AGENDA BIRMINGHAM HISTORIC DISTRICT COMMISSION WEDNESDAY – NOVEMBER 17th 2021 BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205* *************** 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 November 3rd, 2021
- 3) Courtesy Review
- 4) Historic Design Review
 - A. 325 S. Eton District Lofts Phase 3
- 5) Sign Review
- 6) Study Session
 - A. CLG Grant Historic Design Guidelines
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 - 1. December 1st, 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, 151 Martin St., 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

<u>Notice</u>: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 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 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 November 3, 2021

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

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, November 3, 2021. Chair John Henke called the meeting to order at 7:00 p.m.

1) Rollcall

- **Present:** Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Steven Lemberg; Student Representatives Charles Cusimano, Elizabeth Wiegand
- Absent: Board Member Patricia Lang; Alternate Board Member Cassandra McCarthy
- Administration: Nicholas Dupuis, Planning Director Laura Eichenhorn, City Transcriptionist

11-099-21

2) Approval of the HDC Minutes of July 21, 2021, September 1, 2021, and October 20, 2021

PD Dupuis noted the City Attorney had recently found that a member need not have been present at a meeting to move approval or to vote on said meeting's minutes.

Motion by Ms. Dukas

Seconded by Mr. Willoughby to approve the HDC Minutes of July 21, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE Yeas: Dukas, Willoughby, Henke, Debbrecht, Kolo, Deyer, Lemberg Nays: None

Motion by Ms. Dukas Seconded by Mr. Willoughby to approve the HDC Minutes of September 1, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE Yeas: Dukas, Willoughby, Henke, Debbrecht, Kolo, Deyer, Lemberg Nays: None

Motion by Mr. Kolo Seconded by Mr. Willoughby to approve the HDC Minutes of October 20, 2021 as submitted.

Historic District Commission Minutes of November 3, 2021

Motion carried, 7-0.

VOICE VOTE Yeas: Kolo, Willoughby, Henke, Debbrecht, Dukas, Deyer, Lemberg Nays: None

11-100-21

3) Courtesy Review

None.

11-101-21

4) Historic Design Review

None.

11-102-21

5) Sign Review

A. 166 W. Maple - Relay

PD Dupuis presented the item.

Rebecca Godin of Phillips Sign and Lighting and Tal Klein, owner of Relay, spoke on behalf of the request.

The HDC largely sympathized with the applicant's difficulty in indicating that their business is on the second floor, but did not think the proposed sign location appropriately addressed the issue.

In reply to Ms. Godin, Chair Henke said the proposed location was less than ideal in respect to the Secretary of Interior (SOI) standards with respect to rehabilitation of a historic building and where historic structures are permitted to have signs. He said he also believes the ordinance would not permit the sign to be placed on the second floor.

Mr. Kolo said the proposed sign location seemed to conflict with Standard Two of the SOI standards.

There were recommendations that the applicant consider a blade sign or a directory sign as possible options.

Chair Henke noted the applicant would have to return for approval of the potential canopy, so recommended that the applicant reconsider the signage proposal as well and return with both proposals with no penalty.

Historic District Commission Minutes of November 3, 2021

Mr. Klein said that while the landlord was working on the canopy separately from the applicant, the applicant would see if both requests could be consolidated.

Motion by Mr. Deyer Seconded by Ms. Debbrecht to postpone review of the sign request for 166 W. Maple - Relay to December 1, 20201.

Motion carried, 7-0.

VOICE VOTE Yeas: Deyer, Debbrecht, Dukas, Lemberg, Kolo, Willoughby, Henke Nays: None

11-103-21

6) Study Session

A. CLG Grant – Historic Design Guidelines

PD Dupuis summarized the topic. He confirmed that he would make sure any bidders were clear on the deliverables before accepting a proposal.

11-104-21

7) Miscellaneous Business and Communication

- A. Pre-Application Discussions
- B. Draft Agenda
- C. Staff Reports
 - 1. Administrative Sign Approvals
 - 2. Administrative Approvals
 - 3. Demolitions
 - 4. Action List 2021

11-105-21

8) Adjournment

Motion by Mr. Willoughby Seconded by Ms. Debbrecht to adjourn the HDC meeting of November 3, 2021 at 7:30 p.m.

Motion carried, 6-0.

VOICE VOTE Yeas: Willoughby, Debbrecht, Dukas, Lemberg, Kolo, Henke, Deyer Nays: None Historic District Commission Minutes of November 3, 2021

Nicholas Dupuis Planning Director

City of	f Birmingham MEM	ORANDUM Planning Division
DATE:	November 17 th , 2021	
TO:	Historic District Commission	
FROM:	Nicholas Dupuis, City Planner	
SUBJECT:	325 S. Eton – District Lifts Phase 3 – Design R	eview
Zoning:	MX (Mixed-Use)	

zoning.	
Existing Use:	1-Story Commercial Building

History (Grand Trunk Western Railroad Depot)

A sixty float parade and speech by the Governor marked the opening of the train station on August 1, 1931. The "new" station was considered modern in every aspect. The Eton Street Station was the third built to service the City of Birmingham. He opening of the station symbolized the end of a long struggle over the two basic forms of transportation - rail and internal combustion engine. The location of the railroad right-of-way was moved a quarter mile to the east to its present location to relieve the continued increasing demands of automobiles. This prompted the construction of the Eton Street Station. The automobile became increasingly popular after World War I, and eventually maintenance costs and lack of use led to the closing of the station in 1978. After the purchase of the depot by Norman Lepage, the Eton Street Station was converted into a restaurant which became the Big Rock Chop and Brew House restaurant.

Introduction

The subject site is located on the east side of S. Eton just south of Maple. The site area currently contains a large banquet facility, which is just south of the Grant Trunk Western Railroad Depot. Although the subject area of the site is NOT historically designated (the Reserve banquet facility), it is located on the same parcel as the above designated resource, thus necessitating a historic design review. The applicant has submitted a Historic Design Review application for a new mixed-use building.

On September 9, 2021, the Planning Board reviewed a Community Impact Study and Preliminary Site Plan (PSP) Review application for the District Lofts Phase 3 and moved to approve the PSP with the following conditions:

 The applicant provide a public access easement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5 foot public sidewalk;

- 2. The applicant provide plans indicating one Rail District City standard street lamp and one street tree for every 40 feet of frontage for Final Site Plan Review;
- 3. The applicant provide plan indicating additional public amenities along S. Eton Street including Rail District standard benches, bike, racks, and refuse containers for Final Site Plan and Design Review;
- 4. The applicant apply for a Special Land Use Permit to have greater than 6,000 square feet of commercial space on the first floor in the MX zone;
- 5. The applicant apply for design review by the Historic District Committee;
- 6. The applicant provide a first floor ceiling height of 12 feet for the 1st floor in the MX zone;
- 7. The applicant label materials and dimensions for the dumpster screen wall and gate for FSP review to verify all dumpster screening requirements are met;
- 8. The applicant properly screen the ground level transformers with landscaping 5' in height; and,
- 9. Provide all specification sheets including but not limited to building materials, screening materials, signage, streetscape items, glass, light fixtures, mechanical units and landscaping be included for Final Site Plan and Design Review.

As required, the applicant is seeking Historic District Commission approval for the new building.

Proposal

The applicant for 325 S. Eton Street is applying to complete Phase 3 for the District Lofts which consists of a 4 story mixed use building with first floor commercial space and 50 residential units. The subject site for the Phase 3 building currently consists of The Reserve banquet and dining facility just south of the intersection at S. Eton and Maple Road. The entire property currently consists of five buildings including the Big Rock Chop House, The Reserve, a four story private parking deck, District Lofts Building A, and District Lofts Building B.

Signage

There are no new signs proposed as a part of the Historic Design Review application submitted.

Lighting

A detailed review of lighting, including all proposed fixtures and illumination, will be performed at Final Site Plan and Design Review at the Planning Board.

Planning and Zoning

A detailed review of the planning and zoning issues relating to the District Lofts Phase 3 is contained in the Preliminary Site Plan Review report attached. The Planning Board will continue to review planning and zoning issues through the Final Site Plan Review process. There are no changes proposed to the Grand Trunk Western Railroad Depot at this time.

Design Review Standards and Guidelines

Chapter 127, Section 127-11 of the Birmingham 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 (SOI) 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.

Recommendation

Due to the limited affect of the new development on the historic Grand Trunk Western Railroad Depot, the Historic Design Review application appears to meet SOI Standard numbers 1, 2, 5, 9 and 10.

- 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.
 - As noted above, the Grand Trunk Western Railroad Depot was converted to a restaurant in 1979. There are no known details of other significant areas of the site moving south, and the proposed mixed-use building is placed far enough away from the historic structure to not change the characteristics of the building or site.
- 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 are no historic materials being removed, and there are no alterations proposed to the Grand Trunk Western Railroad Depot.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - a. Similar to the above standard #2, there are no changes being proposed to the Grand Trunk Western Railroad Depot building itself, thus the distinctive features and finishes will remain.
- 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.
 - a. The new building on site does not destroy any historic fabric. The new building is clearly a modern building, and its location away from the Grand Trunk Western Railroad Depot does not jeopardize the scale observed at the historic property, especially from its most prominent façade.
- 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.
 - a. If the District Lofts Phase 3 project were to be removed in the future, the Grand Trunk Western Railroad Depot would likely be unaffected.

Based on a review of the SOI standards and other guidance, the Planning Division recommends that the Historic District Commission **APPROVE** the Historic Design Review for 325 S. Eton – District Lofts Phase 3. The project meets SOI Standard numbers 1, 2, 5, 9 and 10, and the new building will have minimal impact on the historic Grand Trunk Western Railroad Depot.

Sample Motion Language

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 325 S. Eton – District Lofts Phase 3. The proposal meets the Secretary of the Interior's Standards for Rehabilitation standard numbers 1, 2, 5, 9 and 10.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 325 S. Eton – District Lofts Phase 3 – 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).

OR

I move that the Commission **DENY** the Historic Design Review application for 325 S. Eton – District Lofts Phase 3. Because of ______ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) ______.

1.	
2.	
3.	

OR

I move the Commission issue a <u>Notice to Proceed</u> 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.
- 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.



325 S. Eton Street Birmingham, MI 48009

Owner:

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Eton Office Properties, LLC 2051 Villa, Suite 106 Birmingham, MI 48009 248.258.6663 Contact: John Kelly

Owner's Representative / CM: 2051 Villa, Suite 106

Birmingham, MI 48009 248.258.6663 Contact: John Kelly

Architect: Saroki Architecture 430 N. Old Woodward Avenue, Suite 300 Birmingham, MI 48009 T: 248.258.5707 Contact: Victor Saroki, FAIA

Civil Engineer: Nowak & Fraus Engineers 46777 Woodward Avenue Pontiac, Michigan 48342 248.332.7931 T: Contact: Patrick J. Williams, PE

Landscape Architect: Michael J. Dul & Associates Inc. 212 Daines Birmingham, Michigan 48009 248.644.3410 T: Contact: Patrick M. Funke, PLA, CNSP

Structural Engineer: Shymanski & Associates 33426 Five Mile Road Livonia, Michigan 48154 734.855.4810 T: Contact: Ted Shymanski

Mechanical, Electrical & Plumbing: M.A. Engineering 200 East Brown Street Birmingham, Michigan 48009 248.258.1610 T: 248.258.9538 F: Contact: Salim Sessine

Zoning Information: Zoning District:

Zoning of Adjacent Properties:

Site Area:

Building Area: Lower Level (Storage): First Level: Second Level: Third Level: Fourth Level: Total Building Area:

Loading: One (1) 10' x 40' Requir

Landscape Requirements:

Glazing Calculations:

North Elevation: Ground Level (between 1' & 8 541 SF (glazing) / 808 S

> Upper Levels 1,350 SF (glazing) / 3,8

West Elevation (Eton Street): Ground Level (between 1' & 8 865 SF (glazing) / 1,027

> Upper Levels 2,376 SF (glazing) / 4,91

South Elevation: Ground Level (between 1' & 8' 481 SF (glazing) / 808 S

> Upper Levels 1,308 SF (glazing) / 3,8

East Elevation: Ground Level (between 1' & 8' 498 SF (glazing) / 1,027

3

Upper Levels 1,668 SF (glazing) / 4,9⁻

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	B-2B, MX					2.40 MX (Mixed	l Use) District Development Standa TABLE 2.40.1 - Lot Area	rds 🖾
	(The propose within the M North:	sed District Lofts - /IX Zoning District) PP P6 B1 (Directly)	Phase 3 build	ding lies entirely	v vildina)	Minimum Lot Area	(see Figure 2.40.1) • 1,500 sq ft (one bedroom) • 2,000 sq ft (two bedroom) • 2,500 sq ft (three or more bedroom)	
	South: East: 3.296 Acres	MX MX, PP s (143.593 S.F.)	west of propo	seu mase 3 bu	inaing)	Minimum Open Space Maximum Lot Coverage	NA	
	2,977 S.F. 14,025 S.F. 14,025 S.F. 14,025 S.F. 14,025 S.F. 14,025 S.F. 59,077 S.F.	(existing baseme	nt to be reuse	ed)		Minimum Front Yard Setback Minimum Rear Yard Setback Minimum	TABLE 2.40.2 – Setbacks (see Figure 2.40.2) 0 feet • 10 feet when the rear open space abuts a B2, B2B, B2C, B3, B4, O1, O2, or MX District • 20 feet when adjacent to a residential district	P, B1, Zoning zoning
Refer	ed, One Provi to Landscap	ided oe Drawings				Combined Front and Rear Setback Minimum Side Yard Setback	 • 0 feet for commercial, office or parking sto • 0 feet for residential stories with walls facillot lines which do not contain 20 foot misseparation between adjacent buildings witt that contain windows 	ories ng side inimum th walls
						Minimum Floor Area Per Unit	TABLE 2.40.3 - Floor Area (see Figure 2.40.3) • 400 sq ft (efficiency) • 600 sq ft (one bedroom) • 800 sq ft (two bedroom) • 1,000 sq ft (three or more bedroom)	
						Maximum Total Floor Area	 100% 6,000 sq ft for commercial, office, and uses 	service
' & 8')	<u>Requ</u> Not le	<u>iired:</u> ess than 30%		<u>Proposed:</u> 66.96% OK		TABLE45 feet for flat roofs40 feet maximum ea50 feet maximum heto average grade4 storiesMinimum Eave Heigh18 feet for one-story	2.40.4 - Maximum Building Height (see Figure 2.40.4) ave line for sloped roofs eight to the peak or ridge for sloped roofs as me ht y building on Eton Road	easured
808 SF / 3,858	facade area 50% SF (facade	a between 1' & 8') Maximum above first level) =	= 541 SF / 80 1,350 SF / 3	08 SF = 0.6696 <u>34.99% OK</u> ,858 SF = 0.349	= 66.96% 99 = 34.99%	4.90 WN-01 This Window Standa B B B B B B B B B B B B B B B B B B B	ards section applies to the following districts:	
' & 8') 1,027	Not le SF (facade al 50% 2 SF (facade	ess than 70% rea between 1' & 8 Maximum above first level) =	8') = 865 SF / = 2,376 SF / 4	<u>84.22% OK</u> 1,027 SF = 0.84 <u>48.37% OK</u> ,912 SF = 0.483	422 = 84.22% 37 = 48.37%	 A. <u>Storefront Windo</u> signage, which are 1. No less than 7 2. Only Clear gla may be permi 3. Required wind areas or lobbi 4. Windows shal 5. The bottom of B. <u>Ground floor build</u> public entrance shall 	ws: Ground floor facades shall be designed we integrally designed. The following standards ap 70% of a storefront/groundfloor facade between azing is permitted on storefront facades at the itted. Mirrored glass is prohibited. dow areas shall be either pedestrian entrances, ies. Display windows set into the wall may be appell not be blocked with opaque materials or the bas of the window shall be no more than 3 feet above ding elevations: Building elevations on the grour hall be no less than 30% clear glazing between 1	with store oply: 1 and 8 f first floor , windows proved by ack of she e the adjae nd floor th 1 and 8 fe
' & 8') 808 SF / 3,858	Not le f (facade area 50% SF (facade	ess than 30% a between 1' & 8') Maximum above first level) =	= 481 SF / 80 = 1,308 SF / 3	<u>59.53% OK</u> 08 SF = 0.5953 <u>33.90% OK</u> ,858 SF = 0.339	= 59.53% 90 = 33.90%	 C. Blank walls of long D. <u>Upper Story Wind</u> shall be vertical in E. To allow flexibility appropriate review architectural desig a. The subject b. The scale, located; c. The propose d. Glazing above windows and 	ger than 20 feet on the ground floor façade shall <u>lows:</u> Openings above the first story shall be a proportion. in design, these standards may be modified by wing body including the Planning Board, Design gn considerations provided that the following cor it property must be in a zoning district that allow color, design and quality of materials must be sed <u>development</u> must not adversely affect other ove the first story shall not exceed a maximum of thall be vertical in proportion	I not face maximum a majority Review Be nditions ar is mixed u consister r uses and of 70% of
' & 8') 1,027 \$	Not le SF (facade al	ess than 30% rea between 1' & 8	8') = 498 SF /	48.49% OK 1,027 SF = 0.48	349 = 48.49%	e. Windows s (Ord. No. 2244, 07/ Effective on: 8/20/2017	24/2017)	
/ 4,912	50% 2 SF (facade	Maximum above first level) =	= 1,668 SF / 4	<u>33.96% OK</u> ,912 SF = 0.339	96 = 33.96%			

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Figure 2.40.1 - Lot Area

Lot Width

Area

Principal Building

Lot Frontage

Figure 2.40.2 - Setbacks

Rear Yard Setback

Building Envelope

Principal Building

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A110	FIRST LEVEL PLAN			_				
A120	SECOND THRU FOURTH LEVEL PLAN							
A150	ROOF PLAN							
A200)					
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A230	EAST ELEVATION		•					
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	PHOTOMETRIC SITE PLAN		,					
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Approvals:



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- I be designed with storefronts that have windows, doorways and ing standards apply: façade between 1 and 8 feet above grade shall be clear glazing.
- facades at the first floor. Lightly tinted glazing above the first floor
- strian entrances, windows that allow views into retail space, working wall may be approved by the Planning Board. aterials or the back of shelving units or signs.
- han 3 feet above the adjacent exterior grade.
- ons on the ground floor that do not face a frontage line but contain a azing between 1 and 8 feet above grade. loor façade shall not face a plaza, park, parking area or Public Street.
- story shall be a maximum of 50% of the total façade area. Windows be modified by a majority vote of those appointed and serving on the
- g Board, Design Review Board, and/or Historic District Commission for the following conditions are met: listrict that allows mixed uses;
- aterials must be consistent with the building and site on which it is sely affect other uses and buildings in the neighborhood;

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ed a maximum of 70% of the façade area;

10





Project: The District Lofts Phase 3 Eton Street Birmingham, Michigan 48009 Issued For: Date: PRELIMINARY 2021-06-30 SITE PLAN APPROVAL











SEAL OF MICHICA PATRICK J. WILLIAMS ENGINEER NO. 44351 OF MICHICA WILLIAMS

PROJECT District Lofts

CLIENT

Kelly Building & Development 2051 Villa Suite 106 Birmingham, MI 48009

Contact: John Kelly Ph: (248) 258-6663

PROJECT LOCATION Part of the Northeast 1/4 of Section 31 T. 2 North, R. 11 East

City of Birmingham, Oakland County, Michigan

SHEET Boundary / Topographic Survey



DATE ISSUED/REVISED

06-30-21 PRELIMINARY SITE PLAN APPROVAL

LEGAL DESCRIPTION

UNIT 2, ETON CONDOMINIUM PROPERTIES, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 37854, PAGES 533 THROUGH 583, BOTH INCLUSIVE, AND FIRST AMENDMENT TO THE MASTER DEED RECORDED IN LIBER 38725, PAGES 110 THROUGH 112, BOTH INCLUSIVE, AND SECOND AMENDMENT TO THE MASTER DEED RECORDED IN LIBER ______ PAGES _____ THROUGH _____, BOTH INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1883, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE-DESCRIBED MASTER DEED, AS AMENDED, AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0537F BEARING AN EFFECTIVE DATE OF 09-29-2006.

COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS.

ALL SURVEYS BEING UTILIZED FOR DESIGN PURPOSES BY OTHERS; IT WILL BE THE CLIENT'S OBLIGATION TO UPDATE THE UTILITY INFORMATION AS IT BECOMES AVAILABLE. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

MISS DIG / UTILITY DISCLAIMER NOTE A MISS DIG TICKET NUMBER A00310088, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 11/17/2020. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

THE OWNER.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION. THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY

LEGEND	
MANHOLE	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
X	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
بلا	LIGHT POLE
q	SIGN
· · · ·	EXISTING GAS MAIN

DRAWN BY:			
A. Eizember			
DESIGNED BY:			
APPROVED BY: P. Williams			
DATE: June 30, 2021			
SCALE: $1'' = 20'$	10	20	
NFE JOB NO.	S	HEET N	О.
E103-02		SP-1	









PROJECT District Lofts

CLIENT

Kelly Building & Development 2051 Villa Suite 106 Birmingham, MI 48009

Contact: John Kelly Ph: (248) 258-6663

PROJECT LOCATION Part of the Northeast 1/4 of Section 31 T. 2 North, R. 11 East City of Birmingham, Oakland County, Michigan

SHEET Overall Site Plan



COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NFE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

ALL CONSTRUCTION DOCUMENTS WILL BE UPDATED WHEN THE UTILITY INFORMATION IS PROVIDED BY THE FACILITY OWNER UP UNTIL THE TIME OF SUBMITTAL. ONCE THE PLANS HAVE BEEN SUBMITTED AND APPROVED IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A MISS DIG TICKET PRIOR TO COMMENCING ANY CONSTRUCTION REQUIRING EXCAVATION. CONTRACTOR SHALL IMMEDIATELY NOTIFY NFE OF ANY UTILITIES FLAGGED BY MISS DIG THAT WERE NOT SHOWN ON THE PLANS OR UTILITIES UNCOVERED DURING THEIR WORK.



	EXISTING WATERMAIN				
	EXISTING STORM SEWER				
X	EX. R. Y. CATCH BASIN				
	EXISTING BURIED CABLES				
	OVERHEAD LINES				
<u>ب</u> بلا	LIGHT POLE				
q	SIGN				
	EXISTING GAS MAIN				
	PR. SANITARY SEWER				
	PR. WATER MAIN				
ET C.B. MANHOLE	PR. STORM SEWER				
*	PR. R. Y. CATCH BASIN				
÷.	PROPOSED LIGHT POLE				



GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS: CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT

CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES. BASE COURSE - MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE ASPHALT: COURSE - MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85-100, BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION. ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6"CONCRETE CURB UNLESS OTHERWISE NOTED. ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII. SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF

COVID-19 PANDEMIC CONDITION

DUE TO THE UNPRECEDENTED COVID-19 PANDEMIC CONDITION AND RESTRICTIONS THE STANDARD DATA WHICH IS OBTAINED FROM MISS DIG / CALL 811 HAS BEEN RESTRICTED TO CRITICAL INFRASTRUCTURE ONLY. NEE WILL MAKE EVERY EFFORT TO OBTAIN CURRENT REFERENCE DATA FROM THE GOVERNING AGENCIES; HOWEVER, THIS DATA MAY BE PARTIAL OR INCOMPLETE. NFE WILL ISSUE THIS SURVEY WITH THE BEST AVAILABLE INFORMATION FROM OUR FIELD SURVEY AND OTHER AVAILABLE REFERENCE DATA. NFE WILL NOT BE RESPONSIBLE FOR INCOMPLETE OR PARTIAL DATA PROVIDED BY THIRD PARTY FACILITY OWNERS. NFE IS NOT RESPONSIBLE FOR BURIED UTILITIES FOR WHICH PLANS WERE NOT FURNISHED OR CANNOT BE OBSERVED IN THE FIELD.

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PAVING LEGEND				
PROL	POSED CONCRETE PAVEMENT			
PRO	POSED ASPHALT PAVEMENT			
LEGEND				
	EXISTING SANITARY SEWER			
	SAN. CLEAN OUT			
	EXISTING WATERMAIN			
MANHOLE CATCH BASIN	EXISTING STORM SEWER			
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	- FX R Y CATCH BASIN			
· · · · · · · · · · · · · · · · · · ·				
	OVERHEAD LINES			
	UVERHEAD LINES			
37FC	LIGHT POLE			
9	SIGN			
C.O. MANHOLE	EXISTING GAS MAIN			
HYDRANT GATE VALVE	PR. SANITARY SEWER			
INIET C.B. MANHOLE	PR. WATER MAIN			
	PR. STORM SEWER			
*	PR. R. Y. CATCH BASIN			
۲	PROPOSED LIGHT POLE			
TC 600.00	PR. TOP OF CURB ELEVATION			
GU 600.00	PR. GUTTER ELEVATION			
TW 600.00	PR. TOP OF WALK ELEVATION			
TP 600.00	PR. TOP OF PVMT. ELEVATION			
FG 600.00	FINISH GRADE ELEVATION			

![](_page_15_Picture_16.jpeg)

District Lofts

# CLIENT

Kelly Building & Development 2051 Villa Suite 106 Birmingham, MI 48009

Contact: John Kelly Ph: (248) 258-6663

PROJECT LOCATION Part of the Northeast 1/4 of Section 31 T. 2 North, R. 11 East City of Birmingham, Oakland County, Michigan

SHEET Engineering Site Plan

![](_page_15_Picture_23.jpeg)

PROPOSED PAVEMENT.

![](_page_16_Figure_0.jpeg)

-BIKE RACK (1)-CITY STANDARD -TRASH RECEPTACLE (1)-CITY STANDARD -LIGHTPOLES (5)-CITY STANDARD-40' O.C.

-SMALL FLOWERING SHRUBS LITTLE QUICK FIRE HYDRANGEA -CLIPPED EVERGREEN HEDGE

-EVERGREEN SCREEN HEDGE EMERALD GREEN ARBORVITAE -LARGE FLOWERING SHRUBS KOREANSPICE VIBURNUM

-CLIPPED EVERGREEN HEDGE HATFIELD YEW

ORNAMENTAL

CONC. UNIT PAVERS

PAVING

**375 BUILDING** 

EXISTING

- SMALL FLOWERING SHRUBS BOBO HYDRANGEA - CLIPPED EVERGREEN HEDGE - SMALL CLIPPED EVERGREEN HEDGE GREEN VELVET BOXWOOD -LIGHTPOLE 'A' 5 TOTAL - EVERGREEN GROUNDCOVER GREEN CARPET PACHYSANDRA

- INGRADE TREE UPLIGHT

- DWARF ORNAMENTAL GRASSES ALL GOLD JAPANESE FOREST GRASS - DECIDUOUS CANOPY TREES PRESIDENTIAL GOLD GINGKO -CLIPPED EVERGREEN MASS DENGE YEW

EXISTING VILLA BUILDING

LANDSCAPE ARCHITECTURE

**MICHAEL J. DUL** & ASSOCIATES, INC

**212 DAINES STREET** 

BIRMINGHAM

MICHIGAN 48009

P 248 644 3410

F 248 644 0819

![](_page_16_Picture_38.jpeg)

March 18, 2021 June 3, 2021 June 4, 2021 June 7, 2021

June 11, 2021

June 14, 2021

June 30, 2021 Preliminary Site Plan Approval

September 9, 2021 Site Plan Approval

 $\langle \ominus$ 

NORTH

MICHAEL J. DUL LANDSCAPE ARCHITECT 

LANDSCAPE PLAN

SHEET TITLE

1"=10'-0"

SCALE

DRAWN:

DATE:

Landscape Development

PRELIMINARY

Birmingham, Michigan 48009

PROJECT

Eton Street

The District Lofts PHASE 3

info@mjdul.com

PLA	NT & MA	ATERIAL SCHEDULE				
Sym.	Qty.	Botanical Name	Common Name	Size	Root	Comments
HPL GBP	1Ø 12	Deciduous Trees Hydrangea paniculata 'Limelight'-Tree Form Gingko biloba 'Presidential Gold'	Tree Form Limelight Hydrangea Presidential Gold Gingko	4-5' Sprd. 3-3½" cal.	B≰B B≰B	SPECIMENS-Single ster SPECIMENS-Full heads
ŤØE	43	Evergreen Trees Thuja occidentalis 'Emerald Green' Shrubs	Emerald Green Arborvitae	7-8' ht.	B <b></b> ₿	Space 24" o.c.
BGV HBB HLL	59 19 5	Buxus x microphylla 'Green Velvet' Hydrangea paniculata 'BoBo' Hydrangea paniculata 'Little Lime' Hudrangea paniculata 'Little Quick Fire'	Green Velvet Boxwood BoBo Hydrangea BoBo Hydrangea Little Quick Eire Hudrangea	15-18"  8-24" 18-24"	B&B Egh Can	Space 12" o.c., acidify : Min. 3 gal., space 36" c Min. 3 gal., space 36" c
HPW TMD TMH VCC	2 295 27 12	Hydrangea paniculata 'Pinky Winky' Taxus x media 'Denisformis' Taxus x media 'Hatfield' or 'Moon' Viburnum carlesi 'Cayuga'	Pinky Winky Hydrangea Dense Yew Hatfield or Moon Yew Cayuga Koreanspice Viburnum	30-36" 24-30" 30-36" 30-36"	Can B&B B&B B&B	Min. 5 gal., space 60" Space 20" \$ 24" o.c., c Space 18" o.c., clip into Space 60" o.c., acidify
HMA PTG PAH PVS	201 210 29 48	Perennials/Groundcovers Hakonecholoa macra 'All Gold' Pachysandra termanlis 'Green Carpet' Pennisetum alopecuroides 'Hameln' Panicum virgatum 'Shenandoah'	All Gold Japanese Forest Grass Green Carpet Pachysandra Hameln Fountain Grass Shenandoah Switch Grass	1 gal. 1 gal. 1 gal. 1 gal.	Can Can Can Can	Space 15" o.c. Space 12" o.c., acidify Space 24" o.c. Space 30" o.c.
CS RE SB PM SOD SYN	5 cy 360 lf 54 cy 106 cy 310 sy 385 sf	Materials $\frac{1}{2}$ - $\frac{3}{4}$ " dia. Washed Crushed Natural Stone (9 3/16" x 4" J.D. Russell Steel Edging (BLACK Shredded hardwood bark mulch (seasoned, Planting mix - 3 parts well drained screened to 1 part natural compost (weed-free), and Fine grade, fertilize (min. 1 application), and Synthetic Pet Turf, on min. 6" compactes 21	BA)-6" deep on 4 oz. non-woven f K)-install per manufacturer's speci , dark brown), 3" deep in perennial d imported topsoil, to 1 part clea 10% poultry manure, install 9" deep 1 sod (Class 'A' Blended Bluegras 1AA limestone, 1" stone dust setting	filter fabric fications and groundco n sand, to 1 pa o in all specifi as Sod) on a m g bed, and Ze	over bea art Canac ied lands nin. 3" imp oFill pet	ds, 4" depth in shrub/tree dian sphagnum peat moss, scape beds ported screened topsoil turf infill

# LANDSCAPE DEVELOPMENT NOTES

1.) ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION.

2.) ALL SPECIFIED AND INSTALLED PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH AMERICAN NURSERYMAN STANDARDS (LATEST EDITION) AND BE:

A.) NURSERY GROWN.

B.) STATE DEPARTMENT OF AGRICULTURE INSPECTED AND APPROVED.

C.) NO. I GRADE WITH STRAIGHT, UNSCARRED TRUNKS & WELL-DEVELOPED UNIFORM CROWNS ON TREES.

D.) WARRANTED FOR A MIN. I YEAR FROM DATE OF ACCEPTANCE 3.) SPECIFIED PLANTING SOIL MIXTURE FOR ALL SPECIFIED BEDS & PLANTS SHALL BE THREE (3) PARTS IMPORTED WELL-DRAINED, SCREENED ORGANIC TOPSOIL, TO ONE (1) PART IMPORTED CLEAN SAND, TO ONE (1) PART CANADIAN SPHAGNUM PEAT MOSS, TO ONE (1) PART NATURAL COMPOST (WEED-FREE)-COMPLETE WITH 10% NATURAL POULTRY MANURE. INSTALL 9" MINIMUM DEPTH IN ALL PERENNIAL, GROUNDCOVER, ANNUAL, AND SHRUB BEDS. ALL BEDS MUST BE EXCAVATED, REMOVE AND DISPOSE (OFF-SITE) EXISTING EARTH/SOIL TO ACCEPT PROPOSED PLANT MIXTURE. 4.) PROPOSED SHREDDED HARDWOOD BARK MULCH SHALL BE SEASONED FOR A MINIMUM 6 MONTHS, DARK BROWN IN COLOR, AND INSTALLED 4" DEEP UNDER ALL PROPOSED TREES (INCLUDED IN UNIT COST), 4" DEEP IN ALL SHRUB AND TREE BEDS, AND 3" DEEP IN ALL PERENNIAL AND GROUNDCOVER BEDS.

5.) ALL PROPOSED LAWN AND LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATICALLY OPERATED SPRINKLER IRRIGATION SYSTEM, SEE IRRIGATION PLAN(S).

6.) ALL PROPOSED "SPECIMEN" PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND/OR DELIVERY TO THE SITE.

1.) THE LANDSCAPE CONTRACTOR SHALL KEEP THE STREET AND DRIVE CLEAN AND FREE OF DIRT AND DEBRIS AT ALL TIMES, AND SHALL THOROUGHLY SWEEP AND/OR WASH THE DRIVE AT THE END OF EACH WORK DAY.

8.) THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PROPOSED TREES FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ALSO SET ON-SITE ALL SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, VINES, AND GROUNDCOVERS AS PER PLAN FOR THE LANDSCAPE ARCHITECT TO APPROVE PRIOR TO PLANTING.

9.) ALL DEAD AND UNACCEPTABLE PLANT MATERIALS SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR DURING THE WARRANTY PERIOD. THE WARRANTY PERIOD SHALL BE ONE (1) YEAR FROM THE ACCEPTANCE OF INSTALLATION ISSUED BY THE LANDSCAPE ARCHITECT. 10.) PROPOSED SOD LAWN AREAS: FINE GRADE EXISTING TOPSOIL, REMOVE AND DISPOSE (OFF-SITE) EXISTING ROOTS, ROCKS, AND DEBRIS, INCLUDE IMPORTING A MIN. 3" (AVE.) IMPORTED SCREENED TOPSOIL TO FINE GRADE ALL AREAS

FERTILIZE-MIN. I APPLICATION: STARTER FERTILIZER (13-26-12) WITH 50% SLOW RELEASE NITROGEN AT INITIAL INSTALLATION OF SOD RATE OF 5 LBS, PER 1,000 S.F. OR 218 LBS. PER ACRE

![](_page_17_Figure_14.jpeg)

# stem ds

ify soil, clip into hedge o" o.c., acidify soil 5" o.c., acidify soil

60" o.c., acidify soil c., clip into hedge into hedge dify soil

ify soil

ree beds. 799,

![](_page_17_Picture_27.jpeg)

Enclosure: Heavy gauge stainless steel. Provided with two external clamps that secure the luminaire in a pre-cored hole prepared by the

Trim Ring: Heavy gauge, machined stainless steel secured to the inner housing with captive, stainless steel fasteners. Trim is sealed in place using molded, one plece high temperature silicone gasket. Glass is tempered, 1/2" thick machined flush to trim ring. Electrical: 3.9W LED luminaire, 5 total system watts, -30°C start

temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an 85 CRI. Available in 3000K (85 CRI); add suffix K3 to order. Inner housing pre-wired with nine (9) feet of 18/3 water stopper cable, cable clamp, and waterproof cable gland entry into housing. A separate weatherproof wiring box for power supply must be provided (by contractor).

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com. Finish: Machined #4 brushed stainless steel. Custom colors are

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

Note: These luminaires are designed to bear pressure loads up to 4400 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 U.S. and Canadian standards, suitable for wet locations. Protection class IP68 10m Weight: 7.5 lbs.

Luminaire Lumens: 125

![](_page_17_Picture_36.jpeg)

Type:

Project:

Voltage:

Options:

Modified:

Color:

**BEGA Product:** 

Location luminaires · white safety glass 

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com ©copyright BEGA-US 2016 Updated 2/18

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![](_page_17_Picture_41.jpeg)

![](_page_17_Picture_42.jpeg)

-4" SHREDDED HARDWOOD BARK MULCH

![](_page_17_Picture_48.jpeg)

![](_page_17_Picture_49.jpeg)

No Scale

Specification

**INGRADE TREE UPLIGHTS** 

No Scale

No Scale

LANDSCAPE ARCHITECTURE

**MICHAEL J. DUL** & ASSOCIATES, INC

> **212 DAINES STREET** BIRMINGHAM MICHIGAN 48009

> > P 248 644 3410 F 248 644 0819

info @ mjdul.com

![](_page_17_Picture_61.jpeg)

Eton Street Birmingham, Michigan 48009

PROJECT

# PRELIMINARY

Landscape Development LANDSCAPE DETAILS

SHEET TITLE

![](_page_17_Picture_67.jpeg)

See Details

SCALE

![](_page_17_Picture_70.jpeg)

3" SHREDDED HARDWOOD BARK

MIN. DEPTH OF 12" PLANTING SOIL FOR GROUND COVER BED (AS SPECIFIED)

- EXISTING GRADE

No Scale

- SEE PLANT LIST FOR SPACING (TYP.)

