mm (0.75") diameter hole.

Join transformer wiring to back plate wiring using #16 butt splices, provided (stagger the splices).



3

For dry location, tuck wiring into wall opening and affix the back plate with fasteners provided.

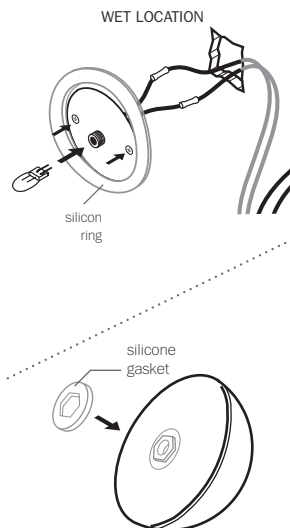
Stagger the provided connectors so that they can be passed through the hole.

Bocci LED or xenon lamps included.

Plug the lamp into the socket.

Do not touch the lamp with your bare hands.

Note: when using a dimmer use only low voltage electronic dimmer.



4

For wet location, install the silicone ring by slightly stretching it to fit around the back plate.

Tuck wiring into wall opening and affix the back plate with fasteners provided.

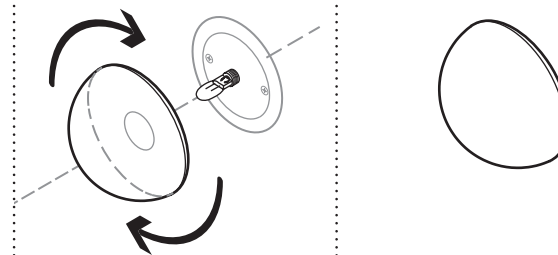
Stagger the provided connectors so that they can be passed through the hole.

Bocci LED or xenon lamps included.

Plug the lamp into the socket.

Do not touch the lamp with your bare hands.

Note: when using a dimmer use only low voltage electronic dimmer.



5

Gently thread cast glass hemisphere onto cover plate. Do not tighten past the point of contact.

6

Clean fingerprints from glass surfaces.

Turn fixture on.

For additional assistance, please contact Bocci:

Vancouver  
sales@bocci.ca  
www.bocci.ca

Berlin  
europe@bocci.ca  
www.bocci.ca

US Patent # D556, 361  
EU Patent # 000518394-0001

Made in Vancouver, Canada



SURFACE LIGHT

14s

Design by Omer Arbel  
PRODUCT INSTALLATION INSTRUCTIONS

© 2018, Bocci Design and Manufacturing Inc. All rights reserved. Any inquiries should be directed to: info@bocci.ca

**BOCCI**

Commune Light Socket

\$45.00

Share

Commune Light Socket: Our favorite light fixture...a porcelain socket custom colorized by Commune. Always right. Available in assorted colors. Fits 3 1/4 " - 4" Ceiling Boxes \* Light bulb not included

Red

Purchase



Home / Monica Förster Design Studio / Breaking the Wave / Solid Red



## Breaking the Wave / Solid Red

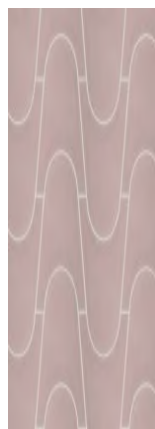
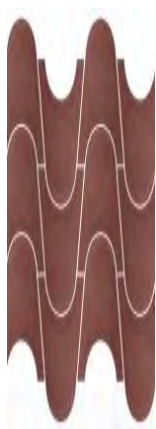
**1,200 SEK**

20x18cm, 16mm thick

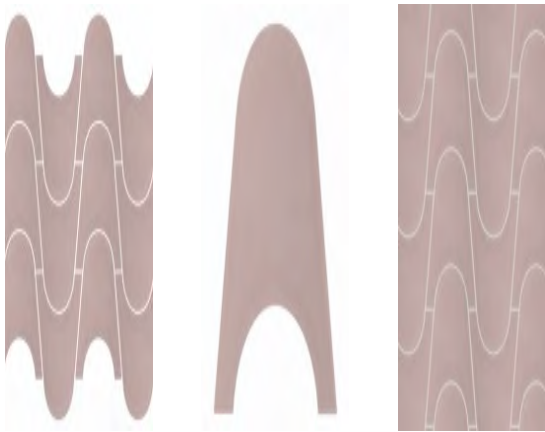
Sold in boxes of 0,375sqm, 12 tiles. Price  
per box is 450 SEK, including VAT.

Category: [Monica Förster Design Studio](#)

## Related products







## FOUR ELEMENTS / Long Green

1,500 SEK

## FOUR ELEMENTS / Stripes Red

1,500 SEK

Search

Suntuf 

# 26 in. x 6 ft. Polycarbonate Roof Panel in Sea Green



## Specifications

### Dimensions

Coverage Area (sq. ft.)	12 ft <sup>2</sup>	Product Thickness (in.)	.032 in
Product Length (in.)	72 in	Product Width (in.)	26 in

### Details

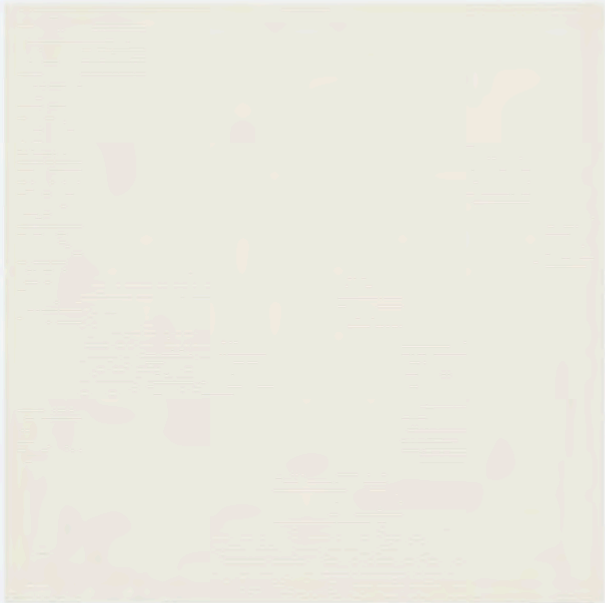
Color Family	Green	Returnable	90-Day
Color/Finish	Green	Roof Panel Type	Corrugated Panel
Material	Polycarbonate	Roofing Product Type	Polycarbonate Panel
Product Weight (lb.)	3 lb		

### Warranty / Certifications

Manufacturer Warranty	Lifetime Limited Warranty / 10-year Hail Damage Warranty	
-----------------------	--	--



Natural Plus 8404-0000 Detailed View



**8404-0000**

100% Sunbrella Acrylic

60" / 152 cm width

Selvedge is Left / Right

## COLLECTIONS

[2017-2018 Sunbrella Shade Collection](#)

## NATURAL PLUS



## CERTIFICATIONS



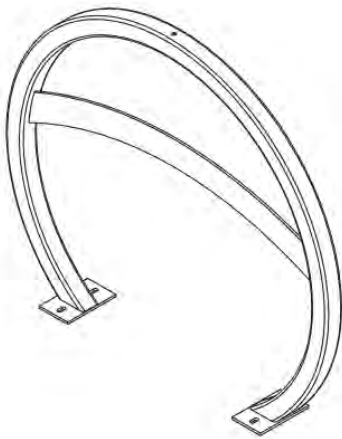
AVAILABLE WIDTHS AND FINISHES

Custom logo option available

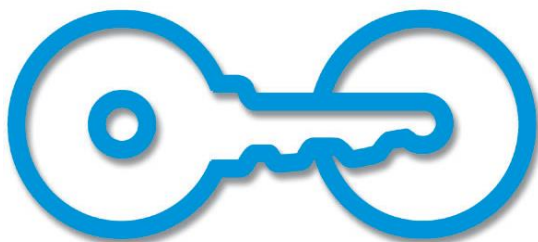
# Arc Rack



Clean, simple, elegant and practical: the Arc Rack parks bicycles with additional flair when more than a plain rack is needed. Square tubing provides function and style with clean geometric lines and resistance to pipe-cutters – a tool of choice among bike thieves.



\*Optional Lean Bar available upon request.



**American Bicycle Security Company**

P.O. Box 7359

Ventura, CA 93006

Ph: (800) 245-3723 or (805) 933-3688

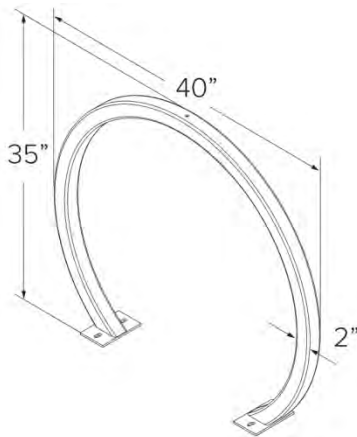
Fax: (805) 933-1865

[www.ameribike.com](http://www.ameribike.com)

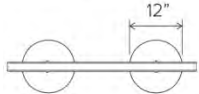
Email: [turtle@ameribike.com](mailto:turtle@ameribike.com)



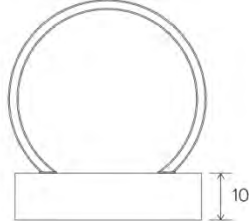
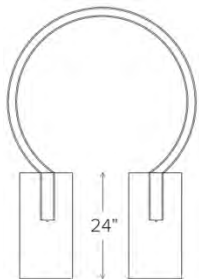
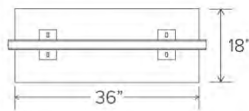
# Arc Rack



IN-GROUND MOUNT



SURFACE MOUNT



Example of rack in use

Product Arc Rack  
Capacity 2 Bikes  
Materials 2" x 2" x 11g square tube  
Finishes Standard options: Galvanized Or Powder Coated



RAL 9005	Flat Black	RAL 9003	RAL 2004	RAL 1023	Bright Yellow
RAL 6016	RAL 6018	RAL 6005	RAL 5005	RAL 5015	Purple
RAL 7011	RAL 7042	RAL 9007	RAL 1001	RAL 8014	Bronze
RAL 3003	RAL 3005				

Also available in Thermoplastic or Stainless steel upon request.

Installation Methods **In ground mount** is embedded into concrete base. Specify in ground mount for this option.

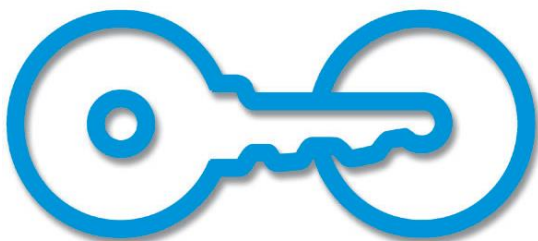
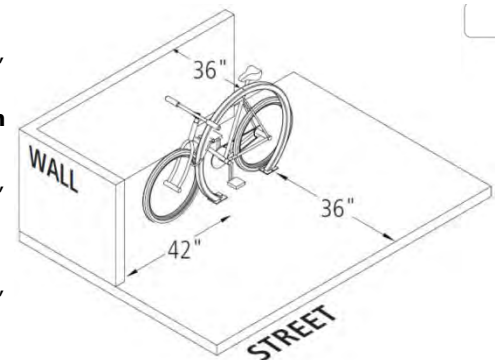
**Foot Mount** has two 3.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.

Space Use & Setbacks **Wall Setbacks:**  
For racks set parallel to a wall:  
Minimum: 24"  
Recommended: 36"

**For racks set perpendicular to a wall:**  
Minimum: 28"  
Recommended: 42"

**Distance Between Racks:**  
Minimum: 24"  
Recommended: 36"

**Street Setbacks:**  
Minimum: 24"  
Recommended: 36"



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Ventura, CA 93006

Ph: (800) 245-3723 or (805) 933-3688

Fax: (805) 933-1865

[www.ameribike.com](http://www.ameribike.com)

Email: [turtle@ameribike.com](mailto:turtle@ameribike.com)

# Arc Rack

## Surface Mounted Installation



### \*Tools Needed for Installation

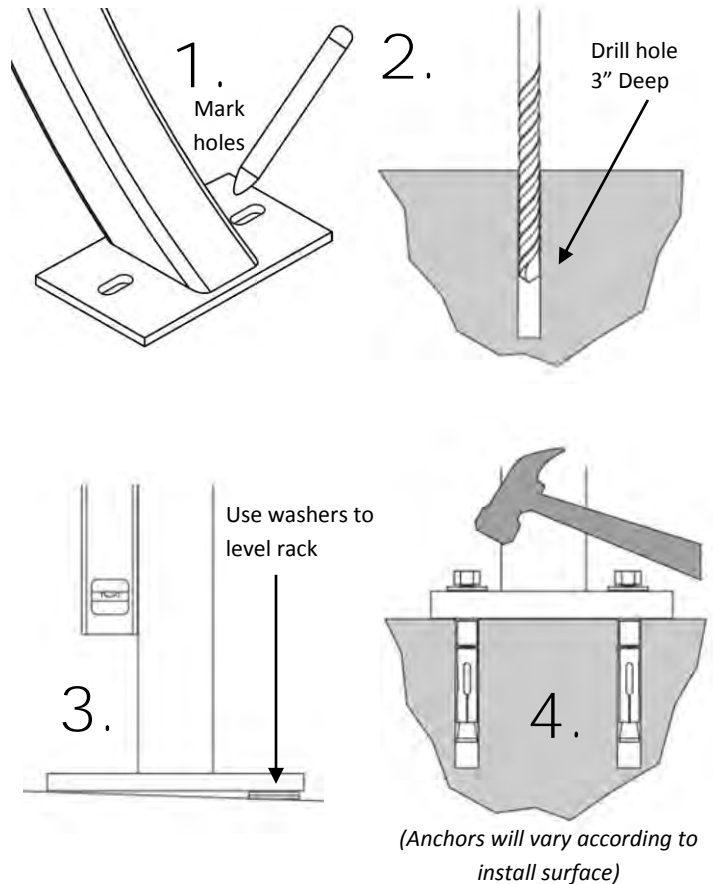
- Tape Measure
- Marker or Pencil
- Masonry Drill Bit
- Drill (*Hammer drill recommended*)
- Hammer
- Wrench 9/16"
- Level

### Recommended Base materials:

Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your rack, ask your American Bicycle representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

### Installation:

3/8" anchors are shipped with the rack. Place the rack in the desired location. Use a marker or pencil to outline the holes of the flange onto the base material. Drill the holes in accordance with the specifications shipped with the anchors. Make sure **the holes are at least 3" away** from any cracks in the base material. Use washers to level rack if necessary. Tap in anchors and follow your specific anchor instructions provided with the rack.

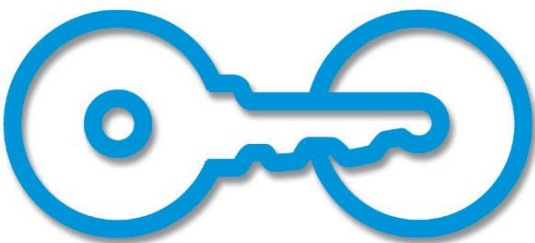
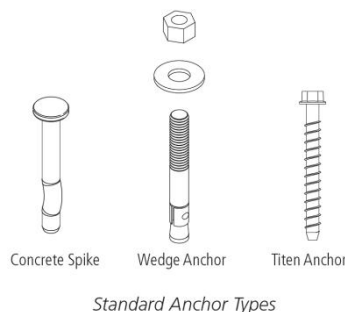


### Tamper Resistant Hardware

The concrete spike is a permanent anchor. The top of the wedge anchor can also be pounded sideways after installation so that it cannot be removed. Other tamper resistant fasteners are also available for purchase.

When using the special tamper resistant nuts, always set and first tighten the anchors. Once the rack is installed, replace two nuts from the bracket (opposite sides from each other) with the tamper resistant fastener.

DO NOT OVERTIGHTEN the tamper resistant nut.



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Ventura, CA 93006

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Fax: (805) 933-1865

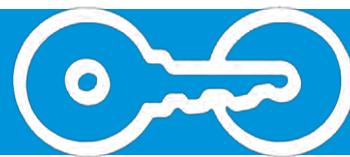
[www.ameribike.com](http://www.ameribike.com)

Email: [turtle@ameribike.com](mailto:turtle@ameribike.com)



# Arc Rack

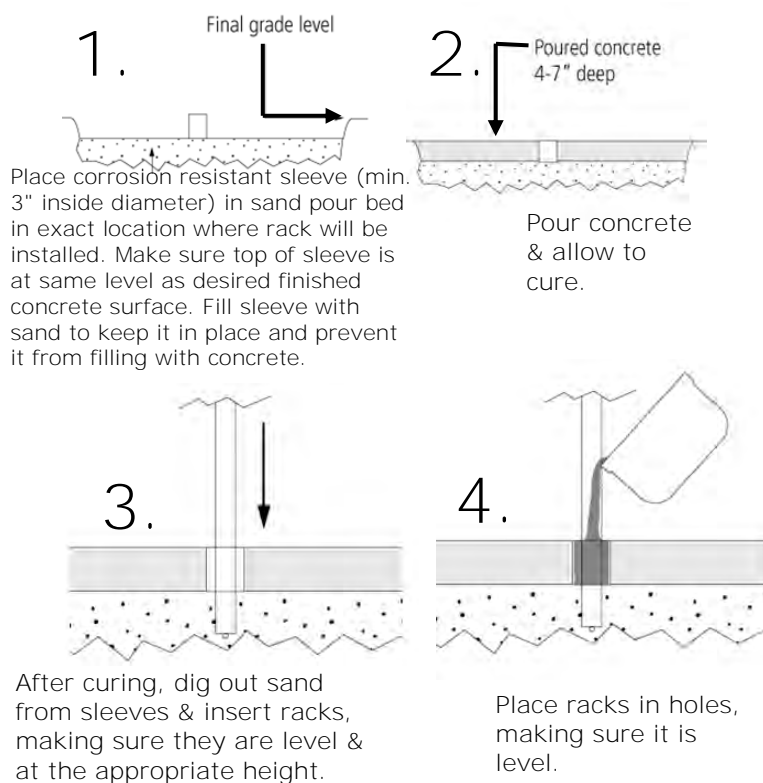
## In-Ground Mounted Installation



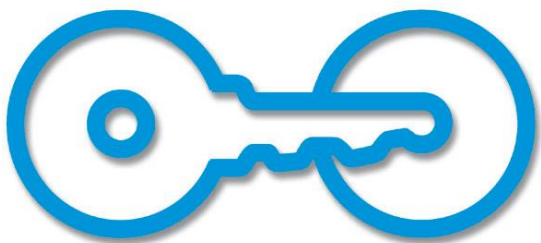
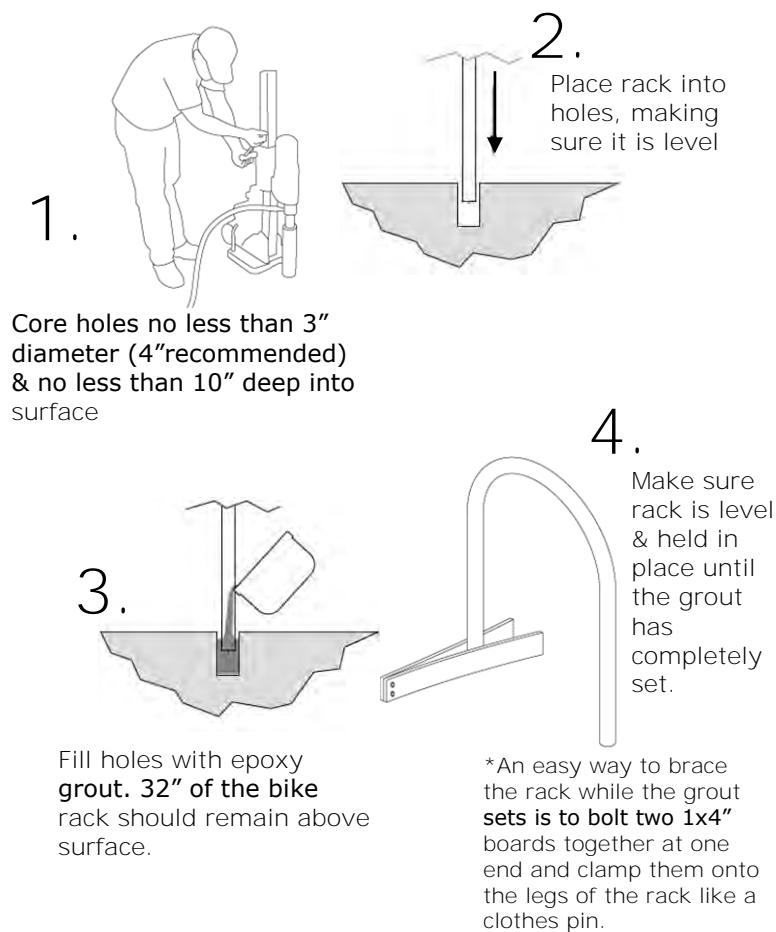
### \*Tools Needed for Installation

