

From: Robb Burroughs, RA

Phone Number: (734) 929-9000



TRANSMITTAL

To: City of Northville Planning Commission
c/o Dianne Massa, CMC, City Clerk
dmassa@ci.northville.mi.us

Address: 215 West Main Street

Phone Number: (248) 349-1300

Date: July 13, 2021

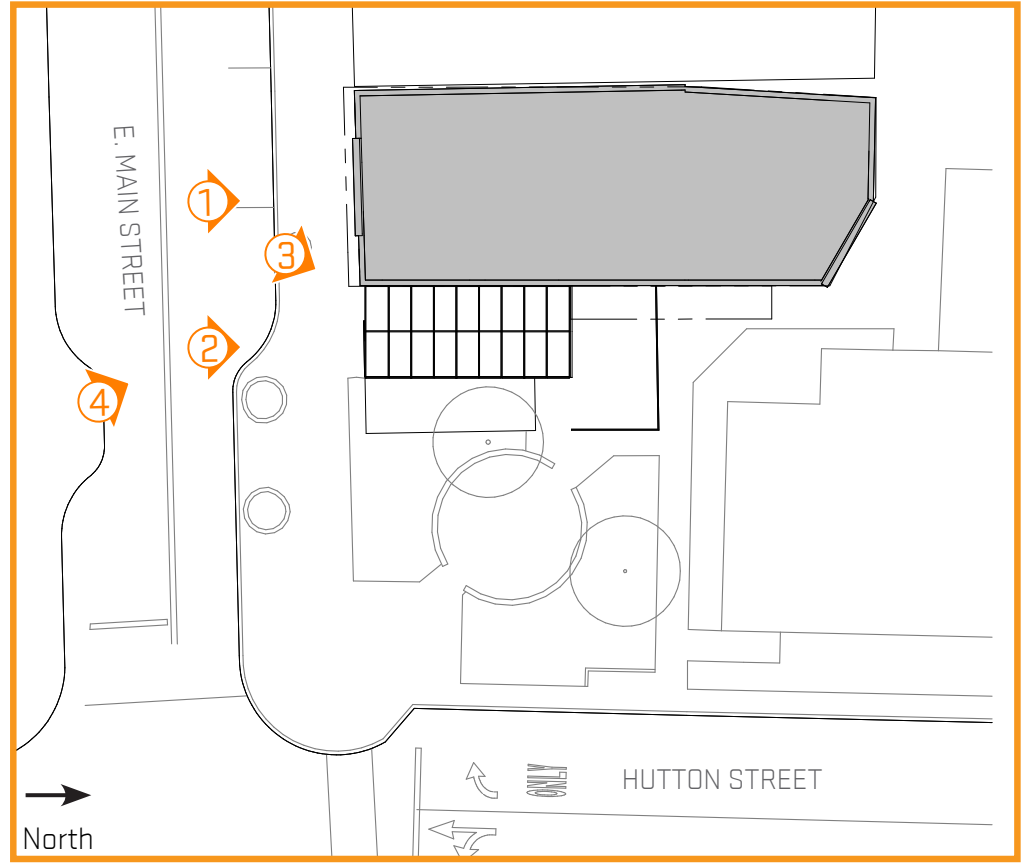
Project/Subject: 157 East Main Street: Exchange Bar and Grill
Revisions to existing Submittal of the March 2, 2021 Planning
Commission Meeting, 157 E. Main/ Preliminary and Final Site Plan
Review (Rooftop Dining & Stairwell Addition)
ERD21 – The Exchange Roof Deck Addition

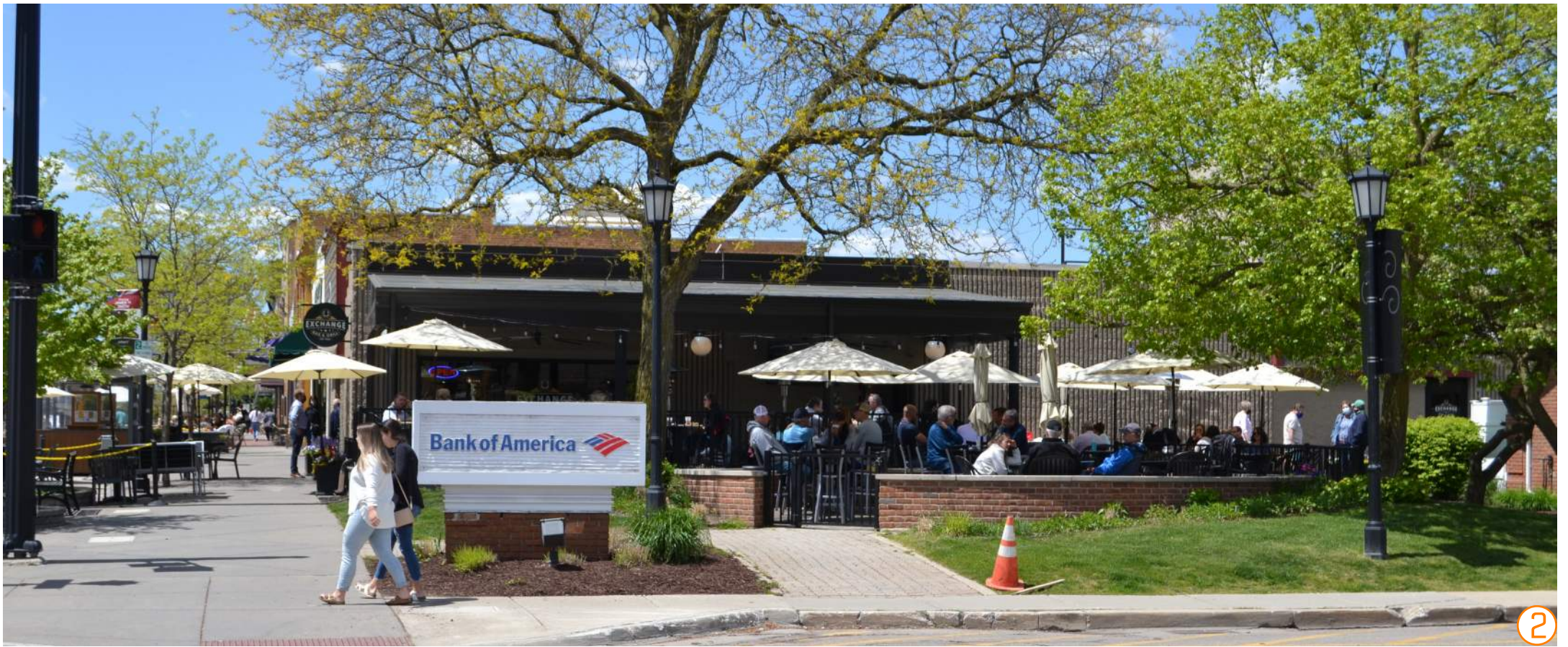
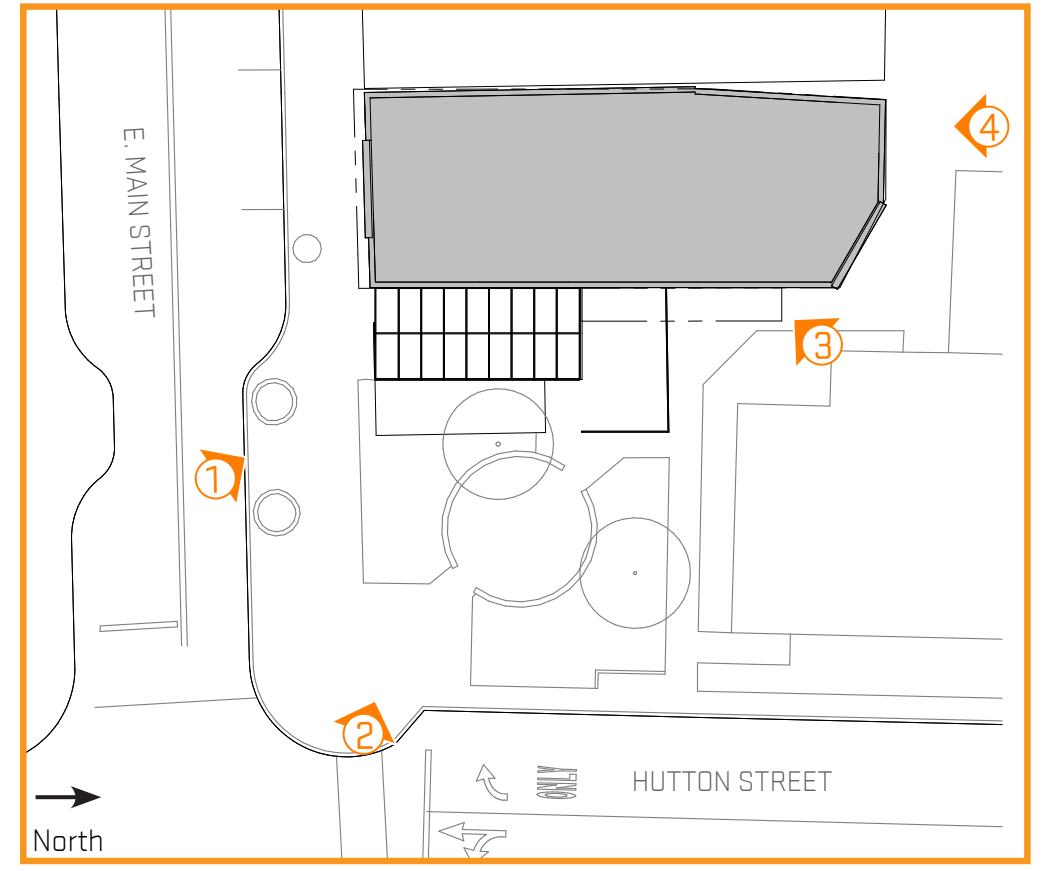
Contents: Existing Photos with Site Key
Existing and Proposed Site Plan
Existing Floor Plans
Proposed Floor Plan
Existing and Proposed Elevations
Railing Details
Site Views and Section
Renderings
Digital Material and Product Selections
Previously submitted Civil Surveys for reference

Brief Project Description: 157 E. Main Street has recently been re-branded from the popular Poole's Tavern to the Exchange Bar and Grill. The new owner has made recent updates to the interior kitchen and dining areas and is seeking Final Site Plan approval for an exterior rooftop patio, a new penthouse addition that consists of access stairs to the rooftop and an enclosed egress stair to grade, and new mechanical screen walls around recently relocated HVAC units. O|X Studio is the new agent/architect for the owner/applicant. The enclosed drawings have been revised to address comments received at the March 2, 2021 Planning Commission Meeting.

