#### VIRTUAL MEETING OF THE BIRMINGHAM PLANNING BOARD WEDNESDAY, DECEMBER 9, 2020 7:30 PM

https://zoom.us/j/111656967 or dial: 877-853-5247 Toll-Free, Meeting Code: 111656967

- A. Roll Call
- B. Review and Approval of the Minutes of the regular meeting of November 11, 2020
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Special Land Use Permit Reviews
  - 1. 856 N. Old Woodward Fruition (New Building The Pearl), Special Land Use Permit request to permit a new food and drink establishment (no alcohol) in an O2 zone district.
  - 251 E. Merrill, Suite 236 Tapper's Gold Exchange (Merrillwood Building), Special Land Use Permit request to permit a jewelry store including the buying and selling of precious metals in a second floor suite.
  - 3. **219 Elm Street All Seasons Phase 2 (vacant office building)**, Special Land Use Permit request for new construction of a multi-family independent senior living building.
- F. Final Site Plan Reviews
  - 1. **856 N. Old Woodward Fruition (New Building The Pearl)**, Final Site Plan and Design Review for changes to the building for the operation of a new food and drink establishment (no alcohol) in an O2 zone district.
  - 251 E. Merrill, Suite 236 Tapper's Gold Exchange (Merrillwood Building), Final Site Plan and Design Review to permit a jewelry store including the buying and selling of precious metals in a second floor suite.
  - 3. **219 Elm Street All Seasons Phase 2 (vacant office building)**, Final Site Plan and Design Review for new construction of a multi-family independent senior living building.
- G. Pre-application Discussion 519 E. Lincoln
- H. Miscellaneous Business and Communications:
  - a. Communications
  - b. Administrative Approval Correspondence
  - c. Draft Agenda for the next Regular Planning Board Meeting (January 13, 2021)
  - d. Other Business
- I. Planning Division Action Items
  - a. Staff Report on Previous Requests
  - b. Additional Items from tonight's meeting
- J. Adjournment

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

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

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

#### CITY OF BIRMINGHAM REGULAR MEETING OF THE PLANNING BOARD WEDNESDAY, NOVEMBER 11, 2020

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the City of Birmingham Planning Board held on November 11, 2020. Chairman Scott Clein convened the meeting at 7:33 p.m.

#### A. Roll Call

- **Present:** Chairman Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representative Rachel Hester (all located in Birmingham, MI)
- Absent: Student Representative June Lee
- Administration: Jana Ecker, Planning Director Jamil Alawadi, IT Staff Laura Eichenhorn, City Transcriptionist

Master Planning Team: Matt Lambert, DPZ Sarah Traxler, McKenna

#### 11-134-20

# B. Approval Of The Minutes Of The Regular Planning Board Meeting of October 28, 2020

For the motion regarding Jax Car Wash, Mr. Share requested that 'without date' be added to the end of the motion. He explained he had said 'sine die', Latin for 'without date', when making the motion.

#### Motion by Mr. Share

Seconded by Mr. Williams to approve the minutes of the Regular Planning Board Meeting of October 28, 2020 as amended.

#### Motion carried, 7-0.

ROLL CALL VOTE Yeas: Share, Williams, Boyle, Koseck, Clein, Jeffares, Whipple-Boyce Nays: None

#### 11-135-20

#### C. Chairperson's Comments

Birmingham Planning Board Proceedings November 11, 2020

Chairman Clein acknowledged Veteran's Day and thanked all servicemembers for their service. He then welcomed everyone to the virtual meeting. He stated the meeting was being held under the auspices of recently enacted state legislation. Chairman Clein reviewed procedures for the meeting.

Chairman Clein took a moment to remind the public that:

- The master plan draft currently being reviewed is a first draft, and none of the recommendations have been endorsed or adopted by the City or any City boards as of yet. The draft is still under review.
- A master plan is a framework for land planning in a City. The adoption of a master plan does not change ordinance on its own. Rather, once a master plan is adopted, it is used as a guide to inform the City administration on how to better align ordinances with the City's goals.
- This draft combines national best practices in master planning and extensive feedback from community stakeholders.
- The intent of the current draft review meetings is to provide the master planning team with even further community and Board feedback. The master planning team will then use that feedback to create a second master plan draft that will even more accurately reflect the community's goals for the City for the next two decades.
- The public will also have ample opportunities to provide feedback on the second master plan draft as well.

11-136-20

#### D. Review Of The Agenda

There were no changes to the agenda.

#### 11-137-20

#### E. Study Session Items

In response to ongoing public feedback, Mr. Lambert recommended that the Planning Board plan to facilitate two study sessions on the upcoming topic of neighborhoods rather than just one study session.

#### 1. Review of First Draft of 2040 Birmingham Plan - Mixed Use Districts o Haynes Square (pages 200 - 207) o S. Woodward Gateway (pages 208 - 223)

o Rail District (pages 224 – 232)

Mr. Lambert reviewed the item.

Mr. Williams noted:

• Cars travelling south on big Woodward do not know to go to Old Woodward to make a right turn onto Lincoln. The sign says No Right Turn from big Woodward and people often make an illegal turn there. When drivers do not make that illegal turn they often take

Ruffner and Humphrey, two narrow streets that should not be used as cut-throughs for Woodward traffic.

- There is a new opportunity to consider including the south end of Adams Square Shopping Center in the City's plans for the Triangle area, as there is now new ownership of that part of the shopping center. Planning Director Ecker could reach out to the new ownership to see whether that might be more possible than it was in the past.
- The City must find a way to divest itself of some of its publicly-owned property. The Commission should look into changing the ordinance to allow that.
- Moving commercial closer to big Woodward, improving the intersection of Adams, Lincoln and Woodward, making it easier to cross Woodward via bicycle or walking, and removing the parking in front of businesses on big Woodward are all worthwhile goals to pursue.
- He was unsure about creating more multi-family housing to the east and west of the alleys in the S. Old Woodward gateway area. Evergreens or some other way of buffering the sound and the commercial aspects could be considered.
- He was very much in favor of the proposal to unify the east and west sides of the City across Haynes.

Mr. Koseck, Ms. Whipple-Boyce, and Chairman Clein expressed enthusiasm for the draft's proposals for Haynes Square.

Mr. Koseck said that while he liked the idea, he was not sure how building owners who have frontage on Woodward would react to the land in front of those buildings being sold. He also expressed enthusiasm for the draft's proposals for the S. Old Woodward area. He suggested Mr. Lambert consider recommending a vehicular or pedestrian connection from north of Worth Street up to Bowers.

Mr. Lambert said he liked the idea of such a connection.

Mr. Koseck and Mr. Williams agreed that closing off S. Old Woodward further to the north would be a good idea.

Mr. Jeffares said:

- Multifamily residential along the alleys as proposed would go a long way towards minimizing the sound from Woodward that can be heard by residents in the nearby single family residential areas.
- A significant number of the homes adjacent to alleys currently are already rentals.
- He was supportive of creating more shared streets in the City. Merrill would be one good candidate.
- Considering limiting sidewalks in the Rail District might be somewhat premature, because as it stands no one would currently trust that those streets are adequately shared between pedestrians and vehicles.

Mr. Jeffares and Ms. Whipple-Boyce agreed that the draft's proposal for the train station would be a positive step for the City.

Ms. Whipple-Boyce recommended that the proposed greenspaces in the plan's diagrams, such as the ones on page 218, be colored in green. She said she liked the recommendations for the Rail

Birmingham Planning Board Proceedings November 11, 2020

District, and said they reminded her of recommendations Mr. Boyle has made for the area in the past.

Mr. Boyle mentioned that he preferred to call it the 'lower Triangle' instead of Haynes Square. While he liked the idea of townhouses along the alleys near Woodward, he was concerned that townhouses in Birmingham tend to be exorbitantly priced instead of attainably priced. He said he would want to avoid that. He recommended controlled vehicle areas over shared areas in Haynes, citing Barcelona's recent expansion of its pedestrian-only areas as a potential source of inspiration. He said the plan should be more clear about the mechanisms and drivers for creating the change the City wants to see in the lower Triangle and the Rail District.

Mr. Boyle, Chairman Clein and Mr. Williams concurred the City's missing middle housing could be created in the Haynes Square area.

Chairman Clein opined that if Haynes Square could be exclusively midrise multi-family with the exclusion of Haynes Street itself that would be a planning success.

Mr. Share said there must be ways of avoiding coming across cross streets to pull into the parking for businesses on Old Woodward. He said he would like to see the amount of asphalt minimized in some places throughout the City, citing the area between Bakers Square and the fire station, and the parking lot behind Walgreens as two examples. He also noted that the City has many areas where residential density could be increased, and said it would be helpful to know 1. how many new residents each area could reasonably absorb and 2. whether the City wants to increase density in all of those areas, or just some. He said the City need not increase density in every location; rather, it just has to increase density enough to accomplish its goals.

Mr. Lambert said the City should consider focusing on creating parking that would allow Haynes Square and the lower Triangle to absorb more residential. He noted those areas would likely provide mostly multifamily residential options and would not likely accommodate the whole range of 'missing middle' of housing.

Mr. Koseck suggested the park in the Triangle District, since it is small, could be turned into a piazza.

Chairman Clein stated:

- There needs to be more shared and consolidated parking in the Rail District.
- The draft needs to clarify what it means by 'low density' vis-a-vis S. Old Woodward.
- The proposal for the 'sleeve' parking is so much better than the 'tray' parking that he would just as soon see the 'tray' parking removed from the draft as a possibility.
- As far as increasing residential density, development of seams should be the lowest priority in his opinion.
- For Haynes Square/'LoTri'/'SoTri' flipping the access to downtown from Bowers to Haynes would be a positive improvement.
- Priorities for increasing residential density should be the downtown and Haynes Square with the Rail District a distant third.
- Increased residential in Haynes Square should be done with an aim towards complementing the downtown, rather than competing with it.

• While he was interested in the draft's proposals for Adams and Haynes, he thought they needed some more thought as far as maintaining access. The City should be careful to avoid recreating the circumstances of Maple and Woodward at Haynes and Adams.

#### Public Comment

Paul Reagan echoed his comments from previous meetings recommending the City consider a series of bridges over Woodward to connect the east and west sides of the City.

David Bloom said he liked Mr. Reagan's idea. He said he agreed with various Board comments regarding deprioritizing seams, densifying the downtown and south Triangle areas, and choosing which areas of the City to increase residential densification. He asked whether the focus on increasing residential density served to support the current residents of Birmingham or the hypothetical future residents.

Chairman Clein asked Mr. Lambert to explain at a future meeting where the impetus for increasing residential density comes from. He said it would help to clarify whether the City's goal in doing so is growth or planning that will help avoid the potential adverse effects of unmanaged residential increases.

Mr. Boyle explained to Mr. Bloom that increasing the 'missing middle' in residential will sustain the City's school system. He noted that when housing is very expensive the families that move into those homes can afford to send their children to private schools, which leads to a lack of support for the school system. He stated the school system is integral to the City's success, per page 15 of the draft. He recommended that all conversations regarding residential densification and making some housing more attainable be thought of through that lens.

Mr. Jeffares noted that increasing residential density will help sustain brick-and-mortar businesses in the City. Having more people living in the City will mean there are more people looking to get their needs met locally instead of online.

Mr. Lambert confirmed that businesses catering to local residential needs would be a draw for residents.

Mr. Williams said the City needs to shift much of its downtown building space from office, and somewhat less from commercial, to residential. He agreed with Mr. Jeffares that having very little reasonably priced residential downtown will be a disaster for retail.

#### 11-138-20

#### F. Miscellaneous Business and Communications:

- a. Communications
- b. Administrative Approval Correspondence
- c. Draft Agenda for the next Regular Planning Board Meeting (December 9, 2020)
  - Fruition SLUP 856 N. Old Woodward
  - Tapper's SLUP Merrillwood Bldng

#### • All Seasons Final Site Plan d. Other Business

#### 11-139-20

#### G. Planning Division Action Items

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

#### 11-140-20

#### H. Adjournment

No further business being evident, the Chairman adjourned the meeting at 9:23 p.m.

Jana L. Ecker

Planning Director

City of	Birmingham	MEMORANDUM Planning Division
DATE:	December 9 <sup>th</sup> , 2020	
TO:	Jana Ecker, Planning Director	
FROM:	Brooks Cowan, City Planner	
SUBJECT:	856 N. Old Woodward – Fruition – S Final Site Plan Review	pecial Land Use Permit &

#### Introduction

The applicant has applied to operate a food and drink establishment in the O2 (Office-Commercial) zoning district at the north end of Downtown Birmingham. Food and drink establishments in the O2 Zone require a Special Land Use Permit. There will be no liquor sales for on-premise or off-premise consumption at this location. Fruition is currently approved as a specialty foods store for carryout ONLY and does not have indoor seating at this time.

The owner of 856 N. Old Woodward received Final Site Plan approval in 2016 for a four story mixed-use building known as The Pearl. The approved plans indicated retail and parking on the first floor, residential uses on floors 2-4, and one floor of underground parking. The first floor retail has been demised into three separate tenant spaces. The building is not within the Parking Assessment District and must provide all parking on site, however the building owner has applied to be included within the Parking Assessment District.

The proposed new restaurant, Fruition, plans to serve fast healthy foods including smoothies, acai bowls and an assortment of drinks. The proposal includes the kitchen in the rear, a service counter, and a total of 12 chairs; 8 located at two tables and 4 located at a high top counter in a dining area at the front of the building. There are no outdoor seats proposed at this time.

#### 1.0 Land Use and Zoning

- 1.1 <u>Existing Land Use</u> The subject site is a 4-story mixed-use building with first floor retail and residential use above.
- 1.2 <u>Zoning</u> The subject site exists within the O2 (Office-Commercial) and D2 (Downtown Overlay) zoning districts.
- 1.3 Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial	Public Property	Multiple Family Residential
Existing Zoning District	B2-B General Business	02 – Office Commercial	PP – Public Property	R6 – Multiple Family Residential
Overlay Zoning District	D2	D2	Ρ	N/A

#### 2.0 Setback, Height and Use Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are no bulk, height or placement issues associated with the proposed project as no changes are proposed to the mass or footprint of the building.

The applicant is along the retail frontage line where specialty foods stores and food and drink establishments satisfy the retail requirement. As previously mentioned, the applicant is currently approved as a specialty foods store which is permitted in the O2 zone. Specialty foods stores are required to be carry-out only, meanwhile food and drink establishments within the O2 zone are required to obtain a SLUP. The owner of the business has acknowledged that they may only have chairs and tables in the front lobby for seating if they obtain a Special Land Use Permit and are approved by City Commission as a food and drink establishment.

The menu includes items such as Acai bowls with ingredients such as granola, fruits, coconut shavings and chocolate chips. Fruition also offers bagels and toast with an assortment of toppings such as avocado spread with blueberries, feta, and pumpkin seeds. Drink options also include various type of lattes and fruit smoothies. The applicant has stated that their hours of operation will be 7:30am to 8:00pm Monday through Friday, 9:00am to 6:00pm Saturday, and 10:00am to 4:00pm Sunday. The owners have a similar operation located in Grand Rapids, Michigan where they have indicated that about 80% of their business is carry-out.

#### 3.0 Screening and Landscaping

- 3.1 <u>Dumpster Screening</u> All trash receptacles are located within the building with access from the ground level parking area. The trash room is fully enclosed behind the first floor retail spaces.
- 3.2 <u>Parking Lot Screening</u> There are 65 parking spaces within the building and all 65 parking spaces are screened within the building. The first floor parking is setback 49 feet from the front façade with retail space in between.
- 3.3 <u>Mechanical Equipment Screening</u> There are no changes proposed to the existing mechanical units or screening.
- 3.4 <u>Landscaping</u> No changes proposed.

3.5 <u>Streetscape</u> – The building has a 7' sidewalk with one City standard bench at the northwest corner of the site. Four City standard bike racks are adjacent to the bench. Two City standard light poles exist in the median between the street parking and N. Old Woodward. The approved site plans for The Pearl indicated a bench and four City standard bike racks on the southwest corner of the building, however these have not been installed. The City is currently working with the property owner on these items.

#### 4.0 Parking, Loading and Circulation

4.1 <u>Parking</u> – The subject site is not located within the Parking Assessment District, therefore 856 N. Old Woodward must provide all parking on-site. The property exists outside the northern edge of the Parking Assessment District and shares access with the Lot 6 northbound access drive. When the owner of 856 N. Old Woodward received Final Site Plan approval in July of 2016, the site plans indicated 4,500 square feet of retail for the first floor space and the retail calculation of 1 per 300 square feet was used to determine parking requirements. At the moment, the subject property has applied to occupy the three first floor tenant spaces with a salon, a spa, and a food and drink establishment which have different parking requirements than the retail 1 per 300 square feet requirement.

856 N. Old Woodward has a total of 65 parking spaces on site. The residential units require 42 spaces which leaves 23 parking spaces remaining for the three commercial tenant spaces. There are 20 ground level parking spaces accessible to the public behind the retail spaces, while 45 parking spaces are located in the basement level.

Fruition is located within a 1,224 SF space and currently operates as a specialty foods store as carry-out only, therefore requiring 4 parking spaces as-is (1 per 300 SF). However, food and drink establishments with indoor seating require 1 parking space per 75 square feet, therefore a total of 16 spaces is required for the applicant to be considered a food and drink establishment and have indoor dining.

The first approved tenant for the building was Lash Lounge Salon which currently requires 14 parking spaces, and the second approved tenant Fruition currently requires 4 spaces – creating a total requirement of 60 parking spaces which the building currently satisfies. It is of note that an application for a third spa tenant is currently pending due to submitted plans proposing 5 service chair stations requiring 10 parking spaces, though only 5 parking spaces remain for that tenant space.

For Fruition to obtain SLUP approval as a food and drink establishment, they must satisfy their parking requirement of 16 spaces. Given the current tenants approved for The Pearl, this increases the total on-site parking requirement for 856 N. Old Woodward to 72 parking spaces, which creates a parking shortage of 7 parking spaces and requires a variance from the Board of Zoning Appeals.

In addition to the shortage of parking created if Fruition obtains approval as a food and beverage establishment, if an application for the third tenant space satisfies the Zoning Ordinance and is approved to use the remaining 5 parking spaces before Fruition receives a final decision for their SLUP application, the total on-site parking requirement for 856 N. Old Woodward could increase to 77 parking spaces, creating a parking shortage of 12 spaces and requiring a variance from the Board of Zoning Appeals. Tables indicating current parking requirements versus what has been proposed to the City are included below.

Tennant	Use	Units / Square Feet / Service Chairs	Parking Requirement	Total Required Parking
Residents	Residential	20 x 2 beds 6 x 3 beds	2 bed = 1.5 3 bed = 2	42 space
Lash Lounge	Salon / Spa	1,361 SF 7 Chairs	2 per Chair	14 spaces
Fruition	Specialty Foods Store – Carryout	1,227 SF	1 per 300 SF	4 spaces
(Vacant)	-	(1,450 SF)	-	-
	1	1		= 60 spaces

Parking Requirement Table of Approved Tenants for The Pearl (65 on-site spaces)

required; 5 spaces

remaining

Parking Requirement Table of Approved and Pending Applications for The Pearl (65 on-site spaces)

Tennant	Use	Units / Square Feet / Service Chairs	Parking Requirement	Total Required Parking
Residents	Residential			42 space
Lash Lounge	Salon / Spa	1,361 SF 7 Chairs	2 per Chair	14 spaces
Fruition	Food & Drink Establishment	1,227 SF	1 per 75 SF	(16 spaces Pending SLUP app)
Vacant (Proposed Spa)	Salon / Spa	1,450 SF	2 per Chair or 1 per 300 SF	(5 spaces currently remaining)
	<u> </u>		<u>.</u>	= 77 spaces required; a shortage of 12

On November 9<sup>th</sup>, 2020, the building owner applied to have the 6 metered parking spaces in front of the building counted towards their parking requirement which section 4.54(G)(4) permits with City Commission approval. The City Commission determined that they would prefer that the applicant apply to be within the Parking Assessment District, and approved a motion to deny the applicant's request for the 6 metered parking spaces to be included in their parking requirements.

On December 2<sup>nd</sup>, 2020, the Advisory Parking Committee held a hearing considering the applicant's request to be included within the Parking Assessment District. The APC discussed how 856 N. Old Woodward was required to provide all parking on site from the beginning of the planning phase and should have to continue to do so. The Advisory Parking Committee then passed a motion to recommend that City Commission deny the applicant's request to be included within the Parking Assessment District. The City Commission Public Hearing for the building owner's request to be included within the Parking Assessment District has yet to be scheduled.

The applicant must be included in Parking Assessment District, or seek a variance for parking spaces from the Board of Zoning Appeals in order to satisfy their parking requirement. The number of parking spaces required in a variance from the Board of Zoning Appeals depends on the use and number of salon/spa service chairs in the other two commercial tenant spaces for 856 N. Old Woodward. If the third tenant space becomes occupied, the applicant will need a variance of 12 parking spaces from the Board of Zoning Appeals.

- 4.2 <u>Loading</u> The retail space is less than 5,000 square feet and therefore is not required to provide a loading space, however the building has one 12' by 40' loading space on the ground level adjacent to the trash room.
- 4.3 <u>Vehicular Circulation and Access</u> Vehicles may access the site from N. Old Woodward and the Lot 6 access drive. There are two curb cuts from N. Old Woodward, one for entering and another for exiting the site. The access drive in front of the building is one-way northbound and has 6 metered public parking spaces on the western side.

Entry to the ground level and underground parking is through an entrance facing N. Old Woodward on the south side of the frontage. There are 20 open and accessible spaces on the first floor behind the retail space, (one of the spaces being a lift). There are 45 spaces accessible through a gate on the underground parking level.

4.4 <u>Pedestrian Circulation and Access</u> – Pedestrian access to the store is located through a single door on the N. Old Woodward façade. No changes are proposed to the entrance.

#### 5.0 Lighting

There are no new exterior light fixtures proposed as a part of this project.

#### 6.0 Departmental Reports

- 6.1 <u>Engineering Division</u> The Engineering Division has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.
- 6.2 <u>Department of Public Services</u> The Department of Public Services has no concerns at this time.
- 6.3 <u>Fire Department</u> The Fire Department has no concerns at this time.
- 6.4 <u>Police Department</u> No concerns from the Police Department, however it is of note that the Advisory Parking Committee motioned to deny recommending that 856 N. Old Woodward be included in the Parking Assessment District.
- 6.5 <u>Building Division</u> The Building Division has not provided any comments at this time. All comments received will be provided to the Planning Board during the Special Land Use Permit Review.

#### 7.0 Design Review

There are no exterior material changes proposed for the building which was approved in 2016. The applicant was previously approved for a sign as a specialty foods store. The sign says "Fruition Acai & Coffee Cafe" in black stud mount formed plastic dimensional letters. The signage projects 1.5 inches from the wall and occupies a total of 20 square feet.

#### 8.0 **Required Attachments**

	Submitted	Not Submitted	Not Required
Existing Conditions Plan			$\boxtimes$
Detailed and Scaled Site Plan	$\boxtimes$		
Certified Land Survey			$\boxtimes$
Interior Floor Plans	$\boxtimes$		
Landscape Plan			$\boxtimes$
Photometric Plan			$\boxtimes$
Colored Elevations			$\boxtimes$
Material Specification Sheets			$\boxtimes$
Material Samples			$\boxtimes$
Site & Aerial Photographs	$\boxtimes$		

#### 9.0 Approval Criteria

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

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

Additionally, Article 7, Section 7.36 states that the City Commission shall not approve of any requests for a special land use permit unless it determines that the following standards are met:

- 1. The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
- 2. The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
- 3. The use is consistent with the public health, safety and welfare of the city.
- 4. The use is in compliance with all other requirements of this Zoning Ordinance.
- 5. The use will not be injurious to the surrounding neighborhood.
- 6. The use is in compliance with state and federal statutes.

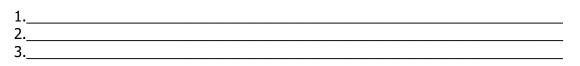
Given the shortage of parking spaces for the building, it does not appear that the applicant satisfies the approval criteria for Site Plan Review and Special Land Use Permit applications. However, the Planning Divisions finds that a final determination cannot be made until the City Commission reaches a final decision regarding the building owner's application to have 856 N. Old Woodward included within the Parking Assessment District.

#### **10.0** Recommendation

Based on a review of the site plan submitted and the pending application for 856 N. Old Woodward to be included within the Parking Assessment District, the Planning Division recommends that the Planning Board **POSTPONE** a recommendation to the City Commission of the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition until a final decision regarding the Parking Assessment District application is made by the City Commission.

#### **11.0 Sample Motion Language**

Motion to **POSTPONE** the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition – pending receipt of the following:



#### OR

Motion to recommend **APPROVAL** to the City Commission for the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition, with the following condition:

That the building of 856 N. Old Woodward be approved by City Commission to be included within the Parking Assessment District, or the applicant obtain a variance from the Board of Zoning Appeals for 12 parking spaces.

#### OR

Motion to recommend the **DENIAL** of the Special Land Use Permit and Final Site Plan for 856 N. Old Woodward – Fruition – for the following reasons:

1.\_\_\_\_\_ 2.\_\_\_\_\_ 3.

#### Zoning Compliance Summary Sheet Special Land Use Permit & Final Site Plan 856 N. Old Woodward – Fruition

Existing Site:	4 Story Mixed-Use Building
Zoning:	O2 (Office-Commercial) & D2 (Downtown Overlay)
Land Use:	Commercial

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

	North	South	East	West
Existing Land Use	Commercial	Commercial	Public Property	Multiple-Family Residential
Existing Zoning District	B2-B (General Business)	02 (Office- Commercial)	PP (Public Property)	R6 (Multi- Family Residential)
Overlay Zoning District	D2	D2	N/A	N/A

Land Area:	existing: proposed:	24,718 sq. ft. or .56 Acres Same as existing
Minimum Lot Area:	required: proposed:	N/A N/A
Minimum Floor Area:	required: proposed:	N/A N/A
Maximum Total Floor Area:	required: proposed:	N/A for residential, retail and parking uses N/A
Minimum Open Space:	required: proposed:	N/A N/A
Maximum Lot Coverage:	required: proposed:	N/A N/A
Front Setback:	required:	D2: 0', building must be on the frontage line (Planning Board may adjust to average of any abutting building)

	proposed:	10.8' from frontage line (setback of abutting building to the south is 12.8', setback of abutting building to the north is 10.8')
Side Setbacks:	required: proposed:	D2: 0' 11' easement (to South), 0' (to North)
Rear Setback:	required: proposed:	D2: 10' if alley, if no alley, equal to rear setback of adjacent, pre-existing building (12.8' & 24.8') 12.8'
Max. Bldg. Height:	permitted: proposed:	D2- 56' (including the mechanical and other equipment) and 3 stories, if the third story is used for residential, and setback 10' 56' & 4 stories, third and fourth stories are setback 10'

# On June 14, 2016, the Board of Zoning Appeals granted a variance to the applicant to allow a fourth story within the maximum height limits.

Minimum Eave Height:	required: proposed:	20′ 30′
First Floor Ceiling:	required:	10' minimum clearance finished floor to finished ceiling on first floor
	proposed:	18' floor to ceiling
Front Entry:	required:	Principal pedestrian entrance on frontage line, Planning Board may adjust.
	proposed:	The principal entrances are located on the frontage line facing N. Old Woodward
Parking:	required:	72 spaces (42 residential, 14 Lash Lounge, 16 Fruition)
	proposed:	65 spaces

#### Applicant must obtain approval from City Commission to be within the Parking Assessment District or obtain a parking variance from the Board of Zoning Appeals for an amount to be determined.

	required: proposed:	Parking on first floor cannot be located within 20' of the frontage line or front façade. Parking on first floor is located 49' back from the front façade.
Loading Area:	required: proposed:	N/A N/A

### Screening:

<u>Parking</u> :	required: proposed:	32" masonry screen wall All required parking will be screened behind a 49' deep retail space along the front of the building. Six additional spaces are proposed in front of the building on private property in the ROW.
<u>AC/Mech. units</u> :	required: proposed:	Screening to compliment the building Mechanical units will be screened within a 5' deep mechanical well on the rooftop of the building.
Elect. Transformer:	required: proposed:	Fully screened from public view The electrical transformer will be located at the rear of the building, screened by the building itself.
<u>Dumpster</u> :	required: proposed:	6' high capped masonry wall with wooden gates Dumpster will be located inside building; access to dumpster is within the underground parking level and fully screened by the building.

C	

SI	TE INFORMATION
SHEET NO.	SHEET CONTEXT
A-0	TITLE SHEET
A-1	FLOOR PLAN
E-1	ELECTRICAL PLAN
M-1	MECHANICAL PLAN
P-1	PLUMBING PLAN

# **PROJECT DESCRIPTION**

A SMALL STORE SELLING AND SERVING ACAI AND OTHER FRESHLY PREPARED AND PREPACKAGED HIGH-NUTRIENT SPECIALTY HEALTHY FOOD CHOICES.

# FRUITION SPECIALTY FOOD STORE 856 N. OLD WOODWARD AVE BIRMINGHAM, MI. 48009

# **BUILDING CODE REVIEW**

BUILDING DEPARTMENT - CITY OF WESTLAND, MICHIGAN						
BUILDING:	2015 MICHIGAN BUILDING CODE					
PLUMBING:	2015 MICHIGAN PLUMBING CODE ( IPC 2015 )					
MECHANICAL:	2015 MICHIGAN MECHANICAL CODE W/ STATE					
ELECTRICAL :	2015 MICHIGAN ELECTRICAL CODE (IECC 2012)					
ENERGY :	2015 MICHIGAN UNIFORM ENERGY CODE (IECC 2015)					
FIRE :	2015 MICHIGAN FIRE PREVENTION CODE (IECC 2015)					
ACCESS :	2015 MICHIGAN BARRIER FREE - ICC / ANSI A 117.1 (2012)					



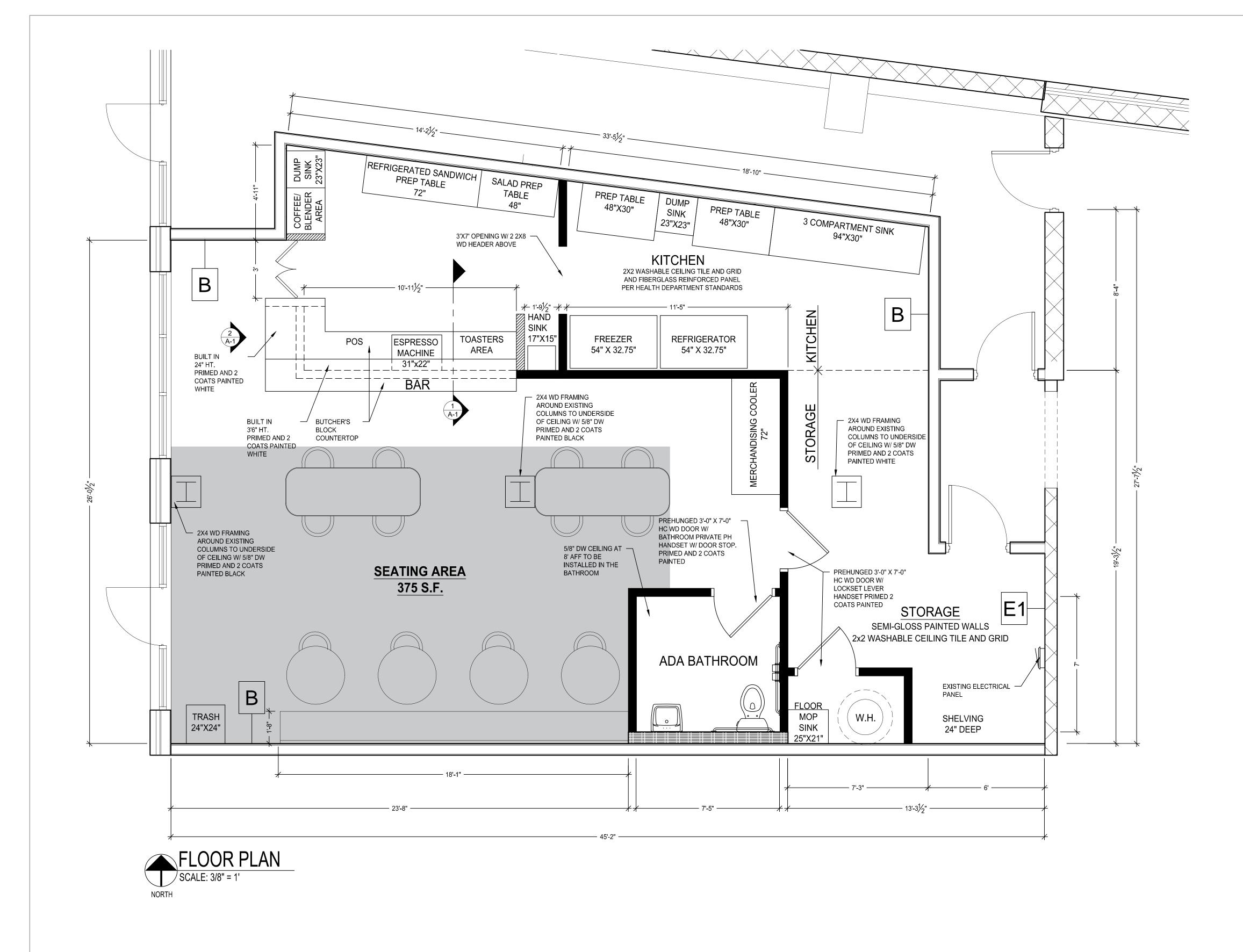
# VICINITY MAP Ploomfield Hills Financial Tim Hortons akeout · Deliven Douglas Cleaners Carl Sterr Inc Men's clothing store Woodward Vinewood Ave Cafe Succo Takeout Birmingham Farmers Market

# FRUITION SPECIALTY FOOD STORE 856 N. OLD WOODWARD AVE BIRMINGHAM ,MI. 48009



36880 WOODWARD AVENUE SUITE 100 BLOOMFIELD HILLS MICHIGAN, 48304

CELL: 313-482-0645 OFFICE: 248-792-2949





36880 WOODWARD AVENUE BLOOMFIELD HILLS, MI 48304 SUITE 100

PHONE: (248) 792-2949 PHONE: (313) 482-0645

johnm@marusicharchitecture.com

### COPY RIGHT

THE IDEAS AND DESIGN CONCEPT EXPRESSED HERE IN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THIS SPECIFIED PROJECT AND LOCATION. THE DRAWINGS ARE THE SOLE INTELLECTUAL PROPERTY OF THE ARCHITECT. ANY CONVEYANCE OR DISCLOSURE OF THE IDEAS OR DESIGN CONCEPTS OR THE USE OF THESE GRAPHICALLY DISPLAYED ARRANGEMENTS OR THEIR COMPONENTS SHALL BE AT THE DISCRETION OF AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF MARUSICH ARCHITECTURE LLC.

IN THE ABSENCE OF A WRITTEN AIA CONTRACT ACCEPTANCE AND/OR USE OF THESE DOCUMENTS BY THE OWNER/CLIENT OR HIS AGENTS SHALL CONSTITUTE TO BE BINDING CONTRACT BETWEEN THE OWNER/CLIENT AND THE ARCHITECT IN ACCORDANCE TO ALL CONDITIONS CONTAINED WITHIN AIA B151 AND B141 CONTRACTS. ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED BY OR REPRESENTED BY THE DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTES THE ORIGINAL AND UNPUBLISHED WORK OF MARUSICH ARCHITECTURE LLC. AND THE SAME MAY NOT BE DUPLICATED, USED, TRANSFERRED, OR DISCLOSED TO ANY PERSON, FIRM, CORPORATION, OR AGENCY WITHOUT A WRITTEN CONTRACT OR WRITTEN CONSENT OF THE ARCHITECT AND MARUSICH ARCHITECTURE.

THE ARCHITECT AND MARUSICH ARCHITECTURE. ALL DIMENSIONS ARE WRITTEN AND SHALL NOT BE SCALED OFF THE DRAWING. © COPYRIGHT MARUSICH ARCHITECTURE LLC. 2020



1150 GROS VENTRE DR SE GRAND RAPIDS, MI, 49546 LSAYLES.FRUITIONGR@GMAIL.COM

\_\_\_\_\_



856 N OLD WOODWARD AVE - SUITE AB1 BIRMINGHAM, MI, 48009

## PROJECT # 20 - 22

ISSUE DATE # 07/01/2020 REVISION HISTORY

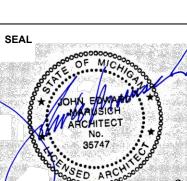
l	OWNER REVIEW	07/07/2020
	PERMIT SET	07/22/2020
l	PERMIT SET REVISION	08/14/2020
l	PERMIT SET REVISION 2	08/25/2020
l	SEATING AREA CALC.	09/08/2020
l		
l		
l		
l		
l		
1		

DRAWN BY: NM

CHECKED BY: JM







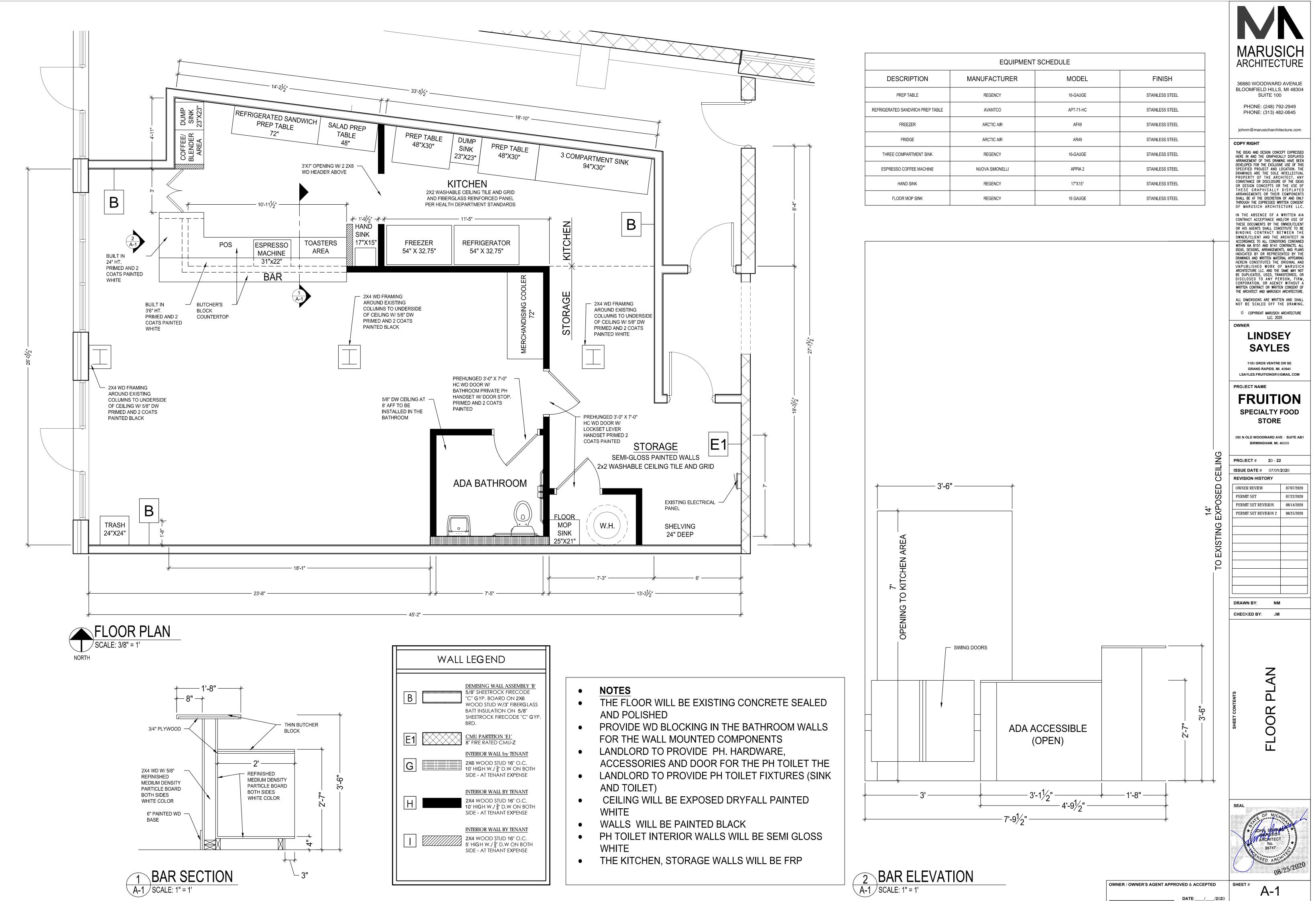
A-2

SHEET #

08/25/22

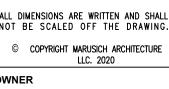
OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE:\_\_\_/\_\_/2020



EQUIPMENT SCHEDULE						
TION	MANUFACTURER	MODEL	FINISH			
ILE	REGENCY	16-GAUGE	STAINLESS STEEL			
ICH PREP TABLE	AVANTCO	APT-71-HC	STAINLESS STEEL			
R	ARCTIC AIR	AF49	STAINLESS STEEL			
	ARCTIC AIR	AR49	STAINLESS STEEL			
MENT SINK	REGENCY	16-GAUGE	STAINLESS STEEL			
EMACHINE	NUOVA SIMONELLI	APPIA 2	STAINLESS STEEL			
iK	REGENCY	17"X15"	STAINLESS STEEL			
SINK	REGENCY	16 GAUGE	STAINLESS STEEL			







STRING LIGHT

DOME PENDANT RECESSED DOWNLIGHT

2X2 LED FLAT PANEL

DESCRIPTION

NO

A= 8,640 WATTS , B= 8,720 WATTS , C= 8,700 WATTS. TOTAL= 26,060 WATTS. REQUIRED AMPERES = 26,060 WATTS X 1.25/ 208V / 1.732 = 90.42 AMPERES. EXISTING PANEL : 200 AMPERES, 120V-208V , 3 PHASES , 4 WIRES AND # 4 GND.

