

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – December 6, 2017
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of November 15, 2017**
- 3) **Design Review**
- 4) **Sign review**
 - **34901 Woodward – CIBC Bank**
- 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 NOVEMBER 15, 2017**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, November 15, 2017. Mr. Deyer called the meeting to order at 7:25 p.m.

Present: Board Members Keith Deyer, Joseph Mercurio, Michael Willoughby
Alternate Board Members Adam Charles, Dulce Fuller

Absent: Chairman John Henke; Board Members Natalia Dukas, Thomas Trapnell; Lauren Tolles; Student Representatives Josh Chapnick, Griffin Pfaff

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

11-26-17

APPROVAL OF MINUTES
DRB Minutes of August 16, 2017

Motion by Mr. Charles

Seconded by Mr. Mercurio to approve the DRB Minutes of August 16, 2017 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Charles, Mercurio, Deyer, Fuller, Willoughby

Nays: None

Absent: Dukas, Henke, Tolles, Trapnell

11-27-17

DESIGN REVIEW
724 N. Old Woodward Ave.
Kohler

Zoning: O-2 Office/Commercial

Proposal: The applicant proposes to renovate the exterior of the two-story multi-tenant building. The proposal includes consolidating the existing multi-tenant

storefront into a single unit that will be the new location of a Kohler showroom. A Kawneer EnCORE storefront window system and Kawneer 250 narrow stile door system are proposed in black anodized frames. The applicant is required to meet the architectural standards of Article 03 section 3.04 E of the Zoning Ordinance, as they are located in the Downtown Overlay District. The applicant is required to install clear glass with a VTL (visible light transmittance) of no less than 80% and a total glazing requirement of 70% between 1 ft. and 8 ft. above grade. The applicant has not provided the VLT of the storefront or the glazing percentage.

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 to remove the existing gooseneck fixtures. No new fixtures are currently proposed to be re-installed.

Mr. Baka reported that the applicant has recently made a minor change. They want to reverse the sidelight windows next to the doors and put them next to the central post.

Mr. Anthony Germanese from Norr Architects said this store will be a display of Kohler fixtures. For now they do not have a signage vendor. Mr. Baka indicated he would feel okay administratively approving it as long as it meets the Ordinance.

Motion by Mr. Charles

Seconded by Ms. Fuller to approve the Design Review Application for 724 N. Old Woodward Ave., provided the applicant meets the following condition:

1. The applicant provide the VLT and glazing percentage of the new storefront demonstrating compliance with section 3.04 E of the Zoning Ordinance.

Motion carried, 5-0.

Yeas: Charles, Fuller, Deyer, Mercurio, Willoughby

Nays: None

Absent: Dukas, Henke, Tolles, Trapnell

11-28-17

SIGN REVIEW

34915 Woodward Ave.

Lady Jane's

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

Proposal: The applicant is requesting approval of two name letter signs, one on each façade of their storefront location at the corner of E. Brown and Woodward Ave. The building they are located in was constructed under the Downtown Overlay Standards. Accordingly, the entire building and all of its tenants are required to comply with the Overlay Sign District Standards contained in Article 01, Section 1.10 of the Sign Ordinance.

The applicant was previously granted administrative approval for the two signs. However, the Overlay Sign Standards allow one sign per entry for tenants whose principal square footage is on the first floor. At the time that the administrative approval was granted the applicant agreed to add a second entry on the E. Brown St. elevation. A permit was issued for two signs based on the plans submitted for the Building Permit which indicated two public entrances as agreed. However, the second entrance was never installed but both signs were. Therefore the second sign is now in violation of the Sign Ordinance. At this time the applicant has stated that they do not intend to install a second entry as previously agreed and have stated their intention to apply for a variance from the Board of Zoning Appeals ("BZA") (although a BZA application has yet to be received).

Accordingly, as has been City policy, the applicant has submitted an application for Design Review of their signage prior to appearing in front of the BZA.

Signage: The applicant is seeking approval of two name letter signs reading "Lady Jane's Haircuts for Men." One sign is currently mounted on the Woodward Ave. elevation and one sign is currently mounted on the E. Brown elevation. Article 01 section 1.10 B (4) d states the following: Each business whose principal square footage is on the first story may have one sign per entry. **The proposal does not meet this requirement.** The sign along E. Brown is proposed to be 18 in. in height. The sign along Woodward Ave. is proposed to be 21 in. in height. Article 01 section 1.10 B (4) states the following; A single external sign band or zone may be applied to the facade of a building between the first and second floors, provided that it shall be a maximum of 1.5 ft. in vertical dimension by any horizontal dimension.

Woodward Avenue Address: The external sign band or zone shall be a maximum of 2 ft. in vertical dimension by any horizontal dimension. **The proposal meets this requirement.**

The applicant is also seeking approval of a projecting sign that is mounted on the E. Brown elevation. The sign is 18 in. tall and extends 22 in. from the face of the building. Article 01 section 1.10 B (7) states the following; Additional pedestrian signs for first floor tenants shall meet the following requirements: These signs shall be attached to a building perpendicular to the facade, and extend up to 4 ft. from the facade. These signs shall be a maximum of 1.5 ft. in vertical dimension and 4 ft. in horizontal dimension. **The proposal meets this requirement.**

Illumination: The signs are illuminated channel letters lit with internal white LED lights.

Mr. Baka advised this building was built under the D-4 Overlay. It has completely different sign standards than this board normally deals with. One is that businesses are only allowed one sign per entrance. Another is they are only allowed signage if their principal square footage is on the first floor. However, both this building and the Greenleaf Trust Building are located in the D-4 Overlay and have signs that were erroneously approved because the Overlay standards were not properly administered. If the buildings were not built under the Overlay, these signs would comply.

Mr. Baka added this is something the board may want to look into in the future and decide if the disparity between sign requirements of the two districts can be adjusted. Board members agreed that a study session should be held to consider this topic.

Mr. Dan Crannie with Signs by Crannie spoke to represent Lady Jane's. Lady Jane's is two businesses in that location. The salon is in front and the inner space is occupied by Lady Jane's Corporate. A permit was issued for the two signs but it didn't make sense because of the sidewalk elevation to add an additional door.

Mr. Willoughby received clarification from Mr. Crannie that Lady Jane's corporate offices can be reached from the street either through Lady Jane's entrance or through the Birmingham Roast entrance.

Motion by Mr. Charles

Seconded by Mr. Mercurio to reject the Design Review Application for 34915 Woodward Ave., Lady Jane's, with the recommendation that because it falls within the Overlay District and that a second door couldn't be constructed, the DRB does not recommend the second sign.

The Chairman took comments from the audience at 7:52 p.m.

Mr. Tim McCullum, President of Lady Jane's, said people can come through the entrance to Birmingham Roast into Lady Jane's. On the flip side, the opposite is true. The Fire Marshal made the door between the businesses both entry and exit for both establishments. Mr. Charles commented that is an egress requirement for life safety and doesn't have anything to do with signage. Mr. McCullum added further that the Overlay does not address a corner location.

Chairman Deyer suggested to the applicant that if they decide to seek a variance from the BZA their argument might be if the rules were the same as the rest of the City, and not in the Overlay, they probably would be conforming.

Motion carried, 5-0.

VOICE VOTE

Yeas: Charles, Mercurio, Deyer, Fuller, Willoughby

Nays: None

Absent: Dukas, Henke, Tolles, Trapnell

11-29-17

SIGN REVIEW

525 E. Brown

Birmingham Roast

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

Proposal: The applicant is requesting approval of two name letter signs, one on the façade of their storefront location on E. Brown and one on the sign band on Woodward Ave. above the Lady Jane's space. The building that they are located in was constructed under the Downtown Overlay Standards. Accordingly, the entire building and all of its tenants are required to comply with the Overlay Sign District Standards contained in Article 01, Section 1.10 of the Sign Ordinance.

The applicant was previously granted administrative approval for one of the name letter signs and a projecting sign which have been installed. The Overlay Sign Standards allow one sign per entry for tenants whose principal square footage is on the first floor. The business has only one entry. The applicant has stated that they do not intend to install a second entry and have stated their intention to apply for a variance from the Board of Zoning Appeals ("BZA") (although a BZA application has yet to be received).

Accordingly, as has been City policy, the applicant has submitted an application for Design Review of their signage prior to appearing in front of the BZA.

Signage: The applicant is seeking approval of two name letters signs reading "Birmingham Roast." One sign is currently mounted on the E. Brown elevation and the new sign is proposed to be mounted on the Woodward Ave. elevation. Article 01 section 1.10 B (4) d states the following: Each business whose principal square footage is on the first story may have one sign per entry. **The proposal does not meet this requirement.** The sign along E. Brown is 18 in. in height. The sign along Woodward is proposed to be 21 in. in height. Article 01 section 1.10 B(4) states the following: A single external sign band or zone may be applied to the facade of a building between the first and second floors, provided that it shall be a maximum of 1.5 ft. in vertical dimension by any horizontal dimension.

Woodward Avenue Address: The external sign band or zone shall be a maximum of 2 ft. in vertical dimension by any horizontal dimension. **The proposal meets this requirement.**

The applicant was also approved for a projecting sign that is mounted on the E. Brown elevation. The sign is 18 in. tall and extends 22 in. from the face of the building. Article 01 section 1.10 B (7) states the following: Additional pedestrian signs for first floor tenants shall meet the following requirements: These signs shall be attached to a building perpendicular to the facade, and extend up to 4 ft. from the facade. These signs shall be a maximum of 1.5 ft. in vertical dimension and 4 ft. in horizontal dimension. **The proposal meets this requirement.**

Illumination: The signs are illuminated channel letters lit with internal white LED lights.

Motion by Mr. Charles

Seconded by Ms. Fuller to reject the Design Review Application for 525 E. Brown, Birmingham Roast, because it falls within the Overlay District and is not conforming; therefore the DRB cannot approve it.

Mr. Crannie hoped the BZA would give the same consideration to the Overlay as if it was the Underlay.

Motion carried, 5-0.

VOICE VOTE

Yeas: Charles, Fuller, Deyer, Mercurio, Willoughby

Nays: None

Absent: Dukas, Henke, Tolles, Trapnell

11-30-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 685 S. Adams, Next Step Broadway - Install one 30 sq. ft. 2 ft. x 10 ft. x 3 3/8 in. LED illuminated channel letter wall sign.
- 33366 Woodward Ave., R&R Estate and Jewelry Buyers - Replacement of existing sign (Birmingham) with new name (R&R).
- 33200 Woodward Ave., Simple Mortgage - Remove/replace flat roof membrane.

- 544 N. Old Woodward Ave., Savaya Salon - White LED Channel letters,
- 33694 Woodward Ave. - Front Awning.
- 1225 Derby, Birmingham North Condo - Tear off and re-roof.
- 2388 Cole, Suite 103, TDR Orthodontics - Requesting permission to install replacement panel with new dimensional letters and backer.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

- Ms. Fuller indicated her dislike for the Lady Jane's sign and other board members agreed with her. They felt the color and the font were garish.
- Chairman Deyer commented that Jet's Pizza has a full light wall. Mr. Baka said he would send Code Enforcement to take a look at it.
- In response to Mr. Willoughby, Mr. Baka explained the advantage to building owners in the Overlay District is that they get two floors of office if they do a fifth floor that is all residential.
- Ms. Fuller suggested that things are changing in brick and mortar and the City will have to give some accommodation to anyone who moves into town, whether office or retail. There is usually a way to work something out.
- Mr. Willoughby thought the landscape will change significantly in the next decade. People will not go to stores much anymore.

11-31-17

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 9:20 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: November 30, 2017

TO: Design Review Board

FROM: Matthew Baka, Senior Planner

SUBJECT: Sign Review – 34901 Woodward – CIBC Bank

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

Existing Use: Financial Institution

Proposal

The applicant is requesting approval of three name letter signs, one on each façade of the Balmoral building that front on Peabody, E. Brown, and Woodward. The building that they are located on was constructed under the Downtown Overlay Standards. Accordingly, the entire building and all its tenants are required to comply with the Overlay Sign District Standards contained in Article 01, Section 1.10 of the Sign Ordinance.

There were previously three non-conforming signs at the same locations as currently proposed that were recently removed. Those sign were considered non-conforming as they did not meet the requirements of the Overlay sign standards. The Overlay sign standards allow one sign per entry for tenants whose principle square footage is on the first floor. The proposal does not meet these requirements. The applicant is located on the second floor of the building. In addition, the applicant has only one entrance which is accessible from Peabody where the lobby and elevators to the second floor are located. At this time, the applicant has stated their intention to apply for a variance from the Board of Zoning Appeals (Although a BZA application has yet to be received). Accordingly, as has been City policy, the applicant has submitted an application for Design Review of their signage prior to appearing in front of the BZA.

