



AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
WEDNESDAY MARCH 1, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI *
******* 7:15 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call
- 2) Approval of the DRB Minutes of **February 15, 2023**
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
 - A. **185 Oakland**
 - B. **33680 Woodward – Petrucci Homes**
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **March 15, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List 2023**
- 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 February 15, 2023**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, February 15, 2023. Chair Henke called the meeting to order at 7:23 p.m.

1) Rollcall

Present: Chair John Henke; Board Members Keith Deyer, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Members Samantha Cappello, Sam Lanfear (present from 7:25 p.m., joined Board at 7:31 p.m.)

Absent: Board Members Natalia Dukas, Julie Rasawehr

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the DRB Minutes of January 18, 2023

02-06-23

Motion by Mr. Kolo

Seconded by Ms. Lang to approve the January 18, 2023 minutes as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Kolo, Henke, Deyer, Lang, Cappello

Nays: None

3) Public Hearing

4) Design Review

5) Sign Review

A. 34040 Woodward – Community Unity Bank (Request to Postpone)

02-07-23

Motion by Mr. Deyer

Seconded by Ms. Cappello to postpone indefinitely the sign review for 34040 Woodward – Community Unity Bank.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Kolo, Henke, Deyer, Lang, Cappello

Nays: None

B. 220 Park St. – Master Sign Plan

PD Dupuis presented the item and answered informational questions from the Board.

Mr. Deyer explained the intent of a sign plan. He expressed concerns that the proposed sign locations would not provide adequate balance when viewed from different angles.

The Chair expressed concern that this proposal lacked specificity in the sign designs relative to previously approved master sign plans.

Mr. Deyer concurred. Based on the conversation, Mr. Deyer recommended that the plan specify the signs as pin-mounted and specify a lighting strategy. It was noted that the sizes of the signs were already specified.

Jeff Klatt, architect, spoke on behalf of the proposal. He confirmed the applicant would want the signs pin-mounted and backlit.

The Board directed Mr. Klatt to add the additional information to the table at the beginning of the drawings.

02-08-23

Motion by Mr. Deyer

Seconded by Ms. Lang to approve the Design Review application for a Master Sign Plan at 220 Park St. with the following conditions:

- 1. The Design Review Board designates the Woodward frontage as the principal building frontage for the purposes of signage and limits the combined sign area to the dimensions of the Master Sign Plan which needs to be approved by the Design Review Board, not to exceed 196 sq. ft.;**
- 2. The applicant must submit an Administrative Sign Approval application for any new sign(s) with detailed plans that meet the requirements of the Sign Ordinance; and,**
- 3. The applicant must revise the proposed drawings with schedules to reflect signage materials, pinsets, backlit lighting, style and details, and have those approved by the Planning Department.**

Motion carried, 7-0.

VOICE VOTE

Yeas: Willoughby, Kolo, Henke, Deyer, Lang, Cappello, Lanfear

Nays: None

6) Study Session

7) Miscellaneous Business And Communications

A. Pre-Application Discussions

B. Draft Agenda

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List 2023

The Action List was briefly discussed and PD Dupuis reminded the Board that comment was welcome.

8) Adjournment

No further business being evident, the Board motioned to adjourn at 7:51 p.m.



Nicholas Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: March 1, 2023
TO: Design Review Board
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 185 Oakland – Design Review

Zoning: B2 (General Business) & D3 (Downtown Overlay)
Existing Use: Commercial

Introduction

The applicant has submitted a Design Review application for a façade renovation and minor site improvements to an existing 3-story commercial building in Downtown Birmingham. The subject site is located on the north side of Oakland, east of N. Old Woodward.

Building Exterior

The site/design plans submitted contain proposals for a complete façade renovation, new canopy/awnings, mechanical screening, lighting, and new outdoor patio area. The proposed material palette for the building is as follows:

Material	Location	Color
Brick	All facades	Savannah
Brick	1 & 2 floor window surrounds/alcoves	Graphite
Cast Stone	Building base all facades. North & east elevation between 1 & 2 floor.	Natural
Fiber Cement Panel	Building parapet, mechanical screening	Grey
Metal Panel	Beneath canopy on south façade	English Chestnut
Metal Panel	Parapet soffit feature above 3 rd floor	Champagne Bronze
Wood Siding	Main entry surround on south facade	Natural
Metal	Awnings on south & east facades	Dark Bronze

Due to its location in the Downtown Overlay zoning district, the building is subject to the Downtown Overlay Architectural Standards as outlined in Article 3. Section 3.04 (E) of the Zoning Ordinance. The following standards apply to the proposed renovation:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or decorative finish materials.
4. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
5. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
6. The glazed area of a facade above the first floor shall not exceed 35% of the total area, with each facade being calculated independently.
7. Clear glazing is required on the first floor. Lightly tinted glazing is permitted on upper floors only. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
8. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
9. Facades may be supplemented by awnings, which shall be straight sheds without side flaps, not cubed or curved. Awnings shall be between 8 and 12 feet above sidewalk grade at the lower drip edge.

At this time, the applicant appears to meet the above standards, with the exception of the various glazing/window requirements, which will be detailed in the Planning and Zoning section below. The majority of the façade materials are brick and glass, and the color palate is compatible with the surrounding area.

Signage

There are no new signs proposed as a part of the Design Review application submitted. However, it may be assumed that the tenant(s) in the building may wish to replace the signage that currently exists on the building. **Any new or relocated signage will require approval from the Planning Division prior to installation.**

Lighting

The applicant has submitted specification sheets and a photometric plan pursuant to Article 4, Section 4.21 of the Zoning Ordinance. The light fixtures proposed are wall-mounted sconces, canopy lighting, and soffit mounted down lighting.

For the fixtures themselves, Article 4, Section 4.21 requires all luminaries to be full cutoff or cutoff 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:

1. 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.
2. 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.
3. 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.
4. 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.
5. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
6. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

The recessed and semi recessed light fixtures proposed underneath the canopy (qty. – 21) and the soffit (qty. – 13) appear to be cutoff, while the wall sconces (qty. – 14) do not. **The Design Review Board should consider the standards above as well as the photometric information below and determine whether or not a cutoff waiver should be granted.**

As far as the photometric plans submitted, the applicant is required to maintain a maximum light intensity of 1.5 maintained foot-candles at all property lines measure at 6 ft. above grade on a vertical plane. The photometric plan provided shows intensity levels at 0 ft. that exceed the maximum permitted intensity along the Oakland and Ferndale property lines. Thus, **the applicant must submit revised lighting/photometric plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance.**

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk or area requirements that must be reviewed at this time. It is worth noting that due to the reconstruction of the parapet

and mechanical screening, the overall height of the building does appear to change. However, the total height at the top of the parapet post-renovation is proposed at 38 ft. 10 in., which does not exceed the maximum overall height of the D3 zone of 68 ft. and 4 stories, nor does it fall below the minimum height on the D3 zone of 20 ft. and 2 stories. There are, though, some applicable planning and zoning issues that require review as a part of the Design Review application submitted:

- Projections into the Right-of-Way – The applicant is proposing to provide a soffit type element at the roofline, as well as a new entry canopy and several awnings. Due to the buildings placement on the frontage line, each of these elements encroaches into the right-of-way and are subject to the requirements of Article 4, Section 4.74 (D), which states the following:
 1. *Removable* architectural elements such as awnings, canopies, marquees may be approved by the Design Review Board to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.
 2. *Permanent* architectural features such as windows, balconies, overhangs and other architectural features that encroach into the right of way above 8 ft. may be approved by the Design Review Board provided that they do not extend 2 ft. or more into the right of way or create an obstruction, and that the encroachment complies with the design review standards set forth in Article 7 of Birmingham Zoning Ordinance. Encroachments that extend more than 2 ft. into the right of way will also require the approval of the City Commission through a lease agreement.

First, the proposed entry canopy projects 4 ft. 8 in. from the building and 10 ft. 3 in. from grade at its lowest point, where the sidewalk measures roughly 9 ft. 6 in. Neither the canopy dimension nor the sidewalk width are noted on the plan, but measurements were able to be made using the scaled drawings provided. **This projection meets the requirements of Article 4, Section 4.74(D)(4)(c)(i).**

Second, the proposed awnings project 1 ft. 8 in. from the building and 8 ft. from grade, where the sidewalk measures 12 ft. 10 in. Neither the canopy dimension nor the sidewalk width are noted on the plan, but measurements were able to be made using the scaled drawings provided. **This projection meets the requirements of Article 4, Section 4.74(D)(4)(c)(i).**

Finally, the proposed soffit at the roofline projects 3 ft. 2 in. from the building and 33 ft. 10 in. from grade. Because this feature is permanent and above 8 ft., it would either need to be reduced to project no more than 2 ft., or a lease would be required from the City Commission. **This projection does not meet the requirements of Article 4, Section 4.74(D)(4)(c)(ii).**

In summary, the Design Review Board should consider approving the canopy and awning projections into the right of way, as both appear to meet the requirements of the Zoning Ordinance. However, **the applicant must submit revised plans with all dimensions noted above clearly labeled and confirmed. In addition, the applicant must submit revised plans reducing the soffit projection to 2 ft. or less, or obtain a lease from the City Commission.**

- Glazing – As noted above, the applicant is proposing to make modifications to the glazing on the building on the first floor and the upper floors. The Zoning Ordinance requires transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. In addition, the glazed area of a facade above the first floor shall not exceed 35% of the total area, with each facade being calculated independently. Finally, clear glazing is required on the storefront/ground floor facade. At this time, the applicant has not submitted glazing specifications to determine if the clarity requirements are met.

The applicant has submitted glazing calculations for the South and West facades of the building. The proposed south façade measures 41% and 25% on the first and upper floors, respectively. The proposed west façade measures 53% and 24% on the first and upper floors, respectively. **The proposed glazing on the first floor façade in between 1 ft. and 8 ft. does not meet the 70% glazing requirement.**

Thus, **the applicant must submit revised design plans demonstrating transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground on the south and west facades, or obtain a variance from the Board of Zoning Appeals. Additionally, the applicant must submit glazing specification sheets to ensure the clarity requirements are met.**

- Building Use – In the D3 overlay zone, office use is limited to one story, except that a two-story building dedicated to office use is permissible. The existing 3-story building is currently used as office/commercial, and building use is not proposed to change as a part of the Design Review application submitted. Thus, the use is permitted to remain as legal existing nonconforming.
- Parking – Similar to the use section above, a parking analysis is not required, as the building use is not proposed to change. In addition, the building is located in the Parking

Assessment District, thus no parking is required to be provided for the commercial uses within.

- **Landscaping** – There are no landscaping installations that are required as a part of the Design Review application submitted. However, there is an existing small landscaped area at the rear (north) side of the building that currently contains turf grass and several trees. The applicant is proposing to introduce a new patio and trellis for building occupants to recreate outside. The applicant is proposing to maintain the existing trees, and has proposed an option to introduce one new ornamental Allegheny Serviceberry tree and new groundcover/perennials/shrubs.

Although this species of tree does produce a small berry-like fruit, the Planning Division does not consider it a succulent fruit bearing tree as contained in the prohibited species list in Article 4, Section 4.20(D)(4) of the Zoning Ordinance. Any future plantings by the owner of the building must gain approval and adhere to the requirements of Section 4.20. In addition, the applicant is encouraged to consider various means of infiltrating storm water into this new paving element through the use of permeable pavers or adjacent rain gardens.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input type="checkbox"/>	<input checked="" 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 185 Oakland with the following conditions:

1. The Design Review Board approves the non-cutoff wall sconces pursuant to Article 4, Section 4.21;
2. The applicant must submit revised lighting/photometric plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
3. The Design Review Board approves the canopy and awning projections into the Oakland and Ferndale right-of-way so long as the applicant submit revised plans with all dimensions clearly labeled and confirmed. In addition, the applicant must submit revised plans reducing the soffit projection to 2 ft. or less, or obtain a lease from the City Commission.
4. The applicant must submit revised design plans demonstrating transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground on the south and west facades, or obtain a variance from the Board of Zoning Appeals. Additionally, the applicant must submit glazing specification sheets to ensure the clarity requirements are met.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 185 Oakland with the following conditions:

1. The Design Review Board approves the non-cutoff wall sconces pursuant to Article 4, Section 4.21;
2. The applicant must submit revised lighting/photometric plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
3. The Design Review Board approves the canopy and awning projections into the Oakland and Ferndale right-of-way so long as the applicant submit revised plans with all dimensions clearly labeled and confirmed. In addition, the applicant must submit revised plans reducing the soffit projection to 2 ft. or less, or obtain a lease from the City Commission.

4. The applicant must submit revised design plans demonstrating transparent areas equal to 70% of its portion of the facade, between one and eight feet from the ground on the south and west facades, or obtain a variance from the Board of Zoning Appeals. Additionally, the applicant must submit glazing specification sheets to ensure the clarity requirements are met.

OR

Motion to **POSTPONE** the Design Review application for 185 Oakland pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 185 Oakland for the following reasons:

1. _____
2. _____
3. _____

185 OAKLAND OFFICE RENOVATION

DESIGN REVIEW BOARD SUBMITTAL 02/08/2023

OWNER

HOLLYWOOD SHERIDAN ASSOCIATES, LLC
29100 NORTHWESTERN HWY, SUITE 410
SOUTHFIELD, MI 48034
PHONE: (248)879-7777

ARCHITECT

HOBBS+BLACK ARCHITECTS
100 N. STATE STREET
ANN ARBOR, MI 48104
PHONE: (734)663-4189

CONTRACTOR

KIRCO MANIX
101 W. BIG BEAVER ROAD, SUITE 200
TROY, MI 48084
PHONE: (248)354-5100

SHEET INDEX

- G-1 - COVER SHEET
- A-1 - EXISTING VS PROPOSAL
- A-2 - RENDERING & MATERIALS
- A-3 - ELEVATIONS
- A-4 - ELEVATIONS
- A-5 - WALL SECTIONS
- A-6 - OUTDOOR AREA EXISTING PHOTOGRAPHS
- A-7 - SITE PLAN
- C-1.0 - TOPOGRAPHIC SURVEY
- C-2.0 - PRELIMINARY SITE PLAN
- L-1.0 - PRELIMINARY LANDSCAPE PLAN



F4

A-1

EXISTING AERIAL

SCALE -

FLEWME



C4

A-1

PROPOSED AERIAL

SCALE -

FLEWME



F1

A-1

EXISTING CORNER VIEW

SCALE -

FLEWME



C1

A-1

PROPOSED CORNER VIEW

SCALE -

FLEWME

Drawing: P:\2022\22111\DWG\SD\20230201 - elevation-wk.dwg
Date: Feb 07, 2023, 5:34pm Layout: A-2 Plotted by: wh

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CONSULTANT

RENDERINGS
AND
MATERIALS

SHEET TITLE

22-111

PROJECT NUMBER

A-2

SHEET NUMBER

185 OAKLAND AVENUE

OFFICE RENOVATION

BIRMINGHAM,
MICHIGAN

PROJECT

HOBBS + BLACK
ARCHITECTS

100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

DRAWN BY
TLP
CHECKED BY

SITE PLAN SUBMISSION 02/06/2023
DATE ISSUED

Sheet Size - 24x36
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C5
A-2
PROPOSED EAST VIEW
SCALE -
RENAME



C1
A-2
PROPOSED NORTHEASTERN VIEW
SCALE -
RENAME



F5
A-2
PROPOSED FRONT VIEW
SCALE -
RENAME



F3
A-2
PROPOSED NORTH VIEW
SCALE -
RENAME

MATERIALS							
BRICK-1 SAVANNAH	BRICK-2 GRAPHITE(SMOOTH)	CASTSTONE BUFF(SMOOTH)	FIBER CEMENT PANEL GRAY	METAL PANEL - 1	SPECIALTY SIDING WOOD	METAL PANEL - 1 CHAMPAGNE BRONZE	PRE-FINISHED METALTRIM/ METAL AWNING DARK BRONZE

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Date: Feb 07, 2023, 5:34pm Layout: A-3 Plotted by: wh

