

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – May 18, 2016**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

- 1) Roll Call
- 2) [Approval of the DRB Minutes of April 20, 2016](#)
- 3) Sign review
  - [1555 E. 14 Mile Rd. – Kakos Market](#)
- 4) Design Review
  - [34602 Woodward – Lavery Audi](#)
  - [33722 Woodward – Meadowbrook Urgent Care](#)
- 5) Short Term Projects
- 6) Miscellaneous Business and Communication
  - A. Staff Reports
    - [Administrative Approvals](#)
    - Violation Notices
  - B. Communications
    - Commissioners Comments
- 7) Adjournment

Notice: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least 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](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

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

## AGENDA

**BIRMINGHAM DESIGN REVIEW BOARD**  
**MINUTES OF APRIL 20, 2016**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 20, 2016. Chairman John Henke called the meeting to order at 7:30 p.m.

**Present:** Chairman John Henke; Commission Members Keith Deyer, Natalia Dukas, Vice Chairperson Shelli Weisberg

**Absent:** Commission Members Mark Coir, Thomas Trapnell, Michael Willoughby; Student Representative Loreal Salter-Dodson

**Administration:** Matthew Baka, Sr. Planner  
Carole Salutes, Recording Secretary

**04-15-16**

**APPROVAL OF MINUTES**  
**DRB Minutes of April 6, 2016**

**Motion by Mr. Deyer**

**Seconded by Ms. Dukas to approve the DRB Minutes of April 6, 2016 as presented.**

**Motion carried, 4-0.**

**VOICE VOTE**

Yeas: Deyer, Dukas, Henke, Weisberg

Nays: None

Absent: Coir, Trapnell, Willoughby

Chairman Henke cautioned the petitioner that there are only four of seven commission members present this evening and they would need an affirmative vote of all four to be approved. Therefore he offered the option to postpone without penalty to the next meeting in the hope more members would be present. The petitioner elected to proceed.

**04-16-16**

**DESIGN REVIEW**  
**180 W. Brown**



Zoning: O-2 Office/Commercial

Proposal: Mr. Baka advised the applicant proposes to renovate the exterior of the one-story building. The proposal will expand and replace the existing windows on three sides with new bronze framed aluminum windows, paint the building Dark Granite #men7075 and add new LED lighting to the rear. The asphalt roof and cupola are proposed to be removed and replaced with a standing seam metal roof in "burnished slate" as indicated by the color sample provided.

Design:

*North Elevation*

The applicant is proposing to replace the windows in the existing openings and paint the door and frames of the entranceway to match the new windows. The existing limestone sills are to remain.

*East Elevation*

The applicant is proposing to remove the existing windows and expand the openings to accommodate new larger windows. Due to the shifted location of the new windows, some areas of the wall will need to be in-filled with new brick. The new bricks will match the existing texture and coursing and be toothed into the existing pattern. On the south 20 ft. of the east elevation the existing roof projection will be removed and the brick façade cleaned and painted.

*South Elevation*

The applicant proposes to remove the existing windows and expand the openings to accommodate new larger windows. Due to the shifted location of the new windows some areas of the wall will need to be in-filled with new block. The new blocks will match the existing coursing and be toothed into the existing pattern. At the west end of the south elevation the applicant is proposing to demolish the chimney and the parapet wall is proposed to be raised to match the height of the existing parapet to the east. The applicant is also proposing to enclose the existing electrical components mounted to the back of the building in a water tight enclosure with hinged doors and a standing seam roof to match the rest of the building.

Signage: No signage is indicated.

Illumination: The applicant is proposing to install three (3) new cut-off LED light fixtures on the rear of the building.

Mr. Michael Bedoun with MSI Construction spoke on behalf of the new property owner. He indicated they currently have no plans for signage because the building will contain owner occupied private offices. If they were to propose signage in the future it would be above the main entrance and they would come back before the board. Chairman Henke told him the building design hampers

them with respect to signage. Aesthetically this design is a great clean-up of the building.

All of the material samples were confirmed.

**Motion by Mr. Deyer**

**Seconded by Ms. Weisberg to approve the Design Review for 180 W. Brown, Medical Office as submitted with the understanding that the sign band is above the door.**

**Motion carried, 4-0.**

VOICE VOTE

Yeas: Deyer, Weisberg, Dukas, Henke

Nays: None

Absent: Coir, Trapnell, Willoughby

**04-17-16**

## **MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

### **A. Staff Reports**

-- Administrative Approvals

- 1025 Webster - Roof replacement.
- 1113 N. Old Woodward Ave., Unit 31, Woodward Place Condominiums - Stair lift, eight stairs to entry door.
- 3502 E. Woodward Ave. - Recover two existing awnings. Color Black; original Grey. No signage.

-- Violation Notices (none)

### **B. Communications**

-- Commissioners' Comments (none)

**04-18-16**

## **ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:45 p.m.

Matthew Baka  
Sr. Planner



# MEMORANDUM

Planning Division

**DATE:** May 13, 2016

**TO:** Design Review Board

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** Sign Review – 1555 14 Mile Rd. – Kakos Market

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**Zoning:** B2b – General Business

**Existing Use:** Commercial

## Proposal

On April 6, 2016 the applicant was approved to renovate the exterior of the single-story one-tenant building. The approval included a new storefront window and door system and the addition of stone, metal panels and EFIS to the east and south facing facades. However, review of proposed Red LED accent lighting to be mounted underneath the soffit of the “high” parapet was postponed to allow to applicant time to develop a signage proposal as well. The applicant has now submitted a proposal to reface a portion of the existing pole sign and to install two (2) new name letter signs on the building.

## Signage

The applicant is proposing to reface the upper portion of the pole sign while eliminating the lower section. This is being proposed so that the applicant will have enough additional signage to install two name letter signs on the building façade.

The total linear building frontage is 96', permitting 144 square feet of sign area. The existing pole sign measures 54" h x 96' w or 36 square feet per side, totaling 72 square feet. The proposed name letter signs will measure 36" h x 139" w or 21.75 square feet each for a total of 43.5 sq. ft. The combined area of the existing and new signage will be 141.5 sq. ft. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. The proposal meets this requirement.* The wall sign is proposed to be mounted higher than 8' above grade. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public alley. The proposal meets this requirement.*

The applicant proposes to install new Lexan panels on the one of the light boxes of an existing pole sign while eliminating the lower light box.. The proposed pole sign light box measures 56" h x 96' w or 36 square feet per side, totaling 72 square feet. The face panels have applied translucent vinyl background with ¾" routed PVC letters reading "KAKOS" above with ¼" routed PVC letters reading "FINE WINE BEER – SPIRITS" below. The letters are painted whites.

The vinyl background is proposed to mimic the synthetic wood planks that were approved for the building façade.

This is an existing non-conforming sign, and *In accordance with 2.07, A (2) of the sign ordinance, A nonconforming sign shall not be moved, replaced, enlarged or altered, except to bring the sign into complete conformity with this Chapter. The message of a nonconforming sign may be changed only by the person who operated the business being advertised on the signage on the premises on February 1, 2005, or related person, provided that the business being advertised on the signage on February 1, 2005, continues in operation, so long as this does not create any new nonconformities and sign review approval is received.* **The proposal meets this requirement.**

### **Illumination**

The applicant is proposing LED accent lighting to be mounted underneath the soffit of the "high" parapet. The lighting is rendered in red on the color elevations.

### **Design Recommendation**

When reviewing the project against the standards of Section 126-514 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
2. 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. *The overall design elements **will not** detract from the harmony and appeal of the **other buildings on Woodward**. The proposed design is compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

The Planning Division recommends that the Design Review Board consider a motion to approve the Sign review application for 1555 E. 14 Mile Rd. The proposal meets the requirements of Section 126-514 of the Zoning Code.

### **Sample Motion Language**

Motion to APPROVE the design review application for 1555 E. 14 Mile Rd.

OR

Motion to TABLE the design review application for 1555 E. 14 Mile Rd. The applicant must provide the following items:

OR

Motion to DENY the design review application for 1555 E. 14 Mile Rd. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

**Sec. 126-514. Duties of Design Review Board.**

**The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.**

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code 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.

(Code 1963, § 5.192(4))



139 in

36 in

24 in

**KAKOS**

FINE WINE • BEER • SPIRITS



**SIGNS**  
& more

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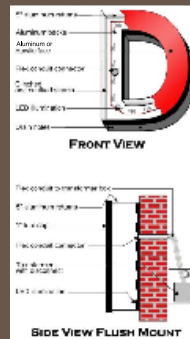
139 in

36 in

# KAKOS

FINE WINE • BEER • SPIRITS

**Face Lit Channel Letters, White Returns, Individually Stud Mounted**



Woodward Facade - TOTAL SQ FT = 34.75

QUOTE DATE:

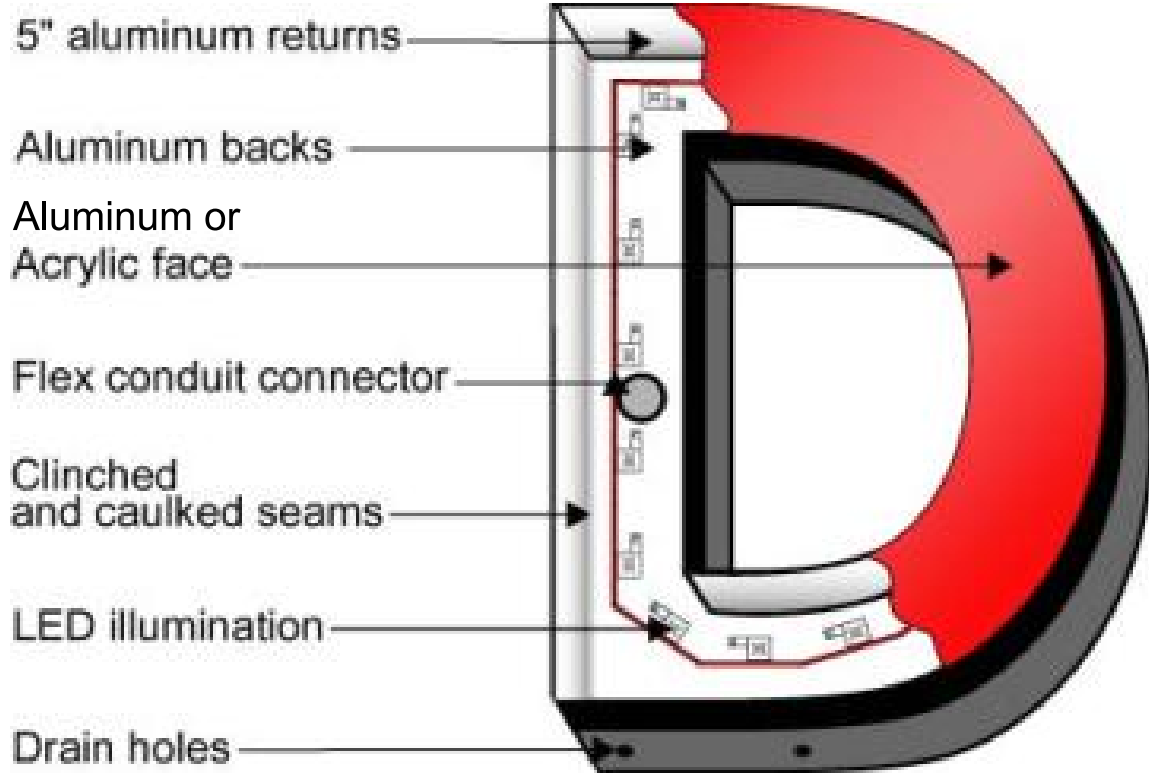


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TROY, MI 48083  
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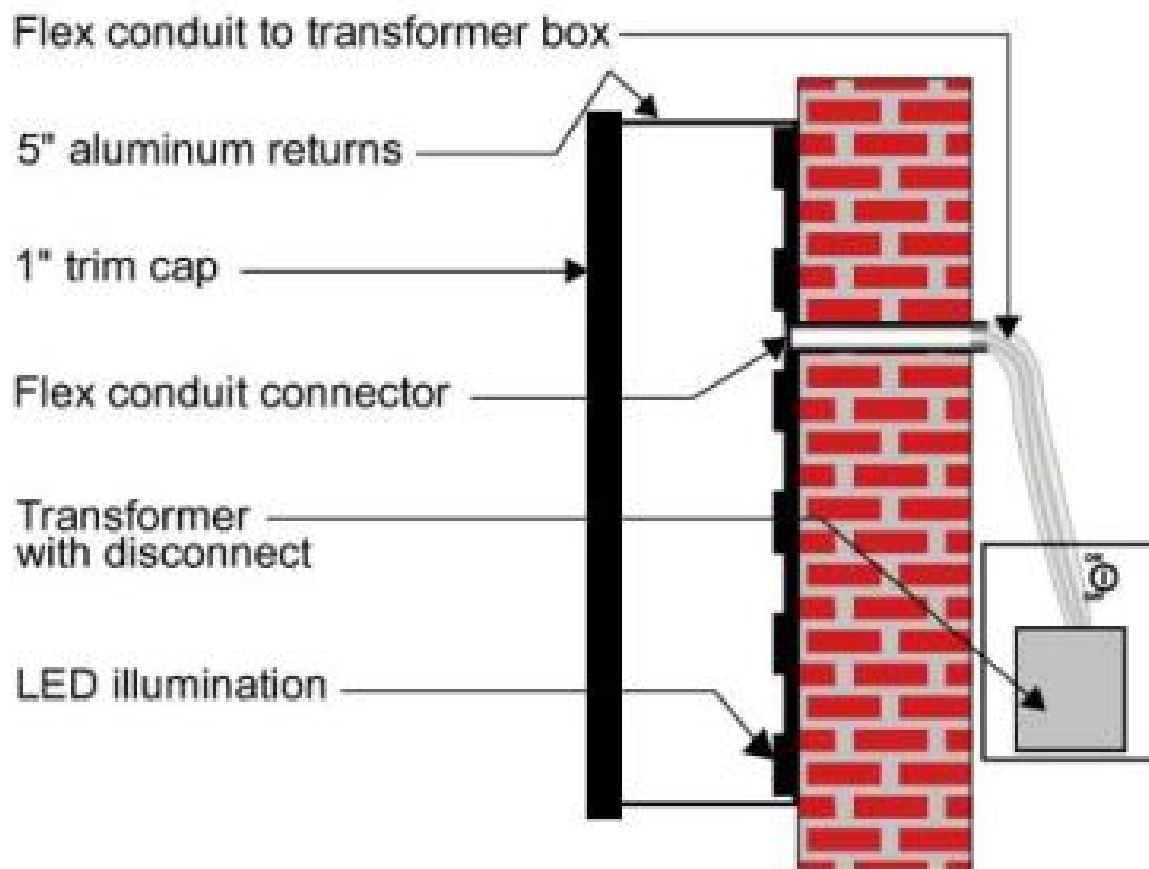
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CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_





**FRONT VIEW**

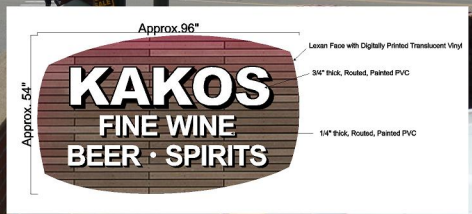


**SIDE VIEW FLUSH MOUNT**

CURRENT SIGN



UPDATED SIGN



PROJECT: 1555 14 Mile Rd.  
Pylon Sign Face Update

ESTIMATE #

QUOTE DATE:



1371 SOUTER DR.  
TROY, MI 48063  
248.852.0683  
signsandmoremi.com

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CLIENT SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

## MEMORANDUM

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**Date:** May 13, 2016  
**To:** Design Review Board Members  
**From:** Matthew Baka, Senior Planner  
**RE:** Design and Sign Review – 34602 Woodward – Audi of Birmingham

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**Zoning:** B-2/MU5, General Business

**Existing Use:** Car Dealership

### Proposal

**The previous approval for this project expired on 4.15.16. The applicant is now requesting that the same proposal be approved in order to allow them to pull their building permits. No changes from the original approval are proposed.**

The applicant is seeking approval for the building renovation of a one-story, single-tenant building located at 34602 Woodward. The building is the location of Audi of Birmingham, located on the corner of Woodward and Hazel. The applicant proposes to renovate the façade of the building on all elevations and install new signage.

### Woodward Elevation (West)

The existing building façade on the Woodward elevation is proposed to be remodeled with an aluminum curtain wall system with clear glass and a perforated and corrugated metal rain screen cladding with a metal panel back-up. The glass curtain wall will extend up from the ground approximately 21' at the south end of the front façade. The glass will extend north across the front of the building at that height for approximately 84' at which point it will slope quickly to the ground. The remainder of the façade will be clad with the above referenced perforated and corrugated metal rain screen. Approximately 8' above the glass windows will be clad in the metal treatment. The north end of the front façade will be clad in the metal treatment the full height of the building as the glass curtain wall tapers off to the ground. There will be a double door entrance in the center of the front façade.

### Hazel Elevation (South)

The façade treatment of glass and metal established on the front elevation will be carried around the corner at the south end of the building to the Hazel side. The metal rain screen will extend approximately 93' along the south elevation of the building. At that point the applicant is proposing to build a service entrance that includes two (2) overhead roll-up doors, WITH signage identifying the entrance. The service area entrance is proposed to be clad in composite metal panels in color "silversmith". The roll-up doors are proposed to be finished to match the composite metal siding. The applicant is proposing a new canopy to be constructed above the service entrance doors that would be clad in the composite metal panels. The canopy would be mounted approximately 12' above grade and extend 9' feet off of the building. This elevation will also have four (4) punched window openings and one (1) punched door opening with perforated and corrugated metal rain screen clad covering.

### Rear Elevation (East)

On the rear elevation, the applicant proposes to continue the composite metal panels proposed on the south side of the service entrance. There will be another roll-up overhead door on the rear elevation that will be finished to match the composite metal panels. There is one hollow

metal door to the right of the roll up door that is proposed to be painted to match the composite metal panel.

### North Elevation

On the north elevation, the applicant proposes to replicate the theme of the front elevation by installing a 20' tall aluminum curtain wall system with clear glass and to clad the remainder of the façade with the perforated and corrugated metal rain screen cladding with metal panel back-up.

### Signage

The applicant proposes to install two name letter signs, one small sign by the front entrance, and three "Audi" logo signs as part of the building master sign plan. The total linear building frontage is 126' 3", permitting 189.375 square feet of sign area. The proposed "**Audi Birmingham**" sign will measure 24" h x 27' 4" w or **54.66 square feet**. The proposed "**Audi Service Drive**" sign will measure 18" h x 20' w or **30 square feet**. The sign near the front entrance is proposed to be 1' 9 7/8" h x 3' 3 3/8" w or **6 square feet**. The three **Audi logo signs** are proposed to be 13' 6" w x 4' 8" h. *In accordance with article 1.0, table B of the Birmingham Sign Ordinance – wall signs on Woodward may be no more than 48" in height. The logo signs do not meet this requirement.* Accordingly, the height of the logo sign must be reduced to a maximum of 48". The combined area of all signs will be **270.33 square feet**. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage.* The proposal does not meet this requirement. Accordingly, the applicant will be required to reduce the signage not to exceed 189.375 square feet.

All signs are proposed to be mounted more than 8' above grade. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public alley. The proposal meets this requirement.*

The proposed name letter signs will be constructed of aluminum channel letters with acrylic faces. The Audi logo signs are proposed to be constructed of formed acrylic with applied chrome surface vinyl.

