

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – OCTOBER 2nd, 2019
******* 7:15 PM*******

- 1) Roll Call**
- 2) Approval of the DRB Minutes of September 4th, 2019**
- 3) Public Hearing**
- 4) Design Review**
 - A. 700 N. Old Woodward**
- 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 SEPTEMBER 4, 2019
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, September 4, 2019. Chairman John Henke called the meeting to order at 7:00 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Joseph Mercurio (joined at 7:20 p.m.), Michael Willoughby; Student Representative Klea Ahmet

Absent: Alternate Board Members Dulce Fuller, Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

09-32-19

2) Approval Of Minutes

DRB Minutes of August 7, 2019 and August 21, 2019

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to approve the DRB Minutes of August 7, 2019 and August 21, 2019 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Dukas, Debbrecht, Deyer, Henke, Lang, Willoughby

Nays: None

09-33-19

3) Public Hearing

None.

09-34-19

4) Design Review

A. 525 W. Merrill (former dental office / residential building)

City Planner Dupuis and Kevin Biddison, architect for the project, presented the item.

In reply to Chairman Henke, Mr. Biddison said that in previous conversations Planning Director Ecker raised no concerns about the canopy on the east side of the building effecting the building's setbacks in a way that would necessitate Planning Board review.

City Planner Dupuis solicited Board feedback regarding the applicant's potential plans for an elevator. He clarified that the Board could specify what changes vis-a-vis this project could be administratively approved and what changes would have to return for Board review.

Motion by Mr. Willoughby

Seconded by Ms. Lang to approve the plans for 525 Merrill as submitted, with permission for the elevator plans to be administratively approved as long as the plans are essentially the plans the Board reviewed this evening.

Motion carried, 6-0.

VOICE VOTE

Yeas: Willoughby, Lang, Dukas, Debbrecht, Deyer, Henke

Nays: None

09-35-19

5) Sign Review

None.

09-36-19

6) Study Session

A. Electronic Message Centers

City Planner Dupuis presented the item.

Chairman Henke and Vice-Chairman Keith Deyer commended City Planner Dupuis on his preparation of the item.

Motion by Vice-Chairman Deyer

Seconded by Ms. Debbrecht to recommend the presented information be forwarded to the City Commission for their consideration.

Motion carried, 6-0.

VOICE VOTE

Yeas: Deyer, Debbrecht, Willoughby, Lang, Dukas, Henke

Nays: None

09-37-19

7) Miscellaneous Business And Communications

A. Staff Reports

1. Administrative Approvals
2. Proposed Work at 700 N. Old Woodward

City Planner Dupuis explained this was a preliminary review of the proposed work in order to decide what the appropriate application process would be. He said that one question would be whether the DRB would consider metal a high-quality material as required by ordinance.

Chairman Henke said he would like the project submitted for Board review due to the number of items involved in the planned work.

City Planner Dupuis confirmed he would work with 700 N. Old Woodward to make sure they submit a complete application in preparation for a Board review.

B. Communications

09-38-19

Adjournment

No further business being evident, the board motioned to adjourn the meeting at 7:31 p.m.

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: September 23rd, 2019

TO: Design Review Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Design Review – 700 N. Old Woodward

Zoning: O-2 (Office/Commercial)

Existing Use: 2-story Office/Commercial Building

Proposal

The applicant is proposing to renovate the façade of an existing two-story office/commercial building on the north end of Downtown Birmingham. The building is located on the east side of N. Old Woodward, and is surrounded by parking to the immediate east and west, and office/commercial buildings to the north and south. The renovation is proposed to include the removal of 5 sets of window shutters, exterior paint, decorative metal panels, new architectural lighting, and 2 new window canopies. The existing exterior brick is to remain, and will be repaired as needed.

Exterior

The applicant is proposing 11 decorative 1/8 in. -1/4 in. thick floating metal panels, 6 of which are vertically oriented and 5 horizontally oriented. The 5 horizontally oriented panels are proposed as part of the new sign branding scheme, and will be discussed as such in the signage section below. Out of the other 6 panels, 4 measure roughly 15.5 ft. x 2 ft., while the 2 smaller panels measure roughly 7 ft. x 2 ft. The applicant has indicated that the panels will be anchored with 3 in. standoffs. The proposed addition of these metal panels requires a review of the Architectural Standards outlined in Article 3, Section 3.04 (E), as well as Encroachments into the Right of Way outlined in Article 4, Section 4.74 of the Zoning Ordinance.

The Downtown Overlay Districts Architectural Standards require at least 90% of the exterior finish material on all facades that face a street to be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. The existing building most certainly meets the Ordinance; however, the proposed metal panels will change the material makeup of the façade, which will require the applicant to either **(1) submit calculations showing that the façade is constructed of at least 90% glass, brick, cut stone, cast stone, coarsely textured stucco, or wood, (2) submit new plans showing the correct architectural standards, or (3) obtain a variance from the Board of Zoning Appeals.**

The proposed metal panels also project into the right-of-way roughly 3 in., and the proposed light fixtures project another roughly 4 in. for a total of 7 in. of projections into the right-of-way. The Ordinance outlines General Encroachment Standards above grade 8 ft. and below as permanent architectural features such as columns, pilasters, belt courses, lintels, pediments and similar

features. These features may be approved by the Planning Board, Design Review Board and/or Historic District Commission to project into the right of way provided they do not create any obstruction and that the encroachment complies with the design review standards set forth in Article 07 of the Birmingham Zoning Ordinance.

