

MEMORANDUM

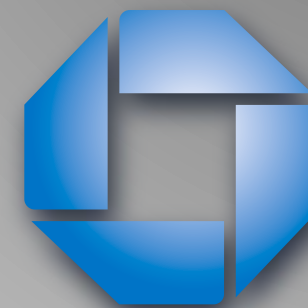
To: Historic District Commission
From: Jill Thacher, Historic Preservation Coordinator
Date: March 11, 2021
Re: Additions to application HDC21-006, 100 S Main (Chase Bank signs)

The signage portion of this application was postponed from the February 11, 2021 HDC meeting. The sign contractor for this project has submitted revised drawings, which are attached along with the original staff report. The signs are no longer internally illuminated – they are edge lit. The face of each letter is opaque, but the edges are translucent. This results in a more defined light than might be accomplished with halo lighting where the edges are also opaque. This is the first edge-lit sign application considered by the HDC.

From the photos provided by the applicant, staff believes this is a subdued and appropriate look to meet the standards and guidelines found in the original staff report when consideration is given to the relatively small size of the signs against this formidable building. As such, staff suggests the following motion:

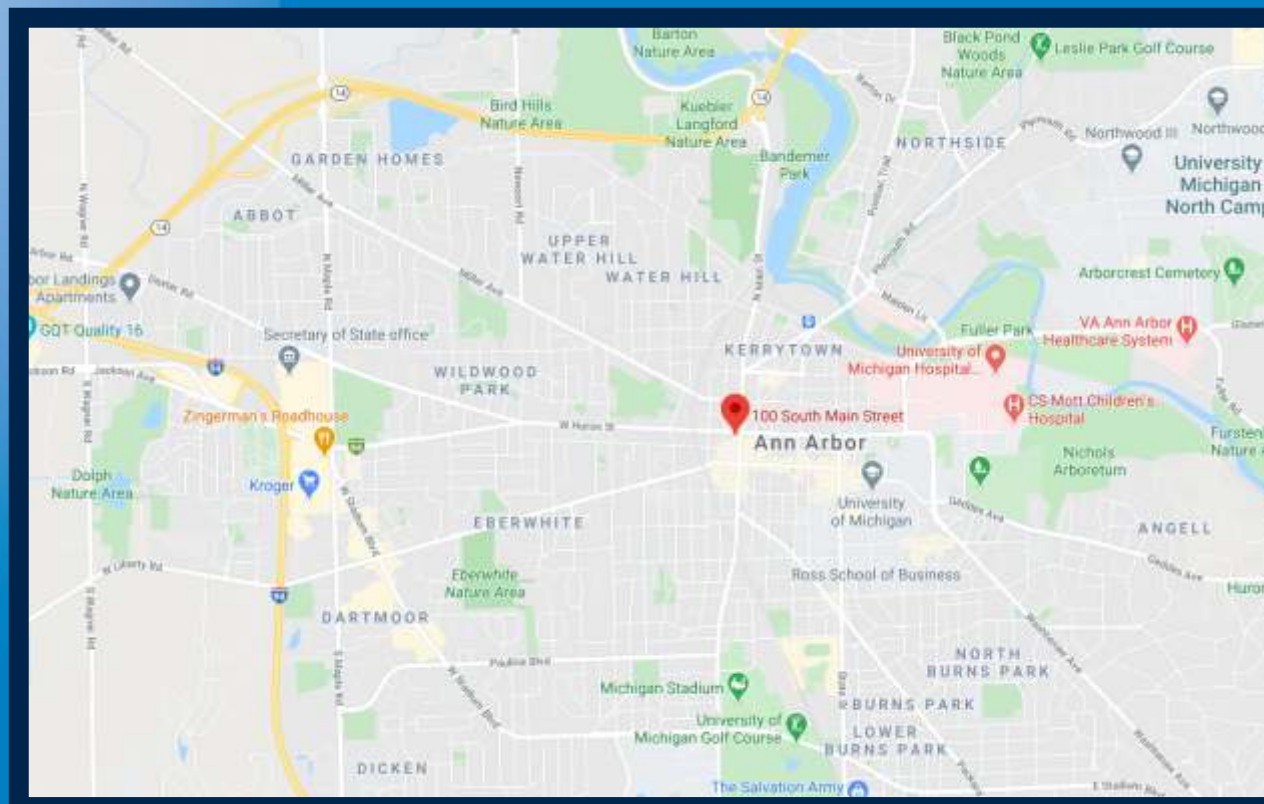
I move that the Commission issue a certificate of appropriateness for the application at 100 South Main Street, a contributing property in the Main Street Historic District, to install three edge-lit wall signs as shown in the amended submission. The work as amended is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10, and the guidelines for storefronts.

CHASE



#38100P367706

Main Washington 100 S. Main Suite 100 Ann Arbor, MI 48104



REVISION NOTES:

- R1: Permit Drawing - Added building photos and sign detail - 01/14/21 TT
- R2: Permit Options 1 - 01/29/21 TT
- R3: Permit Options 1 - Added night view. - 02/02/21 gmc
- R4: Permit Drawings - Chg E.4 to halo lit - 02/15/21 TT



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JP Morgan Chase Bank #38100P367706

Main Washington
100 S. Main Suite 100
Ann Arbor, MI 48104

Initial Date: 08/27/20
 Salesperson: Arthur Navarro
 Coordinator: Tracey Pichierri
 Designer: Thomsen
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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Customer Signature _____ Date _____

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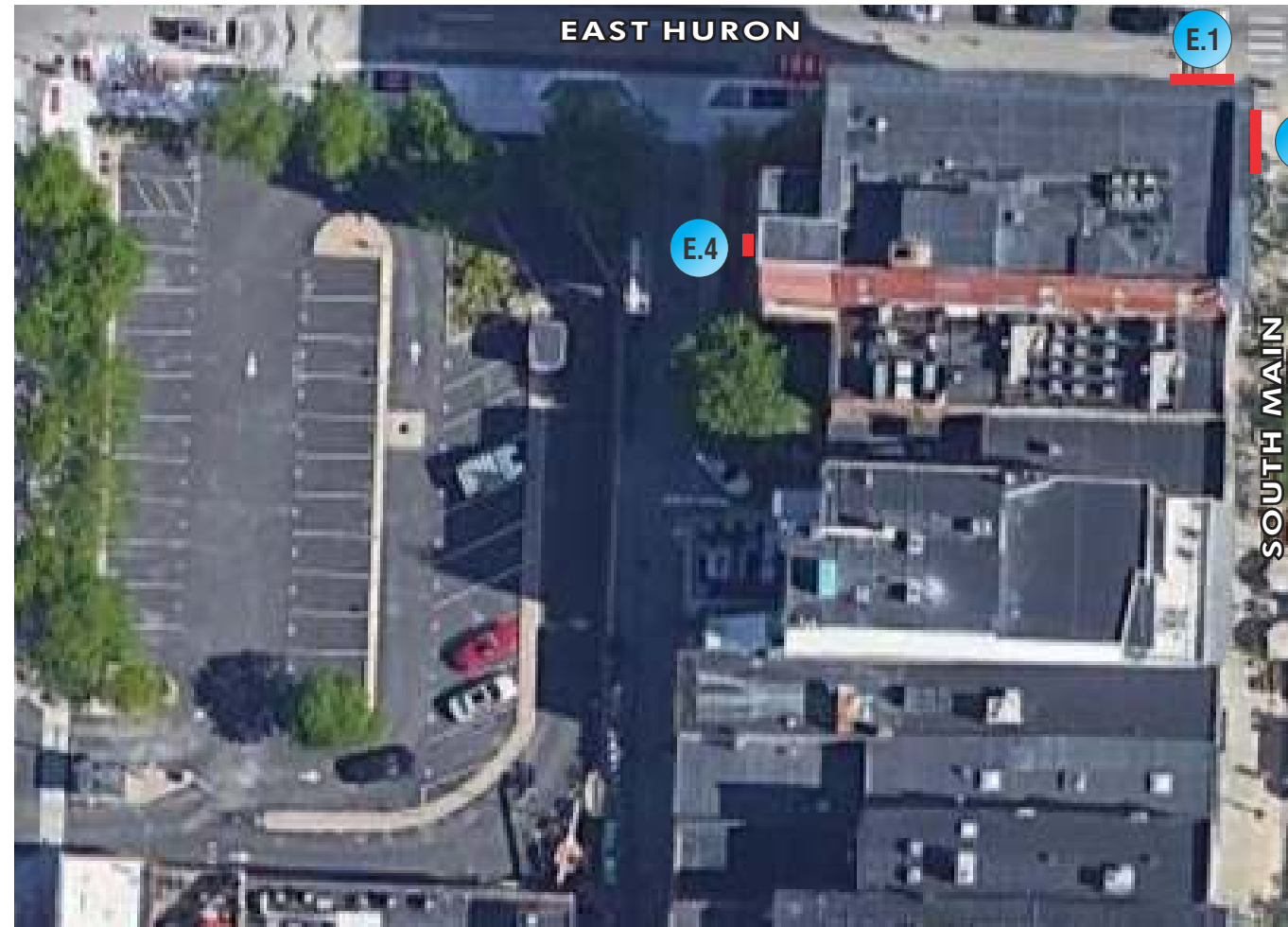
Drawing Number: 20-01117

Project ID: CHASE_38100P367706_1

Revision: PERMIT R4-02.15.21

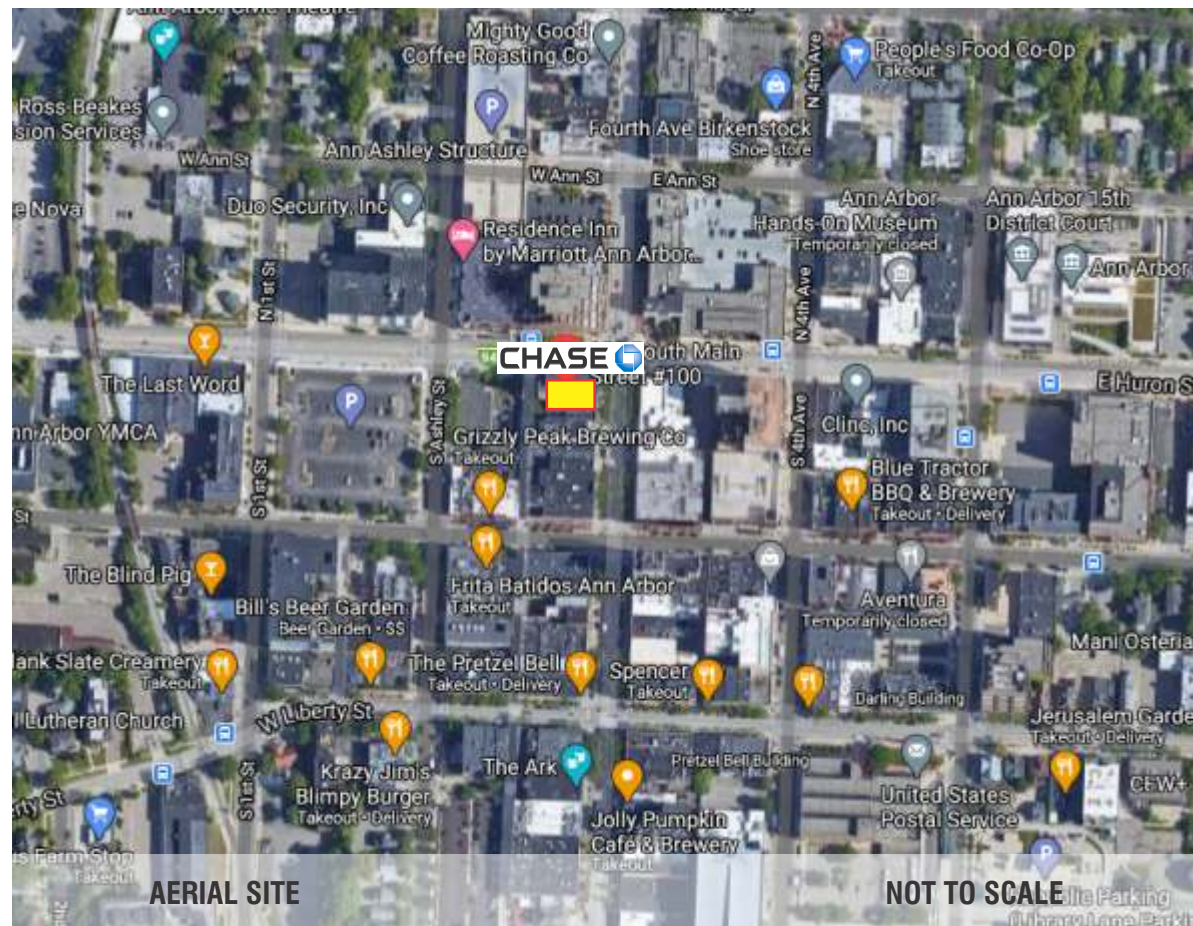
EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
North	E.1	CHA-CLR-CUSTOM-16-21	16" White Channel Edge-Lit Letters and Logo	12.5
East	E.2	CHA-CLR-CUSTOM-16-21	16" White Channel Edge-Lit Letters and Logo	12.5
West	E.4	CHA-CLR-OCT-60-CUSTOM	Halo Illuminated Octagon	25
Total Proposed Sq Ft				50



SITE PLAN

SCALE: 1" = 40'-0"



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Sign Legend / Site Plan

SIGNAGE OVERVIEW



NORTH ELEVATION - EXISTING CONDITIONS

E.1 CHA-CLR-CUSTOM-16-21
CENTER-MOUNT RACEWAY



NORTH ELEVATION - PROPOSED CONDITIONS SCALE: 1/8"=1'-0"



