

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – October 20th, 2021
DEPARTMENT OF PUBLIC SERVICES - 851 S. ETON STREET, BIRMINGHAM, MI *
***** 7:00 PM*****

The highly transmissible COVID-19 Delta variant is spreading throughout the nation at an alarming rate. As a result, the CDC is recommending that vaccinated and unvaccinated personnel wear a facemask indoors while in public if you live or work in a substantial or high transmission area. Oakland County is currently classified as a substantial transmission area. **The City has reinstated mask requirements for all employees while indoors. The mask requirement also applies to all board and commission members as well as the public attending public meetings.**

- 1) Roll Call
- 2) Approval of the HDC Minutes of July 21st, 2021 and September 1st, 2021
- 3) Courtesy Review
 - A. 300 W. Merrill – Baldwin Public Library
- 4) Historic Design Review
 - A. 210 S. Old Woodward – Zana
 - B. 255 S. Old Woodward
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. November 3rd, 2021
 - C. Staff Reports
 1. Administrative Sign Approvals
 2. Administrative Approvals
 3. Demolitions
 4. Action List 2021
- 8) Adjournment

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at **Birmingham Department of Public Services** OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

Historic District Commission
Minutes Of July 21, 2021
151 Martin Street, City Commission Room 205, Birmingham, MI

The HDC selected Michael Willoughby as temporary chair of the meeting.

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, July 21, 2021. Temporary Chair Michael Willoughby called the meeting to order at 7:05 p.m.

1) Rollcall

Present: Board Members Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Student Representative Charles Cusimano (Birmingham, MI)

Absent: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer; Alternate Board Members Steven Lemberg, Cassandra McCarthy; Student Representative Elizabeth Wiegand

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

07-071-21

2) Approval Of Minutes

Ms. Dukas noted she voted against the motion for 138 S. Old Woodward – D.U.R. Waiting Room. She asked that the minutes be updated to reflect the 6-1 vote.

Motion by Ms. Dukas

Seconded by Ms. Lang to approve the HDC Minutes of July 7, 2021 as amended.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Dukas, Lang, Kolo, Willoughby

Nays: None

07-072-21

3) Courtesy Review

None.

07-073-21

4) Historic Design Review

None.

07-074-21

5) Sign Review

None.

07-075-21

6) Study Session

A. NAPC CAMP Commissioner Training and B. Promoting Historic Preservation

The HDC discussed both topics together.

Ms. Dukas gave a brief introduction to the topic of the NAPC CAMP Commissioner Training.

It was noted that this conversation would be worth continuing on a night where more of the HDC was present.

The HDC decided to schedule a further discussion of increasing the HDC member's skills and promoting historic preservation for their October 6, 2021 meeting. They asked CP Dupuis to ask members of the Historic District Study Committee to attend the meeting as well.

There was enthusiasm among the HDC members present for being more proactive in promoting historic preservation through education and outreach.

Temporary Chair Willoughby said working more on the historic design guidelines would be beneficial. He noted scale was one particular issue that needed more definition. He said having those guidelines for the Planning Department to send out to construction projects would be beneficial.

CP Dupuis noted that the HDC had just received the previously applied for CLG grant money to review the historic design guidelines. In reply to HDC inquiry, CP Dupuis also stated that the Planning Department and the City administration more generally were supportive of historic preservation efforts.

CP Dupuis told the HDC members he would be happy to meet one-on-one with them as well to discuss other historic preservation possibilities.

07-076-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions

B. Draft Agenda for Next Meeting

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Demolitions

4. Action List - 2021

07-077-21

Adjournment

Motion by Ms. Lang

Seconded by Ms. Dukas to adjourn the HDC meeting of July 21, 2021 at 7:23 p.m.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Lang, Kolo, Willoughby, Dukas

Nays: None

Nicholas Dupuis
City Planner

**Historic District Commission
Minutes Of September 1, 2021**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 1, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representative Charles Cusimano (Birmingham, MI)

Absent: Board Members Keith Deyer, Patricia Lang; Alternate Board Member Cassandra McCarthy; Student Representative Elizabeth Wiegand

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

09-085-21

2) Approval Of Minutes

Since the July 21, 2021 minutes were not included in the evening's agenda for approval, it was noted that those minutes would be voted on along with the present minutes at the October 6, 2021 meeting.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the HDC Minutes of August 4, 2021 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Dukas, Henke, Lemberg, Debbrecht, Willoughby

Nays: None

Abstain: Kolo

09-086-21

3) Courtesy Review

None.

09-087-21

4) Historic Design Review

A. 160 W. Maple – Dick O' Dows

CP Dupuis reviewed the item. He noted that the applicant was asked to keep their outdoor tables and chairs entirely on private property in order to maintain the five-foot pedestrian path.

Mitch Black, owner, was available on behalf of the application.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Design Review application for 160 W. Maple – Dick O’ Dows with the following conditions:

- 1. The applicant must submit glazing calculations and specification sheets with clarity figures for the new storefront glazing.**

Motion carried, 6-0.

VOICE VOTE

Yeas: Dukas, Henke, Kolo, Lemberg, Debbrecht, Willoughby

Nays: None

09-088-21

5) Sign Review

None.

09-089-21

6) Study Session

A. Promoting Historic Preservation

CP Dupuis introduced the item.

Ms. Dukas spoke about the item.

In reply to Ms. Debbrecht, CP Dupuis stated that the HDSC was in the process of photographing Wallace Frost and heritage homes, and would continue on to photographing historic homes next. He noted that the Building Department notifies the Planning Department anytime a historic home pulls a permit for work, and explained that the issue tends to be more one of unpermitted work. He stated that the City was working on a user-friendly version of the design guidelines for historic homes so owners are more clear on what is allowed.

The HDC requested that CP Dupuis send them the list of historic homes in Birmingham.

The HDC discussed adding images and a brief description of each historic home to the list.

Mr. Kolo and Chair Henke said they approved of the list of proposed historic preservation promotion measures recommended by CP Dupuis.

Mr. Kolo added that he remained interested in opportunities for training.

CP Dupuis said that training with the Michigan Historic Preservation Network (MHPN) should be required for all new members of the Historic District Commission.

Chair Henke said that after the November 2021 Commission election the HDC should reach out to see if some funding for heritage plaques and other historic preservation measures might be made available.

In reply to Chair Henke, CP Dupuis stated that a link to the annual MHPN resource guide could be provided on the City's website for the benefit of the City's historic home owners.

The HDC discussed sending a new homeowner letter to new owners of historic homes immediately after a purchase.

CP Dupuis said he could ask the Treasury Department to notify the Planning Department when property transfer statements are submitted for historic homes.

There was HDC consensus that CP Dupuis should proceed with planning the implementation of the historic preservation measures as outlined in the evening's agenda.

09-090-21

7) Miscellaneous Business and Communication

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List 2021**

09-091-21

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to adjourn the HDC meeting of September 1, 2021 at 7:40 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Dukas, Henke, Kolo, Lemberg, Debbrecht, Willoughby

Nays: None

Nicholas Dupuis
City Planner

DRAFT



MEMORANDUM

Planning Division

DATE: October 20th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 300 W. Merrill – Baldwin Public Library – Historic Design Review

Zoning: PP (Public Property) & C (Downtown Overlay)

Existing Use: Institutional

Introduction

The applicant has submitted a Historic Design Review application for minor renovations to the site immediately adjacent to the original library entrance on the north side of the building along Martin St. Although it is located on public property, the building is a designated historic resource in the City. Thus, a review by the Historic District Commission is required.

Building Exterior

There are no changes proposed to the façade of the historic Baldwin Public Library at this time.

Signage

There are no new signs proposed as a part of the plaza renovation.

Lighting

The applicant is proposing 12 new floodlights and 4 new up lights to provide accent lighting to the building and new trees, respectively. A summary of the new fixtures can be found in the following table:

Manufacturer	Type	Location	Light Intensity
Artio	Uplights	Underneath Trees	12 Watt, Warm White
Artio	Square Floodlight	Along Building	3 Watt, Warm White

The Planning Division has reviewed the proposed light fixtures, and has determined that the lighting proposed will not significantly alter the light distribution or illuminance on a site, and thus did not seek a photometric plan citing Article 4, Section 4.21 (C) of the Zoning Ordinance.

Article 4, Section 4.21 (D) requires all luminaries to be full cutoff or cutoff, as defined in Section 9.02, and positioned in a manner that does not unreasonably invade abutting or adjacent

properties. Exception to cutoff luminaries can be made at the discretion of the Historic District Commission, under any of the following conditions:

- a. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
- b. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The proposed light fixtures are not cutoff as defined by Section 9.02. Thus, **the applicant must obtain approval from the Historic District Commission for the use of non-cutoff light fixtures.**

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, a review of the following planning and zoning issues is warranted based on the proposed plaza renovation:

- Landscaping – The applicant is proposing to install several new plantings to the new Childrens Garden:

Planting	Quantity	Location
Green Velvet Boxwood	40	Center of garden adjacent to building
Quick-fire Hydrangeas	7	Along former main entrance
Armstrong Maple	2	Flanking former entrance
Emerald Green Arborvitae	10	Screening vent
Boxwood	4	Fill in gap in existing boxwood border

None of the proposed plantings are prohibited species per Article 4, Section 4.20 (D)(4) of the Zoning Ordinance. However, it is worth noting that the proposed Armstrong Maple trees are proposed to be planted only 5 ft. from the building. Tree roots can cause

significant damage to building foundations, and the mature canopy could begin to cover arguably the most defining feature that remains on the library.

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Review Standards

Chapter 127, Section 127-11 of the City Code of Ordinances states that in reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center. The U.S. Secretary of the Interior Standards for Rehabilitation are provided in full at the end of this report.

In reviewing plans, the commission shall also consider all of the following:

1. The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
2. The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
3. The general compatibility of the design, arrangement, texture, and materials proposed to be used.
4. Other factors, such as aesthetic value, that the commission finds relevant.
5. Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

Planning Division Analysis

As the proposed project is very minor, and no work is proposed to the exterior of the building itself, the project in general meets Standard numbers 1, 2, 3 and 9. As alluded to above, the planting of the Purple Beech trees warrants some conversation in regards to Standard number 5:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed Children's Garden will not affect the historic use as a library. The former main entrance of the building has been unused and surrounded by landscaping for many years. The addition of a Children's Garden does not effectuate a change to the defining characteristics of the building and its site and environment.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

There is no removal of historic materials or alterations of features and spaces that characterize the property, with the possible exception of the new trees covering the original main entrance, which is discussed in Standard 5 below.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed Children's Garden does not create a false sense of historical development.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The proposed Armstrong Maple trees have a mature height of around 50 ft., with research indicating a mature width of 15 ft. to 25 ft. The Historic District Commission should discuss the mature dimensions of an Armstrong Maple and its effect on the original main entrance (and one of the buildings most distinctive feature remaining), which could be obstructed by tree canopy in the future.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

As the project involves only landscaping and lighting, it remains compatible with the massing, size and scale of the historic building and its site.

Based on the requirements of Chapter 127, Section 127-11 of the City Code of Ordinances, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 300 W. Merrill – Baldwin Public Library – with the following condition:

1. The Historic District Commission APPROVES the non-cutoff light fixtures in the Children's Garden.

Sample Motion Language

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 300 W. Merrill – Baldwin Public Library – provided the condition(s) below are met. The Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 3 and 9 will be met upon fulfillment of the condition(s):

1. The Historic District Commission APPROVES the non-cutoff light fixtures in the Children's Garden.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 300 W. Merrill – Baldwin Public Library – until the following conditions are met: (List Conditions). The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____ will be met upon fulfillment of condition(s).

1. _____
2. _____
3. _____

OR

I move that the Commission **DENY** the Historic Design Review application for 300 W. Merrill – Baldwin Public Library. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

1. _____
2. _____
3. _____

Notice to Proceed

I move the Commission issue a Notice to Proceed for number _____. The work is not appropriate, however the following condition prevails: _____ and the proposed application will materially correct the condition.

Choose from one of these conditions:

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The U. S. secretary of the interior standards for rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

DATE: September 10, 2021

TO: Nicholas Dupuis, Planning Department

FROM: Rebekah Craft, Library Director

SUBJECT: Design Review Application for Proposed Children's Garden

INTRODUCTION:

- Baldwin Public Library (BPL) was constructed in 1927 and has gone through two additions and several renovations since then. Directly to the north of the 1927 building is a large green area enclosed by a curved boxwood hedge—total space is estimated at 2,000 square feet. This area is immediately adjacent to the Children's Terrace, added in 2020. The Library wishes to re-purpose this space to add an open children's play area and outdoor program space with an entrance directly off the Children's Terrace.

BACKGROUND:

- The existing garden on the north side of the building has not been updated in nearly 30 years. To create an outdoor programming space, we would like to remove the existing pachysandra, yews, and two crabapple trees. In their place, we will add graded sod, two Armstrong Maple trees, and a hedge of hydrangeas and boxwoods along the center of the original building. The garden will be lit at night with 4 Artio Warm White 2700k uplights and 12 Artio Warm White 2700k flood lights. The water runoff from the gutters on the building will be redirected to two drywells in the eastern and western portions of the garden and to a popup outside the west side of the garden.

FISCAL IMPACT:

- The garden landscaping will be funded by a generous donation from the Jane M. Van Dragt Trust. Currently library staff are offering outdoor programs for children at Barnum Park. Adding this garden will allow us to host outdoor programs on the library's property.

SUMMARY

- The Library is asking for the Historic District Commission to review the proposed plans for creating an expanded outdoor programming space for children. The garden will keep its current footprint, will add lighting to highlight the historic building, and will make the space a functional spot for library patrons.

ATTACHMENTS:

- Design Review Application
- Landscape Plan, created by Great Oaks Landscaping
- Specification sheet for light fixture
- Photographs of existing conditions
- Current aerial photographs of the site



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: _____
Address: _____

Phone Number: _____
Email address: _____

2. Property Owner

Name: _____
Address: _____

Phone Number: _____
Email address: _____

3. Project Contact Person

Name: _____
Address: _____

Phone Number: _____
Email address: _____

4. Project Designer/Developer

Name: _____
Address: _____

Phone Number: _____
Email address: _____

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- 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.

6. Project Information

Address/Location of the property: _____

Name of development: _____
Sidwell #: _____
Current Use: _____
Proposed Use: _____
Area of Site in Acres: _____
Current zoning: _____

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input type="checkbox"/>
Is the property within a Historic District? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		
Will the project require a variance? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, how many? _____		
Has the project been reviewed by another board?	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		

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

8. Required and Proposed Parking

Required number of parking spaces: _____
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: _____
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: _____
Proposed number of waste receptacles: _____
Location of waste receptacles: _____

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
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: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the 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: Rebekah Craft Date: 9/10/2021

Print name: Rebekah Craft, Library Director

Signature of Applicant: Rebekah Craft Date: 9/10/2021

Print Name: Rebekah Craft, Library Director

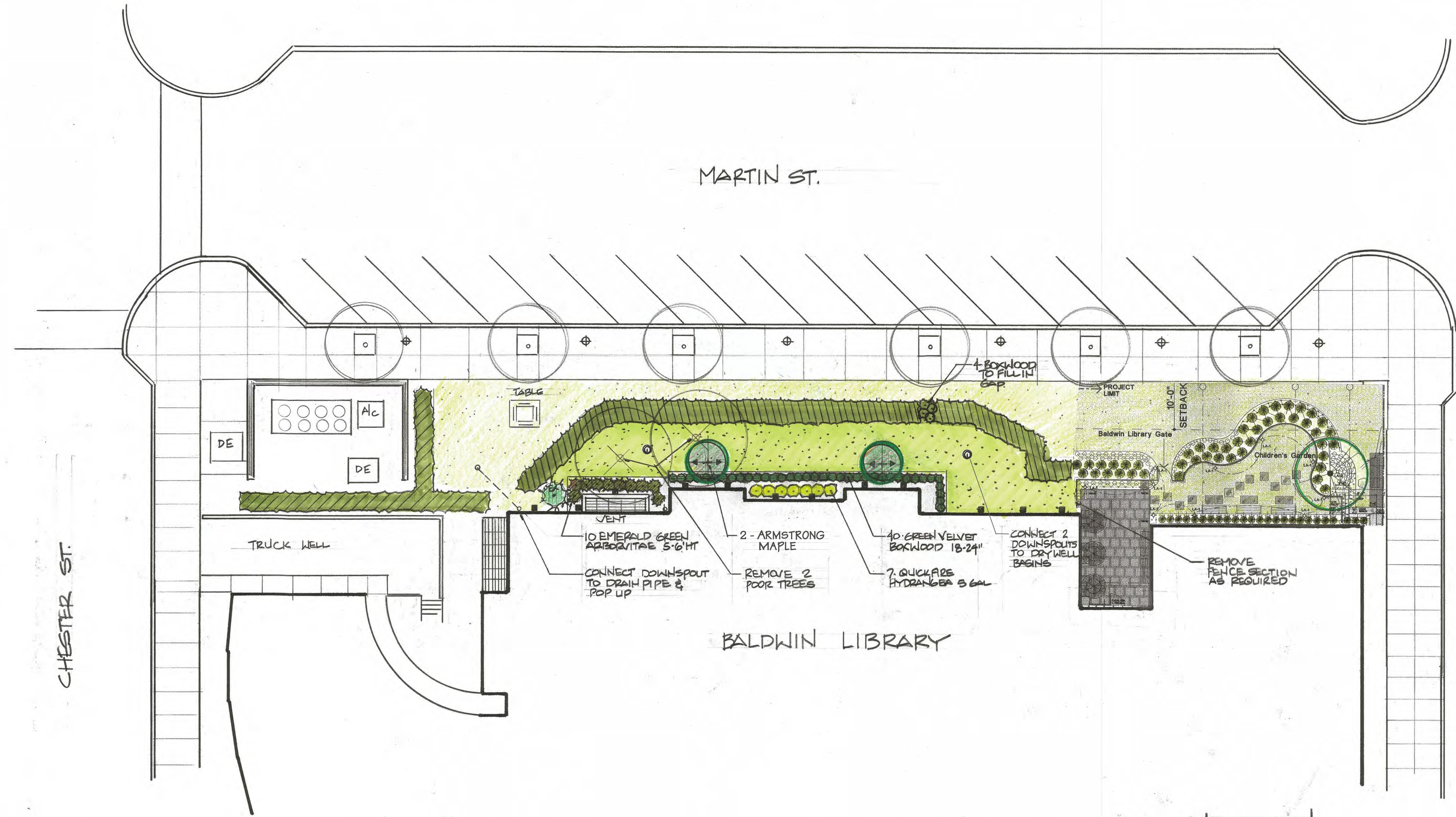
Signature of Architect: _____ Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____



CHESTER ST.

MARTIN ST.

BALDWIN LIBRARY

BATES ST.

LIGHTING KEY
 ■ FLOOD LIGHT
 ► UP LIGHT

This plan is a landscape concept and it is intended that the designer be responsible for the final decisions. The plan is not a final plan and it remains the property of Great Oaks Landscape Associates, Inc. for its sole use. Unauthorized use of this plan is prohibited.

Project #: 8/24/21
 Date: 11/10/21 Revisions: 2/21
 Scale: 1\"/>

PROJECT: **BALDWIN LIBRARY CHILDREN'S GARDEN LANDSCAPE PLAN**
 SUBJECT: **BIRMINGHAM BALDWIN LIBRARY**
 Client: **BIRMINGHAM BALDWIN LIBRARY**

GREAT OAKS LANDSCAPE
 LANDSCAPE ARCHITECTURE
 HORTICULTURAL SERVICES
 ALL SEASON MAINTENANCE
 NURSERY
 3805 SAMUEL LINDER COURT NOV, MICHIGAN 48377
 PHONE 248-540-8552 FAX 248-540-8556
 greatoakslandscape.com

Proposed Landscape Lighting

4 Artio Uplights (Warm White, 2700K) will illuminate the Armstrong Maple trees at night.

Artio Product Information



12 WATT PK UPLIGHT

Take complete control of your designs. Add all colors, dimming, zoning, on/off functions. Astro functions automatically turn each light on/off.

Details

Fixture:
LEDs:
Electrical:
Color:
White option:
Optics:
Mounting:

Features

Zoning
Dimming
Astronomical
On/Off
Scene Design
Auto Locate
Color Mixing

Fixture:

Diameter: 2.225"
Height: 10.25"

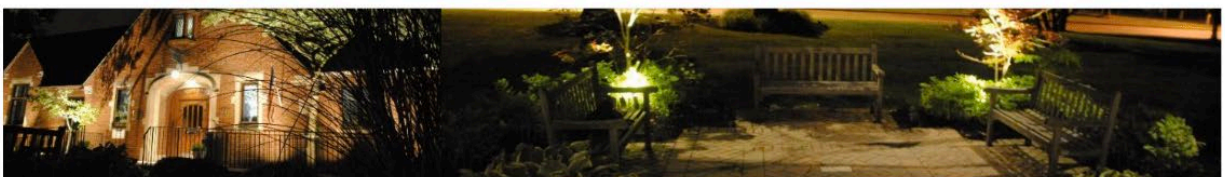
Stake:

Diameter: 2"
Height: 8.5"

Technical	R	G	B	W	ALL
OUTPUT EQUIVALENT (Warm)	163	360	390	265	1100
OUTPUT EQUIVALENT (Near)	163	360	390	355	1195
WATSS/VA					
MAX LUMENS					

ORDER INFORMATION

Item #	Description	White Temp	Model	Finish	Optic
3527	Warm White	2700K		Brass	60
3527-Smart	Smart Warm White	2700K		Brass	60
3527-RGBWW	RGBW Warm White	2700K		Brass	60
3525	Near White	3800K		Brass	60
3525-Smart	Smart Near White	2800K		Brass	60
3525-RGBNW	RGBNW Near White	3800K		Brass	60



12 Artio Flood Lights (Warm White, 2700K) will illuminate the existing 1927 building at night.



SQAURE FLOOD LIGHT

-5.625" x 3.75"

-STAKE INCLUDED

-PAR20 LIGHT ENGINE

-WATTAGE: 3 WATTS PER COLOR

Existing Photos of Proposed Garden Area



Looking toward 1927 building
Existing Boxwood hedge to be retained as a natural barrier for the garden.



