

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – November 4th, 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 October 21st, 2020](#)
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
 - A. [856 N. Old Woodward – The Pearl](#)
 - B. [996 S. Adams – Primo’s Pizza](#)
- 6) Study Session
 - A. [Wall Art](#)
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 1. [920 E. Maple \(Sign\) – Arcadia Home Care & Staffing](#)
 2. [395 E. Maple \(Sign\) – Pazzi](#)
 3. [243 E. Merrill \(Sign\) – La Strada](#)
 - B. Draft Agenda
 1. [November 18th, 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 OCTOBER 21, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 21, 2020. Chairman John Henke called the meeting to order at 7:12 p.m.

1) ROLL CALL

Present: Chairman John Henke (left at 8:23 p.m.); Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht (arrived 7:29 p.m.), Natalia Dukas, Patricia Lang

Absent: Board Members Joseph Mercurio, Michael Willoughby; Alternate Board Member Alexander Jerome

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

10-78-20

2) Approval Of Minutes

Motion by Ms. Lang

Seconded by Mr. Dukas to approve the DRB Minutes of October 7, 2020 as submitted.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Dukas, Lang, Deyer, Henke

Nays: None

10-79-20

3) Courtesy Review

City Planner Dupuis presented a courtesy review request from John Marusich, owner of The Pearl at 856 N. Old Woodward. CP Dupuis explained that the canopy sign ordinance permits signage on canopy valences to be up to 18 inches tall. The valence in this case, however, is 44 inches tall. In addition, per ordinance the square footage of the canopy can only be 33% of the linear frontage. The current dimensions of The Pearl's valence work out to be 50-60% of the square footage of the linear frontage.

Mr. Marusich installed the valence prior to receiving approval from the City. He submitted an administrative approval request subsequent to the valence's installation, which the City had to deny since it did not meet ordinance requirements. CP Dupuis stated he was told by Mr. Marusich that the installation of the valence without approval was the result of a series of misunderstandings among the people he hired to create and install the valence. The Pearl's canopy will be extended out over the sidewalk to seven feet in response to requirements from

the Planning Board. After performing the required modification, Mr. Marusich has said he would like to restore the valence sign as-is to the building's frontage.

CP Dupuis stated that Mr. Marusich has an official application in with the DRB for a design review of the sign, which is scheduled for November 4, 2020. He understands that the valence will not be permitted by the DRB since it does not conform to the ordinance, and that he would then have to appear before the Board of Zoning Appeals should he wish to pursue the matter further. CP Dupuis explained Mr. Marusich was before the DRB this evening to get additional context on why the DRB made the recommendations it did for the canopy valence ordinance which was changed in May 2020.

In reply to a question from Mr. Marusich, Chairman Henke summarized that the DRB made recommendations to change the canopy valence ordinance in May 2020 after much Board deliberation regarding the appropriate size, scale, and aesthetics of such canopy valences and attendant signage.

Mr. Marusich asked Board members to state what they found aesthetically problematic about The Pearl's valence, since it does not comply with the aesthetic recommendations previously made by the DRB and now contained in the relevant ordinance.

Chairman Henke and CP Dupuis emphasized to Mr. Marusich that it was not relevant whether the DRB found his particular canopy valence aesthetically problematic at this point. They emphasized that the only question at hand was whether The Pearl's canopy valence complied with the ordinance, and that unfortunately it did not.

Chairman Henke said that, after the design review of the valence scheduled for November 4, 2020, the DRB could possibly recommend to the BZA that the valence be granted a variance. He explained that the recommendation would not be binding on the BZA, and that the DRB would not be able to independently approve the valence.

Mr. Marusich asked whether the DRB could grant him some leeway since he did not intend to flout the ordinance requirements. He reiterated his contention that the valence was mistakenly installed without approval due to misunderstandings on the part of the people he hired to do it.

Chairman Henke stated that it is general DRB practice to look more kindly on these types of discussions when they happen before non-compliant action is taken by the business owner. He said the DRB looks less favorably on requests for forgiveness of ordinance violations.

Agreeing with Chairman Henke, the Board emphasized that a misunderstanding of ordinances or application processes was not a sufficient reason to be granted leeway by the DRB. They also reiterated Chairman Henke's previous comment that they had little ability to give Mr. Marusich leeway on this issue. They emphasized that the process of getting signage approval in the City is well-known by most business owners and that the DRB cannot act to approve an ordinance violation.

Ms. Lang said she had no problem with the sign on an aesthetic level. She agreed with her fellow Board members that since the sign violates the ordinance the only option available to them would

be to consider recommending a variance approval to the BZA after November 4, 2020's design review.

Seeing no further comment on the matter, the DRB continued to the next agenda item.

10-80-20

4) Public Hearing Review

None.

10-81-20

5) Design Review

None.

10-82-20

6) Sign Review

None.

10-83-20

7) Study Session

None.

10-84-20

8) Miscellaneous Business And Communications

A. Staff Reports

1. Administrative Sign Approvals

CP Dupuis presented an administrative sign approval request from Dennis Pazzi, for his store located at 395 E. Maple Road. He explained that Mr. Pazzi was seeking to add a description to his sign in order to let people coming in off the street know that he does commercial interior design and not residential interior design.

Chairman Henke reminded the Board that it has been his ongoing stance that if he could not tell what a business is from the sign then he has had no objection to descriptor words being added to the signage.

Chairman Henke continued that allowing descriptor words in the sign band in select cases would also be a way for the City to further support its small businesses while they are attempting to weather the deleterious impact of the Covid-19 pandemic.

Mr. Deyer said he was unsure how the DRB would determine when descriptor words in the sign band would be appropriate and when they would not be. Mr. Deyer said that businesses could put the descriptor words at the bottom of their windows instead in order to provide clarity.

Chairman Henke warned that vehicles passing Pazzi on Maple would be highly unlikely to be able to see the descriptor words in the window.

Ms. Lang said she would be supportive of allowing descriptor words in this case particularly on the side of the business that faces Woodward.

Ms. Dukas said that in general she concurred with Chairman Henke. She said she found the proposed description in this case slightly long and would be more supportive if it was shortened a bit.

There was Board consensus that this item and the other five administrative sign approvals CP Dupuis wanted to discuss presently should be returned to be discussed more thoroughly by the DRB at its November 4, 2020 meeting.

CP Dupuis asked whether the six administrative sign review requests he had intended for the present meeting should be noticed and paid for as design reviews or whether they should be included on the next meeting's agenda as administrative sign review requests again. He said that if each request had to be a full design review they would not appear before the DRB until the November 18, 2020 meeting.

Chairman Henke said he would reach out to City Attorney Currier the next day to determine what would be most appropriate. He recommended that the requests be scheduled as administrative sign review requests with the understanding that they might have to be changed to design reviews and moved to the November 18 meeting depending on City Attorney Currier's response.

CP Dupuis said he would like to facilitate a future study session among the DRB members to try and gain clarity on which descriptor words are and are not acceptable according to the Board's members.

Chairman Henke explained that descriptor words has been a contentious topic among the DRB members for longer than he has been a member of the Board. He said he was willing to have a study session but cautioned CP Dupuis that he may not gain any further clarity on the Board's preferences.

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 October 21, 2020 at 8:24 p.m.

Motion carried, 4-0.

ROLL CALL VOTE

Yeas: Lang, Dukas, Debbrecht, Deyer

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: November 4th, 2020

TO: Design Review Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Design Review (Sign) – 856 N. Old Woodward – The Pearl

The applicant has submitted a Design Review (Sign) Application for a canopy sign proposed on the O2 (Office-Commercial) and D2 (Downtown Overlay) zoning districts. The building is a newly completed four-story mixed-use building with three retail tenant spaces on the first floor and a main lobby entrance for the residential floors above. The applicant has proposed a canopy sign over the lobby entrance containing the name of the building, "The Pearl."

Signage:

The building frontage for The Pearl measures 155 ln. ft., which allows the building 155 sq. ft. of signage as per Article 1, Section 1.04 (B) of the Sign Ordinance. The only other approved existing sign on site is for the Lash Lounge, which measures 23.54 sq. ft. Thus, the remaining available sign area for the building is 131.46 sq. ft.

Table B of the Sign Ordinance requires canopy signs to measure no more than 0.33 sq. ft. for each linear foot of canopy length of the canopy upon which the sign will be placed. Additionally, the canopy valence is permitted at 18 in. maximum, and signs may not extend beyond the height of the canopy valence. One sign is permitted per canopy, and illumination is permitted.

The proposed canopy sign measures 70 in. wide by 9 in. tall for a total of 4.38 sq. ft. in area. The canopy valence length is 164 in. and the canopy valence is 18 in. tall. Following the requirements of the Sign Ordinance, the maximum area permitted on the canopy is 4.56 sq. ft. Thus, the proposed canopy sign meets the Sign Ordinance. The applicant is also proposing internal illumination and push-through 9 in. white acrylic letters, which adds dimension to the sign face.

Sign Review Requirements:

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

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.
2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.
6. The sign otherwise meets all requirements of this Chapter.

Recommendation:

The Planning Division recommends that the Design Review Board **APPROVE** the Design Review (Sign) application for 856 N. Old Woodward – The Pearl.

Wording for Motions

Motion to **APPROVE** the Design Review (Sign) application for 856 N. Old Woodward – The Pearl.

OR

Motion to **POSTPONE** the Design Review (Sign) application for 856 N. Old Woodward – The Pearl – pending receipt of the following:

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

OR

Motion to **DENY** the Design Review (Sign) application for 856 N. Old Woodward – The Pearl – for the following reasons:

1. _____
2. _____
3. _____

SIGN BOX ON EXISTING
CANOPY

Telling your story in 3 dimension

Sitto Industries

Signs . Displays . Exhibits

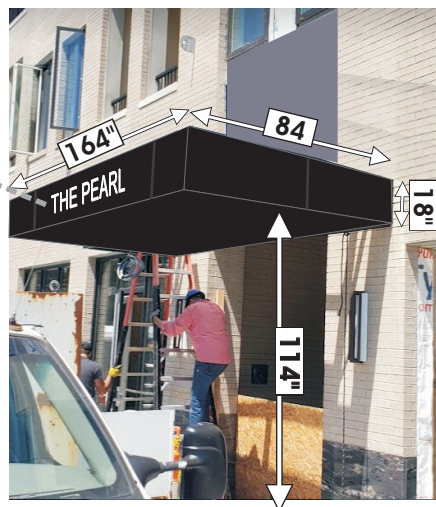
Design . Engineering . Manufacturing . Installation . Service

PROJECT: PEARL APARTMENT
856 NORTH OLD WOODWARD AVE.
BIRMINGHAM, MI 48009
313-482-0645 (POC: JOHN MARUSICH)

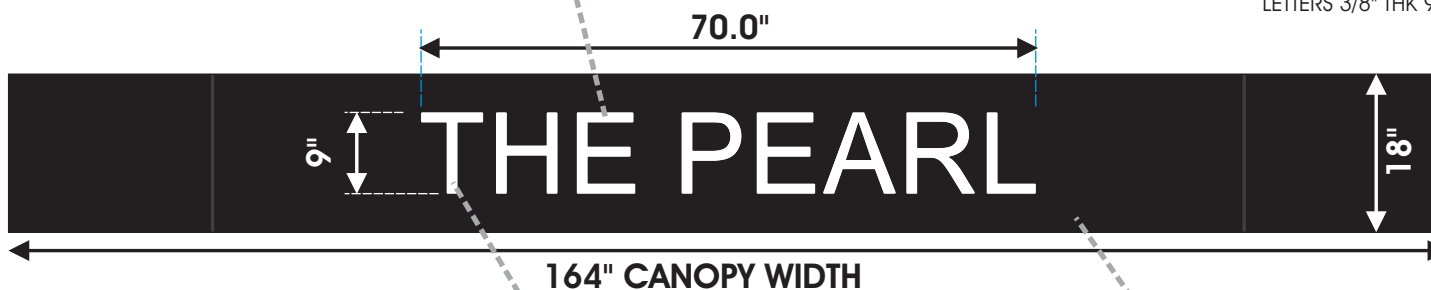
ILLUMINATED PUSH THROUGH LETTERS
"THE PEARL"
SIGN AREA: 9" X 70" = 4.375 SQFT

CANOPY CONSTRUCTION:
ALUMINUM FRAMING AND CONSTRUCTION
MECHANICAL FASTEN TO STRUCTURAL BEAMS

STRUCTURAL FRAME
AND FABRICATION
RATING 115MPH 3SEC
WIND GUST PER MBC



ISOMETRIC VIEW



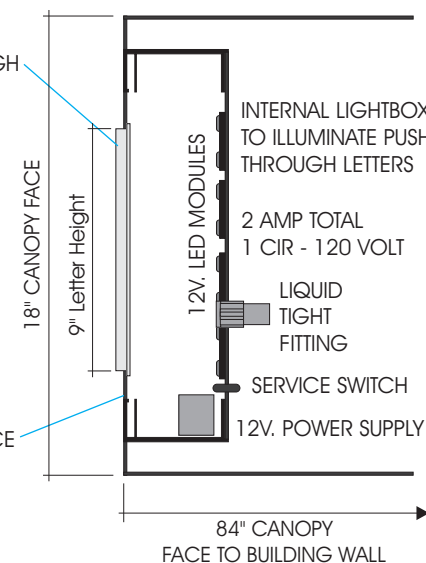
FRONT VIEW

WHITE ACRYLIC LETTERS
-
PUSH THROUGH
4.375 SQFT SIGN AREA
ILLUMINATED LETTERS ONLY

WHITE ACRYLIC PUSH THROUGH
LETTERS 3/8" THK 9" X 70"

OPAQUE BLACK
ALUM CANOPY FACE

OPAQUE
BLACK ALUM
CANOPY FACE



SECTION DETAIL

- ✧ Design, Engineering, Fabrication, Installation, Service
- ✧ Architectural Landmarks Signs and Displays
- ✧ National Brand Signs
- ✧ Marquee Signs
- ✧ Transportation: Directional, Digital and Safety Signs
- ✧ LED Information Systems
- ✧ Custom To Your Needs

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Sitto Industries Inc.

Local: 248.399.0111

Fax: 248.232.2540

Toll Free Nationwide: 800.690.0600

Email: sales@sitto.com



Manufacturing Quality Since 1976



Design Review (Sign) Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: FLS Properties #5, LLC
Address: 2950 Walnut Lake Road
W. Bloomfield, MI 48323
Phone Number: 248-680-1401
Email address: fsimon@simonattys.com

2. Property Owner

Name: Frank R. Simon/FLS Properties #5, LLC
Address: 2950 Walnut Lake Road
W. Bloomfield, MI 48323
Phone Number: 248-790-9500
Email address: fsimon@simonattys.com

3. Project Contact Person

Name: John M. Marusich
Address: 36880 Woodward, #100
Bloomfield Hills, MI 48304
Phone Number: 248-839-5807
Email address: johnm.marusicharchitecture@gmail.com

4. Project Designer/Developer

Name: John M. Marusich
Address: 36880 Woodward, #100
Bloomfield Hills, MI 48304
Phone Number: 248-839-5807
Email address: johnm.marusicharchitecture@gmail.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed and scaled Sign 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 and/or light fixtures;

- III. Samples of sign materials as required by the Planning Division;
- IV. Photographs of existing conditions on the site including all building facades, existing signage, landscaping and light fixtures;
- 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: 856 N, Old Woodward
Birmingham, MI 48009
Name of development: The Pearl
Sidwell #: 1925328001
Current Use: mixed use
Proposed Use: mixed use
Area of Site in Acres: _____
Current zoning: 02/D2

	Yes	No
Is the property located in a floodplain? -----	<input checked="" type="checkbox"/>	<input 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 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)

"The Pearl" name on canopy. See attached plans.