### Illumination

All of the signs are proposed to be internally illuminated with LED's.

### Design Recommendation

When reviewing the project against the standards of Section 126-514 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*

2. 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. *The overall design elements **will not** detract from the harmony and appeal of the **other buildings on Woodward**. The proposed design **is** compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

### **Sign Recommendation**

In accordance with Section 86, Article 2, 2.02 (c) of the City of Birmingham Sign Ordinance, Planning Division Sign review approval shall be granted only upon determining the following:

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.
2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.
6. The sign otherwise meets all requirements of this Chapter.

The Planning Division recommends that the Design Review Board consider a motion to approve the design and sign review application for 34602 Woodward with the following conditions:

1. The height of the Audi logo signs must be reduced to a maximum height of 48”;
2. The total square footage of signage on the building must be reduced to 189.375 square feet.

### **Sample Motion Language**

Motion to APPROVE the design and sign review application for 34602 Woodward, provided the applicant meet(s) the following condition(s):

1. The height of the Audi logo signs must be reduced to a maximum height of 48”;
2. The total square footage of signage on the building must be reduced to 189.375 square feet.

OR

Motion to TABLE the design and sign review application for 34602 Woodward. The applicant must provide the following items:

1.

OR

Motion to DENY the design and sign review application for 33495 Woodward. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

**Sec. 126-514. Duties of Design Review Board.**

**The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.**

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code 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.

(Code 1963, § 5.192(4))

**Article 2, 2.20. Sign review**

**(b) Restrictions.**

- (1) The Historic District Commission, Design Review Board or Planning Board may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this ordinance.
- (2) The Historic District Commission, Design Review Board or Planning Board shall not allow the alteration or construction of any sign which would violate the requirements of this ordinance.

# DESIGN REVIEW BOARD

MINUTES OF APRIL 15, 2015

Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, April 15, 2015. Chairman John Henke called the meeting to order at 7:25 p.m.

**Present:** Chairman John Henke; Board Members Mark Coir, Vice Chairman Keith Deyer, Natalia Dukas, Michael Willoughby; Student Representatives Zoe Bowers, Patrick Rogers

**Absent:** Board Member Shelli Weisberg

**Administration:** Matthew Baka, Sr. Planner  
Carole Salutes, Recording Secretary

The chairman cautioned petitioners that four affirmative votes are needed to pass a motion and only five board members are present this evening. Therefore he offered petitioners the option of postponing their hearing to the next meeting without penalty. Everyone wished to go forward.

**04-08-15**

**DESIGN AND SIGN REVIEW**  
**34602 Woodward Ave.**  
**Audi of Birmingham**

Zoning: B-2/MU-5 General Business

Proposal: Mr. Baka explained the applicant is seeking approval for the building renovation of a one-story, single-tenant building located at 34602 Woodward Ave. The building is the location of Audi of Birmingham, located on the corner of Woodward Ave. and Hazel. The applicant proposes to renovate the façade of the building on all elevations and install new signage.

## *Woodward Elevation (West)*

The existing building façade on the Woodward Ave. elevation is proposed to be remodeled with an aluminum curtain wall system with clear glass and a perforated and corrugated metal rain screen cladding with a metal panel back-up. The glass curtain wall will extend up from the ground approximately 21 ft. at the south end of the front façade. The glass will extend north across the front of the building at that height for approximately 84 ft. at which point it will slope quickly to the ground. The remainder of the façade will be clad with the above referenced perforated and corrugated metal rain screen. There will be a double door entrance in the center of the front façade.

## *Hazel Elevation (South)*

The façade treatment of glass and metal established on the front elevation will be carried around the corner at the south end of the building to the Hazel side. The applicant is proposing to build a service entrance that includes two (2) overhead roll-up doors, with signage identifying the entrance. The service area entrance is proposed to be clad in composite metal panels in color “Silversmith.” The roll-up doors are proposed to be finished to match the composite metal siding. The applicant is proposing a new canopy to be constructed above the service entrance doors that would be clad in the composite metal panels. This elevation will also have four (4) punched window openings and one (1) punched door opening with perforated and corrugated metal rain screen clad covering.

#### *Rear Elevation (East)*

On the rear elevation, the applicant proposes to continue the composite metal panels proposed on the south side of the service entrance. There will be another roll-up overhead door on the rear elevation that will be finished to match the composite metal panels. There is one hollow metal door to the right of the roll up door that is proposed to be painted to match the composite metal panel.

#### *North Elevation*

On the north elevation, the applicant proposes to replicate the theme of the front elevation by installing a 20 ft. tall aluminum curtain wall system with clear glass and to clad the remainder of the façade with the perforated and corrugated metal rain screen cladding with metal panel back-up.

Signage: The applicant proposes to install two name letter signs, one small sign by the front entrance, and three “Audi” logo signs as part of the building master sign plan. The total linear building frontage is 126 ft. 3 in., permitting 189.375 sq. ft. of sign area. The proposed “**Audi Birmingham**” sign will measure **54.66 sq. ft.** The proposed “**Audi Service Drive**” sign will measure **30 sq. ft.** The sign near the front entrance is proposed to be **6 sq. ft.** The three **Audi logo signs** are proposed to be 13 ft. 6 in. w x 4 ft. 8 in. h. In accordance with article 1.0, table B of the Birmingham Sign Ordinance – wall signs on Woodward may be no more than 48 in. in height. **The logo signs do not meet this requirement.** Accordingly, the height of the logo sign must be reduced to a maximum of 48 in. The combined area of all signs will be **270.33 sq. ft.**

In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage. **The proposal does not meet this requirement.** Accordingly, the applicant will be required to reduce the signage not to exceed 189.375 sq. ft.

All signs are proposed to be mounted more than 8 ft. above grade. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public alley. **The proposal meets this requirement.**



The proposed name letter signs will be constructed of aluminum channel letters with acrylic faces. The Audi logo signs are proposed to be constructed of formed acrylic with applied chrome surface vinyl.

Illumination: All of the signs are proposed to be internally illuminated with LEDs.

Mr. Fred Lavery, 4408 Park, the property owner, was present with Mr. Mark Karaba, Project Architect with Harley Ellis Devereaux. Mr. Lavery explained that Audi has a new branding concept that the dealers must meet. It is essentially an elevation change; the footprint stays the same.

Mr. Baka noted the entire proposal meets the Ordinance with the exception that the proposed Audi insignia is too high and they are over on the amount of signage. Mr. Lavery announced they have revised these so they meet the Ordinance requirements. He added this has been the Audi design standard for about three years. Mr. Karaba presented material samples and drawings showing the existing elevations along with the new proposed elevations.

Mr. Lavery noted the following:

- This will be a less intense use than it is right now;
- The Triangle District is designed to have more contemporary architecture and this architecture is contemporary;
- Audi's concept is uniquely adaptable to storefronts.

Mr. Karaba explained Audi has a requirement that their showroom be 20 ft. tall. Therefore the whole facade on the front must be raised 6 or 7 ft.

Mr. Baka observed that the north elevation abuts the Players parking lot. Normally in such situations those windows have to be fire rated.

Mr. Deyer noticed the Audi of Birmingham signage is 7 in. off the perforations on the building facade and asked that it be brought back. Mr. Karaba said he will consult the signage engineer.

The chairman requested updated drawings including the signage. The applicant will have to talk with the Building Dept. with respect to the glazing on the north side. Mr. Willoughby announced he would like to see glass on the north side as opposed to a fire rated wall so that the cars can be seen.

**Motion by Mr. Coir**

**Seconded by Ms. Dukas Coir to approve Design and Sign Review for 34602 Woodward Ave., Audi of Birmingham incorporating the changes that were talked about this evening:**

- **Updated drawings that include the revised signage with tear sheets;**
- **Fire rated window on the north side of the building.**

At 8:15 p.m. there was no audience to left to comment on the motion.

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Coir, Dukas, Deyer, Henke, Willoughby

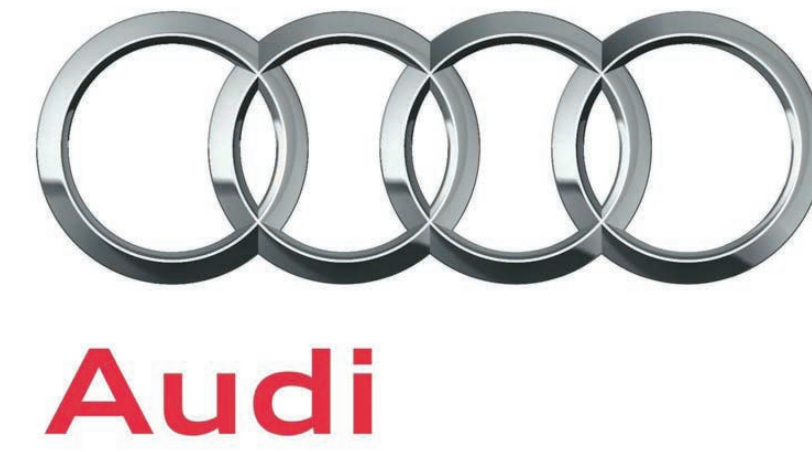
Nays: None

Absent: Weisberg

# U.S. Auto Group, LTD

## Audi of Birmingham Renovation

34602 Woodward Ave, Birmingham, MI 48007



## Revised City Design Review

### 04/20/15

PROJECT NO. 2014-10107-000

**DRAWINGS RE-SUBMITTED FOR  
CITY DESIGN REVIEW 05/03/16**



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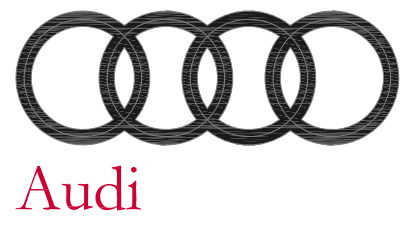
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### DRAWING LIST

TS-1	TITLE SHEET
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	EXISTING AND PROPOSED WEST ELEVATIONS
A-4	EXISTING AND PROPOSED SOUTH ELEVATIONS
A-5	EXISTING AND PROPOSED EAST ELEVATIONS
A-6	EXISTING AND PROPOSED NORTH ELEVATIONS

TS-1





U. S. Auto Group, LTD

Audi of Birmingham Renovation

34602 Woodward Ave.  
Birmingham Michigan 48007

Date	Issue
3-24-15	City Design Review
4-20-15	Revised City Design Review

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Project No.	2014-10107-000
Drawn	M. Karaba
Checked	M. Karaba
Approved	M. Karaba

Title	Site Plan
-------	-----------

Sheet No. A-1

PARKING COUNTS

- 8 LEASED SPACES (NORTH)
- 13 ON WOODWARD
- 25 UNDERGROUND
- 9 DRIVE (VACATED HAZEL STREET)
- 13 ELM STREET
- 40 LOT

108 STANDARD SPACES

Audi of Birmingham Building Parking Tabulation

- Dealership / Service Bay - (1 space per 300 sq.ft of Showroom + space for each service stall) = 7000 / 300 = 24 spaces + 5 spaces (for Service Stalls) = **30 Total Spaces**
- Office - (1 space for each 300 sq. ft. of floor area) = 4770 / 300 = **16 Spaces**
- Storage - (1 space for each 500 sq. ft. of floor area) = **1 Space**
- Total Required for North Building = **47 Spaces**
- Total Required for North + South Building = **86 Spaces Required < 108 Spaces Provided**

Signage Requirements

Per City of Birmingham General Signage Standards Table "B" for District "B-2" the following standards apply:

Name Letter Signs - For businesses with addresses on Woodward the total shall not exceed 1.5 square feet of sign area for each linear foot of principal building frontage.

1.5 X 126.5 feet of principal building frontage along Woodward (West Elevation) = **189.375 sq. ft of Signage Allowed**

West Elevation - 43.27 + 10.69 + 24 + 6 = **83.96 Total sq. ft** of signage on West Elevation

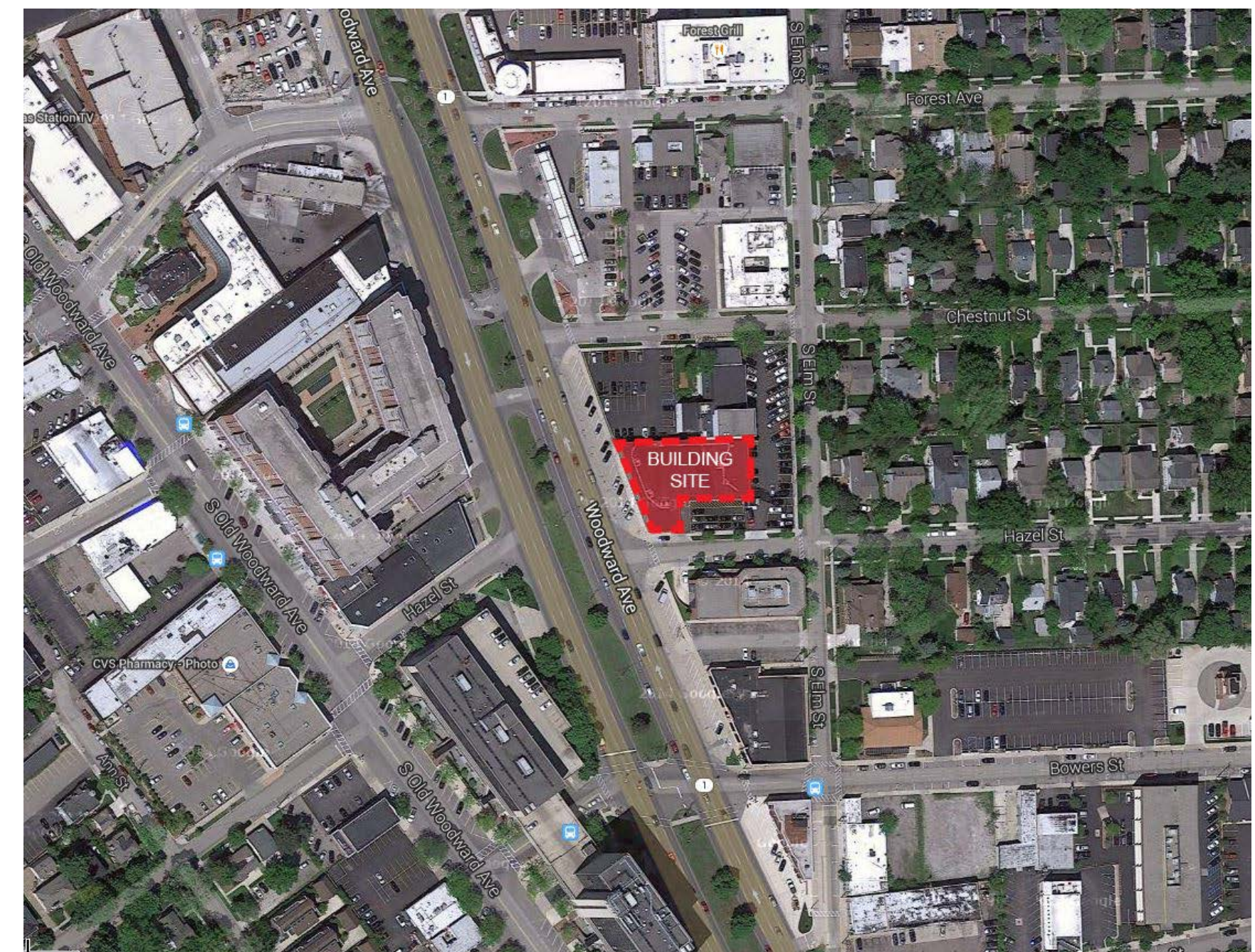
South Elevation - 43.27 + 18.67 = **61.94 Total sq. ft** of signage on South Elevation

East Elevation - **0 sq. ft** of signage on East Elevation

North Elevation - **43.27 Total sq. ft** of signage on North Elevation

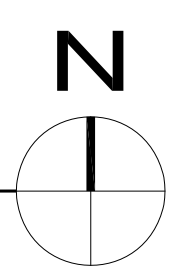
Total building proposed signage = 189.17 sq. ft < 189.375 Total sq. ft allowed by Signage Ordinance

LOCATION MAP



- PROPOSED NEW CANOPY OVER VEHICLE ENTRY
- REMOVED DUMPSTER AND ENCLOSURE REDUCED ONSITE WASTE; DUMPSTER NOT REQUIRED
- REVISED PARKING AREA FOR BUILDING VEHICLE ENTRY
- FOR REVISED CURB CUT, REDUCE RETAINING WALL ON ONE SIDE, ADD TO OTHER
- AUDI DIRECTIONAL PYLON SIGN 6N - REFER TO NEW SIGNAGE KEY ON SHEET A-3 FOR ADDITIONAL INFORMATION

SITE PLAN  
SCALE: 1"=20'-0"







# Audi of Birmingham Renovation

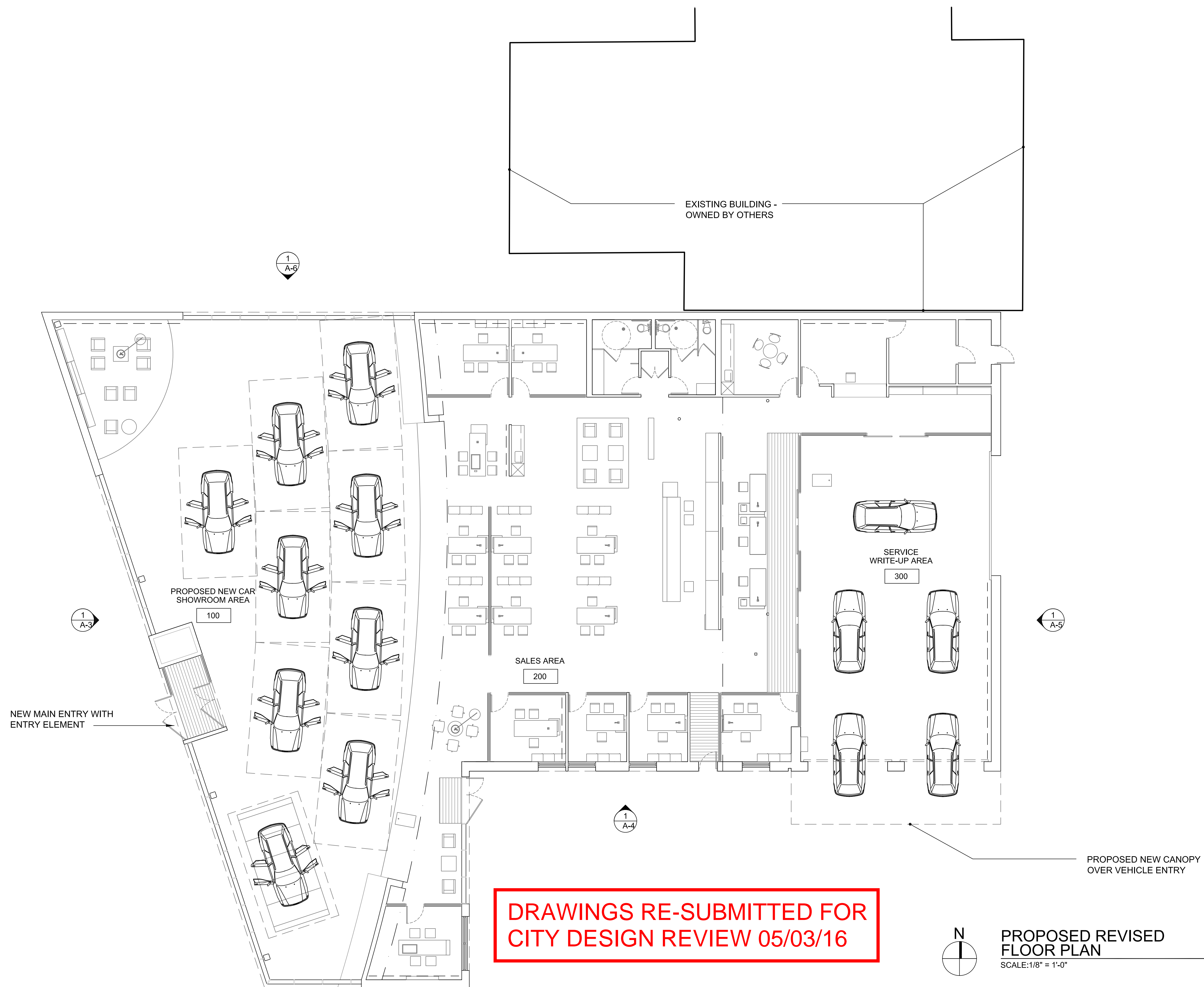
Date	Issue
3-24-15	City Design Review
4-20-15	Revised City Design Review