Proposed entrance to garden.



Standing in existing Children's Garden and Terrace looking toward entrance. Fence portion pictured straight ahead will be removed to create entrance to new garden.



Existing boxwood hedge to be retained. Yews and pachysandra to be removed. Ground to be graded and sodded.



Existing gap in hedge to be filled with four Green Velvet Boxwoods



Grate to be camouflaged with a natural barrier of eight Emerald Green Arborvitae

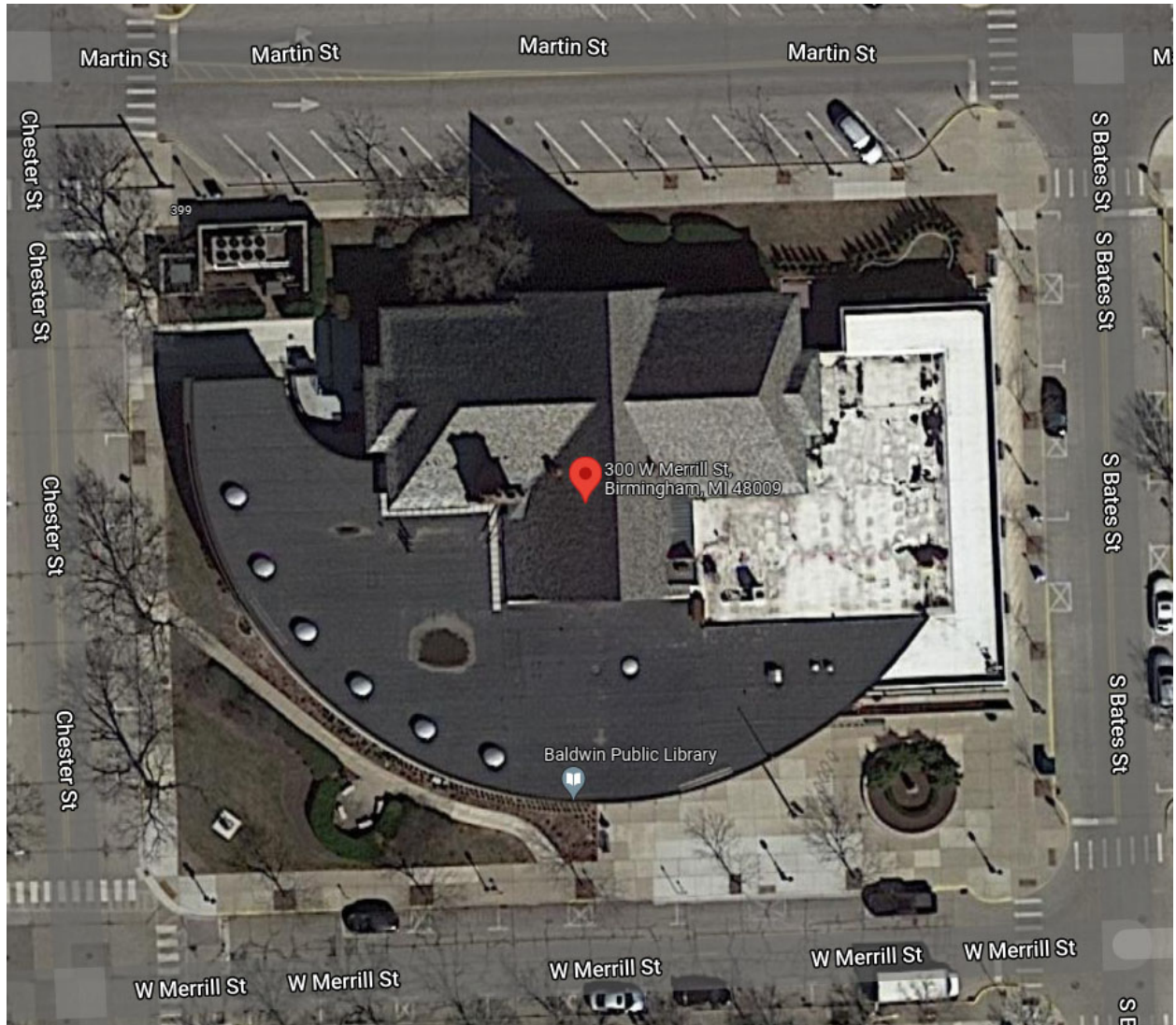


Original Library entrance: present view
Proposed plantings: Quickfire Hydrangeas and Boxwood hedge



Garden view looking east
Existing pachysandra, yews, and two crabapple trees will be removed

Aerial Photos of the Site



Google Maps



Google Earth



Photograph by Laszlo Regos



MEMORANDUM

Planning Division

DATE: October 20th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 210 S. Old Woodward – Zana – Design Review

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)

Existing Use: Commercial

Introduction

The applicant has submitted a Design Review application for façade renovations at an existing tenant space in Downtown Birmingham for a new restaurant, "Zana". The subject site is located on the west side of S. Old Woodward, north of Brown. The building is not a designated historic resource in the City. However, the building is located within the Central Business Historic District.

On September 23rd, 2021, the Planning Board moved to recommend approval to the City Commission the Special Land Use Permit, Final Site Plan and Design Review application for 210 S. Old Woodward – Zana – with the following conditions:

1. The applicant must submit revised sign plans that meet the requirements of the Sign Ordinance;
2. The Planning Board approves the proposed 64% glazing citing Article 4, Section 4.90 (E) of the Zoning Ordinance;
3. The Planning Board approves the projections into the S. Old Woodward right-of-way; and
4. The applicant must comply with the requests of all City Departments.

In addition to these conditions, the applicant was also required to submit a Design Review application to the Historic District Commission due to the sites location within the Central Business Historic District.

Building Exterior

The proposed façade renovations include a new Nana Wall window system, canopies, annual plantings, and signage Please see the following table for a list of all proposed materials:

Material	Location	Color
Nana Wall Window System	Front facade	Black/Clear
Stainless Steel Planters (3)	Base of columns	Steel
Sculptural Rods	Columns	Steel
Laminated Glass	Canopies (3)	-
Insulated Glass Storefront	North/south facades	Black/Clear

As the building is located in the Downtown Overlay, there are specific architectural standards that must be met in regards to façade materials and design:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
3. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
4. Sliding doors and sliding windows are prohibited along frontage lines.
5. Facades may be supplemented by awnings, which shall be straight sheds without side flaps, not cubed or curved. Awnings shall be between 8 and 12 feet above sidewalk grade at the lower drip edge.

At this time, it appears as though the applicant meets the majority of the Downtown Overlay Architectural Standards. The façade is predominantly brick (existing), stone (existing) and glass, the proposal contains façade openings that are vertically proportioned, and the color scheme appears to be compatible with the building and its surrounding area. The storefront is accessible from the S. Old Woodward right-of-way, which takes patrons up stairs or a ramp and into the reception area for the restaurant. Previous tenants at the space have kept the front portion of the tenant space open and accessible from the outside, whereas this proposal creates a permanent storefront at the north side that now limits access to the space through the main entrance. Finally, the Planning Division has determined that the Nana Wall system is a bi-fold door system and is not considered a “sliding door” in reference to the Downtown Overlay Architectural Standards.

Signage

The applicant is proposing to install one new 14.5 sq. ft. (7.25 sq. ft. per side) projecting sign on the column between the canopies that reads “Zana.” Article 1, Table B of the Sign Ordinance states that projecting signs must be placed within the Sign Band, which is defined as a horizontal band extending the full width of the building facade and located between the highest first floor windows and the bottom of the second floor windows. The sign plan shows the projecting sign

below the transom area and canopies, which is not within the sign band. However, Article 1, Section 1.05 (K)(5) states that “where the Historic District Commission has determines that a horizontal sign band is not architecturally available based on building design, a vertically oriented sign may be allowed.” The applicant has requested that the Historic District Commission consider the unique disposition of the building and its elevated first floor height, and consider permitting the vertically oriented sign.

Thus, **the applicant must obtain approval from the Historic District Commission for the vertically oriented sign outside of the sign band.**

Lighting

The applicant is proposing several new light fixtures to accent the proposed signage, canopies, building columns, and entryway. A summary of the new fixtures can be found in the following table:

Fixture	Type	Location	Lumens
Kalypso IP67	Linear LED	Edge of Sign	775
EI Capitan	LED Wall Sconce	Top of Columns	?
PUKLED	LED Downlights	Entryway Canopy	176
Kalypso IP67	Internal LED	Glass Canopies	?

Each of these fixtures proposed appears to be fully cutoff as required by Article 4, Section 4.21 (D) of the Zoning Ordinance.

In addition to specifications for each light fixture, the applicant has also submitted a photometric plan detailing the illuminance levels on the site with the new fixtures. Article 4, Section 4.21 (E) requires the intensity of light on a site to be no greater than 1.5 maintained foot-candles at any property line for commercially zoned properties. In addition, the intensity of light on a site, which provides a front setback of less than 5 ft., shall be measured from 5 ft. beyond the front property line. The photometric plan indicates illuminance levels of 0.2 maintained foot-candles at the 5 ft. boundary along S. Old Woodward.

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, a review of the following planning and zoning issues is warranted based on the proposed façade renovation:

- Glazing – As the applicant is proposing to renovate the existing storefront, which includes new windows, the applicant will be required to meet the Glazing standards outlined in Article 3, Section 3.04 of the Zoning Ordinance which requires transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground.

Additionally, only clear glazing is required on the first floor, which is currently defined as 80% Visual Light Transmittance.

The applicant has submitted specifications for the proposed glass which indicate an 80% visual light transmittance. In addition, the applicant has also submitted glazing calculations from grade equaling 64%. Due to the unique condition on site and the elevated placement of the 1st floor, the applicant has also submitted glazing calculations from the 1st floor plane equaling 83%. Although the applicant does not meet the 70% glazing requirement, the Planning Division finds the existing conditions on site unique enough to consider a modification of this standard per Article 4, Section 4.90, which states that:

To allow flexibility in design, these standards may be modified by a majority vote of those appointed and serving on the appropriate reviewing body including the Planning Board, Design Review Board, and/or Historic District Commission for architectural design considerations provided that the following conditions are met:

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

The Planning Board moved to modify the glazing requirement for the subject site, reducing the required glazing from 70% to 64%.

- Projections into the Right-of-Way – The applicant is proposing two laminated glass canopies that project 4 ft. S. Old Woodward right-of-way. Article 4, Section 4.74 (D)(4)(c)(i) states that removable architectural elements such as awnings, canopies, marquees may be approved by the Planning Board to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure. The sidewalk in front of Zana is 9.5 ft. wide, which permits a maximum 5 ft. awning projection. The proposed 4.6 ft. awning meets these requirements. **The applicant received approval from the Planning Board for the projections into the S. Old Woodward right-of-way.**

However, the redesign of the signage from the Planning Board review has left a projection into the right-of-way unaccounted for, which must be reviewed by the Historic District Commission. The laminated glass fin running from the top of the projecting sign to the bottom of the second floor windows projects 2.5 ft. into the S. Old Woodward right-of-way. The projection dimension meets the requirements stated above, and will require Historic District Commission approval.

Thus, the applicant must receive approval from the Historic District Commission for the projection into the S. Old Woodward right-of-way.

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 210 S. Old Woodward – Zana – with the following condition:

1. The Historic District Commission APPROVES the vertically oriented sign located outside of the Sign Band; and
2. The Historic District Commission APPROVES the projection into the S. Old Woodward right-of-way.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 210 S. Old Woodward – Zana – with the following condition:

1. The Historic District Commission APPROVES the vertically oriented sign located outside of the Sign Band; and
2. The Historic District Commission APPROVES the projection into the S. Old Woodward right-of-way.

OR

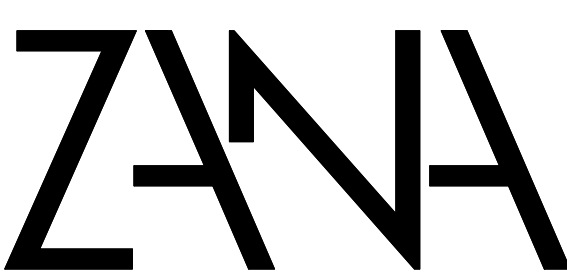
Motion to **POSTPONE** the Design Review application for 210 S. Old Woodward – Zana – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 210 S. Old Woodward – Zana – for the following reasons:

1. _____
2. _____
3. _____



ZANA Restaurant
Historic District Commission Review
210 South Old Woodward, Birmingham, Michigan



Zoning Information
Building Area / Building Criteria

Zoning	
- Zoning =	B4
- Downtown Overlay District =	D4
- Part of Downtown Birmingham Parking Assessment District	
- Downtown Historic District	
Building Code	
- Use Group:	A3 - Restaurant
- Number of Stories Proposed Restaurant Space Renovation	1
- Existing Level 1 Restaurant Net Area	11,100 sf net interior area
- Occupant Load (Actual Number, See A1.02)	353
- Construction Type	2B
Legal Description:	
See Site Plan - Sheet S-1	

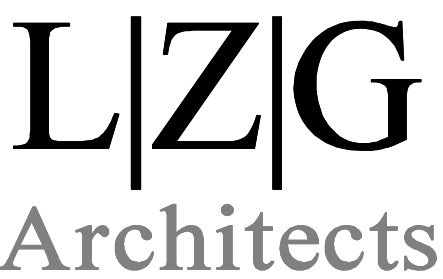
HDC AND SLIP REVIEW

Sheet Schedule

●			A 100	TITLE, SHEET SCHEDULE, AND ZONING INFORMATION
●			A 101	PARTIAL SURVEY, LOCATION, AND SITE INFORMATION
●			S1	SURVEY
●			A 102	FLOOR PLAN, EXISTING PHOTOS, PROPOSED INTERIOR RENDERINGS
●			A 103	PARTIAL FLOOR PLAN, RENDERINGS, AND ELEVATIONS
●			A 104	EXTERIOR LIGHTING DETAILS AND PHOTOMETRICS
●			A 105	WALL SECTION AND DETAILS
●			M.300	MECHANICAL ROOF PLAN

HISTORIC DISTRICT
COMMISSION REVIEW

seal:



Luckenbach|Ziegelman|Gardner
Architects
555 S. Old Woodward Ave, Suite 27L
Birmingham, Michigan 48009

email:
gardner-arch@sbcbglobal.net
tele:
248.642.3990

issue	date
HDC Review	10/06/2021

sheet title:

Title Sheet
Sheet Schedule
& Zoning
Information

project:

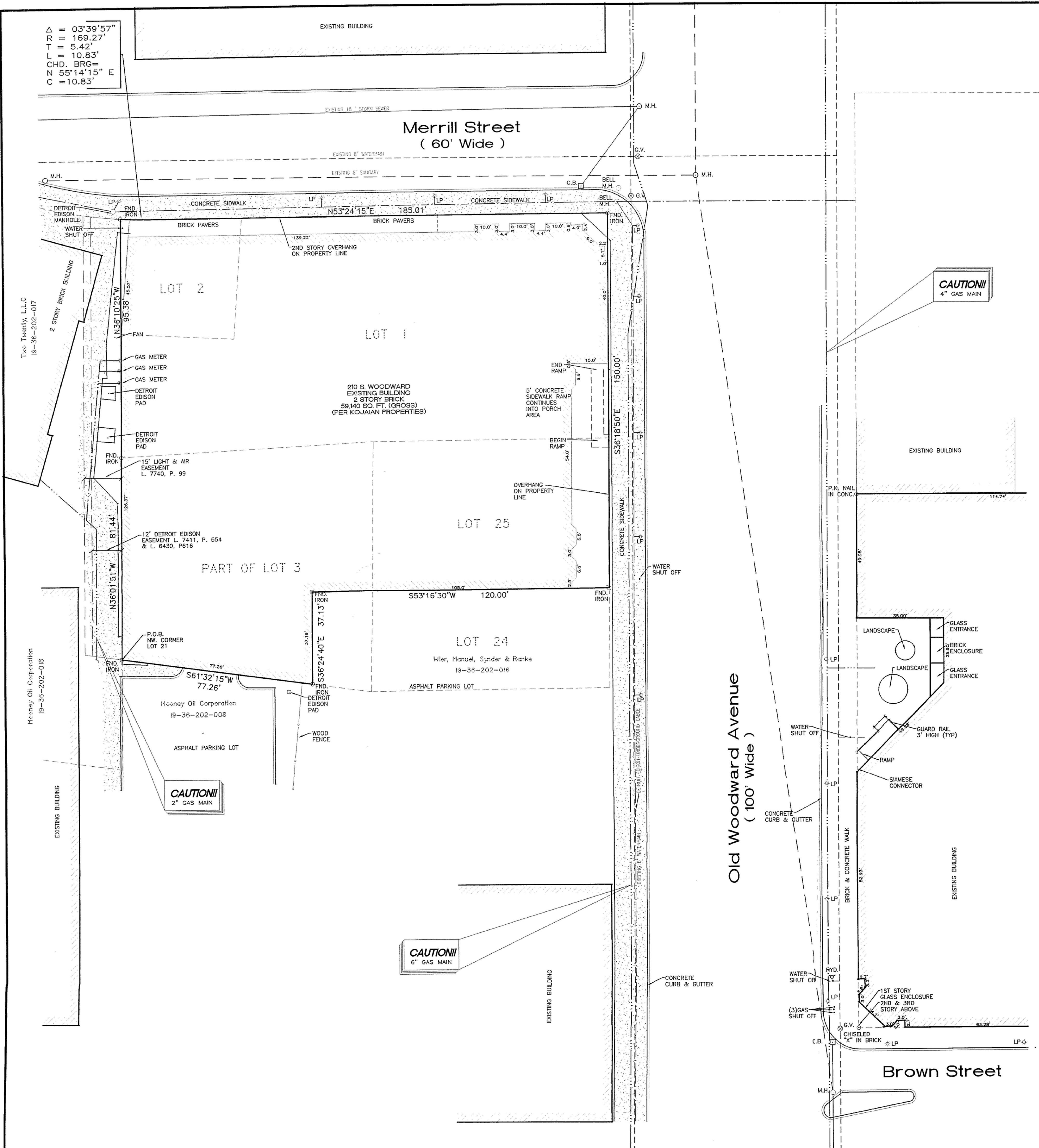


project address:
210 South Old Woodward
Birmingham, Michigan

designed
drawn
coordination checked
checked approved

project number:
020-2021

sheet number:
A-1.00



Legal Description

Lots 1, 2, 25, and Part of Lot 3, ASSESSOR'S PLAT NO. 25, according to the recorded plat thereof, as recorded in Liber 54A of Plats, Page 73, Oakland County Records, described as: Beginning at the Northwest corner of Lot 21; thence N. 36° 01' 51\" W., 81.44 feet; thence N. 36° 10' 25\" W., 95.38 feet to the right-of-way on Merrill Street; thence along right-of-way 10.83 feet on a curve to the left, radius 169.27 feet, chord N. 55° 14' 15\" E., 10.83 feet to the point of tangent; thence N. 53° 24' 15\" E., 185.01 feet to the Northeast corner of Lot 1; thence along Lot line S. 36° 18' 50\" E., 150.00 feet to the Southeast corner of Lot 25; thence along Lot line and its extension S. 53° 16' 30\" W., 120.00 feet; thence S. 36° 24' 40\" E., 37.13 feet to the North line of Lot 21 extended; thence along this line S. 61° 32' 15\" W., 77.26 feet to the point of beginning, together with a 15-foot wide easement being a part of Lot 3, ASSESSOR'S PLAT NO. 25, according to the recorded plat thereof, as recorded in Liber 54A of Plats, Page 73, Oakland County Records, more particularly described as: a 15-foot wide strip of land bounded on the North by the South line of Merrill Street, bounded on the South by the North line of Lot 21 extended Westerly; and Westerly of and abutting the following described lines: Beginning at the Northwest corner of said Lot 21; thence in a Northwesterly direction to the Southwest corner of Lot 1; thence N. 36° 10' 25\" W., 95.38 feet to the point of ending on the South line of Merrill Street.

Containing an area of 31,865.27 square feet or 0.732 acres of land.

Together with a thirty-five foot high (measured at ground level) light and air easement described as follows:

Tudor Court Easement:

A fifteen-foot wide easement being a part of Lot 3, ASSESSOR'S PLAT NO. 25, being a replat of Taber Addition and Lots 1, 2 and 3 Brown's Addition and plat of part of the Northeast 1/4 of Section 36, T.2N., R.10E., City of Birmingham, Oakland County, Michigan, as recorded in Liber 54A, Page 73, Oakland County Records, more particularly described as a fifteen (15) foot wide strip of land bounded on North by the South line of Merrill Street, bounded on the South by the North line of Lot 21 extended Westerly; and Westerly of and abutting the following described line: beginning at the Northwest corner of said Lot 21; thence in a Northwesterly direction to the Southwest corner of Lot 1; thence N. 36° 10' 25\" W., 95.38 feet to the point of ending on the South line of Merrill Street, except that part now occupied by a building known as Tudor Court.

