

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – OCTOBER 16<sup>th</sup>, 2019**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

- 1) Roll Call**
- 2) [Approval of the DRB Minutes of October 2<sup>nd</sup>, 2019](#)**
- 3) Public Hearing**
- 4) Design Review**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
  - A. Staff Reports**
    - 1. [Administrative Sign Approvals](#)**
    - 2. [Administrative Approvals](#)**
- 8) 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.**

**DESIGN REVIEW BOARD**  
**MINUTES OF OCTOBER 2, 2019**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 2, 2019. Vice-Chairman Keith Deyer called the meeting to order at 7:31 p.m.

**1) ROLL CALL**

**Present:** Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Patricia Lang, Joseph Mercurio, Michael Willoughby; Student Representative Klea Ahmet

**Absent:** Chairman John Henke; Board Member Natalia Dukas; Alternate Board Members Dulce Fuller, Alexander Jerome

**Administration:** Nicholas Dupuis, City Planner  
Laura Eichenhorn, Transcriptionist

**10-39-19**

**2) Approval Of Minutes**

**Motion by Mr. Willoughby**

**Seconded by Ms. Debbrecht to approve the DRB Minutes of September 4, 2019 as submitted.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Willoughby, Debbrecht, Deyer, Lang, Mercurio

Nays: None

**10-40-19**

**3) Public Hearing**

None.

**10-41-19**

**4) Design Review**

**A. 700 N. Old Woodward**

City Planner Dupuis summarized the item.

Architect Chris Siminski presented the plans as provided.

Vice-Chairman Deyer stated the applicant would have to submit calculations showing that the façade is constructed of at least 90% glass, brick, cut stone, cast stone, coarsely textured stucco, or wood as per City Planner Dupuis' report.

Both Vice-Chairman Deyer and Mr. Willoughby advised the applicant that the Board of Zoning Appeals does not usually grant variances for issues that are self-created.

Mr. Siminski confirmed that would not be an issue. He said he would likely shrink the six vertical panels from two feet to 1.9 feet each, that he would likely shrink the three horizontal panels in the center, and would make other small changes to reach the required 90%.

In reply to Vice-Chairman Deyer's question regarding how the plans would meet the signage ordinance, Mr. Siminski said he would begin by meeting with the building owner to determine whether all five panels will remain necessary based on expected tenancy in the building. From there Mr. Siminski would determine next steps for the signage.

Vice-Chairman Deyer suggested it would be most appropriate to have the applicant come back after the plan issues laid out in City Planner Dupuis' report have been adequately resolved.

Mr. Willoughby concurred with Vice-Chairman Deyer. Mr. Willoughby noted that the plans were inaccurate in terms of the color of the corten steel, among other missing details.

Mr. Siminski said he sought to give more of a simple visualization with the submitted plans rather than a precise representation.

Mr. Willoughby explained to Mr. Siminski that the City and the DRB expects plans to accurately represent what is intended. Mr. Willoughby said he would not personally be able to approve the plans as submitted.

**Motion by Mr. Willoughby**

**Seconded by Ms. Lang to postpone the Design Review application for 700 N. Old Woodward pending resolution of the issues laid out in City Planner Dupuis' report on the item.**

Vice-Chairman Deyer noted the DRB is not opposed to the plans for 700 N. Old Woodward in theory. He said it merely necessary for the required information regarding the plans to be provided. Vice-Chairman Deyer said the DRB would need samples of the paint, the panels, an elevation of the side section of the building, and other items noted in City Planner Dupuis' report.

Mr. Willoughby requested the applicant either bring samples of weather corten steel or take photos of some of the weather corten steel that can be found throughout the City.

Ms. Debbrecht opined that the awnings contributed to a busy aesthetic even though she understood why the building owner might want the awnings.

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Willoughby, Lang, Debbrecht, Deyer, Mercurio

Nays: None

The DRB said it would wait to decide on the lighting question until the plans were resubmitted in full.

City Planner Dupuis recommended Mr. Siminski submit a night view of the lighting along with the other materials to be resubmitted.

Mr. Siminski thanked the DRB for their time and left the meeting.

**10-42-19**

**5) Sign Review**

None.

**10-43-19**

**6) Study Session**

None.

**10-44-19**

**7) Miscellaneous Business And Communications**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

Included in agenda packet.

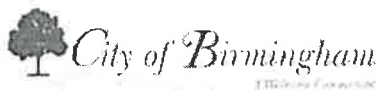
**10-45-19**

**Adjournment**

No further business being evident, the board motioned to adjourn the meeting at 7:48 p.m.

