

AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
THURSDAY, SEPTEMBER 23RD, 2021
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI *
*****7:30 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.

- A. Roll Call
- B. Review and Approval of the Minutes of the Regular Meeting of **September 9th, 2021**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Unfinished Business
 - 1. **34745 Woodward – Jax Kar Wash** – Request for Final Site Plan and Design Review for circulation, layout and minor building changes to the existing site.
- F. Rezoning Applications
- G. Community Impact Studies
- H. Special Land Use Permits
 - 1. **210 S. Old Woodward – Zana** – Request for a Special Land Use Permit for a new food and drink establishment with alcoholic beverage sales for on premise consumption.
- I. Site Plan & Design Reviews
 - 1. **210 S. Old Woodward – Zana** – Request for Final Site Plan and Design Review for interior/exterior changes for a new restaurant.
- J. Study Session
 - 1. **Wall Art**
 - 2. **Outdoor Dining**
- K. Miscellaneous Business and Communications:
 - 1. Communications
 - 2. Administrative Approval Correspondence
 - 3. Draft Agenda – **October 13th, 2021**
 - 4. Other Business
- L. Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M. Adjournment

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

Link to Access Virtual Meeting: <https://zoom.us/j/111656967>
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

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

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

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

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, September 9, 2021
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on September 9, 2021. Chair Clein convened the meeting at 7:39 p.m. as the result of initial technical difficulties.

A. Roll Call

Present: Chair Scott Clein; Board Members Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Nasseem Ramin, Jason Emerine (via Zoom),

Absent: Board Member Robin Boyle; Student Representatives Daniel Murphy, Jane Wineman

Administration: Jana Ecker, Assistant City Manager ("ACM")
Brooks Cowan, City Planner ("CP")
Nick Dupuis, City Planner ("CP")
Laura Eichenhorn, City Transcriptionist

F&V: Julie Kroll

09-129-21

B. Approval Of The Minutes Of The Regular Planning Board Meeting of August 25, 2021

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to approve the minutes of the Regular Planning Board Meeting of August 25, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

09-130-21

C. Chair's Comments

Chair Clein welcomed everyone to the meeting and reviewed the meeting's procedures.

09-131-21

D. Review Of The Agenda

09-132-21

E. Unfinished Business

- 1. 525 E. Brown (Birmingham Roast),** Request for Design Review for changes to existing outdoor dining area (postponed from July 28, 2021).

CP Dupuis reviewed the item. He noted that the applicant was now seeking approval for the 2022 outdoor dining season, and was no longer seeking to install the outdoor dining area during the 2021 outdoor dining season.

The applicant was not present.

Mr. Jeffares opined that the City's requirements for this proposal seemed more onerous than the requirements for other outdoor dining setups in the City.

In light of the applicant's intent to delay installation until 2022, Mr. Share recommended postponing this review until after the Board concludes its study of the City's outdoor dining standards.

Mr. Koseck concurred with Mr. Share.

Motion by Mr. Williams

Seconded by Mr. Share to postpone consideration of the design review for 525 E. Brown (Birmingham Roast) to February 23, 2022.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Chair Clein noted that the concerns from the Building Official and Fire Marshal were code, and not ordinance, related. He stated that the City's ordinance needs to take code implications into account. He asked CP Dupuis to reach out again to the Fire Marshal and Building Official for clarification regarding the definitions and code implications.

09-133-21

F. Final Site Plan & Design Review

- 1. 34745 Woodward Avenue – Jax Kar Wash,** Request for Final Site Plan & Design Review for circulation and layout changes to the existing car wash site.

ACM Ecker presented the item.

Jason Milen, owner, and Bradley Scobel, attorney, were present on behalf of Jax Kar Wash.

Mr. Milen stated that the plans presented by ACM Ecker were not the final ones submitted by the applicant. Messrs. Milen and Scobel reviewed the differences between the plans presented by ACM Ecker and the final submitted plans.

Mr. Milen said the changes were being proposed in order to the increase efficiency, aesthetic appeal, and safety of the site.

Mr. Koseck said that in order to gain his vote the plans would have to increase their attention to aesthetic improvements to the site.

Chair Clein noted that the new plans would need to be made available to the Board, City departments, the City's traffic consultant, and the public for review before the Board could vote on the proposed changes. He said the City would expedite the review of the final plans so as not to further delay the applicant.

ACM Ecker said that CP Dupuis determined that the City had indeed received a hardcopy of the final plans but had not considered them as part of this review. She apologized for the error.

Motion by Mr. Williams

Seconded by Mr. Share to postpone consideration of the final site plan and design review for 34745 Woodward Avenue (Jax Kar Wash) to September 23, 2021.

Mr. Koseck recommended the applicant make improvements to the aesthetics of the building's site with particular focus on the building's awning. He also asked why the signage plans did not comply with the ordinance.

Mr. Jeffares concurred with Mr. Koseck regarding the building's awning.

Mr. Milen said he would change the signage proposal to comply with the ordinance. He also said he had plans for improvements to the awning that he would include in his next submittal.

Motion carried, 6-1.

ROLL CALL VOTE

Yeas: Williams, Whipple-Boyce, Share, Ramin, Jeffares, Clein

Nays: Koseck

09-134-21

G. Community Impact Study Review and Preliminary Site Plan Review

1. 245 – 325 S. Eton Street – District Lofts Phase III, Request for approval of a CIS and a Preliminary Site Plan Review for a new four story mixed use building (Postponed from August 25, 2021).

ACM Ecker reviewed the CIS. She noted that the applicant submitted an updated traffic impact study which addressed all issues previously identified by Julie Kroll of F&V.

Motion by Mr. Williams

Seconded by Ms. Whipple-Boyce to receive and file a letter from F&V, dated September 8, 2021, which was furnished to the Board members but not included in the evening's agenda packet.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Ms. Kroll confirmed that the Eton and Lincoln intersection is Level of Service F as referenced in her letter. She explained that finding and said the Multi-Modal Transportation Board would be looking at potential improvements to the intersection.

The Chair thanked Ms. Kroll for her work on the item over the Labor Day weekend.

Victor Saroki, architect for the project, stated the project would address all comments from City departments.

Mr. Share recommended the applicant consider extending the sidewalk and pedestrian scale streetlines to the north in front of the Big Rock Chophouse building.

Chair Clein noted that new stormwater retention standards were recently introduced by Oakland County and may impact the project.

Mr. Saroki acknowledged both Mr. Share's and the Chair's comments.

The Chair thanked the applicant for a thorough submittal.

Motion by Mr. Share

Seconded by Mr. Williams to accept the Community Impact Study as provided for 325 S. Eton with the following conditions:

- 1. 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.**
- 2. The applicant indicate an area for the collection of recyclables in the dumpster enclosure; and,**

- 3. 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.**

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

ACM Ecker reviewed the preliminary site plan.

ACM Ecker confirmed for Chair Clein that the City Attorney concurred with the Planning Department's findings regarding a clerical error in the Zoning Ordinance Article 2, Section 2.40 MX (Mixed Use) Table 2.40.3. A memorandum regarding the issue was provided in the evening's agenda packet.

It was stated that the same applicant team from Phase II of the District Lofts was working together on Phase III. Victor Saroki, architect, noted that this team has worked together on this campus for the last 15 years.

Mr. Saroki continued that the traffic and parking congestion on-site would be improved since the banquet hall was being removed, meaning that vehicular use would be more staggered. He stated the project would comply with all departmental comments. He explained that the intent was to make a companion building for the other two buildings, with complementary design and materials, instead of using the same design and materials. He noted that the residential units would be smaller than those available in the other two buildings.

In reply to Mr. Jeffares, Mr. Saroki stated the applicant team decided to develop the park for shared use by all three buildings instead of a rooftop amenity.

Mr. Share highlighted for the applicant team that, as noted in section 4.01 of ACM Ecker's report, certain retail uses could require parking in excess of the amount available. He cautioned them to be aware of that fact when selecting tenants.

Mr. Saroki confirmed the applicant team would be cognizant of the parking requirements for tenants.

In reply to Chair Clein, Mr. Saroki stated the drives were designed to efficiently facilitate pickups, dropoffs, and deliveries.

Mr. Koseck recommended the applicant team consider a piazza design to enhance the pedestrian-friendliness of the campus.

Chair Clein said he was enthused about the smaller residential units, and that the proposed use would be more appropriate than the previous banquet use.

Motion by Mr. Williams

Seconded by Mr. Jeffares to 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.**

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

09-135-21

H. Study Session Items

1. Outdoor Dining

CP Dupuis reviewed the item.

Topics raised for further consideration included:

- Whether to allow full, partial, or no walls;
- If allowing walls, what height, transparency, and materials should be permitted;

- Whether to allow overhead coverings or just umbrellas;
- How to distinguish between wind breaks and walls;
- How to define enclosures, roofs, and sides;
- Whether to have different allowances for MX areas and the central business district;
- Whether to have different allowances for public and private properties, and what to do if a business has outdoor dining that uses both;
- Changing 'improving' public health to 'protecting' public health;
- Whether to require some kind of barrier to protect the required five-foot clear path for pedestrians;
- How to make outdoor dining operations both more standardized and more efficient, with ideas including: tables with heating elements below the table tops, standardizing the permitted heating elements, having a layout with a shared fire and tables around the fire -- if safe, whether the BSD might look into hiring one unified contractor to replace and refill propane tanks, and how the heated sheds in Northville, MI could provide a model for standardization;
- Whether to create a bit more flexibility in allowing outdoor dining in front of neighboring businesses with consent;
- Whether artificial turf or plants should be permitted;
- Whether there should be some reference in the Intent to how outdoor dining at restaurants can allow people to be together in a pandemic when other options may be less safe or available;
- How the requirements of the plumbing code are enforced for outdoor dining without decks;
- Whether natural gas or electricity might be more appropriate than propane tanks for helping to provide heat;
- What specifications should be made for allowed materials;
- How to replace 'restaurants' with a broader word that encompasses other establishments like cafes or ice cream shops;
- How to specify that part of the goal is to protect the public use of public property; and,
- Whether an establishment should be permitted to have outdoor dining on both a sidewalk and a deck.

CP Dupuis stated that the BSD was working on developing comments for the discussion, and hoped to have them ready by October.

Ms. Whipple-Boyce asked that departments elaborate their reasons when making recommendations that are not part of the legal requirements.

Chair Clein thanked the APC for their feedback and said he wanted to make sure they remained involved in the process. He said he was a little concerned about how the City would limit the number of decks per block, and whether outdoor dining should be permitted on a first-come, first-serve basis, but said that otherwise he agreed with the bulk of the APC's comments.

There was Board consensus that the City should require outdoor dining plans to be professionally done.

I. Miscellaneous Business and Communications

a. Communications

Mr. Williams asked that meeting agendas with both site plans and study sessions be split into two separate files in the future for ease of use.

b. Administrative Approval Correspondence

c. Draft Agenda for next meeting

d. Other Business

09-138-21

J. Planning Division Action Items

a. Staff Report on Previous Requests

b. Additional Items from tonight's meeting

09-139-21

K. Adjournment

No further business being evident, the Chair adjourned the meeting at 10:42 p.m.

Jana L. Ecker

Assistant City Manager



MEMORANDUM

Planning Division

DATE: September 23rd, 2021

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 34745 Woodward – Jax Kar Wash – Final Site Plan & Design Review

The applicant has submitted a Final Site Plan and Design Review application to make minor site and building design changes to 34745 Woodward – Jax Kar Wash. The roughly 0.59 acre site is currently home to the aforementioned Jax Kar Wash and associated parking and service equipment. The applicant is proposing to update their site to include the relocation of detailing spaces to the north side of the building and a redesign of the vehicular circulation pattern and parking, new automated attendants, and changes to the existing building and signage.

The Planning Board reviewed the first iteration of the Final Site Plan and Design Review for Jax Kar Wash in July 2019. Over several months, the Planning Board continually postponed consideration of the proposal citing concerns including (but not limited to) circulation in the MDOT right-of-way, parking lot screening, landscaping/beautification, and safety.

The applicant most recently appeared in front of the Planning Board for Final Site Plan and Design Review on September 9th, 2021 during which the board motioned to postpone the discussion to September 23rd, 2021 to allow the applicant to revise the site plans to address the concerns of the board.

1.0 Land Use and Zoning

1. Existing Land Use – One-story commercial building and associated parking.
2. Zoning – B2 (General Business) and D4 (Downtown Overlay)
3. Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial/ Office	Mixed-Use	Commercial	Commercial/ Office
Existing Zoning District	B4 (Business-Residential)	B3 (Office-Residential)	O2 (Office-Commercial)	B2 (General Business)
Overlay Zoning District	D4	D4	MU5	D3

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are currently no issues with bulk, height or placement with the Final Site Plan and Design Review application submitted.

3.0 Screening and Landscaping

1. Dumpster Screening – There are no changes proposed to the dumpster or screening on site. The existing dumpster is located in the southwest corner at the rear of the property and is screened with wood fencing.
2. Parking Lot Screening – Article 4, Section 4.54 (C)(3)(d) of the Zoning Ordinance requires a 32 in. capped masonry screen wall placed along the setback line along the front and/or side of a parking facility that abuts a street. Additionally, Section 4.54 (B) states that:

“Screen walls along a street shall be so designed as to not form a continuous barrier. Depending upon the length, location and ground contour, a break in the screen wall is required every 50 to 100 ft. Such breaks shall be a minimum of 10 ft. long. A screening wall of a material permitted under Section 4.54(B)(1) shall be constructed for the full length of the required break and shall be located a minimum of 2 ft. to either the front of or the rear of the principal screen wall.”

At this time, the applicant is proposing roughly 90 ft. of 32 in. high masonry screen wall with brick veneer spanning a portion of Brown St. and the northeast corner along Woodward. The screen wall contains a break at roughly 55 ft. which has been supplemented by two planters. This break is also related to a new proposed curb cut that is describes as an escape lane onto Brown St. There are several concerns related to parking lot screening on site:

First, the required break does not appear to meet the requirements of Section 4.54 (B), as the proposed break does not contain a screen wall with a permitted material, nor do the proposed planters sit 2 ft. to either the front or the rear of the principal screen wall. The permitted materials for screen wall breaks are a masonry wall with an exterior face of brick, precast aggregate panels, sculptured block, stone, architecturally treated concrete or other materials acceptable to the Planning Board, which are demonstrated to be durable, easily maintained, and provide a similar permanent visual barrier. **The Planning Board may wish to discuss whether the proposed planters are a screening material that is acceptable or not.**

Second, it appears as though there are areas of the parking lot area that are left without any proposed screening. These areas include a small portion of western side of the north property line along Brown St., a large section on the east property line along Woodward north of the building, and a small area along the east property line south of the building. Article 4, Section 4.54 (D)(2) states that any driveway furnishing access to a parking facility shall be considered as part of the parking facility for the purposes of the Zoning Ordinance.

Finally, the portion of the proposed screen wall at the northwest corner of the property appears to be constructed outside of the private property line onto what would be MDOT property. If the applicant were to continue the screen wall south, the expansion would also be located on MDOT property.

Due to the issues noted above, **the applicant must submit revised plans with sufficient screening that meets Article 4, Section 4.54 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals.**

3. Mechanical Equipment Screening – There are no changes proposed to the existing rooftop units on site, nor are any new rooftop or traditional ground mounted mechanical units being proposed.

However, the applicant is proposing 8 vacuum stanchions for detailing located on either side of the 4 stations on the north side of the building. Article 4, Section 4.54 (B)(8) requires all ground-mounted mechanical equipment to be screened with a masonry screen wall with wood gates. The screen wall is required to obscure the receptacle and equipment from public view. The vacuum stanchions are 40 in. in height. The proposed 32 in. parking lot screen wall does not sufficiently obscure the vacuum stanchions from public view and thus, **the applicant must provide additional screening for the mechanical equipment on the north side of the building, or obtain a variance from**

the Board of Zoning Appeals. Section 4.54 (A) states that flexibility in the materials, size, height and placement of walls is permitted in order to allow architectural harmony and usable open space and to accomplish a unified design. **The Planning Board may wish to consider arborvitae to supplement the screening along the northern property line to enhance visual interest, reduce impervious area, and further dampen noise.**

4. Landscaping – Article 4, Section 4.20(C)(1) of the Zoning Ordinance exempts any property in the Downtown Overlay District from the standards outlined in Section 4.20(F) – Parking Lot Landscaping. However, based on a number of concerns from the Planning Board over the course of this project, the applicant has proposed two landscaped areas within the site, and one landscaped area in the MDOT right-of-way at the corner of Brown and Woodward.

- **Landscape Area 1** (Southern portion of property near automated attendants): Circular, aboveground landscaping bed contained by 18 in. tall dark charcoal retaining wall. Plantings include 3 Paperbark Maple trees and 180 All Gold Japanese Forest Grass plants for groundcover.
- **Landscape Area 2** (Northwest side of property at car wash entrance): Oblong landscape bed containing 9 Dwarf Mugo Pine and 164 All Gold Japanese Forest Grass plants for groundcover, which will be contained by 102 ft. of black steel edging with roughly 2.5 ft. of cobblestone border around the entire bed.
- **Landscape Area 3** (Corner of Brown and Woodward): Curved landscaping bed containing 22 Gro-Low Sumac, 61 ft. of black steel edging, and roughly 2.5 ft. of cobblestone border around the entire bed.

At this time, all of the plantings proposed are permitted and not contained in the prohibited species list contained in Article 4, Section 4.20 of the Zoning Ordinance.

5. Streetscape – The applicant is not proposing to add any benches, pedestrian scaled streetlights, trash receptacles or bike racks along Brown or Woodward. The existing streetscape along Brown contains two large light poles, and no additional pedestrian features. **The Planning Board may wish to require the applicant to install pedestrian scale street lighting, benches, trash receptacles, or bike racks to meet the Downtown streetscape requirements.**

The applicant is however proposing to install 5 new street trees and associated 4 ft. x 4 ft. tree grates to match the City of Birmingham standards. The 5 new trees are proposed as 3 in. caliper Gingko trees. Article 4, Section 4.20(G)

requires at least one street tree for each 40 ft. of linear frontage. The applicant has roughly 185 linear ft. of frontage along Brown Street, and roughly 105 linear ft. of frontage along Woodward Avenue. Thus, the applicant is required to provide 5 street trees along Brown and 3 street trees along Woodward for a total of 8 street trees. The applicant has provided the 5 required street trees along Brown, and has received a waiver from the Staff Arborist for the 3 street trees on Woodward, meeting the requirements.

Finally, the applicant has also shown a pedestrian path along the sidewalks on Brown St. and Woodward that maintains a 5 ft. clear path in response to Planning Board concerns regarding a safe and unobstructed sidewalk. In areas where new street trees are proposed, the 5 ft. clear path includes a portion of the ADA tree grates. At this time, the site plans submitted do not appear to indicate any additional striping or considerations within the conflict zones at the 3 proposed vehicle ingress/egress areas on the site. **The Planning Board may wish to require a clear delineation between the pedestrian sidewalk and the paved area in the right-of-way, as well as some protective elements for pedestrians.**

4.0 Parking, Loading and Circulation

1. Parking – The proposed development and its commercial use is located in the Downtown Parking Assessment District; thus, no parking is required on site for the commercial use. The existing site contains 17 off-street parking spaces total in the front and rear of the building. The proposed site redesign rearranges the parking with 6 traditional parking spaces (including one barrier-free space) to be located in the rear, and 4 parking/detailing spaces in front for a total of 10 off-street parking spaces. The applicant has stated in the application that all of the traditional parking spaces will be greater than or equal to the 180 sq. ft. standard.
2. Loading – There are no changes to the loading requirements.
3. Vehicular Circulation and Access – The existing main point of entry for vehicles seeking service is on Brown St. at the west end of the property. There exists an entrance/exit to a parking facility at the east end of the property at Woodward, and one large exit on Woodward. The applicant is proposing to remove the eastern entry/exit on Brown and relocate it roughly 45 ft. west to be utilized as an exit only from the detailing stations in front of the building. Access to the detail stations is proposed via a “U-turn” on private property from an overhead garage door on the north side of the building near the exit of the car wash facility.

4. Pedestrian Circulation and Access – The applicant is proposing a new entrance to the existing lobby located at the front of the building on the Woodward facing facade. No other changes are proposed.

5.0 Lighting

The applicant is not proposing any changes to the lighting on the site at this time.

6.0 Departmental Reports

1. Engineering Division – Please see attached Engineering Division Comments.
2. Department of Public Services – The Department of Public has noted that a waiver for the 3 required street trees on Woodward was granted, and that the 5 proposed Ginkgo trees along Brown St. are required to be male clone Ginkgo trees.
3. Fire Department – The Fire Department has provided comments stating that the traffic on Brown St. must be controlled, and that the road must not be blocked and/or impassable for emergency vehicles.
4. Police Department – The Police Department has expressed concerns regarding the sharp left turn out of the car wash into the vacuum area and the possibility of cars creeping into the sidewalk out of the turn. Additionally, they are concerned about the possibility of backups at the detail stations, which they believe could cause cars to block the sidewalk or try to reverse into the MDOT right-of-way to find a way to exit out of the line.
5. Building Division – Please see attached Building Division comments.

7.0 Design Review

As noted above, the applicant is making minor changes to the building on site, while focusing the majority of proposed changes on the site circulation. The proposed changes to the building include a new entry door to the existing lobby located along the Woodward frontage, the removal of an existing awning structure at the car wash entrance, a new overhead garage door, and new signage. Site design changes include a new attendant booth, 3 new service canopies/auto attendants, and 4 new vehicle detail stations.

Lobby Entrance & Overhead Garage Door: The proposed lobby entrance will replace an existing large window on the Woodward facade. The door will be a Kawneer 250T Insulpour single clear glass and aluminum metal door with Trifab 451T framing system and sidelight. The doorframe is proposed to match the building color theme. An interior floor plan was also submitted detailing the pedestrian travel path within the building and the customer access to the lobby/cashier services.

The overhead garage door measures 14 ft. by 10 ft. and is proposed as metal with "Quartersawn Oak" brown paint.

Detail Stations and Auto Attendants: The applicant is proposing to add a total of 8 new 40 in. tall vacuum stanchions and 3 roughly 11 ft. auto-attendant service canopies within the site. The auto attendant stations consist of a canopy, gate arm, and service kiosk, while the vacuum stanchions consist of a hose and associated equipment. The color scheme is proposed to match the Jax Kar Wash Brand with Honor Blue and Daisy yellow.

Signage: The site currently contains 1 wall sign, 1 roof sign, and 1 pole sign for a total of 3 existing signs. The proposed signage design plan details 1 new wall sign, 2 new name letter signs, the removal of the existing pole sign, and no changes to the roof sign, for a total of 4 signs. The following table outlines the details of the proposed *building* signage:

Content	Sign Type	Location	Area (sq. ft.)	Illumination
"Kar Wash"	Name Letter	East Façade	32.9	Reverse Halo Lit
"Jax"	Wall	East Façade	27.5	Reverse Halo Lit
"Kar Wash"	Name Letter	North Façade	24.3	Reverse Halo Lit
"Jax Kar Wash"	Roof	Roof	63	None
"Any Form of Payment"	Name Letter	Auto Attendant	14.2	None
"Fastlane/No Cash"	Name Letter	Auto Attendant	14.2	None
"Unlimited Club Only"	Name Letter	Auto Attendant	14.2	None
Jax Logo	Wall	Auto Attendant	0.9	None
TOTAL	-	-	191.2	-

The Sign Ordinance requires that combined sign area be calculated based on the principal building frontage, which is defined as the width of the building on the side where the primary entrance to the business is located, which may or may not front a street. The Planning Board may designate an alternate horizontal building width as the principal building frontage for signage purposes. The primary entrances are along the Woodward frontage (pedestrian) and along the rear of the building (vehicular). The applicant has requested and has designed signage using the Brown St. horizontal building width as their frontage, in which the applicant is permitted a combined sign area of 1.5 square feet per each linear foot of principal building frontage (135 linear feet). The applicant is proposing 191.2 square feet of building signage where 202.5 square feet would be permitted if the Brown St. frontage were designated. **The Planning Board should discuss whether the Brown St. frontage should be designated as the principal building frontage for signage purposes or not.**

Furthermore, although the applicant has submitted content and area details of the main building signage, the plans do not contain other pertinent details such as projection from the building face, side profiles and materials. It is also apparent that there are other signs proposed across the site on the auto-attendant stations, as well as the vacuum stanchions. A sign is defined as any object, device, logo, display or structure, or part

thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means. **The applicant must submit a consistent and detailed sign plan including all building signs and accessory signage to complete the Design Review.**

8.0 Required Attachments

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

9.0 Approval Criteria

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

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

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board **POSTPONE** Final Site Plan and Design Review application for 34745 Woodward – Jax Kar Wash – pending receipt of the following:

1. The applicant must submit revised plans with sufficient screening that meets Article 4, Section 4.54 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
2. The applicant must provide additional screening for the mechanical equipment on the north side of the building, or obtain a variance from the Board of Zoning Appeals;
3. The applicant must submit a consistent and detailed sign plan including all building signs and accessory signage to complete the Design Review;
4. The applicant must comply with the requests of all City Departments.

11.0 Sample Motion Language

Motion to **APPROVE** the Final Site Plan & Design Review for 34745 Woodward – Jax Kar Wash – with the following conditions:

1. The applicant must submit revised plans with sufficient screening that meets Article 4, Section 4.54 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
2. The applicant must provide additional screening for the mechanical equipment on the north side of the building, or obtain a variance from the Board of Zoning Appeals;
3. The applicant must submit a consistent and detailed sign plan including all building signs and accessory signage to complete the Design Review;
4. The applicant must comply with the requests of all City Departments.

OR

Motion to **POSTPONE** the Final Site Plan & Design Review for 34745 Woodward – Jax Kar Wash – pending receipt of the following:

1. The applicant must submit revised plans with sufficient screening that meets Article 4, Section 4.54 of the Zoning Ordinance or obtain a variance from the Board of Zoning Appeals;
2. The applicant must provide additional screening for the mechanical equipment on the north side of the building, or obtain a variance from the Board of Zoning Appeals;
3. The applicant must submit a consistent and detailed sign plan including all building signs and accessory signage to complete the Design Review;
4. The applicant must comply with the requests of all City Departments.

OR

Motion to **DENY** the Final Site Plan & Design Review for 34745 Woodward – Jax Kar Wash – for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
Final Site Plan Review
34745 Woodward – Jax Kar Wash**

Existing Site: 1-Story Commercial Building – Jax Kar Wash

Zoning: B-2 (General Business) & D-4 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial/ Office	Mixed Use	Commercial	Commercial/ Office
Existing Zoning District	B-4, Business - Residential	B-3, Office - Residential	O-2, Office/ Commercial	B-2, General Business
Overlay Zoning District	D-4	D-4	MU-5	D-3

Land Area:	Existing:	0.59 ac.
	Proposed:	0.59 ac. (no changes proposed)
Dwelling Units:	Existing:	0
	Proposed:	0
Minimum Lot Area/Unit:	Required:	1,000 sq. ft. (single story hotel or motel)
		500 sq. ft. (two/three story hotel or motel)
		1,280 sq. ft. (multiple family)
	Proposed:	0 sq. ft. (no units proposed)
Min. Floor Area /Unit:	Required:	300 sq. ft. (single story hotel or motel)
		600 sq. ft. (efficiency and one bedroom)
		800 sq. ft. (two or more bedroom)
	Proposed:	0 sq. ft. (no units proposed)

Max. Total Floor Area:	Required:	100%
	Proposed:	26% (no changes proposed)
Min. Open Space:	Required:	N/A
	Proposed:	N/A
Max. Lot Coverage:	Required:	N/A
	Proposed:	N/A
Front Setback:	Required:	0 ft.
	Proposed:	0 ft. (no changes proposed)
Side Setbacks	Required:	Not Required
	Proposed:	≈ 25 ft. & 5 ft. (no changes proposed)
Rear Setback:	Required:	Equal to adjacent, preexisting building
	Proposed:	≈ 37 ft. (no changes proposed)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	80 ft., four or five stories
	Proposed:	≈ 16 ft. (no changes proposed)
Min. Eave Height:	Required:	20 ft.
	Proposed:	≈ 14 ft. (no changes proposed)
Floor-Ceiling Height:	Required:	N/A
	Proposed:	N/A
Front Entry:	Required:	N/A
	Proposed:	N/A
Absence of Bldg. Façade:	Required:	N/A
	Proposed:	N/A
Opening Width:	Required:	N/A
	Proposed:	N/A
Parking:	Required:	N/A (Parking Assessment District)
	Proposed:	6 traditional spaces (incl. 1 barrier-free) 4 detailing spaces
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	8 ≥ 180 sq. ft.

Parking in Frontage: Required: N/A
Proposed: N/A

Loading Area: Required: 0
Proposed: 0

Screening:

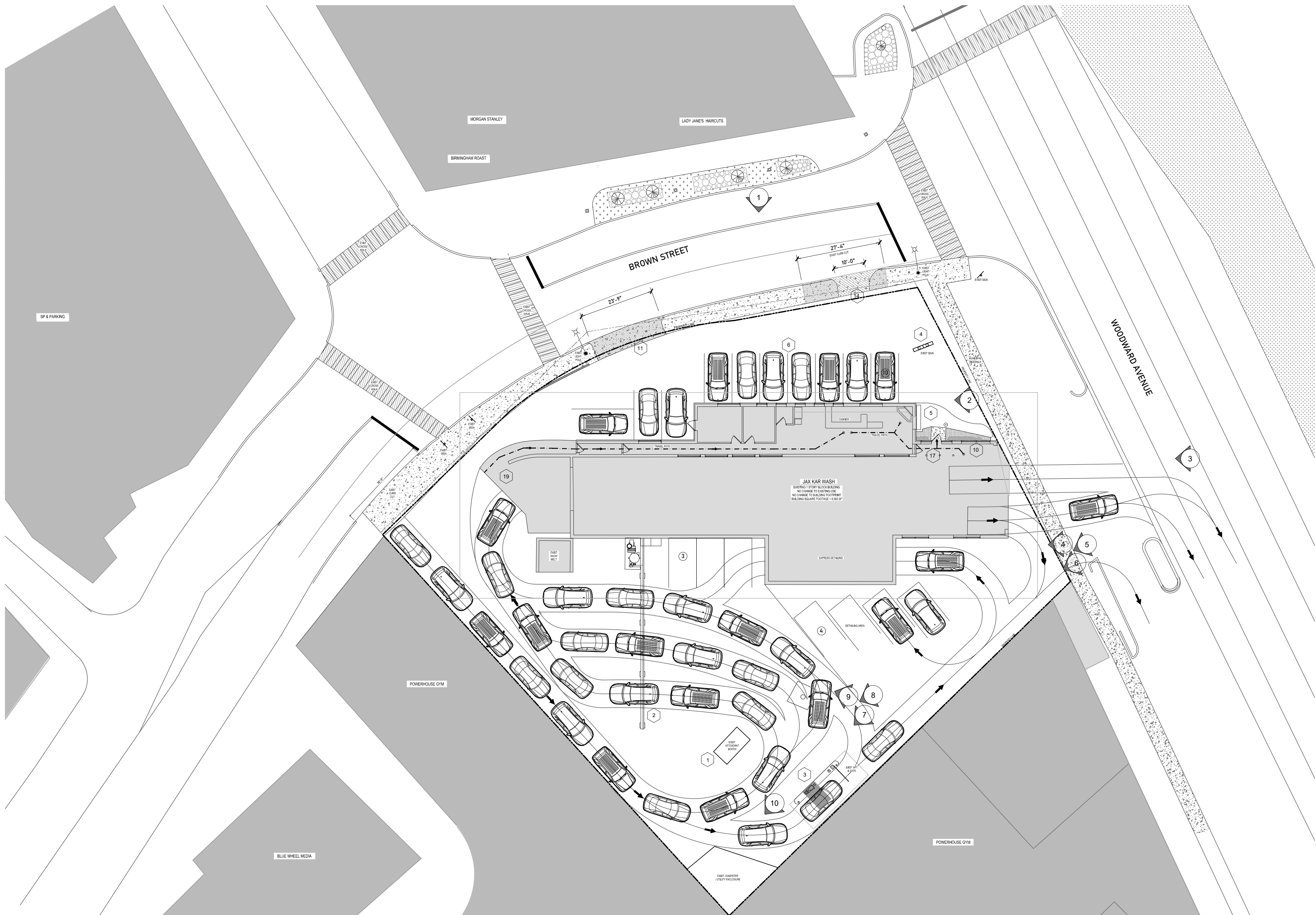
Parking: Required: Required along the front & side
Proposed: **32" brick screen wall along most of Brown Street, none on Woodward** (The applicant must submit plans showing parking lot screening along the front and side of the parking facility, or obtain a variance from the Board of Zoning Appeals)

Loading: Required: N/A
Proposed: N/A

Rooftop Mechanical: Required: Fully screened from public view
Proposed: **No changes proposed**

Elect. Transformer: Required: Fully screened from public view
Proposed: N/A (**no transformers existing or proposed**)

Dumpster: Required: Masonry screenwall with wood gates
Proposed: Wood fence screening (**no changes proposed**)



EXISTING ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"



1 4 6



2 4 5



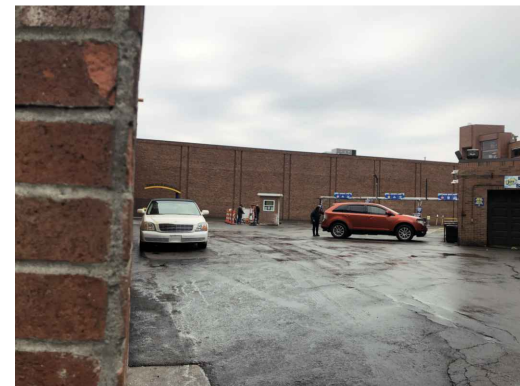
3 5



4



5



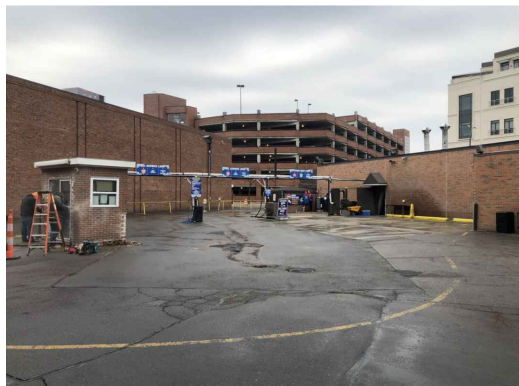
6



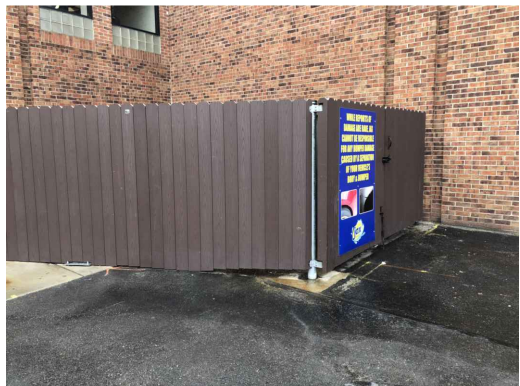
7 3



8 1



9 2



10

EXISTING SITE - PHOTOS

SCALE: NTS

1. **NAME & ADDRESS OF APPLICANT AND PROOF OF OWNERSHIP:**
JASON MILEN
JAX KAR WASH
34745 WOODWARD AVENUE,
BIRMINGHAM, MI 48009
2. **NAME OF DEVELOPMENT :**
JAX KAR WASH
3. **ADDRESS OF SITE AND LEGAL DESCRIPTION OF THE REAL ESTATE:**
34745 WOODWARD AVENUE

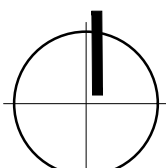
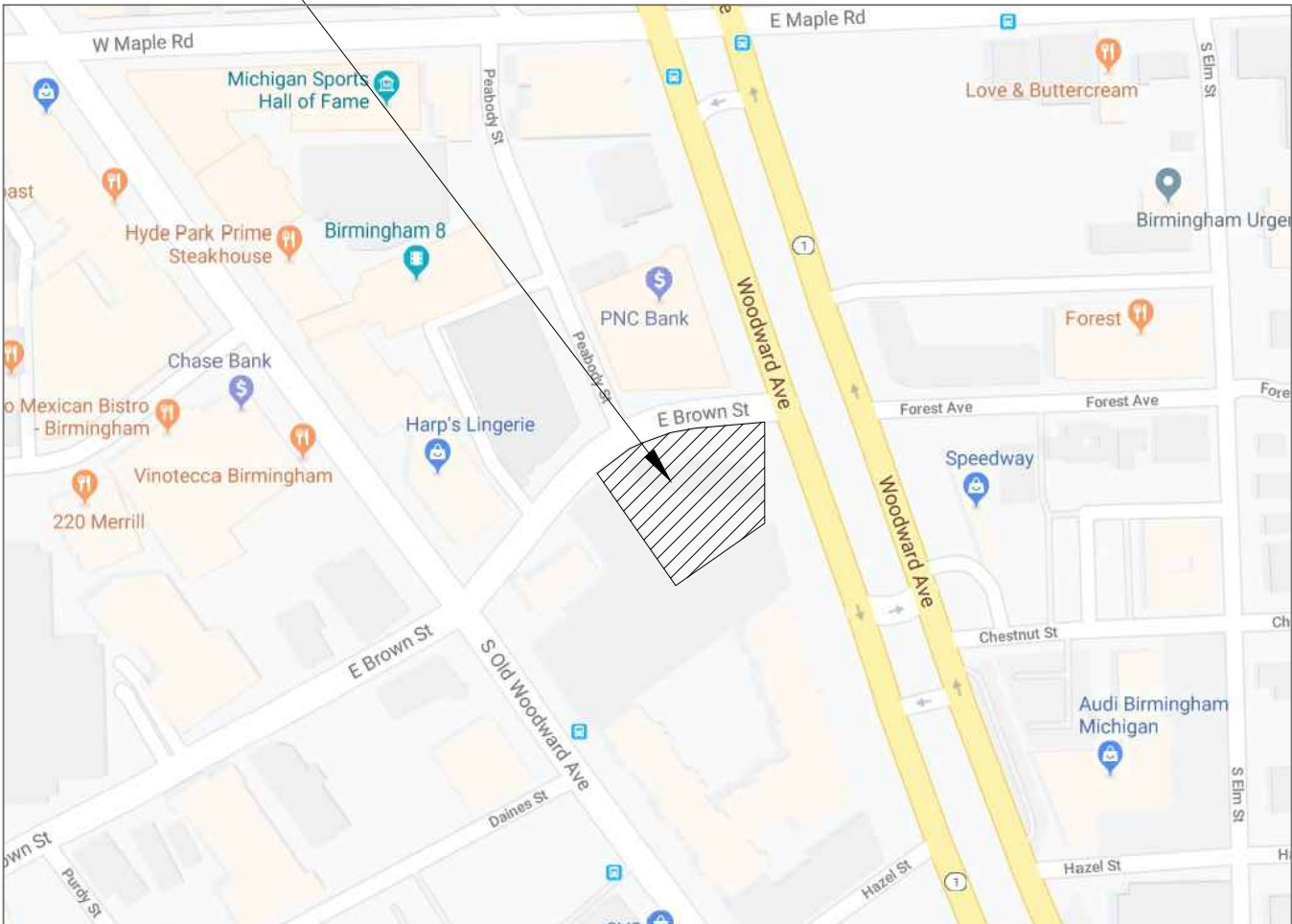
LEGAL DESCRIPTION:
LAND IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN DESCRIBED AS:
THE EASTERLY PART OF LOT 4 MEASURING 12.4 FEET ON THE NORTH LINE AND 18.23 FEET ON
THE SOUTH LINE, ALL OF LOTS 5 THROUGH 7 EXCEPT THAT PART TAKEN FOR ROAD PURPOSES,
"WILLIAM HART SUBDIVISION," AS RECORDED IN LIBER 8 OF PLATS, PAGE 9 OF THE OAKLAND
COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE
SOUTHEAST CORNER OF SAID LOT 7: THENCE S54d 24' 24"W 154.83 FEET; THENCE N34d 26' 35"W
166.95 FEET; TO A POINT ON THE SOUTHERLY LINE OF BROWN STREET (FORMERLY FOREST
AVENUE); N54d 40'00"E 57.34 FEET AND 79.81 FEET ALONG THE ARC OF CURVE TO THE RIGHT
RADIUS 129.52 FEET; CENTRAL ANGLE 35d 18' 14" CHORD BEAR N76d 48' 13"E 78.85 FEET AND N88d
34'36"E 60.31 FEET TO A POINT ON THE WESTERLY LINE OF WOODWARD AVENUE (FORMERLY
HUNTER BOULEVARD); THENCE ALONG SAID LINE S18d 39' 22"E 107.43 FEET TO THE POINT OF
BEGINNING.

4. **LEGEND AND NOTES, INCLUDING A GRAPHIC SCALE, NORTH POINT AND DATE:**
REFER TO ELEVATIONS & SITE PLANS INCLUDING THE ABOVE ELEMENTS.
5. **A SEPARATE LOCATION MAP:**
REFER TO LOCATION MAP, BELOW.
6. **A LIST OF ALL REQUESTED ELEMENTS / CHANGES TO THE SITE PLAN.**
LIST APPLIES TO SHEETS AS100 & AS101
1. RELOCATION OF AN EXISTING ATTENDANT BOOTH, SOUTH SIDE OF BUILDING.
2. DEMOLITION OF OVERHEAD VACUUM TUBES, STEEL STRUCTURE, VACUUMS, EQUIPMENT AND ASSOCIATED SIGNS, SOUTH SIDE OF BUILDING.
3. DEMOLITION OF (1) EXISTING XPT AND CANOPY ON A RAISED CONCRETE ISLAND, SOUTH SIDE OF BUILDING, VERIFY CONDITION OF EQUIPMENT FOR POTENTIAL RE-USE.
4. DEMOLITION OF EXISTING PYLON SIGN IN ITS ENTIRETY.
5. DEMOLITION OF A PORTION OF THE EAST WALL OF EXIST. LOBBY FOR PROPOSED NEW ENTRY.
6. PROPOSED RELOCATION OF (10) PARKING SPACES FROM THE NORTH TO SOUTH SIDE OF BUILDING.
7. PROPOSED RELOCATION OF DETAILING SPACES TO NORTH SIDE OF BUILDING.
8. PROPOSING (3) XPTS AND CANOPIES ON 6" RAISED CONCRETE ISLANDS, SOUTH SIDE OF BUILDING.
9. PROPOSING (8) VACUUM STANCHIONS FOR DETAILING ON NORTH SIDE OF BUILDING.
10. DEMOLITION OF A PORTION OF EXISTING WALL FOR PROPOSED 14'-0" x 10'-0" OVERHEAD DOOR, COLOR TO MATCH EXISTING OVERHEAD DOORS, REFER TO COLOR SAMPLES SHEET A201. PROVIDES ACCESS TO VACUUMS, MAINTAINS CLEAR 5'-0" PEDESTRIAN PATH.
11. PROPOSED CURB CUTS FROM THE PROPERTY ONTO BROWN STREET.
12. PROPOSING NEW DOOR W/ SIDE LIGHT FOR ENTRY INTO EXISTING LOBBY.
13. PROPOSING NEW WALL MOUNTED SIGNS ON BROWN STREET AND WOODWARD AVENUE ELEVATIONS.
14. PARTIALLY CLOSING OF EXISTING CURB CUT AT THE NORTHEAST CORNER OF SITE. 10'-0" ESCAPE LANE FROM THE PROPERTY ONTO BROWN STREET.
15. PROPOSED LANDSCAPE AREAS, REFER TO LANDSCAPE ARCHITECTURE SHEETS.
16. PROPOSED 32" HIGH MASONRY SCREEN WALL WITH BRICK VENEER.
17. DEMOLITION OF EXISTING DOOR AND WINDOW TO BE REPLACED WITH NEW WINDOW.
18. DEMOLITION OF A PORTION OF THE SOUTH WALL FOR PROPOSED NEW EGRESS DOOR.
19. DEMOLITION OF EXISTING AWNING AT THE WEST END OF THE BUILDING IN ITS ENTIRETY, CLEAN AND REPAIR AS NEEDED.
7. **ANY CHANGES REQUESTED MARKED IN COLOR:**
ALL CHANGES IDENTIFIED AND KEYED TO THE LIST ABOVE.
8. **GENERAL DESCRIPTION, LOCATION AND TYPES OF STRUCTURES ON THE SITE:**
EXISTING 1 STORY BLOCK BUILDING, 6,583 SQUARE FEET
EXISTING WOOD PICKET UTILITY/ DUMPSTER ENCLOSURE, APPROX. 316 SQUARE FEET
EXISTING SNOW MELT STRUCTURE, APPROX. 112 SQUARE FEET
EXISTING ATTENDANT BOOTH, APPROX. 66 SQUARE FEET
9. **DETAILS OF EXISTING OR PROPOSED LIGHTING, SIGNAGE, AND OTHER PERTINENT DEVELOPMENT FEATURES**
EXISTING WALL MOUNTED SITE LIGHTS, TO REMAIN.
SIGNS BY OTHERS, REFER TO EXTERIOR ELEVATIONS A200
10. **A LANDSCAPE PLAN SHOWING ALL EXISTING AND PROPOSED PLANTING AND SCREENING MATERIALS, INCLUDING THE NUMBER, SIZE AND TYPE OF PLANTINGS PROPOSED**
LIMITED EXISTING LANDSCAPING, SHRUBS ON NORTH SIDE NEAR LOBBY ENTRY. PROPOSED LANDSCAPING AT 396 SF CIRCULAR BED. REFER TO LANDSCAPE DRAWINGS.
11. **ANY OTHER INFORMATION REQUESTED IN WRITING BY THE PLANNING DIVISION, THE DRB OR THE BUILDING OFFICIAL DEEMED IMPORTANT TO THE DEVELOPMENT**

SYMBOL LEGEND

- # IDENTIFIES ELEVATIONS, REFER TO SHEETS A200 & A201
- # IDENTIFIES REQUESTED ELEMENTS/ CHANGES TO THE SITE PLAN. REFER TO WRITE UP #6, THIS SHEET.
- # IDENTIFIES NUMBER OF PARKING & DETAILING SPACES
- # INDICATES LOCATION / DIRECTION OF PICTURE

SITE LOCATION



LOCATION MAP

SCALE: NTS



**NUDELL
ARCHITECTS**

MICHIGAN

31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
t 248 324 8800 f 248 324 0661

FLORIDA

1807 Edgewater Drive
Orlando, Florida 32804
t 407 930 2526

NOTICE

THIS ARCHITECTURAL AND/OR ENGINEERING
DRAWING IS GIVEN IN CONFIDENCE. NO USE,
IN WHOLE OR PART, MAY BE MADE WITHOUT
PRIOR WRITTEN CONSENT OF NUDELL
ARCHITECTS. ALL RIGHTS ARE HEREBY
SPECIFICALLY RESERVED.

