## AGENDA

## BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING

**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET** 

## WEDNESDAY – OCTOBER 2<sup>nd</sup>, 2019

- 1) Roll Call
- 2) Approval of the HDC Minutes of September 4<sup>th</sup>, 2019
- 3) Courtesy Review
- 4) Historic Design Review
  - A. 117 Willits Shift/Sidecar/Slice
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Staff Reports
    - 1. Administrative Sign Approvals
    - 2. Administrative Approvals
    - 3. August Demolitions
- 8) Adjournment

<u>Notice</u>: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at (248) 530-1880 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 por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

## <u>A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS</u> <u>MUST BE PRESENT AT THE MEETING.</u>

## HISTORIC DISTRICT COMMISSION MINUTES OF SEPTEMBER 4, 2019

Municipal Building Commission Room 151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, September 4, 2019. Chairman John Henke called the meeting to order at 7:30 p.m.

## 1) ROLLCALL

- **Present:** Chairman John Henke; Vice-Chairman Keith Deyer; Board Members, Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby; Student Representative Klea Ahmet
- Absent: Board Member Doug Burley; Alternate Members Kevin Filthaut, Dulce Fuller
- Administration: Nicholas Dupuis, City Planner Laura Eichenhorn, Transcriptionist

## 09-25-19

## 2) Approval Of Minutes

HDC Minutes of August 4, 2019 and August 21, 2019

Motion by Ms. Debbrecht Seconded by Ms. Dukas to approve the HDC Minutes of August 4, 2019 and August 21, 2019 as submitted.

## Motion carried, 6-0.

VOICE VOTE Yeas: Debbrecht, Dukas, Lang, Willoughby, Deyer, Henke Nays: None

## 09-26-19

## 3) Courtesy Review

A. 300 W. Merrill - Baldwin Library, Youth Room Addition

Rebekah Craft, Associate Director of Baldwin Library, presented the item.

Ms. Craft told Ms. Debbrecht that the guidelines for the glass changed between the adult renovation and the youth room addition.

John Gardner, architect for the project, explained the glass being proposed will be 62% transparent, as opposed to 80% transparent as required by ordinance for non-public

Historic District Commission Minutes of September 4, 2019

offices and businesses. The proposed glass will also have a low-e coating resulting in a lower solar heat gain coefficient, meaning the library's interior will be much less impacted by outdoor temperatures. He confirmed the glass is identical to the glass used for the adult renovation, and said the heating and cooling system would require no additional equipment to regulate the temperature of the building if the proposed glass is used. He also said the proposed glass will result in a 20% decrease in energy costs over clear glass over a yearlong period. Mr. Gardner stated the proposed glass adheres to the energy code and is the same glass that was initially proposed by the project.

Mr. Willoughby said that the project's proposed glass is the appropriate glass for the project.

Chairman Henke said the Library should proceed with its planned glass.

Ms. Craft told the HDC that the Planning Board will be reviewing the conflict between the transparency requirements for glass and the City's energy code.

Ms. Lang requested that the Planning Board also review the possible use of fritted glass for bird protection, especially for public buildings.

City Planner Dupuis said it might be difficult to require fritted glass because it is significantly more expensive than regular glass, but said ways of incentivizing its use could possibly be considered.

	09-27-19
<b>4) Historic Design Review</b> None.	
	09-28-19
5) Sign Review	
None.	
	09-29-19
6) Study Session None.	

09-30-19

7) Miscellaneous Business and Communication

**A. Staff Reports** 

- **1. Administrative Sign Approvals**
- 2. Administrative Approvals
- 3. Demolitions

Historic District Commission Minutes of September 4, 2019

Included in agenda packet.

## 09-31-19

## ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:41 p.m.

Nicholas Dupuis City Planner

Cit	y of $B$ ir	mingham A Walkable Community <b>=</b>

## **MEMORANDUM**

**Planning Division** 

DATE:	September 23 <sup>rd</sup> , 2019	
то:	Historic District Commission	
FROM:	Nicholas Dupuis, City Planner	
SUBJECT:	Historic Design Review – 117 Willits (Slice/Sidecar/Shift)	
Zoning:	B-4 (Business Residential), D-4 (Downtown Overlay)	
Existing Use	5-Story Mixed Use Building	

## Proposal

The applicant at 117 Willits – Shift/Sidecar/Slice – is proposing to transform the former Mitchell's Seafood restaurant space into a new three-restaurant concept using a Class C quota liquor license. The three proposed restaurants include:

- Shift An American eatery with food specialties from across the country and custom alcoholic drinks and a contemporary lounge ambiance;
- Sidecar A full menu of slider options, sides and alcoholic beverages with a rustic pub feel; and
- Slice A traditional pizza parlor atmosphere and full pizzeria menu with alcohol service.

The applicant is proposing some minor exterior alterations to the building as a part of this proposal, including the relocation of an existing egress door, the addition of outdoor dining for two of the three restaurants, signage, and the recladding of several awnings. The new glass egress doors will match the existing door and storefront window system. The awnings for Shift and Sidecar are proposed to remain as existing, while the awnings spanning the four window bays at Slice are proposed to be re-clad in Sunbrella acrylic outdoor awning fabric in red.

The signage proposed has been for Shift and Sidecar, while there is no proposed signage at this time for Slice. The signage breakdown is as follows:

Sign Content	Sign Type	Dimensions	Illumination
"Shift"	Name Letter Sign	17.5 SF	Halo light channel letters
"sidecar slider bar"	Name Letter Sign	20 SF	Halo light Channel Letters

Although it appears as though the proposed combined sign area is within the permitted combined sign area, the applicant has not submitted the linear footage of the building frontage to ensure adherence to the Sign Ordinance.

The applicant has also not provided any details on the proposed signage materials, lighting, specific dimensions (24" height max), the distance of projection from the building or mounting

details, all of which are required to verify compliance with the Sign Ordinance. The applicant will be required to provide all signage details to demonstrate compliance with all requirements of the Sign Ordinance or obtain a variance from the Board of Zoning Appeals.

On September 11<sup>th</sup>, 2019, the Planning Board recommended approval to the City Commission the application for a Special Land Use Permit, Final Site Plan and Design Review for 117 Willits with the following conditions:

- 1. The applicant must amend the floor plans to show the correct number of interior seats and submit specification sheets on the proposed outdoor railing posts and top bar for Slice prior to appearing before the City Commission for final approval;
- 2. The applicant must obtain approval from the Historic District Commission for the exterior changes prior to appearing before the City Commission for final approval;
- 3. The applicant must provide detailed sign plans for review prior to appearing before the City Commission for final approval; and,
- 4. The applicant must comply with the requests of all departments.

The Planning Board minutes and report are attached for your review.

At this time, the applicant is seeking Historic Design Review approval from the Historic District Commission to proceed.

## Sec. 127-11. – Historic Districts – Design review standards and guidelines.

- (a) In reviewing plans, the commission shall follow the U.S. secretary of the interior's standards for rehabilitation and guidelines for rehabilitating historic buildings as set forth in 36 C.F.R. part 67. Design review standards and guidelines that address special design characteristics of historic districts administered by the commission may be followed if they are equivalent in guidance to the secretary of interior's standards and guidelines and are established or approved by the state historic preservation office of the Michigan Historical Center.
- The U. S. secretary of the interior standards for rehabilitation are as follows:
  - (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  - (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  - (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding

conjectural features or architectural elements from other buildings, shall not be undertaken.

- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (b) In reviewing plans, the commission shall also consider all of the following:
  - (1) The historic or architectural value and significance of the resource and its relationship to the historic value of the surrounding area.
  - (2) The relationship of any architectural features of the resource to the rest of the resource and to the surrounding area.
  - (3) The general compatibility of the design, arrangement, texture, and materials proposed to be used.
  - (4) Other factors, such as aesthetic value, that the commission finds relevant.
  - (5) Whether the applicant has certified in the application that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-

DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531.

(c) The commission shall have the responsibility to review proposed projects on all properties within a designated historic district (both historic and non-historic resources). Upon completion of their review, the commission will: issue a certificate of appropriateness; prepare a notice to proceed; or deny the proposed project, as determined by a majority vote.

## Recommendation

The U.S. Secretary of the Interiors Standards for Rehabilitation #1 recommends that a new use at a historic building or site should require minimal change to the defining characteristics of the building and its site and environment. Although the building itself is not historic, it is located in the Downtown Historic District and appears to uphold the standard. In addition, standard #9 advocates for any exterior alteration shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. Again, although the building itself is not historic, it was constructed to the standards of the Downtown Historic District and the proposed modifications will not destroy the character it brings to the district.

## Sample Motion Language

I move that the Commission **ISSUE** a Certificate of Appropriateness for **117 Willits**. The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s)

## OR

I move that the Commission **ISSUE** a Certificate of Appropriateness for **117 Willits**, provided the following conditions are met:

(2)	
(3)	

With the stated conditions, the work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard number(s) \_\_\_\_\_\_.

## OR

I move that the Commission **DENY** the Historic Design Review application for **117 Willits**. Because of \_\_\_\_\_\_ the work does not meet the Secretary of the Interior's Standards for Rehabilitation standard number(s) \_\_\_\_\_\_.

## Notice to Proceed

I move the Commission issue a Notice to Proceed for application number \_\_\_\_\_\_. The work is not appropriate, however the following condition prevails: \_\_\_\_\_\_ and the proposed application will materially correct the condition.

Choose from one of these conditions:

- a) The resource constitutes hazard to the safety of the public or the structure's occupants.
- b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.
- c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.
- d) Retaining the resource is not in the best of the majority of the community





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## Final Design Review Application – Design Review Board TY DE VELOPMENT DEPARTMENT Planning Division

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Phone Number: Fax Number:

Email Address:

One (1) Digital set of plans

1. Applicant Name:	9 THREE MESTAULANTS	Property Owner Name:	THE SELICI
Address:	abo Methic.	Address:	26100 NOM
Phone Number:	248.376.9990	Phone Number:	246.062.
Fax Number: Email Address:	STEVESIMON 11/4 C GMALL. OM	Fax Number: Email Address:	BWEDNIES
2. Applicant's	Attorney/Contact Person	Project Designer	/Developer

Name:	STEVE SIMON
Address:	250 EAST MEHTLL.
Phone Number:	248. 474.9450
Fax Number: Email Address:	STEVESIMON 1114 CEMAIL. 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

4. Project	Information
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Address/Location of	Property: 11 WILLIS STHEET.
Name of Developme	ent: SHIFT SIDEON- SUCE.
Sidwell #:	19.25.276.026
Current Use:	HOTALHANT (VAGANT)
Proposed Use:	HE TAULANT.
Area in Acres:	
Current Zoning:	Pat/D4-

Name of Historic District site is in, if any:	
Date of Planning Board Approval, if any:	19
Date of DRB Approval, if any:	

Ten (10) folded copies of scaled plans including site plan

and color elevations showing all materials and an

Required fee (see Fee Schedule for applicable amount)

itemized list of all changes for which approval

is requested with the changes marked in color

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary) (Please specifically list all materials and colors to be used)

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6. Buildings and Structures	
Number of Buildings on site:	Use of Buildings:
7. Addition	
Proposed use:	Height: 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:	Proposed landscape material:
17. Building Lighting	
Number of light standards on building:	Type of light standards on building: Height from grade:
Maximum wattage per fixture:	Proposed wattage per fixture:

14



The undersigned states the above information is true and correct, and <u>understands that it is the responsibility of</u> <u>the applicant to advise the Planning Division and / or Building Division of any additional changes made to an</u> <u>approved site plan</u>. 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: Selfin	Date: <u>9/10/107</u>
Print Name: S. U. Timmelligh	
Signature of Applicant: Print Name: Nephin Silven	Date: <u>9-10-19</u>
Signature of Architect:	Date: 9.11.19

	Offic	ce Use Only	
Application #: PFHOCI1-0062	_ Date Received:	9/10/19	Fee: \$ 500.00
Date of Approval:	_ Date of Denial:		Accepted by:
			6/



The undersigned states the above information is true and correct, and <u>understands that it is the responsibility of</u> <u>the applicant to advise the Planning Division and / or Building Division of any additional changes made to an</u> <u>approved site plan</u>. 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:		Date:	
Print Name:	$\sim$		
Signature of Applicant: Print Name:Stg		Date: 9.11.19	
Print Name:	ohen Simon		
Signature of Architect:		Date: 9.11.19	
Print Name:	HM9TOPHER LONGE.		
	Office Use On	ly	
Application #:	Date Received:	Fee:	
Date of Approval:	Date of Denial:	Accepted by:	

S-Three Restaurants 117 Willits Birmingham, Michigan 48009



## EXTERIOR FURNITURE SPECIFICATIONS

## CHAIR:

MODEL: EOS BACKLESS BARSTOOL SIZE: 29.5"H X 17.5"W X 16.5"D COLOR/FINISH: BLACK

## TABLE:

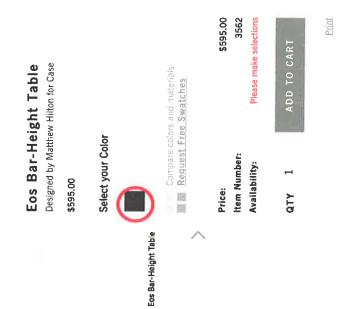
MODEL: EOS BAR-HEIGHT TABLE SIZE:43"H X 25"W X 25"D COLOR/FINISH: BLACK

## WASTE CONTAINER:

MODEL: MODTEC SERIES SIZE: 39-GALLON COLOR/FINISH: GUNMETAL SATIN

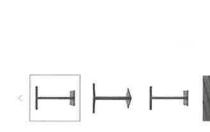
## SIDEWALK DIVIDER:

MODEL: RAILVIEW CABLE HANDRAILING COLOR: POST- BLACK FLUOROPOLYMER POWDER COAT; ALUMINUM BEVERAGE HANDRAIL-COPPER VEIN POWDER COAT





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Outdoor > Dining > Eos Bar-Height Table

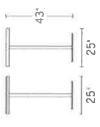
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**Product Details** 

Dimensions

H 43" W 25" D 25"



Materials

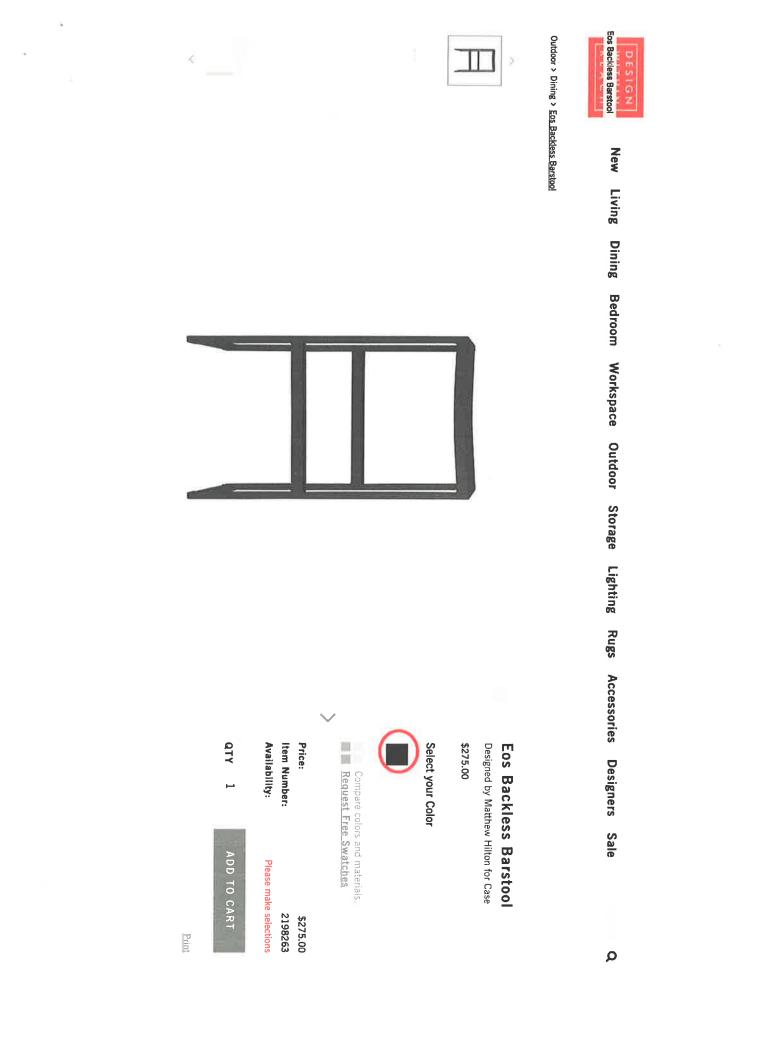
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Powder-coated aluminum; plastic floor glides.