		A	В	С	AMP	AMP	А	В	С		
1	FRONT LIGHTS & EGRESS	920			20		2800				2
3	SERVICE COUNTER LIGHTS & EGRESS		650		20	30		2800		ТНУАС	4
5	KITCHEN LIGHTS & EGRESS			450	20				2800		6
7	RESTROOM LIGHTS/BATH FAN	350			20	20	1200			TOASTER	8
9	SIGN		320		20	20		1200		TOASTER	10
11	WINDOW REC			600	20	20			1200	ESPRESSO MACHINE REC	12
13	MENUSIGN	300			20	20	1000			POS SYSTEM REC	14
15	COFFEE BLENDER REC		1200		20	20		1000		LOUNGE GENERAL REC	16
17	SANDWICH REF REC			750	20						18
19	SALAD PREP TABLE REC	900									20
21	PREP TABLE REC		900								22
23	STORAGE GENERAL REC			1200							24
25	WATER HEATER REC	350									26
27	REFRIGERATOR REC		650								28
29	FREEZER REC			900							30
31	MERCHANDISING COOLER REC	820									32
33											34
35											36
37											38
39											40
41									800	ROOF GFI REC/REC BY PANEL	42

PHASES

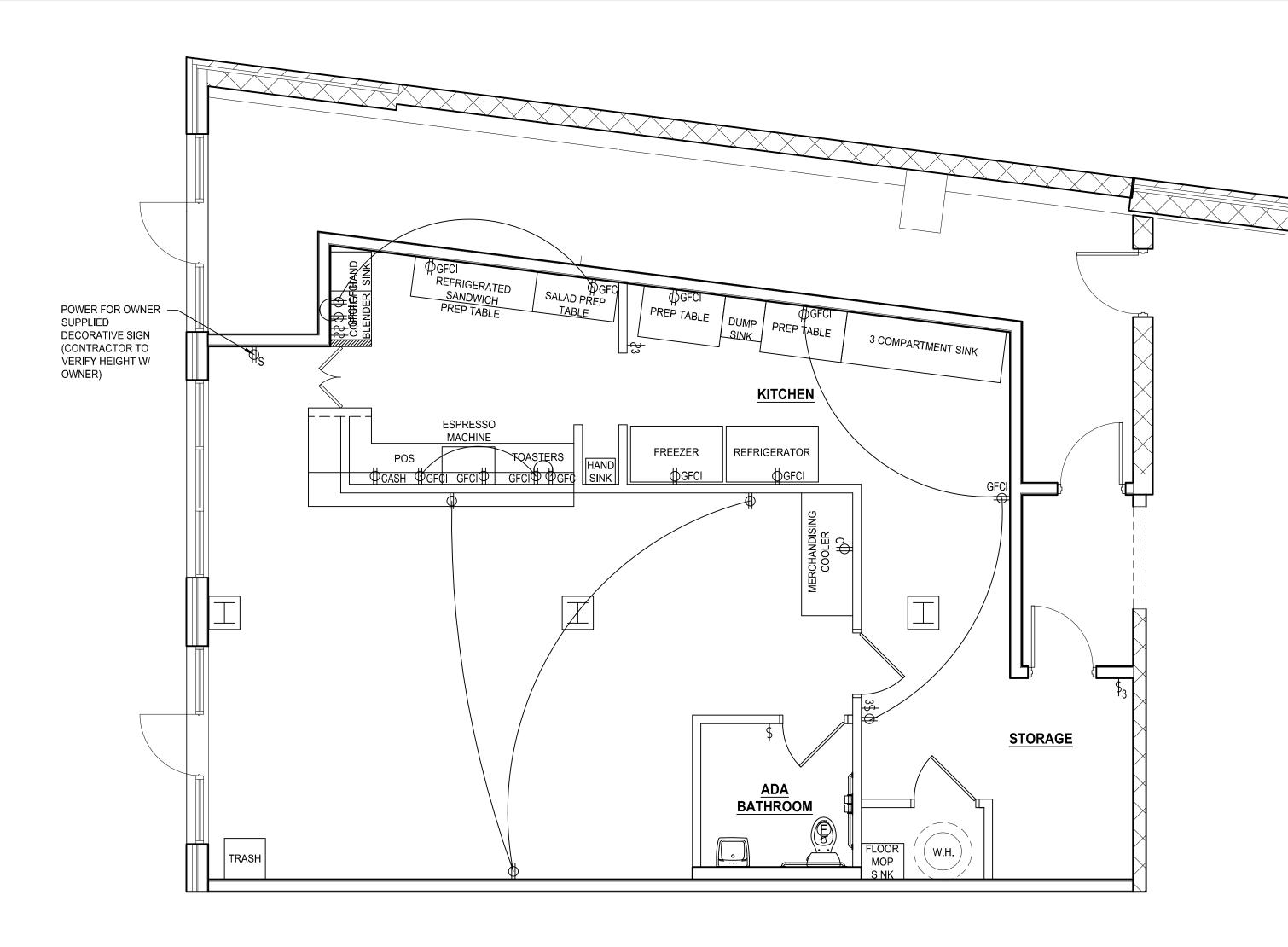
ELECTRICAL - POWER PLAN SCALE: 1/4" = 1' NORTH

PHASES

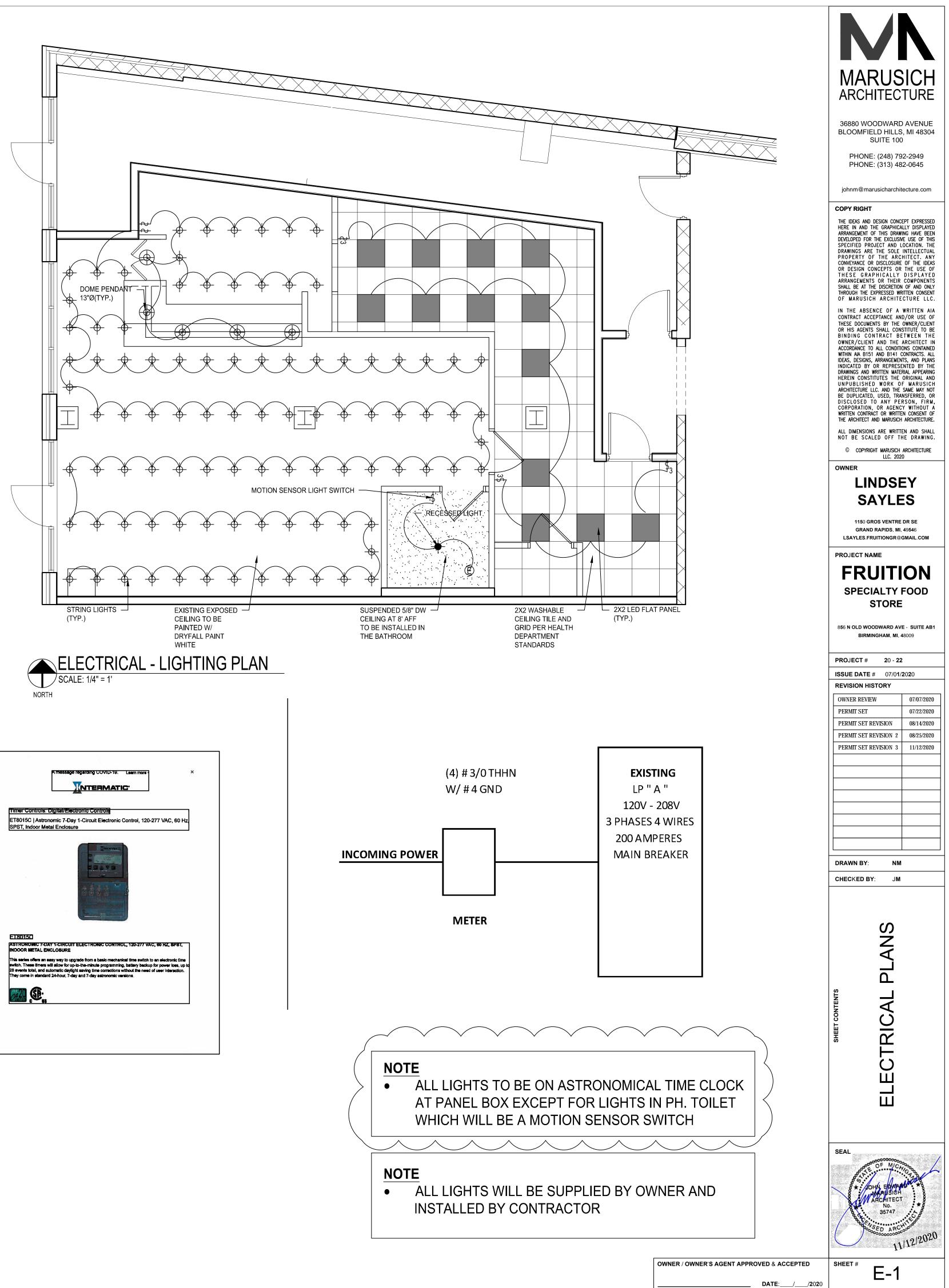
EXISTING PANEL LP " A " 120V - 208V 200 AMPERES MAIN DISCONNECT

DESCRIPTION

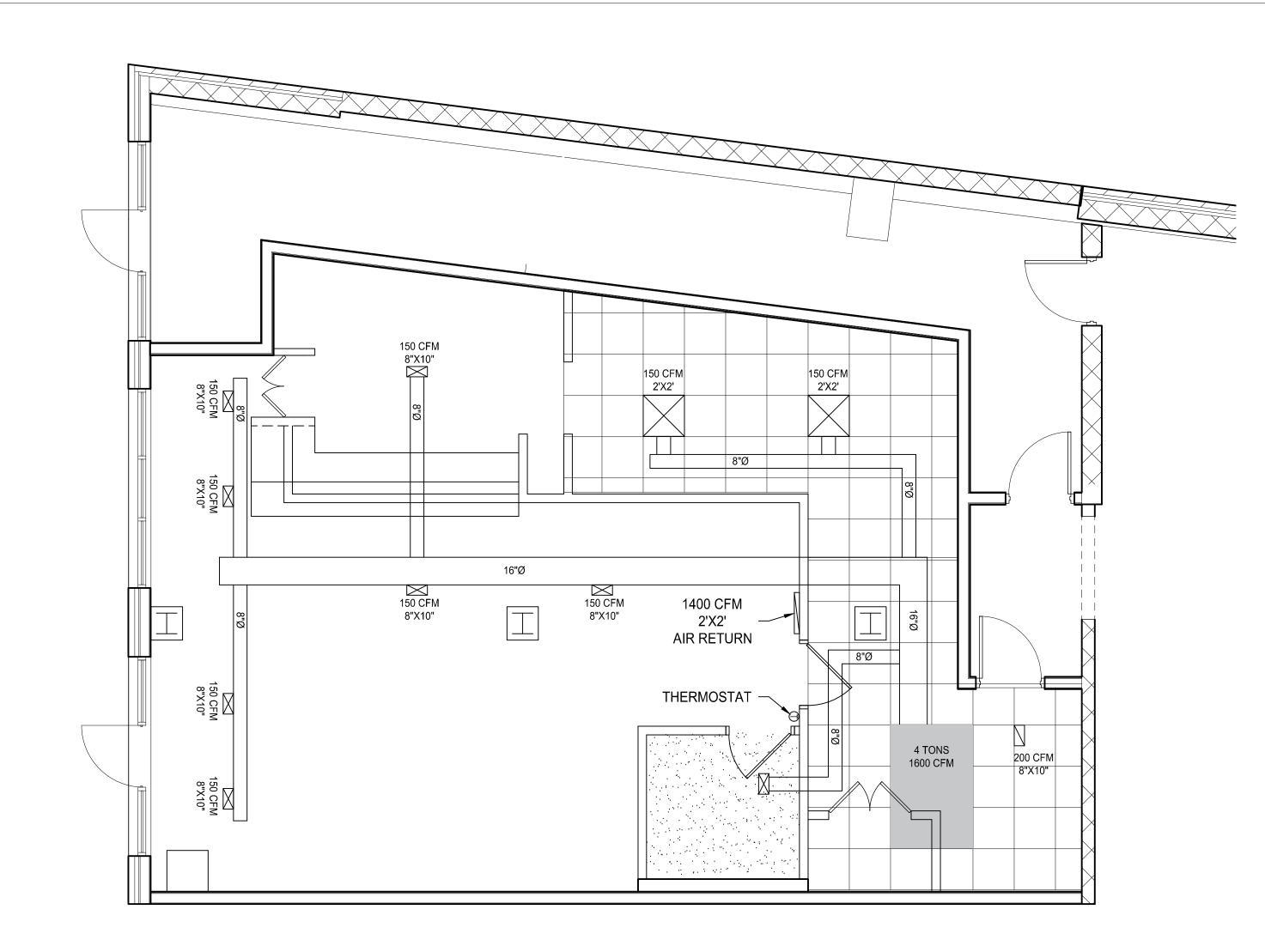
NO



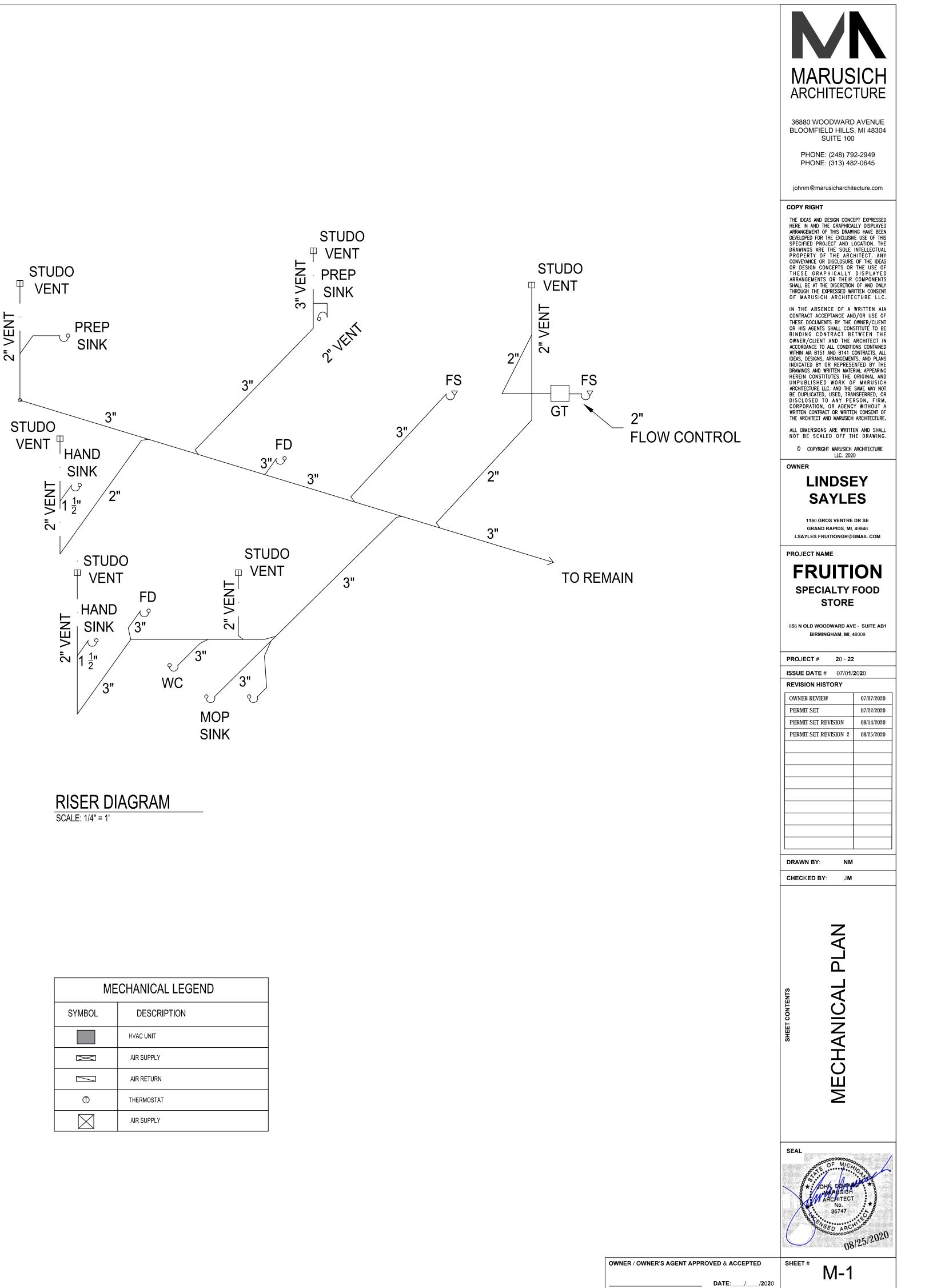
LIG	HTING & ELECTRICAL LEGEND
SYMBOL	DESCRIPTION
ф	WALL MOUNTED DUPLEX OUTLET 15 W
Φ <sub>G</sub>	WALL MOUNTED DUPLEX OUTLET 15 W WITH GFCI.
Ф <sub>DISP</sub>	WALL MOUNTED DISPOSAL OUTLET
Ф	220 V. WALL OUTLET
¢	CEILING MOUNTED EXHAUSTED FAN 100 CFM
\$ <sub>3</sub>	3 WAY WALL SWITCH
\$	WALL SWITCH
+	CEILING MOUNTED LIGHT
<del>.</del>	STRING LIGHT
$\bigoplus$	HANG PENDANT
	2X2 LED FLAT PANEL LIGHT





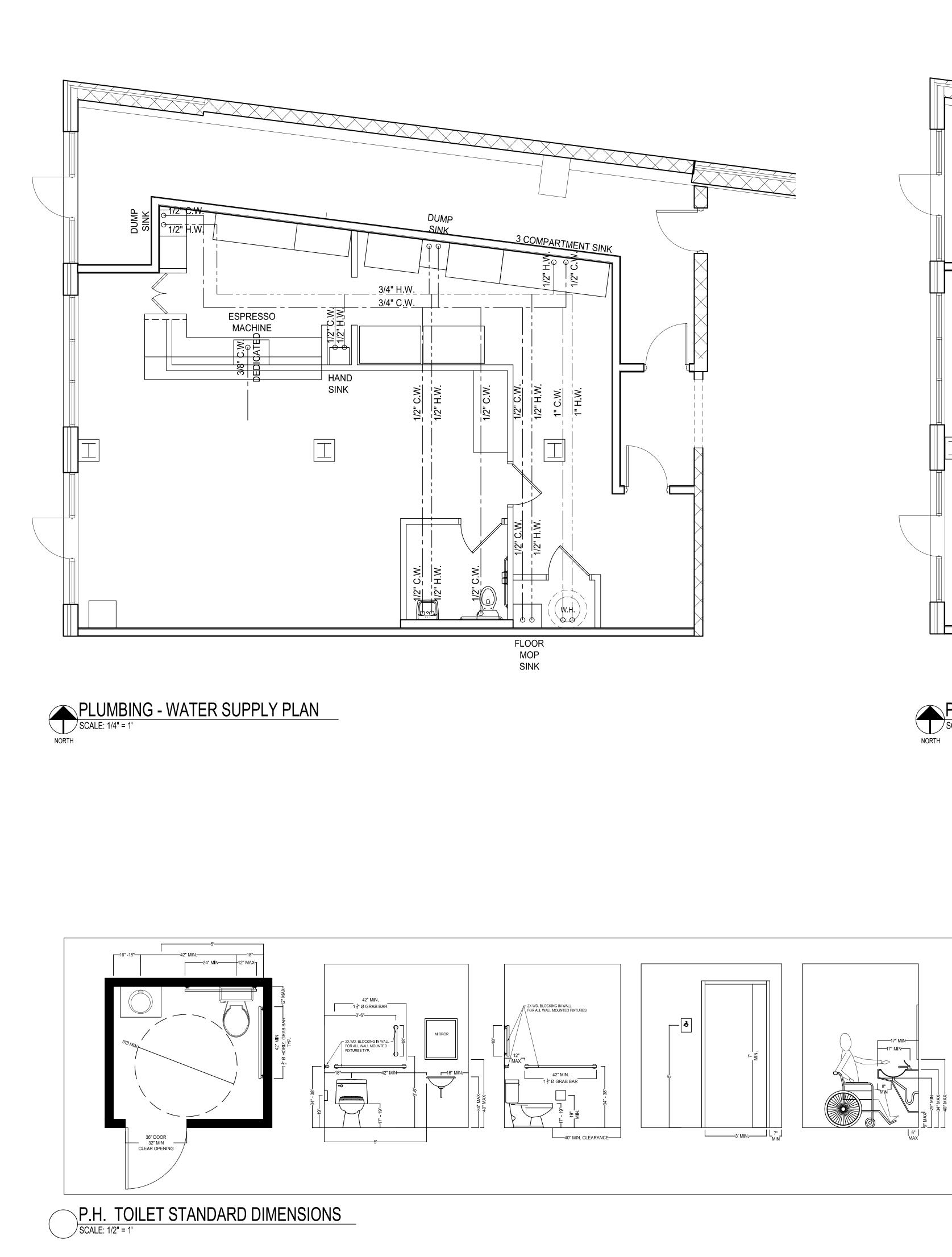


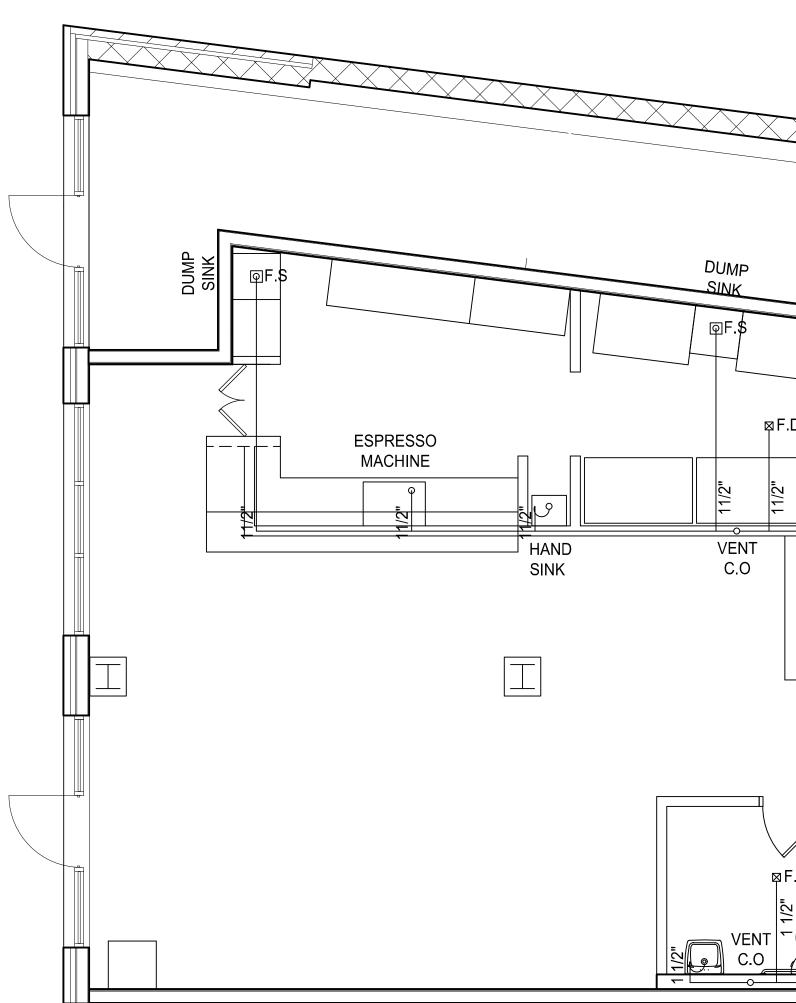
NORTH MECHANICAL PLAN SCALE: 1/4" = 1'

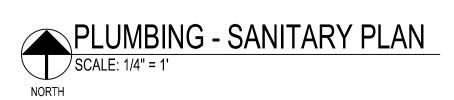




ME	MECHANICAL LEGEND				
SYMBOL	DESCRIPTION				
	HVAC UNIT				
X	AIR SUPPLY				
	AIR RETURN				
Ō	THERMOSTAT				
	AIR SUPPLY				

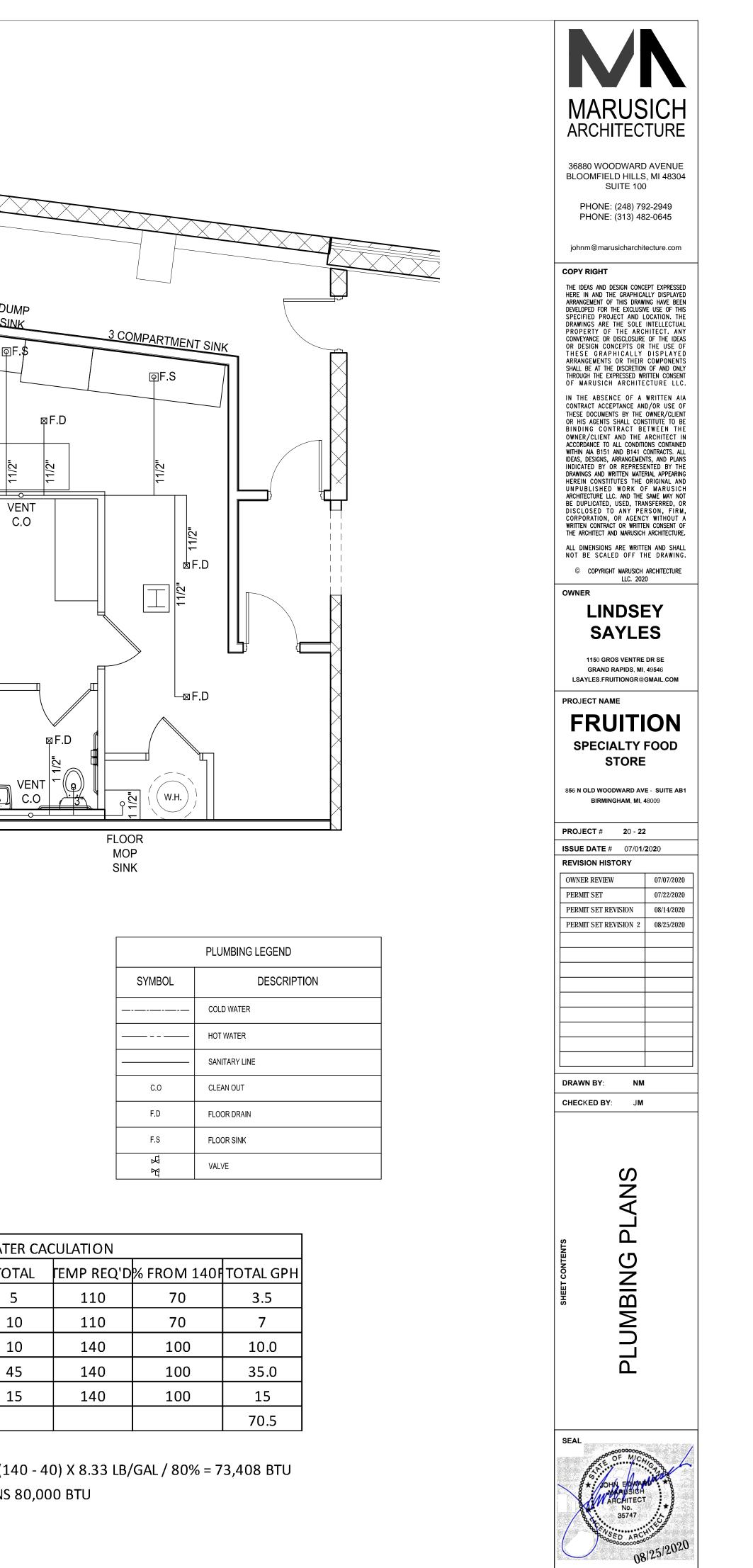






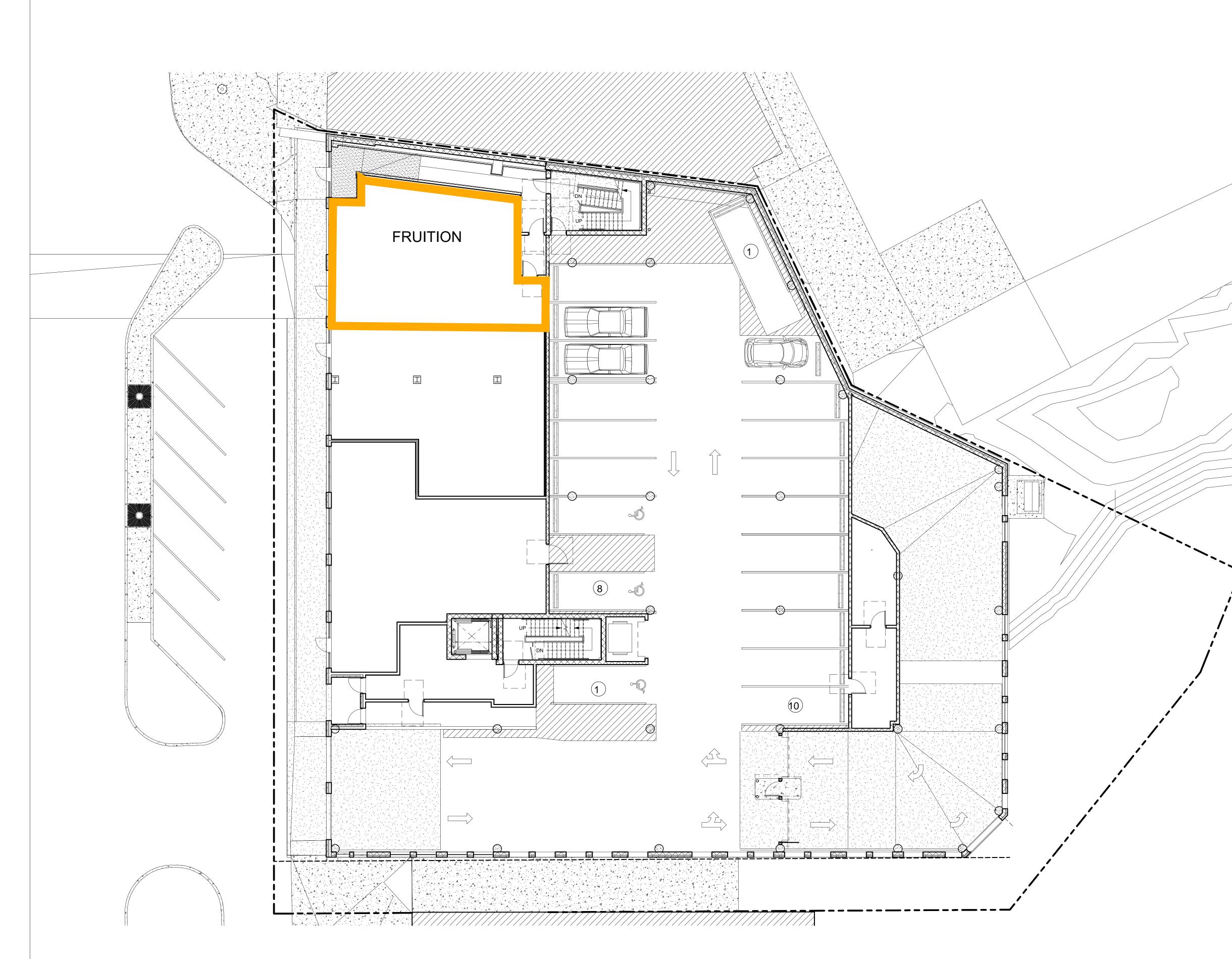
	НОТ	WATER
QUALITY	GPH	TOTAL
1	5.0	5
2	5.0	10
1	10.0	10
1	35.0	45
1	15.0	15
	1 2 1	QUALITYGPH15.025.0110.0135.0

WATER HEATER'S BTU REQUIRED: 70.5 GPH X (140 - 40) X 8.33 LB/GAL / 80% = 73,408 BTU PROVIDED WATER HEATER: RHEEM,80 GALLONS 80,000 BTU



DATE:\_\_\_/\_\_/2020

SHEET # P-1







36880 WOODWARD AVENUE SUITE 100, BLOOMFIELD HILLS MICHIGAN 48304 - 0920

PHONE: (248) 839 5807 johnm@marusicharchitecture.com

### Client:

FLS Properties#5 LLC 2950 Walnut Lake Road, West Bloomfield, MI 48323

Project: The Pearl - Core & Shell 856 Old North Woodward

lssued	Description	By
8.31.16	Admin. SPA	MB
09.28.16	SD	MB
11.30.16	Foundation Permits	MB
12.19.16	Owner Review	MB
12.22.16	Permits	MB
04.03.17	City Comments	RM
06.22.17	Planning Dept. Com.	RM
11.22.17	Construction	
4.26.18	Steel to Wood	JM
04.30.18	VE Revision	JM
05.15.18	Structural Revisions	JM
05.25.18	Permit Set	JM
06.22.18	Bid Set	JM
9.07.2018	VE Revision	JM
10.25.2018	Permit Set 3	JM
11.19.18	Energy Code Review	1
12.13.2018	Issue For Construction	JM
2.22.2019	Bulletin 6	JM
07.12.2019	Revision 8	JM
08.29.2019	Revision 9	JM
12.13.2019	Bulletin 9	JM
01.23.2019	Bulletin 9 REV	JМ
		<u> </u>
		<b> </b>
		1 -

### Seal:

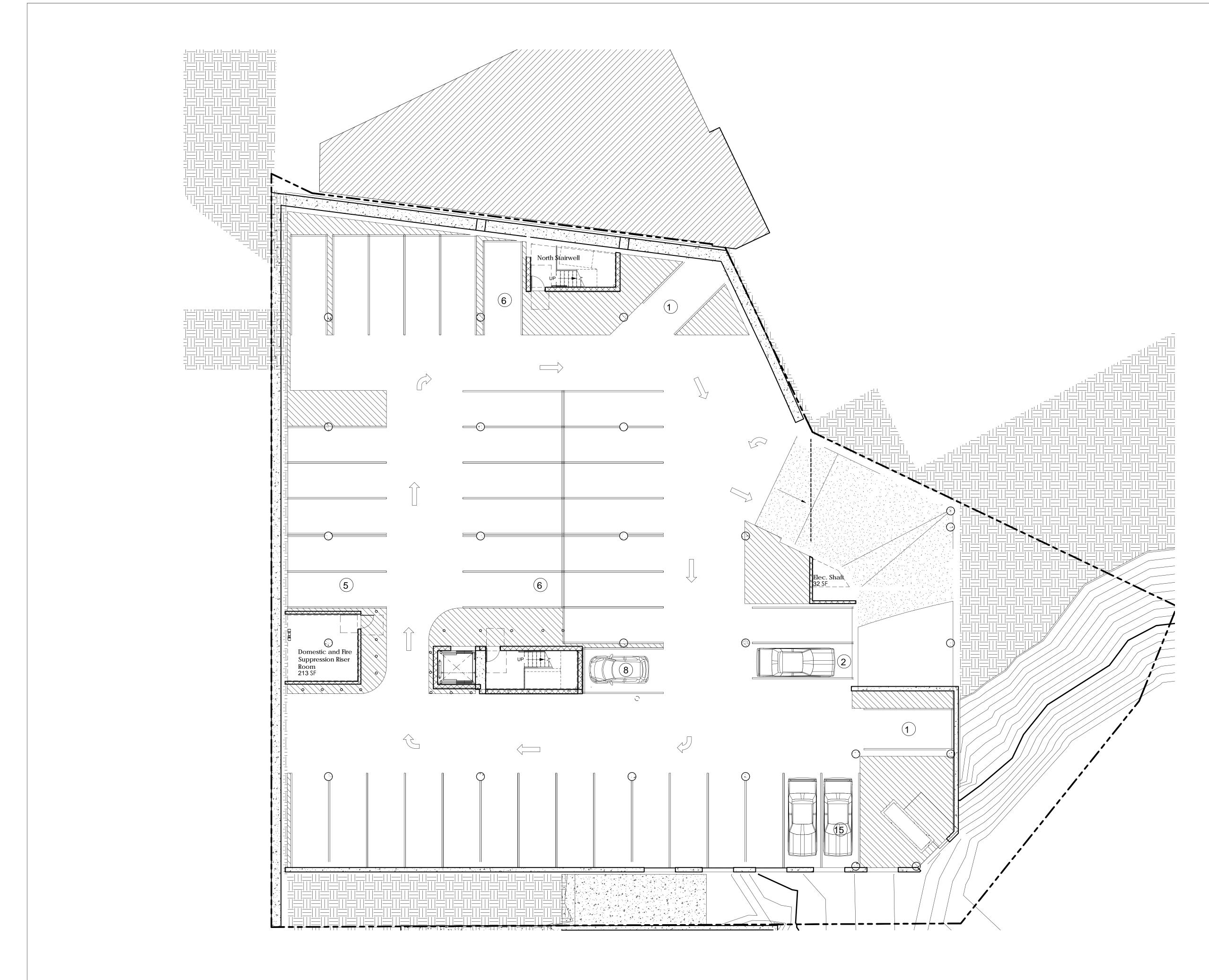
Note: Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:



First Floor Plan

Project Number: 16-135







36880 WOODWARD AVENUE SUITE 100, BLOOMFIELD HILLS MICHIGAN 48304 - 0920

PHONE: (248) 839 5807 johnm@marusicharchitecture.com

Client:

FLS Properties#5 LLC 2950 Walnut Lake Road, West Bloomfield, MI 48323

Project: The Pearl - Core & Shell 856 Old North Woodward

lssued	Description	By
8.31.16	Admin. SPA	MB
09.28.16	SD	MB
11.30.16	Foundation Permits	MB
12.19.16	Owner Review	MB
12.22.16	Permits	MB
04.03.17	City Comments	RM
06.22.17	Planning Dept. Com.	RM
11.22.17	Construction	
4.26.18	Steel to Wood	JM
04.30.18	VE Revision	JM
05.15.18	Structural Revisions	JM
05.25.18	Permit Set	JM
06.22.18	Bid Set	JM
9.07.2018	VE Revision	JM
10.25.2018	Permit Set 3	JM
11.19.18	Energy Code Review	-
12.13.2018	Issue For Construction	JM
2.22.2019	Bulletin 6	JM
07.12.2019	Revision 8	JM
		1
		1
		1
		+
		-
		+
		+
		$\vdash$
		+
		+

## Seal:



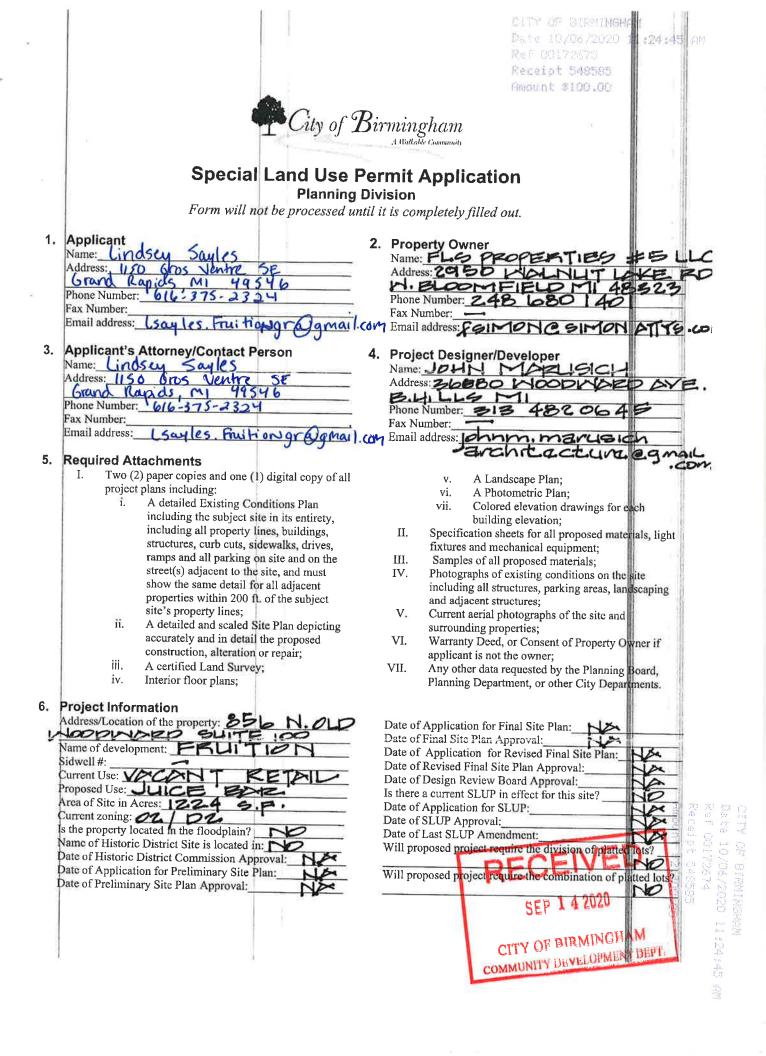
Note: Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field. North Arrow:



Lower Level / Parking Plan

Project Number: 16-135





7. Details of the Proposed Development (attach separate sheet if necessary) BUILD 0 AJUCE 8. **Buildings and Structures** Number of Buildings on Site: Use of Buildings: MIXED-USE ON Height of Buildings & # of Stories: 50 Height of Rooftop Mechanical Equipment: 9. Floor Use and Area (in Square Feet) Proposed Commercial Structures: Total basement floor area: Office Space: Number of square feet per upper floor: Retail Space: Total floor area: Industrial Space: Floor area ratio (total floor area + total land area): Assembly Space: Seating Capacity: Open space: Maximum Occupancy Load: Percent of open space: Proposed Residential Structures: Total number of units: Rental units or condominiums? Number of one bedroom units: Size of one bedroom units: Number of two bedroom units: Size of two bedroom units: Number of three bedroom units: Size of three bedroom units: Open space: Seating Capacity: Percent of open space: Maximum Occupancy Load: Proposed Additions: Total basement floor area, if any, of addition: Use of addition: Number of floors to be added:\_ Height of addition: Square footage added per floor: Office space in addition: Total building floor area (including addition): Retail space in addition: Floor area ratio (total floor area + total land area): Industrial space in addition: Assembly space in addition: Open Space: Maximum building occupancy load (including addition): Percent of open space: 10. Required and Proposed Setbacks Required front setback: Proposed front setback: Required rear setback: Proposed rear setback Required total side setback: Proposed total side setback: Side setback: Second side setback: 11. Required and Proposed Parking Required number of parking spaces: Proposed number of parking spaces: Typical angle of parking spaces: 90 Typical size of parking spaces: 1809 Typical width of maneuvering lanes: 18 Location of parking on site: SEE Number of spaces <180 sq. ft.: Number of handicap spaces: Z FOR FIETAI Location of parking off site: SEE Shared parking agreement? \_\_\_\_\_NO Number of light standards in parking area: Height of light standards in parking area: Screenwall material: Height of screenwall:\_ ₩ REQ IF NORMAL 375 SEATING ASAWHOR PIE

		. ×	
12	Landscaping		
	Location of landscape areas:		Proposed landscape material:
		<u>\</u>	
		+	
13	Streetscape	•	
	Sidewalk width:		Description of benches or planters:
	Number of benches: Number of planters:	7	Species of existing terms
	Number of existing street trees:	1	Species of existing trees:
	Number of proposed street trees: Streetscape plan submitted?		Species of proposed trees:
		· · · · · ·	
14.	Loading Required number of loading spaces:		Drongrad number of location and
	Typical angle of loading spaces:	+ <u>\</u>	Proposed number of loading spaces:
	Screenwall material: Location of loading spaces on site:	- \	Height of screenwall: Typical time loading spaces are used:
		· · · · · ·	ypical time loading spaces are used:
15.	Exterior Waste Receptacles Required number of waste receptacles:		
	Location of waste receptacles:		Proposed number of waste receptacles:
	Screenwall material:		Height of screenwall:
16.	Mechanical Equipment	Ň	<b>`</b>
	Utilities and Transformers:		
	Number of ground mounted transformer	s:	Location of all utilities & easements:
	Size of transformers (L•W•H): Number of utility easements:	<u> </u>	
	Screenwall material:		Height of screenwall:
	Ground Mounted Mechanical Equi	mont:	
	Number of ground mounted units:	1	Location of all ground mounted units:
	Size of ground mounted units (L•W•H): Screenwall material:		
			Height of screenwall:
	Rooftop Mechanical Equipment: Number of rooftop units:		
	Type of rooftop units:		Location of all rooftop units:
	Screenwall material;		Percentage of rooftop covered by mechanical units
	Location of screenwall:	1	Height of screenwall: Distance from rooftop units to all screenwalls:
3			- solute nom reoriep units to all screen walls.
17.	Accessory Buildings		
	Number of accessory buildings:	· · · · ·	Size of accessory buildings:
	Location of accessory buildings:		Height of accessory buildings:
18.	Building Lighting	1 A A	N
	Number of light standards on building:	··· \	Type of light standards on building:
	* * * *	n ka ka	
	- C.n		

•

Size of light fixtures (L•W•H):	7	Heigh
Maximum wattage per fixture:		Propo
Light level at each property line:		1
19. Site Lighting	<b>`</b>	
		Туре
Size of light fixtures (L•W•H):	1	Heigh
per interiore.		Propo
Light level at each property line:		Holid
	•	
20. Adjacent Properties Number of properties within 200 ft.:	,	
Property #1		
Number of buildings on site:		Prope
Zoning district:		riopo
Use type:		
Square footage of principal building:		
Square footage of accessory buildings:		
Number of parking spaces:		North,
Property #2		
Number of buildings on site:		Proper
Zoning district:		
Courses footoge of a inclusion 11 111		-
Square footage of principal building:		
Square footage of accessory buildings: Number of parking spaces:		North,
	· · · · · · · · · · · · · · · · · · ·	Norm,
Property #3		
Number of buildings on site:		Proper
Zoning district:		rioper
Use type:	ľ	St. 1999
Square footage of principal building:		0
Square footage of accessory buildings:		
Number of parking spaces:		North,
Property #4		
Number of buildings on site:		n
Zoning district:		Proper
Zoning district:Use type:		-
Square footage of principal building:		5
Square footage of accessory buildings:		-
Number of parking spaces:		North,
		i tortin,
Property #5		
Number of buildings on site:		Proper
Zoning district:		1
Use type:		
Square footage of principal building:		
Square footage of accessory buildings:		
Number of parking spaces:		North,
	2	
	8	
Ĩ.		

×

1

Height from grade:	
Proposed wattage per fixture:	-
•	
Type of light fixtures:	
Proposed wattage per fixture: Holiday tree lighting receptacles:	
Fronday tree righting receptacies.	
Property Description:	
	-
North, south, east or west of property?	
Property Description:	
North, south, east or west of property?	
	1
Property Description:	
(0)	
North, south, east or west of property?	
Property Description:	
North, south, east or west of property?	
	1
Property Description:	
North, south, east or west of property?	
	<b>H</b> ]

The undersigned states the above information is true and correct, <u>and understands that it is the</u> responsibility of the applicant to advise the Planning Division and / or Building Division of any <u>additional changes made to an approved site plan</u>. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: Print Name: Lindsey Signature of Applicant: Print Name: Lindsey Signature of Architect:	Sayles Sayles		9-9-20 9-9-20 9.4.20	91.0
Print Name:Application #: Date of Approval:	Office Use OnlyDate Received:	Fce:		
THE PEARL				
42 RES. REG. 15 RET. REG. 51 TOTAL RE	2.			
8 EXTRA	-			



**Fruition:** the point at which a plan or project is realized.

# FRUITION

Fruition was started by two sisters who strive to live health and happy lives. They believe that being healthy leads to happiness. Fruition is a fast, simple, and healthy establishment serving fast healthy food for Grand Rapids. We pride our self on having good vibes and having great food in our store. We have many gluten free and vegan options, as well a wide variety of foods. Our passion is to provide healthy food to kickstart a healthy lifestyle for all. At Fruition we're always creating new and delicious foods and perfecting our menu to provide the best products. For the owners and employees, Fruition is not only a business but it is a passion. Our employees all dedicate their time to making great products and help customers find the best food options for them. Come in and see us! Be sure to check out our social media pages to find deals, fun prizes, and aesthetic pictures of our beautiful products.

Tag us in your photos **@thefruitionlife** !

FRUITION ACAI & JUICE BAR BIRMINGHAM 856 NORTH OLD WOODWARD STE 100 BIRMINGHAM, MI 48009

FRUITION ACAI & JUICE BAR EASTOWN 1405 LAKE DRIVE SE GRAND RAPIDS, MI 49506

INFO@THEFRUITIONLIFE.COM

©2018-2020 FRUITION

# FRUITION

# ACAI & JUICE BAR

ABOUT US EASTOWN MENU BIRMINGHAM MENU CONTACT US



# \*COMING SOON\* FRUITION MENU BIRMINGHAM

#### ACAI BOWLS

SUN'S UP- Acai, Granola, Strawberry, Banana, Blueberry, Honey \$10.25

THE ESSENTIALS- Acai, Peanut Butter, Greek Yogurt, Granola, Blueberry, Pineapple, Hemp Seed, Honey & Coconut \$11.25

**BIRM' BOWL-** Acai, Granola Butter, Granola, Strawberry, Raspberries, Banana Chips & Chocolate Chips \$11.5

**FRUITION-** Acai, Peanut Butter, Granola, Strawberry, Banana, Pineapple, Kiwi, Honey & Coconut shavings \$11



#### 12/4/2020

Birmingham Menu — Fruition





MOOD- Acai, Almond Butter, Granola, Strawberry, Blueberry & Cacao Nibs \$11

HEALTH(NO)NUT- Acai, Granola, Strawberry, Kiwi, Pineapple & Honey \$10.75

SWEET TOOTH- Acai, Peanut Butter, Granola, Banana & Chocolate Chips \$10.25

NOT MY BIRTHDAY- Acai, Birthday Cake Granola, Blueberries, Banana, topped with Coconut Whip made in house & sprinkles \$11.50

Add any topping listed above to any bowl (\$.50/topping)

#### TOASTS/BAGELS

**THE BASICS-** Dave's Killer Bagel with Cream Cheese Spread \$5

**ONLY AVO-** Dave's Killer Bread or Bagel topped with Avocado Spread \$6.5

**EVERYTHING AVO-** Dave's Killer Bread or Bagel topped with Cream Cheese & Avocado Spread seasoned with EBTB \$7

I PEEL GOOD- Dave's Killer Bread or Bagel topped with Peanut Butter, Banana slices, Hemp Seed, Sliced Almonds, Cinnamon & Honey \$7.5

FULL OF FLAV'- Dave's Killer Bread or Bagel, Mascarpone Cheese, Strawberry, Mint Leaf, Lemon Zest, Honey & Chia Seed \$8

#### Birmingham Menu — Fruition

**COOLCUMBER-** Dave's Killer Bread or Bagel topped with Hummus, Spiralized Cucumber, Olive Oil, Salt & Pepper \$7

BRAVOCADO- Dave's Killer Bread or Bagel topped with Avocado Spread, Blueberry, Feta, Pumpkin Seeds, drizzled with a Balsamic glaze. \$8

**FIGGIN' GOOD-** Dave's Killer Bread or Bagel topped with Granola Butter, Figs, Hemp Seed, drizzled with Maple Syrup \$8

#### LATTES

Add COLLAGEN to any Latte for \$.75

CHOICE OF HOT OR ICED, 12oz/16oz

**CLEAN BEAN-** Espresso, Pure Vanilla Bean Syrup, Choice of Milk \$4.75/\$5.75

MACA MOCA- Espresso, Pure Maple Syrup, Cocoa Powder, Maca Powder, Choice of Milk \$5/\$6

SHORT N' SWEET- Espresso, Cinnamon, Light Brown Sugar, Choice of Milk \$4.75/\$5.75

JOE-JITO- Coconut Sugar, Fresh Mint, Half & Half, Brewed Coffee \$6/\$6.75

MATCHA MADE IN HEAVEN- Matcha, Maple Syrup, Cinnamon, Choice of Milk \$5/\$6

PLAIN JANE- Espresso, Choice of Milk \$4/\$4.5

BIRM' BABY BIRM' (Try as a Meal Replacement)- Brewed Coffee, Organic Coconut Oil & Grass Fed Butter (16 oz/HOT) \$6.5

CARAMEL CREAM (Try as a Meal Replacement)- Brewed Coffee, Organic Coconut Oil, Grass Fed Butter, Salt, Vanilla Extract & Honey (16 oz/HOT) \$6.75

AC/DT- Lemon, Honey, Cayenne, Cinnamon, Apple Cider Vinegar, Hot Water (16oz/HOT) \$5.5

See you soon!

FRUITION ACAI & JUICE BAR EASTOWN 1405 LAKE DRIVE SE GRAND RAPIDS, MI 49506 FRUITION ACAI & JUICE BAR BIRMINGHAM 856 NORTH OLD WOODWARD STE 100 BIRMINGHAM, MI 48009

INFO@THEFRUITIONLIFE.COM

©2018-2020 FRUITION

# FRUITION

# ACAI & JUICE BAR

## ABOUT US EASTOWN MENU BIRMINGHAM MENU CONTACT US

# ABOUT US





**Fruition:** the point at which a plan or project is realized.

# FRUITION

Fruition was started by two sisters who strive to live health and happy lives. They believe that being healthy leads to happiness. Fruition is a fast, simple, and healthy establishment serving fast healthy food for Grand Rapids. We pride our self on having good vibes and having great food in our store. We have many gluten free and vegan options, as well a wide variety of foods. Our passion is to provide healthy food to kickstart a healthy lifestyle for all. At Fruition we're always creating new and delicious foods and perfecting our menu to provide the best products. For the owners and employees, Fruition is not only a business but it is a passion. Our employees all dedicate their time to making great products and help customers find the best food options for them. Come in and see us! Be sure to check out our social media pages to find deals, fun prizes, and aesthetic pictures of our beautiful products.

Tag us in your photos @thefruitionlife !

#### **BEST OF BIRM**

BIRM' BOWL- Acai, Granola Butter, Granola, Strawberry, Raspberries, Banana Chips & Chocolate Chips **\$11.5** 

**FRUITION**- Acai, Peanut Butter, Granola, Strawberry, Banana, Pineapple, Kiwi, Honey & Coconut Shavings **\$11** 

**BRAVOCADO**- Dave's Killer Bread or Bagel topped with Avocado Spread, Blueberry, Feta, Pumpkin Seeds, drizzled with a Balsamic glaze. **\$8** 

**FIGGIN' GOOD**- Dave's Killer Bread or Bagel topped with Granola Butter, Figs, Hemp Seed, drizzled with Maple Syrup **\$8** 

**BIRM' BABY BIRM'** (Try as a Meal Replacement)- Brewed Coffee, Organic Coconut Oil & Grass Fed Butter (16 oz/HOT) **\$6.5** 

CARAMEL CREAM (Try as a Meal Replacement)- Brewed Coffee, Organic Coconut Oil, Grass Fed Butter, Salt, Vanilla Extract & Honey (16 oz/HOT) **\$6.75** 

#### ACAI BOWLS

SUN'S UP- Acai, Granola, Strawberry, Banana, Blueberry, Honey \$10.25

**THE ESSENTIALS**- Acai, Peanut Butter, Greek Yogurt, Granola, Blueberry, Pineapple, Hemp Seed, Honey & Coconut **\$11.25** 

MOOD- Acai, Almond Butter, Granola, Strawberry, Blueberry & Cacao Nibs \$11

HEALTH(NO)NUT- Acai, Granola, Strawberry, Kiwi, Pineapple & Honey \$10.75

SWEET TOOTH- Acai, Peanut Butter, Granola, Banana & Chocolate Chips \$10.25

**NOT MY BIRTHDAY**- Acai, Birthday Cake Granola, Blueberries, Banana, topped with Coconut Whip made in house & Sprinkles **\$11.50** 

#### Add any topping listed above to any bowl (\$.50/topping)

#### TOASTS/BAGELS

THE BASICS- Dave's Killer Bagel with Cream Cheese Spread \$5

**ONLY AVO**- Dave's Killer Bread or Bagel topped with Avocado Spread **\$6.5** 

**EVERYTHING AVO**-Dave's Killer Bread or Bagel topped with Cream Cheese & Avocado Spread seasoned with EBTB **\$7** 

I PEEL GOOD- Dave's Killer Bread or Bagel topped with Peanut Butter, Banana Slices, Hemp Seed, Sliced Almonds, Cinnamon & Honey **\$7.5** 

**FULL OF FLAV'**- Dave's Killer Bread or Bagel, Mascarpone Cheese, Strawberry, Mint Leaf, Lemon Zest, Honey & Chia Seed **\$8** 

**COOLCUMBER**-Dave's Killer Bread or Bagel topped with Hummus, Spiralized Cucumber, Olive Oil, Salt & Pepper **\$7** 

#### LATTES Add COLLAGEN to any Latte for \$.75 Substitute Almond or Oat Milk + \$.50

#### CHOICE OF HOT OR ICED, 12oz/16oz

CLEAN BEAN- Espresso, Pure Vanilla Bean Syrup, Choice of Milk \$4.75/\$5.75

MACA MOCA- Espresso, Pure Maple Syrup, Cocoa Powder, Maca Powder, Choice of Milk \$5/\$6

SHORT N' SWEET- Espresso, Cinnamon, Light Brown Sugar, Choice of Milk \$4.75/\$5.75

JOE-JITO-Coconut Sugar, Fresh Mint, Half & Half, Brewed Coffee \$6/\$6.75

MATCHA MADE IN HEAVEN- Matcha, Maple Syrup, Cinnamon, Choice of Milk \$5/\$6

PLAIN JANE- Espresso, Choice of Milk \$4/\$4.5

AC/DT- Lemon, Honey, Cayenne, Cinnamon, Apple Cider Vinegar, Hot Water (16oz only) \$5.5

#### Birmingham Hours of Operation (COVID Restrictions) Monday-Friday 7:30am-7pm Saturday- 9am-5pm Sundays-CLOSED

Once restrictions lifted we would be open on Sundays from 10am-4pm.



Brooks Cowan <bcowan@bhamgov.org>

# Fruition

1 message

Leah Cason <lcason07@gmail.com> To: bcowan@bhamgov.org Cc: Lindsey Sayles <lsayles.fruitiongr@gmail.com> Thu, Oct 8, 2020 at 8:23 AM

Good Morning Brooks!

Just wanted to follow up my voicemail yesterday with an email, I imagine you are insanely busy. I had a few questions to ask you regarding what is acceptable and what is not during the time we do not have the land permit. I was talking with our architect and project manager yesterday and they thought it might be best for me to email you. As you know, we are planning to be an actual "sit down" cafe as soon as possible, back in August, I was under the impression from John (our architect) that we were on schedule to be presented in September so everything has kind of been a mess. That being said, I am hoping to change our seating until then so it basically only offers a "waiting bench" and we will serve our menu items only as "to-go" so in takeout & disposable containers. This bench most likely would only fit 4-5 people at a time. Our cafe in Grand Rapids is 80% carry out now, so I am hoping that will be the case here as well! Another thing, we have our exterior sign being proofed this week and as of now, it will read "Fruition Acai & Coffee Cafe", is that okay with you? The installation process for this, including positioning & pricing, really makes sense to have this all put up at one time. If you have ANY other recommendations on things we can do to our interior in the mean time to make it more premit free friendly, please let me know! I am all ears!

I hope this email finds you well, like I said on the voicemail I do NOT want to step on anyone's toes this just hasn't been the best situation from the start so I am hoping to get some clarification!

Thank you very much, Leah Cason



#### Brooks Cowan <bcowan@bhamgov.org>

#### **Re: Fruition Juice Bar**

#### Emil Cherkasov <emil@forwardcommercial.com>

Fri, Aug 14, 2020 at 1:08 PM

To: Brooks Cowan <bcowan@bhamgov.org> Cc: Jeff Zielke <jzielke@bhamgov.org>, Nicholas Dupuis <ndupuis@bhamgov.org>, Nour Makkieh <nourm@marusicharchitecture.com>, John Marusich <johnm.marusicharchitecture@gmail.com>

Brooks,

I confirmed with tenant, it will be carryout only.

There is an understanding that if they decide to redesign their space later on and add seating, that they will need to apply for special land use permit.

Yours truly,

**Emil Cherkasov** 

Principal

Forward Commercial Group

6785 Telegraph Rd, Suite 250

Bloomfield Hills MI 48301

P. 248-662-5066

C. 248-894-3604

www.forwardcommercial.com



[Quoted text hidden]

City of	Birmingham	MEMORANDUM
DATE:	December 2, 2020	Planning Division
то:	Planning Board	
FROM:	Jana L. Ecker, Planning Directo	r
SUBJECT:	251 E. Merrill, Suite 236 – Ta within the Merrillwood Building Special Land Use Permit and Fig	

#### **Executive Summary**

The subject site is located at 251 E. Merrill, Suite 236, a storefront space located within the Merrillwood Building on the second floor. The property is zoned B4 (Business Residential). The applicant is seeking approval of a Special Land Use Permit and Final Site Plan and Design to permit the operation of Tapper's Gold Exchange, which is a jewelry store that includes the buying and selling of precious metals and jewelry. Tapper's currently has existing locations in West Bloomfield, Novi and Somerset in Troy.

As Tapper's proposes to buy and sell precious metals and jewelry, the operation falls under the definition of a pawnshop in the Zoning Ordinance. Article 9, section 9.02 defines pawnshops and specifically states that "A pawnshop includes establishments that buy personal property, such as jewelry or artwork, made of gold or other valuable metals for refining". Article 9, section 9.02 further states that pawnshops are regulated uses, and thus require a valid Special Land Use Permit. Accordingly, the applicant is required to obtain a recommendation from the Planning Board on the Final Site Plan and Special Land Use Permit, and then obtain approval from the City Commission for the Final Site Plan and Special Land Use Permit to allow the operation of Tapper's Gold Exchange.

#### 1.0 Land Use and Zoning

- **1.1** <u>Existing Land Use</u> There is an existing seven story building on the site with first floor retail space, and office use and residential units on the upper floors.
- **1.2** <u>Existing Zoning</u> The property is currently zoned B4 (Business Residential). The existing use and surrounding uses appear to conform to the permitted uses of the Zoning Ordinance.
- **1.3** <u>Summary of Land Use and Zoning</u> The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Retail & Commercial	Commercial	Single Family Residential	Booth Park
Existing Zoning District	B4, Business Residential	B4, Business Residential	B4, Business Residential	B4, Business Residential
Overlay Zoning District	D4	D4	D4	D4

#### 2.0 Use, Setback and Height Requirements

The applicant is not proposing any changes to the footprint or massing of the existing building, nor to the exterior of the building on any facade. No external signage is proposed.

As noted above, Tapper's proposed operation falls under the definition of a pawnshop in the Zoning Ordinance and is thus a regulated use. Article 5, Section 5.21 provides the following standards for regulated uses in a B4 zone district:

Regulated uses are permitted if located more than 1,000 feet from any <u>lot</u> for which a certificate of occupancy has been issued for another regulated use. No more than 1 regulated use shall be permitted in a single building. The City Commission shall hear and deny, approve or approve with conditions all requests for permission to carry on a regulated use where a regulated use is permitted, in accordance with Article 7.

Please see attached map demonstrating that shows that 251 E. Merrill is not within 1000' of any other regulated use. The Palladium Theater was approved as a regulated use due to the presence of electronic video games in the lobby. However, Emagine took over the movie theater several years ago and removed all electronic video games and thus did not require nor obtain approval of a regulated use under the new ownership. Thus, Tapper's proposed regulated use is located 1000' or more from all nearby regulated uses, thus meeting the requirement of section 5.21 of the Zoning Ordinance.

The proposed jewelry store will be located entirely within the building on the second floor. Public access to the store will be through the building, there is no public access from the street level. The applicant has provided photos of the space, which are attached for your review. Tapper's Gold Exchange is proposing to have hours by appointment only Monday through Thursday, and to be open to walk in customers on Saturdays from 10:00am to 5:00pm. Tapper's currently has three locations in West Bloomfield, Novi and Troy. The applicant has provided information from their existing website to provide background on their business. Tapper's in Birmingham will be a small scale operation selling jewelry, watches and gemstones, and will also purchase and trade high end luxury jewelry, watches, gemstones and precious metals.

#### 4.0 Screening and Landscaping

- 4.1 <u>Mechanical Screening</u> The applicant is not proposing the addition of any new mechanical equipment, nor screening.
- 4.2 <u>Dumpster Screening</u> The applicant is not proposing the addition of any new dumpsters.
- 4.3 <u>Parking Lot Screening</u> The applicant is not required to provide any off street parking as the site is located within the Parking Assessment District.
- 4.4 <u>Landscaping</u> There are currently 5 street trees existing along the frontage of 251 E. Merrill, all are proposed to remain.

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

- 5.1 <u>Parking</u> As stated above, the applicant is not required to provide any parking spaces for commercial or retail uses as the site is located in the Parking Assessment District.
- 5.2 <u>Loading</u> No additional loading spaces are required nor proposed.
- 5.3 <u>Vehicular Access & Circulation</u> –Most patrons that will arrive at Tapper's Gold Exchange will park on the street or in a City parking garage to access the jewelry store.
- 5.4 <u>Pedestrian Access & Circulation</u> There is a City sidewalk running along E. Merrill Street that provides access to building and lobby entrance. From the lobby, patrons of Tapper's will use the stairs or an elevator to move to the second floor common space from which patrons can access the proposed Tapper's Gold Exchange, as well as to a front door for the building as a whole. From the main building entry.
- 5.5 <u>Streetscape</u> As stated above, there is an existing completed streetscape along E. Merrill, with the required street lighting, street trees and sidewalk. The sidewalk is broom finish concrete, and the furnishing zone between the sidewalk and the curb is currently exposed aggregate concrete as required. No changes are required, nor proposed.

#### 6.0 Lighting

The applicant is not proposing any new exterior lighting or signage on the Merrillwood Building.

#### 7.0 Departmental Reports

- 7.1 **Engineering Division** The Engineering Department has no concerns.
- 7.2 **Department of Public Services** The DPS has no concerns.
- 7.3 <u>Fire Department</u> The Fire Department has no concerns, but notes that all Fire Protection Code standards must be met prior to opening.
- 7.4 **Police Department** The Police Department has no concerns.
- 7.5 **<u>Building Department</u>** The Building Department has no concerns, but notes that a tenant buildout permit will be required prior to opening.

#### 8.0 Design Review

The applicant redesigned the main building entrance and was approved for this in 2019 (plans attached). No changes are proposed at this time to the exterior of the building. No exterior signage is proposed.

#### 10.0 Approval Criteria for Final Site Plan

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

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property not diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.
- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

#### 11.0 Approval Criteria for Regulated Uses

Article 7, section 7.21 of the Zoning Ordinance specifies the procedures and approval criteria for Regulated Uses. Section 7.21 states:

- A. The City Commission shall approve a request for a <u>regulated use</u> if it determines that all of the following standards are met:
  - A. The use will be compatible with adjacent uses of land, considering the proximity of dwellings, religious institutions, schools, public structures, and other places of public gatherings.
  - B. The use will not adversely impact the capabilities of public services and facilities including sewers, water, schools, transportation, and the ability of the City to supply such services.
  - C. The use will not adversely impact any cultural or historic landmarks.
  - D. The use is in compliance with all other requirements of this Zoning Ordinance.
  - E. The use is in compliance with federal, state, and local laws and regulations.
- B. In <u>addition</u>, all of the Special Land Use Permit requirements contained in <u>Article 7</u> must be met for the City Commission to approve such a request for a regulated use.

Based on a review of the Tapper's Gold Exchange submittal, the Planning Division finds that the proposed jewelry store use that includes the buying and selling of precious metals and jewelry is compatible with the uses adjacent to and within the building at 251 E. Merrill and will not adversely impact the capacity of public services or facilities, particularly given the primarily appointment only service. The proposed use is in compliance with all other requirements of the Zoning Ordinance and the proposed use will not adversely impact any historic landmarks as it is fully enclosed within the building.

#### 12.0 Approval Criteria for Special Land Use Permits

Article 7, 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.

Additionally, Article 7, Section 7.36 states that the City Commission shall not approve of any requests for a special land use permit unless it determines that the following standards are met:

- 1. The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
- 2. The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
- 3. The use is consistent with the public health, safety and welfare of the city.
- 4. The use is in compliance with all other requirements of this Zoning Ordinance.
- 5. The use will not be injurious to the surrounding neighborhood.
- 6. The use is in compliance with state and federal statutes.

Based on a review of the Tapper's Gold Exchange submittal, the Planning Division finds that the proposed jewelry store use that includes the buying and selling of precious metals and jewelry is consistent with the intent and purpose of the Zoning Ordinance, and is compatible with the uses adjacent to and within the building at 251 E. Merrill. The proposed use is in compliance with all other requirements of the Zoning Ordinance and the proposed use will not be injurious to the surrounding neighborhood, particularly given the primarily appointment only service.

#### 12.0 Suggested Action

Based on a review of the site plans submitted, the Planning Division recommends that the Planning Board recommend approval of the Final Site Plan and SLUP to the City Commission to permit the operation of Tapper's Gold Exchange as a regulated use at 251 E. Merrill, Suite 236.

#### 13.0 Sample Motion Language

The Planning Board recommends approval of the Final Site Plan to the City Commission to permit the operation of Tapper's Gold Exchange at 251 E. Merrill, Suite 236.

#### AND

The Planning Board recommends approval of the Special Land Use Permit to the City Commission to permit the operation of Tapper's Gold Exchange as a regulated use at 251 E. Merrill, Suite 236.

#### OR

Motion to recommend DENIAL of the Final Site Plan and SLUP to the City Commission for 251 E. Merrill, Suite 236, Tapper's Gold Exchange for the following reasons:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_

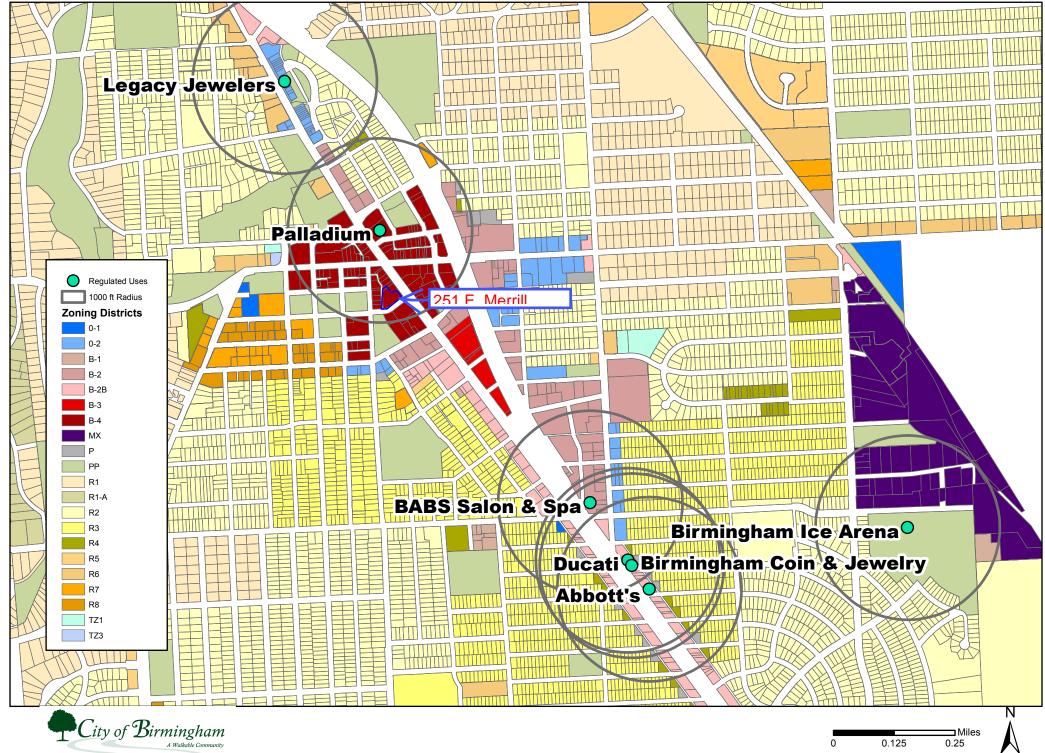
Final Site Plan Review & SLUP 251 E. Merrill– Tapper's Gold Exchange Page 7 of 7

3.	
4.	

OR

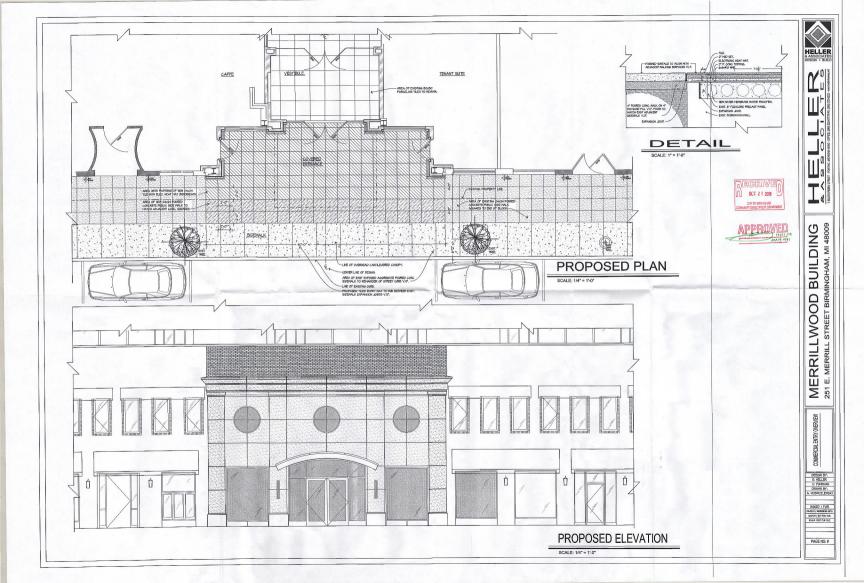
Motion to recommend POSTPONEMENT of the Final Site Plan and SLUP to the City Commission for 251 E. Merrill, Suite 236, Tapper's Gold Exchange.

