#### AGENDA BIRMINGHAM DESIGN REVIEW BOARD WEDNESDAY – October 20<sup>th</sup>, 2021

#### DEPARTMENT OF PUBLIC SERVICES - 851 S. ETON STREET, BIRMINGHAM, MI \*

The highly transmissible COVID-19 Delta variant is spreading throughout the nation at an alarming rate. As a result, the CDC is recommending that vaccinated and unvaccinated personnel wear a facemask indoors while in public if you live or work in a substantial or high transmission area. Oakland County is currently classified as a substantial transmission area. The City has reinstated mask requirements for all employees while indoors. The mask requirement also applies to all board and commission members as well as the public attending public meetings.

- 1) Roll Call
- 2) Approval of the DRB Minutes of July 21st, 2021 and September 1st, 2021
- 3) Public Hearing
- 4) Design Review
  - A. 33101 Woodward Comerica Bank
  - B. 34164 Woodward Sun Medical
  - C. 35106 Woodward Whole Dental Wellness
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    - 1. November 3<sup>rd</sup>, 2021
  - C. Staff Reports
    - **1. Administrative Sign Approvals**
    - 2. Administrative Approvals
    - 3. Action List 2021
- 8) Adjournment

\*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at **Birmingham Department of Public Services** or may attend virtually at:

Link to Access Virtual Meeting: <u>https://zoom.us/j/91282479817</u> Telephone Meeting Access: 877 853 5247 US Toll-free Meeting ID Code: 912 8247 9817

<u>Notice</u>: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al (248) 530-1880 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

### A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

### Design Review Board Minutes Of July 21, 2021

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

The DRB selected Michael Willoughby as temporary chair of the meeting.

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, July 21, 2021. Temporary Chair Michael Willoughby called the meeting to order at 7:24 p.m.

- 1) Rollcall
- **Present:** Board Members Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Samantha Cappello; Student Representatives Charles Cusimano (Birmingham, MI), Elizabeth Wiegand (joined 7:45 p.m., Birmingham, MI)
- Absent: Chair John Henke; Board Members Gigi Debbrecht, Keith Deyer; Alternate Board Member Kathleen Kriel
- Administration: Nicholas Dupuis, City Planner Laura Eichenhorn, City Transcriptionist

### 07-071-21

2) Approval Of Minutes

Motion by Ms. Lang Seconded by Mr. Kolo to approve the DRB Minutes of July 7, 2021 as submitted.

### Motion carried, 4-0.

ROLL CALL VOTE Yeas: Kolo, Willoughby, Lang, Dukas Nays: None Abstain: Cappello

07-072-21

3) Public Hearing

None.

07-073-21

### 4) Design Review

None.

Design Review Board Minutes of July 21, 2021

### 5) Sign Review

None.

### 07-075-21

### 6) Study Session

None.

### 07-076-21

### 7) Miscellaneous Business And Communications A. Pre-Application Discussions

CP Dupuis summarized the request from Kevin Kuza, owner of Henry Bikes at 33744 Woodward. He explained that Mr. Kuza painted the side of his business with a graphic and a text phrase without a permit. He noted that Mr. Kuza and Christian Unverzagt, architect for the project, were now before the DRB requesting a retroactive approval.

Mr. Unverzagt explained that they tried to keep their design abstract enough to avoid running afoul of the sign ordinance. He noted the side of the building was hand-painted by a local muralist.

While there was DRB consensus that the design was very aesthetically pleasing, there was also consensus that the design qualified as a sign and therefore had to adhere to the sign ordinance. It was noted that signs cannot be painted on buildings, that it qualified as a sign since it draws attention to the building, and that even if the other two issues were not present that the design exceeded the square footage that would be otherwise permitted for a sign.

Mr. Unverzagt asked if the DRB would consider allowing just the graphic and not the text phrase to remain since the graphic was more abstract.

Mr. Kolo noted that the City was currently working on creating a process for approving murals in the City's activation overlay district and said that complicated the present discussion as well in terms of just leaving the more abstract aspect of the design.

It was discussed that the City could possibly designate the long side of the building as the principal building frontage since there was both an address and door on that side, which would address some but not all of the issues.

CP Dupuis explained that then Mr. Kuza would have to decide whether he wanted to bring a variance request before the Board of Zoning Appeals (BZA). He said he would explain the process to Messrs. Kuza and Unverzagt if they were interested in considering the option.

CP Dupuis said the mural on the neighboring building would be addressed as well.

Design Review Board Minutes of July 21, 2021

Mr. Kolo said he would be concerned about establishing a precedent with this case if the DRB were to grant approval.

Ms. Dukas said she would be less worried about establishing a precedent since it would be carefully reviewed by the BZA.

Temporary Chair Willoughby opined the text phrase certainly met the definition of a sign. He said the abstract graphic could potentially be construed as more art than sign.

Ms. Lang concurred with Temporary Chair Willoughby.

Ms. Lang said she hoped there was a path to approval for Mr. Kuza.

Temporary Chair Willoughby echoed Ms. Lang, saying he hoped there would be a way for the painted area to remain in order to encourage other businesses to do similarly high-quality work that benefits the community.

- B. Draft Agenda for Next Meeting
- C. Staff Reports
  - 1. Administrative Sign Approvals
  - 2. Administrative Approvals
  - 3. Action List 2021

07-077-21

### Adjournment

Motion by Ms. Lang Seconded by Ms. Dukas to adjourn the DRB meeting of July 21, 2021 at 7:53 p.m.

### Motion carried, 5-0

ROLL CALL VOTE Yeas: Dukas, Willoughby, Kolo, Cappello, Lang Nays: None

> Nicholas Dupuis City Planner

### Design Review Board Minutes Of September 1, 2021

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, September 1, 2021. Chair John Henke called the meeting to order at 7:40 p.m.

### 1) Rollcall

- **Present:** Chair John Henke; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Samantha Cappello; Student Representative Charles Cusimano (Birmingham, MI)
- Absent: Board Members Keith Deyer, Patricia Lang; Alternate Board Member Kathleen Kriel; Student Representative Elizabeth Wiegand
- Administration: Nicholas Dupuis, City Planner Laura Eichenhorn, City Transcriptionist

### 09-085-21

### 2) Approval Of Minutes

Since the July 21, 2021 minutes were not included in the evening's agenda for approval, it was noted that those minutes would be voted on along with the present minutes at the October 6, 2021 meeting.

### Motion by Ms. Debbrecht Seconded by Mr. Willoughby to approve the HDC Minutes of August 4, 2021 as submitted.

Motion carried, 5-0.

VOICE VOTE Yeas: Dukas, Henke, Cappello, Debbrecht, Willoughby Nays: None Abstain: Kolo

09-086-21

### 3) Public Hearing

None.

09-087-21

### 4) Design Review

Design Review Board Minutes of September 1, 2021

09-088-21

### 5) Sign Review

None.

### 09-089-21

### 6) Study Session

None.

### 09-090-21

### 7) Miscellaneous Business And Communications

CP Dupuis presented a pre-application request from 35106 Woodward.

Given that the applicant would have to come before the DRB for signage, the DRB recommended they come for a design review to discuss their proposed changes to the exterior as well.

CP Dupuis said he would also follow up with Todd's Room.

- 1. Administrative Sign Approvals
- 2. Administrative Approvals
- 3. Action List 2021

09-091-21

Adjournment

Motion by Ms. Debbrecht Seconded by Ms. Cappello to adjourn the DRB meeting of September 1, 2021 at 7:52 p.m.

Motion carried, 6-0

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

> Nicholas Dupuis City Planner

City of	BirminghamMEM	ORANDUM Planning Division
DATE:	October <b>20</b> <sup>th</sup> , 2021	
TO:	Design Review Board	
FROM:	Nicholas Dupuis, Planning Director	
SUBJECT:	33101 Woodward - Comerica – Design Reviev	v
Zoning:	B2B (General Business) & P (Parking)	

Existing Use: Commercial

### Introduction

The applicant has submitted a Design Review application for minor modifications to the existing 2-story Comerica Bank building and site. The subject site is located on the west side of Woodward, north of 14 Mile at the southern edge of Birmingham.

### **Building Exterior**

The site/design plans submitted contain proposals for new glazing, lighting, electrical equipment, banking equipment, islands, and rooftop mechanical equipment. Please see the following table for a list of all proposed materials:

Material	Location	Color
Glass	2 <sup>nd</sup> Floor, South Elevation	?
Concrete	Drive-Through Islands	Natural
Suspended Panels	Underneath Drive-Through Canopy	White

As this building is not located within the Downtown or Triangle District Overlay zones, there are no specific architectural standards that must be followed. The building is currently composed of high quality materials such as brick, stone and glass.

### Signage

Sheet A-2 of the plans submitted indicate that there are no signs proposed as a part of this Design Review, and that a separate sign vendor would apply for signage approval at a later date. Additionally, the applicant is proposing to install an opaque film with signage on the former teller area windows in the drive-through. Although it appears as though the teller space will no longer be used, the windows are not permitted to be blocked by opaque materials. Thus, **the applicant must submit revised plans without opaque materials blocking the windows at the drive-through**.

### Lighting

The applicant is proposing to replace 4 existing wall-mounted light fixtures, and 4 existing bollard lights at the rear (west) of the property. Both replacement fixture styles appear to be fully cutoff as required by Article 4, Section 4.21 (D)(1). Additionally, the applicant tis replacing several downlights on the property, one at the main entrance, and several underneath the drive-through canopy. Additionally, the replacements of these light fixtures do not appear to significantly alter the light distribution on the site. Thus, the Planning Division did not seek a photometric plan as a part of the application submittal.

### **Planning and Zoning**

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, a review of the following planning and zoning issues is warranted based on the proposed façade renovation:

- <u>Parking</u> The use of the building is not proposed to change as a part of the Design Review application submitted. Additionally, the applicant is not proposing any changes to the parking or circulation of the parking lot.
- <u>Screening</u> The applicant is proposing one new rooftop unit (RTU) at the east side of the building within an existing equipment screen wall. The proposed unit is about 2 ft. tall, and appears to be fully screened by the existing screen wall. No additional screening is required.
- <u>Glazing</u> The applicant is proposing to replace glazing on all elevations in the same openings, as well as remove and infill a window on the 1<sup>st</sup> floor on the same side. The replacement of the windows in the same opening is permitted without bringing the building facades to the required 70% glazing (maintaining a non-conformity). However, the applicant must meet the standards of Article 4, Section 4.90 which permits clear glazing (minimum 80% Visual Light Transmittance) on the first floor, and lightly tinted glazing (minimum 70% Visual Light Transmittance) above the first floor. The applicant has submitted specification sheets for the new glazing, which does not meet the first floor clarity requirements. Thus, the applicant must submit revised plans and specification sheets that meet the clarity requirements of Article 4, Section 4.90.

