

**AGENDA**  
**VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**WEDNESDAY – July 1<sup>st</sup>, 2020**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

**Link to Access Virtual Meeting:** <https://zoom.us/j/97852596256>  
**Telephone Meeting Access:** 877-853 -5247  
**Meeting ID Code:** 978 5259 6256

- 1) Roll Call
- 2) Approval of the DRB Minutes of June 3<sup>rd</sup>, 2020
- 3) Public Hearing
- 4) Design Review
  - A. 470 N. Old Woodward – Façade Renovations
  - B. 1740 W. Maple – Holiday Market Select – Façade Renovations
- 5) Sign Review
- 6) Study Session
  - A. Murals & Public Art – Sign Ordinance
- 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 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 JUNE 3, 2020**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, June 3, 2020. Chairman John Henke called the meeting to order at 7:43 p.m.

**1) ROLLCALL**

**Present:** Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas (left at 8:00 p.m.), 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.

**06-36-20**

**2) Approval Of Minutes**

**Motion by Mr. Willoughby**

**Seconded by Ms. Lang to approve the DRB Minutes of April 15, 2020 and May 20, 2020 as submitted.**

**Motion carried, 7-0.**

VOICE VOTE

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

Nays: None

**06-37-20**

**3) Public Hearing**

None.

**06-38-20**

**4) Design Review**

**A. 470 N. Old Woodward – Facade Update**

Chairman Henke said he would recommend postponement without penalty of the item since much of the information needed for the review was only supplied by the applicant on the day of the present meeting. He said the DRB needs more time to review the information that was provided and to do its due diligence.

The DRB assured the applicant that there would be no prejudice against the application stemming from the late submittal of some of the review materials. Chairman Henke and other DRB members emphasized that they were understanding of the challenges the applicant was likely encountering as a result of the ongoing Covid-19 pandemic.

City Planner Dupuis reviewed the item.

Mr. Deyer shared concern about the long term maintenance of the proposed planter, and said he would prefer not to approve the proposed planter that would be hanging in the right-of-way.

Chairman Henke reiterated his preference that the majority of the review be postponed for two weeks to provide sufficient time for the DRB to look over the provided materials. He said that if the DRB members wanted to discuss some of the review now that would also be acceptable.

Roman Bonislowski, architect, said they had good luck at Town Tavern in Royal Oak, Michigan with a planter that was ten feet above the sidewalk. He said irrigation was provided and the potato vine that was there remained in excellent condition for its seven year lifetime on the building.

City Planner Dupuis confirmed for Mr. Willoughby that the DRB is empowered by ordinance to approve or deny projections into the right-of-way that are under two feet.

Mr. Willoughby said he would be fine with the projection but that he shared Mr. Deyer's concerns about the planter.

**Motion by Mr. Deyer**

**Seconded by Ms. Lang to postpone the Design Review for 470 N. Old Woodward to the June 17, 2020 DRB meeting.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

**06-39-20**

**5) Sign Review**

None.

**06-40-20**

## **6) Study Session**

### **A. The Birmingham Plan (2040)**

City Planner Dupuis told the DRB members to email him any additional comments they wanted forwarded to the master planning team. He also provided in the evening's agenda the memorandum sent to the master planning team summarizing the DRB's master planning comments thus far.

**06-41-20**

## **7) Miscellaneous Business And Communications**

### **A. Staff Reports**

#### **1. Administrative Sign Approvals**

#### **2. Administrative Approvals**

In reply to a question from Mr. Deyer, City Planner Dupuis explained that the administrative approval granted on May 26, 2020 for the property at 525 Merrill was for a carport and changes to the dumpster enclosure.

#### **3. Action List - 2020**

**06-42-20**

## **Adjournment**

**Motion by Ms. Debbrecht**

**Seconded by Mr. Mercurio to adjourn the DRB meeting of June 3, 2020 at 8:24 p.m.**

**Motion carried, 6-0.**

VOICE VOTE

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

Nays: None

Nicholas Dupuis  
City Planner





# MEMORANDUM

Planning Division

**DATE:** July 1<sup>st</sup>, 2020

**TO:** Design Review Board

**FROM:** Nicholas Dupuis, City Planner

**SUBJECT:** 470 N. Old Woodward – Design Review (All Updates in Blue Text)

**Zoning:** B2 (General Business) & D2 (Downtown Overlay)

**Existing Use:** 2-Story Commercial Building

## Introduction

The applicant is proposing to complete extensive façade renovations to an existing two-story commercial building in Downtown Birmingham. In addition to the Design Standards outlined in Article 7, the applicant will be required to meet the Downtown Overlay Architectural Standards in Article 3, Section 3.04 (E) which state that (among others):

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.

## Building Exterior

As described above, the applicant is proposing wholesale exterior changes to the existing building façade. The basics of the proposal include the removal of the existing EFIS and stone base, and the addition of new façade materials, new storefront doors, **suspended steel pergola with fabric panels**, metal mesh panels, paint, a parapet extension, and some new rooftop units **with screening**. The following materials are proposed for the project:

New Material (Color)	Location
Shou Sugi Ban Siding (Flame Treated Wood)	North, West, South Upper Facades
Honed Granite (Black)	North, West, South Bases
Painted Steel Rail (Southern Vine)	West Elevation Along Sidewalk
<b>Rusted Steel Faced Door (Rust)</b>	Center of West Elevation for Vacant Space
Painted Steel Planters (Carolina Gull)	West Elevation between 1 <sup>st</sup> & 2 <sup>nd</sup> Floor
Metal Mesh Panels (Metallic Steel)	North & South Elevation
Parapet Cap (Dark Bronze)	Top of Extended Parapet
Boston Ivy (Natural)	South Facade
Concrete Steps (Unpainted)	West Elevation on North Side of Building
<b>Sealed Rusted Steel Shaft (Rust)</b>	West Elevation Center, partial 1 <sup>st</sup> & full 2 <sup>nd</sup> Floor

The applicant's proposal to utilize exclusively wood, stone and metal in the façade renovation meets the façade material requirements outlined above for the Downtown Overlay. Additionally, the proposed color scheme is compatible with the colors of adjacent buildings and in character with the surrounding area. The building directly to the north contains much of the same style of material such as wood and aged bronze in a darker color scheme, while the buildings further south on the block follow the same modern design. The proposal does not necessarily compliment the vacant Junior League of Birmingham building directly adjacent to the south, but it could be considered an outlier.

The plans submitted show a "rework of dark bronze and clear insulated glass storefront," which suggests that there may be a removal or replacement of glass, notwithstanding the obvious new wood entry door for the vacant tenant space. However, due to the relocation of the door on the north end of the west elevation, it is apparent that new glass will indeed need to be installed at least in that location. Additionally, the proposal *appears* to maintain adherence to the glazing requirements outlined in the Zoning Ordinance, which requires no less than 70% of a storefront/ground floor façade between 1 and 8 feet above grade to be clear glazing. However, the applicant has not submitted glazing calculations that consider the newly proposed non-glass entry door nor specifications on new glass to ensure clear glazing. In summation, **the applicant must submit material specifications for all new glass to ensure a visual light transmittance of at least 80%, as well as glazing calculations showing storefront glazing at a minimum of 70%.**

**The applicant has submitted specifications for the new glass panel, as well as glazing calculations showing 76.7% glazing on the first floor, meeting the requirements.**

As mentioned above, the applicant is also proposing a new exhaust fan and make up air unit on the rooftop of the building. To minimize the visual impact of such equipment from other points of observation, rooftop mechanical and other equipment are required to be obscured by a screenwall composed of materials compatible with the building or by landscaping demonstrated to provide an effective permanent visual barrier. The elevation drawings show the new rooftop units (RTUs) almost entirely visible from all facades even with the small extension of the parapet wall in the front of the building. Additionally, the applicant has not submitted any specification sheets on the proposed RTUs to ensure that they will be screened from public view. Thus, **the applicant must provide specification sheets on all proposed RTUs and provide adequate screening for such.**

**The applicant has submitted revised elevation drawings showing an MDO screenwall surrounding the RTU's, and has proposed it to be painted to match the building.**

### **Signage**

The elevation plans submitted do not show any new signage. However, a note exists on page A201 that states "new dimensional letters suspended from soffit above." Although no signage is shown on the plan, it is imperative to state that all signage is required to be placed on the buildings sign band, with only a couple of exceptions. In any event, all signage for new or existing tenants must be approved by the Planning Division, Design Review Board or Planning Board (Special Land Use Permit) before it may be installed on the new building façade.

### **Lighting**

There is a bit of a discrepancy on the plans in regards to lighting. The building plan on sheet A101 notes 18 surface mounted low intensity LED lights underneath the suspended steel planter, while the elevation drawings on sheet A201 note 8 LED exposed accent lights underneath the suspended steel planter. The applicant has not submitted specification sheets on the new lights, nor have they submitted a photometric plan to ensure that the light levels at the property lines meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance. **The applicant must clarify the amount on new light fixtures proposed underneath the suspended steel planter, submit specification sheets on all new fixtures, and provide a photometric plan showing illuminance levels at all property lines all to ensure conformance with Article 4, Section 4.21 of the Zoning Ordinance.**

**The applicant is no longer proposing any new light fixtures, therefore no specification sheets or photometric plans are required.**

### **Planning and Zoning**

There are two aspects of the proposal that relate to general planning and zoning issues on site. The first issue is the extension of the existing solid waste enclosure in the rear of the building. The proposed site plan (Sheet A001) notes that the extended screening will be comprised of a wood slat gate and screen to match the existing mechanical enclosure. Article 4, Section 4.54 (B)(8) requires trash enclosures to be comprised of a masonry screenwall with wood gates. The screenwall shall match the material of the principal building. The proposal appears to propose a portion of wood slat screenwall that does not meet the Zoning Ordinance, as a masonry screenwall is required. **The applicant must revise the site plans to propose a screening extension of masonry with wood gates to match the material of the principal building.**

**The applicant has submitted revised site plans that show a screenwall extension of concrete block and a wood gate.**

The second issue is in regards to the suspended steel planter and its extension into the right-of-way. Article 4, Section 4.74 (D) requires approval from the Planning Board, Design Review Board and/or Historic District Commission for all removable architectural elements such as awnings, canopies, or marquees that project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. **The Design Review Board should discuss the suspended steel planter and either allow the projection into the right-of-way, or require the applicant to reduce the size to fit within the boundaries of the property.**

**Although the design has changed from a planter to a steel pergola with fabric panels, the Design Review Board should still discuss the suspended steel pergola and either allow the projection into the right-of-way, or require the applicant to reduce the size to fit within the boundaries of the property.**

### **Design Recommendation**

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

1. All of the materials required by this section have been submitted for review.
  - ***The applicant has submitted all required application materials.***

2. All provisions of this Zoning Ordinance have been complied with.
  - ***The applicant has fully complied with the Zoning Ordinance.***
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
  - *The proposed improvements to the building will not likely adversely affect property values.*
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
  - *The overall design elements proposed does not appear to detract from the general harmony of the existing buildings in the neighborhood, and is compatible with Downtown Birmingham.*
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
  - *It does not appear that the proposed design elements are garish or otherwise offensive to the sense of sight.*
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
  - *The proposed improvements to the exterior of the building are not unsightly nor discordant.*
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.
  - *It appears as though the design elements proposed are compatible with the intent of the urban design plan.*

### **Recommendation**

**The Planning Division recommends that the Design Review Board APPROVE the Design Review application for 470 N. Old Woodward with the following conditions:**

- 1. The Design Review Board approves the suspended steel pergola to project into the right-of-way.**

### **Sample Motion Language**

**Motion to APPROVE the Design Review application for 470 N. Old Woodward with the following conditions:**

- 1. The Design Review Board approves the suspended steel pergola to project into the right-of-way.**

**OR**

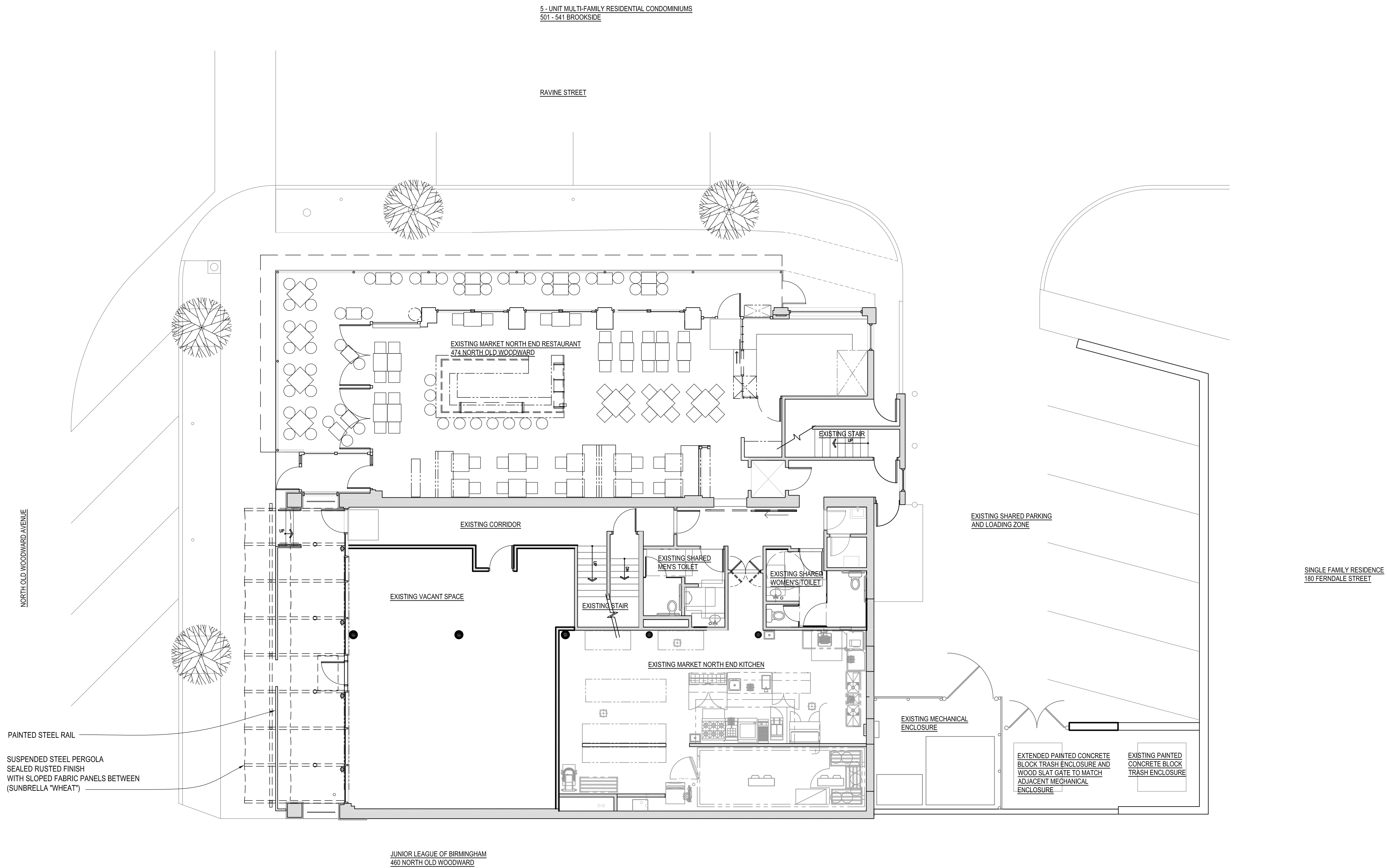
Motion to **POSTPONE** the Design Review application for 470 N. Old Woodward pending receipt of the following:

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

3. \_\_\_\_\_

**OR**

Motion to **DENY** the Design Review application for 470 N. Old Woodward; the proposal does not meet the requirements of Article 7, Section 7.09 of the Zoning Ordinance.



Project:

Existing Building Facade Improvements  
470 North Old Woodward, Birmingham, MI 48009

Seal:

Issue Date:

REVIEW	01.08.2020
REVIEW	03.20.2020
DRB APPLICATION	04.16.2020
REVISION	06.03.2020
REVISION	06.17.2020

Sheet Title:

Proposed Site Plan

Sheet Number:

Project:

Existing Building Facade Improvements  
470 North Old Woodward, Birmingham, MI 48009

Seal:

Issue Date:

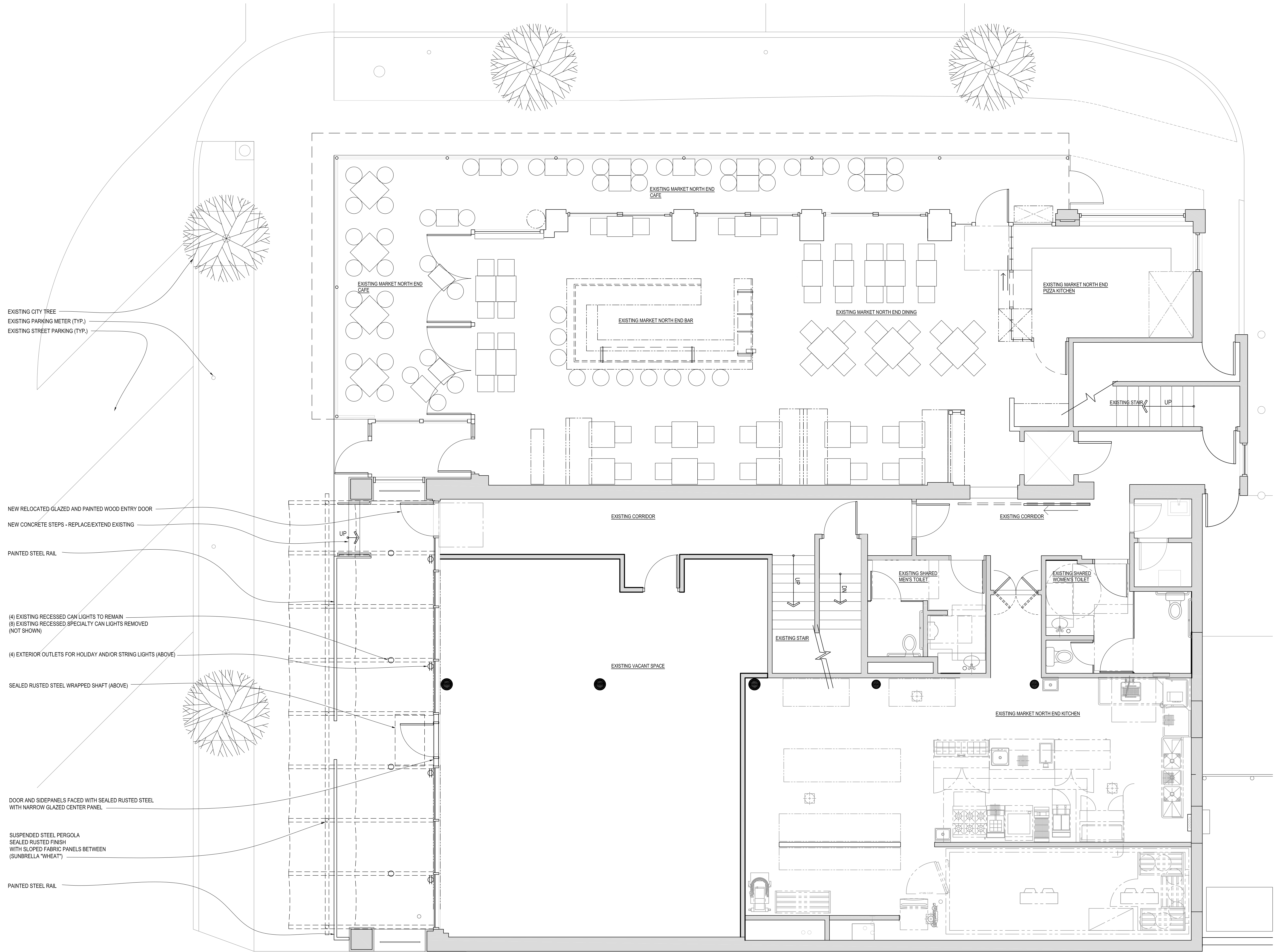
REVIEW	01.08.2020
REVIEW	03.20.2020
DRB APPLICATION	04.16.2020
REVISION	06.03.2020
REVISION	06.17.2020

Sheet Title:

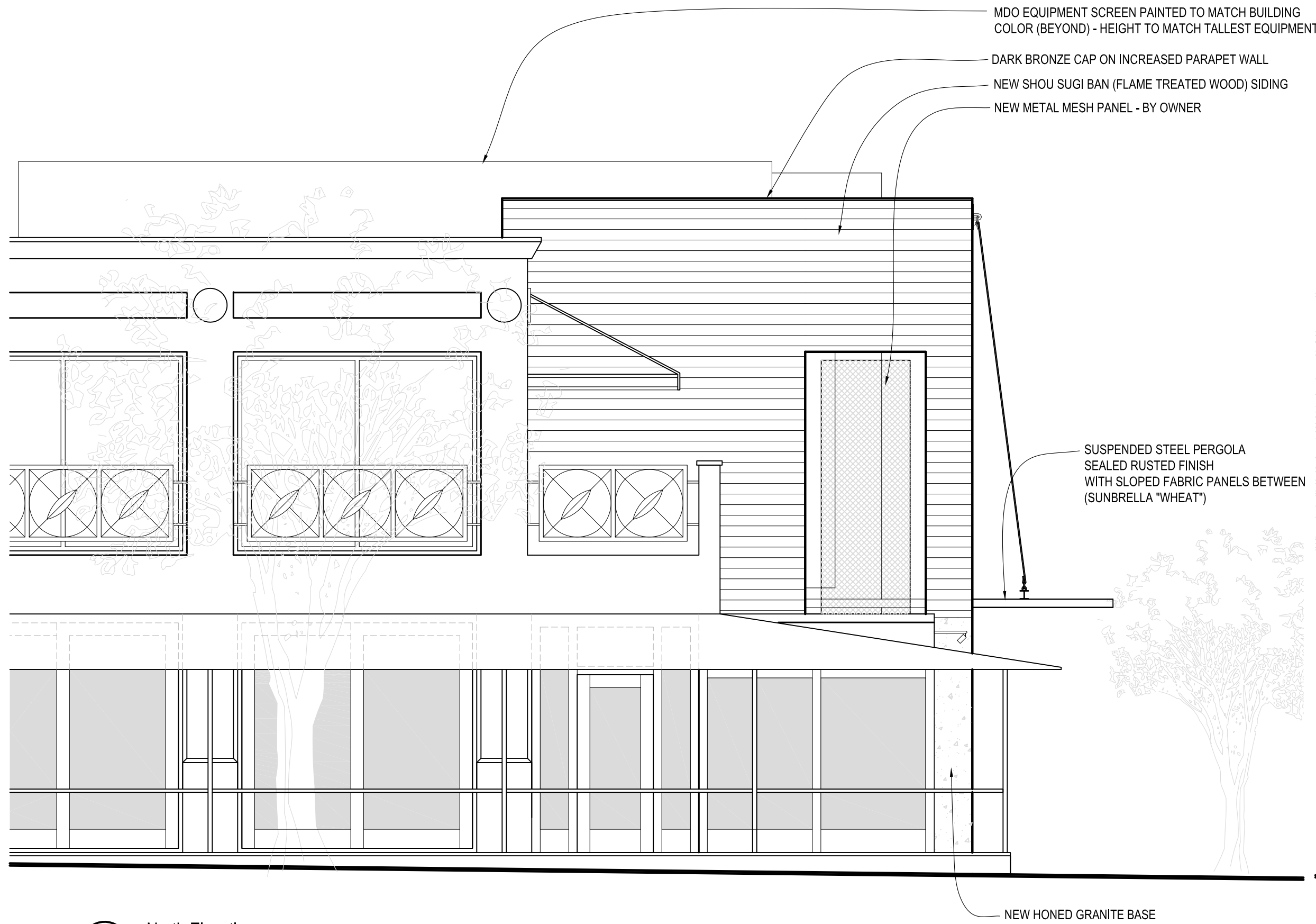
Proposed Building Plan

Sheet Number:

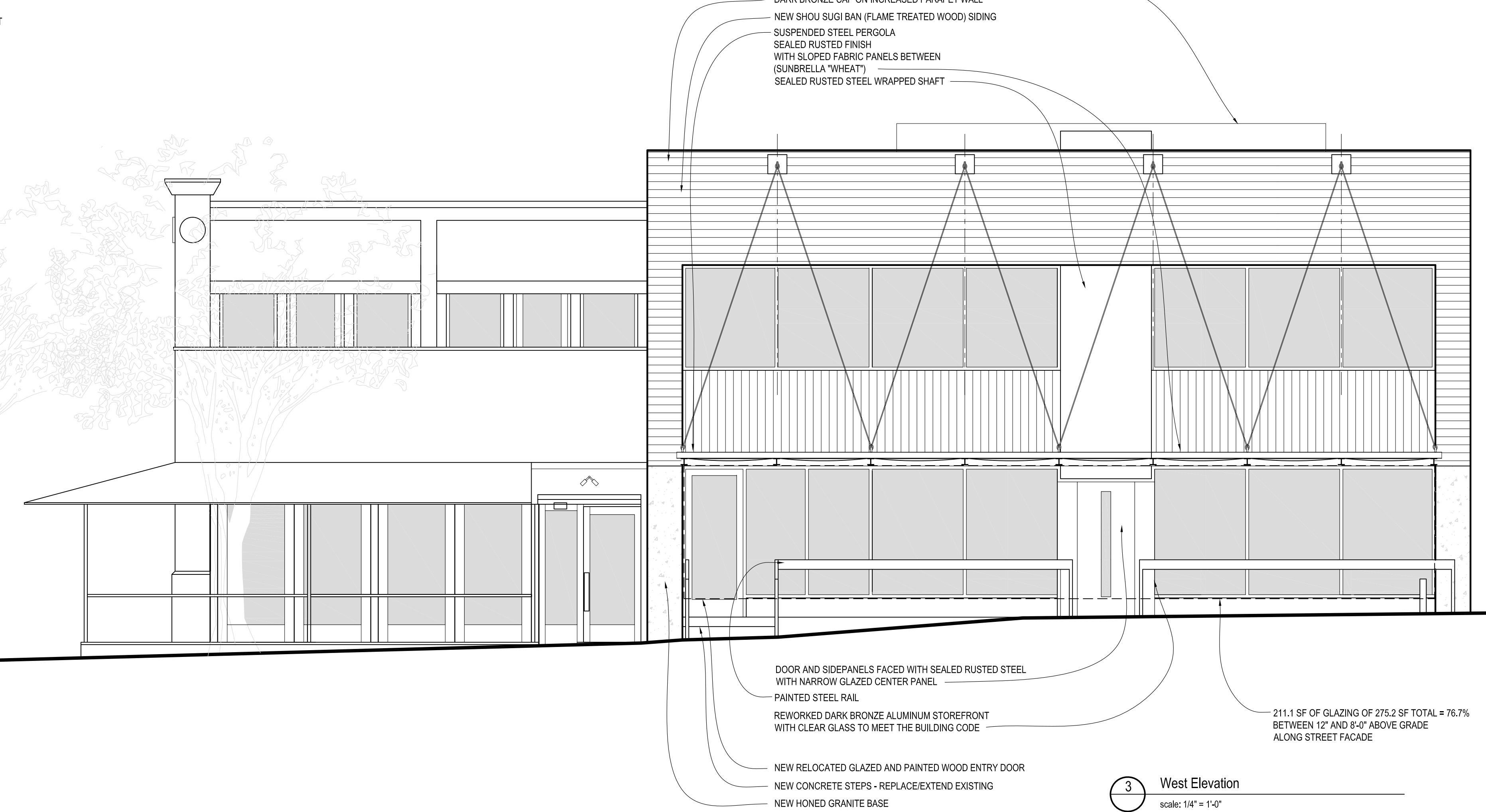
A101



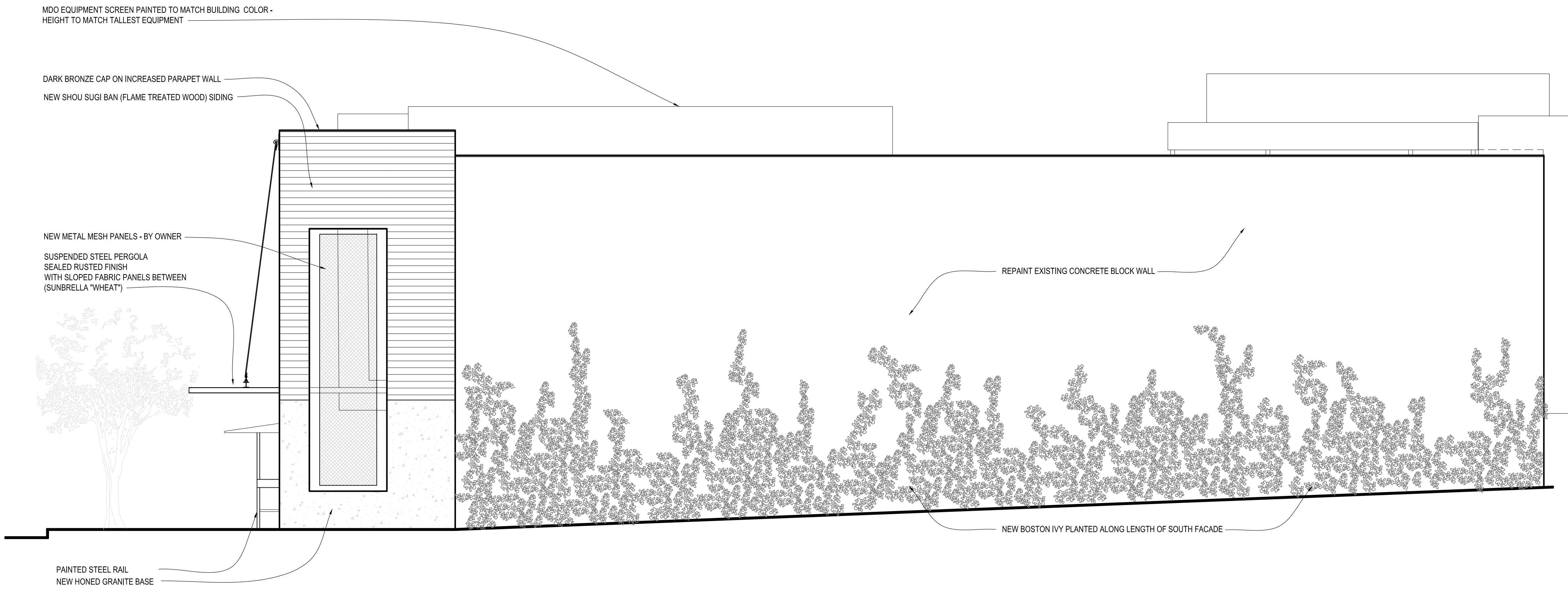




1 North Elevation  
scale: 1/4" = 1'-0"



3 West Elevation  
scale: 1/4" = 1'-0"



2 South Elevation  
scale: 1/4" = 1'-0"

Project:

Existing Building Facade Improvements  
470 North Old Woodward, Birmingham, MI 48009

Seal:

Issue Date:

REVIEW	01.08.2020
REVIEW	03.20.2020
DRB APPLICATION	04.16.2020
REVISION	06.03.2020
REVISION	06.17.2020

Sheet Title:

Exterior Elevations

Sheet Number:

A201



NEW GLAZED AND PAINTED WOOD SHARED ENTRY DOOR



1 Looking North from Old Woodward  
not to scale



2 Looking South from Old Woodward  
not to scale

R O N A N D R O M A N  
architects et al.  
275 E. Frank St. Birmingham, MI 48009  
o) 248.723.5790 f) 248.723.5795

Project:

Existing Building Facade Improvements  
470 North Old Woodward, Birmingham, MI 48009

Seal:

Issue Date:

REVIEW	01.08.2020
REVIEW	03.20.2020
DRB APPLICATION	04.16.2020
REVISION	06.17.2020

Sheet Title:

Exterior Renderings

Sheet Number:

A202





1 Aerial View of Adjacent Properties



2 Old Woodward Ave. Street View Looking Northeast



3 Ravine Road Street View Looking Southeast

R O N A N D R O M A N  
architects et al.  
275 E. Frank St. Birmingham, MI 48009  
o) 248.723.5790 f) 248.723.5795

Project:

Existing Building Facade Improvements  
470 North Old Woodward, Birmingham, MI 48009

Seal:

Issue Date:

REVIEW	01.08.2020
REVIEW	03.20.2020
DRB APPLICATION	04.16.2020

Sheet Title:

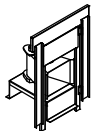
Aerial & Street Views

Sheet Number:

A301

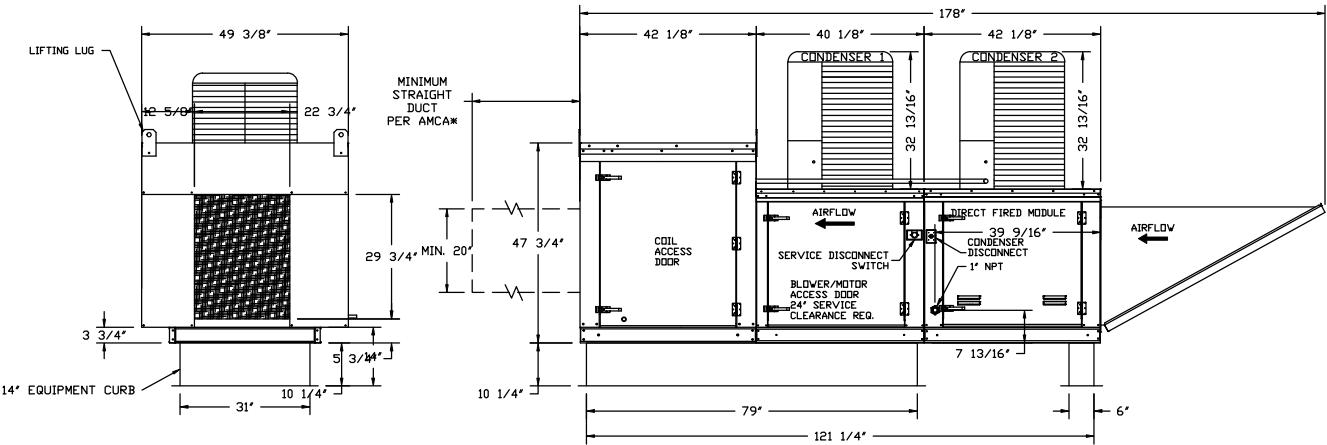
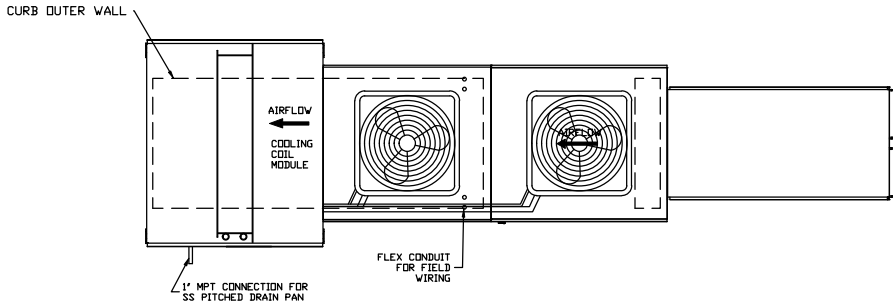


- FAN #1 ADM2-D250-G15-MPU - HEATER (MARKET 2.0)
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 15" BLOWER
  2. INTAKE HOOD WITH EZ FILTERS
  3. SIDE DISCHARGE - AIR FLOW RIGHT -> LEFT
  4. LOW FIRE START. ALLOWS THE BURNER CIRCUIT TO ENERGIZE WHEN THE MODULATION CONTROL IS IN A LOW FIRE POSITION.
  5. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE
  6. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE
  7. 7.5 TON, DUAL CIRCUIT (2.5/5) MODULAR PACKAGED COOLING OPTION FOR SIZE 2 DF/EH MODULAR PACKAGED UNIT. INCLUDES CONDENSER, DX COIL, FILTER/DRYER KIT, THERMAL EXPANSION VALVE, R410A REFRIGERANT, AND REFRIGERANT PIPING. (2,700 TO 4,500 CFM) NOT BUILT WITH OPPOSITE SIDE CONTROLS OR OPPOSITE AIRFLOW DIRECTION. CONDENSERS REQUIRE SEPARATE 208V, 3 PHASE POWER SUPPLY UNLESS ORDERED WITH SINGLE POINT CONNECTION. COIL = 3EZ1101C
  8. DX COOLING INTAKE AIR THERMOSTAT AND RELAYS MOUNTED IN UNIT - SET POINT FOR THERMOSTAT SHOULD BE 85°F.
- \*NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMACNA STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT. SUGGESTED STRAIGHT DUCT SIZE IS 20" x 20"

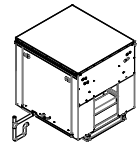


Direct Fired (DF) Profile Plate Assembly

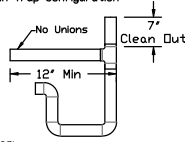
**Direct Fired Profile Plate Specifications:**  
**Restrictions:**  
Direct fired burners shall have patented US Patent No. US4999980, self-adjusting profile plates designed to ensure proper air velocity and pressure drop across the burner. Profile plates shall also permit to screw down completely by lifting burners up to a maximum of 30" of carbon monoxide (CO) and 63" of nitrogen dioxide (NO<sub>2</sub>). Direct fired units shall be configured with the burner mounted downstream of the burner. This arrangement will ensure a consistent air flow, regardless of inlet air temperature.  
**Restrictions:**  
Spring-loaded burner profile plates are engineered to automatically react to the movement of a fresh air stream, without the need for any sensors or actuators to mechanically adjust them. With this feature, all DF units are designed for demand control ventilation (DCV) requirements.  
**Installation:**  
All profile plate assemblies shall be included in the DF unit's ETL listing and comply with combined safety standards ANSI Z59.1 and CSA 37 (non-exhaustive) IF heaters and ANSI Z59.1 (exhaustive) IF heaters.  
**General Construction:**  
-Profile plates shall be formed from G90 galvanized steel.  
-Profile plates shall vary in size per unit.  
-Profile plates shall be mounted along the rear plate as the discharge of the burner.  
-Design shall obstruct properly located, permanently mounted spring hinges.  
-Spring hinges shall be made from plated steel.



Typical Drain Trap Install



Recommended Cooling Coil Drain Trap Configuration



- Notes:
- 1) 1" diameter PVC Pipe only
  - 2) Use only low profile couplings
  - 3) Add clean out as shown



**A.D.M. Air Control**

JOB Market 2.0

LOCATION REDFORD, MI,

DATE 2/4/2020

JOB # 4211764

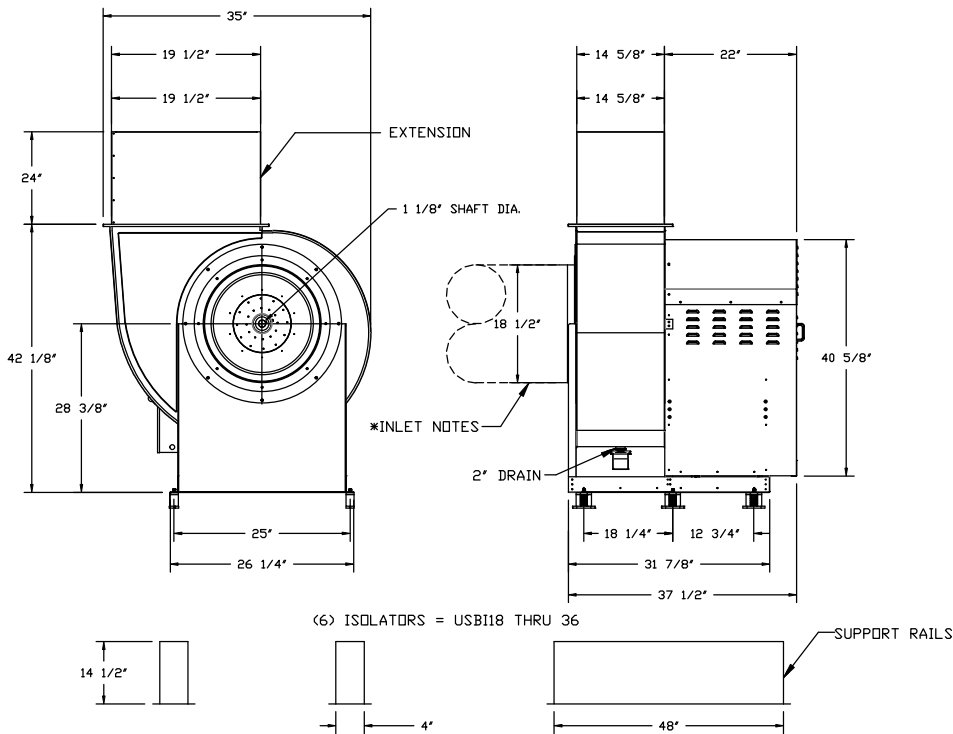
DWG # 7

DRAWN BY Janet Eng

REV.

SCALE 1/4" = 1'-0"

FAN #2 ADMBI-18DD - EXHAUST FAN (MARKET 2.0)



NORMAL TEMPERATURE TEST DIRECT DRIVE EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 350°F (176°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

\* INLET NOTES: LENGTH OF THE STRAIGHT DUCT ON THE INLET TO BE 3 TIMES THE EQUIVALENT DUCT DIAMETER BEFORE CONNECTING TO ANY FITTINGS SUCH AS ELBOWS TO AVOID SYSTEM EFFECT.

FEATURES:

- ROOF MOUNTED FANS
- UL705
- UL762 AND ULC-S645 (RESTAURANT MODEL)
- HIGH HEAT OPERATION DIRECT DRIVE 350°F (176°C)
- HIGH HEAT OPERATION BELT DRIVE 350°F (176°C)
- HEAT SLINGER
- WEATHERPROOF DISCONNECT
- GREASE CLASSIFICATION TESTING
- 2" DRAIN
- MOTOR WEATHER COVER
- FULLY SEALED SCROLL HOUSING
- SCROLL ACCESS DOOR
- FLANGE 1 1/4" - 11 THRU 20.
- FLANGE 2" - 24 THRU 36.

OPTIONS

UTILITY SET GREASE CUP.  
BI18 - 24" DISCHARGE  
EXTENSION.  
BI - DISCHARGE ORIENTATION  
VERTICAL UPPER LEFT - CW  
INLET SIDE.  
BI18 - INLET RING USED TO  
CONNECT NON-FACTORY DUCT.  
UTILITY SET - SPRING  
VIBRATION ISOLATORS - BI18 /  
EQUIVALENT SIZED UTILITY SET  
- INDOOR/OUTDOOR USE.



**A.D.M. Air Control**

JOB Market 2.0	
LOCATION REDFORD, MI,	
DATE 2/4/2020	JOB # 4211764
DWG # 9	DRAWN BY Janet Eng
REV.	SCALE 3/8" = 1'-0"

## New Project 354

Make-up Name	Visible Light				Ultraviolet		Solar Energy							Thermal Properties			Light to Solar Gain (LSG )	Thermal Stress (COG) °F/C	Sound Transmission Class (STC)	Outdoor / Indoor Transmission Class (OITC)
	Transmittance	Reflectance		Color Rendering Index (R <sub>a</sub> )	Trans UV (τ <sub>uv</sub> %)	T <sub>dw</sub> (T <sub>dw</sub> %)	Transmittance	Reflectance		Absorptance	Solar Heat Gain Coefficient (SHGC)	Shading Coefficient (sc)	Relative Heat Gain (RHG)	U-Value		R-Value Winter Night (hr-ft²/F/ Btu)				
		Visible (τ <sub>v</sub> %)	ρ <sub>v</sub> % out					ρ <sub>v</sub> % in	ρ <sub>e</sub> % out					ρ <sub>e</sub> % in	Solar (α <sub>e</sub> %)					
Existing Glass (Assumed)	68	11	12	95.4	30	56	33	33	36	34	0.38	0.43	90	0.29	0.28	3.42	1.80	Go	34	29
Zoning Compliant Glass	80	15	15	96.9	51	72	67	13	13	20	0.74	0.85	178	0.47	0.50	2.11	1.09	Go	34	29

Calculation Standard: NFRC 2010

### Existing Glass (Assumed)

#### Outdoors

GLASS 1	Clear Float (North America)										#1 ----																		
	Thickness = 1/4" (6mm)										#2 SunGuard® SN 68 (North America)																		
GAP 1		100% Air, 1/2" (12.7mm)																											
GLASS 2	Clear Float (North America)										#3 ----																		
	Thickness = 1/4" (6mm)										#4 ----																		
Total Unit (Nominal) = 1 in										Slope = 90°										Window Height = 1 meter									
Estimated Nominal Glazing Weight: 5.75 lb/ft²																													

#### Indoors

### Zoning Compliant Glass

#### Outdoors

GLASS 1	Clear Float (North America)										#1 ----																		
	Thickness = 1/4" (6mm)										#2 ----																		
GAP 1		100% Air, 1/2" (12.7mm)																											
GLASS 2	Clear Float (North America)										#3 ----																		
	Thickness = 1/4" (6mm)										#4 ----																		
Total Unit (Nominal) = 1 in										Slope = 90°										Window Height = 1 meter									
Estimated Nominal Glazing Weight: 5.75 lb/ft²																													

#### Indoors

### Important Notes

Calculations and terms in this report are based on NFRC 2010. The performance values shown above represent nominal values for the center of glass with no spacer system or framing.

### Laminated products:

It is not guaranteed that modeled laminated configurations will be compliant with relevant laminated safety regulations unless specifically declared for Guardian products. It is the user's sole responsibility to assess if the final laminated product should be

certified according to relevant standards and ensure compliance with laminated safety regulations.