Nicholas Dupuis  
City Planner

**APPROVED**  
9/26/19  
AAA-057



**RECEIVED**  
SEP 24 2019  
CITY OF BIRMINGHAM  
COMMUNITY DEVELOPMENT DEPARTMENT

## Administrative Sign Approval Application Planning Division

*Form will not be processed until it is completely filled out.*

### 1. Applicant

Name: NORTHERN SIGN CO.  
Address: 2181 E WALTON BLVD SUITE 100  
AUBURN HILLS, MI 48326  
Phone Number: 248.333.7733  
Fax Number: 248.333.7684  
Email Address: Maryellen@northernsign.com

### 2. Property Owner

Name: BIRMINGHAM PARK PLACE LLC - BRADFORD EGAN  
Address: 124 A S OLD WOODWARD AVE STE A  
BIRMINGHAM, MI 48009  
Phone Number: 313.530.1456  
Fax Number:  
Email Address: BEGAN@THEELSEGROUP.COM

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

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

### 4. Project Designer/Developer

Name: ARCHITECTURALSIGNS - MIKE PANKEY  
Address:  
Phone Number: 952.292.2141  
Fax Number:  
Email Address: mikep@landmarkarchitecturalsigns.com

### 5. Project Information

Address/Location of Property: 128 OLD WOODWARD AVE  
Name of Development: EVEREVE  
Parcel ID#: 08-19-36-201-014  
Current Use: SAME AS EXISTING  
Area in Acres:  
Current Zoning:

Name of Historic District 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:

### 6. Required Attachments

- Two (2) folded paper copies of plans including details of the following:
  - Dimensions of proposed sign(s)
  - Dimensions of building frontage
  - Illumination
  - Height from grade
- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

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

Removing Logo's, painting, putting lettering back on.  
Sign/backer not removed from wall.

### 8. Location of Proposed Sign(s)

FRONT WALL, FACING STREET

### 9. Type of Proposed Sign(s)

Wall: ☒  
Ground:  
Name Letter:  
Canopy:

Projecting (Post-Mounted):  
Projecting (Wall-Mounted):  
Building Identification: EVEREVE  
Other:

CITY OF BIRMINGHAM  
Date 09/24/2019 11:09:30 AM  
Ref 00162947  
Receipt # 505776  
Amount \$100.00

**10. Size of Proposed Sign**

Width: 16' 5"  
Depth: 9"  
Height of Lettering: 17"

Overall Height: 24"  
Extension from Wall: 9"  
Total Square Feet: 33

**11. Existing Signs Currently on Property**

Number: \_\_\_\_\_  
Square Feet per Sign: \_\_\_\_\_

Sign Type(s): \_\_\_\_\_  
Total Square Feet: \_\_\_\_\_

**12. Materials/Style of Proposed Sign(s)**

Metal: ✓  
Plastic: \_\_\_\_\_  
Wood: \_\_\_\_\_  
Glass: \_\_\_\_\_

Other: \_\_\_\_\_  
Color #1: White Backer  
Color #2: Gold Letters  
Additional Colors: \_\_\_\_\_

**13. Content of Proposed Sign(s)**

\_\_\_\_\_  
\_\_\_\_\_

**14. Proposed Sign Lighting**

Type of Lighting: \_\_\_\_\_  
Size of Fixtures (LxWxH): \_\_\_\_\_  
Maximum Wattage per Fixture: \_\_\_\_\_  
Proposed Wattage per Fixture: \_\_\_\_\_

Location: \_\_\_\_\_  
Number of Lights Proposed: \_\_\_\_\_  
Height from Grade: \_\_\_\_\_  
Lighting Style: \_\_\_\_\_

**15. Landscaping (Ground Signs Only)**

Location of Landscape Areas: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Landscape Material: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Richard Tillman Date: 9-18-19

**Office Use Only**

Application # PAA19-0157 Date Received: 9/24/19 Fee: \$100.00  
Date of Approval: 1/30/19 Date of Denial: N/A Reviewed By: [Signature]



# Northern Sign Co Inc.

101 E. Walton, Pontiac, MI 48340

248.333.7938 Office

248.333.7684 Fax

## AUTHORIZATION AND CONSENT FORM

By my signature below, I hereby represent that I am the owner of the property indicated below or otherwise duly authorized by the Lease to grant authorization for Northern Sign Co. Inc. and/or their sub-contractor to apply for permits, represent said owner at ZBA meetings and install new signage at the below referenced location.