The paint proposed for the building is proposed to be a dark grey. The applicant has not submitted details on the exact paint color, material details on the proposed metal panels, or the proposed canopies. **The applicant must submit material specification sheets on all proposed paint and materials.**

Signage

As described above, the applicant is proposing to refresh the signage on the building with the addition of metal panels and new white lettering. The applicant has not provided details on any proposed illumination, material details or mounting details. However, the dimensions provided for the metal panels, which are proposed as the sign surface, provide details on the potential combined sign area proposed by the applicant. As stated in the Sign Ordinance, the area of a sign face (one face) shall be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The proposed combined sign area is as follows:

Sign	Area (Square Feet)
Metal Panel 1 (Vision Investment)	35.58
Metal Panel 2 (Edward Jones)	23.33
Metal Panel 3 (Legacy Jewlery)	23.33
Metal Panel 4 (Bisou Bridal)	23.33
Metal Panel 5 (Designs Unlimited)	35.58
Total Proposed:	141.15
Total Permitted:	70

Therefore, **the applicant must revise the plans submitted to provide a maximum of roughly 70 sq. ft. of signage, or obtain a variance from the Board of Zoning Appeals.**

Illumination

Finally, the applicant is proposing the addition of 4 torch style light fixtures by Modern Forms. The light fixtures are proposed to be made of stainless steel and are black in color. The proposed luminaires will be located on 4 of the vertically oriented metal panels and centered on the lower windows, the center of the fixture being roughly 8 ft. above grade on the south side of the building, and roughly 5 ft. above grade on the north end of the building. The luminaires are not fully cut off as required and defined by the Sign Ordinance, however, exception to cutoff luminaires can be made at the discretion of the Planning Board, Historic District Commission, or Design Review Board under any of the following conditions:

- a. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.

- b. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

Design Recommendation

When reviewing the project against the standards of Article 7, Section 7.09 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. All of the materials required by this section have been submitted for review.
 - The applicant has not yet submitted material specification sheets on the paint, canopy and metal panels proposed, as well as materials or specifications for the proposed signage.
2. All provisions of this Zoning Ordinance have been complied with.
 - The applicant must submit calculations showing at least 90% of the exterior finish material on all facades that face a street to be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. The applicant must also provide new signage plans that comply with the Sign Ordinance.
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.
 - The proposed improvements to the building will not adversely affect 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.
 - The overall design elements proposed will not detract from the general harmony of the existing buildings in the neighborhood, and is compatible with several buildings in the commercial strip in which it is located.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
 - It does not appear that the proposed design elements are 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.
 - The proposed improvements to the exterior of the building are not unsightly nor discordant.
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.

- With the exception of the proposed metal panel system that may not be compatible with the architectural standards, it appears as though the design elements proposed are compatible with the intent of the urban design plan.

Recommendation

The Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 700 N. Old Woodward with the following conditions:

1. The applicant must either (1) submit calculations showing that the façade is constructed of at least 90% glass, brick, cut stone, cast stone, coarsely textured stucco, or wood, (2) submit new plans showing the correct architectural standards, or (3) obtain a variance from the Board of Zoning Appeals;
2. The applicant must submit material specification sheets on all proposed paint and materials; and
3. The applicant must revise the plans submitted to provide a maximum of roughly 70 sq. ft. of signage, or obtain a variance from the Board of Zoning Appeals.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 700 N. Old Woodward with the following conditions:

4. The applicant must either (1) submit calculations showing that the façade is constructed of at least 90% glass, brick, cut stone, cast stone, coarsely textured stucco, or wood, (2) submit new plans showing the correct architectural standards, or (3) obtain a variance from the Board of Zoning Appeals;
5. The applicant must submit material specification sheets on all proposed paint and materials; and
6. The applicant must revise the plans submitted to provide a maximum of roughly 70 sq. ft. of signage, or obtain a variance from the Board of Zoning Appeals.

OR

Motion to **POSTPONE** the Design Review application for 700 N. Old Woodward pending receipt of the following:

1. _____
2. _____
3. _____
4. _____

OR

Motion to **DENY** the Design Review application for 700 N. Old Woodward; the proposal does not meet the requirements of Article 7, Section 7.09 of the Zoning Ordinance.



Final Design Review Application – Design Review Board Planning Division

1. Applicant

Name: Janice morse
Address: 104 willits
Birmingham, MI 48009
Phone Number: 248-258-3222
Fax Number: _____
Email Address: drafting@designsunlimitedonline.com

Property Owner

Name: Kevin Denha
Address: 700 North old woodward
Birmingham, MI 48009
Phone Number: 248-865-0900
Fax Number: _____
Email Address: kdenha@visioninvpartners.com

2. Applicant's Attorney/Contact Person

Name: Tina Mourtos
Address: 700 North Old Woodward
Birmingham, MI 48009
Phone Number: 313-268-9946
Fax Number: _____
Email Address: tmourtos@visioninvpartners.com

Project Designer/Developer

Name: Janice morse
Address: 104 willits
Birmingham, MI 48009
Phone Number: 248-258-3222
Fax Number: _____
Email Address: drafting@designsunlimitedonline.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
- Catalog sheets for all proposed lighting
- Ten (10) folded copies of scaled plans including site plan and color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Required fee (see Fee Schedule for applicable amount)
- One (1) Digital set of plans

4. Project Information

Address/Location of Property: 700 North Old Woodward
Birmingham, MI 48009
Name of Development: _____
Sidwell #: _____
Current Use: 0-2 office commercial
Proposed Use: unmodified
Area in Acres: N/A
Current Zoning: 0-2 office commercial

Name of Historic District site is in, if any: N/A
Date of Planning Board Approval, if any: _____
Date of DRB Approval, if any: _____

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

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

This application is for the proposed work at 700 North Old Woodward to improve the exterior facade of the building through the following proposed modification. Please also reference sheet A-1 for more information. No changes to the existing footprint of building, nor changes to existing windows or doors. Removal of existing lighting features along with existing plastic shutters on second floor windows. Recoating of existing architrave and window trim to dark grey. Addition of suspension metal panel system and awning anchored to existing brick facade. (highlighted as green on sheet A-1). This are proposed as mounted with metal standoffs to "float" 3-6" off existing brickwork. Repairing of existing brick grout lines. Addition of new lighting elements, with specification sheets attached with this packet

6. Buildings and Structures

Number of Buildings on site: 1

Use of Buildings: 0-2 office commercial

7. Addition

Proposed use: no modification to current use

Number of floors: 3

Number of sq. ft. on each floor: ~4,300 sq.ft. per floor

Retail space in sq. ft.: N/A

Assembly space in sq. ft.: N/A

Height: low:~24'6" high:~23'3"

Total Floor area in sq. ft. (all floors): ~12,900 sq.ft.