Additional consequences for laminated glass with coating facing interlayer (due to contact between coating and interlayer) may include (not limited to): significant decrease of safety performance for some coating and interlayer combinations; loss of thermal insulation performance of surface facing the interlayer; noticeable color change; other performance deterioration.

**Non-specular products (translucent or diffuse):**

The performance measurement for non-specular (translucent or diffuse) materials such as translucent interlayers or acid etched glass surface, or surface with ceramic frit is limited by the current experimental technologies. Since measurements capture physically only a part of the resulting radiation, calculated performance results provided herein and based on such measurements are not compliant with any standard (including EN 410) and may only be used as a general reference. Actual values may vary significantly based upon exact fabrication process, as well as type, thickness and color of used non-specular material.

Please note that the Thermal Stress Guideline is only a general guide to the thermal safety of a glazing, and it is not a replacement for detailed thermal stress analysis.

**Explanation of Terms**

**Visible Light Transmittance (Tv, %)** is the percentage of incident light in the wavelength range of 380 nm to 780 nm that is transmitted by the glass.

**Ultraviolet (UV) Transmittance (Tuv, %)** is the percentage of the incident solar radiation transmitted by the glazing in the 300 nm to 380 nm range.

**Solar Energy Direct Transmittance (Te, %)** is the percentage of incident solar energy in the wavelength range of 300 nm to 2500 nm that is directly transmitted by the glass.

**Visible Light Reflectance Outdoors/Indoor (Rv out/in, %)** is the percentage of incident visible light directly reflected by the glass.

**Solar Direct Reflectance Outdoors/Indoors (Re out/in, %)** is the percentage of incident solar energy directly reflected by the glass.

**Solar Energy Absorptance (Ae, %)** is the percentage of the sun's energy that is absorbed by glass.

**U-Value** is the glazing parameter that characterizes the heat transfer through the central part of the glazing, i.e. without edge effects, and expresses the steady-state density of heat transfer rate per temperature difference between the environmental temperatures on each side. US Standard units are Btu/hr.ft<sup>2</sup>.F and SI / Metric units are W/m<sup>2</sup> K.

**Relative Heat Gain (RHG)** is the total net heat gain to the indoors due to both the air-to-air thermal conductance and the solar heat gain. US Standard units are Btu/hr.ft<sup>2</sup> and SI / Metric units are W/m<sup>2</sup>.

**Shading Coefficient (sc)** is Solar Factor divided by 0.87. It is a measure of the solar heat gain referenced to 3 mm clear glass which has the designated value of 1.00.

**Solar Heat Gain Coefficient (SHGC)** is the sum of the solar direct transmittance and the secondary heat transfer factor of the glazing towards the inside, the latter resulting from heat transfer by convection and longwave IR-radiation of that part of the incident solar radiation which has been absorbed by the glazing.

**Light-to-Solar Gain (LSG)** is the ratio of visible light gain to solar gain.  $LSG = (\text{Visible Transmittance}) / (\text{SHGC})$

**Color Rendering Index in transmission, D65 (Ra)** is the change in color of an object as a result of the light being transmitted by the glass.

**Weighted Sound Reduction Index (Rw)** is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

**Sound Transmission Class (STC)** is a single-number quantity which characterizes the airborne sound insulation of a material or building element over a range of frequencies.

**Disclaimer**

This performance analysis is provided for the limited purpose of assisting the user in evaluating the performance of the glass products identified on this report.

Spectral data for products manufactured by Guardian reflect nominal values derived from typical production samples or CE Initial Type Testing and subject to variations due to manufacturing and calculation tolerances. Spectral data for products not manufactured by Guardian were derived from the LBNL International Glazing Database and have not been independently verified by Guardian.

Guardian recommends a full-size mock-up be approved.

The values provided herein are generated according to established engineering practices and applicable calculation standards. Many factors may affect glazing characteristics, including glass size, building orientation, shading, wind speed, type of installation, production process and others. The applicability and results of the analysis are directly related to user inputs and any changes in actual conditions can have a significant effect on the results. It is the responsibility of the users of the analysis to ensure that the intended application is appropriate and complies with all relevant laws, regulations, standards, codes of practices, processing guidelines and other requirements. Guardian makes no guarantee that any glazing modeled herein is available from Guardian or any other manufacturer. The user has the responsibility to check with the manufacturer regarding availability of any glass type or make-up.

While Guardian has made a good faith effort to verify the reliability of the tools used for this analysis, they may contain unknown programming errors that could result in inaccurate results. The user assumes all risk relating to the results provided and is solely responsible for selection of appropriate products for user's application. Guardian makes no express or implied warranty of any kind with respect to the tools used by Guardian and this analysis. There are no warranties of merchantability, non-infringement or fitness for a particular purpose with respect to the tools used by Guardian and this analysis and no warranty shall be implied by operation of law or otherwise. The only warranties applicable to Guardian products are those separately provided in writing for each product. In no event shall Guardian be liable for direct, indirect, special, consequential or incidental damages of any kind relating to or resulting from use of Guardian tools and analyses.

Trademarks owned by Guardian Industries, LLC and/or its affiliates may be registered in the United States and other jurisdictions. All other trademarks are property of their respective owners.

Program Version: 4.1.0.8678  
Database Version: 20200601

R O N A N D R O M A N

*M E M O R A N D U M*

**To:** *Nicholas Dupuis, City Planner  
Planning Department  
City of Birmingham*

**Address:** *151 Martin St.  
Birmingham, MI 48009*

**From:** *Ron and Roman*

**Date:** *June 19, 2020*

**Re:** *470 North Old Woodward Avenue, Façade Improvements*

*Mr. Dupuis,*

*In response to your review dated June 3, 2020 and the comments of the board attendees at the June 3, 2020 meeting, we are submitting attached revised drawings A001, A101, A201, and A202 as well as a revised material/finish sample board to specifically address the concerns regarding the suspended planter, as well as some additional changes to coordinate with the new pergola that replaces the planter element. Please note the following modifications on the attached drawings to the previously submitted proposal:*

- 1. Suspended planter has been removed in its entirety and replaced with a suspended steel framed pergola with a sealed, rusted finish with fabric panels between the framing members that project out over the public sidewalk.*
- 2. Fabric panels proposed to be Sunbrella "Wheat" color.*
- 3. Cladding on the shaft enclosure has been modified to a sealed, rusted steel.*
- 4. New door has been modified to a sealed, rusted steel finish as well – similar to the shaft enclosure and the pergola framing above.*
- 5. Proposed lights have been omitted from the proposal, and existing recessed lights in the overhead shall be utilized. Additionally, (4) four exterior outlets are proposed to accommodate festoon lighting.*

*Thank you,  
Darrell J. Dinges  
Ron and Roman*

**Attachments:**

*Revised sheets A001, A101, A201, A202  
Revised material/finish sample board*





## Final Site Plan & Design Review Application Planning Division

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

### 1. Applicant

Name: ZERO NINE TWO SIX LLC  
Address: 470 North Old Woodward  
Birmingham, MI 48009  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
w/ Copy to Thomas Lasky, 2 Corporate Drive, Ste 300, Southfield, MI 48076  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

### 5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
- A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject sites property lines;
  - A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
  - A certified Land Survey;
  - Interior floor plans;

### 6. Project Information

Address/Location of the property: 470 North Old Woodward,  
Birmingham, MI 48009  
Name of development: Existing Building "Park View"  
Sidwell #: 1925330001  
Current Use: Mixed Use: Salon, Pilates Studio, Kitchen for Restaurant,  
Proposed Use: Same - potential restaurant in Vacancy  
Area of Site in Acres: \_\_\_\_\_  
Current zoning: B-2, D-2 Overlay  
Is the property located in the floodplain? \_\_\_\_\_  
Name of Historic District Site is Located in: \_\_\_\_\_  
Date of Historic District Commission Approval: \_\_\_\_\_

### 2. Property Owner

Name: LPH Ventures IV, LLC  
Address: 2 Corporate Drive, Suite 300  
Southfield, MI 48076  
Phone Number: 248-613-0300  
Fax Number: 248-226-1607  
Email address: Thomas.Lasky@colliers.com

### 4. Project Designer/Developer

Name: Ron And Roman  
Address: 275 East Frank Street  
Birmingham, MI 48009  
Phone Number: 248-723-5790  
Fax Number: \_\_\_\_\_  
Email address: Darrell@ronandroman.com

- A Landscape Plan;
  - A Photometric Plan;
  - Colored elevation drawings for each building elevation;
- 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.

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 Application for Revised Final Site Plan: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_  
Date of Design Review Board Approval: \_\_\_\_\_  
Will proposed project require the division of platted lots? \_\_\_\_\_  
No  
Will proposed project require the combination of platted lots? \_\_\_\_\_  
No

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

Proposed improvements to exterior of existing building at Tenant's cost per agreement with Owner/Landlord.

Includes replacement of existing EIFS on Old Woodward façade with flame treated wood siding (shou sugi ban) and black granite base, stainless steel suspended planter on stainless steel cables, removal of existing stone base (replaced with painted steel rail) and extension of existing concrete steps.

Rework existing dark bronze storefront to relocate main entrance door, provide new wood entrance door to vacant space, and allow for potential ductwork to rooftop within copper clad enclosure. Please see architectural elevations and color renderings for annotation of proposed work.

Increase parapet wall approximately 1'-0" along North Old Woodward façade and wrapping north and south facades - as shown on attached drawings.

## 8. Buildings and Structures

Number of Buildings on Site: Two

Height of Buildings & # of Stories: 2 Stories, varies with grade 25'

Use of Buildings: Mixed Use

Height of Rooftop Mechanical Equipment: TBD

## 9. Floor Use and Area (in Square Feet)

### Proposed Commercial Structures:

Total basement floor area: No new space proposed

Number of square feet per upper floor: \_\_\_\_\_

Total floor area: \_\_\_\_\_

Floor area ratio (total floor area ÷ total land area): \_\_\_\_\_

Open space: \_\_\_\_\_

Percent of open space: \_\_\_\_\_

Office Space: \_\_\_\_\_

Retail Space: \_\_\_\_\_

Industrial Space: \_\_\_\_\_

Assembly Space: \_\_\_\_\_

Seating Capacity: \_\_\_\_\_

Maximum Occupancy Load: \_\_\_\_\_

### Proposed Residential Structures:

Total number of units: None

Number of one bedroom units: \_\_\_\_\_

Number of two bedroom units: \_\_\_\_\_

Number of three bedroom units: \_\_\_\_\_

Open space: \_\_\_\_\_

Percent of open space: \_\_\_\_\_

Rental units or condominiums? \_\_\_\_\_

Size of one bedroom units: \_\_\_\_\_

Size of two bedroom units: \_\_\_\_\_

Size of three bedroom units: \_\_\_\_\_

Seating Capacity: \_\_\_\_\_

Maximum Occupancy Load: \_\_\_\_\_

### Proposed Additions:

Total basement floor area, if any, of addition: None

Number of floors to be added: None

Square footage added per floor: \_\_\_\_\_

Total building floor area (including addition): \_\_\_\_\_

Floor area ratio (total floor area ÷ total land area): \_\_\_\_\_

Open Space: \_\_\_\_\_

Percent of open space: \_\_\_\_\_

Use of addition: \_\_\_\_\_

Height of addition: \_\_\_\_\_

Office space in addition: \_\_\_\_\_

Retail space in addition: \_\_\_\_\_

Industrial space in addition: \_\_\_\_\_

Assembly space in addition: \_\_\_\_\_

Maximum building occupancy load (including addition): \_\_\_\_\_

## 10. Required and Proposed Setbacks

Required front setback: 0

Required rear setback: Alley Plus 10'

Required total side setback: 0

Side setback: 0

Proposed front setback: no change

Proposed rear setback: no change

Proposed total side setback: no change

Second side setback: no change

## 11. Required and Proposed Parking

Required number of parking spaces: 0 - Downtown Overlay District

Typical angle of parking spaces: \_\_\_\_\_

Typical width of maneuvering lanes: \_\_\_\_\_

Location of parking on site: Existing Spaces in Rear

Location of parking off site: On Street Parking

Number of light standards in parking area: Building Mounted Lights

Screenwall material: Painted Concrete Block (Existing)

Proposed number of parking spaces: 5

Typical size of parking spaces: 8'-6" x 19'-0"

Number of spaces <180 sq. ft.: 5

Number of handicap spaces: \_\_\_\_\_

Shared parking agreement? \_\_\_\_\_

Height of light standards in parking area: \_\_\_\_\_

Height of screenwall: All Existing to Remain

## 12. Landscaping

Location of landscape areas: \_\_\_\_\_

Suspended Continuous Planter above street facade \_\_\_\_\_

South Façade \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed landscape material: \_\_\_\_\_

Coleus or other consistent leafy green plant in suspended planter \_\_\_\_\_

Boston Ivy (non-damaging) on south facade \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 13. Streetscape

Sidewalk width: Existing to Remain at 7'-0" \_\_\_\_\_

Number of benches: \_\_\_\_\_

Number of planters: \_\_\_\_\_

Number of existing street trees: One at 470, three at 474 (includes h \_\_\_\_\_

Number of proposed street trees: \_\_\_\_\_

Streetscape Plan submitted? \_\_\_\_\_

Description of benches or planters: \_\_\_\_\_

Species of existing trees: \_\_\_\_\_

Species of proposed trees: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## 14. Loading

Required number of loading spaces: Existing \_\_\_\_\_

Typical angle of loading spaces: \_\_\_\_\_

Screenwall material: Painted Concrete Block \_\_\_\_\_

Location of loading spaces on site: Rear Parking \_\_\_\_\_

Proposed number of loading spaces: One \_\_\_\_\_

Typical size of loading spaces: \_\_\_\_\_

Height of screenwall: Varies (Existing Screenwall) \_\_\_\_\_

Typical time loading spaces are used: Early Morning \_\_\_\_\_

\_\_\_\_\_

## 15. Exterior Waste Receptacles

Required number of waste receptacles: One \_\_\_\_\_

Location of waste receptacles: Rear Parking Lot \_\_\_\_\_

Screenwall material: Painted Concrete Block and Stained Wood Gates \_\_\_\_\_

Proposed number of waste receptacles: Two \_\_\_\_\_

Size of waste receptacles: 6 yard dumpster \_\_\_\_\_

Height of screenwall: 6'-0" height minimum to match dumpster height \_\_\_\_\_

\_\_\_\_\_

## 16. Mechanical Equipment

### Utilities and Transformers:

Number of ground mounted transformers: No Change Proposed \_\_\_\_\_

Size of transformers (L•W•H): \_\_\_\_\_

Number of utility easements: \_\_\_\_\_

Screenwall material: \_\_\_\_\_

Location of all utilities & easements: \_\_\_\_\_

\_\_\_\_\_

Height of screenwall: \_\_\_\_\_

\_\_\_\_\_

### Ground Mounted Mechanical Equipment:

Number of ground mounted units: No Change Proposed \_\_\_\_\_

Size of ground mounted units (L•W•H): \_\_\_\_\_

Screenwall material: \_\_\_\_\_

Location of all ground mounted units: \_\_\_\_\_

\_\_\_\_\_

Height of screenwall: \_\_\_\_\_

\_\_\_\_\_

### Rooftop Mechanical Equipment:

Number of rooftop units: No Change Proposed \_\_\_\_\_

Type of rooftop units: \_\_\_\_\_

Location of all rooftop units: \_\_\_\_\_

Size of rooftop units (L•W•H): \_\_\_\_\_

Percentage of rooftop covered by mechanical units: \_\_\_\_\_

Height of screenwall: To match any new equipment height \_\_\_\_\_

Distance from rooftop units to all screenwalls: \_\_\_\_\_

\_\_\_\_\_

Screenwall material: Existing EIFS - any new required shall match exi \_\_\_\_\_

Location of screenwall: \_\_\_\_\_

If necessary, West section of existing roof, recessed from existing parapet \_\_\_\_\_

## 17. Accessory Buildings

Number of accessory buildings: None \_\_\_\_\_

Location of accessory buildings: \_\_\_\_\_

Size of accessory buildings: \_\_\_\_\_

Height of accessory buildings: \_\_\_\_\_

\_\_\_\_\_

## 18. Building Lighting

Number of light standards on building: \_\_\_\_\_

Size of light fixtures (L•W•H): \_\_\_\_\_

Type of light standards on building: \_\_\_\_\_

Height from grade: \_\_\_\_\_

\_\_\_\_\_

Maximum wattage per fixture: \_\_\_\_\_  
Light level at each property line: \_\_\_\_\_

### 19. Site Lighting

Number of light fixtures: 18 proposed under planter canopy  
Size of light fixtures (L•W•H): recessed with lamp exposed  
Maximum wattage per fixture: \_\_\_\_\_  
Light level at each property line: \_\_\_\_\_

### 20. Adjacent Properties

Number of properties within 200 ft.: 5

#### Property #1

Number of buildings on site: One  
Zoning district: B-2, D-2  
Use type: Office  
Square footage of principal building: \_\_\_\_\_  
Square footage of accessory buildings: \_\_\_\_\_  
Number of parking spaces: \_\_\_\_\_

#### Property #2

Number of buildings on site: One  
Zoning district: B-2, D-2  
Use type: Office  
Square footage of principal building: \_\_\_\_\_  
Square footage of accessory buildings: \_\_\_\_\_  
Number of parking spaces: \_\_\_\_\_

#### Property #3

Number of buildings on site: One  
Zoning district: O-2  
Use type: Residential  
Square footage of principal building: \_\_\_\_\_  
Square footage of accessory buildings: \_\_\_\_\_  
Number of parking spaces: \_\_\_\_\_

#### Property #4

Number of buildings on site: One  
Zoning district: R-2  
Use type: Residential  
Square footage of principal building: \_\_\_\_\_  
Square footage of accessory buildings: \_\_\_\_\_  
Number of parking spaces: \_\_\_\_\_

#### Property #5

Number of buildings on site: \_\_\_\_\_  
Zoning district: PP  
Use type: Public Park  
Square footage of principal building: \_\_\_\_\_  
Square footage of accessory buildings: \_\_\_\_\_  
Number of parking spaces: \_\_\_\_\_

#### Property #6

Number of buildings on site: \_\_\_\_\_  
Zoning district: \_\_\_\_\_  
Use type: \_\_\_\_\_  
Square footage of principal building: \_\_\_\_\_  
Square footage of accessory buildings: \_\_\_\_\_  
Number of parking spaces: \_\_\_\_\_

Proposed wattage per fixture: \_\_\_\_\_

Type of light fixtures: LED low intensity  
Height from grade: varies approximately 8'-0" to 9'-0" above grade  
Proposed wattage per fixture: LED 25 watt equivalent  
Holiday tree lighting receptacles: \_\_\_\_\_

Property Description: 460 North Old Woodward - Junior League

North, south, east or west of property? South

Property Description: 450 North Old Woodward - Offices

North, south, east or west of property? South

Property Description: 501-541 Brookside

North, south, east or west of property? North

Property Description: 180 Ravine - Single Family Home

North, south, east or west of property? East

Property Description: 475 North Old Woodward - Booth Park

North, south, east or west of property? \_\_\_\_\_

Property Description: \_\_\_\_\_

North, south, east or west of property? \_\_\_\_\_



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

Signature of Owner: Thomas Lasky

Date: 4.21.20

Print Name: Thomas Lasky, Authorized Agent

Signature of Applicant: Joseph Bonislawski

Date: 4/24/20

Print Name: JOSEPH BONISLAWSKI

Signature of Architect: \_\_\_\_\_

Date: 04.17.2020

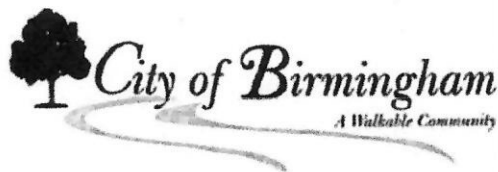
Print Name: Roman Bonislawski

*Office Use Only*

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

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

41



## FINAL SITE PLAN & DESIGN REVIEW APPLICATION CHECKLIST - PLANNING DIVISION

Applicant: ZERO NINE TWO SIX, LLC Case #: \_\_\_\_\_ Date: \_\_\_\_\_  
Address: 470 N. Old Woodward Project: Façade Improvements on Existing Buil

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

### Final Site Plan

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

- ☒ 1. Name and address of applicant and proof of ownership;
- ☒ 2. Name of Development (if applicable);
- ☒ 3. Address of site and legal description of the real estate;
- ☒ 4. Name and address of the land surveyor;
- ☒ 5. Legend and notes, including a graphic scale, north point, and date;
- ☒ 6. A separate location map;
- ☒ 7. A map showing the boundary lines of adjacent land and the existing zoning of the area proposed to be developed as well as the adjacent land;
- ☒ 8. Aerial photographs of the subject site and surrounding properties;
- ☒ 9. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
- ☒ 10. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
- ☒ 11. Interior floor plans;
- ☐ 12. A chart indicating the dates of any previous approvals by the Planning Board, Board of Zoning Appeals, Design Review Board, or the Historic District Commission ("HDC");

- ☒ 13. Existing and proposed layout of streets, open space and other basic elements of the plan;
- ☒ 14. Existing and proposed utilities and easements and their purpose;
- ☒ 15. Location of natural streams, regulated drains, 100-year flood plains, floodway, water courses, marshes, wooded areas, isolated preserve-able trees, wetlands, historic features, existing structures, dry wells, utility lines, fire hydrants and any other significant feature(s) that may influence the design of the development;
- ☒ 16. General description, location, and types of structures on site;
- ☒ 17. Location of sidewalks, curb cuts, and parking lots on subject site and all sites within 200 ft. of the property line;
- ☒ 18. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 19. Elevation drawings showing proposed design;
- ☒ 20. Screening to be utilized in concealing any exposed mechanical or electrical equipment and all trash receptacle areas;
- ☒ 21. Location of all exterior lighting fixtures;
- ☐ 22. A Photometric Plan depicting proposed illuminance levels at all property lines;
- ☒ 23. A Landscape Plan showing all existing and proposed planting and screening materials, including the number, size, and type of plantings proposed and the method of irrigation; and
- ☐ 24. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.

### **Elevation Drawings**

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

- ☒ 25. Color elevation drawings showing the proposed design for each façade of the building;
- ☒ 26. List of all materials to be used for the building, marked on the elevation drawings;
- ☒ 27. Elevation drawings of all screenwalls to be utilized in concealing any exposed mechanical or electrical equipment, trash receptacle areas and parking areas;
- ☒ 28. Details of existing or proposed lighting, signage and other pertinent development features;
- ☒ 29. A list of any requested design changes;
- ☒ 30. Itemized list and specification sheets of all materials, light fixtures, and mechanical equipment to be used, including exact size specifications, color, style, and the name of the manufacturer;
- ☐ 31. Location of all exterior lighting fixtures, exact size specifications, color, style and the name of the manufacturer of all fixtures, and a photometric analysis of all exterior lighting fixtures showing light levels to all property lines; and
- ☐ 32. Any other information requested in writing by the Planning Division, the Planning Board, or the Building Official deemed important to the development.



