

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – March 1, 2017
******* 7:15 PM*******

- 1) Roll Call**
- 2) [Approval of the DRB Minutes of February 15, 2017](#)**
- 3) Sign review**
 - **[200 Chester – Baldwin House](#)**
- 4) Design 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.

BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF FEBRUARY 15, 2017
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, February 15, 2017. Chairman John Henke called the meeting to order at 7:30 p.m.

Present: Chairman John Henke; Board Members Vice Chairperson Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby; Alternate Board Member Adam Charles

Absent: Board Members Mark Coir, Shelli Weisberg; Alternate Board Member Dulce Fuller

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

02-09-17

APPROVAL OF MINUTES
DRB Minutes of February 1, 2017

Chairman Henke explained that his absenteeism was required because, although he doesn't represent Whole Foods Market, in representing Adachi they are both applicants for a Bistro License. So to avoid any appearance of impropriety or bias, he would have had to recuse himself and that was the only matter on the agenda that evening.

Motion by Mr. Deyer

Seconded by Mr. Trapnell to approve the DRB Minutes of February 1, 2017 as amended.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Trapnell, Charles, Dukas, Henke, Willoughby

Nays: None

Absent: Coir, Weisberg

02-10-17

SIGN REVIEW
200 Chester

Baldwin House

Zoning: R-7 Multiple-Family Residential

Proposal: The applicant proposes to install a one-sided illuminated ground sign on the northeast corner of the parcel.

Signage: Signage regulations for residential zones are governed by Table D: Permanent Residential Sign Standards. Residential signs are not restricted by the principal building frontage as commercial properties are, provided that they comply with the regulations of Table D. In accordance with Section 86, Article 1.0, Table D of the Sign Ordinance, the total of all ground signs must not exceed 20 sq. ft. of sign. **The proposal meets this requirement.** The sign is proposed to be mounted 4 ft. above grade. In accordance with Section 86, Article 1.0, Table D, no ground sign may be more than 4 ft. above grade. **The proposal meets this requirement.**

The proposed sign is to be constructed of an aluminum cabinet with an acrylic face and a brick base. The graphics are proposed to be vinyl letters. **Typically the DRB requires that ground signs are constructed with push-thru or routed letters rather than vinyl.**

Illumination: The applicant proposes to internally illuminate the sign with LED lighting panels.

Mr. Tom Lundsford with Graph-X signs said he will take the board's recommendations back to his client for approval. He passed around some examples of other types of signs. The chairman observed that the board doesn't like to design signs for people. He noted that a couple of signs that have been approved recently are Birmingham Bloomfield Credit Union, which is internally lit with push-thru letters, and the YMCA.

Mr. Deyer noticed that "Baldwin House Apartments" appears on the Canopy and the sign reads "Luxury Senior Living." Mr. Lundsford decided that at this point it seems to make more sense of make the monument sign perpendicular to Martin and two-sided.

Motion by Mr. Deyer

Seconded by Ms. Dukas to postpone the Sign Review for 200 Chester, Baldwin House, to March 1.

It was discussed the applicant could remove the word "Apartments" off of the canopy in order to achieve consistent signage.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Dukas, Charles, Henke, Trapnell, Willoughby

Nays: None

Absent: Coir, Weisberg

02-11-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals (none)

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

02-12-17

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:40 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: February 24, 2017
TO: Design Review Board
FROM: Matthew Baka – Senior Planner
SUBJECT: Sign Review – 200 Chester – Baldwin House

Zoning: R7, Multiple Family Residential

Existing Use: Baldwin House

Proposal

The applicant proposes to install a two sided illuminated ground sign on the northeast corner of the parcel. The applicant appeared at the February 15, 2017 Design Review Board meeting for a review of the proposed sign. At that time the Board postponed the application in order to allow the applicant time to consider suggested changes to the sign that were put forward by the Board members. The applicant has revised the sign to align with the recommendations of the Board. The sign is now proposed to be a two-sided aluminum faced cabinet sign with push-thru letters and LED illumination.

Signage

Signage regulations for residential zones are governed by *Table D: Permanent Residential Sign Standards*. Residential signs are not restricted by the principle building frontage as commercial properties are provided that they comply with the regulations of Table D. *In accordance with Section 86, Article 1.0, Table D of the sign ordinance, the total of all ground signs must not exceed twenty square feet of sign. The proposal meets this requirement.* The sign is proposed to be mounted 4' above grade. *In accordance with Section 86, Article 1.0, Table D, no ground sign may be more than four feet above grade. The proposal meets this requirement.*

The proposed sign is to be constructed of an aluminum face cabinet and a brick base. The letters are proposed to berylic push-thru in PMS# 576 u.

Illumination

The applicant proposes to internally illuminate the sign with LED lighting panels.

Recommendation

When reviewing the project against the standards of Chapter 86, Article 2.02 (c) of the City of Birmingham Sign Ordinance, Planning Division makes the following observations:

1. The appearance color and texture of the sign materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The sign is not likely to adversely affect property values.*

2. The appearance of the building exterior with the signage will not detract from the general harmony and compatibility of existing buildings in the immediate neighborhood. *The proposed sign is compatible with existing signage, coloring and building facades along the streetscape.*
3. The building exterior with the signage is not offensive or otherwise garish in appearance. *The colors of the sign are compatible with the materials and color of the building, and are neither offensive nor garish in appearance.*

The Planning Division recommends that the Commission consider a motion to APPROVE the Sign review application for 200 Chester.

Sample Motion Language

Motion to APPROVE the Sign review application for 200 Chester.

OR

Motion to TABLE the Sign review application for 200 Chester. The applicant must provide the following the following items:

- 1.
- 2.

OR

Motion to DENY the Sign review application for 200 Chester. The proposal does not meet the requirements of Birmingham Sign Ordinance.

Sec. 126-514. Duties of historic district and design review commission.

The historic district and design review commission shall review all documents submitted pursuant to this section determining the facts given in this section.

Sec. 86, Article 2.02, (C) Sign review requirements

(b) Pursuant to the provisions of chapter 126, the historic district and design review commission may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this chapter; however, the historic district and design review commission shall not allow the alteration or construction of any sign which would violate the requirements of this chapter.