### LANDLORD APPROVAL

Signature

Print Name

Date

Title

email

Address

Phone

BIRMINGHAM MI 48019

Return Form To: Northern Sign Co. Inc.  
101 E. Walton Blvd.  
Pontiac, MI 48340

Fax to: 248-333-7684

Email to:

Site/Job - Property Address:

128 S Old Woodward

Birmingham MI 48019

EVEREVE

MAIN ID

**LANDMARK**

Architectural Signs

17576 HEMLOCK AVENUE  
LAKEVILLE, MN 55044  
952.292.2141

nikop@landmarkarchitecturalsigns.com  
landmarkarchitecturalsigns.com

APPROVAL OF THIS DRAWING:  
HEREBY GIVES PERMISSION TO  
LANDMARK ARCHITECTURAL  
SIGNS TO BEGIN PRODUCTION  
OF THE SIGN(S) WITHIN THIS  
DOCUMENT. THE RECIPIENT  
AGREES THAT ALL THE COLORS,  
SPECIFICATIONS AND ELEVATIONS  
LISTED IN THIS DRAWING ARE  
CORRECT AND APPROVED. CHANGES  
MADE TO THIS DRAWING AFTER  
PRODUCTION HAS BEGUN WILL  
RESULT IN ADDITIONAL CHARGES.

EVEREVE  
128 S OLD WOODWARD AVE  
BIRMINGHAM, MI 48009

PROJECT TYPE:

MAIN ID  
HALO CHANNEL LETTERS

CUSTOMER APPROVAL:

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 09.23.19 MW

REVISION 2:

REVISION 3:

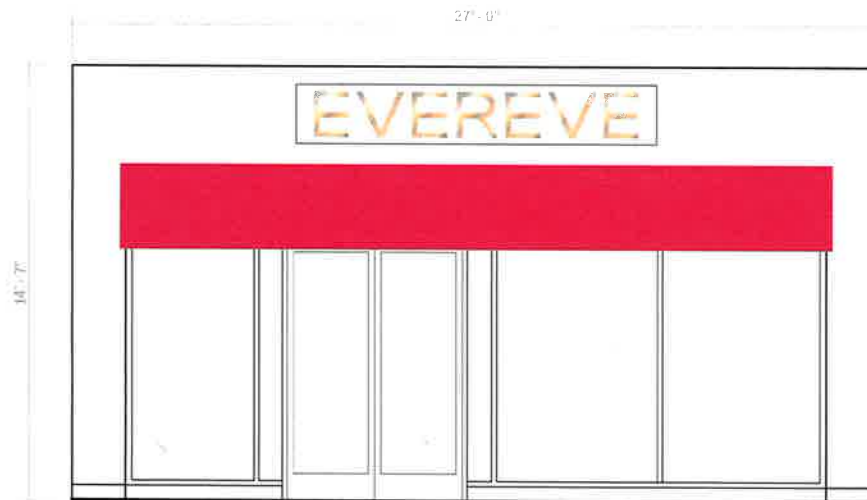
REVISION 4:

SALES: MP

DESIGN: MW

DATE: 03.08.19

DWG: 2019 PROGRAM



ELEVATION: MAIN ID  
SCALE: 1/4" = 1' - 0"



EVEREVE: HALO LIT REVERSE CHANNEL LETTERS ON BACKER PANEL PAINTED SATIN WHITE.  
SCALE 1/2" = 1'-0"

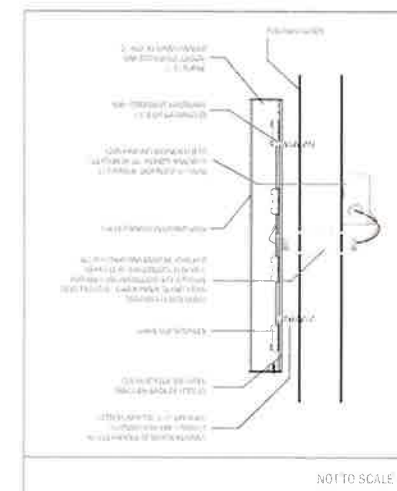
APPROVED  
9/30/19  
PAA 19-0157



### FABRICATION NOTE

FABRICATION TO FOLLOW INDUSTRY COMMON PRACTICES:

1. WELDED Joints TO RETURN
2. NO VISIBLE LIGHT LEAKS
3. NO LABELS PROXIMITY FROM PUBLIC VIEW
4. CONTROLLED BY 24 HR. CLOCK (LL REQUIRED)
5. NO WEAP HOLES (LL REQUIRED)
6. NO VISIBLE FASTENERS (LL REQUIRED)





EVEREVE

MAIN ID

LANDMARK

Architectural Signs

17576 HEMLOCK AVENUE  
LAKEVILLE, MN 55044  
952.292.2141

mpk@landmarkarchitecturalsigns.com  
landmarkarchitecturalsigns.com

#### APPROVAL OF THIS DRAWING

HEREBY GIVES PERMISSION TO LANDMARK ARCHITECTURAL SIGNS TO BEGIN PRODUCTION OF THE SIGN(S) WITHIN THIS DOCUMENT. THE RECIPIENT AGREES THAT ALL THE COLORS, SPECIFICATIONS AND ELEVATIONS LISTED IN THIS DRAWING ARE CORRECT AND APPROVED. CHANGES MADE TO THIS DRAWING AFTER PRODUCTION HAS BEGUN WILL RESULT IN ADDITIONAL CHARGES.