The removal of the 1<sup>st</sup> floor window poses two major concerns. First, the ground floor façade on the southern elevation is considered legal non-conforming in regards to glazing. The applicant is permitted to maintain this nonconformity so long as it is not expanded or enlarged. The removal of the window would enlarge the nonconformity and take the façade further away from the current 70% glazing standard. Second, the removal of the

window would create a blank portion of wall that is over 30 ft. log. Article 4, Section 4.90 (C) state that blank walls of longer than 20 ft. on the ground floor façade shall not face a plaza, park, parking area or public street. Thus, **the applicant must submit revised plans maintaining the current window opening, or provide additional glazing equal to a minimum of 70% of the façade area.** 

### **Required Attachments**

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	$\boxtimes$		
Interior Floor Plans			$\boxtimes$
Landscape Plan			$\boxtimes$
Photometric Plan			$\boxtimes$
Colored Elevations	$\boxtimes$		
Material Specification Sheets	$\boxtimes$		
Material Samples			$\boxtimes$
Site & Aerial Photographs	$\boxtimes$		

### **Design Standards**

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

- 1. All of the materials required by this section have been submitted for review.
- 2. All provisions of this Zoning Ordinance have been complied with.
- 3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- 4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- 5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- 6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
- 7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

### Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 33101 Woodward – Comerica – with the following conditions:

- 1. The applicant must submit revised plans without opaque materials blocking the windows at the drive-through;
- 2. The applicant must submit revised plans and specification sheets that meet the clarity requirements of Article 4, Section 4.90; and
- 3. The applicant must submit revised plans maintaining the current window opening on the south facade, or provide additional glazing equal to a minimum of 70% of the façade area.

The applicant appears to meet each of the Design Review requirements outlined in the above ordinance language, including the submittal of all the required documents and a proposal that is a perceived upgrade to the existing storefront conditions. The façade renovations are not garish or unsightly, are compatible with other buildings in the immediate area and the Woodward corridor, and should not adversely affect neighboring property values.

### Sample Motion Language

Motion to **APPROVE** the Design Review application for 33101 Woodward – Comerica – with the following conditions:

- 1. The applicant must submit revised plans without opaque materials blocking the windows at the drive-through;
- 2. The applicant must submit revised plans and specification sheets that meet the clarity requirements of Article 4, Section 4.90; and
- 3. The applicant must submit revised plans maintaining the current window opening on the south facade, or provide additional glazing equal to a minimum of 70% of the façade area.

### OR

Motion to **POSTPONE** the Design Review application for 33101 Woodward – Comerica – pending receipt of the following:

- 1. The applicant must submit revised plans without opaque materials blocking the windows at the drive-through;
- 2. The applicant must submit revised plans and specification sheets that meet the clarity requirements of Article 4, Section 4.90; and
- 3. The applicant must submit revised plans maintaining the current window opening on the south facade, or provide additional glazing equal to a minimum of 70% of the façade area.

### OR

Motion to **DENY** the Design Review application for 33101 Woodward – Comerica – for the following reasons:

1.	
2.	
3.	
-	















SEAM METAL



PATCH WITH NEW BRICK TO MATCH EXISTING AT SOUTH









## Product Data Sheet



### **Aesthetic Description**

*Solarban*® 60 solar control, low-e glass by Vitro Architectural Glass (formerly PPG Glass) was engineered to control solar heat gain, which is essential to minimizing cooling costs. In a standard one-inch insulating glass unit (IGU), *Solarban*® 60 glass offers an exterior appearance similar to clear, uncoated glass.

With a very good Solar Heat Gain Coefficient (SHGC) of 0.39, *Solarban*<sup>®</sup> 60 glass blocks 66 percent of the total solar energy while allowing 70 percent of the visible light to pass through. This combination produces an excellent Light to Solar Gain (LSG) ratio of 1.79, along with exceptional insulating performance, as evidenced by its 0.29 winter nighttime U-value.

### **Aesthetic Options**

**Solarban®** 60 glass can be coated on **Starphire®** glass and paired with **Starphire®** glass to produce an IGU with exceptional clarity and solar control characteristics. For even more color and performance options, it can be coated on the second (#2) surface of nearly all Vitro's wide range of tinted glasses. It also can be combined in an IGU with any Vitro tinted glass, **Solarcool®** reflective glass or **Vistacool®** subtly reflective, color-enhanced glass (see performance data on back page).



#### Prudential Center

Location: Newark, NJ | Product: *Solarban*<sup>®</sup> 60 Glass | Architect: Morris Adjmi Architects | Glass Contractor: Josloff Glass | Glass Fabricator: J.E. Berkowitz, LP

### **Supporting Sustainable Design**

Vitro Architectural Glass provides abundant opportunities for architects and building owners to realize their sustainability objectives.

Energy Use & Operating Cost Reduction: An energy modeling study conducted by an independent energy design and consulting firm showed that a building can potentially save millions of dollars over its lifetime with *Solarban*<sup>®</sup> 60 glass instead of less advanced glasses. The study showed that by substituting *Solarban*<sup>®</sup> 60 glass instead of dual-pane tinted glass, a typical glass-walled, eight-story office building in Boston could lower its initial HVAC investment by nearly \$350,000 and its annual energy costs by more than \$80,000. Carbon emissions from the same building also were reduced by more than 300 tons per year.

Sustainability Documentation: Vitro Architectural Glass is the first U.S. float glass manufacturer to have its entire selection of products recognized by the *Cradle to Cradle Certified*<sup>™</sup> program, and the first in North America to publish third-party verified EPDs for its Flat Glass and Processed Glass products.

For additional credit opportunities and supporting documentation, visit **vitroglazings.com/LEED** 

LEED Credit Opportunities					
Possible Points	LEED Credit	Solarban <sup>®</sup> 60 Feature	Path/Option Satisfied		
18	Energy & Atmosphere (EA) Optimize Energy Performance	Excellent SHGC, U-value and Tvis performance	Whole Building Energy Simulation (Option 1) or Prescriptive Compliance: ASHRAE Advanced Energy Design Guide (Option 2)		
5	Innovation (IN) Innovation in Design	Exceeds minimum performance mandated by local energy codes	Innovation (Option 1), Pilot (Option 2) and Exemplary Performance (Option 3)		
3	Indoor Environmental Equality (EQ) Daylight	Exhibits high light transmission	Simulation: Spatial Daylight Autonomy and Annual Sunlight Exposure (Option 1), Simulation: Illuminance Calculations (Option 2) or Measurement (Option 3)		

#### Solarban® 60 Glass

#### **Fabrication and Availability**

**Solarban®** 60 glass is available exclusively through the **Vitro Certified**<sup>™</sup> Network. **Vitro Certified**<sup>™</sup> Fabricators can meet tight construction deadlines and accelerate the delivery of replacement glass before, during and after construction. **Solarban®** 60 glass is manufactured using the sputter-coating process and is available for annealed, laminated, heat-strengthened and tempered applications.

#### **Request Samples**

To obtain samples of any Vitro Glass product, call **1-855-VTRO-GLS** (877-6457) or visit samples.vitroglazings.com.

Insulating Glass Unit Performance Comparisons   1-inch (25mm) units with 1/2-inch (13mm) airspace and two 1/4-inch (6mm) lites							
Glass Type Outdoor Lite: Indoor Lite:	Visible Light	Visible Light Reflectance		(BTU/hr°ft²°°F) NFRC U-Value		Solar Heat Gain	Light to Solar
Coating if Any + Coating if Any (Surface) Glass (Surface) Glass	Transmittance (VLT)	Exterior %	Interior %	Winter Nighttime	Winter Argon	Coefficient (SHGC)	Gain (LSG)
Solarban® 60 Solar Control Low-E Glass				maxi	mum SHGC p	er energy cod	e is 0.40
Solarban <sup>®</sup> 60 (2) Clear + Clear	70	11	12	0.29	0.24	0.39	1.79
Solarban <sup>®</sup> 60 (2) Starphire <sup>®</sup> + Starphire <sup>®</sup>	74	11	12	0.29	0.24	0.41	1.80
Solarban <sup>®</sup> 60 (2) Solexia <sup>®</sup> + Clear	61	9	12	0.29	0.24	0.32	1.91
Solarban <sup>®</sup> 60 (2) Atlantica <sup>®</sup> + Clear	53	8	11	0.29	0.24	0.27	1.96
Solarban® 60 (2) Azuria® + Clear	54	8	11	0.29	0.24	0.28	1.93
Solarban <sup>®</sup> 60 (2) Solarblue <sup>®</sup> + Clear	45	7	11	0.29	0.24	0.28	1.61
Solarban <sup>®</sup> 60 (2) Pacifica <sup>®</sup> + Clear	34	6	10	0.29	0.24	0.22	1.55
Solarban <sup>®</sup> 60 (2) Solarbronze <sup>®</sup> + Clear	42	7	11	0.29	0.24	0.28	1.50
Solarban® 60 (2) Optigray® + Clear	50	8	11	0.29	0.24	0.30	1.67
Solarban® 60 (2) Solargray® + Clear	35	6	10	0.29	0.24	0.25	1.40
Solexia® + Solarban® 60 (3) Clear	61	10	10	0.29	0.24	0.37	1.65
Atlantica <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	53	9	10	0.29	0.24	0.31	1.71
Azuria <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	54	9	10	0.29	0.24	0.31	1.74
Solarblue <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	45	7	9	0.29	0.24	0.33	1.36
Pacifica <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	34	6	9	0.29	0.24	0.25	1.36
Solarbronze <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	42	7	9	0.29	0.24	0.32	1.31
Optigray <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	50	8	9	0.29	0.24	0.35	1.43
Solargray <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	35	7	9	0.29	0.24	0.29	1.21
GraylitE II + Solarban <sup>®</sup> 60 (3) Clear	7	4	8	0.29	0.24	0.13	0.54
Vistacool <sup>®</sup> and Solarcool <sup>®</sup> with Solarban <sup>®</sup> 60 Solar	Control Low-E (3)*						
Vistacool <sup>®</sup> (2) Azuria <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	42	20	24	0.29	0.24	0.26	1.62
Vistacool <sup>®</sup> (2) Pacifica <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	26	11	23	0.29	0.24	0.21	1.24
Solarcool <sup>®</sup> (2) Solexia <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	24	24	29	0.29	0.24	0.19	1.26
Solarcool <sup>®</sup> (2) Azuria <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	21	19	29	0.29	0.24	0.17	1.24
Solarcool <sup>®</sup> (2) Solarblue <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
Solarcool <sup>®</sup> (2) Pacifica <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	13	10	29	0.29	0.24	0.15	0.87
Solarcool <sup>®</sup> (2) Solarbronze <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	17	14	29	0.29	0.24	0.18	0.94
Solarcool <sup>®</sup> (2) Solargray <sup>®</sup> + Solarban <sup>®</sup> 60 (3) Clear	14	11	29	0.29	0.24	0.17	0.82

\* Data based on using *Starphire®* glass for both interior and exterior lites.

All performance data calculated using LBNL Window 7.3 software and represents center of glass performance data. For detailed information on the methodologies used to calculate the

aesthetic and performance values in this table, please visit www.ppgideascapes.com or request our Architectural Glass Catalog.

For more information about *Solarban*<sup>®</sup> 60 low-e glass and other *Cradle to Cradle Certified*<sup>™</sup> architectural glasses by Vitro Glass, visit **vitroglazings.com**, or call **1-855-VTRO-GLS (887-6457).** 



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### Design Review Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name:	Cityscape Architects	
Address:	40850 Grand River Ave,	Suite 200
	Novi, MI 48375	
Phone Nu	mber: 248-715-4188	
Email add	lress: pstasko@cityscape.us	(Pam Stasko)

### 3. Project Contact Person

Name:	Matt	Hamrick, CBRE
Address:	3501	Hamlin Road, MC 2210
	Aubi	urn Hills, MI 48326
Phone Nu	umber:	586-549-5545
Email add	dress: _	Matt.Hamrick@cbre.com

### 5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
  - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
  - ii. Colored elevation drawings for each building elevation;
  - iii. A Landscape Plan (if applicable);
  - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

### 6. Project Information

Address/Location of the property: <u>33101 Woodward Ave.</u> Birmingham MI 48009-0977

	Burningham, i	
Name of develop	pment: Comerica Bank	
Sidwell #:	20-31-358-052	
Current Use:	branch bank	
Proposed Use:	branch bank	
Area of Site in A	Acres: 0.881	
Current zoning:	B-2B and P	

### 2. Property Owner

Name: CBRE Global Workplace Solutions	
Address: 3501 Hamlin Road, MC 2210	
Auburn Hills, MI 48326	
Phone Number: 586-549-5545	
Email address: Matt Hamrick@cbre.com	

### 4. Project Designer/Developer

Name:	Cityscape Architects	
Address:	40850 Grand River Ave,	Suite 200
	Novi, MI 48375	
Phone Num	ber: 248-715-4188	
Email addre	ss: <u>pstasko@cityscape.us</u>	(Pam Stasko)

- III. Samples of all proposed materials;
- Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

	res	110
Is the property located in a floodplain?		
Is the property within a Historic District?		
$\rightarrow$ If so, which?		
Will the project require a variance?		
$\rightarrow$ If so, how many?		Ľ
Has the project been reviewed by another board?		
$\rightarrow$ If so, which?		Ľ

Vee

NI.

