AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – May 19th, 2021
******************** 7:00 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 HDC Minutes of April 7th, 2021**
3) **Courtesy Review**
4) **Historic Design Review**
   A. **210 S. Old Woodward – The Plaza**
   B. **255 S. Old Woodward – Cosmo Salon Studios**
   C. **100 S. Old Woodward – Parks/Maplewood Building**
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. **Demolitions**
      4. **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 at least on day in advance of the public meeting.

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

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

Historic District Commission
Minutes Of April 7, 2021
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Historic District Commission ("HDC") held Wednesday, April 7, 2021. Vice-Chair Keith Deyer called the meeting to order at 7:05 p.m.

1) ROLLCALL

Present: Vice-Chair Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Dustin Kolo, Michael Willoughby; Alternate Board Member Cassandra McCarthy; 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 in Farmington, MI.)

Absent: Chair John Henke; Board Member Patricia Lang; Alternate Board Member Steven Lemberg

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

04-036-21

2) Approval Of Minutes

Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the HDC Minutes of March 17, 2021 as submitted.

Motion carried, 5-0.

ROLL CALL VOTE
Yeas: Dukas, Willoughby, Kolo, Deyer, Debbrecht
Nays: None
Abstain: McCarthy

04-037-21

3) Courtesy Review

None.

04-038-21

4) Historic Design Review

A. 142 S. Old Woodward – The Shade Store

CP Dupuis presented the item.

DRAFT

Michael Busch Jr., architect, Stephanie Aluzzo, project manager, and Douglas Kupfer, Construction & Development for the Shade Store were present on behalf of the application.

Mr. Willoughby said that if the applicant raised the glazing height to the height of the interior ceiling it would be unlikely that they would not reach the required 70% glazing. He also said that if the applicant added a vertical mullion it would add more verticality to the front facade.

Ms. Aluzzo and Mr. Kupfer said they would raise the height of the glazing to at least as high as the interior ceiling. Mr. Kupfer said it might even go slightly higher to create a pocket for the drapery. Mr. Kupfer said it would also be fine to add a vertical mullion.

When discussing whether the applicant would re-paint the rear facade, Ms. Dukas and Ms. Debbrecht said they would rather not see the applicant remove the ivy growing there to do so. Ms. Dukas said it would be helpful if they would clean up the weeds behind the building.

Motion by Mr. Willoughby
Seconded by Ms. Debbrecht to approve the Design Review application for 142 S. Old Woodward – The Shade Store – with the following conditions:
1. No signage is included as a part of this Design Review approval;
2. The applicant must submit specification sheets for the proposed glazing, the proposed glazing should be raised to a height as determined during the demolition phase to be no higher than the interior ceiling, and the glazing will have a vertical mullion to give vertical proportions to the front facade;
3. The glazing should be a minimum of 70% in accordance with Article 4, Section 4.90 (A) of the zoning ordinance; and,
4. All further plans for this project can be administratively approved by the Planning Department including whether the applicant will re-paint the rear facade and the whether the applicant will repaint the screening for the roof HVAC unit.

CP Dupuis asked whether he should return the item to the HDC if the glazing did not meet 70%. Mr. Willoughby said it was highly unlikely that they would not meet 70% if they raised the glazing to the interior ceiling height as planned. As a contingency plan, he said that the plans should still be administratively approved if the applicant raised the glazing height to the interior ceiling height and reached at least 68%.

Motion carried, 6-0.

ROLL CALL VOTE
Yeas: Willoughby, Debbrecht, Dukas, Kolo, Deyer, McCarthy
Nays: None

B. 100 S. Old Woodward – Parks/Maplewood Building (Postponed)

Postponed per applicant request.

Motion by Ms. Dukas
Seconded by Ms. Willoughby to postpone the review of 100 S. Old Woodward – Parks/Maplewood Building to the HDC meeting of April 21, 2021.

DRAFT

Motion carried, 5-0.

ROLL CALL VOTE
Yeas: Dukas, Willoughby, Kolo, Deyer, Debbrecht, McCarthy
Nays: None

04-039-21

5) Sign Review

None.

04-040-21

6) Study Session

None.

04-041-21

7) Miscellaneous Business and Communication

A. Pre-Application Discussions
B. Draft Agenda: April 21, 2021
C. Staff Reports
1. Administrative Sign Approvals
2. Administrative Approvals
3. Demolitions
4. Action List - 2021

04-042-21

Adjournment

Motion by Ms. Debbrecht
Seconded by Mr. Willoughby to adjourn the HDC meeting of April 7, 2021 at 7:44 p.m.

Motion carried, 6-0.

ROLL CALL VOTE
Yeas: Debbrecht, Willoughby, Kolo, Dukas, Deyer, McCarthy
Nays: None

Nicholas Dupuis
City Planner

DRAFT

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **May 19th, 2021**

TO: **Design Review Board**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **210 S. Old Woodward – The Plaza – Design Review**

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: 2-Story Commercial Building

Introduction

The subject site is located on the southwest corner of E. Merrill and S. Old Woodward. The multi-tenant building is located in the Central Business Historic District, but is not a designated historic resource, nor would it be eligible to be at this time. The applicant has submitted a Design Review application for exterior changes to an existing first-floor tenant space. The proposed exterior changes are located at the former Vinotecca tenant space, but are not associated with a new tenant at this time.

Building Exterior

The applicant is proposing reimagine the storefront of the tenant space with new hinged window and transom windows to enclose the outdoor space that was formerly used as outdoor dining. Additionally, there will be a new main entry door and storefront system, new flooring material, and miscellaneous new additions/changes such as planters, steel guardrail, overhead garage door, and 6 new windows along the passage to the south. Please see the table below for a summary of all of the proposed façade materials:

Material	Location	Color
Stainless Steel and Glass Hinged Windows	Enclosing Outdoor Patio (All Sides)	Brushed Steel, Clear Glass (80% VLT)
Stainless Steel and Glass Transom Windows	Enclosing Upper Portion of Patio	Brushed Steel, Clear Glass (80% VLT)
Steel Fascia Panel	Between Hinged Windows and Transoms	Brushed Steel
Steel Guardrail	Surrounding Outdoor Patio	Brushed Steel
Steel Planter	All Sides of Patio	Steel
Terracotta Tile	Patio Floor	Terracotta

Stone Pier	Northwest Corner of Patio	Match Existing Limestone
Aluminum Windows	South Façade in Passage	Clear (80% VLT)
Aluminum and Glass Door	Main Door to Patio	Clear
Aluminum and Glass Wall Panel	Storefront adjacent to Overhead Garage Door	Clear

Due to the buildings location within the Downtown Overlay District, the proposed facade must meet several architectural standards including the following:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground.
4. Sliding doors and sliding windows are prohibited along frontage lines.

The proposed façade materials appear to easily meet the 90% glass, brick, stone stucco or wood requirement, as the existing façade consists of brick and limestone, and the applicant is proposing only glass additions to the storefront. The color palate is consistent and compatible with the surrounding area, and the storefront remains directly accessible from the sidewalk. The glazing requirements have also been met and are discussed in detail below.

Finally, the Planning Division feels as though the proposed hinged windows surrounding the patio do not compare to a traditional sliding window/door, and thus are permissible within the Downtown Overlay Standards. The Design Review Board may wish to discuss the proposed hinged windows in relation to this specific architectural standard.

Signage

There are no new signs proposed as a part of the Design Review application plans submitted.

Lighting

The applicant is proposing minor LED strip backlighting on the steel fascia panels between the hinged windows and the transom windows. Although the applicant is proposing new light fixtures, the Planning Division did not seek a photometric plan, citing Article 4, Section 4.21 (C) which requires a photometric plan only if new lighting is proposed that may significantly alter the light distribution or illuminance on a site, as deemed necessary by the Planning Division or Historic District Commission. The Historic District Commission may wish to discuss this opinion and update the requirements accordingly, if necessary.

The applicant has submitted specification sheets on the proposed fixtures that demonstrate that the proposed fixtures are NOT cutoff as defined by Article 9 of the Zoning Ordinance. Exception to cutoff luminaries can be made at the discretion of the Historic District Commission under any of the following conditions:

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

The applicant must receive approval from the Historic District Commission for the use of a non-cutoff light feature.

Planning and Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

Parking: As noted above, the proposed renovations are not associated with a new tenant at this time. Additionally, the subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Landscaping: There are no existing landscaping beds on site, nor are any proposed at this time. However, it appears as though the proposed planters will contain an ivy or some sort of vine plant. The Planning Division would like to note that English Ivy is a prohibited species as stated in Article 4, Section 4.20 (D)(4) of the Zoning Ordinance.

Glazing: As the applicant is proposing to install new glazing, the new glazing will be required to conform to the window standards outlined in Article 4, Section 4.90 of the Zoning Ordinance, which state that:

1. No less than 70% of a storefront/ground floor façade between 1 and 8 ft. above grade shall be clear glazing.
2. Only Clear glazing (80% Visual Light Transmittance) is permitted on storefront facades at the first floor. Lightly tinted glazing (70% Visual Light Transmittance) above the first floor may be permitted. Mirrored glass is prohibited.
3. Required window areas shall be either pedestrian entrances, windows that allow views into retail space, working areas or lobbies. Display windows set into the wall may be approved by the Planning Board.
4. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
5. The bottom of the window shall be no more than 3 feet above the adjacent exterior grade.

The applicant has included clarity figures (Visual Light Transmittance, "VLT") on sheet A-1 of the site plans showing the proposed glass on the storefront façade will meet the 80% VLT standards, which the Planning Division has been advised applies to all of the hinged windows, transoms, garage door, and glass wall panels. Additionally, the addition/alteration of the storefront glass requires the storefront to meet the 70% glazing requirement. The applicant has submitted glazing calculations for the storefront showing 186 sq. ft. of glazing over a 265 sq. ft. façade, equaling 70% of the total area between 1 ft. and 8 ft.

Projections into Right-of-Way: The applicant is proposing metal fascia panels that project 1 ft. into the right-of-way on the east façade. Article 4, Section 4.74 (D)(4)(c)(i) states that removable architectural elements such as awnings, canopies, marquees may be approved by the Historic District Commission to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure. The proposed fascia panels and their minimal 1 ft. projections meet this requirement.

However, there is one fascia panel proposed on the south side of the patio that projects 1 ft. into neighboring private property. **The applicant must enter into a lease with the neighboring property owner, or retract the fascia panel so that there is no projection into the neighboring private property.**

Design Standards

Article 7, Section 7.09 states that the Historic District Commission shall review all documents submitted pursuant to this section and shall determine the following:

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

Recommendation

Although there are a few outstanding materials that must be submitted to confirm that the proposed project meets the provisions of the Zoning Ordinance, the façade renovation proposed appears to easily meet the remaining five Design Review requirements outlined in Article 7. Accordingly, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application for 210 S. Old Woodward – The Plaza – with the following conditions:

1. The applicant must receive approval from the Historic District Commission for the use of a non-cutoff light feature;
2. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way; and
3. The applicant must enter into a lease with the neighboring property owner, or retract the south fascia panel so that there is no projection into the neighboring private property.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 210 S. Old Woodward – The Plaza – with the following conditions:

1. The applicant must receive approval from the Historic District Commission for the use of a non-cutoff light feature;

2. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way; and
3. The applicant must enter into a lease with the neighboring property owner, or retract the south fascia panel so that there is no projection into the neighboring private property.

OR

Motion to **POSTPONE** the Design Review application for 210 S. Old Woodward – The Plaza – pending receipt of the following:

1. The applicant must receive approval from the Historic District Commission for the use of a non-cutoff light feature;
2. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way; and
3. The applicant must enter into a lease with the neighboring property owner, or retract the south fascia panel so that there is no projection into the neighboring private property.

OR

Motion to **DENY** the Design Review application for 210 S. Old Woodward – The Plaza – for the following reasons:

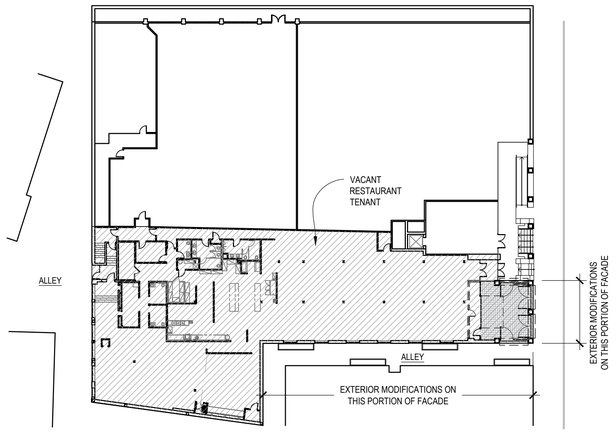
1. _____
2. _____
3. _____



1 LOCATION MAP

N.T.S.

NORTH



2 BUILDING KEY PLAN

N.T.S.

NORTH

PERFORMANCE CALCULATOR

NEW GLASS SPECIFICATIONS:

Make-up Name	Glass 1 & Coating	Glass 2 & Coating	Visible Light			Solar Energy			Thermal Properties	
			Transmittance	Reflectance		Transmittance	Reflectance	Solar Heat Gain Coefficient (SHGC)	U-Value	
			Visible (τ_v %)	ρ_v % out	ρ_v % in	Solar (τ_e %)	ρ_e % out		Winter Night (Btu/hr ft² F)	Summer Day (Btu/hr ft² F)
Default Make-up 01	Clear Float (North America)	Clear Float (North America)	80	15	15	67	13	0.74	0.47	0.50

Calculation Standard: NFRC 2010

Default Make-up 01

Outdoors

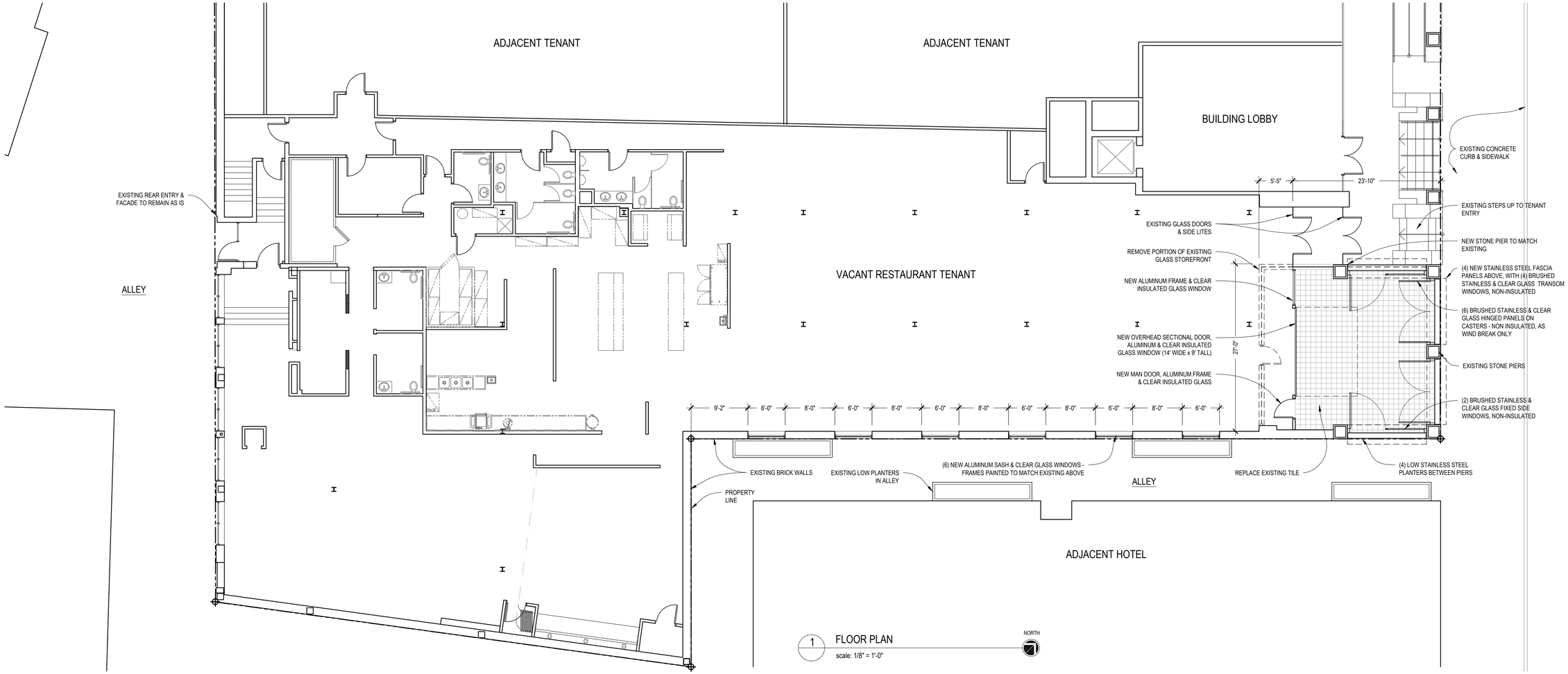
GLASS 1	Clear Float (North America) Thickness = 1/4" (6mm)	#1 ----- #2 -----
GAP 1	100% Air, 1/2" (12.7mm)	
GLASS 2	Clear Float (North America) Thickness = 1/4" (6mm)	#3 ----- #4 -----

Total Unit (Nominal) = 1 in — Slope = 90°

Estimated Nominal Glazing Weight: 5.75 lb/ft²

Indoors

1. NEW GLASS AT STOREFRONT MAN DOOR, WINDOW & OVERHEAD SECTIONAL DOOR TO HAVE INSULATED AIR GAP
2. NEW GLASS AT OUTER HINGED DOOR PANELS, FIXED SIDE PANELS & TRANSOMS TO BE A SINGLE PANE OF GLASS, NON-INSULATED



1 FLOOR PLAN

scale: 1/8" = 1'-0"

NORTH

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

EXTERIOR BUILDING IMPROVEMENTS
FOR FUTURE TENANT
210 S. Old Woodward Birmingham, MI 48009

Seal:

Issue Date:

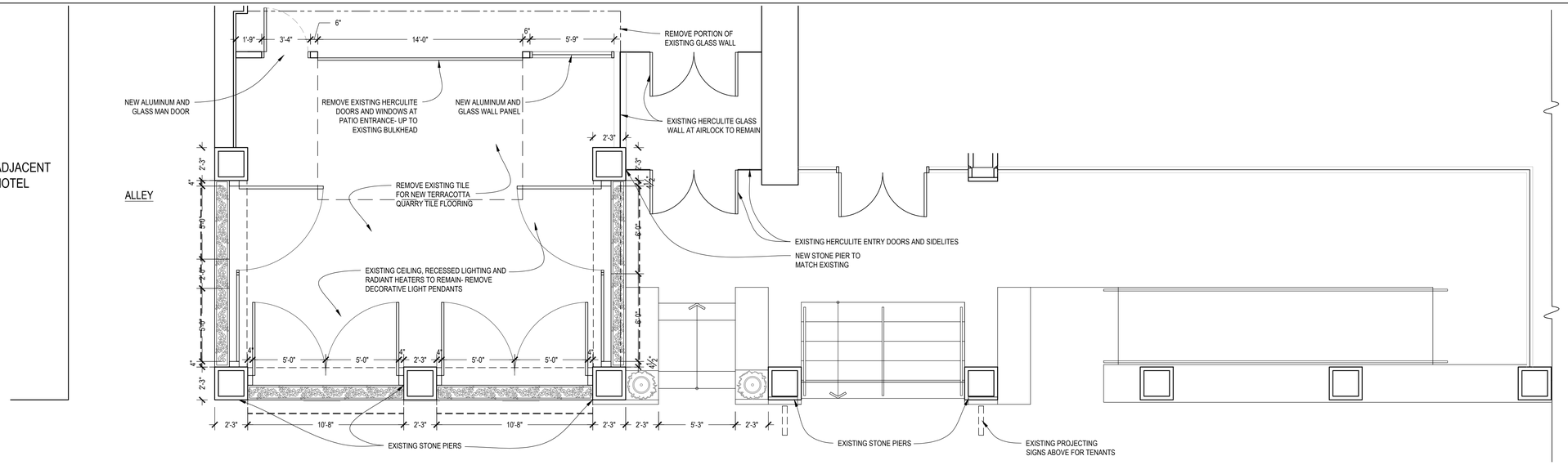
DESIGN REVIEW	4/23/2021

Sheet Title:

FLOOR PLAN

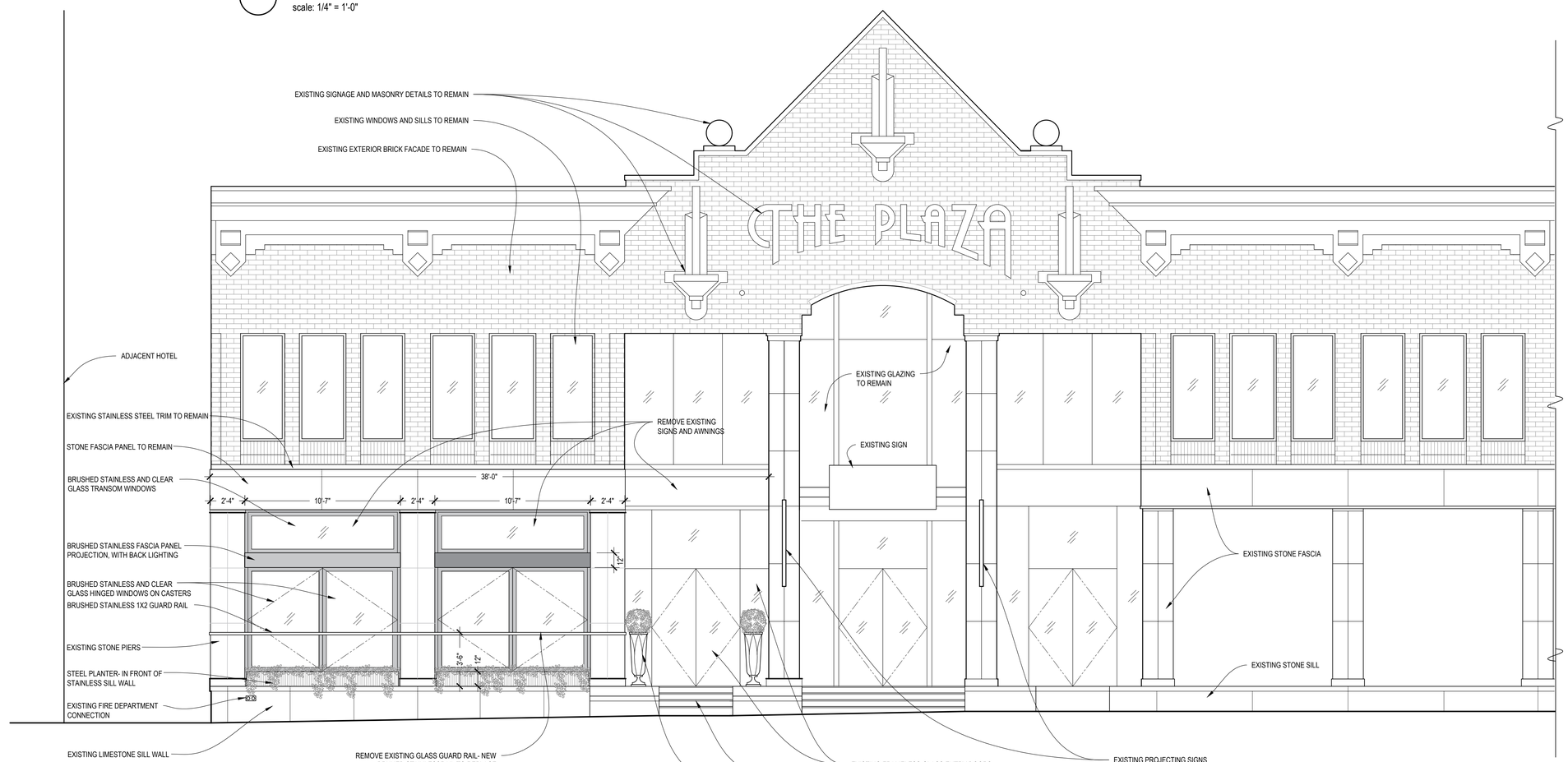
Sheet Number:

A-1



2 PARTIAL EXTERIOR FLOOR PLAN

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



4 PARTIAL EAST ELEVATION

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

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Project:

EXTERIOR BUILDING IMPROVEMENTS
FOR FUTURE TENANT
210 S. Old Woodward Birmingham, MI 48009

Seal:

Issue Date:

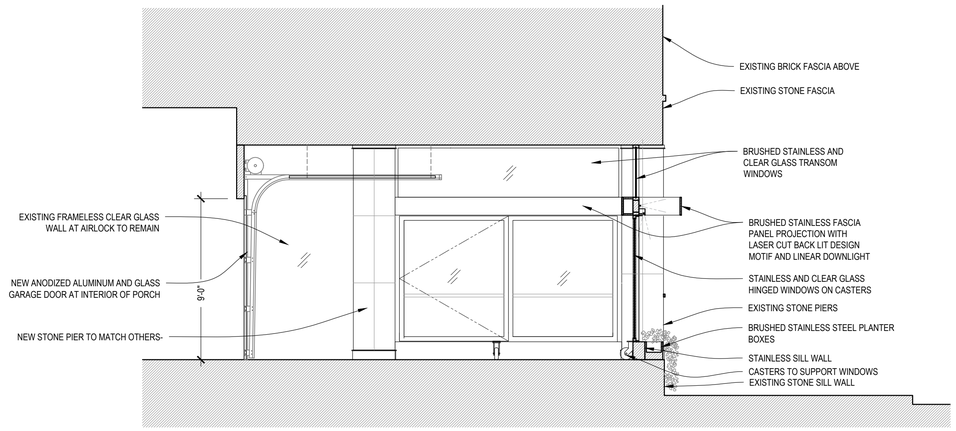
DESIGN REVIEW	4/23/2021

Sheet Title:

STOREFRONT ELEVATION & PLAN DETAIL

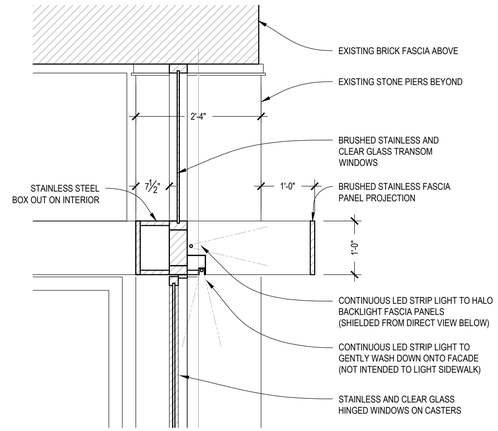
Sheet Number:

A-2



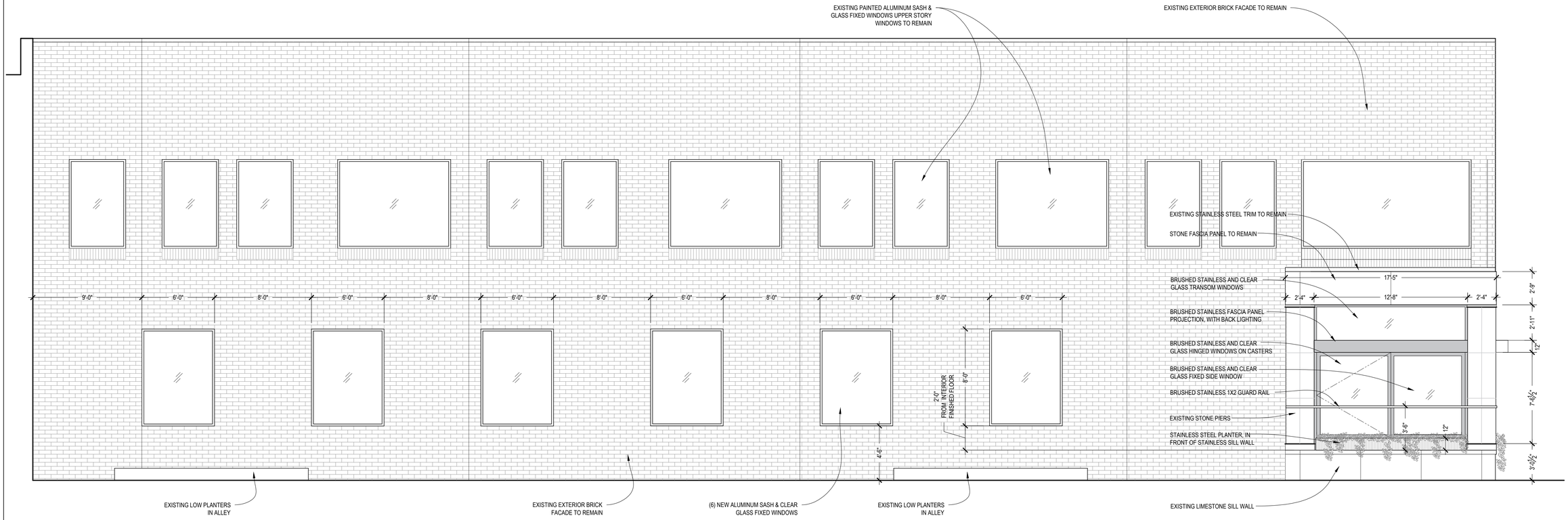
2 FRONT PATIO BUILDING SECTION

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



3 SECTION DETAIL AT FASCIA

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



2 PARTIAL SOUTH ELEVATION

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

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Project:

EXTERIOR BUILDING IMPROVEMENTS
FOR FUTURE TENANT
210 S. Old Woodward Birmingham, MI 48009

Seal:

Issue Date:

DESIGN REVIEW	4/23/2021

Sheet Title:

ALLEY
ELEVATION
AND SECTION

Sheet Number:

A-3





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Project:

EXTERIOR BUILDING IMPROVEMENTS
FOR FUTURE TENANT
210 S. Old Woodward Birmingham, MI 48009

Seal:

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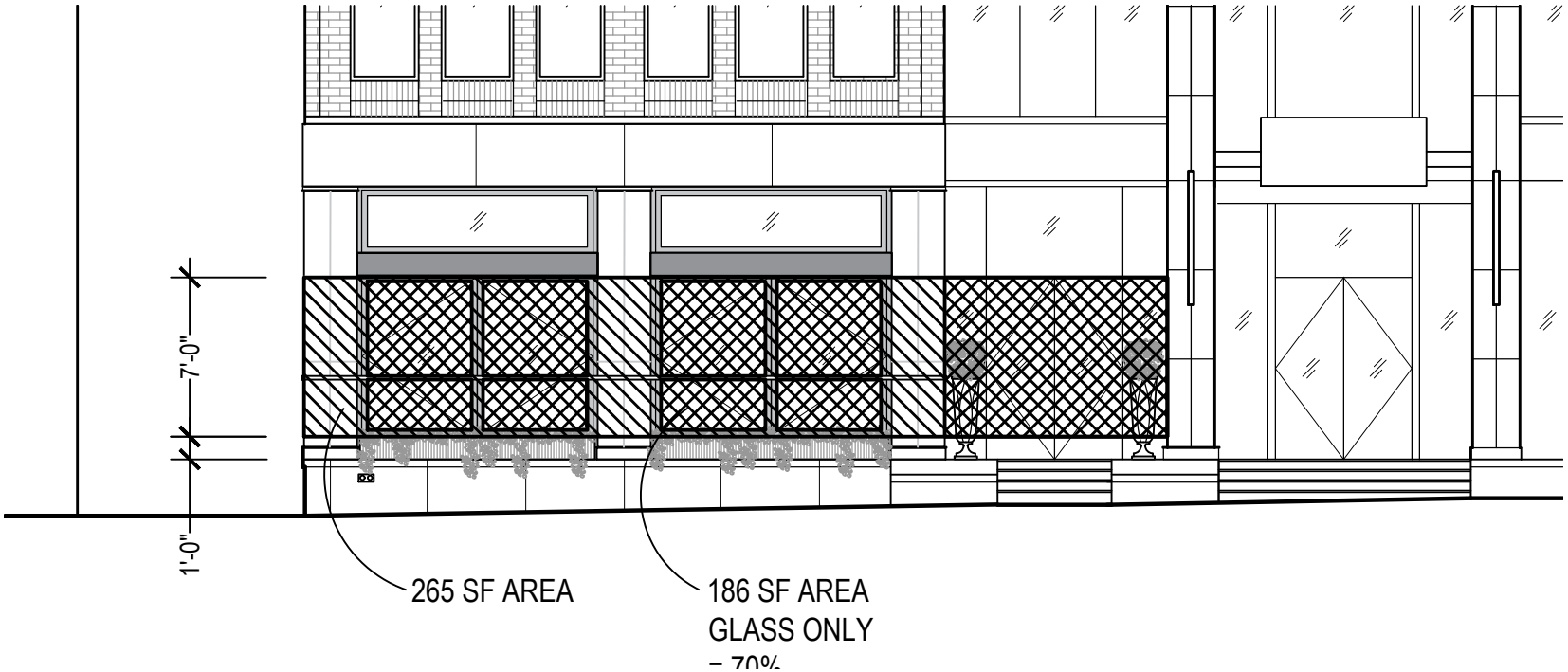
DESIGN REVIEW	4/23/2021

Sheet Title:

EXTERIOR RENDERINGS

Sheet Number:

A-4


7'-0"
1'-0"
265 SF AREA
186 SF AREA
GLASS ONLY
– 70%

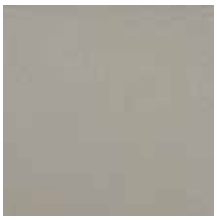
QUARRY NATURALS®

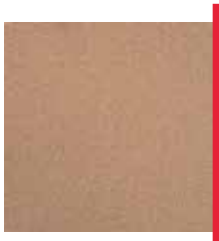
QUARRY



Photo features Quarry Naturals Desert 8 x 8 on the floor.