EXCHANGE BAR AND GRILL







Site Features

---Property Line

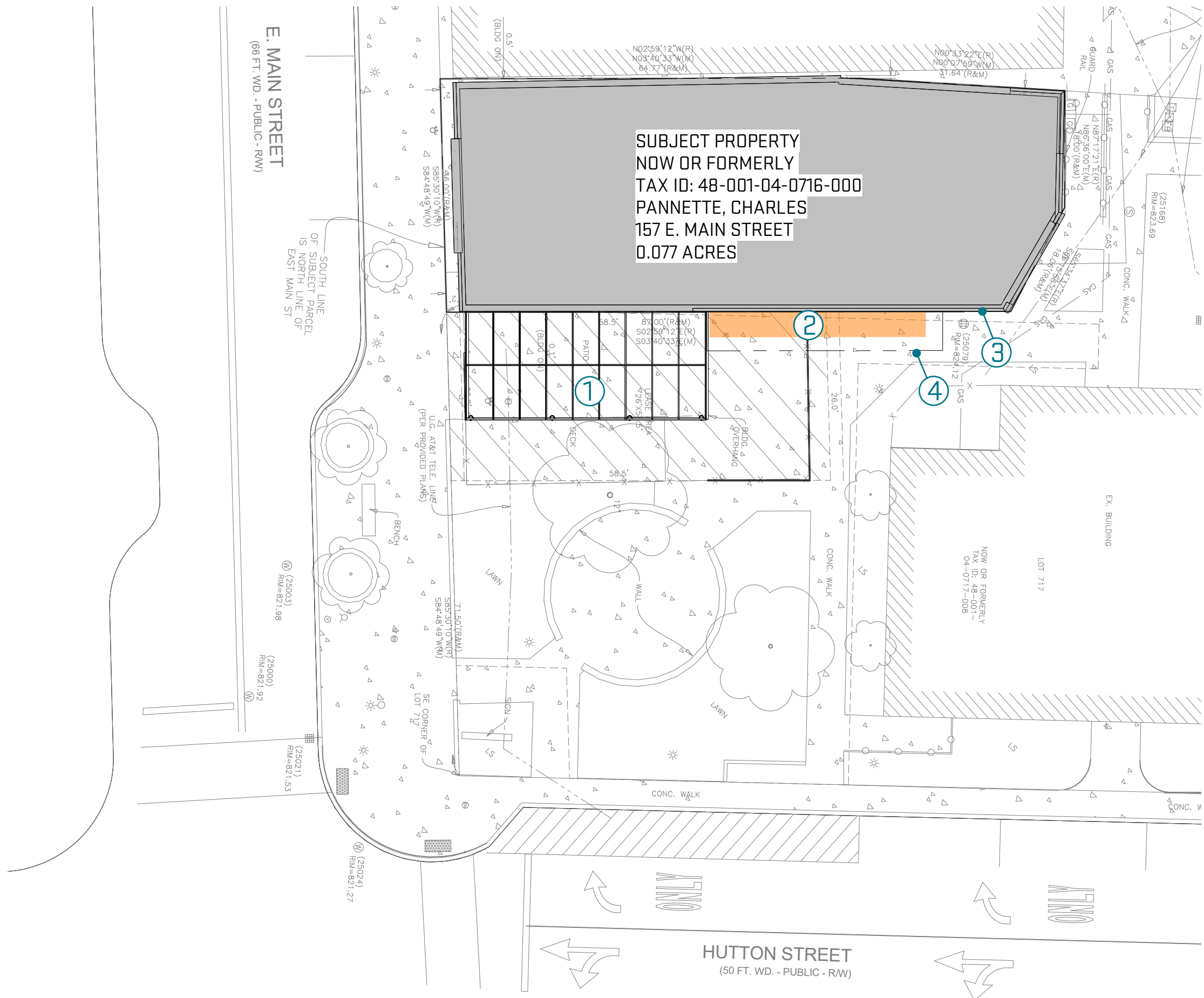
— Proposed

① Existing exterior seating

② Proposed egress stair tower

③ To-Go Order door

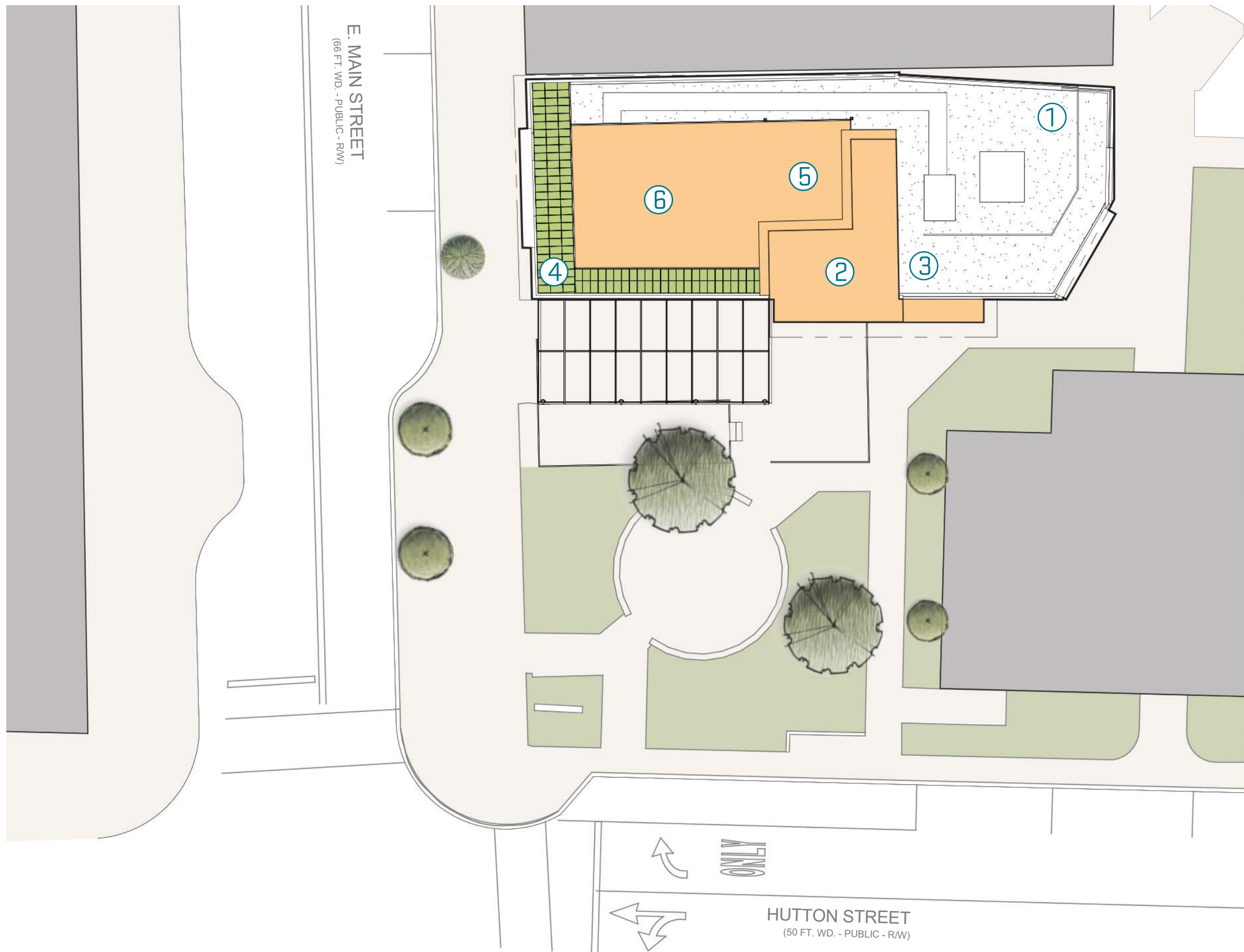
④ Proposed land division,
Resultant Parcel 'C'



EXISTING SITE PLAN

Scale: 1/16" = 1'-0"





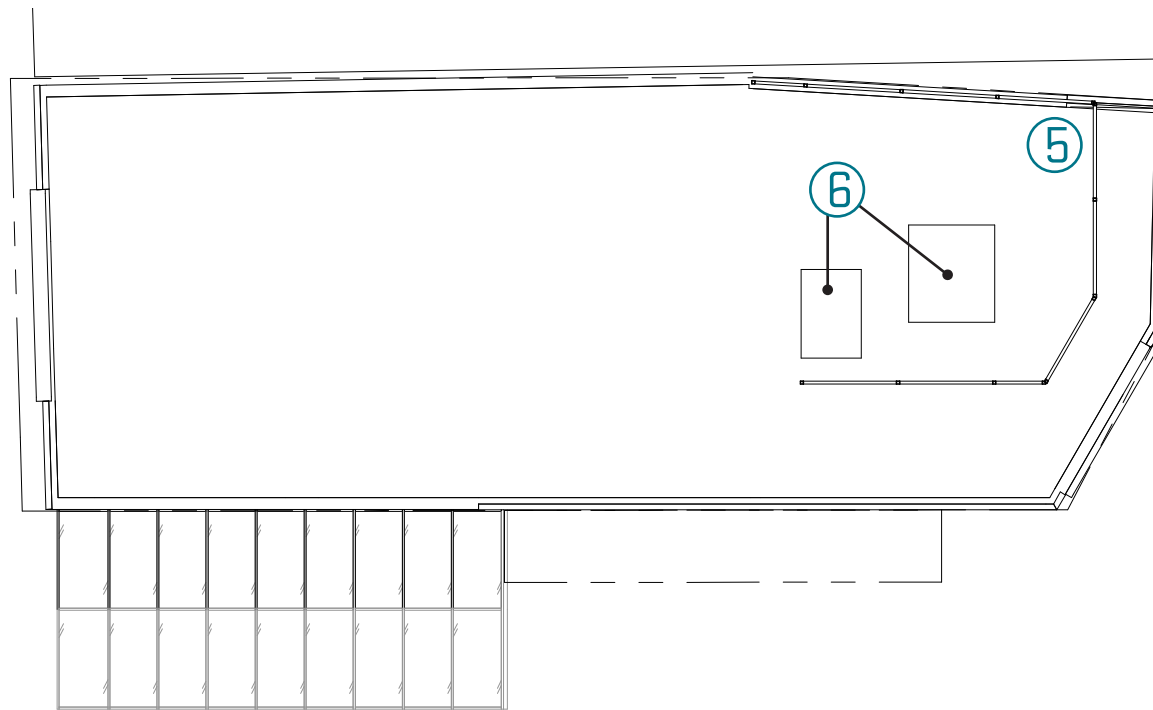
Site Features

- Property Line
- ① New mechanical screen wall
- ② Stair tower containing interior connecting stair and egress stair.
- ③ Roof access
- ④ Green roof planters
- ⑤ Covered bar
- ⑥ Roof deck patio

PROPOSED SITE PLAN

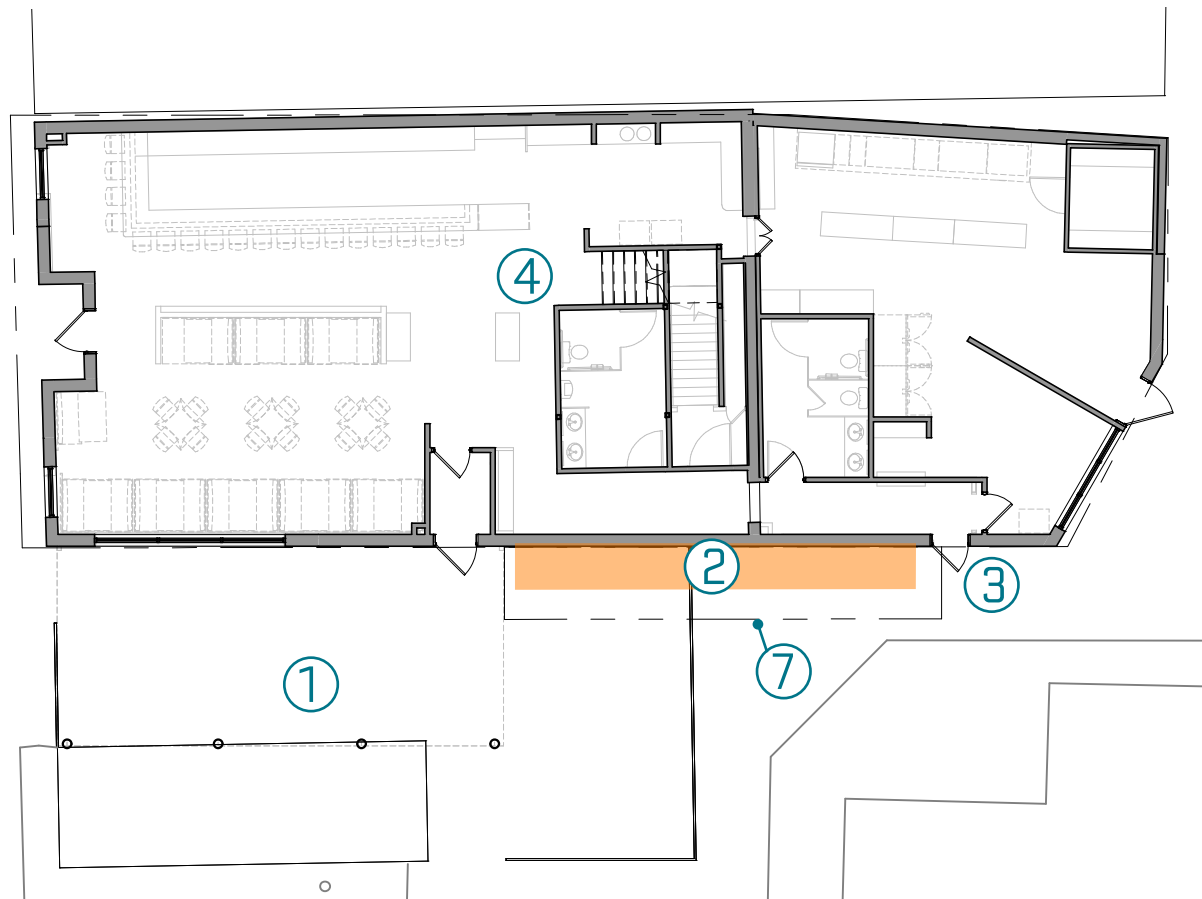
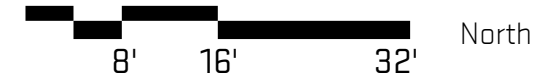
Scale: 1/16" = 1'-0"





EXISTING ROOF PLAN

Scale: 1/16" = 1'-0"



EXISTING L1 PLAN

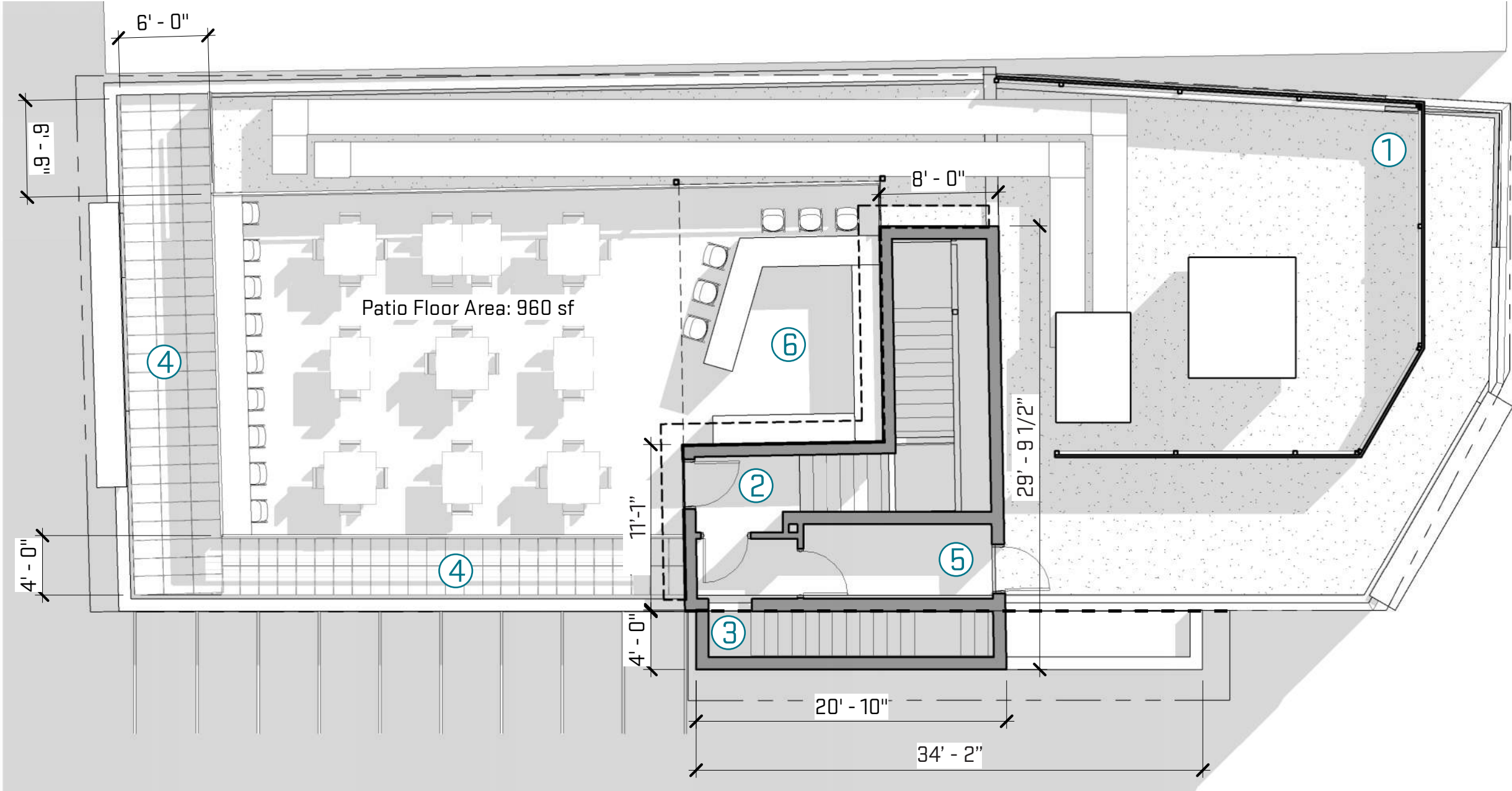
Scale: 1/16" = 1'-0"



Existing Conditions

- Property Line
- ① Existing exterior seating
- ② Proposed egress stair tower
- ③ To-Go Order door
- ④ Interior stair extension
- ⑤ Mechanical screen wall structure
- ⑥ Phase 1 relocated equipment
- ⑦ Proposed land division, Resultant Parcel 'C'