- Level
- Cement mixing tub
- Shovel
- Trowel
- Hole coring machine with 4" bit
- Access to water hose
- Materials to build brace

### Installing into New Concrete



### Installing into Existing Concrete



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Email: [turtle@ameribike.com](mailto:turtle@ameribike.com)



AT 2159 E. LINCOLN, BIRMINGHAM







## ***Imagine the kind of comfort food you'd have grown up with***

if your mom lived on a commune outside San Diego and your dad was a biker who raised chickens. There, you've got the picture. Now, imagine that it's in a bustling district of Birmingham that leverages the light-industrial buildings that lined the streets that flanked the rail line on the city's border. Bingo. You've got something that you can only find here: a light-industrial building that serves light-industrial food in a neighborhood that's truly charming. Welcome to Lincoln Yard. This is a joint born from a local restaurant group that was built to repurpose. This is the kind of place that's wide open: in structure ... in menu ... and in attraction. The parents looking for dinner after dropping their Birmingham bantam off for practice? Check.

The digital artist who's looking to take a muffin and a pour-over coffee back to her desk before pouring over the data that awaits her? Check. The kid who bet his best friend a smoothie that he could land an ollie off a transition at the skate park? Check. The couple who met at Midtown Cafe on a Thursday night in '85 and still make it a date every Thursday night? Check, please. This is a former bus garage that has what it takes to be a stop in itself.

# ***THIS IS LINCOLN YARD.***





## ***LINCOLN YARD RESTAURANT***

There's nothing quite like finding something real. In today's dining scene, the majority of patrons find themselves eating in chain restaurants on concrete pad sites or in the mall's corridors. But people want something different: something real. People deserve something that they can call their own, not something that belongs to a home office back in Phoenix. Metro Detroit's burgeoning independent restaurant movement is testament to the ever expanding tastes of American restaurant-goers; and our Joints have been feeding that appetite nonstop since 1995.

Lincoln Yard's restaurant will embody all we've learned from every dish we've served for nearly 25 years: food that is familiar and surprising at the same time. The kind of food that's brought us this far — honest American comfort food with unbridled influence that's all-around real. It's the kind of food that's built for a setting as authentic as Lincoln Yard. From the main area that would serve as the restaurant, to the trelliced patio and grab-and-go area, everything about this undertaking is designed to give the neighborhood a space and experience that feels as if it's been part of the fabric all along.

## ***LITTLE YARD***

The separate entrance to this on-the-go setup reveals a welcoming spot to pick up orders to bring to the rec center across the street or to grab a coffee and house-baked goods in the morning. This is healthy, hearty, real food that you won't feel guilty grabbing after a yoga class or giving to your kids before the game. This is walk up, take-away that's been crafted with hearty care with an emphasis on honest ingredients, simplicity and accessibility. This is the kind of food that delivers to the busy men, women and children of Birmingham. This is to-go for those on-the-go.



# MEET THE CHEF

## PATRICK MACWHORTER

He arrives with chops that are sharper than his knife kit and run deeper than the cuts his tools deliver. Lured to Union Joints to run point as Lincoln Yard and Little Yard's Chef de Cuisine; Patrick's journey to Metro Detroit has seen him expand the influence of an upbringing that exposed him to a myriad of cultures thanks to the ever-changing assignments of a father who was Air Force brass. Soon enough, he put his own prowess to practice sautéing as Sous Chef for the likes of Oakley's Bistro of Indianapolis, Seattle's Café Pressé and Estilo in Richmond, VA. Chef Patrick's most recent stint saw him alongside Chef Jonathan Brooks (*Food and Wine's* Best New Chef, 2015; Chef of *Bon Appetit's* Best New Restaurant, 2015) at the highly regarded Beholder in Indy.

**Chef Par Excellence**  
TASTE OF ELEGANCE INDIANA 2018



***IT'S A TWO-HOUR HOCKEY PRACTICE ON A TUESDAY. HIS SISTER'S ALREADY  
ASKING FOR DINNER. YOU'VE GOT AN INBOX LITTERED WITH BLUE DOTS.  
PULLING OUT ONTO LINCOLN YOU SPOT SOME FRIENDS WITH A FULL  
BOTTLE OF ROSE AND AN EMPTY SEAT AT THEIR PATIO TABLE.  
HERE'S TO TWO-HOUR HOCKEY PRACTICES.***





## ***THE VIBES:***

WARM, AIRY & RUSTIC

Casual, bright, open-format dining includes plenty of natural light, high ceilings, and vast garage doors. A charming activation of wooden tables, natural textures and vibrant tiles lend warmth to salvaged industrial materials befitting a garage structure. The small, organic herb garden will add to the menu offerings in a sustainable way. An open trellis patio with overhead heaters extends Michigan's coveted warm season.

## ***THE GOODS:***

\$\$ AMERICAN/TRADITIONAL

As our team develops the menu, some of our traditional Joints' comfort-food items, as well as a fair share of vegetarian and gluten-free options, will be included. Unique to this location will be a focus on light, clean eating with a variety of locally sourced, seasonal specials, featuring Lincoln Yard's own harvest offerings in addition to local farmer's market goods. Pricing will be comparable to other Union Joints, with mid-range pricing that yields to an active family. There will be starters, sides, a kids menu, and the traditional Joints' Mac & Cheese. A pick-up area will serve grab-and-go coffee, pastries, and dinner for the family at home or the rec center across the street.

## ***THE HOURS:***

LITTLE YARD - 7AM TO 8PM  
LINCOLN YARD - 11AM TO 12AM

Opening date is TBD, based on project approval, construction and permits. Experience has shown, our team will be prepared to open within one year of building acquisition and final architectural plans.

# ***THE CONCEPT IS STRAIGHTFORWARD***



*PREPARED FOODS PREPARED REAL TIME.  
WITH AN EMPHASIS ON **REAL**; EVEN WHEN YOU DON'T HAVE MUCH TIME.*



# ***CASE STUDY***

## ***AN INDEPENDENT JOINT CAN DELIVER ECONOMIC IMPACT BEYOND ITS INCOME***

Union Joints employs over 400 hard-working, income-earning staff in Metro Detroit with 1/3 residing in the zip code of the location they work. Since opening in 2012, Vinsetta Garage has provided over \$6.2M in income to its 165 staffers alone.

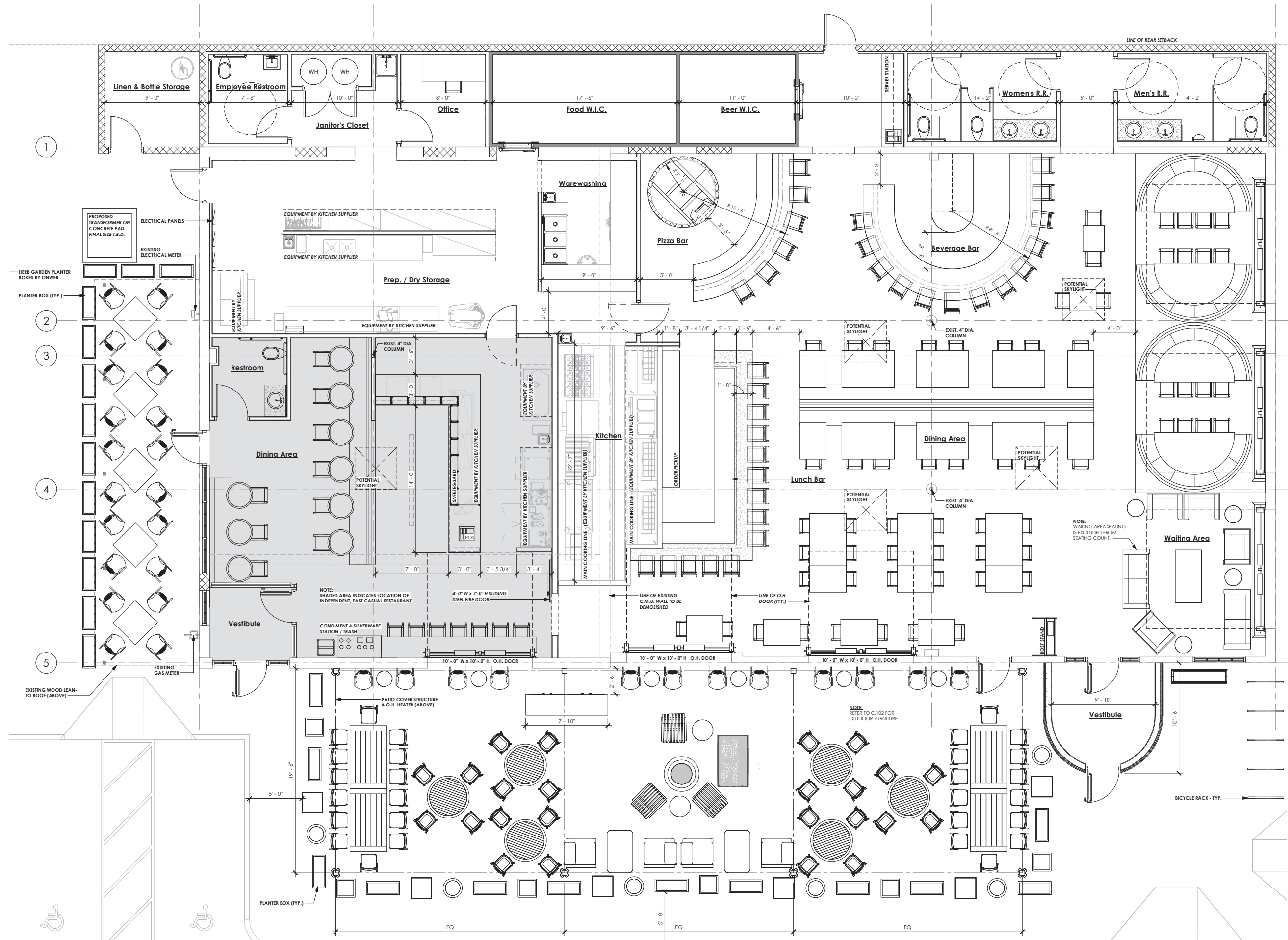
## ***THIS IS A TEAM BUILT WITH FRANCHISE PLAYERS AND A CULTURE OF CARING***

Most of our chefs started as dishwashers and our servers stay for the long haul. We offer competitive wages, health insurance and a retirement savings plan to our employees.

## ***THE BEST THING ABOUT WORKING TO GET AHEAD IS IT ALLOWS YOU TO GIVE BACK.***

Union Joints is highly active in charitable causes from SCAMP to AFG to Detroit Public Theater and all points in between, contributing to local organizations, food drives, and much more. Always quietly. Always without question.





# ***FEILD NOTES***

## ***MOST MACKED MAC & CHEESE:***

Union Joints is the little house that Mac & Cheese built.  
We've sold more than 2-million Mac & Cheese  
orders Joints wide — more than 1,116,320 Macs  
at the Clarkston Union alone  
since opening in 1995.

## ***COMMUNITY SERVICE:***

When you bring a 130-year-old building back  
to life — and up to code — you have given the  
community something in return before  
you even open the doors for business.  
We won't forget that this building was  
built to service the Birmingham community,  
one safe school bus ride at a time.

## ***NO VALET REQUIRED:***

The most exclusive part about this joint is the  
shared-parking arrangement only we will have  
with our good friends and neighbors  
at Armstrong-White.



# ***IT'S A CALLING FOR US***

Today, we are not in the restaurant business; the restaurant business is in us. We are restorers, preservationists, and business people. And when it comes to restoring buildings, we are gluttons for punishment. It's a calling that's practically paramount to the restaurant business itself. There's something to be said about re-purposing — reinventing, reinvigorating and restoring — a historic building with our on-staff contractor, that provides a level of satisfaction that exceeds anything that completing a new construction could give you.

For us, restaurants are the perfect vehicle to ensure that historic buildings will continue making history and serving as structural icons of their communities. To us, at the end of the day, that's what it's all about.







# ABOUT US

## CURT CATALLO

**Co-Owner/President**

Union Joints LLC/Union AdWorks

Catallo, entered the restaurant world by re-purposing a former Clarkston church on Main Street in 1995 — a fitting foray for one who grew up in a nearby restored church. Opened with an emphasis on “broad shouldered American comfort food with a Mediterranean twist” and quickly became known for the Mac & Cheese. It’s the cornerstone item of a group that employs over 400 and has grown into seven restaurants, one outdoor theater venue, an ice cream ‘stand’ in a former pump house, and a general store in a former parsonage. The group shares its Clarkston campus with Union AdWorks, a 70-person marketing and advertising agency that Catallo heads, which services the Joints among their long-standing auto clients. Catallo and wife, Ann Stevenson, cohabit above the general store parsonage with two children, a bird and a sassy French bulldog.

## ERICH LINES

**Managing Partner**

Union Joints LLC

A graduate of Albion College and dorm mate from Catallo’s Cranbrook days, Lines has worked for Union Joints since its inception with the Clarkston Union. From his roles managing special events to General Manager and Managing Partner for the group, his dedication to the growth of the restaurant operation, front to back of the house, is unparalleled. From hiring the restaurant’s staff to promoting the business, his capacity to get the lights on in time through the development and launch of five new joints is nothing short of impossible. As purveyor of the Joints’ culture, as well as serving as host to 19 consecutive Clarkston Oktoberfests, has made him a local celebrity to hungry and thirsty gatherers far and wide.

## ANN STEVENSON

**Co-Owner/Design & Development**

Union Joints LLC

An Art & Design graduate of Bennington College, Stevenson has worked for over 20 years in commercial, restaurant, office and retail interior design. She has been the owner/operator of Clarkston Union’s sister store, Union General while concurrently developing each new Union Joint spot. Stevenson works on concept, menu and structure with the Joints’ chefs while her business Ann Stevenson Studios manages the interior design projects for the Union restaurants and agency. In 2013, she received The Detroit Home Magazine design awards for the Commercial Interiors of Vinsetta Garage and Union AdWorks, as well as named Metro Times editor’s choice in 2014 for Best Re-use of an Existing Building for Vinsetta Garage. Recently, Stevenson was named a winner for the 2018 Detroit Home Design Awards for the Restaurants/Bars and Children’s Room/Play Space categories. Stevenson is responsible for the idea, overall look and vibe of each Union business.

## KC CRAIN

**Managing Partner**

Vinsetta Garage

KC Crain is President and Chief Operating Officer for Crain Communications Inc, overseeing the day-to-day operations of Crain Communications, as well as the company’s family of brands including Automotive News and Advertising Age. Previously, he held roles of Executive Vice President and Director of Corporate Operations, Vice President, and Group Publisher. He started at Crain as a reporter for Automotive News. Active in a number of civic and business activities, KC is Board Chair for the Detroit Children’s Fund. He also sits on the boards of the Karmanos Cancer Institute, the Young Presidents Organization, and the College for Creative Studies. In addition to keen interests and influential connections throughout the automotive, tech and publishing industries, KC is dedicated to Detroit’s economic development with investments and partnerships in real estate and restaurant ventures. He and his wife, Ashley, live in Bloomfield Hills, Mich., with their four young children.

# OVERVIEW OF ORGANIZATION

*THE BONES OF OUR BUILDINGS HAVE SOUL.*

## CLARKSTON UNION

Restaurant, Clarkston, MI - 1995

[www.clarkstonunion.com](http://www.clarkstonunion.com)

### DETROIT NEWS

MAC & CHEESE TASTE PANNEL WINNER

### FOOD NETWORK

DINERS, DIVE-INS, AND DIVES

### MLIVE

MICHIGANS BEST MAC & CHEESE

### USA TODAY

ONE OF THE BEST IN THE COUNTRY

### WALL STREET JOURNAL

MAC & CHEESE RECIPIE THEFT

Like any organization, the story begins with a desire to serve a purpose in its own community. For us, it starts in a location that serves as a beacon of hope and gathering to a sleepy, semi-shuttered historic district surrounded by burgeoning suburbs. The irony that it's born in an 1847 church, a building that needed to be saved, has never escaped our mission.