Signage

The applicant is seeking approval of three name letters signs reading "CIBC". One sign would be mounted on the Woodward elevation, one sign would be mounted on the E. Brown elevation and one sign would be mounted on the Peabody elevation. Article 01 section 1.10 B(4)(d) states the following; *Each business whose principle square footage is on the first story, may have one sign per entry.* **The proposal does not meet these requirements.** They are not located on the first floor and do not have three entrances. All three signs are proposed to be 18" in height. Article 01 section 1.10 B(4)states the following; *A single external sign band or zone may be applied to the facade of a building between the first and second floors, provided that it shall be a maximum of 1.5 feet in vertical dimension by any horizontal dimension.* Woodward Avenue Address: *The external sign band or zone shall be a maximum of 2 feet in vertical dimension by any horizontal dimension.* **The proposal meets this requirement.**

Illumination

The signs are illuminated channel letters lit with internal white LED lights.

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 DENY the sign review application for 34901 Woodward for the following reason:

1. The proposal does not meet the requirements of Article 01, Section 1.10, Overlay Sign Standards.

Sample Motion Language

Motion to DENY the sign review application for 34901 Woodward for the following reason:

1. The proposal does not meet the requirements of Article 01, Section 1.10, Overlay Sign Standards.

OR

Motion to APPROVE the sign review application for 34901 Woodward with the following conditions:

1. The applicant obtains the required variances from the Board of Zoning Appeals.

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.

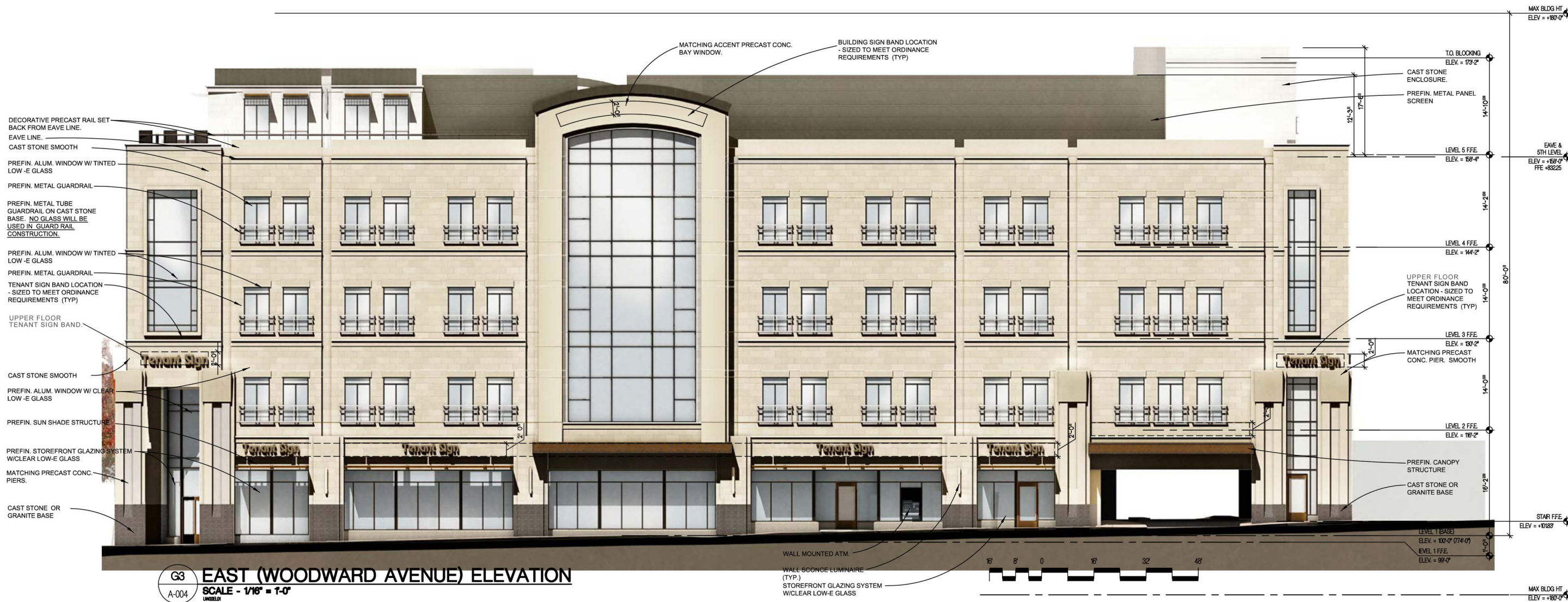
- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely 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

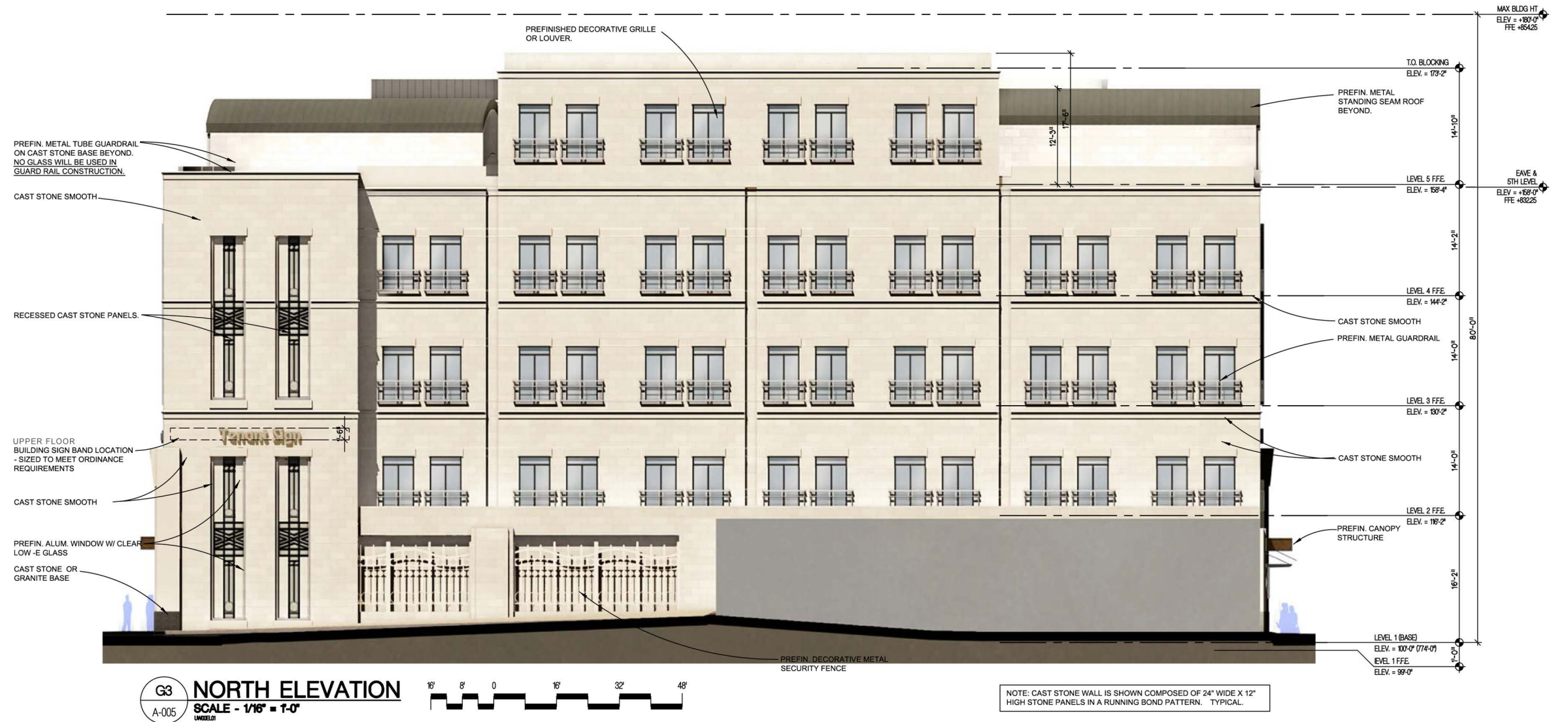
(b) Restrictions.

- (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.



SCALE ELEVATION

03/26/2014



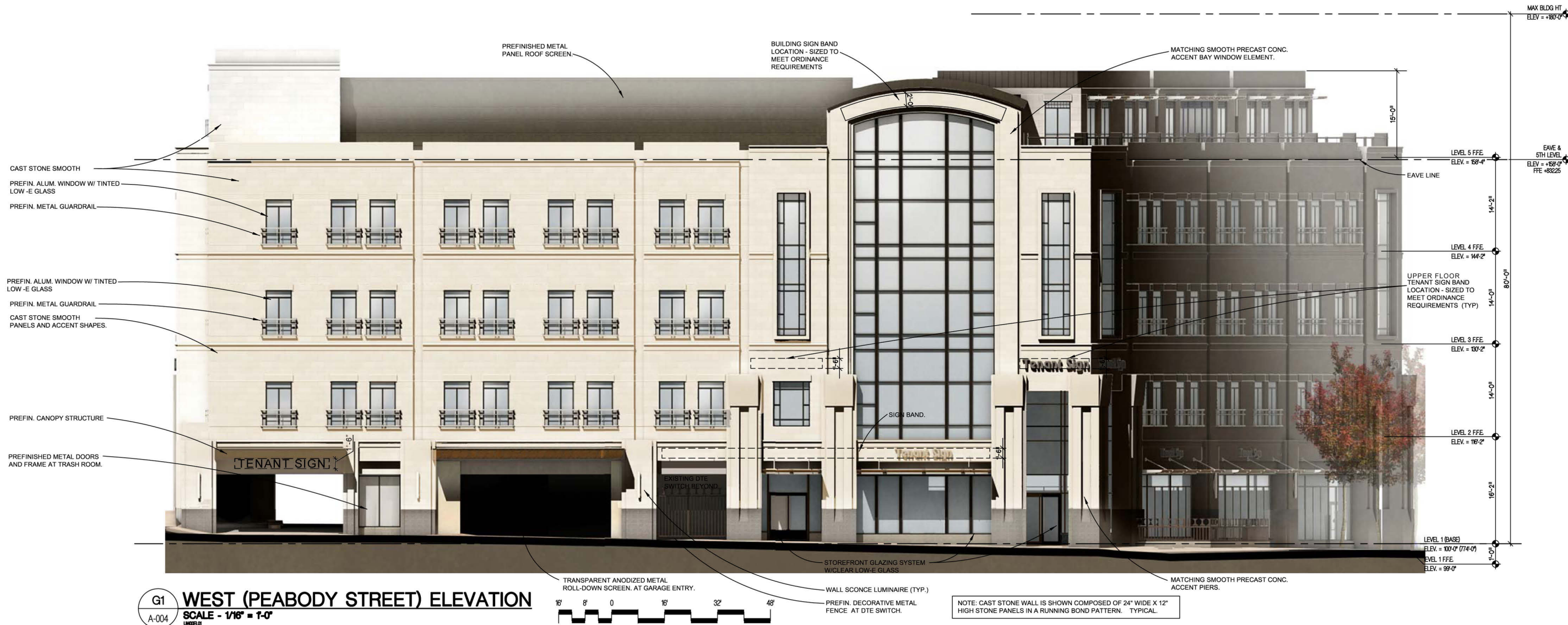
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03/26/2014



