



## **City of New Buffalo**

**224 W. Buffalo Street**

**New Buffalo, MI 49117**

### **PLANNING COMMISSION (SPECIAL MEETING) AGENDA**

**March 8, 2022 5:30 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of Previous Minutes- February 1, 2022
6. Public Comment
7. Unfinished Business
  - a. Discussion regarding zoning for marijuana
8. Public Hearing
  - a. 207 N. Whittaker Street – Special Use and Site Plan Request for restaurant with an outdoor seating area
9. New Business
  - a. Planning Commission Meeting Time
11. Commissioner Comments
12. Adjournment

The Special Meeting for February 1, 2022 of the New Buffalo City Planning Commission was called to order by Chair Billingslea at 5:33 p.m.

**Pledge of Allegiance.**

**Roll Call:** Member Rau, McCollum, Joseph, Chair Billingslea

**Staff Present:** City Manager; Darwin Watson, City Clerk; Amy Fidler, Deputy Clerk; Nancy Griffin

**Approval of Agenda:** Motion by Joseph, seconded by Rau to approve the agenda:

Voice Vote, Motion Carried.

**Approval of Previous Minutes: November 16, 2021:**

Motion by Joseph, seconded by McCollum to approve November 16, 2021 meeting minutes.

Voice Vote, Motion Carried.

**Public Comment:** None

**Public Hearing**

Public Hearing on marijuana establishments in the City of New Buffalo was opened by Chair Billingslea at 5:35 pm.

**Input on marijuana establishments in the City of New Buffalo**

City Attorney, Nick Curcio gave a presentation regarding Marijuana Business Regulation.

**Public Comment:**

Roger Barbour  
Tom Farrell  
Joe Glusak  
Tracy Glusak  
Sean Callahan  
Jamie Cooper  
Chuck Heit  
Peter Bobeck  
Ann Schultz

Public Hearing on marijuana establishments in the City of New Buffalo was closed by Chair Billingslea at 6:15 p.m.

**New Business**

**Year End Report**

City Manager Watson informed the Planning Commission that the Planning Commission needs to complete a year-end report for the City Council.

**Adjournment:** Motion by Rau seconded by McCollum to adjourn the meeting at 6:25 p.m.

Voice Vote

Motion Carried.

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Paul Billingslea, Chair

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Amy Fidler, City Clerk



## City of New Buffalo

### Special Use Permit Staff Report

**Hearing Date:** Tuesday March 8<sup>th</sup> 5:30 pm

**Project Number:** PZ21-0010 (Special Use) & PZ21-0011(Site Plan)

**Applicant:** Benjamin Holland

**Subject Property Address:** 207 N. Whittaker Street, New Buffalo, MI 49117

**Nature of the Request:** Special Use & Site Plan request for Restaurant with outdoor seating area.

**Zoning District:** CBD "Central Business District"

### OVERVIEW

The applicant is Benjamin Holland, of 207 N. Whittaker, New Buffalo, MI 49117. The applicant requests a special use permit for eating establishment outdoor seating. Article 10 Sec. 10-2 "Uses permitted by right and special use permit". Allows (item 20) "Outdoor seating/service with special use permit.

This location, 207 N. Whittaker Street is a former, "Subway Location" and is now under new ownership and a new site plan is being proposed for a new eating establishment called "Birdies". All appropriate applications and documents have been submitted and a site plan variance for set-back requirements was approved by the Zoning Board of Appeals on January 20, 2022.

**Recommendation:** Upon review of the application materials, validation of the facts reported, site inspection and evaluation of each of the criteria required for review and noted in this staff report, it is the recommendation of the Zoning Administrator that all the appropriate and required information has been provided to Planning Commission to render an informed decision.

Respectfully submitted,

Ted Hanson  
Building Official  
City of New Buffalo

# Special Use Application

CITY OF NEW BUFFALO

PLANNING COMMISSION/ ZONING BOARD OF APPEALS APPLICATION



City Staff  
Use Only

Project Name 207 N. Whitaker "Birdies"  
Project Number PZ 21-0010  
Review Fee Paid \$500 12-8-21  
Escrow Fee Paid

APPLICATION TO: **PLANNING COMMISSION** ZONING BOARD OF APPEALS

224 W Buffalo St, New Buffalo, MI 49117 City Hall: 269-469-1500 Building Dept: 269-469-7144 Facsimile: 269-469-7917

Instructions: Fill-in all blanks and 'X' applicable boxes ( ). Incomplete applications cannot be processed.

## I. Applicant and Owner Information

A) Applicant(s) principal contact:

Name Benjamin Holland

Address

Telephone  
email

E) Property owner(s) principal contact:

Name Benjamin Holland

Address

Telephone  
email

B) Applicant(s) secondary contact:

Name Julie Fisher Rosenthal

Address

Telephone  
email

F) Architect (if applicable):

Name Julie Rosenthal - FC Studio Inc.

Address

Telephone  
email

C) Agent or Attorney (if applicable):

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_  
email \_\_\_\_\_

G) Engineer (if applicable):

Name Derk Walkotten - Abonmarche

Address

Telephone  
email

D) Is the property held in Trust\*:

Yes - Answer below

No - Skip below

Name of Trust \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Telephone \_\_\_\_\_

email \_\_\_\_\_

H) Applicant is (circle one):

Property owner

Attorney

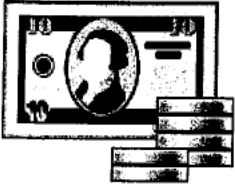
Agent

Engineer

Other: Architect

\* Trusts: Provide an attached statement from the trustee verifying the names of all the beneficial owners.

Proceed to Next Page



**City of New Buffalo**

224 W Buffalo St

New Buffalo, MI 49117

Ph: (269) 469-1500

Fax: (269) 469-7917

RECEIPT NUMBER

00001522

Paid By

Bright Pearl LLC



12/08/2021

Type	Record	Category	Description	Amount
Permit	PZ21-0010	Standard Item	Special Use - Commercial	\$ 500.00

**Total \$ 500.00**

Cash

Check \$ 500.00

Credit

Transferred

**Tendered \$ 500.00**

**Change \$ 0.00**

**To Overpayment \$ 0.00**

**II. Purpose of Application**

A) This application is a request for the following action:

Rezoning of Property

Subdivision Approval

Site Plan Approval

Rezoning Amendment

Variance(s) Approval

Special Use Approval

Lot Split – Subdivision or Land Division

Other: \_\_\_\_\_

B) The reasons for the requested action(s) are as follows:

- Per Article 10, Section 10-2 - a Special Use Permit is required for restaurants and bars with outdoor seating.

C) The specific section(s) of the City Zoning Ordinance or City General Ordinances which addresses the amendment, variance, or other action which is being requested:

\*Article 10, Section 10-2 (Permitted Uses)

D) The following two questions are only for applications which contain a request for a zoning variance:

1. Are the conditions which prevent the development of the property the result of action by an individual who has or had a property interest in the subject property:      Yes      No

2. If the conditions were self-imposed (not hardship), explain why the variance should be granted:



**III. Site and Surrounding Property Information**

A) Common address or property location of subject property:

207 N Whittaker Street, New Buffalo, MI 49117

B) Legal description (attach an additional sheet if necessary):

The Southwesterly 100.00 feet of Lots 7 and 8, Block 4, Village Plat of New Buffalo, City of New Buffalo, Berrien County, Michigan, according to the Plat thereof, recorded April 28, 1835, in Volume C of Deed, Page 105, lying Southeasterly of the Amtrack Railroad right of way.

C) Permanent Real Estate Tax Identification Number: 62-0340-0043-01-4

D) Parcel Size:	<u>9,900</u>	Square feet
	<u>.25</u>	Acres
	<u>100'</u>	Dimension of lot frontage
	<u>99'</u>	Dimension of lot depth

E) What are the current land uses and zoning on the property and the adjoining properties:

	Current zoning	Current land use
1. On Site:	<u>Central Business District</u>	<u>Restaurant/ Office</u>
2. Adjoining property:		
a) North of Site	<u>Central Business District</u>	<u>Offices</u>
b) South of Site	<u>Central Business District</u>	<u>Offices/ Retail</u>
c) East of Site	<u>Central Business District</u>	<u>Recreation</u>
d) West of Site	<u>Central Business District</u>	<u>Misc. (Residential Dwelling)</u>

F) Describe any existing structures or other improvements and physical attributes of the site:

The site includes an existing 2400 sf single-story structure, two existing curb cuts, and seven existing parking spaces. There is an existing 3' setback from the rear property line to the rear wall of the existing structure. There is a 1' setback from the side property line to the existing West wall of the existing structure.

**IV. Description of the Proposed Development**

A) Please describe the proposed use of the land and/or building assuming approval of the request: The unbuilt area of the property will be developed into an outdoor patio consisting of; an outdoor bar and toilet rooms, outdoor seating, (4) new trellis structures, new planters and landscaping, a performance area, new paving, (2) new exterior coolers, and a loading zone.

B) What is the proposed time frame for the build-out of this development: Spring 2021 - Fall 2021

C) For each intended use please fill-in the number of buildings, square footage of each building, the total square footage of the development, and the required number of parking spaces; as well as the number and size of the water and the sewer connections:

Building Use	Number of Buildings	Building Area (sq ft)	Total Building (sq ft)	Required Parking Spaces	Water Connections and Sizes	Sewer Connections and Sizes
Single Family R-1						
Two Family R-2						
Mufti-Family R-3						
Central Business CBD	2	1):3,685 (2):327	(1):4,329 (2):327	*75	2" (Proposed)	4" (Existing)
Gen. Commercial GCD						
Waterfront Marina WM						
General Industrial I-1						
<b>TOTAL</b>	<b>2</b>	<b>4,012</b>	<b>4,656</b>	<b>*75</b>	<b>2" (Proposed)</b>	<b>4" (Existing)</b>

\*Exemption being requested for required parking spaces per Article 15, Section 15-3.4

D) If this application is for a development please provide information concerning the amount of traffic and the proposed road configuration it will have:

- 1) Average daily traffic count for the proposed development: \_\_\_\_\_
- 2) Peak traffic flow count for the proposed development: \_\_\_\_\_
- 3) How many lineal feet of roadway is proposed to be developed: \_\_\_\_\_
- 4) How many cul-de-sacs will be constructed as part of this project: \_\_\_\_\_
- 5) How many curb cuts to City, County or State roads are proposed: \_\_\_\_\_

E) Does the request contemplated in this application concern any hazardous materials: No Yes – describe the type and quantity of materials (attach extra pages if necessary):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**V. Attachments**

- A)  X  Plat of Survey with legal description. (See Exhibit A, Attached)
- B)  X  Site plan of proposed use of project showing traffic patterns, parking locations and court, drainage patterns including detention areas, landscaping plans, exterior lighting locations and illumination pattern, building facade portrait and building size and location dimensions.
- C)  X  Floodplain map (engineer's drawing or FEMA map showing location of subject property).
- D)  X  Application fee in the amount of \$  500  (Sent Via Mail).
- E)  N/A  High Risk Dune Area Designation and/or Soil Conservation Analysis (if applicable).
- F)  N/A  Application for permits (specify type):
  - 1) Michigan DOT \_\_\_\_\_
  - 2) County Road Commission \_\_\_\_\_
  - 3) County Health Department \_\_\_\_\_
  - 4) State Dept. of Public Health \_\_\_\_\_
  - 5) Michigan DEQ \_\_\_\_\_
  - 6) Others \_\_\_\_\_
- G)  N/A  Sand Dune Permit for Construction (if applicable).

**VI. Additional Information** - Please describe the reasons this petition should be granted and include any additional comments or pertinent information (attach additional pages if necessary):

By permitting outdoor seating and an outdoor bar structure, an accessible and prominent corner of downtown will be newly activated. The proposed design will provide New Buffalo with additional outdoor space, additional seating capacity for families and groups and the creation of new jobs.

The patio has been designed as an easily accessible space where programming and events can be enjoyed year round. Particular activations of the space include; live music, a take out window, a structure to house patron toilets and an outdoor bar and the ability to hold larger gatherings.

The patio will be landscaped with native plantings. Pervious brick pavers will replace the existing bituminous asphalt lot, allowing for increased site permeability as the site parking currently drains onto E. Mechanic St.

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**VII. Signature and Declaratory Statement**

A) Required attendance at public hearing(s) and/or meeting(s): The Planning Commission and Zoning Board of Appeals (ZBA) have established a policy requiring the applicant or a designated representative of the applicant to be present at any meeting or public hearing at which their application is to be considered. Failure of the applicant or designee of the applicant to appear may postpone consideration of the application by the Planning Commission or ZBA.