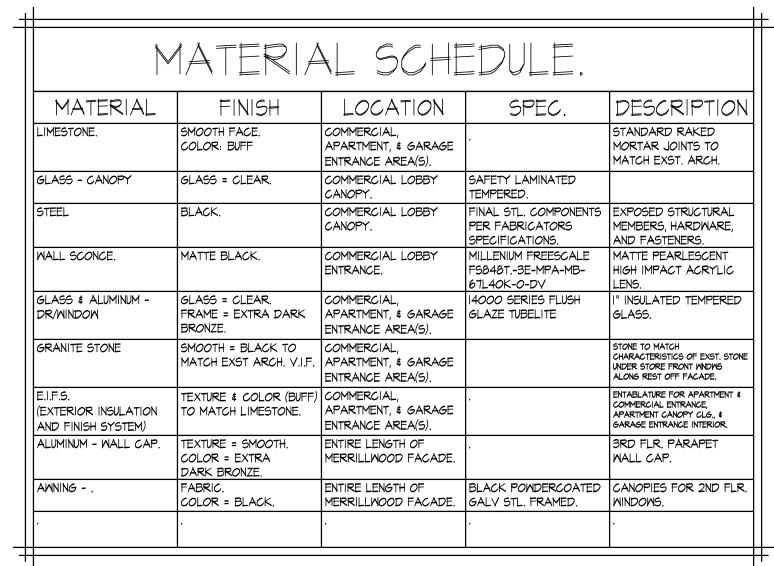
# **2020 Regulated Special Uses**

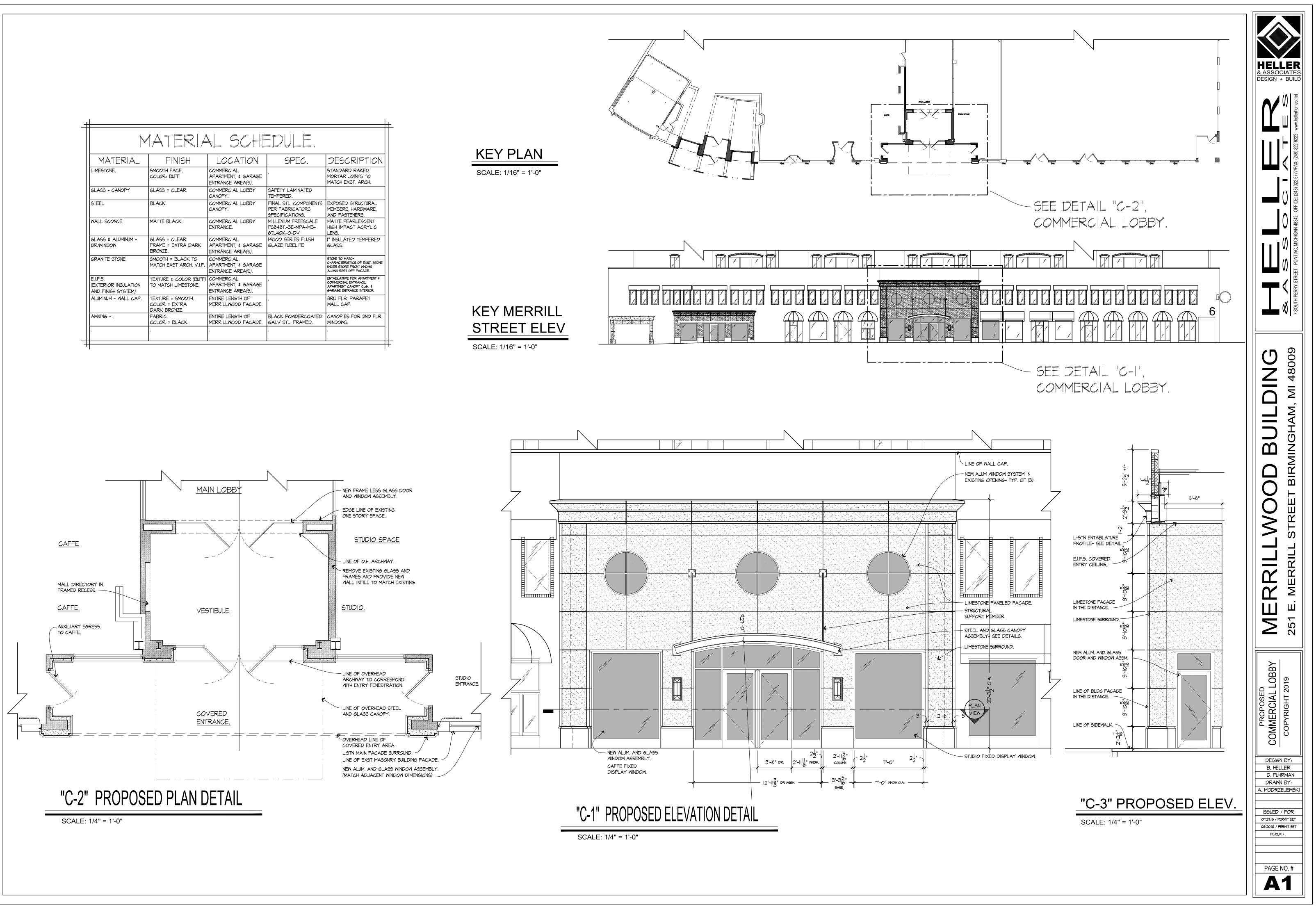


0.125 0

0.25









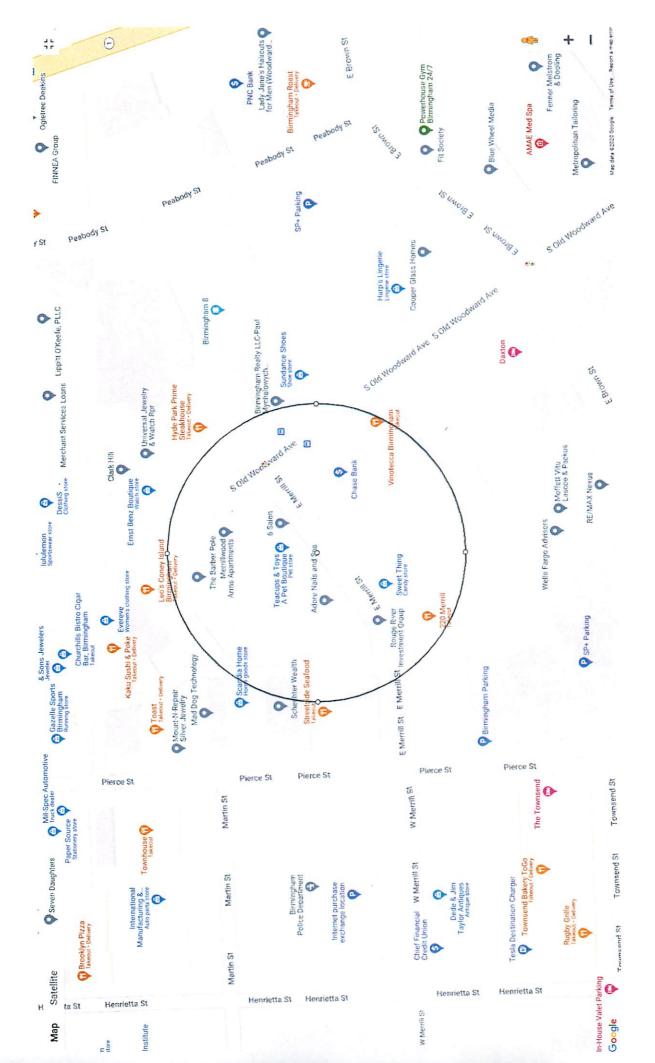


# 251 East Merrill



# 251 East Merrill

















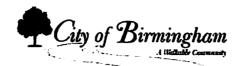


# OFFICE SPACE FOR LEASE Please Call 248 646-7500

111 come 111

CE To

ALL DESCRIPTION OF



### **Special Land Use Permit Application**

**Planning Division** 

Form will not be processed until it is completely filled out.

- 1. Applicant Name: <u>TAPPER'S</u> GOL9 EX LHANGE Address: <u>6337 OACHARI</u> LAKE RUAS <u>WB, MI, 49327</u> Phone Number: <u>249-865-6336</u> Fax Number: <u>248-932-7717</u> Email address: <u>MATAPPERG TA UPERS.</u> COM
- 3. Applicant's Attorney/Contact Person Name: <u>JEFRAEY</u> ISHBIA Address: <u>25/E. MERRILL</u> 5T. #212 <u>BIRMINGHAM</u> MI. 48009 Phone Number: <u>248-647-8596</u> Email address: <u>JALE IG LAW FIRM. COM</u>

#### 5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
  - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
  - A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
  - iii. A certified Land Survey;
  - iv. Interior floor plans;

#### 6. Project Information

Address Teasting of the manage 257 E MERRILL
Address Location of the property.
OIKININGHAM, MICH. 48009
Address/Location of the property: 251 E. MERR/LL BIRMINGHAM, MICH. 48009 Name of development: MERR/LL 48009 BUILDING
Sidwell #:
Current Use: PREVIOUS RETAIL JEWELNY
Proposed Use: SALES / RETAIL 6010 BJYING
Area of Site in Acres:
Current zoning:
Is the property located in the floodplain?
Name of Historic District Site is located in:
Date of Historic District Commission Approval:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:

2. Property Owner METAALLWOOD COLLECTION. Name: <u>JEFFRET</u> <u>ISHBIA</u> Address: <u>251 E. MERRILL ST. 4712</u> <u>BIRMINGITAN</u>, <u>MI</u> <u>48009</u> Phone Number: <u>248 - 647 - 8590</u> Fax Number: <u>248 - 647 - 8596</u> Email address: <u>JTAT & IGLAUFIRM.</u> <u>(Mr.</u>)

#### 4. Project Designer/Developer

Name:	
Address:	
Phone Number:	
Fax Number:	
Email address:	

- v. A Landscape Plan;
- vi. A Photometric Plan;
- vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

Date of Application for Final Site Plan: \_\_\_\_\_\_ Date of Final Site Plan Approval: \_\_\_\_\_\_ Date of Application for Revised Final Site Plan: \_\_\_\_\_ Date of Revised Final Site Plan Approval: \_\_\_\_\_ Date of Design Review Board Approval: \_\_\_\_\_\_ Is there a current SLUP in effect for this site? \_\_\_\_\_\_ Date of Application for SLUP: \_\_\_\_\_\_ Date of SLUP Approval: \_\_\_\_\_\_ Date of Last SLUP Amendment: \_\_\_\_\_\_ Will proposed project require the division of platted lots? \_\_\_\_\_\_

Will proposed project require the combination of platted lots?

# 7. Details of the Proposed Development (attach separate sheet if necessary)

B	uildings and Structures	Une Duilding OFFICE INFORM OF DEPORT LEERVA
N H	umber of Buildings on Site: <u>Dive</u> eight of Buildings & # of Stories: <u>Twp 570818</u>	Use of Buildings: OFFILE MEDILA RETAIL SERVIL Height of Rooftop Mechanical Equipment:
	loor Use and Area (in Square Feet)	
Ρ	roposed Commercial Structures: total basement floor area: <u>APIROK</u> 100 S4.FF.	Anda, 200 - A
T	otal basement floor area: APTROX 100 SG. TV.	Office Space: KAROX. 100 59.14
N	umber of square leet per upper floor.	Office Space: <u>AAIROX</u> . 700 54. <del>A</del> Retail Space: <u>AAIROX</u> 400 54. <del>A</del> Industrial Space: <u>MONE</u>
Т	otal floor area:	Industrial Space:
F	otal floor area: loor area ratio (total floor area ÷ total land area):	Assembly Space: NONE
-		Seating Capacity:
ō	pen space:	Maximum Occupancy Load://#
P	ercent of open space:	Office Space:       Introduction         Retail Space:       Industrial Space:         Industrial Space:       NONE         Assembly Space:       NONE         Seating Capacity:       NA         Maximum Occupancy Load:       N/A
P	roposed Residential Structures:	n a baile that the second
Τ	otal number of units: NYPP	Rental units or condominiums?
N	lumber of one bedroom units:	Size of one bedroom units:
N	lumber of two bedroom units:	Size of two bedroom units:
N	lumber of three bedroom units:	Size of three bedroom units:
С	Dpen space:	Seating Capacity:
P	ercent of open space:	Maximum Occupancy Load:
P	roposed Additions:	
T	Toposed Additions:	Use of addition: Height of addition:
		Height of addition:
S	quare footage added per floor:	Office space in addition:
T	otal building floor area (including addition):	Retail space in addition:
F	loor area ratio (total floor area ÷ total land area):	Industrial space in addition:
		Assembly space in addition:
ō	Open Space:	Maximum building occupancy load (including addition):
P	ercent of open space:	
). F	Required and Proposed Setbacks Required front setback: NOVE	
		Proposed front setback: Proposed rear setback
	lequired rear setback:	
	Required total side setback:	Proposed total side setback:
S	ide setback:	Second side setback:
I. F	Required and Proposed Parking	Demand sumbar of making magazi
F	Required number of parking spaces: NONE	Proposed number of parking spaces:
- 1	ypical angle of parking spaces:	Typical size of parking spaces:
1	Typical width of maneuvering lanes:	Number of spaces <180 sq. ft.:
L	ocation of parking on site:	Number of handicap spaces:
Ĺ	ocation of parking off site:	Shared parking agreement?
ľ	Number of light standards in parking area:	Height of light standards in parking area:
S	Screenwall material:	Height of screenwall:

12. Landscaping

12. Landscaping Location of landscape areas://A	Proposed landscape material:
	_
······································	
₽ <sub>₩1</sub> -1,1,1,1,2,,1,1,2,,1,1,2,,1,1,1,1	n an
13. Streetscape Sidewalk width://A Number of benches:	Description of benches or planters:
Number of benches:	
Number of planters:	Species of existing trees:
Number of existing street trees:	
Number of proposed street trees:	Species of proposed trees:
Streetscape plan submitted?	
Succescape plan sublinited:	
14. Loading	
Required number of loading spaces: N/A Typical angle of loading spaces:	Proposed number of loading spaces:
Turnical angle of loading spaces:	Typical size of loading spaces:
Semeanuall material	Upical Size of loading spaces
Screenwall material:	Height of screenwall: Typical time loading spaces are used:
Location of loading spaces on site:	. Typical time loading spaces are used.
15. Exterior Waste Receptacles	
Required number of waste receptacles: <u>19</u>	Proposed number of waste receptacles:
Location of waste receptacles:	Size of waste receptacies:
Screenwall material:	Height of screenwall:
16. Mechanical Equipment	
Utilities and Transformers:       N/A         Number of ground mounted transformers:       N/A         Size of transformers (L•W•H):	
Number of utility easements:	
Screenwall material:	Height of screenwall:
	······································
Ground Mounted Mechanical Equipment: Number of ground mounted units: Size of ground mounted units (L•W•H):	Location of all ground mounted units:
Screenwall material:	Height of screenwall:
· · · · · · · · · · · · · · · · · · ·	
Rooftop Mechanical Equipment: V/A	Location of all rooftop units:
Type of rooftop units:	Size of rooftop units (L•W•H):
	Percentage of rooftop covered by mechanical units:
Screenwall material	
Screenwall material: Location of screenwall:	Height of screenwall: Distance from rooftop units to all screenwalls:
	Distance from roomop units to an screenwaits:
17. Accessory Buildings Number of accessory buildings:	Size of accessory buildings:
trumber of accessory buildings:	Height of accessory buildings:
Location of accessory buildings:	rieigni of accessory buildings:
<ul> <li>17. Accessory Buildings Number of accessory buildings:</li> <li>Location of accessory buildings:</li> <li>18. Building Lighting Number of light standards on building:</li> </ul>	Type of light standards on building:
J	

Description of benches or planters:	
Species of existing trees:	
species of existing trees:	·
Species of proposed trees:	
Democrat sumbas of log ding success	
Proposed number of loading spaces: Typical size of loading spaces:	
Height of screen wall	
Height of screenwall:	
Proposed number of waste receptacles:	
Size of waste receptacles:	
Height of screenwall:	
Location of all utilities & easements:	
Height of screenwall:	
Location of all ground mounted units:	_
Unight of companyually	
Height of screenwall:	
Location of all rooftop units:	
Size of rooftop units (L•W•H): Percentage of rooftop covered by mechanical units: Height of screenwall:	
recentage of roottop covered by mechanical units:	
Height of screenwall:	
Usually from roomop units to all screenwalls:	
Size of accessory buildings:	
Size of accessory buildings:	

.

Size of light fixtures (L+W+H):	Height from grade:
Maximum wattage per fixture:	
Light level at each property line:	
9. Site Lighting	
Number of light fixtures:	Type of light fixtures:
Size of light fixtures (L·W·H):	Height from grade:
Maximum wattage per fixture:	Proposed wanage per fixure:
Light level at each property line:	Holiday tree lighting receptacles:
<b>. . . . . . . . . .</b>	
20. Adjacent Properties	
Number of properties within 200 ft.: ONE	
•••	
Property #1	
Number of buildings on site:	Property Description:
Zoning district:	
Use type:	
Square footage of principal building:	
Square footage of accessory buildings:	
Number of parking spaces:	
Property #2 Number of buildings on site:	
Number of buildings on site:	Property Description:
Zoning district:	
Use type:	
Square footage of principal building:	
Square footage of accessory buildings:	
Number of parking spaces:	North, south, east or west of property?
Property #3 Number of buildings on site: NONE	Durante Description
	Property Description:
Zoning district:	
Use type:	
Square footage of principal building:	
Square footage of accessory buildings:	
Number of parking spaces:	North, south, east or west of property?
Due a che 44	
Property #4	Property Description:
Number of buildings on site:	
Use type:Square footage of principal building:	
Square tootage of principal outldings:	
	North, south, east or west of property?
Number of parking spaces:	
Property #5	
Property #5 Number of buildings on site:	Property Description:
Zoning district:	
Use type: Square footage of principal building:	
Square footage of accessory buildings: Number of parking spaces:	
Number of parking spaces.	

The undersigned states the above information is true and correct, <u>and understands that it is the</u> <u>responsibility of the applicant to advise the Planning Division and / or Building Division of any</u> <u>additional changes made to an approved site plan</u>. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

(		_	9-17-20
Signature of Owner:	// m	Date:	121110
Print Name:E Signature of Applicant:	TEREY A. ISHBI		7/20/20
Print Name: MA	K TAPPER		
Signature of Architect:		Date:	
Print Name:			
	Office Use Only	,	
Application #:	Date Received:	Fee:	
Date of Approval:	Date of Denial:	Accepted by:	

ABOUT US	MAKE APPOINTMENT	CUSTOMER CARE	CONTACT TRACK REPAIR	MY CART LOGIN	<u>1-800-337-GIFT</u>	
ROLEX	ENGAGEMENT	JEWELRY	DAVID YURMAN	DESIGNERS	WATCHES	SALE
Not l						



## ABOUT US

Home > About Us





#### **OUR MISSION**

Tapper's mission is to provide you with a luxury shopping experience with unparalleled customer service. As a multi-generation family-owned business, we bring a long term perspective to all of our relationships, driven by honesty, accountability, community involvement, and excellence. We are committed to delivering on this promise every day.

<u>Learn about our history »</u> <u>Learn about our community »</u>

#### **ABOUT TAPPER'S**

There's joy in finding the perfect piece of jewelry. But... there's even more in finding the perfect jeweler. At Tapper's, our family has been Michigan's most trusted since 1977. With generations of experience, we travel around the world to curate the finest collection of designer jewelry and luxury timepieces. And as Michigan's largest direct diamond importer, we don't pay price premiums to middlemen. So, visit one of our three stores, and we'll guide you to what will make you look and feel your best.

You can also turn to our talented team for...

- Custom jewelry design
- Appraisals
- Gold and estate buying
- Restoration and repair of jewelry and fine timepieces



BEST PLACE TO BUY

AN ENGAGEMENT RING

2018

BEST JEWELER

2018



BEST RINGS 2017



BEST JEWELRY STORE 2018

BEST PLACE TO BUY AN ENGAGEMENT OR WEDDING RING 2017

Hi there, have a question? Text us here.

ABOl

<u>Histor</u> <u>Comn</u> <u>Caree</u> <u>Conta</u> Email \*

Your Phone Number

Subject \*

Please select

Your Comments / Questions \*

appent

WEST BLOOMFIELD, MICHIGAN

6337 Orchard Lake Road West Bloomfield, MI 48322 Phone: 248-932-7700 Fax: 248-932-7717 1-800-337-GIFT

.

ORCHARD MALL

Monday, Tuesday, Wednesday, Thursday, Friday, Saturday 10:30am-6pm Sunday: 12pm-4pm .

View on map »

SUBMIT >

SOMERSET COLLECTION NORTH TROY, MICHIGAN



2800 West Big Beaver Road Troy, MI 48084 Phone: 248-649-2000 1-800-337-GIFT Monday, Tuesday, Wednesday, Thursday, Friday, Saturday 11am-7pm Sunday 12pm-6pm

View on map »

TWELVE OAKS MALL NOVI, MICHIGAN



27716 Novi Road Novi, Michigan 48377 Phone: 248-465-1800 Fax: 248-465-1818 1-800-337-GIFT Monday, Tuesday, Wednesday, Thursday Friday, Saturday 11am-7pm Sunday 12pm-6pm

Hi there, have a question? Text us here.

#### **CONNECT WITH US**



ABOUT US	MAKE APPOINTMENT	CUSTOMER CARE	<u>CONTACT</u>	TRACK REPAIR	MY CART	<u>LOGIN</u>	<u>1-800-337-GIFT</u>	
ROLEX	ENGAGEMENT	JEWELRY	DA	VID YURMAN	DESI	GNERS	WATCHES	SALE
T -	TAPPER <sup>®</sup>	'S						

# CUSTOMER CARE

<u>Home</u> > Customer Care



Overv Conta Locati Peace Gold a Platin Trade Tappe Servic Invest FAQs

# Our mission is to provide a luxury shopping experience with unparalleled customer service to all of our guests, both in-store and online.

We are passionate about consistently providing you a memorable shopping experience. The benefits of shopping at Tapper's go well beyond our fabulous selection of diamonds, fine jewelry, and watches. Please select from the list below to learn more about the benefits of shopping with a full service jeweler.

CORPORATE GIFT SERVICES

GIFT WRAPPING AND ENCLOSURE CARDS

GIFT CARDS

INSURANCE REPLACEMENT SERVICES

#### CONTACT US

Looking for us? Hours we are open? Click here to find directions and the details you need.

SHOP

Jewelry

Designers Watches

Engagement

EXPLORE TAPPER'S

<u>About Us</u> <u>Careers</u> Events HELP <u>Customer Care</u> <u>Contact</u> LIFETIME DIAMOND LOSS PROTECTION PLAN

SHIPPING & RETURNS

**TELEPHONE ORDERS** 

Sign up for exclusive offers and updates.

Enter email addres

SUBSCRIBE

Hi there, have a question? Text us here.

×

ABOUT US	CUSTO	OMER CARE	CONTACT	EVENTS	TRACK REPAI	IR MY CART	LOGIN	<u>1-800-337-GIFT</u>		
ENGAGE	MENT	DES	IGNERS	JEW	ELRY		MAN	WATCHES	ROLEX	SALE



# TAPPER'S GOLD EXCHANGE FAQS

Home > Customer Care > Tapper's Gold Exchange FAQs

#### WHAT DO YOU BUY?

We buy gold of 10K, 14K, 16K, 18K, 21K, 22K, & 24K purity, dental gold, natural-mined diamonds, estate jewelry (please bring an appraisal if you have one), sterling silver, platinum, class rings (made out of precious metals), sterling silver silverware sets, sterling silver platters, sterling silver pitchers, sterling silver serving pieces, precious metal coins, bullion, and certain timepieces based upon watch manufacturer and watch condition.

#### DO YOU BUY ALL GOLD-FILLED OR GOLD-PLATED ITEMS?

In general, no we do not purchase gold-filled nor gold-plated items. There are a few rare circumstances when a gold-filled or gold-plated item has significant historical significance and in those situations we will most likely be interested in purchasing those items.

#### DO YOU BUY SILVERWARE?

We love buying sterling silver silverware sets, sterling silver platters, sterling silver pitchers, sterling silver serving pieces, sterling silver candle sticks, and basically anything else that is sterling silver. You should know that many sterling silver housewares have some type of wax or resin filler to intentionally increase the weight of the item and when we purchase the items we are required to deduct the weight of these filler items. When purchasing sterling silver housewares we are only interested in the value of the sterling silver itself and not the utilitarian value of the item. Please note that we DO NOT BUY silverware that is either made out of stainless steel or silver-plate.

#### DO YOU BUY DIAMONDS?

Yes, we purchase natural-mined diamonds. We will evaluate your diamond during our consultation. If you have a certified diamond, please include your certification or appraisal. We are very interested in buying most diamonds, but please be aware that there are certain diamonds that either due to current market factors, or our current inventory position that would prevent us from making an offer to purchase. In addition, when bringing in a piece of jewelry with several small diamonds set in the piece, it is often in the clients best interest to just include the value of the diamonds in the piece of jewelry's overall weight, rather than face the labor expense of removing these diamonds and purchasing them as a separate lot.

#### **DO YOU PRICE MATCH?**

At Tapper's Gold Exchange, we are so confident that we pay top dollar for your gold and silver jewelry, that we have an industry leading 110% Price Match Guarantee. If you received a written offer on a gold purchase within the last 3 days that is higher than Tapper's Gold Exchange's current offer, Tapper's Gold Exchange will match that offer and pay you 10% more on the difference! Certain restrictions do apply, please speak with your gold and estate buyer for complete details. SHOP TAPPER'S

Q

Engagement Jewolry Watches Services

CUSTOMER CARE

Overview Contact Location and Hours Peace of Mind Gold and Estate Buying Platinum Rewards Trade in – Trade Up Tapper's Custom Design Service After the Sale Investment Care FAQs 

#### DO YOU PRICE MATCH?

At Tapper's Gold Exchange, we are so confident that we pay top dollar for your gold and silver jewelry, that we have an industry leading 110% Price Match Guarantee. If you received a written offer on a gold purchase within the last 3 days that is higher than Tapper's Gold Exchange's current offer, Tapper's Gold Exchange will match that offer and pay you 10% more on the difference! Certain restrictions do apply, please speak with your gold and estate buyer for complete details. -

#### HOW DO I GET PAID?

You will have 3 options for payment: direct deposit, Tapper's Gold Exchange corporate check, or PayPal.

#### HOW LONG WILL IT TAKE TO GET MY OFFER?

You will receive your offer within 24 hours of conclerge pick-up.

#### WHO WILL PICK-UP MY JEWELRY?

Your jewelry will be picked up by a Tapper's Security Officer. All Tapper's Security Officers are retired active off-duty police officers for your safety and protection.

#### DO YOU PRACTICE SOCIAL DISTANCING?

Yes. We take every precaution to ensure both your safety and the safety of our Security Officers. We follow all CDC precautions and recommendations, as well as State of Michigan guidelines including sanitizing materials, wearing gloves, and contactless interaction.

#### AM I REQUIRED TO SELL MY GOLD ONCE IT HAS BEEN PICKED UP?

No. You will receive a free no obligation quote from Tapper's Gold Exchange. If you choose not to accept the offer, your gold will be returned to you within 3-5 business days.

#### **ARE MY ITEMS SAFE?**

Yes. Your items will be transported by a Tapper's Security Officer and are covered by our insurance once in our possession.

#### **ARE MY ITEMS INSURED?**

Yes. We insure your items while in our possession up to \$25,000; however, if you believe your items are worth more than \$25,000 we will be happy to extend an additional insurance policy to assure the value of your items are properly insured and protected. Please call us for details.

#### **IS THERE A COST FOR THIS SERVICE?**

No. Tapper's Gold Exchange Concierge Service is provided free of charge.

#### DO YOU HAVE ANY STORE FRONT LOCATIONS?

Yes. Tapper's Gold Exchange can be found in all 3 of Tapper's Jewelry Metro Detroit locations (Orchard Mall in West Bloomfield, Twelve Oaks Mall in Novi, & Somerset Collection in Trovi ) West Bloomfield is now encourted by Studies 1 Somerset

#### an availation managere poincy to assure the value of your memory and property maneo and proceded, chease can as not details.

#### IS THERE A COST FOR THIS SERVICE?

No. Tapper's Gold Exchange Concierge Service is provided free of charge.

#### DO YOU HAVE ANY STORE FRONT LOCATIONS?

Yes. Tapper's Gold Exchange can be found in all 3 of Tapper's Jewelry Metro Detroit locations (Orchard Mall in West Bloomfield, Twelve Oaks Mall in Novi, & Somerset Collection in Troy.) West Bloomfield is now open Tuesday-Saturday, 1-6pm, for in-store gold buying. We offer curbside-only gold buying at Somerset Collection Tuesday-Saturday, 1-6pm and Twelve Oaks Tuesday-Saturday, 1-5pm.

#### HOW LONG DOES IT TAKE TO GET PAID?

We offer express options so that you get paid fast. Depending on the payment method that you choose, payment time can vary.

PayPal – PayPal is generally the fastest payment method. In most cases, your payment will be available in 24 hours or less. We will need the email address associated with your PayPal account in order to send payment through PayPal.

Direct Deposit/ACH – In this method, payment will be transferred directly from our bank account to yours. To use this method, we will need your bank routing number and the account number of where you would like the money deposited, along with a voided check (the physical check or a photo of the check will work). If you select this payment method, you will generally receive funds in less than 3-5 days.

Check – In this option, you will receive a paper check in the mail from Tapper's Gold Exchange. Due to the process of cutting and mailing a check, this process should take less than 5-7 days to receive payment.

#### **TRADE IN - TRADE UP**

Time for more sparkle? Trade in your old diamond and get a full credit applied toward the purchase of a new one!

#### FINANCING WITH OUR TAPPER'S CREDIT CARD

Making your dreams come true is easy with the variety of financing options we offer.

#### **CUSTOMER** CARE

Learn more about the Tapper's Difference.

#### DIAMOND BUYING GUIDE

It's probably the most significant purchase you will make. Let us give you a hand.

SHOP

EXPLORE TAPPER'S

HELP

Sign up for exclusive offers and updates.

Enter email address

SUBSCRIBE

# f 🞯 🦻 🛗

\_

A STATE

.

Engasement Designers Jewetry Watches About Us Careers Events



#### DO YOU HAVE ANY STORE FRONT LOCATIONS?

Yes. Tapper's Gold Exchange can be found in all 3 of Tapper's Jewelry Metro Detroit locations (Orchard Mall in West Bloomfield, Twelve Oaks Mall in Novi, & Somerset Collection in Troy.) West Bloomfield is now open Tuesday-Saturday, 1-6pm, for in-store gold buying. We offer curbside-only gold buying at Somerset Collection Tuesday-Saturday, 1-6pm and Twelve Oaks Tuesday-Saturday, 1-5pm.

HOW LONG DOES IT TAKE TO GET PAID?

We offer express options so that you get paid fast. Depending on the payment method that you choose, payment time can vary. **PayPal** – PayPal is generally the fastest payment method. In most cases, your payment will be available in 24 hours or less. We will need the email address associated with your PayPal account in order to send payment through PayPal.

Direct Deposit/ACH – In this method, payment will be transferred directly from our bank account to yours. To use this method, we will need your bank routing number and the account number of where you would like the money deposited, along with a voided check (the physical check or a photo of the check will work). If you select this payment method, you will generally receive funds in less than 3-5 days.

Check – In this option, you will receive a paper check in the mail from Tapper's Gold Exchange. Due to the process of cutting and mailing a check, this process should take less than 5-7 days to receive payment.

#### **TRADE IN - TRADE UP**

Time for more sparkle? Trade in your old diamond and get a full credit applied toward the purchase of a new one!

#### CUSTOMER CARE

Learn more about the Tapper's Difference.

#### FINANCING WITH OUR TAPPER'S CREDIT CARD

Making your dreams come true is easy with the variety of financing options we offer.

#### **DIAMOND BUYING GUIDE**

It's probably the most significant purchase you will make. Let us give you a hand.

SHOP	
Engagement	
<b>Designers</b>	
Jewelry	
Watches	

EXPLORE TAPPER'S

Careera

Events

<u>Customer Care</u> <u>Contact</u>

HELP

Sign up for	exclusive	offers	and updates.	
-------------	-----------	--------	--------------	--

f 🞯 🦻 🛗

Enter email address

#### SUBSCRIBE

C2020. TAPPER'S. ALL RIGHTS RESERVED. PRIVACY | ACCESSIBILITY POLICY | TERMS | SITEMAP

4

City of	Birmingham	MEMORANDUM
	A Walkable Community	Planning Division
DATE:	December 9 <sup>th</sup> , 2020	
TO:	Jana Ecker, Planning Director	
FROM:	Nicholas Dupuis, City Planner	
SUBJECT:	219 Elm St. – All Seasons 2 – Spo Plan & Design Re view	ecial Land Use Permit, Final Site

#### Introduction

The subject site, 219 Elm Street, is located at the north end of the Triangle District in the MU3 (Triangle Overlay) and 02 (Office/Commercial) Zoning Districts. Presently, the 0.35 acre parcel contains a modest two-story office building, a parking lot with roughly 25 off-street parking spaces, six mature trees, and various landscaping elements. The site is directly adjacent to the existing All Seasons of Birmingham senior living establishment that was completed around 2015.

On May 13<sup>th</sup>, 2020 the Planning Board accepted the Community Impact Study for the development. The following month on June 10<sup>th</sup>, the Planning Board approved the Preliminary Site Plan with the following conditions:

- 1. The applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals;
- 2. The applicant must complete the requirements of 3.08 (E) to receive additional building height;
- 3. The applicant must submit a rooftop plan showing a detailed rooftop use including any proposed structures;
- 4. The applicant must provide construction details on the proposed parking lot screen wall;
- 5. The applicant must submit details on all proposed RTUs and details on the proposed screen wall to ensure the RTUs are fully screened from public view;
- 6. The applicant must submit material specifications, samples, and glazing calculations for the proposed building at Final Site Plan review;
- 7. The applicant must submit details on the types and placement of all proposed light fixtures, as well as a photometric plan showing illumination levels at all property lines; and,
- 8. The applicant comply with the requests of all City Departments.

At this point, the applicant has submitted most of the documents required by the Planning Board in the conditional approval. All of the new information, such as the rooftop use, screening, photometrics and glazing will be discussed in the relevant sections below.

#### **1.0** Land Use and Zoning

- 1. <u>Existing Land Use</u> The existing land use is commercial, and currently contains a 2-story office building.
- 2. <u>Zoning</u> The subject site exists within the O2 (Office/Commercial) and MU3 Overlay (Mixed-Use 3) Zoning Districts.

	North	South	East	West
Existing Land Use	Multiple- Family Residential	Office/Commercial	Multi-Family Residential	Commercial
Existing Zoning District	O2 (Office/ Commercial)	O1 (Office)	O2 (Office/ Commercial)	O2 (Office/ Commercial)
Overlay Zoning District	MU5 (Mixed- Use 5)	ASF3 (Attached Single-Family)	MU3 (Mixed- Use 3)	MU5 (Mixed- Use 5)

3. Summary of Adjacent Land Use and Zoning -

# 2.0 Setback and Height Requirements

The attached zoning compliance summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The following bulk, area and placement issues are present:

- 1. The applicant has submitted site plans showing the walls at the NORTH and SOUTH side setbacks containing windows. Article 3, Section 3.08 (B) of the Zoning Ordinance requires walls at the side setback line that contain windows to be setback 10 ft. from the side lot line. The SOUTH setback line is adjacent to an alley, which permits the applicant a 0 ft. setback requirement per Article 3, Section 3.16 (C). However, **the applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals.**
- 2. The maximum building height permitted in the MU3 Zoning district is 42 ft. and 3 stories. Upon the development of the site, an additional 24 ft. and 2 stories may be granted (stepped back at a 45-degree angle from the top story allowed by right without the height bonus) with the completion of two or more requirements [summarized]: (1) Payment towards public parking facility, (2) dedication of an improved public plaza, (3) a mixed use, (4) sustainable LEED building design, and (5) transfer of development rights for a site containing a historic building. At this time, the applicant has advised that they will be providing payment towards the public parking facility and is providing a LEED certifiable building design. The applicant must complete the requirements of 3.08 (E) to receive additional building height.

3. The site plans submitted show a minor building overhang at the front setback line above 8 ft. starting at the second floor. Article 4, Section 4.74 (D)(4)(c)(ii) states that permanent architectural features such as windows, balconies, overhangs and other architectural features that encroach into the right of way above 8' may be approved by the Planning Board, provided that they do not extend 2' or more into the right of way or create an obstruction and that the encroachment complies with the design review standards set forth in Article 7 of the Zoning Ordinance. The proposed projections encroach roughly 1.25 ft. into the right of way. Thus, the Planning Board may consider the approval of the projections into the right-of-way.

In addition, the applicant is proposing 4 awnings on the north façade over select windows that project into the neighboring property. The awnings measure approximately 4.5 ft. in projection. Based on the roughly 1 ft. setback, the awnings project about 3 ft. into the neighboring property. **The applicant must either remove the awnings, or provide an easement or license agreement with the neighboring property owner for the use of the air rights in that area.** 

4. The applicant is proposing a rooftop use, which is permitted under Article 5, Section 5.07 (H) of the Zoning Ordinance. The 1,218 sq. ft. rooftop terrace proposed is set back 5 ft. from the eave line as required, and contains a trellis, planters, fireplace, grill, and small vestibule. The vestibule (59.5 sq. ft.) is roughly the size of the elevator (65.7 sq. ft.), and the rooftop trellis measures 10 ft. in height. The proposed rooftop use meets all of the requirements of the Zoning Ordinance.

#### 3.0 Screening and Landscaping

- 1. <u>Dumpster Screening</u> The applicant is proposing to store waste receptacles inside the building in a "Trash Room" located on the south side of the building adjacent to the public alley. The waste receptacles are fully screened by the building envelope.
- 2. <u>Parking Lot Screening</u> The site plans submitted show a 3 ft. capped masonry screen wall along the parking lot entrance at the south side of the property along the alley. The proposed masonry screen wall meets the requirements of Article 4, Section 4.54 of the Zoning Ordinance.
- 3. <u>Mechanical Equipment Screening</u> The Final Site Plans submitted show a rooftop plan and elevations with the location and screening materials proposed for the rooftop units on the building. Additionally, there are two new ground mounted mechanical units proposed on the site (transformer and switch) located at the southeast corner of the off-street parking facility.

The applicant is proposing 24 AC units (in keeping with LEED standards for individual temperature controls for each unit) and one large generator. The AC units are proposed along the front (west) and rear (east) sides of the rooftop

and will be screened by a 42 in. screen wall comprised of cement fiber siding. The generator is located within a larger, 9 ft. 3 in. screening area located in the center of the roof on the south side. The applicant has provided specification sheets on the generator (9 ft. 3 in. tall), but has not provided specification sheets for the AC units to ensure that all of the rooftop units are fully screened.

The ground-mounted mechanical units in the off-street parking facility do not appear to contain any proposed screening. These units have a roughly 36 sq. ft. footprint each, and the applicant has not provided the specification sheets for the units to indicate the height of the units.

#### The applicant must provide specification sheets for all rooftop and ground-mounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals.

4. <u>Landscaping</u> – The applicant has submitted a landscaping plan for the proposed development that depicts two landscaping areas that are within the site, and one at the north end of the site that is not within the property limits of the subject site. The parking lot does not *require* separate landscaping, as it is roughly 5,400 sq. ft., which is under the 7,500 sq. ft. threshold for parking lot landscaping requirements. The first landscaping area exists within the peninsula that also houses the parking lot screen wall at the southeast corner of the property. The applicant is proposing Pachysandra groundcovers for this area. The second landscaping area is located at the northeast corner of the property and contains 12 Wintergem Boxwood shrubs and 10 Anabelle Hydrangea shrubs.

The landscaping plan seems to have minor conflicts with the "site connectivity plan" proposed by the applicant in that 6 of the 12 Wintergem Boxwoods have been located in the walking path on the landscape plan. This appears to be a minor mistake, as the planting types, counts and relative locations have not changed from the Preliminary Site Plan. However, **the Planning Division will require corrected plans showing the proposed locations of all planting material.** 

5. <u>Streetscape</u> – applicant is proposing to fully furnish the streetscape with the required street trees, streetlights, benches, waste receptacles, and bike racks to match the Triangle District streetscape design standards.

The proposed development contains 138 ft. of frontage, which requires 3.5 street trees and streetlights. The applicant is proposing 5 street trees and 3 streetlights spaced 40 ft. apart. The applicant has indicated that bike racks, benches and waste receptacles will be placed where they will most benefit the public. The site plan shows 2 benches and 2 waste receptacles, one set closer to the southern end of the property, and one set more centrally located within

the frontage. The 3 proposed bike racks are located at the southwest corner of the property.

# 4.0 Parking, Loading and Circulation

- 1. <u>Parking</u> Article 4, Section 4.45 of the Zoning Ordinance requires independent senior living complexes to provide 0.5 off-street parking spaces per unit proposed. The applicant is proposing 24 units; thus 12 off-street parking spaces are required for the development. The site plans submitted show 10 parking spaces in private garages, and 11 parking spaces in an off-street parking facility at the rear (east) of the building for a total of 21 off-street spaces at Preliminary Site Plan, but one space was removed to make room for the two ground-mounted mechanical units described above. The site is proposing 2 barrier-free spaces, one in a private garage at the north end of the building, and one in the off-street parking facility at the reaking facility at the north side of the lot.
- 2. <u>Loading</u> The proposed development does not require any off-street loading facilities; thus none are proposed.
- 3. <u>Vehicular Circulation and Access</u> The site plans submitted show vehicle access to the site and off-street parking facility is available via the public alley to the south of the building. The private garages are then accessed via the parking facility. There are no driveways or garage entrances on Elm St.
- 4. <u>Pedestrian Circulation and Access</u> Pedestrian access to the site for the residents and general public will be through a main entrance and lobby located at the northwest corner of the building. Residents can then access their units via stairs or an elevator. The three first floor units also have access directly from the Elm St. frontage. Aside from the 10 private garages to be assigned to residents, there is also access at the rear of the building through two doors that may be accessed by residents through a keycard or keypad as suggested in the CIS.

