

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – April 6, 2016**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of March 16, 2016**
- 3) **Design Review**
  - **344 Hamilton Row**
  - **1555 14 mile rd. – Kakos Market**
- 4) **Sign review**
- 5) **Short Term Projects**
- 6) **Miscellaneous Business and Communication**
  - A. **Staff Reports**
    - **Administrative Approvals**
    - **Violation Notices**
  - B. **Communications**
    - **Commissioners Comments**
- 7) **Adjournment**

*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.**

AGENDA

**DESIGN REVIEW BOARD  
MINUTES OF MARCH 16, 2016**  
Baldwin Library Rotary Room  
300 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board (“DRB”) held Wednesday, March 16, 2016. Chairman John Henke called the meeting to order at 7:18 p.m.

**Present:** Chairman John Henke; Board Members Mark Coir, Vice-Chairman Keith Deyer, Thomas Trapnell, Shelli Weisberg, Michael Willoughby; Student Representative Loreal Salter-Dodson

**Absent:** Board Member Natalia Dukas

**Administration:** Matthew Baka, Sr. Planner  
Carole Salutes, Recording Secretary

**03-06-16**

**APPROVAL OF MINUTES  
DRB Minutes of February 17, 2016**

**Motion by Mr. Willoughby  
Seconded by Mr. Trapnell to approve the DRB Minutes of February 17, 2016 as presented.**

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Willoughby, Trapnell, Coir, Deyer, Henke, Weisberg,

Nays: None

Absent: Dujkas

**03-07-16**

**REVISED DESIGN REVIEW  
1137 S. Adams**

Zoning: O-2 Office Commercial

Proposal: Mr. Baka recalled the applicant was previously approved to renovate the exterior of the single-story multi-tenant building. The approval included new storefront window and doors systems, sealing and painting the existing block, new columns to be applied to the building, re-cladding the existing canopy and repairing and re-cladding the cupola. The applicant also was approved to install a



new landscaping bed along the south elevation of the building. In January of this year the property owner requested that the Planning Department perform a final inspection of the completed façade changes. Upon inspection the Planning Department found several inconsistencies with the approved plans. The following list itemizes those inconsistencies:

1. Stone veneer applied in various areas was not approved;
2. Decorative cornice between canopies on the south elevation not installed;
3. Architectural detail on columns not completed as approved;
4. Roof Cupola not completed as approved;
5. Decorative lights on columns are not the model that was approved;
6. Windows and doors do not match the style that was approved;
7. Landscaping on the south elevation not completed as approved;
8. Wall pack light fixture on south elevation was not on the approved plans;

While the Planning Department is of the opinion that the changes do not necessarily detract from the overall appearance of the building, the Zoning Ordinance limits the extent to which changes can be administratively approved. In this case it was determined that the “as-built” changes exceed what would be permitted for administrative approval.

Design: The configuration of the doors and windows that was previously approved remains predominately the same. However, the mullions shown on the original plans were not installed.

The major differences from the approved plan are found in the design and materials used for the exterior finish of the building. As illustrated by the plans and photos, cultured stone was added around the bases of the columns and knee wall of the building. A large section of the west façade also had the cultured stone applied from the base of the wall to the underside of the canopy hangover. The columns around the building were approved to be clad with a trim casing on each side which was eliminated.

On the south elevation, a large section of the decorative cornice molding was eliminated and the brick face underneath was painted to match the rest of the building. The cupola design that was approved previously proposed to replace the existing louvers with fixed windows. The work performed eliminated the approved fixed windows and replaced them with a flat backer board which was painted to match the trim color on the canopy. The dome of the cupola was approved to be clad with dry-vit with a hammered copper finish. The dome of the cupola now has a standing seam panel system which also presents the appearance of a copper finish.

Landscaping: The configuration of the landscaping bed was changed from the approved plan. However, the mix and density of the planting appear to be similar to the original plan.

Signage: No signage changes were included with the previous approval. Individual tenants have been applying for administrative approval as needed.

Illumination: The previously approved light fixtures were eliminated in favor of the Ginza model exterior light fixture from Troy Lighting.

Mr. Deyer thought the revised design is an improvement over what the building was originally. However, he was confused how the building ended up so different from what was approved.

Mr. Kevin Hart, the architect, said they originally tried to apply a Durox surface to the outside, hoping that the substrate and steel behind the mansard was in good enough shape. However, as they opened it up 1,500 gallons of water that was stored inside the structure poured down on everything. When they opened up the roof they found a lot of the metal struts and diagonals that were supposed to be part of the box structure attached to the parapet was either missing or totally rotted out. There was really no cohesive roof along the front of the mansard structure, so a lot of water was getting inside behind the brick and down inside the columns. When they uncovered the columns they found the metal base was totally gone. They found there were problems all the way around and winter was upon them. They tried to respond to these conditions in the field, so in a hurry they came up with elevations that were fairly different to what was proposed.

Mr. Deyer was surprised that no one came back to the City and said they have a better idea. Mr. Hart said there really is not a good excuse. They thought the basic geometry and dimensions were the same as proposed and the facade was not drastically changed. By the time the building was finished it was late November/December.

Mr. Baka noted that administrative approvals were issued for a couple of areas. Upon inspection what really caught his eye was the cultured stone that was applied. Mr. Hart explained the cupola tower became a combination of plastic asphalt shingles and sheet metal, more understated than the original proposal, but reflecting the design of the columns below.

Chairman Henke said granted this was a weather condition to some extent, but constantly asking for forgiveness as opposed to permission at some point rubs him the wrong way. However, he agreed that Mr. Hart does try to work with the City. He expressed that his only disappointment is the way the cupola turned out.

**Motion by Mr. Deyer**

**Seconded by Ms. Weisberg that the board approve the changes made to the building at 1137 S. Adams and accept the revised plan.**

There were no comments from the public at 8:38 p.m.

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Deyer, Weisberg, Coir, Henke, Trapnell, Willoughby

Nays: None

Absent: Dukas

**03-08-16**

**SHORT TERM PROJECTS** (not discussed)

**03-09-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

- 566, 576, 586, 596 W. Merrill St. and 255 Southfield Rd., Parkview Townhomes of Birmingham - New Roof, Onyx Black shingles.
- 33200 Woodward Ave., Simple Mortgage -
  - Install one (1) LED illuminated sign on 45 degree wall front, Woodward Ave. frontage.
  - Install one (1) sign on north elevation, upper corner.Total square footage is 33.6 sq. ft. (34.5 sq. ft. allowed).

-- Violation Notices (none)

**B. Communications**

-- Commissioners' Comments

Chairman Henke noted the Liquor License approvals came before the City Commission two weeks ago and 220 Merrill still has not been questioned with respect to completing the pergola. Additionally, Social still has not been questioned with respect to their green wall. However, all of that was approved despite the fact there are these uncompleted items.

Mr. Baka said that 220 Merrill has been advised they will not get their outdoor dining license if their design is not completed. Chairman Henke recalled it is going on three years that Social has not completed the plantings on the upstairs green wall. The intention is to make sure applicants do these things which enhance our City - not detract from it. True, there are four new City Commission members who just don't know the non-compliance history of

these properties. Ms. Weisberg suggested a procedure should be put in place where there is an automatic check on items not completed and licenses are not issued until completion.

Mr. Deyer further commented that when people do whatever they feel like it doesn't seem fair to people who follow the rules.

The chairman took comments from the public at 8:45 p.m.

Mr. D'Angelo Espree received clarification that when staff checks on compliance and violations are found the owner receives a verbal warning, then a violation notice, and finally a ticket is issued. At final inspection when things are missing a temporary Certificate of Occupancy

**03-10-16**

**ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:55 p.m.

Matthew Baka  
Sr. Planner



# MEMORANDUM

Planning Division

**DATE:** March 30, 2016

**TO:** Design Review Board

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** Design Review – 344 Hamilton Row

**Zoning:** B-4/D-4, Business-Residential

**Existing Use:** Commercial

## Proposal

The applicant proposes to renovate the exterior of the two-story multi-tenant building. The project will reconfigure and upgrade the main entry façade. A new window and door system proposed as well as new lighting and signage. The façade is proposed to be treated with horizontally banded wood siding, brushed aluminum, bronze dark anodized aluminum and galvanized hardware. The design of the proposal is intended to be compatible stylistically with the neighboring storefront at 360 Hamilton.

## Design

The proposed façade renovation consists of all new windows and door in dark bronze anodized aluminum frames. The first floor window on the east end of the façade is proposed to be an operable bi-fold window that will collapse inward as to not extend over the right of way. The majority of the façade is proposed to be clad with horizontally banded cedar wood siding. The area to the west of the first floor entrance extending upwards to the top of the second floor windows is proposed to be clad with limestone tile. The limestone tile is proposed to be accented by four (4) stainless steel plates that will be mounted above each of the four (4) windows in the limestone tile area.

## Landscaping

The applicant is proposing upgrade the existing landscaping bed on the east side of the façade by constructing short knee wall of cultured stone. The bed is proposed to be planted with seven (7) arborvitae in a bed of Hostas and English Ivy.