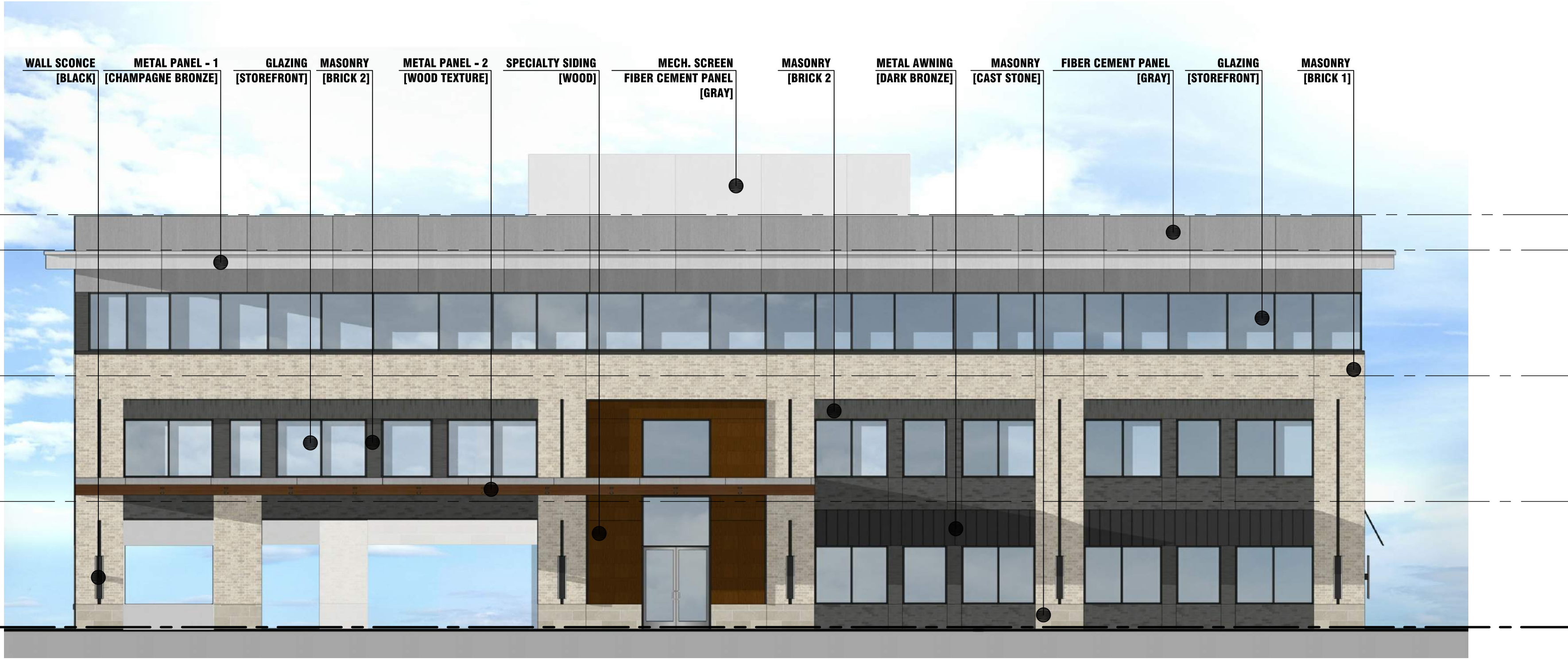
PARAPET
+ 138' - 10"

ROOF
+ 135' - 6"

SECOND FLOOR
+ 123' - 8"

SECOND FLOOR
+ 111' - 10"

GRADE
+ 100' - 0"



D4
A-3
SOUTH ELEVATION
SCALE - 1/8" = 1'-0"
FILENAME

EXISTING SOUTH ELEVATION

Total Facade Area:
4154.44 sqft

Glazing Above 1st Floor:
1028.25 sqft (24.8%)

Total Facade Area Between 1'-8':
518.75 sqft

Glazing Area Between 1'-8':
256.42 sqft (49.4%)

PROPOSED SOUTH ELEVATION

Total Facade Area:
4327.80 sqft

Glazing Above 1st Floor:
1075.72 sqft (24.8%)

Total Facade Area Between 1'-8':
604.5 sqft

Glazing Area Between 1'-8':
256.42 sqft (41.03%)

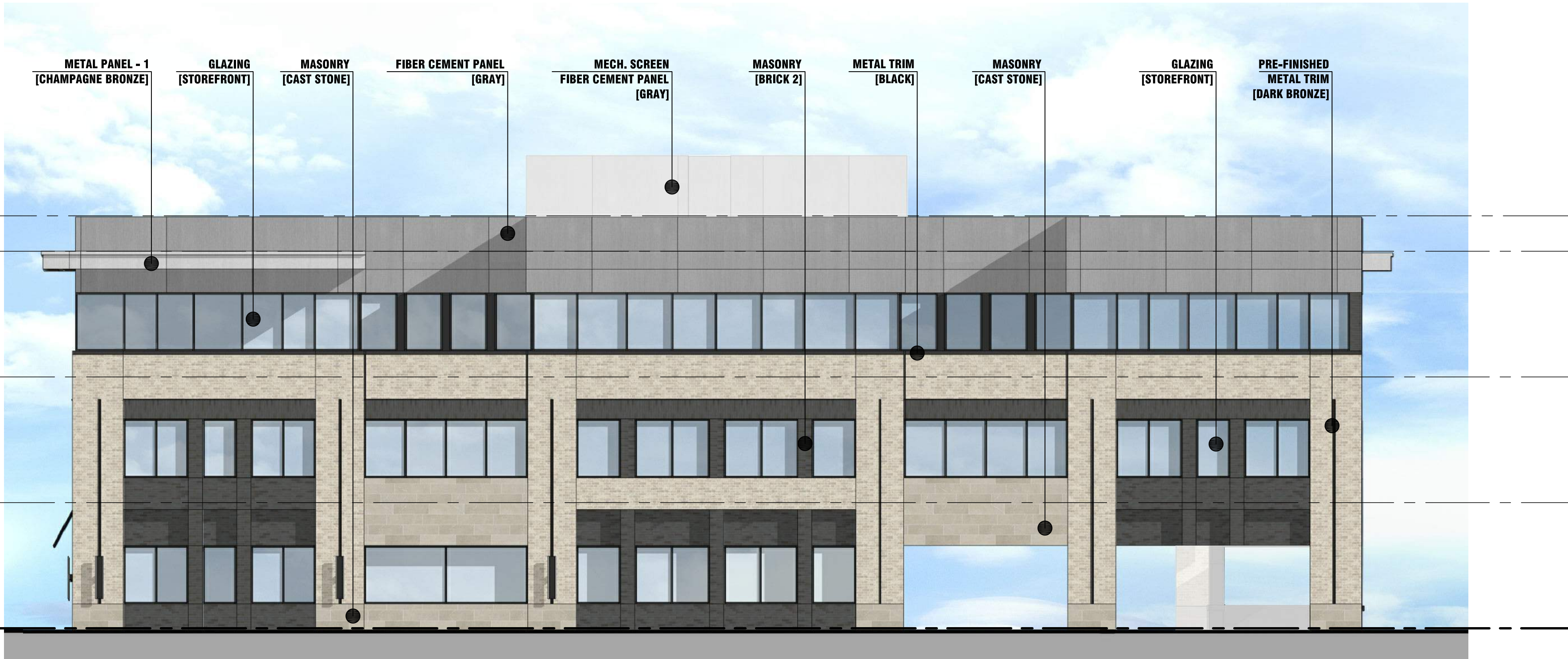
PARAPET
+ 138' - 10"

ROOF
+ 135' - 6"

SECOND FLOOR
+ 123' - 8"

SECOND FLOOR
+ 111' - 10"

GRADE
+ 100' - 0"



D1
A-3
NORTH ELEVATION
SCALE - 1/8" = 1'-0"
FILENAME

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Date: Feb 07, 2023, 5:34pm Layout: A-4 Plotted by: wh

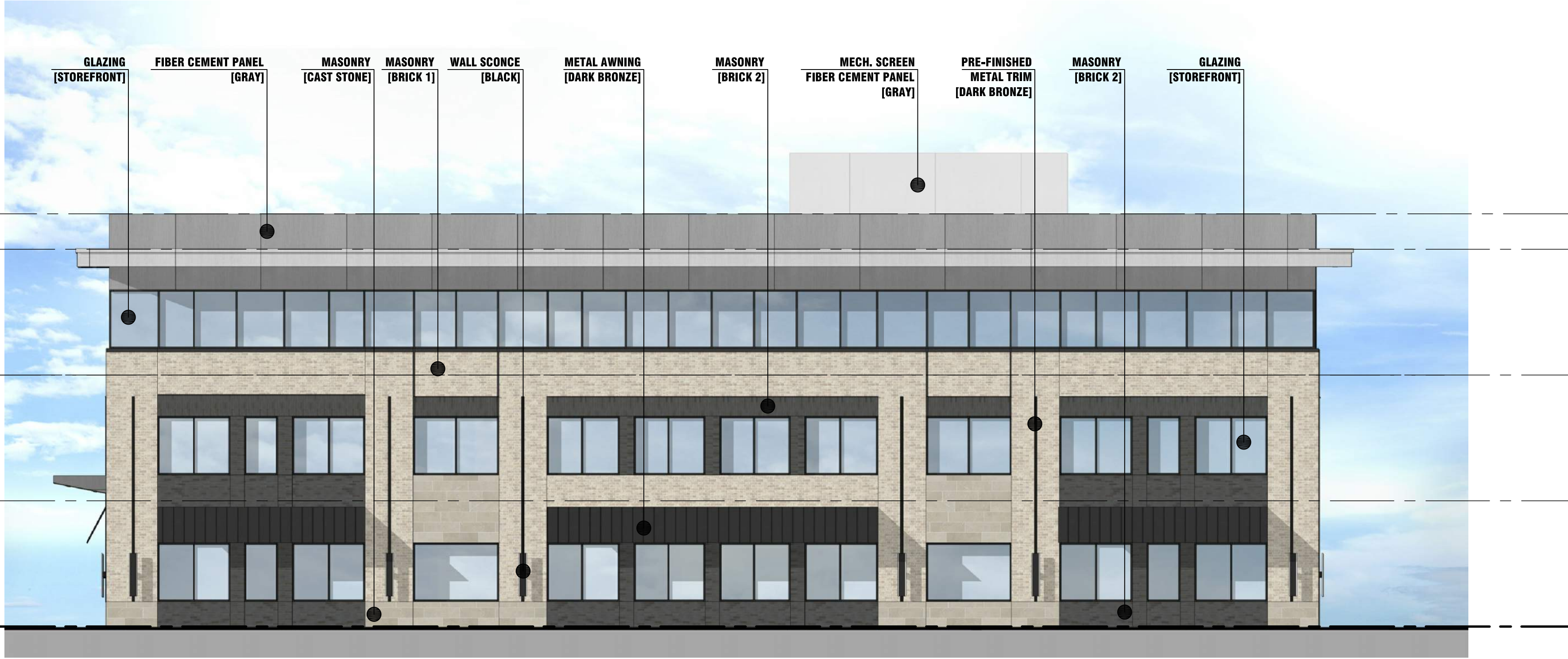
PARAPET
+ 138' - 10"

ROOF
+ 135' - 6"

SECOND FLOOR
+ 123' - 8"

SECOND FLOOR
+ 111' - 10"

GRADE
+ 100' - 0"



EXISTING EAST ELEVATION

Total Facade Area:
4364.75 sqft

Glazing Above 1st Floor:
1111 sqft (25.4%)

Total Facade Area Between 1'- 8':
791 sqft

Glazing Area Between 1'- 8':
462 sqft (58.4%)

PROPOSED EAST ELEVATION

Total Facade Area:
4364.75 sqft

Glazing Above 1st Floor:
1042.74 sqft (23.9%)

Total Facade Area Between 1'- 8':
791 sqft

Glazing Area Between 1'- 8':
421.44 sqft (53.28%)

D4
A-4
EAST ELEVATION
SCALE - 1/8" = 1'-0"
FLENAME

PARAPET
+ 138' - 10"

ROOF
+ 135' - 6"

SECOND FLOOR
+ 123' - 8"

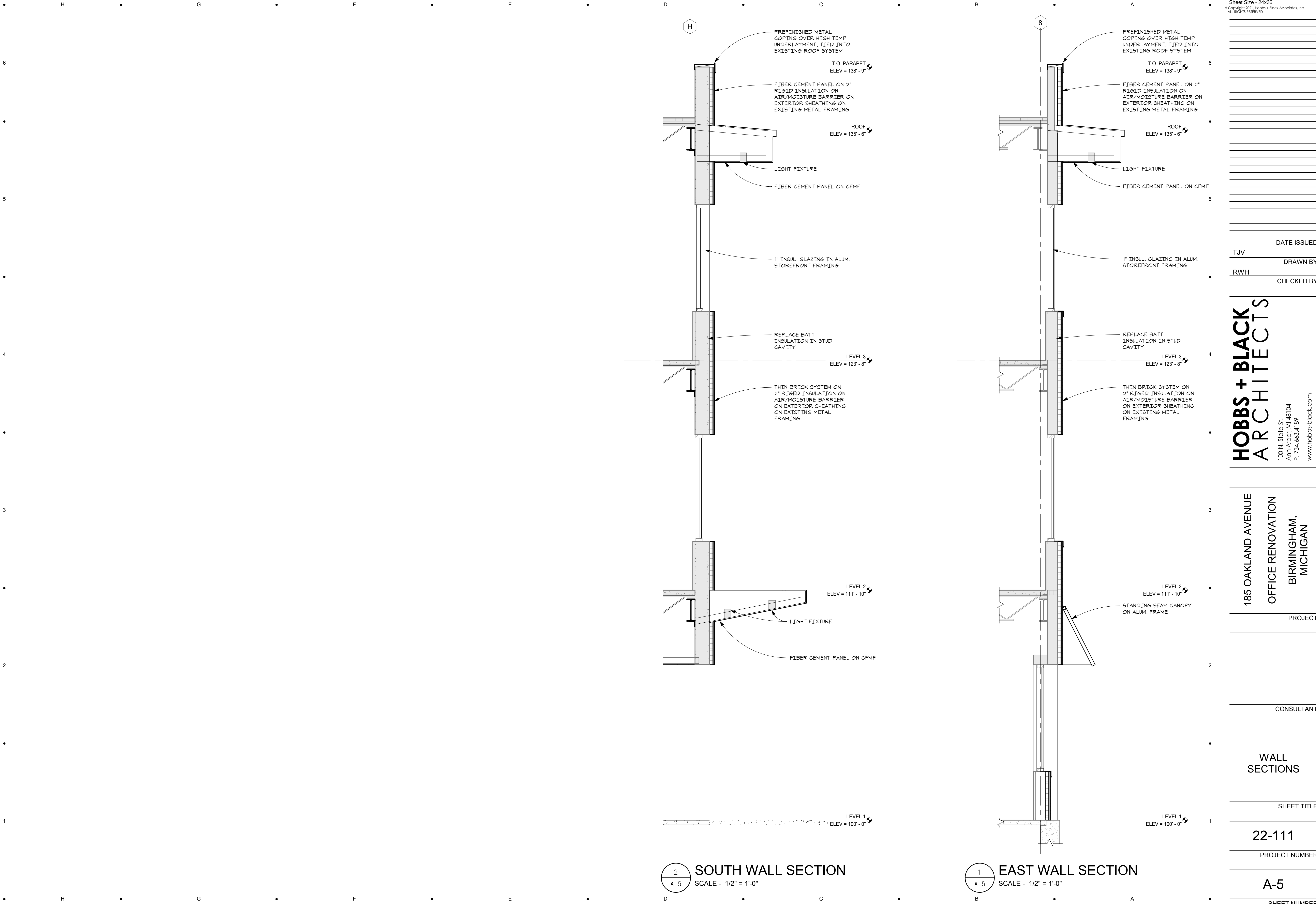
SECOND FLOOR
+ 111' - 10"

GRADE
+ 100' - 0"



D1
A-4
WEST ELEVATION
SCALE - 1/8" = 1'-0"
FLENAME

C:\Users\jstasko\Documents\22111-ARCH-185 Oakland Ave Office
Renc-2022_jstasko@hobbs-black.com.rvt



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TJV
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RWH
CHECKED BY

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ARCHITECTS
100 N. State St.
Ann Arbor, MI 48104
P: 734.663.4189
www.hobbs-black.com

185 OAKLAND AVENUE
OFFICE RENOVATION
BIRMINGHAM,
MICHIGAN

PROJECT

CONSULTANT

WALL
SECTIONS

SHEET TITLE

22-111

PROJECT NUMBER

A-5

SHEET NUMBER

Drawing: P:\2022\22111\UDwggs\SD\20230201 - elevation-wk1.dwg
Date: Feb 07, 2023, 5:35pm Layout: A-6 Plotted by: wh