NUDELL ARCHITECTS
COPYRIGHT YEAR 2021



project title

JAX KAR WASH

PREVIOUS APPROVALS CHART

BOARD/COMMISSION	DATE

34745 WOODWARD AVE,
CITY OF BIRMINGHAM, MI 48009

sheet title

**EXISTING
ARCHITECTURAL
SITE PLAN**

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number

2020-012

drawn BDL

checked BDL

approved JHN

issued for date

OWNER REVIEW 6/7/19

SPA - PRELIMINARY 7/3/19

SPA - SECOND SUBMIT 8/28/19

SPA - PRELIM SUBMIT 5/27/20

SPA - THIRD SUBMIT 6/04/20

SPA - REVISIONS 7/09/20

CITY MEETINGS 10/6/20

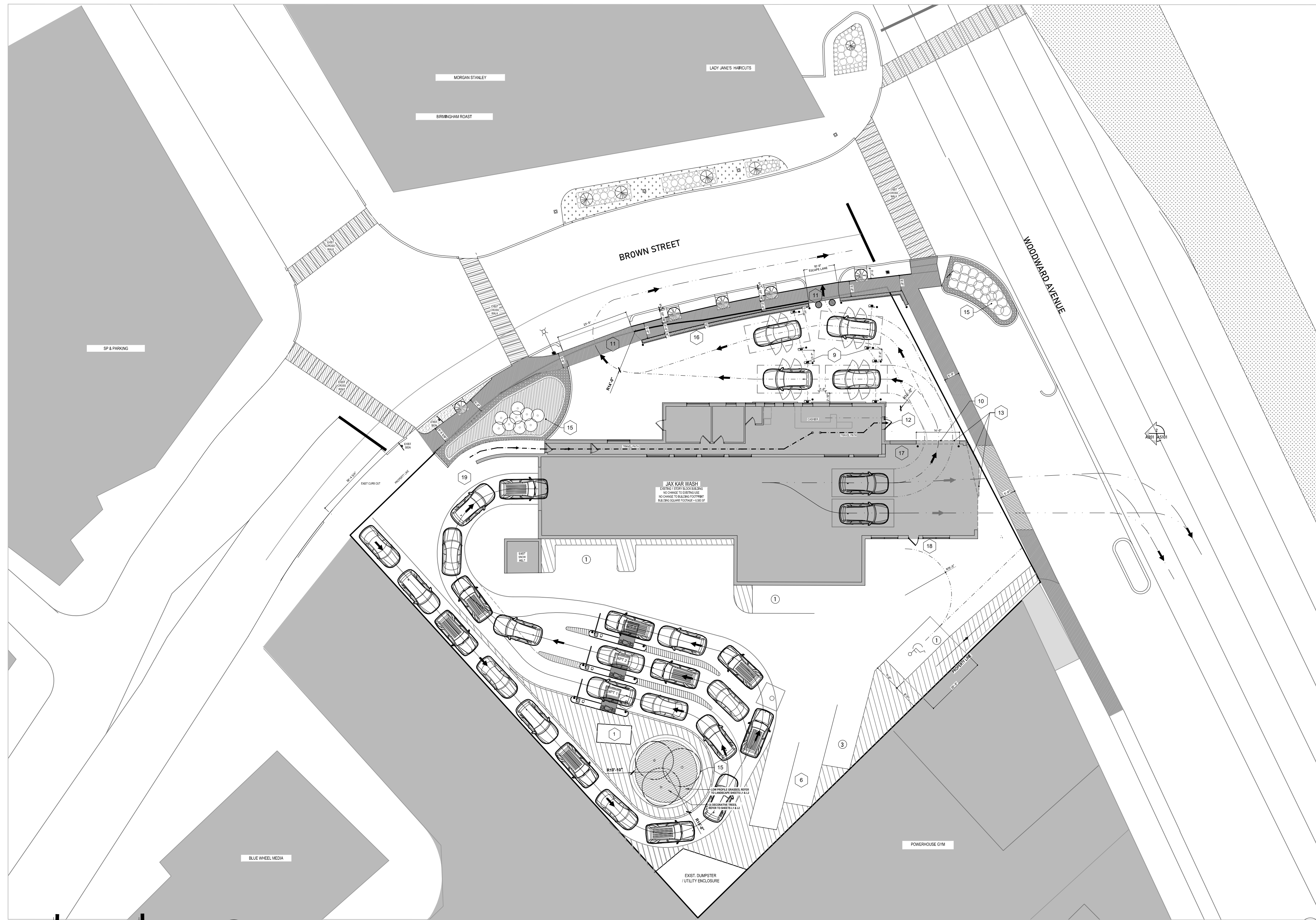
SPA - FOURTH SUBMIT 5/05/21

SPA - FOUR RESUBMIT 7/09/21

SPA - FIVE RESUBMIT 9/17/21

sheet

AS100



SIGN CALCULATIONS (ABOVE XPT CANOPIES, SOUTH OF BUILDING)

10' CANOPY CHANNEL LETTERS READING 'ANY FORM OF PAYMENT' = 5.32 SF (PROPOSED)
 10' CANOPY CHANNEL LETTERS READING 'FASTLANE / NO CASH' = 4.5 SF (PROPOSED)
 10' CANOPY CHANNEL LETTERS READING 'UNLIMITED CLUB ONLY' = 5.07 SF (PROPOSED)
 JAX LOGOS ON XPT MACHINE = 0.283 SF (X 3 LOGOS) = 0.85 SF (PROPOSED)

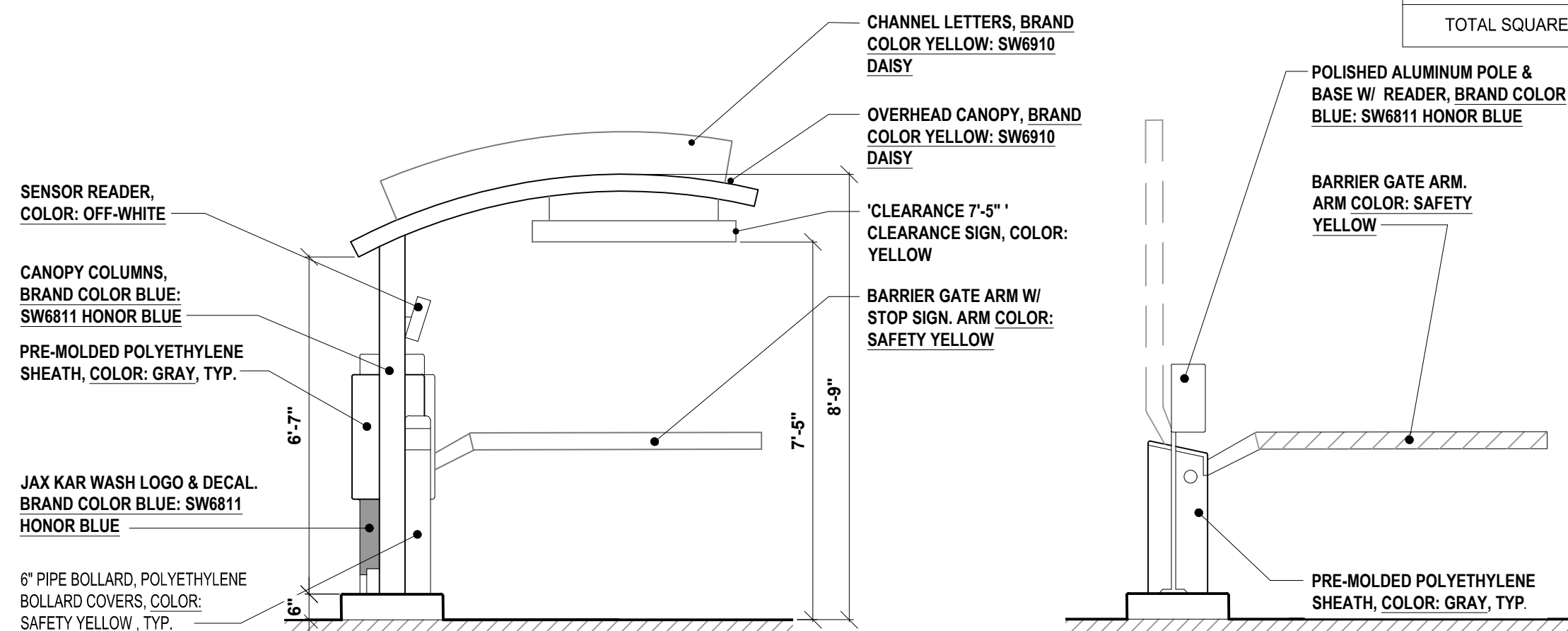
TOTAL SQUARE FOOTAGE OF PROPOSED XPT CANOPY SIGNAGE = 15.74 SF (TOTAL)

SIGN CALCULATIONS (ALL SIGNS)

(1.5) x LINEAL FEET OF PRIMARY FRONTAGE (BROWN ST.) = 134'-11" $\frac{1}{2}$ " = 202.4 SF (AVAILABLE)
 TOTAL SQUARE FOOTAGE OF PROPOSED XPT CANOPY SIGNAGE = 15.7 SF (TOTAL)
 BROWN ST. FACADE / NORTH ELEVATION = 87.3 SF (TOTAL)
 WOODWARD AVE. FACADE / EAST ELEVATION = 51 SF (TOTAL)
 =

TOTAL SQUARE FOOTAGE OF SIGNAGE = 154 SF (TOTAL)

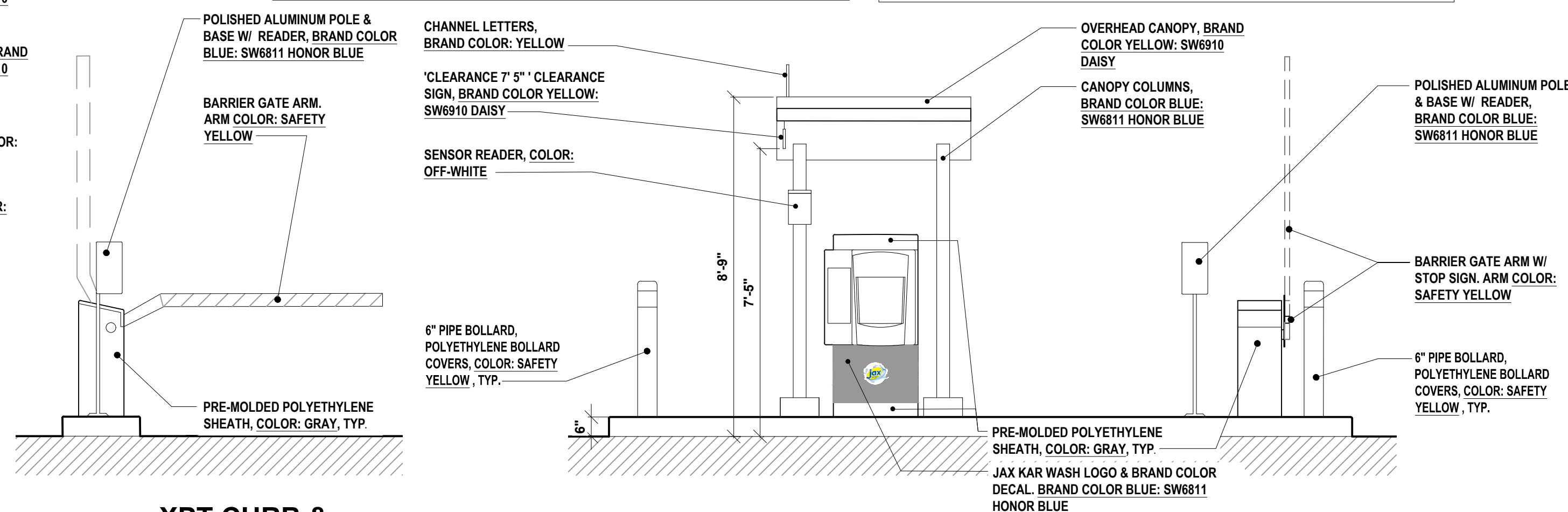
SCALE: 1"=20'-0"



XPT CURB & EQUIPMENT ELEV

4 AS101

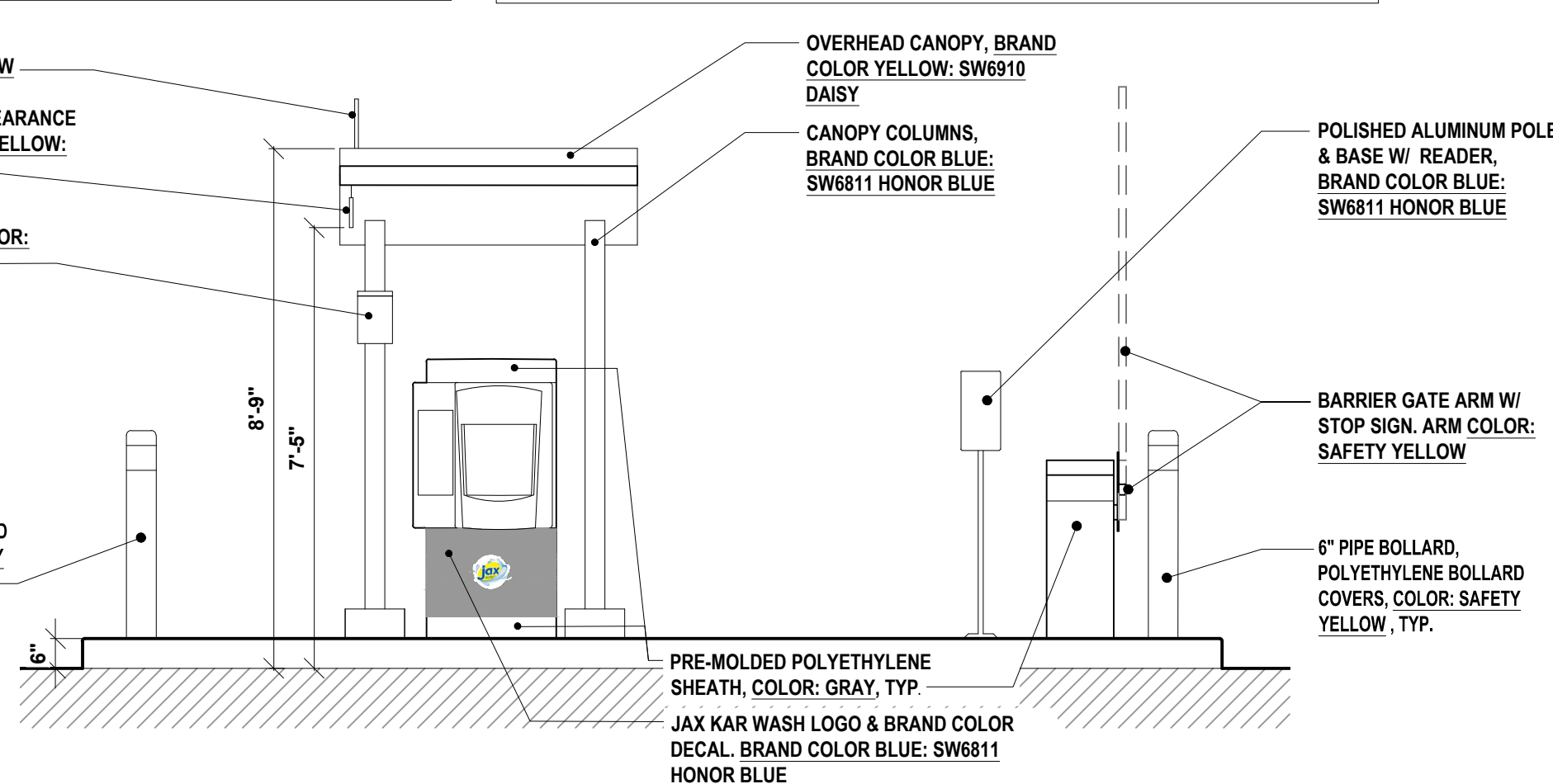
SCALE: 3/8"=1'-0"



XPT CURB & EQUIPMENT ELEV

3 AS101

SCALE: 3/8"=1'-0"



XPT CURB & EQUIPMENT ELEV

2 AS101

SCALE: 3/8"=1'-0"

- NAME & ADDRESS OF APPLICANT AND PROOF OF OWNERSHIP:**
JASON MILEN
JAX KAR WASH
34745 WOODWARD AVENUE,
BIRMINGHAM, MI 48009
- NAME OF DEVELOPMENT :**
JAX KAR WASH
- ADDRESS OF SITE AND LEGAL DESCRIPTION OF THE REAL ESTATE:**
34745 WOODWARD AVENUE

LEGAL DESCRIPTION:

LAND IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN DESCRIBED AS: THE EASTERLY PART OF LOT 4 MEASURING 12.4 FEET ON THE NORTH LINE AND 18.23 FEET ON THE SOUTH LINE, ALL OF LOTS 5 THROUGH 7 EXCEPT THAT PART TAKEN FOR ROAD PURPOSES, 'WILLIAM HART SUBDIVISION', AS RECORDED IN LIBER 8 OF PLATS, PAGE 9 OF THE OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE S54d 24' 24"W 154.83 FEET; THENCE N33d 26' 35"W 166.95 FEET, TO A POINT ON THE SOUTHERLY LINE OF BROWN STREET (FORMERLY FOREST AVENUE); THENCE ALONG SAID SOUTHERLY LINE OF BROWN STREET (FORMERLY FOREST AVENUE); N54d 40'00"E 57.34 FEET AND 79.81 FEET ALONG THE ARC OF CURVE TO THE RIGHT RADIUS 125.52 FEET, CENTRAL ANGLE 35d 18' 14" CHORD BEAR N76d 48' 13"E 78.85 FEET AND N88d 34'36"E 80.31 FEET TO A POINT ON THE WESTERLY LINE OF WOODWARD AVENUE (FORMERLY HUNTER BOULEVARD); THENCE ALONG SAID LINE S18d 39' 22"E 107.43 FEET TO THE POINT OF BEGINNING.

- LEGEND AND NOTES, INCLUDING A GRAPHIC SCALE, NORTH POINT AND DATE:**

REFER TO ELEVATIONS & SITE PLANS INCLUDING THE ABOVE ELEMENTS.

- A SEPARATE LOCATION MAP:**

REFER TO LOCATION MAP, BELOW

- A LIST OF ALL REQUESTED ELEMENTS / CHANGES TO THE SITE PLAN.**

LIST APPLIES TO SHEETS AS100 & AS101

- RELOCATION OF AN EXISTING ATTENDANT BOOTH, SOUTH SIDE OF BUILDING.
- DEMOLITION OF OVERHEAD VACUUM TUBES, STEEL STRUCTURE, VACUUMS, EQUIPMENT AND ASSOCIATED SIGNS, SOUTH SIDE OF BUILDING.
- DEMOLITION OF (1) EXISTING XPT AND CANOPY ON A RAISED CONCRETE ISLAND, SOUTH SIDE OF BUILDING, VERIFY CONDITION OF EQUIPMENT FOR POTENTIAL RE-USE.
- DEMOLITION OF EXISTING PYLON SIGN IN ITS ENTIRETY.
- DEMOLITION OF A PORTION OF THE EAST WALL OF EXIST. LOBBY FOR PROPOSED NEW ENTRY.
- PROPOSED RELOCATION OF (10) PARKING SPACES FROM THE NORTH TO SOUTH SIDE OF BUILDING.
- PROPOSED RELOCATION OF DETAILING SPACES TO NORTH SIDE OF BUILDING.
- PROPOSING (3) XPTS AND CANOPIES ON 6" RAISED CONCRETE ISLANDS, SOUTH SIDE OF BUILDING.
- PROPOSING (8) VACUUM STANCHIONS FOR DETAILING ON NORTH SIDE OF BUILDING. REFER TO DTL 4/A200.
- DEMOLITION OF A PORTION OF EXISTING WALL FOR PROPOSING 14'-0" x 10'-0" OVERHEAD DOOR, COLOR TO MATCH EXISTING OVERHEAD DOORS (SW 2836 / QUATERSAWN OAK), REFER TO COLOR SAMPLES SHEET A201 PROVIDES ACCESS TO VACUUMS, MAINTAINS CLEAR 5'-0" PEDESTRIAN PATH
- PROPOSED CURB CUTS FROM THE PROPERTY ONTO BROWN STREET.
- PROPOSING NEW DOOR W/ SIDE LIGHT FOR ENTRY INTO EXISTING LOBBY.
- PROPOSING NEW WALL MOUNTED SIGNS ON BROWN STREET AND WOODWARD AVENUE ELEVATIONS.
- PARTIALLY CLOSING OF EXISTING CURB CUT AT THE NORTHEAST CORNER OF SITE. 10'-0" ESCAPE LANE FROM THE PROPERTY ONTO BROWN STREET.
- PROPOSED LANDSCAPE AREAS, REFER TO LANDSCAPE ARCHITECTURE SHEETS.
- PROPOSED 32" HIGH MASONRY SCREEN WALL WITH BRICK VENEER.
- DEMOLITION OF EXISTING DOOR AND WINDOW TO BE REPLACED WITH NEW WINDOW.
- DEMOLITION OF A PORTION OF THE SOUTH WALL FOR PROPOSED NEW EGRESS DOOR.
- DEMOLITION OF EXISTING AWNING AT THE WEST END OF THE BUILDING IN ITS ENTIRETY, CLEAN AND REPAIR AS NEEDED.

- ANY CHANGES REQUESTED MARKED IN COLOR:**

ALL CHANGES IDENTIFIED AND KEYED TO THE LIST ABOVE.

- GENERAL DESCRIPTION, LOCATION AND TYPES OF STRUCTURES ON THE SITE:**

EXISTING 1 STORY BLOCK BUILDING, 6,583 SQUARE FEET
 EXISTING WOOD PICKET UTILITY/ DUMPSTER ENCLOSURE, APPROX. 316 SQUARE FEET
 EXISTING SNOW MELT STRUCTURE, APPROX. 112 SQUARE FEET
 EXISTING ATTENDANT BOOTH, APPROX. 66 SQUARE FEET

- DETAILS OF EXISTING OR PROPOSED LIGHTING, SIGNAGE, AND OTHER PERTINENT DEVELOPMENT FEATURES**

EXISTING WALL MOUNTED SITE LIGHTS, TO REMAIN.

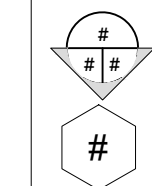
SIGNS BY OTHERS, REFER TO EXTERIOR ELEVATIONS A200

- A LANDSCAPE PLAN SHOWING ALL EXISTING AND PROPOSED PLANTING AND SCREENING MATERIALS, INCLUDING THE NUMBER, SIZE AND TYPE OF PLANTINGS PROPOSED**

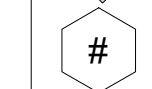
LIMITED EXISTING LANDSCAPING, SHRUBS ON NORTH SIDE NEAR LOBBY ENTRY. PROPOSED LANDSCAPING AT 396 SF CIRCULAR BED. REFER TO LANDSCAPE DRAWINGS.

- ANY OTHER INFORMATION REQUESTED IN WRITING BY THE PLANNING DIVISION, THE DRB OR THE BUILDING OFFICIAL DEEMED IMPORTANT TO THE DEVELOPMENT**

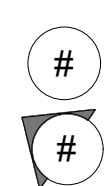
SYMBOL LEGEND



IDENTIFIES ELEVATIONS, REFER TO SHEETS A200 & A201



IDENTIFIES REQUESTED ELEMENTS/ CHANGES TO THE SITE PLAN. REFER TO WRITE UP #6, THIS SHEET.

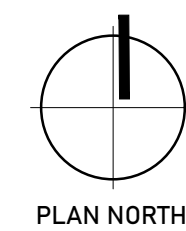
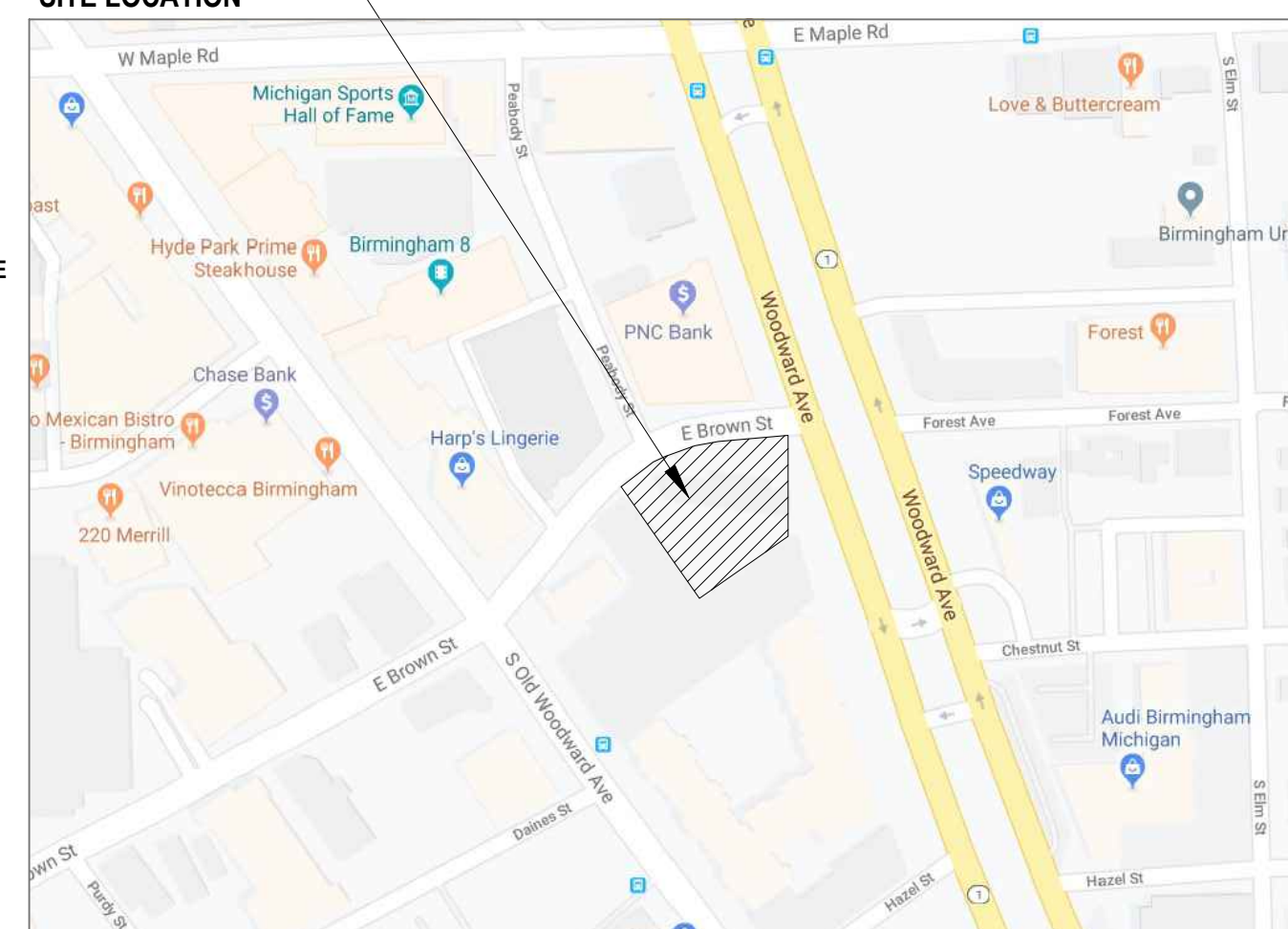


IDENTIFIES NUMBER OF PARKING & DETAILING SPACES



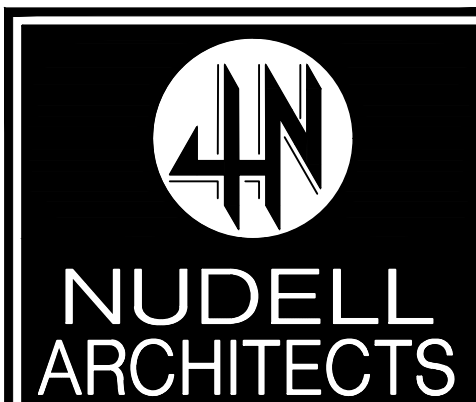
INDICATES LOCATION / DIRECTION OF PICTURE

SITE LOCATION



LOCATION MAP

SCALE: NTS



MICHIGAN

31690 W. Twelve Mile Road
 Farmington Hills, Michigan 48334
 t 248 324 8800 f 248 324 0661

FLORIDA

1807 Edgewater Drive
 Orlando, Florida 32804
 t 407 930 2526

NOTICE

THIS ARCHITECTURAL AND/OR ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE, IN WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

NUDELL ARCHITECTS

COPYRIGHT YEAR 2021

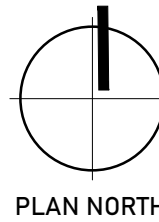
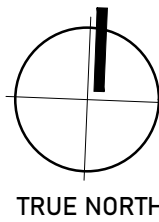
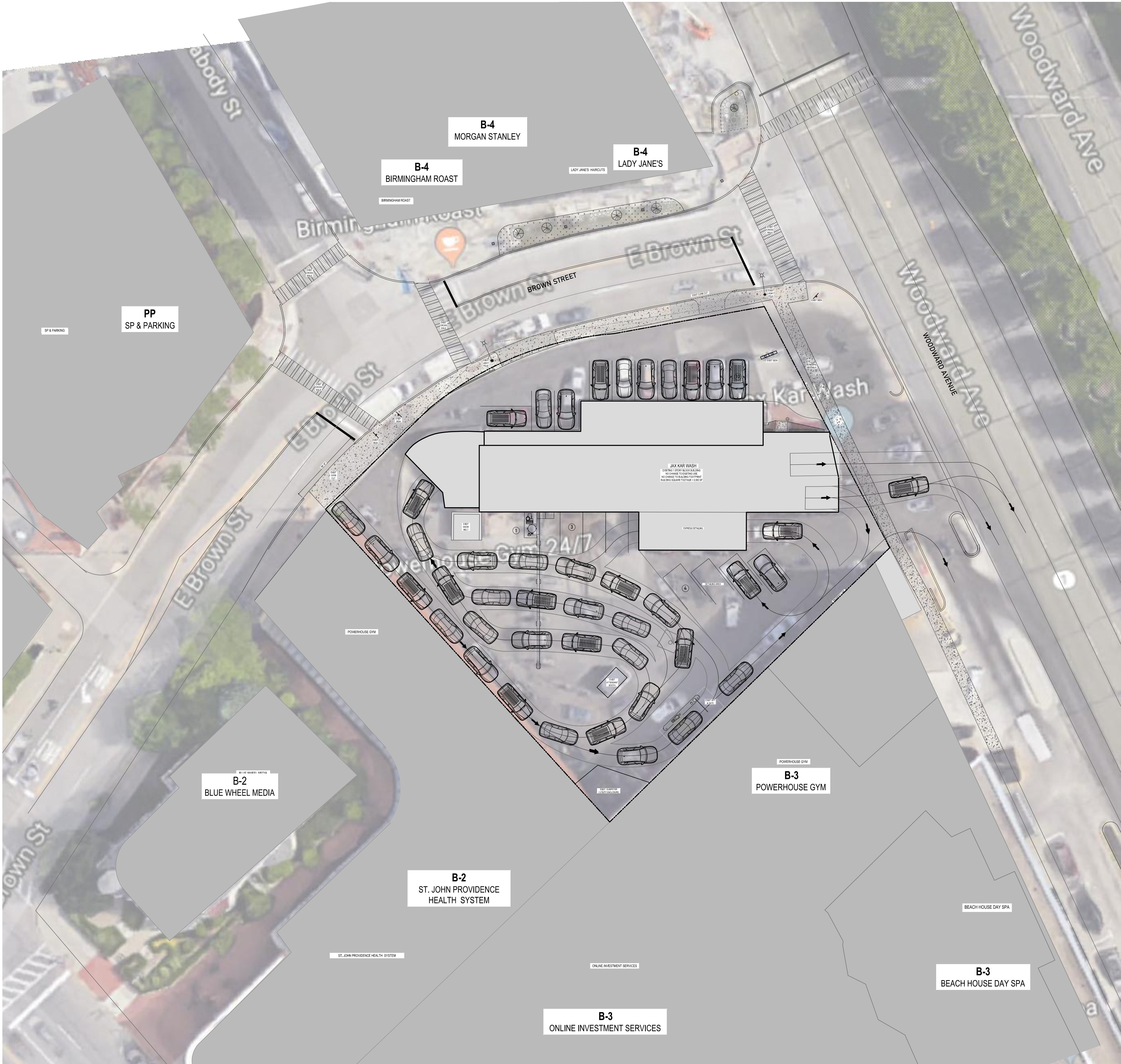


project title

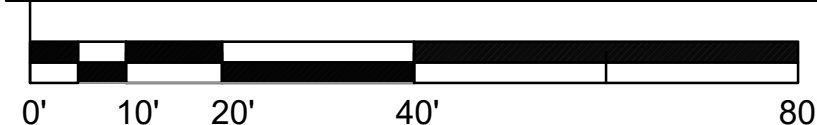
JAX KAR WASH

PREVIOUS APPROVALS CHART

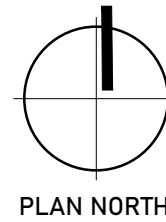
BOARD / COMMISSION DATE



AERIAL PHOTOGRAPH OF SITE & ADJACENT PROPERTIES



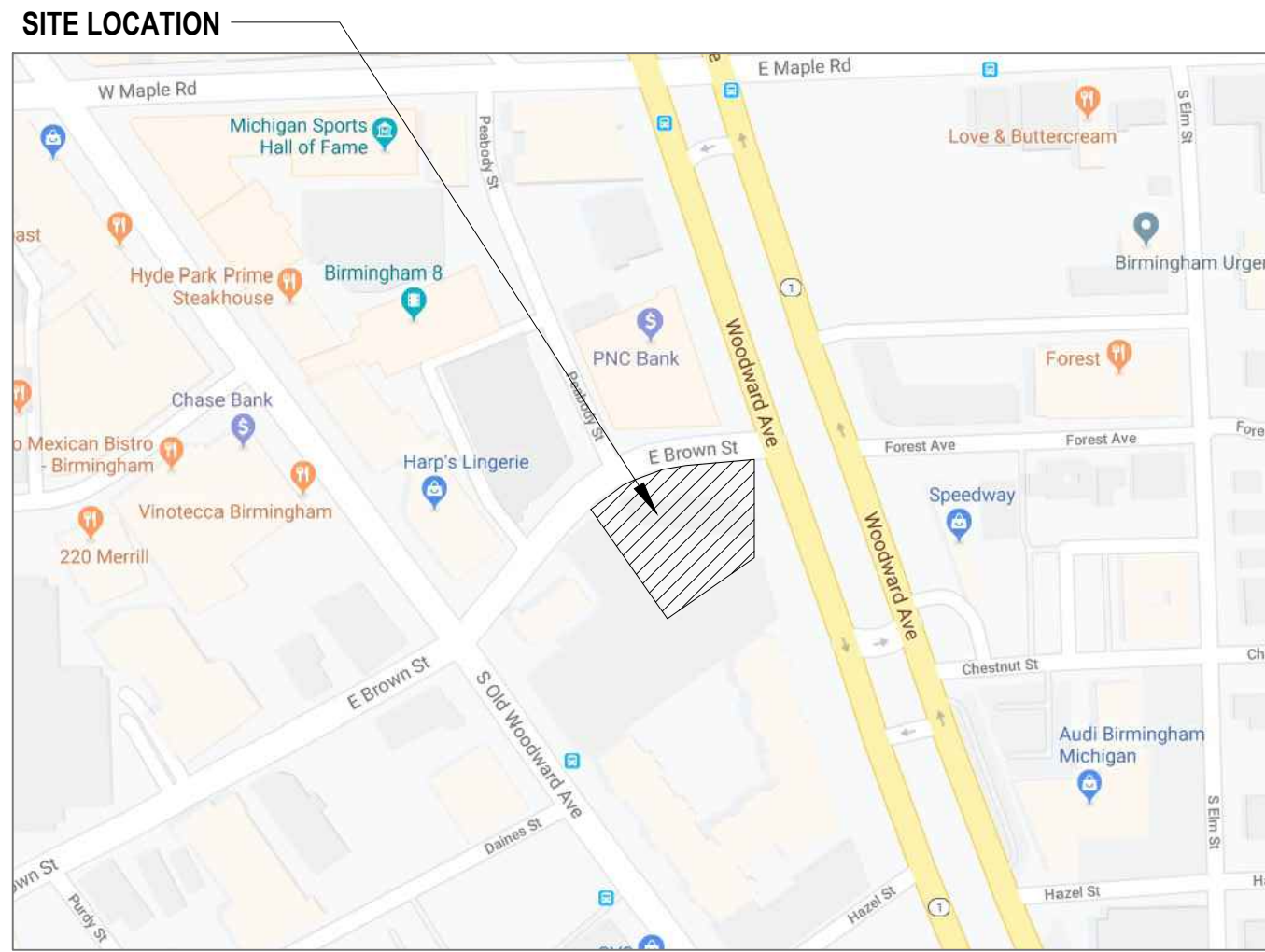
SCALE: 1"=20'-0"



LOCATION MAP

SCALE: NTS

SYMBOL LEGEND			
	IDENTIFIES ELEVATIONS, REFER TO SHEETS A200 & A201		IDENTIFIES NUMBER OF PARKING & DETAILING SPACES
	IDENTIFIES REQUESTED ELEMENTS/ CHANGES TO THE SITE PLAN. REFER TO WRITE UP #6, THIS SHEET.		INDICATES LOCATION / DIRECTION OF PICTURE





**NUDELL
ARCHITECTS**

MICHIGAN
31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
t 248 324 8800 f 248 324 0661

FLORIDA
1807 Edgewater Drive
Orlando, Florida 32804
t 407 930 2526

NOTICE

THIS ARCHITECTURAL AND/OR ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE, IN WHOLE OR PART, MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF NUDELL ARCHITECTS. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

NUDELL ARCHITECTS
COPYRIGHT YEAR 2021



project title

JAX KAR WASH

PREVIOUS APPROVALS CHART	
BOARD/COMMISSION	DATE

34745 WOODWARD AVE,
CITY OF BIRMINGHAM, MI 48009

sheet title

**AERIAL
ARCHITECTURAL
SITE PLAN**

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number	
2020-012	
drawn	BDL
checked	BDL
approved	JHN
issued for	
OWNER REVIEW	6/7/19
SPA - PRELIMINARY	7/31/19
SPA - SECOND SUBMIT	8/28/19
SPA - PRELIM SUBMIT	5/27/20
SPA - THIRD SUBMIT	6/04/20
SPA - REVISIONS	7/09/20
CITY MEETINGS	10/6/20
SPA - FOURTH SUBMIT	5/05/21
SPA - FOUR RESUBMIT	7/09/21
SPA - FIVE RESUBMIT	9/17/21

sheet

AS102

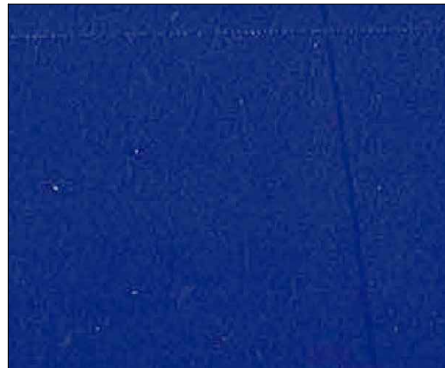


COLOR: SW 6811 /
HONORABLE BLUE, REFER
TO PAINT SAMPLES BELOW.

4
A201
VACUUM STANCHION
SCALE: N.T.S.

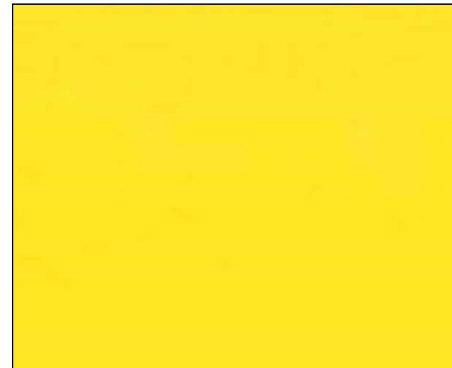
12. **COLOR ELEVATION DRAWINGS SHOWING THE PROPOSED DESIGN FOR EACH FACADE OF THE BUILDING:**
REFER TO ELEVATIONS ON SHEETS A200 & A201 FOR PROPOSED DESIGN CHANGES
13. **LIST OF ALL MATERIALS TO BE USED FOR THE BUILDING, MARKED ON THE ELEVATION DRAWINGS:**
REFER TO ELEVATION TAGS AND ITEMS IN #15, REQUESTED DESIGN CHANGES
14. **DETAILS OF EXISTING OR PROPOSED LIGHTING, SIGNAGE AND OTHER PERTINENT DEVELOPMENT FEATURES**
EXISTING WALL MOUNTED SITE LIGHTS, TO REMAIN.
SIGNS BY OTHERS, REFER TO EXTERIOR ELEVATIONS A200 & A201
15. **A LIST OF ANY REQUESTED DESIGN CHANGES:**
 19. PROPOSING (8) VACUUM STANCHIONS FOR DETAILING ON NORTH SIDE OF BUILDING. REFER TO DTL 4/A200
 10. PROPOSING 14'-0" x 10'-0" OVERHEAD DOOR. COLOR TO MATCH EXISTING OVERHEAD DOORS (SW 2836 / QUATERSAWN OAK). REFER TO COLOR SAMPLES SHEET A201 PROVIDES ACCESS TO VACUUMS, MAINTAINS CLEAR 5'-0" PEDESTRIAN PATH.
 11. PROPOSED CURB CUT FROM THE PROPERTY ONTO BROWN STREET.
 12. PROPOSING NEW DOOR W/ SIDE LIGHT FOR ENTRY INTO EXISTING LOBBY.
 13. PROPOSING NEW WALL MOUNTED SIGNS ON BROWN STREET AND WOODWARD AVENUE ELEVATIONS.
 14. PARTIALLY CLOSING OF EXISTING CURB CUT AT THE NORTHEAST CORNER OF SITE. 10'-0" ESCAPE LANE FROM THE PROPERTY ONTO BROWN STREET.
 15. PROPOSED LANDSCAPING - SCREENING. REFER TO LANDSCAPE PLAN FOR MORE INFORMATION.
 16. PROPOSED 32" HIGH BRICK SCREEN WALL
 17. PROPOSING TO DEMO EXISTING DOOR AND REPLACE WITH WINDOW
 18. DEMOLITION OF A PORTION OF THE SOUTH WALL FOR PROPOSED NEW EGRESS DOOR.
 19. DEMOLITION OF EXISTING AWNING AT THE WEST END OF THE BUILDING IN ITS ENTIRETY, CLEAN AND REPAIR AS NEEDED.
16. **ITEMIZED LIST OF ALL MATERIALS TO BE USED, INCLUDING EXACT SIZE SPECIFICATIONS, COLOR, STYLE AND THE NAME OF THE MANUFACTURER:**
LIMITED MATERIALS PROPOSED ON THE WOODWARD AVE. & BROWN ST. FACADES.
 - SIGNAGE, BY OTHERS, REFER TO SHEET A200 & A201 FOR MORE INFORMATION.
 - METAL STANCHION AND VACUUM HOSES, COLOR BLUE
 - XPT AND JAX EQUIPMENT ON 6" RAISED CONCRETE ISLAND, REFER TO SHEET AS101 FOR MORE
17. **LOCATION OF ALL EXTERIOR LIGHTING FIXTURES, EXACT SIZE SPECIFICATIONS, COLOR, STYLE AND THE NAME OF THE MANUFACTURER OF ALL FIXTURES AND A PHOTOMETRIC ANALYSIS OF ALL EXTERIOR LIGHTING FIXTURES SHOWING LIGHT LEVELS TO ALL PROPERTY LINES**
18. **ANY OTHER INFORMATION REQUESTED IN WRITING BY THE PLANNING DIVISION, THE DRB OR THE BUILDING OFFICIAL DEEMED IMPORTANT TO THE DEVELOPMENT**

SW 6811 / HONORABLE BLUE



BRAND PAINT COLOR FOR SIGNAGE,
VACUUM STANCHIONS AND XPTS
SOUTH OF BUILDING

SW 6910 / DAISY



BRAND PAINT COLOR FOR SIGNAGE
ACCENT AND XPTS SOUTH OF
BUILDING

SW 2836 / QUATERSAWN OAK



PROPOSED PAINT FOR NEW OHD,
COLOR TO MATCH EXISTING OHDS

-
A201
PAINT SAMPLES
SCALE: N.T.S.



NUDELL
ARCHITECTS

MICHIGAN
31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
t 248 324 8800 f 248 324 0661

FLORIDA
1807 Edgewater Drive
Orlando, Florida 32804
t 407 930 2526

NOTICE

THIS ARCHITECTURAL AND/OR ENGINEERING
DRAWING IS GIVEN IN CONFIDENCE. NO USE,
IN WHOLE OR PART, MAY BE MADE WITHOUT
PRIOR WRITTEN CONSENT OF NUDELL
ARCHITECTS. ALL RIGHTS ARE HEREBY
SPECIFICALLY RESERVED.

NUDELL ARCHITECTS
COPYRIGHT YEAR 2021



project title

JAX KAR WASH

34745 WOODWARD AVE,
CITY OF BIRMINGHAM, MI 48009

sheet title

PROPOSED
EXTERIOR
ELEVATIONS

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number

2020-012

drawn BDL

checked BDL

approved JHN

issued for date

OWNER REVIEW 6/7/19

SPA - PRELIMINARY 7/3/19

SPA - SECOND SUBMIT 8/28/19

SPA - PRELIM SUBMIT 5/27/20

SPA - THIRD SUBMIT 6/04/20

SPA - REVISIONS 7/09/20

CITY MEETINGS 10/6/20

SPA - FOURTH SUBMIT 5/05/21

SPA - FOUR RESUBMIT 7/09/21

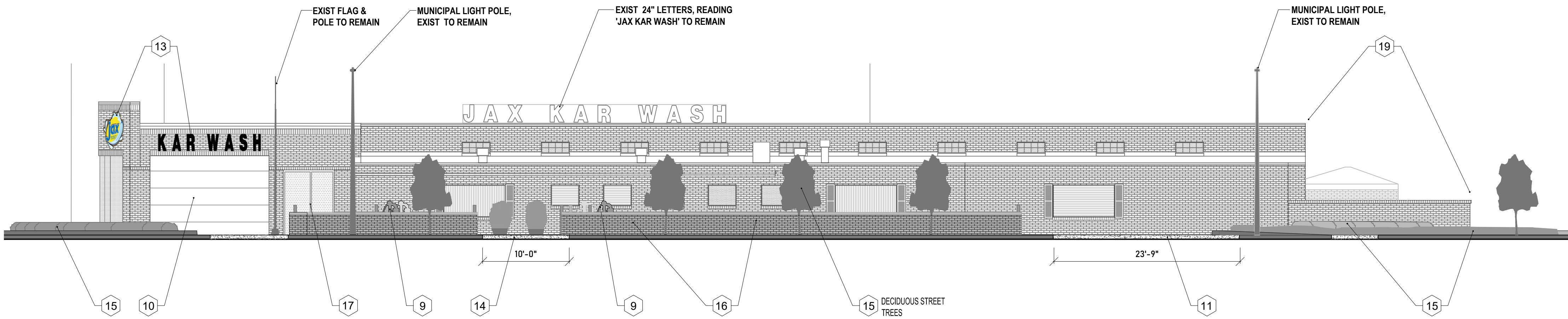
SPA - FIVE RESUBMIT 9/17/21

sheet

A200

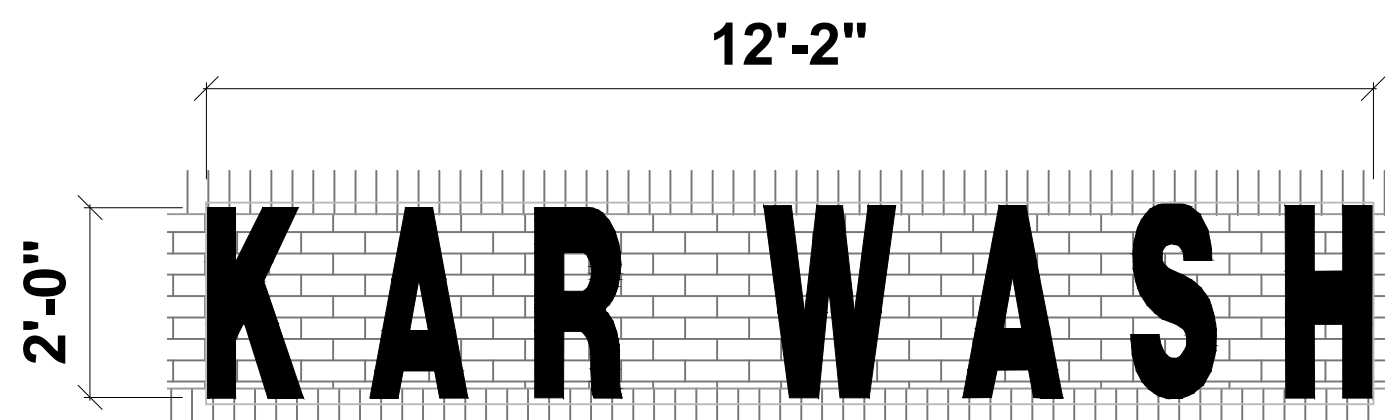
1
A200
PROPOSED COLOR NORTH ELEVATION (BROWN ST.)

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



2
A200
PROPOSED NORTH ELEVATION (BROWN ST.)

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



3
A200
REVERSE HALO LIT CHANNEL LETTERS

SCALE: N.T.S.