Shipping Info

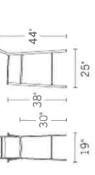
VIEW SHIPPING OPTIONS



## **Product Details**

Dimensions

H 44" W 19" D 25" Seat H 30" Arm H 38"



## Materials

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Powder-coated aluminum; plastic floor glides.

Shipping Info

VIEW SHIPPING OPTIONS

## **MODTEC SERIES**

Waste container, 20-gallon/39-gallon

These sleek & contemporary waste containers are guaranteed to add a touch of elegance to any business space. These 20 & 39 gallon units are manufactured from extremely durable polyethylene and 304-grade stainless steel will withstand extreme weather conditions. They blend the durability of plastic with the strength of stainless steel, making them the go-to solution for site furnishings.

## **KEY BENEFITS & FEATURES:**

- Manufactured from polyethylene and 304-grade stainless steel, durable and built to last in any weather condition
- Customizable, multiple sizes and colors to choose from
- Liner includes Grab Bag™ system to secure trash bag for a clean appearance
- · Easy to maintain and clean
- · Generous 10" sq waste opening to accomidate a variety of discards
- · Includes one removable, plastic liner with built-in handles and bag clip holders to secure trash bag in place
- 100% Recyclable after use
- · Standard 2-day lead time

## COLOR OPTIONS:



20-GAL ITEM #: 724565 20-GALUPC 653410008625 39-GAL ITEM #: 724665 39-GAL UPC: 653410008649



39-GAL ITEM #: 724666 GAL UPC: 65341000865

## **DIMENSIONS:**

ASSEMBLED DIMENSIONS	ASSEMBLED WEIGHT	CAPACITY	TRASH OPENING SIZE	ASSEMBLY REQUIRED	ADA COMPLIANT	WARRANTY	RECYCLED MATERIAL
28"H x 18"Sq	23 lbs	20-Gallon	10" x 10"	No	Yes	1-year	25%+
36 <b>"H</b> x 22"Sq	32 lbs	39-Gallon	10" × 10"	No	Yes	1-year	25%+

## **SHIPPING DIMENSIONS:**

\$\ZE	SHIPPING SPECS	# OF CARTONS	CARTON SIZE	CARTON WEIGHT	DIMENSIONAL WEIGHT	COUNTRY OF ORIGIN	FREIGHT CLASS	HTS CODE	NMEC CODE
20-gal	LID + BASE	1	18.5° x 18.5° x 29°	23 lbs	60 lbs	USA	250	7218.5.99.9080	156600
39-gal	LID + BASE	1	22.25" x 22.25" x 38"	32 lbs	121 lbs	USA	250	7218.5.99.9080	156600

## **Contact Information:**

Email: cpservice@commercialzone.com Phone: 1.800.782.7273 2727 W. Good Hope Rd, Milwaukee WI, 53209



Modern Staircases & Railings / Modern Railing Systems / Cable Railing / Cable Railing Handrail / Aluminum Beverage Handrail

# Aluminum Beverage Handrail





Post Material

Cear Vein	3 feet long	Overall Length	Both Ends Finished	Handrail Ends	Copper Vein - \$6.00	Finish	Aluminum - Interior or Exterior	
			•		<b>4</b> ►		•	

DRAW PROJECT ONLINE

**REQUEST A QUOTE** 

Need Help?

List Price: \$197.99

Powder Coat

\$153.59

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# Description Additional information

## Description

customized to match your project. It is pictured above in black, but can be finished in an array of applications like decks and cable railing projects. It is made from a sturdy aluminum and can be powder coat colors. transitions seamless and sleek. This Aluminum Beverage Handrail is a great option for exterior Beverage Corner Cover and Aluminum Beverage Corner Handrail Bracket to make corner range from 3' to 20'. It is wider than a traditional metal handrail, which gives it a sophisticated look. This handrail can be mitered to turn corners and has additional accessories like the Aluminum The handrail can be customized to have one, both, or no ends finished, and lengths of handrail The Aluminum Beverage Handrail is the perfect size to place a drink on with its 1"x 4" dimensions.



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# Description Additional information

## Description

5/32" stainless steel cable by the foot is 316 marine grade and high corrosion resistant. Viewrail offers stainless steel cable railing by the foot for your cable railing systems project. Our

cutters to give a clean cut, which allows fittings to easily slide over the ends. Viewrail cable railing bulk footage of cable, we highly recommend using our cable railing installation kit including our is 316 marine grade made for interior and exterior installation even near the ocean Our cable comes in 1×19, which is 19 single cables wound into a single cable. When purchasing

316 Stainless is a high grade of stainless used in architectural applications even near the ocean. Stainless Steel Cable Rail Installation suggestions:

pounds. Cable can make up to a 45 degree turn. Spacing for cables is 3.125" on center, and balcony height for residential is 36" minimum (check between posts. Do not exceed the 4' post spacing. Recommended cable tension is 150 42" handrail height requires 12 cables. Recommended post spacing is a maximum of 4 feet local codes). A 36" railing height will require 10 cables. A 39" handrail height requires 11 cables. A

the cable exits, giving a clean and symmetrical installation. Recommended purchase: Stainless Steel Insert Sleeve. The insert sleeve covers the hole where

Cable working load limit: 750lbs. Cable breaking load limit: 2000lbs.

For more DIY cable railing information check Cable Railing.



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## **GET A QUOTE**

2	$\sim$		Cable	Railing	$\leq$
		onv	02 <sup></sup>		

Straight Staircase

90° Staircase

Switchback Staircase

Metal Stair Stringers

Thick Treads

Railing ~

Glass Railing 🗸

wrail Gallery

About Us

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What are Floating Stairs? Viewrail FLIGHT Cost Guide Prefabricated Stairs: Mechanical or Welded? Floating Stairs Installation Guide

MODER	RN STAI	RCASE
	IDEAS	

below.

## Post Material

304 Stainless Steel - Ir 4

Finish

Black - Fluoropolymer \$

Handrail Height

36" tall (10 holes)

Post Configuration

"A" - Level holes (1/2") **♦** 

Clear

Black Fluoropolymer



Powder Coat S-Three Restaurants 117 Willits Birmingham, Michigan 48009



## **EXTERIOR FURNITURE SPECIFICATIONS**

## CHAIR:

MODEL: TIBURON BAR CHAIR SIZE:44"H X 18"W X 22"D COLOR: BRONZE BZ

MODEL: TIBURON DINING SIDE CHAIR SIZE: 35"H X 18"W X 23"D COLOR: BRONZE BZ

### TABLE:

MODEL: EOS BAR-HEIGHT TABLE SIZE:43"H X 25"W X 25"D COLOR/FINISH: BLACK

MODEL: WOODARD: ALUMINUM SOLID TOP 30" SQUARE DINING TABLE WITH PEDESTAL BASE SIZE: 28"H X 30"W X 30"D COLOR: 81 AZTEC BRONZE

## WASTE CONTAINER:

MODEL: MODTEC SERIES SIZE: 39-GALLON COLOR/FINISH: GUNMETAL SATIN

## **UMBRELLA:**

MODEL: TUUCI'S AUTOMATED SINGLE AND DUAL MAX CANTILEVER SHADE PLATFORMS SIZE: SQUARE 10' COLOR/FINISH: POST: BLACK POWDER COAT; SHADE: SUNDBRELLA SAILCLOTH SEAGULL

## **AWNINGS;**

MODEL: SANDBRELLA COLOR: CANVAS LOGO RED

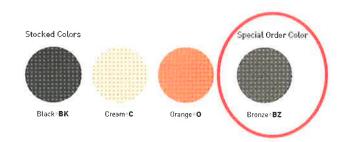
### SIDEWALK DIVIDER:

MODEL: MCNICHOLS DESIGNER MESH, TECHNA 8168 COLOR: BLACK



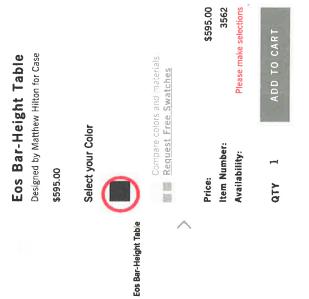






Note: Stainless steel furniture that will be exposed to salt air or chlorinated water should be electropolished. See page 190 for details.

Assembly required.



Outdoor > Dining > Eos Bar-Height Table

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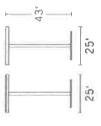


Print

**Product Details** 

Dimensions

H 43" W 25" D 25"



Materials

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Powder-coated aluminum; plastic floor glides.

Shipping Info

VIEW SHIPPING OPTIONS

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RESIDENTIAL HOSPITALITY

SEARCH

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Home » 24.5" Free-Standing Market Umbrelia Bases



Aluminum Solid Top 30" Square Dining Table With Pedestal Base 6T4830BT

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Material: Aluminum Height: 28" Width: 30" Depth: 30"





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\*Not recommended for Apollo, Casa, Delphi, Heritage, Holland, Isla, New Orleans, Nova, Spartan, Wiltshire, all Solid Cast Tops with Beaded Edge, all Cast Aluminum Table Tops and Fire Table Tops.



## TIBURON DINING GROUP

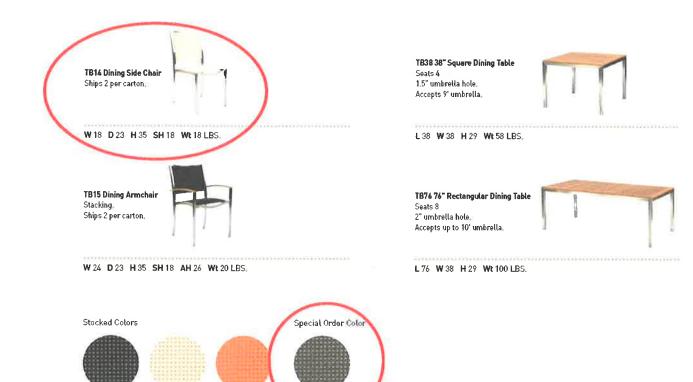
Black\* **BK** 

Cream • C

Orange 2 O

Our sleek Tiburon collection exemplifies the modern lifestyle of the California Bay Area. Seating is constructed in mixed media from #304 stainless steel, premium teak, and Batyline<sup>™</sup> fabric; tables have sturdy steel frames with solid teak tops. While designed for outdoor use, Tiburon may also be used indoors, both in residential and in commercial applications.





Bronzes BZ

Note: Stainless steel furniture that will be exposed to salt air or chlorinated water should be electropolished. See page 190 for details,

Assembly required.

## **MODTEC SERIES**

Waste container, 20-gallon/39-gallon

These sleek & contemporary waste containers are guaranteed to add a touch of elegance to any business space. These 20 & 39 gallon units are manufactured from extremely durable polyethylene and 304-grade stainless steel will withstand extreme weather conditions. They blend the durability of plastic with the strength of stainless steel, making them the go-to solution for site furnishings.

## **KEY BENEFITS & FEATURES:**

- Manufactured from polyethylene and 304-grade stainless steel, durable and built to last in any weather condition
- Customizable, multiple sizes and colors to choose from
- Liner includes Grab Bag™ system to secure trash bag for a clean appearance
- Easy to maintain and clean
- · Generous 10" sq waste opening to accomidate a variety of discards
- Includes one removable, plastic liner with built-in handles and bag clip holders to secure trash bag in place
- 100% Recyclable after use
- Standard 2-day lead time

## COLOR OPTIONS:



Old Bronze 20-GAL ITEM #: 724565 20-GAL UPC: 653410008625 39-GAL ITEM #: 724665 39-GAL UPC: 653410008649



20-GAL ITEM #: 724566 225 20-GAL UPC: 653410008632 39-GAL ITEM #: 724666 49 39-GAL UPC: 653410008656

## **DIMENSIONS:**

ASSEMBLED DIMENSIONS	ASSEMBLED WEIGHT	CAPACITY	TRASH OPENING SIZE	ASSEMBLY REGUIRED	ADA COMPLIANT	WARRANTY	RECYCLED MATERIAL
28"H x 18"Sq	23 lbs	20-Gallon	10' x 10'	No	Yes	1-year	25%+
36"H x 22"Sq	32 lbs	39-Gallon	10" x 10"	No	Yes	1-year	25%+

## **SHIPPING DIMENSIONS:**

SIZE	SHUPPING SPECS	# OF CARTONS	CARTON SIZE	CARTON WEIGHT	DIMENSIONAL WEIGHT	COUNTRY OF ORGIN	FREIGHT CLASS	HTS CODE	NMFC CODE
20-gal	LID + BASE	1	18.5° x 18.5° x 29″	23 lbs	60 lbs	USA	250	7218,5.99,9080	156600
39-gal	LID + BASE	1	22.25" x 22.25" x 38"	32 lbs	121 lbs	USA	250	7218.5.99.9080	156600

## **Contact Information:**

Email: cpservice@commercialzone.com Phone: 1.800.782.7273 2727 W. Good Hope Rd, Milwaukee WI, 53209





# AUTOMATED SINGLE AND DUAL MAX CANTILEVER

a one-touch control panel featuring smart safety protocols. A whole new level of intelligent design has been reached. seamlessly with our convenient and intuitive push-button interface. Shading, lighting, and heating come alive a your fingertips with TUUCI's Automated Single and Dual MAX Cantilever shade platforms redefine shade technology. Automation and shade integrate





d. Luna LED Light Provides State-of-the Art Ambient Lighting

e. Telescoping Mast Provides Ample Tabletop Clearance

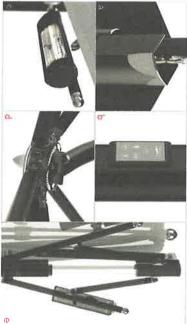
for more information visit tuuci.com

c. Energy-Efficient Infrared Radiant Heaters

Power Two Energy-Efficient Heaters

Turn On and Off the Luna LED Light





## Features:

- a. Control Box

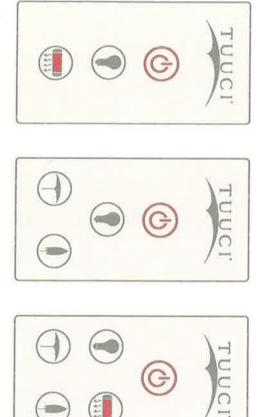
b. Push Button Control Makes It Easy To:

Open and Close the Canopy



# CONFIGURATION OPTIONS

available for both the Single and Dual MAX Cantilever. Automation to suit your individual needs. Choose from three pre-set configuration options



## **FINISH OPTIONS**

## ALUMA-TEAK<sup>TM</sup>



## POWDER-COAT







LIGHT AND AUTOMATION

LIGHT AND HEATERS

LIGHT, HEATERS AND AUTOMATION

SHAPES & SIZES

SINGLE CANTILEVER

DUAL CANTILEVER

Octagon ft. / m. 9.0° / 2.75 11.0° / 3.4

ft. / m, Square

30

10' x 14' / 3.0 x 4 25

8' x 12' æ

 Dual - Octagon

 ft.
 /
 m.

 9.0' x 18.0'
 /
 2.75 x 5.4

 11.0' x 22.0'
 /
 3.4 x 6.8

**ft.** 8.0' × 16.0' 10.0' × 20.0' 12.0' × 24.0'

Dual - Square

Э.

13' x 26.0 / 4.0 x 7.9

/ 3.65 x 7.4 / 3.0 x 6.0 / 2.4 × 4.9

> 20'x14' / 60x4.25 16' x 12' / 4.9 x 3.65 Dual - Rectangle ft. / m.