B) Declaratory Statement:

I, Julie Fisher Rosenthal, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the required attendance of the applicant as set forth in paragraph A above. I furthermore grant permission for identified members of the City of New Buffalo's Planning Commission or Zoning Board of Appeals to visit the site(s) referenced in this application.

C) Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

D) Notary Public Certification Statement:

I, \_\_\_\_\_, Notary Public in and for the State of Michigan this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ the above captioned applicant appeared before me and under oath, stated that all matters contained in this application are true.

My commission expires: \_\_\_\_\_

**VIII. City Staff Review**

A) Fire Department approval of Site and Building Plans, except for single family dwellings: This application and associated documentation must be reviewed by the Fire Chief or his designee, which can be arranged by calling the Fire Department: 269-469-4993.

Review Date: \_\_\_\_\_

Approval:      Yes              No              Signature: \_\_\_\_\_

Conditions:    Attached      None            Title: \_\_\_\_\_

B) Note to applicant: The original application must be filed in the Office of the Zoning Administrator, where the following signatures are required for verification that this is a complete and valid application to be considered by the Planning Commission or the Zoning Board of Appeals.

Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

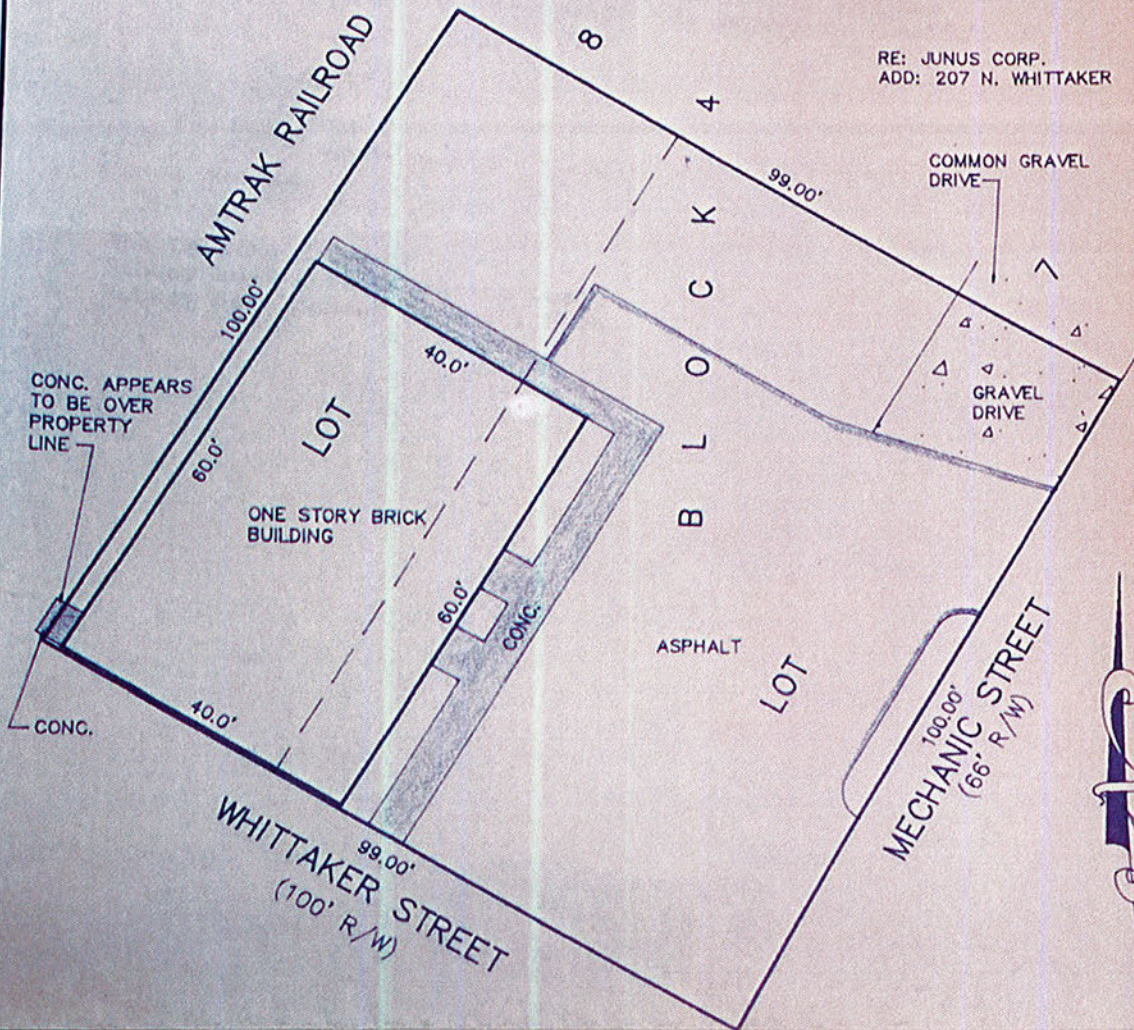
Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Initial meeting date: \_\_\_\_\_

# MORTGAGEE'S INSPECTION

I HEREBY CERTIFY TO ALLIANCE BANK  
 THAT I HAVE EXAMINED THE PREMISES DESCRIBED BELOW AND THAT THE EXISTING BUILDINGS  
 ARE LOCATED AS SHOWN HEREON. THAT THIS EXAMINATION WAS PREPARED FOR THE MORTGAGEE  
 IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED OR REPRESENTED TO BE A LAND  
 OR PROPERTY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET; THAT IT IS NOT TO BE USED,  
 OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT  
 LINES. NO RESPONSIBILITY IS EXTENDED HEREWITH TO THE PRESENT OR FUTURE LAND OWNER  
 OR OCCUPANT.

RE: JUNUS CORP.  
 ADD: 207 N. WHITTAKER



CITY OF NEW BUFFALO

THE SOUTHWESTERLY 100.00 FEET OF LOTS 7 AND 8, BLOCK 4, VILLAGE PLAT OF NEW BUFFALO, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 28, 1835 IN VOLUME "C" OF DEEDS PAGE 105, LYING SOUTHEASTERLY OF THE AMTRAK RAILROAD RIGHT OF WAY; CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

EXHIBIT A

FOR: NEW BUFFALO REALTY
DATE: 8/12/95 (950816)
SCALE: 1" = 20'
DRAWN BY: AIR
CHECKED BY: [Signature]



*Michael A. Freehling*  
 MICHAEL A. FREEHLING PS-40159

WIGHTMAN & ASSOCIATES, INC.  
 920 BROAD STREET  
 ST. JOSEPH, MICHIGAN 49085

# Site Plan Application

CITY OF NEW BUFFALO

PLANNING COMMISSION/ ZONING BOARD OF APPEALS APPLICATION



City Staff  
Use Only

Project Name 207 N. Whittaker "Birdies"  
Project Number P222-0011  
Review Fee Paid 350 12-8-21  
Escrow Fee Paid

APPLICATION TO: **PLANNING COMMISSION** ZONING BOARD OF APPEALS

224 W Buffalo St, New Buffalo, MI 49117 City Hall: 269-469-1500 Building Dept: 269-469-7144 Facsimile: 269-469-7917

Instructions: Fill-in all blanks and 'X' applicable boxes ( ). Incomplete applications cannot be processed.

## I. Applicant and Owner Information

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Name Benjamin Holland

Address

Telephone  
email

E) Property owner(s) principal contact:

Name Benjamin Holland

Address

Telephone  
email

B) Applicant(s) secondary contact:

Name Julie Fisher Rosenthal

Address

Telephone  
email

F) Architect (if applicable):

Name Julie Rosenthal- FC Studio Inc.

Address

Telephone  
email

C) Agent or Attorney (if applicable):

Name

Address

Telephone  
email

G) Engineer (if applicable):

Name Derk Walkotten - Abonmarche

Address

Telephone  
email

D) Is the property held in Trust\*:

Yes - Answer below

No - Skip below

Name of Trust \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

email \_\_\_\_\_

H) Applicant is (circle one):

Property owner

Attorney

Agent

Engineer

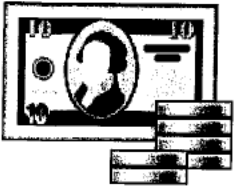
Other: Architect

\* Trusts: Provide an attached statement from the trustee verifying the names of all the beneficial owners.

Proceed to Next Page

RECEIPT NUMBER

00001523



**City of New Buffalo**

224 W Buffalo St

New Buffalo, MI 49117

Ph: (269) 469-1500

Fax: (269) 469-7917

Paid By

Bright Pearl LLC



12/08/2021

Type	Record	Category	Description	Amount
Permit	PZ21-0011	Standard Item	Site Plan	\$ 350.00

**Total \$ 350.00**

Cash

Check \$ 350.00

Credit

Transferred

**Tendered \$ 350.00**

**Change \$ 0.00**

**To Overpayment \$ 0.00**



**II. Purpose of Application**

A) This application is a request for the following action:

Rezoning of Property

Subdivision Approval

Site Plan Approval

Rezoning Amendment

Variance(s) Approval

Special Use Approval

Lot Split – Subdivision or Land Division

Other: \_\_\_\_\_

B) The reasons for the requested action(s) are as follows:

A site plan review is required in accordance with Article 19 for all permitted uses in the Central Business District.

Specific approvals are being requested for the following;

- Accessory Structure (Outdoor Bar & Toilets) set back less than 6' from the front lot line.

- Existing rear setback is 3'.

- Existing side setback is 1'

- Allowance for the off-street parking requirement to be met through existing community parking lots.

C) The specific section(s) of the City Zoning Ordinance or City General Ordinances which addresses the amendment, variance, or other action which is being requested:

\*Article 10, Section 10-3 (Site Development Requirements)

\*Article 3, Section 3-2 (Accessory Building Structures and Uses)

\*Article 15, Section 15-3.4 (General Requirements - Parking Location Standards)

D) The following two questions are only for applications which contain a request for a zoning variance:

1. Are the conditions which prevent the development of the property the result of action by an individual who has or had a property interest in the subject property:      Yes      No

2. If the conditions were self-imposed (not hardship), explain why the variance should be granted:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**III. Site and Surrounding Property Information**

A) Common address or property location of subject property:

207 N Whittaker Street, New Buffalo, MI 49117

B) Legal description (attach an additional sheet if necessary):

The Southwesterly 100.00 feet of Lots 7 and 8, Block 4, Village Plat of New Buffalo, City of New Buffalo, Berrien County, Michigan, according to the Plat thereof, recorded April 28, 1835, in Volume C of Deed, Page 105, lying Southeasterly of the Amtrack Railroad right of way.

C) Permanent Real Estate Tax Identification Number: 62-0340-0043-01-4

D) Parcel Size: 9,900 Square feet  
.25 Acres  
100' Dimension of lot frontage  
99' Dimension of lot depth

E) What are the current land uses and zoning on the property and the adjoining properties:

	Current zoning	Current land use
1. On Site:	<u>Central Business District</u>	<u>Restaurant/ Office</u>
2. Adjoining property:		
a) North of Site	<u>Central Business District</u>	<u>Offices</u>
b) South of Site	<u>Central Business District</u>	<u>Offices/ Retail</u>
c) East of Site	<u>Central Business District</u>	<u>Recreation</u>
d) West of Site	<u>Central Business District</u>	<u>Misc. (Residential Dwelling)</u>

F) Describe any existing structures or other improvements and physical attributes of the site:

The site includes an existing 2400 sf single-story structure, two existing curb cuts, and seven existing parking spaces. There is an existing 3' setback from the rear property line to the rear wall of the existing structure. There is a 1' setback from the side property line to the existing West wall of the existing structure.

**IV. Description of the Proposed Development**

A) Please describe the proposed use of the land and/or building assuming approval of the request:

The existing structure will be re-purposed into a restaurant/bar & include new exterior and interior finishes, new mechanical, electrical, and plumbing work, and new toilet rooms. The proposed addition connected to the existing structure will include new kitchen equipment, new mechanical, electrical and plumbing work, new BOH storage, new stair and mezzanine level. The proposed outdoor bar will be a free-standing 1-story building consisting of new kitchen equipment, new mechanical, electrical and plumbing work, and new toilet rooms.

(3) new parallel parking spots will be made available directly in front of the site.