8. Location of Proposed Signs

Sign #1: Canopy

Sign #2: _____

Sign #3: _____

Sign #4: _____

9. Number of Sign(s)

Wall: N/A

Name-Letter: The Pearl

Ground: N/A

Canopy: 1

Awning: N/A

Projecting Sign (Wall): 7' 0"

Projecting Sign (Post): N/A

Other: N/A

10. Sign Size, Material & Content

Sign #1

Type of Sign: canopy

Width: see drawings

Depth: attach

Height: see drawings

Total Square Feet: see drawings

Height of Lettering: see drawings

Height from Grade: see drawings

Projection from Wall: 7' 0"

Sign Content: " The Pearl "

Sign Materials: black metal with white letter

Sign Color: black with white letters

Illumination: The Pearl

Sign #2

Type of Sign: _____

Width: _____

Depth: _____

Height: _____

Total Square Feet: _____

Height of Lettering: _____

Height from Grade: _____

Projection from Wall: _____

Sign Content: " "

Sign Materials: _____

Sign Color: _____

Illumination: _____

Sign #3

Type of Sign: _____

Width: _____

Depth: _____

Height: _____

Total Square Feet: _____

Height of Lettering: _____

Height from Grade: _____

Projection from Wall: _____

Sign Content: " "

Sign Materials: _____

Sign Color: _____

Illumination: _____

Sign #4

Type of Sign: _____

Width: _____

Depth: _____

Height: _____

Total Square Feet: _____

Height of Lettering: _____

Height from Grade: _____

Projection from Wall: _____

Sign Content: " "

Sign Materials: _____

Sign Color: _____

Illumination: _____

11. Landscaping

Location of landscape areas: _____

Proposed landscape material: _____

12. Building & Sign Lighting**Building**Number of Light Fixtures on Building: N/A

Light Level at Each Property Line: _____

Type of Light Fixtures on Building: _____

Location of Light Fixtures on Building: _____

SignageSign Lighting Proposed: back lightedNumber of Fixtures (if external): N/AWattage per Fixture: N/ALocation of Sign Lighting: N/A**13. Existing Signage**Number of Existing Signs: N/A


Types of Existing Signage: _____

Total Square Footage of Existing Signage: _____

Length of Storefront: _____

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: Date: 9/21/2020Print name: FLS Properties #5, LLC/Frank R. Simon**Signature of Applicant:** _____Date: 9/21/2020Print Name: FLS Properties #5, LLC/Frank R. Simon**Signature of Architect:** _____

Date: _____

Print Name: John M. Marusich*Office Use Only*

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: FLS Properties #5, LLC
Address: 2950 Walnut Lake Road
W. Bloomfield, MI 48323
Phone Number: 248-680-1401
Fax Number: 248-720-0293
Email address: fsimon@simonattys.com

2. Property Owner

Name: Frank R. Simon/FLS Properties #5, LLC
Address: 2950 Walnut Lake Road
W. Bloomfield, MI 48323
Phone Number: 248-790-9500
Fax Number: 248-720-0293
Email address: fsimon@simonattys.com

3. Project Information

Address/Location of Property: 856 N. Old Woodward Ave. Name of Historic District, if any: N/A
Name of Development: The Pearl Current Use: mixed use
Area in Acres: _____ Current Zoning: 02/D2

4. Date of Board/Commission Review

City Commission: _____ Board of Zoning Appeals: _____
Planning Board: _____ Board of Building Trades Appeals: _____
Historic District Commission: _____ Housing Board of Appeals: _____
Design Review Board: 10/7/2020 Other: _____

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: _____

Date: 9-21-2020

Office Use Only

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



MEMORANDUM

Planning Division

DATE: November 4th, 2020

TO: Design Review Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Design Review (Sign) – 996 S. Adams – Primo's Pizza

The applicant has submitted a Design Review (Sign) Application for a ground sign proposed in the B2 (General Business) zoning district. The existing sign on site is considered a pole sign, which is a prohibited sign type in the Sign Ordinance. The applicant has advised that the current pole sign on site has been struck by vehicles on numerous occasions over the years, and they feel as though it is time to remove the sign and pursue a new concept. The new sign will supplement the only other existing signage, which is a name letter sign ("Primo's") on the building face.

Signage:

The new ground sign is proposed at the southeast corner of the property. The building frontage is 60 in. ft., which permits 60 sq. ft. of combined sign area as per Article 1, Section 1.04 (B) of the Sign Ordinance. The proposed ground sign will be composed of a 32 in. brick base, roughly 5 in. "spacer," and a round aluminum sign cabinet and sign face with push through acrylic lettering. The sign is proposed to be internally illuminated with LED's. The brick base will be 32 in. long and 20 in. wide, while the sign cabinet will measure 56 in. x 56 in. and 12 in. wide.

Table B of the Sign Ordinance permits grounds sign at 30 sq. ft. per side for 60 sq. ft. total and no more than 8 ft. in height. Illumination is permitted, but light box signs are not. The proposed sign measures 21.78 sq. ft. per side for a total of 43.56 sq. ft., meeting the ground sign requirements of the Sign Ordinance. Additionally, the permitted combined sign area of 60 sq. ft. is not exceeded with the addition of the 43.56 sq. ft. ground sign. The total proposed combined sign area is 51.96 sq. ft. (43.56 proposed, 8.4 existing). Finally, the sign is proposed at 8 ft. above grade, and the illumination method is appropriate through the use of push through acrylic lettering, which also adds dimensionality to the sign face.

The sign plans submitted also show two non-dimensional aluminum plate stem and leaf designs fastened to the brick screenwall behind the ground sign. City Staff has been advised that these were included in the design to attract an abundance of attention to the fact that there is a round

sign in the proposed location. Although these aluminum stem and leaf designs are not a product of the business, they may still be considered signage:

Sign: Any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means. Sign shall be deemed to be a single sign whenever the proximity, design, context or continuity reasonably suggests a single unit, notwithstanding any physical separation between parts.

Although there are no dimensions given for these additions, their classification as signage will more than likely preclude them from being permitted by the Design Review Board and thus, they should be removed.

Sign Review Requirements:

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

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.
2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.
6. The sign otherwise meets all requirements of this Chapter.

Recommendation:

The Planning Division recommends that the Design Review Board **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; and
2. The two aluminum stem and leaf designs are not approved.

Wording for Motions

Motion 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: and
2. The two aluminum stem and leaf designs are not approved.

OR

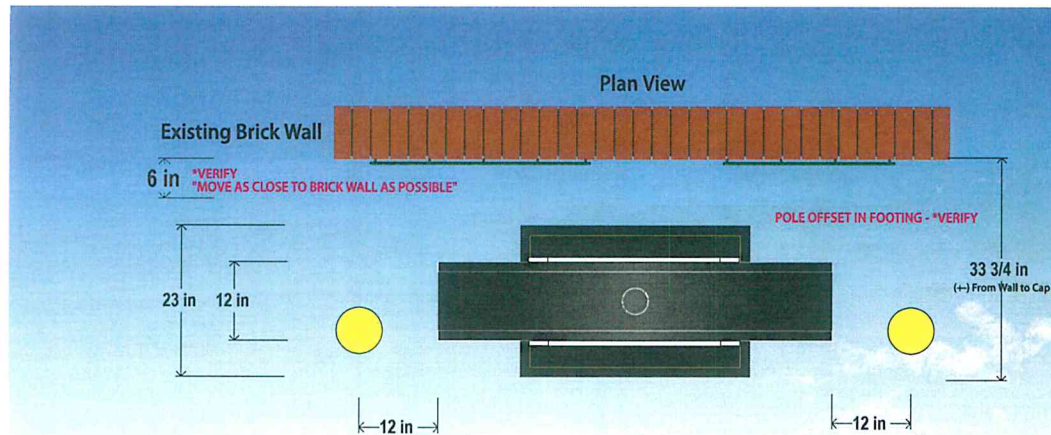
Motion to **POSTPONE** the Design Review (Sign) application for 996 S. Adams – Primo’s Pizza – pending receipt of the following:

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

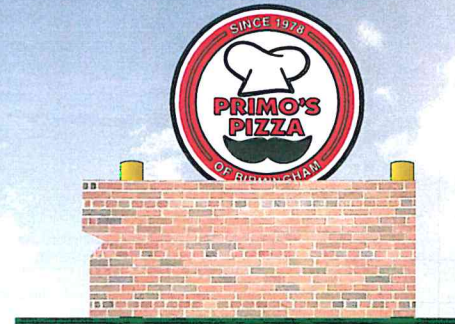
OR

Motion to **DENY** the Design Review (Sign) application for 996 S. Adams – Primo’s Pizza – for the following reasons:

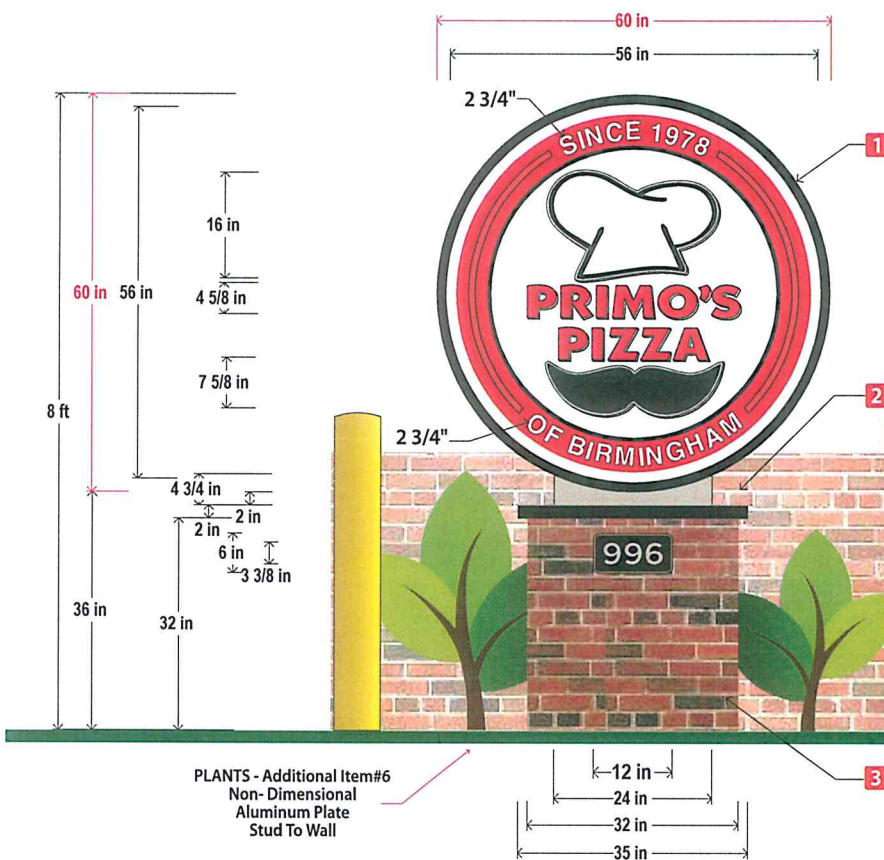
1. _____
2. _____
3. _____



Front View - Side B



Front View - Side A



Side View



Item #3

TOTAL SIGN AREA: 25 Sq. Ft.

Freestanding Sign - Illuminated
Double Sided
Qty: 1

Lead #: 2007122

PROJECT: Primo's Pizza - Birmingham

FILE: Primo's Pizza - Pole Sign REV 10-15-20

SITE ADDRESS: 996 S Adams, Birmingham,
MI. 48009

LEAD: EP

LAYOUT: CG

Date:
2-22-20

REVISION:
CG 9-24-20
CG 10-6-20
CG 10-13-20
CG 10-15-20

1
Aluminum Cabinet
Aluminum Retainers
Aluminum Face
Painted Two Colors -White/Red
Black Vinyl Ring

"SINCE 1978, BY BIRMINGHAM"
"RING" Routed Copy Backed
with Acrylic

"CHEF HAT" "MUSTACHE"
"PRIMO PIZZA"
Clear Push Thru Acrylic
1st & Second Surface Vinyl
"MUSTACH" Perforated Vinyl

Internal LED Illumination

2
Aluminum Pole Cover
& Cap

3
Brick Base
Alupanel Address
with Vinyl Graphics

Designs, details and plans represented herein are
the sole property of Phillips Sign & Lighting, Inc.
All or any part of these designs (except registered trademarks)
are protected. Attempts to duplicate designs without
written consent may result in Legal Repercussions.

phillips SIGN & LIGHTING inc.

PS&L

Ph: 586.468.7110

40920 Executive Drive
Harrison Twp., MI
48045-1363

*VERIFY SIGN LOCATION & ALL MEASUREMENTS IN FIELD

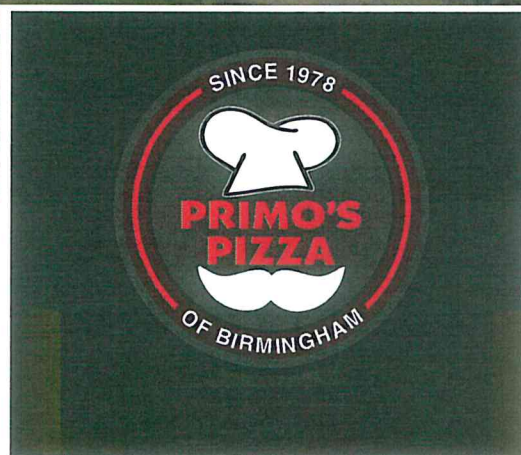
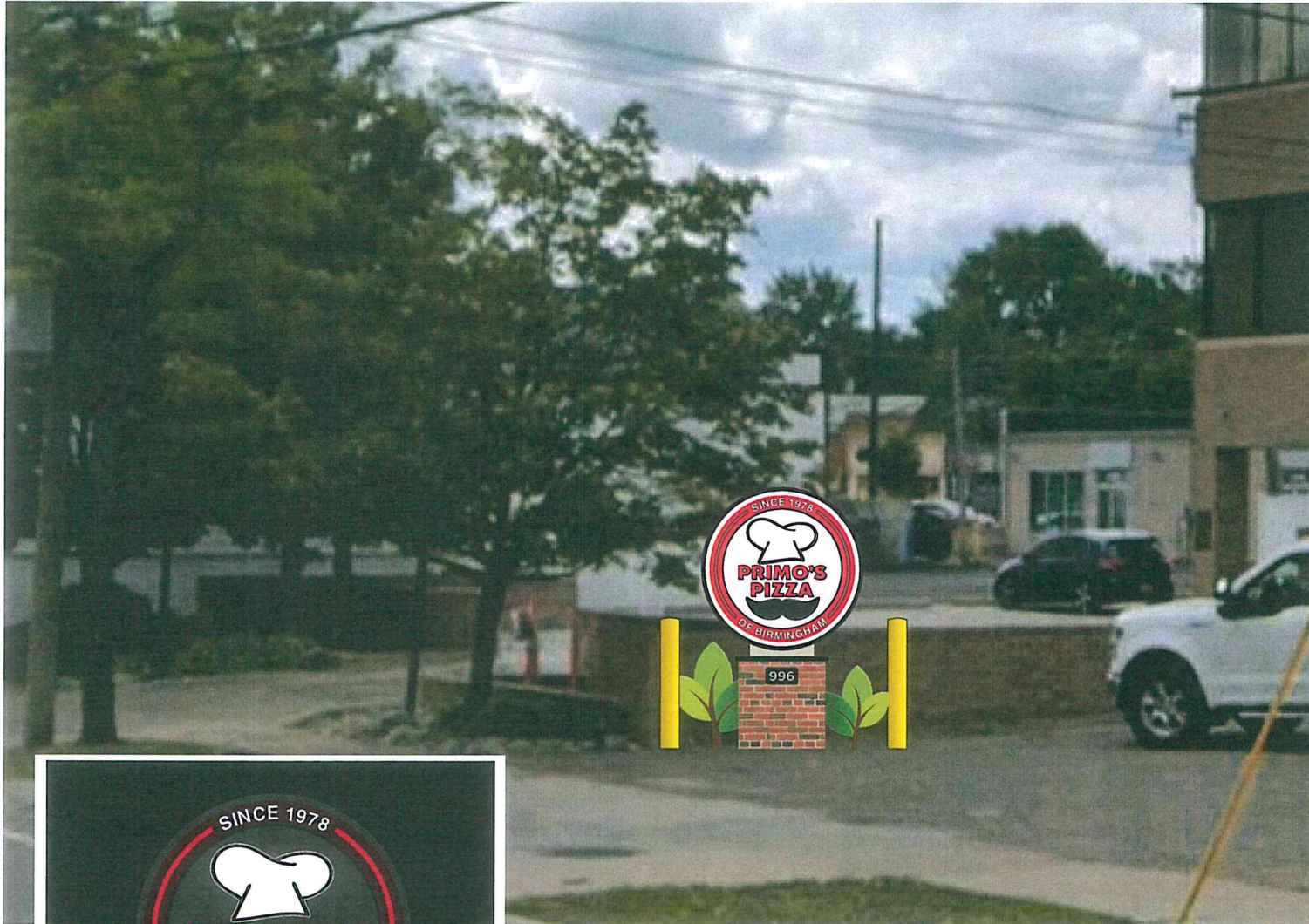
visit us at: phillipssign.com

