

DESIGN REVIEW COMMITTEE

AGENDA

- 06-147 22023 Michigan – “Parisian Bistro” formerly “Kasey’s Salads & Grille”
- 06-148 4945/4953 Schaefer – “Greenfield Medical Center” “Advanced Orthopedic Center” “Thera Matrix Physical Therapy”
- 06-149 23239 Michigan -- “Dental Health Group”
Discussion on Masonry Ordinances

Meeting Date/Time : August 16, 2006 @ 9:00 a.m.

Location : City Council Chambers

Facilitator : Robert DeBerardino, Deputy Director/Technical Advisor

Attendees : Michael Boettcher, Michael Bewick, Frank Monaghan, Dave Norwood, Steve Guile, Karen Nigoghosian, John Nagy, J. Michael Kirk, John Tanner - Legal Counsel

New Applications

DRC 06-147 Jim’s Awning, 7555 Greenfield, Detroit, MI 48228, requests to install two (2) 4” deep LED halo illuminated wall signs (10’ x 6’) & (6.34’ x 4’) stating “Parisian Bistro” mounted on the front and rear of the tenant space located at **22023 Michigan Ave.**

Sec. 17.06 B (3) & C (3) Wall Signs.

(3) Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. One (1) wall sign, not exceeding ten (10) square feet in area, shall be permitted in any side or rear entrance open to the public.

The plan indicates two (2) wall signs mounted on the north and south (front and rear elevations). The plan indicates a 24 square foot rear sign that exceeds the allowable 10 square feet in sign area requirement.

(2) Halo illuminated letter signs. Halo illuminated letter signs shall be defined as individual, internally neon illuminated letters with opaque face and sides. Halo illuminated letter signs are characterized by indirect illumination, with all illumination projecting from the rear of each letter onto the background surrounding the letters, usually the building facade. Halo illuminated letter signs appear the same as dimensional letter signs during

daylight hours, and appear as silhouetted letters at night. Sides of letters shall not be greater than four (4) inches. Text shall be a minimum height and thirty-six (36) inches maximum height. All transformers, fasteners, and connections shall be concealed from view.

The plan does not indicate that the mounting pins will resist deleterious effects.

DRC 06-148

Peter I. Tzilos Architect, 18277 Filmore, Livonia, MI 48152 requesting to renovate the exterior façade (east and west elevations) of the existing medical office building (existing awning signage installed without a permit) located at 4945/4953 Schaefer commonly known as “Greenfield Medical Center” and “Advanced Orthopedic Center” and “Thera Matrix Physical Therapy”

Sec. 17.05. Development standards for B-D, Downtown Business Districts.

Construction of language and definitions. (D) Architectural standards. All buildings shall be subject to the following physical requirements:

- (1) At least ninety percent (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, face brick, aluminum/vinyl trim. Coarsely textured stucco, wood, and E.F.I.S. (exterior finish insulation system) shall be allowed on the second floor or above.

The plan indicates two (2) rear windows without specifications.

- (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.

A color rendering has not been submitted for review.

- (3) Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or decorative finish materials.

The plan indicates the installation of a Building Board of Appeals approved window. The Michigan Building Code allows for the exemption relative to the installation of a Fire Suppression System.

- (4) All buildings fronting a public walkway shall be directly accessible and have an entrance for the public. Each storefront must have transparent areas, equal to seventy percent (70%) of its portion of the facade, between one (1) and eight (8) feet from the ground. Window coverings during business hours and visible storage are prohibited.

A site visit indicated a locked access from Schaefer.

- (10) Roof-mounted fixture screening, roof-mounted appliances, including, but not limited to, air conditioners, heating apparatus, dust collectors, filters, transformers, and any other such appliance or apparatus, shall be enclosed on all sides by view obscuring screening so as not to be visible from off the site from any angle. If such appliances or equipment are placed on the ground, the above screening requirements shall still apply.

The plan does not indicate screening for roof mounted appliances.

- (13) Facades may be supplemented by awnings, which shall be straight sheds with or without side flaps, not cubed or curved, or backlit. Awnings shall be between eight (8) and twelve (12) feet above sidewalk grade at the lower drip edge. Awnings must avoid street trees and be set back at least two (2) feet from the road curb.

The plan indicates two (2) aluminum framed awnings at the rear of the building installed without the proper permits and they are not straight sheds.

DRC 06-149 Mark Hacker @ Marquee Signs, 15400 Dale, Detroit, MI 48223, requests to install one (1) variable depth Neon halo illuminated wall sign (24' x 15") stating "Dental Health Group" mounted on the front (north elevation) of the tenant space located at **23239 Michigan Ave.**

Sec. 17.06 B (3) & C (3) Wall Signs.

- (3) Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. One (1) wall sign, not exceeding ten (10) square feet in area, shall be permitted in any side or rear entrance open to the public.

The plan indicates one (1) wall sign mounted on the north elevation (front elevations). The plan indicates a 31.2 square foot wall sign.

- (2) **Halo illuminated letter signs.** Halo illuminated letter signs shall be defined as individual, internally neon illuminated letters with opaque face and sides. Halo illuminated letter signs are characterized by indirect illumination, with all illumination projecting from the rear of each letter onto the background surrounding the letters, usually the building facade. Halo illuminated letter signs appear the same as dimensional letter signs during daylight hours, and appear as silhouetted letters at night. Sides of letters shall not be greater than four (4) inches. Text shall be a minimum height and thirty-six (36) inches maximum height. All transformers, fasteners, and connections shall be concealed from view.

The plan does not indicate that the mounting pins will resist deleterious effects.

- DISCUSSION ON MASONRY ORDINANCES