

**AGENDA**  
**VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**WEDNESDAY – December 16<sup>th</sup>, 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 18<sup>th</sup>, 2020**
- 3) **Public Hearing**
- 4) **Design Review**
  - A. **2295 E. Lincoln – Lincoln Commerce Center**
- 5) **Sign Review**
- 6) **Study Session**
- 7) **Miscellaneous Business and Communication**
  - A. **Pre-Application Discussions**
  - B. **Draft Agenda**
    1. **January 6<sup>th</sup>, 2021**
  - C. **Staff Reports**
    1. **Administrative Sign Approvals**
    2. **Administrative Approvals**
    3. **Action List – 2020**
- 8) **Adjournment**

*Notice:* Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

**A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.**

**DESIGN REVIEW BOARD**  
**MINUTES OF NOVEMBER 18, 2020**  
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, November 18, 2020. Chairman John Henke called the meeting to order at 9:18 p.m.

**1) ROLL CALL**

**Present:** Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby (all Board members located in Birmingham, MI)

**Absent:** None

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

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

**11-94-20**

**2) Approval Of Minutes**

**Motion by Ms. Dukas**

**Seconded by Ms. Debbrecht to approve the DRB Minutes of November 4, 2020 as submitted.**

**Motion carried, 6-0.**

ROLL CALL VOTE

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

Nays: None

**11-95-20**

**3) Public Hearing**

None.

**11-96-20**

**4) Design Review**

**A. 855 Forest – Abood Law Firm**

CP Dupuis reviewed the item.

Evans Caruso, architect, and Jeffrey Abood, owner, were present on behalf of the application.

After some DRB discussion, Mr. Caruso indicated he was willing to remove the sign on the rear elevation and the fence from current DRB consideration. He said he would bring those items to the Board of Zoning Appeals.

Mr. Deyer said he did not believe that Sign #2 was technically in the sign band. There was some discussion among the DRB members about whether Sign #2 could be described as being in the sign band.

In reply to Mr. Deyer, Mr. Caruso explained that the item described as a 'canopy' in the submitted plans has a function for blocking sunlight at certain times of day. He stated that the architects do 3D modelling to make sure that such architectural elements are effective at providing the appropriate shade.

Mr. Willoughby confirmed that he often adds similar architectural elements in his work to block or enhance sunlight in different ways.

Mr. Deyer noted that calling it a 'canopy' has a specific meaning in City ordinance, and said it should be changed so as to reduce potential confusion.

Mr. Willoughby suggested it be called a 'solar solution'.

The applicants said they were happy to change all wording in the submitted plans from 'canopy' to 'solar solution'.

Mr. Willoughby noted the sign to the west of the solar solution is aligned with the sign band on the front facade. He recommended that consequently the sign's placement should be considered a viable solution for the sign visibility problem the applicant would otherwise have.

**Motion by Mr. Willoughby**

**Seconded by Ms. Lang to approve the Design Review application for 855 Forest – Abood Law Firm – with the following conditions: 1. The applicant must submit glazing calculations showing the percentage of glazing on the front and rear facades; 2. The applicant must submit revised plans resolving the issues with Sign #3; 3. The applicant must submit revised plans without the fence; and, 4. They are commended for their brilliant solar solution on the front facade.**

**Motion carried, 6-0.**

**ROLL CALL VOTE**

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

Nays: None

Mr. Abood thanked the Board.

In reply to an inquiry from Mr. Caruso, Mr. Willoughby and Chairman Henke said they liked the rear wall proposal.

Mr. Deyer recalled that an apartment complex near N. Adams and the railroad tracks used a screening wall that was neither masonry nor evergreens. He asked if a similar divergence from ordinance requirements for 855 Forest's rear wall might be possible in this case.

CP Dupuis said he did not immediately remember what material was used for the screening wall of the apartment complex in question. He confirmed he would look into it and let the DRB and the applicant know if the material used did diverge from ordinance in that case, and if so, how it might affect Mr. Abood's proposal.

Mr. Deyer noted that if architecture will be developed more often in the future to deal with issues posed by sunlight, the DRB would probably need to devise standards for evaluating said architectural elements.

Mr. Willoughby suggested that one option would be requiring solar calculations from applicants in the same way the City requires light calculations.

### **B. 825 Bowers – Todd's Room**

CP Dupuis reviewed the item.

Todd Skog spoke on behalf of the application. He explained that he was not aware that he needed approval to paint the building's exterior because while this is his fourth store in Birmingham, it is the first one where he had the ability to paint.

There was general consensus among the DRB members that steps should be taken to minimize the amount of pink visible on the building's exterior.

Ms. Lang said she was all right with leaving the building's exterior as-is. She said that while the color would not likely have been approved by the DRB if asked beforehand, she said she found it inoffensive and that it brightened up an area of the City that was otherwise 'drab'.

There was general DRB consensus that they would be interested in Mr. Skog presenting two ideas at a future review. The first was a picture of the building's three visible sides combined with the proposed landscaping photoshopped in; the second was a proposal for painting some of the exterior a more neutral color and leaving only some of the pink color so that the pink functions as an accent.

Chairman Henke mentioned that the Board prefers requests for permission rather than requests for forgiveness. He also advised Mr. Skog that if he wanted to use ivy as part of the landscaping, it would have to be affixed to a trellis rather than to the building and that faux ivy would not be permissible.

CP Dupuis clarified for Mr. Skog that any landscaping plans would require either DRB or administrative approval before implementation.



**Motion by Mr. Deyer**

**Seconded by Mr. Willoughby to postpone the design review application for 825 Bowers to a date uncertain, which will give the applicant a chance to return with renderings that integrate the landscape plan and the building.**

Mr. Willoughby reiterated the recommendation that the applicant also consider proposing ways of using a more neutral paint on the exterior to minimize the amount of visible pink coloring.

**Motion carried, 6-0.**

**ROLL CALL VOTE**

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

Nays: None

**11-97-20**

**5) Sign Review**

None.

**11-98-20**

**6) Study Session**

None.

**11-99-20**

**7) Miscellaneous Business And Communications**

**A. Pre-Application Discussions**

**B. Draft Agenda - December 2, 2020**

**1. None**

**C. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. Action List - 2020**

**11-100-20**

**Adjournment**

**Motion by Mr. Deyer**

**Seconded by Ms. Debbrecht to adjourn the DRB meeting of November 18, 2020 at 10:13 p.m.**

**Motion carried, 6-0.**

Design Review Board  
Minutes of November 18, 2020

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis  
City Planner

DRAFT



# MEMORANDUM

Planning Division

**DATE:** December 16<sup>th</sup>, 2020

**TO:** Design Review Board

**FROM:** Nicholas Dupuis, City Planner

**SUBJECT:** Design Review – 2295 E. Lincoln – Lincoln Commerce Center

**Zoning:** MX (Mixed-Use)

**Existing Use:** Existing 1 & 2 Story Commercial Building

## Introduction

The Planning Division has received an application for Design Review for some exterior renovations at 2295 E. Lincoln – Lincoln Commerce Center. The existing site contains two separate buildings connected by a “building link” (roughly 108 sq. ft.) connecting the two buildings, an unused/unkept courtyard, minor site landscaping, and an associated off-street parking facility. The applicant is proposing to remove the existing building link in favor of a new and upgraded entryway and courtyard area for users of the existing facility.

## Building Exterior

As summarized above, the proposed new entryway/courtyard will be comprised of a new canopy, doors and windows, lighting, screening, landscaping, and various façade material treatments. The following table summarizes the proposed new materials:

Material	Location	Color
Brick (Type 1)	Brick Piers at Courtyard Entrance	Black Beauty
Brick (Type 2)	Brick Piers at New Storefront	Rockford
Composite Wood Panels	Screen Wall in Courtyard	Antique Leather
Steel	Canopies	Black
Metal Coping	Brick Piers	Match Brick
Windows	Courtyard & All Facades	?
Doors	Courtyard	?
Aluminum	Sun Louver	?
Paint	?	?

**The applicant must submit revised elevation drawings showing the precise location of all new materials and color/material specifications sheets for all new materials.**

There are no architectural standards required for this building, as the Rail District does not contain any overlay zoning standards. However, the Eton Road Corridor Plan outlines several site design guidelines that are applicable to the proposed exterior renovation project including building design, signage and lighting:

- Introduce appropriate urban design elements such as entrance features, streetscape, lighting, and façade improvements that create a pedestrian-friendly environment.
- Encourage the use of high quality building materials.
- Utilize lighting to enhance site features or to accent landscaped areas, emphasize building textures and architectural features, highlight pedestrian walkways and building entrances, and establish a special character.
- Promote signage that is designed to enhance the building architecture and is related to the building scale.

The proposed renovations do well to meet the goals of the Eton Rd. Corridor Plan in that all of the new materials being introduced to the building façade are all high quality (brick, metal, glass) and the new entryway/courtyard is a significant improvement to the building in terms of pedestrian access and space. The lighting proposed (discussed in detail below) is designed to accentuate the new corridor and introduce a new more approachable character to the building.

### **Signage**

The applicant has shown a proposal for one new LED back-lit name letter sign that reads "LC Center" (short for Lincoln Commerce Center) on the brick pier left (west) of the courtyard entrance. The principal building frontage measures 64 ft., thus allowing 64 sq. ft. of signage. There are no existing signs on the building or site. The site plans submitted show a sign height dimension of 3 ft. but to not include a length or depth dimension. However, the scale provided on the site plans provides a rough square footage of 6.75 sq. ft., which is well within the permitted combined sign area for the building. The applicant will be required to submit revised plans with the L x W x H dimensions of the signage as well as the total projection from the wall, which may not exceed 9 in.

Additionally, the location of the proposed sign does not meet the placement requirements of the Sign Ordinance, which requires all signage to be located within the Sign Band:

**Sign Band:** A horizontal band extending the full width of the building facade and located between the highest first floor windows and the cornice, or if there is more than one story, the highest first floor windows and the bottom of the second floor windows.

The elevation drawings provided also do not show a measurement from grade to the bottom of the sign, which is required to be 8 ft. minimum. **The applicant must submit revised elevation drawings showing all proposed sign dimensions and placement in accordance with the Sign Ordinance.**

## Lighting

The applicant is proposing 12 new light fixtures to the property to illuminate the new entryway/courtyard. The applicant is proposing 8 downlights underneath the canopies, 3 light bollards placed within the courtyard, and 1 "light finial" to the right of the new entrance. All of the new fixtures are fully cut-off as required by Article 4, Section 4.21 (D) of the Zoning Ordinance with the exception of the light finial, where it is unclear at this time whether or not the fixture is fully cut-off. The applicant must submit specification sheets on the proposed light finial to ensure that the fixture is fully cut-off. Alternatively, if the light finial is not fully cut-off, the Design Review Board may approve the fixture citing any of the following conditions:

1. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
2. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
3. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
4. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
5. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
6. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

Because the applicant is proposing several new light fixtures, a photometric was also required and has been prepared by the applicant. Article 4, Section 4.21 (E) of the Zoning Ordinance requires the intensity of light on a site to not exceed six-tenths (0.6) maintained foot-candles at any property line that abuts a single-family residential zoned property or one and one half (1.5) maintained foot-candles at any property line for any other zoned property. The intensity of light on a site which provides a front setback of less than 5' shall be measured from 5' beyond the front property line. The photometric plan provided shows significant light intensity upward of 15 foot-candles 5 ft. beyond the property line at the end of the canopy. **The applicant must submit a revised photometric plan and specification sheets for any changes in light fixtures that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance.**

## Planning and Zoning

The exterior renovation project proposed is not associated with any changes in the building (i.e. additions), use or parking. However, the applicant is proposing to rework some of the

landscaping on site. Most of the current landscaping on site is proposed to remain. The remaining existing landscape is proposed to be a row of approximately 39 "Burning Bush" shrubs split across the east and west side of the entrance/courtyard. The current landscape beds are enclosed with a timber retaining wall, and the applicant is proposing to remove the timber, but has not indicated a new retaining wall material. A small 24 ft. landscaping area in front of the existing building link is proposed to be removed and replaced with a smaller landscaped area containing 2 Burning Bush shrubs. Additionally, a smaller roughly 12 ft. section of landscape area will be removed to make way for the new entrance. Within the courtyard, the applicant is proposing 14 arborvitae at 6 ft. high in a landscaping bed with black mulch.

There are no minimum landscaping requirements associated with the project, but the overall addition to the landscaping on site appear to enhance the site and also meet the goals of the Eton Road Corridor Plan which states that "the interior area adjacent to proposed or existing structures should be developed as landscaped open space. This landscape area provides balance to site landscaping and enhances the exterior appearance of the building."

The proposed landscape plan also contains two issues. First, the Burning Bush plantings proposed are listed as a prohibited species in Article 4, Section 4.20 (D) of the Zoning Ordinance. Second, the site plans submitted show a property line that runs directly adjacent to the building face, which would suggest that the landscaping areas in front of the building are actually on City property. To perform the proposed landscaping improvements in that area, the applicant would be required to apply for a Special Treatment License through the Engineering Division.

In summary, **the applicant must submit a revised landscaping plan showing the type and location of all planting material in accordance with Article 4, Section 4.20 of the Zoning Ordinance, retaining wall specifications, and apply for a Special Treatment License for landscaping work on City property.**

In addition to the proposed landscaping, the applicant is proposing a canopy that projects in to the right-of-way. Article 4, Section 4.74 (D)(4)(c)(i) states that removable architectural elements such as awnings, canopies, or marquees may be approved by the Design Review Board to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure. Based on the property line shown on the site plans, the proposed canopy measures 13 ft. above grade and projects 5 ft. into the right-of-way, meeting the requirements. The proposed light finial and sun louver also project into the right-of-way and should be considered in the Design Review Boards approval or disapproval of the projections into the right-of-way. The light finial is proposed to project 1 ft. 8 in. and the sun louver projects 4 ft.

## **Design Standards**

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

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

## **Recommendation**

The proposed exterior renovation meets the majority of the Design Review requirements of Section 7.09. The applicant has submitted most of the required materials (all outstanding items listed in the report), and the changes to the building should be an asset to the neighborhood and complement several of the new and/or proposed developments that have been erected in the general area.

That being said, there are several outstanding Zoning Ordinance issues and plan revisions that must be undertaken that include material/color information, signage details, photometrics and the landscaping. Due to the outstanding information that is required, the Planning Division recommends **POSTPONEMENT** of the Design Review application for 2259 E. Lincoln – Lincoln Commerce Center – pending receipt of the following:

1. The applicant must submit revised elevation drawings showing the precise location of all new materials and color/material specifications sheets for all new materials;
2. The applicant must submit revised elevation drawings showing all proposed sign dimensions and placement in accordance with the Sign Ordinance;
3. The applicant must submit a revised photometric plan and specification sheets for any changes in light fixtures that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
4. The applicant must submit a revised landscaping plan showing the type and location of all planting material in accordance with Article 4, Section 4.20 of the Zoning Ordinance,

retaining wall specifications, and apply for a Special Treatment License for landscaping work on City property; and

5. The Design Review Board approves the projections into the right-of-way.

### **Sample Motion Language**

Motion to **POSTPONE** the Design Review application for 2259 E. Lincoln – Lincoln Commerce Center – pending receipt of the following:

1. The applicant must submit revised elevation drawings showing the precise location of all new materials and color/material specifications sheets for all new materials;
2. The applicant must submit revised elevation drawings showing all proposed sign dimensions and placement in accordance with the Sign Ordinance;
3. The applicant must submit a revised photometric plan and specification sheets for any changes in light fixtures that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
4. The applicant must submit a revised landscaping plan showing the type and location of all planting material in accordance with Article 4, Section 4.20 of the Zoning Ordinance, retaining wall specifications, and apply for a Special Treatment License for landscaping work on City property; and
5. The Design Review Board approves the projections into the right-of-way.

### **OR**

Motion to **APPROVE** the Design Review application for 2259 E. Lincoln – Lincoln Commerce Center – with the following conditions:

1. The applicant must submit revised elevation drawings showing the precise location of all new materials and color/material specifications sheets for all new materials;
2. The applicant must submit revised elevation drawings showing all proposed sign dimensions and placement in accordance with the Sign Ordinance;
3. The applicant must submit a revised photometric plan and specification sheets for any changes in light fixtures that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance;
4. The applicant must submit a revised landscaping plan showing the type and location of all planting material in accordance with Article 4, Section 4.20 of the Zoning Ordinance, retaining wall specifications, and apply for a Special Treatment License for landscaping work on City property; and
5. The Design Review Board approves the projections into the right-of-way.

### **OR**



Motion to **DENY** the Design Review application for 2259 E. Lincoln – Lincoln Commerce Center  
– for the following reasons:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Project:

# Lincoln Commerce Center

## Building Improvements

2299 Lincoln Birmingham, Michigan

DRAWING LIST

- A.1 – SITE PLAN, ZONING REVIEW, SPECIFICATIONS
- A.2 – FLOOR PLAN – EXISTING AND DEMO
- A.3 – FLOOR PLAN – NEW IMPROVEMENTS
- A.4 – ROOF PLAN – EXISTING AND IMPROVEMENTS
- A.5 – COURTYARD – ENLARGED PLAN AND ELEVATIONS
- A.6 – EXTERIOR ELEVATIONS – EXISTING
- A.7 – EXTERIOR ELEVATIONS – NEW IMPROVEMENTS
- L.1 – SITE PLAN – NEW IMPROVEMENTS

ZONING REVIEW

REFER TO BOUNDARY/TOPOGRAPHICAL SURVEY FOR SUBJECT SITE  
DETAILED INFORMATION PREPARED BY PROFESSIONAL SURVEYOR.

