

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
Wednesday - November 17, 2021
BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI *
******* 7:15 PM*******

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

- 1) Roll Call
- 2) **Approval of the DRB Minutes of November 3rd, 2021**
- 3) Public Hearing
- 4) Design Review
 - A. **2006 Cole St.**
- 5) Sign Review
- 6) Study Session
 - A. **Sign Ordinance Update**
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **December 1, 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, 151 Martin St., or may attend virtually at:

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

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) 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](tel:2485301880) 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 November 3, 2021**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, November 3, 2021. Chair John Henke called the meeting to order at 7:32 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Keith Deyer, Natalia Dukas, Dustin Kolo, Julie Rasawehr, Michael Willoughby; Alternate Board Members Samantha Cappello, Kathleen Kriel; Student Representatives Charles Cusimano, Elizabeth Wiegand

Absent: Board Member Patricia Lang

Administration: Nicholas Dupuis, Planning Director
Laura Eichenhorn, City Transcriptionist

11-099-21

2) Approval of the DRB Minutes of July 21, 2021, September 1, 2021, and October 20, 2021

Motion by Mr. Kolo

Seconded by Ms. Dukas to approve the DRB Minutes of July 21, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Dukas, Deyer, Rasawehr, Willoughby, Henke, Kriel,

Nays: None

Motion by Mr. Kolo

Seconded by Ms. Dukas to approve the DRB Minutes of September 1, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Dukas, Deyer, Rasawehr, Willoughby, Henke, Kriel,

Nays: None

Motion by Mr. Kolo

Seconded by Ms. Dukas to approve the DRB Minutes of October 20, 2021 as submitted.

Motion carried, 7-0.

VOICE VOTE

Yeas: Kolo, Dukas, Deyer, Rasawehr, Willoughby, Henke, Kriel

Nays: None

11-100-21

3) Public Hearing

None.

11-101-21

4) Design Review

A. 34164 Woodward – Sun Medical

PD Dupuis reviewed the item.

John Jamian, COO, and John Selick, Director of Sales and Marketing, spoke on behalf of the request.

Mr. Jamian contented that the yellow was a recognizable part of Sun Medical's branding but not a logo.

After discussion, Chair Henke stated that it seemed appropriate to use a bold color like yellow in the Triangle District given the overlay standards, but that the current design came too close to seeming like Sun Medical's logo. He recommended the applicant find another way to incorporate the yellow.

The applicants were also told they would have to remove the vinyl graphic in the window regardless of the outcome with the mansard roof.

Mr. Selick then said he thought the graphic adhered to the square footage of opaque materials allowed in windows.

PD Dupuis conceded that might be accurate, and said he would discuss the matter further with the applicant.

Mr. Jamian said his team would find a way to more appropriately integrate the yellow into the design for the mansard roof and would try to return in December 2021 or January 2022.

The Board offered Mr. Jamian the option to reserve a space at the Board's December 1, 2021 meeting, with the option to further postpone without penalty if needed.

Mr. Jamian accepted the Board's offer.

Motion by Mr. Deyer

Seconded by Ms. Rasaweher to postpone consideration of the sign request for 34164 Woodward to December 1, 2021.

Motion carried, 7-0.

VOICE VOTE

Yeas: Deyer, Rasaweher, Willoughby, Henke, Kriel, Kolo, Dukas

Nays: None

B. 201 Southfield - Multi-Tenant Apartment Building

PD Dupuis reviewed the item.

Stephen Bonamy, owner of Creative Brick, was present on behalf of the request.

Motion by Ms. Rasaweher

Seconded by Ms. Kriel to approve the Design Review application for 201 Southfield – Woodcrest – with the following conditions: 1. The applicant must submit revised plans with address numerals/letters at no greater than 8 in. in height; 2. The applicant must submit screening details for the trash enclosure that meet the requirements of Article 4, Section 4.54 of the zoning ordinance; 3. The applicant must clarify the window condition proposed at the balconies and provide glazing specifications for any new glazing proposed; and, 4. Also must replace the crabapple trees with a species permitted in the zoning ordinance.

PD Dupuis stated he would work with the applicant on finding an appropriate way to meet condition two.

Motion carried, 7-0.

VOICE VOTE

Yeas: Rasaweher, Kriel, Kolo, Dukas, Deyer, Willoughby, Henke

Nays: None

11-102-21

5) Sign Review

None.

11-103-21

6) Study Session

None.

11-104-21

7) Miscellaneous Business And Communications

PD Dupuis and John Gardner summarized a request from Mr. Gardner regarding the Birmingham Colonial Building. PD Dupuis outlined the five criteria from Section 4.90(e) of the zoning ordinance that would allow the Board to modify the requirements of the window standards to permit a 68% visual light transmittance (VLT) instead of the ordinance-required 80% VLT.

Mr. Deyer noted that the Board had been willing to grant the 68% VLT during its prior review of the Birmingham Colonial Building and only decided to wait because the Board thought the ordinance regarding VLT would be changing more swiftly than it ultimately has. He said he still believed allowing a 68% VLT in this context would be appropriate.

Mr. Willoughby stated it was totally irresponsible of the City to demand 80% VLT in the ordinance.

Chair Henke concurred with Messrs. Deyer and Willoughby.

Motion by Mr. Willoughby

Seconded by Mr. Deyer to approve a visual light transmittance of 68% for 32333 Woodward Avenue as permitted by Section 4.90 (E) of the zoning ordinance.

Motion carried, 7-0.

VOICE VOTE

Yeas: Willoughby, Deyer, Henke, Rasaweher, Kriel, Kolo, Dukas

Nays: None

- A. Pre-Application Discussions**
- B. Draft Agenda**
- C. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
 - 3. Action List 2021**

11-105-21

Adjournment

Motion by Ms. Rasaweher

Seconded by Mr. Willoughby to adjourn the DRB meeting of November 3, 2021 at 8:15 p.m.

Motion carried, 7-0

VOICE VOTE

Yeas: Rasaweher, Willoughby, Deyer, Henke, Kriel, Kolo, Dukas

Nays: None

Design Review Board
Minutes of November 3, 2021

Nicholas Dupuis
Planning Director

DRAFT



MEMORANDUM

Planning Division

DATE: November 17th, 2021

TO: Design Review Board

FROM: Nicholas Dupuis, Planning Director

SUBJECT: 2006 Cole – Design Review

Zoning: MX (Mixed-Use)

Existing Use: 1-Story Commercial Building

Introduction

The applicant has submitted a Design Review application for an extensive façade renovation and minor site changes to an existing 1-story building in the Rail District of Birmingham. The subject site is located on the south side of Cole St., east of Eton St.

Building Exterior

The site/design plans submitted contain proposals for new façade materials, landscaping, screening wall, windows, gates, lighting and trash enclosure. Please see the following table for a list of all proposed materials:

Material	Location	Color
Steel Channel & Columns	Front Entryway, Rear Patio	Black Fox
Steel Pivot Gate	Drive Aisle	Textured Steel
Standing Seam Metal Panel	All Facades & Roof	Anthracite
Wood Grain Aluminum	Rear Patio	Cream Olive
Barnwood	North, South & West Facades	Unburned Smokey Mountain
Insulated Glass Windows	All Facades	Clear/Black
Paint	East Façade	Black Fox
Fieldstone	Gabion Perimeter Wall	Natural

In addition to the façade changes, the applicant is proposing to raise the height of the roof by 6 ft. to 34 ft. to introduce a mezzanine level. Finally, the applicant is proposing a small 270 sq. ft. addition to the rear of the building for a lobby and bathrooms, which includes a patio on the mezzanine level over the addition. A full analysis of all of the bulk, area, and height issues is provided below.

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 proposed to maintain the use of high quality materials such as brick, stone and glass.

Signage

There are no signs proposed as a part of the Design Review submitted. However, there appears to be new address numerals proposed above the front entrance. The Sign Ordinance requires sign address numerals/letters to be no greater than 8 in. in height.

Lighting

The applicant has proposed several new light fixtures on the building and site. The new light fixtures are summarized in the table below:

Lighting Type	Qty.	Location	Illuminance	Color
LED Downlight	9	Beneath Canopies (Front & Rear)	15 Watts	Black
LED Wall Light	?	Rear Patio	14 Watts	Softscape
In-Ground LED	11	Beneath Trees in Parking Lot	12 Watts	Bronze

Article 4, Section 4.21 (C) of the Zoning Ordinance requires a photometric plan for new lighting that may significantly alter the light distribution or illuminance on a site, as deemed necessary by the Planning Division or Design Review Board. Due to the location and low wattage of the fixtures proposed, the Planning Division did not seek a photometric plan as a part of the Design Review application requirements. **The Design Review Board may wish to discuss this determination and direct the applicant to provide a photometric plan if deemed necessary.**

Additionally, Article 4, Section 4.21 (D) requires all luminaries to be full cutoff or cutoff, as defined in Section 9.02, and positioned in a manner that does not unreasonably invade abutting or adjacent properties. Exception to cutoff luminaries can be made at the discretion of the Design Review Board under any of the following conditions:

- a. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
- b. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.

- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The 11 proposed in-ground LED light fixtures are not full cutoff as defined in Section 9.02. Thus, **the Design Review Board should discuss the proposed fixtures in regards to the six conditions listed above and determine if an exception will be granted.**

Planning and Zoning

As the building/site is changing its size slightly, there are a few bulk, height or area requirements that must be reviewed as a part of this report. Additionally, a review of several other planning and zoning issues is warranted based on the proposed façade/site renovation:

- Building Height – The existing building measures 28 ft. to the peak. The proposed increase in height brings the building to 34 ft. at the peak. Article 2, Section 2.40 of the Zoning Ordinance provides the maximum height to the peak for sloped roofs as measured to average grade of 50 ft. with a maximum of 4 stories. Additionally, there is no minimum requirement for the number of stories in the MX district.
- Setbacks – The rear setback of the current building is just over 99 ft. from the adjacent MX zoned parcels to the south. The small addition reduces the setback to 82 ft. Article 2, Section 2.40 requires a 10 ft. minimum rear setback when abutting an MX zoned parcel.
- Use – The existing building is an office/commercial use in the MX (Mixed-Use) zoning district. The proposed use as an office is a permitted commercial use in the MX zone. Additionally, the total area of the single office use is 4,211 sq. ft., which does not trigger the requirement in Article 2, Section 2.39 (C)(2)(k) which requires a Special Land Use Permit for permitted principal uses with a total floor area greater than 6,000 sq. ft.
- Parking – The use of the building is not proposed to change as a part of the Design Review application submitted. However, the applicant is proposing to chipseal the parking lot and repaint the spaces. Based on the 4,211 sq. ft. of office area, the applicant is required to provide 14 parking spaces at a minimum area of 180 sq. ft. The applicant is proposing 14 off-street parking spaces at 180 sq. ft., including one barrier-free space.
- Screening – The subject site is located in the MX zoning district, and the off-street parking facility does not abut a single-family residential zone, nor does it abut a street, alley, passage or mixed passage. Thus, no screening is required for the off street parking facility. However, the applicant is proposing to install a 6 ft. gabion perimeter wall constructed of weathered fieldstone in a metal cage-like structure.

In addition, the applicant is also proposing to add two ground-mounted mechanical units at the rear of the building with a 48 in. corten steel screen wall. Article 4, Section 4.54 (C)(5) requires screening to be placed adjacent to ground-mounted mechanical or electrical equipment which is visible to the public in a manner which obscures the receptacle and equipment from public view. The placement of the units at the rear of the building, the 6 ft. gabion perimeter wall, and the 48 in. corten steel screen wall are sufficient to screen the proposed units.