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Exterior Elevations

SIGNAGE OVERVIEW



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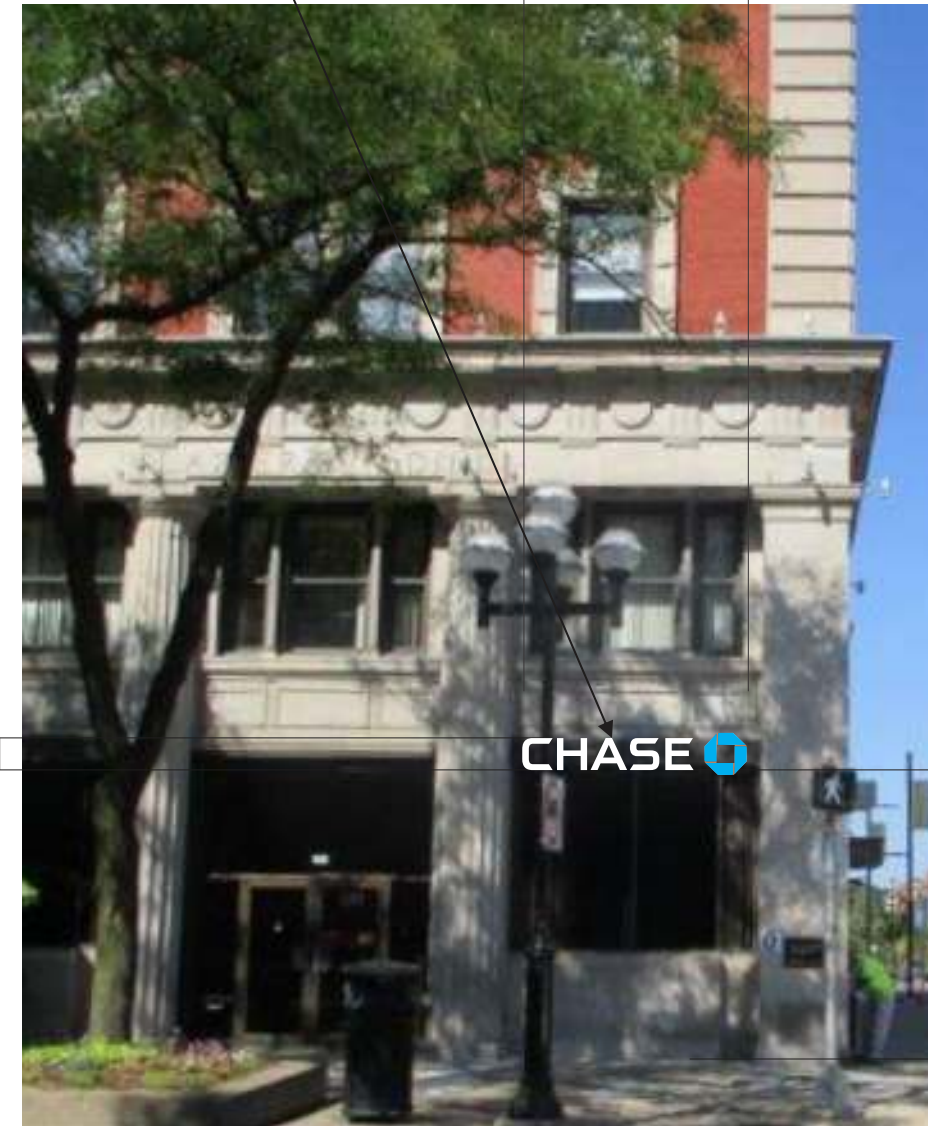
Exterior Elevations

E.2 CHA-CLR-CUSTOM-16-21
 CENTER-MOUNT RACEWAY

9'-4 1/8"



EAST ELEVATION - EXISTING CONDITONS



16"

CHASE

± 12'-0"
 ABOVE
 GRADE

EAST ELEVATION - PROPOSED CONDITIONS SCALE: 1/8" = 1'-0"

SIGNAGE OVERVIEW

NIGHT VIEWS



NORTH ELEVATION - PROPOSED CONDITIONS SCALE: 1/8" = 1'-0"

E.1 CHA-CLR-CUSTOM-16-21 **CENTER-MOUNT RACEWAY**



EAST ELEVATION - PROPOSED CONDITIONS SCALE: NTS

E.2 CHA-CLR-CUSTOM-16-21 **CENTER-MOUNT RACEWAY**



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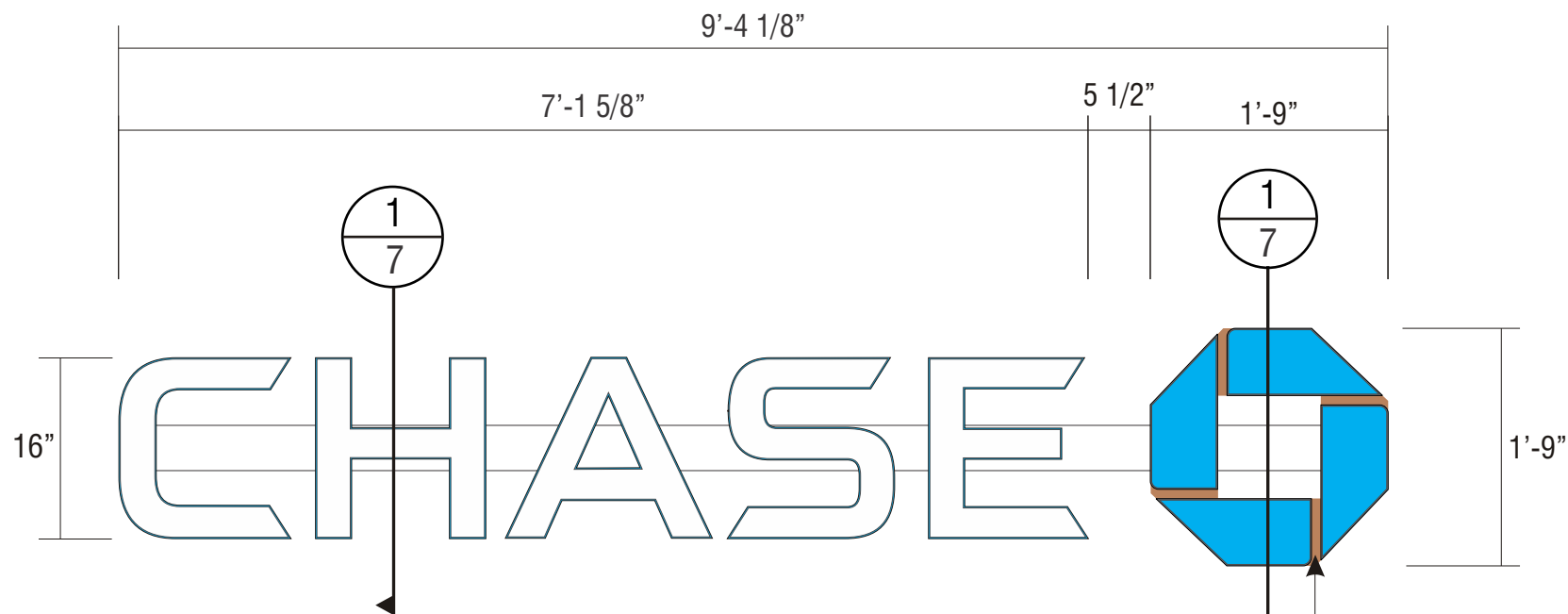
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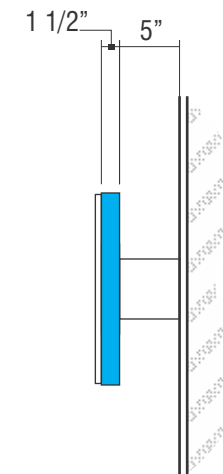
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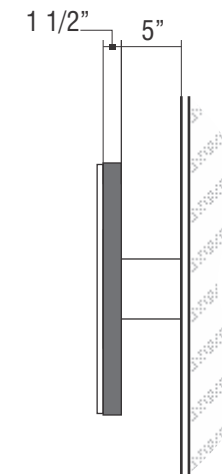


FRONT VIEW SCALE : 3/4" = 1'-0"

BRIDGE TO
BE PAINTED TO MATCH
WALL COLOR



ENDVIEW OF LETTER SCALE : 3/4" = 1'-0"



ENDVIEW OF LOGO SCALE : 3/4" = 1'-0"

E.1 E.2

SIGN TYPE CHA-CLR-CUSTOM-16-21 CENTER-MOUNT RACEWAY

MANUFACTURE AND INSTALL TWO (2) SETS ILLUMINATED THIN RIM PUSH THROUGH LETTERS AND LOGO

LETTERS 1 1/2" DEEP FABRICATED ALUMINUM LETTER

RETURNS: .063" ALUMINUM, 1 1/2" DEEP

THIN RIM: .040" ALUMINUM

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.

PUSH THRU FACE : 3/4" THICK CLEAR PLEX WITH FROSTED EDGES
FIRST SURFACE 3M #7725-20 WHITE OPAQUE VINYL &
SECOND SURFACE APPLIED 3M #3635-70 WHITE DIFFUSER FILM

PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS)
AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM WHITE LEDs

OCTAGON LOGO: 1 1/2" DEEP FABRICATED ALUMINUM LETTER

RETURNS: .063" ALUMINUM, 1 1/2" DEEP

THIN RIM: .040" ALUMINUM

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.

PUSH THRU FACE : 3/4" THICK CLEAR PLEX WITH FROSTED EDGES
FIRST SURFACE 3M #7725-47 INTENSE BLUE OPAQUE VINYL &
SECOND SURFACE APPLIED 3M #3635-70 WHITE DIFFUSER FILM

PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED
SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM BLUE LEDs

RACEWAY: ALUMINUM FABRICATION, PAINTED TO MATCH WALL COLOR



NIGHT APPEARANCE

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



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Designer: Thomsen
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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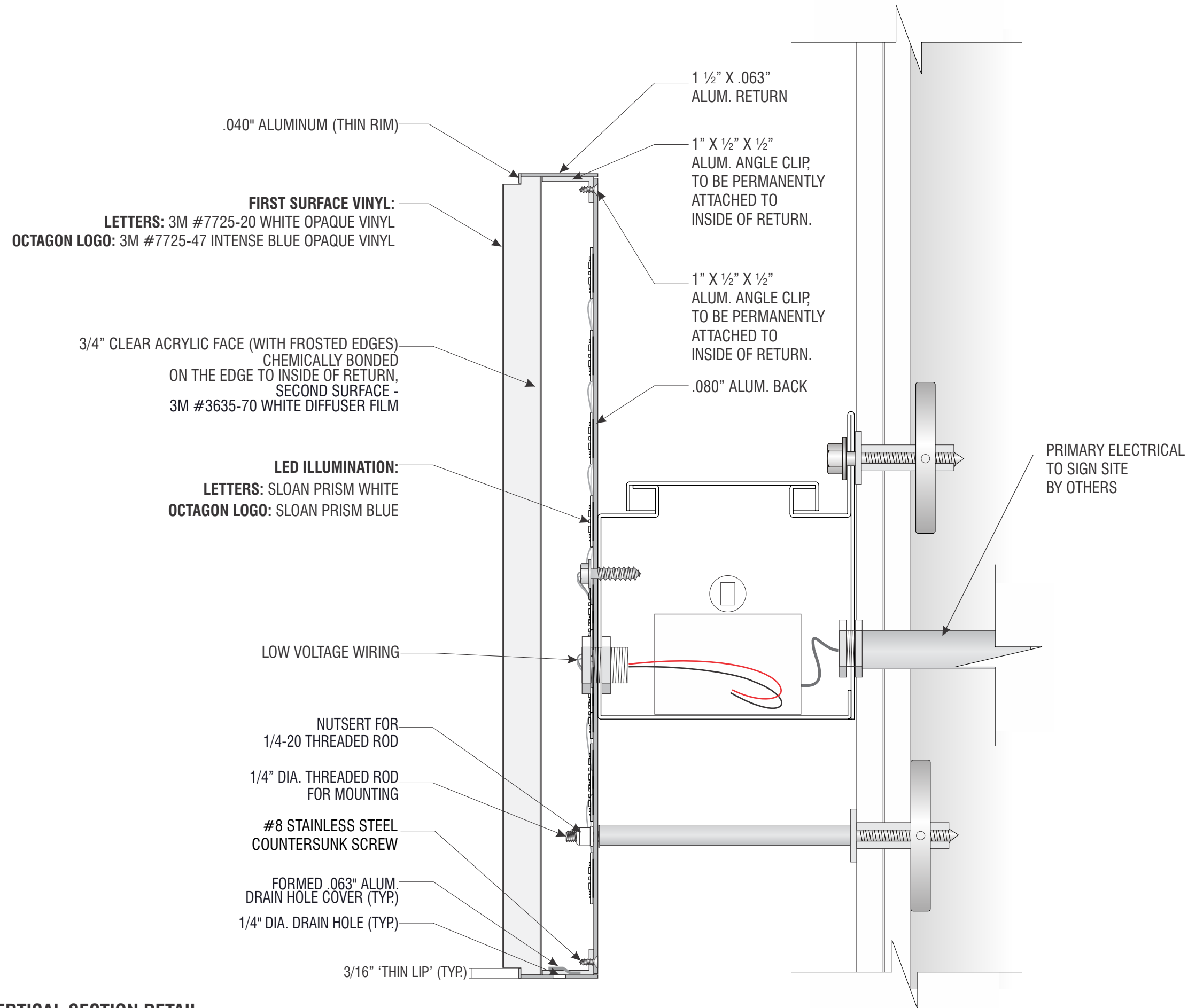
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ENLARGED VERTICAL SECTION DETAIL
SCALE: 1 : 2