FLOOR TILE

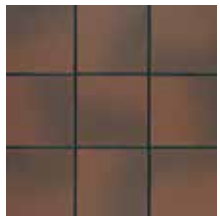

SHADOW GRAY N46 ✱ (2)


DESERT N03 ✱ (1)


LAVA RED N01 ✱ (1)


SHADOW FLASH N56 (2)


PRAIRIE FLASH N04 (1)


FIRE FLASH N02 (1)

SIZES

			THICKNESS	SQ. FT./ CARTON	PIECES/ CARTON
	8 x 8 Floor Tile	8" x 8" (20.30 cm x 20.30 cm)	1/2"	11.11	25
	6 x 6 Floor Tile	6" x 6" (15.20 cm x 15.20 cm)	1/2"	11.00	44
	3-7/8 x 8 Floor Tile	3-7/8" x 8" (9.80 cm x 20.30 cm)	1/2"	10.76	50

TRIM

			NUMBER	PIECES/ CARTON
	Floor Bullnose	6 x 6	Q-1665U	44
	Floor Bullnose Corner	6 x 6	QCRL-1665U	44
	Floor Bullnose	8 x 8	Q-1885U	25
	Floor Bullnose Corner	8 x 8	QCRL-1885U	25
	Cove Base ★	5 x 8	Q-3585U	24
	Cove Base ★	5 x 6	Q-3565U	44
	Cove Base Outcorner ★	5 x 6	QCR-L-3565U	20
	Cove Base Incorner ★	5 x 1	QB-3565U	25

Cove base trim is intended to coordinate with floor tile in the standard 90-degree installation position.
★ Not available in Flash colors; use coordinating solid color

INSTALLATION & PRICING

RECOMMENDED GROUT JOINT:
Floor: 3/8"

RELATIVE PRICING: Low to High

SHADE VARIATION


MEDIUM (V2) (Solid)

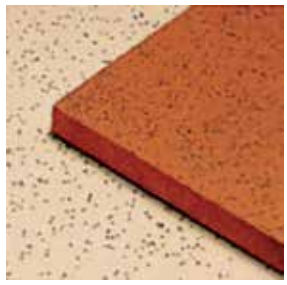

HIGH (V3) (Flashed)

PERFORMANCE CHARACTERISTICS

	ASTM#	FLOOR RESULT
Water Absorption	C373	≤ 3.0%
Breaking Strength	C648	> 400 lbs.
Scratch Hardness	MOHS	7.0
Chemical Resistance	C650	Resistant
Abrasion Resistance	C1027	N/A

For additional information on test results, visit us at: americanolean.com/information/TestResults.

All or select items within this series meet the requirements for these qualifications. For more information visit americanolean.com.


ABRASIVE GRAIN

✱ SPECIAL SURFACES:
Abrasive grain available in N01, N03 and N46 in 6 x 6 and 8 x 8 sizes.
Abrasive grain particles added to Quarry Naturals give improved slip resistance for many types of footwear, depending on maintenance conditions.

(1) & (2) notations indicate price group, (1) being the least expensive.

USAGE

FLOORS	WALLS	COUNTERTOPS
F	W	C

APPLICATIONS

	TARGET DCOF WET	SUITABLE
Dry & Level – Interior Floor	N/A	●
Wet & Level – Interior Floor	≥ 0.42	●
Shower Floors (Residential or Light Commercial)	≥ 0.42	●**
Exterior Floor Applications (including pool decking & other wet areas with minimal footwear)	≥ 0.60	●*
Ramps & Inclines	≥ 0.65	●*
Walls/Backsplashes	N/A	●
Countertops	N/A	●
Pool Linings	N/A	●**

A DCOF value of ≥0.42 is the standard for tiles specified for level interior spaces expected to be walked upon when wet, as stated in ANSI A137.1-A326.3. For more information about DCOF and the DCOF AcuTest™, visit americanolean.com/DCOF.

APPLICATION NOTES:

Suitable for exterior applications in freezing and non-freezing climates, when proper installation methods are followed.
Suitable for industrial installations requiring high compressive strength.
Subject to Oils: Absorbs oils, grease and other liquids to keep floors slip-resistant, yet does not contaminate the surface. Proper cleaning methods easily remove any contaminants that do get absorbed into the tile.
* Abrasive surface only
** 6 x 6 floor tile only

NOTES

Since there are variations in all fired ceramic and natural products, tile and trim supplied for your particular installation may not match samples. Final confirmation should be made from actual tiles and trim prior to installation. Manufactured in accordance with ANSI A137.1 standards.

For additional information refer to "Factors to Consider" at: americanolean.com/Factors.

We do not recommend light colored quarry tile in commercial kitchens unless properly sealed or a grout release is used. Periodic resealing of the tile may be necessary.

Special care should be taken when grouting; a grout release is recommended to prevent finely powdered pigments from lodging in the pores of the tile surface.

It is necessary to follow the proper procedures and recommendations from the grout and maintenance products' manufacturers.

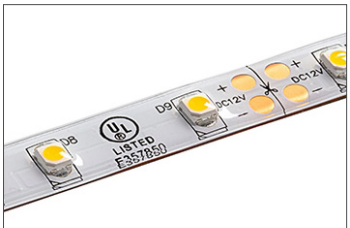
Shade and graphic variation enhance the natural beauty of this product. Tile should be selected from multiple cartons and arranged for optimal visual appearance prior to installation.

Eco LED Strip Lights

3528 Strip Specifications

Project_____

Date_____Type_____



EC-IP54-80CRI-5m

FEATURES

- 12 or 24 VDC input available
- 80+ CRI
- Multiple density options
- LED lifetime of 50,000 hours (L70)
- 8 mm strip width
- 3M adhesive backing
- Operating temperature of -4°–113° F (-20°–45° C)
- IP54 environmental rating

APPLICATIONS

Some common applications include sign lighting, bias lighting, cove lighting, task lighting, backlighting, accent lighting, and under cabinet lighting.

ACCESSORIES

Power Supplies



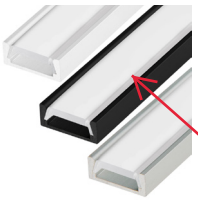
Strip Connectors



Controllers and Switches



Mounting Hardware and Housings



WITH HOUSING TO SHIELD VIEW OF LED DIODES

AVAILABLE VERSIONS

12 V

- ☐ STW-A65K80-B3C-08B5M-12V
- ☐ STW-A40K80-B3C-08B5M-12V
- ☐ STW-A30K80-B3C-08B5M-12V

24 V

- ☐ STW-A65K80-B6C-08B5M-24V
- ☐ STW-A40K80-B6C-08B5M-24V
- ☐ STW-A30K80-B6C-08B5M-24V

SAMPLE PART NUMBER BREAKDOWN

STW-A40K80-B6C-08B5M-24V

FAMILY / CATEGORY / COLOR				LED TYPE / SEGMENT		IP RATING	SIZE / DENSITY / VOLTAGE			
STW Strip Type	**A** Strip Type	**40K** Color	**80** CRI	**B** LED Type	**6** LED/Segment	**C** IP Rating	**08** Strip Width	**B** Density	**5M** Length	**24V** Voltage
STW: Weatherproof	A: Single White	30K: 3000K 40K: 4000K 65K: 6500K	80: 80-84	B: 3528	3: 3 LED/seg 6: 6 LED/seg	C: IP54	08: 8 mm	B: 60 LEDs/m	5M: 16.4 ft (5 m)	12V: 12 V 24V: 24 V

SPECIFICATIONS

Model **STW-**	**AxK80-B3C-08B5M-12V**	**AxK80-B6C-08B5M-24V**
Power Consumption	23 W (total for 5 m)	
Current Draw	116 mA/ft	58 mA/ft
Brightness	115 lm/ft	
Efficacy	82 lm/W	
Beam Angle	120°	
Max Run	16.4 ft (5 m)	49.2 ft (15 m)

T 314.743.3067
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

Specifications are subject to change without notice.

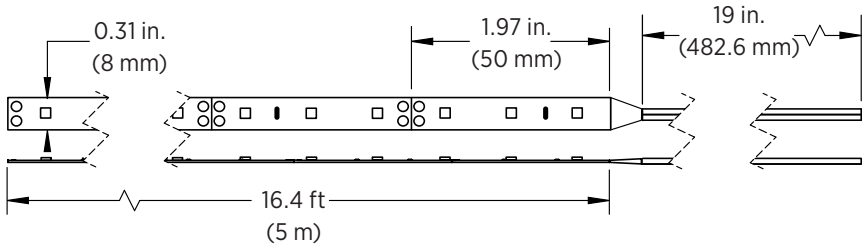
Eco LED Strip Lights

3528 Strip Specifications

DIMENSIONAL DRAWINGS

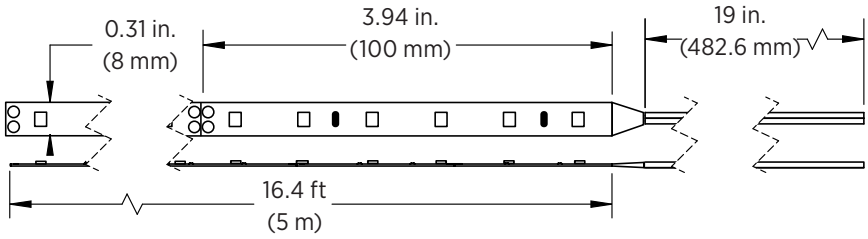
STW-AxK80-B3C-08B5M-12V

- 16.4 ft (5 m) max run



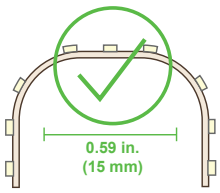
STW-AxK80-B6C-08B5M-24V

- 49.2 ft (15 m) max run



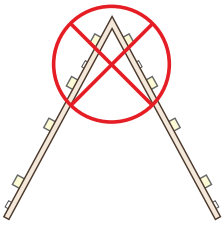
Note: The strip height for all strips shown is 0.08 in. (2 mm).

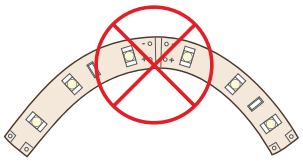
STRIP FLEXIBILITY



Bends less than 15mm will damage circuit traces and void warranty.

Bending strips at sharp angles will damage circuit traces and void warranty.





Bending strips on horizontal plane will damage circuit traces and void warranty.

NOTES

Specifications are subject to change without notice.

T 314.743.3067
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

CITY OF BIRMINGHAM
Date 05/03/2021 8:58:17 AM
Ref 00179451
Receipt 574175
Amount $50.00

CITY OF BIRMINGHAM
Date 05/03/2021 8:58:17 AM
Ref 00179526
Receipt 574175
Amount $100.00

CITY OF BIRMINGHAM
Date 04/29/2021 11:21:44 AM
Ref 00179451
Receipt 573994
Amount $350.00

City of Birmingham
A Walkable Community

Preliminary or Final Historic Sign/Design Review Application
Historic District Commission
Planning Division

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

1. Applicant
Name: Ronald Roman, Inc.; Roman Bonislawski
Address: 275 E. Frank St.
Birmingham, MI 48009
Phone Number: 248.728.5790
Fax Number:
Email address: roman@ronaldroman.com

2. Property Owner
Name: James Esshaki
Address: 210 S. Old Woodward Ave.
Birmingham MI 48009
Phone Number: 248 · 645 · 5900
Fax Number:
Email address: jesshaki@esscodevelopment.com

3. Applicants Attorney/Contact Person
Name: Same as applicant
Address:
Phone Number:
Fax Number:
Email address:

4. Project Designer/Developer
Name: Same as applicant
Address:
Phone Number:
Fax Number:
Email address:

5. Required Attachments

- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.
- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

6. Project Information

Address/Location of the property: 210 S. Old Woodward Ave. Former Vinoteca Restaurant space
Name of development: The Plaza of Birmingham
Sidwell #:
Current Use: office building, vacant restaurant space
Proposed Use: "
Area of Site in Acres:
Current zoning: B-4
Zoning of Adjacent Properties: B-4
Name of Historic District Site is Located in: Downtown
Date of Application for Preliminary Historic Design Review: —

Date of Preliminary Historic Design Review Approval: —
Date of Planning Board Approval: —
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: —
Will proposed project require the division of platted lots? no
Will proposed project require the combination of platted lots? no

7. Details of the Nature of Work Proposed (attach separate sheet if necessary)

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

Six new windows on ground level in alley, new overhead sectional door & man door at reworked storefront location, new hinged door panels & transoms between existing building piers, new stainless steel fascia panels & low planters, new accent lighting at fascia panels, new tile flooring in patio area

8. Buildings and Structures

Number of Buildings on Site: 1

Use of Buildings: _____

Height of Buildings & # of Stories: 37', 2 stories above ground

Height of Rooftop Mechanical Equipment: _____

9. Additions (in Square Feet)

Proposed Use: none

Number of Floors: _____

Number of Sq. Ft. on Each Floor: _____

Height: _____

Total Floor Area: _____

Retail Space: _____

Assembly Space: _____

Office Space: _____

Industrial Space: _____

Seating Capacity: _____

10. Required and Proposed Parking

Required number of parking spaces: none

Typical angle of parking spaces: _____

Typical width of maneuvering lanes: _____

Location of parking on site: _____

Location of parking off site: _____

Number of light standards in parking area: _____

Screenwall material: _____

Proposed number of parking spaces: _____

Typical size of parking spaces: _____

Number of spaces <180 sq. ft.: _____

Number of handicap spaces: _____

Shared parking agreement? _____

Height of light standards in parking area: _____

Height of screenwall: _____

11. Landscaping

Location of landscape areas: none

Proposed landscape material: _____

12. Building Lighting

Number of light standards on building: not currently used

Size of light fixtures (L•W•H): _____

Maximum wattage per fixture: _____

Light level at each property line: _____

Type of light standards on building: _____

Height from grade: _____

Proposed wattage per fixture: _____

13. Maximum Signage Allowance Calculation

Building Frontage (in feet): N.A.

Maximum Sign Area Allowed: _____

Sign Area Proposed: _____

Maximum Sign Area = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

14. Location of Proposed Signs

N.A.

15. Number of Sign(s)

Wall: N.A.
Ground:
Projecting (Blade):
Canopy:
Building Name:
Post-Mounted Projecting:

16. Sign Size, Material & Content

Sign #1

Type of Sign: N.A.
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #2

Type of Sign:
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #3

Type of Sign:
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

17. Existing Signs Located on Property

Number of Signs: N.A.
Sign Type(s):
Square Feet per Sign:
Total Square Feet of Existing Signage:

18. Sign Lighting

Type of Lighting Proposed: N.A.
Size of Light Fixtures (LxWxH):
Maximum Wattage per Fixture:
Location:
Number Proposed:
Lighting Height from Grade:
Proposed Wattage per Fixture:
Style (include specifications):

19. Landscaping (ground signs only)

Location of Landscape Areas: N.A.
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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: James Esshaki Date: 4/27/2021

Print Name: James Esshaki

Signature of Applicant: Roman Borislawski Date: 4.26.21

Print Name: Roman Borislawski,

Signature of Architect: Roman Borislawski Date: 4.26.21

Print Name: Roman Borislawski,

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, James Esshaki, OF THE STATE OF MI AND
(Name of property owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of the real estate located at 210 S. Old Woodward Ave.;
(Address of affected property)
2. That I have read and examined the Application made to the City of Birmingham by: Romen Borislawski;
(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.

Dated: 4-27-2021

James Esshaki
Owner's Name (Please Print)

James Esshaki
Owner's Signature

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **May 19th, 2021**

TO: **Design Review Board**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **255 S. Old Woodward – Cosmo Salon Studio – Design Review**

Zoning: B4 (Business-Residential) & D4 (Downtown Overlay)
Existing Use: 3-Story Commercial Building

Introduction

The subject site is located on the northeast corner of Brown and S. Old Woodward. The three-story multi-tenant building is located in the Central Business Historic District, but is not a designated historic resource, nor would it be eligible to be at this time. The applicant has submitted a Design Review application for exterior changes to an existing first-floor tenant space for a new tenant, Cosmo Salon Studios.

Building Exterior

The applicant is proposing minor façade changes to accommodate the new brand, which includes four new canvas awnings, new entry door, new signage, and a new rooftop unit and associated ductwork. Please see the table below for a summary of all of the proposed façade materials:

Material	Location	Color
Canvas Awnings	Above 4 Existing Windows	Black
Brass Entry Door	Storefront	Brass
Brass Window Frames	Flanking Main Entry Door Only	Brass
Metal Ductwork	Rear of Building in Alley	?

Due to the buildings location within the Downtown Overlay District, the proposed facade must meet several architectural standards including the following:

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

3. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground.

The proposed façade materials easily meet the 90% glass, brick, stone stucco or wood requirement, as the existing façade consists of brick and glass, and the applicant is not proposing any new façade materials beyond the brass entry door. The color palate is consistent and compatible with the surrounding area, and the storefront remains directly accessible from the sidewalk. In terms of glazing, the applicant is not proposing any changes to the glazing in this application. Although the existing conditions may not meet the 70% glazing and/or 80% Visual Light Transmittance requirements, the glazing would be considered legal non-conforming. An Administrative Approval application was filed in early May 2021 to relocate the main entry door, which did not result in any loss in glazing.

Signage

The applicant is proposing three new signs for the new tenant for a total of 41 sq. ft. of new signage. The permitted combined sign area is 213.5 sq. ft. based on the linear frontage of the multi-tenant building. The complete building signage condition is presented below:

Tenant Signage	**Sign Area (Square Feet)**
John Adams Mortgage/Capital Title Insurance	55
Cosmo Salon Studios (Proposed)	41
Harps Lingerie	40
Max Broock Realtors	52
Swift Home Loans	37
Permitted Combined Sign Area	213.5
Additional 25% Allowance for Building Identification (53.4)	266.8
Proposed Combined Sign Area:	225

Lighting

The applicant is proposing minor LED strip backlighting atop the four new awnings proposed above the windows. Although the applicant is proposing new light fixtures, the Planning Division did not seek a photometric plan, citing Article 4, Section 4.21 (C) which requires a photometric plan only if new lighting is proposed that may significantly alter the light distribution or illuminance on a site, as deemed necessary by the Planning Division or Historic District Commission. The Historic District Commission may wish to discuss this opinion and update the requirements accordingly, if necessary.

The applicant has submitted specification sheets on the proposed fixtures that demonstrate that the proposed fixtures are NOT cutoff as defined by Article 9 of the Zoning Ordinance. Exception to cutoff luminaries can be made at the discretion of the Historic District Commission under any of the following conditions:

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

The applicant must receive approval from the Historic District Commission for the use of a non-cutoff light feature.

Planning and Zoning

In general, because the existing building footprint it proposed to remain, there are no bulk, placement or height requirements that must be addressed as a part of this review. However, there are four planning and zoning issues that must be reviewed:

Parking: The subject site is located within the Parking Assessment District. Thus, no parking analysis is required for the commercial use.

Screening: As noted above, the applicant is proposing a new rooftop unit (RTU) and some new ductwork to accommodate the new salon tenant. The new RTU is proposed to be placed adjacent to some existing RTU's, which are located behind an existing metal guardrail. The applicant has not provided specification sheets for the new RTU, and there are no screen wall proposals detailed on the plans submitted. **The applicant must submit specification sheets for all proposed RTU's and provide screening for such, or obtain a variance from the Board of Zoning appeals.**

Glazing: The applicant is not proposing any new glazing as a part of this review. As described above, the applicant was approved to relocate the entry door closer to S. Old Woodward through Administrative Approval in which the glazing conditions remained the same. Thus, the applicant is not required to submit glazing or clarity figures, nor are they

required to bring the tenant space glazing up to the current standards if they are currently not met in the current condition.

Projections into Right-of-Way: The applicant is proposing four new canvas awnings, one of which projects into the S. Old Woodward right-of-way. Removable architectural elements such as awnings, canopies, marquees may be approved by the Historic District Commission to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.

The proposed canopy projects 3 ft. into the right-of-way, meeting the requirements of Article 4, Section 4.74 (D)(4)(c)(i) of the Zoning Ordinance. Additionally, all of the canopies are at least 8 ft. above grade. **Thus, the applicant must receive approval from the Historic District Commission for the projections into the right-of-way.**

Design Standards

Article 7, Section 7.09 states that the Historic District Commission shall review all documents submitted pursuant to this section and shall determine the following:

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

Recommendation

Although there are a few outstanding materials that must be submitted to confirm that the proposed project meets the provisions of the Zoning Ordinance, the façade renovation proposed appears to easily meet the remaining five Design Review requirements outlined in Article 7. Accordingly, the Planning Division recommends that the Historic District Commission **APPROVE**

the Design Review application for 255 S. Old Woodward – Cosmo Salon Studios – with the following conditions:

1. The applicant receive approval from the Historic District Commission for the use of a non-cutoff light feature;
2. The applicant must submit specification sheets for all proposed RTU's and provide screening for such, or obtain a variance from the Board of Zoning appeals; and
3. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 255 S. Old Woodward – Cosmo Salon Studios – with the following conditions:

1. The applicant must receive approval from the Historic District Commission for the use of a non-cutoff light feature;
2. The applicant must submit specification sheets for all proposed RTU's and provide screening for such, or obtain a variance from the Board of Zoning appeals; and
3. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way.

OR

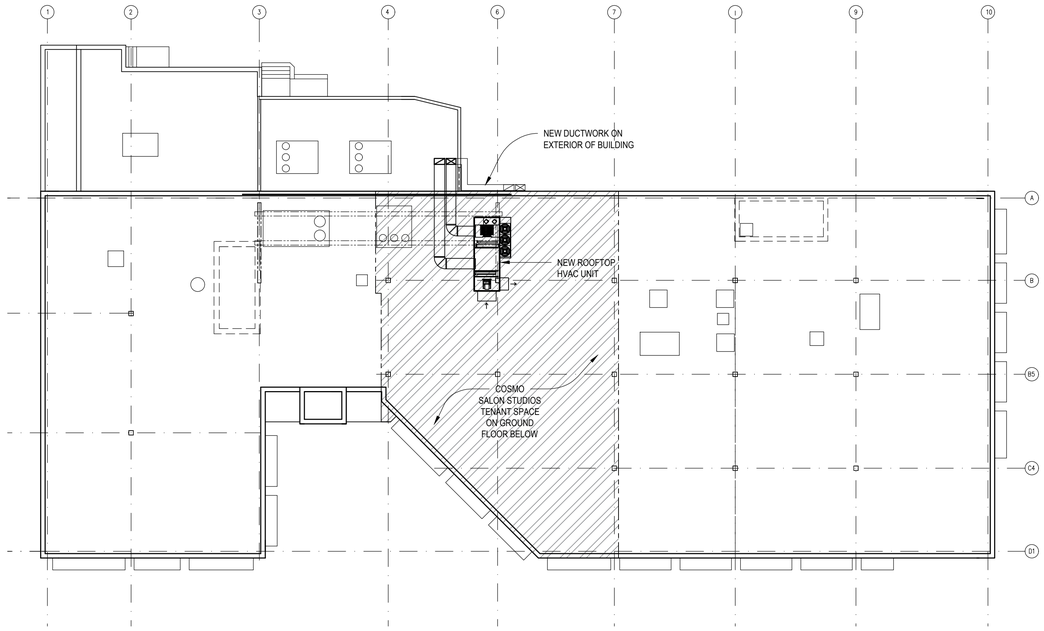
Motion to **POSTPONE** the Design Review application 255 S. Old Woodward – Cosmo Salon Studios – pending receipt of the following:

1. The applicant must receive approval from the Historic District Commission for the use of a non-cutoff light feature;
2. The applicant must submit specification sheets for all proposed RTU's and provide screening for such, or obtain a variance from the Board of Zoning appeals; and
3. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way.

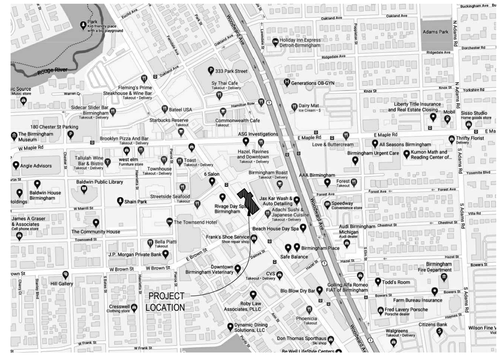
OR

Motion to **DENY** the Design Review application for 255 S. Old Woodward – Cosmo Salon Studios – for the following reasons:

1. _____
2. _____
3. _____



BUILDING ROOF PLAN
SCALE: 1/16" = 1'-0"
NORTH



LOCATION MAP
NOT TO SCALE
NORTH

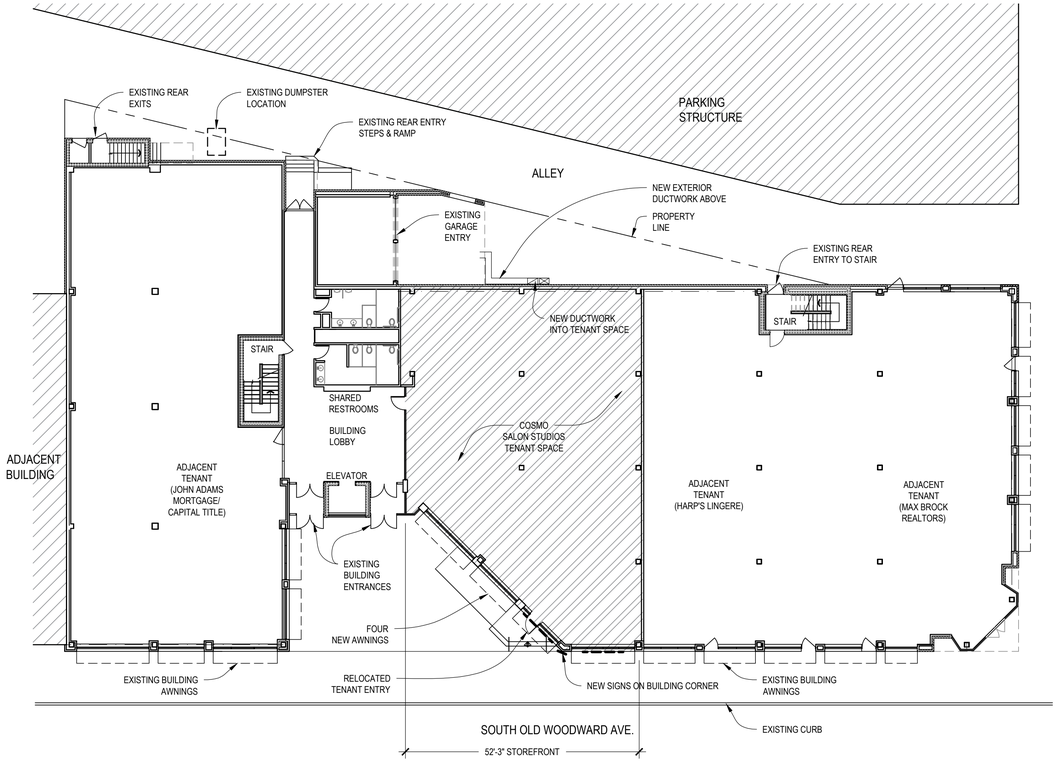
SCOPE OF WORK:

EXTERIOR MODIFICATIONS FOR DESIGN REVIEW:

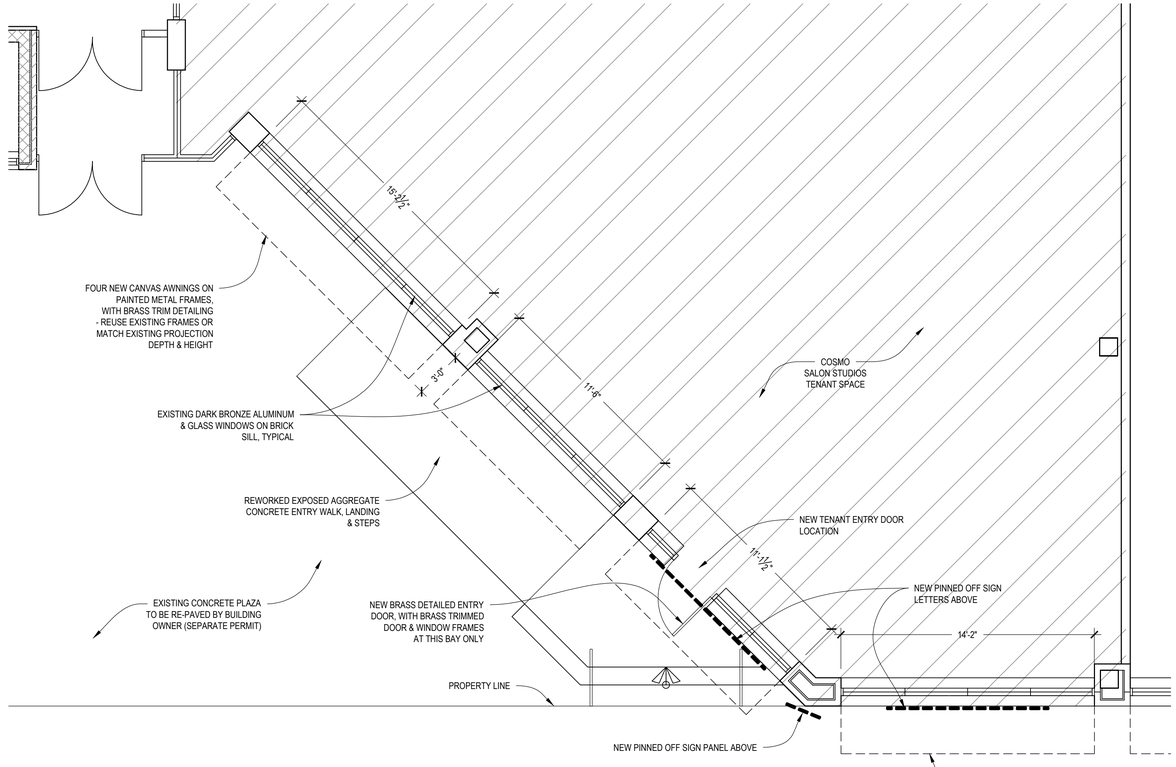
- NEW PINNED OFF LETTER SIGNS
- NEW PINNED OFF SIGN PANEL
- REWORK FOUR EXISTING AWNINGS, IN NEW CANVAS COLOR
- NEW LED STRIP LIGHT AT TOP OF FOUR AWNINGS
- NEW BRASS ENTRY DOOR
- NEW BRASS FINISH ON WINDOW & DOOR FRAMES AT ENTRY DOOR
- NEW DUCTWORK ON EXTERIOR OF BUILDING AT ALLEY FOR NEW ROOFTOP UNIT

EXTERIOR MODIFICATIONS AS PART OF BUILDING PERMIT:

- RELOCATE STOREFRONT ENTRY
- NEW EXPOSED AGGREGATE CONCRETE ENTRY WALK, LANDING & STEPS
- NEW HVAC ROOFTOP UNIT



OVERALL GROUND FLOOR BUILDING PLAN
SCALE: 1/16" = 1'-0"
NORTH



OVERALL GROUND FLOOR BUILDING PLAN
SCALE: 1/4" = 1'-0"
NORTH

RONANDROMAN
architects et al.
215 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

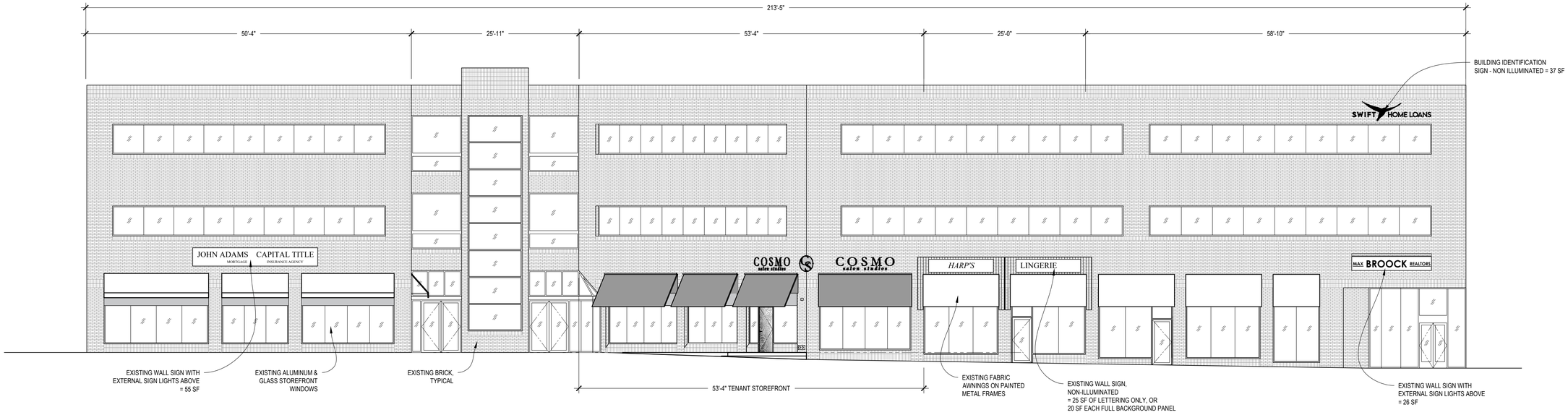
DESIGN REVIEW	5/3/2021

Sheet Title:

PLANS

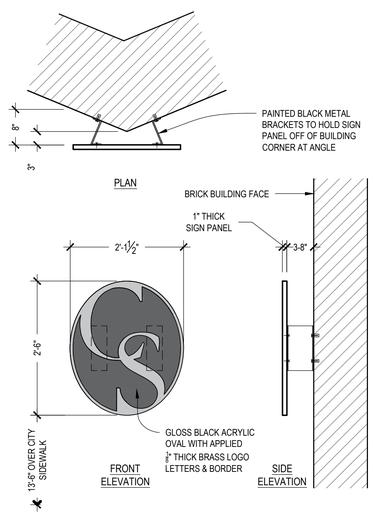
Sheet Number:

A-1



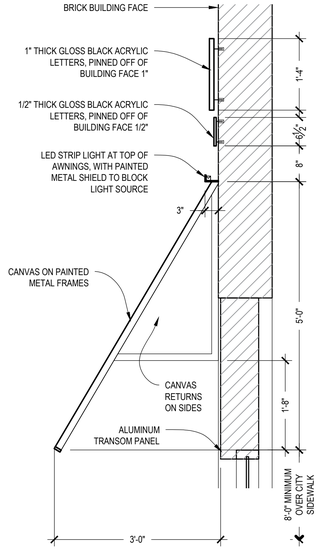
1 BUILDING ELEVATION - FACING S. OLD WOODWARD AVE.