## Signage

The applicant is proposing two name-letters signs to be mounted within the first floor sign band. The total linear building frontage is 25', permitting 25' square feet of sign area. The proposed wall signs will measure 6" h x 6' 1" w or 3.04 square feet and 1' 1" h x 5' w or 5.41 square feet for a total of 8.45 square feet of signage. In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. **The proposal meets this requirement.** The wall sign is located at a height of 11' 8" on the storefront elevation. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - 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 and at a height of less than 15 feet above public alley. **The proposal meets this requirement.** The total depth of the sign is ½" stud mounted 1" off the face of the building. In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, No wall signs shall project more than 9 inches measured from the wall to which it is attached to the outer surface. **The proposal meets this requirement.**

### **Illumination**

The applicant is proposing to install three (3) Allegheny 15 ½" wall sconces above the first floor windows. In addition, there are four (4) recessed lights proposed for the underside of the first floor canopy.

### **Design Recommendation**

When reviewing the project against the standards of Section 126-514 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
2. 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. *The overall design elements **will not** detract from the harmony and appeal of the **other buildings on S. Adams.** The proposed design is compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

### **Sign Recommendation**

In accordance with Section 86, Article 2, 2.02 (c) of the City of Birmingham Sign Ordinance, Planning Division Sign review approval shall be granted only upon determining the following:

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.
2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.

6. The sign otherwise meets all requirements of this Chapter.

The Planning Division recommends that the Design Review Board consider a motion to approve the design review application for 344 Hamilton Row. The proposal meets the requirements of Section 126-514 of the Zoning Code.

**Sample Motion Language**

Motion to APPROVE the design review application for 344 Hamilton Row, provided the applicant meet(s) the following condition(s):

1. Any changes to the right of way must be approved by the City Engineer.

OR

Motion to TABLE the design review application for 344 Hamilton Row. The applicant must provide the following items:

- 1.

OR

Motion to DENY the design review application for 344 Hamilton Row. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

**Sec. 126-514. Duties of Design Review Board.**

**The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.**

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code 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.

(Code 1963, § 5.192(4))

**Article 2, 2.20. Sign review**

**(b) Restrictions.**

- (1) The Historic District Commission, Design Review Board or Planning Board may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this ordinance.
- (2) The Historic District Commission, Design Review Board or Planning Board shall not allow the alteration or construction of any sign which would violate the requirements of this ordinance.



**GENERAL CONSTRUCTION NOTES**

- DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR CORRECTION.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, INCLUDING UNDERGROUND UTILITIES AND FIELD MEASUREMENTS AT THE JOB SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- ALL POURED CONC. FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW PROPOSED FINISH GRADE, AND SHALL BEAR ON UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQ'D BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF IS ASSUMED FOR FOOTING SIZES INDICATED ON THE PLANS. VERIFICATION OF ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF IS THE RESPONSIBILITY OF THE CONTRACTOR. QUESTIONABLE CONDITIONS TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
- PROVIDE NECESSARY SHEATHING, SHORING, BRACING, AND ALL TEMPORARY SUPPORTS AS REQUIRED DURING EXCAVATIONS TO PROPERLY SUPPORT SIDES OF EXCAVATIONS.
- PROTECT ALL EXISTING WORK AND WORK IN PROGRESS.
- COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FOR ALL SAFETY PROVISIONS.

- ALL CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3000 PSI AT 28-DAY TEST. EXTERIOR CONCRETE SHALL BE AIR ENTRAINED 5% PLUS OR MINUS %.
- CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTION. PLACE ALL CONCRETE WITHOUT ADDING WATER TO THE TRANSIT MIX CONCRETE. SLUMP + 3" - 4".
- ALL REINFORCING SHALL CONFORM TO ASTM A-615 GRADE 60, FABRICATED AND ERECTED ACCORDING TO ACI STANDARDS.
- WELDED WIRE FABRIC SHALL BE FURNISHED IN FLAT SHEET AND SHALL CONFORM TO ASTM A-185 AND SHALL HAVE A MINIMUM SIDE AND END LAP OF 8".
- THE ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF FABRICATION OR CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

- ALL LUMBER AND FRAMING TECHNIQUES SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS. ALL WORK SHALL CONFORM WITH THE TRUSS PLATE INSTITUTE, AMERICAN PLYWOOD ASSOCIATION, TRUSS JOIST MANUFACTURERS AND THE NATIONAL FOREST PRODUCTS ASSOCIATION.
- ALL FLUSH BEAMS AND JOIST CONNECTIONS SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL HANGER OR STRAP (NO JOIST ANGLES) OR EQUIVALENT METAL PRODUCT AS APPROVED BY A STRUCTURAL ENGINEER AND (1) TOE NAIL (16d) FOR EACH 1000 LBS. OR AXIAL LOAD OR EQUIVALENT STUD. POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEER APPROVED METAL CONNECTOR AND/OR TWO (2) TOE NAILS FOR EACH 1000 LBS. OF AXIAL LOAD OR SUPPORT STUD.
- ALL LUMBER BEARINGS SHALL PROVIDE SUFFICIENT AREAS SO AS NOT TO EXCEED 430 PSF.
- ALL SHEATHED STUDS SHALL BE LIMITED TO 2250 LBS. OF AXIAL LOAD.
- ALL FLOOR JOISTS, RAFTERS, STUDS, CEILING JOIST, AND BLOCKING TO BE #2 OR BETTER HEM FIR UNLESS OTHERWISE NOTED. FLOOR JOISTS TO HAVE 1 X 3 CROSS BRIDGINGS 8'-0" ON CENTER.
- ALL BUILT UP WOOD POSTS, BEAMS AND GIRDERS SHALL BE NAILED AND/OR BOLTED PER NDS.
- ROOF TRUSS MANUFACTURER TO SUPPLY THE ARCHITECT WITH TRUSS SHOP DRAWINGS PRIOR TO FABRICATION.
- ROOF TRUSS FRAMING INDICATED ON THE DRAWINGS IS AN ASSUMED LAYOUT. TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO THE ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITION THAT WOULD REQUIRE RE-FRAMING THE STRUCTURE TO ACCOMMODATE THE TRUSSES.
- ROOF TRUSS DESIGN SHALL BE BY TRUSS MANUFACTURER AND SHALL CONFORM TO DESIGN LOAD REQUIREMENTS LISTED BELOW. BRACE ALL ROOF TRUSSES PER MANUFACTURER'S SPECIFICATIONS.

ROOF TRUSSES:

TOP CHORD	LIVE LOAD	30 PSF
	DEAD LOAD	7 PSF
BOTTOM CHORD	LIVE LOAD	0 PSF
	DEAD LOAD	60 PSF
	TOTAL	47 PSF

- NAILING SCHEDULE FOR PLYWOOD SHEATHING: 10d NAILS AT 6" ON CENTER, AT DIAPHRAGM BOUNDARY AND ALONG END SUPPORTING MEMBERS, 10d NAILS AT 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.
- MICRO-LAM BEAMS (LVL'S) SHALL BE BY TRUSS JOIST MANUFACTURER OR EQUAL. ALL BEAMS JOINED TOGETHER SHALL BE PER MANUFACTURER'S SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE ACCEPTABLE WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
- INSTALL DOUBLE FLOOR JOISTS UNDER ALL UPPER FLOOR LEVEL PARALLEL PARTITIONS.
- BUILDER SHALL PROVIDE METAL DIAGONAL CORNER AND WIND BRACINGS AT CORNERS PER CODE 'X' AND 'K' SHAPED BRACINGS ARE ACCEPTABLE.
- ALL WINDOW NUMBERS REFER TO MANUFACTURER INDICATED ON THE PLANS. IF AN ALTERNATE WINDOW MANUFACTURER IS USED, ALL SHAPES AND SIZES SHALL MATCH IN ALL DIMENSIONS. EVERY SLEEPING RM. SHALL BE PROVIDED WITH AN OPERABLE EGRESS WINDOW. THE BILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR. THE WINDOW WHEN OPEN SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE AT LEAST 20" AND MINIMUM NET CLEAR OPENING HEIGHT OF AT LEAST 24" PER THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE.
- ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES AND WEEP HOLES PER CURRENT CODE. AS OUTLINED IN THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE.
- ALL STAIRWAYS, STAIRWAY GUARDS, HANDRAILS, BALUSTERS, HEADROOM DIMENSIONS, RISERS AND TREADS SHALL COMPLY WITH ALL CODE REQUIREMENTS, AS OUTLINED IN THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE.
- PROPERLY VENTILATE ROOF SO THERE IS A CROSS-VENTILATION WITH ROOF VENTS AND SOFFIT VENTS PER THE CURRENT MICHIGAN BUILDING CODE. CONTINUOUS ROOF RIDGE VENT SHALL BE BY MID-AMERICA BUILDING PRODUCTS, PLYMOUTH, MICHIGAN (800) 501-8416. PROVIDE AN UNDERLAYMENT OF 1/2" FELT UNDER ASPHALT SHINGLES AND A LAYER OF GRACE ICE AND WATER SHIELD FROM EAVE TO ENTIRE LENGTH OF ROOF (100% OF ROOF ENTIRELY). SEE WALL SECTION FOR ICE SHIELD DETAIL. INSULATION IS TO BE PROVIDED WITH VAPOR BARRIER ON THE WARMER SIDE SURFACE. NET FREE VENTILATION AREA REQUIRED IS 1/300th OF THE AREA BEING VENTILATED. 50% OF THAT AREA SHALL BE IN THE UPPER PORTION OF THAT SPACE. THE REMAINDER VENTILATION IS TO BE PROVIDED BY CONTINUOUS SOFFIT VENTS, EAVE VENTS AND CROSS VENTS.