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Title Floor Plan

Sheet No. **A-2**





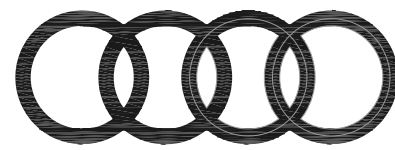
1"=10'

1"=20'

1"=30'

1"=40'

1"=50'



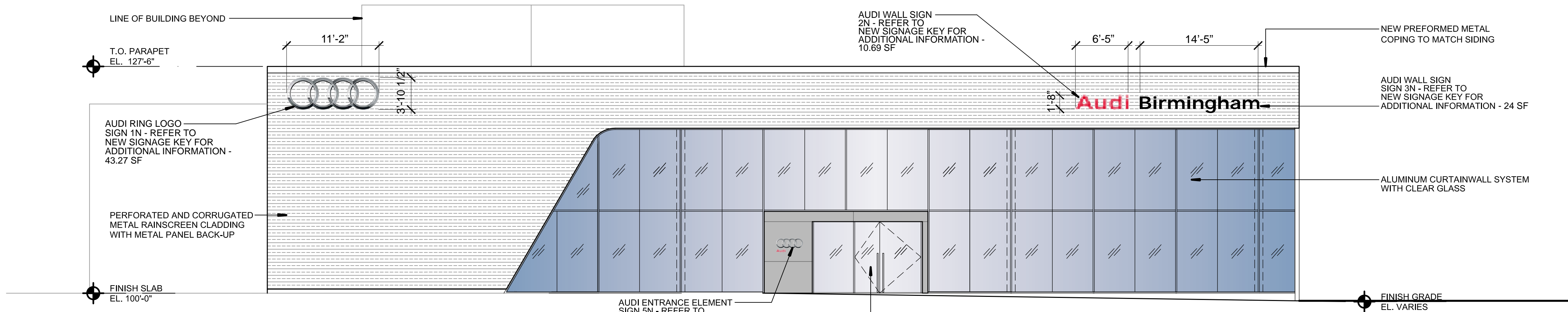
Audi

U. S. Auto  
Group, LTD

## Audi of Birmingham Renovation

34602 Woodward Ave.  
Birmingham Michigan 48007

Date  
3-24-15  
4-20-15  
Issue  
City Design Review  
Revised City Design  
Review



## PROPOSED NEW WEST ELEVATION

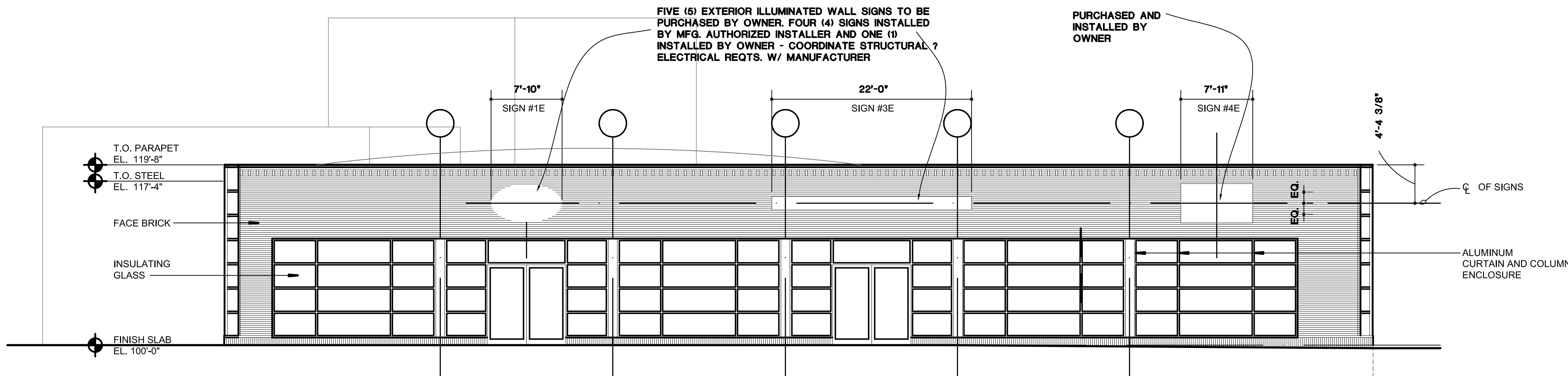
SCALE:1/8"=1'-0"

### EXISTING SIGNAGE KEY

SIGN # 1E TYPE: WALL SIGN TEXT: "AUDI W / RING LOGO" (HT: 1'-1") SIZE: 4'-2 1/2" x 7'-10" = 33 SF MATERIAL: OPAQUE AND TRANSLUCENT ACRYLIC WITH ALUMINUM FRAME COLOR: GREEN BACKGROUND WITH IVORY TEXT AND TRIM RING AND ALUMINUM SIDES ILLUMINATION: INTERNALLY WITH FLUORESCENT LAMPS	SIGN # 2E TYPE: WALL SIGN TEXT: "SERVICE" SIZE: 2'-0" x 7'-8" = 15.33 s.f. MATERIAL: TRANSLUCENT ACRYLIC WITH ALUMINUM COLOR: CLEAR LOGO WITH BLACK ALUMINUM FRAME ILLUMINATION: INTERNALLY WITH FLUORESCENT LAMPS	SIGN # 3E TYPE: WALL SIGN TEXT: NONE/AUDI LOGO SIZE: 3'-10" x 7'-8" = 28 SF MATERIAL: TRANSLUCENT ACRYLIC WITH ALUMINUM COLOR: CLEAR LOGO WITH BLACK ALUMINUM FRAME ILLUMINATION: INTERNALLY WITH FLUORESCENT LAMPS	SIGN # 4E TYPE: WALL SIGN TEXT: "FRED LAVERY" (HT: 1'-9") SIZE: 4'-4" x 7'-11" = 34 SF MATERIAL: TRANSLUCENT ACRYLIC WITH ALUMINUM COLOR: BURGUNDY TEXT WITH ALUMINUM SIDES ILLUMINATION: INTERNALLY WITH NEON	SIGN # 5E TYPE: GROUND SIGN TEXT: "PORSCH" (HT: 6") SIZE: 3'-0" x 8'-0" = 24 SF MATERIAL: TRANSLUCENT ACRYLIC WITH ALUMINUM COLOR: BLACK TEXT WITH RED/YELLOW/BLACK LOGO AND ALUMINUM PYLON ILLUMINATION: INTERNALLY WITH FLUORESCENT LAMPS
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### NEW SIGNAGE KEY

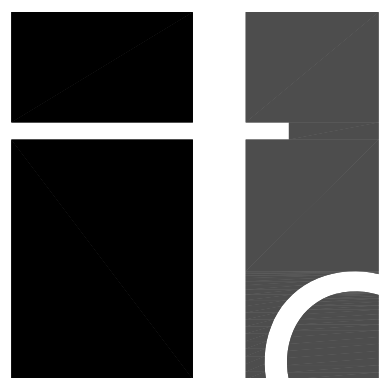
SIGN # 1N (QUANTITY 3) TYPE: WALL SIGN AUDI MODEL No. : AR-3400-CP TEXT: "AUDI RING LOGO" (HT: 3'-10 1/2") SIZE: 3'-10 1/2" x 11'-2" = 43.27 s.f. MATERIAL: WHITE FORMED ACRYLIC WITH CHROME ON FIRST SURFACE VINYL COLOR: WHITE / CHROME ILLUMINATION: INTERNALLY WITH 1/2 WATT LED'S	SIGN # 2N TYPE: WALL SIGN AUDI MODEL No. : ALT-20-ST TEXT: "AUDI" (HT: 1'-4") SIZE: 1'-6" x 6'-5" = 10.89 s.f. MATERIAL: OPAQUE ACRYLIC WITH ALUMINUM RETURNS COLOR: RED TEXT WITH ALUMINUM SIDES ILLUMINATION: INTERNALLY WITH 1/2 WATT LED'S	SIGN # 3N TYPE: WALL SIGN AUDI MODEL No. : ADL-20-CP TEXT: "BIRMINGHAM" (HT: 1'-8") SIZE: 1'-8" x 14'-5" = 24 s.f. MATERIAL: DAY-NIGHT ACRYLIC FACE WITH ALUMINUM FRAME COLOR: BLACK ACRYLIC TEXT WITH ALUMINUM PAINTED FRAME ILLUMINATION: INTERNALLY WITH 1/2 WATT LED'S	SIGN # 4N TYPE: WALL SIGN AUDI MODEL No. : ASL-16-ST TEXT: "AUDI SERVICE" (HT: 1'-4") SIZE: 1'-4" x 14'-0" = 18.67 s.f. MATERIAL: DAY-NIGHT ACRYLIC FACE WITH ALUMINUM FRAME COLOR: BLACK ACRYLIC TEXT WITH ALUMINUM PAINTED FRAME ILLUMINATION: INTERNALLY WITH 1 WATT WHITE VENTEX LED'S	SIGN # 5N TYPE: ENTRANCE ELEMENT AUDI MODEL No. : AEE-1000 TEXT: "AUDI WITH RING LOGO" (HT: 1'-10") SIZE: 1'-10" x 3'-4" = 5 s.f. MATERIAL: ACRYLIC WITH ALUMINUM COLOR: BLACK AND RED TEXT WITH LOGO ILLUMINATION: NO	SIGN # 6N TYPE: DIRECTIONAL GROUND SIGN AUDI MODEL No. : ADS-3 TEXT: "SERVICE" (HT: 4'-0") SIZE: 2'-9" x 4'-0" = 11 s.f. MATERIAL: FORMED ALUMINUM PANELS COLOR: SILVER WITH RED AND BLACK TEXT ILLUMINATION: NONE
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## EXISTING WEST ELEVATION

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

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Project No. 2014-10107-000  
Drawn M. Karaba  
Checked M. Karaba  
Approved M.Karaba

Title  
Existing and  
Proposed  
West Elevations

Sheet No. A-3

3"=1'-0"

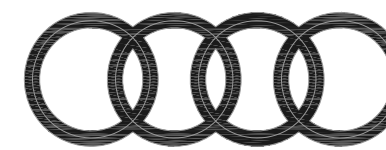
1 1/2"=1'-0"

3/4"=1'-0"

1/4"=1'-0"

1/8"=1'-0"

1"=10' 1"=20' 1"=30' 1"=40' 1"=50'



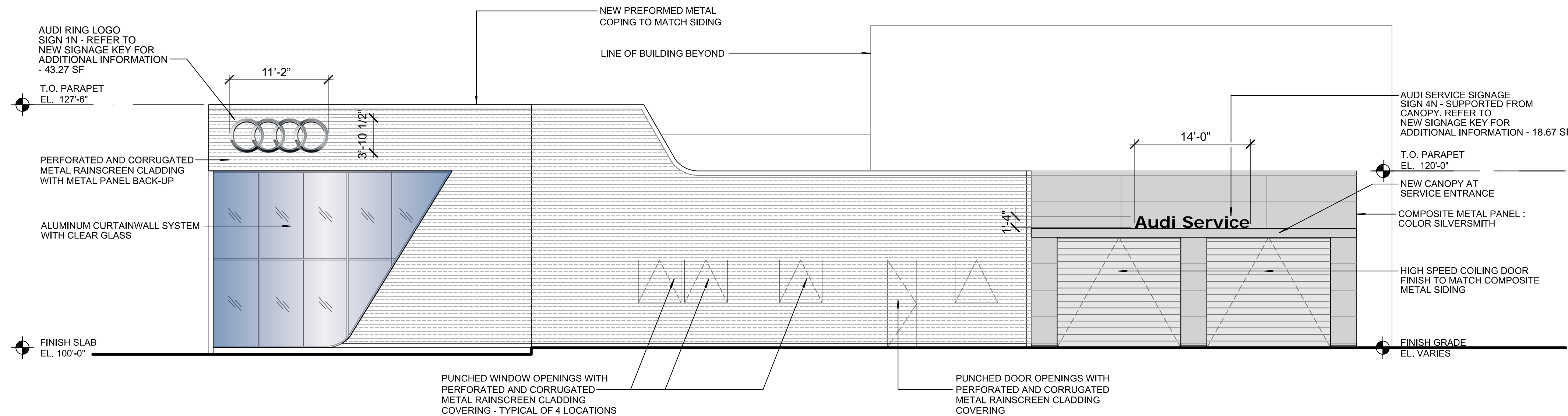
Audi

U. S. Auto  
Group, LTD

## Audi of Birmingham Renovation

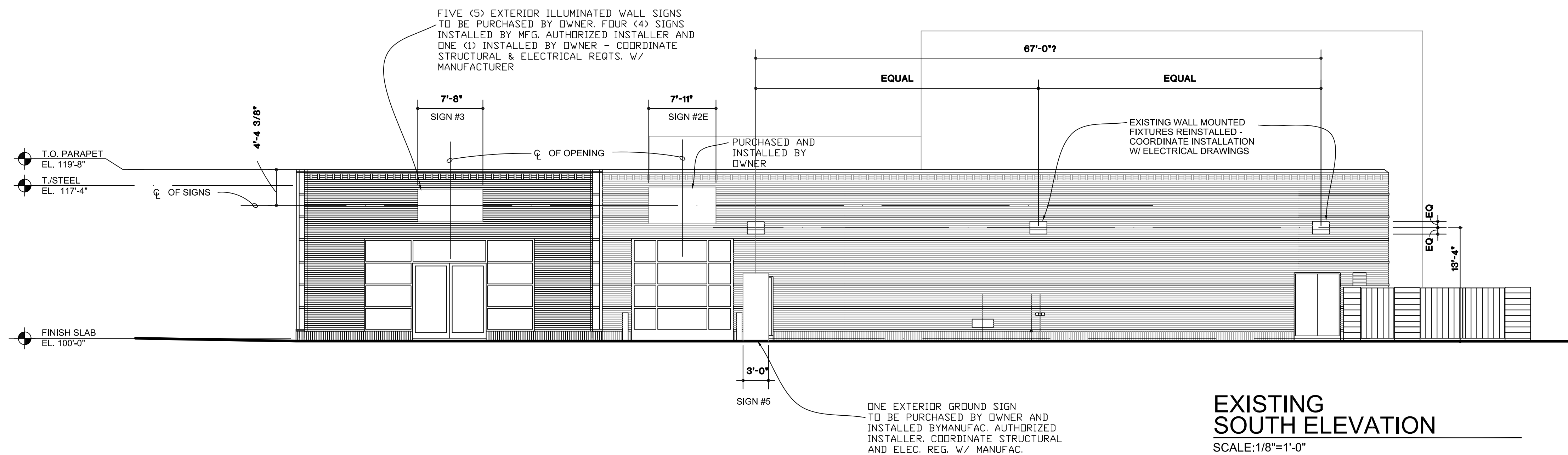
34602 Woodward Ave.  
Birmingham Michigan 48007

Date	Issue
3-24-15	City Design Review
4-20-15	Revised City Design Review



### PROPOSED NEW SOUTH ELEVATION

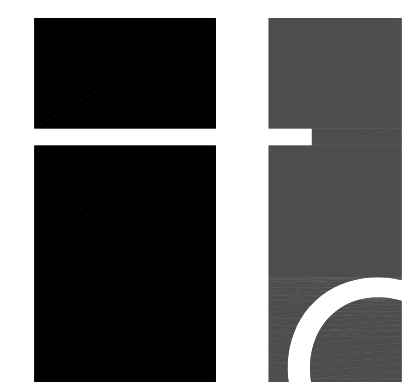
SCALE:1/8"=1'-0"



### EXISTING SOUTH ELEVATION

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

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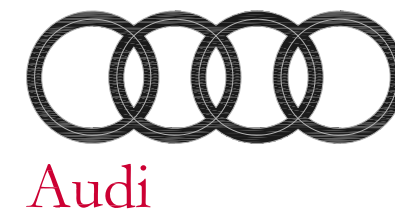
Project No.	2014-10107-000
Drawn	M. Karaba
Checked	M. Karaba
Approved	M. Karaba

Title	Existing and Proposed South Elevations
-------	----------------------------------------------

Sheet No.	A-4
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3"=1'-0" 1 1/2"=1'-0" 3/4"=1'-0" 1/4"=1'-0" 1/8"=1'-0"



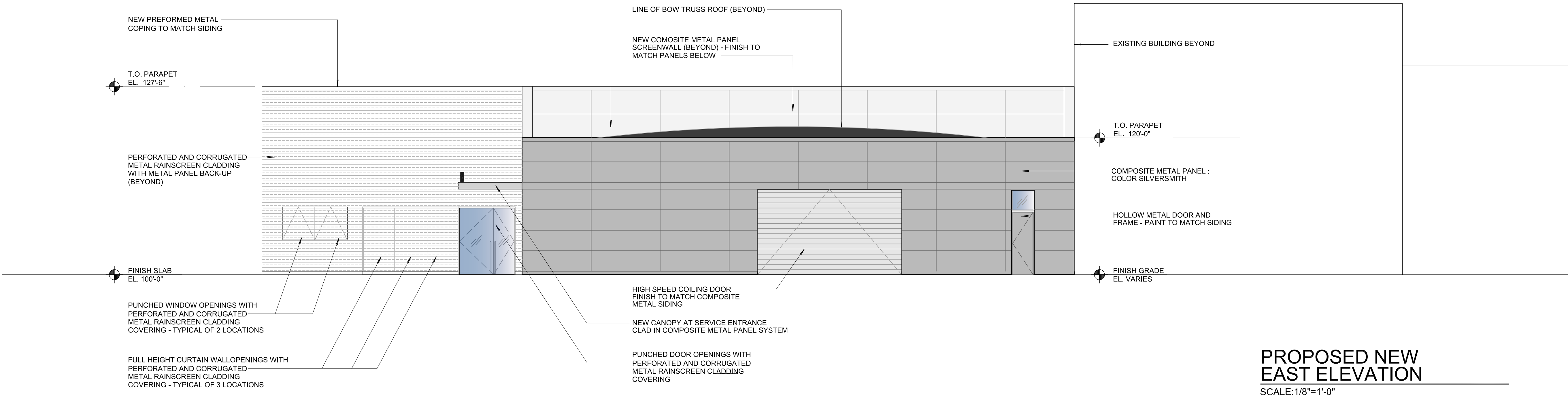


U. S. Auto  
Group, LTD

## Audi of Birmingham Renovation

34602 Woodward Ave.  
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Date	Issue
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**PROPOSED NEW  
EAST ELEVATION**  
SCALE: 1/8"=1'-0"