SCALE: 1/8" = 1'-0"



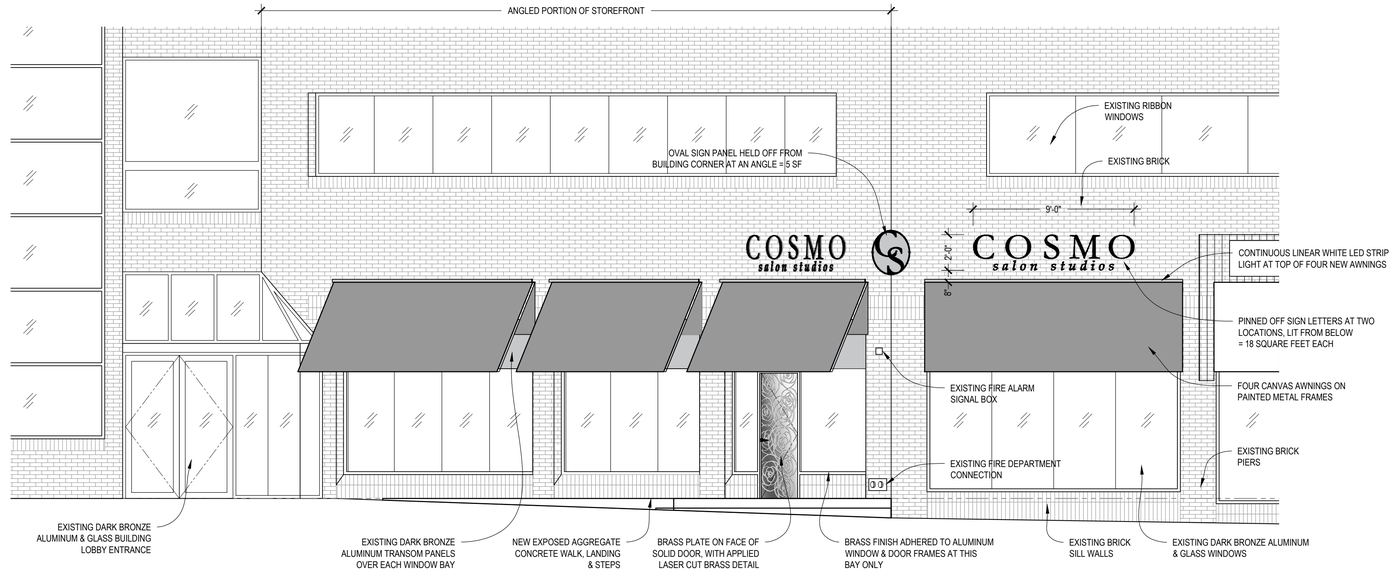
3 SIGN PANEL DETAILS

SCALE: 3/4" = 1'-0"



4 AWNING & SIGN SECTION DETAIL

SCALE: 3/4" = 1'-0"



2 TENANT STOREFRONT ELEVATION

SCALE: 3/4" = 1'-0"

RONANDROMAN
architects et al.
215 E. Frank St. Birmingham MI 48009
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Project:

COSMO SALON STUDIOS
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255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

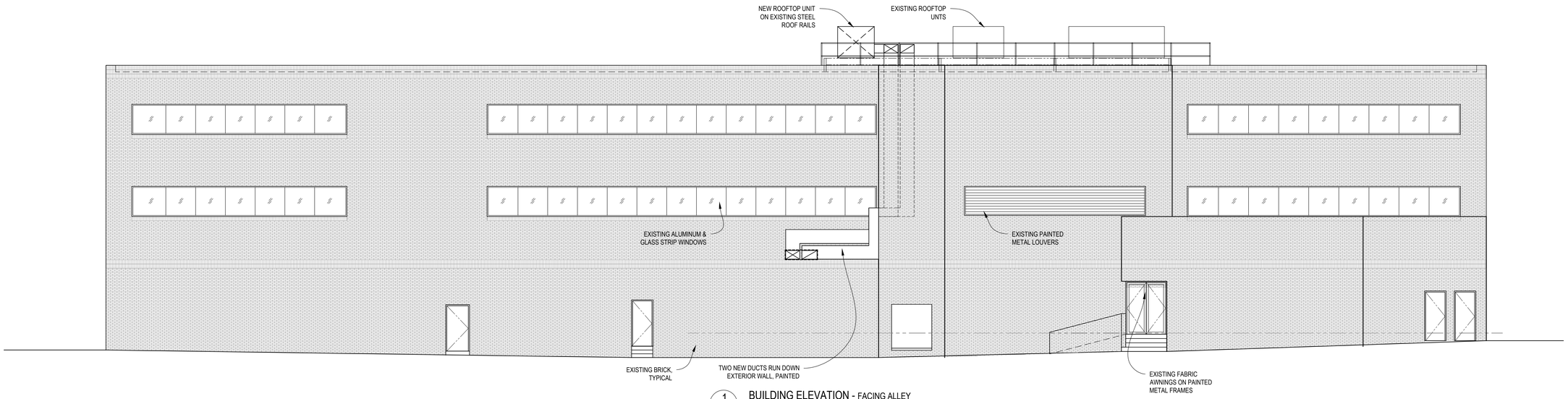
DESIGN REVIEW	5/3/2021

Sheet Title:

FRONT ELEVATION & SIGN DETAILS

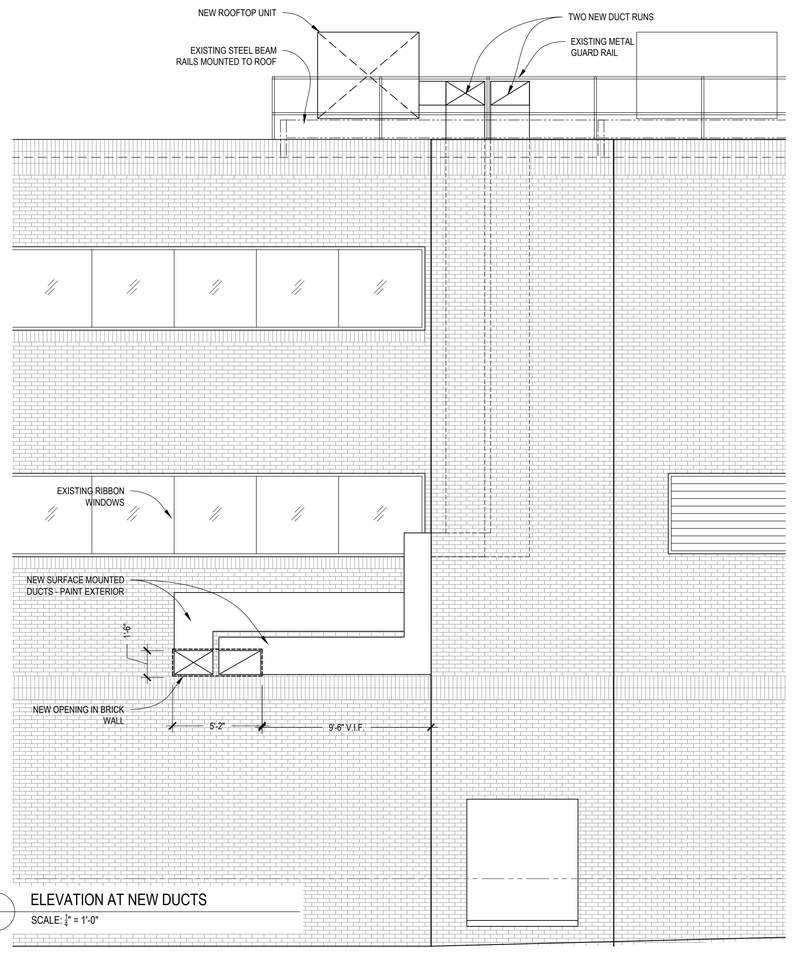
Sheet Number:

A-2



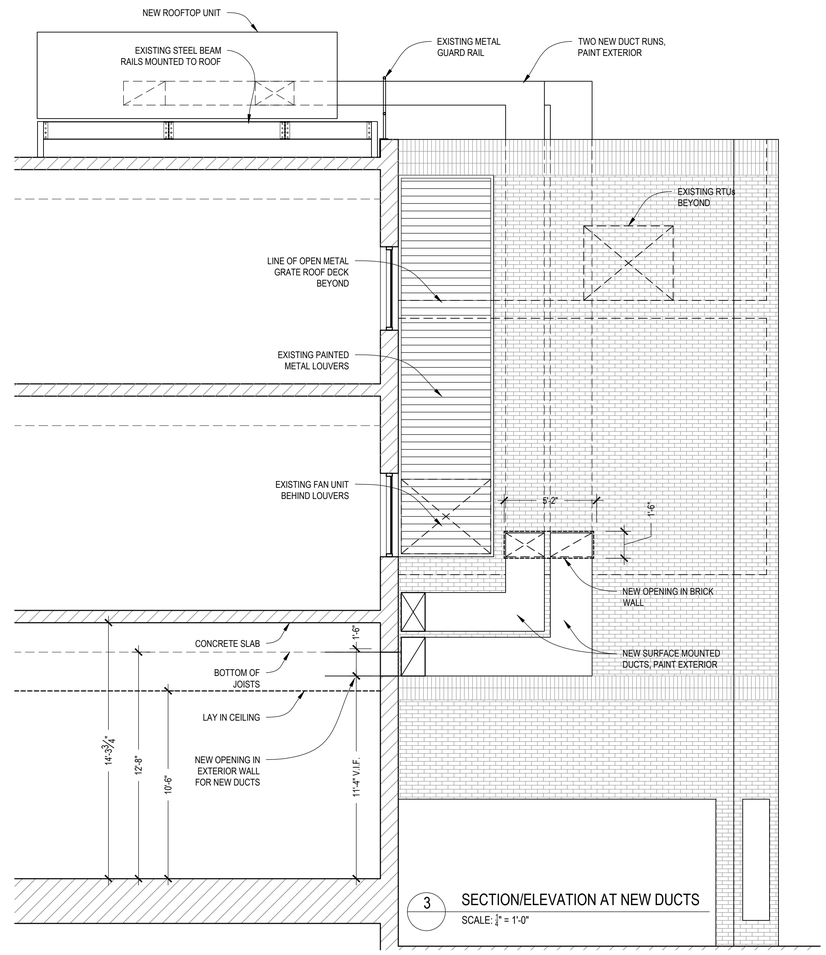
1 BUILDING ELEVATION - FACING ALLEY

SCALE: 1/8" = 1'-0"



2 ELEVATION AT NEW DUCTS

SCALE: 1/4" = 1'-0"



3 SECTION/ELEVATION AT NEW DUCTS

SCALE: 1/4" = 1'-0"

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

DESIGN REVIEW	5/3/2021

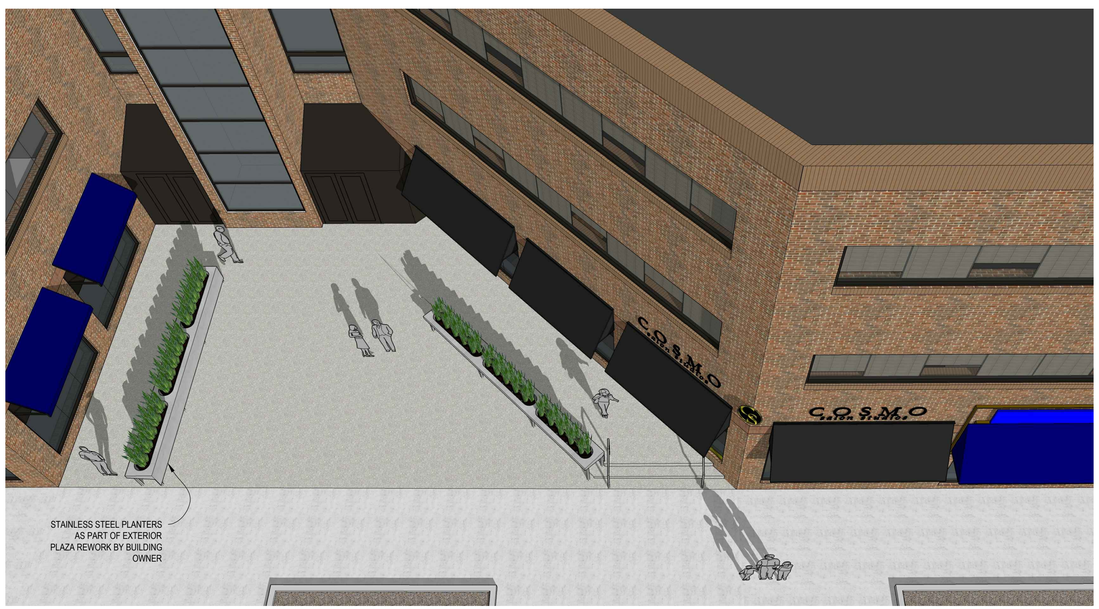
Sheet Title:

REAR ELEVATIONS

Sheet Number:

A-3







RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

DESIGN REVIEW	5/3/2021

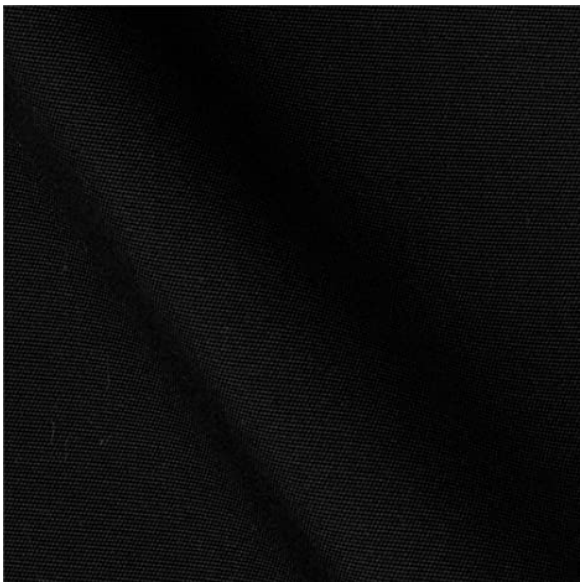
Sheet Title:

COLOR
RENDERINGS

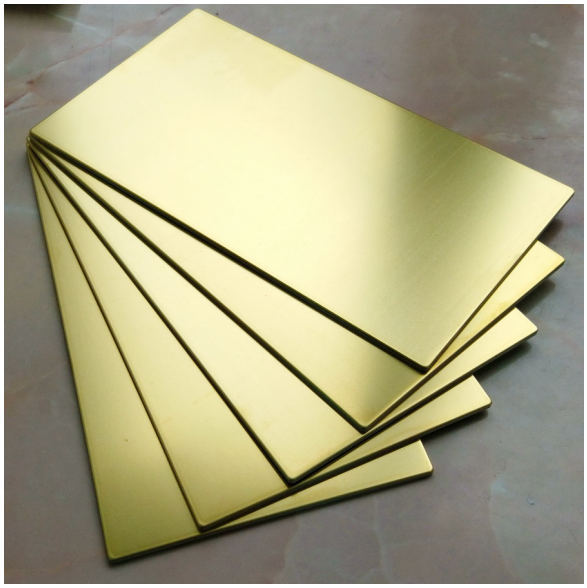
Sheet Number:

A-4

COSMO SALON STUIDOS - MATERIALS



SUNBRELLA BLACK CANVAS
ON AWNINGS



POLISHED BRASS FINISH
ON DOOR & WINDOW FRAME



LASER-CUT BRASS DETAIL APPLIED
TO BRASS DOOR & OVAL SIGN



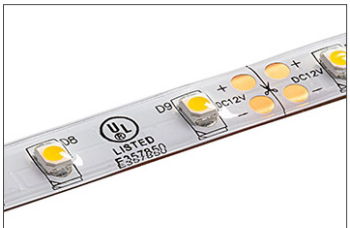
GLOSS BLACK ACRYLIC
SIGN LETTERS & OVAL SIGN BACKER

Eco LED Strip Lights

3528 Strip Specifications

Project_____

Date_____Type_____



EC-IP54-80CRI-5m

FEATURES

- 12 or 24 VDC input available
- 80+ CRI
- Multiple density options
- LED lifetime of 50,000 hours (L70)
- 8 mm strip width
- 3M adhesive backing
- Operating temperature of -4°–113° F (-20°–45° C)
- IP54 environmental rating

APPLICATIONS

Some common applications include sign lighting, bias lighting, cove lighting, task lighting, backlighting, accent lighting, and under cabinet lighting.

ACCESSORIES

Power Supplies



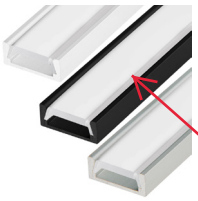
Strip Connectors



Controllers and Switches



Mounting Hardware and Housings



WITH HOUSING TO SHIELD VIEW OF LED DIODES

AVAILABLE VERSIONS

12 V

- ☐ STW-A65K80-B3C-08B5M-12V
- ☐ STW-A40K80-B3C-08B5M-12V
- ☐ STW-A30K80-B3C-08B5M-12V

24 V

- ☐ STW-A65K80-B6C-08B5M-24V
- ☐ STW-A40K80-B6C-08B5M-24V
- ☐ STW-A30K80-B6C-08B5M-24V

SAMPLE PART NUMBER BREAKDOWN

STW-A40K80-B6C-08B5M-24V

FAMILY / CATEGORY / COLOR				LED TYPE / SEGMENT		IP RATING	SIZE / DENSITY / VOLTAGE			
STW Strip Type	**A** Strip Type	**40K** Color	**80** CRI	**B** LED Type	**6** LED/Segment	**C** IP Rating	**08** Strip Width	**B** Density	**5M** Length	**24V** Voltage
STW: Weatherproof	A: Single White	30K: 3000K 40K: 4000K 65K: 6500K	80: 80-84	B: 3528	3: 3 LED/seg 6: 6 LED/seg	C: IP54	08: 8 mm	B: 60 LEDs/m	5M: 16.4 ft (5 m)	12V: 12 V 24V: 24 V

SPECIFICATIONS

Model **STW-**	**AxK80-B3C-08B5M-12V**	**AxK80-B6C-08B5M-24V**
Power Consumption	23 W (total for 5 m)	
Current Draw	116 mA/ft	58 mA/ft
Brightness	115 lm/ft	
Efficacy	82 lm/W	
Beam Angle	120°	
Max Run	16.4 ft (5 m)	49.2 ft (15 m)

T 314.743.3067
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

Specifications are subject to change without notice.

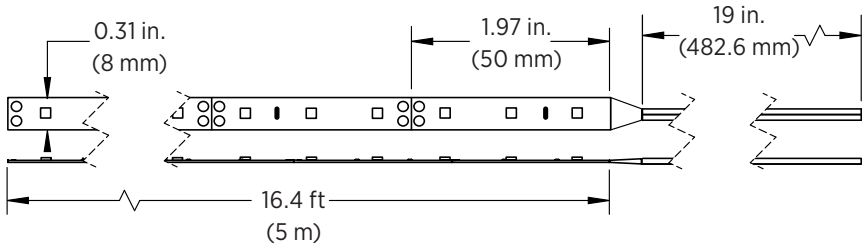
Eco LED Strip Lights

3528 Strip Specifications

DIMENSIONAL DRAWINGS

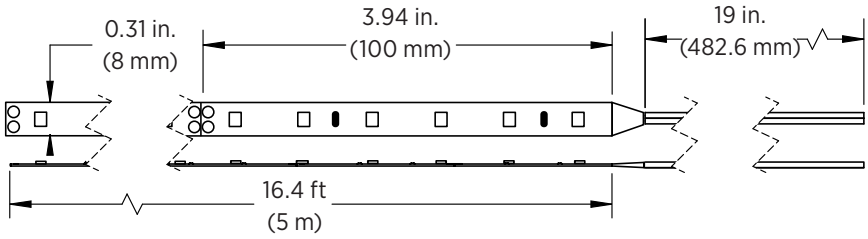
STW-AxK80-B3C-08B5M-12V

- 16.4 ft (5 m) max run



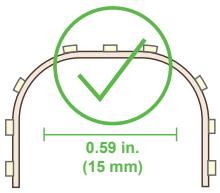
STW-AxK80-B6C-08B5M-24V

- 49.2 ft (15 m) max run



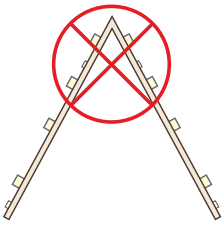
Note: The strip height for all strips shown is 0.08 in. (2 mm).

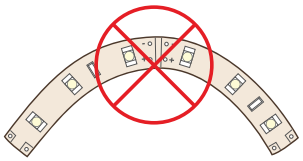
STRIP FLEXIBILITY



Bends less than 15mm will damage circuit traces and void warranty.

Bending strips at sharp angles will damage circuit traces and void warranty.





Bending strips on horizontal plane will damage circuit traces and void warranty.

NOTES

Specifications are subject to change without notice.

T 314.743.3067
F 314.972.6202
email: commercial-sales@superbrightleds.com
www.superbrightleds.com/cat/industrial-led-lighting/

CITY OF BIRMINGHAM
Date 05/10/2021 1:33:22 PM
Ref 00179776
Receipt 575105
Amount $400.00

City of Birmingham
A Walkable Community

Preliminary or Final Historic Sign/Design Review Application
Historic District Commission
Planning Division

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

1. Applicant
Name: Roman Borislawski ; Ron & Roman, Inc.
Address: 275 E. Frank St.
Birmingham MI 48009
Phone Number: 248-723-5790
Fax Number: —
Email address: roman@ronandroman.com

2. Property Owner
Name: James Esshaki
Address: 210 S. Old Woodward Ave.
Birmingham, MI 48009
Phone Number: 248-645-5980
Fax Number: —
Email address: jesshaki@esscodevelopment.com

3. Applicants Attorney/Contact Person
Name: Same as applicant
Address:
Phone Number:
Fax Number:
Email address:

4. Project Designer/Developer
Name: Same as applicant
Address:
Phone Number:
Fax Number:
Email address:

5. Required Attachments

- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.
- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

6. Project Information
Address/Location of the property: 255 S. Old Woodward Ave #150
Name of development: Cosmo Salon Studios
Sidwell #:
Current Use: vacant retail/office
Proposed Use: Salon
Area of Site in Acres: —
Current zoning: B-4
Zoning of Adjacent Properties: B-4, B-2, PP
Name of Historic District Site is Located in: downtown
Date of Application for Preliminary Historic Design Review: — 5-3-21
Date of Preliminary Historic Design Review Approval: —
Date of Planning Board Approval: —
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: —
Will proposed project require the division of platted lots? no
Will proposed project require the combination of platted lots? no

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

•Reclad awnings in new canvas ; new letter signs & pinned off sign panel ; illuminated w/ LED strip from below ; new brass entry door w/ brass window frames ; exterior ductwork on rear of building for new RTU

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: 44', 3 stories above ground
Use of Buildings: office / retail
Height of Rooftop Mechanical Equipment:

9. Additions (in Square Feet)

Proposed Use: none
Number of Floors:
Number of Sq. Ft. on Each Floor:
Height:
Total Floor Area:
Retail Space:
Assembly Space:
Office Space:
Industrial Space:
Seating Capacity:

10. Required and Proposed Parking

Required number of parking spaces: none
Typical angle of parking spaces:
Typical width of maneuvering lanes:
Location of parking on site:
Location of parking off site:
Number of light standards in parking area:
Screenwall material:
Proposed number of parking spaces:
Typical size of parking spaces:
Number of spaces <180 sq. ft.:
Number of handicap spaces:
Shared parking agreement?
Height of light standards in parking area:
Height of screenwall:

11. Landscaping

Location of landscape areas: none
Proposed landscape material:

12. Building Lighting

Number of light standards on building: none
Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:
Type of light standards on building:
Height from grade:
Proposed wattage per fixture:

13. Maximum Signage Allowance Calculation

Building Frontage (in feet): 213'-5"
Maximum Sign Area Allowed: 213 s.f.
Sign Area Proposed: 41sf total new signage

Maximum Sign Area = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

14. Location of Proposed Signs

facing Old Woodward Ave., with sign band

15. Number of Sign(s)

Wall: (3)
Ground:
Projecting (Blade):
Canopy:
Building Name:
Post-Mounted Projecting:

16. Sign Size, Material & Content

Sign #1

Type of Sign: letter, wall
Width: 9'
Depth: 2" (including projection); 1"
Height: 2'
Total Square Feet: 18 sf
Height of Lettering: 16" main; 6.5" tag line
Height from Grade: 13'-8"
Projection from Wall: 2"
Sign Reads: "Cosmo salon studios"
Sign Materials: acrylic
Sign Color(s) (including PMS color #): gloss black

Sign #2

Type of Sign: letter, wall
Width: same as #1
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #3

Type of Sign: wall
Width: 25.5"
Depth: 9" (including projection); 1"
Height: 30"
Total Square Feet: 5 sf
Height of Lettering:
Height from Grade: 13'-6"
Projection from Wall: 9"
Sign Reads: "CS emblem logo"
Sign Materials: acrylic & brass
Sign Color(s) (including PMS color #): gloss black & polished brass

17. Existing Signs Located on Property

Number of Signs: 5
Sign Type(s): wall
Square Feet per Sign:
Total Square Feet of Existing Signage: 158 sf

18. Sign Lighting

Type of Lighting Proposed: LED white strip
Size of Light Fixtures (LxWxH): 1"x1"x 15'
Maximum Wattage per Fixture: 2 w/lf
Location: above each of the four new awnings
Number Proposed: (4)
Lighting Height from Grade: 13'
Proposed Wattage per Fixture:
Style (include specifications): low profile LED enclosed strip light

19. Landscaping (ground signs only)

Location of Landscape Areas: none
Proposed Landscape Material:

DocuSign Envelope ID: 5A9EF6A8-E2E1-43C5-A170-C4490C2CCE20

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

Signature of Owner: DocuSigned by: ricky manjo C48C41877159441... Date: 5/6/2021

Print Name: ricky manjo

Signature of Applicant: Roman Borislawski Date: 5.4.21

Print Name: Roman Borislawski

Signature of Architect: Roman Borislawski Date: 5.4.21

Print Name: Roman Borislawski

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, James Esshaki, OF THE STATE OF MI AND
(Name of property owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of the real estate located at 255 S. Old Woodward Ave #150;
(Address of affected property)
2. That I have read and examined the Application made to the City of Birmingham by: Roman Borislawski;
(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.

Dated: 5/5/2021

James Esshaki
Owner's Name (Please Print)

James Esshaki
Owner's Signature

City of Birmingham
A Walkable Community

MEMORANDUM

Planning Division

DATE: **May 19th, 2021**

TO: **Historic District Commission**

FROM: **Nicholas Dupuis, City Planner**

SUBJECT: **Historic Design Review – 100 & 136 N. Old Woodward – Parks & Wooster Buildings**

Zoning: B-4 (Business-Residential) & D-4 (Downtown Overlay)

Existing Use: Two-Story Commercial Building

History (Parks Building)

The first building on this site was a building which had originally been a Presbyterian Church located at the southeast corner of Maple and Woodward. Surrounding much controversy, it was moved to the northeast corner in the mid-1800's to become a meat market occupied by a succession of successful men. Among the list of proprietors were Alex Parks and John Hanna. Their partnership dissolved in 1889. Parks moved the building to the rear and constructed a new 2-story brick and limestone building which is the present building on the site. In 1967, the two original apartments on the second floor were remodeled into offices. In 1969, the brick façade was covered over with a new marble type façade. The City Commission granted a license agreement for the new façade to encroach into the public right-of-way. The change in the façade was concurrent with occupancy by a new tenant, Rose Jewelers which replaced Birmingham Fruit Company, Estelle's Fine Foods, and AAA Drugs. This building if restored to its original brick façade, which stands behind the marble, would be a major contributor to the Maple/Woodward intersection.

History (Wooster Building)

James Wooster, the proprietor of the old National Hotel, erected this building in 1913 or 1914 next to his hotel. When the hotel burned but was not destroyed in 1913, the foundation hole for the Wooster Building had already been dug. This simple, limestone trimmed orange brick building's architectural significance results from its key location in a very important block. Sited between the National Bank Building (which replaced the old National Hotel) and the Parks Building, it would serve as a visual tie between the two buildings if the Parks Building were to be restored by removing the marble cladding. Until the mid-1920's, McBride's Hardware occupied the first floor of the Wooster Building before moving across Old Woodward south of the Johnston and Shaw Building. Later, a barbershop occupied the first floor space. In 1941, Sam Bruni

remodeled the second floor into an apartment for his family. In 1946, Mortimer's Men's Store occupied the street floor. In the 1950's, Arthur Murrays Dance Studio took over the space.

Introduction

Prior to this most recent project, the subject site had not been before the HDC for any substantial historic review for decades. In October 2019, the applicant came before the HDC for a pre-application discussion with plans for a three-story addition to the existing two-story commercial Parks building that involved the restoration of the historic façade while the entire rear of the building was proposed to be removed and built up. This concept was abandoned in favor of a full-scale restoration project that was expected to reveal the original late 1800's brick façade, which was reviewed and conditionally approved on November 18th, 2020. The conditional approval included an investigation period, the results of which were to be brought back to the Historic District Commission for review prior to proceeding with the full restoration.