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

No change to building square footage.

Replace drive-thru canopy ceiling and lighting with similar materials.

At drive-thru canopy, new banking equipment, associated signage, concrete curbs & paving.

At drive-thru building, new opaque film on existing drive-thru window (window not req'd with new equipment). At main building, remove window and infill with brick to match existing.

Sitework & landscaping - New bollard lighting similar to existing, patch landscaping to match existing.

### 8. Required and Proposed Parking

spaces: 22
spaces: 35 existing (no chan+
north & west sides property
N/A
No
14,300 sf

### 9. Landscaping

Location of landscape areas: \_\_\_\_\_\_ Existing along north & east property lines and internal to site.

Number of underground parking levels: 0 Typical size of parking spaces: <u>8.5' x 20' (existing)</u> Typical width of maneuvering lanes: <u>28' double / 21' sing</u> Number of handicap spaces: <u>2</u> Screenwall material: <u>wood</u> Height of screenwall: <u>5'-8" abutting residential</u>

Proposed landscape material:

Existing plants and mulch to remain. Where existing is disturbed by building construction, new plants and mulch to match existing.

\_\_\_\_\_

### 10. Streetscape

Sidewalk width:	7'-10"
Number of benches:	0
Number of planters:	0

### 11. Loading

Required number of loading spaces:	0
Proposed number of loading spaces:	
Location of loading spaces on site:	

### 12. Exterior Waste Receptacles

Required number of waste receptacles:	
Proposed number of waste receptacles:	
Location of waste receptacles:	

### 13. Mechanical Equipment

#### **Utilities and Transformers:**

Number of ground mounted transformers:	0	
Location of all utilities & easements:		

### **Ground Mounted Mechanical Equipment:**

Number of ground mounted units:	0	_
Location of all ground mounted units:	:	_

### **Rooftop Mechanical Equipment:**

Number of rooftop units:	see plan on sheet A-1 for
Type of rooftop units:	new & proposed equipment
Location of all rooftop un	its:
Size of rooftop units (L•W	/•H):

### 14. Building & Site Lighting

Number of light fixtures on building:	4 for site liahtina
Light level at each property line:	0 0
Type of light fixtures on building:	see photos on A-2
Location of light fixtures on building:	see elevations on
	sheet A-2

Number of existing street trees:	2
Number of proposed street trees:	0 new - existing to rem+
Number of waste receptacles:	0

Typical size of loading spaces:	
Screenwall material:	
Height of screenwall:	

Size of waste receptacles:	
Screenwall material:	
Height of screenwall:	

Size of transformers (L•W•H)	
Screenwall material:	
Height of screenwall:	

Size of ground mounted units (L•W•H):	
Screenwall material:	
Height of screenwall:	

Location of screenwall:	existing on low roof
Screenwall material:	metal panel
Height of screenwall:	3.5 ft (existing)
Distance from rooftop un	nits to all screenwalls: +/- 3 ft

Number of light fixtures on site: 8
Type of light fixtures on site: 1 pole & 7 bollard
Height from grade: 15 ft (existing) & 4.5 ft (replacement
Location of light fixtures on site: see plan on sheet A-1

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

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

Signature of Owner:	Matthew Hamrick, CBRE	]	Date: _	9-3-21
Print name:	Matthew Hamrick, CBRE		Date: _	09-03-2021
Print Name:	Pamela Stasko, Cityscape Architects			
Signature of Architect:	Its f m	I	Date: _	09-03-2021
Print Name:	Derrick Mroz, Cityscape Architects			
	Office Use Only			
Application #:	Date Received:	Fee:		
Date of Approval:	Date of Denial:	Accepted By:		

Catalog # :	Project :
Prepared By :	Date :



## **COMMERCIAL LED BOLLARD (CBR7)**

The CBR7 LED Commercial Bollard is an excellent choice for retrofit, as well as new construction applications. It is designed with a standard selection of distributions & color temperatures to meet most commercial requirements. It is ideal for retail, parks, schools, office buildings and more general lighting applications.

### **Features & Specifications**

#### **Optical System**

- Available in two optical distributions, symmetrical and asymmetrical.
- Optically clear vandal-resistant extruded polycarbonate lens seals the luminaire's optical chamber to IP65.
- Available in 5000K, 4000K, and 3,000K color temperatures per ANSI C78.377. Consult Factory for other color temperature requirements.
- Optional internal louvers available to conceal the light source.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.

### Electrical

- High-performance driver features over-voltage, under voltage, short-circuit
   and over temperature protection.
- 0-10 volt dimming (10% 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347 Vac Input available.
- L70 Calculated Life: > 147k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F)
- Power factor: >.90
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- · Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available to meet critical life safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.



### **Product Dimensions**



LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsi-industries.com • (513) 372-3200 • @LSI Industries Inc. All Rights Reserved. 8/07/20

### CBR7 Commercial LED BOLLARD

### Features & Specifications (Cont.)

#### Construction

- Precision cast aluminum dome head for maximum durability and consistency.
- 7" one-piece extruded aluminum seamless shaft.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes avail-able. Consult factory.
- Shipping weight: 30 lbs in carton.
- Installation
- Base plate installs with three heavy-duty  $3/8" \times 8"$  galvanized steel anchor bolts.

### Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Battery Back Up. Test regularly in accor-dance with local codes.

### Listings

- Listed to UL 1598 and UL 8750.
- RoHS Compliant.

ELECTRICAL DATA*						
Lumens	Distribution	120V	208	240V	277V	347V
	LV	0.15	0.08	0.07	0.06	0.05
10L	Α	0.18	0.11	0.09	0.08	0.07
	S	0.15	0.08	0.07	0.06	0.05

\*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

PERFORMANCE								
		3000K		3000K 4000K		5000K		
Lumens	Distribution	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Wattage
	LV	450	26	489	29	507	30	17
10L	A	1,095	50	1,190	55	1,232	57	22
	S	1,179	69	1,281	75	1,310	77	17

\*LED Chips are frequently updated therefore values are nominal.

### TYPICAL ORDER EXAMPLE: CBR7 LED 10L PC S UNV 40 BB BRZ

Prefix	Source	Lumen Package	Lens	Distribution	Voltage	Driver	EM	Color Temp	CRI	Finish	Options
<b>CBR7</b> (Commercial Bollard Round 7")	LED	<b>10L</b> - 1,000 lm	PC - Polycarbonate	LV - Symmetric (louvers) <sup>3</sup> A - Assymetric (cone) <sup>3</sup> S - Symmetric (cone) <sup>3</sup>	UNV - Universal voltage (120-277V)	(Blank) - 0-10V Dimming (10-100%)	(Blank) - Standard BB - Battery Backup	<b>30</b> - 3000k <sup>1</sup> <b>40</b> - 4000k <b>50</b> - 5000k	(Blank) - 80 CRI	BRZ - Bronze BLK - Black	HSS - House Side Shield LAB - Less Anchor Bolts

Accessories Adaptor Baseplate CBR7 BRZ <sup>4</sup> Adaptor Baseplate CBR7 BLK <sup>4</sup> RPL Driver CBR7 UNV RPL Driver CBR7 HV RPL Baseplate CBR7 BRZ RPL Baseplate CBR7 BLK RPL PC Lens CBR7

Anchor Bolt Kit 3/8" x 8" CBR7

#### FOOTNOTES:

1 - Consult Factory for Lead Time

2 - Surge Protection is Standard on all fixtures.

3 - Refer to Luminaire Output chart for actual lumen values.

4 - Adaptor Baseplate is required for use with some existing Anchor Bolts. Consult Factory for specific compatibility.



### CBR7 Commercial LED BOLLARD

### Photometry

All published luminaire photometric testing performed to IESNA LM-79 standards by NVLAP, certified laboratory. ISO footcandle plots below demonstrate the CBR7 light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



Asymmetric



Symmetric



## **Evolve® LED Wall Pack**

L Series (EWLS)



### CONSTRUCTION

Housing:	Aluminum die cast enclosure. Integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass
Paint:	Corrosion resistant polyester powder paint, minimum 2.0 mil thickness Color: Black, Dark Bronze, Gray & White (RAL & custom colors available) Optional = Coastal Finish
Weight:	8.5lbs (4 kg)

#### **OPTICAL SYSTEM**

Lumens:	1,700 to 7,000
Distribution:	Asymmetric Forward
Efficacy:	117- 148 LPW
CCT:	2700, 3000K, 4000K, 5000K
CRI:	≥70

#### **ELECTRICAL**

Input Voltage:	120-277V & 347V
Input Frequency:	50/60Hz
Power Factor:	> 90% at rated watts
Total Harmonic Distortion:	≤ 20% at rated watts

### SURGE PROTECTION

Surge Protection 10kV/5kA (Standard)

3kV/1.5kA (EMBB)

\*Per ANSI C136.2-2015

### **EMERGENCY BATTERY BACKUP**

Project Name	
Date	- Type
Notes	.)]= -

The Evolve<sup>®</sup> LED L Series Wall Pack (EWLS), The Evolve LED L-Series Wall Pack, EWLS, is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illuminance requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

### LUMEN MAINTENANCE

#### Projected Lxx per IES TM-21-11 at 25°C

Lumen	Distribution		LXX(10K) @ Hou	rs
Codes	Distribution	25,000 HR	50,000 HR	60,000 HR
17, 25 & 40	AF	L99	L99	L99
70	AF	L94	L87	L85

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted Industry tolerances apply to initial luminous flux and lumen maintenance measurements.

### LUMINAIRE AMBIENT TEMPERATURE FACTOR

Ambient Temp (°C)	Initial Flux Factor	Ambient Temp (°C)	Initial Flux Factor
10	1.02	30	0.99
20	1.01	40	0.98
25	1.00	50	0.97

### RATINGS

Operating Temperature:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2010
LM-79:	Testing in accordance with IESNA Standards

### CONTROLS

Dimming:	Standard - 0-10V
Sensors:	Photo Electric Sensors (PE) available Motion Sensor

### WARRANTY

5 Year (Standard)

Provides reliable emergency operations when there is a loss to normal power, supported by Independent Secondary Battery.

• Hold-Up Time: 90 minutes @ 1,400 lumens.

· Meet egress light level and uniformity requirements

Not available in 347V



Operating Temperature (for EMBB models) 0° to 40°C

3kV/1.5kA surge protection for EMBB models.