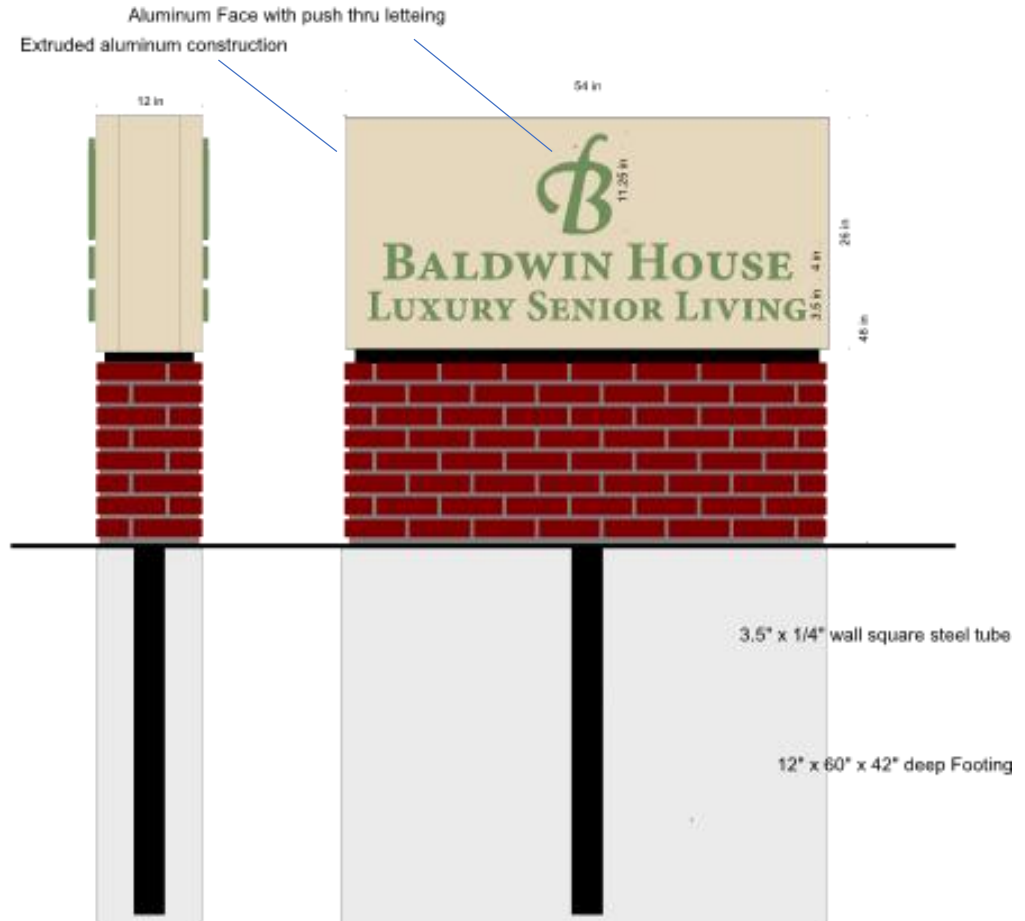
(c) Sign review approval shall be granted only upon determining the following:

- (1) The scale, color, texture and materials of the sign(s) 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(s) 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.

(Ord. No. 1718, 11-22-99)



02-22-2017

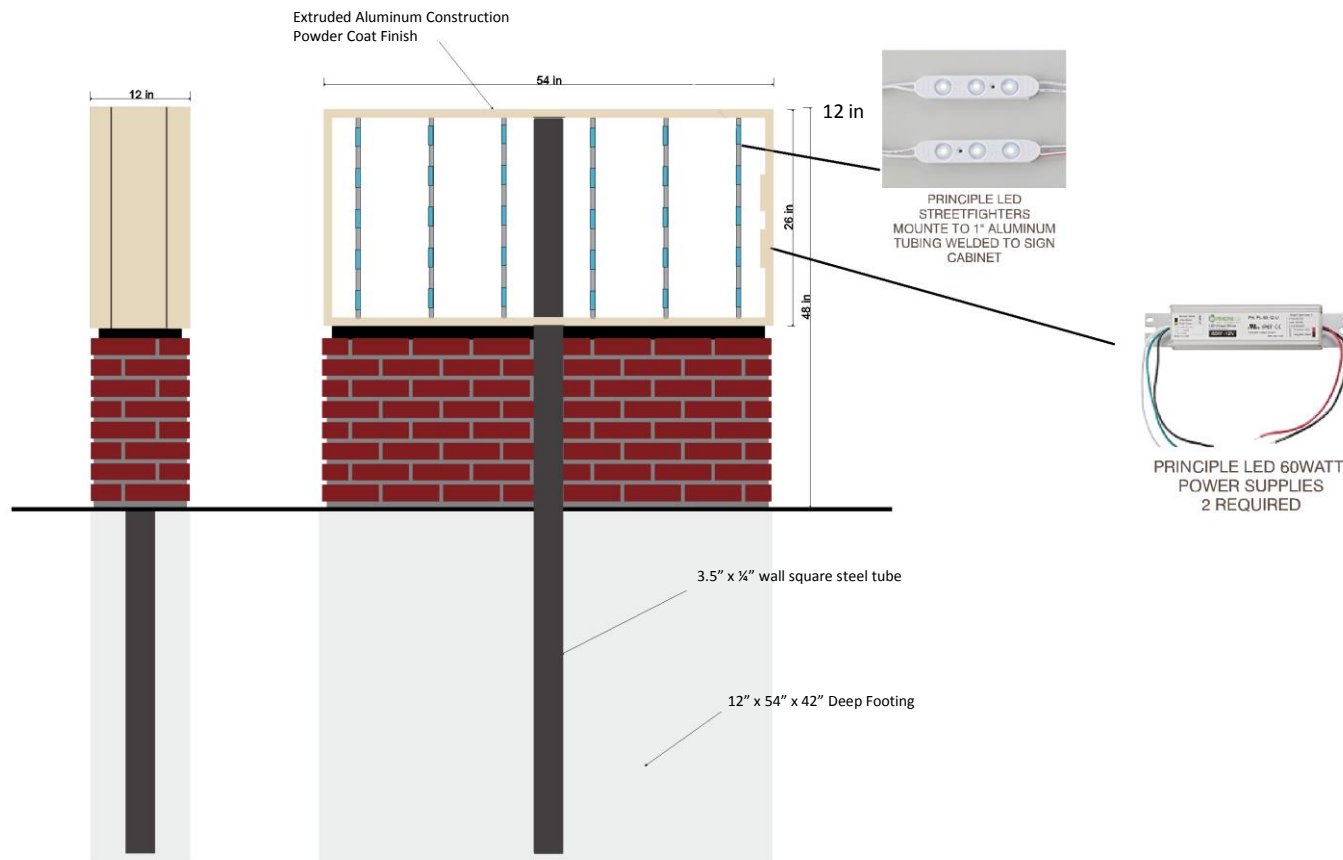
Baldwin House
54" x 26" Single Sided 12" Sign Comp
LED Lit
Single Post Installation
Vinyl Graphics on Face – PMS Color 576U

