

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – November 18th, 2020
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

- 1) Roll Call
- 2) **Approval of the DRB Minutes of November 4th, 2020**
- 3) Public Hearing
- 4) Design Review
 - A. **855 Forest – Abood Law Firm**
 - B. **825 Bowers – Todd’s Room**
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. **December 2nd, 2020**
 - C. Staff Reports
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List – 2020**
- 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 NOVEMBER 4, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, November 4, 2020. Chairman John Henke called the meeting to order at 7:09 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Michael Willoughby

Absent: Board Member Patricia Lang

Administration: Nicholas Dupuis, City Planner
Brooks Cowan, City Planner
Laura Eichenhorn, City Transcriptionist

Chairman Henke notified the DRB that he would not discuss Primo's and La Strada in his capacity as a Board member due to conflicting interests. In both cases he spoke only to help explain the proposals being made by the businesses.

Chairman Henke asked all meeting participants to be mindful of not speaking over each other.

11-86-20

2) Approval Of Minutes

Motion by Mr. Deyer

Seconded by Ms. Debbrecht to approve the DRB Minutes of October 21, 2020 as submitted.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Deyer, Debbrecht, Dukas, Henke

Nays: None

Abstain: Willoughby

11-87-20

3) Public Hearing

None.

11-88-20

4) Design Review

None.

11-89-20

5) Sign Review

A. 856 N. Old Woodward – The Pearl

CP Dupuis reviewed the proposed sign specifications. He noted that the specifications had been updated since the DRB last discussed the sign at its October 21, 2020 meeting.

Owner John Marusich was present on behalf of the application. Mr. Marusich confirmed he might be interested in creating a sign plan that would dictate how tenant signage is displayed on the building's exterior.

Board members commented that having an approved sign plan allows a building owner to permit signage that adheres to the plan without having to re-appear before the DRB. Additionally, having a sign plan puts the onus on the DRB to approve or dis-approve non-adherent sign proposals from tenants, instead of that pressure being on the building owner.

Chairman Henke thanked Mr. Marusich for making The Pearl's signage compliant with the ordinance.

Motion by Mr. Deyer

Seconded by Ms. Dukas to approve the Design Review (Sign) application for 856 N. Old Woodward – The Pearl.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Deyer, Dukas, Henke, Willoughby, Debbrecht

Nays: None

B. 996 S. Adams – Primo's Pizza

Chairman Henke recused himself from Board discussion of this item.

Vice-Chairman Deyer facilitated discussion of this item. He noted that without Chairman Henke the Board had the bare minimum for a quorum, and asked the applicant if they would like to proceed with their review this evening. Vice-Chairman Deyer specified that if the applicant wanted to delay their review until more Board members were available the applicant could do so without incurring an additional fee.

Ed Phillips of Phillips Sign and Lighting was present on behalf of the application. Mr. Phillips said he would like the review to proceed as planned.

CP Dupuis reviewed the item. He confirmed for Vice-Chairman Deyer that the applicant had reviewed the sight triangle near the sign to ensure that vehicles leaving the parking lot would be able to see oncoming traffic.

In reply to Mr. Willoughby, Mr. Phillips confirmed the bollards would be set a bit forward of the sign as shown in the end view. He also explained that the applicant chose the 40" bollard height because generally it allows vehicles to see them in their rearview mirror.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the Design Review (Sign) application for 996 S. Adams – Primo's Pizza – with the following condition: 1. The applicant must remove the existing pole sign; 2. The two aluminum stem and leaf designs are not approved; and, 3. That the bollards are set as shown in the end view and not as in the plan view.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Willoughby, Debbrecht, Deyer, Dukas

Nays: None

Abstain: Henke

11-91-20

6) Study Session

A. Wall Art

Chairman Henke resumed facilitation of the meeting.

CP Cowan reviewed the item.

Both Chairman Henke and Mr. Deyer expressed a preference for temporary installations of wall art over permanent ones.

Mr. Deyer said a review process for public art in the City should at least include criteria regarding permissible size, political messages, commercial messages, and permitted number of murals in a given location.

Chairman Henke said that murals considered in a historic area should be reviewed by the HDC.

There was consensus on the part of the DRB that they would be amenable to being part of the review process for public art installations in the City.

Mr. Willoughby said the primary function of the DRB in such a review process should be to evaluate how wall art would affect the building on which it would be installed and how it would affect the environmental context around said building. He said that while he thought the DRB could opine on the content of the wall art, he did not imagine that would be their primary charge.

Mr. Willoughby added he would likely be against art on the fronts of buildings, and amenable to wall art installed in alleyways.

CP Cowan said the Public Arts Board may want to pursue installing art on the front of the bridge of the 555 Building, but agreed that the installation of wall art on the fronts of buildings would likely be limited.

Mr. Willoughby said he would like to see a map of alleyways that could offer opportunities for wall art installations.

There was DRB consensus that the rear and side walls of historic buildings in alleyways could be places to install public art. There was also consensus among the DRB, CP Dupuis, and CP Cowan that the process would need to tread very carefully in regards to proposed installations on historic buildings. It was agreed that no wall art should be proposed for historic facades.

The Board members thanked CP Cowan and said they looked forward to further discussions on the topic.

11-92-20

7) Miscellaneous Business And Communications

A. Pre-Application Discussions

Chairman Henke stated that the City has no policy against descriptor words in signage, per conversations with both City Attorney Currier and Planning Director Ecker. Chairman Henke reported that City Attorney Currier cautioned the DRB against trying to apply a blanket prohibition on descriptor words, since it could open the City up to lawsuits. Planning Director Ecker has also advised Chairman Henke that questions about descriptor words would only be brought before the DRB if the Planning Department felt they were excessive, inappropriate, or ill-fitting the building on which they would be installed.

Chairman Henke listed the functions of pre-application discussions. They aim to reduce costs for the applicant, avoid excessive review of signage, and to provide an additional opinion on items about which a Planning Department staff member is unsure. He clarified that the purpose of these discussions is to serve in an advisory capacity, and that the intent was not for the DRB to have veto capacity in these discussions. Chairman Henke emphasized that CP Dupuis and other Planning Department members are professionals, and that their opinions on signage should be treated as such. He acknowledged that sometimes members of the DRB may have questions about an approval or disapproval, and that discussion and feedback around those issues would be welcome.

CP Dupuis also stated that he is always learning more about the Board's preferences, and that he integrates that information into his decisions about sign approvals and reviews.

There was consensus among the Board members that when clarifying text is a noun that is part of the business' title, that would be fine to approve administratively without a pre-application discussion. Examples given of such business names were 'Joe's Market' or 'Frank's Shoe Repair'.

Ms. Dukas said she felt most strongly that excessive verbiage or anything that affects a historic structure's exterior should appear before the Board for at least a pre-application discussion, if not a full design review.

Mr. Willoughby said that anything which made CP Dupuis feel uncertain could be reviewed at at least a pre-application level.

1. 395 E. Maple (Sign) – Pazzi

Mr. Willoughby explained that it was appropriate for Mr. Pazzi's signage to state that he deals in contract furniture in order to communicate his business to professionals in the relevant industries.

Mr. Deyer and Ms. Dukas agreed that while they previously felt the proposed signage was too long, in understanding that the specificity was needed they were alright with the proposed signage.

After Board discussion, there was consensus that Mr. Pazzi should be allowed to install his signage as proposed.

2. 920 E. Maple (Sign) – Arcadia Home Care & Staffing

There was consensus that 'An Addison Home Care Company' should be removed from the bottom of the sign.

3. 243 E. Merrill (Sign) – La Strada

There was consensus that the proposed verbiage change was acceptable, but that the centering of the signage above the restaurant needed more work and that one font should be selected for the signage instead of using two different fonts.

B. Draft Agenda - November 18, 2020

1. 855 Forest – Abood Law Firm

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List - 2020

10-85-20

Adjournment

Motion by Ms. Lang

Seconded by Ms. Dukas to adjourn the DRB meeting of November 4, 2020 at 9:03 p.m.

Motion carried, 4-0.

Design Review Board
Minutes of November 4, 2020

ROLL CALL VOTE

Yeas: Lang, Dukas, Debbrecht, Deyer

Nays: None

Nicholas Dupuis
City Planner

DRAFT



MEMORANDUM

Planning Division

DATE: November 18th, 2020
TO: Design Review Board
FROM: Nicholas Dupuis, City Planner
SUBJECT: Design Review – 855 Forest – Abood Law Firm

Zoning: O-1 (Office) & ASF3 (Attached Single-Family)
Existing Use: Vacant Office

Introduction

The Planning Division has received an application for Design Review for an exterior renovation of an existing one-story office building in the Triangle District of Birmingham. Although the exterior renovations are extensive, this review falls under the purview of the Design Review Board per Article 7, Section 7.25 as there is no square footage being added as a part of this renovation.

Building Exterior

The exterior renovations proposed include new façade materials, glazing, structural steel canopies, planters & landscaping, lighting, doors, signage, fencing and paint. The following table summarizes the extent of the new materials and their locations on the proposed building façade:

| Material | Location | Color |
|---------------------------|---------------------------------------|-------------|
| Corten Steel Metal Panel | Front & Rear Facades, Planters, Fence | Patina/Rust |
| Structural Steel | Front & Rear Canopy Support | White |
| Prefinished Metal Panel | Front & Rear Canopy | Aluminum |
| Paint (Existing Brick) | Front Façade | Light Gray |
| Aluminum & Glass Window | Front & Rear Facades | Clear |
| Frosted Glass | Rear Façade | White |
| James Hardie Plank Siding | Rear Façade, Fence | Light Gray |

The subject sites location in the Triangle District requires the applicant to follow the architectural requirements in Article 3, Section 3.09 of the Zoning Ordinance which may be summarized by the following (based on applicability to the proposed project):

1. Front Façade Requirements: All buildings shall have a main entrance on at least one street front with design enhancements making it recognizable as such. Blank walls longer than 20 ft. shall not face a public street.

2. Windows/Doors: Ground floors shall be designed with storefronts that have windows, doorways and signage, which are integrally designed and painted. No less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorway. Glass areas on storefronts shall be clear glazing on the first floor.
3. Roof Design: Buildings should have flat roof appearance from the street with a decorative cornice that is designed proportionate to the size of the building and length of the wall. Flat roofs shall be enclosed by parapets and all rooftop mounted equipment shall be screened from view on all sides of the building.
4. Building Materials: All walls exposed to public view from the street, or parking area shall be constructed of not less than 60% brick, stone or glass. The remaining façade may include wood siding or fiber cement siding.

The proposed renovations appear to meet the architectural standards for the Triangle District. The buildings main entrance is on Forest and has distinct features that clearly denote where building users are meant to enter. Although the applicant has provided the area of glazing on the front & rear facades, calculations have not yet been submitted noting the *percentage* of glazing on the respective façades. **The applicant must submit glazing calculations showing the percentage of glazing on the front and rear facades.** The applicant has also submitted specification sheets on the storefront glazing showing an 81% VLT figure, meeting the clarity requirements.

The existing roof is a flat roof that contains a parapet on the front and sides of the building. The plans submitted show at least two large rooftop mechanical units that will be kept in service for the new tenant. These existing rooftop units are unscreened. However, the plans submitted contain new screening of these units in the form of James Hardie plank lap siding at 3-6 ft. in height. The newly proposed RTU screening should help minimize the visual impact of such equipment from other points of observation, especially to the sensitive residential areas to the east and south of the property. Furthermore, the proposed RTU screening is composed of materials that are compatible with the newly designed building.

Signage

As a part of this exterior renovation, the applicant is proposing three new signs, each reading "Abood Law Firm 1956." The principal building frontage measures 58.5 ft., which allows for 58.5 sq. ft. of total combined sign area.

- Sign #1: The first sign is a ground sign located on the planter box along Forest at the main entrance. The sign appears to be one-sided, and measures 17.5 sq. ft. in area and measures 3.5 ft. from grade. The plans note that the sign is proposed to be illuminated, which is permitted by Table B of the Sign Ordinance. The lighting is proposed as up-lighting with shields to prevent unnecessary light pollution.

- Sign #2: The second sign is located on the western portion of the newly proposed canopy and is considered a wall sign. This sign area proposed is the same as sign #1 at 17.5 sq. ft. with similar shielded up-lighting.
- Sign #3: The last sign is proposed to be located on the newly proposed "fence" in the rear of the building. The sign *may* be considered a wall sign and measures 17 sq. ft. in area. Sheet A-01 shows notes that the sign is proposed at the north end of a new fence that terminates at the subject sites northern property boundary. If considered a wall sign, the signs location on the fence area at the northern most extent is not located within the buildings sign band as required. This sign would be required to be relocated on the rear of the building or removed entirely. However, the proposed sign could also be considered a ground sign:
 - Ground Sign: A sign attached to a permanent foundation or decorative base and not attached or dependent for support from any building, pole, posts or similar uprights.

If the Design Review Board were to consider Sign #3 a ground sign, the location and size would be appropriate. The sign would also meet the height requirements of a ground sign, as the height of the sign is 7 ft. from grade. However, Table B of the Sign Ordinance permits only one ground sign for a single building or structure that abuts 2 or fewer streets. Thus, it would appear as though the applicant must either (1) remove the sign from the fence area, (2) relocate the wall sign to the rear building façade, or (3) obtain a variance from the Board of Zoning Appeals.

In total, the newly proposed signage for the property measures 52 sq. ft. in area, meeting the combined sign area requirements of the Sign Ordinance. Due to the issues with Sign #3, **the applicant must submit revised plans resolving the issues with Sign #3.**

Lighting

The applicant is proposing to add several new light fixtures beneath the two new canopies proposed at the front and rear of the building. A photometric plan was submitted showing the lighting proposal for 30 EcoSense LED exterior light bars and 8 BEGA ceiling-mounted wide-beam downlights. The photometric plan includes the required information on the illuminance levels at and beyond the property lines measure at 6 ft. above grade. Article 4, Section 4.21 (E)(1) states that the intensity of light on a site shall not exceed six-tenths (0.6) maintained foot-candles at any property line that abuts a single-family residential zoned property or one and one half (1.5) maintained foot-candles at any property line for any other zoned property. The light intensity shall be measured at 6 ft. above ground level on a vertical plane. The photometric plan submitted shows a 0.0 foot-candle light intensity at the eastern property line which abuts a single-family residential zoned property. Furthermore, the photometric plan proposes a maximum of 1.4 foot-candles at the front (south), side (west) and rear (north) property lines.

Planning and Zoning

Due to the nature of the renovation, there is little in terms of planning and zoning issues that must be addressed. As noted on the first page, the existing 3,060 sq. ft. office space requires 1 off-street parking space per 300 sq. ft. of floor area, or 10 off-street parking spaces. The applicant has noted that there are 7 off-street parking spaces in the rear of the building, but they also appear to stake claim to the 3 on-street parking spaces in the front of the building on Forest. These 3 spaces are not permitted to be included in the total required off-street parking figures for the property unless the applicant were to petition to and be approved by the City Commission for the inclusion of these spaces. Although the applicant does not provide the required number of off-street parking spaces, the building is considered legal non-conforming due to its continued use as an office over the years.