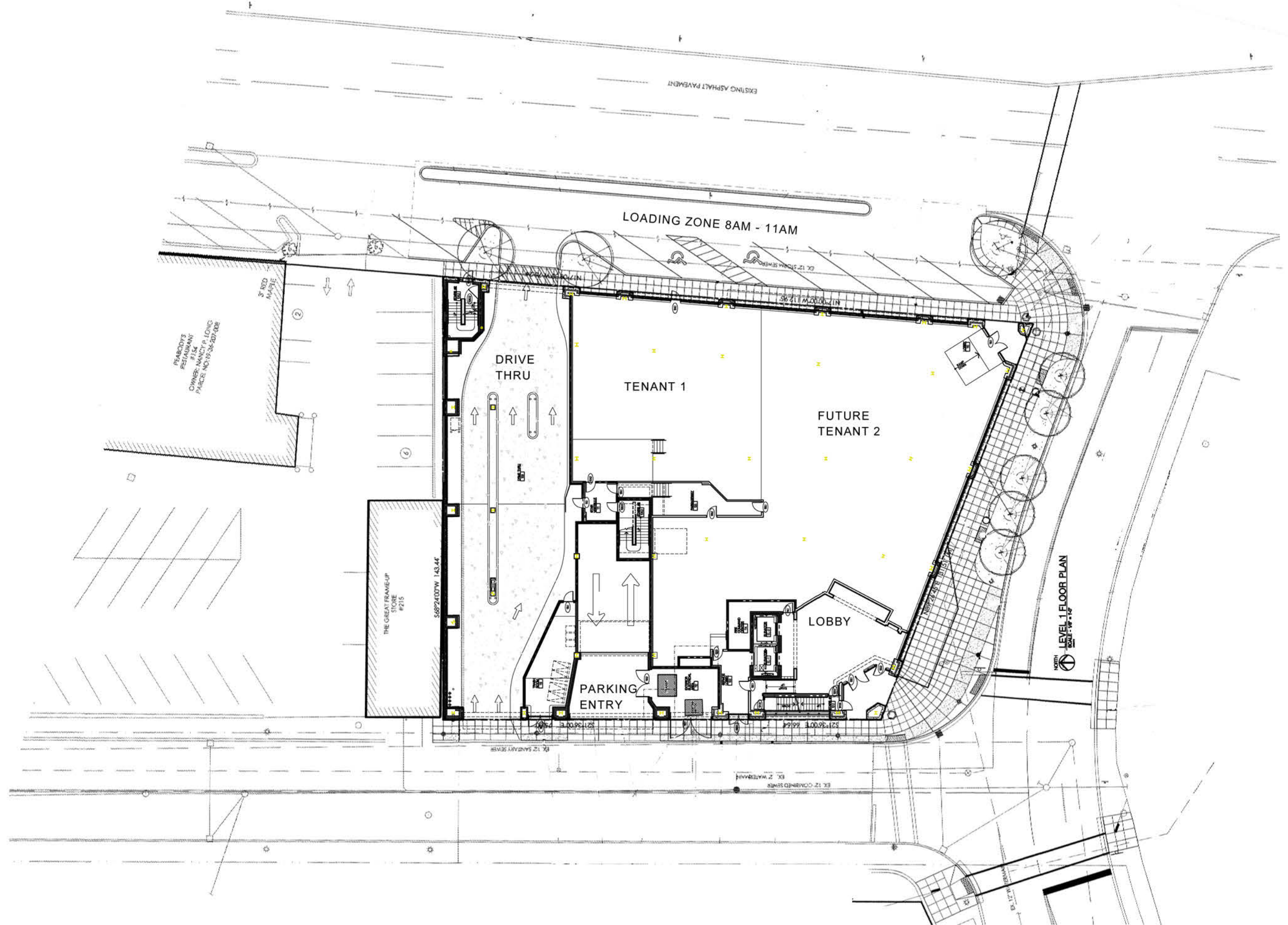
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SCALE ELEVATION

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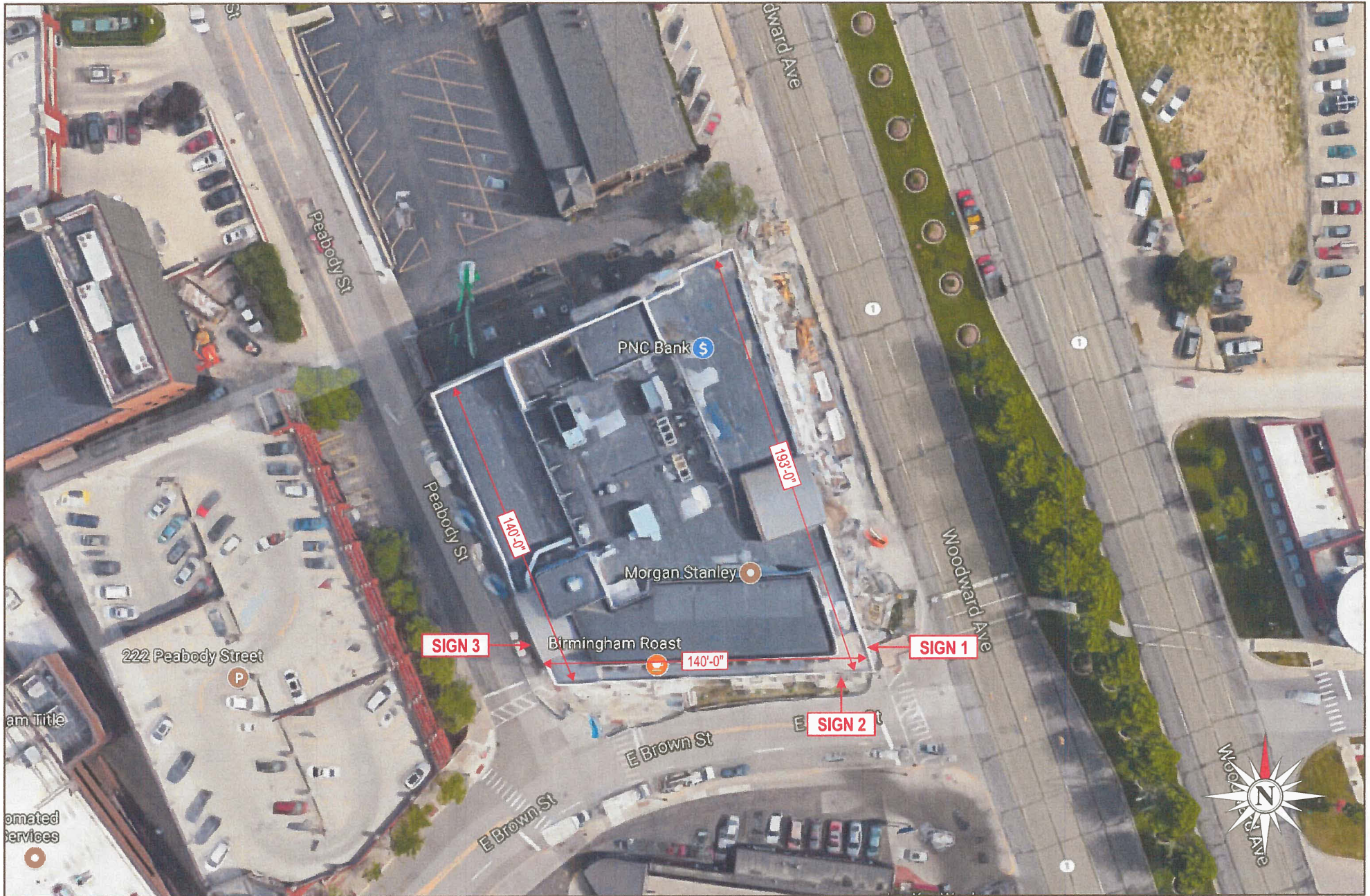


Loc#: 0334

34901 Woodward Ave #200
Birmingham, MI. 48009



We Brand Your
Places & Spaces



Drawing prepared by:



SITE PLAN

Location: 34901 Woodward Ave #200
Birmingham, MI. 48009

Proj #: 4769

Loc #: 0334

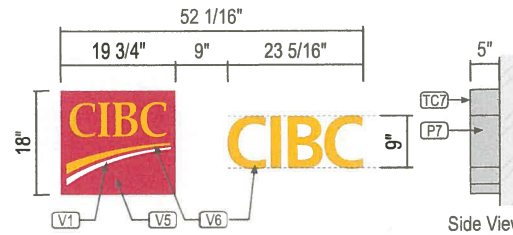
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Drawing prepared for:



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Rev 1	255072	07/25/17	JH	JF	Revised signs 1-3 to logo only	Rev #: 000000 Date: 00/00/00 Req. By: XXX Drawn By: XXX
Rev 2	255210	07/26/17	JH	JF	Increase logo size to 24"	Rev 7 000000 00/00/00 XXX XXX
Rev 3	258329	09/24/17	JH	BV	Revised signs per request	Rev 8 000000 00/00/00 XXX XXX
Rev 4	261077	11/08/17	JH	TI	Added options	Rev 9 000000 00/00/00 XXX XXX
Rev 5	262161	11/14/17	JH	TI	Added placement dimensions.	Rev 10 000000 00/00/00 XXX XXX
Rev 6	000000	00/00/00	XXX	XXX		



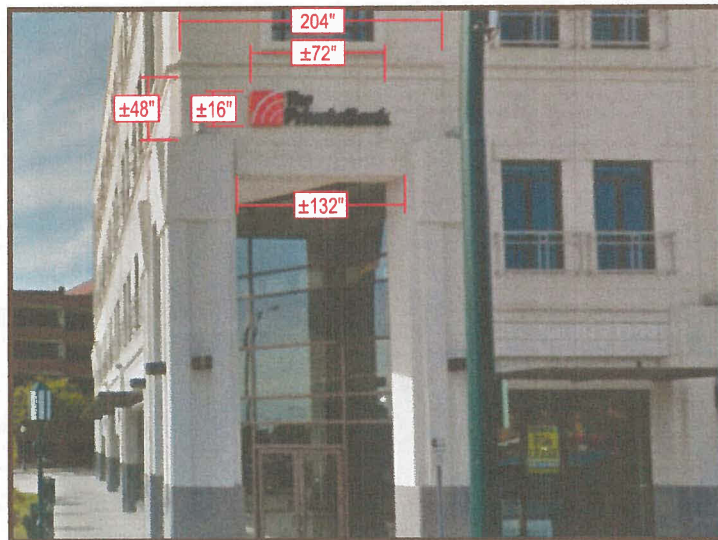
IL-9-18-H ILLUMINATED HORIZONTAL CHANNEL LETTERS - (6.5 SQ. FT.)

QTY: 1

NOTE: PATCH & PAINT WALL AS NEEDED.

SCALE 3/8"=1'-0"

ELECTRICAL			
AMPS:	0.6	AMPS	
V.A.:	120	VOLTS	WATTS: 72
CIRCUITS:	1-20 amp CIRCUIT		



EXISTING



PROPOSED

Drawing prepared by:



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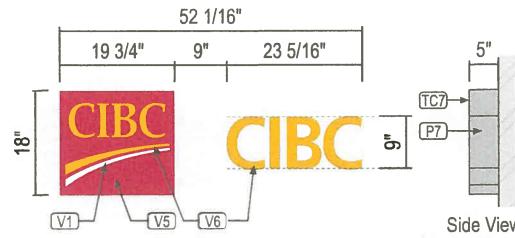
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Loc #: 0334

Drawing prepared for:



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Rev 1	255072	07/25/17	JH	JF	Revised signs 1-3 to logo only	Rev 7	000000	00/00/00	XXX
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Rev 3	258329	09/24/17	JH	BV	Revised signs per request	Rev 9	000000	00/00/00	XXX
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Rev 5	262161	11/14/17	JH	TI	Added placement dimensions.				
Rev 6	000000	00/00/00	XXX	XXX					



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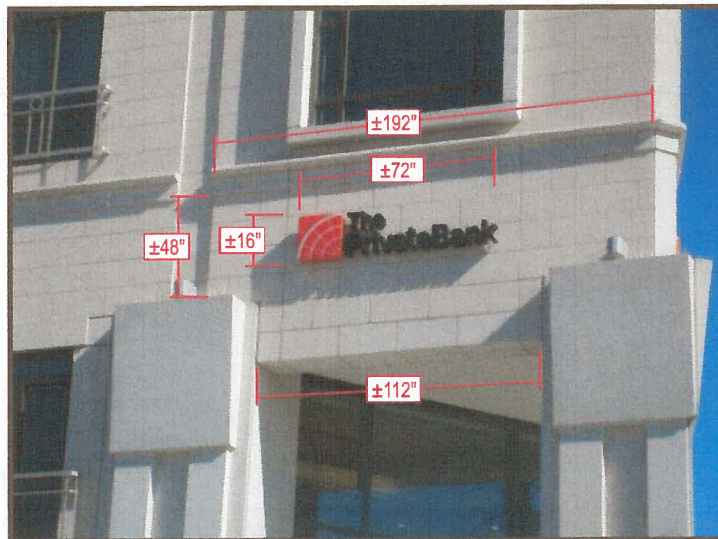
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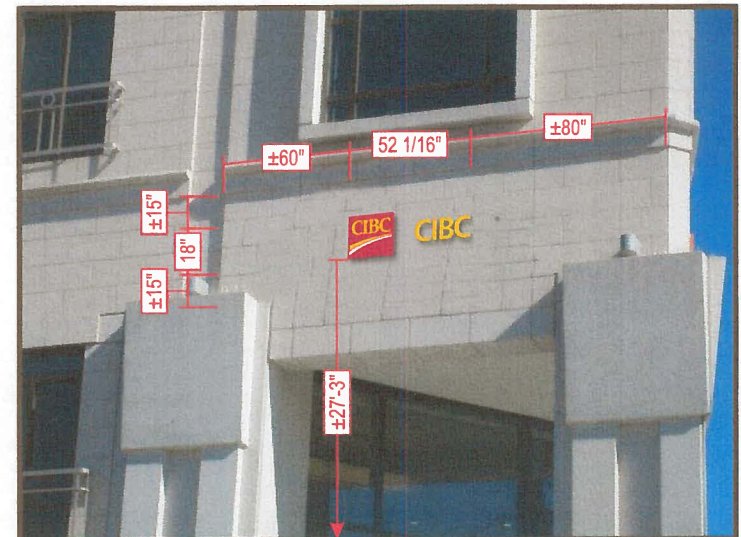
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ELECTRICAL

