



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

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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 [May 17, 2023](#)
- 3) Public Hearing
- 4) Design Review
  - A. [255 E. Brown](#)
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    1. [July 5, 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 May 17, 2023**

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

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, May 17, 2023. VC Kolo called the meeting to order at 7:20 p.m.

**1) Rollcall**

**Present:** Board Members Keith Deyer, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Sam Lanfear

**Absent:** Chair John Henke; Board Members Patricia Lang, Julie Rasawehr; Alternate Board Member Samantha Cappello

**Staff:** Planning Director Dupuis; City Planner Blizinski, City Transcriptionist Eichenhorn

**2) Approval of the DRB Minutes of May 3, 2023**

**05-15-23**

**Motion by Mr. Willoughby**

**Seconded by Mr. Deyer to approve the May 3, 2023 minutes as submitted.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Kolo, Willoughby, Deyer, Dukas, Lanfear

Nays: None

**3) Public Hearing**

**4) Design Review**

**5) Sign Review**

**A. 34040 Woodward – Community Unity Bank**

CP Blizinski presented the item and answered informational questions from the DRB.

Mr. Deyer said his only hesitance regarding the sign was the wood backer.

Ms. Dukas said she viewed the wooden piece as a feature of the building, rather than a backer. She said she preferred this proposal to the applicant's previous proposal.

VC Kolo concurred. CP Blizinski said Staff interpreted the wooden piece as part of the building's facade and not as part of the sign.

Dorian Moore, architect, spoke on behalf of the project and answered informational questions from the DRB.

In reply to Mr. Deyer, Mr. Moore said he could supply information regarding the stain that would be used on the wood.

**05-16-23**

**Motion by Ms. Dukas**

**Seconded by Mr. Willoughby to approve the design review application for Community Unity Bank with the following condition:**

- 1. The Design Review Board APPROVES the non-cutoff light fixtures pursuant to Article 4, Section 4.21 (D) of the Zoning Ordinance.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Kolo, Willoughby, Deyer, Dukas, Lanfear

Nays: None

**B. 220 Park – Clark Hill**

PD Dupuis summarized the item and answered informational questions from the DRB.

Dan Minkus, managing partner of the Birmingham office of Clark Hill, spoke on behalf of the proposal and answered informational questions from the DRB.

Mr. Willoughby said it seemed like the applicant had met all of the criteria for the design review. He said the DRB could support the design review portion of the request. He said the DRB would not be establishing precedent by approving the design review aspect of proposal.

Mr. Deyer said the proposal was tastefully done and would look fine. He concurred with Mr. Minkus that the proposal would make it easier for clients to locate the applicant. He said that the proposal was appropriate and met all of the design review requirements. He opined that the DRB should solely offer approval of the design review aspects of the proposal.

PD Dupuis offered a modification to the suggested motion language to address Mr. Deyer's comment.

Mr. Deyer motioned using the modified suggested motion language.

**05-17-23**

**Motion by Mr. Deyer**

**Seconded by Mr. Willoughby to approve the Design Review application for 220 Park St. – Clark Hill – with the following conditions:**

- 1. The applicant must submit revised sign plans with no illumination on the building identification sign, or the applicant must obtain a variance for 36.7 sq. ft. of illuminated building identification signage; and,**
- 2. The applicant must submit revised plans to the Planning Division with consistent signage.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Kolo, Willoughby, Deyer, Dukas, Lanfear

Nays: None

DRB members agreed that the modification to condition one allowed them to only comment on the aspects of the project within their purview.

PD Dupuis said he would remember that for future suggested motion language.

**6) Study Session**

**7) Miscellaneous Business And Communications**

In reply to Mr. Deyer, PD Dupuis said he would raise questions regarding potential vehicle storage near Adams Square with Code Enforcement.