Approved: _____

Date: _____

Permit: _____

Simulated Perspective View is Approximate



Simulated Night View

***VERIFY SIGN LOCATION & ALL MEASUREMENTS IN FIELD**

Item #3

TOTAL SIGN AREA: 25 Sq. Ft.

Freestanding Sign - Illuminated
Double Sided
Qty: 1

Lead #: 2007122

PROJECT: Primo's Pizza - Birmingham

FILE: Primo's Pizza - Pole Sign REV 10-15-20

SITE ADDRESS: 996 S Adams, Birmingham,
MI. 48009

LEAD: EP

LAYOUT: CG

Date:
2-22-20

REVISION:

CG 9-24-20

CG 10-6-20

CG 10-13-20

CG 10-15-20

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Ph: 586.468.7110

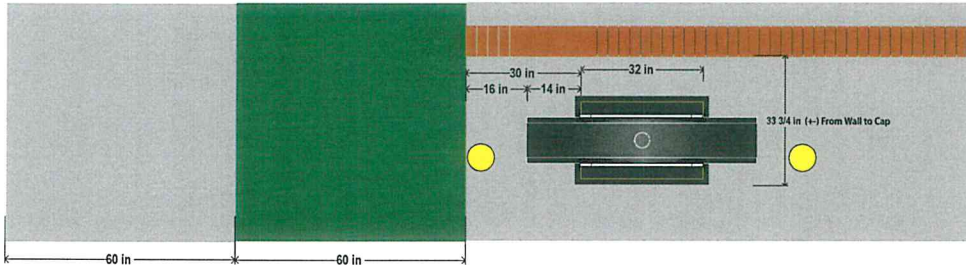
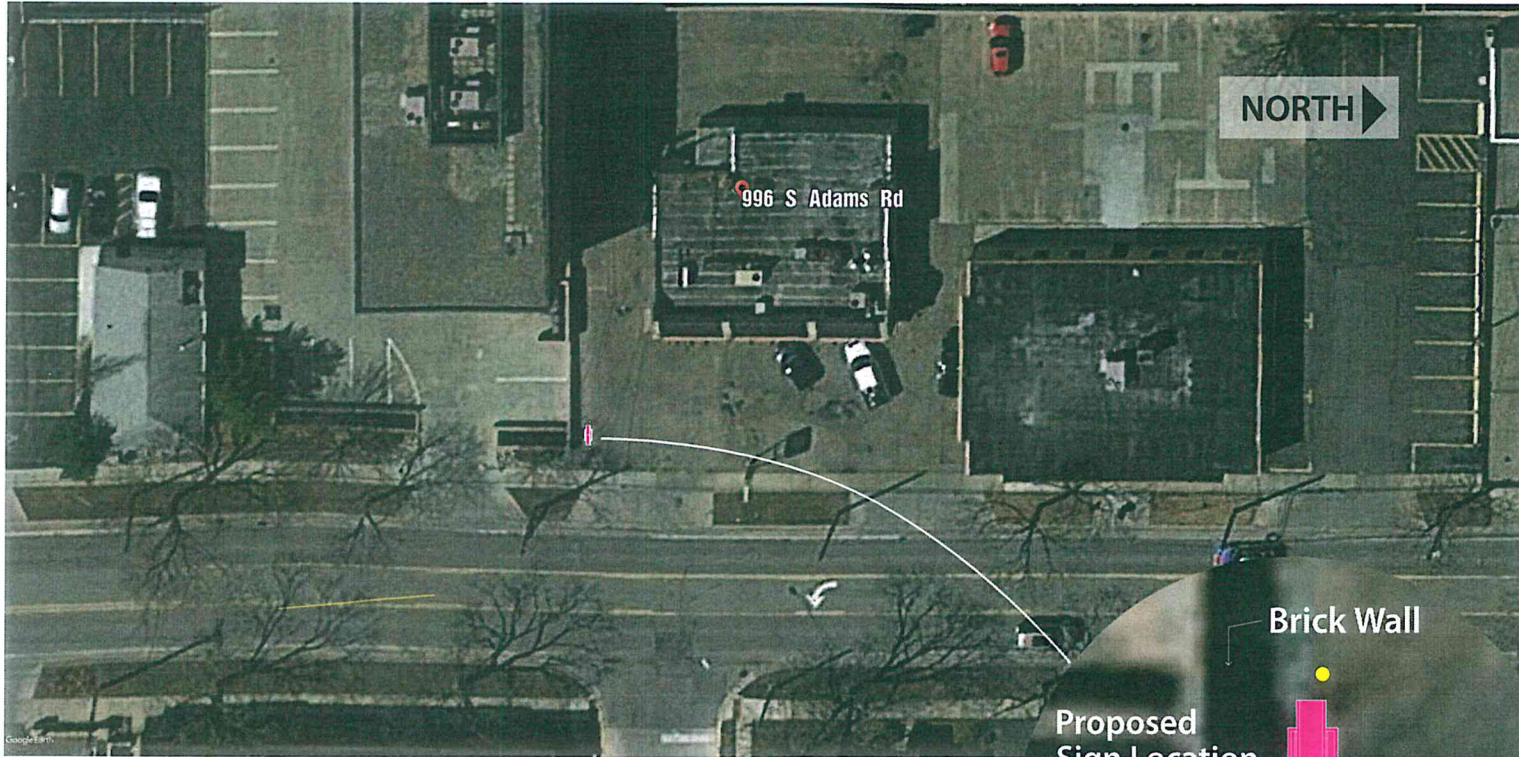
visit us at: **phillipssign.com**

Approved: _____ Date: _____

Permit: _____

40920 Executive Drive
Harrison Twp., MI
48045-1363

Proposed Sign Location: 996 South Adams



***VERIFY SIGN LOCATION & ALL MEASUREMENTS IN FIELD**

Item #3

TOTAL SIGN AREA: 25 Sq. Ft.

Freestanding Sign - Illuminated
Double Sided
Qty: 1

Lead #: 2007122

PROJECT: Primo's Pizza - Birmingham

FILE: Primo's Pizza - Pole Sign REV 10-15-20

SITE ADDRESS: 996 S Adams, Birmingham,
MI. 48009

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phillips SIGN & LIGHTING inc.

PS&L

Ph: 586.468.7110

visit us at: **phillipssign.com**

Approved: _____ Date: _____

Permit: _____

40920 Executive Drive
Harrison Twp., MI
48045-1363



PHILLIPS SIGN & LIGHTING INC.
40920 EXECUTIVE DRIVE
HARRISON TOWNSHIP, MICHIGAN 48045-1363



Design Review (Sign) Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: ED PHILLIPS/PHILLIPS SIGN & LIGHTING
 Address: 40920 EXECUTIVE DRIVE
HARRISON TOWNSHIP, MI 48045
 Phone Number: 586-468-7110
 Email address: stephanie@phillipssign.com

2. Property Owner

Name: JOHN D'ANGELOS/BIRMINGHAM PIZZA HOLDING CO., INC.
 Address: P.O. BOX 1839
BIRMINGHAM, MI 48012-1839
 Phone Number: 248-496-6660
 Email address: 4966660@gmail.com

3. Project Contact Person

Name: ED PHILLIPS/PHILLIPS SIGN & LIGHTING
 Address: 40920 EXECUTIVE DRIVE
HARRISON TOWNSHIP, MI 48045
 Phone Number: 586-468-7110
 Email address: stephanie@phillipssign.com

4. Project Designer/Developer

Name: PHILLIPS SIGN & LIGHTING
 Address: 40920 EXECUTIVE DRIVE
HARRISON TOWNSHIP, MI 48045
 Phone Number: 586-468-7110
 Email address: stephanie@phillipssign.com

5. Required Attachments

- | | |
|--|--|
| <p>I. Two (2) paper copies and one (1) digital copy of all project plans including:</p> <ul style="list-style-type: none"> i. A detailed and scaled Sign 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); <p>II. Specification sheets for all proposed materials and/or light fixtures;</p> | <p>III. Samples of sign materials as required by the Planning Division;</p> <p>IV. Photographs of existing conditions on the site including all building facades, existing signage, landscaping and light fixtures;</p> <p>V. Current aerial photographs of the site and surrounding properties;</p> <p>VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;</p> <p>VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.</p> |
|--|--|

6. Project Information

Address/Location of the property: 996 S. ADAMS ROAD
 Name of development: PRIMO'S PIZZA OF BIRMINGHAM
 Sidwell #: _____
 Current Use: _____
 Proposed Use: PIZZERIA
 Area of Site in Acres: _____
 Current zoning: _____

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property within a Historic District? -----	<input checked="" type="checkbox"/>	<input 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)

INSTALLATION OF INTERNALLY ILLUMINATED DOUBLE-FACED FREESTANDING SIGN

8. Location of Proposed Signs

Sign #1: SOUTH EAST CORNER OF PROPERTY

Sign #2: _____

Sign #3: _____

Sign #4: _____

9. Number of Sign(s)

Wall: _____

Name-Letter: _____

Ground: _____

Canopy: _____

Awning: _____

Projecting Sign (Wall): _____

Projecting Sign (Post): _____

Other: ONE - FREESTANDING SIGN

10. Sign Size, Material & Content

Sign #1

Type of Sign: FREESTANDING

Width: 12" SIGN CABINET - 20" BRICK BASE

Depth: 3/4" PRIMO PIZZA LETTERING PUSH THRU SIGN FACE

Height: 60"

Total Square Feet: 25'

Height of Lettering: PRIMO'S PIZZA - 4 5/8"

Height from Grade: 8'

Projection from Wall: N/A

Sign Content: " SINCE 1978 PRIMO'S PIZZA OF BIRMINGHAM "

Sign Materials: ALUMINUM CABINET, ALUMINUM RETAINERS, ALUMINUM FACE, ROUTED COPY BACKED WITH ACRYLIC, CLEAR PUSH THRU ACRYLIC

Sign Color: RED AND WHITE

Illumination: INTERNAL LED ILLUMINATION

Sign #2

Type of Sign: N/A

Width: _____

Depth: _____

Height: _____

Total Square Feet: _____

Height of Lettering: _____

Height from Grade: _____

Projection from Wall: _____

Sign Content: " "

Sign Materials: _____

Sign Color: _____

Illumination: _____

Sign #3

Type of Sign: N/A

Width: _____

Depth: _____

Height: _____

Total Square Feet: _____

Height of Lettering: _____

Height from Grade: _____

Projection from Wall: _____

Sign Content: " "

Sign Materials: _____

Sign Color: _____

Illumination: _____

Sign #4

Type of Sign: N/A

Width: _____

Depth: _____

Height: _____

Total Square Feet: _____

Height of Lettering: _____

Height from Grade: _____

Projection from Wall: _____

Sign Content: " "

Sign Materials: _____

Sign Color: _____

Illumination: _____

11. Landscaping

Location of landscape areas: N/A

Proposed landscape material: N/A

12. Building & Sign Lighting**Building**

Number of Light Fixtures on Building: _____

Light Level at Each Property Line: _____

Type of Light Fixtures on Building: _____

Location of Light Fixtures on Building: _____

Signage

Sign Lighting Proposed: _____

Number of Fixtures (if external): _____

Wattage per Fixture: _____

Location of Sign Lighting: _____

13. Existing Signage

Number of Existing Signs: TWO

Types of Existing Signage: DIMENSIONAL LETTER WALL SIGN &

POLE SIGN. NOTE: POLE SIGN TO BE REMOVED WHEN FREESTANDING

SIGN IS INSTALLED

Total Square Footage of Existing Signage: _____

Length of Storefront: _____

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: _____

Date: 10-16-20

Print name: JOHN D'ANGELOS

Signature of Applicant: _____

Date: 10-16-20

Print Name: ED PHILLIPS

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: _____

Date Received: _____

Fee: _____

Date of Approval: _____

Date of Denial: _____

Accepted By: _____



Notice Sign Rental Application Community Development

1. Applicant

Name: ED PHILLIPS/PHILLIPS SIGN & LIGHTING

Address: 40920 EXECUTIVE DRIVE

HARRISON TOWNSHIP, MI 48045

Phone Number: 586-468-7110

Fax Number: 586-468-7441

Email address: stephanie@phillipssign.com

2. Property Owner

Name: JOHN D'ANGELOS/BIRMINGHAM PIZZA HOLDING CO., LLC

Address: P.O. BOX 1839

BIRMINGHAM, MI 48012-1839

Phone Number: 248-496-6660

Fax Number:

Email address: 4966660@gmail.com

3. Project Information

Address/Location of Property: 996 S. ADAMS ROAD

Name of Development: PRIMO'S PIZZA OF BIRMINGHAM

Area in Acres:

Name of Historic District, if any:

Current Use:

Current Zoning:

4. Date of Board/Commission Review

City Commission:

Planning Board:

Historic District Commission:

Design Review Board:

Board of Zoning Appeals:

Board of Building Trades Appeals:

Housing Board of Appeals:

Other: ONE - FREESTANDING SIGN

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:

Date: 10-16-20

Office Use Only

Application#: _____

Date Received: _____

Fee: _____

Date of Approval: _____

Date of Denial: _____

Reviewed By: _____

DATE: October 30th, 2020

TO: Design Review Board

FROM: Brooks Cowan, City Planner

SUBJECT: Study Session: Murals, Wall Art, and Terminating Vistas

On August 19th, 2020, the Design Review Board conducted a study session related to murals and art on the exterior of buildings. Issues related to the Sign Ordinance preventing murals from being painted on the side of a building were discussed, as well issues regarding the lack of clarity in the Sign Ordinance and Zoning Ordinance for the application of wall art versus signage and architectural features. Discussion regarding the location of wall art and how the Board may consider limiting such art to certain locations occurred. There was also discussion related to defining art to separate wall art from signage and architectural features.