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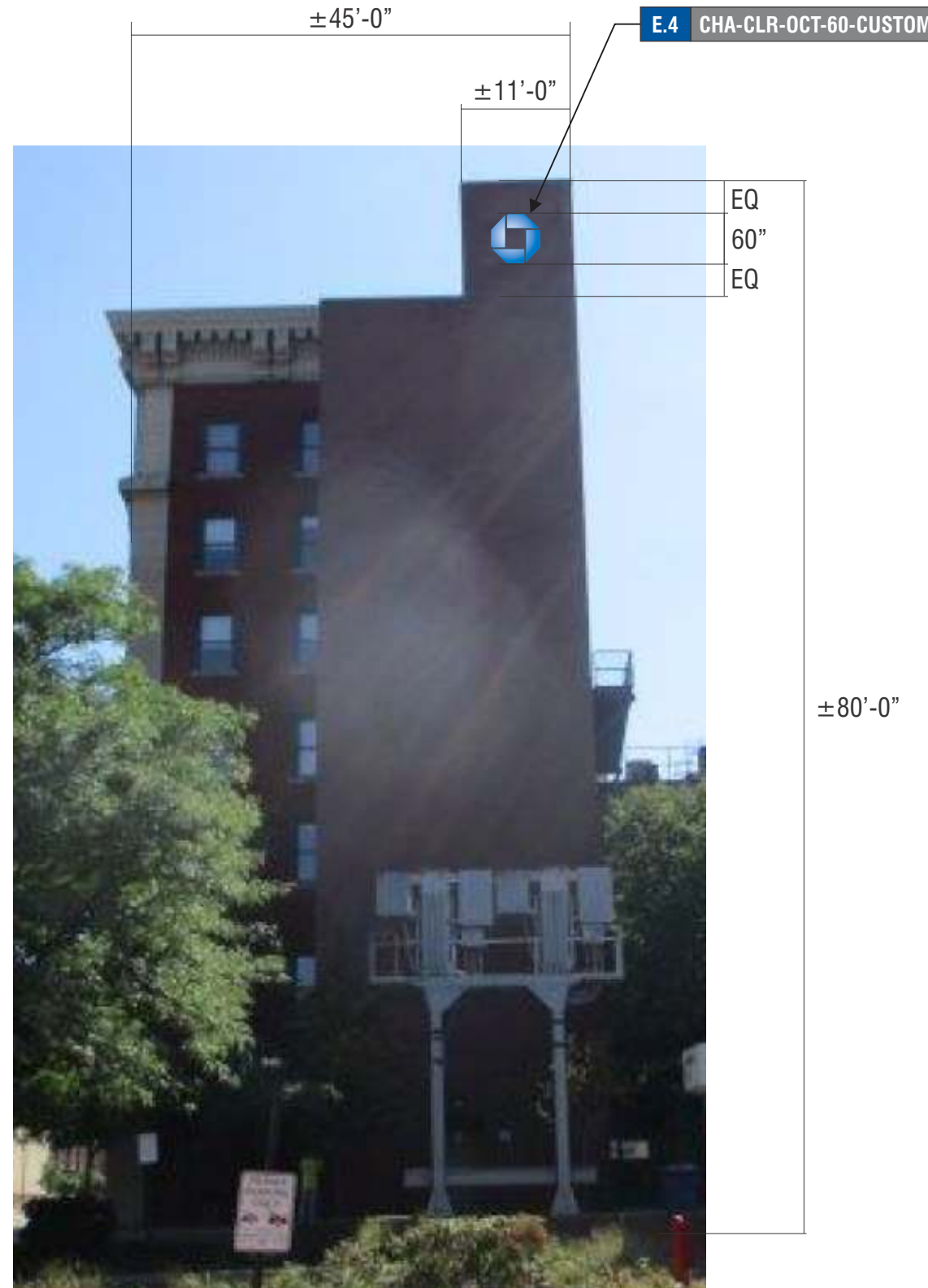
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SIGNAGE OVERVIEW



WEST ELEVATION -EXISTING CONDITIONS



WEST ELEVATION - PROPOSED CONDITIONS SCALE: 1/16"=1'-0"



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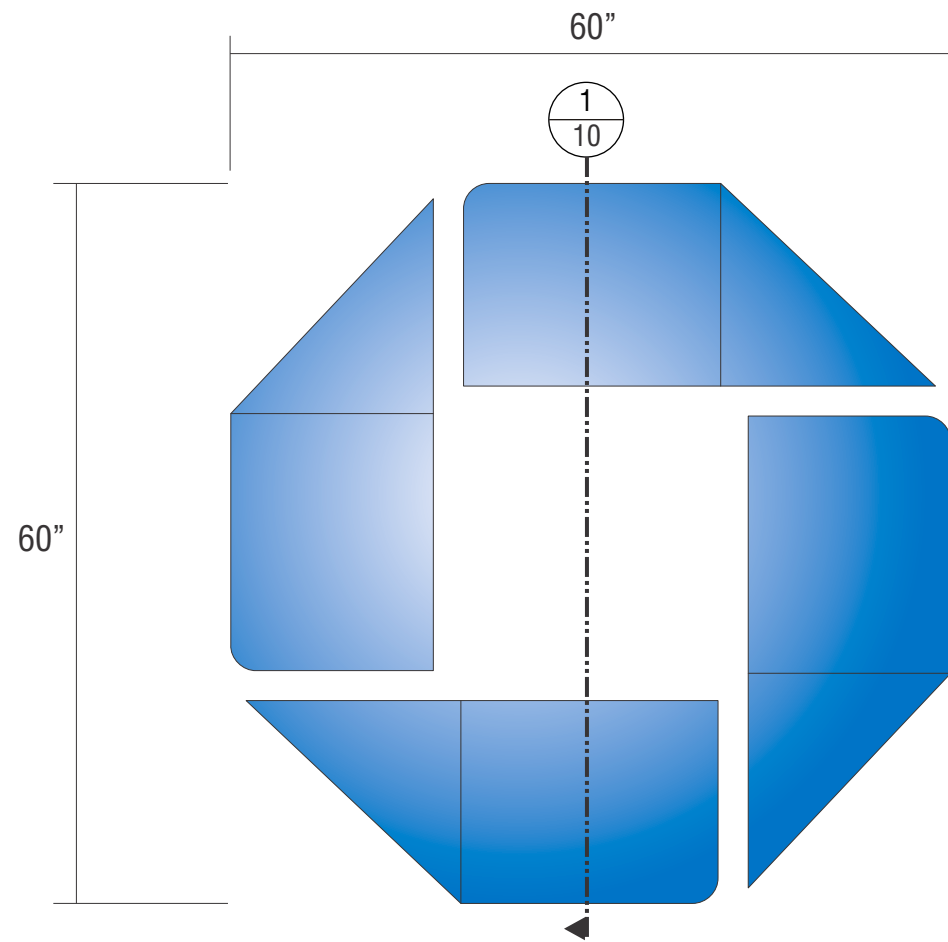
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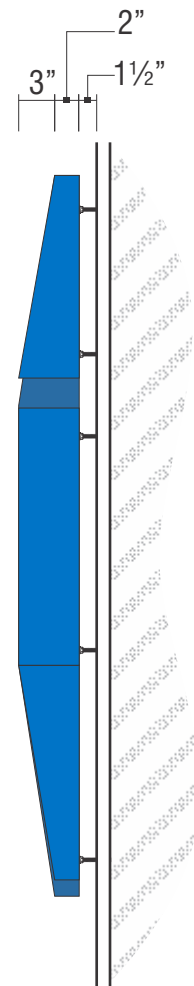
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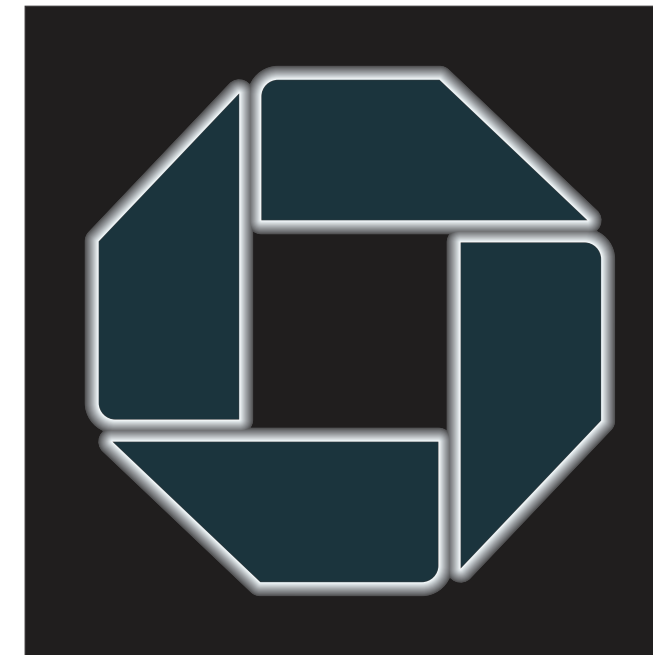
Exterior Elevations



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



END VIEW OF LOGO
SCALE : 3/4" = 1'-0"



NIGHT APPEARANCE

E.4

SIGN TYPE CHA-CLR-OCT-60-CUSTOM

MANUFACTURE AND INSTALL ONE (1) HALO-ILLUMINATED OCTAGON LOGO

OCTAGON LOGO: (4) INDIVIDUAL SEGMENTS OF FABRICATED .090" ALUMINUM WITH 2" DEEP RETURNS.

PAINTE ALL OUTER SURFACES MATTHEWS #MP-49353 METALLIC BLUE, SATIN FINISH.

LOGO INTERIORS: INTERIOR PAINT SPRAY-LAT STAR BRITE WHITE LACRYL LIGHT ENHANCEMENT PAINT.

BACKS: .177" CLEAR LEXAN WITH 2ND SURFACE 3735-50 DIFFUSER VINYL

STANDOFFS: PAINTED TO MATCH FASCIA COLOR

ILLUMINATION: G.E. TETRAMAX 7100K WHITE LEDs FOR LETTERS & OCTAGON LOGO w/
G.E. POWER SUPPLY AS REQUIRED, MOUNTED TO LEXAN BACKS.

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



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CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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RESPONSIBILITY OF OTHERS!

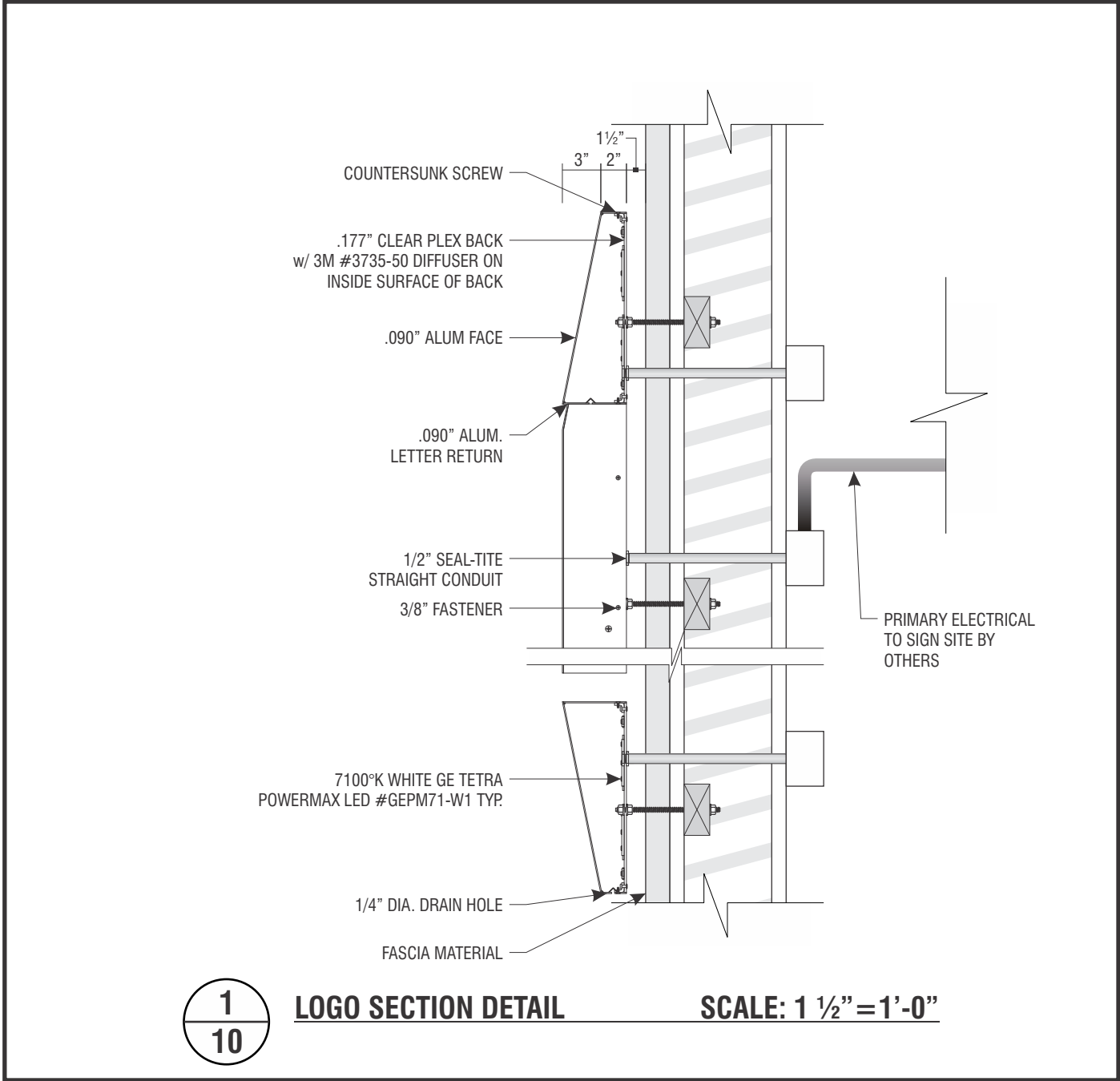
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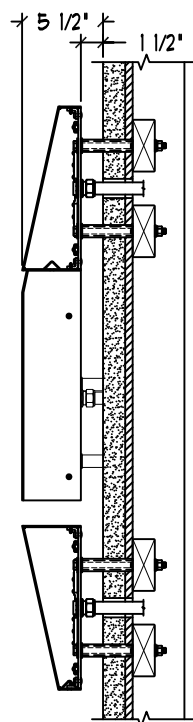
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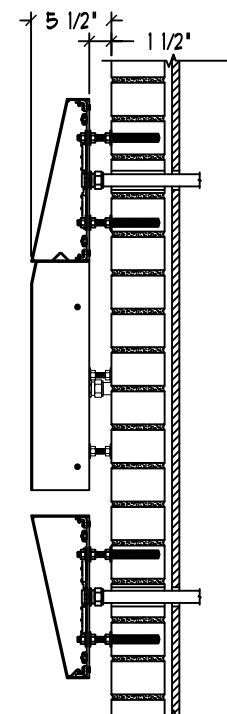
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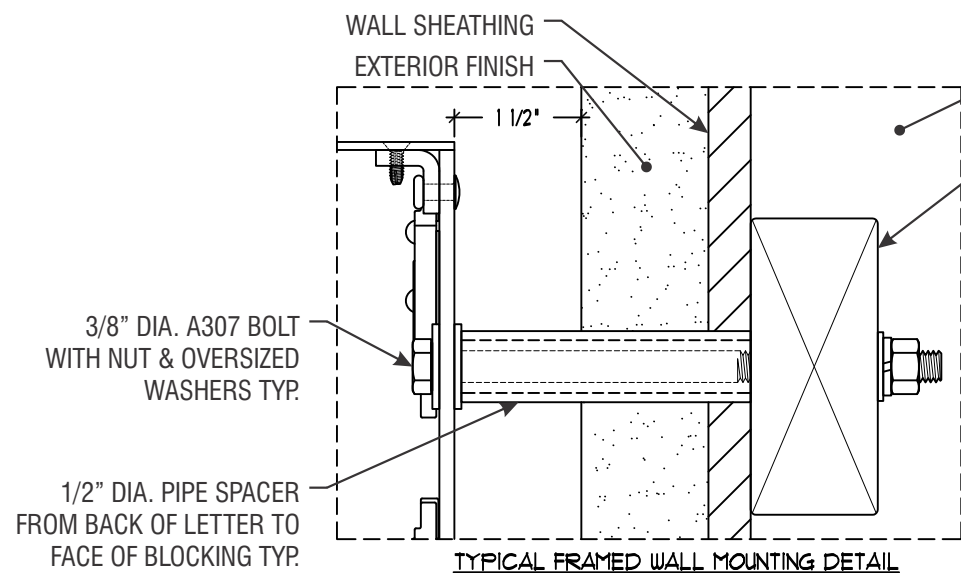