SIGN CALCULATIONS (BROWN ST. FACADE / NORTH ELEVATION)

(1.0) x LINEAL FEET OF FRONTAGE = 134'-11 1/2" = **134.94 SF** (AVAILABLE)

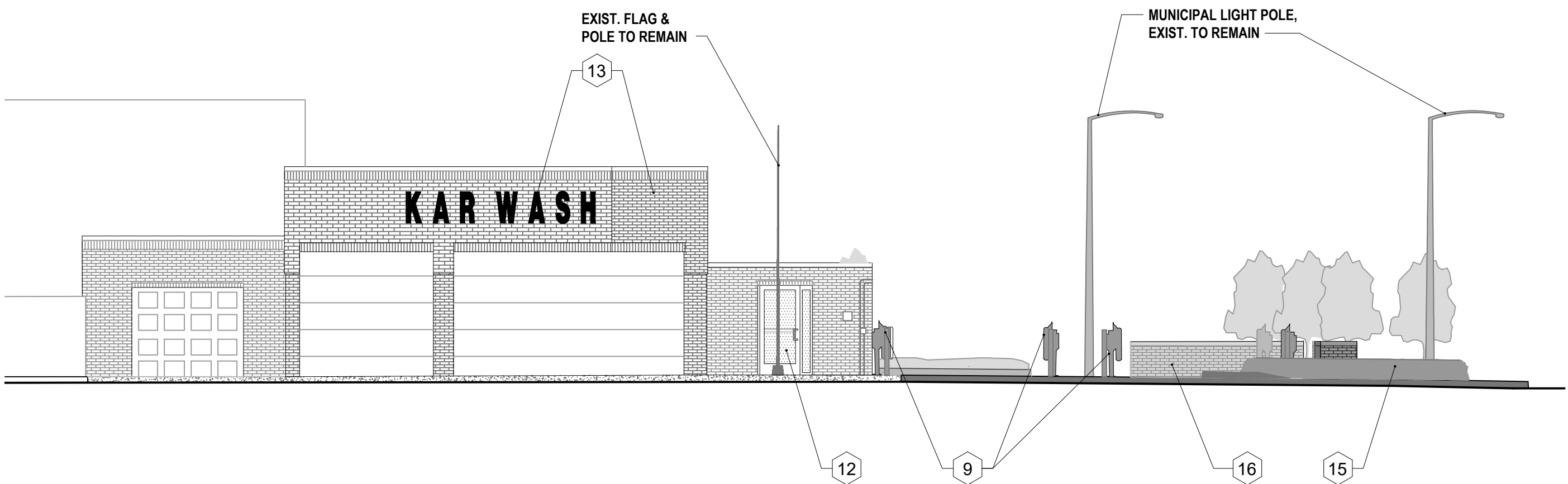
24" ROOFTOP LETTERS READING 'JAX KAR WASH' = **63 SF** (EXISTING)

24" REVERSE HALO LIT CHANNEL LETTERS READING 'KAR WASH' = **24.3 SF** (PROPOSED)

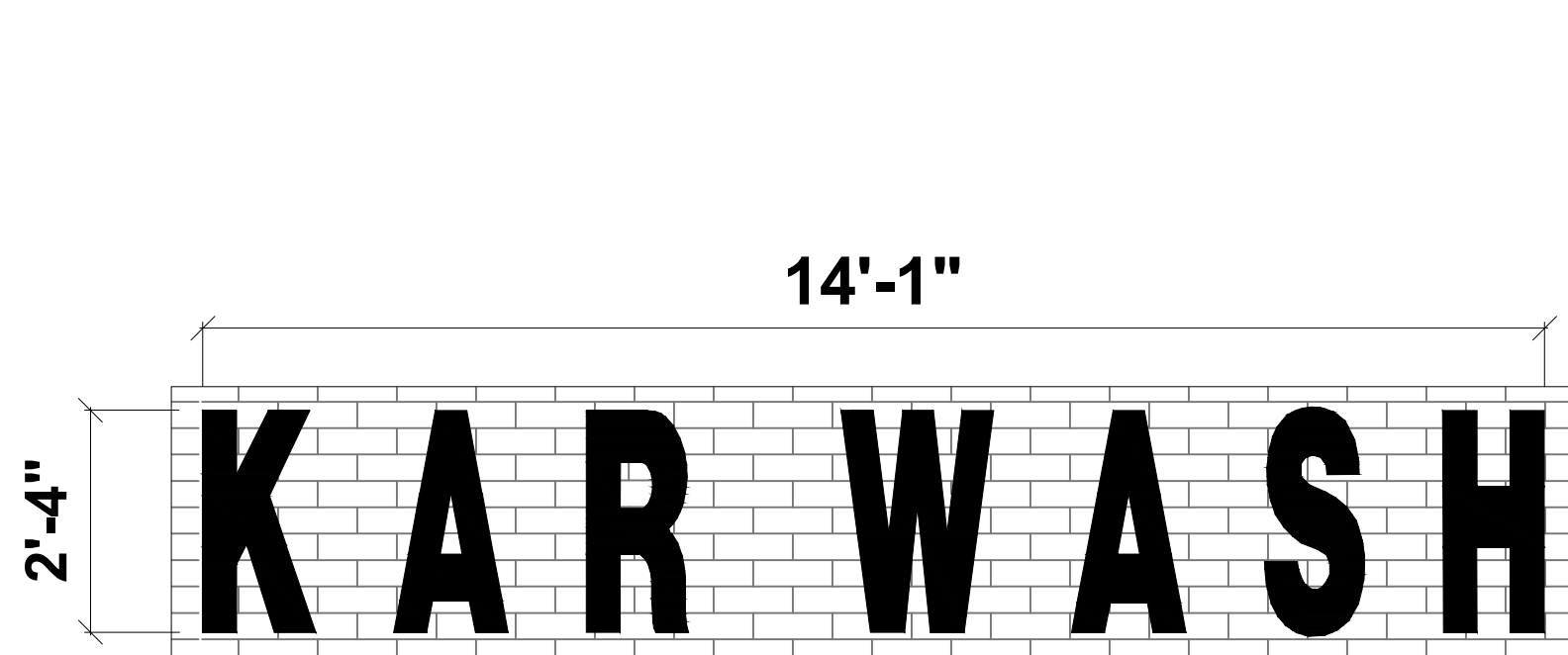
=
TOTAL SQUARE FOOTAGE OF EXISTING AND PROPOSED SIGNAGE = **87.3 SF** (TOTAL)



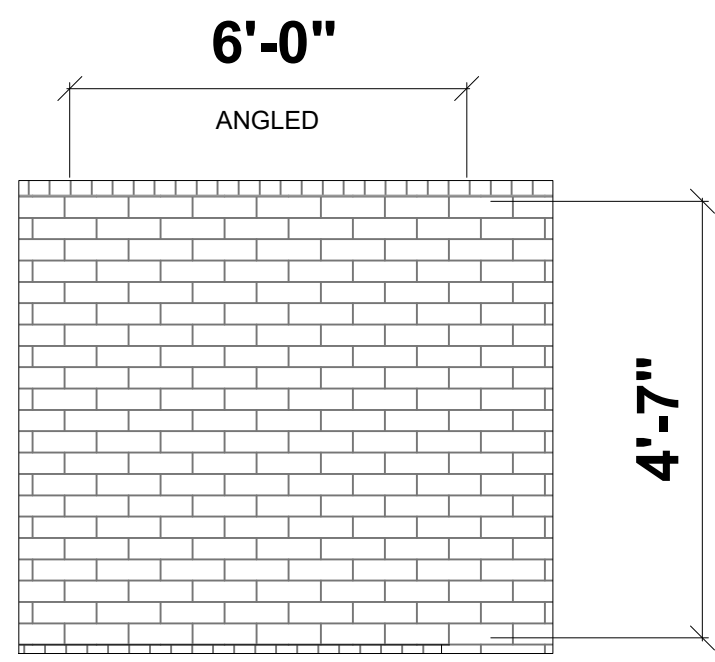
1
A201
PROPOSED EAST ELEVATION (WOODWARD AVE.)
SCALE: 1/8"=1'-0"



2
A201
PROPOSED EAST ELEVATION (WOODWARD AVE.)
SCALE: 1/8"=1'-0"

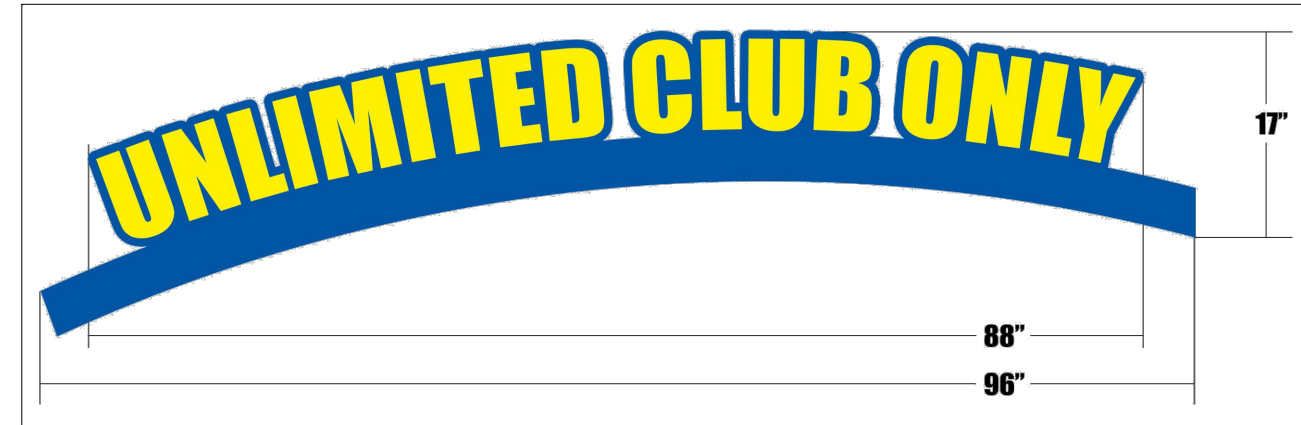


3
A201
REVERSE HALO LIT CHANNEL LETTERS
SCALE: N.T.S.



4
A201
REVERSE HALO LIT SIGN
SCALE: N.T.S.

SIGN CALCULATIONS (WOODWARD AVE. FACADE / EAST ELEVATION)
(1.5) x LINEAL FEET OF FRONTAGE = (1.5) x 32.875 = 49.3 SF (AVAILABLE)
28" REVERSE HALO LIT CHANNEL LETTERS READING 'KAR WASH' = 33 SF (PROPOSED)
(1) REVERSE HALO LIT SIGN = 18 SF (PROPOSED)
=
TOTAL SQUARE FOOTAGE OF PROPOSED SIGNAGE = 51 SF (TOTAL)



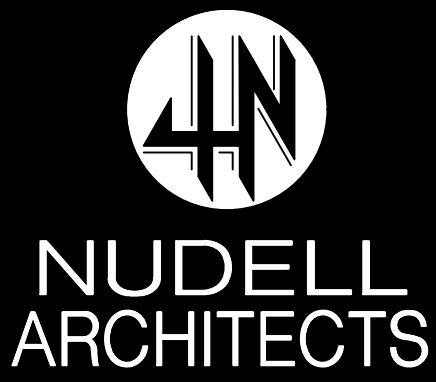
5
A201
XPT CANOPY SIGNS
SCALE: 3/4"=1'-0"

SIGN CALCULATIONS (ABOVE XPT CANOPIES, SOUTH OF BUILDING)
10" CANOPY CHANNEL LETTERS READING 'ANY FORM OF PAYMENT' = 5.32 SF (PROPOSED)
10" CANOPY CHANNEL LETTERS READING 'FASTLANE / NO CASH' = 4.5 SF (PROPOSED)
10" CANOPY CHANNEL LETTERS READING 'UNLIMITED CLUB ONLY' = 5.07 SF (PROPOSED)
JAX LOGOS ON XPT MACHINE = 0.283 SF (X 3 LOGOS) = 0.85 SF (PROPOSED)
=
TOTAL SQUARE FOOTAGE OF PROPOSED XPT CANOPY SIGNAGE = 15.74 SF (TOTAL)

12. **COLOR ELEVATION DRAWINGS SHOWING THE PROPOSED DESIGN FOR EACH FACADE OF THE BUILDING:**
REFER TO ELEVATIONS ON SHEETS A200 & A201 FOR PROPOSED DESIGN CHANGES
13. **LIST OF ALL MATERIALS TO BE USED FOR THE BUILDING, MARKED ON THE ELEVATION DRAWINGS:**
REFER TO ELEVATION TAGS AND ITEMS IN #15, REQUESTED DESIGN CHANGES
14. **DETAILS OF EXISTING OR PROPOSED LIGHTING, SIGNAGE AND OTHER PERTINENT DEVELOPMENT FEATURES**
EXISTING WALL MOUNTED SITE LIGHTS, TO REMAIN.
SIGNS BY OTHERS, REFER TO EXTERIOR ELEVATIONS A200 & A201
15. **A LIST OF ANY REQUESTED DESIGN CHANGES:**
- 9 PROPOSING (8) VACUUM STANCHIONS FOR DETAILING ON NORTH SIDE OF BUILDING. REFER TO DTL 4/A200
- 10 PROPOSING 14'-0" x 10'-0" OVERHEAD DOOR. COLOR TO MATCH EXISTING OVERHEAD DOORS (SW 2836 / QUATERSAWN OAK), REFER TO COLOR SAMPLES SHEET A201 PROVIDES ACCESS TO VACUUMS, MAINTAINS CLEAR 5'-0" PEDESTRIAN PATH
- 11 PROPOSED CURB CUT FROM THE PROPERTY ONTO BROWN STREET.
- 12 PROPOSING NEW DOOR W/ SIDE LIGHT FOR ENTRY INTO EXISTING LOBBY.
- 13 PROPOSING NEW WALL MOUNTED SIGNS ON BROWN STREET AND WOODWARD AVENUE ELEVATIONS.
- 14 PARTIALLY CLOSING OF EXISTING CURB CUT AT THE NORTHEAST CORNER OF SITE. 10'-0" ESCAPE LANE FROM THE PROPERTY ONTO BROWN STREET.
- 15 PROPOSED LANDSCAPING - SCREENING. REFER TO LANDSCAPE PLAN FOR MORE INFORMATION.
- 16 PROPOSED 32" HIGH BRICK SCREEN WALL
- 17 PROPOSING TO DEMO EXISTING DOOR AND REPLACE WITH WINDOW
- 18 DEMOLITION OF A PORTION OF THE SOUTH WALL FOR PROPOSED NEW EGRESS DOOR.
- 19 DEMOLITION OF EXISTING AWNING AT THE WEST END OF THE BUILDING IN ITS ENTIRETY, CLEAN AND REPAIR AS NEEDED.
16. **ITEMIZED LIST OF ALL MATERIALS TO BE USED, INCLUDING EXACT SIZE SPECIFICATIONS, COLOR, STYLE AND THE NAME OF THE MANUFACTURER:**
- LIMITED MATERIALS PROPOSED ON THE WOODWARD AVE. & BROWN ST. FACADES.
- SIGNAGE, BY OTHERS. REFER TO SHEET A200 & A201 FOR MORE INFORMATION.
 - METAL STANCHION AND VACUUM HOSES, COLOR BLUE
 - XPT AND JAX EQUIPMENT ON 6" RAISED CONCRETE ISLAND, REFER TO SHEET AS101 FOR MORE
17. **LOCATION OF ALL EXTERIOR LIGHTING FIXTURES, EXACT SIZE SPECIFICATIONS, COLOR, STYLE AND THE NAME OF THE MANUFACTURER OF ALL FIXTURES AND A PHOTOMETRIC ANALYSIS OF ALL EXTERIOR LIGHTING FIXTURES SHOWING LIGHT LEVELS TO ALL PROPERTY LINES**
18. **ANY OTHER INFORMATION REQUESTED IN WRITING BY THE PLANNING DIVISION, THE DRB OR THE BUILDING OFFICIAL DEEMED IMPORTANT TO THE DEVELOPMENT**



-
A201
PAINT SAMPLES
SCALE: N.T.S.

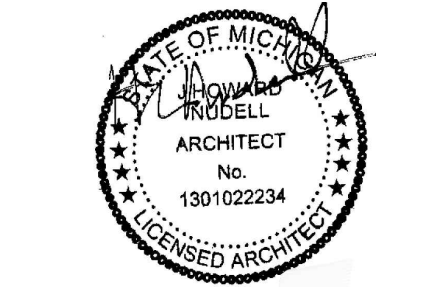


MICHIGAN
31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
t 248 324 8800 f 248 324 0661

FLORIDA
1807 Edgewater Drive
Orlando, Florida 32804
t 407 930 2526

NOTICE
THIS ARCHITECTURAL AND/OR ENGINEERING
DRAWING IS GIVEN IN CONFIDENCE. NO USE,
IN WHOLE OR PART, MAY BE MADE WITHOUT
PRIOR WRITTEN CONSENT OF NUDELL
ARCHITECTS. ALL RIGHTS ARE HEREBY
SPECIFICALLY RESERVED.

NUDELL ARCHITECTS
COPYRIGHT YEAR 2021



project title
JAX KAR WASH

34745 WOODWARD AVE,
CITY OF BIRMINGHAM, MI 48009

sheet title
**PROPOSED
EXTERIOR
ELEVATIONS**

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number
2020-012

drawn BDL
checked BDL
approved JHN

issued for date
OWNER REVIEW 6/7/19
SPA - PRELIMINARY 7/3/19
SPA - SECOND SUBMIT 8/28/19
SPA - PRELIM SUBMIT 5/27/20
SPA - THIRD SUBMIT 6/04/20
SPA - REVISIONS 7/09/20
CITY MEETINGS 10/6/20
SPA - FOURTH SUBMIT 5/05/21
SPA - FOUR RESUBMIT 7/09/21
SPA - FIVE RESUBMIT 9/17/21

sheet
A201

LANDSCAPE
ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

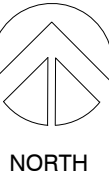
www.mjdul.com

Jax Kar Wash &
Auto Detailing
34745 Woodward Ave
Birmingham, MI 48009

PROJECT

Landscape Development
Landscape Plan

SHEET TITLE

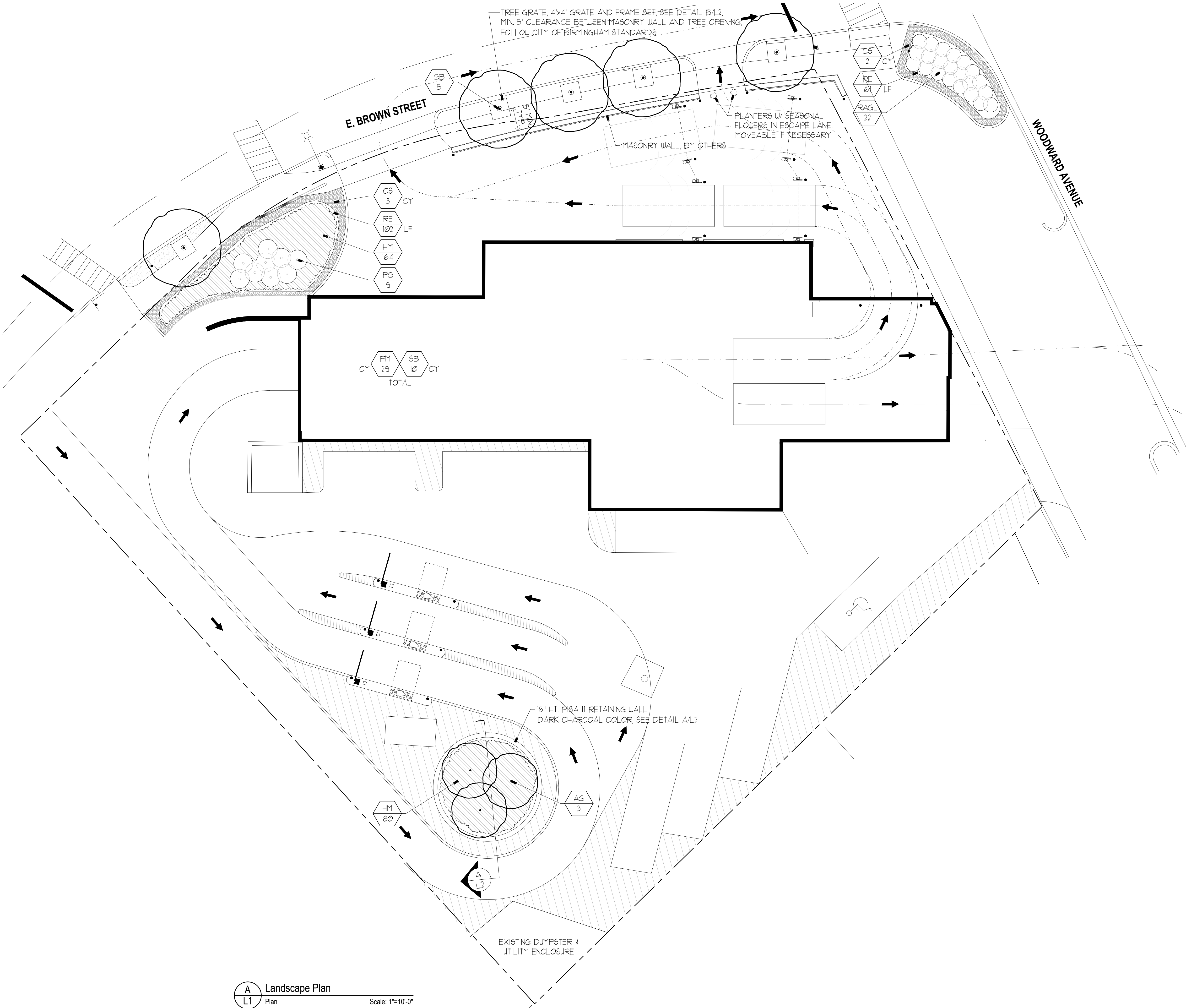


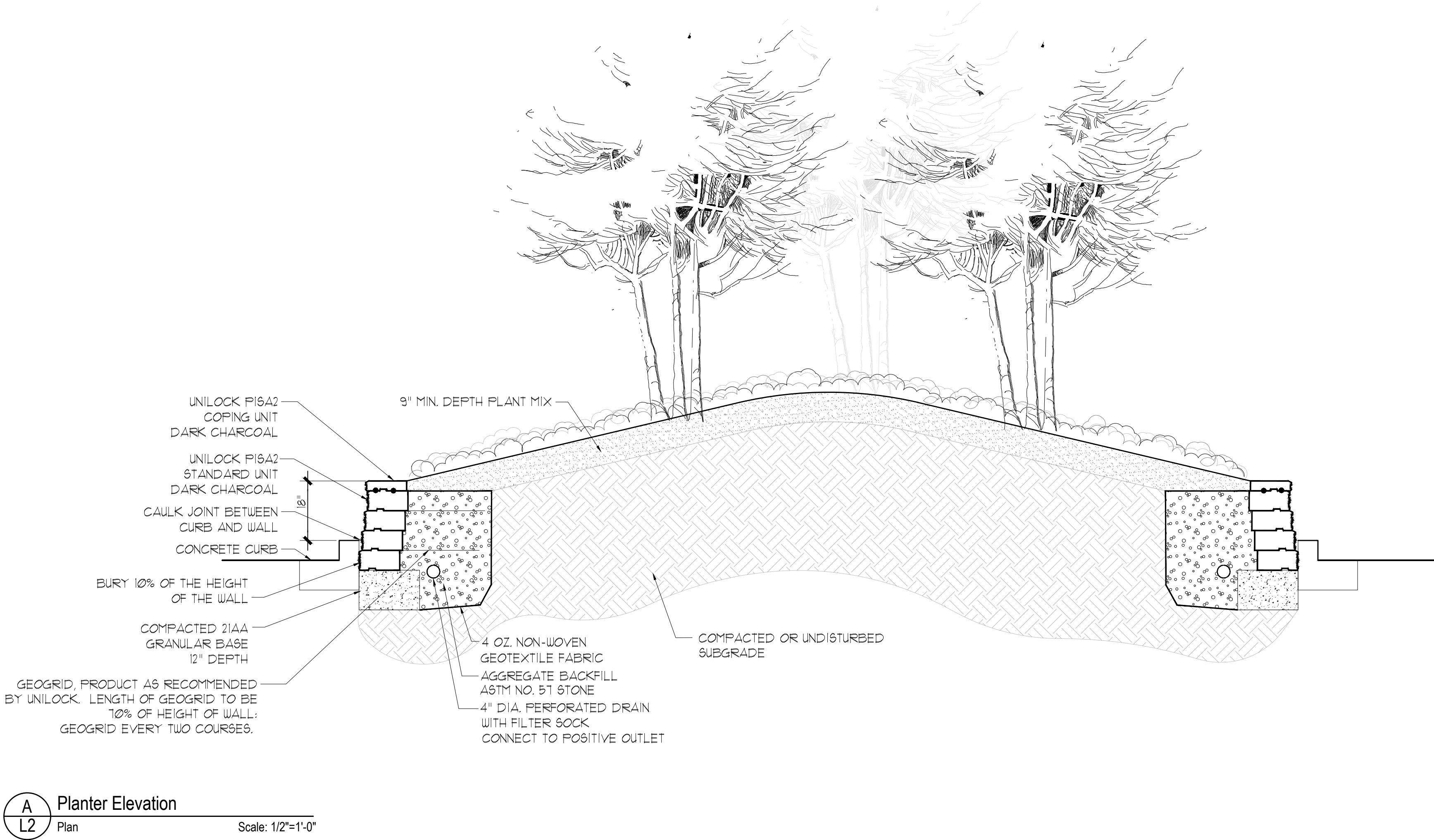
1"=10'-0"

SCALE

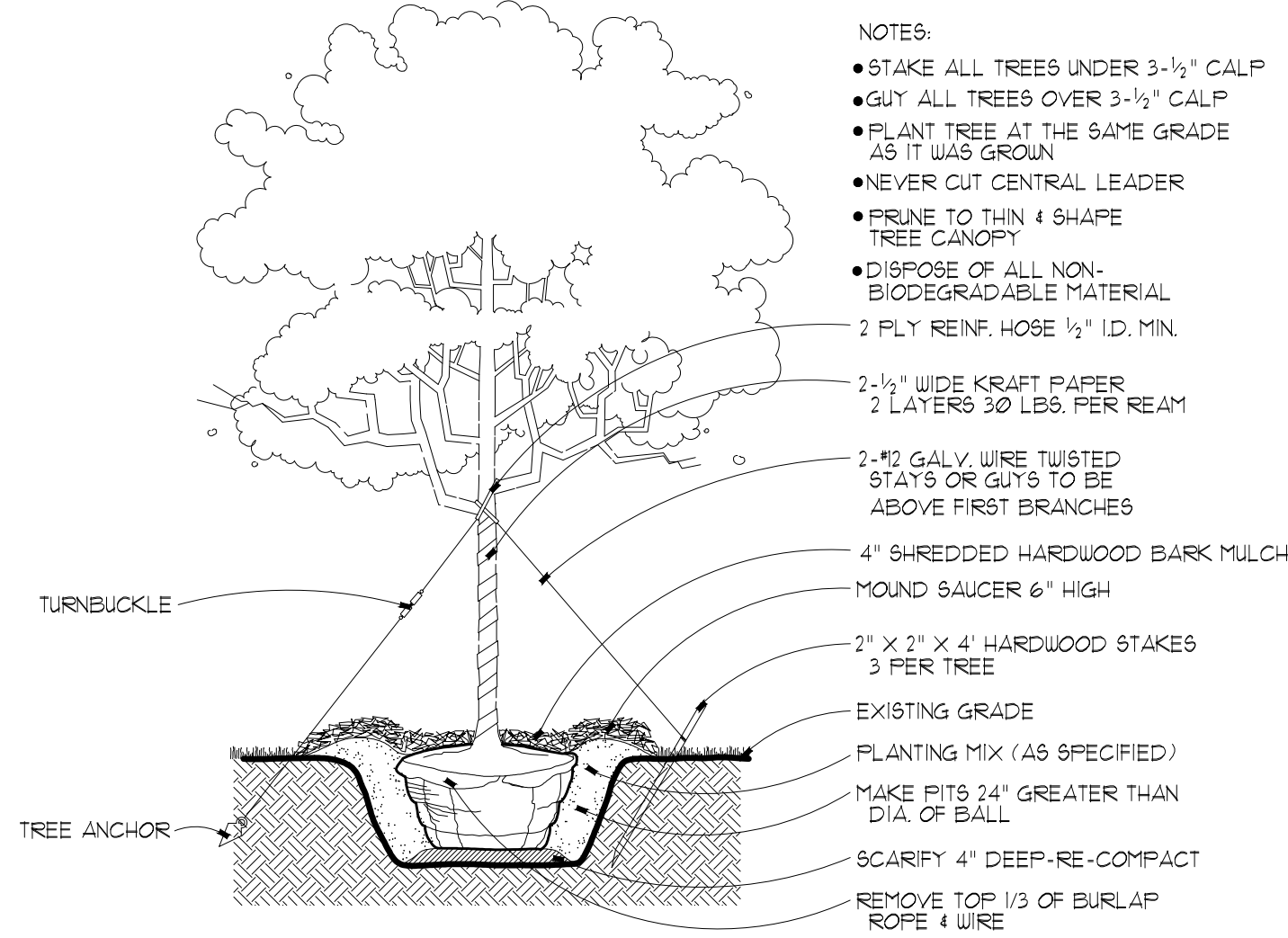
PROJECT NUMBER:	20163
DRAWN:	M. Clark
CHECKED:	M. Dul
DATE:	October 6, 2020
REVISIONS:	October 14, 2020 REVIEW May 5, 2021 SPA-FOUR SUBMITTAL September 17, 2021 SPA-FIVE SUBMITTAL

L1

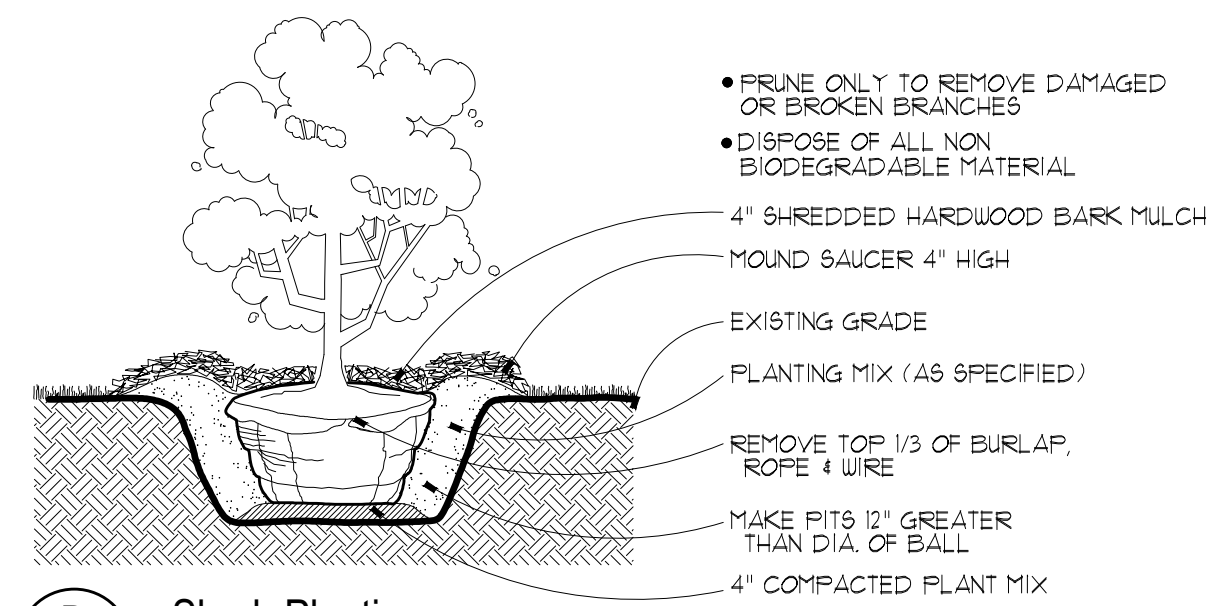




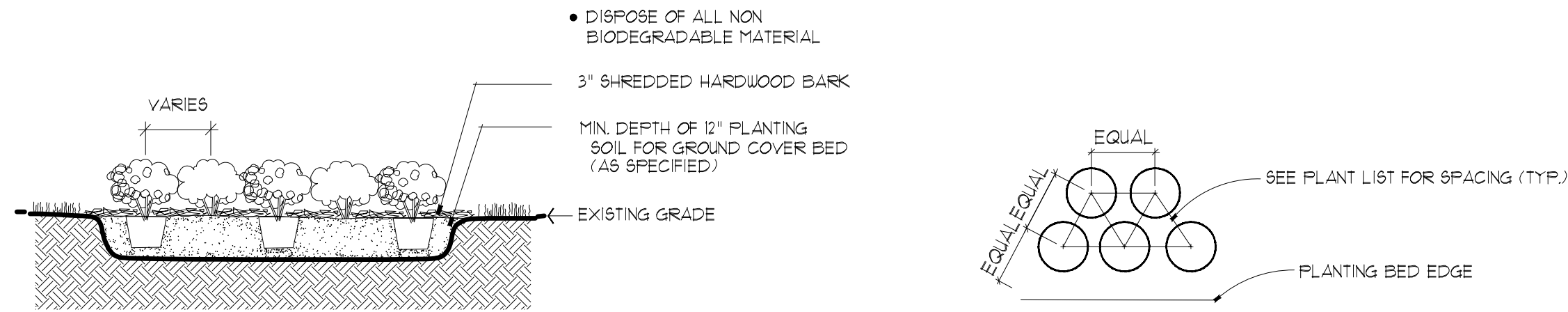
A
L2
Planter Elevation
Plan
Scale: 1/2"=1'-0"



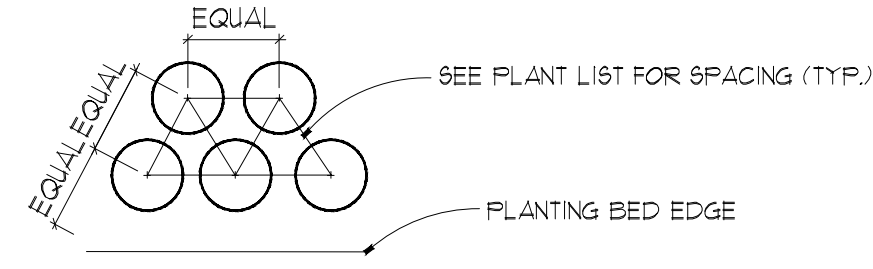
C
L2
Deciduous Tree Planting
Detail
No Scale



D
L2
Shrub Planting
Section
No Scale

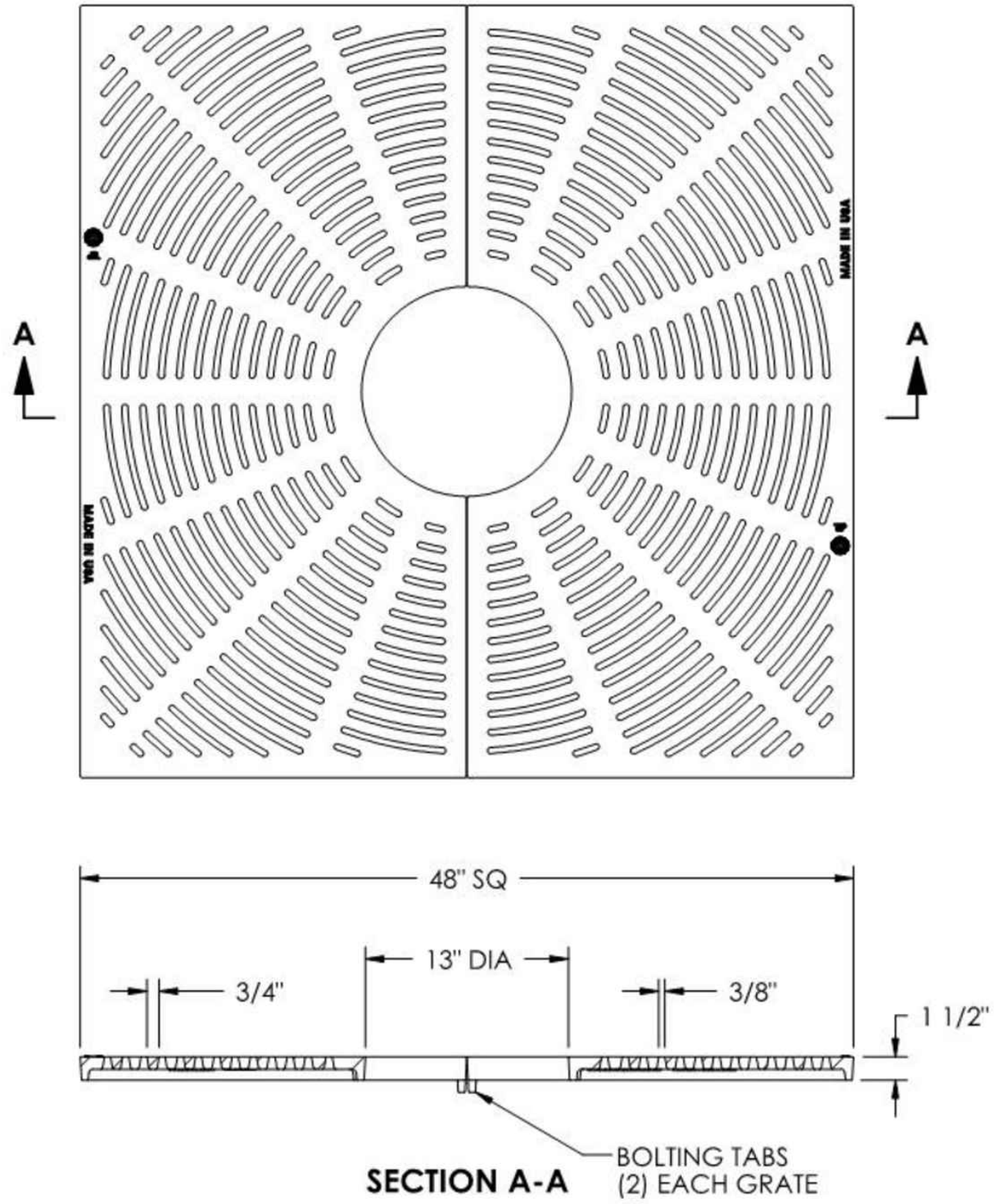


E
L2
Ground Cover / Perennial Planting
Section
No Scale



F
L2
Ground Cover / Perennial Planting
Plan
No Scale

V8954 Tree Grate Set



Tree Grate - EJ (East Jordan Iron Works) 48" x 48" square tree grate and frame set, ADA style with 13" tree opening diameter, Product No. 48954000

B
L2
Tree Grate
Plan
Not to Scale

LANDSCAPE DEVELOPMENT NOTES

- 1.) ALL EXISTING AND/OR PROPOSED SITE UTILITIES SHALL BE FIELD LOCATED, FLAGGED, AND VERIFIED PRIOR TO ANY LANDSCAPE 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. 1 GRADE WITH STRAIGHT, UNSCARRED TRUNKS & WELL-DEVELOPED UNIFORM CROWNS ON TREES.
 - D.) WARRANTED FOR A MIN. 1 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 1% NATURAL POULTRY MANURE. INSTALL 12" 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.) 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.
- 6.) 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.

PLANT SCHEDULE

Sym.	Qty.	Botanical Name	Common Name	Size	Root	Comments
Trees						
GB	5	Ginkgo biloba	Ginkgo	3" cal.	B4B	Full uniform heads, single stem, branch 6' ht.
AG	3	Acer griseum	Paperbark Maple	8-9' ht.	B4B	Multi-stem, specimen
Shrubs						
PG	9	Pinus mugo	Dwarf Mugo Pine	15-18"	B4B	Space 42" o.c.
RAGL	22	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	24-30"	3 gal.	Space 36" o.c.
Perennials/Groundcovers						
HM	344	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal.	Can	Space 18" o.c.
Materials						
CS	5 cy	3-6" cobblestone, min. 6" deep on 4 oz non-woven filter fabric, set on compacted aggregate setting bed.				
SB	10 cy	Shredded hardwood bark mulch (seasoned, dark brown), 3" deep in perennial and groundcover beds, 4" depth in shrub/tree beds.				
PM	29 cy	Planting mix - 3 parts well drained screened imported topsoil, to 1 part clean sand, to 1 part Canadian sphagnum peat moss, to 1 part natural compost (weed-free), and 10% poultry manure, till in 3" deep in all specified landscape beds, excavate beds as needed.				
RE	163 lf	J.D. Russell Steel Edging (BLACK), 1/8"-install per manufacturer's specifications.				

LANDSCAPE
ARCHITECTURE

MICHAEL J. DUL
& ASSOCIATES, INC

212 DAINES STREET
BIRMINGHAM
MICHIGAN 48009

P 248 644 3410
F 248 644 0819

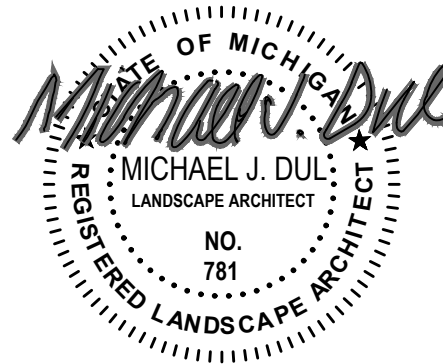
www.mjdul.com

Jax Kar Wash &
Auto Detailing
34745 Woodward Ave
Birmingham, MI 48009

PROJECT

Landscape Development
Plant List & Details

SHEET TITLE



See Details

SCALE

PROJECT NUMBER: 20163
DRAWN: M. Clark
CHECKED: M. Dul
DATE: October 6, 2020
REVISIONS: October 14, 2020 REVIEW
May 5, 2021 SPA-FOUR SUBMITTAL
September 17, 2021 SPA-FIVE SUBMITTAL

L2

VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 0 STALLS
STANDARD PARKING = 12 STALLS

PARCEL AREA

25,778± SQUARE FEET = 0.592± ACRES

BASIS OF BEARING

NORTH 18°50'31" WEST, BEING THE WESTERLY RIGHT OF WAY LINE OF WOODWARD AVENUE, AS DESCRIBED.

BENCHMARKS

CITY OF BIRMINGHAM REFERENCE BENCHMARK #1
SOUTHWEST CORNER OF THE INTERSECTION OF PIERCE STREET AND
MARTIN STREET, WITH G.I.S. COORDINATES OF NORTHING=383240.263
AND EASTING=13433664.196. (NOT DEPICTED ON SURVEY)
ELEVATION = 781.53' (BIRMINGHAM CITY DATUM)

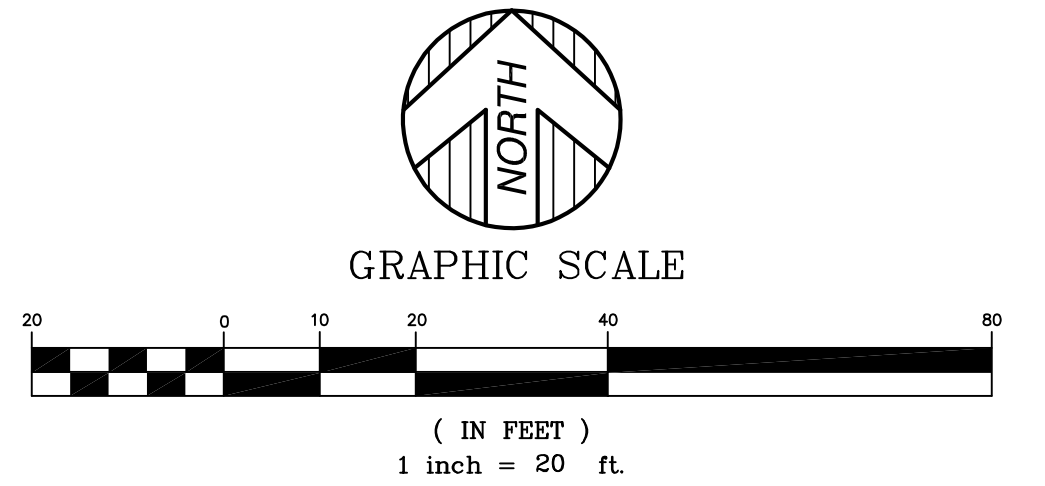
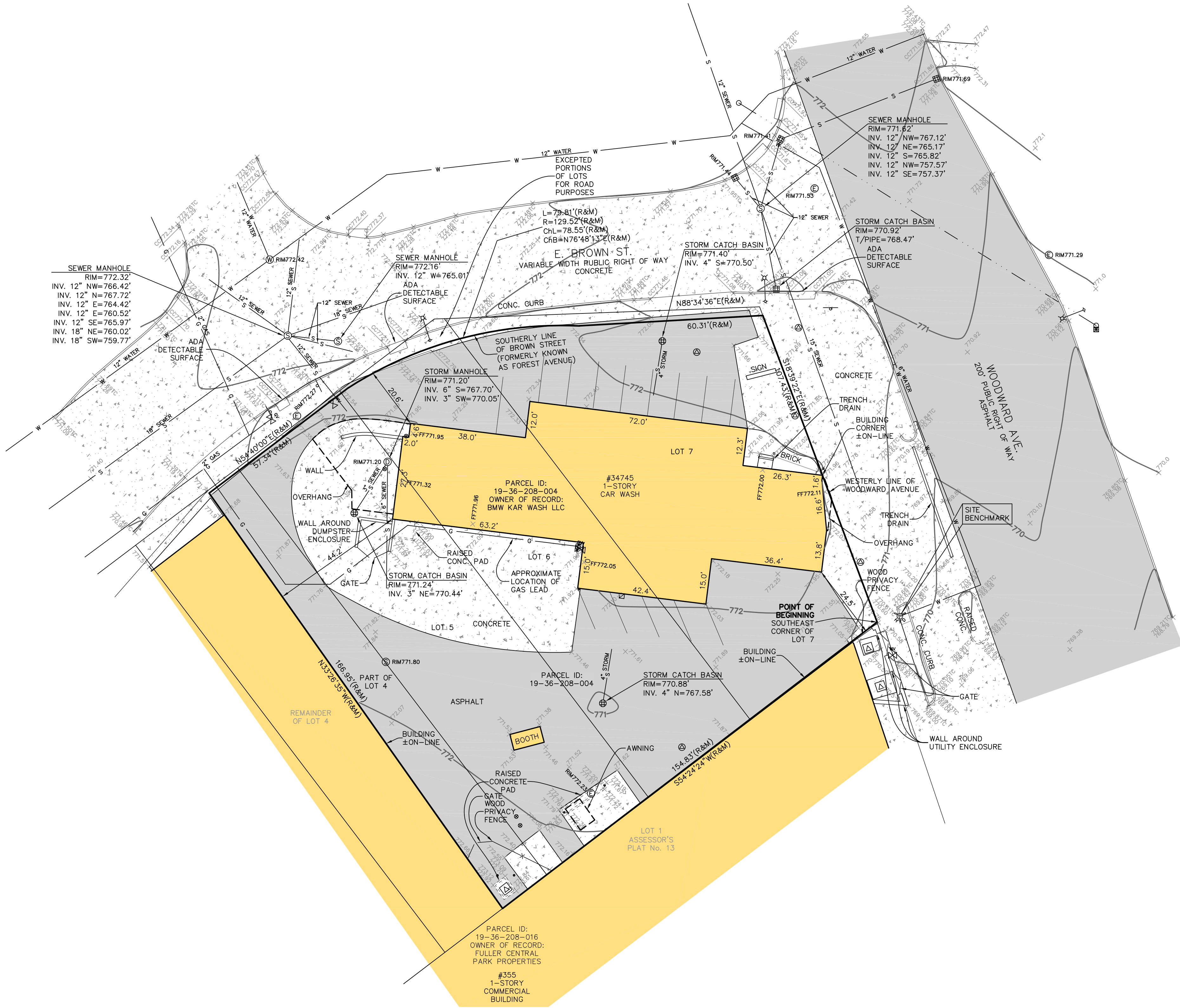
SITE BENCHMARK
NORTHWEST BOLT ON TOP FLANGE OF FIRE HYDRANT, LOCATED
APPROXIMATELY 10'± EAST OF THE SOUTHEAST CORNER OF SUBJECT
PROPERTY.
ELEVATION = 771.67' (BIRMINGHAM CITY DATUM)

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

●	SET 1/2" REBAR WITH CAP P.S. 47976
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
±0.00	GROUND ELEVATION
△	TRANSFORMER
○	UTILITY POLE
⊠	GAS METER
⊠	GAS VALVE
⊠	CABLE TV BOX
⊠	CLEANOUT
⊠	SEWER MANHOLE
⊠	ROUND CATCH BASIN
⊠	SQUARE CATCH BASIN
⊠	STORM DRAIN MANHOLE
⊠	FIRE HYDRANT
⊠	WATER GATE MANHOLE
⊠	WATER VALVE
⊠	MONITOR WELL
•	BOLLARD
◊	FLAGPOLE
—	SINGLE POST SIGN
=====	PARCEL BOUNDARY LINE
=====	PLATTED LOT LINE
=====	ADJOINER PARCEL LINE
=====	RIGHT-OF-WAY
-----	BUILDING
-----	BUILDING OVERHANG
=====	CONCRETE CURB
=====	RAISED CONCRETE
=====	PARKING
=====	EDGE OF CONCRETE (CONC.)
=====	EDGE OF ASPHALT (ASPH.)
=====	EDGE OF BRICK
=====	FENCE (AS NOTED)
=====	WALL (AS NOTED)
-----	OVERHEAD UTILITY LINE
-----	GAS LINE
-----	SEWER LINE
-----	WATER LINE
=====	MINOR CONTOUR LINE
=====	MAJOR CONTOUR LINE
=====	BUILDING AREA
=====	ASPHALT
=====	CONCRETE



PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

THE EASTERN PART OF LOT(S) 4 MEASURING 12.4 FEET ON THE NORTH LINE AND 18.23 FEET ON THE SOUTH LINE, ALL OF LOTS 5 THRU 7 EXCEPT THAT THE SOUTHERLY CORNER OF ROAD PLAT 120 BEING THE CORNER OF LOT 5 (NOW CITY) OF BIRMINGHAM ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 9 OF PLATS, PAGE 9 OF OAKLAND COUNTY RECORDS; BEING MORE PARTICULARLY DESCRIBED AND BOUNDARIED BY THE FOLLOWING: BEING SAID LOT 7, THENCE SOUTH 54 DEGREES 24 MINUTES 24 SECONDS WEST 154.83 FEET; THENCE NORTH 33 DEGREES 26 MINUTES 35 SECONDS WEST 166.95 FEET; THENCE SOUTH 33 DEGREES 26 MINUTES 35 SECONDS WEST 166.95 FEET; THENCE SOUTH 33 DEGREES 26 MINUTES 35 SECONDS WEST 166.95 FEET; THENCE SOUTHERLY LINE OF FOREST AVE. NORTH 54 DEGREES 40 MINUTES 00 SECOND EAST 57.34 FEET, AND 79.81 FEET ALONG THE ARC OF A CURVE WITH A RADIUS OF 125.00 FEET, 125.00 FEET; THENCE SOUTH 14 DEGREES 14 SECONDS, CHORD BEAR NORTH 76 DEGREES 48 MINUTES 13 SECONDS EAST 78.55 FEET, AND NORTH 88 DEGREES 34 MINUTES 36 SECONDS EAST 60.31 FEET TO A POINT ON THE WESTERLY LINE OF HUNTER BLVD. (NOW KNOWN AS HUNTER AVENUE), THENCE SOUTHERLY 125.00 FEET; BEING 125.00 FEET MINUS 22 SECONDS EAST 107.43 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. 895046, DATED JUNE 26, 2020, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

9. UNDERGROUND EASEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND MICHIGAN BELL TELEPHONE COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 9412, PAGE 613. (DOCUMENT REFERS TO AN "APPENDIX A". SAID DOCUMENT WAS NOT FURNISHED BY CLIENT AT TIME OF SURVEY)

SURVEYOR'S CERTIFICATION

TO BMW KAR WASH LLC, A MICHIGAN LIMITED LIABILITY COMPANY; BANK ONE, MICHIGAN, ITS SUCCESSOR'S AND/OR ASSIGNS; FIDELITY TITLE COMPANY; AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 4, 7A, 8, AND 9 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 28, 2020.

DATE OF PLAT OR MAP: JULY 28, 2020

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

[illegible]





SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

This suggested guide specification has been developed using the current edition of the Construction Specifications Institute (CSI) "Manual of Practice", including the recommendations for the CSI 3 Part Section Format and the CSI Page Format. Additionally, the development concept and organizational arrangement of the American Institute of Architects (AIA) MASTERSPEC Program has been recognized in the preparation of this guide specification. Neither CSI, AIA, USGBC nor ILFI endorse specific manufacturers and products. The preparation of the guide specification assumes the use of standard contract documents and forms, including the "Conditions of the Contract", published by the AIA.

PART 1 - GENERAL

1.1 Related Documents

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 Summary

EDITOR NOTE: CHOOSE DOOR TYPE (250T, 350T or 500T) BASED ON PROJECT REQUIREMENTS.

- A. This Section includes Kawneer Thermally Broken Aluminum Entrances, glass and glazing, and door hardware and components.
1. Types of Kawneer Thermally Broken Aluminum Entrances include:
 - a. 250T Insulpour™ Thermal Entrance; Narrow stile, 2-1/2" (63.5 mm) vertical face dimension, 2-1/4" (57 mm) depth, moderate traffic applications.
 - b. 350T Insulpour™ Thermal Entrance; Medium stile, 3-1/2" (88.9 mm) vertical face dimension, 2-1/4" (57 mm) depth, high traffic applications.
 - c. 500T Insulpour™ Thermal Entrance; Wide stile, 5" (127 mm) vertical face dimension, 2-1/4" (57 mm) depth, high traffic applications.

EDITOR NOTE: BELOW RELATED SECTIONS ARE SPECIFIED ELSEWHERE. HOWEVER, KAWNEER RECOMMENDS SINGLE SOURCE RESPONSIBILITY FOR ALL OF THESE SECTIONS AS INDICATED IN PART 1.6 QUALITY ASSURANCE.

- B. Related Sections:
1. 072700 "Air Barriers"
 2. 079200 "Joint Sealants"
 3. 083213 "Sliding Aluminum-Framed Glass Doors"
 4. 084313 "Aluminum-Framed Storefronts"
 5. 084329 "Sliding Storefronts"
 6. 084413 "Glazed Aluminum Curtain Walls"
 7. 084433 "Sloped Glazing Assemblies"
 8. 085113 "Aluminum Windows"
 9. 086300 "Metal-Framed Skylights"
 10. 087000 "Hardware"
 11. 088000 "Glazing"
 12. 280000 "Electronic Safety and Security"

1.3 Definitions

- A. Definitions: For fenestration industry standard terminology and definitions refer to American Architectural Manufacturers Association (AAMA) – AAMA Glossary (AAMA AG).

1.4 Performance Requirements

- A. General Performance: Aluminum-framed entrance doors shall withstand the effects of the following performance requirements without exceeding performance criteria or failure due to defective manufacture, fabrication, installation, or other defects in construction:
- B. Aluminum-Framed Entrance Performance Requirements:

EDITOR NOTE: PROVIDE WIND LOAD DESIGN PRESSURES IN PSF AND INCLUDE APPLICABLE BUILDING CODE AND YEAR EDITION.

1. Wind loads: Provide entrance system; include anchorage, capable of withstanding wind load design pressures of (____) lbs./sq. ft. inward and (____) lbs./sq. ft. outward. The design pressures are based on the (____) Building Code; (____) Edition.
2. Air Infiltration: For single acting offset pivot or butt hung entrances in the closed and locked position, the test specimen shall be tested in accordance with ASTM E 283 at a pressure differential of 1.57 psf (75 Pa) for pairs of doors. A single 3'0" x 7'0" (915 mm x 2134 mm) entrance door and frame shall not exceed 1.0 cfm/ft². A pair of 6'0" x 7'0" (1830 mm x 2134 mm) entrance doors and frame shall not exceed 1.0 cfm per square foot.

3. Uniform Load Deflection: A static air design load of;
 - 250T:** 50.13 psf (2400 Pa) for single doors and 40.10 psf (1920 Pa) for pairs of doors.
 - 350T:** 60.15 psf (2880 Pa) for single doors and 50.13 psf (2400 Pa) for pairs of doors.
 - 500T:** 70.19 psf (3360 Pa) for single doors and 60.15 psf (2880 Pa) for pairs of doors.

shall be applied in the positive and negative direction in accordance with ASTM E 330. There shall be no deflection in excess of L/175 for typical application or L/180 for Small-Missile and Large-Missile impact, of the span of any framing member. At a structural test load equal to 1.5 times the specified design load, no glass breakage or permanent set in the framing members in excess of 0.2% of their clear spans shall occur.
4. Windborne-Debris-Impact Resistance Performance: **350T** and **500T**, Shall be tested in accordance with ASTM E1886, information in ASTM E1996, and TAS 201/203.
 - a. Large-Missile Impact: For aluminum-framed systems located within 30 feet (9.1m) of grade.
 - b. Small-Missile Impact: For aluminum-framed systems located above 30 feet (9.1 m) of grade.
5. Blast Mitigation Performance: **350T** and **500T**, shall be tested or proven through analysis to meet ASTM F2927, GSA-TS01, and UFC 04-010.01 performance criteria.

To meet UFC 04-010-01, B-3.3 Standard 12 for exterior doors and Standard 10 for glazing and frame bite provisions, the following options are available:

 - a. Section B-3.1.1 Dynamic analysis
 - b. Section B-3.1.2 Testing
 - c. Section B-3.1.3 ASTM F2248 Design Approach
6. Forced Entry: Tested in accordance with AAMA 1304.

EDITOR NOTE: THERMAL TRANSMITTANCE AND CONDENSATION RESISTANCE PERFORMANCE RESULTS ARE BASED UPON 1" CLEAR INSULATING GLASS (1/4" CLEAR WITH $\epsilon=0.035$ LOW E COATING ON #2 SURFACE, 1/2" AS WITH WARM EDGE SPACER AND 90% ARGON GAS FILL, 1/4" CLEAR).

7. Energy Efficiency:
 - a. Thermal Transmittance (U-factor): When tested to AAMA Specification 1503, the thermal transmittance (U-factor) shall not be more than:
 - 1) **250T:** Insulated Glass – 0.52 (low-e) or Project Specific (____) BTU/hr/ft²/°F per AAMA 507 or (____) BTU/hr/ft²/°F per AAMA 507 per NFRC 100.
 - b. Solar Heat-Gain Coefficient (SHGC) : Glazed thermally broken aluminum door and frame shall have a Solar Heat Gain Coefficient (SHGC) of no greater than (____) **<Insert value>** as determined according to NFRC 200.
 - c. Visible Transmittance (VT): Glazed thermally broken aluminum door and frame shall have a Visible Transmittance (VT) of no greater than (____) **<Insert value>** as determined according to NFRC 200.
 8. Condensation Resistance Factor (CRF): When tested to AAMA Specification 1503, the condensation resistance factor shall not be less than:
 - a. **250T:** Insulated Glass – 49_{frame} and 68_{glass} (low-e).
 9. Condensation Resistance Factor (I): When tested to CSA A440, the condensation resistance factor shall not be less than:
 - a. **250T:** Insulated Glass – 37_{frame} and 66_{glass} (low-e).
 10. Sound Transmission Class (STC) and Outdoor-Indoor Transmission Class (OITC): When tested in accordance with ASTM E 90, the STC and OITC ratings shall not be less than:
 - a. **250T:** 37 (STC) and 32 (OITC).
- C. Environmental Product Declarations (EPD): Shall have a Type III Product-Specific EPD.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2018

1.5 Submittals

EDITOR NOTE: ADD RECYCLED CONTENT SECTION IF REQUIRED TO MEET PROJECT REQUIREMENTS AND/OR GREEN BUILDING CERTIFICATIONS SUCH AS LEED, LIVING BUILDING CHALLENGE (LBC), ETC. ARE REQUIRED.