Additionally, the applicant has submitted a "site connectivity plan" in response to the Planning Boards concerns about how the All Seasons 2 will connect with the existing All Seasons development ("All Seasons 1") to the north and east. During the Community Impact Study and Preliminary Site Plan reviews, it was suggested that residents in the new development will have access to the facilities and activities housed in All Seasons 1, and that employees may also be accessing both buildings for various reasons. The applicant has shown two walking paths to connect users to the front lobby of the All Seasons 1: one path from the main entrance on Elm St. which directs the user north and then east along a sidewalk, and two, a path from the rear of the building through a designated path along the newly proposed parking facility, then east across the All Seasons 1 parking facility. The applicant has noted that measures will be taken to ensure that route 1 meets ADA standards and that route 2 will receive treatments to help delineate the pedestrian walking path such as signage and brick pavers (all improvements on the All Seasons 1 property are subject to review and approval by the Planning Division and/or Planning Board).

# 5.0 Lighting

The applicant has submitted specifications and a photometric plan for the proposed lighting for the development. The lighting plan consists of the following luminaires:

Luminaire Type	Location	Qty.	Manufacturer
LED Recessed Downlight	Main Entrance	5	BEGA
	• Ground Floor Unit Recessed		
	Patios		
	<ul> <li>2<sup>nd</sup> floor Balcony</li> </ul>		
Pitched LED Wall Mount	Main & Rear Entrances	5	Tech Lighting
	3 <sup>rd</sup> Floor Balcony		
	Rooftop		
Beam LED Wall Sconce	Front (Elm) Façade	11	Brownlee
	Rear Entrance		Lighting
	<ul> <li>4<sup>th</sup> &amp; 5<sup>th</sup> Floor Balcony</li> </ul>		
Wall Mount Outdoor Square	Rear Façade/Parking Lot	6	Visa Lighting
Wend Step Light	Rooftop	21	Tech Lighting

Article 4, Section 4.21 (D) requires all proposed luminaires to be fully cut-off and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Each luminaire proposed appears to be fully cut-off as defined by Article 9, Section 9.02 of the Zoning Ordinance.

Furthermore, Section 4.21 (E) states that the intensity of light on a site shall not exceed six-tenths (0.6) maintained foot-candles at any property line that abuts a single-family residential zoned property or one and one half (1.5) maintained foot-candles at any property line for any other zoned property. The light intensity shall be measured at 6 ft. above ground level on a vertical plane. Additionally, the intensity of light on a site which provides a front setback of less than 5' shall be measured from 5' beyond the front property line. The photometric plan submitted shows illuminance levels that do not exceed the requirements of the Zoning Ordinance. In addition to light intensity for the parking facility of a minimum of 0.2 foot-candles. The photometric plan provided shows the majority of the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals.

In addition to a ground-floor photometric, the applicant has also submitted photometric information for each floor (balconies), as well as the rooftop use so that the Planning Board may better understand what kind of effect the rooftop use may have in terms of light pollution. Although the luminaires are all fully cut-off, there are some high illumination levels (as high as 28.7 foot-candles) within the rooftop use. It is important to note, however, that although there are some high figures present in the rooftop

photometric, the rooftop use is set back roughly 25 ft. from the front (west) property line, and over 60 ft. from the rear (east) property line.

## 6.0 Departmental Reports

- 1. <u>Engineering Division</u> The Engineering Division has not provided any comments at this time. All comments received will be provided to the Planning Board at Final Site Plan Review
- 2. <u>Department of Public Services</u> The Department of Public Services has not provided any comments at this time. All comments received will be provided to the Planning Board at Final Site Plan Review
- 3. <u>Fire Department</u> The Fire Department has provided the following comments:
  - The proposed location of the FDC is not acceptable. The FDC shall be located on the street (Elm) side of the building, in an unobstructed location approved by the Fire Marshal.
  - A **new hydrant** shall be installed in the area in front of this new building on Elm. Hydrant must be within 100 feet of the FDC location.
  - This building will need a fire command room.
  - This building will need to comply with the high rise requirements of the Michigan Building Code, and the International Fire Code 2015 Editions.
  - Building will require a fire pump with an alternative power source (generator).
  - Fire alarm occupant notification shall be provided on all exterior balconies.
  - Any exterior balcony with an overhead projection of 2 feet or more, that has any BBQ, fire feature, or any other sources of ignition, shall have fire suppression coverage.
  - Submitted floor plans shall show egress travel distances.
  - Width of rear driveway entry shall be shown on submitted floor plan.

Roof:

- Doors from rooftop terrace shall be egress compliant.
- Exit signs shall be installed at rooftop exit doors.
- Rooftop terrace shall require emergency lighting to illuminate the path of egress during power outages.
- Fire alarm occupant notification shall be provided on rooftop terrace.
- Manual fire alarm boxes shall be installed at rooftop egress doors.
- Fire extinguishers shall be installed near rooftop egress doors.
- 2. <u>Police Department</u> The Police Department has cited some general concerns about how this development may affect the parking in the area, especially in the nearby residential neighborhoods.

3. <u>Building Division</u> – The Building Division has not provided any comments at this time. All comments received will be provided to the Planning Board at Final Site Plan Review

## 7.0 Design Review

The applicant has submitted elevation drawings with material details for all elevations. Article 3, Section 3.09 states that only <u>mixed-use buildings</u> that contain non-residential uses on the ground floor and residential in upper floors and all <u>non-residential buildings</u> must follow certain architectural requirements in the Triangle Overlay District. Alternatively, Section 3.10 states that <u>attached single-family</u> residential dwellings and <u>live/work</u> units must meet a separate set of architectural standards. The proposed senior independent living facility does not fit under either classification. Thus, no Triangle District Overlay architectural standards are *required* for the new building.

It is worth reviewing, however, the architectural requirements in Article 3, Sections 3.09 and 3.10, which include front façade, window and door, and building material requirements that are all applicable to the proposed development.

For the front façade, mixed use and commercial buildings are required to have a main entrance that is located on at least one street front. Main entrances shall have design details that enhance the appearance and prominence of the entrance so that it is recognizable from the street and parking areas. The main entrance proposed on Elm St., which the applicant has attempted to enhance through the use of balconies and decorative railings, appears to meet this standard. In addition to the main entrance, buildings that are longer than 100 ft. are required to have a minimum of one usable entrance every full 50 feet of frontage along the front public sidewalk and shall provide architectural variation to visually break the building up. For this 136 ft. building, the applicant has provided entrances to the three ground-floor units about every 40 ft. with a patio and decorative railings to offer visual interest and attention toward the entrances.

For attached single-family and live work units, all residential units are required to provide a pedestrian door facing the front lot line and a front porch with steps. As described above, the 3 units on the first floor all contain pedestrian entrances and porches, but the porches are at ground-level (no steps).

As for windows and doors, mixed use and commercial buildings are required to meet the glazing and clarity requirements in the Triangle Overlay District, which are generally the same as the requirements in the underling O2 zoning district. The ground floor façade is required to contain a minimum of 70% glazing using clear glass (80% Visual Light Transmittance), whereas glazing on the upper floors is capped at a maximum of 50% and is permitted to be clear OR lightly tinted (70% Visual Light Transmittance) glass. The applicant has not provided (nor is required to provide) glazing calculations or specification sheets on glass, but the glazing appears to be significant and consistent.

Finally, both mixed use/commercial and attached single-family/live work buildings in the Triangle Overlay District are required to provide a building comprised of high quality materials. Mixed-use/commercial buildings are required to provide a minimum of 60%

brick, stone or glass. Such buildings are also required to create a distinction between the first and upper floors through the use of accents such as a string course, change in material or textures, or an awning or canopy between the first and second stories. The proposed building facades on floors 1-3 are comprised of almost exclusively brick, stone and glass. Floors 4 and 5 are clad in cement fiberboard siding. There are some accent pieces on all facades of cement fiberboard (moulding, trim) and stucco (cornices), and the balconies on floors 2-5 contain a 42 in. high aluminum railing. On the rooftop, the applicant is proposing to utilize cement fiberboard in all of the screenwall material, and has continued the stone on the chimneys up to a clay chimney pot. Finally, the applicant is proposing 15 fabric awnings on the north, east and south facades.

The color scheme for the building facades is as follows:

Material	Color	
Brick	Grey (Match Existing All Seasons 1)	
Stone	Natural (Match Existing All Seasons 1)	
Window Frames & Trim	Relaxed Khaki	
Cornice	Smokehouse	
Cement Fiberboard Siding	Clay Beige	
Awning Fabric	Orange	

At this time, the applicant has not submitted specification sheets for the aluminum railings or the fabric awning proposed. **The applicant must submit material specification sheets for all of the required materials.** 

#### 8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	$\boxtimes$		
Detailed and Scaled Site Plan	$\boxtimes$		
Certified Land Survey	$\boxtimes$		
Interior Floor Plans	$\boxtimes$		
Landscape Plan	$\boxtimes$		
Photometric Plan	$\boxtimes$		
Colored Elevations	$\boxtimes$		
Material Specification Sheets		$\boxtimes$	
Material Samples			$\boxtimes$
Site & Aerial Photographs	$\boxtimes$		

#### 9.0 Approval Criteria

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

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

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

In addition, Article 7, Section 7.26 requires applications for a Special Land Use Permit to meet the following criteria:

- (1) The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
- (2) The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
- (3) The use is consistent with the public health, safety and welfare of the city.
- (4) The use is in compliance with all other requirements of this Zoning Ordinance.
- (5) The use will not be injurious to the surrounding neighborhood.
- (6) The use is in compliance with state and federal statutes.

#### 10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division finds that the proposed Final Site Plan meets the requirements of Article 7, section 7.27 of the Zoning Ordinance and recommends that the Planning Board recommend **APPROVAL** of the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – to the City Commission with the following conditions:

- 1. The applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals;
- 2. The Planning Board should approves the projections into the right-of-way;

- 3. The applicant must either remove the awnings, or provide some sort of easement or license agreement with the neighboring property owner for the use of the air rights in that area;
- 4. The applicant must provide specification sheets for all rooftop and groundmounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals;
- 5. The applicant must submit corrected landscaping plans showing the proposed locations of all planting material;
- 6. The applicant must provide lighting for the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals;
- 7. The applicant must submit material specification sheets for all of the required materials; and
- 8. The applicant must comply with the requests of all City departments.

## AND

The Planning Division finds that the proposed Final Site Plan and the senior independent living community use meets the requirements of Article 7, Section 2.26 of the Zoning Ordinance and recommends that the Planning Board recommend **APPROVAL** of the Special Land Use Permit for 219 Elm St. – All Seasons 2 – to the City Commission subject to the conditions of Final Site Plan approval.

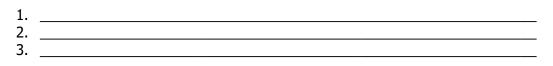
# **11.0** Sample Motion Language (*Final Site Plan & Design Review*)

Motion to recommend **APPROVAL** to the City Commission the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – subject to the following conditions:

- 1. The applicant must submit plans showing the side setback at the NORTH at a minimum of 10 ft. or obtain a variance from the Board of Zoning Appeals;
- 2. The Planning Board should approves the projections into the right-of-way;
- 3. The applicant must either remove the awnings, or provide some sort of easement or license agreement with the neighboring property owner for the use of the air rights in that area;
- 4. The applicant must provide specification sheets for all rooftop and groundmounted mechanical units, and the applicant must provide screening for the ground-mounted mechanical units or obtain a variance from the Board of Zoning Appeals;
- 5. The applicant must submit corrected landscaping plans showing the proposed locations of all planting material;
- 6. The applicant must provide lighting for the parking facility that meets the requirements of Article 4, Section 4.21 (F) or obtain a variance from the Board of Zoning Appeals;
- 7. The applicant must submit material specification sheets for all of the required materials; and
- 8. The applicant must comply with the requests of all City departments.

#### OR

Motion to **POSTPONE** the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – pending receipt of the following:



#### OR

Motion to recommend **DENIAL** to the City Commission the Final Site Plan and Design Review for 219 Elm St. – All Seasons 2 – for the following reasons:

1.	
2.	
3.	

# 12.0 Sample Motion Language (Special Land Use Permit)

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit for 219 Elm St. – All Seasons 2 – subject to the conditions of Final Site Plan approval.

#### OR

Motion to **POSTPONE** the Special Land Use Permit for 219 Elm St. – All Seasons 2 – pending receipt of the following:

1.	
2.	
3.	

Motion to recommend **DENIAL** to the City Commission the Special Land Use Permit for 219 Elm St. – All Seasons 2 – for the following reasons:

1.	
2.	
3.	

# Zoning Compliance Summary Sheet Final Site Plan Review 219 Elm St. – All Seasons 2

Existing Site: 2-Story Office Building & Parking Facility

Zoning: O2 (Office/Commercial) & MU3 (Mixed Use)

Land Use: Mixed Use

# Existing Land Use and Zoning of Adjacent Properties:

North		South	East	West
Existing Land Use	Multiple- Family Residential	Office/Commercial	Multi-Family Residential	Commercial
Existing Zoning District	O2 (Office/ Commercial)	O1 (Office)	O2 (Office/ Commercial)	O2 (Office/ Commercial)
Overlay Zoning District	MU5 (Mixed- Use 5)	ASF3 (Attached Single-Family)	MU3 (Mixed- Use 3)	MU5 (Mixed- Use 5)

Land Area:	Existing: Proposed:	0.35 ac. 0.35 ac. (no changes)
Dwelling Units:	Existing: Proposed:	0 units 24 units
Minimum Lot Area/Unit:	Required: Proposed:	N/A N/A
Min. Floor Area /Unit:	Required: Proposed:	N/A N/A
Max. Total Floor Area:	Required: Proposed:	N/A N/A
Min. Open Space:	Required: Proposed:	N/A N/A
Max. Lot Coverage:	Required: Proposed:	N/A N/A

Front Setback:	Required: Proposed:	5 ft. maximum 0 ft.
Side Setbacks	Required: Proposed:	10 ft. for walls that contain windows ≈ <b>1 ft. (north)</b> 10 ft. (south)
		The applicant must submit revised plans showing a side setback at the north at 10 ft. or obtain a variance from the Board of Zoning Appeals.
Min. Rear Setback:	Required: Proposed:	10 ft. 42 ft.
Min. Front+Rear Setback	Required: Proposed:	N/A N/A
Max. Bldg. Height:	Permitted: Proposed:	66 ft., 5 stories 61 ft., 5 stories
Min. Eave Height:	Required: Proposed:	N/A N/A
1 <sup>st</sup> Story Height:	Required: Proposed:	14 ft. 14 ft.
Front Entry:	Required: Proposed:	N/A N/A
Absence of Bldg. Façade:	Required: Proposed:	N/A N/A
Opening Width:	Required: Proposed:	N/A N/A
Parking:	Required: Proposed:	12 spaces 21 spaces
Min. Parking Space Size:	Required: Proposed:	180 sq. ft. 180 sq. ft.
Parking in Frontage:	Required: Proposed:	N/A N/A
Loading Area:	Required:	N/A

	Proposed:	N/A
Screening:		
<u>Parking</u> :	Required: Proposed:	32 in. capped masonry 33 in. capped masonry
Loading:	Required: Proposed:	N/A N/A
Rooftop Mechanical:	Required: Proposed:	10 ft. maximum 42 in. (AC units) 9 ft. (generator)
		The applicant must submit specification sheets for
		all rooftop units to ensure screening from public view.
Elect. Transformer:	Required: Proposed:	all rooftop units to ensure screening from public
<u>Elect. Transformer</u> :		all rooftop units to ensure screening from public view. Masonry with wood gates

# 219 ELM STREET

# OWNER/APPLICANT/DEVELOPER:

BEZTAK COMPANIES 31731 NORTHWESTERN HWY., SUITE 250W FARMINTON HILLS, MI 48334 CONTACT: MARK HIGHLEN PHONE: (248) 737-6175 EMAIL: MHIGHLEN@BEZTAK.COM

# **ARCHITECT:**

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C. 2445 FRANKLIN ROAD BLOOMFIELD HILLS, MI 48302 CONTACT: XANDER BOGAERTS PHONE: (248) 791–5022 EMAIL: XBOGAERTS@BOGAERTS.US

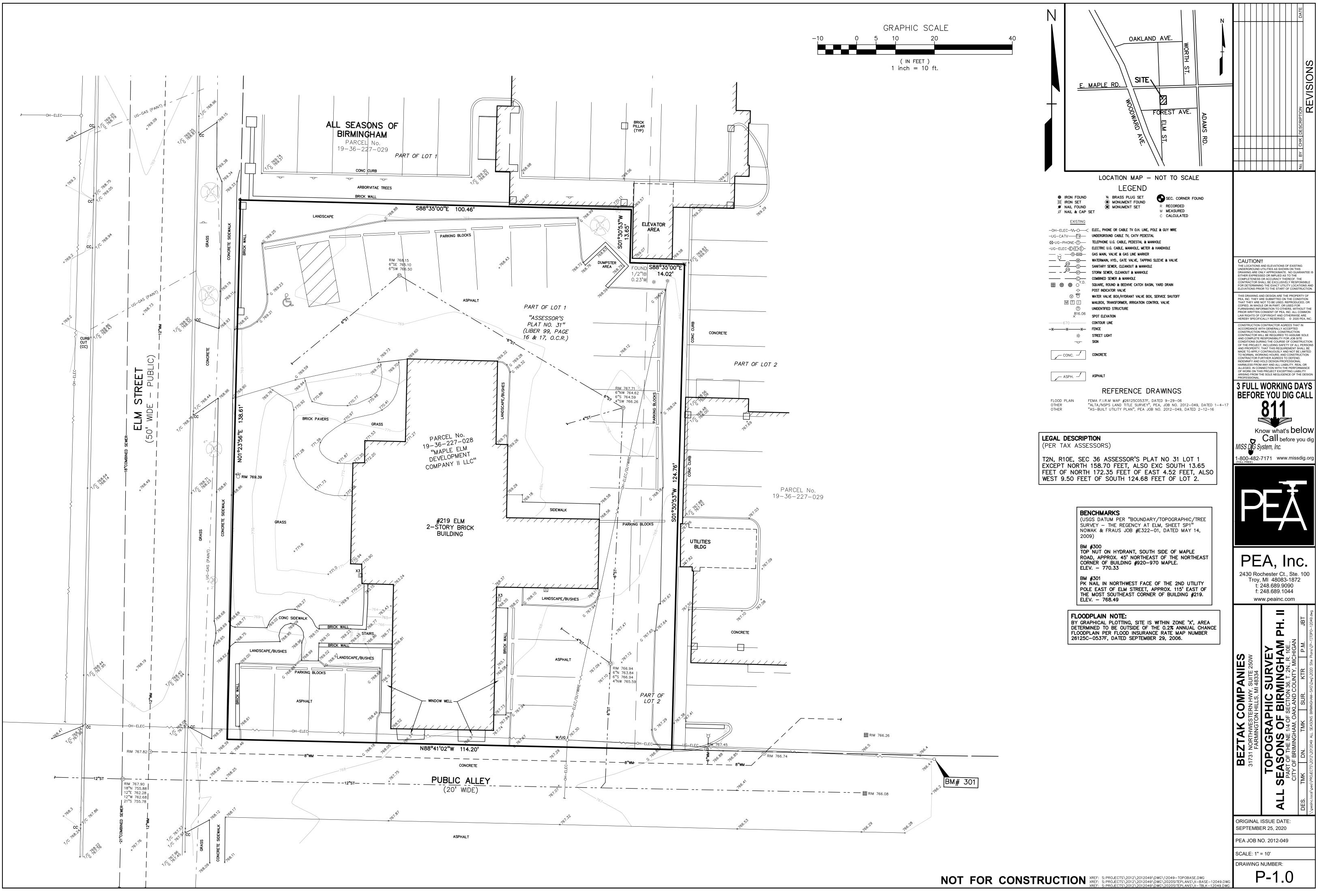
# CIVIL ENGINEER:

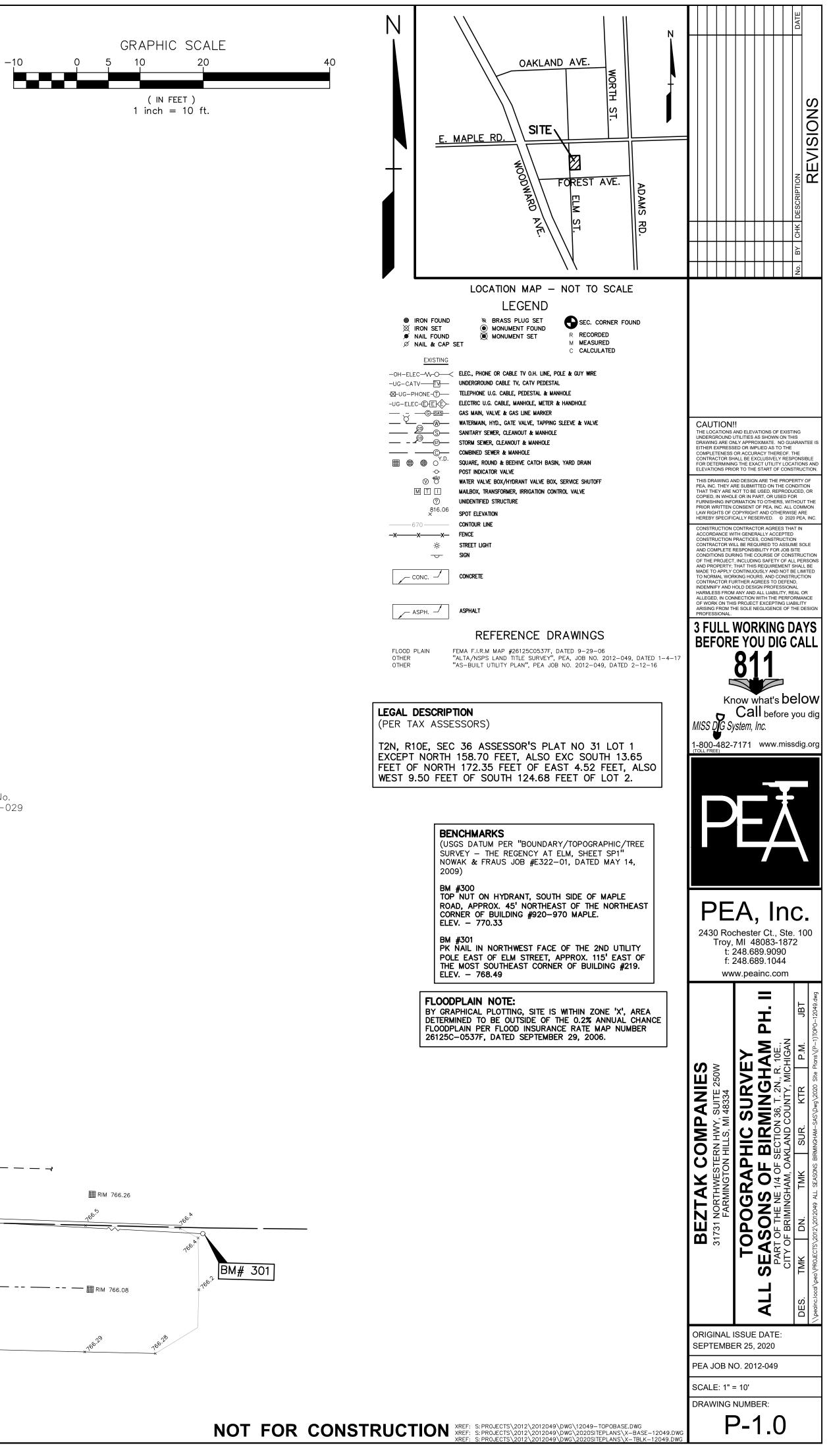
PEA, INC. 2430 ROCHESTER CT, SUITE 100 TROY, MI 48083 CONTACT: JOHN B. THOMPSON PHONE: (248) 689-9090 EXT. 1109 FAX: (248) 689-1044 EMAIL: JTHOMPSON@PEAINC.COM

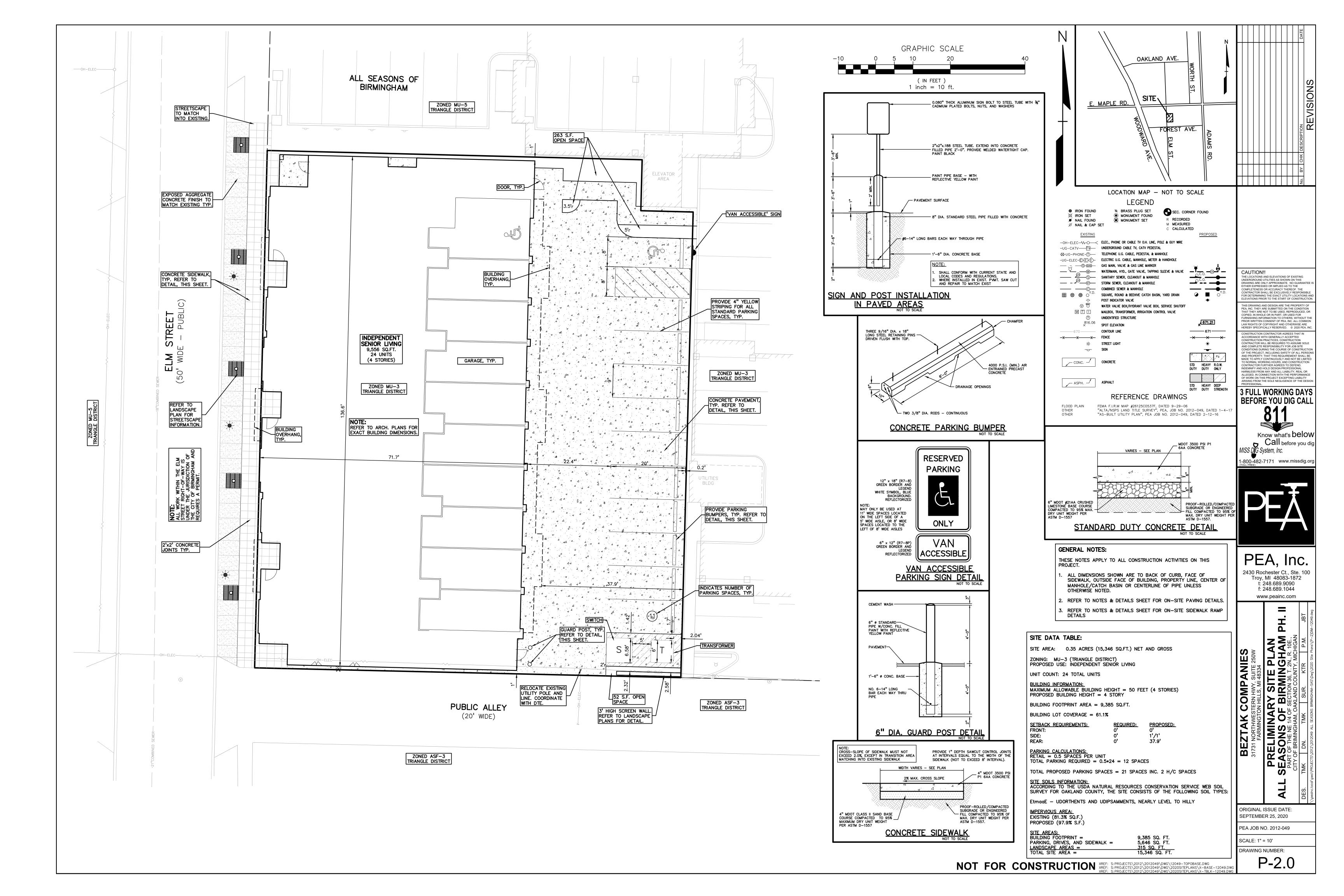
# LANDSCAPE ARCHITECT:

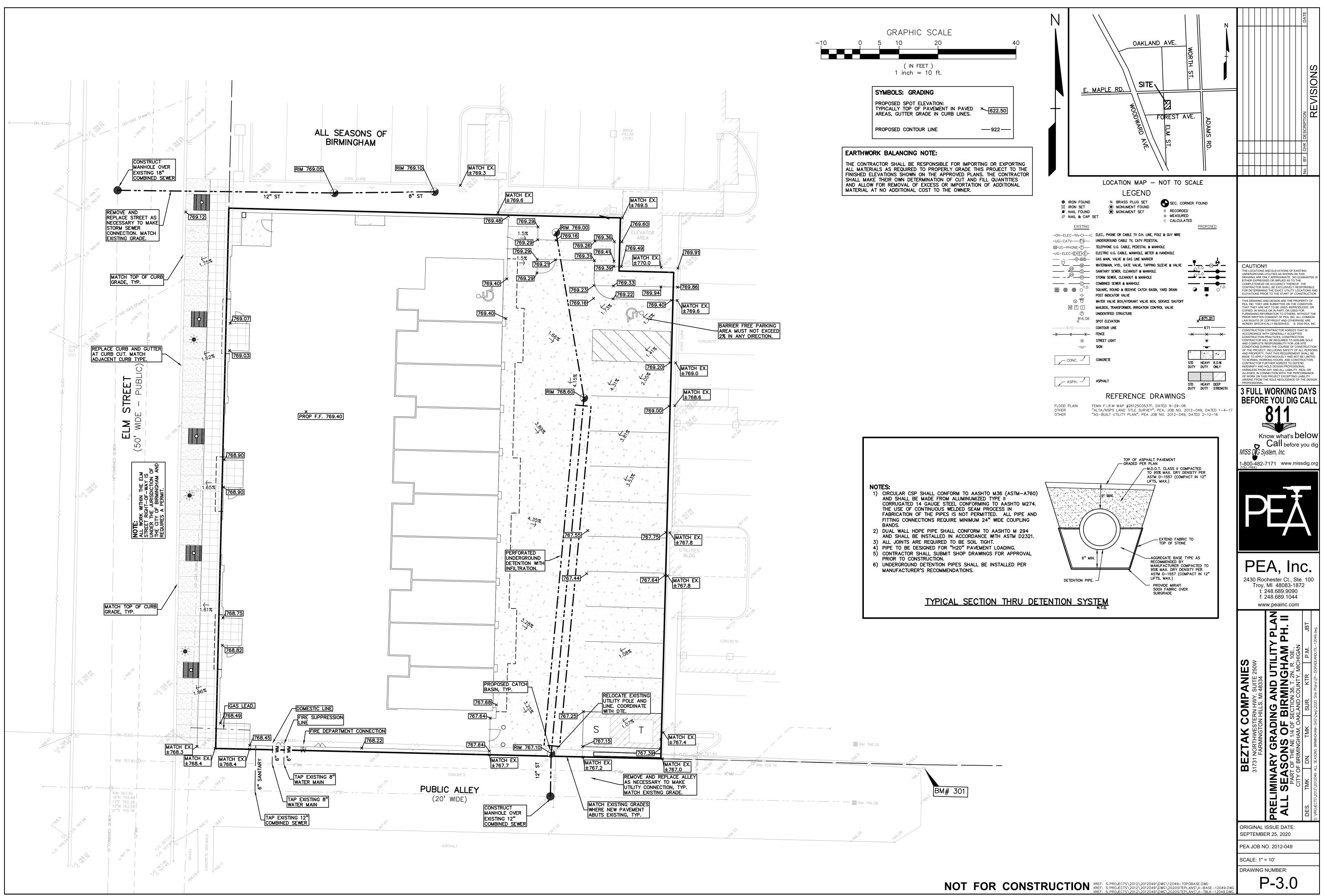
PEA, INC. 45 W. GRAND RIVER AVE., SUITE 501 DETROIT, MI 48226 CONTACT: NOAH BIRMELIN, PLA, ASLA PHONE: (313) 769-5770 EXT. 1405 EMAIL: NBIRMELIN@PEAINC.COM

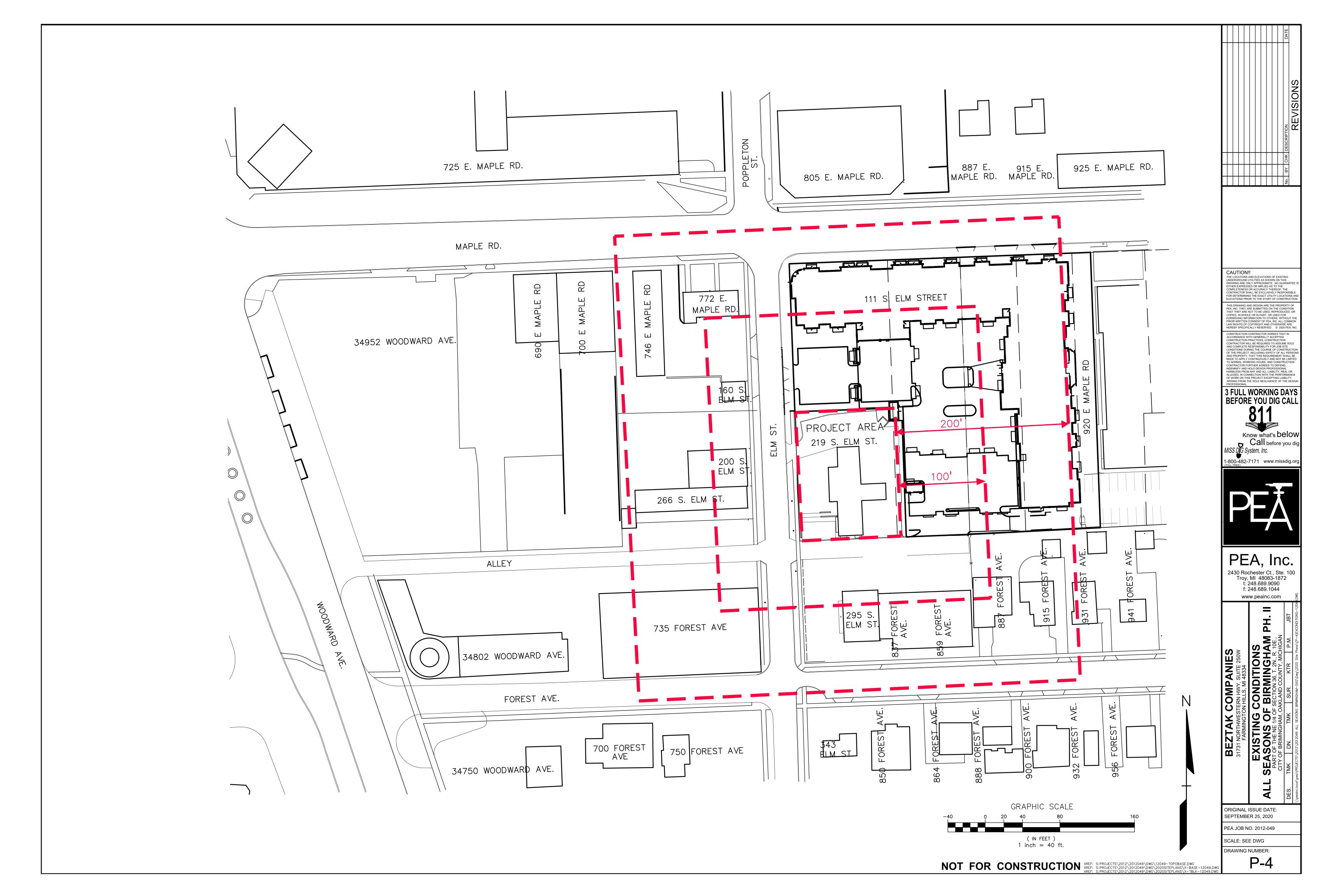


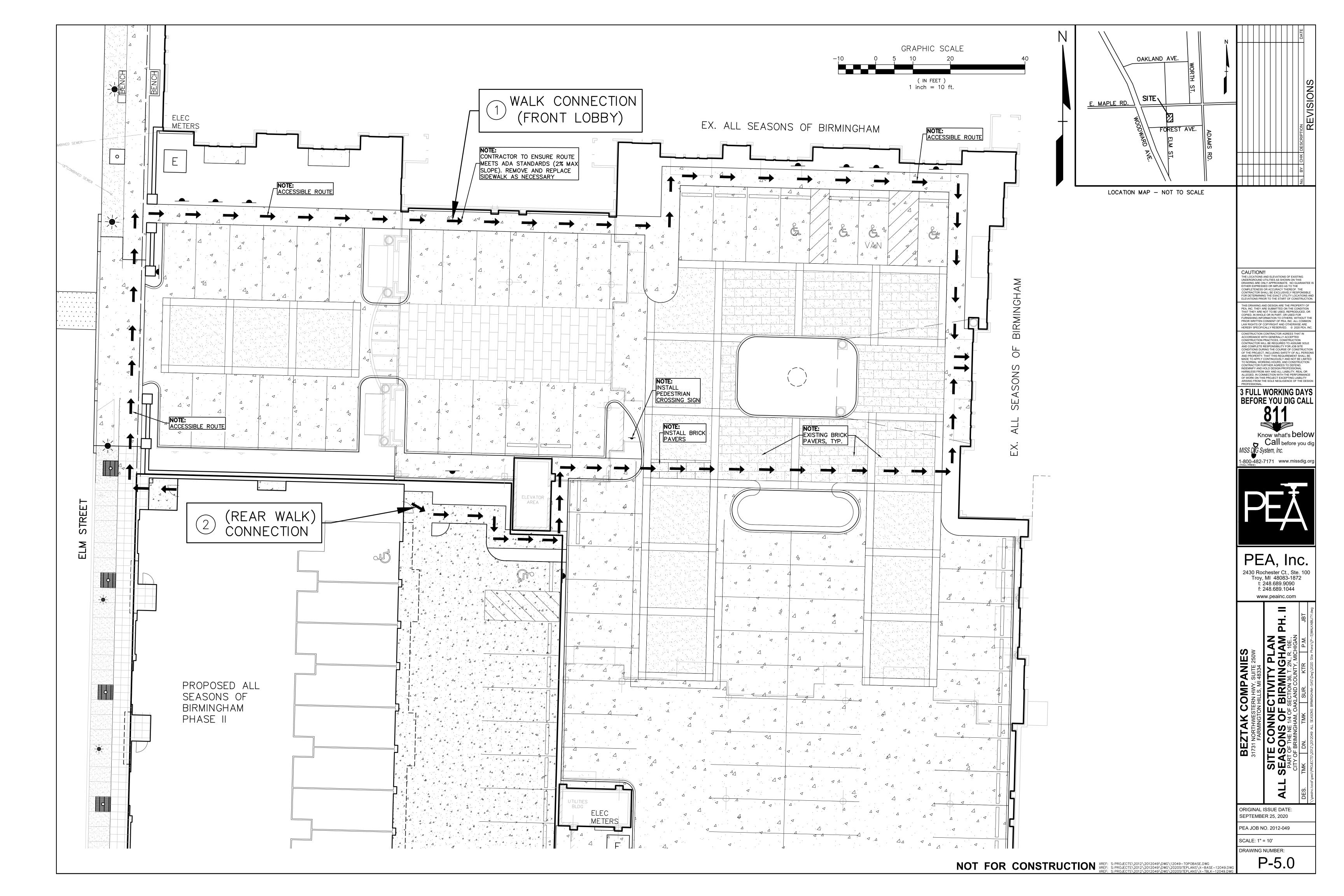


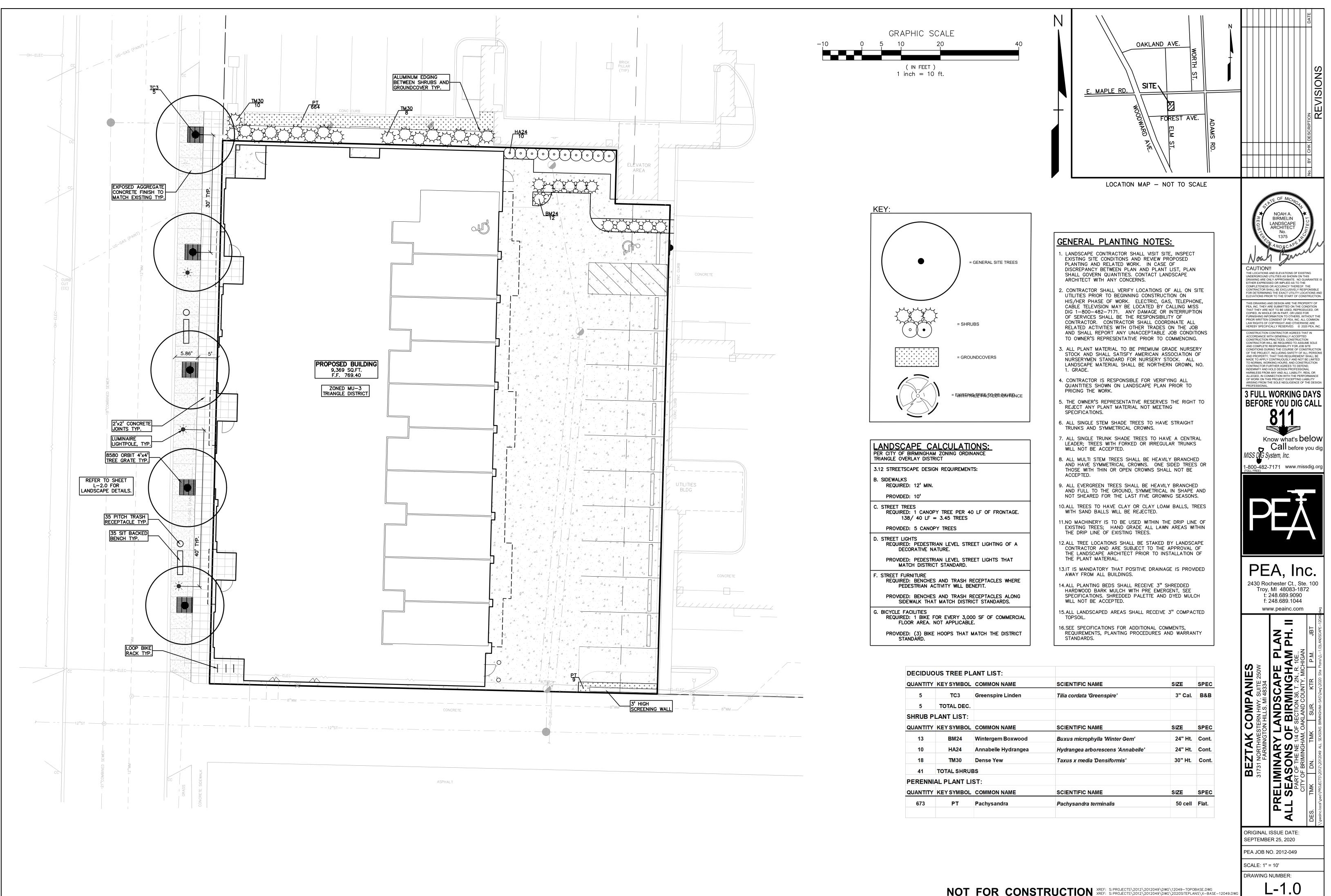






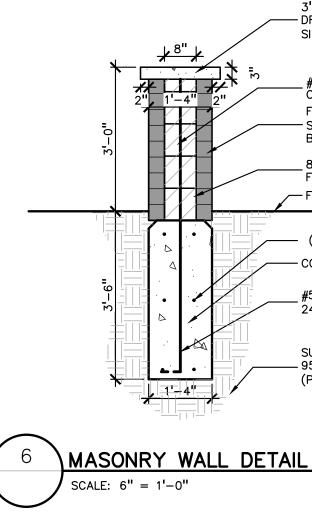






RUB P	LANT LIST:					
NTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	
13	BM24	Wintergem Boxwood	Buxus microphylla 'Winter Gem'	24" Ht.	Cont.	
10	HA24	Annabelle Hydrangea	Hydrangea arborescens 'Annabelle'	24" Ht.	Cont.	
18	TM30	Dense Yew	Taxus x media 'Densiformis'	30" Ht.	Cont.	
41	TOTAL SHRUE	S				
	AL PLANT LIS	ST:				
			SCIENTIFIC NAME	SIZE	SPEC	
673	РТ	Pachysandra	Pachysandra terminalis	50 cell	Flat.	