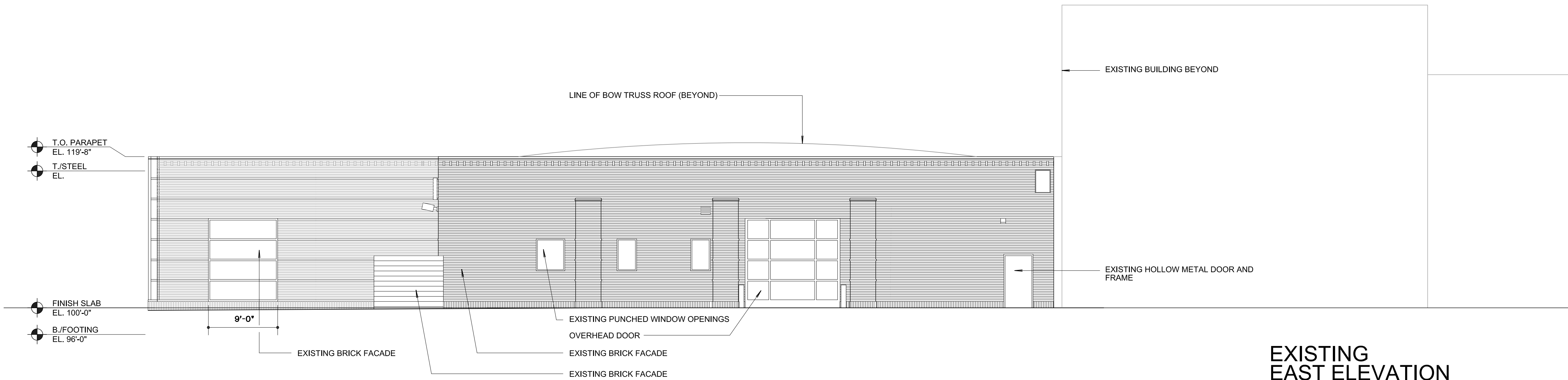
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**EXISTING  
EAST ELEVATION**  
SCALE: 1/8"=1'-0"

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CITY DESIGN REVIEW 05/03/16**

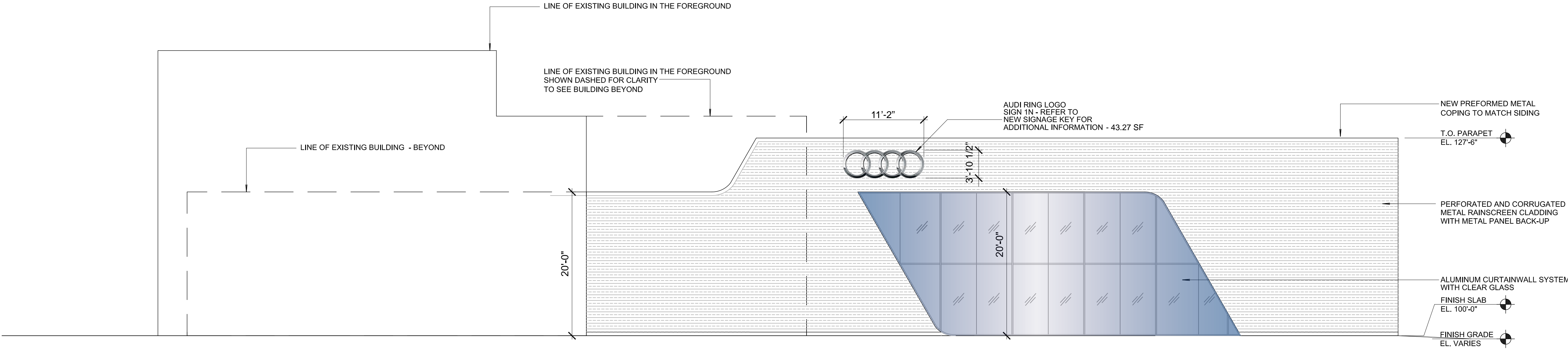


Project No.	2014-10107-000
Drawn	M. Karaba
Checked	M. Karaba
Approved	M. Karaba

Title Existing and  
Proposed  
East Elevations

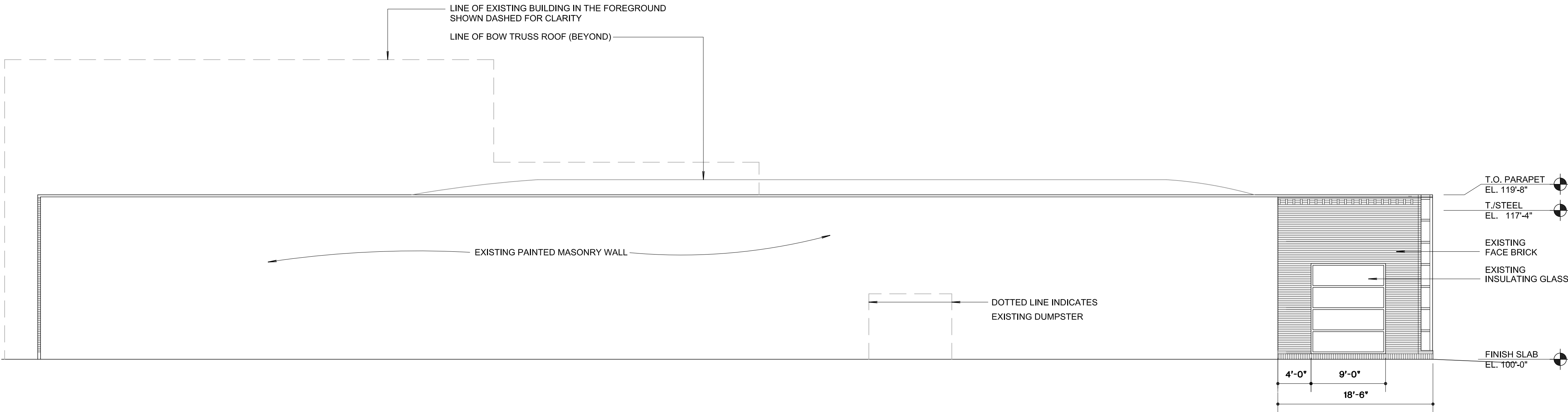
Sheet No. A-5





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

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CITY DESIGN REVIEW 05/03/16



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



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## Audi of Birmingham Renovation

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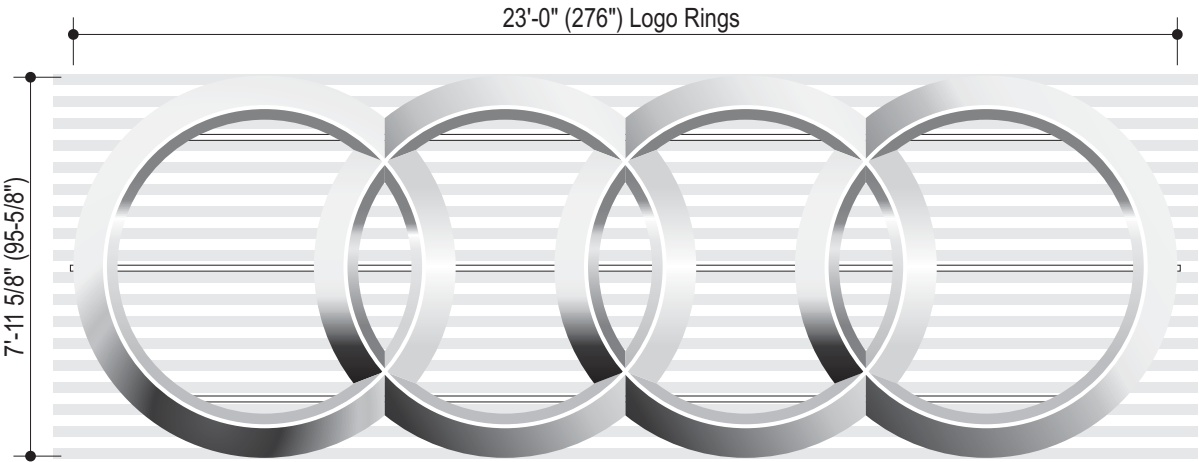
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Drawn	M. Karaba
Checked	M. Karaba
Approved	M. Karaba

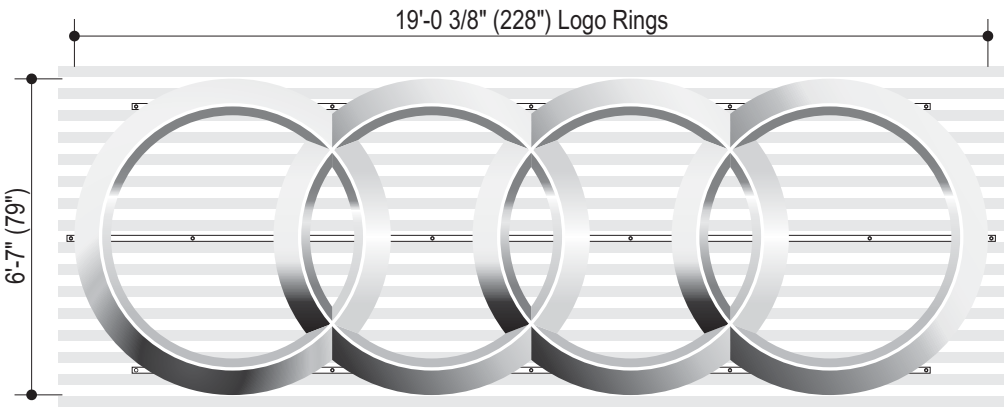
Title  
Existing and  
Proposed  
North Elevations

Sheet No. A-6

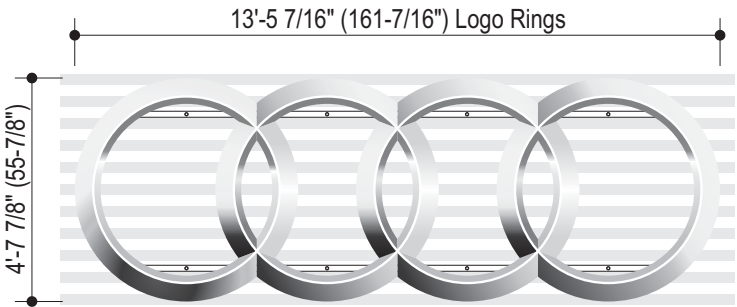
# Audi Illuminated Logo Rings with Support Tubing



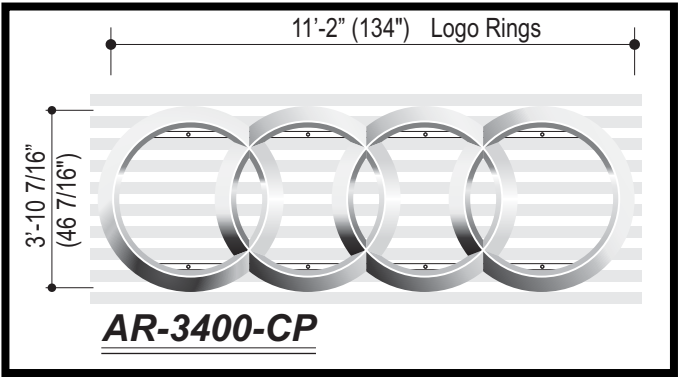
**AR-7000-CP**



**AR-5800-CP**

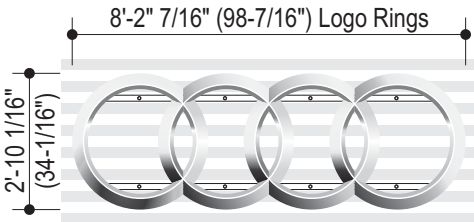


**AR-4100-CP**



**AR-3400-CP**

## SIGN 1N

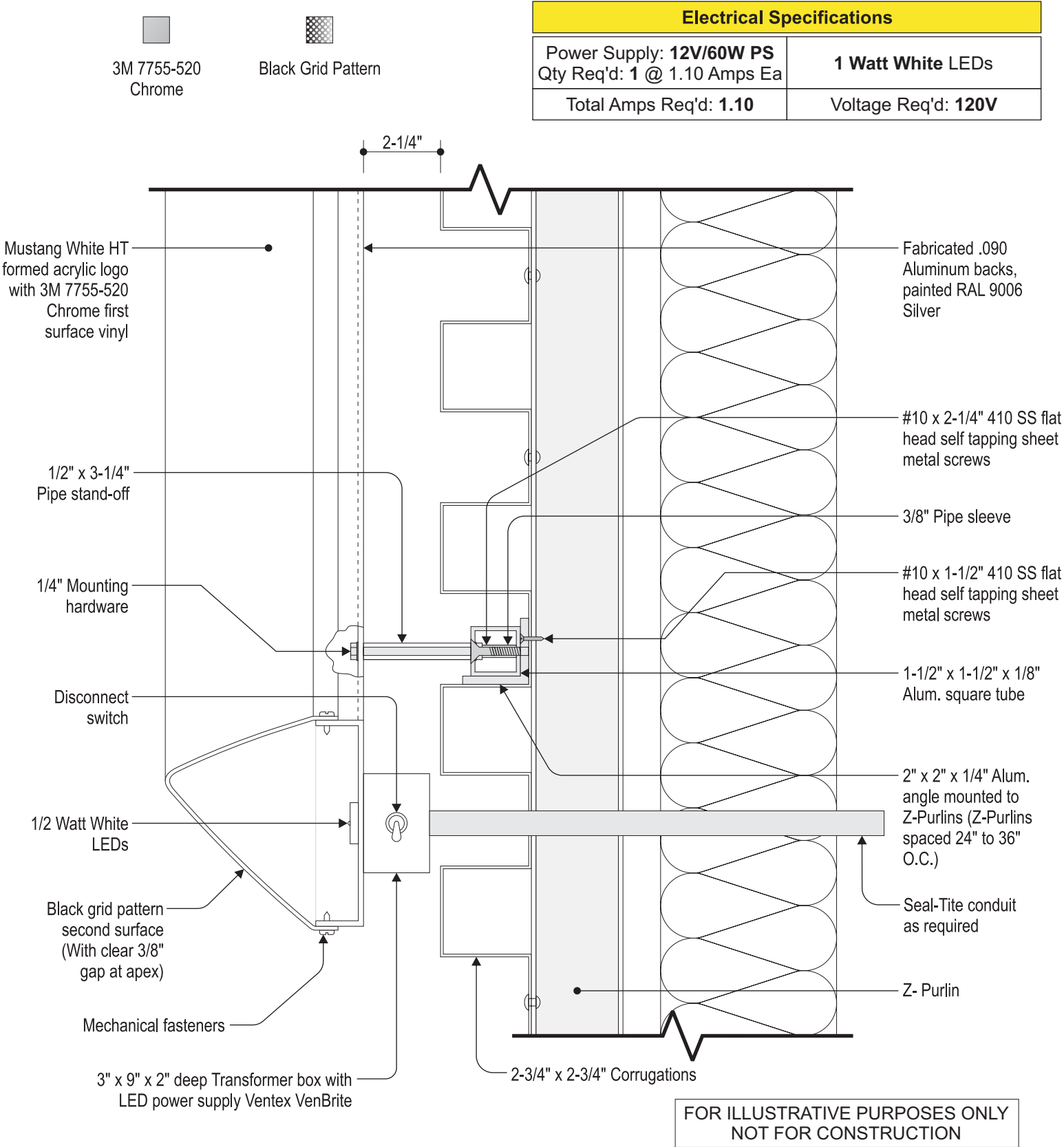


**AR-2500 CP**

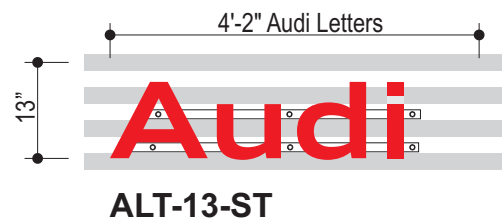
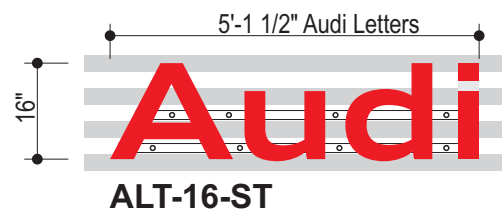
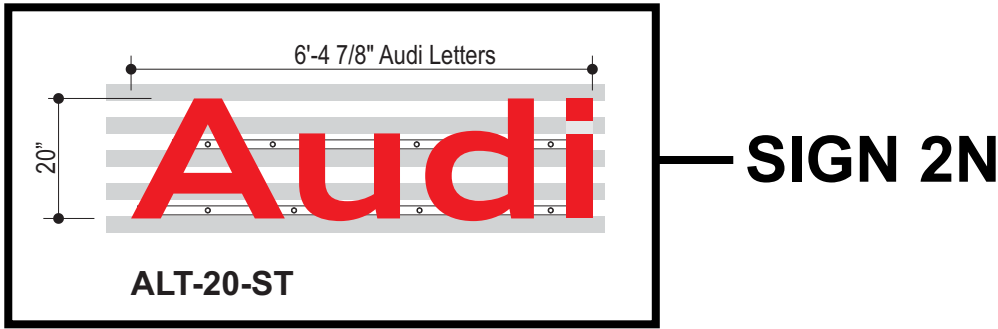
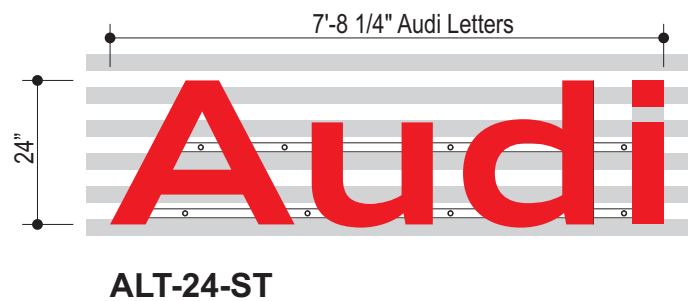
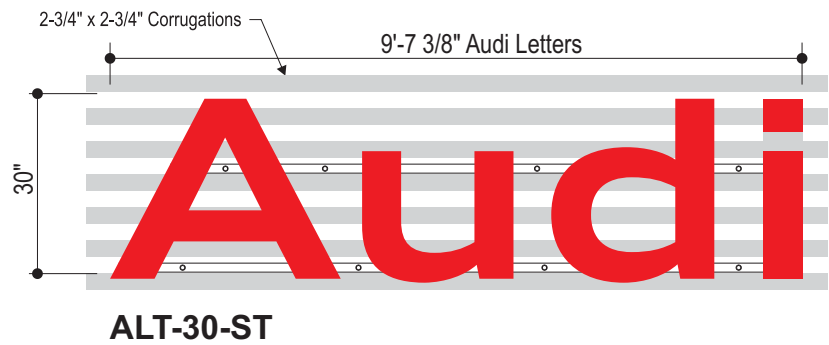