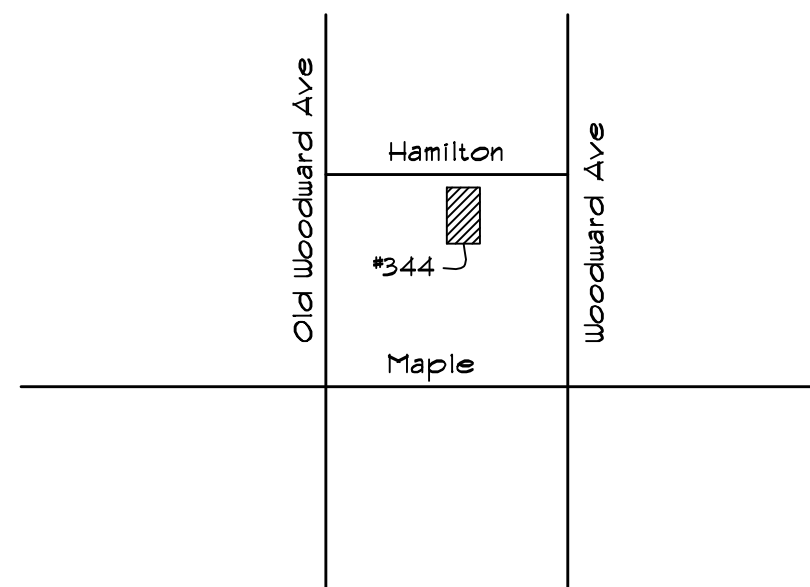
- ALL CONCRETE FLAT WORK SHALL BE PLACED ON 4" OF COMPACTED SAND.
- PROVIDE ALL NECESSARY UNDERPINNING AND BRACING AS REQUIRED TO PROPERLY INSTALL NEW FOOTINGS.
- PROVIDE WATERPROOFING ASPHALTIC PARKING COATING BELOW GRADE IF REQUIRED.
- THE CONTRACTOR SHALL PROVIDE WRITTEN CHANGE ORDERS DOCUMENTING ADDITIONAL WORK, OR DELETION OF WORK, PRIOR TO THE CHANGE EFFORT ON THE JOB.
- LOTS AND STREET SHALL BE MAINTAINED FREE OF DIRT AND DEBRIS DURING CONSTRUCTION.
- PLASTER AND TAR ALL BRICK BELOW GRADE.
- PROPERLY VENT CRAWL SPACES PER STATE MECHANICAL CODE.
- BATH FANS TO BE VENTED TO EXTERIOR.
- HANDRAIL GRIP SIZE SHALL NOT EXCEED A MAXIMUM HORIZONTAL CROSS-SECTIONAL DIMENSION OF 2 5/8" PER THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE.
- BALCONY GUARDS SHALL BE BALUSTERS SPACED NO FARTHER THAN 4" APART PER THE REQUIREMENTS OF THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE.
- PROVIDE 2X10 DOUBLE HEADER AT ALL INTERIOR DOOR OPENINGS AND 2X10 TRIPLE HEADER AT ALL EXTERIOR DOOR AND WINDOW OPENINGS (UNLESS OTHERWISE SPECIFIED).
- PROVIDE METAL STRAPPED WINDBRACING AT EACH END OF EXTERIOR WALLS (TYPICAL).
- PROVIDE ELECTRICALLY POWERED SMOKE DETECTORS ON EACH LEVEL, IN EACH BEDROOM, AND BEDROOM HALLWAYS. UNITS ARE TO BE WIRED SO IF ONE SOUNDS, THEY ALL SOUND. ALL SHALL HAVE BATTERY BACK UP PER THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE SECTION R311.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE.
- FIRESTOP ALL DROPS & CHASES, ELECTRICAL, PLUMBING & HEATING. APPROVED FIRESTOP MATERIAL REQUIRED FOR ALL DROPS & FLOOR OR CEILING PENETRATIONS AS OUTLINED IN THE CURRENT MICHIGAN RESIDENTIAL BUILDING CODE.

- DESIGN LOADS:  
 ROOF LIVE LOAD = 25 PSF  
 ROOF DEAD LOAD = 15 PSF  
 FLOOR LIVE LOAD = 40 PSF  
 FLOOR DEAD LOAD = 15 PSF  
 WIND LOAD = 20 PSF
- INSULATION 'R' VALUES SHALL COMPLY WITH TABLE N1021, OF THE 2003 MICHIGAN UNIFORM ENERGY CODE, UNLESS OTHERWISE NOTED.
- PROVIDE ON-SITE DUMPSTER THROUGHOUT THE DURATION OF THE WORK.
- PROVIDE ON-SITE PORTABLE "PORT-A-JOHN" THROUGHOUT THE DURATION OF THE WORK.
- PAINT ENTIRE INTERIOR AND EXTERIOR OF HOME EXTERIOR SIDING AND TRIM TO BE PAINTED WITH ONE COAT PRIMER AND TWO COATS FINISH WITH BENJAMIN MOORE PREMIUM PAINT OR OWNER'S EQUAL. SPECIFICATION SHOULD INCLUDE THREE COLORS AND COMPLETE CASING BOTH EXTERIOR AND INTERIOR INTERIOR CEILINGS TO BE FLAT FINISH, WALLS IN EGG SHELL, AND ALL TRIMS AND CASINGS IN HIGH GLOSS "PEARL" FINISH.

- NOTE: THIS FLOOR PLAN WAS PREPARED BASED ON INFORMATION PROVIDED BY THE OWNER, CONTRACTOR AND/OR CIVIL ENGINEER AND IS SCHEMATIC ONLY. FOR DEFINITIVE INFORMATION SEE CIVIL DRAWINGS (BY OTHER).
- NOTE: KEVIN HART AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ANY CHANGES MADE TO THIS DRAWING IN THE FIELD.
- NOTE: THIS FLOOR PLAN WAS PREPARED IN THE OFFICE. FIELD WORK WAS REQUIRED. APPROVAL OF THIS FLOOR PLAN DOES NOT RELIEVE THE CONTRACTOR OF COMPLIANCE WITH ALL APPLICABLE CODES AND/OR ORDINANCES.

**LEGAL DESCRIPTION**

LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:  
 THE WEST 1/2 OF LOT 36, OF ACCESSOR'S PLAT NO.2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 54 OF PLATS, PAGE 19, OF OAKLAND COUNTY RECORDS.  
 PARCEL ID.: 19-25-456-010



**LOCATION MAP**

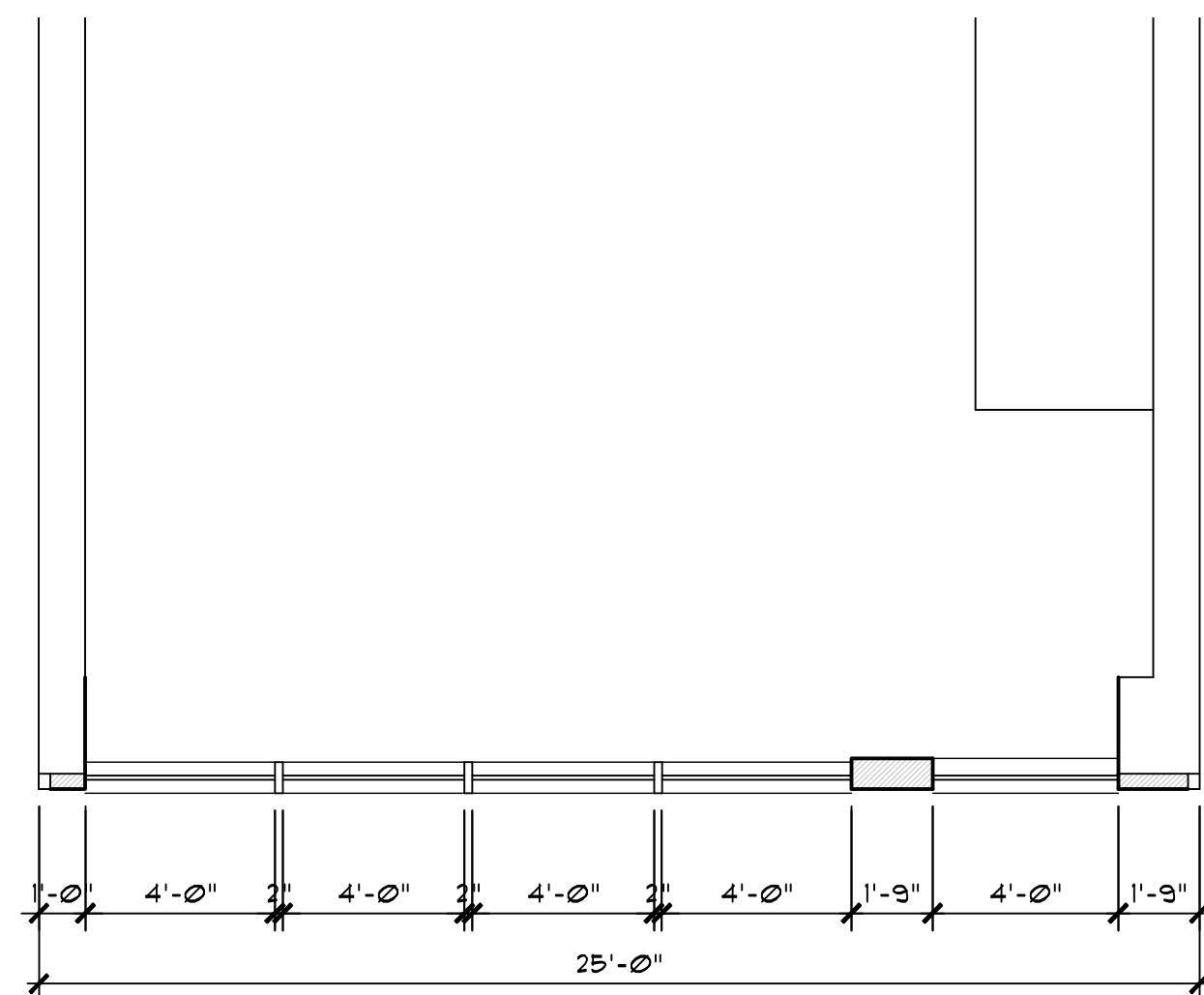
SCALE: N.T.S.