Conversations regarding wall art in Birmingham have occurred this past year with the Public Arts Board as well. The Public Arts Board recently submitted a report to City Commission with recommendations to allow murals and wall art. This report was accepted by City Commission on August 24th, 2020, therefore staff requests that the Design Review Board review the recommendations of the Public Arts Board and continue the study session related to murals and wall art on the exterior of buildings.

For background on the Public Arts Board report and recommendations, On May 22nd, 2019, the Public Arts Board recommended to City Commission that the electrical box at Merrill and S. Old Woodward be painted as a popcorn box. During the hearing, a discussion related to public art in Terminating Vistas was held. Terminating Vistas are identified in the Zoning Ordinance as locations that require enhanced design features due to their location. The City Commission motioned to approve the popcorn box design, and directed the Public Arts Board to evaluate ways in which Terminating Vistas may be enhanced with Public Art.

The Public Arts Board evaluated the various Terminating Vista locations identified in the Zoning Ordinance and discussed various types of art for these locations; wall art on the exterior of buildings being one of their recommendations.

On August 24th, 2020, The Public Arts Board's Terminating Vista report was reviewed and accepted by City Commission. The City Commission discussed how to begin moving forward with the recommendations of the report, and requested an implementation framework to provide an idea of how recommendations should be reviewed by various city boards.

On September 21st, 2020, the implementation framework was reviewed by City Commission and the general consensus was that it provided a reasonable outline of how the report should be considered. The implementation framework, which may be found on page 20 and 21 of the report, recommends that the Design Review Board consider allowing murals on buildings, and also

consider a possible wall art review process that involves the Public Arts Board and the Design Review Board.

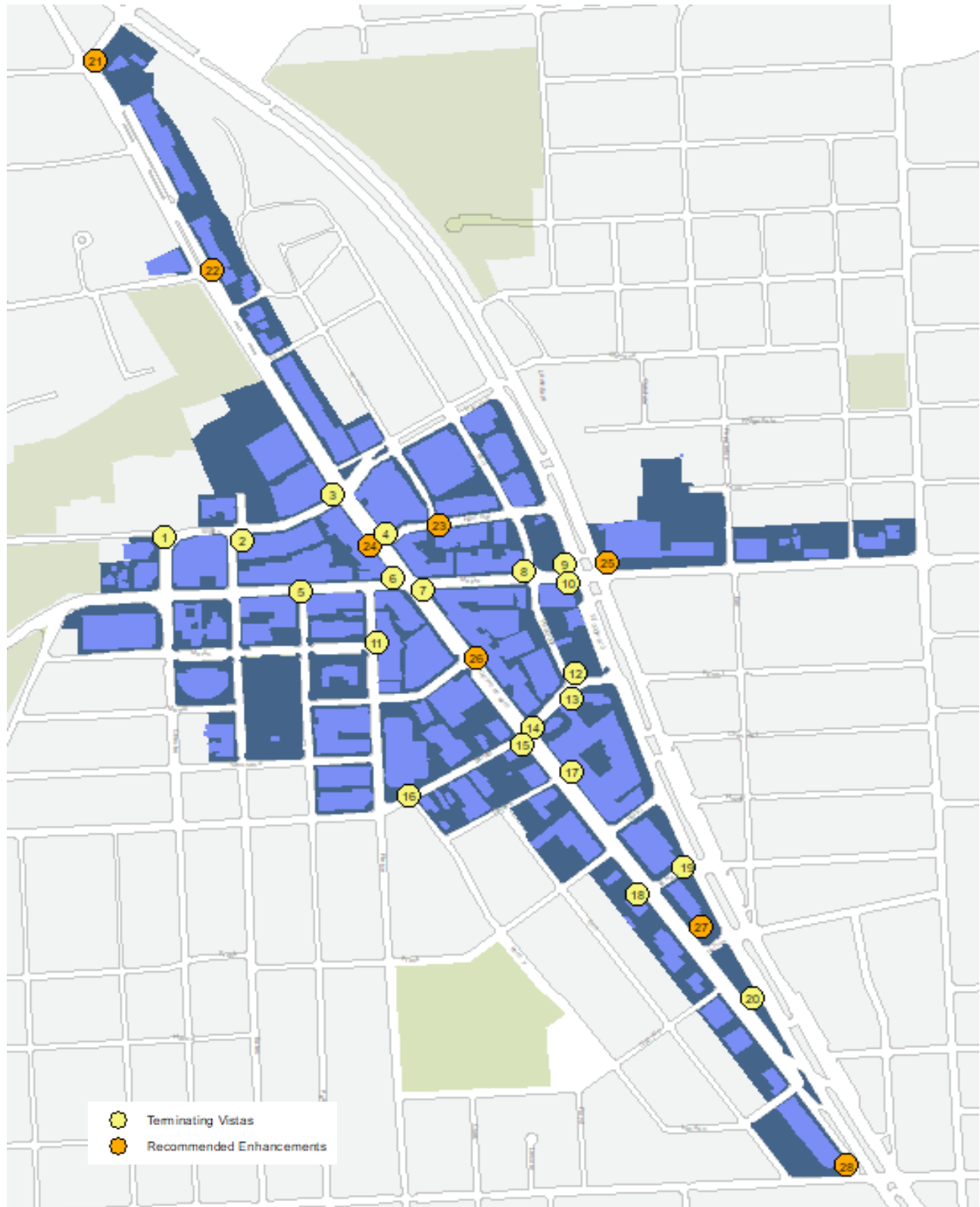
The Terminating Vista report is attached below. For items specific to the Design Review Board and wall art, see Best Practices page 13, City Policy page 17, Recommendation #4 on page 19, and Implementation Framework on page 20.

Although the Public Arts Board's report was related to Terminating Vistas, wall art recommendations could be applied in a more broad spectrum to include all facades, side and rear walls, alleys, etc. In regards to wall art and recommendations of the Terminating Vista Report, staff recommends that the Design Board consider three items related to wall art for discussion:

- 1.) Permitting murals to be painted on the exterior of buildings
- 2.) permitting wall art to be applied to the exterior of buildings, including but not limited to:
 - Temporary Canvasses
 - Ceramic Tiling
 - Wall sculptures
- 3.) Creating a review process for wall art that incorporates a review and recommendation from the Public Arts Board first.

Terminating Vistas in Downtown Birmingham

A Report by the Birmingham Public Arts Board



August 24th, 2020

Report Summary

On May 20th, 2019 The Birmingham Public Arts Board was asked by City Commission to evaluate ways to enhance Terminating Vistas in Birmingham's downtown through the use of Public Art.

The concept of Terminating Vistas having enhanced design features was first introduced to the City in the Downtown Birmingham 2016 Plan and the designated locations were approved as a part of the Downtown Overlay District in 1997.

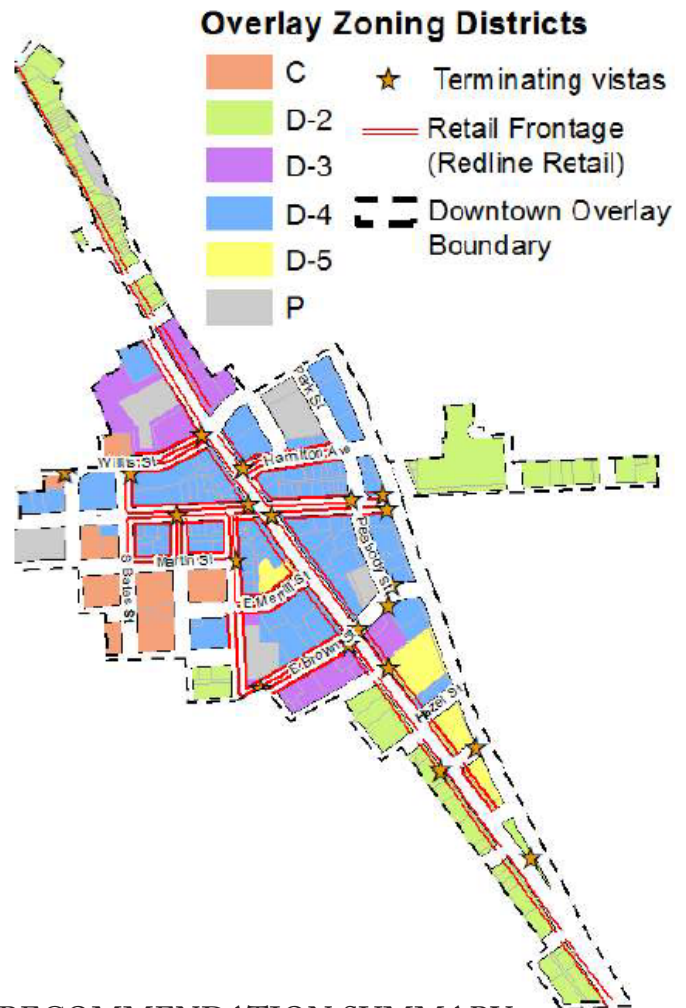
Terminated Vistas are defined in the Zoning Ordinance as *"a building or structure, or a portion thereof, as designated on the Regulating Plan, that terminates a view with architectural features of enhanced character and visibility"* (Section 9.02 Definitions).

Section 3.04(E)(15) of the Downtown Overlay Standards states that *"any building that terminates a view, as designated on the Regulating Plan, shall provide distinct and prominent architectural features of enhanced character and visibility, which reflect the importance of the building's location and create a positive visual landmark."*

The Downtown Overlay Zoning Districts Map has designated 20 locations as Terminating Vistas. The Birmingham Public Arts Board used these locations as a guide to evaluate Terminating Vistas and make recommendations relative to ways in which public art may help enhance the City's Terminating Vistas. Recommendations for prominent intersections that could benefit from enhanced design features were also made.

The Public Arts Board evaluated various types of public art that could be placed in Terminating Vistas such as sculptures, furniture, artistic utilities, landscaping and murals. Current City policy affecting the review process and installation process was also considered and recommendations were made regarding City standard furniture, landscaping, utilities and signage policy.

Lastly, the Public Arts Board evaluated City policy impacting the installation process of public art and has provided policy recommendations to assist in the implementation of the public art recommendations.



Terminating Vista Locations in Birmingham



Terminating Vista Locations in Birmingham



Terminating Vista Locations in Birmingham



Terminating Vista Locations in Birmingham

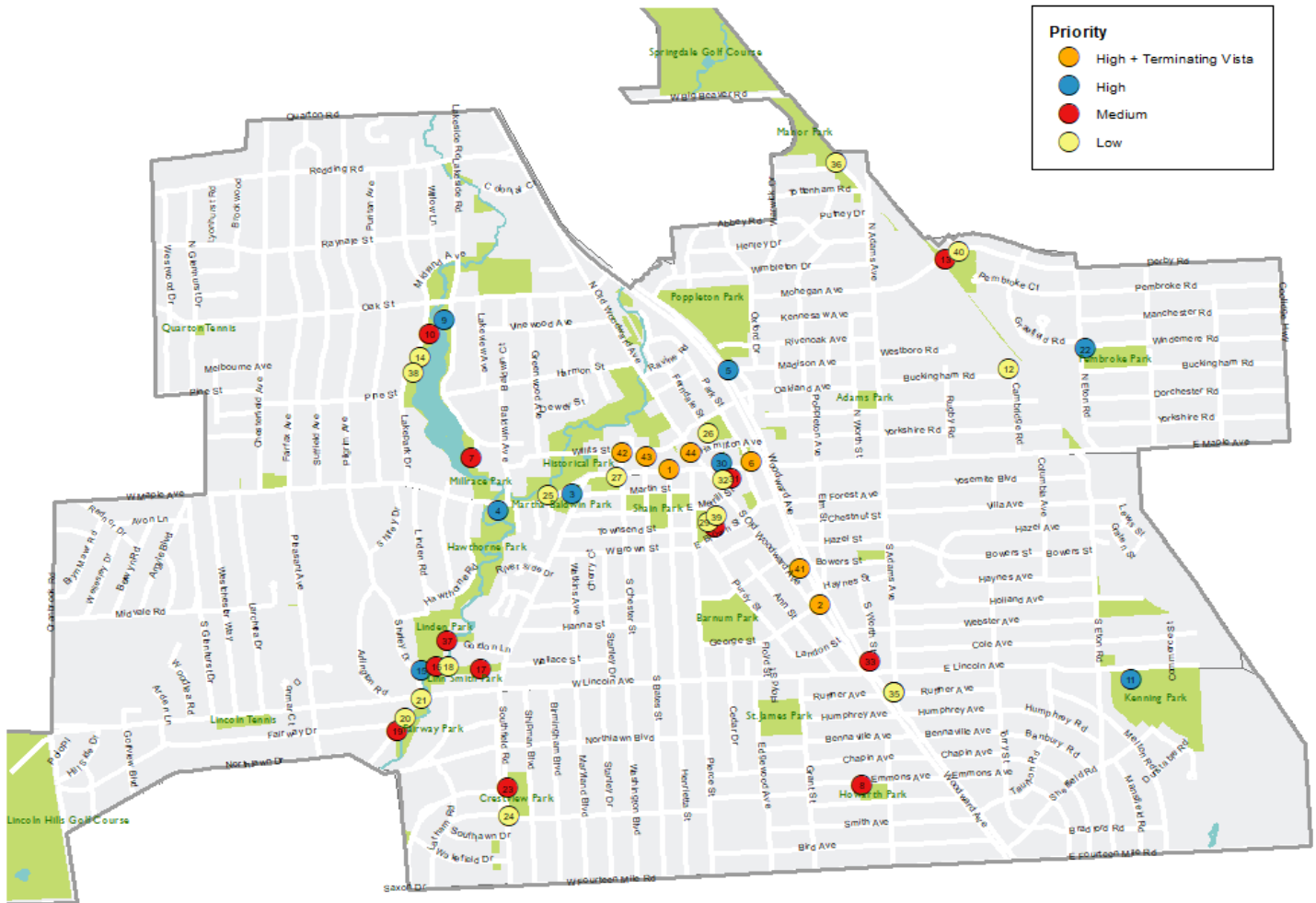


Prioritized Locations for Public Art

The Public Arts Board maintains a map of prioritized locations for public art. It is used as a reference whenever a sculpture for loan or donation is made to the City. Each point is numbered for reference, and the colors indicate areas with higher priority. The priorities are meant to serve as a guideline, though the Public Arts Board has indicated that each sculpture will be evaluated on a case-by-case basis so that it can be contextual with its surroundings.

