

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – May 20th, 2020
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/99775508838>
Telephone Meeting Access: 877-853 -5247
Meeting Code: 997 7550 8838

- 1) Roll Call
- 2) [Approval of the DRB Minutes of April 15th, 2020](#)
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
- 6) Study Session
 - A. [The Birmingham Plan 2040](#)
- 7) Miscellaneous Business and Communication
 - A. 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.

DESIGN REVIEW BOARD
MINUTES OF APRIL 15, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 15, 2020. Chairman John Henke called the meeting to order at 7:54 p.m.

1) ROLL CALL

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

Absent: 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.

04-29-20

2) Approval Of Minutes

Motion by Mr. Deyer

Seconded by Ms. Dukas to approve the DRB Minutes of March 4, 2020 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

04-30-20

3) Public Hearing

None.

04-31-20

4) Design Review

A. 400 S. Old Woodward – The Forefront

City Planner Dupuis and Nichole McNamara, architect, reviewed the item. Ms. McNamara outlined all proposed changes to the building for the Board members.

City Planner Dupuis confirmed for Chairman Henke that the DRB could approve the plans with conditions should they see fit.

Motion by Mr. Willoughby

Seconded by Ms. Lang to approve the Design Review application for 400 S. Old Woodward with the following conditions: 1. The applicant must revise the plans to show all 1-bedroom units at a minimum of 600 sq. ft. in floor area, or obtain a variance from the Board of Zoning Appeals. 2. The applicant must submit site plans showing 38 off-street parking spaces, or obtain a variance from the Board of Zoning Appeals.

Mr. Barbat explained that they are considering two different options for car lift logistics: either neighbors would leave their keys in their cars, since the garage is secured, so cars can be moved by other neighbors if need be, or the building would bring on a full-time valet to coordinate parking. He emphasized that it is in the building's best interest to make it as user friendly as possible so as not to inconvenience residents at all.

Ms. McNamara added that the applicant considered looking for more parking nearby or seeking a variance for less parking, but that ultimately the applicant decided it was in the residents' and the larger community's best interest for sufficient parking to be provided on-site.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Don Amalfitano explained he is part of the operating entity of 294 E. Brown, and that they are concerned that residents of 400 S. Old Woodward will seek parking in 294 E. Brown's lot. Mr. Amalfitano asked that the applicant consider telling residents during the onboarding process that they will be towed if they park in 294 E. Brown's lot.

Mr. Barbat said he fully understood Mr. Amalfitano's concern and that he would work with him to make sure no parking conflicts arise.

04-32-20

5) Sign Review

None.

04-33-20

6) Study Session

A. Canopy Signs

City Planner Dupuis reviewed the item.

Motion by Mr. Willoughby

Seconded by Mr. Mercurio to recommend approval to the City Commission the proposed amendments to Articles 1 and 3 of the Sign Ordinance to adjust the definition of canopy sign and canopy valence, add definitions for canopy, awning, awning sign, awning valence, and awning shed, and to amend the Permanent Business Sign Standards and Table B.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Members of the DRB commended City Planner Dupuis for his work on the definitions.

B. The Birmingham Plan (2040)

04-34-20

7) Miscellaneous Business And Communications

A. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List - 2020

04-35-20

Adjournment

Motion by Ms. Lang

Seconded by Mr. Willoughby to adjourn the DRB meeting of April 15, 2020 at 8:44 p.m.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: April 17th, 2020
TO: Jana Ecker, Planning Director
FROM: Nicholas Dupuis, City Planner
SUBJECT: The Birmingham Plan 2040 – Historic District Commission, Design Review Board and Historic District Study Committee

Historic District Commission

The purpose of Chapter 127 (Historic Districts) of the City Code of Ordinance, and subsequently the Historic District Commission, is to (1) safeguard the heritage of the City by preserving districts that reflect elements of its history, architecture, archaeology, engineering, or culture, (2) stabilize and improve property values in each district and surrounding areas, (3) foster civic beauty, (4) strengthen the local economy, and (5) promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City and of the State.

Based on a review of the first draft of the Birmingham Plan 2040, the Historic District Commission has provided the following comments related to their goals and objectives as a public board:

1. Current and future eligible contiguous historic districts may not fit nicely within the proposed neighborhood boundaries and may prove to be disadvantageous to establishing new historic districts. For example, the Bates Street Historic District is currently split between two proposed neighborhoods – the Downtown (1) and Barnum (10) neighborhoods (only one historic property is split off, but the point stands). There are neighborhoods such as the previously studied “Eco-City” area in southern Birmingham that still contains many post WWII craftsman housing units that is split between two neighborhoods – Pierce (9) and Kenning (8). It appears as though the Mill Pond Historic Neighborhood (which contains the Mill Pond Historic District) is also split between several proposed neighborhoods. In the event that potentially more empowered neighborhood organizations are on opposing sides when a historic district designation proposal comes to the table, it could get complicated.
2. There are a number of historically significant buildings located on the neighborhood seams as proposed in Figure B.1-30 (Neighborhood Seams). Encouraging higher density uses and raising the highest and best use of the land could see the removal of swaths of historically significant houses.
3. Most of the neighborhood character descriptions at least indicate that older, potentially historic homes are present in the neighborhood, but do not seem to suggest the potential

for historic preservation in the neighborhood. Historical preservation is a useful tool in combating much of the issues outlined in the Plan regarding the demolition of housing in favor of new big footprint houses. Additionally, existing homes with historical designations (or the potential for designation) are not shown on any neighborhood maps. In proposed neighborhoods such as Holy Name, The Ravines, and Barnum, the historical character is an integral part of the neighborhoods identity.

4. In Birmingham's Historic Central Business District, it is important to note that the most environmentally friendly building is a building that already exists. Many of the suggestions for enhanced LEED requirements, density and mixed use are able to be achieved in existing buildings, not always brand-new ones. Along the same lines, changing parking requirements to reduce or eliminate parking for residential uses may increase or alter the development pressures facing the City's historic buildings.
5. In the Plan's discussions of setbacks, promoting additions, building heights, and exterior design reviews for new houses.....incentives for historical preservation should be considered for eligible properties before anything related to new construction. Currently, applications for demolition are reviewed by the Historic District Commission as a "courtesy" by which time the demolition permits are already approved.
6. The Plan's recommendation to "Identify and implement preservation protection, such as a historic designation for landmark houses" is well founded, but can prove to be disadvantageous to the City's historic preservation efforts. Specifically, the Plan's suggestion to preserve *landmark* houses insinuates that only the best and brightest homes in the City should be documented and preserved. In historic preservation, it is extremely important to note that although many important houses do indeed have important architectural or contextual features, there are many homes that are just as significant that do not contain such features. An ad-hoc or increasingly selective approach to historic preservation may cause the loss of many important historic resources.
7. Adding a liner building south of City Hall along Merrill St. is not recommended. There are other ways to activate Merrill St.
8. Generally, historic preservation efforts are much more successful when they are integrated within general planning efforts, rather than a niche function operating alone under the planning umbrella. The City has made significant commitments to historical preservation, including maintaining a Certified Local Government status with the State Historic Preservation Office, supporting the Birmingham Museum and its buildings, creating the Heritage Home Program, and operating other successful preservation measures since the 1970's. The Plan does not seem to take historical preservation out of its silo and integrate it into the larger planning goals of the community.

Design Review Board

The purpose of the Design Review is to foster attainment of those sections of the City's urban design plan which specifically refer to preservation and enhancement of the particular character

of this city and its harmonious development, through encouraging private interests to assist in their implementation.

Based on a review of the first draft of the Birmingham Plan 2040, the Design Review Board has provided the following comments related to their goals and objectives as a public board:

1. Although the Design Review Board would not be involved for the construction of new buildings in the neighborhood commercial centers, any future minor additions or exterior renovations to the buildings would fall under the purview of the Design Review Board. Consistent and appropriate design guidelines and review guidelines should be produced to ensure consistency between the Planning Board and Design Review Board.
2. As it does not appear at this time that neighborhood commercial center buildings will require a Special Land Use Permit, all signage for businesses located in such will be reviewed by the Design Review Board. Thus, additional (and more sensitive) sign requirements for Neighborhood Commercial Centers will need to be developed and added to the Sign Ordinance.
3. There are many recommendations for more public-based signage such as marketing signage for new downtown districts, bike routes, and parking structures, etc. Any new public signs should be held to many of the same standards as private signs. Specifically, any new smart signs for parking garages may conflict with the newly minted Electronic Message Center ordinances put in place for private business signs.
4. The Design Review Board should not be involved in any review process for the exterior of a single-family residential home.

Historic District Study Committee

The purpose of the Historic District Study Committee is to (when directed by the City Commission) provide research and documentation for the purpose of creating or proposing a historic district within the City.

Based on a review of the first draft of the Birmingham Plan 2040, the Historic District Study Committee has provided the following comments related to their goals and objectives as a public board:

1. Similar to what was described in the Historic District Commission comments, landmark buildings should not be the only buildings considered for designation in a contiguous or non-contiguous historic district. The Historic District Study Committee is empowered most when it is able to consider all appropriate structures in a historic district as opposed to only the most significant looking ones.
2. The HDSC should be more empowered to continuously research and document Birmingham's history. In situations where homes or buildings are being threatened, it is in the City's best interest to have information available, rather than remain reactive.



Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Araneae, Inc
Address: 28785 Haas Rd.
Wixom MI
Phone Number: 248 344-8840
Fax Number: 248 344-8841
Email Address: mcostakes@araneagroup.com

2. Property Owner

Name: Matthew Shiffman
Address: 369 N. Old Woodward
Birmingham MI
Phone Number: _____
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: Mary Costakes
Address: _____
same
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

Name: Fairmont Sign Co. - Roger Briddick
Address: 3750 East Outer Dr
Detroit MI 48234
Phone Number: 313-368-4000
Fax Number: 313-368-9335
Email Address: rbriddick@fairmontsign.com

5. Project Information

Address/Location of Property: 369 N. Old Woodward
Name of Development: Brookside Residences
Parcel ID#: 08-19-25-376-101
Current Use: residential
Area in Acres: _____
Current Zoning: _____

Name of Historic District if any: N/A
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

install two illuminated wall signs (AD6, Brookside Residences)

8. Location of Proposed Sign(s)

East Elevation

9. Type of Proposed Sign(s)

Wall: ☒
Ground: _____
Name Letter: _____
Canopy: _____

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



ADG

10. Size of Proposed Sign

Width: 3 5/4"
 Depth: 3"
 Height of Lettering: 17"

Overall Height: 17"
 Extension from Wall: 6"
 Total Square Feet: 4.86

11. Existing Signs Currently on Property

Number: 0
 Square Feet per Sign: _____

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

12. Materials/Style of Proposed Sign(s)

Metal: stainless steel
 Plastic: _____
 Wood: _____
 Glass: _____

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

13. Content of Proposed Sign(s)

ADG

14. Proposed Sign Lighting

Type of Lighting: LED - backlit
 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: _____

[Handwritten Signature]

Date: _____

9/14/2020

Office Use Only

Application # PA20-0024

Date Received: 4/16/2020

Fee: \$100.00

Date of Approval: 4/21/2020

Date of Denial: N/A

Reviewed By: *[Signature]*

Brookside Residences

10. Size of Proposed Sign

Width: 4' - 1/4" x
Depth: 1/2
Height of Lettering: 4"

Overall Height: 30.5"
Extension from Wall: 1"
Total Square Feet: 10.1

11. Existing Signs Currently on Property

Number: 0
Square Feet per Sign: _____

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

12. Materials/Style of Proposed Sign(s)

Metal: stainless steel
Plastic: _____
Wood: _____
Glass: _____

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

13. Content of Proposed Sign(s)

Brookside Residences

14. Proposed Sign Lighting

Type of Lighting: N/A
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: [Signature]

Date: 4/14/2020

Office Use Only

Application # PA20-0684

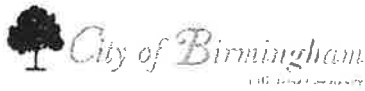
Date Received: 4/16/2020

Fee: \$ 100.00

Date of Approval: 4/21/2020

Date of Denial: N/A

Reviewed By: [Signature]



CONSENT OF PROPERTY OWNER

I, MATTHEW SHIFFMAN, 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 369 N Old Woodward Ave;
(Address of Affected Property)

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

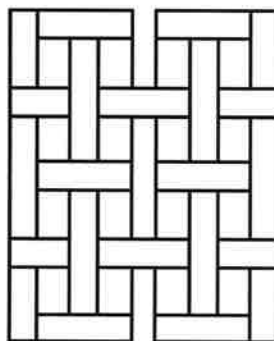
Birmingham by: AUDEN DEVELOPMENT GROUP;
(Name of Applicant)

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 SHIFFMAN, AUTHORIZED SIGNER

Signature of Owner: [Signature] Date: 1/23/20



BROOKSIDE

RESIDENCES

369 North Old Woodward
Birmingham, MI 48009

APPROVED
4/11/2020
PM 2:00-0084

FAIRMONT
SIGN COMPANY
3750 East Outer Drive
Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:


BROOKSIDE
RESIDENCES
369 North Old Woodward
Birmingham, MI 48009

Date:
1/28/20

File:
Accounts/Misc/ADG

Designer:
RNB

Scale:
NA

Job# 00000 Sheet# cover

Revision # 1 Date: 2-10-20

Revision Description:

Customer
Approval:

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Brookside Residences | Birmingham, MI

NOTE: Renderings below utilize sample dimensions.



PROPOSED SIGNAGE A



PROPOSED SIGNAGE B



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PROPOSED SIGNAGE C



PROPOSED SIGNAGE D



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Scale:
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Job# 00000 Sheet# 2 of 6