ALLEGHENY 1 1/2" H "CENTANIAL RUST"

**OUTDOOR WALL SCONCE**

SCALE: N.T.S.

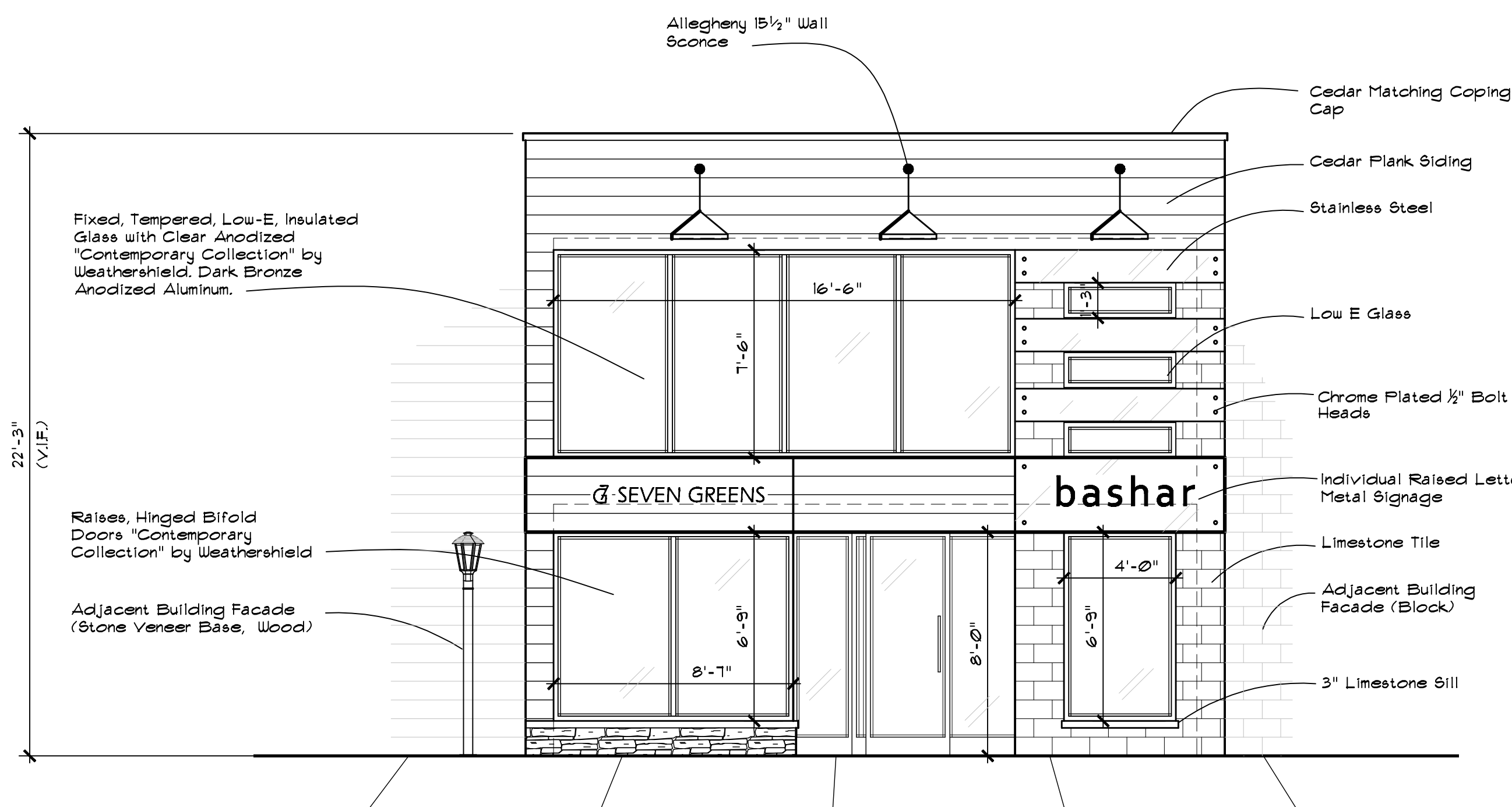


**PROPOSED SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"



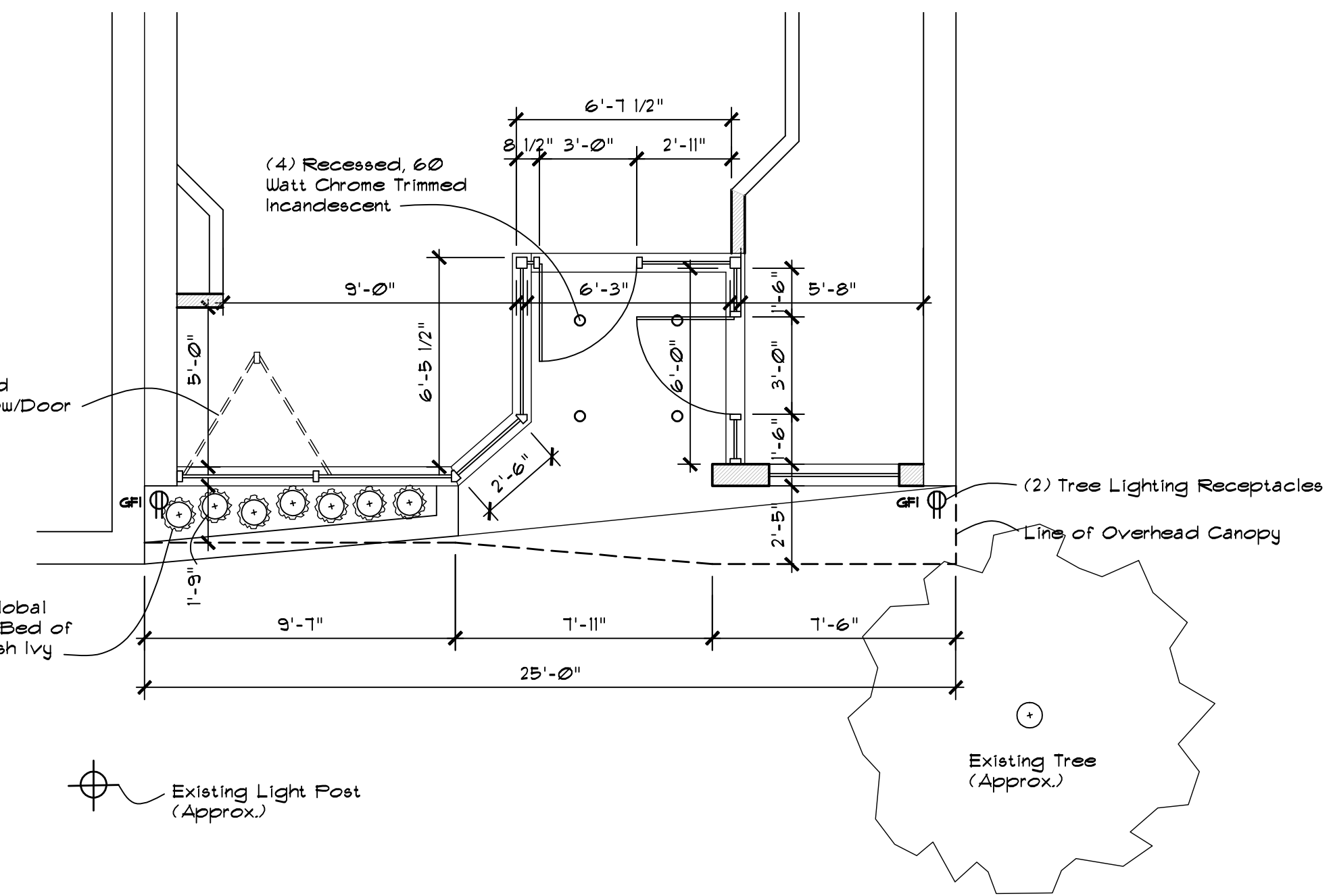
NORTH



**PROPOSED ELEVATION**

SCALE: 1/4" = 1'-0"

1st Floor Facade = 364 Sq.Ft.  
 1st Floor Glazing = 253 Sq.Ft. (70%)  
 2nd Floor Facade = 300 Sq.Ft.  
 2nd Floor Glazing = 134 Sq.Ft. (45%)



**PROPOSED FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"



NORTH

**PLANNED BY SCALE DRAWING**  
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 Kevin D. Hart Associates Inc.  
 360 Hamilton Row  
 Birmingham, MI 48003  
 (248) 410-4811

**ISSUED FOR:**

- 02-10-16
- 02-12-16
- 02-17-16
- 02-23-16
- 03-01-16
- 03-02-16

**344 HAMILTON ROW**  
 FRONT FACADE  
 BIRMINGHAM, MI

**DESIGNER:**  
 VANBROUCK & ASSOCIATES  
 MR. JOHN VANBROUCK  
 360 HAMILTON ROW  
 BIRMINGHAM, MI, 48003  
 (248) 410 4811