ARANEAE
A sign installation group
28785 Haas Rd. Wixom, MI 48393

Graph-X
SIGNS, DISPLAYS & EXHIBITS

45650 Mast St., Plymouth, MI 48170

phone 734.420.0906 fax 734.420.1068 www.graphxsigns.com



02-22-2017

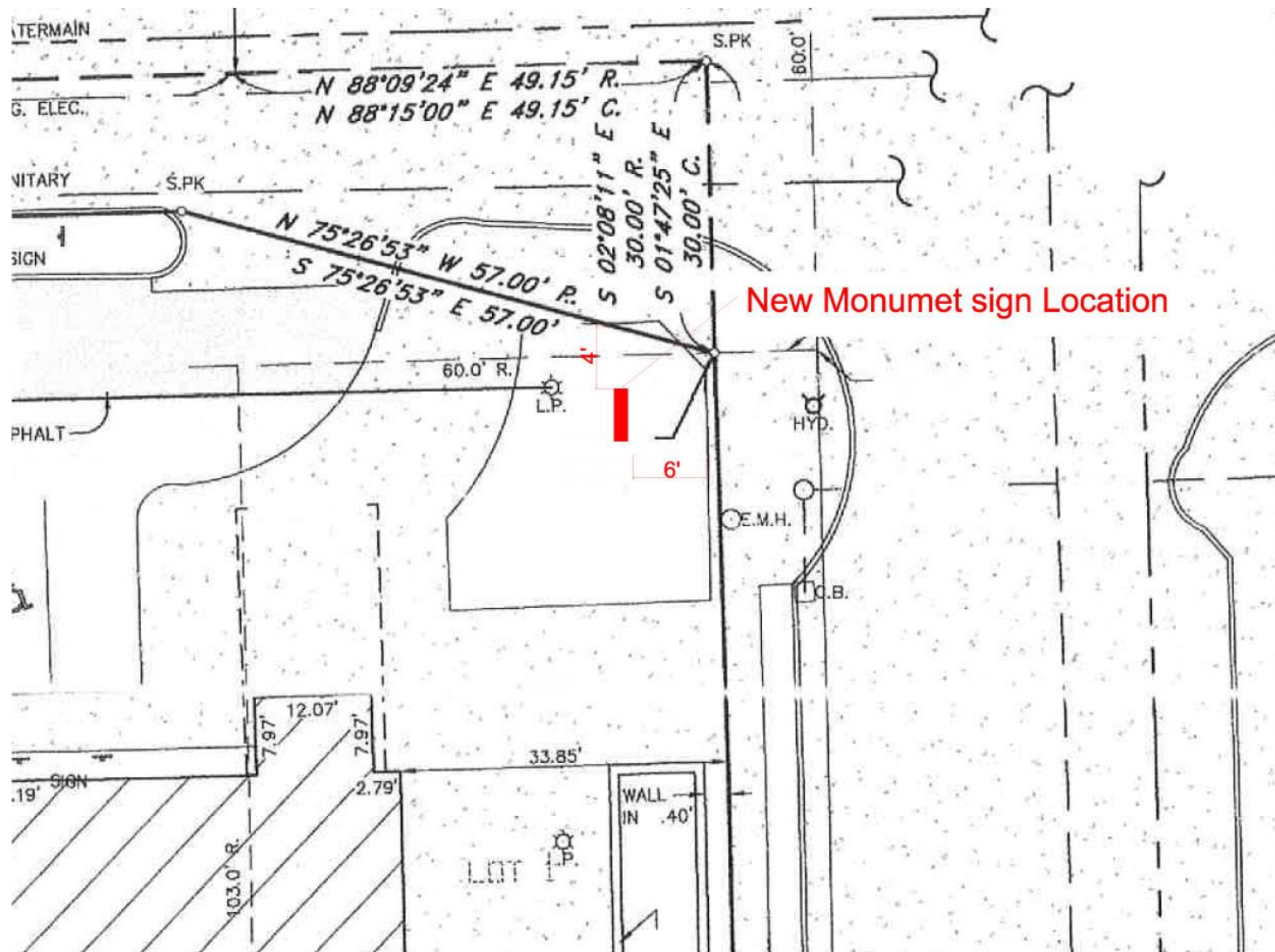
Baldwin House
54" x 26" Double Sided 12" Sign Comp
Brick Base to match existing brick, Powder Coat frame to match building, and LED Lit
Single Post Installation
Push through lettering— PMS Color 576U

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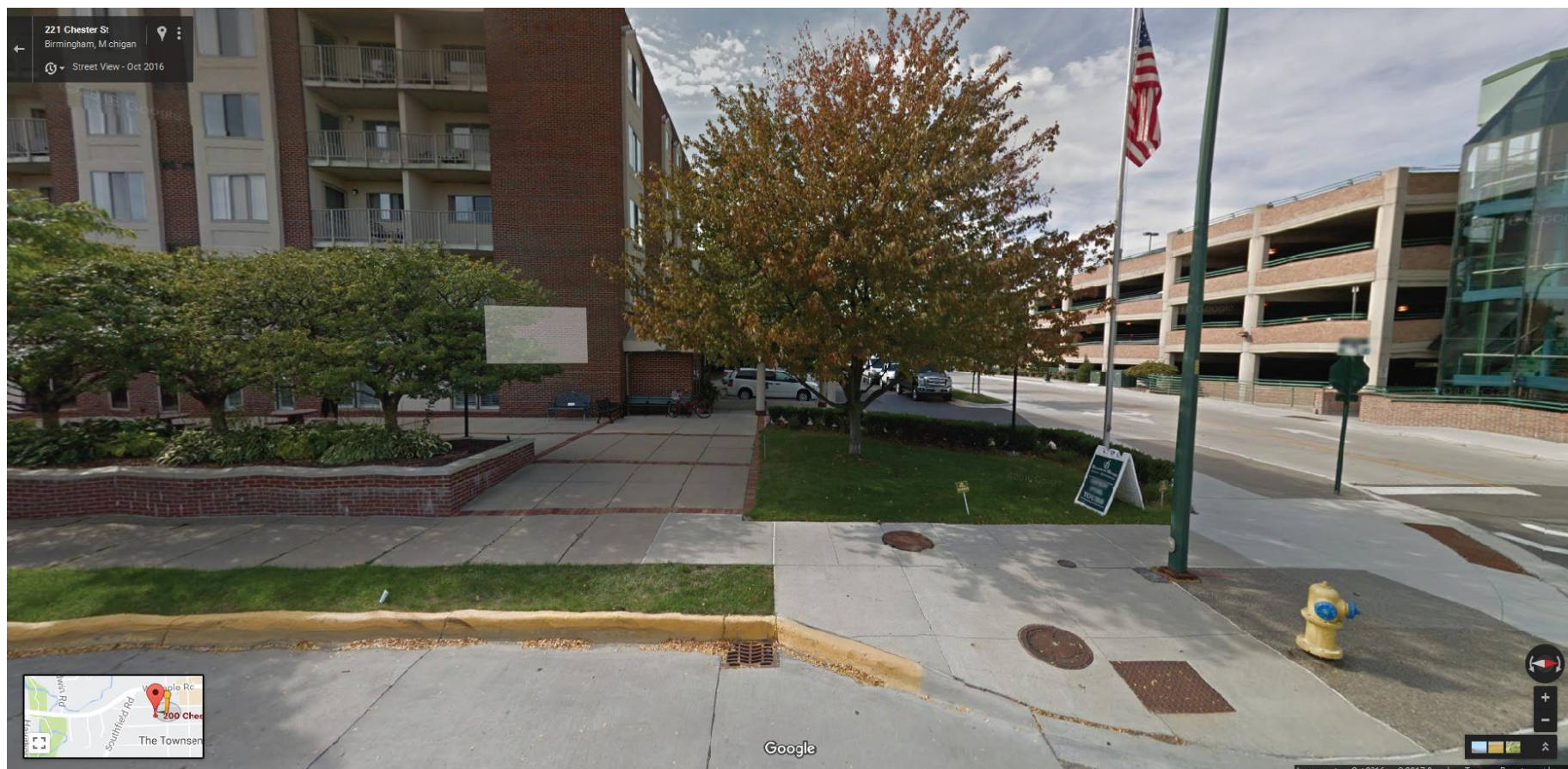
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Existing Street Images