SECTIONS FOR FRAMED WALL INSTALLATION

NOTE:
 PIPE SPACER MAY BEAR ON WALL SHEATHING ONLY IF THE SHEATHING IS 1/2" THICK PLYWOOD OR GREATER. IF THE WALL SHEATHING IS PLYWOOD THAT IS LESS THAN 1/2" THICK OR IS ANYTHING OTHER THAN PLYWOOD, THE PIPE SPACER SHALL BE EXTENDED TO BEAR ON THE WOOD BLOCKING BEHIND.



SECTIONS FOR BRICK WALL INSTALLATION



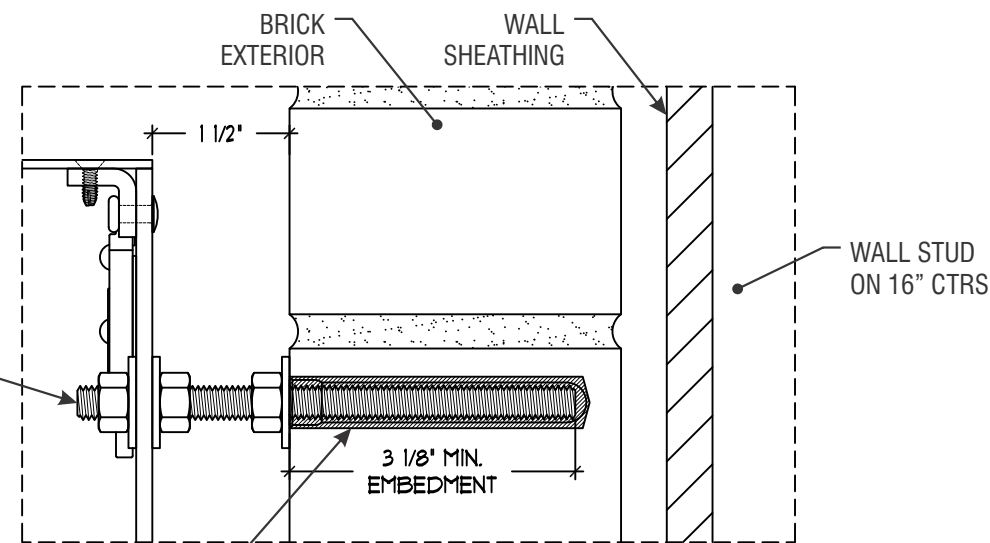
TYPICAL FRAMED WALL MOUNTING DETAIL

WALL STUD ON 16" CTRS.
 2x4 WOOD BLOCKING BETWEEN STUDS - ATTACH BLOCKING TO EACH STUD

HILTI ANCHOR SYSTEM OR EQUAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS

3/8" DIA. A36 THREADED ROD WITH NUT & OVERSIZED WASHERS EMBEDDED A MIN. OF 3 1/8" INTO HILTI HY-70 ADHESIVE OR EQUAL TYP.

HILTI SCREEN TUBE OR EQUAL PER MANUFACTURER'S RECOMMENDATIONS



TYPICAL BRICK WALL MOUNTING DETAIL



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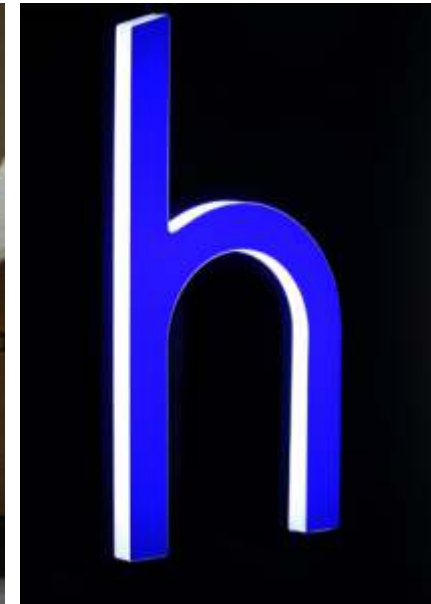
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SAMPLE PHOTOS OF ILLUMINATED THIN RIM PUSH THROUGH LETTERS



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SAMPLE PHOTOS OF CHASE HALO LIT LETTERS & LOGOS



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ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 100 South Main Street, Application Number HDC21-006

DISTRICT: Main Street Historic District

REPORT DATE: February 11, 2021

REPORT PREPARED BY: Jill Thacher, Historic Preservation Coordinator

REVIEW COMMITTEE DATE: Monday, February 8, 2021

	OWNER	APPLICANT
Name:	Dahlmann Florida Corp.	David Stangle
Address:	300 S. Thayer Ann Arbor, MI 48104	200 S. Michigan Ave, Suite 1020 Chicago, IL 60604
Phone:	(734) 761-7600	(847) 340-0690

BACKGROUND: This seven-story, Beaux-Arts commercial building features an elaborate entablature; stone escutcheons, quoins, and window trim; and fluted columns. The ornate cornice was recently restored. This contributing building in the Main Street Historic District is known as the Glazier Building. It was built in 1906 and was originally occupied by the First National Bank of Ann Arbor. A three-story addition was added to the southern elevation in 1908 and was first occupied by the W. Goodyear & Co. dry goods store.

In 2012, the HDC approved applications for a new storefront and sign on the three-story addition to the south side of the main building. In 2007, the HDC approved the replacement of non-original Huron Street doors and stairs and building lighting. Around this time, a canopy over the Huron Street entry was also approved.

LOCATION: The site is on the southwest corner of West Huron Street and South Main Street.

APPLICATION: The applicant seeks HDC approval to 1) replace two ground-floor windows on the north (Huron Street) elevation with new windows that include louvers for fresh air intake and exhaust, 2) replace the east (Main Street) entrance doors to comply with the Americans with Disabilities Act, and 3) install three wall signs: one each on the east and north elevations near the northeast corner of the building, and one on the west elevation near the top of the seven-story elevator tower.

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation:

- (1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

- (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.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):

Windows

Not Recommended: Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Building Site

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Storefronts

Recommended: Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

Not Recommended: Introducing a new design that is incompatible in size, scale, material, and color; using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building; using new illuminated signs.

From the Ann Arbor Historic District Design Guidelines:

Windows

Appropriate: If a window is completely missing, replacing it with a new window based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. Materials other than wood will be reviewed by the Commission on a case-by-case basis.

Commercial Entries

Appropriate: Replacing missing original doors with a design that matches original doors remaining on the building, or with a compatible new design that fits style and period of the building and the existing opening.

Signs

Appropriate:

Installing signage in the historic sign band area of the building, typically the area above the transoms or just above the storefront.

Attaching signage through masonry joints or through materials that can be easily repaired, such as wood, when signage is removed.

Installing signage that is compatible in size, style, material, and appearance to the historic resource and district.

Installing signage that is lit from external light fixtures above the sign.

Placing signs to align with others along the commercial block face.

Installing signage that is subordinate to the overall building composition.

Mounting signs to fit within existing architectural features using the shape of the sign to help reinforce the horizontal lines of moldings and transoms seen along the street.

Not Appropriate:

Installing signs that have interior illumination or are backlit.

STAFF FINDINGS:

1. *Windows/Louvers.* Two non-original windows on the north elevation would be removed and replaced with matching but shorter windows, to accommodate a 12" metal louver the width of each window, mounted at across the top. The louvers are HVAC code compliant for fresh air intake and exhaust. They match the color of the non-original dark anodized metal band above each window.

The applicant sought different solutions to the air intake and exhaust requirement. Locating the louvers behind the signs is unfortunately not an option because of blocked airflow. Staff believes the proposed solution is a reasonable one since neither interior spaces (for venting through three floors to the roof of the south wing) nor historic materials are impacted. It is on a front but minimally intrusive. The color and materials match the non-original window and metal band. Staff recommends approval of the window replacement and louver installation.

2. *Doors.* The non-historic east doors, facing South Main Street, do not meet the Americans with Disabilities Act and the application requests that they be replaced with similar doors with a 10" bottom rail (the current one is smaller). Next to the door, the glazing in the small sash with a mail chute would be replaced with glazing only. This work is appropriate since the doors and surrounding storefront window system are modern.
3. *Signs.* Two signs are proposed on the ground floor, one on the east and one of the north elevations. The east sign is smaller than and just below the location of the previous Key

Bank sign. The new sign size and location are much more appropriate because the sign no longer obscures the prominent wide band of stone trim just above the windows (photo at right). A similar sign is around the corner on the north elevation. Both are 1'4" tall and 9'4" wide, and 12' above grade. The third sign is high on the west elevation, about 75' from the ground, near the top of the elevator/stair tower which is a modern addition to the building. The tower sign is an appropriate size for the wall (5' in diameter) and features the Chase logo.



While staff believes all three signs are appropriately located and sized, all three are internally illuminated. Staff shared with several people involved in the project early on that this is inappropriate per the *Ann Arbor Historic District Design Guidelines*. The sign designer has been in touch with staff and is working on alternate designs, should the ones in the application be denied.

Staff's suggested motion includes a condition that the signs are approved but without internal illumination. As conditioned, staff believes the work is appropriate. If such a motion is made and passed, the applicant would be able to install the signs without illumination or propose exterior lighting with a staff approval. A halo-lit or neon proposal would require approval by the HDC, not staff.

POSSIBLE MOTIONS: (Note that the motions are only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will visit the site and make a recommendation at the meeting.)

Doors and Windows/Louvers

I move that the Commission issue a certificate of appropriateness for the application at 100 South Main Street, a contributing property in the Main Street Historic District, to replace two ground-floor windows on the north (Huron Street) elevation with new windows that include louvers for fresh air intake and exhaust and replace the east (Main Street) entrance doors, as proposed. The work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10, and the guidelines for storefronts.

Signs

I move that the Commission issue a certificate of appropriateness for the application at 100 South Main Street, a contributing property in the Main Street Historic District, to install three wall signs on the condition that the signs are not internally illuminated. The work as conditioned is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets the *Ann Arbor Historic District Design Guidelines* for signs, and *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 1, 2, 9 and 10, and the guidelines for storefronts.