- PLANTING BED EDGE

Ground Cover / Perennial Planting No Scale Plan

PROJECT NUMBER: DRAWN: CHECKED: DATE: **REVISIONS:** 

 $\mathbf{\Omega}$ LZ 21106 P. Funke M. Dul February 17, 2021 February 18, 2021 February 23, 2021 February 24, 2021 March 18, 2021 June 3, 2021 June 4, 2021 June 7, 2021 June 11, 2021 June 30, 2021 Preliminary Site Plan Approval September 9, 2021 Site Plan Approval

 District Lofts - Phase 3 - Parking Calcula	l itions:	District Lofts - Phase
Parking Required:		Total Site Area:
Existing Big Rock Chop House	148	
11,051 SF / 75 = 147.3		The Villa Building: =
The Villa Building -		7 One Bedroo
Office (8,000 / 300) = 26.7	27	12 Two Bedroo
(7) 1-BR Units ( x 1.0) = 7	7	
(12) 2-BR Units ( x 1.25) = 15	15	The Fton Building: =
Total Villa Building Required:	49	The Lton Bunding
The Eton Building -		7 One Bedro
Office (10,400 / 300) = 34.7	35	11 Two Bedro
(7) 1-BR Units ( x 1.0) = 7	7	
(11) 2-BR Units (x 1.25) = 13.75	14	Phase 3 Building: = 5
Total Fton Building Required:	56	
Phase 3 Building -	50	47 One Bedro
Office/Retail (6 600 / 300) – 22	22	5 Two Bedro
(47) 1 PP Unite $(x + 1 - 0) = 47$	22	
(47) I - DR UNILS (X I.U) = 47 (2) 2 DD Linita (x 1.25) = 2.75	47	
(3) 2-BR UNITS ( $X = 1.25$ ) = 3.75	4	Existing Site Area
Total Phase 3 Required:	73	Required Site Area:
	520	
Parking Provided:		
Existing Parking Deck	262	
Spaces below Villa and Eton	102	
Surface	30	
Big Rock Surface	21	
Total Parking Provided:	415	utter and a second
Excess Parking Provided:	89	WHITHHHHHHHHHHHH
	uththe the second s	HAN
	HHHHHHH	HHHHHH.
uththe and a second sec	HHHHHHHHHHHH	
HHHHHHHHHHHHHHH		EXISTING
uththill the second sec		THE BIG ROCK CHOP 11,051 G.S.F.
HARD AND A A A A A A A A A A A A A A A A A		1-STORY MASONRY B
uththethethethethethethethethethethetheth		ZONED B-2B
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HHHHHHHH		
	-	
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![](_page_18_Figure_1.jpeg)

# S. ETON STREET - WIDTH VARIES

![](_page_18_Picture_4.jpeg)

![](_page_18_Figure_5.jpeg)

![](_page_18_Picture_6.jpeg)

10

![](_page_18_Picture_8.jpeg)

![](_page_18_Picture_9.jpeg)

![](_page_18_Picture_10.jpeg)

![](_page_18_Picture_11.jpeg)

![](_page_18_Picture_12.jpeg)

![](_page_19_Figure_0.jpeg)

![](_page_19_Figure_1.jpeg)

![](_page_19_Picture_4.jpeg)

![](_page_19_Picture_7.jpeg)

![](_page_19_Picture_8.jpeg)

Project: The District Lofts Phase 3 Eton Street Birmingham, Michigan 48009 Date: Issued For: PRELIMINARY 2021-06-30 SITE PLAN APPROVAL

![](_page_19_Picture_10.jpeg)

![](_page_20_Figure_0.jpeg)

![](_page_20_Picture_6.jpeg)

![](_page_20_Picture_7.jpeg)

Project: The District Lofts Phase 3 Eton Street Birmingham, Michigan 48009 **Issued For:** Date: PRELIMINARY 2021-06-30 SITE PLAN APPROVAL

![](_page_20_Picture_9.jpeg)

![](_page_21_Figure_0.jpeg)

1

![](_page_21_Picture_4.jpeg)

20'

10

Project: The District Lofts Phase 3 Eton Street Birmingham, Michigan 48009 Date: Issued For: PRELIMINARY 2021-06-30 SITE PLAN APPROVAL

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

![](_page_21_Picture_7.jpeg)

![](_page_22_Figure_0.jpeg)

H10 A150 Roof PI SCALE: 3/16	an " = 1'-0"			IORTH
				2
	0	5′	10′	
10				

![](_page_22_Picture_3.jpeg)

![](_page_22_Picture_4.jpeg)

Project: The District Lofts Phase 3 Eton Street Birmingham, Michigan 48009 Date: Issued For: PRELIMINARY 2021-06-30 SITE PLAN APPROVAL

![](_page_22_Picture_6.jpeg)

![](_page_23_Picture_0.jpeg)

![](_page_23_Picture_3.jpeg)

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

Project: The District Lofts Phase 3 Eton Street Birmingham, Michigan 48009 Date: Issued For: PRELIMINARY 2021-06-30 SITE PLAN APPROVAL

![](_page_23_Picture_6.jpeg)

![](_page_24_Picture_0.jpeg)

4 5 6

7

8

2

3

(H10) Wes	st Elevatio	n	
A210 SCALE	3/16" = 1'-0"		
	0	<b>5</b> ′	10′

10

9 |

![](_page_24_Picture_5.jpeg)

The District Lofts Phase 3 Eton Street Birmingham, Michigan 48009 Issued For: Date: 2021-02-15 REVIEW MEETING 2021-02-22 REVIEW MEETING 2021-03-01 REVIEW MEETING 2021-03-05 UPDATE 2021-03-10 UPDATE 2021-03-16 UPDATE 2021-03-29 TEAM MEETING 2021-04-05 UPDATED 2021-06-21 UPDATED

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

ARCHITECTURE

SAROKI

Project:

![](_page_25_Figure_0.jpeg)

4 | 5 | 6 |

3

2

10′ 5′ 0 10

8

1

7

9

![](_page_25_Picture_3.jpeg)

20'

Project:								
The Dis	The District Lofts							
Phase 3								
Eton Street								
Birminghan	n, Michigan 48009							
Date:	Issued For:							
2021-02-15	REVIEW MEETING							
2021-02-22	REVIEW MEETING							
2021-03-01	REVIEW MEETING							
2021-03-05	UPDATE							
2021-03-10	UPDATE							
2021-03-16	UPDATE							
2021-03-29	TEAM MEETING							
2021-04-05	UPDATED							
2021-06-21	UPDATED							

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

SAROKI

![](_page_26_Picture_0.jpeg)

5

4

3

2

H10 A230 East scale:	Elevation 3/16" = 1'-0"	1	
1 40		5′	10′

8

7

# **SAROKI** ARCHITECTURE 430 N. OLD WOODWARD BIRMINGHAM, MI 48009 P. 248.258.5707 F. 248.258.5515

SarokiArchitecture.com

Project:							
The District Lofts							
Phase 3							
Eton Street							
Birmingham	, Michigan 48009						
Date:	Issued For:						
2021-02-15	REVIEW MEETING						
2021-02-22	REVIEW MEETING						
2021-03-01	REVIEW MEETING						
2021-03-05	UPDATE						
2021-03-10	UPDATE						
2021-03-16	UPDATE						
2021-03-29	TEAM MEETING						
2021-04-05	UPDATED						
2021-06-21	UPDATED						

![](_page_26_Picture_7.jpeg)

clamps that secure the luminaire in a pre-cored hole prepared by the customer. Trim Ring: Heavy gauge, machined stainless steel secured to the inner housing with captive, stainless steel fasteners. Trim is sealed in place using molded, one piece high temperature silicone gasket. Glass is tempered, 1/2" thick machined flush to trim ring. Electrical: 3.9W LED luminaire, 5 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming, LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an 85 CRI. Available in 3000K (85 CRI); add suffix K3 to order. Inner housing pre-wired with nine (9) feet of 18/3 water stopper cable, cable clamp, and waterproof cable gland entry into housing. A separate weatherproof wiring box for power supply must be provided (by contractor). Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject

Enclosure: Heavy gauge stainless steel. Provided with two external

to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com. Finish: Machined #4 brushed stainless steel. Custom colors are not available. Temperature caution: The column 'T' in this chart indicates the temperature in degrees Celsius which is reached on the center of the glass surface during operation. Surface temperatures are

for exterior applications, for interior applications add 10°C to temperatures shown. Note: These luminaires are designed to bear pressure loads up to 4400 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 U.S. and Canadian standards, suitable for wet locations. Protection class IP68 10m Weight: 7.5 lbs.

Luminaire Lumens: 125

![](_page_27_Picture_6.jpeg)

Type:

Project:

Voltage: Color:

Options:

Modified:

BEGA Product:

Location luminaires · white safety glass 
 Lamp
 T
 A
 B
 C

 77814
 3.9W LED
 25°
 9%
 8%
 3%

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com Copyright BEGA-US 2016 Updated 2/18

# Linear wall luminaire - unshielded

Apprication An unshielded wall luminaire with light output on all sides. The linear shape of this luminaire with its square profile makes it particularly suitable for installation on columns, walls, and pillars. Installation on columns, walls, and pillars. Materials Luminaire housing constructed of die-cast and extruded marine grade, copper free (s0.3% copper content) A360.0 aluminum alloy White impact resistant acrylic diffuser High temperature silicone gasket Mechanically captive stainless steel fasteners NRTL listed to North American Standards, suitable for wet locations Protection class IP65 Weight: 14.61bs Electrical weight: 14.6 lbs Electrical Operating voltage Minimum start temperature LED module wattage System wattage Controllability Color rendering index Lurninaire lumens Lifetime at Ta=15°C Lifetime at Ta=15°C 120-277V AC -30° C 18.6 W 22 W 0-10V dimmable Ra > 80 1814 lumens (3000K) 112.000 h (L70) 68,000 h (L70) BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details Finish All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness. Available colors 
Black (BLK)
White (WHT)
RAL: Bronze (BRZ)
Silver (SLV)
CUS:

BEGA Product:

Project:

Modified:

![](_page_27_Picture_13.jpeg)

BEGA

ċ Linear wall luminaire · unshielded 
 LED
 A
 B
 C

 24506
 18.6W
 6 ¼
 25 ⅓
 7 ⅓

![](_page_27_Picture_15.jpeg)

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaline data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com (Underst 107/L021)

BEGA Product: Project:

Modified:

![](_page_27_Picture_16.jpeg)

Finish All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness. Available colors Black (BLK) White (WHT) RAL: Bronze (BRZ) Silver (SLV) CUS:

![](_page_27_Picture_18.jpeg)

Pole-top luminaire - Asymmetrical light distribution A B C 10 2% 17% 99519 31.5W Recommended for use with 25' to 35' poles BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805)684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us, com Updated 01/17/19

, start i

											ANDRO	AQ -												
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0.0	0.0 +	0.0	0.0	0.0	0.0	0.0	U.U	0.00 0+	0.0	+0.0	0.0	0.0	0.0	0.0	0.0	0.0			/		·		EXISTI	NG
0.0 +	0.0	0.0 +	0.0 +	0.0	0.0	/0.0	©0.0 +	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	/						PAR	king de	ECK
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		ZONING: B-2B		ZONING: MX					Z	ONED N	AX
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					ATION				/	262 PAR	KING DE	ick Es
⁺ 0.0	+0.0	0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0		0.0	+0.0	7		SNING	DEMARC						017404	
+0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	+0.0 *	+0.0	+0.0	+0.0	+0.0	0.0	EXISTING TH ENCLOSURE LOFTS PHASE	E RESERVE' TR/ TO BE USED FO 5 3 BUILDING	ASH R DISTRICT							
⁺ 0.0	⁺ 0.0 ⁺	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	0:0	+0.0	0.0	0.0	0.0	<b>0.0</b>	<b>0.0</b>										
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⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	0.0	+0.0	+0.0	0.0	0.0	6.0	+0.0		JRE + 0.0	+0.0	0.0	+0.0					$\mathbb{D}$			Ŋ	
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+0.0	+0.0	+0.0	+0.0	0.0	0.0	⁺ 0.0	+0.0		+0.0	+0.0	<b>0.0</b> ⁺	+0.0		+0.0	^{10,00'} 0.0	<b>0</b> 0		LK BRICK MATCH 0.0	+ 0.0	+ 0.0	⁺ 0.0	22 <del>8</del> + STI <mark>86</mark> & OPOSED	+0.0	⁺ 0.0
+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	+0.0	0.0	+01	0.1	+0.1		+ <b>0.0</b>	<mark>≻⁺0.0</mark>	0.0	+0.0	+ <b>0</b> -0	+0.0	+0.0	+0.0	+ - - 0.0	+ -  <b>0.0</b> =	+0.0
+0.0	+0.0	+0.0	⁺ 0.0	+0.0	+0.0	+0.0	+0.0	+0.1	0.1	+	<b>0.2</b>	0.3	+0.2	[#] 0.2	17.6 0.0	3° 6.0	1.75'			75.0'				
+0.0	+0.0	⁺ 0.0	+ 0.0	+0.0	+ 0.0	+0.0	+0.0	0.1	0.1	0.2	+0.4	EXISTING BRICIO.8	+0.9	10.8		0.0		SGH ≣WALL						
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+0.0	+0.0	+0.0	+0.0	00	0.0	+0.0	+0.1	+0.1	⁺ 0.2	не + 0.4	TERED TO SING AD FIXTURE + 0.8	+ 1.9		+ 5.8	0.3					WALL-MOUNT FIXTURE AT B ENTRY	ed light Wilding		\$1 \$	
+0.0	+0.0	+0.0	0.0	0.0	+0.0	+0.0	[^] +0.1	+0.1	+0.2	+0.4	+0.8	+ 1.7	+ 2.7	+ 37		\$0.0		IGH E WALL ORATIVE		OUTLINE OF EXISTING "THE RESERVE"	E			
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	+0.0			+0.0	+0.0	+0.0	+0.1	+0.1	+0.2		+0.7	+10					15.3	Di	istrict l	_ofts -	20			
		+0.0	+0.0	+0.0	+0.0	0.0	+0.1	+0.1	+0.2	+,0,4	+0.0	+1.5				+	~	Ph	ase 3	Buildin	1 <b>g</b>			
+0.0			+ 0.0	+0.0	))0.0 +		+0.1	0.1 	+	+0.4	0.0 +	1.5 				+	4-S	TORY BL	56 JILDING	,100 G.S. with PAR	.F. TIAL			
+	+0.0	+	+0.0	0.0	0.0 +	+	+ +	+0.1	+0.2		E LIGHTING	~ 1.9 ===	3.3			+		(14 025 (		BASEME	INT			
0.0	+ 0.0	)0.0 +	0.0	0.0	0.0 +	0.0	0.0 +	0.1	0.2 +	0.3⊫  _+		1.6 +	+ 2.7	+ 9		+ 8	E	(14,023 ( EXISTINC	g.s.f. fl	AL BASEI	MENT)			
0.0 +	0.0	0.0` +	<b>0.0</b>	+ 0.0	0.0	0.0	0.0	1 	0.1	0.3 _{Ex}	0.5 ISTING SITE W/	"_ 0.9_ +	1.2	+	+		0.88'	3.50'	Z	ONED N	ЛX		14	6.7
0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.1	0.2	0.3	0.3	' <del>0.3</del> ∽	0:3	<b>0:0</b>				iiiii					
0.0	⁺ 0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	-0.1	0.1_	0.1_	0.1	<b>0.1</b>	<u>0.1</u>	0.0	<mark>0.0</mark>	0.0	<u>_0'0</u>	<u>0.0</u>	<u>0.0</u>	0.0	<u>0.0</u>	0.0	0.0
⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	+0.0	+0.0	⁺ 0.0
⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+\$0.0		STREE 0.0	<b><u>+</u>0.0</b> VAR	1976 1970
																			<u> </u> Sc	Plan Vie	<b>20</b> ft			

# General Note

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT. 2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0" 3. LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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

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

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

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

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

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Schedule	Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage	МН
	WP	2	BEGA Converted by LUMCat V 14.11.2016 / H.R.			24 506 K3	24506_B EGA_IES. ies	1	0.9	22
	Α	2	BEGA Converted by LUMCat V 30.08.2016 / M.S.			99 519 K3	99519_B EGA_IES. ies	1	0.9	37
	В	7	BEGA Converted by LUMCat V 02.05.2017 / H.R.			77 814 K4	77814_B EGA_IES. ies	1	0.9	5

Statistics							
Description	Symbol	Avg	Мах	Min	Max/Min	Avg/Min	Avg/Max
SITE	+	0.1 fc	5.8 fc	0.0 fc	N/A	N/A	0.0:1

![](_page_27_Figure_32.jpeg)

# _ ⊂ ⊤ THE DIS TERIOR PREPAR GASSE WWV

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(5

Designer nae Date 06/30/2021 Scale Not to Scale Drawing No. #21-63997 V1 1 of 1

![](_page_28_Picture_0.jpeg)

# Design Review Application Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name:		
Address:		

Phone Number:	
Email address:	

### 3. Project Contact Person

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;

### 6. Project Information

Address/Location of the property: _____

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

### 2. Property Owner

Name:	
Address:	

# 4. Project Designer/Developer

Name:	
Address:	

Phone	Number:
Email	address:

- III. Samples of all proposed materials;
- 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.

	Yes	No
Is the property located in a floodplain?		
Is the property within a Historic District?		
$\rightarrow$ If so, which?		
Will the project require a variance?		
$\rightarrow$ If so, how many?	_	
Has the project been reviewed by another board?		
$\rightarrow$ If so, which?		