G2 **EXISTING OUTDOOR VIEW 2**
SCALE -
F5/NAME



E2 **EXISTING OUTDOOR VIEW 3**
SCALE -
F5/NAME



D2 **EXISTING OUTDOOR VIEW 4**
SCALE -
F5/NAME



B2 **EXISTING OUTDOOR VIEW 5**
SCALE -
F5/NAME



F5 **PROPOSED OUTDOOR AERIAL**
SCALE -
F5/NAME



B5 **EXISTING OUTDOOR VIEW 1**
SCALE -
F5/NAME

185 OAKLAND AVENUE

OFFICE RENOVATION

PROJECT

BIRMINGHAM,
MICHIGAN

CONSULTANT

OUTDOOR AREA

SHEET TITLE

22-111

PROJECT NUMBER

A-6

SHEET NUMBER

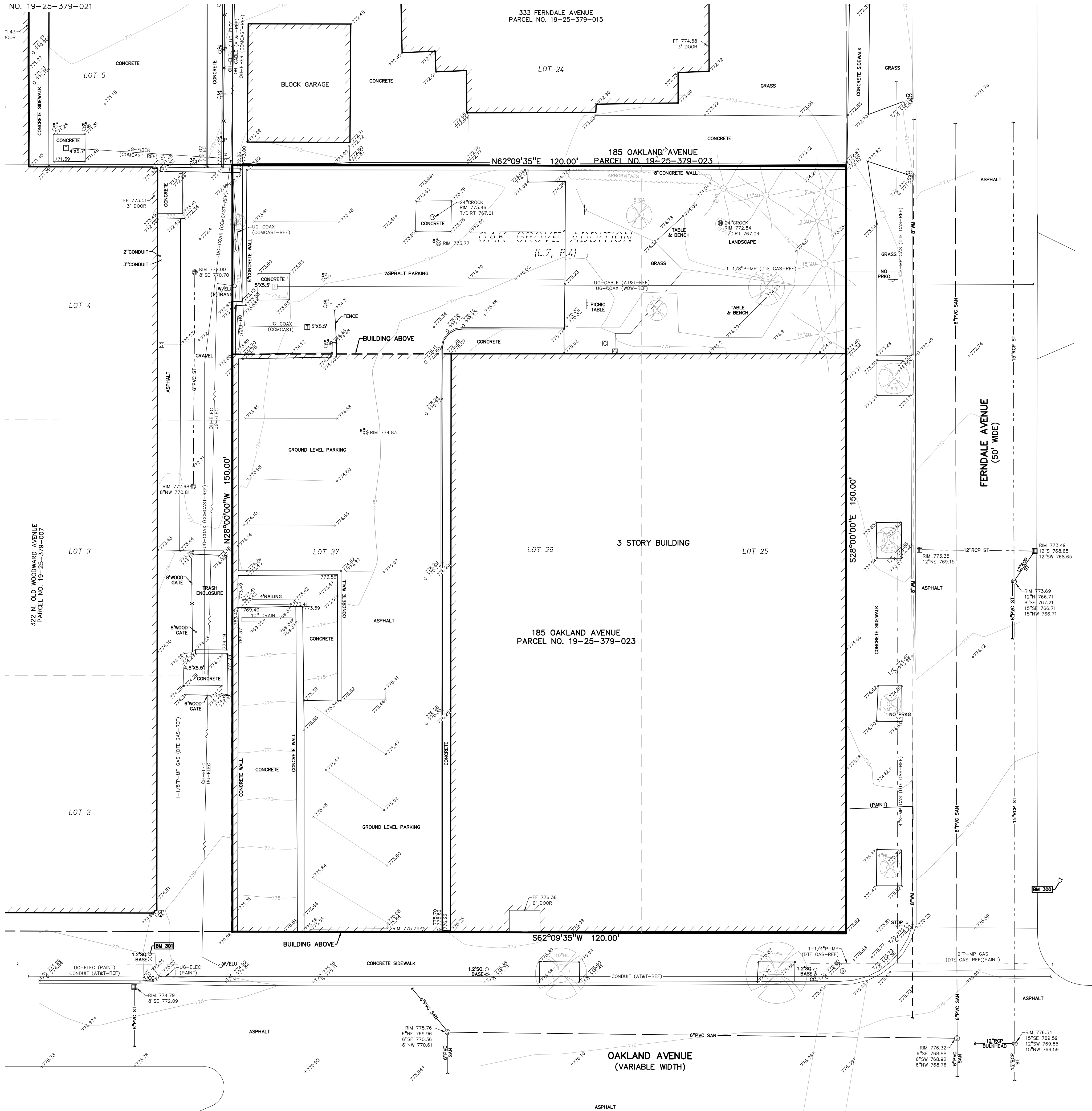
SITE PLAN SUBMISSION 02/06/2023
DATE ISSUED

DRAWN BY
TLP
CHECKED BY

HOBBS + BLACK
ARCHITECTS

100 N. State St.
4th Floor, Suite 404
P: 734.663.4189
www.hobbs-black.com

Sheet Size - 24x36
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LEGEND:

- OH-ELEC—W—O— EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV— EX. U.G. CABLE TV & PEDESTAL
- UG-COMM— EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC— EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

- CABLE: A1&T MAP A1, DATED 11/10/2022; COMCAST MAP, EMAIL DATED 11/11/2022; WOW MAP, EMAIL DATED 11/04/2022
- GAS: DTE GAS COMPANY MAP 0260254, DATED 08/31/22
- WATER MAIN: CITY OF BIRMINGHAM MAP, EMAIL DATED 11/04/2022
- SANITARY SEWER: CITY OF BIRMINGHAM MAP, EMAIL DATED 11/04/2022
- STORM SEWER: CITY OF BIRMINGHAM MAP, EMAIL DATED 11/04/2022
- ELECTRIC: HAVE NOT RECEIVED UTILITY MAPS AS OF 11/14/2022

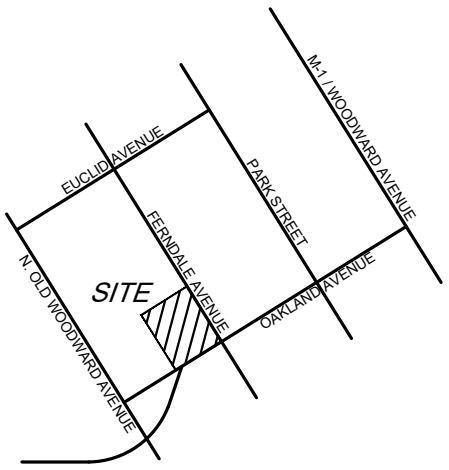
LEGAL DESCRIPTION:

PARCEL ID 19-25-379-023
Land in the City of Birmingham, Oakland County, Michigan, described as follows:
T2N, R10E, SEC 25 OAK GROVE ADD LOTS 25, 26 & 27 01/11/89 FR 016, 017 & 018

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
ARROW ON A HYDRANT LOCATED AT THE SOUTHEAST CORNER OF FERNDALE AVENUE & OAKLAND AVENUE.
ELEV. - 778.57

BM #301
CUT 'X' ON THE SOUTHEAST BOLT OF A LIGHT POLE BASE LOCATED ON THE NORTH SIDE OF OAKLAND AVENUE, NEAR THE SOUTHEAST BUILDING CORNER OF 322 N. OLD WOODWARD AVENUE.
ELEV. - 775.47



CLIENT
HOBBS & BLACK ASSOCIATES, INC
100 N. STATE STREET
ANN ARBOR, MICHIGAN 48104

PROJECT TITLE
OAKLAND AVENUE PROJECT
185 OAKLAND AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
NOVEMBER 18, 2022

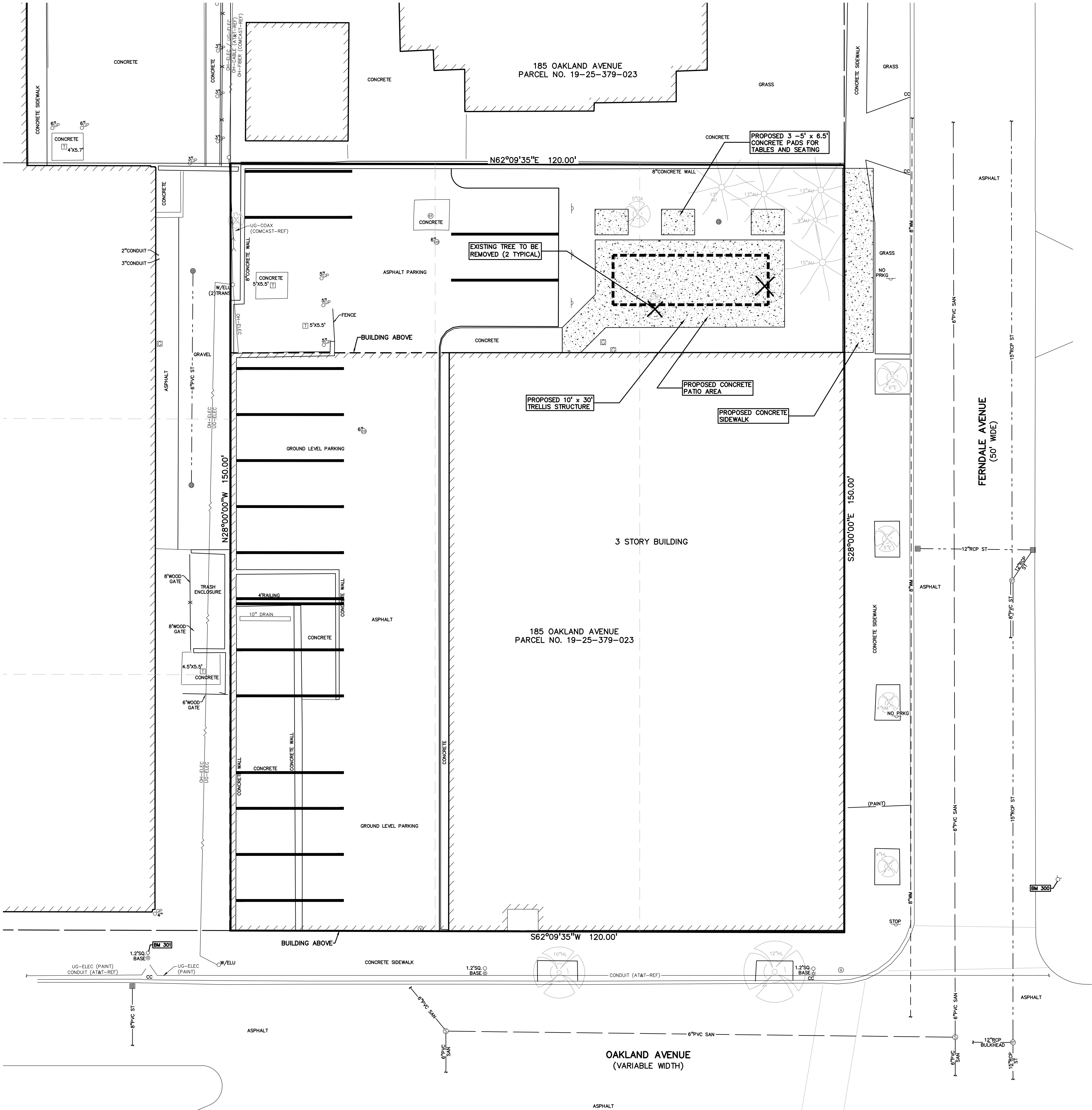
DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2022-1224
P.M. JPB
DN. LKP
DES.

DRAWING NUMBER:

C-1.0

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F, DATED SEPTEMBER 29, 2006.



LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV-TV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM-S-S EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
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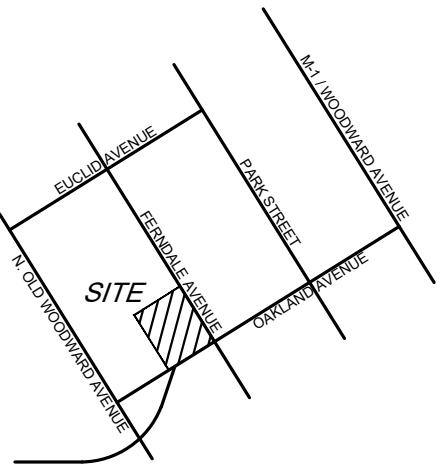
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ELEV. - 775.47

PEA GROUP
t: 844.813.2949
www.peagroup.com

811. Know what's below. Call before you dig.

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



CLIENT
HOBBS & BLACK ASSOCIATES, INC
100 N. STATE STREET
ANN ARBOR, MICHIGAN 48104

PROJECT TITLE
OAKLAND AVENUE PROJECT
185 OAKLAND AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
FEBRUARY 08, 2023

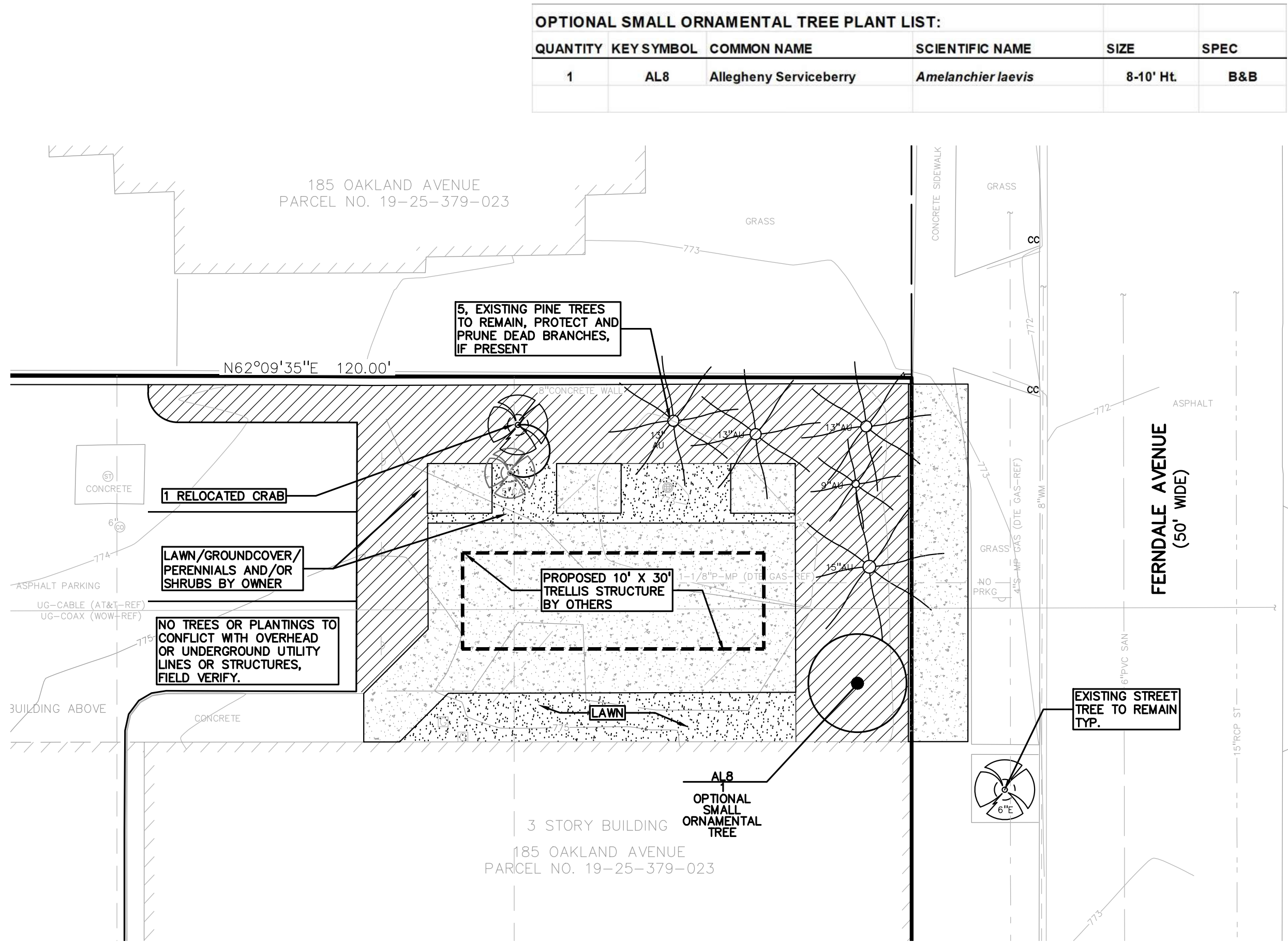
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2022-1224
P.M.	JPB
DN.	LKP
DES.	