## Notice Signs - Rental Application Community Development

### 1. Applicant

Name: ZERO NINE TWO SIX LLC  
Address: 470 North Old Woodward  
Birmingham, MI 48009  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

### Property Owner

Name: LPH Ventures IV, LLC  
Address: 2 Corporate Drive, Suite 300  
Southfield, MI 48076  
Phone Number: 248-613-0300  
Fax Number: 248-226-1607  
Email address: Thomas.Lasky@colliers.com

### 2. Project Information

Address/Location of Property: 470 North Old Woodward  
Name of Development: Existing Park View Building  
Area in Acres: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Current Use: Mixed Use  
Current Zoning: B-2, D-2

### 3. Date of Board Review

Board of Building Trades Appeals: \_\_\_\_\_  
City Commission: \_\_\_\_\_  
Historic District Commission: \_\_\_\_\_  
Planning Board: \_\_\_\_\_

Board of Zoning Appeals: \_\_\_\_\_  
Design Review Board: \_\_\_\_\_  
Housing Board of Appeals: \_\_\_\_\_

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

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

Date: 04.17.2020

Office Use Only		
Application #: _____	Date Received: _____	Fee: _____
Date of Approval: _____	Date of Denial: _____	Reviewed by: _____





# MEMORANDUM

Planning Division

**DATE:** July 1<sup>st</sup>, 2020

**TO:** Design Review Board

**FROM:** Nicholas Dupuis, City Planner

**SUBJECT:** 1740 W. Maple – Holiday Market Select – Design Review

**Zoning:** B1 (Neighborhood Business)

**Existing Use:** Two, One-Story Commercial Buildings

## Introduction

The applicant is proposing to complete façade renovations to two existing one-story commercial buildings in the neighborhood commercial center at Maple and Chesterfield. The renovations come as a part of an expansion of Holiday Market Select into an adjacent tenant space (formerly Level One Bank). The renovations intend to continue the façade design of the current Holiday Market Select to create one contiguous storefront.

## Building Exterior

As described above, the applicant is proposing exterior changes to the existing building façades. The existing storefront is proposed to be made taller through a parapet extension and mesh metal crown that will extend across the adjacent tenant space. The existing entry door and entry awning on the west side (on Mills Pharmacy) is proposed to be removed and replaced with a solid door. The existing large window, 4 gooseneck light fixtures, reclaimed wood facade and "Holiday Market Select" sign will remain.

The adjacent storefront will receive several treatments to match the existing storefront. The existing entry door and storefront windows will remain, which (along with the trim) will be painted to match the Holiday Market theme. The existing brick façade will be clad over with exterior grade wood that will also be painted. This entryway will act as the new main entrance for the market. Above the entryway, a canopy is proposed with new trim above that will contain additional signage. Due to the existing sloped roof, an existing gutter will remain above the canopy trim/sign band that will also be painted to match. Finally, 10 new light fixtures are proposed. 5 of the light fixtures are gooseneck lights to match the existing fixtures, 3 wall sconces will be placed on the revamped storefront, 1 light fixture is proposed to run along the mesh metal crown, and 1 light fixture will be placed underneath the gutter to illuminate new signage.

A complete review of lighting and signage will be provided in their respective sections below. Please see the following table for a detailed list of proposed materials and color schemes:

<b>New Material (Color)</b>	<b>Location</b>
Reclaimed Wood (Match existing)	Parapet Extension
Mesh Metal Crown (Gunmetal PVD)	Top of Parapet
Parapet Cap (Match Existing)	Cap of Parapet
Canopy Area Trim (Tricorn Black)	Above Canopy
Canopy (Black w/ White Stripes)	Above Storefront Door/Window
Existing Entry Door (Tricorn Black)	West of Existing Storefront (to be closed off)
Exterior Wood Cladding (Tricorn Black)	Covering Existing Brick Facade
New Entry Door (Holiday Market Purple)	At New Storefront Entry (Existing Door)
Existing Gutter (Tricorn Black)	At Existing Roofline

## Signage

As discussed above, the applicant has provided elevation drawings showing two areas with signage. The first area on the existing storefront is proposed to remain as-is with the "Holiday Market Select" sign. Above the canopy, the words "Deli, Bakery, Produce, Meats, Beer, Wine, Dinner" are shown as dimensional exterior grade letters. HOWEVER, the applicant has indicated at this time that there are still some internal discussions being had in regards to signage. Thus, NO NEW SIGNAGE WILL BE A PART OF THIS APPROVAL. It is also worth mentioning, for informational purposes (for the design team), the Design Review Board has often decided against signs with excessive descriptors, which is often handled on a case-by-case basis. The Design Review Board should offer some opinions to the design team on the initial signage proposal. The Planning Division or Design Review Board must approve all new signs before they may be installed.

## Lighting

The elevation drawings submitted show 10 newly proposed light fixtures and 4 existing light fixtures for a proposed 14 total light fixtures. The 10 new fixtures consist of 5 gooseneck fixtures, 3 wall sconces, and 2 light-bars made up of 17 individual fixtures. All of the proposed fixtures are fully cut-off as required by Article 4, Section 4.21 (D) of the Zoning Ordinance.

<b>Light Fixture</b>	<b>Quantity</b>	<b>Color</b>	<b>Manufacturer</b>	<b>Lumens per Lamp</b>
Gooseneck	5	Match Existing	RLM Classics	1830
Light Bar	17	Black Anodized	KLUS Designs	350
Wall Sconce	3	Black	Cylinders/Cooper	505

There are some discrepancies across several of the plan sheets that must be resolved in terms of quantity and specifications in regards to the proposed wall sconces. The rendering-based design set shows 3 proposed wall sconces, and the material table at the end states that the manufacturer is Cooper Light. The architectural drawings (Sheet A.200) show only 1 wall sconce on the elevation drawings, and show the manufacturer as Cylinders. Finally, the photometric plan shows only 2 wall sconces, and has the manufacturer as Cylinders.

As required, the applicant has submitted a photometric plan documenting the illumination levels at the property line of the proposed project site. There exist a couple of issues with the photometric plan provided:

1. The photometric plan does not show the light fixtures proposed at the top of the mesh metal crown. Although this lighting will be unlikely to affect the light levels at the property line significantly, all fixtures are required to be shown on the photometric plan. Additionally, the plan only shows 2 wall sconces where 3 seem to be proposed.
2. The illumination levels were not calculated correctly. The photometric plan notes that the calculations are shown in foot-candles at 0 ft. 0 in. Article 4, Section 4.21 of the Zoning Ordinance requires light intensity to be measured at 6 ft. above ground level on a vertical plane.
3. For this project, the illumination levels shall not exceed 1.5 maintained foot-candles at any property line. The intensity of light on a site which provides a front setback of less than 5 ft. shall be measured from 5 ft. beyond the front property line. The subject buildings fit this criteria. Although the photometric plan is not to scale (not uncommon), the site plans show the canopy at a 5 ft. 7 in. extension, which we may use as a rough reference. Using the canopy, it appears as though there is at least one figure that may currently exceed the illumination levels permitted in that area at 1.6 foot-candles (east side of canopy). When a new photometric plan is submitted, there are likely to be more issues. There are also some high foot-candle measurements as the measurements continue east and/or west.

In summation, **the applicant must submit revised site & photometric plans showing consistent lighting information and illumination levels that do not exceed 1.5 foot-candles at the east/west property lines and 5 ft. beyond the front (south) property line.**

### **Planning and Zoning**

The plans submitted show the proposed canopy at roughly 8 ft. 3 in. from grade. Article 4, Section 4.74 of the Zoning Ordinance outlines the standards for encroachments into the right-of-way (ROW). Removable architectural elements above 8 ft. such as awnings, canopies, and 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' of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 feet, whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.

The sidewalk in front of the building is noted at 6 ft. The above requirements would indicate that two-thirds of the width of the sidewalk is 4 ft. This would require the applicant to redesign the canopy to extend no more than 4 ft. into the ROW, as that is the smaller figure. Thus, **the applicant must submit revised drawings showing a canopy that projects no more than 4 ft. into the ROW.** Additionally, the Design Review Board should discuss the projection and determine whether or not to approve such.

In terms of building height, the Planning Division reviewed the development standards of the B1 Zoning District to ensure the parapet extension did not exceed the maximum building height permitted. The site plans submitted show a building height of 17 ft. 8 in. to the top of the parapet crown.

### **Design Recommendation**

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

1. All of the materials required by this section have been submitted for review.
  - *The applicant has submitted all required application materials.*
2. All provisions of this Zoning Ordinance have been complied with.
  - *The applicant has NOT fully complied with the Zoning Ordinance in regards to projections into the right-of way and site illumination.*
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
  - *The proposed improvements to the building will not likely adversely affect property values.*
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
  - *The overall design elements proposed does not appear to detract from the general harmony of the existing buildings in the neighborhood, and is compatible with the immediate neighborhood.*
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
  - *It does not appear that the proposed design elements are garish or otherwise offensive to the sense of sight.*
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
  - *The proposed improvements to the exterior of the building are not unsightly nor discordant.*
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.
  - *It appears as though the design elements proposed are compatible with the intent of the urban design plan.*

### **Recommendation**

The Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 1740 W. Maple – Holiday Market Select – with the following conditions:

1. This approval does NOT include any changes to the signage on the property;
2. The applicant must submit revised site & photometric plans showing consistent lighting information and illumination levels that do not exceed 1.5 foot-candles at the east/west property lines and 5 ft. beyond the front (south) property line;
3. The applicant must submit revised drawings showing a canopy that projects no more than 4 ft. into the ROW; and
4. The Design Review Board APPROVES the projection into the right-of-way.

### **Sample Motion Language**

Motion to **APPROVE** the Design Review application for 1740 W. Maple – Holiday Market Select – with the following conditions:

1. This approval does NOT include any changes to the signage on the property;
2. The applicant must submit revised site & photometric plans showing consistent lighting information and illumination levels that do not exceed 1.5 foot-candles at the east/west property lines and 5 ft. beyond the front (south) property line;
3. The applicant must submit revised drawings showing a canopy that projects no more than 4 ft. into the ROW; and
4. The Design Review Board APPROVES the projection into the right-of-way.

**OR**

Motion to **POSTPONE** the Design Review application for 1740 W. Maple – Holiday Market Select – pending receipt of the following:

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

**OR**

Motion to **DENY** the Design Review application for 1740 W. Maple – Holiday Market Select ; the proposal does not meet the requirements of Article 7, Section 7.09 of the Zoning Ordinance.



EXTERIOR DESIGN DEVELOPMENT

June 11, 2020





Existing Images







View 1 - long canopy market | with crown





View 2 - long canopy market | with crown





View 3 - long canopy market | with crown





View 4 - long canopy market | with crown





Exterior Elevation

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION

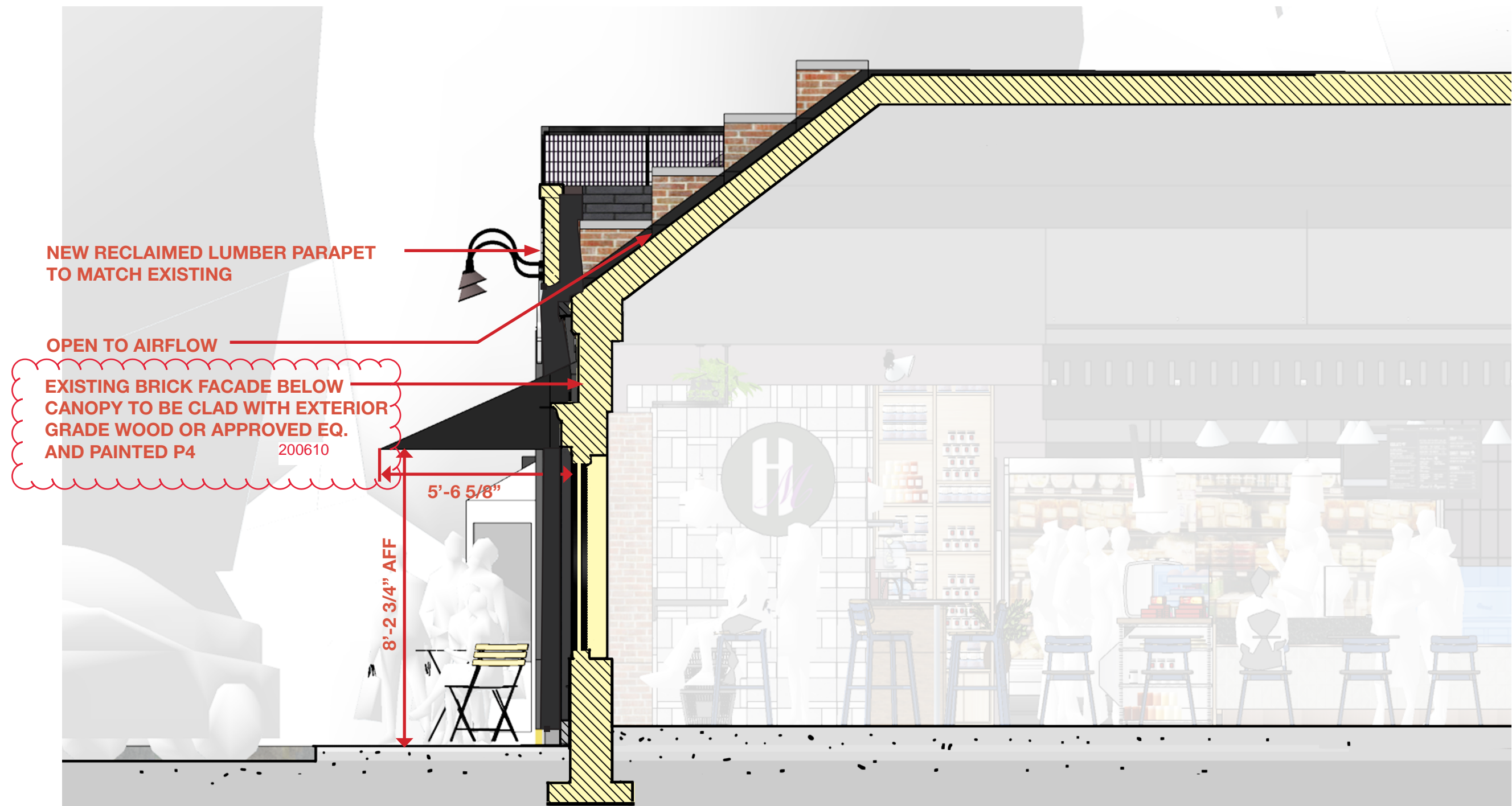




Exterior Perspective

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION





EXTERIOR FACADE SECTION

NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION





NEW CANOPY-SUNBRELLA #2095-0063 BLACK WITH WHITE STRIPES ADDED

WHITE STRIPES TO BE ADDED. 1" WIDE, 7" SPACING ON CENTER.

ENDS TO BE FINISHED WITH SUM-BRELLA FABRIC & WHITE VERTI-CAL STRIPES. SPACING/SIZE TO MATCH FRONT OF CANOPY

CANOPY LENGTH: 21'-3 13/16"

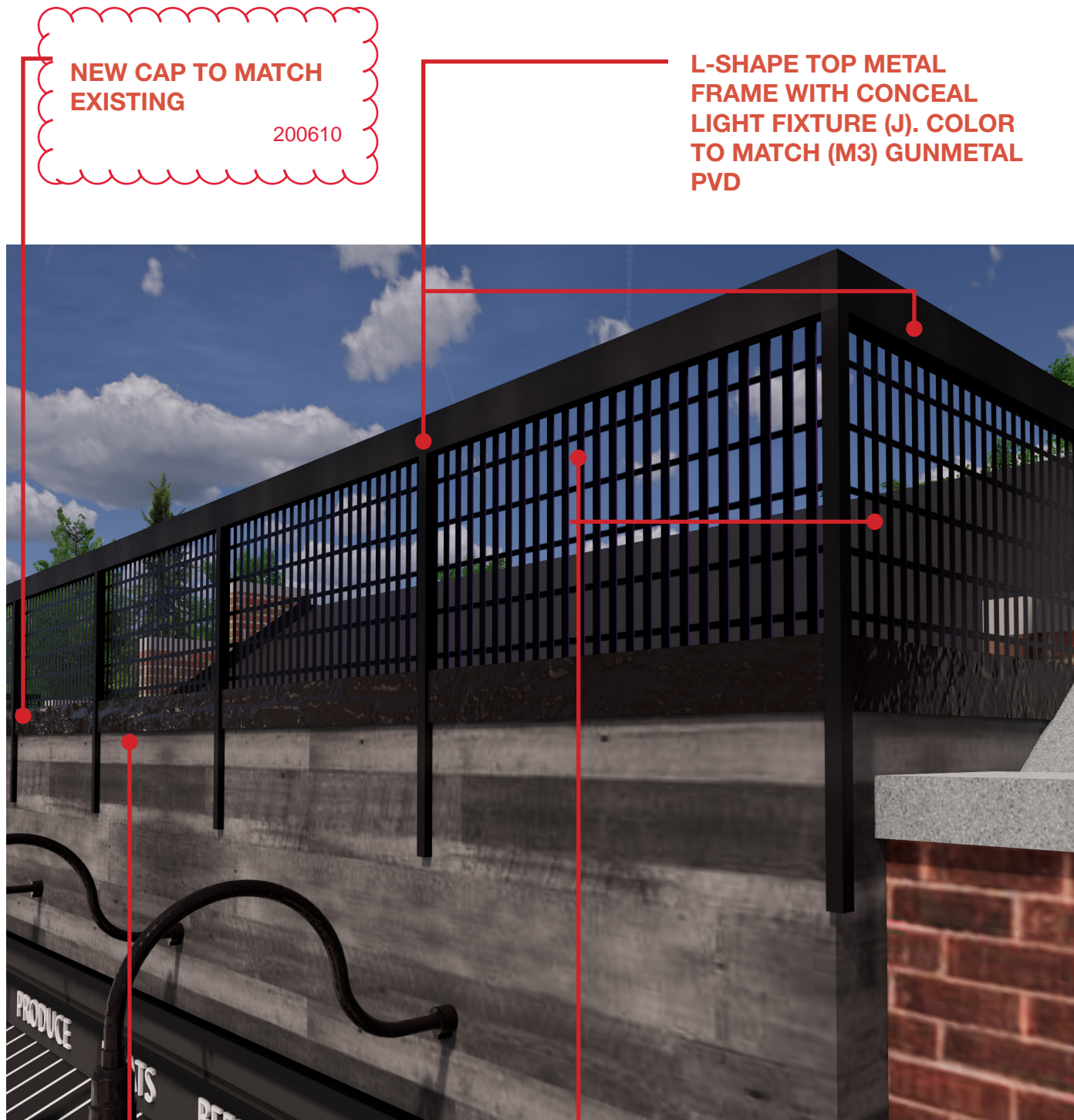
CANOPY HEIGHT: 2'-5 9/16"

CANOPY DETAIL

NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION. PROVIDE MOCK UP OF CUSTOM PRINT CANOPY MATERIAL WITH WHITE STRIPES TO STUDIOH2G FOR APPROVAL PRIOR TO PURCHASE/FABRICATION





NEW CAP TO MATCH  
EXISTING

200610

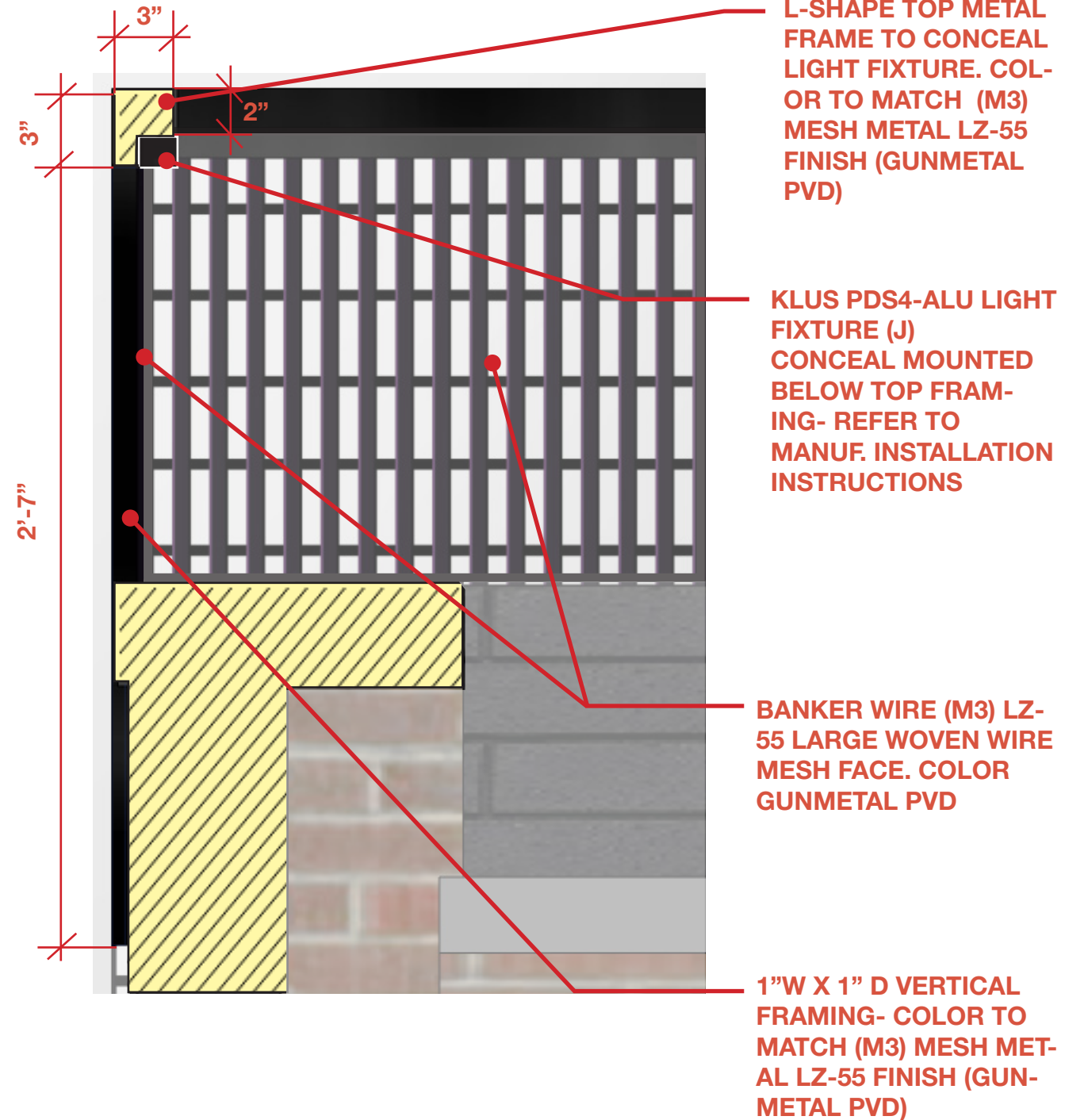
L-SHAPE TOP METAL  
FRAME WITH CONCEAL  
LIGHT FIXTURE (J). COLOR  
TO MATCH (M3) GUNMETAL  
PVD