At this time, the applicant has completed the façade investigation on the Parks Building and will be presenting a new concept based on the results. Unfortunately, it was evident that the original brick and limestone façade on the Parks Building had been removed somewhere between the 1930's and 1960's and replaced with a more modern, mid-century brick façade. In addition, the applicant is proposing some changes on the mostly intact façade of the historic Wooster building to the north. The details on the new façade design and materials, as well as a review of the Secretary of the Interiors Standards for Rehabilitation is provided in the relevant sections below.

Proposal

The applicant has submitted new plans proposing a rehabilitation of the *mid-century* brick façade on the existing two-story commercial building known as the Parks building. The proposal for the Parks building includes the complete removal of the travertine stone panels and mansard roof, brick and limestone rehabilitation, new storefront glazing, and new black painted metal canopies. As noted above, this proposal now also includes the Wooster building in which the applicant is proposing a new storefront system, paint removal on the first floor, a new canopy, and new windows at the second floor. As shown by the floor plans, the applicant is proposing to transform the two separate buildings into essentially one with combined basement and first floors for a single retail tenant, and maintaining the existing combined second floor space for an office tenant. This work is referred to as "Phase 1" of a larger project that will eventually include the Tiger Shoe Repair and Boyd buildings to the east. The following table summarizes the materials that will comprise the façade post-renovation:

Material	Location	Color
Limestone	Parapet Cap & Bands	Natural (Existing)
Brick	South/West Facades, Parapet	Red/Orange (Existing)
Aluminum Clad Wood Double Hung Windows	2nd Floor (13 Windows, Parks)	Ebony

Steel Transom Windows	1st Floor (Parks)	Black
Steel & Glass Storefront	1st Floor Storefront (Parks)	Black
Structural Steel Canopy	Storefront Canopy (Parks)	Black
Frosted Glass	Top of Metal Canopy (Parks)	Frosted
Paint	Rear and Visible East Façade	Amherst Grey
Wood Double Hung Windows w/ Transom	2nd Floor (2 Windows, Wooster)	Amherst Grey
Wood Canopy	Storefront Canopy (Wooster)	Amherst Grey
Wood and Glass Storefront	1st Floor Storefront (Wooster)	Amherst Grey

The applicant has advised that the intent of this rehabilitation is now to bring the Parks building back to the mid-century design that replaced the original façade sometime in the mid-1900's. The applicant has based their rehabilitation proposal on photographic documentation that the Birmingham Museum has maintained and provided to the applicant for reference. Originally, the existing travertine panels were assumed to be affixed to a frame that was fastened to the building. Thus, the applicant expected several punctures in the brick and/or limestone façade elements that would require repair. The investigation revealed that the panels were attached using copper wire ties imbedded into the brick, still causing several punctures. There are also significantly more/larger punctures in the exploration area above the widows, which may have been a result of different canopies or old signage that was affixed to the building over time. All repaired or replaced brick/limestone is proposed to match the color and design of the original building.

As for the Wooster building, the applicant has also based their proposal from historical photographs that show a storefront that has also changed significantly over time. The older photographs appear to show a single entry door located on the right side of the storefront, with the current condition appearing later that separates the storefront into two entrances, one for the retail tenant on the left, and one to access the upper floor on the right. Based on the interior floor plans, it appears as though the applicant is proposing a condition that no longer provides access to the first floor of the Wooster building. Rather, the only door on the storefront will lead to the second floor office space only.

Planning & Zoning

There are a few important ordinance regulations that are triggered by the introduction of these new materials for both buildings. Specifically, the addition of new/modified glazing will require an analysis of the glazing percentage and clarity requirements, while the new canopies are subject to dimensional requirements. In addition, there are two new screening elements proposed on the plan: rooftop unit screening and dumpster screening.

Article 4, Section 4.90 of the Zoning Ordinance requires no less than 70% of the storefront/ground floor façade between 1 and 8 ft. above grade to be *clear* glazing. To qualify as clear glazing, the glass must contain a Visual Light Transmittance (VLT) of 80% or greater. Openings above the first story shall be a maximum of 50% of the total façade area with windows that are vertical in proportion. The applicant has provided glazing calculations that show 75% glazing on the storefront of the Parks Building and 76% glazing on the storefront of the Wooster Building, meeting the requirements. The second floor window openings are proposed to remain on both buildings as an existing historical condition. The applicant has not submitted specification sheets on the newly proposed storefront glass, but has indicated that the new glazing will be clear with a low-e coating. Thus, **the applicant must submit specification sheets for all new storefront glass.**

Additionally, Article 4, Section 4.74 (D)(4)(c)(i) allows the Historic District Commission to permit removable architectural elements located at or above 8 ft. to encroach into the right-of-way, provided the encroachments shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure. As the dimension of the property line to the curb is roughly 15 ft., the proposed canopies are permitted to project no more than 5 ft. into the right-of-way. The canopies as designed are proposed to project 5 ft. The proposed canopies do not interfere with the newly constructed S. Old Woodward or E. Maple streetscapes. **Thus, the applicant must receive approval from the Historic District Commission for the projections into the right-of-way.**

The newly proposed screening will require scrutiny as well. The applicant has advised that the RTU's atop the Parks Building are going to be replaced, which is the impetus for the newly proposed screen wall. The applicant has not submitted specifications for the new RTU's, nor the dimensions and material composition of the RTU screening to ensure that the standards in Article 4, Section 4.54 of the Zoning Ordinance are met. Similarly, the applicant has not provided information on the size of the proposed dumpster or materials/dimensions of the proposed enclosure. **The applicant must submit revised site and rooftop plans detailing the location, dimensions and materials of the RTU and dumpster screening, and must submit specification sheets for the RTU's being screened.**

Finally, it is worth noting that there will be specific use requirements associated with the subject site. The applicant has noted in the first floor plan that there will be a retail use within the first floor of both buildings, and has advised that an office use will occupy the second floors. Because the building is located along the Redline Retail frontage line, a retail use is required to be maintained within the first 20 ft. of frontage line within the first story. The proposed retail use will importantly maintain the buildings historical purpose on the first floor. The office use on the second floor is also permitted. Furthermore, the building is located within the Parking Assessment District. Thus, no off-street parking is required to be provided for the commercial uses proposed.

Signage

The exterior elevations submitted show one sign atop the Wooster Building canopy that reads "Boji Group." Additionally, there are three areas denoted on the Parks Building where future signage may be placed. The HDC may wish to consider this as a sign plan, and direct the Planning Division to require all future signage to be placed in this area. Although there are minor sign details on the elevations, no signs will be approved as a part of this Design Review, and must be applied for separately.

Recommendation

The proposed exterior renovation of the historic Parks and Wooster buildings, as proposed by the applicant, generally meets the Secretary of the Interior Standards 1, 2, 3, 4, 5, 6 and 9. However, there are certain elements of the proposal that may not be favorable towards Standards 1, 2, 7 and 9. The following analysis breaks down the proposal through the lens of each standard above:

1. Both buildings original use, according to the City's historical files, was a first-floor retail use with residential apartments on the second floor. The buildings have maintained a retail use on the first floor for many years, and the applicant's proposal to retain and enhance the historical use through storefront window systems that more closely resembles the appropriate period for each building adds to the benefit. However, as noted above, the applicant is proposing to combine the first floor retail spaces in both buildings and provide retail access through the Parks Building only. This would significantly damage a defining characteristic of the historical retail use of the Wooster Building and alter the way that people have interacted with the building for over 100 years.
2. For the Parks Building, the historic character of the building (shape, materials, massing, architecture) is proposed to be improved upon by removing the inappropriate façade treatment placed upon the building in 1969. The applicant has stated that it is their intent to restore the building by replacing damaged brick and repairing the existing limestone features as needed. In similar fashion, the applicant is proposing to remove the paint from the Wooster building to reveal the original orange brick below. There are two potential issues with the proposal for the Wooster Building. First, as noted above, the exclusion of a retail entry can reasonably be considered an alteration of features and space that characterized the property. Second, the proposal to replace the windows should be approached with caution, as it is unclear as to whether or not the windows are original to the building, or whether they are old enough to be considered historic in their own right. This is in contrast with the Parks Building's windows, which are clearly not period appropriate.
3. The applicant is not actively proposing to add any false or conjectural historical features to the buildings that were not already present. Because the buildings have been well documented, the applicant has strong references to work from. However, the Historic District Commission should discuss the addition of the storefront canopies as unintentionally creating a false sense of historical development. The canopy system is arguably the only new feature that does not closely resemble the original building designs.

As this project is being proposed and marketed as a full restoration project, a layperson might assume that the canopies were a part of the original building. Although structural steel would not have likely been used in canopies, structural steel *was* available during the period in which this building was constructed.

4. A unique quandary exists with the Parks Building and its history. Although the original façade was previously expected to be present and relatively intact, the addition of the travertine panels in 1969 and the designation of the building as a contributing local historic resource shortly thereafter creates a contrast between what is actually regarded as historic. This reality forces the City to consider the 1969 renovation as historically significant in its own right, which the standards state should be retained and preserved as any other historical resource. Furthermore, as a *general* historic preservation rule, anything older than 50 years is automatically considered as a potential historic resource. That being said, it is up to the Historic District Commission to determine what they consider to be significant. Does the 1969 renovation match the period of significance in the immediate area? Was the renovation important to the story of the Downtown Historic District? Was the intent of the façade treatment to be removed at a future time? At the time, the applicant stated that the travertine was "compatible with the material vocabulary of the façade and surrounding architecture" and that the remodeling would "transform the existing structure into a successful architectural statement compatible with the established character of Birmingham." Now, we are presented with an unexpected dilemma. The HDC is confronted with the decision as to what façade is more historically significant to Downtown Birmingham: the 1969 travertine, or the mid-century brick. It is the Planning Divisions position that the mid-century brick is older and has gained more historical significance over time, is closer to the period of significance for Downtown, and its intact condition and restoration potential is a more worthwhile venture, telling the story of Birmingham with more elegance and style than the current travertine.
5. For the Parks building, the distinct features are now simply the mid-century brick, limestone bands and the window openings/storefront. Another distinct feature that should be considered is the slanted corner of the storefront, which has been maintained throughout the years. The applicant is proposing to continue this distinct shape. As for the Wooster Building, the applicant is proposing to respect the buildings distinct features, even though they have changed over time. Those previous changes have included the removal of the clock at the parapet.
6. As mentioned several times above, the applicant was expecting some damage to the Parks Building façade due to the fasteners used when the travertine and mansard roof were installed, which was confirmed during the investigation. The issue is now considered slightly less severe, as the punctures in the brick and/or limestone are likely much easier to repair/replace due to the bricks uniformity and more modern construction. Although the total replacement of some brick is all but assured, the applicant has advised that replacement brick will indeed be the same color and design. The applicant is expected to utilize extreme care when repointing any mortar joints where there is evidence of

deterioration such as disintegrating mortar, cracks in mortar joints, or loose/damaged bricks.

7. A new issue that was not proposed at the previous review is the removal of the paint on the Wooster Building. The applicant has not stated how they intend to remove the paint, but must use the gentlest means possible to do so to meet Standard number 7.
9. The exterior alterations proposed for the Parks Building are expected to *restore* the historic materials on the building as opposed to destroy. As this is a restoration project, there are no new designs or additions that must be differentiated from the historic structure. Related to other issues above, the proposed work on the Wooster Building façade should focus on repair. Specifically, the second floor windows should be assessed with a repair-first mindset.

Aside from the Secretary of the Interior Standards for Rehabilitation, the City of Birmingham has declared historic preservation a public purpose, and states that the charge of the Historic District Commission is to:

1. Safeguard the heritage of the city by preserving districts that reflect elements of its history, architecture, archaeology, engineering, or culture.
2. Stabilize and improve property values in each district and surrounding areas.
3. Foster civic beauty.
4. Strengthen the local economy.
5. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the city and of the state.

At this time, the Planning Division recommends that the Historic District Commission **APPROVE** the Design Review application and issue a certificate of appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings – provided the following conditions are met:

1. The applicant must submit specification sheets for all new storefront and upper floor glass;
2. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way; and
3. The applicant must submit revised site and rooftop plans detailing the location, dimensions and materials of the RTU and dumpster screening, and must submit specification sheets for the RTU's being screened..

Wording for Motions

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings – provided the conditions below are met. The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____ will be met upon fulfillment of the condition(s):

1. The applicant must submit specification sheets for all new storefront and upper floor glass;

2. The applicant must receive approval from the Historic District Commission for the projections into the right-of-way; and
3. The applicant must submit revised site and rooftop plans detailing the location, dimensions and materials of the RTU and dumpster screening, and must submit specification sheets for the RTU's being screened.

OR

I move that the Commission **APPROVE** the Historic Design Review application and issue a Certificate of Appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings. The work as proposed meets the Secretary of the Interior's Standards for Rehabilitation standard numbers _____.

OR

I move that the Commission **POSTPONE** the Historic Design Review application and the issuance of a Certificate of Appropriateness for 100 & 136 N. Old Woodward – Parks & Wooster Buildings – until the following conditions are met: (*List Conditions*). The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____ will be met upon fulfillment of condition(s).

OR

I move that the Commission **DENY** the Historic Design Review application for 100 & 136 N. Old Woodward – Parks & Wooster Buildings. Because of _____ the work does not meet The Secretary of the Interior's Standards for Rehabilitation standard number(s) _____.

Notice to Proceed

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

Choose from one of these conditions:

a) The resource constitutes hazard to the safety of the public or the structure's occupants.

b) The resource is a deterrent to a major improvement program that will be of substantial benefit to the community and the applicant proposing the work has obtained all necessary planning and zoning approvals, financing, and environmental clearances.

c) Retaining the resource will cause undue financial hardship to the owner when a governmental action, an act of God, or other events beyond the owner's control created the hardship, and all feasible alternatives to eliminate the financial hardship, which may include offering the resource for sale at its fair market value or moving the resource to a vacant site within the historic district. have been attempted and exhausted by the owner.

d) Retaining the resource is not in the best of the majority of the community.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

The U. S. secretary of the interior standards for rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

PRELIMINARY
NOT FOR CONSTRUCTION



H9 / A101 FIRST LEVEL FLOOR PLAN
SCALE: 3/16"= 1'-0"

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

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

05-14-2021 REVISED BRICK ELEVATION

Sheet No.:

A101
FIRST LEVEL FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



NORTH

H9 / A102 SECOND LEVEL FLOOR PLAN
SCALE: 3/16"= 1'-0"

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
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F. 248.258.5515
SarokiArchitecture.com

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

05-14-2021 REVISED BRICK ELEVATION

Sheet No.:

A102
SECOND LEVEL FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



NORTH

H9 / A100 BASEMENT FLOOR PLAN
SCALE: 3/16"= 1'-0"

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

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

05-14-2021 REVISED BRICK ELEVATION

Sheet No.:

A100
BASEMENT FLOOR PLAN

PRELIMINARY
NOT FOR CONSTRUCTION



WOOSTER BUILDING

TOTAL FIRST LEVEL GLAZING CALCULATION:
(BETWEEN 1'-0" AND 8'-0" ABOVE AVERAGE GRADE)

TOTAL FIRST LEVEL FACADE AREA: 167 S.F.

TOTAL FIRST LEVEL GLAZING AREA: 127 S.F.

571 S.F. (GLAZING) / 765 S.F. (WALL FACADE) = 76.0 %

GA A201 West / Old Woodward Elevation
SCALE: 3/16"= 1'-0"

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

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

05-14-2021 REVISED BRICK ELEVATION

Sheet No.:

A201

WEST/ OLD WOODWARD ELEVATION

PRELIMINARY
NOT FOR CONSTRUCTION



PARKS BUILDING

TOTAL FIRST LEVEL GLAZING CALCULATION:
(BETWEEN 1'-0" AND 8'-0" ABOVE AVERAGE GRADE)

TOTAL FIRST LEVEL FACADE AREA: 765 S.F.

TOTAL FIRST LEVEL GLAZING AREA: 571 S.F.

571 S.F. (GLAZING) / 765 S.F. (WALL FACADE) = 75.0 %

GG A200 South / Maple Elevation

SCALE: 3/16" = 1'-0"

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

Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

05-14-2021 REVISED BRICK ELEVATION

Sheet No.:

A200

SOUTH / MAPLE ELEVATION



Existing Brick
Repairs To Match
Parks Building



Paint at Storefront Windows
Rear/Alley Building Wall & East Second Level Wall
Benjamin Moore
Amerst Gray (HC-167)
Wooster/Parks Building



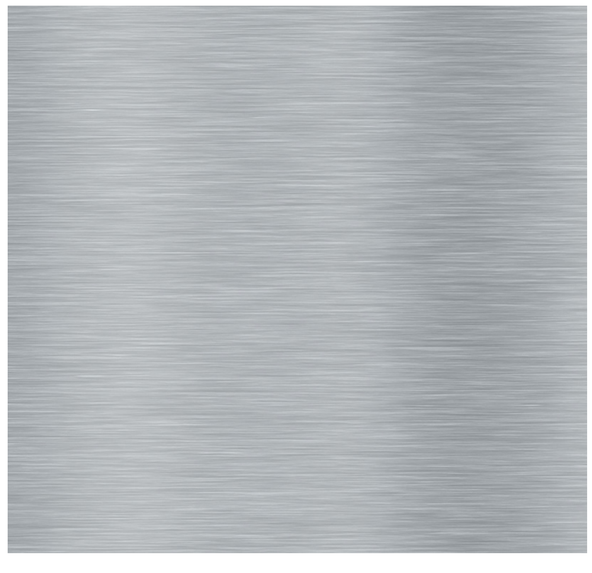
Marvin Operable Windows,
Second Floor Typical



Steel Storefront
Windows & Doors
Parks Building



Frosted Glass
& Black Metal at Canopy
Parks Building



Stainless Steel
Boji Group Signage
Wooster Building

SAROKI
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Project:

Boji Group
N. Old Woodward Ave & W. Maple Rd.
Birmingham, MI 48009

Date: **Issued For:**

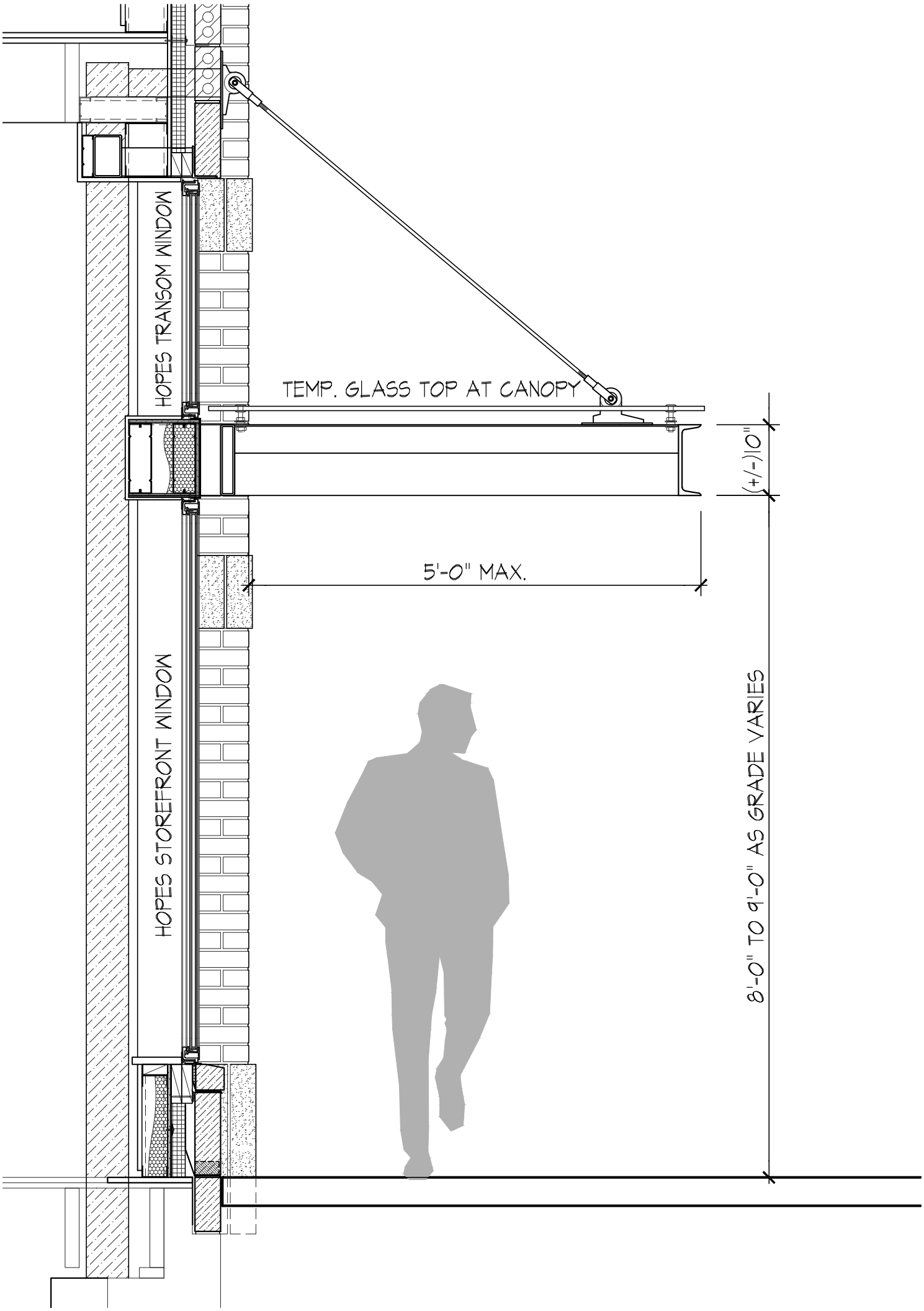
05-13-2021 REVISED BRICK ELEVATION

Sheet No.:

A900
MATERIAL BOARD


Custom Steel 10 inch tall "C-Chanel" Canopy w/ Steel Tie Backs Painted Black - Example from similar project.




HOPES TRANSOM WINDOW
TEMP. GLASS TOP AT CANOPY
(+/-)10"
5'-0" MAX.
HOPES STOREFRONT WINDOW
8'-0" TO 9'-0" AS GRADE VARIES



Photograph Date:
1960s

MCKENNA

Special Inspection Report

City of Birmingham

Property Address:
100 N. Old Woodward Ave
Birmingham, MI

Date of Inspection: April 20, 2021

Area of Inspection: Travertine tile removal North west upper corner (location 1).

Comments:

Brick was found to be good condition. Tiles were found to be attached using copper wire ties imbedded in to the brick. It appears the tile anchor were set in drilled hole. See attached photos.

Ken LaBelle

Inspector: _____
Ken Labelle Building Official, Building Inspector

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Photos April 20, 2021

























MCKENNA

Special Inspection Report

City of Birmingham

Property Address:
100 N. Old Woodward Ave
Birmingham, MI

Date of Inspection: _April 21, 2021_____

Area of Inspection: Travertine tile removal North wall lower corner. Upper center section & soft-it

Comments:

Brick was found to be good condition. Tiles were found to be attached using copper wire ties imbedded in to the brick. It appears the tile anchor were set in drilled hole. See attached photos. Addtitional opening or enlargement of existing opening will be required to properly evaluate mansured roof area

Inspector: Ken LaBelle
Ken Labelle Building Official, Building Inspector

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Photos April 21, 2021












B&C
TRADES
LOCAL 2
Refractory • Brick • Tile • Marble
Cement • Pointer Cleaner










*RENDERINGS ARE
CONCEPTUAL ON






FRAZIER
RENTALS
914-2334








TROWEL
BAC
TRADES
LOCAL 2 MICH
Plaster • Refractory • Brick • Tile • Marble • Terrazzo
Caulker • Stone





















MCKENNA

Special Inspection Report

City of Birmingham

Property Address
100 N. Old Woodward Ave
Birmingham, MI

Date of Inspection _April 22, 2021_____

Area of Inspection ___Travertine tile removal South East Lower Section_____

Approved_____ Not Approved_____

Comments _____Brick was found to be good condition. Tiles were found to be attached using copper wire ties imbedded in to the brick. It appears the tile anchor were set in drilled hole. ___See attached photos

Inspector __ Ken LaBelle __ _____

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Photos April 22, 2021






FRAZIER
RENTALS
(318) 914-2334


















FRAZIER
RENTALS
914-2334
THE



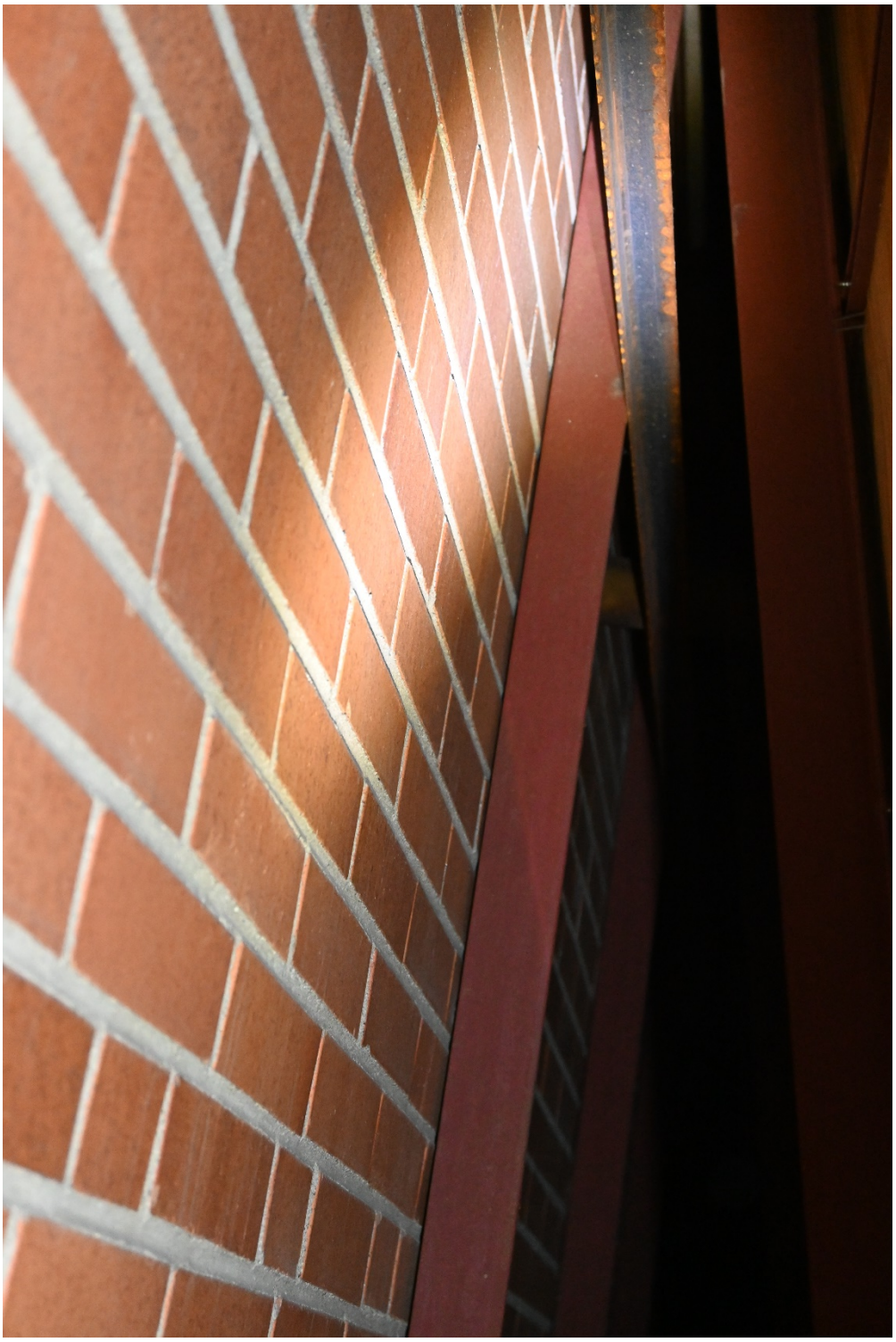







HISTORIC IMAGES
COURTESY







AGENDA
VIRTUAL BIRMINGHAM HISTORIC DISTRICT COMMISSION MEETING
WEDNESDAY – June 2nd, 2021
******************** 7:00 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 HDC Minutes of May 19th, 2021**
3) **Courtesy Review**
4) **Historic Design Review**
5) **Sign Review**
6) **Study Session**
   A. **Promoting Historic Preservation**
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. **May Demolitions**
      4. **Action List 2021**
8) **Adjournment**

DRAFT

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 at least on day in advance of the public meeting.

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

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

City of Birmingham
A Walkable Community

APPROVED
4/23/21
PA21-0034

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

1. Applicant
Name: Northern Sign Co.
Address: 2181 E. Walton Blvd. Suite 100 Auburn Hills MI 48326
Phone Number: 248-333-7733
Fax Number:
Email: maryellen@northernsign.co

Property Owner
Name: Stephen E. Frank
Address:
Phone Number:
Fax Number:
Email: stephenefrank@yahoo.com

2. Applicant's Attorney/Contact Person
Name:
Address:
Phone Number:
Fax Number:
Email:

Project Designer
Name:
Address:
Phone Number:
Fax Number:
Email:

3. Project Information
Address/Location of Property: 1425 S. Old Woodward Ave.
Name of Development:
Parcel ID #:
Current Use:
Area in Acres:
Current Zoning:

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

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

5. Details of the Request for Administrative Approval
9'1/2" X 12'6" Illuminated Brushed stainless Steel Wall Sign.

6. Location of Proposed Signs
Front of Store

7. Type of Sign(s)
Wall: Wall
Ground:
Projecting:

Canopy:
Building Name:
Post-mounted Projecting:

8. If a wall sign, indicate wall to be used:

Front: Front
Rear:
Left side:
Right side:

9. Size of Sign

Width: 12'-6"
Height: 9 1/2"
Depth: 7"
Total square feet: 10
Height of lettering: 9 1/2"

10. Existing signs currently located on property

Number:
Type(s):
Square feet per sign:
Total square feet:

11. Materials/Style

Metal: Stainless Steel
Wood:
Plastic:
Glass:
Color 1(including PMS color #):
Color 2 (including PMS color #) Brushed Stainless Steel
Additional colors (including PMS color #):

12. Sign(s) Read(s):

13. Sign Lighting

Type of lighting proposed: HALO
Number proposed: 1
Size of light fixtures (LxWxH): Tetra mini MAX LED's
Height from grade: 11' 3"
Maximum wattage per fixture:
Proposed wattage per fixture: 110 V 277 V
Location:
Style (include specifications):

14. 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: Richard Williams
Date: 4/20/21

Office Use Only

Application #: PA21-0034
Date Received: 4/23/21
Fee: $100.00
Date of Approval: 4/23/21
Date of Denial: N/A
Reviewed by:

City of Birmingham
A Walkable Community

Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Northern Sign Co
Address: 2181 E. Walton Blvd Suite 100 Auburn Hills Mi 48326
Phone Number: 248-333-7733
Fax Number:
Email: Maryellen@northernsign.com

Property Owner

Name: Stephen Frank
Address:
Phone Number:
Fax Number:
Email: Stephenefrank@yahoo.com

2. Applicant's Attorney/Contact Person

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

Project Designer

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

3. Project Information

Address/Location of Property: 142 S. Old Woodward Ave
Name of Development:
Parcel ID #:
Current Use:
Area in Acres:
Current Zoning:

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

4. Attachments

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

5. Details of the Request for Administrative Approval

6. Location of Proposed Signs

Front of Store

7. Type of Sign(s)

Wall:
Ground:
Projecting: Blade Sign

Canopy:
Building Name:
Post-mounted Projecting:

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CITY OF BIRMINGHAM

8. If a wall sign, indicate wall to be used:

Front: _____ Rear: _____

Left side: _____ Right side: _____

9. Size of Sign

Width: 32" w/ bracket / 24" without Height: 32 3/4"

Depth: 3" Total square feet: 3.7

Height of lettering: 16"

10. Existing signs currently located on property

Number: _____ Type(s): _____

Square feet per sign: _____ Total square feet: _____

11. Materials/Style

Metal: _____ Wood: _____

Plastic: _____ Glass: _____

Color 1(including PMS color #): _____ Color 2 (including PMS color #) Wrought Iron Gray Satin

Additional colors (including PMS color #: _____

12. Sign(s) Read(s): The Shade Store

13. Sign Lighting

Type of lighting proposed: LED's Number proposed: _____

Size of light fixtures (LxWxH): _____ Height from grade: 8'

Maximum wattage per fixture: _____ Proposed wattage per fixture: _____

Location: _____ Style (include specifications): _____

14. 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: Richard Kellam Date: 4/20/21

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Reviewed by: _____



NORTHERN SIGN CO. INC.