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

0	Paguirod and Proposed Parking	
о.	Required and Proposed Parking	
	Required number of parking spaces:	Number of underground parking levels:
	Proposed number of parking spaces:	Typical size of parking spaces:
	Location of parking on site:	Typical width of maneuvering lanes:
	Location of parking off site:	Number of handicap spaces:
	Shared parking agreement?	Screenwall material:
	Size of surface parking lot:	Height of screenwall:
9	Landscaping	
0.	Location of landscape areas:	Proposed landscape material:
10	Strootscapo	
10.	Sidewalk width:	Number of existing street trees:
	Number of benches:	Number of proposed street trees:
	Number of planters:	Number of waste receptacles:
11	Loading	
	Derviced another of loading ansatzer	Tunical size of loading spaces
	Required number of loading spaces:	
	Proposed number of loading spaces:	Screenwall material:
	Location of loading spaces on site:	Height of screenwall:
12.	Exterior Waste Receptacles	
	Required number of waste receptacles:	Size of waste receptacles:
	Proposed number of waste receptacles:	Screenwall material:
	Location of waste receptacles:	Height of screenwall:
13.	Mechanical Equipment	
	Itilities and Transformers:	
	Number of ground mounted transformers:	Size of transformers (I • W•H):
	Leastion of all utilities & assements:	Size of italisioniles (L* w*11).
	Location of an utilities & easements.	Height of screenwall:
	Ground Mounted Mechanical Equipment:	
	Number of ground mounted units:	Size of ground mounted units (L•W•H):
	Location of all ground mounted units:	Screenwall material: Height of screenwall:
	Roottop Mechanical Equipment:	
	Number of rooftop units:	_ Location of screenwall:
	Type of rooftop units:	Screenwall material:
	Location of all rooftop units:	Height of screenwall:
	Size of rooftop units (L•W•H):	Distance from rooftop units to all screenwalls:
14.	Building & Site Liahting	
- ••	Number of light fixtures on building	Number of light fixtures on site:
	Light level at each property line	Type of light fixtures on site:
	Type of light fixtures on building:	Height from grade:
	I ype of fight fixtures on building:	Location of light fixtures on site:
	Location of fight fixtures on building:	Location of light lixtures on she.

The undersigned states the above information is true and correct, <u>and understands that it is the</u> <u>responsibility of the applicant to advise the Planning Division and / or Building Division of any</u> <u>additional changes made to an approved site plan</u>. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with 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			
receivet	hese messages, you may unsubsc	ribe at any time.	
Signature of Owner:	L& UL		Date: 10/21/2021
Print name: JOHN KELLY	$\Lambda \sim 0$		
Signature of Applicant	Alt all		Date: 10/21/2021
Print Name: JOHN KELLY	Aligi	)	
Signature of Architect: Date: 10/21/2021			
Print Name: VICTOR SAROKI, FAIA			
· \			
Office Use Only			
Application #:	Date Received:	Fee:	
Date of Approval:	Date of Denial:	Accepted By: _	

#### WARRANTY DEED

ETON OFFICE PROPERTIES, L.L.C., a Michigan limited liability company ("<u>Grantor</u>"), having an address of 245 South Eton Street, Birmingham, Michigan 48009, conveys and warrants to **BIRMINGHAM LOFTS**, LLC, a Michigan limited liability company ("<u>Grantee</u>"), having an address of 2051 Villa Road, Unit 106, Birmingham, Michigan 48009, certain land situated in the City of Birmingham, Oakland County, Michigan, being more particularly described as:

Unit 2, Eton Condominium Properties, according to the Master Deed recorded in Liber 37854, Pages 533 through 583, both inclusive, and First Amendment to the Master Deed recorded in Liber 38725, Pages 110 through 112, both inclusive, and Second Amendment to Master Deed recorded in Liber 55551, Pages 146 through 153, both inclusive, Oakland County Records, as amended, and designated as Oakland County Condominium Subdivision Plan No. 1883, together with rights in general common elements and limited common elements as set forth in the above-described Master Deed, as amended, and as described in Act 59 of the Public Acts of 1978, as amended

Tax Parcel No. 20-31-207-002

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commonly known as 325 South Eton Street, Birmingham, Michigan 48009, together with the buildings and all other improvements of every kind and nature located in or on the land, all fixtures of every kind and nature located in or on the land or the buildings or any such improvements, and all appurtenances and hereditaments to the land, subject only to those matters set forth in attached **Exhibit A**, for good and valuable consideration [REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT FILED].

#### [SIGNATURE PAGE FOLLOWS]

Dated as of the 29 day of June, 2021.

#### **GRANTOR:**

ETON OFFICE PROPERTIES, L.L.C., a Michigan
limited liability company
Ву:
Name: Norman R. LePage
Its: Authorized Representative

STATE OF <u>Miligan</u>) ss.

The foregoing instrument was acknowledged before me this 22 day of June, 2021, by Norman R. LePage, the Authorized Representative of Eton Office Properties, L.L.C., a Michigan limited liability company, on behalf of the company.

$\subseteq$	V	VMA	
		, N	otary Public

MARY GRACE VAN HUFFEL NOTARY PUBLIC, STATE OF MICHIGAN COUNTY OF OAKLAND MY COMMISSION EXPIRES March 10, 2026 ACTING IN THE COUNTY OF O MAN

	Outing),
My commission expires:	
Acting in	County,

County

Prepared by:

. . .

Brandon J. Muller Clark Hill PLC 151 South Old Woodward Avenue, Suite 200 Birmingham, Michigan 48009

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When recorded, return to:

John F. Kelly Birmingham Lofts, LLC 2051 Villa Road, Unit 106 Birmingham, Michigan 48009

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![](_page_33_Picture_0.jpeg)

South Eton Street

![](_page_33_Picture_2.jpeg)

Existing Curb Cut @ South Eton Street

![](_page_34_Picture_0.jpeg)

South Eton Street

![](_page_34_Picture_2.jpeg)

North Facade

![](_page_35_Picture_0.jpeg)

North Facade

![](_page_35_Picture_2.jpeg)

Aerial Photograph - East Facade
### AHU-3 / ACCU-3 1.5 TON

HR18NDB21S/DHR18CSB21S	18 000 BTU/	H Heat Rump Single Zong	with	Duct	od   Init (208/230\/)
ah Nama:	10,000 B10/I		with	Duci	ed Offit (200/230V)
ob Name:	Loc	ation:			
Purchaser:	Ord	er No.:			
ngineer:					
ubmitted To: For: Ref:	Арр	proval:	(	Const	ruction:
submitted By:	Dat	e:			
nit Designation:	Sch	edule No.:	I	Nodel	No.:
		System Rating			
1		System Type			Heat Pump
-12		Rated Cooling Capacity		Btu/h	17,100
		Cooling Capacity (Min-Max)		Btu/h	5,400-18,700
A		Rated Heating Capacity		Btu/h	18,800
	1010-4-00000	Heating Capacity (Min-Max)		Btu/h	4,700-22,200
DHR18NDB21S		EER (Btu/h)/W			11
	DCCRMW	SEER			16
(Planta and a state of the stat	(Optional)	HSPF Rated Voltage (IDU&ODU Require separa	ate	V-PH-H	9.5 z 208/230-1-60
A TAY A	HICCORDENTION	power source) Rated Cooling Current		Amos	12.8
		Rated Heating Current		Amps	12.3
		MCA/MOCP (Outdoor unit)		Amps	17/25
DWCR2	DWCR	MCA/MOCP (Indoor unit)		Amps	1 / 15
(Optional)	(Standard)	Max. Total Piping Length		ft. (m)	164 (50)
		Max. Piping Height		ft. (m)	49.2 (15)
DHR 18CSB215		Piping Connection Diameter - Liquid (	0.D.)	in.	1/4
		Piping Connection Diameter - Gas (O.	D.)	in.	1/2
		Outdoor Model Number			DHR18CSB21S
<u>FEATURES</u>		Operation Range - Cooling	F	(C)	0~118 (-18—48)
Multi-Speed Fan		Operation Range - Heating	F	(C)	0~75 (-18—24)
<ul> <li>Simple Wired Controller DWCR</li> </ul>		Refrigerant			R410A
Power Failure Recovery LCD Display		Refrigerant Charge	OZ	: (kg)	49.38 (1.4)
Wall or Ceiling mount		Unit Dimension (WxHxD)	in.	(mm)	37.59x27.55x15.55x (955x700x39
• 4 Way Airflow Swing Operation		Net/Gross Weight	lbs	; (kg)	105.82/114.64 (48/52)
Medium Static Pressure Capabilities		Sound Pressure Level	a	B(A)	56
Bottom or Rear Return		Indoor Model Number			DHR18NDB21S
		System Type			Heat Pump
ACCESSORIES		Rated Cooling Capacity	B	tu/h	17,100
		Cooling Capacity (Min-Max)	B	itu/h	5,400-18,700
Advanced Wired Controller DWCR2		Heating Capacity (Min_May)	8	tu/n	4 700-23 200
Central Controller DCCRMW		Rated Voltage	V-PI	H-Hz	208/230-1-60
		Airflow High to Low	С	FM	590/531/413/384
		Sound Pressure Level High to Low	dE	3(A)	40/39/36/28
		Unit Dimension (WxDxH)	in.(r	nm) 4	0.74x28.34x10.43(1035x720x264
		Net/Gross Weight	lbs	(kg)	72.75/83.77 (33/38)
		Set Temperature Range	F	(C)	61 ~ 86 (16~30)
		External Static Pressure	(in	w.g)	0~0.15

#### DHR18NDB21S/DHR18CSB21S

Unit: inch



### AHU-2 / ACCU-2 2 TON

HR24NDB21S/DHR240	CSB21S	24,000	) BTU/H Heat Pump Sing	gle Zone wi	th Duct	ed Unit (208/230)	
ob Name:			Location:				
Purchaser:			Order No.:				
Ingineer:							
Submitted To:	For: Ref		Annroval:	0	onstru	ction:	
Submitted By:			Appioval.		onstru		
		_					
Jhit Designation:			Schedule No.:	IV	IODEI N	0.:	
Part of the second seco			System Rating				
			System Type			Heat Pum p	
			Rated Cooling Capacity		Btu/h	23,800	
			Cooling Capacity (Min-Max)		Btu/h	8,200-29,000	
			Rated Heating Capacity		Btu/h	27,200	
			Heating Capacity (Min-Max)		Btu/h	8,200-32,400	
DHK24NDB21S			EER (Btu/h)/W			10.65	
			SEER			16	
			HSPF			10	
			Rated Voltage (IDU&ODU Require sepa	arate power source)	V-PH-Hz	208/230-1-60	
			Rated Cooling Current		Amps	19.4	
	L ((	Ontional)	Rated Heating Current		Amps	20.5	
	(0	sprionaly	MCA/MOCP (Outdoor Unit)		Amps	24/40	
1	Marrie William	ADCONCUMENTIA	MCA/MOCP (Indoor Unit)		Amps ft (m)	2/15	
DHR24CSB21S	* 79"		Max. Total Piping Length		ft (m)	164 (50)	
	2 (A) 22 (A)		Max. Piping Height	(0.0.)	in in	49.2 (15)	
	DWCR2	DWCR	Piping Connection Diameter - Liquid	(O.D.)	in.	5/8	
	(Optional) (Si	tandard)	Tiping Connection Diameter - Gas (O	.0.)		5/6	
FATURES	(	,	Outdoor Model Number			DHR24CSB21S	
• Multi Spood Ean			Operation Range - Cooling		F (C)	0~118 (-18 48)	
			Operation Range - Heating		F (C)	0~75 (-18-24)	
Simple Wired Controlle	er DWCR		Refrigerant			R410A	
Power Failure Recover	y LCD Display		Refrigerant Charge		oz (kg)	77.60 (2.2)	
Wall or Ceiling mount			Unit Dimension (WxHxD)		in. (mm)	152 11/163 14 (69/74	
4 Way Airflow Swing O	neration		Net/Gross weight		IDS (Kg)	152.11/103.14 (09/14	
Modium Statia Brassur			Sound Pressure Level		dB(A)	57	
International Static Pressur	e Capabilities		Indoor Model Number			DHR24NDB21S	
Bottom or Rear Return			SystemType			Heat Pump	
			Rated Cooling Capacity	Bt	u/h	23,800	
ACCESSORIES			Cooling Capacity (Min-Max)	Bt	u/h	8,200-29,000	
Advanced Wired Control	ler DWCR2		Rated Heating Capacity	Bt	u/h	27,200	
Central Controller DCCR	MW		Heating Capacity (Min-Max)	Bt	u/h	8,200-32,400	
			Rated Voltage	V-PH	-Hz	208/230-1-60	
			Airflow High to Low	CF	M	826/767/708/531	
			Sound Pressure Level High to Low	dB	(A)	47/46/44/40	
			Unit Dimension (WxHxD)	in.(m	m) 50.	50.39x22.04x10.62 (1280x560x2	
			Net/Gross Weight	lbs (	kg)	74.95/85.98 (34/39)	
			Set Temperature Range	F	(C)	61 ~ 86 (16~30)	
			External Static Pressure	(in v	v.g)	0~0.3	
			Piping Connection Diameter - Drain	(OD)	in.	1	

#### DHR24NDB21S/DHR24CSB21S

Unit: inch

Indoor Unit Dimensions



## AHU-1 / ACCU-1

Series			3 I ON				
		SU	BMITTA	L DATA SHEET			
DHR36NDB21S/DH	IR36CSB2 [,]	1S 3	36,000 BTU/I	H Heat Pump Single Zone	with D	ucted	Unit (208/230V)
lob Name:			Lo	cation:			
Durchaser			Or	dor No :			
		L					
Engineer:	<del>.   _                                 </del>	T		· · · · · · · · · · · · · · · · · · ·			
Submitted To:	For:	Ref:	Ap	proval:	Co	onstru	ction:
Submitted By:			Dať	te:			
Unit Designation:			Sc	hedule No.:	Мс	del N	<b>o.</b> :
-							
				System Rating			
		ł		System Type	,	- · n	Heat Pump
				Rated Cooling Capacity		Btu/h	34,000
		1		Cooling Capacity (MIN-Max)		Btu/n Ptu/h	10,800-39,000
4 >				Heating Capacity (Min-Max)		Btu/h	9 800-49.500
				FER (Btu/h)/W	I	Droe	10.35
DHR36ND	/B21S			SEER			16
			1 · 2 · 8	HSPF			9
· · · · · · ·	1			Rated Voltage(IDU&ODU Require separate power	or source)	V-PH-Hz	208/230-1-60
Canada and a second				Rated Cooling Current		Amps	23.8
and the second s				Rated Heating Current		Amps	24.3
			DCCRMW	MCA/MOCP (Outdoor unit)		Amps	29/45
			(Optional)	MCA/MOCP (Indoor unit)		Amps	2 / 15
States of the		11 - BOOK		Max. Total Piping Length		ft. (m)	164 (50)
The formation in the second		<b>∦ 79</b> ∔	1-2 (-668:Nm)	Max. Piping Height		ft. (m)	49.2 (15)
	À	3 merus 2 2 2 22		Piping Connection Diameter - Liquid (O.D.)	,	in.	3/8
in the second se	Y	<u>a</u>	nue a no set	Piping Connection Diameter - Gas (O.D.)		in.	5/8
DHR36CSB21S	3	DWCR2 (Optional)	DWCR (Standard)	Outdoor Model Number		5 (C)	DHR36CSB21S
				Operation Range - Heating		F (C)	0_75 (-18-24)
				Refriderant	l	F (C,	R410A
FFATURE	\$			Refrigerant Charge		oz (kg)	123.45 (3.5)
Multi-Speed F	<b>2</b>			Unit Dimension (WxDxH)		in. (mm)	43.50x43.30x17.32(1105x1100x440)
· Iviuiti-opeeu i	an			Net/Gross Weight		lbs (kg)	205/222.66 (93/101)
<ul> <li>Simple Wired</li> </ul>	Controller D	WCR		Sound Pressure Level		dB(A)	63
<ul> <li>Power Failure</li> </ul>	e Recovery L(	CD Display		Indoor Model Number			DHR36NDB21S
Wall or Ceiling	a mount						Heat Pump
- A Mov Airflow	Outing Oper	ation.		Detect Cooling Capacity	<u> </u>	D+/h	34.000
4 VVdy Almow	Swing Opera	ation		Carelian Consolity (Min-Max)		Btu/n	34,000 4.0 800-39 000
<ul> <li>Medium Static</li> </ul>	c Pressure Ca	apabilities		Cooling Capacity (Min-max)	<u> </u>	Btu/n	10,800-38,000
<ul> <li>Bottom or Rea</li> </ul>	ar Return			Rated Heating Capacity	<u> </u>	Btu/n	41,000
					V-F		3,000-+3,000
ACCESSOR	IES			Kated Voltage		~=M	4490/4121/1003/826
				Affilow High to Low			55/52/48/45
<ul> <li>Advanced Wire</li> </ul>	ed Controller ۲	DWCR2			in (	B(A)	00/02/40/40
Central Contro	ller DCCRMW	/				(mm) (!-~)	48.22x30.51x11.41 (1225x775x250 101 41/116 84 (46/53)
				Net/Gross weight		; (kg)	24 - 26 (40, 20)
				Set Temperature Kange		= (C)	61 ~ 86 (16~30)
				External Static Pressure	(	1 w.g,	U~U.4
				Piping Connection Diameter - Dram	(Ui	D) in.	1

#### DHR36NDB21S/DHR36CSB21S

Unit: inch

Indoor Unit Dimensions





## **Submittal**

Project number: 15235 Project name: M1 Representative: Location:

Note: This submittal is based on equipment and options listed on the attachment(s) and represents our interpretation of your requirements. It is the representative's responsibility to review this submittal and verify that it meets the job specifications.