EVEREVE  
128 S OLD WOODWARD AVE  
BIRMINGHAM, MI 48009

PROJECT TYPE:

MAIN ID  
HALO CHANNEL LETTERS

CUSTOMER APPROVAL:

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 09.23.19 MW

REVISION 2:

REVISION 3:

REVISION 4:

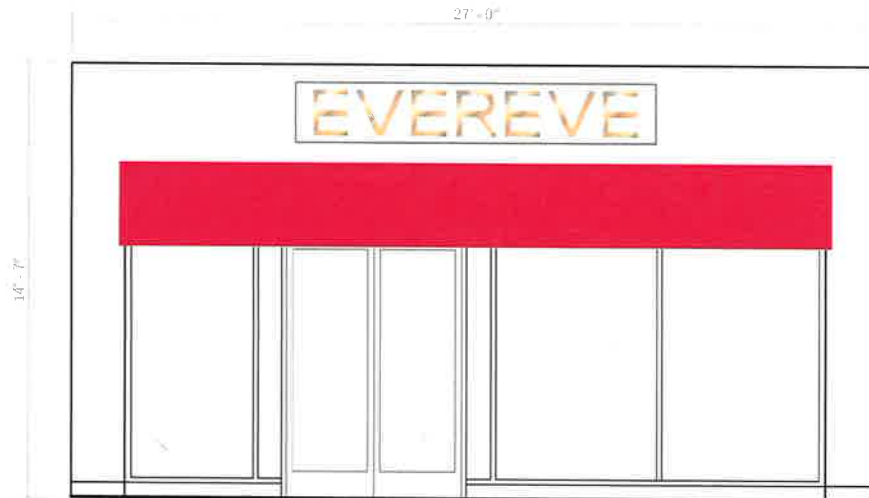
SALES: MP

DESIGN: MW

DATE: 03.08.19

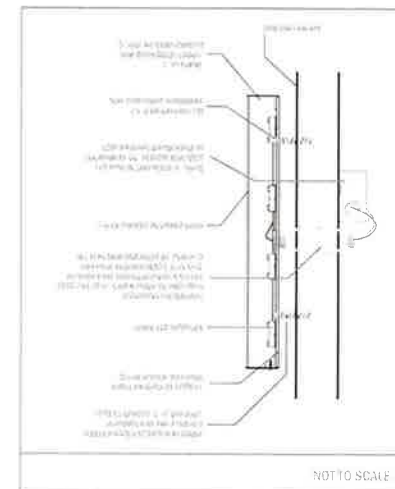
DWG: 2019 PROGRAM

PAGE: 1



#### FABRICATION NOTE

- FABRICATION TO FOLLOW INDUSTRY COMMON PRACTICES:
1. WELD IN FACES TO RETURN
  2. NO VISIBLE LIGHT LEAKS
  3. ALL LABELS HIDDEN FROM PUBLIC VIEW
  4. CONTROLLED BY 24 HR. CLOCK (ALL REQUIRED)
  5. NO VEEB HOLES (ALL REQUIRED)
  6. NO VISIBLE FASTENERS (ALL REQUIRED)



NOT TO SCALE

1  
1  
ELEVATION: MAIN ID  
SCALE: 1/4" = 1'-0"



1  
2  
EVEREVE HALO LIT REVERSE CHANNEL LETTERS ON BACKER PANEL PAINTED SATIN WHITE.  
SCALE: 1/2" = 1'-0"



EVEREVE

MAIN ID

LANDMARK

Architectural Signs

17576 HEMLOCK AVENUE  
LAKEVILLE, MN 55044  
952.292.2141

info@landmarkarchitecturalsigns.com  
landmarkarchitecturalsigns.com

APPROVAL OF THIS DRAWING  
HEREBY GIVES PERMISSION  
TO LANDMARK ARCHITECTURAL  
SIGNS TO BEGIN PRODUCTION  
OF THE SIGN(S) WITHIN THIS  
DOCUMENT. THE RECIPIENT  
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CORRECT AND APPROVED. CHANGES  
MADE TO THIS DRAWING AFTER  
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RESULT IN ADDITIONAL CHARGES.