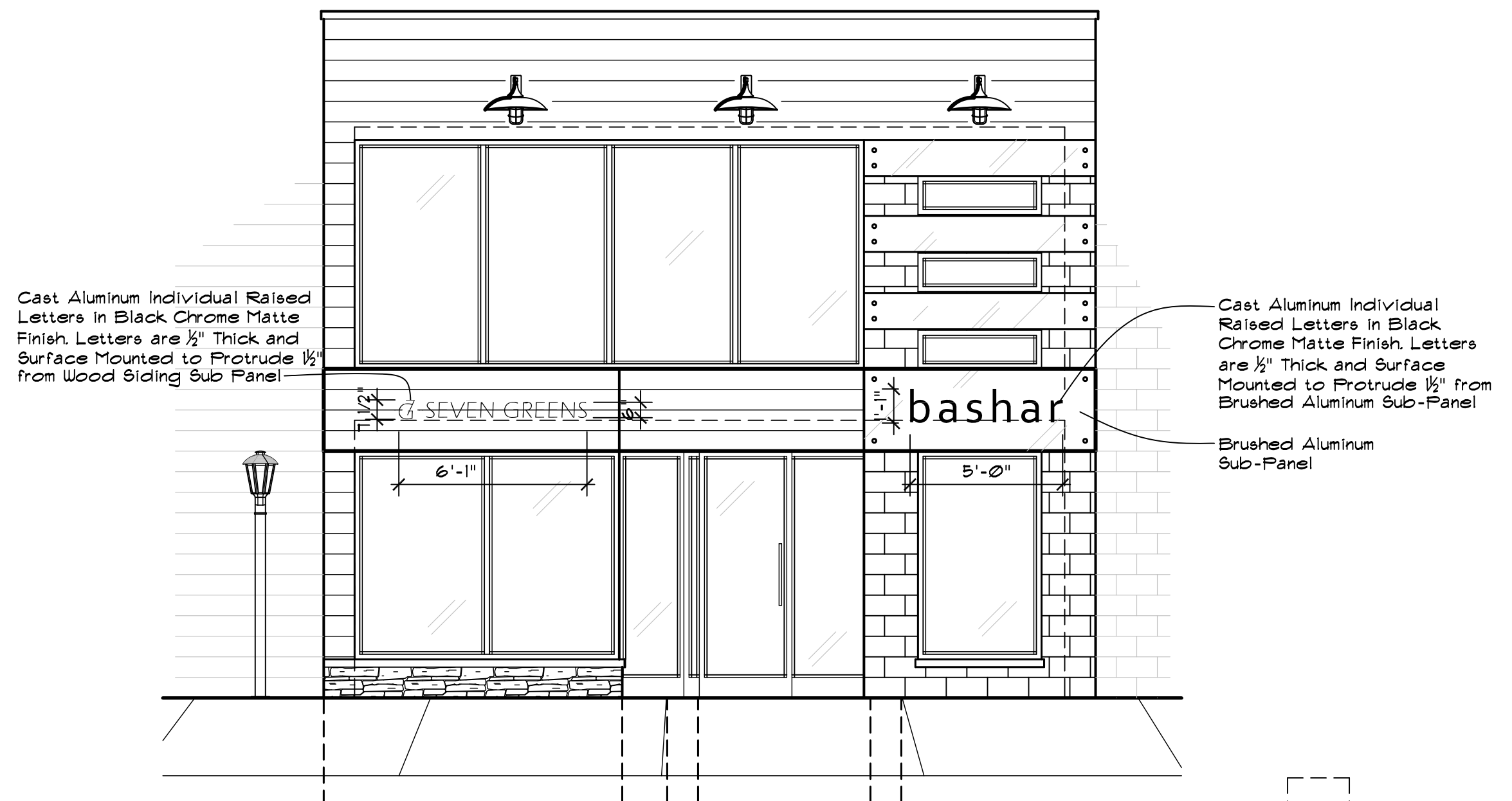
**KEVIN D. HART, AIA**

PLANNING ARCHITECTURE INTERIORS  
 360 HAMILTON ROW  
 BIRMINGHAM, MI 48003  
 (248) 410-4811

**SHEET NO.**  
**A-1**

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 03-24-16  
 03-31-16

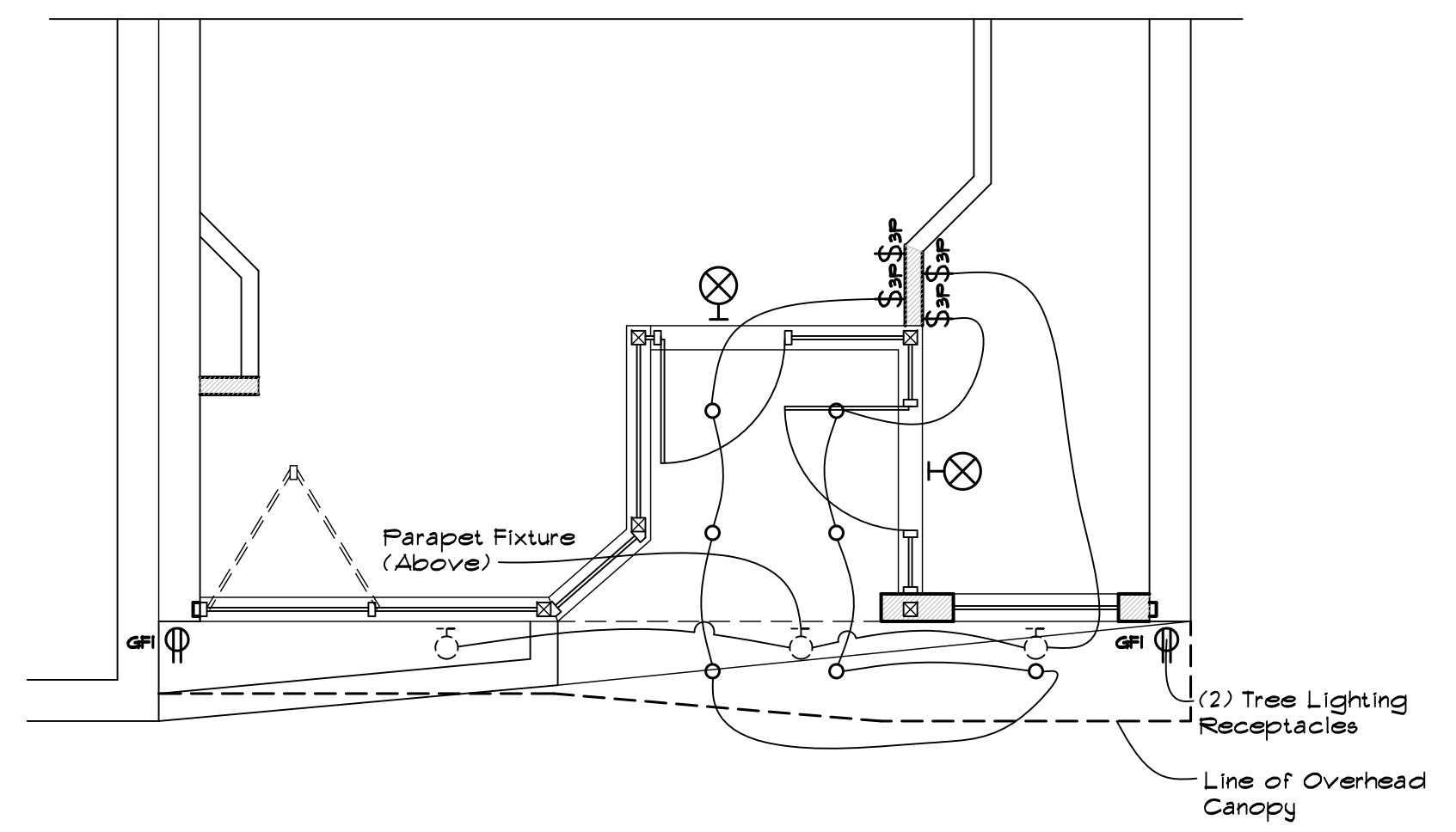


**PROPOSED BUILDING SIGNAGE**  
 SCALE: 1/4" = 1'-0"

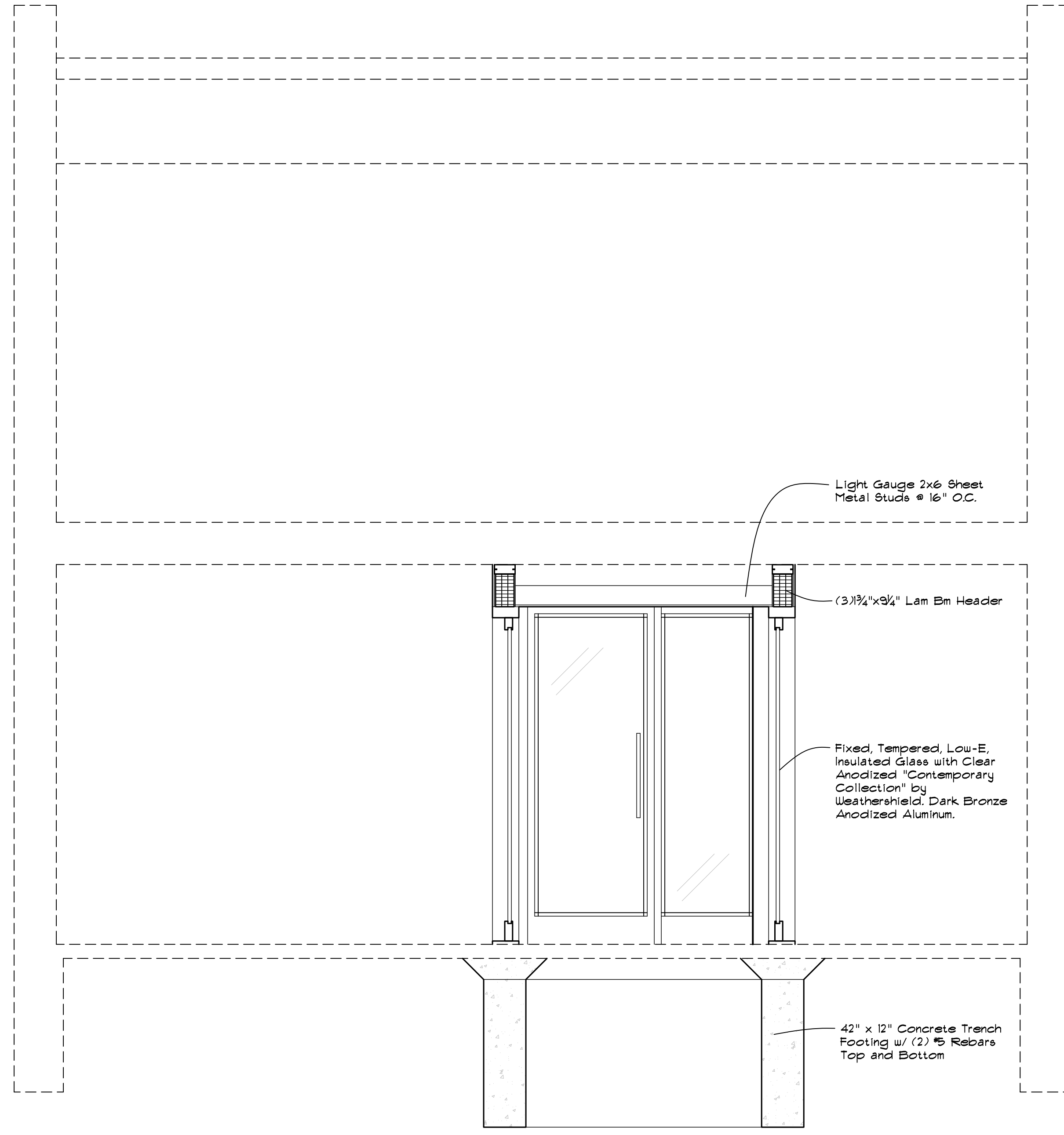
WINDOW SCHEDULE					
TYPE	NO.	SIZE R.O.	WINDOW NO.	TYPE	MANUFACTURER
A	1	8'-0" x 6'-9"	-	ALUMINUM CLAD BI-FOLD DOOR/WINDOW	WEATHERSHIELD CONTEMPORARY COLLECTION
B	1	4'-0" x 6'-9"	-	ALUMINUM CLAD PICTURE	
C	3	1'-3" x 4'-0"	-	ALUMINUM CLAD TRANSOM	
D	1	16'-6" x 1'-6"	-	ALUMINUM CLAD PICTURE	
E	2	-	-	ALUMINUM CLAD STOREFRONT	

**ELECTRICAL LEGEND**

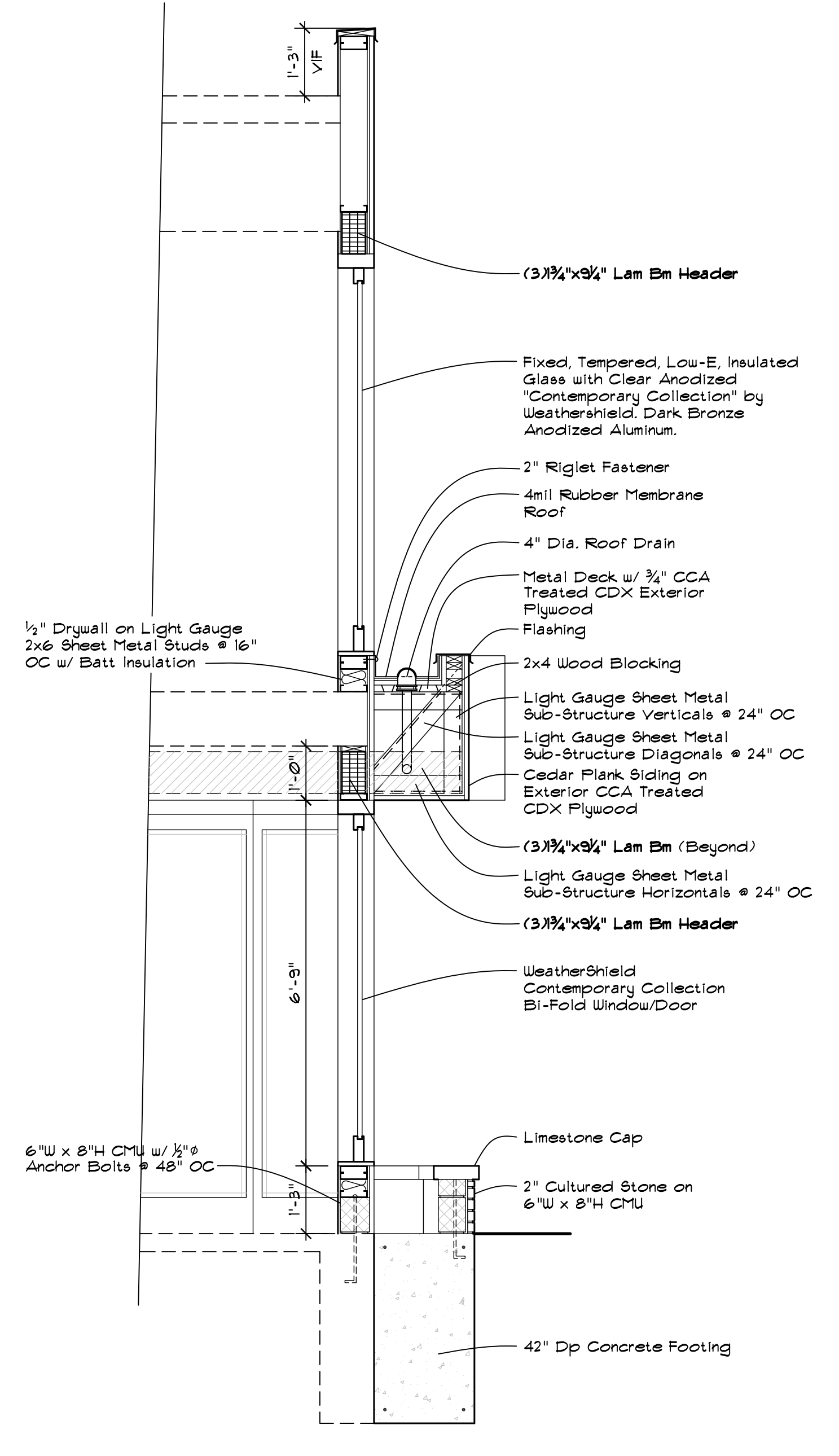
- SURFACE MTD. INCANDESCENT FIXTURE
- WALL MTD. INCANDESCENT FIXTURE
- RECESSED INCANDESCENT DOWN LIGHT, WATERPROOF, 2 1/2" DIA. HALO PART \*
- ⊕ DUPLEX RECEPTACLE
- ⊕ DUPLEX RECEPTACLE W/ GROUND FAULT INTERRUPT
- ⊕ DUPLEX RECEPTACLE 220 VOLTAGE
- ⊕ SINGLE POLE SWITCH
- ⊕ 3 WAY SWITCH
- ⊕ 4 WAY SWITCH
- ⊕ 3 WAY PHOTOCELL SWITCH
- ⊕ EMERGENCY EXIT SIGN W/ BATTERY BACKUP BY LITHONIA, PART # LQ16W3 OR EQ.