MOTION WORKSHEET:

I move that the Commission issue a Certificate of Appropriateness for the work at 100 S Main Street in the Main Street Historic District

_____ Provided the following condition(S) is (ARE) met: 1) STATE CONDITION(s)

The work is generally compatible with the size, scale, massing, and materials and meets the Secretary of the Interior's Standards for Rehabilitation, standard(S) number(S) (*circle all that apply*): 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

ATTACHMENTS: application, photo renderings, drawings

Undated Postcard of the Glazier Building (University of Michigan Collections)





HISTORIC DISTRICT COMMISSION

PLANNING AND DEVELOPMENT SERVICES

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 ext. 42608
 Fax: 734.994.8460

jthacher@a2gov.org

OFFICE USE ONLY	
Permit Number	HDC# _____
	BLDG# _____
DATE STAMP	

APPLICATION MUST BE FILLED OUT COMPLETELY

PROPERTY LOCATION/OWNER INFORMATION

NAME OF PROPERTY OWNER Dahlmann Florida Corp.		HISTORIC DISTRICT Main Street Historic District	
PROPERTY ADDRESS 100 S. Main St, Suite 100		CITY ANN ARBOR	
ZIPCODE 48104	DAYTIME PHONE NUMBER (734) 761-7600	EMAIL ADDRESS Kelli@annarboroffice.com	
PROPERTY OWNER'S ADDRESS (IF DIFFERENT FROM ABOVE) 300 S. Thayer		CITY Ann Arbor	STATE, ZIP MI 48104

PROPERTY OWNER'S SIGNATURE

SIGN HERE	PRINT NAME Kelli D. Campbell	DATE 1-13-2021
------------------	--	------------------------------

APPLICANT INFORMATION

NAME OF APPLICANT (IF DIFFERENT FROM ABOVE) David Stangle			
ADDRESS OF APPLICANT 200 S. Michigan Ave, Suite 1020			CITY Chicago
STATE Illinois	ZIPCODE 60604	PHONE / CELL # (847) 340-0690	FAX No ()
EMAIL ADDRESS stangle@tapchicago.com			

APPLICANT'S SIGNATURE (if different from Property Owner)

SIGN HERE	PRINT NAME x David Stangle	DATE 01/14/2021
------------------	--	-------------------------------

BUILDING USE – CHECK ALL THAT APPLY

<input type="checkbox"/> SINGLE FAMILY	<input type="checkbox"/> DUPLEX	<input type="checkbox"/> RENTAL	<input type="checkbox"/> MULTIPLE FAMILY	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INSTITUTIONAL
--	---------------------------------	---------------------------------	--	--	--

PROPOSED WORK

Describe in detail each proposed exterior alteration, improvement and/or repair (use additional paper, if necessary).

Modifying the existing glazing on the north facade to introduce (2) new louvers. The new louvers would match the existing dark anodized finish of the headers and window frames. Also, replacing existing east entrance doors to comply with ADA.

New illuminated Chase signage at the same location as previous Key Bank signs. Two signs at street level and one sign at the top of the tower.

DESCRIBE CONDITIONS THAT JUSTIFY THE PROPOSED CHANGES:

The existing space does not have any fresh air intake or exhaust. The new louvers are necessary to meet HVAC code requirements. The only alternate means of getting fresh air intake and exhaust is from the roof of the 3-story building. This would require a vertical shaft through the tenant spaces on 2nd & 3rd floors.

East entrance doors do not have a 10" bottom rail, per ADA requirements. Small glazing panel with mail slot to be replaced without mail slot.



HISTORIC DISTRICT COMMISSION APPLICATION

FEE CHART

DESCRIPTION	
STAFF REVIEW FEES	FEE
Application for Staff Approval	\$35.00
Work started without approvals	Additional \$50.00
HISTORIC DISTRICT COMMISSION FEES	
All other proposed work not listed below	\$100.00
Work started without approvals	Additional \$250.00
RESIDENTIAL – Single and 2-story Structure	
Addition: single story	\$300.00
Addition: taller than single story	\$550.00
New Structure - Accessory	\$100.00
New Structure – Principal	\$850.00
Replacement of single and 2-family window(s)	\$100 + \$25/window
COMMERCIAL – includes multi-family (3 or more unit) structures	
Additions	\$700.00
Replacement of multi-family and commercial window (s)	\$100 + \$50/window
Replacement of commercial storefront	\$250.00
DEMOLITION and RELOCATION	
Demolition of a contributing structure	\$1000.0
Demolition of a non-contributing structure	\$250.00
Relocation of a contributing structure	\$750.00
Relocation of a non-contributing structure	\$250.00

FOR COMMISSION REVIEWS:

- Application withdrawals made before public notice is published will qualify for a 50% refund of the application fee.
- Application withdrawals made after public notice is sent but before the public hearing will qualify for a 25% refund of the application fee.

INSTRUCTIONS FOR SUBMITTING APPLICATIONS

All HDC applications must be signed by the property owner and the applicant, if different, with the exception of staff approvals, which may be signed by only the applicant.

All completed HDC applications and their attachments may be submitted to Planning and Development Services by mail, in person (paper or digital), faxed, or via email to building@a2gov.org.

We accept CASH, CHECK, and all major credit cards. Checks should be made payable to “City of Ann Arbor”

HDC applications that are incomplete or not submitted with the required documentation or payment will not be processed or approved.

APPLICATION EXPIRATION

HDC applications expire three (3) years after the date of approval.

OFFICE USE ONLY

Date of Hearing:		
Action	<input type="checkbox"/> HDC COA	<input type="checkbox"/> HDC Denial
	<input type="checkbox"/> HDC NTP	<input type="checkbox"/> Staff COA
Staff Signature		
Comments		
Fee:	\$ _____	
Payment Type	<input type="checkbox"/> Check: # _____ <input type="checkbox"/> Cash <input type="checkbox"/> Credit Card	



EXISTING NORTH ELEVATION



NOTE : SEE 2D EAST ELEVATION FOR THE FOLLOWING:
 1. PROPOSED NEW DOORS WITH 10" BOTTOM RAILS, DARK ANODIZED TO MATCH EXISTING.
 2. LOCATION OF NEW GLAZING TO MATCH EXISTING.

EXISTING EAST ELEVATION

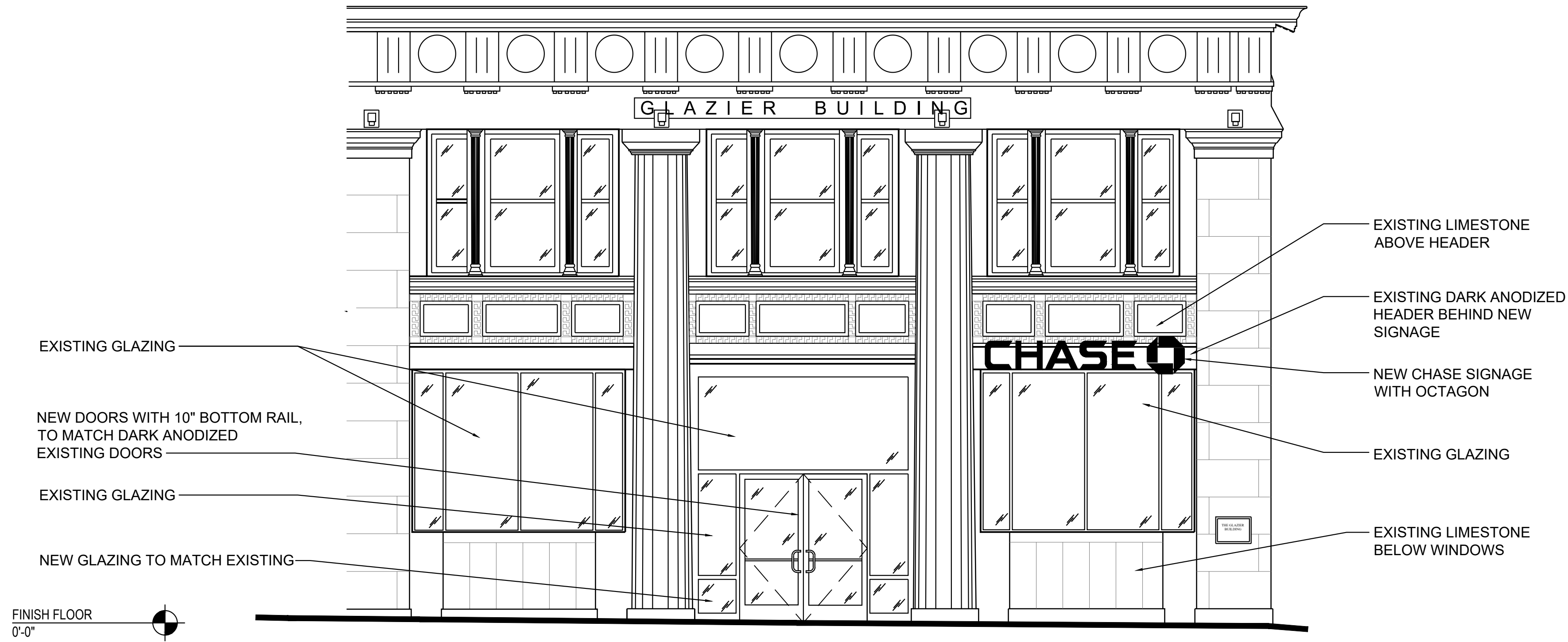


PROPOSED NORTH ELEVATION



NOTE :
 1. NEW LOUVERS TO MATCH DARK ANODIZED.
 2. NEW GLAZING TO MATCH EXISTING.

CLOSE-UP OF PROPOSED NORTH ELEVATION - LOUVERS



EAST ELEVATION

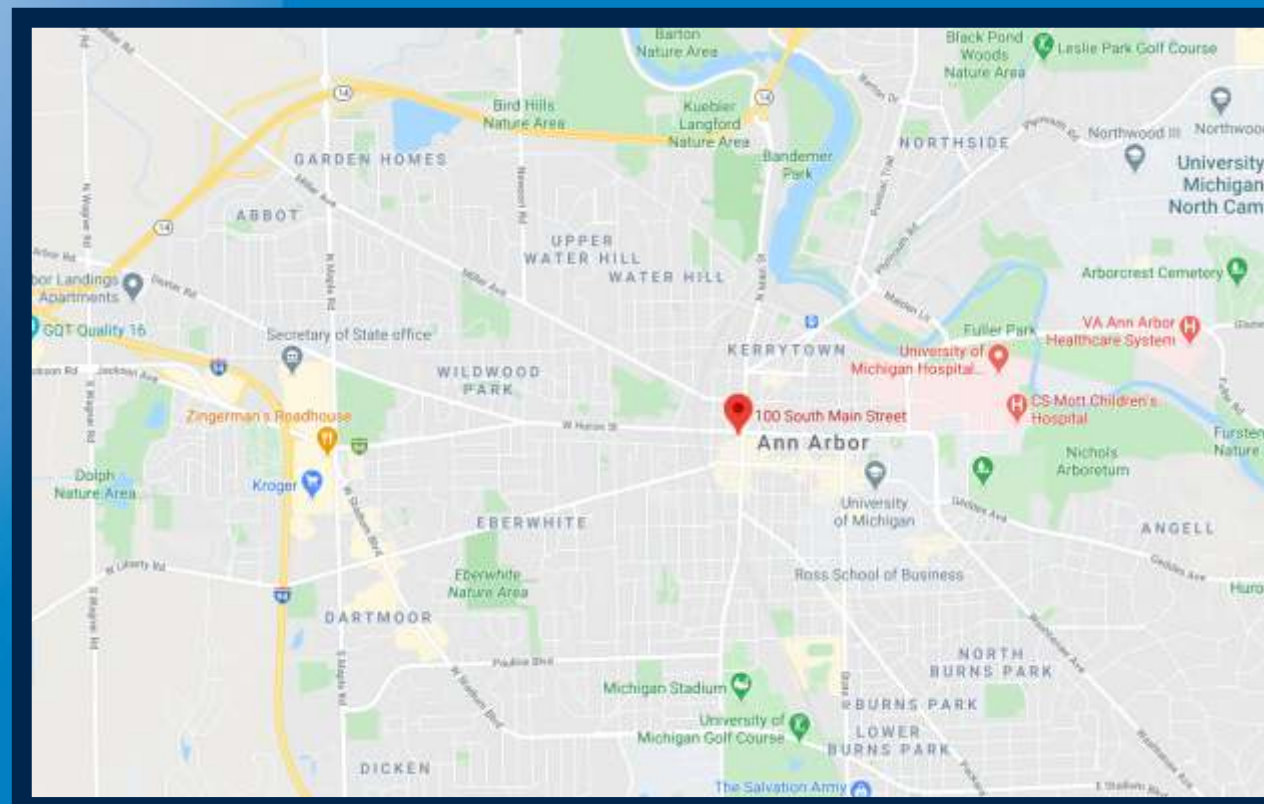


NORTH ELEVATION



CHASE

#38100P367706
Main Washington
100 S. Main Suite 100
Ann Arbor, MI 48104



REVISION NOTES:

R1: Permit Drawing - Added building photos and sign detail - 01/14/21 TT



Signtech™

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JP Morgan Chase Bank
#38100P367706

Main Washington
100 S. Main Suite 100
Ann Arbor, MI 48104

Initial Date: 08/27/20
 Salesperson: Arthur Navarro
 Coordinator: Tracey Pichierri
 Designer: Thomsen
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