ZONING DISTRICT

M-X (MIXED-USE)

PERMITTED USES

ALL CURRENT AND FUTURE ANTICIPATED USES ARE PERMITTED USES

LOT AREA

MINIMUM LOT AREA – EXCEED MINIMUM REQUIRED  
MINIMUM OPEN SPACE – NOT APPLICABLE  
MAXIMUM LOT COVERAGE – NOT APPLICABLE

SETBACKS

MINIMUM FRONT YARD  
REQUIRED – 0'  
EXISTING – 0'  
PROPOSED – NO CHANGE

MINIMUM REAR YARD  
REQUIRED – 10' (WHEN ABUTTING MX DISTRICT)  
EXISTING – 37.02' (AT SHORTEST DISTANCE)  
PROPOSED – NO CHANGE

MINIMUM COMBINED FRONT AND REAR YARD SETBACK  
REQUIRED – 0'  
EXISTING – 0'  
PROPOSED – NO CHANGE

MINIMUM SIDE YARD SETBACK  
REQUIRED – 0'  
EXISTING – 0'  
PROPOSED – NO CHANGE

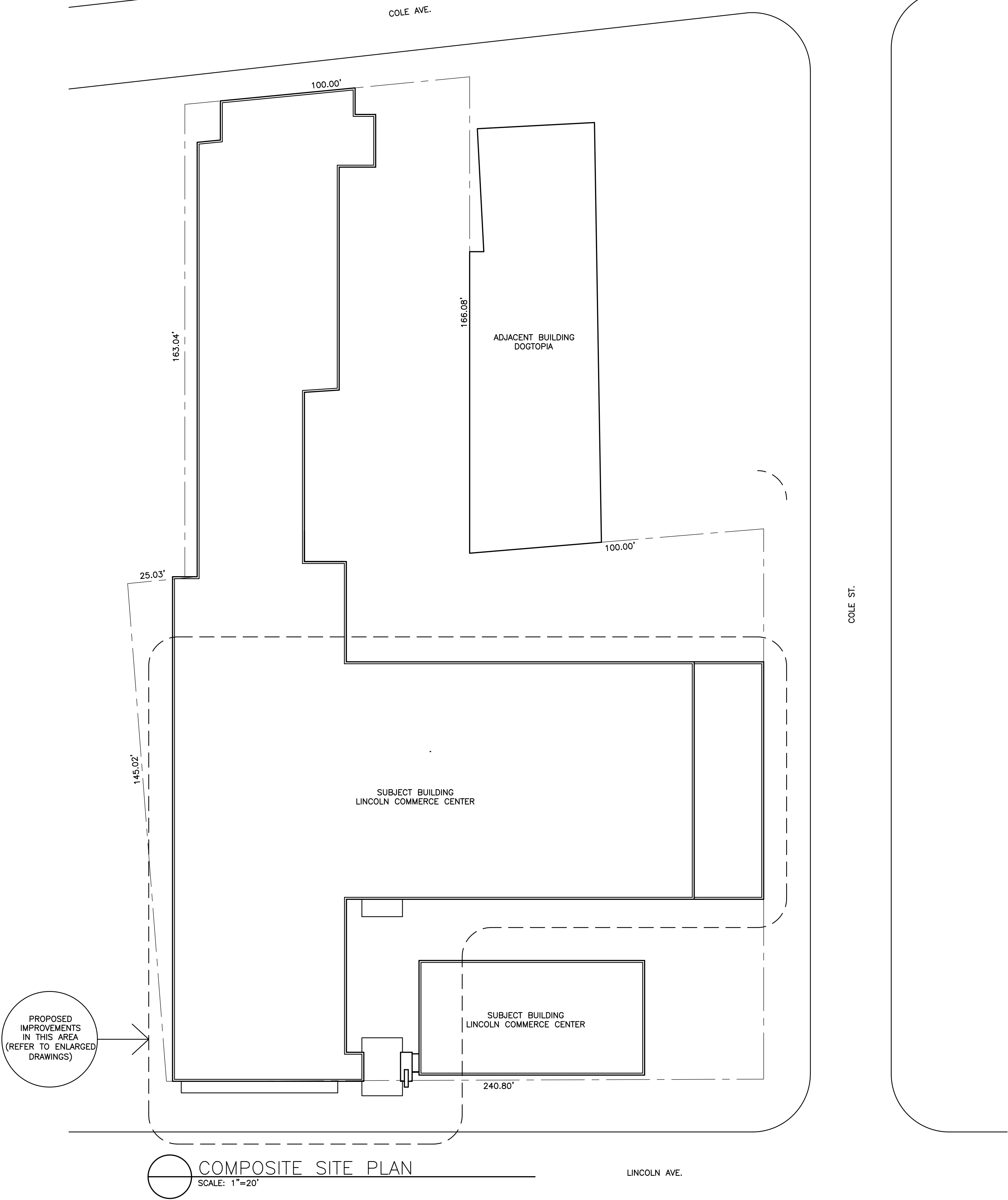
FLOOR AREA

MINIMUM  
REQUIRED – NOT APPLICABLE

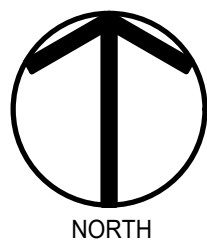
MAXIMUM  
ALLOWABLE – 6,000 SF FOR COMMERCIAL, OFFICE, SERVICE USES  
EXISTING AND PROPOSED – A VARIETY OF TENANT USES AND SIZES

BUILDING HEIGHT

MAXIMUM ALLOWABLE – 45' FOR FLAT ROOFS, 4-STORIES  
EXISTING – +/- 24', 2-STORIES (AT HIGHEST PART OF THE BUILDING)  
PROPOSED – DOES NOT EXCEED EXISTING COMPLIANT BUILDING



- 01 REMOVE CONCRETE SIDEWALK, TIMBER RETAINING WALL, AND PLANT MATERIAL
- 02 REMOVE EXISTING CONCRETE SIDEWALK
- 03 REMOVE EXISTING CONCRETE STEPS
- 04 REMOVE EXISTING PLANT MATERIAL
- 05 REMOVE PART OF EXISTING LINK BUILDING
- 06 REMOVE EXISTING FENCE AND CONCRETE SLAB
- 07 REMOVE PART OF EXISTING WALL
- 08 REMOVE EXISTING DOOR AND FRAME
- 09 REMOVE EXISTING WINDOW AND FRAME
- 10 REMOVE DEBRIS
- 11 REMOVE GUARDRAIL



FLOOR+SITE  
PLAN -  
EXISTING / DEMO

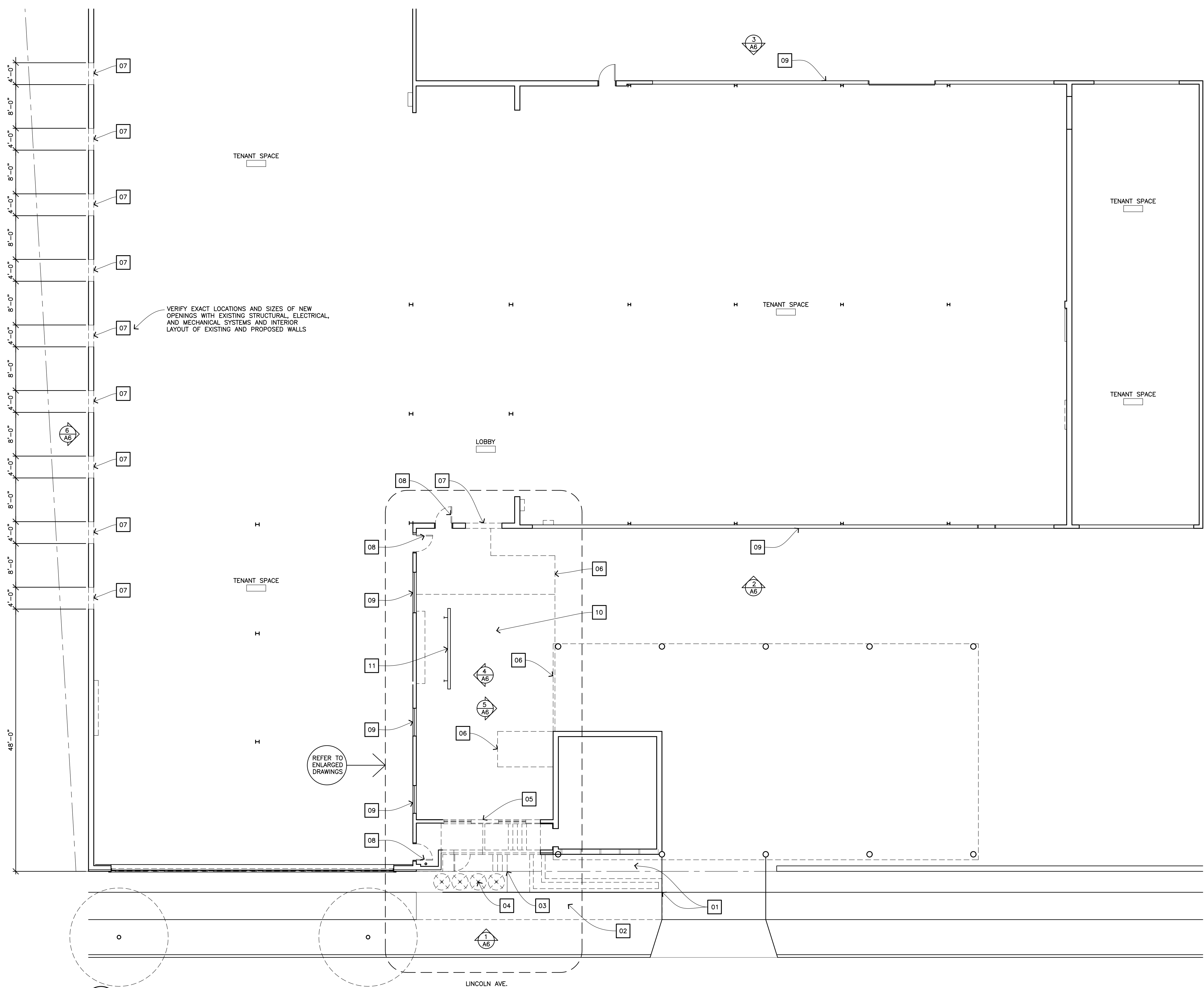
Project:  
Lincoln  
Commerce Center  
Building Improvements

2299 Lincoln  
Birmingham, Michigan

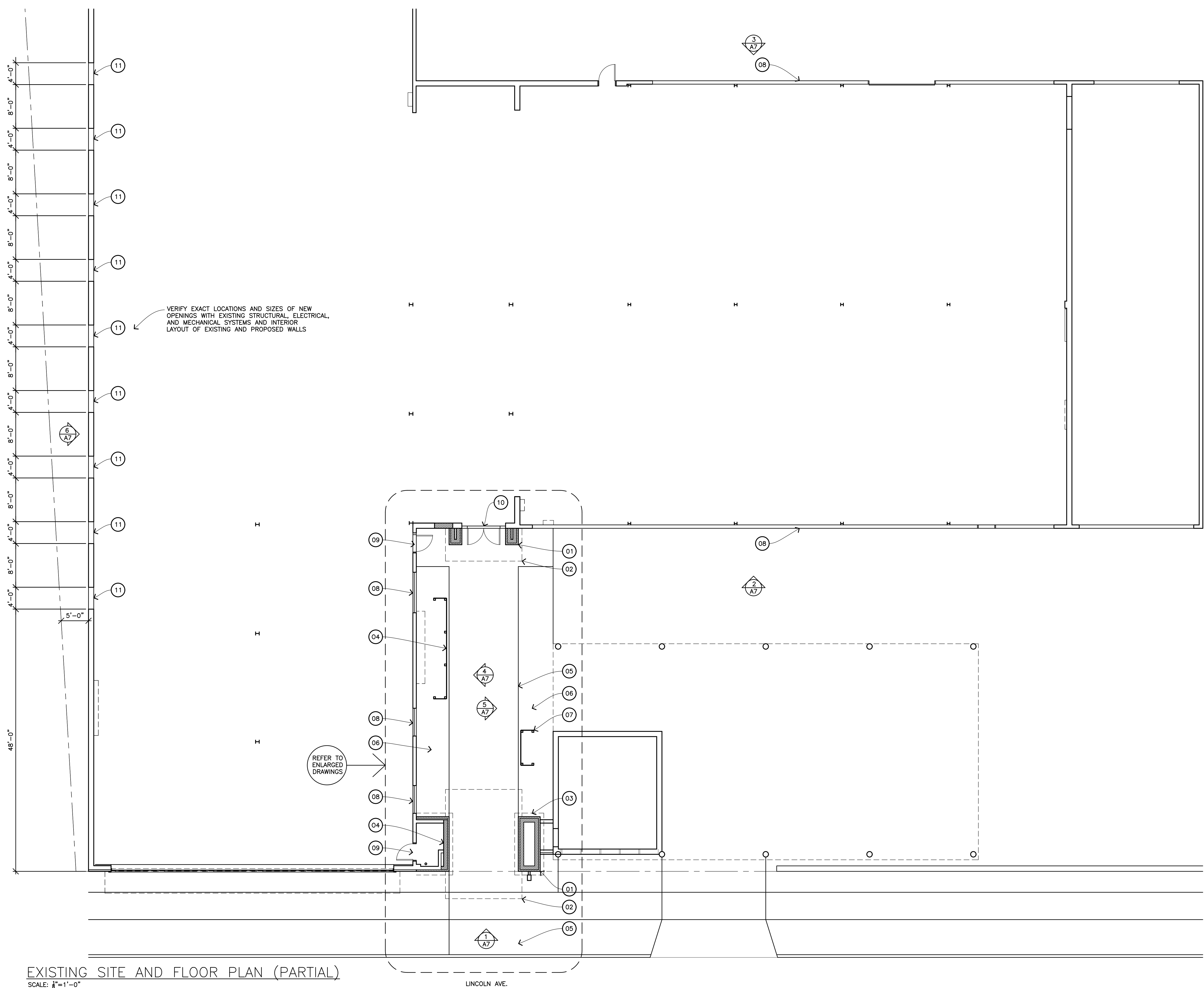
Phase:  
Birmingham Design Review

Date:  
December 2, 2020

Sheet:

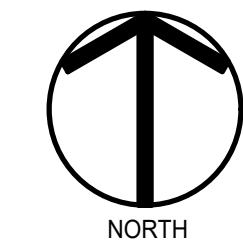


EXISTING / DEMO FLOOR PLAN  
SCALE: 1/8"=1'-0"



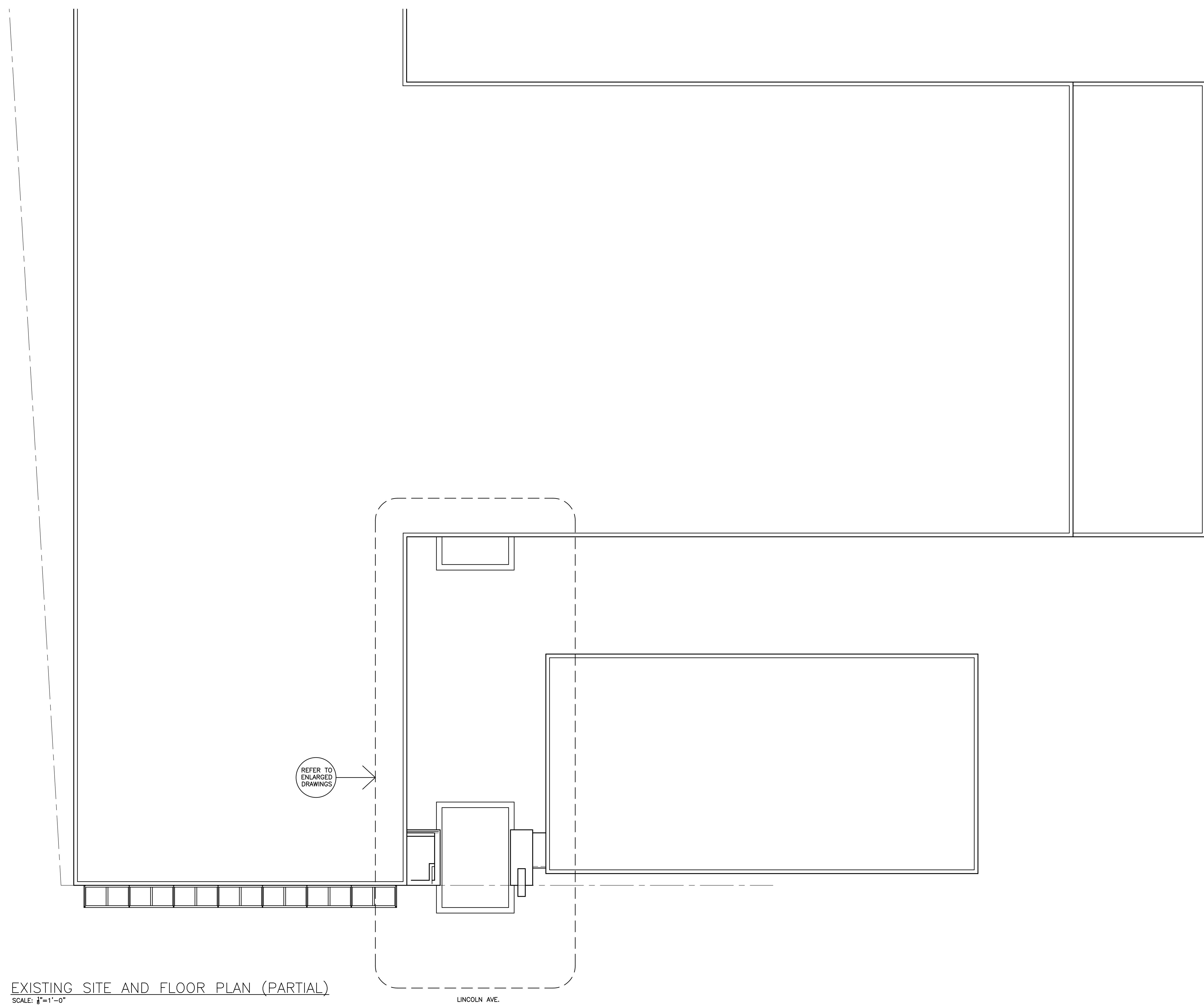
- 01 NEW BRICK PIER
- 02 NEW CANOPY – ALUMINUM
- 03 NEW FOUNDATION BELOW
- 04 MODIFY EXISTING BRICK WALLS
- 05 NEW CONCRETE SIDEWALK
- 06 NEW LANDSCAPED AREA
- 07 NEW SCREEN WALL, COMPOSITE WOOD. 1x6 BOARDS
- 08 NEW WINDOW IN EXISTING OPENING
- 09 NEW DOOR IN EXISTING OPENING
- 10 NEW DOOR "STOREFRONT" IN NEW OPENING
- 11 NEW WINDOW IN EXISTING OPENING (WALL IS MORE THAN 5' TO PROPERTY LINE AT THESE LOCATIONS)
- 12 NEW ALUMINUM LED LIGHT FINIAL
- 13 EXISTING BRICK
- 14 METAL COPING – MATCH BRICK COLOR
- 15 ALUMINUM ADDRESS / DIRECTORY SIGN
- 16 SUN LOUVER – ALUMINUM
- 17 REMOVE DOOR, PATCH TO MATCH EXISTING WALL
- 18 NEW LIGHT BOLLARD
- 19 PAINT EXISTING CONCRETE BLOCK (COLOR "1")
- 20 RECESSED LED LIGHT FIXTURE
- 21 ALUMINUM BACK-LIT DIMENSIONAL LETTERS BOTH SIDES