# **Evolve® LED Wall Pack** L-Series (EWLS) Catalog Logic & Spec Tables

Project Name	
Date	_ Type
Notes	

### EWLS 02

7

PROD. ID	GEN	VOLTAGE	OPTIC CODE	DISTRIBUTION	CRI (min)	ССТ	CONTROLS	PE FUNCTION	MOUNTING	COLOR	OPTIONS
<b>E</b> = Evolve	02	0 = 120-277	17 = 1,700 lms <sup>2</sup>	AF = Asymmetric Forward	7 = 70	27 = 2700K <sup>3</sup>	N = No External Dimming Leads	1 = None	CB = Conduit Box Mount <sup>4</sup>	BLCK = Black	EMBB = Emergency Battery Backup <sup>5,6</sup>
<b>W</b> = Wallpack			25 = 2,500 lms			30 = 3000K <sup>3</sup>	D = External Dimming Leads	3 = Button PE <sup>1</sup>	FM = Flush Mount	DKBZ = Dark Bronze	H = Motion Sensor
LS = L-Series		1 = 120 <sup>1</sup>	40 = 4,000 lms			40 = 4000K				GRAY = Gray	J = cUL/Canada
		2 = 208 <sup>1</sup>	70 = 7,000 lms			50 = 5000K				WHTE = White	W = Non-Graphical White Box
		3 = 240 <sup>1</sup>									XXX = Special Options
		4 = 277 <sup>1</sup>									
		8 = 120-240									
		D = 347 <sup>1</sup>									

Specify single voltage if Button PE option is selected
 Optic code 17 - Not offered in 120-277V, use 120-240V

<sup>4</sup> Must be selected when ordering with Button PE, Motion Sensor, 347V or Emergency Battery Backup

<sup>3</sup> Select 2700K or 3000K CCT for IDA approved units

<sup>5</sup> Not available with motion sensor <sup>6</sup> Not available in 347V

			TYPICAL	TYPICAL		TYPICAL			IES FILE NUMBER						
Optic Code	Dist.		INITIAL LUMENS		SYS WAT	TEM TAGE	2700K- 5000K	270	юк	300	оок	400	ок	500	ок
		2700K	3000K	4000K/ 5000K	120- 277V	347V	B-U-G	120-277	347V	120-277	347V	120-277	347V	120-277	347V
17		1400	1600	1700	12	14	B1-U0-G0	EWLS02_17AF727-120-240V	EWLS02_17AF727-347V	EWLS02_17AF730-120-240V	EWLS02_17AF730-347V	EWLS02_17AF740-120-240V	EWLS02_17AF740-347V	EWLS02_17AF750-120-240V	EWLS02_17AF750-347V
25	A.E.	2200	2400	2500	17	19	B1-U0-G1	EWLS02_25AF727-120-277V	EWLS02_25AF727-347V	EWLS02_25AF730-120-277V	EWLS02_25AF730-347V	EWLS02_25AF740-120-277V	EWLS02_25AF740-347V	EWLS02_25AF750-120-277V	EWLS02_25AF750-347V
40	Аг	3500	3800	4000	27	29	B1-U0-G1	EWLS02_40AF727-120-277V	EWLS02_40AF727-347V	EWLS02_40AF730-120-277V	EWLS02_40AF730-347V	EWLS02_40AF740-120-277V	EWLS02_40AF740-347V	EWLS02_50AF750-120-277V	EWLS02_50AF750-347V
70		6100	6700	7000	52	54	B2-U0-G1	EWLS02_70AF727-120-277V	EWLS02_70AF727-347V	EWLS02_70AF730-120-277V	EWLS02_70AF730-347V	EWLS02_70AF740-120-277V	EWLS02_70AF740-347V	EWLS02_70AF750-120-277V	EWLS02_70AF750-347V
EMBB	-	1300	1400	1400	-	-	B1-U0-G0	ELWS02_E	MBB_727	ELWS02_E	MBB_730	ELWS02_E	MBB_740	ELWS02_E	MBB_750



### **Evolve® LED Wall Pack** L-Series (EWLS)

ASYMMETRIC FORWARD

EWLS02\_70AF750\_\_\_-120-277V.ies

70AF

7000 LUMEN

### **Photometric Plots**

Project Name	
Date Type	
Notes	



Vertical plane through horizontal angle of Max. Cd at 0°
 Horizontal cone through vertical angle of Max. Cd at 27°



Mounting Height at 10'Initial Footcandle at Grade

Light Level: 0.5fc, 1fc, 2fc

EMBB Mode ASYMMETRIC FORWARD

> 1400 LUMEN EWLS02\_EMBB\_\_\_.ies



Vertical plane through horizontal angle of Max. Cd at 295°
 Horizontal cone through vertical angle of Max. Cd at 55°



Mounting Height at 10'

• Initial Footcandle at Grade

• Light Level: 0.5fc, 1fc, 2fc



### **Evolve® LED Wall Pack** L Series (EWLS)

### Motion Sensing

roject Name	
ate	Туре
lotes	

### **H MOTION SENSING OPTION**

Intended for 8-25ft mounting heights

Provides coverage area radius for walking motion of 25-30 ft Provides 180° degree coverage (180° degree blocked by wall) Integrated Photoelectric control

### **Default Settings:**

Output: Occupied - 100%/Unoccupied - 50%

10% dimming after 5 minutes with no occupancy

Adds < 1W to fixture power rating

Field programmable using FSIR-100 hand held programmer





Sensing Pattern Wall Pack Fixture: 8-25 ft.



F



### **Evolve<sup>®</sup> LED Wall Pack** L-Series (EWLS)

### Mountng & Accessories

Project Name	
Date	Туре
Notes	71

### MOUNTING

- Mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes.
- Flush Mount: Mounts directly to customer supplied junction box
- Conduit Box Mount: Mounts to walls via separate mounting box with conduit knockouts.

SAP Number	Part Number	Description
93060202	35-434281R01	Conduit Box Mount (QTY 1)
93060203	35-966640-01	Conduit Box Mount (QTY 5)

### ACCESSORIES

SAP Number	SKU Description	Description	Finish
93098508	EWLSAE1BLCK	10" x 12" Beauty Plate	BLACK
93098507	EWLSAE1DKBZ	10" x 12" Beauty Plate	DARK BRONZE
93098509	EWLSAE2BLCK	12" x 16" Beauty Plate	BLACK
93078134	EWLSAE2DKBZ	12" x 16" Beauty Plate	DARK BRONZE
93098506	EWLSAE2GRAY	12" x 16" Beauty Plate	GRAY
93082336	EWLSAE2WHTE	12" x 16" Beauty Plate	WHITE
93117503	EWLSAE3BLCK	12" x 20" Beauty Plate	BLACK
93082337	EWLSAE3WHTE	12" x 20" Beauty Plate	WHITE
93060351	EWLSAD	Diffuser	

### **ACCESSORIES: BEAUTY PLATES**



### ACCESSORIES

SAP Number	Part Number	Description	Finish
EWLSA	E = Escutcheon Plate	1 = 10' x 12"	BLCK = Black
		2 = 12" x 16"	DKBZ = Dark Bronze
		3 = 12" x 20"	WHTE = White
			Gray = Gray



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### TPKA0A0181HA70A & TRUYA0181KA70(N/B)A 18,000 BTU/H WALL-MOUNTED INDOOR UNIT 18,000 BTU/H COOLING ONLY OUTDOOR





### Job Name:

System Reference:

Date:



Indoor Unit	TPKA0A0181HA70A
Outdoor Unit	TRUYA0181KA70NA
Seacoast Model	TRUYA0181KA70BA



#### INDOOR UNIT FEATURES

- · Sleek, compact design
- Simple installation
- · Vane setting for air flow direction control
- Auto fan speed mode
- · Ideal for spaces such as server rooms, daycare centers, classrooms, churches, small offices, and more
- Multiple control options available:
  - kumo cloud<sup>®</sup> smart device app for remote access
  - Third-party interface options
  - $\circ~$  Wired or wireless controllers

#### OUTDOOR UNIT FEATURES

- Variable speed INVERTER-driven compressor
- · Power receiver pre-charged with refrigerant volume for piping length up to 70 ft
- Low ambient cooling down to -40°F providing 100% capacity (with wind baffles)
- 24-hour continuous operation (cooling mode)
- High pressure protection
- · Fast restart
- · Superior energy and operational efficiency

### SPECIFICATIONS: TPKA0A0181HA70A & TRUYA0181KA70(N/B)A

	Maximum Capacity	BTU/H	18,000
	Rated Capacity	BTU/H	18,000
	Minimum Capacity	BTU/H	8.000
	Maximum Power Input	W	1 820
Cooling at 95°F1	Rated Power Input	W	1 820
	Moisture Removal	Pints/h	5.2
	Sensible Heat Factor	1 110/11	0.68
	Power Factor	%	05 3/05 3
		70	18.5
Efficiency			10.0
Enciency	ELIX ENERCY STAR® Cortified		3.3 No
	Voltage Phase Frequency		200/220_1_60
	Voltage, Phase, Frequency	VAC	200/230, 1, 60
	Guaranteed voltage Range	VAC	198 - 253
	Voltage: Indoor - Outdoor, S1-52	VAC	208/230
Electrical	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Oudoor)	A	15
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	Power Supply		Indoor unit is powered by the outdoor unit
	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.33
	Fan Motor Output	W	30
	Fan Motor Type		DC Motor
	Airflow Rate at Cooling, Dry	CFM	320-370-425
	Airflow Rate at Cooling, Wet	CFM	290-335-380
	Sound Pressure Level [Cooling]	dB[A]	36-40-43
Indoor Unit	Drain Pipe Size	In. [mm]	5/8 [16]
	Coating on Heat Exchanger		
	External Finish Color		White Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	35-3/8 x 9-13/16 x 11-5/8 [898 x 249 x 295]
	Package Dimensions	W x D x H: In [mm]	39-3/8 x 15-3/4 x 13-3/8 [1000 x 400 x 340]
	Linit Weight		29 [13]
	Package Weight	Lbs. [kg]	33 [15]
Indeer Unit Operating Temperature	Cooling Intake Air Temp [Mavimum / Minimum]*	°F	90 DB 72 WB / 66 DB 61 WB
Range	Heating Intake Air Temp [Maximum / Minimum]	۰ ۲	77 DB / 50 DB
		۱ ۸	11 0
	MOCR	A	29
	MOCF	A	20
	Fan Motor Full Load Amperage	A	0.5
		W	46
	Airflow Rate	CFM	1590
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Coating on Heat Exchanger		Blue Fin Coating (BS Model only)
	Sound Pressure Level, Cooling <sup>1</sup>	dB(A)	44
Outdoor Unit	Compressor Type		INVERTER-driven twin rotary
	Compressor Model		SNB130FQCMC-L1
	Compressor Rated Load Amps	A	7
	Compressor Locked Rotor Amps	A	12.0
	Compressor Oil Type // Charge	OZ.	FV50S // 16
	External Finish Color		Ivory Munsell 3Y 7.8/1.1
	Base Pan Heater		N/A
	Unit Dimensions	W x D x H: In. [mm]	31-13/16 (2+7/16) x 11-13/16 x 24-13/16 [809 (+62) x 300 x 630]
	Package Dimensions W		37-1/16 x 16-3/16 x 27-7/16 [941 x 411 x 697]
	Unit Weight	Lbs. [kg]	99 [44]
	Package Weight	Lbs. [kg]	111 [50]
Outdoor Unit Operating Temperature	Cooling Air Tomp (Maximum / Minimum )t	0F	115 DD ( 10 DD
Range	Cooling Air Temp [Maximum / Minimum]*	۴	115 DB / -40 DB
	Туре		R410A
Pofrigorant	Charge	Lbs, oz	4, 14.0
Reingeränt	Chargeless Piping Length	Ft. [m]	70.0 [21.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.1 [10]

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed) <sup>1</sup>Cooling (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

\*Outdoor Unit Operating Temperature Range (Cooling Air Temp (Maximum / Minimum)):
 Wind baffles required to operate below 23°F DB in cooling mode.
 Cooling-only system with advanced wind baffle: -40°F - 115°F.
 Refer to wind baffle documentation for further information.