Proposed Roof Deck

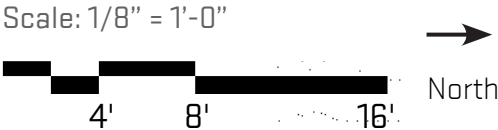


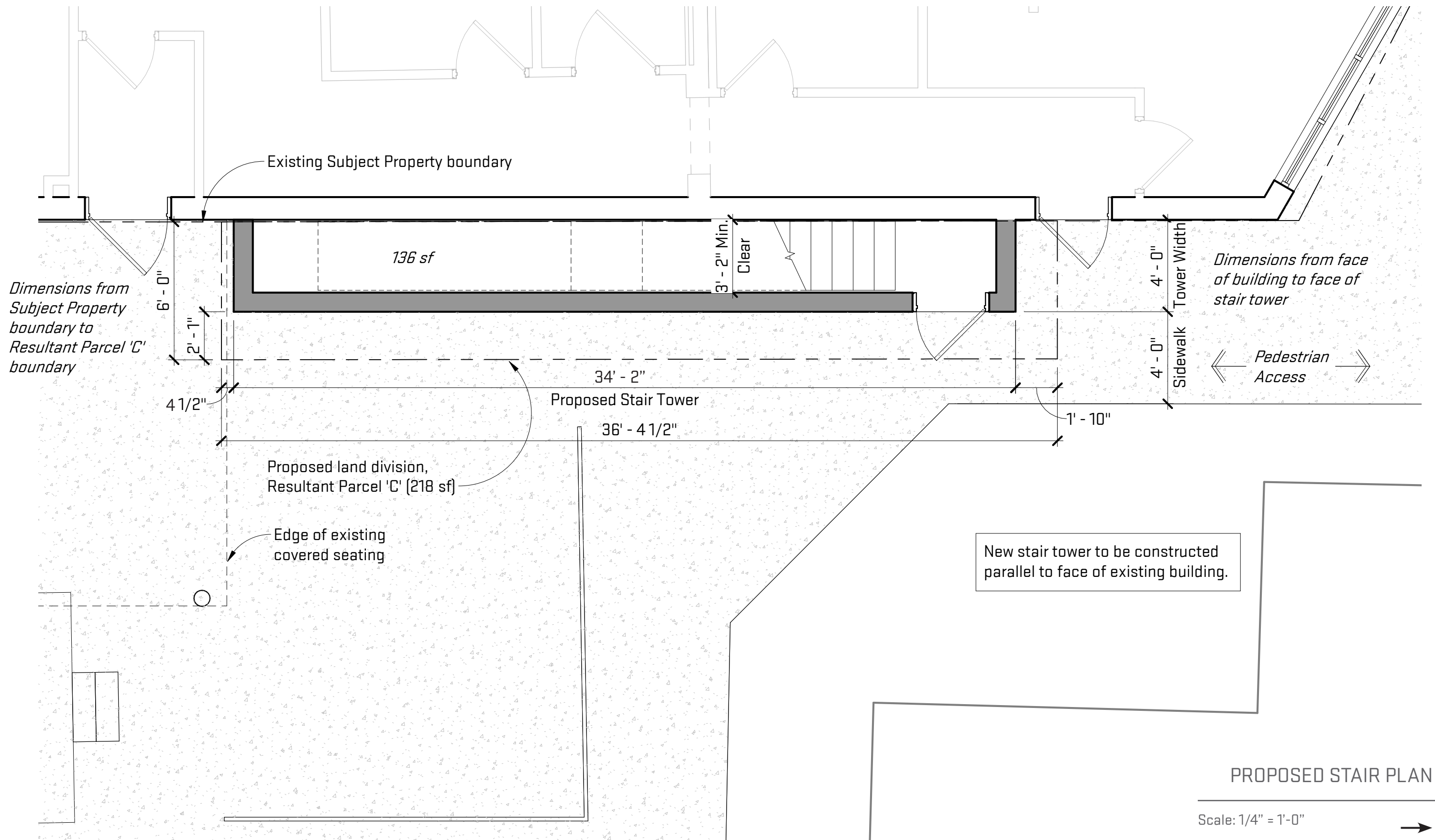
- Property Line
- ① New mechanical screen wall
- ② Interior stair extension
- ③ New egress stair
- ④ Green roof planters
- ⑤ Roof access
- ⑥ Covered bar area

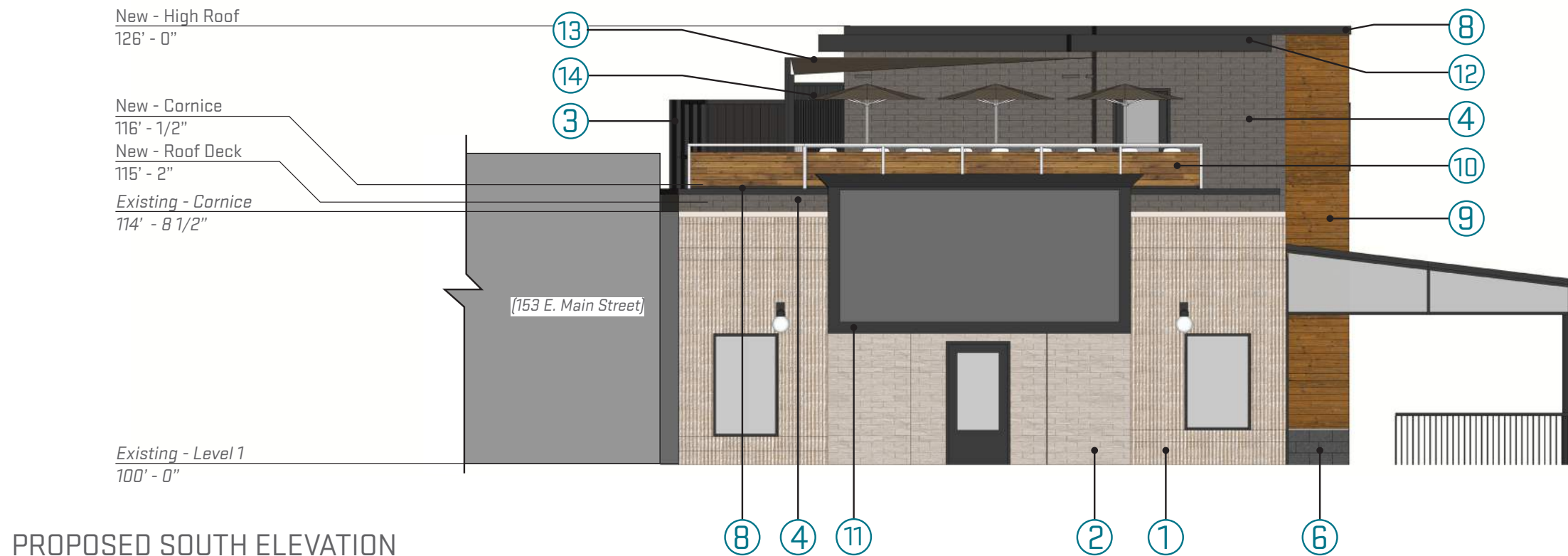
Total Occupants

- 45 Patrons
- 4 Wait Staff
- 49 MAX OCCUPANTS

PROPOSED ROOF PLAN

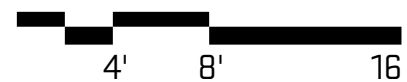






PROPOSED SOUTH ELEVATION

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



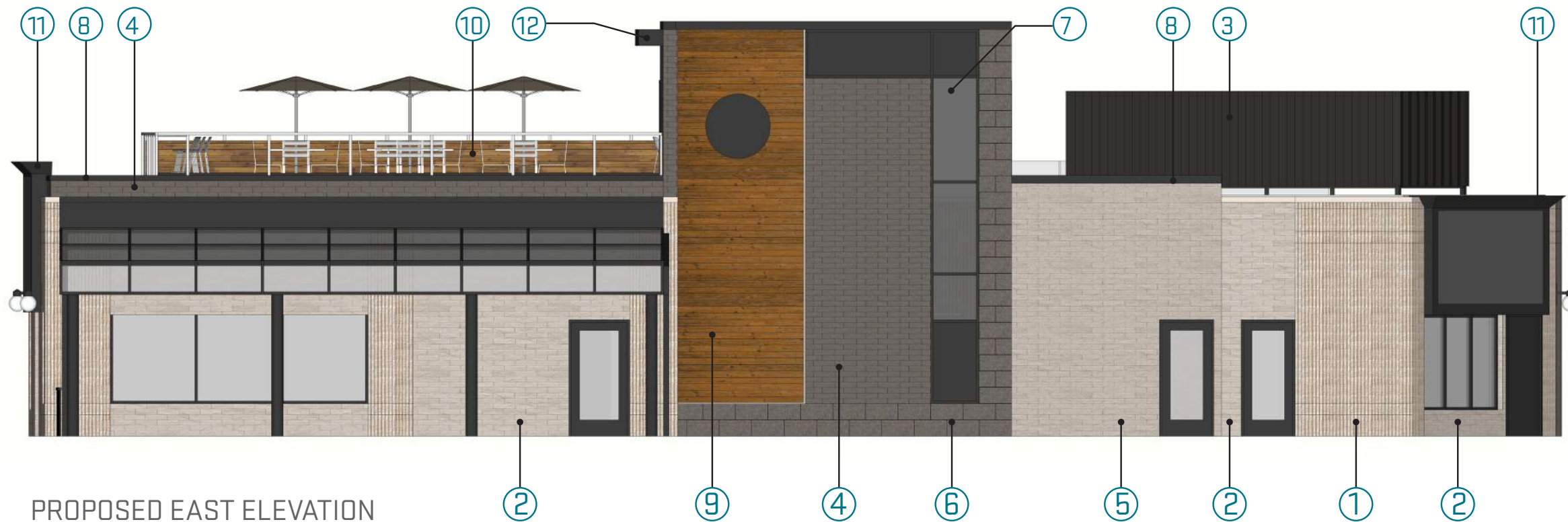
EXISTING SOUTH ELEVATION

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



Notes

- ① Existing fluted block
- ② Existing splitface block
- ③ Concealed Fastener metal wall panel system, W-12 by Kingspan
- ④ 4"x16" Burnished concrete masonry unit. Dark accent color
- ⑤ 4"x16" Splitface concrete masonry unit. Light accent color
- ⑥ 12"x24" Burnished concrete masonry unit
- ⑦ Front glazed aluminum storefront system with 1" insulated glazing unit and insulated metal infill panel
- ⑧ Pre-finished metal coping
- ⑨ 4" Aluminum tongue and grooving siding with concealed fasteners on concrete masonry unit back-up wall
- ⑩ Thermally modified wood siding fastened to stainless steel rail posts
- ⑪ Existing wood trim, painted
- ⑫ ACM metal panel on cold formed framing with prefinished coping
- ⑬ Fabric tensile canopy over bar area
- ⑭ Perforated metal panel with powder coat finish



PROPOSED EAST ELEVATION

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



EXISTING EAST ELEVATION

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



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- ⑨ 4" Aluminum tongue and grooving siding with concealed fasteners on concrete masonry unit back-up wall
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- ⑪ Existing wood trim, painted
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New - High Roof
126' - 0"

New - Cornice
116' - 1/2"

New - Roof Deck
115' - 2"

Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"

⑧

⑥

④

⑤

②

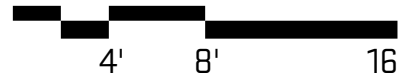
⑪

③

①

PROPOSED NORTH ELEVATION

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



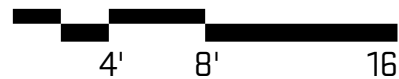
Existing mechanical units and
screen wall structure beyond.

Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"

EXISTING NORTH ELEVATION

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



Remove existing sign panel.

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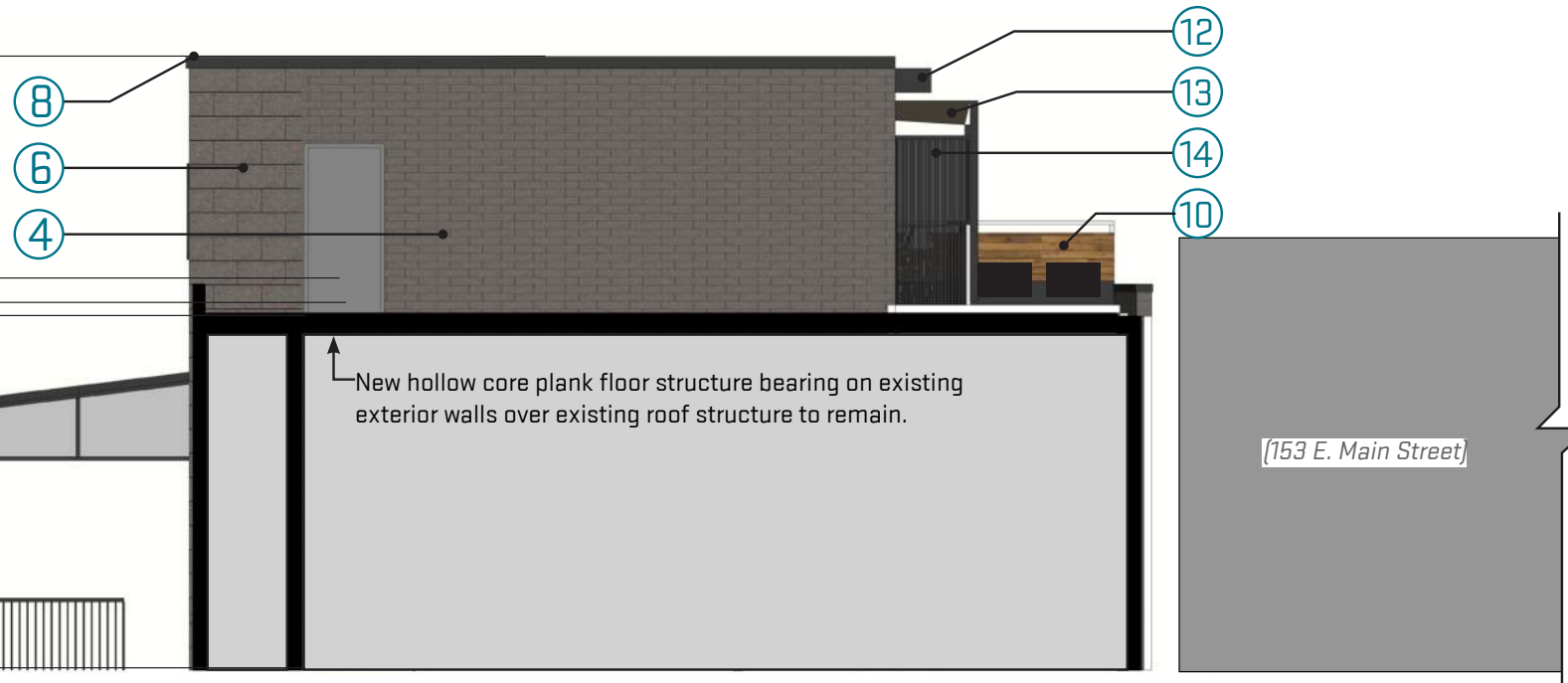
New - High Roof
126' - 0"

New - Cornice
116' - 1/2"

New - Roof Deck
115' - 2"

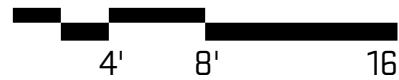
Existing - Cornice
114' - 8 1/2"

Existing - Level 1
100' - 0"



