



City of New Buffalo
Planning Commission Special Meeting
Tuesday, June 28, 2022 at 5:30 P.M.
AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Previous Minutes- April 5, 2022
5. Public Comment
6. Public Hearing
 - 207 N. Whittaker Street - Special Use request for a restaurant with an outdoor seating area
7. New Business
 - 207 N. Whittaker Street - Special Use request for a restaurant with an outdoor seating area
 - 207 N. Whittaker Street – Site Plan Review
8. Commissioner Comments
9. Adjournment

The Regular Meeting for April 5, 2022 of the New Buffalo City Planning Commission was called to order by Chair Billingslea at 7:01 p.m.

Pledge of Allegiance.

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

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

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

Voice Vote, Motion Carried, 5-0.

Approval of Previous Minutes: February 1, 2022:

Motion by Joseph, seconded by Rau to approve February 1, 2022 meeting minutes.

Voice Vote, Motion Carried, 5-0.

Public Comment:

Roger Barbour

Dan Petersen – The Pokagon Fund

Unfinished Business:

- a. Discussion regarding zoning for marijuana

Discussion took place regarding the City opting in or opting out and scheduling the open meetings to create a document as a recommendation to the City Council. Clarification also has to be made as to whether recreational and medical can be separated in the City ordinances.

Motion by Rau, seconded by McCollum to table the discussion regarding marijuana in the City.

Roll Call Vote: Rau, Joseph, McCollum, Schmidt, Chair Billingslea

Motion Carried, 5-0.

New Business:

- a. 2 S. Franklin Street – Site Plan Review

Motion by McCollum seconded by Joseph to approve the site plan for construction of a new parking lot located on the property known as 2 S. Franklin Street with the addition of six (6) parking bumpers.

Roll Call Vote: McCollum, Rau, Schmidt, Joseph, Chair Billingslea

Motion Carried, 5-0.

b. Planning Commission meeting time

Motion by Rau, seconded by Schmidt to approve setting the Planning Commission meeting time to 5:30 p.m. going forward.

Roll Call Vote: Joseph, Rau, Schmidt, McCollum, Chair Billingslea
Motion Carried, 5-0.

c. Year-End report review and discussion

Motion by Rau, seconded by McCollum to approve the 2021 Planning Commission Year-End Report.

Roll Call Vote: Rau, McCollum, Joseph, Schmidt, Chair Billingslea

Motion Carried, 5-0.

Commissioner Comments:

Member Schmidt mentioned the Commission should look at the following four areas: General Commercial District, zoning, review of the Master Plan and sewer.

The City Manager announced there will be a zoning review of the Houseal Lavigne recommendation with the City Council on April 11th, 2022 and a review of the sewer rates on April 28, 2022.

Adjournment: Motion by Joseph, seconded by McCollum to adjourn the meeting at 7:44 p.m.

Voice Vote
Motion Carried.

ng

Paul Billingslea, Chair

Amy Fidler, City Clerk



**City of New Buffalo
PLANNING COMMISSION
Special Use Application
Site Plan Application
Staff Report**

Hearing Date: June 28th, 2022

Project Number: PZ2021-0010 & PZ2021-0011

Applicant: Julie Fisher Rosenthal (Design Studio)

Property Owner: Benjamin Holland

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

Nature of the Request: Special Use & Site Plan application for construction of a Restaurant with outdoor restaurant seating.

Zoning District: CBD "Central Business District"

OVERVIEW

The applicant is Julie Fisher Rosenthal of 2545 W Diversey Ave. Suite 236 Chicago IL 60647. The applicant on behalf of the owner developer Benjamin Holland requests special use permit and site plan approval for construction of a new restaurant with outdoor seating and service area. City of New Buffalo Zoning requires 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."

Special Use Permit would be required to be approved before commission could move forward to discuss site plan approval for overall project.

Also please note, that Zoning variances for site setbacks was approved at the ZBA meeting on January 20th, 2022.

All appropriate Building & Construction permits will be required for this project.

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 Building Official that all required information has been provided for Planning Commission to accept and render a decision on this application.
Respectfully submitted,

Ted Hanson
Building Official
City of New Buffalo

Call to Order at 5:04 p.m.

Pledge of Allegiance – ZBA Board members led the Pledge of Allegiance.

Roll Call: Pokuta, Borg, Parelo, Smith, Gabryszewski

Absent: Cooper, Joseph

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

Approval of Agenda. Motion by Borg, seconded by Gabryszewski to approve the agenda:

Roll call vote:

AYES: Gabryszewski, Pokuta, Borg, Parelo, Smith

NAYES:

ABSENT: Joseph, Cooper

ABSTAINED:

Motion Carried, 5-0.

Approval of Previous Minutes - August 26, 2021. Motion by Pokuta, seconded by Smith to approve the previous minutes from August 26, 2021:

Roll call vote:

AYES: Pokuta, Borg, Parelo, Gabryszewski, Smith

NAYES:

ABSENT: Joseph, Cooper

ABSTAINED:

Motion Carried, 5-0.

Public Comment:

None

Public Hearing- Chair Smith opened the public hearing for 207 N. Whittaker Street at 5:21 p.m.

207 N. Whittaker Street -

Variance Request – To allow for a 1-foot side yard setback on the east side of the new building.

No public comment during the Public hearing.

New Business

Variance Request 207 N. Whittaker Street – To allow for a 1-foot side yard setback on the east side of the new building.

Owner, Ben Holland and Architect, Julie Fisher presented plans and drawings they are proposing for the property.

Motion by Borg, seconded by Parello to approve a 1-foot setback on the east side of the building:

Roll call vote:

AYES: Borg, Parello, Gabryszewski, Pokuta, Smith

NAYES:

ABSENT: Joseph, Cooper

ABSTAINED:

Motion Carried, 5-0.

Motion by Pokuta , seconded by Gabryszewski at 6:07 p.m. to adjourn the meeting:

Roll call vote:

AYES: Borg, Parello, Gabryszewski, Pokuta, Smith

NAYES:

ABSENT: Joseph, Cooper

ABSTAINED:

Adjournment at 6:07 p.m.

ng

Tom Smith, Chair

Nancy Griffin, Deputy Clerk

City Staff
Use Only

Project Name
Project Number
Review Fee Paid
Escrow Fee Paid

CBD

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

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:

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

2.) Special use approval is being requested for the following: Outdoor seating/service

3.) Allowance for the off-street parking requirement to be met through new parking lot containing 18 parking spaces and existing community parking spaces/lots. Review of ADA parking space locations is being requested.

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 11, Section 11-2.30 (Outdoor seating/service)

Article 15, Section 15-3.A.4 (General Requirements - Parking Location Standards)

Article 11, Section 11-3.A (Site plan review required in accordance with Article 19.)

Article 19, Section 19-2 (Uses requiring site plan review)

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):

See attached memo regarding Legal Description (Plat of Survey)C) Permanent Real Estate Tax Identification Number: 11-62-0340-0043-01-4 // 11-62-0340-0042-02-6

D) Parcel Size: 9,900+8077=17,977 Square feet
.41 Acres
182' (Mechanic St.) Dimension of lot frontage
99' (Whittaker) / 96.98' 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 consists of two lots. The east-most lot is currently vacant. The west- most lot 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 with an equipment platform. The proposed outdoor bar will be a free-standing 2-story building consisting of new bar and food service equipment, new MEP, new toilet rooms, a small retail space and a second floor covered seating area. The east-most lot will become an 18-car parking lot that house trash/recycling.

B) What is the proposed time frame for the build-out of this development: Fall 2022-Spring 2023

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						
Mufty-Family R-3						
Central Business CBD	2	(1)3,513 (2)1,040	(1)4,760(2)2,340	*171	2" (Proposed)	4" (Existing)
Gen. Commercial GCD						
Waterfront Marina WM						
General Industrial I-1						
TOTAL	2	4,553	7,100	*171	2" (Proposed)	4" (Existing)

*Required parking per Article 15, Section 15-3.A.4: 17 on site parking spaces + 155 community spaces = 172 spaces.

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 \$ 350 (via credit card 5/25/22).
- 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 outdoor seating/service will work to help activate a prominent corner in downtown New Buffalo.


The proposed parking meets requirements of the zoning code.

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: 06/17/2022

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: _____



MEMO

TO: City of New Buffalo Planning Commission / Zoning Board of Appeals

FROM: Julie Fisher, fc STUDIO inc.