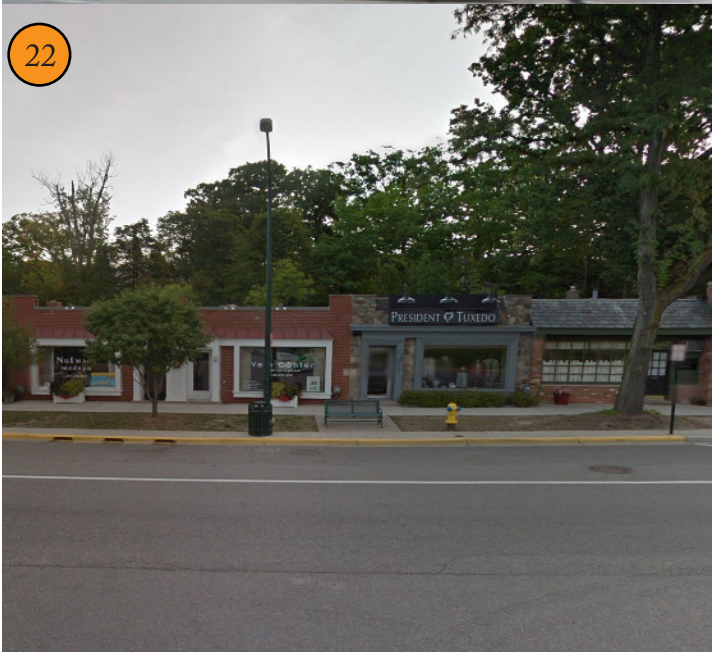
The Public Arts Board reviewed the various Terminating Vistas and selected seven of the locations to add to their priority map for sculptures. These locations include N. Old Woodward and Hamilton Row, Chester & Willits, Bates & Willits, Maple & Henrietta, Park & Maple, S. Old Woodward & Bowers, and S. Old Woodward & Woodward. The updated Prequalified Public Art Locations Map is pictured below where downtown Terminating Vistas were placed as a high priority.

City of Birmingham Prequalified Public Art Locations



Recommended Locations for Public Space Enhancements

Terminating Vista locations are defined by the Downtown Overlay zoning map, as specified in Section 3.04(E)(15) of the Zoning Ordinance. Upon evaluation, the Public Arts Board finds that there are other intersections throughout downtown Birmingham that merit enhanced architectural and streetscape design features to create a positive visual landmark for that intersection which are included in the orange locations in the adjacent map. If the City wishes to officially deem these locations as Terminating Vistas, the Zoning Ordinance would have to be reviewed by the Planning Board and amended by the City Commission.



Recommended Locations for Public Space Enhancements

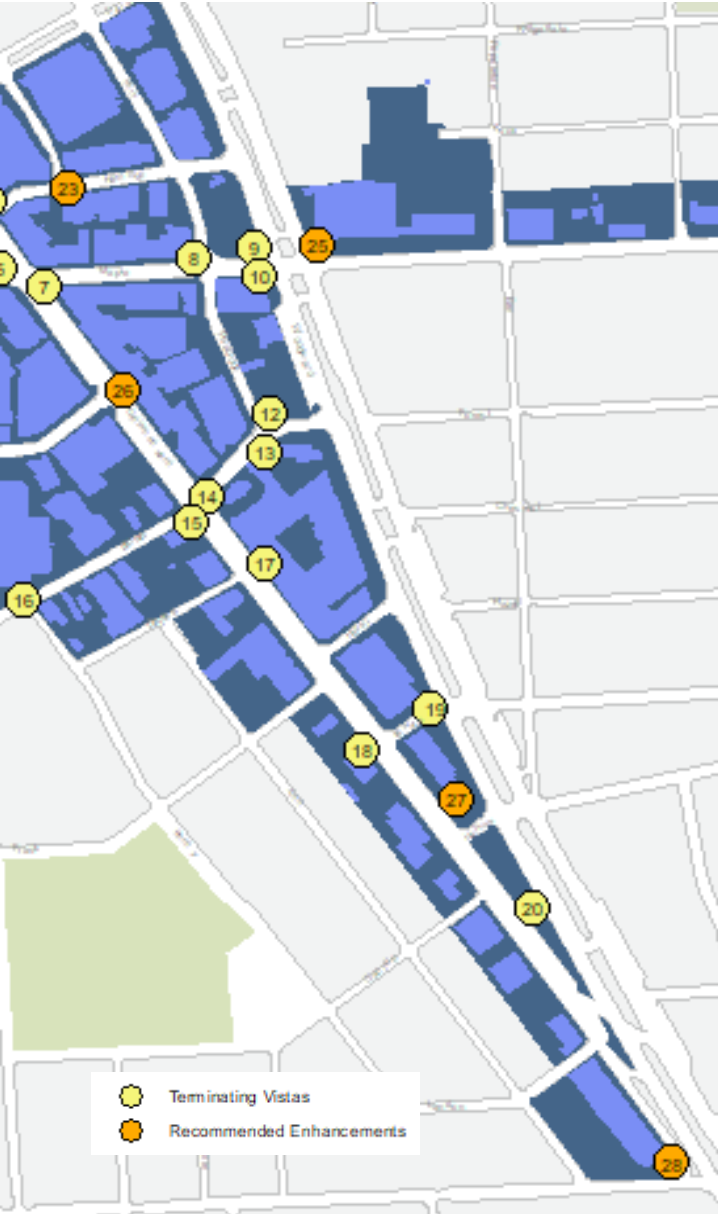
25



26



27



28



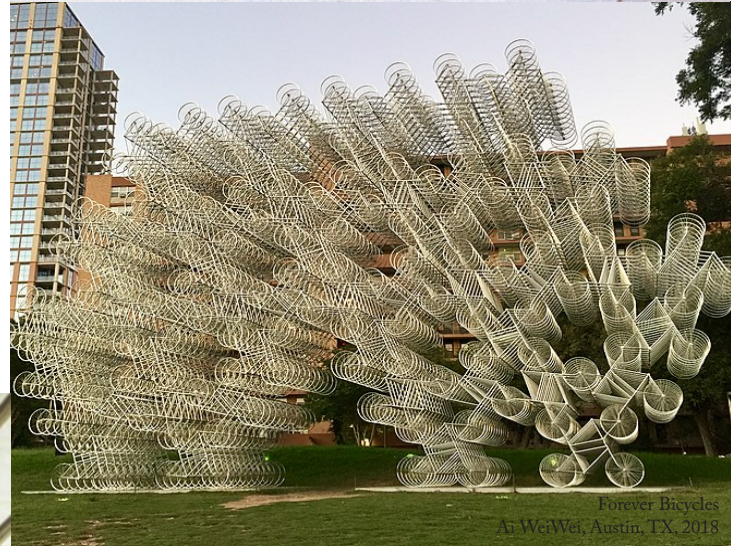
Best Practices in Public Art for Terminating Vistas: Sculptures

Sculptures are one way in which public art can be used to enhance the architectural features of a Terminating Vista. Doing so may effectively draw more attention and bring more prominence to the surrounding buildings. Birmingham currently has fifteen sculptures throughout the City that have either been purchased, donated or placed on loan, though only one is currently in a designated Terminating Vista which is located at the corner of Pierce and Brown Street.

Public sculptures have the ability to compliment the surrounding buildings and invigorate public spaces. The various colors and shapes of sculptures provide the ability for art to interact with the surrounding building and public right-of-way, potentially enhancing the connection between the two. Unique public art may create a stronger sense of place and identity for the building and intersection where it is placed in a Terminating Vista. Such sculptures may capture the eye of a passer-by, bring more attention to the civic environment and contribute to a greater sense of civic vitality.



Tembo, Mother of Elephants
Derrick Hudson, Toronto, ON, 2002



Forever Bicycles
Ai Weiwei, Austin, TX, 2018



I See What You Mean
Lawrence Argent, Denver, 2005



Flamingo
Alexander Calder, Chicago, IL, 1974

Best Practices in Public Art for Terminating Vistas: Artistic Furniture

Artistic furniture is another way public art can be used to enhance the character of a Terminating Vista. Doing so may accent the surrounding buildings while providing a unique public space for socializing or respite.

The City of Birmingham is a walkable city with pedestrian oriented design throughout its downtown and neighborhoods. Unique public furniture may invite a variety of uses that activate a Terminating Vista and promote social interaction. The shape and color of artistic furniture may also have an aesthetic contribution to the right-of-way and surrounding buildings. An artistic bench can be more inviting for a pedestrian to relax and enjoy a section of the City they may have otherwise walked past, and may provide an enhanced civic experience for leisure and appreciation of the surrounding cityscape. Artistic furniture can provide the opportunity to activate Terminating Vistas with people-oriented architectural streetscape design.



The Wave
dSPACE Studio, Chicago, IL, 2014



Circular Bench
Lucile Soufflet, Bruxelles, France 2003



Swirling Bench



Custom Curve Seats
University of Sydney, Australia



Bench of Expectations
Jeppe Hein, Springfield, MA 2018

Best Practices in Public Art for Terminating Vistas: Artistic Utilities

Artistic utilities may also enhance a space and bring more prominence to the surrounding buildings. Many cities, including Birmingham, Michigan have painted electrical boxes with an interesting design to add more character to a utility box placed in the right-of-way. Cities such as Milwaukee, Wisconsin have commissioned artists to paint numerous utility boxes throughout their downtown with a theme to be determined by the artist. There are other examples of cities having sculptors create artistic coverings for electrical boxes that are equipped with hinges and gates for access to interior controls. These coverings provide opportunities for other types of art to be placed on and around them to compliment the surrounding space and improve the aesthetics of public utilities.

Artistic lighting could also be used to enhance the pedestrian experience and illuminate architectural features in a Terminating Vista. Cities such as Portland, Oregon and Seattle, Washington have explored various solar powered lights and sculptures with an artistic design and ambient glow to create unique public spaces. A well placed artistic light can enhance the character of the area and create an interesting talking point while highlighting the surrounding buildings.



Best Practices in Public Art for Terminating Vistas: Wall Art

Outdoor wall art such as murals, mosaics, and ceramic tiling are another example of public art that can enhance a public space and the surrounding architectural features.

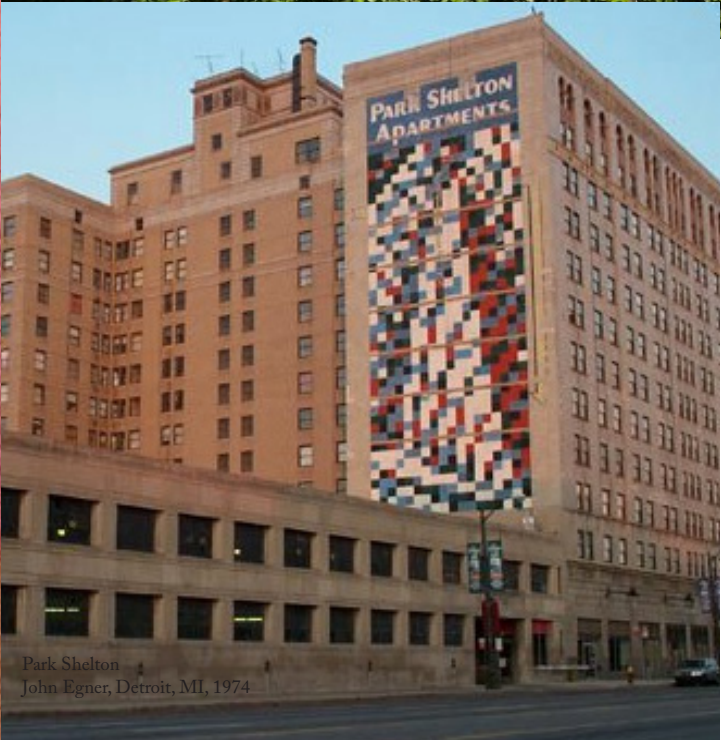
Wall art can be temporary or permanent. For local examples, The Park Shelton mural in Detroit, MI has been up since 1978, meanwhile Detroit's Eastern Market cycles through numerous murals every year.

Temporary murals can be done on materials such as plywood or canvas and be applied to the exterior of a building for a length of time and then be removed, thus maintaining the original design and color and the building. Mosaics and ceramic tiles can also be used to provide an interesting texture to the artistic experience.

The various forms of wall art can be especially effective in activating Terminating Vista spaces that have large sections of blank walls.



Tiger
Arlin Graff, Detroit, MI



Park Shelton
John Egner, Detroit, MI, 1974

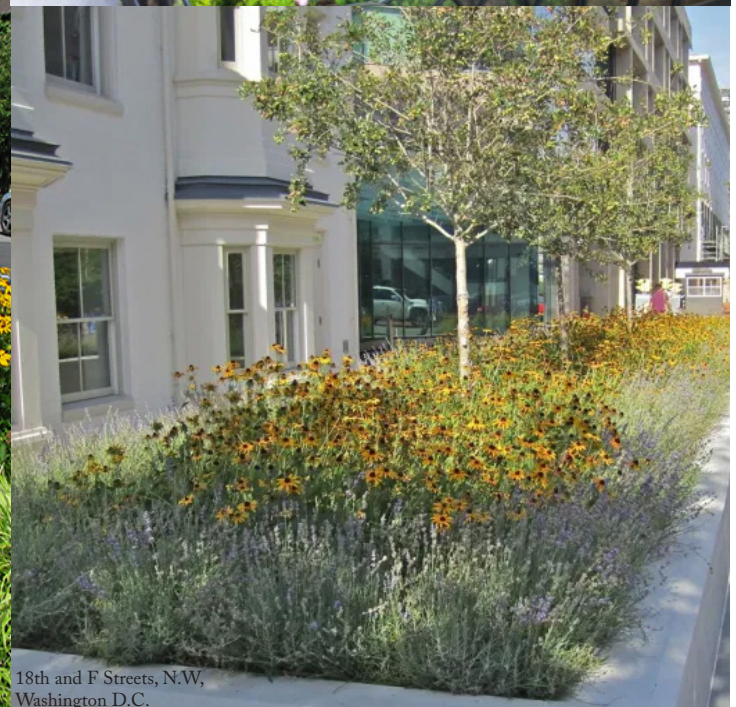


Aretha
Desiree Kelly, Detroit, MI

Best Practices in Public Art for Terminating Vistas: Landscaping

Integrating artistic landscaping with art and design can be another way to enhance Terminating Vistas. Birmingham has a number of green spaces and planters surrounding buildings at prominent intersections. An example is at Park and Maple where a community garden welcomes people into the downtown. This garden blends well with the Pazzi Building immediate behind it, and provided a natural landscaping to screen the electrical box located within it. Landscaping could be an effective medium to connect buildings, utilities, furniture and sculptures together into one cohesive artistic experience.

As another example, the City of Seattle allows property owners and tenants to garden in the planting strip in front of their property as long as a proper street use permit is obtained. Once obtained, the plantings may include low growing perennials, ornamental grasses, shrubs, herbs, or edible plants. Doing so could encourage more interesting variety in landscape design and create a unique space at prevalent intersections.



City Policy Related to Public Art in Terminating Vistas

SCULPTURES

Birmingham currently has sculptures on display that were either donated to the City, purchased by the City, or placed on loan to the City for a certain period of time. If the sculpture is donated and placed on public property, the City is responsible for installation and maintenance of the sculpture. If a sculpture is on loan, the loan agreement specifies that the artist is responsible for installation, maintenance and removal.

An issue with the current policy for sculpture installation is that each piece is unique and may require special care for installation. This includes but is not limited to how the sculpture is transported to the installation site, how to safely secure the sculpture to the location, how to create the necessary base and fabricate proper mounts. City staff may not have adequate experience to handle the installation process of various unique sculpture shapes and sizes. Requiring the artist to be responsible for all installation and removal processes may also create issues related to the artist operating machinery on City property.