Revision # 1 Date: 2-10-20

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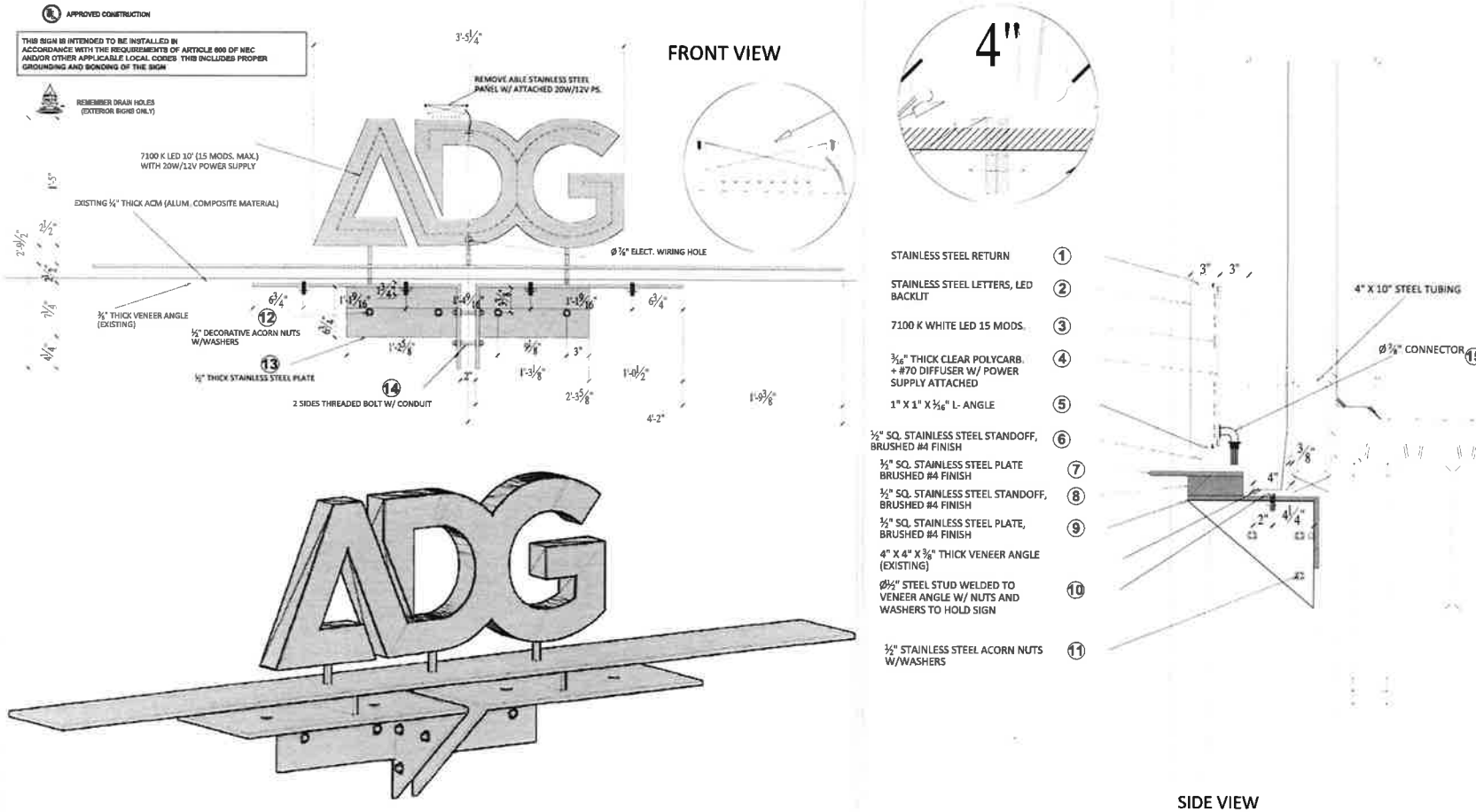
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SIGN A: Backlit Stainless Steel Letters

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www.fairmontsign.com

Client:

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Brookside Residences | Birmingham, MI

NOTE: Renderings below utilize sample dimensions.

11 $\frac{1}{8}$ "
4" 3 5 3

**SIGN B: ½" Thick Polished Bronze
w/ Welded Studs**

1'-2 $\frac{7}{16}$ "
2" 4" 3 6 9
5 $\frac{3}{16}$ " 9"
1'-6 $\frac{3}{8}$ "

**SIGN C: ½" Thick Polished Bronze Numbers
on Polished Bronze Stand**

1'-1 $\frac{3}{4}$ "
1'-5" 6" 2" 4" 3
BROOKSIDE
RESIDENCES
1'-0 $\frac{1}{4}$ " 11 $\frac{7}{8}$ "
2'-0 $\frac{1}{8}$ "
4'-0 $\frac{1}{4}$ " 3 $\frac{7}{16}$ "

**SIGN D: ½" Thick Polished Bronze
w/ Welded Studs**



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Client:



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369 North Old Woodward
Birmingham, MI 48009

Date:
1/28/20

File:
Accounts/Misc/ADG

Designer:
RNB

Scale:
NA

Job# 00000 Sheet# 4 of 6

Revision # 1 Date: 2-10-20

Revision Description:

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Approval:

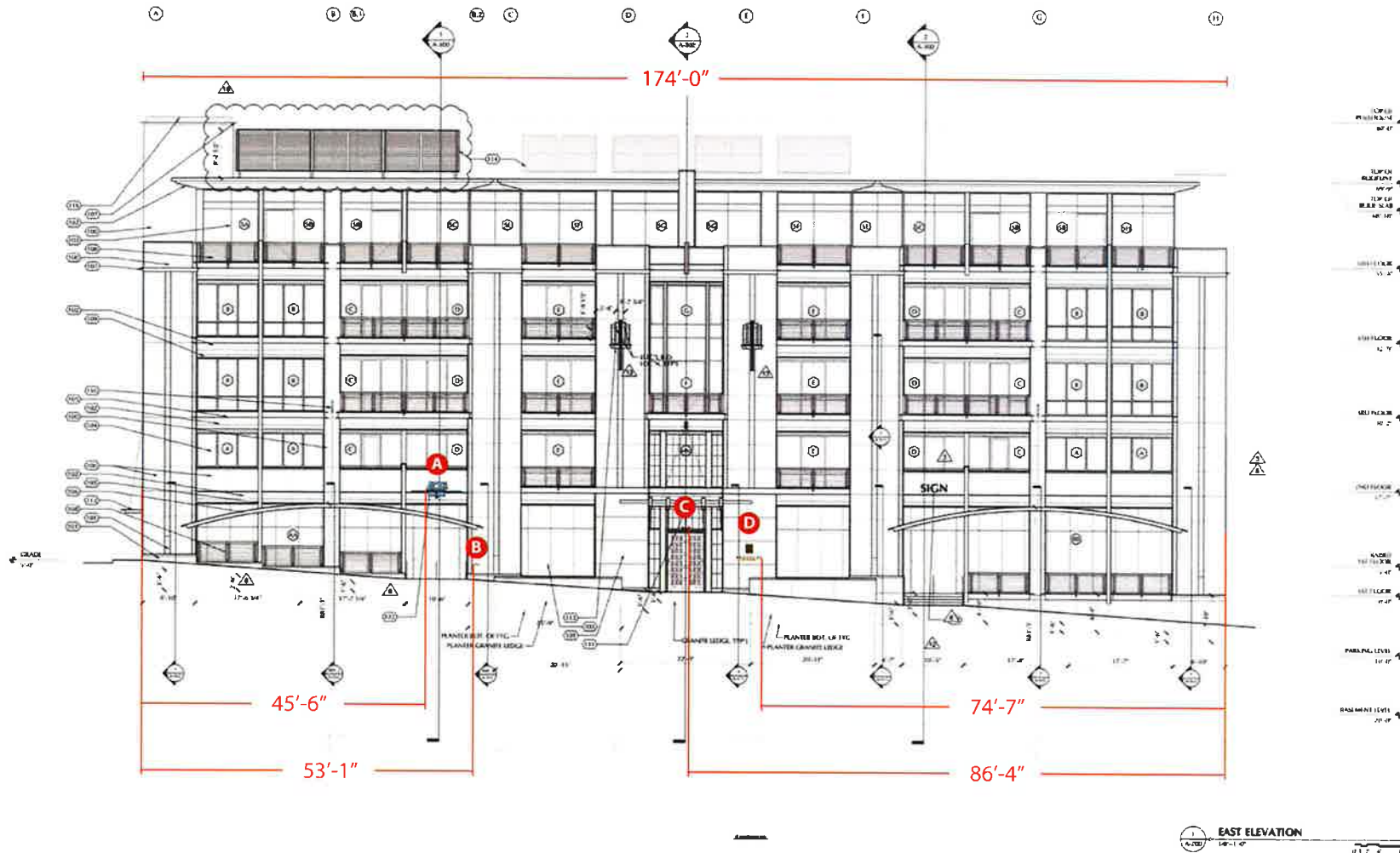
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Job# 00000 Sheet# 5 of 6

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Brookside Residences | Birmingham, MI

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ADJACENT BUILDING - SOUTH



NORTH OF BUILDING



FAIRMONT
SIGN COMPANY

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Detroit, MI 48234
t: 313.368.4000 f: 313.368.9335
www.fairmontsign.com

Client:



BROOKSIDE
RESIDENCES

369 North Old Woodward
Birmingham, MI 48009

Date:

1/28/20

File:

Accounts/Misc/ADG

Designer:

RNB

Scale:

NA

Job#

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Sheet#

6 of 6

Revision #

1

Date:

2-10-20

Revision Description:

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Approval:

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PART LIST FOR PART # 102764-A					
BOM#	QTY	UOM	PART#	ITEM DESCRIPTION	NOTES
1	22	FT		BRUSHED STAINLESS STEEL RETURN	
2	5	SF		BRUSHED STAINLESS STEEL LETTERS	LED BACKLIT
3				7100K WHITE LED @ 10'	15 MODS.
4	5	SF		3/16" THICK CLEAR POLYCARBONATE W/ POWER SUPPLY ATTACHED	WITH #70 DIFFUSER
5				1" X 1" X 1/16" L-ANGLE	
6	1	FT		1/2" SQ. BRUSHED STAINLESS STEEL STANDOFF	BRUSHED #4 FINISH
7	9	FT		1/2" SQ. BRUSHED STAINLESS STEEL PLATE	BRUSHED #4 FINISH