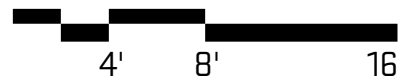
PARTIAL NORTH ELEVATION

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



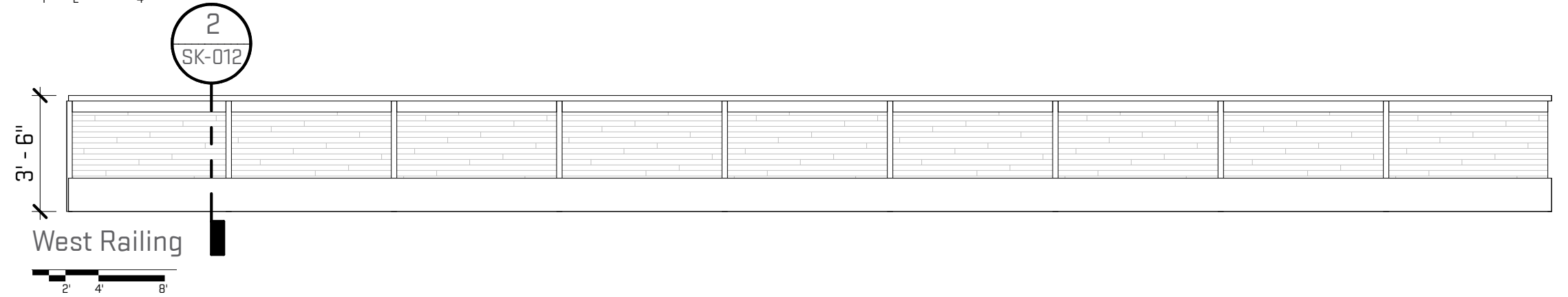
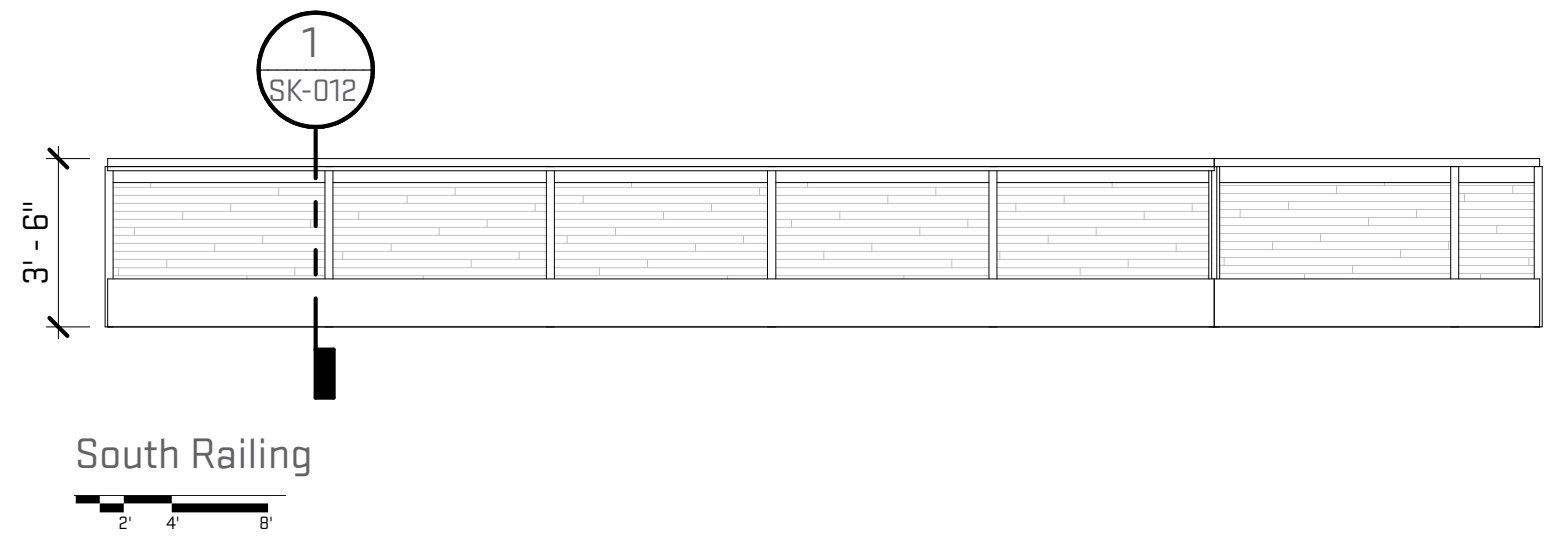
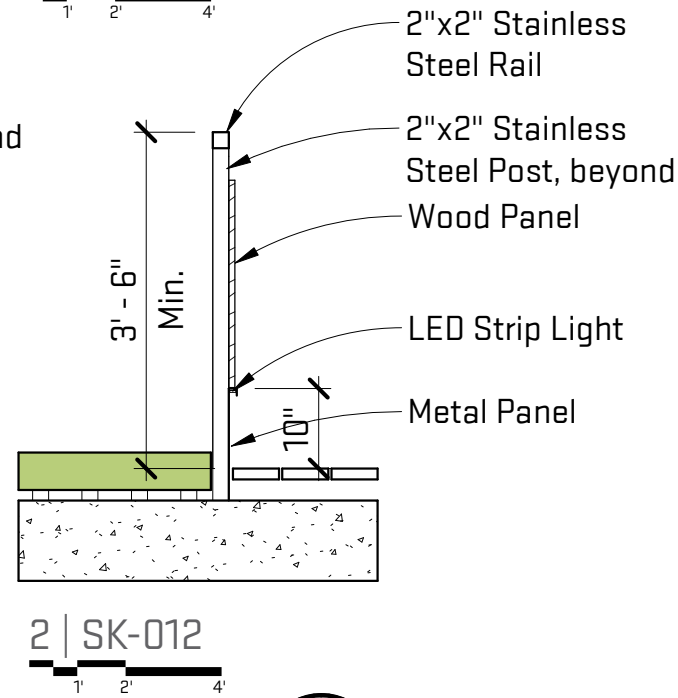
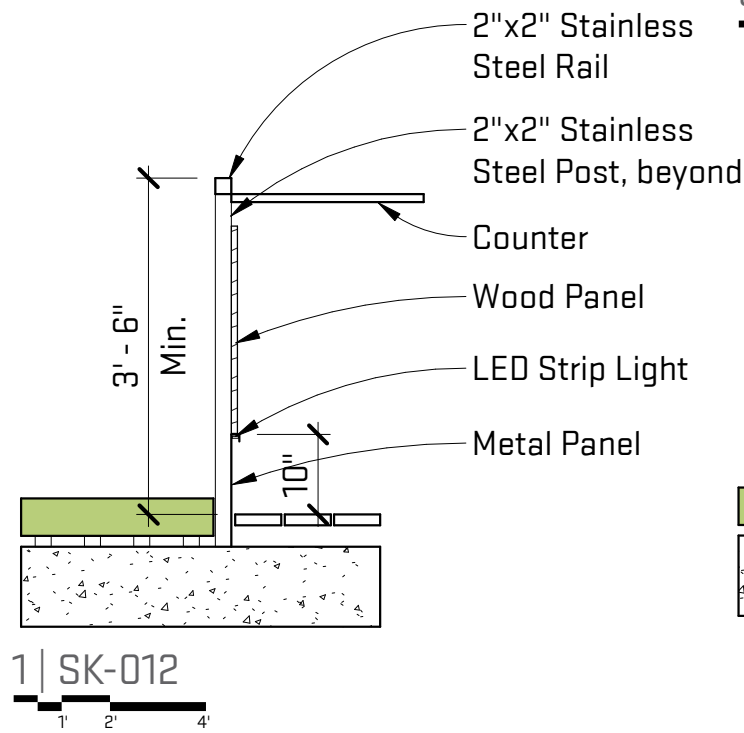
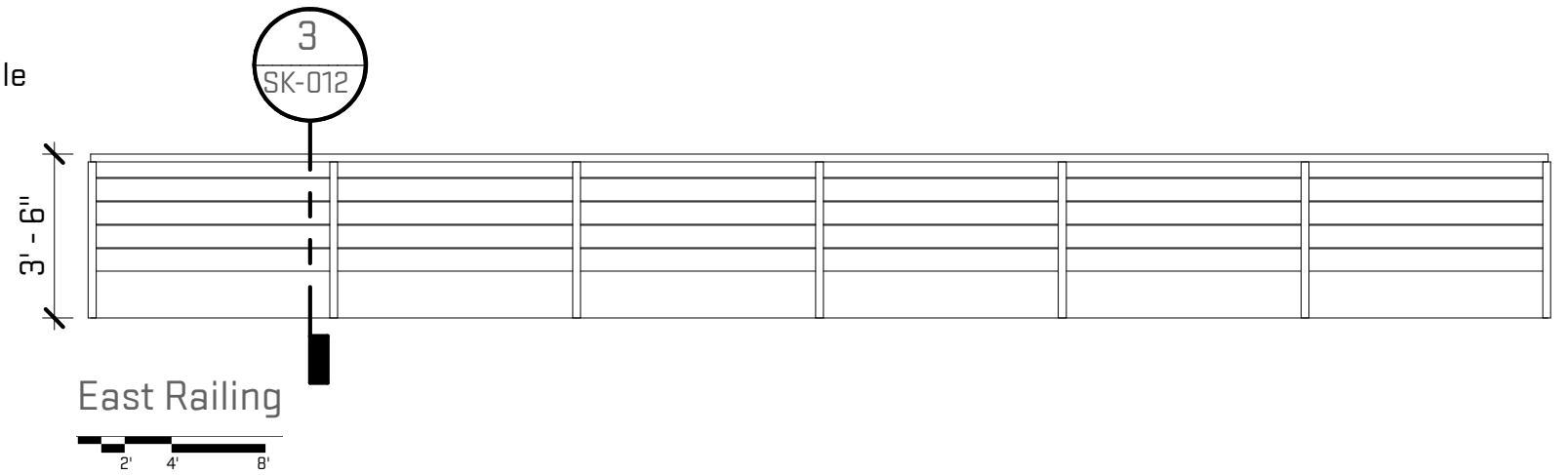
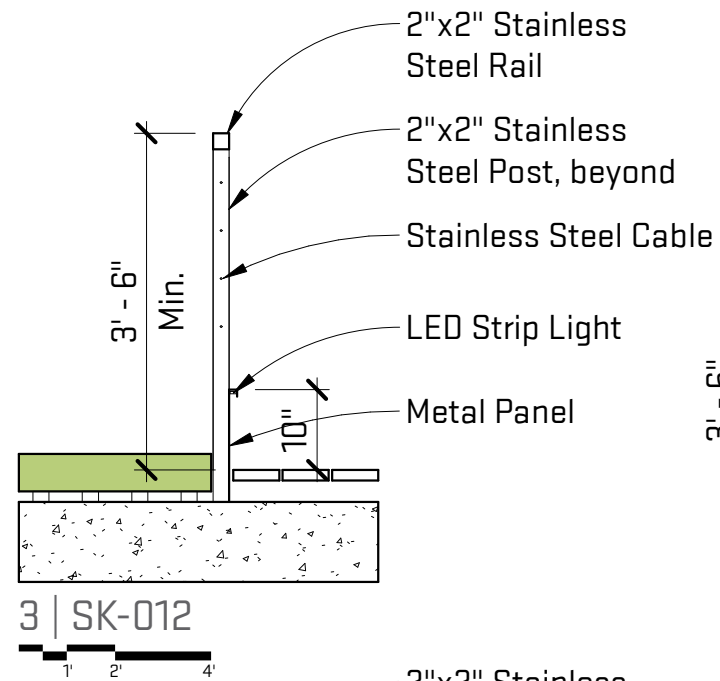
PARTIAL SOUTH ELEVATION

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



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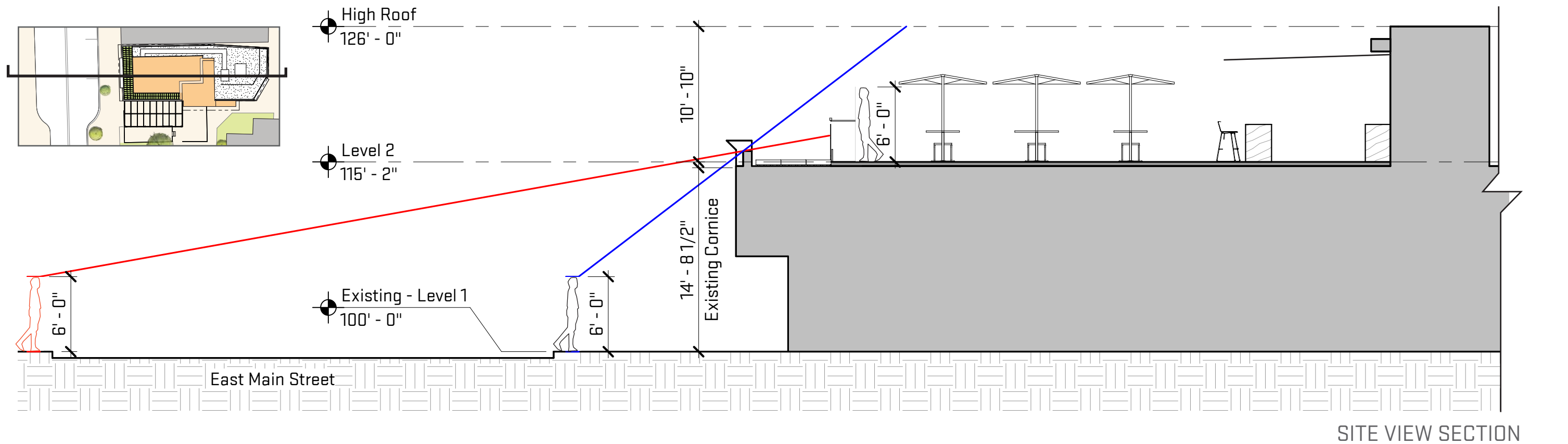
View North from Across East Main St.



View East from Below



View West from Corner of Hutton St. & East Main St.



Scale: 1/16" = 1'-0"