13.0'x 26.0' / 4.0 x 8.0

Rectangle / m. / 2.45 x 3.65

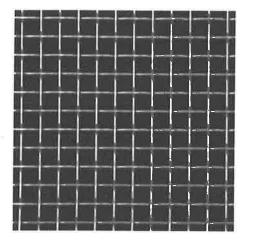
13.0' / 4.0

13.0' / 4.0





PAGE 1 OF 1



## McNICHOLS® WIRE MESH

Designer Mesh, TECHNA<sup>™</sup> 8168, Carbon Steel, Cold Rolled, Woven - Flat Top Weave, 74% Open Area

**MCNICHOLS**<sup>®</sup> Wire Mesh, Designer Mesh, TECHNA<sup>™</sup> 8168, Carbon Steel, Cold Rolled, Mill Finish, Woven - Flat Top Weave, 74% Open Area

**ITEM** 3681680048 - 48" x 96"

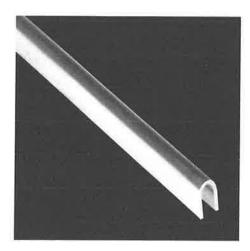
## **ITEM SPECIFICATIONS**

Item Number Product Line Designer Type Construction Type Series Name Series Number Primary Material Alloy, Grade or Type Material Finish Weave Type Percent Open Area Weight Product Form Sizes (Width x Length) 3681680048 Wire Mesh Designer Mesh Designer Woven TECHNA<sup>™</sup> 8168 Carbon Steel (CS) Cold Rolled (CR) Mill Finish Woven - Flat Top Weave 74% 1.70 Lbs./Square Foot Sheet 48" x 96"





PAGE 1 OF 1



## McNICHOLS® ACCESSORIES

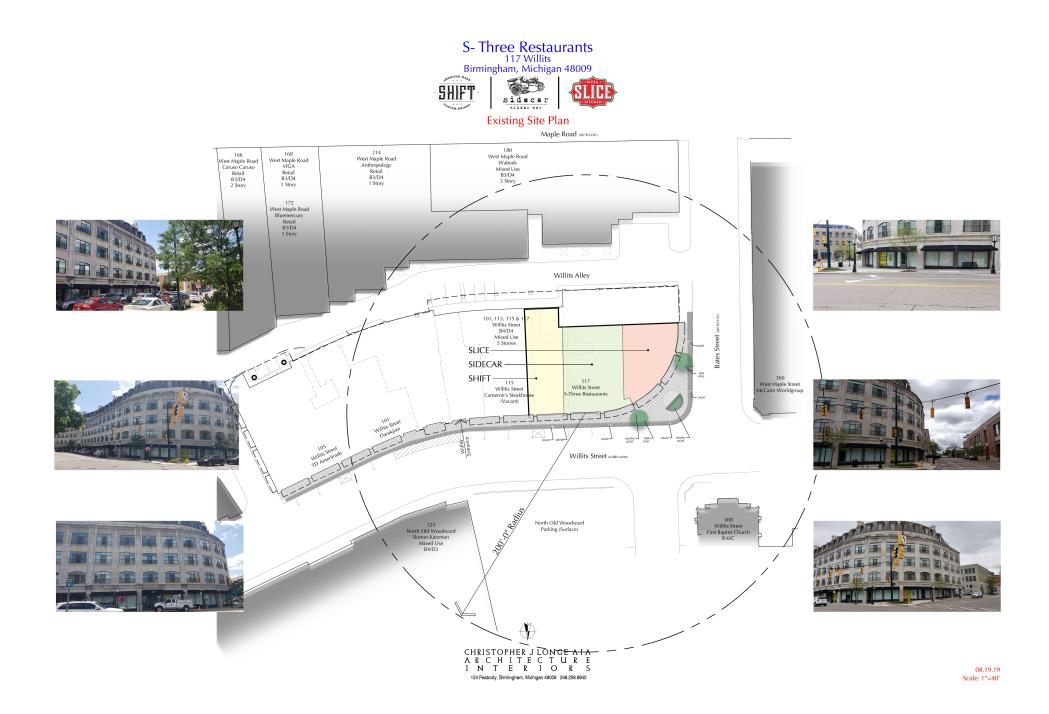
U-Edging, Carbon Steel, Hot Rolled, 14 Gauge (.0747" Thick), Type 401 U-Edging (1/4" Opening x 1" Width)

**McNICHOLS**<sup>®</sup> Accessories, U-Edging, Carbon Steel, Hot Rolled, Mill Finish, 14 Gauge (.0747" Thick), Type 401 U-Edging (1/4" Opening x 1" Width), Used to Frame the Edges of Carbon Steel Perforated Metal, Expanded Metal and Wire Mesh

**ITEM** 4001440110 - 1" x 120"

## **ITEM SPECIFICATIONS**

Item Number	4001440110
Product Line	Accessories
Accessory Type	U-Edging
Primary Material	Carbon Steel (CS)
Alloy, Grade or Type	Hot Rolled (HR)
Material Finish	Mill Finish
Gauge/Thickness	14 Gauge (.0747" Thick)
Accessory Profile	Type 401 U-Edging (1/4" Opening x 1" Width)
Opening (Clear Space)	1/4"
Width	1"
Length	120"
Compatible With	Used to Frame the Edges of Carbon Steel Perforated Metal, Expanded Metal and Wire Mesh
Weight	0.35 Lbs./Linear Foot
Product Form	Piece
Sizes	1/4" Opening x 1" Width x 120" Length (Cut Lengths Available)

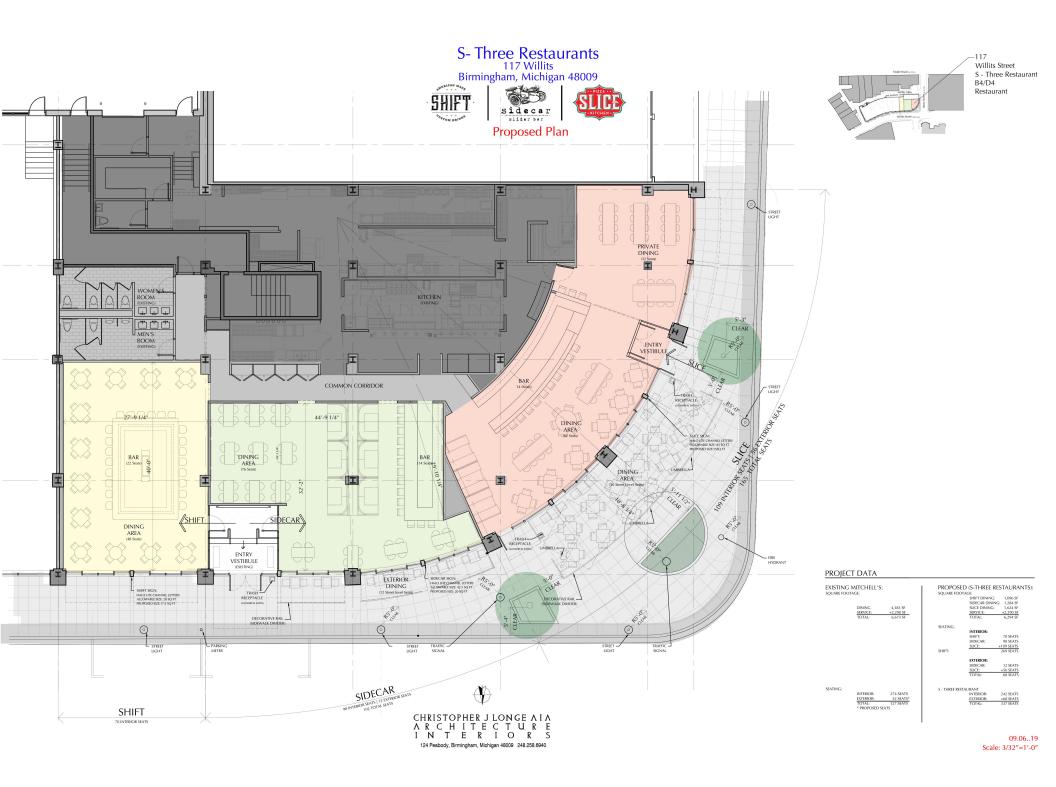


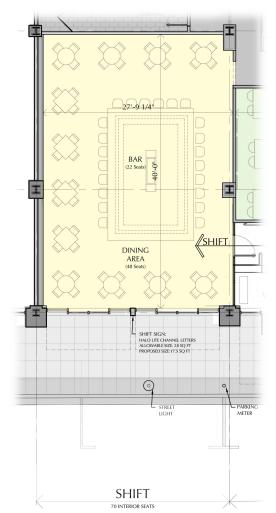














AN MADE -767

SHIFT

COSTOM DRINKS

interior inspiration





SLICE

S- Three Restaurants 117 Willits Birmingham, Michigan 48009

THE ST

sidecar

slider bar

Enlarged Plan

interior inspiration



interior inspiration

Shift Hours of Operation: Indoor: Shift 4pm - 2 am

## Shift Menu



- e HEIRLOOM BEAN HUMMUS
- e TEMPURA FRIED ASPARAGUS

- BAHN MI SUMMER ROLLS
- smoked tofu, pickled veg
  \$
  16

- IMPOSSIBLE BURGER

#### SEA & STREAM

- TUNA TARTARE TACOS
- 16
   LOBSTER CEVICHE
- coconut millk, basil, ginger, tomato, sweet pc
  \$
  24
- gluten free
   TODAY'S OYSTERS

#### RANGE & PASTURE

- 5 16
   CHAR SUI PORK STEAMED BUNS

- bink of role of the second of the secon
- SUMMER BURRATA
- Sommer Donto
  fresh pea, comp
  \$
  19
- MAC & CHEESE CARBONARA
- egg yolk, pecorino, smoked maitake, fresh pea \$
  20

- chips \$ 18
- SWEETS BEIGNET
- GRASSHOPPER ESKIMO PIES

- TODAY'S ICE CREAM OR SORBET daily ro • \$ • 5

09.06.19 Scale: 1/8"=1'-0"





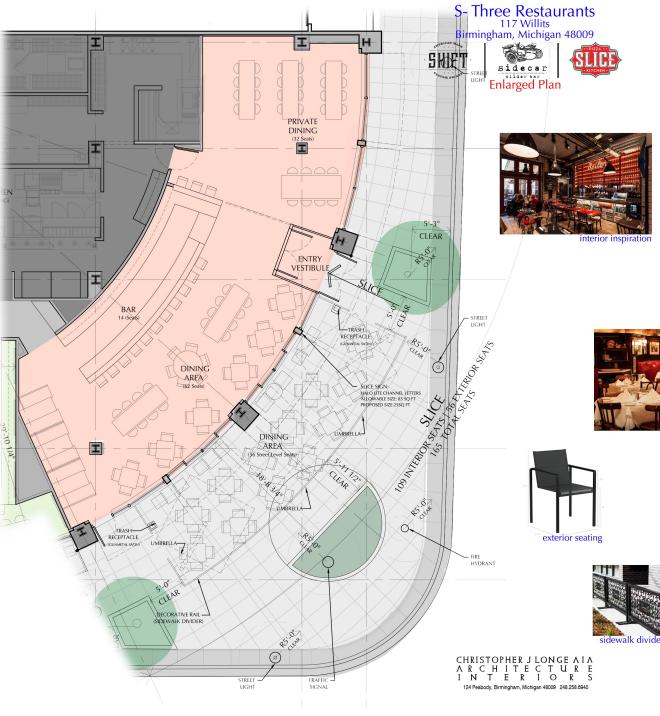
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09.06.19 Scale: 1/8"=1'-0"



exterior inspiration



interior inspiration



Slice Hours of Operation: Indoor: Shift 11am - 2 am | Outdoor 11am - 12am

PIZZA n, Fennel, & Swe

PIZZAZI PIZZA3: PIZZA4: PIZZAS Meatballs, Sweet Per

PIZZA6: D17747

PIZZA8: Poached Egg. Serrano Ham, Spinach, Grilled

PIZZATO: Reasted

PIZZA ITEMS: PROTEINS: Peppero

ROASTED VEGETABLE PATE: Roaster alian Sausage, Serran moetta, Smoked Chic anthalle Deer Summer Squash, Zu SUPPLI: Classic roman risotto balls filled with a blend. Acc

nd of Pork. Be

WCW: World Class Wings hit with y Spicy, a l'Orange, or Mhai Thai.

MEATBALLS: Custom in house ble Lamb with basic roasted garlic sau

SALAD

FARRO: Farro, Syria dried tomato, feta, o

PANZANELLA

B'HAM: We

SIDES

BUFFALO MOZZARELLA GRATIN: House buffal

mozzarella baked with fresh focaccia breado Topped with giant caper berries, wild raw ho and evoo.

HOUSE SALAD: Iceberg & Romaine, Olives Carrots, Tomatoes, Cucumber,

SEXY CHICKEN CAESAR: Sous vide chi

ANTIPASTO: Mixed greens, Green

GNOCCHI: Potato dumplines, butter, Fresh

ROASTED VEGGIE DIP: Roasted egg plant, red

POLENTA CUCCIOLA: Polenta dumplings dee

HOUSE BREAD: Bread Sticks with parm, basil,

adella Giar

GIADDINIEDA, Mirad aliver

thyme, and garlie ANTIPASTO: Serrano Ham, Mortadella, G Tomatoes, Olives, Buffalo Mozzarella, Aricl

Burnt Onion Onions, Arti Cauliformar SAUCE: Red Tomat Speziata Red Tomat Roasted Vegetable, ns, Bell ms. CRUST: Tradit

PIZZA BOARDS Pizza for em

#### HOUSE SPECIALS

BUCATINI: Bucatini pasta HAM AND CHEESE BAKED ZITI: Ital CHICKEN AVOCADO CLU

MUFFULETTA: Mari

EGGPLANT PARMI Egg

CAPRESE: Tomato, b

atballs, Marinara, Buffalo uzarella, Herberl Dirotta

MEATBALL: H

GRILLED CHEESE, Bu

m, Swiss Cheese,

LEMONCELLO CHICKE

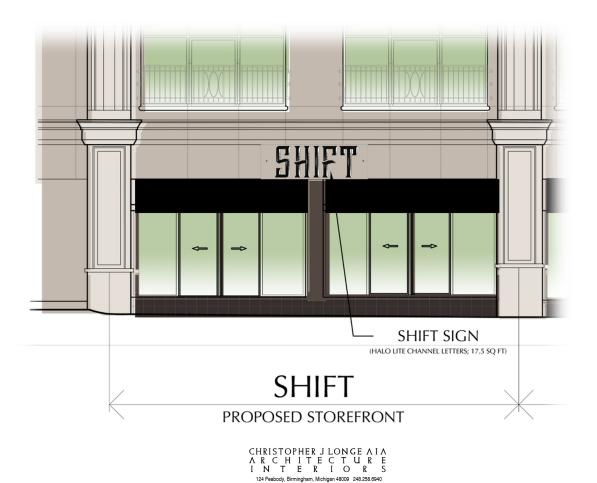
COULOTTE STEAK



exterior dining umbrella



Proposed Enlarged Shift Elevation

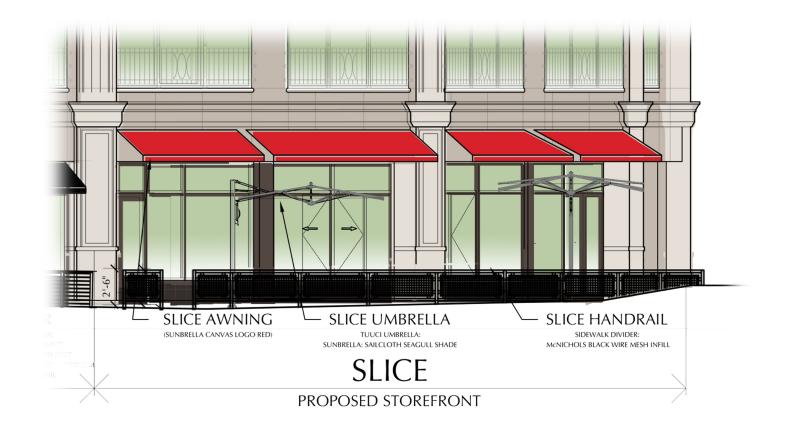












 CHRISTOPHER J LONGE AIA

 A R C H I T E C T U R E

 I N T E R I O R S

 124 Peabody, Birmingham, Michigan 48009









 CHRISTOPHER J LONGE AIA

 A R C H I T E C T U R E

 I N T E R I O R S

 124 Peabody, Birmingham, Michigan 48009



## **Administrative Sign Approval Application Planning Division**

Form will not be processed until it is completely filled out

### 1. Applicant

	11000
Name: SIGN FABRICATORS	Name:
Address: 43984 GROPSbeck Muy	Addres
Clinton Tup MI 48036	
Phone Number: 586 493 - 0502	Phone
Fax Number:	Fax Nu
Email: Propason & ston foherce hers	t com Email:

### 2. Applicant's Attornev/Contact Person Name: 11

	IC	30	V	I	
	SEP	09	2019	Ľ	
соммал		RMINO	HAM	TMENT	
IA		ŋ		Y/E	
		-	61	A14-	0150

### Property Owner

Address:	
hone Number:	
ax Number:	
mail:	

2. Applicant's Attorney/Contact Person	Floject Designer
Name: Timothy Millor - Cons Mercop	SName: SAME
Address: 4040 Ment Conners y Dame	Address:
shelby trup me 483/6	
Phone Number: 248 670 1538	Phone Number:
Fax Number:	Fax Number:
Email: Trothy & Ctclop, com	Email:
/	
3. Project Information	
Address/Location of Property: 123 W. Maple	Name of Historic District site is in, if any:

**Droject Decim** 

Date of HDC Approval, if any:

Date of Final Site Plan Approval:

Date of Revised Final Site Plan Approval:

Date of Application for Preliminary Site Plan:

Date of Application for Final Site Plan:

Date of Preliminary Site Plan Approval:

110000	ion or rrope			100,	Juniprie
Name of Deve	lopment:	Fab	1sile	-	
Parcel ID #:	08-9	9-0	1-80	10-	174

Current Use: Area in Acres:

B-4- Historical Current Zoning:

### 4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- Digital Copy of plans

## 5. Details of the Request for Administrative Approval

6.	Location	of Pro	posed	Sigņs	
	Fro	JT	OF	Build	1 wo

7. Type of Sign(s) Wall:		Canopy: Building Name:	
Projecting:		Post-mounted Projecting:	
	DECE SEP 0	9 2019	1
	CITY OF BIRN COMMUNITY DEVELOPN	AINGHAM MENT <b>DEPARTMENT</b>	

8. If a wall sign, indicate wall to be used: Front:	Rear:
Left side:	Rear: Right side:
9. Size of Sign $(1)$ Width: $97.5$ Depth: $5$ Height of lettering: $25.5$ $20$	Height: 2525" Total square feet: 17.26
<b>10. Existing signs currently located on property</b> Number:	Type(s): Total square feet:
<b>11. Materials/Style</b> Metal:         Plastic:         Color 1(including PMS color #):         Materials/Style         Additional colors (including PMS color #:	Wood: Glass: Color 2 (including PMS color #)
12. Sign(s) Read(s): Fab'rik	
<b>13. Sign Lighting</b> Type of lighting proposed:         LED         Size of light fixtures (LxWxH):	Number proposed: Height from grade:
Maximum wattage per fixture: Location:	Proposed wattage per fixture:
<b>14. Landscaping (Ground signs only)</b> Location of landscape areas:	Proposed landscape material:
The undersigned states the above information is true and the applicant to advise the Planning Division and / or Buil site plan. Signature of Applicant: $\sum_{i \leq i \leq m} M_i \dots M_i$	ding Division of any additional changes to the approved
Application #: PARI9 - 6150 Date Received:	

.

9/10/19

Date of Approval:\_

Date of Denial: N/A Reviewed by:

2



## CONSENT OF PROPERTY OWNER

\_\_AND COUNTY OF \_, OF THE STATE OF \_\_\_\_\_ DEALIS STATE THE FOLLOWING: Road

That I am the owner of real estate located at 1.

P

That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: 2. 5

(Name of applicant)

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

Birmingham. Dated:

ofiktis ease Print Owner's Name

**Owner's Signature** 



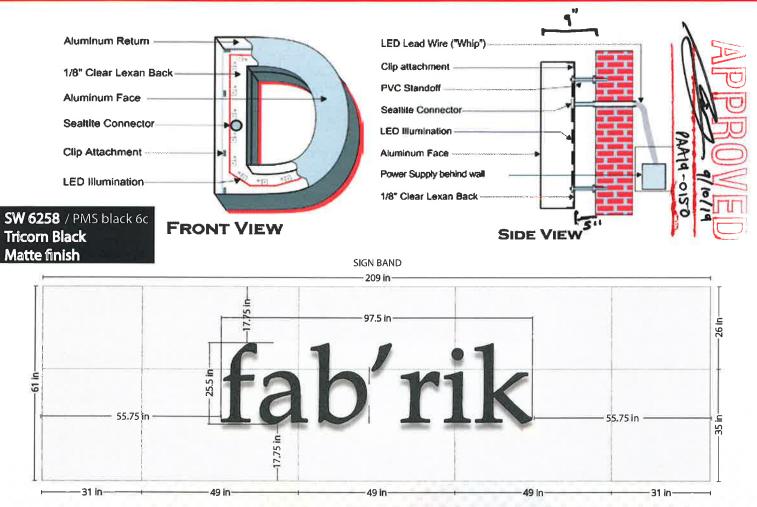
# timothy a curbappealconceptsinc.com

phone 248-670-1538

## FORDA

OME





fra

- Custom welded metal letters painted SW 6258 Tricorn black with matte finish - Halo-lit with white LEDs

Stud-mounted to building facade
 17.3 sqft

ARTWORK TLM DATE 9/9/2018 VERSION 4

EXTERIOR ELECTRONIC MESSAGE CENTERS + INTERIOR LED DISPLAYS + DESIGN + MANUFACTUR	• SERVICE & INSTALLATION • PROJECT MANAGEMENT • SIG	IN SOLUTIONS FOR ALL INDUSTRIES
PREPARED FOR fab'rik		
	CLIENT APPREVAL SIGNATURE	DATE



## Timothy Muller Limothy excledition 248-670-1538

## SERIOUS IMPACT, AFFORDABLE SOLUTIONS.

1040 MONTGOMERY DRIVE • SHELBY TOWNSHIP, MI 18316

## WWW.CACLED.COM

## **EXISTING BUILDING FRONTAGE**

View from west

View from east



## FRONT VIEW OF BUILDING FROM DISTANCE



17' 5" frontage







## Administrative Sign Approval Application **Planning Division**

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Signtext Inc. Address: 24333 Incoplex circle Farmington Hills MI,48335

Phone Number:	(248)442-9080	
Fax Number:		
Email:		

## 2. Applicant's Attorney/Contact Person

Name: Jason Gellner Address: 24333 Indoplex circle Farmington Hills MI, 48335

Phone Nu	mber:	(810)333-0856	
Fax Num	ber:		
Email:	Jason@	signtext.com	

### 3. Project Information

Address/Location of Property: \_\_148 Pierce St. Birmingham MI

Name of Development:	
Parcel ID #:	
Current Use:	
Area in Acres:	
Current Zoning:	

### 4. Attachments

- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples
- · Digital Copy of plans

## 5. Details of the Request for Administrative Approval

Property Owner	
Name:	
Address:	
Phone Number:	
Fax Number:	
Email:	

### **Project Designer**

Name: Address:

Phone Number: Fax Number: Email:

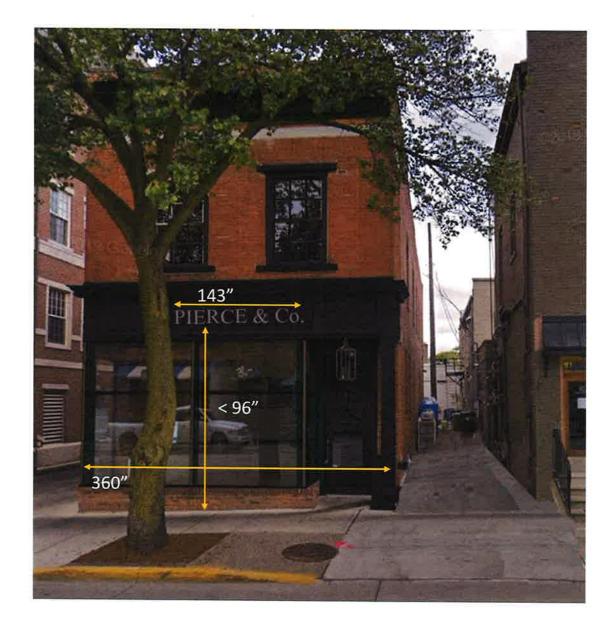
Name of Historic District site is in, if any:
Date of HDC Approval, if any:
Date of Application for Preliminary Site Plan:
Date of Preliminary Site Plan Approval:
Date of Application for Final Site Plan:
Date of Final Site Plan Approval:
Date of Revised Final Site Plan Approval:

무 1

6. Location of Proposed Signs Storefront			Receip Amount
7. Type of Sign(s) Wall: 14"(h) x 1"(d) brushed aluminum letters	Canopy:	and Later	t 504920 \$100.00
Ground: Projecting:	Building Name: Post-mounted Projecting	ng:	

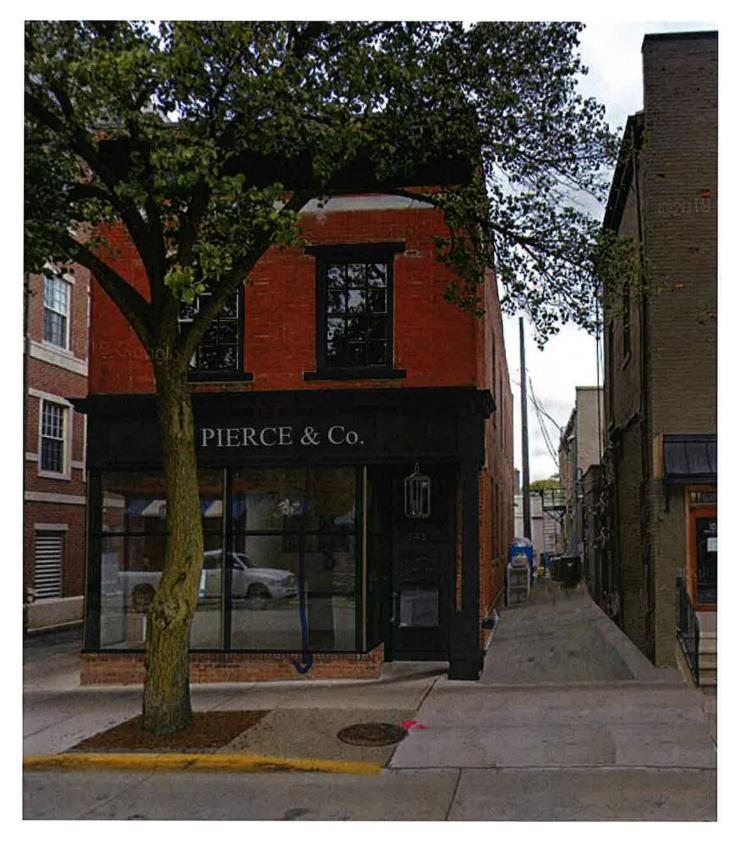






Letter Height 15"

# PIERCE & Co. EXTERIOR RENDERINGS OPTION A-1



A O ANNA OWEN

VI. Signature

I HERESY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. I FURTHER EXPRESSLY GRANT TO THE CITY OF BIRMINGHAM, IN ADDITION TO ANY APPLICABLE LAW, PERMISSION FOR BUILDING, ENGINEERING, AND PLANNING PERSONNEL TO ENTER UPON THE SUBJECT PREMISES FOR THE PURPOSES OF CONDUCTING SUCH INSPECTIONS AS SAID DEPARTMENTS DEEM APROPRIATE. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT	TYPE OR PRINT	QATE
1 1 0		
SIGNATURE OF PROPERTY (OWNER (Required)	TYPE OR PRENT R Sobelton	5/21/19
SIGNATURE OF OWNER'S AGENT (Permit Holder)	TYPE OR PRINT	DATE

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

VII. Department Use Only			
FEE DESCRIPTION	AMOUNT		TOTAL
PLAN REVIEW	S		
SITE EVALUATION	S		
		PLAN REVIEW TOTAL	5
PERMIT FEE	5		
CONSTRUCTION BOND of a2 of a4 of	S		
POOL BOND	\$ 1,000.00		
WINDOW REPLACEMENT BOND	\$ 500.00		
METER SIZE c 5/8" a 3/4" a 1" a 1.5" a 2" a other	\$		
WATER FOR CONSTRUCTIONS 5/8" 0 3/4" 0 1" 0 1.5" 0 2" o other	\$		
TRENCH MAINTENANCE	S		
SEWER BOND	5		
WATER INSPECTION	S		
SEWER INSPECTION	S		
STOP BOX	5		
STOP BOX BOND	S		
CONTRACTOR REGISTRATION	\$ 25.00		
		TOTAL FEES DUE	5
VIII. Department Use Only			
USE GROUPA	CTUAL CONSTRUCTIO	N VALUE S	
TYPE OF CONSTRUCTION A	CTUAL PLAN REVIEW I	FEE \$	
SQUARE FOOTAGE	AGTUAL PERMIT FEES S		
APPROVAL SIGNATURE			
TITLE	DATE		



### **Administrative Sign Approval Application Planning Division**

Form will not be processed until it is completely filled out

Fast signs 33322 woodw Birmingham 48 248-642-99 212@fastsigns

	1. Applicant ,	
rd	Name: Steele Angel	
	Address: 150 Maple Road	
29	Birmingham, MI 48009	
	Phone Number: 303 842 9530	
1	Fax Number:	
	Email: wendya.van@gmail.com	

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

Name:	Wendy Van Alstyne	
Address:	150 Maple Drive	
	Birmingham, MI 48009	
Phone Nu	imber: 303 842 9530	
Fax Num	ber:	
Email:	wendya.van@gmail.com	

#### 1521 Syracuse St Denver, CO 80220 none Number 30 434 4595

Address:

**Project Designer** Name: Industrial Luxury Inc

December Original

T HOHE 140	anoer.	2012112	
Fax Num	ber:		_
Email:	pr@in	ndustrial-luxury.com	

3.	P	roje	ct Inf	ormat	ion

Address/Location of Property: 150 Maple Drive Birmingham, MI 48009

Name of Develo	pment:	
Parcel ID #:		
Current Use:	Commercial Retail	
Area in Acres:		
Current Zoning		

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

#### 4. Attachments

• Two (2) folded paper copies of plans

• Authorization from Owner(s) (if applicant is not owner)

· Material Samples

· Digital Copy of plans

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

Addition of 2 business identity signs applied to the front of the building. One wall-mounted sign consisting of stylized logo type made from laser-cut steel, blackened and sealed and offset from building surface by 2.5 inches. The letters encompass a space approximately 9'x2' but are not boxed. Second sign is a small, 2'x2' projecting wall sign with a secondary logo on two sides mounted to the building. Note: Area calculation per sign ordanance excludes ascenders and descenders on main logo.

#### 6. Location of Proposed Signs

Main sign is located above the store entrance and centered in the existing sign area.

Secondary sign is projecting from structure to the left of the display window at 8' min height.

#### 7. Type of Sign(s)

Wall: Steel offset individual stylized letters	Canopy:
Ground:	Building Name:
Projecting: Steel and acrylic, unlit blade sign, square.	Post-mounted Projecting:



6

162569



	8.	lf a	wall	sign,	indicate	wall	to	be	used
--	----	------	------	-------	----------	------	----	----	------

Rear:	
Right side:	

#### 9. Size of Sign

Width: 8.75'		
Depth: 2.6"		
Height of lettering:	10"	

Height: 0.83'		
Total square feet:	7.38 sq ft.	

## 10. Existing signs currently located on property

Number:	None
Square fee	et per sign:

Type(s):	
Total square feet:	

#### 11. Materials/Style

Metal: Laser-cut hot rolled steel	Wood:
Plastic: 1/2" thick white acrylic backplane	Glass:
Color 1(including PMS color #):	Color 2 (including PMS color #)
Additional colors (including PMS color #:	

## 12. Sign(s) Read(s): "Steele Angel" and a secondary logo consisting of a combined S&A with the words "Steele Angel" below the main logo symbol

#### 13. Sign Lighting

Type of lighting proposed: Existing exterior sign lights pre-installed Number proposed:		
Size of light fixtures (LxWxH):	Height from grade:	
Maximum wattage per fixture:100	Proposed wattage per fixture: 20W LED	
Location: Existing downward-directed sign lights that	Style (include specifications): Contemporary goose-neck.	

were existing from previous tennant will be used to illuminate new sign. Blade sign is unlit. yie (metade specifications).