B) What is the proposed time frame for the build-out of this development: Spring 2021 - Fall 2021

C) For each intended use please fill-in the number of buildings, square footage of each building, the total square footage of the development, and the required number of parking spaces; as well as the number and size of the water and the sewer connections:

Building Use	Number of Buildings	Building Area (sq ft)	Total Building (sq ft)	Required Parking Spaces	Water Connections and Sizes	Sewer Connections and Sizes
Single Family R-1						
Two Family R-2						
Mufti-Family R-3						
Central Business CBD	2	(1):3,685 (2):327	(1):4,329 (2):327	*75	2" (Proposed)	4" (Existing)
Gen. Commercial GCD						
Waterfront Marina WM						
General Industrial I-1						
<b>TOTAL</b>	<b>2</b>	<b>4,012</b>	<b>4,656</b>	<b>*75</b>	<b>2" (Proposed)</b>	<b>4" (Existing)</b>

\*Exemption being requested for required parking spaces per Article 15, Section 15-3.4

D) If this application is for a development please provide information concerning the amount of traffic and the proposed road configuration it will have:

- 1) Average daily traffic count for the proposed development: \_\_\_\_\_
- 2) Peak traffic flow count for the proposed development: \_\_\_\_\_
- 3) How many lineal feet of roadway is proposed to be developed: \_\_\_\_\_
- 4) How many cul-de-sacs will be constructed as part of this project: \_\_\_\_\_
- 5) How many curb cuts to City, County or State roads are proposed: \_\_\_\_\_

E) Does the request contemplated in this application concern any hazardous materials:

No Yes – describe the type and quantity of materials (attach extra pages if necessary):

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**V. Attachments**

- A)  X  Plat of Survey with legal description. (See Exhibit A, Attached)
- B)  X  Site plan of proposed use of project showing traffic patterns, parking locations and court, drainage patterns including detention areas, landscaping plans, exterior lighting locations and illumination pattern, building facade portrait and building size and location dimensions.
- C)  X  Floodplain map (engineer's drawing or FEMA map showing location of subject property).
- D)  X  Application fee in the amount of \$  350  (Sent Via Mail).
- E)  N/A  High Risk Dune Area Designation and/or Soil Conservation Analysis (if applicable).
- F)  N/A  Application for permits (specify type):
  - 1) Michigan DOT \_\_\_\_\_
  - 2) County Road Commission \_\_\_\_\_
  - 3) County Health Department \_\_\_\_\_
  - 4) State Dept. of Public Health \_\_\_\_\_
  - 5) Michigan DEQ \_\_\_\_\_
  - 6) Others \_\_\_\_\_
- G)  N/A  Sand Dune Permit for Construction (if applicable).

**VI. Additional Information** - Please describe the reasons this petition should be granted and include any additional comments or pertinent information (attach additional pages if necessary):

The proposed addition (which will sit beyond the required rear and side yard setbacks) accommodates the required kitchen and storage square footage needed to allow for the proper functioning of the restaurant and planned outdoor seating.

Regarding the rear setback requirements; the proposed design does not change the existing rear setback. The proposed addition continues along the existing 3' rear setback. As the rear property line abuts the Amtrak rail, pedestrian and vehicle traffic will not be impacted. If the 25' rear setback guideline were to be implemented, much of the site would be unusable especially considering the negative impact the Amtrak rail has on the site.

Regarding the side yard setback requirements; the proposed design of the addition and exterior cooler reduces the existing east side yard setback from 39' to 1'. This side of the property abuts an undeveloped parcel of land.

Regarding the parking requirements; by allowing permission for the off-street parking requirement to be met through existing community parking. The current parking area on site can be used to better accommodate other programming for residents and visitors such as exterior seating and an easily accessible event space that will be utilized year round.

The proposed outdoor bar structure will work to help activate a prominent corner in downtown New Buffalo as outlined in the Special Use Application.

**VII. Signature and Declaratory Statement**

A) Required attendance at public hearing(s) and/or meeting(s): The Planning Commission and Zoning Board of Appeals (ZBA) have established a policy requiring the applicant or a designated representative of the applicant to be present at any meeting or public hearing at which their application is to be considered. Failure of the applicant or designee of the applicant to appear may postpone consideration of the application by the Planning Commission or ZBA.

B) Declaratory Statement:

I, Julie Fisher Rosenthal, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the required attendance of the applicant as set forth in paragraph A above. I furthermore grant permission for identified members of the City of New Buffalo's Planning Commission or Zoning Board of Appeals to visit the site(s) referenced in this application.

C) Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

D) Notary Public Certification Statement:

I, \_\_\_\_\_, Notary Public in and for the State of Michigan this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ the above captioned applicant appeared before me and under oath, stated that all matters contained in this application are true.

My commission expires: \_\_\_\_\_

**VIII. City Staff Review**

A) Fire Department approval of Site and Building Plans, except for single family dwellings: This application and associated documentation must be reviewed by the Fire Chief or his designee, which can be arranged by calling the Fire Department: 269-469-4993.

Review Date: \_\_\_\_\_

Approval:      Yes              No              Signature: \_\_\_\_\_

Conditions:    Attached      None            Title: \_\_\_\_\_

B) Note to applicant: The original application must be filed in the Office of the Zoning Administrator, where the following signatures are required for verification that this is a complete and valid application to be considered by the Planning Commission or the Zoning Board of Appeals.

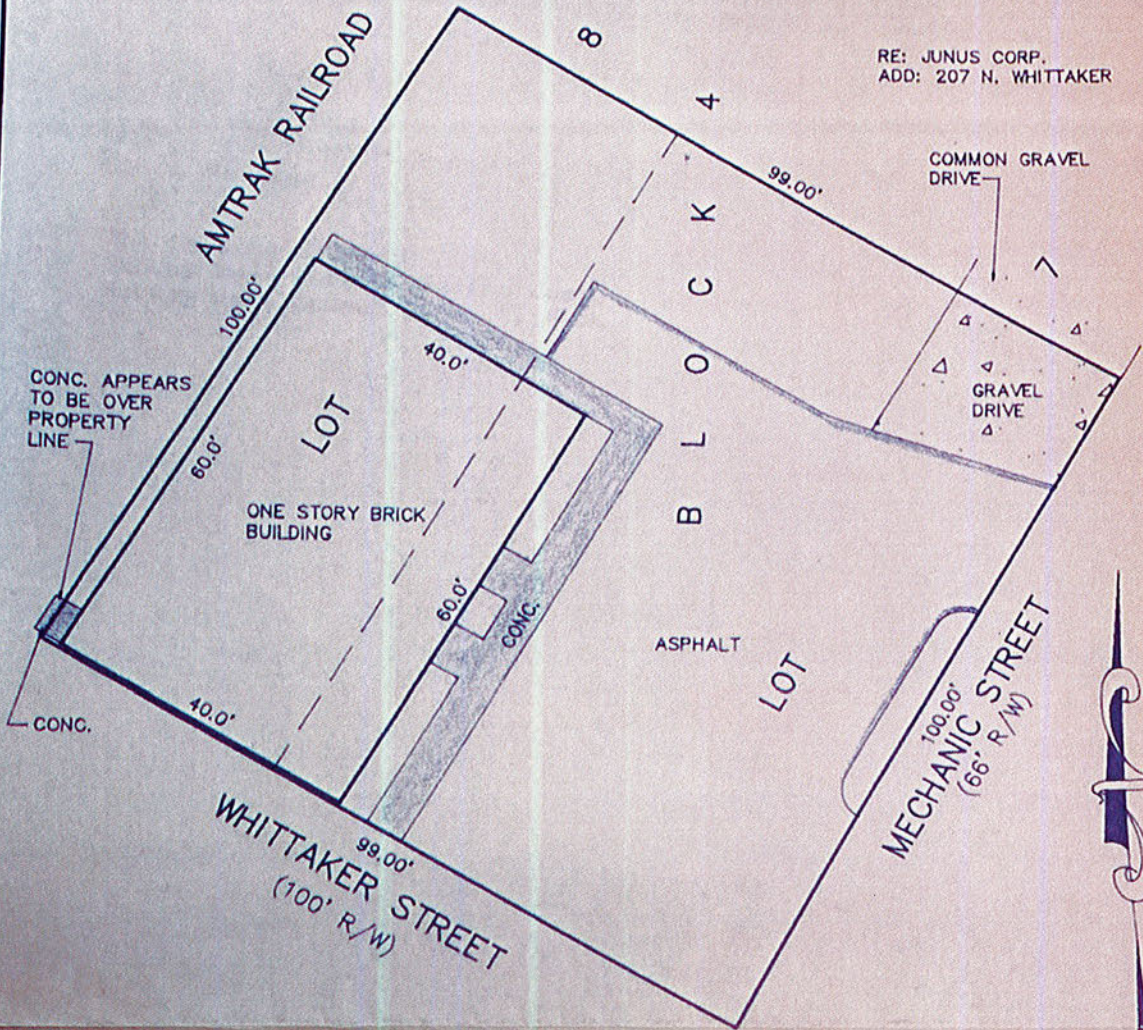
Building Inspector: \_\_\_\_\_ Date: \_\_\_\_\_

Zoning Administrator: \_\_\_\_\_ Date: \_\_\_\_\_

Initial meeting date: \_\_\_\_\_

# MORTGAGEE'S INSPECTION

I HEREBY CERTIFY TO ALLIANCE BANK  
 THAT I HAVE EXAMINED THE PREMISES DESCRIBED BELOW AND THAT THE EXISTING BUILDINGS  
 ARE LOCATED AS SHOWN HEREON. THAT THIS EXAMINATION WAS PREPARED FOR THE MORTGAGEE  
 IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED OR REPRESENTED TO BE A LAND  
 OR PROPERTY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET; THAT IT IS NOT TO BE USED,  
 OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT  
 LINES. NO RESPONSIBILITY IS EXTENDED HEREWITH TO THE PRESENT OR FUTURE LAND OWNER  
 OR OCCUPANT.



RE: JUNUS CORP.  
 ADD: 207 N. WHITTAKER

THE SOUTHWESTERLY 100.00 FEET OF LOTS 7 AND 8, BLOCK 4, VILLAGE PLAT OF NEW BUFFALO, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 28, 1835 IN VOLUME "C" OF DEEDS PAGE 105, LYING SOUTHEASTERLY OF THE AMTRAK RAILROAD RIGHT OF WAY; CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

## EXHIBIT A

FOR: NEW BUFFALO REALTY
DATE: 8/12/95 (950916)
SCALE: 1" = 20'
DRAWN BY: AIR
CHECKED BY: [Signature]



*Michael A. Freehling*  
 MICHAEL A. FREEHLING PS 40159

WIGHTMAN & ASSOCIATES, INC.  
 920 BROAD STREET  
 ST. JOSEPH, MICHIGAN 49085

# Sitz Plan Docs.

## BIRDIES

207 N WHITTAKER ST, NEW BUFFALO, MI 49117



**ARCHITECT**  
fc STUDIO inc  
2545 W DIVERSEY AVE STE. 236  
Chicago, IL 60647  
(T) 312-850-0850  
fcstudioinc.com

**FOOD SERVICE**  
Trimark  
6100 W 73rd ST  
BEDFORD PARK, IL 60638  
(T) 708-496-1700  
trimarkusa.com

**ENGINEERS**  
Abonmarche  
95 W MAIN ST  
BENTON HARBOR, MI 49022  
(T) 269-927-2295  
abonmarche.com

**OWNER**  
Benjamin Holland

ARCHITECT: JULIE FISHER ROSENTHAL

2545 W DIVERSEY AVE STE. 236  
Chicago, IL 60647  
(T) 312-850-0850  
fcstudioinc.com

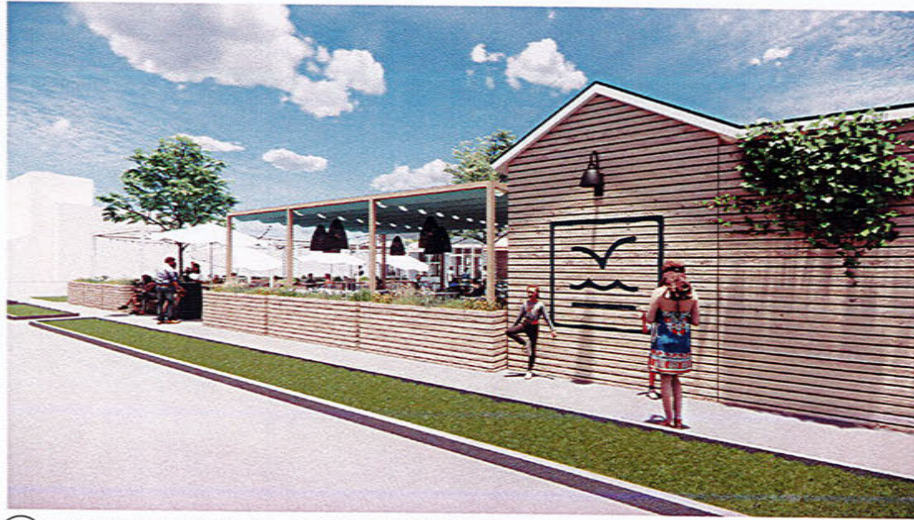
FC  
ST  
UD  
IO



4 EXTERIOR RENDERING - WEST FACADE  
A400 N.T.S



3 EXTERIOR RENDERING - SOUTHWEST CORNER  
A400 N.T.S



2 EXTERIOR RENDERING - SOUTHEAST CORNER  
A400 N.T.S



1 EXTERIOR RENDERING - NORTHWEST CORNER  
A400 N.T.S

**FC STUDIO**

FC STUDIO INC.  
2545 W. Diversey Ave. Suite 236  
Chicago, IL 60647  
312.455.0930