1" WIDE X 1" D VERTICAL  
FRAMING. COLOR TO MATCH  
(M3) GUNMETAL PVD

BANKER WIRE (M3) LZ-55  
LARGE WOMEN WIRE MESH  
FACE. COLOR GUNMETAL  
PVD

#### METAL CROWN DETAIL

NTS



L-SHAPE TOP METAL  
FRAME TO CONCEAL  
LIGHT FIXTURE. COL-  
OR TO MATCH (M3)  
MESH METAL LZ-55  
FINISH (GUNMETAL  
PVD)

KLUS PDS4-ALU LIGHT  
FIXTURE (J)  
CONCEAL MOUNTED  
BELOW TOP FRAM-  
ING- REFER TO  
MANUF. INSTALLATION  
INSTRUCTIONS

BANKER WIRE (M3) LZ-  
55 LARGE WOVEN WIRE  
MESH FACE. COLOR  
GUNMETAL PVD

1"W X 1" D VERTICAL  
FRAMING- COLOR TO  
MATCH (M3) MESH MET-  
AL LZ-55 FINISH (GUN-  
METAL PVD)

#### METAL CROWN SECTION

NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION.  
PROVIDE MOCK UP TO STUDIOH2G FOR APPROVAL PRIOR TO PURCHASE/FABRI-  
CATION



KLUS PDS4-ALU FIXTURE (J) SURFACE MOUNTED BELOW GUTTER

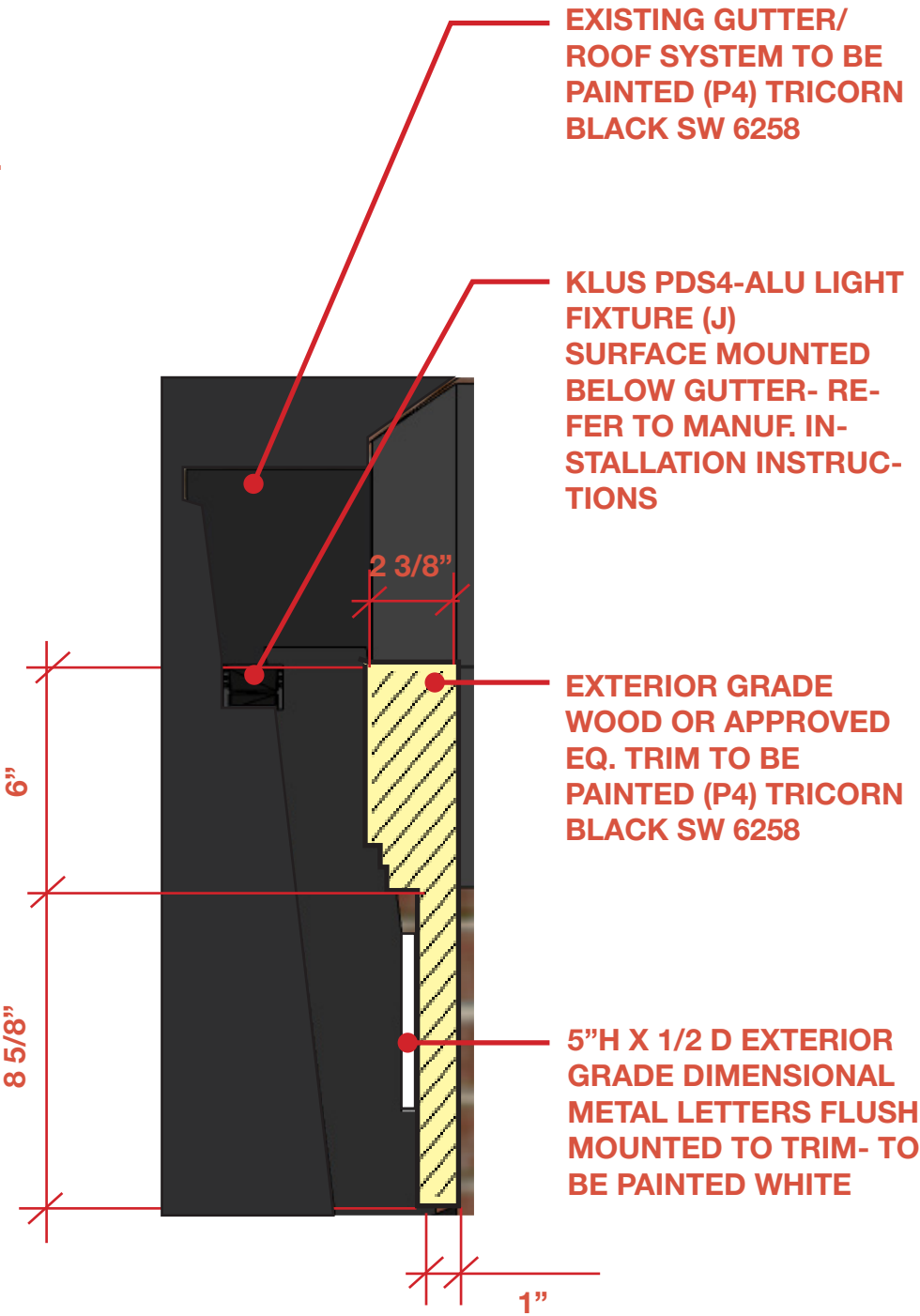
EXISTING GUTTER/ROOF SYSTEM TO REMAIN. PAINTED TO MATCH (P4) TRICORN BLACK SW 6258.

EXTERIOR GRADE WOOD OR APPROVED EQ. TRIM TO BE PAINTED (P4) TRICORN BLACK SW 6258

DIMENSIONAL EXTERIOR GRADE METAL LETTERS TO BE FLUSH MOUNT ON TRIM FACE. PAINTED WHITE

TRIM DETAIL

NTS



EXISTING GUTTER/ ROOF SYSTEM TO BE PAINTED (P4) TRICORN BLACK SW 6258

KLUS PDS4-ALU LIGHT FIXTURE (J) SURFACE MOUNTED BELOW GUTTER- REFER TO MANUF. INSTALLATION INSTRUCTIONS

EXTERIOR GRADE WOOD OR APPROVED EQ. TRIM TO BE PAINTED (P4) TRICORN BLACK SW 6258

5"H X 1/2 D EXTERIOR GRADE DIMENSIONAL METAL LETTERS FLUSH MOUNTED TO TRIM- TO BE PAINTED WHITE

TRIM SECTION

NTS

NOTE: VERIFY ALL DIMENSIONS IN FEILD PRIOR TO PURCHASE/FABRICATION. PROVIDE MOCK UP TO STUDIOH2G FOR APPROVAL PRIOR TO PURCHASE/FABRICATION



**Project Name: Holiday Market Select**

Project Number:

Location: 1740 W Maple Rd, Birmingham, MI 48009

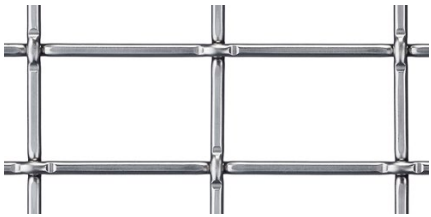

Materials + Finishes Schedule

Date: April 27, 2020

Revisios:



headstogether. including yours.

		Banker Wire LZ-55 Large Woven Wire Mesh Pattern color: Gunmetal PVD framing to match	C.I. Banker Wire & Iron Works Headquarters 123 W. Boxhorn Drive Mukwonago, WI 53149 sales@bankerwire.com 262-363-6120	QTY: TBD Lead Time: TBD	Location in Project: Exterior metal canopy
M3					
		Paint Color: Tricorn Black Code: SW 6258	Dawn M Cenowa, CSI The Sherwin-Williams Company 2550 S Telegraph Rd, Suite 118, Bloomfield Hills, MI 48302 P:248.660.3067 dawn.m.cenowa@sherwin.com	QTY: TBD Lead Time: TBD	Location in Project: Exterior brick, trim, door & frames
P4					
Holiday Market Purple		Paint Collection: tbd Color: tbd Code: tbd	rep: tbd	QTY: TBD Lead Time: TBD	Location in Project: exterior entry door and frame
P5					

Project Name: Holiday Market Select

Project Number:



Location: 1740 W Maple Rd, Birmingham, MI 48009

Lighting Schedule

Date: April 27, 2020

Revisios:



Fixture	Manufacturer	Description	Source	QTY/Delivery	Remarks
 I	COOPER LIGHT	Lumiere Collection: Westwood 912-2 Color: Black BK Code:912-2 Size: Lamp Type: exterior wall sconce	Amanda Leporowski 30775 Barrington Street Madison Heights MI, 48071 248.677.0850	QTY: 3 Lead Time: TBD	Location in Project: exterior façade- painted brick wall
 J		surface mount linear Color: black anodized Code: PDS4-ALU Size: Lamp Type: TBD	Josh Dickerson Gasser Bush Associates 30984 Industrial Livonia, MI 48150 P:734.266.6705 C:248.688.8001 jdickerson@gasserbush.com	QTY:TBD Lead Time: TBD	Location in Project: surface mounted to façade- under metal mesh crown trim & existing gutter

*Thank You.*



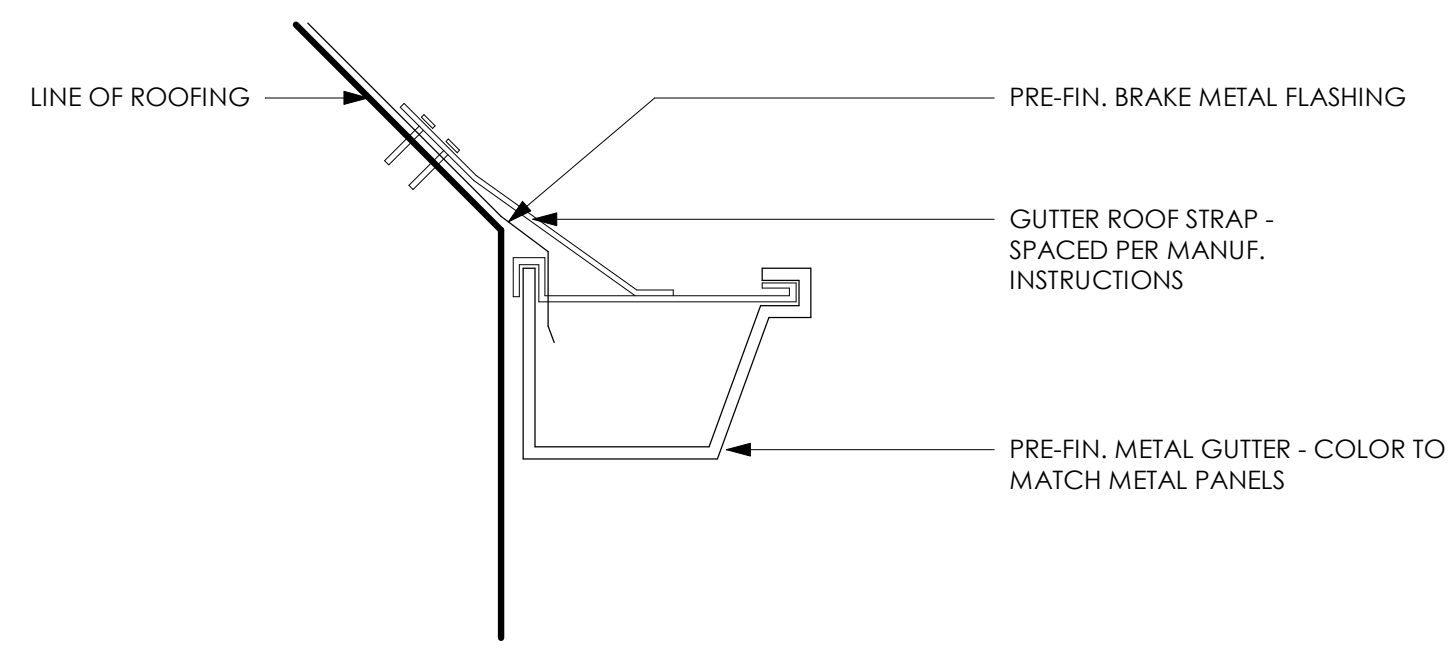
2299 E Lincoln Birmingham, MI 48009 USA  
+1 248.671.4640 [www.studioH2G.com](http://www.studioH2G.com)











6"

- CAST STONE ANCHORING BOLT
- NEW 4" STONE PARAPET CAP - MATCH EXISTING PARAPET
- PRE-FIN. BRAKE METAL FLASHING
- PROVIDE SOLID BLOCKING
- 2X4 TOP PLATE
- RECLAIMED WOOD PARAPET EXTENSION - MATCH EXISTING

## 6 Cast Stone Parapet Cap

2' - 10"

6  
A.500

NEW MESH METAL CROWN

NEW 4" STONE PARAPET CAP - MATCH EXISTING PARAPET

PROVIDE SOLID BLOCKING FOR LIGHT FITURE SUPPORT

RECLAIMED WOOD PARAPET EXTENSION - MATCH EXISTING

PROVIDE SOLID BLOCKING FOR LIGHT FITURE SUPPORT

NEW GOOSENECK LIGHT FIXTURE - INSTALL PER MANUFACTURER SPECIFICATIONS

4  
A.500

OPEN TO AIRFLOW

EXISTING GUTTER TO REMAIN. PAINTED TO MATCH

NEW GUTTER MOUNTED LIGHT FIXTURE - RUN LENGTH OF CANOPY

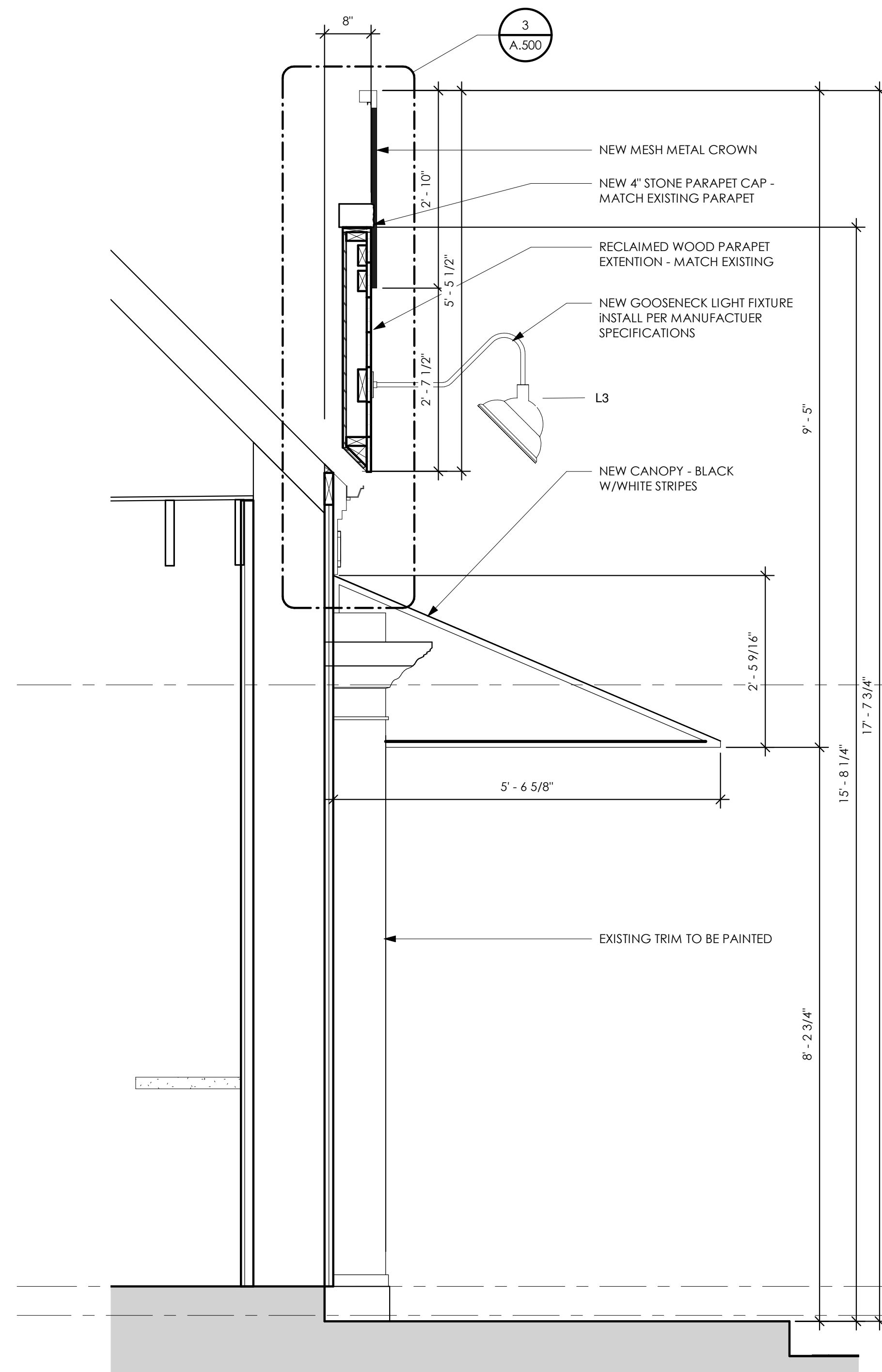
NEW EXTERIOR GRADE WOOD TRIM ABOVE CANOPY