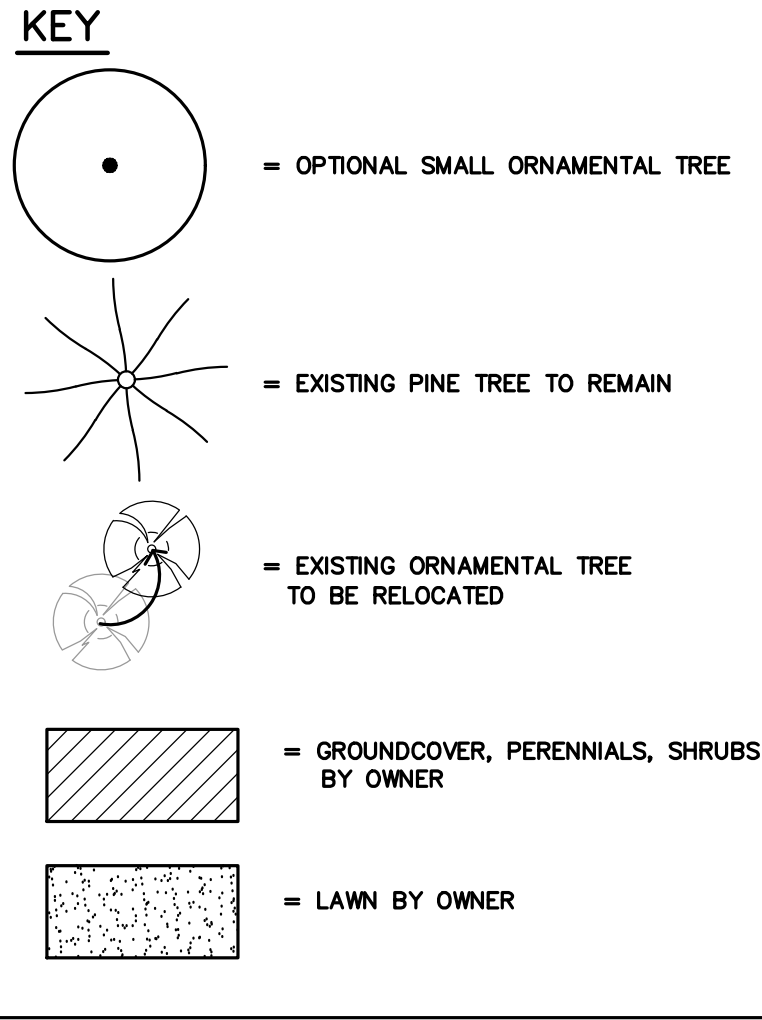
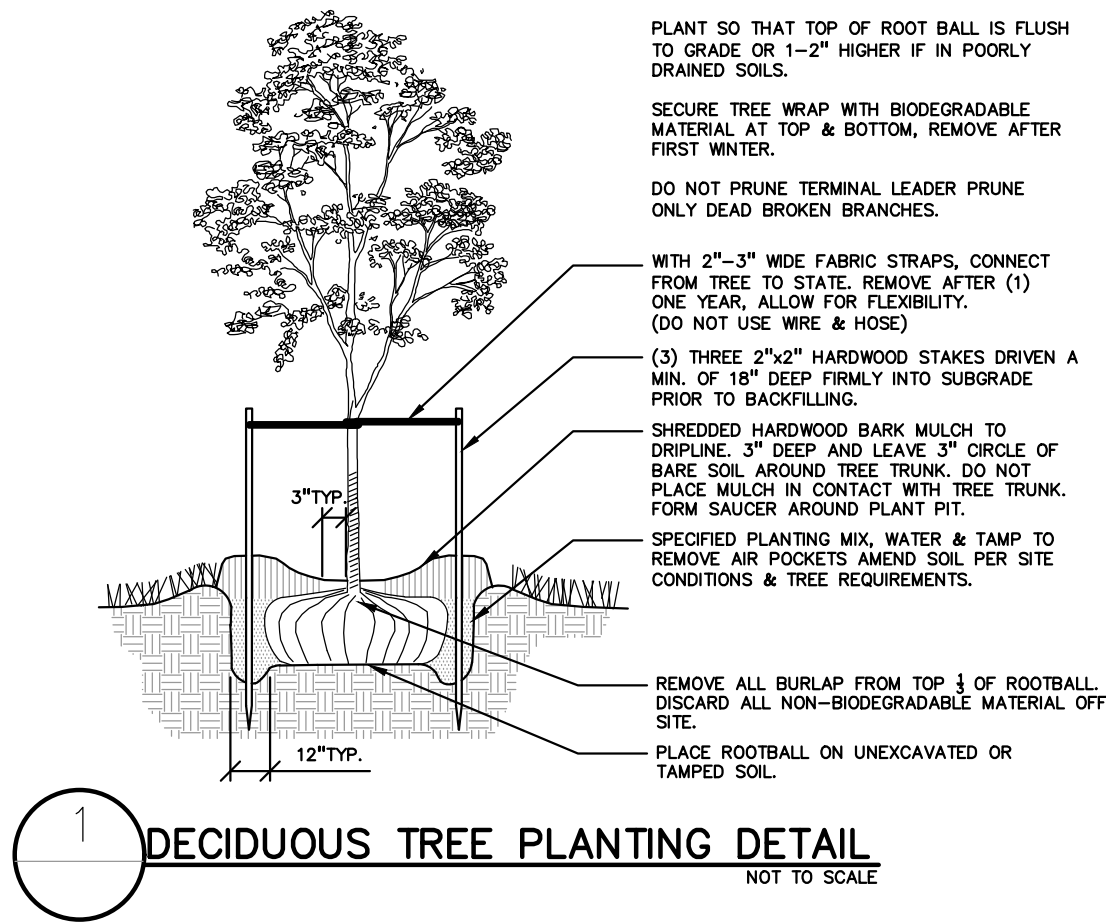
DRAWING NUMBER:

C-2.0

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537F, DATED SEPTEMBER 29, 2006.

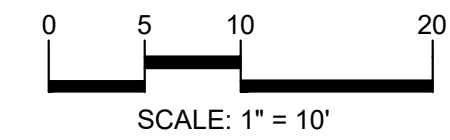


OPTIONAL SMALL ORNAMENTAL TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
1	ALB	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8-10' Ht.	B&B

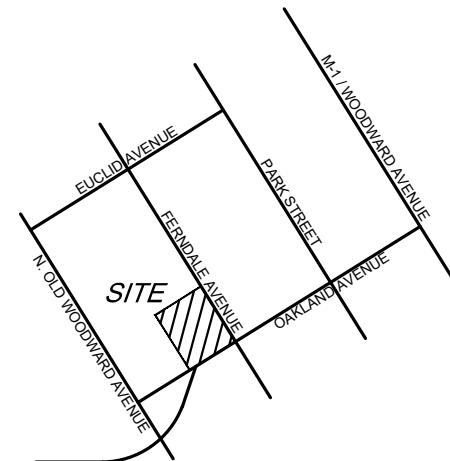


GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



CAUTION!!
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CLIENT

HOBBS & BLACK ASSOCIATES, INC

100 N. STATE STREET
ANN ARBOR, MICHIGAN 48104

PROJECT TITLE

OAKLAND AVENUE PROJECT

185 OAKLAND AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS	
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ORIGINAL ISSUE DATE:
FEBRUARY 08, 2023

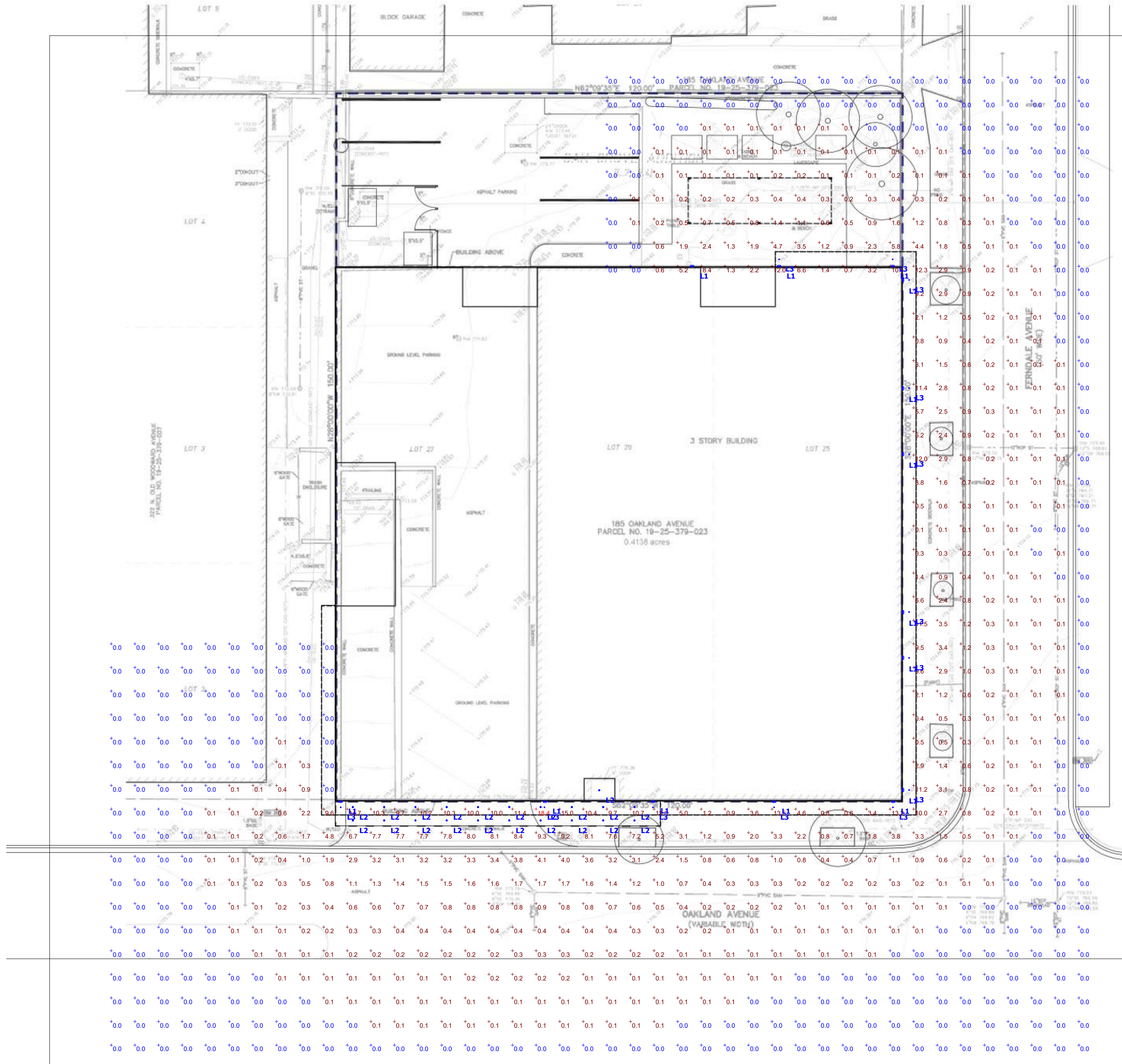
DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2022-1224
P.M.	JPB
DN.	JLE
DES.	

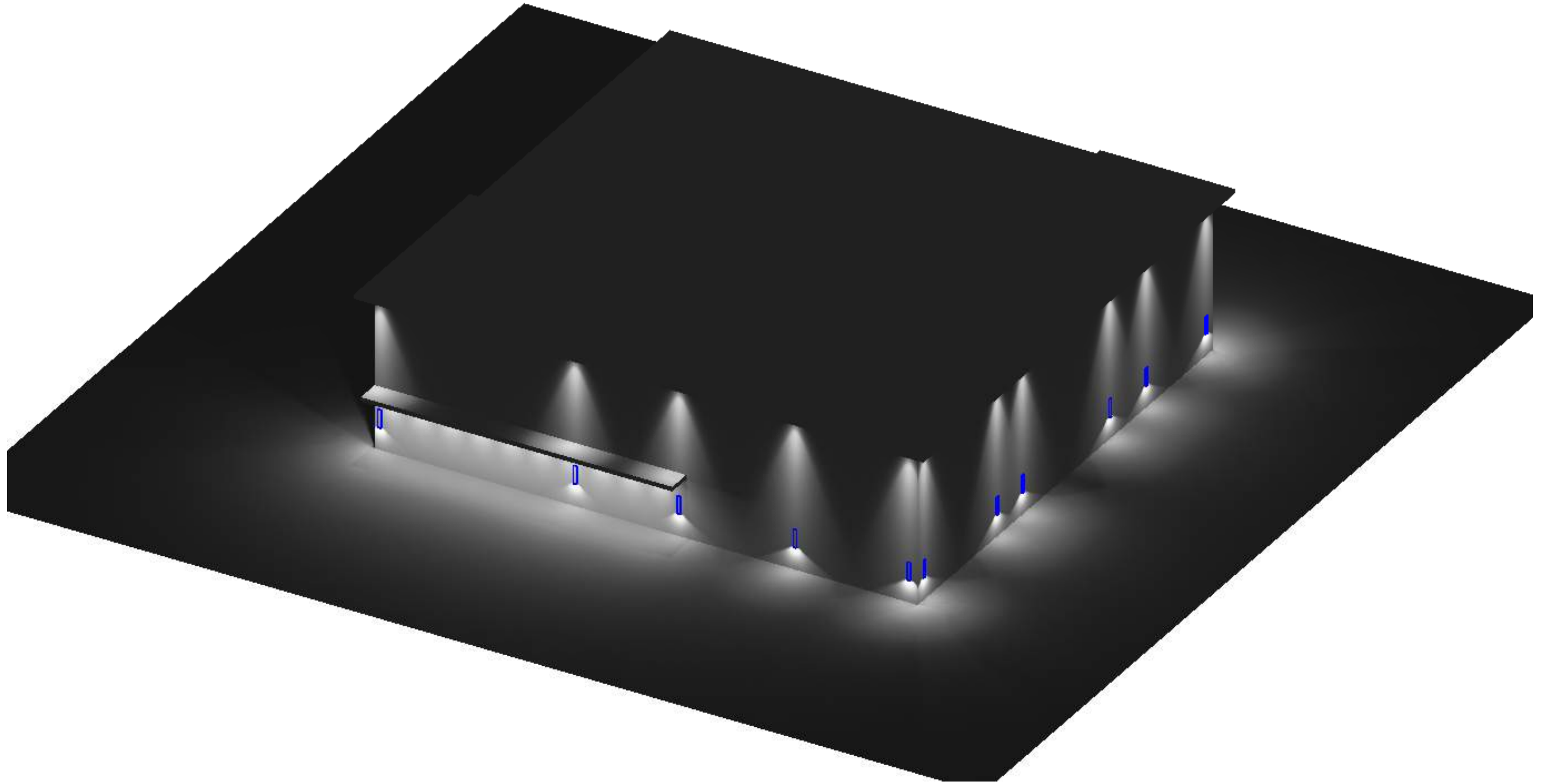
DRAWING NUMBER:

L-1.0



Plan View

Scale - 1" = 16ft

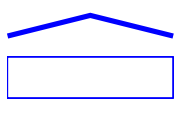

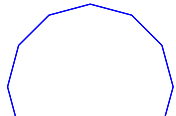


View #1

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
OVERALL	+	0.9 fc	18.4 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	L1	14	Dals Lighting Inc.	SWS48-3K	SWS48-3K	LED	2160	2	25.9
	L2	21	BEGA	55 942	55 942 K3	LED	631	1	11
	L3	13	BEGA	55 842	55842	LED	577	1	7

General Note

- LUMINAIRE MOUNTING HEIGHT L1 - 5' - 0", L2 - 13' - 0", L3 - 33' - 10"
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
- LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

LED compact downlights - adjustable light distribution

Application
LED recessed ceiling luminaires with adjustable light distribution. The inclination angle of the luminaires is infinitely adjustable from 0-30°. The optical assembly can be rotated 360° around the vertical axis. The adjustable optical system make these luminaires ideal for solving myriad of lighting tasks.