#### 14. Landscaping (Ground signs only) Location of landscape areas: Flower planters are proposed

Proposed landscape material:

below each front display window to be seasonally planted with perenials or annuals depending on season.

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. Date: 9/9/19 Signature of Applicant: Office Use Only ed: **999119** Fee: \$ 100 -2 Application #: PAA19-0152 Date Received: 9/13/19 N/A Date of Approval: Date of Denial Reviewed by: 2



#### **CONSENT OF PROPERTY OWNER**

I, LEVINSON - LEVIN PROVERTIES, LLC, OF THE STATE OF ME AND COUNTY OF (Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 150 W. MAPLE, BIENIXHAM, 45 49007 (Address of affected property)

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

(Name of applicant)

3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham. LEUN, 302 LEUN PROPERTIES, LLC

2019 Dated:

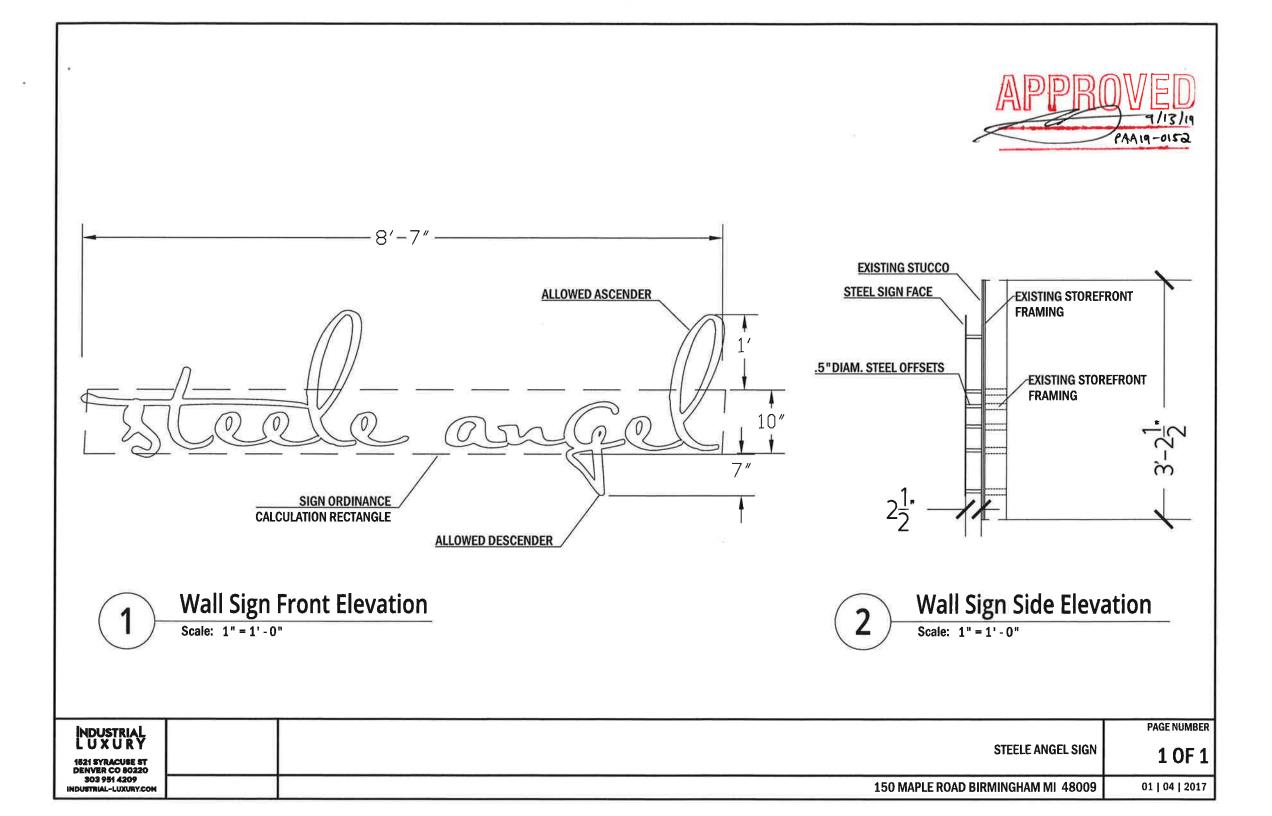
March C Le VINS DA) Owner's Name (Please Print)

Waved C Jurnmon Owner's Signature 173. TRUSTER CO-MANAGER

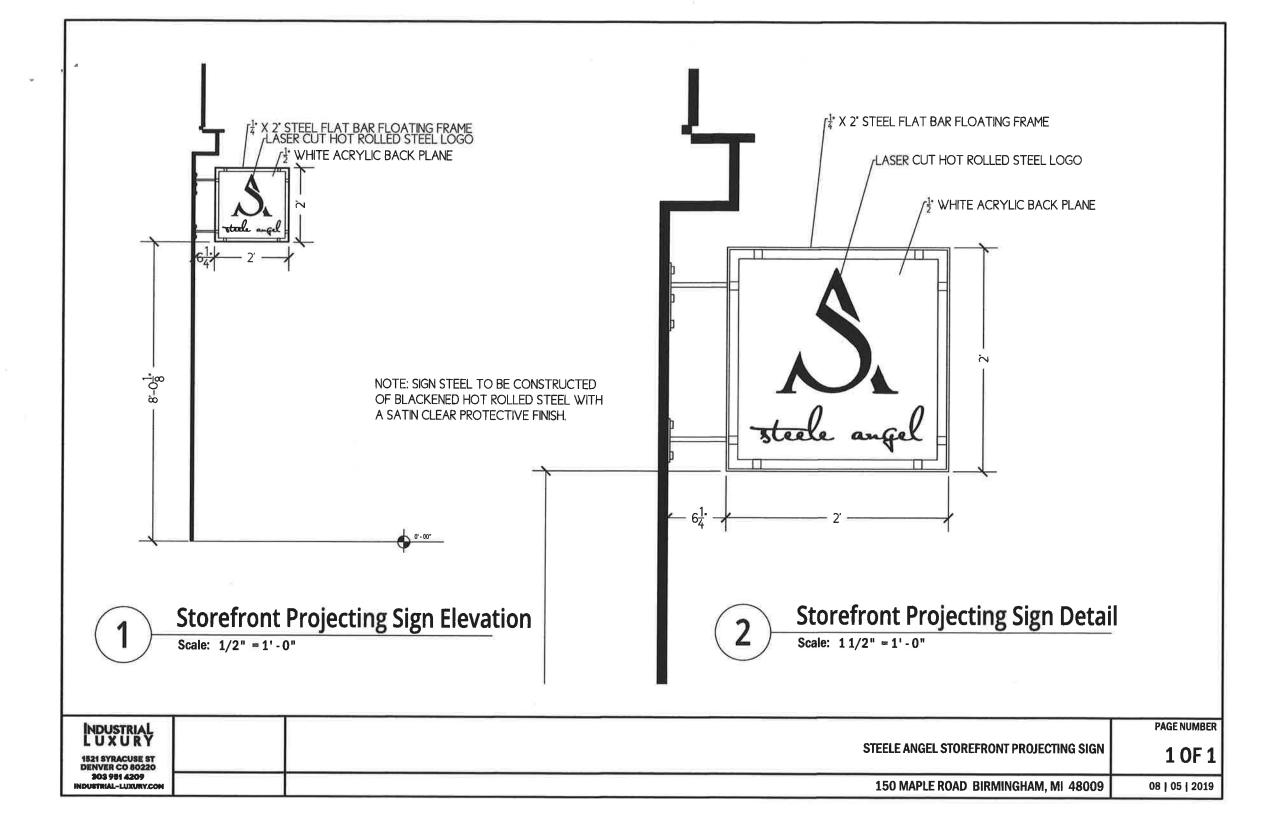
3



## STEELE ANGEL 150 MAPLE ROAD, BIRMINGHAM, MI STOREFRONT SIGN ELEVATION : OFFSET-MOUNTED BLACKENED STEEL









## Administrative Approval Application Planning Division

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

### 1. Applicant

Name: 277 DEVELOPMENT ASSOCIATES, LLC	
Address: 39400 WOODWARD AVE, SUITE 250	
Phone Number: (248) 644-7600	
Fax Number: (248) 644-7630	
Email Address: TANTONE@KOJAIAN.COM	

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

Name: TONY ANTONE / KOJAIAN MANAGEMENT CORPORATION

Address: 39400 WOODWARD AVE, SUITE 250

Phone Number: (248) 644-7600	
Fax Number: (248) 644-7630	
Email Address: TANTONE@KOJAIAN.COM	

### 5. Project Information

Address/Location of Property: 277 PIERCE STREET

Name of Development: KOJAIAN MIXED-USE	
Parcel ID#: 19-36-201-010	
Current Use: VACANT BUILDING	
Area in Acres: 0.111 ACRES	
Current Zoning: B-4 & D-4 OVERLAY	

### 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

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

## 2. Property Owner Name: 277 DEVELOPMENT ASSOCIATES, LLC Address: 394400 WOODWARD AVE, SUITE 250

Phone Number: (248) 644-7600	
Fax Number: (248) 644-7630	
Email Address: TANTONE@KOJAIAN.COM	

### 4. Project Designer/Developer

Name: SAROKI ARCHITECTURE

Address: 430 N. OLD WOODWARD AVE

Phone Number: (248) 258-5707 Fax Number: (248) 258-5515 Email Address: VSAROKI@SAROKIARCHITECTURE.COM

Name of Historic District if any: CENTRAL BUSINESS Date of HDC Approval, if any: 07/19/2018; 08/15/2018; 03/20/2019 Date of Application for Preliminary Site Plan: 03/10/2017 Date of Preliminary Site Plan Approval: 05/24/2017 Date of Application for Final Site Plan: 06/30/2017 Date of Final Site Plan Approval: 08/23/2017 Date of Revised Final Site Plan Approval: 07/25/2018; 02/27/2019

- 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

11 AM

1) The residential basement use has been removed from the plan. 2) Residential parking is accessed from the allay. This is not a new liam or has it changed from the original approved plan. 3) Signage has not been determined at this time, but will be submitted for approval when determined. 4) a. The RTU's have been added to the roof plan to show that they are all within the roof screen area and not visible form the street. b. A metal guardrail was added to the roof plan to show that they are all within the roof screen area and not visible form the street. b. A metal guardrail was added to the roof op near the roof hatch. It was required by code due to the proximity of the hatch to the parapet. It will be a painted galvarized metal. The elevator overnun is shown on the roof top. It DOES NOT extend past the parapet height. The garage door was changed from solid metal to a enodized eluminum and frosted glass, c. The street trees have been revised to show only three. Two along Memil and one on Plarce Street.

The undersigned states the above information is true and correct, and und applicant to advise the Planning Division and/or Building Division of any a	derstands that it is the responsibility of the R R R C ditional changes to the approved site plan.
Signature of Applicant:	_Date: ALB . 2017 0016
Application #: PARIA -0143 Date of Approval: 9/3/19 Date of Denial: # N/N	_ Fee: <b>\$ 100.00</b> _ Reviewed By: <b>\$</b>

City of Birmingham

## CONSENT OF PROPERTY OWNER I, Anthony G. Antone, of the state of Michigan and (Name of Property Owner) COUNTY OF OALLAND, STATE THE FOLLOWING:

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

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

Birmingham by: \_\_\_\_\_; (Name of Applicant)

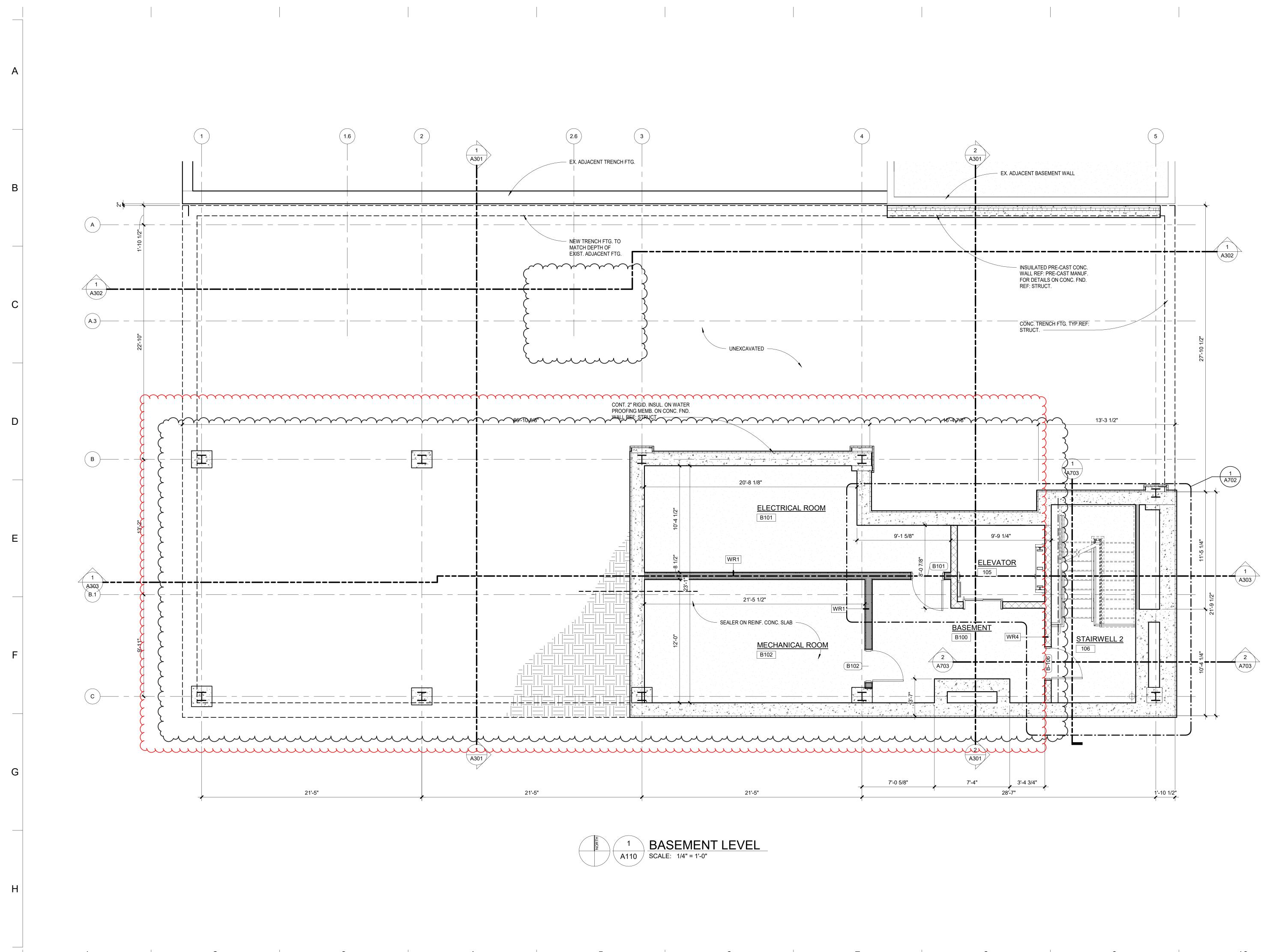
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of

Birmingham.