Office space in sq. ft.: N/A

Industrial space in sq. ft.: N/A

Seating Capacity: N/A

8. Landscaping

Location of landscape areas: no landscape areas are being proposed, nor do they exist currently.

Proposed landscape material: N/A

17. Building Lighting

Number of light standards on building: (4) sconces

Size of light fixtures (LxWxH): 70"H x 4-5/8"W x 3-3/4"L

Maximum wattage per fixture: 25W

Light level at each property line:

Type of light standards on building: high output LED

Height from grade: 7'-8" on center

Proposed wattage per fixture: 25W

Number & location of holiday tree lighting receptacles:

N/A



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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner:

Date:

9/12/2019

Print Name:

Kevin Denha

Signature of Applicant:

Date:

9/12/2019

Print Name:

Jahire Morris

Signature of Architect:

Date:

Print Name:

Office Use Only

Application #: PFDRB19-0001

Date Received:

9/13/19

Fee:

\$ 500.00

Date of Approval:

Date of Denial:

Accepted by:



FINAL DESIGN REVIEW APPLICATION CHECKLIST – PLANNING DIVISION

Applicant: _____ Case #: _____ Date: _____

Address: _____ Project: _____

All site plans and elevation drawings prepared for approval shall be prepared in accordance with the following specifications and other applicable requirements of the City of Birmingham. If more than one page is used, each page shall be numbered sequentially. All plans must be legible and of sufficient quality to provide for quality reproduction or recording. Plans must be no larger than 24" x 36", and must be folded and stapled together. The address of the site must be clearly noted on all plans and supporting documentation.

Final Site Plan

A full site plan detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- _____ 1. Name and address of applicant and proof of ownership;
- _____ 2. Name of Development (if applicable);
- _____ 3. Address of site and legal description of the real estate;
- _____ 4. Legend and notes, including a graphic scale, north point, and date;
- _____ 5. A separate location map;
- _____ 6. A list of all requested elements / changes to the site plan;
- _____ 7. Any changes requested marked in color on the site plan and on all elevations of any building(s);
- _____ 8. General description, location, and types of structures on the site;
- _____ 9. Details of existing or proposed lighting, signage and other pertinent development features;
- _____ 10. A landscape plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed.
- _____ 11. Any other information requested in writing by the Planning Division, the DRB, or the Building Official deemed important to the development.

Elevation Drawings

Complete elevation drawings detailing the proposed changes for which approval is requested shall be drawn at a scale no smaller than 1" = 100' (unless the drawing will not fit on one 24" X 36" sheet) and shall include:

- _____ 12. Color elevation drawings showing the proposed design for each façade of the building;
- _____ 13. List of all materials to be used for the building, marked on the elevation drawings;
- _____ 14. Details of existing or proposed lighting, signage and other pertinent development features;
- _____ 15. A list of any requested design changes;

- _____ 16. Itemized list of all materials to be used, including exact size specifications, color, style, and the name of the manufacturer;
- _____ 17. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- _____ 18. Any other information requested in writing by the Planning Division, the DRB, or the Building Official deemed important to the development.



Fee Schedule

Administrative Approval	\$100.00
Board of Zoning Appeals*	
• Single Family Residential	\$310
• All Others	\$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Lot Division*	\$200 / parcel affected
Historic District Review*	
• Single Family Residential District	No charge
• All other zone districts	\$350
Public Notice Sign	\$100 / refundable deposit \$50 fee
Site Plan Review*	
• R4 through R8 zone district	\$850 plus \$50 per dwelling unit
• Nonresidential districts	\$1050 plus \$50 per acre or portion of acre
Special Land Use Permit*	\$800
• Plus Site Plan Review	\$1050
• Plus Design Review	\$350
• Plus Publish of Legal Notice	\$450
• Plus sign rental and deposit	\$150
	Total fee: \$2800
Special Land Use Permit Annual Renewal Fee	\$200.00
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50
Zoning Ordinance Amendment Hearing (Rezoning)*	\$1500

***Require public notice sign to be posted (\$150 – rental fee & deposit)**

The fees for design review, site plan review, historic district review and special land use permits shall be double the listed amounts in the even the work is commenced prior to the filing of an application for review by the City of Birmingham.

Ordinance No. 1751 (Appendix A, Section 7.38 of the Birmingham City Code)



Standards for Design Review

The Design Review Board shall review all documents submitted pursuant to this section determining the following:

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, signs, as well as treatment to be utilized in concealing any exposed mechanical or 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 Commission of the City.

75127

LIBER 32176 PAGE 334

\$13.00 DEED - COMBINED

\$4.00 RENOVATIONATION

02/10/2004 08:06:15 A.M. RECEIPT# 17248

PAID RECORDED - OAKLAND COUNTY

G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

OAKLAND COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX DELINQUENT TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

JAN 21 2004 587100

1.00 DE PATRICK M. DOHANY County Treasurer
Res. 135, Act 206, 18V as amended.**WARRANTY DEED - Statutory Form**

KNOW ALL MEN BY THESE PRESENTS: That R M & M Realty Company, LLC, a Michigan limited liability company

whose address is: 30445 Northwestern Highway, Suite 140, Farmington Hills, MI

Conveys and Warrants to: Grapevine Properties, L.L.C., a Michigan limited liability company

whose address is: 3916 Mount Vernon Drive, Bloomfield Hills, MI 48301

The following described premises situated in the City of Birmingham, County of Oakland, State of Michigan, to-wit:

See Attached Exhibit A - Legal Description

for the full consideration of \$1.00 other good + valuable consideration
SEE REAL ESTATE TRANSFER VALUATION AFFIDAVIT

subject to the existing building and use restrictions of record if any.

Dated this 14th day of January, 2004.

Signatures:

R M & M Realty Company, LLC, a
Michigan limited liability company

By: Mel Partovich
Its: Member

State of Michigan
County of Oakland

The forgoing instrument was acknowledged before me this 14th day of January, 2004, by Mel Partovich
its Member of R M & M Realty Company, LLC, a Michigan limited liability company.