Materials
Luminaire housing and trim constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector surface made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.3 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -20° C
LED module wattage 5.7 W
System wattage 7.0 W
Controllability 0-10V dimming down to 0.1%
Color rendering index Ra > 90
Luminaire lumens 583 lumens (3000K)
Lifetime at Ta=15° C 200,000 h (L70)
Lifetime at Ta=35° C 200,000 h (L70)

LED color temperature

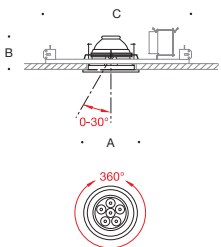
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL: ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED compact downlights - adjustable light distribution

	LED	β	A	B	C
55842	5.7 W	16°	6 1/2"	3 1/2"	18"

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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BEGA

LED semi-recessed ceiling downlight - partially frosted crystal glass

BEGA

Application
LED semi-recessed ceiling luminaire with partially frosted crystal glass and symmetrical wide beam light distribution designed for downlighting atriums, passages and other interior and exterior locations.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Stainless steel trim ring
Partially frosted crystal glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Stainless steel screw clamps
Galvanized steel rough in ceiling pan with through wiring box

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.4 lbs

Electrical
Operating voltage 120-277V AC
Minimum start temperature -30° C
LED module wattage 8.7 W
System wattage 11 W
Controllability 0-10V dimming down to 0.1%
Color rendering index Ra > 85
Luminaire lumens 744 lumens (3000K)
Lifetime at Ta=15° C 420,000 h (L70)
Lifetime at Ta=40° C 260,000 h (L70)

LED color temperature

- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

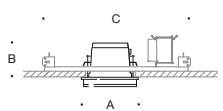
BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

#4 brushed stainless steel.

Custom colors are not available.

Stainless steel requires regular cleaning and maintenance, much like household appliances to maintain its luster and prevent tarnishing or the appearance of rust like stains.



LED semi-recessed ceiling downlight - partially frosted crystal glass

	LED	A	B	C
55942	8.7 W	4 1/2"	2 1/2"	18"

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

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Model	Size	Watts	Delivered lumens	CRI	Color *T	Voltage
SWS48-CC	48"	40 W	2110 lm	90	2700, 3000, 3500, 4000, 5000 K	120 V

Specifications

Over 50,000 hours of service life
Switch-selectable CCT: 2700 K/3000 K/3500 K/4000 K/5000 K
Made of extruded aluminum
Unique left/right lighting output
Superior color consistency
Integrated dimmable driver
ADA compliant
Suitable for wet locations
Ideal operating temperature: -20° to 40° C
Refer to website for dimmer compatibility
5-year warranty

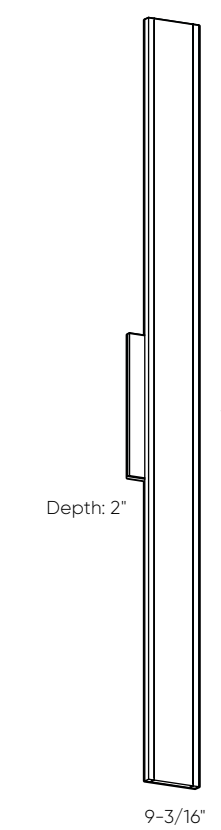
Finish

● **BK** Black

Note

Other color *T and finishes available, but may require MOQ's and longer lead times. Please contact your DALS representative for more information.

SWS48-CC



NEW



MEMORANDUM

Planning Division

DATE: March 1, 2023
TO: Design Review Board
FROM: Nicholas Dupuis, Planning Director
SUBJECT: 33680 Woodward – Petrucci Studio – Design Review

Zoning: B2B (General Business)
Existing Use: Commercial

Introduction

The applicant has submitted a Design Review application for a façade renovation to an existing 1-story commercial building on Woodward Ave. The subject site is located on the east side of Woodward, south of Bennaville.

The building was before the Design Review Board in 2017 requesting façade renovations which were approved and constructed.

Building Exterior

The site/design plans submitted contain proposals for a façade renovation, new lighting, and new signage. The proposed material palate for the building is as follows:

Material	Location	Color
Smooth EFIS Stucco Finish	Front (west) facade	Iron Ore
Aztek Arch. Trim	Front (west) façade	Iron Ore
Aluminum	Storefront glazing system	Black
Metal	Rear entry canopy	?
Existing CMU (Painted)	Rear (east) façade	Iron Ore

As the subject site is not located in any overlay zoning district, there are no architectural standards that apply to the proposed renovation. An analysis of the proposed glazing, lighting and signage are provided in the relevant sections below.

As a note, the applicant has submitted an elevation drawing in an overall site/design plan package, but also additional color rendered elevations in a supplementary document. There is at least one discrepancy that must be clarified in regards to the rear entry awning. One set of drawings calls it out as a fabric awning, while the other describes it as a metal awning. **The applicant must submit revised site/design plans with consistent material notes throughout.**

Signage

The applicant is proposing one new sign as a part of the Design Review submitted. Sheet A401 of the plans submitted provide a measurement of 39.75 ft. as the principal building frontage. The applicant is permitted 1.5 sq. ft. per 1 ln. ft. of principal building frontage, which results in a maximum permitted combined sign area of 59.6 sq. ft. The applicant has provided a sign plan that provides the dimension of the lettering that equals 58.64 sq. ft.

However, both the sign plan and building design plans demonstrate a larger area surrounding the lettering in the same brass material as the lettering. Article 2, Section 2.03(A) of the Sign Ordinance provides that the area of a sign face shall be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, *together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.* In the case of this sign, that could mean the area of the sign is actually 105.8 sq. ft. **The Design Review Board should discuss this element and determine whether it forms an integral part of the background of the display or is used to differentiate the sign from the backdrop or structure against which it is placed.**

In terms of the details, the proposed aluminum letters will be pin mounted and contain halo backlighting, all of which is permitted in this area. However, the sign plans do not note a total projection dimension from the building face, nor a height dimension from grade. Thus, **the applicant must submit revised sign plans with all required dimensions.**

Lighting

The applicant has submitted site/design plans that indicate two new gas lantern-style wall sconces are proposed at either side of the storefront. Due to the type and low-impact nature of the proposed gas lanterns, the Planning Division did not seek a photometric plan pursuant to Article 4, Section 4.21(C) of the Zoning Ordinance. **The Design Review Board may wish to discuss this determination.**

Planning and Zoning

As the building/site is not changing its use or size, there are no bulk or area requirements that must be reviewed at this time. There are, though, some applicable planning and zoning issues that require review as a part of the Design Review application submitted:

- Glazing – The applicant does not appear to be proposing and new opening or modifications to the size of the current openings on the front façade of the building. Thus, no glazing calculations are required at this time. However, because the applicant is changing out the glass in the storefront, the applicant must meet the clarity requirements of Article 4, Section 4.90(B) which requires clear glazing on the storefront/ground floor facade. At this time, the applicant has not submitted glazing specifications to determine if the clarity requirements are met.

The applicant is also proposing to replace two overhead garage doors on the rear of the building with a new storefront system to match the front of the building. 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 feet above grade. Although it is clear that the 30% glazing minimum is met, the applicant has not submitted specification sheets for the proposed glass.

The applicant must submit glazing specification sheets for all proposed glazing to ensure the clarity requirements are met.

- Building Use – The proposed use as a showroom and office for Petrucci Studio is permitted.
- Screening – Sheet A202 of the site/design plans submitted indicate a new RTU towards the west side of the roof. It does not appear that the unit will be screened in accordance with Article 4, Section 4.54 of the Zoning Ordinance. In addition, the applicant has not submitted any specification sheets for the proposed units. **Thus, the applicant must submit revised site/design plans and specification sheets that include screening and details for the new proposed RTU.**
- Parking – The proposed use as an office/commercial use requires the applicant to provide one off-street parking space for each 300 sq. ft. of floor area. The tenant space measures 3,264 sq. ft., which requires 11 parking spaces. The applicant has an off-street parking facility across the street with 16 off-street parking spaces. In addition, The City Commission granted the applicant permission to count 6 on-street parking spaces in the Woodward right-of-way to be counted towards their off-street parking requirements. It appears as though the applicant is also showing two off-street parking facilities behind each of their buildings, but there is not enough detail to consider those at this time. Regardless, the 22 official off-street parking spaces satisfy the parking requirements.

Required Attachments

(This space intentionally left blank)

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 33680 Woodward – Petrucci Studio – with the following conditions:

1. The applicant must submit revised site/design plans with consistent material notes throughout;
2. The applicant must submit revised sign plans with all required dimensions;
3. The applicant must submit revised site/design plans and specification sheets that include screening and details for the new proposed RTU; and
4. The applicant must submit glazing specification sheets for all proposed glazing to ensure the clarity requirements are met.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 33680 Woodward – Petrucci Studio – with the following conditions:

5. The applicant must submit revised site/design plans with consistent material notes throughout;
6. The applicant must submit revised sign plans with all required dimensions;
7. The applicant must submit revised site/design plans and specification sheets that include screening and details for the new proposed RTU; and
8. The applicant must submit glazing specification sheets for all proposed glazing to ensure the clarity requirements are met.

OR

Motion to **POSTPONE** the Design Review application for 33680 Woodward – Petrucci Studio – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 33680 Woodward – Petrucci Studio – for the following reasons:

1. _____
2. _____
3. _____

PETRUCCI OFFICE RENOVATION

33680 WOODWARD AVENUE

BIRMINGHAM, MICHIGAN 48009

OWNER PETRUCCI STUDIO
33680 WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48009

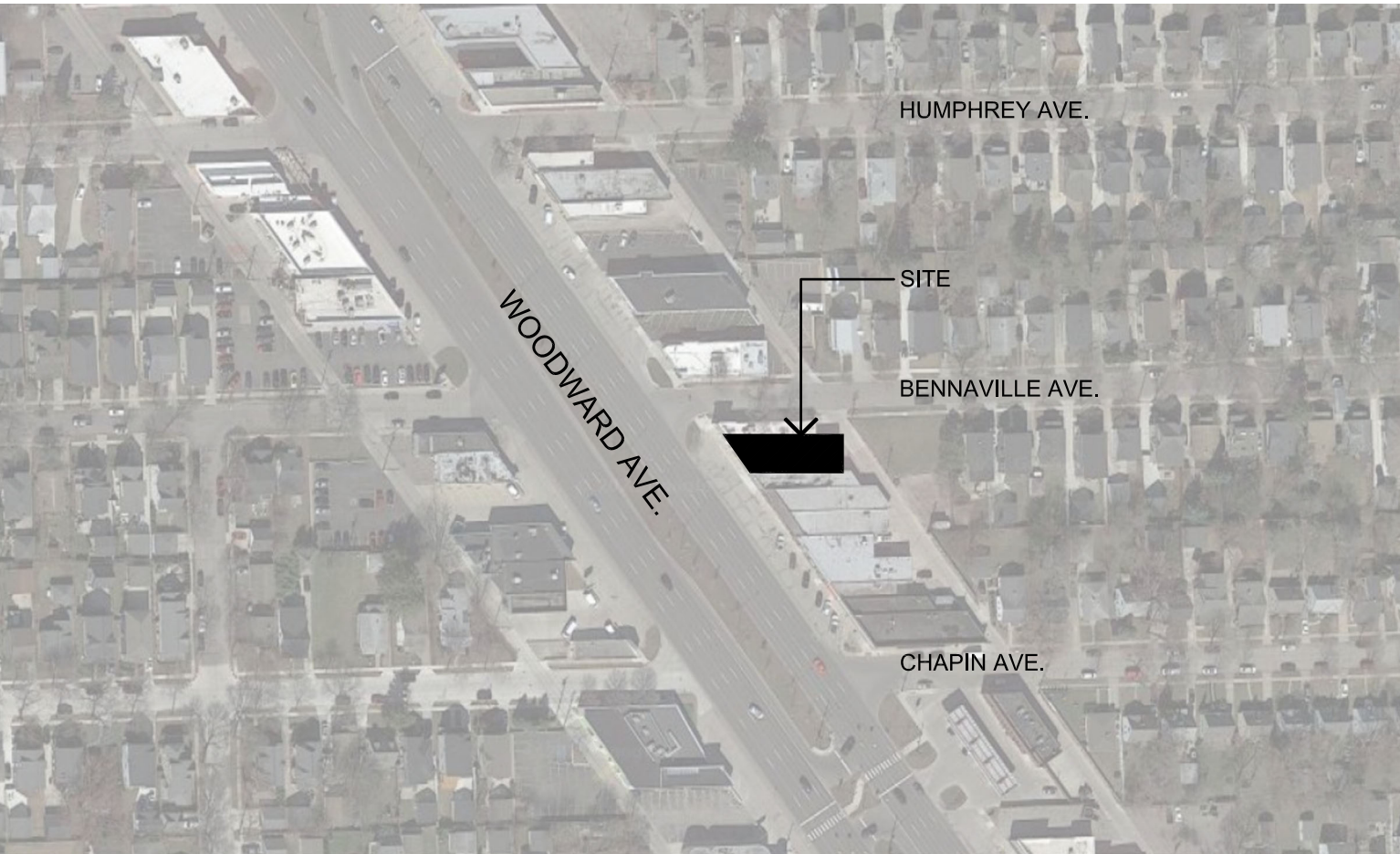
ARCHITECTS T-SQUARE STUDIOS
2200 SONOMA ST
FERNDAL, MICHIGAN 48220

STRUCTURAL MAVERICK CONSULTING ENGINEERS
535 HEIGHTS RD.
LAKE ORION, MI 48362

MEP MA ENGINEERING
180 HIGH OAK ROAD
BLOOMFIELD HILLS, MI 48304



INDEX OF DRAWINGS									
		02.08.2023 DESIGN REVIEW SUBMISSION	09.06.2022 95% CDS	01.28.2022 MEETING WITH CITY	01.17.2022 OWNER REVIEW	12.06.2021 OWNER REVIEW			
		●	●	●	●	●	A001	GENERAL	
								TITLE SHEET	
								ARCHITECTURAL DRAWINGS	
			●	●	●	●	A011	ARCHITECTURAL DRAWING STANDARDS	
			●	●	●	●	A012	WALL TYPES	
		●					A013	SITE PLAN	
			●	●	●	●	A031	CODE COMPLIANCE PLAN	
			●	●	●	●	AD201	DEMO FLOOR PLAN AND DEMO REFLECTED CEILING PLAN	
			●	●	●	●	AD202	DEMO ROOF PLAN	
			●	●	●	●	AD401	DEMO FLOOR PLAN AND DEMO REFLECTED CEILING PLAN	
		●	●	●	●	●	A201	FLOOR PLAN AND REFLECTED CEILING PLAN	
		●	●	●	●	●	A202	ROOF PLAN	
			●	●	●	●	A210	PLAN DETAILS	
			●				A211	PLAN DETAILS	
		●	●	●	●	●	A401	EXTERIOR ELEVATIONS	
			●	●	●	●	A501	SECTION DETAILS	
			●	●			A901	SPECIFICATIONS	
			●	●		●	A902	SPECIFICATIONS	
								MECHANICAL DRAWINGS	
			●				M000	MECHANICAL LEGEND, SHEET INDEX, GENERAL NOTES	
			●				M001	MECHANICAL SPECIFICATIONS	
			●				M002	MECHANICAL SPECIFICATIONS	
			●				M101	FLOOR PLANS - PLUMBING	
			●				M201	FLOOR PLANS - HVAC	
			●				M301	MECHANICAL SCHEDULES AND DETAILS	
								ELECTRICAL DRAWINGS	
			●				E001	ELECTRICAL LEGEND, SHEET INDEX, PANEL SCHEDULE AND SPECIFICATION	
			●				E100	FLOOR PLANS - ELECTRICAL	
								STRUCTURAL REPORTS	
			●				S001	STRUCTURAL NOTES + REPORTS	