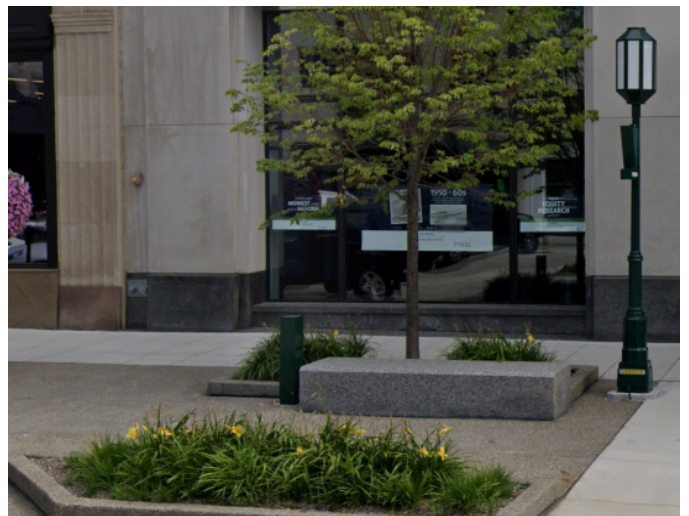
Local art museums such as the Detroit Institute of Arts and Cranbrook Museum have employees who specialize in the installation of sculptures. **The Public Arts Board recommends that the City of Birmingham consult with such specialists for installing sculptures that have been either donated or loaned to the City.** Doing so would enable a more efficient installation process in areas such as Terminating Vistas.



ARTISTIC FURNITURE

Downtown Birmingham has City-standard green metal benches installed along the sidewalks as well as granite benches that were a part of the downtown Old Woodward and Maple Reconstruction projects. This classic design for public furniture fits in with the surrounding streetscape and does not detract from the architectural style of downtown Birmingham.

The Public Arts Board recommends that Birmingham consider allowing more creative and artistic furniture that will contribute a positive design aesthetic to the character of the area. Doing so could enhance the pedestrian space in Terminating Vistas and be used to activate the public space and compliment the surrounding architecture. The City's current approach to streetscape furniture with City-standard benches should remain relatively consistent, but the Public Arts Board recommends that an occasional deviation from City-standard furniture in Terminating Vistas could create a unique pedestrian experience and enhance the character of the area.



City Policy Related to Public Art in Terminating Vistas

PUBLIC UTILITIES

Birmingham's streetscape contains electrical utility boxes and a number of light-poles in the right-of-way in Terminating Vistas. The City-standard light poles and electrical boxes are all painted Birmingham green, with the exception being the recent popcorn box art project at the intersection of Merrill and Old Woodward.

The Public Arts Board has considered a number of different ways to paint and decorate electrical boxes throughout downtown. Various themes were discussed, as well as whether or not the design should be contextual with the surrounding. It was determined that each box should be considered on a case-by-case basis and should not be directly tied to any theme or be required to be related to the surrounding use. **The Public Arts Board recommends the City be open to all types of artistic designs for electrical boxes.**

Sculptural enclosures for such utility boxes have also been considered by the Public Arts Board. **The Public Arts Board recommends that these be considered on a case-by-case situation as well, and not be tied to any theme or surrounding context.** Given the intended function of electrical boxes, any sculpture placed on or around the electrical box should provide easy access to the interior controls and should only be mounted on the ground. **The Public Arts Board does not recommend drilling holes or attaching public art directly to the electrical boxes in order to maintain the integrity of the box.**

The Public Arts Board also recommends that the City consider allowing unique designs in lighting that are in Terminating Vistas. Lighting can be used for either function or form to create a unique aesthetic from the shape of the lantern and the ambient glow of the light. An occasional artistic light pole to replace a city standard lamp in front of a Terminating Vista could enhance the interaction between the streetscape and surrounding buildings. City standard lights should remain relatively consistent, but the Public Arts Board recommends an occasional deviation in this pattern to allow for unique designs.



City Policy Related to Public Art in Terminating Vistas

WALL ART

Artistic paintings such as murals on the front, side or rear of buildings are not currently permitted in Birmingham. Such paintings are considered a sign and section 1.03(D) of the Sign Ordinance states that *“No sign may be painted directly onto any building or surface.”*

The Public Arts Board recommends that the City re-evaluate its policy towards wall art and create a design review process for such art work. There are several Terminating Vistas with large blank walls that the Public Arts Board believes would be ideal for murals, but current policy restricts the building owner from pursuing such design enhancements.

The 2020 Birmingham Plan Draft recommends implementing a mural policy in the Lower Rail District to extend and improve upon the area's current character, though the Public Arts Board recommends that such a policy be implemented throughout the entire City. A temporary mural program is also recommended where the painting could be placed on some type of material which is then attached to the building.

Murals could be another form of public art used to enhance Terminating Vistas throughout downtown. There are some Terminating Vistas that are more suitable than others and the Public Arts Board recommends that the review process engage the public for input so there is support on a community level.

In order to permit murals and various types of wall art, the Public Arts Board recommends that the City amend the Zoning Ordinance and Sign Ordinance to allow wall art and to define a proper review process by the necessary boards. This would also include creating a public notification process for public art in the municipal code.



City Policy Related to Public Art in Terminating Vistas

LANDSCAPING

The City of Birmingham is an excellent example for maintaining high quality landscaping throughout its streetscape in downtown. Well-maintained flower pots can be found hanging from the lamp posts while an array of plants can be found within the gardens along the sidewalks. The landscaping blends well with the surroundings and provides a complimentary aesthetic to the area.

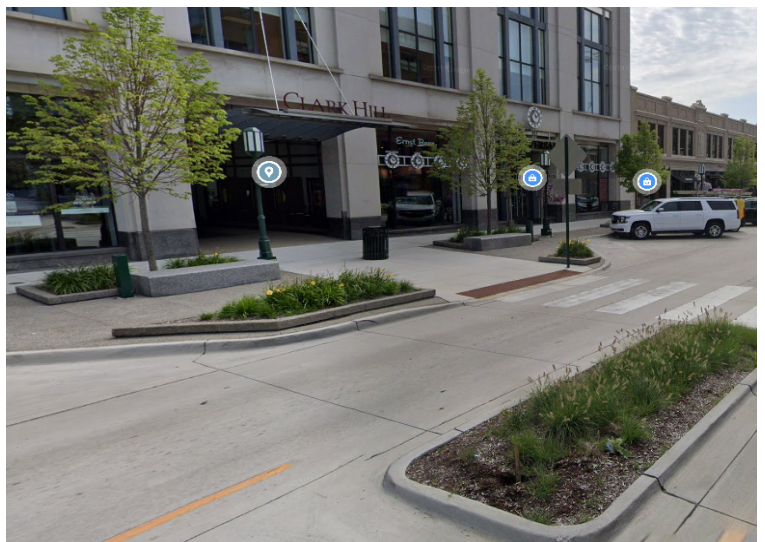
For instances when a public utility is placed within a planter box in a prominent intersection, the Public Arts Board recommends that special consideration for landscaping is made to help screen the utilities from view, especially in cases where no artistic design has been applied to the utility.

When a piece of art is placed within a planter box, the Public Arts Board recommends that special consideration also be made regarding the size and types of plantings surrounding the artwork in order to allow the aesthetics of the art, landscaping and surrounding buildings to work together in a complimentary manner.

The Public Arts Board also recommends the City consider allowing adjacent businesses in downtown design their own planter garden in front of their store. Proper permitting and design process would have to be created and implemented. Doing so could allow some unique designs regarding landscaping and how the plantings interact with the surroundings.

PUBLIC NOTIFICATION

At the moment, there are no formal requirements for public notification regarding proposals for sculptures, artistic furniture and artistic utilities. The item is posted on the Public Arts Board Agenda and City Commission Agenda, but notifications are not required to be sent to surrounding businesses and residents for public art projects. **In order to promote public input at the Public Arts Board and City Commission, the Public Arts Board recommends establishing a public notification policy for public art projects on City property.**



Recommendation and Implementation Priorities

Recommendation 1: Use public art such as sculptures, artistic furniture, artistic utilities, landscaping and wall art to enhance the City's Terminating Vistas

Implementation: Actively seek artists to provide various forms of artwork. Advertise in the art community for the type of art the City is seeking.

Recommendation 2: Revise the sculpture installation process to incentivize sculptures on loan and to make the installation process more efficient for artists and City staff.

Implementation: Establish an agreement with a professional sculpture installation specialist to consult and assist with sculpture installations in Birmingham. Amend the City's art on loan agreement to require approval of sculpture installation from installation consultant.

Recommendation 3: Revise City policy towards city-standard furniture and utilities to allow for an occasional artistic variation.

Implementation: Amend the Zoning Ordinance to allow an occasional deviation from city-standard benches and light poles where such items may be replaced by an artistically designed light or bench.

Recommendation 4: Create a new policy and review process to allow murals and other various forms of wall art to be placed on the exterior of a building.

Implementation: Amend Zoning Ordinance and Sign Ordinance to allow for placement of temporary and permanent murals and other various forms of wall art. The amendment should include review process by all relevant boards.

Recommendation 5: Establish a public notification policy for art projects on public property.

Implementation: Create a provision in the Public Art Section of the Municipal Code to require public notifications to be sent to residents for public art projects proposed within their area.



Terminating Vista Recommendation and Implementation Framework

Priority	Recommendation	Background	Implementation	Costs	Approval Process
1	Use public art such as sculptures, artistic furniture, artistic utilities, landscaping and wall art to enhance the City's Terminating Vistas.	Public Arts Board is responsible for recruiting and recommending public art in various locations throughout the City.	<ol style="list-style-type: none"> Public Arts Board creates call for entry to recruit art donations and loans. This includes a request for an artist stipend fund to assist with installation before sending out. Public Arts Board reviews art pieces submitted and selects artwork for recommendation. 	\$2,000 per piece if approved, no more than \$10,000 total per year.	<ol style="list-style-type: none"> Public Arts Board Parks and Recreation Board (if on greenspace) City Commission
2	Revise the sculpture installation process to incentivize sculptures on loan and to make the installation process more efficient for artists and City staff.	<p>Issues have arisen regarding responsibility for installation and removal.</p> <p>City Employees may not have expertise to install unique pieces of art.</p> <p>Sculpture installation requirements have varied over the years, particularly related to concrete pads.</p>	<ol style="list-style-type: none"> Public Arts Board recommends revisions to art on loan agreement to allow City to assist with installation and removal to ensure quality control and manage liability. Public Arts Board creates RFQ for sculpture installation specialist to assist with mount fabrication and consult on installation process if necessary. Public Arts Board coordinates with Engineering Department's annual sidewalk program to install concrete base pads. 	<p>Up to \$5,000 for art installation specialist per year.</p> <p>Costs associated with concrete base pad installation (Much more cost efficient to incorporate with Engineering sidewalk program).</p>	<ol style="list-style-type: none"> Public Arts Board City Commission <p>* Input from Engineering and DPS strongly recommended</p>
3	Revise City policy towards city-standard furniture and utilities to allow for an occasional artistic variation in Terminating Vistas.	City-standard benches and lightpoles are required in the downtown.	<ol style="list-style-type: none"> Planning Board reviews Terminating Vista report to consider additional Terminating Vista locations as well as possible ordinance changes to permit artistic furniture and utilities. 	No Cost (In house)	<ol style="list-style-type: none"> Planning Board City Commission
4	Create a new policy and review process to allow murals and other various forms of wall art.	The Sign Ordinance currently prevents wall art.	<ol style="list-style-type: none"> Design Review Board considers definition for wall art in Sign Ordinance and Zoning Ordinance to help clarify difference between art and commercial signage. Design Review Board considers review process for wall art that possibly includes Public Arts Board. 	No Cost (In house)	<ol style="list-style-type: none"> Design Review Board Public Arts Board City Commission
5	Establish a public notification policy for art projects on public property.	There is no formal public notification process for art proposals on public property.	<ol style="list-style-type: none"> Public Arts Board reviews public notification options for public art and makes recommendations for notifications process. 	No Cost (In house)	<ol style="list-style-type: none"> Public Arts Board City Commission

Terminating Vista Recommendation and Implementation Framework Suggested Timeline Goals

Recommendation Priorities

- 1 Recruit public art
- 2 Revise installation process
- 3 Allow artistic City furniture and utilities
- 4 Permit wall art such as murals
- 5 Establish public notification policy for artwork proposals

Priority	Implementation	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21
1	1 - Create Call for Entry to recruit new artwork	Public Arts Board		Parks and Rec	City Commission						
	2 - Application for artwork review and recommendation								Public Arts Board	Parks and Rec	City Commission
2	1 - Consider revisions to Art on Loan Agreement			Public Arts Board			City Commission				
	2 - RFQ for sculpture installation specialist			Public Arts Board		City Commission					
	3 - Coordinate basepads with Engineering's Sidewalk Program								Public Arts Board		
3	1 - Planning Board review Terminating Vista report										TBD - Joint Meeting
4	1 - Design Review Board consider permitting wall art		Design Review Board				Public Arts Board	City Commission			
	2 - Design Review Board consider wall art review process		Design Review Board				Public Arts Board	City Commission			
5	1 - Establish Public Notification Process for Public Art					Public Arts Board			City Commission		

	City Commission
	Public Arts Board
	Planning Board
	Design Review Board
	Parks and Recreation Board

DESIGN REVIEW BOARD
MINUTES OF AUGUST 19, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, August 19, 2020. Chairman John Henke called the meeting to order at 7:39 p.m.

1) ROLL CALL

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

Absent: Board Member Patricia Lang; Alternate Board Member Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

Chairman Henke thanked everyone for joining the virtual meeting and reviewed protocol for virtual meetings.

08-50-20

2) Approval Of Minutes

Motion by Ms. Debbrecht

Seconded by Ms. Dukas to approve the DRB Minutes of July 1, 2020 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

08-51-20

3) Public Hearing

None.

08-52-20

4) Design Review

None.

08-53-20

5) Sign Review

None.

08-54-20

6) Study Session

A. Murals & Art (Private)

City Planner Dupuis reviewed the item.

Mr. Deyer said he would want to create parameters regarding permissible locations, sizes, verbiage, types of paint, primers, and ongoing maintenance responsibilities.

Chairman Henke said the Public Works Board has already defined some of those parameters. He also cautioned the DRB against trying to legislate what can be defined as 'art'. He said the DRB could subjectively determine which proposals are appropriate. Chairman Henke ventured that it would be preferred by the City Commission if the DRB incorporates fewer details into the ordinance itself.

Ms. Dukas said she would not be in favor of the proposal as it stood.

Mr. Deyer said he would not be in favor of the proposal without relatively detailed guidelines.

Mr. Willoughby said he was in favor of the proposal with some guidelines provided. He concurred with Chairman Henke that the DRB should not attempt to legislate the definition of 'art'.

08-55-20

7) Miscellaneous Business And Communications

A. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Action List - 2020**

08-56-20

Adjournment

Motion by Mr. Willoughby

Seconded by Mr. Mercurio to adjourn the DRB meeting of August 19, 2020 at 8:00 p.m.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner

APPROVED

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**
- 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 one 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.