*** IF RECYCLED CONTENT REQUIREMENTS ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMINUM COULD BE SUPPLIED.**

- A. Product Data: Include construction details, material descriptions, and fabrication methods, dimensions of individual components and profiles, hardware, finishes, and installation instructions for each type of aluminum-framed entrance door indicated.
 - 1. Recycled Content:
 - a. Provide documentation that aluminum has a minimum of 50% mixed pre- and post-consumer recycled content with a sample document illustrating project specific information that will be provided after product shipment.
 - b. Once product has shipped, provide project specific recycled content information, including:
 - 1) Indicate recycled content; indicate percentage of pre- and post-consumer recycled content per unit of product.
 - 2) Indicate relative dollar value of recycled content product to total dollar value of product included in project.
 - 3) Indicate location recovery of recycled content.
 - 4) Indicate location of manufacturing facility.
 - 2. Environmental Product Declaration (EPD):
 - a. Include a Type III Product-Specific EPD.
- B. Shop Drawings: Include plans, elevations, sections, details, hardware, and attachments to other work, operational clearances and installation details.
- C. Samples for Initial Selection: For units with factory-applied color finishes including samples of hardware and accessories involving color selection.
- D. Samples for Verification: For aluminum-framed door and components required.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency for each type of aluminum-framed entrance doors.
- F. Fabrication Sample: Corner sample consisting of a door stile and rail, of full-size components and showing details of the following:
 - 1. Joinery, including welds.
 - 2. Glazing.
- G. Other Action Submittals:
 - 1. Entrance Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware.

1.6 Quality Assurance

- A. Installer Qualifications: An installer which has had successful experience with installation of the same or similar units required for the project and other projects of similar size and scope.
- B. Manufacturer Qualifications: A manufacturer capable of fabricating thermally broken aluminum-framed entrance doors and storefronts that meet or exceed performance requirements indicated and of documenting this performance by inclusion of test reports and calculations.
- C. Source Limitations: Obtain thermally broken aluminum-framed door through one source from a single manufacturer.
- D. Product Options: Drawings indicate size, profiles, and dimensional requirements of aluminum-framed glass entrance doors and are based on the specific system indicated. Refer to Division 01 Section "Product Requirements". Do not modify size and dimensional requirements.
 - 1. Do not modify intended aesthetic effects, as judged solely by Architect, except with Architect's approval. If modifications are proposed, submit comprehensive explanatory data to Architect for review.
- E. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
 - 1. Build mockup for type(s) of swing entrance door(s) indicated, in location(s) shown on Drawings.
- F. Pre-installation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."

1.7 Project Conditions

- A. Field Measurements: Verify actual dimensions of thermally broken aluminum-framed door openings by field measurements before fabrication and indicate field measurements on Shop Drawings.

1.8 Warranty

- A. Manufacturer's Warranty: Submit, for Owner's acceptance, manufacturer's standard warranty.
1. Warranty Period: Two (2) years from Date of Substantial Completion of the project provided however that the Limited Warranty shall begin in no event later than six months from date of shipment by manufacturer.

PART 2 - PRODUCTS**2.1 Manufacturers**

EDITOR NOTE: CHOOSE DOOR TYPE (250T, 350T or 500T) BASED ON PROJECT REQUIREMENTS.

- A. Basis-of-Design Product:

1. Kawneer Company Inc.
2. The door stile and rail face dimensions of the [] (choose one: 250T, 350T or 500T) Insulpour™ Thermal Entrance will be as follows:

Door	Vertical Stile	Top Rail	Standard Bottom Rail	Select Optional Bottom Rail
250T:	2-1/2" (63.5 mm)	2-15/16" (74.6 mm)	3-7/8" (98.4 mm)	6-1/2" (165.1 mm) 7" (177.8 mm) 10" (254 mm) 12" (304.8 mm)
350T:	3-1/2" (88.9 mm)	3-1/2" (88.9 mm)	6-1/2" (165.1 mm)	7" (177.8 mm) 10" (254 mm) 12" (304.8 mm)
500T:	5" (127 mm)	5" (127 mm)	6-1/2" (165.1 mm)	7" (177.8 mm) 10" (254 mm) 12" (304.8 mm)

3. Major portions of the door members to be 0.125" (3.2 mm) nominal in thickness and glazing molding to be 0.05" (1.3 mm) thick
4. Glazing gaskets shall be either EPDM elastomeric extrusions or a thermoplastic elastomer.
5. Provide adjustable glass jacks to help center the glass in the door opening.

EDITOR NOTE: PROVIDE INFORMATION BELOW INDICATING APPROVED ALTERNATIVES TO THE BASIS-OF-DESIGN PRODUCT.

- B. Subject to compliance with requirements, provide a comparable product by the following:

1. Manufacturer: ()
2. Series: ()
3. Profile dimension: ()
4. Performance Grade: ()

- C. Substitutions: Refer to Substitutions Section for procedures and submission requirements

1. Pre-Contract (Bidding Period) Substitutions: Submit written requests ten (10) days prior to bid date.
2. Post-Contract (Construction Period) Substitutions: Submit written request in order to avoid installation and construction delays.
3. Product Literature and Drawings: Submit product literature and drawings modified to suit specific project requirements and job conditions.
4. Certificates: Submit certificate(s) certifying substitute manufacturer (1) attesting to adherence to specification requirements for aluminum entrance and storefront system performance criteria, and (2) has been engaged in the design, manufacturer and fabrication of aluminum entrances and storefronts for a period of not less than ten (10) years. (Company Name)
5. Test Reports: Submit test reports verifying compliance with each test requirement required by the project.
6. Samples: Provide samples of typical product sections and finish samples in manufacturer's standard sizes.

- D. Substitution Acceptance: Acceptance will be in written form, either as an addendum or modification, and documented by a formal change order signed by the Owner and Contractor.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2018

2.2 Materials

- A. Aluminum Extrusions: Alloy and temper recommended by aluminum-framed door manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.125" (3.2 mm) wall thickness at any location for the main frame and door leaf members.

EDITOR NOTE: ADD RECYCLED CONTENT SECTION IF REQUIRED TO MEET PROJECT REQUIREMENTS AND/OR GREEN BUILDING CERTIFICATIONS SUCH AS LEED, LIVING BUILDING CHALLENGE (LBC), ETC. ARE REQUIRED.

*** IF RECYCLED CONTENT REQUIREMENTS ARE NOT SPECIFIED - PRIME (ZERO RECYCLED CONTENT) ALUMINUM COULD BE SUPPLIED.**

1. Recycled Content: Shall have a minimum of 50% mixed pre- and post-consumer recycled content.
 - a. Indicate recycled content; indicate percentage of pre-consumer and post-consumer recycled content per unit of product.
 - b. Indicate relative dollar value of recycled content product to total dollar value of product included in project.
 - c. Indicate location recovery of recycled content.
 - d. Indicate location of manufacturing facility.
- B. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum-framed door members, trim hardware, anchors, and other components.
- C. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- D. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
- E. Slide-In-Type Weather Stripping: Provide woven-pile weather stripping of wool, polypropylene, or nylon pile and resin-impregnated backing fabric. Comply with AAMA 701/702.
 1. Weather Seals: Provide weather stripping with integral barrier fin or fins of semi-rigid, polypropylene sheet or polypropylene-coated material. Comply with AAMA 701/702.
- F. Thermal Barrier: Shall be IsoPour™ utilizing two continuous rows of polypropylene with a nominal 7/32" (5.5 mm) separation consisting of a two-part, chemically curing high density polyurethane which is mechanically and adhesively bonded to the aluminum at door rails and stiles.

2.3 Storefront Framing System

EDITOR NOTE: CHOOSE ENTRANCE FRAMING TYPE BASED ON PROJECT REQUIREMENTS.

- A. Storefront Entrance Framing:
1. Trifab™ VG 451T
 2. Trifab™ 451UT
 3. Trifab™ 601/601T
 4. Thermally Broken entrance Framing - Kawneer IsoLock™ Thermal Break with a 1/4" (6.4 mm) separation consisting of a two-part chemically curing, high-density polyurethane, which is mechanically and adhesively joined to aluminum storefront sections.
 - a. Thermal Break shall be designed in accordance with AAMA TIR-A8 and tested in accordance with AAMA 505.
- B. Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.
- C. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials. Where exposed shall be stainless steel.
- D. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action.
- E. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- F. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle storefront material and components to avoid damage. Protect storefront material against damage from elements, construction activities, and other hazards before, during and after storefront installation.

2.4 Glazing

- A. Glazing: As specified in Division 08 Section "Glazing".
- B. Glazing Gaskets: Manufacturer's standard compression types; replaceable, extruded EPDM rubber.
- C. Spacers and Setting Blocks: Manufacturer's standard elastomeric type.

2.5 Hardware

- A. General: Provide manufacturer's standard hardware fabricated from aluminum, stainless steel, or other corrosion-resistant material compatible with aluminum; designed to smoothly operate, tightly close, and securely lock aluminum-framed entrance doors.
- B. Standard Hardware:
 - 1. Weather-stripping:
 - a. Meeting stiles on pairs of doors shall be equipped with two lines of weather-stripping utilizing wool pile with polymeric fin.
 - b. The door weathering on a single acting offset pivot or butt hung door and frame (single or pairs) shall be comprised of a thermoplastic elastomer weathering on a tubular shape with a semi-rigid polymeric backing and a wool pile with polymeric fin.
 - 2. Sill Sweep Strips: EPDM blade gasket sweep strip in an aluminum extrusion applied to the interior exposed surface of the bottom rail with concealed fasteners (Necessary to meet specified performance tests).
 - 3. Threshold: Extruded aluminum, thermally broken, with ribbed surface.
 - 4. Offset Pivots: [_____]. (Note: EL Offset Pivot available for access control)
 - 5. Butt Hinge: [_____]. Kawneer Standard is Stainless Steel w/ Powder Coating & Non Removable Pin (NRP) (NOTE: EL Hinge available for access control)
 - 6. Continuous Hinge: [_____].
 - 7. Push/Pull: [_____] style.
 - 8. Exit Device: [_____].
 - 9. Closer: [_____].
 - 10. Security Lock/Dead Lock: Active Leaf [_____]; Inactive Leaf [_____].
 - 11. Latch Handle: [_____].
 - 12. Cylinder(s)/Thumbturn: [_____].
 - 13. Electric Strike/Strike Keeper: [_____].
- C. Optional Hardware:

EDITOR NOTE: SUBSTITUTE OPTIONAL HARDWARE PER PROJECT REQUIREMENTS.

- 1. Adams Rite MS 1850A-505 Hookbolt Lock.
- 2. Mortise cylinder, interior or exterior.
- 3. Thumbturn, interior.
- 4. Flush pull.

2.6 Fabrication

- A. Fabricate thermally broken aluminum-framed entrance doors in sizes indicated. Include a complete system for assembling components and anchoring doors.
- B. Fabricate thermally broken aluminum-framed doors that are reglazable without dismantling perimeter framing.
 - 1. Door corner construction shall consist of mechanical clip fastening, SIGMA deep penetration plug welds and 1" (25.4 mm) long fillet welds inside and outside of all four corners. Glazing stops shall be hook-in type with EPDM glazing gaskets reinforced with non-stretchable cord.
 - 2. Accurately fit and secure joints and corners. Make joints hairline in appearance.
 - 3. Prepare components with internal reinforcement for door hardware.
 - 4. Arrange fasteners and attachments to conceal from view.
- C. Weather-stripping: Provide weather-stripping locked into extruded grooves in door panels or frames as indicated on manufactures drawings and details.

2.7 Aluminum Finishes

- A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
- B. Factory Finishing:
 - 1. Kawneer Permanodic™ AA-M10C21A44 / AA-M45C22A44, AAMA 611, Architectural Class I Color Anodic Coating (Color _____).
 - 2. Kawneer Permanodic™ AA-M10C21A41 / AA-M45C22A41, AAMA 611, Architectural Class I Clear Anodic Coating (Color #14 Clear) (Optional).
 - 3. Kawneer Permanodic™ AA-M10C21A31, AAMA 611, Architectural Class II Clear Anodic Coating (Color #17 Clear) (Standard).
 - 4. Kawneer Permafluor™ (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color _____).
 - 5. Kawneer Permadiize™ (50% PVDF), AAMA 2604, Fluoropolymer Coating (Color _____).
 - 6. Kawneer Permacoat™ AAMA 2604, Powder Coating (Color _____)
 - 7. Other: Manufacturer _____ Type _____ Color _____.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2018

PART 3 - EXECUTION

3.1 Examination

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated installation.
 - 1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris.
 - 2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail heads are driven flush with surfaces in opening and within 3 inches (76 mm) of opening.
 - 3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or offsets at joints.
 - 4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 Installation

- A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing thermally broken aluminum-framed entrance doors, hardware, accessories, and other components.
- B. Install thermally broken aluminum-framed entrance doors level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.
- C. Set sill threshold in bed of sealant, as indicated, for weather tight construction.
- D. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.

3.3 Field Quality Control

- A. Manufacturer's Field Services: Upon Owner's written request, provide periodic site visit by manufacturer's field service representative.

3.4 Adjusting, Cleaning, and Protection

- A. Clean aluminum surfaces immediately after installing aluminum-framed door and storefronts. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- B. Clean glass immediately after installation. Comply with glass manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.
- C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction period.

DISCLAIMER STATEMENT

This guide specification is intended to be used by a qualified construction specifier. The guide specification is not intended to be verbatim as project specification without appropriate modifications for the specific use intended. The guide specification must be used and coordinated with the procedures of each design firm, and the particular requirements of a specific construction project.

END OF SECTION 084113

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
© Kawneer Company, Inc., 2018

NUDELL ARCHITECTS



31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
T 248 324 8800 F 248 324 0661

July 16, 2019

City of Birmingham
Department of Public Services
Attn: Carrie Laird
Parks & Recreation Manager
851 S. Eton Street
Birmingham, MI 48009

RE: Jax Kar Wash
34745 Woodward Avenue,
Birmingham, MI 48009

Street Trees

Dear Carrie,

I'm writing regarding the renovation of the Jax Kar Wash at 34745 Woodward Ave. and the associated requirements for street trees, as described in the city ordinance.

Article 4, Section 4.20(G) - **Street Trees**: All site plans shall include in the right-of-way along all streets, at least 1 street tree for each 40 linear feet of frontage. The Staff Arborist may waive this requirement if there is not adequate green space in the right-of-way to support such trees.

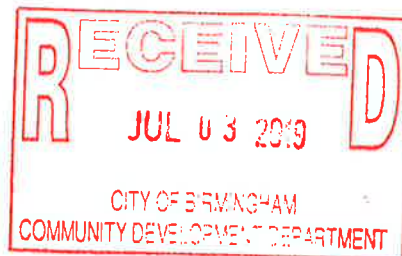
The existing site has frontage on both Woodward Ave. and Brown St. We are proposing to locate trees in the R.O.W. along the Brown St. frontage. After taking into account the curb cuts, cross walks and other elements along Brown St. we are proposing (5) trees for consideration. The frontage along Woodward Ave. does not allow the same opportunity to include street trees. As such, we'd like to request a waiver for the (2-3) trees that would be required along Woodward Ave.

Thank you for your consideration,


Brian Lawson
Project Manager

CITY OF BIRMINGHAM
Date 07/03/2019 12:46:48 PM
Ref 00160445
Receipt 491215
Amount \$1,100.00

CITY OF BIRMINGHAM
Date 07/03/2019 12:46:48 PM
Ref 00160446
Receipt 491215
Amount \$100.00



Preliminary Site Plan Review Application
Planning Division

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

1. Applicant

Name: JAX KAR WASH / JASON MILEN
Address: 34745 WOODWARD AVE.
BIRMINGHAM, MI 48009
Phone Number: 248-905-1218
Fax Number: _____
Email address: JASON@JAXKARWASH.NET

2. Property Owner

Name: BMW KAR WASH, LLC DBA JAX KAR WASH
Address: 28845 TELEGRAPH RD. / BRUCE MILEN
SOUTHFIELD, MI 48034
Phone Number: 248-444-0442
Fax Number: _____
Email address: BRUCE@JAXKARWASH.NET

3. Applicant's Attorney/Contact Person

Name: JASON MILEN
Address: 34745 WOODWARD AVE.
BIRMINGHAM, MI 48009
Phone Number: 248-905-1218
Fax Number: _____
Email address: JASON@JAXKARWASH.NET

4. Project Designer/Developer

Name: NUDELL ARCHITECTS / BRIAN LAWSON
Address: 31090 W. 12 MILE RD.
FARMINGTON HILLS, MI 48334
Phone Number: 248-324-8800
Fax Number: 248-324-0661
Email address: BLAWSON@JHN.COM

5. Required Attachments

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

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

6. Project Information

Address/Location of the property: 34745 WOODWARD AVE.
Name of development: JAX KAR WASH
Sidwell #: _____
Current Use: AUTO WASH
Proposed Use: AUTO WASH
Area of Site in Acres: 0.59 ACRES
Current zoning: B-2
Is the property located in the floodplain? No

Name of Historic District site is located in: N/A
Date of Historic District Commission Approval: N/A
Date of Design Review Board Approval: N/A
Will proposed project require the division of platted lots? No
Will proposed project require the combination of platted lots? No

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

EXTERIOR RENOVATIONS OF EXISTING AUTO WASH. NORTH SIDE DEMO WORK TO INCLUDE EXISTING PYLON SIGN & PORTION OF EXTERIOR WALL FOR NEW LOBBY DOOR. SOUTH SIDE DEMO OF OVERHEAD VACUUM TUBES/STRUCTURE/SIGNS & EXISTING VPT & CANOPY. PROPOSED NORTH SIDE WORK INCLUDING RELOCATION OF (10) PARKING SPACES TO SOUTH SIDE WITH DETAILING, RELOCATED TO THE NORTH. NEW 6" & 8" PVC TUBE @ NORTH FACE OF BUILDING SUPPLYING VACUUM TO HOSES ON (12) METAL STANCHIONS. NEW 23' ONE WAY CURB CUT, CLOSING 32' TWO WAY CURB. PROPOSED WALL SIGNS NORTH & EAST ELEVATIONS.

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: 13'-0" - 1 STORY
15'-8" (FACADE ON WOODWARD AVE)

Use of Buildings: AUTO WASH
Height of Rooftop Mechanical Equipment: 15'-0" + 16'-0"

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures: N/A

Total basement floor area: _____
Number of square feet per inner floor: _____
Total floor area: _____
Floor area ratio (total floor area ÷ total land area): _____
Open space: _____
Percent of open space: _____

Office Space: _____
Retail Space: _____
Industrial Space: _____
Assembly Space: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Residential Structures: N/A

Total number of units: _____
Number of one bedroom units: _____
Number of two bedroom units: _____
Number of three bedroom units: _____
Open space: _____
Percent of open space: _____

Rental units or condominiums? _____
Size of one bedroom units: _____
Size of two bedroom units: _____
Size of three bedroom units: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Additions: N/A

Total basement floor area, if any, of addition: _____
Number of floors to be added: _____
Square footage added per floor: _____
Total building floor area (including addition): _____
Floor area ratio (total floor area ÷ total land area): _____
Open Space: _____
Percent of open space: _____

Use of addition: _____
Height of addition: _____
Office space in addition: _____
Retail space in addition: _____
Industrial space in addition: _____
Assembly space in addition: _____
Maximum building occupancy load (including addition): _____

10. Required and Proposed Setbacks

Required front setback: 0
Required rear setback: 10'-0"
Required total side setback: 0
Side setback: 0

Proposed front setback: 0
Proposed rear setback: 10'-0"
Proposed total side setback: 0
Second side setback: 0

11. Required and Proposed Parking

Required number of parking spaces: 10
Typical angle of parking spaces: 90°
Typical width of maneuvering lanes: 15'-0"
Location of parking on site: SOUTH SIDE
Location of parking off site: _____
Number of light standards in parking area: 6 (WALL MOUNTED)
Screenwall material: _____

Proposed number of parking spaces: 10
Typical size of parking spaces: 9' x 20'
Number of spaces <180 sq. ft.: 1
Number of handicap spaces: 1
Shared parking agreement? _____
Height of light standards in parking area: ALL WALL MOUNTED
Height of screenwall: _____

12. Landscaping

Location of landscape areas:

54 SF (EXISTING) NORTH SIDE @ LOBBY ENTRY
64 SF NORTH SIDE @ EXISTING CROSSWALK
269 SF CIRCULAR BED SOUTH SIDE @ TURN
464 SF ALONG SOUTH EAST PROPERTY LINE

TOTAL: 951 SF TO POTENTIALLY BE REDUCED
WITH INCLUSION OF PLANTS LOCAL TO
THE AREA

Proposed landscape material: TBD

13. Streetscape

Sidewalk width: BROWN: 6'-4" WOODWARD: 5'-0"

Number of benches: 1

Number of planters: 3

Number of existing street trees: 0

Number of proposed street trees: 5

Streetscape plan submitted? NO

Description of benches or planters: EXISTING BENCH
& PLANTERS @ LOBBY ENTRY. (1) MORE

Species of existing trees: N/A PROPOSED

Species of proposed trees: TBD

14. Loading

Required number of loading spaces: 1

Typical angle of loading spaces: 90°

Screenwall material: N/A

Location of loading spaces on site: SOUTH SIDE

Proposed number of loading spaces: 1

Typical size of loading spaces: 12' x 40'

Height of screenwall:

Typical time loading spaces are used: AM PRIOR TO OPEN

15. Exterior Waste Receptacles

Required number of waste receptacles: 1

Location of waste receptacles: SOUTH CORNER

Screenwall material: WOOD PICKET FENCE

Proposed number of waste receptacles: 1

Size of waste receptacles: EXISTING

Height of screenwall: 6'-0"

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: 1

Size of transformers (L•W•H): 6'•5'•3'

Number of utility easements: 0

Screenwall material: WOOD PICKET FENCE

Location of all utilities & easements: SOUTH CORNER

Height of screenwall: 6'-0"

Ground Mounted Mechanical Equipment:

Number of ground mounted units: 0

Size of ground mounted units (L•W•H): N/A

Screenwall material: N/A

Location of all ground mounted units: N/A

Height of screenwall: N/A

Rooftop Mechanical Equipment:

Number of rooftop units: 4

Type of rooftop units: HVAC (2) EXHAUST (2)

Screenwall material: NONE (WOODWARD PARAPET)

Location of screenwall: WOODWARD FACADE

Location of all rooftop units:

Size of rooftop units (L•W•H):

Percentage of rooftop covered by mechanical units:

Height of screenwall:

Distance from rooftop units to all screenwalls:

17. Accessory Buildings

Number of accessory buildings: 2

Location of accessory buildings: SOUTH SIDE (REAR)

Size of accessory buildings: BOOTH 11' x 6'

Height of accessory buildings: 7'

ICE MELT 11' x 10'

7'

18. Building Lighting

Number of light standards on building: 10
Size of light fixtures (L•W•H): 29'8" x 11" x 23'4"
Maximum wattage per fixture: 1,000 W
Light level at each property line: BROWN 20 FC
WOODWARD 14.5 FC (MAX)

Type of light standards on building: WALL MOUNTED
HALIDE
Height from grade: (17) @ 13'-0" (3) @ 15'-0"
Proposed wattage per fixture: 1,000 W
EXISTING

19. Site Lighting

Number of light fixtures: ABOVE ✓
Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light fixtures: ABOVE ✓
Height from grade: _____
Proposed wattage per fixture: _____
Holiday tree lighting receptacles: _____

20. Adjacent Properties

Number of properties within 200 ft.: 6

Property #1

Number of buildings on site: 1
Zoning district: PP
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: MUNICIPAL PARKING,
GARAGE

North, south, east or west of property? NORTH WEST

Property #2

Number of buildings on site: 1
Zoning district: B-4
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: COMMERCIAL BUILDING
INCLUDING: MORGAN STANLEY,
BIRMINGHAM POST & LADY JANE'S

North, south, east or west of property? NORTH

Property #3

Number of buildings on site: 1
Zoning district: B-2
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: BUSINESS INCLUDING:
ST. JOHN PROVIDENCE HEALTH SYSTEMS
& METROPOLITAN TAILORING

North, south, east or west of property? WEST

Property #4

Number of buildings on site: 1
Zoning district: B-2
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: BUSINESS INCLUDING:
BLUE WHEEL MEDIA

North, south, east or west of property? WEST

Property #5

Number of buildings on site: 1
Zoning district: B-3
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: BUSINESS INCLUDING:
POWER HOUSE GYM & ONLINE INVESTMENT
SERVICES

North, south, east or west of property? SOUTH

Property #6

Number of buildings on site: 1
Zoning district: B-3
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: BUSINESS INCLUDING:
BEACH HOUSE DAY SPA

North, south, east or west of property? SOUTH

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

Signature of Owner: Bruce Milen Date: 7/1/19

Print Name: Bruce Milen

Signature of Applicant: Jason Zilen Date: 7/1/19

Print Name: Jason Milen

Signature of Architect: Brian Lawson Date: 7/2/19

Print Name: BRIAN LAWSON

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



PRELIMINARY SIT PLAN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: JAX KAR WASH / JASON MILLEN Case #: _____ Date: _____

Address: 34745 WOODWARD AVE. Project: JAX KAR WASH RENOVATION

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Preliminary Site Plan

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

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. Name and address of the land surveyor;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A separate location map;
- ☒ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☒ 8. Aerial photographs of the subject site and surrounding properties;
- ☒ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☒ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
- ☐ 11. Interior floor plans;
- ☒ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

- ☒ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☒ 14. Existing and proposed utilities and easements and their purpose;
- ☒ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☒ 16. General description, location, and types of structures on site;
- ☒ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ☐ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 19. Elevation drawings showing proposed design;
- ☒ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☐ 21. Location of all exterior lighting fixtures;
- ☒ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☐ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☐ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

Elevation Drawings

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

- ☒ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ☐ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ☐ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☐ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 29. A list of any requested design changes;
- ☐ 30. Itemized list and specification sheets of all materials, light fixtures and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☐ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☐ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



Notice Signs - Rental Application Community Development

1. Applicant

Name: JAX KAR WASH / JASON MILEN
 Address: 34745 WOODWARD AVE.
BIRMINGHAM, MI 48009
 Phone Number: 248-905-1218
 Fax Number: _____
 Email address: JASON@JAXKARWASH.NET

Property Owner

Name: BMW KAR WASH LLC DBA JAX KAR WASH
 Address: 28845 TELEGRAPH RD. / BRUCE MILEN
SOUTHFIELD, MI 48034
 Phone Number: 248-444-0442
 Fax Number: _____
 Email Address: BRUCE@JAXKARWASH.NET

2. Project Information

Address/Location of Property: 34745 WOODWARD AVE.
 Name of Development: JAX KAR WASH
 Area in Acres: 0.59 ACRES

Name of Historic District site is in, if any: N/A
 Current Use: AVTO WASH
 Current Zoning: D-2

3. Date of Board Review

Board of Building Trades Appeals: _____
 City Commission: _____
 Historic District Commission: _____
 Planning Board: _____

Board of Zoning Appeals: _____
 Design Review Board: _____
 Housing Board of Appeals: _____

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

Signature of Applicant: _____

Jason Ziler

Date: 7/1/19

Office Use Only

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

N U D E L L A R C H I T E C T S



31690 W. Twelve Mile Road

Farmington Hills, Michigan 48334

t 248 324 8800 f 248 324 0661



TRANSMITTAL

DATE: 07/03/2019	RE: Jax Kar Wash 34745 Woodward Ave., Birmingham, MI 48009
SEND TO: City of Birmingham Planning Department Attn: Nicholas Dupuis 151 Martin Street Birmingham, MI 48012 (248) 530-1856	JHN JOB # 2018-052
SHIPPED VIA:	

Urgent

Reply ASAP

Please comment

x

Please review

For your information

ITEMS ENCLOSED for PRELIMINARY SITE PLAN REVIEW:

(2) copies of sheets: AS100, AS101, AS102, A200 & A201

(2) copies of reference sheets, by others: Exist survey, Exist survey2, site lights, site lights2

(1) copy of a completed Preliminary Site Plan Review Application – Planning Division

(1) check made out to: City of Birmingham (\$1,200)

Nick,

Items enclosed are in response to our discussions regarding the JAX in Birmingham and are for Preliminary Site Plan Review. Please feel free to contact me if you have any questions or require anything further.

Best Regards,

BRIAN LAWSON

Project Manager

blawson@jhn.com

p. 248.324.8800 f. 248.324.0661

From: Brian Lawson – Design Project Manager

cc:

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

September 9, 2021

RE: Final Site Plan Review Comments
34745 Woodward, Jax Kar Wash

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:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2015 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

1. The accessible parking space will need to be van accessible in accordance with Section 1106.5 of the building code. It should be noted that the proposed location of the parking spaces does not provide a convenient access route to the building entrance for visitors.

DATE: September 17, 2021

TO: Nicholas Dupuis, Planning Director

FROM: Scott Zielinski, PE, Assistant City Engineer

SUBJECT: Jax Kar Wash SPA – Five Review

As requested the engineering department has conducted a review of the latest plan for the Jax Kar Wash parking lot submission, SPA – Five, dated 9/15/21 for parking lot changes.

1. The newest renovation eliminates concerns related to not only cars driving on the sidewalk but additionally eliminated concern of cars driving north (against traffic) in the sidewalk space.
2. The drawing also eliminates concerns related to the location and the ability to effectively use the handicap parking space (original position was located too close to the pedestrian walk way along Woodward).
3. Now that there isn't a reason to drive across the pedestrian sidewalk, the 32" masonry wall from the NE corner of the lot should be extended south from the north-east parking lot corner to the building along the edge of the ROW space / pedestrian walk way along Woodward Ave. The placement of that barrier will limit the ability for a vehicle to accidentally drive on the sidewalk in this location when exiting the car wash on the north side of the building, and is for the safety of pedestrians walking on the sidewalk along Woodward Ave.
4. Engineering recommends for safety of pedestrians, additionally further visually clarifying/ emphasizing the exit drive approach on the east side of the building to Woodward Ave. This can be accomplished by the elimination of unnecessary concrete between the pedestrian sidewalk and the curb for Woodward Ave in the area north of the primary exit for the facility. This additional greenspace would additionally help provide an increase pervious space, limiting rainfall water runoff in the area, while providing visual enhancement to the corner.
5. This plan does not address concerns that cars when exiting towards Woodward Ave have a tendency to either stop on, or get backed up onto the 5ft clear space intended for pedestrian walk space in the Right-Of-Way for Woodward Ave to be dried off by hand.
6. Additionally this plan does not address concerns related to traffic backups onto Brown during peak flow times, or help eliminate traffic congestions related to cars attempting to turn left off of west bound Brown within 26 ft of the stop line for the east bound traffic.



MEMORANDUM

Planning Division

DATE: September 23rd, 2021

TO: Planning Board Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 210 S. Old Woodward – Zana – Special Land Use Permit, Final Site Plan & Design Review

The subject site, 210 S. Old Woodward, is currently a vacant 1st floor tenant space within an existing two-story commercial building fronting S. Old Woodward. The applicant has submitted a Special Land Use and Final Site Plan and Design Review application proposing a new restaurant serving alcoholic beverages for on premise consumption, extensive interior renovations, and changes to the front façade.

The new proposal for the front of the restaurant involves the introduction of a Nana Wall system in the existing openings that will create a flexible indoor/outdoor dining area, glass canopies, exterior lighting, signage, and annual plantings. A full review of ordinances and design is provided in the relevant sections below.

The applicant has stated that Zana will serve modern casual American cuisine. The tenant space will contain a 114 seat restaurant in the front, with a 130 seats in a banquet facility located in the rear. The applicant is proposing to be open from 11:30 AM to 11 PM, Tuesday through Sunday.

Finally, due the subject sites location within the Central Business Historic District, the applicant is required to submit a Design Review application to the Historic District Commission for approval of these changes. The applicant is scheduled to go before the Historic District Commission on October 6th, 2021.

The Birmingham Code of Ordinances states that a contract for transfer and a Special Land Use Permit are required for all licenses approved under Chapter 10 – Alcoholic Liquors. The licensee must comply with all provisions of the contract and Special Land Use Permit, and any amendments thereto as a condition of granting of a requested transfer. Accordingly, the applicant must obtain a recommendation from the Planning Board on the Special Land Use and Final Site Plan/Design Review application, which is then reviewed for final consideration by the City Commission.

1.0 Land Use and Zoning

1. Existing Land Use – Two-story commercial building.
2. Zoning – B4 (Business-Residential) and D4 (Downtown Overlay)
3. Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)
Overlay Zoning District	D4	D4	D4	D4

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are currently no issues with bulk, height or placement with the Special Land Use Permit, Final Site Plan/Design Review application submitted.

3.0 Screening and Landscaping

1. Dumpster Screening – There are no changes proposed to the dumpster or screening on site.
2. Parking Lot Screening – There are no changes proposed to the parking conditions on site or associated screening.
3. Mechanical Equipment Screening – The applicant has submitted a rooftop plan detailing the replacement of 3 existing exhaust fans and 1 existing makeup air unit in the middle of the rooftop. The applicant has advised that this is a like-for-like replacement which will not significantly alter the mechanical conditions on the roof. Thus, the Planning Division did not require the applicant to provide screening for the units. **The Planning Board may wish to discuss the disposition of the rooftop units and whether or not the applicant should be required to install screening.**
4. Landscaping – There are no changes proposed to landscaping on site.

5. Streetscape – There are no changes proposed to the newly constructed streetscape along S. Old Woodward

4.0 Parking, Loading and Circulation

1. Parking – There are no changes to the parking requirements on site.
2. Loading – There are no changes to the loading requirements.
3. Vehicular Circulation and Access – There are no changes proposed to the vehicular circulation and access.
4. Pedestrian Circulation and Access – There are no changes proposed to pedestrian access on site.

5.0 Lighting

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

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

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

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

6.0 Departmental Reports

1. Engineering Division – Please see attached Engineering Division Comments.

2. Department of Public Services – The Department of Public Services has provided the comment that landscape bed protection will be required as a part of this project to prevent damage to the landscaping and tree in front of the space.
3. Fire Department – Please see attached Fire Department comments.
4. Police Department – The Police Department has no concerns at this time.
5. Building Division – Please see attached Building Division comments.

7.0 Design Review

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

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

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

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
4. Clear glazing is required on the first floor. Lightly tinted glazing is permitted on upper floors only. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
5. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
6. Sliding doors and sliding windows are prohibited along frontage lines.

At this time, it appears as though the applicant meets the majority of the Downtown Overlay Architectural Standards. The façade is predominantly brick (existing), stone

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

Signage

The applicant is proposing to install one new 51.4 sq. ft. (25.7 sq. ft. per side) projecting sign spanning from the sign band to the top of the 2nd floor windows that reads "Zana." There are several issues with the sign as proposed:

1. Although the text alone is a much smaller dimension, Article 2, Section 2.03 (A) of the Sign Ordinance states that the area of a sign face (one face) shall be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.
2. Table B of the Sign Ordinance permits projecting signs to be 7.5 sq. ft. per side for a maximum of 15 sq. ft. total.
3. Projecting signs must be placed within the Sign Band, which is defined as a horizontal band extending the full width of the building facade and located between the highest first floor windows and the bottom of the second floor windows.
4. There are several other signs located on the building that need to be included in the calculation for permitted combined sign area. The applicant has not submitted to total linear length of the building to determine the maximum combined sign area, and subsequently whether or not the proposed sign exceeds such.

Thus, **the applicant must submit revised sign plans that meet the requirements of the Sign Ordinance.**

Glazing

As the applicant is proposing to renovate the existing storefront, which includes new windows, the applicant will be required to meet the Glazing standards outlined in Article 3, Section 3.04 of the Zoning Ordinance which requires transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground. Additionally, only clear glazing is required on the first floor, which is currently defined as 80% Visual Light Transmittance.

The applicant has submitted specifications for the proposed glass which indicate an 80% visual light transmittance. In addition, the applicant has also submitted glazing

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

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

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

At this time, the applicant appears to meet the conditions listed above. Thus, **the Planning Board should consider modifying the glazing requirement for the subject site, reducing the required glazing from 70% to 64%.**

Projections into the Right-of-Way

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

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certified Land Survey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9.0 Approval Criteria

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

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

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

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

10.0 Recommendation

Based on a review of the site plan submitted, the Planning Division recommends that the Planning Board recommend **APPROVAL** to the City Commission the Special Land Use and Final Site Plan/Design Review application for 210 S. Old Woodward – Zana – with the following conditions:

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

11.0 Sample Motion Language (*Special Land Use Permit*)

Motion to recommend **APPROVAL** to the City Commission the Special Land Use Permit for 210 S. Old Woodward – Zana – subject to the conditions of Final Site Plan & Design Review approval.

OR

Motion to **POSTPONE** the Special Land Use Permit for 210 S. Old Woodward – Zana – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to recommend **DENIAL** to the City Commission the Special Land Use Permit for 210 S. Old Woodward – Zana – for the following reasons:

1. _____
2. _____
3. _____

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

Motion to recommend **APPROVAL** to the City Commission the Final Site Plan & Design Review for 210 S. Old Woodward – Zana – with the following conditions:

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

OR

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

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

OR

Motion to recommend the **DENIAL** to the City Commission the Final Site Plan & Design Review for 210 S. Old Woodward – Zana – for the following reasons:

1. _____
2. _____
3. _____

Zoning Compliance Summary Sheet
Special Land Use Permit, Final Site Plan and Design Review
210 S. Old Woodward - Zana

Existing Site: 2-Story Commercial Building

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

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)	B4 (Business-Residential)
Overlay Zoning District	D4	D4	D4	D4

Land Area: Existing: 0.723 ac.
Proposed: 0.723 ac. **(no changes proposed)**

Dwelling Units: Existing: 0 units
Proposed: 0 units

Minimum Lot Area/Unit: Required: N/A
Proposed: N/A

Min. Floor Area /Unit: Required: N/A
Proposed: N/A

Max. Total Floor Area: Required: 100% for commercial, office
Proposed: 100% Commercial (900 sq. ft.)

Min. Open Space: Required: N/A
Proposed: N/A

Max. Lot Coverage: Required: N/A
Proposed: N/A

Front Setback:	Required:	0 ft.
	Proposed:	0 ft. (no changes proposed)
Side Setbacks	Required:	0 ft.
	Proposed:	0 ft. (no changes proposed)
Rear Setback:	Required:	Equal to adjacent buildings
	Proposed:	0 ft. (no changes proposed)
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	80 ft., 5 stories
	Proposed:	37 ft., 2-stories (no changes proposed)
Min. Eave Height:	Required:	58 ft.
	Proposed:	37 ft. (no changes proposed)
Floor-Ceiling Height:	Required:	12 ft.
	Proposed:	None listed
Front Entry:	Required:	On frontage line
	Proposed:	On frontage line (no changes proposed)
Absence of Bldg. Façade:	Required:	32 in. screenwall
	Proposed:	N/A
Opening Width:	Required:	25 ft.
	Proposed:	N/A
Parking:	Required:	0 spaces
	Proposed:	0 spaces (no changes proposed)
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	N/A
Parking in Frontage:	Required:	Off-street parking contained in the first story shall not be permitted within 10 feet of any building facade on a frontage line or between the building facade and the frontage line.
	Proposed:	No parking in 1st story (no changes proposed)
Loading Area:	Required:	None
	Proposed:	None
Screening:		

<u>Parking:</u>	Required:	32 in. masonry screen wall
	Proposed:	N/A
<u>Loading:</u>	Required:	Minimum 6 ft. screen wall
	Proposed:	N/A
<u>Rooftop Mechanical:</u>	Required:	Fully screened from public view
	Proposed:	None (no changes proposed)
<u>Elect. Transformer:</u>	Required:	Obscured from public view
	Proposed:	N/A
<u>Dumpster:</u>	Required:	6 ft. masonry w/ wood gate
	Proposed:	None (no changes proposed)



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

Architect's Project Number -020-2021



Exterior Perspective

Zoning Information
Building Area / Building Criteria

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

HDC AND SLUP REVIEW

Sheet Schedule

●			A 1.00	TITLE, SHEET SCHEDULE, AND ZONING INFORMATION
●			A 1.01	PARTIAL SURVEY, LOCATION, AND SITE INFORMATION
●			S.1	SURVEY
●			A 1.02	FLOOR PLAN, EXISTING PHOTOS, PROPOSED INTERIOR RENDERINGS
●			A 1.03	PARTIAL FLOOR PLAN, RENDERINGS, AND ELEVATIONS
●			A 1.04	EXTERIOR LIGHTING DETAILS AND PHOTOMETRICS
●			A 1.05	WALL SECTION AND DETAILS
●			M.300	MECHANICAL ROOF PLAN

HISTORIC DISTRICT
COMMISSION REVIEW
SPECIAL LAND
USE PLANNING REVIEW

seal:



Luckenbach|Ziegelman|Gardner
Architects

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

email:
gardner-arch1@sbcglobal.net

tele:
248.642.3990

issue	date
SLUP Review	9/23/2021
HDC Review	10/07/2021

sheet title:

Title Sheet
Sheet Schedule
& Zoning
Information

project:

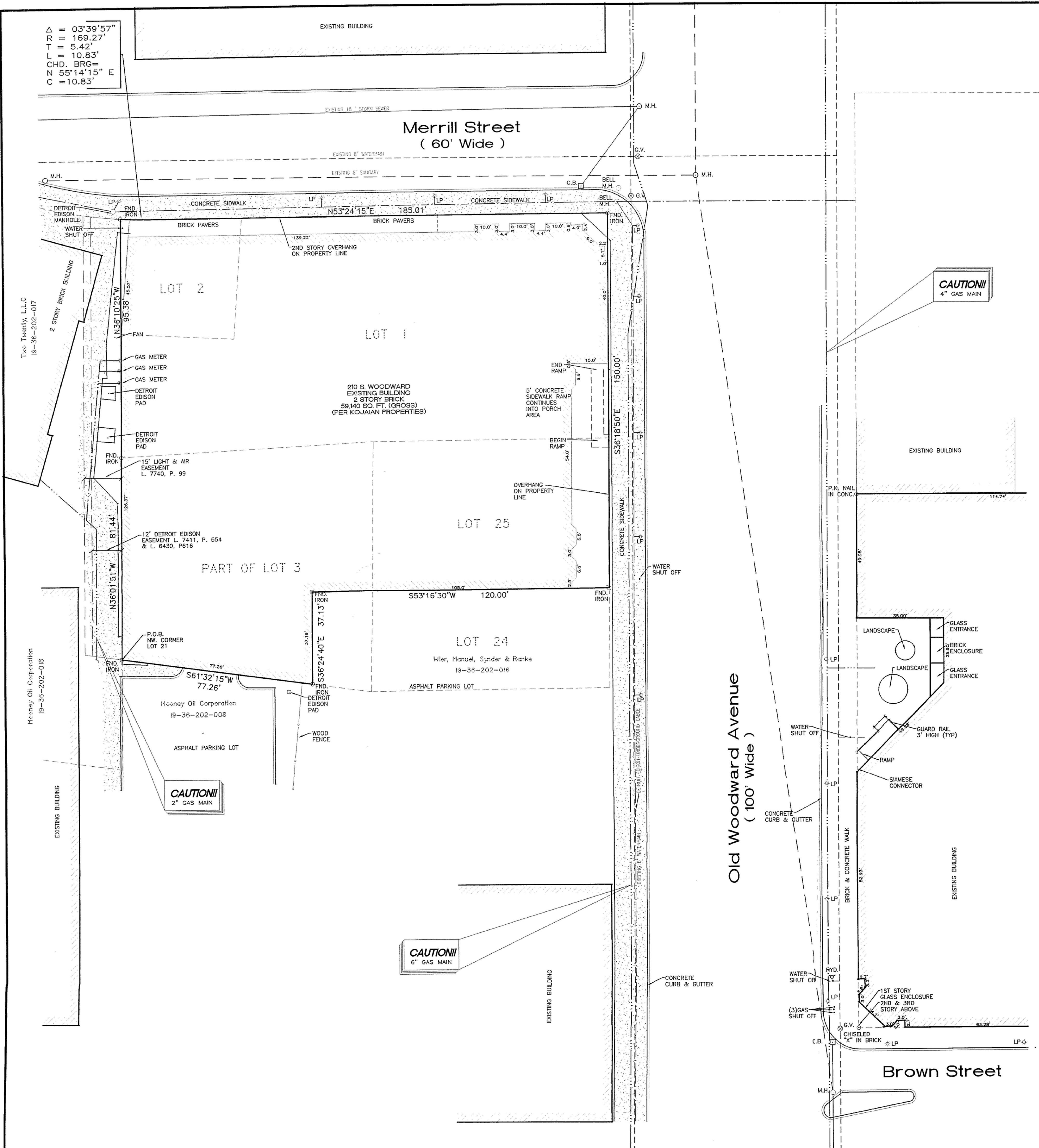


project address:
210 South Old Woodward
Birmingham, Michigan

designed	
drawn	
coordination checked	
checked	approved

project number:
020-2021

sheet number:
A-1.00



Legal Description

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

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

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

Tudor Court Easement:

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

Brown/Lutz Easement:

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

SITE DATA

SITE AREA
GROSS/NET: 0.73 ACRES (31,865 S.F.)

ZONING
EXISTING: B-4 (BUSINESS RESIDENTIAL)

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	0'	0'
REAR:	0'	0'
SIDE:	0'	0'

NOTE:

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

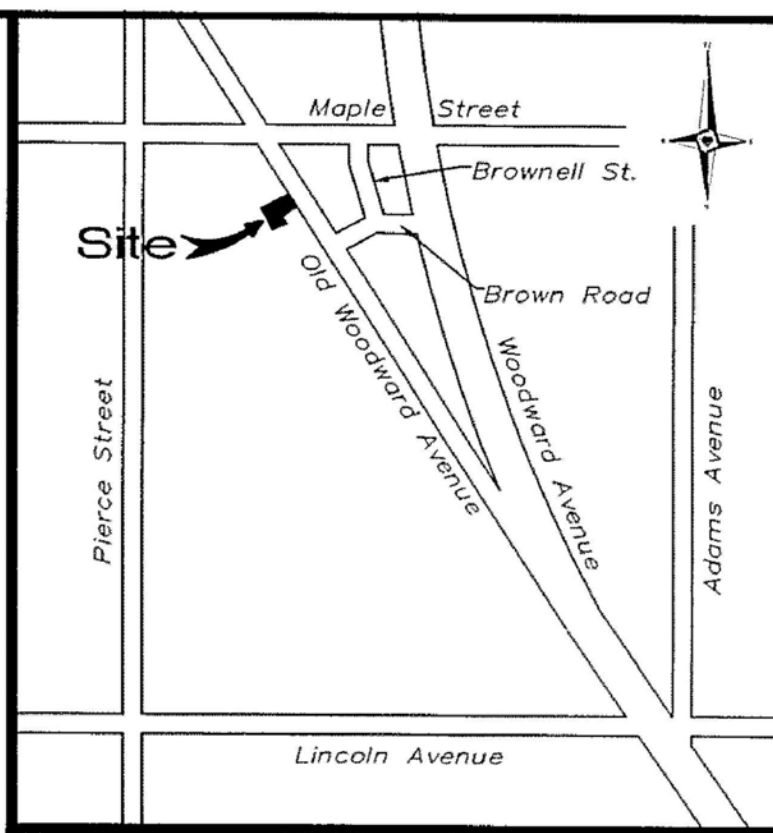
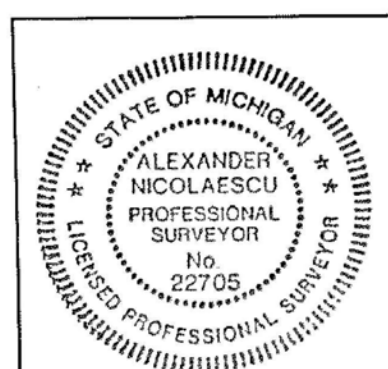
Surveyor's Certificate

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

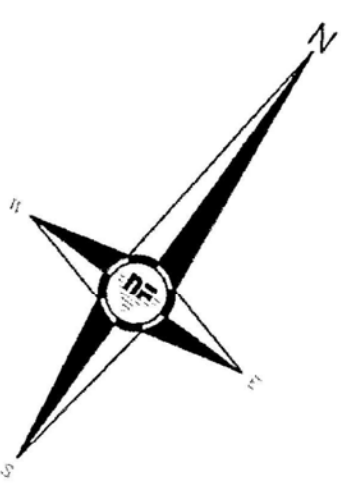
The undersigned hereby certifies that this survey correctly shows the premiss described herein, the location of all buildings, structures and other improvements located thereon, all applicable setback lines, easements, rights-of-way and all other encroachments, restrictions and encumbrances onto or from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

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

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



Location Map



Flood Hazard Note

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

Legend

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

All Utilities are underground unless otherwise noted.