8' 16' 32' North



View South from Entry Door



View South from Bar

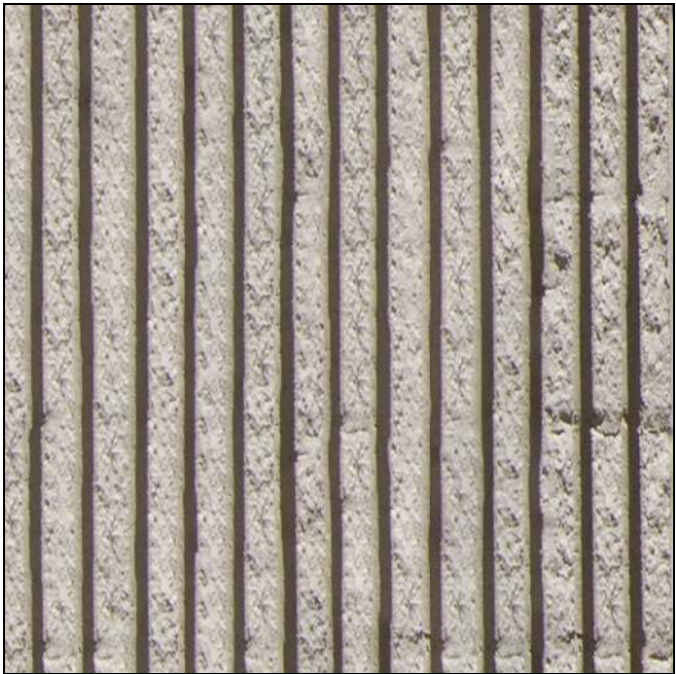








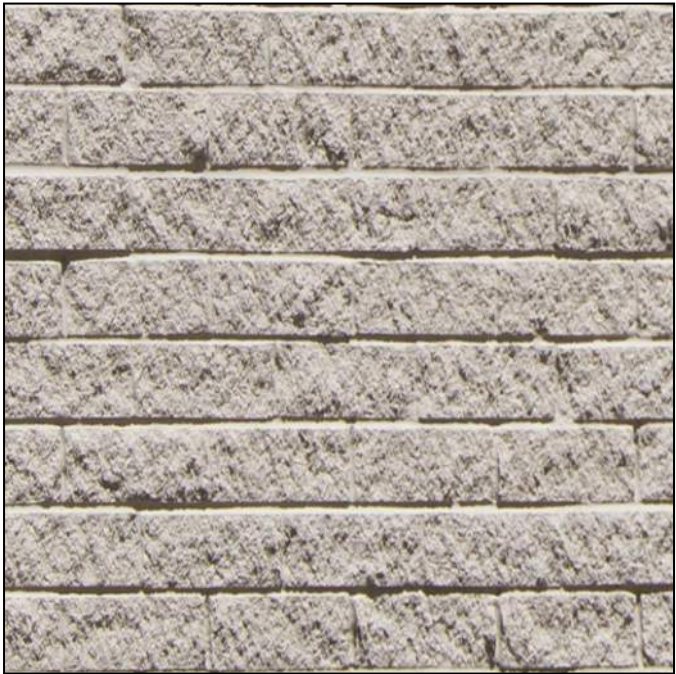
① Aswan



Existing Fluted Block



① Anastasia

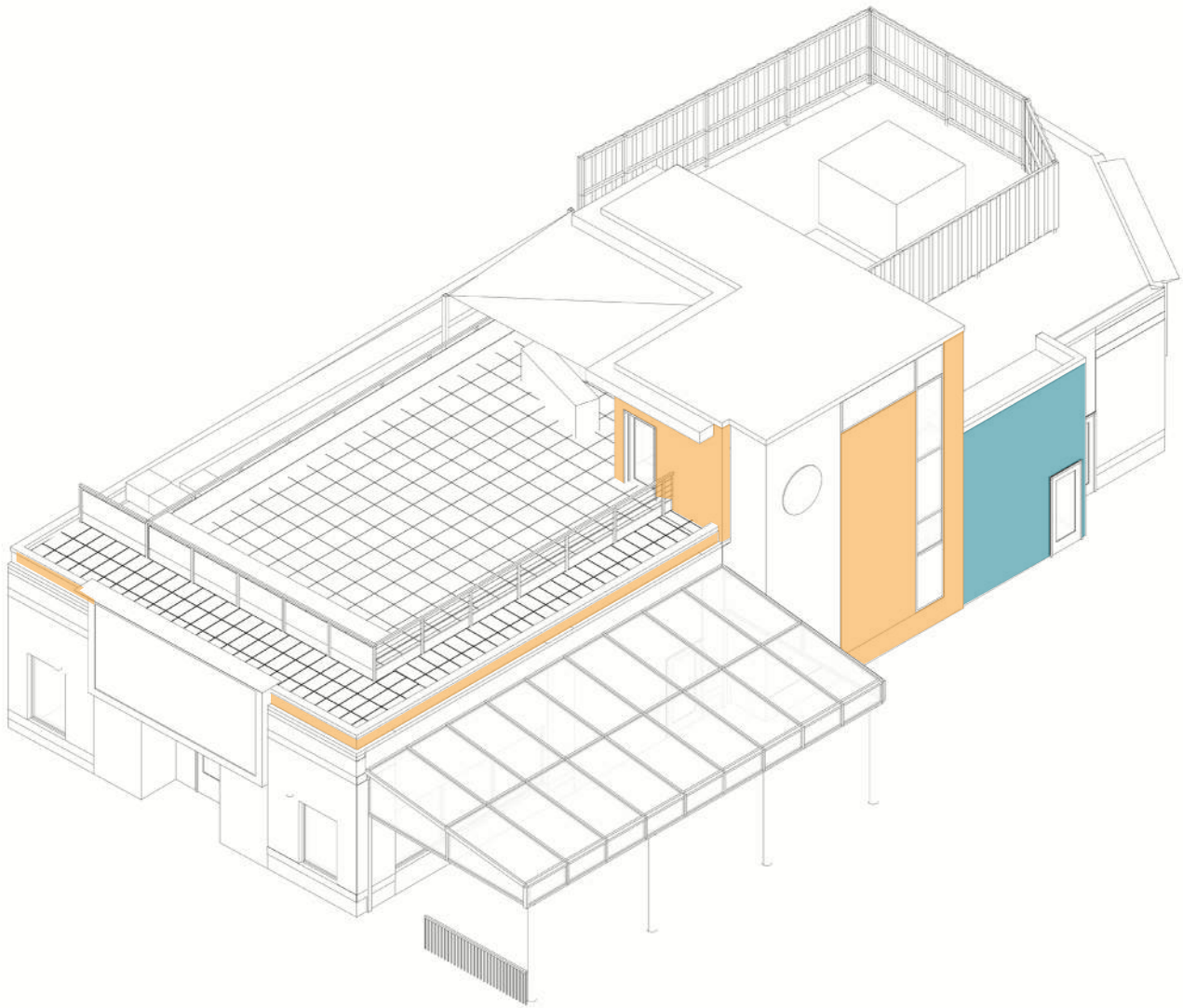


Existing Splitface Block

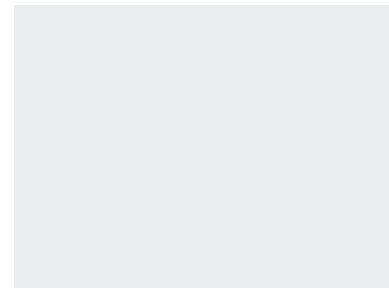
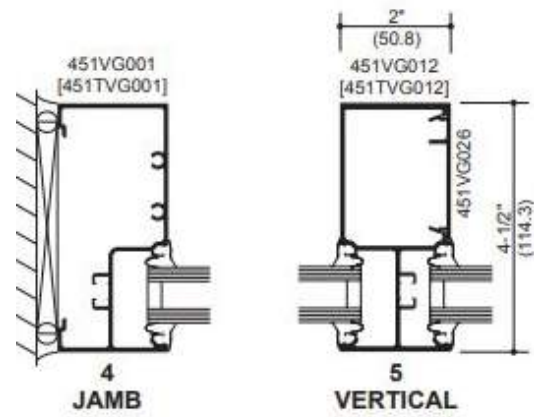
Notes

① Dark Block

① Light Block



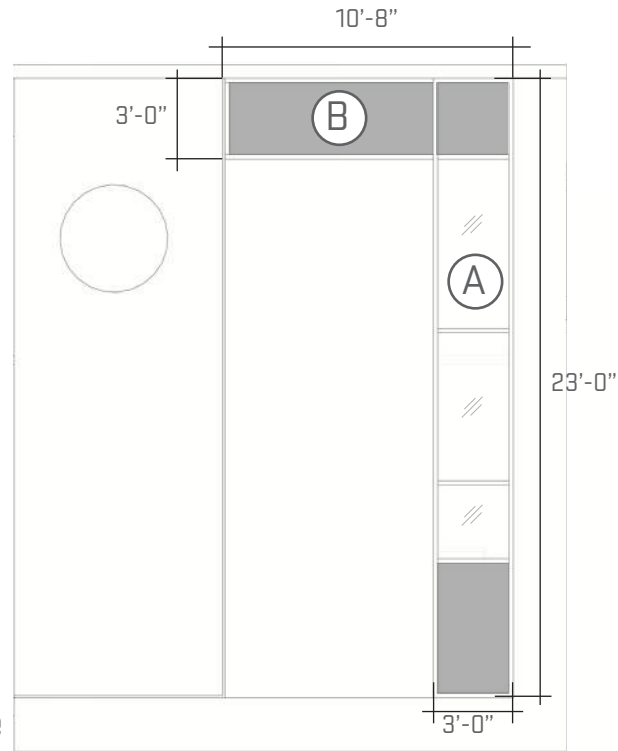
Burnished Block Color Considerations



Ⓐ Vision Panel: Solargray



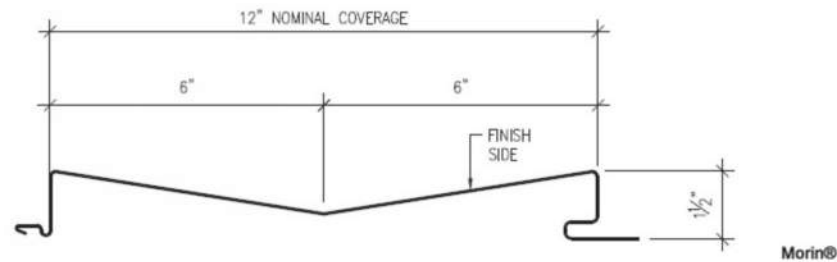
Ⓑ Solid Panel: Dark Bronze



Kawneer | Trifab VersaGlaze 451/451T Framing System ①



Concealed Fastener W-12



Dark Bronze
SR:0.27 E:0.85 SRI:26
RGB: 55 51 50

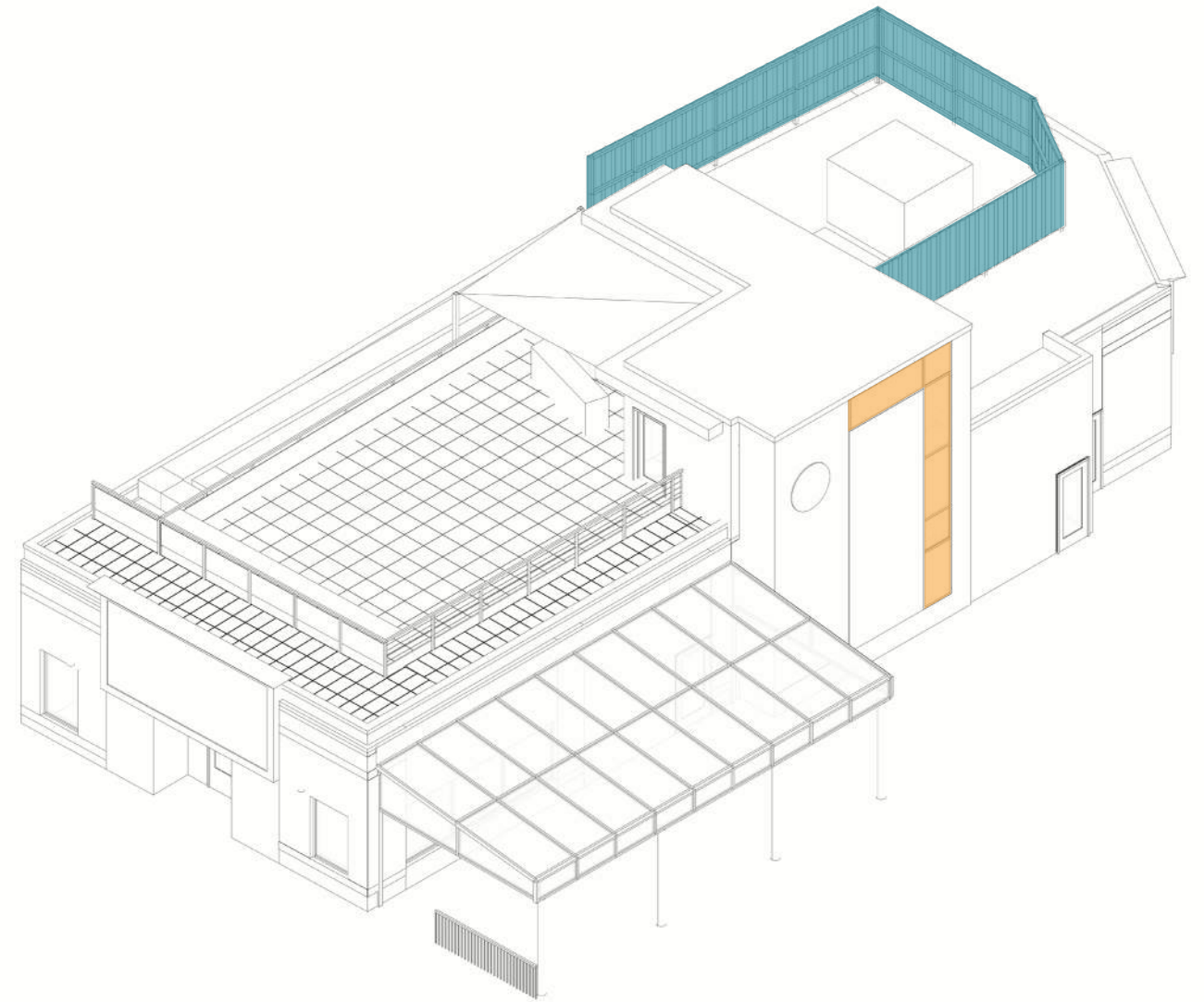


Morin | Concealed Fastener W-12 | Color: Bristol Black ①

Notes

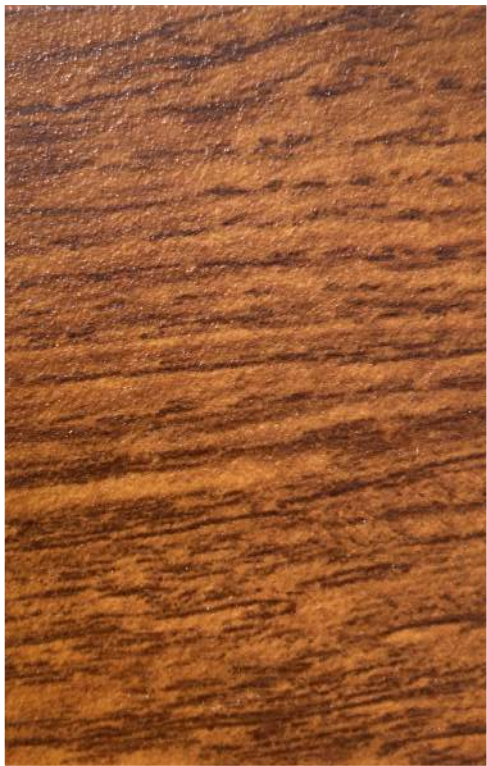
① Window System

① Mechanical Screen Wall





Railing Panel | Arbor Wood Co. | Color: White Ash 190 ①

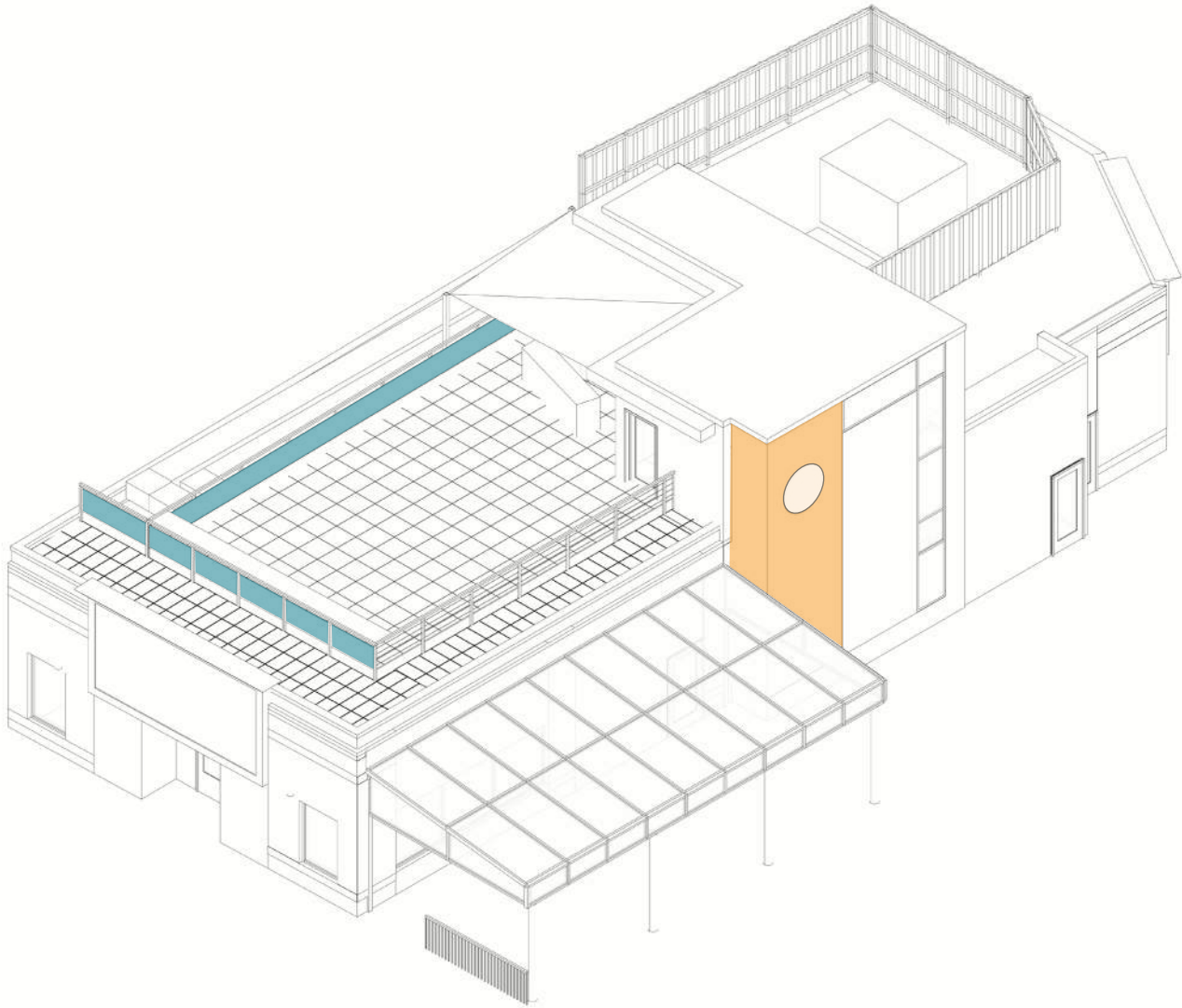


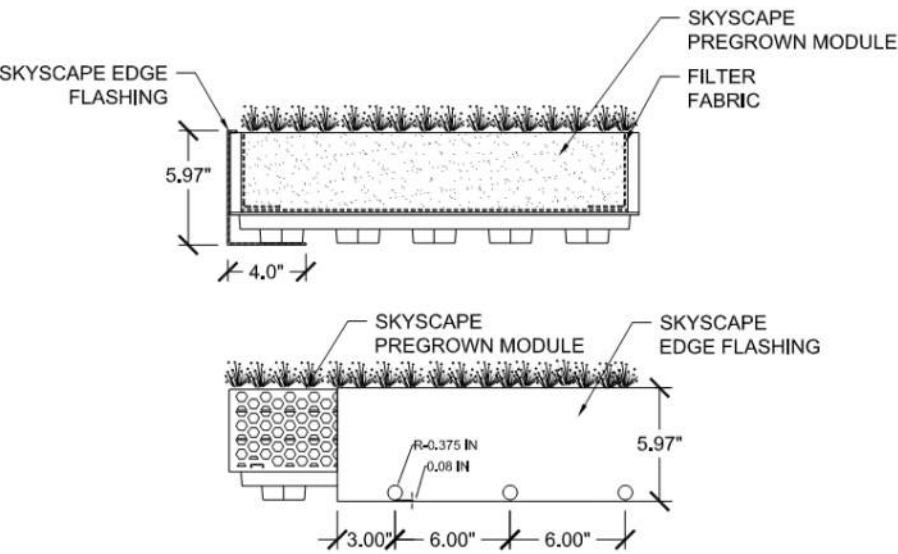
Siding Panels | Longboard | Color: Dark Antique Oak ①