2181 Walton Blvd Ste. 100, Auburn Hills, Mi 48326
248.333.7733 Office www.northernsign.com 248.333.7684 Fax

Permit Payment Sheet

Date: 4.20.20

Job Name: The Space Place

Job Address: 142 S. Old Woodward Ave

Attention: **Name:** Nicholas Dupuis

Department: PLANNING

From: **Name: Mary Ellen**

maryellen@northernsign.com

Check # 6401

Sign approval Application: $100

Total: $100

Thank You!

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, Stephen E. Frank, Mgr., 138 S. Old Woodward LLC, OF THE STATE OF Massachusetts AND COUNTY OF
(Name of property owner)

Middlesex STATE THE FOLLOWING:

1. That I am the owner of real estate located at 142 S Old 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: Northern Sign 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.

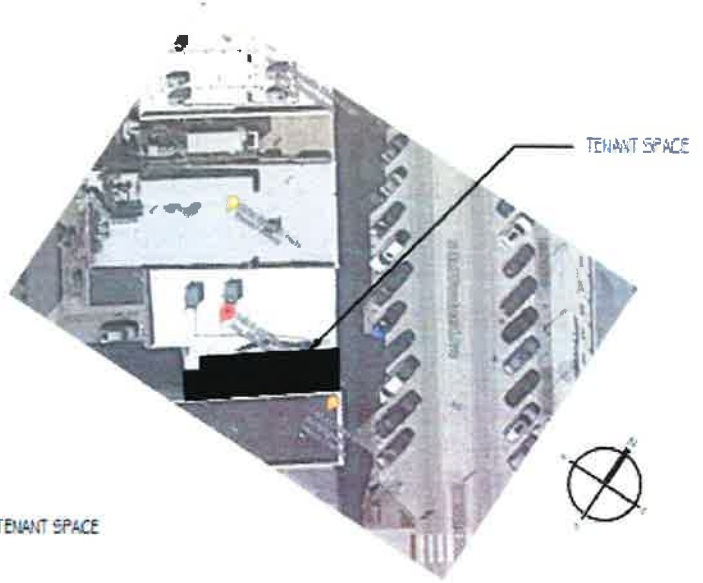
Dated: 4/19/2021

Stephen E. Frank, Mgr., 138 S. Old Woodward LLC
Owner's Name (Please Print)

Owner's Signature

APPROVED
4/23/21
PAA 21-0034





THIS PLAN IS FOR REFERENCE ONLY FOR APPROXIMATE LOCATION OF TENANT SPACE

Job Name: The Shade Store
Mall:
Address: 142 S. Old Woodward Ave.
Location: Birmingham, MI
Space#:
Print#: 49276-0100
S.F. Length:
Salesperson: C. Montoya

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

VICTORY SIGN INDUSTRIES

49276 0100

Change Order #	A	B	C	D	E	F

Released	Initial	Time
Opening		
Ship/Trip		
Install		
Target		
Commit		

Special Instructions:

Exterior

Qty: 1

Faces & Returns: Brushed Stainless Steel (Horizontal Grain)

Plex Back: Frosted #2447

LEDs: White 4200K

Letter Stroke: 1"

Voltage 110V 277V

Fascia Const:

Fascia Color:

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

This Product is Listed by UNDERWRITERS LABORATORIES INC. and Bears the Mark:

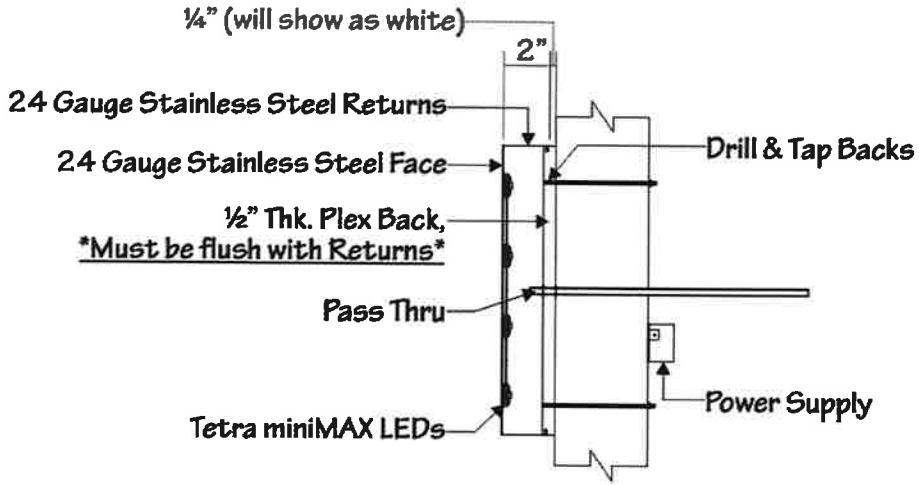
INSTALL IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

12'-6"

9½" S

THE SHADE STORE

Edgelit Letters
- **Edges must be neat & smooth.**
- **Weep holes must be baffled.**
- **All attachments, fasteners, screws & labels must be concealed.**



Customer Approval	
Signature	Date
Landlord Approval	
Signature	Date

Date: 2/17/2021	By: NR	Scale: ½" = 1 '	VSI Prints: 49276-0100

Job Name: The Shade Store
Mall:
Address: 142 S. Old Woodward Ave.
Location: Birmingham, MI
Space#:
Print#: 49276-0200
S.F. Length:
Salesperson: C. Montoya

Change Order # A B C D E F		
Released	Initial	Time
Opening		
Ship/Trip		
Install		
Target		
Commit		

Special Instructions:

Exterior
Qty: 1

Copy
Frosted #2447 Push Thru w/ Brushed SS Laminate
1st surface (horizontal grain)

Blade
Faces & Returns: BM #2124-10 Wrought Iron Gray Satin
LEDs: White 4200K

Tubing, Plate & Cover: Painted Metallic Silver
MP 33172 Silver Surfer

Voltage 110V 277V

Fascia Const:
Fascia Color:

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

This Product is Listed by
UNDERWRITERS LABORATORIES INC.
and Bears the Mark:
INSTALL IN ACCORDANCE WITH
THE NATIONAL ELECTRICAL CODE.

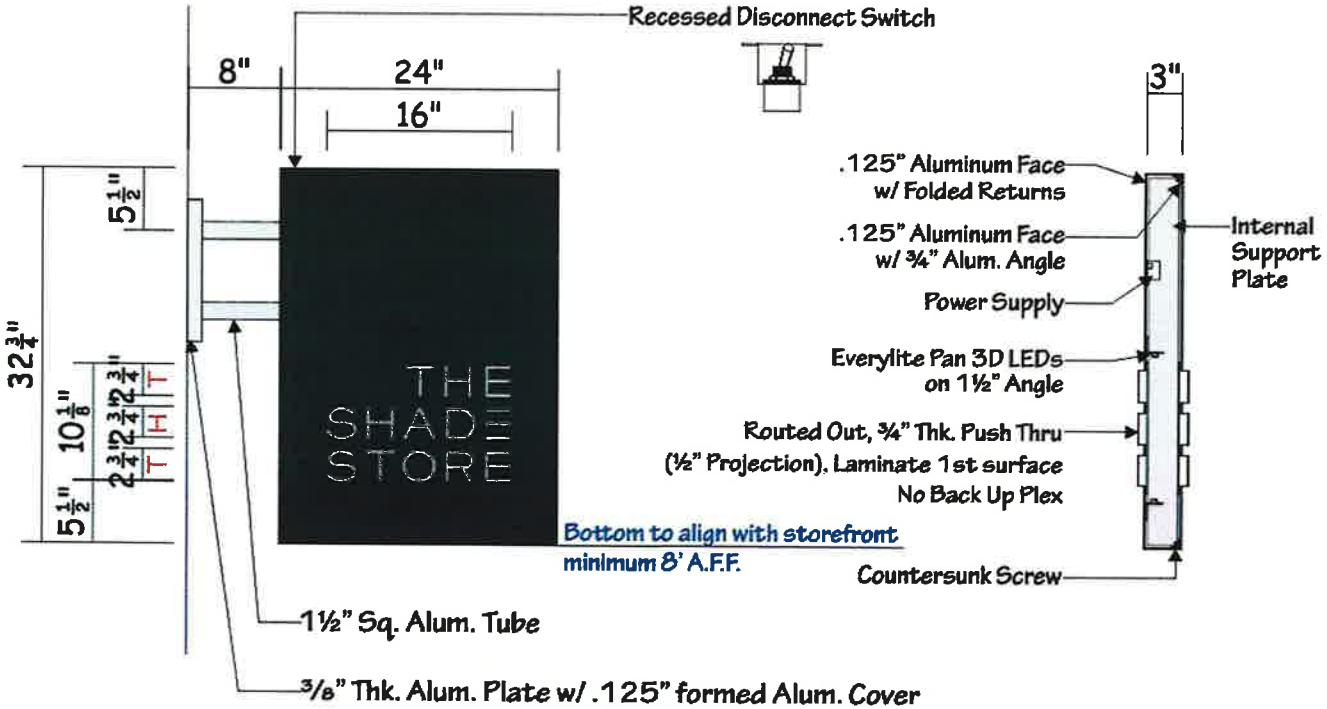
Customer Approval	
Signature	Date
Landlord Approval	
Signature	Date

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

VICTORY SIGN INDUSTRIES

49276 0200

Double Faced Illuminated Blade Sign.



Weep Holes must be baffled

Plate Detail
Scale = 1" = 1'-0"

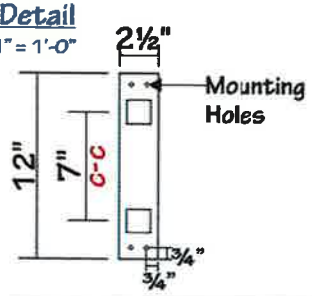
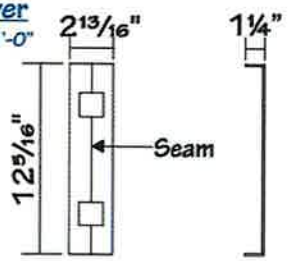


Plate Cover
Scale = 1" = 1'-0"



Date: 2/17/2021	By: NR	Scale: ¾" = 1 '	VSI Prints: 49276-0200

Job Name: The Shade Store
Mall:
Address: 142 S. Old Woodward Ave.
Location: Birmingham, MI
Space#:
Print#: 49276-0200
S.F. Length:
Salesperson: C. Montoya

Change Order #	A	B	C	D	E	F

Released	Initial	Time
Opening		
Ship/Trip		
Install		
Target		
Commit		

Special Instructions:

Exterior
Qty: 1

Copy
Frosted #2447 Push Thru w/ Brushed SS Laminate 1st surface (horizontal grain)

Blade
Faces & Returns: BM #2124-10 Wrought Iron Gray Satin
LEDs: White 4200K

Tubing, Plate & Cover: Painted Metallic Silver MP 33172 Silver Surfer

Voltage 110V 277V

Fascia Const:
Fascia Color:

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

This Product is Listed by UNDERWRITERS LABORATORIES INC and Bears the Mark:

INSTALL IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

Customer Approval
Signature Date

Landlord Approval
Signature Date

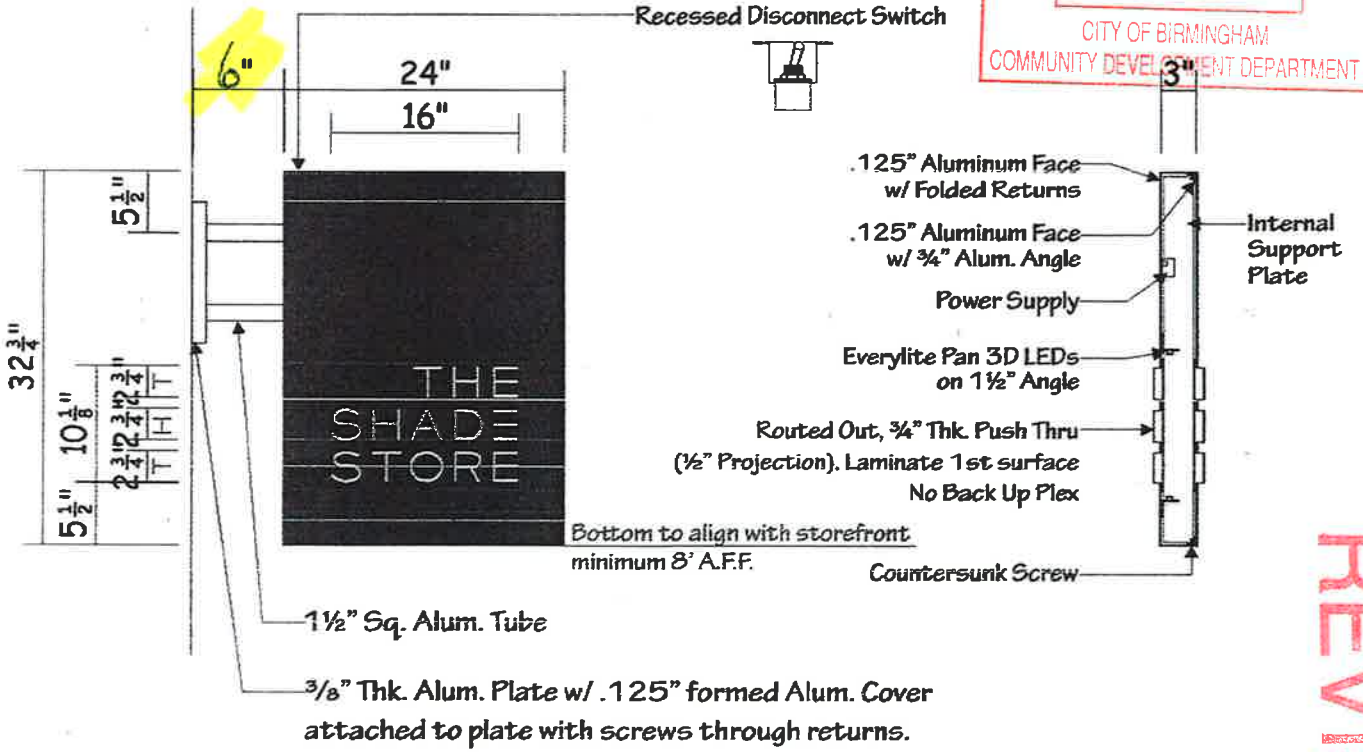
2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

VICTORY SIGN INDUSTRIES

4 9 2 7 6 0 2 0 0

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CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

Double Faced Illuminated Blade Sign.



Weep Holes must be baffled

Plate Detail
Scale = 1" = 1'-0"

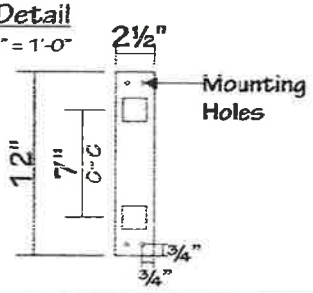
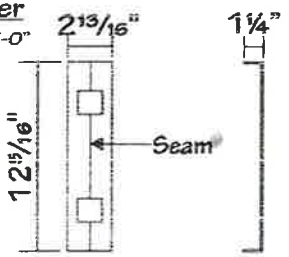


Plate Cover
Scale = 1" = 1'-0"



REVISED

Date: 2/17/2021	By: NR	Scale: ¾" = 1 '	VSI Prints: 49276-0200

Job Name: The Shade Store
Mall:
Address: 142 S. Old Woodward Ave.
Location: Birmingham, MI
Space#:
Print#: 49276-0501
S.F. Length:
Salesperson: C. Montoya

Change Order # A B C D E F		
Released	Initial	Time
Opening		
Ship/Trip		
Install		
Target		
Commit		

Special Instructions:

Interior

Qty: 1 of Each

Copy: Black #6555

The Shade Store Copy & Border: Black #6555

Fascia Const: Glass

Fascia Color:

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

Customer Approval

Signature Date

Landlord Approval

Signature Date

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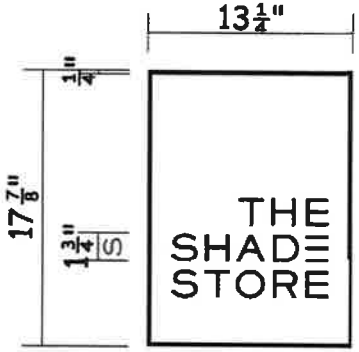
49276 0501

VICTORY SIGN INDUSTRIES

Reverse Cut Vinyl applied to inside of glass.







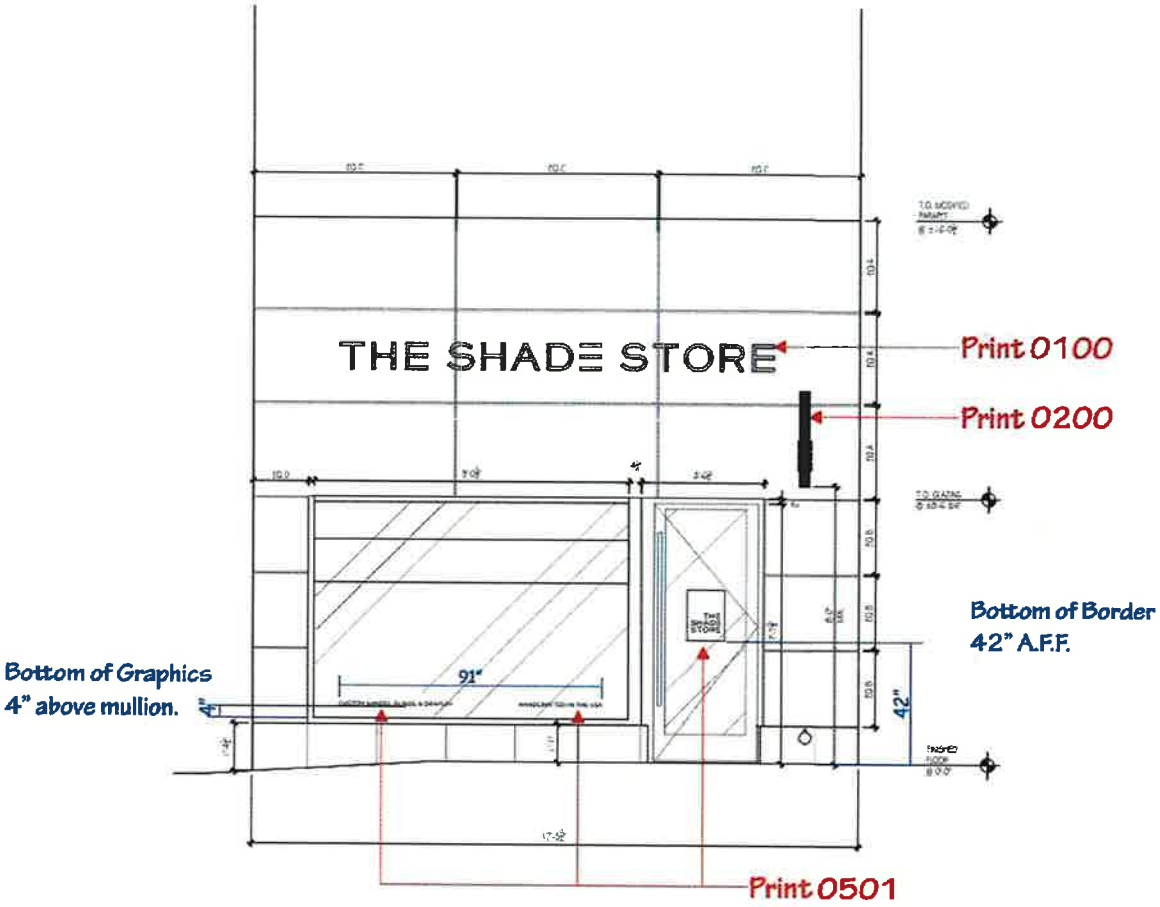
Date: 3/19/2021	By: NR	Scale: 1" = 1 '	VSI Prints: 49276-0501

Job Name: The Shade Store
Mall:
Address: 142 S. Old Woodward Ave.
Location: Birmingham, MI
Space#:
Print#: 49276-0501 Elev
S.F. Length:
Salesperson: C. Montoya

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

Sign Elevation

VICTORY SIGN INDUSTRIES



Date: 3/19/2021	By: NR	Scale: 3/16" = 1 '	VSI Prints: 49276-0501 Elev

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

Job Name: The Shade Store
Mall:
Address: 142 S. Old Woodward Ave.
Location: Birmingham, MI
Space#:
Print#: 49276-0300
S.F. Length:
Salesperson: C. Montoya

Change Order # A B C D E F		
Released	Initial	Time
Opening		
Ship/Trip		
Install		
Target		
Commit		

Special Instructions:

Interior
Qty: 1

Faces & Returns: Painted Bronze #TBD
Plex Back: Frosted #2447
LEDs: White 3200K GEMS2432-W1
Letter Stroke: 1-1/8"

Fascia Const:
Fascia Color:

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

Customer Approval

Signature Date

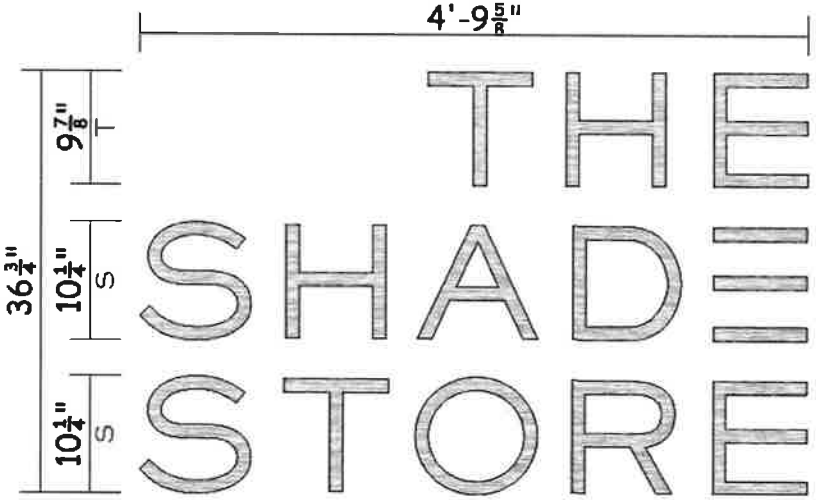
Landlord Approval

Signature Date

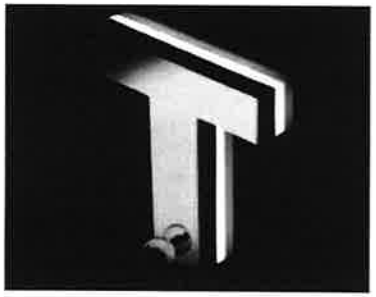
2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

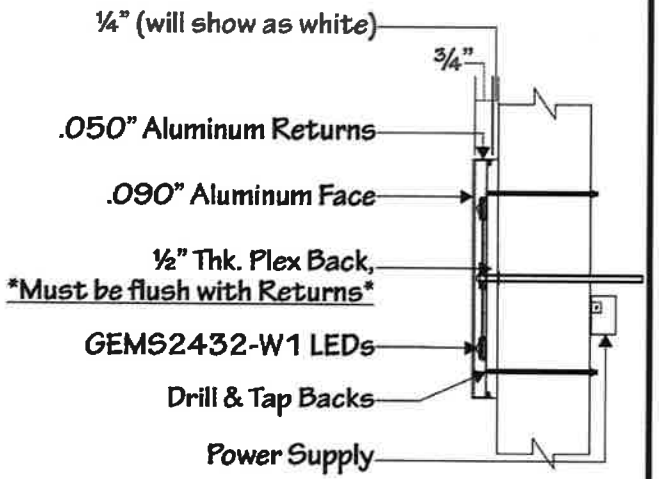
49276 0300

VICTORY SIGN INDUSTRIES



Edgelit Letters
- Edges must be neat & smooth.
- Do not use silicone or other adhesives at installation.
- UL labels on top (Do not overlap onto plex).
- 15' Whips required.





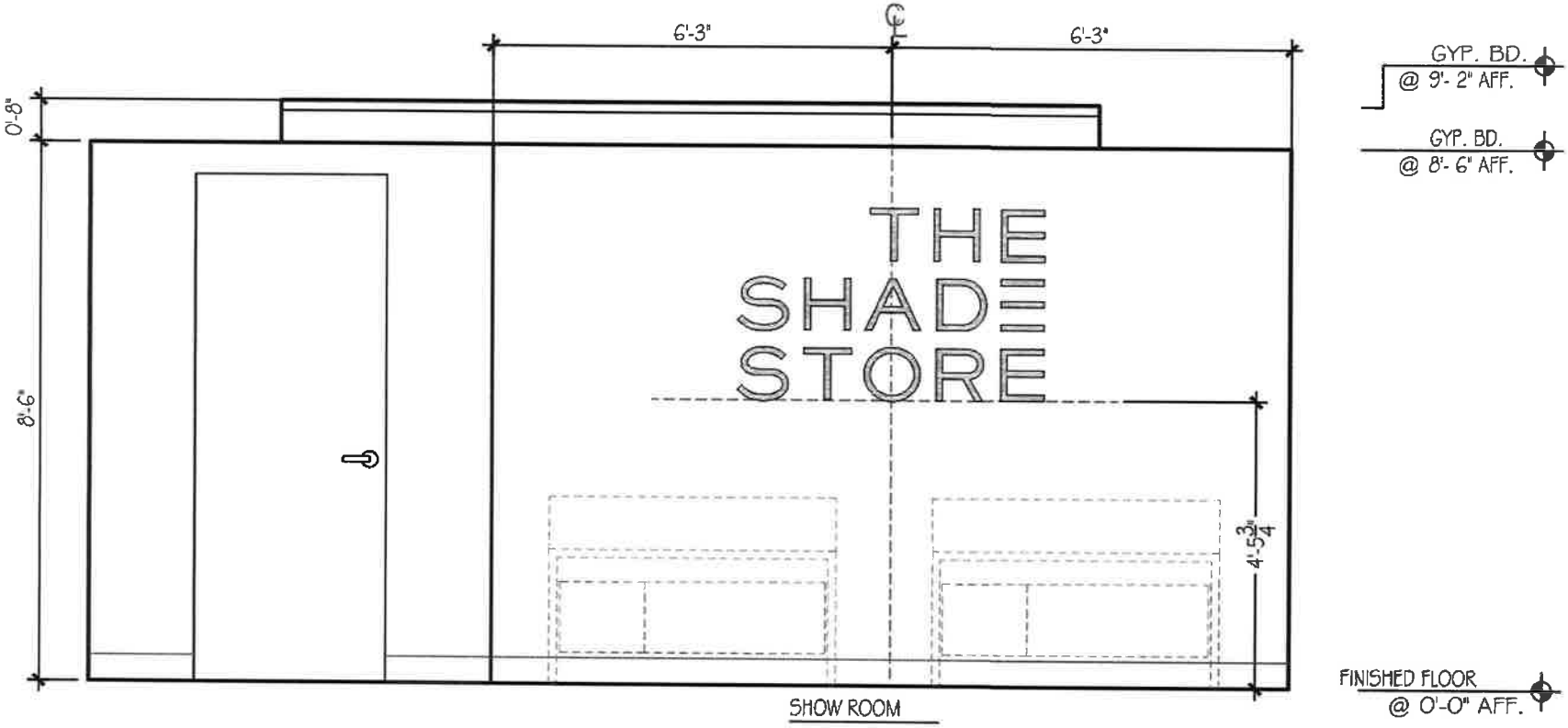
Date: 2/17/2021	By: NR	Scale: ¾" = 1 '	VSI Prints: 49276-0300

Job Name: The Shade Store
Mall:
Address: 142 S. Old Woodward Ave.
Location: Birmingham, MI
Space#:
Print#: 49276-0300 Elev
S.F. Length:
Salesperson: C. Montoya

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

Sign Elevation

VICTORY SIGN INDUSTRIES



Date: 2/17/2021	By: NR	Scale: 3/8" = 1 '	VSI Prints: 49276-0300 Elev

This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

CITY OF BIRMINGHAM
Date 04/05/2021 11:18:50 AM
Ref 0017861G
Receipt 571299
Amount $100.00

City of Birmingham
A Walkable Community

APPROVED
4/15/21
PAA21-0027

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

1. Applicant
Name: Mandy Rabban
Address: 280 E. Merrill St
Birmingham, MI 48009
Phone Number: 248-633-6333
Fax Number:
Email: Mandy Rabban@gmail.com

Property Owner
Name: James Esshaki
Address: 210 S. Old Woodward Ave. Suite 230
Birmingham, MI 48009
Phone Number: 248-645-5950
Fax Number:
Email: jesshaki@esscodevelopment.com

2. Applicant's Attorney/Contact Person
Name: Phyllis Sherwin
Address: 30414 Woodward Ave.
Royal Oak, MI 48073
Phone Number: 248 549-4850
Fax Number:
Email: Contact@Signs-n-Designs.com

Project Designer
Name: Signs-n-Designs, Inc.
Address: 30414 Woodward Ave.
Royal Oak, MI 48073
Phone Number: 248-549-4850
Fax Number:
Email: Contact@Signs-n-designs.com

3. Project Information
Address/Location of Property: 280 Merrill St
Name of Development:
Parcel ID #:
Current Use:
Area in Acres:
Current Zoning:

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

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CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

4. Attachments
- Two (2) folded paper copies of plans
- Authorization from Owner(s) (if applicant is not owner)
- Material Samples/Specification Sheets
- Digital Copy of plans

5. Details of the Request for Administrative Approval
3D lettering stud mounted to brick Facade with Studs & Spacers.

6. Location of Proposed Signs
Above front ~~entrance~~ windows / Awning / North wall

7. Type of Sign(s)
Wall: X
Ground:
Projecting:
Canopy:
Building Name:
Post-mounted Projecting:

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CITY OF BIRMINGHAM

8. If a wall sign, indicate wall to be used:

Front: X
Rear: _____
Left side: _____
Right side: _____

9. Size of Sign

Width: 163.4"
Height: 24.5"
Depth: 1.5"
Total square feet: 27.8 sq ft
Height of lettering: 22"

10. Existing signs currently located on property

Number: Ø
Type(s): _____
Square feet per sign: _____
Total square feet: _____

11. Materials/Style

Metal: _____
Wood: _____
Plastic: Lazer Cut Arylic
Glass: _____
Color 1(including PMS color #): Black
Color 2 (including PMS color #) _____
Additional colors (including PMS color #: Red 200 PMS

12. Sign(s) Read(s): Mandy Rose

13. Sign Lighting

Type of lighting proposed: None
Number proposed: _____
Size of light fixtures (LxWxH): _____
Height from grade: _____
Maximum wattage per fixture: _____
Proposed wattage per fixture: _____
Location: _____
Style (include specifications): _____

14. 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: Phyllis Renae Stevens Date: 4/1/21

Office Use Only

Application #: PA21-0027 Date Received: 4/5/21 Fee: $100.00

Date of Approval: 4/5/21 Date of Denial: N/A Reviewed by: _____

non-illuminated

APPROVED 4/5/21 PAA 21-0027

27.8 SQ FT

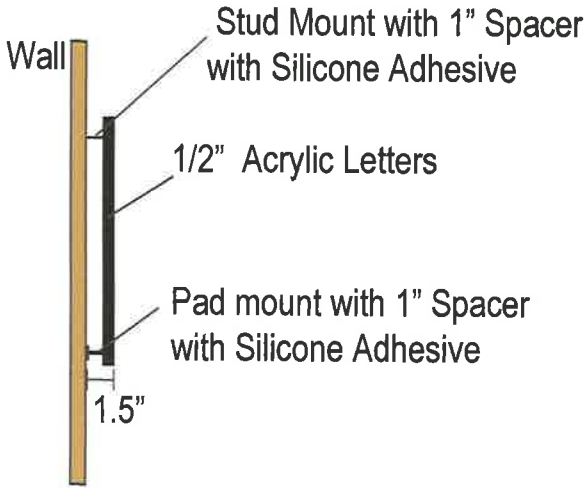
163.4"

MANDY ROSE

24.5"

1/2" Black Acrylic Letter

Rose logo in 8 pieces - Red 2793 gemini
Attached to clear 3/8" backer with countersunk machine screws.