**ELECTRICAL FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**SECTION @ EXTERIOR WALL**  
 SCALE: 1/2" = 1'-0"



**SECTION @ EXTERIOR WALL**  
 SCALE: 1/2" = 1'-0"

344 HAMILTON ROW  
 FRONT FACADE  
 BIRMINGHAM, MI

DESIGNER:  
 VANBROUCK & ASSOCIATES  
 MR. JOHN VANBROUCK  
 360 HAMILTON ROW  
 BIRMINGHAM MI, 38003  
 (248) 410 4811

KEVIN D. HART, AIA  
 ARCHITECT  
 100 EAST MAPLE SITE 100 BIRMINGHAM MI 38003  
 PH: 205.975.1111  
 TELEPHONE: (248) 424-9427

SHEET NO.  
**A-3**

KCH A-1 Site Plan/ndg

6/14/2007 9:13 AM

Patricia Keller



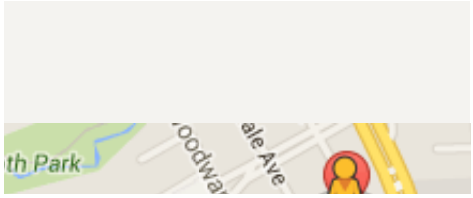


SEVEN GREENS

bashar







Google Maps



# MEMORANDUM

Planning Division

**DATE:** March 29, 2016

**TO:** Design Review Board

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** Design Review – 1555 14 Mile Rd. – Kakos Market

**Zoning:** B2b – General Business

**Existing Use:** Commercial

## Proposal

The applicant proposes to renovate the exterior of the single-story one-tenant building. The proposal includes a new storefront window and door system and the addition of stone, metal panels and EFIS to the east and south facing facades. Red LED accent lighting is proposed to be mounted underneath the soffit of the “high” parapet.

