

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – May 19th, 2021
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 912 8247 9817

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of April 7th, 2021**
- 3) **Public Hearing**
- 4) **Design Review**
 - A. **825 Bowers – Todd’s Room**
- 5) **Sign Review**
- 6) **Study Session**
- 7) **Miscellaneous Business and Communication**
 - A. **Pre-Application Discussions**
 - B. **Draft Agenda**
 1. **June 2nd, 2021**
 - C. **Staff Reports**
 1. **Administrative Sign Approvals**
 2. **Administrative Approvals**
 3. **Action List 2021**
- 8) **Adjournment**

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

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

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

**Design Review Board
Minutes Of April 7, 2021**

Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 7, 2021. Vice-Chair Keith Deyer called the meeting to order at 7:45 p.m.

1) ROLL CALL

Present: Vice-Chair Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Members Samantha Cappello, Kathleen Kriel; Student Representatives Charles Cusimano, Elizabeth Wiegand (all located in Birmingham, MI except Dustin Kolo, who was in Waterford, MI, Keith Deyer who was in Harbor Springs, MI, and Elizabeth Wiegand who was en route to Grosse Pointe, MI.)

Absent: Chair John Henke; Board Member Patricia Lang

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

04-036-21

2) Approval Of Minutes

Motion by Mr. Willoughby

Seconded by Mr. Kolo to approve the DRB Minutes of March 17, 2021 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Willoughby, Kolo, Debbrecht, Dukas, Deyer, Cappello

Nays: None

Abstain: Kriel

04-037-21

3) Public Hearing

None.

04-038-21

4) Design Review

None.

04-039-21

5) Sign Review

None.

04-040-21

6) Study Session

A. Wall Art

CP Cowan reviewed the item.

Mr. Willoughby commended CP Cowan for his work on the item.

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to recommend Zoning Ordinance amendments to Article 7, Section 7.41-7.44 and Article 9, Section 9.02 to define wall art and require a review process involving the Public Arts Board for recommendation and Design Review Board for final approval.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Willoughby, Debbrecht, Kolo, Kriel, Cappello, Deyer, Dukas

Nays: None

04-041-21

7) Miscellaneous Business And Communications

CP Dupuis reported he emailed the owners of Todd's Room directing them to appear before the DRB at the May 5, 2021 meeting.

A. Pre-Application Discussions

B. Draft Agenda - April 21, 2021

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List - 2021

04-042-21

Adjournment

Motion by Ms. Dukas

Seconded by Ms. Debbrecht to adjourn the DRB meeting of April 7, 2021 at 7:57 p.m.

Motion carried, 7-0

ROLL CALL VOTE

Yeas: Dukas, Debbrecht, Cappello, Kriel, Willoughby, Kolo, Deyer

Nays: None

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: May 19th, 2021

TO: Design Review Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Design Review – 825 Bowers – Todd’s Room

Zoning: O-2 (Office-Commercial) & MU3 (Mixed-Use)

Existing Use: Commercial

Introduction

In late 2020, the Planning Division observed a completed and unapproved exterior painting project on an existing one-story commercial building in the Triangle District. The applicant submitted an Administrative Approval application for the unapproved painting project that was denied based on the recommendations of the Design Review Board (DRB). City Staff advised the applicant that they would be required to either submit a new Administrative Approval application to repaint the building or submit a Design Review application to petition the DRB to formally consider the current unapproved paintjob.

A Design Review application was submitted seeking approval for the full pink paint scheme and was reviewed by the Design Review Board on November 18th, 2020 and was ultimately postponed with direction given to reduce the impact through new paint and perhaps some additional landscaping. The minutes from the November 18th meeting are attached for your review.

Building Exterior

The applicant was unable to submit any new plans or proposal by the required date. Thus, the Design Review Board can only consider what exists presently and what was postponed at the November 18th meeting...the unapproved painting.

Signage

There are no new signs proposed as a part of this approval.

Planning and Zoning

The exterior painting project does not have any planning and zoning implications.

Design Standards

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

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

Planning Division Analysis

The applicant meets Design Review requirements 1 and 2 of Section 7.09. However, requirements 3-7 are worth some discussion by the Design Review Board. Although the rose petal pink color is unlikely to adversely affect property values in the immediate neighborhood, the appearance of the building certainly stands out and may be considered incompatible with the neighboring buildings save perhaps the red portion of the Gallig Fiat/Alpha Romeo dealership to the west. Other buildings in the area appear to have neutral tones or unpainted red brick. Although subjective, the Planning Division does not feel that the rose petal pink color is *garish*, *unsightly* or *offensive*. However, it does provoke a reaction due to the uncommonness of the color pink on building facades, especially in Birmingham.

Finally, the design of the building as it relates to the exterior paint may be considered “bold” as suggested by the Triangle District Urban Design Plan:

New buildings should move away from existing architectural styles and instead evolve toward a “bold” approach to contemporary design through the use of massing, colors, façade treatments, etc.

At this time, due to the lack of new proposals, the unapproved nature of the painting, and the length of time since the review was last postponed, the Planning Division recommends that the Design Review Board **DENY** the Design Review application for 825 Bowers – Todd’s Room.

Sample Motion Language

Motion to **DENY** the Design Review application for 825 Bowers – Todd's Room – for the following reasons:

1. _____
2. _____
3. _____

OR

Motion to **APPROVE** the Design Review application for 825 Bowers – Todd's Room.

OR

Motion to **POSTPONE** the Design Review application for 825 Bowers – Todd's Room – pending receipt of the following:

1. _____
2. _____
3. _____

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

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

1) ROLL CALL

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

Absent: None

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

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

11-94-20

2) Approval Of Minutes

Motion by Ms. Dukas

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

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

11-95-20

3) Public Hearing

None.

11-96-20

4) Design Review

A. 855 Forest – Abood Law Firm

CP Dupuis reviewed the item.

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

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

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

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

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

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

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

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

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

Motion by Mr. Willoughby

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

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

Mr. Abood thanked the Board.

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

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

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

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

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

B. 825 Bowers – Todd's Room

CP Dupuis reviewed the item.

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

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

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

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

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

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

Motion by Mr. Deyer

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

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

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

11-97-20

5) Sign Review

None.

11-98-20

6) Study Session

None.

11-99-20

7) Miscellaneous Business And Communications

A. Pre-Application Discussions

B. Draft Agenda - December 2, 2020

1. None

C. Staff Reports

1. Administrative Sign Approvals

2. Administrative Approvals

3. Action List - 2020

11-100-20

Adjournment

Motion by Mr. Deyer

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

Motion carried, 6-0.

Design Review Board
Minutes of November 18, 2020

ROLL CALL VOTE

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

Nays: None

Nicholas Dupuis
City Planner

APPROVED

Re: Todd's Room Public Comment

1 message

Samuel Oh <samuel.e.oh@gmail.com>
To: ndupuis@bhamgov.org

Thu, May 13, 2021 at 7:53 PM

Hello Design Review Board,

This is a public comment regarding the May 19, 2021 board meeting's design review of the exterior painting of the entire 825 Bowers building (Todd's Room) pastel pink.

- 1) Todd's Room was never given permission for building modifications. In fact, they were issued a stop order by the City of Birmingham but they disregarded the order and accelerated to painting completion. Todd's Room has shown no intention to return the building to its original state, but instead seeks to negotiate a small fine instead of following compliance.
- 2) The building modification is not in line with the master plan of the Triangle District and additionally does not meet zoning code that requires an appropriate harmonious border exist between a commercial and residential space (please see attached photo).
- 3) The building modifications devalue the community by not representing the quality desired in design and execution. It is not a skillful quality job. The painter blasted the entire building pink without even taping off parts to protect from overspray. Even things like gas and electric meters have been painted over pink.
- 4) The building modification has already caused strong dissatisfaction with the members of the local community and unless reversed, will continue to cause dissent and hinder the success of the Triangle District redevelopment plan.

I would ask any of the board members that are patrons or have family members that are patrons of Todd's Room to identify themselves and consider recusing themselves from the vote to avoid potential conflict of interest.

Thank you very much for your consideration in service to the betterment of our community.

Samuel Oh

Sent from my iPad

> On Nov 21, 2020, at 11:14 AM, Samuel Oh <samuel.e.oh@gmail.com> wrote:

>

>

> Hello Design Review Board,

>

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

>

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

>

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

>

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

>

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

>

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

>

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

>

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

>

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

>

> Please see attached photo taken from our master bedroom.

>

> Regards,

> Samuel Oh

>

>

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



image0.jpeg
827K



AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – June 2nd, 2021
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>

Telephone Meeting Access: 877 853 5247 US Toll-free

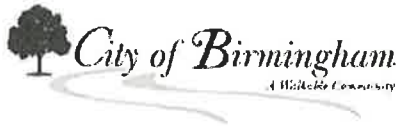
Meeting ID Code: 912 8247 9817

- 1) Roll Call
- 2) [Approval of the DRB Minutes of May 19th, 2021](#)
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Pre-Application Discussions
 - B. Draft Agenda
 1. [June 16th, 2021](#)
 - C. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Action List 2021](#)
- 8) Adjournment

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



Receipt # 574119

4/30/21

APPROVED

5/6/21

PA21-0042

Administrative Sign Approval Application
Planning Division*Form will not be processed until it is completely filled out.***1. Applicant**

Name: Midwest Sign Company
Address: 7381 Ardith Ct SW, Ste D
Byron Center, MI 49315
Phone Number: 616-583-1743
Fax Number:
Email Address: denise@midwestsignco.com

2. Property Owner

Name: First Regular Baptist Church
Address: 300 Willits
Birmingham, MI 48009
Phone Number: 248-644-7219
Fax Number:
Email Address: billolsen@gmail.com

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

Name: Midwest Sign Company
Address:
Phone Number:
Fax Number:
Email Address:

5. Project Information

Address/Location of Property: 300 Willits
Birmingham, MI 48009
Name of Development:
Parcel ID#:
Current Use: church
Area in Acres:
Current Zoning: R6

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

6. Required Attachments

- Two (2) folded paper copies of plans including details of the following:
 - Dimensions of proposed sign(s)
 - Dimensions of building frontage
 - Illumination
 - Height from grade

- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

- Install 6 SF internally illuminated obelisk sign. Existing monument sign in front of church will be removed.
- Replace existing panel between brick columns with internally illuminated aluminum sign cabinet, 14 SF.
- Install non-lit, 6 SF, wall sign on back of building above back entrance.

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

Obelisk sign and ground sign in front of church on Willits. Wall sign will be above back entrance in parking lot.

9. Type of Proposed Sign(s)

Wall: 1 wall sign: 10"x87" = 6 SF, non-lit
Ground: 39"x52" = 14 SF, lit and 12"x72" = 6 SF lit
Name Letter:
Canopy:

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

10. Size of Proposed Sign

Width: see renderings attached and info above

Depth: _____

Height of Lettering: _____

Overall Height: _____

Extension from Wall: _____

Total Square Feet: _____

11. Existing Signs Currently on Property

Number: 2

Square Feet per Sign: _____

Sign Type(s): monument: one to be removed, the other to have panel replaced.

Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: see renderings attached

Plastic: _____

Wood: _____

Glass: _____

Other: _____

Color #1: _____

Color #2: _____

Additional Colors: _____

13. Content of Proposed Sign(s)

Name of church: Sanctuary

14. Proposed Sign Lighting

Type of Lighting: see attached renderings

Size of Fixtures (LxWxH): _____

Maximum Wattage per Fixture: _____

Proposed Wattage per Fixture: _____

Location: _____

Number of Lights Proposed: _____

Height from Grade: _____

Lighting Style: _____

15. Landscaping (Ground Signs Only)

Location of Landscape Areas: _____

existing landscape on current ground sign will stay. None around obelisk sign

Proposed Landscape Material: _____

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

Signature of Applicant: _____

Date: _____

4/26/21

Office Use Only

Application #

PAA21-0042

Date Received: _____

4/30/21

Fee: _____

\$100.00

Date of Approval: _____

5/6/21

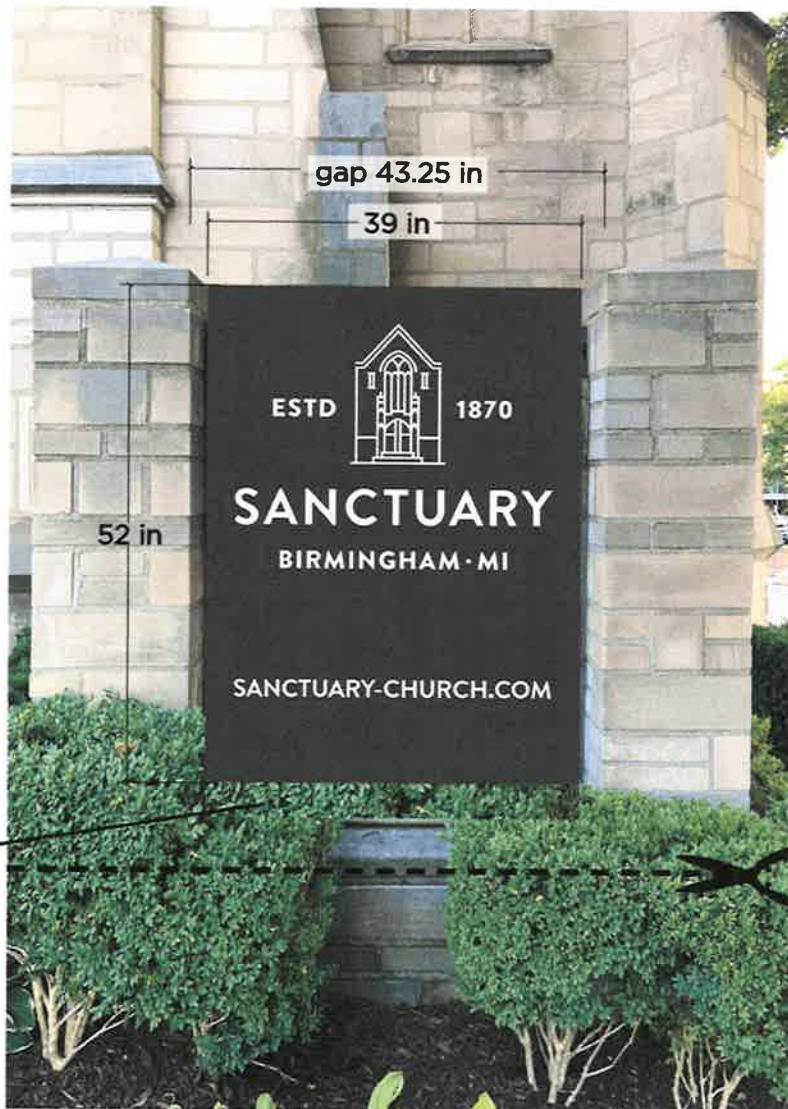
Date of Denial: _____

N/A

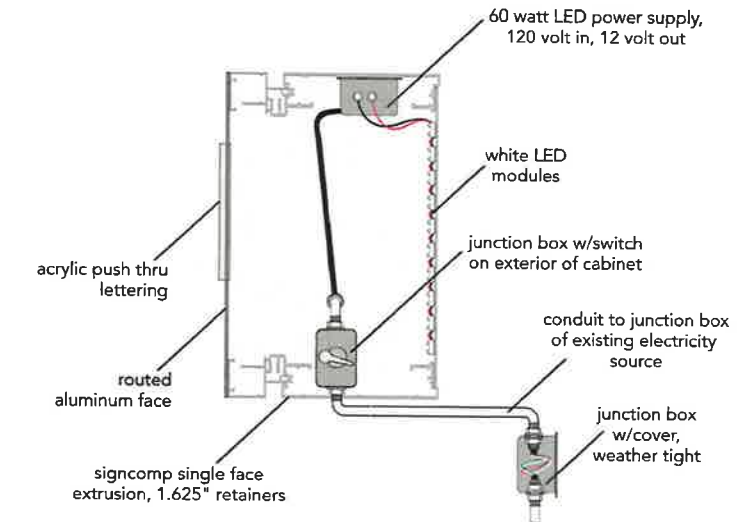
Reviewed By: _____

Sanctuary

APPROVED
5/6/21
7/10/21



cabinet installed
3" above
horizontal base



description: single sided routed push thru sign using Signcomp single face extrusion, welded construction, cabinet painted with Matthews Acrylic Polyurethane
electrical: internally illuminated with LEDs, 60 watt power supply housed inside cabinet, conduit to feed power through wall, weathertight penetration, 120V, UL listed

option b description: 39" x 52" internally illuminated aluminum sign cabinet, painted Matthews acrylic polyurethane Dark Bronze, with routed push thru acrylic faces (translucent white)
(electricity to be re-routed from external lighting)
14 SF

SIGNATURE:

DATE:

DRAWING: sanctuary exterior revB

MANAGER: M. Tiesma

DATE:

PROJECT: Progressive ae/Sanctuary

DESIGN: R. Sobota

3/1/2021

3.5



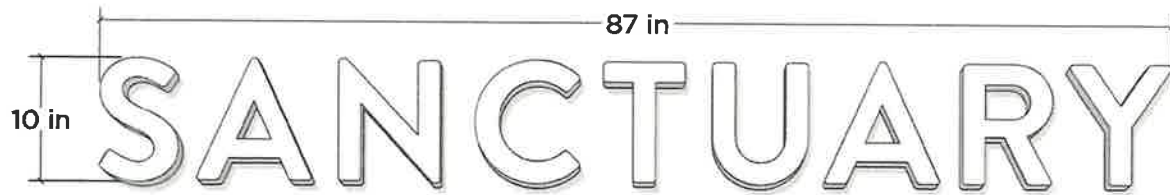
7381 Ardith Ct SW, Suite D, Byron Center, MI 49315
616.583.1743 800.245.5800 midwestsignco.com

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

Sanctuary



building dimensions:
166' wide x 36' tall



description: 1/2" aluminum plate letters,
painted white, stud mounted to canopy

6 SF

Color Specs:
- Header to be painted by others Benjamin Moore
Stone Brown 2112 - 03

SIGNATURE:

DATE:

DRAWING: sanctuary exterior revB

MANAGER: M. Tiesma

PROJECT: Progressive ae/Sanctuary

DESIGN: R. Sobota

DATE:

3/1/2021

3.5



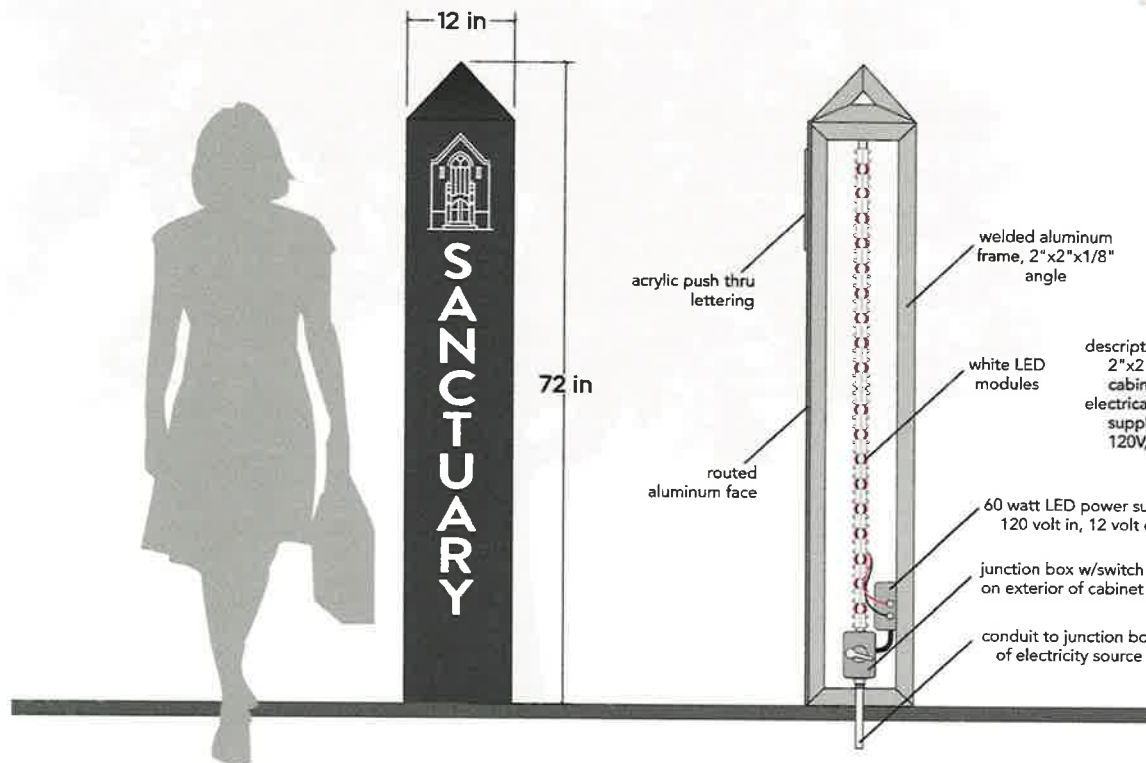
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Sanctuary



description: 12" x 12" x 72" custom fabricated internally illuminated aluminum sign structure, painted Matthews acrylic polyurethane Dark Bronze, with 4 sided routed faces and push thru acrylic lettering/logos (translucent white) 6 SF



description: four sided routed push thru sign using 2"x2"x1/8" angle frame, welded construction, cabinet painted with Matthews Acrylic Polyurethane electrical: internally illuminated with LEDs, 60 watt power supply housed inside cabinet, conduit to feed power, 120V, UL listed