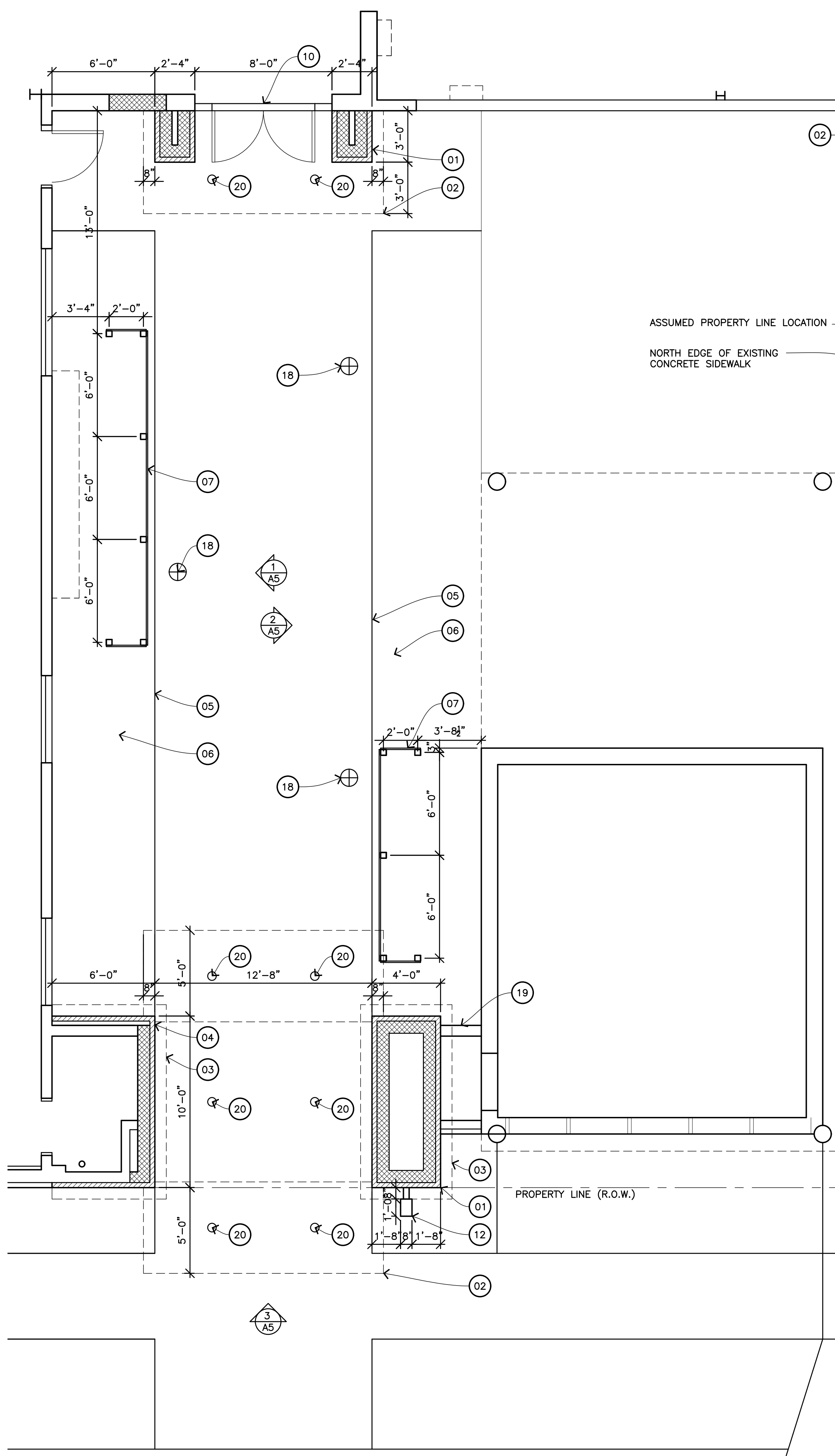
FLOOR PLAN -  
PROPOSED



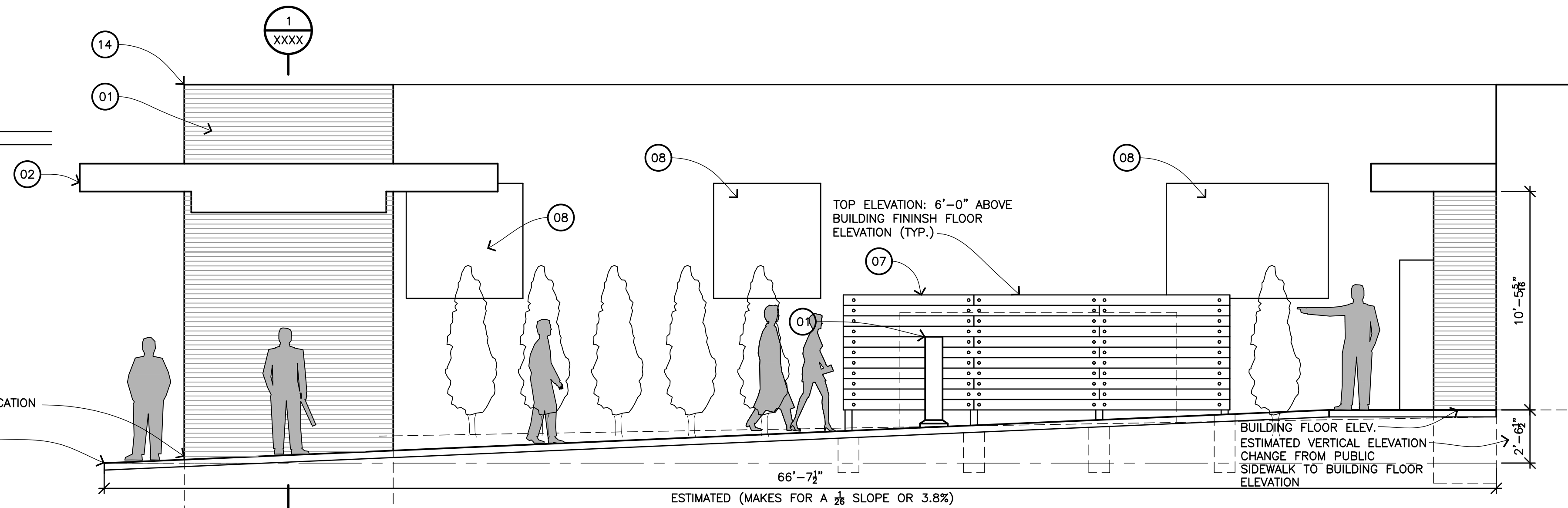
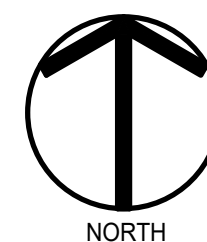
ROOF PLAN -  
EXISTING AND  
PROPOSED

EXISTING SITE AND FLOOR PLAN (PARTIAL)  
SCALE: 1/8"=1'-0"

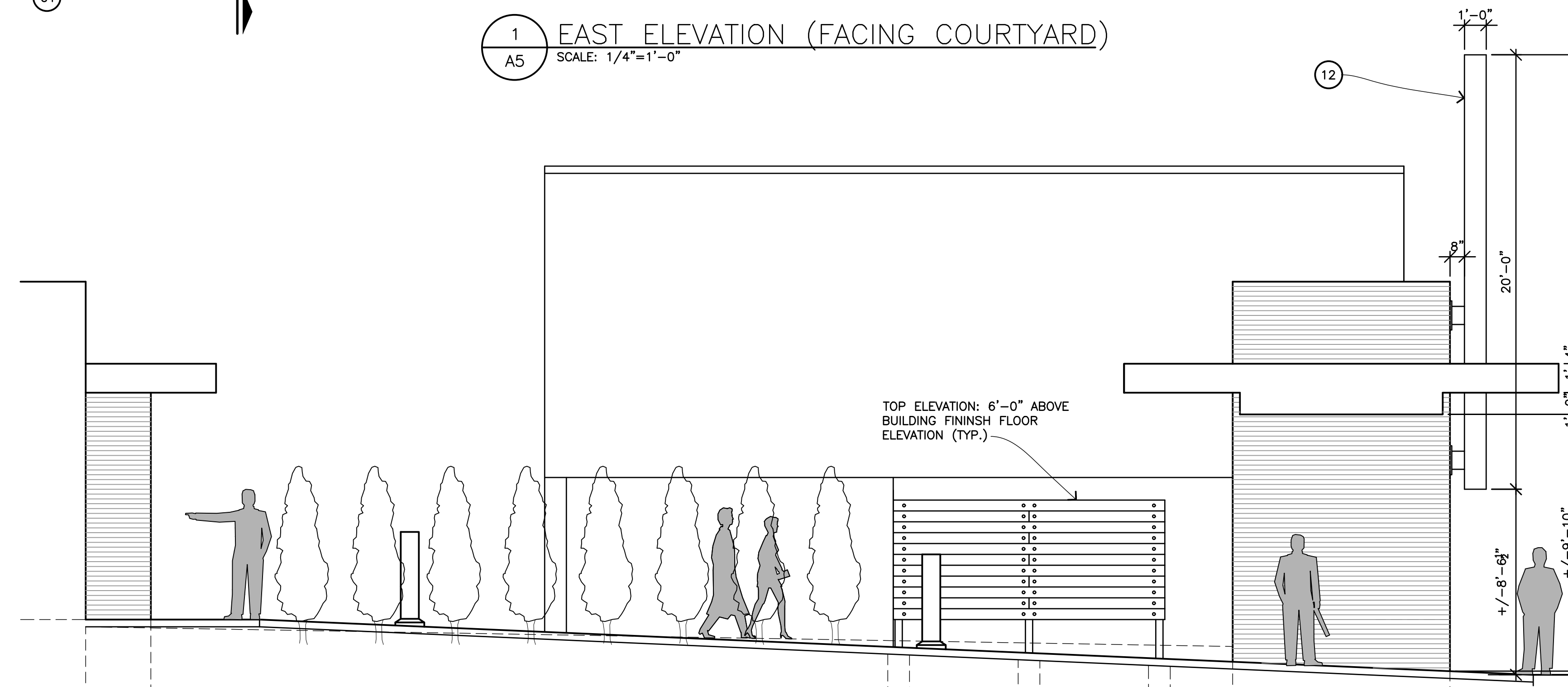




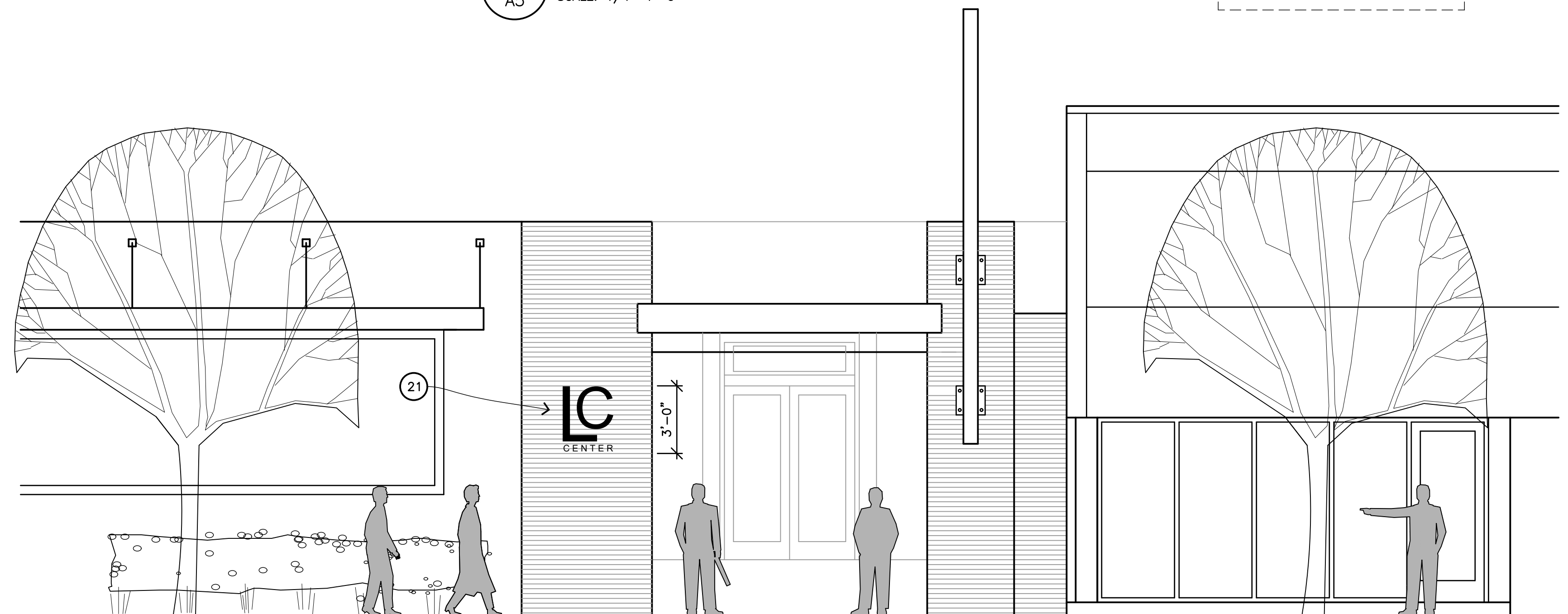
PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"



1 EAST ELEVATION (FACING COURTYARD)  
SCALE: 1/4"=1'-0"



2 WEST ELEVATION (FACING COURTYARD)  
SCALE: 1/4"=1'-0"



3 WEST ELEVATION (FACING LINCOLN AVE.)  
SCALE: 1/4"=1'-0"

- 01 NEW BRICK PIER
- 02 NEW CANOPY - ALUMINUM
- 03 NEW FOUNDATION BELOW
- 04 MODIFY EXISTING BRICK WALLS
- 05 NEW CONCRETE SIDEWALK
- 06 NEW LANDSCAPED AREA
- 07 NEW SCREEN WALL, COMPOSITE WOOD, 1x6 BOARDS
- 08 NEW WINDOW IN EXISTING OPENING
- 09 NEW DOOR IN EXISTING OPENING
- 10 NEW DOOR "STOREFRONT" IN NEW OPENING
- 11 NEW WINDOW IN EXISTING OPENING (WALL IS MORE THAN 5' TO PROPERTY LINE AT THESE LOCATIONS)
- 12 NEW ALUMINUM LED LIGHT FINIAL
- 13 EXISTING BRICK
- 14 METAL COPING - MATCH BRICK COLOR
- 15 ALUMINUM ADDRESS / DIRECTORY SIGN
- 16 SUN LOUVER - ALUMINUM
- 17 REMOVE DOOR, PATCH TO MATCH EXISTING WALL
- 18 NEW LIGHT BOLLARD
- 19 PAINT EXISTING CONCRETE BLOCK (COLOR "1")
- 20 RECESSED LED LIGHT FIXTURE
- 21 ALUMINUM BACK-LIT DIMENSIONAL LETTERS

COURTYARD  
PLAN/ELEVATIONS-  
ENLARGED

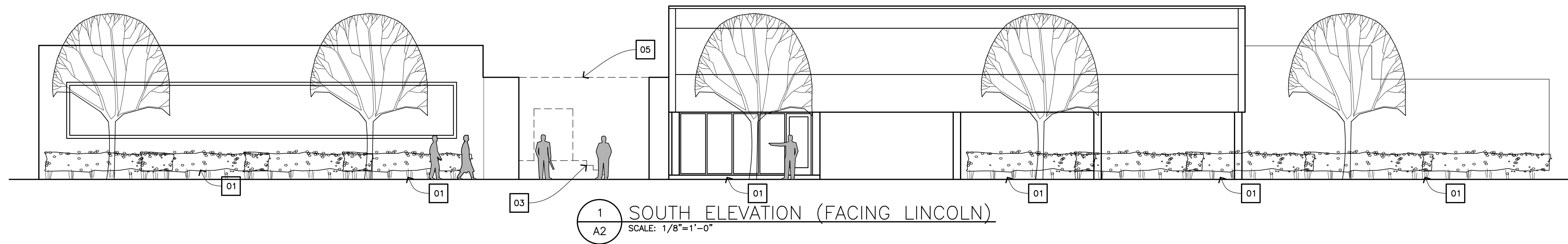
Project:  
Lincoln  
Commerce Center  
Building Improvements