DATE: May 31, 2022

RE: Birdies, 207 N. Whittaker
Legal Description (Plat of Survey)

Legal Descriptions (Plat of Survey)

207 N. WHITTAKER ST LOT

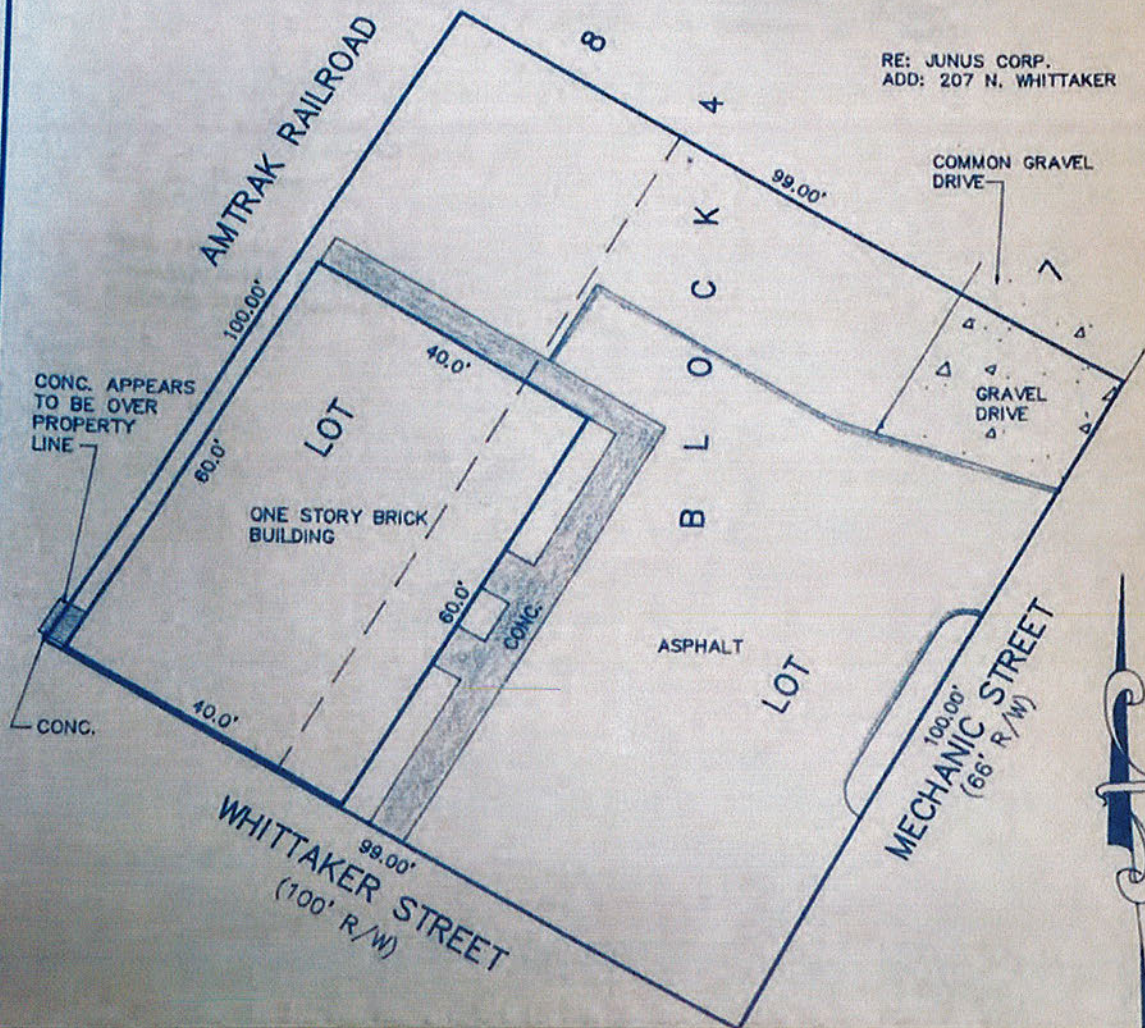
THE SOUTHWESTERLY 100.00 FEET OF LOTS 7 AND 8, BLOCK 4, VILLAGE PLAT OF NEW BUFFALO, CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 28, 1835, IN VOLUME C OF DEED, PAGE 105, LYING SOUTHEASTERLY OF THE AMTRAK RAILROAD RIGHT OF WAY.

LOT 7 & 8

THE SOUTHWESTERLY 50 FEET OF LOTS 5 AND 6, BLOCK 4 AND THE NORTHEASTERLY 32 FEET OF LOTS 7 AND 8, BLOCK 4, "ORIGINAL PLAT OF THE VILLAGE, NOW CITY OF NEW BUFFALO," BERRIEN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 'C' OF DEEDS ON PAGE 105, LYING SOUTHEASTERLY OF THE AMTRAK RAILROAD RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID BLOCK 4 THAT IS 82.00 FEET SOUTH 59° 02' 21" WEST OF THE EASTERLY MOST CORNER OF SAID LOT 6; THENCE SOUTH 59° 02' 21" WEST ON THE SOUTHEASTERLY LINE OF SAID BLOCK 4 A DISTANCE OF 82.00 FEET; THENCE NORTH 30° 50' 49" WEST 99.10 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AMTRAK RAILROAD (MICHIGAN CENTRAL RAILROAD); THENCE NORTH 58° 58' 52" EAST ON SAID SOUTHERLY RIGHT OF WAY LINE 32.05 FEET; THENCE NORTHEASTERLY 50.04 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE AND ON A 4557.17 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 61° 30' 29" EAST 50.04 FEET; THENCE SOUTH 30° 50' 49" EAST 96.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8,077 SQUARE FEET MORE OR LESS.

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.



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

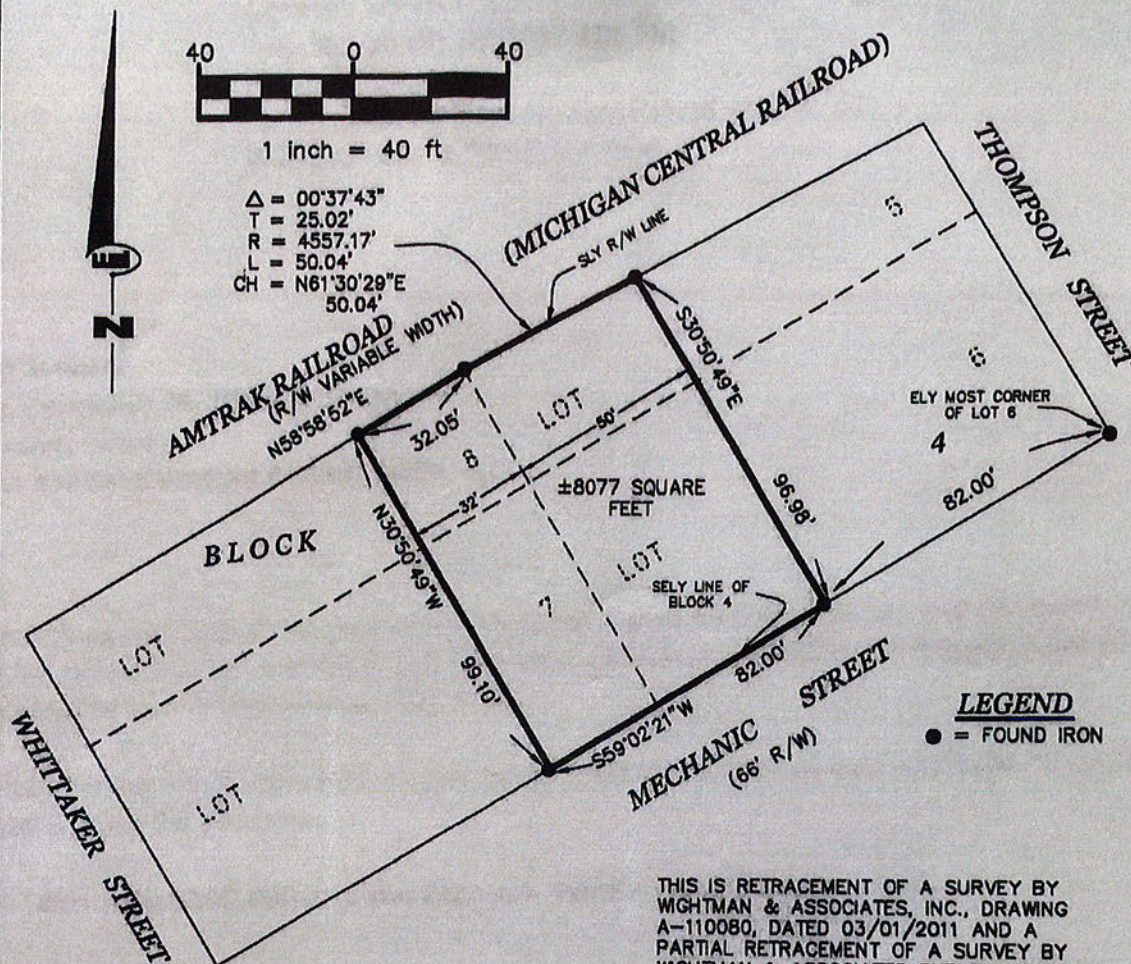
FOR: NEW BUFFALO REALTY
 DATE: 8/12/95 (950916)
 SCALE: 1" = 20'
 DRAWN BY: AIR
 CHECKED BY: J. B. B.