Brown/Lutz Easement:

That part of the following easement lying Southerly of a line described as Commencing at the Northwest corner of Lot 21; thence along the Westerly line of Lot 3, N. 36° 00' 48\" W., 47.00 feet to the point of beginning; thence S. 69° 51' 30\" W., to the Westerly line of easement; a fifteen-foot wide easement, being a part of Lot 3, ASSESSOR'S PLAT NO. 25, being a replat of Taber Addition and Lots 1, 2 and 3 Brown's Addition and plat of part of the City of Birmingham, Oakland County, Michigan, according to the recorded plat thereof, as recorded in Liber 54A of Plats, Page 73, Oakland County Records, more particularly described as a fifteen-foot wide strip of land bounded on the North by the South line of Merrill Street, bounded on the South by the North line of Lot 21 extended Westerly; and Westerly of and abutting the following described line: Beginning at the Northwest corner of said Lot 21; thence in a Northwesterly direction to the Southwest corner of Lot 1; thence N. 36° 10' 25\" W., 95.38 feet to the point of ending on the South line of Merrill Street

SITE DATA

SITE AREA
GROSS/NET: 0.73 ACRES (31,865 S.F.)
ZONING
EXISTING: B-4 (BUSINESS RESIDENTIAL)
SETBACK REQUIREMENTS
FRONT: 0' 0'
REAR: 0' 0'
SIDE: 0' 0'

NOTE:

The property has storm sewer, sanitary sewer, water, gas, electric and telephone service via connections to mains which run in the right-of-way adjacent to the property or in public utility easements.

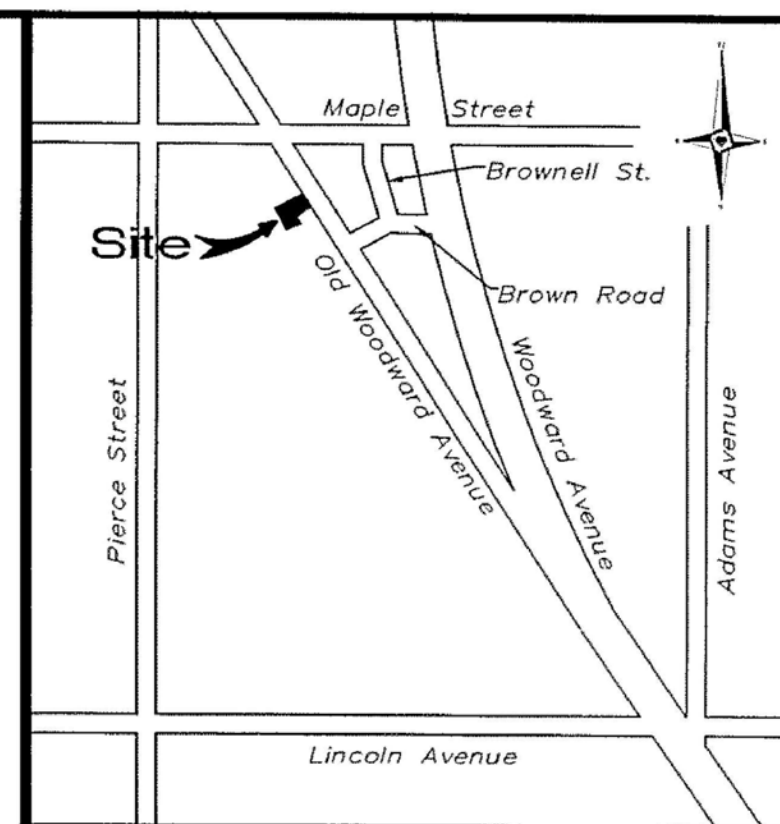
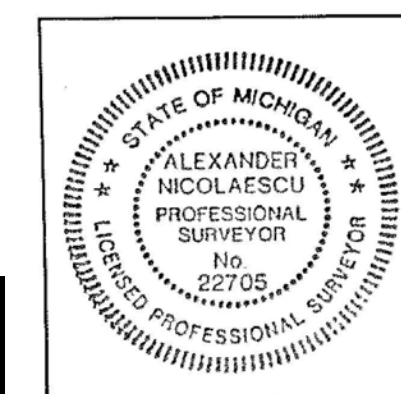
Surveyor's Certificate

CERTIFIED TO: Transwestern CG II, L.L.C.
James Eshaki, L.L.C.
Philip R. Seaver Title Insurance Company
Drane & Freyer Limited
Semaan, Modras, Samosuk & Allen
First American Title Insurance Company
Northern Life Insurance Company
ReliaStar Life Insurance Company
Security-Connecticut Life Insurance Company
Republic Bank— A Michigan Bank Corporation

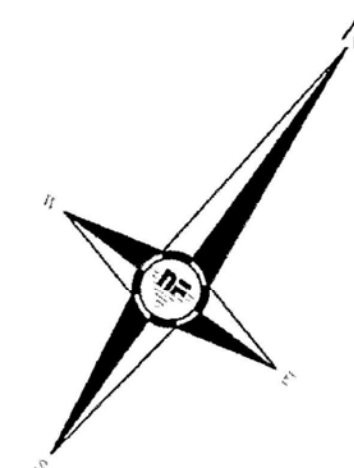
The undersigned hereby certifies that this survey correctly shows the premiss described herein, the location of all buildings, structures and other improvements located thereon, all applicable setback lines, easements, rights-of-way and all other encroachments, restrictions and encumbrances onto or from the premisses that are known to the undersigned that are visible on the premisses or that are of record. The premisses contains 0.732 acres and 0 parking spaces and is not located within a flood plain area. The premisses, as described in the survey, does not constitute an illegal subdivision of land under applicable county or city ordinances.

I hereby certify that this survey was prepared by Alex Nicolaescu, P.L.S. and was made in accordance with "minimum standards detail requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1997 and meets the accuracy requirements of a Urban Survey, as defined therein.

Alex Nicolaescu, P.S. 05-22-2000
No. 22705



Location Map
N.T.S.



Flood Hazard Note

This property is not located within the flood hazard area indicated by Flood Insurance Rate Map (FIRM) Community Panel No. 260168 0005 B Dated: 05-15-80

Legend

Asph.	Asphalt Pavement
Conc.	Concrete Pavement
C.B.	Catch Basin
M.H.	Manhole
G.V.	Gate Valve
C.O.	Clean Out
Hyd.	Fire Hydrant
U.P.; P.P.	Utility Pole; Power Pole
L.P.	Light Pole
OH Line	Overhead Lines
L/S	Landscape
P.H.	Physically Handicapped Parking
San.	Sanitary Sewer
Stm.	Storm Sewer
W.M.; W.S.	Water Main; Water Service
R.O.W.	Right of Way
P/L	Property Line
C.L.F.	Center Line
O	Fence (Chain Link Fence)
Parking Count	Parking Count
Gas Main	Gas Main
F.D.C.	Fire Department Connection
D.E.	Detroit Edison Electric
S.I.	Set Iron
F.I.	Found Iron
S.P.K.	Set PK Nail
F.M.	Found Monument
"X" in Conc.	Chiseled "X" in Concrete

All Utilities are underground unless otherwise noted.

DATE	REVISIONS
05-02-00	REVISED ALTA SURVEY PER ATTY. REVIEW (D.M.)
04-25-00	REVISED ALTA SURVEY PER ATTY. REVIEW (D.M.)
03-07-00	REVISED ALTA SURVEY PER ATTY. REVIEW (R.J.)



1310 N. Stephenson Highway Royal Oak, Michigan 48067-1508 Tel. (248) 399-0886 Fax. (248) 399-0805

A.L.T.A./ A.C.S.M. SURVEY

PART OF THE NE. 1/4 OF SECTION 36,
TOWN 2 NORTH, RANGE 10 EAST,
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

CLIENT: Drane & Freyer Limited

SCALE	DESIGNED	JOB NUMBER
1" = 20'	DRAWN R. Johnson	6-B495
ISSUE DATE	APPROVED	SHEET NUMBER
05-22-2000	A. Nicolaescu	1 of 1

S.1

seal:

L|Z|G
Architects

Luckenbach/Ziegelman/Gardner
Architects
555 S. Old Woodward Ave, Suite 27L
Birmingham, Michigan 48009

email:
gardner-arch1@sbcglobal.net
tele:
248.642.3990

issue	date
SLUP REVIEW	SEPT 23, 2021
HDC REVIEW	OCT 07, 2021

sheet title:
Level One
Floor Plan

Project
Images

project:

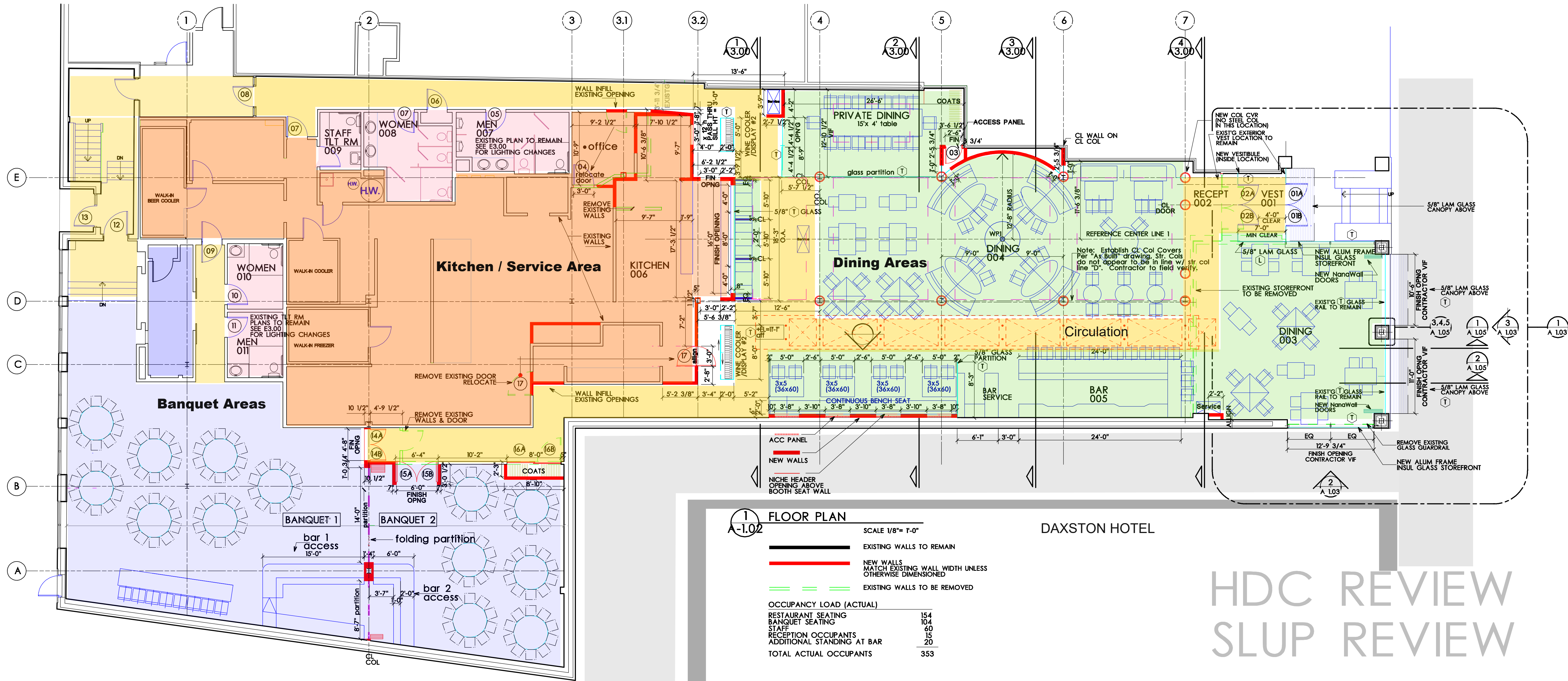
ZANA

project address:
210 South Old Woodward
Birmingham, Michigan

designed JHG
drawn JG
coordination checked
checked approved

project number:
003-2021

sheet number:
A-1.02



EXTERIOR



A EXISTING EXTERIOR
South Portion of Plaza Bldg - Looking West



B EXISTING EXTERIOR
South Elevation - Looking NW
(Alley Side View Between Daxton)



C EXISTING EXTERIOR
Old Woodward Avenue
Looking Southwest



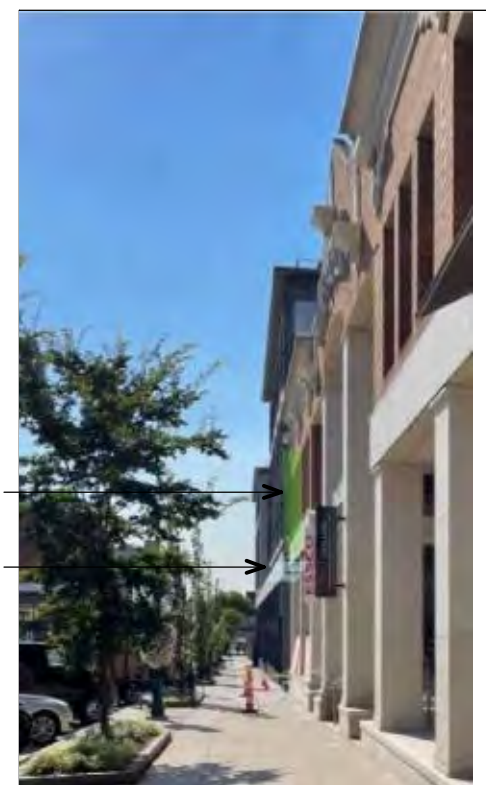
PROPOSED EXTERIOR
Old Woodward Avenue
Looking Southwest - Evening Scene



D EXISTING EXTERIOR
Old Woodward / Merrill Street
Chase Bank - Glass Canopy

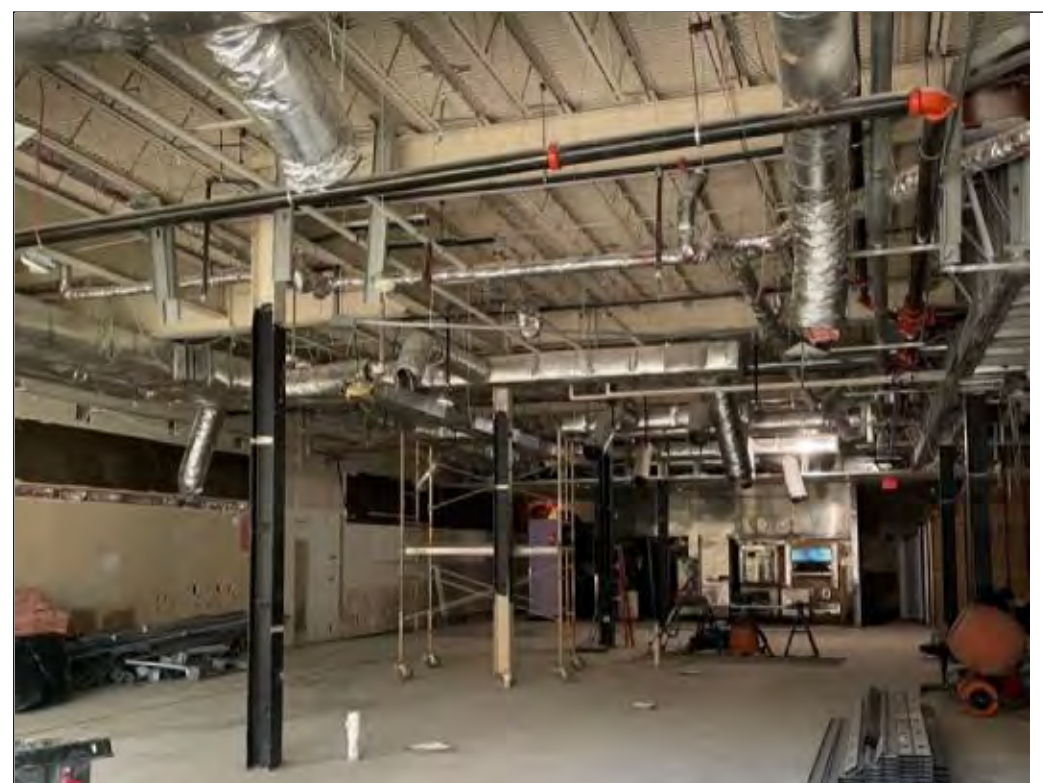


E.1 EXISTING EXTERIOR
Old Woodward / Merrill Street
Plaza Bldg - Looking South



E.2 PROPOSED EXTERIOR
Old Woodward / Merrill Street
Plaza Bldg - Looking South

INTERIOR



F EXISTING INTERIOR
Main Dining Room
Looking West



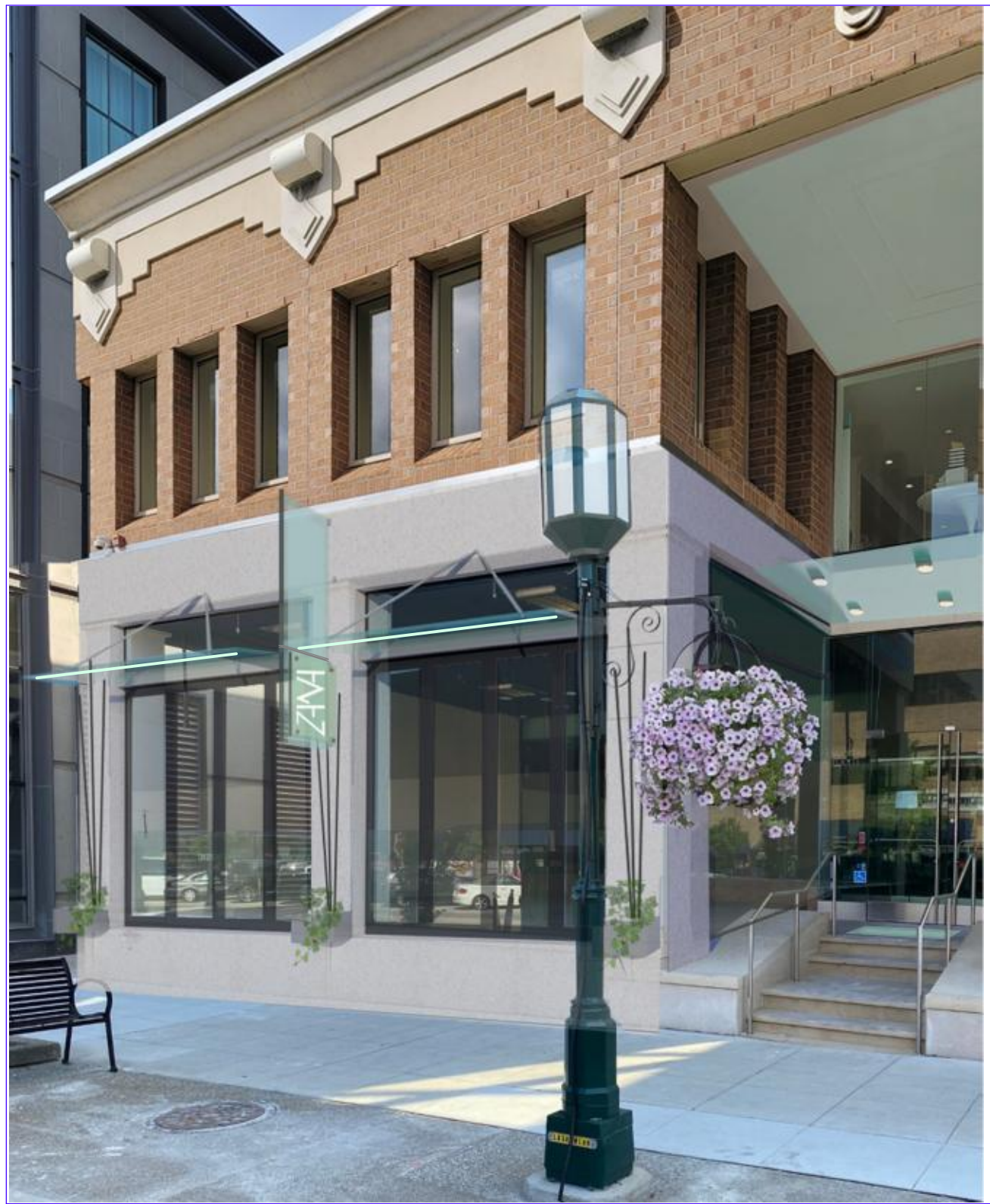
G PROPOSED INTERIOR
Main Dining Room
Looking West



H PROPOSED INTERIOR
Looking West
Main Dining Room to Right
Bar Area to Left



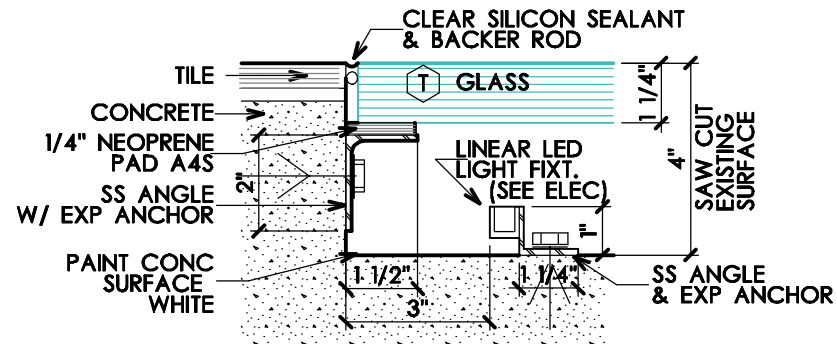
J PROPOSED INTERIOR
Main Dining Room
Looking North