Finally, the applicant is proposing a small trash enclosure at the rear of the property. The enclosure will house two receptacles, and is located at the rear property line. The proposed enclosure will utilize the 6 ft. gabion perimeter fence with a 6 ft. steel gate. Article 4, Section 4.54 requires a 6 ft. screen wall constructed of capped masonry with wood gates. All materials shall complement the exterior of the building. The fieldstone gabion wall may be considered masonry, but it does not appear to have a cap. Additionally, the gate is proposed as metal where wood is required. Thus, **the applicant must submit revised plans with a capped masonry screen wall with wood gates for the trash enclosure.**

- Glazing – The applicant is proposing to replace several windows, and add new windows along the upper portion of the first floor on the east and west sides of the building. Article 4, Section 4.90 requires no less than 70% of a storefront/ground floor façade between 1 and 8 ft. above grade to be clear glazing. In this case, the applicant is replacing windows in existing openings, which does not require the applicant to bring the window glazing to 70%. However, the applicant is required to install clear glazing, which is defined as glass and other transparent elements of building facades with a minimum visible light transmittance of 80%. Although the elevation drawings contain notes indicating clear glazing is proposed, the applicant has not submitted glazing specifications to confirm. Thus, **the applicant must submit glazing specification sheets to ensure the clarity requirements are met.**

In regards to the new windows proposed on the east and west facades, Article 4, Section 4.90 (B) states that building elevations on the ground floor that do not face a frontage line but contain a public entrance shall be no less than 30% clear glazing between 1 and 8 ft. above grade. As neither of these facades contain a public entrance, there are no additional requirements for the new glazing.

- Landscaping – The applicant is proposing to add new landscaping to the site. Proposed plantings include the following:

Planting Type	Location	Qty.
Ginkgo Tree	East & west property lines	11
Western Red Cedar	South property line	4

Each of the proposed planting types is permitted, with the possible exception of the Ginkgo trees if they are of the female variety. Article 4, Section 4.20 of the Zoning Ordinance prohibits the use of succulent fruit bearing trees, of which a female Ginkgo could be considered.

Required Attachments

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

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 2006 Cole St. with the following conditions:

1. The Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance; and
2. The applicant must submit revised plans with a capped masonry screen wall with wood gates for the trash enclosure.

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 conditions. The façade renovations are not garish or unsightly, are compatible with other buildings in the immediate area and the Eton Rd. corridor, and should not adversely affect neighboring property values.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 2006 Cole St. with the following conditions:

1. The Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance; and
2. The applicant must submit revised plans with a capped masonry screen wall with wood gates for the trash enclosure.

OR

Motion to **POSTPONE** the Design Review application for 2006 Cole St. pending receipt of the following:

1. The Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance; and
2. The applicant must submit revised plans with a capped masonry screen wall with wood gates for the trash enclosure.

OR

Motion to **DENY** the Design Review application for 2006 Cole St. for the following reasons:

1. _____
2. _____
3. _____

320 Martin Street Suite 10
Birmingham, Michigan 48009
t:248.554.9500
Contact Person: Kevin Biddison
e.mail: kb@biddison-ad.com

PROPOSED BUILDING RENOVATION FOR:

COLE TRAIN LLC

CONDITIONS OF WORK

CONSTRUCTION COORDINATION:

1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO "EXTRAS" FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY AMBIGUITY, INCONSISTENCY OR ERRORS WHICH THEY DISCOVER UPON EXAMINATION OF DOCUMENTS, THE SITE OR LOCAL CONDITIONS.

2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.

3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.

4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.

5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.

6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL CORRECT ANY PROBLEMS DUE TO DEFECTIVE MATERIALS OR FAULTY WORKMANSHIP AT NO COST TO THE OWNER. ANY PROBLEM THAT OCCURS DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.

7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.

8. DURING AND AT THE COMPLETION OF THE CONTRACTOR'S DAILY WORK, CONTRACTOR IS RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.

PERMITS & SAFETY:

1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.

2. GENERAL CONTRACTOR SHALL OBTAIN "ALL RISK" INSURANCE AND ALL CUSTOMARY STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.

3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.

4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES.

A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.

B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.

C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PROPER APPROVAL'S PROPER APPROVALS FROM LANDLORD. BEFORE STARTING ANY UNDERSLAB WORK CONTRACTORS MUST CHECK WITH THE LANDLORD OR SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

FIRE SUPPRESSION NOTE:

THE BUILDING IS PROVIDED WITH A FULLY AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM INSTALLED (FIRE SUPPRESSION SYSTEM) - WORK WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND CITY OF BIRMINGHAM INSPECTION & PERMIT APPROVAL. FACTORY MUTUAL STANDARDS AND SPECIFICATIONS SHALL ALSO BE USED WHERE NOT OTHERWISE IN CONFLICT WITH LOCAL STANDARDS. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERED DRAWINGS. SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.

CODE COMPLIANCE:

1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.

2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHALL'S INSTRUCTIONS.

3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS.

4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C, FLAME SPREAD 75-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN THE 2015 MICHIGAN BUILDING CODE.

5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDNCE WITH THE 2015 MICHIGAN BUILDING CODE.

6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICAN'S WITH DISABILITIES ACT SHALL BE MAINTAINED.

7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT- SHOWN FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA REQUIREMENTS, A MINIMUM OF 5%, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND EMPLOYEE WORKSTATIONS (CUBICLES) SHALL BE ACCESSIBLE. ACCESSIBLE TABLE AND WORKSTATION TOPS SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY. -TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH, AND 30" MIN. WIDE.

8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY.

9. TO COMPLY WITH ADA REQUIREMENTS, CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED A MAXIMUM OF 1:2.

10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT. TO COMPLY WITH ADA REQUIREMENTS, DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP. THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT. AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 46" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.

11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC/ANSI A117.1 SHALL BE PLACED ADJACENT TO THE DOOR. PLEASE REFER TO SHEET A. 601 FOR ADDITIONAL INFORMATION AND LOCATION.



PROJECT LOCATION:

2006 COLE AVE,
BIRMINGHAM, MI 48009
ZONING: MX

PROPERTY DESCRIPTION: T2N, R11E T2N, R11E, SEC 31
ASSESSOR'S PLAT NO 288 E 14 FT OF LOTS 17 & 18,
ALSO W 45 FT OF LOT 19 4-30-87 FR 002 & 003

PARCEL ID: 20-31-252-013

APPLICANT INFORMATION

DAVID IAFRATE
2006 COLE AVE.
BIRMINGHAM MICHIGAN 48009
T: 248.840.2100
E: DIAFRATE200@GMAIL.COM

GENERAL CONTRACTOR

HUGHES BUILDING LLC
30100 TELEGRAPH RD #220
BINGHAM FARMS, MI 48025
CONTACT PERSON: BRIAN HUGHES

T:248.731.7779
E: BRIAN@HUGHESBUILDING.NET

LANDSCAPE ARCHITECT

ENVIRONMENTAL ARTISTS
113 N MAIN LELAND MI 49654
CONTACT PERSON: JEFFREY HENNIG

P: 231.256.9020
E: ENVIRONMENTALARTIST@GMAIL.COM

SHEET INDEX:

T.101	TITLE SHEET
SP.101	EXIST.SITE SURVEY & EXIST. CONDITIONS
SA.101	PROPOSED SITE & FLOOR PLANS
LS.101	LANDSCAPE PLAN & DETAILS
A.201	EXTERIOR ELEVATIONS
A.301	3D PERSPECTIVE IMAGES

Consultants

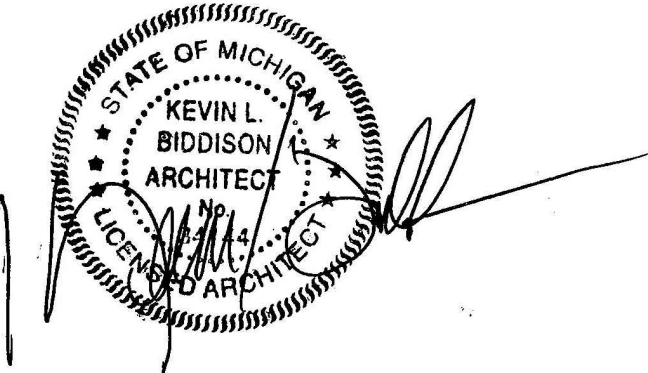
Project data

GOVERNING CODES:	2015 MICHIGAN BUILDING CODE 2015 MICHIGAN PLUMBING CODE 2015 MICHIGAN MECHANICAL CODE 2015 MICHIGAN REHABILITATION CODE 2015 INTERNATIONAL FUEL GAS CODE MICHIGAN ELECTRICAL CODE, 2017 N.E.C. VV/PART 8 STATE AMENDMENTS ICC/ANSI A117.1-2015 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED. MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.1-2015 2015 INTERNATIONAL FIRE CODE NFPA 13 - 2010 NFPA 72 - 2010
------------------	---

PROPOSED BUILDING AREA:	
FIRST FLOOR : 3300 SF	
MEZZANINE FLOOR : 911 SF	
TOTAL AREA:	4,211 SQFT
BUILDING USE:	COMMERCIAL