NOT FOR CONSTRUCTION XREF: S: PROJECTS\2012\2012049\DWG\12049-TOPOBASE.DWG XREF: S: PROJECTS\2012\2012049\DWG\2020SITEPLANS\X-BASE-12049.DWG XREF: S: PROJECTS\2012\2012049\DWG\2020SITEPLANS\X-TBLK-12049.DWG



SCALE: 1" = 1'-0"

# SUBGRADE, COMPACT TO — 95% MAX. DRY UNIT DENSITY (PER ASTM D–1557)

24" O.C. INTO CONCRETE PAD

(6) 4" REBARS
 CONCRETE TRENCH FOOTING
 #5 BAR VERTICAL

BY: GRAND BLANC CEMENT PRODU \_\_\_\_\_8"X8"X16" CONC. BLOCK FILL ALL VOIDS WITH GROUT \_\_\_\_\_FINISH GRADE

\_\_\_\_#5 BAR VERTICAL EACH CORNER FILLED MASONRY UNITS — SIZE: 4"X4"X8" BY: GRAND BLANC CEMENT PRODUCTS

3" THICK CAST STONE CAP WITH --- DRIP EDGE SIZE: 20" WIDE



35 PITCH LITTER RECEPTACLE SIZE: 34" H, 25" D, 25" W POWDERCOAT COLOR: SILVER SIDE OPENING, SURFACE MOUNT BY: LANDSCAPEFORMS

NOTE: THE DEVELOPER SHALL CONTACT DTE TO COORDINATE AND CONTRACT THE INSTALLATION OF THE LIGHTING FIXTURES TO THE CITY'S SYSTEM. THIS WILL BE FUNDED BY THE DEVELOPER. LUMINAIRE LIGHTPOLE – LED POWDERCOAT COLOR: SILVER SURFACE MOUNT BY: PHILIPS HADCO

**LUMINAIRE LIGHTPOLE DETAIL** SCALE: 1" = 1'-0"

- 4

<image/>	Image: Second state sta
3       8580 ORBIT TREE GRATE DETAIL         SCALE: 1" = 1'-0"	AND SCAPE ARCHITECT No. 1375 AND SCAPE ARCHITECT No. 1375 AND SCAPE ARCHITECT No. 1375 COMPACTOR AND SCAPE ARCHITECT NO. 1375 COMPACTOR STALL SCAPE ARCHITECT NO. 1375 COMPACTOR STALL SCAPE AND SCAPE AND SCA
SIT BENCH SIZE: 72" POWDERCOAT COLOR: SILVER BACKED BENCH, SURFACE MOUNT BY: LANDSCAPEFORMS	PEA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2020 PEA, INC. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION OF WORK ON THIS PROJECT EXCEPTING LIABILITY ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL. 3 FULL WORKKING BOAL DIG CALLL 8111
	Know what's below Call before you dig MISS DIG System, Inc. 1-800-482-7171 www.missdig.org
2 SCALE: 1" = 1'-0"	<b>PEA, Inc.</b> 2430 Rochester Ct., Ste. 100 Troy, MI 48083-1872 t: 248.689.9090 f: 248.689.1044 www.peainc.com
	BEZTAK COMPANIES         BEZTAK COMPANIES         31731 NORTHWESTERN HWY, SUITE 250W         ALL SEAMINGTON HILLS, MI 48334         PRELIMINARY LANDSCAPE DETAILS         ALL SEASONS OF BIRMINGHAM PH. II         PART OF THE NE 1/4 OF SECTION 36, T. 2N., R. 10E., CITY OF BRIMINGHAM, OAKLAND COUNTY, MICHIGAN         DES.       TMK       DN.       TMK       SUR.       MT       JRT          DN.       TMK       SUR.       MT       JRT       JRT
1       LOOP BIKE RACK DETAIL         SCALE: 1" = 1'-0"         NOT FOR CONSTRUCTION         XREF: S:PROJECTS\2012\2012049\DWG\12049-TOPOBASE.DWG         XREF: S:PROJECTS\2012\2012049\DWG\2020SITEPLANS\X-BASE-12049.DWG         XREF: S:PROJECTS\2012\2012049\DWG\2020SITEPLANS\X-BASE-12049.DWG         XREF: S:PROJECTS\2012\2012049\DWG\2020SITEPLANS\X-BASE-12049.DWG	ORIGINAL ISSUE DATE: SEPTEMBER 25, 2020 PEA JOB NO. 2012-049 SCALE: 1" = 10' DRAWING NUMBER:
XREF: S:PROJECTS\2012\2012049\DWG\2020SITEPLANS\X-TBLK-12049.DWG	J

#### LED recessed ceiling downlight - narrow beam

Application Designed for down lighting atriums, canoples, passages, and other interior and exterior locations featuring a symmetrical narrow beam light distribution. Materials Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy Faceplate constructed of 316 grade machined stainless steel Clear safety glass Reflector made of pure anodized aluminum High temperature silicone gasket Stainless steel screw clamps Ceiling mounted driver enclosure constructed of aluminum NRTL listed to North American Standards, suitable for wet locations Protection class IP65 Weight: 0.5 lbs Electrical Operating voltage Minimum start temperature 120-277VAC -30° C 4.2 W LED module wattage 6W System wattage Controllability 0-10V dimmable Color rendering index Ra> 90 327 lumens (3000K) Luminaire lumens Lifetime at Ta = 15°C >500,000 h (L70) Lifetime at Ta=25°C 159,000 h (L70) LED color temperature 4000K - Product number + K4 3500K - Product number + K35 3000K - Product number + K3 2700K - Product number + K27 BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details Finish #4 brushed stainless steel.

Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the BEGA Product: Project: Modified:

Type:



, noncourse		5- 7-,		
2	A +			
LED rec	essed ceiling d	ownlight - narr	ow beam	
	LED	β	A	B
55821		β 27 °	А З 1/я	 2 ⅓
<b>55821</b> β = Beam ar	4.2W	<u>β</u> 27 °	A 31/8	8 21/3

Custom colors are not available.

appearance of rust like stains.

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us, som Copyright BEGA 2018

### General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" ABOVE GRADE/FINISHED FLOOR

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

#### Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

#### Drawing Note

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

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
1ST FLOOR	+	0.2 fc	5.8 fc	0.0 fc	N/A	N/A	0.0:1
1ST FLOOR UNIT ENTRANCE (TYP.)	+	5.1 fc	5.1 fc	5.1 fc	1.0:1	1.0:1	1.0:1
2ND FLOOR BALCONY	+	2.0 fc	3.3 fc	1.2 fc	2.8:1	1.7:1	0.6:1
3RD FLOOR BALCONY	+	2.0 fc	2.9 fc	1.2 fc	2.4:1	1.7:1	0.7:1
4TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
5TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
ROOFTOP EGRESS PATH	+	4.7 fc	13.8 fc	0.6 fc	23.0:1	7.8:1	0.3:1
ROOFTOP TERRACE	+	1.9 fc	28.7 fc	0.0 fc	N/A	N/A	0.1:1

Schedule										
Symbol Label		QTY	Manufacturer	Catalog Number	Descri					
$\bigcirc$	Α	5	BEGA	55821+K3	LED RE					
	В	5	TECH LIGHTING	7000WSPITSC-LED830	PITCH					
$\bigcirc$	С	11	BROWNLEE LIGHTING	7176-18-H8LED-30K	BEAM					
	D	6	VISA LIGHTING	OW1721-L30K-L	WALL I					
	Е	21	TECH LIGHTING	700OSWEND92730x120	WEND					

BEGA



Plan View - FIRST Scale - 1/8" = 1ft

Number Lumens LLF Wattage Mounting Heigh Lamp Lamps per Lamp ECESSED DOWNLIGHT 0.9 6 11'-2" & 13'-4" 326 H LED WALL MOUNT LUMINAIRE LED 803 0.9 26.2 9'-0" 1 LED WALL SCONCE 0.9 7.88131 LED 698 6'-6" L MOUNT OUTDOOR SQUARE 1415 0.9 30.3 6'-6" D STEP LIGHT LED 344 0.9 12.1 1'-6"



Designer XX/KB Date 9/11/2020 Scale Not to Scale **Drawing No.** #18-XXXXX-V1 1 of 5

-

G

PLAN XXX CIATES .COM

EPA ER I

PHOT PRI GASSI WWV

 $\Xi$ 

а Ľ С č

# PITCH SINGLE WALL SCONCE

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

#### High quality LM80-tested LEDs for consistent long-life performance and color

Outstanding protection against the elements:

 Powder coat finishes Stainless Steel mounting hardware

Impact-resistant, UV stabilized frosted acrylic lensing

# Can be mounted for up lighting or down lighting

SPECIFICATIONS

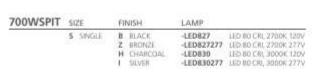
DELIVERED LUMENS	822.6	
WATTS	26.1	
VOLTAGE	120V, 277V	
DIMMING	ELV	
LIGHT DISTRIBUTION	Symmetric	
MOUNTING OPTIONS	Downlight or Uplight	PITCH SINGL
CCT	2700K, 3000K	shown in black
CRI	80+	
COLOR BINNING	3 Step	
BUG RATING	B1-U0-G0	
DARK SKY	Compliant (Downlight)	
WET LISTED	IP65	
GENERAL LISTING	ETL	DITCUSINGU
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.	PITCH SINGL shown in charcoa
START TEMP	-30°C	
FIELD SERVICEABLE LED	No	
CONSTRUCTION	Aluminum	
HARDWARE	Stainless Steel	
FINISH	Powder Coat	
LED LIFETIME	L70; 70,000 Hours	
WARRANTY*	5 Years	
WEIGHT	1.2 lbs.	





PITCH SINGLE shown in silver

# ORDERING INFORMATION



techlighting.com

### General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" ABOVE GRADE/FINISHED FLOOR

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

# Ordering Note

FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

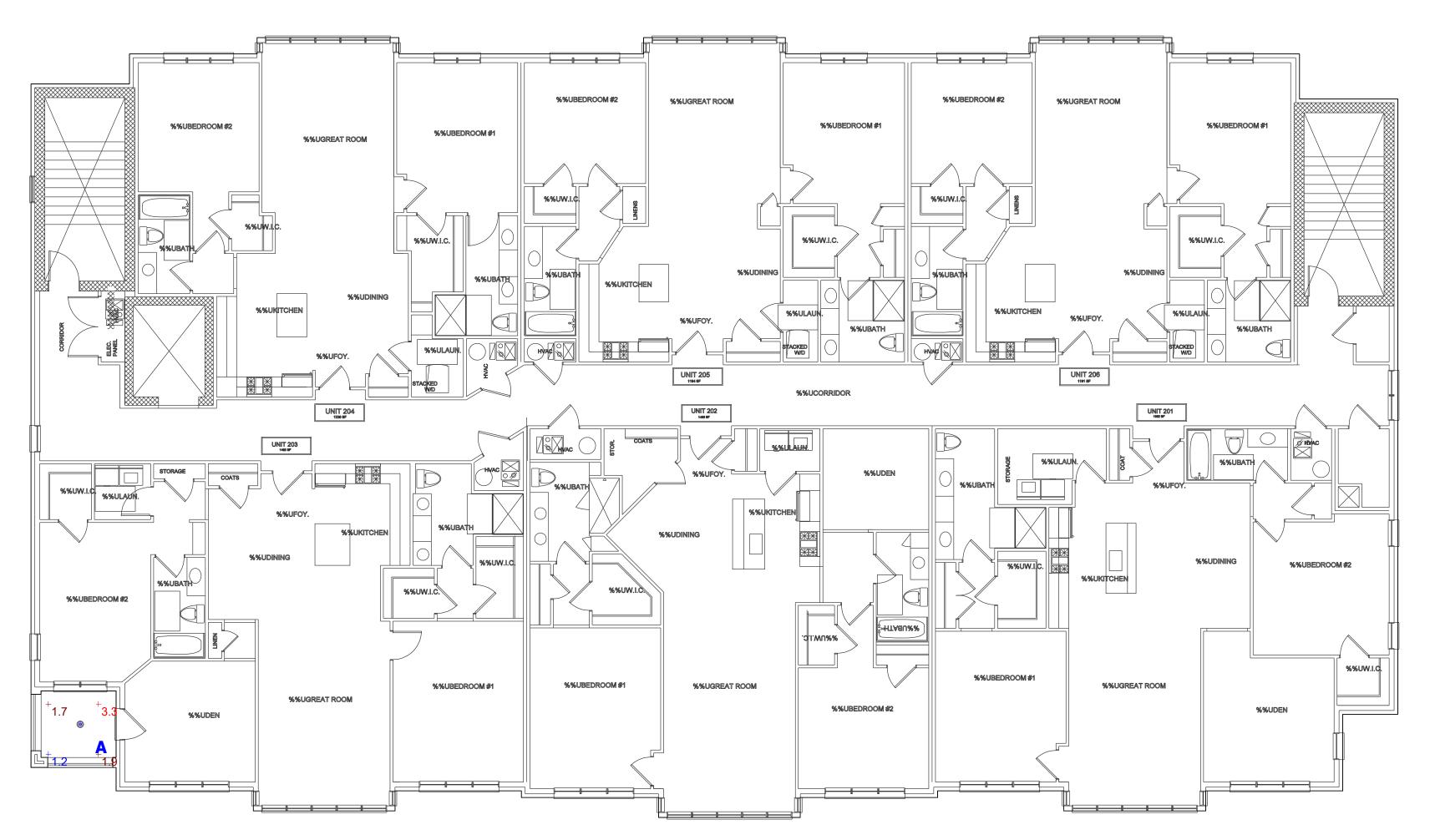
### Drawing Note

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

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
1ST FLOOR	+	0.2 fc	5.8 fc	0.0 fc	N/A	N/A	0.0:1
1ST FLOOR UNIT ENTRANCE (TYP.)	+	5.1 fc	5.1 fc	5.1 fc	1.0:1	1.0:1	1.0:1
2ND FLOOR BALCONY	+	2.0 fc	3.3 fc	1.2 fc	2.8:1	1.7:1	0.6:1
3RD FLOOR BALCONY	+	2.0 fc	2.9 fc	1.2 fc	2.4:1	1.7:1	0.7:1
4TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
5TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
ROOFTOP EGRESS PATH	+	4.7 fc	13.8 fc	0.6 fc	23.0:1	7.8:1	0.3:1
ROOFTOP TERRACE	+	1.9 fc	28.7 fc	0.0 fc	N/A	N/A	0.1:1

Schedul	е										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps		LLF	Wattage	Mounting Height
$\bigcirc$	Α	5	BEGA	55821+K3	LED RECESSED DOWNLIGHT	LED	1	326	0.9	6	11'-2" & 13'-4"
	В	5	TECH LIGHTING	7000WSPITSC-LED830	PITCH LED WALL MOUNT LUMINAIRE	LED	1	803	0.9	26.2	9'-0"
$\bigcirc$	С	11	BROWNLEE LIGHTING	7176-18-H8LED-30K	BEAM LED WALL SCONCE	LED	1	698	0.9	7.88131	6'-6"
	D	6	VISA LIGHTING	OW1721-L30K-L	WALL MOUNT OUTDOOR SQUARE	LED	1	1415	0.9	30.3	6'-6"
	Е	21	TECH LIGHTING	7000SWEND92730x120	WEND STEP LIGHT	LED	1	344	0.9	12.1	1'-6"

# TECH LIGHTING



<u> Plan View - SECOND</u> Scale - 1/8" = 1ft

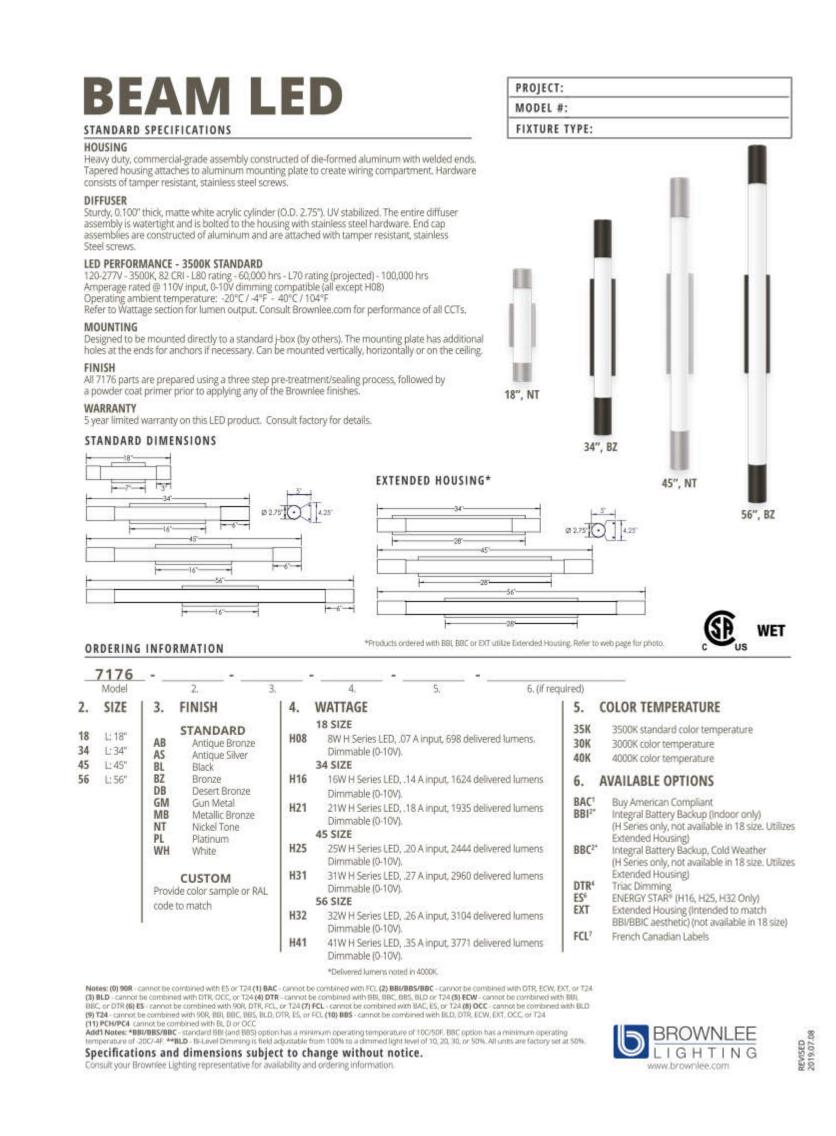




Designer XX/KB Date 9/11/2020 Scale Not to Scale Drawing No. #18-XXXXX-V1 2 of 5

PHOT PRI GASSI WWV





# General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" ABOVE GRADE/FINISHED FLOOR

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

# Ordering Note

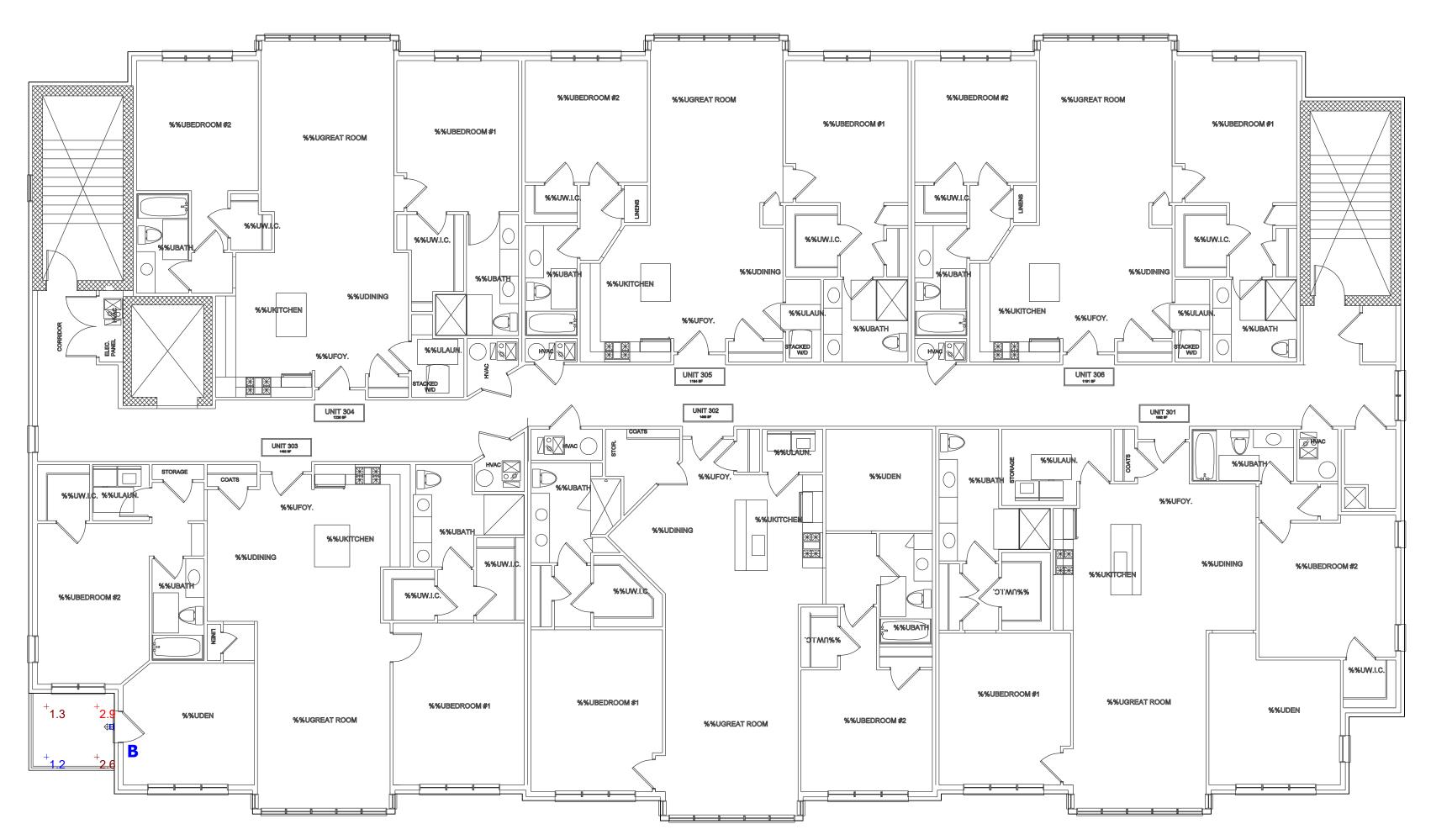
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

### Drawing Note

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

Statistics	atistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
1ST FLOOR	+	0.2 fc	5.8 fc	0.0 fc	N/A	N/A	0.0:1
1ST FLOOR UNIT ENTRANCE (TYP.)	+	5.1 fc	5.1 fc	5.1 fc	1.0:1	1.0:1	1.0:1
2ND FLOOR BALCONY	+	2.0 fc	3.3 fc	1.2 fc	2.8:1	1.7:1	0.6:1
3RD FLOOR BALCONY	+	2.0 fc	2.9 fc	1.2 fc	2.4:1	1.7:1	0.7:1
4TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
5TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
ROOFTOP EGRESS PATH	+	4.7 fc	13.8 fc	0.6 fc	23.0:1	7.8:1	0.3:1
ROOFTOP TERRACE	+	1.9 fc	28.7 fc	0.0 fc	N/A	N/A	0.1:1

Schedul	Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
$\bigcirc$	Α	5	BEGA	55821+K3	LED RECESSED DOWNLIGHT	LED	1	326	0.9	6	11'-2" & 13'-4"
	В	5	TECH LIGHTING	7000WSPITSC-LED830	PITCH LED WALL MOUNT LUMINAIRE	LED	1	803	0.9	26.2	9'-0"
$\bigcirc$	С	11	BROWNLEE LIGHTING	7176-18-H8LED-30K	BEAM LED WALL SCONCE	LED	1	698	0.9	7.88131	6'-6"
	D	6	VISA LIGHTING	OW1721-L30K-L	WALL MOUNT OUTDOOR SQUARE	LED	1	1415	0.9	30.3	6'-6"
	Е	21	TECH LIGHTING	7000SWEND92730x120	WEND STEP LIGHT	LED	1	344	0.9	12.1	1'-6"



<u> Plan View - THIRD</u> Scale - 1/8'' = 1ft





Designer XX/KB Date 9/11/2020 Scale Not to Scale **Drawing No.** #18-XXXXX-V1 3 of 5



AT, AN PHOT PRI GASSI WWV

	OW172	1 – SOUTHRIDGE <sup>™</sup>	8			VIS	SA LIGH	ITING
Туре:	Project:				Vie	salighting.co	om/products/	Southridge
		Fill in sh	aded boxes using	information listed be	low			
Order Code: OW1721		- MVOLT						
MODEL	<b>O</b> SOURCE	VOLTAGE		(B) FINISI	1		🙆 OPT	ION(S)
		SOURCE (Select one MVOLT fixture accepts LED sources are 83CR),	20 through 277 inp	ut voltage šam and aré dimmable (	010V to 1%			
		LED Sources	ССТ	Delivered Lumens	Power (W	(atts)	Voltage	
		= L30K-L	3000K	1400				
		L35K-L	3500K	1500	31			
		<ul> <li>L40K-L</li> </ul>	4000K	1500			MVOLT	
	A	<ul> <li>L30K-H</li> </ul>	3000K	2200			mou	
and the second division of the		L35K-H	3500K	2200	50			
and the second second		<ul> <li>L40K-H</li> </ul>	4000K	2300				
		BMAT Bron BRNZ Bron	te Grey CVBI ze Matte CW9	Cream Glimmer	GW9002 HTHR JB9005 OBRZ	Grey White Heather Jet Black Old Bronze	PB1035 RUST SUNG TW9016	Pearl Beige Rust Sungold Traffic White
	nt facades with a halo effect r accents during the day.	AG7038 Aga BMAT Bron BRNZ Bron BSIL Blod OPTIONS (Multiple A Option ovailability BCS Brigi	te Grey CVBI ze Matte CW9 ze GUW e Silver GSIL Selections Allower may be interdepend thess control shield H	2001 Cream Glimmer Graphite Silver d) ent with Voltage, Source for steep viewing angle	HTHR JB9005 OBRZ	Heather Jet Black Old Bronze	RUST SUNG TW9016	Rust Sungold
night and crisp color <b>IMENSIONS</b> which is measured from wall to fi "Width H = Height 14" (356 mm) 14" (356 mm)	r accents during the day. front of future D = Depth )	AG7038 Aga BMAT Bron BRNZ Bron BSIL Blod OPTIONS (Multiple A Option ovailability BCS Brigi	te Grey CVBI ze Matte CW9 ze GUW e Silver GSIL Selections Allower may be interdepend thess control shield H	2001 Cream Glimmer Graphite Silver d) ent with Voltage, Source	HTHR JB9005 OBRZ	Heather Jet Black Old Bronze	RUST SUNG TW9016	Rust Sungold
night and crisp color MENSIONS advise measured from wall to fr = Width H = Height 14" (356 mm) 14" (356 mm)	r accents during the day. front of future D = Depth )	AG7038 Aga BMAT Bron BRNZ Bron BSIL Blod OPTIONS (Multiple A Option ovailability BCS Brigi	te Grey CVBI ze Matte CW9 ze GUW e Silver GSIL Selections Allower may be interdepend thess control shield H	2001 Cream Glimmer Graphite Silver d) ent with Voltage, Source for steep viewing angle	HTHR JB9005 OBRZ	Heather Jet Black Old Bronze	RUST SUNG TW9016	Rust Sungold

# General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" ABOVE GRADE/FINISHED FLOOR

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

# Ordering Note

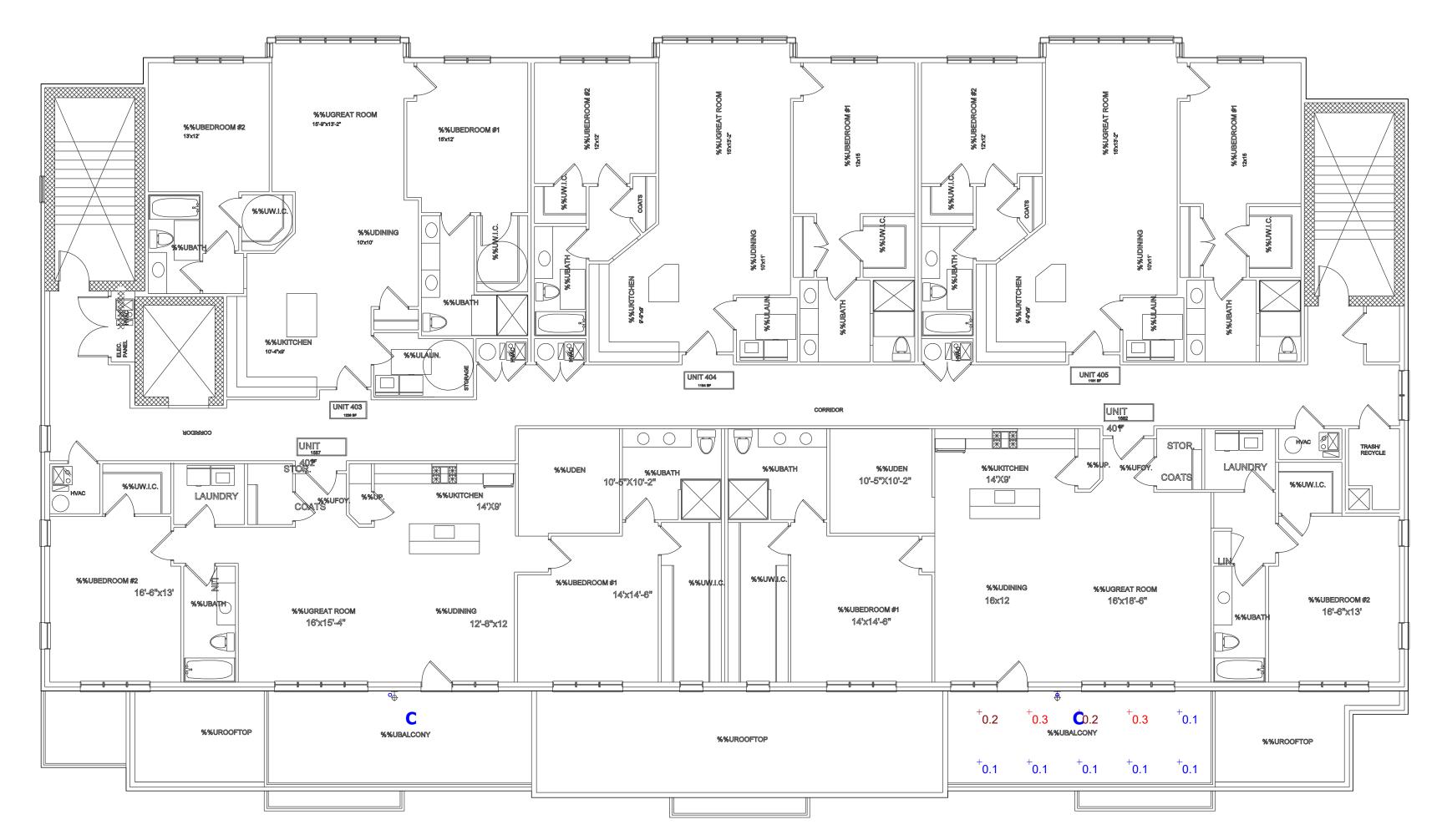
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

# Drawing Note

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

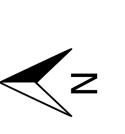
Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
1ST FLOOR	+	0.2 fc	5.8 fc	0.0 fc	N/A	N/A	0.0:1
1ST FLOOR UNIT ENTRANCE (TYP.)	+	5.1 fc	5.1 fc	5.1 fc	1.0:1	1.0:1	1.0:1
2ND FLOOR BALCONY	+	2.0 fc	3.3 fc	1.2 fc	2.8:1	1.7:1	0.6:1
3RD FLOOR BALCONY	+	2.0 fc	2.9 fc	1.2 fc	2.4:1	1.7:1	0.7:1
4TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
5TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
ROOFTOP EGRESS PATH	+	4.7 fc	13.8 fc	0.6 fc	23.0:1	7.8:1	0.3:1
ROOFTOP TERRACE	+	1.9 fc	28.7 fc	0.0 fc	N/A	N/A	0.1:1

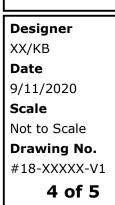
Schedul	Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
$\bigcirc$	Α	5	BEGA	55821+K3	LED RECESSED DOWNLIGHT	LED	1	326	0.9	6	11'-2" & 13'-4"
	В	5	TECH LIGHTING	7000WSPITSC-LED830	PITCH LED WALL MOUNT LUMINAIRE	LED	1	803	0.9	26.2	9'-0"
$\bigcirc$	С	11	BROWNLEE LIGHTING	7176-18-H8LED-30K	BEAM LED WALL SCONCE	LED	1	698	0.9	7.88131	6'-6"
	D	6	VISA LIGHTING	OW1721-L30K-L	WALL MOUNT OUTDOOR SQUARE	LED	1	1415	0.9	30.3	6'-6"
	Е	21	TECH LIGHTING	7000SWEND92730x120	WEND STEP LIGHT	LED	1	344	0.9	12.1	1'-6"



Plan View - FOURTH Scale - 1/8" = 1ft







B

PHOT PRI GASSI WWV

# WEND OUTDOOR WALL/STEP LIGHT

# TECH LIGHTING

The modern, nearly flush Wend outdoor wall and step light features an attractive exposed acrylic diffuser. Light is aimed downward to light stairs or graze walls with minimal glare. Ideal for wayfinding and added safety after dark.

# Selectable CCT (2700K/3000K) 120V or 12V

- Powder Coat Finishes

# • Outstanding protection against the elements: - Wet Listed IP65 Rated - Stainless Steel Mounting Hardware

SPECIEICATIONS

DELIVERED LUMENS	307.5 (2700K)
WATTS	12.96
VOLTAGE	12V (Transformer sold separately) or 120V
DIMMING	12V MLV. 120V not dimmable
LIGHT DISTRIBUTION	Symmetric
OPTICS	Not applicable
MOUNTING OPTIONS	Wall: 4" junction box with plaster plate Step: 2x4 junction box
сст	2700K/3000K Selectable
CRI	90+
COLOR BINNING	3 Step
BUG RATING	80-U3-G1
DARK SKY	Compliant
WET LISTED	IP66
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1 lb.