SIGNATURE:

DATE:

DRAWING: sanctuary exterior revB

MANAGER: M. Tiesma

DATE:

PROJECT: Progressive ae/Sanctuary

DESIGN: R. Sobota

3/1/2021

3.5



7381 Ardith Ct SW, Suite D, Byron Center, MI 49315
616.583.1743 800.245.5800 midwestsignco.com

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CITY OF BIRMINGHAM
Date: 04/23/2021 9:27:11 AM
Ref: 00179291
Receipt: 573252
Amount: \$100.00

Administrative Sign Approval Application Planning Division

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

APPROVED
4/23/21
PA021-0083

1. Applicant

Name: Prosign and awning
Address: 17627 W Warren Ave
Detroit MI 48228
Phone Number: 313-581-9333
Fax Number: 313-581-8995
Email Address: info@signmi.com

2. Property Owner

Name: Anthony Yousif
Address: 400 Hamilton Row
Birmingham MI 48009
Phone Number: 248-268-8229
Fax Number: _____
Email Address: ape@mainstreetdevelopment.net

3. Applicant's Attorney/Contact Person

Name: ZAINA FARDOUS
Address: 17627 W Warren Ave
Detroit MI 48228
Phone Number: 313-581-9333
Fax Number: 313-581-8995
Email Address: info@signmi.com

4. Project Designer/Developer

Name: Prosign and awning
Address: 17627 W Warren Ave
Detroit MI 48228
Phone Number: 313-581-9333
Fax Number: 313-581-8995
Email Address: info@signmi.com

5. Project Information

Address/Location of Property: 400 Hamilton Row
Suite 300
Name of Development: LA Insurance
Parcel ID#: NA
Current Use: NA
Area in Acres: NA
Current Zoning: NA

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

2 New Channel letter wall signs - Back lit
4" thick Raceway - 3" thick letters = 7" thick sign total

8. Location of Proposed Sign(s)

1 on front of Building wall / 1 on side of Building wall

9. Type of Proposed Sign(s)

Wall: 2 wall signs
Ground: _____
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): 7" thick
Building Identification: _____
Other: _____

10. Size of Proposed Sign

Width: 120"
Depth: 3" letters
Height of Lettering: 20" - varies based on letter

Overall Height: 32"
Extension from Wall: 4" raceway / 3" letters / 3mm thick Acrylic = 7-3mm
Total Square Feet: 26

11. Existing Signs Currently on Property

Number: 0
Square Feet per Sign: 0

Sign Type(s): 0
Total Square Feet: 0 None

12. Materials/Style of Proposed Sign(s)

Metal: Aluminum
Plastic: Acrylic
Wood: 0 none
Glass: 0 none

Other: _____
Color #1: Red
Color #2: white
Additional Colors: yellow / blue

13. Content of Proposed Sign(s)

LA Insurance Corporate Office

14. Proposed Sign Lighting

Type of Lighting: led modules - UL listed
Size of Fixtures (LxWxH): 0 not bulbs
Maximum Wattage per Fixture: _____
Proposed Wattage per Fixture: _____

Location: inside ~~sign~~ sign Back lit
Number of Lights Proposed: _____
Height from Grade: 12'
Lighting Style: modules - Back light sign

15. Landscaping (Ground Signs Only)

Location of Landscape Areas: _____
NONE

Proposed Landscape Material: _____
NONE

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

Signature of Applicant: _____

Date: 4/13/2021

Office Use Only

Application # PAA21-0033

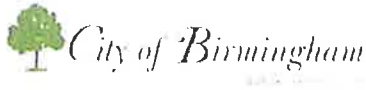
Date Received: 4/15/21

Fee: \$100.00

Date of Approval: 4/23/21

Date of Denial: N/A

Reviewed By: _____



CONSENT OF PROPERTY OWNER

I, Anthony Yousif, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 400 Hamilton Row;
(Address of Affected Property)

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

Birmingham by: Prosign and awning;
(Name of Applicant)

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

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

Name of Owner (Printed): Anthony Yousif

Signature of Owner:

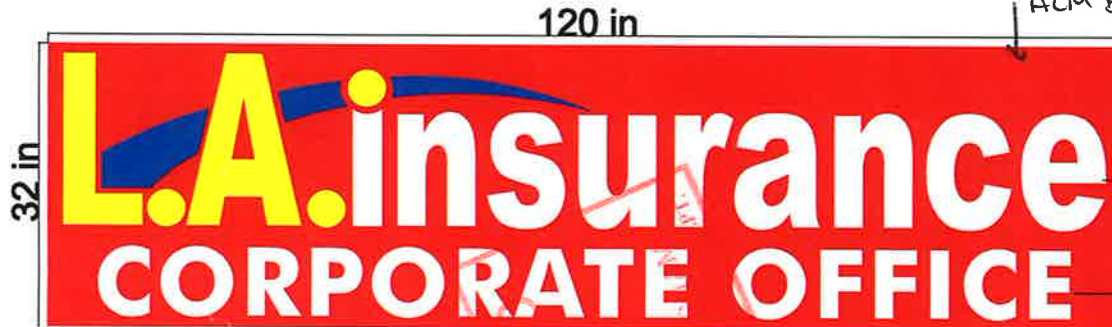
Date:

4/13/2021

ILLUMINATED CHANNEL LETTER SIGN

SCALE: T = T-0"

Square Feet



26 sq.ft

Front of Building

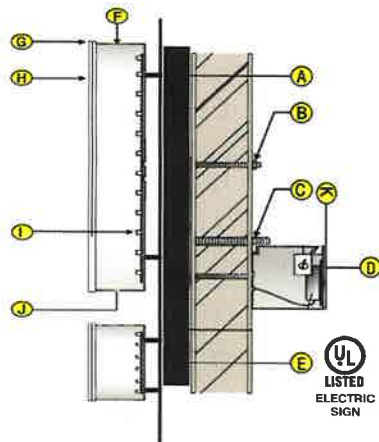
EXISTING CONDITIONS

FOR REFERENCE ONLY



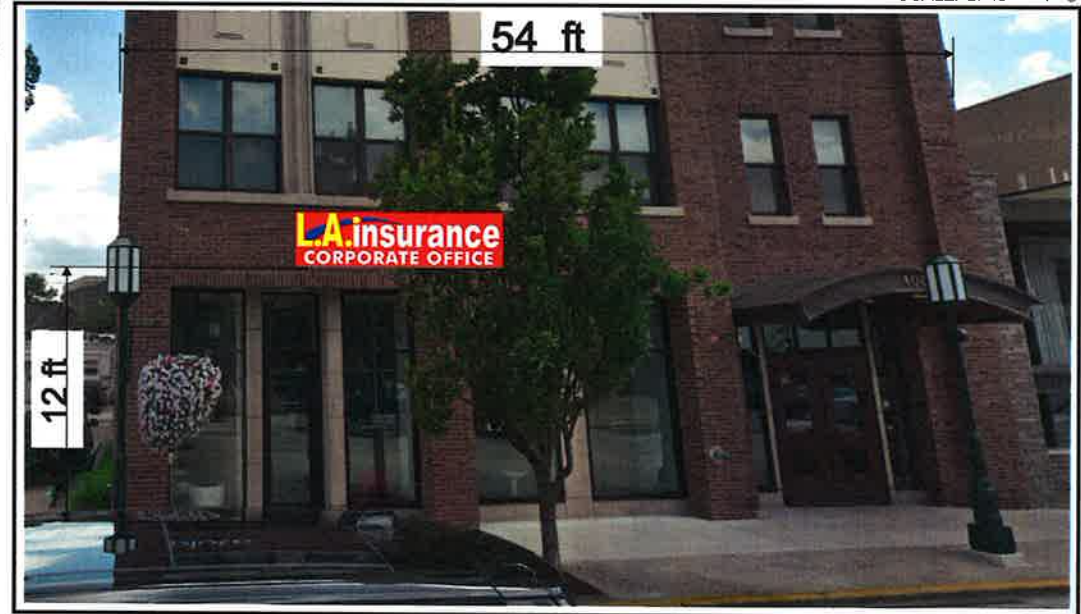
APPROVED
4/23/21
PAA21-0033
PROPOSED SIGNAGE

RACEWAY MOUNTED LETTER - CROSS SECTION DETAIL



4" raceway thickness
3" letter thickness

A	UL LISTED WALL SPACER
B	FASTENER MOUNTING DETAIL
C	PRIMARY ELECTRICAL SOURCE
D	UL LISTED POWER SUPPLY & DISCONNECT SWITCH
E	WALL FACADE
F	3"X040 ALUMINUM RETURN
G	3/4" TRIM CAP
H	1/8" BLACK OUT ACRYLIC FACE
I	UL LISTED LOW VOLTAGE LED MODULES
J	1/4" WEEP HOLES
K	4" ALUMINUM RACEWAY



SCALE: 3/16" = T-0"



Corporate Office
17627 W. Warren Ave
Detroit, MI 48228
313.581.9333
866.419.5379
Fax 313.581.8995

263000
Customer Number
353265
Quote Number
FX-DIAGRAM
File Name

Sam F
Project Manager
Zaina F
Drawn By
Checked By
SF

3-1-2021
Date
1.0
Revisions
0

[] APPROVED
[] APPROVED WITH CHANGES NOTED
(Change)
Customer Signature
Date:
Landlord Signature
Date:

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This drawing is intended to provide a reasonable representation of the final manufactured article. Fasteners and seams in materials may not be represented exactly as they will be fabricated. Colors on prints may not accurately depict specific colors.

Customer Name: REENA JANEWAY
Business Name: LA INSURANCE
Phone: 248-268-8224
Fax:
Email: 812SOUTHMAIN@GMAIL.COM
Address: 400 Hamilton Row Suite 300, Birmingham

WIND LOAD ANALYSIS

0-20 FEET HIGH BUILDING, DESIGN WIND FOR 90 mph = 15 PSF
 $W = 15 \times I_w = 15 \times 1.0 = 15 \text{ PSF}$,

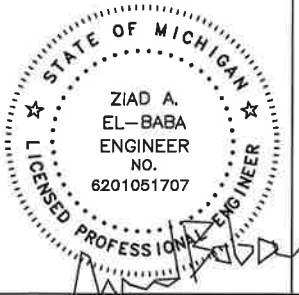
USE 20 PSF MINIMUM WIND LOAD DESIGN, SEE PLAN
 WIND DESIGN BASED ON WIND SPEED OF 90 mile/hour

USE 30 PSF FOR DESIGN PURPOSE

$V(3s) = 90 \text{ mph}$ 3 SECOND GUST WIND
 $V(fm) = 75 \text{ mph}$ FIG 1609

WIND IMPORTANCE FACTOR AND BUILDING CATEGORY
 $I_w = 1.0$ TABLE 1604.5

BUILDING CATEGORY I (ALL OTHER STRUCTURE) 1604.5



NEW CHANNEL LETTER

WIND CALCULATION

ZIAD EL-BABA P.E., ENGINEERING
 674 GAUTHIER
 TECUMSEH ONTARIO N8N 3P8
 (313) 938-8767 FAX 519-979-3535
 (519)-796-9882

JOB ADDRESS
 LA INSURANCE
 400 HAMILTON ROW - SUITE 300,
 BIRMINGHAM, MI

SK-1

SIGN CALCULATION

LA INSURANCE

AREA OF SIGN $10.0' \times 32.0' \pm$

SIGN WEIGHT = 10 PLF

WIND = 30 PSF

WEIGHT = $10 \times 10 = 100$ POUNDS

SHEAR ON BOLTS = $V = 100 / 6$ (MIN) = 16.6 LBS / BOLTS < 420

ASSUME FULL SOLID SIGN
(SIGN IS 40% VOID)

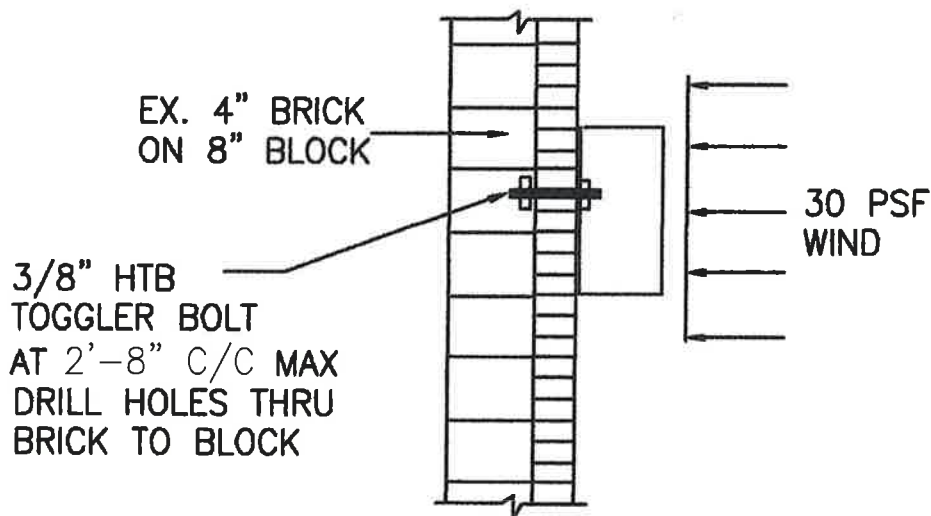
W (WIND) = $2.6 \times 30 = 78$ PLF

TENSION ON BOLTS = $T = 78 \times 12.5 = 975$ POUNDS

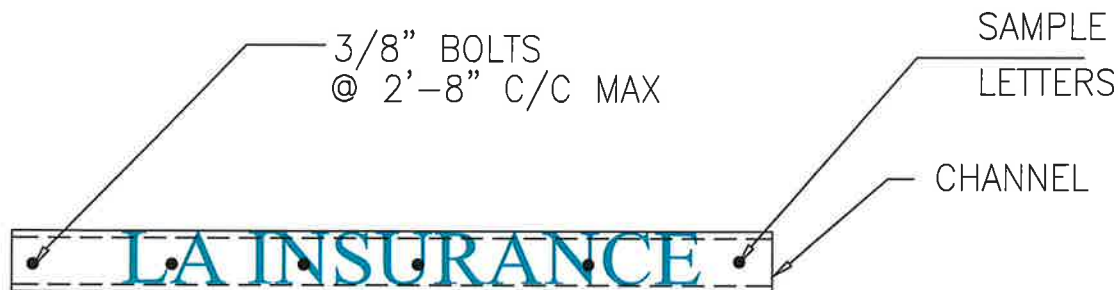
TENSION/BOLTS = $T = 975 / 6 = 162.5$ POUNDS/BOLT < 200

USE MIN $3/8"$ TOGGLE BOLTS AT $2'-8"$ C/C MAX (BOTH CHANNELS)

ROOF SYSTEM



WALL SECTION



SAMPLE ELEVATION



NEW CHANNEL LETTER

STRUCTURAL CALCULATION

ZIAD EL-BABA P.E., ENGINEERING
674 GAUTHIER
TECUMSEH ONTARIO N8N 3P8
(313) 938-8767 FAX 519-979-3535
(519)-796-9882

JOB ADDRESS
LA INSURANCE
400 HAMILTON ROW - SUITE 300,
BIRMINGHAM, MI

SK-2



Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Frank Emmanuel (FS SIGNS)
Address: 2076 East 10 Mile Rd
Warren, MI 48091
Phone Number: (248) 722-1860
Fax Number:
Email Address: contact@fssigns.com

2. Property Owner

Name: Mazin Michael
Address: 33772 WOODWARD AVE
Phone Number: (586) 530-0971
Fax Number:
Email Address: shop@italcasa.us

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: 33772 WOODWARD AVE
Name of Development:
Parcel ID#:
Current Use:
Area in Acres:
Current Zoning:

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

8. Location of Proposed Sign(s)

33772 WOODWARD AVE
FRONT OF THE BUILDING

9. Type of Proposed Sign(s)

Wall: CHANNEL LETTERS
Ground:
Name Letter:
Canopy:
Projecting (Post-Mounted):
Projecting (Wall-Mounted):
Building Identification:
Other:

10. Size of Proposed Sign

Width: 11.75'
Depth: 4"
Height of Lettering: Italcasa: 18" Design: 14"

Overall Height: 48"
Extension from Wall: 8"
Total Square Feet: 47'

11. Existing Signs Currently on Property

Number: _____
Square Feet per Sign: _____

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

12. Materials/Style of Proposed Sign(s)

Metal: _____
Plastic: Italcasa Design / Logo
Wood: _____
Glass: _____

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

13. Content of Proposed Sign(s)

Raceway, Acrylic letters

14. Proposed Sign Lighting

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

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

15. Landscaping (Ground Signs Only)

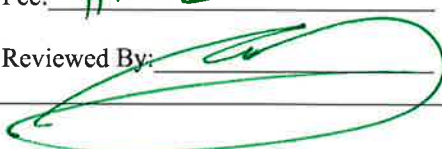
Location of Landscape Areas: _____

Proposed Landscape Material: _____

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

Signature of Applicant:  Date: 02-15-21

Office Use Only

Application # PAA21-0011 Date Received: 2/22/21 Fee: \$100.00
Date of Approval: 4/15/21 Date of Denial: N/A Reviewed By: 



CONSENT OF PROPERTY OWNER

I, Mazin Michael, OF THE STATE OF Michigan AND
(Name of Property Owner)

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 33772 Woodward Ave. Birmingham, MI 48009
(Address of Affected Property)

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

Birmingham by: Mazin Michael;
(Name of Applicant)

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

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

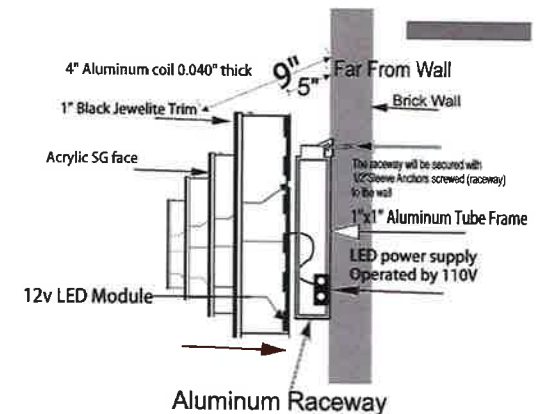
Name of Owner (Printed): Mazin Michael

Signature of Owner: Mazin Michael Date: 02/17/2021



Total Signage 31.108" Sq Ft
 LETTERS ARE 4" THICKNESS
 & RACEWAY 5" THICKNESS TOTAL
 FROM WALL TO END THE LETTERS 9"

Sign Side View



Channel Letters Specs...

Front Led Channel Letter Sign

- Aluminum 4" Return
- 0.040" Aluminum Face
- Mounted On a Raceway

**The Sign Support & Foundation
 Is Designed For 90 Mph, 3 SES.Gust
 Wind Loads Per 2013 IBC.**

Fs Signs

2076 E.10 Mile Rd
 Warren Mi 48091
 248-722-1860

File Name : Italcasa Design

Job Address

33772 Woodward Ave
 Birmingham, MI 48009

This Sign is intended to be installed
 in Accordance with the requirements
 of article 600 of the national electrical
 code and/or other applicable local codes.
 this includes proper grounding and
 bonding of the sign
 Switch to be installed in Hot Red of line

Please Review Thoroughly

your approval of this proof marks your acceptance that this art
 is correct and approval is given to send this art for printing the client
 is responsible for any change edit or corrections
 of this proof, please double check spelling grammar,
 content and for any errors any changes made after
 the approval can be made at customer's cost
 take special note of names, phone numbers
 and addresses to ensure their accuracy

**This product
 Complies with
 UL & Bears
 the mark**



REVISED

APPROVED
 4/5/21
 PAA21-0011



CITY OF BIRMINGHAM
Date 02/29/2021 12:36:01 PM
Ref 00178466
Receipt 573587
Amount \$12.50

APPROVED

5/11/21

PAA21-0023

Administrative Approval Application Planning Division

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

1. Applicant

Name: SAM SURNOW

Address: 320 Martin St. Ste. 100

Birmingham, MI 48009

Phone Number: 248.865.3000

Fax Number:

Email Address: Sam@sumow.com

2. Property Owner

Name: SAM SURNOW

Address: 320 Martin St. Ste. 100

Birmingham, MI 48009

Phone Number: 248.865.3000

Fax Number:

Email Address: sam@sumow.com

3. Applicant's Attorney/Contact Person

Name:

Address:

Phone Number:

Fax Number:

Email Address:

4. Project Designer/Developer

Name: Kevin Biddison

Address: 320 Martin St. LL100

Birmingham, MI 48009

Phone Number: 248.554.9500

Fax Number:

Email Address: kb@biddison-ad.com

5. Project Information

Address/Location of Property: 525 Merrill Birmingham MI

Name of Development: 525 Merrill

Parcel ID#:

Current Use: Residential/Professional Office

Area in Acres:

Current Zoning: R8

Name of Historic District if any:

Date of HDC Approval, if any:

Date of Application for Preliminary Site Plan:

Date of Preliminary Site Plan Approval:

Date of Application for Final Site Plan:

Date of Final Site Plan Approval:

Date of Revised Final Site Plan Approval:

6. Required Attachments

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

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

7. Details of the Request for Administrative Approval

Two story structure, first level with professional office, second level residential/apartment. Making exterior improvements, windows, paint, new canopy, new roof, and interior improvements.