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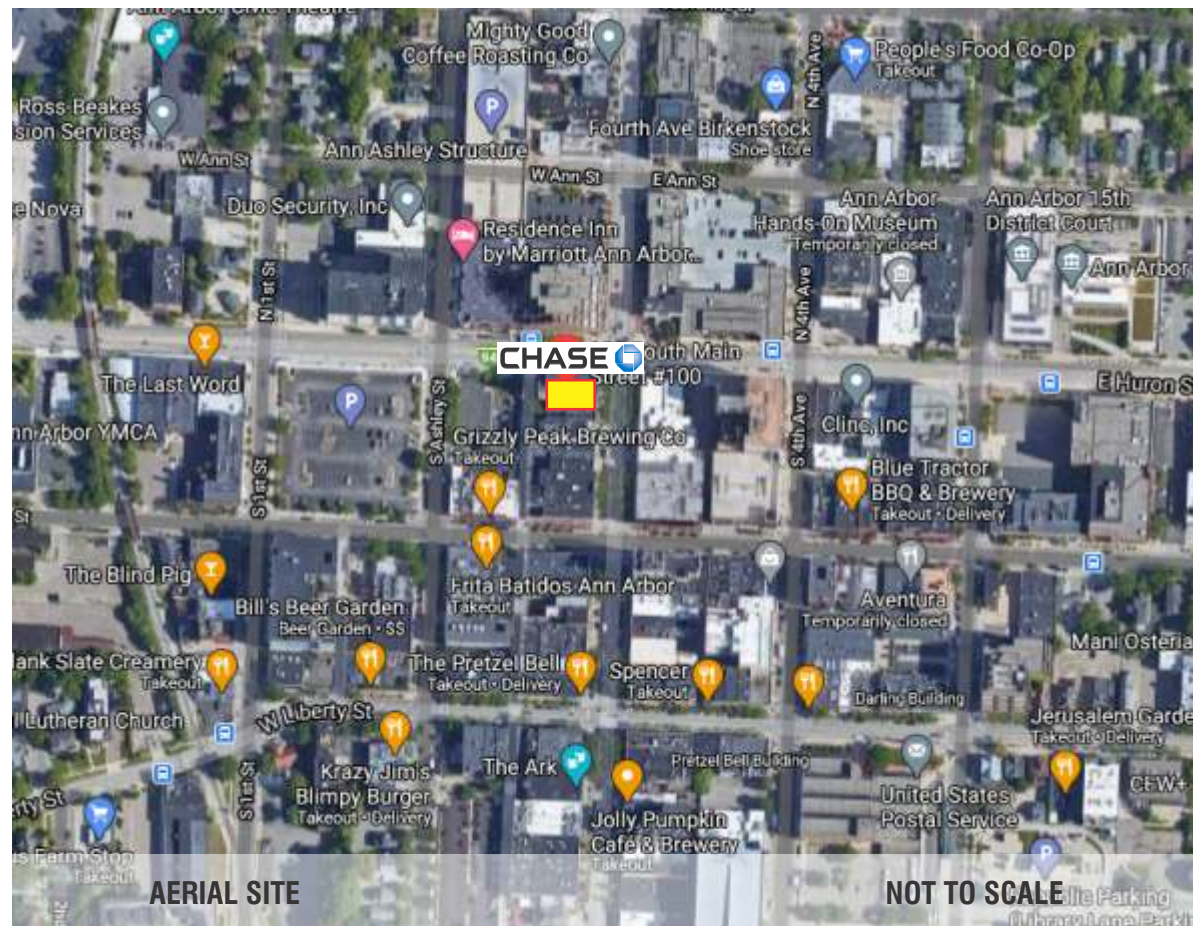
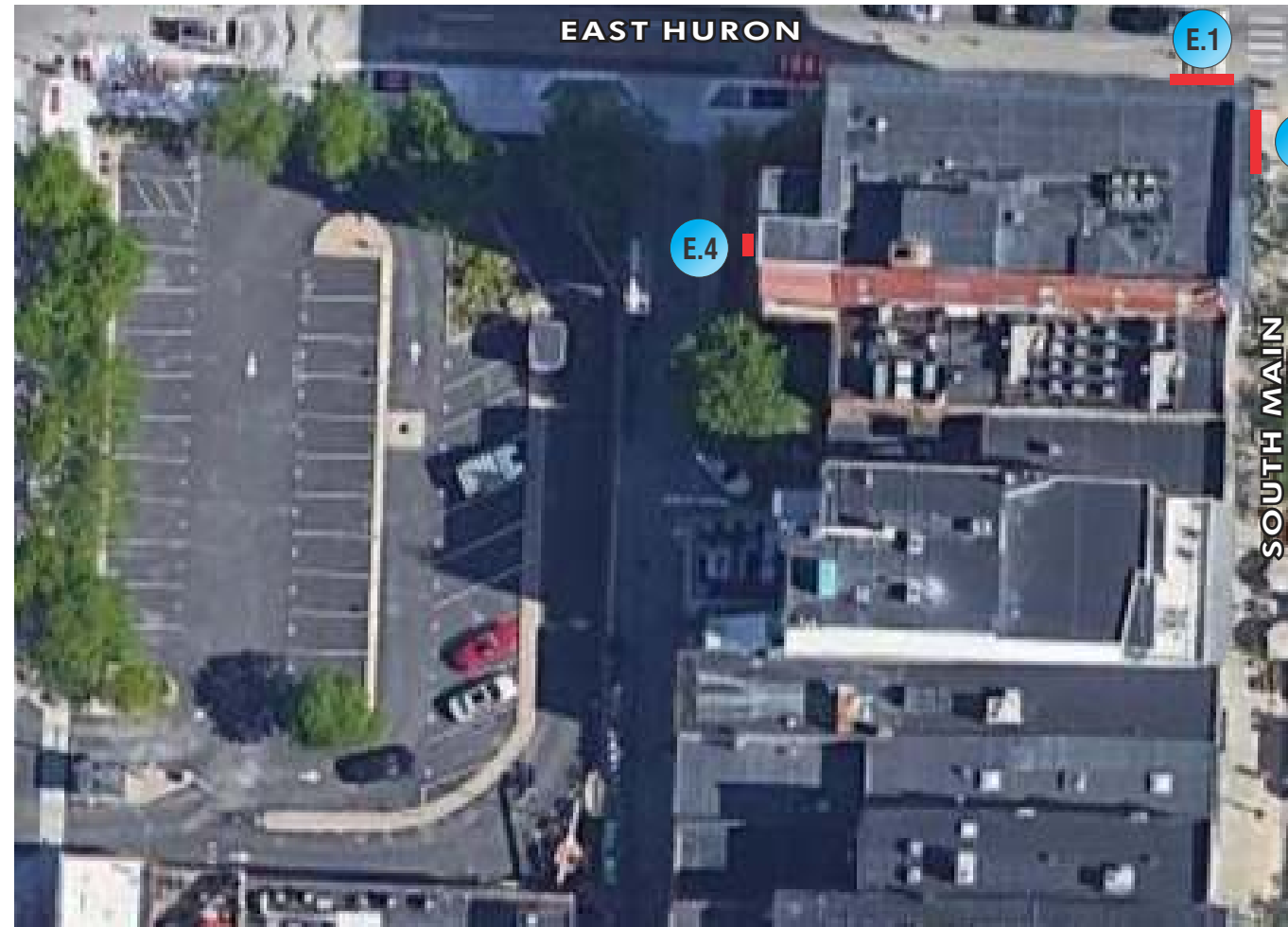
Drawing Number: 20-01117

Project ID: CHASE_38100P367706_1

Revision: PERMIT R1-01.14.21

EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
North	E.1	CUSTOM-LIF-WBO-16	16" White Channel Illuminated Letters and Logo	12.5
East	E.2	CUSTOM-LIF-WBO-16	16" White Channel Illuminated Letters and Logo	12.5
West	E.4	OCT-EXT-CURVED-60	Illuminated Exterior Curved-Face Octagon	25
Total Proposed Sq Ft				50



SITE PLAN

SCALE: 1" = 40'-0"



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COPY, COLORS & SIZES

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 Project ID: CHASE_38100P367706_1
 Revision: PERMIT R1-01.14.21

Sign Legend / Site Plan

SIGNAGE OVERVIEW



NORTH ELEVATION - EXISTING CONDITIONS

E.1 LIF-R-WB0-16
CENTER-MOUNT RACEWAY



NORTH ELEVATION - PROPOSED CONDITIONS SCALE: 1/8"=1'-0"



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CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

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Customer Signature _____ Date _____

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Exterior Elevations

SIGNAGE OVERVIEW



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CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 20-01117

Project ID: CHASE_38100P367706_1

Revision: PERMIT R1-01.14.21

Exterior Elevations

E.2 LIF-R-WB0-16
 CENTER-MOUNT RACEWAY

9'-4 1/8"

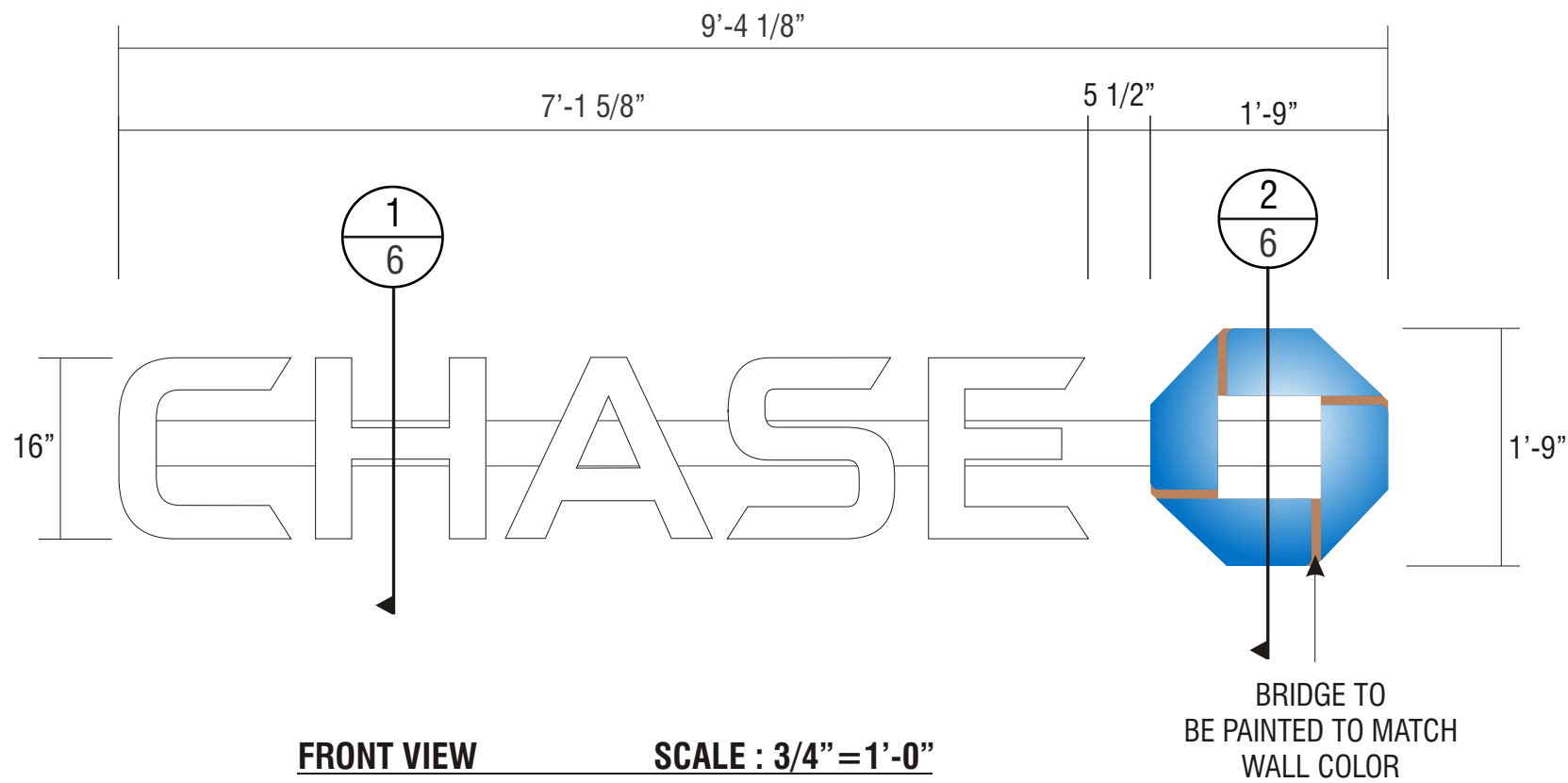


EAST ELEVATION - EXISTING CONDITONS



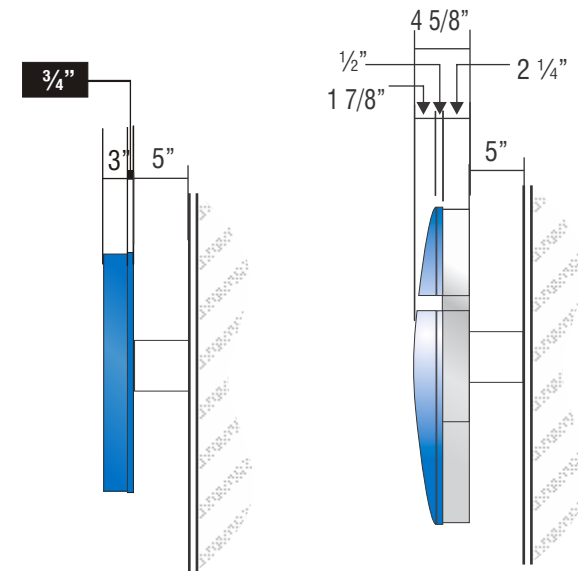
EAST ELEVATION - PROPOSED CONDITIONS SCALE: 1/8" = 1'-0"

± 12'-0"
 ABOVE
 GRADE



FRONT VIEW

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



ENDVIEW OF LETTER

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

ENDVIEW OF LOGO

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

E.1 E.2

SIGN TYPE LIF-R-WBO-16 CENTER-MOUNT RACEWAY

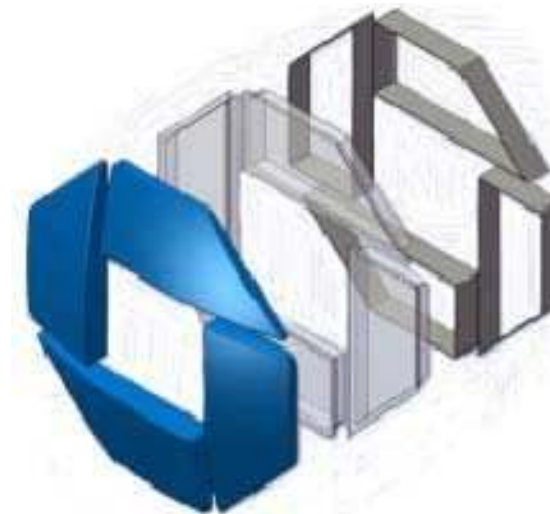
MANUFACTURE AND INSTALL TWO (2) SETS OF INTERNALLY-ILLUMINATED CHANNEL LETTERS w/PLEX FACES & RETURNS

LETTERS:

- FACE:** .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
- RETURNS:** 0.118" x 3" DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
- BACKS:** .080" ALUM BACK WITH 3/4" x .080" OUTSIDE ALUM RETURN AND 1/2" x 1/8" ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT
- PAINT:** EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
- ILLUMINATION:** SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:

- BACKS:** .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.
- LOGO CAN FACE:** .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
- PLEX FACE:** .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.
- PAINT:** EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
- ILLUMINATION:** SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION



3D VIEW OF OCTAGON

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
 As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
 Each Sign MUST have: - A dedicated branch circuit
 - Three wires : Line, Ground, and Neutral.
 - Wire Size : Min 12 GA THHN Copper Wire.
 NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
 - The ground wire must be continuous & go from the sign to the panelboard ground bus.