EVEREVE  
128 S OLD WOODWARD AVE  
BIRMINGHAM, MI 48009

PROJECT TYPE:

MAIN ID  
HALO CHANNEL LETTERS

CUSTOMER APPROVAL:

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

PROJECT CONTACT: MIKE PANKEY

REVISION 1:

REVISION 2:

REVISION 3:

REVISION 4:

SALES: MP

DESIGN: MW

DATE: 03.08.19

DWG: 2019 PROGRAM

PAGE: 1

**DENIED**

Sign too large

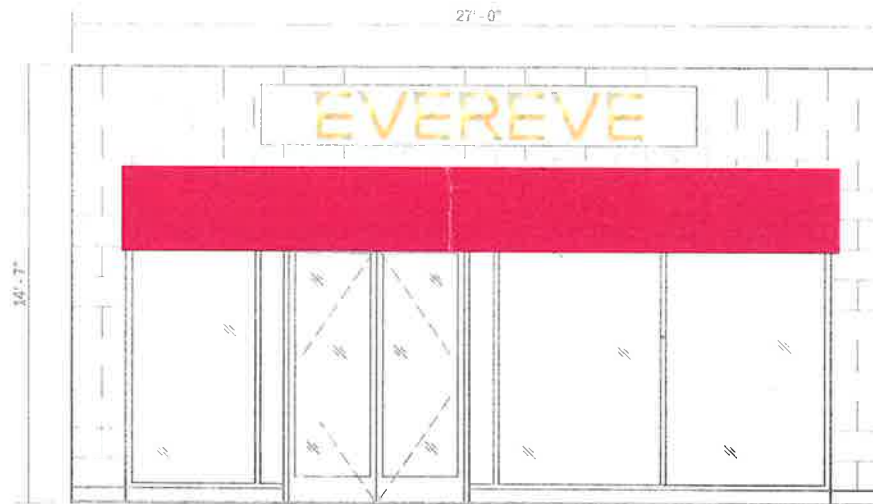
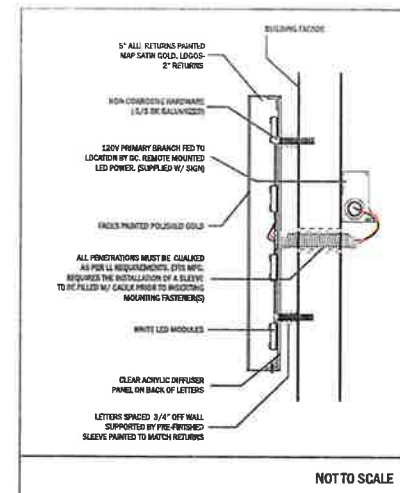
9/24/19



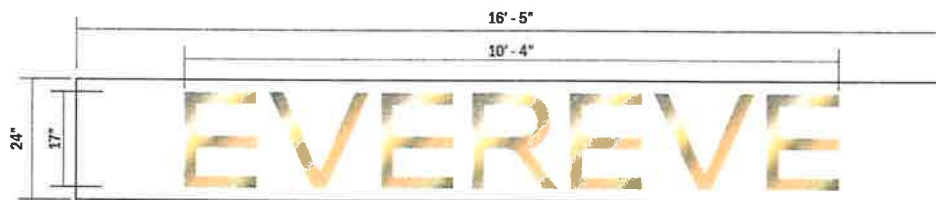
**FABRICATION NOTE**

FABRICATION TO FOLLOW INDUSTRY  
COMMON PRACTICES:

1. WELDED FACES TO RETURNS
2. NO VISIBLE LIGHT LEAKS
3. UL LABELS HIDDEN FROM PUBLIC VIEW
4. CONTROLLED BY 24 HR. CLOCK (LL REQUIRED)
5. NO WEEP HOLES (LL REQUIRED)
6. NO VISIBLE FASTENERS (LL REQUIRED)



1  
1  
ELEVATION: MAIN ID  
SCALE: 1/4" = 1' - 0"



1  
2  
EVEREVE: HALO LIT REVERSE CHANNEL LETTERS ON BACKER PANEL PAINTED SATIN WHITE.  
SCALE: 1/2" = 1' - 0"



## NORTHERN SIGN CO. INC.

2181 Walton Blvd Ste. 100, Auburn Hills, Mi 48326

248.333.7733 Office [www.northernsign.com](http://www.northernsign.com) 248.333.7684 Fax

### Permit Payment Sheet

Date: 9.18.19

Job Name: EVEREVE

Job Address: 128 S. Old Woodward

Attention: Name: Nicholas Dupuis

Department: Planning

From: Name: Mary Ellen

maryellen@northernsign.com

Check #

6052

Admin Approval:

\$100

Total:

\$100

Thank You!

**APPROVED**  
10/2/19  
PAA19-0158



City of Birmingham  
THE WORLD'S MOST DIVERSE CITY



## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out.