**BIRDIES**

PROJECT ADDRESS:  
207 N WHITTAKER ST, NEW  
BUFFALO, MI 49117

THIS PLAN REPRESENTS AN APPROXIMATE

EXTERIOR RENDERINGS

DATE: 12/09/21  
DRAWN BY:

REVISION:  
PRINT SIZE: 36X24

NO.	DATE	ISSUE

**A400**





4  
A401 EXTERIOR RENDERING - SOUTH FACADE  
N.T.S



3  
A401 EXTERIOR RENDERING - OUTDOOR BAR  
N.T.S



2  
A401 EXTERIOR RENDERING - OUTDOOR PATIO  
N.T.S



1  
A401 EXTERIOR RENDERING - OUTDOOR BAR SEATING  
N.T.S

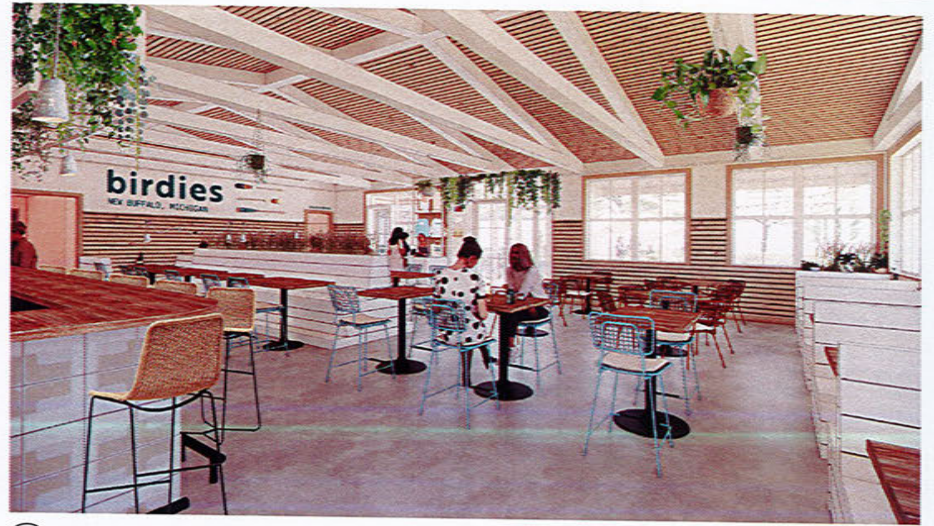
		<b>BIRDIES</b> <small>PROJECT ADDRESS</small> 207 N WHITTAKER ST, NEW BUFFALO, MI 49117	<small>DESIGNER</small> FC STUDIO INC. 2545 W. Diversey Ave. Suite 206 Chicago, IL 60647 312.405.0600
	<small>DATE</small> 12/02/21	<small>REVISION</small> 	<small>PRINT SIZE</small> 36X24

EXTERIOR RENDERINGS		NO.	DATE	ISSUE:
DATE: 12/02/21	REVISION:			
DRAWN BY:	PRINT SIZE: 36X24			

A401



4 INTERIOR RENDERING  
A402 N.T.S



3 INTERIOR RENDERING  
A402 N.T.S



2 INTERIOR RENDERING  
A402 N.T.S

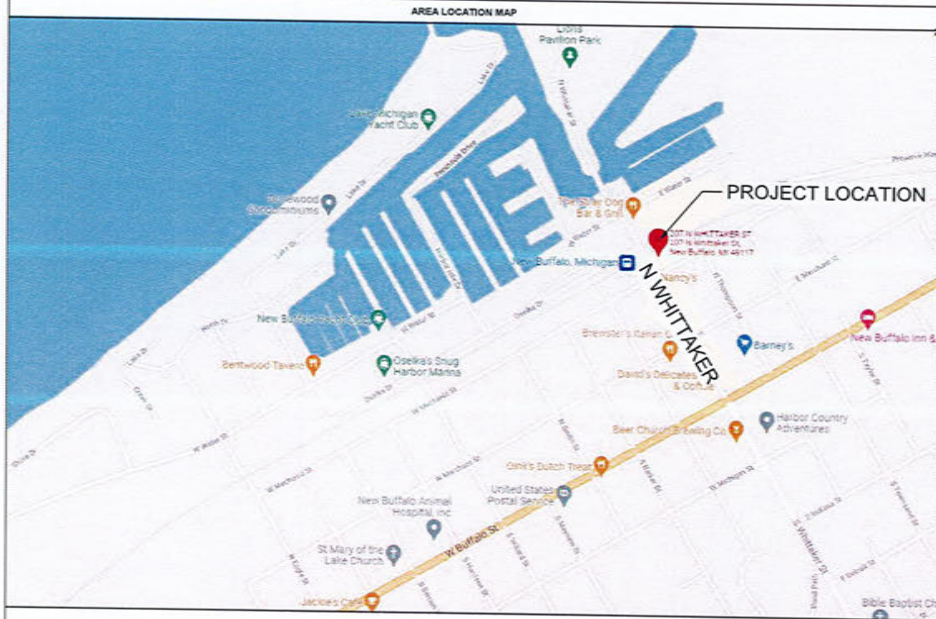


1 INTERIOR RENDERING  
A402 N.T.S

<b>FC STUDIO</b> FC STUDIO INC. 2545 W. Devonway Ave. Suite 226 Chicago, IL 60647 312.850.0800	PROJECT NAME: <b>BIRDIES</b>	PROJECT ADDRESS: 207 N WHITTAKER ST, NEW BUFFALO, MI 49117	ARCHITECT: FC STUDIO	PROJECT TYPE: INTERIOR RENDERINGS	NO. DATE ISSUE: NO. DATE ISSUE: NO. DATE ISSUE:	PROJECT DEVELOPER/OWNER: PROJECT DEVELOPER/OWNER: PROJECT DEVELOPER/OWNER:
	DATE: 12/03/21	REVISION:	DRAWN BY:	PRINT SIZE: 36X24	NO. DATE ISSUE:	PROJECT DEVELOPER/OWNER:
	DATE: 12/03/21	REVISION:	DRAWN BY:	PRINT SIZE: 36X24	NO. DATE ISSUE:	PROJECT DEVELOPER/OWNER:
	DATE: 12/03/21	REVISION:	DRAWN BY:	PRINT SIZE: 36X24	NO. DATE ISSUE:	PROJECT DEVELOPER/OWNER:
					<b>A402</b>	

# BIRDIES

207 N WHITTAKER ST, NEW BUFFALO, MI 49117



**DESCRIPTION OF WORK**  
 INTERIOR BUILD-OUT OF EXISTING STRUCTURE INCLUDING NEW INTERIOR AND EXTERIOR FINISHES, NEW KITCHEN EQUIPMENT, NEW MECHANICAL, ELECTRICAL AND PLUMBING WORK, AND NEW TOILET ROOMS. NEW ADDITION CONNECTED TO EXISTING STRUCTURE INCLUDING NEW INTERIOR AND EXTERIOR FINISHES, NEW KITCHEN EQUIPMENT, NEW MECHANICAL, ELECTRICAL AND PLUMBING WORK, NEW BOB STORAGE, NEW STAIR AND NEW MEZZANINE LEVEL. NEW FREESTANDING 1-STORY BUILDING INCLUDING NEW INTERIOR AND EXTERIOR FINISHES, NEW KITCHEN EQUIPMENT, NEW MECHANICAL, ELECTRICAL AND PLUMBING WORK, AND NEW TOILET ROOMS. (2) NEW EXTERIOR COOLERS, NEW EXTERIOR TRELLIS STRUCTURES, NEW PAVING AND PLANTERS, NEW CURB CUTS.

**GENERAL NOTES**  
 1. GC TO VERIFY IN FIELD ALL DIMENSIONS.  
 2. ALL INTERIOR FINISHES TO BE CLASS 1 / ALL FLOOR COVERINGS TO BE CLASS A.  
 3. EGRESS DOORS SHALL NOT HAVE KEVED LOCKS ON THE INTERIOR SIDE, UNLESS NOTED OTHERWISE.  
 4. ALL EXISTING STRUCTURAL ELEMENTS AND RELATED FIRE RATED CONSTRUCTION TO REMAIN.

**ZONING NOTES**

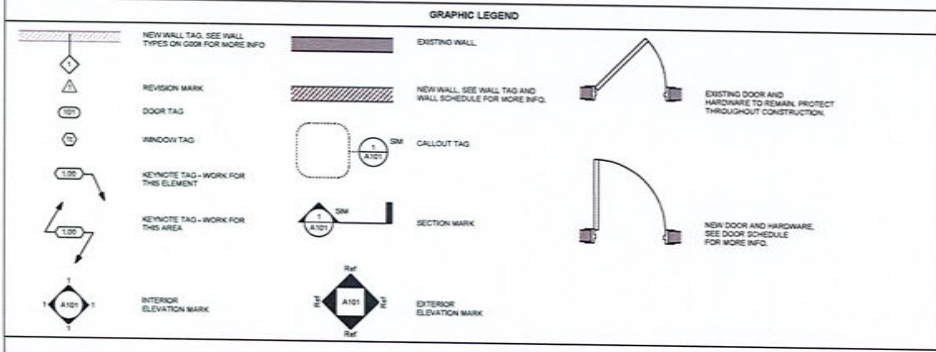
OCCUPANCY	ASSEMBLY GROUP A-2
ZONING DISTRICT	CENTRAL BUSINESS DISTRICT
TENANT LEASED AREA	4656 SF
LOT AREA	8900 SF
TOTAL BUILDING AREA	4856 SF
BUILDING HEIGHT / NUMBER OF FLOORS	22' / 2 FLOORS
OFF STREET LOADING	1 SPACE
OFF STREET PARKING	3 SPACES - 90 COMMUNAL SPACES WITHIN 300' OF PROPERTY LINE

**CONSTRUCTION TYPE & BUILDING CODES**

BUILDING CLASS	IV-B
BUILDING CODE	MICHIGAN BUILDING CODE 2015
PLUMBING CODE	MICHIGAN PLUMBING CODE 2015
MECHANICAL CODE	MICHIGAN MECHANICAL CODE 2015
ELECTRICAL CODE	NATIONAL ELECTRIC CODE 2017
ENERGY CODE	ASHRAE 90.1 COMMERCIAL ENERGY CODE
ACCESSIBILITY CODE	MICHIGAN BUILDING CODE 2015, ICC ANSI A117.1 2009

**DRAWING INDEX**

G000	COVERSHEET
G001	PROJECT INFORMATION
G003	FEMA FLOODPLAIN MAP
G004	COMMUNAL PARKING COUNT DIAGRAM
D100	DEMOLITION PLAN
A000	EXISTING SITE PLAN
A001	PROPOSED SITE PLAN
A003	SITE LIGHTING PLAN
A101	FIRST FLOOR ARCHITECTURAL PLAN
A102	MEZZANINE FLOOR PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A304	EXTERIOR ELEVATIONS
A400	EXTERIOR RENDERINGS
A401	EXTERIOR RENDERINGS
A402	INTERIOR RENDERINGS