Letter Sample



Letter will be stud and pad mounted with 1" spacers with Silicone Adhesive

RECEIVED APR 05 2021 CITY OF BIRMINGHAM COMMUNITY DEVELOPMENT DEPARTMENT

Signs -N-designs, inc-

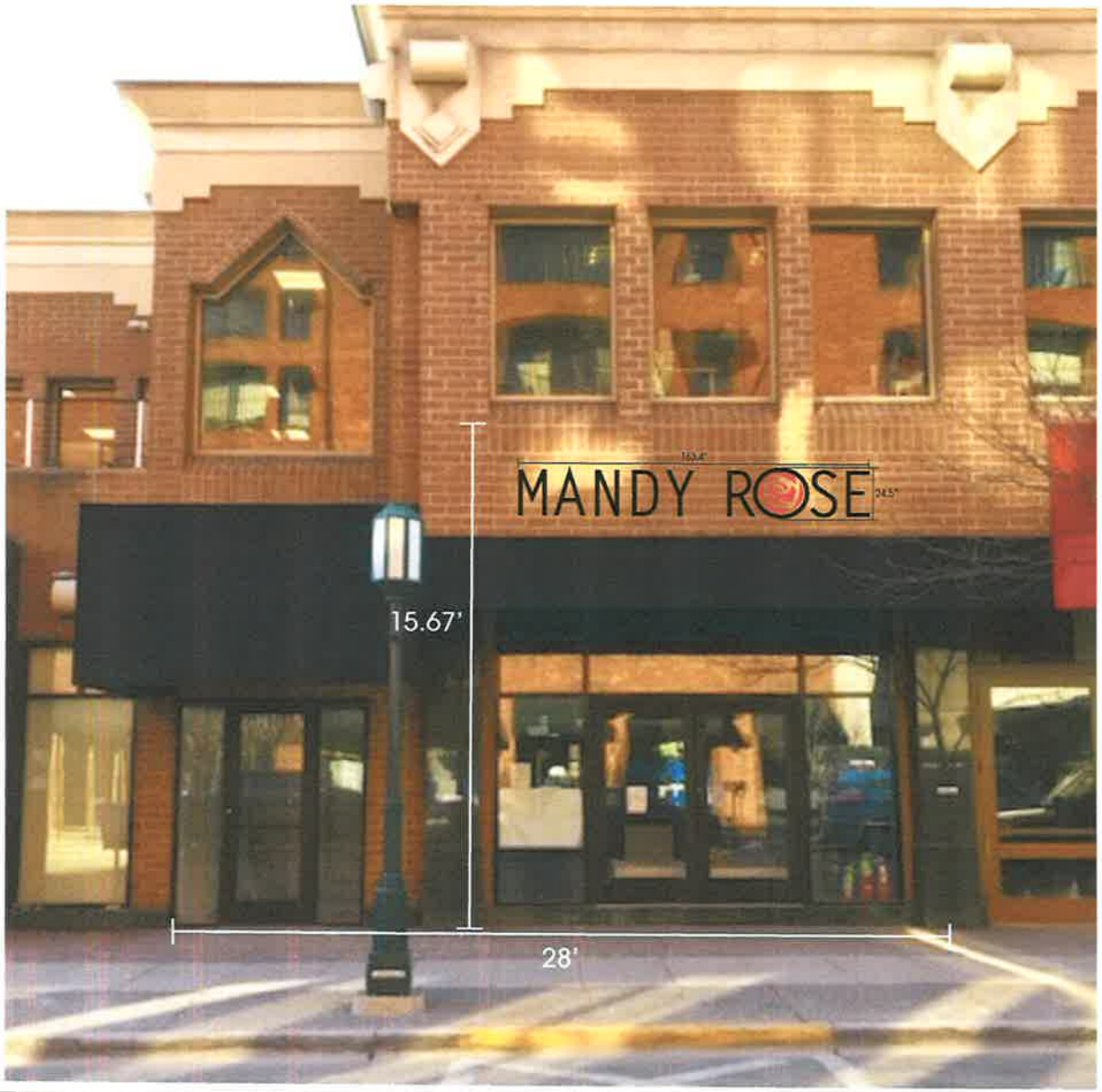
30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 p.
248-549-4875 f.
contact@signs-n-designs.com

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Site Address: 280 E Merrill St Birmingham, MI 48009

non-illuminated

27.8 SQ FT



Signs -N-designs, inc.

30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 p.
248-549-4875 f.
contact@signs-n-designs.com

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Site Address: 280 E Merrill St Birmingham, MI 48009

City of Birmingham
A Walkable Community

APPROVED 4/6/21 PA#21-0029

Administrative Sign Approval Application
Planning Division

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

1. Applicant
Name: Museum
Address: 556 W. Maple

Phone Number:
Fax Number:
Email Address: lpiclack@bhamgov.org

2. Property Owner
Name: City of Birmingham
Address:

Phone Number:
Fax Number:
Email Address:

3. Applicant's Attorney/Contact Person
Name:
Address:

Phone Number:
Fax Number:
Email Address:

4. Project Designer/Developer (Sign specs)
Name: Brian Devlin - Devlin Nagy Land Design
Address:

Phone Number: 734 634 9208
Fax Number:
Email Address: jbdevlin.rla@gmail.com

5. Project Information
Address/Location of Property: 556 W. Maple

Name of Development:
Parcel ID#:
Current Use: Museum
Area in Acres: ~4 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: (see electronic drawings)
  - 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 - City Department Request:
(1) Install new permanent ground sign to replace existing temp. sign on frame in front of museum. New location is in S. end of garden bed between Allen and Hunter Houses (See site plan). New sign will include lighting and will be fabricated of HDPE/HDU (see attached specs from fabricator, Salient Signs) with a multicolored logo and charcoal grey lettering. Sign will be mounted on two 6x6 wood posts anchored in poured concrete foundation and set facing the sidewalk at Maple Road.

8. Location of Proposed Sign(s) [see above.] (2) Cloth banner to be displayed on Fridays only May - Sept 2021

9. Type of Proposed Sign(s)
Wall: (1) Arch-topped panel
Ground: (1) Monument-type; HDPE/HDU on wood posts set in concrete
Name Letter:
Canopy:

Projecting (Post-Mounted):
Projecting (Wall-Mounted)
Building Identification:
Other: (2) Cloth banner - suspended between front porch columns

(2) Cloth banner with PVC pipe at top - 2'x5' = 10sf.

10. Size of Proposed Sign

(1) Width: 10'0" (sign) + 1'0" (posts)
Depth: 2" (sign) & 6" (posts)
Height of Lettering: 12", 9", 7"

Overall Height: 5'0" above grade
Extension from Wall: n/a
Total Square Feet: ~36 sf

11. Existing Signs Currently on Property

Number: 1 2 sides (V-shaped)
Square Feet per Sign: ~~13~~ 13.5 sf

Sign Type(s): V-shaped, ground mounted on wood posts
Total Square Feet: 27 sf

12. Materials/Style of Proposed Sign(s)

(1) Metal:
Plastic: HDPE/HDU - wood appearance panel
Wood: wood look HDPE/HDU painted posts
Glass:
(2) Heavy polyester w/ dig image printing

Other: Concrete posts and footings
Color #1:
Color #2:
Additional Colors: 3 color logo - aqua, spring green, dark gold on white background charcoal grey lettering (see attached)

13. Content of Proposed Sign(s)

(1) The Birmingham Museum - + Logo
(2) Porch Pop-up Exhibits ~~Every Friday~~ 1-4 May to September - ~~The Birmingham Museum~~ (3 feet apart)

14. Proposed Sign Lighting

(1) Type of Lighting: 2 ground lights LED sealed
Size of Fixtures (LxWxH): 9" diam.
Maximum Wattage per Fixture: 10 W. (LED)
Proposed Wattage per Fixture: 30 W (LED)

Location: in front of (southside) sign at sidewalk
Number of Lights Proposed: 3 ground lights
Height from Grade: At grade
Lighting Style:
Hydrel, In-Grade Luminaire (See attachment) single lens - frosted lens

15. Landscaping (Ground Signs Only)

(1) Location of Landscape Areas: existing garden bed (with slight modifications of concrete edge) in front of Hill School bell structure. Proposed low perennials around sign

Proposed Landscape Material: existing: perennials, bulbs, annuals

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: 3/25/2021

Office Use Only

Application # PA21-0029 Date Received: 3/25/21 Fee: $ 0

Date of Approval: 4/1/21 Date of Denial: N/A Reviewed By: [signature]

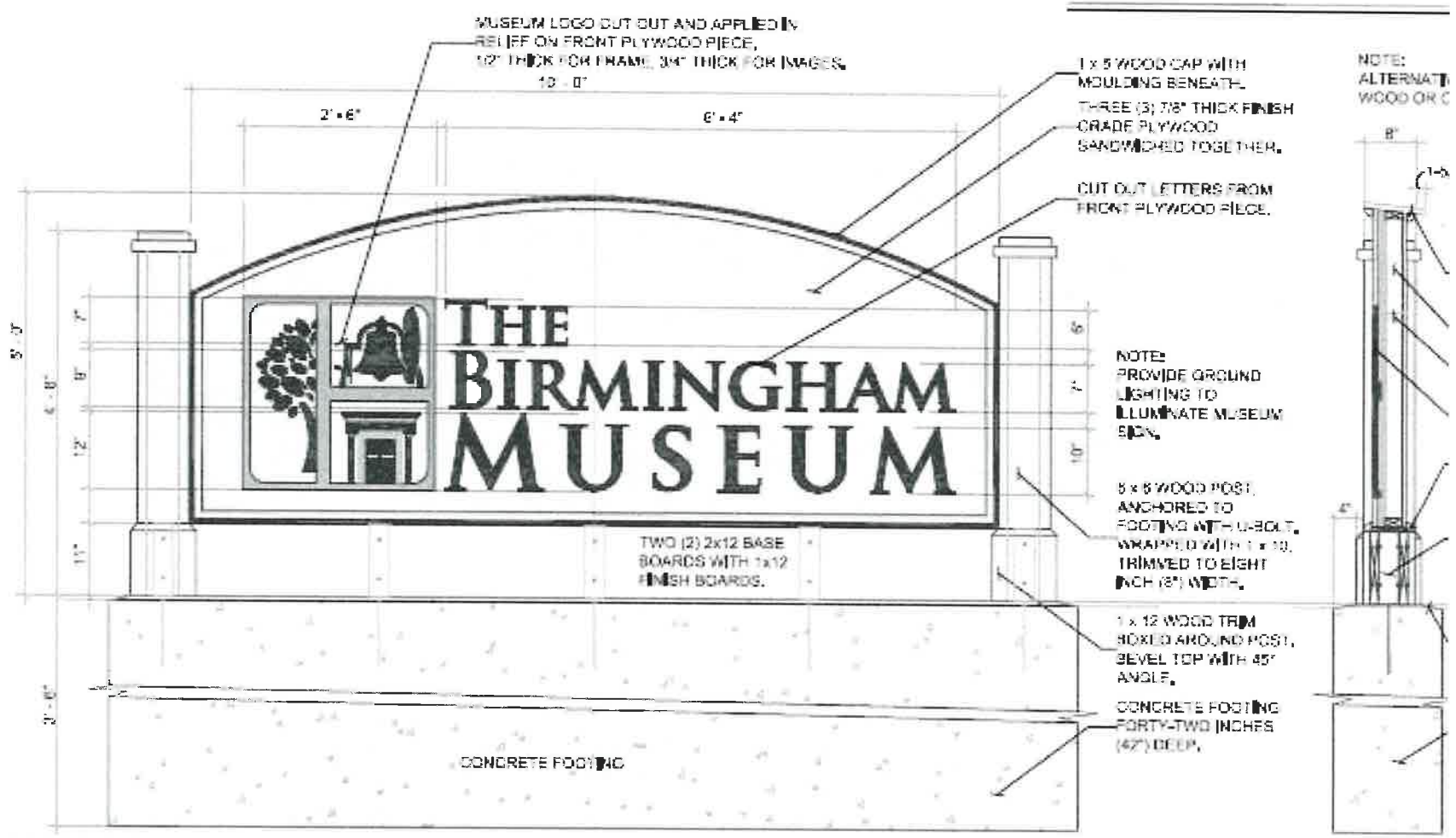


Existing location of current sign showing one side of V-shaped panel on wood posts and relative position to sidewalk at Maple and front of Allen House.

Existing sign dimensions: 27"H X 72" W (x 2 sides)



Proposed sign location is at center of existing garden bed, located in plaza between Allen and Hunter Houses south of E-W sidewalk at Maple Road. The bike rack will be relocated and the existing concrete will be modified with a curved edge. Sign will be installed E-W inside garden bed. Garden bed dimensions are approx.. 16' X 16;' proposed sign with posts is 11'0" and will centered in bed and set back 3' - 4' from front of garden bed. Western edge of garden bed is 37' from corner of building.



MONUMENT SIGN DETAIL

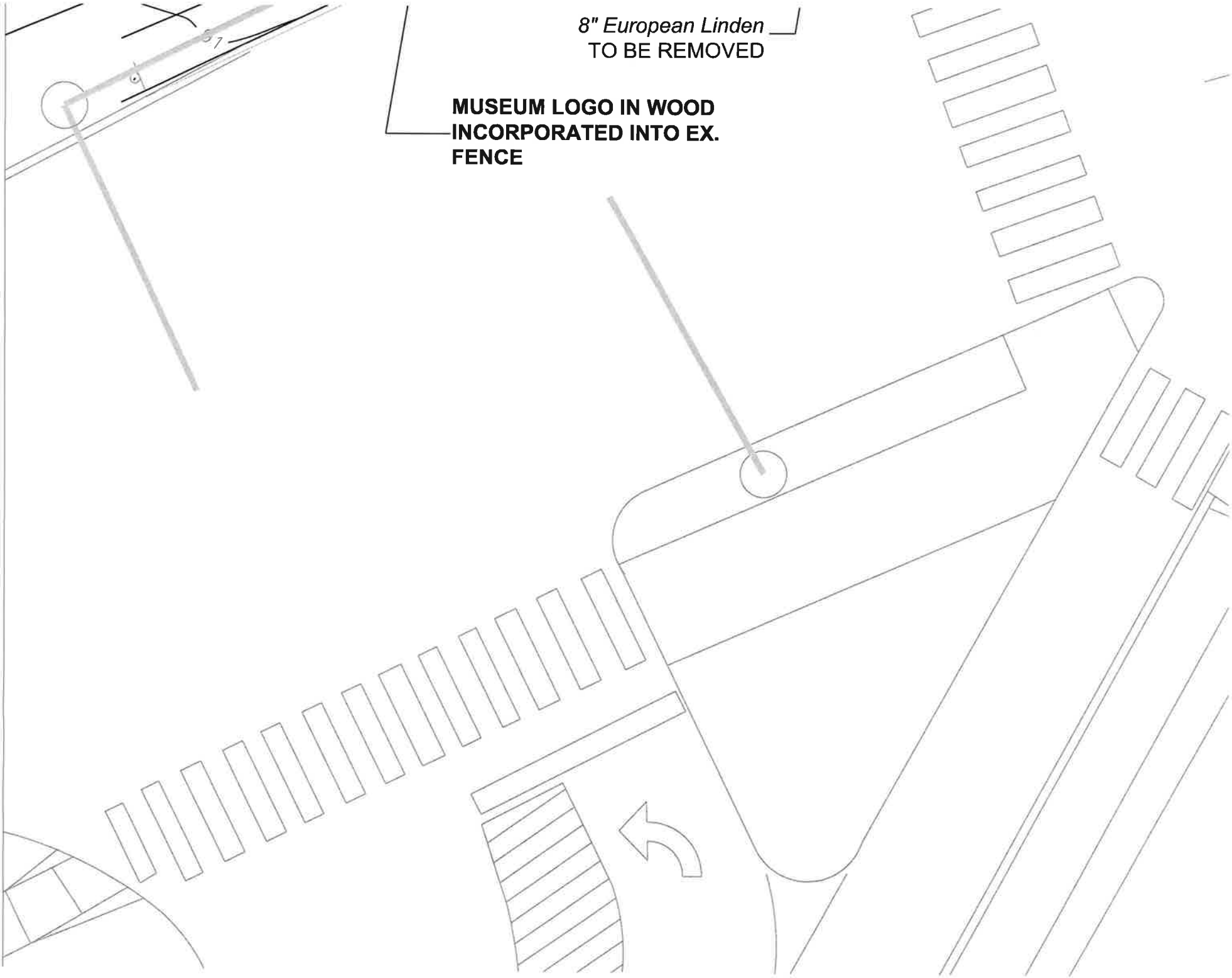
Detail from architectural drawings/design showing foundation and overall design of monument-style design. (Note: HDPE/HDU plastic wood will be substituted for wood panel material in final construction.)

APPROVED
4/6/21
PAA21-0029

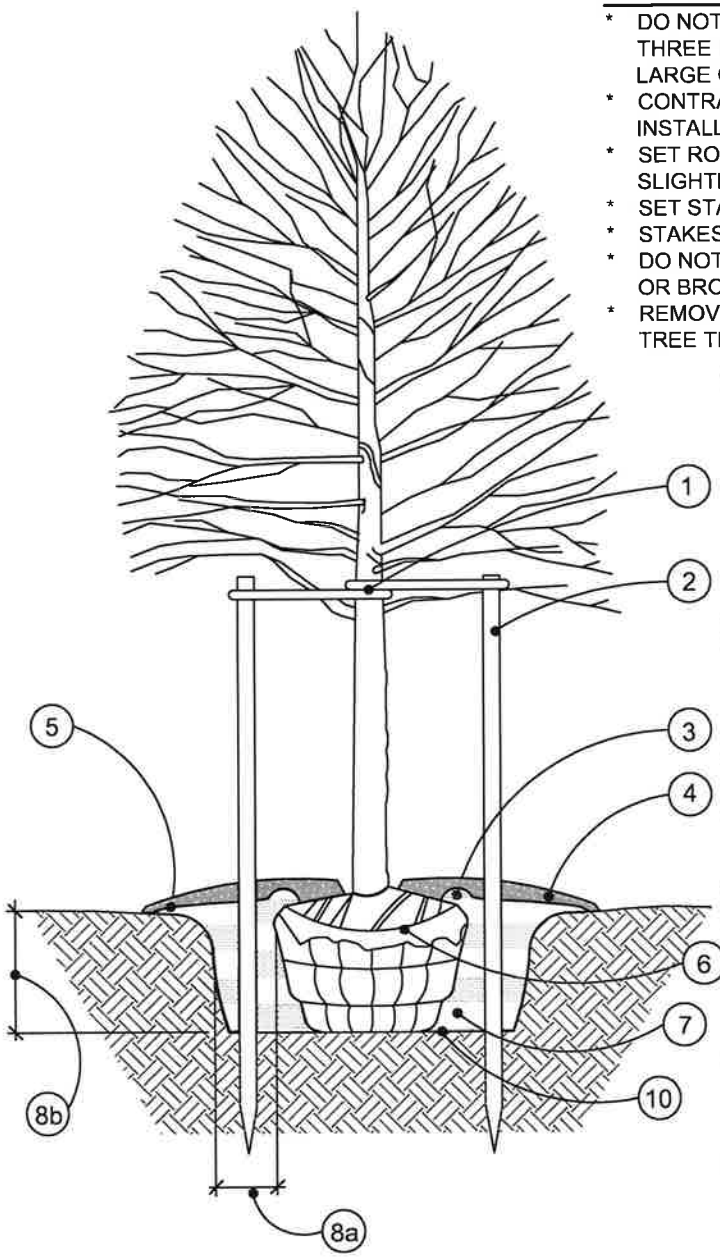
THE BIRMINGHAM MUSEUM



Museum Logo showing color and detail to be used on final sign


8" European Linden
TO BE REMOVED
MUSEUM LOGO IN WOOD
INCORPORATED INTO EX.
FENCE

16. Edging, where specified, shall consist of Perma-loc aluminum edging, spaded edge, or approved equivalent.



DECIDUOUS TREE

NOTES:

* DO NOT STAKE TREES UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, THREE INCHES (3") CALIPER OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN.
* CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
* SET ROOTBALL WITH TRUNK FLAIR VISIBLE, LEVEL TO GRADE OR SLIGHTLY ABOVE FINISH GRADE IF IN CLAY.
* SET STAKES VERTICAL & EVENLY SPACED.
* STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
* DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE ONLY DEAD OR BROKEN BRANCHES ONLY. REMOVE ANY SUCKERS FROM BASE.
* REMOVE NURSERY APPLIED TREE WRAP, TAPE, OR STRING FROM THE TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.

(1) STAKE TREE JUST BELOW THE FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (DO NOT USE WIRE THROUGH A HOSE TO GUY TREES.) TWO (2) BELT STRAPS PER TREE ON OPPOSITES SIDES OF THE TREE. MAKE CONNECTION FRON TREE TO STAKE HORIZONTALLY. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING. REMOVE ALL STAKING MATERIALS AFTER ONE (1) YEAR.

(2) 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.

(3) FOUR INCH (4") HIGH EARTH SAUCER ON INSIDE EDGE OF ROOTBALL.

(4) SHREDDED BARK MULCH OF A NATURAL COLOR AT TWO INCH TO THREE INCH (2"- 3") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.

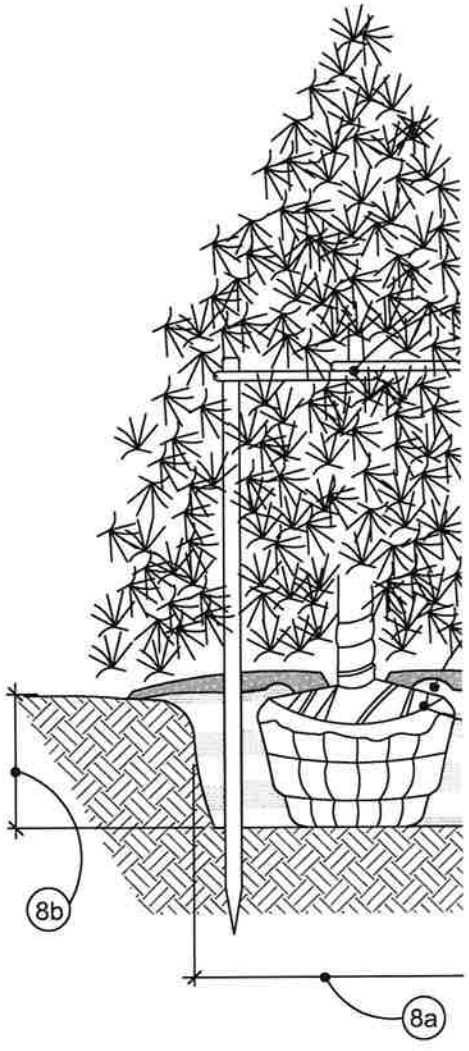
(5) FINISH GRADE SLOPED AWAY FROM TREE.

(6) FOLD DOWN OR PULL BACK STRING, BURLAP, OR PLASTIC TO EXPOSE THE TOP HALF OF THE ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.

(7) DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTUBED SOIL OR RUBBLE. USE WATER TO SETTLE SOIL & REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED.

(8) a. TOP OF HOLE WIDTH EQUALS THREE TIMES THE WIDTH OF ROOTBALL. MINIMUM AT THE BASE TWELVE INCHES (12") FROM ROOTBALL.
b. HOLE DEPTH EQUALS HEIGHT OF ROOTBALL.

(10) BREAK UP (SCARIFY) SIDES OF PLANTING HOLE. LEAVE BOTTOM OF PIT FIRM.



EVERGREEN

LANDSCAPE PLANTING DETAILS

SALIENT SIGN STUDIO

8720 W Nine Mile Road
Oak Park, MI 48237
(248) 532-0013

www.salientsignstudio.com

ESTIMATE
EST-2653

Payment Terms: INDICATED BELOW

Created Date: 3/10/2021

DESCRIPTION: Birmingham Museum Signage

Bill To: Worry Free Outdoor Services, Inc
P.O Box 1221
Royal Oak, MI 48068
US

Pickup At: Salient Sign Studio
8720 W Nine Mile Road
Oak Park, MI 48237
US

Requested By: Travis Beard
Email: worryfreevis@yahoo.com
Cell Phone: (248) 866-6353

Salesperson: Sarah Dougherty
Email: sarah@salientsignstudio.com
Work Phone: (248) 532-0013

NO.	Product Summary	QTY	UNIT PRICE	TAXABLE	AMOUNT
1	**Sign**	1	$10,847.00	$10,847.00	$10,847.00
1.1	**Miscellaneous (V) - HDU** **Notes:** 15# HDU 2" - Part Qty: 1 Sides: 1 - Width # Feet: 10' - Width # Inches: 0" - Height # Feet: 5' - Height # Inches: 0" - Dimensional Finishing: CNC routed 2.5D background - Painting: Standard Paint w/ up to 4 stock colors Notes: Includes standard painting with stencil painted images to raised surface. *Additional $35.00 per spec'd color Price is valid for sandblasted w/ pebble or wood grain background as well as, CNC routed smooth or standard wood grain background Please note that some tooling may be noticeable with CNC routed smooth background and a flat finish is recommended for that background				

1.2	**Dimensional Letters - Dimensionals** **Notes:** Dimensional Letters - HDU - H&E	
1.3	**Miscellaneous (V) - Structural Hardware** **Notes:** Hardware Options - Part Qty: 1 Width: 120.00" Height: 60.00" - T-Bar Support: 2" Aluminum HDU Backer 6mm ACM Panel - Part Qty: 1 Width: 120.00" Height: 60.00"	
1.4	**Miscellaneous (V) - Vertical Mounting Angle** **Notes:** Width: 120.00" Height: 60.00" - Side Mounting Brackets: 2" Angle Notes: (2) strips of 1.5" angle mounted vertically on back of sign	
1.5	**Miscellaneous (V) - Faux Columns** **Notes:** Part Qty: 2 Width: 12.00" Height: 54.00" Depth: 12.00"	
2	**Install/ Permit**	1
2.1	**Permit Acquisitions -**	
2.2	**Permit - $TBD - $TBD** **Notes:** Actual cost of local municipality fees to be added to final invoice once acquired	
2.3	**Installation -** **Notes:** Includes Excavation, soil removal and disposal, equipment, concrete form, 2.5-3 yds concrete, sign install, labor. Lighting provided by other	

Subtotal:	
Taxable Amount:	
Taxes:	
Grand Total:	

Terms: 50% down payment and written acceptance required to begin work on orders over $500, balance due upon completion. Orders less than $500 require up front payment. Price does not include electrical hook up, permits, engineering, shipping, or freight unless specifically stated. Changes made to orders by the customer after the work has begun may incur additional charges over and above the specifications listed above. Design time to be billed at a rate of $75 an hour. Cancellation after payment has been posted may result in additional fees. All products remain property of Salient Sign Studio until paid in full. Credit Card Payments over $500 will be charged a 3% fee on the order total.

Visual - Floodlight Tool

Wednesday, March 24, 2021

Design Information

Project Name
Project Description

Your Name
Company Name
Your Phone
Your Email

Spacing Results

Spacing	3 ft
Quantity	3
Tilt	0°

Calculation Results

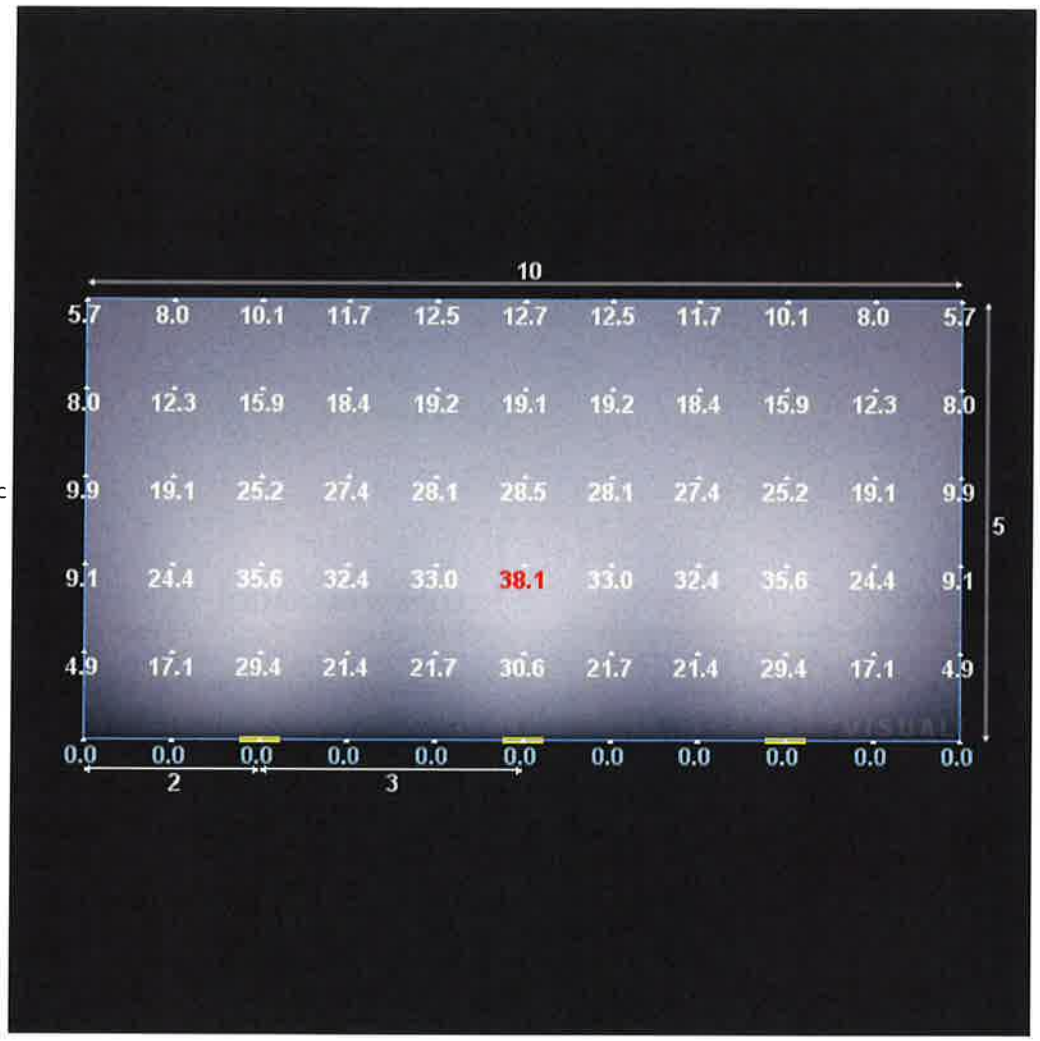
Minimum	0.0 fc
Average	15.9 fc
Maximum	38.2 fc
Ave / Min	N/A
Max / Min	N/A
Point Spacing	1 x 1 ft

Target Area Results

Width	10 ft
Height	5 ft
Horizontal Offset	0 ft
Vertical Offset	0 ft
Average	19.9 fc
Maximum	39 fc
Minimum	0.7 fc

Design Summary

Surface Width	10 ft
Surface Height	5 ft
Surface Base	0 ft
Setback	2 ft



Hydrel [A] - M9410C P1 80 WWD 40K FLF

No Photo Available

Light Loss Factor	1	Lamp Lumens	665	Tilt	0°	Wattage	9.9 Watts
Mounting Height	0 ft	Lamp Quantity	1	Orientation	0°		

These lighting calculation results are for general informational purposes only and are provided without warranty as to accuracy, completeness, reliability or otherwise. Results are based on user provided data and data provided from publicly available sources; actual field conditions may affect calculated output. Visit www.Visual-3D.com .

HYDREL

CATALOG NUMBER

NOTES

TYPE



M9400C

In-Grade Luminaire

Specifications	SINGLE LENS	DOUBLE LENS
Length:	9"	9"
	229 mm	229 mm
Width:	9"	9"
	229 mm	229 mm
Height:	16"	16"
	407 mm	407 mm
Weight:	21lbs	23lbs

Weight is based on aluminum material.
For B and SS material add 2lbs.