 SITE MAP
SCALE: N.T.S



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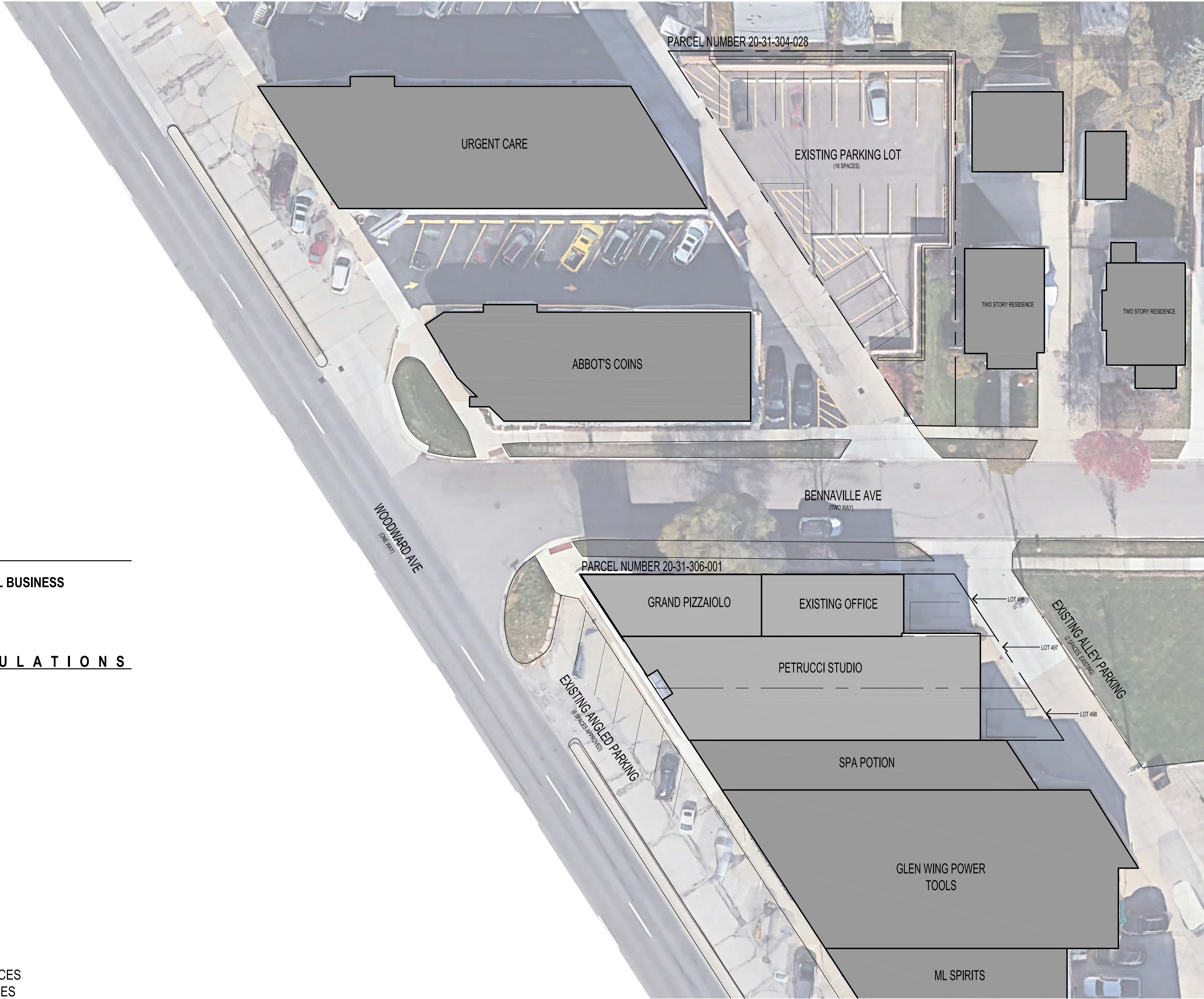
P E T R U C C I
H O M E S

PETRUCCI OFFICE RENOVATION
33680 WOODWARD AVENUE
BIRMINGHAM, MICHIGAN 48009

02.08.2023 DESIGN REVIEW SUBMISSION
12.21.2022 PRE-PREMIT REVIEW WITH CITY
09.06.2022 95% CD SET
01.28.2022 MEETING WITH THE CITY
01.17.2022 OWNER REVIEW
12.06.2021 OWNER REVIEW

TS Draw ☒ Preliminary ☐ Construction ☐ Record
TS Checked ☐ Approved ☐ Do not scale Use for exact dimensions only
TS Approved ☐ Bidpak Number
Job Number 21004

Title
TITLE SHEET
Sheet
A001



Z O N I N G

PROPERTY ZONING: B2-B GENERAL BUSINESS

P A R K I N G C A L C U L A T I O N S

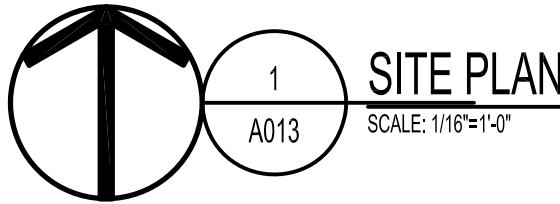
PETRUCCI STUDIO:
OCCUPANCY LOAD: 27
FLOOR AREA: 3,264 SF
PARKING: 1 SPACE PER 300 SF
3,264/300 = 11 SPACES

EXISTING OFFICE:
FLOOR AREA: 900 SF
PARKING: 1 SPACE PER 300 SF
900/300 = 3 SPACES

GRAND PIZZAIOLO:
FLOOR AREA: 1000 SF
PARKING: 1 SPACE PER 300 SF
900/300 = 4 SPACES

TOTAL PARKING COUNTS:
PETRUCCI STUDIO - 11 SPACES
EXISTING OFFICE - 3 SPACES
GRAND PIZZAIOLO - 4 SPACES

TOTAL PARKING NEEDED 18 SPACES
TOTAL EXISTING PARKING 24 SPACES



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PETRUCCI OFFICE RENOVATION
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BIRMINGHAM, MICHIGAN 48009

12.21.2022	PRE-PREMIT REVIEW WITH CITY
09.06.2022	95% CD SET
01.28.2022	MEETING WITH THE CITY
01.17.2022	OWNER REVIEW
12.06.2021	OWNER REVIEW

JKM	<input checked="" type="checkbox"/> Preliminary
Drawn	
TS	<input type="checkbox"/> Construction
Checked	
TS	<input type="checkbox"/> Record
Approved	
	Do not scale
	Use for exact
	dimensions only
	Blotpak Number
	Job Number
	21004

Title	WALL TYPES
Sheet	A012

DOOR SCHEDULE													
DOOR #	DOOR SIZE	DOOR			FRAME			DETAILS			U.L. LABEL	HDW. SET	REMARKS
		TYPE	MAT.	FINISH	TYPE	MAT.	FINISH	HEAD	JAMB	THRES.			
101	6'-0" x 9'-2"	A	ALUM.	BL	1	ALUM.	BL	-	-	-	-	1	
102A	3'-0" x 8'-0"	B	WD	STAIN	2	WD	PX	-	-	-	-	6	POCKET DOOR
103A	3'-0" x 8'-0"	B	WD	STAIN	2	WD	PX	-	-	-	-	6	POCKET DOOR
103B	3'-0" x 8'-0"	B	WD	STAIN	2	WD	PX	-	-	-	-	6	POCKET DOOR
104	5'-0" x 8'-0"	D	ALUM.	PX	4	ALUM.	PX	-	-	-	-	5	
105A	3'-6" x 8'-0"	B	WD	STAIN	2	WD	PX	-	-	-	-	6	POCKET DOOR
105B	2'-10" x 8'-0"	B	WD	STAIN	2	WD	PX	-	-	-	-	4	
106	2'-10" x 8'-0"	B	ALUM.	PX	4	ALUM.	BL	-	-	-	-	-	SLIDING DOOR
107	2'-10" x 8'-0"	B	ALUM.	PX	4	ALUM.	BL	-	-	-	-	-	SLIDING DOOR
108	3'-0" x 8'-0"	F	WD	STAIN	3	WD	PX	-	-	-	-	5	
109	3'-0" x 8'-0"	F	WD	STAIN	3	WD	PX	-	-	-	-	5	
110	2'-10" X 8'-0"	E	WD	STAIN	3	WD	PX	-	-	-	-	-	
111A	3'-0" x 7'-0"	A	HM	BL	1	HM	BL	-	-	-	-	3	SINGLE DOOR
111B	3'-0" x 7'-0"	A	HM	BL	1	HM	BL	-	-	-	-	2	SINGLE DOOR
112	2'-10" x 8'-0"	B	ALUM.	PX	4	ALUM.	BL	-	-	-	-	-	SLIDING DOOR
113	2'-10" x 8'-0"	B	ALUM.	PX	4	ALUM.	BL	-	-	-	-	-	SLIDING DOOR

HARDWARE SET

HARDWARE GROUP NO. 01		CATALOG NUMBER	FINISH	MANUFACTURER
QTY.	DESCRIPTION			
2 EA	CONT. HINGE	027XY112XY TWP CON LENGTH	628	I/E
1 EA	SFIC RM CORE EVEREST CORE	80-037	626	SCH
1 EA	80-159 W/ CONST. CORE	80-159 W/ CONST. CORE	626	SCH
1 SET	SEAL	PERIMETER SEAL BY FRAME MAN.		
1 SET	ASTRALGAL	MEETING STYLE SEAL BY DOOR MAN.		
2 EA	DOOR SWEEP	396K	BLK	ZER
1 EA	THRESHOLD	625A-V3-226	A	ZER
2 EA	SURFACE CLOSER	4040XP SCUSH TBSRT	693	LON
2 EA	DOOR PULL	9264 94" A	606	I/E

HARDWARE GROUP NO. 02		CATALOG NUMBER	FINISH	MANUFACTURER
QTY.	DESCRIPTION			
1 EA	CONT. HINGE	027XY112XY TWP CON LENGTH	628	I/E
1 EA	SFIC RM CORE EVEREST CORE	80-037	626	SCH
1 EA	80-159 W/ CONST. CORE	80-159 W/ CONST. CORE	626	SCH
1 SET	SEAL	PERIMETER SEAL BY FRAME MAN.		
1 EA	DOOR SWEEP	396K	BLK	ZER
1 EA	THRESHOLD	625A-V3-226	A	ZER
1 EA	SURFACE CLOSER	4040XP SCUSH TBSRT	693	LON
1 EA	DOOR PULL	9264 18" A	606	I/E

HARDWARE GROUP NO. 03		CATALOG NUMBER	FINISH	MANUFACTURER
QTY.	DESCRIPTION			
1 EA	CONT. HINGE	027XY112XY TWP CON LENGTH	628	I/E
1 SET	SEAL	PERIMETER SEAL BY FRAME MAN.		
1 EA	THRESHOLD	625A-V3-226	A	ZER
1 EA	SURFACE CLOSER	4040XP SCUSH TBSRT	693	LON
1 EA	DOOR PULL	9264 18" A	606	I/E

HARDWARE GROUP NO. 04	
QTY.	DESCRIPTION
4 EA	FIVE KNUCKLE HINGES
1 SET	STORAGE LOCK
1 SET	CYLINDRICAL GRADE 2 WITH WALL STOP

HARDWARE GROUP NO. 05	
QTY.	DESCRIPTION
4 EA	FIVE KNUCKLE HINGES
1 SET	PRIVACY LOCK
1 SET	CYLINDRICAL GRADE 2 WITH WALL STOP

HARDWARE GROUP NO. 06	
QTY.	DESCRIPTION
1 SET	POCKET DOOR HARDWARE

CEILING LEGEND

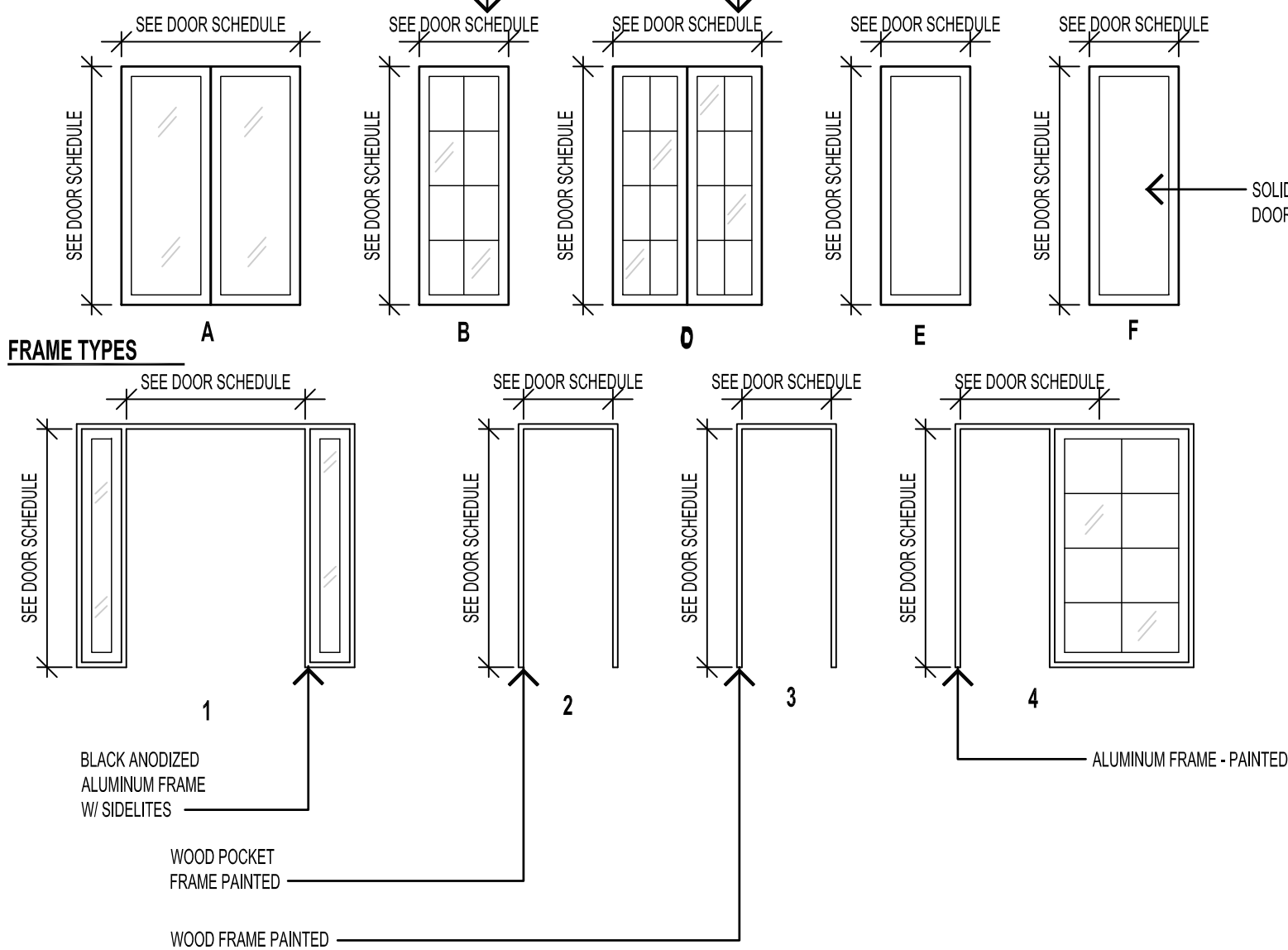
	PAINTED GYPSUM BOARD CEILING ON METAL STUD SUSPENSION SYSTEM
	CEILING HEIGHT

LIGHTING LEGEND

REFER TO ADDITIONAL LIGHTING SPECIFICATION PACKET FOR FIXTURE CUT SHEETS + FINISHES

	LF1 - TECH LIGHTING VERSE 3" LED DOWNLIGHT
	LF2 - TECH LIGHTING TELLUM LED HEAD TRACK LIGHT
	LF3 - VISUAL COMFORT HALO MEDIUM PENDANT
	LF4 - VISUAL COMFORT PIATTO MEDIUM PENDANT
	LF5 - VISUAL COMFORT BOSTON ARM WALL SCONCE
	LF6 - VISUAL COMFORT CONNERY RING CHANDELIER
	LF7 - VISUAL COMFORT DAVID 12" ART LIGHT WALL SCONCE
	LF8 - NOT USED
	LF9 - VISUAL COMFORT CAGED MEDIUM PENDANT
	LF10 - VISUAL COMFORT REED SINGLE WALL SCONCE
	LF11 - VISUAL COMFORT PRECISION SMALL PENDANT
	LF12 - VISUAL COMFORT HULTON WALL SCONCE
	LF13 - VISUAL COMFORT LOLA MEDIUM WALL SCONCE
	LF14 - VISUAL COMFORT BOSTON ARM WALL SCONCE
	LF15 - VISUAL COMFORT CAMILLE WALL SCONCE

DOOR TYPES



CONSTRUCTION NOTES

- VERIFICATION**
 - EACH CONTRACTOR SHALL CHECK ALL DIMENSIONS AND VERIFY ALL CONDITIONS SHOWN ON THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INVESTIGATE AND CONFIRM ALL EXISTING CONDITIONS AFFECTING THEIR WORK AND NOTIFY OWNER AND ARCHITECT OF EXISTING CONDITIONS THAT ARE UNFORSEEN OR ARE DIFFERENT FROM CONDITIONS THAT ARE DEPICTED IN THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.
 - DIMENSIONS AND INFORMATION INDICATED ON DRAWINGS SPECIFIED OR GIVEN ORALLY CONCERNING SIZES, ELEVATIONS, EXISTING OBSTRUCTIONS IN EXISTING CONSTRUCTION, AND SIZE ELEVATIONS AND LOCATIONS OF UNDERGROUND SERVICES, HAS BEEN OBTAINED FROM SOURCES THE ARCHITECT BELIEVES TO BE RELIABLE. HOWEVER, THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF SUCH INFORMATION. SUCH INFORMATION IS GIVEN SOLELY FOR THE CONVENIENCE OF THE CONTRACTOR, AND THE USE OF SUCH INFORMATION BY THE CONTRACTOR IS MADE AT THE CONTRACTOR'S OWN RISK.
- PROMPTLY REPAIR DAMAGE CAUSED TO ADJACENT CONSTRUCTION OR FACILITIES TO REMAIN DUE TO DEMOLITION OPERATIONS AS DIRECTED BY THE ARCHITECT, AND/OR OWNER AT NO COST TO THE OWNER. MATCH EXISTING MATERIALS, INSTALLATION AND QUALITY.
- ALL STRUCTURAL COLUMNS, BEAM, JOISTS, UNTELS, ETC. ARE TO REMAIN UNLESS SPECIFICALLY NOTED FOR REMOVAL. MAINTAIN STRUCTURAL SOUNDNESS OF REMAINING WALLS AND STRUCTURE.
- PROTECTION**
 - CONDUCT OPERATIONS TO PREVENT DAMAGE TO THIS OR OTHER FACILITIES OR TO PERSONS. PROVIDE COVERED PASSAGEWAY(S) TO ENSURE THE SAFE PASSAGE OF PERSONS AROUND AREA(S) OF DEMOLITION.
 - PROVIDE DUST BARRIERS, BARRICADES AND OTHER PROTECTION AS REQUIRED BY CONDITIONS.
 - PROVIDE TEMPORARY WATERTIGHT CLOSURES AT ALL EXTERIOR OPENINGS CREATED BY DEMOLITION ACTIVITIES.
 - PATCH AND REPAIR FIREPROOFING AS REQUIRED TO MAINTAIN ORIGINAL FIRE RATING. NEW PENETRATIONS AND OPENINGS IN FIRE RATED WALL ASSEMBLIES SHALL BE FIRE STOPPED TO MAINTAIN EXISTING FIRE RATING OF WALL.