Issued for

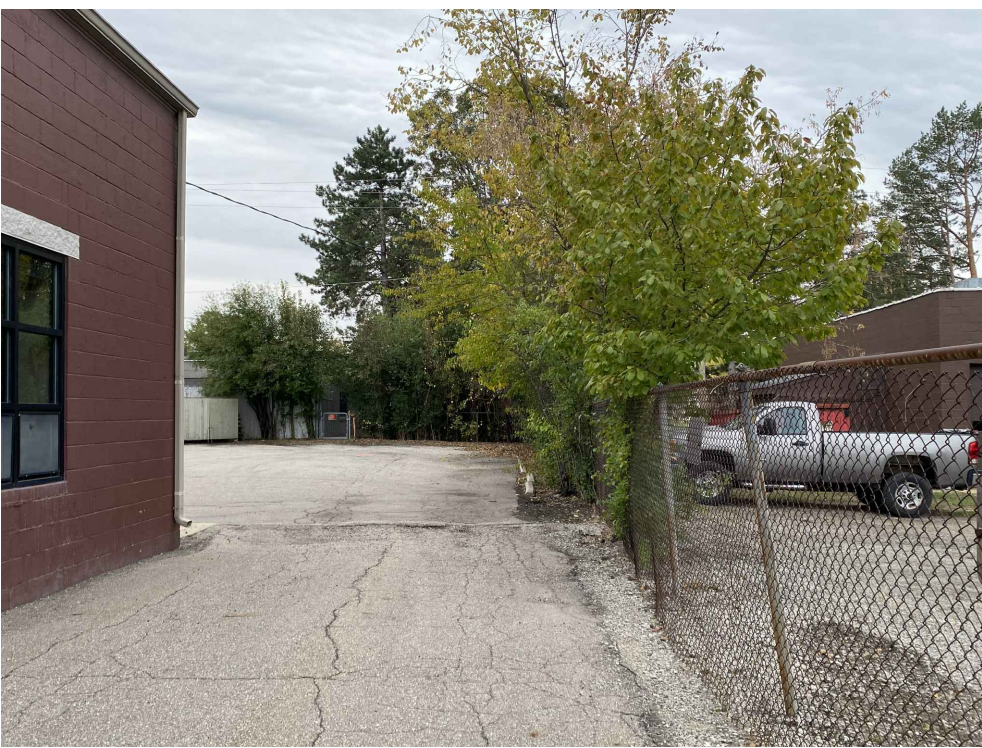
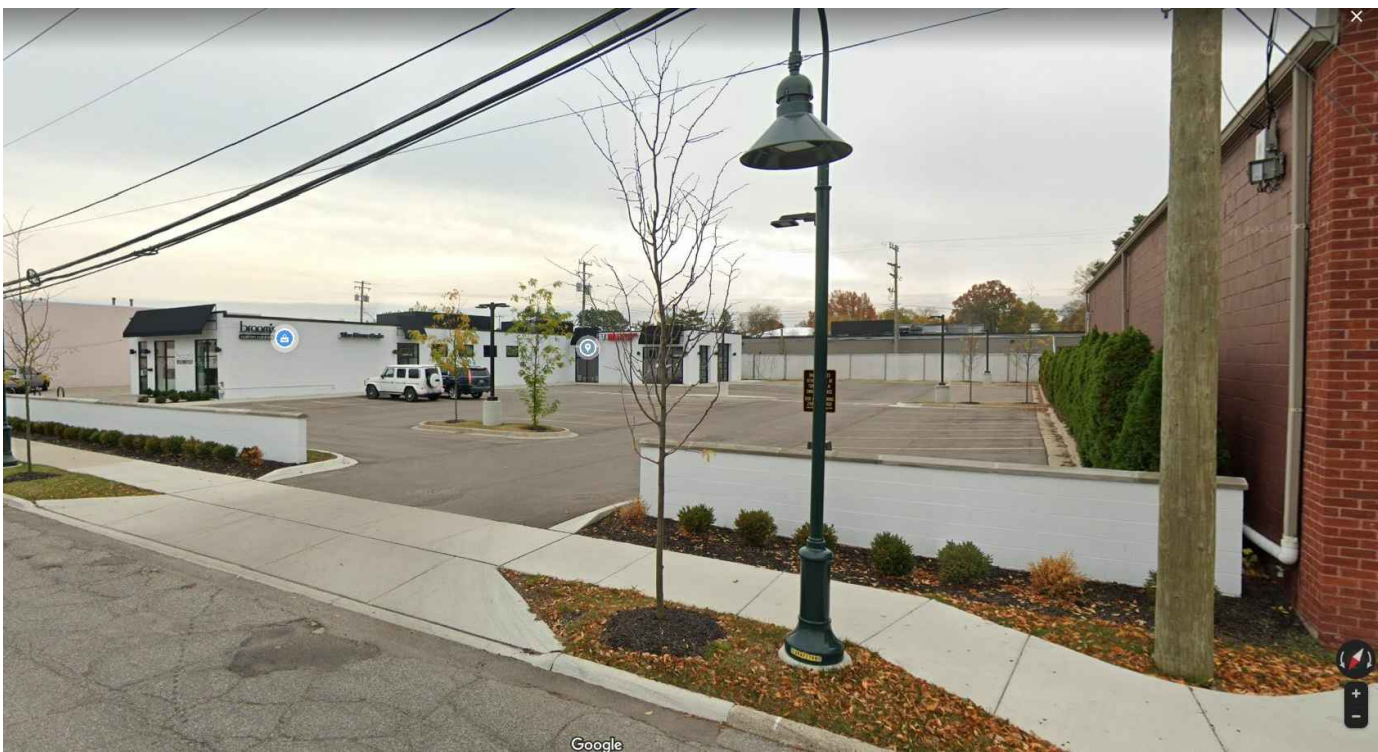
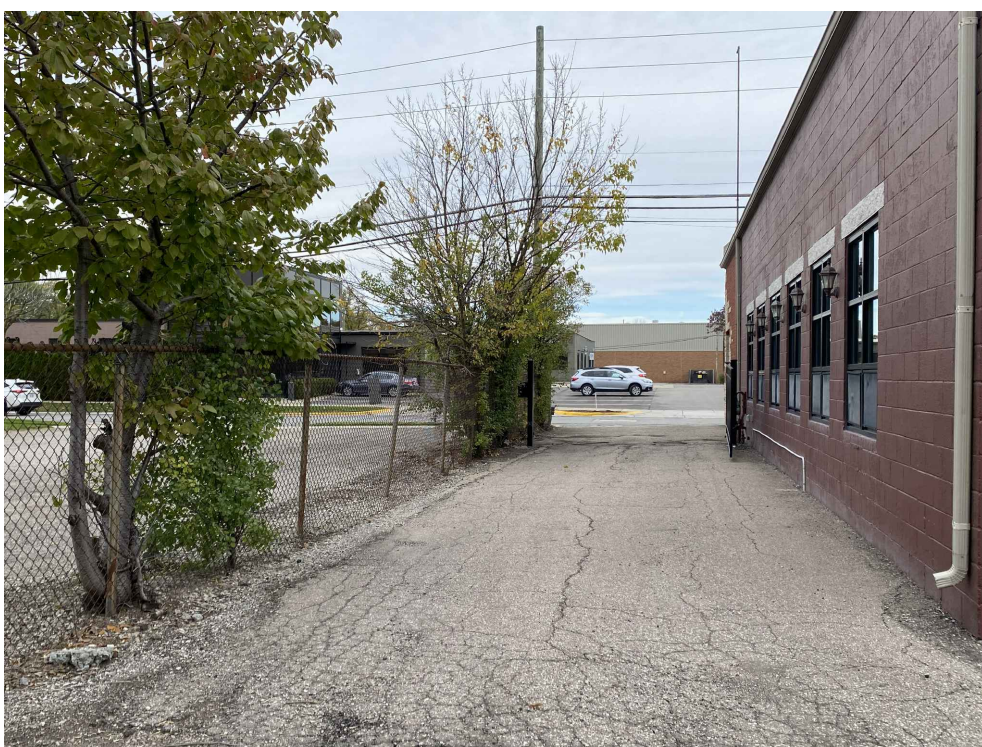
DESIGN REVIEW	11.01.21
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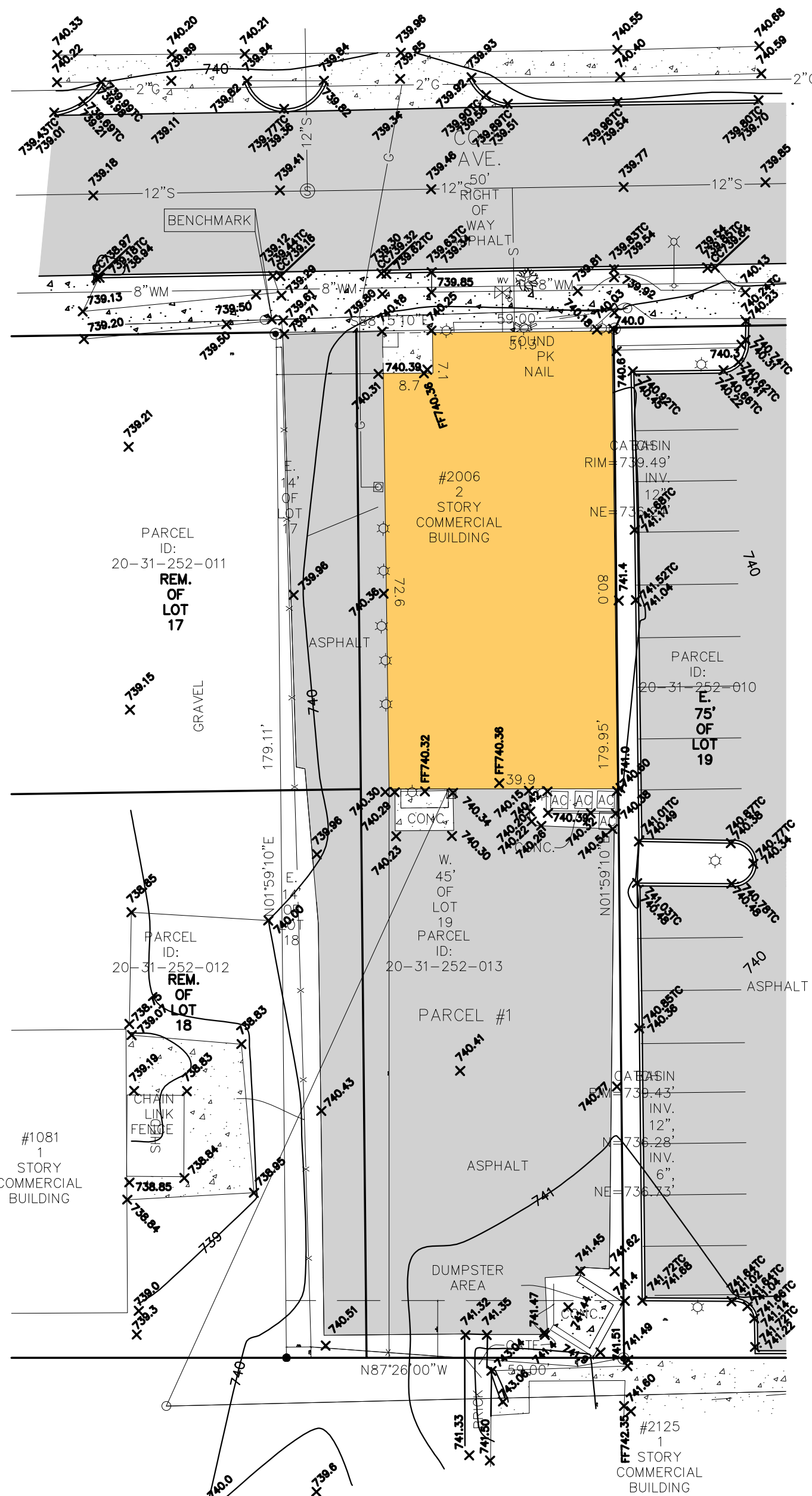
Project no.

COLE TRAIN LLC	2082-21
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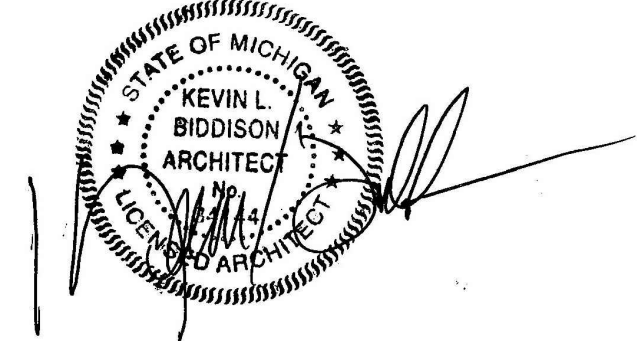
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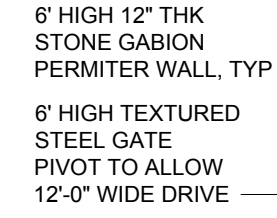


EXIST. SITE CONDITIONS - IMAGES
NO SCALE

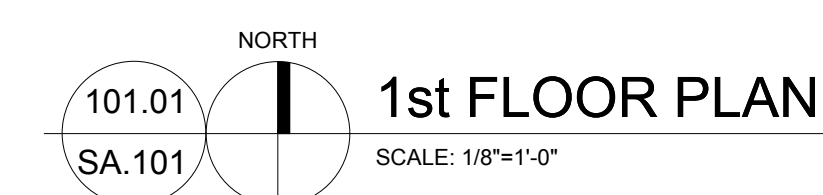
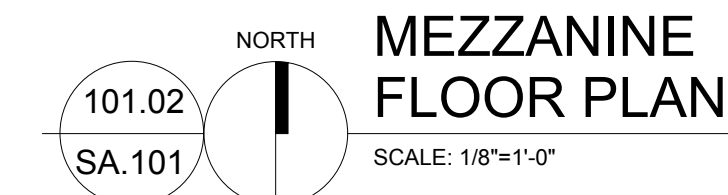
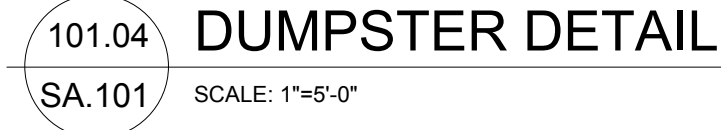
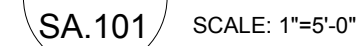


EXIST. SITE SURVEY
SCALE: 1"=20'-0"