HIGHLIGHTS

- Factory-sealed LED lamp module and encapsulated power module
- Optical and mechanical aiming with an optional double lens
- Optimal efficiency through photometric improvements
- Color temperature: 27K - 50K
- In-line & 0-10V Dimming
- Seven distributions including very narrow spot & wall wash
- Flow-through technology

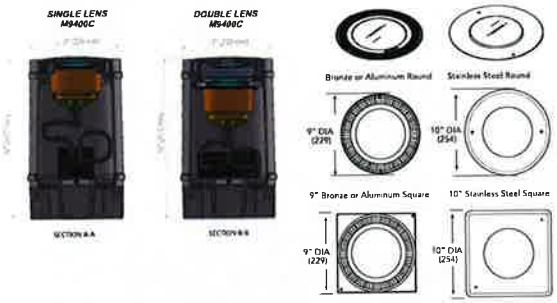
5 YEAR warranty

LED

IP68

DLC

DIMENSIONS



LUMEN PACKAGES

	VNSP	NSP	NFL	MFL	FL	WFL	WWD
Delivered Lumens	2,425	2,527	2,426	2,154	2,254	1,955	1,550
Watts	20	20	20	20	20	20	20
LPW	119	128	123	109	114	99	78
Peak Candela	22,634	15,940	14,728	3,364	2,097	1,423	1,729

Note: Information based on 4000K @ P2 Performance Package - Single lens (M9410C and M9430C)

AIMING DETAILS

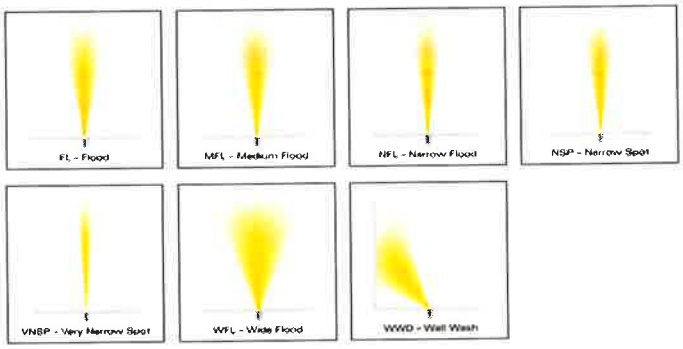


Single lensed fixture can be aimed using 10° and 20° optical tilt lenses only.



Double lens, mechanically and optically aimed.

STANDARD DISTRIBUTION



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Phone: 800-705-SERV (7378) • www.hydrel.com

ORDERING INFORMATION

EXAMPLE: M9420C SS LED P3 40K MVOLT NSP FLC 34S

Model	Door Material	Source	Performance Package	LED Color	Voltage	Distribution	Lens[5]
M9410C Round Door, Single Lens	A Aluminum	LED	P1 10W	27K 2700K	MVOLT (120 - 277 volt 50/60HZ)	NSP Narrow Spot	FLC Flat Lens Clear
M9420C Round Door, Double Lens	B Bronze		P2 20W	30K 3000K		NFL Narrow Flood	FLC5 Flat Lens Clear, 5° Axial Spread
M9430C Square Door, Single Lens	SS Stainless Steel		P3 28W	35K 3500K		MFL Medium Flood	FLC10 Flat Lens Clear, 10° optical tilt
M9440C Square Door, Double Lens			P4[1] 31W	40K 4000K		FL Flood	FLC20 Flat Lens Clear, 20° optical tilt
			P5[2]	50K 5000K		WFL Wide Flood	FLF Flat Lens Frosted
				AMBLW[3] Amber Limited Wavelength		WWD[4] Wall Wash	FLCAS Flat Lens Clear, Anti-Slip
				Note: For 50K consult factory for lead times		VNSP Very Narrow Spot	FLC5AS Flat Lens Clear, 5° Axial Spread, Anti-Slip

Lens (cont.)	Conduit Entries	Accessories	Options	Finish[13]	Listing
FLCSR[6] Flat Lens Clear Slip Resistant	12B 1/2" NPT Bottom	Internal[8,9]	LDIM 0-10V Dimming (Dims to Dark)	BL Black	IEC[7,15] Built to International Electro-technical Commission Standards. (50HZ applications only)
FLC5SR[6] Flat Lens Clear, 5° Axial Spread, Slip Resistant	12S 1/2" NPT Side	IHL Internal Honeycomb Louver	IDIM[12] Inline Dimming (Dims to Dark)	BZ Bronze	
FLC10SR[6] Flat Lens Clear, 10° optical tilt, Slip Resistant	34B 3/4" NPT Bottom	LSF Linear Spread Filter		DDB Dark Bronze	
FLC20SR[6] Flat Lens Clear, 20° optical tilt, Slip Resistant	34S 3/4" NPT Side	External[8,10]		DNA Natural Alum.	
CLC Convex Lens, Clear	25S[7] 25mm Side	GS Glare Shield		GN Green	
CLF Convex Lens, Frosted	25B 25mm bottom	LC[10] Lexan Cover		GR Gray	
	1B 1" bottom	RG[11] Rock Guard		SND Sand	
	20B 20mm bottom	Trim Ring[8,10]		STG Steel Gray	
	20S 20mm side	BTR Brass Round		TVG Terra Verde Green	
	16B PG16 bottom	BTS Brass Square		WH White	
	16S PG16 side	STR Stainless Round		_Z[14] Zinc Undercoat (i.e. BLZ)	
		STS Stainless Square			

ELECTRICAL LOAD

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277
P1	250mA	10	0.083	0.048	0.042	0.036
P2	500mA	20	0.167	0.096	0.083	0.072
P3	700mA	28	0.233	0.135	0.117	0.101
P4	850mA	31	0.258	0.149	0.129	0.112
P5	1050mA	14	0.117	0.067	0.058	0.051

PROJECTED LED LUMEN MAINTENANCE

Data references the extrapolated performance projections for the **Fixture** platform in a **25°C ambient**, based on 13,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Based on 2700K-5000K LED color

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.91	0.85	0.75
Lumen Maintenance Factor*	1.00	0.94	0.94	0.93

*For VNSP only

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Based on 2700K-5000K LED color

Ambient		Lumen Multiplier	Lumen Multiplier*
0°C	32°F	1.05	1.06
10°C	50°F	1.03	1.04
20°C	68°F	1.01	1.01
25°C	77°F	1	1
30°C	86°F	0.99	0.99
40°C	104°F	0.96	0.96

*For VNSP only

SLIP RESISTANCE AND LOAD RATING

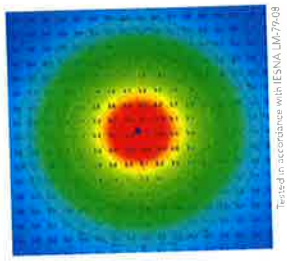
M9400C LED
MAXIMUM LOAD RATING
Peak compression force of 7,700 lbs. (single lens), 2,550 lbs. (double lens).
LENS STATIC COEFFICIENT OF FRICTION
M9400C Anti-Slip Lens (FLCAS): Dry = 0.76; Wet = 0.10
M9400C Slip Resistant Lens (FLCR): Dry = 0.66; Wet = 0.67

M9400C LED Series Assembly consists of the following individual components parts	MRISC94 Rough-In Housing
	MFSC94 Finishing Section
	MACSC LED Module
	MHSLC94Power Module

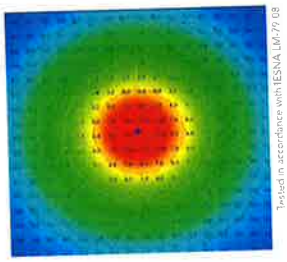
Notes:
1. P3 with VNSP and P4 not available with double lens.
2. P5 only available with AMBLW.
3. AMBLW not available with VNSP or NSP distribution.
4. Recommeded to use the FLF or FLCSR lens with the WWD. WWD distribution is not avaialble with double lens.
5. Specify top lens. Bottom lens is FLC standard on M9420C and M9440C.
6. Meets ADA requirements for coefficient of friction.
7. Only for use in 50HZ applications.
8. Accessories are mutually exclusive, choose one only.
9. Not available with FLC10, FLC20, FLC10SR or FLC20SR.
10. External accessory not available with SS door material.
11. Not available with CLC or CLF convex lens.
12. IDIM option should be run at 120 volt.
13. Finish only available on "A" door material.
14. Add Zinc undercoat for harsh environments.
15. Product is built to IEC standards but not listed.

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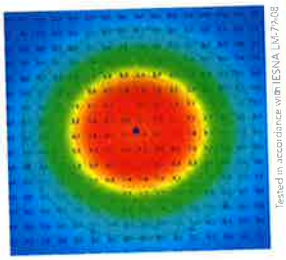
PERFORMANCE DATA



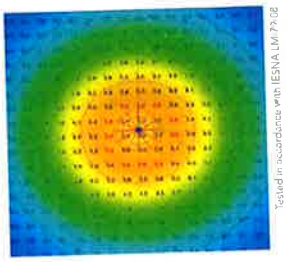
NSP 2x2



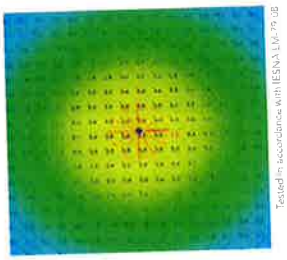
NFL 3x3



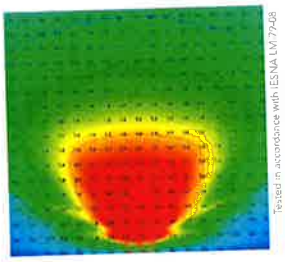
MFL 4x4



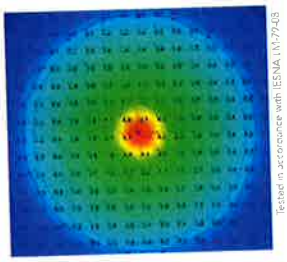
FL 5x5



WFL 6x6



WWD 6X5



VNSP 1X1

To see complete photometric reports or download .ies files for this product, visit www.hydrel.com

PERFORMANCE DATA

LUMEN OUTPUT — SINGLE LENS (M9410C AND M9430C)

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Peformance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)			AMBLW		
			°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
P1	10 watts	VNSP	27	28	12	12	11,378	1,219	121	11,774	1,262	125	12,125	1,299	129	12,389	1,328	131	12,433	1,332	132			
		NSP	40	38	15	15	7,685	1,218	123	7,959	1,262	128	8,199	1,300	132	8,358	1,325	134	8,391	1,330	135			
		NFL	34	35	15	15	7,101	1,169	118	7,354	1,211	123	7,576	1,248	126	7,722	1,272	129	7,753	1,277	129			
		MFL	61	58	50	44	1,622	1,038	105	1,680	1,075	109	1,730	1,108	112	1,764	1,129	114	1,771	1,134	115			
		FL	77	84	61	72	1,011	1,087	110	1,047	1,125	114	1,079	1,159	117	1,100	1,182	120	1,104	1,187	120			
		WFL	93	85	77	68	686	942	95	711	976	99	732	1,005	102	746	1,025	104	749	1,029	104			
		WWD	84	76	70	46	834	747	76	863	774	78	889	797	81	907	813	82	910	816	83			
P2	20 watts	VNSP	27	28	12	12	20,788	2,228	109	21,511	2,305	113	22,153	2,374	116	22,634	2,425	119	22,715	2,434	119			
		NSP	40	38	15	15	14,657	2,324	117	15,179	2,406	122	15,637	2,479	125	15,940	2,527	128	16,003	2,537	128			
		NFL	34	35	15	15	13,542	2,230	113	14,025	2,310	117	14,448	2,379	120	14,728	2,426	123	14,787	2,435	123			
		MFL	61	58	50	44	3,093	1,981	100	3,203	2,051	104	3,300	2,113	107	3,364	2,154	109	3,377	2,162	109			
		FL	77	84	61	72	1,928	2,073	105	1,997	2,146	109	2,057	2,211	112	2,097	2,254	114	2,106	2,263	114			
		WFL	93	85	77	68	1,309	1,797	91	1,355	1,861	94	1,396	1,917	97	1,423	1,955	99	1,429	1,962	99			
		WWD	84	76	70	46	1,590	1,425	72	1,647	1,476	75	1,696	1,520	77	1,729	1,550	78	1,736	1,556	79			
P3	30 watts	VNSP	27	28	12	12	26,186	2,806	95	27,096	2,904	98	27,905	2,990	101	28,512	3,055	103	28,613	3,066	103			
	27 watts	NSP	40	38	15	15	19,329	3,064	112	20,017	3,173	116	20,622	3,269	119	21,021	3,333	122	21,105	3,346	122			
		NFL	34	35	15	15	17,859	2,941	107	18,495	3,046	111	19,054	3,138	114	19,423	3,199	117	19,500	3,211	117			
		MFL	61	58	50	44	4,079	2,612	95	4,224	2,705	99	4,352	2,787	102	4,436	2,841	104	4,454	2,852	104			
		FL	77	84	61	72	2,543	2,733	100	2,634	2,831	103	2,713	2,916	106	2,766	2,972	108	2,777	2,984	109			
		WFL	93	85	77	68	1,726	2,370	86	1,788	2,455	90	1,842	2,529	92	1,877	2,578	94	1,885	2,588	94			
		WWD	84	76	70	46	2,097	1,879	69	2,171	1,946	71	2,237	2,005	73	2,280	2,044	75	2,289	2,052	75			
P4	33 watts	NSP	40	38	15	15	22,891	3,629	109	23,707	3,758	113	24,423	3,872	117	24,895	3,947	119	24,994	3,963	119			
		NFL	34	35	15	15	21,151	3,483	105	21,904	3,607	109	22,566	3,716	112	23,002	3,788	114	23,094	3,803	114			
		MFL	61	58	50	44	4,831	3,093	93	5,003	3,203	96	5,154	3,300	99	5,254	3,364	101	5,275	3,377	102			
		FL	77	84	61	72	3,012	3,237	97	3,119	3,352	101	3,213	3,454	104	3,275	3,520	106	3,289	3,534	106			
		WFL	93	85	77	68	2,044	2,807	85	2,117	2,907	88	2,181	2,995	90	2,223	3,053	92	2,232	3,065	92			
		WWD	84	76	70	46	2,483	2,226	67	2,572	2,305	69	2,649	2,375	71	2,701	2,421	73	2,711	2,430	73			
P5	14 watts	NFL	5	30	3	3																4,375	355	25
		MFL	74	79	61	63																393	303	21
		FL	96	96	82	81																218	283	20
		WFL	98	95	79	78																187	245	17
		WWD	82	83	55	40																220	197	14

OPERATING TEMPERATURE: -20°C through 50°C P1, P2 & P5; -20°C through 35°C P3; -20°C through 25°C P3 (VNSP), P4.

PERFORMANCE DATA

LUMEN OUTPUT — DOUBLE LENS (M94W0C AND M9440C)

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Peformance Package	System Watts	Distribution Type	Field Angle		Beam Angle		27K (2700K, 80CRI)			30K (3000K, 80CRI)			35K (3500K, 80CRI)			40K (4000K, 80CRI)			50K (5000K, 80CRI)			AMBLW		
			°H	°V	°H	°V	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW	Max Cd	Lumens	LPW
P1	10 watts	VNSP	31	31	14	14	9,137	950	94	9,455	983	97	9,737	1,012	100	9,949	1,034	102	9,984	1,038	103			
		NSP	40	39	16	16	6,888	933	94	7,133	966	98	7,349	996	101	7,491	1,015	103	7,521	1,019	103			
		NFL	38	37	16	15	5,558	788	80	5,755	816	83	5,929	840	85	6,044	856	87	6,068	860	87			
		MFL	61	59	49	47	1,358	904	91	1,407	936	95	1,449	965	98	1,477	983	99	1,483	987	100			
		FL	57	72	37	53	920	712	72	953	737	75	982	760	77	1,001	774	78	1,005	777	79			
		WFL	66	66	52	53	726	506	51	752	524	53	775	539	55	790	550	56	793	552	56			
P2	20 watts	VNSP	31	31	14	14	16,694	1,735	85	17,274	1,795	88	17,790	1,849	91	18,176	1,889	92	18,241	1,896	93			
		NSP	40	39	16	16	13,136	1,780	91	13,604	1,843	94	14,015	1,899	97	14,286	1,936	99	14,343	1,943	99			
		NFL	38	37	16	15	10,599	1,502	76	10,977	1,555	79	11,308	1,602	82	11,527	1,633	83	11,573	1,640	83			
		MFL	61	59	49	47	2,590	1,724	88	2,683	1,786	91	2,764	1,840	94	2,817	1,875	95	2,829	1,883	96			
		FL	57	72	37	53	1,755	1,358	69	1,818	1,406	72	1,872	1,449	74	1,909	1,477	75	1,916	1,482	75			
		WFL	66	66	52	53	1,385	964	49	1,435	998	51	1,478	1,029	52	1,506	1,049	53	1,512	1,053	54			
P3	27 watts	NSP	40	39	16	16	17,323	2,347	83	17,941	2,431	86	18,483	2,504	88	18,840	2,553	90	18,915	2,563	90			
		NFL	38	37	16	15	13,978	1,981	70	14,476	2,051	72	14,913	2,113	74	15,202	2,154	76	15,262	2,163	76			
		MFL	61	59	49	47	3,416	2,274	80	3,538	2,355	83	3,645	2,426	85	3,715	2,473	87	3,730	2,483	87			
		FL	57	72	37	53	2,314	1,791	63	2,397	1,854	65	2,469	1,910	67	2,517	1,947	69	2,527	1,955	69			
		WFL	66	66	52	53	1,827	1,271	45	1,892	1,317	46	1,949	1,357	48	1,987	1,383	49	1,995	1,388	49			
P5	14 watts	NFL	5	30	3	3																3,535	227	16
		MFL	72	73	53	54																359	249	18
		FL	69	68	55	56																228	154	11
		WFL	64	68	46	55																173	113	8

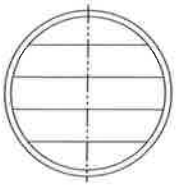
OPERATING TEMPERATURE: -20°C through 50°C P1, P2 & P5; -20°C through 40°C P3.

ACCESSORIES

INTERNAL



INTERNAL HONEYCOMB LOUVERS — IHL
Hexagonal cell louver with 45° cut-off.



LINEAR SPREAD FILTER — LSF
6.68" diamter, spreads the beam of light along one axis only. May be oriented to spread the light horizontally or vertically.

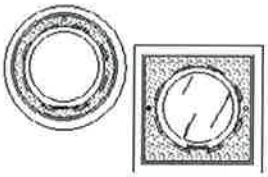
EXTERNAL



QUARTER GLARE SHILEDS — GS
Rolled sheet aluminum or brass. 360° of adjustment on fixture door, with lock down. May be field installed to door as shown.
(Not recommended for foot traffic areas.)



ROCKGUARD — RG
Cast aluminum or cast bronze material.
(Not recommended for foot traffic areas.)



STAINLESS STEEL or BRONZE TRIM RINGS — BTR, BTS, STR, STS
A decorative escutcheon used when a high finish look is wanted. For finishing marble, tile or other installations. Available in round or square. Door is flush with escutcheon. Not available on SS doors.



LEXAN DOME — LC
A Lexan protective cover for use in areas where loose debris such as leaves and pine needles accumulate.

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Phone: 800-705-SERV (7378) • www.hydrel.com

SPECIFICATIONS AND FEATURES

INTENDED USE: The M9400C LED incorporates a modular design with a water-tight module and junction box intended for applications with flow-through capability. The design of the housing starts at the rough-in sections with a molded junction box and holes at the bottom, allowing a pathway for the water to flow through the housing and drain out the bottom. This product is ideal for all outdoor uplight applications, such as wall washing and feature accentuation.

DOOR MATERIAL: Cast aluminum, cast bronze or stainless steel. Available in round or square door trim. Finish is natural aluminum or bronze. Stainless steel door is brushed finish. Aluminum doors may be painted. See ordering guide.

ROUGH-IN SECTION: Injection molded polymer with integral junction box for thru-branch wiring. The housing is U.V. stabilized, impact and corrosion resistant for use in all types of environments. The rough-in houses the LED and power module components and top door finishing section. Potting compound (PC21) recommended for junction box splices. PC21 sold separately.

CONDUIT ENTRIES: Two (2) bottom or side entries available. Box suitable for through-branch wiring. Splicing volume is 25 in^3 (410 ccm)

FINISHING SECTION: Double lens design includes door assembly with 360° Aim-Lock™ module support and tilt ring that allows 15° of aiming. Active optical lenses are also available. Module indexing provides easy maintenance without re-aiming. Door trim locks into position with two stainless steel captive, tamper-resistant fasteners.

LED MODULE: Over molded brass housing, factory-sealed and purged of all moisture for longer component life. The LED module is suspended below the top door lens in a surface adjustable, 15° tilt mechanism. Lens is sealed with silicone gasket and stainless steel clamp band assembly with single fastener. Electrical connection to LED module is done through a submersible quick disconnect plug connector with gold-plated contacts.

LIGHT ENGINE: Light engine consist of a chip-on-board (COB) LED directly coupled to the housing to maximize heat dissipation and promote long life (100,000 hrs, L75) and (100,000 hrs, L93 for VNSP). All within 3 MacAdam ellipses

POWER MODULE: LED driver is encapsulated in a custom heat-dissipating epoxy resin that eliminates all moisture intrusion. Module is provided with submersible rated cord leads for connection to integral junction box and LED module.

ELECTRICAL: MVOLT (120-277) 50/60 Hz LED power supply. Class 2 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. 6 kv Surge protection meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

LISTING: cCSAus, suitable for wet locations, laboratory tests conducted by CSA to UL Standard UL-1598 and UL-8750. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY: 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Consult factory for details.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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Phone: 800-705-SERV (7378) • www.hydrel.com

PORCH POP UP EXH



THE BIRMINGHAM MUSEUM

EVERY FRIDAY 1—4 MAY TO SEP

CITY OF BIRMINGHAM
Date 04/29/2021 11:06:40 AM
Ref 00179438
Receipt 573991
Amount $100.00

APPROVED
5/6/21
PAA21-0038

Admin. Sign Approval

City of Birmingham
A Walkable Community

~~Preliminary or Final Historic Sign/Design Review Application~~
~~Historic District Commission~~
Planning Division

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

1. Applicant
Name: Ron & Roman, Inc.; Roman Bonislawski
Address: 275 E. Frank St.
Birmingham MI 48009
Phone Number: 248-723-5790
Fax Number:
Email address: roman@ronandroman.com

2. Property Owner
Name: James Esshaki; Essco Development
Address: 210 S. Old Woodward Ave.
Birmingham, MI 48009
Phone Number: 248-645-5900
Fax Number:
Email address: jesshaki@esscodevelopment.com

3. Applicants Attorney/Contact Person
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email address:

4. Project Designer/Developer
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email address:

5. Required Attachments

- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of scaled plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with changes marked in color.
- Certified land survey
- Landscape plan showing all existing and proposed elements
- Photographs of existing site and/or building.
- Current aerial photos of the subject site, including all adjacent properties within 200 ft.
- Warranty Deed with legal description of property.
- Samples of all materials to be used
- Catalog sheets for all proposed lighting, mechanical equipment and outdoor furniture.
- Completed Checklist.
- Digital copy of plans.
- Any new structures or additions will require a signed letter from DTE approving the location of all electrical transformers and electrical equipment.
- Additional information as required.

6. Project Information
Address/Location of the property: 255 S. Old Woodward Suite #100
Name of development: Swift Home Loans
Sidwell #:
Current Use: office
Proposed Use: office
Area of Site in Acres:
Current zoning: B-4
Zoning of Adjacent Properties: B-4, B-2, PP
Name of Historic District Site is Located in: Downtown
Date of Application for Preliminary Historic Design Review: —
Date of Preliminary Historic Design Review Approval: —
Date of Planning Board Approval: —
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: —
Will proposed project require the division of platted lots? no.
Will proposed project require the combination of platted lots? no.

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

new exterior Building Identification sign • painted flat cut aluminum pinned off letters & logo symbol, non-illuminated

8. Buildings and Structures

Number of Buildings on Site: 1
Height of Buildings & # of Stories: ≈ 44', 3 stories aboveground
Use of Buildings: office / retail
Height of Rooftop Mechanical Equipment: —

9. Additions (in Square Feet)

Proposed Use: none
Number of Floors:
Number of Sq. Ft. on Each Floor:
Height:
Total Floor Area:
Retail Space:
Assembly Space:
Office Space:
Industrial Space:
Seating Capacity:

10. Required and Proposed Parking

Required number of parking spaces: none
Typical angle of parking spaces:
Typical width of maneuvering lanes:
Location of parking on site:
Location of parking off site:
Number of light standards in parking area:
Screenwall material:
Proposed number of parking spaces:
Typical size of parking spaces:
Number of spaces <180 sq. ft.:
Number of handicap spaces:
Shared parking agreement?
Height of light standards in parking area:
Height of screenwall:

11. Landscaping

Location of landscape areas: none
Proposed landscape material:

12. Building Lighting

Number of light standards on building: none
Size of light fixtures (L•W•H):
Maximum wattage per fixture:
Light level at each property line:
Type of light standards on building:
Height from grade:
Proposed wattage per fixture:

13. Maximum Signage Allowance Calculation

Building Frontage (in feet): 213'-4"
Maximum Sign Area Allowed:
Sign Area Proposed: 37 sf

Maximum Sign Area = 1 square foot (1.5 for Woodward addresses) per each linear foot of principal building frontage.

14. Location of Proposed Signs

S. old woodward Elevation, at top of South corner

15. Number of Sign(s)

Wall: 1
Ground:
Projecting (Blade):
Canopy:
Building Name:
Post-Mounted Projecting:

16. Sign Size, Material & Content

Sign #1

Type of Sign: wall
Width: 12'-3"
Depth: 2"-6" projection (.5" thick letters)
Height: 36"
Total Square Feet: 37 sf
Height of Lettering: 9"
Height from Grade: 38'
Projection from Wall: 2"-6"
Sign Reads: "Swift Home Loans"
Sign Materials: aluminum
Sign Color(s) (including PMS color #): pure white & process blue

Sign #2

Type of Sign: —
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

Sign #3

Type of Sign: —
Width:
Depth:
Height:
Total Square Feet:
Height of Lettering:
Height from Grade:
Projection from Wall:
Sign Reads: "
"
Sign Materials:
Sign Color(s) (including PMS color #):

17. Existing Signs Located on Property

Number of Signs: 3
Sign Type(s): wall
Square Feet per Sign:
Total Square Feet of Existing Signage: 106 sf plus 54 sf future

18. Sign Lighting

Type of Lighting Proposed: none
Size of Light Fixtures (LxWxH):
Maximum Wattage per Fixture:
Location:
Number Proposed:
Lighting Height from Grade:
Proposed Wattage per Fixture:
Style (include specifications):

19. Landscaping (ground signs only)

Location of Landscape Areas: none
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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: _____ Date: 4-21-21

Print Name: Ardi Numan

Signature of Applicant: _____ Date: 4.21.21

Print Name: Roman Bonislawski

Signature of Architect: _____ Date: 4.21.21

Print Name: Roman Bonislawski

Office Use Only

Application #: PAA21-0038 Date Received: 4/26/21 Fee: $100.00

Date of Approval: 5/6/21 Date of Denial: N/A Accepted by: _____

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, James Esshaki, OF THE STATE OF MI AND
(Name of property owner)
COUNTY OF oakland STATE THE FOLLOWING:

1. That I am the owner of the real estate located at 255 S. Old Woodward Ave. suite #100
(Address of affected property)
2. That I have read and examined the Application made to the City of Birmingham by: Roman Borislawski;
(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.

Dated: 4/21/2021

James Esshaki

Owner's Name (Please Print)

James Esshaki

Owner's Signature

R O N A N D R O M A N

TRANSMITTAL

Date: *4/21/2021*

To: Planning Dept.
City of Birmingham, MI

From: *Nicole Adler*
Ron and Roman, Inc.
Cell: 248-202-3717

Re: Sign Review

Encl: 255 S. Old Woodward Ave. #100
Swift Home Loans
2 copies



PANTONE®
Proc. Blue C

R O N A N D R O M A N

TRANSMITTAL

Date: *4/26/2021*

To: Planning Department
City of Birmingham, MI

From: *Nicole Adler*
Ron and Roman, Inc.
Cell: 248-202-3717

Re: 255 S. Old Woodward Ave., #100
Swift Home Loans

Encl: Replacement Check
for Sign Application, administrative approval

NEW PROPOSED BUILDING IDENTIFICATION
SIGN - NON ILLUMINATED = 37 SF



City of Birmingham
A Walkable Community

Administrative Approval Application
Planning Division
Form will not be processed until it is completely filled out

APPROVED 4/23/21 PAA21-0028

1. Applicant
Name: Heller & Assoc.
Address: 7 S. Perry St.
Pontiac, MI 48342
Phone Number: 248-322-6777
Fax Number: 248-322-6222
Email: dabate@hellerhomes.net

Property Owner
Name: Merrillwood Collection
Address: 251 E. Merrill, Ste. 212
Birmingham, MI 48009
Phone Number: 248-647-8590
Fax Number: 248-647-3038
Email: jai@iglawfirm.com

2. Applicant's Attorney/Contact Person
Name: Benjamin Heller
Address: 7 S. Perry St.
Pontiac, MI 48342
Phone Number: 248-322-6777
Fax Number: 248-322-6222
Email: dabate@hellerhomes.net

Project Designer
Name: Benjamin Heller
Address: 7 S. Perry St.
Pontiac, MI 48342
Phone Number: 248-322-6777
Fax Number: 248-322-6222
Email: dabate@hellerhomes.net

3. Project Information
Address/Location of Property: 251 E. Merrill St.
Birmingham, MI 48044
Name of Development: Merrillwood Building
Parcel ID #: 08-19-36-201-019
Current Use: Mixed Use
Area in Acres: 0.679
Current Zoning: B-4

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

4. Attachments
- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- 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

5. Details of the Request for Administrative Approval
We had acquired an administrative approval back in 2018 for a major renovation. There are several items you have requested we provide in order to gain a building permit for the next phase of renovation to the apartment garage and vestibule. We are submitting new plans and specifications to address your comments. Please see attached for light fixtures, new doors/windows, interior railing and interior garage doors.

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: 3.29.2021

Office Use Only

Application #: PAA21-0028 Date Received: 4/1/21 Fee: $100.00

Date of Approval: 4/23/21 Date of Denial: N/A Reviewed by:

RECEIVED APR 01 2021 CITY OF BIRMINGHAM COMMUNITY DEVELOPMENT DEPT.

City of Birmingham

CONSENT OF PROPERTY OWNER

MERRILLWOOD INVESTMENT, LLC

I, MERRILLWOOD COLLECTION, 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 251 EAST MERRILL STREET:
(Address of Affected Property)

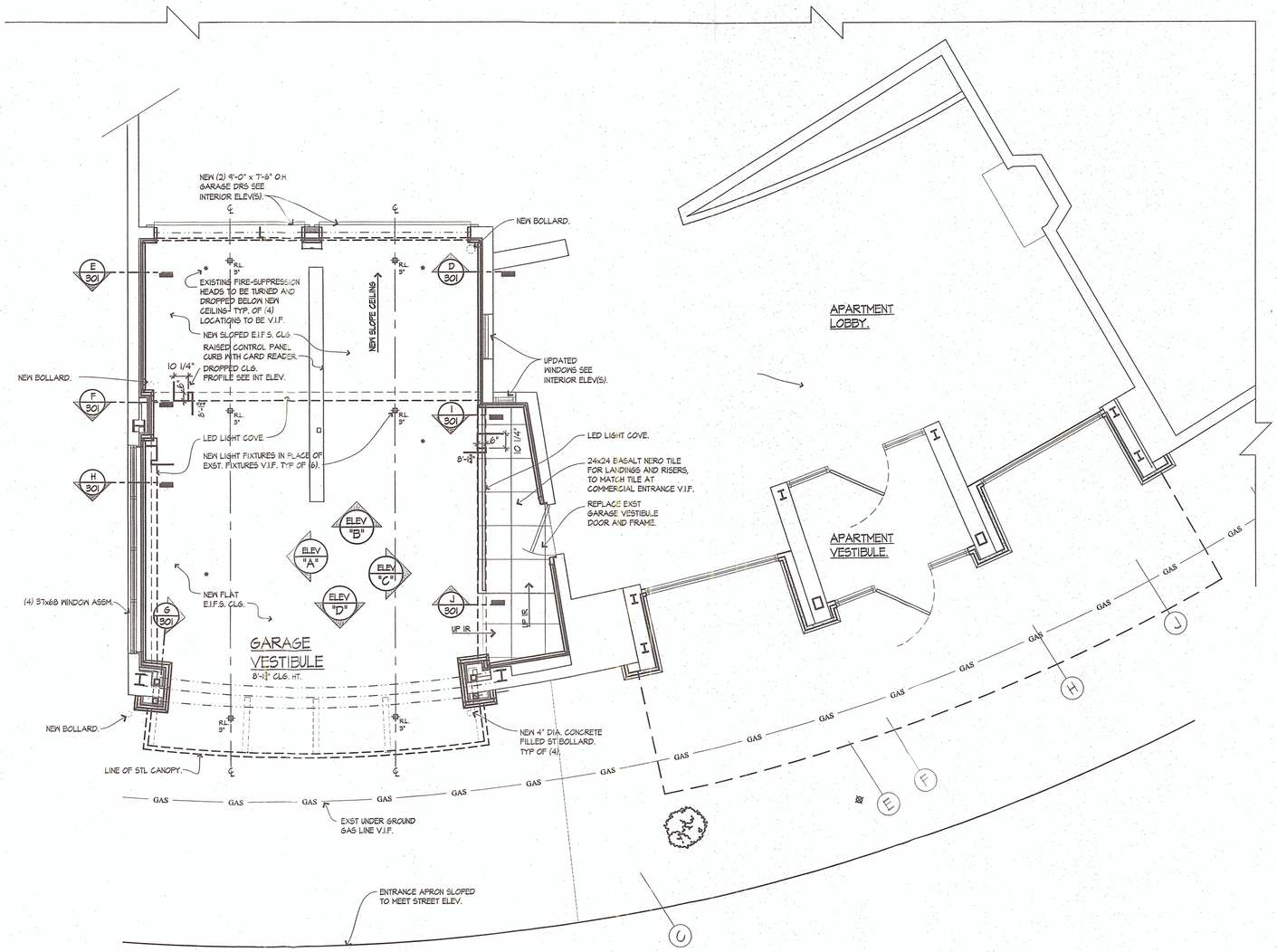
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: HELLER AND ASSOCIATES;
(Name of Applicant)

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.