The applicant has advised that the new fence proposed as a part of this renovation is intended to help draw attention to the building from the alley entrance on Elm St. The fence is proposed to terminate at the northern property boundary and measure 7 ft. in height. Article 3, Table 3.07 of the Zoning Ordinance does NOT permit a fence in the ASF3 zoning district. Thus, **the applicant must submit revised plans without the fence.**

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance 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.

Recommendation

The proposed exterior renovation meets the majority of the Design Review requirements of Section 7.09. The applicant has submitted most of the required materials (all outstanding items listed in the report), and the changes to the building should be an asset to the neighborhood and

complement several of the new developments that have been erected in the general area. The Planning Division would also argue that the proposal is exactly what is called for in the Triangle District Urban Design Plan:

New buildings should move away from existing architectural styles and instead evolve toward a "bold" approach to contemporary design through the use of massing, colors, façade treatments, etc.

At this time, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 855 Forest – Abood Law Firm – with the following conditions:

1. The applicant must submit glazing calculations showing the percentage of glazing on the front and rear facades;
2. The applicant must submit revised plans resolving the issues with Sign #3; and
3. The applicant must submit revised plans without the fence.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 855 Forest – Abood Law Firm – with the following conditions:

1. The applicant must submit glazing calculations showing the percentage of glazing on the front and rear facades;
2. The applicant must submit revised plans resolving the issues with Sign #3; and
3. The applicant must submit revised plans without the fence.

OR

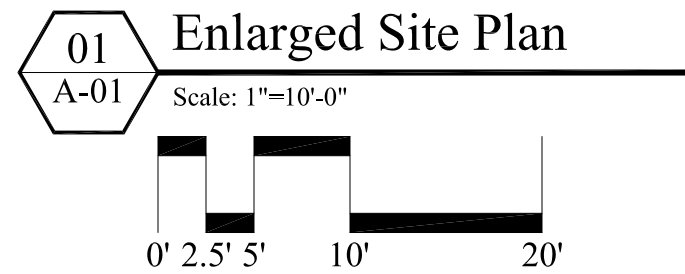
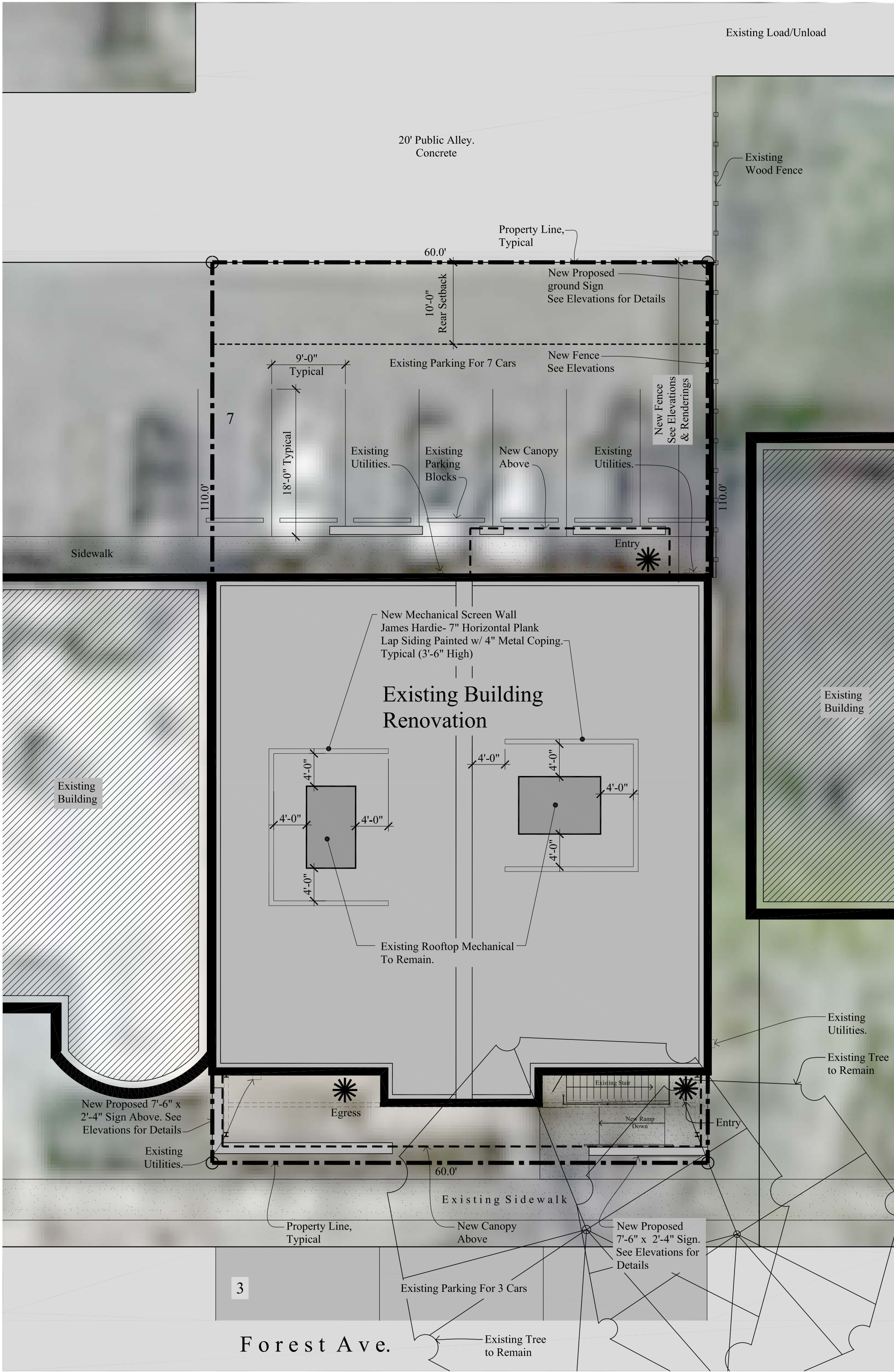
Motion to **POSTPONE** the Design Review application for 855 Forest – Abood Law Firm – pending receipt of the following:

1. The applicant must submit glazing calculations showing the percentage of glazing on the front and rear facades;
2. The applicant must submit revised plans resolving the issues with Sign #3; and
3. The applicant must submit revised plans without the fence.

OR

Motion to **DENY** the Design Review application for 855 Forest – Abood Law Firm – for the following reasons:

1. _____
2. _____
3. _____



Parking Data
Professional Office- One (1) Space Per Three Hundred (300) G.S.F.
3,060 Sq. Ft / 300 Sq. Ft. = 10 Parking Spaces Required (Total)

10 Parking Spaces Required
10 Parking Spaces Provided

NOTE:
This Project Consists of a New Facade Design at the North and South Elevations.
No Additional Square Footage Will Be Added to the Building.

NOTE:
Please Review Proposed New Signage for Approval

Data

Property Owner:
855 Forest Ave. LLC
855 Forest Ave
(248) 549-0000 & (c) (248) 930-6635
Contact: Andrew Abood & Jeffrey Abood

Project Name :
Abood Law Firm
Birmingham, MI 48009

Architect:
Constantine George Pappas, AIA Architecture/Planning
1025 S Washington Ave
Royal Oak, MI 48067
(248) 628-8998 Fax (248) 298-3192

Building Area:
New Building Area = 3,060 GSF

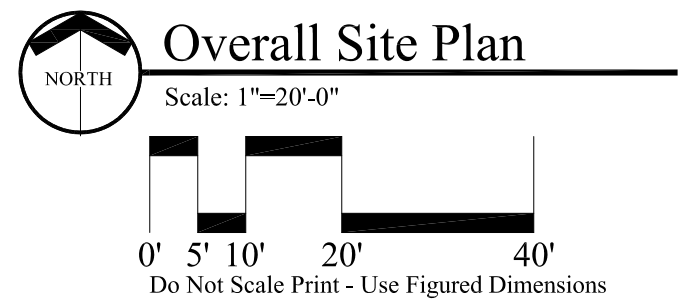
Zoning:
Existing Zoning Classification is O-1 & ASF-3

Setback Requirements:
Front: NA
Rear: 10'-0"
Side: NA

Building Height: 13'-6"

Number of Stories: One Story

Maximum Building Height: 28'-0"



Sheet Title

Building Plans &
Elevations

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Do Not Scale Print - Use Figured Dimensions

Sheet No.
A-01

Project

Abood Law Firm
855 Forest Ave.
Birmingham, MI

Project No. 202017

Constantine George Pappas AIA

Architecture / Planning
1025 S. Washington Ave. Royal Oak, MI 48067
P. 248.629.8998 F. 248.298.3192
www.cgp-architecture.com

Architect's Seal

THIS REGISTRATION
SEAL IS FOR THE
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OR GUARANTEE
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ENGINEER DISCIPLINE

Revisions

City of Birmingham
Design Review Board Submittal
November 2, 2020
City of Birmingham
Revised Design Review Board Submittal
November 13, 2020

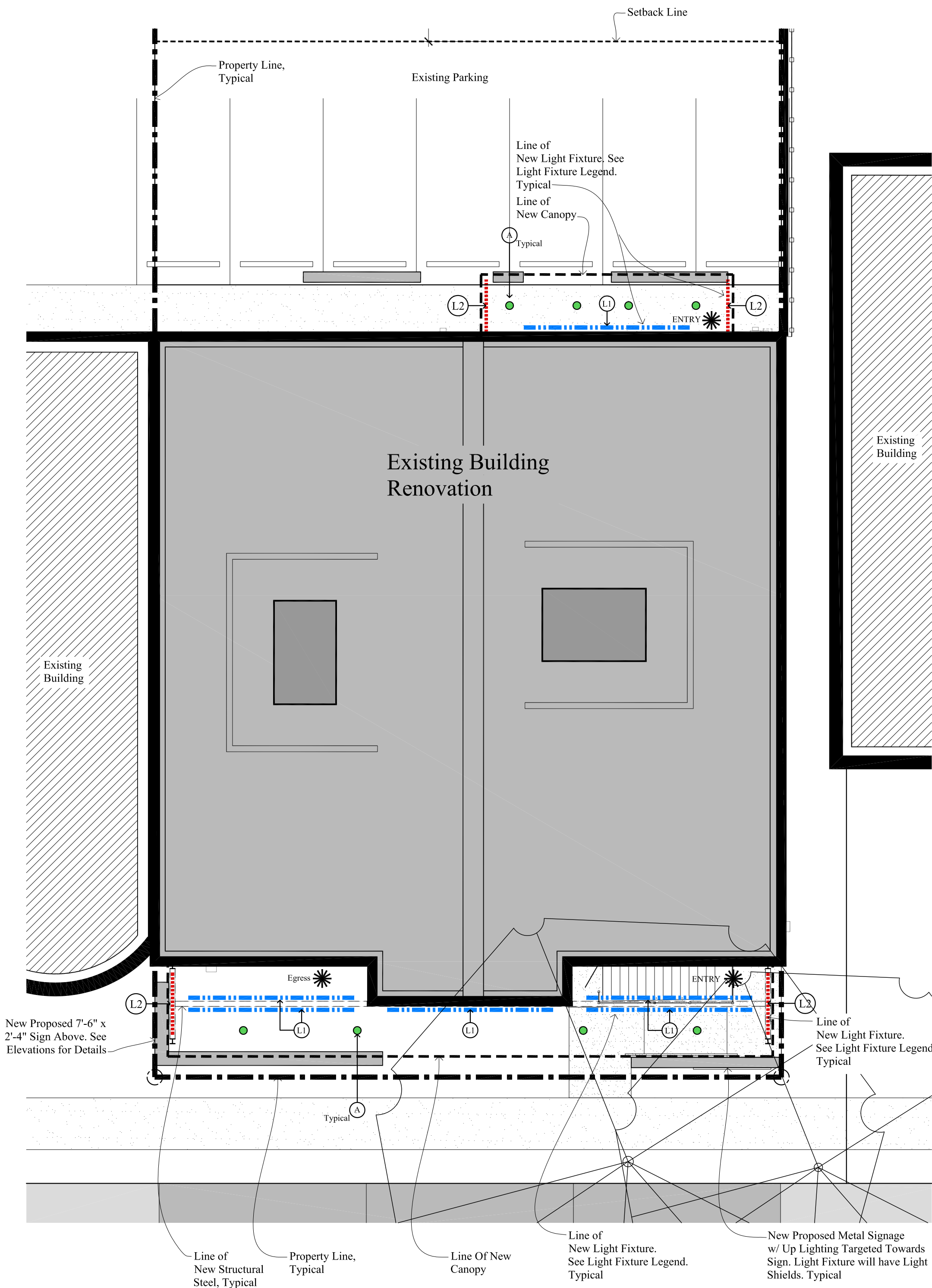
Light Fixture Legend

- L1

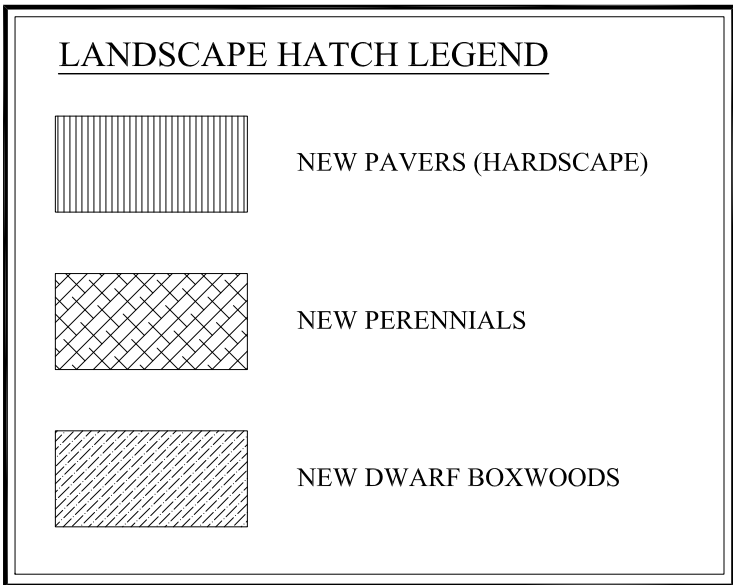
Manufacturer: TROV
Fixture Type: L50 ASYM - Exterior
6 Fixtures @ 16'-0" Length
- L2

Manufacturer: TROV
Fixture Type: L50 ASYM - Exterior
4 Fixture @ 4'-0" Length
- L2

Manufacturer: BEGA
Fixture Type: LED Ceiling Mounted Downlight - Exterior
8 Fixture @ 5" Dia.