SA.101 NO SCALE





101.05
LS.101 3D IMAGES- GINKGO IN GRAVEL
NO SCALE- FOR REFERENCE ONLY



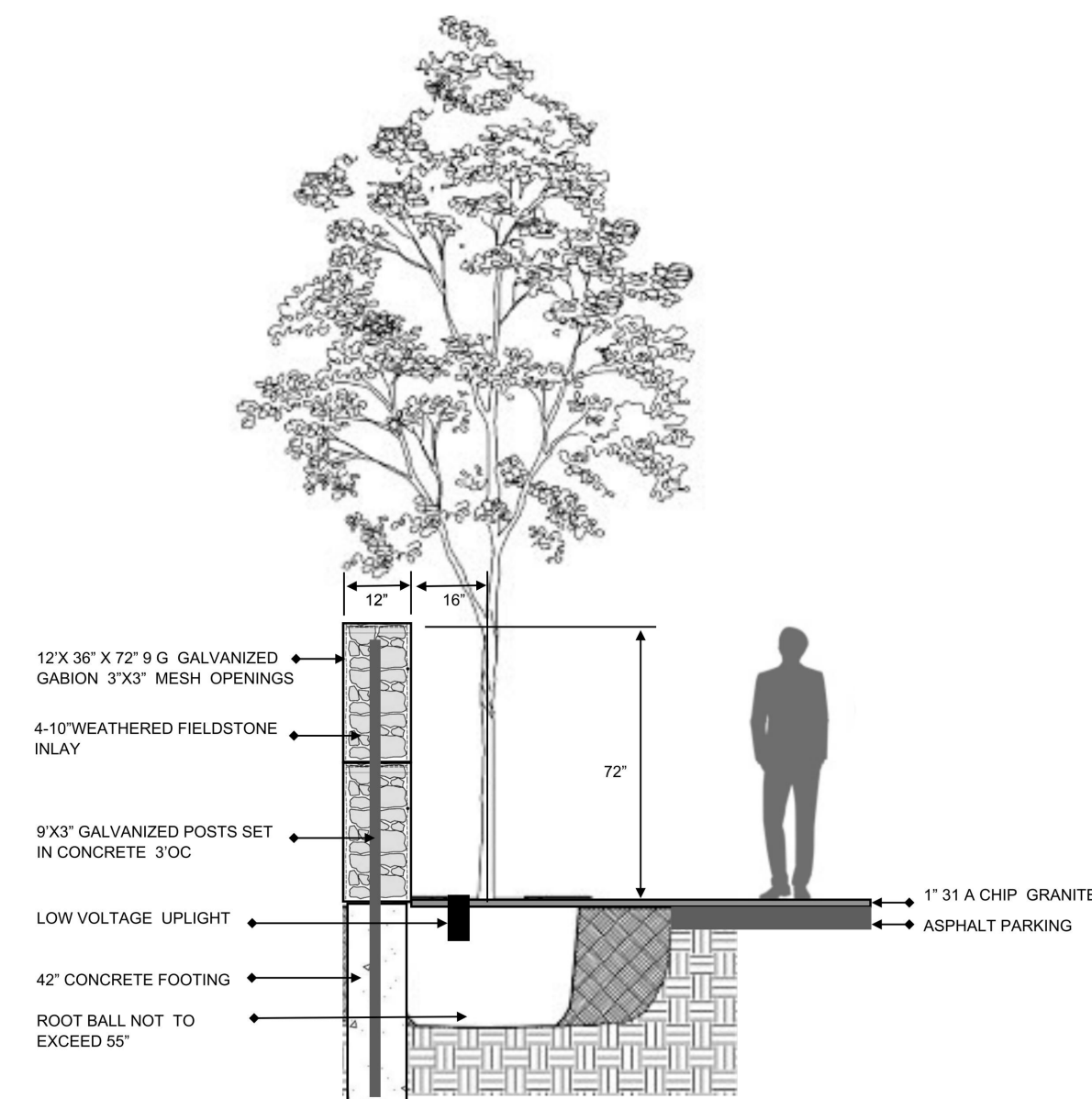
101.06
LS.101 3D IMAGES- WESTERN RED CEDAR
NO SCALE- FOR REFERENCE ONLY



101.07
LS.101 3D IMAGES- WEATHERED FIELDSTONE
NO SCALE- FOR REFERENCE ONLY



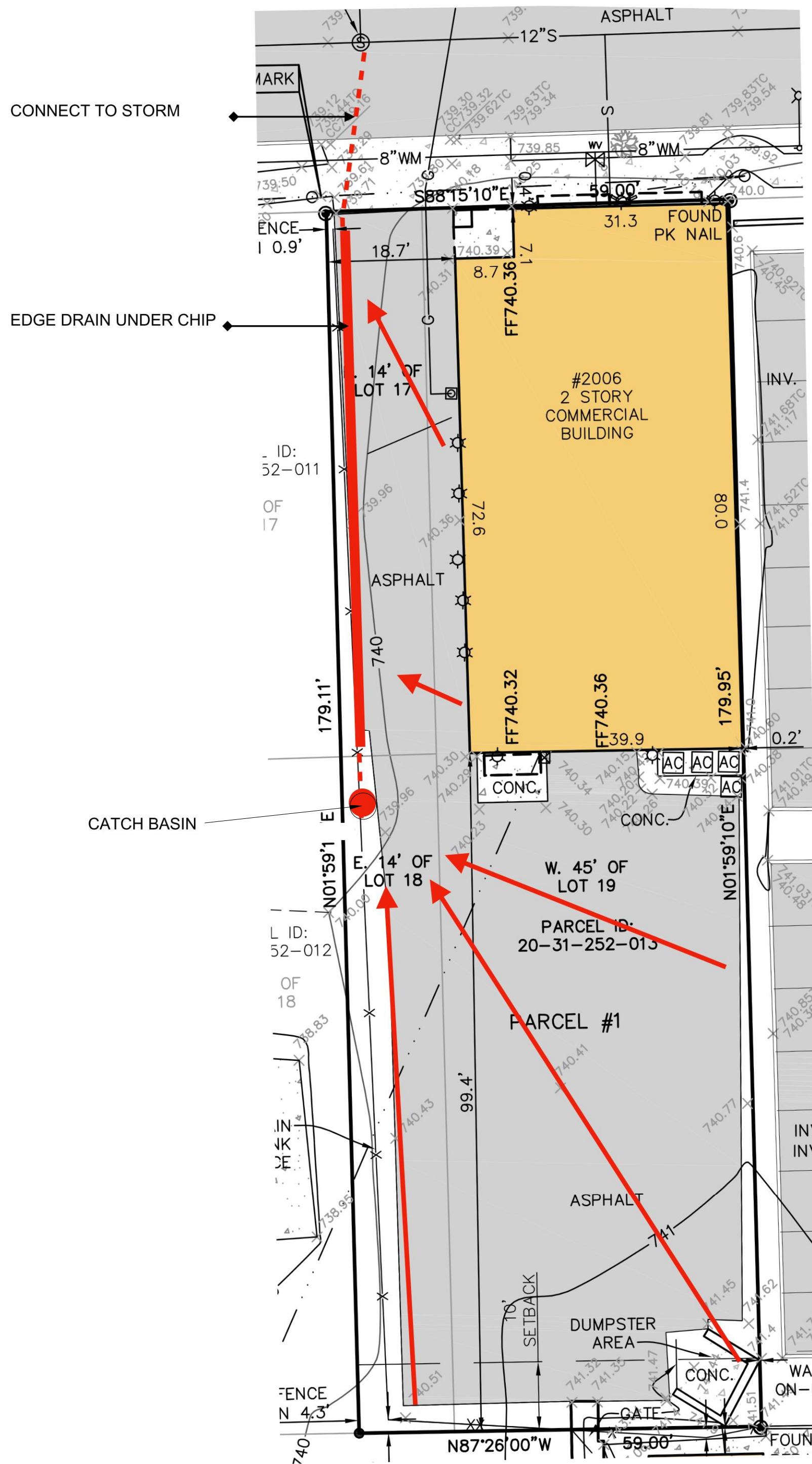
101.08
LS.101 3D IMAGES- 6' HIGH GABION WALL
NO SCALE- FOR REFERENCE ONLY



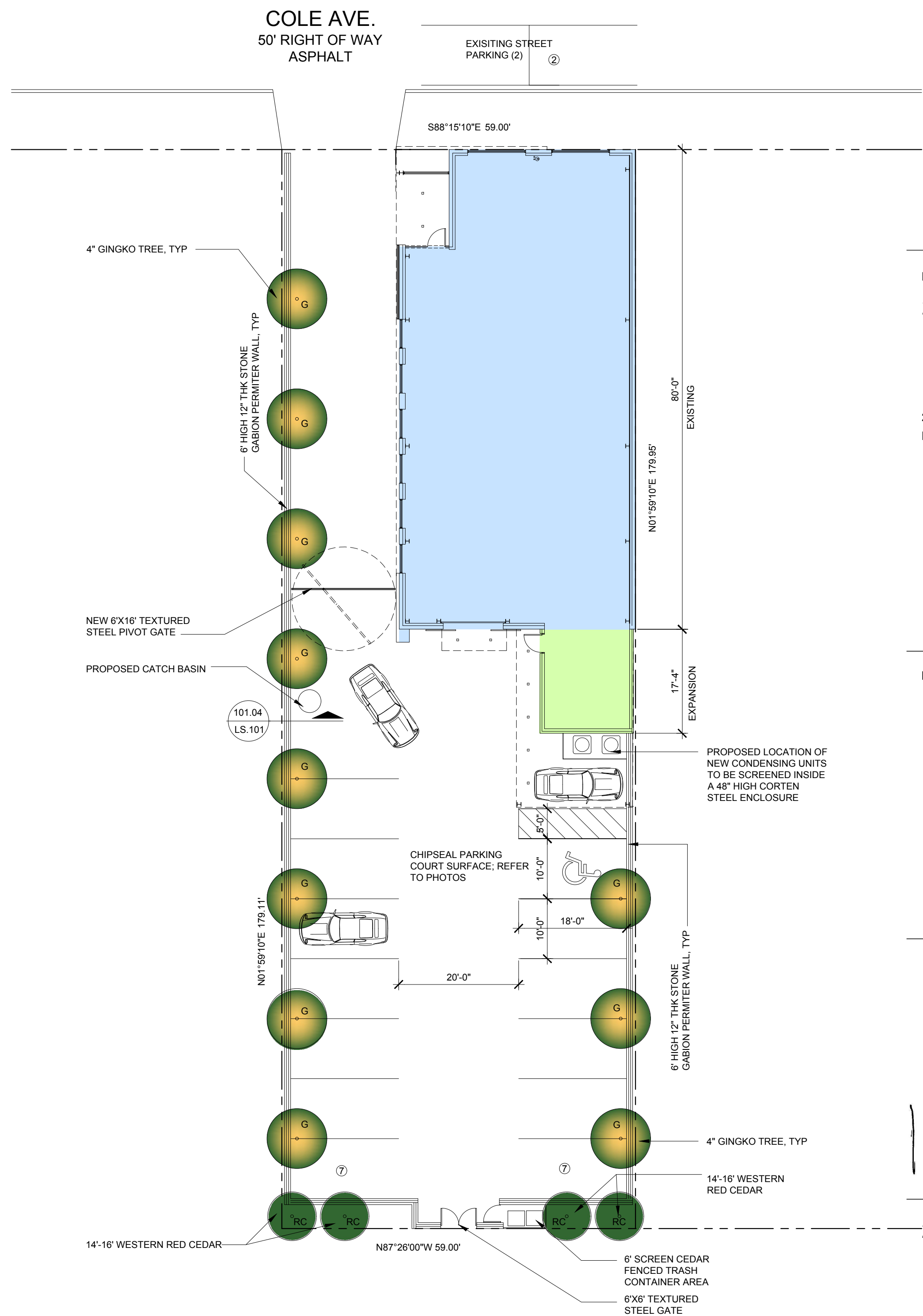
101.04
LS.101 SECTION- PERMETER GABION WALL
NO SCALE



101.03
LS.101 UPLIGHTING IN PARKING COURT
NO SCALE



101.02
LS.101 PROPOSED DRAINAGE PLAN
NO SCALE



101.01
LS.101 PROPOSED LANDSCAPE PLAN
NO SCALE

Project title

PROPOSED BUILDING RENOVATION FOR:
2006 COLE ST

2006 COLE STREET
Birmingham, Michigan 48009

Issued dr/ch

DESIGN REVIEW 11.01.21

Sheet title

PROPOSED
LANDSCAPE PLAN



Project no.