Proj	ect Information			
	Project name:	M1		
	Location:			
	Owner:			
	Architect:			
	MEP firm:			
Ν	lechanical contractor:			
	Date:	4/7/2021		
Sale	es Representative	•		
	Submitted by:			
	Email:			
	Phone number:			
Proc	luct Summary			
Qty	Model Description		Unit Size	Tag(s)
1	JROA - Package Uni	it - DOAS	300	DOAS-1

#### Product Data - Package Unit - DOAS

Size	Qty	Description	Model Number
300	1	Package Unit - DOAS	JROA300G4A3DABGBG1B64DXB0E270FBCBGKF100B1T1 AA00D0BBGD

#### Tag(s): DOAS-1

Unit Voltage: 230-3-60 MCA Range: 100.1-200 MOCP: 200 Amps Cabinets: CXL Cab with 4 cond fan with Microchannel Condenser Coil (Copper tube / Aluminum fin on heat pumps) Cabinet Options: Vertical Supply/Vertical Return Cooling Coil: 6 row Copper Tube Aluminum Fin DX Coil Compressor Type: Dual Scroll/Dual Circuit with lead Circuit VFD Refrigeration Controls: Hot Gas Bypass (Dual Circuit) Refrigeration Controls: Hot Gas Reheat, Modulating (Dual Circuit) CAV VAV: CAV - Constant Air Volume Evaporator Motor Type: High efficiency ODP with VFD Evaporator Motor Horsepower: 10 Horsepower Supply Blower Size: 20" Direct Drive, Backward Inclined Supply Blower Supply Blower Options: Spring Isolation (Standard Only) Energy Recovery & Conservation: ECW 486 Energy Recovery Options: VFD Temp Defrost Exhaust Blower Motor Horsepower: 71/2 Horsepower exhaust blower motor Exhaust/Return Blower Motor type: High efficiency ODP with VFD Exhaust Blower Size: 20" Direct Drive, Backward Incline Exhaust Blower Exhaust Blower Options: Actuator Damper+Spring Isolation (Standard Only) Heating Types: Natural Gas Heat Heater Control: Modulating 10:1 (5:1 on LP Gas) Gas Furnace: 800 MBH (400+400 MBH) Controls: ALC, Standard Program, DOAS Ventilation & Controls: Motorized 2-Position OA Damper with 2-Position Actuator (ALC, Field DDC, EM) Control Options: Exhaust Fan Interlock ALC Ship With Options: Equipment Touch 2 4.3" (Ship With) ALC Ship With Options: ZS "Standard" Zone Sensor With Humidity Maintenance Options: 115V Convenience Outlet Safety Controls: None Filters: 4 in. MERV 14 Pleated **Disconnect: Non Fused Disconnect** Roof Curbs: C XL Cab Roof Curb 14" with 4 Cond fan With Exhaust Corrosion Protection - Package: None Blower HP - 10 Blower RPM - 2244 Supply Fan - BI 20 Exhaust RPM - 2103 Exhaust HP - 7.5 Exhaust Fan - BI 20

M1



### Tag: DOAS-1

### JROA300G4A3DABGBG1B64DXB0E270FBCBGKF100B1T1AA00D0BBGD

Unit Information		Pack	age Unit -	DOAS												
Model:	JROA	1		Unit Length:	281		in		Altitude:	0	f	t				
Size:	300	C4XL		Unit Width:	87.12	5	in	Uni	t Weight:	524	<b>14</b>	b.				
Quantity:	1			Unit Height:	81		in									
Design Conditions	<u>i</u>							Filter I	nformat	tion						
Supply Airflow:	<b>7500</b> C	FM	Amb	pient Air DB:	95.0	0 F			Filt	ers: 2	25x20	(2), 25x	16(2)			
Outside Airflow:	<b>7500</b> C	CFM						Pleated	d Filter Me	dia:	40	sq.ft				
Cooling Performar	nce															
Gro	ss Total C	apacity	:	328	MBh		E١	/aporato	r Face Are	ea:	16	sq ft	t			
Gross S	ensible Ca	apacity:	2	225.8	MBh			Evapo	orator Row	/s:	6					
N	et Total C	apacity	: 3	309.2	MBh			Eva	porator FF	기:	12					
Net S	ensible Ca	apacity:		207	MBh		C	ondense	r Face Are	ea:	53.44	sq ft	t			
Entering A	ir DB / WE	3 (Coil):	81.7	/ 68.3	F			Cond	enser Row	/s:	1					
Leaving A	ir DB / WE	3 (Coil):	54.5	/ 54.4	F			Cor	ndenser FF	PI:	19					
Leaving Air DB /	WB (Subc	ooling):	:	/	F				Air Veloci	ty:	468	fpm				
Leaving Air DB / W	/B (Max. R	(Reheat)	76.4	/ 62.69	F			Cooling	Coil Air P	D:	0.71	in H	20			
Leaving A	ir DB / WE	3 (Unit):	78.7	/ 63.5	F											
		EER:		13.3					MR	E:	5.19	lb/k\	Wh			
		Watts:	: 3	5338					MR	C:	183.4	lb/h				
Heating Performar	<u>nce</u>															
Heat Ty	pe:	Gas	6		Ente	ering	Air D	B:	0.0 F							
Input Capac	ity:	800.0	MBh		Lea	ving	Air D	B:	<b>79.0</b> F							
Output Capac	ity:	640.0	)		Heating	Coil	Air P	D:	<b>0.18</b> in H	120						
Energy Conservat	ion Whe	<u>eel</u>	ECW 48	6												
				C	ooling							Heat	ing			
Outside Airflow:	7500	CFM	Outsi	de Air DB / W	B: <b>91.0</b>	1	74.0	F	Ou	tside	Air DE	8 / WB:	0.0	1	0.0	F
Pre-treated OA:	7500	CFM	Pre-treate	ed OA DB / W	B: <b>81.7</b>	1	68.3	F	Pre-trea	ated C	DA DE	8 / WB:	36.6	1	35.1	F
Return Airflow:	0	CFM	Retu	urn Air DB / W	B: <b>75.0</b>	1	63.0	F	Re	eturn	Air DE	8 / WB:	70.0	1	58.0	F
Exhaust Airflow:	7500	CFM	Exhai	ust Air DB / W	B: <b>83.9</b>	1	69.1	F	Exh	naust	Air DE	8 / WB:	27.7	1	29.7	F
				Supply Air P	D:		1.40	in H2O		Su	pply /	Air PD:			1.50	in H2O
				Exhaust Air P	D:		1.41	in H2O		Exh	aust /	Air PD:			1.41	in H2C
				Total Capaci	ty:	10	61.77	MBh		То	tal Ca	pacity:			409.11	MBh
Filters:			Later	nt Effectivenes	SS:		55	%	Lat	ent E	ffectiv	eness:			55	%
Pleated Filter Media:		sq.ft	Sensibl	e Effectivenes	SS:		61	%	Sensi	ible E	ffectiv	eness:			62	%
			Tota	al Effectivenes	SS:		57	%	T	otal E	ffectiv	eness:			59	%

### Supply Fan BI 20



### Supply Pressure Drop Summary

External Static Pressure:	1.20	in H2O
Internal Pressure Drop:	2.77	in H2O
Total Static Pressure:	3.97	in H2O

#### Supply Fan Conditions

Fan Motor BHP:	7.40	BHP
Fan RPM:	2244	RPM

#### Internal Pressure Drop Breakdown

Cabinet:	0.26	in H2O
Filter:	0.22	in H2O
Cooling Coil:	0.71	in H2O
Heating Coil:	0.18	in H2O
Energy Conservation Wheel:	1.4	in H2O

#### Exhaust Fan BI 20



#### Exhaust Pressure Drop

External Static Pressure:	0.80	in H2O
Total Static Pressure:	2.66	in H2O

#### **Exhaust Fan Conditions**

Fan Motor BHP:	5.64	BHP
Fan RPM:	2103	RPM

### **Unit Electrical Data**

	230-3-60	Unit Voltage-Ph-Hz:
Amps	154.2	Unit Amps - FLA:
Amps	166.2	Min Circuit Ampacity - MCA:
Amps	200	Maximum Fuse Size - MFS:

#### **Motors**

Name/Type	Fan Service	<u>Qty</u>	H	<u>IP (ea.)</u>	<u>FLA (ea.)</u>	<u>RLA (ea.)</u>	<u>LRA (ea.)</u>
ECW			1	0.5	2.7		
230-3 ODP Hi E (4 pole)	Exhaust		1	7.5	18.5		
Scroll		:	2			48.1	245.0
230-3 ODP Hi E (4 pole)	Supply		1	10	24.8		
630mm AC Condenser Fan	Condenser		4	1.3	3.0		

M1									April	7, 2021
Sound Data										
	<u>63Hz</u>	<u>125Hz</u>	<u>250Hz</u>	<u>500Hz</u>	<u>1KHz</u>	<u>2KHz</u>	<u>4KHz</u>	<u>8KHz</u>	Total DBA	
Cabinet	69.5	87.1	85	89.9	88.3	83.5	78	72.8	92.01	
Supply	55	62	74	75.0	78.0	78.0	78	70	84	
Exhaust	55	62	74	75.0	78.0	78.0	78	70	84	

Qty: 1 Tags: DOAS-1





Qty: 1 Tags: DOAS-1

0504I-2553 - 3 *R C4XL CAB 05/2017

### 0504I-2614 - RIGGING INSTRUCTIONS

Qty: 1 Tags: DOAS-1



M1

### 0795I-0037 - *R EXH CLEARANCE

Qty: 1 Tags: DOAS-1



### 0851I-1890---CURB,EXH,PR-C4XL-CAB

Tags: DOAS-1 Qty: 1





0851I-1890 *R C4XL CAB CURB ESTIMATED WEIGHT: 314 LBS 05/2017

PROP65 for JCI submittal

Qty: 1 Tags: DOAS-1



**WARNING:** Cancer and Reproductive Harm – www.P65Warnings.ca.gov

#### Mechanical Specifications - Tag(s): DOAS-1

#### Application/Unit Type JROA

JROA Series are designed for dedicated 100% outside air pre-conditioning. Units are DX air-source cooling only with or without optional heat, energy recovery wheel or exhaust.

#### **Unit JROA**

The JR Series packaged unit is a fully assembled heating and/or cooling system, ETL listed, with a single refrigerant circuit (sizes 036–096) or dual refrigerant circuits (sizes 120–1680). Standard features are hoods for outside air and exhaust (if included), factory wiring with a single point power connection, phase and voltage monitor, refrigerant piping, safeties and refrigerant/oil charge (R-410A). Also included are temperature controls (either factory or terminals for field furnished) and optional features listed below.

#### **Unit Cabinet JROA**

Cabinet is double wall design with heavy-duty frame and reinforced base. Double wall panels are constructed of G-90 galvanized steel inside and out with a polyester exterior finish for up to 2,500 hour salt-spray protection. Fixed panels on sides and top have two-inch thick, closed cell foam insulation; access panels have two-inch foam injection insulation provides an R-13 rating to reduce heat transfer losses. Access panels are fitted with one-quarter turn self-tightening latches (one lockable) and stainless steel hinges. Top panels are raised to improve water run-off and include drip edge. Heavy Duty 16-guage base pan has 0.375 inch closed cell insulation on the underside to serve as sound attenuation and as a moisture/thermal barrier and a positive seal to the curb. Bottom openings include a minimum one-half inch turned up flange. Stainless steel and/or MAGNI® 555-coated hardware reduce fastener corrosion. Efficient micro-channel condenser coils are standard (heat-pumps have fin and tube). The condenser section on units with four or more fans has removable channels for proper roof clearance. A double-sloped, extra-large, stainless steel drain pan equipped with drain fitting positioned on exterior of cabinet to facilitate removal of condensate and eliminate standing water.

#### **Fans JROA**

Direct-drive (air foil or backward inclined) supply and exhaust (if included) blowers are provided with high-efficiency, ODP or TEFC motors (optional ECM) and variable frequency drives (VFD). VFD's may be used to field-adjust airflow. Condenser fans have external rotor, direct driven, axial cast profiled blades with a 5-1/2" spun venturi for high efficiency and low noise. Motors are Totally Enclosed Air Over (TEAO) and operated with pre-programmed VFD for accurate head pressure control.

#### Cabinet Options: Vertical Supply/Vertical Return

Airflow Configuration, vertical (downflow) supply and return; may or may not have exhaust/relief

#### Cooling Coil: 6 row Copper Tube Aluminum Fin DX Coil

Cooling Coil, 6-row copper tube, aluminum fin DX coil will be enhanced surface aluminum fins, formed on multiple rows of seamless rifled copper tubing, arranged in staggered tube configuration with galvanized steel header plates. These tubes are mechanically expanded, firmly bonding the tube to the shoulder of each fin. Dual circuit units will have intertwined coils for optimal dehumidification at part-load operation.

#### Compressor Type: Dual Scroll/Dual Circuit with lead Circuit VFD

Compressors are hermetic scroll type with crankcase heaters, overload protection, short cycle protection and minimum on and off timers. Installed in an insulated compartment accessible through hinged access doors compressors are mounted on rubber-in-shear isolators and isolated from the treated air stream. Refrigerant lines include circuit access/service valves and reaction torque loops. Crankcase heaters will only be activated during compressor off mode. The lead refrigeration circuit has a variable capacity, variable speed compressor with a variable speed drive and modulating hot gas bypass for additional control. The control system will be capable of modulating the compressor from 100% capacity down to 58% capacity while staging the lag compressor. Unit sizes 480 and larger have tandem type compressors. The second compressor on each tandem set is staged via a refrigeration pressure control.

#### **Refrigeration Controls: Hot Gas Bypass (Dual Circuit)**

Refrigeration Controls/Options, Hot Gas Bypass, modulating valves without Head Pressure Control (Dual Circuit)

#### Refrigeration Controls: Hot Gas Reheat, Modulating (Dual Circuit)

Refrigeration Controls/Options, Hot Gas Reheat, Modulating with Variable Speed Head Pressure Control (Dual Circuit), Includes two one-row coils and Electronic valves

#### Evaporator Motor Type: High efficiency ODP with VFD

Supply Motor Type, the motor(s) will be premium efficiency, open drip proof nominal 1800 or 3600 RPM. For 1.0 horsepower and larger and it is externally protected (manual reset). Motors will be furnished with sealed ball bearings. A factory-mounted Variable Frequency Drive will be furnished for each motor

#### **Evaporator Motor Horsepower: 10 Horsepower**

Supply Motor Type, 10.0 horsepower

#### Supply Blower Size: 20" Direct Drive, Backward Inclined Supply Blower

Supply Blower size/Type, 20" diameter/backward-inclined; the direct-drive impeller is painted steel, statically and dynamically balanced to a grade of G=2,5 (ATE G=6,3) and designed along with the matching inlet cone to achieve the best possible aerodynamic performance. They are secured to the motor shaft with a steel hub that incorporates and keyway and locking screw.

#### Supply Blower Options: Spring Isolation (Standard Only)

Supply Blower Options, 1" spring isolation in between the blower frame and mount plus a flexible connection at the fan wall.

#### Energy Recovery & Conservation: ECW 486

The factory-installed enthalpy wheel will be certified to meet the requirements of AHRI Standard 1060 and will be AHRI listed. The rotor will be constructed of alternating layers of flat and corrugated synthetic fibrous media and will be fluted or formed honeycomb geometry so as to eliminate internal wheel bypass. The wheel will include a desiccant that is permanently bound and uniformly dispersed throughout the matrix. The desiccant material will be a 4 angstrom or smaller molecular sieve to minimize cross contamination. The wheel frames will be evenly spaced steel spokes with a galvanized steel outer band and rigid center hub. The wheel seals will be full contact nylon brush type. Wheel cassettes will be constructed of galvanized steel and will have an integral purge section. Bearings will be inboard mounted, permanently sealed roller type or externally flanged type. The wheel cassette will slide out of the cabinet side for service. Wheels up to 60" will be driven by a fractional horsepower AC motor and larger wheels will have a 1.0 or 1.5 horsepower premium efficiency AC motor via a multilink drive belt. Outside and exhaust air streams include 2" MERV 8 filters.

#### Energy Recovery Options: VFD Temp Defrost

Energy Recovery Options, VFD defrost, wheel speed is slowed as frost condition occurs

#### Exhaust Blower Motor Horsepower: 71/2 Horsepower exhaust blower motor

Exhaust Motor size, 7.5 horsepower

#### Exhaust/Return Blower Motor type: High efficiency ODP with VFD

#### "Exhaust Motor Type

The motor(s) will be premium efficiency, open drip proof, nominal 1800 or 3600 RPM. For 1.0 horsepower and larger and it is externally protected (manual reset). Motors will be furnished with sealed ball bearings. A factory-mounted Variable Frequency Drive will be furnished for each motor

#### Exhaust Blower Size: 20" Direct Drive, Backward Incline Exhaust Blower

Exhaust Blower size/Type, 20" diameter/backward-inclined; the direct-drive impeller is painted steel, statically and dynamically balanced to a grade of G=2,5 (ATE G=6,3) and designed along with the matching inlet cone to achieve the best possible aerodynamic performance. They are secured to the motor shaft with a steel hub that incorporates and keyway and locking screw.

#### Exhaust Blower Options: Actuator Damper+Spring Isolation (Standard Only)

Exhaust Blower Options, exhaust air hood with gravity relief damper, 2-position actuator, 1" spring isolation in between the blower frame and mount plus a flexible connection at the fan wall (Standard only).

#### Heating Types: Natural Gas Heat

Natural Gas Heat, Gas heaters are induced-draft combustion type with energy saving direct spark ignition systems and redundant main gas valves. The tubular section type heat exchanger is constructed of a minimum of 20-gage type 409 stainless steel. Burners are in-shot type constructed of aluminum coated steel.

#### Heater Control: Modulating 10:1 (5:1 on LP Gas)

Heater control, modulating 10:1 (Gas furnace)

#### Gas Furnace: 800 MBH (400+400 MBH)

Gas Heating Capacity, 800.0 (400.0 + 400.0) MBH input, 80% AFUE

#### Controls: ALC, Standard Program, DOAS

Controls, ALC I/O OPTICORE LS-1628u digital controller, factory-mounted and wired with standard program for 100% outside air. Includes low voltage control circuit, remote access support over internet/intranet or modem and BACnet and Modbus protocols.

#### Ventilation & Controls: Motorized 2-Position OA Damper with 2-Position Actuator (ALC, Field DDC, EM)

Ventilation Option, outside air intake hood with birdscreen plus motorized Class 1 damper with 2-position actuator – may be used with ALC or field-installed DDC or electro-mechanical 24 Volt controls

#### **Control Options: Exhaust Fan Interlock**

Control Options, exhaust fan interlock relay factory-installed and wired. Provides start/stop of a remote exhaust fan with the supply fan.

#### ALC Ship With Options: Equipment Touch 2 4.3" (Ship With)

The Equipment Touch interface is designed as an equipment HMI and a diagnostic tool together in one compact interface. With Screens programmed in ViewBuilder, the interface has a color LCD touch screen display used to provide a custom graphic interface for control of equipment.

#### ALC Ship With Options: ZS "Standard" Zone Sensor With Humidity

ZS-H-BNK wall-mounted standard zone temperature and humidity sensor. This is used with PRR and PRM units.

#### Maintenance Options: 115V Convenience Outlet

Maintenance Options, 115 volt GFCI convenience outlet with cover – factory wired. Includes step down transformer and fused disconnect switch in NEMA 3R enclosures

#### Safety Controls: None

Safety Options, None

#### Filters: 4 in. MERV 14 Pleated

Pre-filter options, 4 in. filter rack with MERV 14 (pleated) filters pre-loaded in unit.