02-22-2017

Baldwin House

54" x 26" Double Sided 12" Sign Comp

Brick Base to match existing brick, Powder Coat frame to match building, and LED Lit

Single Post Installation

Push through lettering— PMS Color 576U

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Existing Signage



02-22-2017

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Adjacent Building

02-22-2017

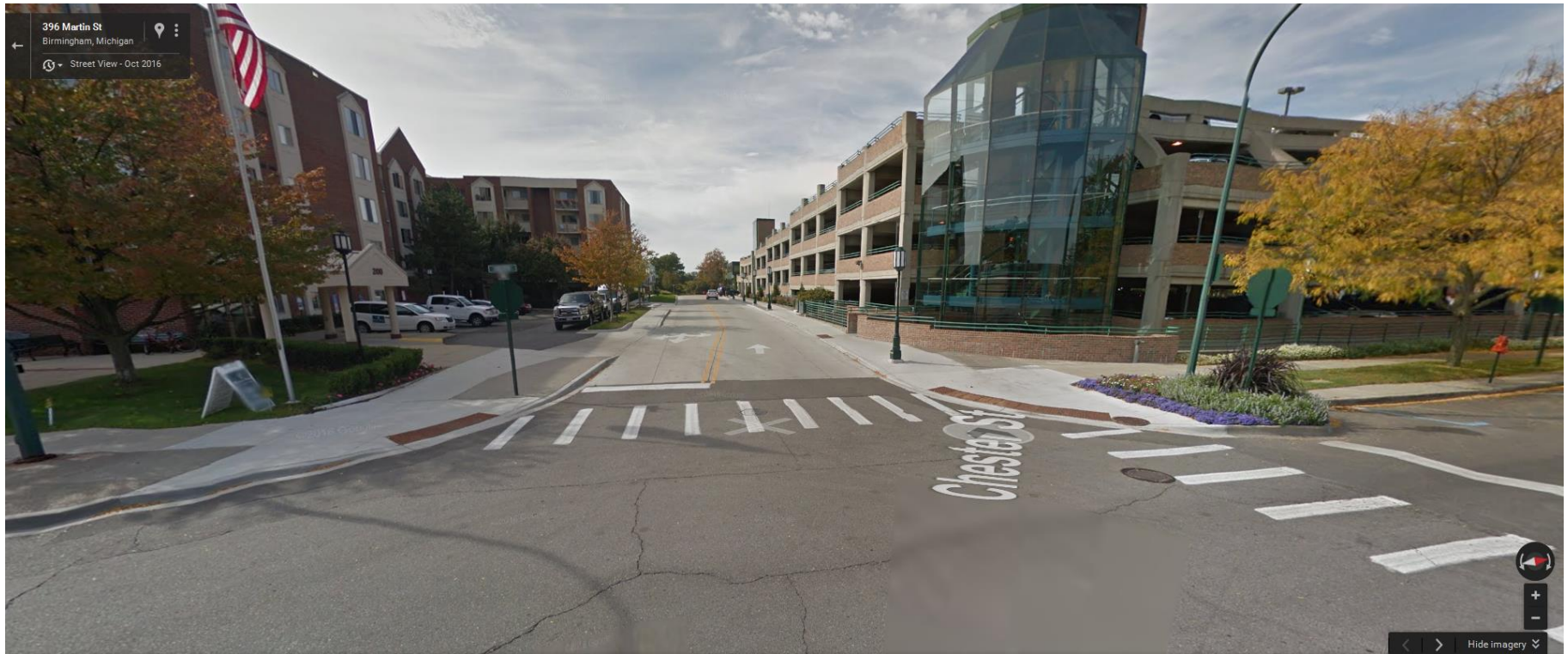
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STREET FIGHTER HEAVYWEIGHT™

The Street Fighter Heavyweight™ is the best value price per lumen product for larger channel letters and Single-Sided cabinets. High output at a great price!

SPECIFICATIONS

Beam Angle	160° Low Dome, Batwing Optic
Certifications	UL & cUL Recognized (SAM Manual), CE, RoHs
Dimensions	0.6"W x 3.5"L x 0.3"H
Efficacy	See Product Options
Fastening	Peel & stick / Mechanical screw hole
Input	12VDC
Intensity	See Product Options
Max Mods (Series)	12.77 ft (23 mods)
Operating Temp	-40° to +60°C
Packaging	25 ft (45 mods) per bag or 600 ft (1,080 mods) per case
Power	1.32W/mod (2.4W/ft.)
Power Supply	P-LED 12VDC
Protection Grade	IP67
Run Footage	25 ft (45 mods)/60W PS
Spacing	1.8 mods/ft (fully stretched)
Warranty	5 Year Product / 5 Year Limited Labor

PRODUCT OPTIONS

Color	CCT	Efficacy	Intensity	Part Number
Warm White	3500K	95 LM/W	125 LM/mod (225 LM/ft)	PL-OP2-HW3-P-WW
Natural White	5000K	95 LM/W	125 LM/mod (225 LM/ft)	PL-OP2-HW3-P-NW
True White	7000K	95 LM/W	125 LM/mod (225 LM/ft)	PL-OP2-HW3-P-TW
Cool White	9000K	95 LM/W	125 LM/mod (225 LM/ft)	PL-OP2-HW3-P-CW

FEATURES

- Wide module spacing reduces module count and installation time
- Great in areas with indirect water exposure or salt spray
- Features high output and optic lens
- Split wires for easy module adjustment and splicing
- Great for large channel letters and single face cabinets
- VHB tape coupled with a mechanical screw hole mounting option

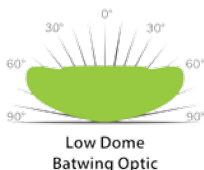
WIRING DETAILS

White/Red	Positive
White/Black	Negative

RECOMMENDED COVERAGE CHART

Depth*	Max. Stroke	Row Spacing
	Single Row	Multi-Rows O.C.
5"	12"	10"
6"	14"	12"
7"	16"	16"
8"	16"	16"
>9-12"	18"	18"

Note: Product and depth may vary depending on face material and desired brightness.