2299 Lincoln  
Birmingham, Michigan

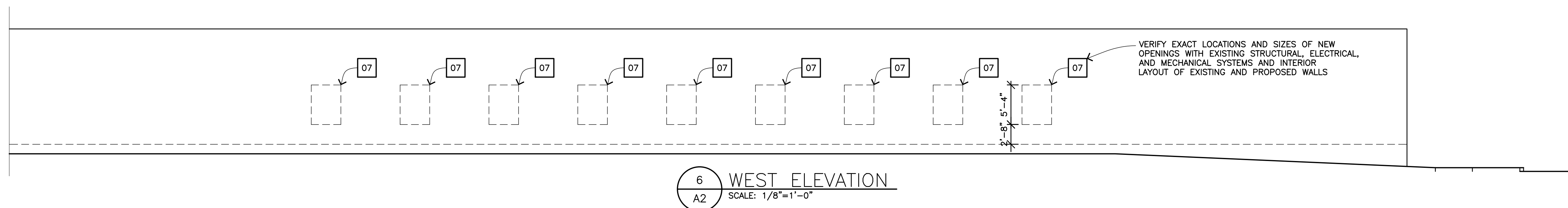
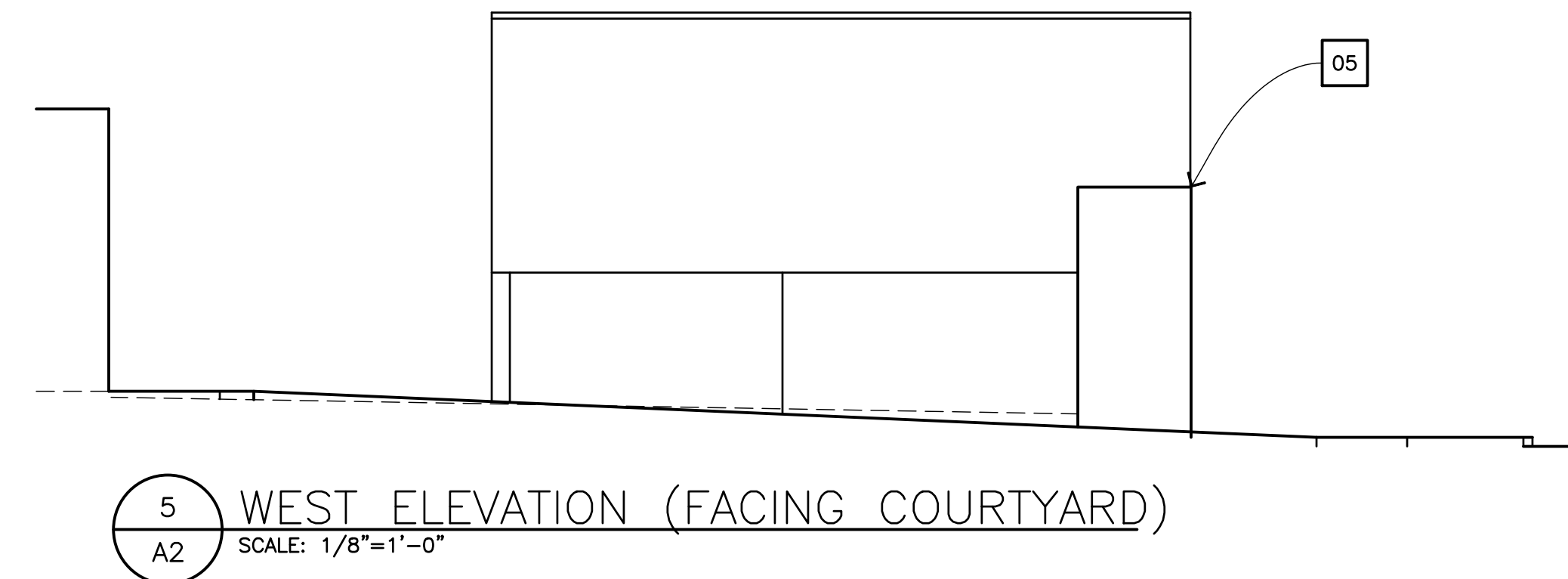
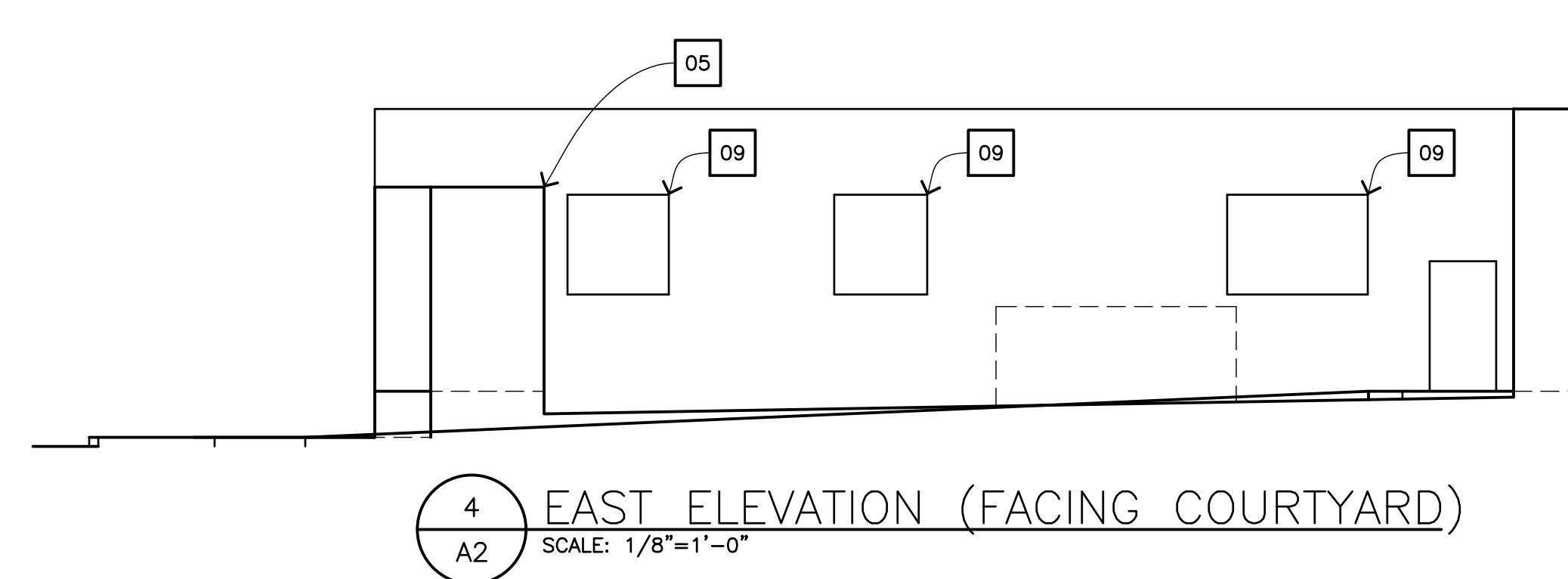
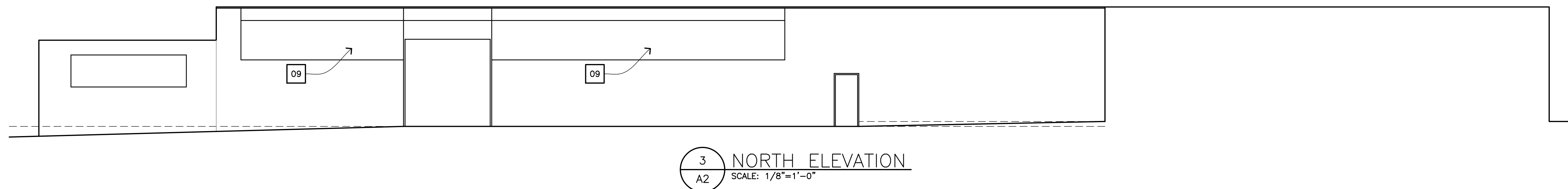
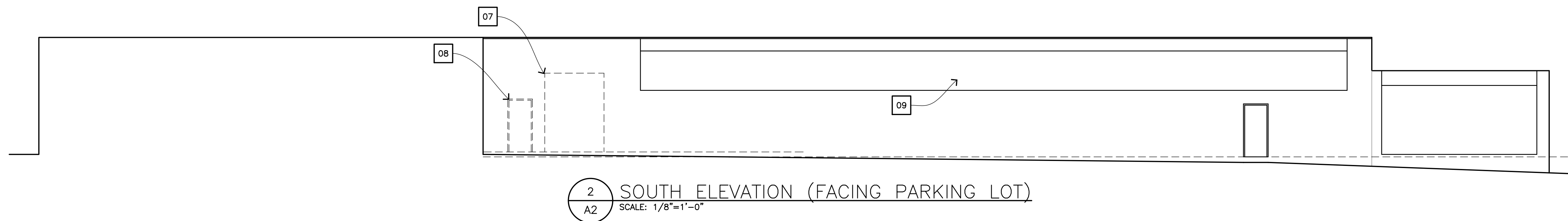
Phase:  
Birmingham Design Review

Date:  
December 2, 2020

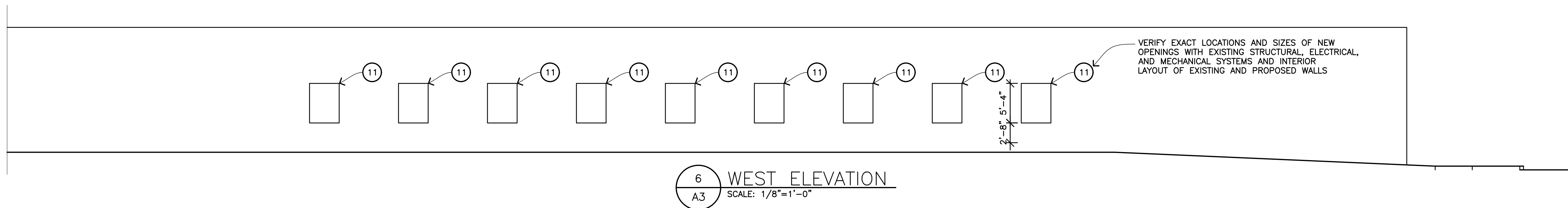
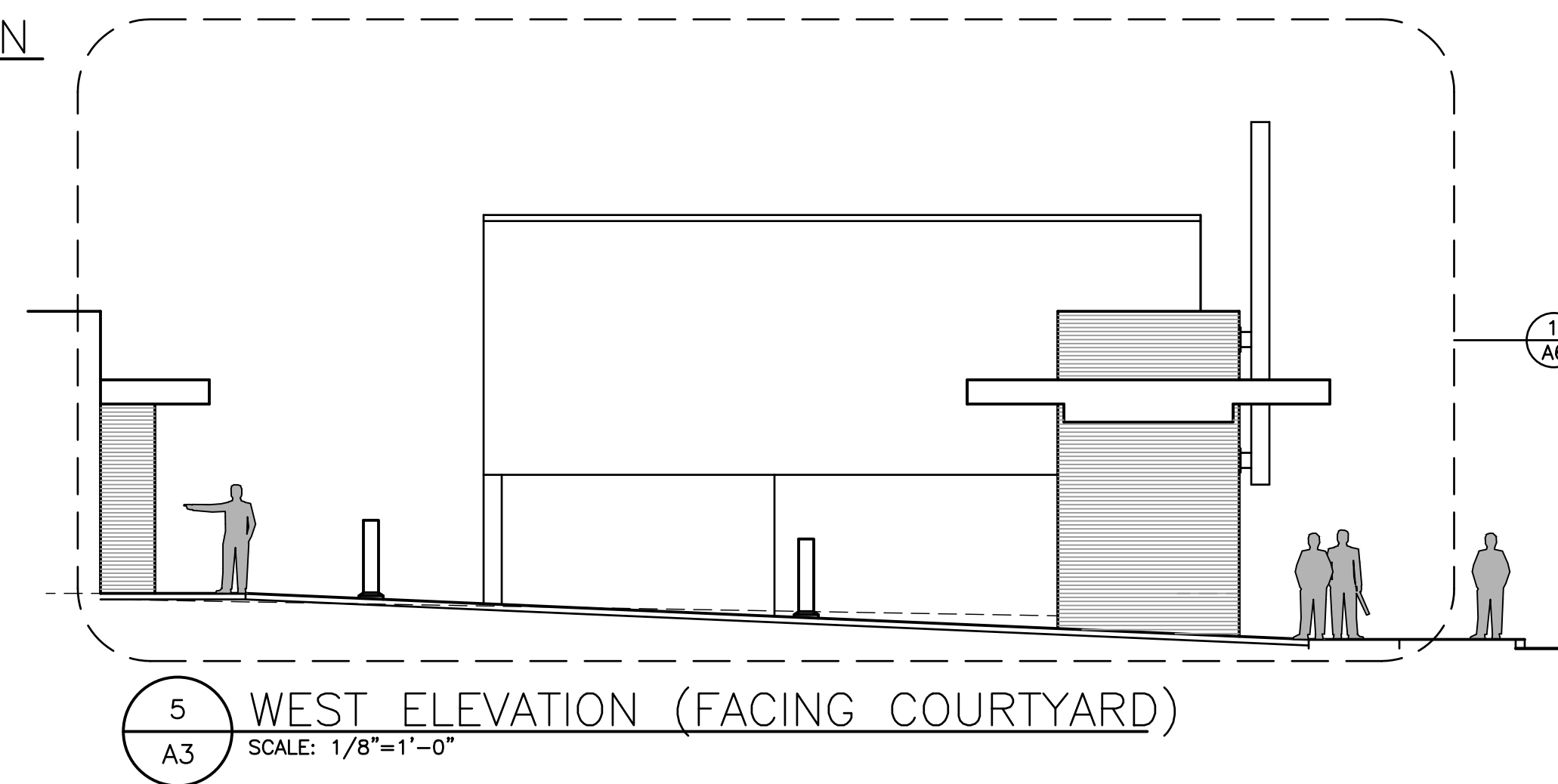
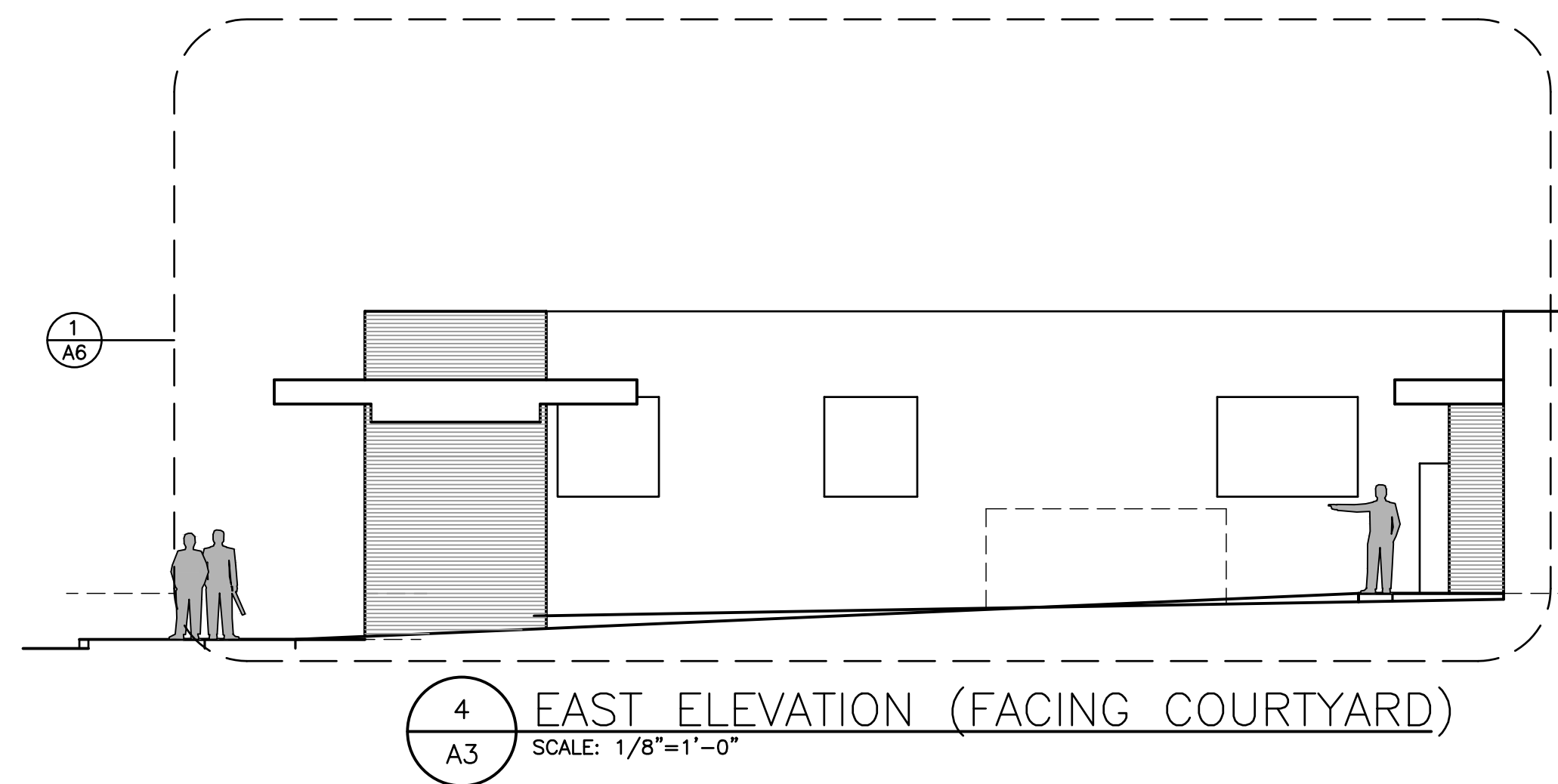
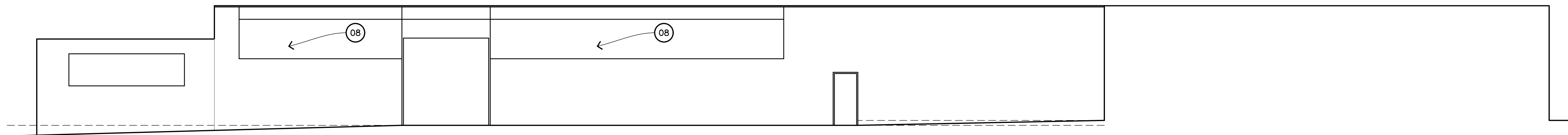
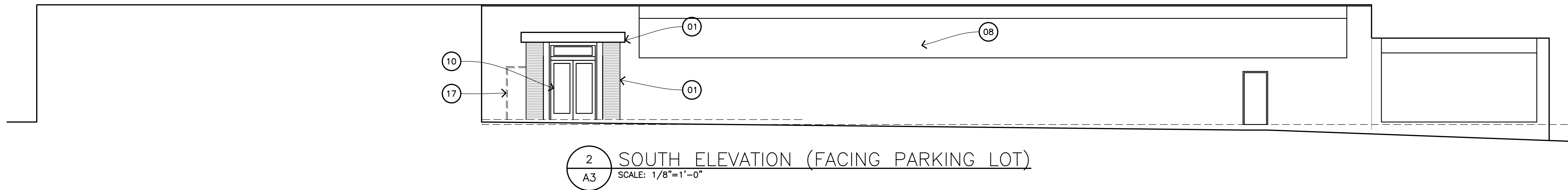
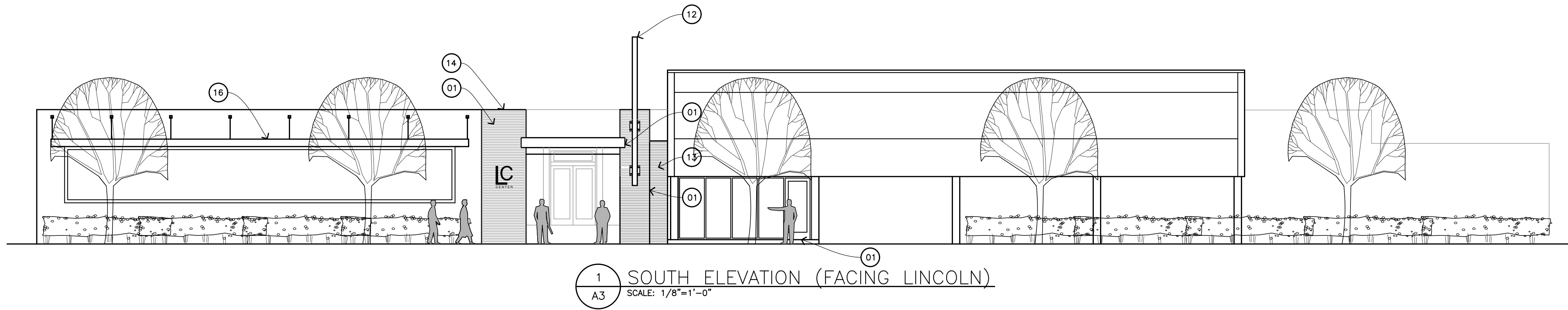
Sheet:



- 01 REMOVE CONCRETE SIDEWALK, TIMBER RETAINING WALL, AND PLANT MATERIAL
- 02 REMOVE EXISTING CONCRETE SIDEWALK
- 03 REMOVE EXISTING CONCRETE STEPS
- 04 REMOVE EXISTING PLANT MATERIAL
- 05 REMOVE PART OF EXISTING LINK BUILDING
- 06 REMOVE EXISTING FENCE AND CONCRETE SLAB
- 07 REMOVE PART OF EXISTING WALL
- 08 REMOVE EXISTING DOOR AND FRAME
- 09 REMOVE EXISTING WINDOW AND FRAME
- 10 REMOVE DEBRIS
- 11 REMOVE GUARDRAIL