## Design

The applicant proposes to renovate the existing façade of the building. A new anodized aluminum storefront system will replace the existing doors and windows. The entrance to the store will be shifted from the current location to the west end of the existing window system. The knee wall below the new windows is proposed to be clad with a smooth grey brick veneer (Belden 661). The remainder of the lower walls on the east and south façade are proposed to be clad with a cream colored cultured thin stone. The existing mansard roof is proposed to be removed. Extending each direction from the southeast corner of the building, the applicant is proposing a raised parapet that will rise 4' above the rest of the roof line. This area above the windows is proposed to be clad with 5 ½" Tru-grain wood panel siding in “Siam”. The area with the extended parapet is proposed to be framed with a 3' wide aluminum composite panel system. At the base of the vertical portions of the aluminum panels the applicant is proposing a cast stone 4" veneer base in natural limestone. Along the lower portion of the roof line the applicant is proposing an EFIS surface in Brume color and a metal coping along the top. **The applicant will provide material samples at the meeting.**

## Signage

The applicant is not proposing any additional signage at this time. They have indicated that signage will be submitted under a separate proposal.

## Illumination

The applicant is proposing LED accent lighting to be mounted underneath the soffit of the “high” parapet. The lighting is rendered in red on the color elevations. **Typically the Board has not approved colored accent lighting on the outside of buildings. The Planning Division recommends that the red LED lighting be switch to white lights.**

### **Design Recommendation**

When reviewing the project against the standards of Section 126-514 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
2. 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. *The overall design elements **will not** detract from the harmony and appeal of the **other buildings on Woodward**. The proposed design **is** compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

The Planning Division recommends that the Design Review Board consider a motion to approve the design review application for 1555 E. 14 Mile Rd. The proposal meets the requirements of Section 126-514 of the Zoning Code.

### **Sample Motion Language**

Motion to APPROVE the design review application for 1555 E. 14 Mile Rd. , provided the applicant meet(s) the following condition(s):

1. The red LED lighting be switch to white lights

OR

Motion to TABLE the design review application for 1555 E. 14 Mile Rd. The applicant must provide the following items:

OR

Motion to DENY the design review application for 1555 E. 14 Mile Rd. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

### **Sec. 126-514. Duties of Design Review Board.**

**The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.**

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code 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.

(Code 1963, § 5.192(4))



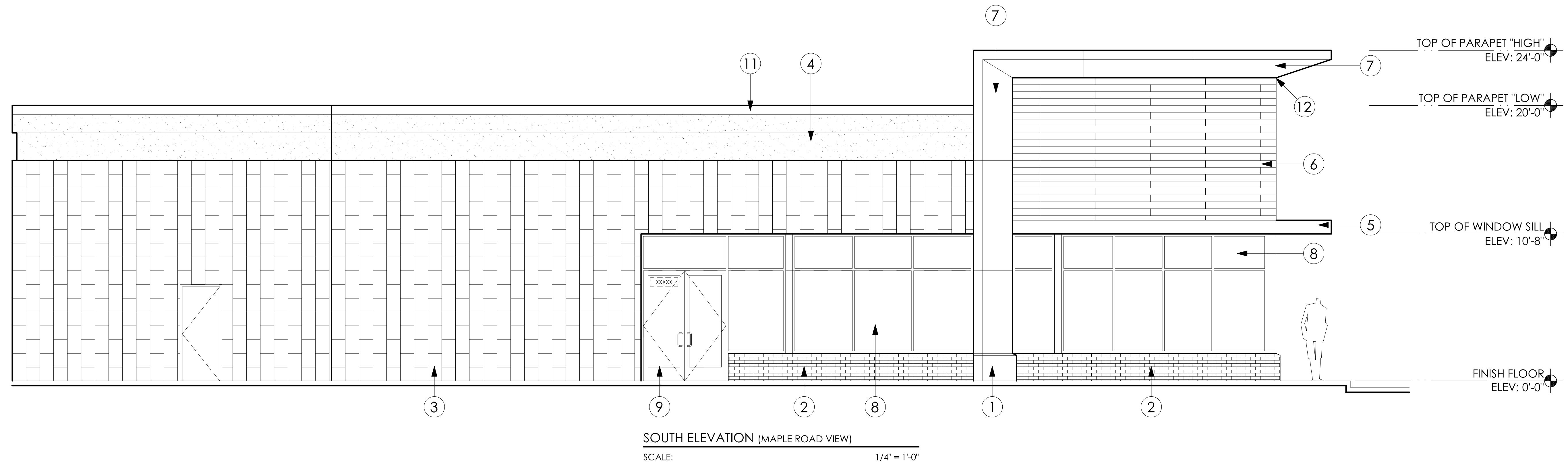
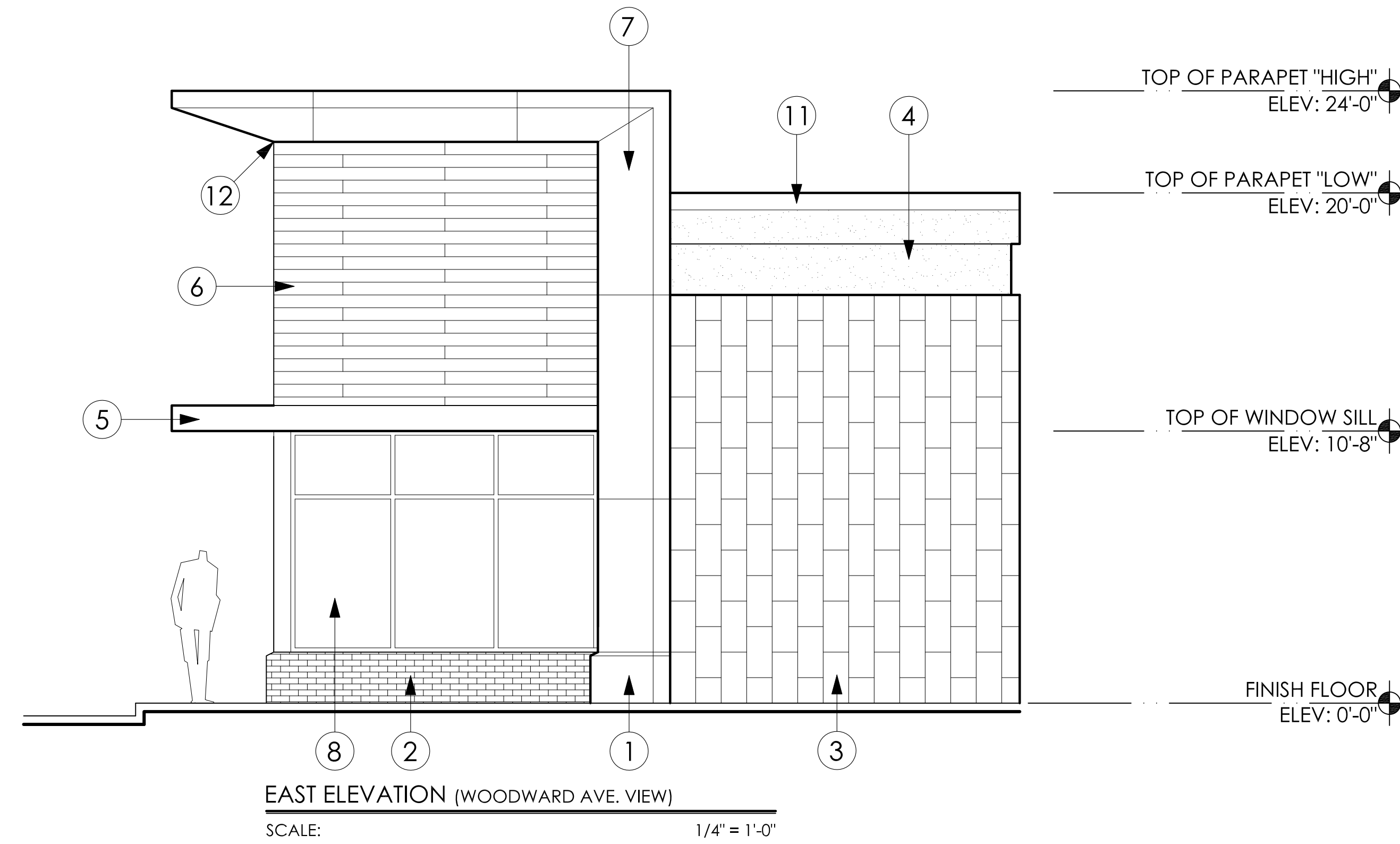