Michael A. Freehling
 MICHAEL A. FREEHLING PS 40159

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

SURVEY REPORT



THIS IS RETRACEMENT OF A SURVEY BY WIGHTMAN & ASSOCIATES, INC., DRAWING A-110080, DATED 03/01/2011 AND A PARTIAL RETRACEMENT OF A SURVEY BY WIGHTMAN & ASSOCIATES SURVEY, DRAWING X-5311, LAST UPDATED 07/25/2005

THE SOUTHWESTERLY 50 FEET OF LOTS 6 AND 8, BLOCK 4 AND THE NORTHEASTERLY 32 FEET OF LOTS 7 AND 8, BLOCK 4, "ORIGINAL PLAT OF THE VILLAGE, NOW CITY OF NEW BUFFALO," BERRIEN COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 'C' OF DEEDS ON PAGE 105, LYING SOUTHEASTERLY OF THE AMTRAK RAILROAD RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID BLOCK 4 THAT IS 82.00 FEET SOUTH 59° 02' 21" WEST OF THE EASTERLY MOST CORNER OF SAID LOT 6; THENCE SOUTH 59° 02' 21" WEST ON THE SOUTHEASTERLY LINE OF SAID BLOCK 4 A DISTANCE OF 82.00 FEET; THENCE NORTH 30° 50' 49" WEST 99.10 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE AMTRAK RAILROAD (MICHIGAN CENTRAL RAILROAD); THENCE NORTH 58° 58' 52" EAST ON SAID SOUTHERLY RIGHT OF WAY LINE 32.05 FEET; THENCE NORTHEASTERLY 50.04 FEET ON SAID SOUTHERLY RIGHT OF WAY LINE AND ON A 4557.17 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 61° 30' 29" EAST 50.04 FEET; THENCE SOUTH 30° 50' 49" EAST 96.98 FEET TO THE POINT OF BEGINNING. CONTAINING 8,077 SQUARE FEET MORE OR LESS.

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

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THIS SURVEY WAS PERFORMED WITH AN ACCURACY THAT IS NOT LESS THAN REQUIRED BY THE MINIMUM STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING IN MICHIGAN.

BEARINGS ARE RELATED TO WIGHTMAN & ASSOCIATES "FOUNTAIN SQUARE CENTER" SURVEY PLAN DRAWING X-5271-2, DATED 07/20/2009 AND THE RECORDED PLAN OF "SOUTHCove CONDOMINIUM".

73

AMERICAN SOCIETY OF SURVEYING ENGINEERS
★ FIRM OF THE YEAR ★



WIGHTMAN & ASSOCIATES, INC.
ENGINEERING • SURVEYING • ARCHITECTURE

354 Western Avenue
Albion, MI 49010
Phone: (269) 973-8463

2303 Pipestone Road
Benton Harbor, MI 49022
Phone: (269) 927-0100

9835 Portage Road
Portage, MI 49003
Phone: (269) 337-3532

www.wightman-sur-essoc.com

CLIENT: NEW BUFFALO DEVELOPMENT PARTNERS, LLC

JOB No: 180790

DATE: 12/27/2016

SCALE: 1" = 40'

DRAWN BY: B.BARBER



[Handwritten signature]

CITY OF NEW BUFFALO, BERRIEN COUNTY

SECTION 10, T 8 S, R 21 W

A-180790

BIRDIES RESTAURANT & BAR - NEW CONSTRUCTION

207 N WHITTAKER ST, NEW BUFFALO, MI 49117

RE-ISSUED FOR ZONING
06.28.2022



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

MEP ENGINEERS
Element
1 S WACKER DR. #200
CHICAGO, IL 60606
(T) 312-620-9984
element-co.com

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

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

OWNER
Benjamin Holland
207 N WHITTAKER ST
NEW BUFFALO, MI 49117

FC STUDIO inc.
JULIE FISHER
Architect

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

FC
ST
UD
IO



4
A902 EXTERIOR RENDERING - SOUTHWEST CORNER
12" = 1'-0"



1
A902 EXTERIOR RENDERING - MAIN PATIO ENTRANCE
12" = 1'-0"



5
A902 EXTERIOR RENDERING - SOUTHERN FACADE
12" = 1'-0"



2
A902 EXTERIOR RENDERING - SOUTHEAST CORNER
12" = 1'-0"

FCSTUDIO Inc.
2545 W. Devon Ave.
Suite 238
Chicago, IL 60647
312.850.0800

SEAL



NOTES:
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NO.	DATE	REVISION
1	11/15/2023	REVISED FOR CONSTRUCTION
2	11/20/2023	REVISED FOR CONSTRUCTION

BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION

207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

DATE 06/28/22

PROJECT ARCH D: 36X24

SHEET 2 OF 2
EXTERIOR RENDERINGS

A902



4 EXTERIOR RENDERING - SOUTH FACADE
12" = 1'-0"



3 EXTERIOR RENDERING - OUTDOOR BAR
N.T.S



2 EXTERIOR RENDERING - OVERALL SITE
12" = 1'-0"



1 EXTERIOR RENDERING - OVERALL SITE
N.T.S

FCSTUDIO Inc.
2545 W University Ave.
Suite 230
Chicago, IL 60647
312.692.2800

SEAL



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3. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SEALS AND SIGNED AND STAMPED BY A LICENSED ARCHITECT.
5. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL SEALS AND SIGNED AND STAMPED BY A LICENSED ARCHITECT.

NO.	DATE	REVISIONS
1	06/28/22	ISSUED FOR PERMIT
2	06/28/22	REVISIONS TO PERMIT

BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION
207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

DATE: 06/28/22

PROJECT NO: ARCH D 39X24

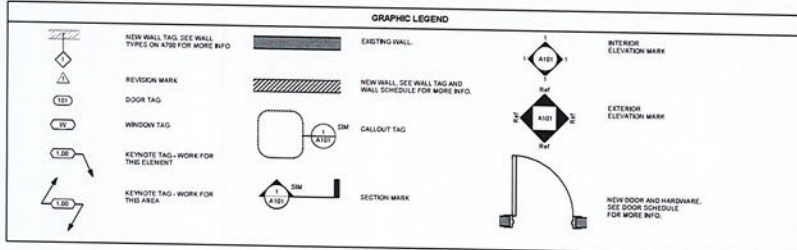
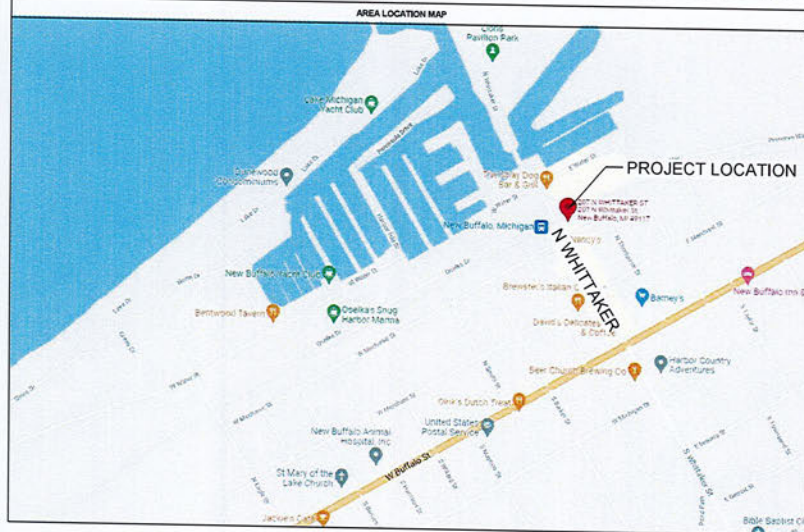
PROJECT TYPE: EXTERIOR RENDERINGS

PROJECT LOCATION: 207 N WHITTAKER ST., NEW BUFFALO, MI 49117

A903

BIRDIES RESTAURANT & BAR - NEW CONSTRUCTION

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 BOH STORAGE, NEW STAIR AND NEW MEZZANINE LEVEL, NEW STORY BUILDING INCLUDING NEW INTERIOR AND EXTERIOR FINISHES, NEW KITCHEN EQUIPMENT, NEW MECHANICAL, ELECTRICAL AND PLUMBING WORK, (2) NEW STAIRS, NEW LULA LIFT AND NEW TOILET ROOMS. NEW EXTERIOR TRELLIS STRUCTURES, NEW PAVING AND PLANTERS.