1. **Applicant**  
Name: Survom Company  
Address: 320 Meridian St #100  
Birmingham AL  
Phone Number: 248-865-3000  
Fax Number: 248-865-3000  
Email Address: scm@survow.com

2. **Property Owner**  
Name: Survom Company  
Address: 320 Meridian St #100  
Birmingham AL 35203  
Phone Number: 248-865-3000  
Fax Number: 248-865-3000  
Email Address: scm@survow.com

3. **Applicant's Attorney/Contact Person**  
Name: Mike Serron  
Address: 320 Meridian #100  
Birmingham AL  
Phone Number: 248-865-3000  
Fax Number: 248-865-3000  
Email Address: Mike@survow.com

4. **Project Designer/Developer**  
Name: Biddison Architects  
Address: 320 Meridian #1110  
Birmingham AL  
Phone Number: 248-554-9500  
Fax Number: 248-554-9500  
Email Address: bb@biddison-arch.com

5. **Project Information**  
Address/Location of Property: 525 Meridian  
Name of Development: \_\_\_\_\_  
Parcel ID#: \_\_\_\_\_  
Current Use: Resident Apt. + Artist  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District 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: \_\_\_\_\_

### 6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

- One (1) 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
- Photographs of existing conditions on the site where changes are proposed

### 7. 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: [Signature] Date: 9/20/19

Application #: PAA19-0158

Date of Approval: 10/2/19

Office Use Only

Date Received: 9/20/19

Date of Denial: N/A

Fee: \$100.00

Reviewed By: [Signature]

CITY OF BIRMINGHAM  
Date 09/20/2019 1:42:40 PM  
Ref 00162948  
Rec'd 505505  
Amount \$100.00



**CONSENT OF PROPERTY OWNER**

I, Surnow Company, OF THE STATE OF Michigan AND  
(Name of Property Owner)  
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 525 Main St.;  
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of  
Birmingham by: Sam Surnow;  
(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.

Name of Owner (Printed): Sam Surnow

Signature of Owner: [Signature] Date: 9/20/19

Consultants

Project title

PROPOSED BUILD-OUT FOR:  
**525 W. MERRILL**

525 W. MERRILL ST.  
BIRMINGHAM, MICHIGAN

Issued dr/ch

BIDS & PERMITS 09.19.19

Sheet title

**FIRST  
FLOOR PLAN**



Project no.

2043-19

Sheet no.

A.101

NOTE:  
SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH SECTION 2406.1.1 OF THE 2015 MICHIGAN BUILDING CODE.

NOTE:  
ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MATERIALS, FINISH & COLOR BY OWNER OR OWNER'S REPRESENTATIVE - ARCHITECTURAL INVOLVEMENT ONLY AT OWNER'S REQUEST. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXITWAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C, FLAME SPREAD 75-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN TABLE 803.4 OF THE 2015 MICHIGAN BUILDING CODE.

NOTE:  
ALL INTERIOR PARTITION WALLS TO BE PAINTED GYP. BD. ON STUD FRAMING.

NOTE:  
ALL GYP. BD. AT WET WALL LOCATIONS AND TOILET ROOM INTERIORS SHALL BE GREEN BOARD

NOTE:  
ALL APPLIANCES TO BE PROVIDED TO COMPLY WITH ADA REQUIREMENTS. DISHWASHERS MUST FIT UNDER A 34" HIGH (32-1/4" CLEAR UNDER) COUNTERTOP. FULL HT. REFRIGERATORS MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 48" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.

NOTE:  
ALL EXIST. DIMENSIONS TO BE FIELD VERIFIED

NOTE:  
FIRE EXTINGUISHER CABINET: SEMI-RECESSED, LOCATIONS @ MAX SPACING OF 75' APART PER CODE. EXACT LOCATION TO BE AT THE DIRECTION OF THE FIRE MARSHAL.

NOTE:  
CONFIRM SIZES OF ALL APPLIANCES WITH TENANT AND/OR OWNER PRIOR TO ORDERING CABINETS.

NOTE:  
SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH SECTION 2406.1.1 OF THE 2015 MICHIGAN BUILDING CODE.

NOTE:  
ALL ENTRANCE AND EXIT DOORS HAVE BARRIER FREE ACCESSIBILITY.

NOTE:  
ALL ENTRANCE AND EXIT DOORS HAVE BARRIER FREE ACCESSIBILITY.

WALL LEGEND

PROVIDE A 'LEVEL IV' FINISH AT ALL GYP. BOARD SURFACES. REFER TO CHAPTER 5 OF 'USG GYPSUM CONSTRUCTION HANDBOOK' FOR FINISH DEFINITIONS.

TYPE 1: 5/8" GYP. BD. EACH SIDE OF 3 5/8" 25 GAUGE MTL. STUD FRAMING @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN. EXTEND WALL ASSEMBLY TO 12'-0" TALL.