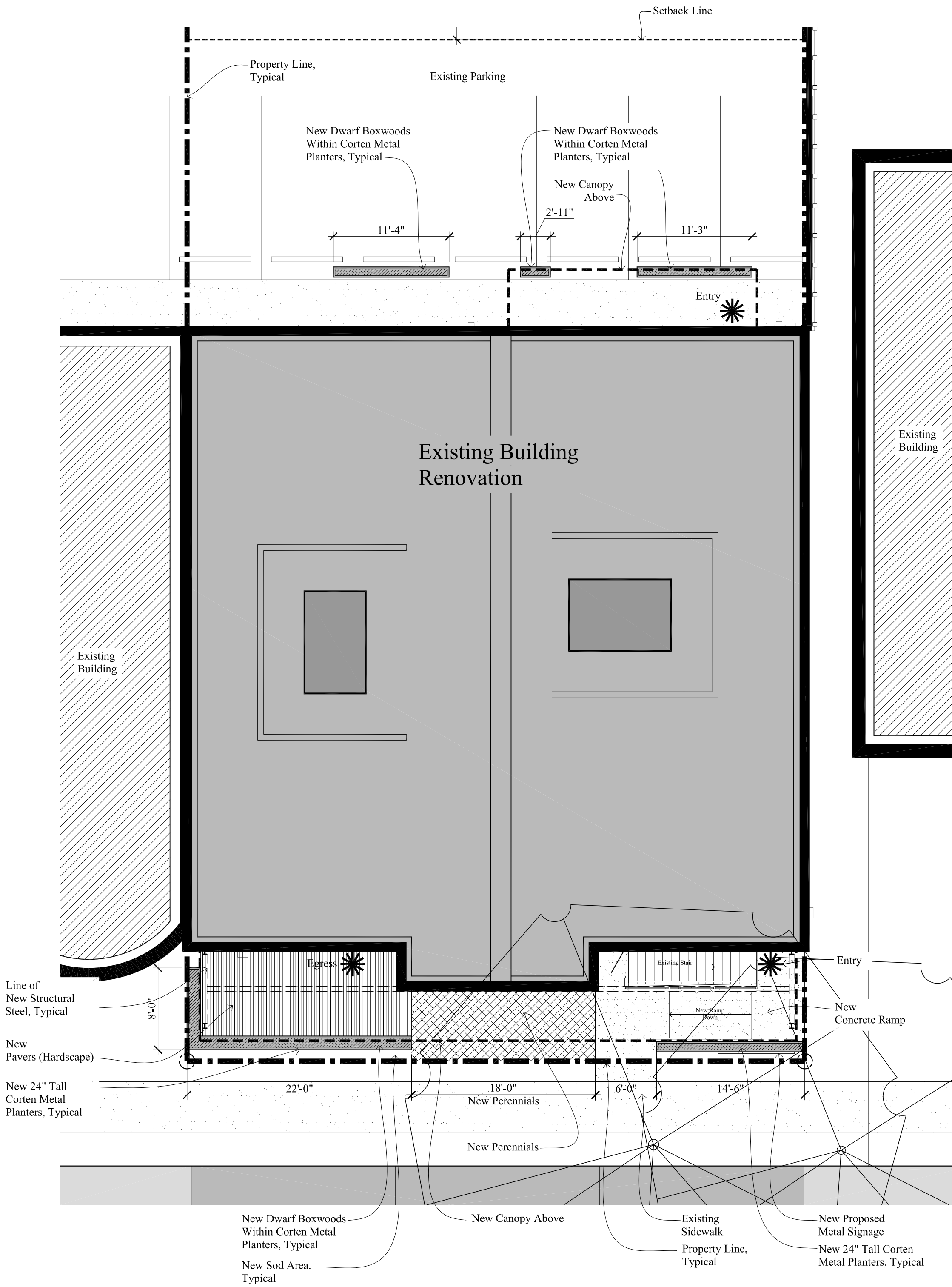


Proposed Lighting Plan
Scale: 1/8" = 1'-0"
S-LAND-01
0' 2' 4' 8' 16'
Do Not Scale Print - Use Figured Dimensions



Landscape General Notes

- ALL EDGING TO BE STEEL.
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS. IN ADDITION CONTRACTOR SHOULD BE AWARE OF ALL CONDITIONS IN FIELD AND SHALL COORDINATE ALL LANDSCAPE ITEMS WITH OWNER AND ARCHITECT.
- ALL NEW SHRUB BEDS TO BE INSTALLED WITH MINIMUM 6" SHREDDED CEDAR W/ WEED BLOCK.
- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND VERIFY LOCATIONS OF ALL AREAS THAT WILL BE DISTURBED BY THE MEANS OF CONSTRUCTION. COORDINATE WITH OWNER AND ARCHITECT.
- THE EXTENT OF THE SCOPE OF WORK SHALL BE COORDINATED WITH THE OWNER AND ARCHITECT FOR A COMPLETE LANDSCAPE PACKAGE.



Proposed Landscape Plan
Scale: 1/8" = 1'-0"
S-LAND-01
0' 2' 4' 8' 16'
Do Not Scale Print - Use Figured Dimensions

Sheet Title

Landscape Plan

Drawn / Checked
EPC / CGP

Approved:
CGP

Date: November 13, 2020

Project

Abood Law Firm
855 Forest Ave.
Birmingham, MI

Project No. 202017

Constantine George Pappas AIA

Architecture / Planning

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P. 248.629.8998 F. 248.298.3192
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Architect's Seal

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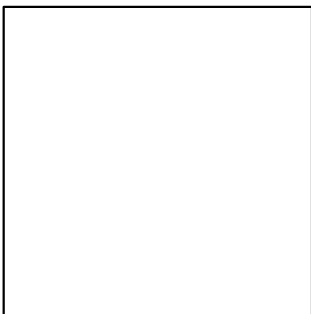
Revisions

City of Birmingham
Design Review Board Submittal
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City of Birmingham
Revised Design Review Board Submittal
November 13, 2020

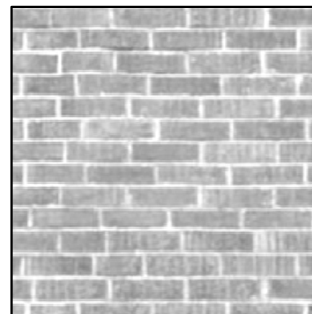
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Sheet No.
A-02


Facade Materials



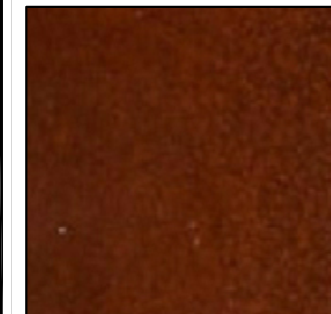
Structural Steel
Steel Painted
Color: White



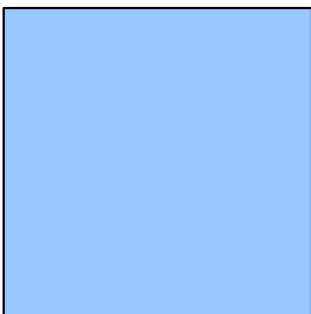
Existing Brick
Brick Paint
Color: Painted Light Gray



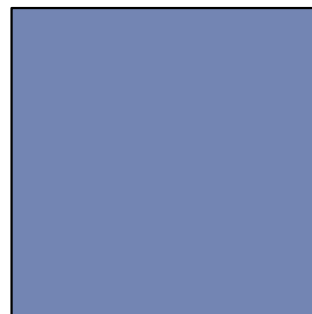
James Hardie
7" Horizontal Plank
Lap Siding(Wall)
Color: Painted Light Gray



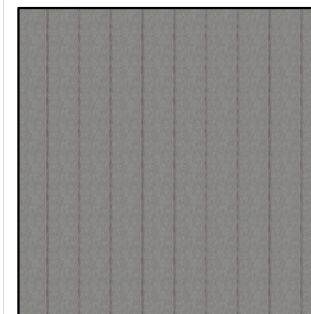
Corten
Metal Panel



Aluminum
Glass & Glazing
Color To Be Selected By Owner & Architect
80% VLT (Visible Light Transmission)



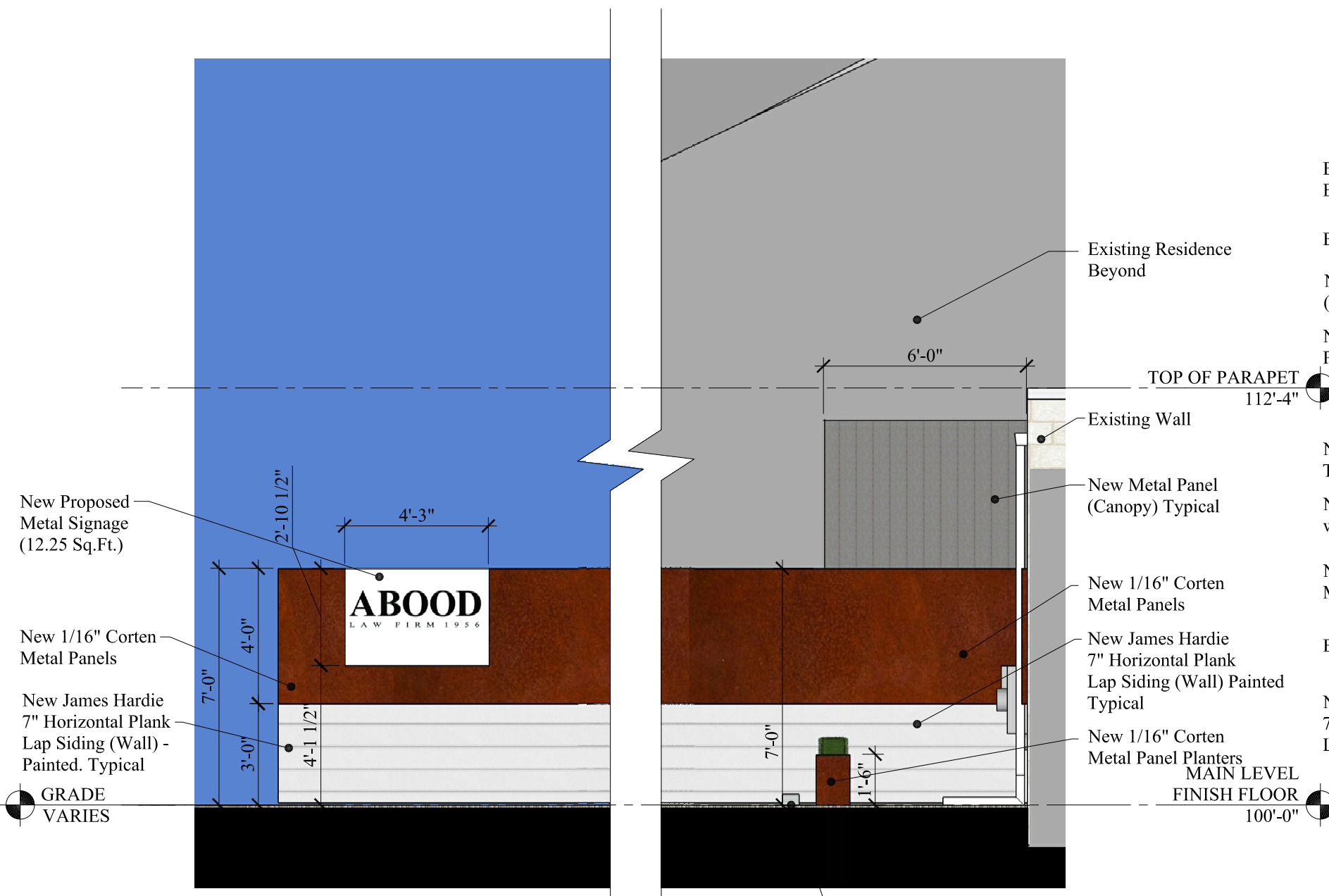
Frosted Glass
Color: White



Metal Panel
(Canopy)
Material: Aluminum

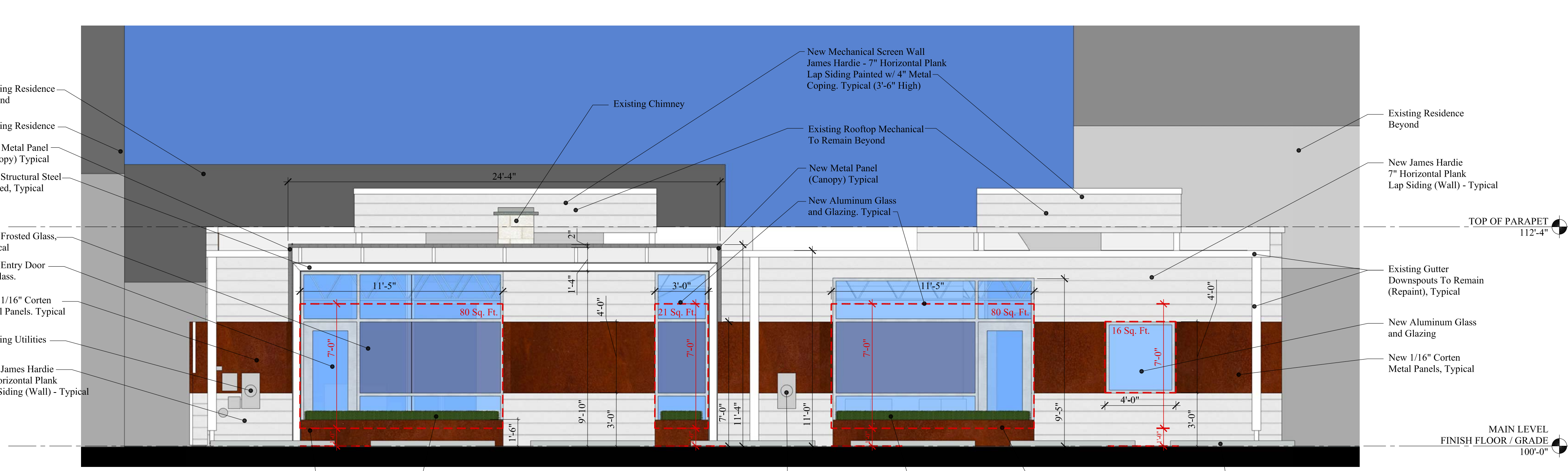
NOTE:
The Total Combined Signage Area is 47.25 Sq.Ft., Which Meets The Local Ordinance Requirement.