Notes

① Siding Panel

① Railing Panel





Notes

- ① Umbrellas
- ① Canopy
- ① Green Roof Planters

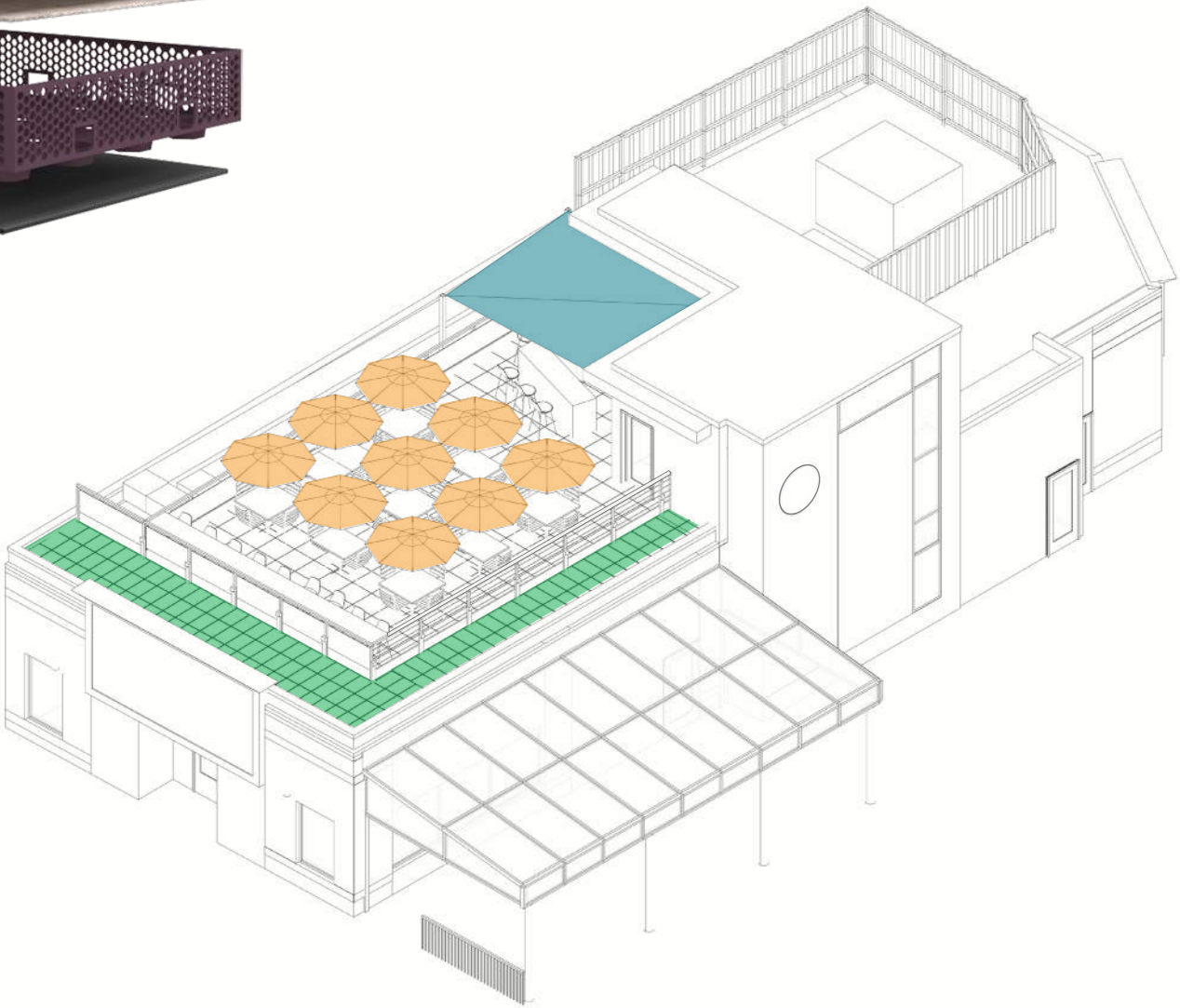
Green Roof Planters | Firestone | Skyscape Pregrown Module

①

TUUCI®



Taupe
4648-0000

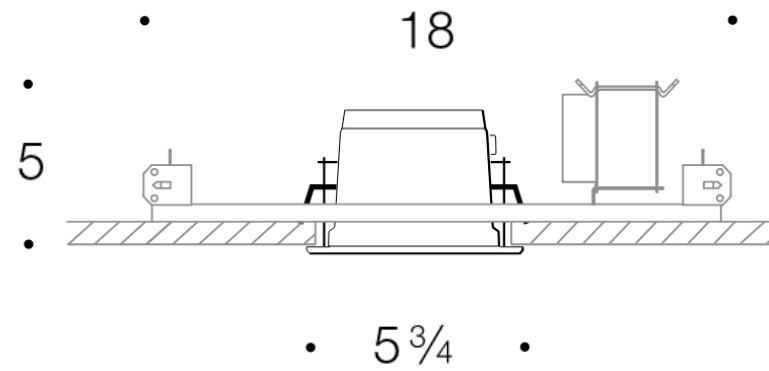


Umbrellas | TUUCI | Color: Taupe

①

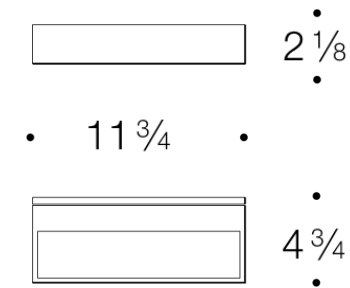
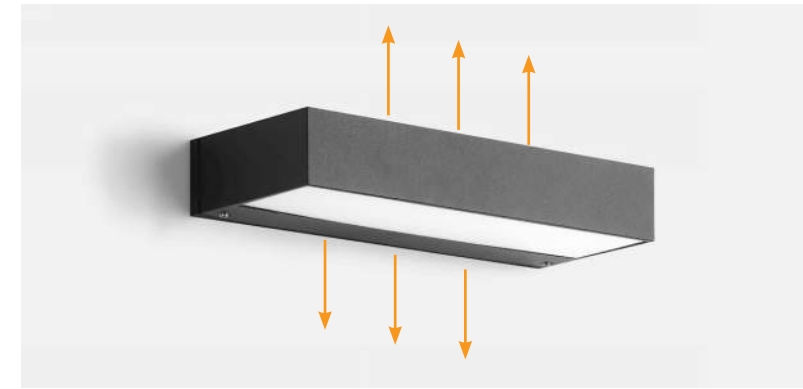
Canopy | Color: Taupe

①



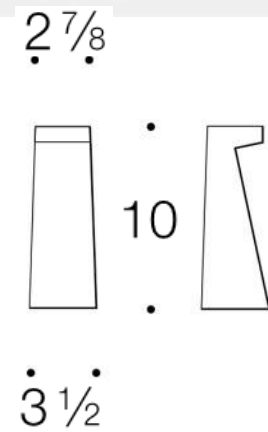
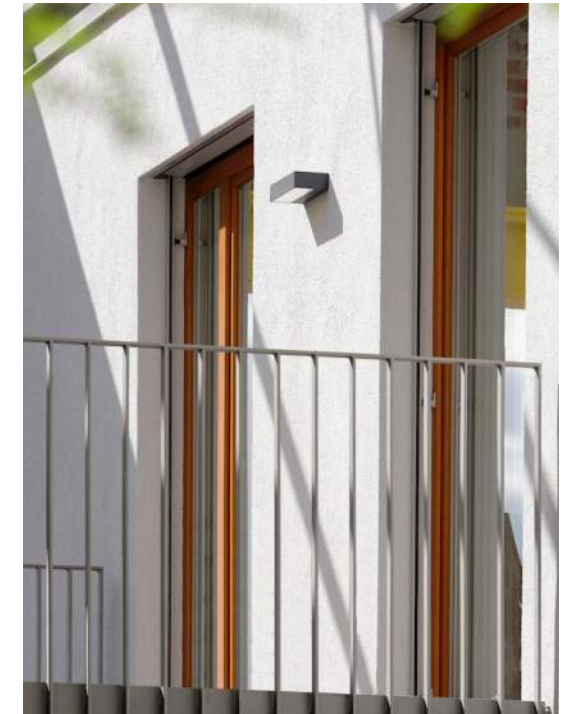
Bega | Exterior Downlight | 24 817 ①

*Required for egress lighting at exit access door



Bega | Wall Luminaire | 33 341 ②

*Uplighting will be shielded by fabric canopy and roof eyebrow



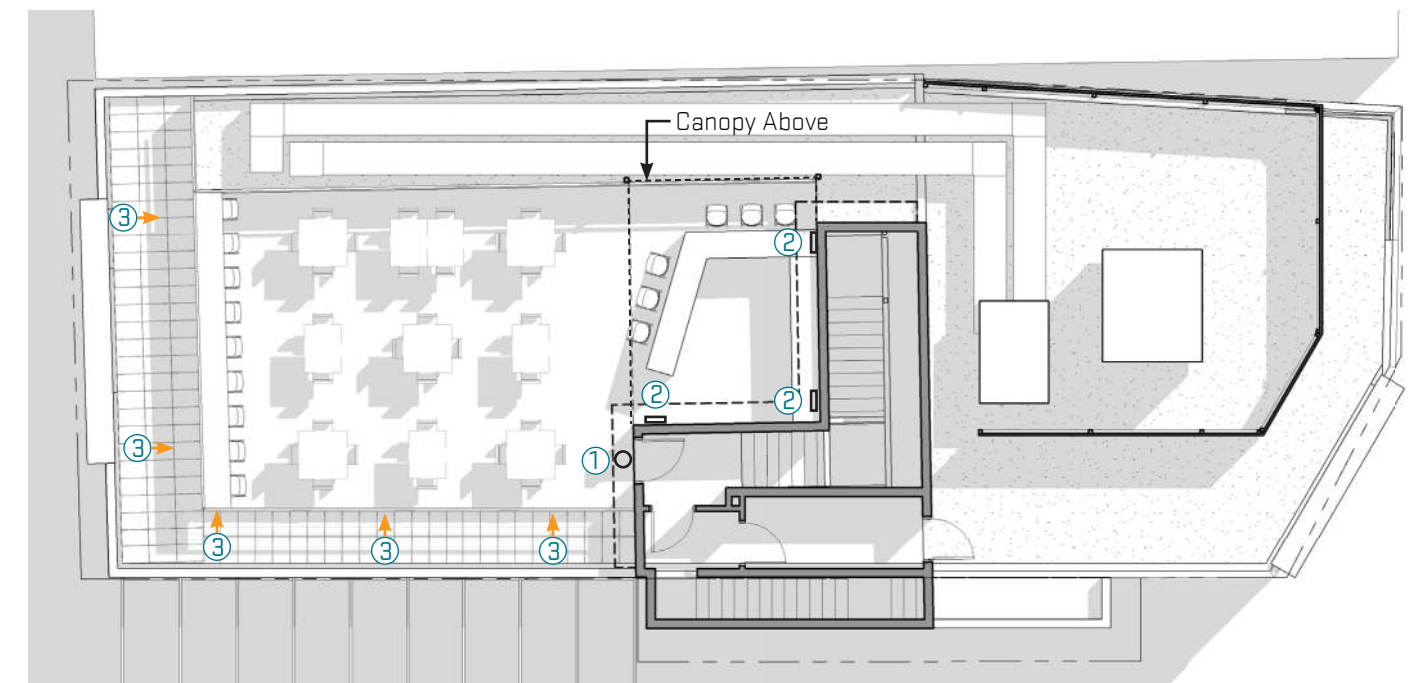
Bega | Garden Bollard | 77 277 ③

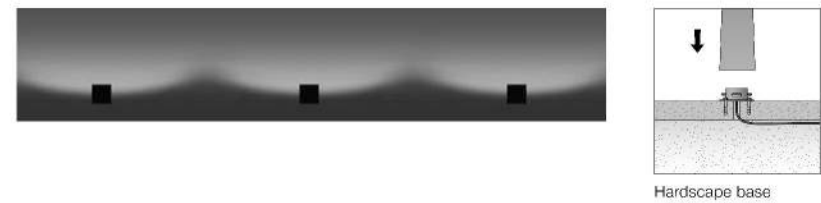
*Low level roof garden accent lighting



BEGA Unidure® Graphite
BEGA Tricoat® Graphite

BEGA





Garden bollards
with shielded wide beam light distribution

A series of pathway luminaires with shielded wide beam light distribution for use in the private sector. These luminaires are ideally suited for gardens, entryways, and for many applications on paths and terraces. Anchorage units are available for direct burial in concrete or soil, or with a hardscape base for installation on foundations or paved surfaces.

Die cast and extruded aluminum · Clear safety glass
Galvanized steel anchorage

LED color temperatures: 2700K, 3000K, 3500K, 4000K

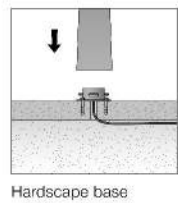
BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

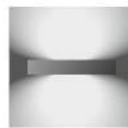
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Garden bollards					
		LED	A	B	C
77 276	with direct burial anchorage	2.1 W	2 7⁄8	10	3 1⁄2
77 277	with hardscape base	2.1 W	2 7⁄8	10	3 1⁄2



Hardscape base



Two-sided

Wall luminaires
with light emission on one or two sides

A series of wall luminaires with light output in one or two directions. Ideal for upward and downward lighting effects for interior and exterior locations. Arranged individually or in groups, they are great design elements for a host of lighting applications.

BEGA 19 545 and 19 537 small opening wiring box (included) required for proper installation.