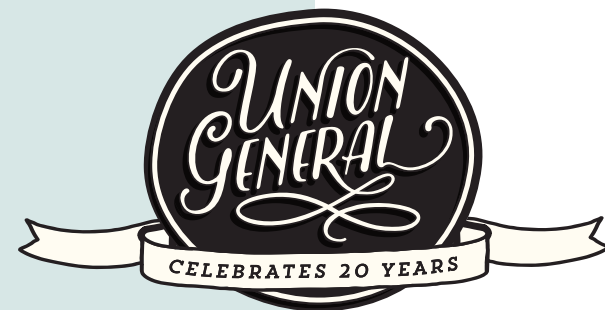
The magnitude of its purpose is one that can only be viewed decades later, as it serves as the anchor of a downtown reborn. The Clarkson Union with its casual New American menu, itself became anchored by the quintessential dish that became Metro Detroit's favorite.

With the Mac and Cheese as its undisputed foundation, the first Union Joint surprises devout regulars and waves of first-timers with a scratch-built menu and weekly specials of seasonal, locally sourced comfort food. Repurposing structures and districts is paramount to our calling as we've expanded into seven locations; each its own spin on the spot, like Vinsetta Garage or the Fenton Fire Hall. Each replicating the Mac and tossing in ingredients that make it stand out on its own. From events and retail to our menus and catering, each of our digs and at every gig, the Joints brings the same group that grew it from the beginning.





**FOOD AND WINE**  
BEST CUPCAKES IN THE U.S.  
**REAL DETROIT WEEKLY**  
RETAIL WITH DETAIL  
**THE DAILY MEAL**  
BEST CUPCAKE IN MI  
**DELISH.COM**  
BEST CUPCAKES IN AMERICA  
**MSN**  
101 BEST CUPCAKES



## THE UNION GENERAL

Botique & Bakery, Clarkston, MI - 1997  
[uniongeneralstore.com](http://uniongeneralstore.com)

Housed in the 1850s building that served as parsonage for the First Baptist Church of Clarkston, Union General is more than the Clarkston Union's store next door. It is a true standalone destination. From baked goods that have the most loyal following to coffee, our own house-made liquid nitrogen custard along with Michigan classic Ray's ice cream, bath and body products, stationary, books, toys, gifts and goods, Union General is a one-of-a-kind store that surprises customers with a rare combination of old-school charm and curiosities edited with a whimsical yet focused eye.





**DETROIT FREE PRESS**  
RESTAURANT OF THE YEAR

**THRILLIST.COM**

BEST BBQ IN MICHIGAN

**SOUTHERN LIVING MAGAZINE**

GREAT AMERICAN BBQ BUCKET LIST



**THE UNION WOODSHOP**

Restaurant, Clarkston, MI - 2009  
[unionwoodshop.com](http://unionwoodshop.com)

Opened in 2009, the Union Woodshop is a handcrafted joint that delivers big time small-town BBQ. The Woodshop immediately made its mark as a joint that put out the most legitimate kind of BBQ with the highest level of culinary care. The care was recognized by the Detroit Free Press, where the Woodshop was honored with the prestigious Restaurant of the Year for 2011. Featured in Food & Wine magazine and on the Food Network, this Joint wasted little time making a big name for itself where the team takes down-home food very seriously.





**COOKING CHANNEL**  
BITE THIS WITH NADIA G  
**DESTINATION AMERICA CHANNEL**  
UNITED STATES OF BACON  
**ESQUIRE**  
BEST BARS IN AMERICA  
**FOOD CHANNEL CHINA**  
BUICK AROUND U.S.  
**FOOD NETWORK CANADA**  
YOU GOTTA EAT HERE  
**COOKING CHANNEL**  
CHEAP EATS

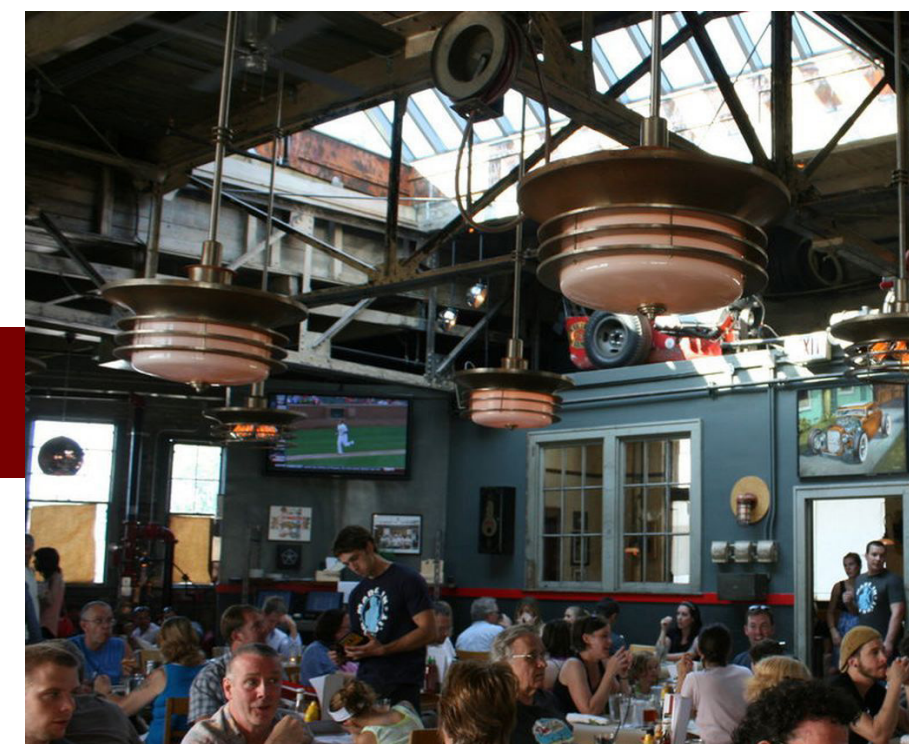


## VINSETTA GARAGE

Restaurant, Berkley, MI – 2012

[www.vinsettagarage.com](http://www.vinsettagarage.com)

Partnering with KC Crain of Crain Communications, Vinsetta Garage took in its first customers in July 2012. The space that once housed the oldest garage east of the Mississippi began bustling with a new kind of custom work. Original at every level, this joint sets the stage: a car place that now turns its skills to cooking with the same seriousness and handcrafted care. While the mechanics have long since moved their tools out of the station, the menu is built on the kind of custom Detroit eats they would have called their own back in the day. With burgers, Union Mac & Cheese, coal-fired pies and the like, the crew works to keep the legend of Woodward Avenue alive. Still a mainstay for classic cars, whose owners vie to line up along the property front line, Vinsetta maintains the Cruise enthusiasm year round. Like other small-town, big-personality eateries, the influx of patrons eagerly awaiting an open table brings a few parking headaches, which we've adeptly dispensed antidotes for, such as the purchase of nearby surface lots for complimentary valet parking service.





**MLIVE**  
THIRD BEST MAC AND CHEESE  
**MICHIGAN MUNICIPAL LEAGUE**  
COMMUNITY EXCELLENCE AWARD



**FENTON FIRE HALL**  
Restaurant, Fenton, MI – 2013  
[www.fentonfirehall.com](http://www.fentonfirehall.com)

In 2012, as part of Fenton's DDA initiative, Union Joints was awarded the Fire Hall by the city to bestow the landmark to a worthy business. We restored the 1938 landmark into a full restaurant with rooftop dining that also pays homage to its original purpose.

Throughout construction and since opening in December 2013, the Fenton Fire Hall Taproom and Kitchen has been out to deliver the kind of grub that's as honest as the building it's served in. A wood-fired grill, 48 beers on tap and all the care that the Union Joints can put into a place. The Fire Hall was awarded the regional prize for the Michigan Municipal League in 2014.





**OAKLAND PRESS**  
BEST NEW RESTAURANT  
**DTE ENERGY MUSIC THEATRE**  
HONCHO OUTPOST  
**DETROIT HOME AWARD**  
RESTAURANT / BAR DESIGN



## HONCHO

Restaurant, Clarkston, MI - 2016  
[eathoncho.com](http://eathoncho.com)

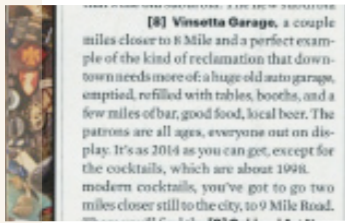
Its kitchen takes something from one culinary continent and smashes it into another: Latin food that speaks with an Asian accent. It was conceived at the markets and ended up here on Main Street; and it's at home at Honcho. Construction began early 2016 on the old mechanic's station, combining two separately functioning garages to create two businesses under one roof — Honcho Restaurant and Honcho Coffeehouse. With each passing first season since, business bustles inside and out along the downtown Clarkston strip. Patrons can pop in for house-roasted brewed and pour-over coffee, pastries and juices; others saddle up to the circular bar for full kitchen service, drinks and margarita sloshies. The main restaurant dining room offers table, booth or counter seating for full lunch and dinner service or to grab a taco and a sack of homemade donuts hot out of the fryer.







Esquire



THE HUFFINGTON POST

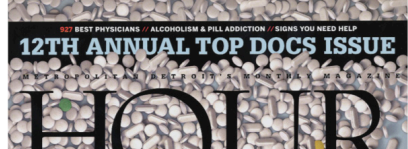
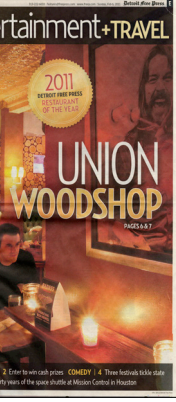
THE WALL STREET JOURNAL

Michigan Potboiler: Hey, Who Moved My Mac 'n' Cheese?

U.S. Bars 2 Pilots For Saudi Airline As Security Threats

Threat Assessment

Municipal Bond



# THE UNION VOICE CARRIES

CHEAP EATS | VINSETTA GARAGE

DETROIT FREE PRESS | UNION WOODSHOP

DINERS, DRIVE INS, AND DIVES | UNION WOODSHOP

ESQUIRE | VINSETTA GARAGE

FOOD CHANNEL CHINA | VINSETTA GARAGE

FOOD & WINE | UNION WOODSHOP

HOUR DETROIT | CLARKSTON UNION

HUFFINGTON POST | VINSETTA GARAGE

METROPOLITAN DETROIT | CLARKSTON UNION

MLIVE | FENTON FIRE HALL

OAKLAND PRESS | HONCHO

THRILLIST | UNION WOODSHOP

TRAVEL CHANNEL | VINSETTA GARAGE

SOUTHERN LIVING | UNION WOODSHOP

USA TODAY | CLARKSTON UNION

UNITED STATES OF BACON | VINSETTA GARAGE

WALL STREET JOURNAL | CLARKSTON UNION

FSR MAGAZINE | UNION JOINTS





# *FINANCIAL VIABILITY*

Union Joints LLC is a multimillion-dollar revenue-generating restaurant group.  
The group currently operates five restaurants.  
Individual financial statements are available upon your request.  
Financial inquiries may be made to the following:

**Anil Thakady**  
CHIEF FINANCIAL OFFICER UNION JOINTS/  
UNION ADWORKS

**Curt Catallo**  
OWNER, PRESIDENT UNION JOINTS/  
UNION ADWORKS

## GOVERNMENT CONTACTS

THE CITY OF THE VILLAGE OF CLARKSTON  
Mayor, Eric Haven – 248-625-1559  
City Manager, Jonathan Smith – 248-625-1559

CITY OF BERKLEY  
Mayor, Dan Terbrack – 248-658-3350  
City Manager, Matthew Baumgarten – 248-658-3350

CITY OF FENTON  
Mayor, Sue Osborn – 810-629-2261  
City Manager, Lynn Markland – 810-629-2261





***UNION JOINTS BELIEVES THAT A FORMER  
BUS GARAGE HAS WHAT IT TAKES TO DELIVER:***

***AN EXPERIENCE; A SETTING; A MENU AND  
OFFERINGS THAT YOU WILL ONLY FIND AT  
LINCOLN YARD AND THAT CLEARLY***

***BELONGS IN BIRMINGHAM.***



***THANKS MUCH!***



## **Analysis of Ordinance and Planning Requirements for the Special Land Use Permit Application – Economic License for 2159 E. Lincoln to be known as Lincoln Yard**

This Analysis accompanies the Application of Bus Bar LLC, which will do business as **Lincoln Yard** for a Special Land Use Permit – Economic Development License and Final Site Plan Review for this new restaurant to be located in the Eton Road Corridor.

The following outline demonstrates that this new restaurant fulfills all ordinance and planning requirements for a Special Land Use Permit – Economic Development License:

### **1. Requirements for Special Land Use Permit (Section 126, Article 7, Section 7.36(A)(1-6)).**

#### **A. 7.336(A)(1). “The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.”**

We believe our Lincoln Yard project is perfectly aligned with the City’s vision for the development of the Rail District and a review of the presentation materials and plans demonstrate that this proposed restaurant is consistent with the vision of the zoning ordinance.

As a food and drink establishment, without a drive through, the Lincoln Yard development aligns with permitted uses in the City’s MX Mixed Use Zoning. Section 5.13E.

Second, the intent and purpose of the Zoning Ordinance stated at Article, Section 1.04, is to “... *guide the growth and development of the City in accordance with the goals, objectives and strategies stated with the Birmingham Master Plan....*”. The Birmingham Master Plan, specifically the update known as the Eton Road Corridor Plan in which this project is included (“Eton Corridor Plan”), states its vision for this area is:



*The Eton Road Corridor will be a mixed use corridor with a range of commercial, service, light industrial and residential uses that serve the needs of the residents of Birmingham. Creative site planning will be encouraged to promote high quality, cohesive development that is compatible with the existing uses and the adjacent single family residential neighborhoods.*

Then at Section 4 on page 31 of the Eton Road Future Land Use Plan section it states:

*The intent of the Eton Road Land Use Plan is to promote the mixed use development of the sub-area with a range of uses that will continue to provide necessary services to the community in a development pattern and scale that is compatible with the surrounding residential neighborhoods.*

The goals stated there include: **Promote the continued mixed use and redevelopment of the corridor area.**

These previously established goals align with our vision and are a driving force behind our passion for developing the Lincoln Yard site.

At page 33 a relevant goal is: **Discourage large-scale commercial and industrial uses that are incompatible with the adjacent single-family neighborhood.**

Our development and management team at Union Joints has created and successfully operates seven unique and award-winning restaurants in the Metro Detroit Area-including: Clarkston Union, Union Woodshop, Vinsetta Garage, Fenton Fire Hall, Honcho, Gran Castor and Bunkhouse Burgers. Since 1995, we have strived to deliver restaurants and experiences that are neighborhood joints first and foremost... at a level that's worthy of a greater draw and national attention.

We are eager to take on the challenge of redeveloping the retired bus garage at this site into a restaurant that fits and serves the neighborhood and all of Birmingham. We believe our plan for this Lincoln Yard project does just as the City intends for the continuing the exciting redevelopment and activation of this corridor.

- B. 7.36(A)(2). “The use will be compatible with adjacent uses of land, the natural environment and the capabilities of the public services and facilities affected by the land use.”

Transforming this site from an abandoned bus garage to a robust, family-friendly restaurant with multiple components will leverage both the existing structure (the building’s footprint is relatively unchanged) while delivering services entirely complimentary to the neighborhood and needs of the individuals and families who use the adjacent recreational facility. This project is an activation of an existing site, building and footprint; versus a from-scratch redevelopment of a longstanding site and structure.

- C. 7.36(A)(3). “The use is consistent with public health, safety and welfare of the city.”

As is the case with each and every repurposing that Union Joints has undertaken in our quarter century history; our plans for Lincoln Yard and Little Yard demonstrate and take into account how this restaurant will fit into the surroundings and service the community. Clearly, the health, safety and welfare of the City and its citizens is of paramount importance.

- D. 7.36(A)(4). “The use is in compliance with all other requirements of the zoning ordinance.”

Our site plan was developed incorporating the requirements and design cues from the Eton Corridor Plan and the City’s Zoning Ordinances.



Furthermore; we fully embrace the vision of the established Master Plan and are excited to invest in that vision.

E. 7.36(A)(5). **“The use will not be injurious to the surrounding neighborhood.”**

The scale, design and uses will assure this restaurant will not be injurious to the neighborhood. Although we will provide ample parking, we anticipate serving our new neighborhood as a pedestrian destination, a supplement to the local recreational facilities, a service to the nearby offices and commercial uses, and folks from the rest of the City. Our guiding principal in developing this restaurant is to first and foremost serve the surrounding neighborhood: from prepared foods to onsite dining experiences, we aim to provide additional appeal to an already appealing neighborhood and to provide another walkable destination to an area of Birmingham that has impressive walkable services and such.

F. 7.36(A)(6). **This restaurant is not in violation of any State or Federal statutes.”**

Lincoln Yard will comply with all relevant laws and regulations of the local, State and Federal authorities.

II. **Birmingham City Code at Article 10, Section 10-61:**

Section 10-61 of the Birmingham City Code sets forth certain items and conditions:

A. 10.61(1). **“Utilization of said liquor licenses and detail on the number of quota liquor licenses in escrow at the time of the application.”** This information is currently being assembled for presentation to the City.

B. 10-61(2). **“Proposed site plan of property, building floor plan and an operations floor plan.”** The site plan is a part of the package submitted with our Application for Special Land Use Permit – Economic Development License.

- C. 10.61(3). **“An economic impact analysis.”** Such an analysis is currently being verified with the Application. However, certain facts that benefit the City are apparent:
1. Number of permanent new jobs created: from 85-95.
  2. Number of temporary contraction and trade jobs: from 40-50
  3. Construction participation will be primarily provided by trades within 20-30 miles of the site.
  4. Total investment in the project: approximately \$3M
  5. Increases in assessed value for City: from 5-10X current estimate of assessed value (see 10.61(6) continued below).
- D. 10.61(4). **“A copy of the special land use permit application and supporting documentation submitted by Applicant”**. This analysis is a part of the package submitted with our Application for Special Land Use Permit – Economic Development License.
- E. 10.61(5). **“All documentation submitted to the LCC requesting the transfer.”** At this point we have submitted nothing to the MLCC, pending approval of the SLUP approval.
- F. 10.61(6). **“Full identification and history of the license holder(s) as it pertains to the license proposed to be transferred, including all the complaints filed with the state LCC or actions taken by any municipality of the LCC to suspend, revoke, deny or the non-renewal of said license and all other documentation setting for the details of the substantial economic development proposed by the Application, including the approximate dollar amount of the investment to be made, number of jobs to be created and other benefits to the City.”**
1. Applicant has no identification and history pertaining to the license proposed to be transferred. The principals of Bus Bar LLC, the operator of Lincoln Yard, Curt Catallo and K.C. Crain, operate Vinsetta Garage which has no open complaints or other actions taken by any person or entity to suspend, revoke deny or denial of renewal of that license. None of the other six Union Joints operations have had any actions to suspend, revoke deny or denial of renewal of those licenses.