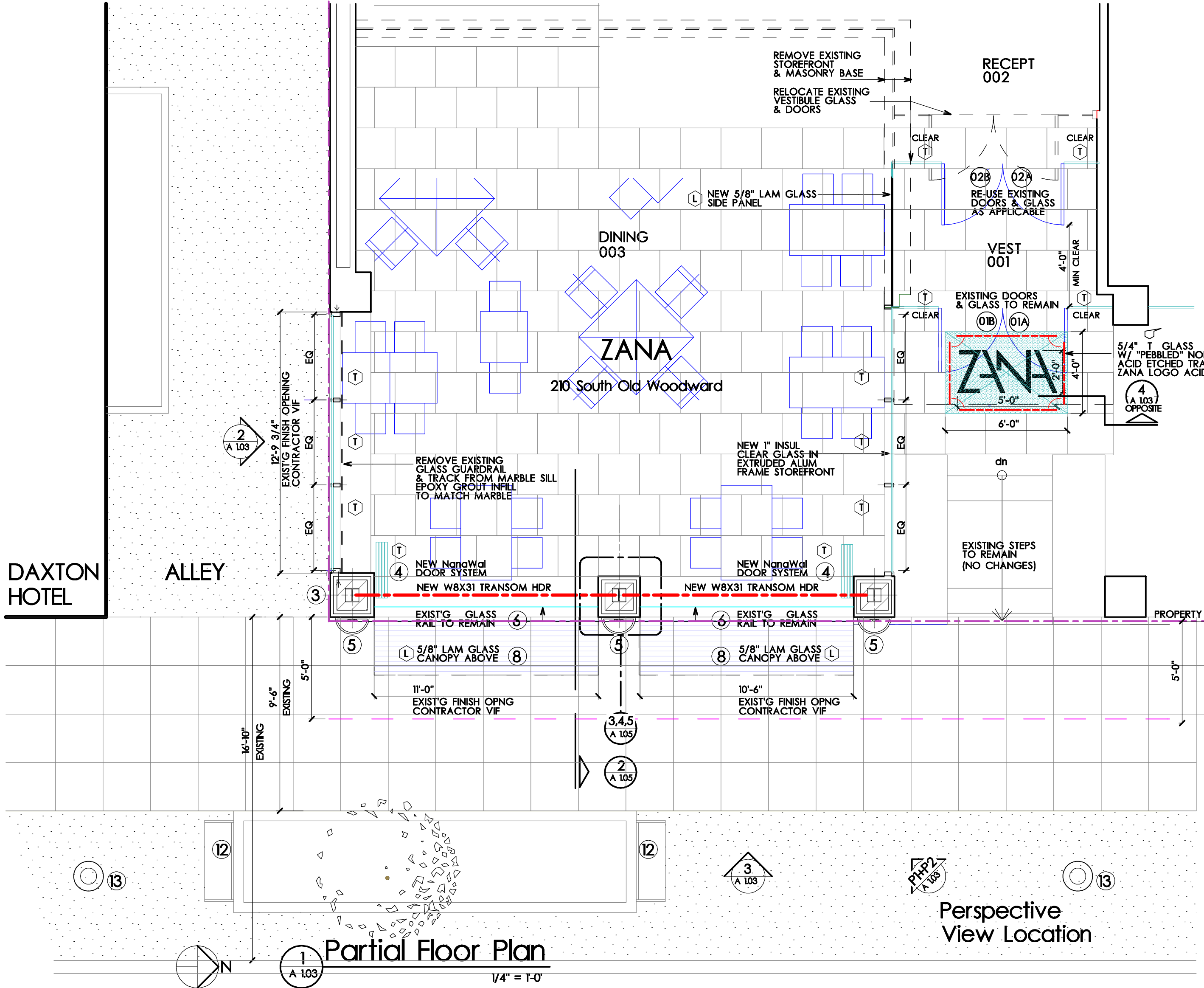
P1
A 103
Exterior Perspective
Day Time



P2
A 103
Exterior Perspective
Night Time

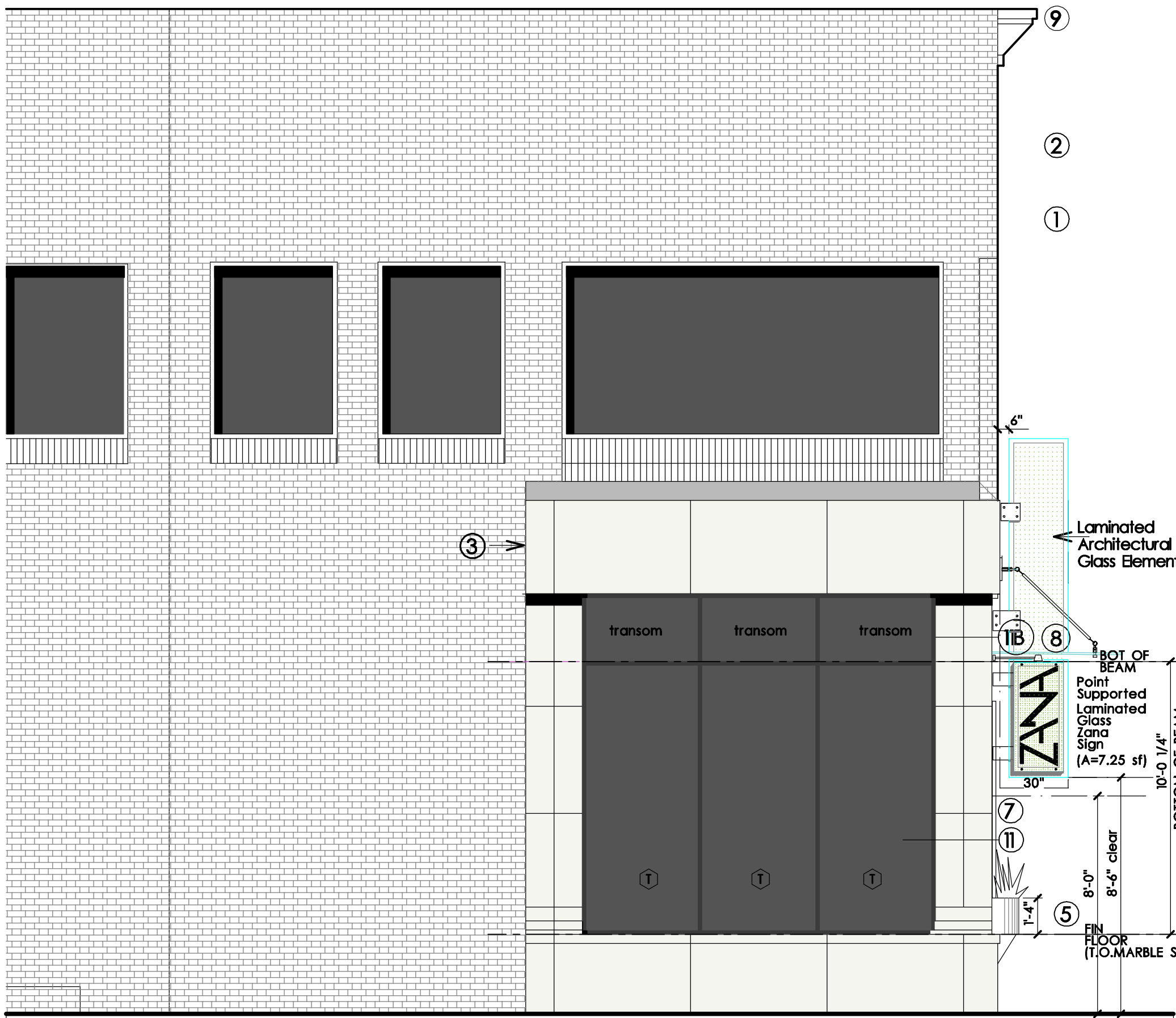


4
A 103
Section Detail
Glass Entry "Mat" 1/2" = 1'-0"




Partial Floor Plan
1/4" = 1'-0"

Perspective
View Location



2
A 103
Partial South Elevation
1/4" = 1'-0"

- DRAWING KEY
- 1 New Laminated Glass Signage
 - 2 Existing Building Material = Brick
 - 3 Existing Building Material = Marble
 - 4 Operable Glass & Aluminum Frame Door System (NanaWall / Color = Black)
 - 5 16 GA Stainless Steel Planters with Annual Plantings (See Plan Det - A 105)
 - 6 Existing Tempered Glass Guard Rail to Remain
 - 7 1/2" x 1/2" Stainless Steel Sculptural Rods - Plant Climbing Lattice
 - 8 Laminated Glass Canopy / Awning w/ Threaded Stainless Steel Rod Support
 - 9 Existing Building Cornice
 - 10 New Light Fixtures
 - 11 New 1" Clear Insulated Tempered Glass in Extruded Aluminum Storefront Framing System
 - 11B 1" Insulated Glass Transom (Clear)
 - 12 Existing City of Birmingham Planter, Street Tree, & Bench
 - 13 Existing Street Light



PELLA
WINDOW & DOOR
CORPORATION

PERFORMANCE
CALCULATOR

NEW GLASS SPECIFICATIONS:

Make-up Name	Glass 1 & Coating	Glass 2 & Coating	Visible Light		Solar Energy		Thermal Properties			
			Transmittance	Reflectance	Transmittance	Reflectance	U-Value			
			Visible (% _v)	% _v in/out	% _v in	Solar (% _s)				
Default Make-up 01	Clear Float (North America)	Clear Float (North America)	80	15	15	67	13	0.74	0.47	0.50

Calculation Standard: NFRC 2010

Default Make-up 01

Outdoors

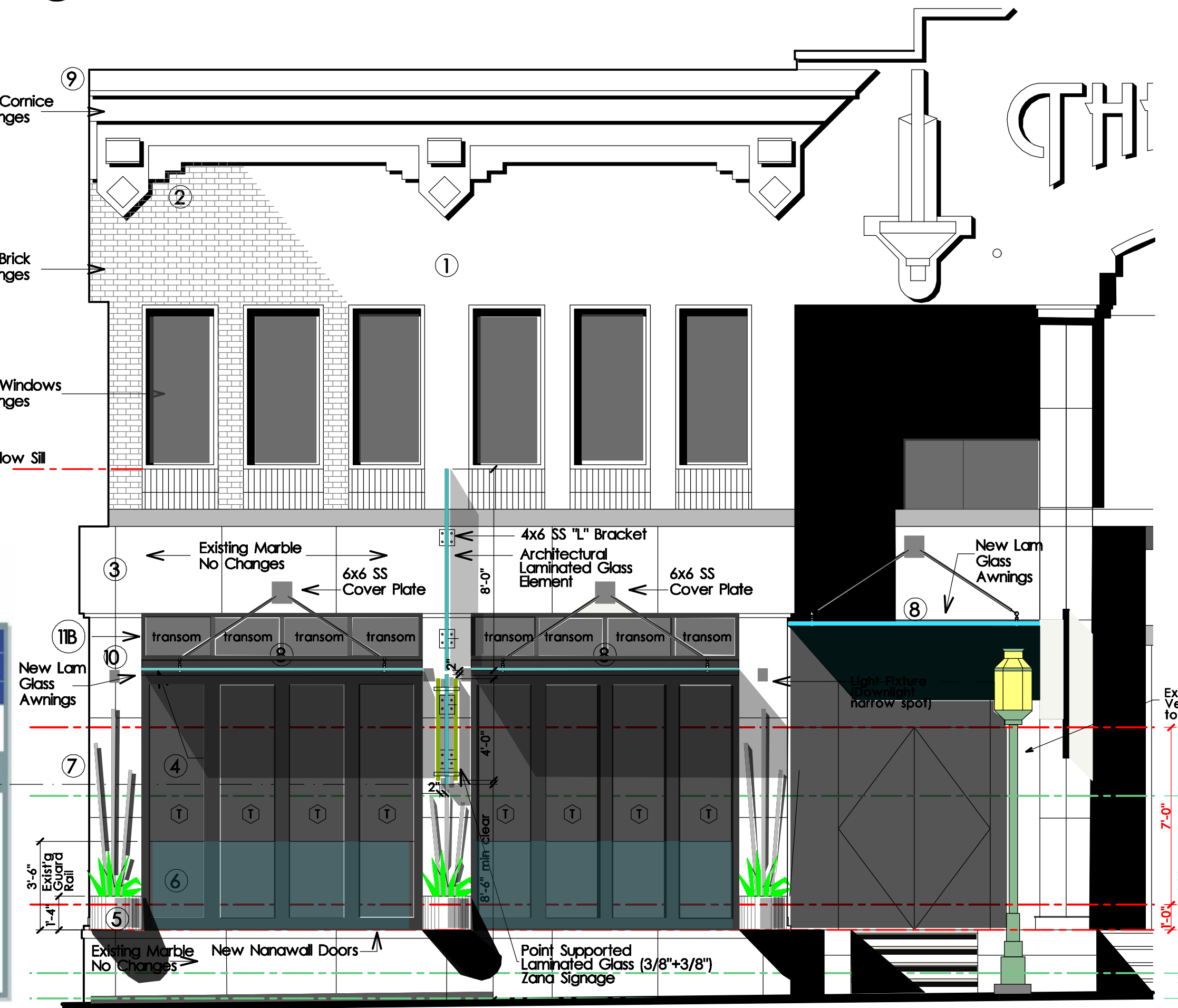
GLASS 1	Clear Float (North America) Thickness = 1/4" (6mm)	#1 ----- #2 -----
GAP 1	100% Air, 1/2" (12.7mm)	
GLASS 2	Clear Float (North America) Thickness = 1/4" (6mm)	#3 ----- #4 -----

Total Unit (Nominal) = 1 in
Estimated Nominal Glazing Weight: 5.75 lb/sf

Slope = 90°

Indoors

G
A 103
Clear Glass
Specification



3
A 103
Partial East Elevation
1/4" = 1'-0"

% GLAZING FROM GRADE LEVEL: 168 SF GLASS / 262 SF TOTAL AREA = 64% GLAZING

% GLAZING FROM FLOOR LEVEL: 217 SF GLASS AREA / 262 SF TOTAL AREA = 83% GLAZING

seal:

L/Z/G
Architects

Luckenbach|Ziegelman|Gardner
Architects

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

email:
gardner-arch@sbglobal.net

tele:
248.642.3990

issue

date

HDC Review 10/06/2021

sheet title:

Partial Floor Plan
Renderings
& Exterior
Elevations

project:

ZANA

project address:

210 South Old Woodward
Birmingham, Michigan

designed

drawn

coordination checked

checked

approved

project number:

020-2021

sheet number:

A-1.03

HDC REVIEW
SLUP REVIEW

seal:



1



2



3

KALYPSO IP67 Static White/Tunable White/RGB

TYPE EX-A

LED LINEAR®

24V IP67 protected and IK03 certified, linear surface-mounted LED luminaire with small form factor. Polycarbonate encapsulation offering a premium water proof rating. 10 resistance, chemical stability and protection against abrasion. Extruded H-shaped aluminum body powder coated in white with cable runway on the back. Selected with translucent rope IP67 connectors and translucent endcaps for a perfect light continuity. Allow the use of 3 linear meters (9' 8" or 10' 0") integrated in the encapsulation material. Ideal solution for wall grazing (100% or wide flood illumination 30° and 60°) with precise light control for outdoor or handwork environments. Light source assembled and factory tested (ISO production process supporting LED Linea® 7) Any* thin flexible circuit board technology. Outstanding lifetime of 50,000 hrs. LUMINOUS (3000K) has RGB. Embeds high quality Japanese LEDs with 3 step Macadam (DCCM) binning control on target CCT (see the table with an extended photometric color of MacoDIP ensuring exceptional color consistency over the rated lifetime. Precise color rendition with CRI up to 96 and TM-30-15 up to R_a = 99 / R_g = 100. Consistent light intensity all along the luminaire length. Fully demarable. Engineered and produced in Germany.

Project name: _____
Future type: _____
Date: _____
24V IP67
LED Linea®
Step 1: Luminaire
Step 2: Mounting Accessories
Step 3: Cables and Connectors
Step 4: Drivers and Controllers

Ordering Process

Step 1: Luminaire (step 1)
Step 2: Mounting Accessories (step 2)
Step 3: Cables and Connectors (step 3)
Step 4: Drivers and Controllers (step 4)

Luminaire Order Code

Model	Series	Color temperature	Power (W)	Length (m)	Width (mm)	Height (mm)	Weight (kg)	IP67
KALYPSO	Static White	3000K	145	1.5	25.4	100	0.8	IP67
KALYPSO	Static White	4000K	145	1.5	25.4	100	0.8	IP67
KALYPSO	Static White	5000K	145	1.5	25.4	100	0.8	IP67
KALYPSO	Tunable White	2700K-6500K	145	1.5	25.4	100	0.8	IP67
KALYPSO	RGB	2700K-6500K	145	1.5	25.4	100	0.8	IP67

* Lumens values represent 3000K (WWS) and with 40° optic. 3000K, 4000K and 5000K.

Color temperature

Color temperature	Series	Power (W)	Length (m)	Width (mm)	Height (mm)	Weight (kg)	IP67
2700K	WWS	145	1.5	25.4	100	0.8	IP67
4000K	WWS	145	1.5	25.4	100	0.8	IP67
5000K	WWS	145	1.5	25.4	100	0.8	IP67
2700K-6500K	WWS	145	1.5	25.4	100	0.8	IP67
2700K-6500K	WWS	145	1.5	25.4	100	0.8	IP67
2700K-6500K	WWS	145	1.5	25.4	100	0.8	IP67
2700K-6500K	WWS	145	1.5	25.4	100	0.8	IP67
2700K-6500K	WWS	145	1.5	25.4	100	0.8	IP67
2700K-6500K	WWS	145	1.5	25.4	100	0.8	IP67
2700K-6500K	WWS	145	1.5	25.4	100	0.8	IP67

LED Linea® USA, Inc. | Edition 2/2020/03

4

EL CAPITAN LED

TYPE EX-B

DATE: _____ PROJECT: _____ TYPE: _____

DATA/LOG NUMBER LOGIC: _____

CATALOG NUMBER LOGIC

Example: B - EC - LED - e66 - SP - A6 - MAC - 12 - 11 - B

MATERIAL

(Blank) - Aluminum - B - Brass - S - Stainless Steel

SOURCE

EC - El Capitán

LED - with Integral Dimming Driver (25W min. load when dimmed?)

LED TYPE

e64 - 7W LED/2700K e66 - 7W LED/4000K
e65 - 7W LED/3000K e74 - 7W LED/Amber

OPTICS

NSP - Narrow Spot (13°) MFL - Medium Flood (23°)
Spot (N°) WFL - Wide Flood (31°)

ADJUST-E-LUME OUTPUT INTENSITY**

A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1

FINISH (See page 2 for full-color swatches)

Standard Finishes (BZF, BZW, BLP, BLW, WHF, WHW, SAP, VER)
Premium Finish (ABF, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBR, OCP, RMG, SCS, SML, TFF, WCF, WIR)

Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)

LENS TYPE

12 - Soft Focus 13 - Rectilinear

SHIELDING

11 - Honeycomb Baffle

CAP STYLE

A - 45°
B - 90°
C - Flush
D - 45° Lens Weephole (interior use only)
E - 90° Lens Weephole (interior use only)
F - 90° with Flush Lens

* Requires magnetic low voltage dimmer.
** Please see Adjust-E-Lume photometry to determine desired intensity.

B-K LIGHTING | MADE IN THE USA | 566.496.5860 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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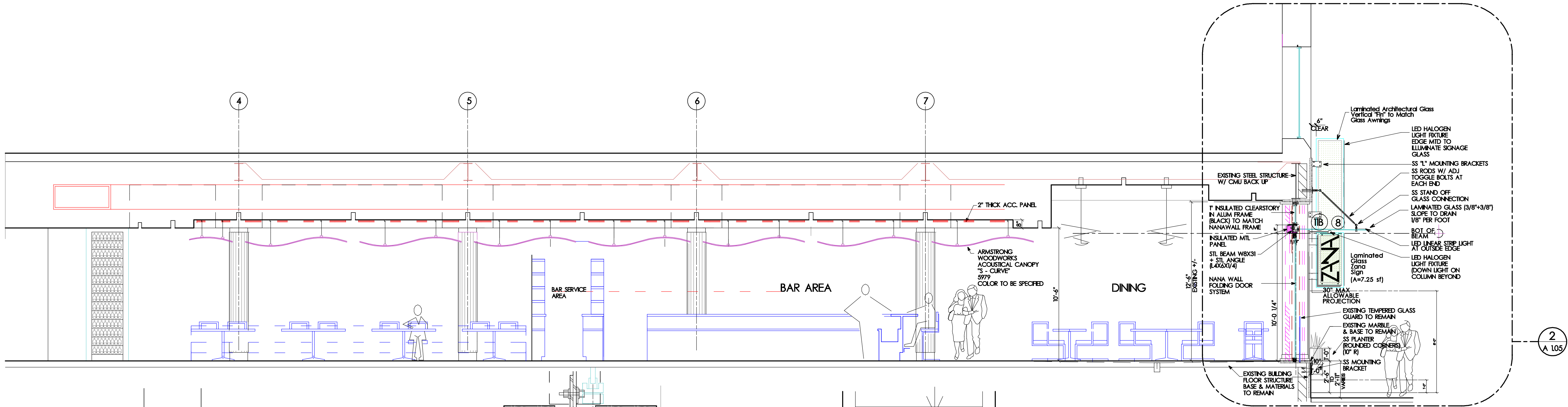
PUKLED®

PROJECT NAME: _____ TYPE: _____

Diminutive luminaires bring attention to tasks, special spots, and curated objects in cabinets, displays, and shelves.