\*\*Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures; Heating Thermal Lock-out / Re-start Temperatures): System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.
 SEACOAST PROTECTION (TRU\*A0\*\*\*\*\*\*BA MODELS)

External Outer Panel: Phosphate coating + Acrylic-Enamel coating
 Fan Motor Support: Epoxy resin coating (at edge face)
 Separator Assembly Valve Bed: Epoxy resin coating (at edge face)
 Blue Fin treatment is an anti-corrosion treatment that is applied to the condenser coil to protect it against airborne contaminants.

### SPECIFICATIONS: TPKA0A0181HA70A & TRUYA0181KA70(N/B)A

Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	1/2 [12.7]	
	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]	
	Maximum Piping Length	Ft. [m]	165 [50]	
	Maximum Height Difference	Ft. [m]	100 [30]	
	Maximum Number of Bends		15	

NOTES:

AHRI Rated Conditions (Rated data is determined at a fixed compressor speed) <sup>1</sup>Cooling (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

\*Outdoor Unit Operating Temperature Range (Cooling Air Temp (Maximum / Minimum)):
Wind baffles required to operate below 23°F DB in cooling mode.
Cooling-only system with advanced wind baffle: -40°F - 115°F.
Refer to wind baffle documentation for further information.

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• Fan Motor Support: Epoxy resin coating (at edge face)
• Separator Assembly Valve Bed: Epoxy resin coating (at edge face)
• Blue Fin treatment is an anti-corrosion treatment that is applied to the condenser coil to protect it against airborne contaminants.

### INDOOR UNIT ACCESSORIES: TPKA0A0181HA70A

	3-Pin Connector	D PAC-715AD
	BACnet® and Modbus® Interface	D PAC-UKPRC001-CN-1
	IT Extender	D PAC-WHS01IE-E
Control Interface	kumo station® for kumo cloud®	□ TAC-WHS01HC-E
Control Interface	Lockdown bracket for remote controller	RCMKP1CB
	Thermostat Interface	D PAC-US444CN-1
	USNAP Adapter	D PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	D PAC-USWHS002-WF-2
	Flush Mount Temperature Sensor	D PAC-USSEN001-FM-1
Remote Sensor	Remote Temperature Sensor	D PAC-SE41TS-E
	Wireless temperature and humitity sensor for kumo cloud®	D PAC-USWHS003-TH-1
	Deluxe Wired MA Remote Controller <sup>†</sup>	□ TAR-40MAAU
Wired Remote Controller	Simple MA Remote Controller <sup>†</sup>	□ TAC-YT53CRAU-J
	Touch MA Controller <sup>†</sup>	□ TAR-CT01MAU-SB
	kumo touch <sup>™</sup> RedLINK <sup>™</sup> Wireless Controller	□ MHK2
Wireless Remote Controller	Wireless MA Controller	D PAR-SR32MA-E
	Wireless MA Remote Controller	□ TAR-FL32MA-E
	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	□ X87-721
	Blue Diamond (MicroBlue) Mini Condensate Pump (110/208/230V) up to 18,000 BTU/H	□ X85-003
Condensate	Blue Diamond Sensor Extension Cable — 15 Ft.	□ C13-103
Condensate	Drain Pan Level Sensor/Control	□ SS610E
	Fascia Kit for MicroBlue Pump, mounts the MicroBlue and sensor directly beneath indoor unit	□ T18-016
	Sauermann Condensate Pump	□ SI30-230
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	□ TAZ-MS303
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - White	□ TAZ-MS303W
	100' x 1/4" x 100' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-100
	15' x 1/4" x 15' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-15
Lineset	30' x 1/4" x 30' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-30
	50' x 1/4" x 50' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-50
	65' x 1/4" x 65' / 1/2" Lineset (Twin-Tube Insulation)	□ MLS141212T-65

### OUTDOOR UNIT ACCESSORIES: TRUYA0181KA70(N/B)A

Air Outlet Guide	Air Outlet Guide	D PAC-ADG007AA-E
Controlized Drain Dan	Centralized Drain Pan	□ PAC-SG63DP-E
Centralized Drain Pan Drain Pan		□ PAC-SG64DP-E
	Control/Service Tool	□ PAC-SK52ST
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	□ M21EC0397
	USB/UART Conversion Cable (Required for all laptop connection)	□ M21EC1397
Drain Socket	Drain Socket	□ MAC-871DS
Hail Guards	Hail Guard	🗆 HG-A5
M-NET Converter	M-NET Converter	□ PAC-SJ96MA-E
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	□ S144-250
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	□ S144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	□ \$164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	□ S164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	□ QSMS2401M
Stand	Condenser Wall Bracket	□ QSWB2000M-1
	Condenser Wall Bracket -Stainless Steel Finish	
	Outdoor Unit Stand — 12" High	□ QSMS1201M
	Front Wind Baffle	D WB-PA4
Wind Baffle	Rear Wind Baffle	D WB-RE4
	Side Advanced Wind Baffle	□ WB-SD4

### INDOOR UNIT DIMENSIONS: TPKA0A0181HA70A

Unit: inch (mm)



### OUTDOOR UNIT DIMENSIONS: TRUYA0181KA70(N/B)A

Unit: mm<in>



Free space around the outdoor unit (basic example)



#### FOUNDATION BOLTS

Please secure the unit firmly with 4 foundation (M10<W3/8>) bolts. (Bolts, washers and nut must be purchased locally).

<Foundation bolt height>



#### **PIPING-WIRING DIRECTION**

Piping and wiring connection can be made from the rear direction only.



FORM# TPKA0A0181HA70A & TRUYA0181KA70(N/B)A - 202108

### City of Birmingham – Design Review Board





























Hd

MI-003

26]

**GET OF MICHIGAN** 

OURTY OF OAKLAND

249893 LIBER 48922 PAGE 580 \$31.00 MISC RECORDING \$4100 REMONUMENTATION 12/29/2015 11:41:57 A.M. RECEIPT# 152614 PAID RECORDED - OAKLAND COUNTY LISA BROWN, CLERK/REGISTER OF DEEDS

M1-029

### AFFIDAVIT OF NAME OR IDENTITY CHANGE IN DEED

Michael C. Venetis, who is a Vice-President for Comerica Bank, a Texas banking association, with an address at 3501 Hamlin Road, Auburn Hills, Michigan 48326-2220, being duly sworn, deposes and states in that capacity as follows:

1. I have knowledge of the facts stated herein and am competent to testify concerning such facts in open court.

2. This Affidavit is made and recorded pursuant to MCL 565.451a.

) ss

3. This Affidavit concerns that certain real estate situated in Oakland County, Michigan as described in the following deeds to "The Detroit Bank and Trust Company, a Michigan banking corporation" or to "Detroit Bank and Trust Company, a Michigan banking corporation" or to "The Detroit Bank and Trust Company", as grantee, the legal description in each of which deeds is incorporated by reference (the "Property"):

Deed from Ruth R. Whipple, survivor of herself and her deceased joint tenants, Charles J. Whipple and Eleanor Whipple (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated October 3, 1978, recorded October 10, 1978, in Liber 7335, Page 576

Deed from Robert M. Rosin and Suzanne Rosin, his wife, Richard S. Rosin and Susan Rosin, his wife, and Mollie C. Moers (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated January 2, 1979, recorded in Liber 7445, Page 848

Deed from Neva Atkinson (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated November 6, 1964, recorded in Liber 4653, Page 86

Deed from Vlasic and Company, a Michigan co-partnership and Albert Dubin, an unmarried widower (Grantor) to The Detroit Bank and Trust Company, a

OK - LB

	(	Michigan banking corporation (Grantee), dated February 24, 1972, recorded
	$\langle$	February 29, 1972, in Liber 5823, Page 560
MI. 028	2	Deed from Birmingham Parks, Inc., a Michigan corporation (Grantee) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated February 24, 1972, recorded February 29, 1972, in Liber 5823, Page 562
	$\left( \right)$	Deed from A. L. Doenges Co., a Michigan corporation (Grantee) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated August 18, 1967, recorded August 23, 1967, in Liber 5074, Page 570
MJ-033		Deed from Franklin D. Toth and Shirley A. Toth, his wife (Grantee) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated August 18, 1967, recorded August 23, 1967, in Liber 5074, Page 571
		Deed from Frederick C. Gould and Virginia H. Gould, his wife (Grantee) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated August 18, 1967, recorded August 23, 1967, in Liber 5074, Page 572
MI-03	5	Deed from John C. Shields and Helen Slade Shields, husband and wife (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated January 4, 1958, recorded January 6, 1958, in Liber 3795, Page 285
	5	Deed from Richard Salvaggio, a single man (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated June 8, 1964, recorded June 12, 1964, in Liber 4582, Page 264
MI-041 X		Deed from Louis C. Bosco and Helen E. Bosco, his wife, Nicola Bosco and Emma Bosco, his wife, A. Arthur Bosco and Shirley Bosco, his wife, and A. Edward Barbone, a single man (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated June 10, 1964, recorded June 12, 1964, in Liber 4583, Page 793
		Deed from Margaret L. Marshbank survivor of herself and Francis M. Marshbank her deceased husband, tenants by the entirety (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated January 11, 1957, recorded January 15, 1957, in Liber 3644, Page 634
1NT-101		Deed from Margaret L. Boice (formerly Margaret L. Marshbank, a.k.a Margaret L. Marshbanks) individually and as survivor of herself and Francis M. Marshbank, her deceased husband, tenants by the entirety (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated June 28, 1963, recorded in Liber 4447, Page 465
MJ-036	$\sum_{i=1}^{n}$	Deed from Otto G. Knechtel and Veda M. Knechtel, his wife (Grantor) to Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated March 31, 1966, recorded in Liber 4870, Page 147
	(	Page 2 of 4

12

Deed from Richard H. Williams and Rachel E. Williams, his wife (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated April 21, 1967, recorded in Liber 5020, Page 865

Deed from Madelyn Grantham (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated June 2, 1967, recorded in Liber 5043, Page 587

Deed from Charles R. Hayward, Jr. and Jessie A. Hayward, his wife (Grantor) to The Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated July 3, 1967, recorded in Liber 5052, Page 17

Deed from Ben Etkin and Rita Etkin, his wife; May Etkin, survivor of herself and Jack Etkin, also known as Jacob Etkin, her deceased husband; and Herbert O. Schein and Bette Schein, (also known as Betty Schein) his wife (Grantor) to The Detroit Bank and Trust Company (Grantee), dated July 5, 1962, recorded July 6, 1962, in Liber 4320, Page 216

Deed from Ray E. Ludwig and Ruby C. Ludwig, his wife (Grantor) to Detroit Bank and Trust Company, a Michigan banking corporation (Grantee), dated November 7, 1973, recorded in Liber 6238, Page 172

4. The Detroit Bank and Trust Company, a Michigan banking corporation, changed its name to Comerica Bank-Detroit. Comerica Bank-Detroit and Comerica Bank National Association merged under the name of Comerica Bank, a Michigan banking corporation, which merged into Comerica Bank, a Texas banking association.

5. The purpose of this Affidavit is to change the name and identity of the grantee for each Property to "**Comerica Bank, a Texas banking association**".

[Rest of page intentionally left blank. Signatures on next page.]