2. The Applicant is investing approximately \$3M in the design, engineering and construction of the interior (including kitchen) and exterior of this 5,050 square foot restaurant.
3. Application expects to create approximately 85-95 permanent jobs and approximately 40-50 construction jobs at the site.

G. 10-61(6) continued – **“The city deems projects resulting in a 500 percent increase in assessed value post-development over the pre-development value of the parcel to be substantial.”**

The property public records show this property is currently assessed at \$182,740, indication a market value of \$365,480. Just considering our investment of approximately \$3M there will be an 820% increase in value. However, we anticipate the actual increase in value will eventually exceed this percentage of improvement.

H. 10-61(7). **“Information detailing how the proposed operation will create a more eclectic mix of restaurants in the city.”**

We believe that Lincoln Yard will complement the vibrant and ever-expanding dining scene in Birmingham... specifically in the Rail District. The robust restaurant scene along the Eton Corridor is bookended by a highly regarded and long-established steakhouse and a bustling brewery. Lighter offerings from the likes of Beyond Juice and the breakfast-centric Whistle Stop are ideally suited for specific times of the day. Union Joints’ offerings at Lincoln Yard will both fill the gaps in service by offering prepared foods throughout the day (Little Yard) and our characteristic brand of originally interpreted American comfort food. The main dining room in Lincoln Yard will feature fare made brighter and fresher with an emphasis on roasted meats and fish and elevated vegetarian offerings. Little Yard will allow for a healthy and hearty grab-and-go which will be wholly unique to the area.

III. **In the Birmingham City Code at Article 10, Section 10-82(A)(2):**

10-62(a)(1). **“The applicant’s demonstrated ability to finance the project.”**

The bank financing necessary for this project is already in place.

- A. 10-62(a)(2). **“The applicant’s track record with the city including responding to and/or citizen concerns.”**

We have not previously operated in Birmingham. We intend to promptly and efficiently respond to the City and/or citizen concerns and serve Birmingham’s residential and business community.

- B. 10-62(a)(3). **“Whether the applicant has an adequate site plan to handle the proposed liquor license activities.”**

Our site plan which is a part of this application package shows in detail that the Lincoln Yard will be able to handle the restaurant activities. This is the result of our depth of experience in creating venues that folks enjoy and return to again and again.

- C. 10-62(a)(4). **“Whether the applicant has adequate health and sanitary facilities.”**

All the health and safety facilities at the premises will be in compliance with all local, State and Federal laws. We aim to exceed all those requirements as a part of what our audience has come to expect.

- D. 10-62(a)(5). **“The establishment’s location in relation to determined interest in development.”**

Based on our experience in other communities we believe our service to the residential, recreational and business neighborhood will enhance it and the redevelopment.

- E. 10-62(a)(6). **“The extent of the cuisine offered by the applicant is represented in the City.”**



Union Joints has been fortunate to watch the restaurant market come to it over its 25 year existence; as we have stayed true to our comfort food roots since 1995. The strength of the Birmingham dining scene lies in specialized offerings: fantastic Middle Eastern fare, specialized sushi and poke, decidedly American offerings and the staples that national chains are built on and serve at their locations. As is the case with every Union Joint, Lincoln Yard will strive to provide diners with something familiar and surprising at the same time. Our menus are designed to deliver something that is easily understood in an accent that's exciting and inventive in a subtle and somewhat proprietary way. In other words, we're bringing our kind of grub to Birmingham.

F. 10-62(a)(7). **"The percentage of proceeds from the sale of food products as compared to the sale of alcoholic beverages."**

We build restaurants with a good bar; not bars that serve some food. Union Joints very first restaurant was opened more than 24 years ago as a bar that served food but very quickly we learned from our customers that we were a restaurant that happened to serve alcohol beverages to compliment the food. It is a lesson that has served us well. Lincoln Yard will be 75% food, 25% alcohol.

G. 10-62(a)(8). **"Whether the applicant has outstanding obligations to the city (i.e. property taxes paid, utilities paid, etc.)."**

The Applicant has no known outstanding obligations to the City.

## **CROSS ACCESS AND PARKING EASEMENT AGREEMENT**

THIS CROSS ACCESS AND PARKING EASEMENT AGREEMENT (“**Agreement**”) is made as of \_\_\_\_\_, 2019, by and between Lincoln Rail, LLC, a Michigan limited liability company (“**Lincoln Rail**”), whose address is 2525 E. Lincoln, Birmingham, Michigan 48009, and 2159 E. Lincoln LLC, a Michigan limited liability company (“**2159 E. Lincoln**”), whose address is 90 N. Main Street, Clarkston, Michigan 48346. Lincoln Rail and 2159 E. Lincoln are referred to herein collectively as the “**Parties**” and individually as a “**Party**.”

### **RECITALS:**

A. Lincoln Rail is the owner of improved real property with an office building located at 2525 E. Lincoln, Birmingham, Michigan 48009, legally described on the attached **Exhibit A**, which is incorporated herein by reference (“**Lincoln Rail Parcel**”).

B. 2159 E. Lincoln is the owner of real property located at 2159 E. Lincoln, Birmingham, Michigan 48009, immediately east of and adjacent to the Lincoln Rail Parcel, legally described on the attached **Exhibit B**, which is incorporated herein by reference (“**2159 E. Lincoln Parcel**”). The Lincoln Rail Parcel and the 2159 E. Lincoln Parcel are referred to herein collectively as the “**Parcels**” and individually as a “**Parcel**.”

C. 2159 E. Lincoln seeks to redevelop the 2159 E. Lincoln Parcel as a restaurant with a liquor license, which will require the approval of a Special Land Use Permit from the City of Birmingham (“**SLUP**”).

D. The uses of the Parcels are complimentary with respect to the parking needs of the Parcels, as the parking demand for an office use is typically during the weekdays, while the parking demand for a restaurant use is primarily in the evenings and on weekends.

E. In connection with the redevelopment of the 2159 E. Lincoln Parcel, the Parties have determined that it is in their best interest to grant cross access and cross parking rights to each other to better facilitate the use of their Parcels, on the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the agreements, covenants and easements contained herein, and Ten Dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereto do hereby agree as follows:



1. **Cross Access Easements.** Lincoln Rail and 2159 E. Lincoln, for the benefit of the present and future owners of the Lincoln Rail Parcel and the 2159 E. Lincoln Parcel, and their respective successors, assigns, mortgagees, lessees, employees, agents, licensees and invitees, hereby grant to each other a perpetual, non-exclusive easement for vehicular passage in, on, over and across the driveways on their respective Parcels, as such driveways exist from time to time, for ingress and egress to and from East Lincoln. The owner of each Parcel reserves the right to build or construct any buildings, structures or improvements or to otherwise redevelop or reconfigure its Parcel and to relocate the driveways on its Parcel from time to time.

2. **Cross Parking Easements.**

A. Lincoln Rail, for the benefit of the present and future owners of the 2159 E. Lincoln Parcel, and its respective successors, assigns, mortgagees, lessees, employees, agents, licensees and invitees, hereby grants to 2159 E. Lincoln a perpetual, non-exclusive easement for vehicular parking on sixteen (16) parking spaces on the Lincoln Rail Parcel as shown and labeled as “**Shared Parking Spaces**” on the site plan attached at **Exhibit C**. 2159 E. Lincoln agrees that this parking easement may be used only for parking by employees, customers, and invitees of the owner or occupant of the 2159 E. Lincoln Parcel during the normal hours of operation of the business located on the 2159 E. Lincoln Parcel, which shall be after 5:00pm on weekdays and anytime on weekends. The owner of the Lincoln Rail Parcel reserves the right to build or construct any buildings, structures or improvements or to otherwise redevelop or reconfigure the Lincoln Rail Parcel and to relocate the Shared Parking Spaces on the Lincoln Rail Parcel from time to time, provided that the same number of Shared Parking Spaces are maintained on the Lincoln Rail Parcel. Such easement shall not materially interfere with the use of the Lincoln Rail Parcel by its owners, tenants, or their employees or other invitees.

B. 2159 E. Lincoln, for the benefit of the present and future owners of the Lincoln Rail Parcel, and its respective successors, assigns, mortgagees, lessees, employees, agents, licensees and invitees, hereby grants to Lincoln Rail a perpetual, non-exclusive easement for vehicular parking on sixteen (16) parking spaces on the 2159 E. Lincoln Parcel as shown and labeled as “**Shared Parking Spaces**” on the site plan attached at **Exhibit C**. Lincoln Rail agrees that this parking easement may be used only for parking by employees, customers, clients and invitees of the owner or occupant of the Lincoln Rail Parcel during the normal hours of operation of the business located on the Lincoln Rail Parcel, which shall be from 8:00am to 5:00pm on weekdays. The owner of the 2159 E. Lincoln Parcel reserves the right to build or construct any buildings, structures or improvements or to otherwise redevelop or reconfigure the 2159 E. Lincoln Parcel and to relocate the Shared Parking Spaces on the 2159 E. Lincoln Parcel from time to time, provided that the same number of Shared Parking Spaces are maintained on the 2159 E. Lincoln Parcel. Such easement shall not materially interfere with the use of the 2159 E. Lincoln Parcel by its owners, tenants, or their employees or other invitees.

3. **Term/Termination.** The term of this Agreement and the easements granted herein shall automatically expire, without any further action being required by either Party, in ten (10) years after the date of this Agreement, unless extended by the mutual agreement of the Parties. In

the event the use of the 2159 E. Lincoln Parcel changes in the future such that it no longer requires a SLUP from the City of Birmingham for a restaurant use, then Lincoln Rail may elect to terminate this Agreement by unilaterally executing and recording a termination with the Oakland County Register of Deeds.

4. **Maintenance.** Each Party shall be responsible for Maintenance, at its own cost, of the driveways and parking spaces on its Parcel, in accordance with all laws and otherwise in good condition. For purposes of this Section 4, "**Maintenance**" includes (but is not limited to) sweeping, washing and removal of trash, litter and refuse, removal of snow and ice, painting and striping of parking areas, repair and replacement of paving as necessary. Paved areas shall be maintained in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall be comparable in quality, use, and durability.

5. **Dispute Resolution.** In the event one Party believes the other Party is overutilizing the easements granted herein to the detriment of the aggrieved Party, then the aggrieved Party may deliver a written notice to the other Party specifying the claims of the aggrieved Party, and the Parties shall meet within 15 days to attempt to resolve their differences. If the Parties are unable to resolve their differences within the following 15 days, then at the request of the aggrieved Party, the Parties shall submit their claim to mediation pursuant to the commercial mediation rules of the American Arbitration Association, and the Parties shall equally share the cost of the mediator. If the Parties are unable to resolve their differences within the following 60 days, then either party may file an action with the Oakland County Circuit Court for injunctive or other equitable relief only.

6. **Covenants Run With Land.** Subject to the provisions of Section 3 above, this Agreement shall run with the land and shall benefit and be binding upon the Parties, and their successors and assigns. This Agreement shall be recorded with the Oakland County Register of Deeds.

7. **No Dedication To Public; No Implied Easements.** Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of any Parcel to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto that this Agreement be for the exclusive benefit of the Parties and any other owners and occupants of the Parcels and that nothing herein, express or implied, shall confer upon any person, other than the Parties and their successors and assigns, any rights or remedies under or by reason of this Agreement. No easements, except those expressly set forth herein shall be implied by this Agreement.

8. **Modification.** This Agreement (including exhibits) may be modified or canceled only by mutual agreement of all Parties as set forth in a written document and which shall be effective upon recording with the appropriate recording office.

9. **Severability.** If any provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision, to any other person or



circumstance shall not be affected thereby; the remainder of this Agreement shall be given effect as if such invalid or inoperative portion had not been included.

10. **Applicable Law.** This Agreement shall be construed in accordance with the laws of the State of Michigan.

11. **Entire Agreement.** This Agreement, the Exhibits attached hereto set forth the entire agreement between the Parties governing the Parcels. There are no statements, promises, representations or understandings, oral or written, not herein expressed.

12. **Transfer Taxes.** This instrument is exempt from Michigan real estate transfer tax pursuant to MCL 207.526(a). This instrument is exempt from county real estate transfer tax pursuant to MCL 207.505(a).

13. **Indemnification.** Each Party (“**Indemnifying Owner**”) shall defend, indemnify and hold harmless the other Party (“**Indemnified Owner**”) and its members, managers, shareholders, partners, directors, officers, employees, agents and representatives (collectively, the “**Indemnified Owner Parties**”) from and against any and all liabilities, damages, penalties, judgments, actions, suits, proceedings, claims, demands, assessments, costs and expenses, including without limitation reasonable legal fees and expenses, in connection with injury to person or property sustained by anyone in and about the Indemnified Owner’s Parcel resulting from the use of the easements granted hereby over the Indemnified Owner’s Parcel by the Indemnifying Owner or its tenants, licensees, employees, vendors, contractors, consultants or invitees, unless arising from the wrongful or negligent actions or omissions of the Indemnified Owner.

[signatures on following pages]

The parties execute this Cross Access and Parking Easement Agreement as of the date set forth above.

**Lincoln Rail, LLC,**  
a Michigan limited liability company

By:  \_\_\_\_\_

Name: John D. Gaber

Title: Authorized Agent

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 28th day of March, 2019, by John D. Gaber, the Authorized Agent of Lincoln Rail, LLC, a Michigan limited liability company, on behalf of the company.





\_\_\_\_\_, Notary Public  
Oakland County, Michigan  
Acting in Oakland County, Michigan  
My commission expires: \_\_\_\_\_



2159 E. Lincoln, LLC,  
a Michigan limited liability company

By: 

Name: NEIL WALLACE

Title: Authorized Agent

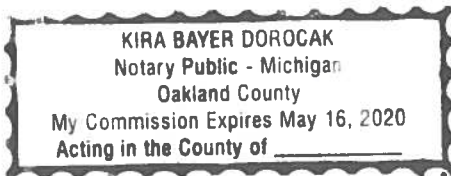
STATE OF MICHIGAN     )  
                                      ) ss.  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 28th day of March, 2019, by Neil Wallace, the Authorized Agent of 2159 E. Lincoln, LLC, a Michigan limited liability company, on behalf of the company.



, Notary Public

Oakland County, Michigan  
Acting in Oakland County, Michigan  
My commission expires: \_\_\_\_\_



Drafted by and when recorded return to:

John D. Gaber  
Williams, Williams, Rattner & Plunkett, P.C.  
380 N. Old Woodward Avenue, Suite 300  
Birmingham, Michigan 48009

**EXHIBIT A**  
**Lincoln Rail Parcel**

The following property in the City of Birmingham, Oakland County, Michigan:

The East ½ of Lot 492, also Lots 493 to 498 inclusive, and the West 14.81 feet of Lot 499, also part of vacated Lincoln Avenue adjacent to Lot 499 as vacated by resolutions in Liber 3029, Page 152 and Liber 3029, Page 154, inclusive, of Sheffield Estates No. 1, as recorded in Liber 44, Page 40, Oakland County Records.

Tax Parcel No: 20-31-401-007

Commonly known as: 2525 E. Lincoln, Birmingham, MI 48009



## **EXHIBIT B**

### **2159 E. Lincoln Parcel**

The following property in the City of Birmingham, Oakland County, Michigan:

Lot 499 (except for the West 14.81 feet of Lot 499), also all of Lots 500 through 504 inclusive, also part of vacated Lincoln Avenue as vacated by resolutions in Liber 3029, Page 152 and Liber 3029, Page 154, inclusive, of Sheffield Estates No. 1, as recorded in Liber 44, Page 40, Oakland County Records.

Tax Parcel No: 20-31-401-008

Commonly known as: 2159 E. Lincoln, Birmingham, MI 48009

**EXHIBIT C**

**Site Plan**

See attached





## Pre and Post Development Assessed Value

Catalyst Building 34977 Woodward	Actual Dollars	State Equalized Value
Pre-Development Value (Land Only)	\$1,612,500	\$806,250
Investment in New Building	\$33,000,000	\$16,500,000
Total Post-Development Value (Building & Land)	\$34,612,500	\$17,306,250
Percentage Increase	2146%	2146%

Forest Grill Building 735 Forest	Actual Dollars	State Equalized Value
Pre-Development Value (Land Only)	\$400,000	\$200,000
Investment in New Building	\$2,805,000	\$1,402,500
Total Post-Development Value (Building & Land)	\$3,205,000	\$1,602,500
Percentage Increase	801%	801%



## **MEMORANDUM**

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**Planning Department**

**DATE:** August 8, 2019  
**TO:** Planning Board  
**FROM:** Jana Ecker, Planning Director  
**SUBJECT:** 34965 Woodward – Alden Development Group

---

Please be advised that the Alden Development Group, owner of 34965 Woodward Avenue, has applied for an extension of the Planning Board's final site plan approval for development of the 34965 Woodward Ave site which was approved by the Planning Board on February 28, 2018.



August 8, 2019

Richard D. Rattner  
rdr@wwrplaw.com

Ms. Jana Ecker  
Planning Director  
City of Birmingham  
151 Martin Street  
Birmingham, Michigan 48009

***Re: 34965 Woodward Ave., Birmingham, MI (former Peabody's restaurant)  
(the "Property")***

Dear Ms. Ecker:

This letter is in support of our client, Alden Development Group's, application for an extension of the Planning Board's final site plan approval for development of the Property, that was initially conditionally granted on February 28, 2018 with three conditions. We will address the conditions of site plan approval below. Before we discuss the conditions of approval, however, the Planning Board must know that this property owner has spent an inordinate amount of time and resources on the design of this building and the successful defense of a lawsuit (wherein the property owner was joined with the City as codefendants) throughout the site plan approval process. Given the unusual and frustrating circumstances of this case, outlined below, which were not caused by the property owner and not in the property owner's control, petitioner contends that fairness and justice requires that the Planning Board recognize that the Final Plan Approval has not actually expired. If that determination is agreed to then an extension of the Approval Date is simply not necessary.

In the alternative, if the Planning Board determines that the Approval Date has occurred, then fairness dictates that the Approval Date should be extended. The facts set forth in this letter demonstrate clearly that this petition for an extension of the Approval Date is strongly supported by good cause.

A close look at the time frame of this permit and approval process is necessary.

- Conditional Site Plan Approval. This conditional approval was granted on February 28, 2018. The conditions were: (1) that the petitioner provide 3 off street loading spaces or a variance from the BZA; (2) Comply with requirements of City departments; and (3) the applicant update their civil plans to match the architectural site plans that were submitted.