My Commission Expires:

Hazel R. Griffin
Notary Public

HAZEL R. GRIFFIN County
Notary Public, Oakland County, MI
My Commission Expires Dec. 3, 2006

SP
R
ST

EXHIBIT A

13-55086

The land referred to in this exhibit, situated in the City of Birmingham, County of Oakland, State of MI, is described as follows:

South 30 feet of Lot 10, EXCEPT East 27 feet and West 23 feet thereof, Lot 11, EXCEPT East 27 feet and West 23 feet thereof, and Lot 12, EXCEPT East 27 feet, also EXCEPT West 23 feet of North 17 feet and West 20 feet of South 3 feet thereof, Assessor's Plat No. 29 as recorded in Liber 6, Page 45 of Plats, Oakland County Records, said parcel being more particularly described as follows:

Commencing at the Southwest corner of Lot 12, Assessor's Plat No. 29, as recorded in Liber 6, Page 45 of Plats, Oakland County Records; thence along the Southerly line of said Lot 12, North 62 degrees 36 minutes 08 seconds East, 20.00 feet to the Point of Beginning; thence along a line parallel to the Easterly line of Old Woodward Avenue (100 feet wide), North 27 degrees 05 minutes 40 seconds West, 3.00 feet; thence North 62 degrees 36 minutes 08 seconds East, 3.00 feet; thence along said line parallel to Old Woodward, North 27 degrees 05 minutes 40 seconds West, 67.07 feet to the extension of the Northerly line of Building #700 North Old Woodward; thence along said extension and the Northerly line, North 62 degrees 52 minutes 29 seconds East, 66.50 feet; thence South 27 degrees 23 minutes 20 seconds East, 69.75 feet to the aforementioned Southerly line of said Lot 12, said line also being the Northerly line of Building #640 N. Old Woodward; thence along said Northerly building line, South 62 degrees 36 minutes 08 seconds West, 69.86 feet to the Point of Beginning.

More commonly known as: 700 N. Old Woodward, Birmingham, MI 48009

Tax Parcel No.: 19-25-328-060

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2011 APR -1 PM 1:48

LIBER 42947 PG 291

58068
LIBER 42947 PAGE 291
\$10.00 DEED - COPIED
\$4.00 REDEMPTION
01/01/2011 02:31:40 P.M. RECEIPT# 28203
PAID RECORDED - OAKLAND COUNTY
BILL ELLARD JR. CLERK/REGISTER OF DEEDS

QUIT CLAIM DEED - (Statutory Form)

Know all persons by these presents; that Grapevine Properties, LLC, a Michigan limited liability company whose address is 40700 Woodward Avenue, Suite 250, Bloomfield Hills, MI 48304 quit claims to Denha Properties, LLC, a Michigan limited liability company whose address is 40700 Woodward Avenue, Suite 250, Bloomfield Hills, MI 48304 the following described premises:

Land in the City of Birmingham and the County of Oakland, State of Michigan, more particularly described as:

South 30 feet of Lot 10, EXCEPT East 27 feet and West 23 feet thereof, Lot 11 EXCEPT East 27 feet and West 23 feet thereof, and Lot 12, EXCEPT East 27 feet, also EXCEPT West 23 feet of North 17 feet and West 20 feet of South 3 feet thereof, Assessor's Plat No. 29 as recorded in Liber 6, Page 45 of Plats, Oakland County Records.

Commonly known as: 700 N. Old Woodward Ave., Birmingham, MI 48009-1322
Tax Id Number(s): 19-25-328-060

for the full consideration of ONE AND NO/100 DOLLARS (\$1.00), subject to existing building and use restrictions, easements and zoning ordinances of record, if any.

Dated: March 28, 2011
Grapevine Properties, LLC, a Michigan limited liability company

By: Mark Denha, Member

STATE OF Michigan)
COUNTY OF Oakland) ss.

On the foregoing instrument was acknowledged before me by Mark Denha, Member of Grapevine Properties, LLC, a Michigan limited liability company

John N. Hindo
My commission expires: 10/23/14
State: MICHIGAN County: WAYNE
Instrument drafted by and when recorded return to:
John N. Hindo
Mekani, Crow, Mekani,
Shallal, & Hindo, P.C.
255 S. Old Woodward, Suite 310
Birmingham, Michigan 48009
Title Source Inc.
1450 W. Long Lake Rd.
Suite 400
Troy, MI 48098
Ref # 10-55670968

Recording Fees: \$14.00

County Tax: Exempt
MCLA 207.505(a)

State Transfer Tax: Exempt
MCLA 207.526(a)

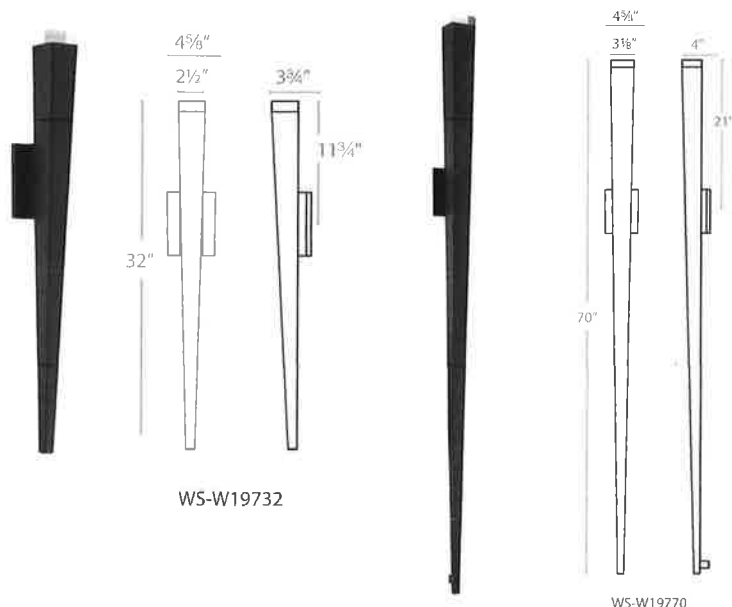
OK-MH

quit claim corp)

STAFF – model: WS-W197

LED Exterior Sconce

MODERN FORMS



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek and stylish, this versatile LED sconce with tapered torch design fosters an easy transition from interiors to exteriors for exceptional design continuity. Embodies an IP65 sealed stainless steel frame with back light the length of the sconce and up light for warm ambience.