277 DEVELOPMENT ASSOCIATES, L.L.C., a Michigan limited liability company

By: 277 Development Associates-MM, Inc., a Michigan corporation Its: Manager

Manager By: Anthony G. Antone, Esq. Its: Vice President Date:





# SAROKI ARCHITECTURE

430 N. OLD WOODWARD BIRMINGHAM, MI 48009 P. 248.258.5707 F. 248.258.5515 SarokiArchitecture.com

## **Project:**

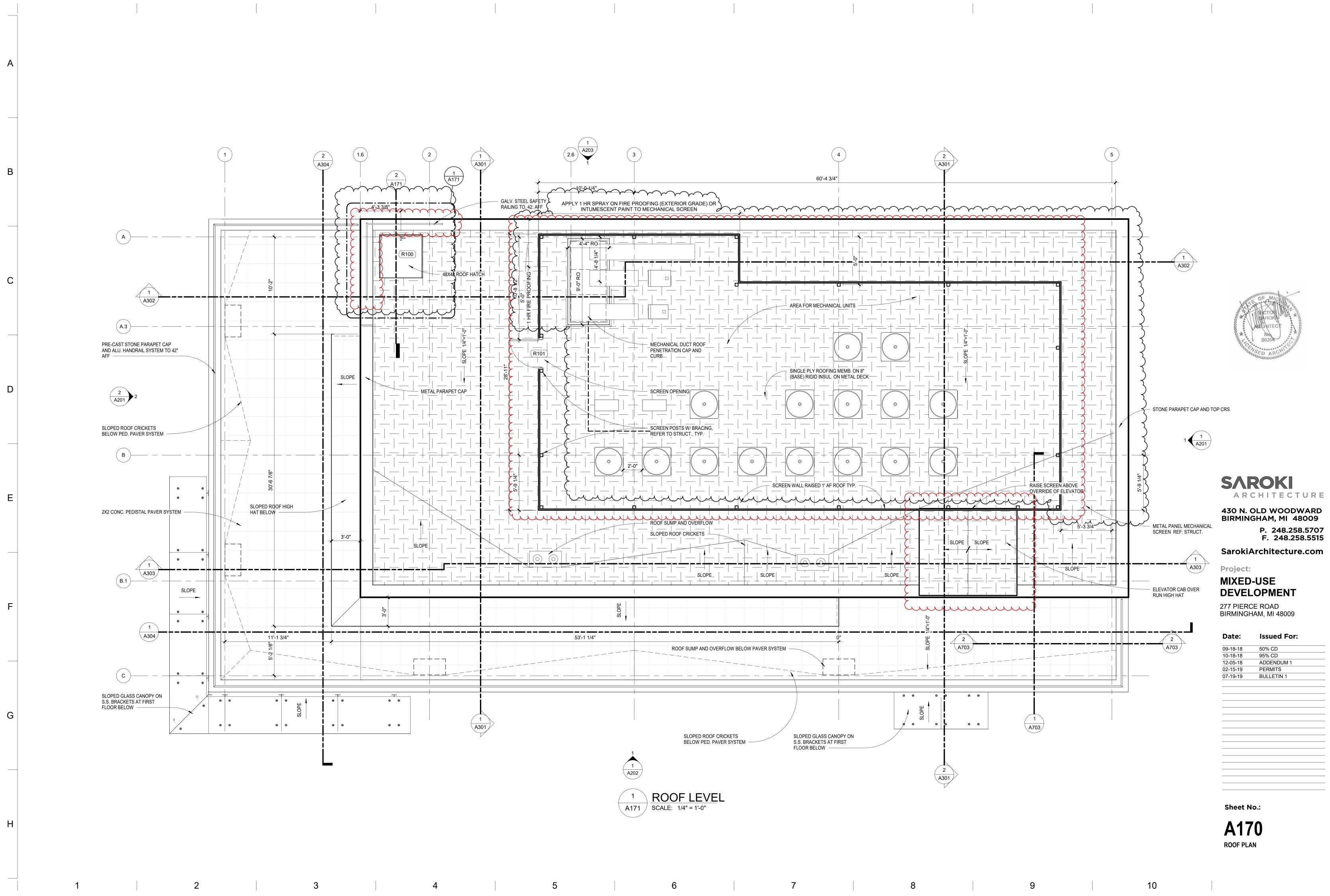
## **MIXED-USE** DEVELOPMENT

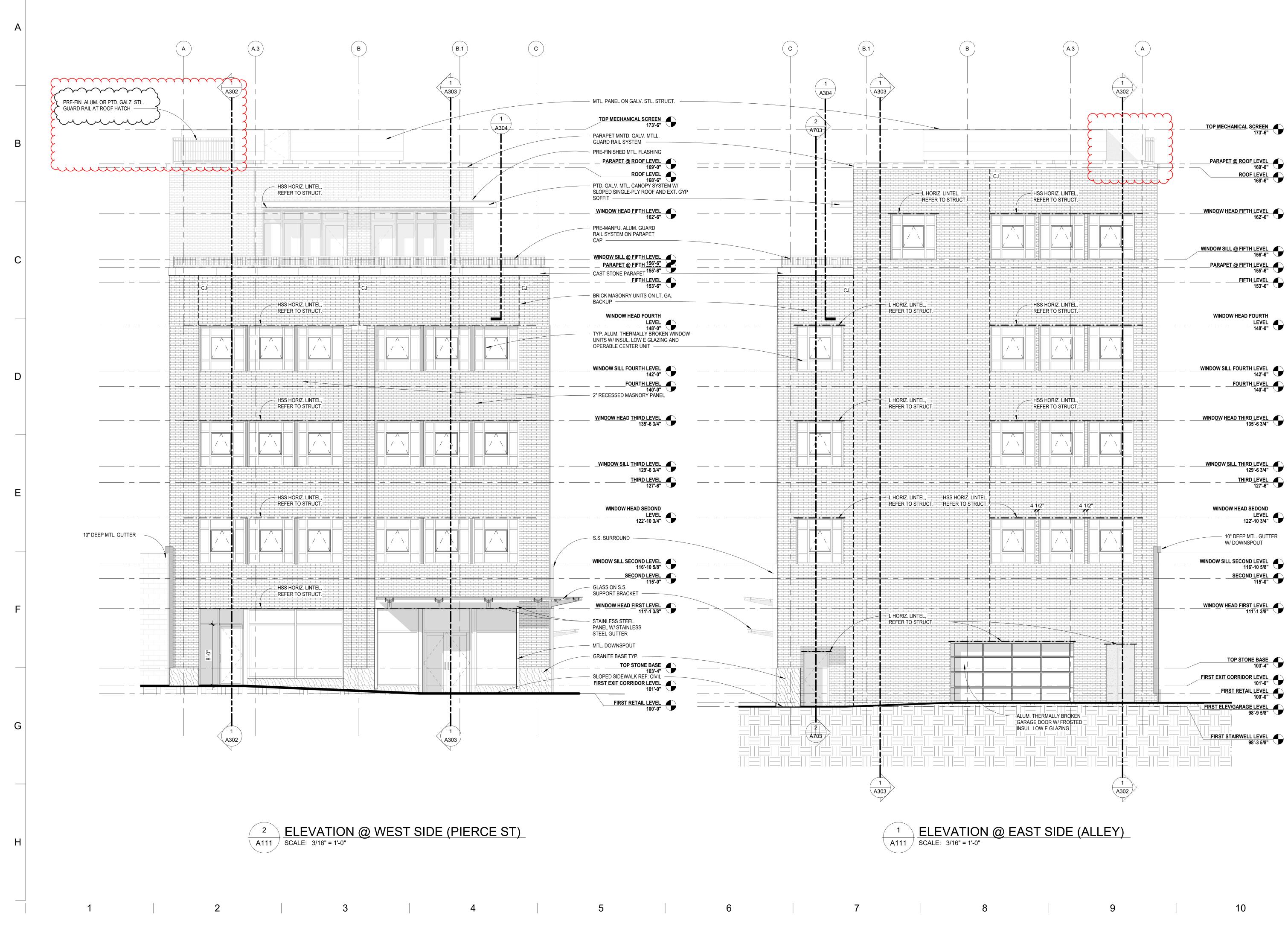
277 PIERCE ROAD BIRMINGHAM, MI 48009

Date:	Issued For:
09-18-18	50% CD
10-18-18	95% CD
12-05-18	ADDENDUM 1
02-15-19	PERMITS
07-19-19	BULLETIN 1

Sheet No.:

A110 BASEMENT FLOOR PLAN





BRICK WALL LEGEND

A) PBC, FLASHED RED VELOUR, GREY MORTAR B) YHB, FLASHED MANGANESE VELOUR, GREY MORTAR

C) GRANITE BASE, BLACK, HUNTINGTON BRUSHED. DWYER MARBLE AND STONE



**SAROKI** ARCHITECTURE

430 N. OLD WOODWARD BIRMINGHAM, MI 48009 P. 248.258.5707 F. 248.258.5515 SarokiArchitecture.com

**Project:** 

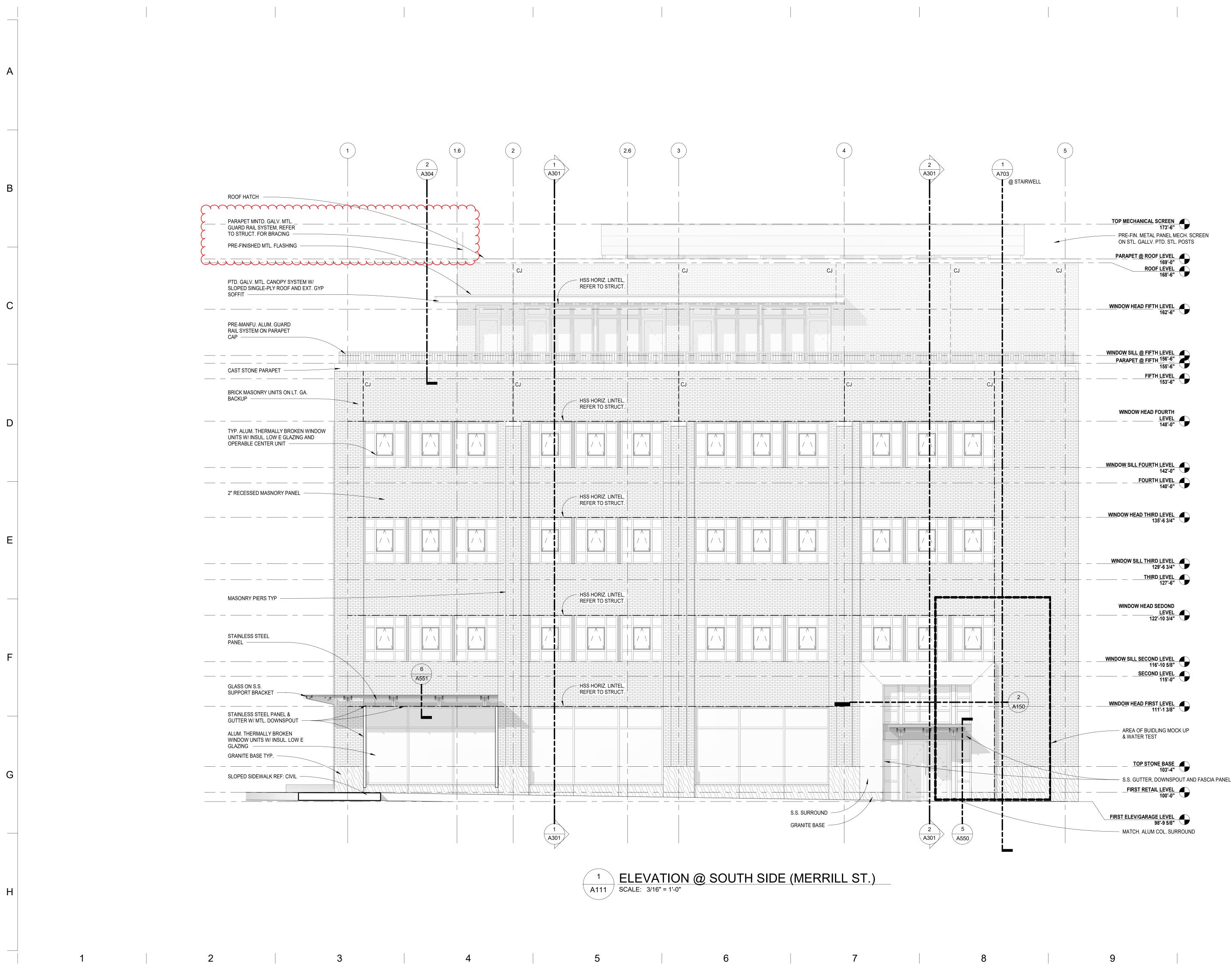
## MIXED-USE DEVELOPMENT

277 PIERCE ROAD BIRMINGHAM, MI 48009

Date:	Issued For:	
09-18-18	50% CD	
10-18-18	95% CD	
12-05-18	ADDENDUM 1	
02-15-19	PERMITS	
07-19-19	BULLETIN 1	

Sheet No.:

A201 **EXTERIOR ELEVATIONS** 



1

## BRICK WALL LEGEND

A) PBC, FLASHED RED VELOUR, GREY MORTAF B) YHB, FLASHED MANGANESE VELOUR, GREY MORTAR

C) GRANITE BASE, BLACK, HUNTINGTON BRUSHED. DWYER MARBLE AND STONE



## **SAROKI** ARCHITECTURE

430 N. OLD WOODWARD BIRMINGHAM, MI 48009 P. 248.258.5707 F. 248.258.5515 SarokiArchitecture.com

## **Project:**

**MIXED-USE** DEVELOPMENT 277 PIERCE ROAD BIRMINGHAM, MI 48009

Date:	Issued For:
09-18-18	50% CD
10-18-18	95% CD
12-05-18	ADDENDUM 1
02-15-19	PERMITS

Sheet No.:

A202 EXTERIOR ELEVATIONS

9

1.	Administrative Approval Application Planning Division Form will not be processed until it is completely filled out. Address: 1920 Codyne ct. Phone Number: 1248 1292 - 505 1 Fax Number: 248 1292 - 505 0 Email Address: damet 10 getta . Com	
3.	Applicant's Attorney/Contact Person       4. Project Designer/Developer         Name:       Jeanne       Name:         Address:       1920       Opdave Ct       Suite 100         Phone Number:       (Outs)       1920       Fax Number:         Fax Number:       (Outs)       1920       Fax Number:         Email Address:       Com       Email Address:       Email Address:	
5.	Project information         Address/Location of Property: 200 warren ct         Name of Historic District if any:         Date of HDC Approval, if any:         Date of Application for Preliminary Site Plan:         Date of Application for Preliminary Site Plan:         Date of Application for Final Site Plan:         Date of Application for Final Site Plan:         Date of Preliminary Site Plan:         Date of Revised Final Site Plan Approval:         Date of Revised Final Site Plan Approval:	
6.	<ul> <li>Required Attachments</li> <li>Warranty Deed with legal description of property</li> <li>Authorization from Owner(s) (if applicant is not owner)</li> <li>Completed Checklist</li> <li>Material Samples</li> <li>Specification sheets for all proposed materials, fixtures, and/or mechanical equipment</li> <li>One (1) digital copy of plans</li> <li>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</li> <li>Photographs of existing conditions on the site where changes are proposed</li> </ul>	
2 2 3 3	Details of the Request for Administrative Approval <u>Pleplacement of 2 Side Doors per contract and pretives</u> 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.	CITY O Date O Ref OO Receip Amount
1	Signature of Applicant: Application #: <u>PAALA-OLS6</u> Date of Approval: <u>9120119</u> Date of Denial: <u>N/A</u> Date Reviewed By: Date of Denial: <u>N/A</u> Date State of Denial: <u>N/A</u> Date State of Denial: <u>N/A</u> Date State of Denial: <u>N/A</u>	F BIRMINGHAM 9/20/2019 10 162928 t 505286 \$100.00

ż



### CONSENT OF PROPERTY OWNER

I, <u>Stephen Smith</u> , OF THE STATE OF <u>Michigan</u> AND
COUNTY OF STATE THE FOLLOWING:
1. That I am the owner of real estate located at <u>300 Warmer</u> C <del>+</del> (Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: <u>Pella Wirdiows and Doors</u>; (Name of Applicant)

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

Birmingham.