- BZA Grant of a variance. The Board of Zoning Appeals granted a variance on April 10, 2018. NOTE: The minutes of the BZA are not effective until they were approved by the BZA on May 8, 2018. This is the date of the granting of the variance for the elimination of the 3 off street parking spaces, which was one of the conditions of the final site plan approval.
- Delivery of Construction Documents. **Construction documents were delivered to the City with a permit application and fees on or about August 31, 2018 – well before the one-year mark.**
- Prior to and throughout the design process, these documents were continuously revised to try to reach a settlement with the neighbors. The neighbors had filed a lawsuit, which caused further disruption to the development process. However, the property owner in good faith moved forward with the work necessary to produce final construction documents in spite of the aggravation and frustration caused by the lawsuit.
- NOTE: This full set of final plans was submitted only 2 ½ months after the minutes of April 13<sup>th</sup> that granted the variance were approved on May 8<sup>th</sup> by the ZBA. There was no delay on the part of the property owner once the variance was determined.
- On January 9, 2019, the property owner finally received the review comments from the City. This was a significant delay of over 5 months for a review. This delay was made even more frustrating by our understanding that the comments from the ICC were received by the City on November 9, 2018, i.e., two months prior to delivery of the comments to the property owner.
- Delivery of the Final Revised Construction Drawings. The architect resubmitted revised construction drawings on February 28, 2019 – only 50 days after receiving the comments from the City.
- Further Unexpected Structural Review. The architect received unexpected structural review comments on June 11, 2019, although the City received the comments ten days earlier on June 1, 2019.

Additional changes to the construction drawings were delivered to the City on Wednesday, August 7, 2019, which includes changes tentatively agreed to with neighboring owners.

The above dates are very important. Once the property owner submitted its construction documents and permit application fee on August 31, 2018, it no longer had control of the timing of the City's review process. In fact, the City has continued its structural review with comments delivered in June 2019, well beyond the so-called expiration of the site plan approval. This unexpected requirement to apply for an extension of the site plan approval after waiting for the City's review comments and working diligently over the past year is unjust and unreasonable given the property owner's significant good faith and timely efforts to satisfy the City's requirements.

As to the conditional nature of the site plan approval, the property owner's architect advises that in all of his work with the City, it is his experience that the City's pattern of practice has been to either automatically toll the running of the one-year period for the final site plan approval until the conditions of the approval have been satisfied, or automatically extend the site plan approval. In this case two of the three conditions are completed. First, the BZA approved a variance with respect to 3 off street loading spaces on April 13, 2018, effective May 8, 2018. Second, the Applicant satisfied the third condition with the filing of the delivery of the Construction Documents on or about August 31, 2018. Satisfaction of the final condition of the site plan approval, that the petitioner comply with the requirements of City departments, is principally impacted and totally controlled by the City's internal review process and timing. The delay in completing this is the result of several review comments from the Building Department, and the extended time frame for the review of the construction plans. Consequently, and despite the property owner's best good faith efforts, the second condition to the site plan approval is still ongoing.

In Summary:

- First, the Applicant has acted diligently, in good faith, and timely with its submissions to the City (well in advance of the so-called one-year expiration date). A significant amount of work and effort has occurred to address the conditions of the site plan approval over the past year. Satisfaction of the only remaining condition is dependent upon the City's internal processes and is not in the property owner's control. The addition of this unexpected requirement to apply for an extension of the site plan approval in these circumstances is unjust and inconsistent with the architect's experience with the City's past practices.
- Second, there is valid confusion about when the approval date occurred. One condition of the site plan approval is outstanding and without compliance with "requirements of the City departments," an Approval Date, simply cannot fairly be determined. This fits strictly within the language of the Ordinance and the motion to approve, as granted by the Planning Board. Also note that the



requirement to provide parking or get a variance did not occur until the approval of the minutes of the April 18, 2018, BZA meeting were approved on May 8, 2018. The recent and unexpected changes to the structural plans are clearly “requirements of City Departments” (namely the Building Department).

Therefore, the Approval Date, the date when all the conditions are complied with, has to be the date that the Building Department approves the modifications to the structural plans that property owner submitted on August 9<sup>th</sup>.

- Third, if this Planning Board does not accept that the Approval Date has not yet occurred, then it should at least recognize the unusual circumstances this property owner has experienced. From lawsuits by neighbors that challenged the City’s approval process of this building in accordance with the City’s ordinances, to longer than expected periods of reviewing documents. Further, if an Approval Date is deemed to have occurred, then it must in all fairness not be considered the date of the Planning Board’s action, but rather a date that recognizes the lengthy time periods devoted to review of plans, modifications to those plans to comply with the City requirements, and modifications of the plans to attempt to settle differences with our neighbors. That date should give the property owner at least a year extension from the date of this hearing to obtain a building permit.
- The above outline demonstrates that a significant amount of good faith and effective activity has occurred throughout this development process.

There is no reason to further delay the building permit for the Property. The owner and architect have taken quick action to provide the City with all required documents and information from February 28, 2018, action of the Planning Board through the latest revisions submitted on August 7, 2019. The delays experienced by the property owner are clearly not controlled by the property owner and it is simply not fair for the property owner to be penalized for time delays the property owner cannot control. All of these delays have been caused by circumstances that are outside of the control of the property owner.

Property owner respectfully requests that the Planning Board either: (a) if the Board determines that an approval date must be set, then fairness demands, given the circumstances of this case, to permit the property owner to move forward with no delay, and that the date of such extension commence from the date of this hearing and continue for a period of one year; or (b) determine that the approval date and commencement of the one-year period have not yet occurred and will occur once all three conditions of the Planning Board’s motion to approve are satisfied.

Should you have any further questions or comments, please do not hesitate to call. Thank

you. The property owner appreciates your prompt attention to this matter.

Very truly yours,

~~WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.~~

A handwritten signature in black ink, appearing to read "Richard D. Rattner". The signature is written in a cursive, flowing style with a large initial "R".

Richard D. Rattner



## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Dan Wood Plng. + Htg.  
Address: 40400 Grand River Ave., Ste. F  
Novi, MI 48375  
Phone Number: 248-348-4242  
Fax Number: 248-348-3115  
Email: ndaniels@danwoodservices.com

### Property Owner

Name: Grace Baptist Church  
Address: 280 E. Lincoln  
Phone Number: 248-646-2000  
Fax Number: \_\_\_\_\_  
Email: rev.hurley@gmail.com

### 2. Applicant's Attorney/Contact Person

Name: Will Daniels  
Address: 40400 Grand River Ave., Ste. F  
Novi, MI 48375  
Phone Number: 810-650-5203  
Fax Number: 248-348-3115  
Email: ndaniels@danwoodservices.com

### Project Designer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 280 E. Lincoln  
Birmingham, MI 48009  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

### 5. Details of the Request for Administrative Approval

Moving to existing mini-split system condensers from the side of the building facing the road to the back of the building facing the parking lot. New location to have potted plant evergreen screening.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature] Date: 7/8/2019

Office Use Only			
Application #: <u>PAA19-0921</u>	Date Received: <u>7/8/19</u>	Fee: <u>\$100.00</u>	CITY OF BIRMINGHAM Date 07/15/2019 1:10:22 PM Ref 00160650 Receipt 492692 Amount \$100.00
Date of Approval: <u>7/15/19</u>	Date of Denial: <u>N/A</u>	Reviewed by: <u>[Signature]</u>	

**APPROVED**  
[Signature]  
7/15/19  
PAA19-0921



**CONSENT OF PROPERTY OWNER**

I, Grace Baptist Church, OF THE STATE OF Mich AND COUNTY OF

(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 280 E. Lincoln, Birmingham  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Dan Wood Plumbing and Heating  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 7-2-19

CRAIG C. HUELEY  
Owner's Name (Please Print)

Craig C Hueley  
Owner's Signature

APPROVED

7/18/19  
PA 19-0101

Edgewood

being eliminated

Existing A/C

280 E. Lincoln



7



New A/C Units  
New location

Parking

Parking

E. Lincoln











# Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

**APPROVED**

7/17/2019  
B. H. H. H.

## 1. Applicant

Name: CHRISTOPHER J. LONGE, AIA  
Address: 124 PEABODY  
BIRMINGHAM, MI.  
Phone Number: 248.298.6940  
Fax Number: \_\_\_\_\_  
Email: CJLONGE@CJLONGEIAA.COM

## Property Owner

Name: ADG  
Address: 369 NORTH OLD WOODWARD  
BIRMINGHAM, MI.  
Phone Number: 248.430.6688  
Fax Number: \_\_\_\_\_  
Email: MOHFFMAN@NDENDEVELOPMENT.COM

## 2. Applicant's Attorney/Contact Person

Name: AS ABOVE  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

## Project Designer

Name: CHRISTOPHER J. LONGE, AIA  
Address: 124 PEABODY  
BIRMINGHAM, MI  
Phone Number: 248.298.6940  
Fax Number: \_\_\_\_\_  
Email: CJLONGE@CJLONGEIAA.COM

## 3. Project Information

Address/Location of Property: 369 NORTH OLD WOODWARD  
Name of Development: WOODSIDE  
Parcel ID #: 9.25.376.006  
Current Use: RETAIL - RESIDENTIAL  
Area in Acres: 81  
Current Zoning: PG / D+ OVERLAY

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

## 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

## 5. Details of the Request for Administrative Approval

VARIAS EXTERIOR CHANGES (MESH LOWERS)  
SEE ATTACHED PLANS.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: CJLONGE

Date: 7.18.19.

Application #: PAA19/0123 Office Use Only  
Date Received: 7-19-2019 Fee: \$100  
Date of Approval: 7-17-2019 Date of Denial: \_\_\_\_\_ Reviewed by: B. H. H. H.



**CONSENT OF PROPERTY OWNER**

I, MATTHEW SHIFFMAN, OF THE STATE OF MICHIGAN AND COUNTY OF

(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 369 NORTH OLD WOODWARD;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
CHRISTOPHER LANGE.  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 7.16.19

MATTHEW SHIFFMAN.  
Owner's Name (Please Print)

Matt Shiffman.  
Owner's Signature

## ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: CHRISTOPHER J. LONGE, AIA Date: 7.16.19

Address: 3609 NORTH OLD WOODWARD Project: BRIDGE

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;

wooded areas, isolated preservable trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;

\_\_\_\_\_ 14. General description of, location of, and types of structures on the site;

\_\_\_\_\_ 15. Details of existing or proposed lighting, signage, landscaping, and other pertinent development features;

\_\_\_\_\_ 16. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

**PLEASE NOTE:** All requests for administrative approval must comply with Ordinance No. \_\_\_\_\_, which outlines the terms and conditions under which administrative approval may be granted.





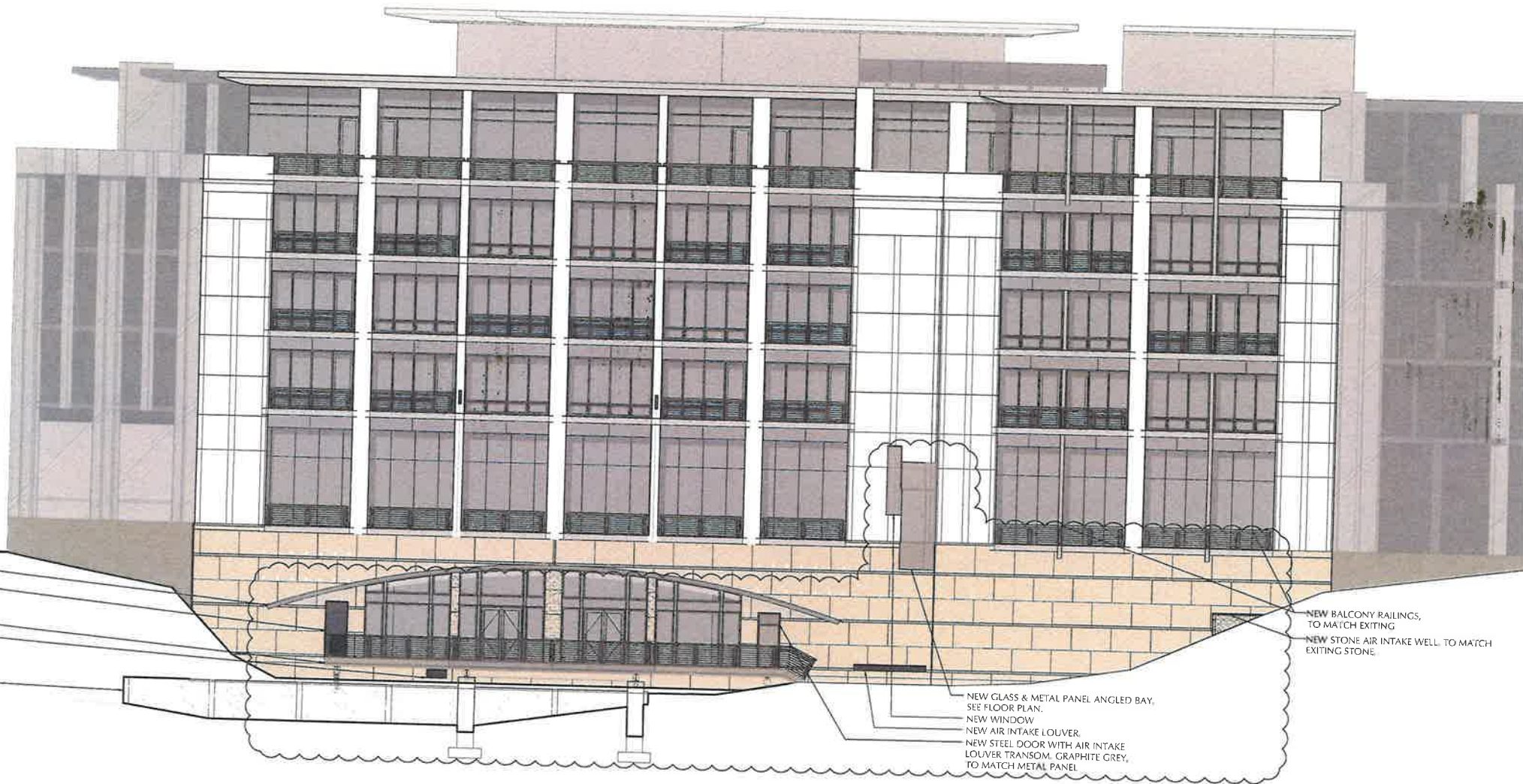
APPROVED EAST ELEV

PAINTED ALUMINUM MECHANICAL  
SCREENING LOUVER



REVISED EAST ELEV/

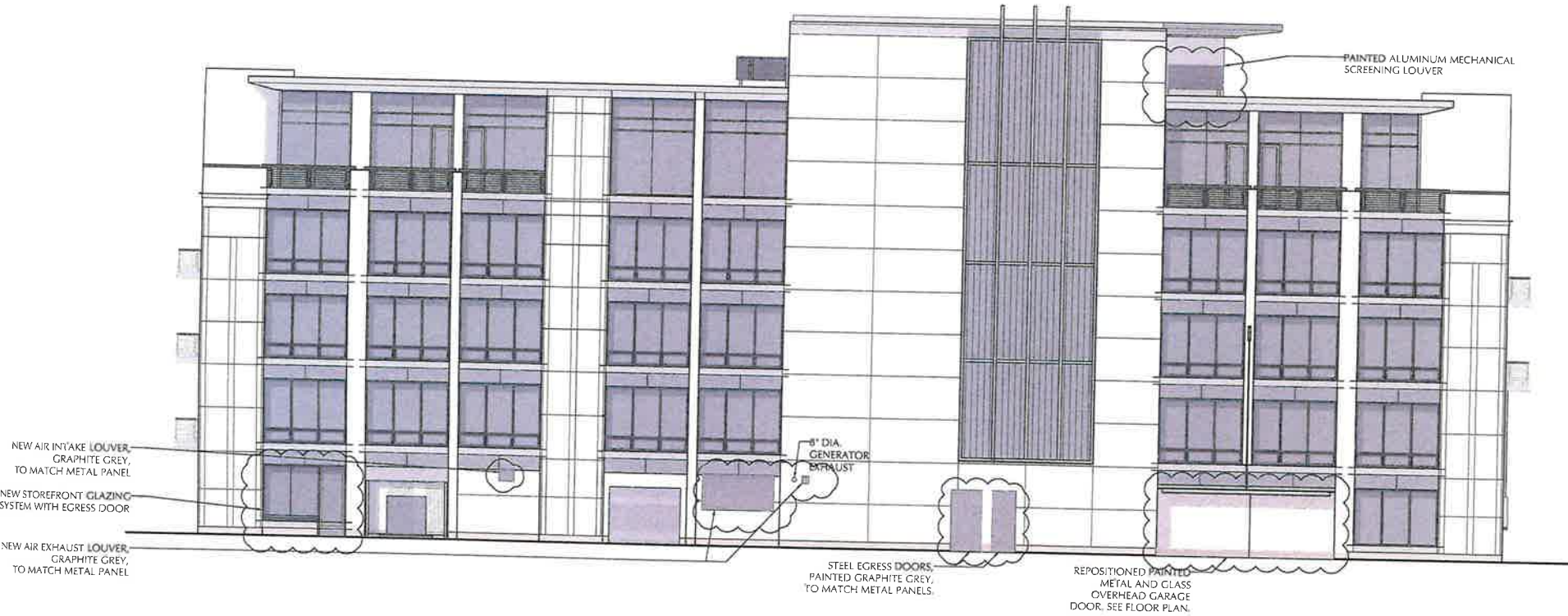
APPROVED WEST ELEVATION



REVISED WEST ELEVATION

CHRISTOPHER J LONGE AIA  
ARCHITECTURE  
INTERIORS  
124 Peabody, Birmingham, Michigan 48209 248.253.6940





REVISED SOUTH ELEVATION

CHRISTOPHER J LONGE AIA  
ARCHITECTURE  
INTERIORS  
124 Peabody, Birmingham, Michigan 48008 248.256.6940





REVISED NORTH ELEVATION

APPROVED PART

CHRISTOPHER J LONGE AIA  
ARCHITECTURE  
INTERIORS  
124 Peabody, Birmingham, Michigan 48009 248.258.6940

NEW STOREFRONT GLAZING  
SYSTEM WITH EGRESS DOOR

NEW AIR INTAKE LOUVER,  
GRAPHITE GREY,  
TO MATCH METAL PANEL

NEW AIR EXHAUST LOUVER,  
GRAPHITE GREY,  
TO MATCH METAL PANEL

8" DIA  
GENERATOR  
EXHAUST

STEEL EGRESS DOORS,  
PAINTED GRAPHITE GREY,  
TO MATCH METAL PANELS

REPOSITIONED PAINTED  
METAL AND GLASS  
OVERHEAD GARAGE DOOR

NEW BALCONY AND RAILINGS,  
TO MATCH EXISTING APPROVED  
BALCONIES  
NEW GLASS & METAL PANEL  
ANGLED BAY  
NEW WINDOW

North Old Woodward  
108-110 W

REVISED FIRST FLOOR PLAN



# Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

## 1. Applicant

Name: Kevin & Teri Ratliff  
 Address: 400 Southfield Rd  
# 2C  
 Phone Number: (713) 246-4688  
 Fax Number: \_\_\_\_\_  
 Email: Ratliff.teri@gmail.com