FEATURES

- ETL & cETL Wet Location listed, IP65 Rated
- ADA compliant, low profile design
- Stainless Steel Construction with acrylic
- Projects up and towards the mounting surface
- Transformer located inside the fixture
- 50,000 hour rated life
- Color Temp: 3500K
- CRI: 90

SPECIFICATIONS


Construction: Stainless steel and K2 Clear optic crystal

Light Source: High output LED

Finish: Black (BK)

Standards: ETL & cETL Wet Location listed, IP65 Rated, ADA Compliant

ORDER NUMBER

	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W19732	32"	15.5W		650	275	BK Black 
WS-W19770	70"	25W	120V	1300	515	

Example: **WS-W19732-BK**

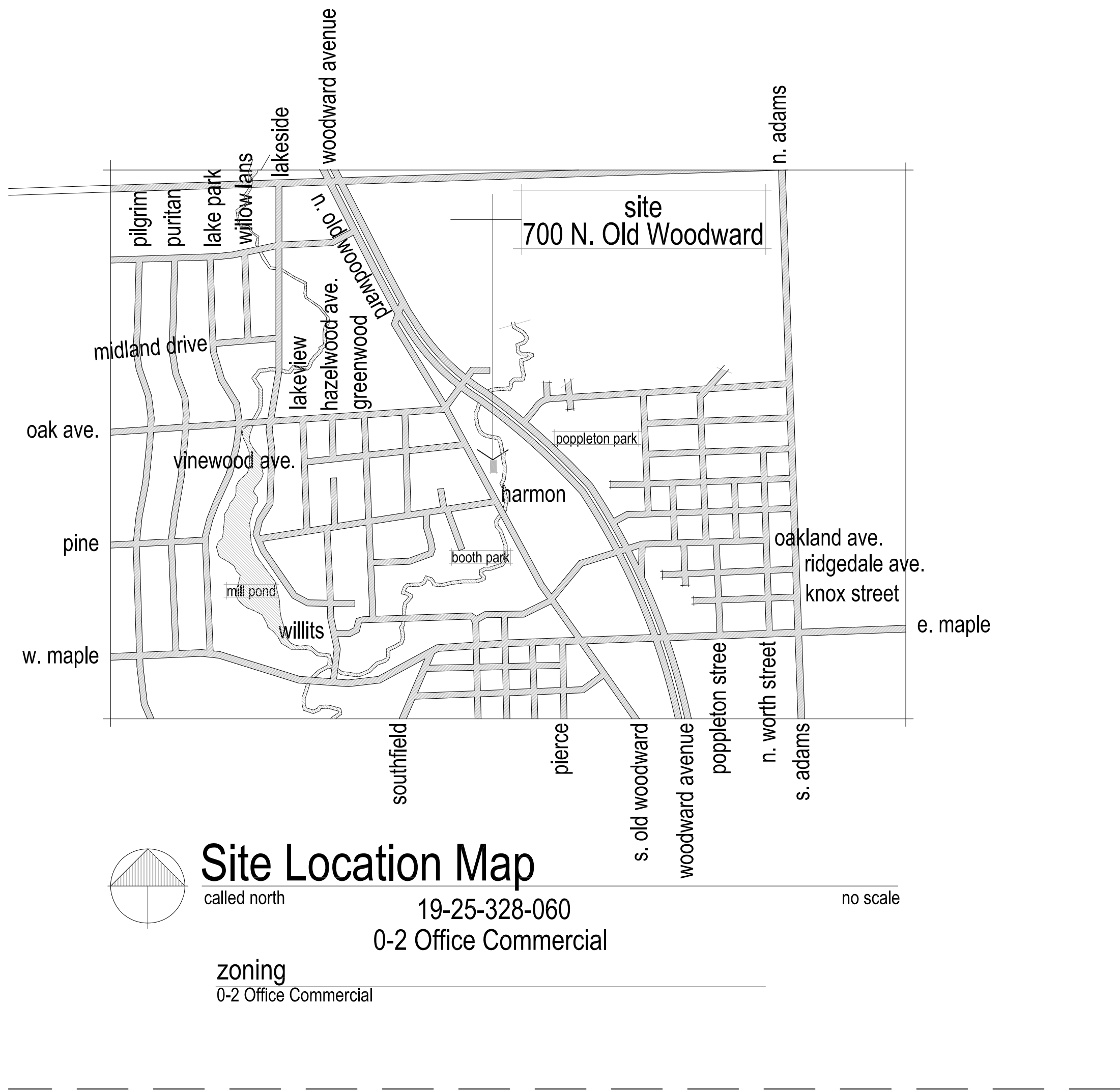
modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2019