CUSTOMER APPROVAL

DATE _____

REV DATE

EV BY

REVISION

CUSTOMER/LOGO

ADG

369 N. OLD WOODWARD

BIRMINGHAM, MI 48009

DWG TITLE: "ADG" SIGNAGE

DESCRIPTION: 17" HIGH SS "ADG" BACK LIT LETTERS

FILE PATH: SEE TOP RIGHT CORNER

BLOCK NAME: 102764.DWG

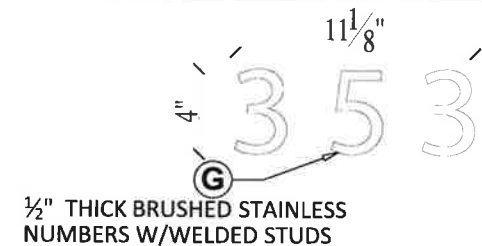
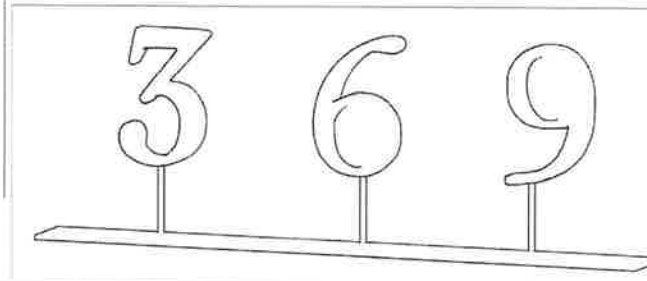
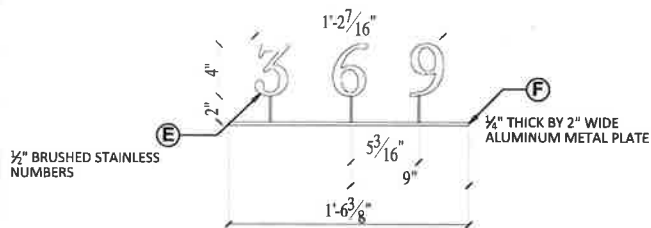
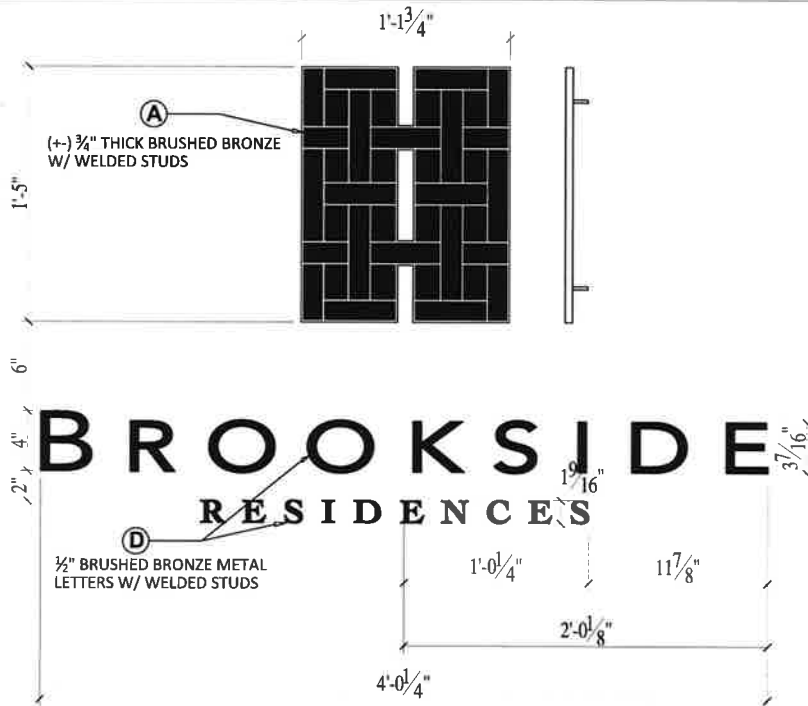
WO # 102764

PRINT DATE: 02/17/2020

DRAWN BY: SMR

SHEET #: 1 OF

WO # 102764
PRINT DATE: 02/17/2020
DRAWN BY: SMR



PART LIST FOR PART # 102764-B

BOM#	QTY	UOM	PART#	ITEM DESCRIPTION	NOTES
A				3/4" THICK BRUSHED BRONZE	WITH WELDED STUDS
D				1/2" THICK BRUSHED BRONZE METAL LETTERS W/ WELDED STUDS	STUDS FOR EPOXY WALL INSERTION
E				1/2" RAISED BRUSHED STAINLESS STEEL LETTERS	MOUNTED ON 3/4" THICK PLATE W/ BOTTOM STUDS
F				1/4" THICK BY 2" WIDE ALUMINUM METAL PLATE	
G				1/2" RAISED BRUSHED STAINLESS STEEL LETTERS W/ WELDED STUDS	STUDS FOR EPOXY WALL INSERTION