**A. Pre-Application Discussions**

**B. Draft Agenda**

**C. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. Action List 2023**

**8) Adjournment**

No further business being evident, the Board motioned to adjourn at 7:56 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



## MEMORANDUM

Planning Division

**DATE:** June 7, 2023  
**TO:** Design Review Board  
**FROM:** Nicholas Dupuis, Planning Director  
**SUBJECT:** 255 E. Maple – Design Review

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**Zoning:** B4 (Business-Residential) & D4 (Downtown Overlay)  
**Existing Use:** Commercial

### Introduction

The applicant has submitted a Design Review application for minor renovations to an existing 4-story commercial building and general site in Downtown Birmingham. The subject site is located on the north side of Brown St., west of S. Old Woodward.

### Building Exterior

The site/design plans submitted contain proposals for a new front entry door and an updated plaza/sidewalk area in the front of the building along Brown. As for the door, the existing condition is a revolving door located at the southwest corner of the building. The applicant is proposing to replace the revolving door with a basic metal and glass double door.

The plaza and sidewalk are is presently a combination of brick pavers, aggregate, brushed concrete, 4 street trees, an existing ground sign, benches, and several planters. The applicant is proposing to remove the brick pavers and provide an aggregate and brushed concrete streetscape to match the existing Downtown streetscape standards. In addition, the four existing street trees will be replaced, the species will be at the direction of the Department of Public Services. The existing large planters will be replaced with a landscape bed, and the existing landscape beds that flank the parking lot entry will be re-landscaped.

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.

### **Signage**

There are no new signs proposed as a part of the Design Review application submitted. There are several existing signs on the building/site, only one of which is in the project area. The site plans submitted indicate that the existing ground sign is proposed to remain.

### **Lighting**

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

### **Planning and Zoning**

As the building/site is not changing its use or size, there are no bulk 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 – As noted in the Downtown Overlay, storefronts are required to have 70% clear glazing. Because this is a pre-existing legal nonconforming condition, and the new door will not be expanding the nonconformity, the applicant is not required to bring the storefront up to current code.
- Streetscape Standards – The applicant is required to provide at least 1 street tree for every 40 linear feet of frontage. The current property (including the parking lot property to the east) measures roughly 180 linear feet, which requires 4 street trees. The applicant is proposing 4 street trees, meeting the requirement.
- Landscaping – There are no landscaping installations that are required as a part of the Design Review application submitted. However, the applicant is proposing one new landscaping bed, and what appears to be revised landscaping at two other existing landscape beds. The applicant has provided minimal information on the planting types, which is required to determine compliance with Article 4, Section 4.20(D)(4) of the Zoning Ordinance. Thus, **the applicant must submit a detailed planting list of all the newly proposed species and their locations.**

### 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 255 E. Maple with the following condition:

1. The applicant must submit a detailed planting list of all the newly proposed species and their locations.

### **Sample Motion Language**

Motion to **APPROVE** the Design Review application for 255 E. Maple with the following condition:

1. The applicant must submit a detailed planting list of all the newly proposed species and their locations.

**OR**

Motion to **POSTPONE** the Design Review application for 255 E. Maple pending receipt of the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

Motion to **DENY** the Design Review application for 255 E. Maple for the following reasons:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_