#### Roof Curbs: C XL Cab Roof Curb 14" with 4 Cond fan With Exhaust

ROOF CURB, 14" high, un-insulated curb with sleeper for PR_A/PR_H-C4 XL cabinet with exhaust fan and four condenser fans. Curb will be formed of minimum 16-gage galvanized steel with wood nailer strip and will be capable of supporting entire unit weight

#### **Corrosion Protection - Package: None**

Corrosion Protection, none



# **MEMORANDUM**

**Planning Department** 

DATE:	September 1 st , 2021
то:	Planning Board
FROM:	Brooks Cowan, City Planner
APPROVED:	Jana Ecker, Planning Director
SUBJECT:	325 S. Eton Street – District Lofts Phase 3 – New Mixed Use Four Story Building – Community Impact Study UPDATE & Preliminary Site Plan Review

## **Community Impact Study**

### I. Introduction

The applicant for 325 S. Eton Street is applying to complete Phase 3 for the District Lofts which consists of a 4 story mixed use building with first floor commercial space and 50 residential units. The subject site for the Phase 3 building currently consists of The Reserve banquet and dining hall just south of the intersection at S. Eton and Maple Road. The Reserve obtained a Final Site Plan and SLUP approval in 2003 as it exceeds 6,000 square feet and operates past 11pm.

The entire property currently consists of five buildings including the Big Rock Chop House, The Reserve, a four story private parking deck, District Lofts Building A, and District Lofts Building B. Districts Lofts Buildings A at 2051 Villa Street and Building B at 375 S. Eton account for over 90,000 square feet with first floor commercial space, live-works units, and 47 residential units. Given the size of the original development proposal in 2006, the applicant was required to submit a Community Impact Study which was accepted in January 2006. Relevant meeting minutes are attached. District Lofts Building B at 375 S. Eton went to the Planning Board for Final Site Plan approval in 2015, however it was not required to submit a CIS due to the plans being included in the original 2006 CIS. Building B again appeared before the Planning Board once again in July of 2017 for a SLUP to have an office use greater than 6,000 SF. The SLUP was approved by City Commission August 2017.

District Lofts Phase 3 is part of the Eton Condominium Properties which is 143,593 square feet and encompasses the triangular area from Villa Street to East Maple, bound by S. Eton Road to the west and the railroad to the east. It is of note that the Big Rock Chophouse is listed in the City's inventory of historic properties and given the proposed changes to the site plan, the application must be reviewed by the Historic District Commission. The first floor of the building is proposed to have 6,600 square feet of commercial office and retail space and therefore will also require SLUP review and approval in conjunction with Final Site Plan and Design Review. The proposed District Lofts Phase 3 building is proposed to be 59,077 square feet in size, thus requiring the applicant to prepare a Community Impact Study in accordance with Article 7, section 7.27(E) of the Zoning Ordinance as they are proposing a new building containing more than 20,000 square feet of gross floor area. The Phase 3 building was not included in the 2006 CIS report for the District Lofts development due to the existence of The Reserve. The City considers the application a Community Impact Study Update due to the fact that the property has obtained CIS acceptance in 2006.

### II. COMMUNITY IMPACT STUDY

As stated above, the applicant was required to prepare an updated Community Impact Study given the proposed construction of a new building. The Zoning Ordinance recognizes that buildings of a certain size may affect community services, the environment, and neighboring properties. The CIS acts as a foundation for discussion between the Planning Board and the applicant, beyond the normal scope of information addressed in the Preliminary Site Plan Review application. The Planning Board "accepts" the CIS prior to taking action on a Preliminary Site Plan.

### A. Planning & Zoning Issues:

#### Use

The property is currently zoned MX – Mixed Use and B2-B Business on the northern portion of the lot. The new proposed building is entirely within the MX Zone. The proposed commercial and multi-family residential uses are permitted principal uses in the MX and B2-B zone districts.

The four existing buildings and the new proposed building of the District Lofts Development consist of a mix of uses with live-work units, first floor commercial space, residential units, a restaurant, and a private parking deck.

#### Master Plan Compliance: Eton Road Corridor Plan

The Eton Road Corridor Plan Vision Statement is based on the issues and vision drafted by participants and is stated as follows:

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

The Eton Road Corridor Plan Future Land Use Goals of Chapter 4 state the following:

- a) Promote the continued mixed use and redevelopment of the corridor area.
- b) Ensure that public and recreational uses, and their accessory uses remain compatible with and accessible to the single-family residential neighborhood.

- c) Discourage large-scale commercial and industrial uses that are incompatible with the adjacent single-family neighborhood.
- *d)* Continue to preserve the adjacent stable single-family residential district to the west.
- e) Encourage the retention and expansion of existing uses that help define the corridor area including the continued use of historic depot landmark building and the existing passenger rail facility.
- f) Allow mixed-use developments that include residential uses.
- *g)* Enhance the image of the sub-area by creating entrance features consisting of landscaping, lighting and low profile signage.

The proposed development implements the Future Land Use Goals contained in the Eton Road Corridor Plan as the applicant is proposing a mixed-use building with first floor commercial space fronting along Eton Street along with three floors of residential units and architectural enhancements consisting of landscaping, lighting, and low profile signage.

The proposal appears to be compatible with the uses on the west side of Eton Street which include zones B1 and R6 which allow commercial uses up to 30 feet in height and residential uses up to 40 feet in height. The District Lofts Phase 3 Building also appears to expand existing commercial and residential uses in the area and encourages the continued use of the historic landmark building by increasing commercial activity in the area.

The Site Design Goals for the Eton Road Corridor Plan encourages the use of high quality building materials and appropriate urban design elements such as entrance features, streetscape, lighting, and façade improvements that create a pedestrian friendly environment. The proposed development and uses relate to the pedestrian as the building is located at the property line and was designed with human scale detailing on the first floor including canopies, large windows, landscaping and pedestrian entrances along S. Eton Street. The building consists of high quality brick and detailing materials with landscaping and furniture surrounding the building.

The Plan also encourages a continuous sidewalk and cohesive streetscape design along the east side of Eton Road and along existing and proposed interior streets. However, the applicant has not indicated any streetscape features such as street trees or street lights. The streetscape along Eton Street to the south is complete with street trees and City standard street lights. The current site plan indicates the existing 5 foot sidewalk without any streetscape improvements. **The lack of street trees and streetlights does not appear to be consistent with the recommendations of the Eton Road Corridor Plan's recommendation for a cohesive streetscape design along the sidewalk**. The applicant will be required to add street trees and street lights to ensure compliance with the Zoning Ordinance and the Eton Road Corridor Plan. The applicant has advised that they will provide a 5' wide grass strip between the curb and the sidewalk, and will include the required street trees and pedestrian scale lights in this area as required for Final Site Plan and Design Review.

### B. Land Development Issues:

The applicant has provided a survey of existing site conditions, an Eton Condominiums survey, topographic conditions and historic aerial photos of the area to document the history of development in the area.

Section 3.4 of the CIS includes a Phase I Environmental Site Assessment dated June 1st, 2021 prepared by Consolidated Environmental Services, Inc. (CES). The report indicates that a Recognized Environmental Condition (REC) was identified in 1998 and a Phase 2 Environmental Site Assessment was performed at that time to address potential for contamination in areas along the railroad siding. Findings concluded that some hydrocarbon impact was found on the property but this impact was below the state residential cleanup standards, therefore no further action was taken. The portion of the property where hydrocarbons were detected in 1998 appears to be where the parking garage is now located.

The recent borings done for the 325 S. Eton Street site had no hydrocarbons detected. CES believes the REC identified in 1998 has been adequately addressed. CES also finds that no other RECs have been found for the 325 S. Eton Street property from the operation of the Reserve. The Phase I Environmental Site Assessment recommendation is that care should be taken in the development of the new building. If any suspected contaminated soils or other materials are encountered during excavation an environmental professional should be retained for testing and to properly characterize and handle the material.

Section 3.5 of the CIS includes the Geotechnical Investigation with Soil and Groundwater Analytical Results. Soil borings included in the report are by McDowell & Associates from 2015 for the District Lofts Phase Building B at 375 S. Eton Street, directly south of the subject property. Six borings were taken and the underlying native soil was composed of fill soils and clay. Standard Penetration Tests made during sampling indicate that the native soils at the site have fair to very good strengths. The report concludes that the area has sufficient soil to support a 4 story building with conventional spread or strip footing. The report suggests that the Phase 3 building of 325 S. Eton has acceptable soil and groundwater analytics, given the accepted results of the previous 2006 CIS, the soil results from 2015, and the presence of an existing building. Minutes from each review are attached.

Section 3.8 of the CIS includes the haul route proposed for the development project. Trucks will use Eton, Villa, and the District Lofts access drive in a counter-clockwise direction to deliver and carry out materials. It is of note that the proposed development will be using the existing basement at The Reserve. Thus, the volume of excavated soils to be removed from the site will be low.

### C. Utilities, Noise, and Air Issues:

The applicant will be required to bury all utilities on the site. The applicant will maintain existing utility companies to service the site. The site plan indicates that all new lines on will be run underground as required.

A noise study was prepared by Kolano and Saha Engineers, Inc dated February 2, 2021. For the on-site sound level measurements, noise readings were taken for a 24 hour period in January 2021 80 ft east of S. Eton Road, 320 ft north of Villa Street at a position that is expected to be at the middle of the north wall of the proposed new building. The daytime and nighttime average sound level ranged from 51 to 59 dB(A) with an occasional peak due to an aircraft, a train, or garbage truck operation. The report concludes that the ambient sound within the area falls within the "normally acceptable" range and is not expected to adversely affect residents in the building.

The Noise Impact section states that the proposed mixed-use multi-story building will be similar to other multi-family residential buildings in Birmingham where the main source of noise will come from heating and cooling units. The report concludes that mechanical heating and cooling units are not expected to contribute a significant level of noise beyond the property boundary, and will not exceed ordinance limits if located sufficiently away from property lines and contained within screen walls. The report concludes that the development will not produce excessive noise contribution to the adjacent community and will be within the Birmingham Noise Ordinance limits with proper considerations for noise control.

A 2019 Air Quality Annual Report for Michigan has been provided. The report does not provide site specific conclusions regarding air quality, however it does provide data from the nearest air quality monitoring station which is Oak Park. The proposed development and use appears to be compatible with surrounding uses and is not expected to create substantial increases in pollution levels.

A parking deck is located on-site to serve the commercial buildings on-site. The parking deck has 262 parking spaces with open ventilation and does not appear to contribute towards hazardous levels of pollution.

#### D. Environmental Design and Historic Values:

245 S. Eton Street is a nationally registered historical landmark. The train station known as Grand Trunk Western Railroad Birmingham Depot now serves as the restaurant known as "Big Rock Chophouse." The site plan indicates that no changes are proposed for the historic train depot in use as a restaurant. However, as noted, a Historic District Commission application is required.

The applicant has indicated that no demonstrable destruction of natural features will take place at the site, as the site is largely impervious. The site plans indicate an addition of green space and plantings for the central gathering area which will replace existing parking spaces.

The proposed building will continue the street wall facing S. Eton from the existing building to the south. The four story building will not block or degrade views and it will provide ample screening for the parking structure behind it. There will be no visual pollution as the site plan also indicates that loading spaces are located in the rear portion of the property, along with dumpsters which are screened from view.

### E. Refuse, Sewer and Water:

With regards to refuse, the site has two dumpsters designated for residential users located on each side of the parking structure and a third dumpster that is for Big Rock Chophouse. All dumpsters are properly screened. The site plan submitted does not indicate a trash room within the building, residents of the proposed Phase III building are expected to use the dumpster that The Reserve Banquet facility currently uses. The CIS states that solid waste generated from this development will be normal and can be handled via standard practices by local waste management. A separate area for the collection of recycled debris has not been indicated. The applicant has advised that they will provide separate bins for the disposal of recycled materials within the existing dumpster enclosure area for use by the building's occupants.

In regards to sewer and water, the applicant obtained CIS acceptance in 2006 when The Reserve was located in the subject area. The applicant states that it is anticipated that the existing sanitary sewer will have the capacity to adequately service the proposed development, and that the existing sewer along the frontage of the property has the capacity to handle the flows from the proposed development. The proposed conditions reduce the amount of impervious surface and the applicant does not anticipate that drainage from the site will adversely affect the municipal system. The applicant also anticipates that the existing 12 inch water main should have the capacity to service the proposed building. Further comments on sewer, water, and other engineering related items will be provided by the City's Engineering staff by Thursday, September 9th, 2021 for the Planning Board.

### F. Public Safety:

The Fire Department has requested that the applicant indicate on the plans that the fire lane on the east side of the property provide proper turn radius for the Birmingham Fire Department's largest vehicle, and that a 20 foot width be maintained for this lane. For the northeast side of the property (Big Rock, Phase 3, and Parking Deck), the Fire Department requests that the applicant assure a fire truck can turn into the access drive without disruption of islands, structures, or landscape. Current site plans indicate a 20 foot wide access drive as existing and proposed. The Fire Department will require further information to ensure that all life safety issues have been addressed, including fire access, water connections etc. The applicant has indicate one elevator that will accommodate a medical cart.

The CIS states that there are no plans for a security system for the building. However, the applicant has advised that they do intend to provide a secured entry that requires visitors to call for entry, and residents can access the building using a key fob. This is the same system in use in the existing District Loft Buildings A and B. The Police Department have commented that they would prefer to see the sidewalk along S. Eton Street be moved away from the street to improve the safety of pedestrians by having a separation from the roadway. Doing so would be in line with the right-of-way immediately to the south. The City also requires street lights to be installed in the every 40 along S. Eton street to improve pedestrian and vehicular safety during the nighttime. The Planning Division recommends the applicant provide a public access easement to separate the sidewalk from the street and provide space for City required streetlights. The

applicant has stated that they will provide a 5' wide boulevard area abutting the curb to provide separation between the street and sidewalk, and proposes to include the required street trees and pedestrian scale lighting in this area for Final Site Plan Review.

### G. Transportation:

A Traffic Impact Study has been provided by ROWE Professional Services Company dated July 1st, 2021. On September 1st, 2021, the City's traffic consulting firm Fleis & Vandebrink (F&V) submitted a letter requesting issues with the TIS submitted by ROWE be addressed (attached). The two consulting firms have been in communication regarding the TIS and F&V will conduct an updated review and will have a traffic engineer present at the meeting on Thursday September 9th, 2021 to address all traffic issues.

### H. Parking:

The site has a private parking structure servicing the four commercial buildings. The private structure has 262 parking spaces available for District Lofts Residents, Big Rock Chophouse patrons and staff, and Griffin Claw brewery staff. The mixed-use buildings of 2051 Villa and 375 S. Eton have a combined below ground parking total of 102 parking spaces. Big Rock Chophouse has a total of 21 surface parking spaces, while the southeast corner of the site area has 18 parking spaces facing the railroad. There are also 12 on street parking spaces along Villa which are available to the public. Five parking spaces will be removed from the interior to accommodate for the new gathering area.

### I. Natural Features:

There will be little to no impact on natural features as the site is already developed for commercial and residential uses with mostly impervious surface. Extensive new landscaping is proposed to coincide with the new development surrounding the proposed building and for the proposed gathering area central to the entire property.

Street trees are required every 40 feet of linear frontage per the Zoning Ordinance, however the current site plan does not indicate such natural features. The Department of Public Services have commented that street trees and the right-of-way should be designed to match what is along S. Eton to the south of the subject building where there is up to 7 feet of grass between the road and sidewalk with trees every 40 feet. **The Planning Division recommends the applicant provide a public access easement to separate the sidewalk from the street and provide space for City required street trees and lighting to be included along the frontage of the proposed building to match the right-of-way along the eastern portion of S. Eton Road south of the proposed Phase 3 building.** As noted above, the applicant has stated that they will provide a 5' wide boulevard area abutting the curb to provide separation between the street and sidewalk, and proposes to include the required street trees and pedestrian scale lighting in this area for Final Site Plan Review.

### J. Departmental Reports:

<u>1. Engineering Division</u> CIS

# Comments regarding water, sewer, drainage, and other engineering related items will be provided by Thursday, September 9th, 2021.

#### SITE PLAN

The Engineering Department has completed a review of the streetscape spacing requirements in regards to lighting and walkway spacing from the street edge.

The light pole foundation base used in the district is 16" in diameter. In order to access the foundation based for replacement the forms are approximately 3.5' in diameter. For safety of both vehicles and pedestrians the poles should not be located immediately adjacent to either the road or the 5' standard walkway space.

Therefore, the Engineering department recommends a minimum of 5' of space between the back of curb and the start of the primary walking surface and that the light pole be centered in this space.

2. Department of Public Services – Griffin Claw has a 7' grass/right-of-way and 7.5' sidewalk with 18 in. planter beds. The existing District Lofts building at 385 S. Eton has 7' grass and 6.5' sidewalk at shortest point (foreground of photo below). 12" planter bed. The streetscape area along S. Eton, from building to curb should match the above with grass area of at least 7', incorporating trees at the proper spacing requirements.

Tree protection is required on at least 2 of the existing city trees in front of 385 S. Eton (if not all 4). We recommend selecting a different species of tree than Pear, due to Trellis Rust Disease, overplanting and invasive nature. The plant material on sheet L2 is approved.



Griffin Claw - 09.02.21

District Lofts Building B (375 S. Eton) - 09.02.21



- <u>3. Fire Department</u> The Fire Department provided the following comments on August 16, 2021:
  - 1. Fire lane on east side of property shall provide proper turning radius for the Birmingham FireDepartment's largest vehicle. Maintain 20 feet of width for this lane.
  - 2. At the northeast side of the property, assure that a fire truck can turn into the lane without disruption of islands, structures or landscape.
  - 3. Full fire suppression required.
  - 4. Fire alarm system required.
  - 5. The fire department connection (FDC) shall be installed on the Eton Street side with a firehydrant within 100 feet of the FDC.
  - 6. Fire pump installation required if water pressures are not sufficient for system installed. Back-up power system for this pump. Determination of this item at a later date when plans submitted and calculations made.
  - 7. Knox box required for this building.
  - 8. Emergency power shut off device installation Knox 4500 series box for fire department use.

<u>4. Police Department</u> – The Police Department has reviewed the plans and would prefer to see the sidewalk moved back to improve the safety of pedestrians by having a separation from the roadway. This would also match how their building to the south looks.

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

1. Exit stair B.1 is connected to the exit discharge (exterior) by a "delivery corridor". This corridor must be constructed as an exit passageway and meet the requirements of Section 1024 of the building code.

2. The corridor running north and south on floors 2 thru 4 has a dead end that exceeds the maximum of 50-feet as limited Section 1020.4 of the building code.

### K. Summary of CIS:

The following issues remain outstanding with regards to the CIS:

1. The applicant must update the TIS to address issues outlined in the September 1st, 2021 letter from F & V and resubmit for review.