ZONING NOTES	
ZONING DISTRICT	CENTRAL BUSINESS DISTRICT
BUILDING HEIGHT	EXISTING STRUCTURE: 17'-0" ADDITION #1: 20'-2 3/4" ADDITION #2: 21'-2 1/2"
BUILDING LEASED AREA	EXISTING STRUCTURE: 2400 SF ADDITION #1: 2300 SF ADDITION #2: 2340 SF TOTAL: 7040 SF
LOT COVERAGE (PERCENT)	EXISTING STRUCTURE: 25% ADDITION #1: 18% ADDITION #2: 10% TOTAL: 53%
OFF-STREET LOADING	1 SPACE
OFF-STREET PARKING	17 SPACES + 155 COMMUNAL SPACES WITHIN 300' OF PROPERTY LINE = 172
SETBACKS	
	REQ'D
FRONT (MECHANIC ST)	12'-0"
FRONT (WHITTAKER ST)	0'-0"
REAR	25'-0"
SIDE	0'-0"

CONSTRUCTION TYPE INFORMATION	
BUILDING TYPE	V.B.
OCCUPANCY	ASSEMBLY A1, RESTAURANT
FIRE SUPPRESSION	FULLY SPRINKLED
ALLOWABLE AREA	24,000 SF
ALLOWABLE HEIGHT	60'
ALLOWABLE # OF STORIES	2
MEZZANINE + EQUIPMENT PLATFORM	2/3 OF THE FLOOR AREA OF ROOM IN WHICH THEY ARE LOCATED
ALLOWABLE # OF STORIES	2

FIRE RESISTANCE RATINGS	
PRIMARY STRUCTURE FRAMING	0
BEARING WALLS (INTERIOR/EXTERIOR)	0
EXTERIOR WALLS (X-10)	1 HR
INTERIOR WALLS (X-10)	0 HR
NON-BEARING WALLS & PARTITIONS	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION	0 HR

APPLICABLE BUILDING CODES	
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	ASPHRE 90.1 COMMERCIAL ENERGY CODE
ACCESSIBILITY CODE	MICHIGAN BUILDING CODE 2015, ICC A117.1 2009

GENERAL NOTES

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

DRAWING INDEX	
G000	COVER SHEET
G001	PROJECT INFORMATION
G003	SITE SURVEY
G004	FEMA FLOODPLAIN MAP
G005	COMMUNAL PARKING COUNT DIAGRAM
D100	SITE DEMOLITION PLAN
A001	PROPOSED SITE PLAN
A003	SITE LIGHTING PLAN
A101	FIRST FLOOR ARCHITECTURAL PLAN
A102	SECOND FLOOR / MEZZANINE ARCHITECTURAL PLAN
A109	ROOF PLAN
A401	EXTERIOR ELEVATIONS
A402	EXTERIOR ELEVATIONS
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A404	EXTERIOR ELEVATIONS
A405	EXTERIOR ELEVATIONS
A406	EXTERIOR ELEVATIONS
A407	EXTERIOR ELEVATIONS

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NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.

NO.	DATE	REVISION
1	06/28/22	ISSUED FOR PERMIT
2	06/28/22	ISSUED FOR PERMIT
3	06/28/22	ISSUED FOR PERMIT
4	06/28/22	ISSUED FOR PERMIT
5	06/28/22	ISSUED FOR PERMIT
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8	06/28/22	ISSUED FOR PERMIT
9	06/28/22	ISSUED FOR PERMIT
10	06/28/22	ISSUED FOR PERMIT

**BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION**

**207 N WHITTAKER ST.
NEW BUFFALO, MI 49117**

06/28/22

ARCH D. 36X24

PROJECT INFORMATION

G001

207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

G003

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding. The National Flood Insurance Program does not discriminate on the basis of race or ethnicity. The community may repeatedly submit requests for additional information. The community may request that the map be conducted for possible updated or additional flood hazard information.

Crestal Base Flood Elevations shown on this map may apply only to certain of the National Geographic version(s) of 1929 (NOGVE) Users of the 1991 edition should be aware that crestal base elevations are also provided in the Summer of 1992 edition of the National Flood Insurance Study. The Summer of 1992 edition of the National Flood Insurance Study is the most current and authoritative source for crestal base elevations shown in the Summer of 1992 edition of the National Flood Insurance Study. The Summer of 1992 edition of the National Flood Insurance Study should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this map.

Boundaries of the floodways were computed at cross sections and are not intended to be interpreted between cross sections. The floodways were based on the best available hydraulic considerations with regard to requirements of the National Flood Insurance Act. The Summer of 1992 edition of the National Flood Insurance Study provides the most current and authoritative source for floodway data and is provided in the National Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the National Flood Insurance Study report for information on flood control structures in this jurisdiction.

The projection used in the preparation of this map was Michigan State Plane South zone 6401 (FIPSZONE 2112). The horizontal datum was NAD83. Differences in datum, spheroid, projection or state plane zones used in the production of FIRM's for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3181

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

Base Map information shown on this FIRM was provided in digital format by Berrien County Planning and GIS Mapping. This information was photogrammetrically compiled at a scale of 1:24000 feet from aerial photography dated Spring 1996.

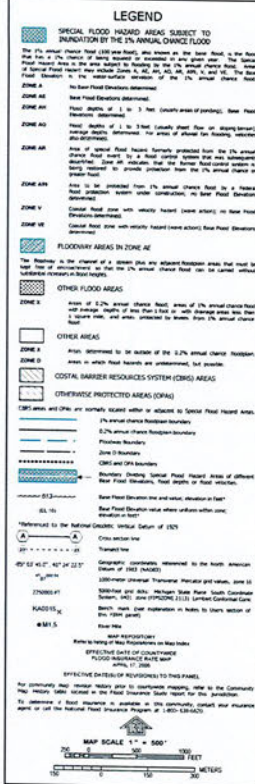
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit information.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities at Risk containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

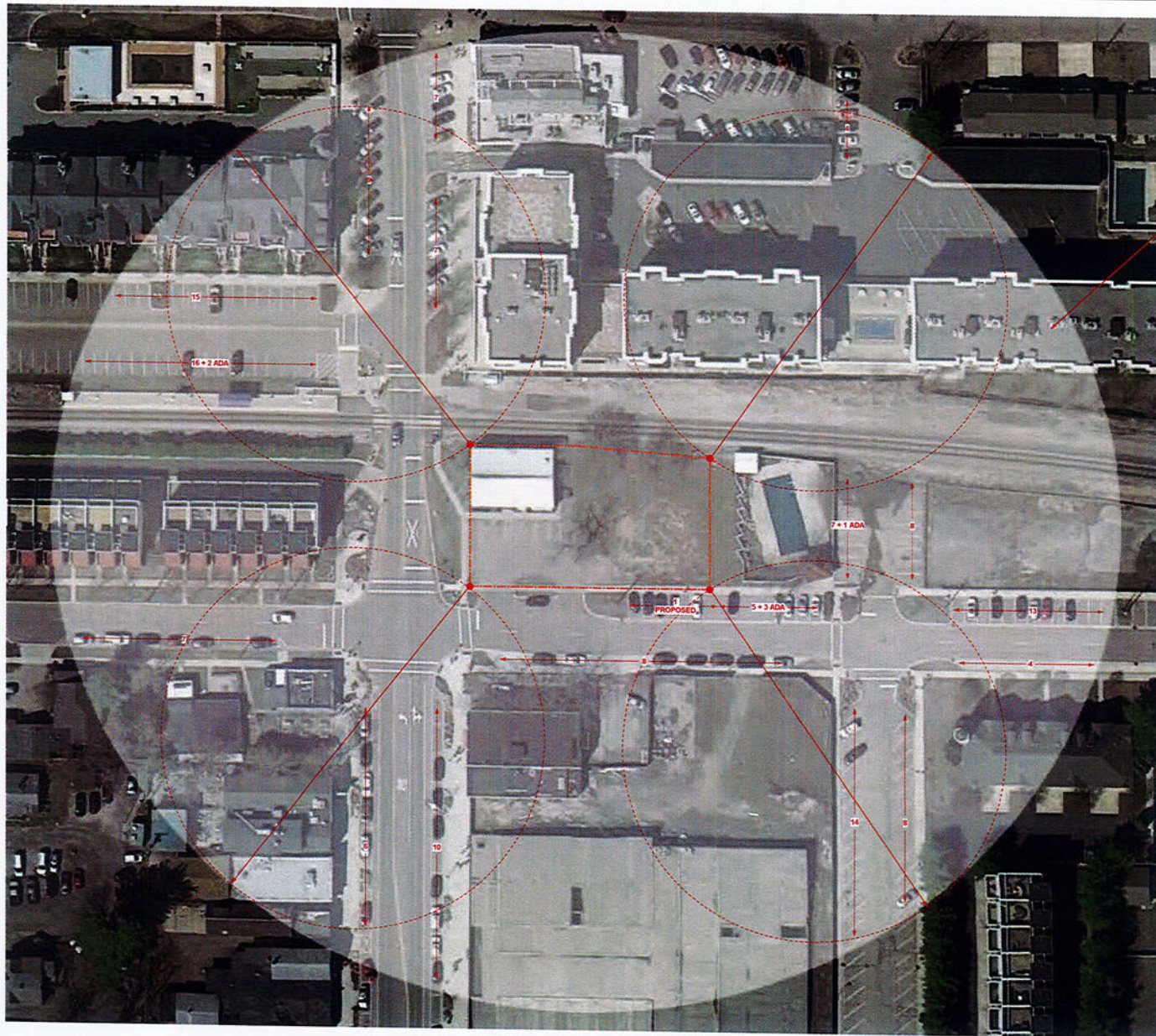
Unreach the FEMA Map Service Center at 1-800-355-5616 for information on available products associated with this FIRMA. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-355-9620 and its website at <http://www.msc.fema.gov/>.

Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.