EXTERIOR  
ELEVATIONS -  
EXISTING / DEMO

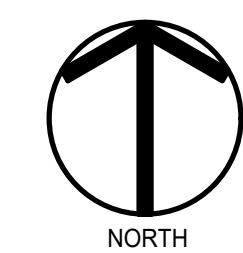
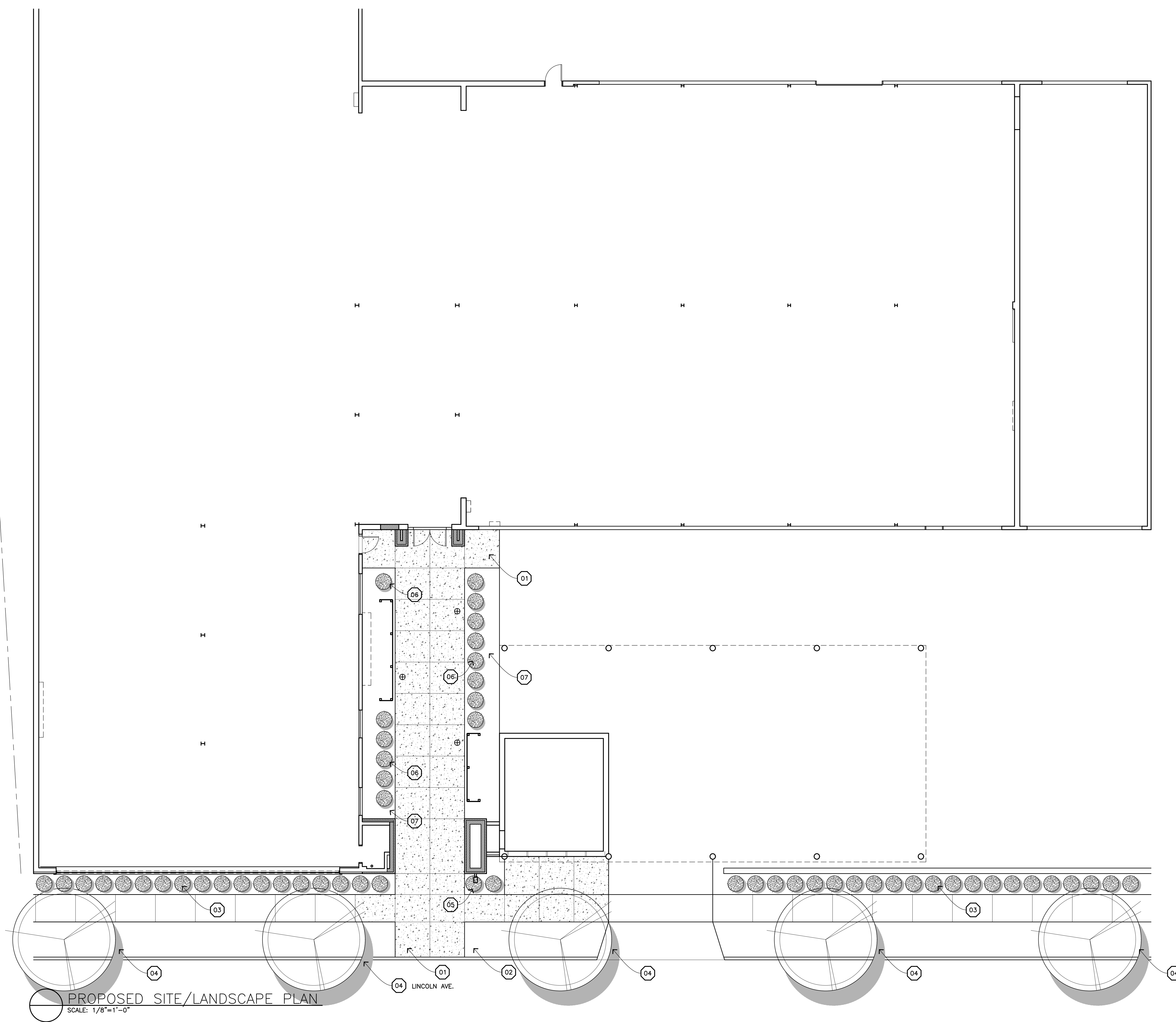


- 01 NEW BRICK PIER
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- 18 NEW LIGHT BOLLARD
- 19 PAINT EXISTING CONCRETE BLOCK (COLOR "T1")
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- 21 ALUMINUM BACK-LIT DIMENSIONAL LETTERS BOTH SIDES

EXTERIOR  
ELEVATIONS -  
PROPOSED



- 01 NEW CONCRETE
- 02 NEW SOD
- 03 EXISTING SCHRUBS
- 04 EXISTING TREES
- 05 NEW SCRUBS (2-COMBINED TOTAL)  
MATCH EXISTING "BURNING BUSH"
- 06 NEW SCRUBS (14-COMBINED TOTAL)  
ARBORVITAE, 6' HIGH (WITH IRRIGATION)
- 07 BLACK MULCH



PROPOSED  
SITE/LANDSCAPE  
PLAN

Project:  
**Lincoln  
Commerce Center**  
Building Improvements  
2299 Lincoln  
Birmingham, Michigan  
Phase:  
Birmingham Design Review  
Date:  
December 2, 2020  
Sheet:

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
9' CANOPY	✖	15.2 fc	25.9 fc	8.8 fc	2.9:1	1.7:1	0.6:1
11' CANOPY	✖	14.7 fc	20.5 fc	5.2 fc	3.9:1	2.8:1	0.7:1
WALKWAY	✖	1.8 fc	8.7 fc	0.4 fc	21.8:1	4.5:1	0.2:1

Schedule

Symbol	Label	QTY	Manufacturer	Description	Lamp	MH
	D	8	Focal Point	4.5" EXTERIOR RATED DOWNLIGHT	LED	9' AND 11' UNDER CANOPY
	B	3	Selux Corporation	4' BOLLARD	LED	4'

- General Note
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
  - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
  - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.



Date: \_\_\_\_\_ Customer: \_\_\_\_\_  
Project: \_\_\_\_\_  
Type: \_\_\_\_\_ Qty: \_\_\_\_\_

selux

Corral Bollard LED



Order Code: CORL \_\_\_\_\_

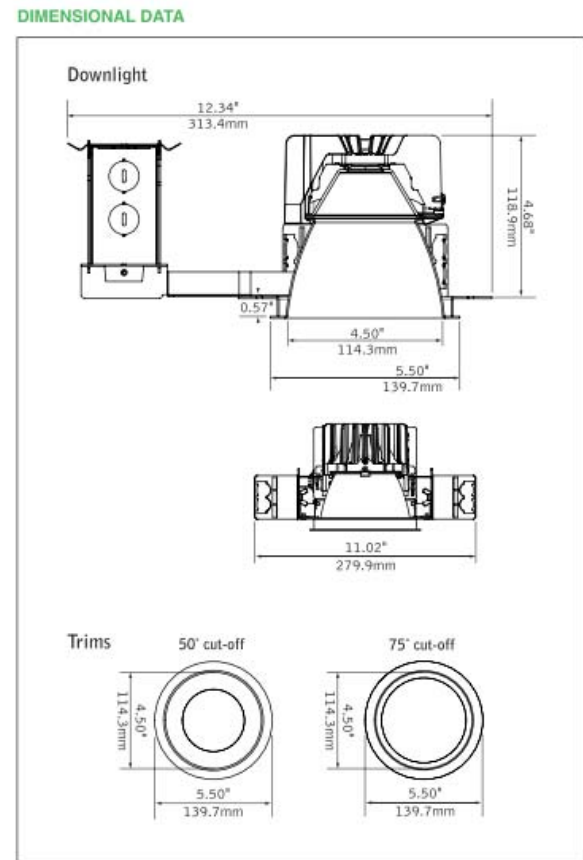
CORL	Series	Height	Light Engine	CCT	Finish	Voltage	Options
	CORL Corral Bollard LED	2.5 2 1/2	3 3	3.5 3 1/2	4 4	1850 2830 3830 4830	27 2700K 30 3000K 35 3000K 40 4000K
							WH White BK Black BL Semi-Matte Black BZ Bronze SV Silver SP Specify Premium Color
							UNV* UNV 120 120 208 208 240 240 277 277 347* 347 480* 480
							DM Dimming (0-10V) HL50* HL 50 Securing REC3* REC3 Receptacle with weather proof cover REC2* REC2 Receptacle with post-installation weatherproof cover REC3* REC3 Receptacle with weatherproof cover REC4* REC4 Receptacle with weatherproof cover

Product Modifications

Please list modification requirements for review by factory:

Approvals

Date:



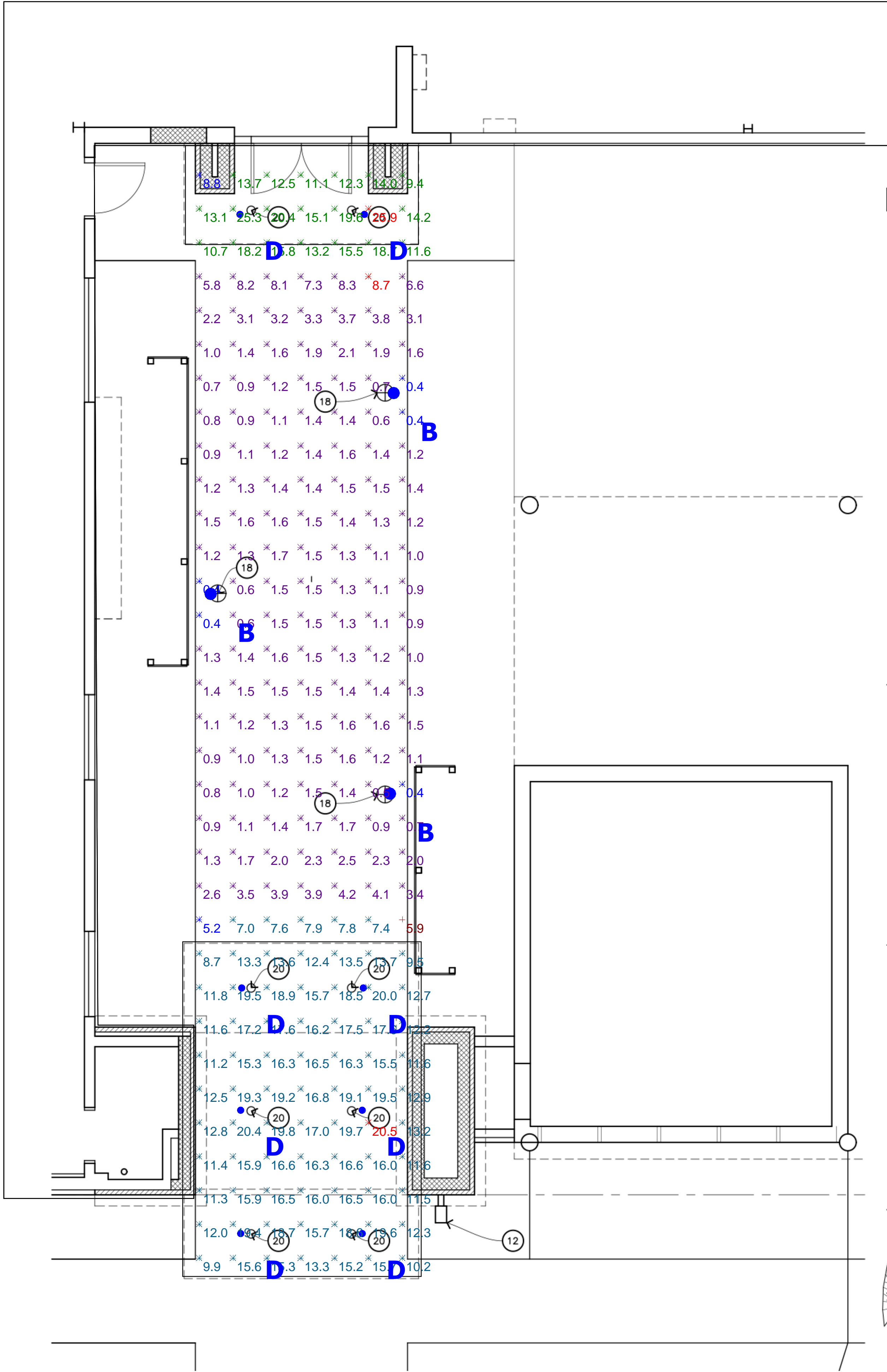
FEATURES

Field adjustability of ceiling thickness from 0.5" to 3.0".  
50" or 75" cutoff to light source and its image.  
Right Light: Standard delivered lumen outputs 1000, 1500, 2000, 2500, and 3000.  
Warm Dim: Lighting that enhances spaces with a warm glow, reminiscent of incandescent or halogen light sources.  
PoE compatible: Integrates with Power over Ethernet lighting systems via standard, low-voltage wires.  
Compatible with common pre-engineered grid ceiling systems requiring luminaires fitting into a 6" slot.

PERFORMANCE

19" Spot  
Lumen Output: 1900lm  
Total System Watts: 19W  
Spacing Criterion: 0.32

91" Super Wide Flood  
Lumen Output: 1900lm  
Total System Watts: 19W  
Spacing Criterion: 1.22



Plan View  
Scale - 1" = 4ft



LINCOLN COMMERCE CENTER COURTYARD  
EXTERIOR SITE PLAN  
PREPARED FOR: NEUMANN SMITH  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM

Designer  
nae  
Date  
12/2/2020  
Scale  
Not to Scale  
Drawing No.  
#20-56422 V1  
1 of 2

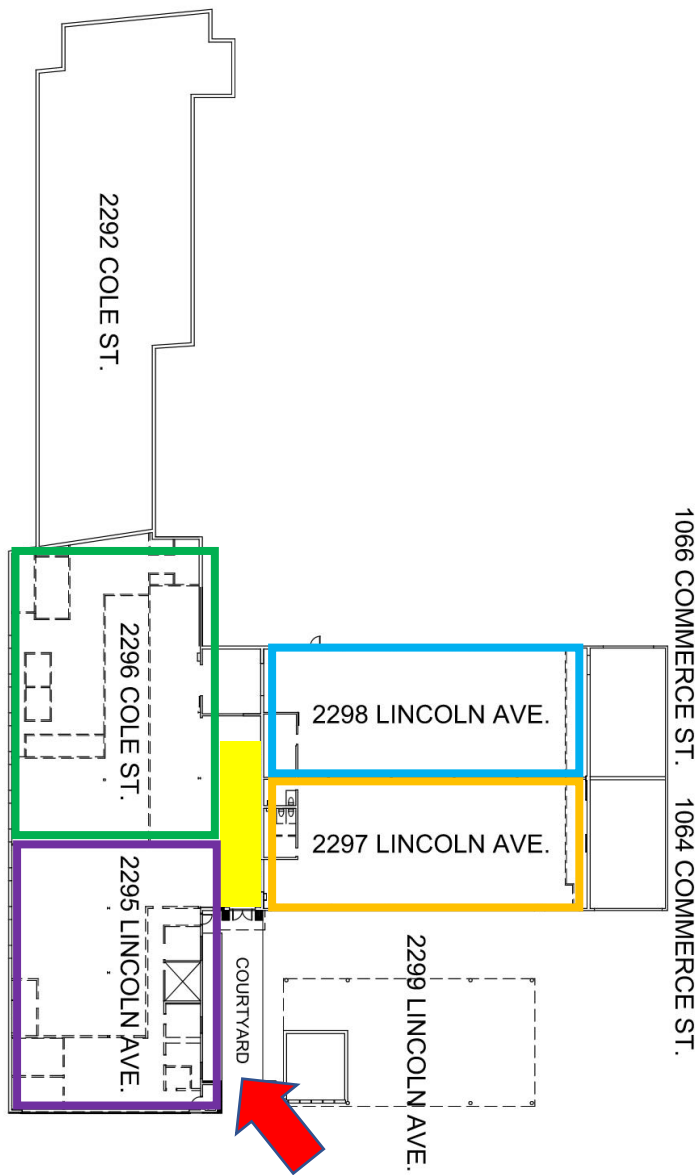
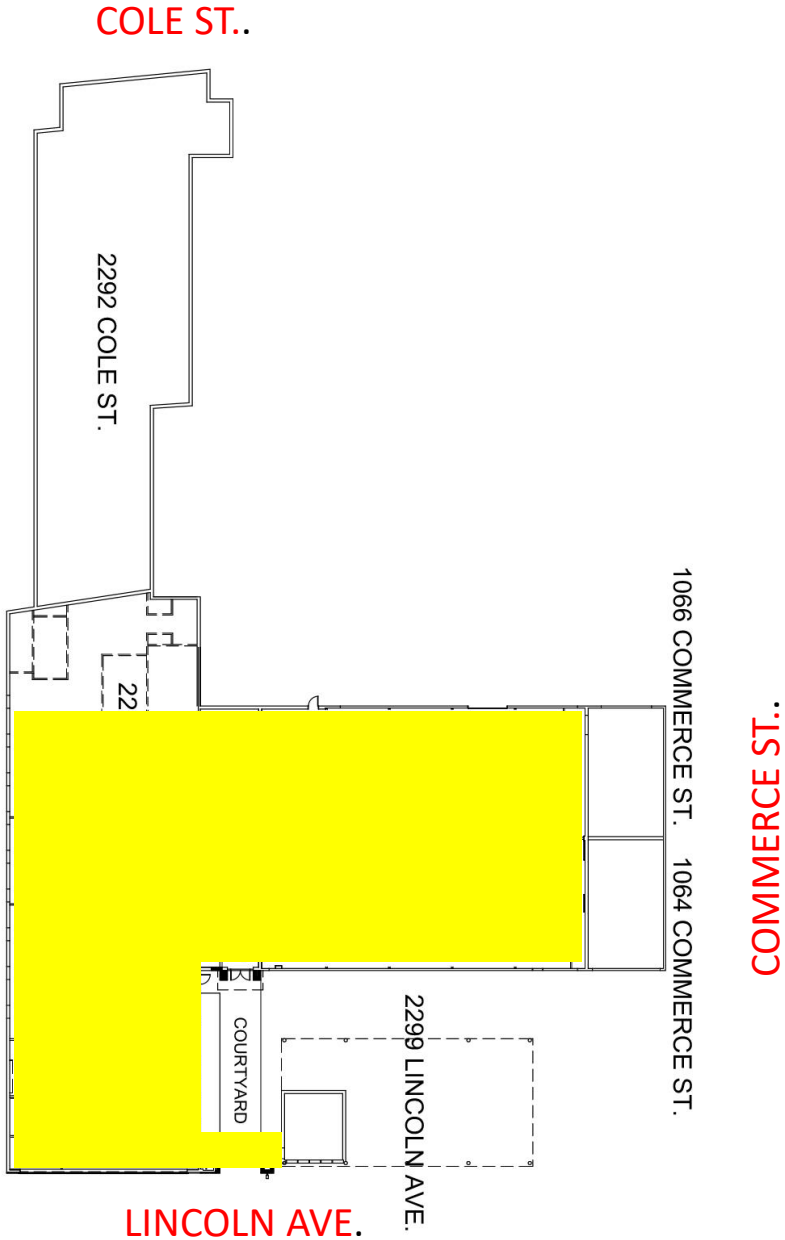
# LCCenter

Lincoln Commerce Center, Birmingham, Michigan

Proposed Improvements:

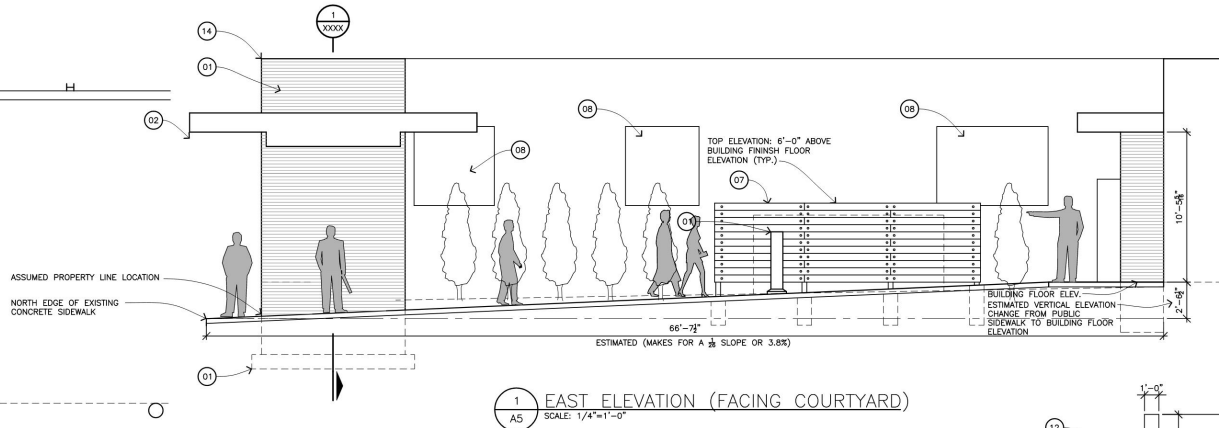
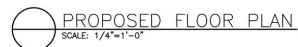
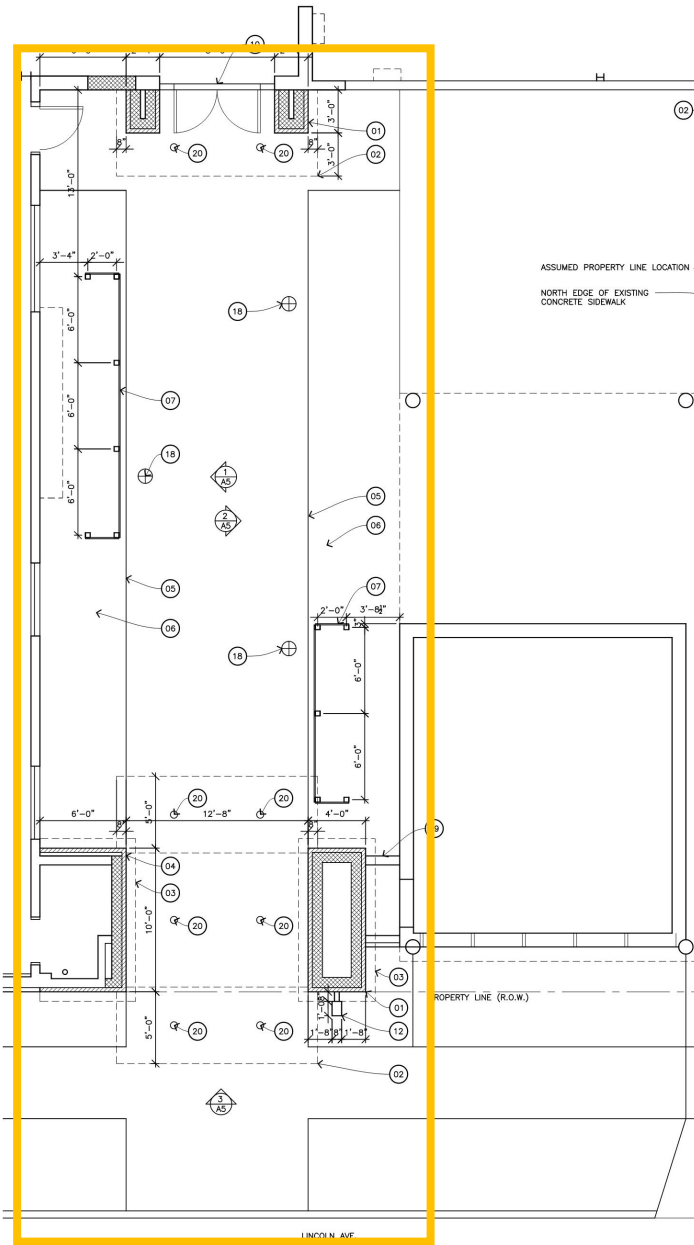
**ENTRANCE GATEWAY & COURTYARD**

LCCenter Composite Plan

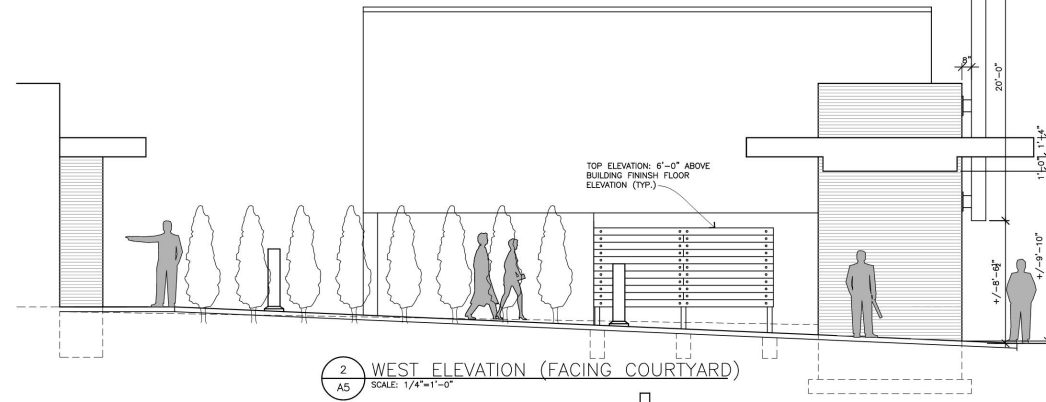




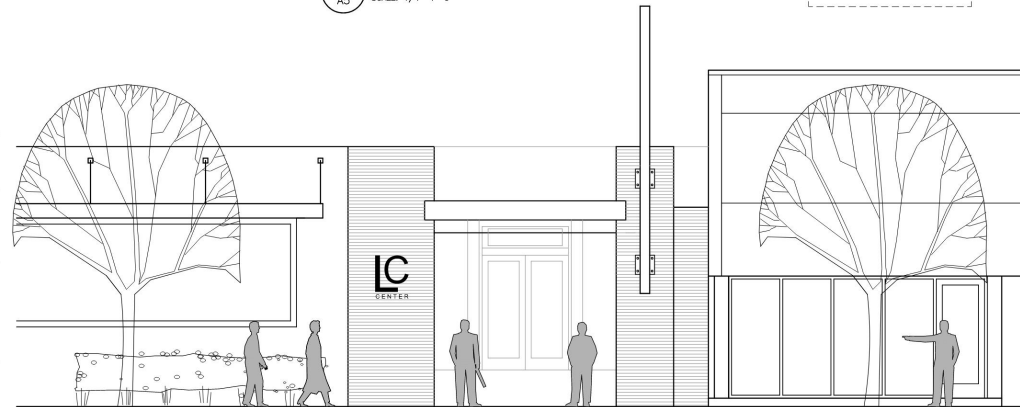
# LCCenter Courtyard Plan



1 EAST ELEVATION (FACING COURTYARD)  
A5 SCALE: 1/4"=1'-0"



2 WEST ELEVATION (FACING COURTYARD)  
A5 SCALE: 1/4"=1'-0"



3 WEST ELEVATION (FACING LINCOLN AVE.)  
A5 SCALE: 1/4"=1'-0"

- (01) NEW BRICK PIER
- (02) NEW CANOPY - ALUMINUM
- (03) NEW FOUNDATION BELOW
- (04) MODIFY EXISTING BRICK WALLS
- (05) NEW CONCRETE SIDEWALK
- (06) NEW LANDSCAPED AREA
- (07) NEW SCREEN WALL, COMPOSITE WOOD.  
1x6 BOARDS
- (08) NEW WINDOW IN EXISTING OPENING
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- (12) NEW ALUMINUM LED LIGHT FINAL
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- (14) METAL COPING - MATCH BRICK COLOR
- (15) ALUMINUM ADDRESS / DIRECTORY SIGN
- (16) SUN LOUVER - ALUMINUM
- (17) REMOVE DOOR, PATCH TO MATCH EXISTING  
WALL
- (18) NEW LIGHT BOLLARD
- (19) PAINT EXISTING CONCRETE BLOCK (COLOR "1")
- (20) RECESSED LED LIGHT FIXTURE
- (21) ALUMINUM BACK-LIT DIMENSIONAL LETTERS  
BOTH SIDES

COURTYARD  
PLAN/ELEVATIONS-  
ENLARGED

Project:  
**Lincoln  
Commerce Center**  
Building Improvements

2299 Lincoln  
Birmingham, Michigan

Phase:  
Birmingham Design Review

Date:  
November 11, 2020

Sheet:

A.5



**LCCenter** Existing Conditions





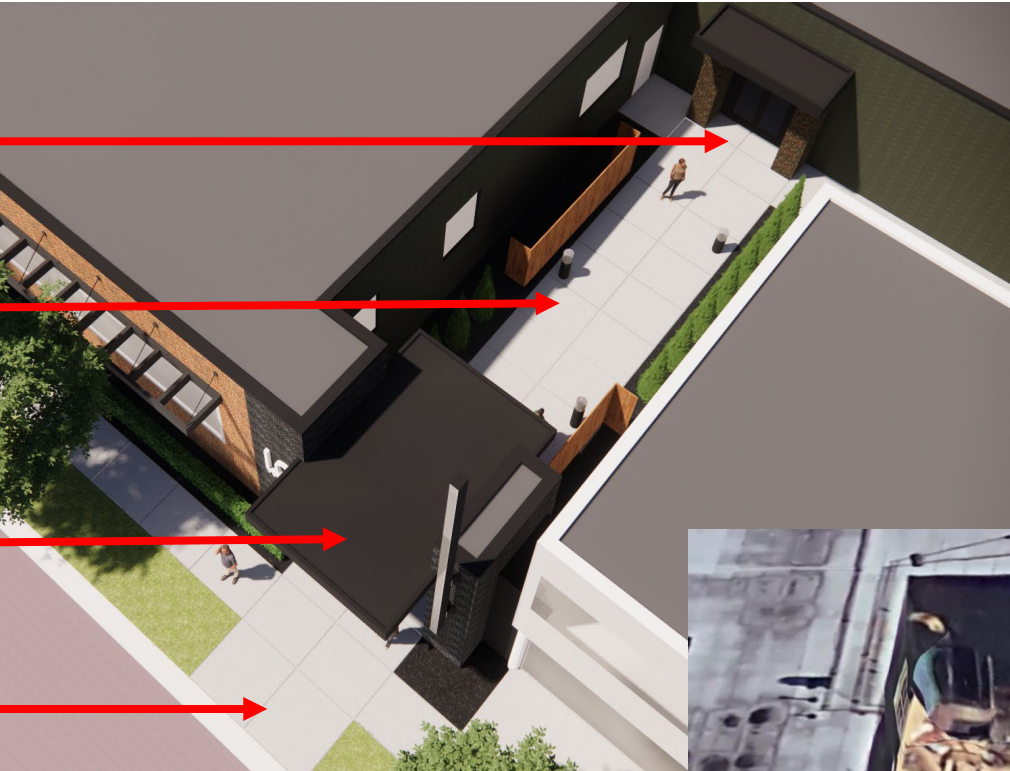
**LCCenter** Proposed Improvements - Courtyard

NEW COMMON  
ENTRANCE

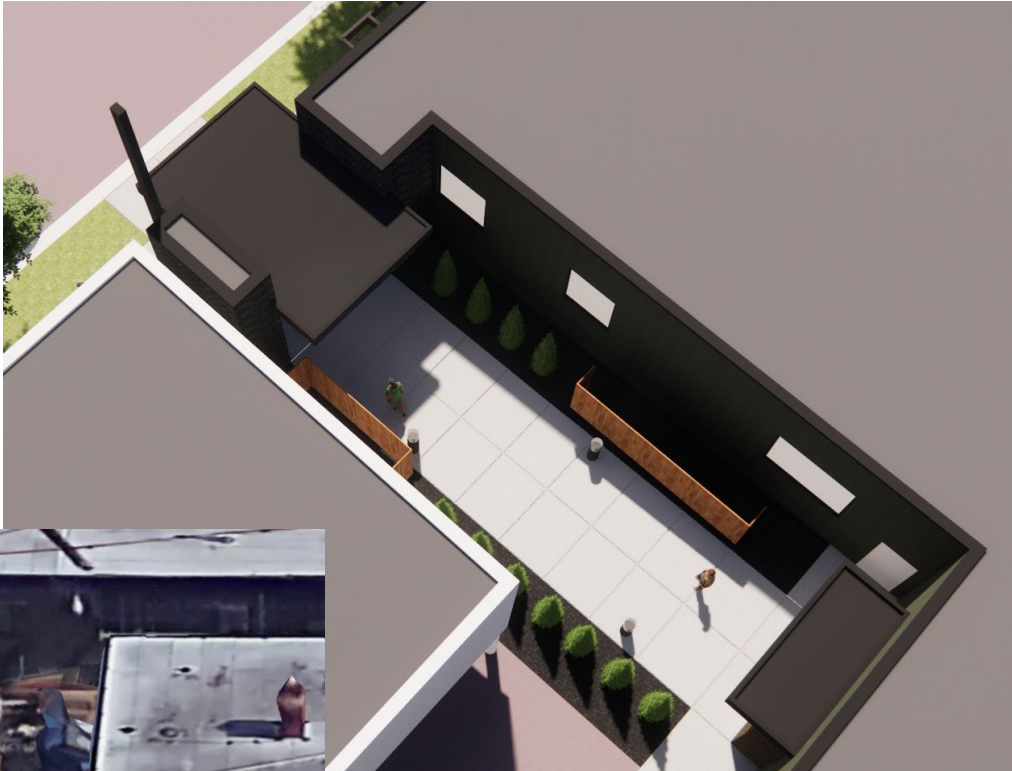
NEW  
COURTYARD  
Sidewalk, Screenwalls,  
Lighting, Landscaping

NEW ENTRANCE  
ARCHWAY

NEW ENTRANCE  
PLAZA

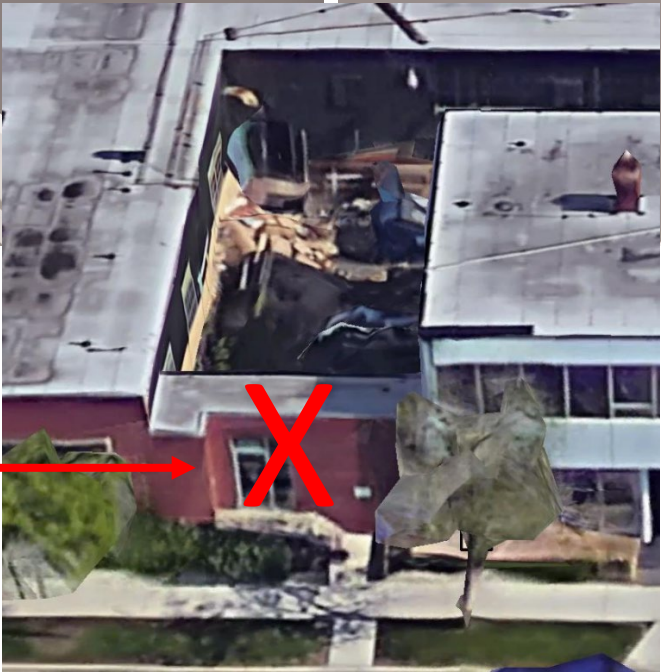


View From Above



View From Above

DEMO LINK



Existing Link / Courtyard



**LCCenter** View from Lincoln



Proposed



Existing



**LCCenter** Proposed Courtyard



View of Entrance Arch From Lincoln Ave.



View of Courtyard looking toward Lincoln Ave.



# LCCenter Proposed Materials



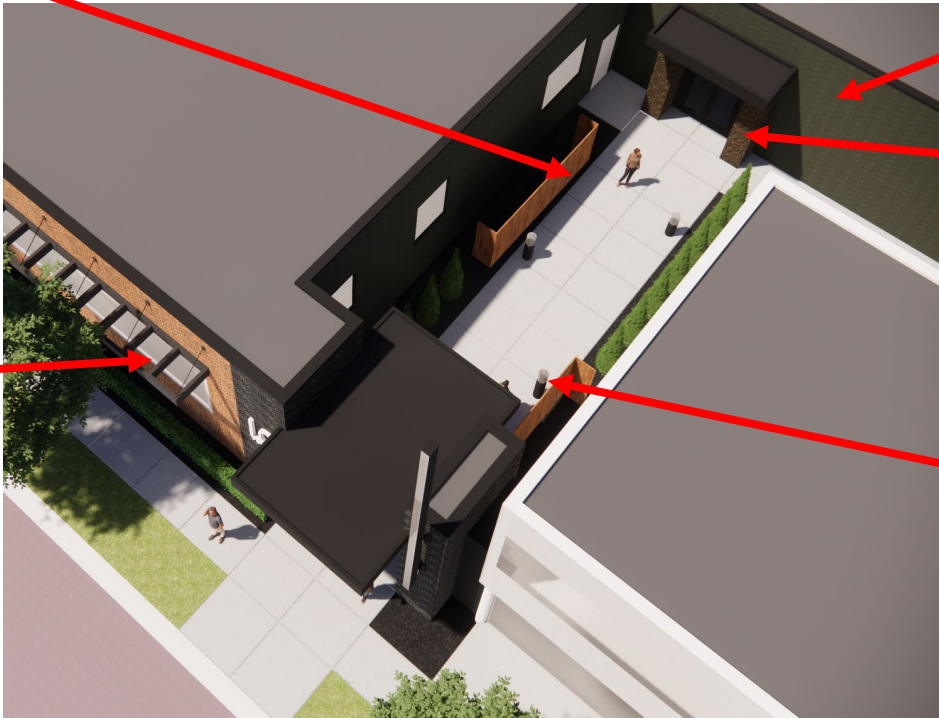
**Sign**  
Aluminum channel letters with back-lighting



**Screen Wall**  
Composite wood panels  
TimberTech Reserve Collection, Antique Leather



**Canopy**  
Steel, painted black



**Brick (Type 1)**  
Glen-Gery, Black Beauty, Modular



**Brick (Type 2)**  
Glen-Gery, Rockford, Modular

EXISTING BRICK

EXISTING PAINT



**Light Bollard**  
Selux, Carral, Black



## Design Review Application

### Planning Division

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

#### 1. Applicant

Name: Bert H. Koseck AIA  
Address: 2441 Dorchester  
Birmingham, MI 48009  
Phone Number: 248-302-4018  
Email address: koseckarch@gmail.com

#### 2. Property Owner

Name: Donald Henry Bailey  
Address: 4141 N. Atlantic Rd.  
Auburn Hills, MI 48326  
Phone Number: 586-206-0500  
Email address: dbailey268@aol.com

#### 3. Project Contact Person

Name: Same as Applicant  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

#### 4. Project Designer/Developer

Name: Same as Applicant  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

#### 5. Required Attachments

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

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

#### 6. Project Information

Address/Location of the property: \_\_\_\_\_  
2295 E. Lincoln Ave.  
Name of development: Lincoln Commerce Center  
Sidwell #: \_\_\_\_\_  
Current Use: Multi-Tenant Buiding  
Proposed Use: Multi-Tenant Building  
Area of Site in Acres: 1.2  
Current zoning: MX

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

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

Selective demolition including removal of of link between buildings.