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



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

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

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

CLIENT: Drane & Freyer Limited	SCALE 1" = 20'	DESIGNED R. Johnson	JOB NUMBER 6-B495
	ISSUE DATE 05-22-2000	APPROVED A. Nicolaescu	SHEET NUMBER 1 of 1

S.1

seal:

L|Z|G
Architects

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

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

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

sheet title:
Level One
Floor Plan

Project
Images

project:

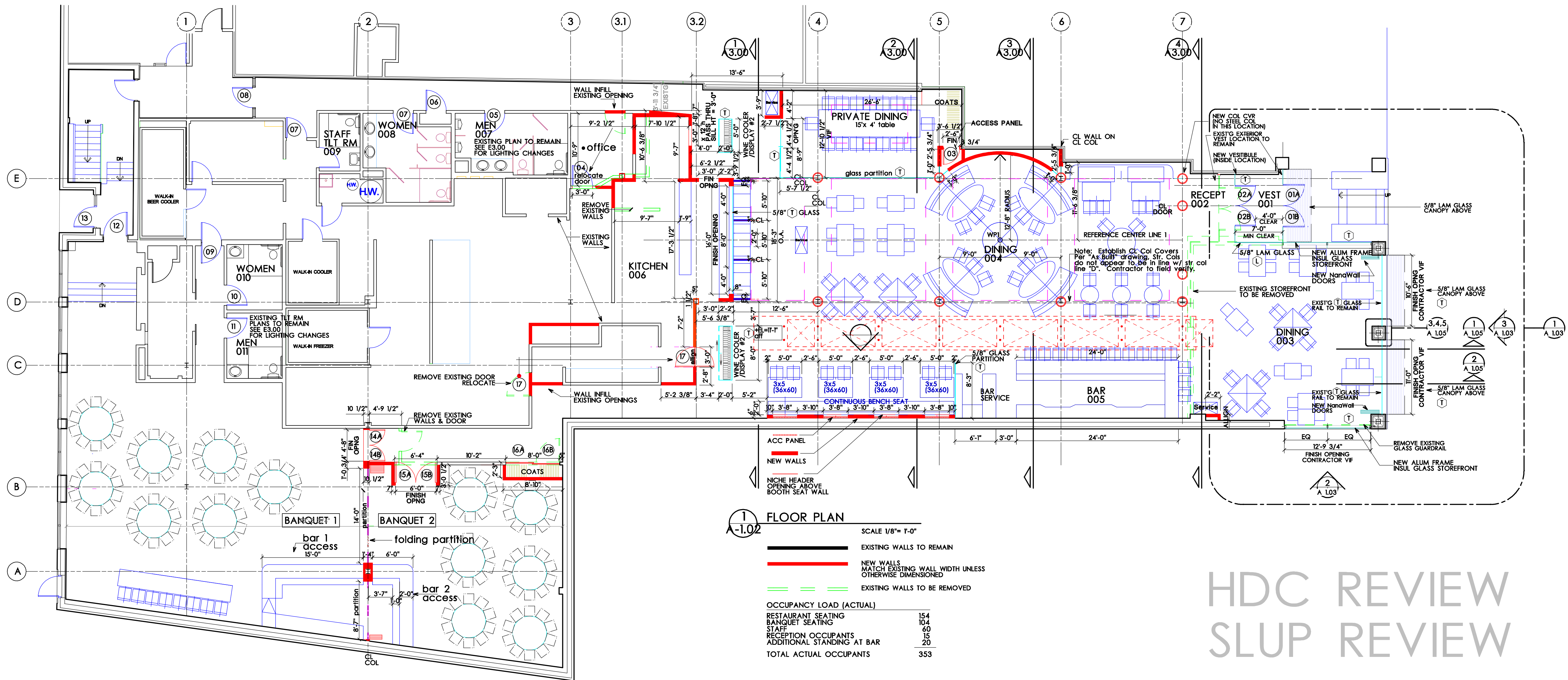
ZANA

project address:
210 South Old Woodward
Birmingham, Michigan

designed JHG
drawn JG
coordination checked
checked approved

project number:
003-2021

sheet number:
A-1.02



HDC REVIEW
SLUP REVIEW

EXTERIOR



A EXISTING EXTERIOR
South Portion of Plaza Bldg - Looking West



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



C EXISTING EXTERIOR
Old Woodward Avenue
Looking Southwest



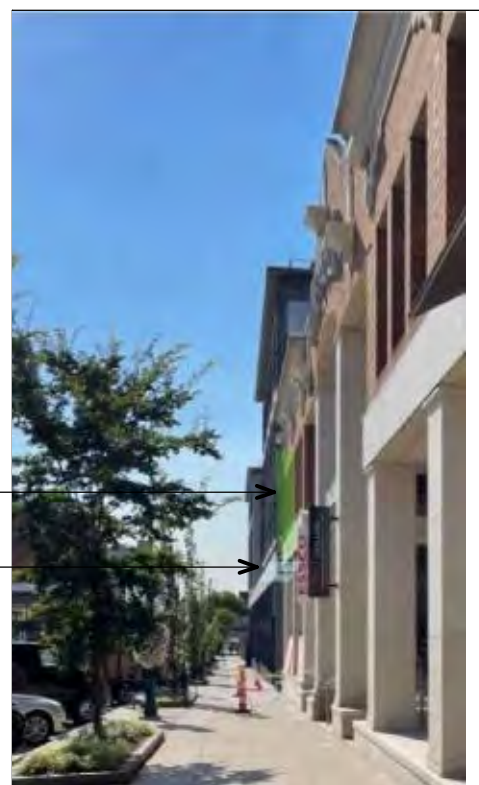
PROPOSED EXTERIOR
Old Woodward Avenue
Looking Southwest - Evening Scene



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

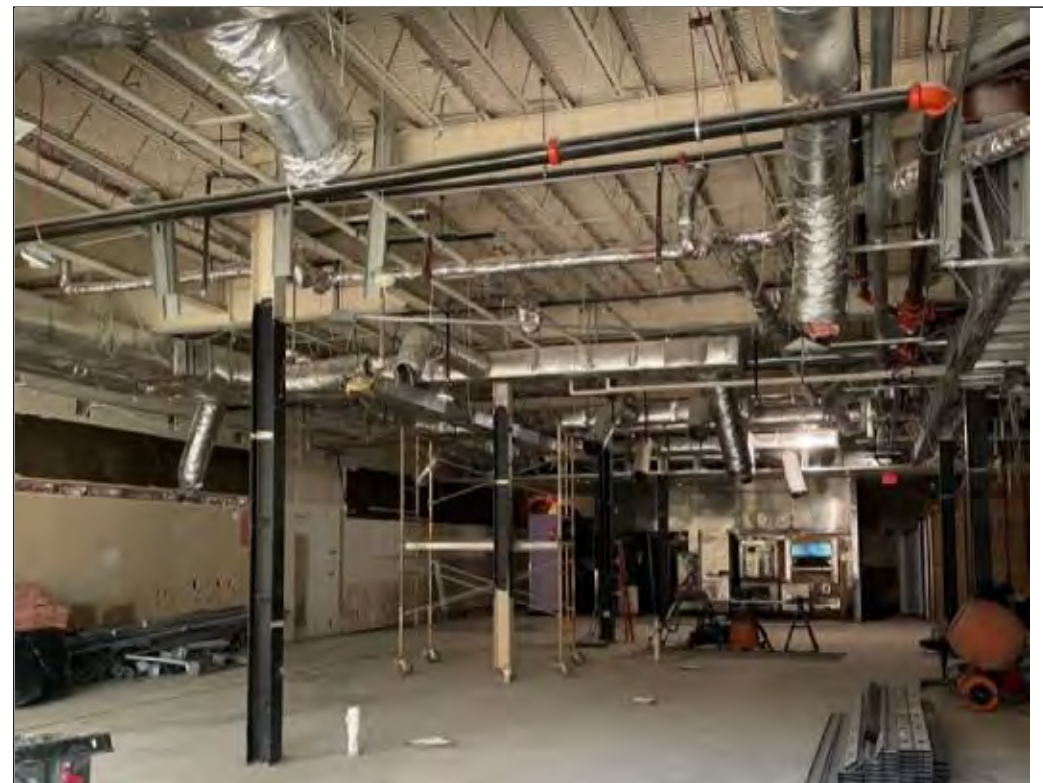


E.1 EXISTING EXTERIOR
Old Woodward / Merrill Street
Plaza Bldg - Looking South



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

INTERIOR



F EXISTING INTERIOR
Main Dining Room
Looking West



G PROPOSED INTERIOR
Main Dining Room
Looking West

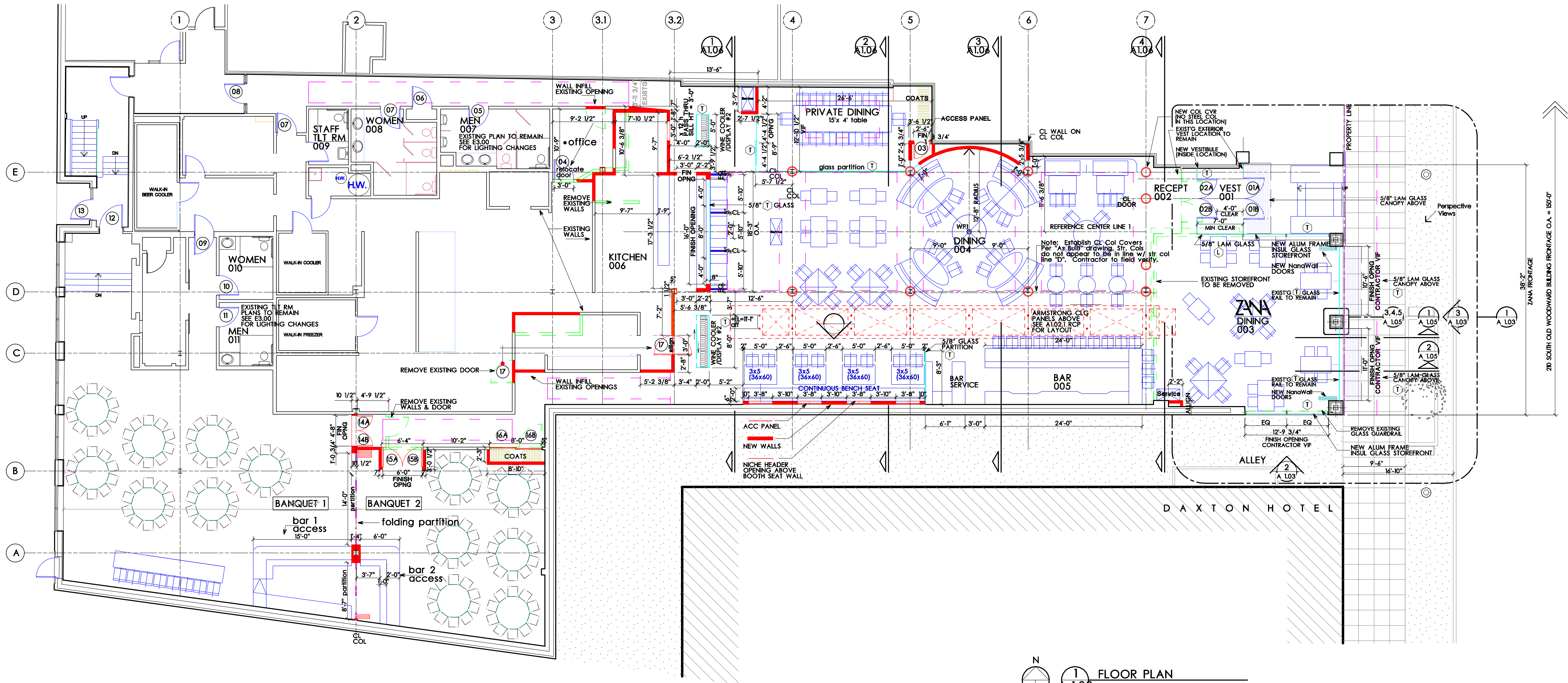


H PROPOSED INTERIOR
Looking West
Main Dining Room to Right
Bar Area to Left



J PROPOSED INTERIOR
Main Dining Room
Looking North

seal:



N

1

FLOOR PLAN

A-1.02

SCALE 1/8"= 1'-0"

EXISTING WALLS TO REMAIN

NEW WALLS
MATCH EXISTING WALL WIDTH UNLESS OTHERWISE DIMENSIONED

EXISTING WALLS TO BE REMOVED

OCCUPANCY LOAD (ACTUAL)

RESTAURANT SEATING	154
BANQUET SEATING	104
STAFF	60
RECEPTION OCCUPANTS	15
ADDITIONAL STANDING AT BAR	20
TOTAL ACTUAL OCCUPANTS	353

SLUP REVIEW
HDC REVIEW

L|Z|G
Architects

Luckenbach|Ziegelman|Gardner
Architects

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

email:
gardner-arch@sbcbglobal.net

tele:
248.642.3990

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

sheet title:
Level One
Floor Plan

project:
ZANA

project address:
210 South Old Woodward
Birmingham, Michigan

designed JHG
drawn JG
coordination checked
checked approved

project number:
003-2021

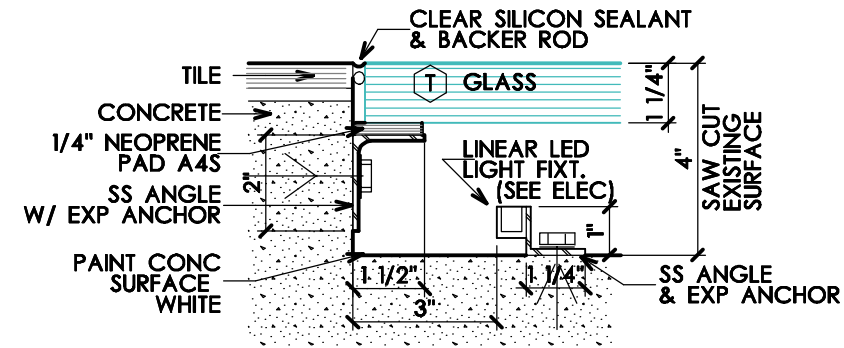
sheet number:
A-1.02s



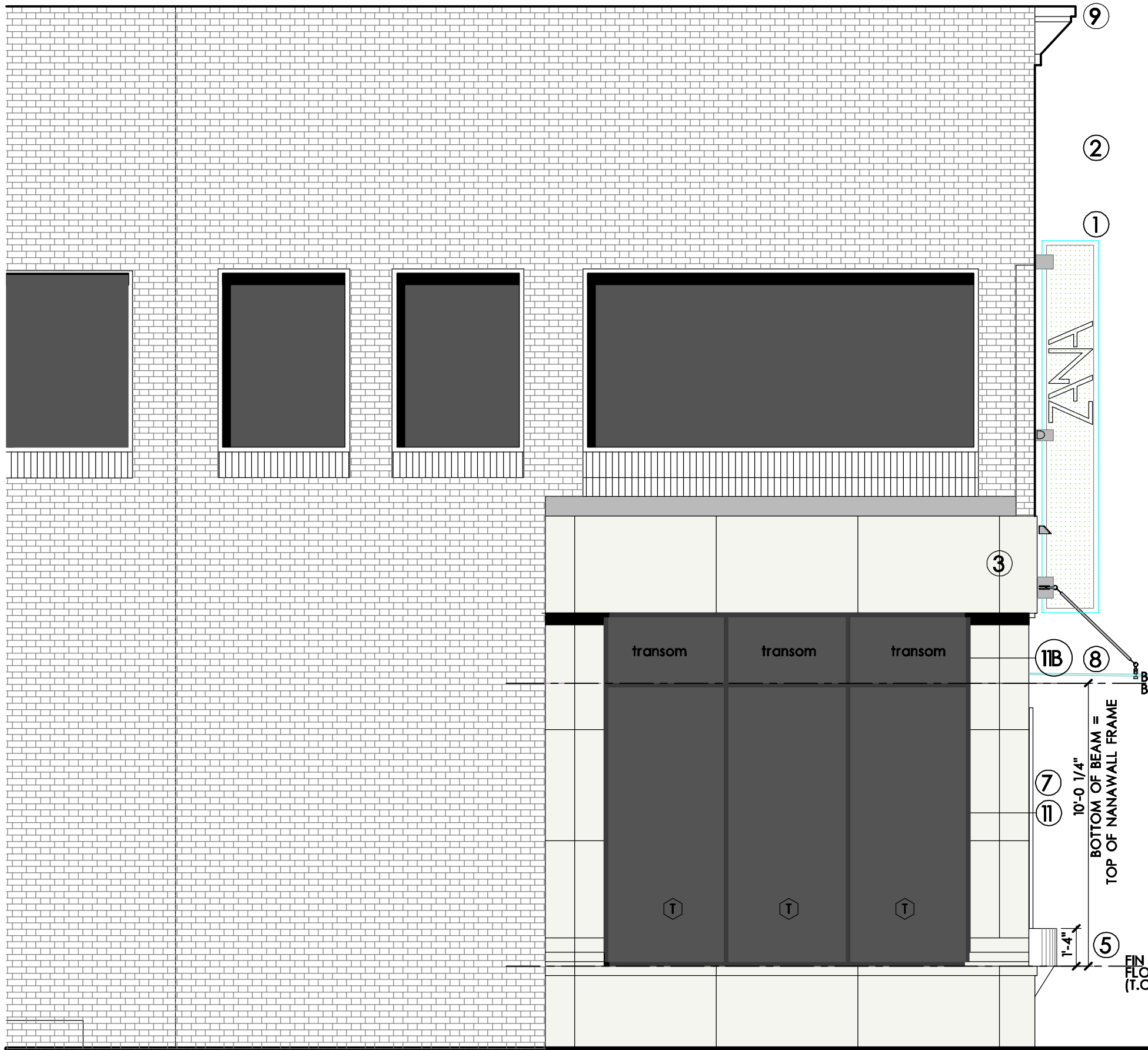
P1
A 103
Exterior Perspective
Day Time



P1
A 103
Exterior Perspective
Night Time




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



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

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



PERFORMANCE
 CALCULATOR

NEW GLASS SPECIFICATIONS:

Make-up Name	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy		Thermal Properties		
			Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
			Visible (%)	ρ_g % ext	ρ_g % int	Solar (%)	ρ_g % ext			
Default Make-up 01	Clear Float (North America)	Clear Float (North America)	80	15	15	67	13	0.74	0.47	0.50

Calculation Standard: NFRC 2010

Default Make-up 01

Outdoors

GLASS 1

Clear Float (North America)

Thickness = 1/4" (6mm)

#1 -----

#2 -----

GAP 1

100% Air, 1/2" (12.7mm)

GLASS 2

Clear Float (North America)

Thickness = 1/4" (6mm)

#3 -----

#4 -----

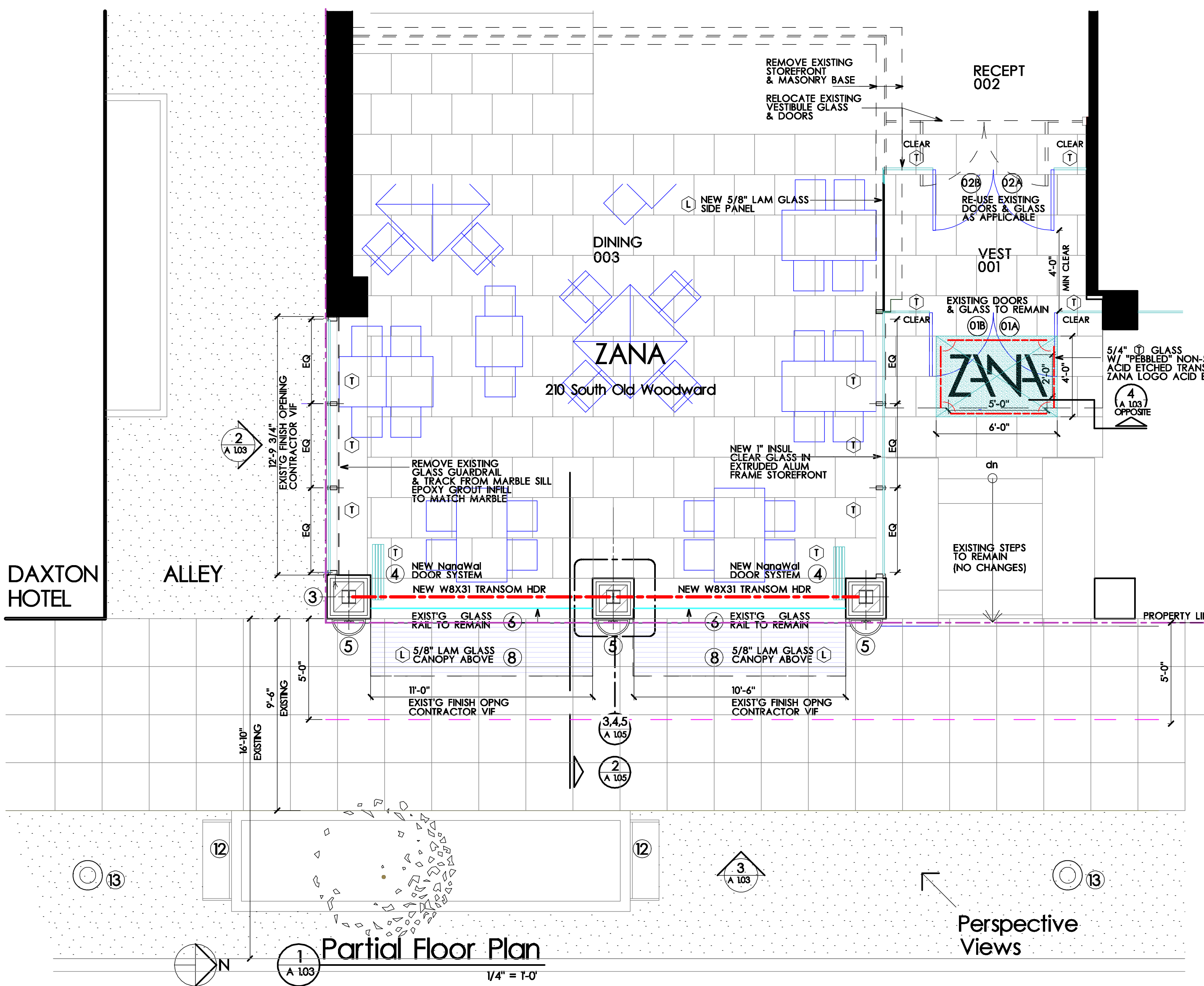
Total Unit (Nominal) = 1 in

Slope = 90°

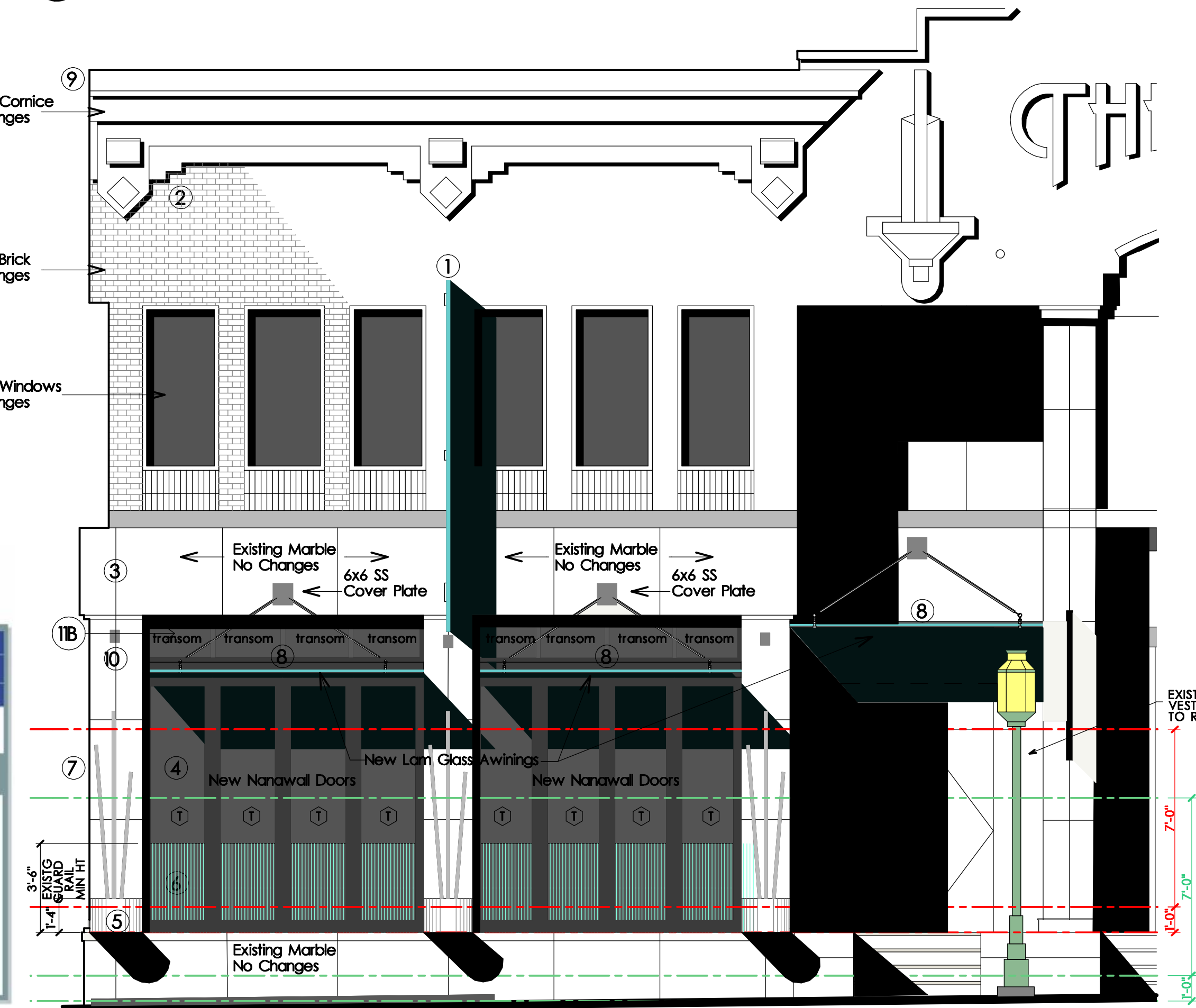
Estimated Nominal Glazing Weight: 5.75 lb/sf

Indoors

G
A 103
Clear Glass
Specification



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



3
A 103
Partial East Elevation
% Glass Area Calculation 1/4" = 1'-0"

% GLAZING FROM GRADE LEVEL: 168 SF GLASS / 262 SF TOTAL AREA = 64% GLAZING
% GLAZING FROM FLOOR LEVEL: 217 SF GLASS AREA / 262 SF TOTAL AREA = 83% GLAZING

seal:

L|Z|G
Architects

Luckenbach|Ziegelman|Gardner
Architects

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

email:
gardner-arch@sbglobal.net

tele:
248.642.3990

issue date

SLUP Review 9/23/2021
HDC Review 10/07/2021

sheet title:

Partial Floor Plan
Renderings
& Exterior
Elevations

project:

ZANA

project address:

210 South Old Woodward
Birmingham, Michigan

designed

drawn

coordination checked

checked approved

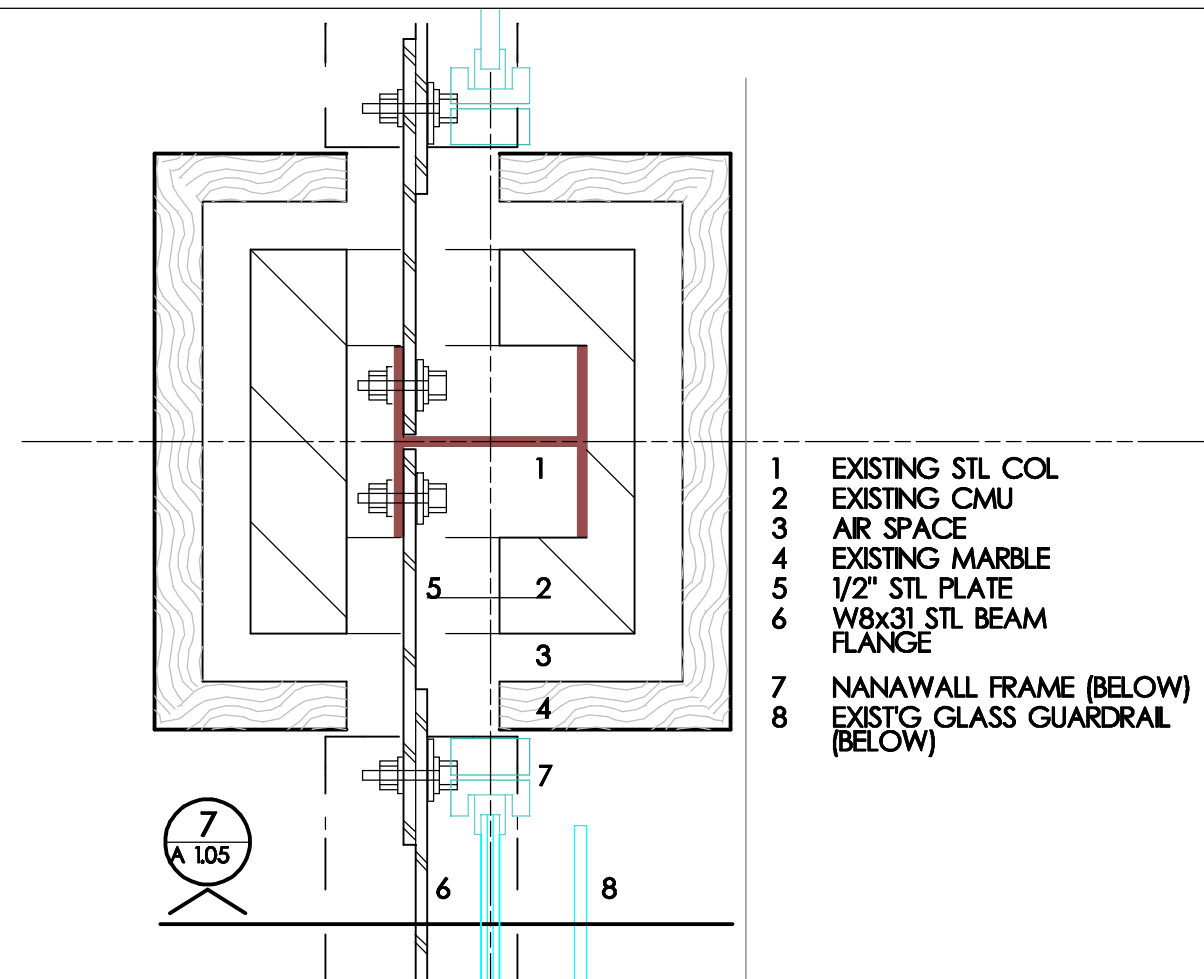
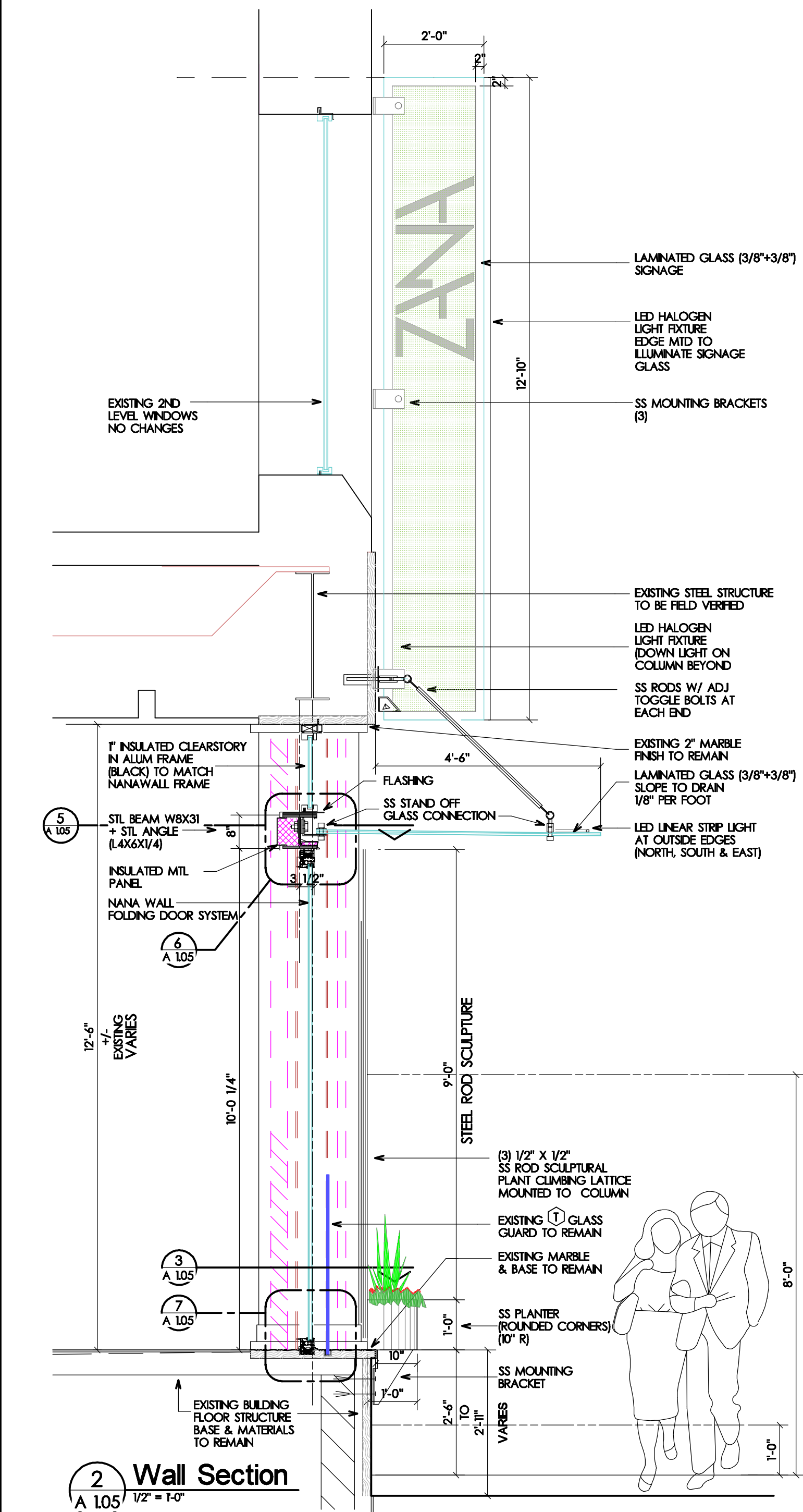
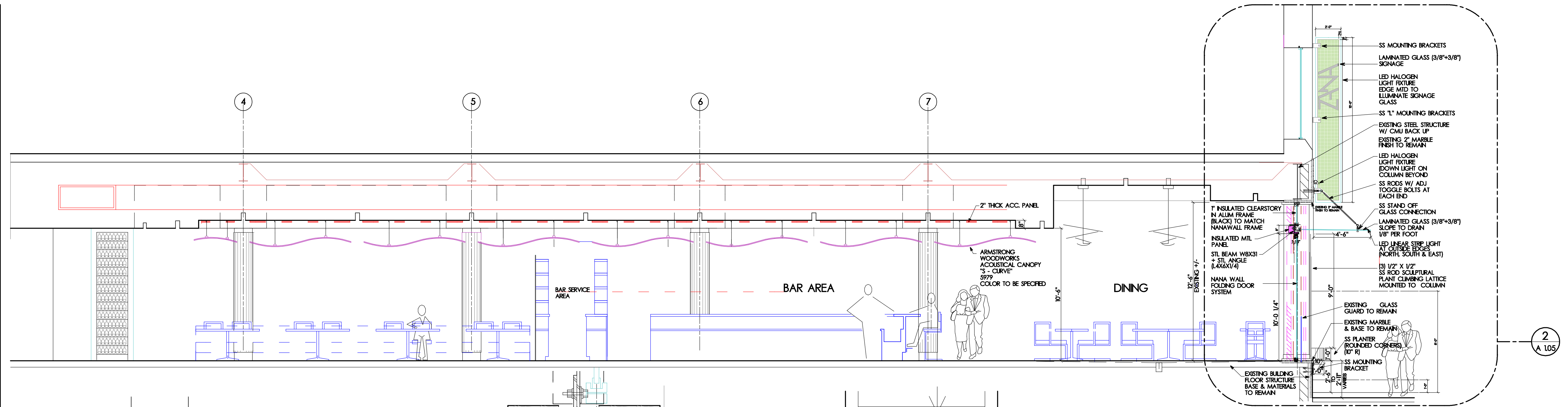
project number:

020-2021

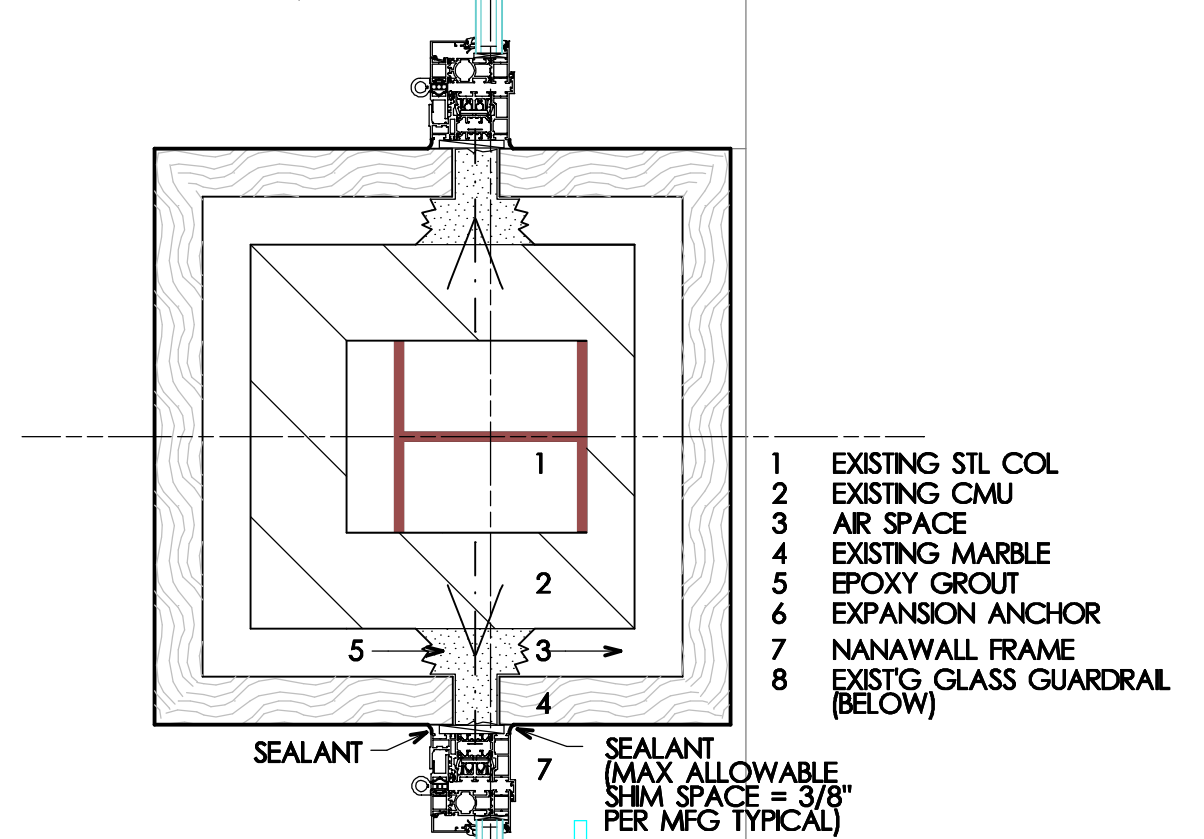
sheet number:

A-1.03

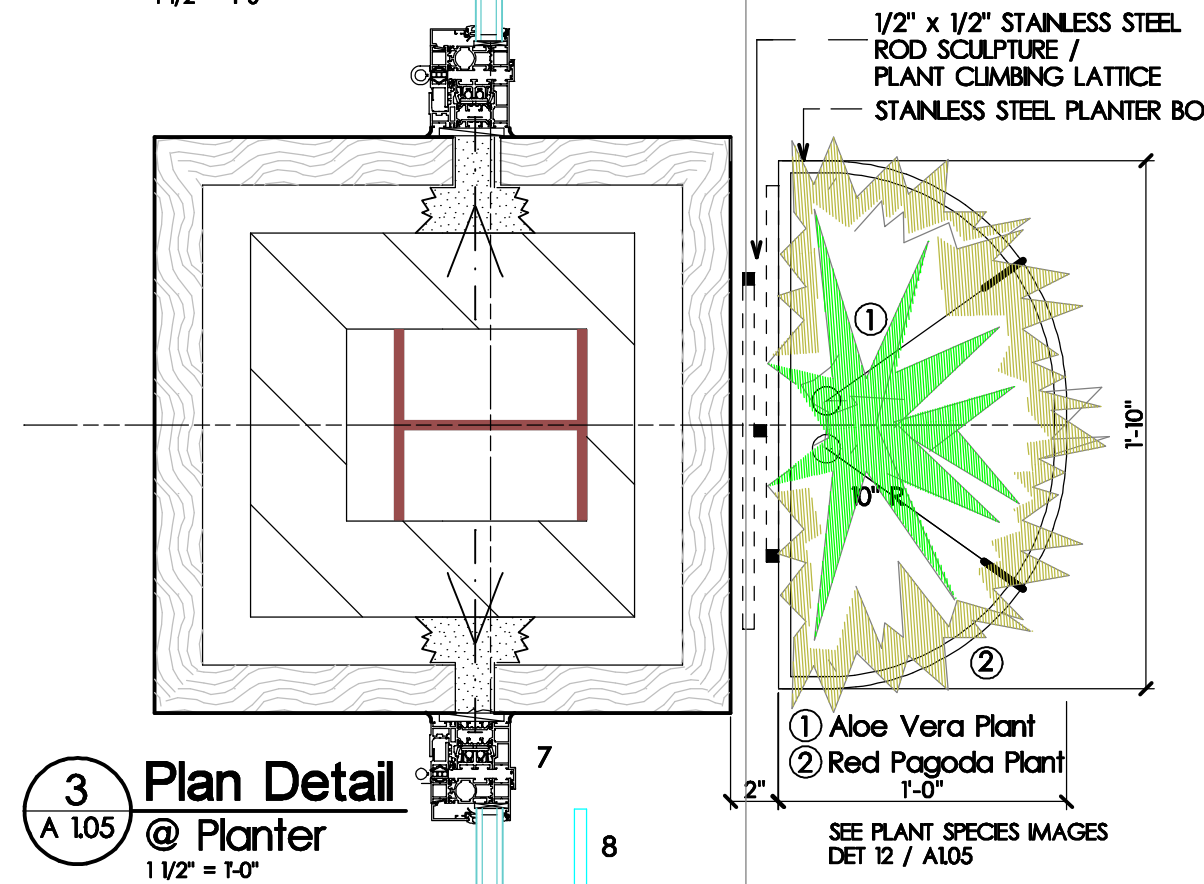




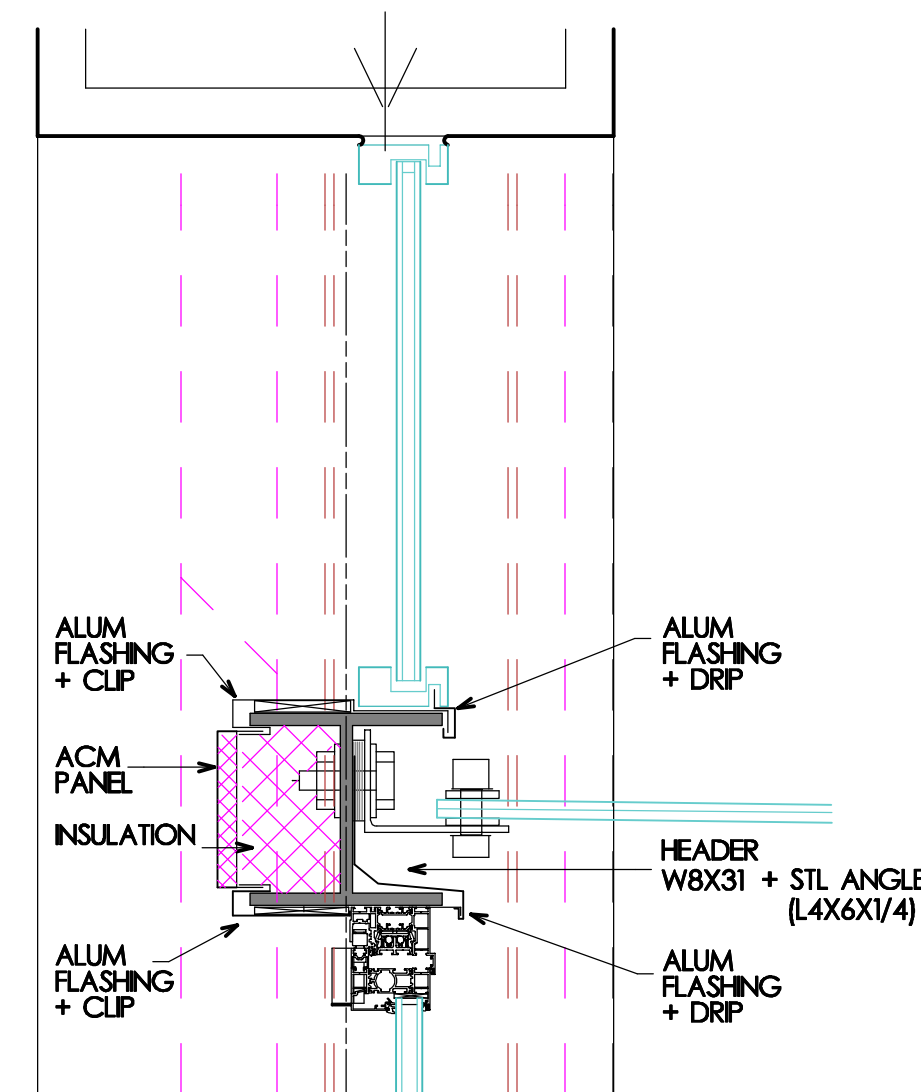
5 Plan Detail
Header Detail
1 1/2\" = 1'-0"



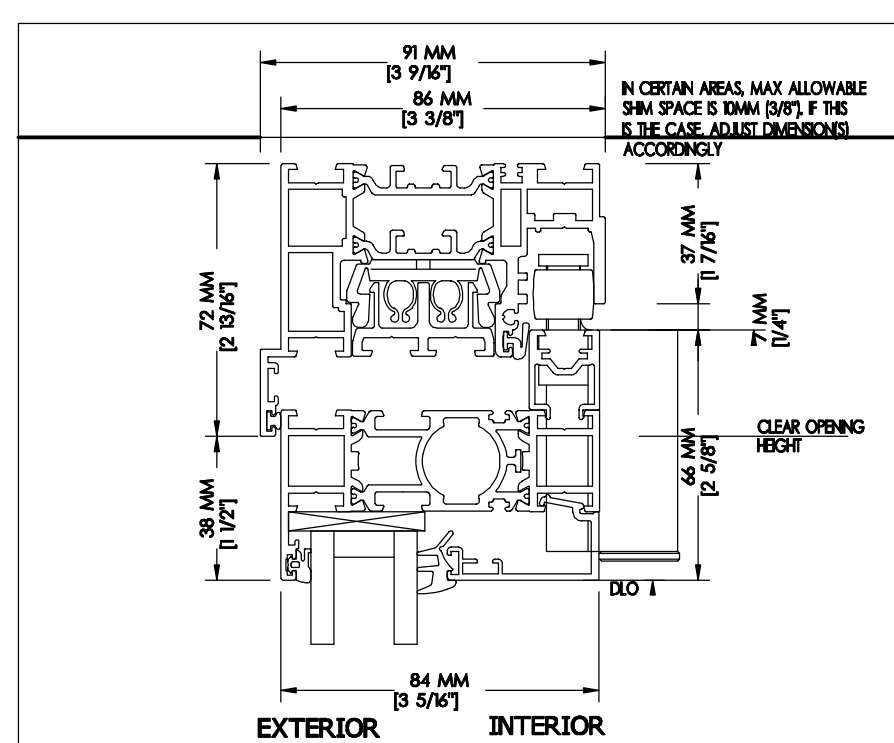
4 Plan Detail
Jamb
1 1/2\" = 1'-0"



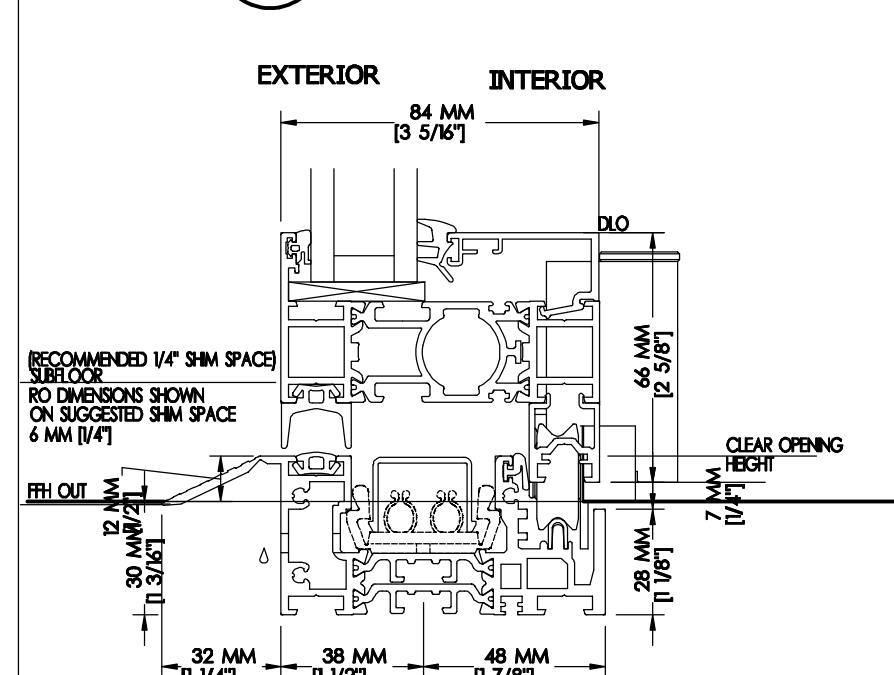
3 Plan Detail
@ Planter
1 1/2\" = 1'-0"