PROJECT TITLE

**255 BROWN  
STREET**

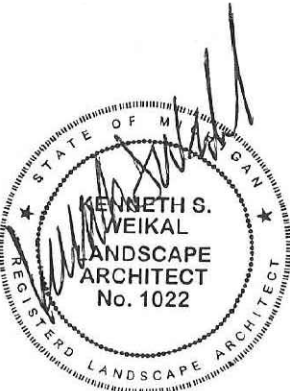
**BIRMINGHAM,  
MICHIGAN**

SHEET

**LANDSCAPE  
PLAN**

ISSUE DATE

10/31/2022  
01/09/2023  
01/16/2023  
05/16/2023





PROJECT

255 BROWN STREET

255 E BROWN STREET,  
BIRMINGHAM, MI 48009

CONTRACTOR

GJ PERELLI

231 S OLD WOODWARD. STE 219  
BIRMINGHAM, MI 48009  
PHONE: 248.646.1717

DRAWING NOTES
FRAMING SYSTEM: TUBELITE, INC. <div>- 2" X 4-1/2" EXTERIOR STOREFRONT FRAMING SYSTEM FOR 1" GLASS (T14000)</div>
ALUMINUM STILE & RAIL DOORS: TUBELITE, INC. <div>- ONE (1) 6'-5 1/2" X 7'-2 5/8" PAIR OF DOORS (01) NOTE: DOORS TO BE MEDIUM STILE WITH A 10" BOTTOM RAIL. HARDWARE AS SPECIFIED ON PAGE C2.</div>
FINISH: <div>- ARCHITECT TO SELECT FROM PHYSICAL SAMPLES (MEDIUM BRONZE ANODIZED, DARK BRONZE ANODIZED, AND BLACK ANODIZED)</div>
GLASS: <div>- 1" CLEAR INSULATED WITH GUARDIAN SN68 LOW-E</div>
MISC: <div>- DEMO AND DISCARD THE EXISTING ROTATING DOOR LOCATED AT THE MAIN ENTRY (THE ADJACENT WINDOW SYSTEM IS EXISTING TO REMAIN). RETURN AT LATER DATE TO FURNISH AND INSTALL (1) NEW PAIR OF SWING DOORS WITH STANDARD HARDWARE IN THE PREVIOUSLY DEMOED ROTATING DOOR OPENING. - EXCLUDES ANY REPAIRS TO THE INTERIOR/ADJACENT BUILDING SURFACES THAT MAT BECOME DAMAGED DURING THE DEMOLITION PROCESS. - EXCLUDES ANY WORK AT THE EXISTING MATERIALS THAT ARE TO REMAIN. - ALL DEMOED MATERIALS WILL BE DISCARDED INTO AND ONSITE DUMPSTER BY OTHERS. DEMOLITION WORK AND REINSTALLATION WORK WILL TAKE PLACE AT TWO SEPARATE MOBILIZATIONS. BOARDUP IS TO BE FURNISHED AND INSTALLED BY OTHERS.</div>

GLAZING SCHEDULE		
GL-01  TEMPERED WERE NOTED AS "T"	EXTERIOR	1/4" CLEAR WITH GUARDIAN SN68 LOW-E
	AIRSPACE	1/2" AIRSPACE
	INTERIOR	1/4" CLEAR
	NOTE	GUARDIAN SN68 LOW-E ON SURFACE #2

- DRAWING NOTES
1.

THESE DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH CRYSTAL GLASS INC. QUOTATION OR PER AN ACCEPTED CHANGE ORDER AND OTHER APPLICABLE CONTRACT DOCUMENTS.
2.

CRYSTAL GLASS INC. NOR THEIR MATERIAL SUPPLIERS, WILL ASSUME RESPONSIBILITY FOR ERRORS RESULTING FROM THE USE OF THESE DRAWINGS BY OTHER TRADES.
3.

THESE DRAWINGS REPRESENT CRYSTAL GLASS INC. INTERPRETATION OF THE APPLICATION OF PRODUCTS TO THIS PROJECT IN FUNCTIONAL COMPLIANCE WITH THE ARCHITECTS DRAWINGS AND SPECIFICATIONS. IT IS IMPORTANT THAT THIS INTERPRETATION BE REVIEWED DIMENSIONALLY AND FUNCTIONALLY WITH RESPECT TO ACTUAL ARCHITECTURAL INTENT, INTERFACING CONDITIONS, MATERIALS, AND JOB SITE CONDITIONS.
4.

ALL DIMENSIONS SHALL BE FIELD VERIFIED AND/OR GUARANTEED BY AN APPROVING PARTY IN WRITING PRIOR TO OUR FABRICATION RELEASE.
5.

PROJECT MATERIALS MUST BE PROTECTED IMMEDIATELY FROM STAINING BY WET CARDBOARD PAPER AND FROM THE ACTION OF HARSH ALKALIS AND SAND IN CONCRETE, STUCCO, MORTAR OR PLASTER. THE SETTING OF THE PROJECT MATERIALS REQUIRES THE GENERAL CONTRACTOR TO CLOSELY SUPERVISE OTHER TRADES SO AS TO PREVENT MARRING OR DISCOLORATION FROM ANY CAUSE.
6.