# Audi Illuminated Logo Rings with Support Tubing

## Section Detail



Audi Letter Type - Support Tubing

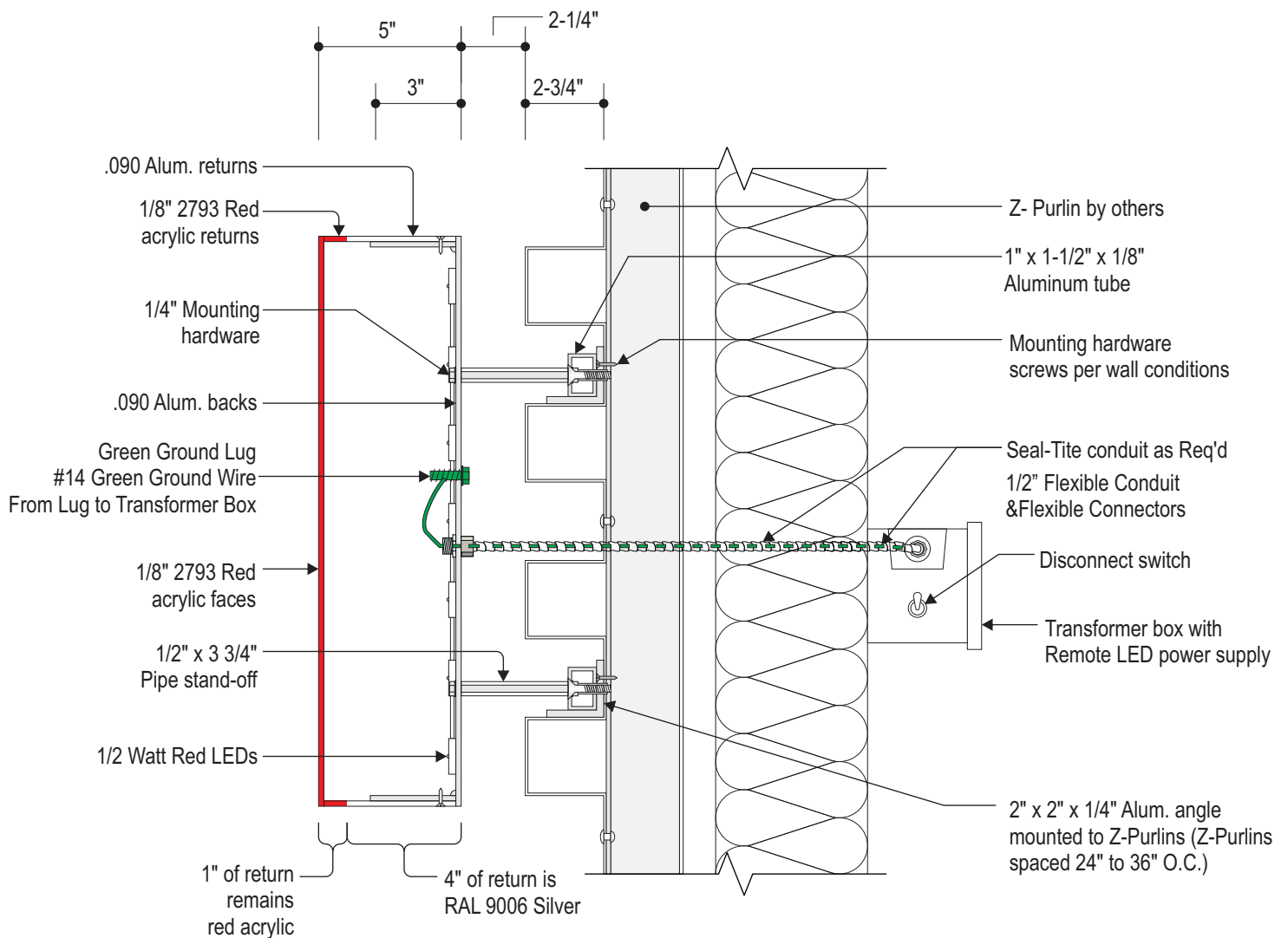


## Audi Letter Type - Support Tubing Section Detail

Electrical Specifications	
Power Supply: <b>12V/60W PS</b> Qty Req'd: <b>1 @ 1.10 Amps Ea</b>	<b>1/2 Watt Red LEDs</b>
Total Amps Req'd: <b>1.10</b>	Voltage Req'd: <b>120V</b>

RAL 9006  
Silver

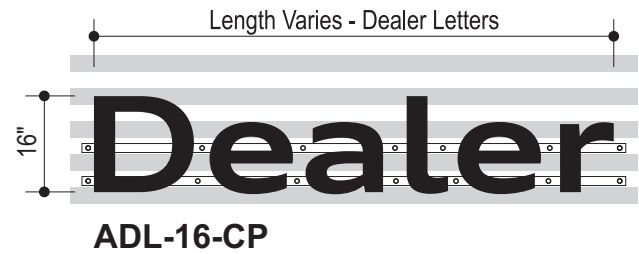
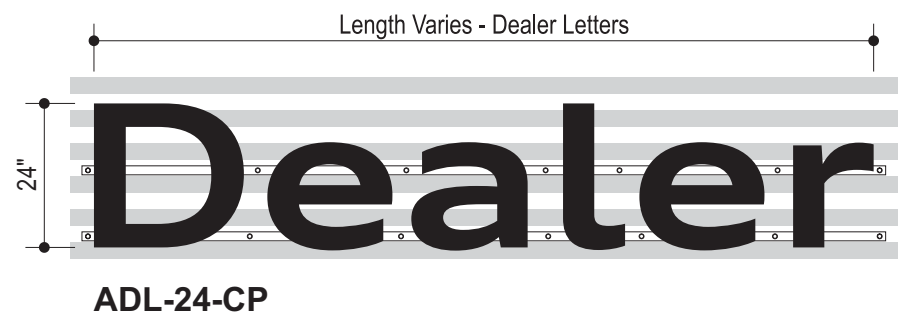
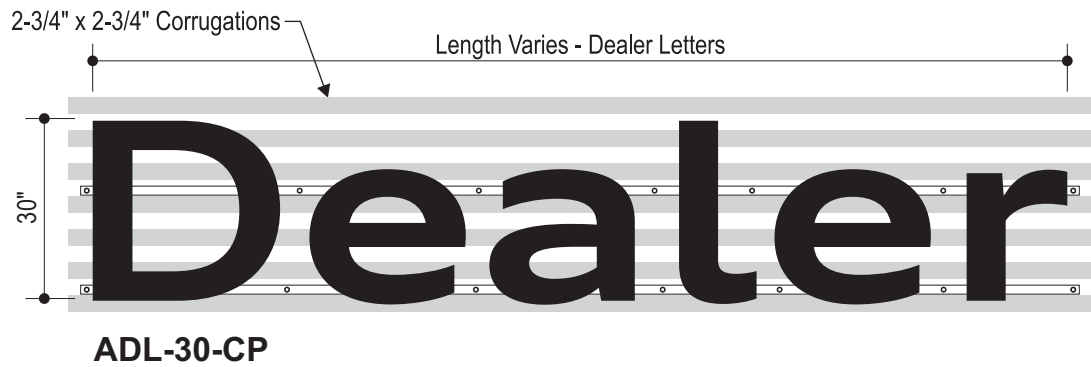
2793 Red  
Acrylic faces



FOR ILLUSTRATIVE PURPOSES ONLY  
NOT FOR CONSTRUCTION

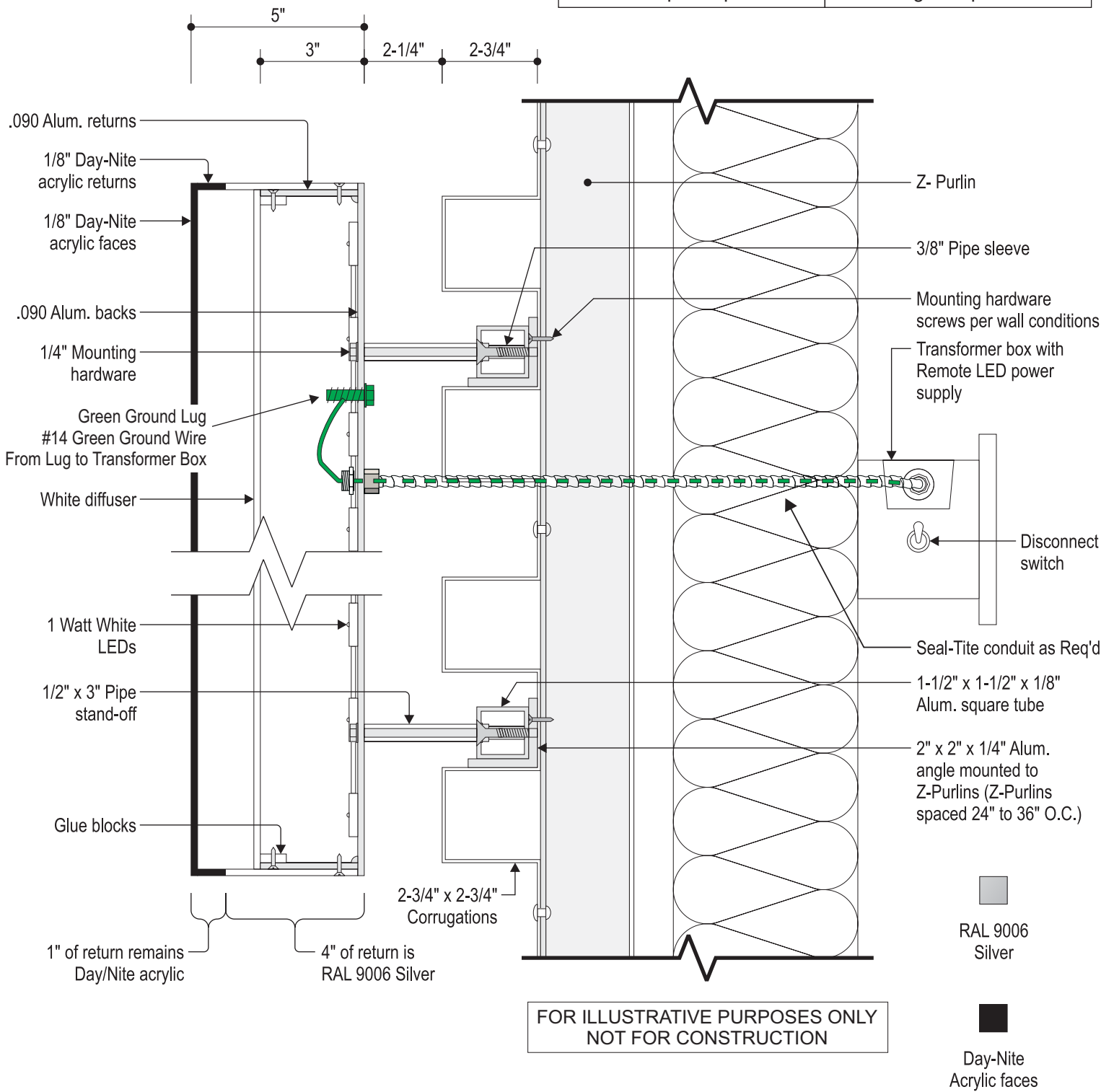


Audi Dealer Name Channel Letters with Support Tubing



Audi Dealer Name Channel Letters with Support Tubing  
Section Detail

Electrical Specifications	
Power Supply: <b>12V/60W PS</b> Qty Req'd: <b>1 @ 1.10 Amps Ea</b>	<b>1 Watt White LEDs</b>
<b>Total Amps Req'd: 1.10</b>	<b>Voltage Req'd: 120V</b>

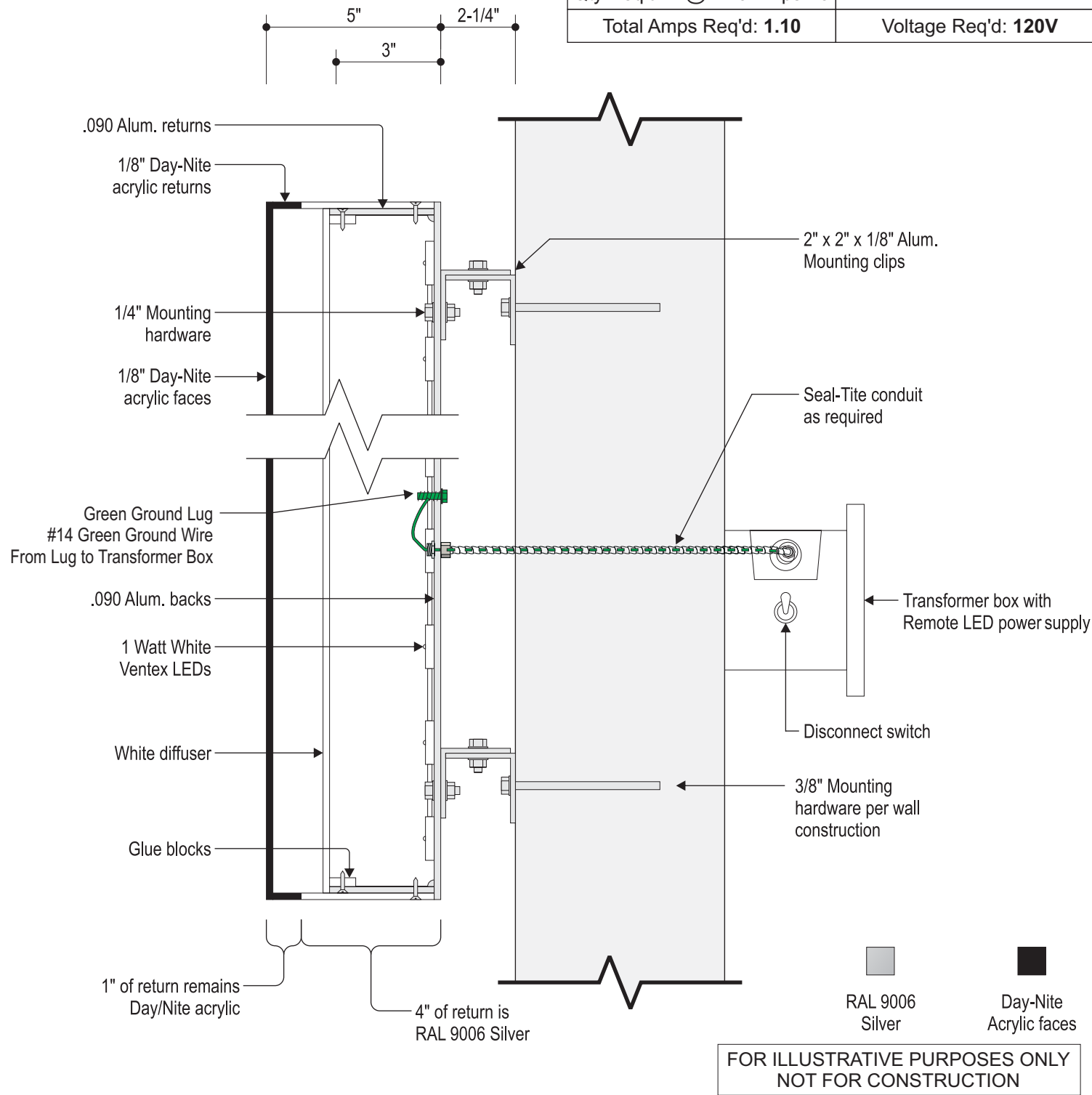




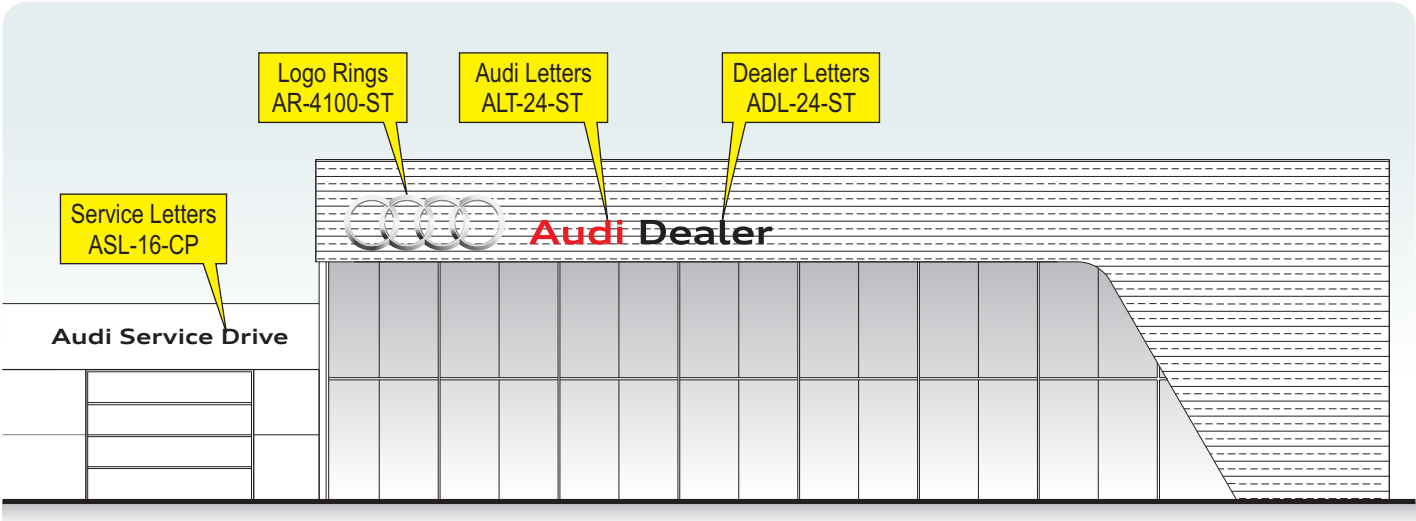


Audi Service Channel Letters Clip Mounted  
Section Detail

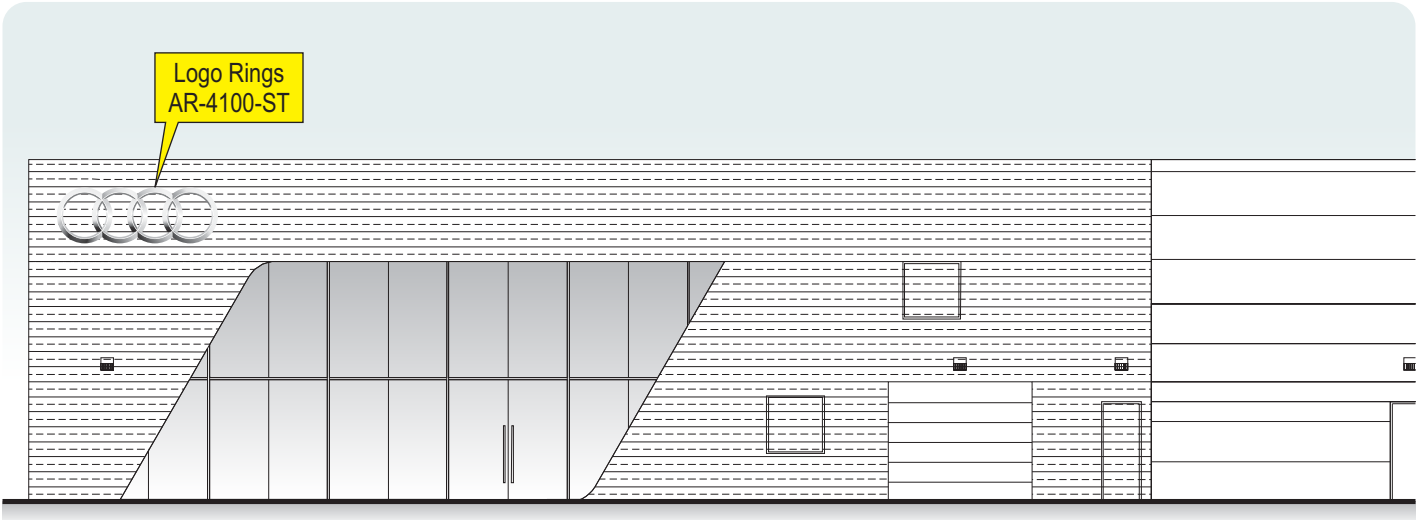
Electrical Specifications	
Power Supply: <b>12V/60W PS</b> Qty Req'd: <b>1 @ 1.10 Amps Ea</b>	<b>1 Watt White LEDs</b>
Total Amps Req'd: <b>1.10</b>	Voltage Req'd: <b>120V</b>