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

Signature of Applicant: _____

Date: 03-26-2021

Application #: PAA21-0023

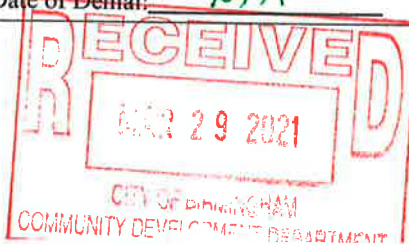
Date Received: 3/27/21

Fee: \$100.00

Date of Approval: 5/11/21

Date of Denial: N/A

Reviewed By: _____





CONSENT OF PROPERTY OWNER

I, SAM SURNOW, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)

COUNTY OF OAKLAND COUNTY STATE THE FOLLOWING:

1. That I am the owner of real estate located at 525 MERRILL BIRMINGHAM;
(Address of Affected Property)

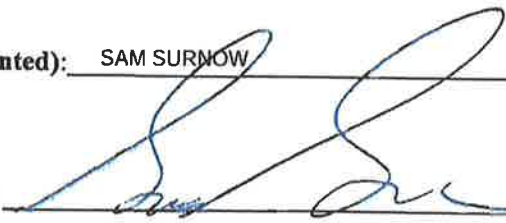
2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: SAM SURNOW;
(Name of Applicant)

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

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

Name of Owner (Printed): SAM SURNOW

Signature of Owner:  Date: 03-26-2021



May 10, 2021

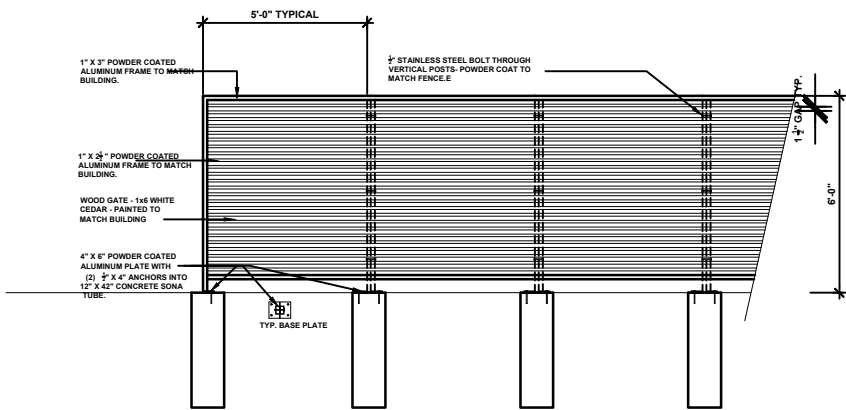
Nicholas Dupuis
City of Birmingham
Michigan

525 Merrill

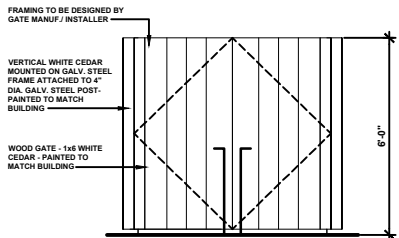
Kevin L. Biddison, AIA
biddison architecture + design

GENERAL SITE NOTES:

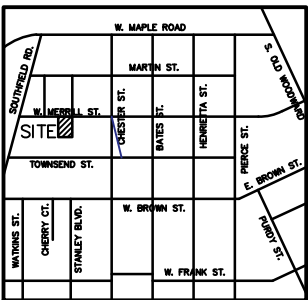
- NOT USED
- SIGNS SHALL BE MOUNTED ON 1/2" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS. LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
- PARKING STALL STRIPES SHALL BE PAINTED AS SHOWN ON THE DRAWINGS. LINES SHALL BE 4" WIDE, APPLIED IN ONE COAT USING A STANDARD STRIPING MACHINE. PAINT SHALL BE REMARK #3 PARLON TRAFFIC PAINT OR EQUAL. COLOR: WHITE.
- PROVIDE STRIPING AT NEW PAVEMENT AS INDICATED ON THE DRAWINGS.
- ALL SITE LIGHTING SHALL BE MOUNTED AT 90 DEGREES, SHIELDED DOWNWARD AND AWAY FROM ADJACENT PROPERTY.
- SITE IDENTIFICATION SIGNAGE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE CITY OF BIRMINGHAM STANDARDS.
- REFER TO LANDSCAPING SHEETS FOR LANDSCAPING REQUIREMENTS & PLAN IF APPLICABLE.
- EXTERIOR CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA.
A. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES A CURB.
B. MAXIMUM SLOPE SHALL BE 1:12. THE TRANSITION FROM WALKS, GUTTERS OR STREETS SHALL BE FLUSH.
C. THE MINIMUM WIDTH SHALL BE 36" EXCLUSIVE OF FLARES, UNLESS OTHERWISE NOTED ON THE PLANS.
D. CURB RAMPS SHALL HAVE A DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- A DETECTABLE WARNING SHALL BE PROVIDED IN SIDEWALKS WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS. THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE MINIMUM. THE DETECTABLE WARNING SHALL COMPLY WITH THE CRITERIA STATED ABOVE FOR CURB RAMPS.
- CALL MISS DIG 72 HOURS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF BIRMINGHAM.
- NO OUTSIDE STORAGE WILL BE PERMITTED.
- NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
- CONCRETE CURBING SHALL BE PROVIDED AROUND THE PERIMETER OF THE SITE, AND AROUND ALL INTERIOR LANDSCAPE AREAS AS REQUIRED (U.N.C.).
- ALL ROOF TOP AND/OR GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED AS REQUIRED BY THE CITY OF BIRMINGHAM.
- NO SIGNS (OTHER THAN OFFICIAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
- ALL EXTERIOR RECEIVING DOORS SHALL BE PROVIDED WITH LATCH PLATE PROTECTION.
- NOT USED
- SCREENING OF GARBAGE AND REFUSE AREAS ARE TO BE AT LEAST 1'-0" HIGHER THAN CONTAINER, NOT LESS THAN 5'-0" ON THREE SIDES W/ PROTECTIVE POSTS OR BUMPERS.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- DEALING DIRECTLY WITH CONSUMERS AT RETAIL IS PROHIBITED.
- TRASH ENCLOSURE TO HOUSE (1) TRASH AND (1) RECYCLING CONTAINER.
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
- NO FLASHING LIGHTING WILL BE USED ON THE SITE.
- A CITY OF BIRMINGHAM RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.



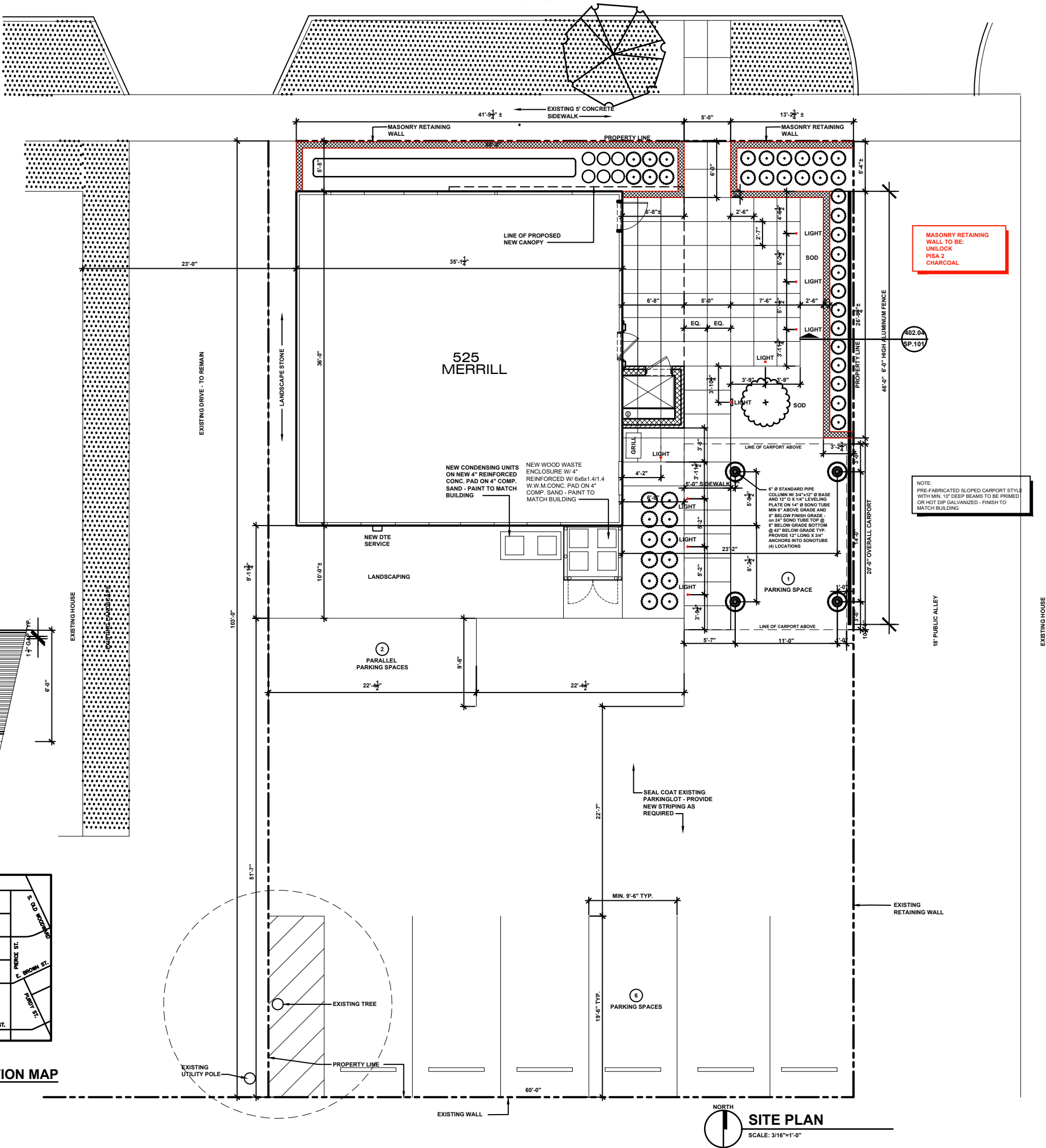
402.04
SP.101 6'-0" ALUMINUM FENCE
NOT TO SCALE:



402.03
SP.402 WASTE ENCLOSURE ELEVATION
NOT TO SCALE:



402.03
SP.402 SITE LOCATION MAP
NO SCALE



REFER TO THE
LANDSCAPE PLAN FOR
FINAL PLANTING AND
LANDSCAPE RETAINING
WALL DETAILS.

PROPOSED BUILD-OUT
525 W. MERRILL

525 W. MERRILL ST.
BIRMINGHAM, MICHIGAN

DESIGN REVIEW	08.05.19
BIDS & PERMITS	09.19.19
REVISIONS	11.26.19
REVISIONS	02.04.20
CARPENTRY REVISION	06.04.20
SITE REVISIONS	10.30.20
BULLETIN #3	11.13.20
ADMINISTRATIVE REVIEW	03.24.21
FENCE AND LANDSCAPE	
1ST FLOOR TENANT	
PERMITS	04.14.21
PERMITS REVISED	05.10.21

SITE PLAN



2043.18

SP.101



CITY OF BIRMINGHAM
Date 04/29/2021 11:04:17 AM
Ref 00179434
Receipt 573990
Amount \$100.00

Administrative Approval Application Planning Division

APPROVED

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

4/29/21
PAA01-0037

1. Applicant

Name: Templeton Building Company
Address: 735 Forest Ave., Suite 204
Birmingham, MI 48009
Phone Number: 248.642.5330
Fax Number:
Email Address: agibaud@templetonbc.com

2. Property Owner

Name: MR & MRS. S ROBY
Address: 526 HENRIETTA
Phone Number: 248-554-8500
Fax Number:
Email Address: Steven.Roby@robbylaw.com

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

Name: GLENDA MEADS ARCHITECTS
Address: 114 S. OLD WOODWARD AVE
BIRMINGHAM, MI
Phone Number: 248-514-2971
Fax Number:
Email Address: glenda@glendameads.com

5. Project Information

Address/Location of Property: 526 Henrietta
Name of Development: RESIDENCE
Parcel ID#:
Current Use: SINGLE FAMILY ATTACHED HOUSE
Area in Acres:
Current Zoning: R-8

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

SEEKING APPROVAL TO REPLACE 2 EXISTING GARAGE DOORS WITH A SINGLE NEW INSULATED/UPGRADED UNIT

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

Signature of Applicant: A. Gibaud

Date: 04.26.21

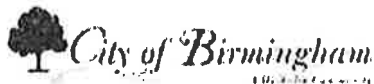
Office Use Only

Application #: PAA01-0037
Date of Approval: 4/29/21

Date Received: 4/29/21
Date of Denial: N/A

Fee: \$100.00
Reviewed By:





CONSENT OF PROPERTY OWNER

(CONFIDENTIAL)

I, STEVEN ROBY, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)

COUNTY OF OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 526 HENRIETTA;
(Address of Affected Property)

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

Birmingham by: TEMPLETON BUILDING COMPANY;
(Name of Applicant)

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

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

Name of Owner (Printed): STEVEN ROBY

Signature of Owner: [Signature] Date: 4/27/2021

09-122-20

H. Miscellaneous Business and Communications:

a. Communications

b. Administrative Approval Correspondence

Planning Director Ecker presented an administrative approval request for 526 Henrietta. She explained it was before the Board because it was zoned R8 for multi-family even though it is a single family home.

Glenda Meads, architect, was present on behalf of the request.

The applicant's first request was to enclose the second floor's porch with glass to create a 165 sq. ft. three-season room. The second was to convert the garage door into one double door from two single doors with a post in the middle.

In reply to Chairman Clein, Planning Director Ecker said she only brought the matter before the Board because the Board does not usually allow double garage doors on single-family homes. She explained that in the R8 zone, however, there is no ordinance prohibition on double garage doors. She said there were no ordinance issues present in the proposed plans.

Mr. Share noted that the architect for this application, Glenda Meads, was currently working on an addition for his home. He said he would take no part in the discussion.

Mr. Boyle said he was in favor of maintaining consistency across zoning districts for single family homes, and as a result did not think a double garage door should be approved.

Mr. Williams noted that the building is zoned R8, so a double garage door is permitted, and that the building is actually two separate homes with a shared wall. Consequently, he said he disagreed with Mr. Boyle's recommendation.

Mr. Boyle said Mr. Williams had a fair point.

Chairman Clein said that, while he respected Mr. Boyle's perspective, he would have a hard time justifying the enforcement of different zoning requirements across zones.

Mr. Koseck said he thought the request was reasonable and that he trusted Ms. Meads to skillfully handle the changes. He said he would support administrative approval of the requests.

Mr. Emerine and Mr. Williams said they were also fine with an administrative approval for the requests.

In response to Chairman Clein, Mr. Boyle said he was fine with the requests being administratively approved.

Chairman Clein said he was also comfortable with an administrative approval and stated there was Board consensus for the approval to proceed.

NOTES:

- 1) DOUBLE DOOR WIDTH DIFFICULT FOR ENTERING OFF OF BUSY STREET AND DRIVEWAY SLOPE
- 2) TIGHT DRIVEWAY WIDTH DUE TO SIDE WALLS CREATING THE OVERHANG
- 3) DOOR IS SETBACK FROM STREET & VIEW DUE TO OVERHANG
- 4) SINGLE WIDTH DOORS NOT REQUIRED IN R-8 ZONE DISTRICT



ITEM 1:

NEW SINGLE WIDE GARAGE TO REPLACE EXISTING DOUBLE DOORS
(REMOVE CENTER POST & INSTALL NEW STAINED WOOD SINGLE PANEL DOOR TO MATCH EXISTING)

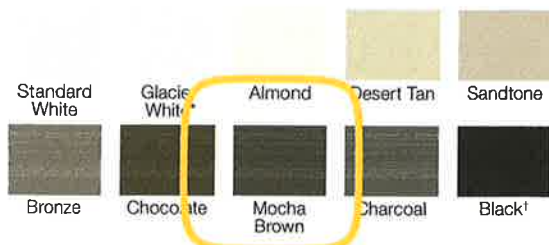
Glenda Meads Architects

114 S. Old Woodward, Suite 3
Birmingham, AL 35203

ROBY RESIDENCE
526 Henrietta
Birmingham, Mi



COLORS



- Exterior steel on solid colors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Popular in select markets, Glacier White is a brighter white.*

† Additional charges apply.

Due to the printing process, colors may vary.

CUSTOM PAINT OPTION



Color Blast® finish offers more than 1,500 Sherwin-Williams® color options to complement your home. Clopay's durable two-part paint system has been thoroughly tested and is backed by a five-year warranty.

ULTRA-GRAIN® PAINT OPTION



Ultra-Grain® Oak
Medium Finish



Ultra-Grain® Oak
Dark Finish



Ultra-Grain® Oak
Walnut Finish



Ultra-Grain® Oak
Slate Finish

- Painted steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
- Oak woodgrain pattern runs horizontal along the rails and vertical along the stiles and panels for an authentic, natural look.
- Available in Medium, Dark, Walnut or Slate finishes that complement Clopay Entry Doors, shutters and other exterior stained wood products.
- Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.
- Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns. All window options are available.

Additional charges apply.

EXTENDED PANEL WINDOW AND TOP SECTION OPTIONS

MODELS BD1EU AND BD2EU

HEIGHTS 7'0" - 8'0"
WIDTHS 7'8" - 10'0" 11'6" - 14'6"

Illustrations simplified for clarity.

9'0" - 10'0" 10'6" - 12'0"

Narrow Solid Top

Plain Short

Plain Long

REC12

REC14

SQ22

SQ24

Trenton® Short†

Trenton® Long†

Kristin® Short†

Kristin® Long†

Wrought Iron Short**

Wrought Iron Long**

ARCH1

Vertical Grille
on ARCH1

Grille on ARCH1

ARCH2

Vertical Grille
on ARCH2

Grille on ARCH2

ARCH3

Vertical Grille
on ARCH3

Grille on ARCH3

Clayton™ Short†

Clayton™ Long†

Wrought Iron Arch**

*Acrylic

†Complements Clopay Entry Door glass.

BRIDGEPORT™ STEEL

garage doors

3-LAYER CONSTRUCTION



America's Favorite Garage Doors®



*Model B0117 shown in Standard White
with Flush Trim Windows*

REPLACE EXIST. DOUBLE GARAGE DOORS
WITH NEW SINGLE DOOR - CLASSIC
COLONIAL RAISED PANEL DOOR
STAINED TO MATCH FRONT DOOR-
UNDER EXISTING OVERHANG

HENRIETTA AVE. 50 WD.