EXTERIOR MATERIAL FINISH SCHEDULE AND NOTES					
TAG	MATERIAL	MANUFACTURE	COLOR/ MODEL	SIZE	REMARKS/ NOTES
①	CAST STONE - 4" SOLID VENEER, 8" H. BASE (TYP.) NATURAL LIMESTONE	ROCKCAST OR EQUAL	BUFFSTONE		
②	BRICK VENEER	BELDEN	MODULAR NO. 661 SMOOTH A	MODULAR	
③	CULTURED THIN STONE				
④	EPS	SENERGY - SAHARA FINISH	BRUME COLOR		SEE MFG. SPECIFICATIONS FOR DETAILS
⑤	ALUMINUM SHADING DEVICE	GREENHECK	ANODIZED ALUM FINISH	CONTACT ARCHITECT FOR DETAILS	SEE MFG. SPECIFICATIONS FOR DETAILS
⑥	WOOD PANEL SIDING, 5 1/2" PLANKS BY TRUGRAIN	TRUGRAIN	SIAM		
⑦	ALUMINUM COMPOSITE PANEL SYSTEM CLIP & CAULK INSTALLATION ON BUILT OUT FRAMING	OMEGA PANEL PROD. LAMINATORS INC.	BRIGHT SILVER		CONTACT: TOM OLSON (734) 777-6788
⑧	CLEAR INSULATED GLASS IN ANODIZED ALUMINUM FRAME STOREFRONT SYSTEM	TUBELITE	CLEAR ANOD. ALUM / SILVER METALLIC		
⑨	STOREFRONT TENANT DOOR ENTRY W/ 10' HIGH BOTTOM RAIL	TUBELITE	CLEAR ANOD. ALUM / SILVER METALLIC		
⑩	GLASS REAR ENTRY/ SERVICE TENANT DOOR W/ 10" HIGH KICK PLATE	TUBELITE	CLEAR ANOD. ALUM / SILVER METALLIC		
⑪	METAL COPING (TYP.)	FIRESTONE / UNA-CLAD	BONE/ SIERRA TAN TO MATCH SURFACE BELOW		
⑫	LED LIGHTING REFER TO BUILDING RENDERING				



ABRO DESIGN GROUP, INC.  
30600 NORTHWESTERN HWY.  
SUITE 310  
FARMINGTON HILLS, MI. 48334  
P. 248-254-3834 F. 248-671-2772

WWW.ABRODESIGNGROUP.COM

PROJECT:

KAKOS MARKET

- EXTERIOR FACADE  
RENOVATIONS -

1555 E. 14 MILE ROAD,  
BIRMINGHAM, MICHIGAN

SHEET TITLE:

CONCEPTUAL  
EXTERIOR  
BUILDING  
ELEVATIONS

DO NOT SCALE DRAWINGS  
USE FIGURED DIMENSIONS ONLY

DATE: ISSUE:

03.28.18 DESIGN REVIEW BOARD

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PROJECT NO:

060815

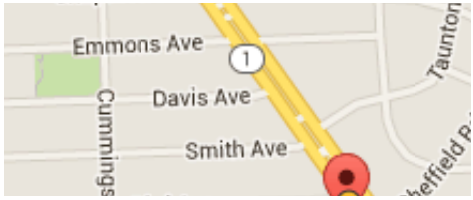
SHEET NO:

A-2.1









Google Maps



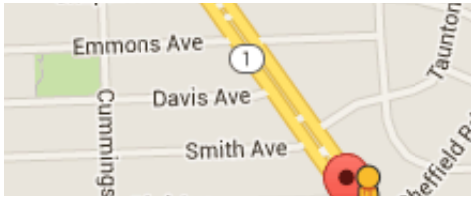


Image capture: Oct 2015 © 2016 Google

Birmingham, Michigan

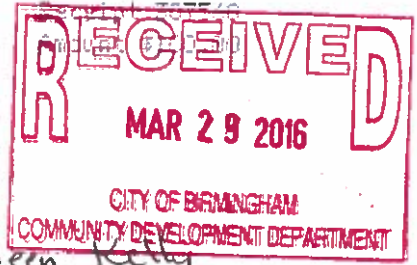
Street View - Oct 2015





Google Maps





### Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: Fast Signs of Birmingham  
Address: 33322 Woodward Ave  
Birmingham, AL 35209  
Phone Number: 248-642-9911  
Fax Number: \_\_\_\_\_  
Email: 212@fastsigns.com

#### Property Owner

Name: Cathleen Kelly  
Address: 33400 Woodward  
Phone Number: (248) 645-1118  
Fax Number: (248) 645-0861  
Email: frontdesk@newyusalon.com

#### 2. Applicant's Attorney/Contact Person

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

#### Project Designer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

#### 3. Project Information

Address/Location of Property: 33400 Woodward  
Name of Development: New Year Salon  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

#### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

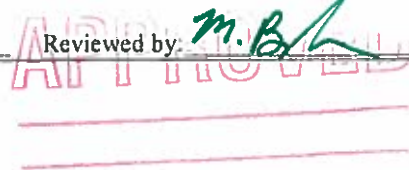
#### 5. Details of the Request for Administrative Approval

Relocating of existing signs

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature] Date: 3/28/16

Application #: <u>16-0024</u>	Office Use Only Date Received: <u>3/29/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>3/30/16</u>	Date of Denial: _____	Reviewed by: <u>M. B. [Signature]</u>





**CONSENT OF PROPERTY OWNER**

I, Cathleen Kelly, OF THE STATE OF MI AND COUNTY OF

(Name of property owner)

Oakland STATE THE FOLLOWING:

- That I am the owner of real estate located at 33400 Woodward Ave Birmingham MI 48009;  
(Address of affected property)
- That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
\_\_\_\_\_;  
(Name of applicant)
- That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: March 28, 2016

Cathleen Y. Kelly  
Owner's Name (Please Print)

Cathleen Y. Kelly  
Owner's Signature

# SIDE VIEW

1/8" Routed DiBond panel

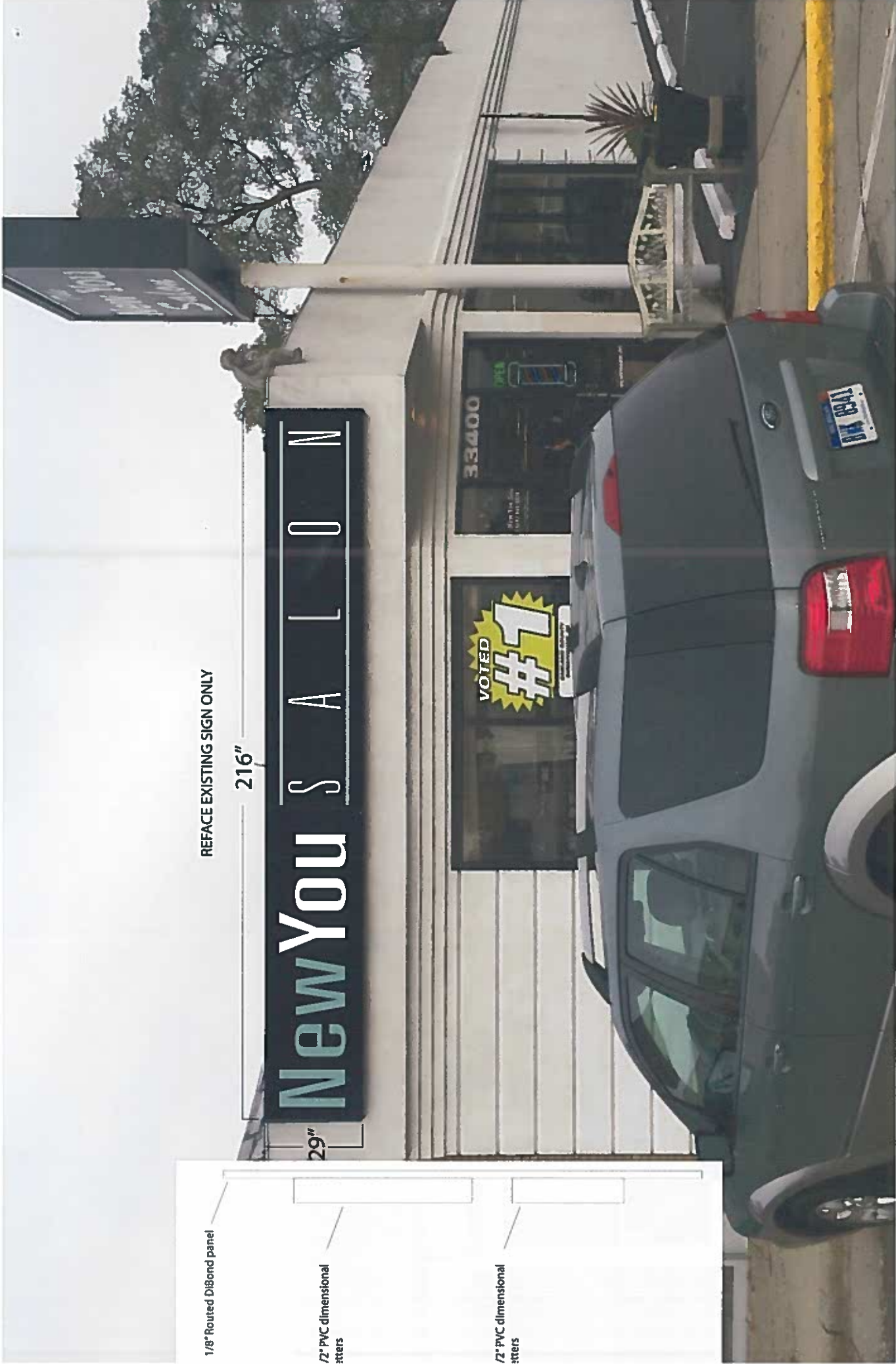
1" pushed thru letters

1" pushed thru letters

APPROVED  
M. B. 3/30/14  
16-0024 DRB

REPLACE EXISTING SIGN PANEL





REFACE EXISTING SIGN ONLY

216"

New You S A L O N

29"

1/8" Routed Dibond panel

7/2" PVC dimensional letters

7/2" PVC dimensional letters