60W Constant Voltage Output

- Universal input voltage 100 ~ 277 Vac
- Meet UL/CE/EMC/FCC/ROHS Certificate
- Aluminum shell, Silicone Potted
- 100% full load burn-in tested
- Dry or Damp Locations Rated







IP67

Performance	
Input voltage	100~277V AC
Input Current	1.1A~0.45A
Input Frequency	47~63Hz
Power Factor	Normal
Output Voltage	DC12V \pm 3 %
Output Current	0-5.0A
Output Power	60W Max.

Safety	
Over Current Protection	110~120%
Short Circuit Protection	Hiccup mode, auto recover
Other Protection	Over voltage
UL	UL879 UL8750
	CSA C22.2 NO. 207-M89
CE-LVD	EN61347-1:2008+A1:2011+A2:2013
	EN61347-2-13:2014

Physical	
Length	171mm
Width	48.5mm
Height	35.5mm
Mounting Length	240mm
Weight	520g
Lead Lengths	220mm \pm 10mm

Environmental	
CE-EMC	EN55015 EN61547 EN61000
FCC	FCC 47 CFR PART 15, CLASS B
IP Rating	IP67
Operating Temperature	-30°C to 60°C (- 22° F to 140° F)
Storage Temperature	-40°C to 85°C (- 40° F to 185° F)
Relative Humidity	20 to +90% RH non cond

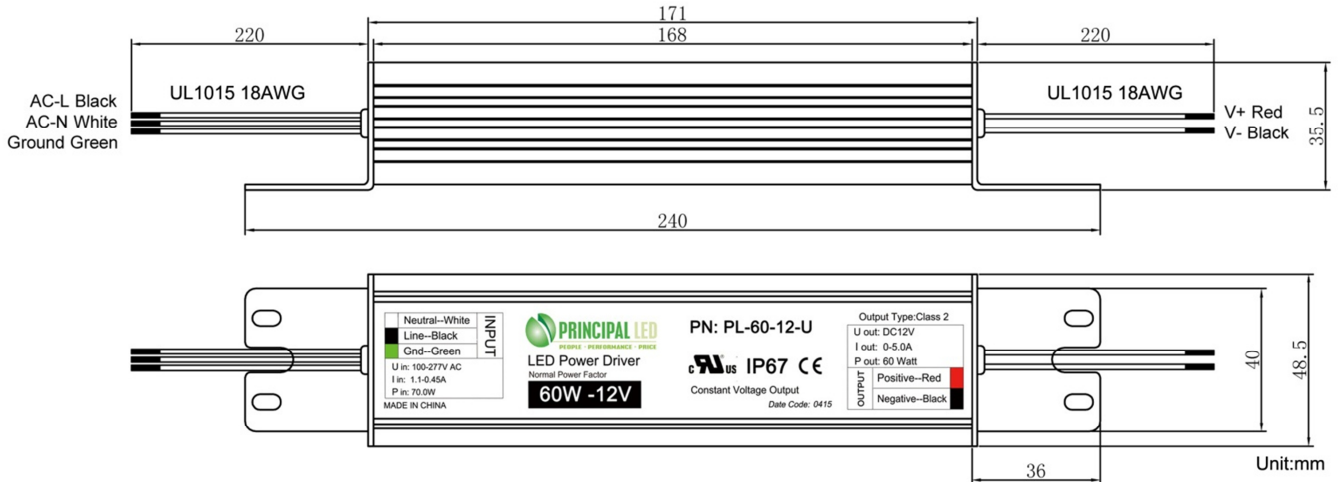
Ordering Guide

PL-	60-	12-	U
Principal LED Power supply	Max.60W	12VDC Output	Universal Input Voltage

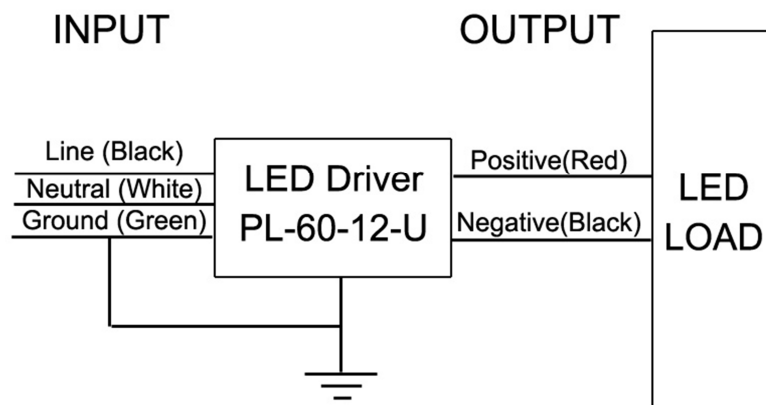
Principal LED The Value Leader in LED Signage Products

People. Performance. Price. That's "The Principal Promise".

Mechanical Outline:



Wiring Diagram:

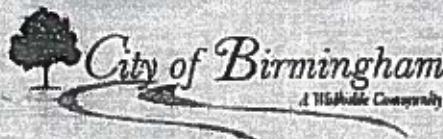


Principal LED The Value Leader in LED Signage Products

People. Performance. Price. That's "The Principal Promise".