7 Section Detail
Steel Transom Header
3\" = 1'-0"



6 Section Detail
Header
A 105

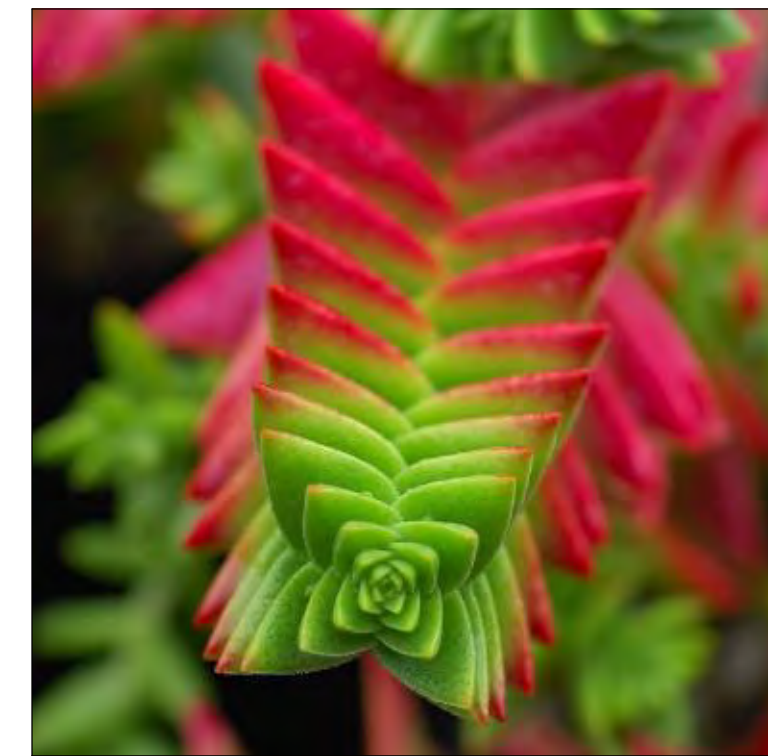


7 Section Detail
Sill
A 105

1 E-W Building Section
A 105 1/4\" = 1'-0"

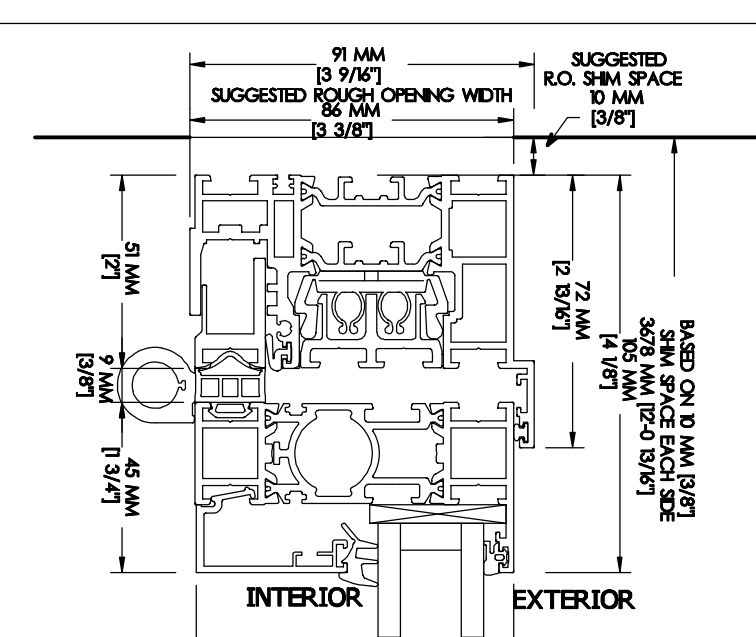


1 ALOE VERA SUCCULENT PLANT
VERTICAL ELEMENT

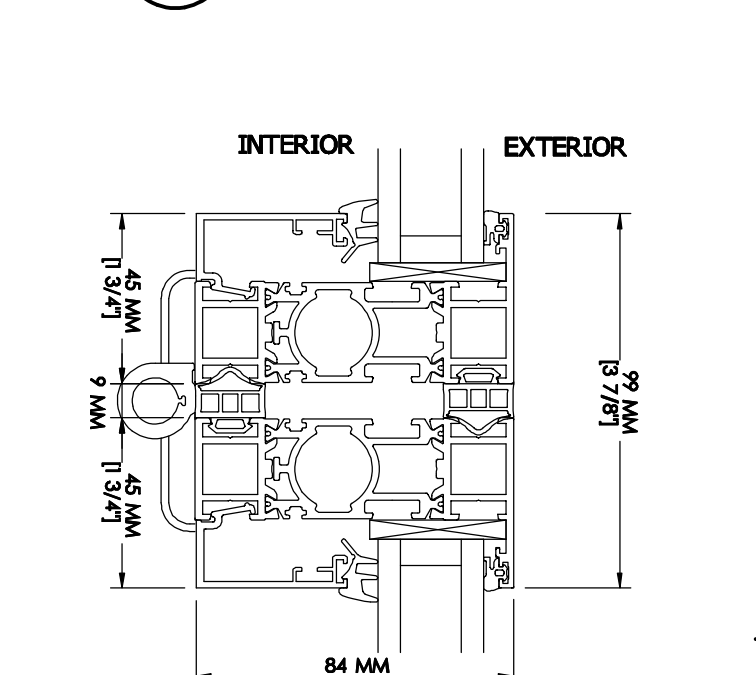


2 RED PAGODA / SHARKS TOOTH
SUCCULENT PLANT
LOW GROWING PLANTED AT BASE OF ALOE PLANT

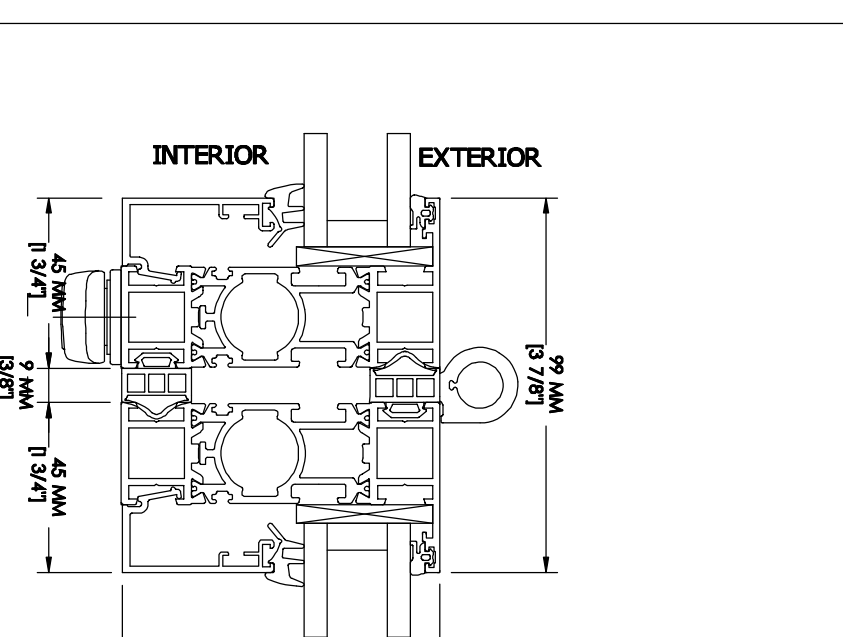
12 Plant Details
A 105



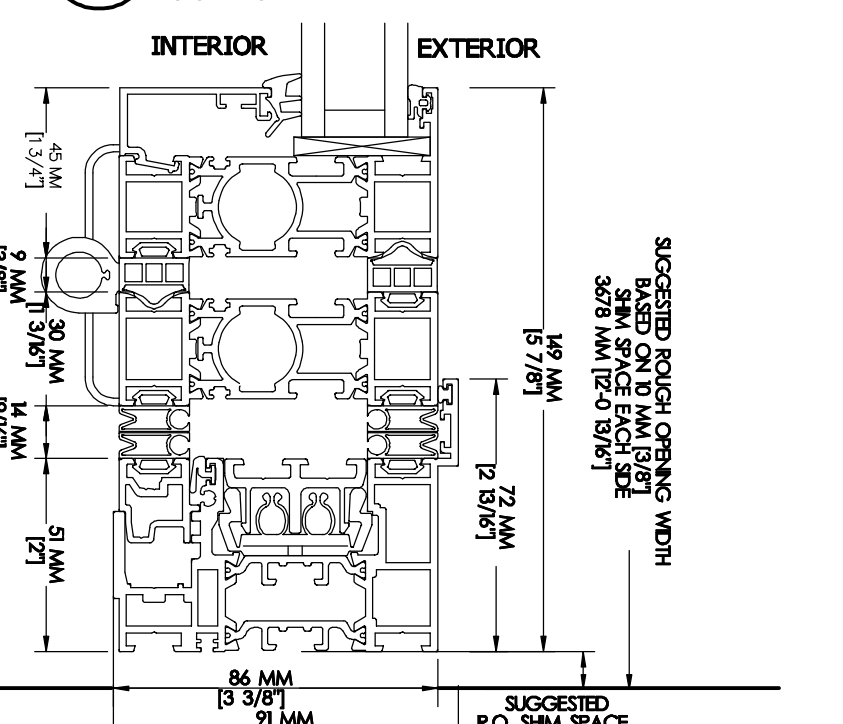
8 Plan Detail
Jamb
A 105



9 Plan Detail
Jamb
A 105



10 Plan Detail
Jamb
A 105



11 Plan Detail
Jamb
A 105

seal:

L|Z|G
Architects

Luckenbach|Ziegelman|Gardner
Architects

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

email:
gardner-arch@lzbglobal.net

tele:
248.642.3990

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

sheet title:

Building + Wall
Sections

Plan & Section
Details

project:

ZANA

project address:
210 South Old Woodward
Birmingham, Michigan

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

project number:
003-2021

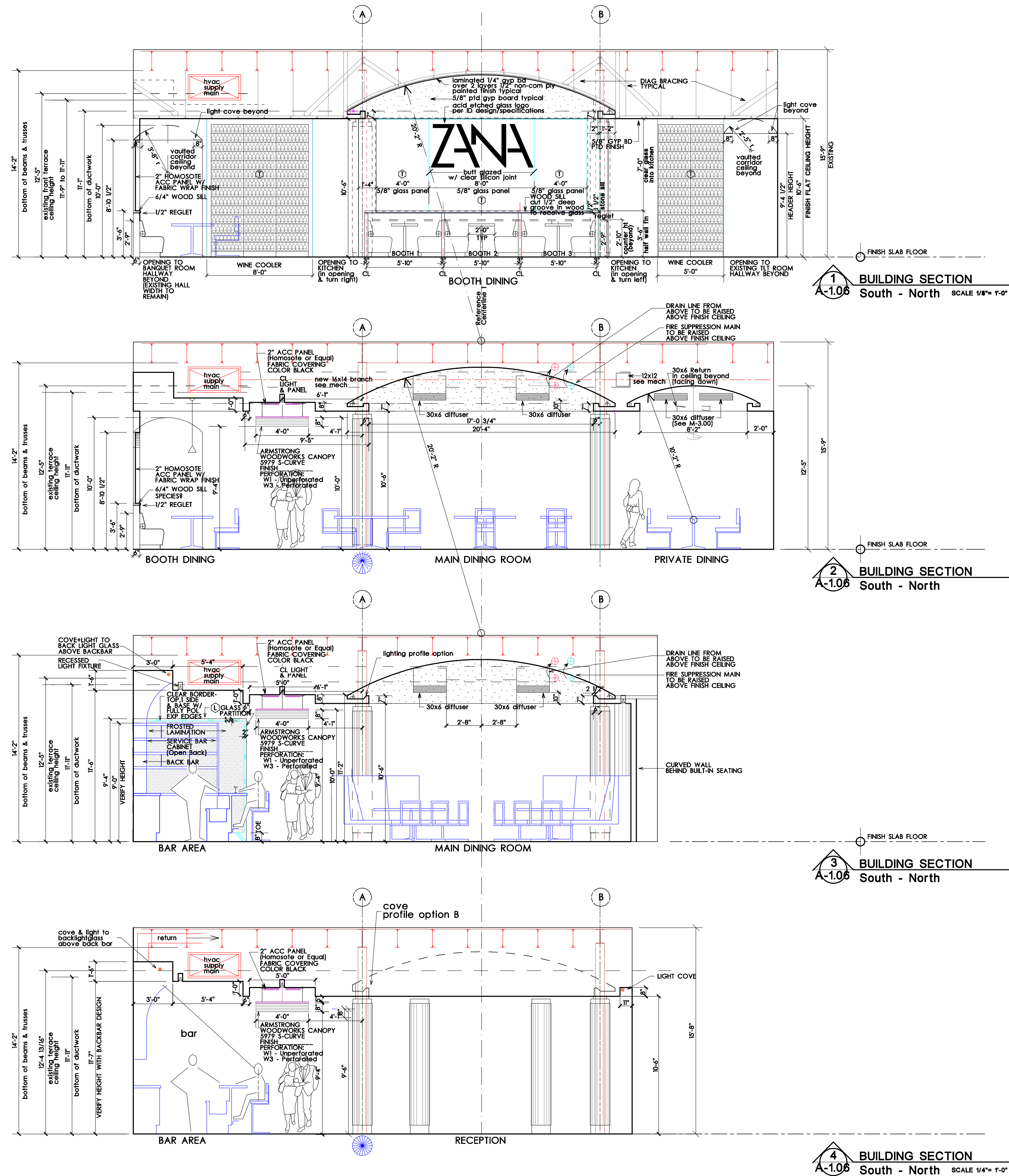
sheet number:
A-1.05

NANA WALL DETAILS

L|Z|G
Architects

[illegible]

sheet number:
A-1.06



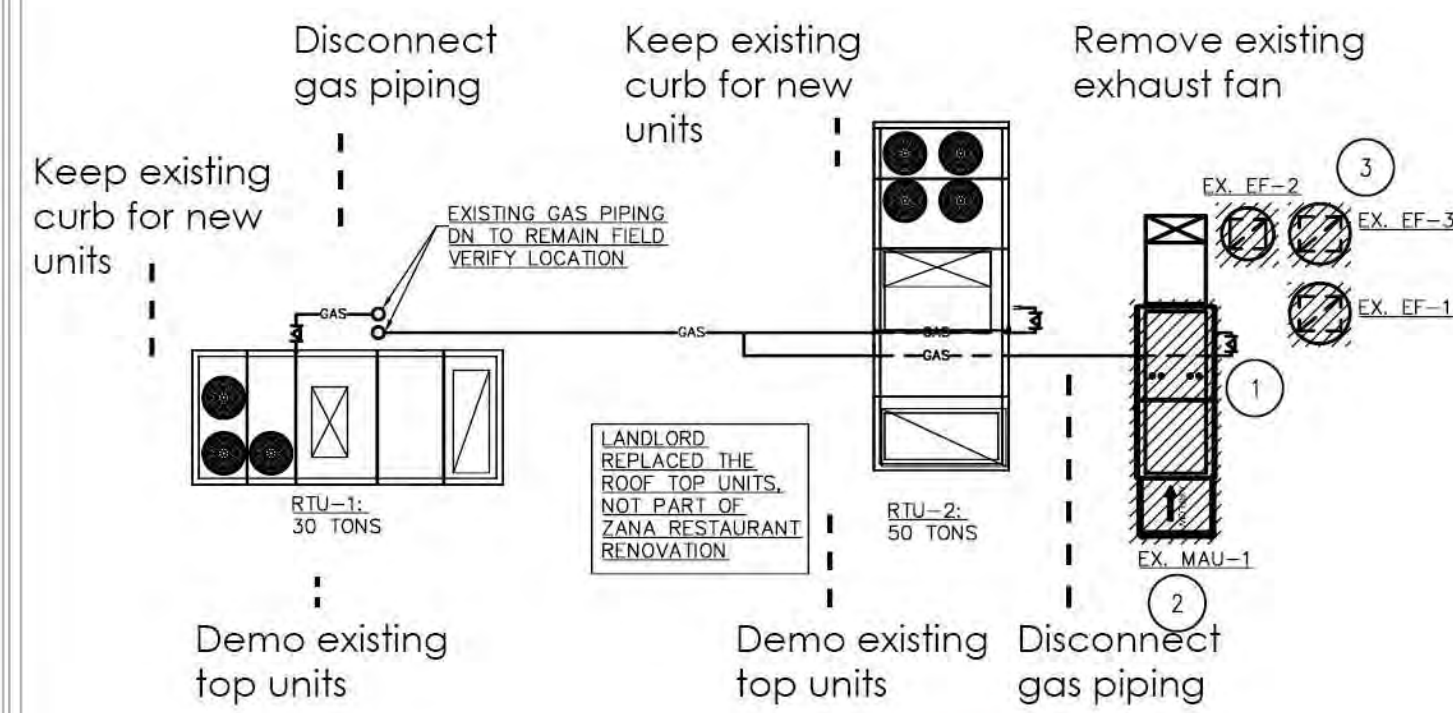
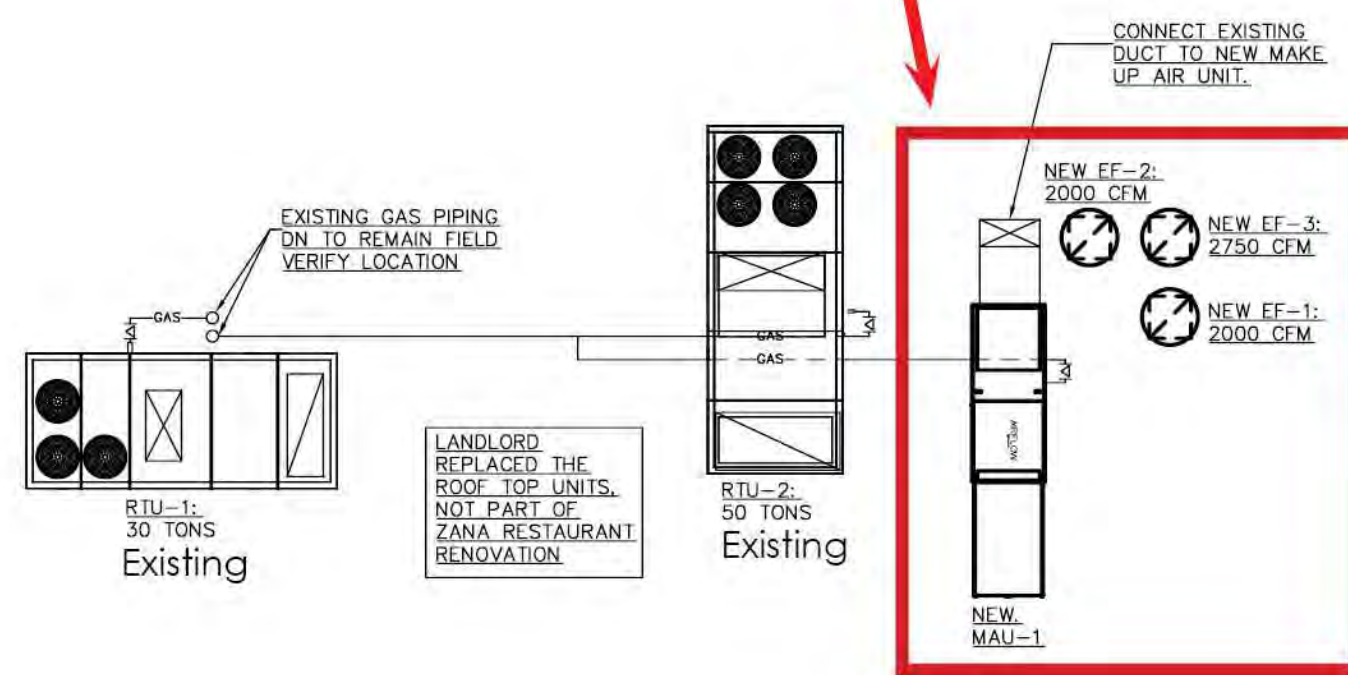


PHOTO 1



PARTIAL MECHANICAL ROOF PLAN-DEMOLITION

SCALE: 3/32"=1'-0"



PARTIAL MECHANICAL ROOF PLAN-NEW WORK

SCALE: 3/32"=1'-0"

HVAC DEMOLITION GENERAL NOTES:

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

HVAC DEMOLITION KEY NOTES:

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



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

Existing Rooftop Mechanical

HVAC NEW WORK GENERAL NOTES:

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

L|Z|G
Architects

SLUP REVIEW
HDC REVIEW
NOT FOR CONSTRUCTION

MEP Engineers LLC
Mechanical | Electrical | Plumbing | Energy



ZANA RESTAURANT
210 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN

MECHANICAL ROOF PLAN

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

SHEET
M.300

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

September 14, 2021

RE: Special Land Use Permit Review Comments
210 S. Old Woodward, Zana

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:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2015 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

1. The proposal seems to be very similar to the prior tenant. No building code concerns at this time.



MEMORANDUM

(Engineering)

DATE: September 17, 2021

TO: Nicholas Dupuis, Planning Director

FROM: Scott Zielinski, PE, Assistant City Engineer

SUBJECT: Zana, HDC Review Dawing Comments

As requested the engineering department has conducted a review of the latest drawings for the planned Zana Restaurant.

1. The renovation of the space appears to be mostly interior with minor façade changes, engineering does not observe any items that need comment in regards to the plans at this time. The facility appears to be using existing water and sewer services.
2. Obstruction permits will be required for any of the following activities;
 - a. Dumpster placement
 - b. Any work being performed in the City Right-Of-Way (sidewalk space or roadway)



CITY OF BIRMINGHAM FIRE DEPARTMENT

572 SOUTH ADAMS • BIRMINGHAM, MICHIGAN 48009 • 248.530.1900 FAX 248.530.1950

210 S. Old Woodward

Zana Restaurant

Plan Review

The following comments are from the Birmingham Fire Department and are in reference to:

Preliminary site plan submittal initial comments

1. Install Knox key box on exterior of building on the S. Old Woodward side. Contact Fire Marshal for ordering and installation.
2. Fire alarm and suppression systems to be intact during all phases of this project.
3. Full fire alarm system with revised plans to be installed. Submit plans to AHJ for approval.
4. Full fire suppression plans to be submitted to AHJ for review and approval.
5. Submit commercial hood plans to AHJ for review and approval.
6. Occupant load to be determined by Assistant Building Official and Fire Marshal
7. Private dining area and banquet rooms require separate occupant load if enclosed. Doors shall be egress compliant for these rooms.
8. Utility closet door and walk in cooler door in kitchen are in path of egress when swung open. These doors shall not impede path of egress any time. **Disapproved.**
9. Install hand rails on 4 step stairs, near rear egress.
10. Exterior glass canopies require fire suppression protection in all areas (canopies and door entry).

Jack D. Pesh

Fire Marshal

Birmingham Fire Department



Special Land Use Permit Application

Planning Division

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

1. Applicant

Name: JAMES ESSHAKI
Address: 210 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN
Phone Number: 248 645 5900
Fax Number:
Email address: JESSHAKI@ESSCODEVELOPMENT.COM

2. Property Owner

Name: JAMES ESSHAKI
Address: 210 SOUTH OLD WOODWARD
BIRMINGHAM, MICHIGAN
Phone Number: 248 645 5900
Fax Number:
Email address: JESSHAKI@ESSCODEVELOPMENT.COM

3. Applicant's Attorney/Contact Person

Name: JOHN H. GARDNER, AIA Architect
Address: 555 South Old Woodward Ave. #27L
Birmingham, Michigan
Phone Number: 248 642 3990
Fax Number: NA
Email address: GARDNER-ARCH1@SBCGLOBAL.NET

4. Project Designer/Developer

Name: Luckenbach|Ziegelman|Gardner Architects pllc - John H. Gardner, AIA
Address: 555 SOUTH OLD WOODWARD #27L
BIRMINGHAM, MICHIGAN
Phone Number: 248 642 3990
Fax Number: NA
Email address: GARDNER-ARCH1@SBCGLOBAL.NET

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 210 SOUTH OLD WOODWARD
Name of development: ZANA Restaurant
Sidwell #: 38-3577595
Current Use: VACANT - Previous Vinoteknia Restaurant Space
Proposed Use: NEW RESTAURANT, BANQUET, KITCHEN, TLT RMS = 11,100 SF
Area of Site in Acres: .732 ACRES
Current zoning: B2 D4
Is the property located in the floodplain? NO
Name of Historic District Site is located in: DOWNTOWN
Date of Historic District Commission Approval:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:

Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Application for Revised Final Site Plan:
Date of Revised Final Site Plan Approval:
Date of Design Review Board Approval:
Is there a current SLUP in effect for this site?
Date of Application for SLUP:
Date of SLUP Approval:
Date of Last SLUP Amendment:
Will proposed project require the division of platted lots?
NO
Will proposed project require the combination of platted lots?
NO

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

PROPOSED NEW RESTAURANT TO BE LOCATED IN EXISTING VACANT LEASE SPACE. FORMER LOCATION OF VINOTECHIA.

PROJECT SCOPE: RENOVATED "STOREFRONT", ENCLOSING EXISTING EAST OUTSIDE TERRACE AREA W/ OPERABLE NANA WALL DOORS ALONG OLD WOODWARD FRONTAGE.

CLEAR GLASS STOREFRONT GLAZING ON THE NORTH & SOUTH SIDES OF OLD TERRACE. COMPLETE NEW RENOVATION OF INTERIOR. DINING & BAR TO BE LOCATED IN THE EAST AREA OF THE SPACE.

TWO BANQUET ROOM AREAS ARE AVAILABLE FOR FUNCTIONS AT THE REAR (WESTERN) PORTION OF THE INTERIOR SPACE.

THE REMAINDER OF THE SPACE IS DEVOTED TO KITCHEN AND PUBLIC RESTROOM AREAS.

RESTAURANT USES EXISTING COMMON ENCLOSED DUMPSTER AREA LOCATED WITHIN EXISTING GARAGE SPACE ACCESSIBLE FROM MERRILL STREET THROUGH OVERHEAD GARAGE DOORS.

8. Buildings and Structures

Number of Buildings on Site: 1 (ONE) / Existing Cornice Height = 37'

Height of Buildings & # of Stories: @ ZANA Location / 2 Stories- No Changes.

Use of Buildings: 1ST LEVEL RETAIL, 2ND LEVEL SPA & OFFICE

Height of Rooftop Mechanical Equipment: EXIST'G HEIGHT = Varies, 2-10 feet.

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: NO BASEMENT

Number of square feet per upper floor: 27,375 SF Main Level Floor Area

Total floor area: PROPOSED RESTAURANT FLOOR AREA = 11,100 SF NET

Floor area ratio (total floor area ÷ total land area):

Open space:

Percent of open space:

Office Space: NA

Retail Space: NA

Industrial Space: NA

Assembly Space: NA

Seating Capacity: RESTAURANT = 144 / BANQUET AREA = 120

Maximum Occupancy Load: CALCULATE

Proposed Residential Structures:

Total number of units: NA

Number of one bedroom units: NA

Number of two bedroom units: NA

Number of three bedroom units: NA

Open space: NA

Percent of open space: NA

Rental units or condominiums? NA

Size of one bedroom units: NA

Size of two bedroom units: NA

Size of three bedroom units: NA

Seating Capacity: NA

Maximum Occupancy Load: NA

Proposed Additions:

Total basement floor area, if any, of addition: NA

Number of floors to be added: 0

Square footage added per floor: 0

Total building floor area (including addition): 59,140 SF

Floor area ratio (total floor area ÷ total land area):

Open Space:

Percent of open space:

Use of addition: NA

Height of addition: NA

Office space in addition: NA

Retail space in addition: NA

Industrial space in addition: NA

Assembly space in addition: NA

Maximum building occupancy load (including addition): NA

10. Required and Proposed Setbacks

Required front setback: 0'

Required rear setback: 0'

Required total side setback: 0'

Side setback: 0'

Proposed front setback: 0' - No Changes Proposed

Proposed rear setback: 0' - No Changes Proposed

Proposed total side setback: 0' - No Changes Proposed

Second side setback: NA

11. Required and Proposed Parking

Required number of parking spaces: 0 (PARKING ASSESSMENT DISTRICT)

Typical angle of parking spaces: NA

Typical width of maneuvering lanes: NA

Location of parking on site: NA

Location of parking off site: NA

Number of light standards in parking area: NA

Screenwall material: NA

Proposed number of parking spaces: NA

Typical size of parking spaces: NA

Number of spaces <180 sq. ft.: NA

Number of handicap spaces: NA

Shared parking agreement? NA

Height of light standards in parking area: NA

Height of screenwall: NA

12. Landscaping

Location of landscape areas:

SMALL STAINLESS STEEL PLANTERS ATTACHED TO BUILDING 20 INCHES X 8 INCHES
WITH ROUNDED CORNERS.

Proposed landscape material:

ANNUAL PLANTINGS. SEE ATTACHED PLANTING DETAIL SHEET

13. Streetscape

Sidewalk width: 16'-10" FROM CURB TO BUILDING FACADE

Number of benches: 1 EXISTING CITY BENCH

Number of planters: 1 EXISTING CITY PLANTER

Number of existing street trees: 1 CITY TREE

Number of proposed street trees: ENGLISH OAK (Quercus robur)

Streetscape plan submitted? Yes

Description of benches or planters: EXISTING CITY TO REMAIN

Species of existing trees: ENGLISH OAK

Species of proposed trees: NO NEW TREES PROPOSED

14. Loading

Required number of loading spaces: 3 LOADING SPACES ON SITE

Typical angle of loading spaces: LOADING ON MERRILL STREET

Screenwall material: ENCLOSED IN EXISTING MASONRY GARAGE

Location of loading spaces on site: INSIDE BUILDING/MERRILL STREET SIDE

Proposed number of loading spaces: NO CHANGES

Typical size of loading spaces: EXISTING- NO CHANGES

Height of screenwall: COMPLETELY ENCLOSED W/IN BUILDING

Typical time loading spaces are used: MORNINGS

15. Exterior Waste Receptacles

Required number of waste receptacles: NA

Location of waste receptacles:

Screenwall material:

Proposed number of waste receptacles:

Size of waste receptacles:

Height of screenwall:

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: NA

Size of transformers (L•W•H): NA

Number of utility easements: NA

Screenwall material: NA

Location of all utilities & easements: West Side of Building In Alley.

See attached survey for location

Height of screenwall:

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NA

Size of ground mounted units (L•W•H): NA

Screenwall material: NA

Location of all ground mounted units: NA

Height of screenwall: NA

Rooftop Mechanical Equipment:

Number of rooftop units: NA - EXISTING TO REMAIN

Type of rooftop units: 3 New Exhaust Fans Proposed to Replace Existing

Approx 2' in diameter & 2' tall. See Attached Specification Sheet

Screenwall material: Currently no screen walls exist

Location of screenwall:

Location of all rooftop units: SEE ATTACHED ROOF PLAN

Size of rooftop units (L•W•H): 2'X2'X2'

Percentage of rooftop covered by mechanical units: 5% (1600 sf)

Height of screenwall: No screenwalls exist

Distance from rooftop units to all screenwalls: NA

17. Accessory Buildings

Number of accessory buildings: NA

Location of accessory buildings: NA

Size of accessory buildings: NA

Height of accessory buildings: NA

18. Building Lighting

Number of light standards on building: SEE ATTACHED LIGHTING A1.04

Type of light standards on building: Surface Mounted & Recessed
Existing on Building. No Changes proposed to existing.

Size of light fixtures (L•W•H): SEE SHEET A1.04
Maximum wattage per fixture: 7 WATTS
Light level at each property line: NTE 1.5 FT CANDLES

Height from grade: 9' & 12'
Proposed wattage per fixture: 1.5 & 7 WATTS

19. Site Lighting

Number of light fixtures: 1 Streetlight in front of ZANA - NO CHANGES
Size of light fixtures (L•W•H): Existing City of Birmingham
Maximum wattage per fixture: Existing City or Birmingham
Light level at each property line:

Type of light fixtures: Existing City of Birmingham
Height from grade: Approx 10' above grade
Proposed wattage per fixture:
Holiday tree lighting receptacles:

20. Adjacent Properties

Number of properties within 200 ft.: See attached Map / Diagram Sheet A-1.01

Property #1

Number of buildings on site: MERRILLWOOD BUILDING (1)
Zoning district: B4/D5
Use type: MIXED USE
Square footage of principal building: -
Square footage of accessory buildings: NA
Number of parking spaces: NA

Property Description:

Office / Retail / Restaurant w/ Apartments/Condominiums on upper levels

North, south, east or west of property? NORTH

Property #2

Number of buildings on site: 255 SOUTH OLD WOODWARD (1)
Zoning district: B4/D4
Use type: OFFICE
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property Description: RETAIL & OFFICE AT GRADE, OFFICES AT UPPER LEVELS

North, south, east or west of property? EAST

Property #3

Number of buildings on site: 220 MERRILL STREET (1)
Zoning district: B4/D4
Use type: RESTAURANT
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property Description: RESTAURANT

North, south, east or west of property? WEST

Property #4

Number of buildings on site: BROWN STREET CENTER (1)
Zoning district: B4/D4
Use type: OFFICE
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property Description: OFFICES AT GRADE AND UPPER LEVELS

North, south, east or west of property? SOUTHEAST

Property #5

Number of buildings on site: DAXON HOTEL (1)
Zoning district: B4/D4
Use type: HOTEL / RETAIL
Square footage of principal building:
Square footage of accessory buildings:
Number of parking spaces:

Property Description: HOTEL LOBBY, RECEPTION, RESTAURANT AND RETAIL SPACES AT GRADE LEVEL. HOTEL ROOMS ON UPPER LEVELS.

North, south, east or west of property? SOUTH

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

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

Signature of Owner:

James Esshaki

Date: 9-1-2021

Print Name:

James Esshaki

Signature of Applicant:

James Esshaki

Date: 9-1-2021

Print Name:

James Esshaki

Signature of Architect:

John H. Gardner

Date:

9/1/2021

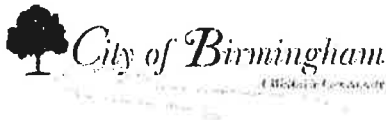
Print Name:

John H. Gardner

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____



FEE SCHEDULE

Application	Fees
Administrative Approval	\$100
Administrative Sign Approval	\$100
Board of Zoning Appeals* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Division/Combination of Platted Lots	\$200
Historic District Review* <ul style="list-style-type: none"> Single Family Residential All Other Zoning Districts 	No Charge \$350
Public Notice Sign <ul style="list-style-type: none"> Notice Sign Rental Returnable Sign Bond 	\$50 \$100 ➔ \$150 total
Preliminary/Final Site Plan Review <ul style="list-style-type: none"> R4 – R8 Zoning District Nonresidential Districts 	\$850, plus \$50 per dwelling unit \$1,050, plus \$50 per acre or portion of acre
Special Land Use Permit* <ul style="list-style-type: none"> Plus Site Plan Review Plus Design Review Plus Publish of Legal Notice Plus Sign Rental and Deposit 	\$800 \$1,050 \$350 \$450 \$150 ➔ \$2,800 total
Special Land Use Permit Annual Renewal	\$200
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50

***The fees for Board of Zoning Appeals, Community Impact Study Review, Design Review, Site Plan Review, Historic District Review and Special Land Use Permits shall be double the listed amounts in the event the work is commenced prior to the filing of an application for review by the City of Birmingham.**



Notice Signs - Rental Application Community Development

1. Applicant

Name: JAMES ESSHAKI
Address: 210 SOUTH OLD WOODWARD

Phone Number: 645 5900
Fax Number: _____
Email address: JESSHAKI@ESSCODEVELOPMENT.COM

Property Owner

Name: JAMES ESSHAKI
Address: 210 SOUTH OLD WOODWARD

Phone Number: 645 5900
Fax Number: _____
Email address: JESSHAKI@ESSCODEVELOPMENT.COM

2. Project Information

Address/Location of Property: 210 SOUTH OLD WOODWARD
Name of Development: ZANA RESTAURANT
Area in Acres: EXISTING BUILDING SITE = .73 A

Name of Historic District site is in, if any: DOWNTOWN
Current Use: VACANT
Current Zoning: B4 / D4

3. Date of Board Review

Board of Building Trades Appeals: _____
City Commission: _____
Historic District Commission: _____
Planning Board: _____

Board of Zoning Appeals: _____
Design Review Board: _____
Housing Board of Appeals: _____

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

Signature of Applicant: _____

Date: 9-1-2021

Office Use Only

Application #:	Date Received:	Fee:
Date of Approval:	Date of Denial:	Reviewed by:

DATE: September 17th, 2021

TO: Planning Board

FROM: Brooks Cowan, City Planner

SUBJECT: Study Session: Wall Art

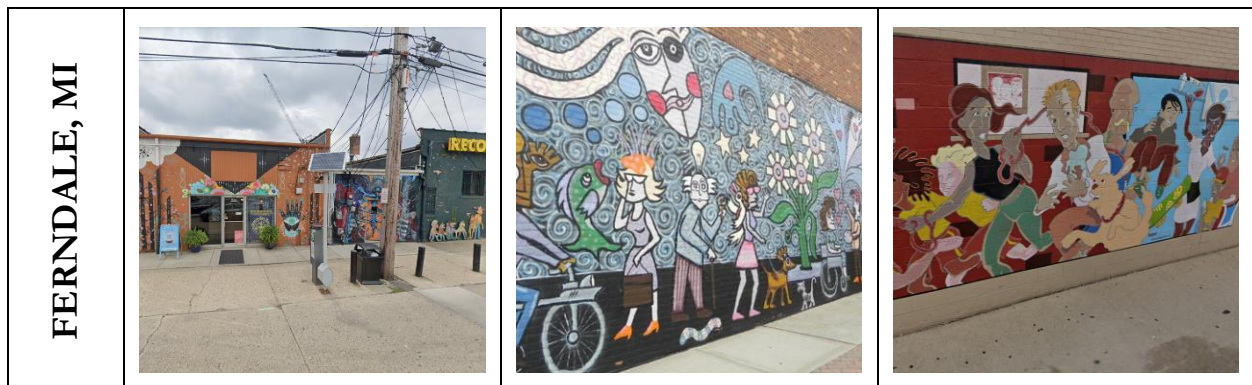
Conversations regarding wall art in Birmingham with the Public Arts Board occurred throughout 2019 and 2020. On August 24th, 2020, the Public Arts Board submitted a report on ways to enhance Terminating Vistas to the City Commission with a number of recommendations, one being to allow murals and wall art in the City.



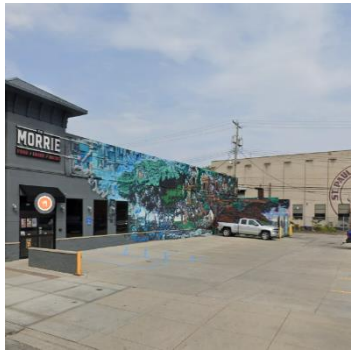

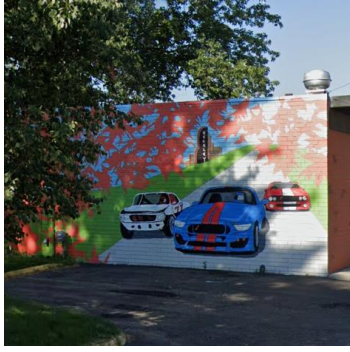
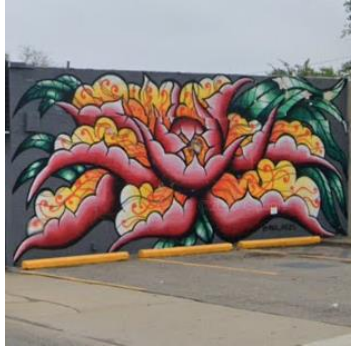
On August 19th, 2020, the Design Review Board conducted a study session related to murals and art on the exterior of buildings. The issue was brought up by staff when Griffin Claw Brewery requested to have an artist paint a mural on the side of their building. Issues related to the Sign Ordinance preventing murals from being painted on the side of a building were discussed, as well as issues regarding the lack of clarity in the Sign Ordinance and Zoning Ordinance for the application of wall art versus signage and building design features. Discussion regarding the location of wall art and how the board may consider limiting such art to certain locations occurred. There was also discussion related to defining art in the Ordinance in order to separate wall art from signage and architectural design features.

The issue with signage not allowed to be painted onto buildings refers to the Sign Ordinance Section 1.03(D) Painted Signs which states, "*No sign may be painted directly onto any building surface.*" By creating a definition and review process for wall art in the Ordinance, there would be a policy and procedure in place to separate wall art from signage.

In regards to supporting Ordinance language, Section 3.16(A)(3) of the Via Activation Overlay District lists "*art display*" as a permitted use to encourage the activation of vias. Staff recommends a review process for art display to ensure quality control and public comment.

Examples of wall art from local cities have been provided as follows:



ROYAL OAK, MI			
BERKLEY, MI			

More examples of wall art may be found in in the Terminating Vista Report attached to the memo.

On November 4th, 2020, staff presented the Terminating Vista Report and wall art recommendations to the Design Review Board where staff recommended that the Design Board consider three items related to wall art for discussion:

- 1.) Permitting murals to be painted on the exterior of buildings;
- 2.) Permitting wall art to be applied to the exterior of buildings, including but not limited to:
 - Temporary Canvasses
 - Ceramic Tiling
 - Wall sculptures
- 3.) Creating a review process for wall art that incorporates a review and recommendation from the Public Arts Board first.

In regards to discussion item one, the Design Review Board was amenable to murals being painted directly onto buildings in areas such as alleys, however they expressed concern about this being applied to the front of a building. A member of the DRB was also involved in the Alleys and Passages Plan committee and noted that murals in alleys could be a positive addition to the plan.

In regards to discussion item two, the Design Review Board was also amenable to temporary art, though they had issues related to how the city regulates content. Permissible content could be discussed during study sessions with Public Arts Board and Design Review Board for further review. Content could also be regulated by requiring a rendering of the proposed mural design during the approval process.

In regards to discussion item three, the Design Review Board was also amenable to a wall art review process that involves an application for wall art, and is reviewed with a recommendation by the Public Arts Board before going to the Design Review Board for final review.

On November 18th, 2020 the Public Arts Board discussed the following items brought up at the Design Review Board and recommended topics from staff:

1. Allowing murals directly on buildings along the alley and passages as indicated in the Alleys and Passages Plan (see map below). The 2040 Draft Master Plan recommends the Rail District as a potential location for this as well. The Board may wish to discuss limiting this to certain areas.
2. Creating a content review process for temporary wall art such as canvasses. For example, will the applicant be required to provide renderings beforehand, or can an artist be commissioned to paint what they wish after review of a portfolio?
3. Creating a review process for wall art that involves comment and recommendation from the Public Arts Board before the Design Review Board makes the final approval or denial.

There was general consensus from the Board that the locations suggested by the DRB were reasonable. The Public Arts Board also felt that drawings, renderings, or photos of the proposal should be required before approval. The Board was also amenable to a process involving making recommendations to the Design Review Board prior to the DRB going through the final review process.

On January 21st, 2021, the Public Arts Board reviewed ordinance language that defined wall art and created a review process for approval. In regards to wall art being limited to the Rail District and alleys within the Downtown Overlay and Triangle District, the Public Arts Board is currently content with the recommended areas. If the City likes the program and wanted to expand the boundaries in the future, the Public Arts Board mentioned that they would be amenable to doing so.

Concerns about content were discussed at both the Design Review Board and the Public Arts Board throughout the study session process. Given the broad concept of what is considered art, staff recommended to the Public Arts Board that the definition of wall art be kept broad. Attempting to regulate content with a specific list of what is and is not allowed to be considered art would be cumbersome to put into ordinance language. The Public Arts Board felt that the best way to regulate the content, design and to distinguish between art and signage is to require renderings of the proposed artwork prior to approval and allow the content to be vetted by staff, the Public Arts Board, and the Design Review Board.

On March 3rd, 2021, the Design Review Board considered the proposed wall art ordinance. The DRB had concerns about wall art in alleys that faced residential zones, particularly in the alley between Ann Street and S. Old Woodward. The DRB also wanted to verify boundaries of the Via Activation Overlay.

Upon review, Section 3.14 of the Zoning Ordinance specifies the boundary for the Via Activation Overlay District and outlines the areas in pink on the map. Verbage has been added to the wall art definition that prohibits wall art in an alley facing a single-family residential zone, and the Via Activation Overlay District has been specified as the boundary.

On April 7th, 2021, The Design Review Board verified the boundaries of the Via Activation Overlay District. The Board was amenable to the suggested Ordinance language allowing wall art to abut alleys in the Via Activation Overlay District, as well as the side and rear walls in the Rail District. The Board was also amenable to a review process that begins with a recommendation from the Public Arts Board and is then finalized by the Design Review Board.

On August 11th, 2021, The Planning Board reviewed the proposed amendments and recommended minor changes such as using the word “abutting” instead of facing, to elaborate more on the purpose for wall art review, and to replace the word “content” with something else. Upon review of the word “elevation”, “facing”, and the definition of “abutting” in the Zoning Ordinance, the Planning Division recommends using the term “facing” to accommodate for any setback.

The Planning Board may wish to discuss if they are amenable to permitting wall art on side or rear walls in the triangle district and/or downtown that do not abut an alley, via, or passage. In particular, side walls with 0 foot setback that do not have windows. Permanent or temporary art installations could be a way to activate the space until another building is constructed beside it.

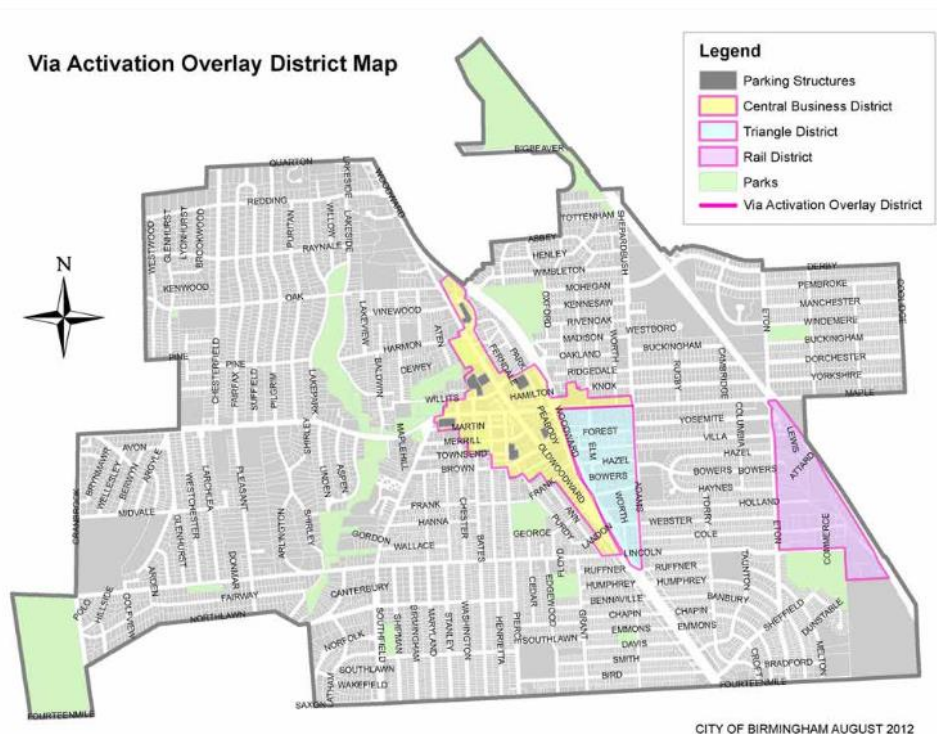
Suggested Action:

To recommend Zoning Ordinance amendments to Article 7, Section 7.41-7.44 and Article 9, Section 9.02 to define wall art and require a review process involving the Public Arts Board for recommendation and Design Review Board for final approval.

(Section 3.14 Via Activation Overlay Map)

3.14 Applicability

A. The Via Activation Overlay District shall be an overlay district that applies to all existing and future vias in all zoning districts within the areas identified below:



DOWNTOWN ALLEYS & PASSAGES CLASSIFICATIONS MAP



LEGEND

- Active
- Connecting
- Destination
- Parking Structures
- Parks
- Crosswalks
- Vistas

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 9 – DEFINITIONS TO DEFINE WALL ART AND DETERMINE PERMITTED LOCATIONS FOR WALL ART

Wall Art – An artistic design applied to the exterior surface of a ~~privately-owned~~ structure in a permanent or temporary manner. The location of wall art is limited to **elevations of structures facing the side or rear lot line** within the defined Rail District boundary, and **elevations of structures facing a public or private** alley, passage or via in the Downtown Overlay and the Triangle District as specified in the Via Activation Overlay District. Wall art is not permitted **on structure elevations facing an** alley, passage or via that abuts a single-family residential zoned property.

ORDAINED this _____ day of _____, 2021 to become effective 7 days after publication.

Pierre Boutros, Mayor

Alex Bingham, City Clerk

ORDINANCE NO. _____

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND CHAPTER 126, ZONING, OF THE CODE OF THE CITY OF BIRMINGHAM:

**TO AMEND ARTICLE 7, SECTION 7.41-7.46 – PROCESSES, PERMITS, AND FEES
TO CREATE A REVIEW PROCESS FOR WALL ART**

~~7.41 Zoning Ordinance Compliance Permit: Purpose~~

~~It shall be unlawful to change the type of use of land, or to change the type of use or type of occupancy of any building, or to extend any use on any lot until the Building Official has issued for such intended use a Zoning Ordinance Compliance Permit or Certificate of Occupancy and use as provided for in Chapter 22 of the Birmingham City Code.~~

~~7.42 Zoning Ordinance Compliance Permit: Application~~

~~A. In all cases where a certificate of occupancy and use is not required, application for a Zoning Ordinance Compliance Permit shall be made, except for signs which are regulated by Chapter 86 of the Birmingham City Code. This application shall be made in writing to the Building Official on forms provided for that purpose. A record of all such applications shall be kept on file by the Building Official.~~

~~B. The Building Official shall require every application for a Zoning Ordinance Compliance Permit shall be accompanied by a written statement and plans or plats showing the following in sufficient detail to enable the Building Official to ascertain whether the proposed work or use is in conformance with the Zoning Ordinance:~~

- ~~1. The actual shape, location and dimensions of the lot.~~
- ~~2. The existing and intended use of the lot and of all buildings or structures upon the lot.~~
- ~~3. Such other information which may be essential for determining whether the provisions of the Zoning Ordinance are being observed.~~

~~C. The Building Official may accept a preliminary application and a lesser number of submitted documents than those listed above in situations where a basic clarification is desired ahead of proceeding with further technical work. If such preliminary application is denied in writing by the Building Official, the applicant may appeal such action to the Board of Zoning Appeals. However, the Building Official shall not refuse to issue a permit when the conditions imposed are complied to by the applicant despite violations of contracts, such as covenants or private agreements, which may be obtained upon the granting of such permit.~~

7.41 Wall Art Review: Purpose

The purpose of this section is to enable creative artistic designs on the exterior of buildings, to activate space and create an inviting experience through the use of art, to allow for public input regarding wall art design, and to ensure the location, size and design of wall art is aesthetically appropriate and compatible with the area of the proposed location.

7.42 Wall Art Review: Application Requirements

- A. An application for wall art shall include the following;
 - a. An application form from the Planning Department, indicating property owner's name, mailing address, location of the property, name of the artist, artist contact information, and such other information as deemed necessary by the appropriate reviewing body.
 - b. Two hard copies and one digital copy of the proposed design which includes, but is not limited to, a drawing, rendering or photo of the proposed artwork to be placed on the building, as well as the proposed dimensions of the art work.
 - c. A photo of existing conditions of the wall where the artwork is proposed, along with the dimensions of the wall or walls.
 - d. A timeframe for the art work to be exhibited and whether it is intended to be temporary or permanent.
 - e. Specifications of materials that will be used for the art work.
 - f. A resume of the artist(s) including names, location, and photos of previous work.

7.43 Wall Art Review: Review

All applications for wall art begin with review and recommendation by the Public Arts Board. The application will then be reviewed by the Design Review Board for final consideration. Final approval of wall art is subject to the review requirements for the Design Review Board as stated in Section 7.09 *Design Review: Review*.

7.44 Wall Art Review: Application Fee

An application fee as established by the City Commission and set forth in Appendix A of the City Code shall be payable upon submitting an application for Wall Art Review pursuant to this division.

7.45 Zoning Ordinance Compliance Permit: Purpose

It shall be unlawful to change the type of use of land, or to change the type of use or type of occupancy of any building, or to extend any use on any lot until the Building Official has issued for such intended use a Zoning Ordinance Compliance Permit or Certificate of Occupancy and use as provided for in Chapter 22 of the Birmingham City Code.

7.46 Zoning Ordinance Compliance Permit: Application

A. In all cases where a certificate of occupancy and use is not required, application for a Zoning Ordinance Compliance Permit shall be made, except for signs which are regulated by Chapter 86 of the Birmingham City Code. This application shall be made in writing to the Building Official on forms provided for that purpose. A record of all such applications shall be kept on file by the Building Official.

B. The Building Official shall require every application for a Zoning Ordinance Compliance Permit shall be accompanied by a written statement and plans or plats showing the following in sufficient detail to enable the Building Official to ascertain whether the proposed work or use is in conformance with the Zoning Ordinance:

- 1. The actual shape, location and dimensions of the lot.**
- 2. The existing and intended use of the lot and of all buildings or structures upon the lot.**
- 3. Such other information which may be essential for determining whether the provisions of the Zoning Ordinance are being observed.**

C. The Building Official may accept a preliminary application and a lesser number of submitted documents than those listed above in situations where a basic clarification is desired ahead of proceeding with further technical work. If such preliminary application is denied in writing by the Building Official, the applicant may appeal such action to the Board of Zoning Appeals. However, the Building Official shall not refuse to issue a permit when the conditions imposed are complied to by the applicant despite violations of contracts, such as covenants or private agreements, which may be obtained upon the granting of such permit.

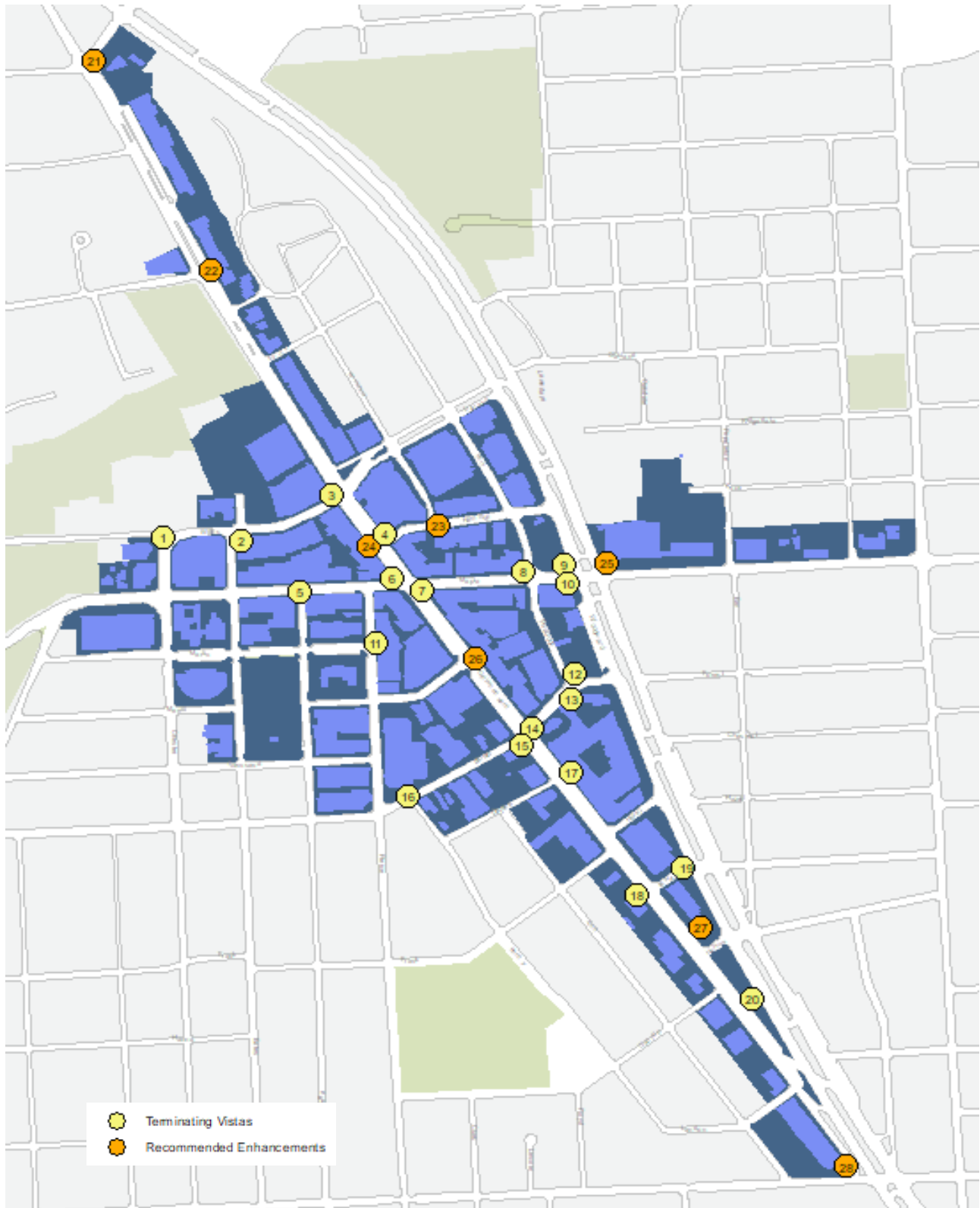
ORDAINED this _____ day of _____, 2021 to become effective 7 days after publication.