FAIRMONT
Sign Company
3750 E. OUTER DR., DETROIT, MI 48234
PHONE: 313-368-4000 FAX: 313-368-1649

CUSTOMER APPROVAL

DATE

This is an original unpublished drawing, created by F.S.C. It is submitted for your use in connection with a project being planned for you by F.S.C. It is not to be shown, copied, reproduced, or exhibited in any fashion without the express written approval by F.S.C. © FAIRMONT SIGN COMPANY, 2002

REV-DATE REV-BY REVISION

CUSTOMER/LOGO

ADG

ADDRESS

369 N. OLD WOODWARD

CITY, STATE

BIRMINGHAM, MI 48009

DWG TITLE: "ADG" SIGNAGE

DESCRIPTION: 17" HIGH SS "ADG" BACK LIT LETTERS

FILE PATH: SEE TOP RIGHT CORNER

BLOCK NAME: 102764.DWG

WO # 102764

PRINT DATE: 02/17/2020

DRAWN BY: SMR

SHEET #: 3 OF #: 3



Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Universal Sign, Inc.
Address: 5001 FalconView Ave., SE, Grand Rapids, MI 49512
Phone Number: (616)554-9999
Fax Number: (616)554-9922
Email Address: chrish@universalsignsystems.com

2. Property Owner

Name: Perimeter Properties LLC
Address: 111 S. Old Woodward Ave., STE 222
Birmingham, MI 48009
Phone Number:
Fax Number:
Email Address:

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: 980 South Old Woodward
Name of Development:
Parcel ID#: 08-19-36-279-008
Current Use: Bank
Area in Acres:
Current Zoning: B-2B

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

Reface existing (2) wall signs

8. Location of Proposed Sign(s)

Front and back of building

9. Type of Proposed Sign(s)

Wall: ☒
Ground:
Name Letter:
Canopy:

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

CITY OF BIRMINGHAM
Date 04/29/2020 12:04:13 PM
Ref 00166638
Receipt 535672
Amount \$100.00

10. Size of Proposed Sign

Width: 24" x 96" front & 21" x 32" back - REFACE ONLY

Depth: EXISTING

Height of Lettering: EXISTING

Overall Height: EXISTING

Extension from Wall: EXISTING

Total Square Feet: 20.7

11. Existing Signs Currently on Property

Number: 2

Square Feet per Sign: front = 16 sf back = 4.7 sf

Sign Type(s): Wall

Total Square Feet: 20.7

12. Materials/Style of Proposed Sign(s)

Metal: aluminum

Plastic:

Wood:

Glass:

Other:

Color #1:

Color #2:

Additional Colors:

13. Content of Proposed Sign(s)

TCF Bank

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: Chris Hyink

Digitally signed by Chris Hyink
Date: 2020.04.16 12:32:21 -0400

Date: 4/16/20

Office Use Only

Application # PAM20-0025

Date Received: 4/16/2020

Fee: \$100.00

Date of Approval: 5/14/2020

Date of Denial: N/A

Reviewed By:



Date:

RE: LETTER OF AUTHORIZATION
TO OBTAIN A SIGN/BUILDING PERMIT
ALL CHEMICAL/TCF LOCATIONS

LOCATED AT: 980 South Old Woodward
Birmingham, MI 48009

To Whom It May Concern:

I authorize **Universal Sign Systems** to act and sign on my behalf in obtaining the sign/building permit for all Chemical Bank/TCF locations. I certify that I am the owner/agent of the property for which the permit is to be issued.


Owner/Agent Signature

810 300 4202
Phone

DARIN.KOESTER@ChemicalBank.com
Email

5001 FalconView SE, Grand Rapids, MI 49512 / Phone (616)554-9999



BRANCH: BIRMINGHAM

ADDRESS: 980 SOUTH OLD WOODWARD
BIRMINGHAM, MI 48009

Project:

Location: tcf bank

Date: 3.13.20 B

Revision:

A
B
C
D
E
F
G
H

Approval:

Name:

Sales: JV

USS Logo ☐ Yes ☐ No

Notes:

SITEPLAN



WORK SCOPE

- WS.1 WALL SIGN CABINET
- WS.2 WALL SIGN CABINET
- EV.1 ENTRY WINDOW VINYL
- EV.2 ENTRY WINDOW VINYL
- WV.1 WINDOW VINYL

TCF TENANT SPACE is 26' 8"

APPROVED

5/14/2020

PAA20-0025



SPECIFICATIONS QTY. 1 S/F:
CABINET

EXISTING 5" ALUMINUM CABINET W/ NEW ALUMINUM ROUTED PUSH THRU FACE AND ECOSIGN #0700 EASY RETAINER PTD. TO MATCH PMS COOL GRAY 11C.