CEILING PLAN NOTES:

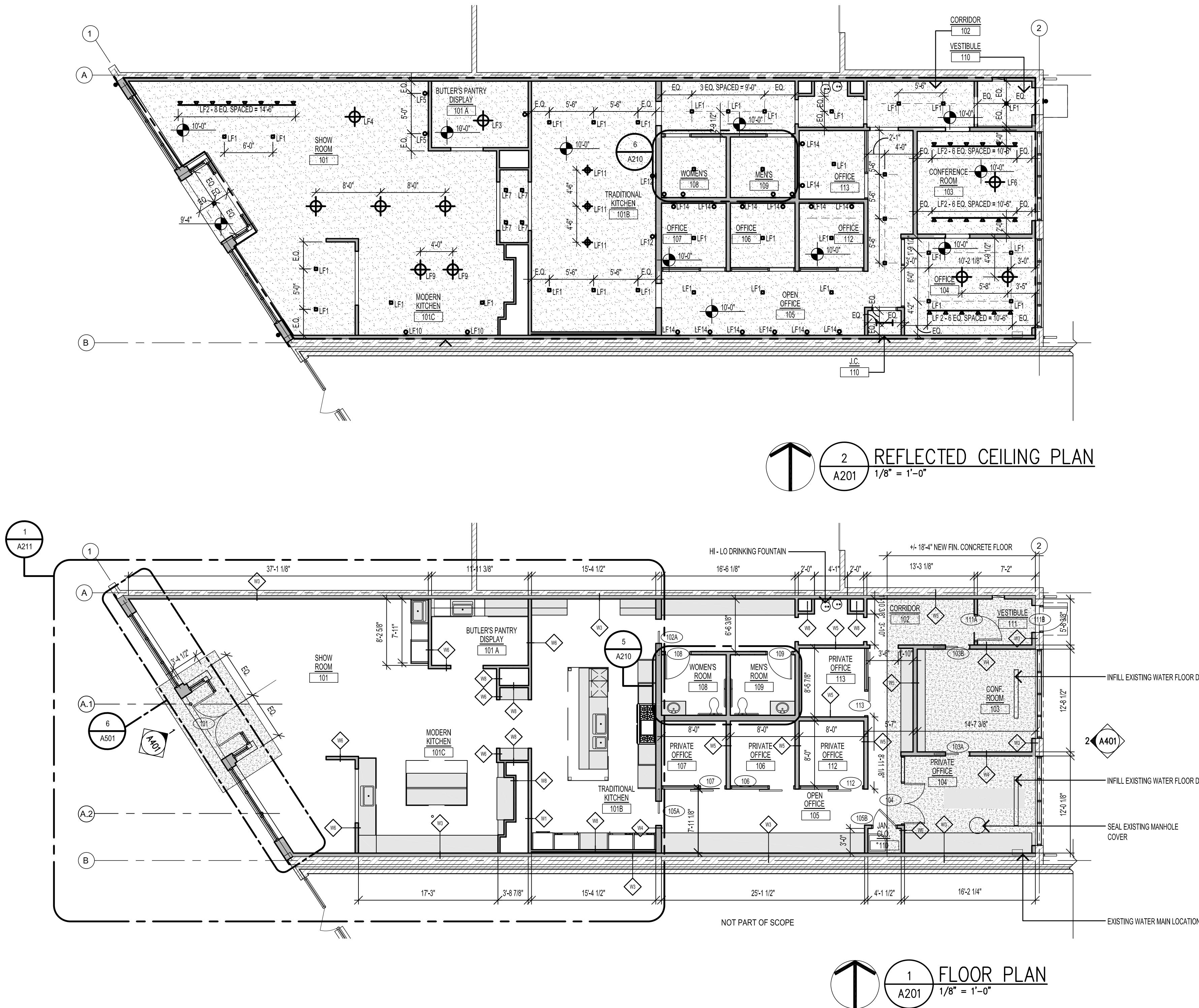
- REFER TO ELECTRICAL DRAWINGS FOR SPECIFIC LIGHT FIXTURE TYPES.
- REFER TO MECHANICAL DRAWINGS FOR SPECIFIC HVAC DUCT SIZES, FIXTURES TYPES AND RELATED EQUIPMENT
- REFER TO FLOOR PLANS FOR PARTITION TYPES
- FIRE ALARM HORNS/STROBES AND MEANS OF EGRESS LIGHTING SHALL MEET NFPA AND CITY OF BIRMINGHAM CRITERIA AND SHALL BE DESIGN/BUILD BY ELECTRICAL CONTRACTOR. ALL FIXTURES MUST BE APPROVED BY OWNER. CONTRACTOR SHALL COORDINATE LOCATIONS WITH ARCHITECT.
- DRYWALL CEILING ATTACHED TO UNDERSIDE OF METAL TRUSSES.

FLOOR PLAN NOTES:

- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FINISH UNLESS NOTED OR DETAILED OTHERWISE.
- ALL WOOD BLOCKING AND WOOD BACKBOARDS SHALL BE FIRE-RETARDANT TREATED.
- AT ALL FIRE-RATED PARTITIONS (NEW OR EXISTING) PROVIDE FIRE STOPPING AT ALL PENETRATIONS
- PROVIDE FIRE EXTINGUISHER IN JANITOR'S CLOSET 110. EXTINGUISHER: LARSEN'S MANUFACTURING MODEL MPS TYPE 2A PROVIDE WALL BRACKET.

SYMBOL LEGEND

	WALL TYPE - SEE SHEET A012
	ROOM NAME AND NUMBER
	DOOR NUMBER
	EXISTING CONSTRUCTION
	EXISTING CONSTRUCTION TO BE REMOVED
	NEW CONSTRUCTION
	NEW MILLWORK - REFER TO MILLWORKER'S DRAWINGS
	REINFORCED CONCRETE SLAB ON GRADE



T-SQUARE



STUDIOS

TRENT SCHMITZ

810.449.9436

trent@tsquarestudios.com

PETRUCCI
HOMES

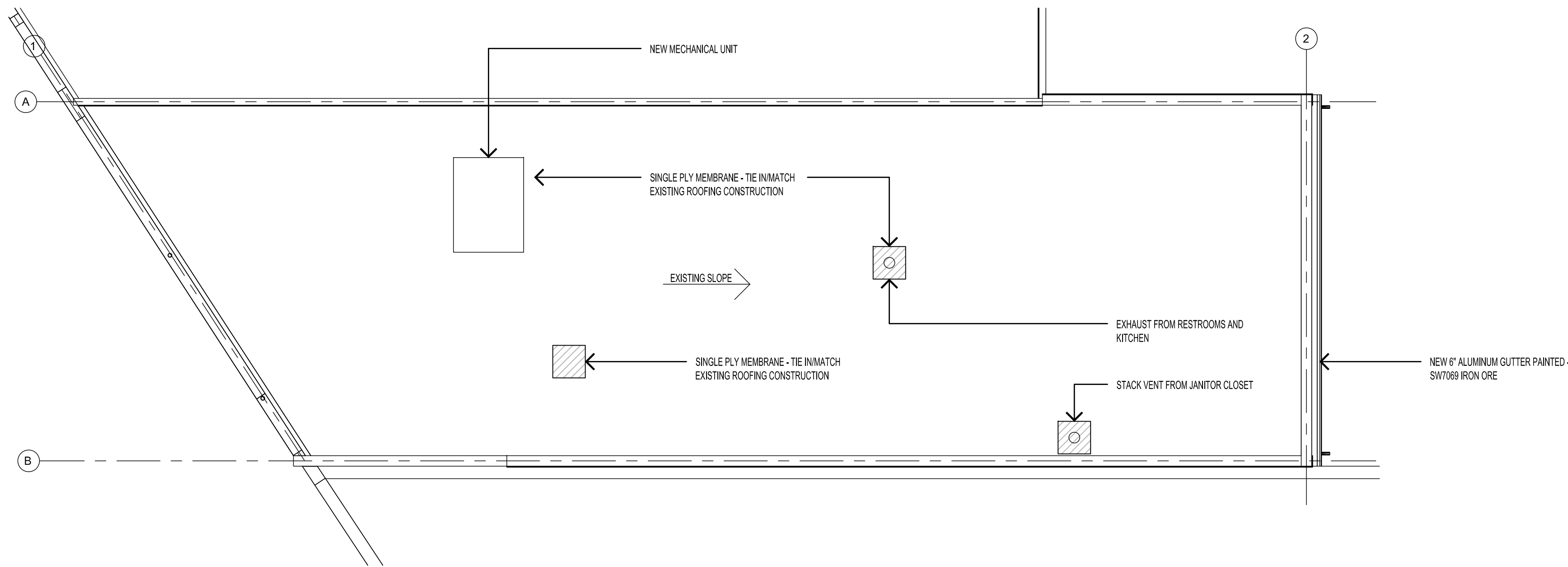
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12.06.2021 OWNER REVIEW

TS	Draw	Preliminary
TS	Checked	Construction
TS	Approved	Record
		Do not scale Use for exact dimensions only
	Blotpak Number	
	Job Number	
		21004

Title
FLOOR PLAN AND
REFLECTED
CEILING PLAN

Sheet
A201



1 ROOF PLAN
A202 1/8" = 1'-0"



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P E T R U C C I
H O M E S

PETRUCCI OFFICE RENOVATION
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12.06.2021 OWNER REVIEW

TS Drawn ☒ Preliminary
TS Checked ☐ Construction
TS Approved ☐ Record
Do not scale
Use for exact
dimensions only
Bidpak Number
Job Number 21004

Title
ROOF PLAN

Sheet
A202

ZONING NOTES

- ## 1. SIGNAGE ORDINANCE

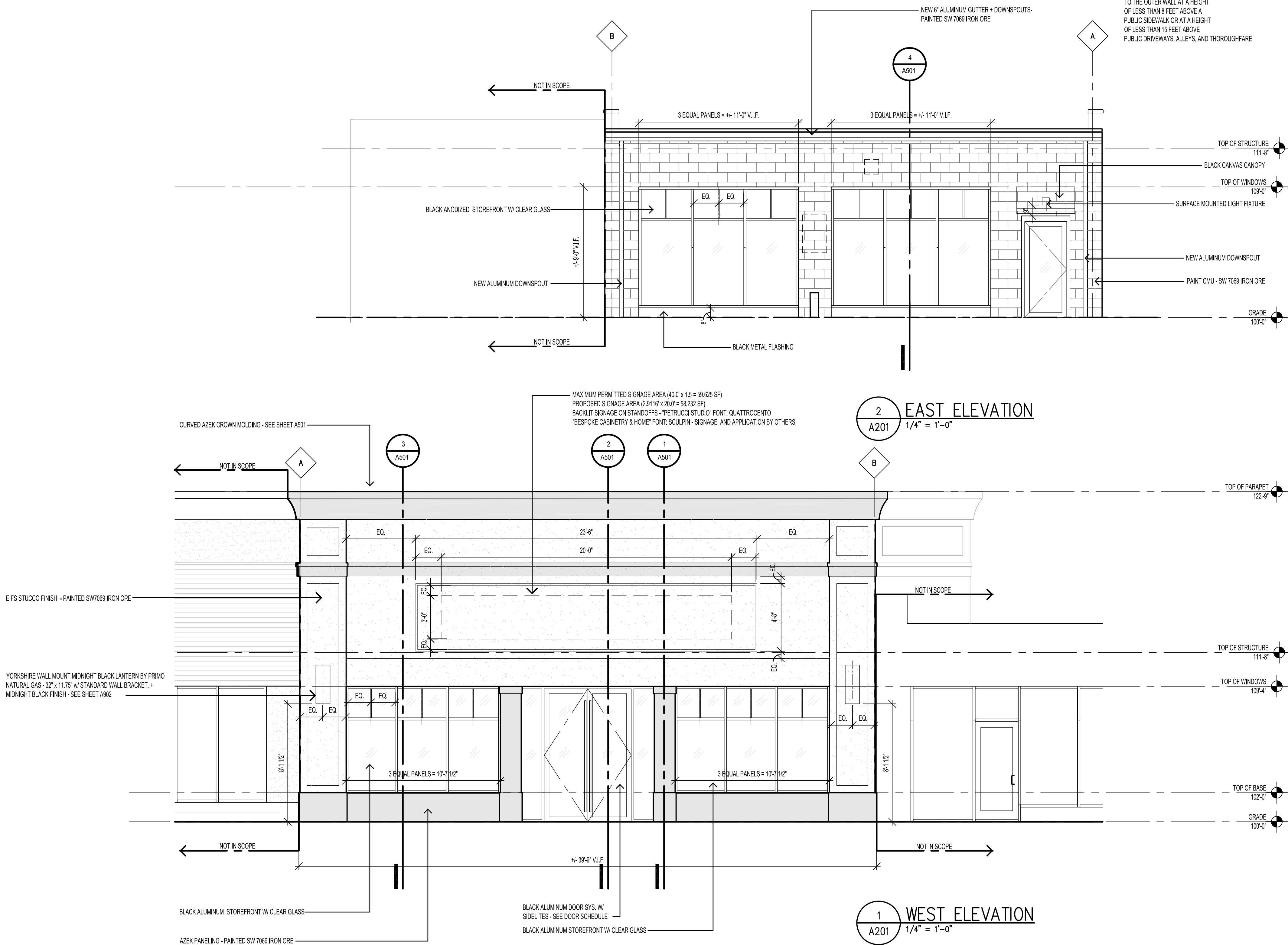
1 SQUARE FOOT FOR EACH LINEAR FOOT OF PRINCIPAL BUILDING FRONTAGE; FOR BUILDINGS WITH MORE THAN 100 LINEAR FEET OF BUILDING FRONTAGE, THE TOTAL AREA OF ALL SIGNS PLACED ON WALLS OTHER THAN THE PRINCIPAL FRONTAGE SHALL NOT EXCEED 100 SQUARE FEET.

FOR BUSINESSES WITH ADDRESSES ON WOODWARD AVENUE, THE TOTAL SHALL NOT EXCEED 1.5 SQUARE FEET OF SIGN AREA FOR EACH LINEAR FOOT OF PRINCIPAL BUILDING

3 FEET; 4 FEET FOR BUSINESSES
WITH ADDRESSES ON WOODWARD
AVENUE.
SIGN SHALL NOT EXTEND BEYOND
FIRST FLOOR SIGN BAND.

WALL SIGNS SHALL NOT BE ATTACHED TO THE OUTER WALL AT A HEIGHT OF LESS THAN 8 FEET ABOVE A PUBLIC SIDEWALK AND AT A HEIGHT OF LESS THAN 15 FEET ABOVE PUBLIC DRIVEWAYS, ALLEYS AND THOROUGHFARES.