ORDERING INFORMATION AND DRAWINGS - FIXTURE

FINISH	RGBW	LUMEN/FOOT	CCT	FINISH	ALTERNATE EFFECTS/DEVICE
LPK	Luminaire PUKLED	1 Dry/Dimp 2 Wet 3 Wet	BOLD, B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B33, B34, B35, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47, B48, B49, B50, B51, B52, B53, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B69, B70, B71, B72, B73, B74, B75, B76, B77, B78, B79, B80, B81, B82, B83, B84, B85, B86, B87, B88, B89, B90, B91, B92, B93, B94, B95, B96, B97, B98, B99, B100, B101, B102, B103, B104, B105, B106, B107, B108, B109, B110, B111, B112, B113, B114, B115, B116, B117, B118, B119, B120, B121, B122, B123, B124, B125, B126, B127, B128, B129, B130, B131, B132, B133, B134, B135, B136, B137, B138, B139, B140, B141, B142, B143, B144, B145, B146, B147, B148, B149, B150, B151, B152, B153, B154, B155, B156, B157, B158, B159, B160, B161, B162, B163, B164, B165, B166, B167, B168, B169, B170, B171, B172, B173, B174, B175, B176, 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seat:

L|Z|G
Architects

Luckenbach/Ziegelman/Gardner
Architects

555 S. Old Woodward Avenue 27L
Birmingham, Michigan 48009

email:
gardner-arch@bcglobal.net

tele:
248.642.3990

issue	date
SLUP Review	SEPT 23, 2021
HDC Review	OCT 07, 2021
HDC Review	OCT 07, 2021

sheet title:

Building + Wall
Sections

Plan & Section
Details

project:

ZANA

project address:

210 South Old Woodward
Birmingham, Michigan

designed: JHG
drawn: JG
coordination checked:
checked: approved

project number:

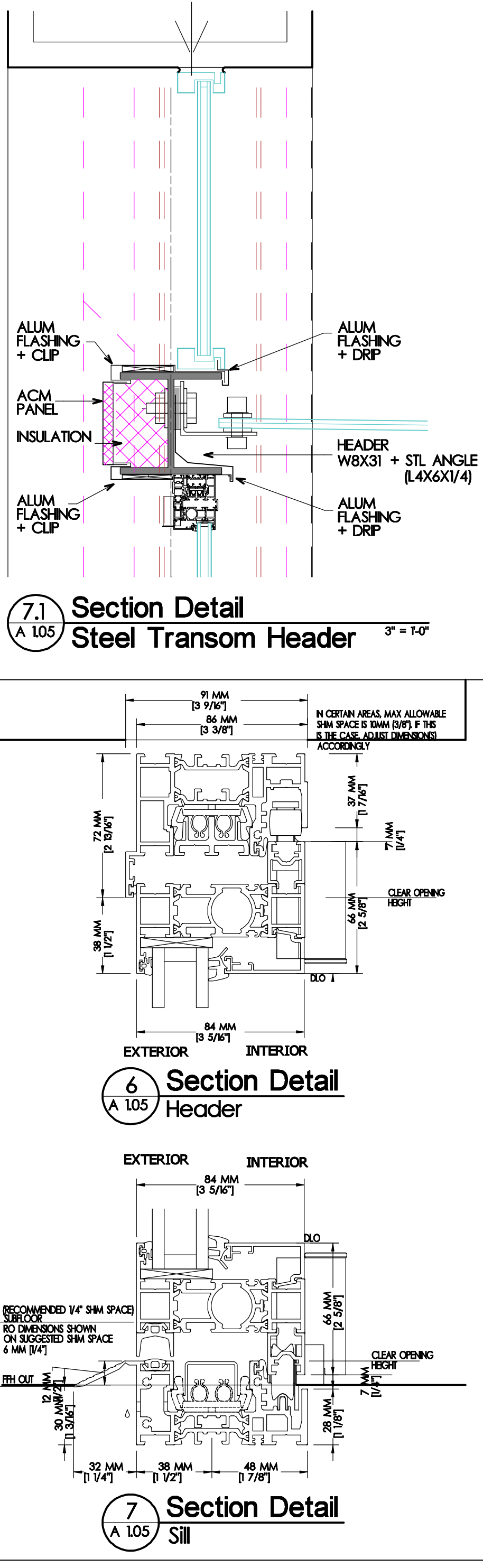
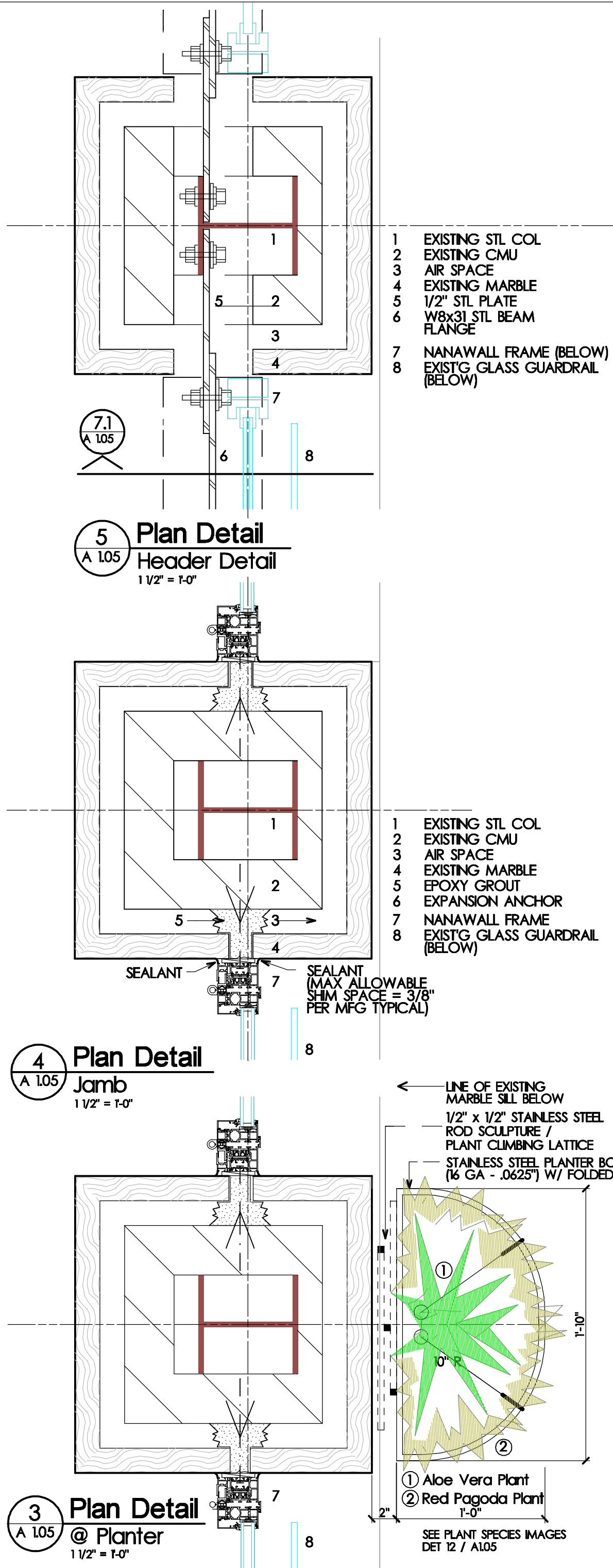
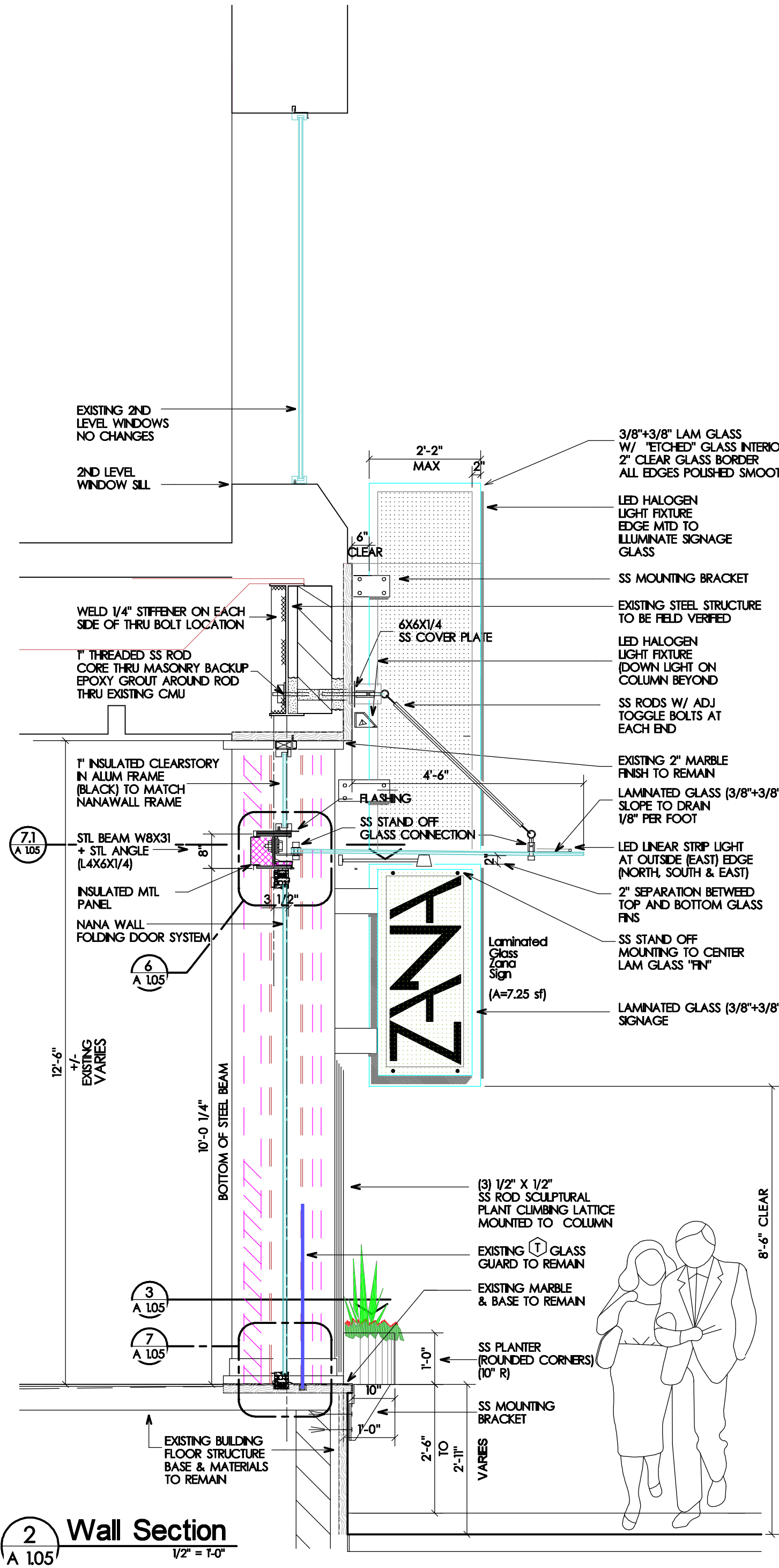
003-2021

sheet number:

A-1.05

HDC REVIEW

NANA WALL DETAILS



1 E-W Building Section
1/4" = 1'-0"



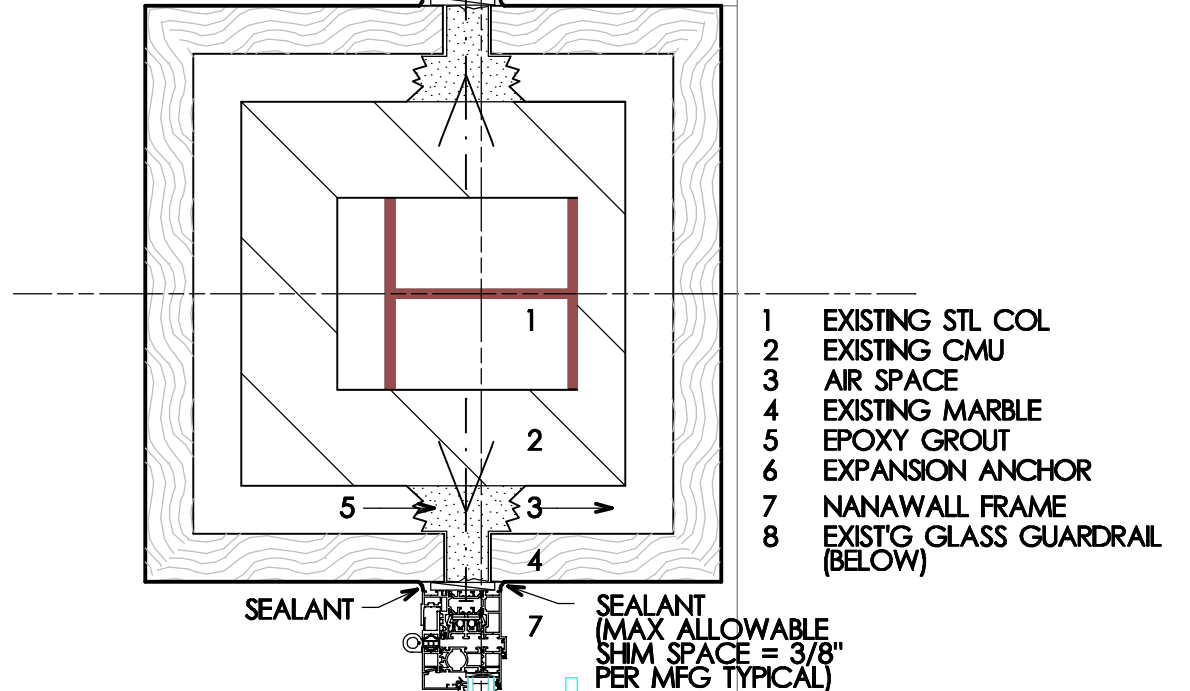
1 ALOE VERA SUCCULENT PLANT
VERTICAL ELEMENT



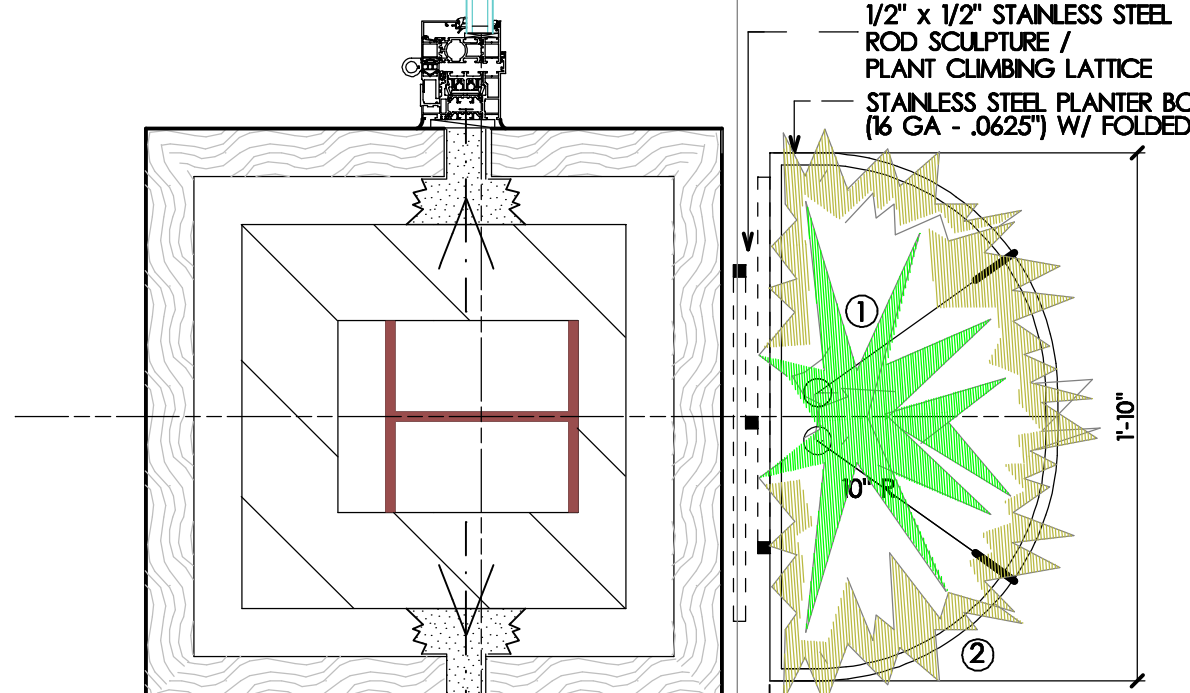
2 RED PAGODA / SHARKS TOOTH
SUCCULENT PLANT
LOW GROWING PLANTED AT BASE OF ALOE PLANT

12 Plant Details
1/4" = 1'-0"

5 Plan Detail
Header Detail
1 1/2" = 1'-0"

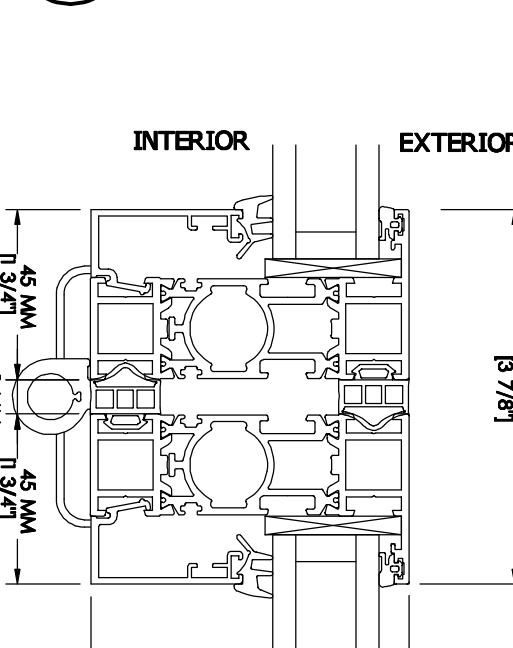


4 Plan Detail
Jamb
1 1/2" = 1'-0"



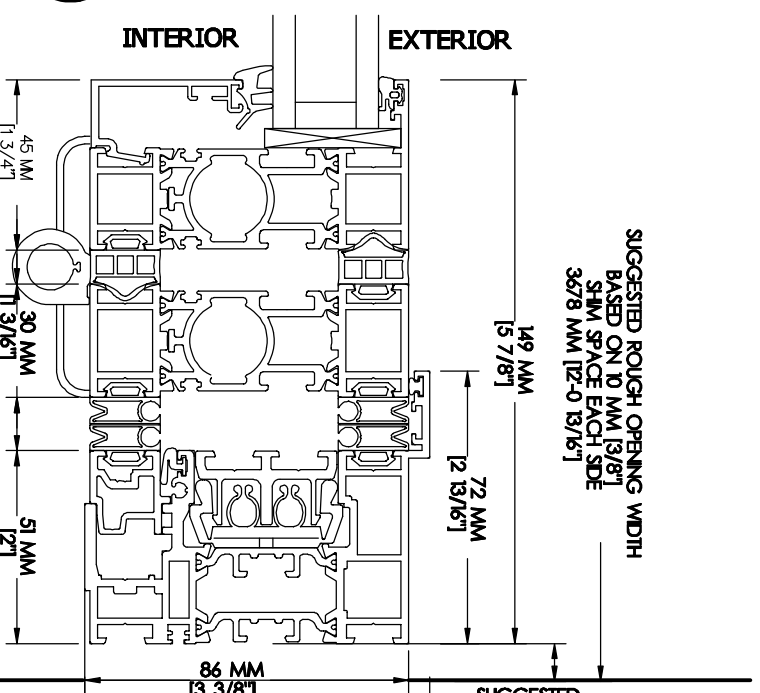
3 Plan Detail
@ Planter
1 1/2" = 1'-0"

8 Plan Detail
Jamb
1/4" = 1'-0"



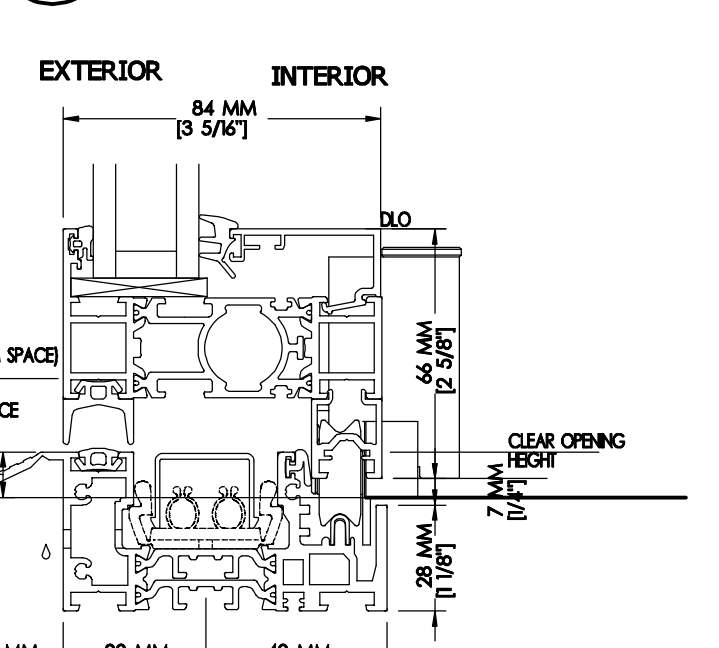
9 Plan Detail
Jamb
1/4" = 1'-0"

10 Plan Detail
Jamb
1/4" = 1'-0"



11 Plan Detail
Jamb
1/2" Actual Size

6 Section Detail
Header
1/4" = 1'-0"



7 Section Detail
Sill
1/4" = 1'-0"

seal:

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Architects

Luckenbach|Ziegelman|Gardner
Architects

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

email:
gardner-archl@sbcglobal.net

tele:
248.642.3990

issue	date
SLUP REVIEW	SEPT 23, 2021
HDC REVIEW	OCT 07, 2021

sheet title:
BUILDING SECTIONS

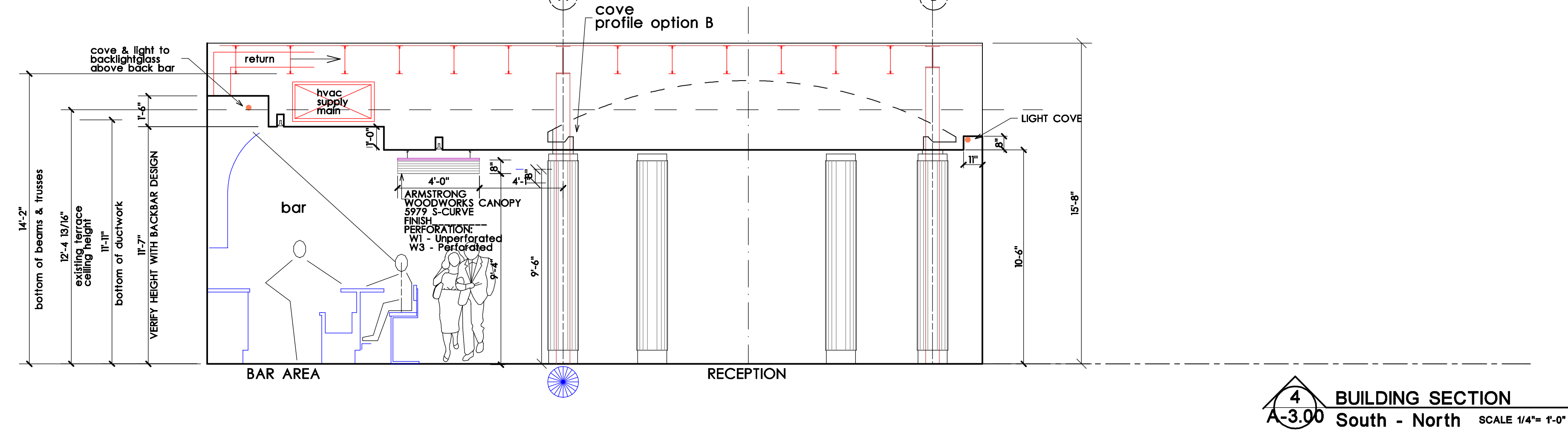
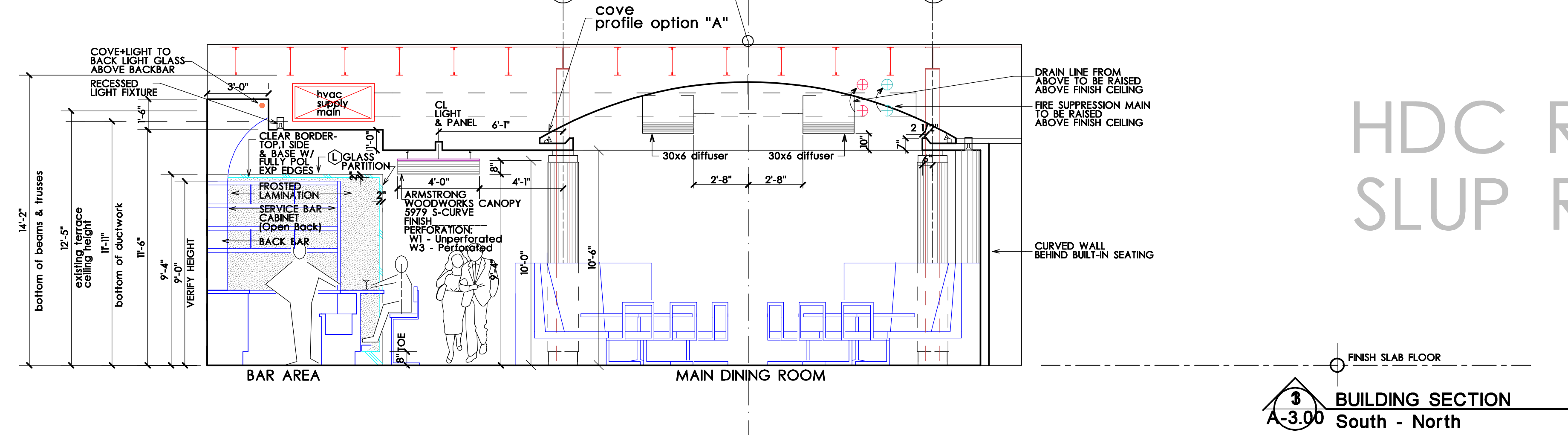
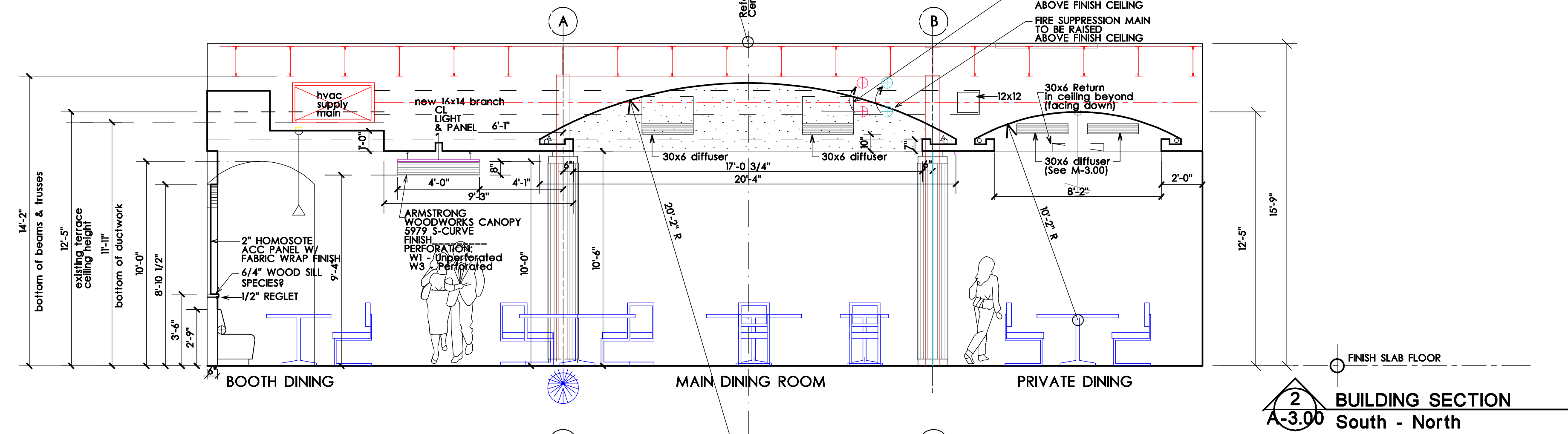
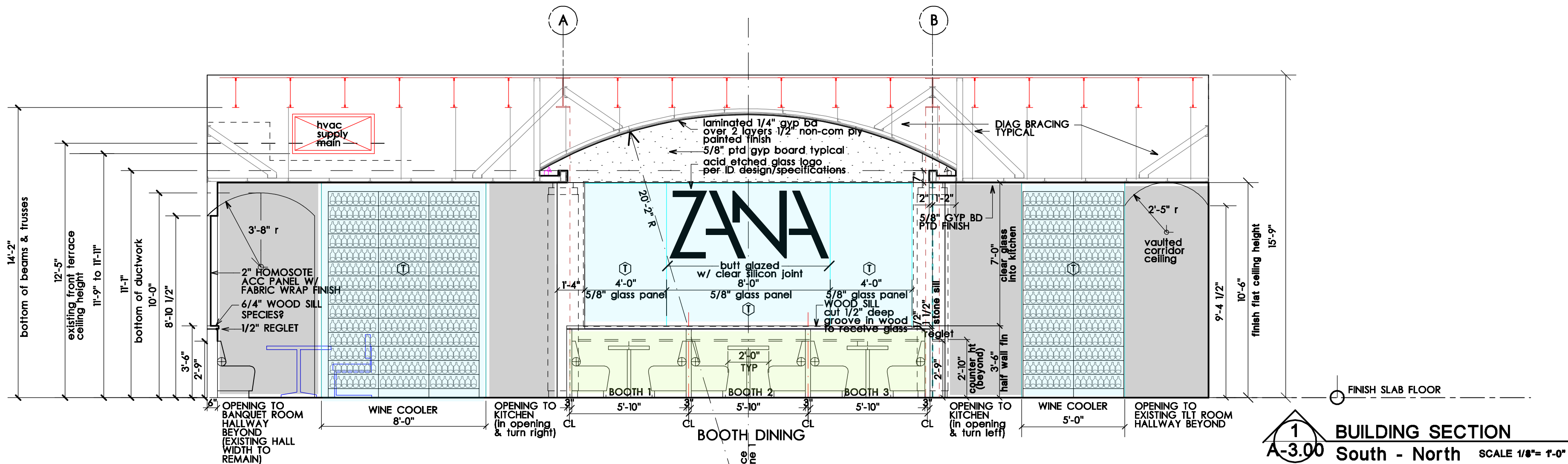
project:

project address:
210 South Old Woodward
Birmingham, Michigan

designed JHG
drawn JG
coordination checked
checked approved

project number:
003-2021

sheet number:
A-1.05.1



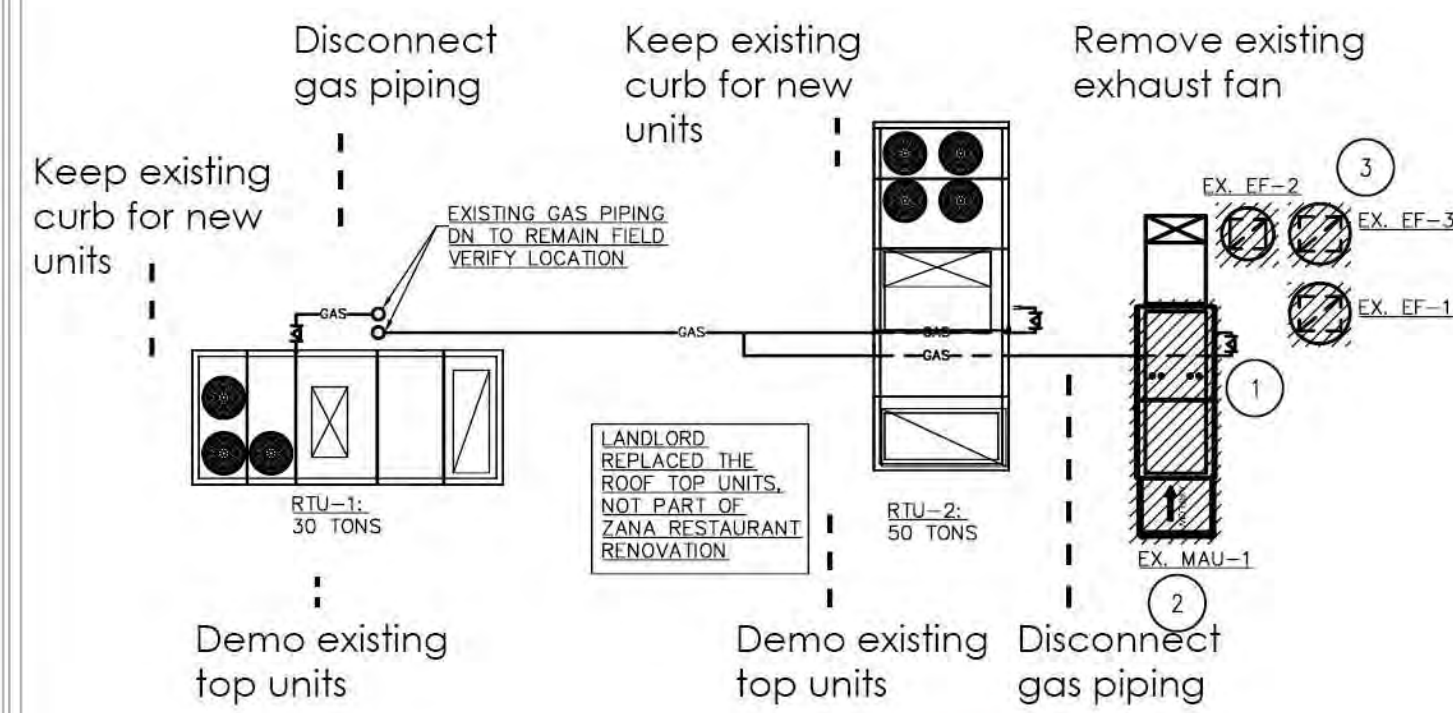
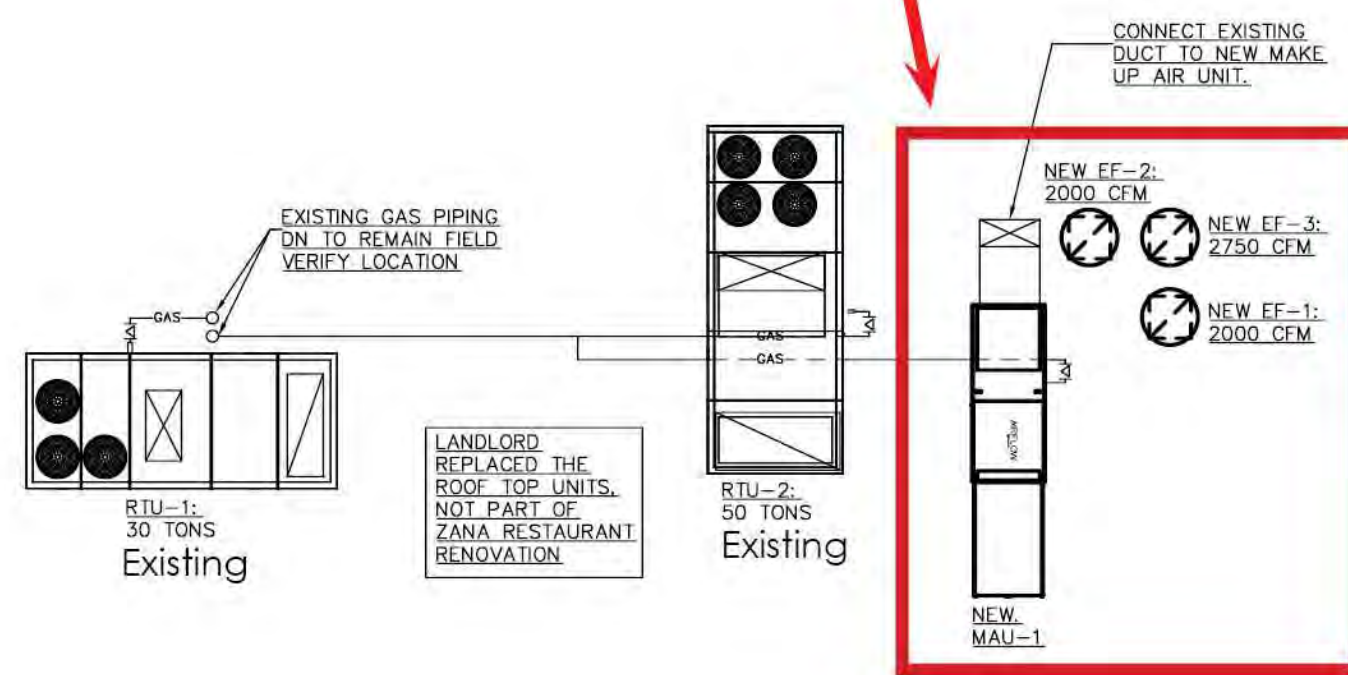


PHOTO 1



PARTIAL MECHANICAL ROOF PLAN-DEMOLITION
SCALE: 3/32"=1'-0"



New Work
Associated
with Zana



PARTIAL MECHANICAL ROOF PLAN-NEW WORK
SCALE: 3/32"=1'-0"

HVAC DEMOLITION GENERAL NOTES:

1. ANY INTERRUPTION OF EXISTING SERVICES AND/OR EQUIPMENT SHALL BE PERFORMED AT A TIME APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE.
2. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. MAJOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL EXISTING CONDITIONS SHALL BE REPORTED TO THE ENGINEER.
3. THE EXACT EXTENT OF DEMOLITION SHALL BE AS REQUIRED BY THE NEW WORK.
4. ALL MECHANICAL ITEMS TO BE REMOVED SHALL BE REMOVED COMPLETE, INCLUDING ALL RELATED ITEMS SUCH AS HANGERS, SUPPORTS, CONTROLS, ETC.

HVAC DEMOLITION KEY NOTES:

- 1 DISCONNECT EXISTING GAS PIPING FOR MAU-1 PREPARE THE AREA FOR NEW CONNECTION.
- 2 DISCONNECT, REMOVE AND DISPOSE OF EXISTING MAKE UP AIR UNIT. REMOVE EXISTING POWER SOURCE OUT OF THE WAY OF DEMO TO RECONNECTED TO NEW UNITS. (CHECK ELECTRICAL REQUIREMENTS ON ELECTRICAL SHEETS)
- 3 DISCONNECT, REMOVE AND DISPOSE OF EXISTING EXHAUST FANS (EF-1, EF-2 & EF-3). REMOVE EXISTING POWER SOURCE OUT OF THE WAY OF DEMO TO RECONNECTED TO NEW UNITS. (CHECK ELECTRICAL REQUIREMENTS ON ELECTRICAL SHEETS)



31765 sf: Total Roof Area
1603 sf: Equipment Area
1603 sf / 31765 sf = 5%
Elevator Penthouse: 450 sqft

Existing Rooftop
Mechanical

HVAC NEW WORK GENERAL NOTES:

1. COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION. INSTALL DUCTWORK AND PIPING AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. ANY MODIFICATIONS REQUIRED DUE TO LACK OF COORDINATION WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
2. ALL NEW MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED BY OWNER AND RECEIVED BY THE MECHANICAL CONTRACTOR UNLESS OTHERWISE NOTED.
3. OVERHEAD HANGERS AND SUPPORTERS FOR EQUIPMENT, DUCTWORK, AND PIPING SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGERS AND SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF EXCEPT WHERE CONCRETE INSERTS IN CONCRETE SLABS ARE ALLOWED BY THE SPECIFICATIONS.
4. SEAL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FIREPROOF PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH U.L. REQUIREMENTS.

L|Z|G
Architects

SLUP REVIEW
HDC REVIEW
NOT FOR CONSTRUCTION

MEP Engineers LLC
Mechanical | Electrical | Plumbing | Energy



ZANA RESTAURANT
210 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN

MECHANICAL ROOF PLAN

PROJECT NUMBER		DATE		ISSUE DESCRIPTION	
MEP # 2007-14				9-1-2021	REVIEW
		9-7-2021		100% REVIEW	
DESIGN: JM.		9-23-21		SLUP REVIEW	
DRAWN: JK.		10-9-21		HDC REVIEW	



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: James Esshaki, Essco Development
 Address: 210 South Old Woodward
 Phone Number: 248 645 5900
 Email address: jesshaki@esscodevelopment.com

2. Property Owner

Name: James Esshaki, Essco Development
 Address: Same
 Phone Number: Same
 Email address: Same

3. Project Contact Person

Name: Same as above
 Address: _____
 Phone Number: _____
 Email address: _____

4. Project Designer/Developer

Name: Luckenbach/Ziegelman/Gardner Architects, PLLC
 Address: 555 South Old Woodward 27L
John H. Gardner, RA, AIA
 Phone Number: 248 642 3990
 Email address: gardner-arch1@sbcglobal.net

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- 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.

6. Project Information

Address/Location of the property: 210 South Old Woodward
 Name of development: Zana Restaurant
 Sidwell #: _____
 Current Use: Vacant lease space
 Proposed Use: Restaurant
 Area of Site in Acres: _____
 Current zoning: B4

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property within a Historic District? -----	<input checked="" type="checkbox"/>	<input type="checkbox"/>
→ If so, which? <u>Downtown</u>		
Will the project require a variance? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, how many? -		
Has the project been reviewed by another board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
→ If so, which? <u>Has been reviewed by HDC.</u>		
<u>Re-review proposed changes/updates to</u>		

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

New restaurant. Exterior: Enclosure of existing open terrace area w/ new storefront glazing (clear glass) & operable Nanawall doors on Old Woodward frontage. New laminated glass awnings on Old Woodward frontage.

8. Required and Proposed Parking

Required number of parking spaces: In DT Parking
Proposed number of parking spaces: Assessment District
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: NA
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: new small stainless steel
planters affixed to 210 Old Woodward facade columns.

Proposed landscape material: See Sheet A-1.03
Two types of perennial succulent plants:
- Aloe vera
-Red pagoda

10. Streetscape

Sidewalk width: 16'-10"
Number of benches: 1 existing city bench
Number of planters: 1 existing city planter

Number of existing street trees: 1 existing city tree
Number of proposed street trees: 0
Number of waste receptacles: 0

11. Loading

Required number of loading spaces: na
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: - _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: na
Proposed number of waste receptacles: _____
Location of waste receptacles: _____

Size of waste receptacles: - _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: na
Location of all utilities & easements: _____

Size of transformers (L•W•H): - _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: na
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: 1 replacement makeup air unit
Type of rooftop units: make up air replacement
Location of all rooftop units: in existing location (See M3)
Size of rooftop units (L•W•H): 3 replacement exhaust fan

Location of screenwall: - _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: 3 types (See A-1.04)
Light level at each property line: 0.2 foot candles
Type of light fixtures on building: See A-1.04
Location of light fixtures on building: See A-1.04

Number of light fixtures on site: 1 existing City Street Light
Type of light fixtures on site: Existing City
Height from grade: - _____
Location of light fixtures on site: - _____

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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the 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: James Eschaki Date: 9/17/2021
Print name: James Eschaki

Signature of Applicant: James Eschaki Date: 9/17/2021
Print Name: James Eschaki

Signature of Architect: John H. Gardner Date: 9/17/2021
Print Name: John H. Gardner

Office Use Only

Application #: PDR21-0016 Date Received: _____ Fee: \$350
Date of Approval: _____ Date of Denial: _____ Accepted By: _____



MEMORANDUM

Planning Division

DATE: October 20th, 2021

TO: Historic District Commission

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 255 S. Old Woodward – Design Review

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)

Existing Use: Commercial

Introduction

The applicant has submitted a Design Review application for renovations to the plaza area adjacent to an existing 3-story commercial building on S. Old Woodward. The building and/or site is not a designated historic resource in the City. However, the building is located within the Central Business Historic District.