AMPS:	0.6	AMPS	
V.A.:	120	VOLTS	WATTS: 72
CIRCUITS:	1-20 amp CIRCUIT		



EXISTING



PROPOSED

Drawing prepared by:



SIGN 2

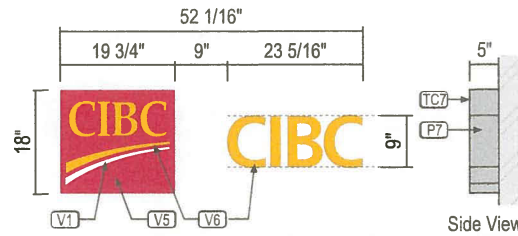
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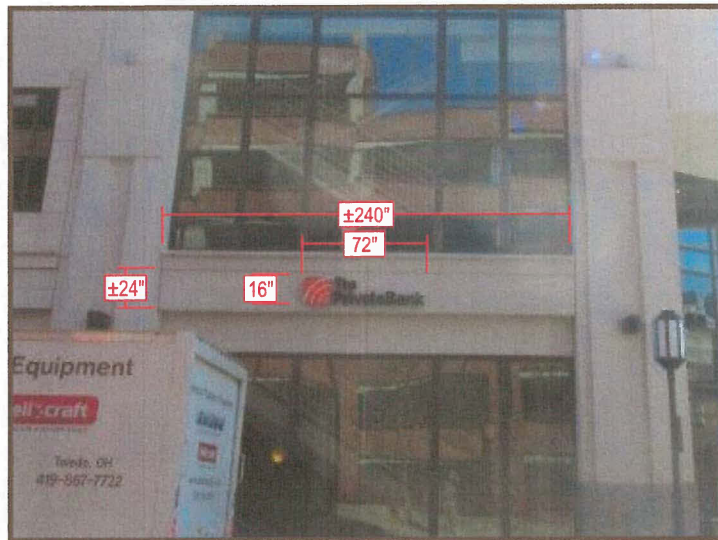
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QTY: 1

SCALE 3/8"=1'-0"

NOTE: PATCH & PAINT WALL AS NEEDED.

ELECTRICAL			
AMPS:	0.6	AMPS	
V.A.:	120	VOLTS	WATTS: 72
CIRCUITS:	1-20 amp CIRCUIT		



EXISTING



PROPOSED

Drawing prepared by:

SIGN 3

Drawing prepared for:



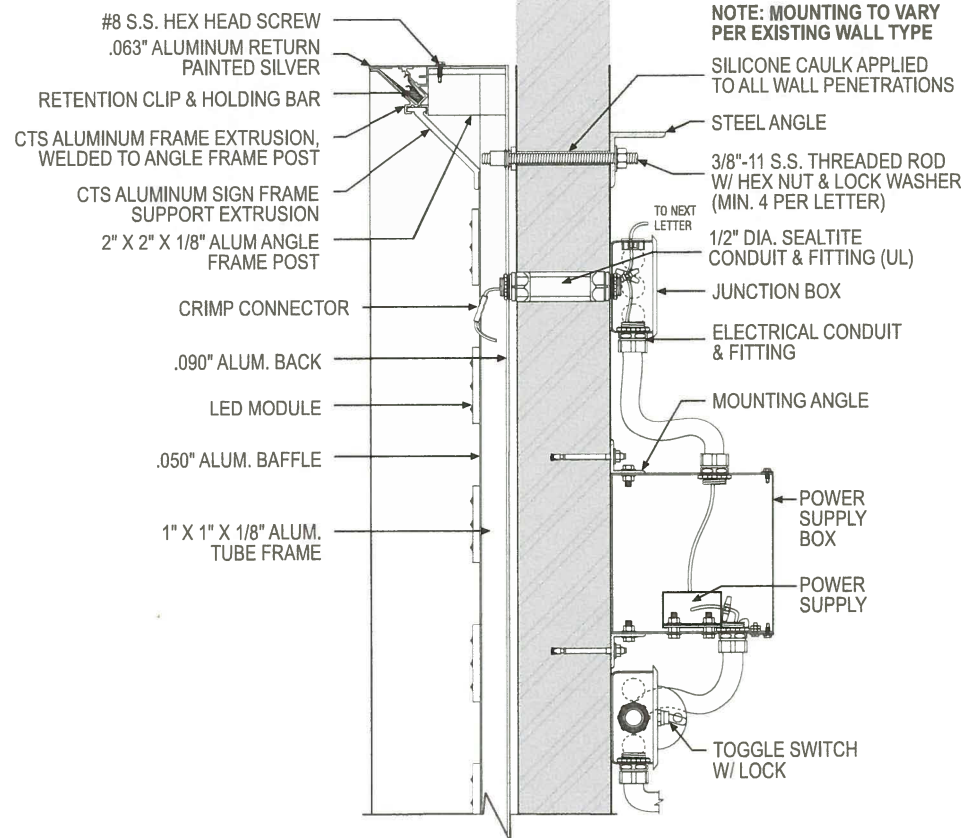
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Rev 5	262161	11/14/17	JH	TI	Added placement dimensions.	Rev 10	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX							Pg. 5



PANAFLEX SECTION DETAIL

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

WALL TYPE	EIFS WALL W/ FOAM INSULATION	GLASS MATTE SHEATHING, PLYWOOD
SECTION		
ANCHOR TYPE	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE	ø3/8" TOGGLE BOLT (WING OR PIVOT ROD)

MOUNTING OPTIONS

SCALE: N.T.S.

Drawing prepared by:



SECTION DETAIL

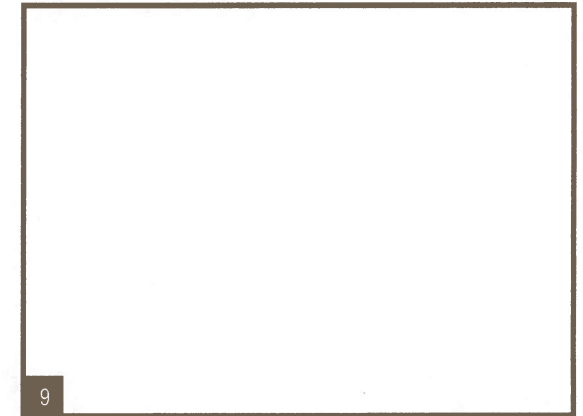
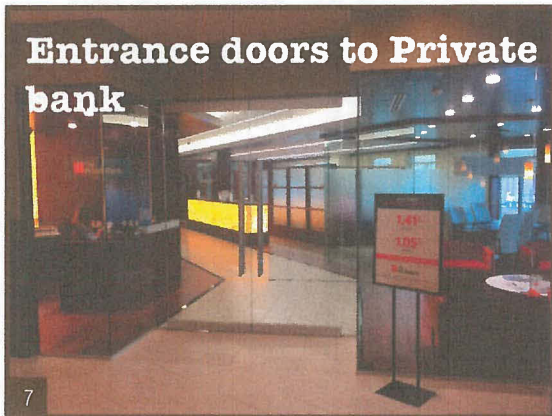
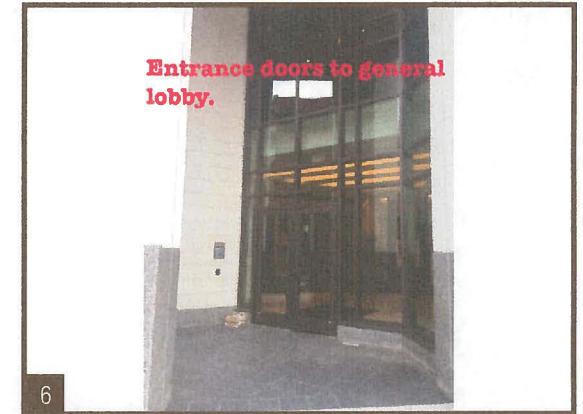
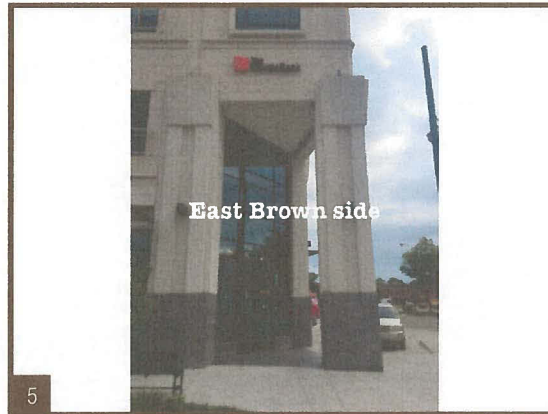
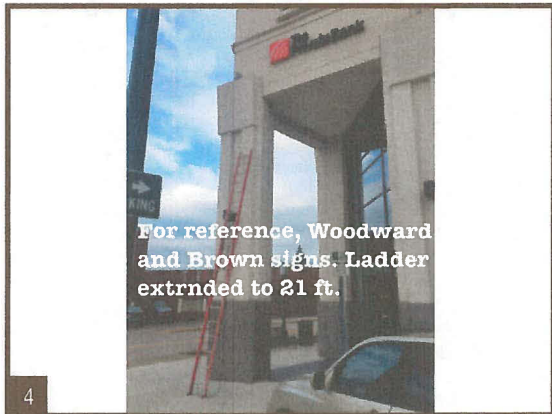
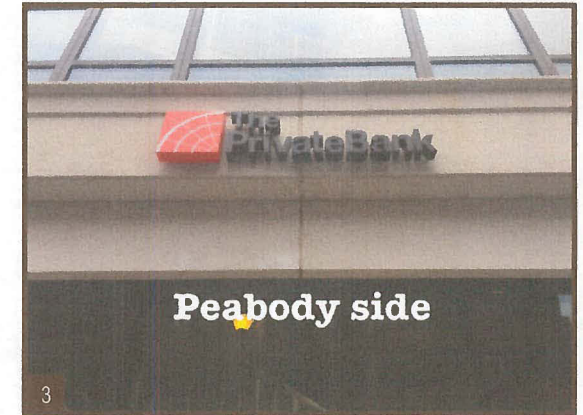
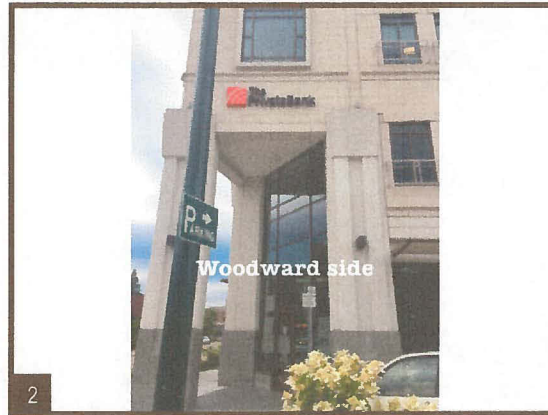
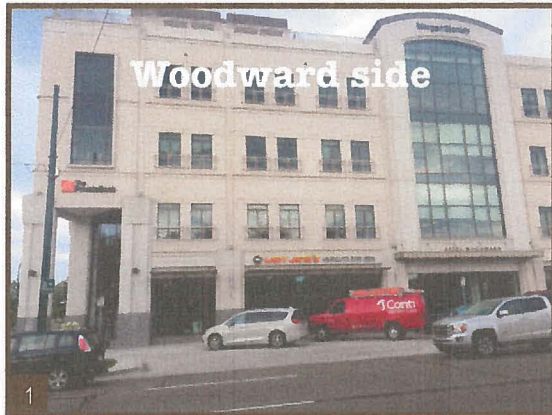
Location: 34901 Woodward Ave #200
Birmingham, MI. 48009
File Path: K:\EGV-ART\Active\BANKS\C\CIBC\Project 4769\Locations\4769_0334_Birmingham_MI_R5

Proj #: 4769
Loc #: 0334

Drawing prepared for:



Rev #:	Req#:	Date:	Reg. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	254507	07/22/17	JH	JF		
Rev 1	255072	07/25/17	JH	JF	Revised signs 1-3 to logo only	Rev #:
Rev 2	255210	07/26/17	JH	JF	Increase logo size to 24"	Rev 7 000000 00/00/00 XXX XXX
Rev 3	258329	09/24/17	JH	BV	Revised signs per request	Rev 8 000000 00/00/00 XXX XXX
Rev 4	261077	11/08/17	JH	TI	Added options	Rev 9 000000 00/00/00 XXX XXX
Rev 5	262161	11/14/17	JH	TI	Added placement dimensions.	Rev 10 000000 00/00/00 XXX XXX
Rev 6	000000	00/00/00	XXX	XXX		Pg. 6



Drawing prepared by:



OVERVIEW PHOTOS

Location: 34901 Woodward Ave #200
Birmingham, MI, 48009

Proj #: 4769

Loc #: 0334

File Path:

K:\EGV-ART\Active\BANKS\CIBC\Project 4769\Locations\4769_0334_Birmingham_MI_R5

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Original	254507	07/22/17	JH	JF		
Rev 1	255072	07/25/17	JH	JF	Revised signs 1-3 to logo only	Rev #: 000000 Req#: 00/00/00 XXX XXX
Rev 2	255210	07/26/17	JH	JF	Increase logo size to 24"	Rev 7 000000 00/00/00 XXX XXX
Rev 3	258329	09/24/17	JH	BV	Revised signs per request	Rev 8 000000 00/00/00 XXX XXX
Rev 4	261077	11/08/17	JH	TI	Added options	Rev 9 000000 00/00/00 XXX XXX
Rev 5	262161	11/14/17	JH	TI	Added placement dimensions.	Rev 10 000000 00/00/00 XXX XXX
Rev 6	000000	00/00/00	XXX	XXX		Pg. 7





Administrative Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Curran Development Co
Address: 4600 Arrowhead Rd
West Bloomfield Ms 48323
Phone Number: 248-683-5111
Fax Number: " " 5123
Email: CDCTOM@AOL.COM

Property Owner

Name: GAREN DEMIRYAN
Address: 3896 BOULDER DR.
TROY MI 48064
Phone Number: 248-894203
Fax Number: _____
Email: BEYKOZ1980@AOL.COM

2. Applicant's Attorney/Contact Person

Name: MATT KINTO
Address: 159 North Eton Birmingham
AL 35209
Phone Number: 313-418-0131
Fax Number: _____
Email: _____

Project Designer

Name: Architectural Intelligence LLC
Address: PO Box 20914
Ferrisdale Mo. 64820
Phone Number: 248-229-7273
Fax Number: " 543-5236
Email: _____

3. Project Information

Address/Location of Property: 159 North Eton
Birmingham AL 35209
Name of Development: _____
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
- 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

H.V.A.C Roof Top unit + Screen
Exterior Lighting being upgraded To LED
Exterior Store Front windows being Replaced w/ New Insulated Sliding units

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: Thomas M. Curran pres. Date: 10-2-2017

Application #: <u>17-0122</u>	Office Use Only Date Received: <u>11/15/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>11/17/17</u>	Date of Denial: _____	Reviewed by: _____



CONSENT OF PROPERTY OWNER

I, GAREN DEMIRYAN, OF THE STATE OF MI AND COUNTY OF
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at ~~159~~ 159-N-ETON Rd. BIRMINGHAM 48009
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Tom curran;
(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: 10-2-2017

GAREN DEMIRYAN
Owner's Name (Please Print)

Garen Demiryan
Owner's Signature

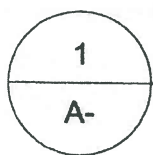
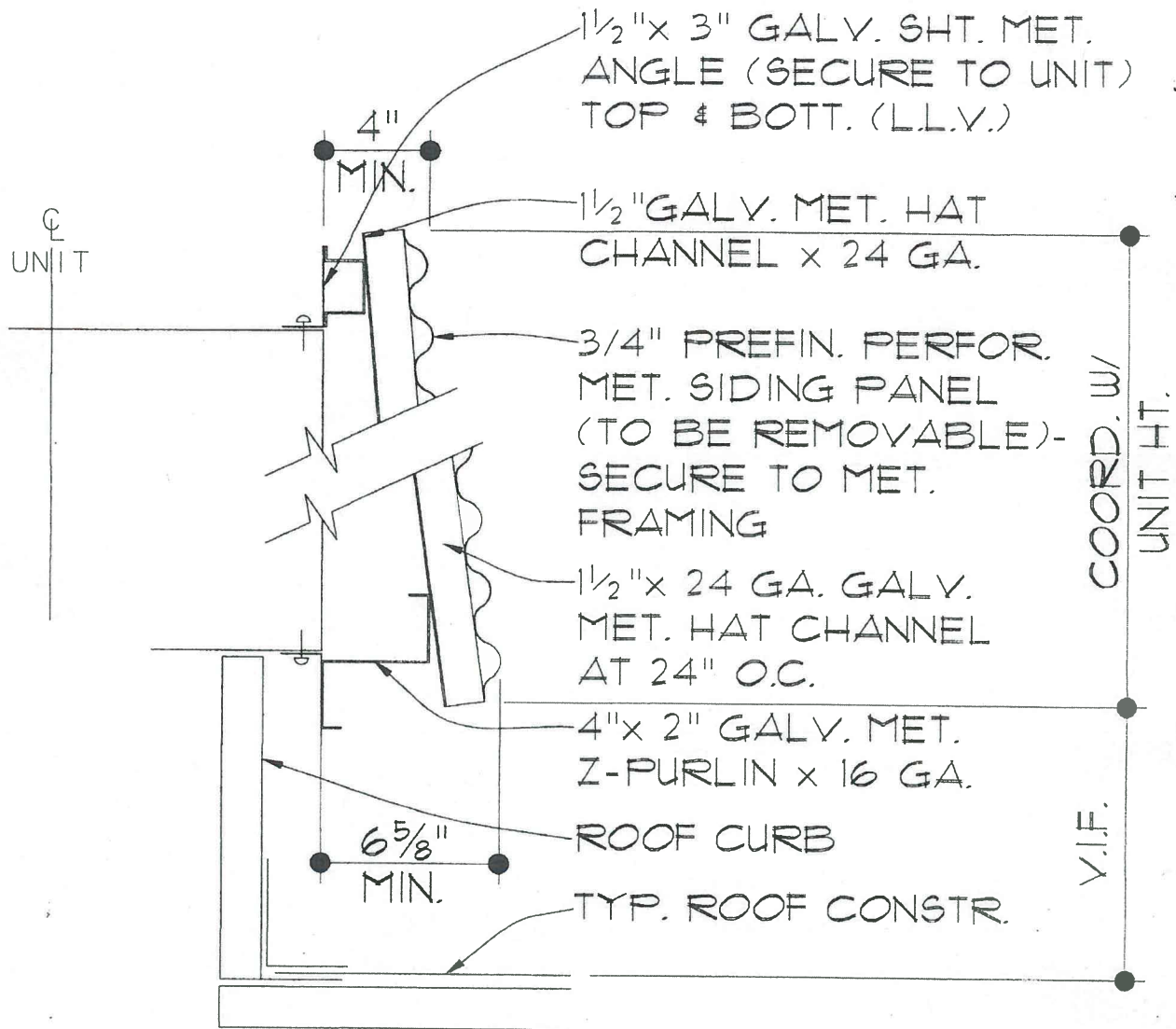
APPROVED

M. B. 11/17/17

17-0122 DRB







HVAC ROOF SCREEN DET.

SCALE: 1" = 1'-0"

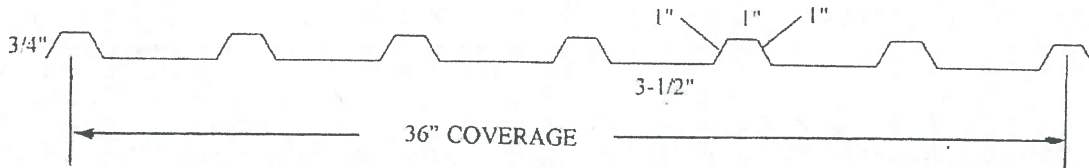


OAKLAND METAL SALES, INC

2430 N. OPDYKE RD.
AURBURN HILLS, MI 48326
PH: (248) 377-8847
FAX: (248) 377-4196

3089 E. BRISTOL RD.
BURTON, MI 48529
PH: (810) 743-0150
FA X: (810) 743-015

"M" SERIES PANEL



48" = 36"
10"

SPECIFICATIONS

MATERIAL OPTIONS

STEEL	22-24 gauge
ALUMINUM	.032 - .040
COPPER	16 & 20 oz.
MAXIMUM WIDTH	36"

PAINT FINISH

HYLAR 5000/ KYNAR 500

ANODIZED FINISHES

CLEAR SATIN
DARK BRONZE
MEDIUM BRONZE
LIGHT BRONZE
BLACK

NOTES:

OIL CANNING IS NOT A CAUSE FOR REJECTION





Email

Vaxcel Bruges Outdoor Wall Light in Parisian Bronze, T0338

The soft industrial style of the Bruges collection will add that appeal to your home's interior that you've been looking for. Combine the interesting detail with the Parisian Bronze finish and clear seeded glass give the perfect look. The Bruges collection is a complete outdoor collection that includes wall lights, Pendant, Post Light and flush mount. With the Bruges collection you'll have the right piece for the right space.

- Finish: Parisian Bronze
- Glass: Clear Seeded Glass
- Made of Steel
- (1) 60W Medium Bulb(s)
- Bulb(s) Not Included
- Wire Length: 6"
- Part of the Bruges Collection
- Safety Rating: C ETL
- Overall Dimensions: 9.75"(L) x 7.5"(W) x 12"(H) Back plate Dimensions: 4.5"(W) x 6"(H) Item Weight: 3.3 lbs.

Please note that this product is designed for use in the United States only (110 volt wiring), and may not work properly outside of the United States.

Product Specifications

Manufactured By

Vaxcel

Sold By

Houzz

Size/Weight

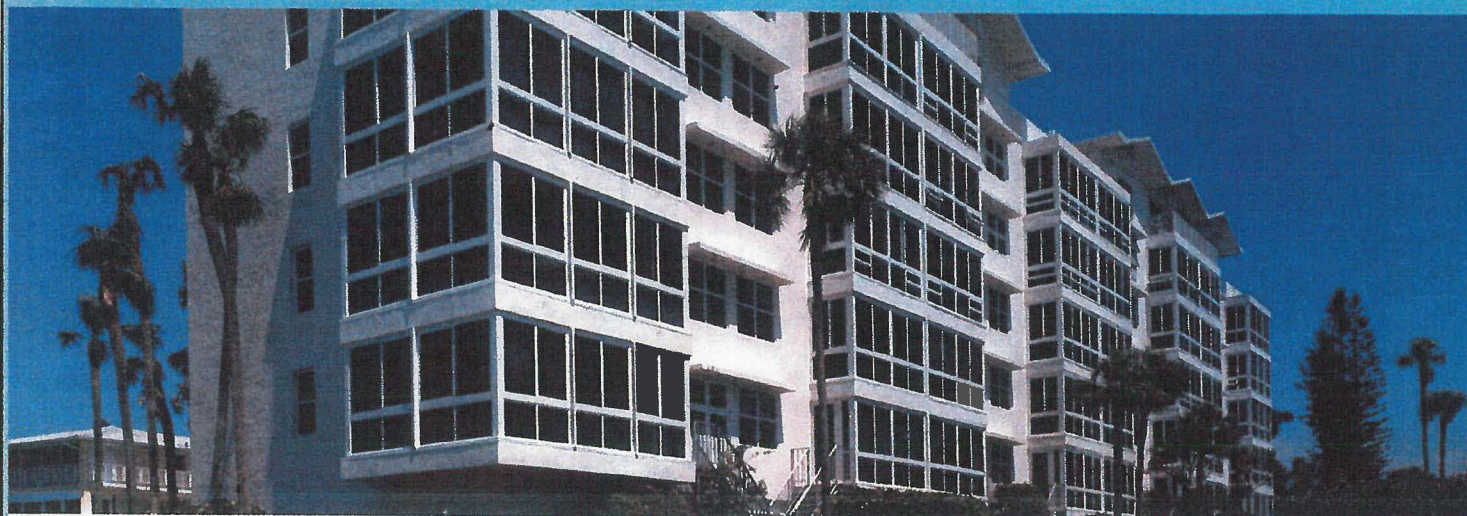
W 10" / D 8" / H 12" / 3 lb.

Category

Outdoor Wall Lights And Scones



Series 3500 Thermal • Series 3900 Fixed Thermal 3 1/4" Architectural Grade Horizontal Sliding Window



CONFIGURATIONS

XO • OX • XOX • OXO • XX • Fixed

Series 3500 retains an AAMA Architectural Grade rating to meet the most demanding specifications. Designed for high-rise residential, condos, educational or healthcare facilities, the 3500 window system is an attractive product for a wide range of applications. Multiple glazing options provide flexibility to meet specific design requirements. A thermal barrier in the frame and sash improves thermal performance enhancing energy saving potential. Offered with a complete line of sub frames, mullions and architectural sills, the 3500 window provides the complete solution for your fenestration needs.