**FCSTUDIO**  
 FC STUDIO INC.  
 2545 W. Chantry Ave. Suite 226  
 Chicago, IL 60647  
 312.675.2600

PROJECT NAME	BIRDIES
PROJECT ADDRESS	207 N WHITTAKER ST, NEW BUFFALO, MI 49117
SCALE	SEE SCHEDULE FOR DETAILS

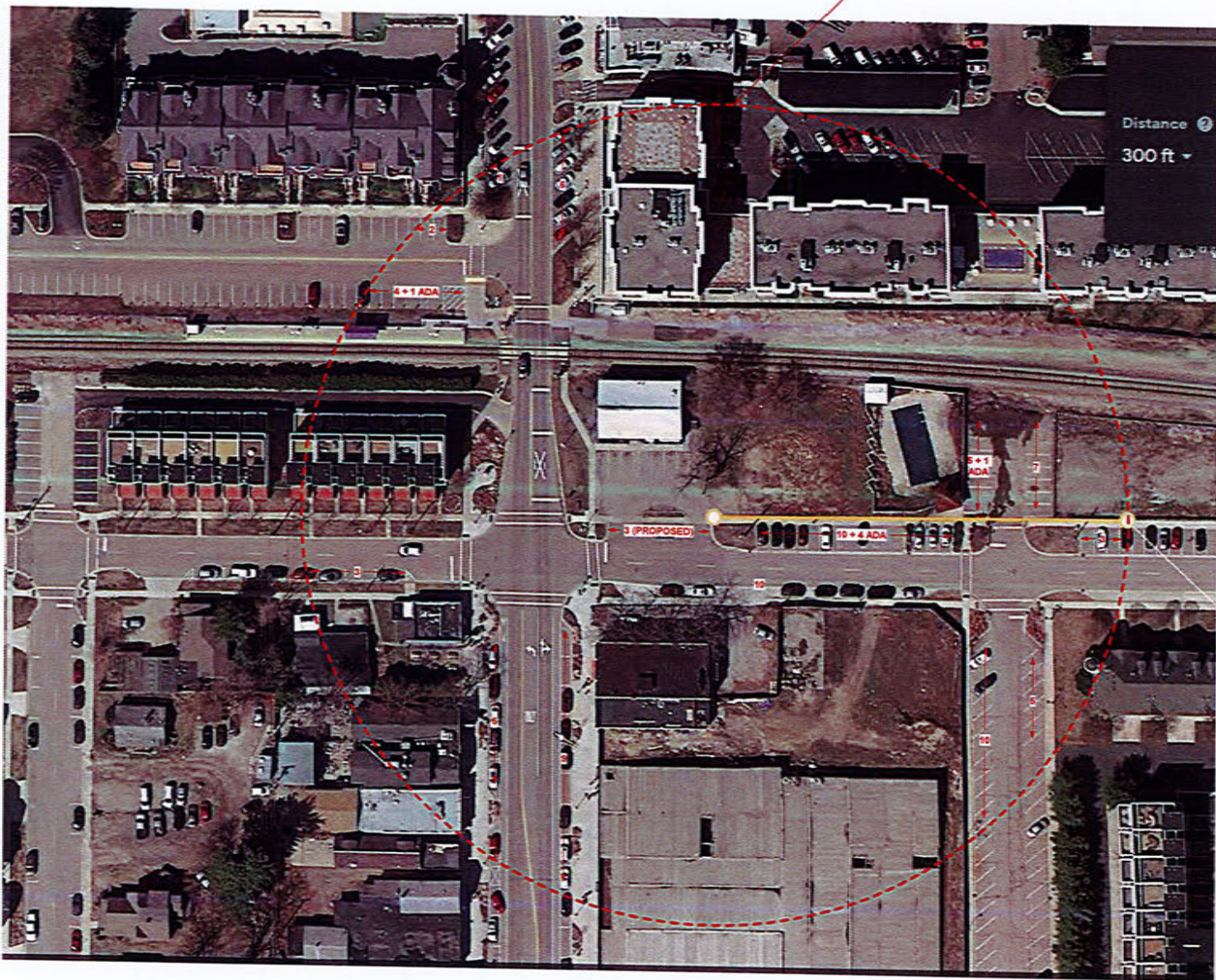
**PROJECT INFORMATION**

DATE	12/03/21
REVISION	
DRAWN BY	
PRINT SIZE	36X24

NO.	DATE	ISSUE

**G001**





TOTAL COMMUNAL PARKING COUNT WITHIN 300'  
RADIUS FROM PROPERTY LINE: **22**  
ADA: **8**  
NON ADA: **14**

1 COMMUNAL PARKING COUNT DIAGRAM  
G004 N.T.S



**FC STUDIO**

FC STUDIO INC.  
2345 W. Chippewa Ave., Suite 204  
Chicago, IL 60647  
312.462.2800

**BIRDIES**

207 N WHITTAKER ST, NEW  
BUFFALO, MI 49117

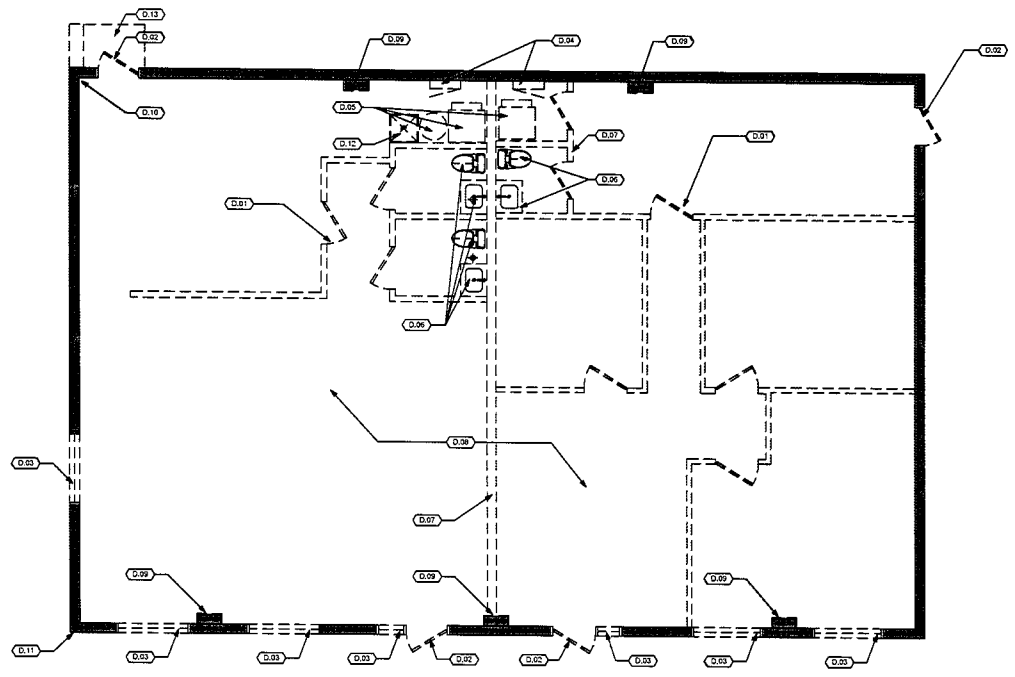
COMMUNAL PARKING COUNT DIAGRAM

DATE: 12/03/21  
DRAWN BY:

REVISION:  
PRINT SIZE: 36X24

NO.	DATE	ISSUE:

**G004**



DEMO GENERAL NOTES	
1.	REMOVE ALL DEMOLISHED MATERIALS FROM SITE IMMEDIATELY
2.	MAINTAIN EXIT AND ACCESS WAYS IN A CLEAN, UNOBSTRUCTED MANNER AT ALL TIMES
3.	PROVIDE TEMPORARY ENCLOSURES TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO THE INTERIOR AREAS OR STRUCTURE.
4.	CONTRACTOR TO PROVIDE BRACING / SHORING AS BEARING WALLS ARE REMOVED OR ALTERED

KEYNOTES	
D.01	REMOVE ALL EXISTING INTERIOR DOORS, TYP.
D.02	REMOVE ALL EXISTING EXTERIOR DOORS, TYP.
D.03	REMOVE EXISTING STOREFRONT WINDOW
D.04	REMOVE EXISTING ELECTRICAL PANELS, COORDINATE W/ ARCHITECT ON REUSE.
D.05	REMOVE EXISTING MECHANICAL EQUIPMENT, COORDINATE W/ ARCHITECT ON REUSE.
D.06	REMOVE EXISTING RESTROOM FIXTURES, COORDINATE W/ ARCHITECT ON REUSE.
D.07	REMOVE ALL EXISTING INTERIOR PARTITIONS, TYP.
D.08	REMOVE ALL EXISTING INTERIOR FLOOR FINISHES TO EXISTING SUBFLOOR THROUGHOUT
D.09	REMOVE EXISTING BUILD-OUT AT COLUMN
D.10	REMOVE EXTERIOR WALL CLADDING AT ALL PERIMETER WALLS THAT ARE TO REMAIN
D.11	REMOVE EXTERIOR WALL CLADDING AT ALL PERIMETER WALLS, TYP.
D.12	REMOVE EXISTING MOP SINK
D.13	DEMOLISH EXISTING CONCRETE STAIRS

DEMO PLAN GRAPHIC LEGEND			
---	WALL OR ELEMENT TO BE DEMOLISHED	---	EXISTING DOOR AND ASSOCIATED HARDWARE TO BE REMOVED.
---	EXISTING WALL TO REMAIN.	---	

1  
D100 FIRST FLOOR DEMO PLAN  
1/4" = 1'-0"



**FC STUDIO**

SCALE: 1/4" = 1'-0"

FC STUDIO INC.  
2545 W. Diversey Ave. Suite 234  
Chicago, IL 60647  
312.835.0185

**BIRDIES**

PROJECT ADDRESS  
207 N WHITTAKER ST, NEW  
BUFFALO, MI 49117

FOR THE OWNER/ARCHITECT

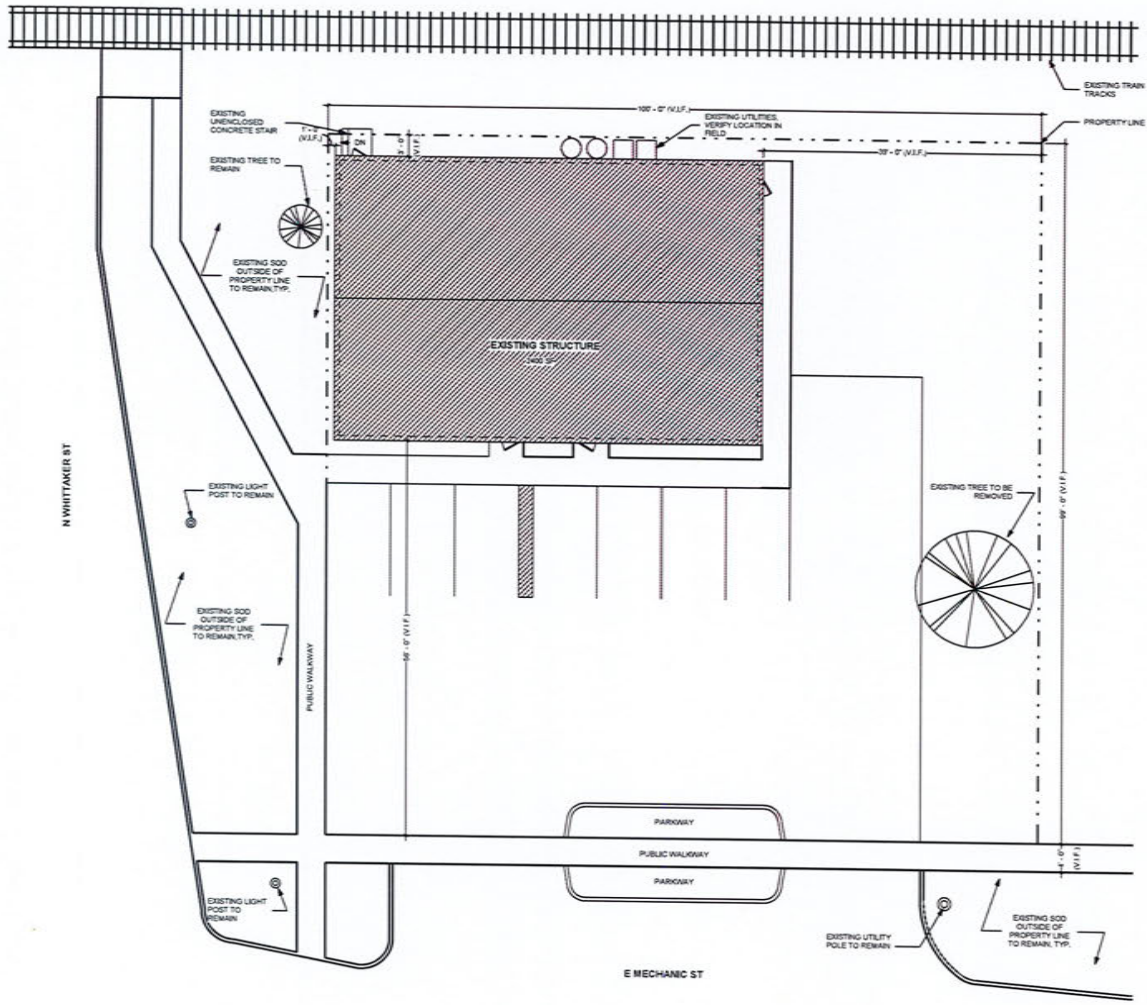
PLAN NO.  
**DEMOLITION PLAN**

DATE: 12/09/21  
DRAWN BY:

NO.	DATE	ISSUE:

REVISION:  
PRINT SIZE: 36X24

PROJECT NUMBER:  
D100



1  
A000  
EXISTING SITE PLAN  
1/8" = 1'-0"



**FCSTUDIO**

FC STUDIO INC.  
2545 W. Overway Ave. Suite 226  
Chicago, IL 60647  
773.855.0905

**BIRDIES**

PROJECT ADDRESS  
207 N WHITTAKER ST., NEW  
BUFFALO, MI 49117

DATE: 12/03/21

REVISION:

**EXISTING SITE PLAN**

DATE: 12/03/21

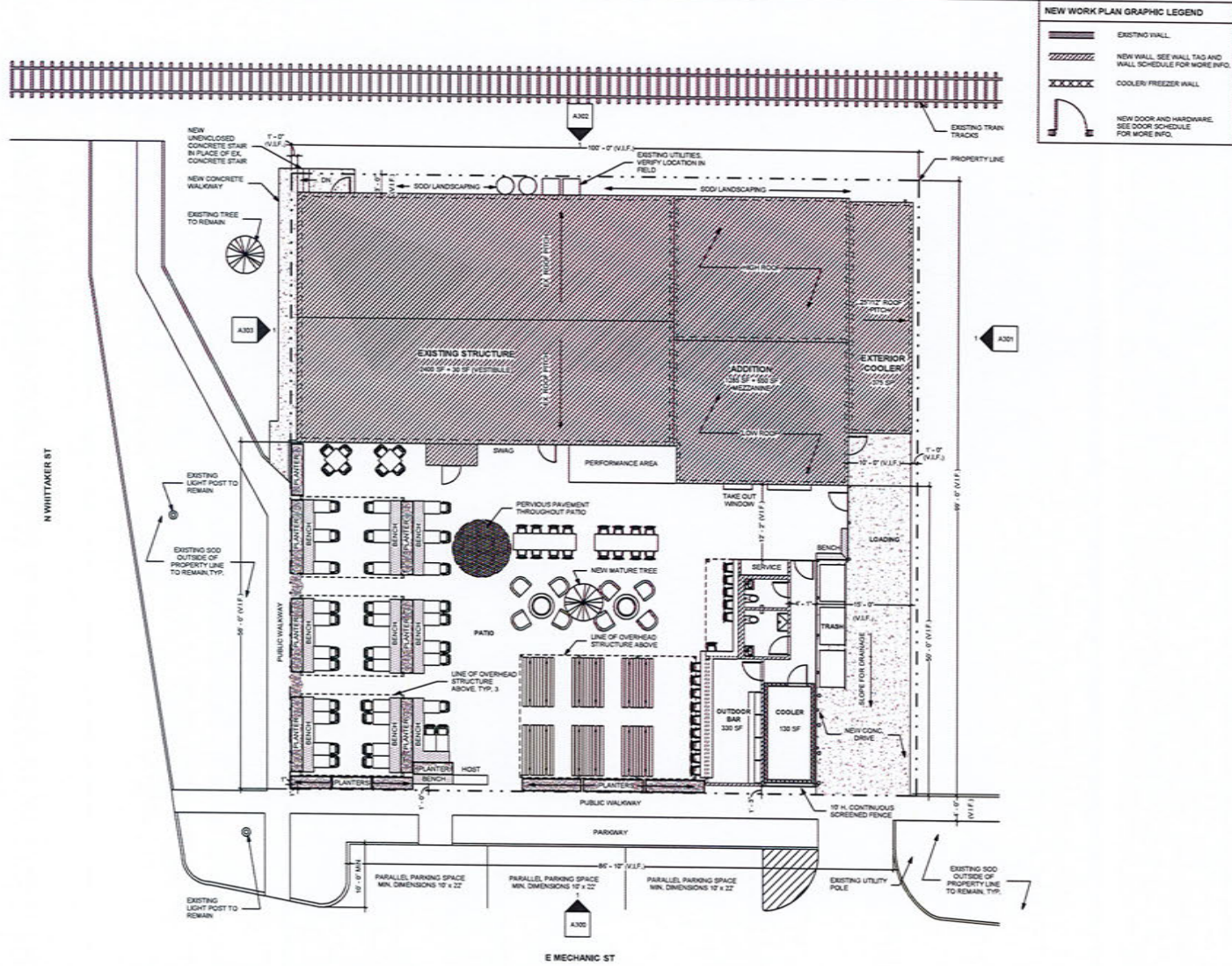
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PRINT SIZE: 36X24

NO.	DATE	ISSUE:

**A000**



1  
A001 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"

**FCSTUDIO**  
 FC STUDIO INC.  
 2545 N. Quarry Ave., Suite 224  
 Chicago, IL 60647  
 773.463.0860

**BIRDIES**  
 PROJECT ADDRESS  
 207 N WHITTAKER ST. NEW  
 BUFFALO, MI 49117

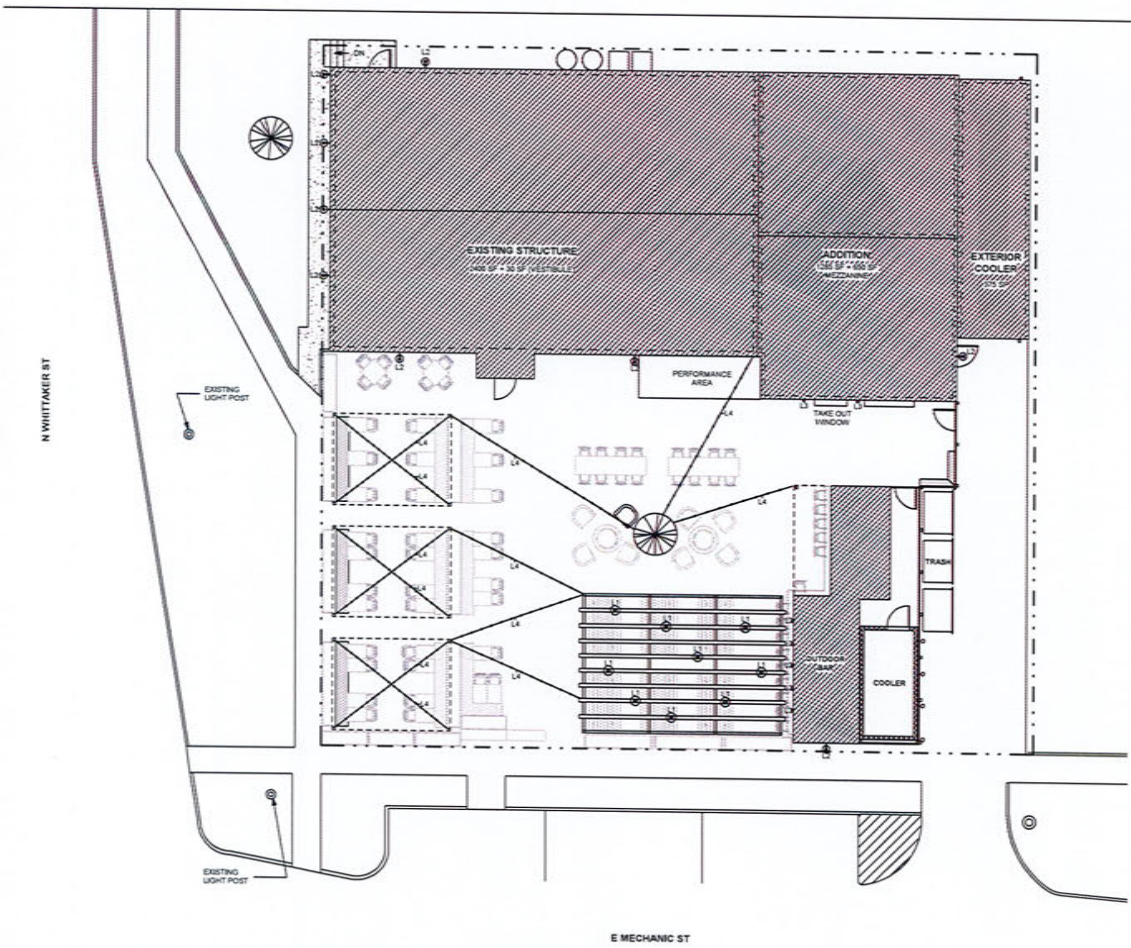
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 PRINT SIZE: 36x24

PROPOSED SITE PLAN			NO.	DATE	ISSUE

A001



LIGHTING FIXTURE SCHEDULE													
TAG	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	QTY	VOLTS	MOUNT HEIGHT	LAMP		PROVIDED BY		COMMENTS	
								TYPE	WATTS	OWNER	GC		
L1	SUMNERLAND OUTDOOR BELL PENDANT - LARGE	EXTENDER TRELLIS	SERENA & LILY	SUMNERLAND OUTDOOR BELL PENDANT - LARGE, COLOR: LIGHT DUNE	9		8'-7"	1	TYPE A - E26 BULB	62W	X		2700K BULB NOT INCLUDED
L2	BOGGENECK OUTDOOR SCORCE - LARGE	BUILDING EXTERIOR	SHADES OF LIGHT	SKZ 0119780 COLOR: BLACK	111			1	US MEDIUM - E26 BULB	150W	X		2700K BULB NOT INCLUDED
L3	PARALLEL TUBE SHOPLET SCORCE	BUILDING EXTERIOR	RBW	SKZ PAR-10-1900-271-120 1% LINE-SPD	7		110-120	1	LED	7.5W	X		2700K
L4	EXTERIOR LED LIGHT STRING	OVERHEAD PATIO LIGHTING	CELESTIAL LIGHTING	HYDRA S/L SERIES EXTERIOR LED LIGHT STRING	280 LF	120	1/1.5'		LED, MEDIUM BASE BULB	2W/LAMP			2700K, PROTECTED BULB, 1" BULB SPACING



1 SITE LIGHTING PLAN  
A003 1/8" = 1'-0"

**FCSTUDIO**  
 1" = 10'-0"  
 1/2" = 5'-0"  
 1/4" = 2'-0"  
 1/8" = 1'-0"  
 1/16" = 6"-0"

FC STUDIO INC.  
 2545 N. Dearborn Ave., Suite 204  
 Chicago, IL 60647  
 773.465.0900

PROJECT NAME: **BIRDIES**

PROJECT ADDRESS: **207 N WHITTAKER ST, NEW BUFFALO, MI 49117**

PROJECT NO.:

DATE: 12/03/21

DRAWN BY:

**SITE LIGHTING PLAN**

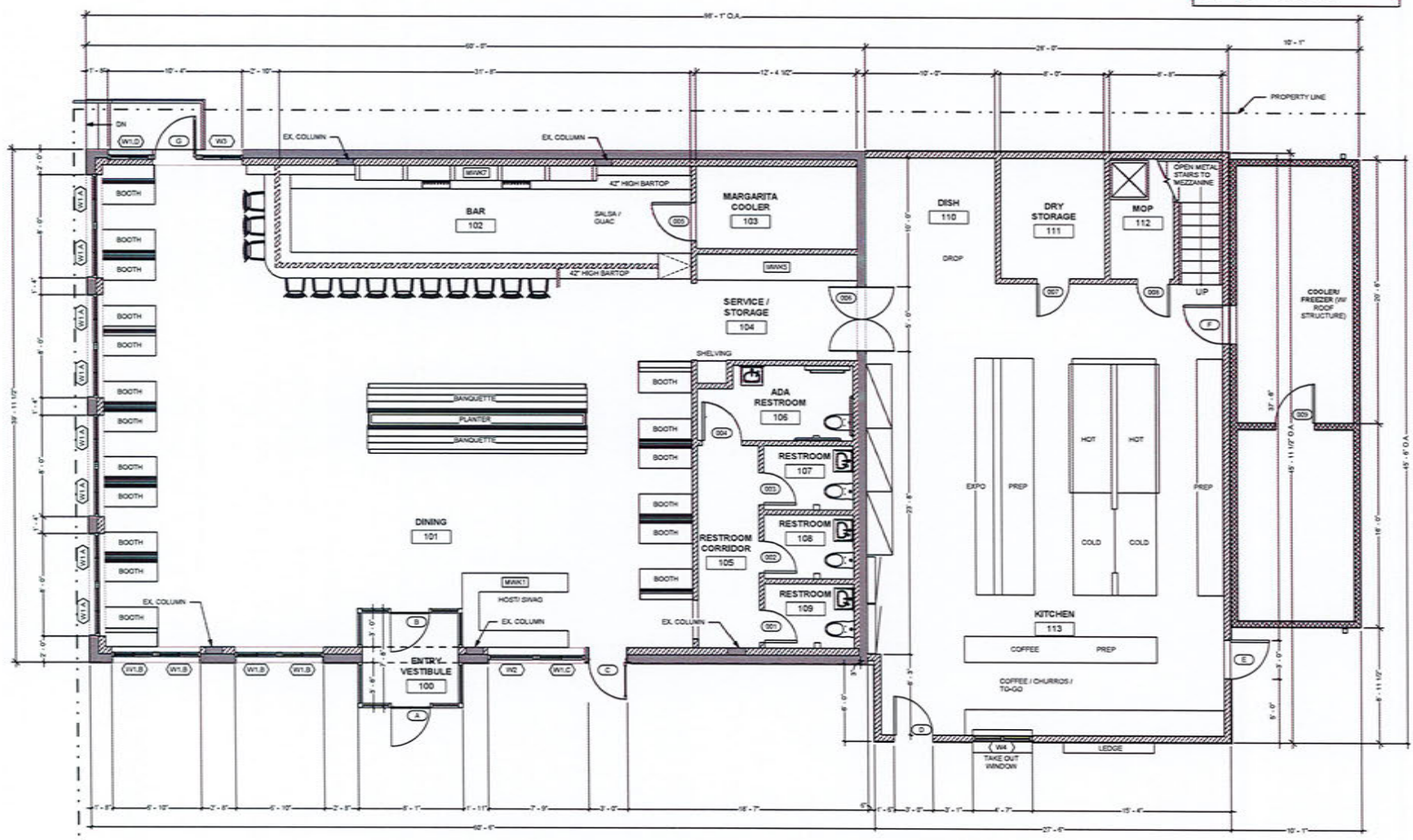
NO.	DATE	ISSUE:

REVISION:

PRINT SIZE: 36X24

**A003**

NEW WORK PLAN GRAPHIC LEGEND	
	EXISTING WALL
	NEW WALL, SEE WALL TAG AND WALL SCHEDULE FOR MORE INFO.
	COOLER/FREEZER WALL
	NEW DOOR AND HARDWARE. SEE DOOR SCHEDULE FOR MORE INFO.



1 FIRST FLOOR PLAN  
1/4" = 1'-0"



**FC STUDIO**

FC STUDIO INC.  
2542 W. Devon Ave. Suite 236  
Chicago, IL 60647  
773.492.0828

**BIRDIES**

PROJECT ADDRESS  
207 N WHITTAKER ST, NEW  
BUFFALO, MI 49117

**FIRST FLOOR ARCHITECTURAL PLAN**

DATE: 12/03/21  
DRAWN BY:

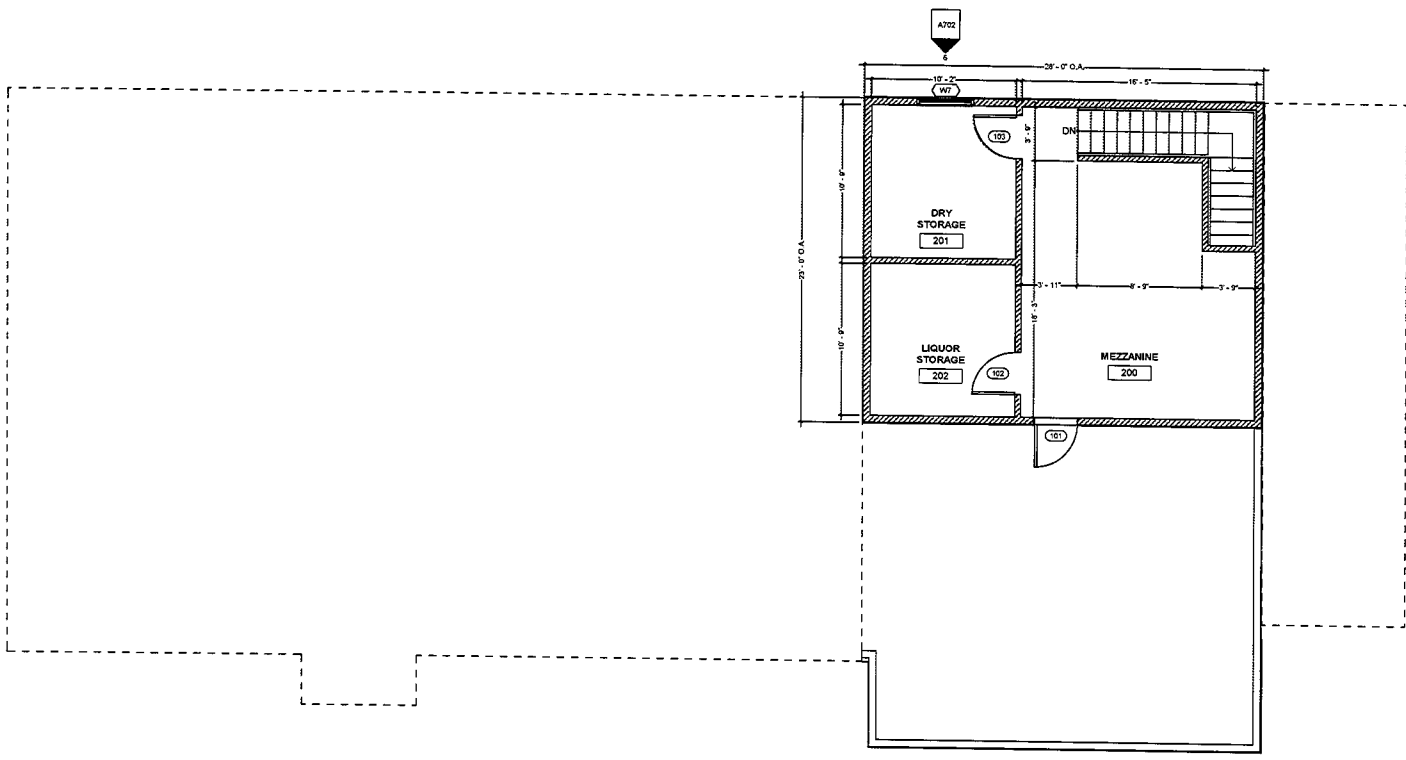
REVISION:  
PRINT SIZE: 36X24

NO.	DATE	ISSUE:

**A101**

NEW WORK PLAN GRAPHIC LEGEND	
	EXISTING WALL
	NEW WALL, SEE WALL TAG AND WALL SCHEDULE FOR MORE INFO.
	COOLER/FREEZER WALL
	NEW DOOR AND HARDWARE, SEE DOOR SCHEDULE FOR MORE INFO.

NEW WORK GENERAL NOTES	
1.	
2.	
3.	
4.	
5.	
6.	
KEYNOTES	



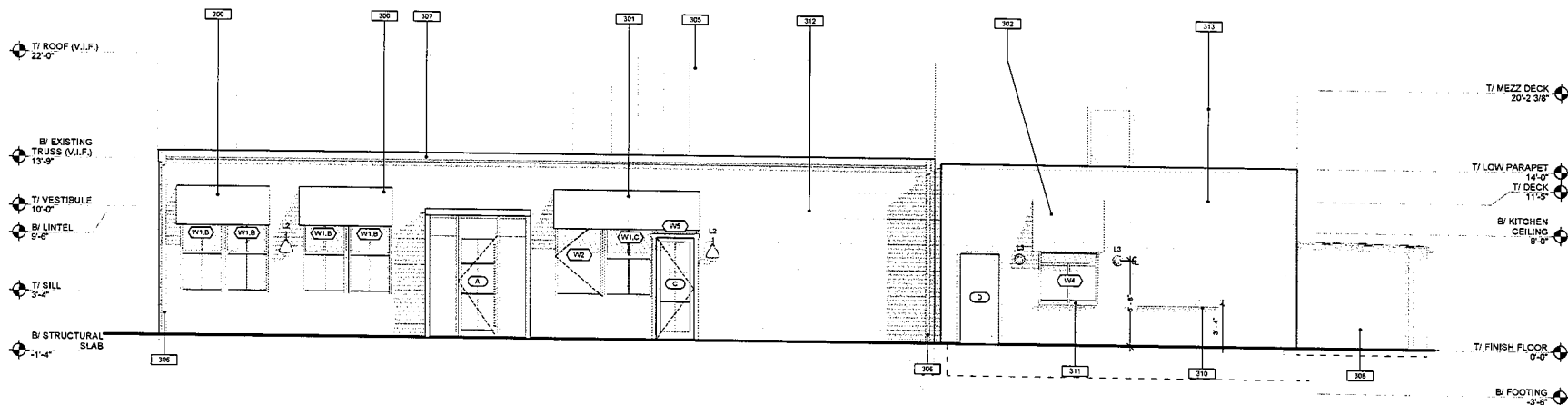
1 MEZZANINE FLOOR PLAN  
 A102 1/4" = 1'-0"



		<b>BIRDIES</b> <small>PROJECT NAME</small>	<small>DATE: 12/03/21</small>	<small>REVISION:</small>	<small>NO.</small> <small>DATE</small> <small>ISSUE:</small>	<small>PROJECT DEVELOPER:</small>
		207 N WHITTAKER ST, NEW BUFFALO, MI 49117 <small>PROJECT ADDRESS</small>				
<small>FC STUDIO INC.</small> <small>2545 W. Diversey Ave. Suite 236</small> <small>Chicago, IL 60647</small> <small>312.850.0950</small>			<small>DRAWN BY:</small>	<small>PRINT SIZE: 36X24</small>		<b>A102</b>

WINDOW SCHEDULE				
TAG	STYLE	HEIGHT	WIDTH	COLOR
W1.A	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.B	DOUBLE HUNG	6'-2"	3'-11"	WHITE
W1.C	DOUBLE HUNG	6'-2"	3'-6"	WHITE
W1.D	DOUBLE HUNG	6'-2"	3'-3"	WHITE
W2	CASEMENT	6'-2"	3'-6"	WHITE
W3	FIXED	9'-6"	3'-3"	WHITE
W4	PASS THRU	4'-0"	4'-6"	WHITE
W5	FIXED	1'-3"	3'-6"	WHITE
W6	FIXED	2'-1"	3'-6"	WHITE
W7	FIXED	3'-6"	4'-0"	WHITE

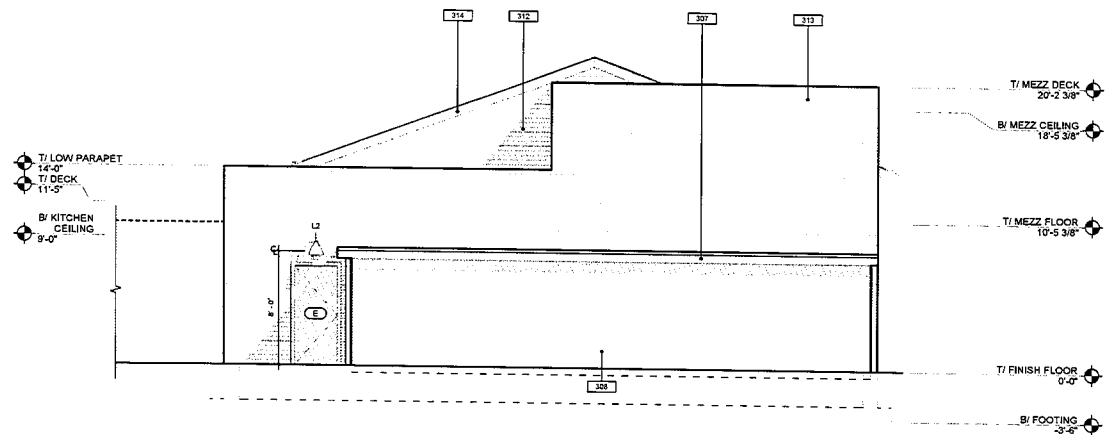
KEYNOTES	
300	FABRIC AWNING, 3'-0" Hx3'-0" Dx7'-2" L.
301	FABRIC AWNING, 3'-0" Hx3'-0" Dx11'-3" L.
302	FABRIC AWNING, 4'-0" Hx2'-0" Dx5'-8" L.
305	STANDING SEAM METAL ROOF, COLOR: BLACK
306	DOWNSPOUT, COLOR: WHITE
307	GUTTER, COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
310	84" Lx16" D. WOODEN LEDGE, SPECIES: TBD
311	55" Lx10" D. WOODEN LEDGE, SPECIES: TBD
312	EXTERIOR WOOD CLADDING, 4" Hx 1" D.; SPECIES: TBD; FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" Hx 1" D.; SPECIES: TBD; FINISH: NATURAL