Improvements include creating an archway element, new barrier-free courtyard and entrance to building.

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**8. Required and Proposed Parking**

Required number of parking spaces: Not Applicable  
Proposed number of parking spaces: \_\_\_\_\_  
Location of parking on site: \_\_\_\_\_  
Location of parking off site: \_\_\_\_\_  
Shared parking agreement? \_\_\_\_\_  
Size of surface parking lot: \_\_\_\_\_

Number of underground parking levels: \_\_\_\_\_  
Typical size of parking spaces: \_\_\_\_\_  
Typical width of maneuvering lanes: \_\_\_\_\_  
Number of handicap spaces: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

**9. Landscaping**

Location of landscape areas: Refer to drawings.  
Generally located at new entrance arch and  
within the new courtyard  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed landscape material: \_\_\_\_\_  
Shrubs to match existing and  
Arborvitae within courtyard  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Streetscape**

Sidewalk width: Varie, refer to drawings  
Number of benches: 0  
Number of planters: 0

Number of existing street trees: \_\_\_\_\_  
Number of proposed street trees: No change  
Number of waste receptacles: None

**11. Loading**

Required number of loading spaces: Not Applicable  
Proposed number of loading spaces: \_\_\_\_\_  
Location of loading spaces on site: \_\_\_\_\_

Typical size of loading spaces: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

**12. Exterior Waste Receptacles**

Required number of waste receptacles: Not Applicable  
Proposed number of waste receptacles: \_\_\_\_\_  
Location of waste receptacles: \_\_\_\_\_

Size of waste receptacles: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

**13. Mechanical Equipment**

**Utilities and Transformers:**

Number of ground mounted transformers: Not Applicable  
Location of all utilities & easements: \_\_\_\_\_  
\_\_\_\_\_

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

**Ground Mounted Mechanical Equipment:**

Number of ground mounted units: Not Applicable  
Location of all ground mounted units: \_\_\_\_\_  
\_\_\_\_\_

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

**Rooftop Mechanical Equipment:**

Number of rooftop units: Not Applicable  
Type of rooftop units: \_\_\_\_\_  
Location of all rooftop units: \_\_\_\_\_  
Size of rooftop units (L•W•H): \_\_\_\_\_

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

**14. Building & Site Lighting**

Number of light fixtures on building: \_\_\_\_\_  
Light level at each property line: Refer to drawings  
Type of light fixtures on building: \_\_\_\_\_  
Location of light fixtures on building: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.**

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

**Signature of Owner:** \_\_\_\_\_ Date: December 3, 2020

Print name: Donald Henry Bailet

**Signature of Applicant:** \_\_\_\_\_ Date: December 3, 2020

Print Name: Bert H. Koseck

**Signature of Architect:** \_\_\_\_\_ Date: December 3, 2020

Print Name: Bert H. Koseck

*Office Use Only*

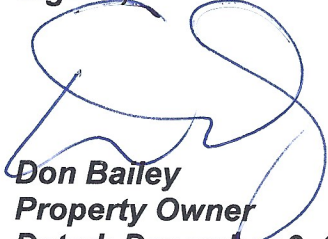
Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_

Date of Approval: \_\_\_\_\_ Date of Denial: \_\_\_\_\_ Accepted By: \_\_\_\_\_

***To the Members of the City of Birmingham Design Review Board:***

***I, Don Bailey, as owner of the subject property (Lincoln Commerce Center, 2295 E. Lincoln Avenue, Birmingham, MI), allow Bert H. Koseck Architect, to represent me as the Applicant, and present the proposed improvements for approval by your board.***

***Signed,***

A handwritten signature in blue ink, appearing to be 'Don Bailey', written over the printed name and title.

***Don Bailey  
Property Owner***

***Dated: December 3, 2020***



**AGENDA**  
**VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**WEDNESDAY – January 6<sup>th</sup>, 2021**  
**\*\*\*\*\* 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 December 16<sup>th</sup>, 2020**
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    1. **January 20<sup>th</sup>, 2021**
  - C. Staff Reports
    1. **Administrative Sign Approvals**
    2. **Administrative Approvals**
    3. **Action List – 2020**
- 8) Adjournment

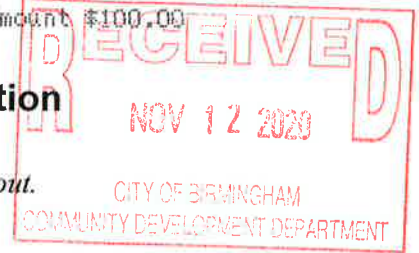
*Notice:* Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least one day in advance of the public meeting.

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.**



CITY OF BIRMINGHAM  
Date 11/17/2020 10:58:40 AM  
Ref 00174606  
Receipt 553490  
Amount \$100.00



## Administrative Sign Approval Application Planning Division

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

### 1. Applicant

Name: SignGraphix, Inc.  
Address: 8457 Andersonville Road, Suite H  
Clarkston, MI 48346  
Phone Number: (248) 848-1700  
Fax Number: (248) 848-1722  
Email Address: mvinstra@signgraphix.net

### 2. Property Owner

Name: Maple Elm Development LLC  
Address: 31731 Northwestern Highway, Suite 250W  
Farmington Hills, MI 48334  
Phone Number: (248) 737-6123  
Fax Number:  
Email Address: dstenta@beztak.com

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

Name: Mark Vinstra  
Address: 8457 Andersonville Road, Suite H  
Clarkston, MI 48346  
Phone Number: (248) 848-1700  
Fax Number: (248) 848-1722  
Email Address: mvinstra@signgraphix.net

### 4. Project Designer/Developer

Name: SignGraphix, Inc.  
Address: 8457 Andersonville Road, Suite H  
Clarkston, MI 48346  
Phone Number: (248) 848-1700  
Fax Number: (248) 848-1722  
Email Address: mvinstra@signgraphix.net

### 5. Project Information

Address/Location of Property: 111 Elm Street  
Name of Development: All Seasons on Birmingham  
Parcel ID#:  
Current Use:  
Area in Acres:  
Current Zoning:

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

### 6. Required Attachments

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

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

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

North facing side of building along Maple Street.

---

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

Wall:  
Ground:  
Name Letter:  
Canopy: (1) 18"H x 53-1/2"L canopy mounted sign

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



**10. Size of Proposed Sign**

Width: 53-1/2"  
 Depth: 6mm  
 Height of Lettering: 4" Remax & 3" Showcase Homes

Overall Height: 18"  
 Extension from Wall: To be mounted directly to canopy.  
 Total Square Feet: 6.75 sq. ft.

**11. Existing Signs Currently on Property**

Number: 1  
 Square Feet per Sign: 13.5 sq. ft.

Sign Type(s): Wall Mounted  
 Total Square Feet: 13.5 sq. ft.

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

Metal: Aluminum substrate  
 Plastic:  
 Wood:  
 Glass:

Other:  
 Color #1: Beige to match stone of building  
 Color #2: Remax Red  
 Additional Colors: Remax Blue & Black

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

Remax Showcase Homes

**14. Proposed Sign Lighting**

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

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

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

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

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

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

Signature of Applicant: \_\_\_\_\_

Date: 11/11/20

*Office Use Only*

Application # PA-20-0109 Date Received: 11/12/2020 Fee: \$100.00  
 Date of Approval: 11/17/2020 Date of Denial: N/A Reviewed By: \_\_\_\_\_



### CONSENT OF PROPERTY OWNER

I, Maple Elm Development 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 111 Elm Street;  
(Address of Affected Property)

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

Birmingham by: SignGraphix, 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.

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.

**Samuel Beznos**

Name of Owner (Printed): \_\_\_\_\_

Signature of Owner: \_\_\_\_\_

Date: 11-11-20

Community Development – Planning Division  
City of Birmingham  
151 Martin Street  
Birmingham, MI 48009

Subject: All Seasons of Ann Arbor Live/Work Tenant Sign

The enclosed documents are for the installation of the All Seasons of Birmingham Remax live/work canopy mounted tenant panel, located at 111 Elm Street, Suites 107 & 109.

The following is included:

- (1) Copy of the Administrative Sign Approval Application
- (1) Copy of the Consent of Property Owner Form
- (1) Photo of the Existing Building without Signage
- (1) Copy of a Site Plan with Building Length – 298' 1-1/2"
- (1) Copy of Elevation Drawing Showing Height Above Grade – 12' 1-1/8"
- (1) Copy of the Sign Specifications Drawing
- (1) Copy of the Specifications Drawing of the Existing Wall Sign
- (1) Satellite View of Building Indicating Sign Location and Adjacent Buildings
- (6) Photos Showing the Adjacent Buildings
- (1) Check for Filing Fees – \$100.00

Please let me know if there are any questions or if additional information is needed.

Sincerely,



Amanda Neislar  
SignGraphix, Inc.  
248-848-1700 ext. 203  
248-848-1722 fax  
aneislar@signgraphix.net



APPROVED  
11/17/2020  
PAA-20-0101

AN ARTIST REPRESENTATION - NOT TO SCALE: Image is for illustration purposes only. Objects in reality may be larger or smaller than depicted. Non contractual.

#### EXTERIOR VINYL OPTION

Scale: 1/2" = 1'

**sign**graphix

8457 Andersonville Rd, Suite H  
Clarkston, Michigan 48346  
(O) 248.848.1700 (F) 248.848.1722  
www.signgraphix.net

All Seasons of Birmingham

111 Elm Street Birmingham, MI 48009

DRAWING: 10-20-20 11-02-20  
A-2007 10-23-20 11-04-20  
JOB: 10-27-20 11-05-20  
25022 10-28-20 11-11-20  
10-29-20

CLIENT SIGNATURE:

DATE:



These designs, details and plans represented herein are the property of SignGraphix, Inc; specifically developed for your personal use in connection with the project being planned for you by SignGraphix, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, exhibited or copied in any fashion whatsoever all any part of this design (excepting registered trademarks) remain the property of SignGraphix, Inc.









## Administrative Sign Approval Application Planning Division

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

### 1. Applicant

Name: Moshier Dolan (Dave Engel)  
Address: 2725 Nakota, Royal Oak, MI 48073  
Phone Number: 248-258-9453 x113  
Fax Number: 248-258-6514  
Email Address: dave@moshierdolan.com

### 2. Property Owner

Name: NFL HOLDINGS LLC  
Address: 33717 WOODWARD AVE STE 137  
BIRMINGHAM, MI 48009-0913  
Phone Number: 248-388-1188  
Fax Number:  
Email Address: michaelketter1@mac.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: 425 Hanna  
Name of Development: Hanna Residence  
Parcel ID#: 08-19-36-182-032  
Current Use: 5B  
Area in Acres: .1  
Current Zoning: R-3

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

24"x36" Temporary construction signs

Includes address, contact logo, Architect Logo - Black + Gold

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

Signs mounted on construction fence about 3 FT ABOVE GROUND Bottom of sign

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

Wall:  
Ground:  
Name Letter:  
Canopy:

Projecting (Post-Mounted):  
Projecting (Wall-Mounted):  
Building Identification:  
Other: Dibond site sign mounted on construction fence

**10. Size of Proposed Sign**

Width: 24in  
Depth: 5"  
Height of Lettering:

Overall Height: 36"  
Extension from Wall: n/a  
Total Square Feet: 6sq/ft

**11. Existing Signs Currently on Property**

Number: n/a  
Square Feet per Sign:

Sign Type(s):  
Total Square Feet:

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

Metal:  
Plastic:  
Wood:  
Glass:

Other: Dibond / Plasti  
Color #1:  
Color #2:  
Additional Colors: Black and gold

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

Street Address; Mosher Dolan Logo; Khanna Schultz Logo

NA Added Info

**14. Proposed Sign Lighting**

N/A

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

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

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

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:

*Dan Engel*

Date: 11-01-2020

**Office Use Only**

Application # PAA20-0112

Date Received: 11/23/2020

Fee: \$100.00

Date of Approval: 12/1/2020

Date of Denial: N/A

Reviewed By:

*[Signature]*



CONSENT OF PROPERTY OWNER

I, NFL Holdings 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 425 Hanna;  
(Address of Affected Property)

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

Birmingham by: Dave Engel;  
(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): NFL Holdings LLC

Signature of Owner: Michael Kelter Date: 11-10-2020




# Admin Sign App for 425 Hanna

Final Audit Report

2020-11-10

Created:	2020-11-10
By:	Dave Engel (dave@mosherdolan.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApAvOb2DtxDRCVKqserVYGN8EY_N7phj7

## "Admin Sign App for 425 Hanna" History

-  Document created by Dave Engel (dave@mosherdolan.com)  
2020-11-10 - 2:34:19 PM GMT- IP address: 50.77.226.241
-  Document emailed to Michael Kelter (michaelkelter1@mac.com) for signature  
2020-11-10 - 2:35:01 PM GMT
-  Email viewed by Michael Kelter (michaelkelter1@mac.com)  
2020-11-10 - 2:35:32 PM GMT- IP address: 98.224.247.141
-  Document e-signed by Michael Kelter (michaelkelter1@mac.com)  
Signature Date: 2020-11-10 - 2:36:16 PM GMT - Time Source: server- IP address: 98.224.247.141
-  Agreement completed.  
2020-11-10 - 2:36:16 PM GMT

**Signature:** *Michael Kelter*

**Email:** michaelkelter1@mac.com



24in wide

425  
Hanna

MOSHER  
DOLAN

GENERAL CONTRACTOR

KHANNA SCHULTZ  
ARCHITECTURE & DESIGN

36in tall





CITY OF BIRMINGHAM  
Date 12/08/2020 10:26:55 AM  
Ref 30174911  
Receipt 555457  
Amount \$100.00

## Administrative Sign Approval Application Planning Division

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

**APPROVED**

12/8/2020

111-20-0111

### 1. Applicant

Name: FastSigns of Grand Rapids  
Address: 3582 29th St SE - Suite 101  
Grand Rapids, MI 49512  
Phone Number: 616-949-7446  
Fax Number: \_\_\_\_\_  
Email Address: alex.ortlieb@fastsigns.com

### 2. Property Owner

Name: Frank Simon  
Address: P.O. Box 689  
Bloomfield Hills, MI 48303  
Phone Number: 248-680-1401  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

Name: Frank Simon  
Address: P.O. Box 689  
Bloomfield Hills, MI 48303  
Phone Number: 248-680-1401  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### 4. Project Designer/Developer

Name: FastSigns of Grand Rapids  
Address: 3582 29th St SE - Suite 101  
Grand Rapids, MI 49512  
Phone Number: 616-949-7446  
Fax Number: \_\_\_\_\_  
Email Address: alex.ortlieb@fastsigns.com

### 5. Project Information

Address/Location of Property: 856 N. Old Woodward, Suite 100  
Birmingham, MI 48009  
Name of Development: Fruition Acai & Juice Bar  
Parcel ID#: 08-19-25-328-001  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 6. Required Attachments

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

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

Installation of new sign above the business's doorway.

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

Above the business's doorway.

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

Wall: Formed plastic letters stud mounted to wall  
Ground: \_\_\_\_\_  
Name Letter: \_\_\_\_\_  
Canopy: \_\_\_\_\_

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

**10. Size of Proposed Sign**

Width: 98 in  
Depth: 1 in  
Height of Lettering: 30 in

Overall Height: 30 in  
Extension from Wall: Lettering will be flush mounted to wall.  
Total Square Feet: 20.42 sq ft.

**11. Existing Signs Currently on Property**

Number: None  
Square Feet per Sign:

Sign Type(s):  
Total Square Feet:

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

Metal:  
Plastic: Plastic letters  
Wood:  
Glass:

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

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

Business name

**14. Proposed Sign Lighting**

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

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

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

Location of Landscape Areas:

Proposed Landscape Material:

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

Signature of Applicant: Alex Ortelich Date: 11/5/20

**Office Use Only**

Application # PA920 - 0111 Date Received: 11/5/2020 Fee: \$100.00  
Date of Approval: 12/8/2020 Date of Denial: N/A Reviewed By: [Signature]

FLS PROPERTIES #5, LLC  
P O Box 689  
BLOOMFIELD HILLS, MI 48303  
248-680-1401  
248-720-0293 Fax

October 7, 2020

Fruition Acai & Juice Bar  
1405 Lake Drive, Suite B  
Grand Rapids, MI 49506

Re: 856 N. Old Woodward, Suite 100, Birmingham, MI

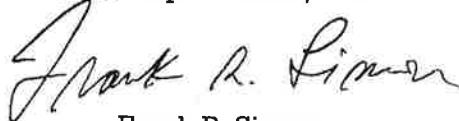
To whom it may concern:

Please accept this as my approval to move forward with the manufacturing and installation of the proposed signage at:

856 N. Old Woodward, Suite 100  
Birmingham, MI 48009

Very truly yours,

FLS Properties #5, LLC

A handwritten signature in cursive script, appearing to read "Frank R. Simon".

Frank R. Simon

30.00 in

98.00 in

15.85 in

# FRUITION

## acai & coffee cafe



**FASTSIGNS**  
More than fast. More than signs.™

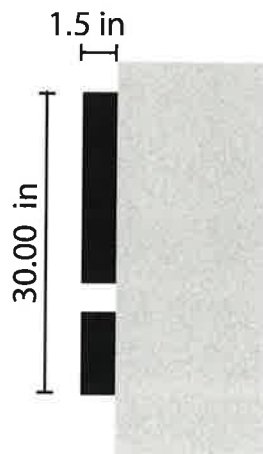
By submitting FINAL APPROVAL,  
I agree to the following terms:

- I have verified that all spelling and content are correct.
- I am satisfied with the document layout and size.
- I understand that if I have been warned about possible low-resolution images, I am responsible for payment if I agree to move forward with production.
- I understand that I cannot make any changes once my order is collected and that I assume all responsibility for typographical errors. ANY CHANGES WILL INCUR A PRODUCTION RATE OF \$85 PER HOUR.

#### DO NOT DUPLICATE

This proof is the property of FASTSIGNS OF GRAND RAPIDS.  
The borrower agrees it shall not be reproduced, copied,  
or used for any purpose without permission of FASTSIGNS.