WALL SIGNS THAT PROJECT MORE THAN 3 INCHES FROM THE BUILDING FACADE SHALL NOT BE ATTACHED TO THE OUTER WALL AT A HEIGHT OF LESS THAN 8 FEET ABOVE A PUBLIC SIDEWALK OR AT A HEIGHT OF LESS THAN 15 FEET ABOVE PUBLIC DRIVEWAYS, ALLEYS, AND THOROUGHFARE.



An architectural rendering of a two-story commercial building at night. The building features a dark, textured facade with a prominent sign that reads "PETRUCCI STUDIO KITCHENS & CUSTOM CABINETRY". The entrance is highlighted by large glass windows and doors. To the right, there is a section of the building with a light-colored brick facade and large glass panels. The sky is dark, and the overall lighting is dim, emphasizing the building's structure and signage.

PETRUCCI STUDIO
KITCHENS & CUSTOM CABINETRY

PETRUCCI STUDIO

33680 Woodward Ave, Birmingham, MI 48009

2023-02-08 - Design Review Submittal

SITE PLAN

Z O N I N G

PROPERTY ZONING: B2-B GENERAL BUSINESS

P A R K I N G C A L C U L A T I O N S

PETRUCCI STUDIO:
OCCUPANCY LOAD: 27
FLOOR AREA: 3,264 SF
PARKING: 1 SPACE PER 300 SF
3,264/300 = 11 SPACES

EXISTING OFFICE:
FLOOR AREA: 900 SF
PARKING: 1 SPACE PER 300 SF
900/300 = 3 SPACES

GRAND PIZZAIOLO:
FLOOR AREA: 1000 SF
PARKING: 1 SPACE PER 300 SF
900/300 = 4 SPACES

TOTAL PARKING COUNTS:
PETRUCCI STUDIO - 11 SPACES
EXISTING OFFICE - 3 SPACES
GRAND PIZZAIOLO - 4 SPACES

TOTAL PARKING NEEDED 18 SPACES
TOTAL EXISTING PARKING 24 SPACES



EXISTING EXTERIOR IMAGERY



WOODWARD FACADE



ALLEY FACADE

EXISTING INTERIOR IMAGERY



EXTERIOR MATERIAL PALLETTE

AZEK ARCHITECTURAL TRIM
PAINTED SHERWIN WILLIAMS
IRON ORE



BRASS REVEALS

BLACK ALUMINUM ENTRY DOORS



GAS LANTERNS



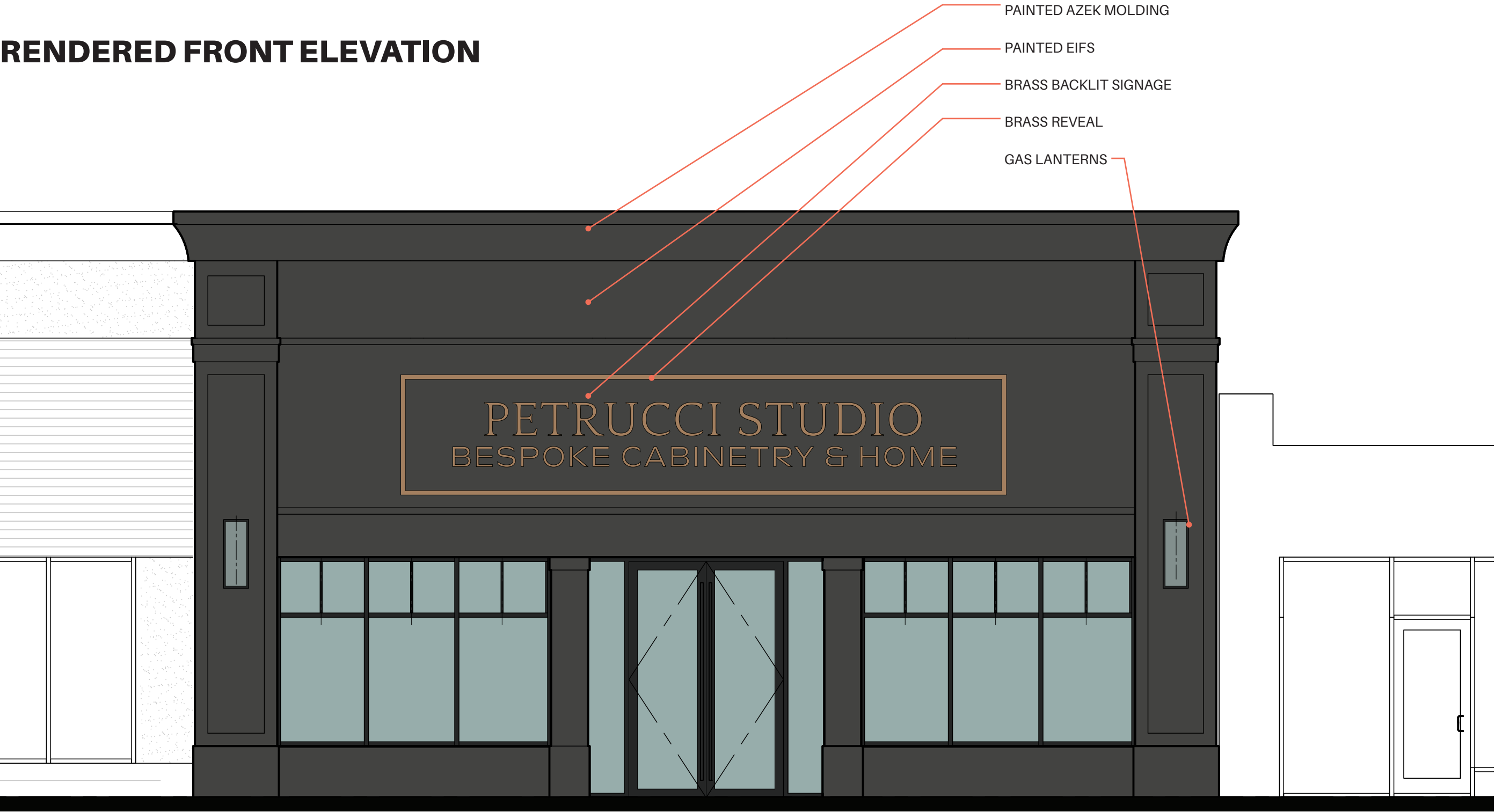
BLACK ALUMINUM STOREFRONT



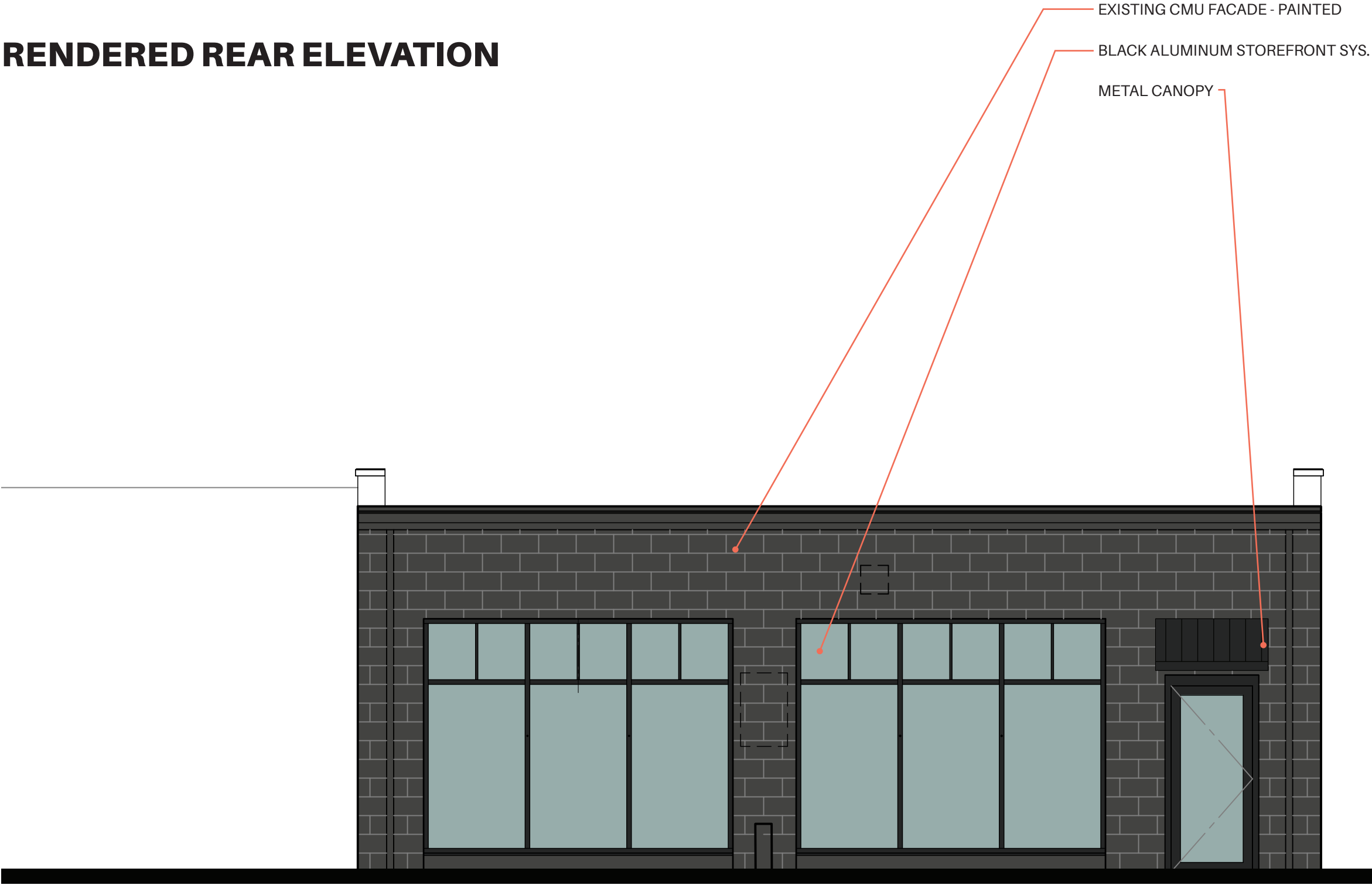
BACKLIT BRASS SIGNAGE

SMOOTH EIFS - PAINTED SHERWIN WILLIAMS IRON ORE

RENDERED FRONT ELEVATION



RENDERED REAR ELEVATION





PETRUCCI STUDIO
KITCHENS & CUSTOM CABINETRY



PETRUCCI STUDIO
KITCHENS & CUSTOM CABINETRY

THANK YOU

PETRUCCI STUDIO
BESPOKE CABINETRY & HOME

18.44'

23 1/2"

3.18'

9 1/2"

PETRUCCI STUDIO
BESPOKE CABINETRY & HOME

FONTS: Forum (stretched) / Chaparral Pro
60 SQ. FT.



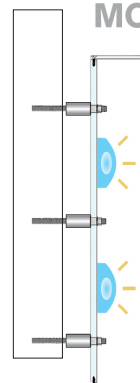


Aluminum presents a naturally beautiful luster. When extreme durability, architectural embellishment and "value engineering" is of major concern, these color anodized fabricated letters must be considered. Guaranteed for 15 years in exterior application and available in a myriad of architectural colors and finishes they are a fit for any project.

Anodized Aluminum Fabricated Letters



MOUNTING



LED
Illuminated

Size Range

- Height: 3" - 24" | Depth: 0.375" - 4"

LED Illumination

- Minimum Height: 6" | Minimum Depth: 0.5" | Maximum Depth: 4"

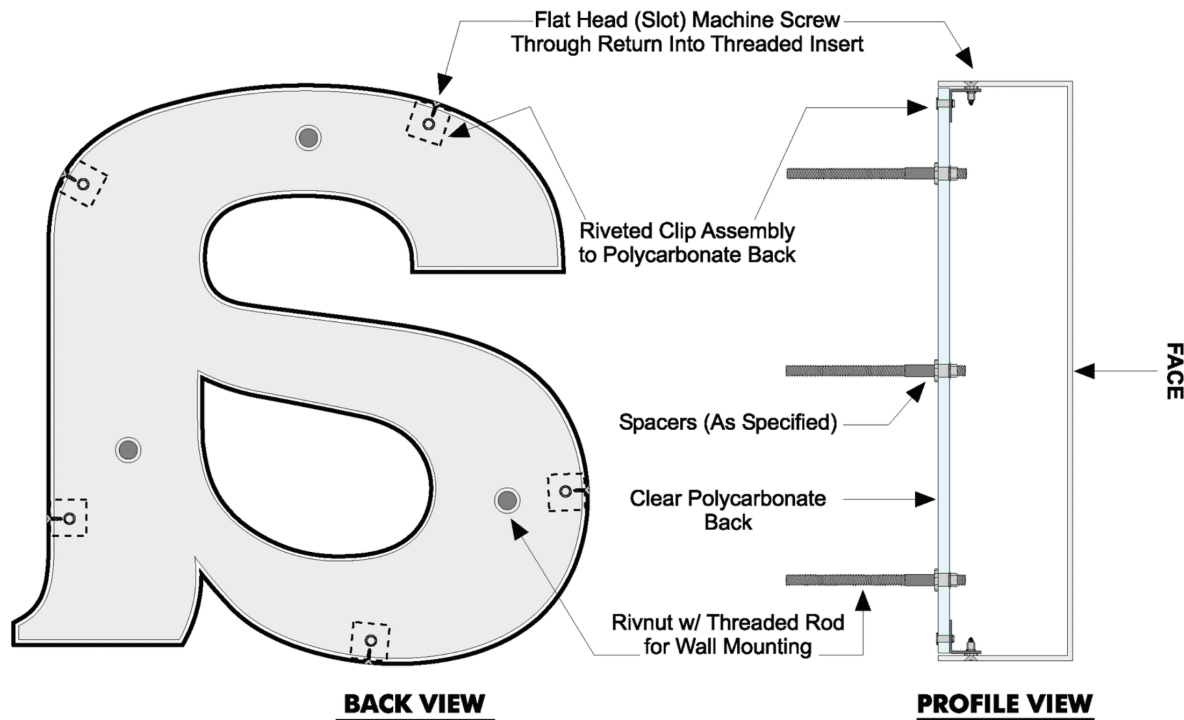
Other Details

- **Lifetime Guarantee** on craftsmanship
- See "[UL Certification for Illuminated Letters](#)"
- Actual finish samples are available
- See "[Installation Hardware](#)"
- New [Tough Template™](#) available

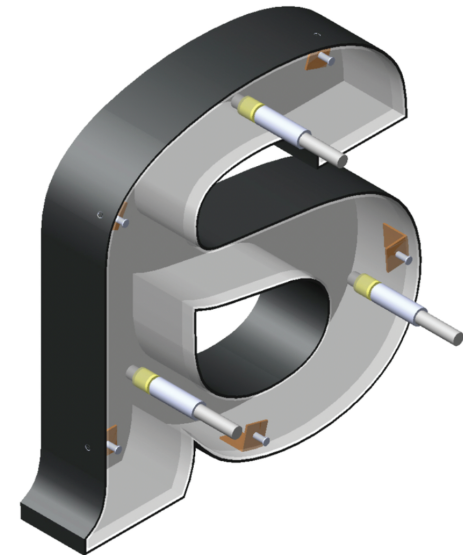
Petrucci Studio
Signage Details
2-9-2023

NICOLSON ASSOCIATES INC

40 West Howard St., Suite 309
Pontiac, MI 48342
dnicolson@nicolsonassociates.com
www.NicolsonAssociates.com



ISOMETRIC (BACK) VIEW





AGENDA
BIRMINGHAM DESIGN REVIEW BOARD
WEDNESDAY – MARCH 15, 2023
BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI *
******* 7:15 PM*******

The City recommends members of the public wear a mask if they have been exposed to COVID-19 or have a respiratory illness. City staff, City Commission and all board and committee members must wear a mask if they have been exposed to COVID-19 or actively have a respiratory illness. The City continues to provide KN-95 respirators and triple layered masks for attendees.

- 1) Roll Call
- 2) Approval of the DRB Minutes of **March 1, 2023**
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **April 19, 2023**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List 2023**
- 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 – 2023

Design Review Board	Quarter	In Progress	Complete
Signs vs. Designs	1 st (January-March)	<input type="checkbox"/>	<input type="checkbox"/>
Update Sign Ordinance	2 nd (April-June)	<input type="checkbox"/>	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
Sign Ordinance Enforcement	4 th (October-December)	<input type="checkbox"/>	<input type="checkbox"/>