ALL GASKET JOINTS, BUTT JOINTS, LAP JOINTS, HEEL BEADS, TOE BEADS, AND CAP BEADS SHOULD BE SEALED WATERTIGHT FOLLOWING SEALANT MANUFACTURER RECOMMENDATIONS AS TO SIZE, METHOD OF APPLICATION, AND COMPATIBILITY WITH ADJOINING MATERIAL WHERE APPLICABLE.
7.

ALL GLASS AND FINISHED MATERIAL MUST BE PROTECTED DURING WELDING OPERATIONS, FIREPROOFING OR ANY OTHER PROCESS THAT MAY BE HARMFUL TO THE APPEARANCE OR PERFORMANCE OF THE PROJECT MATERIALS.
8.

THE ROUGH OPENINGS PROVIDED MUST BE SQUARE AND WITHIN SPECIFIED BUILDING TOLERANCES.
9.

PERIMETER SUBSTRATE MUST BE CAPABLE OF WITHSTANDING REACTION FORCES IMPOSED BY WIND AND/OR DEAD LOAD. CRYSTAL GLASS, INC. WILL NOT BE LIABLE FOR INSUFFICIENT SUBSTRATE AND/OR ANCHORING WHICH DEVIATES FROM THAT SHOWN.
10.

ELECTRICAL SERVICE AND ALL WIRING TO BE SUPPLIED BY THE ELECTRICAL CONTRACTOR WHERE APPLICABLE.
11.

ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

SYMBOLS LEGEND	
	- Floor Plan Elevation Tag
Door xxx	- Door Number Tag
GL-01 T	- Glass Type Tag
	- Vision Glass Elevation Indicator
	- Non-Vision Glass Elevation Indicator
	- Section Cut Tag
	- Elevation Description Tag
	- Detail Description Tag
	- Elevation Description Tag
	- Detail Description Tag

SHEET INDEX	
SHEET NO.	DESCRIPTION
C1	COVER & GENERAL NOTES
C2	HARDWARE SCHEDULE
DEMO	DEMO PLAN
E1	ELEVATIONS
D1	DETAILS

ARCHITECT'S STAMP

FABRICATION RELEASE SIGN-OFF

NAME (PRINT):

SIGNATURE:

POSITION:

DATE:

☐ APPROVED AS SHOWN

☐ RESUBMIT FOR RECORD

☐ APPROVED AS NOTED

☐ REJECTED - RESUBMIT FOR APPROVAL

NOTE: BY SIGNING THIS SHOP DRAWING, THE CUSTOMER IS APPROVING THE CUSTOM ALL GLASS CONFIGURATION(S) FOR FABRICATION BY CRYSTAL GLASS, INC. ANY DEVIATION FROM THIS SHOP DRAWING MUST BE CLEARLY NOTED, AND MAY BE SUBJECT TO ADDITIONAL CHARGES.

Crystal Glass Inc.

53205 Grand River Ave.  
New Hudson, MI 48165  
(248) 685-9220  
Fax (248) 685-8448  
www.crystalglassinc.net

The ideas and design concepts expressed herein and the graphically displayed arrangement of their components represented by this drawing have been developed for the exclusive use of the specified project and are the sole property of Crystal Glass, Inc. Any conveyance or disclosure of the ideas or design concepts or use of any graphically displayed arrangements of their components shall be at the discretion of and only the expressed written consent of Crystal Glass, Inc. Any misrepresentation of our drawing is at the sole risk of a contractor viewing this drawing. Crystal Glass, Inc. is not responsible for other trades constructing from this print.

Engineering Stamp (if applicable)

Project

255 BROWN STREET  
255 E BROWN STREET,  
BIRMINGHAM, MI 48009

Architect

Project Management Firm

General Contractor

GJ PERELLI  
231 S OLD WOODWARD. STE 219  
BIRMINGHAM, MI 48009  
  
Phone: 248.646.1717

Revisions

-

-

-

-

-

-

Date

May 4, 2023

Scale:

Not to Scale

Sheet

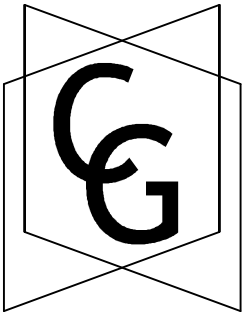
Cover

Sheet No.