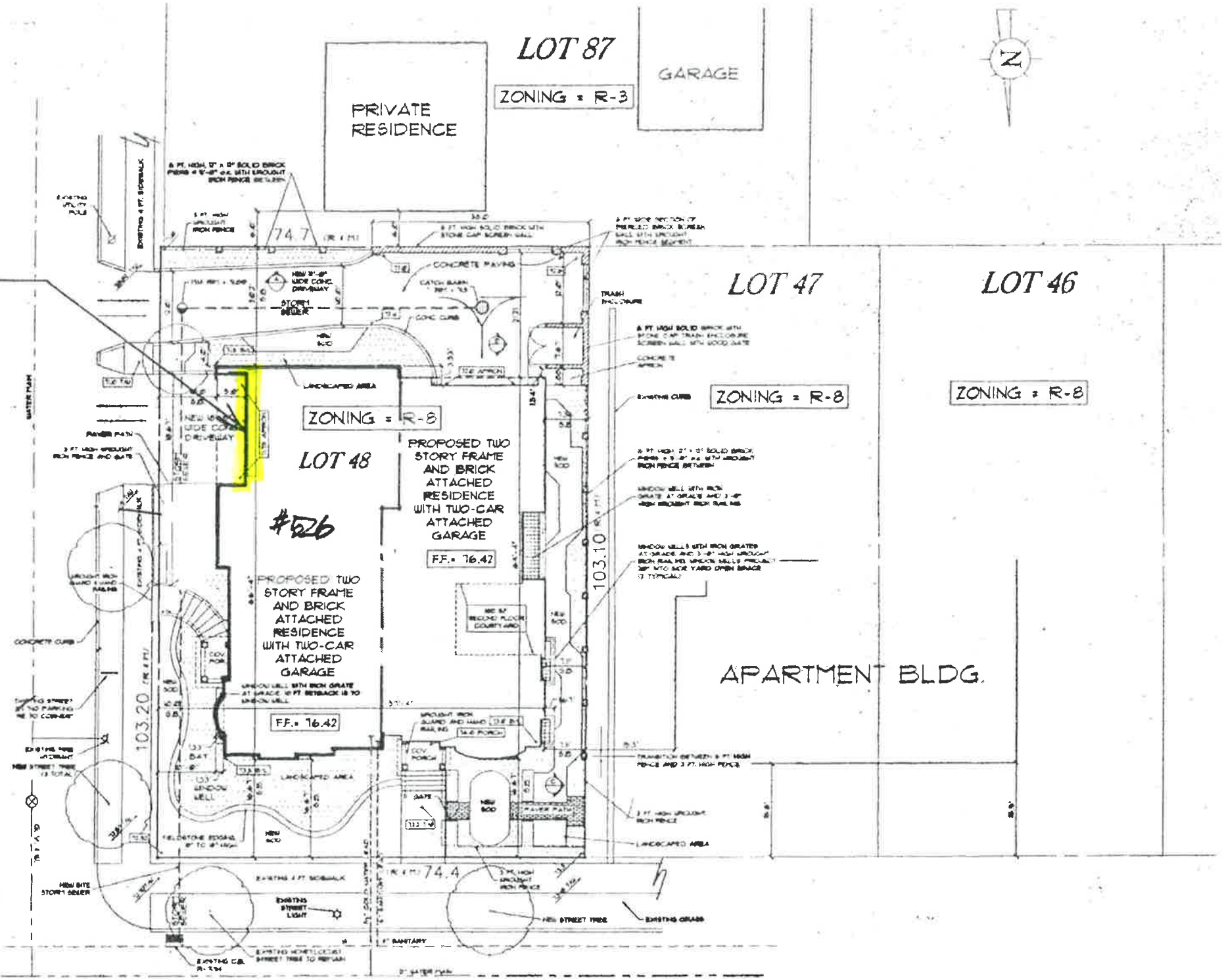
BROWN RD. 60 WD.

PROPOSED
SITE PLAN

Glenda Meads Architects
114 S. Old Woodward, Suite 5
Birmingham, MI 48009
ROBY RESIDENCE
526 Henrietta
Birmingham, Mi
SITE PLAN

M.L.
R-112.01
1N-76.421
1S-76.425
1E-76.544

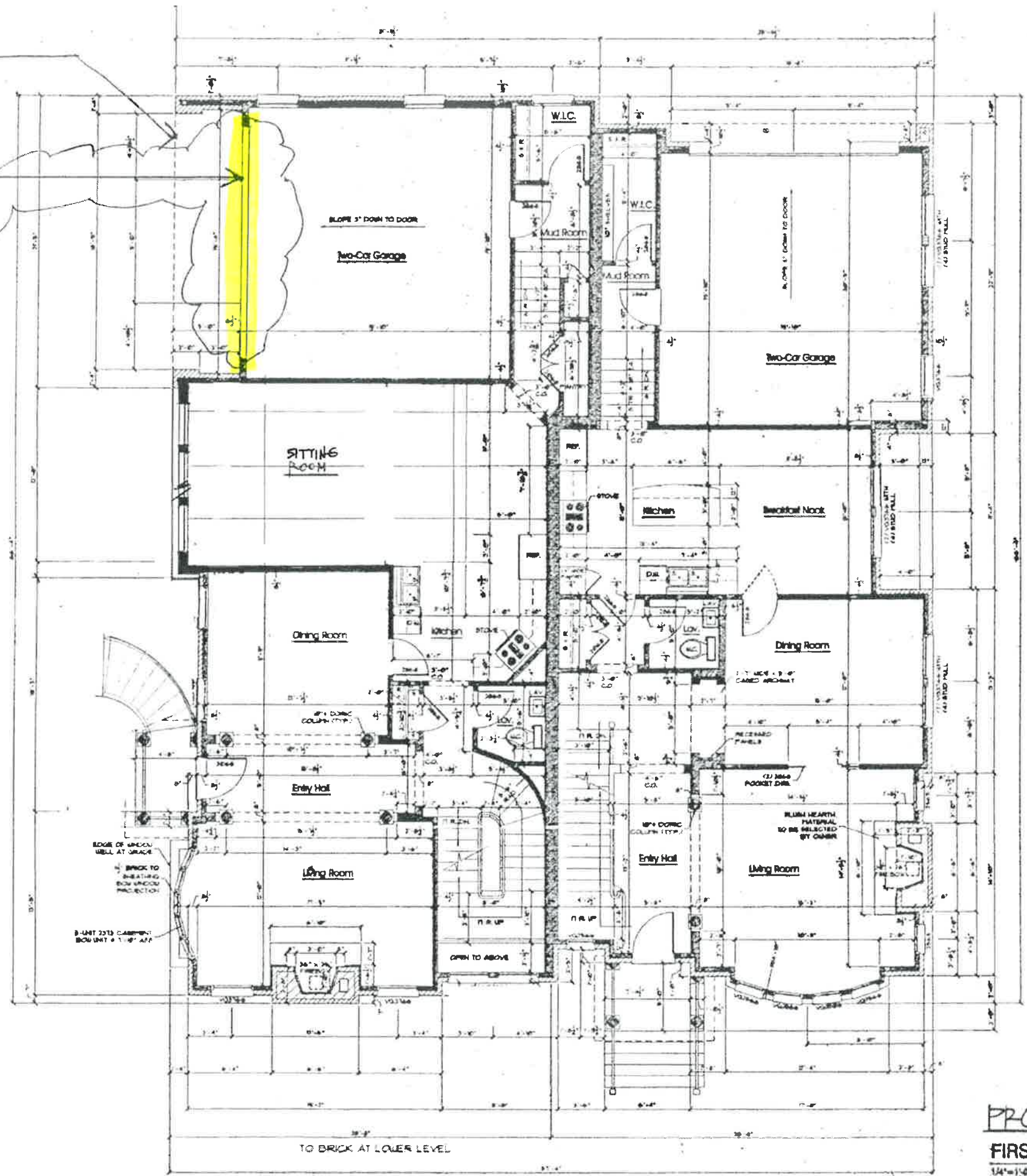
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1N-76.425
1S-76.421
1E-76.544



APPROVED
4/21/21
PAA21-0037

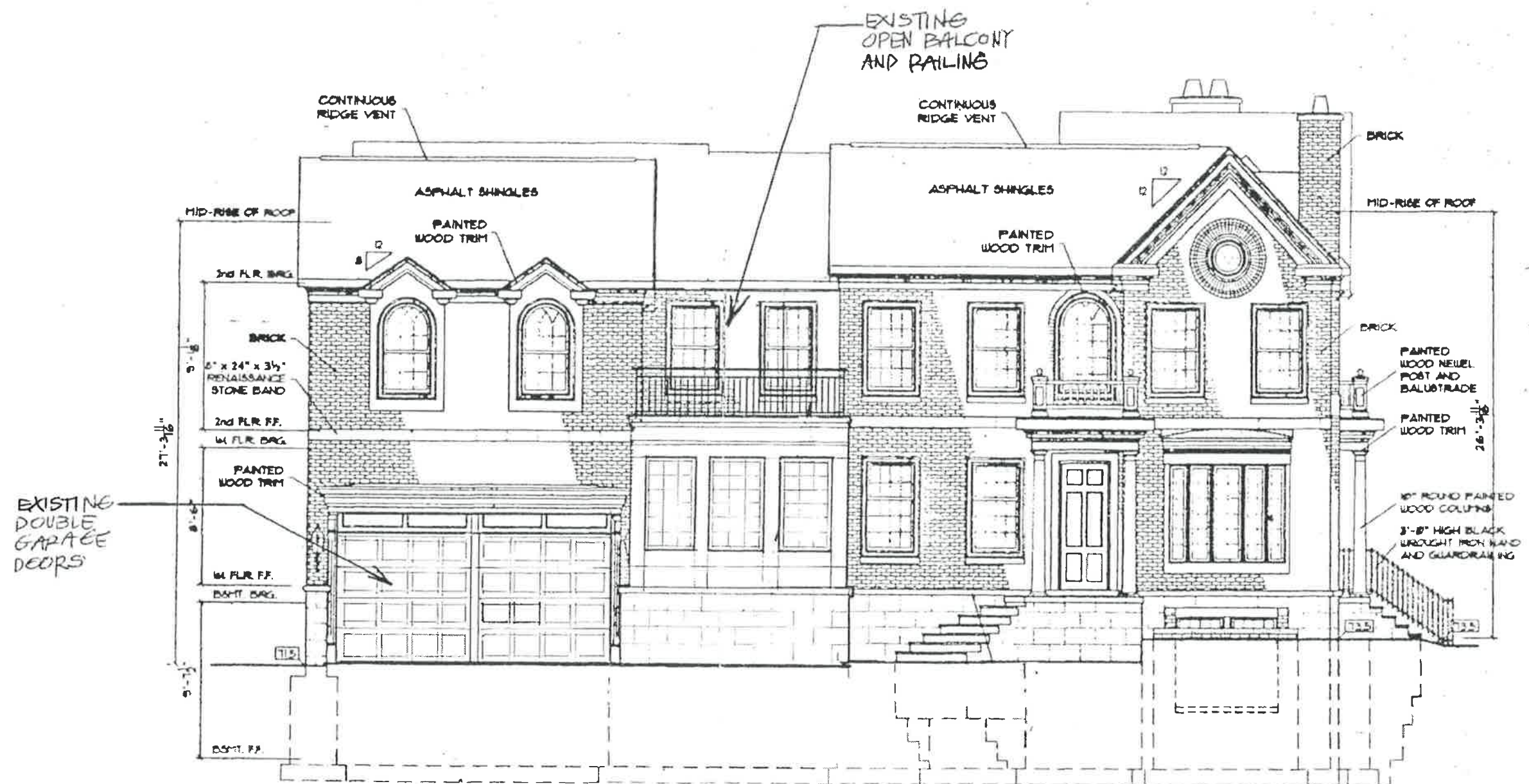
REPLACE EXIST. DOUBLE GARAGE DOORS
WITH NEW SINGLE DOOR - CLASSIC
COLONIAL RAISED PANEL DOOR
STAINED TO MATCH FRONT DOOR-
UNDER EXISTING OVERHANG

LINE OF
OVER-
HANG



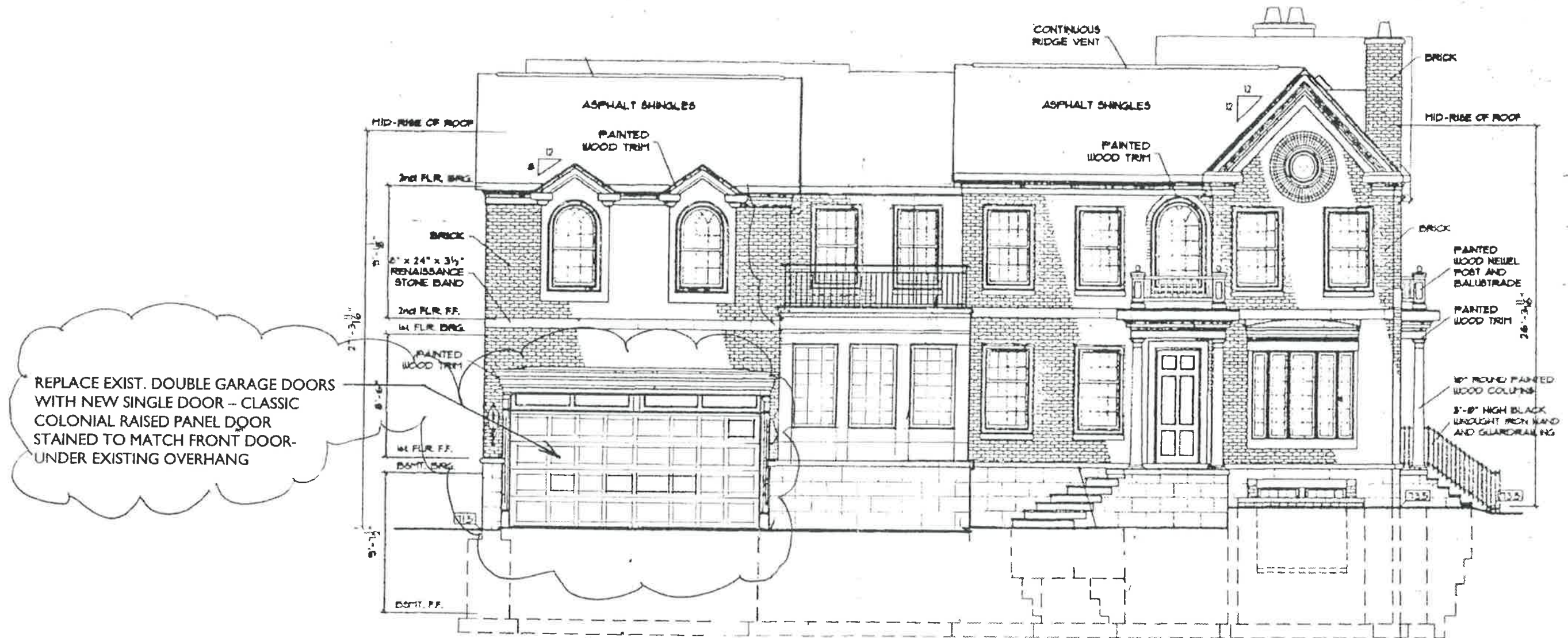
Glenda Meads Architects
114 S. Old Woodward, Suite 5
Birmingham, MI 48009
ROBY RESIDENCE
526 Henrietta
Birmingham, Mi
GROUND FLOOR PLAN

PROPOSED
FIRST FLOOR PLAN
1/4" = 1'-0"



Glenda Meads Architects
 114 S. Old Woodward, Suite 5
 Birmingham, MI 48009
ROBY RESIDENCE
 526 Henrietta
 Birmingham, Mi
EAST ELEVATION

EXISTING
EAST ELEVATION
 3/16" = 1'-0"



Glenda Meads Architects
 114 S. Old Woodward, Suite 5
 Birmingham, MI 48009
ROBY RESIDENCE
 526 Henrietta
 Birmingham, Mi
EAST ELEVATION

PROPOSED
EAST ELEVATION
 3/16" = 1'-0"



Administrative Approval Application Planning Division

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

1. Applicant

Name: PLATINUM MOTORCARS
Address: 2400 COLE ST

Phone Number: 3137021023
Fax Number: _____
Email Address: CB@BLDG001.COM

2. Property Owner

Name: PLATINUM PROPERTY HOLDINGS LL
Address: 2400 COLE ST

Phone Number: 3137021023
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: CHRISTOPHER BURCHAM
Address: 2400 COLE ST

Phone Number: 3137021023
Fax Number: _____
Email Address: CB@BLDG001.COM

4. Project Designer/Developer

Name: CHRISTOPHER BURCHAM
Address: 2400 COLE ST

Phone Number: 3137021023
Fax Number: _____
Email Address: CB@BLDG001.COM

5. Project Information

Address/Location of Property: 2400 COLE ST

Name of Development: PLATINUM MOTOR CARS
Parcel ID#: _____
Current Use: WHSE
Area in Acres: _____
Current Zoning: _____

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

6. Required Attachments

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

7. Details of the Request for Administrative Approval

REPAINTING FACADE TO MATCH NEIGHBORS, ADDING GLASS BLACK FRAMED GARAGE DOOR & SMALL SIGN. REPAIRING CANOPY, ADDING LANDSCAPING

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

Signature of Applicant: [Signature] Date: 2/25/21

Office Use Only

Application #: PAA21-0018

Date Received: 3/14/21

Fee: \$100.00 (Paid online)

Date of Approval: 4/6/21

Date of Denial: N/A

Reviewed By: [Signature]



CONSENT OF PROPERTY OWNER

I, ERICA AHMED, OF THE STATE OF MICHIGAN AND
(Name of Property Owner)
COUNTY OF OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2400 COLE ST;
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: PMC Property Holdings LLC;
(Name of Applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of
Birmingham.

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

Name of Owner (Printed): ERICA AHMED

Signature of Owner:  Date: 2/25/21

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT entered into this ____ day of August 2020, is by and between **LOBY PROPERTIES, LLC**, a Michigan Limited Liability Company, whose address is 2400 Cole Street, Birmingham, Michigan 48009 ("Seller"), and **PLATINUM PROPERTY HOLDINGS, LLC**, a Michigan Limited Liability Company, whose address is 1090 South Adams, Birmingham, Michigan 48009 ("Purchaser"). Seller and Purchaser are collectively referred to hereinafter as the "Parties".

WITNESSETH:

WHEREAS, Seller is the owner in fee simple of the Property (as hereinafter defined); and

WHEREAS, Seller has agreed to sell, and Purchaser has agreed to purchase, the Property subject to and upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto hereby agree as follows:

ARTICLE 1 PROPERTY

As used herein, the term "Property" shall mean and refer to:

1.1 The real estate described on Exhibit A and all buildings and improvements located thereon, together with all easements, air, mineral, riparian, and all tenements, hereditaments, privileges and appurtenances thereto belonging or in any way appertaining thereto, including, without limitation, the right to make any and all division rights under Section 108 of the Land Division Act, Act. No. 288 of the Public Acts of 1967, as amended ("Land Division Act");

1.2 Any land lying in the bend of any street, road or avenue, open or proposed, at the foot of or adjoining the Property to the center line thereof, if any;

1.3 Any intangible personal Property located on or about or arising out of the ownership of the Property;

1.4 Any pending or future award made in condemnation or to be made in lieu thereof, and any unpaid award for damages to the Property;

1.5 The use of appurtenant easements, whether or not of record, strips and rights-of-way abutting, adjacent, contiguous or adjoining the Property;

1.6 All licenses, permits and franchises issued by any State, Federal or local municipal authorities, relating to the use, maintenance or operation of the Property, to the extent such licenses, permits and franchises are transferable;

1.7 All plans and specifications in possession of Seller relating to the construction of any existing improvements on the real estate and all unexpired claims, warranties, guaranties and sureties received by Seller in connection with the construction, improvement or equipment of or on the Property; and

1.8 All leases relating to the Property and all security and other deposits relating thereto, and all contracts or other agreements for services or maintenance relating to the Property.

ARTICLE 2

PURCHASE AND SALE: PURCHASE PRICE

2.1 Seller agrees to sell to Purchaser, and Purchaser agrees to purchase from Seller, the Property "As Is Where Is" (except as otherwise expressly set forth in Article 6 hereof). The total purchase price for the Property (the "Purchase Price") shall be **One Million Eight Hundred Eighty Thousand and 00/100 Dollars (\$1,880,000)**, and shall be paid, after all agreed credits, adjustments and prorations, as provided herein, as follows:

a. **Fifty Thousand and 00/100 Dollars (\$50,000)** of the Purchase Price (the "Earnest Money Deposit") shall be paid to the title company of record in immediately available funds (which shall mean funds paid by wire transfer or cashier's check) upon both Seller and Purchaser signing this Agreement (last to sign); and

b. The balance of the Purchase Price shall be paid to Seller by Purchaser, subject to adjustments and prorations as set forth herein, by certified check or wire transfer at the Closing.

ARTICLE 3

INVESTIGATION PERIOD

3.1 Purchaser shall, at Purchaser's expense, have from and after the execution of this Agreement by Seller until September 30, 2020 (the "Investigation Period") to determine, in its sole and absolute discretion, whether the Property is in all respects acceptable to Purchaser and otherwise suitable for development for Purchaser's intended use of the Property, including, but not limited to: review of all documents and materials, completion of such tests, investigations, and environmental studies as Purchaser may determine to be necessary or helpful; to enter into such leases and other agreements as deemed necessary or desirable by the Purchaser for the development and operation of the Property; and to obtain any and all governmental approvals, as determined solely by Purchaser. At any time during this Investigation Period, Purchaser shall have the right to terminate this Agreement for any reason or for no reason in Purchaser's sole discretion, provided only that written notice of Purchaser's election to terminate is furnished to Seller. In event the foregoing occurs, Seller shall instruct the title company of record to promptly return Purchaser's Earnest Money Deposit, in full. Purchaser shall reasonably repair any damages which Purchaser shall cause to the Property while conducting such investigation.

3.2 In connection with Purchaser's investigation of the Property (and throughout the term of this Agreement), Purchaser and its employees, designees and agents shall have the right to

inspect, or cause to be inspected, the physical condition of the Property and all other documents and materials of any kind relating to the Property. Seller agrees to grant to Purchaser and its employees and agents' access to the Property and the aforesaid related materials at all reasonable times and to cooperate with Purchaser in such inspection. Purchaser shall have the right to perform soil borings and other engineering, mechanical and environmental tests upon the Property. Purchaser shall have the right to discuss the development of the Property with appropriate governmental authorities, representatives of utility companies and others deemed necessary by Purchaser.