# Audi Typical Building Elevations



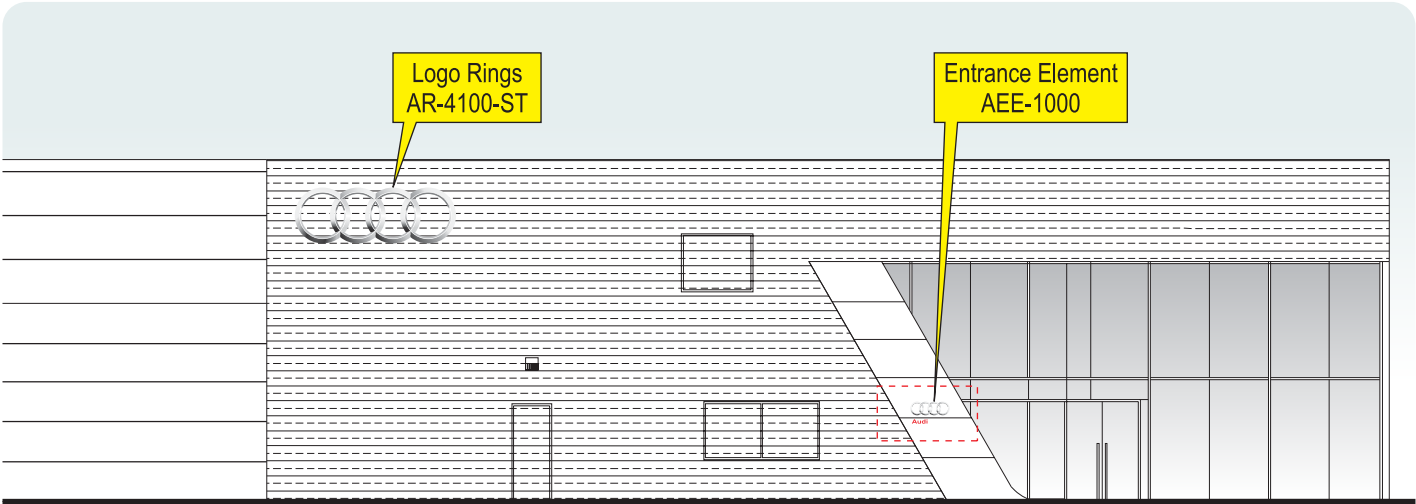
Front Elevation



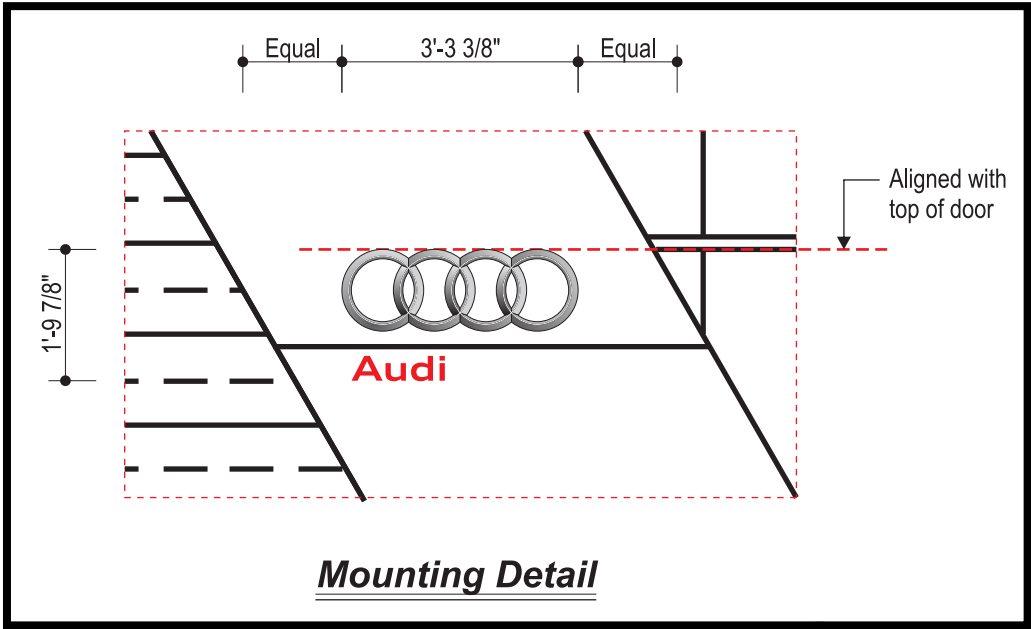
Right Elevation



# Audi Typical Building Elevations

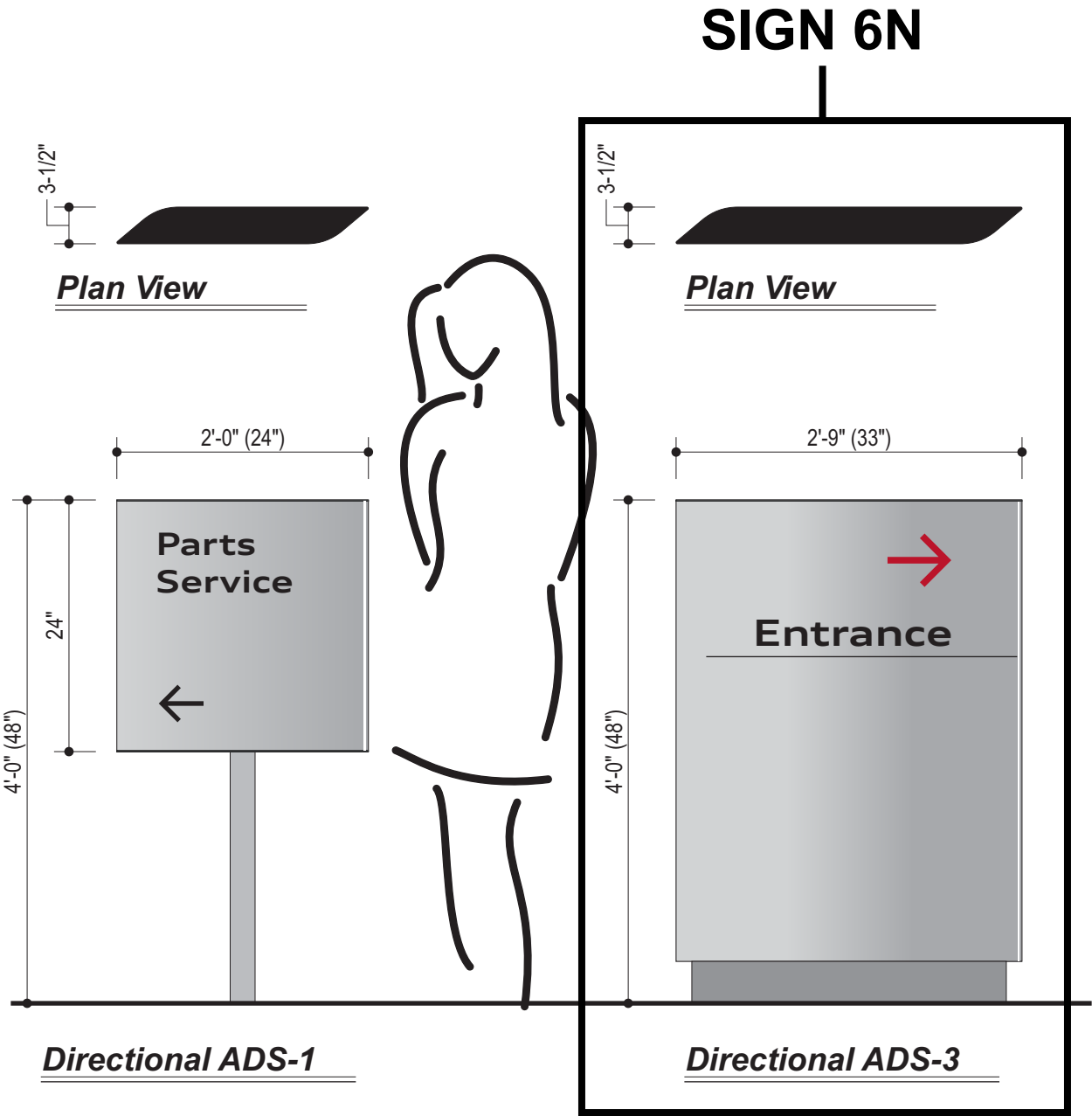


Left Elevation



**SIGN 5N**





General Details, Audi Non-illuminated Directional Signs:  
Sample copy shown, actual copy will vary by site. Sign is manufactured by formed aluminum panels with Audi Silver finish. Sign is non-illuminated with vinyl copy applied to first surface.



**Back to Wall Luminaires****Technical Information**

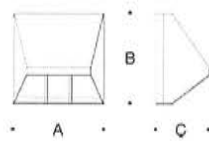
- [Specification Sheet](#)
- [Installation Instructions](#)
- [Revit BIM Model](#)
- [Catalog Spread](#)
- [FAQ](#)

**Submittal Drawings**

- [Download PDF](#)
- [Download DXF](#)

**Photometry**

- [Photometric Summary](#)
- [Download IES File](#)

**Application Photos****Estimated Lead Time****View Product Family****Surface wall with cutoff optics**

Designed for wallwashing or illuminating areas adjacent to the building featuring cutoff optics. Meets LEED cutoff criteria for lighting zones LZ2-LZ4.

Surface wall luminaires with anodized aluminum reflector. Matte glass lens (2239P/2240P/2242P) or glass lens with optical texture.

Integral 120V - 277V electronic LED driver, 0-10V dimming.

LED color temperature is 3000K (for 4000K add suffix K4).

CSA certified to U.S. and Canadian standards.

Protection class: IP65

Finish: Standard BEGA colors.

		Lamp	B	T°C	A	B	C
2260LED	EXPRESS	44.6W LED			11	11	5 7/8



## MEMORANDUM

Planning Division

**Date:** May 13, 2016  
**To:** Design Review Board Members  
**From:** Matthew Baka, Senior Planner  
**RE:** Design Review – 33722 Woodward Ave – Urgent Care

---

**Zoning:** B-2B General Business

**Existing Use:** Urgent Care

### Proposal

The applicant is seeking approval to remodel the exterior of the building at 33722 Woodward (Meadowbrook Urgent Care, P.C.). The submitted plans indicate upgrades to all four (4) building elevations. Additionally, there are no proposed changes to windows, lighting, signage, or landscaping for the subject site.

### Design

#### South Elevation

The applicant proposes to install a grey decorative EIFS crown molding along the south elevation. The applicant also proposes adding a 4' x 10' brick veneer with a 3" thick sand stone sill that will be installed 2' from the grade. Existing brick for the rest of the elevation will be cleaned with a power washer.

#### Rear Elevation (East)

No alterations have been proposed for the east elevation. Existing brick will remain and as such will be cleaned using a power washer.

#### North Elevation (Entrance)

The applicant proposes to install a grey decorative EIFS crown along the north elevation. The plans indicate that a new brick veneer will be added from the grade up 9' on the elevation along with 3" thick a sand stone sill installed 2' from the grade. The brick veneer will have 2" build out below each window segment. The entrance will receive a 1" EIFS build out from the building face on each side of the entry doors. The plans propose new black fabric for the existing canopies.

#### Front Elevation (West)

The applicant proposes to install a grey decorative EIFS crown along the west elevation to match the south and north elevations. The proposed west elevation also indicates a new 9' high brick veneer with a new 3" thick sand stone sill installed 2' from the grade. Existing canopies along the front elevation will receive new black fabric.

---

## Signage

No signage is indicated on the submitted plans.

## Illumination

No lighting is proposed for the subject site. All existing lighting will remain as is.

## Design Recommendation

When reviewing the project against the standards of Section 126-514 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
2. 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. *The overall design elements **will not** detract from the harmony and appeal of the **other buildings on Woodward Avenue**. The proposed design **is** compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

## Sample Motion Language

Motion to APPROVE the design review application for 33722 Woodward

OR

Motion to TABLE the design review application for 33722 Woodward.

OR

Motion to DENY the design review application for 33722 Woodward. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

## Sec. 126-514. Duties of Design Review Board.

**The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.**

(1) All of the materials required by this section have been submitted for review.

(2) All provisions of chapter 126 of this Code 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.

(Code 1963, § 5.192(4))

---



PROJECT:

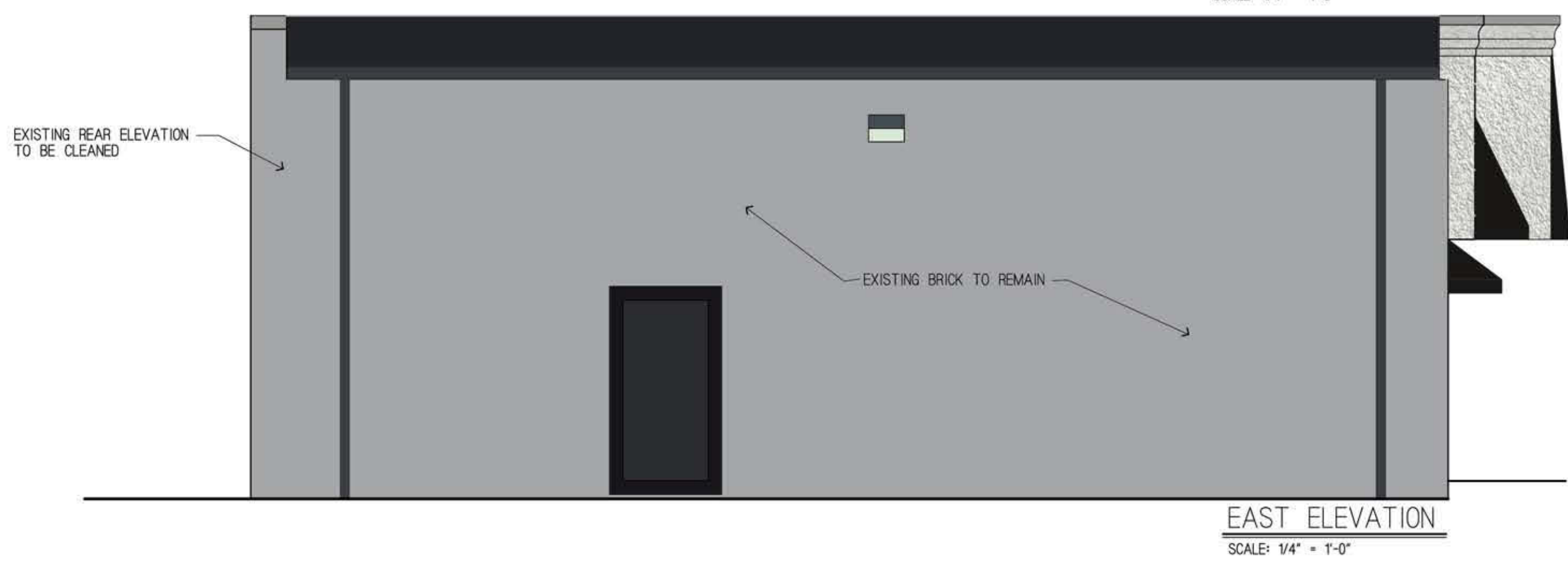
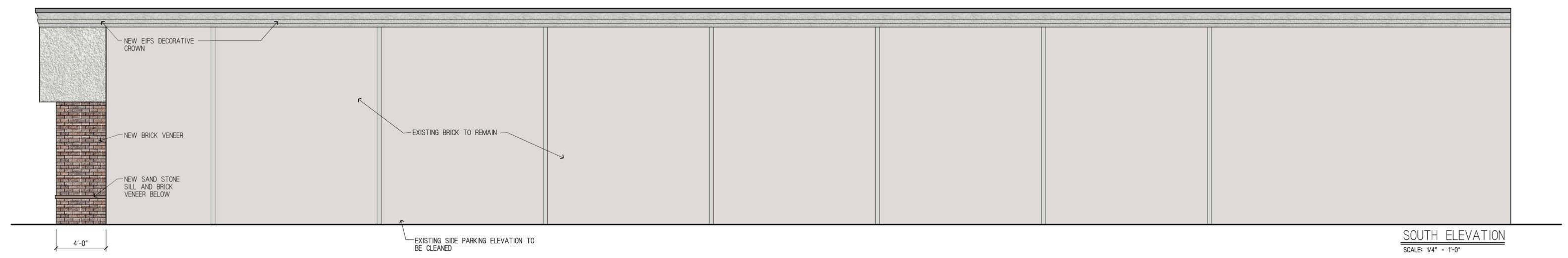
NEW RESIDENCE:  
**33722 WOODWARD AVE**  
BIRMINGHAM, MI

DATE:

PLAN REVIEW  
4/26/16

SHEET NO.