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RDIES RESTAURANT & BAR
NEW CONSTRUCTION

207 N WHITTAKER ST.
NEW BUFFALO, MI 49117



SHADED REGION DENOTES 300' RADIUS
FROM EACH PROPERTY LINE

PARKING CALCULATION

TOTAL COMMUNAL PARKING COUNT WITHIN 300' RADIUS
FROM EACH PROPERTY LINE: 155
ADA: 6
NON ADA: 149

REQUIRED PARKING SPACES: 171
(285 SEATS X .6 = 171)
TOTAL PARKING SPACES: 172
(COMMUNAL: 145 STANDARD + 6 ACCESSIBLE CAR
DISPOSED; 16 STANDARD + 1 ACCESSIBLE VAN)

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NOTES:
1. THE SHADING OF THE SHED AREA IS ONLY FOR THE PURPOSE OF THE PARKING CALCULATION AND DOES NOT INDICATE ANY OTHER INFORMATION.
2. THE SHED AREA IS NOT TO BE USED FOR PARKING PURPOSES.
3. THE SHED AREA IS NOT TO BE USED FOR ANY OTHER PURPOSES.

APPROVED FOR CONSTRUCTION BY THE CITY OF BUFFALO, NEW YORK

DATE: 06/28/22

PROJECT: BIRDIES RESTAURANT & BAR NEW CONSTRUCTION

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

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PROJECT: BIRDIES RESTAURANT & BAR NEW CONSTRUCTION

1 COMMUNAL PARKING COUNT DIAGRAM
G005 N.T.S.

G005

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

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

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 SOIL DUMP AT COLUMBIA
D.10	REMOVE INTERIOR WALL FINISHES AT THE PERIMETER WALLS THAT ARE TO REMAIN
D.11	REMOVE EXTERIOR WALL GLAZING AT ALL PERIMETER WALLS, TYP.
D.12	REMOVE EXISTING MOP SINK
D.13	DEMOLISH EXISTING CONCRETE STAIRS

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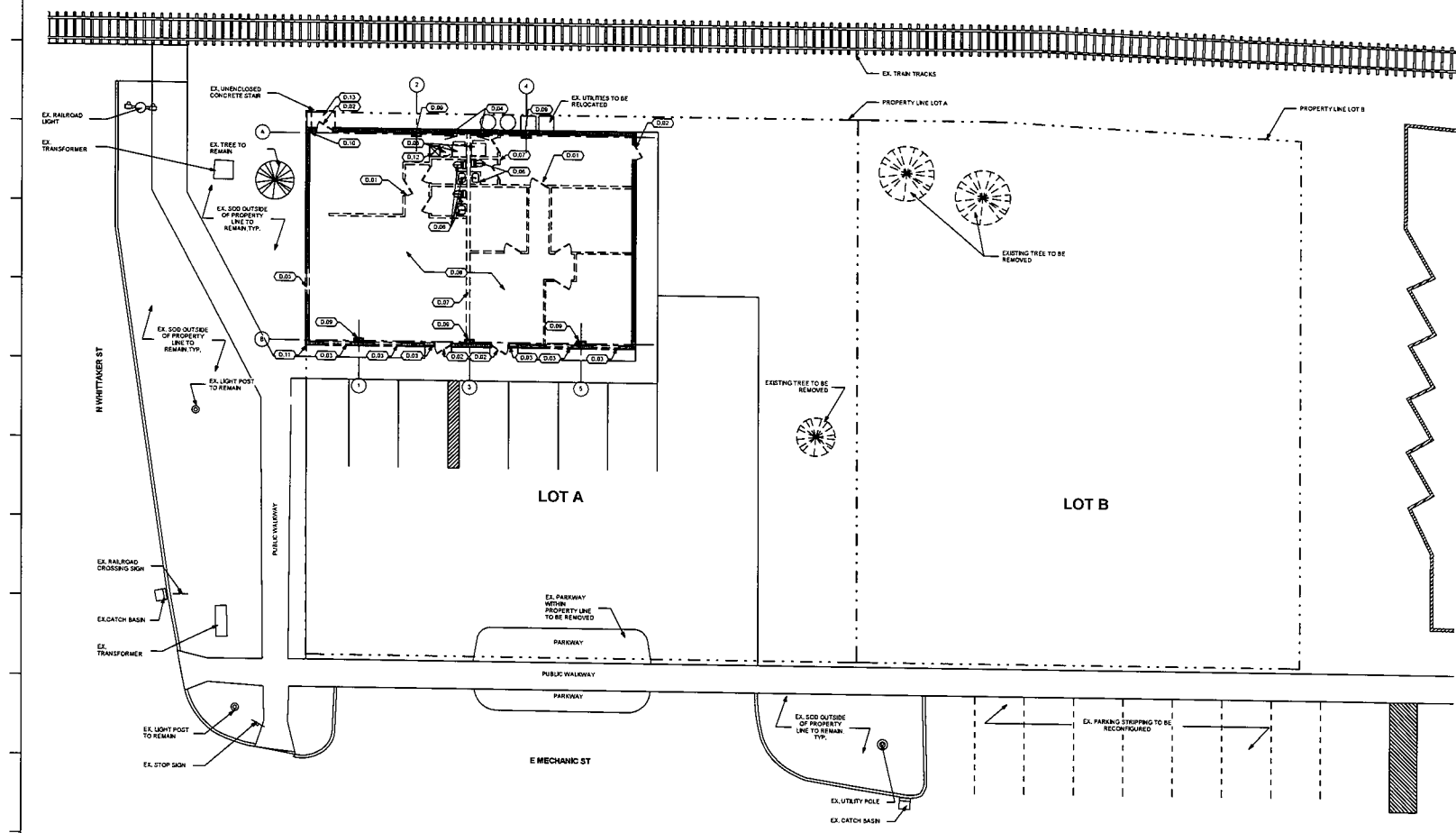
SEAL

SCALE	
1" = 10'	
NOTES	
1. ALL EXISTING STRUCTURES AND UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.	
2. ALL EXISTING UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.	
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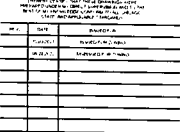
BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION

207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

DATE: 06/28/22
PROJECT: ARCH D 36X24
PROJECT: SITE DEMOLITION PLAN
PROJECT: D100



1 SITE DEMO PLAN
D100 1/8" = 1'-0"



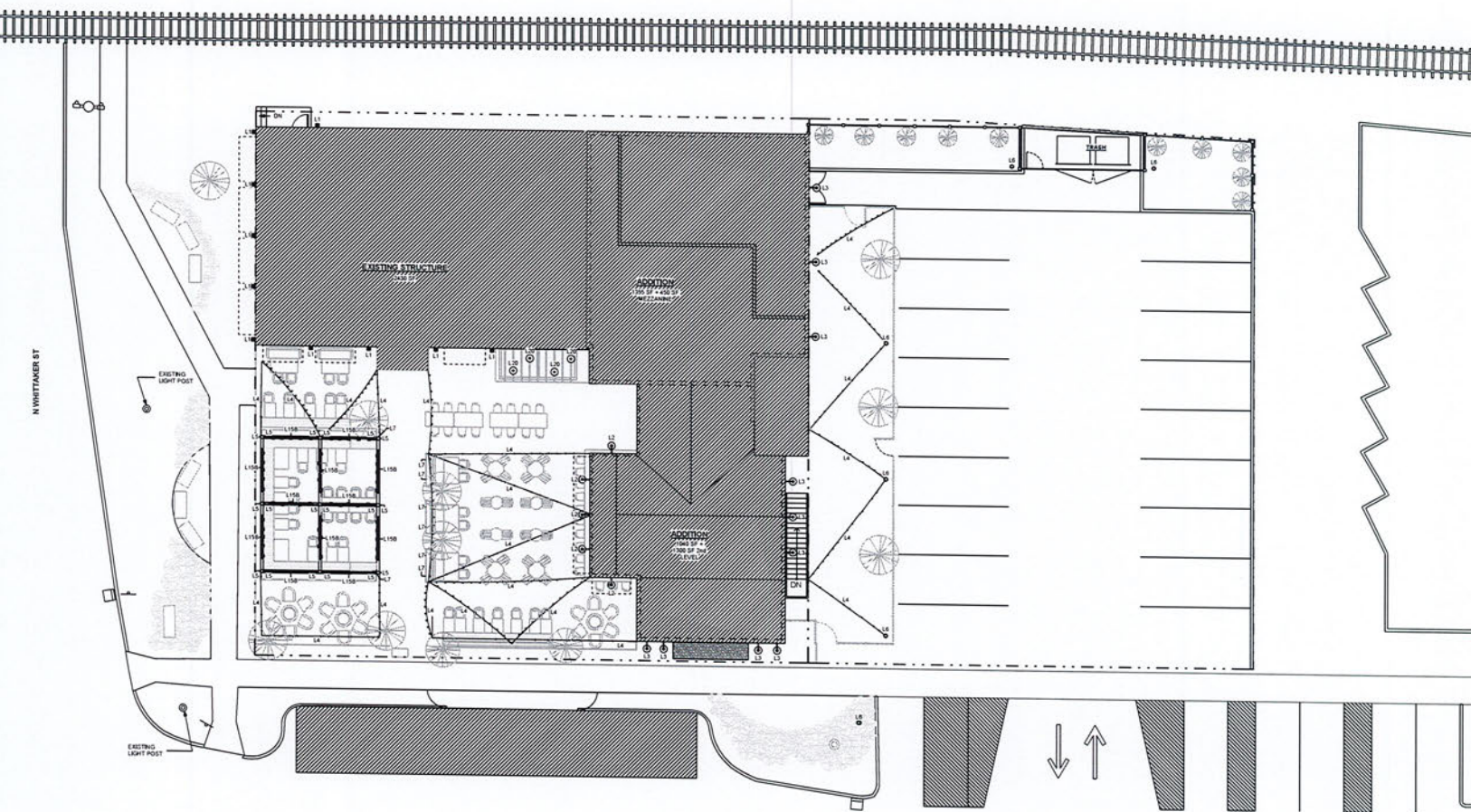
207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