NOTE:
Please Review Proposed New Signage for Approval



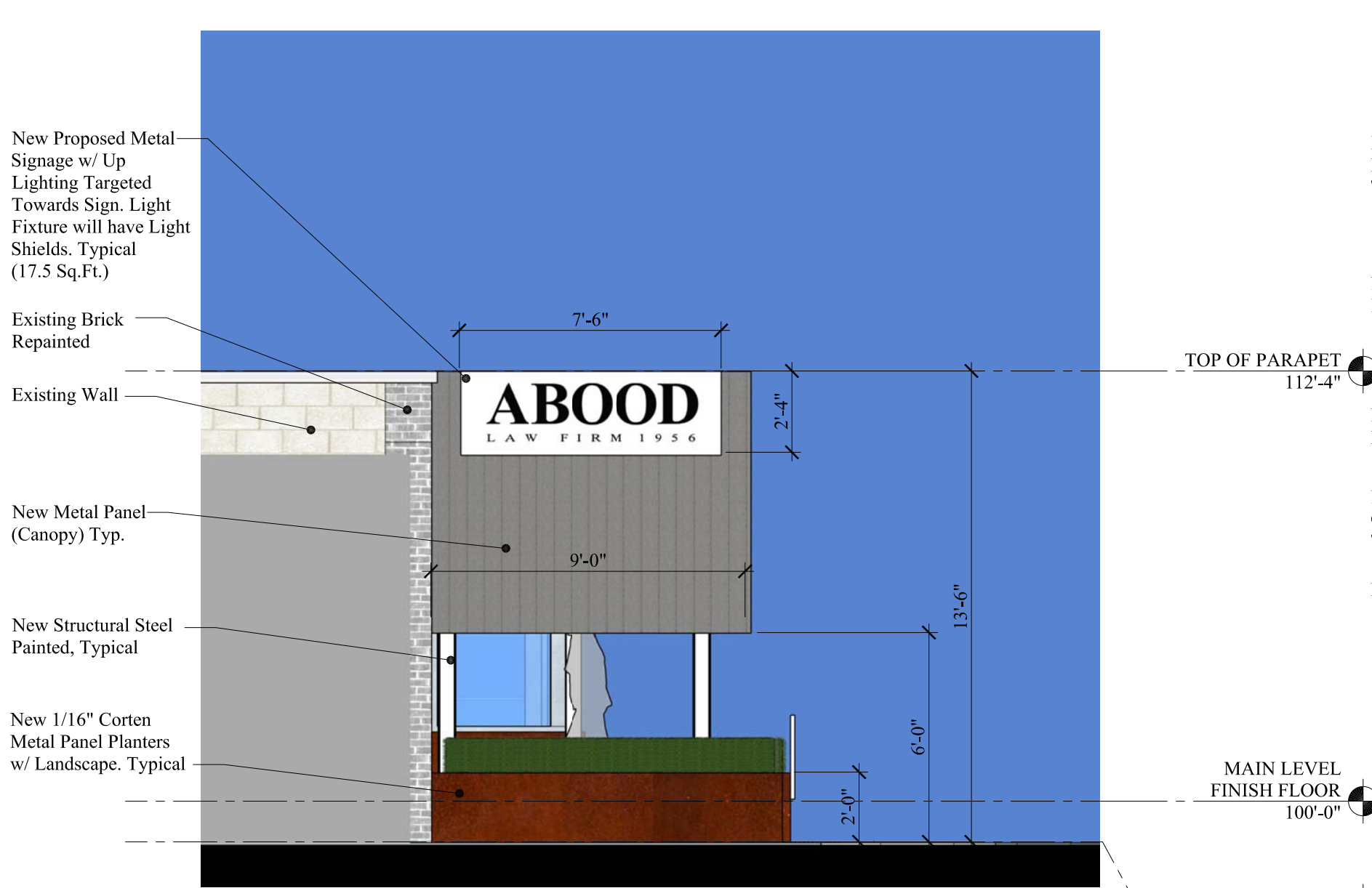
02A
A-03

Back Side Elevation
Scale: 1/4" = 1'-0"



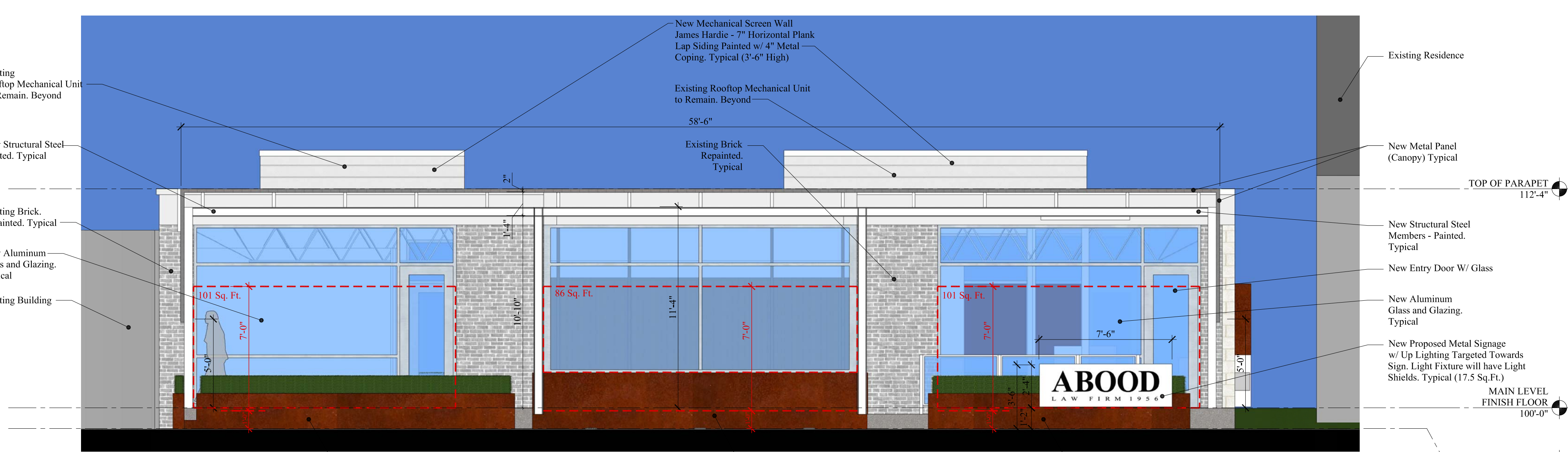
02
A-03

Back Elevation
Scale: 1/4" = 1'-0"



01A
A-03

Front Side Elevation
Scale: 1/4" = 1'-0"



01
A-03

Front Elevation
Scale: 1/4" = 1'-0"

Revisions

Architect's Seal

City of Birmingham
Design Review Board Submittal
November 2, 2020

City of Birmingham
Revised Design Review Board Submittal
November 13, 2020

THIS REGISTRATION
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NEEDED FOR EACH
ENGINEER DISCIPLINE



Constantine George Pappas, AIA

Architecture / Planning
1025 S. Washington Ave. Royal Oak, MI 48067
P. 248.629.8998 F. 248.298.3192
www.cgp-architecture.com

Project

Abood Law Firm
855 Forest Ave.
Birmingham, MI

Project No. 202017

Sheet Title

Elevations

Drawn / Checked
EPC / CGP

Approved:
CGP

Date: November 13, 2020

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Do Not Scale Print - Use Figured Dimensions

Sheet No.
A-03



F Existing Image
A-04 Scale: NTS



E Existing Image
A-04 Scale: NTS



D Existing Image
A-04 Scale: NTS



C Existing Image
A-04 Scale: NTS



B Existing Image
A-04 Scale: NTS



A Existing Image
A-04 Scale: NTS

| | | | | |
|---|--|---|------------------|--|
| Sheet Title | | Project | Revisions | |
| Existing Images - Forest | Drawn / Checked EPC / CGP | Abood Law Firm 855 Forest Ave. Birmingham, MI Project No. 202017 | Architect's Seal | City of Birmingham Design Review Board Submittal November 2, 2020 |
| | Approved: CGP | | | City of Birmingham Revised Design Review Board Submittal November 13, 2020 |
| | Date: November 13, 2020 | | | |
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Architecture / Planning

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M
A-05
Existing Image
Scale: NTS



L
A-05
Existing Image
Scale: NTS



K
A-05
Existing Image
Scale: NTS




J
A-05
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Scale: NTS

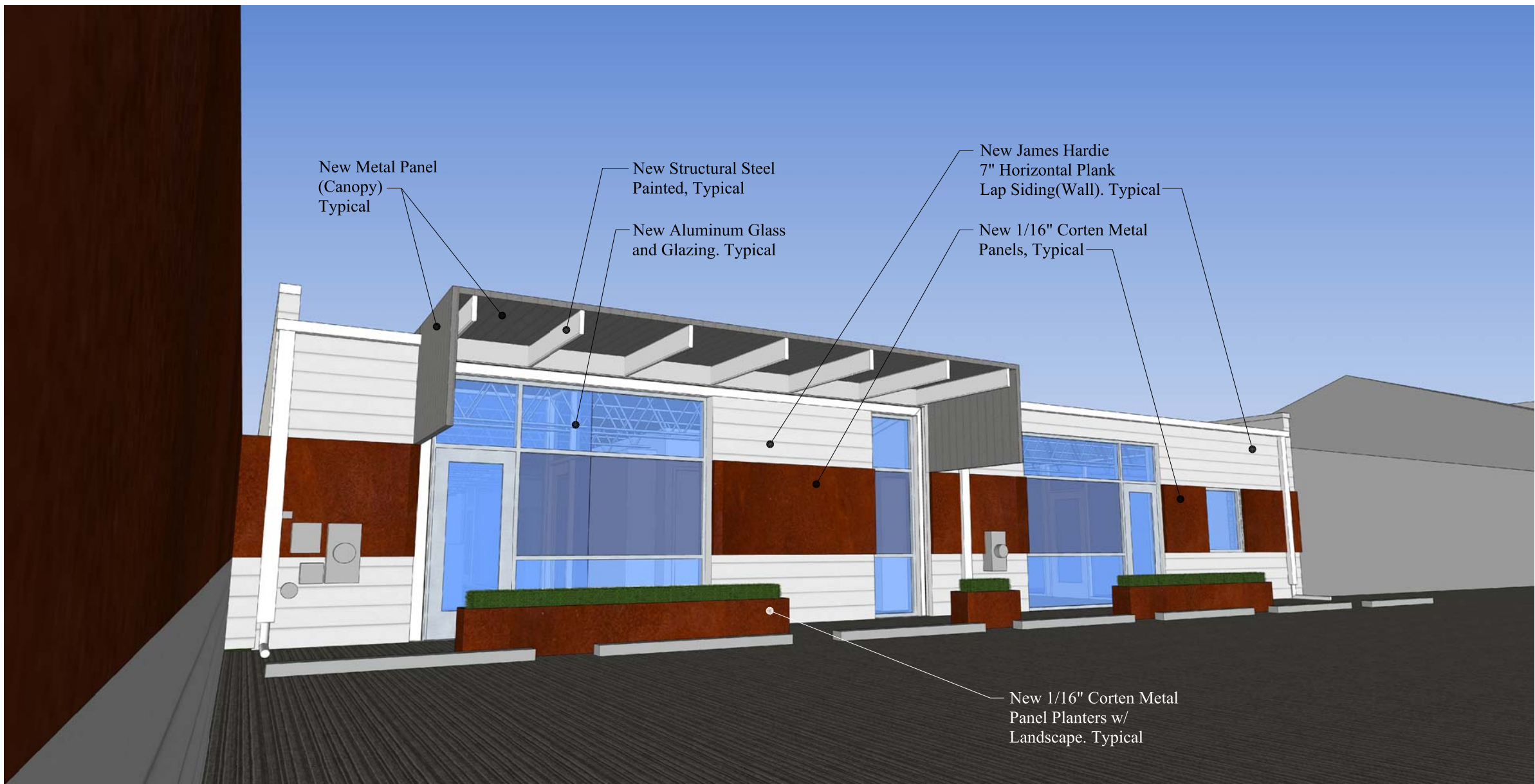


H
A-05
Existing Image
Scale: NTS



G
A-05
Existing Image
Scale: NTS

| | |
|---------------------------------------|---|
| Revisions | City of Birmingham Design Review Board Submittal November 2, 2020 City of Birmingham Revised Design Review Board Submittal November 13, 2020 |
| Architect's Seal | THIS REGISTRATION SEAL IS FOR THE ARCHITECTURAL DRAWINGS ONLY AND DOES NOT IMPLY ANY ENDORSEMENT OR REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE |
| <i>Constantine George Pappas, AIA</i> |  Architecture / Planning 1025 S. Washington Ave. Royal Oak, MI 48067 P. 248.629.8998 F. 248.298.3192 www.cgp-architecture.com |
| Project | Abood Law Firm 855 Forest Ave. Birmingham, MI Project No. 202017 |
| Sheet Title | Existing Images - Rear Entry <small>Copyright 2020 Constantine George Pappas AIA Architecture/Planning and Design is the sole property of Constantine George Pappas AIA Architecture/Planning and Design. All rights reserved. This drawing is not to be used, altered, or transferred to anyone without due credit to Constantine George Pappas AIA Architecture/Planning. Do Not Scale Print - Use Figured Dimensions</small> |
| | Sheet No. A-05 |



05 Rear Render 02 - From Existing Alley
A-06 Scale: NTS



04 Rear Render 01 - From Existing Alley
A-06 Scale: NTS



03 Front Render 03 - From Forest Ave.
A-06 Scale: NTS



02 Front Render 02 - From Forest Ave.
A-06 Scale: NTS



01 Front Render 01 - From Forest Ave.
A-06 Scale: NTS



Key Plan
Scale: NTS

Facade Materials

| | |
|--|--|
| | Structural Steel Steel Painted Color: White |
| | Aluminum Glass & Glazing Color To Be Selected By Owner & Architect 80% VLT (Visible Light Transmission) |
| | Frosted Glass Color: White |
| | James Hardie 7" Horizontal Plank Lap Siding(Wall) Color: Painted Light Gray |
| | Metal Panel (Canopy) Material: Aluminum |
| | Corten Metal Panel |
| | Existing Brick Brick Paint Color: Painted Light Gray |

Revisions

Architect's Seal



Project

Abood Law Firm
855 Forest Ave.
Birmingham, MI
Project No. 202017

Sheet Title

Renders

Drawn / Checked
EPC / CGP
Approved:
CGP
Date: November 13, 2020
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Sheet No.
A-06



Design Review Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Andrew Abood
Address: 470 North Old Woodward Ave., Suite 250
Birmingham, MI 48009
Phone Number: (248) 635-0000 & (c) (248) 930-6635
Email address: andrew@aboodlaw.com

2. Property Owner

Name: 855 Forest Ave. LLC
Address: 855 Forest Ave. Birmingham, MI 48009
Phone Number: (248) 549-0000
Email address: andrew@aboodlaw.com

3. Project Contact Person

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

4. Project Designer/Developer

Name: Constantine George Pappas AIA Arch. / Planning
Address: 1025 S. Washington Ave.
Royal Oak, MI 48067
Phone Number: (248) 628-8998
Email address: epcaruso@cgp-architecture.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: 855 Forest Ave.
Birmingham, MI 48009
Name of development: Abood Law Firm
Sidwell #: 1936227008
Current Use: Office
Proposed Use: Office
Area of Site in Acres: 0.15
Current zoning: O-1 & ASF-3

| | Yes | No |
|---|--------------------------|-------------------------------------|
| Is the property located in a floodplain? ----- | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is the property within a Historic District? ----- | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| → If so, which? _____ | | |
| Will the project require a variance? ----- | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| → If so, how many? _____ | | |
| Has the project been reviewed by another board? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| → If so, which? _____ | | |

7. Details of the Proposed Development (attach separate sheet if necessary)

This project consists of a New Facade Design at the North & South Elevations of the Existing Building located on 855 Forest Ave. No additional square footage will be added to the building.