Detroit 3668342\_1

MI-043

m1-029

#### **EXHIBIT A – Legal Descriptions**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE CITY OF SOUTHFIELD COUNTY OF OAKLAND AND STATE OF MICHIGAN, TO-WIT: LOTS 361 TO 365, INCLUSIVE, UNIVERSITY HEIGHTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 35, PAGE 17 OF PLATS, OAKLAND COUNTY RECORDS.

ALSO

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 10 EAST, CITY OF SOUTHFIELD, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS: BEGINNING AT A POINT ON THE WEST LINE OF RUTLAND AVENUE (60 FEET WIDE), SAID POINT BEING NORTH 87 DEGREES 59 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SECTION 36, 1603.26 FEET AND SOUTH 1 DEGREE 43 MINUTES 37 SECONDS EAST, 1133.00 FEET FROM THE NORTHWEST CORNER OF SECTION 36, TOWN 1 NORTH, RANGE 10 EAST; THENCE SOUTH 1 DEGREE 43 MINUTES 37 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF RUTLAND AVENUE (60 FEET WIDE) 406.22 FEET; THENCE SOUTH 52 DEGREES 09 MINUTES 18 SECONDS WEST ALONG THE NORTHERLY LINE OF WINORA AVENUE (AS WIDENED) 63.71 FEET; THENCE ALONG THE EASTERLY LINE OF NORTHWESTERN HIGHWAY (I-696 SERVICE DRIVE), 36.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4970.46 FEET, A CENTRAL ANGLE OF 0 DEGREES 25 MINUTES 30 SECONDS AND WHOSE CHORD BEARS NORTH 37 DEGREES 37 MINUTES 57 SECONDS WEST 36.86 FEET; THENCE CONTINUING ALONG SAID EASTERLY LINE NORTH 37 DEGREES 25 MINUTES 12 SECONDS WEST, 703.75 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 38 SECONDS EAST, 308.69 FEET; THENCE SOUTH 1 DEGREE 43 MINUTES 37 SECONDS EAST, 160.0 FEET; THENCE NORTH 87 DEGREES 59 MINUTES 38 SECONDS EAST, 175.00 FEET TO THE POINT OF BEGINNING; WHICH INCLUDES PART OF LOTS 352 THRU 355 INCLUSIVE, AND ALL OF LOTS 357 AND 358, UNIVERSITY HEIGHTS SUB. PPN: 24-36-105-011 (Parcel #1) / 22000 NORTHWESTERN HIGHWAY SOUTHFIELD MI 48075 ; Loan Reference Number: MI-003

SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN,

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

LOT 621 LEINBACH-HUMPHREY'S WOODWARD AVENUE SUBDIVISION, OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, AND PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, EXCEPTING THE GRAND TRUNK RAIL ROAD RIGHT OF WAY, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 27, PAGE 5 OF PLATS, OAKLAND COUNTY RECORDS.

PPN: 20-31-358-052 / 33101 WOODWARD AVENUE, BIRMINGHAM MI 48009 Loan Reference Number: MI-005

SITUATED IN THE TOWNSHIP OF WEST BLOOMFIELD, COUNTY OF OAKLAND, STATE OF MICHIGAN, TO-WIT:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWN 2 NORTH, RANGE 9 EASTWEST, BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 34, DISTANT NORTH 89 DEGREES 41 MINUTES 30 SECONDS EAST 770.00 FEET ALONG SAID SOUTH LINE OF SECTION 34 FROM THE SOUTHWEST CORNER; THENCE NORTH 89 DEGREES 41 MINUTES 30 SECONDS EAST 160 FEET; THENCE NORTH 0 DEGREES 18 MINUTES 30 SECONDS WEST 180 FEET; THENCE NORTH 14 DEGREES 04 MINUTES 10 SECONDS WEST 157.52 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 30 SECONDS WEST 122.53 FEET; THENCE SOUTH 0 DEGREES 18 MINUTES 30 SECONDS EAST 333.0 FEET TO POINT OF BEGINNING. PPN: 18-34-300-011 / 33140 WEST 14 MILE ROAD, WEST BLOOMFIELD MI 48033

Loan Reference Number: MI-028

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF AVON COUNTY OF OAKLAND AND STATE OF MICHIGAN, TO-WIT:

PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 14, DISTANT SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST 195.50 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE NORTH 330 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST 135.50 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE NORTH ALONG SAID RIGHT OF WAY LINE, 140 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST, 91 FEET FOR A POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST 44.1 FEET; THENCE SOUTH 20 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST 44.1 FEET; THENCE NORTH 20 FEET TO THE POINT OF BEGINNING. PPN: 1514351062 / RAY E. LUDWIG AND RUBY C. LUDWIG, HIS WIFE 923 SOUTH ROCHESTER, ROCHESTER MI 48063 Loan Reference Number: MI-029

SITUATED IN THE TOWNSHIP OF BLOOMFIELD, COUNTY OF OAKLAND AND STATE OF MICHIGAN:

LAND IN THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 2 NORTH, RANGE 9 EAST, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE EAST ALONG SECTION LINE 210.00 FEET TO POINT OF BEGINNING; THENCE NORTH 0 DEGREES 24 MINUTES 00 SECONDS EAST 343.37 FEET; THENCE EAST 160.00 FEET; THENCE SOUTH 0 DEGREES 24 MINUTES 00 SECONDS WEST 343.37 FEET TO THE SECTION LINE; THENCE WEST ALONG SAID LINE 160.00 FEET TO THE POINT OF BEGINNING. EXCEPTION AND RESERVING THEREFROM:

ALL THAT PART OF THE FOLLOWING DESCRIBED TRACT A, WHICH LIES SOUTH OF A LINE, 60.0 FT. NORTH OF, MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SOUTH LINE OF SEC. 26, T 2 N, R 9 E, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN. TRACT A: THE SOUTH 343.37 FT. OF THE EAST 160.0 FT. OF THE WEST 370.0 FT. OF THE SW 1/4 OF SEC. 26, T 2 N, R 9 E, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN.

PPN: 18-26-301-012 (Parcel #1) / 5680 WEST MAPLE ROAD, WEST BLOOMFIELD MI 48033 / Loan Reference Number: MI-033

Premises situated in the Village of Franklin, County of Oakland, State of Michigan, to wit:

A parcel of land being a part of Lot 21 of "Supervisors' Plat No. 8, " a subdivision of part of Northeast 1/4 Section 6 and part of Northwest 1/4 Section 5, Town 1 North, Range 10 East, Village of Franklin, Southfield Township, Oakland County, Michigan, according to the plat thereof as recorded in Liber 46 of Plats, on Page 25, Oakland County Records more particularly described as: Beginning at a point on the Easterly line of Franklin Road [66 feet wide], said point being the Northwest corner of said Lot 21; thence South 87 degreee 19 minutes East, along the Northerly line of said Lot 21, 246. 38 feet to a point; thence South 0 degrees 31 minutes East, parallel to the Easterly line of said Franklin Road, 161. 19 feet to a point on a direct Easterly extension of the most Northerl portion of the Southerly line of said Lot 21; thence South 89 degrees 29 minutes West, along said direct Easterly extension and the Southerly line of said Lot 21, 246.00 feet to a point on the East line of said Franklin Road, said point being the Southwest corner of said Lot 21; thence North 0 degrees 31 minutes West along the Easterly line of said Franklin Road (Westerly line of said Lot 21), 174.94 feet to the point of beginning. Containing 41, 344 square feet of land, 'more or less. H - Co - 226-CON

PREMISES SITUATED IN THE TOWNSHIP OF ROYAL OAK, CITY OF FERNDALE, COUNTY OF OAKLAND AND STATE OF MICHIGAN:

OUT LOT A, LOTS 1, 2 AND 20 THOMAS OAKS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP, OAKLAND COUNTY, MICHIGAN; ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 34, PAGE 6 OF PLATS, OAKLAND COUNTY RECORDS. ALSO

LOTS 16 AND 18 AND SOUTH 1/2 OF VACATED ALLEY ADJOINING ON THE NORTH OR REAR THEREOF, THOMAS OAKS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS 34, PAGE 6 OF PLATS, OAKLAND COUNTY RECORDS. ALSO

LOT 19 AND SOUTH 1/2 OF VACATED ALLEY ADJOINING ON THE NORTH OR REAR THEREOF, THOMAS OAKS SUBDIVISION, OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 34, PAGE 6 OF PLATS, OAKLAND COUNTY RECORDS.

ALSO

LOT 17 AND SOUTH 1/2 OF VACATED ALLEY ADJOINING ON THE NORTH OR REAR THEREOF, THOMAS OAKS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 34, PAGE 6 OF PLATS, OAKLAND COUNTY RECORDS. PPN: 25-35-101-010

Grantee: DETROIT BANK AND TRUST COMPANY, A MICHIGAN BANKING CORPORATION, AS TO DEED 1, THE DETROIT BANK AND TRUST COMPANY, A MICHIGAN BANKING CORPORATION, AS TO DEED 2, 3 AND 4 1000 EAST 9 MILE ROAD, FERNDALE MI 48220 Loan Reference Number: MI-036

SITUATED IN THE TOWNSHIP OF FARMINGTON, COUNTY OF OAKLAND AND STATE OF MICHIGAN:

THE NORTH 35 FEET OF THE SOUTH 50 FEET OF THE EAST 100 FEET OF LOT 24, PARK HILL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43 OF PLATS, PAGE 59, OAKLAND COUNTY RECORDS.

#### ALSO

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ALL OF LOT 26 AND THE SOUTH 1/2 OF LOT 24 (EXCEPT (I) THE SOUTH 15 FEET OF THE EAST 150 FEET AND (II) THE NORTH 35 FEET OF THE SOUTH 50 FEET OF THE EAST 100 FEET), PARK HILL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER, SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43 OF PLATS, PAGE 59, OAKLAND COUNTY RECORDS.

PPN: 23-10-476-043 / 31500 WEST 12 MILE ROAD, FARMINGTON HILLS MI 48018 Loan Reference Number: MI-041

SITUATED IN THE TOWNSHIP OF ROYAL OAK, COUNTY OF OAKLAND AND STATE OF MICHIGAN: WEST 300 FEET OF THE NORTH 200 FEET OF THE SOUTH 530 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP, OAKLAND COUNTY, MICHIGAN, EXCEPTING THE WESTERLY 60 FEET THEREOF CONVEYED TO THE BOARD OF COUNTY ROAD COMMISSIONERS BY DEED RECORDED IN LIBER 4073, PAGE 47, OAKLAND COUNTY RECORDS. PPN: 25-19-351-049 / 25192 GREENFIELD ROAD, OAK PARK MI 48237 Loan Reference Number: MI-043

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF FARMINGTON COUNTY OF OAKLAND AND STATE OF MICHIGAN, TO-WIT:

THE EAST 157 FEET OF PART OF S.E. 1/4 OF N.E. 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT IN E. SECTION LINE 210 FEET SOUTH OF EXTENSION OF SOUTH LINE OF LOT 31 OF GRAND RIVER HOMES SUB, THEN WEST PARALLEL TO SOUTH LINE, 281.9 FEET TO EAST LINE OF TULANE AVENUE; THEN SOUTH ALONG SAID LINE TO NORTH LINE OF ASSESSORS' GRAND RIVER HOME STATE SUBDIVISION 145 FEET; THENCE SOUTH 57 DEGREES 42 MINUTES EAST 61.42 FEET; THEN SOUTH 88 DEGREES 11 MINUTES EAST 231.9 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO EAST SECTION LINE; THEN NORTH ALONG SAID LINE 175 FEET TO THE BEGINNING.