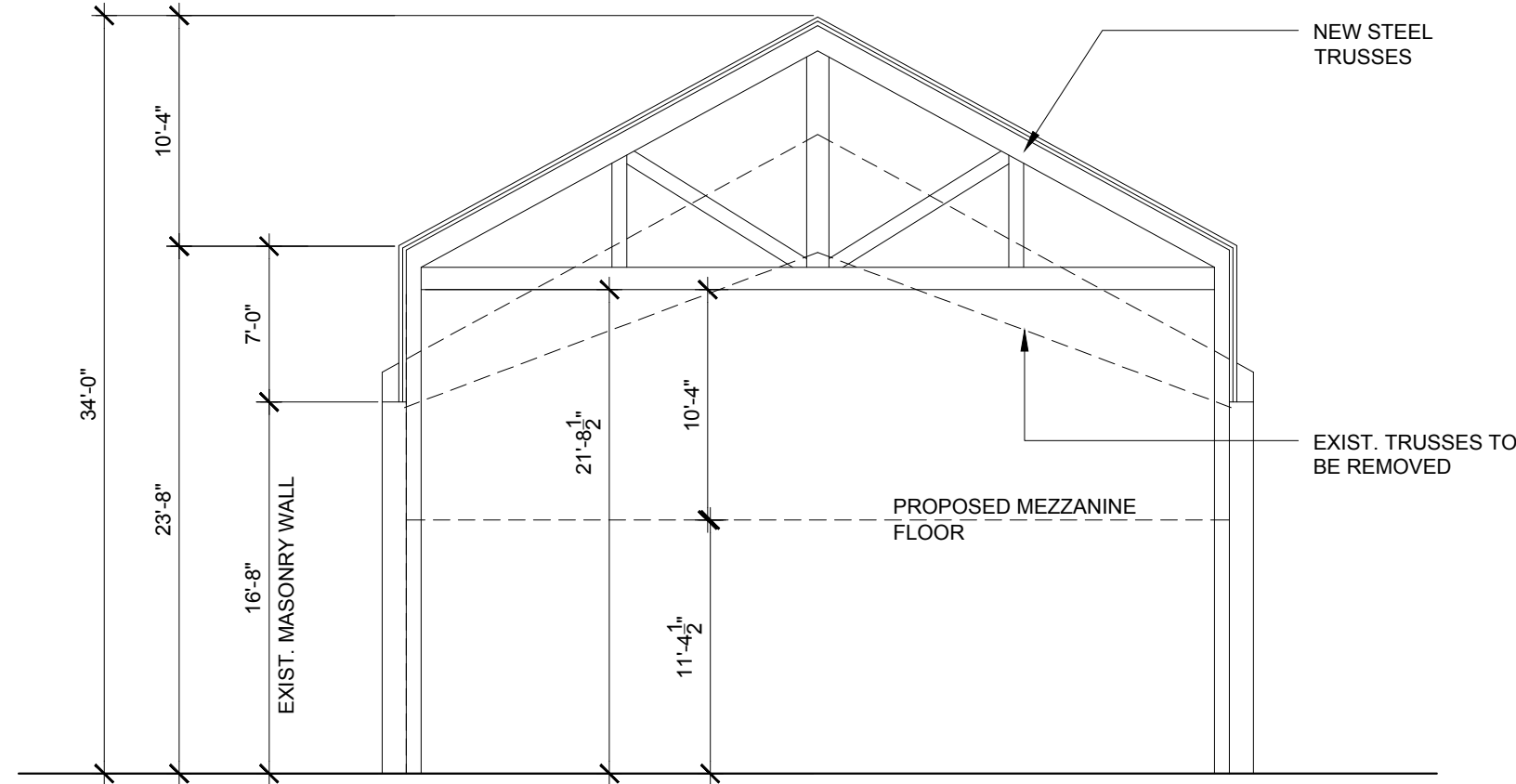
2082.21

Sheet no.

LS.101



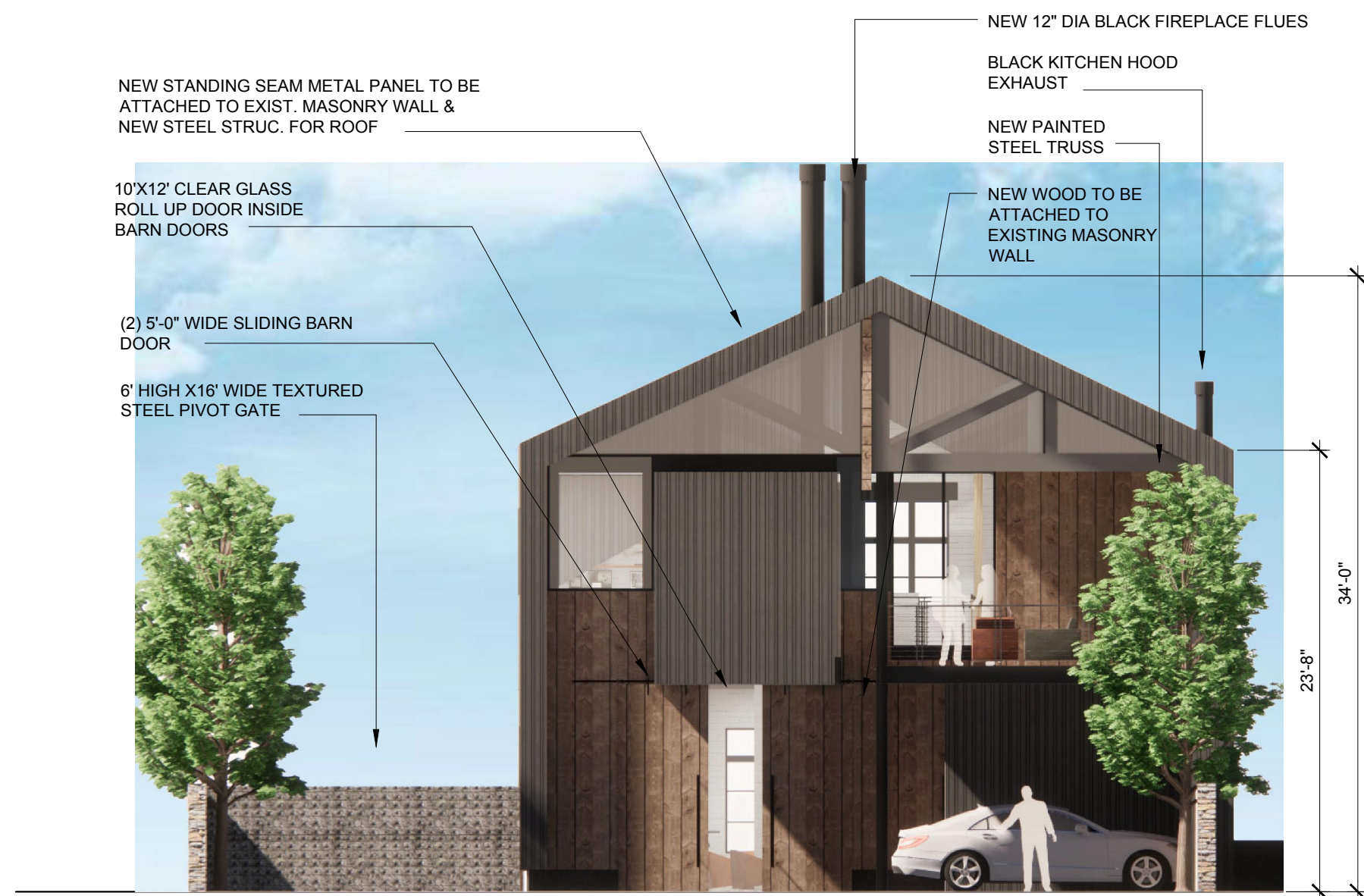
201.05 EAST ELEVATION
A.201 SCALE: 1/8"=1'-0"



201.06 PROPOSED RENOVATION SECTION
A.201 SCALE: 1/8"=1'-0"



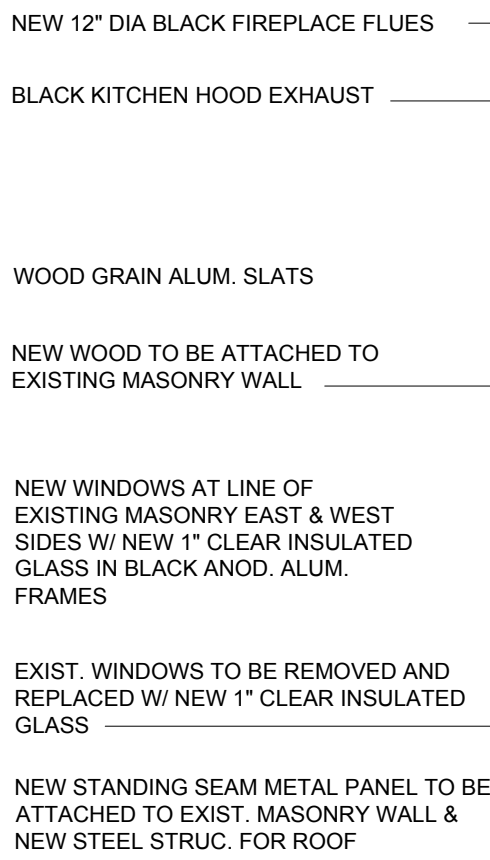
201.04 WEST ELEVATION W/ GABION WALL
A.201



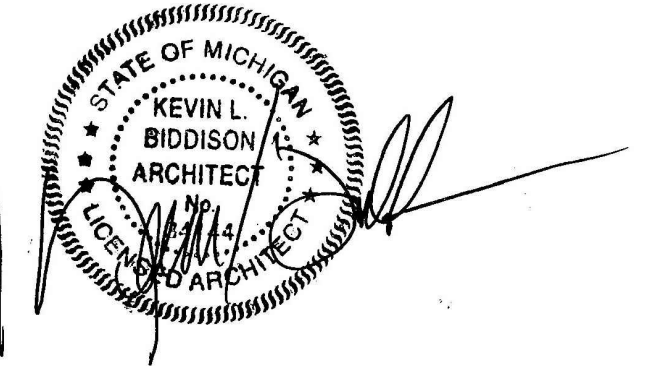
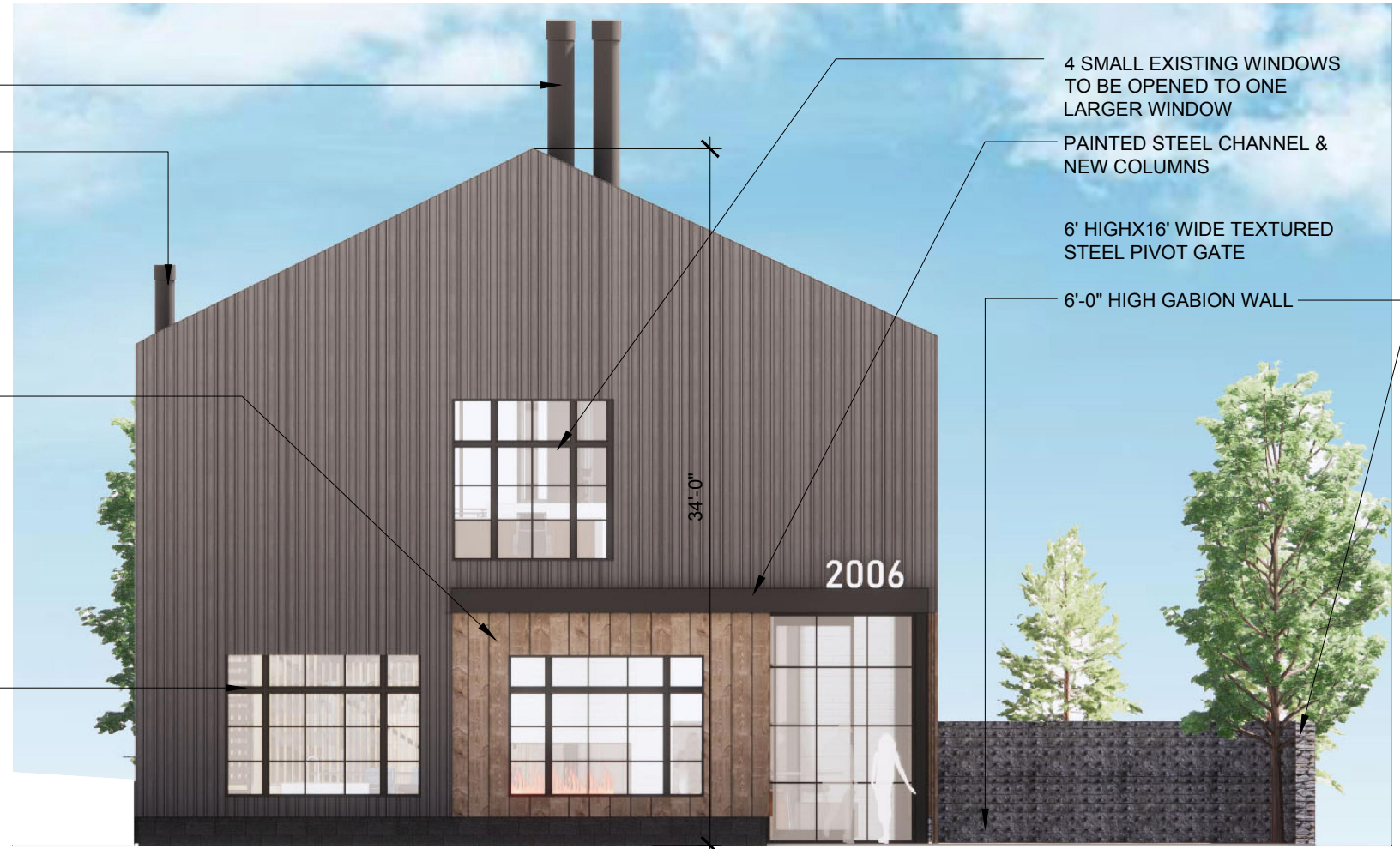
201.03 SOUTH ELEVATION
A.201 SCALE: 1/8"=1'-0"



201.02 WEST ELEVATION WITHOUT GABION WALL
A.201 SCALE: 1/8"=1'-0"



201.01 NORTH ELEVATION
A.201 SCALE: 1/8"=1'-0"



Consultants

Project title

PROPOSED BUILDING RENOVATION FOR:
2006 COLE ST

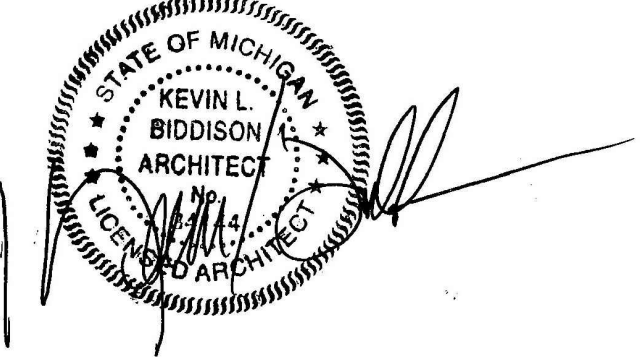
2006 COLE STREET
Birmingham, Michigan 48009

Issued dr/ch

DESIGN REVIEW 11.01.21

Sheet title

PROPOSED
3D IMAGES



Project no.