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A001

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

LIGHTING FIXTURE SCHEDULE														
NO.	TYPE	LOCATION	MANUFACTURER	DESCRIPTION	MODEL	FINISH	SIZE	VOLTS	MOUNT HEIGHT	CHD	LUMENS	QTY	LAMP	PROVIDED BY
L1	WALL SCONCE	BAR/BUS EXTENSION	DEVELO	WILLIAMSBURG ORIGINAL BRACKET W/ STACK	DM-200-8-10MS		18" H x 3.5" W x 1.5" D	120V				1	LED	
L2	WALL SCONCE	BUILDING EXTENSION	ALUMINATION	CARSON GOODGENECK WALL SCONCE 18"	A-200-8	MATTE BURNY	18" DIA.	120V				1	LED	
L3	WALL SCONCE	BUILDING EXTENSION	ALUMINATION	CARSON GOODGENECK HOOK WALL SCONCE 18"	A-200-8	POLISHED COPPER	18" DIA.	120V				1	LED	
L4	LED LIGHT FIXTURE	OVERHEAD PATIO LIGHTING	GALESTAL LIGHTING	HYDRA STL SERIES EXTERIOR LED LIGHT	HVA-200-400-8		18" DIA.	120V				1	LED	
L5	WALL SCONCE	PATIO TRELLIS	ORIGINAL, ETC.	WALL LIGHT	LS-200-8-10MS		6" H x 4" W x 3" D	120V				1	LED	
L6	POST LIGHT	PARKING LOT	ISCO	POLE TOP LUMINAIRE	TX-12-400-8-10MS		3.5" X 2.35" DIA.	120V				1	LED	
L7	WALL SCONCE	PATIO	ISCO	POLE TOP LUMINAIRE	TX-12-400-8-10MS		3.5" X 2.35" DIA.	120V				1	LED	
L100	TRACK LIGHT (EXTERIOR)	TRELLIS	PURE EDGE	OUTDOOR TRACK	TX-12-400-8-10MS		3.5" X 2.35" DIA.	120V				1	LED	



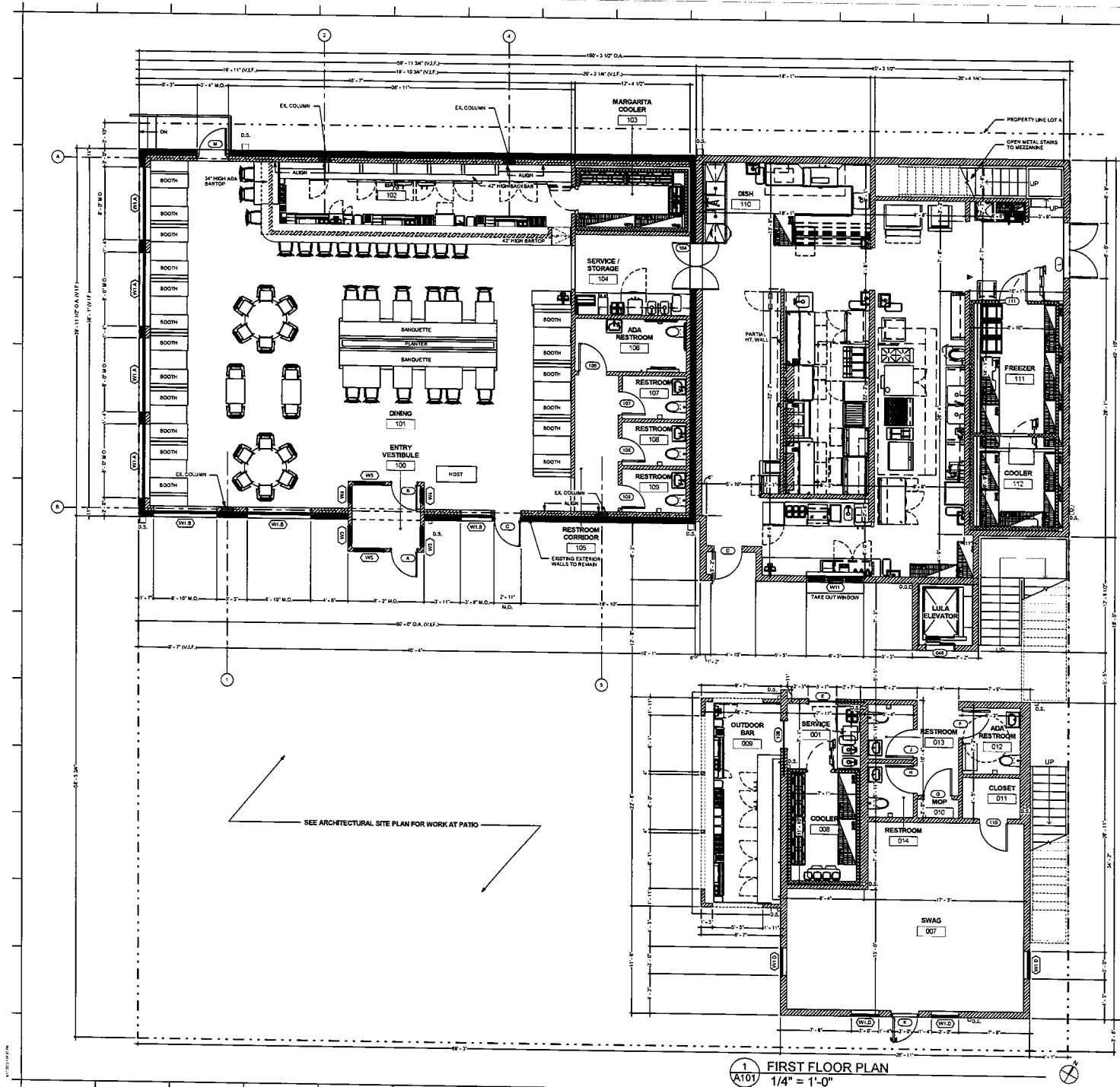
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NO.	DATE	REVISION
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10		

BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION
207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

06/28/22
ARCH D 36X24
SITE LIGHTING PLAN

A003



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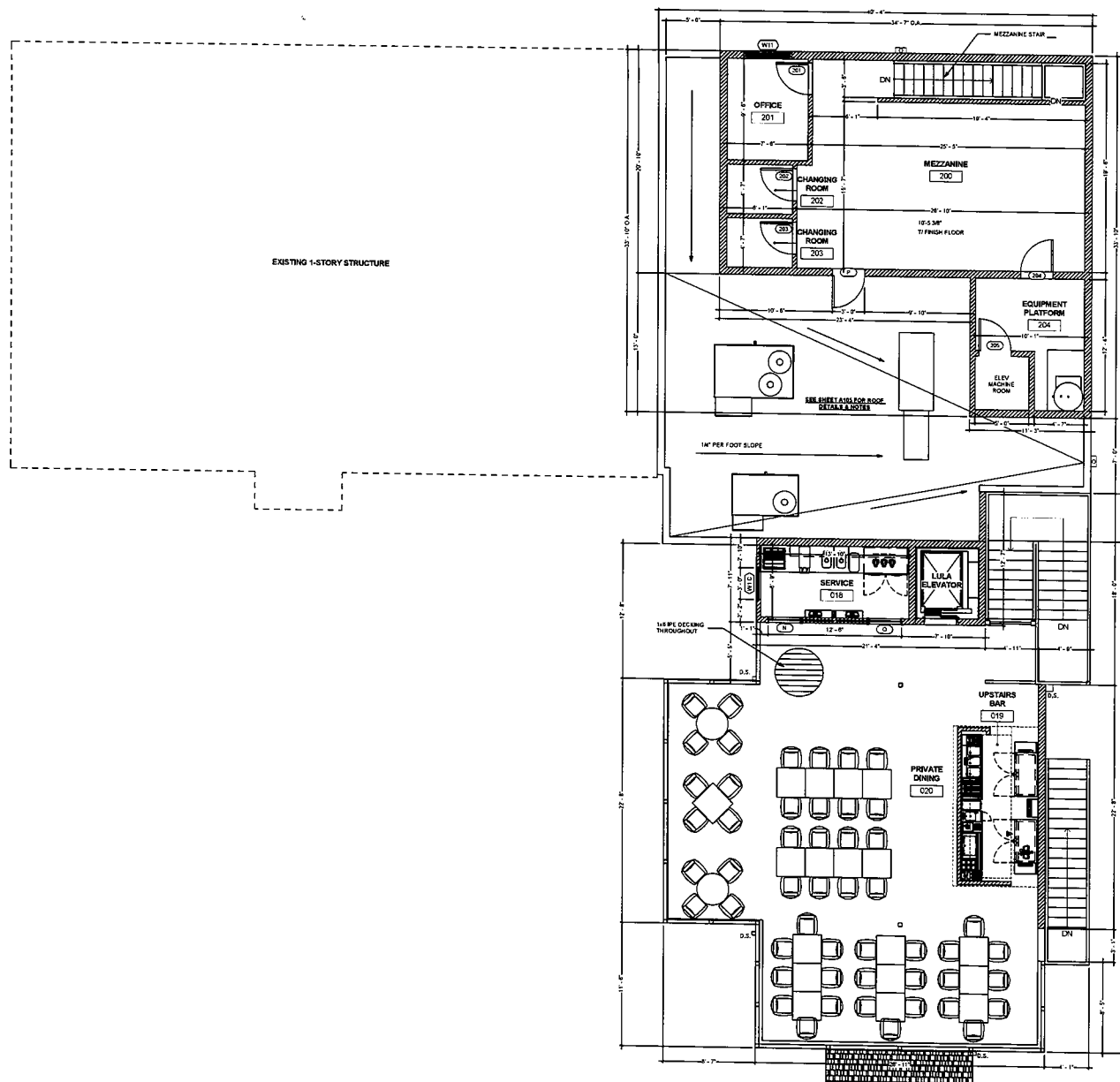
NO.	DATE	REVISION
1	06/28/22	ARCHITECTURAL PLAN
2	06/28/22	REVISION
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5	06/28/22	REVISION
6	06/28/22	REVISION
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9	06/28/22	REVISION
10	06/28/22	REVISION

BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION
207 N WHITTAKER ST.
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06/28/22
ARCH D 36X24

FIRST FLOOR
ARCHITECTURAL
PLAN

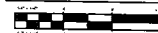
A101



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

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NOTES:
1. THE FLOOR PLAN ABOVE IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
2. THE FLOOR PLAN ABOVE IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

REVISIONS:
NO. DATE DESCRIPTION
1 06/28/22 ARCH D 36824

2 06/28/22 ARCH D 36824

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06/28/22

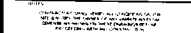
ARCH D 36824

SECOND FLOOR /
MEZZANINE
ARCHITECTURAL
PLAN

A102



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Journal of Management Education 33(1)

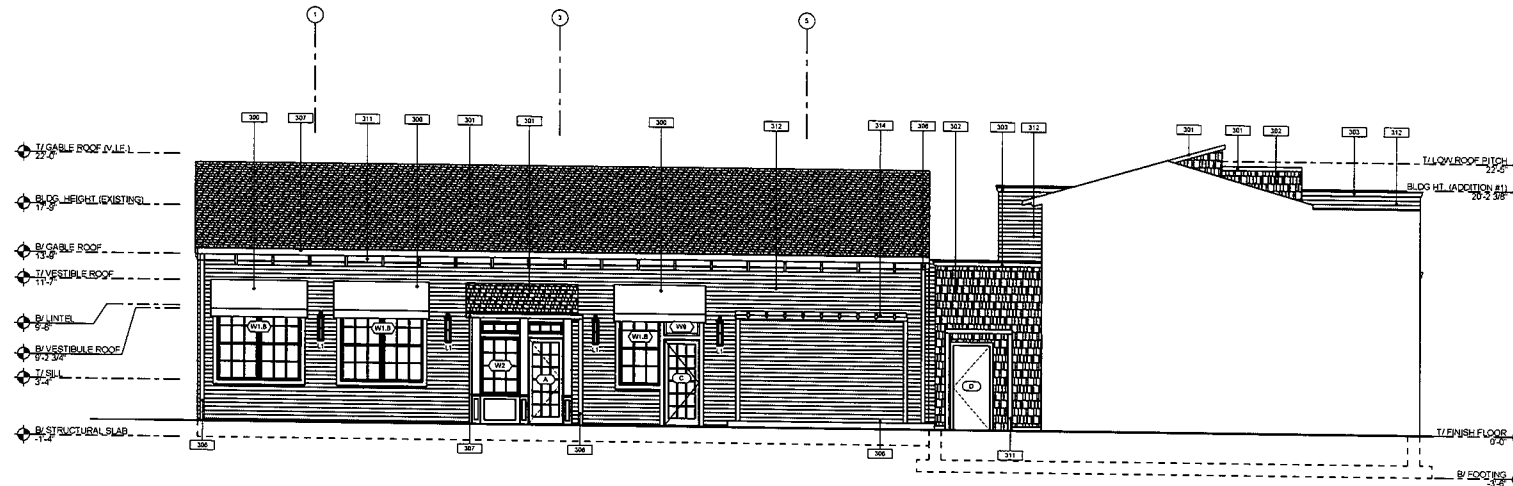
1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$	2. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
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A109

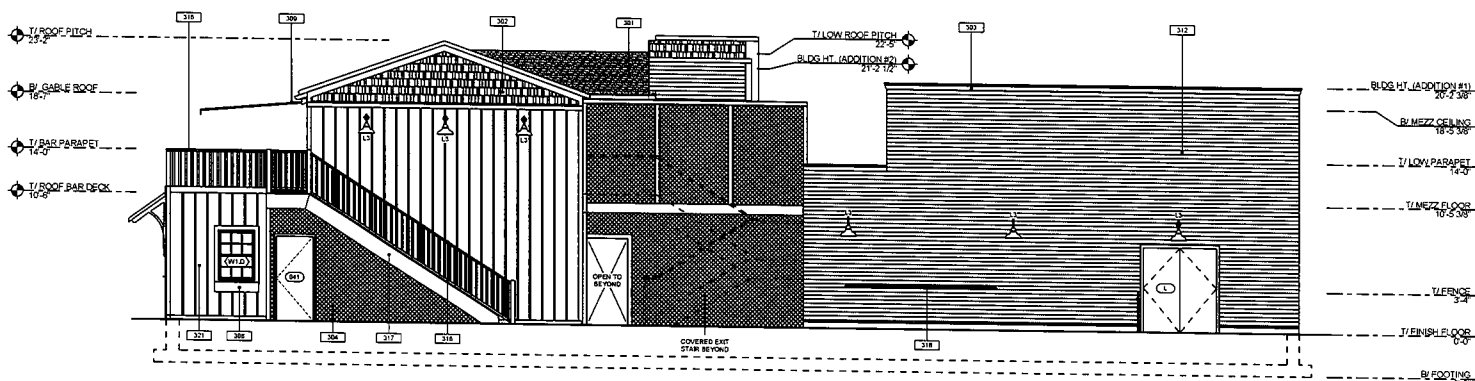
WINDOW SCHEDULE						
TAG	MANUFACTURER	STYLE	HEIGHT	WIDTH	INTERIOR FINISH	EXTERIOR FINISH
W1.A	MARVIN	ESSENTIAL DOUBLE HUNG	6'-2"	4'-1/2"	STONE WHITE	STONE WHITE
W1.B	MARVIN	ESSENTIAL DOUBLE HUNG	6'-2"	3'-11"	STONE WHITE	STONE WHITE
W1.C	MARVIN	ESSENTIAL DOUBLE HUNG	4'-0"	3'-0"	STONE WHITE	STONE WHITE
W1.D	MARVIN	ESSENTIAL DOUBLE HUNG	4'-2"	3'-0"	STONE WHITE	STONE WHITE
W2	MARVIN	ESSENTIAL PICTURE	4'-8"	3'-3"	STONE WHITE	STONE WHITE
W3	MARVIN	ESSENTIAL PICTURE	4'-8"	2'-2"	STONE WHITE	STONE WHITE
W4	MARVIN	ESSENTIAL PICTURE	4'-8"	1'-8"	STONE WHITE	STONE WHITE
W5	MARVIN	ESSENTIAL PICTURE	1'-0"	3'-3"	STONE WHITE	STONE WHITE

WINDOW SCHEDULE						
TAG	MANUFACTURER	STYLE	HEIGHT	WIDTH	INTERIOR FINISH	EXTERIOR FINISH
W6	MARVIN	ESSENTIAL PICTURE	1'-0"	3'-0"	STONE WHITE	STONE WHITE
W7	MARVIN	ESSENTIAL PICTURE	1'-0"	2'-2"	STONE WHITE	STONE WHITE
W8	MARVIN	ESSENTIAL PICTURE	1'-0"	1'-8"	STONE WHITE	STONE WHITE
W9	MARVIN	ESSENTIAL PICTURE	2'-0"	2'-11"	STONE WHITE	STONE WHITE
W10	TBD	PASS THROUGH	4'-0"	6'-2"	TBD	TBD
W11	KAWNEER	FIXED	3'-6"	4'-8"	TBD	TBD
W12	KAWNEER	FIXED	2'-0"	3'-0"	TBD	TBD