PART OF SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 35, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT IN THE EAST SECTION LINE 210 FEET SOUTH OF EXTENSION OF SOUTH LINE OF LOT 31 OF GRAND RIVER HOMES SUBDIVISION, THENCE WEST PARALLEL TO SOUTH LINE, 281.9 FEET TO EAST LINE OF TULANE AVENUE; THENCE SOUTH ALONG SAID LINE TO NORTH LINE OF ASSESSOR'S GRAND RIVER HOME STATE SUBDIVISION 145 FEET; THENCE SOUTH 57 DEGREES 42 MINUTES EAST 61.42 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES EAST 231.9 FEET ALONG NORTH LINE OF SAID SUBDIVISION TO EAST SECTION LINE; THENCE NORTH ALONG SAID LINE 175 FEET TO THE BEGINNING, EXCEPTING FROM THE ABOVE DESCRIPTION THE EAST 157.0 FEET. PPN: 22-23-35-279-026 / 29466 GRAND RIVER, FARMINGTON HILLS MI 48024 Loan Reference Number: MI-157

City of	BirminghamM	EMORANDUM Planning Division
DATE:	October <b>20</b> <sup>th</sup> , 2021	
то:	Design Review Board	
FROM:	Nicholas Dupuis, Planning Director	
SUBJECT:	34164 Woodward – Sun Medical – Desig	n Review
Zoning:	B2 (General Business) & MU7 (Triangle Overla	ay)

Existing Use: Commercial

### Introduction

The applicant has submitted a Design Review application for paint modifications to an existing 1story building in the Tringle District of Birmingham. The subject site is located on the east side of Woodward, south of Webster.

### **Building Exterior**

The site/design plans submitted contain proposals for a small area of paint proposed on the existing mansard roof. The paint is proposed as "Cheerful Yellow" by Sherman Williams. The proposal is to paint the left (north) end of the mansard in the yellow color, curving down from the top to the bottom of the mansard to terminate just before the Sun Medical signage. As noted in the letter submitted by the applicant, a different version of the yellow paint was denied by the Planning Division citing the definition of sign in Article 3, Section 3.02 and Article 1, Section 1.03 (D) of the Sign Ordinance. The applicant has stated that their intent for the paint is to add color, and that it is more of a building design element than a logo or a sign.

The building is located within the Triangle District Overlay zone, which corresponds with the Tringle District Urban Design Plan. The Urban Design Plan states that buildings should be designed in a contemporary style with a bold approach using massing, colors, façade treatments and the like.

### Signage

As noted above, the issue at hand is that the Planning Division finds the proposed yellow paint design to closely resemble the Sun Medical logo, and thus consider it as a sign. The definition of sign is as follows:

"Any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means"

If the yellow paint design is considered a sign, two additional issues present themselves. First, Article 1, Section 1.03 states that no sign may be painted directly onto any building surface. Second, the applicant has used 61 sq. ft. of the permitted 74 sq. ft. sign area. The inclusion of the yellow painted area would likely exceed the permitted combined sign area for the building.

### Lighting

There are no new light fixtures proposed as a part of the Design Review application submitted.

### **Planning and Zoning**

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time.

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	$\boxtimes$		
Interior Floor Plans			$\boxtimes$
Landscape Plan			$\boxtimes$
Photometric Plan			$\boxtimes$
Colored Elevations	$\boxtimes$		
Material Specification Sheets	$\boxtimes$		
Material Samples			$\boxtimes$
Site & Aerial Photographs	$\boxtimes$		

### **Required Attachments**

### **Design Standards**

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

- 1. All of the materials required by this section have been submitted for review.
- 2. All provisions of this Zoning Ordinance have been complied with.
- 3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- 4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- 5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.

- 6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
- 7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

### **Planning Division Analysis**

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Design Review Board **DENY** the Design Review application for 34164 Woodward – Sun Medical – with the following conditions:

The applicant appears to meet many of the Design Review requirements outlined in the above ordinance language, including the submittal of all the required documents and the façade renovations are not garish or unsightly, are compatible with other buildings in the immediate area and the Woodward corridor, and should not adversely affect neighboring property values. However, the proposal appears to violate the provisions of the Sign Ordinance. Thus, the application does not meet the requirements of Section 7.09.

### Sample Motion Language

Motion to **DENY** the Design Review application for 34164 Woodward – Sun Medical – for the following reasons:

1. The yellow portion of the proposed painting project is considered signage and must meet the requirements of the Sign Ordinance.

### OR

Motion to **APPROVE** the Design Review application for 34164 Woodward – Sun Medical – with the following conditions:

1.	
2.	
3.	
-	

### OR

Motion to **POSTPONE** the Design Review application for 34164 Woodward – Sun Medical – pending receipt of the following:

1. \_\_\_\_\_

2. \_\_\_\_\_\_ 3. \_\_\_\_\_ nii ootasatti sauut 5nodi

saun, hidi di

SITY OF CIRCLASSES Data 05/20/2021 1:39:01 DM Ref GD103600 Receipt 594511 Amount #490.00



### Design Review Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

 Name:
 Sun Medical Equipment, Inc.

 Address:
 34164 Woodward Avenue

 Birmingham, Michigan 48009

 Phone Number:
 248-280-2020

 Email address:
 mdorfman@americaremedical.com

### 3. Project Contact Person

Name: Michael R. Dorfman
Address: 1938 Woodslee Drive
Troy, Michigan 48083
Phone Number: 248-619-3681
Email address: mdorfman@americaremedical.com

### 5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
  - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
  - ii. Colored elevation drawings for each building elevation;
  - iii. A Landscape Plan (if applicable);
  - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

### 6. Project Information

Address/Location of the property:

34164 Woodward Ave	. Birmingham, Michigan
Name of development:	
Sidwell #:	
Current Use:	
Proposed Use:	
Area of Site in Acres:	
Current zoning:	

### 2. Property Owner

Name: Woodweb Properties, LLC	
Address: 700 N. Old Woodward Avenue, Suite 300	
Birmingham, Michigan 48009	
Phone Number: 248-865-1515	
Email address: kdenha@visioninvpartners.com	

### 4. Project Designer/Developer

Name: Northstar Custom Painting Corporation
Address: 600 North Old Woodward Avenue, Suite 305
Birmingham, Michigan 48009-1326
Phone Number: 866-823-8583 Ext.405
Email address: chris@paintwithnorstar.com

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

s the property located in a floodplain? s the property within a Historic District? → If so, which?	
Will the project require a variance?→ If so, how many?	$\checkmark$
Has the project been reviewed by another board? $\rightarrow$ If so, which?	$\checkmark$

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

Please see attached documentation.

juired number of parking spaces: N/A	Number of underground parking levels: N/A
1 · · · · · · · · · · · · · · · · · · ·	
posed number of parking spaces:	I vpical size of parking spaces:
cation of parking on site:	Typical width of maneuvering lanes:
cation of parking off site:	Number of handican spaces:
red parking agreement?	Screenwall material:
e of surface parking lot:	Height of screenwall:
	0
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cation of landscape areas: N/A	Proposed landscape material: <u>N/A</u>
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ewalk width: N/A	Number of existing street trees: N/A
nber of benches:	Number of proposed street trees:
nber of planters:	Number of waste receptacles:
adina	
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uired number of loading spaces: <u>N/A</u>	lypical size of loading spaces: <u>N/A</u>
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ation of loading spaces on site:	Height of screenwall:
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ation of waste receptacles:	Height of screenwall:
chanical Equipment	
lides and Transformers	
ities and i ransformers:	
nber of ground mounted transformers: <u>N/A</u>	Size of transformers (L•W•H): <u>N/A</u>
ation of all utilities & easements:	Screenwall material:
	Height of screenwall:
ound Mounted Mechanical Equipment:	
nber of ground mounted units: N/A	Size of ground mounted units (L•W•H): N/A
ation of all ground mounted units:	Screenwall material:
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or roomop units (L•w•n):	Distance from roomop units to all screenwalls:
ilding & Site Lighting	
nber of light fixtures on building: N/A	Number of light fixtures on site: N/A
it level at each property line:	Type of light fixtures on site:
e of light fixtures on building:	Height from grade:
ation of light fixtures on building:	Location of light fixtures on site:
e at ile nt e at	of rooftop units:

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

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to					
receive t	receive these messages, you may unsubscribe at any time.				
$\subset$	A		15-2017/		
Signature of Owner:	//		Date: 7		
Print name: Kevin Denha, Preside	nt				
Signature of Applicant:	Jefn-		Date: 9-15-24		
Print Name: Gregory & Jamian, Pr	resident 4		Δ		
Signature of Architect:			Date:		
Print Name: N/A					
	Office Use Only				
Application #:	Date Received:	Fee:			
Date of Approval:	Date of Denial:	Accepted By:			

Sun Medical DRB Appeal Submitted: September 14, 2021 Page | 1

### **INTRODUCTION**

Sun Medical Equipment, Inc. ("Sun Medical") officially submits its application to the City of Birmingham Design Review Board (the "DRB") seeking that it recommend approval to the Birmingham City Commission of the sign design illustrated in *ATTACHMENT 1*.

### SUN MEDICAL

Since 1981, Sun Medical has been providing high-end, "physician recommended" products and Durable Medical Equipment to its customers. Whether a product is ordered directly from our warehouse in Troy, or shoppers come to either of our retail stores in Birmingham or Washington Township, our customers receive a high level of personalized care, compliance and customer service with a knowledgeable and friendly healthcare team, who truly care that all the buyer's medical needs are achieved.

The majority shareholders of Sun Medical, Gregory Jamian and John Jamian, both grew up and were reared in Birmingham, and graduated from Groves High School, share an affinity for the City of Birmingham. This was the main reason that prompted the decision to move their store from inside St. Joseph Mercy-Oakland Hospital to a storefront on the east side of Woodward Avenue in the Triangle District.

The decision to open the flagship Sun Medical store in Birmingham was also motivated by the fact that there was a dearth of any medical supply stores for sophisticated consumers seeking higherend products and the ability to be educated by a sales force who all have past medical training. There will also be employees on-hand to offer our premier in-home nursing services for those who want a loved one to remain in the home.

### **DESIGN WORK BEING APPEALED AND PROCEDURAL HISTORY**

Sun Medical is appealing the decision of the Birmingham Planning Division wherein they deemed the yellow, painted portion of *ATTACHMENT 1* to look too much like Sun Medical's logo in violation of the Birmingham ordinance prohibiting the painting of logos or signs. It is the position of Sun Medical that the proposed yellow splash next to the channel lettering is not intended to be a logo or signage (See *ATTACHMENT 1*).

Last month, Sun Medical had the building re-painted in steely gray and white. (See *ATTACHMENT* 2, Current view). The new painting of the building exterior replaced a dilapidated and chipped dark green paint from when the prior tenant was using the store. On September 15, 2021, the sign in channel letters (previously approved) was affixed to the building. The lettering can be viewed in *ATTACHMENT* 2. Currently, the only issue of contention is authorization being held up to add the yellow design element in the left corner of the upper face of the building. The appeal does not seek to circumvent any ordinances as the yellow paint is being used to inject color into a darker appearing building. It is the belief of Sun Medical that the DRB will appreciate the need for one brighter color to make the store appear more of a traditional, Birmingham store and less cookie cutter and drab in appearance. The argument from the Birmingham Planning

Sun Medical DRB Appeal Submitted: September 14, 2021 Page | 2

Department has been that the proposed yellow accents in *ATTACHMENT 1* too closely mirror the logo of Sun Medical, and thus, would violate the signage ordinance regarding painting. Sun Medical acknowledges that yellow is a color used in its marketing, but the proposed design in ATTACHMENT 1 is not remotely close to the current logo (see below) used on all marketing materials.