Building Exterior

The proposed plaza renovations include 7 new trees in associated raised planter boxes, benches, seating areas, LED in-grade lighting, and new pavement. Please see the following table for a list of all proposed materials:

Material	Location	Color
Stainless Steel	Raised Planter Boxes	Natural
Stone Bench (3)	Between Planters	White
Tables/Chairs	North and South Side of Plaza	White/Dusk
Sculptural Glass Water Feature	Near Main Entrance	-

There are no changes to the building façade at this time. Thus, a review of the Downtown Overlay Architectural Standards is not required.

Signage

There are no new signs proposed as a part of the plaza renovation.

Lighting

The applicant is proposing 17 new in-ground LED light fixtures to provide accent lighting to the proposed plaza. A summary of the new fixtures can be found in the following table:

Manufacturer	Type	Location	Lumens
BEGA	In-Grade LED Floodlights (10)	Walking Aisles	776
BEGA	In Grade Accent Lights (7)	Beneath Trees	304

The Planning Division has reviewed the proposed light fixtures, and has determined that the lighting proposed will not significantly alter the light distribution or illuminance on a site, and thus did not seek a photometric plan citing Article 4, Section 4.21 (C) of the Zoning Ordinance.

Article 4, Section 4.21 (D) requires all luminaries to be full cutoff or cutoff, as defined in Section 9.02, and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Exception to cutoff luminaries can be made at the discretion of the Historic District Commission, under any of the following conditions:

- a. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
- b. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The proposed light fixtures are not cutoff as defined by Section 9.02. Thus, **the applicant must obtain approval from the Historic District Commission for the use of non-cutoff light fixtures.**

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, a review of the following planning and zoning issues is warranted based on the proposed plaza renovation:

- Landscaping – The applicant is proposing 7 raised planters containing 7 new Gingko Biloba trees and Flowering Rhododendron shrubs. These species are not considered prohibited

per Article 4, Section 4.20 (D)(4). However, **the Gingko trees proposed are required to be a non-fruit bearing variety.**

Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photometric Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 255 S. Old Woodward with the following condition:

1. The Historic District Commission APPROVES the non-cutoff light fixtures in the walkways.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 255 S. Old Woodward with the following condition:

1. The Historic District Commission APPROVES the non-cutoff light fixtures in the walkways.

OR

Motion to **POSTPONE** the Design Review application for 255 S. Old Woodward pending receipt of the following:

1. The Historic District Commission APPROVES the non-cutoff light fixtures in the walkways.

OR

Motion to **DENY** the Design Review application for 255 S. Old Woodward for the following reasons:

1. _____
2. _____
3. _____



 **Plaza Plan View**
Aerial Perspective



Looking South - Night



Looking North - Night



Looking South - Day



Looking North - Day

255 South Old Woodward

HDC REVIEW

Luckenbach|Ziegelman|Gardner Architects

L|Z|G
Architects
Luckenbach|Ziegelman|Gardner
Architects

555 S. Old Woodward Ave., Suite 27L
Birmingham, Michigan 48009
email:
gardner-arch1@sbcglobal.net
tele:
248.642.3990

issue	date
HDC Review	10/06/2021

sheet title:
255
Plan View &
Renderings

project:
255 Plaza
Courtyard
Design

project address:
255 South Old Woodward
Birmingham, Michigan

designed	
drawn	
coordination checked	
checked	approved

project number:
052-2021

sheet number:
A-1.01

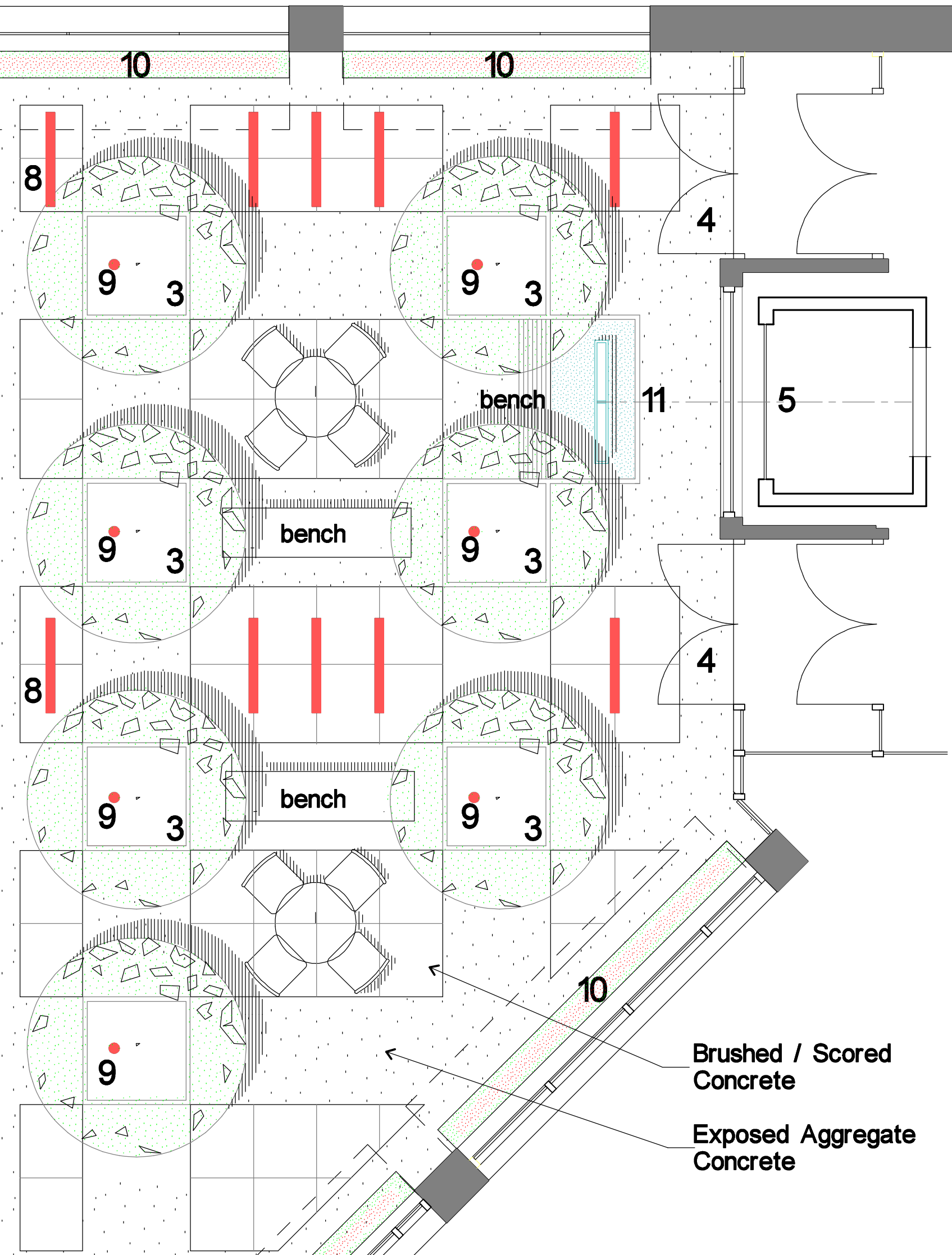
South Old Woodward Avenue

A
PHOTO
EXISTG

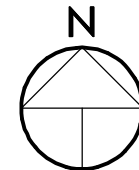
Property Line

1a

1b



- Key
- 1a Existing City Concrete Sidewalk (Brushed Finish Concrete)
 - 1b Existing City Concrete Sidewalk (Exposed Aggregate Concrete)
 - 2 New Steps to Retail Space
 - 3 New Brushed Mat Finish Stainless Steel Planters
New Trees: Ginkgo biloba
Schrubs below: Flowering Rhododendron
 - 4 Existing Entrance
 - 5 Existing Glass Front Elevator
 - 6 New Sculptural Glass / Water feature
 - 7 Existing City Planter
 - 8 In ground LED Lighting Fixture
 - 9 Landscape Tree Light
 - 10 12" Width Planting Bed for Annual Flowering Plants
 - 11 Proposed Glass Sculpture / Water Feature



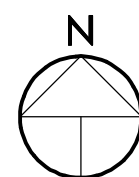
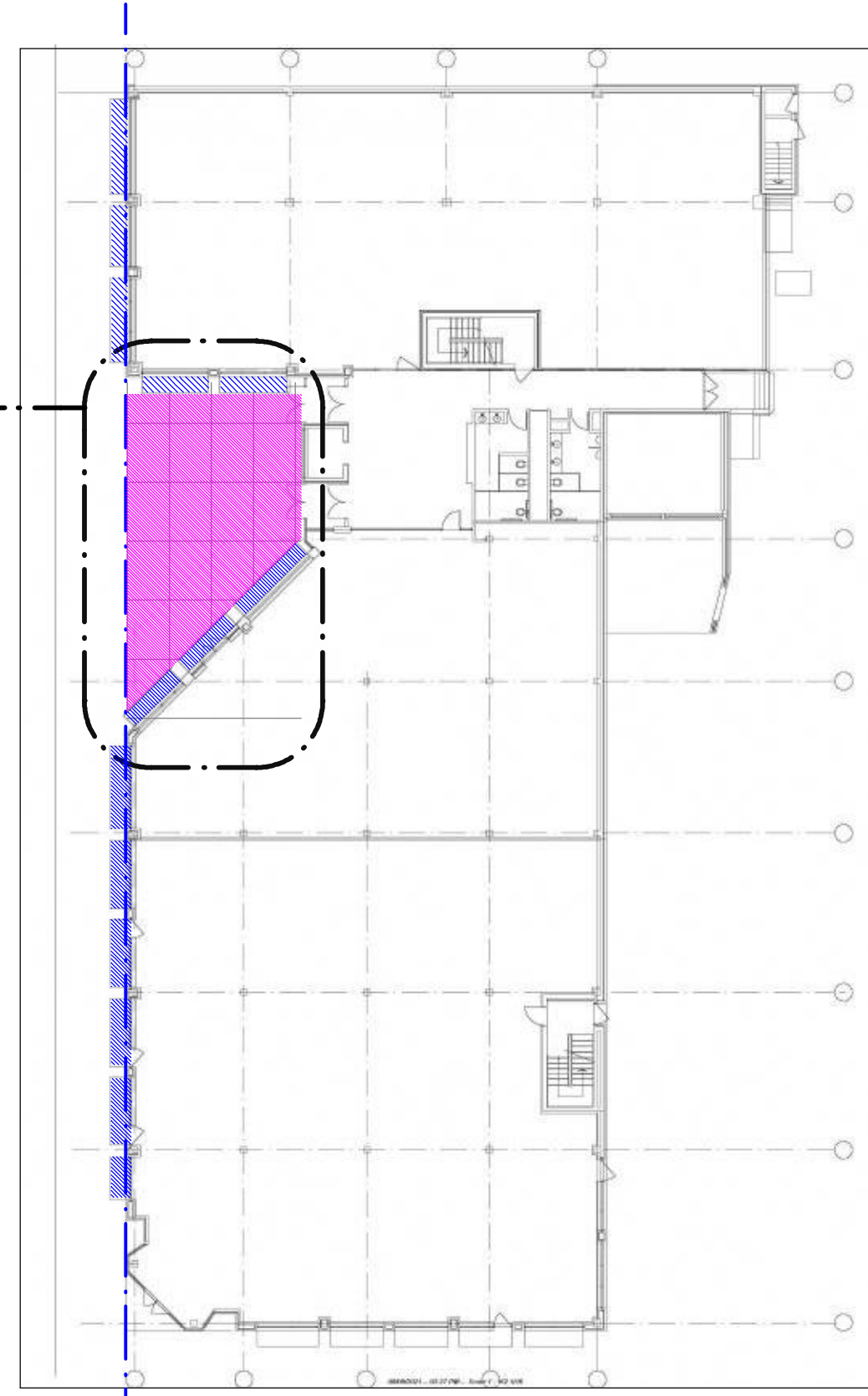
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A-102

DESIGN PLAN PLAZA COURTYARD

1/4" = 1'-0"

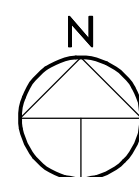
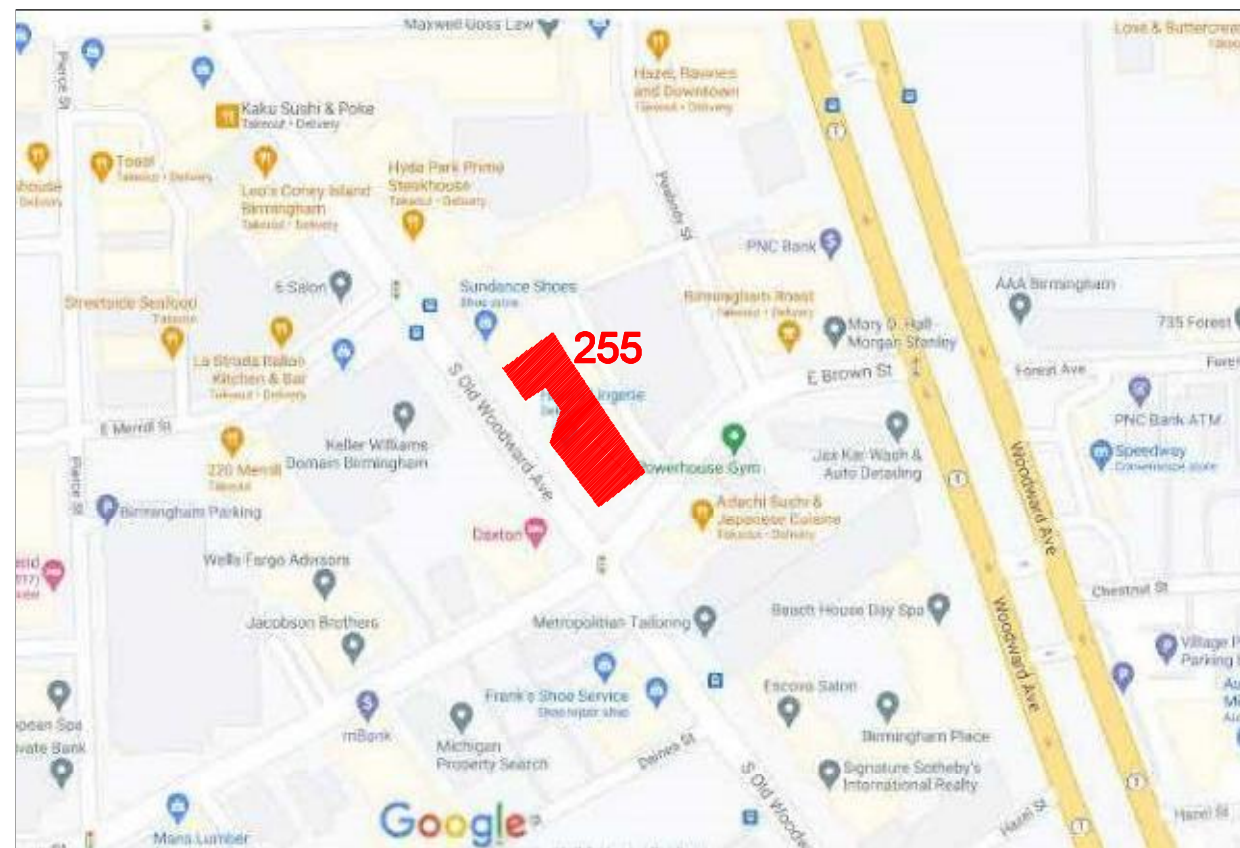
1
A-102

South Old Woodward Avenue



2
A-102

BUILDING KEY PLAZA COURTYARD 255 South Old Woodward



3
A-102

LOCATION MAP

NTS



A
A-102

PHOTOS EXISTING COURTYARD

LED drive-over in-grade floodlights

End-use: Drive housing. Constructed of high tensile strength, copper free die cast aluminum alloy.
Inner housing: One piece copper free die cast aluminum housing with welded end caps. Very durable in heavy gauge, machined stainless steel secured to the inner housing for stainless steel threaded rod and nut. Fastening requires removal of inner housing. (Note: Assembly from inner housing for removal of two full, outer housing stainless steel screws. "B" tempered glass machined flush to faceplate. One piece machined, tempered, high temperature silicone gasket. Reflector of pure anodized aluminum.

Electrical: 55 Watt LED luminaire, 45 ft total system watts, 2070 color temperature. Input: 120V through 277V and 480V LED driver (0-10V dimming). LED modules are available from factory for other voltages. Standard LED color temperature is 4000K with an 80 CRI. Available in 3000K, 4000 K, 5000 K, 5600 K, 6000 K, 6500 K, 7000 K, 7500 K, 8000 K, 8500 K, 9000 K, 9500 K, 10000 K. A separate waterproof wiring box for power supply must be provided by contractor.

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

Finish: Machined 404 stainless steel. Custom colors are not available.
Temperature caution: The luminaire "T" is not to be used in the temperature in degrees Celsius which is marked on the center of the glass surface during operation. Surface temperatures are for exterior applications. For interior applications and 10°C to temperature shown.

Note: A foundation and proper drainage must be supplied by the contractor. These luminaires are designed to bear pressure loads up to 11,000 lbs. from vehicles with pneumatic tires. The luminaires must not be used for traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction.

CSA: Certified to UL5 and Canadian standards, suitable for wet locations. In addition, class IP67

Weight: 35.0 lbs

Luminaire Luminaires: 776

Tested in accordance with LM-79-02



Location luminaires with the safety glass

7760 356W LED 30" 45°x45° 45°x45° 0

BEGA - 1000 9500 Hwy, Carpinteria, CA 93013 (805)684-0533 FAX (805)556-3474 www.bega-us.com
©Copyright BEGA US 2014 Update 05/15

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



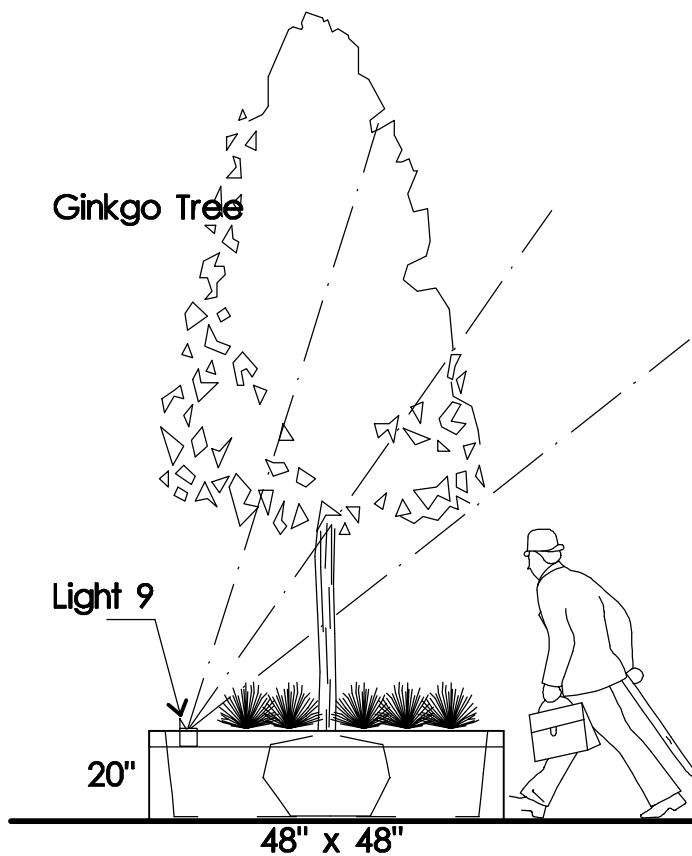
8
A-102

IN GROUND LIGHTING FIXTURE

39 W SOURCE : DIMMED TO 10% - APPROX 2.5 FT-CANDLES AT SOURCE



Type:
BEGA Product: 1776
Project: 255 SOUTH OLD WOODWARD PLAZA
Voltage: 120V AC
Color: 4000 K
Options: 120V AC, 120V AC, 120V AC
Modified:



• 35 deg <
• 35 deg beam spread
Planter Elev

9
A-102

LANDSCAPE TREE LIGHT

4 . 2 W LED / ASYMMETRIC DISTRIBUTION @ 35 DEG TOWARD BLDG

L/Z/G
Architects

Luckenbach|Ziegelman|Gardner
Architects

555 S. Old Woodward Ave, Suite 27L
Birmingham, Michigan 48009
email:
gardner-arch@sbcbglobalnet
tele:
248.642.3990

Issue date

HDC Review 10/06/2021

sheet title:

255

project
255 Courtyard
Plaza Design

owner:
Essco Development
210 South Old Woodward
Birmingham, Michigan

project address:
255 South Old Woodward
Birmingham, Michigan

designed
drawn
coordination checked
checked approved

project number:
052-2021

sheet number:
A-102



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: James Esshaki
Address: 210 S Old Woodward, Suite 230
Phone Number: 248-645-5900
Email address: jesshaki@esscodevelopment.com

2. Property Owner

Name: James Esshaki
Address: 210 S Old Woodward, Suite 230
Phone Number: 248-645-5900
Email address: jesshaki@esscodevelopment.com

3. Project Contact Person

Name: Richie Atto
Address: 2150-B Franklin Rd
Bloomfield Hills, MI 48302
Phone Number: 248-245-1555
Email address: attoation@msn.com

4. Project Designer/Developer

Name: Richie Atto
Address: 2150-B Franklin Rd
Bloomfield Hills, MI 48302
Phone Number: 248-245-1555
Email address: attoation@msn.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- 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.