Principal LED LLC.
4541 N. Bentwood Dr.
San Angelo, TX. 76904
PH. 1-325-227-4577
info@p-led.com
www.P-LED.com

CITY OF BIRMINGHAM
 Date 02/15/2017 2:57:58 PM
 Ref 00135013
 Receipt 360213
 Amount \$100.00



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Pine River Properties, LLC
 Address: 101 W. Long Lake Rd.
Bloomfield Hills, MI 48304
 Phone Number: 248-647-0777
 Fax Number: 248-647-2356
 Email: pdplaw@comcast.net

Property Owner

Name: Same as Applicant
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email: _____

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: 700 Ann St., units
1-4
 Name of Development: _____
 Parcel ID #: 08-19-36-252-038, -039, -040, -041
 Current Use: Multiple Family
 Area in Acres: .10
 Current Zoning: Multi-family

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
- Six (6) 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

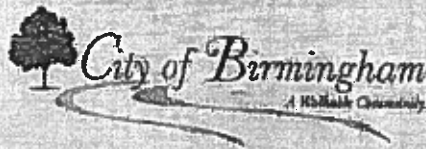
5. Details of the Request for Administrative Approval

Replacement windows Style for style

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.

X Signature of Applicant: Paula Deane Member X Date: 2/9/2017

Application #: <u>17-008</u>	Office Use Only Date Received: <u>2/14/17</u>	Fee: <u>H100</u>
Date of Approval: <u>2/15/17</u>	Date of Denial: _____	Reviewed by: <u>M. B.</u>



CONSENT OF PROPERTY OWNER

X Paul A. DeBorje, member of Pine River Properties, LLC
(Name of property owner), OF THE STATE OF Michigan AND COUNTY OF

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 700 Ann St., units 1 through 4;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Pine River Properties, LLC;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

X Dated: 2/9/2017

X Paul A. DeBorje, Member, Pine River Properties, LLC
Owner's Name (Please Print)

X Paul A. DeBorje
Owner's Signature

1-800-521-7800

Wallside Windows

27000 W. Trolley Industrial Dr.
Taylor, MI 48180

Phone: 313-292-4400

Fax: 313-292-4505

City of Birmingham
Building Department

Job site address: 200 Ann St., Units #1 Thru #4

Condo Name:

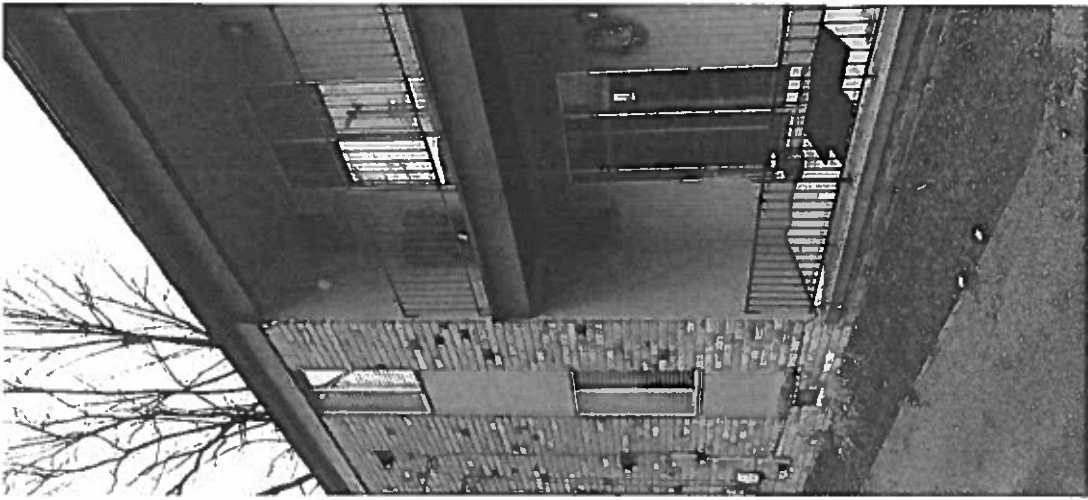
Customer address: Pine River Prop./LLC > Paul DePorse
101 W. Long Lake, Bloomfield Hills, Mi. 48304

To Whom It May Concern:

We are replacing windows at the above address. The windows will be style for style, size for size and color for color. Included is a permit application and check. If you have any questions please call our office at 1-800-521-7800.

Wallside Windows
Permit Department







CITY OF BIRMINGHAM
Date 02/07/2017 12:27:24 PM
Ref 00134853
Receipt 358019
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: JON SARKESIAN
Address: 317 E 4TH ST
ROYAL OAK MI 48067
Phone Number: (248) 398-3559
Fax Number: _____
Email: JON@JONSARKESIAN.COM

Property Owner

Name: JASON & LON LOISELLE
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: SAME
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: JON SARKESIAN ARCHITECTS
Address: 317 E 4TH
ROYAL OAK MI 48067
Phone Number: (248) 398-3559
Fax Number: _____
Email: JON@JONSARKESIAN.COM

3. Project Information

Address/Location of Property: 33502 WOODWARD
Name of Development: _____
Parcel ID #: 20-31-352-031
Current Use: RETAIL
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/Specification Sheets
- 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

EXIST MANSARD ROOF/CANOPY SHALL BE REMOVED & REPLACED
WITH A NEW FACADE & TENANT ENTRY DETAILS

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: 2.6.17

Application #: 17-006

Office Use Only
Date Received: 2/7/17

Fee: \$100

Date of Approval: 2/10/17

Date of Denial: _____

Reviewed by: M.B./h



CONSENT OF PROPERTY OWNER

I, Jason Loiscelle from Loiscelle Properties LLC, OF THE STATE OF Michigan AND COUNTY OF

Wayne STATE THE FOLLOWING:

1. That I am the owner of real estate located at 33502 Woodward Ave;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Loiscelle Properties LLC;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 2/6/2017

Jason Loiscelle
Owner's Name (Please Print)

[Signature]
Owner's Signature

■ JON SARKESIAN ARCHITECTS, P.C. ■

317 East Fourth Street, Royal Oak, MI 48067

■ (248) 398-3539 ■

TRANSMITTAL

To: Matt Baka

Of: City of Birmingham, MI, Planning Dept.

Project: 33502 Woodward

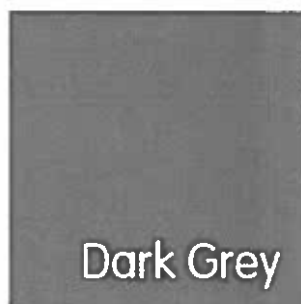
From: Jon Sarkesian

Date: 02-03-17

Enclosures: A-1 revised design drawings and Check for Admin. Design Review

COMMENTS:

The revised drawings show the color changes requested by the owner and the entry elements slightly changed to accommodate signage areas for tenant provided signs.