RENOVATION NOTES

*EXISTING DOORS, WINDOWS, BRICK, ROOF AND ENTRY COURTYARD TO REMAIN AS IS

PROPOSED MODIFICATIONS

*ALL EXISTING SHUTTERS REMOVED

*ALL EXISTING WHITE SURFACES TO BE COATED CHARCOAL GREY

* (4) NEW LIGHTING FIXTURES TO REPLACE (2) EXISTING AND ADDITION OF 2 NEW

*REPAIR BRICK GROUT JOINTS WHERE REQUIRED

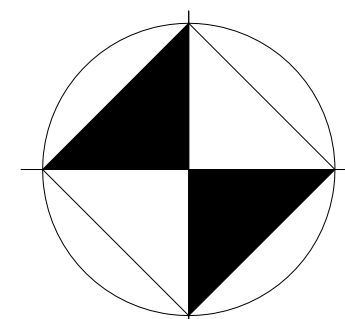
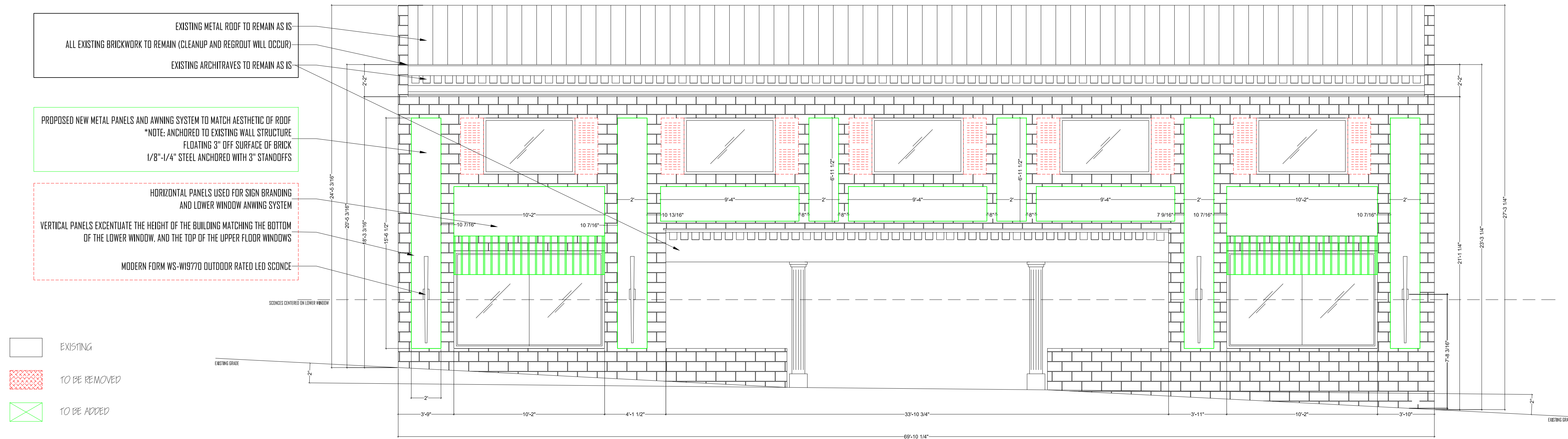
*ADDITION OF METAL DECORATIVE PANELS WITH NEW SIGN BRANDING



CONCEPT RENDERING 1



EXISTING FACADE



Building Elevation

1/4" = 1'-0"

APPROVED

9/4/19

PAA19-0149

Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Helene Fertal
Address: 853 Baylor RD
Rochester Hills MI
Phone Number: 248 935 8399
Fax Number: _____
Email Address: ~~rochester@rochester.com~~
Birmingham Wine Shop@gmail.com

2. Property Owner

Name: Michael Hunter Korth
Address: 1157 Latta Park Dr
Birmingham MI 38009
Phone Number: 248 854 5340
Fax Number: _____
Email Address: 79toldwoodward@gmail.com

3. Applicant's Attorney/Contact Person

Name: _____
Address: _____

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

4. Project Designer/Developer

Name: _____
Address: _____

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

5. Project Information

Address/Location of Property: 798 North Old Woodward
Name of Development: _____
Parcel ID#: 08-19-25-328-005
Current Use: RETAIL
Area in Acres: .3
Current Zoning: D2

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

Birmingham Wine has relocated to 798 North Old Woodward (rear) and would like to put a 60" x 22" sign up.

8. Location of Proposed Sign(s)

next to MASA sign and above 8'7".

9. Type of Proposed Sign(s)

Wall: X
Ground: _____
Name Letter: _____
Canopy: _____

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

CITY OF BIRMINGHAM
Date 09/04/2019 2:44:30 PM
Ref 00162378
Receipt 502588
Amount \$100.00

10. Size of Proposed Sign

Width: 60"
Depth: _____
Height of Lettering: _____

Overall Height: 22"
Extension from Wall: 3"
Total Square Feet: _____

11. Existing Signs Currently on Property

Number: 3
Square Feet per Sign: _____

Sign Type(s): _____
Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: metal
Plastic: _____
Wood: _____
Glass: _____

Other: _____
Color #1: Black
Color #2: Letters are white
Additional Colors: _____

13. Content of Proposed Sign(s)

Birmingham Wine

14. Proposed Sign Lighting

Type of Lighting: NONE
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: _____

Date: Sep 4 2019

Office Use Only

Application # PAA19-0149

Date Received: 9/4/19

Fee: \$ 100.00

Date of Approval: 9/4/19

Date of Denial: N/A

Reviewed By: _____

CONSENT OF PROPERTY OWNER

I, Michael Hunter Korth, 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 798 Northoldwoodward;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Helen Furtal;
(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): Michael Hunter Korth

Signature of Owner:  Date: 9.4.19

798, 796 and 794 North Old Woodward



The building is 11'8"ft tall and 40'ft wide. The top of the black wood finish is 8'7"ft above grade. MASQ sign is 60"x22", LORI'S sign is 40"x24" and ESQUIRE is 15"x142".

APPROVED
9/4/19
64419-0129



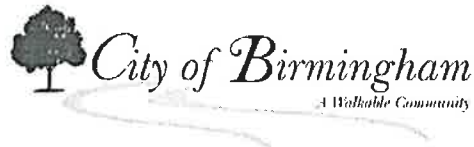
The building is 11'8"ft tall and 40'ft wide. The top of the black wood finish is 8'7"ft above grade. Birmingham Wine sign is 60"x21" while MASQ sign is 60"x22".