Pierre Boutros, Mayor

Alex Bingham, City Clerk

Terminating Vistas in Downtown Birmingham

A Report by the Birmingham Public Arts Board



August 24th, 2020

Report Summary

On May 20th, 2019 The Birmingham Public Arts Board was asked by City Commission to evaluate ways to enhance Terminating Vistas in Birmingham's downtown through the use of Public Art.

The concept of Terminating Vistas having enhanced design features was first introduced to the City in the Downtown Birmingham 2016 Plan and the designated locations were approved as a part of the Downtown Overlay District in 1997.

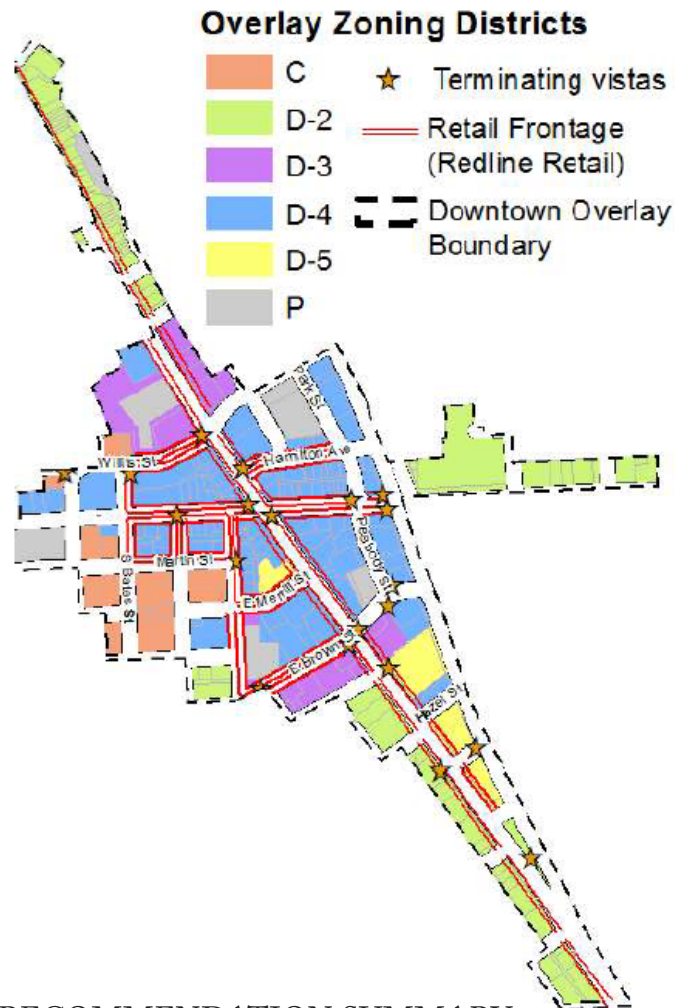
Terminated Vistas are defined in the Zoning Ordinance as *"a building or structure, or a portion thereof, as designated on the Regulating Plan, that terminates a view with architectural features of enhanced character and visibility"* (Section 9.02 Definitions).

Section 3.04(E)(15) of the Downtown Overlay Standards states that *"any building that terminates a view, as designated on the Regulating Plan, shall provide distinct and prominent architectural features of enhanced character and visibility, which reflect the importance of the building's location and create a positive visual landmark."*

The Downtown Overlay Zoning Districts Map has designated 20 locations as Terminating Vistas. The Birmingham Public Arts Board used these locations as a guide to evaluate Terminating Vistas and make recommendations relative to ways in which public art may help enhance the City's Terminating Vistas. Recommendations for prominent intersections that could benefit from enhanced design features were also made.

The Public Arts Board evaluated various types of public art that could be placed in Terminating Vistas such as sculptures, furniture, artistic utilities, landscaping and murals. Current City policy affecting the review process and installation process was also considered and recommendations were made regarding City standard furniture, landscaping, utilities and signage policy.

Lastly, the Public Arts Board evaluated City policy impacting the installation process of public art and has provided policy recommendations to assist in the implementation of the public art recommendations.



RECOMMENDATION SUMMARY

- 1.) Use public art such as sculptures, artistic furniture, artistic utilities, landscaping and wall art to enhance the City's Terminating Vistas.
- 2.) Revise the sculpture installation process to incentivize sculptures on loan and to make the installation process more efficient for artists and City staff.
- 3.) Revise City policy towards City-standard benches, light poles, landscaping and utility boxes to permit an occasional artistic variation.
- 4.) Amend the sign ordinance and create a new design review policy to allow murals to be placed on the exterior of buildings.
- 5.) Create a public notification process for art in public spaces.

Terminating Vista Locations in Birmingham



Terminating Vista Locations in Birmingham



Terminating Vista Locations in Birmingham



Terminating Vista Locations in Birmingham

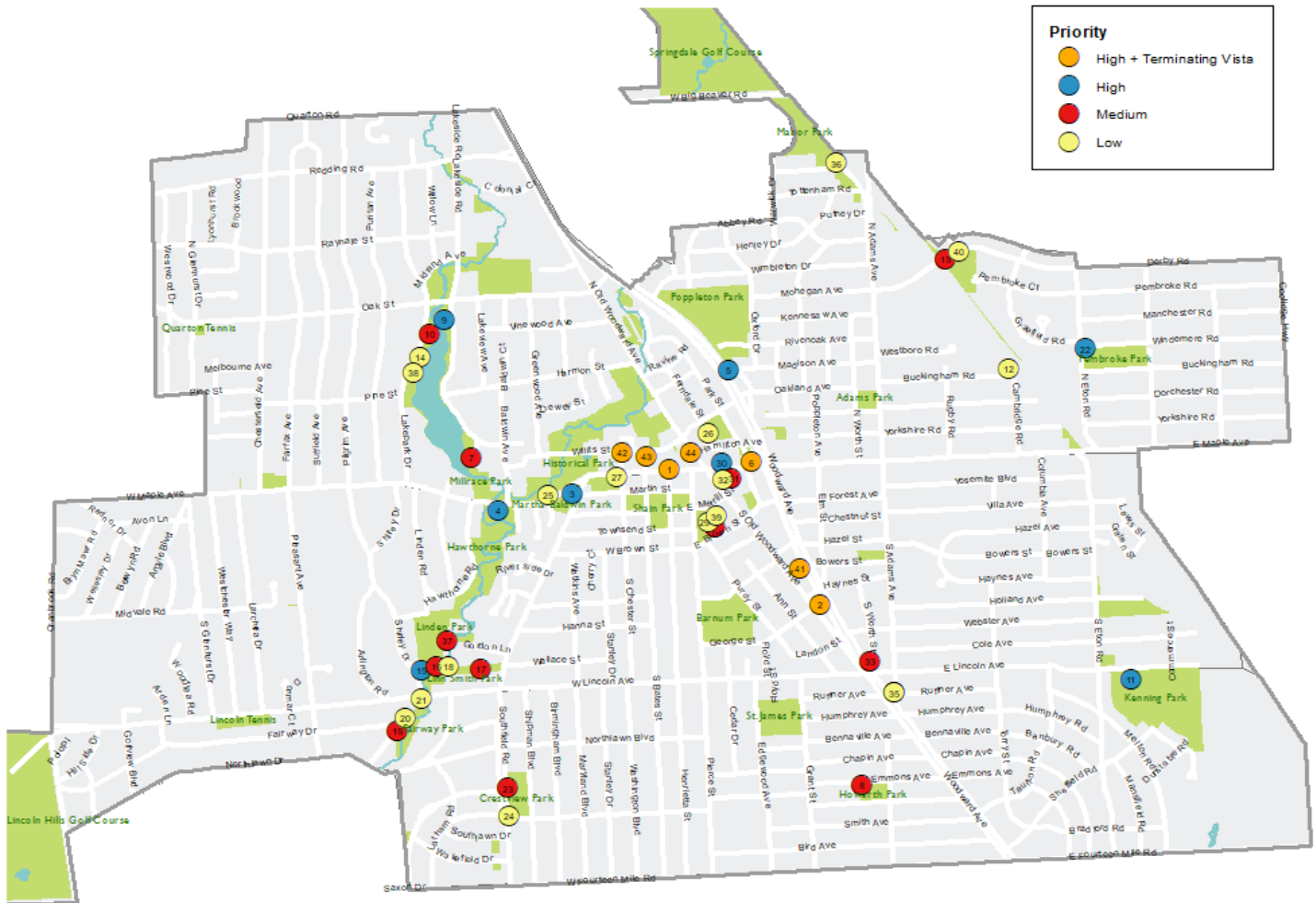


Prioritized Locations for Public Art

The Public Arts Board maintains a map of prioritized locations for public art. It is used as a reference whenever a sculpture for loan or donation is made to the City. Each point is numbered for reference, and the colors indicate areas with higher priority. The priorities are meant to serve as a guideline, though the Public Arts Board has indicated that each sculpture will be evaluated on a case-by-case basis so that it can be contextual with its surroundings.

The Public Arts Board reviewed the various Terminating Vistas and selected seven of the locations to add to their priority map for sculptures. These locations include N. Old Woodward and Hamilton Row, Chester & Willits, Bates & Willits, Maple & Henrietta, Park & Maple, S. Old Woodward & Bowers, and S. Old Woodward & Woodward. The updated Prequalified Public Art Locations Map is pictured below where downtown Terminating Vistas were placed as a high priority.

City of Birmingham Prequalified Public Art Locations

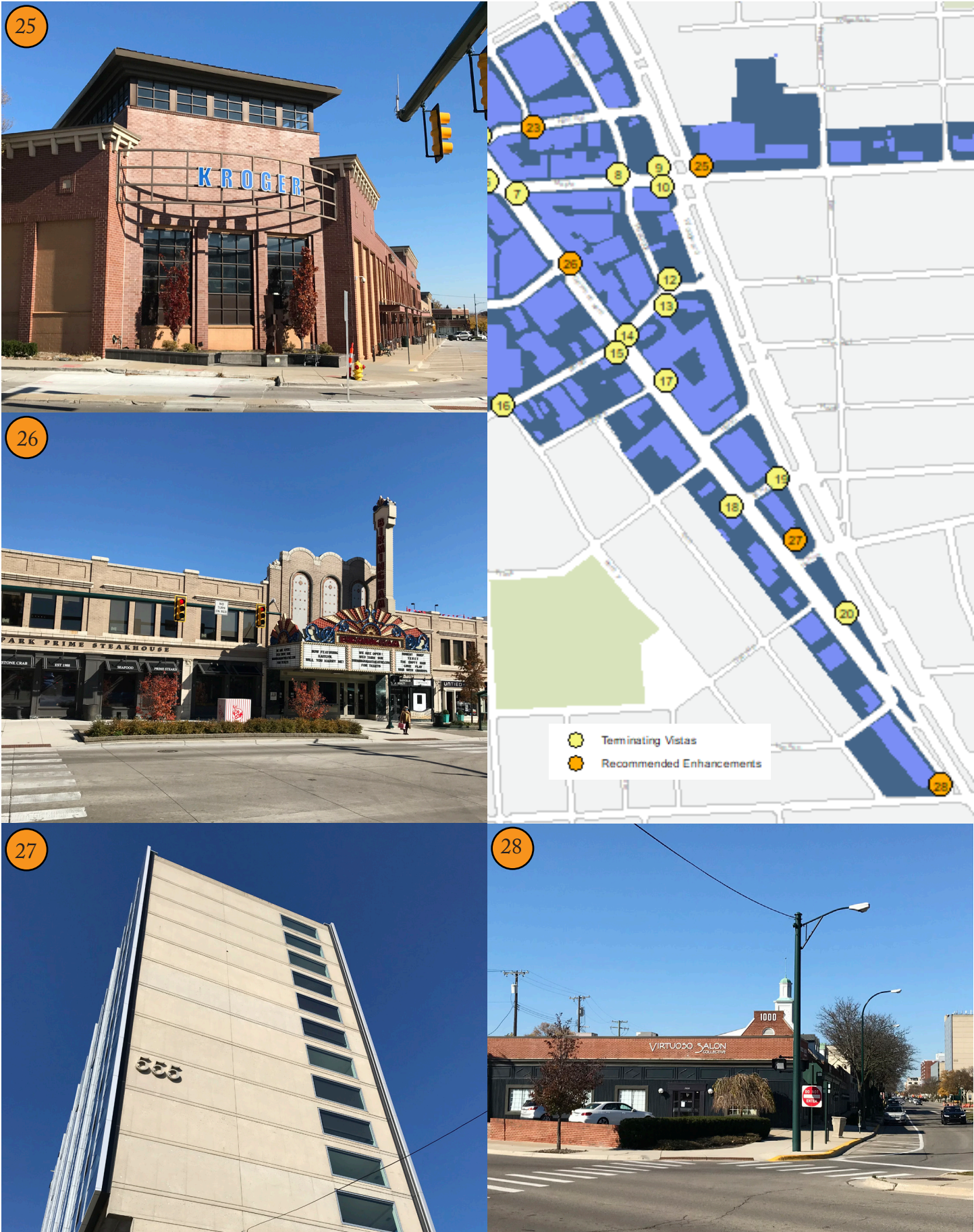


Recommended Locations for Public Space Enhancements

Terminating Vista locations are defined by the Downtown Overlay zoning map, as specified in Section 3.04(E)(15) of the Zoning Ordinance. Upon evaluation, the Public Arts Board finds that there are other intersections throughout downtown Birmingham that merit enhanced architectural and streetscape design features to create a positive visual landmark for that intersection which are included in the orange locations in the adjacent map. If the City wishes to officially deem these locations as Terminating Vistas, the Zoning Ordinance would have to be reviewed by the Planning Board and amended by the City Commission.



Recommended Locations for Public Space Enhancements



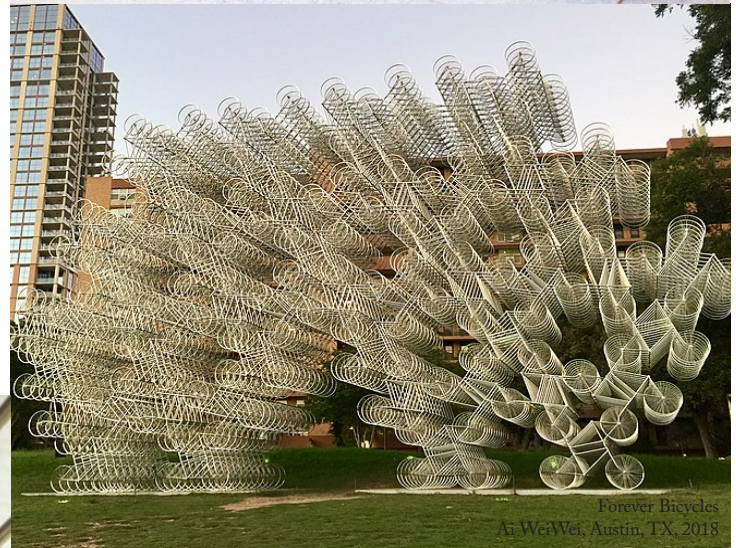
Best Practices in Public Art for Terminating Vistas: Sculptures

Sculptures are one way in which public art can be used to enhance the architectural features of a Terminating Vista. Doing so may effectively draw more attention and bring more prominence to the surrounding buildings. Birmingham currently has fifteen sculptures throughout the City that have either been purchased, donated or placed on loan, though only one is currently in a designated Terminating Vista which is located at the corner of Pierce and Brown Street.

Public sculptures have the ability to compliment the surrounding buildings and invigorate public spaces. The various colors and shapes of sculptures provide the ability for art to interact with the surrounding building and public right-of-way, potentially enhancing the connection between the two. Unique public art may create a stronger sense of place and identity for the building and intersection where it is placed in a Terminating Vista. Such sculptures may capture the eye of a passer-by, bring more attention to the civic environment and contribute to a greater sense of civic vitality.



Tembo, Mother of Elephants
Derrick Hudson, Toronto, ON, 2002



Forever Bicycles
Ai Weiwei, Austin, TX, 2018



I See What You Mean
Lawrence Argent, Denver, 2005



Flamingo
Alexander Calder, Chicago, IL, 1974

Best Practices in Public Art for Terminating Vistas: Artistic Furniture

Artistic furniture is another way public art can be used to enhance the character of a Terminating Vista. Doing so may accent the surrounding buildings while providing a unique public space for socializing or respite.

The City of Birmingham is a walkable city with pedestrian oriented design throughout its downtown and neighborhoods. Unique public furniture may invite a variety of uses that activate a Terminating Vista and promote social interaction. The shape and color of artistic furniture may also have an aesthetic contribution to the right-of-way and surrounding buildings. An artistic bench can be more inviting for a pedestrian to relax and enjoy a section of the City they may have otherwise walked past, and may provide an enhanced civic experience for leisure and appreciation of the surrounding cityscape. Artistic furniture can provide the opportunity to activate Terminating Vistas with people-oriented architectural streetscape design.



The Wave
dSPACE Studio, Chicago, IL, 2014



Circular Bench
Lucile Soufflet, Bruxelles, France 2003



Swirling Bench



Custom Curve Seats
University of Sydney, Australia



Bench of Expectations
Jeppe Hein, Springfield, MA 2018

Best Practices in Public Art for Terminating Vistas: Artistic Utilities

Artistic utilities may also enhance a space and bring more prominence to the surrounding buildings. Many cities, including Birmingham, Michigan have painted electrical boxes with an interesting design to add more character to a utility box placed in the right-of-way. Cities such as Milwaukee, Wisconsin have commissioned artists to paint numerous utility boxes throughout their downtown with a theme to be determined by the artist. There are other examples of cities having sculptors create artistic coverings for electrical boxes that are equipped with hinges and gates for access to interior controls. These coverings provide opportunities for other types of art to be placed on and around them to compliment the surrounding space and improve the aesthetics of public utilities.

Artistic lighting could also be used to enhance the pedestrian experience and illuminate architectural features in a Terminating Vista. Cities such as Portland, Oregon and Seattle, Washington have explored various solar powered lights and sculptures with an artistic design and ambient glow to create unique public spaces. A well placed artistic light can enhance the character of the area and create an interesting talking point while highlighting the surrounding buildings.



Best Practices in Public Art for Terminating Vistas: Wall Art

Outdoor wall art such as murals, mosaics, and ceramic tiling are another example of public art that can enhance a public space and the surrounding architectural features.

Wall art can be temporary or permanent. For local examples, The Park Shelton mural in Detroit, MI has been up since 1978, meanwhile Detroit's Eastern Market cycles through numerous murals every year.

Temporary murals can be done on materials such as plywood or canvas and be applied to the exterior of a building for a length of time and then be removed, thus maintaining the original design and color and the building. Mosaics and ceramic tiles can also be used to provide an interesting texture to the artistic experience.

The various forms of wall art can be especially effective in activating Terminating Vista spaces that have large sections of blank walls.



Tiger
Arlin Graff, Detroit, MI



Park Shelton
John Egner, Detroit, MI, 1974



Aretha
Desiree Kelly, Detroit, MI

Best Practices in Public Art for Terminating Vistas: Landscaping

Integrating artistic landscaping with art and design can be another way to enhance Terminating Vistas. Birmingham has a number of green spaces and planters surrounding buildings at prominent intersections. An example is at Park and Maple where a community garden welcomes people into the downtown. This garden blends well with the Pazzi Building immediate behind it, and provided a natural landscaping to screen the electrical box located within it. Landscaping could be an effective medium to connect buildings, utilities, furniture and sculptures together into one cohesive artistic experience.

As another example, the City of Seattle allows property owners and tenants to garden in the planting strip in front of their property as long as a proper street use permit is obtained. Once obtained, the plantings may include low growing perennials, ornamental grasses, shrubs, herbs, or edible plants. Doing so could encourage more interesting variety in landscape design and create a unique space at prevalent intersections.



Pazzi Community Garden
Park & Maple, Birmingham, MI



Gramercy Park Co-Op
New York City, NY



Personalized Planting Strip
Seattle, WA



18th and F Streets, N.W.,
Washington D.C.

City Policy Related to Public Art in Terminating Vistas

SCULPTURES

Birmingham currently has sculptures on display that were either donated to the City, purchased by the City, or placed on loan to the City for a certain period of time. If the sculpture is donated and placed on public property, the City is responsible for installation and maintenance of the sculpture. If a sculpture is on loan, the loan agreement specifies that the artist is responsible for installation, maintenance and removal.

An issue with the current policy for sculpture installation is that each piece is unique and may require special care for installation. This includes but is not limited to how the sculpture is transported to the installation site, how to safely secure the sculpture to the location, how to create the necessary base and fabricate proper mounts. City staff may not have adequate experience to handle the installation process of various unique sculpture shapes and sizes. Requiring the artist to be responsible for all installation and removal processes may also create issues related to the artist operating machinery on City property.



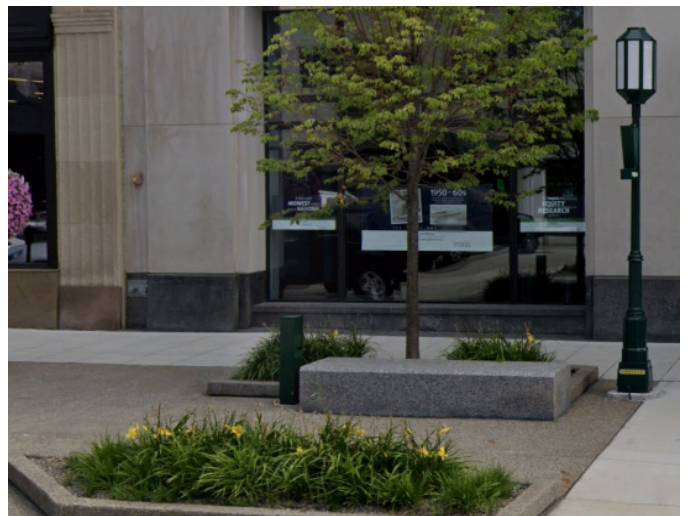
Local art museums such as the Detroit Institute of Arts and Cranbrook Museum have employees who specialize in the installation of sculptures. **The Public Arts Board recommends that the City of Birmingham consult with such specialists for installing sculptures that have been either donated or loaned to the City.** Doing so would enable a more efficient installation process in areas such as Terminating Vistas.



ARTISTIC FURNITURE

Downtown Birmingham has City-standard green metal benches installed along the sidewalks as well as granite benches that were a part of the downtown Old Woodward and Maple Reconstruction projects. This classic design for public furniture fits in with the surrounding streetscape and does not detract from the architectural style of downtown Birmingham.

The Public Arts Board recommends that Birmingham consider allowing more creative and artistic furniture that will contribute a positive design aesthetic to the character of the area. Doing so could enhance the pedestrian space in Terminating Vistas and be used to activate the public space and compliment the surrounding architecture. The City's current approach to streetscape furniture with City-standard benches should remain relatively consistent, but the Public Arts Board recommends that an occasional deviation from City-standard furniture in Terminating Vistas could create a unique pedestrian experience and enhance the character of the area.



City Policy Related to Public Art in Terminating Vistas

PUBLIC UTILITIES

Birmingham's streetscape contains electrical utility boxes and a number of light-poles in the right-of-way in Terminating Vistas. The City-standard light poles and electrical boxes are all painted Birmingham green, with the exception being the recent popcorn box art project at the intersection of Merrill and Old Woodward.

The Public Arts Board has considered a number of different ways to paint and decorate electrical boxes throughout downtown. Various themes were discussed, as well as whether or not the design should be contextual with the surrounding. It was determined that each box should be considered on a case-by-case basis and should not be directly tied to any theme or be required to be related to the surrounding use. **The Public Arts Board recommends the City be open to all types of artistic designs for electrical boxes.**

Sculptural enclosures for such utility boxes have also been considered by the Public Arts Board. **The Public Arts Board recommends that these be considered on a case-by-case situation as well, and not be tied to any theme or surrounding context.** Given the intended function of electrical boxes, any sculpture placed on or around the electrical box should provide easy access to the interior controls and should only be mounted on the ground. **The Public Arts Board does not recommend drilling holes or attaching public art directly to the electrical boxes in order to maintain the integrity of the box.**

The Public Arts Board also recommends that the City consider allowing unique designs in lighting that are in Terminating Vistas. Lighting can be used for either function or form to create a unique aesthetic from the shape of the lantern and the ambient glow of the light. An occasional artistic light pole to replace a city standard lamp in front of a Terminating Vista could enhance the interaction between the streetscape and surrounding buildings. City standard lights should remain relatively consistent, but the Public Arts Board recommends an occasional deviation in this pattern to allow for unique designs.



City Policy Related to Public Art in Terminating Vistas

WALL ART

Artistic paintings such as murals on the front, side or rear of buildings are not currently permitted in Birmingham. Such paintings are considered a sign and section 1.03(D) of the Sign Ordinance states that *“No sign may be painted directly onto any building or surface.”*

The Public Arts Board recommends that the City re-evaluate its policy towards wall art and create a design review process for such art work. There are several Terminating Vistas with large blank walls that the Public Arts Board believes would be ideal for murals, but current policy restricts the building owner from pursuing such design enhancements.

The 2020 Birmingham Plan Draft recommends implementing a mural policy in the Lower Rail District to extend and improve upon the area’s current character, though the Public Arts Board recommends that such a policy be implemented throughout the entire City. A temporary mural program is also recommended where the painting could be placed on some type of material which is then attached to the building.

Murals could be another form of public art used to enhance Terminating Vistas throughout downtown. There are some Terminating Vistas that are more suitable than others and the Public Arts Board recommends that the review process engage the public for input so there is support on a community level.

In order to permit murals and various types of wall art, the Public Arts Board recommends that the City amend the Zoning Ordinance and Sign Ordinance to allow wall art and to define a proper review process by the necessary boards. This would also include creating a public notification process for public art in the municipal code.



City Policy Related to Public Art in Terminating Vistas

LANDSCAPING

The City of Birmingham is an excellent example for maintaining high quality landscaping throughout its streetscape in downtown. Well-maintained flower pots can be found hanging from the lamp posts while an array of plants can be found within the gardens along the sidewalks. The landscaping blends well with the surroundings and provides a complimentary aesthetic to the area.

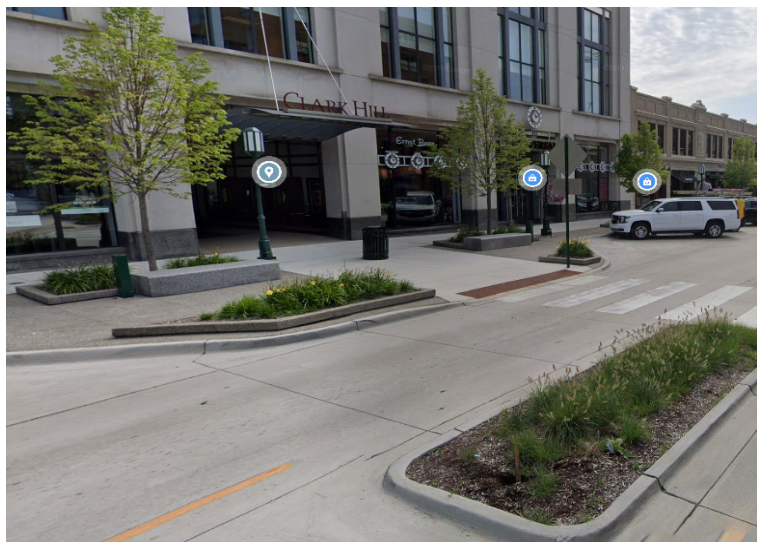
For instances when a public utility is placed within a planter box in a prominent intersection, the Public Arts Board recommends that special consideration for landscaping is made to help screen the utilities from view, especially in cases where no artistic design has been applied to the utility.

When a piece of art is placed within a planter box, the Public Arts Board recommends that special consideration also be made regarding the size and types of plantings surrounding the artwork in order to allow the aesthetics of the art, landscaping and surrounding buildings to work together in a complimentary manner.

The Public Arts Board also recommends the City consider allowing adjacent businesses in downtown design their own planter garden in front of their store. Proper permitting and design process would have to be created and implemented. Doing so could allow some unique designs regarding landscaping and how the plantings interact with the surroundings.

PUBLIC NOTIFICATION

At the moment, there are no formal requirements for public notification regarding proposals for sculptures, artistic furniture and artistic utilities. The item is posted on the Public Arts Board Agenda and City Commission Agenda, but notifications are not required to be sent to surrounding businesses and residents for public art projects. **In order to promote public input at the Public Arts Board and City Commission, the Public Arts Board recommends establishing a public notification policy for public art projects on City property.**



Recommendation and Implementation Priorities

Recommendation 1: Use public art such as sculptures, artistic furniture, artistic utilities, landscaping and wall art to enhance the City's Terminating Vistas

Implementation: Actively seek artists to provide various forms of artwork. Advertise in the art community for the type of art the City is seeking.

Recommendation 2: Revise the sculpture installation process to incentivize sculptures on loan and to make the installation process more efficient for artists and City staff.

Implementation: Establish an agreement with a professional sculpture installation specialist to consult and assist with sculpture installations in Birmingham. Amend the City's art on loan agreement to require approval of sculpture installation from installation consultant.

Recommendation 3: Revise City policy towards city-standard furniture and utilities to allow for an occasional artistic variation.

Implementation: Amend the Zoning Ordinance to allow an occasional deviation from city-standard benches and light poles where such items may be replaced by an artistically designed light or bench.

Recommendation 4: Create a new policy and review process to allow murals and other various forms of wall art to be placed on the exterior of a building.

Implementation: Amend Zoning Ordinance and Sign Ordinance to allow for placement of temporary and permanent murals and other various forms of wall art. The amendment should include review process by all relevant boards.

Recommendation 5: Establish a public notification policy for art projects on public property.

Implementation: Create a provision in the Public Art Section of the Municipal Code to require public notifications to be sent to residents for public art projects proposed within their area.



Terminating Vista Recommendation and Implementation Framework

Priority	Recommendation	Background	Implementation	Costs	Approval Process
1	Use public art such as sculptures, artistic furniture, artistic utilities, landscaping and wall art to enhance the City's Terminating Vistas.	Public Arts Board is responsible for recruiting and recommending public art in various locations throughout the City.	<ol style="list-style-type: none"> Public Arts Board creates call for entry to recruit art donations and loans. This includes a request for an artist stipend fund to assist with installation before sending out. Public Arts Board reviews art pieces submitted and selects artwork for recommendation. 	\$2,000 per piece if approved, no more than \$10,000 total per year.	<ol style="list-style-type: none"> Public Arts Board Parks and Recreation Board (if on greenspace) City Commission
2	Revise the sculpture installation process to incentivize sculptures on loan and to make the installation process more efficient for artists and City staff.	<p>Issues have arisen regarding responsibility for installation and removal.</p> <p>City Employees may not have expertise to install unique pieces of art.</p> <p>Sculpture installation requirements have varied over the years, particularly related to concrete pads.</p>	<ol style="list-style-type: none"> Public Arts Board recommends revisions to art on loan agreement to allow City to assist with installation and removal to ensure quality control and manage liability. Public Arts Board creates RFQ for sculpture installation specialist to assist with mount fabrication and consult on installation process if necessary. Public Arts Board coordinates with Engineering Department's annual sidewalk program to install concrete base pads. 	<p>Up to \$5,000 for art installation specialist per year.</p> <p>Costs associated with concrete base pad installation (Much more cost efficient to incorporate with Engineering sidewalk program).</p>	<ol style="list-style-type: none"> Public Arts Board City Commission <p>* Input from Engineering and DPS strongly recommended</p>
3	Revise City policy towards city-standard furniture and utilities to allow for an occasional artistic variation in Terminating Vistas.	City-standard benches and lightpoles are required in the downtown.	<ol style="list-style-type: none"> Planning Board reviews Terminating Vista report to consider additional Terminating Vista locations as well as possible ordinance changes to permit artistic furniture and utilities. 	No Cost (In house)	<ol style="list-style-type: none"> Planning Board City Commission
4	Create a new policy and review process to allow murals and other various forms of wall art.	The Sign Ordinance currently prevents wall art.	<ol style="list-style-type: none"> Design Review Board considers definition for wall art in Sign Ordinance and Zoning Ordinance to help clarify difference between art and commercial signage. Design Review Board considers review process for wall art that possibly includes Public Arts Board. 	No Cost (In house)	<ol style="list-style-type: none"> Design Review Board Public Arts Board City Commission
5	Establish a public notification policy for art projects on public property.	There is no formal public notification process for art proposals on public property.	<ol style="list-style-type: none"> Public Arts Board reviews public notification options for public art and makes recommendations for notifications process. 	No Cost (In house)	<ol style="list-style-type: none"> Public Arts Board City Commission

Terminating Vista Recommendation and Implementation Framework Suggested Timeline Goals

Recommendation Priorities

- 1 Recruit public art
- 2 Revise installation process
- 3 Allow artistic City furniture and utilities
- 4 Permit wall art such as murals
- 5 Establish public notification policy for artwork proposals

Priority	Implementation	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
1	1 - Create Call for Entry to recruit new artwork	Public Arts Board		Parks and Rec	City Commission						
	2 - Application for artwork review and recommendation								Public Arts Board	Parks and Rec	City Commission
2	1 - Consider revisions to Art on Loan Agreement			Public Arts Board			City Commission				
	2 - RFQ for sculpture installation specialist			Public Arts Board		City Commission					
	3 - Coordinate basepads with Engineering's Sidewalk Program								Public Arts Board		
3	1 - Planning Board review Terminating Vista report										TBD - Joint Meeting
4	1 - Design Review Board consider permitting wall art		Design Review Board				Public Arts Board	City Commission			
	2 - Design Review Board consider wall art review process		Design Review Board				Public Arts Board	City Commission			
5	1 - Establish Public Notification Process for Public Art					Public Arts Board			City Commission		

	City Commission
	Public Arts Board
	Planning Board
	Design Review Board
	Parks and Recreation Board

DESIGN REVIEW BOARD
MINUTES OF AUGUST 19, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, August 19, 2020. Chairman John Henke called the meeting to order at 7:39 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Joseph Mercurio, Michael Willoughby

Absent: Board Member Patricia Lang; Alternate Board Member Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

Chairman Henke thanked everyone for joining the virtual meeting and reviewed protocol for virtual meetings.

6) Study Session

A. Murals & Art (Private)

City Planner Dupuis reviewed the item.

Mr. Deyer said he would want to create parameters regarding permissible locations, sizes, verbiage, types of paint, primers, and ongoing maintenance responsibilities.

Chairman Henke said the Public Works Board has already defined some of those parameters. He also cautioned the DRB against trying to legislate what can be defined as 'art'. He said the DRB could subjectively determine which proposals are appropriate. Chairman Henke ventured that it would be preferred by the City Commission if the DRB incorporates fewer details into the ordinance itself.

Ms. Dukas said she would not be in favor of the proposal as it stood.

Mr. Deyer said he would not be in favor of the proposal without relatively detailed guidelines.

Mr. Willoughby said he was in favor of the proposal with some guidelines provided. He concurred with Chairman Henke that the DRB should not attempt to legislate the definition of 'art'.

**DESIGN REVIEW BOARD
MINUTES OF NOVEMBER 4, 2020**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, November 4, 2020. Chairman John Henke called the meeting to order at 7:09 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Michael Willoughby

Absent: Board Member Patricia Lang

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

11-91-20

6) Study Session

A. Wall Art

Chairman Henke resumed facilitation of the meeting.

CP Cowan reviewed the item.

Both Chairman Henke and Mr. Deyer expressed a preference for temporary installations of wall art over permanent ones.

Mr. Deyer said a review process for public art in the City should at least include criteria regarding permissible size, political messages, commercial messages, and permitted number of murals in a given location.

Chairman Henke said that murals considered in a historic area should be reviewed by the HDC.

There was consensus on the part of the DRB that they would be amenable to being part of the review process for public art installations in the City.

Mr. Willoughby said the primary function of the DRB in such a review process should be to evaluate how wall art would affect the building on which it would be installed and how it would affect the environmental context around said building. He said that while he thought the DRB could opine on the content of the wall art, he did not imagine that would be their primary charge. Mr. Willoughby added he would likely be against art on the fronts of buildings, and amenable to wall art installed in alleyways.

CP Cowan said the Public Arts Board may want to pursue installing art on the front of the bridge of the 555 Building, but agreed that the installation of wall art on the fronts of buildings would likely be limited.

Mr. Willoughby said he would like to see a map of alleyways that could offer opportunities for wall art installations.

There was DRB consensus that the rear and side walls of historic buildings in alleyways could be places to install public art. There was also consensus among the DRB, CP Dupuis, and CP Cowan that the process would need to tread very carefully in regards to proposed installations on historic buildings. It was agreed that no wall art should be proposed for historic facades.

The Board members thanked CP Cowan and said they looked forward to further discussions on the topic.

Public Arts Board Minutes

Public Meeting on Zoom – November 18th, 2020

A. Roll Call:

Members Present:	Barbara Heller, Monica Neville, Annie VanGelderren, Jason Eddleston, Linda Wells, Anne Ritchie
Members Absent:	Natalie Bishae
Administration:	Brooks Cowan, City Planner
Members of the Public:	Vahe Tazian, Charlie Neff

D. New Business

A third study session item related to wall art was discussed. Staff presented thoughts and concerns related to wall art that were discussed by the Design Review Board. The DRB had indicated an interest in murals directly on buildings along the Alleys and Passages Plan. The Draft Master Plan suggests murals in the Rail District, therefore staff suggested the first proposal contain language that limits murals to certain areas of the City which could possibly be expanded in the future. The Board was receptive to this idea.

Staff also presented an idea that the DRB discussed and was open to, which is having a wall art application and review process that is first reviewed and recommended by the Public Arts Board and then finalized by the Design Review Board. The Board was amenable to this idea and would review a suggested application process at the next meeting.

Public Arts Board Minutes

Public Meeting on Zoom – January 21st, 2021

B. Roll Call:

Members Present: Barbara Heller, Monica Neville, Annie VanGeldereren, Jason Eddleston, Linda Wells, Anne Ritchie, Natalie Bishae, Peggy Daitch

Members Absent:

Administration: Brooks Cowan, City Planner

C. Unfinished Business

The first item of unfinished business was the discussion for proposed ordinance updates to allow wall art and require a wall art review process. The Board agreed that having the application requirements include renderings and size was appropriate, and that making recommendations to the Design Review Board for them to finalize the application was an acceptable process. The Board was read approval requirements for any items that go to the DRB and the Public Arts Board felt those were acceptable standards of final approval.

Motion to approve suggested ordinance updates to allow wall art and a wall art review process was made by Monica Neville, seconded by Annie VanGeldereren.

Yeas: 7 Nays: 0

The motion carried.

Design Review Board
Minutes Of March 3, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, March 3, 2021. Chair John Henke called the meeting to order at 7:48 p.m.

1) ROLL CALL

Present: Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Gigi Debbrecht, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Samantha Cappello; Student Representatives Charles Cusimano, Elizabeth Wiegand (all located in Birmingham, MI except Dustin Kolo, who was in Gaylord, MI.)

Absent: Alternate Board Member Kathleen Kriel

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

03-026-21

6) Study Session

A. Wall Art

CP Cowan reviewed the item.

The Board recommended the allowable locations for public art be limited to the activation areas of the overlays. They also recommended there be some consideration of limiting residential-facing public art where it directly abuts residential buildings. They were fine with allowing public art in the other non-overlay locations recommended by the Public Arts Board.

Mr. Willoughby and Chair Henke were in favor of leaving the ordinance language as unrestricted as possible since all public art projects would go through review by two Boards.

CP Cowan advised the Board that if a person or group installed or put up a public art piece contrary to the ordinance, the City could require them take it down. He advised the DRB that the Public Arts Board recommended to the City Commission a public arts notification process be created in order to encourage public review and involvement.

The DRB requested the item be brought back once more for their review once updated.

**Design Review Board
Minutes Of April 7, 2021**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 7, 2021. Vice-Chair Keith Deyer called the meeting to order at 7:45 p.m.

1) ROLL CALL

Present: Vice-Chair Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Members Samantha Cappello, Kathleen Kriel; Student Representatives Charles Cusimano, Elizabeth Wiegand (all located in Birmingham, MI except Dustin Kolo, who was in Waterford, MI, Keith Deyer who was in Harbor Springs, MI, and Elizabeth Wiegand who was en route to Grosse Pointe, MI.)

Absent: Chair John Henke; Board Member Patricia Lang

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

04-040-21

6) Study Session

A. Wall Art

CP Cowan reviewed the item.

Mr. Willoughby commended CP Cowan for his work on the item.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to recommend Zoning Ordinance amendments to Article 7, Section 7.41-7.44 and Article 9, Section 9.02 to define wall art and require a review process involving the Public Arts Board for recommendation and Design Review Board for final approval.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Willoughby, Debbrecht, Kolo, Kriel, Cappello, Deyer, Dukas

Nays: None

City Of Birmingham
Regular Meeting Of The Planning Board
Wednesday, August 11, 2021
City Commission Room
151 Martin Street, Birmingham, Michigan

Minutes of the regular meeting of the City of Birmingham Planning Board held on August 11, 2021. Chair Clein convened the meeting at 7:33 p.m.

A. Roll Call

Present: Chair Scott Clein; Board Members Robin Boyle, Stuart Jeffares, Bert Koseck, Daniel Share, Janelle Whipple-Boyce, Bryan Williams; Alternate Board Members Jason Emerine, Nasseem Ramin; Student Representative Daniel Murphy

Absent: Student Representative Jane Wineman

Administration: Jana Ecker, Assistant City Manager ("ACM")
Brooks Cowan, City Planner ("CP")
Laura Eichenhorn, City Transcriptionist

2. Wall Art

CP Cowan presented the item.

It was clarified that:

- Maintenance issues with wall art would be a code issue;
- 'Content' is not something that can be regulated, but 'non-commercial', 'aesthetically appropriate' or 'compatible with the area' could work;
- It would be useful to have a brief statement in Article 7, Section 7.41 about the benefit and value of wall art;
- The intent of the word 'facing' should be made more clear in the proposed amendment to Article 9 - Definitions To Define Wall Art And Determine Permitted Locations For Wall Art;
- Wall art approval would be a standalone process and not subject to site plan approval, though site plan approval would be granted at the Planning Board contingent on the wall art's approval by the appropriate boards; and,
- This ordinance amendment does not intend to allow a new building to create a blank wall in excess of 20 feet with the intent of installing wall art; it intends to allow already-existing blank walls that qualify according to the ordinance amendments to consider installing wall art.

Mr. Share noted that often wall art in other cities is not painted directly on buildings, but on canvas-type features.

Staff said they would make the recommended revisions and return with the item.



MEMORANDUM

Planning Division

DATE: September 23rd, 2021

TO: Planning Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Outdoor Dining Ordinance – Study Session #4

On December 7, 2020, the City Commission discussed amending the Zoning Ordinance to consider allowing the enclosure of outdoor dining areas during the winter months. The City Commission asked the Planning Board to consider this issue, and any regulations they may recommend should outdoor dining enclosures be permitted.

On June 21st, 2021, the City Commission and Planning Board met at a joint meeting to further discuss outdoor dining, and to get a clear direction as to what elements of outdoor dining should be addressed. In general, the City Commission and Planning Board discussed several topics spanning from enclosures to private vs. public space, but ultimately asked the Planning Board to take a comprehensive look at the entire outdoor dining ordinance.

On June 23rd, 2021, the Planning Board discussed outdoor dining in further detail based on the joint meeting two days prior. The Planning Board settled on a list of goals that they would like to focus on in the ordinance review process, which includes the following:

- Incentivize outdoor off-season dining;
- Review the placement of decks and enclosures;
- Ensure that additional outdoor off-season dining does not become an extension of the indoor space;
- Solicit feedback from restaurateurs of all types in the City;
- Seek possible ideas from local, national and international examples;
- Review the current ordinance for issues;
- Review tickets that were given out to temporary outdoor dining operations;
- Review photos of the variety of temporary outdoor dining structures that were used around the City;
- Explore options for maintaining permanent aspects of outdoor dining structures even if the parts of the structures come down in different seasons;
- Discuss potential differences in policy for outdoor dining on public versus private property;
- Solicit feedback from Public Services and the BSD;

- Review agreements from temporary outdoor dining to see if any of the temporary policies might be worth integrating;
- Consider aspects like sidewalk widths and snow clearing in writing the policy;
- Maintain the current seating allowances for differently-sized establishments and maintain the differences for establishments holding different kinds of licenses for alcoholic beverage service; and,
- Recommend a permanent solution so that restaurateurs do not have to continue to adapt to changing policies.

Study Session #1 Summary

On July 14th, 2021, the Planning Board reviewed a high-level report on outdoor dining to guide future discussion. The topics included observations as to what constitutes “good” outdoor dining with national and local examples, as well as a local ordinance review for outdoor dining. The Planning Board discussed next steps and emphasized the need to (1) hear from different City Departments (code issues, retail neighbor conflicts, streetscape), (2) review available codes and ordinances from other areas of the country (enclosures, public vs. private, year-round), and (3) analyze information from national downtown associations or other related organizations (trends, social districts, success stories).

Study Session #2 Summary

On August 11th, 2021, the Planning Board reviewed another high-level report in which the Planning Division presented various departmental comments on outdoor dining, a national outdoor dining ordinance review, conversations with local cities, and a study of national organization input and trends. The Planning Division also provided some public feedback from Engage Birmingham, which surveyed the public for their opinion of the COVID-19 temporary outdoor dining expansions, which were overwhelmingly positive. Moving forward, the Planning Board expressed interest in getting into more detail on seasonal/year round dining and its effect on street activation, public versus public space, the potential for regulating different restaurants/licenses differently, and defining and establishing a purpose of outdoor dining in the City.

Study Session #3 Summary

On September 9th, the Planning Board discussed the report which contained comments from the Advisory Parking Committee, common issues with outdoor dining patios, information on the temporary COVID-19 patios, and also discussed the purpose of outdoor dining. In addition, the Planning Board was able to review an example of how the outdoor dining ordinance could look based on comments up to that point. Ultimately, the conversation started to get more granular with specific ordinance-related ideas ranging from an official stance on enclosures to material guidelines to patio placement. There were several other requests for information including a review of Michigan Liquor Control Commission guidelines for outdoor dining, a review of the concept of windbreak versus wall, and the possibility of regulating outdoor dining by zones.

Study Session #4

Michigan Liquor Control Commission (MLCC)

In conversations regarding enclosures, it was suggested that the Planning Board review the MLCC rules for enclosures so that the ordinance language amendments do not conflict or confuse outdoor dining patio operators who would have to then juggle two separate rules. At this time, it appears as though the MLCC rules regarding outdoor patios are simple:

R 436.1419 - Outdoor service without approval prohibited; requirements for outdoor service if approval is granted.

- (1) An on-premises licensee shall not have outdoor service without the prior written approval of the commission.
- (2) If approval for outdoor service is granted, then the on-premises licensee shall ensure that the outdoor service area is well-defined and clearly marked and the on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area.
- (3) The commission may issue up to 12 daily temporary outdoor service permits to a licensee each calendar year upon written request of the licensee and approval of the chief law enforcement officer who has jurisdiction.

It is clear that the Planning Board would do well to include that language in new ordinance language, but also be safe to define enclosures as they see fit.

Windbreak versus Wall

As the Planning Board has decided their approach to outdoor dining will *not* include allowing enclosures, the board did express interest in exploring some options for relief from wind. Windbreak is generally defined as “a thing, such as a row of trees or a fence, wall, or screen, that provides shelter or protection from the wind.” At this point, it is also helpful to review definitions for a couple of other concepts:

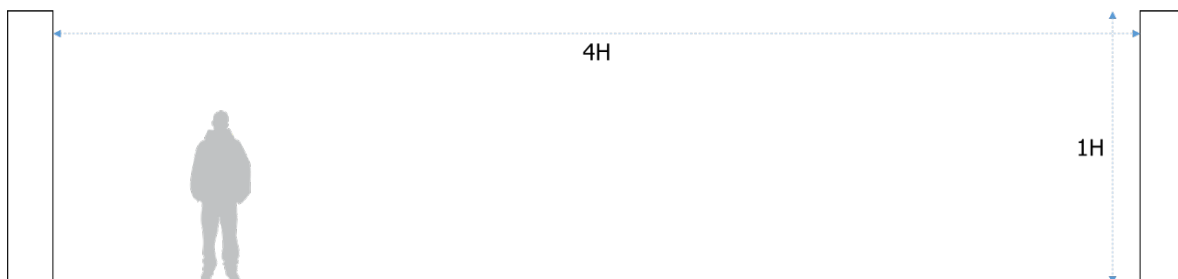
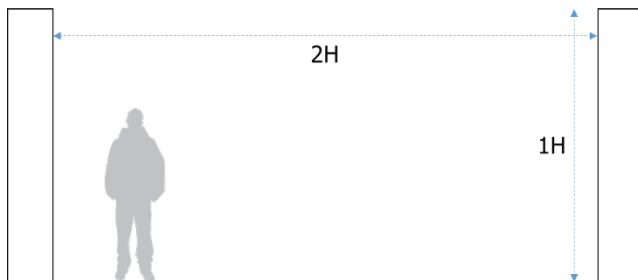
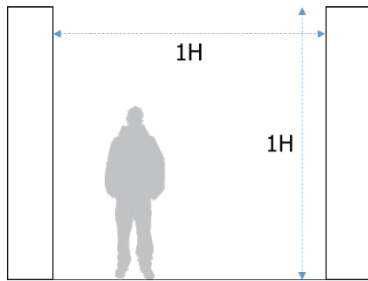
- **Wall:** Structural element used to divide or enclose, and, in building construction, to form the periphery of a room or a building. ([Britannica](#))
- **Room:** A part of the inside of a building that is separated from other parts by walls, floor, and ceiling. ([Cambridge](#))
- **Building:** Any structure having a roof, including but not limited to tents, awning, carports, and such devices as house trailers, which have a primary function other than being a means of conveyance. ([Article 9, Section 9.02](#))

As the Planning Division understood the conversation at the Planning Board, there seems to be a line where a windbreak could become something closer to a wall, and the Planning Board is interested in discussing what that point may be. To help guide that conversation, the Planning Division considered the following:

Degree of Enclosure

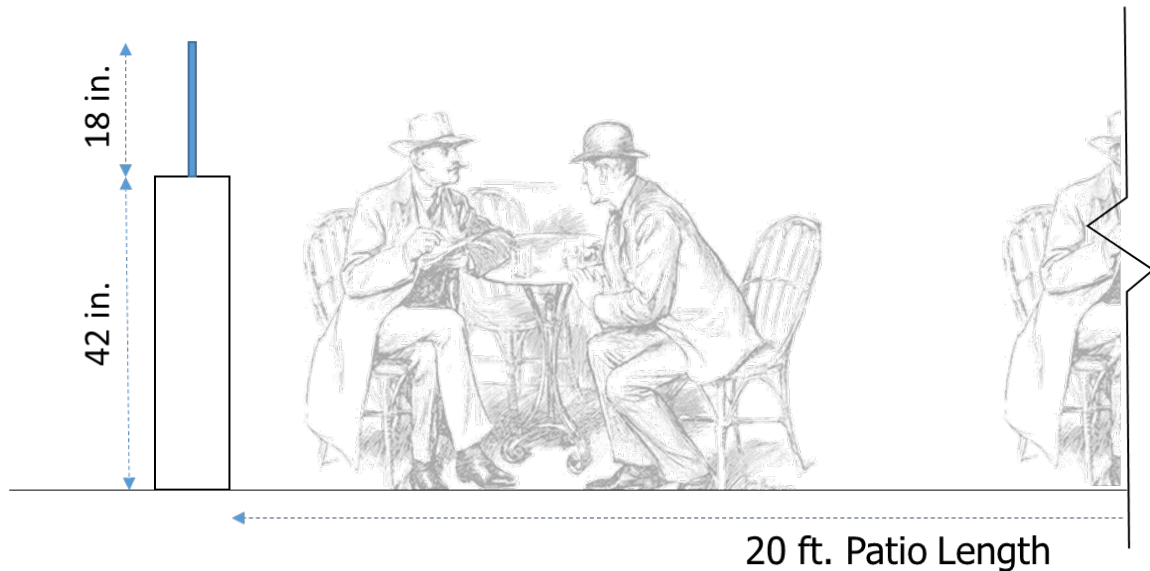
The concept of [degree of enclosure](#) is an urban design principle that revolves around a person's perception of enclosure within a space, which is based on a horizontal to vertical ratio. In general, the principle suggests that a person begins to perceive a sense of enclosure at a 3:1 ratio, and

more of a sense of enclosure as that ratio decreases. Ratios of 4:1 or greater generate no sense of enclosure.