3.3 In the event that Purchaser's initial investigation results in the Purchaser having to perform additional Phase II environmental inspections or a Baseline Environmental Assessment, Purchaser shall be entitled to extend the Investigation Period for one (1) period of up to forty-five (45) days upon notice to Seller given at any time prior to the expiration of the Investigation Period together with payment to the Escrow Agent of an additional deposit amount (to be added to and included as part of the Deposit) in the amount of Ten Thousand (\$10,000.00) Dollars. For avoidance of doubt, Purchaser's right to terminate this Agreement during the extended Investigation Period shall be limited to Purchaser's dissatisfaction with the results of a Phase II Environmental Site Assessment, or inability to obtain or complete a Baseline Environmental Assessment (that does not require Purchaser to remediate contamination) within such extended Investigation Period; the Earnest Money Deposit shall be promptly returned to Purchaser upon Escrow Agent's timely receipt of notice of termination from Purchaser only for one of those two reasons as stated in this sentence.

3.4 In the event that Purchaser has any tests performed on the Property, Purchaser agrees to provide, free of charge, copies of all soil boring test results to Seller within five (5) days of Purchaser's receipt of the test results from the testing company.

3.5 In the event Purchaser shall not terminate this Agreement during the Investigation Period, then the Closing shall occur within fifteen (15) days after the expiration of the Investigation Period. Closing shall occur at such place as shall be mutually agreeable to the parties.

ARTICLE 4 TITLE, SURVEY AND INSPECTION MATTERS

4.1 Seller agrees, at Seller's sole cost and expense, to furnish Purchaser, as soon as possible, but in no event later than twenty-one (21) days after the execution of this Agreement by Seller (or at such other date as is expressly provided below), the following:

(a) A commitment for an Owner's policy of title insurance (ALTA 1970 Form B) for the Property without standard exceptions (except, in the event the Purchaser does not obtain the Survey, for those standard exceptions relating thereto) and with such endorsements as Purchaser may reasonably request (the "Commitment") in the amount of the Purchase Price from Cislo Title Insurance Company (the "Title Company"), together with legible copies of all of the documents listed as exceptions in Schedule B thereto, showing, to Purchaser's sole satisfaction, good and marketable fee simple title to the Property in Seller, free of all liens, defects, or encumbrances whatsoever, except for those recorded building and use restrictions and recorded easements approved in writing by

Purchaser in Purchaser's sole and absolute discretion (the "Permitted Exceptions"). If the title is not satisfactory to Purchaser, Purchaser shall notify Seller of the unsatisfactory defect in the title, and Seller shall, if it can, cure such defect to Purchaser's satisfaction within fourteen (14) days of such notice. If any such defect is not cured to Purchaser's satisfaction within such period, Purchaser may in its discretion (i) negotiate and agree with Seller to a reduction in the Purchase Price; or (ii) terminate this Agreement upon notice thereof to Seller. In event (ii) occurs, Seller shall promptly return Purchaser's Earnest Money Deposit, in full.

(b) a complete set of existing architectural and engineering plans and specifications for the Property to the extent in Seller's possession or reasonably available to Seller, if any.

(c) a copy of the site utility plan for the Property, if any.

(d) any environmental, soil borings, reports, wetland studies, engineering reports or other studies or reports in the Seller's possession concerning the physical condition and operation of the Property or improvements.

(f) any and all other reports, studies, plans, specifications, agreements, contracts relating directly or indirectly to the Property or which may affect Purchaser's proposed use of the Property.

4.2 During the Investigation Period, Purchaser has the option, at Purchaser's expense, to obtain a Survey (the "Survey") of the Property prepared by a land surveyor licensed under the laws of the State of Michigan. If the Survey is for any reason unacceptable to Purchaser, Purchaser shall have the right to terminate this Agreement upon written notice thereof to the Seller at any time during the Investigation Period. In event the foregoing occurs, Seller shall promptly return Purchaser's Earnest Money Deposit, in full.

ARTICLE 5 CLOSING

At Closing, Seller shall execute and deliver to Purchaser and Purchaser shall execute and deliver to Seller the following:

5.1 Seller shall:

(a) execute and deliver to Purchaser a Warranty Deed to the Property conveying: (i) any and all land division rights under the Land Division Act; (ii) fee simple title to the Property which is good and marketable, subject only to recorded building and use restrictions and recorded easements acceptable to Purchaser, free and clear of all liens, claims, encumbrances and rights of any other parties whatsoever (other than the Permitted Exceptions) and otherwise in a condition acceptable to the Title Company for the issuance of an owner's title insurance policy pursuant to and consistent with the Commitment (the

“Title Policy”), together with a Transfer Valuation Affidavit setting forth the Purchase Price;

(b) execute and deliver to Purchaser such other documents relating to the purchase of the Property and which may reasonably be requested by Purchaser or Title Company; and

(c) pay all real estate transfer taxes imposed under Michigan law, the cost of the Commitment, all updates thereof and the title insurance premium for the Title Policy, and any other costs which are incurred by the Seller in connection with delivery of title or incident to Seller’s obligations pursuant to this Agreement.

5.2 Purchaser shall:

(a) pay the Purchaser Price to the Seller, subject to adjustments and prorations as set forth herein, by certified check or wire transfer as provided in Section 2.1 hereof;

(b) pay any recording fees relating to the recording of the Warranty Deed delivered under this Agreement, and;

(c) execute and deliver all other documents which may be reasonably requested by Seller or the Title Company in connection with the Closing.

ARTICLE 6

POSSESSION AFTER CLOSING; SELLER TIME TO VACATE

6.1 Purchaser and Seller agree that Seller shall have ninety (90) days after the date of Closing on the Property to vacate the premises and remove all personal property, business property, inventory, etc. Seller agrees that anything left on the Property after the expiration of the ninety (90) days shall be deemed abandoned and shall become the possession of the Purchaser. Seller further agrees that they will be liable for any and all costs associated with removal of any personal property, business property, inventory, etc. from the Property at the expiration of the ninety (90) days.

6.2 Seller agrees to voluntarily vacate the premises at the expiration of the ninety (90) days after the date of Closing on the Property. Seller agrees that they will be liable for all costs and attorney’s fees expended by Purchaser in the event that Seller stays over beyond the ninety (90) days and Purchaser is forced to remove Seller by eviction and/or other legal proceedings.

6.3 Seller agrees to compensate Purchaser during the ninety (90) day holdover period set forth in 6.1, above, as follows:

(a) the first month (thirty (30) days) after Closing shall be free of charge to Seller;

(b) Seller shall pay \$15,000.00 per month to Buyer, due on the 1st day of each such month, for months two and three following the Closing;

(c) if Seller vacates the Property early, then payments for months two and three shall be prorated on a per diem basis.

ARTICLE 7 PRORATION OF ITEMS

7.1 All real estate taxes, assessments, penalties, charges and interest for the Property, due and payable up to the Closing Date, shall be paid in full by Seller at or prior to the date of Closing. The parties shall prorate as of the close of business on the Closing Date the real estate taxes and assessments, both general and special, using the latest available tax statement, in accordance with the "due date basis" method of tax proration customarily used in Birmingham, Michigan. Seller shall pay all real estate transfer and conveyance fees due on the sale of the Property, any agricultural recoupment charges and all utilities through the Closing Date. Purchaser shall pay the cost to record the deed. The parties shall each pay one-half (1/2) of the closing fees of the Title Insurance Company.

ARTICLE 8 DEFAULT

8.1 Seller Default. If prior to the Closing Seller fails to perform in accordance with this Agreement or if any representation or warranty of Seller is untrue in any material respect and Seller cannot cure within thirty (30) days of written notice from Buyer, Seller shall be in default. In the event of a default hereunder by Seller or if any condition to Purchaser's obligations hereunder which is Seller's obligation to satisfy is not satisfied on or before the Closing, Purchaser shall have all rights available, at law and equity, including without limitation, the right to the return of the Earnest Money Deposit, or the right to seek specific performance of Seller's obligations hereunder, or the right to seek monetary damages from Seller in connection with such a default.

8.2 Purchaser Default. In the event the Purchaser fails to perform in accordance with this Agreement, Purchaser shall be in default. In the event of default hereunder by Purchaser, this Agreement shall terminate. In the event of Purchaser's default, the Seller shall be entitled to keep the \$50,000 Earnest Money Deposit set forth in Section 2.1(a), above, as their sole and exclusive remedy damages against the Purchaser. The remedies provided for in Section 8 are the exclusive remedies available to Seller in the event of default as described herein.

ARTICLE 9 REPRESENTATIONS AND WARRANTIES

Seller represents and warrants to Purchaser that as of the date hereof and at Closing:

9.1 Seller is a limited liability company duly organized and in good standing under the laws of the state of Michigan. Seller has full power and authority to enter into this Agreement and

to consummate the transactions contemplated herein. This Agreement and all other agreements or documents to be executed by Seller pursuant hereto are or shall be as of the Closing Date, as the case may be, duly executed and delivered by Seller and shall be valid, binding and enforceable in accordance with their respective terms. Seller does not need the consent of any partners, members, or shareholders, as the case may be, to the transaction contemplated by this Agreement which has not been received and neither the execution of this Agreement nor the consummation of the transactions contemplated herein will (i) require a consent which will not have been obtained on or prior to the Closing Date under any agreement to which Seller is bound, including but not limited to, any right of first refusal or option to purchase granted to a third party, or (ii) give rise to any other rights, at law or by agreement, that would give rise to any rights of first refusal or prevent the consummation of the transaction contemplated herein

9.2 To the best of Seller's knowledge, none of the Property has been excavated or used as a landfill and no fill has been deposited on the Property. No construction debris or other debris (including, without limitation, rocks, stumps or concrete) is buried on any of the Property. There are no hazardous wastes, toxic materials, electrical transformers or underground storage tanks in, on, about or beneath the Property or asbestos or any other material or substance present in, on, about or beneath the Property or any other fact or circumstance which results in noncompliance with any federal, state and local environmental laws and regulations.

9.3 To the best of Seller's knowledge, Seller has good and marketable title to the Property free and clear of all liens and encumbrances (other than the Permitted Exceptions) and upon purchase from Seller, Purchaser shall acquire ownership of the entirety of interests in the Property, including without limitation all rights to develop the Property without restriction or limitation by any other persons and, further, all rights to split the Property.

9.4 To the best of Seller's knowledge, there are no violations by Seller of any laws, zoning ordinances or building rules or regulations affecting the Property. Neither Seller nor the Property is subject to any judgment, order, writ, injunction or decree of any court or governmental instrumentality which might prohibit the consummation of the transaction contemplated herein. There is no claim or any litigation, proceeding or investigation existing or threatened against Seller (including Bankruptcy) which might prohibit the consummation of the transaction contemplated herein.

9.5 Seller is not subject to any commitment, obligation or agreement, including, but not limited to, any right of first refusal or option to purchase granted to a third party, which might prevent the consummation of the transaction contemplated herein or which might bind Purchaser, subsequent to the consummation of this Agreement.

9.6 To the best of Seller's knowledge, neither the whole nor any portion of the Property is subject, directly or indirectly, to any governmental decree or order to be sold, condemned, expropriated or otherwise taken by any public authority, nor are there any existing facts or conditions known to Seller which might give rise to any forced sale, condemnation, expropriation or other taking.

9.7 Seller has not received any notice and has no knowledge of any planned or commenced public improvements which may result in special assessments against the Property or which might otherwise materially affect the Property.

9.9 To the best of Seller's knowledge, there are no other facts or circumstances affecting the Property that may affect Purchaser's proposed development or use of the Property or which might prevent the consummation of the transactions contemplated herein.

9.10 The Property is not located in a "flood plain" or "flood way" or any area requiring flood insurance, nor are there any areas designated as "wetlands".

9.11 Seller has received no notice from any mortgagee or vendor that a default or breach exists under any agreement which remains uncured.

9.12 The Property is not the subject of any Lease or Leases, whatsoever, which would encumber the Property.

9.13 None of the information prepared and provided by Seller, or its agents pursuant hereto, or any of the representations and warranties set forth in this Section 9, contain any untrue statement of material fact or fail to state a material fact necessary to make the statements contained therein, in light of the circumstances in which they were made, and said statements are not misleading.

9.14 Seller's representation and warranties set forth in Article 9 shall expire one (1) year after Buyer takes possession of the property, i.e., starting from the date that Seller vacates the property under the 90 day holdover time period outlined in Article 6, above.

ARTICLE 10 DAMAGE AND CONDEMNATION

10.1 The risk of loss or damage to the Property by fire, condemnation or otherwise prior to the date of Closing shall remain with the Seller. Seller shall promptly notify Purchaser of any impending or actual condemnation proceedings against the Property or any portion thereof of which Seller has notice. If any portion of the Property shall be threatened to be taken as a result of condemnation proceedings or damaged as a result of fire or other casualty prior to the Closing, Purchaser shall have the right to:

(a) terminate this Agreement by written notice to Seller within ten (10) days after receipt of notice of such proceedings or damage, in which case neither party shall have any further liability hereunder; or

(b) proceed to Closing as herein provided, agreeing to take the Property in its then-current condition, and in such event Purchaser shall be entitled to receive all of the condemnation or insurance proceeds payable as a result of such condemnation or such damage or, at Purchaser's option, the Purchase Price shall be reduced by the amount of such condemnation or insurance proceeds which shall then belong to Seller.

The provisions of this Article 10 shall be in lieu of (and Seller and Purchaser hereby waive the provisions of) any contradictory provision of any statute or case law affecting risk of loss of real or personal Property.

ARTICLE 11

SELLER'S CONTINUING OBLIGATIONS

11.1 From the date of this Agreement to the Closing Date, Seller shall conduct its business involving the Property in the ordinary course, and during said period will:

(a) refrain from transferring any of the Property, or creating on the Property any easements, liens, mortgages, encumbrances or other interest without the prior written consent of Purchaser;

(b) refrain from entering into any contracts or other commitments regarding the Property, other than in the ordinary and usual course of business, without the prior written consent of Purchaser;

(c) continue to maintain and repair the Property and to keep the same in its existing condition and repair, and Seller will permit no wasting of the Property;

(d) keep in effect Seller's existing policies of public liability and hazard and extended coverage insurance insuring the Property;

(e) promptly comply or cause there to be compliance with all notices of violation of laws or municipal ordinances, regulations, orders or requirements of department of housing, building, fire, labor, health, or other state, city or municipal departments or other governmental authorities having jurisdiction against or affecting the Property or the use of operation thereof;

(f) refrain from excavating the Property or allowing the Property to be used as a landfill and Seller will not allow construction debris or other debris (including, without limitation, rocks, stumps or concrete) to be buried on any of the Property; and

(g) perform its obligations on a timely basis and without default under any Agreements relating to the Property.

11.2 Upon acceptance hereof, Seller agrees that Seller shall not, nor shall any of its representatives or agents, continue or enter into any discussions or agreements for the sale, exchange or transfer of the Property as would unreasonably jeopardize consummation of this transaction with Purchaser, with any party other than Purchaser while this transaction is pending.

11.3 Purchaser represents and warrants that there is no investment banker, broker, finder or other intermediary (collectively "Brokers") which has been retained by, or is authorized to act on behalf of, Purchaser who might be entitled to any fee or commission upon consummation of the transactions contemplated herein. Seller represents and warrants that there are no Brokers

which have been retained by, or which are authorized to act on behalf of Seller who might be entitled to any fee or commission upon consummation of the transactions contemplated herein. The provisions of this paragraph shall survive the Closing.

11.4 At all times from the date hereof to Closing, Seller shall make all payments required to be made under any mortgage, land contract or other financing instrument, if any, affecting all or any part of the Property in the manner and at the times provided thereunder and perform all other obligations required thereunder. Prior to or at Closing, Seller shall cause any mortgage, land contract, financing instrument or any other encumbrance to be paid and discharged of record. Seller has received no notice from any mortgagee or vendor that a default or breach exists which remains uncured, and no such notice shall have been received and such default or breach remain uncured at Closing.

ARTICLE 12

CONDITIONS PRECEDENT TO CLOSE

12.1 Anything to the contrary notwithstanding, Purchaser shall have no obligation to consummate this transaction, unless and until the conditions set forth in this Article have been satisfied by Seller or waived by Purchaser in writing. Such conditions precedent are as follows:

- (a) All representations, warranties and covenants of Seller hereunder shall be true and correct on the Closing Date;
- (b) Between the date of this Agreement and Closing Date, there shall have been no intervening destruction, damage or condemnation which would entitle Purchaser to terminate this Agreement;
- (c) No hazardous wastes or material violations of any State or Federal environmental law shall have been discovered;
- (d) No information shall have been discovered which would make any of Seller's representations or warranties incorrect or misleading; and
- (e) Purchaser otherwise being fully satisfied with the results of its purchase investigation regarding the Property.

ARTICLE 13

NO ASSUMPTION OF LIABILITIES; INDEMNIFICATION

13.1 The parties acknowledge that this transaction contemplates only the sale and purchase of the Property and that Seller is not selling a business, nor do the parties intend that Purchaser be deemed a successor of Seller with respect to any liabilities of Seller to any third parties. Accordingly, Purchaser shall neither assume nor be liable for any of the debts, liabilities, taxes or obligations of, or claims against, Seller or of any other person or entity of any kind or nature, whether existing now, on the Closing Date or at any time thereafter and Seller hereby

represents, warrants, covenants and agrees to defend, indemnify and hold Purchaser harmless from any liability with respect thereto, including attorney's fees.

13.2 Seller shall be fully responsible for and shall indemnify and hold Purchaser harmless from and against all loss, cost and expense, including reasonable attorney's fees, arising out of (a) all operations, conditions, liabilities and obligations of Seller relating to or resulting from the Property prior to the Closing Date, including, but not limited to all suits, actions, damages and claims which may be asserted or threatened against the Purchaser from and after the Closing Date, but which shall have arisen out of any aspect of the Property prior to the Closing Date, and (b) any representation or warranty of Seller herein being incorrect or misleading in any respect.

ARTICLE 14 MISCELLANEOUS

14.1 Buyer hereby represents and warrants to the Seller that as of the date hereof and at Closing: Buyer is a Michigan Corporation duly organized and in good standing under the laws of the state of Michigan. Buyer has full power and authority to enter into this Agreement and to consummate the transactions contemplated herein. This Agreement and all other agreements or documents to be executed by Buyer pursuant hereto are or shall be as of the Closing Date, as the case may be, duly executed and delivered by Buyer and shall be valid, binding and enforceable in accordance with their respective terms. Buyer does not need the consent of any partners, members, or shareholders, as the case may be, to the transaction contemplated by this Agreement which has not been received and neither the execution of this Agreement nor the consummation of the transactions contemplated herein will (i) require a consent which will not have been obtained on or prior to the Closing Date under any agreement to which Buyer is bound, including but not limited to, any right of first refusal or option to purchase granted to a third party, or (ii) give rise to any other rights, at law or by agreement, that would give rise to any rights of first refusal or prevent the consummation of the transaction contemplated herein.

14.2 The covenants and agreements herein contained shall bind and inure to the benefit of the permitted successors and assignees of Seller and Purchaser. Neither Purchaser nor Seller shall have the right to assign this Purchase Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld.

14.3 For purposes of this Agreement, all notices shall be in writing and shall be addressed to the party or parties being notified at the address set forth below or at such other address as a party may from time to time designate in writing.

To Seller: Mr. Keith Loruss
 2400 Cole Ave
 Birmingham, Michigan 48009

With a copy to: James A. Tomaro, Esq.
 3080 Orchard Lake Rd., Suite M.
 Keego Harbor, MI 48320-1269

To Purchaser: Syed and Erica Ahmed
1090 South Adams
Birmingham, Michigan 48009

With a copy to: Howard & Howard Attorneys PLLC
450 West Fourth Street
Royal Oak, Michigan 48067
Attention: Anthony J. Long, Esq.

Notice may be given by postage prepaid, certified or registered mail, return receipt requested, or by overnight courier.

14.4 Whenever any time period hereunder expires upon a Saturday, Sunday or a legal holiday under the State of Michigan, such date shall be extended until the next succeeding business day.

14.5 The representations, warranties, covenants, and agreements contained in this Agreement and the exhibits thereto or other instrument provided for in this Agreement shall be effective as of the date that the Buyer takes possession of the property, i.e., starting from the date that Seller vacates the property under the 90 day holdover time period outlined in Article 6, above, and shall continue in full force and effect thereafter.

14.6 This Agreement shall be governed by the laws of the State of Michigan.

14.7 This Agreement may be executed in counterparts and all counterparts when so executed shall constitute one and the same Agreement. This Agreement shall become binding only upon attachment of all exhibits listed herein and delivery by Seller to Purchaser of a fully executed counterpart with all exhibits so attached. The date on which said delivery is made by Seller shall be referred to herein as the "Effective Date."

14.8 Time shall be of the essence.

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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth below.