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JP Morgan Chase Bank #38100P367706

Main Washington
 100 S. Main Suite 100
 Ann Arbor, MI 48104

Initial Date: 08/27/20
 Salesperson: Arthur Navarro
 Coordinator: Tracey Pichierri
 Designer: Thomsen
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

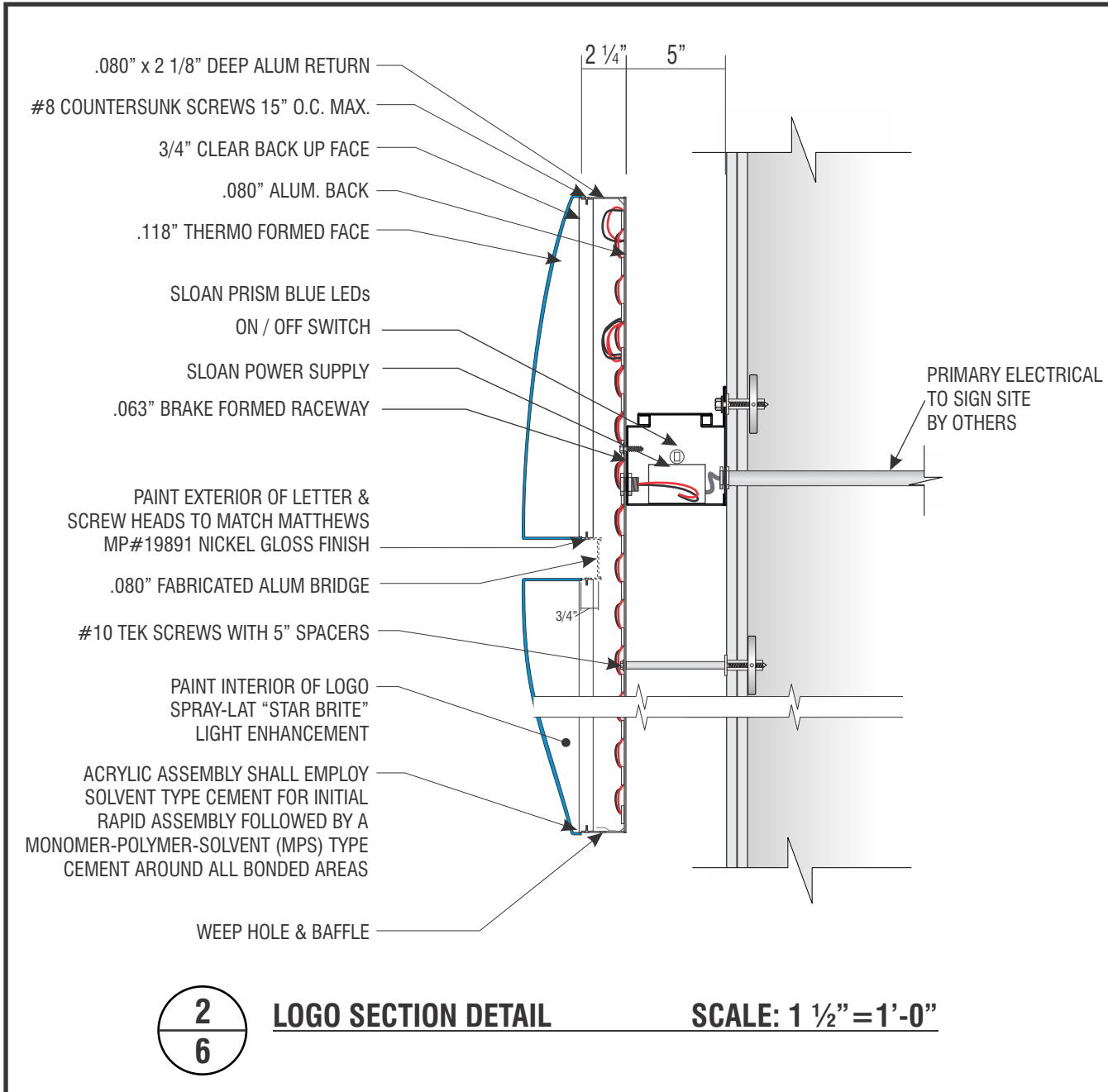
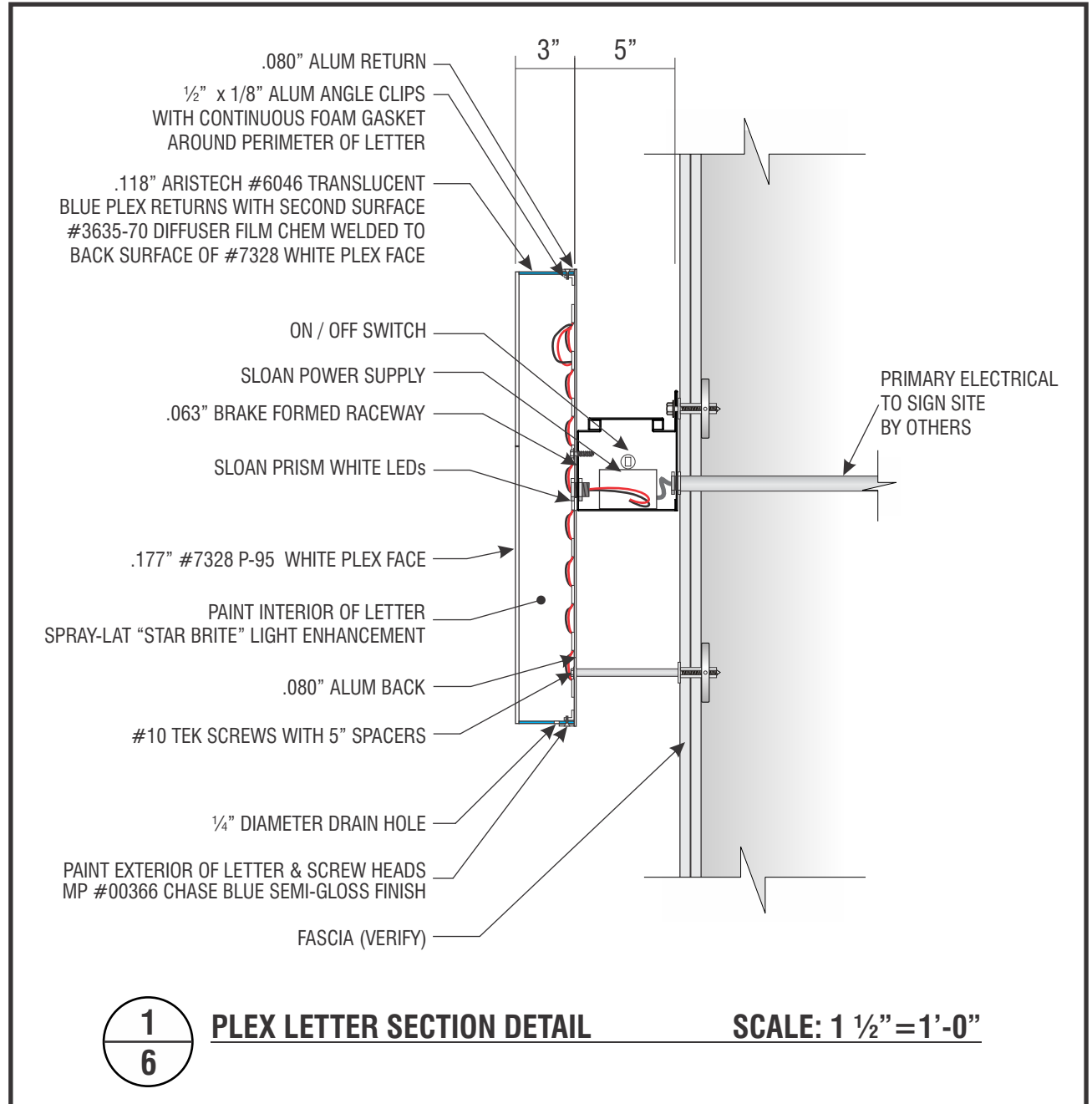
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Drawing Number: 20-01117

Project ID: CHASE_38100P367706_1

Revision: PERMIT R1-01.14.21

ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



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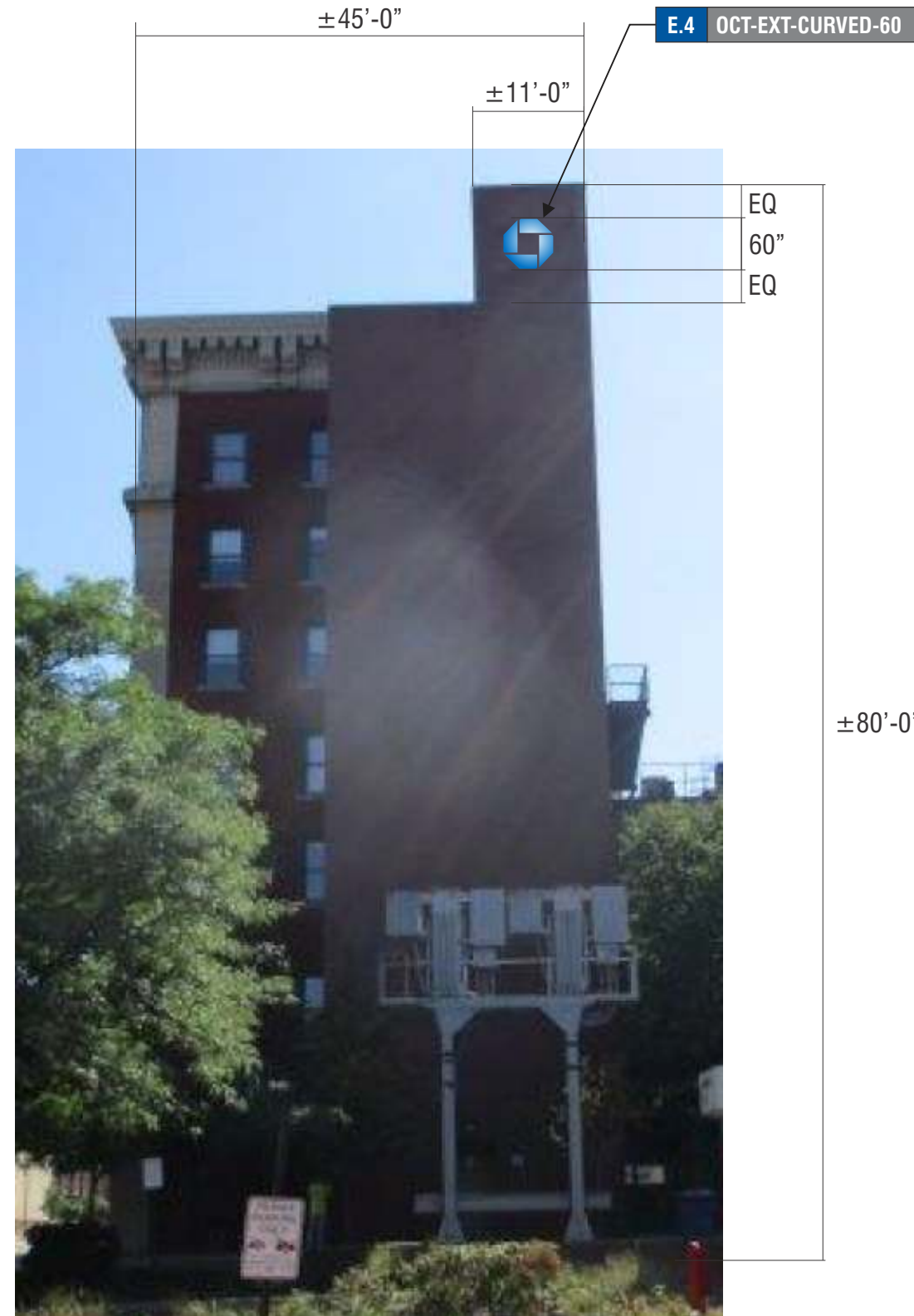
Project ID: CHASE_38100P367706_1

Revision: PERMIT R1-01.14.21

SIGNAGE OVERVIEW



WEST ELEVATION -EXISTING CONDITIONS



WEST ELEVATION - PROPOSED CONDITIONS SCALE: 1/16"=1'-0"



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CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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Customer Signature _____ Date _____