Dark Grey

CMYK values

Cyan 0%
Magenta 0%
Yellow 0%
Black 80%

Pantone 424c



Ellie Grey
SW7650



Preliminary or Final Sign / Design Review Application
Design Review Board

Planning Division

1. Applicant

Name: PRIME DESIGN SYSTEMS, INC.
Address: 2397 OLD KENT ROAD, WARREN, MI 48091

Phone Number: 586 944 7495
Fax Number: 586 758 5160
Email Address: pdsgpd@msn.com

2. Applicant's Attorney/Contact Person

Name: GLENN P. DeSIMONE, A.I.A.
Address: 2397 OLD KENT ROAD, WARREN, MI 48091

Phone Number: 586 944 7495
Fax Number: 586 758 5160
Email Address: pdsgpd@msn.com

Property Owner

Name: COLE BUSINESS CENTER IV, LLC
Address: c/o ATESIAN PROPERTIES, INC.
780 W. MAPLE ROAD, STE B, TROY, MI 48084

Phone Number: 248 362 2870
Fax Number: 248 362 3011
Email Address: darren@atesian.net & cc to office@atesian.net

Project Designer/Developer

Name: PRIME DESIGN SYSTEMS, INC.
Address: 2397 OLD KENT ROAD, WARREN, MI 48091

Phone Number: 586 944 7495
Fax Number: 586 758 5160
Email Address: pdsgpd@msn.com

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Samples of all materials to be used
- Landscape Plan showing all existing and proposed elements
- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Catalog sheets for all proposed lighting & outdoor furniture
- Digital copy of Drawings (PDF)

Please See Sign Review Presentation Requirements

4. Project Information

Address/Location of Property: 2254 COLE AVENUE

Name of Development: COLE BUSINESS CENTER

Sidwell #: 20-31-252-007

Current Use: BUSINESS

Proposed Use: BUSINESS

Area in Acres: 0.818 ACRES

Current Zoning: MX (MIXED USE DISTRICT)

Zoning of Adjacent Properties: MX (MIXED USE DISTRICT)

Date of Planning Board Approval, if any: N/A

Date of Application for Preliminary Historic Design Review: N/A

Date of Preliminary Historic Design Review Approval: N/A

Date of Application for Preliminary Site Plan: N/A

Date of Preliminary Site Plan Approval: N/A

Date of Final Site Plan Approval: N/A

Will proposed project require the division of platted lots? NO

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)

REPLACE PORTION OF EXTING EAST EXTERIOR WALL WITH NEW GLASS AND ALUMINUM CURTAINWALL.

APPROVED
M. BH 2/21/17
17-011 DRB

6. Buildings and Structures

Number of Buildings on site: ONE
Height of Building & # of stories: 16.5' / TWO

Use of Buildings: BUSINESS
Height of rooftop mechanical equipment: _____

7. Addition

Proposed use: N/A
Number of floors: _____
Number of sq. ft. on each floor: _____
Retail space in sq. ft.: _____
Assembly space in sq. ft.: _____

Height: _____
Total Floor area in sq. ft. (all floors): _____
Office space in sq. ft.: _____
Industrial space in sq. ft.: _____
Seating Capacity: _____

8. Required and Proposed Parking

Required number of parking spaces: VARIES (BASED ON TENANTS)
Typical angle of parking spaces: 90 DEGREE
Typical width of maneuvering lanes: 48.0'
Location of parking on the site: NW CORNER & EAST SIDE
Location of off site parking: N/A
Number of light standards in parking area: NONE
Screenwall material: N/A

Proposed number of parking spaces: 27 + 3 B.F.
Typical size of parking spaces: EXISTING - 9'-0" x 20'-0"
Number of spaces < 180 sq. ft.: NONE
Number of handicap spaces: THREE
Shared Parking Agreement?: N/A
Height of light standards in parking area: N/A
Height of screenwall: N/A

9. Landscaping

Location of landscape areas: EXISTING TO REMAIN
PRIMARILY GRASS ON THE WEST AND SOUTH SIDES
OF THE SITES

Proposed landscape material: EXISTING TO REMAIN

10. Building Lighting

Number of light standards on building: 5 EXIST. WALL PACKS
Size of light fixtures (LxWxH): EXISTING 12"x6.5"

Type of light standards on building: EXISTING WALL PACKS
Height from grade: VARIES - 14'-7" MAXIMUM

Maximum wattage per fixture: EXISTING
Light level at each property line: EXISTING

Proposed wattage per fixture: EXISTING
Number & location of holiday tree lighting receptacles: _____
N/A

Street Frontage:Width: N/A
Height: N/ALength: N/A**11. Location of Proposed Signs**N/A - EXISTING (NO CHANGE)**12. Type of Sign(s)**Wall: _____
Ground: _____
Projecting: _____Canopy: _____
Building Name: X
Post-mounted Projecting: _____**13. If a wall sign, indicate wall to be used:**Front: _____
Left side: _____Rear: _____
Right side: X**14. Size of Sign**Width: 144"
Depth: 2"
Height of lettering: 8"Height: 40"
Total square feet: 39.6 S.F. OVERALL**15. Existing signs currently located on property**Number: ONE
Square feet per sign: 39.6 S.F. OVERALLType(s): INDIVIDUAL PLASTIC LETTERS
Total square feet: 39.6 S.F. OVERALL**16. Materials/Style**Metal: _____
Plastic: X
Color 1 (including PMS color #): BLACK
Additional colors (including PMS color #): _____Wood: _____
Glass: _____
Color 2 (including PMS color #): _____**17. Sign(s) Read(s):** THE LAUREN ASSOC. BLDG, 2254 COLE**18. Sign Lighting**Type of lighting proposed: NONE
Size of light fixtures (LxWxH): _____Number proposed: _____
Height from grade: _____Maximum wattage per fixture: _____
Location: _____Proposed wattage per fixture: _____
Style (include specifications): _____**19. Landscaping (Ground signs only)**Location of landscape areas: N/A

Proposed landscape material: _____



CONSENT OF PROPERTY OWNER

I, DARREN ATESIAN, OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

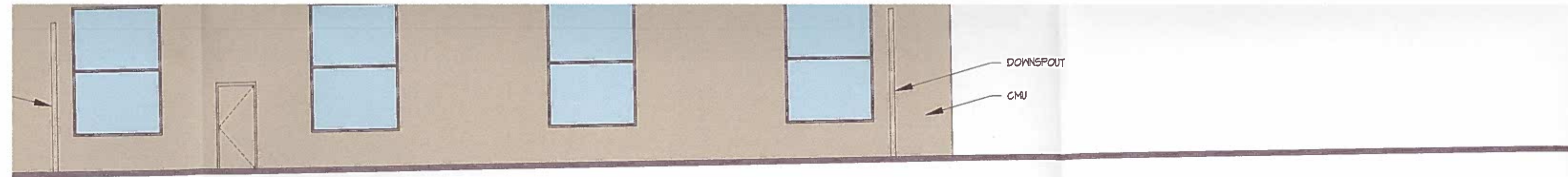
1. That I am the owner of real estate located at 2254 COLE AVENUE, BIRMINGHAM, MICHIGAN;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
GLENN P. DeSIMONE, ARCHITECT, PRIME DESIGN SYSTEMS, INC.
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: FEBRUARY 10, 2017