2082.21

Sheet no.

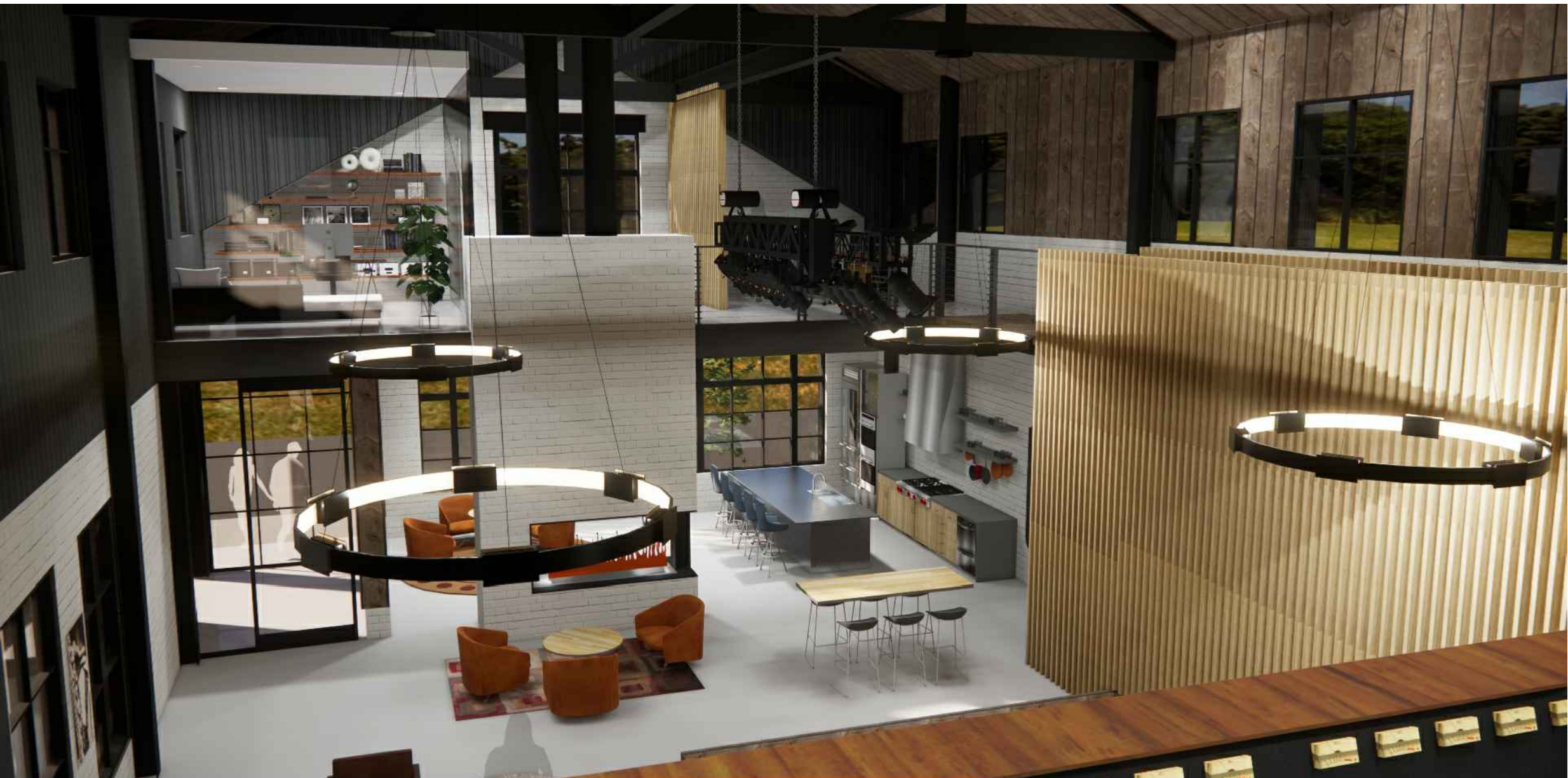
A.301



301.04
A.301

PROPOSED 3D IMAGES- INTERIOR

NO SCALE



301.03
A.301

PROPOSED 3D IMAGES- INTERIOR

NO SCALE



301.02
A.301

PROPOSED 3D IMAGES- EXTERIOR

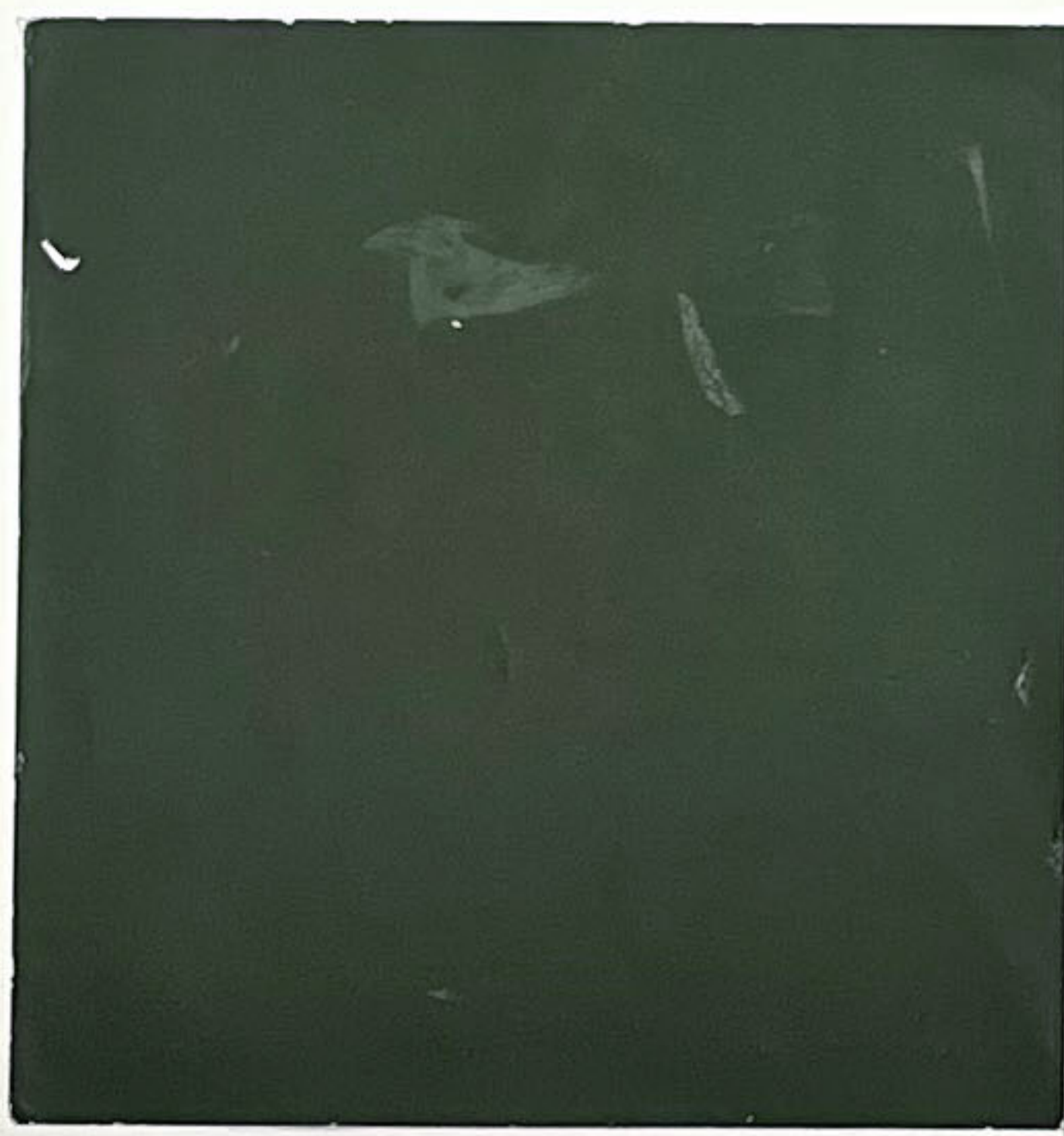
NO SCALE



301.01
A.301

PROPOSED 3D IMAGES- EXTERIOR

NO SCALE



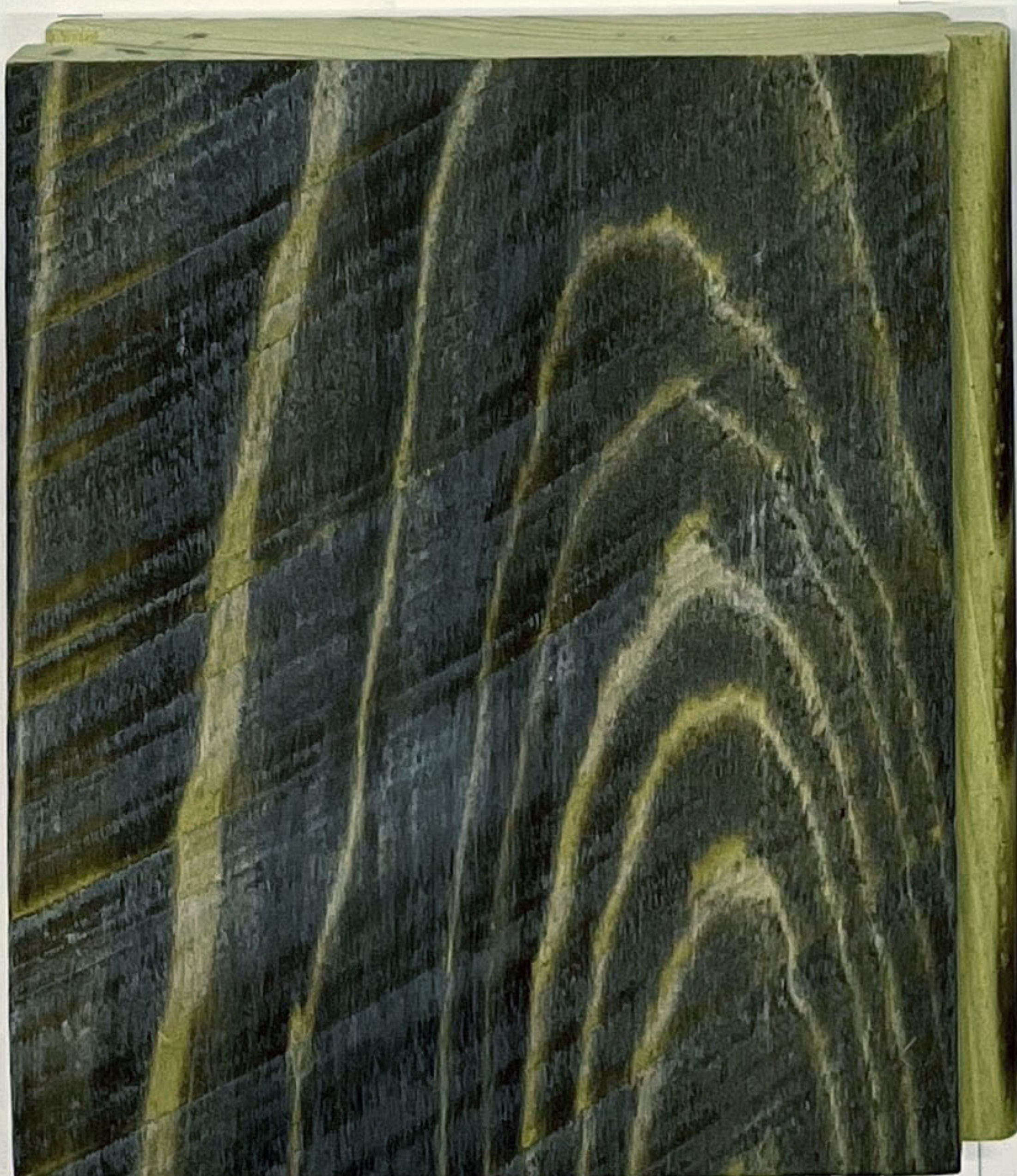
SHERWIN WILLIAMS SW7020



VMZINC ANTHRACITE



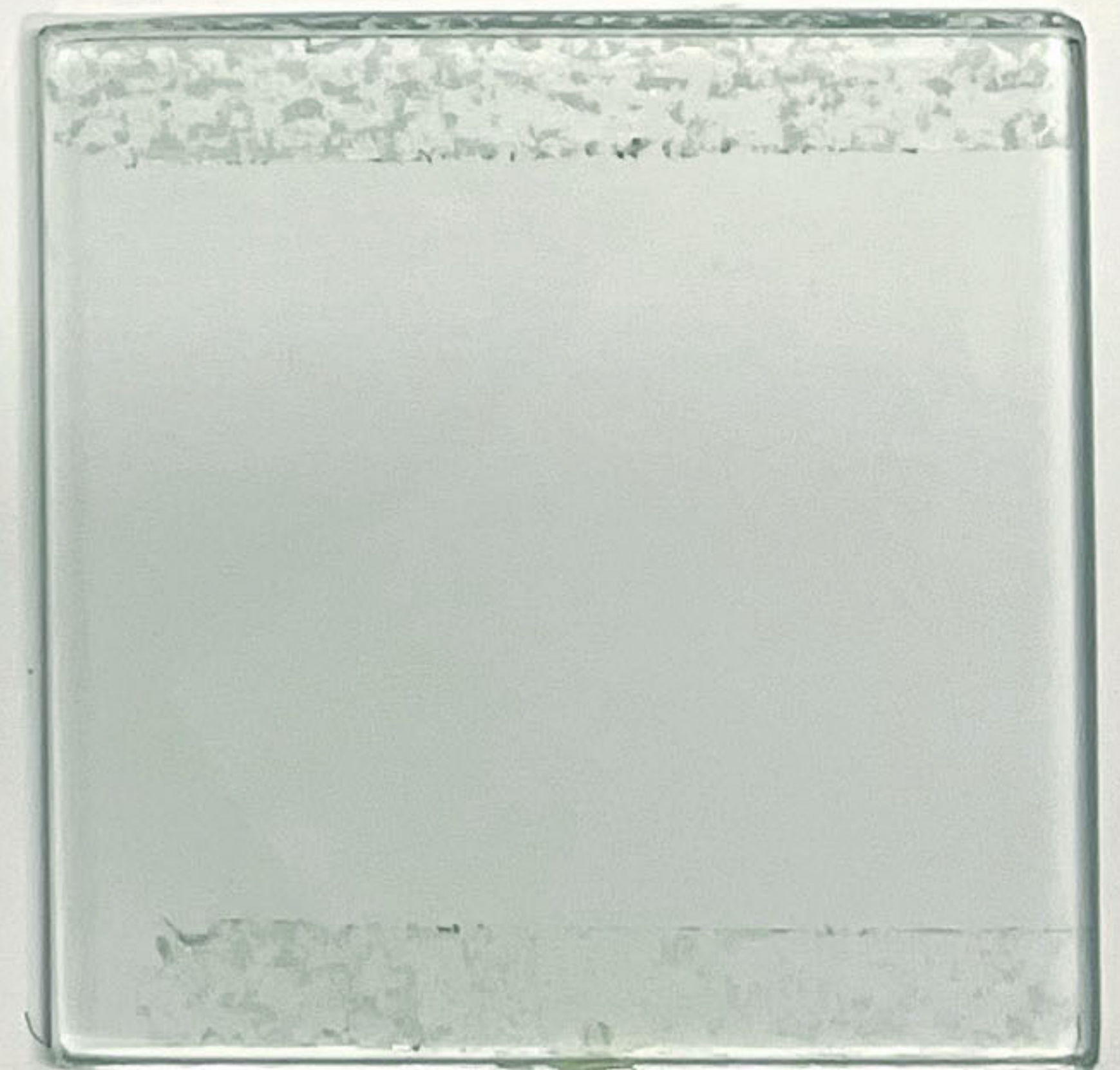
LUXYCLAD CREAM OLIVE LCF-1511



UNBURNED SMOKEY MOUNTAIN



YKK YK1N BLACK ANODIZED PLUS



CLEAR INSULATED GLASS

30507

ColeTrain LLC
2006 Cole Street
Birmingham, MI 48009

DATE 10-29-2021 9-32/720

PAY TO THE
ORDER OF

City of Birmingham

\$ 350.00

Three hundred Fifty + 00/100

DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

FOR

Design Review

⑈030507⑈ ⑆072000326⑆

Michael May

MP

30508

ColeTrain LLC
2006 Cole Street
Birmingham, MI 48009

DATE 10-29-2021 9-32/720

PAY TO THE
ORDER OF

City of Birmingham

\$ 150.00

One hundred Fifty + 00/100

DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

FOR

Sign Board

⑈030508⑈ ⑆072000326⑆

Michael May

MP



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: David lafrate
Address: 2006 Cole Ave
Birmingham, MI 48009
Phone Number: 248-840-2100
Email address: diafrate200@gmail.com

2. Property Owner

Name: [REDACTED] COLETRAIN LLC
Address: 2006 Cole Ave Birmingham MI 48009
Phone Number: 248-840-2100
Email address: diafrate200@gmail.com

3. Project Contact Person

Name: Kevin Biddison
Address: 320 Martin ST #LL10
Birmingham MI 48009
Phone Number: 248-554-9500
Email address: kb@biddison-ad.com

4. Project Designer/Developer

Name: Biddison Architecture
Address: 320 Martin St #LL10
Birmingham, MI 48009
Phone Number: 248-554-9500
Email address: kb@biddison-ad.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;

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

6. Project Information

Address/Location of the property: 2006 Cole Avenue
Birmingham, MI 48009
Name of development: Cole Train LLC
Sidwell #: 20-31-252-013
Current Use: Commercial
Proposed Use: Commercial
Area of Site in Acres: 0.243
Current zoning: MX

Is the property located in a floodplain? -----
Is the property within a Historic District? -----
→ If so, which? -----
Will the project require a variance? -----
→ If so, how many? -----
Has the project been reviewed by another board?
→ If so, which? -----

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

8. Required and Proposed Parking

Required number of parking spaces: 14
Proposed number of parking spaces: 14
Location of parking on site: rearside
Location of parking off site: no
Shared parking agreement? no
Size of surface parking lot: 4109.10 sf

Number of underground parking levels: 0
Typical size of parking spaces: 18'-0"x10'-0"
Typical width of maneuvering lanes: 20'-0"
Number of handicap spaces: 1
Screenwall material: stone
Height of screenwall: 6'-0"

9. Landscaping

Location of landscape areas: Perimeter trees

Proposed landscape material: Stone wall at perimeter, chipseal in the parking lot and driveway

10. Streetscape

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

Number of existing street trees: 1
Number of proposed street trees: 0
Number of waste receptacles: 0

11. Loading

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

Typical size of loading spaces: 0
Screenwall material: na
Height of screenwall: na

12. Exterior Waste Receptacles

Required number of waste receptacles: 2
Proposed number of waste receptacles: 2
Location of waste receptacles: rear

Size of waste receptacles: 50 gallon
Screenwall material: stone and cedar
Height of screenwall: 6'-0"

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: 0
Location of all utilities & easements: overhead line from south; gas line to the west; no easements

Size of transformers (L•W•H): na
Screenwall material: stone and cedar
Height of screenwall: 6'-0"

Ground Mounted Mechanical Equipment:

Number of ground mounted units: 2