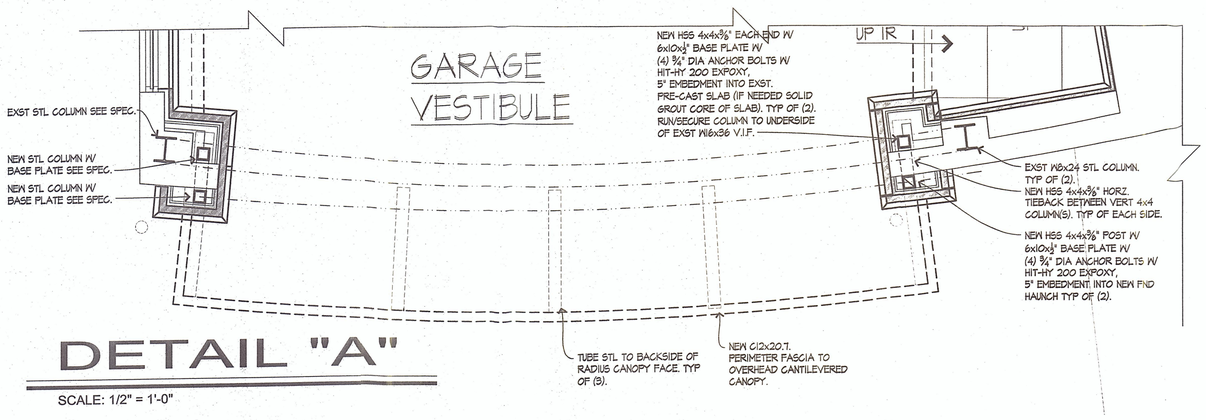
Name of Owner (Printed): JEFFREY A. ISHBIA, Manager

Signature of Owner: _____ **Date:** 9-22-20



GARAGE VESTIBULE PLAN

SCALE: 1/4" = 1'-0"



DETAIL "A"

SCALE: 1/2" = 1'-0"

MATERIAL SCHEDULE.

MATERIAL	FINISH	LOCATION	SPEC.	DESCRIPTION
LIMESTONE.	SMOOTH FACE. COLOR: BUFF	COMMERCIAL, APARTMENT, & GARAGE ENTRANCE AREA(S).	.	STANDARD RAKED MORTAR JOINTS TO MATCH EXST. ARCH.
D.E.F.S. (DIRECT EXTERIOR FINISH SYSTEM)	TEXTURE & COLOR (BUFF) TO MATCH LIMESTONE.	INTERIOR WALLS/CLG OF GARAGE VESTIBULE AREA.	.	WALLS ABOVE L.STN SKIRT AND SUSPENDED CEILING AREAS OF GARAGE VESTIBULE.
LANDING TILE FLOOR .	CHARACTERISTICS TO MATCH EXISTING TILE AT COMMERCIAL ENTRANCE.	STAIR/LANDING AREA(S) OF VESTIBULE.	24x24 BASALT NERO.	.
GLASS & ALUMINUM - DR/WINDOW	GLASS = CLEAR. FRAME = EXTRA DARK BRONZE.	GARAGE VESTIBULE AREA.	14000 SERIES FLUSH GLAZE TUBELITE	1" INSULATED TEMPERED GLASS.
GARAGE DOOR(S) TYP OF (2).	BRONZE.	SEPARATION BETWEEN GARAGE VESTIBULE AND UNDERGROUND PARKING.	CLOPAY AVANTE COLLECTION.	ALUM FRAME W/ POLYGAL COMPOSITE GLASS.
STEEL	BLACK.	GARAGE VESTIBULE ENTRANCE.	FINAL STL. COMPONENTS PER FABRICATORS SPECIFICATIONS.	EXPOSED STRUCTURAL MEMBERS.
METAL GUARD/HAND RAIL.	TEXTURE = SMOOTH. COLOR = EXTRA DARK BRONZE.	BETWEEN LANDING AND RAMP AREA OF VESTIBULE.	.	STRAIGHT NEWEL, SPINDLE, AND RAIL.
WALL SCONCE.	CHARCOAL.	GARAGE VESTIBULE ENTRANCE TYP OF (2).	TECH LIGHTING ASPEN 26 7000WASPWB026DHANVELPSP	POWDER COAT FINISH, IP-65 RATED, IMPACT RESISTANT FROSTED ACRYLIC LENS.
.	.	.	.	.

STATE OF MICHIGAN
LAWRENCE P. MANNELLA
No. 43820
REGISTERED PROFESSIONAL ENGINEER

Date sealed: 03-18-21
License Expires: 04-22-23

HELLER & ASSOCIATES
DESIGN + BUILD
HELLER & ASSOCIATES
7 SOUTH PERRY STREET - PONTIAC, MICHIGAN 48342 - OFFICE: (248) 332-6777/FAX: (248) 332-6222 - www.hellerhomes.net

MERRILLWOOD BUILDING
225 E. MERRILL STREET BIRMINGHAM, MI 48009

GARAGE VESTIBULE PLAN

COPYRIGHT 2021

DESIGN BY:	
B. HELLER	
D. FUHRMAN	
DRAWN BY:	
D. ABATE	
ISSUED / FOR	
02.26.21	
03.05.21	
03.11.21	
03.18.21	
PAGE NO. #	
A100	

CITY OF BIRMINGHAM
Date 04/29/2021 11:12:02 AM
Ref 00179445
Receipt 573993
Amount $100.00

City of Birmingham
A Walkable Community

APPROVED
4/30/21
P-1121-0040

Administrative Approval Application
Planning Division

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

1. Applicant
Name: Ron & Roman, Inc.; Roman Bonislawski
Address: 275 E. Frank St. Birmingham MI 48009
Phone Number: 248-723-5790
Fax Number:
Email Address: roman@ronandroman.com

2. Property Owner
Name: James Esshaki
Address: 210 S. Old Woodward Ave. Birmingham MI 48009
Phone Number: 248-645-5900
Fax Number:
Email Address: jesshaki@esseadevelopment.com

3. Applicant's Attorney/Contact Person
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email Address:

4. Project Designer/Developer
Name: same as applicant
Address:
Phone Number:
Fax Number:
Email Address:

5. Project Information
Address/Location of Property: 255 S. Old Woodward Ave. #150
Name of Development: Cosmo Salon Studios
Parcel ID#:
Current Use: office building/retail
Area in Acres:
Current Zoning: B-4

Name of Historic District if any: downtown
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
relocate tenant entry door to exterior plaza and provide new exposed aggregate concrete walk, landing & steps to relocated entry.

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

Signature of Applicant: [signature] Date: 4.28.21

Office Use Only

Application #: PAA21-0040 Date Received: 4/29/21 Fee: $100.00
Date of Approval: 4/30/21 Date of Denial: N/A Reviewed By:

City of Birmingham
A Walkable Community

CONSENT OF PROPERTY OWNER

I, James Esshaki (Name of Property Owner), OF THE STATE OF MI AND

COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 255 S. Old Woodward Ave. #150 (Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by: Ron & Roman, Inc. (Name of Applicant);

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

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

Name of Owner (Printed): James Esshaki

Signature of Owner: James Esshaki **Date:** 4/28/2021

R O N A N D R O M A N

TRANSMITTAL

Date: *4/28/2021*

To: *Planning Department*
City of Birmingham, MI

From: *Nicole Adler*
Ron and Roman, Inc.
Cell: 248-202-3717

Re: 255 S. Old Woodward Ave.
suite # 150 ; Cosmo Salon Studios

Encl:

(2) sets G101, D101, A101

for Administrative Approval

COSMO SALON STUDIOS

SCOPE OF WORK:

NEW INTERIOR BUILD OUT:

- PARTITIONS
- CEILINGS
- LIGHTING
- PLUMBING
- HVAC
- MILLWORK
- FINISHES

EXTERIOR MODIFICATIONS:

- RELOCATE STOREFRONT ENTRY
- NEW ENTRY RAMP, STEPS & LANDING
- NEW RTU WITH DUCTWORK

SEPARATE PERMIT:

- SIGNAGE

CODE DATA:

CONSTRUCTION TYPE: IIIB

EXISTING GROUP: B (BUSINESS)
NEW USE GROUP: B (BUSINESS), BARBER & BEAUTY SHOP

TENANT AREA: 3,772 SF EXISTING

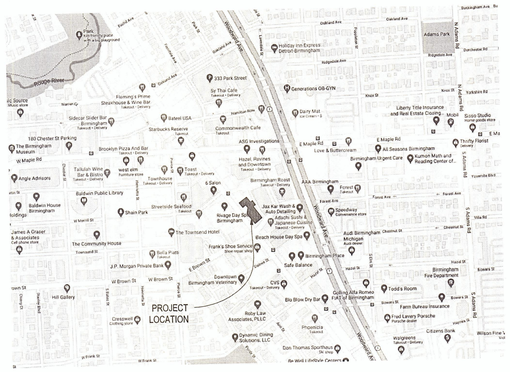
THE BUILDING IS FULLY SPRINKLED

CURRENT CODES:

- 2015 MICHIGAN BUILDING CODE
- 2009 ICC/ANSI A 117.1 MICHIGAN BARRIER FREE DESIGN LAW
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2017 MICHIGAN ELECTRICAL CODE
- 2015 MICHIGAN ENERGY CODE, ANSI/ASHRAE/IESNA STANDARD 90.1-2013
- 2015 INTERNATIONAL FIRE CODE

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODE IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THE PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS, AND/OR CITY OF BIRMINGHAM CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

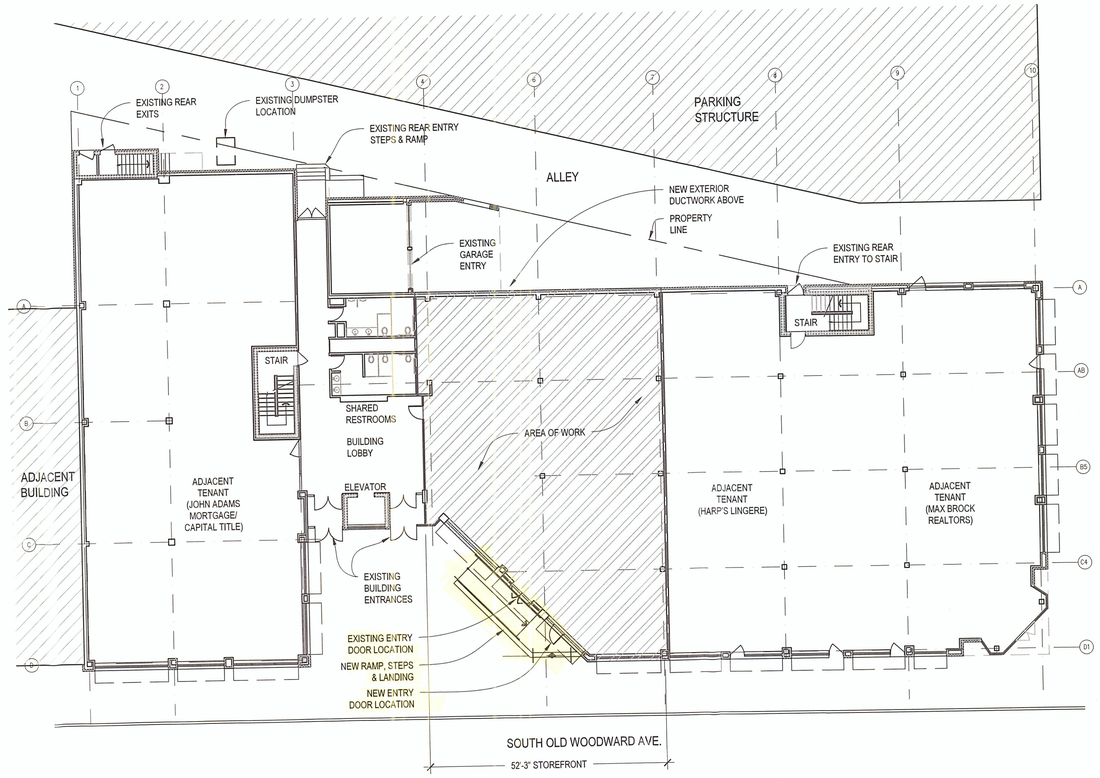
DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
ROMAN BONISLAWSKI, R.A. LICENSE #: 37397



LOCATION MAP
NOT TO SCALE

NORTH

SHEET INDEX			
SHEET	TITLE	PERMIT	CURRENT
G101	GENERAL INFORMATION	•	
D101	DEMOLITION PLAN	•	
A101	MAIN FLOOR PLAN	•	
A102	REFLECTED CEILING PLAN	•	
A103	ROOF PLAN	•	
A201	EXTERIOR FRONT ELEVATIONS	•	
A202	EXTERIOR REAR ELEVATIONS	•	
A301	INTERIOR ELEVATIONS & DETAILS	•	
M.000	MECHANICAL LEGEND, SYMBOLS & SHEET INDEX	•	
M.100	OVERALL SANITARY & VENT PLUMBING FLOOR PLAN	•	
M.101	OVERALL DOMESTIC WATER PLUMBING FLOOR PLAN	•	
M.200	OVERALL HVAC FLOOR PLAN	•	
M.300	MECHANICAL ROOF PLAN	•	
M.400	MECHANICAL SCHEDULES	•	
M.401	MECHANICAL DETAILS	•	
M.500	MECHANICAL SPECIFICATION	•	
E.000	ELECTRICAL LEGEND, SYMBOLS & SHEET INDEX	•	
E.200	ELECTRICAL POWER PLAN	•	
E.201	PARTIAL ELECTRICAL ROOF PLAN	•	
E.300	ELECTRICAL LIGHTING PLAN	•	
E.301	LIGHTING SCHEDULE & DETAILS	•	
E.400	ELECTRICAL RISER DIAGRAM / PANEL SCHEDULE	•	
E.401	ELECTRICAL SCHEDULE	•	
E.500	ELECTRICAL SPECIFICATIONS	•	



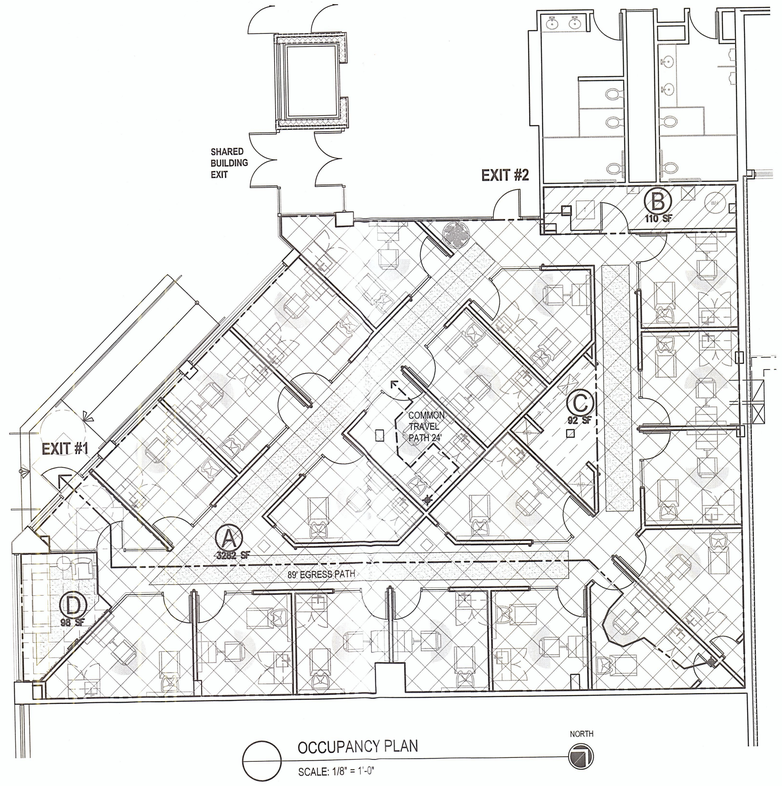
OVERALL GROUND FLOOR BUILDING PLAN
SCALE: 1/16" = 1'-0"

NORTH

OCCUPANT LOAD CALCULATIONS				
	DESCRIPTION	OCC PER TABLE 1004.1.2		OCC
A	BARBER / BEAUTY SHOP	3282 SF @ 15 SF NET EA. =	32.8	33
B	STORAGE / MECHANICAL	110 LF @ 1.5 LF EA. =	0.4	1
C	KITCHEN	92 SF @ 7 SF NET EA. =	0.5	1
D	WAITING AREA	98 SF @ 15 SF NET EA. =	6.5	7
		TOTAL OCCUPANT LOAD		42

PLUMBING FIXTURES	Water Closets		Lavatories	
	M	W	M	W
	42.0 / 2 = 21.0 / 60	42.0 / 2 = 21.0 / 60	42.0 / 2 = 21.0 / 60	42.0 / 2 = 21.0 / 60
REQUIRED	0.35	0.35	0.35	0.35

REQUIRED WATER CLOSETS & LAVATORIES ARE LOCATED IN SHARED BUILDING RESTROOM FACILITIES.



OCCUPANCY PLAN
SCALE: 1/8" = 1'-0"

NORTH

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

APPROVED
4/20/21
PANEL-0046

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

BUILDING PERMIT	3/12/21

Sheet Title:

GENERAL INFORMATION

Sheet Number:

G101

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DEMOLITION NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING FIELD CONDITIONS SO AS TO FAMILIARIZE HIMSELF WITH DEMOLITION AND REMOVAL WORK WHICH MAY BE REQUIRED TO PRODUCE THE END RESULTS INTENDED BY THIS DRAWING.

2. IT IS THE INTENT THAT EACH PORTION OF THE DEMOLITION WORK BE DONE BY THE SPECIALTY TRADE INVOLVED IN THE ORIGINAL INSTALLATION, THEREBY ASSURING EXISTING SYSTEM OR PORTIONS OF ORIGINAL CONSTRUCTION TO REMAIN WILL NOT BE ADVERSELY AFFECTED. THEREFORE, ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE PROPOSED WORK AND MAKE ALLOWANCE IN THEIR PROPOSALS TO INCLUDE ALL REQUIRED DEMOLITION AND REMOVAL.

3. CONTRACTOR SHALL BE REGISTERED WITH THE CITY OF BIRMINGHAM AS REQUIRED, LICENSED AND BONDABLE.

4. IF REQUIRED, CONTRACTORS SHALL PROVIDE CERTIFICATES OF INSURANCE BEFORE STARTING ANY WORK. VERIFY TYPES AND AMOUNTS OF COVERAGE WITH OWNER.

5. INSPECT EXISTING BUILDING CONSTRUCTION AS REQUIRED AND PROVIDE ALL NECESSARY PROTECTION MEASURES TO ENSURE THE HEALTH AND SAFETY OF ALL WORKMEN AND THE GENERAL PUBLIC PRIOR TO THE START OF DEMOLITION WORK.

6. THE OWNER SHALL PROVIDE AND PAY FOR ALL TEMPORARY POWER AND WATER.

7. ABANDONED MECHANICAL AND ELECTRICAL LINES ARE TO BE REMOVED TO A POINT BEHIND OR WITHIN THE FINISHED FLOOR, WALL OR CEILING. ABANDONED ELECTRICAL WIRING IS TO BE REMOVED TO POINT OF ORIGIN. ALL OTHER LINES SHALL BE GROUNDED AND CAPPED, AND GENERALLY MADE SAFE.

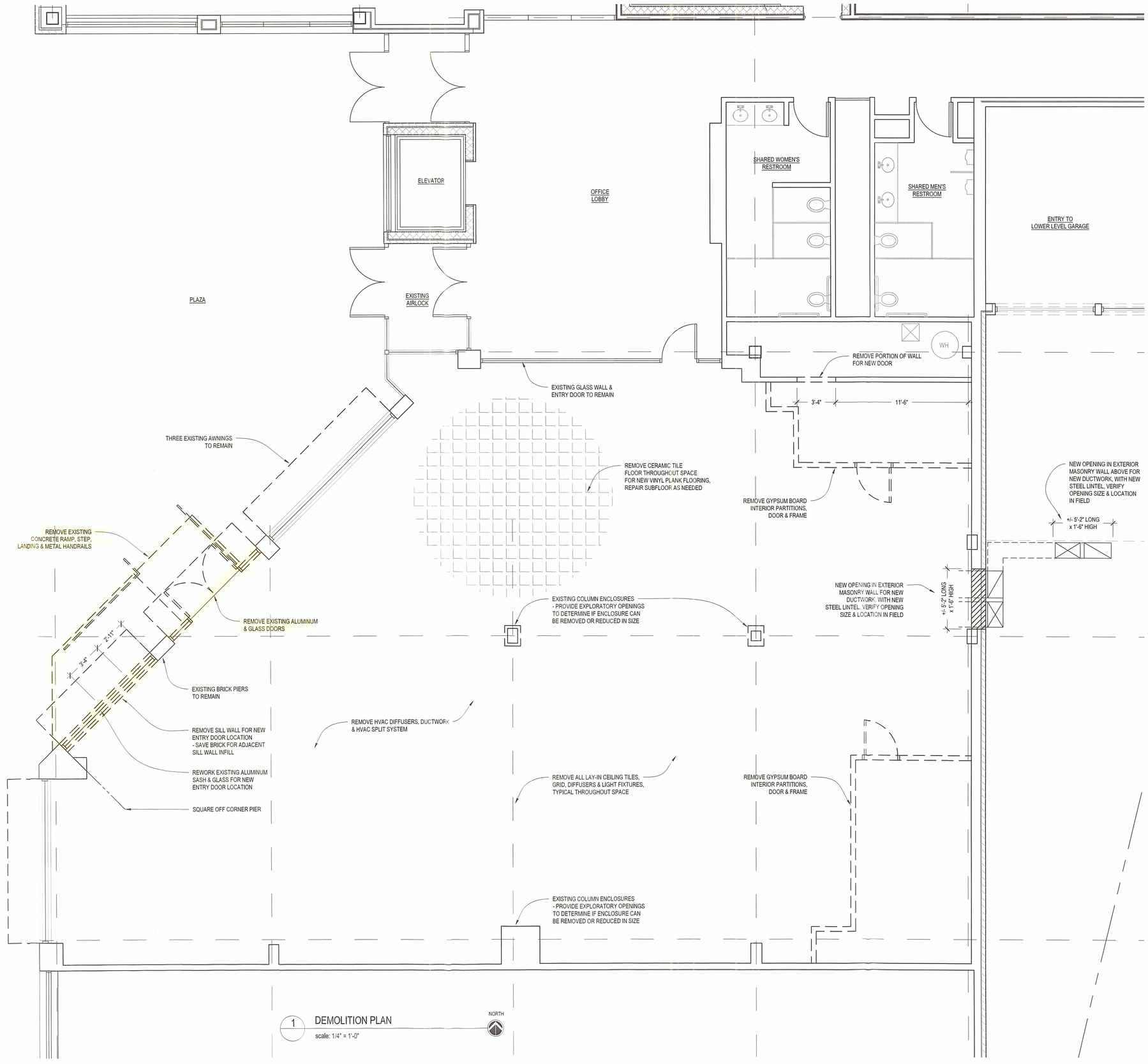
8. COORDINATE TRASH REMOVAL REQUIREMENTS WITH THE CITY OF BIRMINGHAM. GENERAL CONTRACTOR IS TO PROVIDE APPROVED TRASH CONTAINERS AS MAY BE REQUIRED, AND LEGALLY DISPOSE OF ALL TRASH.

9. UNDER NO CIRCUMSTANCES SHALL EXISTING STRUCTURAL MEMBERS AND SYSTEMS BE ALTERED OR REMOVED UNLESS DOCUMENTED OR DIRECTED BY ARCHITECT.

10. EXISTING AREAS TO REMAIN THAT ARE DAMAGED DURING DEMOLITION WORK SHALL BE PATCHED, REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING SURROUNDS AT NO ADDITIONAL CHARGE TO THE OWNER.

11. ALL EXISTING ITEMS WITHIN THE BUILDING ARE TO BE REVIEWED BY THE OWNER AND ARE CONSIDERED THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.

12. LEAVE ENTIRE CONSTRUCTION AREA BROOM CLEANED ON COMPLETION OF DEMOLITION WORK DAILY.



1 DEMOLITION PLAN
scale: 1/4" = 1'-0"

RONANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

BUILDING PERMIT	3/12/2021

Sheet Title:

DEMOLITION PLAN

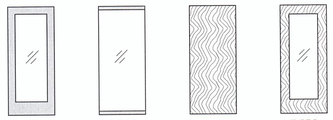
Sheet Number:

D101

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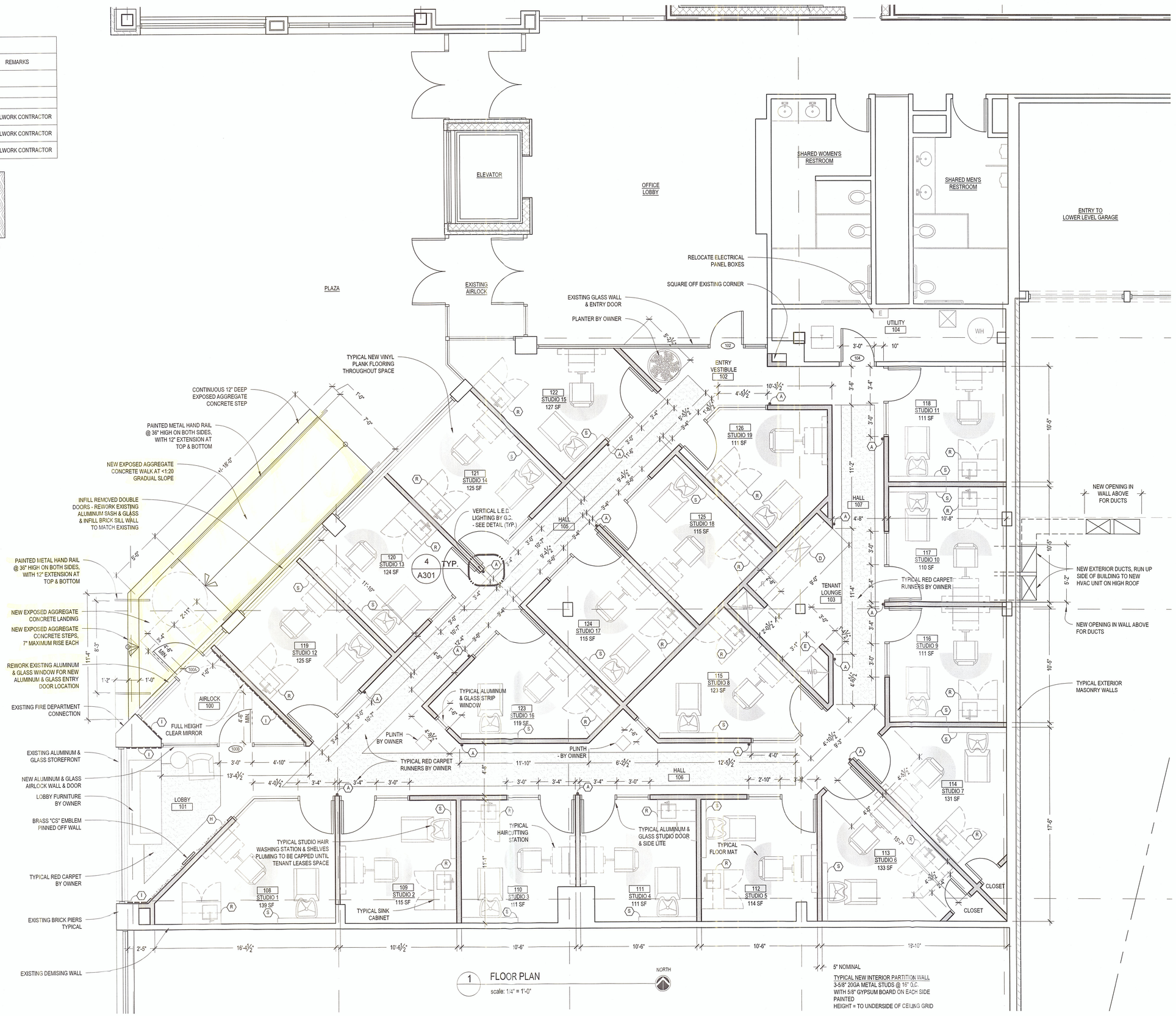
DOOR SCHEDULE

NUMBER	TYPE	SIZE	MATERIAL	FRAME	HARDWARE SET	REMARKS
100A	A	3'-0"x7'-0"	ALUMINUM & GLASS	ALUMINUM		
100B	B	3'-0"x7'-0"	GLASS	ALUMINUM		
102	B	3'-0"x7'-0"	GLASS	ALUMINUM		
103	C	3'-0"x7'-0"	WHITE OAK, ST.&V.	WHITE OAK, ST.&V.		BY MILLWORK CONTRACTOR
108-126	D	3'-0"x7'-0"	WHITE OAK, ST.&V.	WHITE OAK, ST.&V.		BY MILLWORK CONTRACTOR
113B & 114B	C	2'-0"x7'-0"	WHITE OAK, ST.&V.	WHITE OAK, ST.&V.		BY MILLWORK CONTRACTOR



FIXTURE SCHEDULE

ITEM	DESCRIPTION
A	VERTICAL LED STRIP LIGHT DETAIL, BY GENERAL CONTRACTOR (AT 15 LOCATIONS)
B	NOT USED
C	NOT USED
D	KITCHEN BASE AND WALL CABINETS, BY MILLWORK CONTRACTOR
E	LAUNDRY COUNTER, BY MILLWORK CONTRACTOR
F	NOT USED
G	NOT USED
H	SIGN BRASS TRIM AROUND ROSE WALL
I	FLAT WALL MIRROR MOUNTED WITH TABS
J	NOT USED
K	LAMINATE PANEL FINISH
L	STUDIO TENANT BLADE SIGN, BY SIGN CONTRACTOR
M,N,O	NOT USED
P	SUSPENDED GOLD FRAMES IN CEILING, BY MILLWORK CONTRACTOR
Q	NOT USED
R	SINK COUNTER AND CABINETRY UNIT, BY MILLWORK CONTRACTOR
S	HAIRWASHING STATION AND SHELVING



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Project:

COSMO SALON STUDIOS
Salon Studio Fitout in an Existing Building
255 S. Old Woodward, Suite 150 Birmingham, MI 48009

Seal:

Issue Date:

BUILDING PERMIT	3/12/2021

Sheet Title:

FLOOR PLAN

Sheet Number:

A101

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Updated 2/25/2021

Historic District Commission Action List – 2021

Historic District Commission	Quarter	Rank	Status
Schedule Training Sessions for HDC and Community	1st (January-March)	1	☐
Create RFP for Historic Design Guidelines	1st (January-March)	2	☐
Develop and Market Historic Walking Tours	2nd (April-June)	3	☐
Develop Resources for the Michigan Historic Preservation Tax Credit	3rd (July-September)	4	☐
Adopt Historic Preservation Marketing Plan	3rd (July-September)	5	☐
Historic District Ordinance Enforcement	4th (October-December)	6	☐

Updates:

1. Three trainings selected (need to be scheduled):
    - Historic District Commissioner Training
    - Building Assessment 101
    - Understanding Historic Designation
2.