TYPE 2: EXISTING WALLS TO REMAIN

THE FOLLOWING ARE SUBJECT TO FIELD INSPECTION BY THE MUNICIPALITY:

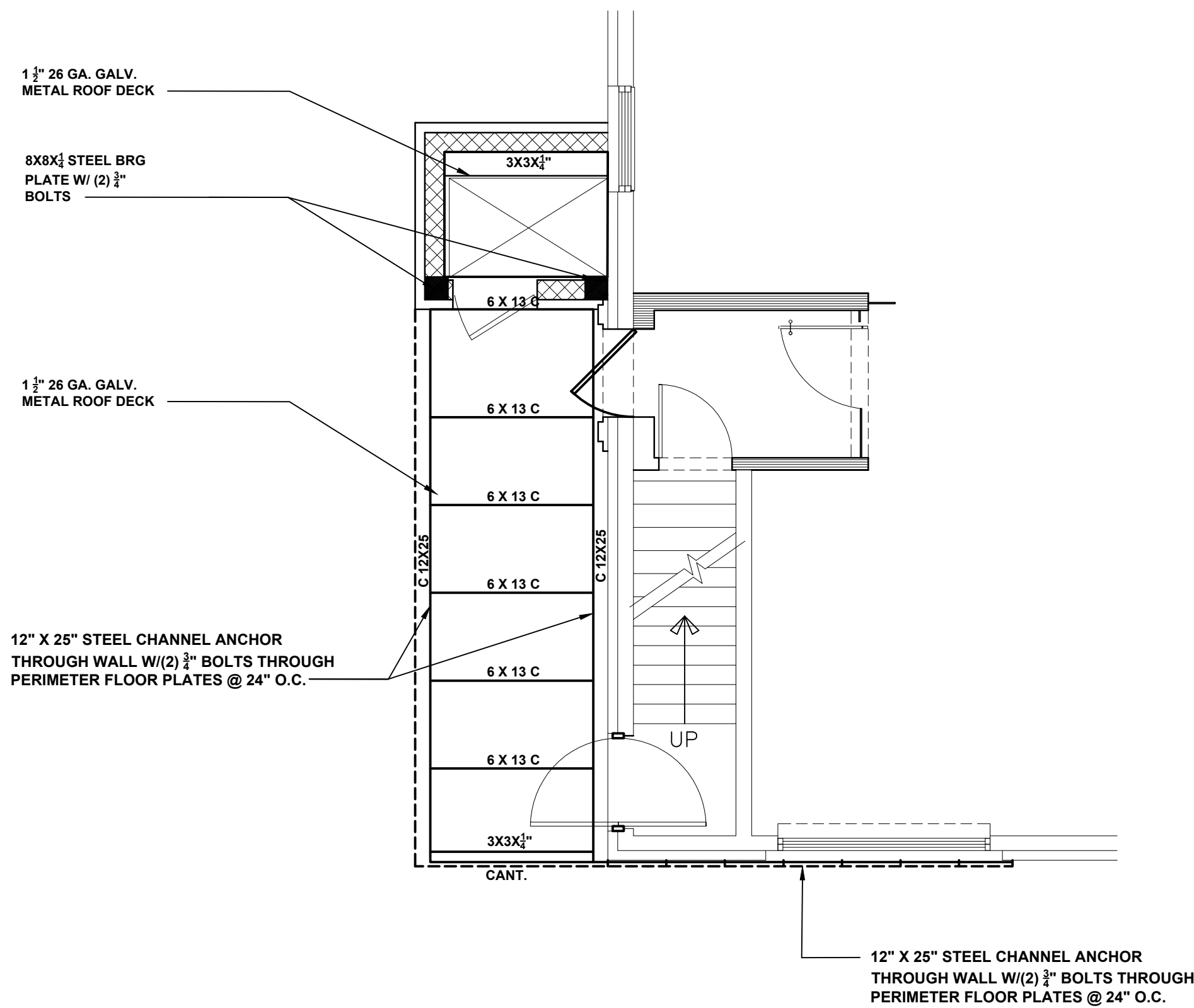
ACCESSIBLE SPACES SHALL BE PROVIDE WITH NOT LESS THAN (1) ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN (1) ACCESSIBLE MEANS OF EGRESS IS REQUIRED BY CODE, EACH ACCESSIBLE SPACE SHALL BE SERVED BY NOT LESS THAN (2) ACCESSIBLE MEANS OF EGRESS.

A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH EXIT DOOR.