5  
A.600

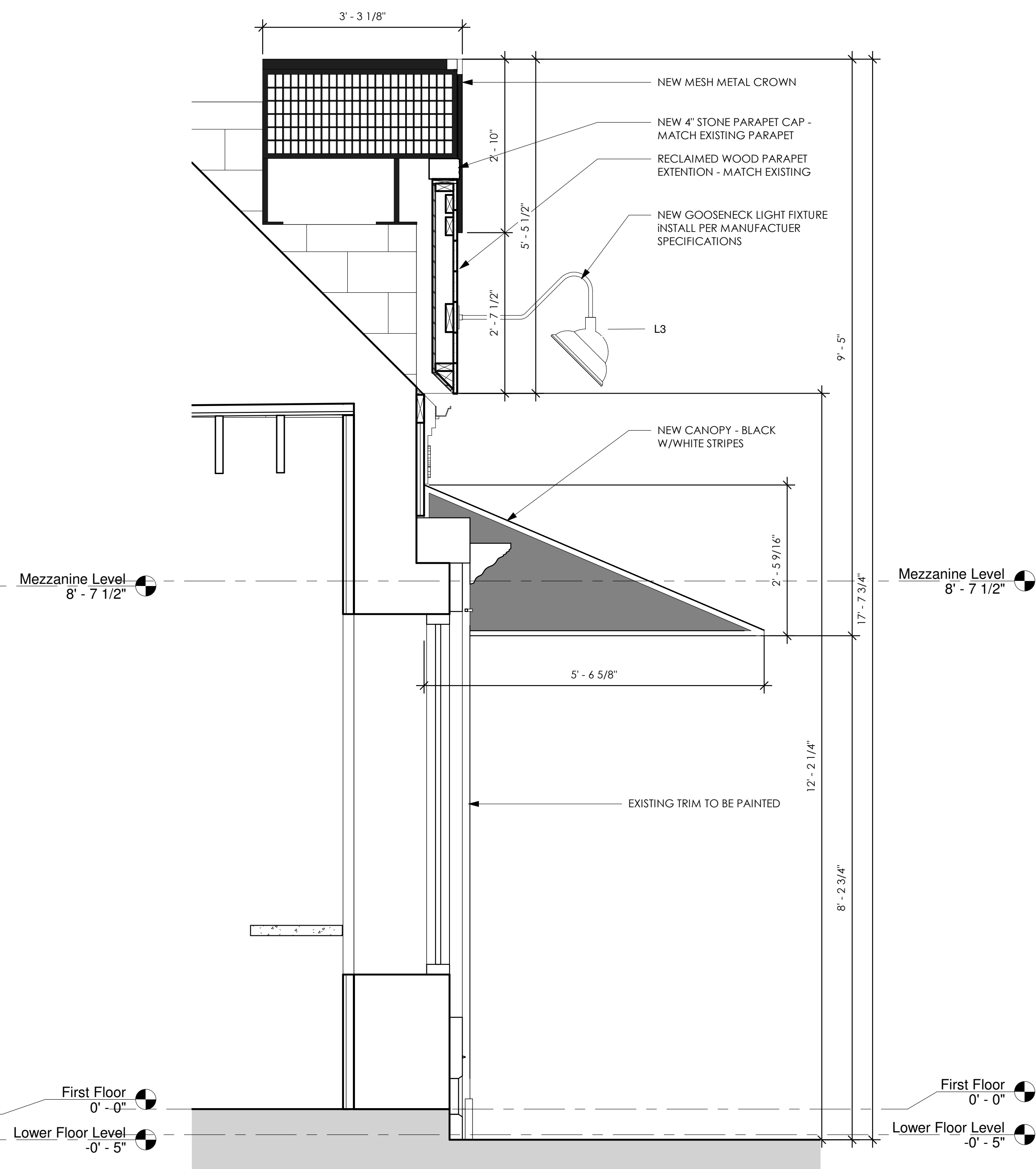
SIM

DIMENSIONAL EXTERIOR GRADE METAL LETTER - FLUSH MOUNT ON TRIM FACE. PAINT WHITE

## 3 Section Detail @ New Parapet

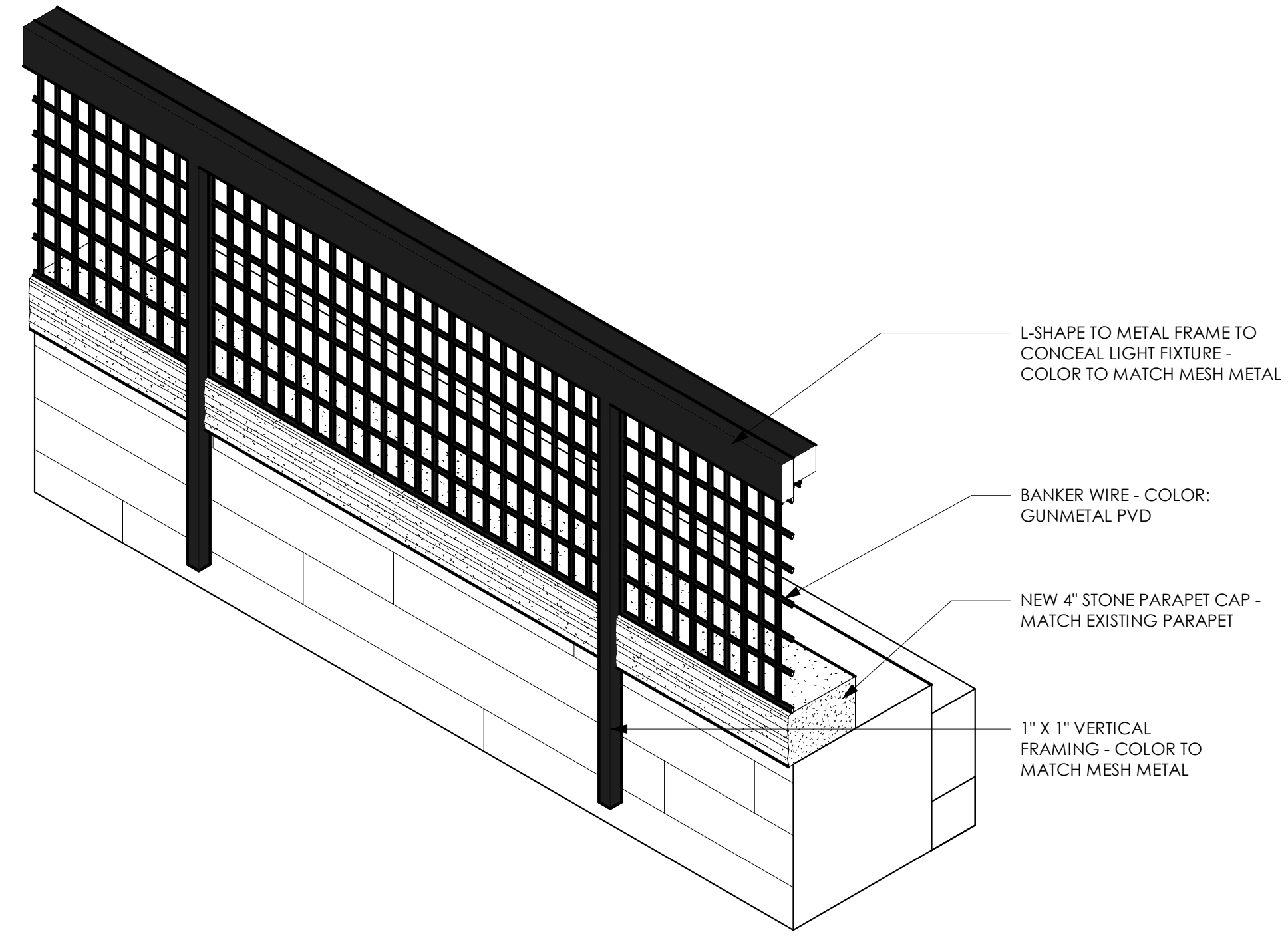
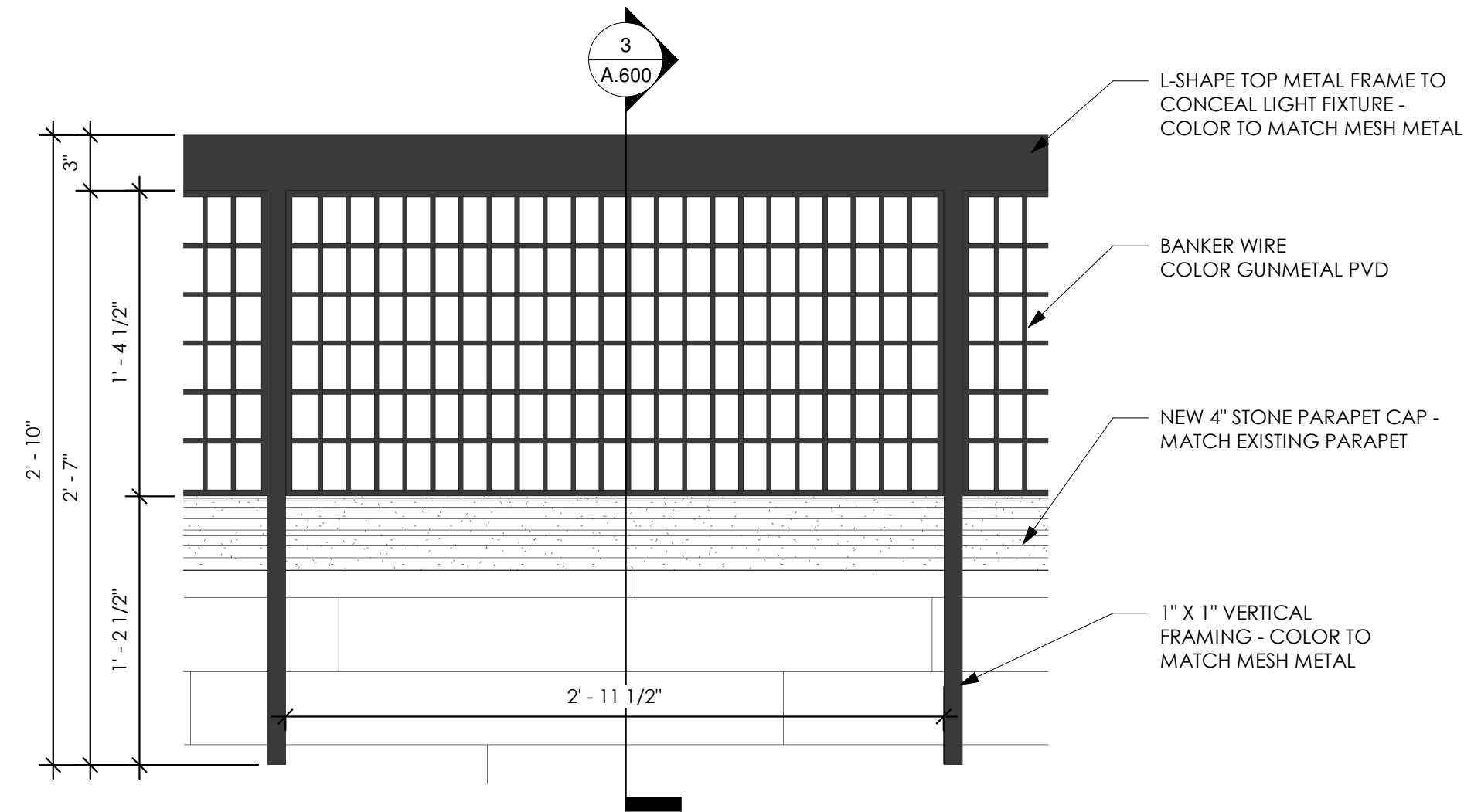


1 Wall Section @ Existing Wall  
A.200 3/4" = 1'-0"



**2** Wall Section @ Existing Window  
**A.200** 3/4" = 1'-0"





A cross-section diagram of a wall base assembly. On the left, a vertical line with arrows at both ends is labeled "EXISTING BRICK WALL". To the right of the wall, a horizontal assembly is shown. The assembly consists of several layers: a top layer of "1X WOOD FURRING STRIPS" (hatched pattern), a middle layer of "15LB FELT PAPER" (dashed pattern), and a bottom layer of "CEDAR WOOD PLANKS - PAINTED BLACK" (solid black). Arrows point from the text labels to their respective layers in the diagram.

EXISTING CEDAR PLANKS

1X WOOD FURRING STRIPS

15LB FELT PAPER

CEDAR WOOD PLANKS - PAINTED BLACK

The diagram illustrates a cross-section of a wall and floor assembly. On the left, a vertical wall is shown with a horizontal section of the floor assembly. The floor assembly consists of several layers: a top layer of 'CEDAR WOOD PLANKS - PAINTED BLACK', a middle layer of '15LB FELT PAPER', and a bottom layer of '1X WOOD FURRING STRIPS'. The 'EXISTING CEDAR PLANKS' are shown as a separate layer below the new assembly. Arrows point from the text labels to the corresponding layers in the diagram.

6 Wood Cladding Plan Detail @ Existing Building Corner  
A.100 1 1/2" = 1'-0"

1" X 1" VERTICAL FRAMING - COLOR TO MATCH MESH METAL

BASE PLATE CONNECTING METAL CROWN TO EXISTING BUILDING WALL

KLUS PDS4- ALU LIGHT FIXTURE CONCEAL MOUNTED BELOW TOP FRAMING - REFER TO MANUF. INSTALLATION

NEW 4" STONE PARAPET CAP - MATCH EXISTING PARAPET

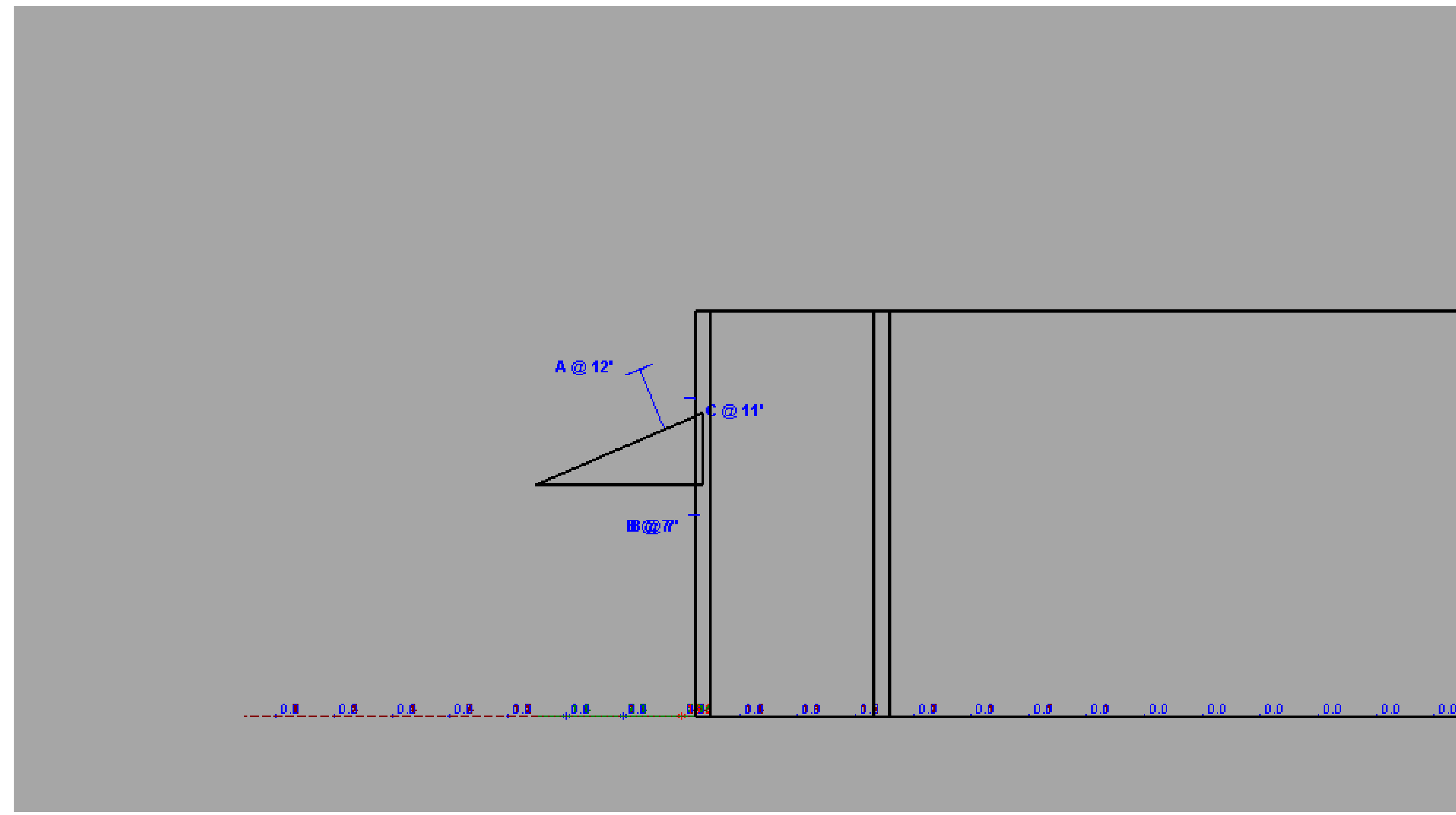
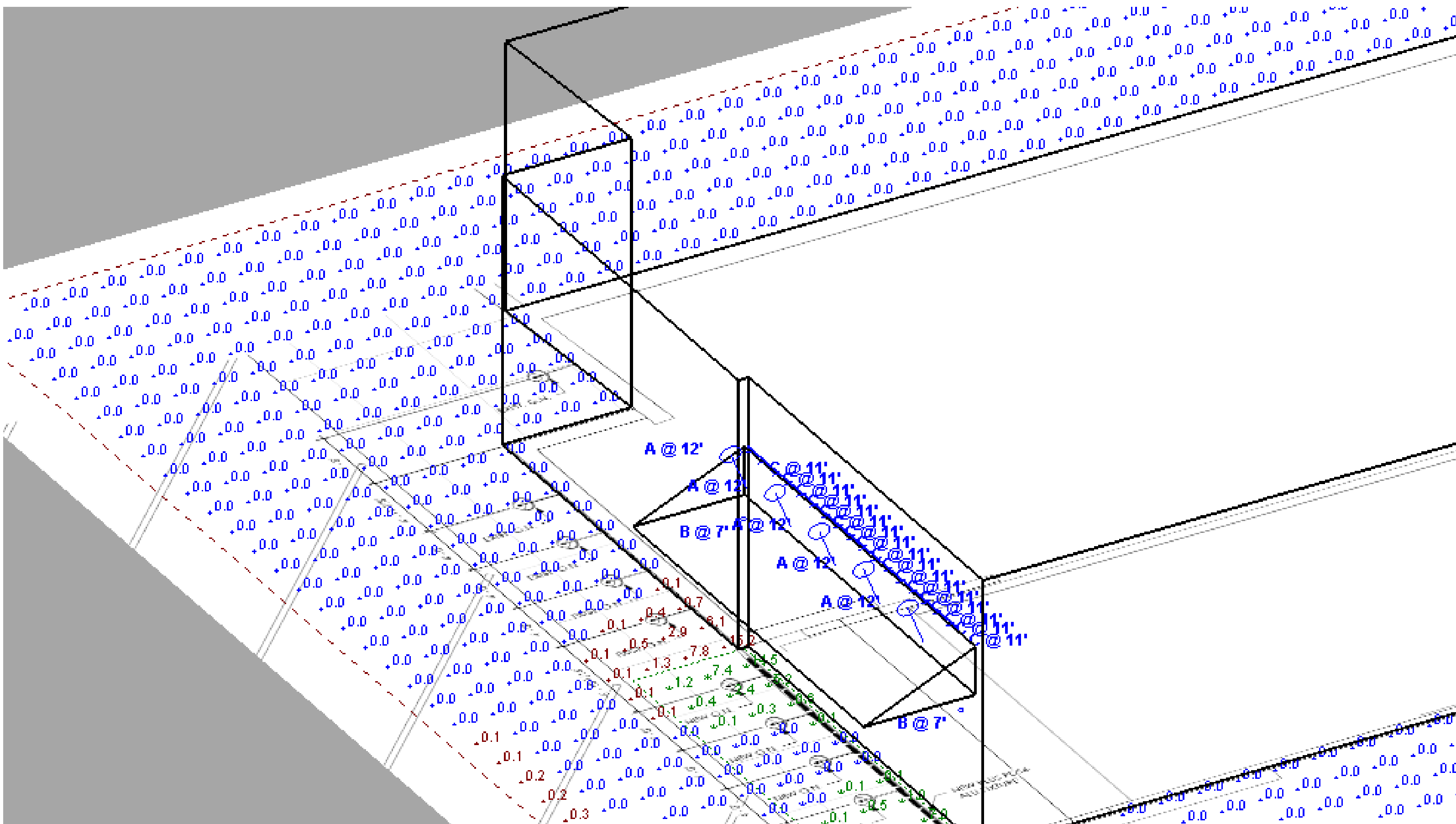
L-SHAP TO METAL FRAME TO CONCEAL LIGHT FIXTURE - COLOR TO MATCH MESH METAL

BANKER WIRE - COLOR: GUNMETAL PVD

1" X 1" VERTICAL FRAMING - COLOR TO MATCH MESH METAL

### Metal Crown @ Corner Isometric





Schedule								
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF Wattage
	A	5	AR1214GV-27L-35K-EX-TF1-MWI	Angled Reflectot, 12" Nom. Diam Open Aperture x 14" H	N/A, Gen3	1	1830	0.9 18
	B	2	C0310XT-7L-xxK-MD-EX-SO-xx-MW (Downlight Only)	Nom. 3" Diam. x 10"H Direct Cylinder	N/A	1	505	0.9 6.2
	C	17	PDS-4-ALU (LED K-30-1275 3000K)	Extrusion PDS-4-ALU with cover KA-PRO clear	LED 1x 12" 30cm K-30-1275 3000K	1	350	0.9 4

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
BUILDING PERIMETER	+	0.1 fc	16.2 fc	0.0 fc	N/A	N/A	0.0:1
UNDER CANOPY	X	2.4 fc	16.2 fc	0.0 fc	N/A	N/A	0.1:1

**General Note**  
1. SEE LUMINAIRE LABELS FOR MOUNTING HEIGHT.  
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

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.

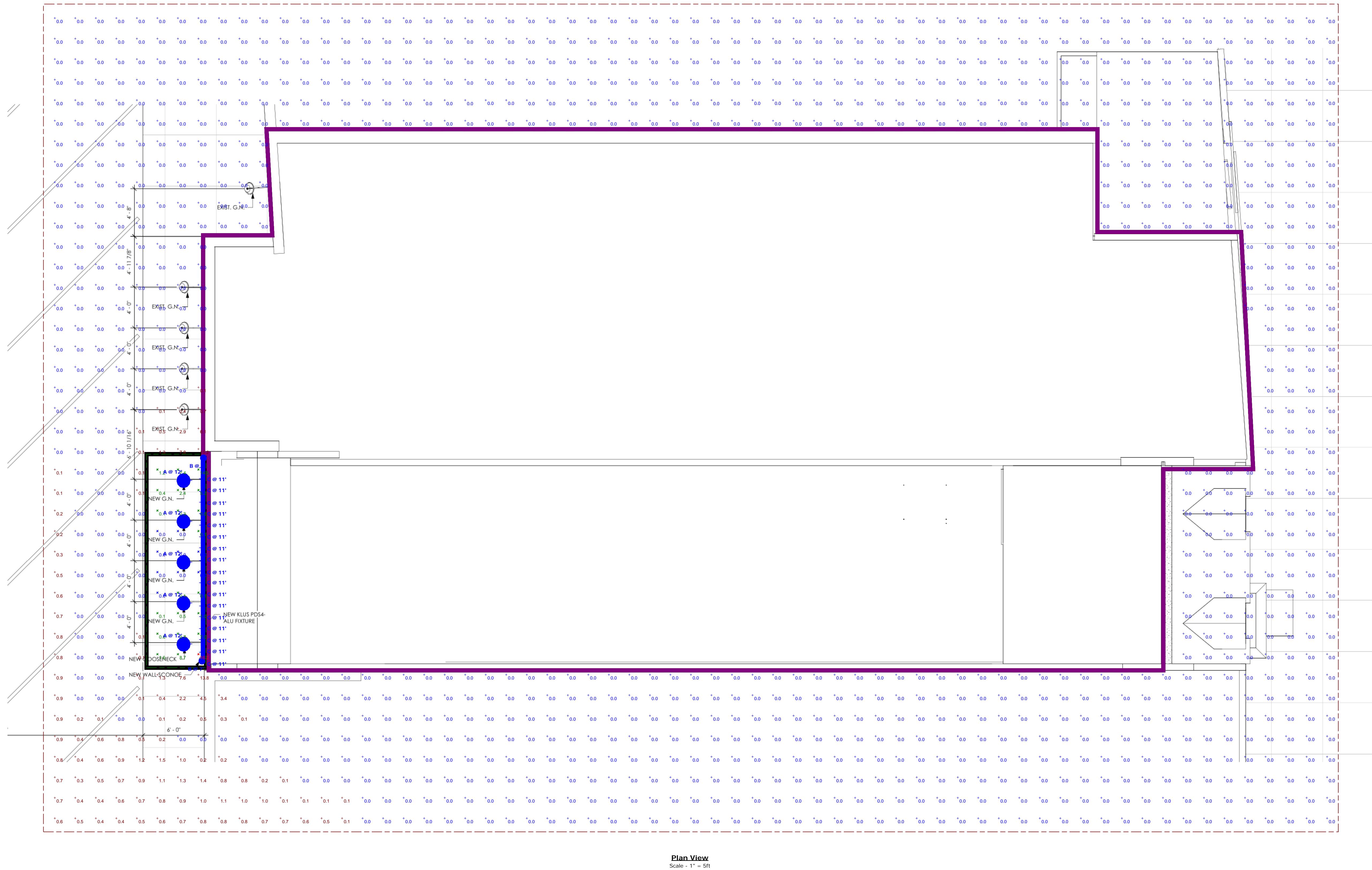
THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

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

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

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

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



Specification sheet - PDS4-ALU Extrusion  
ref. number 031718

**PRODUCT DESCRIPTION**

Small dimensions, easily release heat, simple assembly, lightweight, environment friendly.

Patent Number: US D621,091 S

**Closest Rated**

- Designed to reach an IP67 waterproof rating
- Ability to obtain a line of light
- Good heat dissipation
- For multiple applications
- Housing for LED strips up to 0.39" / 10 mm wide

**FINISH:**

- Non anodized (raw)
- Silver anodized
- Black anodized
- RAL

**Fill empty fields**

Product ref.	
Fixture type	
Company	
Job name	
Date	

**TECHNICAL SPECIFICATION**

**Application**

- designed for the construction of lighting fixtures and backlighting luminaires. In furniture, exhibition, interior design elements like stair treads, platforms, shelves, niches, etc.
- can be embedded in narrow grooves
- can be used for external illumination in the sealed version, except for applications where it would be exposed to considerable mechanical forces

**Assembly**

- can be mounted with appropriately selected mounting adhesives, professional double-sided adhesive tapes, metal and plastic mounting brackets, as well as adjustable mounting brackets

**3" ROUND DIRECT / INDIRECT PICO SERIES**

**Cylinders**

**C0310UDXT - WALL MOUNT**

**APPLICATION**  
3" round 3" high direct / indirect wall luminaire for accent, area and ambient lighting applications.

**FINISHES**  
Spectrum's Cylinder series provides traditional architectural style with high performance and energy efficient illumination. Rugged design with flexible mounting, finish and LED options make these extremely versatile fixtures. Integrated LED driver. Quick change LED module with interchangeable optics for job site flexibility and future upgrade.

**FINISH**  
Multi-stage polyester powder-coat process applied on our dedicated paint lines. See mounting and color pages for standard finishes. All exposed materials are chrome plated/brushed to resist corrosion.

**ELECTRONICS**  
LED system features Xtreme LED module with proprietary phosphor technology that provides consistent stable color with CCT control of +/- 100K over life of the light engine. Base CR is B3 with 2-step MacAdam Ellipse binning. High CR is H8 with 1 x 2-step MacAdam Ellipse binning. Variety of electronic: 120V/27V and dimming drivers, 1 or 2 circuit operation.