WEND OUTDOOR WALL/STEP LIGHT shown in black

#### SERIES CRI/CCT

ORDERING INFORMATION

FINISH VOLTAGE 70005WEND 92730 90 CRI 2700K/3000K B BLACK 12 12V

techlighting.com

## General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" ABOVE GRADE/FINISHED FLOOR

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

# Ordering Note

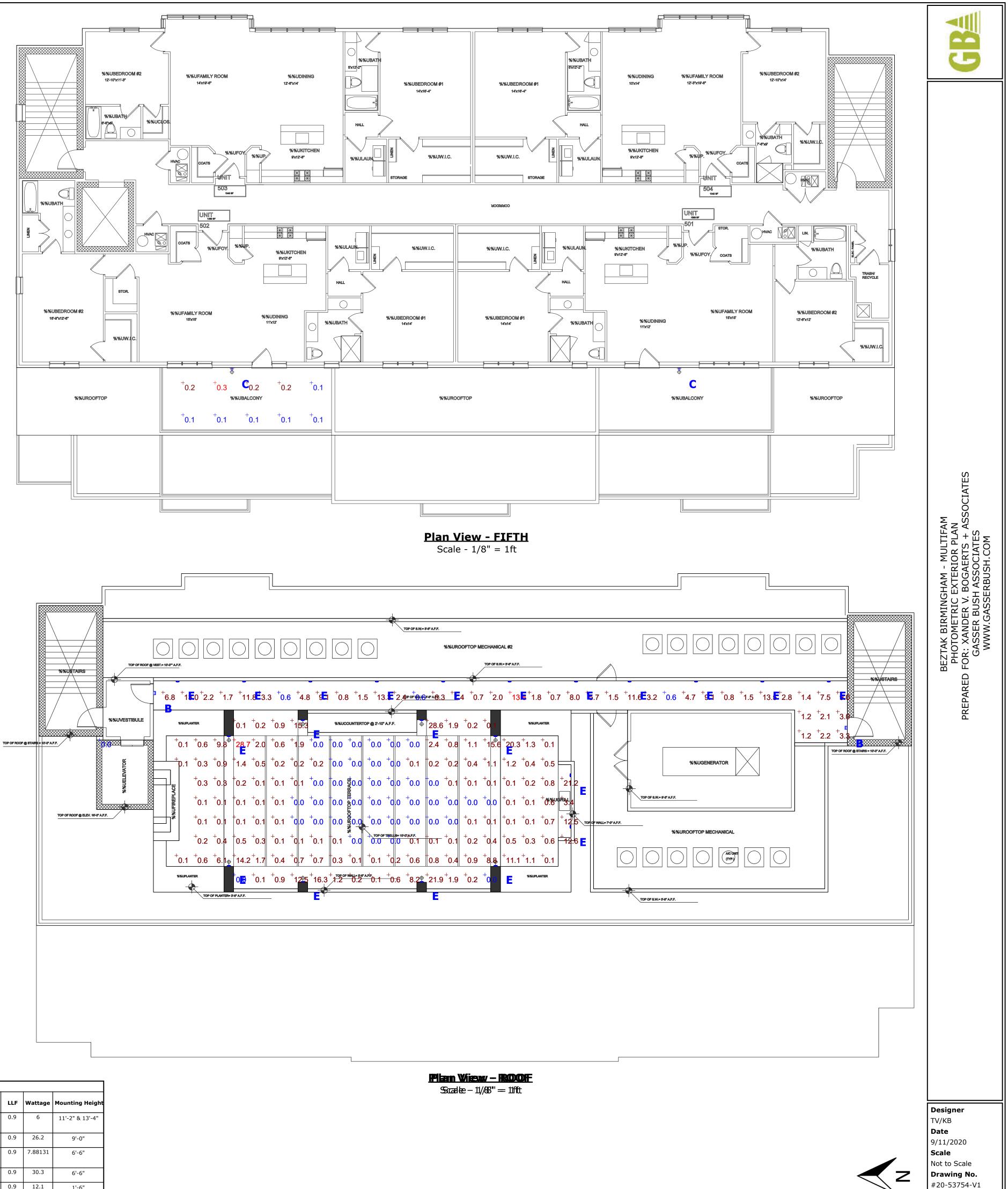
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

### Drawing Note

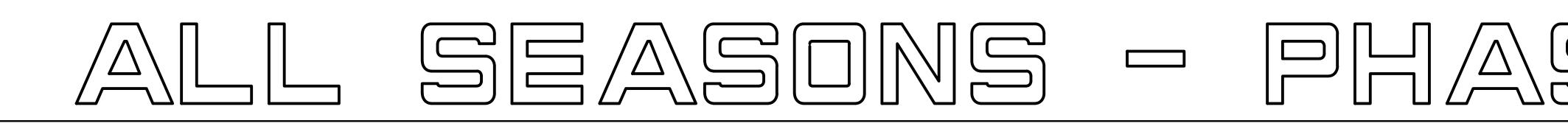
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
1ST FLOOR	+	0.2 fc	5.8 fc	0.0 fc	N/A	N/A	0.0:1
1ST FLOOR UNIT ENTRANCE (TYP.)	+	5.1 fc	5.1 fc	5.1 fc	1.0:1	1.0:1	1.0:1
2ND FLOOR BALCONY	+	2.0 fc	3.3 fc	1.2 fc	2.8:1	1.7:1	0.6:1
3RD FLOOR BALCONY	+	2.0 fc	2.9 fc	1.2 fc	2.4:1	1.7:1	0.7:1
4TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
5TH FLOOR BALCONY (TYP.)	+	0.2 fc	0.3 fc	0.1 fc	3.0:1	2.0:1	0.7:1
ROOFTOP EGRESS PATH	+	4.7 fc	13.8 fc	0.6 fc	23.0:1	7.8:1	0.3:1
ROOFTOP TERRACE	+	1.9 fc	28.7 fc	0.0 fc	N/A	N/A	0.1:1

Schedul	Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Heigh
$\bigcirc$	Α	5	BEGA	55821+K3	LED RECESSED DOWNLIGHT	LED	1	326	0.9	6	11'-2" & 13'-4"
	В	5	TECH LIGHTING	7000WSPITSC-LED830	PITCH LED WALL MOUNT LUMINAIRE	LED	1	803	0.9	26.2	9'-0"
$\bigcirc$	С	11	BROWNLEE LIGHTING	7176-18-H8LED-30K	BEAM LED WALL SCONCE	LED	1	698	0.9	7.88131	6'-6"
	D	6	VISA LIGHTING	OW1721-L30K-L	WALL MOUNT OUTDOOR SQUARE	LED	1	1415	0.9	30.3	6'-6"
	Е	21	TECH LIGHTING	7000SWEND92730x120	WEND STEP LIGHT	LED	1	344	0.9	12.1	1'-6"



5 of 5



# FINAL S.P.A.

OWNERS:

BEZTAK 31731 NORTHWESTERN HWY #250 FARMINGTON HILLS, MI 48334 248-855-5400 (P)

ARCHITECT:

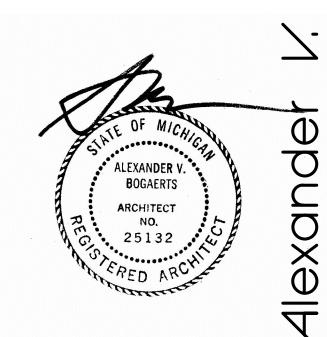
# ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.

2445 FRANKLIN ROAD BLOOMFIELD HILLS, MI 48302 248.334.5000 (P) 248.334.0092 (F)

# BIRMINGHAM, MICHIGAN

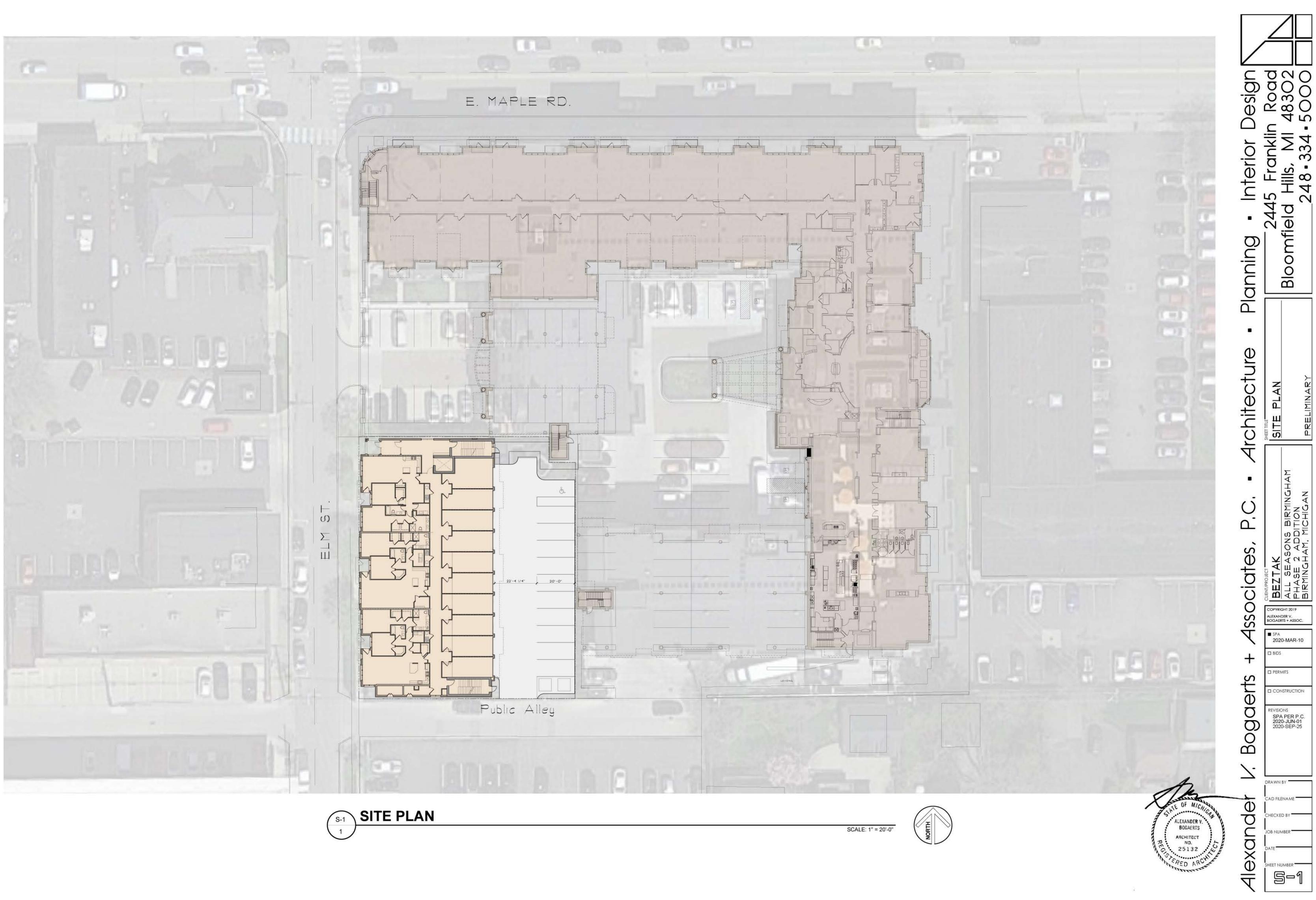


	SHEET INDEX
T-1	TITLE SHEET
S-I	ARCHITECTURAL SITE PLAN
1	FOUNDATION PLAN
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	THIRD FLOOR PLAN
5	FOURTH FLOOR PLAN
6	FIFTH FLOOR PLAN
٦	ROOF PLAN
8	WEST ELEVATION (ELM STREET)
9	NORTH ELEVATION
10	EAST ELEVATION
11	SOUTH ELEVATION (PUBLIC ALLEY)
12	BUILDING SECTIONS

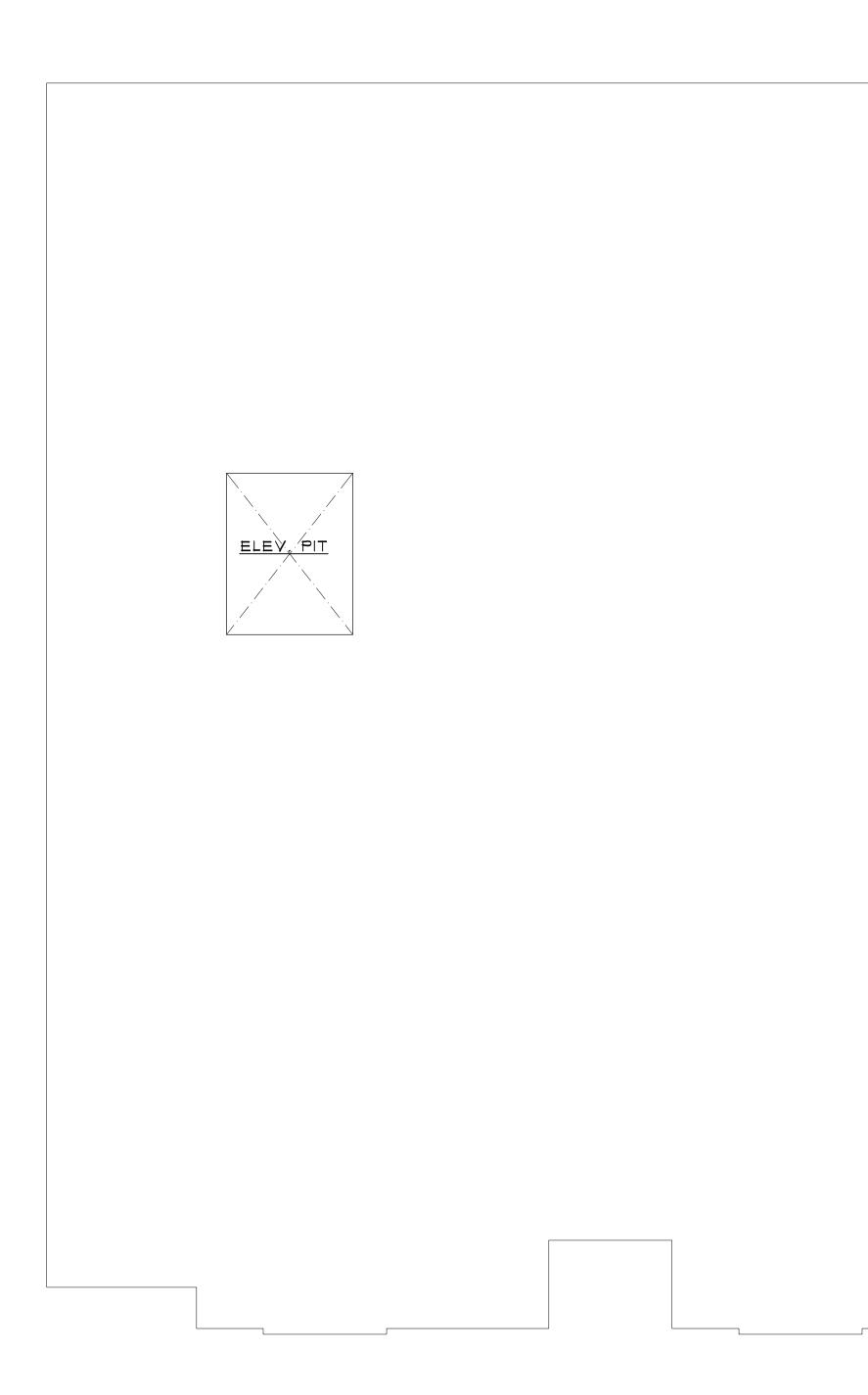


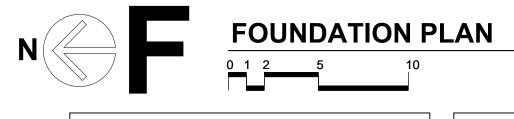
J N C  $\sim$ Bloomfield Planning **Architecture** Ш Σ | ∢ NS BIRMING+ ↓DDITION ↑, MICHIC, Δ N  $\bigcirc$ ciates. **₩** 4 <u>0</u> 0 Ο PYRIGHT 2019 ALEXANDER V. BOGAERTS + ASSOC. SS SPA 2020-MAR-10 FINAL SPA 2020-SEP-25 +PERMITS aerts REVISIONS 00 Ď DRAWN BY Φ  $\overline{\mathbf{O}}$ OB NUMBER Ο T NUMBER

T - 1





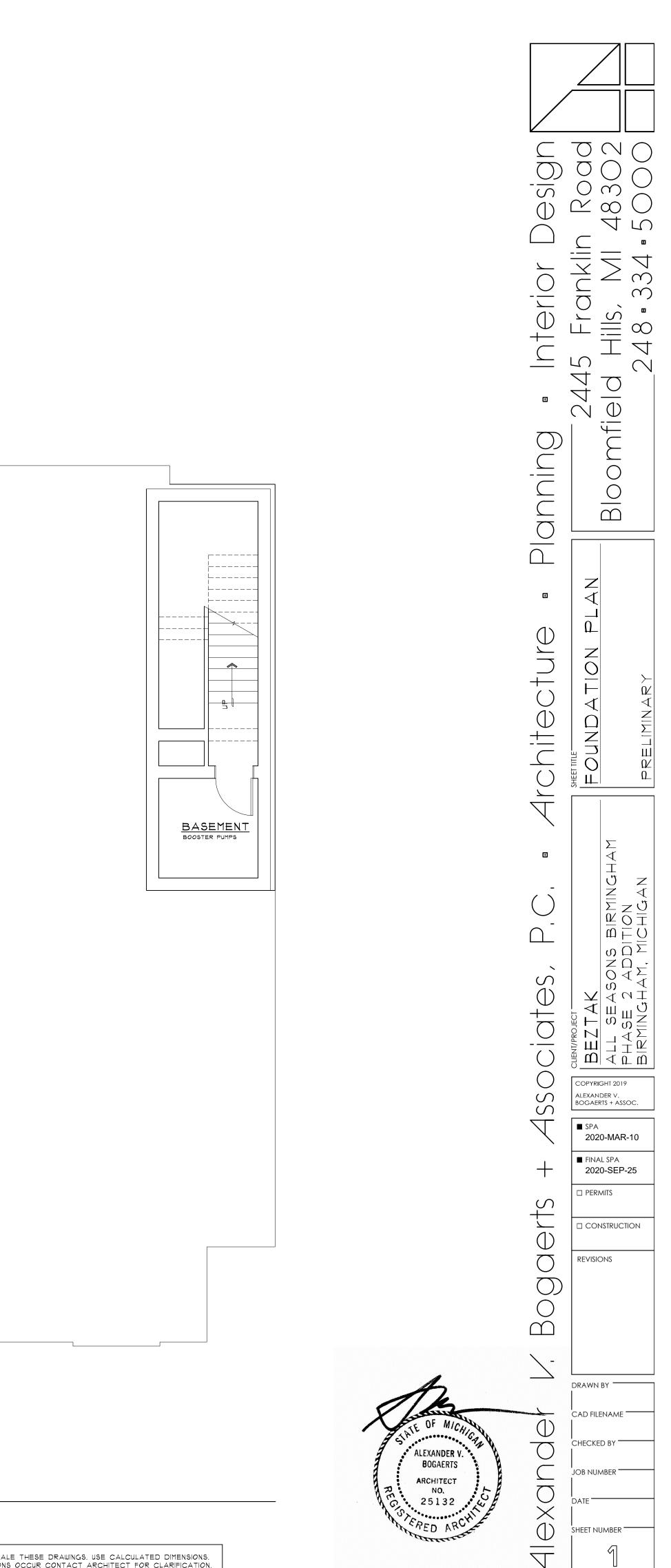


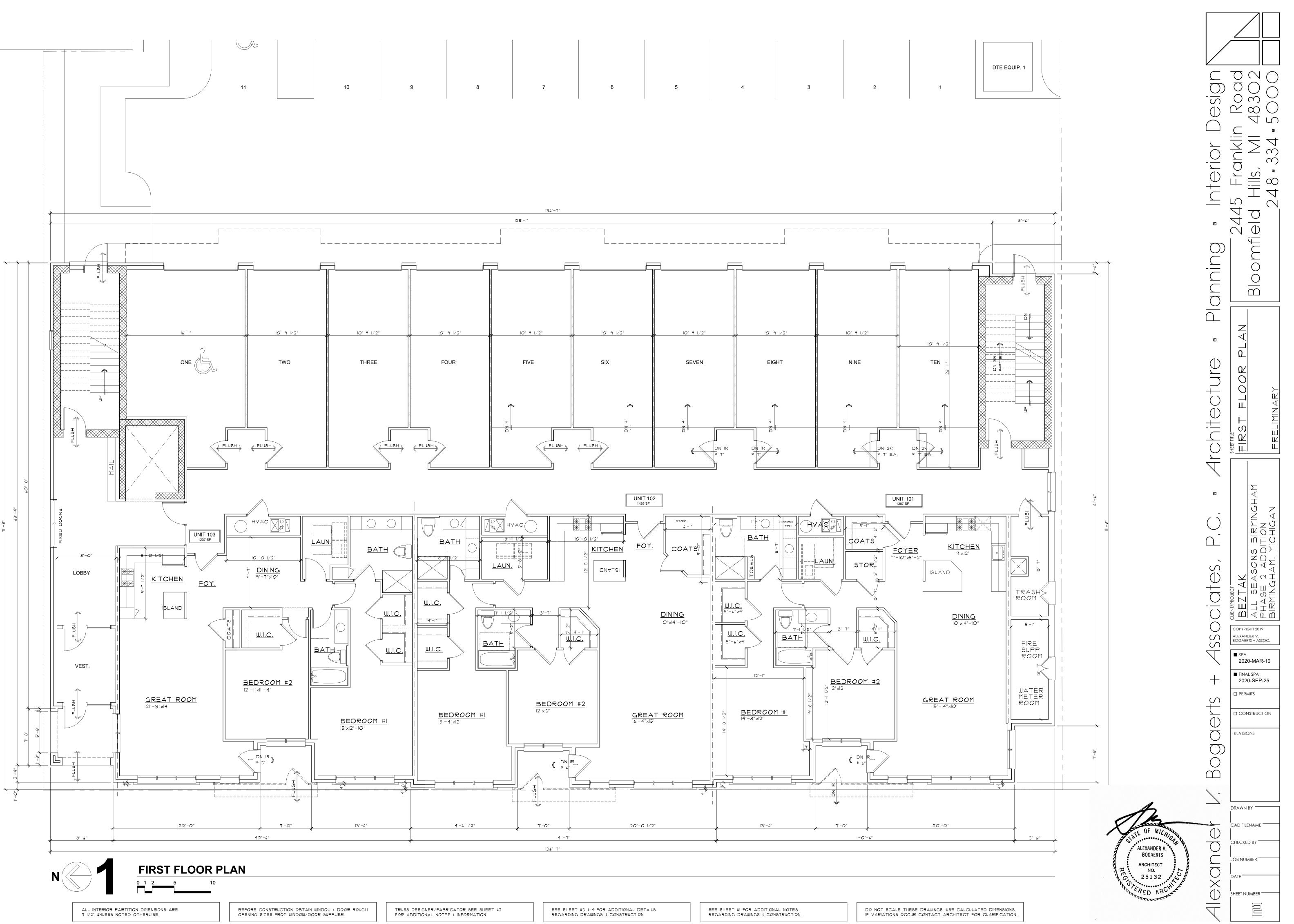


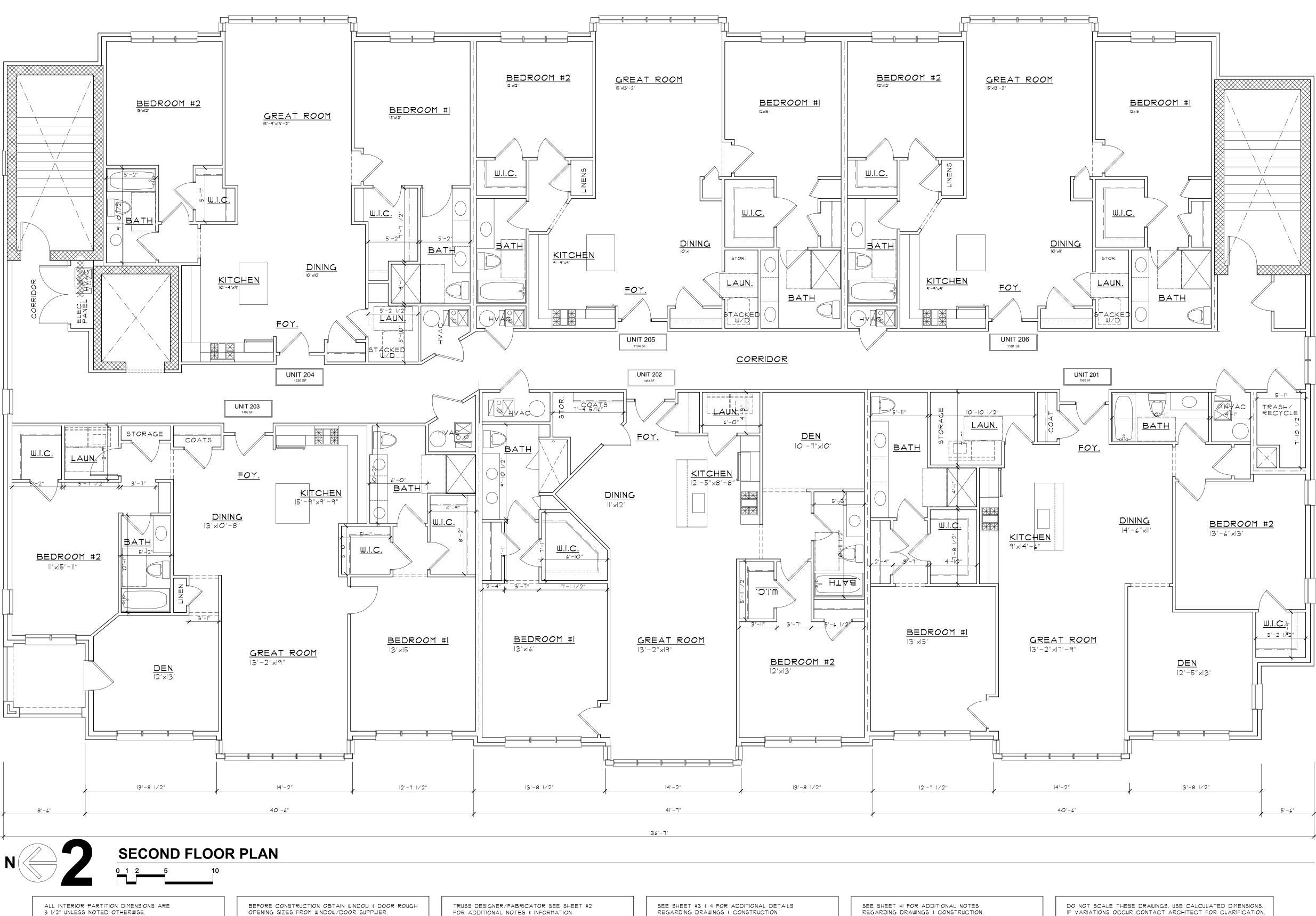
ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

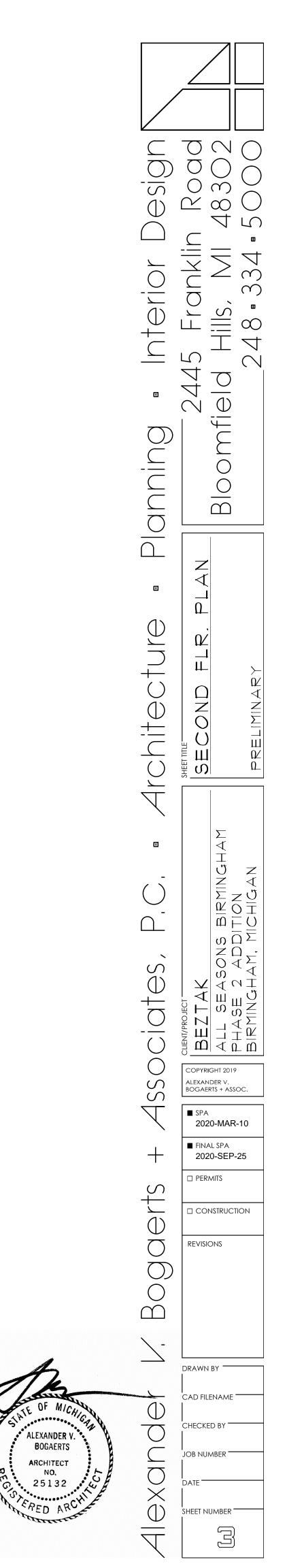
BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

DO NOT SCALE THESE DRAWINGS. USE CALCULATED DIMENSIONS. IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

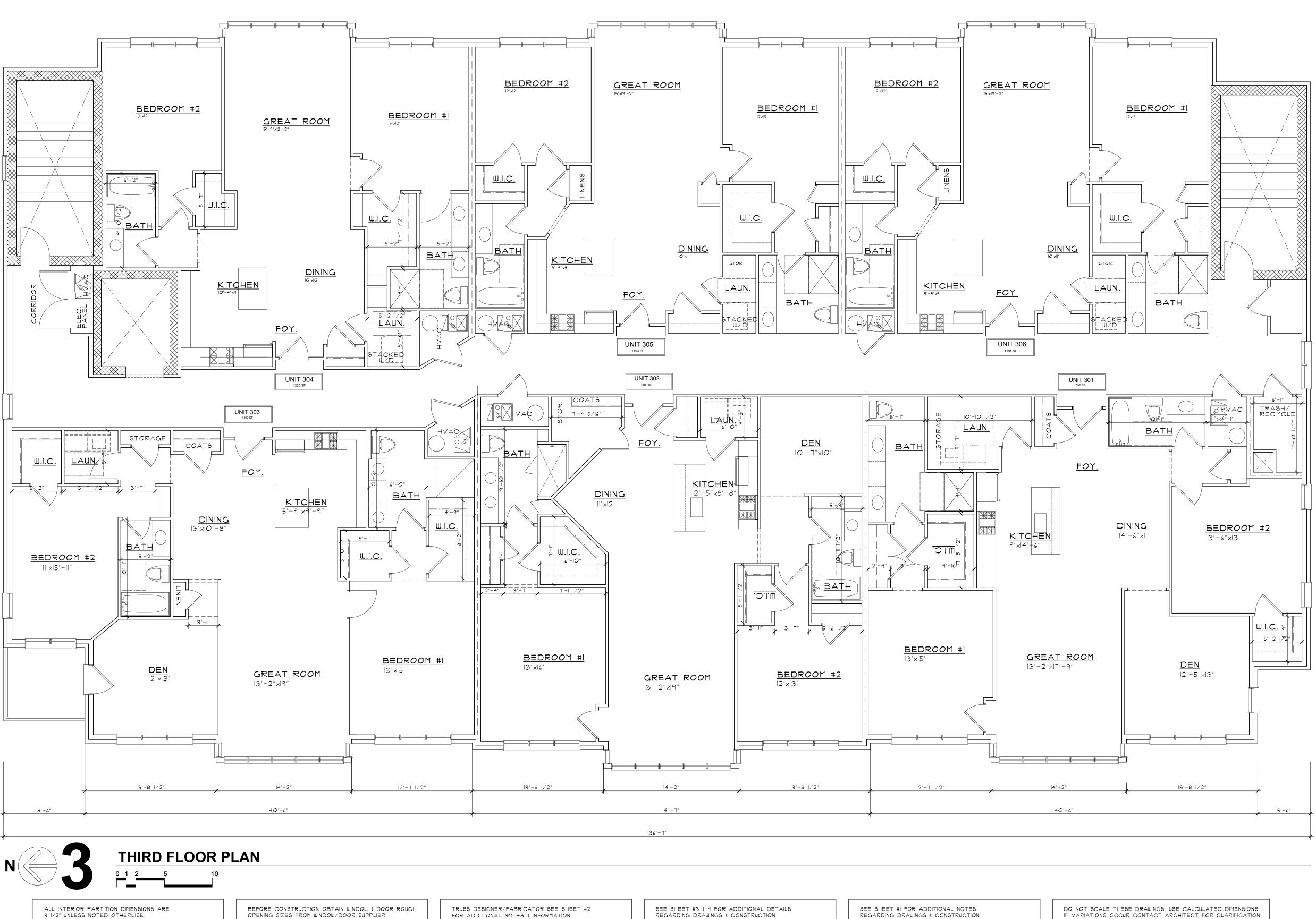


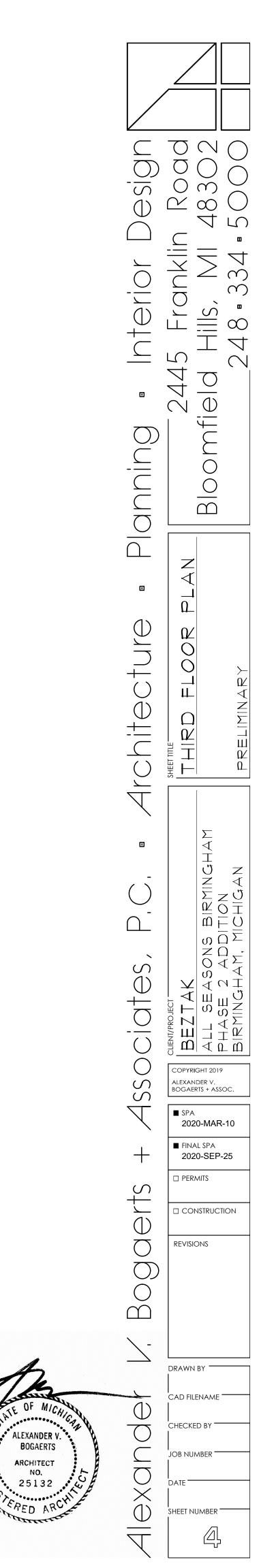




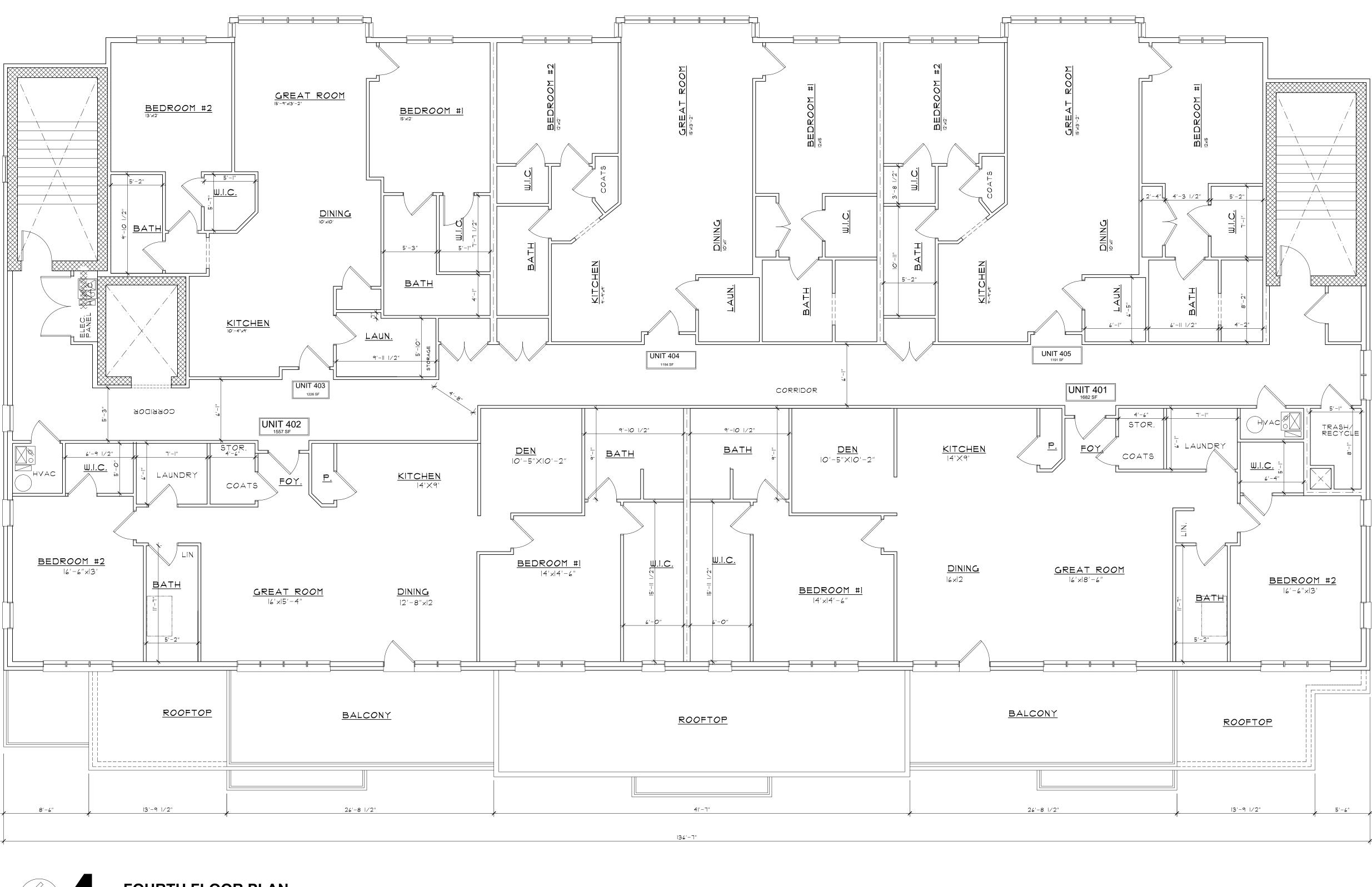


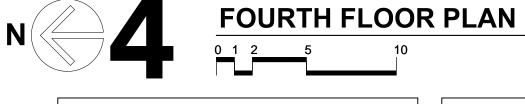
IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.





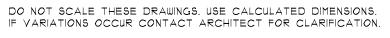
IF VARIATIONS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

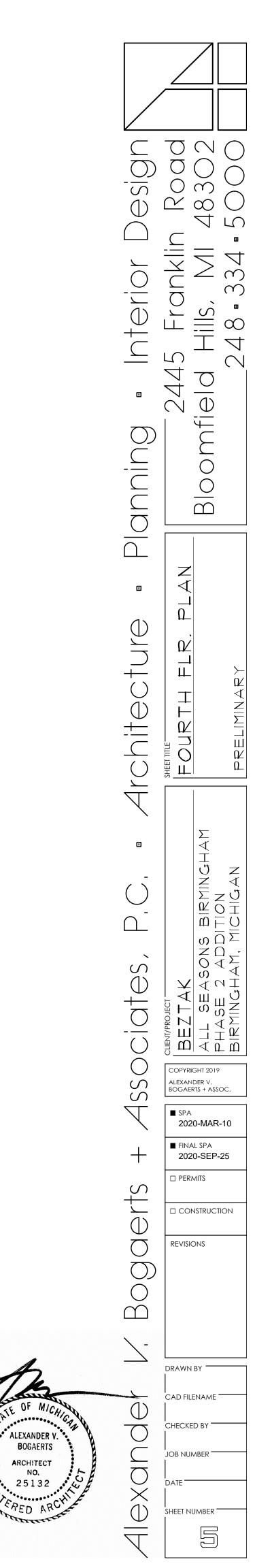


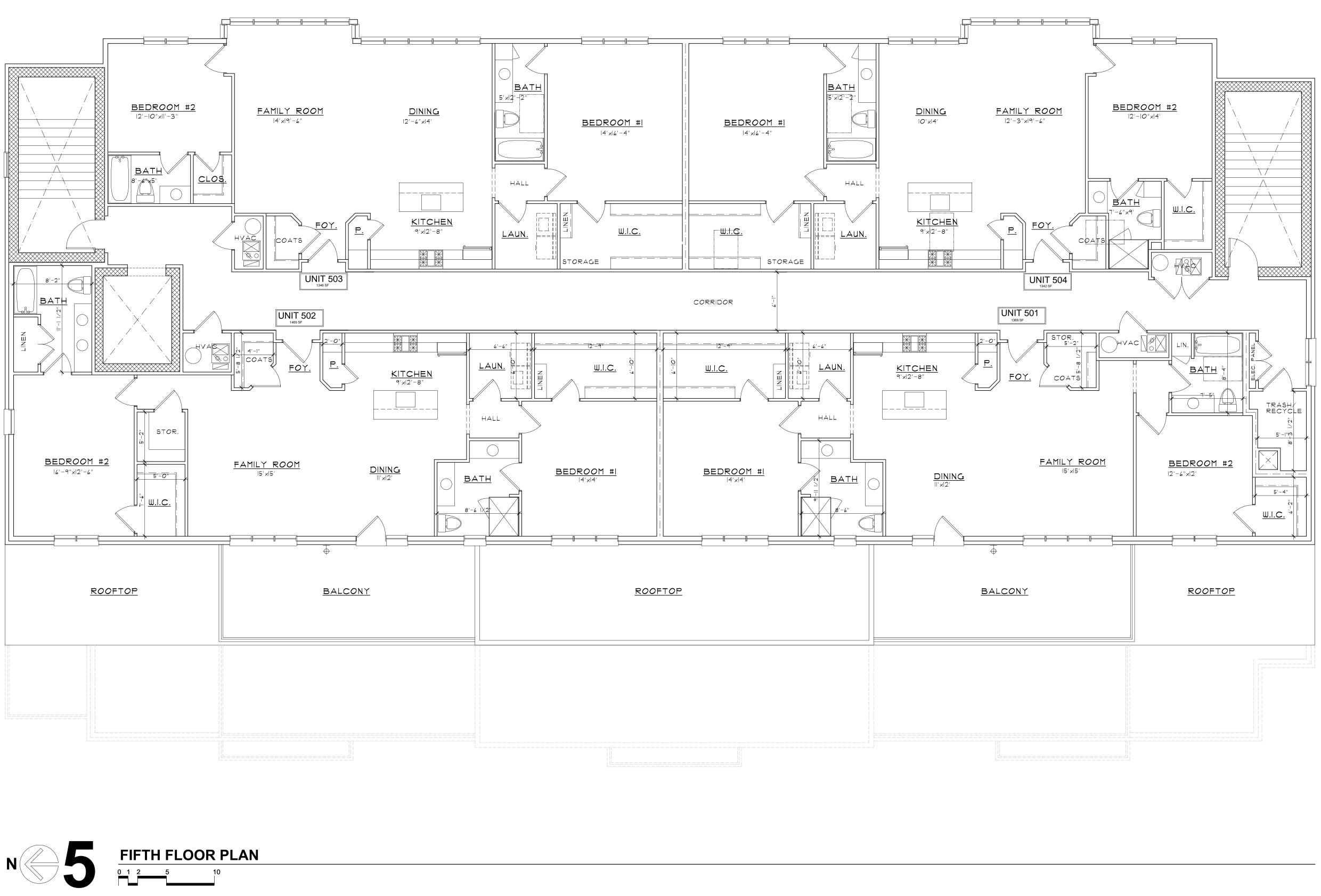


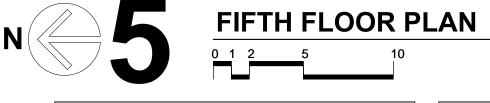
BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.