Administrative Sign Approval Application Planning Division

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

APPROVED
10/26/2020
PAA20-0113

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: x
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 # PAA20-0113

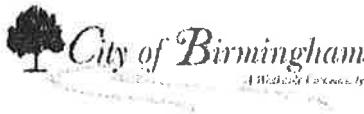
Date Received: 10/12/2020

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)

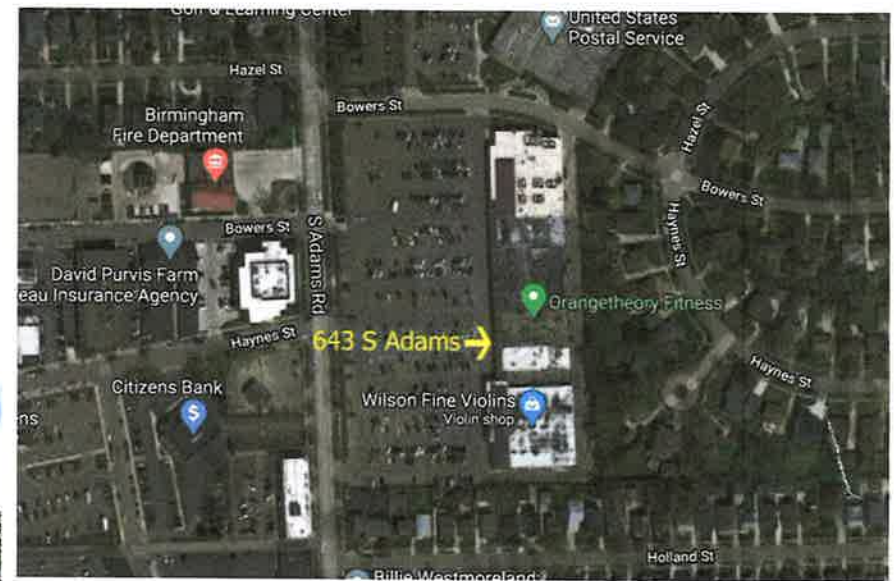
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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.

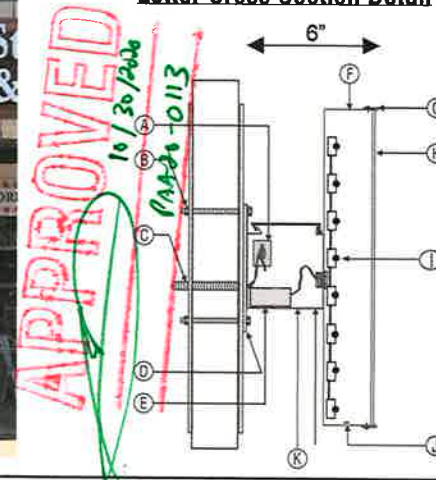
Name of Owner (Printed): Matthew B. Lester

Signature of Owner: _____

Date: 10/12/2020



Letter Cross Section Detail



- A - listed disconnect switch
- B - lag shields and screws
- C - primary electrical source
- D - mounting plate (2"x1/4")
- E - power supply
- F - 3" (.040) aluminum return
- G - 1" trim cap
- H - 1/8" thick acrylic face
- I - white LED
- J - weep holes
- K - 3" deep aluminum raceway

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





Administrative Sign Approval Application Planning Division

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

APPROVED

10/30/2020

PM 20-0106

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: 248-265-1515
Fax Number: _____
Email Address: kdenha@visioninvpartners.com

3. Applicant's Attorney/Contact Person

Name: Bassem alawie
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: _____

10. Size of Proposed Sign

Width: 19
 Depth: 2 1/2"
 Height of Lettering: 1.5

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

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: aluminium
 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: Balawi 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)

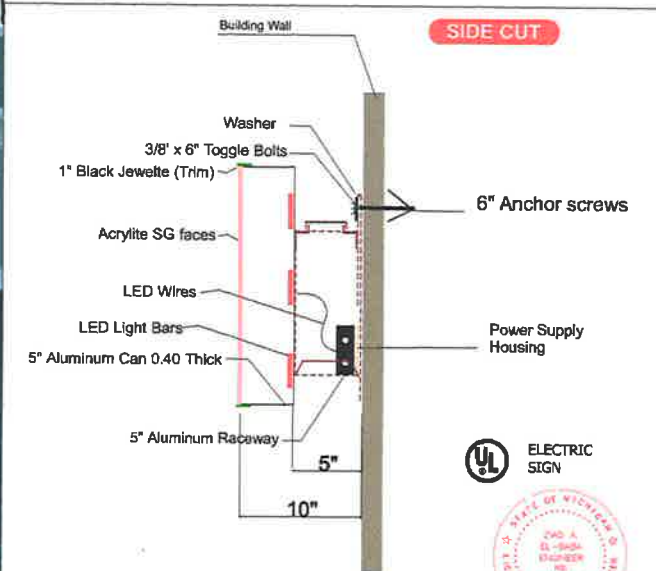
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

Name of Owner (Printed): Kevin Denha

Signature of Owner:  Date: 9-21-20

Before

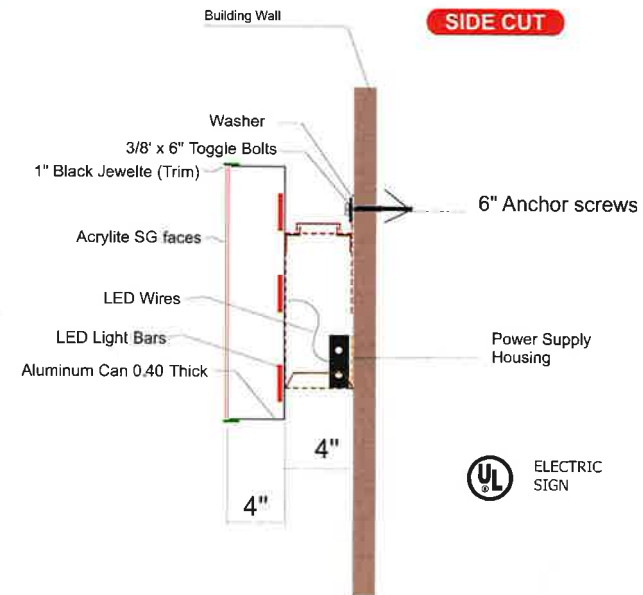




This Sign Is Intended To Be Installed In Accordance With The Requirements Of Article 600 Of The National Electrical Code And / Or Other Applicable Local Codes . This Includes Proper Grounding And Bonding Of The Sign

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



City of Birmingham

APPROVED

10/30/2020

PA20-0107

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 DAVIS

Phone Number:

248-540-8017

Fax Number:

248-540-2712

Email:

primemangement@gmail.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 #:

PAR20-0107

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, 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)

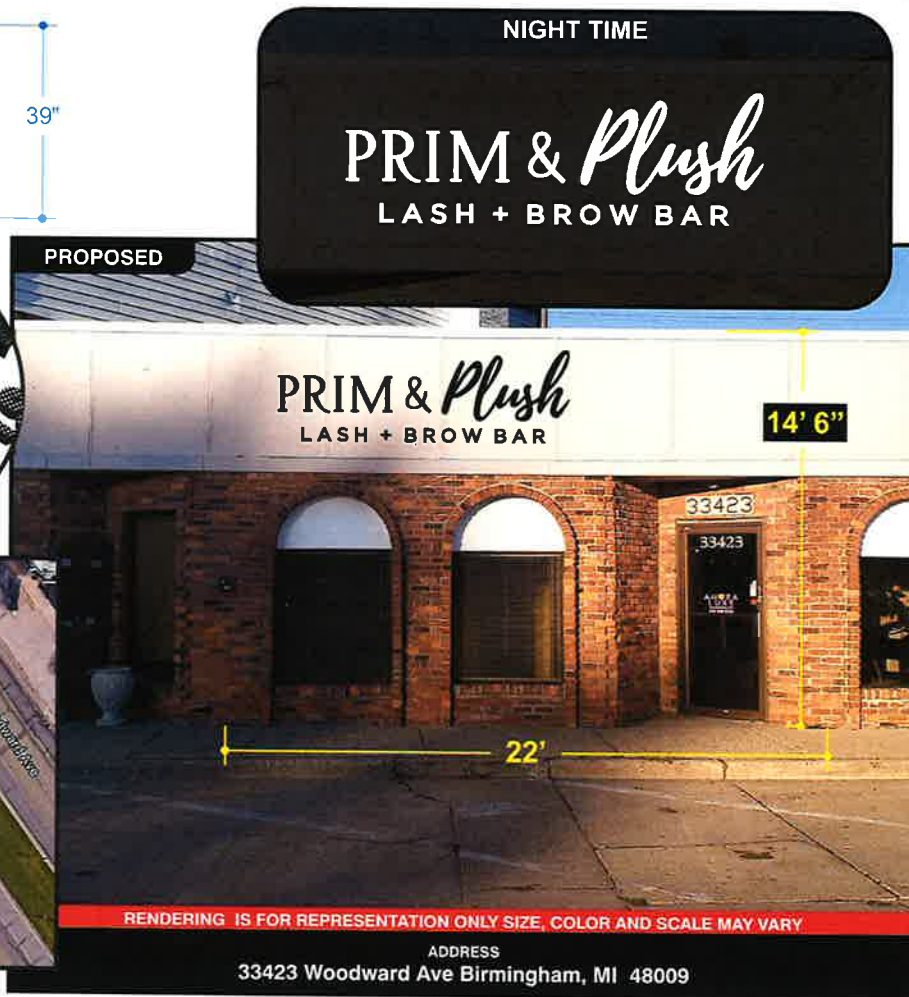
[Signature]
Owner's Signature

REVISED

APPROVED

10/20/2020

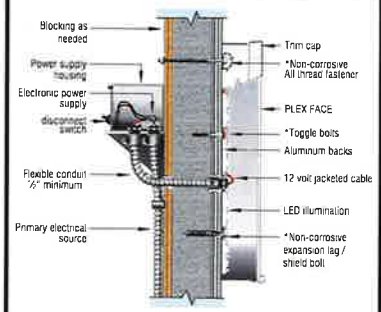
PA420-0107



SIGN DIMENSIONS

39"x122" Overall - 33 Sq. Ft.

FLUSH MOUNT CHANNEL LETTERS



Letter Faces Plexiglass 2447 White
Letter Faces xxxxxx

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				Work Order#: XXX
Customer Signature _____				Date _____

METRO SIGNS & LIGHTING

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



CITY OF BIRMINGHAM
Date 10/09/2020 3:15:36 PM
Ref 00173538
Receipt 549250
Amount \$100.00

Administrative Approval Application Planning Division

APPROVED

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

10/21/2020

PAA 20-0112

1. Applicant

Name: Tower Construction, LLC
Address: 2093 Orchard Lake Rd
Sylvan Lake MI 48320
Phone Number: 248-287-8200
Fax Number: 248-287-8203
Email Address: jason@tower-construct.com

2. Property Owner

Name: Hunter Korth
Address: PO Box 1514
Birmingham MI 48012
Phone Number: 298-854-5340
Fax Number: _____
Email Address: 794oldwoodward11c@gmail.com

3. Applicant's Attorney/Contact Person

Name: Palo Djurasevic@Tower Const
Address: 2093 Orchard Lake Rd
Sylvan Lake MI 48320
Phone Number: 586-405-5405
Fax Number: 248-287-8203
Email Address: palo@tower-construct.com

4. Project Designer/Developer

Name: Serra-marko & Associates
Address: 189 E. Big Beaver Rd #106
Troy MI 48063
Phone Number: 248-457-6903
Fax Number: 248-457-6906
Email Address: imarko@s-m-associates.com

5. Project Information

Address/Location of Property: 794 Old Woodward
Birmingham, MI
Name of Development: Vestalia Homes
Parcel ID#: 1925328006
Current Use: VACANT
Area in Acres: _____
Current Zoning: _____

Name of Historic District if any: n/a
Date of HDC Approval, if any: n/a
Date of Application for Preliminary Site Plan: n/a
Date of Preliminary Site Plan Approval: n/a
Date of Application for Final Site Plan: n/a
Date of Final Site Plan Approval: n/a
Date of Revised Final Site Plan Approval: n/a

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

Replacement of front and side windows with 1" Low-E glass in 4 1/2" bronze anodized framing. Please see attached photos.

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and/or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 10-8-2020

Office Use Only

Application #: PAA 20-0112

Date Received: 10/9/2020

Fee: \$100.00

Date of Approval: 10/21/2020

Date of Denial: N/A

Reviewed By: [Signature]



CONSENT OF PROPERTY OWNER

I, Hunter Koeth, 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 799 N. 010 Woodward;
(Address of Affected Property)

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

Birmingham by: Tower Construction, LLC;
(Name of Applicant)

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

Name of Owner (Printed): Hunter Koeth

Signature of Owner: [Signature] Date: 10/7/20

ESQUIRE CLEANERS

794

haus
The Clothing House

Time Ace
Time in now and see

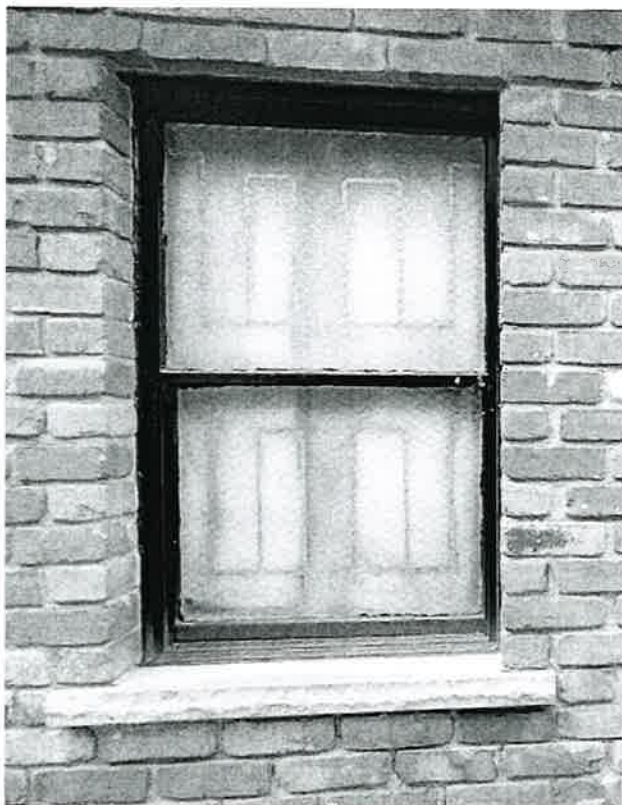




Window Replacement

Key Features:

- Replace Window with
 - ~~Operational double hung style~~
 - With panes
 - Similar to existing size
 - ~~Wood or~~ Metal window in Dark Bronze finish (to match existing windows)

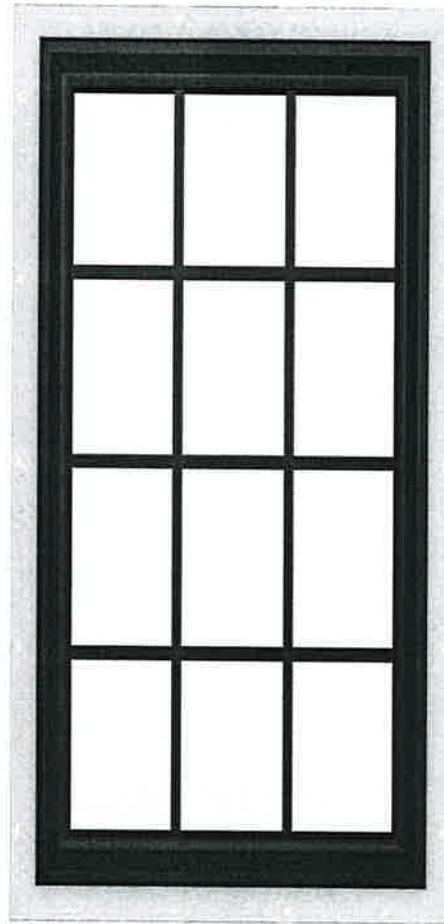


Replace Sealed Door with Window



Key Features:

- Remove Existing Sealed Side Door
- Replace with ~~Picture~~ Window
 - With panes
 - Similar to existing opening size (approximately 34" w x 80" h)
 - ~~Wood or~~ Metal window in Dark Bronze finish (to match existing windows)



Designed by/for: Tower Construction
Hunter Douglas - Birmingham

Date: 10/21/2020

ARCHITECTURAL GUIDE SPECIFICATION SECTION 088000 GLAZING

Note to Specifiers:

The specifications below are suggested as desirable inclusions in glass and glazing specifications (section 088000), but are not intended to be complete. An appropriate and qualified Architect or Engineer must verify suitability of a particular product for use in a particular application as well as review final specifications. Oldcastle BuildingEnvelope® assumes no responsibility or liability for the information included or not included in these specifications.