6. Project Information

Address/Location of the property: 255 S. Old Woodward

Name of development: 205 GARFIELD / RAZA
Sidwell #: LANDSCAPE DESIGN
Current Use: EXISTING
Proposed Use: COURT YARD
Area of Site in Acres: 0.12
Current zoning: BU

Is the property located in a floodplain? -----
Is the property within a Historic District? -----
→ If so, which? -----
Will the project require a variance? -----
→ If so, how many? -----
Has the project been reviewed by another board?
→ If so, which? -----

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

8. Required and Proposed Parking

Required number of parking spaces: NA
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? _____
Size of surface parking lot: _____

Number of underground parking levels: NA
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: _____
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: SMALL GR. PLANTERS ADJACENT TO EXISTING METEORIC COLUMNS

Proposed landscape material: SPRING PLANT TREES, RHODODENDRUS BLOSSOM

10. Streetscape

Sidewalk width: NA
Number of benches: _____
Number of planters: _____

Number of existing street trees: 1
Number of proposed street trees: 0
Number of waste receptacles: 1

11. Loading

Required number of loading spaces: NA
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: NA
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: 0
Proposed number of waste receptacles: 1
Location of waste receptacles: _____

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:
Number of ground mounted transformers: 0 NA
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:
Number of ground mounted units: NA
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: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: 0
Light level at each property line: _____
Type of light fixtures on building: NA
Location of light fixtures on building: _____

Number of light fixtures on site: ABOUT A. 452
Type of light fixtures on site: _____
Height from grade: 0' ALL @ GRADE
Location of light fixtures on site: SIDE WALK & PLANTERS

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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the 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: James Esshaki Date: 9/20/2021

Print name: James Esshaki

Signature of Applicant: James Esshaki Date: 9/20/2021

Print Name: James Esshaki

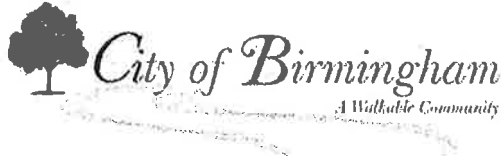
Signature of Architect: [Signature] Date: 9/20/2021

Print Name: John H. Carrington, AIA, F.A.S.A.

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: James Esshaki
Address: 210 S Old Woodward, Suite 230
Birmingham, MI 48009
Phone Number: 248-645-5900
Fax Number: _____
Email address: jesshaki@esscodevelopment.com

2. Property Owner

Name: James Esshaki
Address: 210 S Old Woodward, Suite 230
Birmingham, MI 48009
Phone Number: 248-645-5900
Fax Number: _____
Email address: jesshaki@esscodevelopment.com

3. Project Information

Address/Location of Property: 255 S. Old Woodward
Name of Development: _____
Area in Acres: _____

Name of Historic District, if any: _____
Current Use: _____
Current Zoning: _____

4. Date of Board/Commission Review

City Commission: _____
Planning Board: _____
Historic District Commission: _____
Design Review Board: _____

Board of Zoning Appeals: _____
Board of Building Trades Appeals: _____
Housing Board of Appeals: _____
Other: _____

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: _____

Date: 9/20/2021

Office Use Only

Application#: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Reviewed By: _____

AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – November 3rd, 2021
151 MARTIN STREET, CITY COMMISSION ROOM 205, BIRMINGHAM, MI *
******* 7:00 PM*******

- 1) Roll Call
- 2) [Approval of the HDC Minutes of October 20th](#)
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
- 6) Study Session
 - A. [CLG Grant – Design Guidelines](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [November 20th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Demolitions](#)
 4. [Action List 2021](#)
- 8) Adjournment

* Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall or may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

Applicant:

HUNTER ROBERTS HOMES
36800 WOODWARD AVE #115
BLOOMFIELD HILLS MI 48304

DEMOLITION ONLINE

DEMO SINGLE FAMILY

ONLINE APP

Permit Number:

PD21-0045
JDSF21-0033

Applied: 09/29/2021

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1115 BROOKWOOD ST 08-19-26-130-015 Zoning District: Special District:	1115 BROOKWOOD ST LLC 3770 S ROCHESTER RD ROCHESTER HILLS MI 48307-5130 Phone: Fax:	HUNTER ROBERTS HOMES 36800 WOODWARD AVE #115 BLOOMFIELD HILLS MI 48304 Phone: (248) 644-4910 Fax: (248) 594 9797

Work Description: Residential home with attached garage to be demolished and rebuilt

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF21-0033

Permit Item	Work Type	Fee Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
		Fee Total:	200.00
		Amount Paid:	0.00
		Balance Due:	200.00



Building Official Approval:

Date: 09/29/2021











City of Birmingham
Date 09/27/2021 12:02:38 PM
Ref 00183772
Receipt 595342
Amount \$2,000.00

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850

AMG Inspection Request Site: <https://www.accessmygov.com>

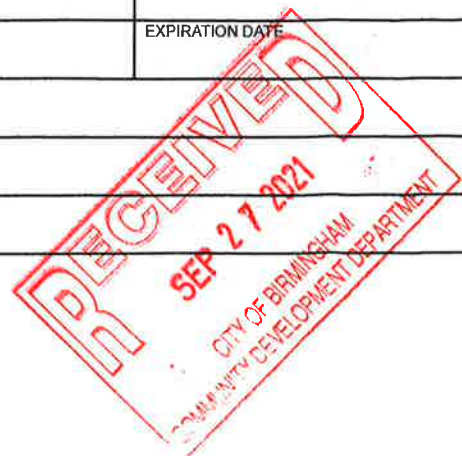
Fax: 248-530-1290 / www.bhamgov.org

Permit # PD21-0044

Project # DSF21-
0013

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input checked="" type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER _____
ADDRESS <u>2492 Dorchester</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>CAPPUSO BUILDING</u>		ADDRESS <u>14970 TECHNOLOGY</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48315</u>	TELEPHONE NUMBER (Include Area Code) <u>586 855-6633</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>CAPPUSO HOMES @ COMCAST.NET</u>	
B. Owner or Lessee			
NAME <u>TONY VITALI</u>		ADDRESS <u>2168 YORKSHIRE</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248 763-5956</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
C. Architect or Engineer			
NAME <u>MARTINI SAM ARTINO</u>		ADDRESS <u>920 EAST LONG LAKE</u>	
CITY <u>TROY</u>	STATE <u>MI</u>	ZIP CODE <u>48065</u>	TELEPHONE NUMBER (Include Area Code) <u>248 524 0445</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER <u>36802</u>		EXPIRATION DATE	
D. Contractor			
NAME <u>PAUL CAPPUSO</u>		ADDRESS <u>62481 MORAIN 6510E</u>	
CITY <u>WASHINGTON</u>	STATE <u>MI</u>	ZIP CODE <u>48094</u>	TELEPHONE NUMBER (Include Area Code) <u>(586) 855-6633</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>CAPPUSO HOMES @ COMCAST.NET</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101154743</u>		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER <u>2102219652</u>		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>TRAVELERS</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



Amount \$200.00
Receipt 595342
Ref 00183771
Date 09/27/2021 12:02:38 PM

2492 Dorchester



Front (North Side)



Rear (South Side)

2492 Dorchester



East Side



East Side facing South

9/1/2021

2492 Dorchester



West Side



West Side facing South

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
 Community Development: 248-530-1850
 AMG Inspection Request Site: <https://www.accessmygov.com>
 Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
<input checked="" type="checkbox"/> HOUSE		<input checked="" type="checkbox"/> HOUSE AND ATTACHED GARAGE		<input type="checkbox"/> HOUSE AND DETACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING		<input type="checkbox"/> SHED	
				<input type="checkbox"/> DETACHED GARAGE	
				<input type="checkbox"/> COMMERCIAL BUILDING	
				<input type="checkbox"/> OTHER _____	
ADDRESS 2098 Dorchester			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME Stewart Building			ADDRESS 49480 VAN DYKE		
CITY Utica	STATE MI	ZIP CODE 48317	TELEPHONE NUMBER (Include Area Code) 248-930-1965		
CELL PHONE NUMBER (Include Area Code) 248-930-1965		FAX NUMBER (Include Area Code)	EMAIL ADDRESS Pat@StewartBuilder.com		
B. Owner or Lessee					
NAME MI Homes Investor			ADDRESS 3781 Darlington RD		
CITY Bloomfield Hills	STATE MI	ZIP CODE 48306	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 248 321-3471		FAX NUMBER (Include Area Code)	EMAIL ADDRESS SCC371@comcast.net		
C. Architect or Engineer					
NAME RLA Studio			ADDRESS P.O. Box 353		
CITY Grayling	STATE MI	ZIP CODE 49738	TELEPHONE NUMBER (Include Area Code) 596-350-5959		
CELL PHONE NUMBER (Include Area Code) 596 350 5959		FAX NUMBER (Include Area Code)	EMAIL ADDRESS Robert@RLAStudio.com		
LICENSE NUMBER 1301044280			EXPIRATION DATE 10/31/2021		
D. Contractor					
NAME Stewart Building			ADDRESS 49480 VAN DYKE		
CITY Utica	STATE MI	ZIP CODE 48317	TELEPHONE NUMBER (Include Area Code) 248-930-1965		
CELL PHONE NUMBER (Include Area Code) 248-930-1965		FAX NUMBER (Include Area Code)	EMAIL ADDRESS Pat@StewartBuilder.com		
INDIVIDUAL BUILDERS LICENSE NUMBER 2101072269			EXPIRATION DATE 5/31/2023		
COMPANY BUILDERS LICENSE NUMBER 2102085760			EXPIRATION DATE 5/31/2023		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-2840783					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) N/A NO Employees					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) N/A NO Employees					







Page 1
2/2/2020
10:00 AM
10:00 AM





CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

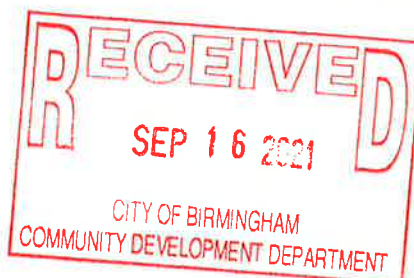
Community Development: 248-530-1850 / Inspection Line: 248-530-1860
 Fax: 248-530-1290 / www.bhamgov.org

Permit # PD21-0041

Project # JDSE20-0059

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE		<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	
<input type="checkbox"/> EXTERIOR		<input type="checkbox"/> INTERIOR NON-LOAD BEARING	
<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE		<input type="checkbox"/> SHED	
<input type="checkbox"/> DETACHED GARAGE		<input type="checkbox"/> OTHER _____	
<input type="checkbox"/> COMMERCIAL BUILDING			
ADDRESS <u>2324 Yorkshire Rd.</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>08-20-30-456-001</u>	LOT NUMBER <u>55</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>Babi Construction</u>		ADDRESS <u>PO Box 974</u>	
CITY <u>B'ham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code) <u>248-217-2224</u>
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS <u>Babibuilders@yahoo.com</u>	
B. Owner or Lessee			
NAME <u>Babi Construction</u>		ADDRESS <u>PO Box 974</u>	
CITY <u>B'ham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS	
C. Architect or Engineer			
NAME <u>Classic Designs</u>		ADDRESS <u>7776 Co. Road 489</u>	
CITY <u>Atlanta</u>	STATE <u>GA</u>	ZIP CODE <u>30309</u>	TELEPHONE NUMBER (Include Area Code) <u>248-891-3955</u>
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>Babi Construction</u>		ADDRESS <u>PO Box 974</u>	
CITY <u>B'ham</u>	STATE <u>MI</u>	ZIP CODE <u>48012</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-217-2224</u>		FAX NUMBER (Include Area Code)	
		EMAIL ADDRESS <u>Babibuilders@yahoo.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101194234</u>		EXPIRATION DATE <u>5/31/2023</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102/22889</u>		EXPIRATION DATE <u>5/31/2023</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>38-3194839</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>Accident Fund</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>1261027</u>			







CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

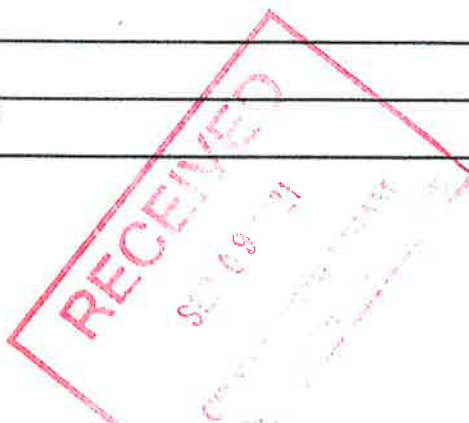
Permit # PD 21-0040

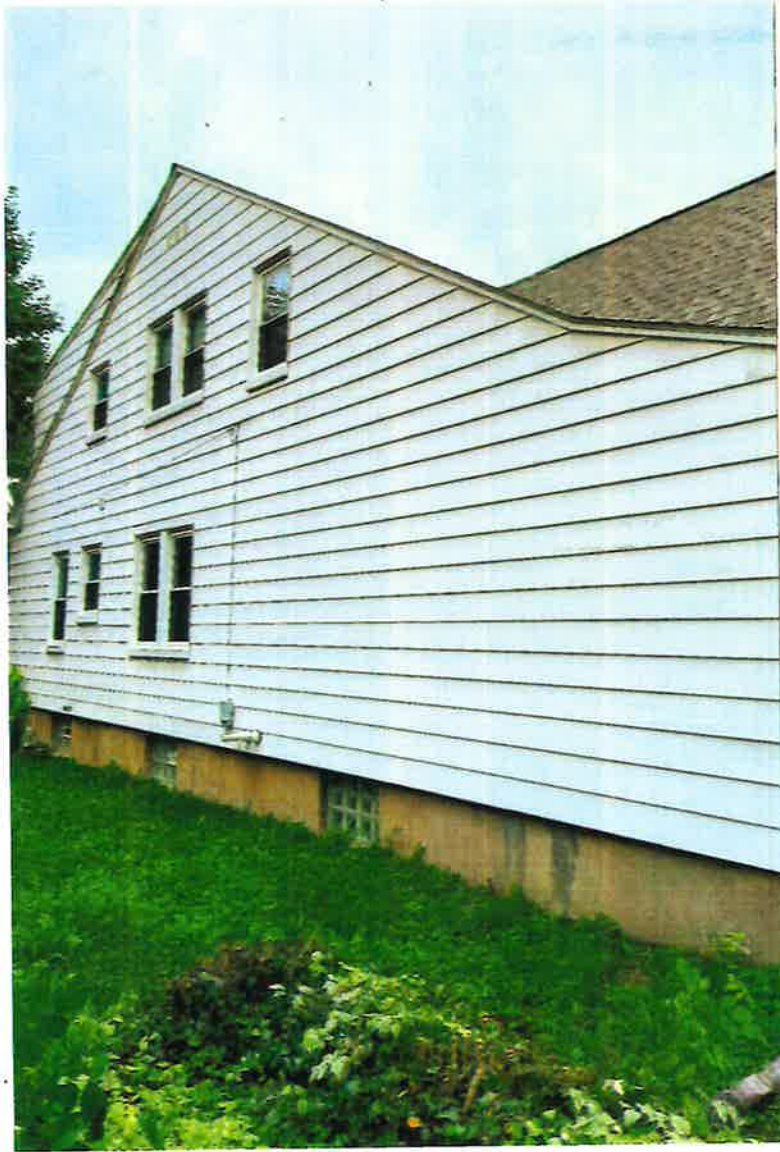
Project # JDSF 21-0034

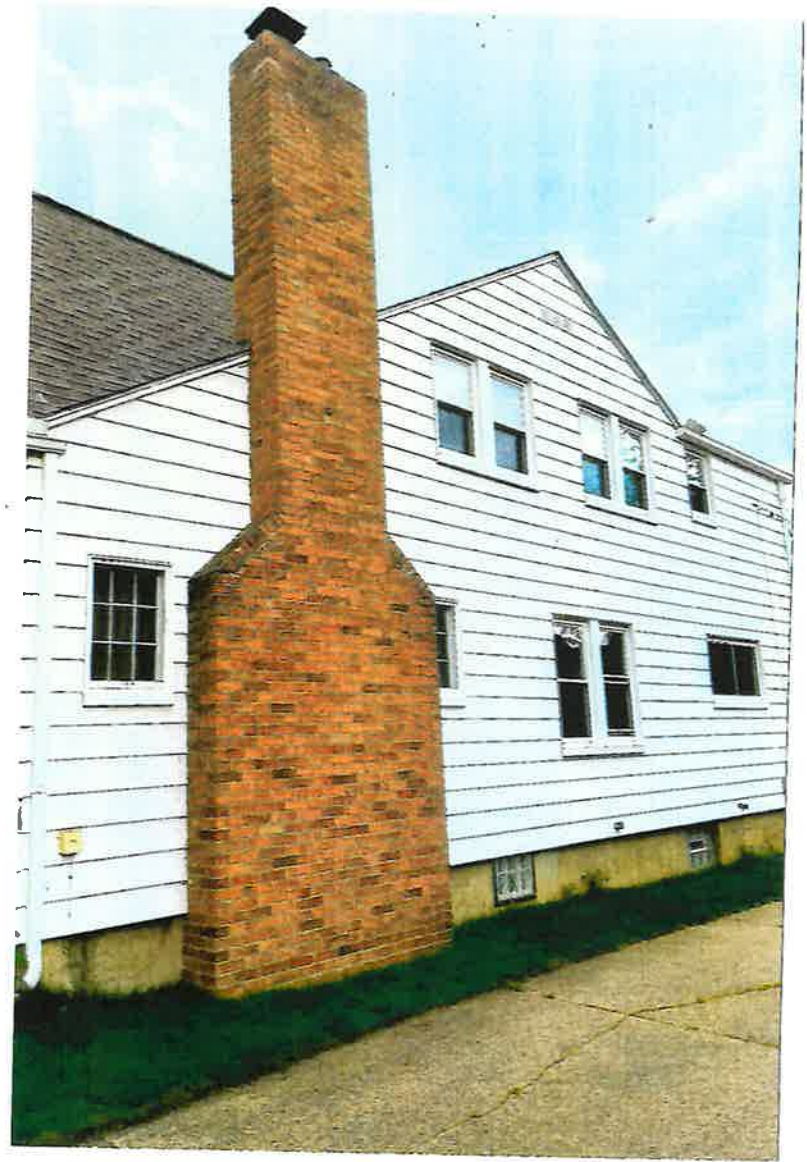
APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
<input type="checkbox"/> HOUSE	<input type="checkbox"/> HOUSE AND ATTACHED GARAGE	<input checked="" type="checkbox"/> HOUSE AND DETACHED GARAGE	<input type="checkbox"/> DETACHED GARAGE
<input type="checkbox"/> EXTERIOR	<input type="checkbox"/> INTERIOR NON-LOAD BEARING	<input type="checkbox"/> SHED	<input type="checkbox"/> OTHER
ADDRESS <u>350 CATALPA DR</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>08-19-36-451-015</u>	LOT NUMBER <u>70</u>
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>MELISTAS HOMES LLC</u>		ADDRESS <u>350 CATALPA DR</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-721-5880</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>melistascorp@yahoo.com</u>	
B. Owner or Lessee			
NAME <u>GEORGE MELISTAS</u>		ADDRESS <u>350 CATALPA DR</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-721-5880</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>melistascorp@yahoo.com</u>	
C. Architect or Engineer			
NAME <u>FRANK SALAMONE ARCHITECT</u>		ADDRESS <u>48701 HAYES ROAD</u>	
CITY <u>SHELBY TOWNSHIP</u>	STATE <u>MI</u>	ZIP CODE <u>48315</u>	TELEPHONE NUMBER (Include Area Code) <u>586-532-0091</u>
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code) <u>586-566-4642</u>	EMAIL ADDRESS <u>fsalamone@fsarchitect.com</u>	
LICENSE NUMBER <u>48199</u>		EXPIRATION DATE <u>8-14-23</u>	
D. Contractor			
NAME <u>MELISTAS HOMES LLC</u>		ADDRESS <u>350 CATALPA DR</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-721-5880</u>	FAX NUMBER (Include Area Code)	EMAIL ADDRESS <u>melistascorp@yahoo.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2101219957</u>		EXPIRATION DATE <u>5-31-2024</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102222476</u>		EXPIRATION DATE <u>5-31-2022</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>83-3476085</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>NO EMPLOYEES</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) <u>NO EMPLOYEES</u>			

CITY OF BIRMINGHAM
Date 09/10/2021 9:22:27 AM
Ref 00183335
Receipt 593174
Amount \$400.00











Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

MILFORD CONTRACTING
15271 HAWLEY RD.
HOLLY MI 48442

Permit Number:

PD21-0039
JDSF21-0026

Applied: 09/09/2021

Issued:

Expires:

Finalled:

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1268 SOUTHFIELD RD 08-19-35-427-018 Zoning District: Special District:	Z SQUARE REAL ESTATE LLC 4025 FAIRLANE DR BLOOMFIELD HILLS MI 48301-3126 Phone: (313) 674 0034 Fax:	MILFORD CONTRACTING 15271 HAWLEY RD. HOLLY MI 48442 Phone: (248) 240 0938 Fax:

Work Description: Demo house, detached garage and pool

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF21-0026

Permit Item	Work Type	Fee Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			600.00
Amount Paid:			0.00
Balance Due:			600.00



Building Official Approval: _____

Date: 09/10/2021









Historic District Commission Action List – 2021

Historic District Commission	Quarter	Rank	Status
Schedule Training Sessions for HDC and Community	1 st (January-March)	1	<input type="checkbox"/>
Create RFP for Historic Design Guidelines	1 st (January-March)	2	<input type="checkbox"/>
Develop and Market Historic Walking Tours	2 nd (April-June)	3	<input type="checkbox"/>
Develop Resources for the Michigan Historic Preservation Tax Credit	3 rd (July-September)	4	<input type="checkbox"/>
Adopt Historic Preservation Marketing Plan	3 rd (July-September)	5	<input type="checkbox"/>
Historic District Ordinance Enforcement	4 th (October-December)	6	<input type="checkbox"/>

Updates:

1. Three trainings selected (**need to be scheduled**):
 - Historic District Commissioner Training
 - Building Assessment 101
 - Understanding Historic Designation
- 2.