## Property Owner

Name: BTS - Property by Design Man  
 Address: 400 Southfield  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

## 2. Applicant's Attorney/Contact Person

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

## Project Designer

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

## 3. Project Information

Address/Location of Property: 400 Southfield  
 Name of Development: \_\_\_\_\_  
 Parcel ID #: \_\_\_\_\_  
 Current Use: \_\_\_\_\_  
 Area in Acres: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
 Date of HDC Approval, if any: \_\_\_\_\_  
 Date of Application for Preliminary Site Plan: \_\_\_\_\_  
 Date of Preliminary Site Plan Approval: \_\_\_\_\_  
 Date of Application for Final Site Plan: \_\_\_\_\_  
 Date of Final Site Plan Approval: \_\_\_\_\_  
 Date of Revised Final Site Plan Approval: \_\_\_\_\_

## 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

## 5. Details of the Request for Administrative Approval

Vent to outside due to enclosure of patio. Need for ventilation

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Teri Ratliff

Date: 6/6/2019

### Office Use Only

Application #: PAA19-0122

Date Received: 7/16/19

Fee: \$100.00

Date of Approval: 7/17/19

Date of Denial: N/A

Reviewed by: [Signature]

**APPROVED**

7/16/19  
PAA19-0122

CITY OF BIRMINGHAM  
 Date 07/17/2019 8:38:01 AM  
 Ref 00140864  
 Receipt 493186  
 Amount \$100.00



**ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION**

Applicant: Toni Ratliff Date: 7/16/2019  
Address: 934 Columbia St. Project: 400 Southfield Rd unit 2C

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;



## CONSENT OF PROPERTY OWNER

I, Shere Kay, Agent for, OF THE STATE OF Mi AND COUNTY OF Birmingham Town Square Condos  
(Name of property owner)  
Calicut STATE THE FOLLOWING:

1. That I am the owner of real estate located at 400 Southfield, Birm. Mi;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Joni Ratliff;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 6-6-18

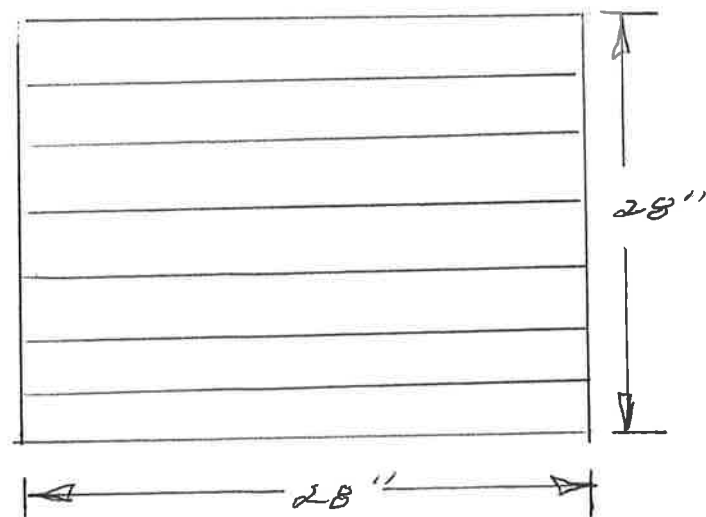
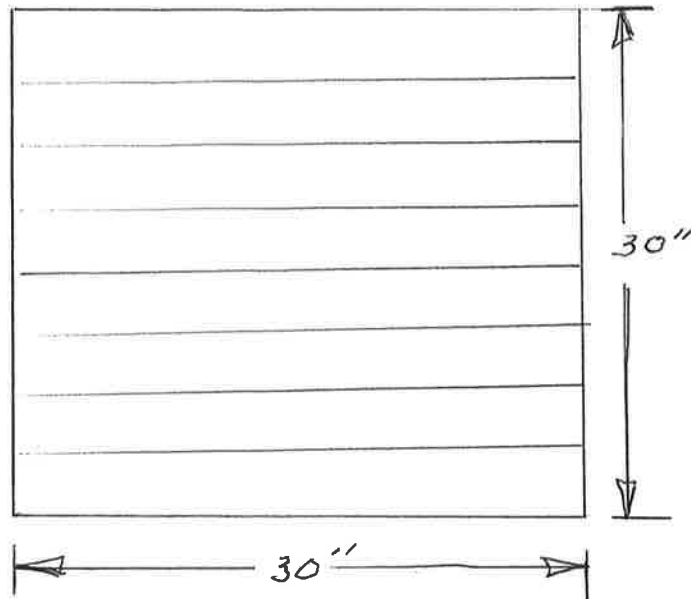
Shere Kay, Agent  
Owner's Name (Please Print)

Shere Kay, Agent for  
Owner's Signature  
Birmingham Town Square Condo Assoc.





LOUVERS  
SIDE WALL



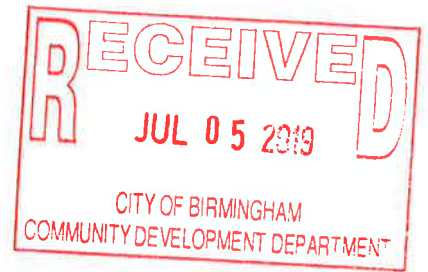


## ANALYTICAL GRAY

- BALCONY SOFFITS, FASCIA, CEILING & EXPOSED SIDES, & GARAGE DOORS
- ALL EXISTING METAL IRONS - FASCIA, SOFFITS, CONDUIT, MOTES, DOWNSPUTS, ETC.







## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: ACTION FENCE OF MI  
Address: 4248 DELEMERE CT  
ROYAL OAK, MI 48073  
Phone Number: 248 542-3907  
Fax Number: 248 542-6903  
Email: actionfence24@gmail.com

### Property Owner

Name: ABBEY TERRACE CONDOMINIUM ASSN.  
Address: ABBEY / ADAMS ROAD  
BIRMINGHAM, MI 48009  
Phone Number: 248 767 7893  
Fax Number: \_\_\_\_\_  
Email: JKTALBOYS@GMAIL.COM

### 2. Applicant's Attorney/Contact Person

Name: JANET TALBOYS  
Address: 971 N. ADAMS  
BIRMINGHAM, MI 48009  
Phone Number: 248 767 7893  
Fax Number: \_\_\_\_\_  
Email: JKTALBOYS@GMAIL.COM

### Project Designer

Name: N/A  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 971 N. Adams  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

### 5. Details of the Request for Administrative Approval

REPLACING WOOD GATES NORTH + SOUTH DUMPSTERS  
SHRINK - SOUTH TO 2 DUMPSTERS (INCREASE RU, 2 DAYS)

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: Tanya Jordan

Date: 6-28-2019

CITY OF BIRMINGHAM  
Date 07/05/2019 9:51:14 AM  
Ref 00160488  
Receipt 491359  
Amount \$100.00

Application #:	<u>PAA19-0118</u>	Office Use Only	Date Received:	<u>7/5/19</u>	Fee:	<u>\$100.00</u>
Date of Approval:	<u>7/5/19</u>	Date of Denial:	<u>N/A</u>	Reviewed by:	<u>[Signature]</u>	

**APPROVED**

7/5/19  
PAA19-0118



## CONSENT OF PROPERTY OWNER

I, ABBEY TERRACE CONDOMINIUM ASSN., OF THE STATE OF MICHIGAN AND COUNTY OF

(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at ABBEY & ADAMS ROAD - BIRMINGHAM  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
ACTION FENCE OF MI;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: JUNE 28, 2019

PAM MEEK  
Owner's Name (Please Print)  
BOARD

Pam Meek  
Owner's Signature  
BOARD

CHUCK METTY  
BOARD'S NAME

Chuck Metty  
BOARD'S SIGNATURE

JANET K. TALBOYS  
BOARD'S NAME

Janet K. Talboys  
BOARD'S SIGNATURE



# PROPOSAL

**ACTION FENCE of Michigan Inc.**  
 4248 Delemere Court • Royal Oak, MI 48073  
 www.actionfenceofmi.com

**Proposal No.** \_\_\_\_\_

(248) 542-3900 Fax: (248) 542-6903  
 Email: actionfence24@sbcglobal.net

PROPOSAL SUBMITTED TO

Abbey Terrace

DAYTIME  
PHONE

248-767-7893

DATE

6/12/19

STREET

971 N. Adams Rd

JOB NAME

CITY, STATE AND ZIP

Birmingham

JOB LOCATION

**APPROVED**  
 7/15/19

ESTIMATOR

Randy

REFERRED  
BY

EMAIL

PAH - 018

☐ NEW  
CONSTRUCTION

☐ Landscaping involved?

We hereby submit specifications and estimates for:

☒ Install Fence  
☒ Level ☐ Follow Grade

**Obstruction in Fence Line  
Above Ground**

- ☐ Owner's responsibility to leave clear access
- ☐ Contractor's responsibility
- ☐ No obstructions

**Wood Fence**

Nice Side Faces

☐ In ☒ Out

☒ Remove Fence Old posts

☒ Installer shall call Miss Dig for location of underground utilities. Customer is responsible for locating all other lines.

☒ Additional charges will be made for abnormal digging conditions or removal of dirt off property

☒ Where does excavated dirt go on property?  
 To Aduse

NORTH DUMPSTER

WOOD TO  
STEEL  
ADAPTER

NEW 4" POSTS

16' GATE

SOUTH DUMPSTER

WOOD TO  
STEEL  
ADAPTER

NEW 4" POSTS

16'

REMOVE

MOVE

\$2637.00

Total Footage

2-16'

Dumpster Gates

Type of Fence

6' TREATED  
DOG EAR  
STEEL FRAME

Post Specs.

Extra Features or  
Special Tools Needed

Customer to pull permit if required

I customer, hereby agree to stake the fence(s) depicted above. By this, each end, corner, or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

INITIAL JK

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Fence materials remain property of Action Fence till paid in full.

**Final Payment Due Upon Completion**

For the Sum of \$ 4906

Haul-Away \$ INC.

Building Permit \$ 50

Sales Tax \$ INC.

Sub Total \$ 4956

Down Payment \$ 2000.00

Balance Due \$ 2956.00

## Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Signature

Date of Acceptance



## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Kavin Biddison  
Address: 320 Martin St. LL-10  
Birmingham, MI 48009  
Phone Number: 248.554.9500  
Fax Number: \_\_\_\_\_  
Email: kb@biddison-ad.com

### Property Owner

Name: Chester Street Partners  
Address: 320 Martin St. Suite 100  
Birmingham, MI 48009  
Phone Number: 248.877.4000  
Fax Number: \_\_\_\_\_  
Email: Sam@surnew.com

### 2. Applicant's Attorney/Contact Person

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

Name: Biddison Architecture P.C.  
Address: 320 Martin St. LL-10  
Birmingham, MI 48009  
Phone Number: 248.554.9500  
Fax Number: \_\_\_\_\_  
Email: kb@biddison-ad.com

### 3. Project Information

Address/Location of Property: 191 Chester  
Birmingham  
Name of Development: "The Jeffrey"  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

### 5. Details of the Request for Administrative Approval

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature] Date: 7/29/19

Application #: <u>PB-19-0126</u>	Office Use Only Date Received: <u>7/29/19</u>	Fee: <u>\$100.00</u>
Date of Approval: <u>8/1/19</u>	Date of Denial: _____	Reviewed by: <u>[Signature]</u> <u>P.B. on 7/24/19</u>

## ADMINISTRATIVE APPROVAL APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: Kavin Addison Date: 7/29/19  
Address: 320 Martin St. Project: "The Jeffrey"

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

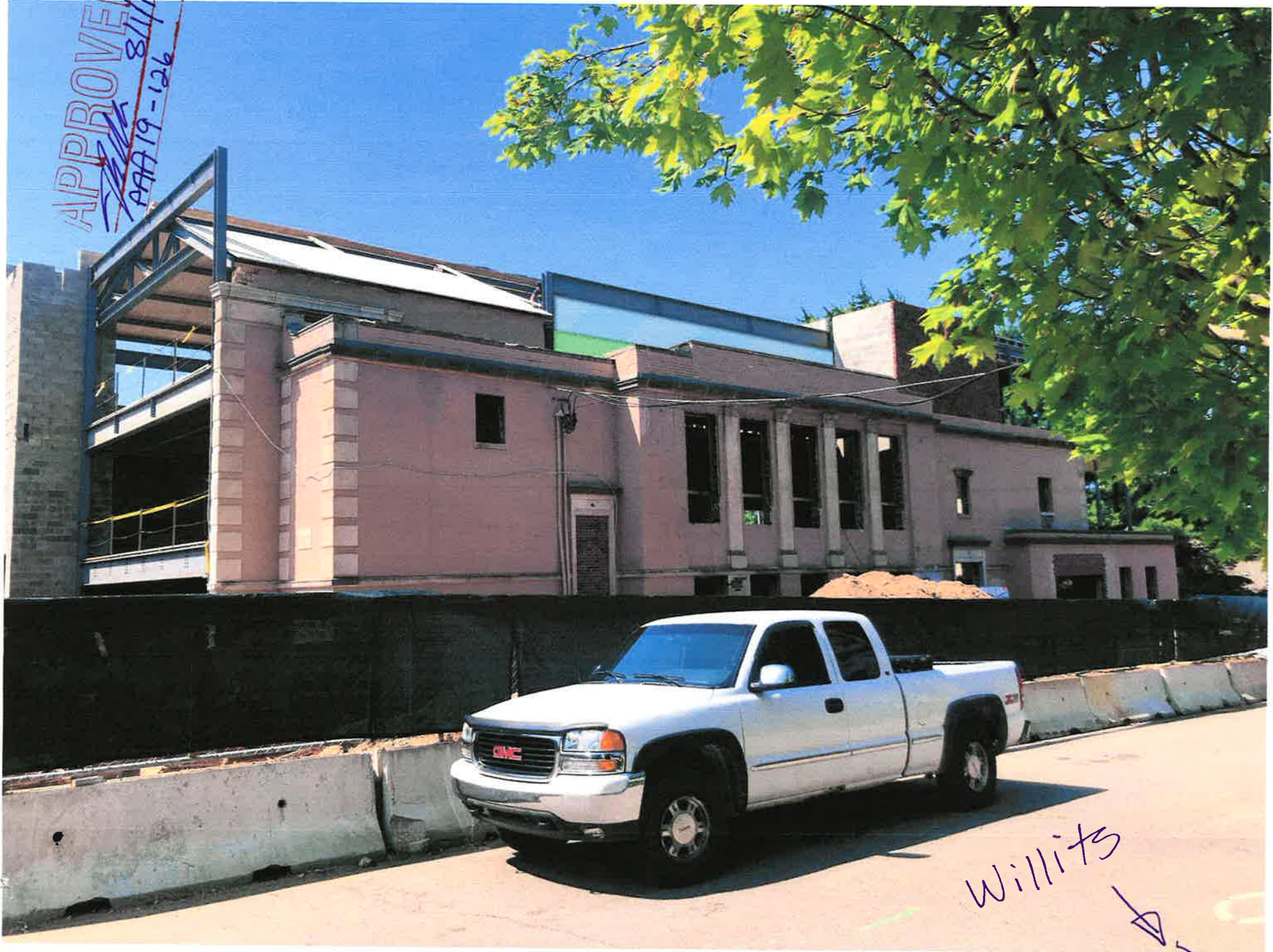
A full site plan detailing the proposed changes for which administrative approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- ☐ 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;



191 N. Chester

APPROVED  
8/1/19  
AAA 19-126



Willits  
↓  
N



191 N. Chester



**JEFFREY PROPOSED NORTH ELEVATION: 07-24-19**

<b>ELEVATION</b>	<b>MATERIAL AREA (SQ. FT.)</b>	
	<b>SOLID</b>	<b>GLASS</b>
<b>NORTH (8'-0" UP)</b>	<b>2,616 S.F.</b>	<b>1,245 S.F.</b>
<b>% OF TOTAL</b>	<b>67.8%</b>	<b>32.3%</b>
<b>REQUIRED %</b>	<b>65% MIN</b>	<b>35% MAX</b>



CITY OF BIRMINGHAM  
Date 07/29/2019 3:18:52 PM  
Ref 00161240  
Receipt 495458  
Amount \$100.00

## Administrative ~~Sign~~ Approval Application Planning Division

Form will not be processed until it is completely filled out

**APPROVED**

*[Signature]*  
8/1/19

### 1. Applicant

Name: PAUL C. ROBERISON  
Address: 6905 TOLLEPARK RD, SUITE 200  
BLOOMFIELD HILLS, MI 48301  
Phone Number: (248) 961-6127  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Property Owner

Name: FOREST BLM, LLC  
Address: 6905 TOLLEPARK RD, SUITE 200  
BLOOMFIELD HILLS, MI 48301  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 2. Applicant's Attorney/Contact Person

Name: PAUL C. ROBERISON  
Address: \_\_\_\_\_  
See Above  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

Name: MICHAEL DORIS & ASSOCIATES  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 751 Chestnut  
BIRMINGHAM, MI  
Name of Development: 750 FOREST  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

### 5. Details of the Request for Administrative Approval

REMOVAL OF TRASH ENCLOSURE ON 751 CHESTNUT + installation  
of transformer, + stripe 1 parking space in former  
dumpster location. See PLAN

### 6. Location of Proposed Signs

N/A

### 7. Type of Sign(s)

Wall: N/A  
Ground: \_\_\_\_\_  
Projecting: \_\_\_\_\_

Canopy: \_\_\_\_\_  
Building Name: \_\_\_\_\_  
Post-mounted Projecting: \_\_\_\_\_

CITY OF BIRMINGHAM#495458  
146774 DETROIT MI 146774  
COMERICA BANK-DETROIT  
PAY TO THE ORDER OF  
07/29/2019 \$100.00





## CONSENT OF PROPERTY OWNER

DAVID FISHER

I, DAVID FISHER, OF THE STATE OF MICHIGAN AND COUNTY OF

(Name of property owner)

OAKLAND

STATE THE FOLLOWING:

1. That I am the owner of real estate located at 751 CHESTNUT;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
750 FOREST;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: \_\_\_\_\_

Owner's Name (Please Print)

Owner's Signature

See EASEMENT  
AGREEMENT  
SIGNED BY  
DAVID FISHER

RECEIVED  
OAKLAND COUNTY  
CLERK OF DEEDS

2018 MAR 20 PM 2: 31

LIBER 51644 PAGE 842  
\$21.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
\$5.00 AUTOMATION  
03/20/2018 03:31:08 PM RECEIPT# 30837  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

751  
Chestnut

### EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made as of this 10th day of March, 2018, by 751 Chestnut, LLC, a Michigan limited liability company ("751 Chestnut") whose address is P.O. Box 629, Bloomfield Hills, Michigan 48303-0629, Forest Elm, LLC, a Michigan limited liability company ("FE") whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301, and 750 Forest Association, a Michigan non-profit corporation ("Association") whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301.