### Suggested Action:

To <u>postpone</u> action on the Community Impact Study as provided by the applicant for the proposed development at 325 S. Eton, allowing the applicant to address the opportunity to address the following issues:

- 1. The applicant submit an updated TIS report addressing issues outlined by F&V;
- 2. Applicant provide a public access easement to separate the sidewalk from the street and provide space in the right-of-way for City required street trees and street lights to be included along the frontage of the proposed building which will match the right-of-way along the eastern portion of S. Eton Road that exists to the south of the proposed Phase 3 building at Final Site Plan review.
- 3. The applicant indicate an area for the collection of recyclables in the dumpster enclosure; and
- 4. The applicant indicate on the plans that the fire lane on the east side of the property (Villa) provide proper turn radius for the Birmingham Fire Department's largest vehicle and that a fire truck can turn into the access drive at the northeastern portion of the property (Big Rock, Phase 3, and Parking Deck) without disruption of islands, structures, or landscape.

### OR

To accept the Community Impact Study as provided by the applicant for the proposed development at 325 S. Eton Street with the following conditions:

- 1. The applicant submit an updated TIS report addressing issues outlined by F&V;
- 2. Applicant provide a public access easement to separate the sidewalk from the street and provide space in the right-of-way for City required street trees and street lights to be included along the frontage of the proposed building which will match the right-of-way along the eastern portion of S. Eton Road that exists to the south of the proposed Phase 3 building at Final Site Plan review.
- 3. The applicant indicate an area for the collection of recyclables in the dumpster enclosure; and
- 4. The applicant indicate on the plans that the fire lane on the east side of the property (Villa) provide proper turn radius for the Birmingham Fire Department's largest vehicle and that a fire truck can turn into the access drive at the northeastern portion of the property (Big Rock, Phase 3, and Parking Deck) without disruption of islands, structures, or landscape.

To decline the Community Impact Study as provided by the applicant for the proposed development at 325 S. Eton Street for the following reasons:

1.	
2.	
3.	

## **Preliminary Site Plan Review**

### III. Preliminary Site Plan Review

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

### 1.0 Land Use and Zoning

- 1.1 <u>Existing Land Use</u> The existing land uses on the site include The Reserve banquet facility, the Big Rock restaurant, a 3-story parking deck, District Lofts Building A (2051 Villa), and District Lofts Building B (375 S. Eton).
- 1.2 <u>Zoning</u> The northern portion of the parcel is zoned B-2B, General Business. The southern portion of the site is zoned MX, Mixed Use. The proposed new building is entirely within the MX zone. The proposed uses appear to conform to the permitted uses of their respective Zoning Districts. The applicant is proposing greater than 6,000 square feet of commercial space on the first floor in the MX zone, therefore the applicant must apply for a Special Land Use Permit at Final Site Plan review.
- **1.3** <u>Summary of Adjacent Land Use and Zoning</u> The following chart summarizes existing land use and zoning adjacent to and/or in the vicinity of the subject site.

	North	South	East	West
Existing Land Use	Public Property	Crosswinds Development	Railroad	Commercial, Multi-family Residential
Existing Zoning District	PP Public Property	MX - Mixed Use	N/A	B-1 – Neighborhood Business, R-6 – Multiple-Family Residential
Overlay Zoning District	N/A	N/A	N/A	N/A

### 2.0 Area, Setback, and Height Requirements

The attached summary analysis provides the required and proposed bulk, area, and placement regulations for the proposed project. The applicant appears to satisfy the majority of the bulk, height, and placement requirements for the MX Zoning District, and is able to meet the Floor Area Ratio requirement of the MX District by satisfying the FAR parking requirement in excess of the general parking standards. There was a clerical error in 2005 which omitted the FAR allowance up to 150% in the MX District when the Zoning Ordinance was reformatted. A memo addressing the error has been prepared for the Planning Board and City Commission. This memo is attached along with the original MX-Mixed Use Ordinance approval from 2000 and the legal review of the Zoning Ordinance changes and reformatting in 2005 that does not mention removing the 150% FAR allowance in the MX zone.

The balconies proposed for the western elevation along Eton Street appear to project into the right-of-way. The applicant must provide dimensions of balcony projections into the right-of-way for Final Site Plan Review. Article 4, Section 4.74(D)(4)(c)(ii) states that *"Permanent architectural features such as windows, balconies, overhangs and other architectural features that encroach into the right of way above 8' may be approved by the Planning Board, Design Review Board and/or the Historic District Commission provided that they do not extend 2' or more into the right of way or create an obstruction and that the encroachment complies with the design review standards set forth in Article 07 of the Birmingham <u>Chapter 126 - Zoning</u>. Encroachments that extend more than 2' into the right of way will also require the approval of the City Commission through a lease agreement"* 

City staff would also like to bring attention to room units #213 and #215 for discussion. The applicant has indicated these spaces as one-bedroom units with a studio office approximately 90 to 100 square feet in size. Both spaces are surrounded by walls with a door for access. Unit #213 studio has a window while the studio in unit #215 does not have a window, and neither have amenities such as closets. Minimum square footage for a bedroom per the building code is 70 square feet. The applicant has indicated that the space is provided due to an increasing demand for work-from-home space and that the walls will provide a private area to conduct work and video calls. The Building Official has reviewed the plans and accepts considering the spaces as offices.

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

### 3.0 Screening and Landscaping

3.1 <u>Dumpster Screening</u> – The applicant is not proposing any changes to the existing three dumpster locations on the site. The dumpsters located at the northeast and southeast portion of the parking structure will be for residential use, while the dumpster adjacent to Big Rock will remain for the restaurant. The current Reserve dumpster is intended to be used by the Phase III building tenants and is screened by the parking deck with a wooden gate. All dumpsters appear to have screening at this time, and there are no trash rooms proposed within Building C at this time. The Planning Division requires that the applicant label materials and dimensions for the dumpster screen wall and gate for FSP review to

### verify all dumpster screening requirements are met.

- 3.2 <u>Parking Lot Screening</u> The surface parking for Big Rock is adequately screened by a masonry screen wall from S. Eton Rd. The surface parking on the southeast corner of the property is also screened by a masonry wall from Villa Ave. All other parking is screened within the parking structure located behind the District Loft Buildings.
- 3.3 <u>Mechanical Equipment Screening</u> –The applicant has indicated a 5.5' mechanical screenwall on the rooftop. The applicant has also provided a roof plan indicating locations of rooftop mechanical units. Rooftop mechanical units are proposed to be 3' in height, therefore adequate rooftop screening is provided. There are two ground mounted transformers located on the south side of the building. The application indicates a height of 5' for the transformers, however the applicant is proposing screening consisting of 30"-36" Hatfield Yew and 30"-36" Koreansice Viburnum. The applicant must provide landscaping 5' in height to screen the existing ground transformers.
- 3.4 <u>Landscaping</u> –A detailed landscape plan has been provided which shows extensive plantings surrounding the building and a remodeling of the cental gathering space. The building frontage along Eton Street is lined with Dense Yew clipped evergreen hedges. The north elevation is proposed to have All Gold Japanese Forest Grass along the commercial space with four Treeform Hydrangea trees. The residential courtyards on the north elevation are proposed to have Emerald Green Arborvitae, Green Carpet Pachysandra groundcover, and Bobo Hydrangea and Pinky Winky Hydrangea for flowering shrubs.

The eastern elevation is also surrounded with Dense Yew clipped evergreen hedges and Treeform Hydrangea. Hameln fountain grass is proposed to wrap around the southeast corner into the pedestrian walkway between 325 & 375 S. Eton.

The southern elevation is lined with Emerald Green Arborvitae, Little Lime Hydrangea, and Little Quick Fire Hydrangea. A dog run with synthetic turf is proposed between the building and pedestrian pathway. The dog run is proposed to be lined with Hatfield Yew evergreens and Koreanspice viburnums along the pedestrian pathway. A new Presidential Gold Ginko surrounded by All Gold Japanese Forest Grass is also proposed for the southwest corner beside the dog run.

The applicant is also proposing the addition of a new gathering space central to the residential buildings. The gathering space is proposed on what is now visitor parking for District Lofts which is adjacent to the parking deck. The existing fountain on south side of access drive at the Building B entrance is proposed to be moved and be a focal point of the gathering space. There will be a grassy lawn with Green Carpet Pachysandra, Green Velvet Boxwood, Hatfield Yew, and Bobo Hydrangea surrounding the fountain. Resident space with a pergola, grill and firepit will be surrounded by Dense Yew, Presidential Gold Ginko, Little Quick Fire Hydrangea, and All Gold Japanese Forest Grass. The existing trees will provide a buffer between the gathering space and the parking structure.

### 4.0 Streetscape Elements

One street tree is required for every 40 feet of street frontage, as per Article 4, Section 4.20(G) of the Zoning Ordinance. The site plan submitted does not indicate new street trees along Phase III's linear frontage on S. Eton Street. The applicant has previously planted trees in the right-of-way along Villa and S. Eton in front of Building A and Building B. The Planning Division recommends that this planting pattern be continued. The applicant must provide plans indicating 1 street tree per 40 feet of linear frontage, or obtain a variance from the Board of Zoning Appeals. The applicant has advised that they will amend the plans to add a grass boulevard with the required street trees along S. Eton at Final Site Plan Review.

The Rail District Streetscape Standards adopted April 20, 2009 requires streetlights, benches, bike racks and trach receptacles of a specific style. The Reserve Banquet facility was approved in 2003 and was not subject to the current streetscape standards at that time. The Planning Division recommends one streetlamp be installed for every 40 feet of street frontage on S. Eton. New street lamps were installed in front of 2051 Villa and 375 S. Eton Street after site plan approval, however the site plan submitted does not indicate new street lamps in front of the newly proposed Phase III building. The applicant must provide plans indicating one City standard street lamp for every 40 feet of frontage for Final Site Plan Review. The applicant has advised that they will amend the plans to include the required pedestrian scale lighting for Final Site Plan and Design Review.

The sidewalk between S. Eton Road and The Reserve is currently 5 feet wide. The site plan submitted appears to maintain the 5 foot width. The Engineering Department, Police Department, and Department of Public Services have commented that additional right-of-way will be required to accommodate space for the street lights and street trees and to separate the sidewalk from the street for safety. DPS has commented that the right-of-way should match what is south of the development with grass and trees between the sidewalk and road. Photos were provided with examples of 7 feet of space of grass between the road and sidewalk. The Planning Division recommends the applicant provide a public access easement to accommodate for additional streetscape space. The applicant has advised that they will amend the plans to include the required buffer between the street and the sidewalk and add in street trees for Final Site Plan and Design Review.

The Phase 3 building frontage along Eton Street is proposed to include three commercial tenants. The Planning Division recommends additional public amenities serving the commercial spaces such as Rail District standard benches, bike, racks, and refuse containers as well. The applicant has advised that they will amend the plans to include street furnishings for Final Site Plan and Design Review.

Existing Sidewalk Image – 08.31.2021



### 4.0 Parking, Loading and Circulation

- 4.1 <u>Parking</u> In accordance with Article 4, Section 4.42 of the Zoning Ordinance, below are the following parking requirements for each building and the entire site of District Lofts, including the addition of Phase III. The applicant is also using additional parking provisions to satisfy the Floor Area Ratio requirements as per Article 2, Section 2.40 MX (Mixed Use):
  - The Big Rock Chophouse is 11,051 SF of restaurant use which requires 1 space per 75 SF, totaling 148 spaces.
  - 2051 Villa (Building A) has 8,000 SF of office which required 1 space per 300 SF (27), 7 one bedroom units requiring 1 space per unit (7), and 12 two-bedroom units requiring 1.25 space per unit (15), totaling 49 parking spaces.
  - 375 S. Eton (Building B) has 10,400 SF of office (35), 7 one-bedroom units (7), and 11 two bedroom units (14), totaling 56 parking spaces.
  - 325 S. Eton (Phase III) is proposing 6,600 SF of office / retail (22), 47 onebedroom units (47) and 3 two-bedroom units (4), totaling 73 parking spaces.
  - The entire site area is 143,593 SF while the applicant has proposed a total gross floor area of 160,712 for all commercial buildings. This is an excess of 17,119 SF over 100% of the Floor Area Ratio (FAR). The MX zone permits an excess of 100% FAR, up to 150%, if one parking space is provided for
every 300 SF in excess of the 100% FAR, therefore an additional 57 spaces is required (17,119 SF / 300 SF = 57 spaces).

Total Required	383 spaces
<u>17,119 SF over 100% FAR</u>	57 spaces
General Requirements	326 spaces
Phase III Building	73 spaces
375 Eton Street (Building B)	56 spaces
2051 Villa (Building A)	49 spaces
Big Rock Chop house	148 spaces

The entire subject property has a parking structure serving all buildings within its boundary, along with surface parking spaces, on-street spaces, and below ground spaces beneath 2051 Villa and 375 S. Eton. Below are the following parking provisions on site:

Total Pending CC Approval	415 spaces
Total On-Site	403 spaces
<u>Villa on-street (Req CC Approval)</u>	12 spaces
Big Rock surface	21 spaces
Surface lot facing RR	18 spaces
Below ground spaces	102 spaces
Existing Parking Deck	262 spaces

The applicant exceeds the parking requirement by 20 parking spaces on-site based on uses indicated in the submitted plans, with an opportunity for an additional 12 parking spaces for a total of 32 pending approval from City Commission, therefore satisfying the parking requirement for the subject site. **Staff would like to note that the applicant has indicated 6,600 SF for the first floor commercial space with three tenant spaces as either an office or retail use. If these spaces are filled with uses such as a salon or restaurant, the parking requirement for the entire site will increase due to different parking requirements of the uses. An excess of 20 to 32 spaces may not be adequate for highly intensive parking uses such as salon or restaurant uses in all three commercial spaces.** 

- 4.2 <u>Loading</u> In accordance with Article 4, section 4.21 of the Zoning Ordinance, two loading spaces are required for the proposed development, which must be 12' by 40' in size, and must be screened with 6' high screening in accordance with Article 4, section 4.49. In addition, in the MX district, the loading areas are only permitted within the rear open space. The applicant is proposing 2 loading spaces 12' by 40' in size, within the rear open space on the north side and south side of the parking structure. The loading spaces appear to be screened by landscaping and buildings along Eton Street.
- 4.3 <u>Vehicular Circulation and Access</u> The proposed development includes the removal of a curb cut facing S. Eton which currently provides access to The Reserve's parking lot. District Lofts Phase III is proposing to build on top of The Reserve's parking lot and eliminate automobile access to this area. Vehicular

access to the subject site is available from Villa Road near the train tracks and from S. Eton Road between the proposed development and the existing Big Rock Chophouse. An access drive winds through the subject site, connecting the curb cuts on Villa Road and S. Eton. The access drive provides a vehicular connection to the four commercial buildings and the private parking structure.

The site plan indicates a new gathering space in the central portion of the entire development. The existing fountain is being relocated from the south side of the access drive to the north side as a focal point of the gathering space. Existing parking spaces are being removed to accommodate space for the gathering area which the access drive wraps around.

# In regards to a review of the traffic report, the City's consulting firm Fleis & Vandenbrink will have comments prepared by Thursday September 9th for the Planning Board meeting, and will be present to address any concerns.

4.4 <u>Pedestrian Circulation and Access</u> – The subject site has proposed ornamental brick pavers to delineate pedestrian crosswalks connecting the residential buildings to the gathering area, the parking deck, and Big Rock Chophouse – all on private property. Concrete pedestrian pathways also connect the S. Eton sidewalk to the interior portion of the property. The gathering area is accessible from public and private walkway connections. There are 3 doors facing S. Eton Street which provide pedestrian access to the proposed commercial space. A sidewalk also connects to the northern elevation providing pedestrian access to the interior of the building and two ground floor residential units.

The submitted site plans indicate a 5 foot width for the sidewalk between the building and S. Eton Road. Given the lack of street trees and street lights, the Engineering Department, Police Department, and DPS recommend additional space for safety and street strees and street lights. The Planning Division recommends the applicant provide a public access easement to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5' public sidewalk. The applicant has advised that they will amend the plans to include the required pedestrian scale lighting and street trees in a 5' wide buffer between the street and sidewalk for Final Site Plan and Design Review.

# 5.0 Lighting

The site plan indicates two wall mounted light fixtures at the building entry facing the access drive and gathering area. Surface mounted lights beneath the 3rd and 4th floor balconies are also proposed. The gathering area is proposed to have eight new ingrade tree uplights. The plans also indicate that the single head and double head light fixtures for the Big Rock Chophouse parking lot are to remain. The applicant has provided a photometric plan for the relevant site area. A detailed review of lighting will be conducted during Final Site Plan & SLUP Review.

## 6.0 **Departmental Reports**

# 6.1 <u>Engineering Division</u>

### CIS

Comments regarding water, sewer, drainage, and other engineering related items will be provided by Thursday, September 9th, 2021.

# SITE PLAN

The Engineering has completed a review of the streetscape spacing requirements in regards to lighting and walkway spacing from the street edge.

The light pole foundation base used in the district is 16" in diameter. In order to access the foundation based for replacement the forms are approximately 3.5' in diameter. For safety of both vehicles and pedestrians the poles should not be located immediately adjacent to either the road or the 5' standard walkway space.

Therefore, the Engineering department recommends a minimum of 5' of space between the back of curb and the start of the primary walking surface be allowed and that the light pole be centered in this space.

6.2 <u>Department of Public Services</u> – Griffin Claw has a 7' grass/right-of-way and 7.5' sidewalk with ~18 in. Planter beds. The existing District Lofts building at 385 S. Eton has 7' grass and 6.5' sidewalk at shortest point (foreground of photo). ~12" planter bed. The Streetscape area along S. Eton, from building to curb should match the above with grass area of at least 7', incorporating trees at the proper spacing requirements.

Tree protection is required on at least 2 of the existing pear city trees in front of 385 S. Eton (if not all 4). We recommend selecting a different species of tree than pear, due to trellis rust disease, overplanting and invasive nature. The plant material on sheet L2 is approved.



Griffin Claw – 09.02.21

District Lofts Building B (375 S. Eton) - 09.02.21



- 6.3 <u>Fire Department</u> The Fire Department provided the following comments regarding initial plan submittal:
  - 1. Fire lane on east side of property shall provide proper turning radius for the Birmingham FireDepartment's largest vehicle. Maintain 20 feet of width for this lane.
  - 2. At the northeast side of the property, assure that a fire truck can turn into the lane without disruption of islands, structures or landscape.
  - 3. Full fire suppression required.
  - 4. Fire alarm system required.
  - 5. The fire department connection (FDC) shall be installed on the Eton Street side with a firehydrant within 100 feet of the FDC.
  - 6. Fire pump installation required if water pressures are not sufficient for system installed. Back-up power system for this pump. Determination of this item at a later date when plans submitted and calculations made.
  - 7. Knox box required for this building.
  - 8. Emergency power shut off device installation Knox 4500 series box for fire department use.
- 6.4 <u>Police Department</u> The police department has reviewed the plans and would prefer to see the sidewalk moved back to improve the safety of pedestrians by having a separation from the roadway. This would also match how their building to the south looks.
- 6.5 <u>Building Division</u> As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

1. Exit stair B.1 is connected to the exit discharge (exterior) by a "delivery corridor". This corridor must be constructed as an exit passageway and meet the requirements of Section 1024 of the building code.