**CONSTRUCTION**  
Fabricated seamless aluminum fixture housing. Specular primary optics provide high efficiency illumination. Stainless steel hardware with galvanized brackets to resist corrosion.

**CODE COMPLIANCE**  
BAA compliant. EUL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1049B/8750.

FINISHES (FINISHED SIDE)									
FINISH	CODE	DESCRIPTION	FINISH	FINISH	FINISH	FINISH	FINISH	FINISH	FINISH
CHROME	001	CHROME	002	003	004	005	006	007	008
CHROME	001	CHROME	002	003	004	005	006	007	008

Finish height 4.8 in.

**EXAMPLE: C0310UDXT1QUMD1QUMD30K0K0S0W0M0W**

FINISHES: 001 Chrome, 002 Silver, 003 Black, 004 White, 005 Bronze, 006 Copper, 007 Gold, 008 Nickel, 009 Gunmetal, 010 Titanium, 011 Platinum, 012 Rose Gold, 013 Silver, 014 White, 015 Bronze, 016 Copper, 017 Gold, 018 Nickel, 019 Gunmetal, 020 Titanium, 021 Platinum, 022 Rose Gold, 023 Silver, 024 White, 025 Bronze, 026 Copper, 027 Gold, 028 Nickel, 029 Gunmetal, 030 Titanium, 031 Platinum, 032 Rose Gold, 033 Silver, 034 White, 035 Bronze, 036 Copper, 037 Gold, 038 Nickel, 039 Gunmetal, 040 Titanium, 041 Platinum, 042 Rose Gold, 043 Silver, 044 White, 045 Bronze, 046 Copper, 047 Gold, 048 Nickel, 049 Gunmetal, 050 Titanium, 051 Platinum, 052 Rose Gold, 053 Silver, 054 White, 055 Bronze, 056 Copper, 057 Gold, 058 Nickel, 059 Gunmetal, 060 Titanium, 061 Platinum, 062 Rose Gold, 063 Silver, 064 White, 065 Bronze, 066 Copper, 067 Gold, 068 Nickel, 069 Gunmetal, 070 Titanium, 071 Platinum, 072 Rose Gold, 073 Silver, 074 White, 075 Bronze, 076 Copper, 077 Gold, 078 Nickel, 079 Gunmetal, 080 Titanium, 081 Platinum, 082 Rose Gold, 083 Silver, 084 White, 085 Bronze, 086 Copper, 087 Gold, 088 Nickel, 089 Gunmetal, 090 Titanium, 091 Platinum, 092 Rose Gold, 093 Silver, 094 White, 095 Bronze, 096 Copper, 097 Gold, 098 Nickel, 099 Gunmetal, 100 Titanium, 101 Platinum, 102 Rose Gold, 103 Silver, 104 White, 105 Bronze, 106 Copper, 107 Gold, 108 Nickel, 109 Gunmetal, 110 Titanium, 111 Platinum, 112 Rose Gold, 113 Silver, 114 White, 115 Bronze, 116 Copper, 117 Gold, 118 Nickel, 119 Gunmetal, 120 Titanium, 121 Platinum, 122 Rose Gold, 123 Silver, 124 White, 125 Bronze, 126 Copper, 127 Gold, 128 Nickel, 129 Gunmetal, 130 Titanium, 131 Platinum, 132 Rose Gold, 133 Silver, 134 White, 135 Bronze, 136 Copper, 137 Gold, 138 Nickel, 139 Gunmetal, 140 Titanium, 141 Platinum, 142 Rose Gold, 143 Silver, 144 White, 145 Bronze, 146 Copper, 147 Gold, 148 Nickel, 149 Gunmetal, 150 Titanium, 151 Platinum, 152 Rose Gold, 153 Silver, 154 White, 155 Bronze, 156 Copper, 157 Gold, 158 Nickel, 159 Gunmetal, 160 Titanium, 161 Platinum, 162 Rose Gold, 163 Silver, 164 White, 165 Bronze, 166 Copper, 167 Gold, 168 Nickel, 169 Gunmetal, 170 Titanium, 171 Platinum, 172 Rose Gold, 173 Silver, 174 White, 175 Bronze, 176 Copper, 177 Gold, 178 Nickel, 179 Gunmetal, 180 Titanium, 181 Platinum, 182 Rose Gold, 183 Silver, 184 White, 185 Bronze, 186 Copper, 187 Gold, 188 Nickel, 189 Gunmetal, 190 Titanium, 191 Platinum, 192 Rose Gold, 193 Silver, 194 White, 195 Bronze, 196 Copper, 197 Gold, 198 Nickel, 199 Gunmetal, 200 Titanium, 201 Platinum, 202 Rose Gold, 203 Silver, 204 White, 205 Bronze, 206 Copper, 207 Gold, 208 Nickel, 209 Gunmetal, 210 Titanium, 211 Platinum, 212 Rose Gold, 213 Silver, 214 White, 215 Bronze, 216 Copper, 217 Gold, 218 Nickel, 219 Gunmetal, 220 Titanium, 221 Platinum, 222 Rose Gold, 223 Silver, 224 White, 225 Bronze, 226 Copper, 227 Gold, 228 Nickel, 229 Gunmetal, 230 Titanium, 231 Platinum, 232 Rose Gold, 233 Silver, 234 White, 235 Bronze, 236 Copper, 237 Gold, 238 Nickel, 239 Gunmetal, 240 Titanium, 241 Platinum, 242 Rose Gold, 243 Silver, 244 White, 245 Bronze, 246 Copper, 247 Gold, 248 Nickel, 249 Gunmetal, 250 Titanium, 251 Platinum, 252 Rose Gold, 253 Silver, 254 White, 255 Bronze, 256 Copper, 257 Gold, 258 Nickel, 259 Gunmetal, 260 Titanium, 261 Platinum, 262 Rose Gold, 263 Silver, 264 White, 265 Bronze, 266 Copper, 267 Gold, 268 Nickel, 269 Gunmetal, 270 Titanium, 271 Platinum, 272 Rose Gold, 273 Silver, 274 White, 275 Bronze, 276 Copper, 277 Gold, 278 Nickel, 279 Gunmetal, 280 Titanium, 281 Platinum, 282 Rose Gold, 283 Silver, 284 White, 285 Bronze, 286 Copper, 287 Gold, 288 Nickel, 289 Gunmetal, 290 Titanium, 291 Platinum, 292 Rose Gold, 293 Silver, 294 White, 295 Bronze, 296 Copper, 297 Gold, 298 Nickel, 299 Gunmetal, 300 Titanium, 301 Platinum, 302 Rose Gold, 303 Silver, 304 White, 305 Bronze, 306 Copper, 307 Gold, 308 Nickel, 309 Gunmetal, 310 Titanium, 311 Platinum, 312 Rose Gold, 313 Silver, 314 White, 315 Bronze, 316 Copper, 317 Gold, 318 Nickel, 319 Gunmetal, 320 Titanium, 321 Platinum, 322 Rose Gold, 323 Silver, 324 White, 325 Bronze, 326 Copper, 327 Gold, 328 Nickel, 329 Gunmetal, 330 Titanium, 331 Platinum, 332 Rose Gold, 333 Silver, 334 White, 335 Bronze, 336 Copper, 337 Gold, 338 Nickel, 339 Gunmetal, 340 Titanium, 341 Platinum, 342 Rose Gold, 343 Silver, 344 White, 345 Bronze, 346 Copper, 347 Gold, 348 Nickel, 349 Gunmetal, 350 Titanium, 351 Platinum, 352 Rose Gold, 353 Silver, 354 White, 355 Bronze, 356 Copper, 357 Gold, 358 Nickel, 359 Gunmetal, 360 Titanium, 361 Platinum, 362 Rose Gold, 363 Silver, 364 White, 365 Bronze, 366 Copper, 367 Gold, 368 Nickel, 369 Gunmetal, 370 Titanium, 371 Platinum, 372 Rose Gold, 373 Silver, 374 White, 375 Bronze, 376 Copper, 377 Gold, 378 Nickel, 379 Gunmetal, 380 Titanium, 381 Platinum, 382 Rose Gold, 383 Silver, 384 White, 385 Bronze, 386 Copper, 387 Gold, 388 Nickel, 389 Gunmetal, 390 Titanium, 391 Platinum, 392 Rose Gold, 393 Silver, 394 White, 395 Bronze, 396 Copper, 397 Gold, 398 Nickel, 399 Gunmetal, 400 Titanium, 401 Platinum, 402 Rose Gold, 403 Silver, 404 White, 405 Bronze, 406 Copper, 407 Gold, 408 Nickel, 409 Gunmetal, 410 Titanium, 411 Platinum, 412 Rose Gold, 413 Silver, 414 White, 415 Bronze, 416 Copper, 417 Gold, 418 Nickel, 419 Gunmetal, 420 Titanium, 421 Platinum, 422 Rose Gold, 423 Silver, 424 White, 425 Bronze, 426 Copper, 427 Gold, 428 Nickel, 429 Gunmetal, 430 Titanium, 431 Platinum, 432 Rose Gold, 433 Silver, 434 White, 435 Bronze, 436 Copper, 437 Gold, 438 Nickel, 439 Gunmetal, 440 Titanium, 441 Platinum, 442 Rose Gold, 443 Silver, 444 White, 445 Bronze, 446 Copper, 447 Gold, 448 Nickel, 449 Gunmetal, 450 Titanium, 451 Platinum, 452 Rose Gold, 453 Silver, 454 White, 455 Bronze, 456 Copper, 457 Gold, 458 Nickel, 459 Gunmetal, 460 Titanium, 461 Platinum, 462 Rose Gold, 463 Silver, 464 White, 465 Bronze, 466 Copper, 467 Gold, 468 Nickel, 469 Gunmetal, 470 Titanium, 471 Platinum, 472 Rose Gold, 473 Silver, 474 White, 475 Bronze, 476 Copper, 477 Gold, 478 Nickel, 479 Gunmetal, 480 Titanium, 481 Platinum, 482 Rose Gold, 483 Silver, 484 White, 485 Bronze, 486 Copper, 487 Gold, 488 Nickel, 489 Gunmetal, 490 Titanium, 491 Platinum, 492 Rose Gold, 493 Silver, 494 White, 495 Bronze, 496 Copper, 497 Gold, 498 Nickel, 499 Gunmetal, 500 Titanium, 501 Platinum, 502 Rose Gold, 503 Silver, 504 White, 505 Bronze, 506 Copper, 507 Gold, 508 Nickel, 509 Gunmetal, 510 Titanium, 511 Platinum, 512 Rose Gold, 513 Silver, 514 White, 515 Bronze, 516 Copper, 517 Gold, 518 Nickel, 519 Gunmetal, 520 Titanium, 521 Platinum, 522 Rose Gold, 523 Silver, 524 White, 525 Bronze, 526 Copper, 527 Gold, 528 Nickel, 529 Gunmetal, 530 Titanium, 531 Platinum, 532 Rose Gold, 533 Silver, 534 White, 535 Bronze, 536 Copper, 537 Gold, 538 Nickel, 539 Gunmetal, 540 Titanium, 541 Platinum, 542 Rose Gold, 543 Silver, 544 White, 545 Bronze, 546 Copper, 547 Gold, 548 Nickel, 549 Gunmetal, 550 Titanium, 551 Platinum, 552 Rose Gold, 553 Silver, 554 White, 555 Bronze, 556 Copper, 557 Gold, 558 Nickel, 559 Gunmetal, 560 Titanium, 561 Platinum, 562 Rose Gold, 563 Silver, 564 White, 565 Bronze, 566 Copper, 567 Gold, 568 Nickel, 569 Gunmetal, 570 Titanium, 571 Platinum, 572 Rose Gold, 573 Silver, 574 White, 575 Bronze, 576 Copper, 577 Gold, 578 Nickel, 579 Gunmetal, 580 Titanium, 581 Platinum, 582 Rose Gold, 583 Silver, 584 White, 585 Bronze, 586 Copper, 587 Gold, 588 Nickel, 589 Gunmetal, 590 Titanium, 591 Platinum, 592 Rose Gold, 593 Silver, 594 White, 595 Bronze, 596 Copper, 597 Gold, 598 Nickel, 599 Gunmetal, 600 Titanium, 601 Platinum, 602 Rose Gold, 603 Silver, 604 White, 605 Bronze, 606 Copper, 607 Gold, 608 Nickel, 609 Gunmetal, 610 Titanium, 611 Platinum, 612 Rose Gold, 613 Silver, 614 White, 615 Bronze, 616 Copper, 617 Gold, 618 Nickel, 619 Gunmetal, 620 Titanium, 621 Platinum, 622 Rose Gold, 623 Silver, 624 White, 625 Bronze, 626 Copper, 627 Gold, 628 Nickel, 629 Gunmetal, 630 Titanium, 631 Platinum, 632 Rose Gold, 633 Silver, 634 White, 635 Bronze, 636 Copper, 637 Gold, 638 Nickel, 639 Gunmetal, 640 Titanium, 641 Platinum, 642 Rose Gold, 643 Silver, 644 White, 645 Bronze, 646 Copper, 647 Gold, 648 Nickel, 649 Gunmetal, 650 Titanium, 651 Platinum, 652 Rose Gold, 653 Silver, 654 White, 655 Bronze, 656 Copper, 657 Gold, 658 Nickel, 659 Gunmetal, 660 Titanium, 661 Platinum, 662 Rose Gold, 663 Silver, 664 White, 665 Bronze, 666 Copper, 667 Gold, 668 Nickel, 669 Gunmetal, 670 Titanium, 671 Platinum, 672 Rose Gold, 673 Silver, 674 White, 675 Bronze, 676 Copper, 677 Gold, 678 Nickel, 679 Gunmetal, 680 Titanium, 681 Platinum, 682 Rose Gold, 683 Silver, 684 White, 685 Bronze, 686 Copper, 687 Gold, 688 Nickel, 689 Gunmetal, 690 Titanium, 691 Platinum, 692 Rose Gold, 693 Silver, 694 White, 695 Bronze, 696 Copper, 697 Gold, 698 Nickel, 699 Gunmetal, 700 Titanium, 701 Platinum, 702 Rose Gold, 703 Silver, 704 White, 705 Bronze, 706 Copper, 707 Gold, 708 Nickel, 709 Gunmetal, 710 Titanium, 711 Platinum, 712 Rose Gold, 713 Silver, 714 White, 715 Bronze, 716 Copper, 717 Gold, 718 Nickel, 719 Gunmetal, 720 Titanium, 721 Platinum, 722 Rose Gold, 723 Silver, 724 White, 725 Bronze, 726 Copper, 727 Gold, 728 Nickel, 729 Gunmetal, 730 Titanium, 731 Platinum, 732 Rose Gold, 733 Silver, 734 White, 735 Bronze, 736 Copper, 737 Gold, 738 Nickel, 739 Gunmetal, 740 Titanium, 741 Platinum, 742 Rose Gold, 743 Silver, 744 White, 745 Bronze, 746 Copper, 747 Gold, 748 Nickel, 749 Gunmetal, 750 Titanium, 751 Platinum, 752 Rose Gold, 753 Silver, 754 White, 755 Bronze, 756 Copper, 757 Gold, 758 Nickel, 759 Gunmetal, 760 Titanium, 761 Platinum, 762 Rose Gold, 763 Silver, 764 White, 765 Bronze, 766 Copper, 767 Gold, 768 Nickel, 769 Gunmetal, 770 Titanium, 771 Platinum, 772 Rose Gold, 773 Silver, 774 White, 775 Bronze, 776 Copper, 777 Gold, 778 Nickel, 779 Gunmetal, 780 Titanium, 781 Platinum, 782 Rose Gold, 783 Silver, 784 White, 785 Bronze, 786 Copper, 787 Gold, 788 Nickel, 789 Gunmetal, 790 Titanium, 791 Platinum, 792 Rose Gold, 793 Silver, 794 White, 795 Bronze, 796 Copper, 797 Gold, 798 Nickel, 799 Gunmetal, 800 Titanium, 801 Platinum, 802 Rose Gold, 803 Silver, 804 White, 805 Bronze, 806 Copper, 807 Gold, 808 Nickel, 809 Gunmetal, 810 Titanium, 811 Platinum, 812 Rose Gold, 813 Silver, 814 White, 815 Bronze, 816 Copper, 817 Gold, 818 Nickel, 819 Gunmetal, 820 Titanium, 821 Platinum, 822 Rose Gold, 823 Silver, 824 White, 825 Bronze, 826 Copper, 827 Gold, 828 Nickel, 829 Gunmetal, 830 Titanium, 831 Platinum, 832 Rose Gold, 833 Silver, 834 White, 835 Bronze, 836 Copper, 837 Gold, 838 Nickel, 839 Gunmetal, 840 Titanium, 841 Platinum, 842 Rose Gold, 843 Silver, 844 White, 845 Bronze, 846 Copper, 847 Gold, 848 Nickel, 849 Gunmetal, 850 Titanium, 851 Platinum, 852 Rose Gold, 853 Silver, 854 White, 855 Bronze, 856 Copper, 857 Gold, 858 Nickel, 859 Gunmetal, 860 Titanium, 861 Platinum, 862 Rose Gold, 863 Silver, 864 White, 865 Bronze, 866 Copper, 867 Gold, 868 Nickel, 869 Gunmetal, 870 Titanium, 871 Platinum, 872 Rose Gold, 873 Silver, 874 White, 875 Bronze, 876 Copper, 877 Gold, 878 Nickel, 879 Gunmetal, 880 Titanium, 881 Platinum, 882 Rose Gold, 883 Silver, 884 White, 885 Bronze, 886 Copper, 887 Gold, 888 Nickel, 889 Gunmetal, 890 Titanium, 891 Platinum, 892 Rose Gold, 893 Silver, 894 White, 895 Bronze, 896 Copper, 897 Gold, 898 Nickel, 899 Gunmetal, 900 Titanium, 901 Platinum, 902 Rose Gold, 903 Silver, 904 White, 905 Bronze, 906 Copper, 907 Gold, 908 Nickel, 909 Gunmetal, 910 Titanium, 911 Platinum, 912 Rose Gold, 913 Silver, 914 White, 915 Bronze, 916 Copper, 917 Gold, 918 Nickel, 919 Gunmetal, 920 Titanium, 921 Platinum, 922 Rose Gold, 923 Silver, 924 White, 925 Bronze, 926 Copper, 927 Gold, 928 Nickel, 929 Gunmetal, 930 Titanium, 931 Platinum, 932 Rose Gold, 933 Silver, 934 White, 935 Bronze, 936 Copper, 937 Gold, 938 Nickel, 939 Gunmetal, 940 Titanium, 941 Platinum, 942 Rose Gold, 943 Silver, 944 White, 945 Bronze, 946 Copper, 947 Gold, 948 Nickel, 949 Gunmetal, 950 Titanium, 951 Platinum, 952 Rose Gold, 953 Silver, 954 White, 955 Bronze, 956 Copper, 957 Gold, 958 Nickel, 959 Gunmetal, 960 Titanium, 961 Platinum, 962 Rose Gold, 963 Silver, 964 White, 965 Bronze, 966 Copper, 967 Gold, 968 Nickel, 969 Gunmetal, 970 Titanium, 971 Platinum, 972 Rose Gold, 973 Silver, 974 White, 975 Bronze, 976 Copper, 977 Gold, 978 Nickel, 979 Gunmetal, 980 Titanium, 981 Platinum, 982 Rose Gold, 983 Silver, 984 White, 985 Bronze, 986 Copper, 987 Gold, 988 Nickel, 989 Gunmetal, 990 Titanium, 991 Platinum, 992 Rose Gold, 993 Silver, 994 White, 995 Bronze, 996 Copper, 997 Gold, 998 Nickel, 999 Gunmetal, 1000 Titanium, 1001 Platinum, 1002 Rose Gold, 1003 Silver, 1004 White, 1005 Bronze, 1006 Copper, 1007 Gold, 1008 Nickel, 1009 Gunmetal, 1010 Titanium, 1011 Platinum, 1012 Rose Gold, 1013 Silver, 1014 White, 1015 Bronze, 1016 Copper, 1017 Gold, 1018 Nickel, 1019 Gunmetal, 1020 Titanium, 1021 Platinum, 1022 Rose Gold, 1023 Silver, 1024 White, 1025 Bronze, 1026 Copper, 1027 Gold, 1028 Nickel, 1029 Gunmetal, 1030 Titanium, 1031 Platinum, 1032 Rose Gold, 1033 Silver, 1034 White, 1035 Bronze, 1036 Copper, 1037 Gold, 1038 Nickel, 1039 Gunmetal, 1040 Titanium, 1041 Platinum, 1042 Rose Gold, 1043 Silver, 1044 White, 1045 Bronze, 1046 Copper, 1047 Gold, 1048 Nickel, 1049 Gunmetal, 1050 Titanium, 1051 Platinum, 1052 Rose Gold, 1053 Silver, 1054 White, 1055 Bronze, 1056 Copper, 1057 Gold, 1058 Nickel, 1059 Gunmetal, 1060 Titanium, 1061 Platinum, 1062 Rose Gold, 1063 Silver, 1064 White, 1065 Bronze, 1066 Copper, 1067 Gold, 1068 Nickel, 1069 Gunmetal, 1070 Titanium, 1071 Platinum, 1072 Rose Gold, 1073 Silver, 1074 White, 1075 Bronze, 1076 Copper, 1077 Gold, 1078 Nickel, 1079 Gunmetal, 1080 Titanium, 1081 Platinum, 1082 Rose Gold, 1083 Silver, 1084 White, 1085 Bronze, 1086 Copper, 1087 Gold, 1088 Nickel, 1089 Gunmetal, 1090 Titanium, 1091 Platinum, 1092 Rose Gold, 1093 Silver, 1094 White, 1095 Bronze, 1096 Copper, 1097 Gold, 1098 Nickel, 1099 Gunmetal, 1100 Titanium, 1101 Platinum, 1102 Rose Gold, 1103 Silver, 1104 White, 1105 Bronze, 1106 Copper, 1107 Gold, 1108 Nickel, 1109 Gunmetal, 1110 Titanium, 1111 Platinum, 1112 Rose Gold, 1113 Silver, 1114 White, 1115 Bronze, 1116 Copper, 1117 Gold, 1118 Nickel, 1119 Gunmetal, 1120 Titanium, 1121 Platinum, 1122 Rose Gold, 1123 Silver, 1124 White, 1125 Bronze, 1126 Copper, 1127 Gold, 1128 Nickel, 1129 Gunmetal, 1130 Titanium, 1131 Platinum, 1132 Rose Gold, 1133 Silver, 1134 White, 1135 Bronze, 1136 Copper, 1137 Gold, 1138 Nickel, 1139 Gunmetal, 1140 Titanium, 1141 Platinum, 1142 Rose Gold, 1143 Silver, 1144 White, 1145 Bronze, 1146 Copper, 1147 Gold, 1148 Nickel, 1149 Gunmetal, 1150 Titanium, 1151 Platinum, 1152 Rose Gold, 1153 Silver, 1154 White, 1155 Bronze, 1156 Copper, 1157 Gold, 1158 Nickel, 1159 Gunmetal, 1160 Titanium, 1161 Platinum, 1162 Rose Gold, 1163 Silver, 1164 White, 1165 Bronze, 1166 Copper, 1167 Gold, 1168 Nickel, 1169 Gunmetal, 1170 Titanium, 1171 Platinum, 1172 Rose Gold, 1173 Silver, 1174 White, 1175 Bronze, 1176 Copper, 1177 Gold, 1178 Nickel, 1179 Gunmetal, 1180 Titanium, 1181 Platinum, 1182 Rose Gold, 1183 Silver, 1184 White, 1185 Bronze, 1186 Copper, 1187 Gold, 1188 Nickel, 1189 Gunmetal, 1190 Titanium, 1191 Platinum, 1192 Rose Gold, 1193 Silver, 1194 White, 1195 Bronze, 1196 Copper, 1197 Gold, 1198 Nickel, 1199 Gunmetal, 1200 Titanium, 1201 Platinum, 1202 Rose Gold, 1203 Silver, 1204 White, 1205 Bronze, 1206 Copper, 1207 Gold, 1208 Nickel, 1209 Gunmetal, 1210 Titanium, 1211 Platinum, 1212 Rose Gold, 1213 Silver, 1214 White, 1215 Bronze, 1216 Copper, 1217 Gold, 1218 Nickel, 1219 Gunmetal, 1220 Titanium, 1221 Platinum, 1222 Rose Gold, 1223 Silver, 1224 White, 1225 Bronze, 1226 Copper, 1227 Gold, 1228 Nickel, 1229 Gunmetal, 1230 Titanium, 1231 Platinum, 1232 Rose Gold, 1233 Silver, 1234 White, 1235 Bronze, 1236 Copper, 1237 Gold, 1238 Nickel, 1239 Gunmetal, 1240 Titanium, 1241 Platinum, 1242 Rose Gold, 1243 Silver, 1244 White, 1245 Bronze, 1246 Copper, 1247 Gold, 1248 Nickel, 1249 Gunmetal, 1250 Titanium, 1251 Platinum, 1252 Rose Gold, 1253 Silver, 1254 White, 1255 Bronze, 1256 Copper, 1257 Gold, 1258 Nickel, 1259 Gunmetal, 1260 Titanium, 1261 Platinum, 1262 Rose Gold, 1263 Silver, 1264 White, 1265 Bronze, 1266 Copper, 1267 Gold, 1268 Nickel, 1269 Gunmetal, 1270 Titanium, 1271 Platinum, 1272 Rose Gold, 1273 Silver, 1274 White, 1275 Bronze, 1276 Copper, 1277 Gold, 1278 Nickel, 1279 Gunmetal, 1280 Titanium, 1281 Platinum, 1282 Rose Gold, 1283 Silver, 1284 White, 1285 Bronze, 1286 Copper, 1287 Gold, 1288 Nickel, 1289 Gunmetal, 1290 Titanium, 1291 Platinum, 1292 Rose Gold, 1293 Silver, 1294 White, 1295 Bronze, 1296 Copper, 1297 Gold, 1298 Nickel, 1299 Gunmetal, 1300 Titanium, 1301 Platinum, 1302 Rose Gold, 1303 Silver, 1304 White, 1305 Bronze, 1306 Copper, 1307 Gold, 1308 Nickel, 1309 Gunmetal, 1310 Titanium, 1311 Platinum, 1312 Rose Gold, 1313 Silver, 1314 White, 1315 Bronze, 1316 Copper, 1317 Gold, 1318 Nickel, 1319 Gunmetal, 1320 Titanium, 1321 Platinum, 1322 Rose Gold, 1323 Silver, 1324 White, 1325 Bronze, 1326 Copper, 1327 Gold, 1328 Nickel, 1329 Gunmetal, 1330 Titanium, 1331 Platinum, 1332 Rose Gold, 1333 Silver, 1334 White, 1335 Bronze, 1336 Copper, 1337 Gold, 1338 Nickel, 1339 Gunmetal, 1340 Titanium, 1341 Platinum, 1342 Rose Gold, 1343 Silver, 1344 White, 1345 Bronze, 1346 Copper, 1347 Gold, 1348 Nickel, 1349 Gunmetal, 1350 Titanium, 1351 Platinum, 1352 Rose Gold, 1353 Silver, 1354 White, 1355 Bronze, 1356 Copper, 1357 Gold, 1358 Nickel, 1359 Gunmetal, 1360 Titanium, 1361 Platinum, 1362 Rose Gold, 1363 Silver, 1364 White, 1365 Bronze, 1366 Copper, 1367 Gold, 1368 Nickel, 1369 Gunmetal, 1370 Titanium, 1371 Platinum, 1372 Rose Gold, 1373 Silver, 1374 White, 1375 Bronze, 1376 Copper, 1377 Gold, 1378 Nickel, 1379 Gunmetal, 1380 Titanium, 1381 Platinum, 1382 Rose Gold, 1383 Silver, 1384 White, 1385 Bronze, 1386 Copper, 1387 Gold, 1388 Nickel, 1389 Gunmetal, 1390 Titanium, 1391 Platinum, 1392 Rose Gold, 1393 Silver, 1394 White, 1395 Bronze, 1396 Copper, 1397 Gold, 1398 Nickel, 1399 Gunmetal, 1400 Titanium, 1401 Platinum, 1402 Rose Gold, 1403 Silver, 1404 White, 1405 Bronze, 1406 Copper, 1407 Gold, 1408 Nickel, 1409 Gunmetal, 1410 Titanium, 1411 Platinum, 1412 Rose Gold, 1413 Silver, 1414 White, 1415 Bronze, 1416 Copper, 1417 Gold, 1418 Nickel, 1419 Gunmetal, 1420 Titanium, 1421 Platinum, 1422 Rose Gold, 1423 Silver, 1424 White, 1425 Bronze, 1426 Copper, 1427 Gold, 1428 Nickel, 1429 Gunmetal, 1430 Titanium, 1431 Platinum, 1432 Rose Gold, 1433 Silver, 1434 White, 1435 Bronze, 1436 Copper, 1437 Gold, 1438 Nickel, 1439 Gunmetal, 1440 Titanium, 1441 Platinum, 1442 Rose Gold, 1443 Silver, 1444 White, 1445 Bronze, 1446 Copper, 1447 Gold, 1