8. Required and Proposed Parking

Required number of parking spaces: 10
Proposed number of parking spaces: 10
Location of parking on site: 7
Location of parking off site: 3
Shared parking agreement? NA
Size of surface parking lot: 2,027 SF

Number of underground parking levels: NA
Typical size of parking spaces: 9'-0" x 18'-0"
Typical width of maneuvering lanes: NA
Number of handicap spaces: NA
Screenwall material: NA
Height of screenwall: NA

9. Landscaping

Location of landscape areas: See attached Landscape Plan

Proposed landscape material: See attached Landscape Plan

10. Streetscape

Sidewalk width: 5'-0"
Number of benches: 0
Number of planters: 2

Number of existing street trees: 1
Number of proposed street trees: 0
Number of waste receptacles: 0

11. Loading

Required number of loading spaces: NA
Proposed number of loading spaces: NA
Location of loading spaces on site: NA

Typical size of loading spaces: NA
Screenwall material: NA
Height of screenwall: NA

12. Exterior Waste Receptacles

Required number of waste receptacles: NA
Proposed number of waste receptacles: NA
Location of waste receptacles: NA

Size of waste receptacles: NA
Screenwall material: NA
Height of screenwall: NA

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: NA
Location of all utilities & easements: NA

Size of transformers (L•W•H): NA
Screenwall material: NA
Height of screenwall: NA

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NA
Location of all ground mounted units: NA

Size of ground mounted units (L•W•H): NA
Screenwall material: NA
Height of screenwall: NA

Rooftop Mechanical Equipment:

Number of rooftop units: 2
Type of rooftop units: Existing Rooftop Units to Remain
Location of all rooftop units: NA
Size of rooftop units (L•W•H): 5' • 10' • 3'-6"

Location of screenwall: NA
Screenwall material: NA
Height of screenwall: NA
Distance from rooftop units to all screenwalls: NA

14. Building & Site Lighting

Number of light fixtures on building: See Drawings
Light level at each property line: See Drawings
Type of light fixtures on building: See Drawings
Location of light fixtures on building: See Drawings

Number of light fixtures on site: See Drawings
Type of light fixtures on site: See Drawings
Height from grade: Varies
Location of light fixtures on site: See Drawings

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 the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: /s/ Andrew Abood **Date:** November 2, 2020

Print name: Andrew Abood

Signature of Applicant: /s/ Andrew Abood **Date:** November 2, 2020

Print Name: Andrew Abood

Signature of Architect: Constantine G. Pappas **Date:** October 30, 2020

Print Name: Constantine G. Pappas FAIA

Office Use Only

Application #: **Date Received:** **Fee:**

Date of Approval: **Date of Denial:** **Accepted By:**



Notice Sign Rental Application Community Development

1. Applicant

Name: Andrew Abood
Address: 470 North Old Woodward Ave., Suite 250
Birmingham, MI 48009
Phone Number: (248) 549-0000 & (c) (248) 930-6635
Fax Number: (248) 549-2222
Email address: andrew@aboodlaw.com

2. Property Owner

Name: 885 Forest Ave. LLC
Address: 855 Forest Ave., Birmingham, MI 48009
Phone Number: (248) 549-0000 & (c) (248) 930-6635
Fax Number: (248) 549-2222
Email address: andrew@aboodlaw.com

3. Project Information

Address/Location of Property: 885 Forest Ave. LLC
Name of Development: Abood Law Firm
Area in Acres: 0.15 Acres

Name of Historic District, if any: NA
Current Use: Office
Current Zoning: O-1 & ASF-3

4. Date of Board/Commission Review

City Commission: NA
Planning Board: NA
Historic District Commission: NA
Design Review Board: November 18, 2020

Board of Zoning Appeals: NA
Board of Building Trades Appeals: NA
Housing Board of Appeals: NA
Other: NA

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to post the Notice Sign(s) at least 15 days prior to the date on which the project will be reviewed by the appropriate board or commission, and to ensure that the Notice Sign(s) remains posted during the entire 15 day mandatory posting period. The undersigned further agrees to pay a rental fee and security deposit for the Notice Sign(s), and to remove all such signs on the day immediately following the date of the hearing at which the project was reviewed. The security deposit will be refunded when the Notice Sign(s) are returned undamaged to the Community Development Department. Failure to return the Notice Sign(s) and/or damage to the Notice Sign(s) will result in forfeiture of the security deposit.

Signature of Applicant: /s/ Andrew Abood

Date: 11/2/2020

Office Use Only

| | | |
|-------------------|-----------------|--------------|
| Application#: | Date Received: | Fee: |
| Date of Approval: | Date of Denial: | Reviewed By: |

NOTICE: The guide specification on the following pages is designed to assist architects and specification writers. It is provided as a guideline only. Guardian Glass does not assume any responsibility for the suitability or applicability of this guide specification to any specific building project.

Guide Specification in CSI 3-Part Format

SECTION 088100

SOLAR CONTROL COATED INSULATING GLASS – SunGuard® Neutral 78/65

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Double-Glazed Solar Control Insulating Glass Units.

1.2 RELATED SECTIONS

- A. Section 08850 - Glazing Accessories.

1.3 REFERENCES

- A. ANSI Z 97.1 - Glazing Materials Used in Buildings, Safety Performance Specifications and Methods of Test.
- B. ASTM C 1036 - Standard Specification for Flat Glass.
- C. ASTM C 1048 - Standard Specification for Heat-Treated Flat Glass--Kind HS, Kind FT Coated and Uncoated Glass.
- D. ASTM C 1376 - Standard Specification for Pyrolytic and Vacuum Deposition Coatings on Glass.
- E. ASTM E 2188 – Standard Test Method for Insulating Glass Unit Performance.
- F. ASTM E 2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation.
- G. CPSC 16CFR-1201 - Safety Standard for Architectural Glazing Materials.
- H. Glass Association of North America (GANA) Glazing Manual.

1.4 DEFINITIONS

- A. Sealed Insulating Glass Unit Surfaces:
 - 1. Surface No. 1: Exterior surface of outer lite.
 - 2. Surface No. 2: Interior surface of outer lite.
 - 3. Surface No. 3: Exterior surface of inner lite.
 - 4. Surface No. 4: Interior surface of inner lite.
- B. Airspace: Space between lites of an insulating glass unit that contains dehydrated air or other inert specified gas.

1.5 SUBMITTALS

- A. Comply with Section 01330 - Submittal Procedures.
- B. Product Data: Submit manufacturer's product data, including performance characteristics and installation instructions.
- C. Shop Drawings: Submit manufacturer's or fabricator's shop drawings, including plans, elevations, sections, and details, indicating glass dimensions, tolerances, types, thicknesses, and coatings.
- D. Samples: Submit manufacturer's samples of each type, thickness, and coating.
- E. Fabricator's Certification: Submit fabricator's certification by manufacturer.
- F. Cleaning Instructions: Submit manufacturer's cleaning instructions.
- G. Warranty: Submit manufacturer's standard warranty for sealed insulating glass units.

1.6 QUALITY ASSURANCE

- A. Manufacturer's Qualifications: Minimum of 5 years experience manufacturing solar control coated glass.
- B. Fabricator's Qualifications:
 - 1. Minimum of 5 years experience manufacturing sealed insulating glass units meeting ASTM E 2190.
 - 2. Certified by coated glass manufacturer.
- C. Mock-Ups:
 - 1. Comply with Section 01450 - Quality Control.
 - 2. Obtain acceptance of mock-ups by Architect before proceeding with work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery:
 - 1. Deliver glass to site in accordance with manufacturer's instructions.
 - 2. Deliver glass in manufacturer's or fabricator's original containers and packaging, with labels clearly identifying product name and manufacturer.

- B. Storage:
1. Store glass in accordance with manufacturer's instructions.
 2. Store glass in clean, dry area indoors.
 3. Protect from exposure to direct sunlight and freezing temperatures.
 4. Apply temporary coverings loosely to allow adequate ventilation.
 5. Protect from contact with corrosive chemicals.
 6. Avoid placement of glass edge on concrete, metal, and other hard objects.
 7. Rest glass on clean, cushioned pads at 1/4-points.
- C. Handling:
1. Handle glass in accordance with manufacturer's instructions.
 2. Protect glass from damage during handling and installation.
 3. Do not slide 1 lite of glass against another.
 4. Do not use sharp objects near unprotected glass.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Guardian Glass, LLC, 2300 Harmon Road, Auburn Hills, Michigan 48326. Toll Free (866) 482-7374. Phone (248) 340-1800. Web Site www.guardianglass.com.
- B. Substitutions:
1. Not permitted.

2.2 FABRICATORS

- A. Sealed Insulating Glass Units, Heat-Strengthened Glass, Tempered Glass, and Spandrel Glass:
1. Acceptable Fabricators: Certified by Guardian Glass, LLC to fabricate SunGuard Solar Control Coated Glass products.

2.3 SOLAR CONTROL INSULATING COATED GLASS

- A. Double-Glazed Sputter-Coated Insulating Glass Units:
1. Conformance: ASTM E 2190.
 2. Outboard Lite: Sputter-coated Guardian UltraClear® low-iron clear float glass.
 - a. Annealed Ultra Clear Float Glass: ASTM C 1036, Type 1, Class 1, Quality q3.
 - b. Vacuum Deposition Sputtered Coating: ASTM C 1376.
 - c. Coating on Surface No. 2: SunGuard Neutral 78/65.
 - d. Glass Thickness: 6 mm (1/4 inch).
 - e. Heat Treatment: [None] [Heat-strengthened, ASTM C 1048, Kind HS] [Tempered; ASTM C 1048, Kind FT; CPSC 16CFR-1201; ANSI Z 97.1].
 3. Air Space: 12 mm (1/2 inch) wide, hermetically sealed, dehydrated air space.
 4. Inboard Lite: Guardian UltraClear® low-iron clear float glass.
 - a. Annealed Ultra Clear Float Glass: ASTM C 1036, Type 1, Class 1, Quality q3.
 - b. Glass Thickness: 6 mm (1/4 inch).
 - c. Heat-Treatment: [None] [Heat-strengthened, ASTM C 1048, Kind HS] [Tempered; ASTM C 1048, Kind FT; CPSC 16CFR-1201; ANSI Z 97.1].
 5. Glass Unit Performance Characteristics:
 - a. Visible Light Transmittance: 81 percent

- b. Visible Light Reflectance Outdoors: 13 percent
 - c. Direct Solar Energy Transmittance: 66 percent
 - d. Direct Solar Energy Reflectance Outdoors: 22 percent
 - e. Winter U-Value Nighttime: 0.31
 - f. Summer U-Value Daytime: 0.27
 - g. Solar Heat Gain Coefficient: 0.68
 - h. Summer Relative Heat Gain: 160
- 6. Edge Seals: ASTM E 2188, with aluminum spacers, dual-sealed with a primary seal of polyisobutylene and a secondary seal of silicone sealant for glass-to-spacer seals.
 - 7. Sealant: Approved by glass manufacturer.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine areas to receive glass. Notify Architect of conditions that would adversely affect installation. Do not proceed with installation until unsatisfactory conditions are corrected.

3.2 PREPARATION

- A. Verify glazing openings are correct size and within tolerance.
- B. Verify glazing channels, recesses, and weeps are clean and free of obstructions.

3.3 GLAZING

- A. Install glass in accordance with manufacturer's instructions, except where local codes or GANA Glazing Manual indicate more stringent requirements.

3.4 FIELD QUALITY CONTROL

- A. Coated glass, when viewed from minimum of 10 feet, exhibiting slightly different hue or color not apparent in hand samples, will not be cause of rejection of glass units, as determined by Architect.
- B. Verify glass is free of chips, cracks, and other inclusions that could inhibit structural or aesthetic integrity.

3.5 CLEANING

- A. Clean glass promptly after installation in accordance with manufacturer's instructions.
- B. Remove labels from glass surface.
- C. Do not use harsh cleaning materials or methods that would damage glass.

3.6 PROTECTION

- A. Protect installed glass from damage during construction.
- B. Protect installed glass from contact with contaminating substances resulting from construction operations.
- C. Remove and replace glass that is broken, chipped, cracked, abraded, or damaged in other ways during construction period, including natural causes, accidents, and vandalism.

END OF SECTION



MEMORANDUM

Planning Division

DATE: November 18th, 2020
TO: Design Review Board
FROM: Nicholas Dupuis, City Planner
SUBJECT: Design Review – 825 Bowers – Todd’s Room

Zoning: O-2 (Office-Commercial) & MU3 (Mixed-Use)
Existing Use: Commercial

Introduction

The Planning Division has received an application for Design Review for a completed and unapproved exterior painting project on an existing one-story commercial building in the Triangle District. The applicant had previously submitted an Administrative Approval application that was denied based on the recommendations of the Design Review Board (DRB). City Staff advised the applicant that they would be required to either submit a new Administrative Approval application to repaint the building or submit a Design Review application to petition the DRB to formally consider the current unapproved paintjob.

Building Exterior

As noted above, the only exterior changes to the building proposed is the completed exterior painting. The paintable surface of the building façade is comprised of brick and stucco, the color formerly a tan/cream across the entire façade. The applicant has now painted the building “Rose Petal” pink. The applicant has advised that the color was chosen because it represents the Todd’s Room brand.

Signage

There are no new signs proposed as a part of this approval. A rendering submitted by the applicant does show a sign concept on the east side of the building. However, the sign concept is NOT a part of this application and review. It is worth noting at this time that a sign will not be permitted in that location, as all signs are required to be located within the Sign Band. All new signage must be approved by the Planning Division and/or Design Review Board before they may be installed.

Planning and Zoning

The exterior painting project does not have any planning and zoning implications.

Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance 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.

Planning Division Analysis

The applicant meets Design Review requirements 1 and 2 of Section 7.09. However, requirements 3-7 are worth some discussion by the Design Review Board. Although the rose petal pink color is unlikely to adversely affect property values in the immediate neighborhood, the appearance of the building certainly stands out and may be considered incompatible with the neighboring buildings save perhaps the red portion of the Gallie Fiat/Alpha Romeo dealership to the west. Other buildings in the area appear to have neutral tones or unpainted red brick. Although subjective, the Planning Division does not feel that the rose petal pink color is *garish*, *unsightly* or *offensive*. However, it does provoke a reaction due to the uncommonness of the color pink on building facades, especially in Birmingham.

Finally, the design of the building as it relates to the exterior paint may be considered "bold" as suggested by the Triangle District Urban Design Plan:

New buildings should move away from existing architectural styles and instead evolve toward a "bold" approach to contemporary design through the use of massing, colors, façade treatments, etc.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 825 Bowers – Todd's Room.