APPROVED GLASS FABRICATOR

Oldcastle BuildingEnvelope®

GLAZING PRODUCTS

Glass Standards

1. USA - Annealed float glass shall comply with ASTM C1036, Type I, Class 1 (clear), Class 2 (tinted), Quality-Q3. Canada - Annealed float glass shall comply with CAN/CGSB-12.3-M, Quality-Glazing.
2. USA - Heat-strengthened float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind HS.
Canada - Heat-strengthened float glass shall comply with CAN/CGSB-12.9-M, Type 2-Heat-Strengthened Glass, Class A-Float Glass.
3. USA - Tempered float glass shall comply with ASTM C1048, Type I, Class 1 (clear), Class 2 (tinted), Quality Q3, Kind FT. Canada - Tempered float glass shall comply with CAN/CGSB-12.1M, Type 2-Tempered Glass, Class B-Float Glass.
4. USA - Laminated glass to comply with ASTM C1172. Canada - Laminated glass to comply with CAN/CGSB-12.1-M, Type 1-Laminated glass, Class B-Float Glass.
5. USA & Canada - Glass shall be annealed, heat-strengthened or tempered as required by codes, or as required to meet thermal stress and wind loads.

www.obe.com/systemselect

 **Oldcastle BuildingEnvelope®**
A CRH COMPANY

Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.

Sealed Insulating Glass (IG)

Vision Glass (Vertical)

1. IG units consist of glass lites separated by a dehydrated airspace that is hermetically dual sealed with a primary seal of polyisobutylene (PIB) or Thermoplastic Spacer (TPS) and a secondary seal of silicone or an organic sealant depending on the application.
2. USA - Insulating glass units are certified through the Insulating Glass Certification Council (IGCC) to ASTM E2190. Canada - Insulating Glass units are certified through the Insulating Glass Manufacturers Alliance (IGMA) to either the IGMAC certification program to CAN/CGSB-12.8, or through the IGMA program to ASTM E2190.

IG VISION UNIT PERFORMANCE CHARACTERISTICS

1. Exterior Lite: 6mm (1/4") Guardian Clear
2. Cavity: 1/2" (Air Fill)
3. Interior Lite: 6mm (1/4") Guardian Clear
4. Performance Characteristics

Thermal		Optical	
Winter U-factor (Btu/h·ft ² ·F):	0.47	Visible Light Transmittance:	80%
Winter U-factor (W/m ² ·K):	2.69	Visible Light Reflectance (outside):	15%
Solar Heat Gain Coefficient:	0.74	Visible Light Reflectance (inside):	15%
Shading Coefficient:	0.85	Total Solar Transmittance:	67%
Light to Solar Gain:	1.08	Total Solar Reflectance (outside):	13%
		Ultraviolet Transmittance:	51%

www.obe.com/systemselect



Contact Oldcastle BuildingEnvelope® at 866-OLDCASTLE (653-2278) for samples or additional information. SystemSelect® calculates center of glass data using the Lawrence Berkeley National Laboratory (LBNL) Berkeley Lab WINDOW Calc Engine (CalcEngine) with thermal performance per NFRC 100, 200 & 500. Glass data is from following sources: 1. LBNL International Glazing Database (IGDB) v70.0; 2. Vendor supplied data; 3. LBNL Optics 6; 4. Based on vendor testing, clear acid-etched glass performance data is estimated using regular clear glass of equivalent thickness. Framing system values and glass spacer values determined per LBNL THERM 7.4. Thermal values are in both Imperial (IP) and Metric (SI) units.



CITY OF BIRMINGHAM
Date 10/29/2020 1:28:12 PM
Ref 00174141
Receipt 551343
Amount \$100.00

Administrative Approval Application Planning Division

APPROVED

10/29/2020

PAA20-0105

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

1. Applicant

Name: Kilano Design + Build
Address: 6300 Norham Road
Birmingham, MI 48009
Phone Number: _____
Fax Number: _____
Email Address: _____

2. Property Owner

Name: Lincoln Adams LLC
Address: 700 N Woodward Ave Suite 300
Birmingham MI 48009
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: Marvin Kilano
Address: 6300 Norham Road Bloomfield Hills MI 48301
Phone Number: 248-534-6508
Fax Number: _____
Email Address: cs@kilano.build

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: 1120 E. Lincoln St
Birmingham, MI 48001
Name of Development: _____
Parcel ID#: 08-20-31-301-001
Current Use: _____
Area in Acres: 0.733
Current Zoning: BI

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

exterior window replacement (like for like).

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: Mr. Kile

Date: 10/23/2020

Application #: PAA20-0105

Date Received: 10/29/2020

Fee: \$100.00

Date of Approval: 10/29/2020

Date of Denial: N/A

Reviewed By: [Signature]



CONSENT OF PROPERTY OWNER

I, Kevin Denha Michigan
(Name of Property Owner) OF THE STATE OF _____ AND
Oakland
COUNTY OF _____ STATE THE FOLLOWING:

1120 E Lincoln Ave Birmingham 48009

1. That I am the owner of real estate located at _____;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of
Kilano Design + Build
Birmingham by: _____;
(Name of Applicant)

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

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): Kevin Denha

Signature of Owner: [Signature] Date: 10/23/2020



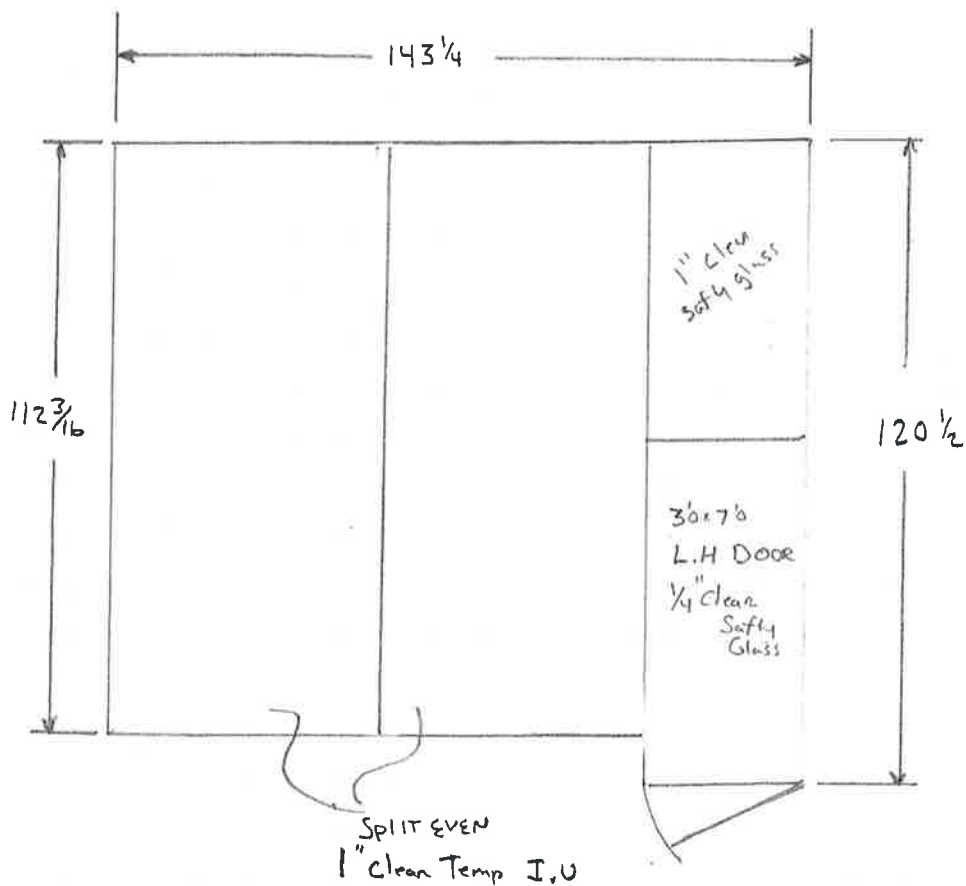
CHRISTY

GLASS COMPANY

DATE: _____

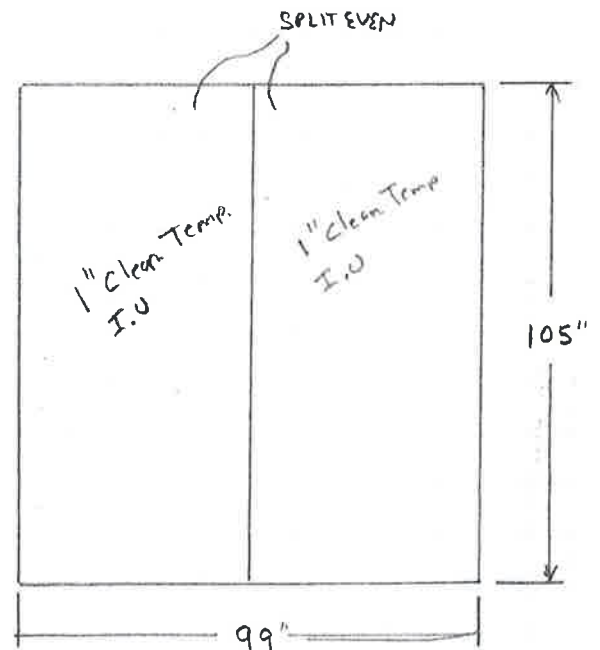
JOB NAME: The Bagel Factory 1120 E. Lincoln
Birmingham, MI 4801

W.O. #: _____



NOTE

- * ALL GLASS WILL BE A SAFETY GLASS
- * ALL FRAMING WILL BE 2" X 4 1/2" CLEAR ANODIZED METAL THERMALLY BROKEN



570 W. 8 Mile Road, Ferndale MI 48220

PHN: 248-544-8200 FAX: 248-545-8200

www.christyglass.com

CLEAR FLOAT Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
Monolithic							
1/8	3	90	8	8	86	1.04	0.88
5/32	4	90	8	8	85	1.04	0.87
3/16	5	89	8	8	83	1.03	0.86
1/4	6	88	8	8	80	1.02	.84
5/16	8	87	8	8	76	1.01	0.81
3/8	10	86	7	7	73	1.00	0.79
1/2	12	84	7	7	69	0.99	0.77

Performance values are based on representative production samples and product modeling data using LBNL Window 7 software. Actual values may differ based on variations in the manufacturing process. Environmental conditions based on NFRC 100-2010. Thermal stress analysis or building codes may determine the requirement for heat-treated glass. Contact AGC Technical Services to ensure the correct form of glass to be supplied. For additional data performance and comparisons use our online Glass Calculator www.agcglass.com/glasscalculator.

CLEARVISION Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
1/8	3	92	8	8	91	1.04	0.91
5/32	4	91	8	8	91	1.04	0.91
3/16	5	91	8	8	90	1.03	0.91
1/4	6	91	8	8	90	1.02	0.91
5/16	8	91	8	8	89	1.01	0.9
3/8	10	91	8	8	89	1.00	0.9
1/2	12	91	8	8	88	0.99	0.89

Performance values are based on representative production samples and product modeling data using LBNL Window 7 software. Actual values may differ based on variations in the manufacturing process. Environmental conditions based on NFRC 100-2010. Thermal stress analysis or building codes may determine the requirement for heat-treated glass. Contact AGC Technical Services to ensure the correct form of glass to be supplied. For additional data performance and comparisons use our online Glass Calculator www.agcglass.com/glasscalculator.

LUXCLEAR Protect Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
1/4	6	87	10	10	78	1.03	0.82
3/8	10	85	10	10	71	1.00	0.78
1/2	12	84	10	10	66	0.99	0.74

Performance values are based on representative production samples and product modeling data using LBNL Window 7 software. Actual values may differ based on variations in the manufacturing process. Environmental conditions based on NFRC 100-2010. Thermal stress analysis or building codes may determine the requirement for heat-treated glass. Contact AGC Technical Services to ensure the correct form of glass to be supplied. For additional data performance and comparisons use our online Glass Calculator at www.agcglass.com/glasscalculator.

MATELUX Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
1/8	3	90	7	8	87	1.05	0.89
1/4	6	89	7	8	84	1.03	0.86
3/8	10	88	7	8	79	1.00	0.83
1/2	12	87	7	8	77	0.99	0.82
1/4	6	91	7	8	89	1.03	0.90
3/8	10	91	7	8	87	1.00	0.89
1/2	12	91	7	8	87	0.99	0.88

Tint Glass Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Product		Visible (VLT)	In	Out		Air	
Solarshield Pure Grey	1/4	45	5	5	44	1.02	.59
Solarshield Pure Bronze	1/4	54	5	5	48	1.02	.62
Solarshield Pure Green	1/4	77	7	7	47	1.01	.71
Solarshield Majestic Grey	1/4	65	7	7	54	1.02	.66
Solarshield Forest Green	1/4	65	6	6	33	1.02	.52
Solarshield Sky Blue	1/4	73	7	7	47	1.03	.61
Solarshield Pure Blue	1/4	57	6	6	42	1.04	.58
Solarshield Midnite	1/4	34	5	5	18	1.0	.42
Solarshield Pure Grey	1/8	62	6	6	61	1.04	.71
Solarshield Pure Grey	3/16	50	5	5	49	1.03	.63
Solarshield Pure Bronze	1/8	68	6	6	53	1.04	.73
Solarshield Pure Bronze	3/16	58	6	6	53	1.03	.66

Comfort Select/ Energy Select 73 Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
1/8	3	82	11	12	69	.64	.72
5/32	4	82	11	11	69	.64	.72
3/16	5	82	10	11	68	.64	.71
1/4	6	83	10	11	67	.64	.71

Comfort Select/ Energy Select 73P Performance

Glass Thickness		Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
Inches	mm	Visible (VLT)	In	Out		Air	
1/8	3	84	11	12	72	.67	.75
5/32	4	84	11	11	71	.66	.74
3/16	5	83	11	12	70	.66	.73
1/4	6	83	11	12	68	.66	.72

Stopsol Classic Bronze Performance

Glass Thickness	Transmittance %	Reflectance %		Solar Energy Transmittance %	Winter U-Value	Solar Heat Gain Coefficient (SHGC)
mm	Visible (VLT)	In	Out		Air	
6	21	34	12	32	1.02	.44

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.