The sign is 60"x22"





Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out



1. Applicant

Name: Fastsigns of Birmingham
Address: 33322 Woodward Ave. Birmingham
Phone Number: 248-642-9911
Fax Number: _____
Email: 212@fastsigns.com

Property Owner

Name: FLS Properties No. 7 LLC
Address: 2950 Walnut Lake Rd. W. Bloomfield
Phone Number: 248-680-1401
Fax Number: _____
Email: fsimon@simonattys.com

2. Applicant's Attorney/Contact Person

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

Project Designer

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

3. Project Information

Address/Location of Property: 800 N. Old Woodward
Suite 200
Name of Development: State Farm
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

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

5. Details of the Request for Administrative Approval

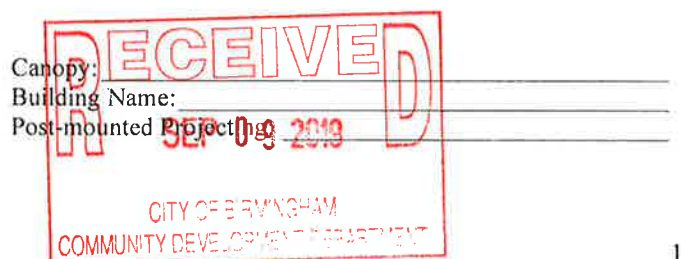
New wall sign

6. Location of Proposed Signs

Front of building

7. Type of Sign(s)

Wall: X
Ground: _____
Projecting: _____



162567

8. If a wall sign, indicate wall to be used:

Front: x
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 120"
Depth: 1"
Height of lettering: 17"

Height: 17"
Total square feet: 14.1

10. Existing signs currently located on property

Number: 1
Square feet per sign: 20

Type(s): Channel letters
Total square feet: 20

11. Materials/Style

Metal: _____
Plastic: Acrylic
Color 1 (including PMS color #): Red #186
Additional colors (including PMS color #): _____

Wood: _____
Glass: _____
Color 2 (including PMS color #): _____

12. Sign(s) Read(s): State Farm Logo

13. 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): _____

14. 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: [Signature] Date: 9/9/19

Application #:	<u>PAA19-0151</u>	Office Use Only	Date Received:	<u>9/9/19</u>	Fee:	<u>\$ 100.00</u>
Date of Approval:	<u>9/13/19</u>	Date of Denial:	<u>N/A</u>	Reviewed by:	<u>[Signature]</u>	



CONSENT OF PROPERTY OWNER

I, Frank R. Simon/FLS Properties OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner) No. 7, LLC

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 800 N. Old Woodward Ave., Birmingham, MI;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Barbara Merten-Dubensky;
(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: 9/4/19

FLS Properties No. 7, LLC

Frank R. Simon

Owner's Name (Please Print)

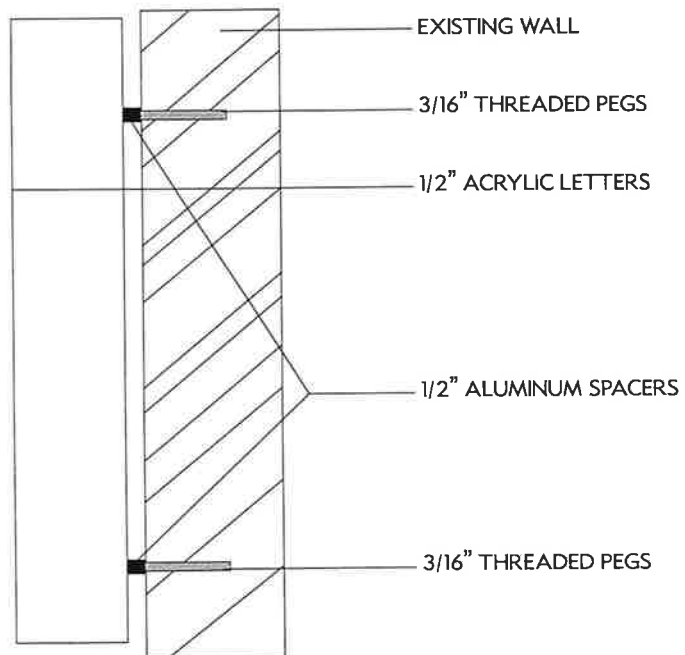
Owner's Signature

800 N. Old Woodward Ave., Suite 200

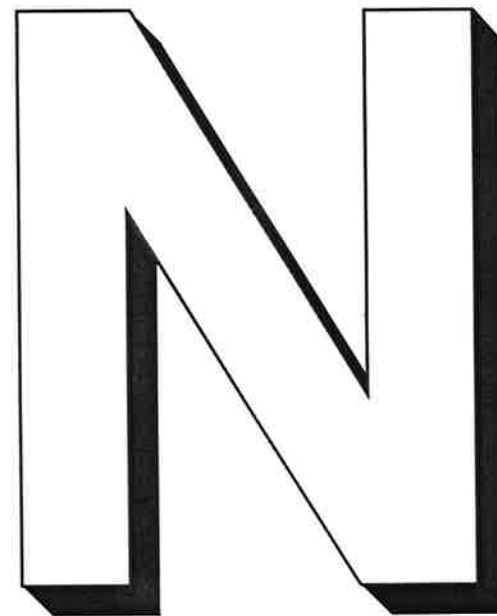


PEG MOUNTED ACRYLIC LETTERS

SIDE VIEW



FRONT VIEW



1 1/2" J
AC

APPROVED

9/13/19

PAA19-0153



City of Birmingham

A Walkable Community



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Fastsigns Of Birmingham (Allen Chika)
Address: 33322 Woodward Ave. Birmingham MI 48009

Phone Number: 248-642-9911

Fax Number: 248-642-7184

Email: 212@fastsigns.com

Property Owner

Name: Perimeter Properties LLC
Address: 1050 S. Old Woodward
Birmingham MI 48009

Phone Number: 248-642-0024

Fax Number: _____

Email: Steve@fullercentralpark.com

2. Applicant's Attorney/Contact Person

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Project Designer

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

3. Project Information

Address/Location of Property: 1050 S. Old Woodward

Name of Development: Virtuoso Salon

Parcel ID #: _____

Current Use: _____

Area in Acres: _____

Current Zoning: _____

Name of Historic District site is in, if any: _____

Date of HDC Approval, if any: _____

Date of Application for Preliminary Site Plan: _____

Date of Preliminary Site Plan Approval: _____

Date of Application for Final Site Plan: _____

Date of Final Site Plan Approval: _____

Date of Revised Final Site Plan Approval: _____

4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

5. Details of the Request for Administrative Approval

New wall signs

6. Location of Proposed Signs _____ Wall sign Facing Woodward and Facing Lincoln St.

7. Type of Sign(s)

Wall: x2

Ground: _____

Projecting: _____

Canopy: _____

Building Name: _____

Post-mounted Projecting: _____

CITY OF BIRMINGHAM
Date 09/12/2019 11:44:42 AM
Ref 00162676
Receipt 503912
Amount \$100.00