OR

Motion to **POSTPONE** the Design Review application for 825 Bowers – Todd’s Room – pending receipt of the following:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the Design Review application for 825 Bowers – Todd’s Room – for the following reasons:

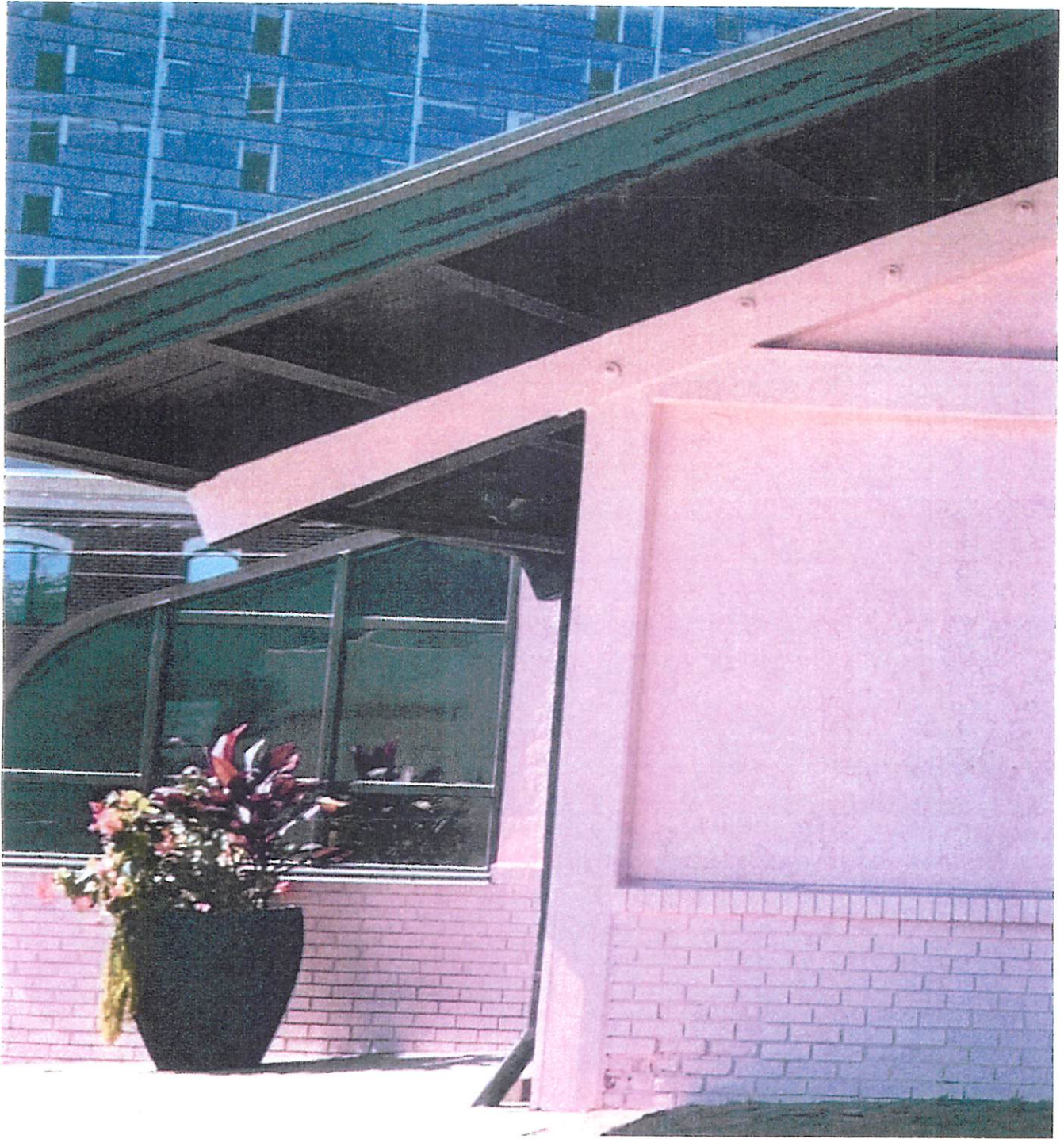
1. _____
2. _____
3. _____



TODD



UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNERS EXPENSE
BOB ADAMS TOWING
248-644-5000
www.bobadamstowing.com



Color is more
accurate on Swatch

2010-70

Frosty Pink

2010-70

2010-60

2010-60

Rose Petal

2010-50

Todd

2010-40

2010-50

Boys

Coral Gable

2010-40

Dawn Pink

CP



Benjamin Moore

CP

Frosty Pink 2010-70
Rosado Glaseado
Rose Givrée

Rose Petal 2010-60
Pétalo de Rosa
Pétale Rose

Dawn Pink 2010-50
Rosado del Amanecer
Aurore Rose

Coral Gables 2010-40
Coral Gables
Mer de Corail



United States/Estados Unidos:
For assistance 1-800-6-PAINT-6 Para asistencia
Canada:
For assistance 1-800-361-5898 Pour obtenir de l'aide
Color chip may differ slightly from actual paint. El chip de color
puede difenir ligeramente de la pintura real. La couleur des
échantillons peut différer légèrement de la peinture en contenant.

COL 7/2017
Printed in the USA. Impreso en EE. UU. Imprimé aux É.-U.



Design Review Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Todd's Room Inc.
Address: 825 Bowers Street, Birmingham, MI 48009

Phone Number: 248-594-0003
Email address: raquel@toddbeauty.com

2. Property Owner

Name: Bowers Property: Jeffrey Ishbia
Address: 251 E Merrill St. #212, Birmingham, MI 48009

Phone Number: 248-647-8590
Email address: _____

3. Project Contact Person

Name: Raquel Nannoshi
Address: 825 Bowers Street, Birmingham, MI 48009

Phone Number: 248-390-7181
Email address: raquel@toddbeauty.com

4. Project Designer/Developer

Name: Todd Skog & Raquel Nannoshi
Address: 825 Bowers Street, Birmingham, MI 48009

Phone Number: 248-594-0003
Email address: raquel@toddbeauty.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - ii. Colored elevation drawings for each building elevation;
 - iii. A Landscape Plan (if applicable);
 - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;

- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

6. Project Information

Address/Location of the property: _____
825 Bowers Street, Birmingham, MI 48009
Name of development: Todd's Room Inc.
Sidwell #: _____
Current Use: retail/salon
Proposed Use: retail/salon
Area of Site in Acres: 1.2
Current zoning: commercial

| | Yes | No |
|---|--------------------------|-------------------------------------|
| Is the property located in a floodplain? ----- | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Is the property within a Historic District? ----- | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| → If so, which? _____ | | |
| Will the project require a variance? ----- | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| → If so, how many? _____ | | |
| Has the project been reviewed by another board? ----- | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| → If so, which? _____ | | |

7. Details of the Proposed Development (attach separate sheet if necessary)

Todd's Room has been in Birmingham since 1996 and has always had the reputation of being a trendy yet classic womens beauty apothecary and boutique. Our image has always had the color pink attached to it. We are proposing to have the paint of our building to be pink. We have chosen a soft peachy pink color, something that will stay in a customer's mind always.

8. Required and Proposed Parking

Required number of parking spaces: _____
Proposed number of parking spaces: _____
Location of parking on site: _____
Location of parking off site: _____
Shared parking agreement? no
Size of surface parking lot: 110 parking spaces

Number of underground parking levels: no
Typical size of parking spaces: _____
Typical width of maneuvering lanes: _____
Number of handicap spaces: 2
Screenwall material: _____
Height of screenwall: _____

9. Landscaping

Location of landscape areas: _____
east side of building/front of building,
south side of building beneath windows

Proposed landscape material: _____
We plan to plant boxwood along the front of the building
from one end to the other. Along the south side of the
we would like to plant tall grass or possibly faux ivy

10. Streetscape

Sidewalk width: _____
Number of benches: _____
Number of planters: _____

Number of existing street trees: _____
Number of proposed street trees: _____
Number of waste receptacles: _____

11. Loading

Required number of loading spaces: _____
Proposed number of loading spaces: _____
Location of loading spaces on site: _____

Typical size of loading spaces: _____
Screenwall material: _____
Height of screenwall: _____

12. Exterior Waste Receptacles

Required number of waste receptacles: 1
Proposed number of waste receptacles: 1
Location of waste receptacles: back of building

Size of waste receptacles: _____
Screenwall material: _____
Height of screenwall: _____

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: _____
Location of all utilities & easements: _____

Size of transformers (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: _____
Location of all ground mounted units: _____

Size of ground mounted units (L•W•H): _____
Screenwall material: _____
Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: _____
Type of rooftop units: _____
Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____

Location of screenwall: _____
Screenwall material: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

14. Building & Site Lighting

Number of light fixtures on building: _____
Light level at each property line: _____
Type of light fixtures on building: _____
Location of light fixtures on building: _____

Number of light fixtures on site: _____
Type of light fixtures on site: _____
Height from grade: _____
Location of light fixtures on site: _____

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 the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: [Signature] Date: 11/2/2020
Print name: JEFFREY A. INBIA, manager Bauer Property LLC

Signature of Applicant: [Signature] Date: 11-2-2020
Print Name: Raquel Nannoshi

Signature of Architect: _____ Date: _____
Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Accepted By: _____



Administrative Sign Approval Application Planning Division

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

APPROVED
10/26/2020
PA#20-0113

1. Applicant

Name: Vital Signs
Address: 37037 Schoolcraft Rd
Livonia, MI 48150
Phone Number: 734-542-4800
Fax Number: 734-542-4070
Email Address: mcnvital@aol.com

2. Property Owner

Name: South Adams Shopping Owner, LLC
Address: 2550 Telegraph Rd Suite 200
Bloomfield Hills, MI 48302
Phone Number: Ian Studders 248-683-2500 x47
Fax Number:
Email Address: i.studders@primgmt.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: 643 S. Adams Rd
Name of Development: Restore
Parcel ID#:
Current Use:
Area in Acres:
Current Zoning: B-2

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

Approval of exterior LED illuminated wall sign

8. Location of Proposed Sign(s)

Entrance of tenant space

9. Type of Proposed Sign(s)

Wall: ☒
Ground:
Name Letter:
Canopy:

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

10. Size of Proposed Sign

Width: 105.3"

Depth: 6"

Height of Lettering: 22.2"

Overall Height: 33.1"

Extension from Wall: 6"

Total Square Feet: 24.2

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: Aluminum

Plastic: Sign Grade

Wood: _____

Glass: _____

Other: _____

Color #1: Blue

Color #2: White

Additional Colors: _____

13. Content of Proposed Sign(s)

restore hyper wellness + cryotherapy

14. Proposed Sign Lighting

Type of Lighting: LED

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: 10-12-2020

Office Use Only

Application # PA920-0113

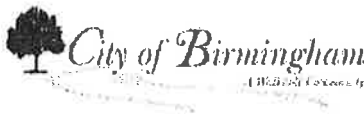
Date Received: 10/12/2020

Fee: \$100.00

Date of Approval: 10/30/2020

Date of Denial: N/A

Reviewed By: _____



CONSENT OF PROPERTY OWNER

I, South Adams Shopping Center Owner LLC, 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 643 S Adams Road, 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: Scott Marcus ;
(Name of Applicant)

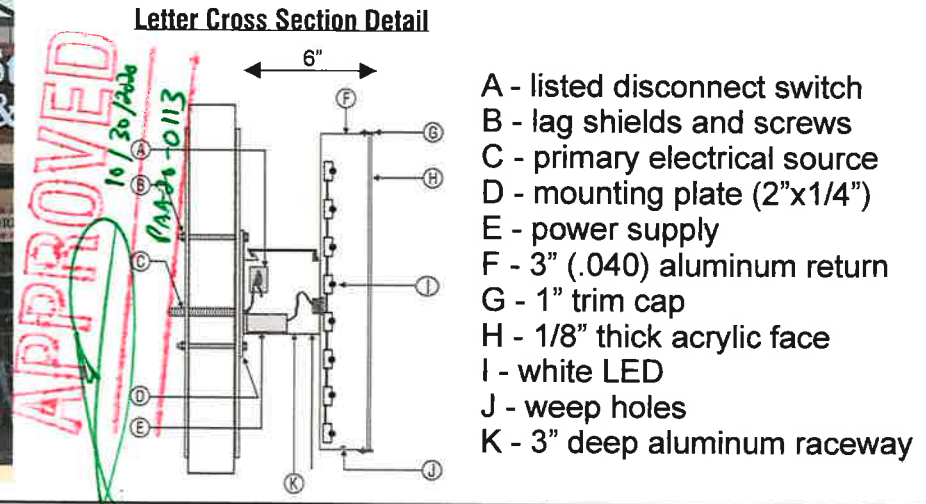
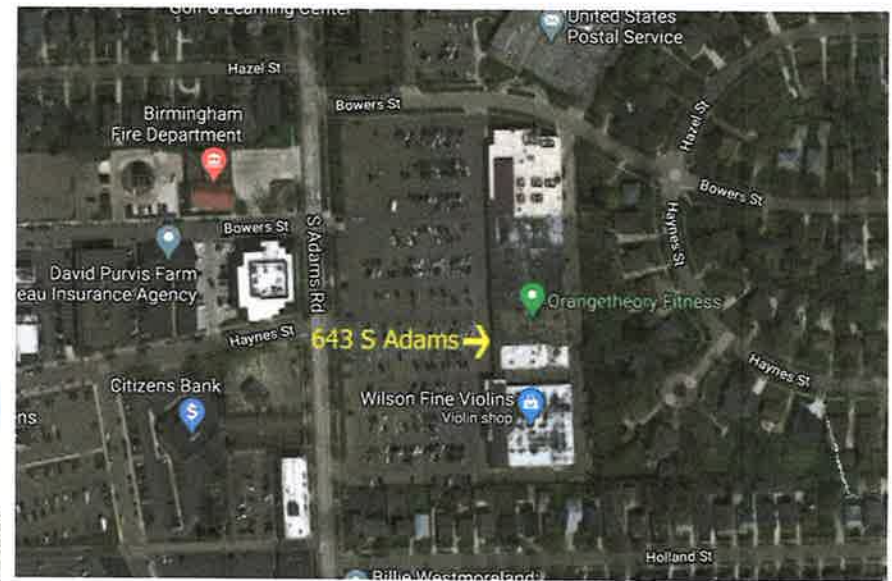
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): Matthew B. Lester

Signature of Owner: _____

Date: 10/12/2020



**ILLUMINATED CHANNEL LETTER WALL SIGN MOUNTED TO RACEWAY
WITH CAPSULE SIGN MOUNTED TO RACEWAY**

Permissible sign area = 24.3 sq ft
Proposed sign area =
33.1"h x 105.3"w = 24.2 sq ft

NOTE: All letters illuminate via internal white LEDs

SQUARE FOOTAGE:

24.2 Sq Ft

CLIENT:

**RESTORE
HYPERWELLNESS + CRYOTHERAPY**

ADDRESS:

**643 SOUTH ADAMS RD.
BIRMINGHAM, MI 48009**

DATE:

Sept. 28, 2020

*All electrical to be UL
Listed and Labeled*

VITAL SIGNS

**SIGN MANUFACTURER
37037 Schoolcraft Rd.**

Livonia, MI 48150

(734) 542-4800

Fax: (734) 542-4070





CITY OF BIRMINGHAM
Date 10/19/2020 9:53:24 AM
Ref 00173769
Receipt 549954
Amount \$100.00

Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Dagher Signs and Graphics
Address: 22476 Telegraph Rd
Southfield, MI 48033
Phone Number: 313.729.9555
Fax Number: _____
Email Address: kal@daghergraphics.com

2. Property Owner

Name: Arcadia Home Care & Staffing
Address: 920 E. Maple Rd. Birmingham, MI
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: Khaled Dagher
Address: 22476 Telegraph Rd
Southfield, MI 48033
Phone Number: 313.729.9555
Fax Number: _____
Email Address: kal@daghergraphics.com

4. Project Designer/Developer

Name: Dagher Signs and Graphics
Address: 22476 Telegraph Rd. Southfield, MI 48033
Phone Number: 313.729.9555
Fax Number: _____
Email Address: kal@daghergraphics.com

5. Project Information

Address/Location of Property: _____
920 E. Maple Rd. Birmingham, MI
Name of Development: Arcadia Home Care & Staffing
Parcel ID#: _____
Current Use: _____
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

Two proposed signs: 1 non-electric/non-lit wall sign (2ftx7ft=14sq ft) and 1 non-electric/non-lit ground sign (1.75ftx4ft=7sq ft)

New: proposed wall sign none illuminated wall sign (2ft x 7ft = 14sq ft)
existing: Reface of Dedicated panel on existing main monument sign

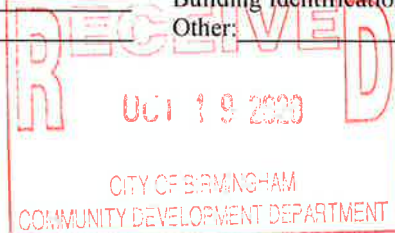
8. Location of Proposed Sign(s)

one on the wall and the other is a ground sign

9. Type of Proposed Sign(s)

Wall: non-lit wall sign totaling 14sq ft 3D acrylic mounted on Acrylic face
Ground: non-lit ground sign totaling 7sq ft (Reface)
Name Letter: Arcadia Home Care & Staffing
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): _____ wall: standoffs, ground: silicone mount to existing faces
Building Identification: _____
Other: _____



10. Size of Proposed Sign

Width: wall: 2x7ft / ground 1.75x4ft monument Refuse
Depth: 3/8" in for wall, 3mm for ground 1" ~~1.75x4ft~~
Height of Lettering: wall: panel is 24" high, ground: panel is 21" high

Overall Height: please see drawings for more details 2 ft
Extension from Wall: 4"
Total Square Feet: 14 sqft wall / 7 sqft ground = 21 sqft

11. Existing Signs Currently on Property

Number: 2
Square Feet per Sign: 800
2x7 wall: 14 / ground 7 sqft

Sign Type(s): none illuminated
Total Square Feet: 21 sqft

12. Materials/Style of Proposed Sign(s)

Metal: 3/8 Cast acrylic + 1/2" acrylic (lettering)
Plastic: ground: 3mm white clear acrylic panel with graphics; wall: 3mm clear acrylic panel azure blue and gloss white vinyl
Wood:
Glass:

Other:
Color #1: Azure Blue
Color #2: white
Additional Colors:

13. Content of Proposed Sign(s)

2 signs: one wall sign 84inx24in as in picture, one ground mounted to replace existing faces as see in pictures 48x21in

14. Proposed Sign Lighting

Type of Lighting: none external (existing)
Size of Fixtures (LxWxH):
Maximum Wattage per Fixture:
Proposed Wattage per Fixture: (existing multi-tenant building)

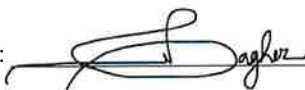
Location:
Number of Lights Proposed:
Height from Grade:
Lighting Style:

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: 8/20/2020

Office Use Only

Application # PAABO-0114

Date Received: 10/19/2020

Fee: \$100.00

Date of Approval: 11/10/2020

Date of Denial: N/A

Reviewed By: 



CONSENT OF PROPERTY OWNER

I, Ara Atesian 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 940 E. Maple
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Arcadia Home Care + Staffing / Theresa Renee diStefano
(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.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): Ara Atesian

Signature of Owner: [Signature]

Date: 9-28-20

Sign Details

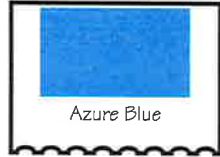
Size- 84" W x 24" T

Material- 3/8" thick clear acrylic panel with azure blue on 2nd surface

Logo/Letters- 1/2" Thick white letters applied to 1st surface

Mount- Standoffs

Qty. 2



28" 5'6"



CUSTOM-SIGN
CONSULTANTS

Designed Exclusively For
Addus/Arcadia

File Name
Wall Signage proof_r4

Acct Rep
AAF

Scale
N/A

Date/Revision(s)
3-20-2020

6-19-2020
8-21-2020

9-22-2020

Signature states that above proof is accepted and client is authorizing to produce the specified.

Signature

Date

File Path
C:\AI Frapolli - Graphic Drive-AI\Addus\Birmingham (920 E. Maple Rd. Birmingham, MI 48009)\

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Sign Details

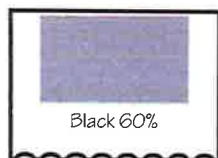
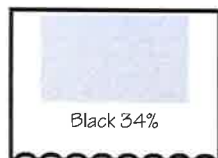
Size- 48" W x 21" T

Material- 3mm white dibond with 3-color cast vinyl graphics applied

Edges- Painted to match face

Mount- Silicone mount to existing faces

Qty. 2



| | | | | |
|---|--|------------------------|-------------------------------------|--|
| CUSTOM-SIGN CONSULTANTS | Designed Exclusively For Addus/Arcadia | Acct Rep AAF | Date/Revision(s) 3-0-2020 | Signature states that above proof is accepted and client is authorizing to produce the specified. |
| | File Name Monument Signage proof_r2 | Scale N/A | 5-11-2020 | |
| File Path C:\AI Frapolli - Graphic Drive-AL\Addus\Birmingham (920 E. Maple Rd. Birmingham, MI 48009)\ | | | | Signature |
| <small>© 2015 Custom Sign Consultants, Inc. All rights reserved. Custom Sign Consultants, Inc. reserves all rights of reproduction and all copyrights in designs, materials and data on these pages, created by Custom Sign Consultants, Inc. as well as the preliminary design and any incidental works made therefrom. All rights reserved. All drawings, materials, data or information developed or provided by Custom Sign Consultants, Inc. are and will remain the sole and exclusive property of Custom Sign Consultants, Inc. and its Affiliates. Unauthorized copying, reverse engineering, decompiling and creating derivative works are expressly forbidden. No part of the content may be otherwise or subsequently reproduced, downloaded, disseminated, published, or transferred, in any form or by any means, except with the prior written permission of and with express attribution to Custom Sign Consultants, Inc.. Copyright infringement is a violation of federal law subject to criminal and civil penalties.</small> | | | | Date |

Administrative Sign Approval Application

Planning Division

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

APPROVED
10/30/2020
PA120-0106

1. Applicant

Name: Ultimate Signs Inc
Address: 8827 Mark Twain St
Detroit, MI 48228
Phone Number: 313 682-8885
Fax Number: _____
Email Address: ultimate.signs@sbglobal.net

2. Property Owner

Name: Kevin Denha
Address: 700 N. Old Woodward Ave Ste 300
Birmingham, MI 48009
Phone Number: 248-245-1515
Fax Number: _____
Email Address: kdenha@visioninvpartners.com

3. Applicant's Attorney/Contact Person

Name: Bassem alawi
Address: 8827 Mark Twain St
Detroit, MI 48228
Phone Number: 313 682-8885
Fax Number: _____
Email Address: ultimate.signs@sbglobal.net

4. Project Designer/Developer

Name: Ultimate Signs Inc
Address: 8827 Mark Twain St
Detroit, MI 48228
Phone Number: 313 682-8885
Fax Number: _____
Email Address: ultimate.signs@sbglobal.net

5. Project Information

Address/Location of Property: 1120 E. Lincoln St
Birmingham, MI
Name of Development: _____
Parcel ID#: _____
Current Use: Bagel Shop
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

Wall sign - Channel Letter 1'5" x 19' LED Lighting.

8. Location of Proposed Sign(s)

9. Type of Proposed Sign(s)

Wall: channel letter 1'5" x 19'
Ground: _____
Name Letter: _____
Canopy: _____

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

RECEIVED
OCT 08 2020
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT

10. Size of Proposed Sign

Width: 19
 Depth: 2 1/2"
 Height of Lettering: 11.5

Overall Height: _____
 Extension from Wall: _____
 Total Square Feet: 28.5 square feet *YP*

11. Existing Signs Currently on Property

Number: _____
 Square Feet per Sign: _____

Sign Type(s): Existing sign will be removed.
 Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: aluminum
 Plastic: acrylic
 Wood: _____
 Glass: _____

Other: _____
 Color #1: Red
 Color #2: _____
 Additional Colors: Red

13. Content of Proposed Sign(s)

Jersey Bagel Deli & Grille

14. Proposed Sign Lighting

Type of Lighting: LED
 Size of Fixtures (LxWxH): _____
 Maximum Wattage per Fixture: _____
 Proposed Wattage per Fixture: _____

Location: Within
 Number of Lights Proposed: _____
 Height from Grade: 14'
 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: Balawani Date: 9/20/2020

Office Use Only

Application # PAA20-0106 Date Received: 10/8/2020 Fee: \$100.00
 Date of Approval: 10/30/2020 Date of Denial: N/A Reviewed By: [Signature]

CONSENT OF PROPERTY OWNER

I, Kevin Denha, 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 1120 E. Lincoln;
(Address of Affected Property)

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

Birmingham by: Ultimate Signs Inc.;
(Name of Applicant)

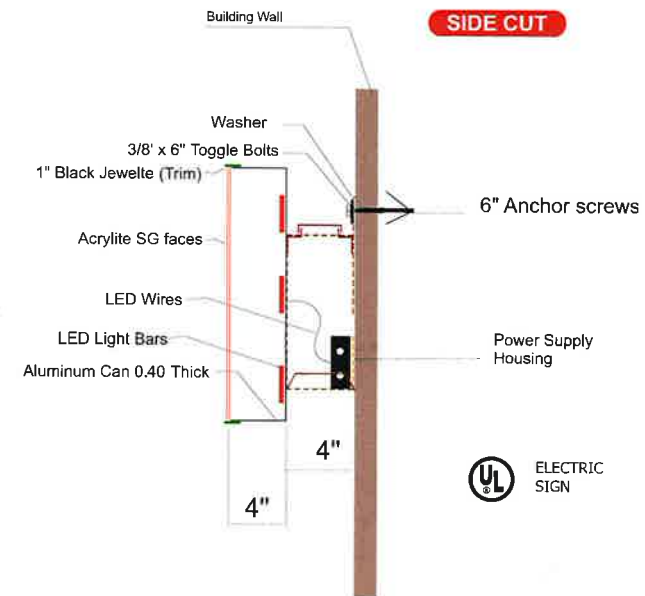
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): Kevin Denha

Signature of Owner:  Date: 9-21-20

APPROVED
10/30/2020
PA420-0106

REVISED



This Sign Is Intended To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Code And / Or Other Applicable Local Codes . This Includes Proper Grounding And Bonding Of The Sign

Before



RECEIVED

OCT 20 2020

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.



CITY OF BIRMINGHAM
Date 10/20/2020 10:17:57 AM
Ref 00173824
Receipt 550152
Amount \$100.00

Administrative Sign Approval Application
Planning Division

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

APPROVED
10/27/2020
PAA 20-0162

1. Applicant

Name: Karyn Brusate (Hunter Roberts Homes)
Address: 36800 Woodward Ave, Suite 115
Bloomfield Hills, MI 48304
Phone Number: 248-644-4910
Fax Number:
Email Address: karyn.hunterroberts@gmail.com

2. Property Owner

Name: Keith Wurn
Address: 1233 Maryland
Birmingham, MI 48009
Phone Number: 734-727-9000
Fax Number:
Email Address: kwurn@sartaresto.com

3. Applicant's Attorney/Contact Person

Name: Contact Person: Heath Carr
Address: 36800 Woodward Ave, Suite 115
Bloomfield Hills, MI 48304
Phone Number: 248-644-4910
Fax Number:
Email Address: heath.hunterroberts@gmail.com

4. Project Designer/Developer

Name: Hunter Roberts Homes
Address: 36800 Woodward Ave, Suite 115
Bloomfield Hills, MI 48304
Phone Number: 248-644-4910
Fax Number:
Email Address: karyn.hunterroberts@gmail.com

5. Project Information

Address/Location of Property: 1791 Bowers St.
Birmingham, MI 48009
Name of Development: ADAMS VILLAGE SUB
Parcel ID#: 08-20-31-104-044
Current Use: residential
Area in Acres: 0.173
Current Zoning: residential

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

Request for a temporary builder/real estate sign to be put up at this job site.

8. Location of Proposed Sign(s)

Front yard facing Bowers street

9. Type of Proposed Sign(s)

Wall:
Ground: x
Name Letter:
Canopy:

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

10. Size of Proposed Sign

Width: 3ft x 2ft
Depth: _____
Height of Lettering: _____

Overall Height: _____
Extension from Wall: _____
Total Square Feet: _____

11. Existing Signs Currently on Property

Number: None
Square Feet per Sign: _____

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

12. Materials/Style of Proposed Sign(s)

Metal: x
Plastic: _____
Wood: _____
Glass: _____

Other: _____
Color #1: _____
Color #2: _____
Additional Colors: _____

13. Content of Proposed Sign(s)

Builder name and phone number

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: None

Proposed Landscape Material: 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 to the approved site plan.