SELLER:

LOBY PROPERTIES, LLC

By: _____
Keith Loruss, Member

Dated: August __, 2020

PURCHASER:

PMC PROPERTY HOLDINGS, LLC

By: _____
Erica Ahmed, Member

Dated: August __, 2020

EXHIBIT A

LEGAL DESCRIPTION

City of Birmingham

Part of the East 1/2 of Section 31, Town 2 North, Range 11 East, City of Birmingham, Oakland County, Michigan, beginning at point distant South 01 degree 59 minutes 10 seconds West, 701.82 feet; thence South 88 degrees 11 minutes 20 seconds East, 198.61 feet, Southeasterly 739 feet along Southwesterly line of Grand Trunk Western Railroad; thence North 57 degrees 49 minutes 20 seconds East, 100.30 feet; thence South 32 degrees 10 minutes 10 seconds East, 126.48 feet; thence South 26 degrees 39 minutes 00 seconds East, 402.78 feet; thence South 20 degrees 35 minutes 20 seconds East, 376.09 feet; thence South 34 degrees 56 minutes 30 seconds East, 238.67 feet; thence South 29 degrees 20 minutes 50 seconds East, 219.04 feet from North 1/4 corner; thence North 61 degrees 06 minutes 00 seconds East, 168.25 feet; thence South 28 degrees 54 minutes 00 seconds East, 418.13 feet; thence South 60 degrees 14 minutes 00 seconds West, 110.37 feet; thence North 41 degrees 50 minutes 30 seconds West, 156.23 feet; thence along curve concave Right, Radius 896.41 feet, Chord bears North 35 degrees 35 minutes 40 seconds West, 195.09 feet, distance of 195.47 feet; thence North 29 degrees 20 minutes 50 seconds West, 73.82 feet to point of beginning.

Tax Item No. 20-31-426-010

NE 1/4 SE 1/4

---- commonly known as 2400 Cole Street, Birmingham, Michigan 48009

Troy Laser & Fab LLC
23720 Dequindre
Warren, MI 48091



Quote

Date	Quote #
3/10/2021	79510

Name / Address
Christopher Burcham 6929 Dobbs Way West Bloomfield, MI 48322-3077

Phone #	Fax #
(586) 510-4570	(248) 928-5150

Reference#	Job#	Lead Time	Ship Via	Terms	Rep
PMC Logos	MM0649	5-7 days ARO	TBD	Due on receipt	Matt
Qty	Description			Unit Price	Total
	Need payment to begin work No logo Break to tab letter centers at the bottom edge of the letters 2" bottom under letters, 90° back to a 6" flat center/bottom section, 90° bend up to a 2" back Customer to confirm hole sizes and locations Parts not welded together No coating				
1	PLATINUM - 16ga CRS - L/M/F only (96.34" width)			290.00	290.00
1	MOTOTRCARS - 16ga CRS - L/M/F only (118.47" width)			290.00	290.00

Note: Quoted piece price only valid upon P.O. issued for all parts quoted.
Quote is only valid for 5 days. Lead time is business days, M-F.
L=Laser / P=Plasma / M=Material / F=Form / T=Tap / W = Weld

Total \$580.00



Add 3% for any credit card payment

INDIVIDUALS
MIDWINTER

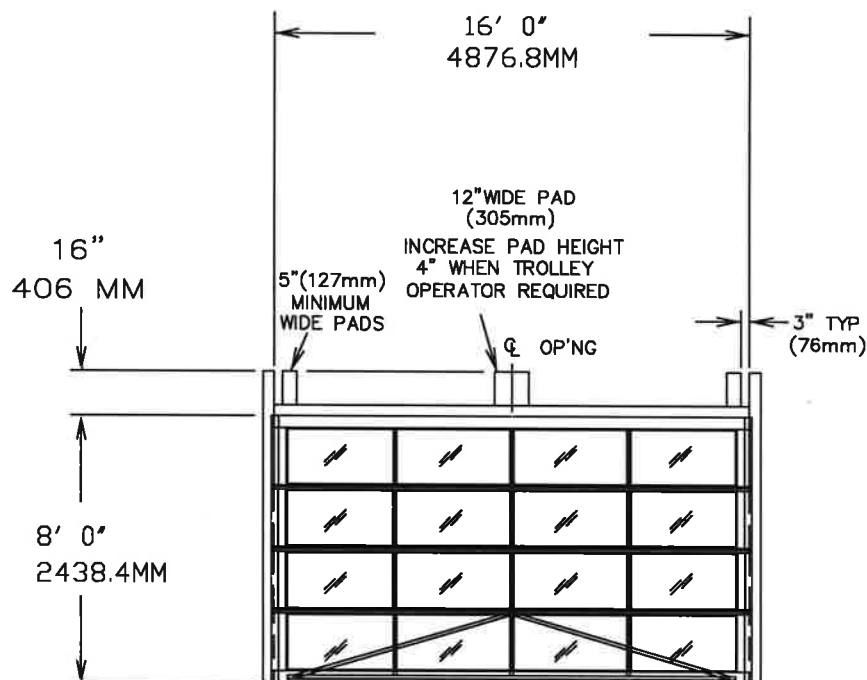


ALL SPRING MOUNTING PADS MUST BE FLUSH WITH JAMBS. FIELD CHECK AND VERIFY ALL DETAILS AND DIMENSIONS. JAMBS, HEADER, JAMB EXTENSIONS AND PADS (AS SHOWN) BY OTHER THAN DOOR CONTRACTOR. THIS DRAWING WAS AS COMPLETE AND FACTUAL AS POSSIBLE AT THE TIME IS WAS PRINTED. WE DO HOWEVER, RESERVE THE RIGHT TO MAKE PRODUCT CHANGES IN SPECIFICATIONS AND AVAILABILITY WITHOUT NOTICE.

DRAWING(S) MUST BE APPROVED AND RETURNED TO DOOR DISTRIBUTOR AND FORWARDED TO RAYNOR GARAGE DOORS BEFORE ORDER WILL BE ENTERED INTO PRODUCTION. SHOP DRAWING FAX NUMBER 800/835-5463.

RAYNOR ORDER NUMBER	QTY	OPENING		ACTUAL		MODEL	JAMB			MOUNTING	LOCK
		WIDTH	HEIGHT	WIDTH	HEIGHT		W	S	M		
	1	16' 0"	8' 0"	16'2"	8' 0 3/4"	AV175			X	X	OML
		4876.8MM	2438.4MM	4927.6 MM	2457.45MM						

JOB NAME: Platinum		LOCATION:	
DISTRIBUTOR: DOVER & COMPANY			
CONTRACTOR:			
ARCHITECT:			
CHECKED BY:		SHEET 1 OF 2	
DATE: 2/25/2021		DRAWING NUMBER 1896346 A	
DOOR TAG		 PROPOSAL DRAWING	



- Doors shall be commercial sectional AlumaView series as manufactured by Raynor Garage Doors.
- Sections - shall be 1 3/4 inches (44mm) thick, 6063-T6 aluminum stiles and rails joined together with screws. Aluminum panels .050 inch (1.3mm) thick or glazing (when specified) filling spaces between stiles and rails. Intermediate rails height to be 3 1/4 inches (83mm), and stiles minimum 3 3/8 inches (86mm) wide, center stiles minimum 1 7/16 inches (36mm) wide, bottom and top rail height minimum 3 3/8 inches (86mm). Aluminum frame and filler panels to have a clear anodize finish (unless noted). Bottom of door to have a flexible U-shape vinyl seal retained in an aluminum rail.
- Locking - Omitted.
- Glazing - 1/8 inch (3.2mm) clear insulated tempered glass. (Nominal 1/2" Thick)
- Ubar/Truss Full length of Section, visible from exterior on glazed sections.*
- Tracks - shall be 2 inches (50.8mm), hot-dipped galvanized steel per ASTM A653, fully adjustable for adequate sealing of door to jamb. Horizontal track to be reinforced with a continuous painted steel angle.

Angle Mounting - Angle mount to be galvanized steel.

Hardware - hinges and brackets shall be galvanized steel.

Counterbalance - to be torsion springs consisting of heavy-duty oil-tempered wire on a continuous ball-bearing cross-header shaft. Provided with aircraft-type, galvanized steel lifting cables with minimum factor of 5.
- Head seal and jamb seal required.
- Sections to be ArmorBrite finished with RAL# STBL
- Track and Section hardware finish to be ArmorBrite Track to be RAL# STBL Section hardware to be RAL# STBL

ALL SPRING MOUNTING PADS MUST BE FLUSH WITH JAMBS. FIELD CHECK AND VERIFY ALL DETAILS AND DIMENSIONS. JAMBS, HEADER, JAMB EXTENSIONS AND PADS (AS SHOWN) BY OTHER THAN DOOR CONTRACTOR. THIS DRAWING WAS AS COMPLETE AND FACTUAL AS POSSIBLE AT THE TIME IS WAS PRINTED. WE DO HOWEVER, RESERVE THE RIGHT TO MAKE PRODUCT CHANGES IN SPECIFICATIONS AND AVAILABILITY WITHOUT NOTICE.

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SHOP DRAWING FAX NUMBER 800/835-5463.

JOB NAME: Platinum

LOCATION:

DISTRIBUTOR: DOVER & COMPANY

CONTRACTOR:

ARCHITECT:

CHECKED BY:

DATE: 2/25/2021

SHEET
2 OF 2

DRAWING
NUMBER

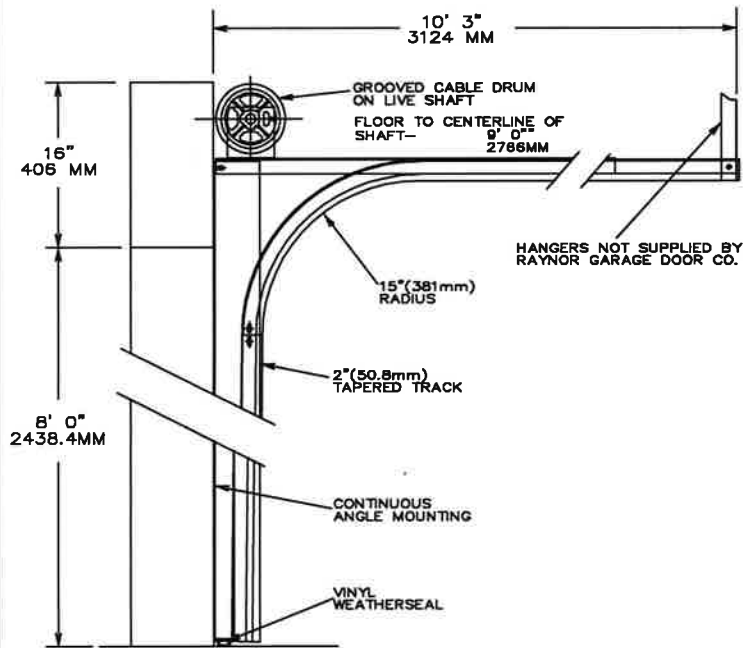
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RAYNOR ORDER NUMBER	QTY	OPENING		ACTUAL		MODEL	JAMB			MOUNTING		LOCK
		WIDTH	HEIGHT	WIDTH	HEIGHT		W	S	M	ANGLE	BRKT	
	1	16' 0"	8' 0"	16'2"	8' 0 3/4"	AV175			X	X		OML
		4876.8MM	2438.4MM	4927.6 MM	2457.45MM							

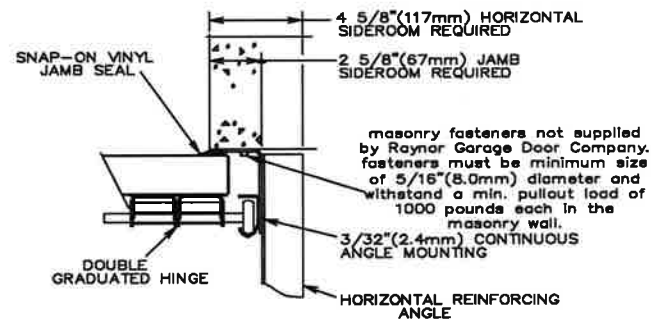
DOOR TAG

RAYNOR

PROPOSAL
DRAWING

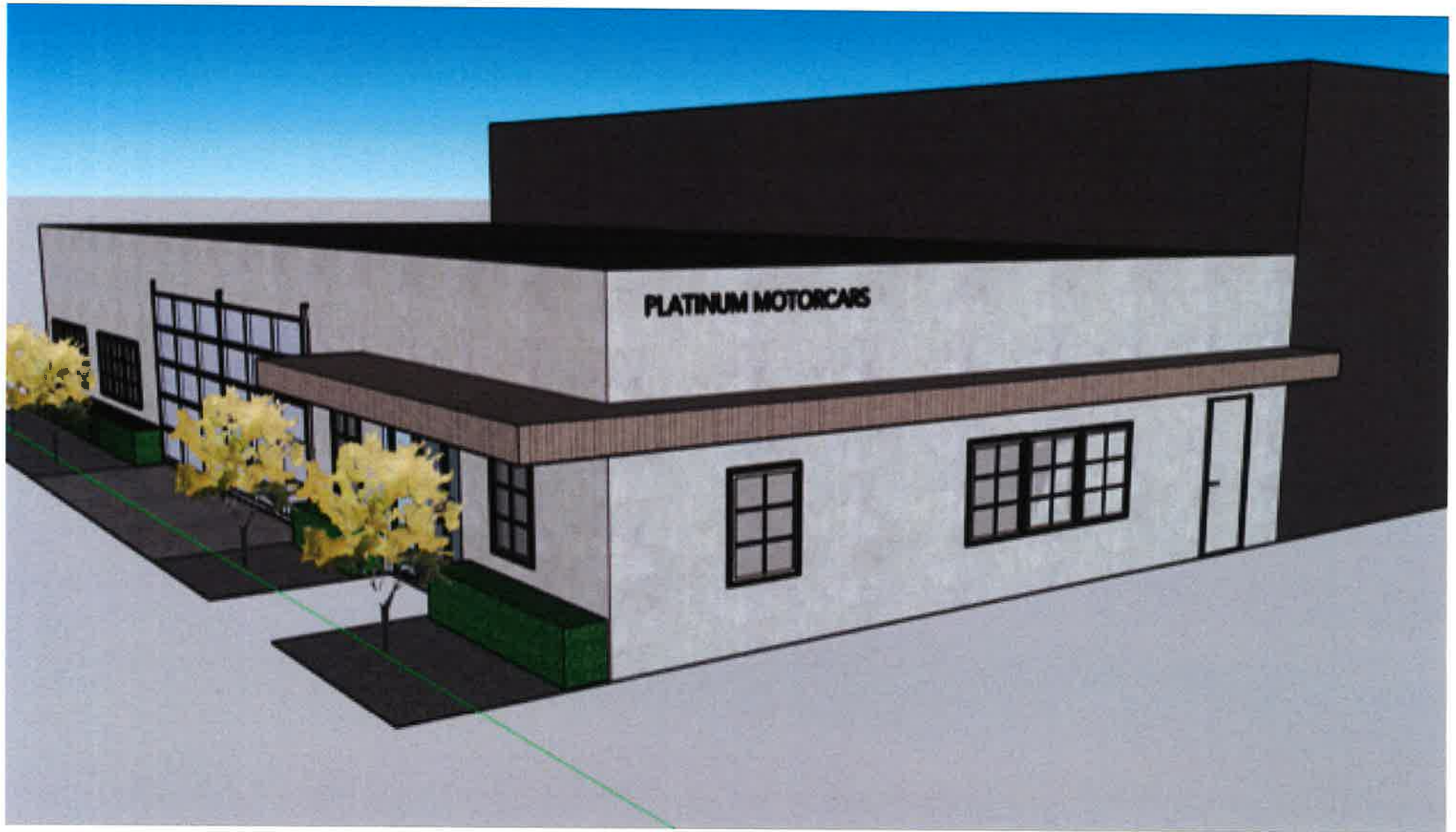


SECTION THRU OPENING



JAMB DETAIL



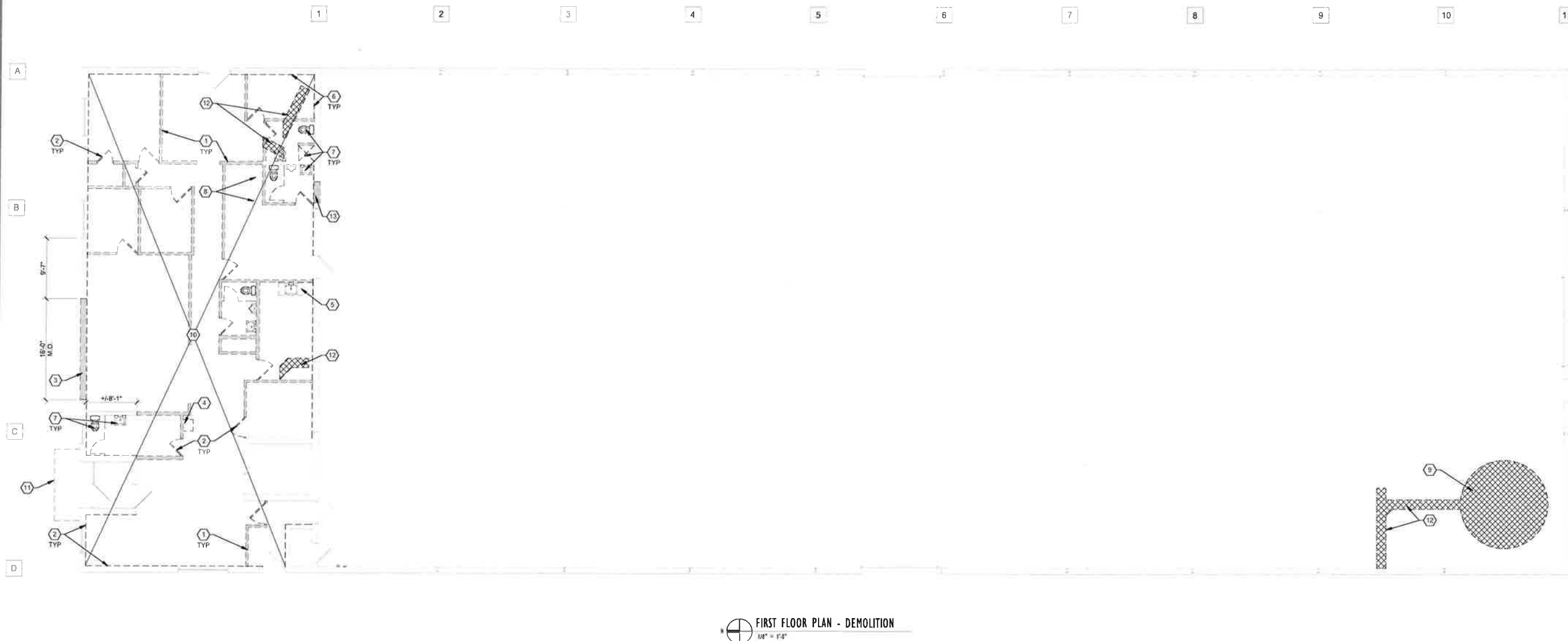


TSI.1

	WALL TO REMAIN
	WALL TO BE REMOVED
	DOOR TO REMAIN
	DOOR, FRAME, AND HARDWARE TO BE REMOVED UNLESS NOTED OTHERWISE
	DESIGNATED ITEM TO REMAIN
	DESIGNATED ITEM TO BE REMOVED
	FLOORING MATERIAL TO BE REMOVED

- 1 REMOVE GYP BOARD WALL CONSTRUCTION TO EXTENTS INDICATED: COORDINATE w/ NEW WORK PLAN
- 2 REMOVE DOOR AND FRAME COMPLETE
- 3 SAWCUT AND REMOVE MASONRY AS REQUIRED FOR NEW OVERHEAD DOOR OPENING: SEE NEW WORK PLANS
- 4 REMOVE DRINKING FOUNTAIN COMPLETE
- 5 REMOVE MILLWORK COUNTERTOP AND BASE CABINETS COMPLETE
- 6 REMOVE WOOD PANELING COMPLETE; RETAIN EXISTING FURRING AND FOIL FACED INSULATION FOR NEW GYP BD. INSTALLATIONS: SEE NEW WORK PLANS
- 7 REMOVE PLUMBING FIXTURE COMPLETE; CUT AND CAP PLUMBING
- 8 EXISTING FURNACE TO REMAIN
- 9 SAWCUT AND REMOVE CONCRETE FLOORING AS REQUIRED FOR NEW TURNUP PIT: SEE NEW WORK PLANS
- 10 REMOVE EXISTING CEILING, LIGHT FIXTURES, AND RETURN AIR GRILLES AND DUCTWORK COMPLETE
- 11 REMOVE EXISTING CANOPY ABOVE COMPLETE
- 12 SAWCUT AND REMOVE CONCRETE FLOORING AS REQUIRED FOR NEW SANITARY CONNECTION: SEE NEW WORK PLANS
- 13 SAWCUT AND REMOVE MASONRY AS REQUIRED FOR NEW OVERHEAD DOOR OPENING: SEE NEW WORK PLANS

1. ALL DEMOLITION WORK REQUIRED IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLANS. THE INTENT IS TO REMOVE ALL MECHANICAL, ELECTRICAL, AND ARCHITECTURAL ITEMS AS REQUIRED TO FACILITATE NEW CONSTRUCTION.
2. COORDINATE SCOPE AND EXTENT OF DEMOLITION WORK WITH NEW WORK PLANS AND DETAILS.
3. ALL WALLS, DOORS, FRAMES, AND RELATED HARDWARE/ASSEMBLIES DESIGNATED AS "TO BE REMOVED" (SHOWN AS DASHED LINES) SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER/TEAM. ALL EXISTING WALLS NOT DESIGNATED FOR DEMOLITION SHALL BE PROTECTED FROM DAMAGE AND REMAIN "AS-IS".
4. ALL EQUIPMENT, DOORS, FRAMES, RELATED HARDWARE, AND DESIGNATED ITEMS TO BE SALVAGED SHALL BE REMOVED, PROTECTED FROM DAMAGE, AND STORED FOR REUSE.
5. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
6. ALL DEMOLITION WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ALL SURFACES ADJACENT TO AND ABUTTING TO THOSE DESIGNATED "TO BE REMOVED" SHALL BE LEFT WITH A SMOOTH AND FLUSH APPEARANCE.
7. THE CONTRACTOR SHALL EXERCISE ALL REQUISITE CARE NECESSARY TO ENSURE THAT ALL EQUIPMENT, MATERIALS, FINISHES AND ASSEMBLIES WHICH ARE NOT BEING REMOVED ARE PROTECTED FROM DAMAGE DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION OPERATIONS.
8. REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION INFORMATION.
9. THE CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH OWNER TO ENSURE THAT IMPACTS ON THE BALANCE OF THE BUILDING ARE HELD TO A MINIMUM.
10. PREPARE ALL SURFACES TO RECEIVE THE NEW WORK AND FINISHES OF THE CONTRACT.
11. THE CONTRACTOR SHALL DESIGN, PROVIDE, INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE BUILDING ASSEMBLY AND/OR ANY SYSTEMS AND/OR SUB-ASSEMBLIES AND/OR SYSTEMS APPURTENANT THEREUNTO UNTIL SAID ASSEMBLY AND/OR SUB-ASSEMBLIES ARE COMPLETE, SELF-SUPPORTING AND/OR STABLE.