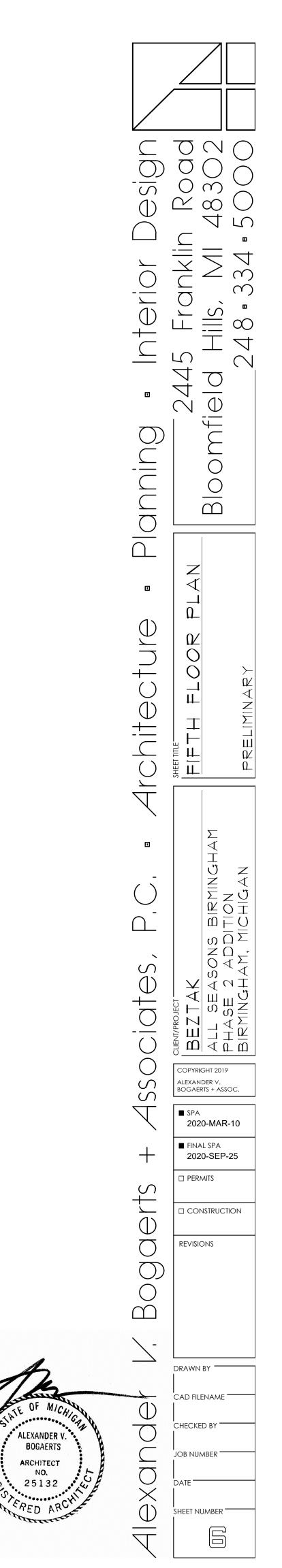
BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

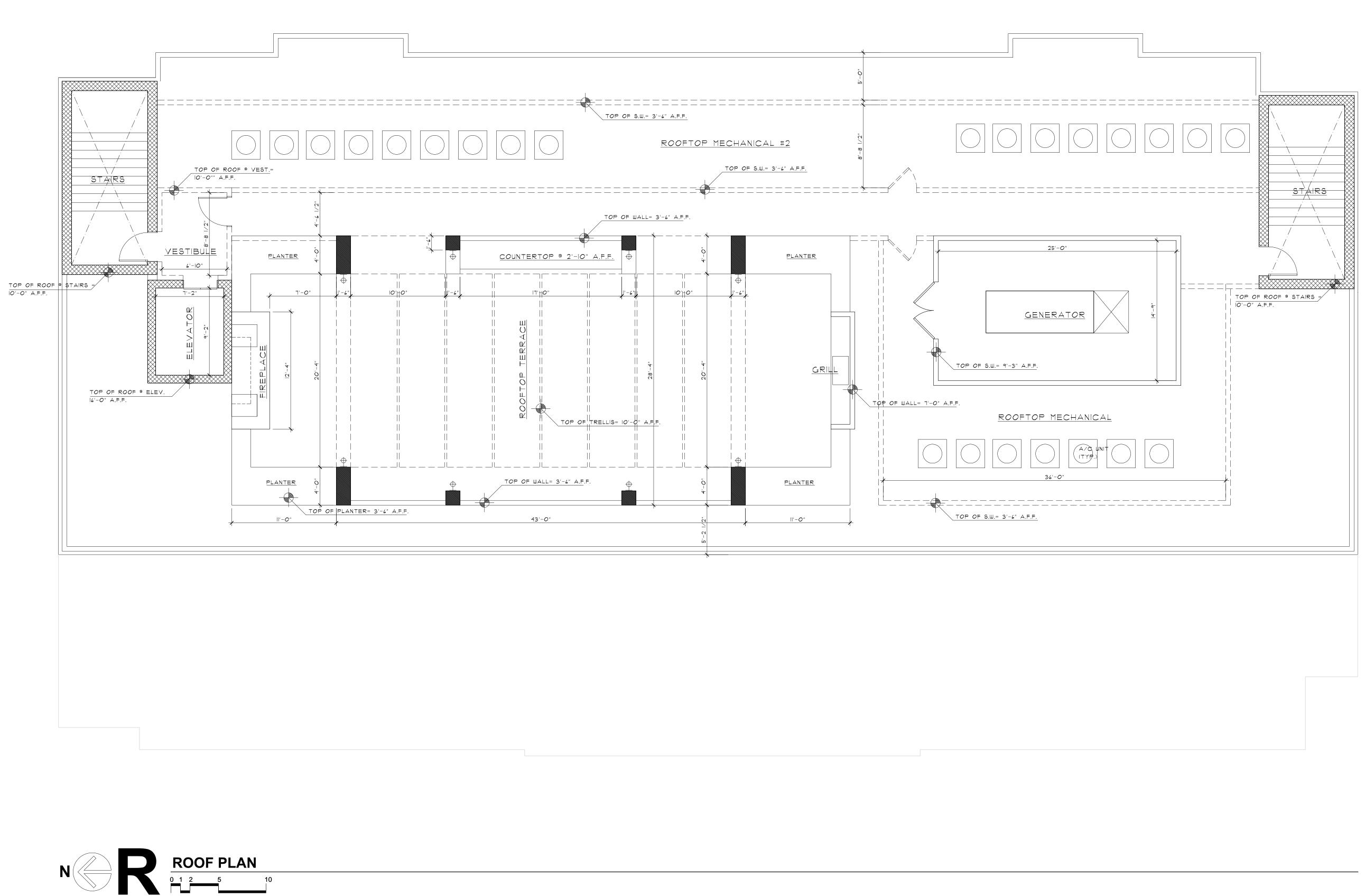
ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

#### TRUSS DESIGNER/FABRICATOR SEE SHEET #2 FOR ADDITIONAL NOTES & INFORMATION

SEE SHEET #3 \$ 4 FOR ADDITIONAL DETAILS REGARDING DRAWINGS \$ CONSTRUCTION

SEE SHEET #I FOR ADDITIONAL NOTES REGARDING DRAWINGS & CONSTRUCTION.

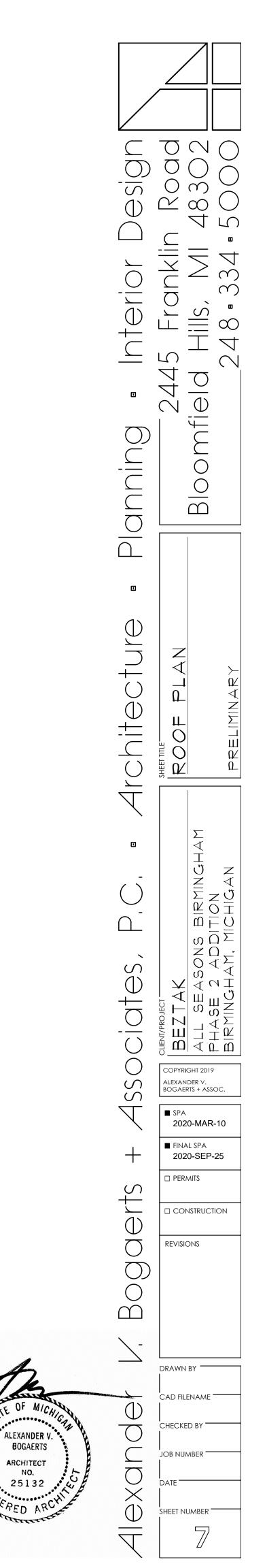






ALL INTERIOR PARTITION DIMENSIONS ARE 3 1/2" UNLESS NOTED OTHERWISE.

BEFORE CONSTRUCTION OBTAIN WINDOW & DOOR ROUGH OPENING SIZES FROM WINDOW/DOOR SUPPLIER.

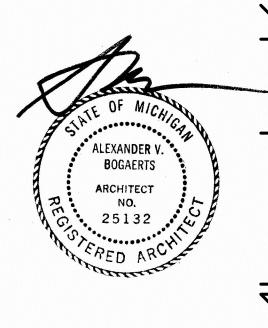




### WEST ELEVATION (ELM STREET)



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



Road 18302 000 esign 4 S  $\bigcirc$ Franklin 4 Interior Zm Ś Hills. 48 -S N \_\_\_\_ ユ Bloomfield N Planning S Σ Ц Ш chitecture TION ∢ Q  $\geq$ Ш PRELIMIN, Ц S Ш Z Σ CLENT/PROJECT BEZTAK ALL SEASONS BIRMINGHA PHASE 2 ADDITION BIRMINGHAM, MICHIGAN - $\bigcirc$ \_\_\_\_ ciates, Ο COPYRIGHT 2019 ALEXANDER V. BOGAERTS + ASSOC. S S SPA 2020-MAR-10 FINAL SPA 2020-SEP-25 + PERMITS rts Φ Ο REVISIONS Bog **\** -DRAWN BY D FILENAME Φ  $\mathbf{O}$ HECKED BY JOB NUMBER Ο 4|ex( EET NUMBER 🗖 

FLAT METAL ROOF

DOUBLE REVEAL (3' AND (") CEMENTFIBER SIDING (TYP.)

12" PROJECTION × 24" HIGH EPS CORNICE WITH STUCCO FINISH —

FABRIC AWNING 24" PROJECTION (TYP.) —

IX6 CEMENTFIBER TRIM SURROUND (TYP.)

IX6 CEMENTFIBER BOARD SURROU<u>ND W/</u> PANEL MOULDING ON CEMENTFIBER PANEL (TYP.)

SPANDREL GLASS (TYP. AT STAIRS)

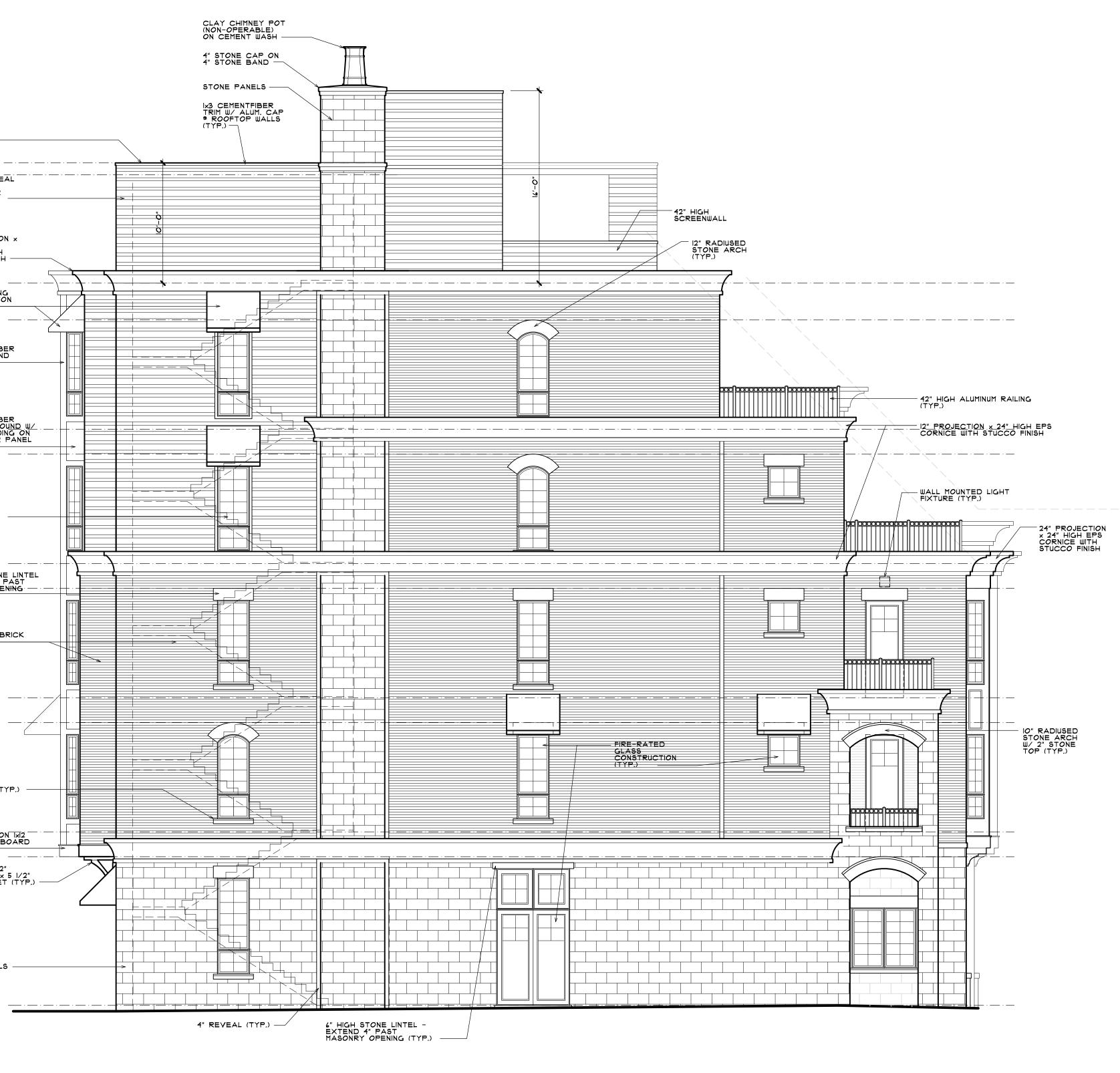
FULL-DEPTH BRICK

STONE SILL (TYP.) -

DRIP MOULD ON 1x12 CEMETFIBER BOARD TRIM (TYP.)

44" HIGH X 32" PROJECTION x 5 1/2" WIDE BRACKET (TYP.) —

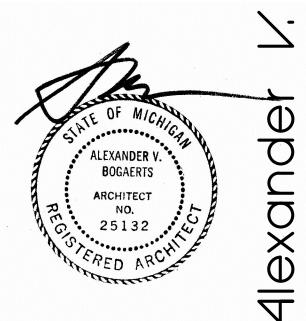
STONE PANELS



### NORTH (LEFT SIDE) ELEVATION



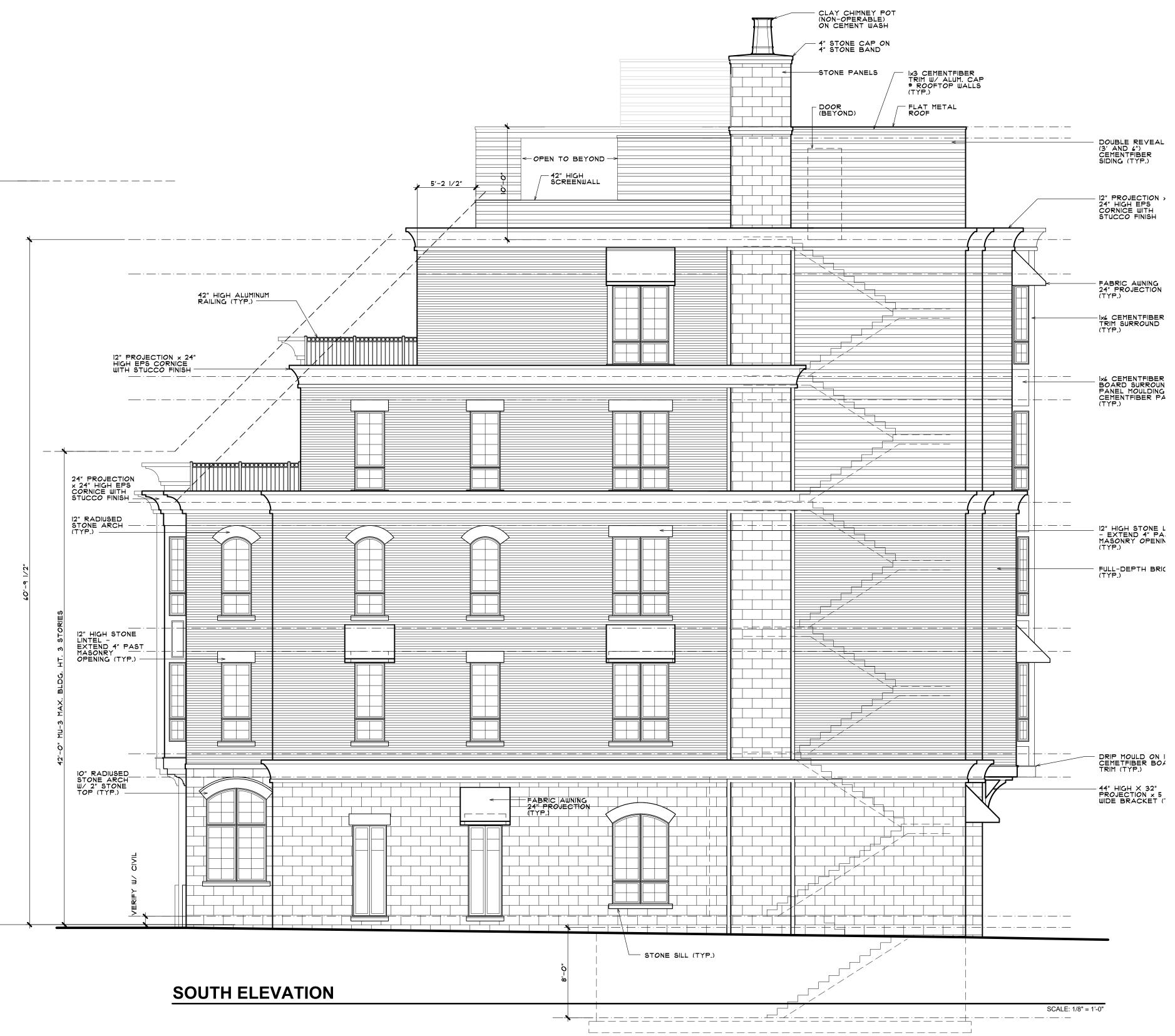
SCALE: 1/8" = 1'-0"



<b></b>			
	_		
	2445 Franklin Roa	マ 「 一	248.334.5000
Planning			
Architecture •	NORTH ELEVATION		PRELIMINARY
		Σ Υ Υ	
V. Bogaerts + Associates, P.C.	<ul> <li>SPA</li> <li>2020</li> <li>FINA</li> <li>2020</li> <li>D PERM</li> </ul>	DER V. TS + ASSOC	0
exander	CAD FILE CHECKEI JOB NUN DATE	D BY	

9

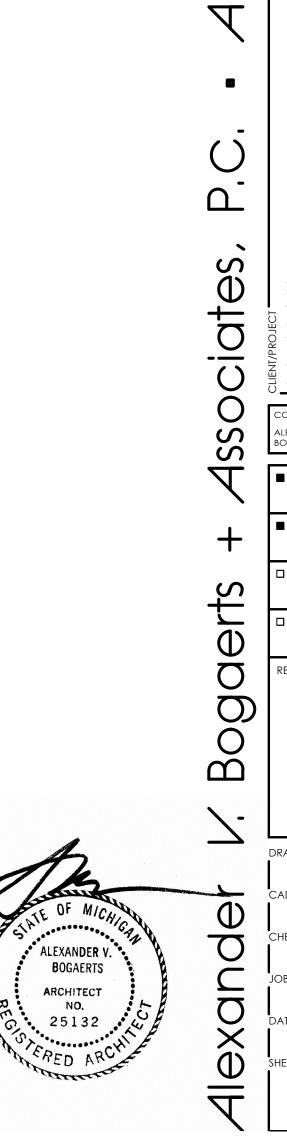


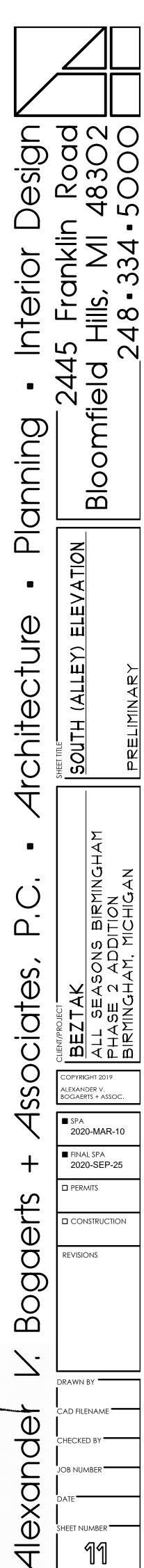


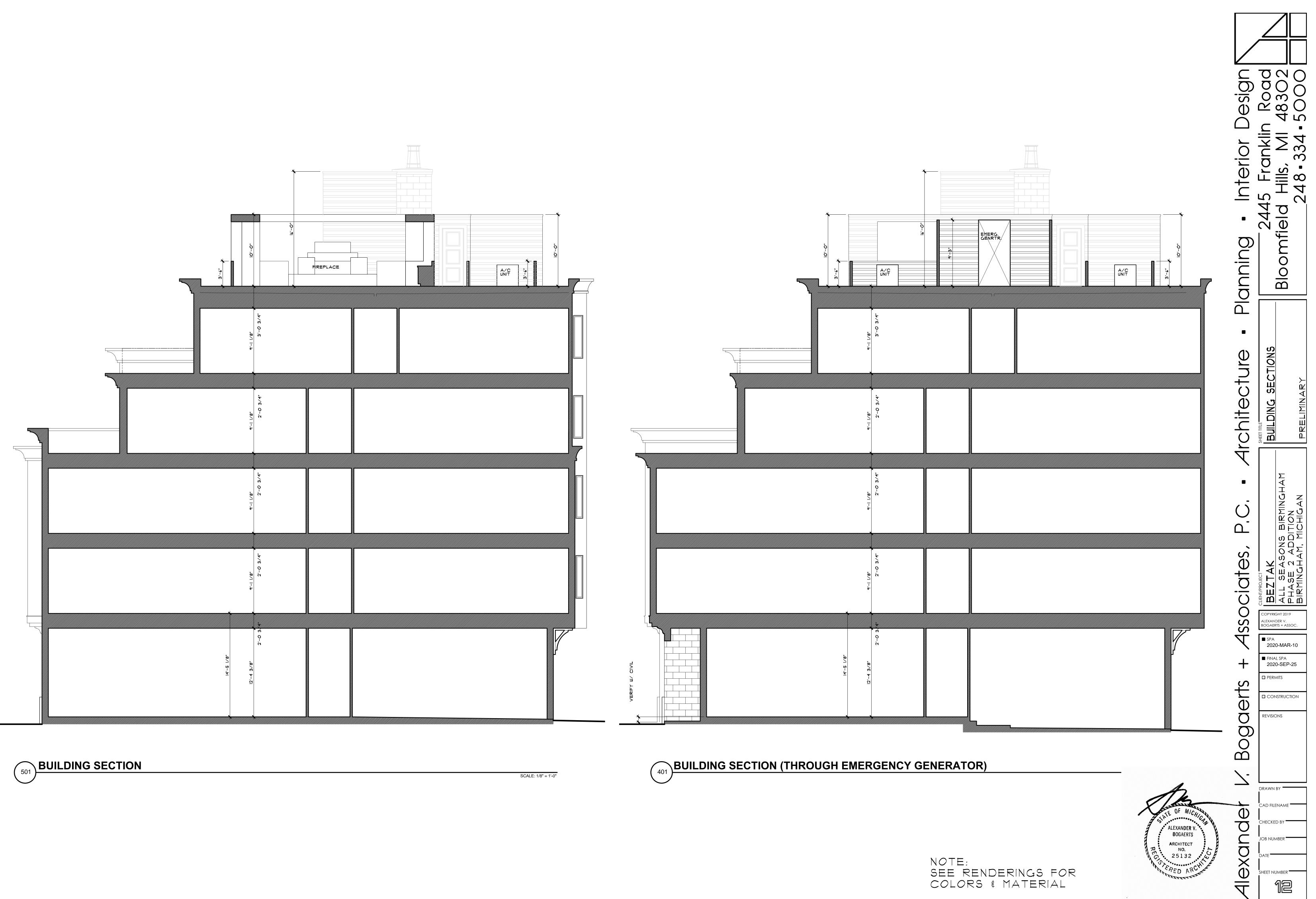
















# <u>All Seasons of Birmingham: Phase Two</u> Exterior Colors and Materials

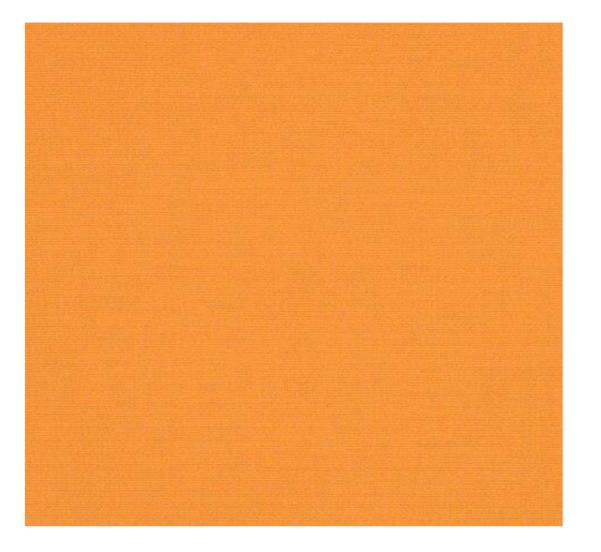
Clay Beige Trim Color: Windows SW 6149 **Relaxed Khaki** Interior / Exterior Location Number: 207-C2

### Cornice

SW 7040 Smokehouse Interior / Exterior Location Number: 249-C6

Windows

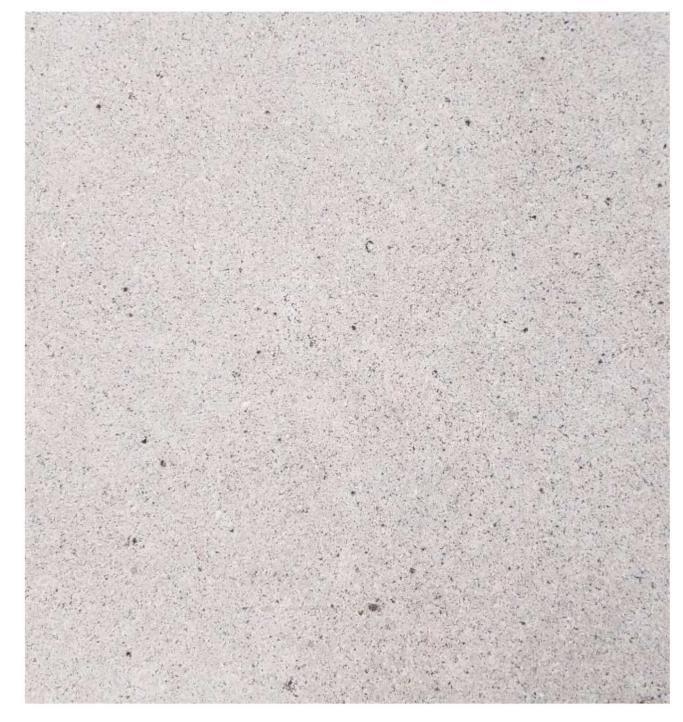
### Awnings





## Siding Color

# Building Stone Match Existing Building)



## Brick (Match Existing Building)

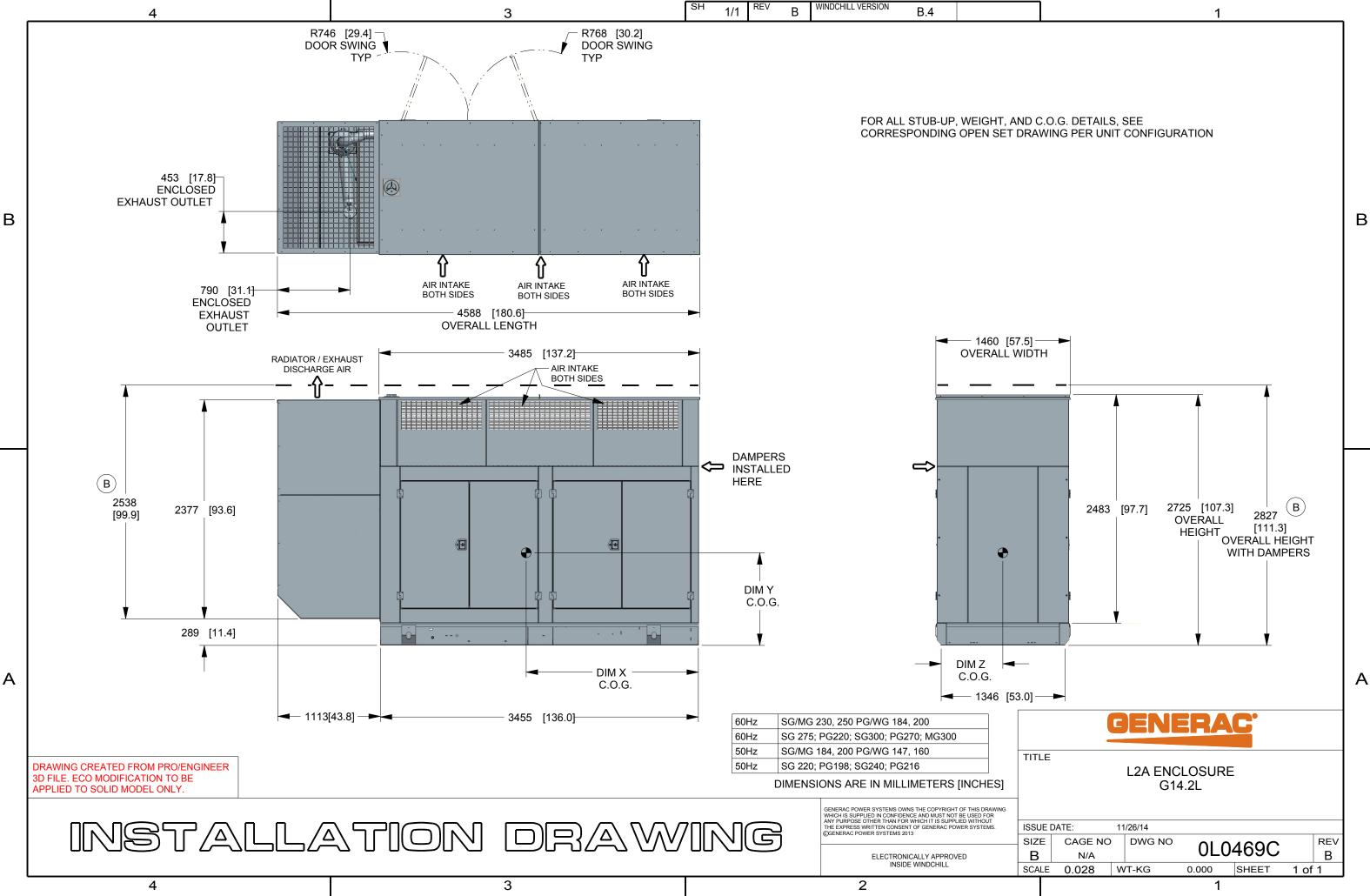












oli III yi Filindiyayi Dora yiyada bila ili ya in Ful doga sata Rayada i Hikata Tamani Katalya



Administrative Approval Application

Form will not be processed until it is completely filled out.

### 1. Applicant

Applicati	
Name: Anthony Amine - agent for T-Mobile	
Address: 200 E. Big Beaver Road, Troy, MI 48083	

Phone Number: 248.613.0048	
Fax Number: 248.457.4593	
Email Address: anthony amine@aaa-llc.com	

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

Name: Anthony Amine Address: 200 E. Big Beaver Road, Troy, MI 48083

Phone Number: 248.613.0048	
Fax Number: 248.457.4593	
Email Address: anthony.amine@aaa-llc.com	

#### 5. Project Information

Address/Location of Property: 555 South Woodward Avenue

Name of Development: T-Mobile Anchor Project - DE0103	8B
Parcel ID#: 08-19-36-210-001	
Current Use: Multi-Use Building	
Area in Acres:	
Current Zoning:	

#### 6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

2. Property Owner Name: 555 Residential, LLC Address: 555 South Woodward, Birmingham, MI 48009

Phone Number: 248.645.1191	
Fax Number: N/A	
Email Address: N/A	

8

### 4. Project Designer/Developer

Name: Westchester Services, LLC	
Address: 604 Fox Glen	
Barrington, IL 60010	
Phone Number: 847.277.0070	
Fax Number: 847.277.0080	
Email Address: jbanks@westchesterservices.com	

#### Name of Historic District if any: N/A

Date of HDC Approval, if any: N/A
Date of Application for Preliminary Site Plan: N/A
Date of Preliminary Site Plan Approval: N/A
Date of Application for Final Site Plan: N/A
Date of Final Site Plan Approval: N/A
Date of Revised Final Site Plan Approval: N/A

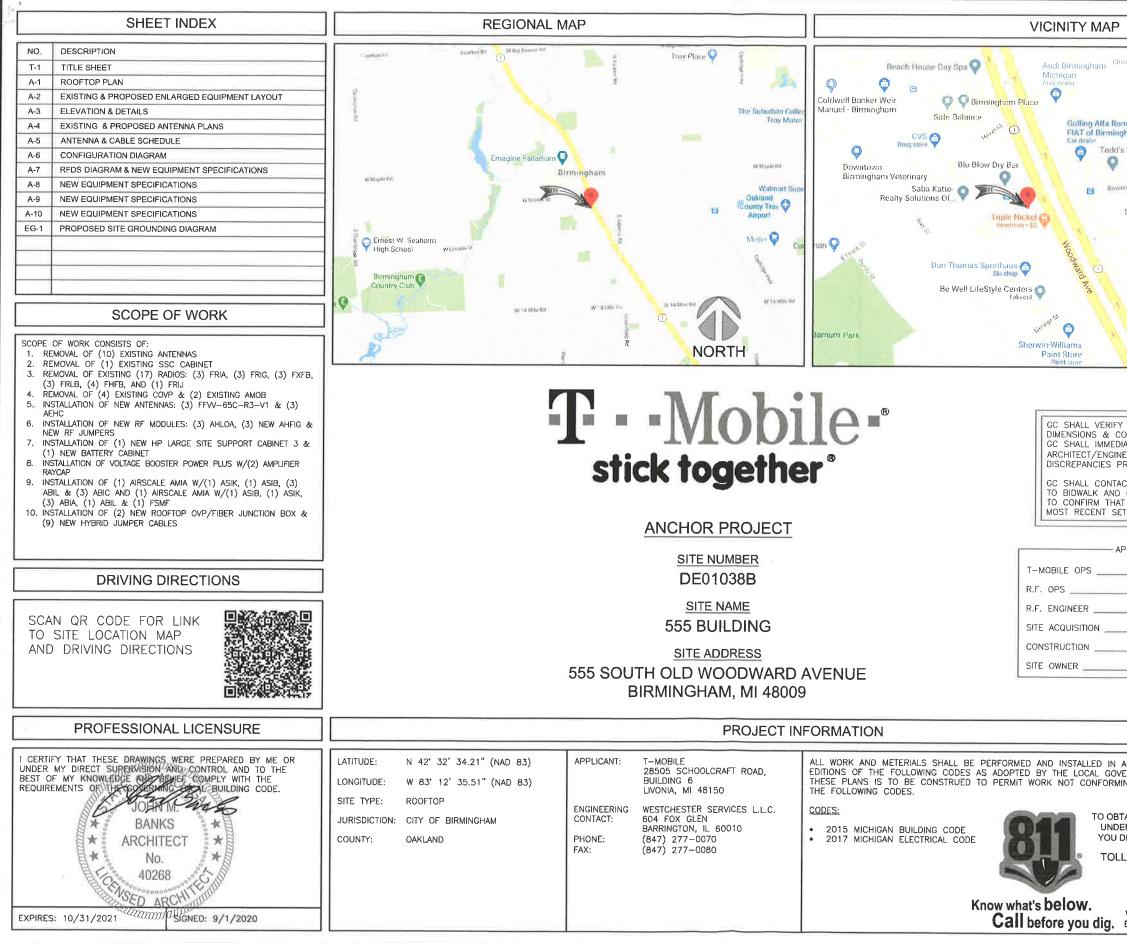
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

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

T-Mobile is to remove existing antennas, cabinets, radio and ancillary equipment from existing rooftop and replace with new equipment staying within their existing lease area per the submitted drawings dated September 1, 2020.

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:	nfne	Date: October 7, 2020	
Application #: AAAO-OII Date of Approval: <u>/0,19, 9-0</u>	Office Use Only Date Received: Date of Denial:	Fee: Reviewed By CITY OF BIRMINGHAM COMMUNITY DEVELOPMENT DEPT.	-



restand St Chorund St 2	T S.Mobile
Oakland Universit Golf & Learning Center	stick together
nneo – Havel Si gham Birminghara (	
's Room Pire Department of Annual States St.	AMINE & ASSOCIATES, L.L.C. 200 E. BIG BEAVER ROAD TROY, MI 48083
Spa Mariana Sinagine Health.	WESTCHESTER SERVICES LLC 604 FOX GLEN BARRINGTON, IL 60010 TELEPHONE: 847-277-0070 FAX: 847-277-0080 AE@westchesterservices.com
NORTH GA	JOHN M. BANKS ARCHITECT 604 FOX GLEN BARRINGTON, IL 60010 TELEPHONE: 847-277-0070 FAX: 847-277-0080 jbanks@westchesterservices.com
Y ALL EXISTING PLANS, CONDITIONS ON JOB SITE. DATELY NOTIFY THE VEER OF RECORD OF ANY PRIOR TO CONSTRUCTION, ACT THE A&E FIRM PRIOR D CONSTRUCTION START AT DRAWINGS ARE THE ET.	CHECKED BY:         ST           APPROVED BY:         JUB           REV.         DATE         BY         DESCRIPTION           A         08/24/20         SH         PRELIMINARY CD           B         08/28/20         SH         PRELIMINARY CD           0         09/1/20         SH         PRELIMINARY CD           0         09/1/20         SH         PRELIMINARY CD
APPROVALS	
ACCORDANCE WITH THE CURRENT /ERNING AUTHORITIES. NOTHING IN ING TO THE LATEST EDITION OF TAIN LOCATION OF PARTICIPANTS ERGROUND FACILITIES BEFORE DIG IN MICHIGAN, CALL MISS DIG	DEO1038B 555 BUILDING 555 SOUTH OLD WOODWARD AVENUE BIRMINGHAM, MI 48009
L FREE: 1-800-482-7171 OR www.missdig.org	SHEET TITLE TITLE SHEET
MICHIGAN STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE	SHEET NUMBER