Signature of Applicant: Keith Linn Date: 10/13/2020

Office Use Only

Application # PA920-0102 Date Received: 10/20/2020 Fee: \$100.00
Date of Approval: 10/27/2020 Date of Denial: N/A Reviewed By: [Signature]



CONSENT OF PROPERTY OWNER

I, Keith Wurn, 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 1791 Bowers St;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Karyn Brusate;
(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.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): Keith Wurn

Signature of Owner:  Date: 10/13/20



4 ft

3 ft+

11 ft

5 1/2 ft+

HUNTER ROBERTS
DESIGN + BUILD
248.766.2275
hunterrobertshomes.com





City of Birmingham

APPROVED

10/30/2020

PA120-0107

Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Metro Detroit Signs
Address: 11444 Kaltz Ave
Warren, MI 48089
Phone Number: 586-759-2700
Fax Number: 586-759-2703
Email: kdeters@metrodetroitsigns.com

Property Owner

Name: IRONHEAD TRUST
Address: 1359 BAVIS
BIRMINGHAM 48009
Phone Number: 248-540-8017
Fax Number: 248-540-2712
Email: PRIMEMANAGEMENT@TIR.COM

2. Applicant's Attorney/Contact Person

Name: Kevin Deters at Metro Detroit Signs
Address: 11444 Kaltz Ave
Warren, MI 48089
Phone Number: 586-759-2700
Fax Number: 586-759-2703
Email: kdeters@metrodetroitsigns.com

Project Designer

Name: same as applicant
Address:
Phone Number:
Fax Number:
Email:

3. Project Information

Address/Location of Property: 33423 Woodward Ave

Name of Development: Prim & Plush Lash + Brow Bar
Parcel ID #:
Current Use: Vacant
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

Install a wall sign & a face change on the ground sign for Prim & Plush Lash + Brow Bar. The wall sign is 41" x 125" = 35.59 sq feet. The tenant panels on the face change are 16" x 56.5" = 6.27 sq feet

6. Location of Proposed Signs

Wall sign is on the east (front) elevation facing Woodward Ave. Ground sign tenant panel face change is in the parking lot on the north side of the property

7. Type of Sign(s)

Wall: Yes

Ground: Yes - face change on existing tenant panels

Projecting:

Canopy:

Building Name:

Post-mounted Projecting:



CITY OF BIRMINGHAM
Date 10/08/2020 1:42:00 PM
Ref 00173470
Receipt 549022
Amount \$100.00

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

Front: Yes - east elevation

Left side:

Rear:

Right side:

9. Size of Sign

Width: wall sign = 125 inches / tenant panels = 56.5 inches

Depth: Wall sign = 5 inches / tenant panels = 0.5 "

Height of lettering: wall sign = 15.13 inches

Height: wall sign = 41 inches / tenant panels = 16 inches

Total square feet: wall sign = 35.59 sq feet / tenant panels = 6.27 sq feet

10. Existing signs currently located on property N/A

Number:

Square feet per sign:

Type(s):

Total square feet:

11. Materials/Style

Metal: Aluminum wall sign letters / ACM tenant panel faces

Plastic: Plex wall sign faces / Vinyl graphics on tenant panels

Color 1 (including PMS color #): Black

Additional colors (including PMS color #):

Wood:

Glass:

Color 2 (including PMS color #) White

12. Sign(s) Read(s): Prim & Plush Lash + Brow Bar

13. Sign Lighting

Type of lighting proposed: LED wall sign

Size of light fixtures (LxWxH):

Maximum wattage per fixture:

Location: wall sign on front elevation

Number proposed:

Height from grade: Wall sign = 10 feet from grade to bottom of sign

Existing ground sign is 8.33 feet overall height

Proposed wattage per fixture:

Style (include specifications):

14. Landscaping (Ground signs only) N/A

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:

Don Detke

Date:

10-2-20

Application #: PAAD0-0107

Office Use Only

Date Received:

10/8/2020

Fee:

\$100.00

Date of Approval:

10/30/2020

Date of Denial:

N/A

Reviewed by:



CONSENT OF PROPERTY OWNER

I, IRONHEAD TRUST 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 33423 Woodward Ave :
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Metro Detroit Signs :
(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: 10-2-20

IRONHEAD TRUST
Owner's Name (Please Print)

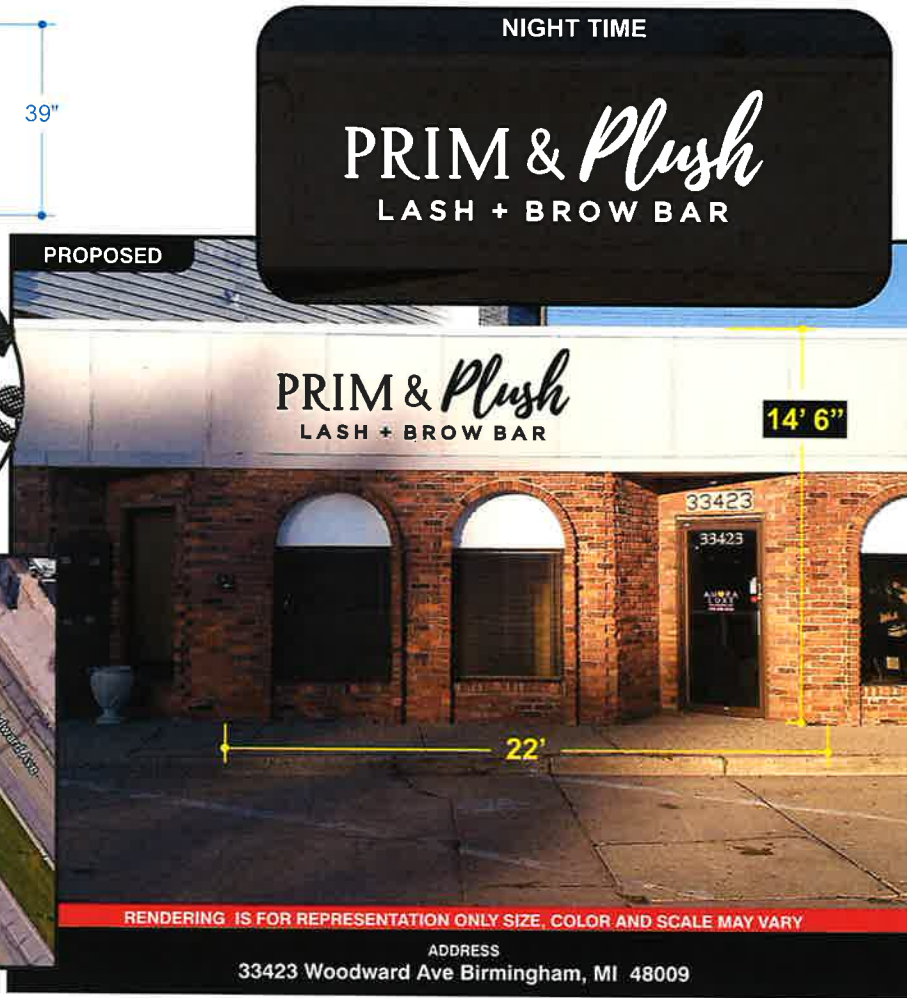
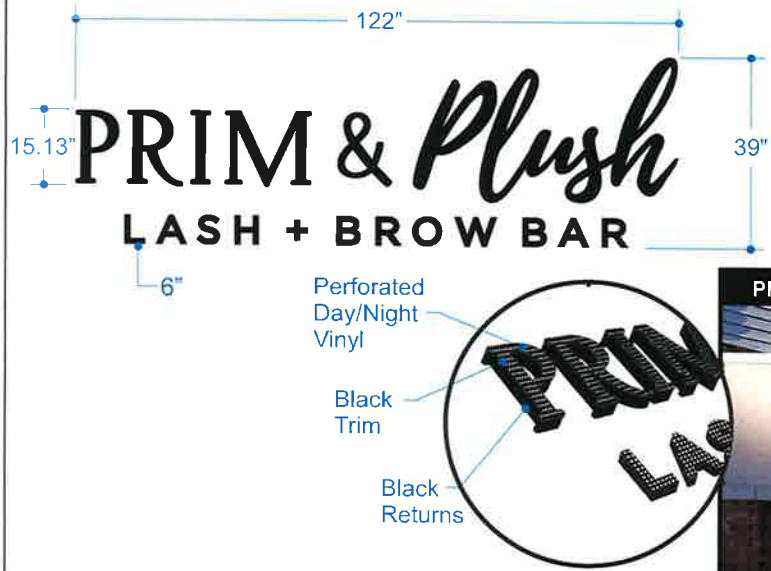
[Signature]
Owner's Signature

REVISED

APPROVED

10/20/2020

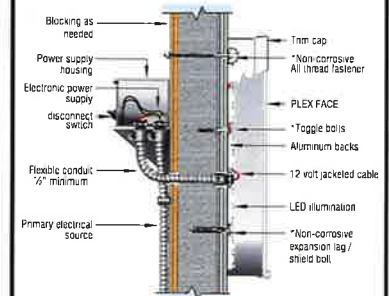
PAA20-0107



SIGN DIMENSIONS

39"x122" Overall - 33 Sq. Ft.

FLUSH MOUNT CHANNEL LETTERS



Letter Faces
Plexiglass
2447 White

Vinyl
Perforated
Day/Night Vinyl

Letter Trim Caps
1" Black

Letter Returns
3" Black

ILLUMINATION
White LED

Wire Leads
Default 6'



Sales Person: Paul Ferguson

Drawn By: Connie Fotiu

Date: 8/28/2020

File Name: PRIM and Plush.cdr
Front Elevation Channel Letters Pg 6

Revision: 10/26/2020 #2

This drawing and design/layout is the property of Metro Detroit Signs. The use of which in part or in whole is not permitted without prior written consent from Metro Detroit Signs. All rights reserved, Copyright 2018

Customer Signature

Date

Work Order#: XXX



11444 Kaltz Ave
Warren, MI 48089
Phone: 586-759-2700
Fax: 586-759-2703

Administrative Approval Application Planning Division

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

1. Applicant

Name: Kevin Misiak
Address: 2562 Lance ST
LAKE CROWN MI 48360
Phone Number: 248-342-2369
Fax Number: _____
Email Address: KMMservices350@gmail.com

2. Property Owner

Name: BMW Kar Wash LLC
Address: 28845 Telegraph RD
SOUTHFIELD MI 48034
Phone Number: 248-444-0442
Fax Number: _____
Email Address: Bruce@JAXKarwash.net

3. Applicant's Attorney/Contact Person

Name: Same As Above
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: 34745 Woodward Ave
Name of Development: _____
Parcel ID#: 08-19-36-208-004
Current Use: Car Wash
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

Approval of Removing Existing Garage Door & Replacing it with new storefront glazing. To provide access for customers into waiting room constructed in existing Garage Area. Adding small (22") heat pump condenser to roof above.

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: Kevin Misiak Date: 10-30-2020

Office Use Only

Application #: PAA20-0107 Date Received: 10/30/2020 Fee: \$100.00
Date of Approval: 11/4/2020 Date of Denial: N/A Reviewed By: [Signature]

CONSENT OF PROPERTY OWNER

I, BMW Kar Wash LLC, 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 34745 Woodward Ave;
(Address of Affected Property)

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

Birmingham by: Kevin Misriak;
(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.

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): Bruce Milen

Signature of Owner: Bruce Milen Date: 10-30-2020





Kevin Misiak

KMMservices LLC

Kmm services55@gmail.com

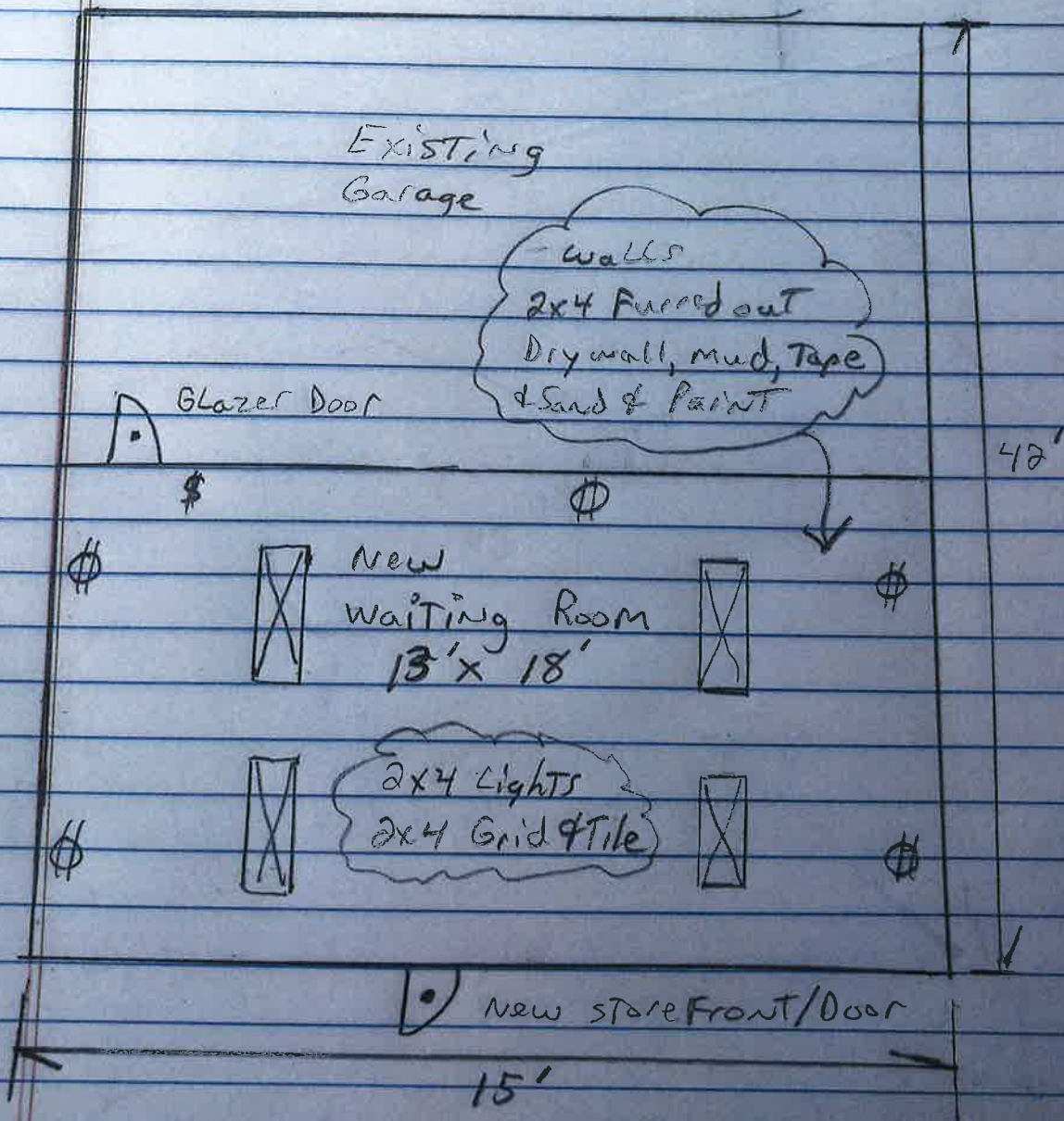
248-342-2369

JAXX Kar Wash

34745 Woodward Ave

Birmingham AL

48009



Design Review Board Action List – 2020

| Design Review Board | Quarter | Rank | Status |
|---|------------------------------------|-------------|--------------------------|
| Redesign/Update DRB Board Applications | 1 st (January-March) | 1 | <input type="checkbox"/> |
| Update Sign Ordinance | 2 nd (April-June) | 2 | <input type="checkbox"/> |
| Create New Informational Artwork for Sign Ordinance | 3 rd (July-September) | 3 | <input type="checkbox"/> |
| Sign Ordinance Enforcement | 4 th (October-December) | 4 | <input type="checkbox"/> |

Updates:

1. Updated Design Review application as of June 2020
 - a. Simplified, reformatted, and trimmed unnecessary sections
 - b. Updated PDF to be a fillable form
2. Sign Ordinance update in progress.