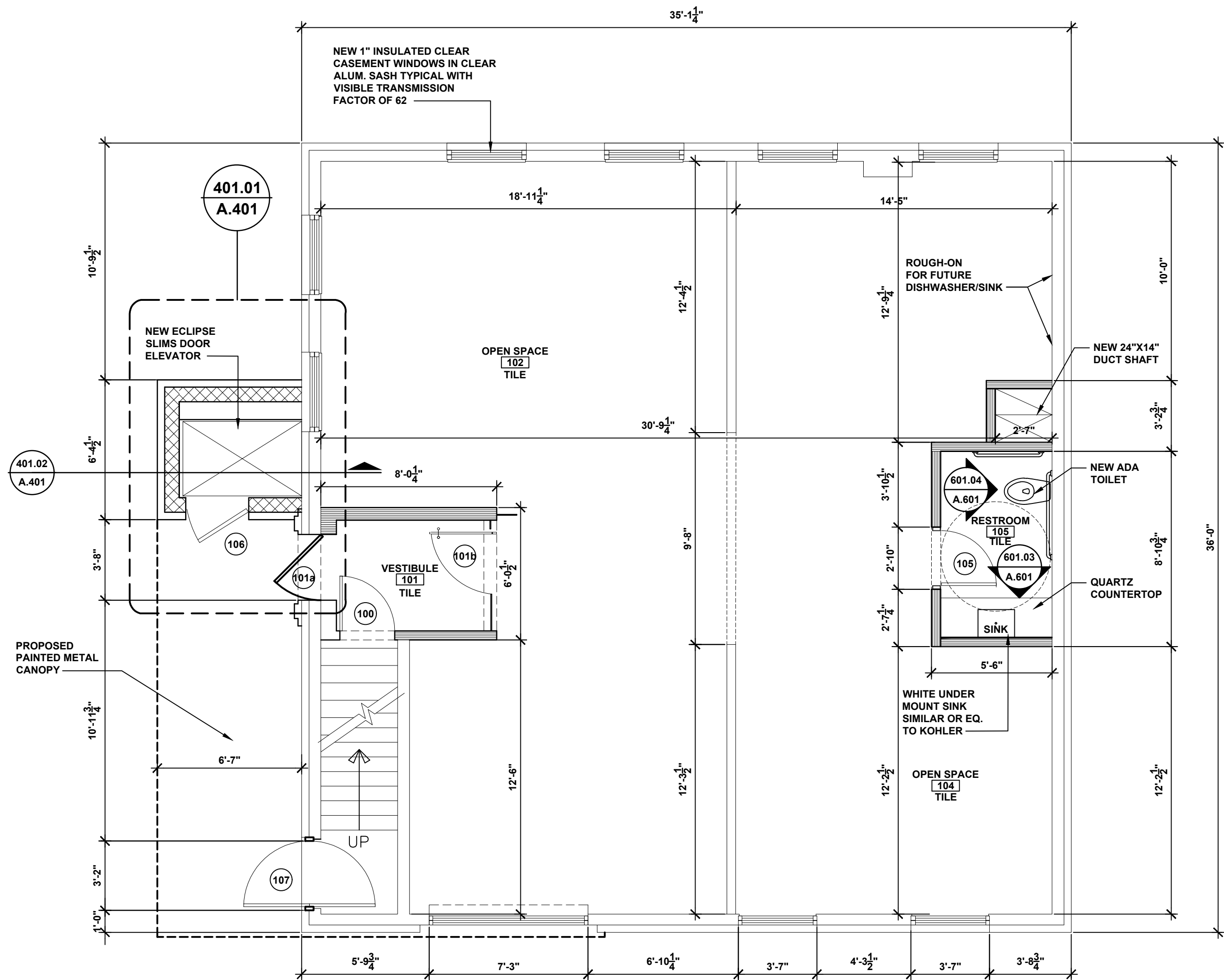
THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES WHEN THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

- EGRESS LIGHTING LEVEL SHALL BE NO LESS THAN (1) FOOT CANDLE AT THE FLOOR.

- LIGHTING SHALL BE PROVIDED IN THE EXTERIOR DISCHARGE AREA ON THE EXTERIOR SIDE OF EXIT DOORS.



**CANOPY FRAMING PLAN**  
SCALE: 1/4"=1'-0"



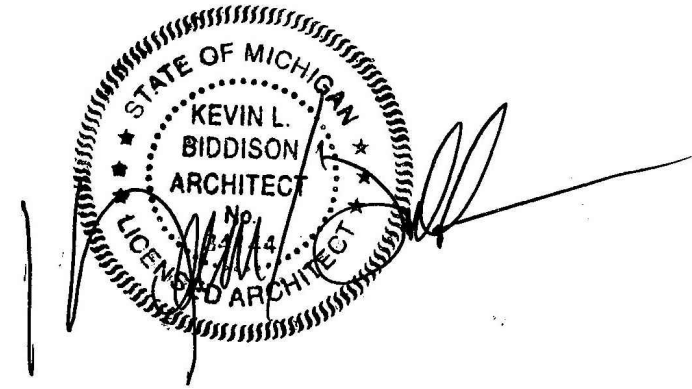
**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

PROPOSED BUILD-OUT FOR:  
**525 W. MERRILL**

525 W MERRILL ST  
BIRMINGHAM, MICHIGAN

REVIEW	05.21.19
PRELIM BIDS	06.12.19
REVIEW	06.19.19
PRELIM. BIDS	06.20.19
DESIGN REVIEW	08.05.19
BIDS & PERMITS	09.xx.19

**ELEVATIONS**



2043-19

A.201