KEYNOTES	
300	FABRIC AWNING, SIZE VARIES
301	CEDAR SHAKE ROOF
302	CEDAR SHAKE WALL FINISH
303	WOOD CORNICE
304	WOOD LATTICE, PAINTED
305	DOWNSPOUT
306	ALUMINUM GUTTER W/ MANUF. PAINT FINISH
307	WOOD HANGING PLANTER BOX, PAINTED
308	RETRACTABLE AWNING
309	WOOD TRIM, PAINTED
310	LAP SIDING, WHITE
311	TRELLIS STRUCTURE
312	METAL HANDRAIL
313	OPEN METAL STAIR
314	WOOD COUNTER
315	BOARD AND BATTEN, PAINTED



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



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

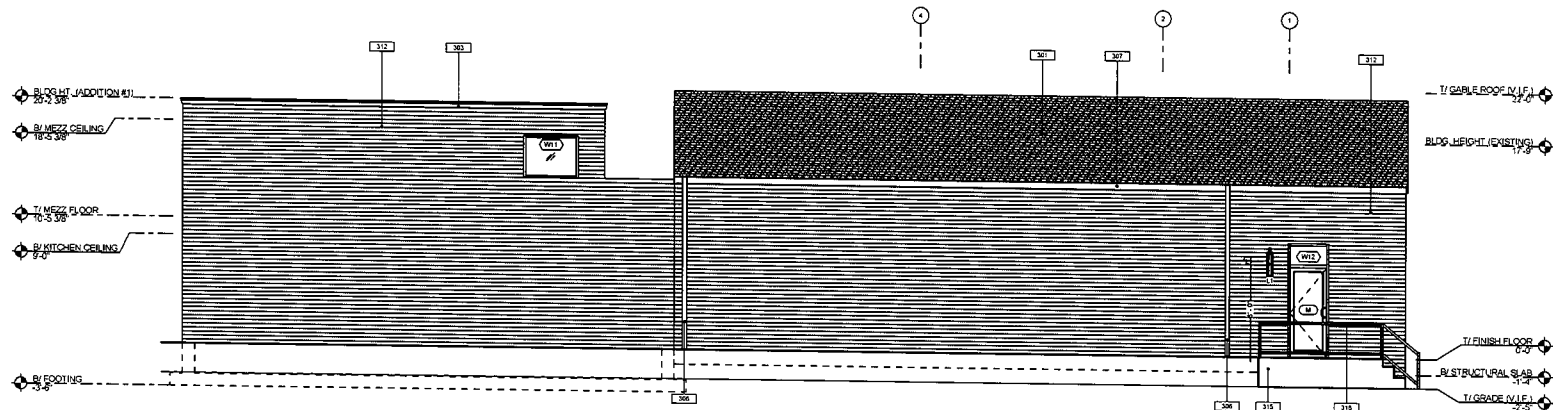
FCSTUDIO Inc.
2545 W. Diversey Ave.
Suite 236
Chicago, IL 60647
312.990.0850

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/15/21	REVISED PER COMMENTS
2	11/15/21	REVISED PER COMMENTS
3	11/15/21	REVISED PER COMMENTS
4	11/15/21	REVISED PER COMMENTS
5	11/15/21	REVISED PER COMMENTS
6	11/15/21	REVISED PER COMMENTS
7	11/15/21	REVISED PER COMMENTS
8	11/15/21	REVISED PER COMMENTS
9	11/15/21	REVISED PER COMMENTS
10	11/15/21	REVISED PER COMMENTS

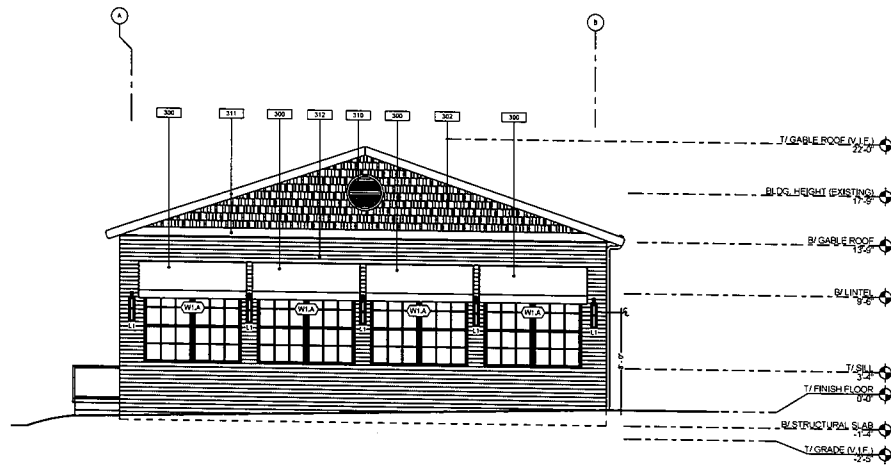
BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION
207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

06/28/22
ARCH D 36024
EXTERIOR ELEVATIONS
A401

KEYNOTES	
300	FABRIC AWNING, SIZE VARIES
301	CEDAR SHAKE ROOF
302	CEDAR SHAKE WALL FINISH
303	WOOD CORNICE
306	DOWNSPOUT
307	ALUMINUM GUTTER W/ MANUF. PAINT FINISH
310	DECORATIVE GABLE VENT
311	WOOD TRIM, PAINTED
312	LAP SIDING, WHITE
315	CONCRETE STAIR
316	METAL HANDRAIL



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



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

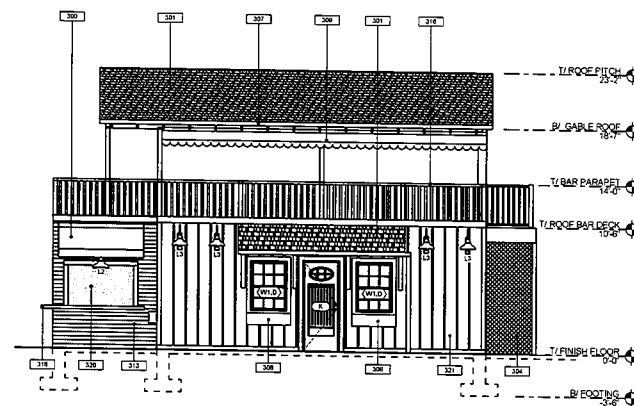
FCSTUDIO Inc.
2540 W. Diversey Ave.
Suite 258
Chicago, IL 60647
312.850.0850

NO.	DATE	REVISION
1	06/29/22	ARCH D 30024

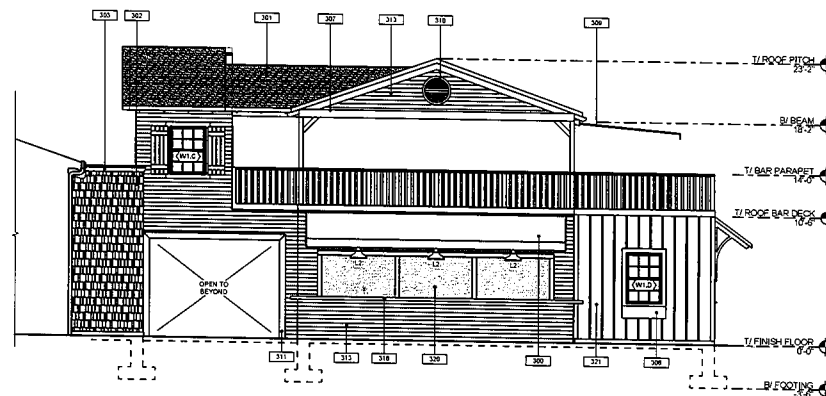
BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION
207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

06/29/22
ARCH D 30024
EXTERIOR ELEVATIONS
A402

KEYNOTES	
300	FABRIC AWNING, SIZE VARIES
301	CEDAR SHAKE ROOF
302	CEDAR SHAKE WALL FINISH
303	WOOD CORNICE
304	WOOD LATTICE, PAINTED
307	ALUMINUM CLUTTERW/ MANUF. PAINT FINISH
308	WOOD HANGING PLANTER BOX, PAINTED
309	RETRACTABLE AWNING
310	DECORATIVE GABLE VENT
311	WOOD TRIM, PAINTED
313	LAP SIDING, BLACK
316	METAL HANDRAIL
318	WOOD COUNTER
320	OVERHEAD COUNTER DOOR, MANUFACTURER
321	OVERHEAD DOOR, MODEL, COUNTER DOOR
322	650, COLOR & FINISH TBD
321	BOARD AND BATTEN, PAINTED



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



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

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SEAL



DATE	BY	REVISION
06/28/22	ARCH D 350/4	EXTERIOR ELEVATIONS

BIRDIES RESTAURANT & BAR
NEW CONSTRUCTION
207 N WHITTAKER ST.
NEW BUFFALO, MI 49117

06/28/22

ARCH D 350/4

EXTERIOR ELEVATIONS

A403