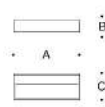
Die-cast aluminum · White safety glass

LED color temperatures: 2700K, 3000K, 3500K, 4000K

BEGA luminaires offer a minimum service life of 60,000 hours, with suitable LED replacement modules guaranteed for up to 20 years after date of purchase. Further LED technical data including luminous flux, CRI, dimming and electrical characteristics are provided on the individual luminaire specification sheets, available at www.bega-us.com

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

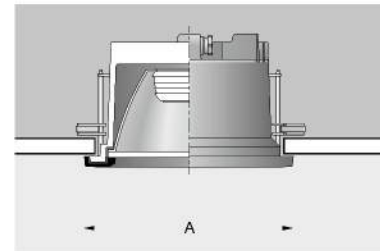
NRTL listed to North American standards · Suitable for wet locations
Protection class IP 64



Light emission on one side					
	LED	A	B	C	Required wiring box
33 319	3.9 W	7 7⁄8	2 1⁄8	4 3⁄4	19 545
33 329	7.9 W	11 7⁄8	2 1⁄8	4 3⁄4	19 537

Light emission on two sides					
	LED	A	B	C	Required wiring box
33 340	3.9 W	7 7⁄8	2 1⁄8	4 3⁄4	19 545
33 341	7.9 W	11 7⁄8	2 1⁄8	4 3⁄4	19 537

Bega | Wall Luminaire | 33 341 ②



Downlights
Symmetric light distribution

Electronic driver location	ceiling pan
Delivered lumens	1200 · 5015 lm
Luminaire size	Ø 5 3⁄4 · 6 3⁄4 · 8 1⁄2
Glass	clear safety glass

Downlights
with symmetric light distribution

A series of compact downlights featuring BEGA Hybrid Optics®, available in a variety of light distributions and light outputs. These luminaires are designed for down lighting atriums, canopies, passages and other interior and exterior locations.

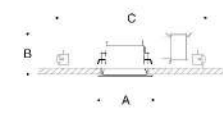
Die-cast aluminum housing and trim ring · Clear safety glass
Reflector surface made of pure anodized aluminum
Molded silicone optical lens · BEGA Hybrid Optics®

LED color temperatures: 2700K, 3000K, 3500K, 4000K

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NRTL listed to North American standards · Suitable for wet locations
Protection class IP 65



Downlights · narrow beam					
	LED	β	A	B	C
24 817	8.3 W	21°	5 3⁄4	5	18
24 820	16.8 W	21°	5 3⁄4	5	18
24 818	11.5 W	15°	6 3⁄4	5	18
24 821	24.5 W	15°	6 3⁄4	5	18
24 819	17.3 W	19°	8 1⁄2	5	18
24 822	36.0 W	19°	8 1⁄2	5	18

Bega | Exterior Downlight | 24 817 ①



Land in the City of Northville, Wayne County, MI, described as follows: That part of Lots 716 and 717, "ASSESSOR'S NORTHVILLE PLAT NO. 7" of Blocks 9, 10 and 11 of Plat of the Village of Northville and of part of the North 1/2 of Section 3, Town 1 South, Range 8 East, Village of Northville (Now City of Northville), Wayne County, Michigan as recorded in Liber 66 on page 47 of Plats, Wayne County Records, and being described as follows:

BEARING REFERENCE

SURVEYOR'S OBSERVATIONS

1
EX. BUILDING APPEARS TO LIE A MAXIMUM DISTANCE OF 0.5 FEET OVER THE WEST PROPERTY LINE.

1. THERE IS DIRECT ACCESS TO THE SUBJECT PROPERTY VIA E. MAIN STREET, A PUBLIC RIGHT-OF-WAY.
2. THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE AND PLANS OBTAINED FROM THE UTILITY OWNERS, IF AVAILABLE AT TIME OF SURVEY.
3. THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE AGENCY: FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO: 906162, EFFECTIVE DATE: JULY 28, 2020.
4. "BLDG ON" INDICATES THE BUILDING IS ON THE PARCEL, "BLDG OFF" INDICATES THE BUILDING IS OFF THE PARCEL.

WM:	
RECEIVED:	
SAN:	
RECEIVED:	
STORM:	
RECEIVED:	
GAS:	CONSUMERS ENERGY
RECEIVED:	10/23/2020
ELEC:	DTE ENERGY
RECEIVED:	N/A
PHONE/CABLE:	AT&T
RECEIVED:	10/26/2020
ROAD/ROW:	
RECEIVED:	

SUBJECT PROPERTY
NOW OR FORMERLY
TAX ID: 48-001-
04-0716-000
PANNETTE, CHARLES
157 E. MAIN STREET
0.077 ACRES

EX. CONC. BUILDING
#157 E.
MAIN STREET
(~3,184 SF)

"ASSESSOR'S NORTHVILLE"
PLAT NO. 7"
(LIBER 66-PAGE 47)

E. MAIN STREET
(66 FT. WD. - PUBLIC - R/W)

HUTTON STREET
(50 FT. WD. - PUBLIC - R/W)

ITEM 17: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES TO THE STREET RIGHT-OF-WAY LINES EITHER COMPLETED, PROPOSED, AND AVAILABLE FROM THE COUNTY RECORDS OR OTHERWISE.

ITEM 17: AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.

The figure consists of two maps. The left map shows the state of Michigan with a grid overlay. A dashed line indicates the location of Northville, Michigan, within the state. The right map is a detailed map of Northville, Michigan, showing the location of the site. The map includes labels for 'OAKLAND COUNTY' and 'WAYNE COUNTY' at the top, 'N CENTER ST' and 'S CENTER ST' running vertically, 'DUNLAP ST' and 'E MAIN ST' running horizontally, and 'CITY OF NORTHVILLE' and 'NORTHVILLE TWP.' at the bottom. A curved arrow points to a specific location labeled 'SITE' on S Center St. The map also shows a grid of streets and a scale bar at the bottom.

Figure 1: Standard Symbols and Abbreviations. This figure is a comprehensive reference for electrical and utility symbols used in engineering drawings. It is organized into two main columns. The left column contains various symbols for electrical components, including switches (S), fuses (F), transformers (T), and meters (M), along with their corresponding abbreviations. The right column contains symbols for utility lines and equipment, such as gas lines (GAS), water mains (WM), and various valves (V), along with their abbreviations. The symbols are drawn in a clear, standardized manner, using solid lines, dashed lines, and specific shapes to represent different components. The abbreviations are listed in a clean, sans-serif font next to their respective symbols.


THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED THIRD PERSON WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID THIRD PERSON.

DRAFT

www.hissuse.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :



SCHONSHECK,

DESIGN BUILD - CONSTRUCTION
50555 PONTIAC TRAIL, WOODBURY, MI 48395
P: 248 993 8300 F: 248 560 3565
WWW.SCHONSHECK.COM

ALTA/NSPS LAND TITLE SURVEY


157 E. MAIN STREET
PART OF NE 1/4, SEC. 3, T1S-R8E
CITY OF NORTHVILLE, WAYNE COUNTY, MI.

[illegible]

ORIGINAL ISSUE DATE:
10/30/20

PROJECT NO: 20-176

SCALE: 1" = 10'



A horizontal scale bar with a black and white alternating pattern. It is marked with '0' at the left end, '1/2"' at the midpoint, and '1"' at the right end.

FIELD: AJS
DRAWN BY: BN
DESIGN BY: N/A
CHECK BY: MEB

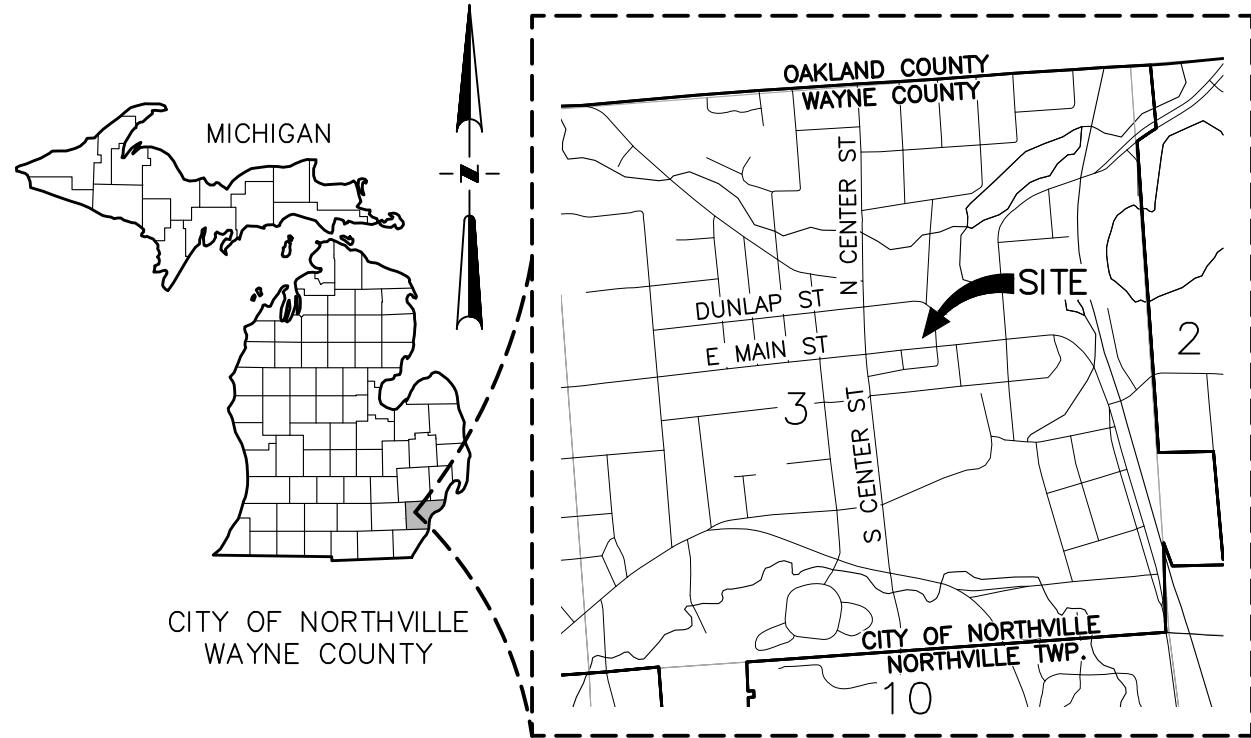
ALT-1

NOT FOR CONSTRUCTION



157 E. MAIN STREET
PROPOSED LAND DIVISION

LOCATION MAP



INNOVATIVE GEOSPATIAL
& ENGINEERING SOLUTIONS

MEGA
Engineering Group Associates, Inc.

298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOBS)

DRAFT

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Michigan's
One-Call

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Notification
Organization

1-800-482-7171
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THE LOCATIONS AND ELEVATIONS OF
EXISTING UNDERGROUND UTILITIES AS SHOWN
ON THIS DRAWING ARE ONLY APPROXIMATE
NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR
ACCURACY THEREOF. THE CONTRACTOR
SHALL BE EXCLUSIVELY RESPONSIBLE FOR
DETERMINING THE EXACT UTILITY LOCATIONS
AND ELEVATIONS PRIOR TO THE START OF
CONSTRUCTION.

CLIENT :



SCHONSHECK,
INC.