2. The corridor running north and south on floors 2 thru 4 has a dead end that exceeds the maximum of 50-feet as limited Section 1020.4 of the building code.

## 7.0 Master Plan Compliance

As previously mentioned in the CIS review, the proposed development implements a number of the Future Land Use Goals contained in the Eton Road Corridor Plan (ERCP) as the applicant is proposing a mixed-use building with first floor commercial space fronting on Eton Street along with multiple floors of residential units and architectural enhancements for the area.

The ERCP recommends buildings have primary pedestrian entrances, each articulated differently, which face the street or other public space and provide a strong sense of place. District Lofts Phase 3 proposes to have three entryways facing S. Eton for commercial spaces. The applicant has indicated awnings and landscaping surrounding the three commercial entrances. The Planning Division recommends that the applicant compliment the entryways to commercial spaces with a change in landscaping near the doors and public amenities such as benches and bike racks.

In regards to the building and parking placement, the applicant has satisfied the recommendations of the ERCP by placing the mixed-use building along the street frontage and the parking structure in the rear. Areas on site with surface parking and refuse collection near Big Rock Chophouse and the southeast corner are also screened by a masonry wall.

In regards to site access, the ERCP encourages a continuous sidewalk and cohesive streetscape design along the east side of Eton Road and along existing and proposed interior streets. The applicant has not indicated any streetscape features such as street trees or street lights along S. Eton. The streetscape along Eton Street to the south is complete with street trees and city standard street lights. However the current site plan indicates the existing 5 foot sidewalk without any streetscape improvements. The lack of street trees and streetlights does not appear to be consistent with the recommendations of the Eton Road Corridor Plan's recommendation for a cohesive streetscape design along the sidewalk. The applicant has advised that they will provide the required street trees and street lights to be consistent with the ERCP.

The site plan indicates pedestrian pathways from the public sidewalk connecting to the interior of the site where ornamental paving across the access drive indicates a walkway for pedestrians and signals to drivers that they should slow down. The pedestrian pathways and ornamental paving connects to a central gathering space with a number of outdoor amenities.

In regards to landscaping, the applicant has provided extensive landscape designs surrounding the proposed building which includes a landscaped dog run. The ERCP also recommends that the interior area adjacent to structures should be developed as landscaping area in order to provide balance and enhance exterior appearances of buildings. The applicant is proposing to remove existing interior parking spaces and re-

route the access drive in order to accommodate a gathering area complete with ample landscaping and amenities such as a pergola, fire pit and grill.

## 8.0 **Design Review**

In regards to the first floor, There are three proposed office / retail spaces facing S. Eton Street, with five residential units on the north and east side of the building. The ordinance requires a ceiling height of 12 feet for the 1st floor in the MX zone, therefore the applicant must indicate the first floor ceiling height for Final Site Plan review. The applicant is proposing a brick a stone base for the first floor material. The commercial space facing S. Eton will have clear insulated glass in a pre-finished anondized aluminum frame system. The applicant has indicated a glazing percentage of 84% for the west elevation frontage on S. Eton which satisfies the 70% minimum. The applicant has also indicated first floor glazing calculations of 48% for the east elevation, 60% for the south elevation, and 67% for the north elevation which satisfies the ordinance requirement of not less than 30%.

The three commercial spaces on the first floor are proposed to have pre-finished metal awnings above the entrances. Staff would like to note that if future tenants wish to place signage on the awnings, the awning valance may be 9 inches maximum. The Planning Board may wish to discuss requiring public amenities to compliment the commercial entrances such as public benches and bike racks.

The ground floor residential entrances face north and east and provide access to the main lobby, stairway, elevator, and fitness room. The east facing entryway is complimented by landscaping, bike racks, and brick pavers connecting to the common gathering area. The first floor residential units facing north are proposed to have 36" - 42" decorative site walls with metal gates. The three units facing east do not have outdoor patio walls and have landscaping beds immediately outside or their door. The Planning Board may wish to discuss having the applicant open up patio space for the 1st floor tenants facing east.

In regards to the upper stories, floors two and three are proposed to have a brick veneer exterior with pre-engineered pre-finished metal balconies with an integral handrail. The fourth floor exterior is proposed to consist of pre-finished metal panels. The rooftop is surrounded by a metal awning and metal coping. The applicant has indicated that the glazing for floors 2-4 is 35% which satisfies the Ordinance requirement of 50% maximum.

A detailed review will be conducted during Final Site Plan and SLUP review.

# 8.0 Approval Criteria

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

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

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

## 9.0 **Recommendation**

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board APPROVE the Preliminary Site Plan for 325 S. Eton Street with the following conditions:

- 1. The applicant provide a public access easement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5 foot public sidewalk;
- 2. The applicant provide plans indicating one Rail District City standard street lamp and one street tree for every 40 feet of frontage for Final Site Plan Review;
- 3. The applicant provide plan indicating additional public amenities along S. Eton Street including Rail District standard benches, bike, racks, and refuse containers for Final Site Plan and Design Review;
- 4. The applicant apply for a Special Land Use Permit to have greater than 6,000 square feet of commercial space on the first floor in the MX zone;
- 5. The applicant apply for design review by the Historic District Committee;
- 6. The applicant provide a first floor ceiling height of 12 feet for the 1st floor in the MX zone;
- 7. The applicant label materials and dimensions for the dumpster screen wall and gate for FSP review to verify all dumpster screening requirements are met;
- 8. The applicant properly screen the ground level transformers with landscaping 5' in height; and
- 9. Provide all specification sheets including but not limited to building materials, screening materials, signage, streetscape items, glass, light fixtures, mechanical units and landscaping be included for Final Site Plan and Design Review.

# 10. Sample Motion Language

Motion to APPROVE the Preliminary Site Plan for 325 S. Eton Street subject to the following conditions:

- 1. The applicant provide a public access easement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5 foot public sidewalk;
- 2. The applicant provide plans indicating one Rail District City standard street lamp and one street tree for every 40 feet of frontage for Final Site Plan Review;
- 3. The applicant provide plan indicating additional public amenities along S. Eton Street including Rail District standard benches, bike, racks, and refuse containers for Final Site Plan and Design Review;
- 4. The applicant apply for a Special Land Use Permit to have greater than 6,000 square feet of commercial space on the first floor in the MX zone;
- 5. The applicant apply for design review by the Historic District Committee;
- 6. The applicant provide a first floor ceiling height of 12 feet for the 1st floor in the MX zone;
- 7. The applicant label materials and dimensions for the dumpster screen wall and gate for FSP review to verify all dumpster screening requirements are met;
- 8. The applicant properly screen the ground level transformers with landscaping 5' in height; and
- 9. Provide all specification sheets including but not limited to building materials, screening materials, signage, streetscape items, glass, light fixtures, mechanical units and landscaping be included for Final Site Plan and Design Review.

OR

Motion to POSTPONE the Preliminary Site Plan for 325 S. Eton Street subject to the following conditions:

- 1. The applicant provide a public access easement to the City to accommodate the required space to install required street trees and street lights in a manner consistent with the Eton Street Corridor and to maintain a 5 foot public sidewalk;
- 2. The applicant provide plans indicating one Rail District City standard street lamp and one street tree for every 40 feet of frontage for Final Site Plan Review;
- 3. The applicant provide plan indicating additional public amenities along S. Eton Street including Rail District standard benches, bike, racks, and refuse containers for Final Site Plan and Design Review;
- 4. The applicant apply for a Special Land Use Permit to have greater than 6,000 square feet of commercial space on the first floor in the MX zone;
- 5. The applicant apply for design review by the Historic District Committee;
- 6. The applicant provide a first floor ceiling height of 12 feet for the 1st floor in the MX zone;

- 7. The applicant label materials and dimensions for the dumpster screen wall and gate for FSP review to verify all dumpster screening requirements are met;
- 8. The applicant properly screen the ground level transformers with landscaping 5' in height; and
- 9. Provide all specification sheets including but not limited to building materials, screening materials, signage, streetscape items, glass, light fixtures, mechanical units and landscaping be included for Final Site Plan and Design Review.

# OR

Motion to DENY the Preliminary Site Plan for 325 S. Eton Street for the following reasons:

#### AGENDA BIRMINGHAM HISTORIC DISTRICT COMMISSION WEDNESDAY – December 1st, 2021

BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI*

- 1) Roll Call
- 2) Approval of the HDC Minutes of November 17th, 2021
- 3) Courtesy Review
- 4) Historic Design Review
- 5) Sign Review
  - A. 166 W. Maple Relay
- 6) Study Session
  - A. CLG Grant Design Guidelines
  - **B.** Promoting Historical Preservation
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    - 1. December 15th, 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, 151 Martin St., or may attend virtually at:

Link to Access Virtual Meeting: <u>https://zoom.us/j/91282479817</u> 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 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 <u>(248) 530-1880</u> 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 ,Status: HOLD (FEE)	Community Community Community Community Community Dispection Requesion DEMOLITION ONI DEMO SINGLE FAM	Developme 1 Martin St ham, MI 48 248) 530-18 ests: www.	nt Departme reet 012-3001 50 bsaonline.c Perr PC JD Applied Issued Expires	ent nit Number: 021-0056 SF21-0039 1: 11/01/2021 1: s: 1:
LOCATION	OWNER		CON	NTRACTOR
0 380 LINDEN RD 08-19-35-227-025 Zoning District: Special District:	GREENLIND PROPERTIES LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009-4126 Phone: Fax:		HUNTER RC 36800 WOO BLOOMFIE Phone: Fax:	DBERTS HOMES DWARD AVE #115 LD HILLS MI 48304 (248) 644-4910 (248) 594 9797
Work Description: Demolition of the e Stipulations:	xisting home with attached garage.		<u>.</u>	
Primary Constructions Type:	Primary Zoning District:			
Primary Use Group:	Project: JDSF21	-0039		
Permit Item	Work Type	Fee	e Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET BUILDI	NG PERMITS	1.00 Fee T Amo Balar	\$200.00 'otal: unt Paid: nce Due:	200.00 0.00 200.00

Building Official Approval: _____

Date: _____11/01/2021









· · ·	CITY OF BIR Community Developme 151 Martin Street, Bi	RMINGHAM nt - Building Department irmingham, MI 48009	
1021 0055	Community Develop — AMG Inspection Request Site: ]	ment: 248-530-1850	mse
Permit # _ <u>P1/0</u> 1-0035	Fax: 248-530-129	0 / www.bhamgov.org	Project #
	APPLICATION FOR D	EMOLITION PERMIT	21-0040
I. Project Type / Location			
	HED GARAGE D HOUSE AND DETACH	IED GARAGE DETACHED GAR	
	BEARING SHED		
ADDRESS 572 Munph	rey	PROPERTY IDENTIFICATION NUMB	ER (SIDWELL NO.)
II. Applicant / Project Contact Informat	lon (		
A. Applicant	Topo in an an an an anna an an		
Hairy Poto	i sh	100 Kess 6431 Ch	ase (ourt
W. Bloon field	STATE MI	ZIP CODE WARG 48323	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS LOIG	ghail-com
B. Owner or Lessee			AN INCOME AN OWNER AND AN INCOME.
Ideal Builderi	+ Renodeling	ADDRESS 6931 (ha)	le court
W. Bloom field	STATE M1	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS + AJL6	reghail.com
C. Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER			EXPIRATION DATE
D. Contractor	and the second	TINGTON	18. Dec 1991
NAME INLEI Drilder	& Kenodeling	ADDRESS 6951	Chase Court
VI DISON field	STATE MI	ZIP CODE 4P322	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	Dahail Con
		1 0	EXPIRATION DATE
COMPANY BUILDERS LICENSE NUMBER			
FEDERAL EMPLOYER ID NUMBER (or reason for exe	amption)		0.3.31.2)
WORKERS COMPTINSURANCE CARRIER (or reason	() for exemption)		
HUTU UMEMPLOYMENT INSURANCE AGENCY EMPLOYE	・イ 「 / RACCOUNT NUMBER (or reason for exemptic	on)	
NONE			
	9 <b>7</b> 5	DEGLER	121
		UST OCT 25	LUL
			INGHAM
Revised 11/2019		CITY OF BIAN	MENT DEPART
3		COMMUNITY DEVEL	

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Primary Constructions Type:	Primary Zoning District:		
Work Description: Demo single family Stimulations:	house with attached garage		
Special District:	Phone: Fax:	Phone: (2 Fax:	48) 651 6701
0 685 FAIRFAX AVE 08-19-26-401-022	685 FAIRFAX LLC 21 E LONG LAKE RD STE 105 BLOOMEIELD HILLS ML 48204 2254	BLOOMINGDA 602 W UNIVEI ROCHESTER	ALE HOMES INC RSITY MI 48307
LOCATION	OWNER	CONT	RACTOR
Status: HOLD (FEE)		Expires: Finaled:	
ROCHESTER MI 48307	DEMO SINGLE FAMILY	Applied: Issued:	10/21/2021
Applicant: BLOOMINGDALE HOMES INC	<b>DEMOLITION ONLINE</b>	Permi PD2 JDSF	t Number: 1 <b>-0052</b> 21-0032



Building Official Approval: _____

10/21/2021 Date: _









CITY OF BIRMINGHAM Community Development - Building Department				
151 Martin Street, B	irmingham, MI 48009			
Community Development: 248-530- Fax: 248-530-125	1850 / Inspection Line: 248-530-1860 00 / www.bhamgov.org Project #			
AFFLICATION FOR L	DDI1			
I. Project Type / Location				
HOUSE HOUSE AND ATTACHED GARAGE HOUSE AND DETACH				
	OTHER			
ADDRESS 1409 CEDAY DR.	PROPERTY IDENTIFICATION NUMBER (SIDWELL NO)			
II. Applicant / Project Contact Information				
A. Applicant				
BABI CONSTRUCTION	PO BOX 974			
Birmingham MI.	TELEPHONE NUMBER (Include Area Code)			
OELL PHONE NUMBER (include Area Code) FAX NUMBER (include Area Code)	BABIBAILDERS QUAITOR COM			
B. Owner or Lessee	y y y y y			
BABI CONSTRUCTION	ADDRESS			
CITY STATE	ZIP CODE TELEPHONE-NUMBER (Include Area Code)			
CELL PHONE NUMBER (Include Area Code) FAX NUMBER (Include Area Code)	EMAIL ADDRESS			
C. Architect or Engineer				
NAME THI TAIL DECIGN	ADDRESS			
CITY STATE	ZIP CODE TELEPHONE NUMBER (Include Area Code)			
CELL PHONE NUMBER (Include Area Code) FAX NUMBER (Include Area Code)	EMAIL ADDRESS			
LICENSE NUMBER	EXPIRATION DATE			
D. Contractor				
BABI CONSTRUCTION	18 BOX 974			
B'ham SIATE MI	ZIP CODE 48012			
CELL PHONE NUMBER (Include Area Code) FAX NUMBER (Include Area Code)	EMAIL ADDRESS			
INDIVIDUAL BUILDERS LICENSE NUMBER 2/10/194726	+ EXPIRATION DATE/31/2022			
COMPANY BUILDERS LICENSE NUMBER	EXPIRATION DATE			
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)	4029			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)	1821 			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption	ENT FUND INC.			
	1261027			
	GEUDIU			
	[D]L= 13 2021 ] - ]			
	I DI OCI MULAM TOTAL			
	LI LI LI CITY OF BIPMINUM DEPARTMENT			
	WINNTY DEVELOPM			
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Community Development Department 151 Martin Street Birmingham, MI 48012-3001 (248) 530-1850

Inspection Requests: www.bsaonline.com

#### **Applicant:**

DEMOLITION ONLINE

Permit Number:			
PD2 JDSF2	<b>1-0050</b> 21-0035		
Applied:	10/13/2021		
Issued:			
Expires:			

Finaled:

DEMO SINGLE FAMILY

Status: HOLD (FEE)

HUNTER ROBERTS HOMES

36800 WOODWARD AVE #115

**BLOOMFIELD HILLS MI 48304** 

Jaline A

LOCATION	OWNER	CONTRACTOR	
0 315 S GLENHURST DR 08-19-35-128-008 Zoning District:	MARCINIAK, ANTHONY 315 S GLENHURST DR BIRMINGHAM MI 48009-4405	HUNTER R 36800 WOO Bloomfi	COBERTS HOMES DDWARD AVE #115 ELD HILLS MI 48304
Special District:	Phone: Fax:	Phone:	(248) 644-4910 (248) 594 9797

Work Description: Demolition of current house to rebuild new residential. Attached garage.

#### Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF21-0035

Permit Item		Work Type	Fe	e Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS		1.00	\$200.00	
			Fee	Fotal:	200.00
			Amo	ount Paid:	0.00
			Bala	nce Due:	200.00



Building Official Approval: _____

Date: 10/13/2021











	Inspection Poques	to: MARAANA	beaonline	com
Applicant: MILFORD CONTRACTING 15271 HAWLEY RD. HOLLY MI 48442 Status: HOLD (FEE)	DEMOLITION ONLIN	NE LY	Pe Pj Applie Issue Expir Finale	rmit Number: D21-0048 DSF21-0021 ed: 10/06/2021 ed: es: ed:
LOCATION	OWNER		СС	ONTRACTOR
0 1525 CHESTERFIELD AVE 08-19-26-126-022 Zoning District: Special District:	AFRAKHTEH, ARYA 490 LAKESIDE RD BIRMINGHAM MI 48009-3825 Phone: (248) 635 9925 Fax:		MILFORD 15271 HAV HOLLY M Phone: Fax:	CONTRACTING WLEY RD. I 48442 (248) 240 0938
Work Description: Demo house an	d detached garage			
Primary Constructions Type:	Primary Zoning District			
Primary Use Group:	Project: JDSF21-0	021		
Permit Item	Work Type	Fe	e Basis	Item Total
DEMO - 3,000 TO 5,000 CUBIC FEET BUI	LDING PERMITS	1.00 Fee T Amo Balar	\$200.00 Fotal: unt Paid: nce Due:	200.00 0.00 200.00
<b>Building Official Approval:</b>		1	Date:	10/06/2021






## Historic District Commission Action List – 2021

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

Updates:

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

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