8. If a wall sign, indicate wall to be used:

Front: x

Left side:

Rear:

Right side: x

9. Size of Sign

Width: $19'' + 22''$

Depth: 1"

Height of lettering:

Height:

Total square feet:

10. Existing signs currently located on property

Number: 2

Square feet per sign:

Type(s): Channel Letters

Total square feet:

11. Materials/Style

Metal:

Plastic: (ACRYLIC)

Color 1 (including PMS color #):

Additional colors (including PMS color #:

Wood:

Glass:

Color 2 (including PMS color #)

12. Sign(s) Read(s): Virtuoso Salon + Collective

13. Sign Lighting

Type of lighting proposed:

Size of light fixtures (LxWxH):

Maximum wattage per fixture:

Location:

Number proposed:

Height from grade:

Proposed wattage per fixture:

Style (include specifications):

14. 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: allen chika

Date: 08/20/2019

Application #: PAA19-0153

Date Received: 9/10/19

Fee: \$ 100.00

Date of Approval: 9/13/19

Date of Denial: N/A

Reviewed by



CONSENT OF PROPERTY OWNER

1. Perimeter Properties, LLC OF THE STATE OF MI AND COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1050 S Old Woodward, Birmingham, MI

(Address of affected property)

2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: _____ (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: 8-27-19

STEVEN G. QUINTELL
Owner's Name (Please Print)

[Signature]
Owner's Signature

Facing Lincoln St.

90' building front

192'
VIRTUOSO SALON
COLLECTIVE

22"

20' building height

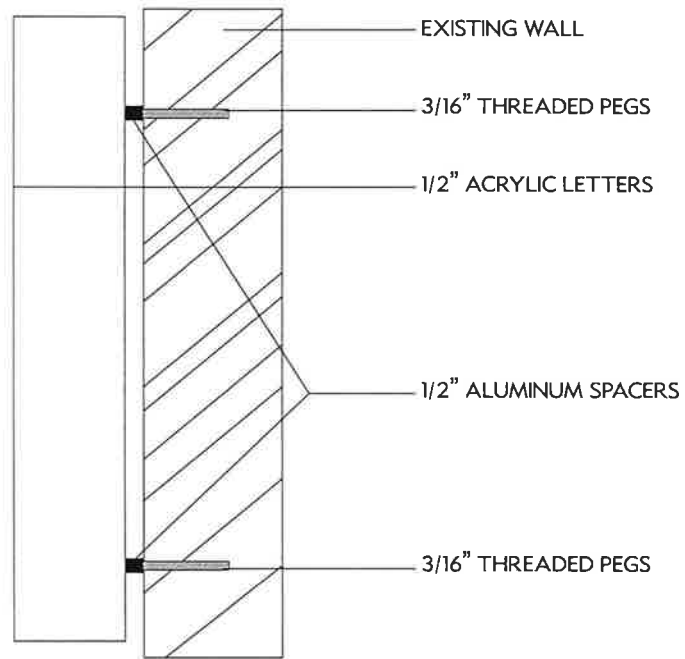
14' clearance

1050



PEG MOUNTED ACRYLIC LETTERS

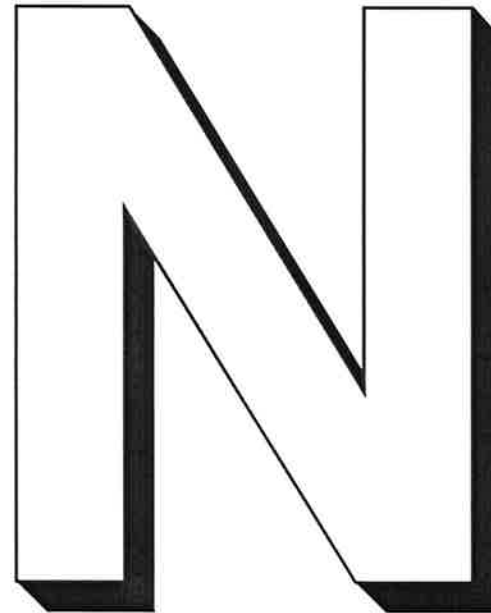
SIDE VIEW



1/2"

AC

FRONT VIEW



Facing Old Woodward

20' building front

150"

VIRTUOSO SALON
COLLECTIVE

19'

20' building height

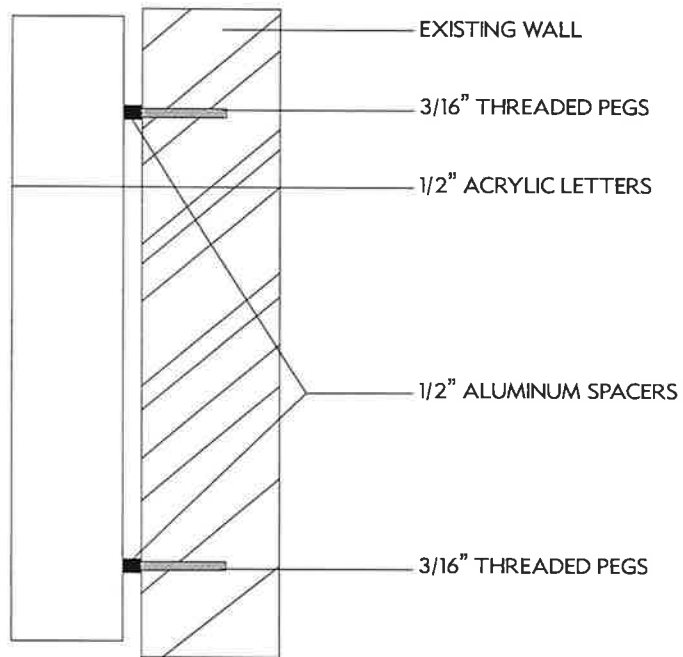
14' clearance

Manicure & Pedicure
Mira 248-391-0613

CABIN

PEG MOUNTED ACRYLIC LETTERS

SIDE VIEW



L1'-1

AC

FRONT VIEW