## Final Design Review Application – Design Review Board Planning Division

### 1. Applicant

Name: Krieger Klatt Architects / Jason Krieger  
Address: 2120 E. 11 Mile Road, Royal Oak , MI 48067  
  
Phone Number: 248-414-9270  
Fax Number: 248-414-9275  
Email Address: jason@kriegerklatt.com

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

Name: Jason Krieger  
Address: 2120 E. 11 Mile Road, Royal Oak , MI 48067  
  
Phone Number: 248-414-9270  
Fax Number: 248-414-9275  
Email Address: jason@kriegerklatt.com

### Property Owner

Name: Jerry Mills  
Address: 737 Kensington Lane, Bloomfield Hills, MI 48304  
  
Phone Number: 248-421-1101  
Fax Number: N/A  
Email Address: jerry@millspills.com

### Project Designer/Developer

Name: Studio H2G  
Address: 2299 E Lincoln, Birmingham, MI 48009  
  
Phone Number: 248-220-3064  
Fax Number: N/A  
Email Address: ngiammarco@studioh2g.com

### 3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Samples of all materials to be used
- Landscape Plan showing all existing and proposed elements
- Catalog sheets for all proposed lighting
- Ten (10) folded copies of scaled plans including site plan and color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Required fee (see Fee Schedule for applicable amount)
- One (1) Digital set of plans

### 4. Project Information

Address/Location of Property: 1740 W. Maple, Birmingham, MI, 48009  
Name of Development: Holiday Market Select  
Sidwell #: \_\_\_\_\_  
Current Use: Grocery / Food to Go  
Proposed Use: No Change  
Area in Acres: \_\_\_\_\_  
Current Zoning: B-1

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of Planning Board Approval, if any: \_\_\_\_\_  
Date of DRB Approval, if any: \_\_\_\_\_

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

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

Extension of parapet w/reclaimed wood to match existing. New mesh metal crown. New trim above canopy with  
dimensional exterior grade letters. New canopy. New wall sconces. Existing brick to be covered by wood cladding (painted)  
black. Existing Trim to be painted. Existing door painted. New lights above canopy. Existing door to be closed off.



6. Buildings and Structures

Number of Buildings on site: Holiday Market Select

Use of Buildings: Grocery / Food to go

7. Addition

Proposed use: Exterior Facade change  
Number of floors:  
Number of sq. ft. on each floor:  
Retail space in sq. ft.:  
Assembly space in sq. ft.:

Height: 17'-7 3/4"  
Total Floor area in sq. ft. (all floors):  
Office space in sq. ft.:  
Industrial space in sq. ft.:  
Seating Capacity:

8. Landscaping

Location of landscape areas: None

Proposed landscape material: None

17. Building Lighting

Number of light standards on building: 3  
Size of light fixtures (LxWxH): SEE PHOTOMETRIC  
Maximum wattage per fixture:  
Light level at each property line: SEE PHOTOMETRIC

Type of light standards on building: Wall Sconce, LED Strip, Gooseneck  
Height from grade: 6'-6" Wall Sconce 13'-6" Gooseneck  
(Match Existing), 12'-0" & 17'-4 3/4" LED Strip  
Proposed wattage per fixture: 6.2, 4, 18  
Number & location of holiday tree lighting receptacles: None



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

Signature of Owner: Jerome D. Mills  
Print Name: JEROME D. MILLS

Date: 6-3-20

Signature of Applicant: [Signature]  
Print Name: JASON KRIEGER

Date: 6/8/2020

Signature of Architect: [Signature]  
Print Name: JASON KRIEGER

Date: 6/8/2020

*Office Use Only*

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_  
Date of Approval: \_\_\_\_\_ Date of Denial: \_\_\_\_\_ Accepted by: \_\_\_\_\_

# Transmittal

**To:** City of Birmingham Planning Department - Nicholas Dupuis      **Date:** June 15<sup>th</sup>, 2020

---

**Re:** 1740 W. Maple Road - Holiday Market Select Design Review Board

---

Sent Via:      ☐ Mail      ☐ Express Mail      ☒ Hand Delivered      ☐ Fax

---

Enclosed herewith, please find the following:

- ☒ For your review and approval      ☐ Per your request  
☐ For your records      ☐ For your use

COPIES	DESCRIPTION
10 Sets	Exterior Façade Architectural Sheets
10 Sets	Exterior Façade Design Sheets
10 Sets	Photometric Plan (Light Specifications included)
1	Transmittal
1	USB Drive with Full PDF Set
1	Design Review Board Application
1	Design Review Board Fee Check
1	

SIGNED: **Eric Meyers**

---

COPY TO:

---



**DATE:** July 1<sup>st</sup>, 2020

**TO:** Design Review Board

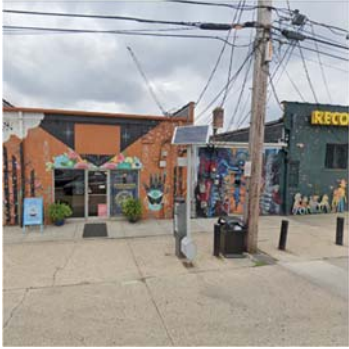




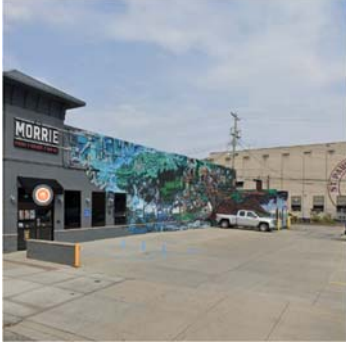
**FROM:** Nicholas Dupuis, City Planner

**SUBJECT:** Murals & Public Art – Study Session

The Planning Division has received several requests recently for the installation of murals on private buildings. Traditionally, the City has considered a mural as a type of sign, and uses the Sign Ordinance (and the definition of Sign) to justify that stance:

...“Any object, device, logo, display or structure, or part thereof, which is intended to advertise, identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means.”

As murals have begun to proliferate themselves as a valid form of public art, numerous cities and downtowns have utilized murals to activate dead space, express cultural heritage, foster civic pride, and provide an enhanced urban experience for residents and visitors alike.

<p><b>FERNDALE, MI</b></p>			
<p><b>ROYAL OAK, MI</b></p>			



The City's stance that a mural is a form of signage essentially rules them out all together for the following reasons:

1. Buildings are allowed a combined sign area that may not exceed 1 sq. ft. (1.5 sq. ft. for Woodward addresses) per 1 ln. ft. of principal building frontage. With murals considered a sign, the combined sign area would be exceeded, and in most cases exceeded generously.
2. The Sign Ordinance does not permit signs to be painted directly onto the building surface.

At this time, City Staff feels as though murals should be reconsidered and separated from signage within the Sign Ordinance. The attached amendments to the Sign Ordinance are changes proposed to do just that, addressing several different sections relevant to the issue.

City Staff also understand that there must be additional amendments made to the full Zoning Ordinance to provide a review process and specific standards for murals and public art placed on private buildings. Sections such as the Via Activation Overlay District encourage the use of art to activate the City's network of alleys and passages, but do not outline standards for such. More specific standards will need to be added. These amendments will also address which public review body (or bodies) will be a part of the review process. At this time the Design Review Board, Historic District Commission and Public Arts Board are the likely candidates.

### **Suggested Action:**

To recommend approval to the City Commission the proposed amendments to Articles 1 and 3 of the Sign Ordinance to amend the Sign Requirements and add the definitions of Mural and Public Art.

CITY OF BIRMINGHAM

ORDINANCE NO. \_\_\_\_\_

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE SIGN ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 1, SECTION 1.03 (D), SIGN REQUIREMENTS, TO AMEND PAINTED SIGNS.

**1.03 Sign Requirements**

This Sign Requirements section applies to the following districts:

PP R1A R1 R2 R3 R4 R5 R6 R7 R8 O1 O2 B1 B2 B2B B2C B3 B4 MX

The following sign requirements apply:

- A. Illumination. ...(*no changes*)
- B. Obscene Matter. ...(*no changes*)
- C. Obstructions. ...(*no changes*)
- D. Painted Signs. No sign may be painted directly onto any building surface. **For the purposes of this Chapter, murals and other forms of public art are not considered signs.**

ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2020 to become effective upon publication.

---

Pierre Boutros, Mayor

---

Alexandria Bingham, City Clerk Appointee



CITY OF BIRMINGHAM

ORDINANCE NO. \_\_\_\_\_

THE CITY OF BIRMINGHAM ORDAINS:

AN ORDINANCE TO AMEND THE SIGN ORDINANCE OF THE CITY OF BIRMINGHAM:

TO AMEND ARTICLE 3, SECTION 3.02, DEFINITIONS, TO AMEND THE LIST OF DEFINITIONS TO INCLUDE A NEW DEFINITION FOR MURAL AND PUBLIC ART.

**3.02 Definitions**

...

Light Box Sign: A permanent wall mounted sign with an exposed frame, a translucent face, and internal illumination

Monument Sign: See Ground Sign.

**Mural: A painting or other work of art executed directly on a wall that contains no advertisements, products, or service offerings for a commercial enterprise.**

Name Letter Sign: A sign composed of individually constructed and applied letters, numbers, or characters, which may or may not include an electrical raceway.

...

Projecting Sign: A sign which extends beyond the building wall, where the horizontal sign surface is not parallel to the building wall.

**Public Art: Works of art in any media, which are exhibited in a public space including publicly accessible buildings.**

Rear Entry Sign: A wall sign which is located near the rear entry door on a building

ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2020 to become effective upon publication.

---

Pierre Boutros, Mayor

---

Alexandria Bingham, City Clerk Appointee



## Administrative Sign Approval Application Planning Division

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

**APPROVED**  
6/16/2020  
PAA20 0031

### 1. Applicant

Name: Sorrentia Harris  
Address: 1324 Whitehouse Ct  
Rochester Hills, MI 48306  
Phone Number: 248 259 0974  
Fax Number: \_\_\_\_\_  
Email Address: SorrentiaSalon@gmail.com

### 2. Property Owner

Name: Massimo Cortese  
Address: 1177 Henrietta  
Birmingham MI 48009  
Phone Number: 248 229-1375  
Fax Number: \_\_\_\_\_  
Email Address: MCORTFSEI@gmail.com

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

Name: (Same) as above  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### 4. Project Designer/Developer

Name: Stivels Design Studio  
Address: 25505 7 Mile Road  
Bedford MI 48240  
Phone Number: 313 289 0152  
Fax Number: \_\_\_\_\_  
Email Address: stixelz@gmail.com

### 5. Project Information

Address/Location of Property: 588 N. Old  
Woodward 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

- 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

Projected sign 2FT x 6FT Aluminum Brush Letters Stud  
mounted to the wall

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

588 N. Old Woodward Birmingham MI 48009

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

Wall: ☒ Sorrentia's Salon  
Ground: \_\_\_\_\_  
Name Letter: \_\_\_\_\_  
Canopy: \_\_\_\_\_

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





### CONSENT OF PROPERTY OWNER

I, Lucia Cortese, 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 588 N. Old Woodward;  
(Address of Affected Property)

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

Birmingham by: Sorrentia T. Harris;  
(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): LUCIA CORTESE

Signature of Owner: Lucia Cortese Date: 5/16/20



letters to be aluminum brushed finish  
stud mounted to wall

**APPROVED**  
6/16/2020  
PA920-0031





CITY OF BIRMINGHAM  
Date 06/17/2020 9:58:52 AM  
Ref 00169831  
Receipt 535317  
Amount \$100.00

## Administrative Approval Application Planning Division

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

**APPROVED**  
6/17/2020  
PAA20-0033

### 1. Applicant

Name: Exclusive Custom Homes  
Address: 1550 North Milford rd Suite 102A  
Milford MI 48381  
Phone Number: 248-310-4590  
Fax Number:  
Email Address: rick@rickindbeckdesign.com

### 2. Property Owner

Name: David and Amy Vazquez  
Address: 449 North Eton Unit #507  
Birmingham MI 48009  
Phone Number: 248-798-5479  
Fax Number:  
Email Address:

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

Name: Matt Hewson - Builder  
Address:  
Phone Number: 248-752-2612  
Fax Number:  
Email Address:

### 4. Project Designer/Developer

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

### 5. Project Information

Address/Location of Property: 449 North Eton Unit #507  
Birmingham MI 48009  
Name of Development:  
Parcel ID#:  
Current Use:  
Area in Acres:  
Current Zoning:

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

### 6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment
- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

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

Add two bath van vents on exterior

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: 6/11/20

Office Use Only			
Application #: PAA-20-0033	Date Received: 6/17/2020	Fee: \$100.00	
Date of Approval: 6/17/2020	Date of Denial: N/A	Reviewed By:	



## Administrative Approval Application Planning Division

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

### 1. Applicant

Name: Exclusive Custom Homes  
Address: 1550 North Milford rd Suite 102A  
Milford MI 48361  
Phone Number: 248-310-4590  
Fax Number:  
Email Address: rick@rickfindbeckdesign.com

### 2. Property Owner

Name: David and Amy Vazquez  
Address: 449 North Eton Unit #507  
Birmingham MI 48009  
Phone Number: 248-788-5479  
Fax Number:  
Email Address:

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

Name: Matt Howson - Builder  
Address:  
  
Phone Number: 248-752-2812  
Fax Number:  
Email Address:

### 4. Project Designer/Developer

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

### 5. Project Information

Address/Location of Property: 449 North Eton Unit #507  
Birmingham MI 48009  
Name of Development:  
Parcel ID#:  
Current Use:  
Area in Acres:  
Current Zoning:

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

### 6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

- One (1) digital copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations
- Photographs of existing conditions on the site where changes are proposed

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

Add two bath van vents on exterior

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

Signature of Applicant: 

Date: 8/11/20

#### Office Use Only

Application #: \_\_\_\_\_

Date Received: \_\_\_\_\_

Fee: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Date of Denial: \_\_\_\_\_

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





### CONSENT OF PROPERTY OWNER

I, Amy K. Vazquez, OF THE STATE OF Michigan AND  
(Name of Property Owner)  
Etn St. LLC  
COUNTY OF oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 449 N. Etn St. #507;  
(Address of Affected Property)  
Birmingham, MI 48009
2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Exclusive Custom Homes;  
(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): Amy K. Vazquez

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

Date: 6.11.20











Sav

Roll over image to zoom in





## Administrative Approval Application Planning Division

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

### 1. Applicant

Name: GRACO BLDG. CORP.  
Address: 6025 WALK ST.  
STEELING HT'S. MI 48312  
Phone Number: 586.899.8347  
Fax Number: 586.786.4121  
Email Address: DGRATHAM@GRACOBUILDINGCORP.COM

### 2. Property Owner

Name: JOHN S. PERINHART  
Address: 9 MANORWOOD, BL. HILLS MI  
Phone Number: 313.919.3313  
Fax Number: N/A  
Email Address: JPERINHART@GMAIL.COM

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

Name: SAME AS ABOVE  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

### 4. Project Designer/Developer

Name: LUCKEN BACH, ZIEGEMAN, GARDNER PLLC  
Address: 555 S. OLD WOODWARD  
Phone Number: 248.644.3990  
Fax Number: \_\_\_\_\_  
Email Address: GARDNER-ARCH1@SBCGLOBAL.NET

### 5. Project Information

Address/Location of Property: 555 S. OLD WOODWARD  
Name of Development: \_\_\_\_\_  
Parcel ID#: \_\_\_\_\_  
Current Use: OFFICES/GOLF STUDIO  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District if any: N/A  
Date of HDC Approval, if any: N/A  
Date of Application for Preliminary Site Plan: N/A  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
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

NEW ENTRY INTO ATM ROOM FROM "EXTERIOR" OF BLDG.

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: 6.18.20

Application #: PAA20-0053

Date of Approval: 6/19/2020

Office Use Only

Date Received: 6/18/2020

Date of Denial: N/A

Fee: \$100.00

Reviewed By: [Signature]

Amount: \$100.00

CITY OF BIRMINGHAM  
Date 06/19/2020 8:20:14 AM



City of Birmingham

CONSENT OF PROPERTY OWNER

John S. Reinhart  
(Name of Property Owner)

OF THE STATE OF MI

COUNTY OF OAKLAND

STATE THE FOLLOWING:

The New 555 Commercial

1. That I am the owner of real estate located at 555 S. Old Woodward  
(Address of Affected Property)

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

Birmingham by: David A. Snel - PRES.  
(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): John S. Reinhart

Signature of Owner: John Reinhart

Date: \_\_\_\_\_





### Design Review Board Action List – 2020

Design Review Board	Quarter	Rank	Status
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