Name of Owner (Printed): Steph	ent. Smith	
Signature of Owner:	Sinth Date: 09	(16/2019



## **Contract - Detailed**

Fax:

Phone:

Sales Rep Name:McLean, RyanSales Rep Phone:248-303-5387Sales Rep Fax:mcleanrm@pella.com

Customer Information	Project/Delivery Address	Order Information
Stephen Smith 300 Warren Ct	Smith,Stephen,2355189 300 Warren Ct	Quote Name: Side Doors
BIRMINGHAM, MI 48009-3302 Primary Phone: (313) 7179735 Mobile Phone: Fax Number: E-Mail: Great Plains #: Customer Number: 1009257760 Customer Account: 1005344312	Lot # Birmingham, MI 48009-3302 County:	Order Number:742VRM069Quote Number:11655350Order Type:Installed SalesPayment Terms:INSTALLTAXQuoted Date:7/31/2019

Line #	Location:		Attributes				
10	Side Door 1		Architect, Entry Door Inswing, White, 5 1/16"		Item Price	Qty	Ext'd Price
					\$6,137.69	1	\$6,137.69
			1: Entry Door				
0.	1.5	PK#	Unit Type: Right Inswing, Standard Sill, No Fire Rating, No Fire Rating				
		2042	Dimension Options: Cut Down, 1 1/2"				
1			General Information: 6 3/8", 1 5/16", 5 1/16" Panel Style: Craftsman Light				
10			Glass: Tempered Low-E Air Filled				
Viewe	d From Exterior		Grilles: Simulated Divided Light, 1 5/8" Contour, Match Interior Panel Finish, Match Ext	erior Panel Fir	nish, Traditional, Typical <mark>, 3, 2</mark>		. λ
VIEwe	u FIUIII Exterior		Panel Selection: Hemlock, Painted, White, Painted, White Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standard Endu		Mand Million		
			Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sensor, No	Handle Set. A	Juminum Adjustable Polishe	Chrome	
			Sill			a oni onic,	
			Unit Accessories: No Dentil Shelf, No Bang Panel				
			Performance Information: U-Factor 0.21, SHGC 0.09, VLT 0.15, CPD PEL-M-174-02 DP Rating 30, Year Rated 08	418-00001, Ca	alculated Positive DP Rating	30, Calcula	ted Negative
							N
							-N
			INSTARDETR900009 - Additional Labor (Per Hour)	Qty	2		→
				•			21
			QUOMATDETM040100 - Coil (LF)	Qty	20		
			INSTARDETR900090 - Entry Door LF Installation - Standard	Qty	20		00
			INSTARDETR900100 - Header/Jack Stud Modification	Qty	1		4
							6 0

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Custom	ier: Stephen Sr	nith	Project Name: Smith, Stephen, 2355189	Order Nun	nber: 742	VRM069 Quote	Number:	11655350
			QUOMATDETM010074 - PF Cove/Stop Pine or Oak	Qty	20			
			QUOMATDETM010202 - PF Interior Trim - ED FF (LF)	Qty	20			
ine #	Location:		Attribute	es				
5	Side Door 2		Pella Brand, Entry Door Inswing, White, 5 1/16"			Item Price	Qty	Ext'd Price
						\$4,744.20	1	\$4,744.20
Viewe	d From Exterior	<b>PK #</b> 2042	1: Entry Door Unit Type: Left Inswing, Standard Sill, No Fire Rating, No Fire Rating Dimension Options: Cut Down, 1" General Information: 6 3/8", 1 5/16", 5 1/16" Panel Style: Flush Glazed Full Light Glass: Tempered Low-E Air Filled Grilles: Simulated Divided Light, 1 1/8" Contour, Match Interior Panel Finish, Ma Panel Selection: Oak, Painted, White, Painted, White Frame Selection: Clad, Pine, Oak Threshold, No Panel Reinforcement, Standa Hardware Options: Latch Bore with Deadbolt, 2 3/8", 2 1/8", No Integrated Sen Unit Accessories: No Bang Panel Performance Information: U-Factor 0.26, SHGC 0.15, VLT 0.27, CPD PEL-M- DP Rating 30, Year Rated 08	rd Enduraciad, White, hsor, <mark>No Handle Set,</mark> Si	Wood, Wr tandard St	hite eel, <mark>Polished Chron</mark>		
			QUOMATDETM010202 - PF Interior Trim - ED FF (LF)	Qty	20			
			QUOMATDETM010074 - PF Cove/Stop Pine or Oak	Qty	20			
			INSTARDETR900090 - Entry Door LF Installation - Standard	Qty	20			
			QUOMATDETM040100 - Coil (LF)	Qty	20			
ine #	Location:		Attribute	es				
0	Side Door 2		Entry Systems, Storm Door Fullview Rolscreen Unhanded, V	Vhite (P39005233)	2)	Item Price	Qty	Ext'd Price
					-,	\$1,252.41	1	\$1,252.41
		<b>PK #</b> 2041	1: to 81 Unhanded Storm Door General Information: Clad Exterior Color / Finish: Standard Enduraclad, White Sash / Panel: 1 3/8" Extruded					

Viewed From Exterior

INSTARDETR900092 - Storm Door - Single Pricing

Hardware Options: Standard, Satin Nickel Model: 3900

Glass: Clear

Qty 1

Line #	Location:	Attributes			
25	DEL DISP PERM	ADDPRRDETR010010 - Administration & Processing Fee	Item Price	Qty	Ext'd Price
		•	\$188.93	1	\$188.93

Line #	Location:	Attributes			
30	250FF DOORS	PROMOTDETR010004 - Branch Promotion	Item Price	Qty	Ext'd Price
			(\$3,080.00)	1	(\$3,080.00)

Line #	Location:	Attributes			
35	TIME SAVER	PROMOTDETR010005 - Buy Today Promotion	Item Price	Qty	Ext'd Price
		• •	(\$555.00)	1	(\$555.00)

## Thank You For Purchasing Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

### PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at Insynctive.pella.com. By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

### ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

#### Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC). Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to <u>www.pella.com/performance</u>.

## **Pella General Installation Review**

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Pella Will:

Deliver and unload products purchased per contract

Place drop cloths on work area flooring

Remove interior and exterior trim

Provide all equipment and materials necessary to install new products

Inspect all products purchased per contract

Hinstall all products per contract

msulate and caulk around products

Verify that all products installed are in good working order

Remove drop clothes, vacuum, and remove all debris

Remove all old products from premises upon completion

All work to be performed during normal working hours of 8:00 a.m. to 5:00 pm Monday-Friday, unless other arrangements are made.

Installation and prefinish is warranted for the period of two years on materials and workmanship. Warranty time frame begins at date of completion.

Homeowner Will:

Cut back or tie trees, bushes and shrubs two feet from exterior wall

Arrange to have alarm system disconnected and reinstalled

E Arrange to have any plumbing and/or electrical repairs or changes made by appropriate licensed contractor prior to install date

Frovide site electricity for power tools

- All blinds and interior window treatments need to be removed prior to your installation date.

- All furniture needs to be moved at least 6 feet away from any window or door begin replaced.

All personal items, wall hangings and collectibles must be removed prior to you installation date.

Any non-movable furniture (example: pianos, built in cabinets, etc.) must be cleared of items and be surface dusted prior to installation.

Have pets controlled so they do not get loose

Remove all stickers from products installed

Wash all interior and exterior glass surfaces

PWD, LLC ("Seller") 1920 Opdyke Ct. Suite 100 Auburn Hills, Michigan 48326 Michigan Builder License #: 2102182819

This sales agreement consists of and is subject to the Terms and Conditions set forth on subsequent pages of this document as well as the terms and conditions of the Pella Product Warranties available at www.pella.com and Seller's Installation Warranty and Seller's Finish Warranty (if Seller is providing finishing services) and referred to collectively as the "Contract". Contract must be signed within Fourteen (14) days of Quote Date for pricing to remain firm. Contract becomes binding only upon written acceptance PWD, LLC ("Pella Windows and Doors" or "Seller") management.

Dat

\* Customer certifies that their home was built in: 701: (int.)

\* If the home was built prior to 1978, the Customer(s) has been provided with a "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools" pamphlet: (int.)

\* Buyer understands the Pella Care Guarantee is the Seller's Installation Limited Warranty and Service Agreement and Pella product limited Warranty(ies)

\* Buyer(s) has received the Seller's Installation Limited Warranty and Service Agreement for Pella products (int.)

\* Buyer(s) has received the Pella product Limited warranty or reviewed at pella.com/warranty(int.)

\* Seller is doing finishing and Buyer(s) has received the Seller's Finish Warranty (int.) 255; Product is finished by Pella and the finish is covered as set forth in the Pella product warranty (int.) 55 Product is not finished by Seller or Pella and Buyer(s) will undertake prompt finishing in accordance with applicable instructions (int.) 5

\* Customer authorizes Seller to charge on the credit of the customer the balance immediately upon substantial completion (int.)

\* Customer has reviewed and approved all pre-finish selections (int.)

\*Pella Windows and Doors is not responsible for the removal or reinstallation of existing alarm contacts. It is the responsibility of the customer to have the alarm contacts re-installed by the alarm company of choice. The installers can remove the existing contacts - if you choose, but are not responsible for replacing them in the event that they are damaged during removal.

\*Customer is aware that the clear oak threshold doesn't match the color/stain of the Impervia/Designer/Architect sliding & hinged doors & fiberglass entry door systems.

\*I hereby authorize Pella Corporation, its affiliates and/or subsidiaries to use, reproduce, and/or publish photographs and/or video that may pertain to me and my project, including materials described below, without compensation. I understand that this material may be used in various communications (e.g. Website, e-newsletters, promotional materials, etc).

Consequently, the Corporation may publish materials, photographs, and/or make reference to the project in a manner that the Corporation or project sponsor deems appropriate.

**Customer Name (Please Print)** 

Customer SI gnature

Pella Windows and Doors Sales, Representative

dows and Doors Sales Representative Signature

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

## TERMS AND CONDITIONS

ARTICLE 1 - SCOPE OF WORK. PWD, LLC ("Pella Windows and Doors" or "Seller") is a wholly-owned subsidiary of Pella Corporation ("Pella"). Seller shall provide and install the products and accessories and provide the services described above on premises of the Buyer(s) identified as the Project/Delivery Address (the "Property").

All work to be performed during normal working hours of 7:00 a.m. to 5:00 pm Monday-Friday, unless other arrangements are made. Depending on the Buyers' product choice and the required installation method, Seller cannot guarantee that the newly installed Pella product will line up with the original paint line or wallpaper, and the new Pella product may result in less visible glass area than that of the original product.

ARTICLE 2 - PRICE AND PAYMENT TERMS. Buyer(s) agrees to pay Seller the amount set forth in this Contract (the "Contract Price") and any sums due in addition for taxes or other charges expressly allowed under the Contract. The Contract Price does not include any taxes, including sales, consumer, use and similar taxes. Taxes shall be added to the Contract Price. Buyer(s) shall deposit (the "Deposit") with Seller immediately upon execution of this Contract the amount set forth on the first page of this Contract. If installation services are deferred at Buyer(s)' request beyond 7 days of the scheduled date set forth in this Contract, the Contract Price shall be subject to a 2% of Contract Price or \$25 a month warehousing charge, whichever is greater. The Buyer(s) shall pay the remainder of the Contract Price immediately upon substantial completion of the services provided under this Contract. If the Buyer(s) fails to pay all amounts when due, the Buyer(s) agrees to pay a finance charge on the unpaid balance at the lesser of 1% per month or the maximum rate allowed by state and local law upon the earliest date allowed by state and local law. If the Buyer(s) fails to pay any amount due under this Contract, the Buyer(s) agrees to pay reasonable attorneys' fees and collection costs and expenses that Seller incurs in enforcing its rights to payment under this Contract. Seller hereby gives notice of its lien

rights as a provider of goods and services to the improvement of Buyer(s)' real property and of its intention to assert those rights in the event Buyers fail to make payment for the goods and services furnished as required by this Contract.

ARTICLE 3 - CANCELLATION. BUYER(S) MAY CANCEL THIS CONTRACT BY GIVING SELLER WRITTEN NOTICE TO SELLER PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT. If Buyer(s) cancels the Contract after the third business day, the Buyer(s) forfeits the entire Deposit. Furthermore, if this Contract provides for product specially made or the product has been delivered to the job site, the Buyer (s) agrees to pay the entire Contract Price and taxes attributable to the products as liquidated damages. In such event, Buyer(s) will be entitled to keep the products.

ARTICLE 4 - CHANGES. Any notice or instruction from Buyer(s) received after execution of this Contract, which has the effect of changing the terms or scope of this Contract will be effective only upon an appropriate adjustment in the price and/or delivery date, and acceptance of the change by Seller in writing. Deletion of specific Goods shall be subject to the terms of the Cancellation provision of these Terms and Conditions.

ARTICLE 5 - ACCEPTANCE OF WORK. All work performed and materials supplied under this Contract shall be deemed in full compliance unless Seller is notified by Buyer(s) in writing to the contrary within five (5) days following substantial completion of installation.

ARTICLE 6 - TIME FOR COMPLETION. The work described under the terms of this Contract shall begin on or about the date indicated. Seller shall provide Buyer(s) with at least seventy-two (72) hours notice of the commencement of work on the Project. Seller shall make reasonable effort to complete the Project in a timely manner but there is no guarantee that shipment and installation will occur on the proposed date. Seller, installer and Pella shall not be liable for any direct, indirect or consequential damage or loss caused by delay in shipment or delay in installation for any reason.

ARTICLE 7 - PROBLEMATIC SITE CONDITIONS. If Seller is aware of conditions that make installation difficult, inefficient, or otherwise compromise the performance of the Products, including such conditions as water infiltration, mold, damaged or rotted framing or structural members, termites, wiring, or plumbing that must be moved, construction defects, lead paint, or asbestos, Seller shall have no obligation under this agreement to repair such conditions, but Seller may notify Buyer(s) of such conditions and the Contract Price shall be amended for any cost increases resulting from such conditions. If, in Seller's opinion, site conditions render performance hazardous or impracticable, it shall so notify Buyer(s) and the Contract may be terminated pursuant to Article 8 of this Contract. Seller may become aware of such conditions but is not responsible for discovering such conditions, determining the extent of such conditions,

repairing such conditions or notifying Buyer(s) of such conditions.

ARTICLE 8 - SELLER'S TERMINATION. Seller, in its sole discretion, may terminate this Contract if the work is stopped for a period of thirty (30) consecutive days through no fault of Seller; or for conditions described in Article 7 above or if Buyer(s) defaults on any of its obligations contained in this Contract and does not cure said defaults within a reasonable period of time. In the event of such termination, Seller is entitled to recover from Buyer(s) such remedies as set forth under the cancellation provision (Article 3) contained in this Contract and any sums owed under the Contract, including the recovery of reasonable attorneys' fees incurred in the exercise of Seller's rights under this Contract.

ARTICLE 9 - WARRANTY AND LIMITATIONS. Seller warrants the installation services only as set forth in the Seller's Installation Limited Warranty and Service Agreement, which is made a part of this Contract. The Seller's Installation Limited Warranty and Service Agreement, is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. All product warranties for products manufactured by Pella or others are direct from Pella or others, respectively. Seller also agrees to service the Pella products purchased by Buyer for an 8-year period starting from the date of the expiration of the Installation Limited Warranty pursuant to the conditions and limitations set forth in the Service Agreement, which is made a part of this Contract. Pella warrants its products only as set forth in Pella's separate product limited warranties, which are made a part of this Contract. The product limited warranties for Pella products are available from Pella upon request and at pella.com/warranty, and may (but need not) be attached hereto or enclosed herewith. Other manufacturer warranties can be obtained directly from such manufacturer. Certain Pella products contain a factory finish. If the products purchased by Buyer(s) contain a factory finish, this finishing will be warranted as part of Pella's Product Warranties. These warranties are available at pella.com/warranty. If the Buyer(s) elects finishing by the Seller, Seller warrants the finishing only as set forth in the separate 2-Year Finishing Warranty. The 2-Year Finishing Warranty is available from Seller upon request and may (but need not) be attached hereto or enclosed herewith. Where applicable, all terms and limitations of the 2-Year Finishing Warranty are made a part of this Contract as if expressly set forth herein. If finishing is not selected from the Seller or from the factory, Buyer(s) is responsible for finishing. THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL SELLER OR PELLA OR ITS SUBSIDIARIES BE LIABLE FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES ARISING OUT OF OR RELATED TO THE PRODUCT OR WORK.