LOGO & LETTERS

3/4" THK. CLEAR ACRYLIC PUSH THRU. LOGO TO HAVE 1ST SURFACE TRANS 3630-125 GOLDEN YELLOW & 3630-73 DARK RED VINYL FACES. LOGO, "TCF", & "BANK" LETTERS TO HAVE 70% DIFFUSER 2ND SURFACE.

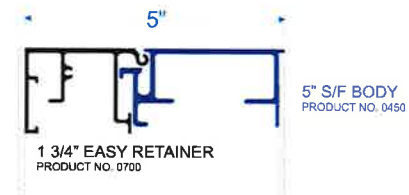
5"



EXISTING



PROPOSED



- 70% DIFFUSER 3M 3635-70
- PMS 123C/3630-125 GOLDEN YELLOW
- PMS 7621C/3630-73 DARK RED
- PMS COOL GRAY 11C

Project:

Location: **tcf bank**

Date: **3.13.20 B**

Revision:

A

B

C

D

E

F

G

H

Approval:

Name:

Sales: **JV**

USS Logo ☐ Yes ☐ No

Notes:



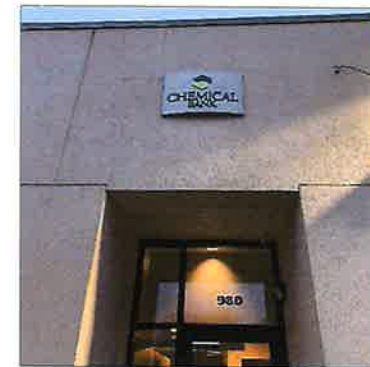
SPECIFICATIONS QTY. 1 S/F:

CABINET

EXISTING 5" ALUMINUM CABINET W/ NEW ALUMINUM ROUTED PUSH THRU FACE AND ECOSIGN #0700 EASY RETAINER PTD. TO MATCH PMS COOL GRAY 11C.

LOGO & LETTERS

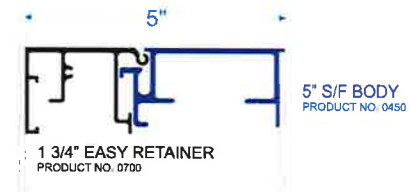
3/4" THK. CLEAR ACRYLIC PUSH THRU. LOGO TO HAVE 1ST SURFACE TRANS 3630-125 GOLDEN YELLOW & 3630-73 DARK RED VINYL FACES. LOGO, "TCF", & "BANK" LETTERS TO HAVE 70% DIFFUSER 2ND SURFACE.



EXISTING



PROPOSED



- 70% DIFFUSER 3M 3635-70
- PMS 123C/3630-125 GOLDEN YELLOW
- PMS 7621C/3630-73 DARK RED
- PMS COOL GRAY 11C

Project:

Location: **tcf bank**

Date: 3.13.20 B

Revision:

A

B

C

D

E

F

G

H

Approval:

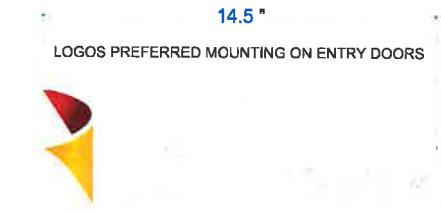
Name:

Sales: JV

USS Logo ☐ Yes ☐ No

Notes:

UNIVERSAL
SIGN SYSTEMS
5001 Falcon View SE, Grand Rapids MI 49512
www.universalsignsystems.com
Ph 616.554.9999 Fax 616.554.9922



QTY. 2



BOXES PREFERRED MOUNTING ON SIDELIGHT

QTY. 2



PROPOSED ENTRANCE WINDOWS



PROPOSED ENTRANCE WINDOWS



PROPOSED WINDOW



Project:

Location: tcf bank

Date: 3.13.20 B

Revision:

A

B

C

D

E

F

G

H

Approval:

Name:

Sales: JV

USS Logo ☐ Yes ☐ No

Notes:

Notes section with multiple lines for text entry.

SPECIFICATIONS

WHITE EZ APPLY VINYL LOGOS PRINTED TO MATCH COLORS AS SHOWN.

ENTRY DOOR LOGOS TO BE APPLIED 4' 8" A.F.F.

HOURS ALREADY INSTALLED. ATM/WIFI DECAL PROVIDED BY OTHERS & INSTALLED BY UNIVERSAL SIGN.

- WHITE
- YELLOW GRADIENT - CMYK
- RED GRADIENT - CMYK
- PMS COOL GRAY 11C
- PMS 123 C

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"/>