Location of all ground mounted units: rear of building

Size of ground mounted units (L•W•H): 3'-0"x3'-0"x5'-0"
Screenwall material: stone and cedar
Height of screenwall: 6'-0"

Rooftop Mechanical Equipment:

Number of rooftop units: 0
Type of rooftop units: na
Location of all rooftop units: na
Size of rooftop units (L•W•H): na

Location of screenwall: na
Screenwall material: na
Height of screenwall: na
Distance from rooftop units to all screenwalls: na

14. Building & Site Lighting


Number of light fixtures on building: SEE PLAN
Light level at each property line: 0
Type of light fixtures on building: SEE SPECS
Location of light fixtures on building: ENTRY SOFFIT'S AND GROUND


Number of light fixtures on site: 0
Type of light fixtures on site: 0
Height from grade: 0
Location of light fixtures on site: 0

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with 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:  Date: 11.01.21

Print name:  COLE TRAIN LLC

Signature of Applicant:  Date: 11.01.21

Print Name: David lafrate

Signature of Architect: _____ Date: 11.01.21

Print Name: Kevin Biddison

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: David Iafrate
Address: 2006 Cole Ave
Birmingham MI 48009
Phone Number: 248-840-2100
Fax Number: _____
Email address: diafrate200@gmail.com

2. Property Owner

Name: [REDACTED] COLE TRAIN LLC
Address: 2006 Cole Ave
Birmingham MI 48009
Phone Number: 248-840-2100
Fax Number: _____
Email address: diafrate200@gmail.com

3. Project Information

Address/Location of Property: 2006 Cole Ave
Name of Development: Cole Train LLC
Area in Acres: 0.243

Name of Historic District, if any: none
Current Use: Commercial
Current Zoning: MX

4. Date of Board/Commission Review

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

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 forfeiture of the security deposit.

Signature of Applicant: [Signature] Date: 11.01.21

Office Use Only

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

OAKLAND COUNTY TREASURERS CERTIFICATE
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

SEP 20 2021

5.00

ROBERT WITTENBERG, County Treasurer
Sec. 135, Act 206, 1893 as amended

LIBER 56883 PAGE 877
\$21.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$5.00 AUTOMATION

09/22/2021 09:24:27 AM RECEIPT# 178618
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

WARRANTY DEED

Corporate(Platted/Condominium)

Drafted By:

Thomas D. Lasky, Authorized Agent
LPH VENTURES II LLC
c/o Conifer Holdings, Inc. 550 W Merrill Street, Suite 200
Birmingham, MI 48009

Return To:

ColeTrain LLC
2006 Cole Avenue
Birmingham, MI 48009

Send Tax Bills To:

ColeTrain LLC
2006 Cole Avenue
Birmingham, MI 48009

Recording Fee: \$30.00
File Number: 939831 - ~~34~~

State Transfer Tax:
County Transfer Tax:

\$ Tax Parcel No.: 20-31-252-013
\$

Know All Persons by These Presents: That **LPH VENTURES II LLC, a Michigan limited liability company** whose address is c/o Conifer Holdings, Inc. 550 W Merrill Street, Suite 200, Birmingham, MI 48009

Convey(s) and Warrant(s) to **ColeTrain LLC, a Michigan limited liability company** whose address is 2006 Cole Avenue, Birmingham, MI 48009

the following described premises situated in the City of **Birmingham**, County of **Oakland**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **2006 Cole Avenue, Birmingham, MI 48009**

For the full consideration of: **Real Estate Transfer Valuation Affidavit on File**

Subject To:

See Attached Exhibit B - Permitted Exceptions

OK - AB

**REVENUE TO BE AFFIXED
AFTER RECORDING**



First American Title Insurance Company

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2021 SEP 15 PM 1:38

First American Title

RETURN TO:
First American Title
10291 E. Grand River, Ste B
Brighton, MI 48116

(Attached to and becoming a part of Warranty Deed dated: September 10, 2021 between LPH VENTURES II LLC, a Michigan limited liability company, as Seller(s) and ColeTrain LLC, a Michigan limited liability company, as Purchaser(s).)

Dated this September 10, 2021.