Features

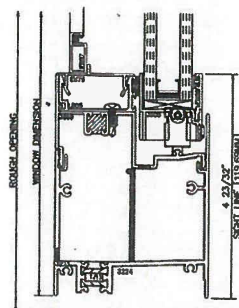
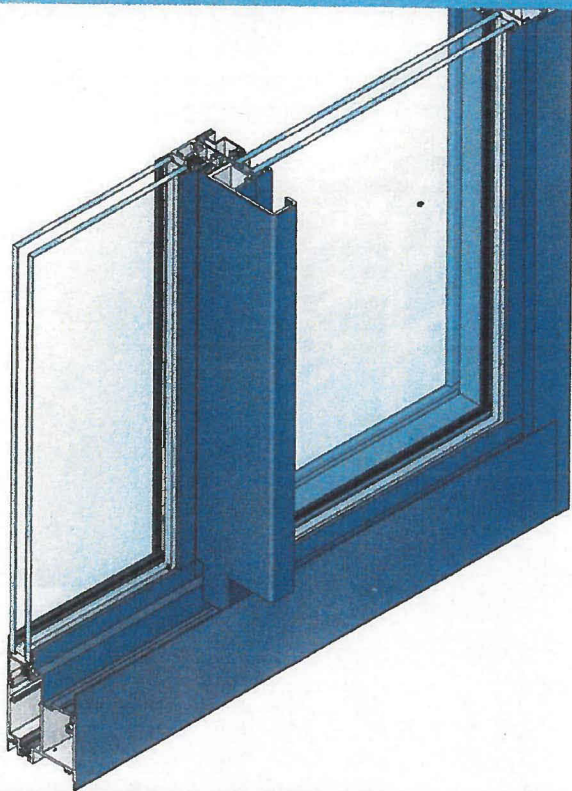
- S3500 only - Extrusions are thermally improved
- Cam sash design and continuous interlock meeting rails
- Dual glazing
- Sash glides on tandem steel ball bearing rollers over a raised sill track
- Variety of locking and operating hardware
- Three sill heights available
- Accommodates glazing from 1/8" to 1" depth
- Trim-All™ panning, frame extenders, interior trim and stools available
- Screen frames are extruded aluminum alloy are available
- Accessory line of subframes, mullions, and architectural sills
- Anodized and painted finishes available

Benefits

- Enhanced thermal performance
- Yields superior air, water, and structural performance
- Improved energy savings
- The raised sill track minimizes the effect of dirt and debris build-up on the sill
- Allows flexibility in design
- Water resistance performance customized to project requirements
- Expands design and energy saving options
- Allows old perimeter frame to remain in place
- Debris removal is minimized
- Stronger, more durable screens
- Allows custom designs with standard product
- Multiple options to answer economic and aesthetic concerns

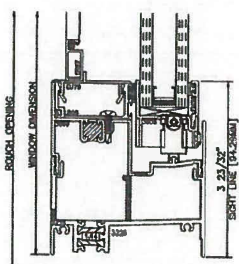


Series 3500 Thermal • Series 3900 Fixed Thermal 3 1/4" Architectural Grade Horizontal Sliding Window

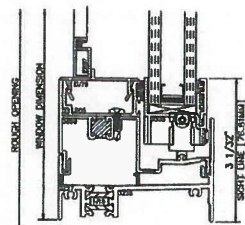


3500 SILL OPTIONS

Maximum field water rating of 12lbs.



Maximum field water rating of 8lbs.



Maximum field water rating of 6lbs.

PERFORMANCE DATA

S-3500 HORIZONTAL SLIDING WINDOW ARCHITECTURAL GRADE
AAMA RATING (NAFS-02) HS-AW50
AIR INFILTRATION..... <.10 CFM/SF @ 6.24 PSF
WATER NO LEAKAGE @ 14.0 PSF
STRUCTURAL ±75.0 PSF
CRF-FRAME (1503-98) 55°
CRF-GLASS (1503-98) 62°

S-3900 CORRESPONDING FIXED ARCHITECTURAL GRADE
AAMA RATING (A440-05) FW-AW75
AIR INFILTRATION..... <.06 CFM/SF @ 6.24 PSF
WATER NO LEAKAGE @ 15.0 PSF
STRUCTURAL ±112.5 PSF
CRF-FRAME (1503.1) 62°
CRF-GLASS (1503.1) 54°

A = Estimated values and/or designations
B = Non-standard size or configuration
C = Dual glazed
D = 1" Insulated - 1/4" clear, 1/2" air, 1/4" clear
E = 1" Insulated - 1/4" clear (Low Emissivity), 1/2" air, 1/4" clear
F = 1" Insulated - 1/4" clear (Low Emissivity), 1/2" argon, 1/4" clear
G = 1" Insulated - 1/4" clear, 1/2" air, 1/4" clear (Low Emissivity)

3500 THERMAL U-FACTORS*			
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE		
	XO**	XO	
	59" X 47"	96" X 78"	
0.47	0.63	0.51	
0.34	0.54	0.46	
0.29	0.50	0.42	
0.25	0.48	0.39	
0.20	0.44	0.35	

3900 THERMAL U-FACTORS*			
CENTER OF GLASS U-FACTOR	CONFIGURATION AND SIZE		
	FIXED**	FIXED	
	47"X59"	60"X108"	
0.48	0.54	0.51	
0.34	0.42	0.39	
0.28	0.37	0.34	
0.24	0.34	0.31	
0.20	0.31	0.27	

* Based on NFRC 100
**NFRC Gateway size

S-3500 HARDWARE CHART	CONCEALED PLUNGER LOCK	SWEEP LOCK	AUTO JAMB LOCK	POLE RING SWEEP LOCK	POLE SOCKET	ACCESS CONTROLLED SWEEP HANDLE	ZINC PLATED STEEL BALL BEARING ROLLERS	STAINLESS PLATED STEEL BALL BEARING ROLLERS
HORIZONTAL SLIDING	S	O		O		O	S	O

Some size restrictions may
apply depending on
hardware selected.

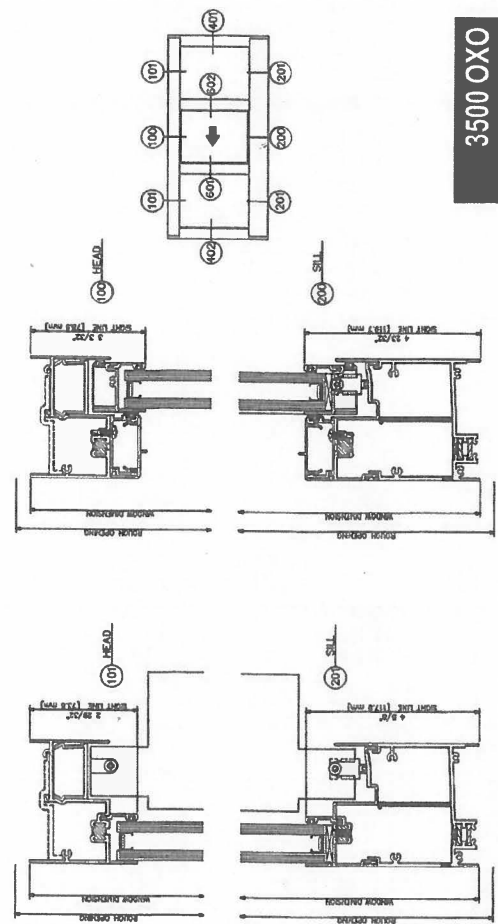
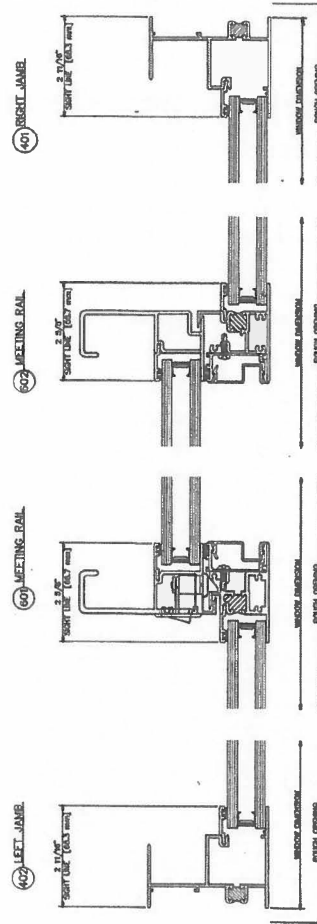
O - Optional
S - Standard
Blank - N/A

HORIZONTAL SLIDING S-3500 & S-3550 GLAZING CHART		POLYCARBONATE				GLASS OR PANEL															
		1/8"	3/16"	1/4"	1/8"	.156"	3/16"	.200"	1/4"	1/4"	1/2"	5/8"	3/4"	7/8"	1"	1-1/8"	1-1/4"	1-1/2"	1-3/4"	2"	
MONOLITHIC & INSULATED GLASS					A	A	A	A				A	A	A	A						
DUAL GLAZING	EXTERIOR LITE							A	A	A											
	INTERIOR LITE					A	A	A	A												

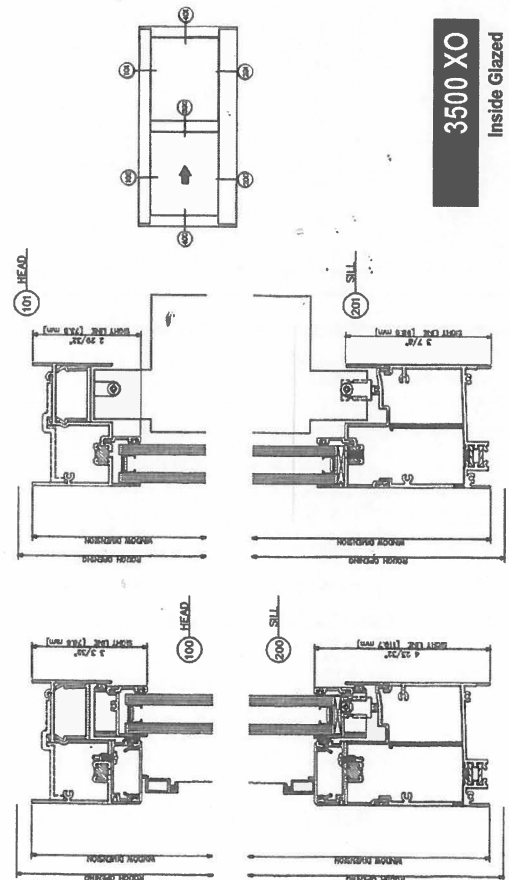
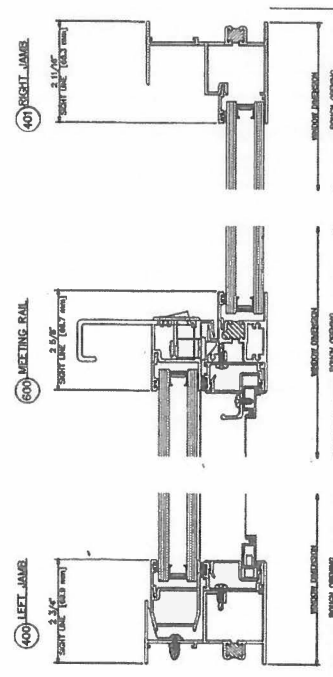
* Obscure glass thickness
** Laminated glass thickness

A - Available glazing option
I - Internal blinds can be
used with this type of dual
glazing
Blank - N/A





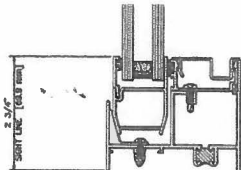
3500 OXO
Inside Glazed



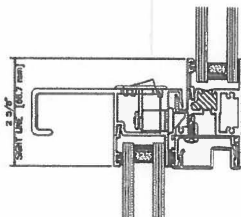
3500 XO
Inside Glazed

3500 XO
Inside Glazed

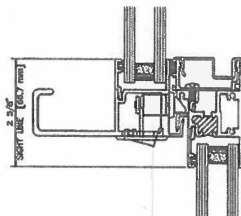
400 LEFT JAMB



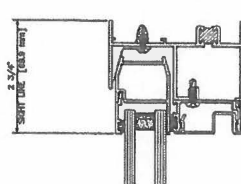
600 MEETING RAIL



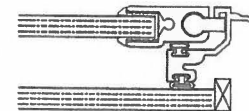
600 MEETING RAIL



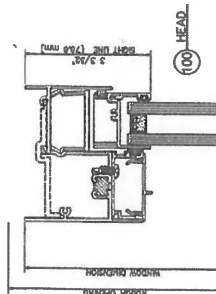
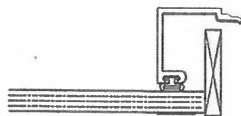
400 RIGHT JAMB



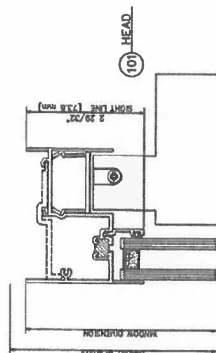
ER65 - 1/4"
INTERIOR PANEL
1/4" MONOLITHIC