***The circumstances underlying the execution of this document are as follows:***

A. 751 Chestnut is the owner of certain property located in the City of Birmingham, Oakland County, Michigan as described in Exhibit A attached hereto and referred to herein as "Parcel 1".

B. FE is the developer of 750 Forest, a mixed-use condominium development located adjacent to Parcel 1 and established pursuant to a certain Master Deed recorded in Liber 50551, at Page 822, Oakland County Records ("750 Forest").

C. Association has been established for the purpose of administering 750 Forest.

D. The parties to this Agreement agree that 751 Chestnut shall have the right to use the dumpster located in and servicing 750 Forest, subject to the provisions below.

7P  
E

NOW, THEREFORE, in consideration of the promises set forth herein, the parties agree to the following:

1. **Grant of Easement.** FE declares and grants a perpetual easement for the benefit of the owner of Parcel 1 to share in the use of the dumpster that is located in 750 Forest, which easement includes the right to cross-over the general common elements in 750 Forest as is reasonably necessary to gain access to the dumpster located in 750 Forest (the "Easement"). Use of the dumpster by the owner of Parcel 1 and by its successor and assigns, or any of its agents, employees, tenants, invitees, licensees, contractors or vendors, shall be limited to refuse generated from ordinary general commercial office use and under no circumstances shall any construction

longer have an interest from that point on in 750 Forest). This Agreement shall be recorded with the Oakland County Register of Deeds.

7. **Notice.** Each party to this Agreement shall register its mailing address with the other parties and all notices or demands intended to be served upon any party shall be personally served or sent by certified mail, return receipt requested, postage prepaid, addressed in the name of the respective party at such registered mailing address, or by nationally recognized air courier or expedited mail service. Any notices so given shall be deemed effective when actually received, or three (3) business days after deposit in the United States Mail, postage prepaid, whichever first occurs. Any party, by notice so given, may change the address to which further notices shall be sent.

8. **Enforcement and Remedies.**

(a) Each provision of this Agreement shall be enforceable by any of the parties hereto by a proceeding for a prohibitive or mandatory injunction or by a suit or action to recover damages. If court proceedings are instituted in connection with the rights of enforcement and remedies provided in this Agreement, the prevailing party shall be entitled to recover its costs and expenses in connection therewith including, without limitation, reasonable attorney's fees and costs of suit.

(b) Each party hereby agrees that any and all actions in equity or at law which are instituted to enforce any provision hereunder shall be brought in and only in the Circuit Court of Oakland County, State of Michigan.

(c) Failure to enforce any provision of this Agreement shall not operate as a waiver of any such provision, the right to enforce such provision thereafter, or of any other provision of this Agreement.

(d) Use of the Easement and dumpster located in 750 Forest by any agent, employee, tenant, invitee, licensee, contractor or vendor of the owner of Parcel 1 shall not release the owner of Parcel 1 from its obligations and responsibilities contained in this Agreement

9. **Severability.** Invalidity or unenforceability of any provision of this Agreement in whole or in part shall not affect the validity or enforceability of any other provision or any valid and enforceable part of a provision of this Agreement.

10. **Captions.** The captions and headings in this instrument are for convenience only and shall not be considered in construing any provisions of this Agreement.

11. **Construction.** When necessary for proper construction, the masculine of any word used in this Agreement shall include the feminine or neuter gender, and the singular and plural, and vice versa.



**FOREST ELM, LLC., a Michigan limited liability company**

By: Robertson Brothers Co., a Michigan corporation, Manager


By: 

James V. Clarke, President

STATE OF MICHIGAN )  
 ) SS.  
COUNTY OF OAKLAND )

On this 11th day of march, 2018, the foregoing instrument was acknowledged before me by in the County of Oakland, Michigan, by James V. Clarke, the President of Robertson Brothers Co , a Michigan corporation, Manager of Forest Elm, LLC, a Michigan limited liability company, on behalf of the corporation and company.

JENIFER PETTITT  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 12-07-2018  
Acting in the County of Oakland

  
Notary Public, macomb County,  
Michigan  
My commission expires. 12-07-2018  
Acting in the County of Oakland

**EXHIBIT A TO EASEMENT AGREEMENT**

**LEGAL DESCRIPTION OF PARCEL 1**

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

LOTS 4, 5 & 6, ALSO VACATED 15 FEET OF PALM STREET ADJACENT TO THE SAME OF BLOCK 4 OF CAMPBELL'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 4 OF PLATS, PAGE 30 OAKLAND COUNTY RECORDS.

TAX ID NO. 19-36-228-005

ADDRESS: 751 CHESTNUT STREET, BIRMINGHAM, MICHIGAN 48009-6461



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7933  
FAX (248) 332-8257



PROJECT  
750 Forest Avenue  
Condominium Project  
Birmingham, MI 48009

CLIENT  
Robertson Brothers Homes  
6905 Telegraph Road,  
Suite 200  
Bloomfield Hills, MI 48301

Contact: Paul Robertson  
248-282-1428 - Phone  
248-282-1432 - Fax

PROJECT LOCATION  
Part of the SE 1/4  
of Section 36  
T.2N., R.10E.  
City of Birmingham,  
Oakland County, Michigan

SHEET  
Alley Paving & Grading  
Plan - Option 2



- REVISIONS
- | NO. | DATE     | DESCRIPTION                    |
|-----|----------|--------------------------------|
| 01  | 04-11-17 | REVISED FOR CIVIL REVIEW       |
| 02  | 05-11-17 | REVISED FOR CIVIL REVIEW       |
| 03  | 06-11-17 | ADDED SITE INFORMATION         |
| 04  | 07-11-17 | REVISED SITE INFORMATION       |
| 05  | 08-11-17 | REVISED FOR ENGINEERING REVIEW |
| 06  | 09-11-17 | ADDED ELECTRICAL CONDUIT       |
| 07  | 10-11-17 | REVISED ELECTRICAL CONDUIT     |
| 08  | 11-11-17 | REVISED SIGNAGE & BARREL EXITS |
| 09  | 12-11-17 | REVISED FOR CIVIL REVIEW       |
| 10  | 01-11-18 | ADDED ADDITIONAL ALLEY         |

DRAWN BY  
R. Johnson  
CHECKED BY  
B. Bruckel  
APPROVED BY  
B. Bruckel  
DATE  
May 3, 2018  
SCALE  
1" = 10'  
SHEET NO.  
1189  
C4A

**GENERAL PAVING NOTES**

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND DROSE SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

**CONCRETE:** PORTLAND CEMENT TYPE I (MIN. ENTRAINED) WITH A MINIMUM DESIGN COMBENT OF 3,000 PSI AND A SLUMP OF 1-1/2 TO 2 INCHES.

**ASPHALT:** GRADE COURSE - 100% BITUMINOUS EMULSION, NO. 100, 200, SURFACE COURSE - 100% BITUMINOUS EMULSION, NO. 100, 200, ASPHALT CEMENT PREPARATION SHALL BE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

PAVEMENT BASE SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO SENSATION STABILITY.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION 52-5184.

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

ALL TOP OF CURB ELEVATIONS AS SHOWN ON THE PLANS ARE CALCULATED FOR A 4" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL DETAIL RAMPES CONFORMING TO PUBLIC ACT NO. 182 SHALL BE INSTALLED AS INDICATED ON THE PLANS.

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

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL MAINTAIN AND SECURE ALL NECESSARY PERMITS AND UTILITY MARKING FOR ALL UTILITIES.

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

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

ALL AREAS SHALL BE MACHINE COMPACTED TO UNIFORM DENSITY NOT EXCEEDING 2 INCHES FROM TO TOP OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

**STREETSCAPE NOTE**

REFER TO LANDSCAPE PLANS AND CITY OF BIRMINGHAM STANDARDS AND SPECIFICATIONS FOR LANDSCAPE ARCHITECTURE FOR ALL STREETSCAPE WORK.

THE APPLICANT SHALL RECONSTRUCT ALL STREETSCAPE ELEMENTS IN ACCORDANCE WITH CURRENT STANDARDS AS RECOMMENDED BY THE ENGINEERING DEPARTMENT.

**SIDEWALK NOTE**

REFER TO THE LANDSCAPE PLANS FOR PROPOSED SIDEWALK MATERIALS AND JOINT PATTERNS (TYP).

**ESTIMATED QUANTITIES**

**PAVING**

4" NON-REINFORCED CONCRETE  
PORTLAND CEMENT PAVEMENT

4" NON-REINFORCED CONCRETE  
PORTLAND CEMENT PAVEMENT

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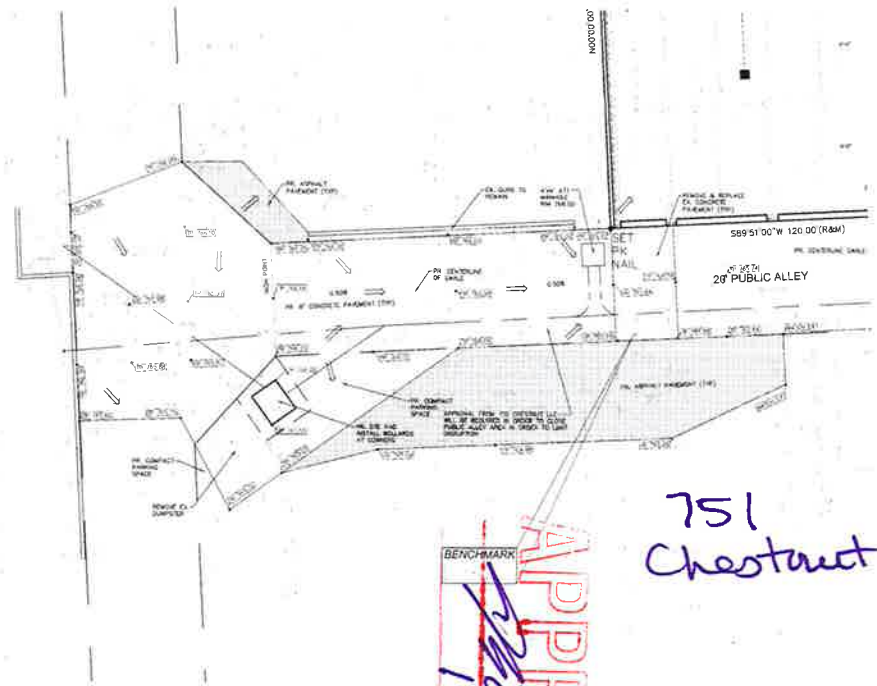
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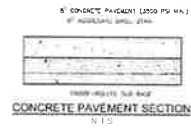


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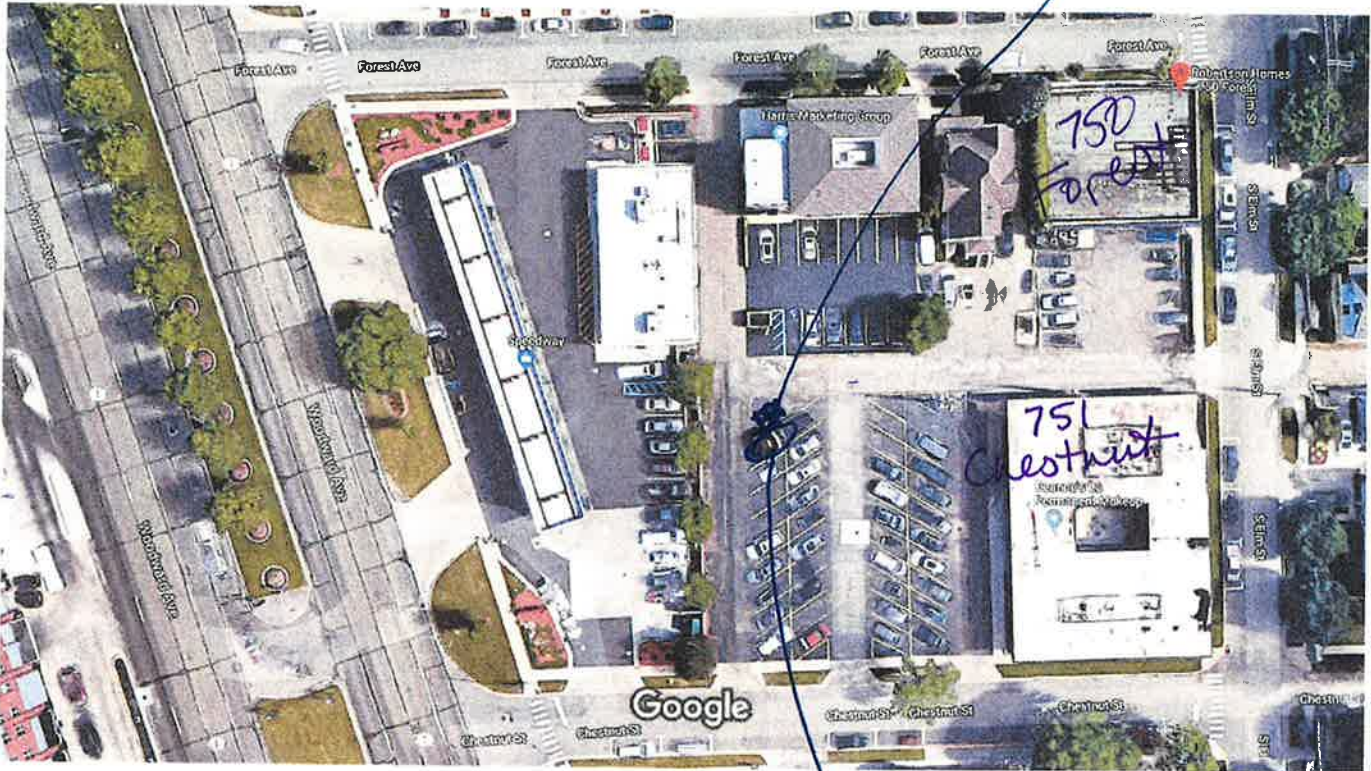


7/31/2019

Robertson Homes - 750 Forest - Google Maps

751 Chestnut

Google Maps Robertson Homes - 750 Forest



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REMOVE TRASH ENCLOSURE

## Robertson Homes - 750 Forest

4.5 ★ ★ ★ ★ ★ (2)

Condominium complex



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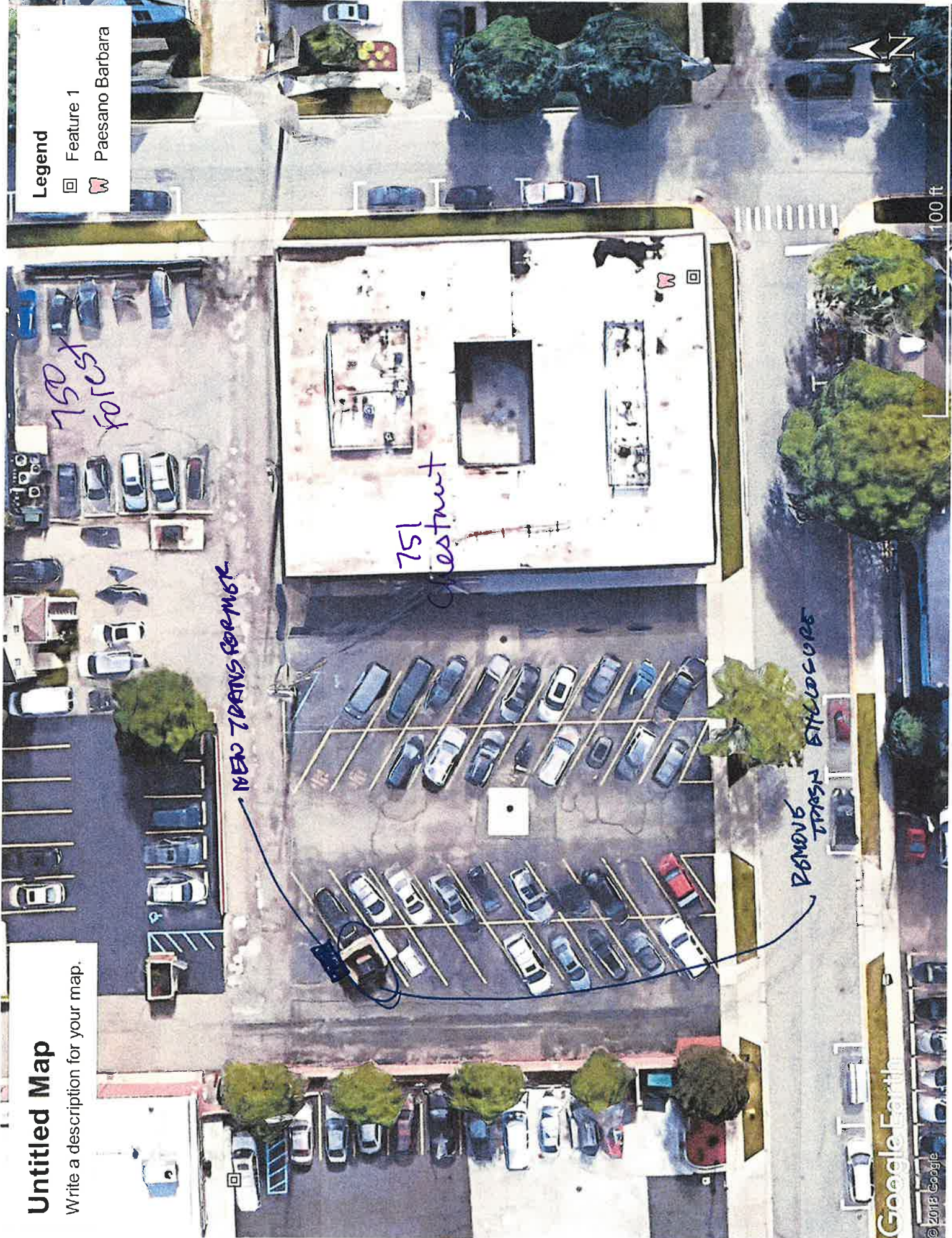


# Untitled Map

Write a description for your map.