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DO NOT SCALE DRAWINGS

ISSUED	
01.27.21	PERMIT

FILE

DRAWN PH

CHECKED ☒ JC

SEAN



CLIENT
CLIENT NAME

PROJECT
COLE STREET AUTO STORAGE
2400 COLE STREET
BIRMINGHAM, MI 48009

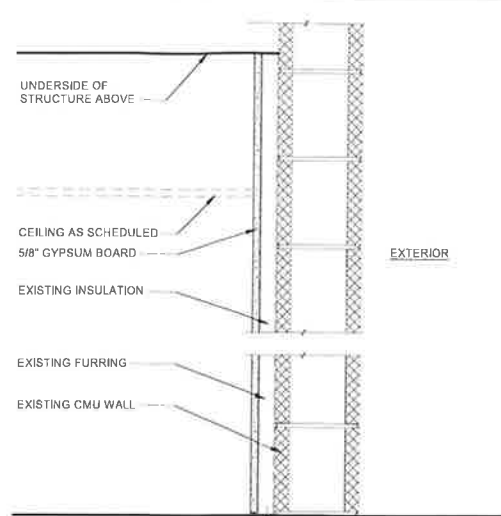
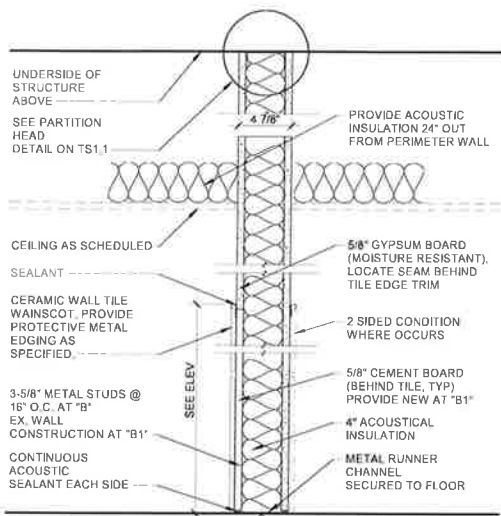
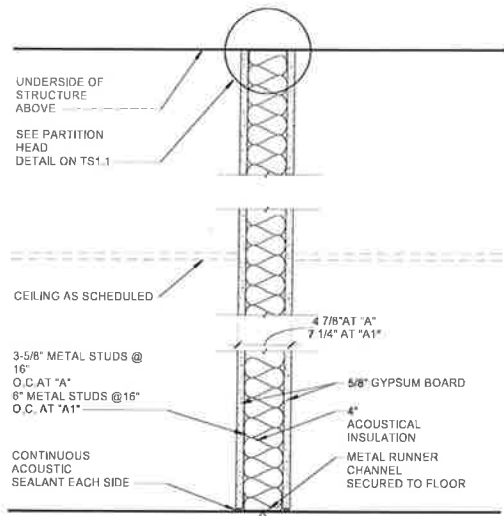
JOB NO.
2104

SHEET
DEMOLITION PLAN

SHEET NO.

DI.1

WALL PARTITION TYPE SCHEDULE



A A1 GYPSUM BOARD PARTITION
SCALE: 1 1/2" = 1'-0"
NON-RATED PARTITION
A1 = PROVIDE 6" METAL STUD

B B1 GYPSUM BOARD PARTITION
SCALE: 1 1/2" = 1'-0"
NON-RATED PARTITION
B1 = EX. WALL; PROVIDE NEW CEMENT BOARD AT TILE

C GYPSUM BOARD FURRING
SCALE: 1 1/2" = 1'-0"
NON-RATED PARTITION

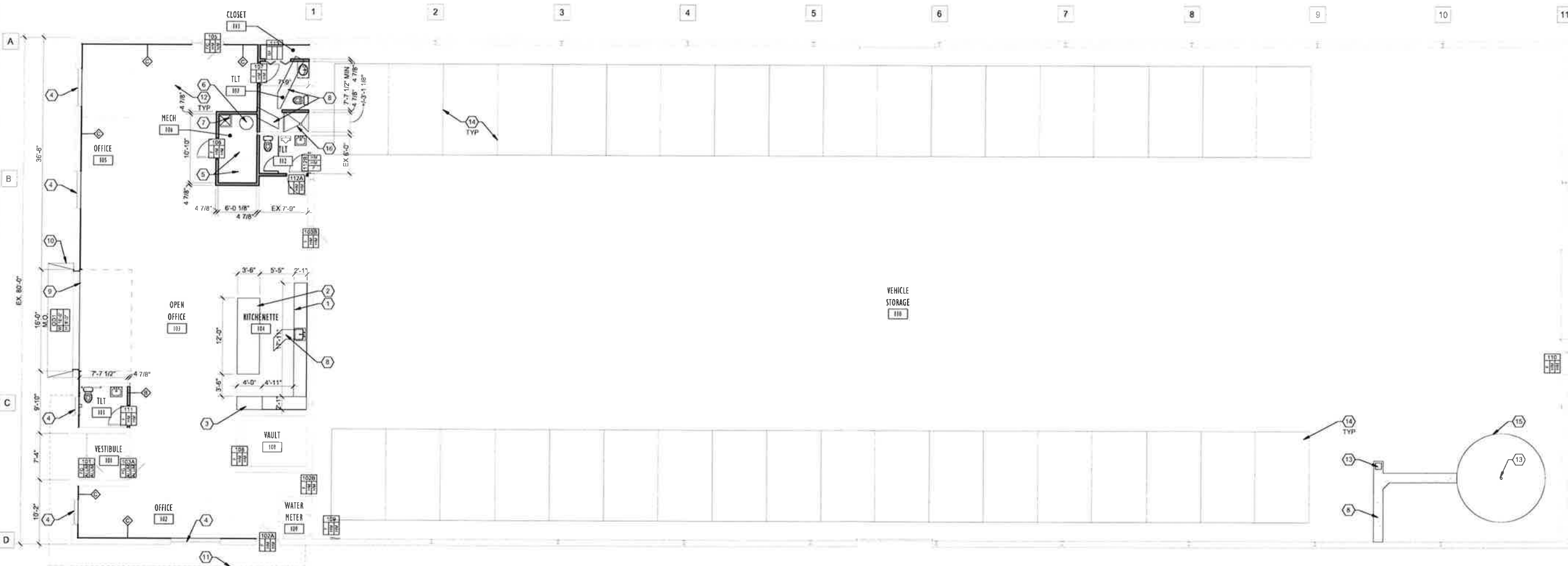
WALL PARTITION NOTES:
1. ALL WALL TYPES EXTEND FROM FLOOR TO 6" ABOVE FINISHED UNLESS NOTED OTHERWISE.
2. REFER TO FLOOR PLAN FOR ADDITIONAL WALL RATING REQUIREMENTS.
3. PROVIDE CONTINUOUS ACOUSTICAL SEALANT AT SILL, BOTH SIDES.
4. CONSTRUCT DEMISING/ RATED PARTITIONS WITH CONTINUOUS SHEATHING AS SHOWN, ABUT INTERIOR PARTITIONS TO SHEATHING OF DEMISING/ RATED PARTITIONS.
5. FIRE TAPE/ FIRE CAULK ALL JOINTS.

FLOOR PLAN KEY NOTES:
(TYPICAL THIS SHEET ONLY)

1. PROVIDE NEW MILLWORK COUNTERTOP AND BASE CABINETS
2. PROVIDE NEW MILLWORK ISLAND COUNTERTOP AND BASE CABINETS
3. NEW 84" MILLWORK CABINET
4. EXISTING STOREFRONT WINDOW TO REMAIN
5. EXISTING FURNACE TO REMAIN
6. NEW WATER HEATER: SEE PLUMBING
7. NEW SERVICE SINK: SEE PLUMBING
8. CONCRETE FLOOR INFILL AS REQUIRED FOR INSTALLATION OF NEW PLUMBING / MECH. COORDINATE w/ DEMO WORK
9. NEW OVERHEAD DOOR WITH STEEL CHANNEL JAMBS TO MATCH WALL WIDTH
10. NEW CONCRETE APRON
11. LINE OF NEW CANOPY ABOVE
12. NEW FURNITURE BY OWNER
13. NEW FLOOR DRAIN. SEE PLUMBING
14. STACKABLE VEHICLE PARKING RACKS BY OWNER
15. NEW RECESSED CONCRETE FLOOR SLAB FOR NEW PHOTO TURNTABLE BY OWNER; COORDINATE REQUIRED PIT DEPTH WITH EQUIPMENT
16. NEW SHOWER PAN: RETAIN EXISTING DRAIN LOCATION

GENERAL FLOOR PLAN NOTES:

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK. COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION AND ADA REQUIRED CLEARANCES.
5. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
6. REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
7. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
8. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 24'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS
9. COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS, I.E. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, ETC.
10. CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
11. A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE; AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
12. PROVIDE PERMANENT 2-INCH HIGH LETTERING MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS AT 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL, IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE.
13. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE FIRE CAULKED/TAPED



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2400 COLE STREET
BIRMINGHAM, MI 48009

JOB NO.
2104

SHEET
FLOOR PLAN - NEW WORK

SHEET NO.
A1.1

EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)

- 1 EXISTING CMU WALL TO REMAIN; PRIME AND PAINT
- 2 EXISTING BRICK TO REMAIN
- 3 EXISTING GUTTER AND DOWNSPOUT SYSTEM TO REMAIN
- 4 EXISTING OVERHEAD DOOR TO REMAIN; PRIME AND PAINT
- 5 NEW CANOPY CONSTRUCTION WITH METAL TIE-BACKS
- 6 EXISTING STOREFRONT FRAME TO REMAIN
- 7 EXISTING STONE COPING TO REMAIN
- 8 EXISTING METAL COPING TO REMAIN; PRIME AND PAINT
- 9 NEW OVERHEAD DOOR WITH STEEL CHANNEL JAMBS

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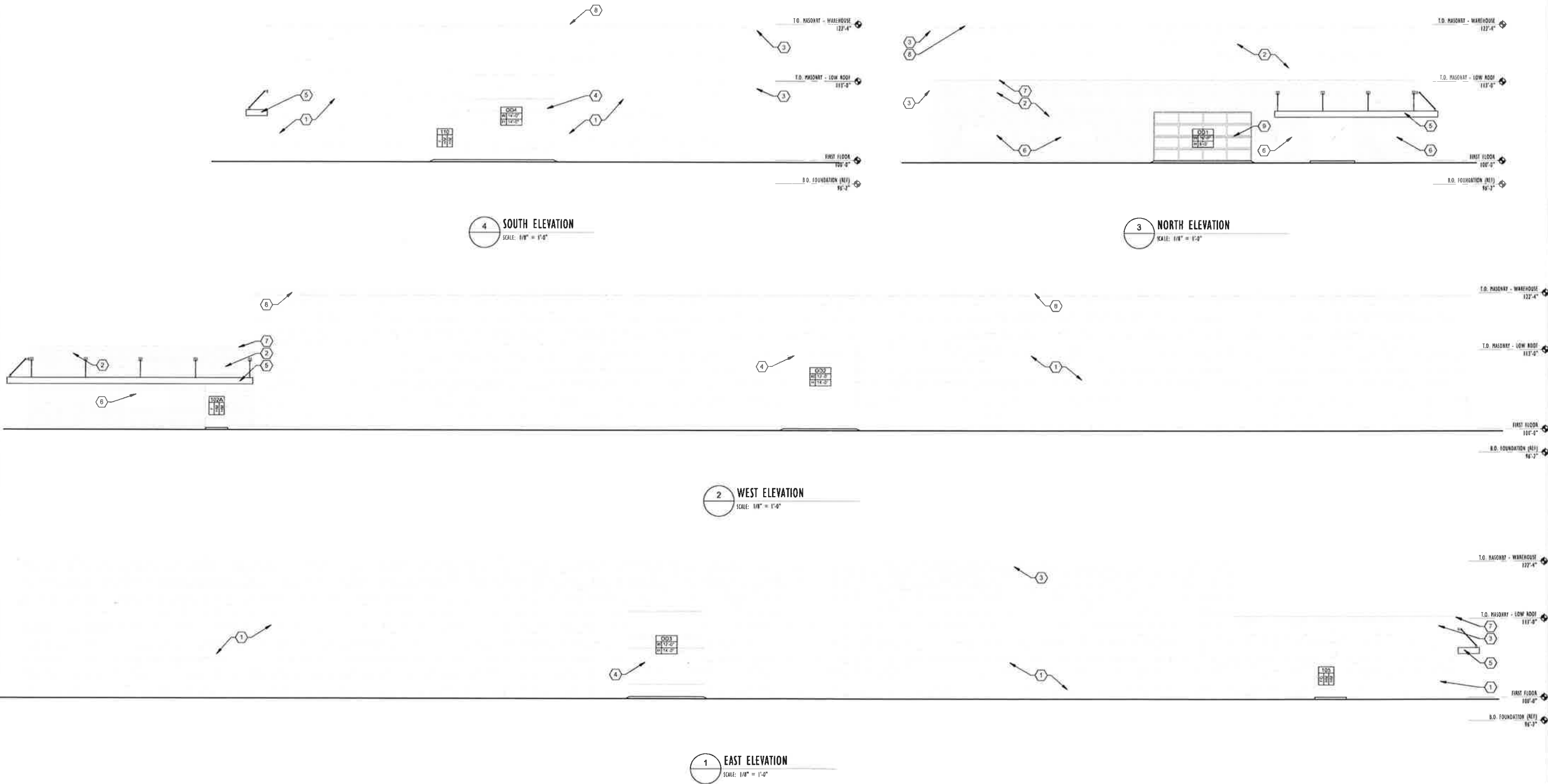
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2400 COLE STREET
BIRMINGHAM, MI 48009

JOB NO.
2104

SHEET
EXTERIOR ELEVATIONS

SHEET NO.
A2.1



GENERAL REFLECTED CEILING PLAN NOTES:

1. CONTRACTOR TO CENTER ALL CEILING MOUNTED ITEMS (i.e. RECESSED LIGHT FIXTURES, SMOKE DETECTORS, FIRE SUPPRESSION HEADS, ETC.) WITHIN THE ASSOCIATED CEILING TILE AS SHOWN. COORDINATE FINAL LOCATION WITH THE APPROPRIATE MECHANICAL, ELECTRICAL, FIRE ALARM, AND FIRE SUPPRESSION DRAWINGS AS REQUIRED.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE/CONFIRM ALL LIGHT SWITCH, PHONE, DATA, AND ELEC. OUTLETS, w/ TENANT / ELEC. CONT. SHALL RECEIVE FINAL WRITTEN APPROVAL OF ALL LOCATIONS PRIOR TO ENCLOSING GYP. BD. WALLS.
3. REFER TO WALL TYPES FOR WALLS THAT PENETRATE CEILINGS.
4. MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING GRILLS & DIFFUSERS, AND IS ALSO RESPONSIBLE FOR ALL MODIFICATIONS REQ. TO EXISTING SYSTEM.
5. ELECTRICAL CONTRACTOR TO VERIFY QUANTITY AND LOCATION OF ALL EXISTING LIGHT FIXTURES TO BE REPLACED.
6. REFER TO DIMENSIONS ON REFLECTED CEILING PLAN TO LOCATE / LAYOUT CEILING GRID AND LIGHT FIXTURES.
7. ACCESS PANELS TO BE INDEPENDENTLY MOUNTED, DO NOT SUPPORT ON CEILING GRID. COORDINATE SIZE, QUANTITY AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

(TYPICAL THIS SHEET ONLY)

- 1 NEW LED LOW BAY LIGHT FIXTURE
- 2 NEW LED STRIP LIGHT FIXTURE
- 3 NEW COMBO EXIT / EMERGENCY LIGHT FIXTURE
- 4 NEW GYP BOARD CEILING
- 5 NEW RETURN AIR GRILLE
- 6 NEW RETURN AIR DUCTWORK; CONNECT TO FURNACE
- 7 NEW CEILING MOUNTED EXHAUST FAN
- 8 EXISTING LIGHTING TO REMAIN
- 9 EXISTING CEILING TO REMAIN
- 10 EXISTING STRUCTURE TO REMAIN
- 11 NEW WET LISTED RECESSED SHOWER LIGHT FIXTURE
- 12 NEW **INFRARED** TUBE HEATER; PROVIDE NEW GAS LINE AND CONNECT AS **REQUIRED**



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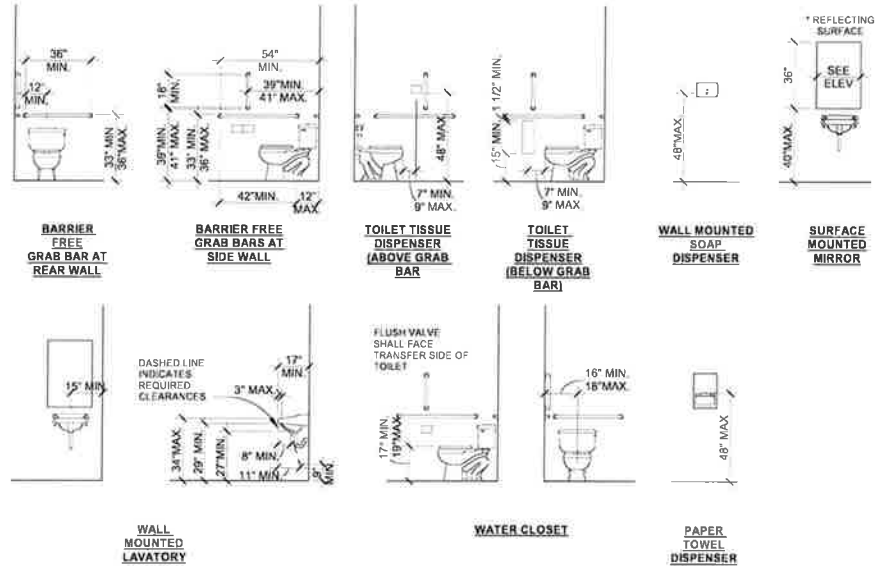
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2104

SHEET
REFLECTED CEILING PLAN - NEW
WORK

SHEET NO.
A3.1

ROOM FINISH SCHEDULE										
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH				CEILING	HEIGHT	REMARKS
				NORTH	EAST	SOUTH	WEST			
101	VESTIBULE									
102	OFFICE									
103	OPEN OFFICE									
104	KITCHENETTE									
105	OFFICE									
106	MECH									
107	TLT									
108	VAULT									
109	WATER METER									
110	VEHICLE STORAGE									
111	TLT									
112	TLT									
113	CLOSET									