Seller(s):

LPH VENTURES II LLC, a Michigan limited liability company

By: 
Name: Thomas D. Lasky
Title: Authorized Agent

State of Michigan
County of Oakland

The foregoing instrument was acknowledged before me this September 10, 2021 by Thomas D. Lasky, Authorized Agent of LPH VENTURES II LLC, a Michigan limited liability company.


Notary Public
Notary County/State: /
County Acting In:
Commission Expires:



(Attached to and becoming a part of Warranty Deed dated: September 10, 2021 between LPH VENTURES II LLC, a Michigan limited liability company, as Seller(s) and ColeTrain LLC, a Michigan limited liability company, as Purchaser(s).)

EXHIBIT A

Land situated in the City of Birmingham, County of Oakland, State of Michigan, described as follows:

The East 14 feet of Lots 17 and 18 and West 45 feet of Lot 19 of ASSESSOR'S PLAT NO. 28-B according to the plat thereof recorded in Liber 64 of Plats, Page 10 of Oakland County Records.

Tax Parcel Number: 20-31-252-013

Cole Train LLC
2006 Cole Street

Lighting Package:

The proposed new site lighting will include square recessed soffit lights at the front and rear entry areas and covered parking space. The general parking lot lighting will only consist of low voltage in ground up lights at each internal tree location to light the new 6' high Gabion stone fence wall and the trees. Indirect cut off lighting will be provided in the outdoor patio space above the new toilet room extension to the rear of the building.

All of the existing building wall mounted light fixtures will be removed. The proposed new fixtures will essentially provide a zero lighting level at the property line with no visible lamps.

Trash/Recycling Enclosure:

The existing dumpster and enclosure will be removed from the site. A new smaller enclosure will be provided on the back side of the new Gabion stone wall with a new cedar fence on the back side. Small rolling trash and recycling containers will be provided.

Landscaping:

The existing brush and small trees surrounding the lot on the west and south sides will be removed. (11) new 4" dia. Ginkgo Trees will be planted on the east and west property lines just inside the new 6'-0" high Gabion stone wall. In addition (4) 14'-16' high Western Red Cedars will be planted on the south side of the new Gabion wall along the south property line. These trees will be lit as stated above from low voltage in ground up lights between the trees and the stone wall.

Parking Lot:

A new catch basin and storm drain system is proposed along the west property line which will tie into the existing storm sewer in the street. (refer to proposed drainage concept plan). The existing asphalt paving will be adjusted to drain into the new catch basin. A new 1" 31A Chipped Granite (Chip Seal) topping will be provided over the existing asphalt up to the stone walls. (refer to Landscape Wall Detail).



RECESSED SOFFIT LIGHTING



4 in. Slim Square Recessed Anti-Glare LED Downlight,
Black Trim, Canless IC Rated, 1050 Lumens, 3 CCT 2700-
4000K

MODEL: MRL-S41503SB



PRODUCT SPECIFICATIONS

MODEL	MRL-S41503SB
MANUFACTURER	Maxxima
LIGHT TYPE	LED Slim Downlight
DOWNLIGHT TYPE	Slim Panel
SHAPE	Square
QTY PACK SIZE	Single
WATTS	15
WATTS EQUIVALENT	90
BRIGHTNESS	1050
CRI	90
LIFETIME HOURS	50000
DIMMABLE	Yes
ETL LISTED	Yes
SUITABLE FOR	Damp Locations
WIDTH	4.75"
HEIGHT	2.5"
LENGTH	4.75"
WEIGHT	1.18 lbs

VOLTAGE	120V AC
WARRANTY	3 Years

ADDITIONAL INFORMATION

- Slim downlight with a deep recess and smooth inner baffle
- High CRI rating (90) provides the most accurate appearance of colors in the room
- 3 CCT Select 2700K/3300K/4000K (switch inside J-Box)
- Control up to 10 of these lights with a 150W max LED dimmer
- No ceiling can or housing required
- Power Supply / Junction Box Included
- J-Box Dimensions: 1.25" H X 3.4" W X 3.4" D
- Recommended Hole Cutout Diameter: 4"
- Dimming range: 20% - 100%
- Includes Foam Gasket
- Cast aluminum body
- 4" installation cord
- Trim size: 1"

UAUG-30011

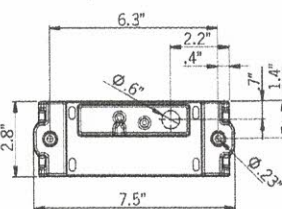
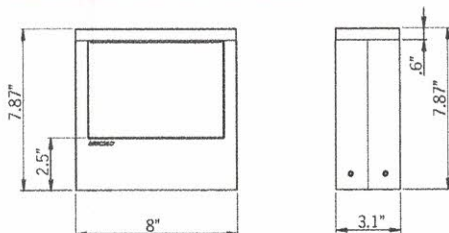
Augusta 2 Medium Wall Light

PATIO LIGHTING

LIGMAN
LIGHTING USA



14w LED 796 Lumens
IP65 • Suitable For Wet Locations
IK08 • Impact Resistant (Vandal Resistant)
Weight 5 lbs



Mounting Detail

Construction

Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

Pre paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

BUG Rating

B1 - U0 - G1

Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

Hardware

Provided Hardware is Marine grade 316 Stainless steel.

Anti-Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED

Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Elegant architectural open frame luminaire range. Glare free concealed optic, indirect, refined and stylish solution to complement contemporary urban spaces.

A range of decorative square indirect wall mounted luminaires with hidden LEDs and optics that provides decorative and functional wall illumination. Ideally suited to illuminate the wall and surfaces, as well as provide light accents on vertical surfaces.

This luminaire can be mounted in a horizontal or vertical position to provide a specific visual element to the building.

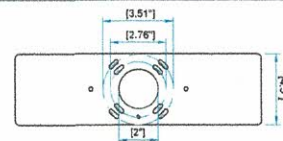
The Augusta is suitable for indoor and outdoor applications and provides a clean and visually appealing solution for wall mounted luminaires. This surface mounted luminaire is available in 3 different sizes, as well as bollard combinations. The Augusta 1 meets ADA compliance.

All Ligman fixtures can be manufactured using a special pre-treatment and coating process that ensures the fixture can be installed in natatoriums as well as environments with high concentrations of chlorine or salt and still maintain the 5 year warranty. For this natatorium rated process please specify NAT in options.

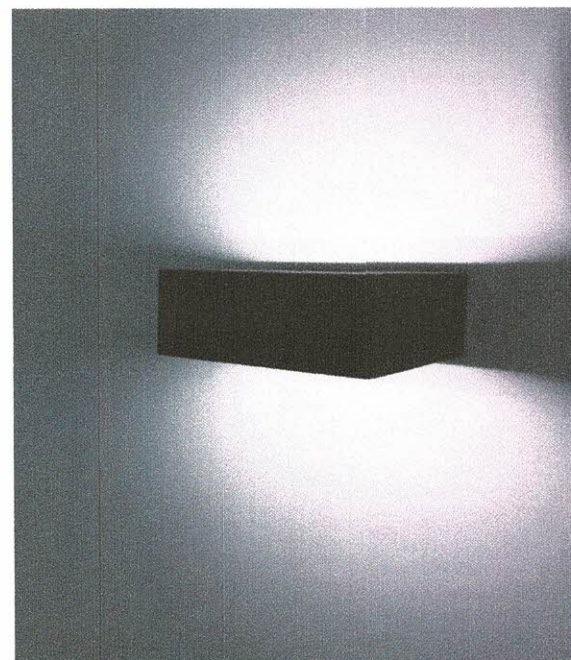
Additional Options (Consult Factory For Pricing)



SCDT
Surface Conduit Decorative Trim



4MP
4\"/>



In ground Landscape Light

SPEC SHEET

PRINT THIS TAB

Key Features

🇨🇦 Ships To Canada

☀️ OK For Outdoor Use

✓ 5 Years, 10 years on finish

The WAC Lighting Landscape Lighting LED 3" Inground Light offers a sleek, discreet inground fixture with tiltable and adjustable beam angles for directional lighting preference. The Landscape Lighting LED 3 In. Inground Light offers an integral dimmer for brightness control and a drive-over sustainability of up to 4500 lbs. The Landscape Lighting LED 3 In. Inground Light is rated for protection from temporary water immersion and offers 55,000 hours of rated life.

WAC Lighting, founded in 1984, has developed a strong reputation for high quality decorative and task lighting. Based in Garden City, New York, WAC Lighting is a leading manufacturer of low voltage, line voltage and LED lighting, including track systems, transformers, lamps, cabinet lighting and recessed downlights.

Details:

- OK for Outdoor Use
- Lighting Style: Direct
- Tilttable and adjustable beam angle
- Integral dimmer
- Protected from temporary immersion under water
- Rated life: 70,000 hours
- Maintains constant lumen output against voltage drop
- Drive over up to 4500 lbs
- Available concrete pour kit (sold separately)
- Designed in 2016
- Finish: Bronze
- UL Listed Wet
- Warranty: 5 Years, 10 years on finish
- Made In China

Options:

- Material: Bronze on Aluminum, Bronze on Brass
- Light Temperature: 2700, 3000

Lighting:

Choose an option from the tabs below to see complete lighting specifications.

2700 3000

Lamp Type	LED Built-in	Color Temp	3000 (Soft White)
Total Lumens	505	CRI	85
Total Watts	12.00	Equivalent Halogen, CFL or LED Bulb Can Be Used	No
Volts	12		

Dimensions:

Fixture: Height 6.25", Diameter 4.62"

Compare Brightness:

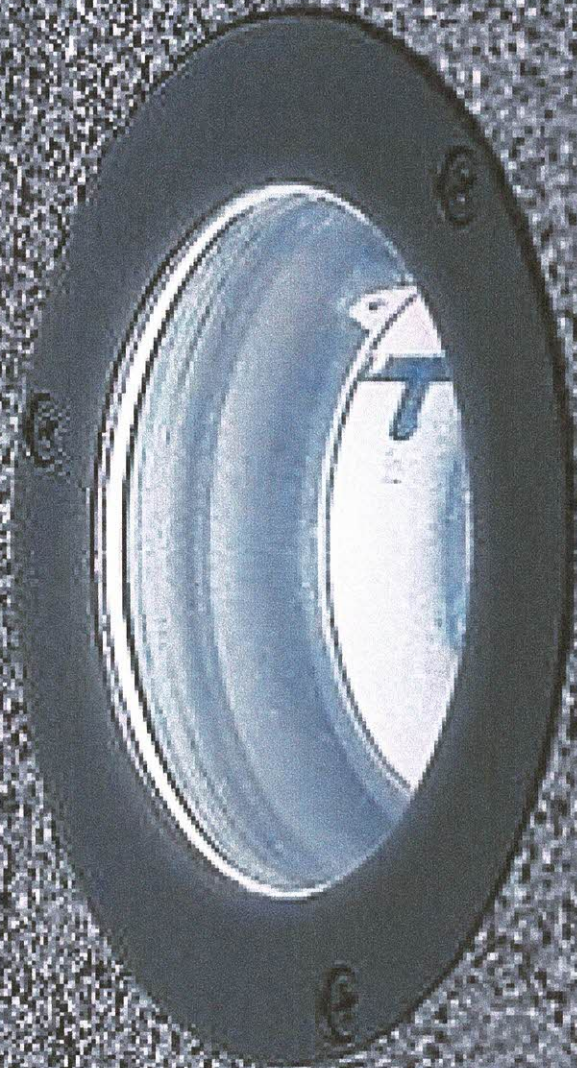


[VIEW CHART](#)

Manufacturer IDs: [view](#)

California Residents: [Prop 65 regulations](#)

IN-GROUND LANDSCAPE
LIGHT



AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
Wednesday - December 1, 2021
BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI *
******* 7:15 PM*******

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

- 1) Roll Call
- 2) **Approval of the DRB Minutes of November 17th, 2021**
- 3) Public Hearing
- 4) Design Review
 - A. **34164 Woodward – Sun Medical**
- 5) Sign Review
- 6) Study Session
 - A. **Sign Ordinance Update**
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **December 15, 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, 151 Martin St., or may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) 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](tel:2485301880) 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 st (January-March)	1	<input type="checkbox"/>
Update Sign Ordinance	2 nd (April-June)	2	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	3	<input type="checkbox"/>
Sign Ordinance Enforcement	4 th (October-December)	4	<input type="checkbox"/>

Updates:

1. Sign Ordinance update in progress.