C1 of 2

DOOR HARDWARE SCHEDULES:

QUANTITY	PART NAME	PART NUMBER	FINISH	MFR
DOOR NUMBER: 01				
2 EA	SURFACE CLOSER	DC41	TBD	FHI
2 EA	CONTINUOUS HINGE	A110HD	TBD	ABH
2 EA	PULL HANDLE	BF156	TBD	ROCKWOOD
1 EA	KEYED CYLINDER	P571	TBD	TUBELITE
1 EA	ADA PADDLE	459 SERIES	TBD	ILCO
1 EA	DEADLATCH	4510 SERIES	TBD	ADAMS RITE
1 EA	POWER TRANSFER	EPT300	TBD	FIRST CHOICE
1 EA	ELECTRIC STRIKE	9400 SERIES	TBD	HES
1 EA	ASTRAGAL	MFR STANDARD	N/A	TUBELITE
1 EA	WEATHER-STRIPPING	MFR STANDARD	N/A	TUBELITE
1 EA	THRESHOLD	MFR STANDARD	N/A	TUBELITE
1 EA	SWEEP	MFR STANDARD	TBD	TUBELITE
NOTE: EXCLUDES CARD READERS, POWER SUPPLY, TRANSFORMER, AND ELECTICAL HOOKUP/RUNNING WIRE IN FRAMING				



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Revisions

_____	-
_____	-
_____	-
_____	-
_____	-
_____	-

Date May 4, 2023

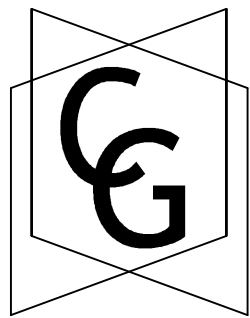
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Sheet Hardware

Sheet No.

C2 of 2





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Revisions

_____	-
_____	-
_____	-
_____	-
_____	-
_____	-

Date  
May 4, 2023

Scale:  
1/2" = 1'-0"

Sheet  
Demo Plan

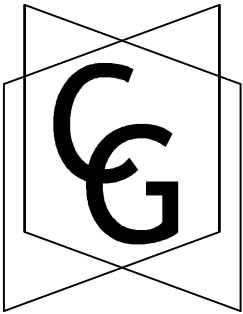
Sheet No.

DEMO



**NOTE:** CGI to demo and discard existing rotating door located @ main entry. Return at a later date to furnish and install new pair of doors in opening. Board up and/or temp protection/security is by others.