DARREN ATESIAN

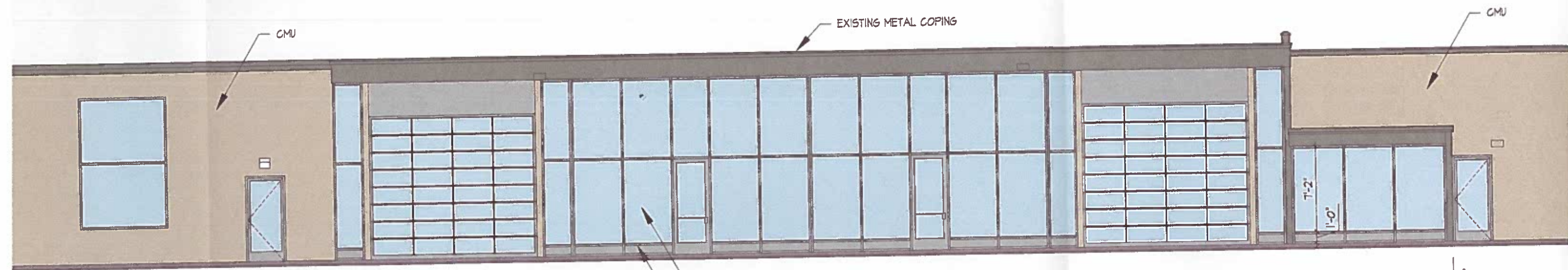
Owner's Name (Please Print)

Owner's Signature



EXISTING
SOUTH ELEVATION (REAR)

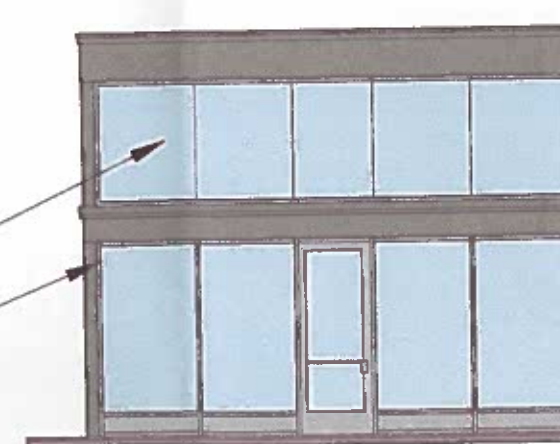
SCALE: 1/8" = 1'-0"



PROPOSED
EAST ELEVATION (LEFT)

SCALE: 1/8" = 1'-0"

NEW CLEAR GLASS
NEW CLEAR ANODIZED ALUMINUM FRAMES



PROPOSED
NORTH ELEVATION (ALCOVE)

SCALE: 1/8" = 1'-0"



511/521

ALUMINUM Door Systems



ALUMINUM SECTIONAL DOORS



**VISUAL ACCESS.
LIGHT INFILTRATION.
CONTEMPORARY LOOK.**



**INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS**



Cover image:

Model 521, clear anodized finish with clear glass.

Image above:

Model 521, powder coat green finish.

Standard features at a glance

Overhead Door aluminum sectional doors offer an attractive solution for commercial and industrial applications where visual access, light infiltration and aesthetics are key design considerations.

Durable construction for years of reliable operation

- 1 3/4" (45 mm) thick, corrosion-resistant 6063-T6 aluminum sections with galvanized fixtures and hinges promotes durability and trouble-free operation
- 1/4" (6 mm) diameter through-rods on all stiles and rails enhances strength and sturdiness
- Top-quality materials, excellent field service and optional maintenance program contribute to extended door life, low maintenance costs and maximum productivity

A variety of standard features and options

- Doors up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high (Model 521)
- Glazing choices include DSB glass, acrylic, tempered glass, clear polycarbonate, multi-wall polycarbonate, wire glass, Low E, Lexan and laminate
- Standard clear anodized finish for low-maintenance and corrosion-resistance
- Optional finishes include a wide range of powder coat colors offering an attractive and durable finish
- Manual pull rope operation with optional chain hoist or electric motor operator

Available in 197 powder coat colors

Choose from a selection of 197 powder coat colors to match the aesthetic and design of your project. This color optional upgrade includes a hardening additive that provides an attractive and durable finish and easy-to-clean surface.



Model 521, powder coat green finish with clear glass.

General specifications	Model 511	Model 521	Available options	Model 511	Model 521
Panel thickness	1 3/4" (45 mm)	1 3/4" (45 mm)	1/8" (3 mm) DSB	•	•
Max. width	16'2" (4928 mm)	26'2" (4928 mm)	1/8" (3 mm) or 1/4" (6 mm) acrylic	•	•
Max. height	16'1" (4902 mm)	20'1" (6121 mm)	1/8" (3 mm) or 1/4" (6 mm) tempered	•	•
Rails standard material	6063-T6 aluminum	6063-T6 aluminum	1/8" (3 mm) or 1/4" (6mm) clear polycarbonate	•	•
Rails standard finish	204R-1 clear anodized	204R-1 clear anodized	1/4" (6 mm) wire glass	•	•
Center stile widths	21/32" (17 mm)	2 11/16" (68 mm)	1/2" (12mm) insulated glass	•	•
End stile widths	2 3/4" 2 3/4"	3 5/16" (85 mm)	Electric operator	•	•
Top rail widths	2 3/8", 3 3/4" (60 mm, 95 mm)	2 3/8", 3 3/4" (60 mm, 95 mm)	Bottom sensing edge	•	•
Intermediate rail pair widths	1 3/8" (40 mm)	3 11/16" (94 mm)	Chain hoist	•	•
Bottom rail widths	2 3/8", 3 3/4", 4 1/2" (60 mm/95 mm/114 mm)	3 3/4", 4 1/2" (95 mm/114 mm)	3" track	•	•
			Bracket mounting	•	•
			High-cycle springs	•	•
			Posi-tension drums	•	•
			Pass door		•
			Exhaust ports	•	•
			Bronze anodization	•	•
			Powder coat paint finish	•	•

ALUMINUM DOOR SYSTEMS MODEL 511

doors are designed in sizes up to 16'2" wide and 16'1" high (4928 mm and 4902 mm). Featuring a narrow center stile width of 21/32" (17 mm), these doors are sleek, attractive and permit maximum visibility. An array of glazing choices, top-and bottom-rail widths, finishes and special options customizes the 511 Model to satisfy nearly any project requirement.

Model 511, black powder coat finish, clear glass.