## Legend

- Feature 1
- Paesano Barbara



751 Chestnut

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NEW TRANS FORMER

REMOVE TRASH ENCLOSURE





Jana Ecker &lt;jecker@bhamgov.org&gt;

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## RH Building Lacking Other User Flexibility & Adaptability

1 message

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**larry bertollini** <lbartollini@att.net>

Mon, Jul 22, 2019 at 7:59 AM

To: pbordman@bhamgov.org, pboutros@bhamgov.org, cdeweese@bhamgov.org, aharris@bhamgov.org, rackyhoff@hotmail.com, mnickita@bhamgov.org, ssherman@bhamgov.org, Jana Ecker <jecker@bhamgov.org>  
Cc: Joe Valentine <jvalentine@bhamgov.org>

Dear Mayor & Commissioners,

Please note that one of the planning board members (Robin Boyle) asked about the adaptability of the RH building during the preliminary site plan approval presentation meeting & the architect responded that residential could be another use down the road. It appears, that presently, residential uses require parking spaces on site. This requirement has been followed throughout most, or all residential aspects of commercial buildings in the Downtown area.

Should the building change in the future & want residential use it would be a challenge to provide in the future & most likely require a variance (one could argue self created to begin with since this question has been raised).

Also I raised the question of service space (loading & unloading) on the RH building site & there is none.

RH's response was that they do not require it (same as their trash pick up)no dumpster requirements.

Should RH leave the building in the future & another user have different trash receptacle & loading needs this would be a challenge to provide on site.

Lastly in the NOW project where is the emergency power located? I also would check safety with the gang of electrical transformers located towards the church's playground area & single family residential.

Jana, please forward my comments to the Planning Board before final approval. Thank you

Larry Bertollini





## HEADING FOR HOME

1st residents ready to move into apartments on site of old Tiger Stadium in Corktown

The former site of Detroit's Tiger Stadium will soon welcome its first rent-paying residents.

The Corner, a four-story and 111-unit apartment complex at Michigan and Trumbull, on the grounds of the long-gone baseball stadium, is set to open next week for its initial wave of tenants.

The building offers market-rate studio apartments starting at \$1,000 per month, one-bedroom apartments at \$1,585 and twobedrooms between \$2,315 and \$2,730. Those rents are a bit over \$2 per square foot, which is roughly the going rate in many newer or newly redone apartment buildings in and around downtown Detroit.

The units come with kitchen and laundry appliances and about 40% of them have been pre-leased, said Karen Matkovich, a director at property management firm Village Green. The gated, on-site parking costs an extra \$175 per month.

Twenty percent of the apartments will be set aside as "affordable" for tenants with below- average incomes. Those rental rates will start at about \$900 for studios and \$1,100 for one-bedroom apartments.

The Corner is one of two housing developments that are opening at the old Tiger Stadium site. The other involves 34 townhouse condominiums and is called The Towns @ The Corner. So far, 25 of those condos have sold and the remaining ones are priced between \$439,990 and \$511,990.

Even though Tiger Stadium was demolished a decade ago, the new residents of the apartments and condos will be seeing a lot of baseball in their backyard.

That is because the Detroit Police Athletic League's new baseball field opened there last year with the same location and dimensions as the former Tiger Stadium field.

Both housing developments are owned and being developed by Bloomfield Hills-based Larson Realty Group, with builder Robertson Brothers Homes as a partner on the condos project.

In addition to the apartments, The Corner will have ground-floor retail and



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# 'You hesitate, you lose lives': Toronto votes for more aggressive Vision Zero road safety plan



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City council has voted to reboot its road-safety plan, as its first attempt failed to reduce [traffic deaths](#).

Three years after endorsing the city's first Vision Zero strategy aimed at eliminating road fatalities, councillors voted unanimously Tuesday to adopt Vision Zero 2.0. Under the enhanced plan, the city will reduce speed limits on dozens of arterial roads across Toronto, install more sidewalks and implement more pedestrian head-start signals, among other measures.

In a speech to council, Mayor John Tory stood by the assessment he made after winning re-election last year: that the city's original Vision Zero plan "wasn't working."

"I'd like to think that some of the investment that we've made over the last couple of years is beginning to bear fruit, but it was obvious we needed to more, and that's what we're doing here today," he said.

"Our objective remains the same, which is zero (traffic deaths)."

Council was reminded of the high stakes of its decision when Councillor Shelley Carroll (Ward 17, Don Valley North) rose to



safety plan, a female pedestrian was struck and killed in a section of her ward.

Her voice catching, Carroll moved a motion asking staff to prioritize reducing speeds on a section of Don Mills Rd. near the deadly collision.

She warned her fellow councillors that when “you hesitate, you lose lives.”

“I’m asking for an acknowledgment that we didn’t move quickly enough,” she said. “In memoriam, I’m asking that this one go first.”

Her motion passed.

### Have your say:

What do you think about Vision Zero 2.0?

- ☐ It’s great -- exactly what our city needs.
- ☐ It has potential, but it won’t prevent all traffic deaths.
- ☐ I don’t know, I need more information.

[Vote](#)

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While there was broad support on council for the new plan, Jess Spieker, a spokesperson for Friends and Families for Safe Streets, predicted it won’t meet the goal of preventing all traffic deaths. That’s because most of its planned speed reductions on major arterial roads would change posted limits from 60 km/h to 50 km/h.

The staff report to council outlining the new road-safety plan [cited](#) an international study that indicates pedestrians still have an 85 per cent chance of being killed in a collision with a vehicle travelling 50 km/h.

seem compatible,” Spieker said.

Vision Zero 2.0 will cost \$123 million gross to implement between 2020 and 2024, according to the staff report.

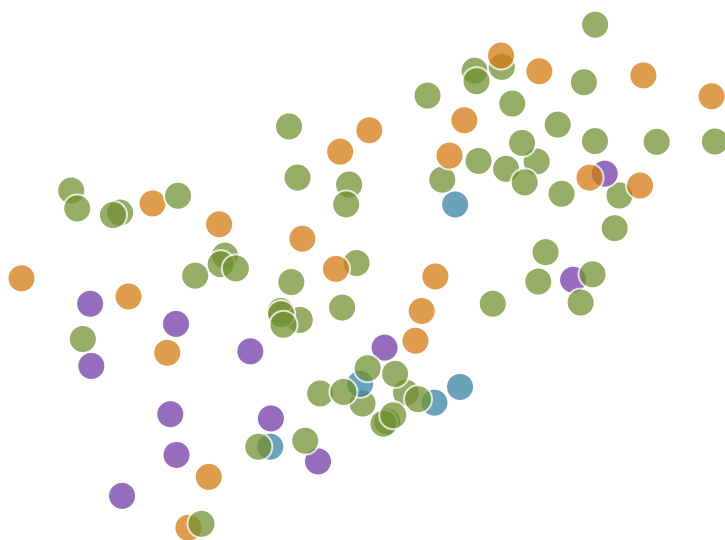
## Traffic Deaths

Toronto city council approved a plan in July 2016 to eliminate traffic deaths, but road users of all kinds continue to die on Toronto’s streets.

Filter by year:

2018

2019



Source: Toronto Police and the Star

Star graphic

Council approved its first comprehensive road-safety plan in July 2016. The following year 45 pedestrians and cyclists were killed in Toronto, and in 2018 the number jumped to 47, according to the Star's count, which differs from the official police tally because it includes deaths on provincial highways and private property within the city.



Here are some of the changes that are coming to Toronto's streets under Vision Zero 2.0:

### Speed limit reductions

Pedestrians and cyclists have a 95 per cent chance of being killed if hit by a driver going 60 km/h, according to the study cited by city staff. That drops to 30 per cent if the vehicle is going 40 km/h.

As part of what staff described as a "holistic speed-management strategy," the new plan will reduce the speed limit to 50 km/h on about 250 km of the 375 km worth of major arterial roads in Toronto that currently have posted limits of 60 km/h.

The reductions are expected to start in 2020 and take two years to implement, with priority being given to areas with high collision rates.

### Road reconstruction

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According to city staff, to be effective lower speed limits should be accompanied by physical changes to streets that encourage drivers to slow down. Redesigns proposed under the plan include narrowing traffic lanes, bumping out curbs at intersections and installing separated bike lanes

coincide with scheduled road reconstruction or resurfacing, but arterial and collector roads typically require reconstructions only once every 50 years.

Under the new plan, staff will take a more proactive approach to implementing physical safety changes both in conjunction with road work or “on a stand-alone basis.” The city will also develop a program to implement interim road-safety modifications by using paint, bollards or other temporary features if permanent fixes aren’t immediately feasible.

### **Midblock crossings**

More than half of pedestrian deaths occur when someone is attempting to cross a street midblock in a section of road without any traffic signals, according to city staff.

The report that went to council asserted that road design can be a factor in these collisions. In some areas of the city where crossings are far apart, walking 400 metres to the nearest one with a signal can take six minutes for an able-bodied person — meaning pedestrians are likely to dart across lanes of traffic if no crossing is close by.

The new road-safety plan changes the criteria staff use when evaluating whether to install midblock crossings in order to take into account factors like local land use and the presence of TTC stops. According to the report, that will result in traffic signals being installed in places previous policies wouldn’t have allowed.

### **More sidewalks**

Council approved a “missing sidewalk installation policy” that delegated authority to city staff to build new sidewalks as part of road reconstruction work or to accommodate a local person with a disability.

argued that there should be a process by which elected representatives could oppose a new installation.

He moved a motion that would allow councillors to take a new sidewalk proposal to the city's infrastructure committee, where they could raise objections. It passed 16 to 10, with the mayor voting in favour.

## Automated speed enforcement

In 2017 the provincial government passed legislation enabling cities to use automatic cameras to catch speeding drivers in specially designated safety zones. However, the province has yet to introduce regulations that would put the legislation into effect.

City staff said in the Vision Zero 2.0 report that they have been working with ministries and other municipalities on implementation.

Barbara Mottram, a spokesperson for Transportation Minister Caroline Mulroney, said the government is waiting on municipalities to officially select a vendor for the technology.

"Once that vendor has been selected, the ministry will work to finalize the regulations, likely this fall," she said.

Last year, council designated the frontages of 754 elementary schools as community safety zones, making them eligible for speed cameras.

**Read more about:** [John Tory](#)

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Louisiana police officer on Facebook says Alexandria Ocasio-Cortez 'needs a round'

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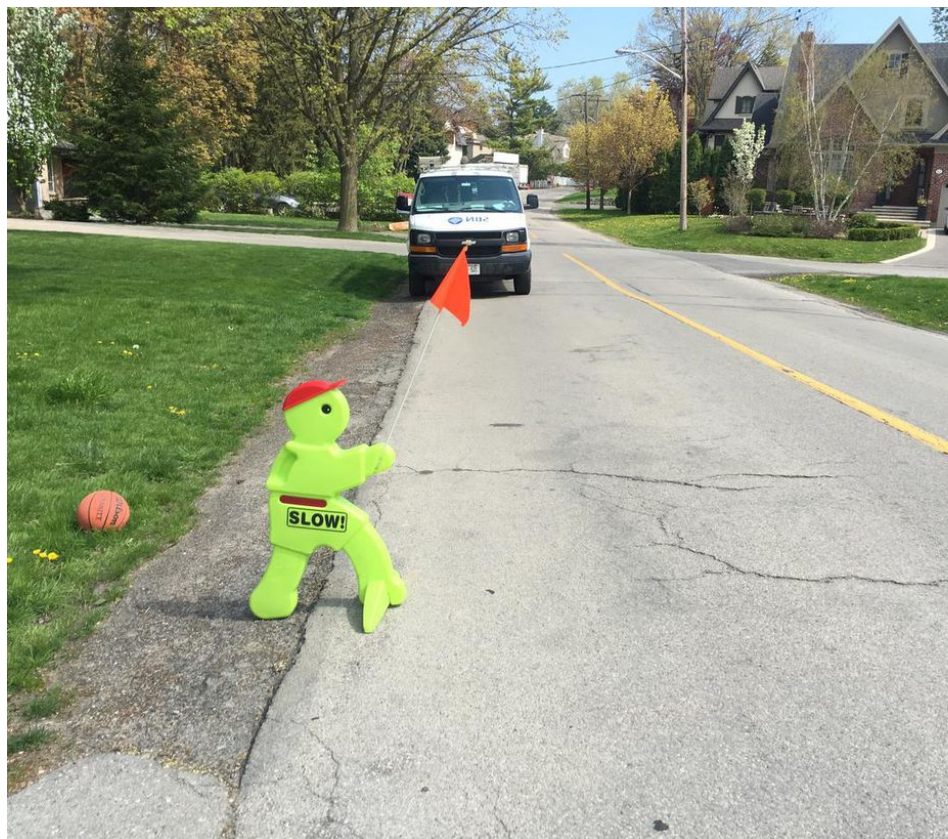
## Where does the Sidewalk End? In of course



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There was a lot of debate at this week's Toronto City Council meeting about sidewalks and, for once, it had nothing to do with the smart-city proposal at the waterfront.

At issue was the "missing sidewalk installation policy" that was to give city staff the authority to build sidewalks on streets that don't already have them. Despite Toronto ostensibly being a proper city, there are quite a few streets where people have to walk on the road with moving traffic.

A sidewalk is a fundamental part of a city. It is where building meets road, where every motorist becomes a pedestrian once they exit their car and where the public life of the city plays out.

It's why the urban innovation firm behind the smart-city plan is called Sidewalk Labs rather than, say, Off Ramp, Left Turn Lane or

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Despite their benign ubiquity, Councillor Stephen Holyday (Ward 2, Etobicoke Centre) moved a motion on Tuesday to amend the city's road-safety plan to give local councillors a **possible veto** over new sidewalks, allowing them to take objections to the city's infrastructure committee. Holyday said some residents in his ward who don't have sidewalks are happy without them and don't want them.

Ensuring all streets have sidewalks was a key part of what's been called the Vision Zero 2.0 road-safety strategy, after the first watered-down, meek attempt three years ago failed to stop the carnage on our streets.

### Read more:

**'You hesitate, you lose lives': Toronto votes for more aggressive Vision Zero road safety plan**

**Toronto's Vision Zero 2.0 pedestrian safety plan is progress. Now let's work on version 3.0**

**Toronto mayor vows pedestrian safety plan will save lives. Advocates say it's too timid**

I'm lucky I often get to visit family in Councillor Holyday's ward, particularly the Humber Valley Village neighbourhood northwest of Royal York Rd. and Dundas St. W. It's a lovely place designed by the influential postwar architect and planner **Eugene Faludi** in the 1940s and has circuitous streets, treed lots and cul-de-sacs. But many of the streets don't have sidewalks, so pedestrians must share the road with cars.

It's curious, in light of Holyday's motion, to walk these sidewalk-free streets and see residents reduced to begging cars to slow down in an attempt to keep their children safe.

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that read “CAUTION: CHILDREN AT PLAY” with the image of two youngsters holding hands, seeming scurrying out of the way of traffic. Even more conspicuous are the upright plastic figures of children wearing cute red beanies, standing at the side of the road waving orange flags with the word SLOW written on their hips.

Holyday’s motion was vocally supported by his neighbouring councillor, Mark Grimes (Ward 3 Etobicoke-Lakeshore). On Twitter, Grimes’ policy adviser Mary Campbell was (at least before she made her account private) making bizarre arguments for why local councillors and residents should be able to object to sidewalks, including arguing that her ward was simply planned without sidewalks.

While true, and never mind that we improve on old designs all the time, some streets designed without sidewalks were planned in a more idyllic time, when each house might have had just one car rather than three or four and perhaps when people had more respect for the law.

You don’t need to be in Toronto long to know that speed limits, stop signs and even red lights are optional for many drivers and enforcement is almost non-existent. We all know what that pathetic neon kid is up against here.

The “designed without sidewalks” argument is even more absurd if you consider parts of Ward 3 were designed before the car itself, like Mimico and New Toronto, areas that pre-date the mass adoption of cars and their inherent danger. By this logic, we should remove the road itself since they weren’t designed with cars in mind.

In the end, 16 councillors, including Mayor John Tory, voted to pass Holyday’s motion, defeating the remaining 10 and yet again chipping

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safe is exhausting. It would be comically absurd if it weren't so

routinely deadly.

If we are indeed a city, it's our duty to make it safe for everyone who lives here. Perhaps the homeowner doesn't want a sidewalk, but these are public streets, and the postal worker, nanny, kid walking to a friend's place, vision-impaired people and users of mobility devices all deserve safe and accessible infrastructure.

In his famous 1974 children's poem "[Where the Sidewalk Ends](#)," Shel Silverstein evoked an imaginary, childlike place of innocence. Had he been writing in Toronto, it might have been set in Etobicoke and included those neon kids with the flags trying desperately to slow traffic coming towards them.

They might as well be waving white flags of surrender in this city.

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Shawn Micallef is a Toronto-based writer and a freelance contributing columnist for the Star. Follow him on Twitter: [@shawnmicallef](#)

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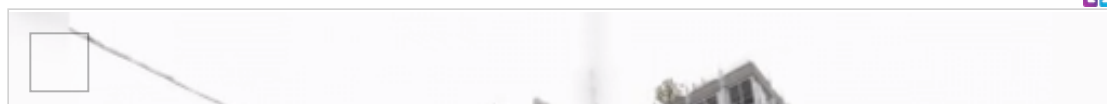
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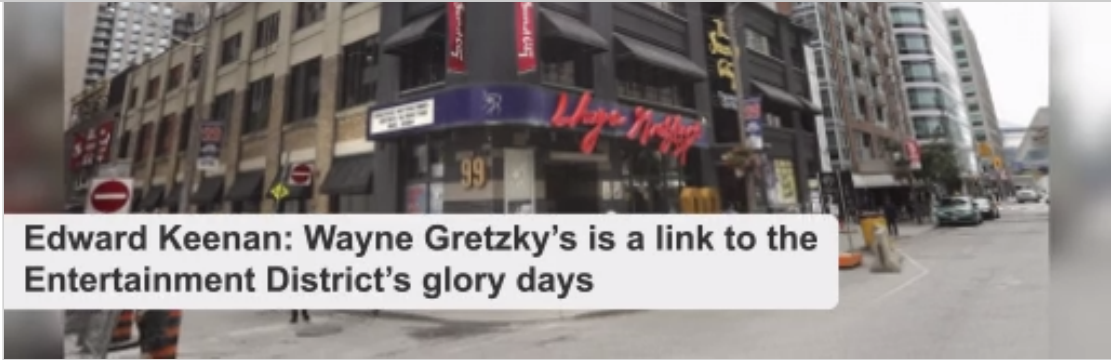


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Edward Keenan: Wayne Gretzky's is a link to the Entertainment District's glory days

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