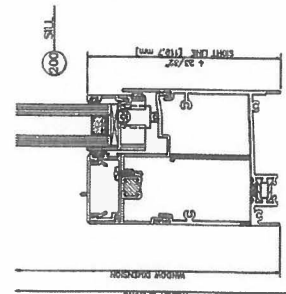
1/4"
MONOLITHIC



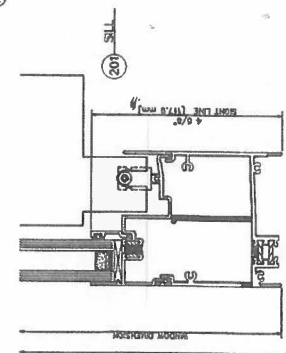
100 HEAD



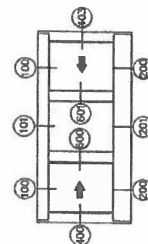
100 HEAD



200 SILL



200 SILL



100 HEAD

200 SILL



CITY OF BIRMINGHAM
Date 11/21/2017 2:18:00 PM
Ref 00143652
Receipt 401739
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Brian Elias (Hansons Windows)
Address: 977 E. 14 Mile
Troy MI 48063
Phone Number: (248) 581-3030 x 3202
Fax Number: (248) 577-0572
Email: kgrieffeth@hansons.com

Property Owner

Name: Irina Gershanovich
Address: 444 Chester
Birmingham MI 48009
Phone Number: (313) 608-2448
Fax Number: _____
Email: irinagusa96@gmail.com

2. Applicant's Attorney/Contact Person

Name: Hansons Windows
Address: 977 E. 14 Mile
Troy MI 48063
Phone Number: (248) 581-3030 x 3202
Fax Number: (248) 577-0572
Email: kgrieffeth@hansons.com

Project Designer

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

3. Project Information

Address/Location of Property: 444 Chester
Birmingham MI 48009
Name of Development: _____
Parcel ID #: _____
Current Use: Single family
Area in Acres: _____
Current Zoning: R

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

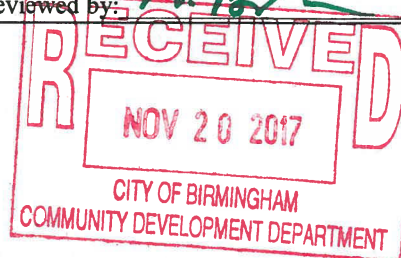
5. Details of the Request for Administrative Approval

Replacing 1 Master bedroom window w/ Double Slider

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: 11-8-17

Application #: <u>17-0124</u>	Office Use Only Date Received: <u>11/20/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>11/28/17</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>





CONSENT OF PROPERTY OWNER

I, Irina Gershanovich, OF THE STATE OF Michigan AND COUNTY OF
(Name of property owner)

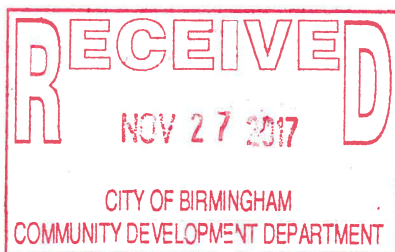
Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 444 Cleghorn St. #409 Birmingham, MI 48009
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Kensons Windows;
(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: 11/16/2017

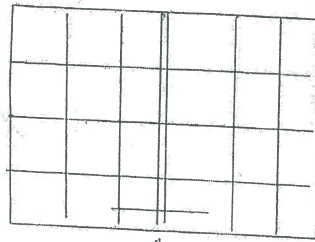
Irina Gershanovich
Owner's Name (Please Print)

Irina Gershanovich
Owner's Signature

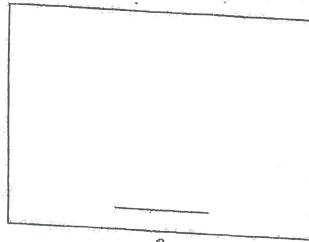


266906 GERSHARDT, CH

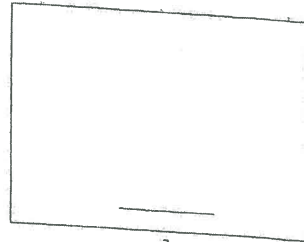
GRID PATTERNS



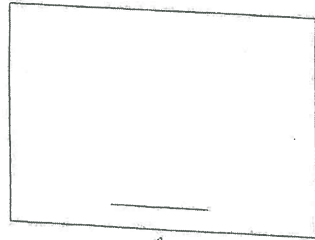
1



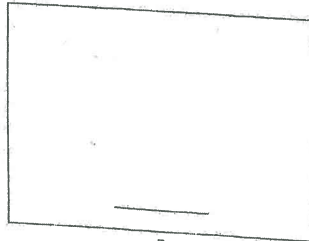
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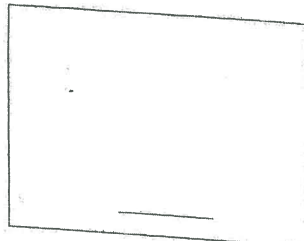
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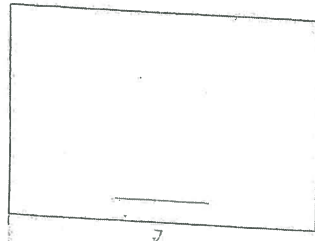
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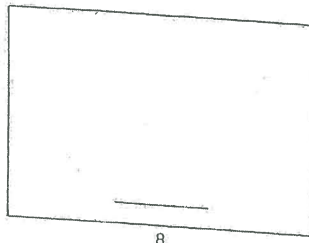
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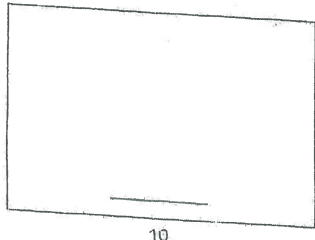
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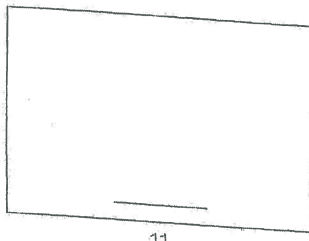
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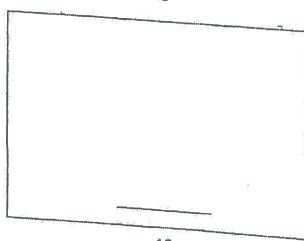
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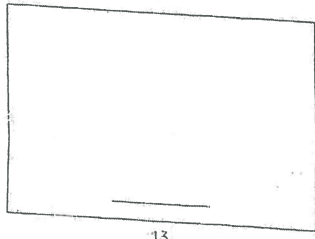
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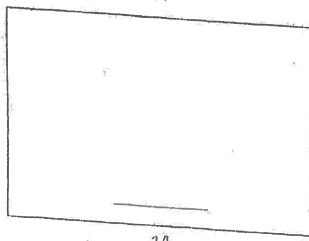
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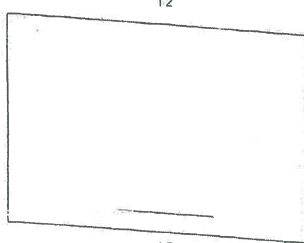
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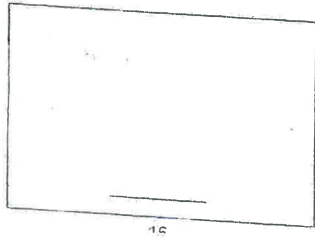
13



14



15



16

COMPUTER GENERATE MOST COMMON PATTERN. Customer Initials IG

APPROVED
M.B/L 11/27/17
17-0124 ORB



HANSONS DIRECT
www.hansons.com

LAST NAME: Gerstner

APPOINTMENT ID: 1708726

LOCATION: ☒ HOME ☐ GARAGE ☐ BOTH

WINDOW

Hollow/Frame, 26 U-Factor, Max 4 low E glass, Double Pane, Welded Corner
25 year guarantee, WHITE/WHITE or BEIGE/BEIGE windows only

QTY	ITEM	UNIT PRICE	COST
	Double Hung <65	\$	
	Double Slide <65	\$	
	Double Hung >65	\$	
	Double Slide > 65	\$	581.-
	Fixed <105	\$	
	Fixed >105	\$	
	3 Lite Slider 1/4, 1/2, 1/4 <105	\$	
	3 Lite Slider 1/4, 1/2, 1/4 >105	\$	
	3 Lite Slider 1/3, 1/3, 1/3 <105	\$	
	3 Lite Slider 1/3, 1/3, 1/3 >105	\$	
	5 foot Patio Door	\$	
	5 foot Patio Door special order	\$	
	6 foot Patio Door	\$	
	6 foot Patio Door special order	\$	
	8 foot Patio Door	\$	
	8 foot Patio Door special order	\$	
	9 foot Patio Door	\$	
	9 foot Patio Door special order	\$	
	12 foot Patio Door (3 panel only)	\$	
	12 foot Patio Door special order	\$	
	Awning	\$	
	Solid Casement <105	\$	
	Solid Casement >105	\$	
	Single Casement	\$	
	Bay Window <160	\$	
	Bay Window >160	\$	
	Bow Window 4 lite	\$	
	Bow Window 5 lite	\$	
	Garden Window <80	\$	
	Garden Window >80	\$	
	Double Temper Per code <105	\$	
	Double Temper Per code >105	\$	
PRODUCT TOTAL		\$	581.-

WINDOW COLOR: ☒ WHITE ☐ BEIGE

TRIM COLOR: WHITE

Signature: Kyle Gerstner

ROOFING

Pristine Dimensional Asphalt Shingle, Scottguard Protector, 6 feet ice and water shield, Hansonsguard, Choice of 750 can vents or ridge vent, intake ventilation as needed, New drip edge, Capmaster, 25 year guarantee

QTY	ITEM	UNIT PRICE	COST
	1 Layer Tear-off	\$	
	2 Layer Tear-off	\$	
	> 2 Layer Tear-off	\$	
	Partial Ice and Water Shield	\$	
	<input type="checkbox"/> Can vent or <input type="checkbox"/> ridge vent	\$	
	Bathroom Exhaust Vent	\$	
	8/12 Pitch and Over	\$	
	R & R Gutters per Foot	\$	
	Cedar Shake	\$	
	Flat Roof	\$	
	Clean up fee (must charge)	\$	
PRODUCT TOTAL		\$	

SHINGLE COLOR: ☐ WHITE ☐ BLACK ☐ CLAY ☐ WICKER ☐ BROWN

FLAT ROOF COLOR: ☐ WHITE ☐ BLACK ☐ CLAY ☐ WICKER ☐ BROWN

SIDING

1/2" tongue and groove insulation, Hansonswrap, .002 thickness full color siding, reinforced nailers, hidden vent soffit, 25 year product and labor guarantee R-3.5

QTY	ITEM	UNIT PRICE	COST
	Siding (includes trim and soffit)	\$	
	Trim and Soffit only	\$	
	Sheets of OSB	\$	
	Feet 1 x 6	\$	
TEAR OFF PER SQ		\$	
	Aluminum	\$	
	Vinyl/Steel	\$	
	Facebrick	\$	
	Other	\$	
PRODUCT TOTAL		\$	

SIDING COLOR: ☐ WHITE ☐ BEIGE

TRIM COLOR: ☐ WHITE ☐ BEIGE

SOFFIT COLOR: ☐ WHITE ☐ BEIGE

CORNER POST COLOR: ☐ WHITE ☐ BEIGE

GUTTERS

5" Gutter Grate, Gutters available in multiple colors, Gutter Grate colors (White, Clay, Brown), Hidden Hangers, .027 Thickness

QTY	ITEM	UNIT PRICE	COST
	5" Gutters	\$	
	5" DOWNSPOUTS - 1 STORY/2 STORY	\$	
	5" Gutter Grate	\$	
	5" Gutter/Grate combo	\$	
PRODUCT TOTAL		\$	

GUTTER COLOR: ☐ WHITE ☐ CLAY ☐ BROWN

SHUTTER COLOR: ☐ WHITE ☐ CLAY ☐ BROWN

INSULATION

10" Blown-in Cellulose Insulation, Foam Baffle - 1 in every rafter, Baffled in cft lights (if necessary), 30 Year Guarantee - Materials and Labor

ITEM	UNIT PRICE	COST
Per Square Foot	\$2.15	\$
PRODUCT TOTAL		\$

WINDOW OPTIONS

QTY	ITEM	UNIT \$	COST
	Root on Bay/Bow	\$	
	Mull Units Together	\$	
	Mull Removal	\$	
	Interior Stops Pine	\$	
	Interior Casings Pine	\$	
	New Buck <120	\$	
	New Buck >120	\$	
	Sills (Pine Only)	\$	
	Obscure Glass 1/2 or full	n/c	
	Colonial Flat Grids <120	\$	
	Colonial Flat Grids >120	\$	
	Colonial Contour Grids <120	\$	
	Colonial Contour Grids >120	\$	
	Full Screens	\$	
	Oriel Style	\$	
PRODUCT TOTAL		\$	

SIDING OPTIONS: ☐ R & R Gutters ☐ Square ☐ Rectangular ☐ Gable Vents ☐ Bay/Bow Window Trim

TRIM OPTIONS: ☐ R & R Gutters ☐ Square ☐ Rectangular ☐ Gable Vents ☐ Bay/Bow Window Trim

SHUTTERS: ☐ Louvered ☐ Shutters - Raised Panel ☐ R & R Shutters

This specification sheet must be accompanied by a separate wood agreement form. I acknowledge that I did sign the wood agreement form.