1 SOUTH ELEVATION  
A300 1/4" = 1'-0"

<b>FC STUDIO</b> FC STUDIO INC. 2545 W. Diversey Ave. Suite 236 Chicago, IL 60647 312.450.0850	PROJECT NAME	BIRDIES	PROJECT ADDRESS	207 N WHITTAKER ST, NEW BUFFALO, MI 49117	SCALE	AS SHOWN UNLESS NOTED	DATE	12/03/21	REVISION		NO.	DATE	ISSUE		PROJECT NUMBER	A300
	EXTERIOR ELEVATIONS															
	DRAWN BY: PRINT SIZE: 36X24															
	DATE: 12/03/21 REVISION:															

KEYNOTES	
307	GUTTER; COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
312	EXTERIOR WOOD CLADDING, 4" H x 1" D.; SPECIES: TBD; FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" H x 1" D.; SPECIES: TBD; FINISH: NATURAL
314	WOOD TRIM BOARD, 6" H x 1" D.; SPECIES: TBD; FINISH: PAINTED (WHITE)



1 EAST ELEVATION  
A301 1/4" = 1'-0"

**FC STUDIO**

FC STUDIO INC.  
2542 N. Dixie Hwy. Suite 226  
Chicago, IL 60647  
312.850.0650

**BIRDIES**

PROJECT NUMBER  
207 N WHITTAKER ST, NEW  
BUFFALO, MI 49117

DATE: 12/03/21

DRAWN BY:

PROJECT TITLE  
**EXTERIOR ELEVATIONS**

NO. DATE ISSUE:

REVISION:

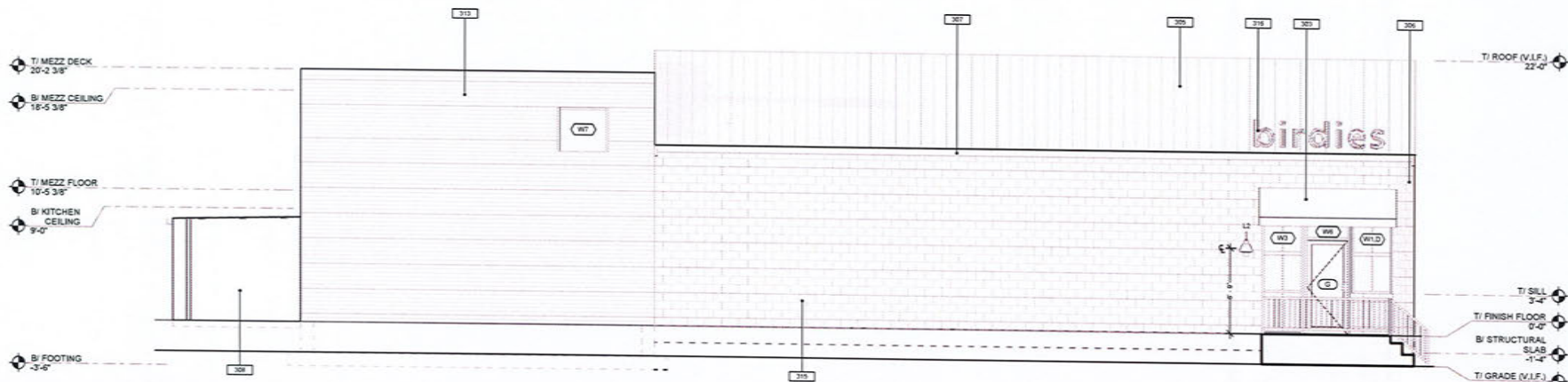
PRINT SIZE: 36X24

NO.	DATE	ISSUE:

**A301**

WINDOW SCHEDULE				
TAG	STYLE	HEIGHT	WIDTH	COLOR
W1.A	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.B	DOUBLE HUNG	6'-2"	3'-11"	WHITE
W1.C	DOUBLE HUNG	6'-2"	3'-6"	WHITE
W1.D	DOUBLE HUNG	6'-2"	3'-3"	WHITE
W2	CASEMENT	6'-2"	3'-6"	WHITE
W3	FIXED	9'-6"	3'-3"	WHITE
W4	PASS THRU	4'-0"	4'-6"	WHITE
W5	FIXED	1'-3"	3'-6"	WHITE
W6	FIXED	2'-1"	3'-6"	WHITE
W7	FIXED	3'-6"	4'-4"	WHITE

KEYNOTES	
303	FABRIC AWNING, 3'-0" Hx3'-0" Dx10'-10" L
305	STANDING SEAM METAL ROOF, COLOR: BLACK
306	DOWNSPOUT, COLOR: WHITE
307	GUTTER, COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
313	EXTERIOR WOOD CLADDING, 4" Hx 1" D; SPECIES: TBD; FINISH: NATURAL
315	EXISTING CMU, PAINTED (WHITE)
316	CHANNEL LIT SIGN PERMITTED BY OTHER, EXACT DESIGN & CONSTRUCTION TBD

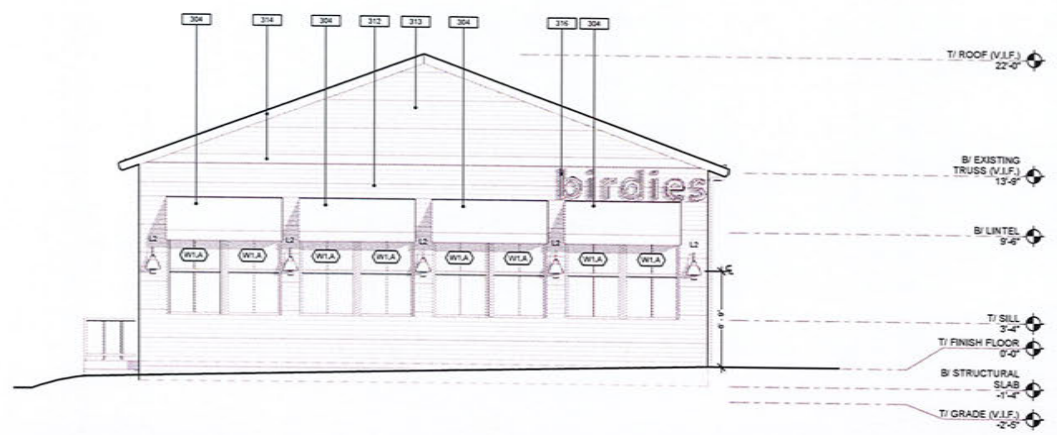


1 NORTH ELEVATION  
A302 1/4" = 1'-0"

<b>FC STUDIO</b> FC STUDIO INC. 2545 W. Chantry Ave. Suite 206 Chicago, IL 60647 312.450.0800	<b>BIRDIES</b> PROJECT ADDRESS: 207 N WHITTAKER ST, NEW BUFFALO, MI 49117	PROJECT NO.:  DATE: 12/03/21 DRAWN BY:	<b>EXTERIOR ELEVATIONS</b> REVISION: PRINT SIZE: 36X24	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	ISSUE										PROJECT NO.:  PROJECT NO.:  <b>A302</b>
	NO.	DATE	ISSUE														

WINDOW SCHEDULE				
TAG	STYLE	HEIGHT	WIDTH	COLOR
W1.A	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.B	DOUBLE HUNG	6'-2"	3'-11"	WHITE
W1.C	DOUBLE HUNG	6'-2"	3'-8"	WHITE
W1.D	DOUBLE HUNG	6'-2"	3'-3"	WHITE
W2	CASEMENT	6'-2"	3'-8"	WHITE
W3	FIXED	9'-6"	3'-3"	WHITE
W4	PASS THRU	4'-0"	4'-6"	WHITE
W5	FIXED	1'-3"	3'-6"	WHITE
W6	FIXED	2'-1"	3'-6"	WHITE
W7	FIXED	3'-6"	4'-0"	WHITE

KEYNOTES	
304	FABRIC AWNING, 3'-0" H x 2'-0" D x 8'-2" L
312	EXTERIOR WOOD CLADDING, 4" H x 1" D, SPECIES: TBD, FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" H x 1" D, SPECIES: TBD, FINISH: NATURAL
314	WOOD TRIM BOARD, 8" H x 1" D, SPECIES: TBD, FINISH: PAINTED (WHITE)
316	CHANNEL LIT SIGN PERMITTED BY OTHER, EXACT DESIGN & CONSTRUCTION TBD

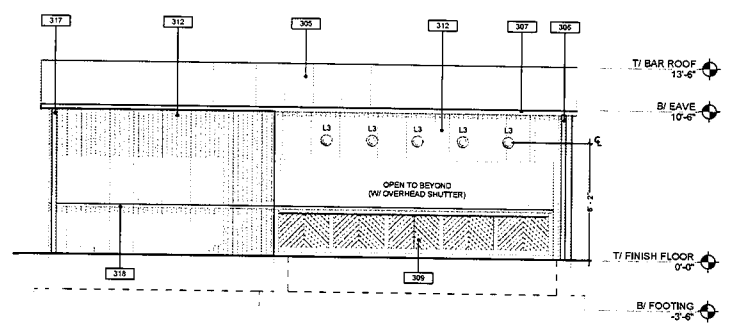


1 WEST ELEVATION  
A303  
1/4" = 1'-0"

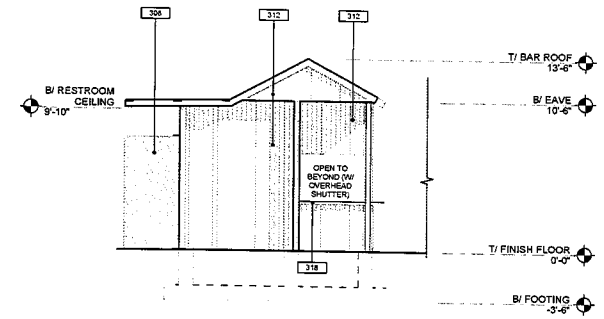
		<b>BIRDIES</b> PROJECT LOCATION: 207 N WHITTAKER ST., NEW BUFFALO, MI 49117	DATE: 12/03/21 DRAWN BY:	<b>EXTERIOR ELEVATIONS</b>	NO. DATE ISSUE:	PROJECT NO.
		PROJECT NO.		REVISION: PRINT SIZE: 36X24		

A303

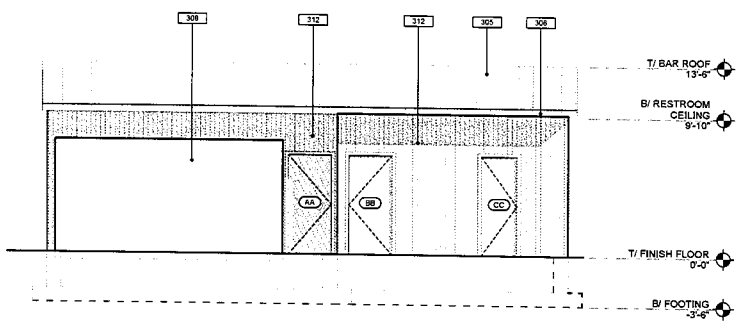
KEYNOTES	
305	STANDING SEAM METAL ROOF, COLOR: BLACK
306	DOWNSPOUT; COLOR: WHITE
307	GUTTER; COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
309	3" H x 1" D WOOD HERRINGBONE PATTERN; SPECIES: TBD
312	EXTERIOR WOOD CLADDING, 4" H x 1" D; SPECIES: TBD; FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" H x 1" D; SPECIES: TBD; FINISH: NATURAL
317	4"x4" WOODEN POST
318	1" O. D. WOODEN DRINK RAIL; SPECIES: TBD



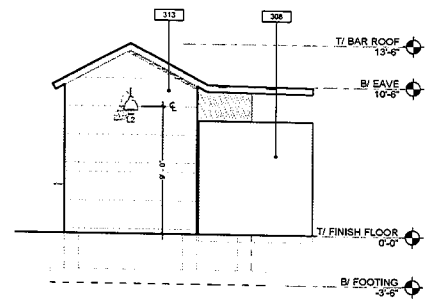
4 WEST ELEVATION - OUTDOOR BAR  
 A304 1/4" = 1'-0"



3 NORTH ELEVATION - OUTDOOR BAR  
 A304 1/4" = 1'-0"



2 EAST ELEVATION - OUTDOOR BAR  
 A304 1/4" = 1'-0"



1 SOUTH ELEVATION - OUTDOOR BAR  
 A304 1/4" = 1'-0"

**FC STUDIO**  
 ARCHITECTS  
 2545 W. Diversey Ave., Suite 236  
 Chicago, IL 60647  
 312.852.0862

PROJECT TITLE <b>BIRDIES</b>	PROJECT ADDRESS 207 N WHITTAKER ST, NEW BUFFALO, MI 49117	DATE: 12/03/21	REVISION:
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**A304**