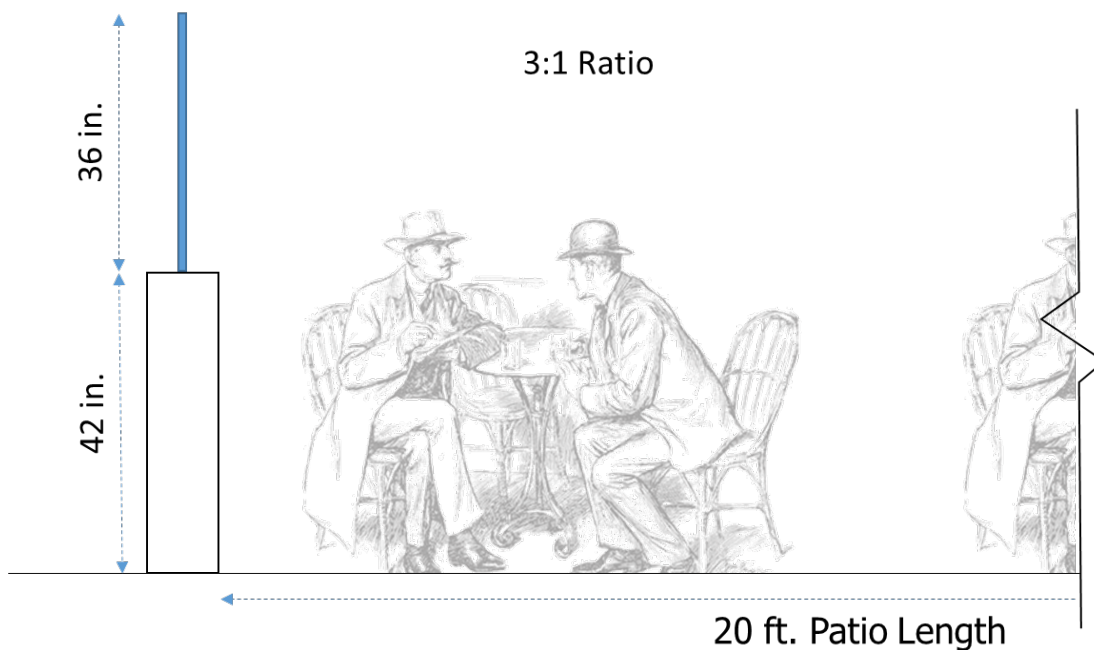


Could this concept be transposed and used to determine the appropriate height for a windbreak in an outdoor dining patio? For example, using the 4:1 ratio in an outdoor dining patio that measures 20 ft. in length (the typical length of a platform in the right-of-way), a barrier with a wind break would be permitted at no greater than 5 ft. (60 in.). A barrier with windbreak for the same 20 ft. patio at a 3:1 ratio would permit a roughly 6 ft. 6 in. (78 in.) barrier and windbreak. The following drawings were created under the assumption that the patio barrier would be 42 in. tall as currently permitted under the Zoning Ordinance:

4:1 Ratio

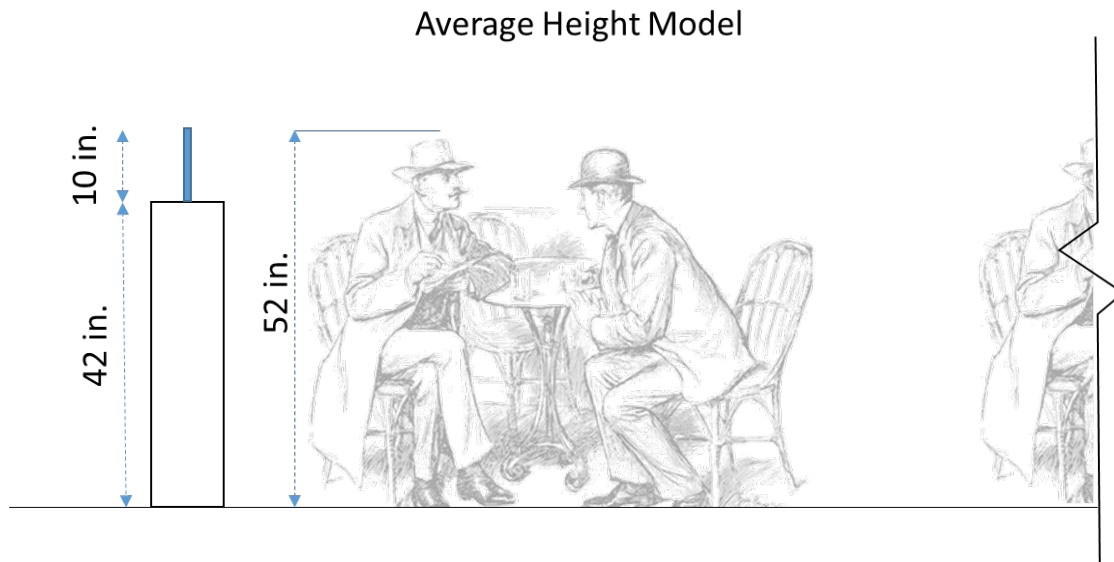


3:1 Ratio



Average Height

Alternatively, if a more standard height is preferred based on the ease and consistency of review and enforcement, the Planning Board could consider the average height of Americans. According to the [Center for Disease Control](#), the average height of a male is 5 ft. 9 in. (69 in.), while the average height for a female is 5 ft. 4 in. (64 in.) An analysis of the seat height of 10 different outdoor patio chairs yielded an average seat height of 17.5 in. Using a simple proportion of 50/50 for the average human, we can assume that we should consider 50% of a person's height in determining the overall height of a person sitting in a chair. Using these figures, the average male should measure around 52 in. tall while sitting, and the average female would measure 49.5 in. tall while sitting.



Interestingly enough, if the Planning Board were to account for different seat and person height, the windbreak could be close in height to the 4:1 ratio model presented above.

In addition to height, the Planning Board was also interested in what typed of materials to consider for windbreaks. Based on research, different materials for windbreaks could include glass/plastic, landscaping, screens, wood, metal or canvas/cloth. However, the most common windbreaks observed in outdoor dining patios appear to be glass/plastic:







Outdoor Dining Regulations by Zoning District

At this time, outdoor dining is permitted in all business and office zones within the city (B1, B2, B2B, B2C, B3, B4, O1, O2, MX) as well as the TZ3 transitional zone. Out of the 43 establishments with outdoor dining, 64% are located within the B4 zoning district, while the next highest share is located in O2 at 14%.

Please see attached maps for reference.

Draft Ordinance Language

(See next page)

Article 4, Section 4.44 – Outdoor Dining Standards

This Outdoor Dining Standards section applies to the following districts:

B1 B2 B2B B2C B3 B4 MX O1 O2 TZ3

The following outdoor dining standards apply:

- A. Purpose and Intent: The purpose of this section is to provide an appropriate balance for outdoor dining patios across the city, and to encourage better spaces to support public health, activate public space, foster economic development, safeguard the use of public property, and provide flexibility for current trends and future demands for outdoor dining.
- B. Outdoor Dining – General: Outdoor dining is permitted immediately adjacent to the principal use, subject to review by the Planning Board, or by the Planning Division at the discretion of the Planning Director, and the following conditions
 - 1. All outdoor activity must cease at the close of business or as noted in subsection 3 below.
 - 2. When an outdoor dining patio is immediately adjacent to any single-family or multiple-family zoned residential district, all outdoor activity must cease at the close of business or 10:00 p.m., whichever is earlier.
 - 3. The review of outdoor dining patios shall include, but are not limited to, the following elements: tables, chairs, umbrellas, portable heating elements, barriers, service stations, landscaping/plantings, awnings, canopies, lighting, host/hostess stands, and entertainment.
 - 4. Outdoor dining may be permitted on public property throughout the year with a valid Outdoor Dining License, provided that the following conditions are met:
 - i. Approval of an Outdoor Dining License shall be contingent on compliance with all city codes, including any conditions required by the Planning Board in conjunction with Site Plan approval.
 - ii. Operators of outdoor dining patios shall be responsible for snow and ice removal, and shall remove of such in a manner consistent with that of the Department of Public Services.
 - iii. Portable patio elements such as tables, chairs, heaters and umbrellas must be stored indoors each night between December 1 and March 1 to allow for complete snow and ice removal.
 - iv. An ADA compliant platform may be erected in the on-street parking space(s) in front of an eating establishment to create an outdoor dining patio from April 1 through November 1, subject to a review by the Advisory Parking Committee.
 - 5. All outdoor patios shall be designed to meet the requirements of this section, as well as all applicable building and fire codes.
- C. Outdoor Dining – Design: All outdoor dining patios are subject to the following design standards:

1. All tables and chairs provided in the outdoor dining patio shall be constructed primarily of metal, wood, or a material of comparable quality as determined by the Planning Board.
2. Outdoor dining patios shall provide and service refuse containers within the outdoor dining patio and maintain the area in good order.
3. Outdoor dining patios shall not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance.
4. In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 6 ft.
5. No such facility shall erect or install permanent fixtures in the public right-of-way.
6. Table umbrellas or other freestanding overhead weather protection shall not (1) impede sight lines into a retail establishment, (2) obstruct pedestrian flow in the outdoor dining area, (3) obstruct pedestrian or vehicular traffic flow outside the outdoor dining area, or (4) contain signage or advertising.
7. Barriers defining outdoor patios shall be constructed of a quality and durable material, and shall be maintained and placed in a consistent and organized fashion. Barriers shall be secured to the ground and/or building to maintain an immovable, clearly defined patio space. Barriers may not exceed 42 inches in height with the exception of planting material.
8. Windbreaks are permitted within outdoor dining patios and shall not exceed 60 inches in height and must be constructed of a clear material. Windbreaks placed atop a barrier shall not exceed 18 in. in height.
9. Portable heating elements must be maintained and kept in an orderly fashion. Propane or other fuels may not be stored on public property, and are subject to the Storage and Display Standards outlined in Article 4, Section 4.67 of the Zoning Ordinance.
10. Ancillary elements such as service stations or host/hostess stands must be located within the approved outdoor dining patio, contained, and kept in a neat and orderly fashion. Service stations and host/hostess stands may not exceed 4 feet in height. The storage of dirty dishware is prohibited.

Article 9, Section 9.02 – Definitions

Enclosure (outdoor dining): An area that may or may not contain a roof and as few as one wall, panel, or material that provides relief from weather and impedes physical and/or visual access to the space. For the purposes of this definition, enclosure does not include exterior building walls, windbreaks or landscaping.

Outdoor Dining Patio: A defined outdoor area accessory to an existing food and drink establishment designated for consumption of food and/or drink prepared within the establishment and subject to the provisions of this ordinance.

Permanent Fixture (outdoor dining): Any element within an outdoor dining patio containing a foundation or other rigid attachment that prevents removal or that which requires extensive modifications to the public right-of-way.



MEMORANDUM

Planning Division

DATE: September 9th, 2021

TO: Planning Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Outdoor Dining Ordinance – Study Session #3

On December 7, 2020, the City Commission discussed amending the Zoning Ordinance to consider allowing the enclosure of outdoor dining areas during the winter months. The City Commission asked the Planning Board to consider this issue, and any regulations they may recommend should outdoor dining enclosures be permitted.

On June 21st, 2021, the City Commission and Planning Board met at a joint meeting to further discuss outdoor dining, and to get a clear direction as to what elements of outdoor dining should be addressed. In general, the City Commission and Planning Board discussed several topics spanning from enclosures to private vs. public space, but ultimately asked the Planning Board to take a comprehensive look at the entire outdoor dining ordinance.

On June 23rd, 2021, the Planning Board discussed outdoor dining in further detail based on the joint meeting two days prior. The Planning Board settled on a list of goals that they would like to focus on in the ordinance review process, which includes the following:

- Incentivize outdoor off-season dining;
- Review the placement of decks and enclosures;
- Ensure that additional outdoor off-season dining does not become an extension of the indoor space;
- Solicit feedback from restaurateurs of all types in the City;
- Seek possible ideas from local, national and international examples;
- Review the current ordinance for issues;
- Review tickets that were given out to temporary outdoor dining operations;
- Review photos of the variety of temporary outdoor dining structures that were used around the City;
- Explore options for maintaining permanent aspects of outdoor dining structures even if the parts of the structures come down in different seasons;
- Discuss potential differences in policy for outdoor dining on public versus private property;
- Solicit feedback from Public Services and the BSD;

- Review agreements from temporary outdoor dining to see if any of the temporary policies might be worth integrating;
- Consider aspects like sidewalk widths and snow clearing in writing the policy;
- Maintain the current seating allowances for differently-sized establishments and maintain the differences for establishments holding different kinds of licenses for alcoholic beverage service; and,
- Recommend a permanent solution so that restaurateurs do not have to continue to adapt to changing policies.

Study Session #1 Summary

On July 14th, 2021, the Planning Board reviewed a high-level report on outdoor dining to guide future discussion. The topics included observations as to what constitutes “good” outdoor dining with national and local examples, as well as a local ordinance review for outdoor dining. The Planning Board discussed next steps and emphasized the need to (1) hear from different City Departments (code issues, retail neighbor conflicts, streetscape), (2) review available codes and ordinances from other areas of the country (enclosures, public vs. private, year-round), and (3) analyze information from national downtown associations or other related organizations (trends, social districts, success stories).

Study Session #2 Summary

On August 11th, 2021, the Planning Board reviewed another high-level report in which the Planning Division presented various departmental comments on outdoor dining, a national outdoor dining ordinance review, conversations with local cities, and a study of national organization input and trends. The Planning Division also provided some public feedback from Engage Birmingham, which surveyed the public for their opinion of the COVID-19 temporary outdoor dining expansions, which were overwhelmingly positive. Moving forward, the Planning Board expressed interest in getting into more detail on seasonal/year round dining and its effect on street activation, public versus public space, the potential for regulating different restaurants/licenses differently, and defining and establishing a purpose of outdoor dining in the City.

Study Session #3

Advisory Parking Committee Comments

During the August 4th, 2021 meeting of the Advisory Parking Committee, the committee expressed an interest in being involved in the process for the current outdoor dining study. The Planning Division brought the issue to the September 1st, 2021 meeting to solicit some comments for the Planning Board to consider. Their comments arose from their role in reviewing outdoor dining platforms, and their effect on parking specifically. Their comments may be summarized in the following bullet points:

- Regulating the number of platforms per block.
- Begin the platform review at the APC instead of Planning Board.
- Finding a balance between two desired commodities: outdoor dining and parking.
- Annual review of outdoor dining decks.
- Different uses, different rules.

- Platforms open at all hours of the day to foster activation, avoid empty decks/wasted space.
- The possibility of different outdoor dining districts.

Common Ordinance Issues

During Study Session #2, Planning Board members expressed an interest in reviewing some of the issues that arose during the temporary COVID-19 outdoor dining expansions, and which of the expansions received enforcement for violations of the temporary ordinance. Before reviewing these issues, the Planning Division felt it important to outline some of the more regular and/or routine issues with approved outdoor dining patios that are observed on a day-to-day basis:

- Maintenance of the required 5 ft. minimum clear path.
- Maintaining a valid outdoor dining license.
- Adherence to the approved outdoor dining/site plans.
- Exceeding approved/permitted outdoor dining seat counts.

These four issues come up on a regular basis during the outdoor dining season, but also a typically become a focal point during the annual liquor license review process for those establishments serving alcoholic beverages, which occurs in January/February every year. When it comes to the required 5 ft. minimum clear path, there are a number of variables to consider. For outdoor dining patios with more modular barriers separating the dining patio from the sidewalk, these barrier elements tend to migrate outward more easily, causing issues with pedestrian passage (or in the case of alleys, vehicular passage). Those dining patios that are enclosed with a more rigid barrier such as a fixed metal railing are better suited to maintain the required clear path, but may not offer as many opportunities for beautification/plantings.

In the absence of barriers, tables and chairs also have a tendency to migrate. In some recent reviews for outdoor dining proposals, it was observed that outdoor dining plans often show tables and chairs neat and tucked in without considerations for the space a person takes up after sitting at the table. While a 5 ft. clear path is often shown on the plans as required, reality is often observed to be different. To combat this, the Planning Division is considering either widening the required clear path to 6 ft. or more, or requiring outdoor dining plans to show a buffer around each table to reduce the likelihood of encroachments into the clear path. Finally, it has been noted by the Engineering Division that the exposed aggregate concrete in the streetscape amenity zones throughout Birmingham may not be considered ADA compliant and thus, may not be considered as clear path for the purposes of this ordinance.

The issue of maintaining a valid outdoor dining license also contains many layers. The outdoor dining license is an annual license required for all outdoor dining patios located on public property. The applicant is required to submit the application, as well as complete and sign an Outdoor Café License Agreement outlining their responsibilities in using public property. The Planning Division is currently reviewing the Outdoor Café License Agreement for any potential areas of improvement, but it has been observed over the years that there are often inconsistencies with the information entered by applicants in terms of their tables and chairs, and whether or not any changes have occurred from previous years.

The inconsistencies described above, along with other factors, often result in outdoor dining patios that do not adhere to the approved outdoor dining plans on file within the Planning Division.

Table and chair numbers, umbrellas, heaters, planters, and service stations are often added or changed without any approval from the Planning Division or Planning Board. These types of changes and the requirements for changes to the outdoor patio space is expected to be clarified in new ordinance language.

The deviations from the approved number of tables and chairs can become an issue not only for certain uses who are permitted to have a maximum seat count, but we now know that outdoor seating matters when it comes to the plumbing code and required restroom facilities.

Temporary COVID-19 Enforcements

The temporary COVID-19 outdoor dining expansions offered some new complications on top of what is typically observed in outdoor dining patios. During the pandemic, and through various emergency orders by state and local governments, the Police Department performed regular checks on restaurants to monitor all of the COVID-19 regulations associated with the emergency orders, as well as compliance with the temporary resolution adopted by the City Commission. A full log of checks is attached for your review containing comments from the Police and Fire Departments, as well as the Building Division. When the end date for the temporary resolution came up in June 2021, the Police Department also created a summary presentation for the City Commission with general information on some of the challenges that the City was facing in regards to the temporary patio expansions. Some of the main issues were as follows:

- ADA standards and requirements were compromised.
- Expansions encroached further into sidewalks, yellow curb zones, and streets.
- Expansions impaired access to neighboring retailers.
- Propane heaters and storage of propane tanks posed safety concerns.

These issues, in conjunction with the state of the overall COVID-19 pandemic, were the main drivers in ending the temporary resolution and bringing the City's outdoor dining patios back into compliance with pre-COVID outdoor dining plans. The Police Department presentation is also attached for your review.

In addition, the Fire Department performed an inspection of the temporary outdoor dining expansion and provided some photographs to the Planning Division which are attached to this report. Finally, the Planning Division kept a spreadsheet of which restaurants applied for expansions and recorded data on the outdoor dining conditions on site, which is also attached to this report. In most cases, due to the social distancing requirements, the number of outdoor dining seats pre-COVID and expansion related were comparable. However, the square footage of total outdoor dining space was not.

Purpose of Outdoor Dining

Also discussed at length during Study Session #2 was the need for the Planning Board to consider the purpose of the outdoor dining ordinance, and the potential to codify this purpose within the ordinance language. From an urban planning/urban design perspective, outdoor dining is beneficial in many ways:

- Outdoor dining is trendy, but also a permanent fixture;
- Spending time outdoors is beneficial to overall public health;
- Increased seating options frees up indoor space for the rapid growth in carry-out business;

- Added business fosters economic development;
- Well-designed patios activate public space;
- Outdoor dining offers more options for diners, including pet owners;

A purpose statement for outdoor dining could include any or all of these benefits, as well as general statements regarding the health, safety and welfare of the public. Other areas of our current Zoning Ordinance contain purpose statements, including the following:

- Screening Standards: The purpose of this section is to require a barrier, capable of containing noise, vehicular lights, visual disarray, debris and other factors detrimental to the health, safety and welfare of the community, between an open parking station, outdoor storage, dumpsters and adjacent properties. Flexibility in the materials, size, height and placement of walls is permitted in order to allow architectural harmony and usable open space and to accomplish a unified design.
- Landscaping Standards: Landscaping is an essential part of the design and development of a site. Landscape plantings are a benefit to the environment, public health, air quality, safety, comfort, convenience and general welfare of the community. These standards will result in the reduction of storm water runoff, heat buildup and will filter and reduce glare from car headlights. They may reduce energy costs in structures and will improve the aesthetics of the community.
- Alternative Energy: The purpose and intent of the city is to balance the need for clean and renewable energy resources with the necessity to protect the public health, safety and welfare of the city, as well as to preserve the integrity, character, property values, and aesthetic quality of the community at large.

Below is an example of how the outdoor dining purpose statement could look:

- Outdoor Dining: The purpose of this section is to provide an appropriate balance for outdoor dining patios across the city, and to encourage better spaces to improve public health, activate public space, foster economic development, and provide flexibility for current trends and future demands for outdoor dining.

Draft Ordinance Language

(See next page)

Article 4, Section 4.44 – Outdoor Dining Standards

This Outdoor Dining Standards section applies to the following districts:

B1 B2 B2B B2C B3 B4 MX O1 O2 TZ3

The following outdoor dining standards apply:

- A. Purpose and Intent: The purpose of this section is to provide an appropriate balance for outdoor dining patios across the city, and to encourage better spaces to improve public health, activate public space, foster economic development, and provide flexibility for current trends and future demands for outdoor dining.
- B. Outdoor Dining – General: Outdoor dining is permitted immediately adjacent to the principal use, subject to review by the Planning Board, or by the Planning Division at the discretion of the Planning Director, and the following conditions
 1. Outdoor dining patios shall provide and service refuse containers within the outdoor dining patio and maintain the area in good order.
 2. All outdoor activity must cease at the close of business or as noted in subsection 3 below.
 3. When an outdoor dining patio is immediately adjacent to any single-family or multiple-family zoned residential district, all outdoor activity must cease at the close of business or 10:00 p.m., whichever is earlier.
 4. The review of outdoor dining patios shall include, but are not limited to, the following elements: tables, chairs, umbrellas, portable heating elements, barriers, service stations, landscaping/plantings, awnings, canopies, lighting, host/hostess stands, and entertainment.
 5. Outdoor dining patios shall not contain enclosures as defined in Article 9, Section 9.02 of the Zoning Ordinance.
 6. All outdoor patios shall be designed to meet the requirements of this section, as well as all applicable building and fire codes.
- C. Outdoor Dining – Public Property: Outdoor dining located on public property such as sidewalks, alleys and passages, and streets, shall be subject to the following requirements:
 1. Outdoor dining may be permitted on public property throughout the year with a valid Outdoor Dining License, provided that the following conditions are met:
 - i. Approval of an Outdoor Dining License shall be contingent on compliance with all city codes, including any conditions required by the Planning Board in conjunction with Site Plan approval.
 - ii. Operators of outdoor dining patios shall be responsible for snow and ice removal, and shall remove of such in a manner consistent with that of the Department of Public Services.
 - iii. Portable patio elements such as tables, chairs, heaters and umbrellas must be stored indoors each night between December 1 and March 1 to allow for complete snow and ice removal.

- iv. An ADA compliant platform may be erected in the on-street parking space(s) in front of an eating establishment to create an outdoor dining patio from April 1 through November 1, subject to a review by the Advisory Parking Committee.

2. Design: Outdoor dining patios located on public property are subject to the following design standards:

- i. All tables and chairs provided in the outdoor dining patio shall be constructed primarily of metal, wood, or a material of comparable quality as determined by the Planning Board.
- ii. In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 6 ft.
- iii. No such facility shall erect or install permanent fixtures in the public right-of-way.
- iv. Table umbrellas or other freestanding overhead weather protection shall not (1) impede sight lines into a retail establishment, (2) obstruct pedestrian flow in the outdoor dining area, (3) obstruct pedestrian or vehicular traffic flow outside the outdoor dining area, or (4) contain signage or advertising.
- v. Barriers delineating outdoor patios shall be constructed of a quality and durable material, and shall be maintained and placed in a consistent and organized fashion. Barriers may not exceed 42 inches in height, with the exception of planting material.
- vi. Portable heating elements must be maintained and kept in an orderly fashion. Propane or other fuels may not be stored on public property, and are subject to the Storage and Display Standards outlined in Article 4, Section 4.67 of the Zoning Ordinance.
- vii. Ancillary elements such as service stations or host/hostess stands must be located within the approved outdoor dining patio, contained, and kept in a neat and orderly fashion. Service stations and host/hostess stands may not exceed 4 feet in height. The storage of dirty dishware is prohibited.

D. Outdoor Dining – Private Property: Outdoor dining located on private property such as general private property, porches, recesses, courtyards decks and rooftops, shall be subject to the following conditions:

1. Design: Outdoor dining patios located on private property are subject to the following design standards:

- i. All tables and chairs provided in the outdoor dining patio shall be constructed primarily of metal, wood, or a material of comparable quality as determined by the Planning Board.
- ii. Table umbrellas or other freestanding overhead weather protection shall not (1) impede sight lines into a retail establishment, (2) obstruct pedestrian flow in the outdoor dining area, (3) obstruct pedestrian or

- vehicular traffic flow outside the outdoor dining area, or (4) contain signage or advertising.
- iii. Barriers delineating outdoor patios shall be constructed of a quality and durable material, and shall be maintained and placed in a consistent and organized fashion. Barriers may not exceed 42 inches in height, with the exception of planting material.
 - iv. Portable heating elements must be maintained and kept in an orderly fashion. The storage of propane or other fuels shall be subject to the Storage and Display Standards outlined in Article 4, Section 4.67 of the Zoning Ordinance.
 - v. Ancillary elements such as service stations or host/hostess stands must be located within the approved outdoor dining patio, contained and kept in an orderly fashion. Service stations and host/hostess stands may not exceed 4 feet in height. The storage of dirty dishware is prohibited.

Article 9, Section 9.02 – Definitions

Enclosure (outdoor dining): An area that may or may not contain a roof and as few as one wall, panel, or material that provides relief from weather and impedes physical and/or visual access to the space. For the purposes of this definition, enclosure does not include exterior building walls or landscaping.

Outdoor Dining Patio: A defined outdoor area accessory to an existing food and drink establishment designated for consumption of food and/or drink prepared within the restaurant and subject to the provisions of this ordinance.

Permanent Fixture (outdoor dining): Any element within an outdoor dining patio containing a foundation or other rigid attachment that prevents removal or that which requires extensive modifications to the public right-of-way.



MEMORANDUM

Planning Division

DATE: August 11th, 2021

TO: Planning Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Outdoor Dining Ordinance – Study Session #2

On December 7, 2020, the City Commission discussed amending the Zoning Ordinance to consider allowing the enclosure of outdoor dining areas during the winter months. The City Commission asked the Planning Board to consider this issue, and any regulations they may recommend should outdoor dining enclosures be permitted.

On June 21st, 2021, the City Commission and Planning Board met at a joint meeting to further discuss outdoor dining, and to get a clear direction as to what elements of outdoor dining should be addressed. In general, the City Commission and Planning Board discussed several topics spanning from enclosures to private vs. public space, but ultimately asked the Planning Board to take a comprehensive look at the entire outdoor dining ordinance.

On June 23rd, 2021, the Planning Board discussed outdoor dining in further detail based on the joint meeting two days prior. The Planning Board settled on a list of goals that they would like to focus on in the ordinance review process, which includes the following:

- Incentivize outdoor off-season dining;
- Review the placement of decks and enclosures;
- Ensure that additional outdoor off-season dining does not become an extension of the indoor space;
- Solicit feedback from restaurateurs of all types in the City;
- Seek possible ideas from local, national and international examples;
- Review the current ordinance for issues;
- Review tickets that were given out to temporary outdoor dining operations;
- Review photos of the variety of temporary outdoor dining structures that were used around the City;
- Explore options for maintaining permanent aspects of outdoor dining structures even if the parts of the structures come down in different seasons;
- Discuss potential differences in policy for outdoor dining on public versus private property;
- Solicit feedback from Public Services and the BSD;

- Review agreements from temporary outdoor dining to see if any of the temporary policies might be worth integrating;
- Consider aspects like sidewalk widths and snow clearing in writing the policy;
- Maintain the current seating allowances for differently-sized establishments and maintain the differences for establishments holding different kinds of licenses for alcoholic beverage service; and,
- Recommend a permanent solution so that restaurateurs do not have to continue to adapt to changing policies.

Study Session #1 Summary

On July 14th, 2021, the Planning Board reviewed a high-level report on outdoor dining to guide future discussion. The topics included observations as to what constitutes “good” outdoor dining with national and local examples, as well as a local ordinance review for outdoor dining. The Planning Board discussed next steps and emphasized the need to (1) hear from different City Departments (code issues, retail neighbor conflicts, streetscape), (2) review available codes and ordinances from other areas of the country (enclosures, public vs. private, year-round), and (3) analyze information from national downtown associations or other related organizations (trends, social districts, success stories).

Study Session #2

Departmental Comments

Initially, the Planning Board requested that staff solicit comments from the Department of Public Services (DPS) and Birmingham Shopping District (BSD) regarding outdoor dining and its different aspects from their point of view. From the Department of Public Services, any issues surrounding snow removal, streetscape maintenance, or other relevant issues observed from DPS were topics of interest. As for the BSD, the Planning Board wanted to determine if expanded outdoor dining had any impact on neighboring, non-restaurant retail uses...positive or negative. During the discussion at the first study session, the Planning Board requested to include the Building Division, Fire Department, Police Department and Engineering Division for comments pertaining to their professions and expertise. Full comments from each department are attached.

- **Department of Public Services**

In general, the Department of Public Services has some issues with snow removal and streetscape maintenance. They noted that although the plows have managed to get by without major incident thus far, snow and ice accumulates in the hard-to-reach areas, which necessitates more salt and more maintenance to mitigate the hazard. In addition, although private businesses are responsible for clearing their own platforms or dining areas, the snow is often placed right back into the street or sidewalk, which creates more of the same conditions noted above. As far as streetscape maintenance, DPS notes that tree pruning/trimming becomes challenging while working around platforms and patios, and these dining areas often get in the way of other streetscape programs such as hanging baskets, tree lighting, and possibly even landscaping beds in the future.

- **Birmingham Shopping District**

The Birmingham Shopping District will make this a discussion item at their Board meeting in September. Comments will be provided to the Planning Board thereafter.

- **Engineering Division**

The Engineering Division provided important comments relating to stormwater, infrastructure elements such as fire hydrants, manhole covers, drains, and catch basins, and patio placement. For dining platforms specifically, Engineering requires a channel between the curb and the deck structure for the passage of stormwater during rain events. Large rain events like those we have experienced recently (and will continue to experience) may exacerbate any issues with drainage and the placement of storm sewers and other infrastructure. Furthermore, they indicate that these patios should have provisions in place for emergency events such as water/sewer main repairs. As far as patio placement, Engineering noted that a 5 ft. clear path should be maintained, but also explained that traffic lanes should not be impeded for larger vehicles such as emergency vehicles and busses, and that sign lines may be impacted by dining patios.

- **Building Division**

As far as Building Division comments go, they note that much of the outdoor dining elements, from patios to enclosures/coverings, must be built to the standards of the Michigan Building Code. In addition, the Building Division outlined some issues with encroachment into the pedestrian path of umbrellas, tents, awnings etc. as well as important points about the Michigan Plumbing Code and employee use of the pedestrian clear path.

- **Police Department**

The Police Department has indicated that they do not have many issues with outdoor dining, nor concerns about any changes at this time. There has been no loss of revenue from the parking meters for outdoor dining platforms, as the owners of the platforms pay a fee to cover the costs. Additionally, they have not considered the loss of parking spaces as an issue at this time.

- **Fire Department**

The Fire Department comments revolved heavily around heating elements, structures/coverings, and access for emergencies. When it came to portable outdoor heating elements, there are a laundry list of requirements that must be followed to meet the Fire Codes. These regulations include the size and storage of fuel tanks, clearance, and safety devices such as fire extinguishers and carbon monoxide detectors. In terms of structures/coverings, the Fire Department requires flame retardant certificates regardless of the presence of heating elements. For those structures attached to buildings, the Fire Department may require the facility to contain fire suppression.

National Ordinance Review

The Planning Board expressed interest in finding out what other areas of the country may have ordinance wise. These areas include the Midwest and east coast, but also other areas with weather conditions that may necessitate unique outdoor dining solutions such as Colorado, Seattle, and warm weather cities. Several cities and the relevant facets of their Zoning Ordinances are provided below. In general it appears that most all cities require review of outdoor dining

proposals on both private and public space. Full enclosures of outdoor dining do not appear to be permitted on public space in any city reviewed.

- [Elmwood Park, IL](#) (Chicago Area)
 - Parking requirements for outdoor dining which requires the greater of one parking space for every two seats or 3.5 parking spaces per 100 square feet of indoor and outdoor dining area.
- [Highland Park, IL](#) (Chicago Area)
 - Table and chair limits determined by City Manager.
 - Temporary barrier required to keep tables and chairs from migrating into the requires 5 ft. clear path.
 - Tables and chairs removed every night.
- [Oak Brook, IL](#) (Chicago Area)
 - No live entertainment.
 - 5 ft. pedestrian path.
- [Columbus, OH](#)
 - "Outdoor patio" means an outdoor area, open to the air at all times, that is either: enclosed by a roof or other overhead covering and not more than two walls or other side coverings; or has no roof or other overhead covering at all regardless of the number of walls or other side coverings.
 - Parking is required for dining patios at a rate of 50% of ratio required for primary structure.
- [Edina, MN](#) (Minneapolis Area)
 - The patio shall not be enclosed in such a manner that the space becomes an indoor area.
 - Patio screening may be required if the premises is adjacent to a residential district.
- [Fishers, IN](#) (Indianapolis Area)
 - Outdoor dining areas shall be adjacent to their tenant space.
- [Columbia, MO](#) (St. Louis Area)
 - Outdoor patio plan with requirements to include any existing light poles, sidewalk grates, parking meters, or other facilities located in the right-of-way.
 - Any tables, chairs, posts, cordons or other furniture be portable and not fastened or affixed to or over the public sidewalk unless the owner has obtained right-of-use approval from the city council.
- [Arvada, CO](#) (Denver Area)
 - Outdoor dining areas shall not be located within 100 feet of a residential zoning district.
 - Outdoor dining areas are allowed and shall be set back as required for the principal building. Outdoor dining on public property permitted within specific district.
- [Golden, CO](#) (Denver Area)

- Portable seating, movable chairs, tables for cafes and other furniture should be of substantial materials; preferably metal or wood rather than plastic.
- Permanent outdoor seating is recommended in and along all publicly-accessible pathways and spaces.

Local Strategies

Staff reviewed Ordinance requirements for local cities including Royal Oak, Rochester, Ferndale, Berkley, Northville, and Plymouth for the way outdoor dining was handled prior to the Covid-19 pandemic. The Planning Division was also able to speak with staff or an elected official from each of the localities. All cities mentioned above require board review and approval for restaurants proposing outdoor dining on private and/or public space. The only City that allows restaurants to rent an on-street parking space for outdoor dining is Northville. Full enclosures for outdoor dining on public property are not allowed in any of the cities mentioned. Rochester and Ferndale said they would allow a restaurant to have an enclosure such as a tent, igloo, or greenhouse on private property. Examples of private outdoor enclosures in Ferndale include igloos at Detroit Fleet and a tent on Rosie O'Grady's patio. Enclosure material on private space is not tightly regulated. The Planning Director of Berkley indicated full enclosures were not permitted on private property. In regards to placement, the outdoor dining on public property for all cities mentioned is required to stay within the frontage lines of the business, it may not extend in front of neighboring properties.

As in Birmingham, a number of Ordinance regulations mentioned above for outdoor dining were relaxed in a temporary resolution during the Covid-19 pandemic. All of the cities experimented with outdoor dining for on-street parking spaces and some allowed enclosures for outdoor dining on public sidewalks and/or streets. A number of the resolutions were extended into winter time 2021-2022 for the sampled cities and will be reviewed for what to extend, what to get rid of, and what to keep indefinitely.

Downtown/Restaurant Organizations

The Planning Division looked to various national and local associations or organizations that could potentially provide some information on trends and happenings within national or local communities that may help guide discussions regarding outdoor dining in Birmingham. It is worth noting that in recent news, blogs or publications from these groups, it was difficult to separate outdoor dining and the COVID-19 pandemic. However, the Planning Board did indicate that they wish to discuss the temporary COVID-19 outdoor dining expansions that were built in Birmingham. Additionally, Engage Birmingham survey results (attached) appeared to indicate that many residents and business owners in Birmingham were supportive of the various expansions and/or enclosures that were erected in the City.

- **[Michigan Downtown Association](#)**

The Michigan Downtown Association has also provided some opinions on outdoor dining as an attraction for a downtown. In a 2021 article about [creative ways to bring residents downtown this summer and boost economic growth](#), it was noted that the Michigan Economic Development Corporation has supported outdoor dining expansion efforts across the state through Match on Main funding. Restaurants have seen the value of a quality outdoor dining space and have been investing in such to use into the future, and potentially year-round.

- **[Main Street America](#)**

Main Street America is an organization “committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts.” Digging into their website, the Planning Division found an interesting article based on a 2021 Main Street Forward Award Winner in the Argenta District in North Little Rock, Arkansas. The award was given based on the efforts to create the Argenta Outdoor Dining District, a designated outdoor seating area that has helped local restaurants stay in business despite the pandemic. Although created for the pandemic, the district has plans underway to reopen in the spring. “Given its success, city leaders want to keep the district going even after the pandemic recedes, and Argenta’s restaurants are inspired to continue regular meetings to ensure the neighborhood’s future as a culinary destination.”

- **[National Restaurant Association](#)**

In general, the National Restaurant Association is an important resource in understanding trends and data regarding the restaurant industry. In reading through two documents, “2021 Restaurant Trends” and “Restaurant Industry 2030” (both attached), it was apparent that this particular group do not appear to be overly concerned about outdoor dining. Interestingly enough, this group found that restaurants would need to dedicate more space and capitol to *off-premise consumption* (i.e. takeout) as opposed to on premise indoor or outdoor dining. Additionally, when it comes to weather volatility, the group is finding that the concern lies in supply chains and food costs as opposed to protecting diners with coverings or enclosures.

- **[Independent Restaurant Coalition](#)**

The Independent Restaurant Coalition was created to “provide a strong, unified voice on legislative, regulatory, and policy issues that affect the restaurant industry; and provide advocacy, advice, networking and information to members.” In obtaining data from this group (attached), it is clear that the restaurant industry is an important industry that has unique struggles when it comes to situations like the pandemic. Restaurants and bars have large economic impacts in business and job creation, which could benefit from new outdoor dining regulations that could possibly expand outdoor dining, or add more comfort to outdoor dining patios.



MEMORANDUM

Planning Division

DATE: July 14th, 2021

TO: Planning Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Outdoor Dining Ordinance – Study Session #1

On December 7, 2020, the City Commission discussed amending the Zoning Ordinance to consider allowing the enclosure of outdoor dining areas during the winter months. The City Commission asked the Planning Board to consider this issue, and any regulations they may recommend should outdoor dining enclosures be permitted.

On June 21st, 2021, the City Commission and Planning Board met at a joint meeting to further discuss outdoor dining, and to get a clear direction as to what elements of outdoor dining should be addressed. In general, the City Commission and Planning Board discussed several topics spanning from enclosures to private vs. public space, but ultimately asked the Planning Board to take a comprehensive look at the entire outdoor dining ordinance.

On June 23rd, the Planning Board discussed outdoor dining in further detail based on the joint meeting two days prior. The Planning Board settled on a list of goals that they would like to focus on in the ordinance review process, which includes the following:

- Incentivize outdoor off-season dining;
- Review the placement of decks and enclosures;
- Ensure that additional outdoor off-season dining does not become an extension of the indoor space;
- Solicit feedback from restaurateurs of all types in the City;
- Seek possible ideas from local, national and international examples;
- Review the current ordinance for issues;
- Review tickets that were given out to temporary outdoor dining operations;
- Review photos of the variety of temporary outdoor dining structures that were used around the City;
- Explore options for maintaining permanent aspects of outdoor dining structures even if the parts of the structures come down in different seasons;
- Discuss potential differences in policy for outdoor dining on public versus private property;
- Solicit feedback from Public Services and the BSD;

- Review agreements from temporary outdoor dining to see if any of the temporary policies might be worth integrating;
- Consider aspects like sidewalk widths and snow clearing in writing the policy;
- Maintain the current seating allowances for differently-sized establishments and maintain the differences for establishments holding different kinds of licenses for alcoholic beverage service; and,
- Recommend a permanent solution so that restaurateurs do not have to continue to adapt to changing policies.

At this early stage, the Planning Division would like to begin with a high-level general review of outdoor dining beginning with research into what “good” outdoor dining may look like. By beginning with an example driven discussion, the Planning Division hopes to work towards several of the goals listed above and guide more pointed discussions in future study sessions.

Discussing personal experiences with outdoor dining across the world was a large part of the Planning Board and City Commission discussions prior to embarking on this study session. Considering this approach, the Planning Division reviewed [OpenTable's annual list 100 Best Al Fresco Restaurants in America for 2019](#). Naturally, California, Florida and Hawaii make up 67% of the list. However, the Midwest and Northeast (similar weather conditions to Birmingham) have strong representation on the list, making it an interesting place to start. Please see the following page for images of several outdoor dining spaces from restaurants present on the list.

Upon researching many of the outdoor dining patios on the list, the Planning Division made several observations:

1. Overhead coverings are common in the form of umbrellas, awnings, and pergola-type structures. Other covering methods such as canvas shade sails, retractable fabric shade canopies, and even trees/vegetation were observed as well.
2. Several rooftop patios made the list.
3. Heaters, lights, and fire tables/pits were very common.
4. Dining chairs appeared to be constructed of a myriad of materials, including plastic, wicker, and fabric.
5. Full enclosures (roof/covering plus walls or partial walls) were rare. Most cases of perceived enclosures included variables such as below-grade placement, placement next to building facades or screening from nuisances such as parking areas.
6. The majority of outdoor dining patios contained greenery and plantings.
7. Patio placement was observed in public and private property, and patio design elements were consistent between those that were on both.



Cecconi's – Brooklyn, NY



Farmers Fishers Bakers – Washington D.C.



El Five – Denver, CO



The Mooring Restaurant – Newport, RI



Campfire – Carlsbad, CA



The Pink Door – Seattle, WA

Similar observations were made while researching opinions of the “best” outdoor dining in Michigan. [Pure Michigan's Top Outdoor Patios for Dining in Michigan](#) and [M-Live's list of Michigan's Best Outdoor Dining](#) highlight several dining establishments that contain many of the same features.



On a more local level, Southeast Michigan contains several comparable cities with outdoor dining. The Planning Division was able to locate several cities that created specific regulations for outdoor dining within their Zoning Ordinances:

- [Berkley](#)
- [Royal Oak](#)
- [Plymouth](#)
- [Rochester Hills](#) (pg. 77)
- [Lake Orion](#) (pg. 60)

Other cities and Zoning Ordinances such as Northville, Detroit, Ferndale and Ann Arbor were also researched. However, the Zoning Ordinances of these cities either did not contain any specific ordinance language regarding outdoor dining, or proved too difficult to locate at this time. Of the above cities that yielded results, only one or two had detailed regulations regarding outdoor dining within their Zoning Ordinance. If requested, further research into the Zoning Ordinance regulations of other cities, local or national, will be provided for review. As a consequence, no

examples of different outdoor dining regulations for private versus public property, enclosures, maintenance, or other items from the list of goals above were discovered.



So how does the feedback from the City Commission, the Planning Board's current list of goals for the outdoor dining discussion, and the above high-level research relate to the current Outdoor Dining ordinance? At this time, there are outdoor dining standards spread across several areas of the Zoning Ordinance:

- [Article 4, Section 4.44 – Outdoor Dining Standards](#)
- [Article 3, Section 3.04 \(C\)\(10\) – Bistros](#)
- [Article 3, Section 3.14, 3.16 – Via Activation Overlay](#)
- [Article 9, Section 9.02 – Definitions \(Bistro, Outdoor Café\)](#)

This outdoor dining study affords an opportunity to ensure that ordinance language is consistent throughout, and addresses the issues of potentially regulating different restaurant and/or liquor license types (Bistro, Class C, Economic Development, Theaters & Hotels) separately, or affording them all the same outdoor dining standards, at least in terms of design. For example, rooftop dining is permitted for bistro license holders, but is not mentioned in the overall outdoor dining standards. Similarly, the bistro ordinance language prohibits enclosures facilitating year-round dining outdoors, but the Outdoor Dining Standards do not regulate enclosures.

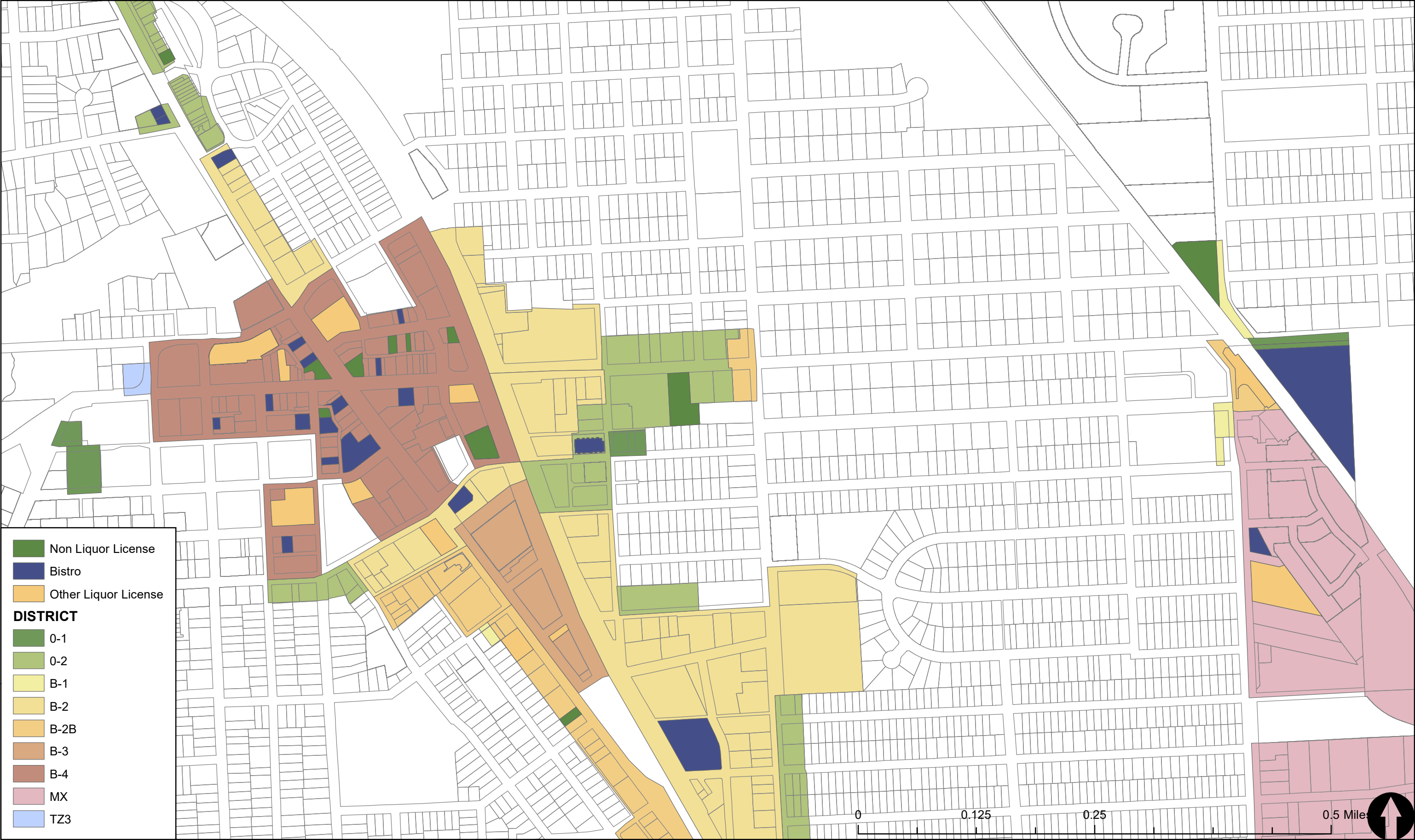
Considering the information above, and before attempts are made at amending any zoning ordinance language, the Planning Division suggests a discussion based on the following questions and requests that the Planning Board provide some direction as to which items to move forward with for the next study session, including any that are not listed:

- Does the Planning Board want to see enclosures? If so, during what season(s)? Additionally, the City should define “enclosure” as a part of this study. This has also been advised by the City Attorney.
- Should restaurants be permitted to extend in front of neighboring properties on the sidewalk? In the street?
- Should a survey be created and sent to property owners to solicit feedback on several key discussion points before the Planning Board begins to draft ordinance amendments?
- Should the Planning Division do a broader ordinance search for other areas of the Midwest and/or Northeast? What should we be looking for?

Outdoor Dining in Birmingham



Outdoor Dining in Birmingham



AGENDA
REGULAR MEETING OF THE BIRMINGHAM PLANNING BOARD
WEDNESDAY, OCTOBER 13th, 2021
151 MARTIN ST., CITY COMMISSION ROOM 205, BIRMINGHAM MI *
*******7:30 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.

- A. Roll Call
- B. Review and Approval of the Minutes of the Regular Meeting of **September 23rd, 2021**
- C. Chairpersons' Comments
- D. Review of the Agenda
- E. Unfinished Business
- F. Rezoning Applications
- G. Community Impact Studies
- H. Special Land Use Permits
- I. Site Plan & Design Reviews
- J. Study Session
 - 1. **The Birmingham Plan 2040**
- K. Miscellaneous Business and Communications:
 - 1. Communications
 - 2. Administrative Approval Correspondence
 - 3. Draft Agenda – **October 27th, 2021**
 - 4. Other Business
- L. Planning Division Action Items
 - 1. Staff Report on Previous Requests
 - 2. Additional Items from Tonight's Meeting
- M. Adjournment

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

Link to Access Virtual Meeting: <https://zoom.us/j/111656967>
Telephone Meeting Access: 877-853-5247 US Toll-Free
Meeting ID Code: 111656967

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

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

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