Wood Form Property Filled Out

Extra Labor/Adjustments \$

FINAL TOTAL \$ 992.-

594923-1



City of Birmingham

CITY OF BIRMINGHAM

Date 11/21/2017 1:41:30 PM

Ref 00143650

Receipt 401735

Amount \$100.00

Administrative Approval Application
Planning Division

Form will not be processed until it is completely filled out

1. ApplicantName: Beachroe, LLC
Address: 31100 Telegraph Road Ste 200
Birmingham Farms MI 48025
Phone Number: (248) 647-7500
Fax Number: (248) 647-9750
Email: Shari@beachroeser.com**Property Owner**Name: Beachroe, LLC
Address: 31100 Telegraph Rd Ste 200
Birmingham Farms MI 48025
Phone Number: (248) 647-7500
Fax Number: (248) 647-9750
Email: Shari**2. Applicant's Attorney/Contact Person**Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____**Project Designer**Name: N/A
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____**3. Project Information**Address/Location of Property: 1875-1925
Sawntield Rd
Birmingham MI 48009
Name of Development: Birmingham Terrace
Parcel ID #: 08-19-36-351-031
Current Use: OFFICE
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**

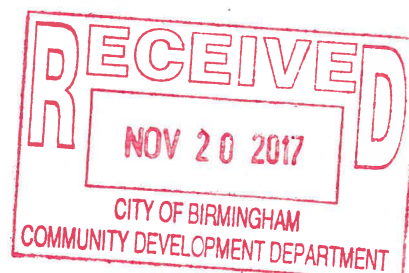
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

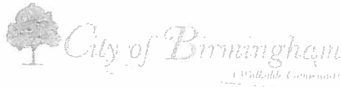
5. Details of the Request for Administrative Approval

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: Dina Dittin Date: 10-6-17

Application #: <u>17-123</u>	Office Use Only Date Received: <u>11/20/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>11/21/17</u>	Date of Denial: _____	Reviewed by: <u>M. B. L</u>

APPROVED



CONSENT OF PROPERTY OWNER

I, William C Beachum OF THE STATE OF Oakland AND COUNTY OF
(Name of property owner)

MICHIGAN STATE THE FOLLOWING:

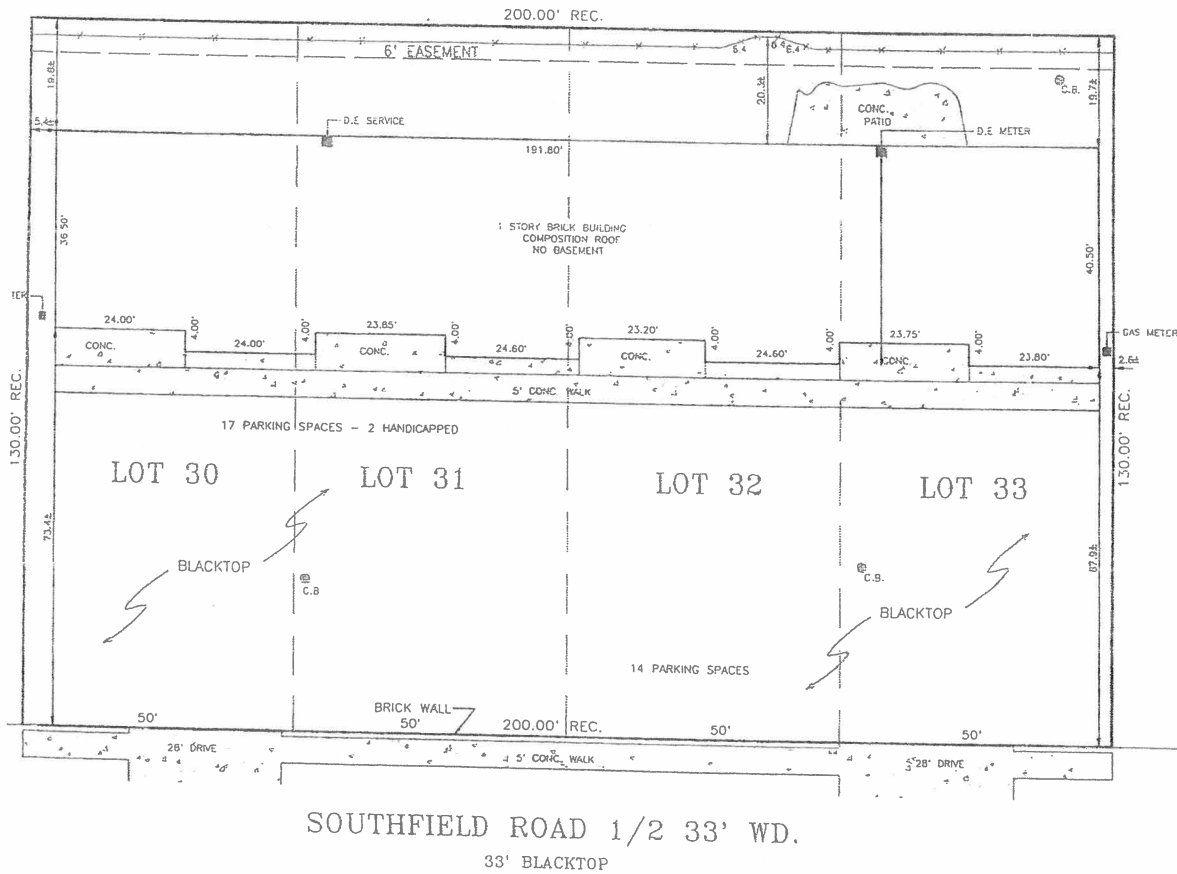
1. That I am the owner of real estate located at 1925 Southfield, Birmingham, MI 48009
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Tina Dorn
(Name of applicant)
Agent for Owner Beachroed LLC
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: Nov. 6th, 2017

William C Beachum
Owner's Name (Please Print)

William C Beachum
Owner's Signature

MORTGAGE REPORT



SOUTHFIELD ROAD 1/2 33' WD.
33' BLACKTOP

WE HEREBY CERTIFY TO AUTO-OWNERS LIFE INSURANCE CO. AND PHILIP F. GRECO TITLE CO. THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN (THE "PROPERTY") FOR THE PURPOSE OF A MORTGAGE LOAN TO BE RECEIVED BY BEACHROE INVESTMENTS LIMITED, A MICHIGAN LIMITED PARTNERSHIP, FROM AUTO-OWNERS LIFE INSURANCE CO., AND FURTHER CERTIFY THAT (I) THERE ARE LOCATED THEREON BUILDINGS, IMPROVEMENTS AND PARKING AREAS, AS SHOWN, (II) SAID BUILDINGS, IMPROVEMENTS AND PARKING AREAS ARE WITHIN THE BOUNDARIES OF THE PROPERTY AND DO NOT ENCROACH ON ANY ADJOINING PROPERTY, NOR DO THE BUILDINGS, IMPROVEMENTS OR PARKING AREAS ON ANY ADJOINING PROPERTY ENCROACH UPON THE PROPERTY, (III) ALL EASEMENTS, RIGHTS-OF-WAY AND BUILDINGS LINES AFFECTING THE PROPERTY ARE NOTED AND LOCATED HEREON BY DIMENSIONAL AND LIBER AND PAGE OF RECORDING, (IV) ALL MEANS OF INGRESS AND EGRESS TO THE PROPERTY ARE SHOWN AND, IF BY VIRTUE OF AN EASEMENT, THE LIBER AND PAGE OF RECORDING THEREOF IS SHOWN, (V) THERE IS NO MOVING OR

LEGAL DESCRIPTION:

LOTS 30, 31, 32, AND 33 INCLUSIVE OF "BIRMINGHAM CRESTVIEW SUBDIVISION" OF PART OF THE W. 1/2 OF THE S.W. 1/4 OF SECTION 36, T.2N., R.10E., BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN.. ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 14 OF PLATS, PAGE 13, OAKLAND COUNTY RECORDS.





CITY OF BIRMINGHAM
Date 11/14/2017 4:21:45 PM
Ref 00143506
Receipt 400877
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Beachroe, LLC
Address: 31100 Telegraph Road Ste 200
Birmingham Farms MI 48025
Phone Number: (248) 647-7500
Fax Number: (248) 647-9750
Email: Shari@beachroeser.com

Property Owner

Name: Beachroe, LLC
Address: 31100 Telegraph Rd Ste 200
Birmingham Farms MI 48025
Phone Number: (248) 647-7500
Fax Number: (248) 647-9750
Email: Shari

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: N/A
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 1875-1945 Southfield Rd
Birmingham MI 48009
Name of Development: Birmingham Terrace
Parcel ID #: 00-19-36-351-031
Current Use: OFFICE
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)
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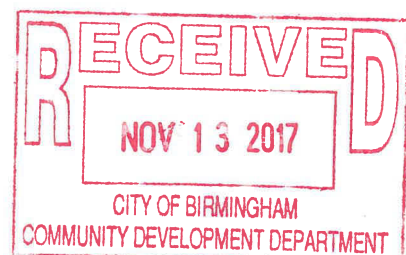
5. Details of the Request for Administrative Approval

INSTALL (12) vinyl replacement windows

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: Dana Dyer Date: 10-6-17

Application #: <u>17-0120</u>	Office Use Only	Fee: <u>\$100 \$100</u>
Date of Approval: <u>11/21/17</u>	Date Received: <u>11/13/17</u>	Date of Denial: _____
		Reviewed by: <u>M. B.</u>





CONSENT OF PROPERTY OWNER

I, William C Beachum OF THE STATE OF Oakland AND COUNTY OF
(Name of property owner)

MICHIGAN STATE THE FOLLOWING:

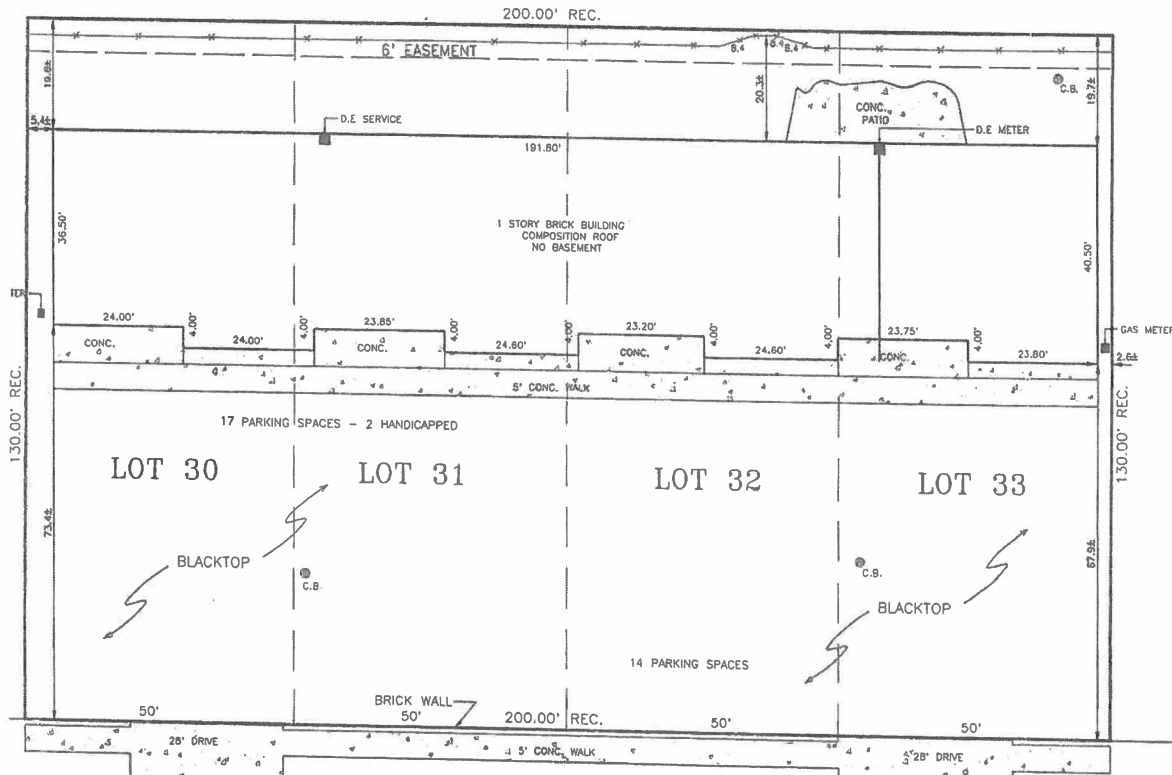
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(Name of applicant)
Agent for Owner Beachroed LLC
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Dated: Nov 6th, 2017

William C Beachum
Owner's Name (Please Print)

William C Beachum
Owner's Signature

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SOUTHFIELD ROAD 1/2 33' WD.
33' BLACKTOP

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