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Revisions

_____	-
_____	-
_____	-
_____	-
_____	-
_____	-

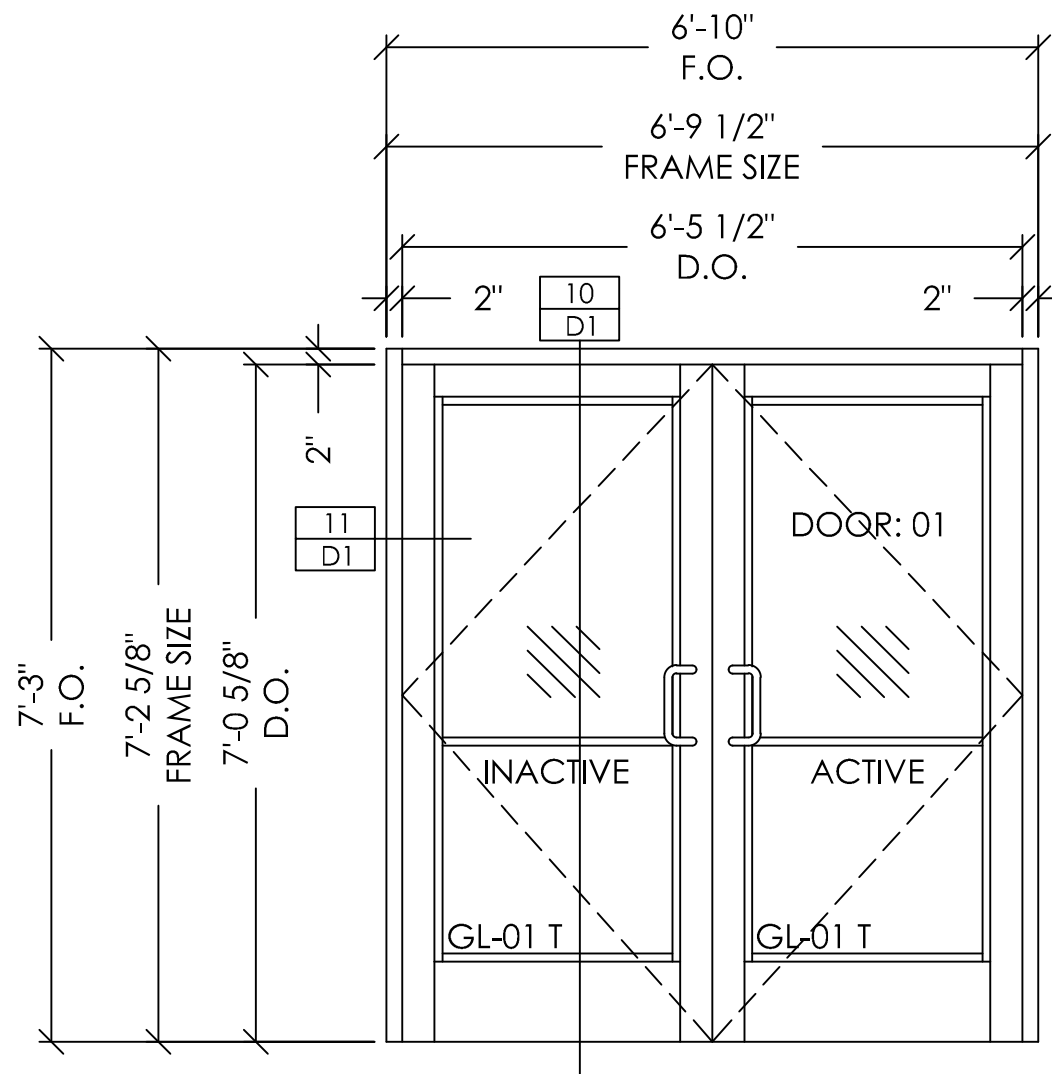
Date  
May 4, 2023

Scale:  
1/2" = 1'-0"

Sheet  
Elevations

Sheet No.

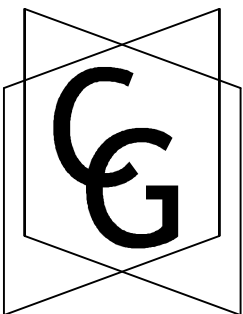
E1 of 1



A	2" x 4-1/2" Storefront For 1" Glass (T14000)
E1	One (1) Thus

**NOTE:** Paddle and deadlatch are installed on active leaf. Inactive leaf will have an electric strike, power transfer and top/bottom flush bolts. In order for this entrance to remain secure, it would require that the top and bottom flush bolts remain engages at the inactive leaf.

GLAZING SCHEDULE		
GL-01  TEMPERED WERE NOTED AS "T"	EXTERIOR	1/4" CLEAR WITH GUARDIAN SN68 LOW-E
	AIRSPACE	1/2" AIRSPACE
	INTERIOR	1/4" CLEAR
	NOTE	GUARDIAN SN68 LOW-E ON SURFACE #2



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Fax (248) 685-8448  
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Engineering Stamp (if applicable)

Project

255 BROWN STREET  
255 E BROWN STREET,  
BIRMINGHAM, MI 48009

Architect

Project Management Firm

General Contractor

GJ PERELLI  
231 S OLD WOODWARD, STE 219  
BIRMINGHAM, MI 48009

Phone: 248.646.1717

Revisions

_____	-
_____	-
_____	-
_____	-
_____	-
_____	-

Date

May 4, 2023

Scale:

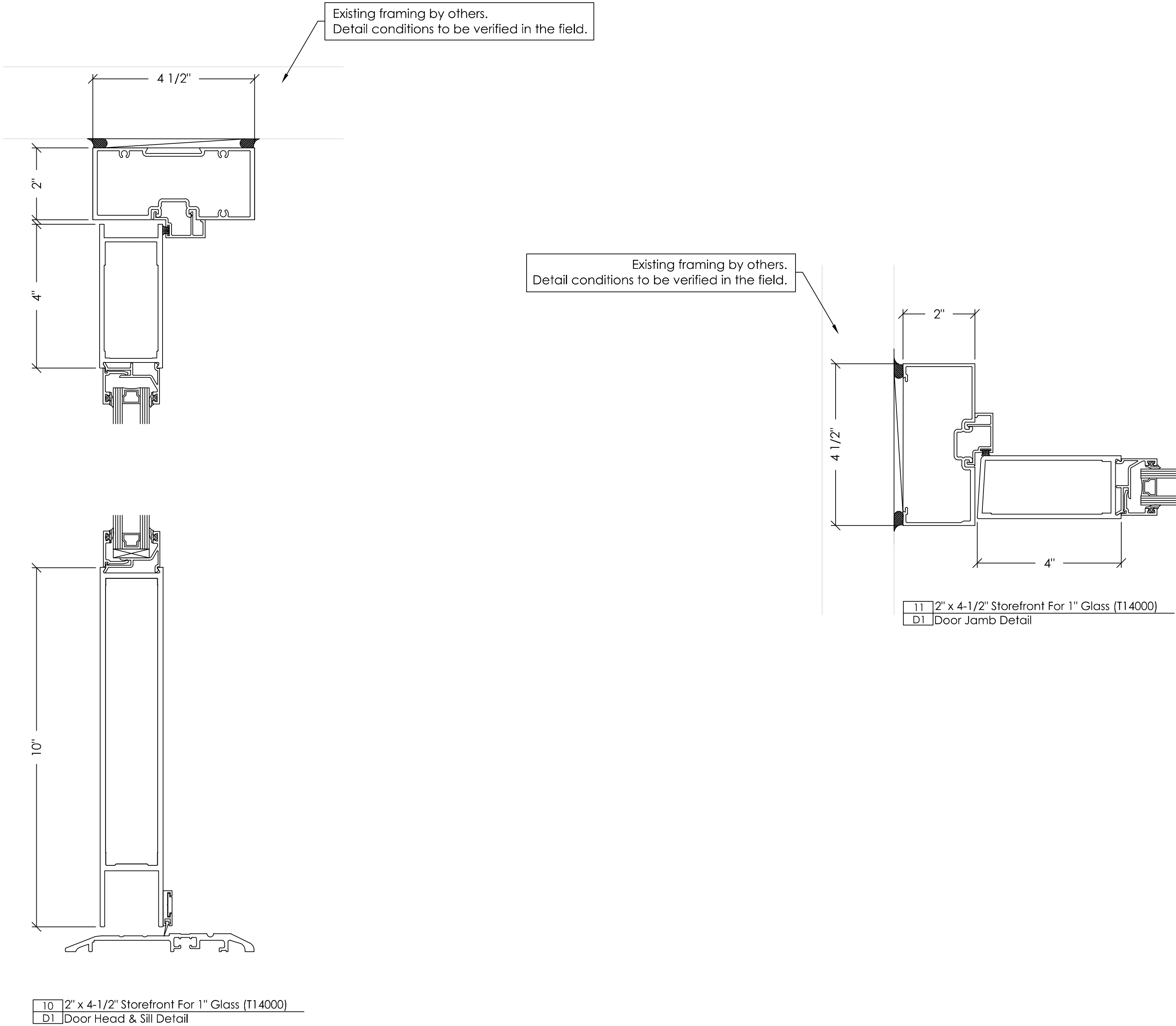
6" = 1'-0"

Sheet

Details

Sheet No.

D1 of 1





**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD**  
**WEDNESDAY – JULY 5, 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 **June 7, 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. **July 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**

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