- Stud mount formed plastic dimensional letters
- Letters to be flush mounted
- 20 feet linear frontage
- Square Footage = 20.42 ft²



Side View



## Administrative Approval Application Planning Division

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

**APPROVED**  
12/11/2020  
PAA20-0115

### 1. Applicant

Name: Belle Isle Awning, CO  
Address: 13701 E. 9 mile Rd  
Warren, MI 48089  
Phone Number: 586-294-6050  
Fax Number: 586-294-2487  
Email Address: info@belleisleawning.com

### 2. Property Owner

Name: Dick Brodie  
Address: 23500 Sherwood  
Warren, MI 48091  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

Name: Dennis Powers  
Address: 13701 E. 9 mile Rd  
Warren, MI 48089  
Phone Number: 586-294-6050  
Fax Number: 586-294-2487  
Email Address: info@belleisleawning.com

### 4. Project Designer/Developer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### 5. Project Information

Address/Location of Property: 1105 S. Adams Rd  
Birmingham MI 48009  
Name of Development: \_\_\_\_\_  
Parcel ID#: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 6. Required Attachments

- 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

Complete A-Frame Awning 10'w x 7'p  
2 side curtains 7'w x 8'h

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: 10/29/2020

Application #: PAA20-0115

Date of Approval: 12/11/2020

Office Use Only

Date Received: 12/8/2020

Date of Denial: N/A

Fee: \$100.00

Reviewed By: \_\_\_\_\_






### CONSENT OF PROPERTY OWNER

I, Brodie Realty 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 1105 S. Adams Rd  
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of  
Birmingham by: Belle Isle Luning Co.  
(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): Richard A. Brodie

Signature of Owner:  Date: 11/2/20



1  
A-1  
GOOGLE VIEW  
SCALE NON



2  
A-1  
GOOGLE VIEW  
SCALE NON

APPROVED  
10/11/2020  
PAA30-015



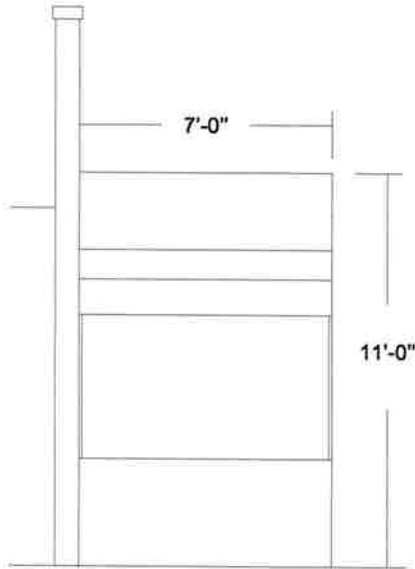
3  
A-1  
GOOGLE VIEW  
SCALE NON



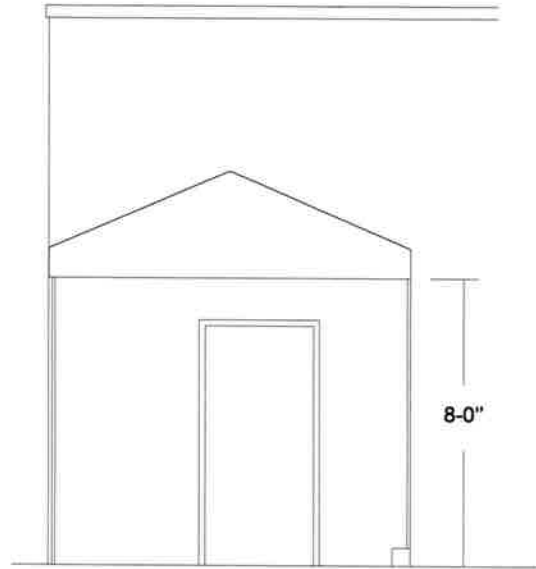
4  
A-1  
GOOGLE VIEW  
SCALE NON



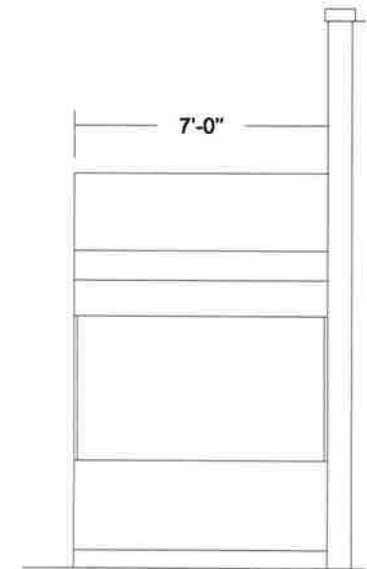
5  
A-1  
CURRENT VIEW  
SCALE NON



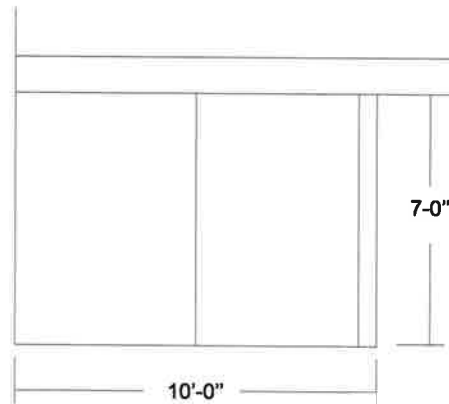
1 LEFT SIDE VIEW  
A-2 SCALE USE DIMENSIONS



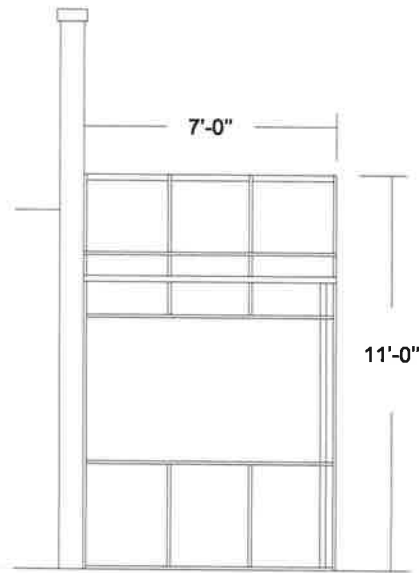
2 FRONT VIEW  
A-2 SCALE USE DIMENSIONS



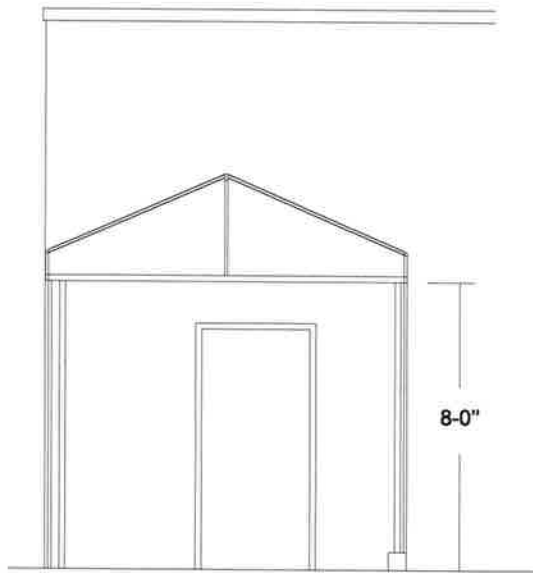
3 RIGHT SIDE VIEW  
A-2 SCALE USE DIMENSIONS



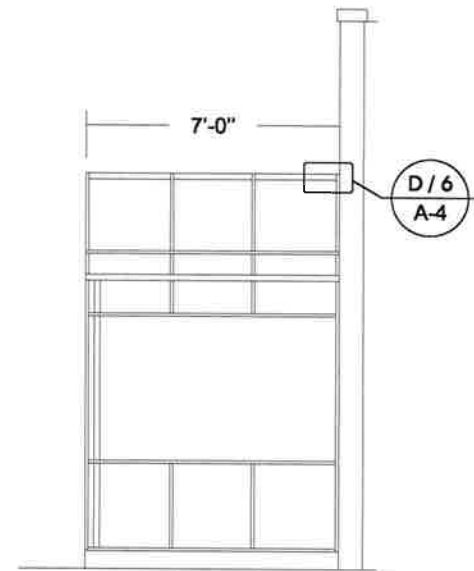
4 TOP VIEW  
A-2 SCALE USE DIMENSIONS



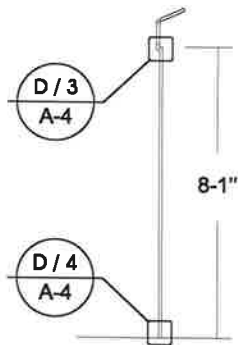
**1 LEFT SIDE FRAME**  
A-3 SCALE USE DIMENSIONS



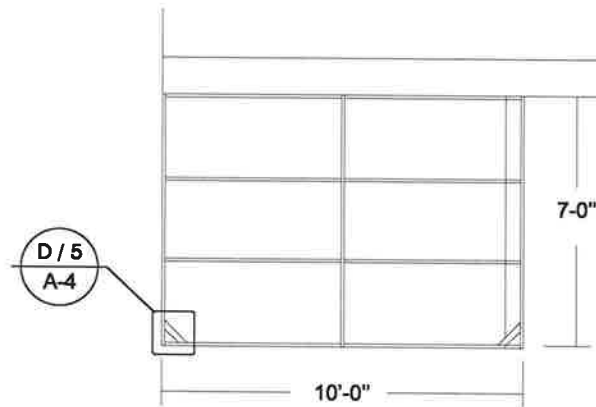
**2 FRONT FRAME**  
A-3 SCALE USE DIMENSIONS



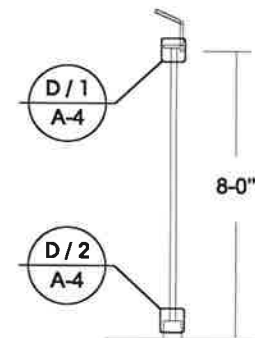
**3 RIGHT SIDE FRAME**  
A-3 SCALE USE DIMENSIONS



**4 WIND CURTAIN**  
A-3 SCALE USE DIMENSIONS



**5 TOP FRAME**  
A-3 SCALE USE DIMENSIONS



**6 COLUMN**  
A-3 SCALE USE DIMENSIONS

13701 East Nine Mile  
Warren, MI 48090  
Office: 588-294-8050  
Fax: 588-294-2487



E-Mail: info@belleisleawning.com Web Site: belleisleawning.com

CLIENT:  
SIMPLY GOOD KITCHEN  
1105 SOUTH ADAMS  
BIRMINGHAM, MI 48009

PROJECT:  
REAR ENTRANCE CANOPY

SHEET TITLE:  
GOOGLY PHOTO'S

SHEET NO:  
A-3

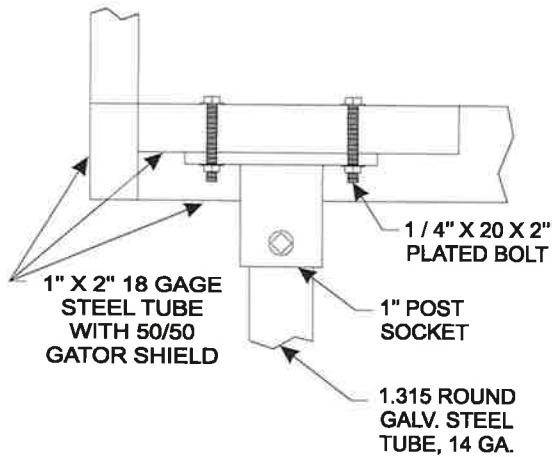
DATE:  
10/7/2020

DO NOT SCALE DRAWINGS  
USE FIGURED  
DIMENSIONS ONLY

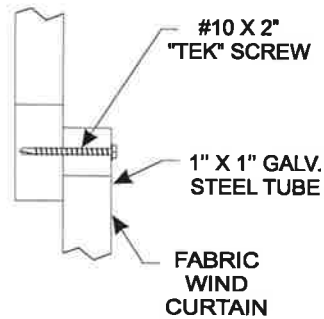
SALES REP:  
SCOTT

REVISED:

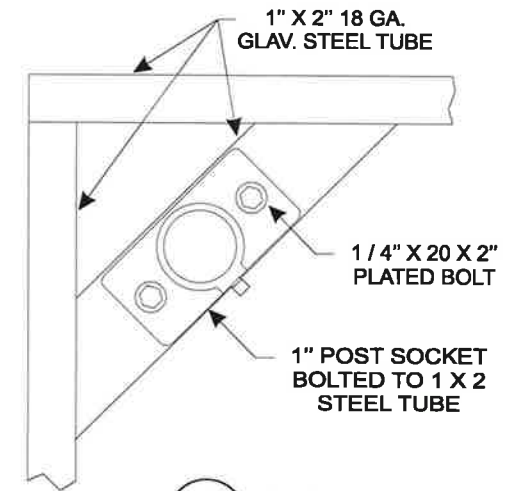




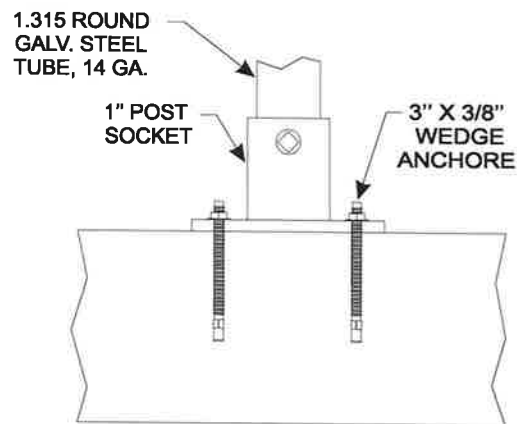
**D/1 DETAIL**  
A-4 SCALE 1/4" = 1'0"



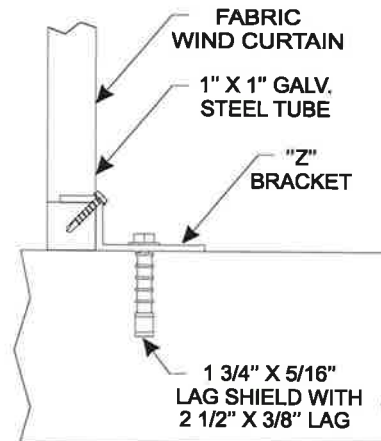
**D/3 DETAIL**  
A-4 SCALE 1/4" = 1'0"



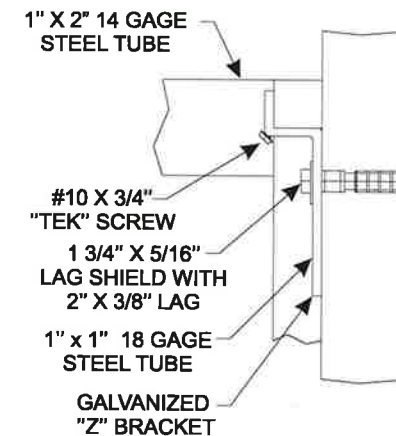
**D/5 DETAIL**  
A-4 SCALE 1/4" = 1'0"



**D/2 DETAIL**  
A-4 SCALE 1/4" = 1'0"



**D/4 DETAIL**  
A-4 SCALE 1/4" = 1'0"



**D/6 DETAIL**  
A-4 SCALE 1/4" = 1'0"



Champagne 70.8 in 502V2-8341C



Vanilla 70.8 in 502V2-8861C



Hemp 70.8 in 502V2-50265C



Sandy beige 70.8 in 502V2-2135C



Pepper 70.8 in 502V2-2012C



Camel 70.8 in 502V2-2141C



Cocoa 70.8 in 502V2-2148C



Teak 70.8 in 502V2-50669C



Walnut stain 70.8 in 502V2-2137C



Lemon 70.8 in 502V2-50674C



Buttercup 70.8 in 502V2-2166C



Dijon 70.8 in 502V2-50671C



Orange 70.8 in 502V2-8204C



Carrot 70.8 in 502V2-2172C



Raspberry 70.8 in 502V2-2150C



Poppy 70.8 in 502V2-8255C



Terracotta 70.8 in 502V2-20185C



Burgundy 70.8 in 502V2-8284C



Anise



Porcel



Celado



Dark bl



Victoria





**Design Review Board Action List – 2020**

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



Nicholas Dupuis &lt;ndupuis@bhamgov.org&gt;

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## Todd's Room Public Comment

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Samuel Oh &lt;samuel.e.oh@gmail.com&gt;

Sat, Nov 21, 2020 at 11:14 AM

To: ndupuis@bhamgov.org

Hello Design Review Board,

This is a public comment regarding 825 Bowers (Todd's Room). I watched the board meeting last week on Wednesday, November 18, 2020 and have a few responses to the discussion that I observed:

1) Painting this building pink definitely decreases residential property value. I bought my house in 2013 and if at time if i saw there was a big pink building that you could see from the backyard, and even worse, the master bedroom, I would have never purchased the property. And neither would have any other buyer with the same standards as I. Not only does it affect my property value, but that of every home that can see this building from their backyard (especially the 2nd floor). That would be almost every home on the South side of Hazel Street that can see the North facing and East facing walls across the alleyway. Please have this building owner take responsibility and repaint these sides of the building to be a neutral color.

2) I disagree with some people's opinion that say that the pink color is a "pretty color" and adds value to the neighborhood. It is flamboyant and attention grabbing, and specifically meant for the purpose of attracting retail customers. None of the other retail buildings in this area do this. For example, the Land Rover and Fiat dealerships across the street have bright logos, however, they display the logo just in front and the rest of the building is a neutral color like grey. Todd's room should do the same. They could use pink as a logo on the front of the building but the rest of the building should be a neutral color to match the rest of this neighborhood.

3) Although I welcome Todd's Room as a retailer in the neighborhood, they should have never been able to occupy this building in the first place. It's an old Baker's Square restaurant that is only suitable for another restaurant or medical facility. Todd's should have never selected this building at all. What they need is a retail space that has a lot more windows. What the residents of the neighborhood wants is for this building to be torn down and a mixed use development instead just like the one proposed in the Triangle Master Plan. Right now what we have is lipstick on a pig. They took an ugly building and made it worse by painting it pink.

4) I would ask any of the Board members that are direct patrons or have family members that are patrons of Todd's place recuse themselves from the vote. For example, the chairman's wife is a regular client of Todd's. If these members were allowed to vote, it would not be an objective, unbiased vote.

5) Finally, it should be noted that Todd's Room was issued a stop order during painting but instead they continued to paint. We do not need this kind of uncooperative business in our neighborhood.

6) The location of the building does not respect the boundary between residential and retail space. At the very least, it should be harmonious with the environment, not clash against it and cheapen the neighborhood. Birmingham has a reputation of class and high quality, and this garish building lowers that reputation.

7) The building owner should have never allowed for Todd's Room to be painted that color. Therefore it would seem that the cost to repaint should be equally shared by the building owner and Todd's Room.

8) I believe that they should repaint the whole building to maintain the integrity of the area, but at the very least, they MUST re-paint the North and East facing sides of the building. Neither of these sides is even at the main intersection of Adams and Bowers. If not, they are going to put the community at odds with this retailer and building owner.

Please see attached photo taken from our master bedroom.

Regards,  
Samuel Oh

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4F09F262-57E1-4780-B29A-65780AC6A722.jpeg