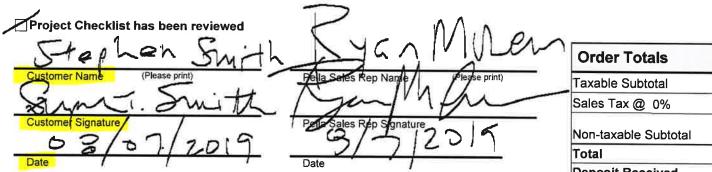
ARTICLE 10 - WAIVER OF SUBROGATION. Buyer(s) waives all rights to recover against Seller any losses covered by Buyer(s)' property insurance and waives all rights of subrogation for losses to the extent covered by insurance.

ARTICLE 11 - LIMITATION OF SUITS. Any controversy or claim arising out of, or relating to, the sale and/or installation of Products must be commenced within one (1) year after the cause of action has accrued.

ARTICLE 12 - SUBCONTRACTORS. Seller may contract with subcontractors to perform some or all of the installation work. Buyer(s) authorizes Seller to utilize subcontractors for all or any portion of the work.

ARTICLE 13 - MISCELLANEOUS PROVISIONS. Seller offers this service and products, and Buyer(s) accepts them, subject to the foregoing conditions of sale and limitations of warranty and liability, which may be modified only by written contract signed by a duly authorized representative of Seller. This Contract contains the entire understanding of the parties concerning the subject matter hereof and supersedes all previous understandings relating thereto, whether oral or written. If any one or more of the provisions of this Contract shall be held to be invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions of the Contract shall not be affected. Buyer(s) may not assign this Contract, in whole or in part, without prior written consent of Seller. This Contract shall be governed by and construed in accordance with the laws of the state where the Project is located.

The customer represents that they have reviewed the local building codes and ordinances as well as any homeowner and/or condominium association rules and restrictions and that the materials and products they are ordering and their intended use, comply with all local building codes and ordinances and homeowner and/or condominium association rules and restrictions. The customer also acknowledges that they have secured all the proper approvals from their homeowner association, condominium association and/or historical society prior to executing this purchase contract.



\$6,190.41 \$0.00 \$2,497.82 \$8,688.23 Deposit Received \$4,344.00 Amount Due \$4,344.23

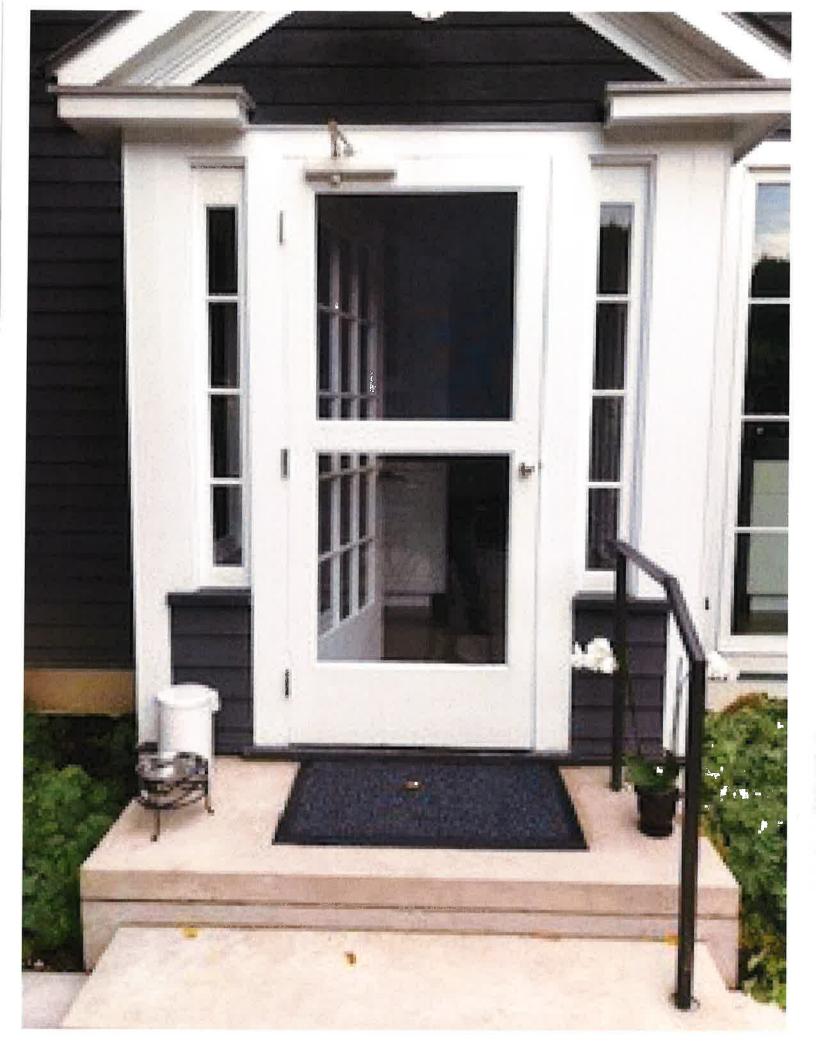
Credit Card Approval Signature











Permit # 209-0028

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CITY OF BIRMINGHAM

**Community Development - Building Department** 

151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850 AMG Inspection Request Site: <u>https://www.accessmygov.com</u> Fax: 248-530-1290 / www.bhamgov.org CITY OF BIRMINGHAM Date 08/06/2019 3:31:05 PM Ref 00161529 Receipt 496822 Amount \$400.00

Project # JDSP19-0035

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## APPLICATION FOR DEMOLITION PERMIT

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CELL PHONE NUMBER (Include Area Cod 248-320-2185	e) FAX NUMBER (Include Area Code)	EMAIL ADDRESS	248-203-203	6
B. Owner or Lessee		olivia@sdc	build	
NAME	the second se			
Todd Emerson		ADDRESS 1150 Suffic	ald	
Birmingham	STATE	ZIP CODE	TELEPHONE NUMBER	(Include Arres On to)
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248-320-2185	(Include Area Code)	EMAIL ADDRESS	build	
C. Architect or Engineer		Tioud@suc.		
Fieldstone		ADDRESS		
ITY	STATE	3400 Aubur	rn Rd Suite 200	
LL PHONE NUMBER (Include Area Code)	MI	ZIP CODE 48326	TELEPHONE NUMBER ( 248-622-4035	Include Area Code)
48-321-0640	FAX NUMBER (Include Area Code)	EMAIL ADDRESS		
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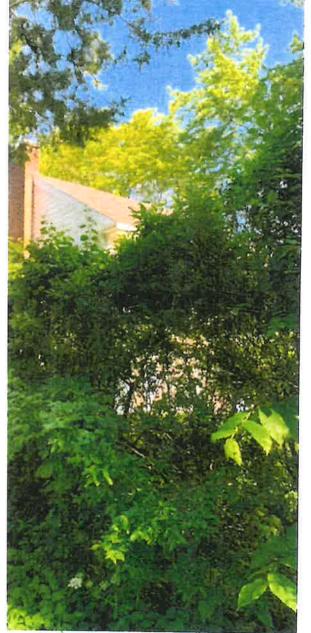
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Complete sets of construction documents official when code compliance can be deter Construction Documents Required: Commercial: 4 sets of plans; 3 original site p		red with each application for a per in in the application.	rmit, unless waived by the buildin
N. Project Description	AND STREET, SAME TANK		
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Work Description: Tear down existing 18	13 SF home and detached	g their size in cubic feet. garage to build 2332 SF home	
V. Signature			
I HEREBY CERTIFY THAT THE PROPOSED			
OF THE STATE OF MICHIGAN. ALL INFORM	ATION SUBMITTED ON THIS	APPLICATION IS ACCURATE TO T	IFORM TO ALL APPLICABLE LAV
Section 23a of the state construction code ac the licensing requirements of this state rela Violators of section 23a are subjected to civil	t of 1972, 1972 PA 230, MCL		
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SIGNATURE OF OWNER (Required)		PRINT Total Emerso	01 7/23/19
AMANA	TYPE OR I	PRINT	DATE
SIGNATURE OF OWNER'S AGENT (Permit holder)	TYPE OR		<u>n 7/23/17</u> Date
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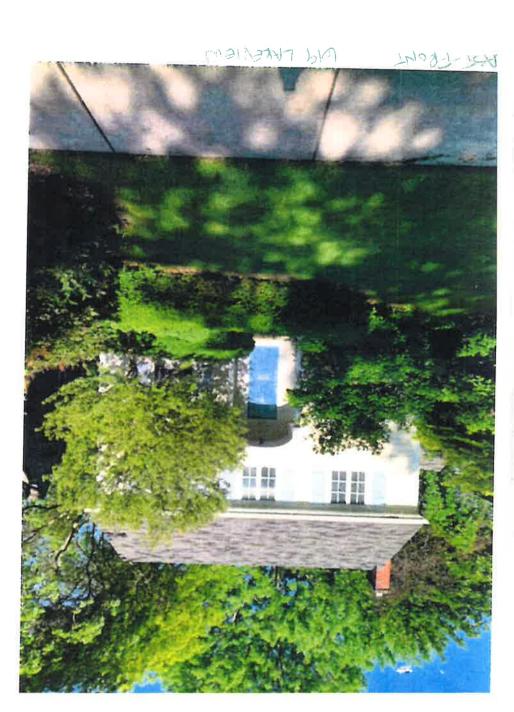


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**CITY OF BIRMINGHAM** 

**Community Development - Building Department** 

151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG Inspection Request Site: <u>https://www.accessmygov.com</u>

Fax: 248-530-1290 / www.bhamgov.org

Project #

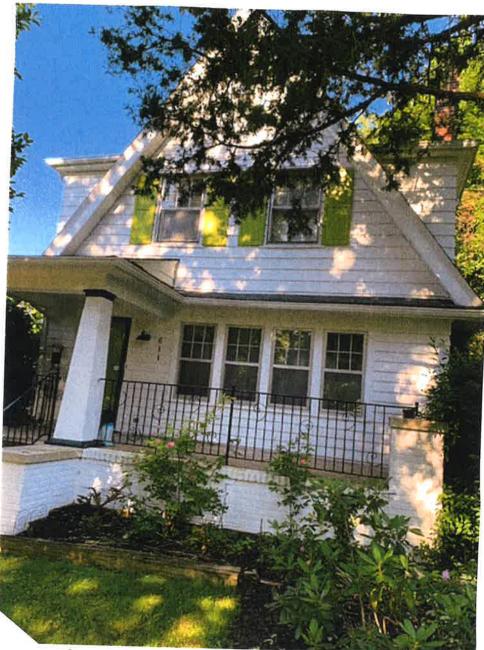
Permit # \_\_\_\_

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## **APPLICATION FOR DEMOLITION PERMIT**

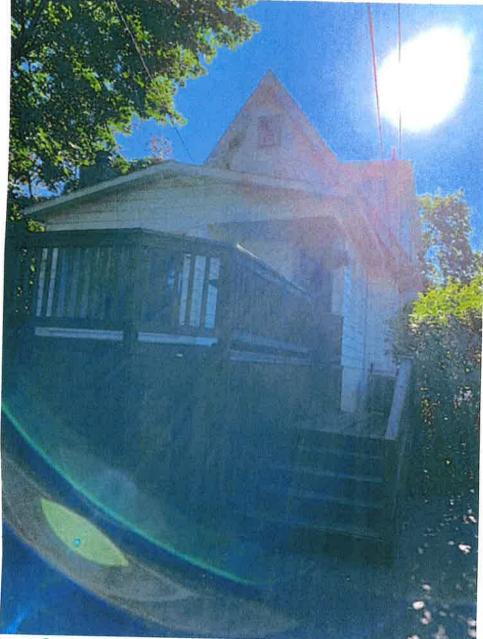
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Fieldstone					burn Rd Suite		Arra (Jada)
Auburn Hills		STATE MI		ZIP CODE 48326		TELEPHONE NUMBER (Include 248-6224035	e Area Code)
CELL PHONE NUMBER (Inc 248-321-0640	clude Area Code)	FAX NUMBER (I	nclude Area Code)	icaine@1	<sup>ss</sup> feildstoneae.d	com	
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D. Contractor							
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NOR-TH-RIGHT

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**CITY OF BIRMINGHAM** 

**Community Development - Building Department** 

151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850 / Inspection Line: 248-530-1860

Fax: 248-530-1290 / www.bhamgov.org

Permit # \_\_\_\_\_

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# APPLICATION FOR DEMOLITION PERMIT

Project # \_\_\_\_\_

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MPANY BUILDERS LICENSE NUMBER			5/30/2070
2102198302			EAPIRATION DATE
ERAL EMPLOYER ID NUMBER (or reason for exemption)			2130/2020
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**CITY OF BIRMINGHAM** 

**Community Development - Building Department** 

151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG Inspection Request Site: <u>https://www.accessmygov.com</u> Fax: 248-530-1290 / www.bhamgov.org CITY OF BIRMINGHAM Date 08/06/2019 3:31:05 PM Ref 00161529 Receipt 496822 Amount \$400.00

Project # JDSF19-0038

## **APPLICATION FOR DEMOLITION PERMIT**

I. Project Type / Location		IN DECEMBER OF STREET			
		ACHED GARAGE	ACHED GARAGE	ERCIAL BUILDING	
	LOAD BEARING SHED		ER		
address 619 Lakeview		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER	
II. Applicant / Project Contact Infor	mation	AND AND A SHARE		A STATE OF A	
A. Applicant					
Sterling Development Corporation		ADDRESS 2382 Franklin			
cny Bloomfield Hills	STATE MI	ZIP CODE 48302	TELEPHONE NUMBER (Inc 248-203-2036	lude Area Code)	
CELL PHONE NUMBER (Include Area Code) 248-320-2185	FAX NUMBER (Include Area Code)	email address olivia@sdc.bui	ld		
B. Owner or Lessee					
NAME Todd Emerson		ADDRESS 1150 Suffield			
city Birmingham	STATE MI	ZIP CODE 48009	TELEPHONE NUMBER (Incl 248-203-2036	ude Area Code)	
CELL PHONE NUMBER (Include Area Code) 248-320-2185	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	ـــــــــــــــــــــــــــــــــــــ		
C. Architect or Engineer					
ieldstone		ADDRESS 3400 Auburn Rd Suite 200			
Auburn Hills	STATE MI	ZIP CODE 48326	TELEPHONE NUMBER (Incl 248-622-4035	ude Area Code)	
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS			
ICENSE NUMBER		jcaine@fieldsf			
). Contractor					
AME Sterling Development Corpo	pration	ADDRESS 2382 Franklin			
Bloomfield Hills	STATE MI	ZIP CODE 48302	TELEPHONE NUMBER (Incl. 248-203-2036	de Area Code)	
ELL PHONE NUMBER (Include Area Code) 48-320-2185	FAX NUMBER (Include Area Code)	EMAIL ADDRESS			
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Complete sets of construction documents as official when code compliance can be determin	specified below are required and based on the description in	with each application for a perm n the application.	it, unless waived by the build
Construction Documents Required: Commercial: 4 sets of plans; 3 original site plan	s/certified surveys.		
IV. Project Description			
Provide a description of buildings/structures to	o be demolished including t	heir size in cubic feet.	
Work Description: Tear down existing 1813	SF home and detached ga	rage to build 2332 SF home	
1			
V. Signature			
I HEREBY CERTIFY THAT THE PROPOSED WO	ORK IS AUTHORIZED BY TH	E OWNER OF RECORD AND THA	
BY THE OWNER TO MAKE THIS APPLICATION OF THE STATE OF MICHIGAN. ALL INFORMAT	AS HIS/HER AUTHORIZED A	GENT, AND WE AGREE TO CONF	FORM TO ALL APPLICABLE LA
Section 23a of the state construction code act of the licensing requirements of this state relation	of 1972, 1972 PA 230, MCL 12	25.1523a, prohibits a person from	n conspiring to circumvent
Violators of section 23a are subjected to civil fi	nes.	onn work on a residential buildin	g or a residential structure.
SIGNATURE OF APPLICANT	TYPE OR PE	RINT	DATE
Malan		add Emerso	n 7/23/19
SIGNATUBE OF OWNER (Required)	TYPE OR PE	RINT	DATE
1 allin		11 Empres	n [7/77/1]
		nd Liciti	1 105/1
SIGNATURE OF OWNER'S AGENT (Permit holder)	TYPE OR PF	Cer	DATE
Expiration of Permit: A permit remains valid as lo invalid if the authorized work is not commenced v	TYPE OR PF	Id inspections are requested and c	DATE DATE
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