A side-by-side comparison between the proposed use of yellow paint for the accent design in *ATTACHMENT 1*, and the Sun Medical logo above, clearly demonstrates that the rendered, yellow design appears nothing like the logo of Sun Medical. Thus, if the DRB recommended to the Birmingham City Commission to approve the use of the yellow accent, no one would be afoul of any Birmingham City Ordinance as the proposed yellow accent is not a logo. The DRB must also consider the optics of the proposed yellow accent and appreciating the livening up of what would look droll should the yellow not ultimately be authorized (Compare *ATTACHMENT 1* and *ATTACHMENT 2*, in essence, what would be before and after if approved.)

Sun Medical has spent a lot of money fixing up the building internally and externally. Prior to the major improvements, the store sat abandoned with chipped, dark green paint around the building. Sun Medicals improvements, coupled with the proposed yellow accent mark, will bring vitality and life to the corridor.

Should any of the members of the DRB like to take a personal tour of the store (internally and/or externally) please do not hesitate to call on us prior to the October 6, 2021 Meeting.

# **ATTACHMENT 1**

**(**1)



# **ATTACHMENT 2**

x 8. - c



Cheerful (6903) Sherwin Williams



City of	Birmingham	MEMORANDUM Planning Division
DATE:	October <b>20</b> <sup>th</sup> , 2021	
TO:	Design Review Board	
FROM:	Nicholas Dupuis, Planning Director	
SUBJECT:	35106 Woodward – Whole Dental V	Wellness– Design Review
Zoning:	P2 (Conoral Pusinoss)	

Zoning:B2 (General Business)Existing Use:Commercial

### Introduction

The applicant has submitted a Design Review application for minor façade modifications to an existing 1-story commercial building. The subject site is located on the east side of Woodward, north of 15 Mile.

### **Building Exterior**

The applicant is proposing to remove an existing wood façade material to install a new Parklex engineered façade in a quartz colored finish. The existing brick, windows, stone and other building elements are all proposed to remain as existing. However, the applicant has noted that the north side of the building is intended to be painted, but has not provided a paint color at this time. The applicant must submit a paint color for the north block wall to complete the Design Review.

As this building is not located within the Downtown or Triangle District Overlay zones, there are no specific architectural standards that must be followed. The building is currently composed of high quality materials such as brick, stone and glass.

### Signage

Sheet A-1 of the design plans submitted not a new sign proposed in the sign band that reads "Whole Dental Wellness". The Planning Division has been advised that approvals for the signage will be sought through a separate application. Thus, **no signage is approved as a part of this Design Review.** 

### Lighting

There are no new light fixtures proposed as a part of the Design Review application submitted.

### **Planning and Zoning**

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, a review of the following planning and zoning issues is warranted based on the proposed façade renovation:

- <u>Parking</u> The use of the building is not proposed to change as a part of the Design Review application submitted. The former user was also a medical office, and the site currently contains 11 off-street parking spaces in an off-street parking facility.
- <u>Use</u>: The proposed use as a medical office is a permitted use in the B2 zoning district.

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan			$\boxtimes$
Interior Floor Plans			$\boxtimes$
Landscape Plan			$\boxtimes$
Photometric Plan			$\boxtimes$
Colored Elevations	$\boxtimes$		
Material Specification Sheets	$\boxtimes$		
Material Samples	$\boxtimes$		
Site & Aerial Photographs	$\boxtimes$		

### **Required Attachments**

### **Design Standards**

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

- 1. All of the materials required by this section have been submitted for review.
- 2. All provisions of this Zoning Ordinance have been complied with.
- 3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- 4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- 5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- 6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
- 7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

### Planning Division Analysis

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 35106 Woodward – Whole Dental Wellness – with the following conditions:

- 1. The applicant must submit a paint color for the north block wall to complete the Design Review; and
- 2. No signage is approved as a part of this Design Review.

The applicant appears to meet each of the Design Review requirements outlined in the above ordinance language, including the submittal of all the required documents and a proposal that is a perceived upgrade to the existing storefront conditions. The façade renovations are not garish or unsightly, are compatible with other buildings in the immediate area and the Woodward corridor, and should not adversely affect neighboring property values.

### Sample Motion Language

Motion to **APPROVE** the Design Review application for 35106 Woodward – Whole Dental Wellness – with the following conditions:

- 1. The applicant must submit a paint color for the north block wall to complete the Design Review; and
- 2. No signage is approved as a part of this Design Review.

### OR

Motion to **POSTPONE** the Design Review application for 35106 Woodward – Whole Dental Wellness – pending receipt of the following:

- 1. The applicant must submit a paint color for the north block wall to complete the Design Review; and
- 2. No signage is approved as a part of this Design Review.

### OR

Motion to **DENY** the Design Review application for 35106 Woodward – Whole Dental Wellness – for the following reasons:

1.	
2.	
3.	

113'-4" TOP OF PARAPET

TOP OF GLAZING

tioo'-o" FINISHED FLOOR LEVEL 298'-9" GRADE

NEW PARKLEX ENGINEERED FACADE

(QUARTZ FINISH) -

EXISTING BLOCK TO BE REPAINTED OWNER WOULD LIKE PERMISSION TO PAINT A MURAL ON THIS WALL ullet

EXISTING BRICK TO REMAIN -



COPING -

NEW ADDRESS SIGN -----















		Copyright 2016 - JSK DESIGN GROUP LLC
		H A
		TTTPET
		<b>Design</b>
		ENGINEEDING
		LIGINEERING
		31333 Southfield Road
		Suite 250 Beverly Hills MI 48025
		Ph 248.600.8707
		F 248.594.5919
		CONSULTANTS
		PROJECT:
		WHOLE DENTAL
		WELLNESS
		35106 WOODWARD
		AVENUE BIRMINGHAM,
		MI 40009
		CLIENT:
		DR WHITNEY D
		WEINER DDS
		35106 WOODWARD
		MI 48009
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A-3 PICTURE OF EXISTING SIDE ELEVATION 5 N.T.S.

















A-3 PICTURE OF EXISTING INTERIOR SPACE 9 N.T.S.





100 201 2053 Telefit 27 578-63

misorit: \$109.65

Martin BR. 2018 (2018)
 Martin BR. 2018 (2019)
 Martin BR. 2018 (2019)
 Martin BR. 2018 (2019)
 Martin BR. 2018 (2019)
 Martin BR. 2019 (2019)



### Design Review Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: WDW Birmingham Property, LLC Address: 35106 Woodward Avenue, Birmingham, MI 48009 Phone Number: 248-645-1060 Email address;

### 3. Project Contact Person

Name: Iden Kalabat	
Address: 31333 Southfield Rd. Ste 250	
Beverly Hills, MI 48025	_
Phone Number: 248-798-6077	
Email address: itkalabat@gmail.com	

### 5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
  - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
  - Colored elevation drawings for each building elevation;
  - iii. A Landscape Plan (if applicable);iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

### 6. Project Information

Address/Location of the property: <u>35106 Woodward Ave.</u> Birmingham, MI 48009 Name of development: <u>Whole Dental Wellness</u> Sidwell #: <u>86-380-9929</u>

Current Use: Dental Office
Proposed Use: Dental Office
Area of Site in Acres:
Current zoning:

### 2. Property Owner

Name: WDW B	Birmingham Property, LLC	
Address: 35106	Woodward Avenue.	
Birmingham, N	AI 48009	
Phone Number:	248-645-1060	
Email address:		

### 4. Project Designer/Developer

Name: JSK Design Group	
Address: 31333 Southfield Rd. Ste 250	
Beverly Hills, MI 48025	
Phone Number: 248-798-6077	
Email address: itkalabat@gmail.com	

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

Is the property located in a floodplain?	
→ If so, which?	~
Will the project require a variance? $\rightarrow$ If so, how many?	~
Has the project been reviewed by another board? $\rightarrow$ If so, which?	~

### 7. Details of the Proposed Development (attach separate sheet if necessary) Renovation of Facade materials of Exterior Elevations

ber of parking spaces:   ber of parking spaces:   ber of parking spaces:   ber of site:   ches:   nters:   ber of loading spaces: N/A ber of loading spaces: Description:	Number of underground parking revers: N/A   Typical size of parking spaces:   Typical width of maneuvering lanes:   Number of handicap spaces:   Screenwall material:   Height of screenwall:     Proposed landscape material:   Number of existing street trees:   Number of proposed street trees:   Number of waste receptacles:   Typical size of loading spaces: N/A Screenwall material: Height of screenwall:
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Equipment	
Transformers:	
und mounted transformers: N/A	Size of transformers (L•W•H): N/A
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nt fixtures on building: N/A	Number of light fixtures on site: <u>N/A</u>
each property line:	I ype of light fixtures on site:
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The undersigned states the above information is true and correct, <u>and understands that it is the</u> responsibility of the <u>applicant to advise the Planning Division and / or Building Division of any</u> <u>additional changes made to an approved site plan</u>. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

 $\langle \sigma \rangle_{\rm cs}$ 

Signature of Owner:	Date: 9/20/2021
Print name: Whithy Dum	
Signature of Applicant:	Date: 9/20/2021
rint Name: Iden Kalabat	
Signature of Architect: // A.	Date: 9/20/2021
rint Name: Nathan Kurmas	

	Office Use Only	
Application #:	Date Received:	Fee:
Date of Approval:	Date of Denial:	Accepted By:



### Notice Sign Rental Application Community Development

Name: WOW Bigminshow PRIDERYLLC
Address: 35106 Woodward Ave
Birminghem, Mi 48009
Phone Number: 248-645-1060
Fax Number: Whitney @ Whele dental .com
Email address:

### 3. Project Information

Address/Location of Property: 35/06 Wecchard Ave Name of Development: Whole Dental Wellness Area in Acres:

### 4. Date of Board/Commission Review

City Commission:	
Planning Board:	
Historic District Commission:	
Design Review Board:	

### 2. Property Owner

Phone Number: APPlican
Fax Number
Email address:

Current Use:	
Current Zoning:	

Board of Zoning Appeals:	
Board of Building Trades Appeals:	
Housing Board of Appeals:	
Other:	

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

Signature of Applicant:	1 Alexandre		Date: 1/20/21
	Office Use Only		
Application#:	Date Received:	Fee:	
Date of Approval:	Date of Denial:	Reviewed By	/:

### AGENDA

### BIRMINGHAM DESIGN REVIEW BOARD

WEDNESDAY – November 3<sup>rd</sup>, 2021

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

- 1) Roll Call
- 2) Approval of the DRB Minutes of October 20<sup>th</sup>, 2021
- 3) Public Hearing
- 4) Design Review
  - A. 201 Southfield Rd.
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    - 1. November 17th, 2021
  - c. Staff Reports
    - **1. Administrative Sign Approvals**
    - 2. Administrative Approvals
    - 3. Action List 2021
- 8) Adjournment

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

Link to Access Virtual Meeting: <u>https://zoom.us/j/91282479817</u> Telephone Meeting Access: 877 853 5247 US Toll-free Meeting ID Code: 912 8247 9817

<u>Notice</u>: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al <u>(248) 530-1880</u> por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

### A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.

### Design Review Board Action List – 2021

Design Review Board	Quarter	Rank	Status
Wall Art	1 <sup>st</sup> (January-March)	1	
Update Sign Ordinance	2 <sup>nd</sup> (April-June)	2	
Create New Informational Artwork for Sign Ordinance	3 <sup>rd</sup> (July-September)	3	
Sign Ordinance Enforcement	4 <sup>th</sup> (October-December)	4	

Updates:

1. Sign Ordinance update in progress.