DESIGN BUILD - CONSTRUCTION
5555 PONTIAC TRAIL, SUITE 100, MI 48303
P: 248.969.8500 F: 248.969.8505
WWW.SCHONSHECK.COM

PROPOSED LAND DIVISION EXHIBITS

157 E. MAIN STREET
PART OF NE 1/4, SEC. 3, T1S-R8E
CITY OF NORTHVILLE, WAYNE COUNTY, MI.

DATE					
PLAN SUBMITTALS/REVISIONS					

ORIGINAL ISSUE DATE:
10/30/20

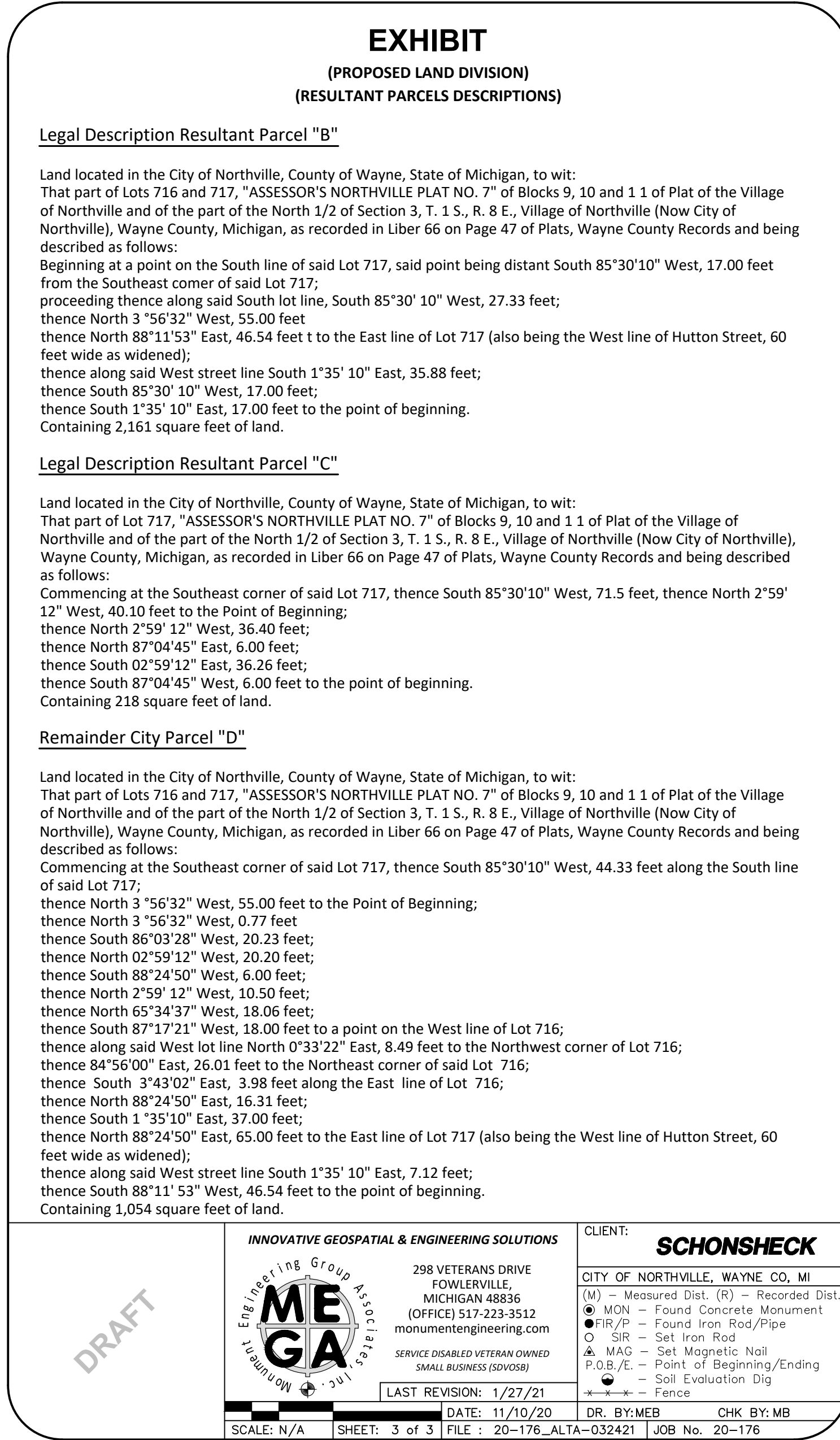
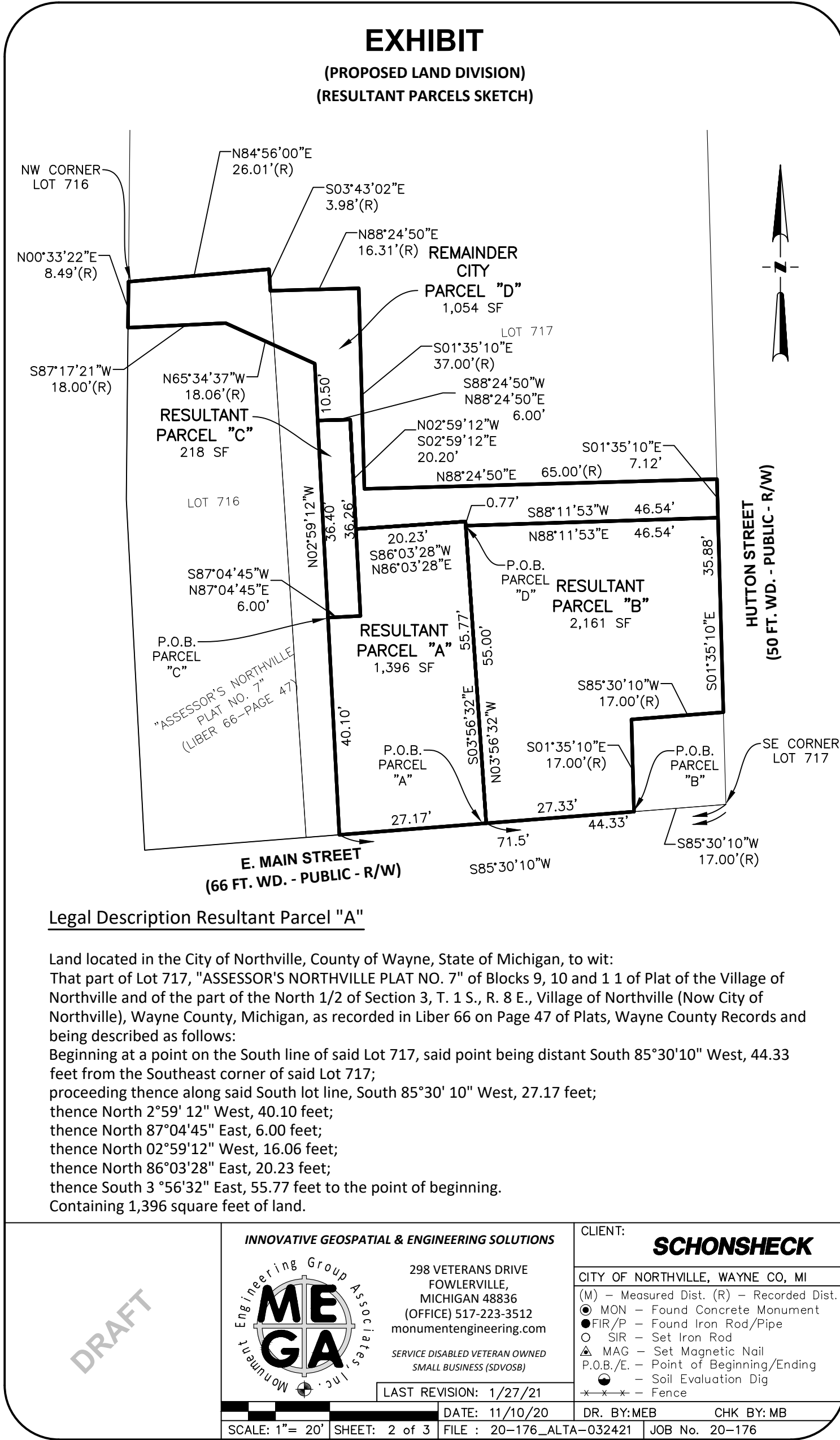
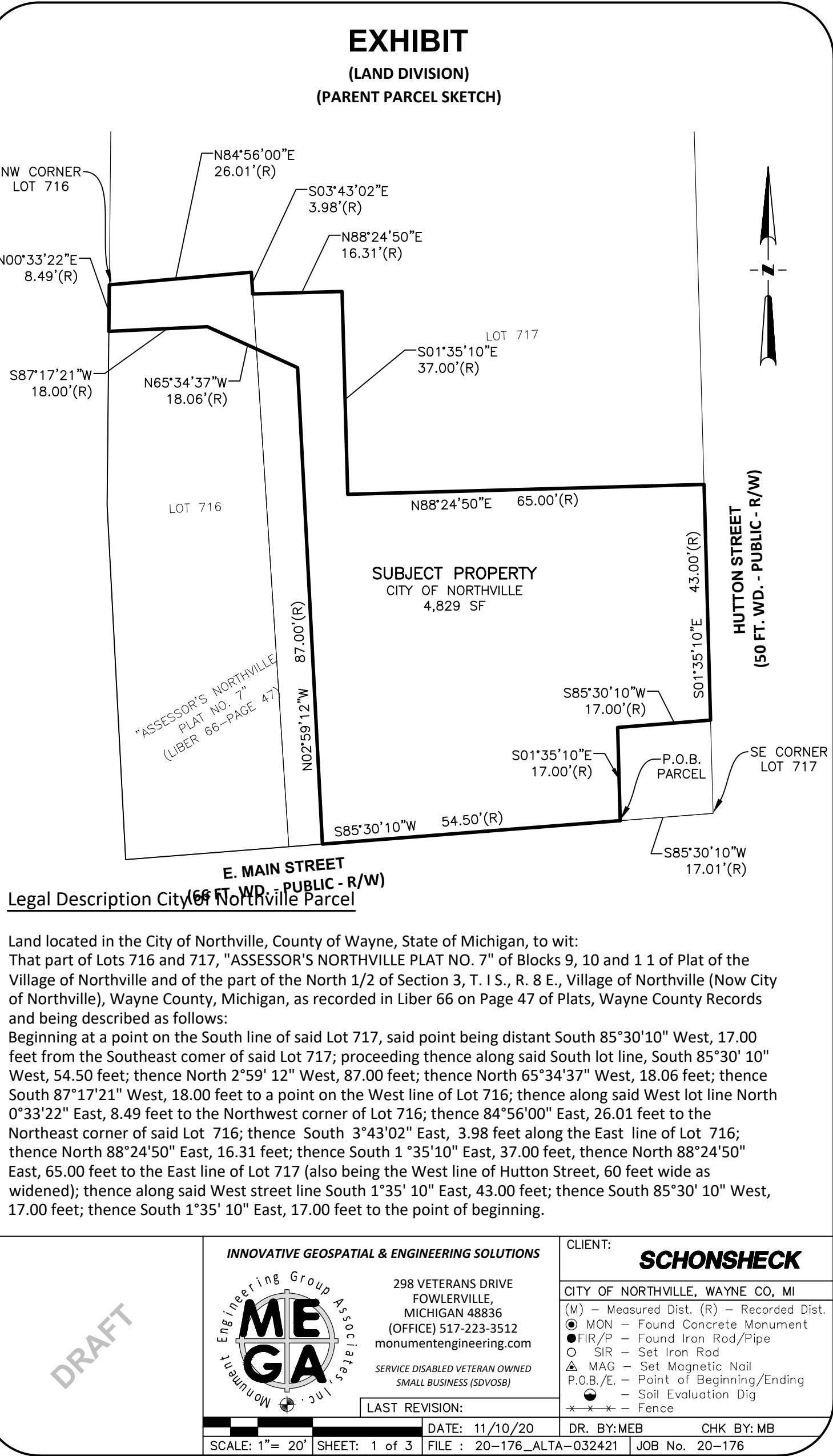
PROJECT NO: 20-176

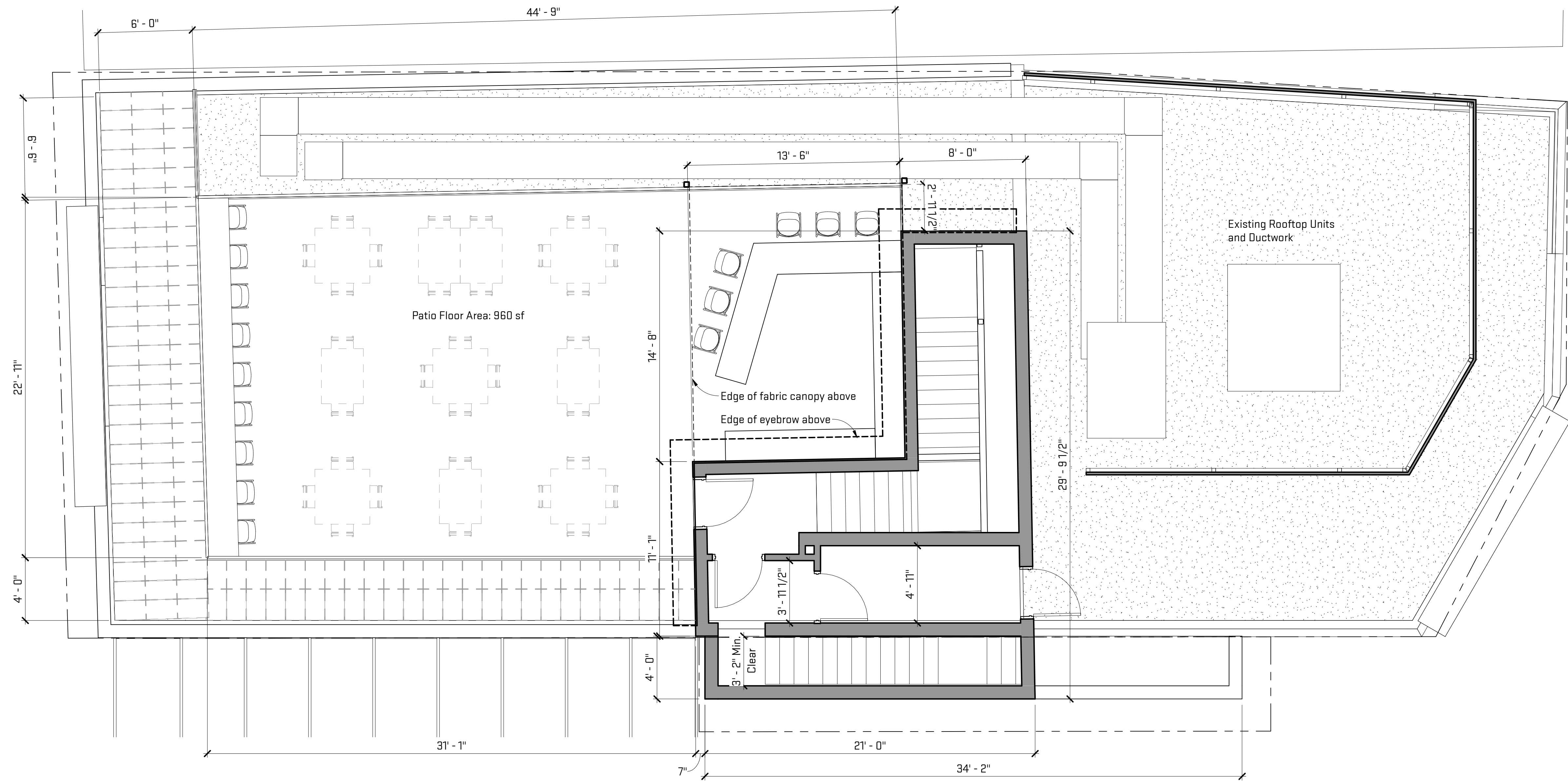
SCALE: 1" = 10'
0 1/2" 1"

FIELD: AJS
DRAWN BY: BN
DESIGN BY: N/A
CHECK BY: MEB

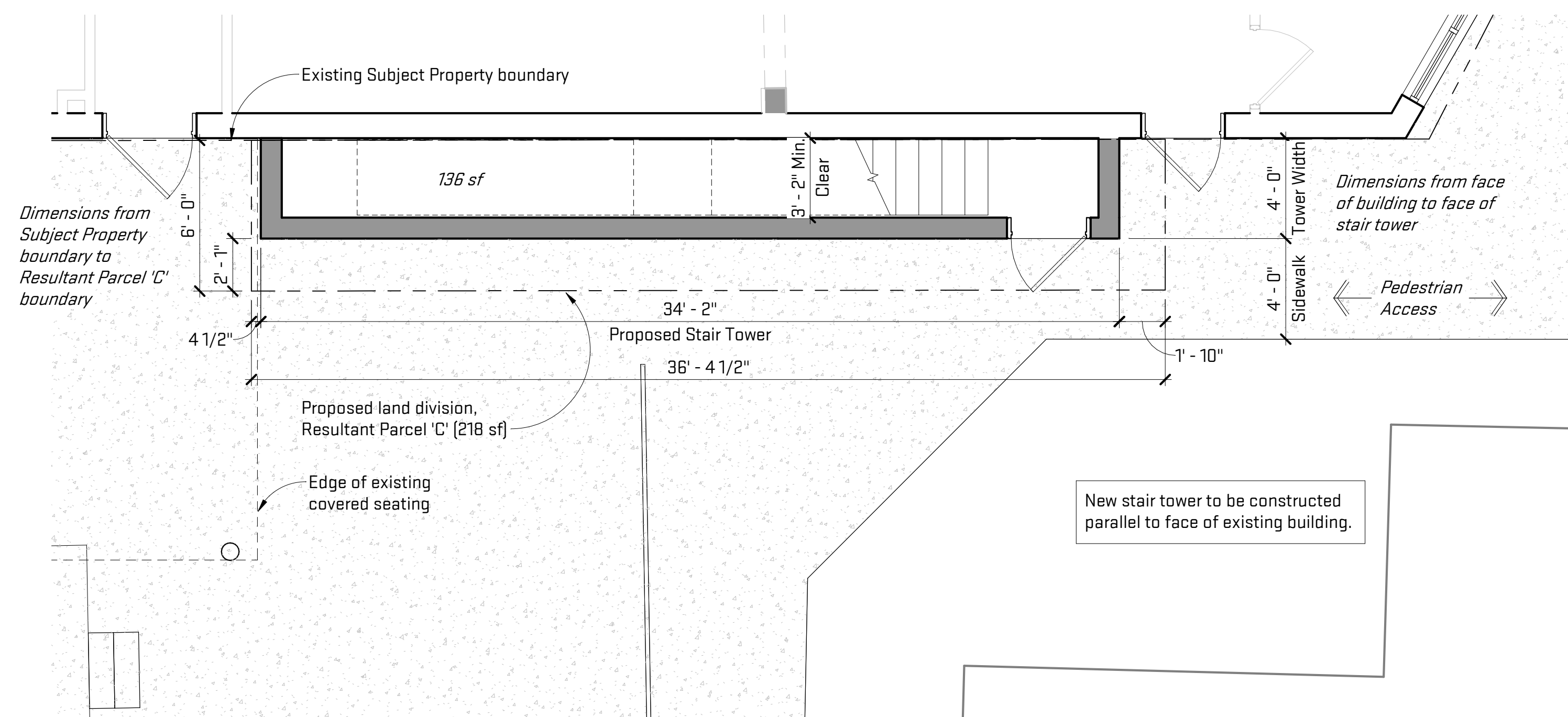
EXHIBIT 1

NOT FOR CONSTRUCTION





1 Proposed Roof Deck Plan
H-02 N 1/4" = 1'-0"



2 Proposed Level 1 - Enlarged Stair Tower Plan
H-02 N 1/4" = 1'-0"

Proposed Area:

442 sf	Enclosed Level 2
960sf	Patio / Bar
324 sf	Green Roof
136 sf	Enclosed Level 1
578 sf	Total Enclosed