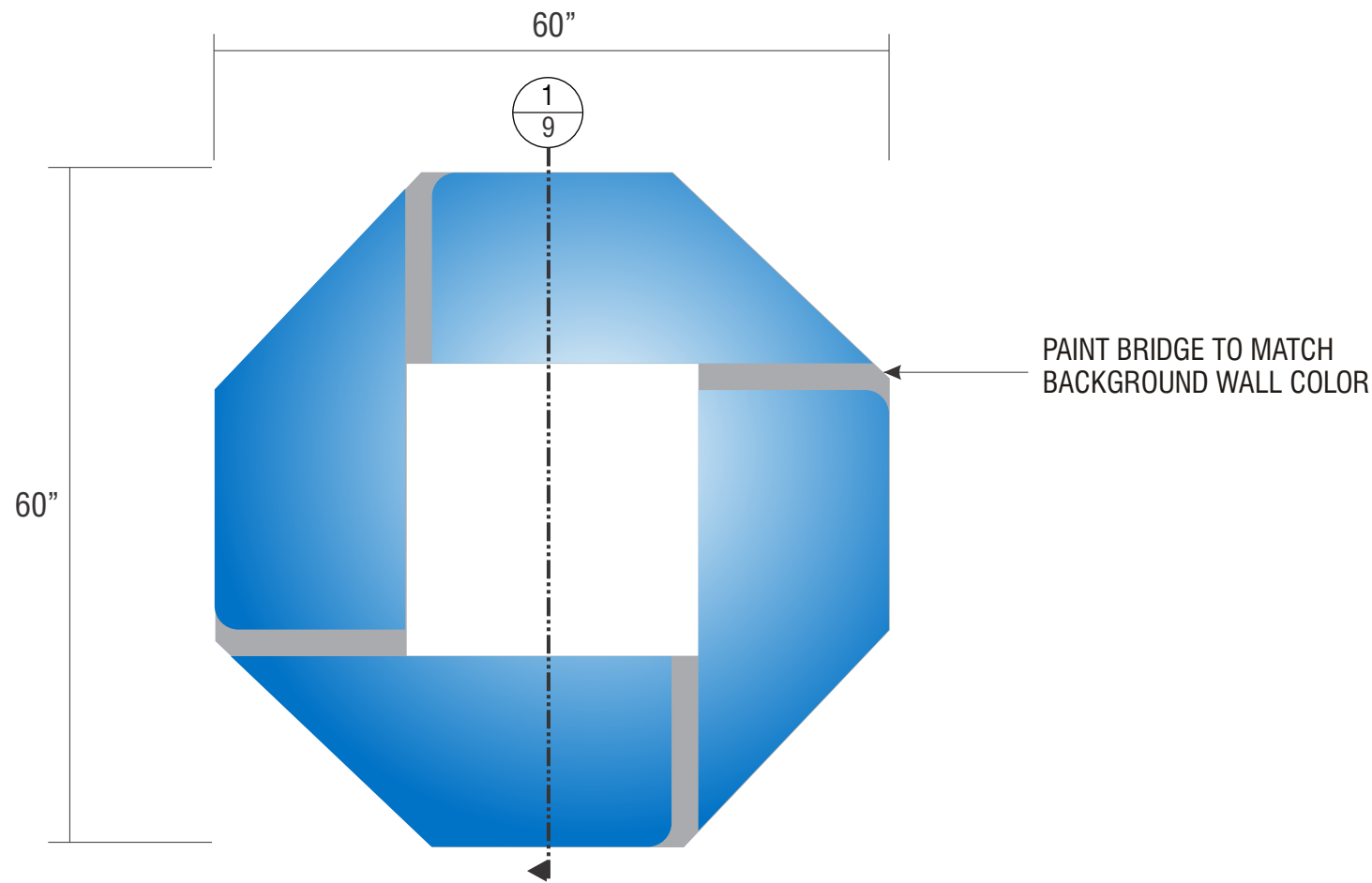
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Drawing Number: 20-01117

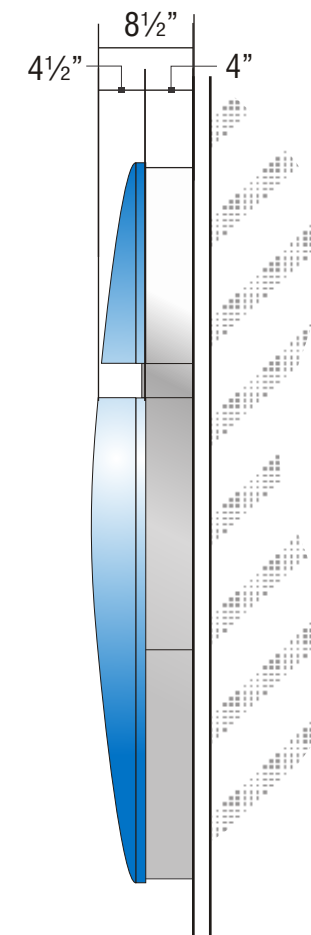
Project ID: CHASE_38100P367706_1

Revision: PERMIT R1-01.14.21

Exterior Elevations



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



ENDVIEW OF LOGO SCALE : 3/4" = 1'-0"

E.4

SIGN TYPE OCT-EXT-CURVED-60

MANUFACTURE AND INSTALL ONE (1) INTERNALLY-ILLUMINATED OCTAGON

LOGO:

BACKS: .080" ALUM BACK WITH STACK WELDED 4" x .080" ALUM RETURNS.

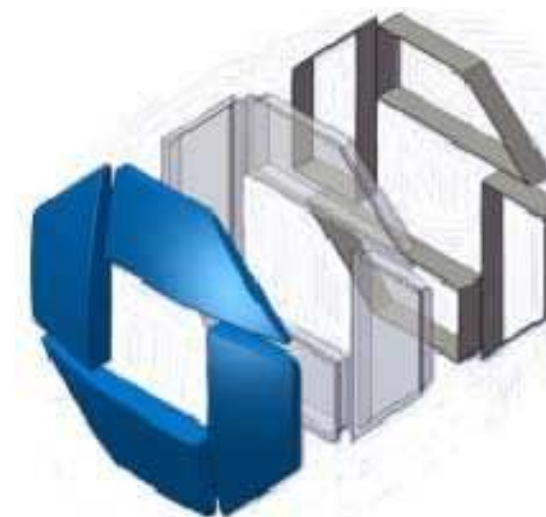
LOGO CAN FACE: .080" ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS

PLEX FACE: .118" THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4" CLEAR PLEX 2ND SURFACE FACES.

PAINT: EXTERIOR PAINT MATTHEWS "CHASE NICKEL" #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
 As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
 Each Sign MUST have: - A dedicated branch circuit
 - Three wires : Line, Ground, and Neutral.
 - Wire Size : Min 12 GA THHN Copper Wire.
 NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
 - The ground wire must be continuous & go from the sign to the panelboard ground bus.



3D VIEW OF OCTAGON



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 Salesperson: Arthur Navarro
 Coordinator: Tracey Pichierri
 Designer: Thomsen
 Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

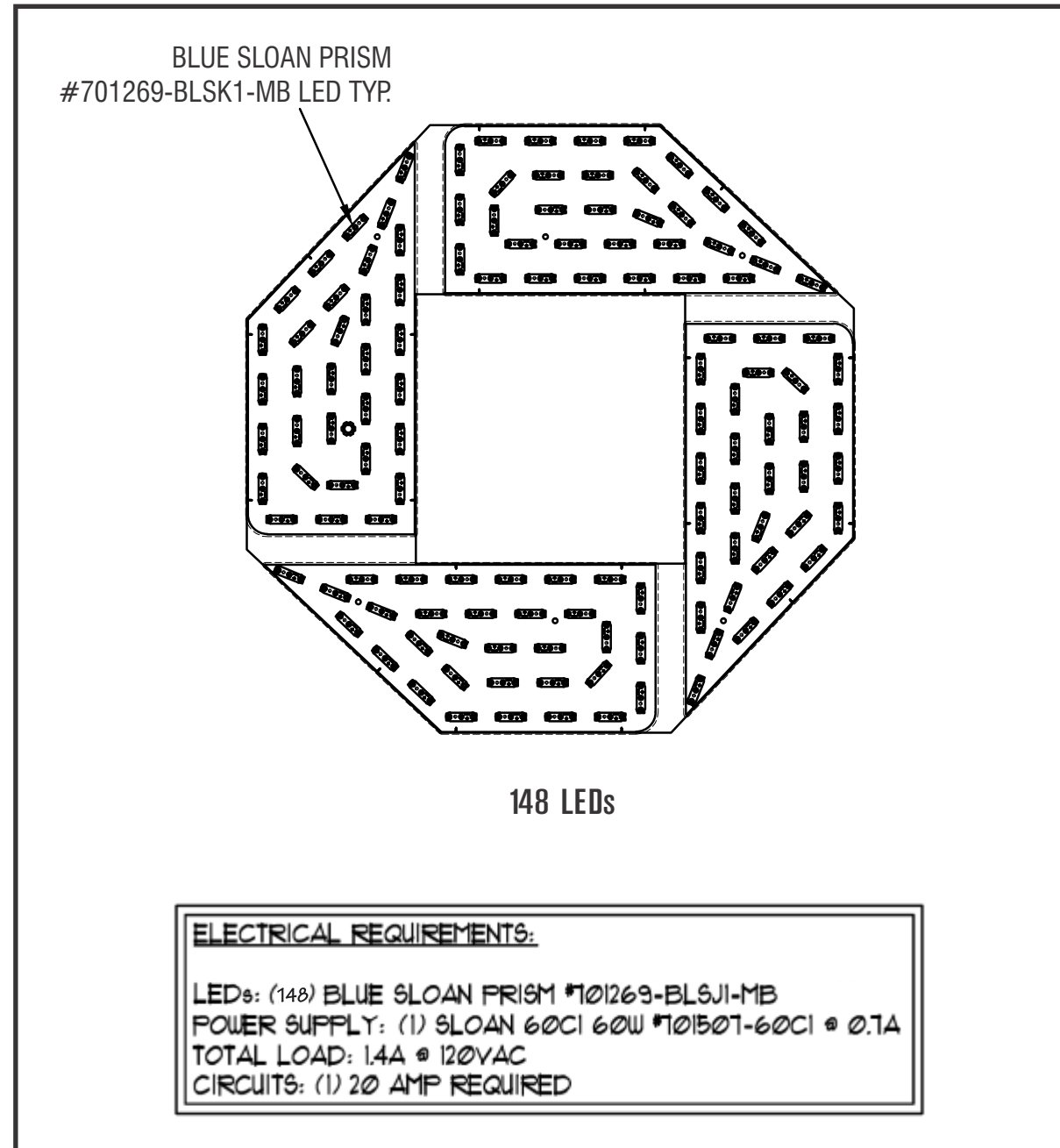
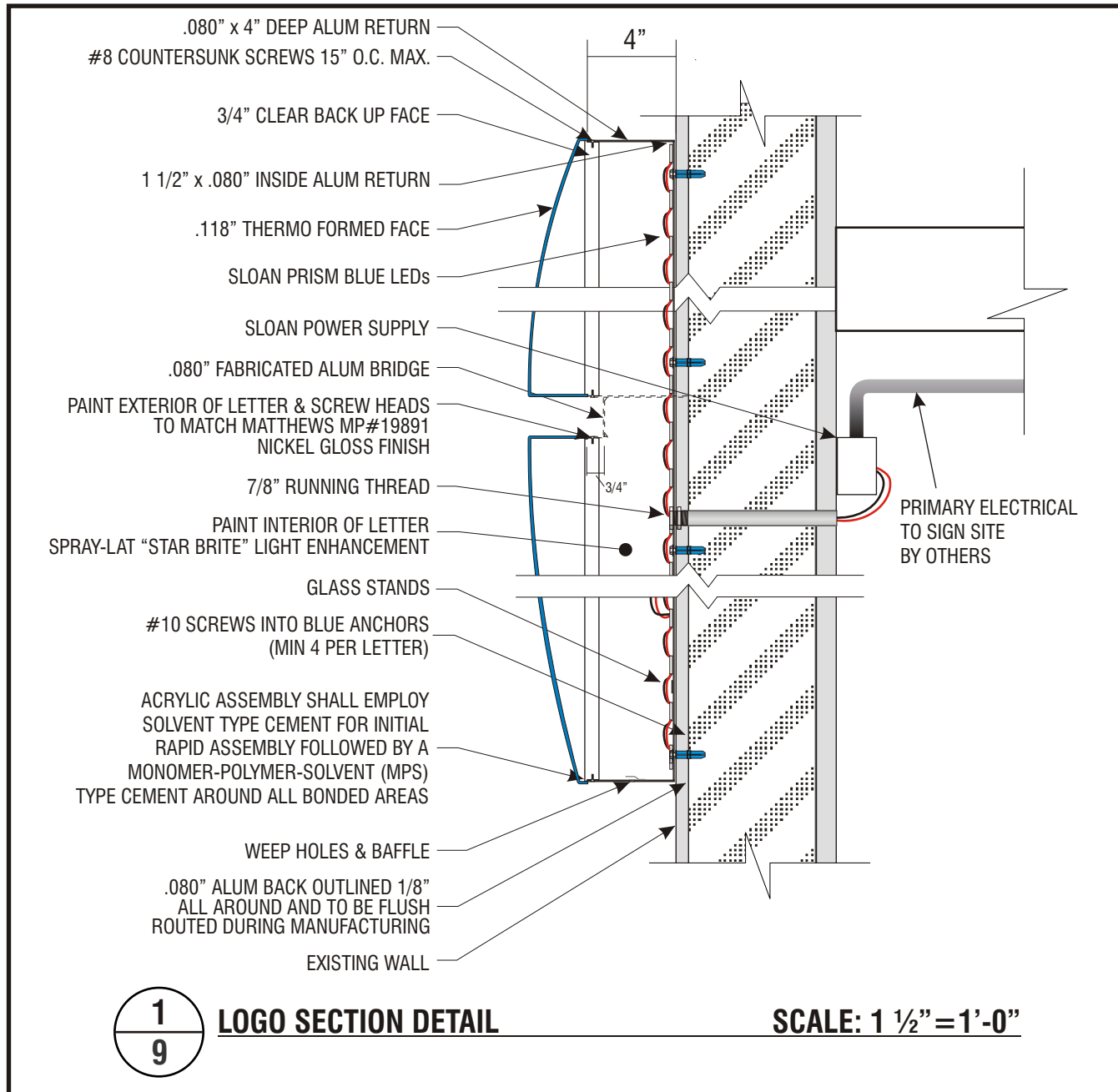
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Drawing Number: 20-01117

Project ID: CHASE_38100P367706_1

Revision: PERMIT R1-01.14.21

**ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER
AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.**



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



JP Morgan Chase Bank
#38100P367706

Main Washington
100 S. Main Suite 100
Ann Arbor, MI 48104

Initial Date: 08/27/20
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: Thomsen
Scale: As noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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electrical to sign location -
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