NOTE: ALL FINISHES TO BE SELECTED BY OWNER



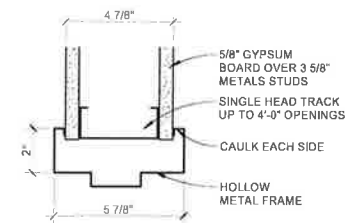
6 TYP MOUNTING SCHEDULE
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE													
NUMBER	ROOM NAME	DOOR SIZE	HARDWARE SET	DOOR			FRAME			THRESHOLD TYPE	LABEL		REMARKS
				MAT'L	FINISH	TYPE	MAT'L	FINISH	TYPE				
101	VESTIBULE	EX 3-6 x 7-0		ALUM	EXIST	FG	ALUM	EXIST					
102A	OFFICE	EX 3-4 x 7-0		HM	PAINT	F	HM	PAINT					
102B	OFFICE	EX 3-4 x 7-0		HM	PAINT	F	HM	PAINT					
103A	OPEN OFFICE	EX 3-6 x 7-0		ALUM	EXIST	FG	ALUM	EXIST					
103B	OPEN OFFICE	EX 3-4 x 7-0		HM	PAINT	F	HM	PAINT					
105	OFFICE	EX 3-4 x 7-0		HM	PAINT	FG	HM	PAINT					
106	MECH	3-0 x 7-0		HM	PAINT	F	HM	PAINT	1				
107	TLT	3-0 x 7-0		HM	PAINT	F	HM	PAINT	1				
108	VAULT	EX 3-0 x 7-0		HM	PAINT	F	HM	PAINT					
109	WATER METER	EX 3-0 x 7-0		HM	PAINT	F	HM	PAINT					
110	VEHICLE STORAGE	EX 3-4 x 7-0		HM	PAINT	F	HM	PAINT					
111	TLT	3-0 x 7-0		HM	PAINT	F	HM	PAINT	1				
112A	TLT	3-0 x 7-0		HM	PAINT	F	HM	PAINT	1				
112B	TLT	3-0 x 7-0		HM	PAINT	F	HM	PAINT	1				
113	CLOS	(212-0 x 7-0		PAINT	BF								

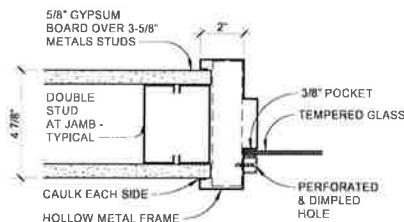
OVERHEAD DOOR SCHEDULE													
		DOOR TYPE	SIZE W X H X THK	GLAZING	TRACK	JAMB	MOTOR OPERATOR	CONTROLS			SAFETY	REMARKS	
		DOOR ELEVATION											
		FRAME ELEVATION											
		INSULATED STL. SECT.											
		GLAZED ALUMINUM											
		SECURITY SHUTTER											
		ROLLING COUNTER DOOR											

OVERHEAD DOOR GENERAL NOTE 1:
OVHD DOOR SUPPLIER TO SUPPLY PHOTO-EYE SENSOR AND TIMER, G.C. TO COORDINATE INSTALLATION WITH ELECT. CONTRACTOR. PROVIDE A DISCONNECT SWITCH AT THE DOOR JAMB TO DISCONNECT THE PHOTO-EYE SENSOR FOR "STAY OPEN"

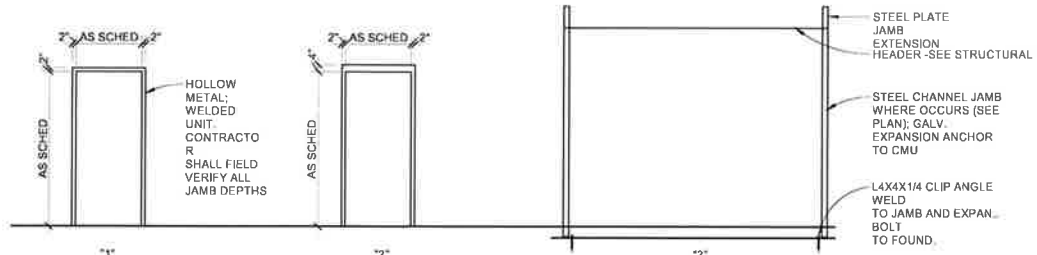
OVERHEAD DOOR GENERAL NOTE 2:
PROVIDE MOTOR OPERATOR AND MOTOR OPERATOR CONTROLS (OPEN-CLOSE-STOP). ALL OVERHEAD DOOR MOTOR CONTROLS TO ALSO BE EQUIPPED WITH TOGGLE SWITCH @ THE BOTTOM OF THE UNIT TO CUT POWER TO THE DOOR AFTER HOURS.



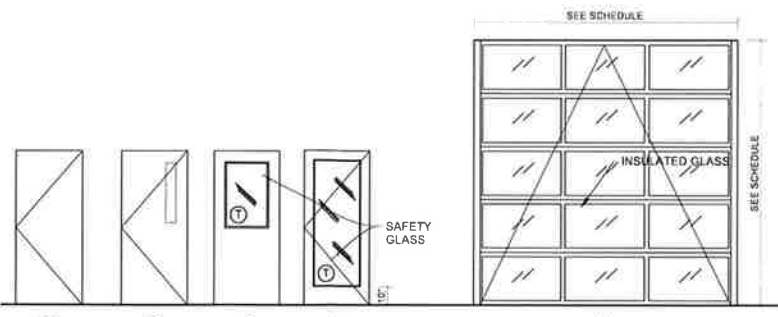
5 TYP H.M. FRAME HEAD @ GYP. BD.
SCALE: 1" = 1'-4"



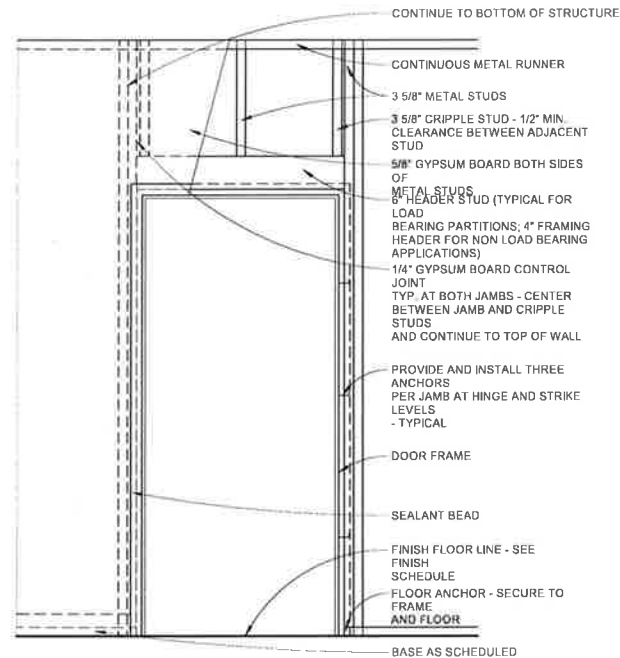
4 TYP H.M. FRAME JAMB @ GYP. BD.
SCALE: 1" = 1'-4"



FRAME TYPES

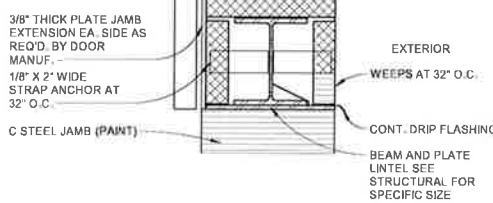


DOOR TYPES



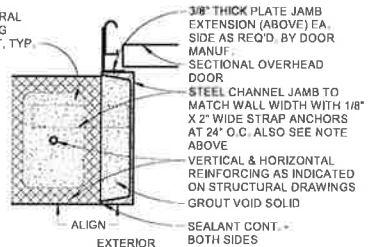
1 TYP DOOR FRAMING DETAIL
SCALE: 1/4" = 1'-0"

NOTE: PROVIDE STEEL PLATES ABOVE DOOR AS REQ'D. BY MANUF. OR ATTACHMENT OF DOOR SPRINGS. SEE STRUCT. DWGS. FOR GROUTING/REINF. REQUIREMENTS



3 TYP OVERHEAD DOOR LINTEL
SCALE: 1" = 1'-4"

SEE STRUCTURAL FOR GROUTING REQUIREMENT, TYP.



2 TYP OVERHEAD DOOR JAMB
SCALE: 1" = 1'-4"

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CLIENT
CLIENT NAME

PROJECT
COLE STREET AUTO STORAGE
2400 COLE STREET
BIRMINGHAM, MI 48009

JOB NO.
2104

SHEET
SCHEDULES + DOOR DETAILS

SHEET NO.
A4.1

GENERAL MECHANICAL SCOPE:

- MECAHNICAL CONTRACTOR SHALL PROVIDE DESIGN/BUILD ENGINEERING SERVICES AS REQUIRED FOR PERMITS
- DRAWINGS PROVIDED ARE FOR DESIGN INTENT ONLY. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
- EXISTING LAYOUT SHOWN ON DRAWINGS BASED ON FINAL AS-BUILT DESIGN DRAWINGS. ALL WORK SHALL BE VERIFIED IN FIELD.

PLUMBING PLAN KEY NOTES:
(TYPICAL THIS SHEET ONLY)

- EXISTING SANITARY LINE TO REMAIN
- CUT AND CAP EXISTING PLUMBING AS INDICATED BY HATCHED AREA; PROVIDE METAL FLOOR CAP
- NEW SINK; PROVIDE 1/2" HOT AND COLD WATER LINES, 3/4" SANITARY AND VENT STACK AS REQUIRED
- NEW LAVATORY SINK; PROVIDE 1/2" HOT AND COLD WATER LINES, 3/4" SANITARY AND VENT STACK AS REQUIRED
- NEW WATER HEATER; COORDINATE FINAL SIZE SELECTION WITH LOAD AND OWNER REQUIREMENTS
- NEW SERVICE SINK; PROVIDE 1/2" HOT AND COLD WATER LINES, 3/4" SANITARY AND VENT STACK AS REQUIRED
- NEW FIXTURE IN EXISTING LOCATION
- NEW SHOWER PAN; RETAIN EXISTING DRAIN LOCATION
- NEW FLOOR DRAIN; VERIFY EXISTING SANITARY LEAD INVERT ELEVATION FOR CONNECTION

GENERAL ELECTRICAL SCOPE:

- ELECTRICAL CONTRACTOR SHALL PROVIDE DESIGN/BUILD ENGINEERING SERVICES AS REQUIRED FOR PERMITS
- DRAWINGS PROVIDED ARE FOR DESIGN INTENT ONLY. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES
- EXISTING LAYOUT SHOWN ON DRAWINGS BASED ON FINAL AS-BUILT DESIGN DRAWINGS. ALL WORK SHALL BE VERIFIED IN FIELD.
- EXISTING FACILITY UTILIZES A LIGHTING CONTROL PANEL SYSTEM. PROVIDE NEW PANEL(S) AND/OR ADJUST SWITCHING AS REQUIRED TO ACCOMMODATE NEW WORK. NEW COMPONENTS SHALL MATCH EXISTING.

GENERAL PLUMBING SCOPE:

- PLUMBING CONTRACTOR SHALL PROVIDE DESIGN/BUILD ENGINEERING SERVICES AS REQUIRED FOR PERMITS.
- DRAWINGS PROVIDED ARE FOR DESIGN INTENT ONLY. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES. COORDINATE SCOPE W/ ARCHITECTURAL FLOOR PLAN.
- EXISTING LAYOUT SHOWN ON DRAWINGS BASED ON FINAL AS-BUILT DESIGN DRAWINGS. ALL WORK SHALL BE VERIFIED IN FIELD.

PLUMBING LEGEND

	DOMESTIC COLD WATER
	HOT WATER
	NATURAL GAS
	STORM
	VENT PIPING
	NG SHUT-OFF
	CO: CLEAN OUT

GENERAL ELECTRICAL NOTES:

- REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- ALL DEVICES AND FIXTURES INDICATED WITH SOLID DARK LINES ARE NEW TO BE FURNISHED OR SALVAGED AND INSTALLED BY THIS ELECTRICAL CONTRACTOR.
- WHERE MORE THAN ONE (1) SWITCH IS INDICATED TO BE INSTALLED AT A GIVEN LOCATION, THE ELECTRICAL CONTRACTOR SHALL GANG THE SWITCHES TOGETHER UNDER A COMMON COVER PLATE.
- CONTRACTOR SHALL VERIFY ALL CIRCUITING PRIOR TO COMMENCEMENT OF WORK. DRAWINGS ARE PROVIDED FOR SCHEMATIC DESIGN INTENT AND BASED ON CASUAL OBSERVATIONS.
- MOUNT POWER/ DATA RECEPTACLES +18" A.F.F. UON
- PROVIDE COMBINATION DUPLEX & USB RECEPTACLES IN GUEST LOUNGE AREAS.

ELECTRICAL LEGEND:

SYMBOL	DESCRIPTION
	WALL SWITCH
	DISCONNECT
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	SURFACE MTD RECEPTACLE 'C' DENOTES CEILING MTD
	DATA OUTLET
	LIGHTING CONTROL PANEL
	OCCUPANCY SENSOR, CEILING MTD U.O.N.
	JUNCTION BOX
	ELEVATION ABOVE FINISHED FLOOR

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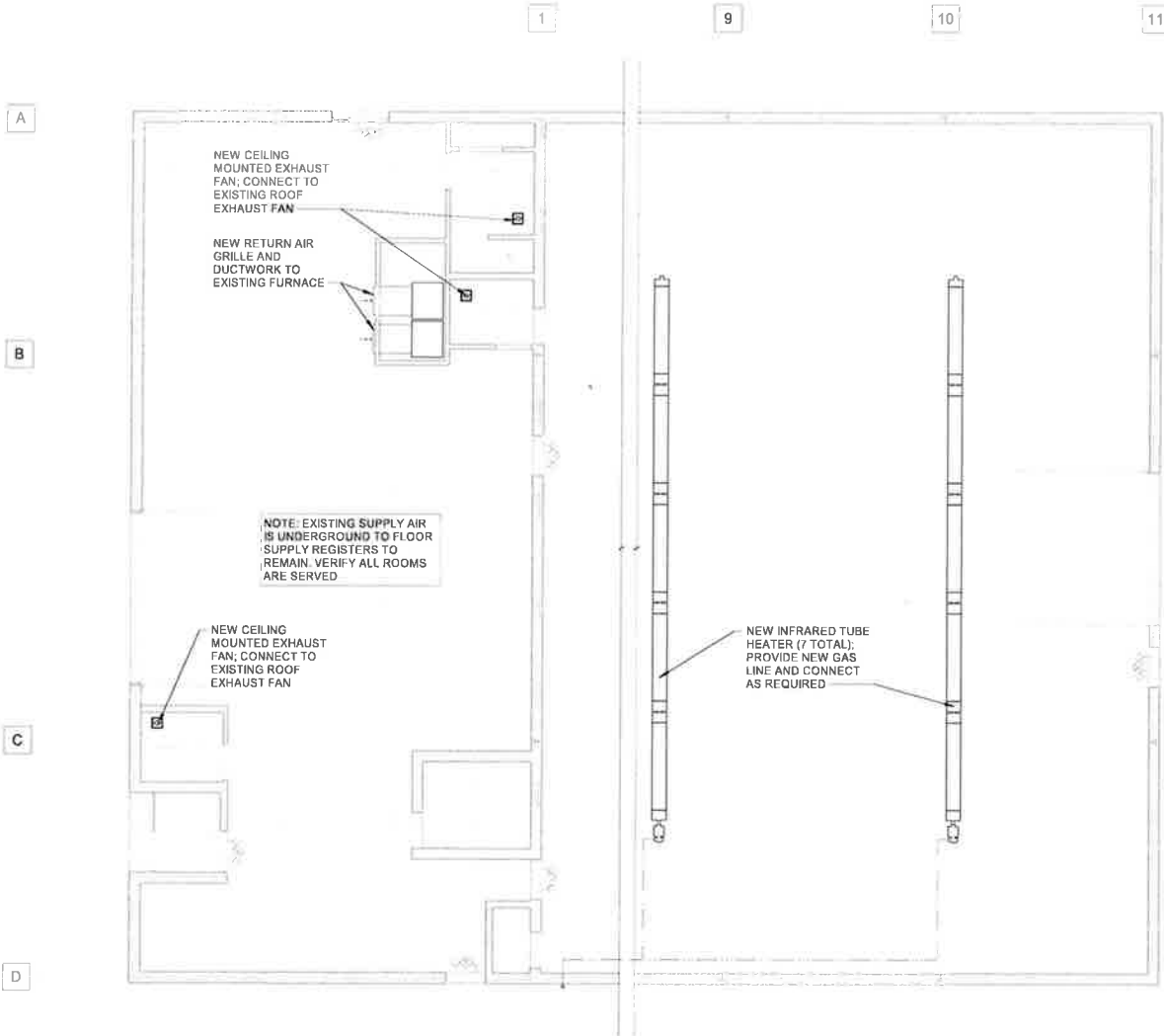
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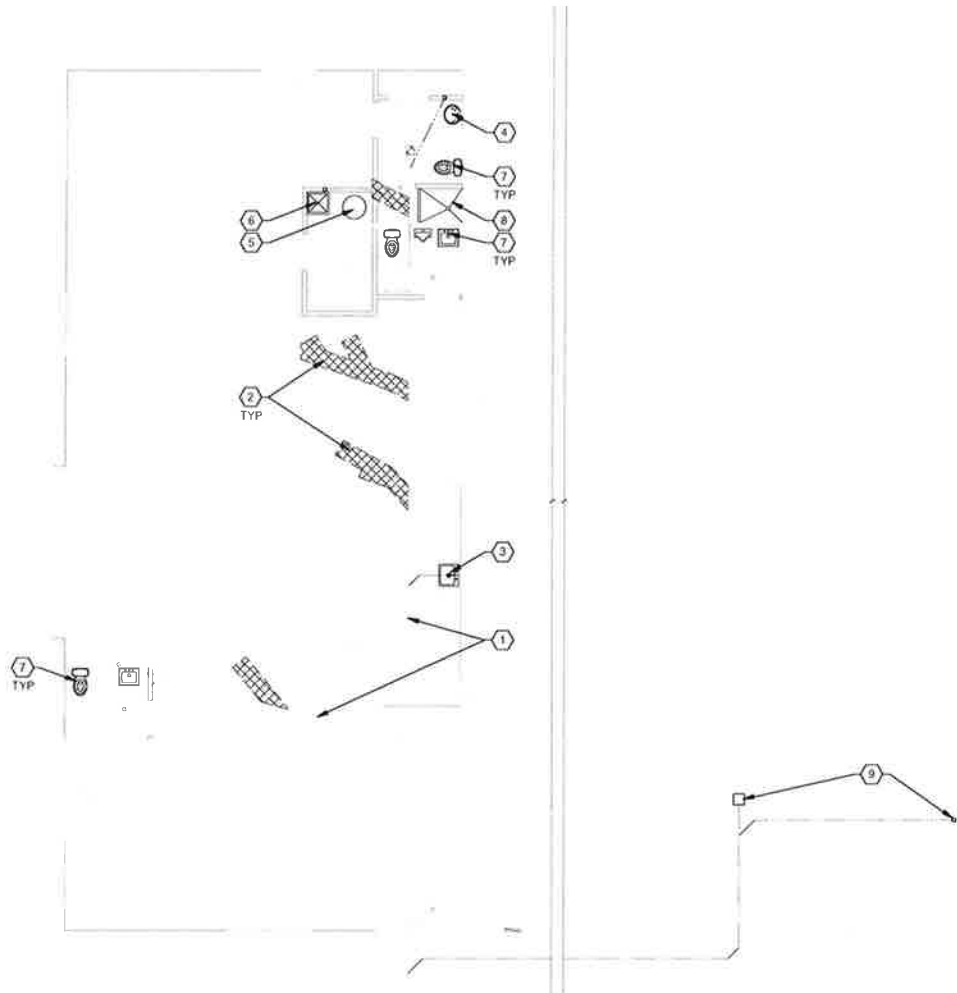
SHEET
MECHANICAL + PLUMBING PLAN

SHEET NO.

MEPI.1



FIRST FLOOR PLAN - MECHANICAL
1/8" = 1'-0"



FIRST FLOOR PLAN - PLUMBING
1/8" = 1'-0"



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03.03.21	UPDATE

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PMC AUTO

PROJECT
COLE STREET AUTO STORAGE
2400 COLE STREET
BIRMINGHAM, MI 48009

JOB NO.
2104

SHEET
ARCHITECTURAL SITE PLAN

SHEET NO.
SPI.1

SITE DATA	
BIRMINGHAM, MI	
SITE AREA	
SITE AREA TOTAL	±1.95 ACRES
COATING	
FOR MIXED USE	
REQ'D FRONT SETBACK	0 FEET
REQ'D REAR SETBACK	10 FEET
REQ'D SIDE YARD SETBACK	0 FEET
MAX BUILDING HEIGHT	45 FEET
BUILDING AREAS	
OFFICE (EXISTING)	±2,480 SF
WAREHOUSE (EXISTING)	±18,960 SF
TOTAL BUILDING (EXISTING)	±21,440 SF

Design Review Board Action List – 2021

Design Review Board	Quarter	Rank	Status
Wall Art	1 st (January-March)	1	☐
Update Sign Ordinance	2 nd (April-June)	2	☐
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	3	☐
Sign Ordinance Enforcement	4 th (October-December)	4	☐

Updates:

1. Sign Ordinance update in progress.