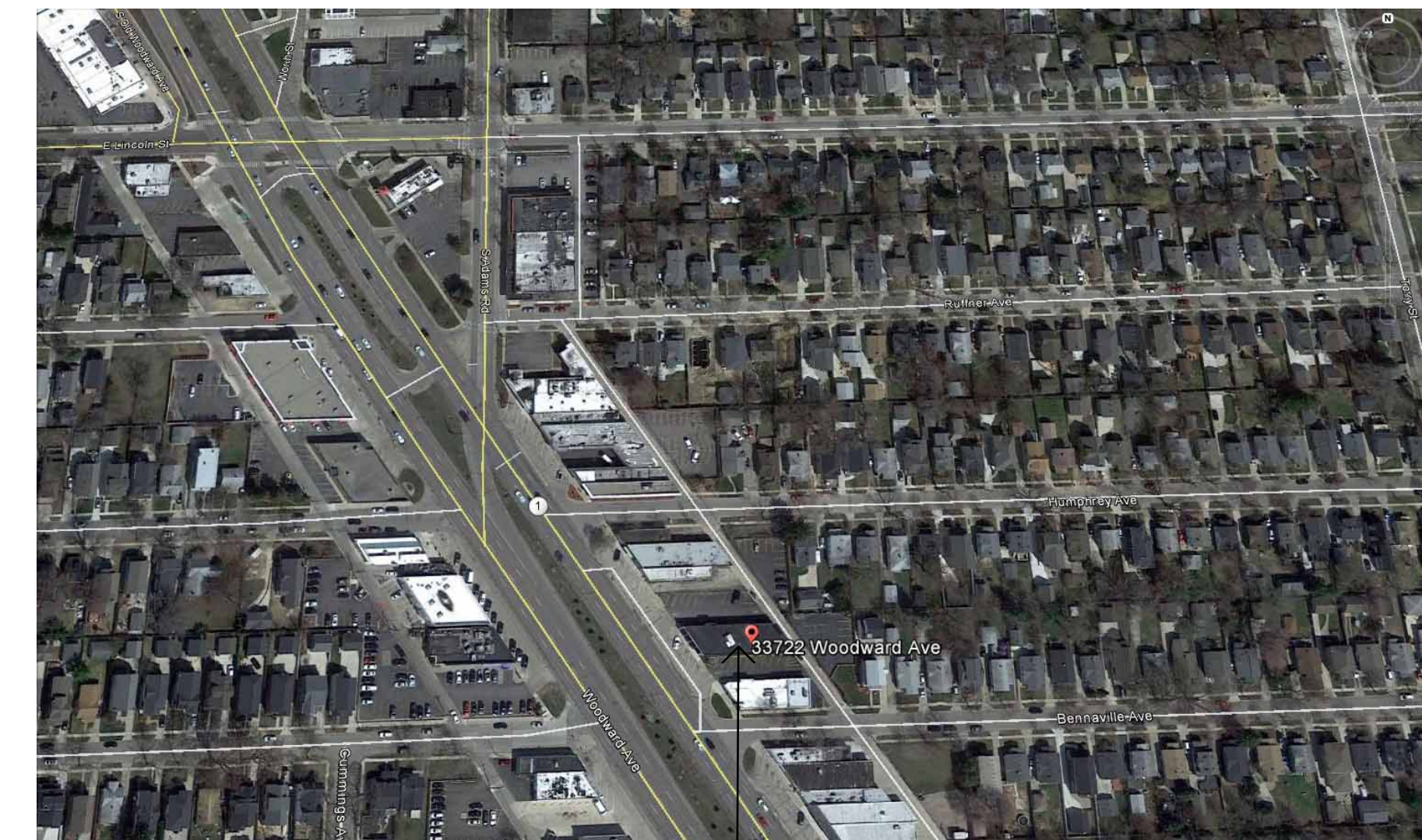
1





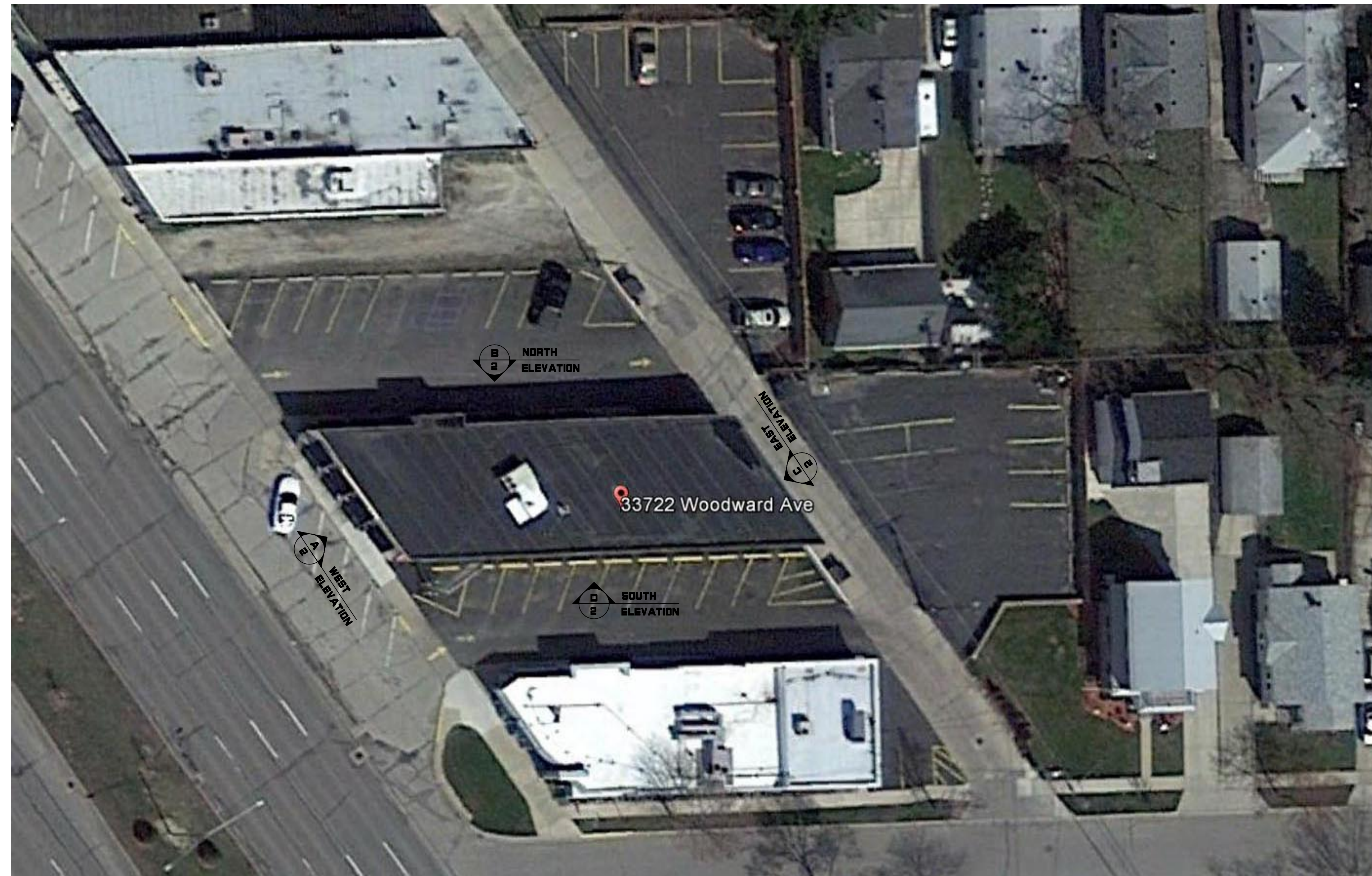
# MEADOWBROOK URGENT CARE

## PROPOSED EXTERIOR RENOVATION



NORTH  
LOCATION MAP  
SCALE: NTS

BUILDING LOCATION



NORTH  
WEST ELEVATION  
SCALE: 1" = 1'-0"

PROJECT:

RENOVATION TO:  
**33722 WOODWARD AVE**  
BIRMINGHAM, MI

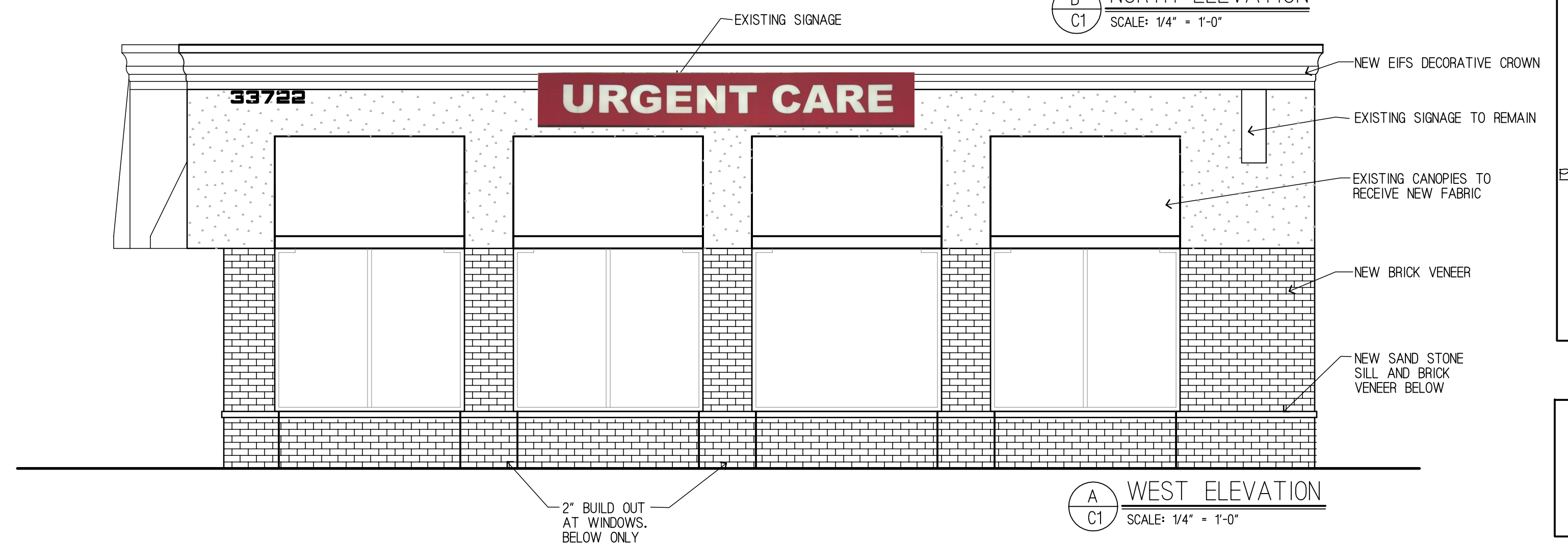
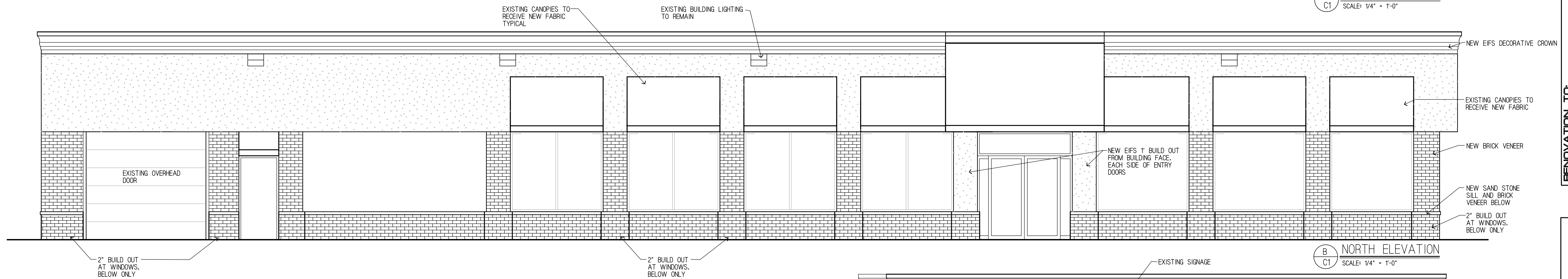
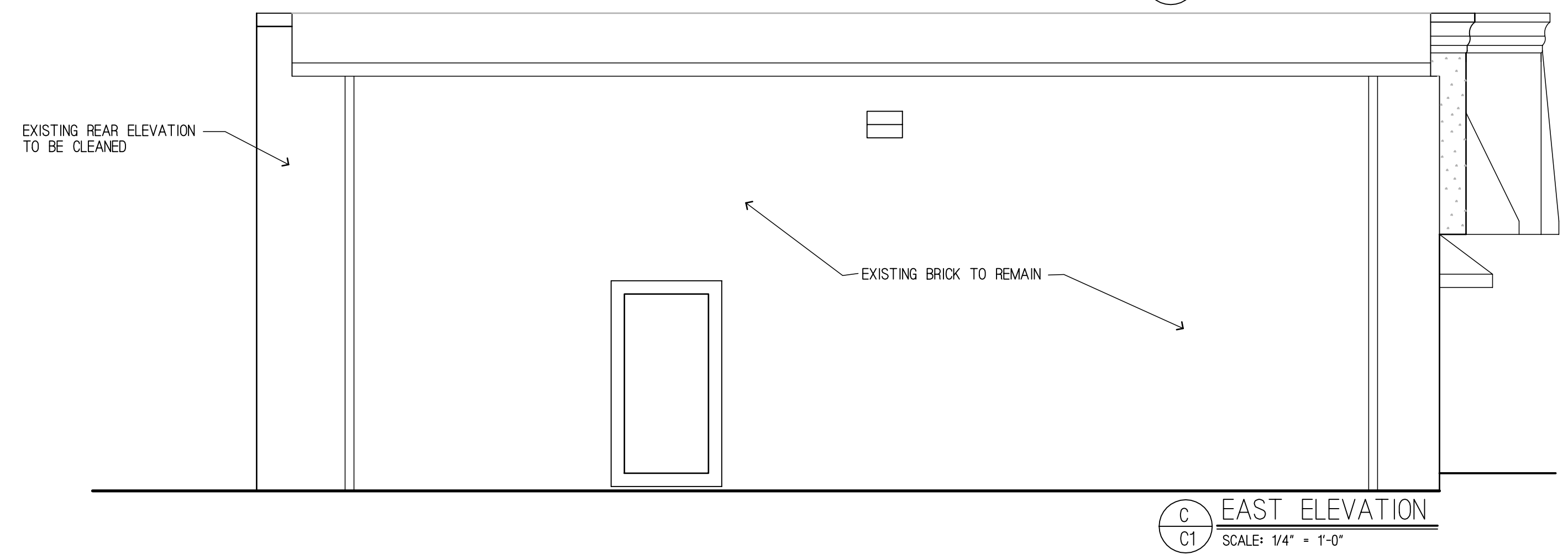
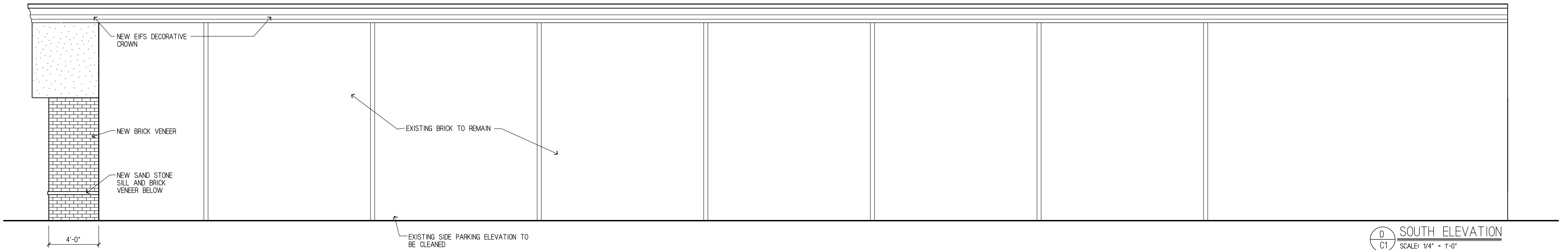
DATE:

PLAN REVIEW  
4/26/16

SHEET NO.

C1





SCOPE OF WORK:  
THE EXISTING BRICK SHALL REMAIN AND A NEW BRICK VENEER SHALL BE CONSTRUCTED ON THE ELEVATIONS AS SHOWN. ABOVE THE WINDOWS EIFS SHALL BE CONSTRUCTED INCLUDING A DECORATIVE CROWN. ALL BUILDING LIGHTING SHALL REMAIN. ALL CANOPIES SHALL REMAIN.

PROJECT:

RENOVATION TO:  
**33722 WOODWARD AVE**  
BIRMINGHAM, MI

DATE:

PLAN REVIEW  
4/26/16  
RENDERING  
4/4/16  
REVISED  
3/4/16  
REVIEW  
2/22/16

SHEET NO.

2

# Cobble

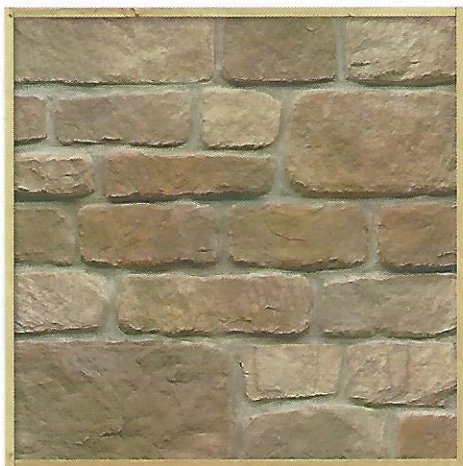
The sandstone textured profile Cobble is roughly chisel-cut into rectangular ashlar shapes. To soften the rugged appearance, the edges are slightly weather worn. Subtle face texture and unique beveling encourage the individuality of each stone. Cobble ranges in size from 2½"-12" in height and 4"-21" in length.



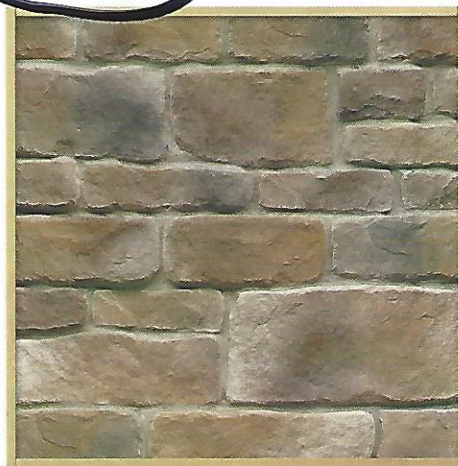
Canyon Grey Cobble



Grey Cobble

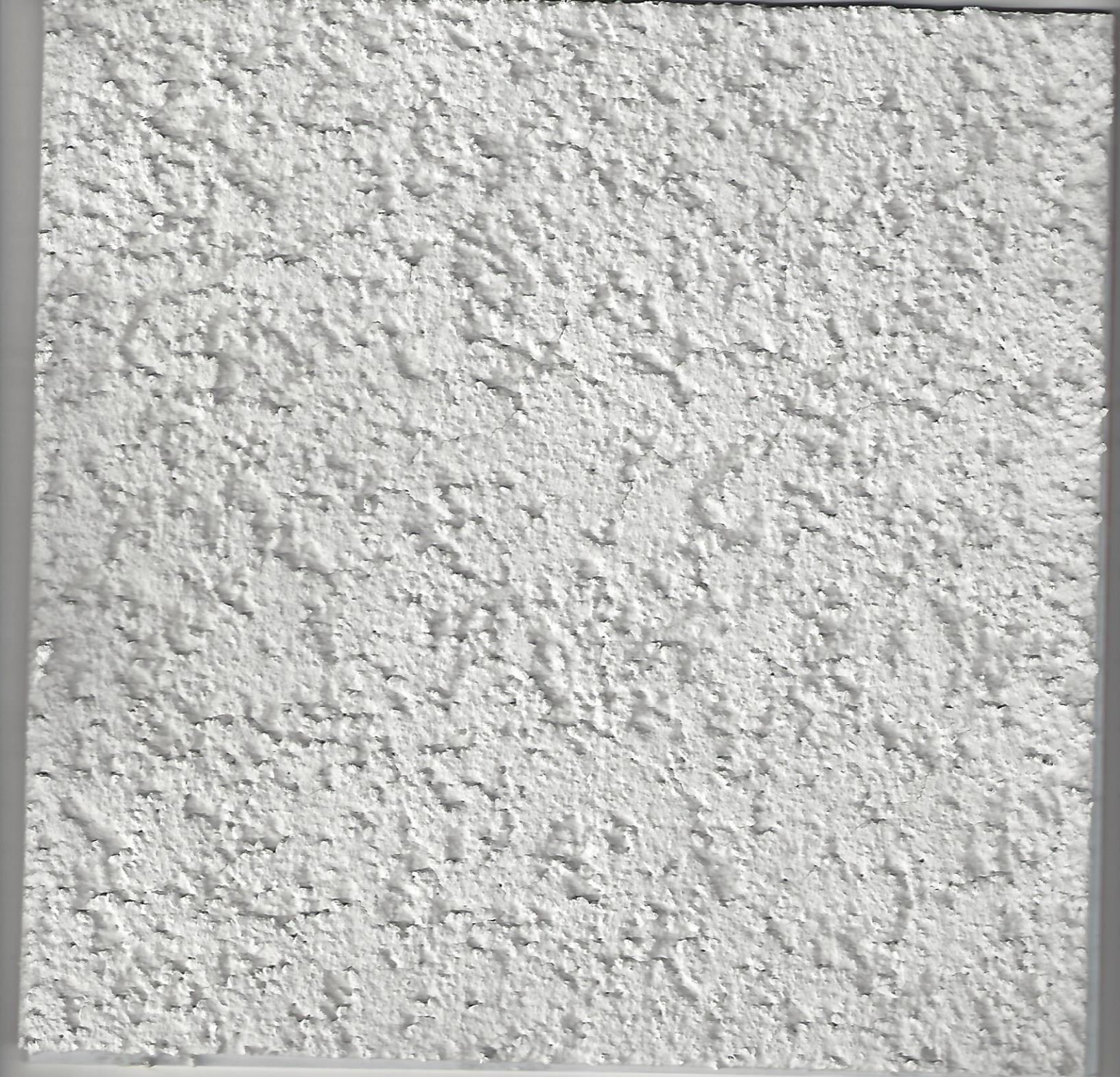


Mountain Cobble



Valley Forge Cobble









Metal Roofing Systems Color Availability

# UNA-CLAD™ ROOFING PANEL COLOR SELECTION

QUALITY SHEET METAL PRODUCTS

J.M.L. Contracting & Sales, Inc.  
5649 E. 8 Mile Rd., Warren, MI 48091  
Tel: 586-756-4133 Fax: 586-756-2642  
jmlsheetmetal.com



STONE  
WHITE



BONE  
WHITE



ALMOND



SANDSTONE



SLATE  
GRAY



CITYSCAPE



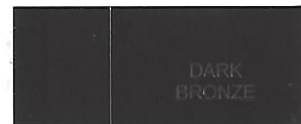
CHARCOAL  
GRAY



SIERRA  
TAN



MEDIUM  
BRONZE



DARK  
BRONZE



EXTRA  
DARK  
BRONZE



MATTE  
BLACK



BRANDYWINE



COLONIAL  
RED



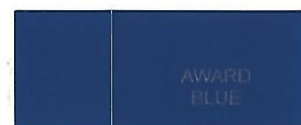
TERRA  
COTTA



MANSARD  
BROWN



REGAL  
RED



AWARD  
BLUE



REGAL  
BLUE



ELECTRIC  
BLUE



REGAL  
BLUE



TEAL



PATINA  
GREEN



EMERALD  
GREEN



SHERWOOD  
GREEN



HARTFORD  
GREEN



HEMLOCK  
GREEN



TROPICAL  
PATINA



SILVER  
METALLIC



CLASSIC  
COPPER



CHAMPAGNE  
METALLIC

**Firestone**  
BUILDING PRODUCTS

**NOBODY COVERS YOU BETTER.™**

Colors shown are as close to actual painted steel as allowed by the printing process. Contact your local sales rep for actual metal samples.





## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: AMANDA SCHIAVONE  
 Address: 1777 HAYNES ST, BIRMINGHAM  
M.I. 48009  
 Phone Number: 248-835-4714  
 Fax Number: \_\_\_\_\_  
 Email: AMANDA48009@gmail.com

### Property Owner

Name: AMANDA SCHIAVONE  
 Address: 1777 HAYNES STREET,  
BIRMINGHAM M.I. 48009  
 Phone Number: 248-835-4714  
 Fax Number: \_\_\_\_\_  
 Email: AMANDA48009@gmail.com

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

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Project Designer

Name: NATE CARMOODY  
 Address: 37637 FIVE MILE RD #337  
LIVONIA M.I. 48154  
 Phone Number: 248-677-1632  
 Fax Number: \_\_\_\_\_  
 Email: NATE.CARMOODY@PARAMOUNTFENCELO.COM

### 3. Project Information

Address/Location of Property: 1775/1777  
HAYNES ST, BIRMINGHAM M.I. 48009  
 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

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples/Specification Sheets
- 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

GATES INSTALLED IN EACH DRIVEWAY OF DUPLEX

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: 4/11/16

Application #: <u>16-0032</u>	Office Use Only Date Received: <u>4/11/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>4/14/16</u>	Date of Denial: _____	Reviewed by: <u>M.B./L</u>



## CONSENT OF PROPERTY OWNER

I, AMANDA SCHIAVONE, OF THE STATE OF MI AND COUNTY OF  
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1775/1777 HAYNES ST;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
AMANDA SCHIAVONE;  
(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: 4/11/16

AMANDA SCHIAVONE  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

OAKLAND COUNTY TREASURERS CERTIFICATE  
I HEREBY CERTIFY that there are no TAX LIENS or TITLES  
held by the state or any individual against the within description  
and all TAXES on same are paid for five years previous to the  
date of this instrument as appears by the records in the office  
except as stated.  
Reviewed By: RC

Sep 30, 2015

5.00 E-FILE

Sec. 133, Act 206, 1893 as amended  
ANDREW E. WEISNER, County Treasurer  
Not Examined

LIBER 48650 PAGE 642  
\$10.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$3,225.00 TRANSFER TX COMBINED  
09/30/2015 04:38:39 PM RECEIPT# 117259  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

STATE OF  
MICHIGANREAL ESTATE  
TRANSFER TAX

OAKLAND  
09/30/2015  
117259

\$412.50 CO  
\$2,812.50 ST  
001023644



## WARRANTY DEED

83-15429881-BLM

KNOW ALL PERSONS BY THESE PRESENTS: That: Keener Investment Enterprises, Inc., a Michigan Corporation,  
("Grantor")

the address of which is: 286 W Brown St, Birmingham, MI 48009

convey(s) and warrant(s) to: Amanda Schiavone, ("Grantee")

the address of which is: 17777 Haynes St, Birmingham, MI 48009

the following described premises situated in the City of Birmingham, County of Oakland, State of Michigan, to wit:

Lot 123 and the west 7 feet of Lot 124, Adams Village Subdivision, according to the plat thereof as recorded in Liber 73,  
Pages 1 and 2 of Plats, Oakland County Records.

Commonly known as: 1775 & 1777 Haynes St., Birmingham, MI 48009

Parcel ID No.: 20-31-162-051

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise  
appertaining, for the sum of Three Hundred Seventy Five Thousand and 00/100 Dollars (\*\*\*\$375,000.00\*\*\*).

Subject to existing building and use restrictions, easements, and zoning ordinances, if any.

Dated this September 23, 2015

Signed by:

Keener Investment Enterprises, Inc., a Michigan Corporation

Michael S. Keener, President

State of Michigan

) SS.

County of Oakland

)

The foregoing instrument was acknowledged before me on 23rd day of September, 2015 by Michael S. Keener,  
President of Keener Investment Enterprises, Inc., a Michigan Corporation

Mary R. St. Laurent, Notary Public  
State of Michigan, County of Oakland  
My Commission Expires Dec 3, 2020  
Acting in County of Oakland

Notary Public: \_\_\_\_\_  
Notary County: \_\_\_\_\_ State: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Acting In: \_\_\_\_\_

When Recorded return to:  
Amanda Schiavone

1775 & 1777 Haynes St.  
Birmingham, MI 48009

Send Subsequent Tax Bills To:  
Grantee

Drafted By:  
Michael Keener  
286 W Brown St  
Birmingham, MI 48009  
Assisted by: Seaver Title Agency

3325  
19

**WARRANTY DEED**

63-15429861-BLM

KNOW ALL PERSONS BY THESE PRESENTS: That: Keener Investment Enterprises, Inc., a Michigan Corporation, ("Grantor")

the address of which is: 286 W Brown St, Birmingham, MI 48009

convey(s) and warrant(s) to: Amanda Schiavone, ("Grantee")

the address of which is: 17777 Haynes St, Birmingham, MI 48009

the following described premises situated in the City of Birmingham, County of Oakland, State of Michigan, to wit:

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Commonly known as: 1775 & 1777 Haynes St., Birmingham, MI 48009

Parcel ID No.: 20-31-152-051

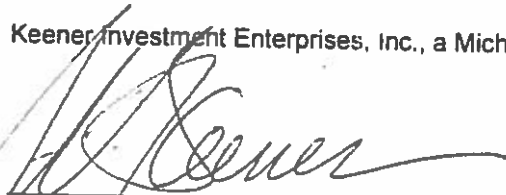
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Hundred Seventy Five Thousand and 00/100 Dollars (\*\*\$375,000.00\*\*).

Subject to existing building and use restrictions, easements, and zoning ordinances, if any.

Dated this September 23, 2015

Signed by:

Keener Investment Enterprises, Inc., a Michigan Corporation

  
Michael S. Keener, President


State of Michigan

County of Oakland

)  
)SS.  
)

The foregoing instrument was acknowledged before me on 23rd day of September, 2015 by Michael S. Keener, President of Keener Investment Enterprises, Inc., a Michigan Corporation

Mary R. St. Laurent, Notary Public  
State of Michigan, County of Oakland  
My Commission Expires Dec 3, 2020  
Acting In County of Oakland

  
Notary Public: \_\_\_\_\_  
Notary County: \_\_\_\_\_, State: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Acting In: \_\_\_\_\_

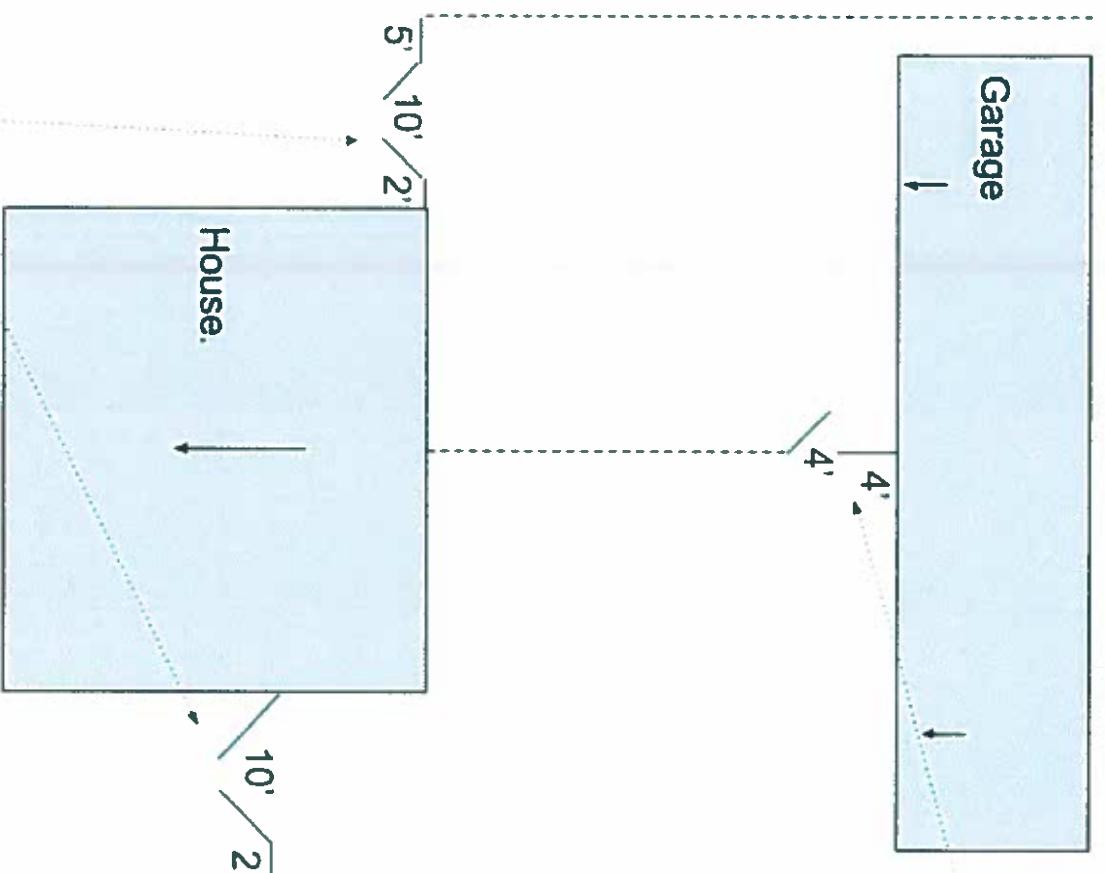
When Recorded return to:  
Amanda Schiavone

Send Subsequent Tax Bills To:  
Grantee

1775 & 1777 Haynes St.  
Birmingham, MI 48009

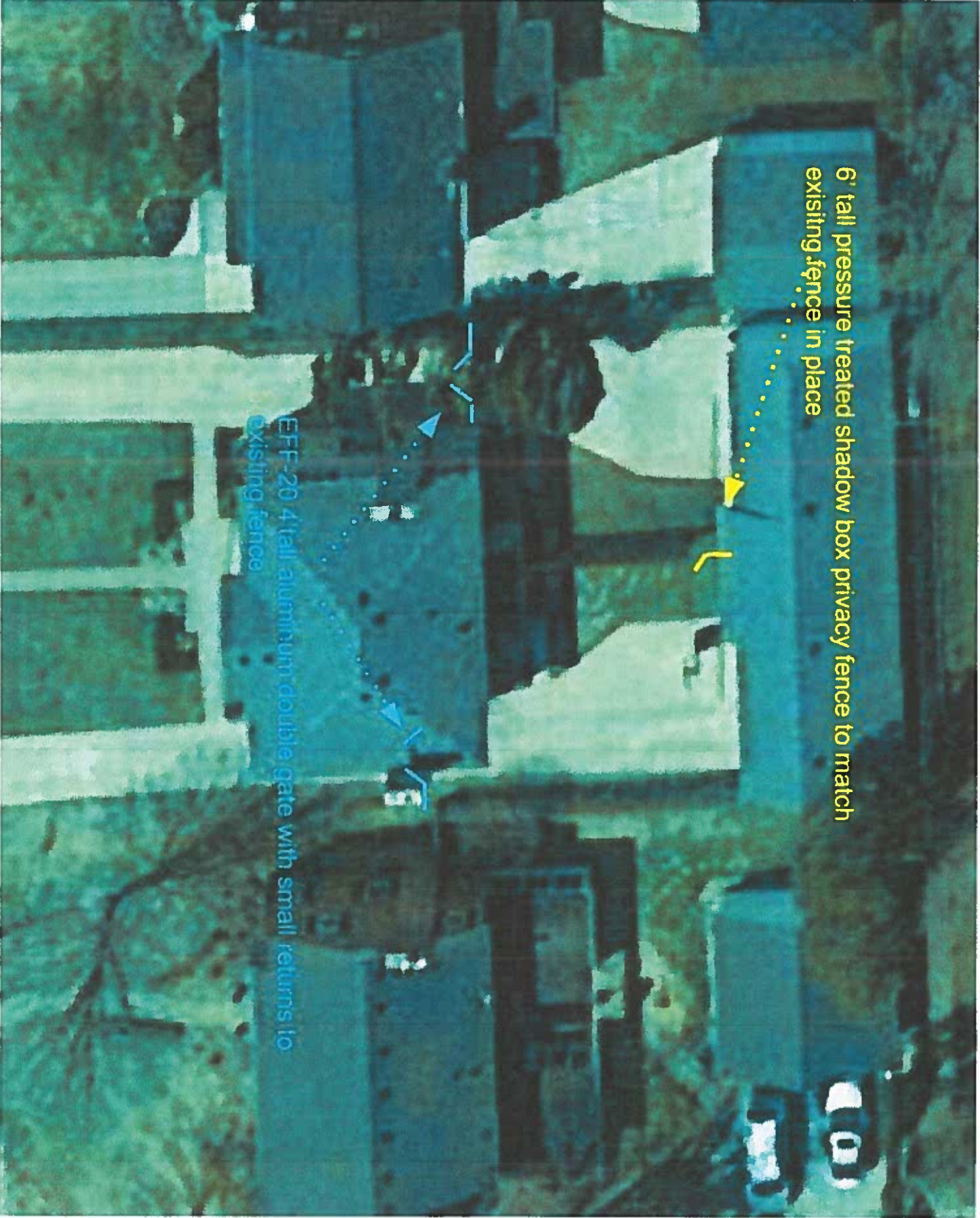
Drafted By:  
Michael Keener  
286 W Brown St  
Birmingham, MI 48009  
Assisted by: Seaver Title Agency

Pressure treated pine, 6' tall  
shadow box style.



Elite brand EFF-20 aluminum gates and fence.





6' tall pressure treated shadow box privacy fence to match existing fence in place

EFF-20 4' tall aluminum double gate with small returns to existing fence





**CONTACT US:**

Corporate Headquarters | Florida Division | Tennessee Division

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IN YOUR AREA**[Click Here To View The Photo Gallery](#)**AVAILABLE STYLES****RESIDENTIAL GRADE ALUMINUM FENCE**

Our residential grade aluminum fence is an excellent choice for security and protection while still being the perfect neighbor friendly fence. Our residential grade aluminum fencing is constructed of 1-1/8" x 1" rails, 5/8" x 5/8" pickets, and uses 2"x2" or 2-1/2" x 2-1/2" post. Our horizontal rails have been engineered for a unique style and maximum strength.

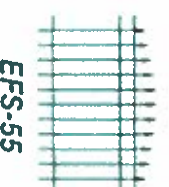
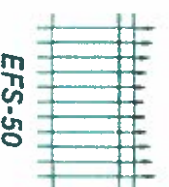
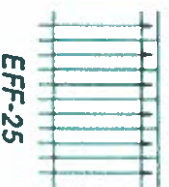
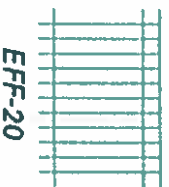
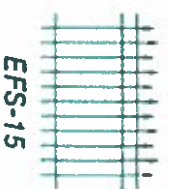
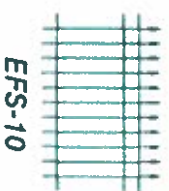
The residential grade fence is available in six standard styles and is available in six standard colors: Black, White, Quaker Bronze, Walnut Brown, Beige and Hartford Green. Our residential grade fence is available in heights of 3', 3' 6", 4', 4-1/2', 5', and 6'.

We offer matching gates in single entry and double drive to match the six standard styles of fence. We also offer Estate and Curved Top gates in residential grade fence to suit your needs. All gates include standard latch and hinges, self-closing and self-latching gate hardware are available upon request. If it is a cantilever gate you are after then look no further than one of our exclusive ZipTrack™ aluminum cantilever gates.

Accessories available to compliment your fence include quad finials, 1/4" finials, butterfly scrolls and circles. These accessories can be powder coated to match the finish of your fence or may be ordered in a gold finish.

**CROSS SECTION RESIDENTIAL****CROSS SECTION RESIDENTIAL  
NO EXPOSED SCREWS**





## SPECIFICATIONS

Residential Specs	
Post	2" x 2" x .060 Wall 2" x 2" x .080 Wall 2" x 2" x .125 Wall 2-1/2" x 2-1/2" x .100 Wall
Horizontal Rails	1-1/8" x 1"
Enclosed Bottom	N/A
Slide Walls	.082
Top Walls	.062
Pickets	5/8" x 5/8" x .050 Wall 5/8" x 3/4" x .050 Wall 5/8" x 1" x .050 Wall
Picket Spacing	3-13/16" or 1-5/8"
Heights	3, 3 1/2, 4, 4 1/2, 5, & 6 Feet
Panel Length	6'

## COLORS

	Black
	White
	Quaker Bronze
	Berge
	Hartford Green
	Walnut Brown
	Sandstone

# Buy American, Be American™



## News & Events



### JULY 2, 2013 ELITE'S MICHIGAN HEADQUARTERS EXPANSION

Big things have been happening at Elite Fence Products! Elite Fence Products NEW facility is up and running. With their state of the art powder coat facility and over 200,000 ...

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### REDUCING OUR CARBON FOOTPRINT

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## Buy American, Be American™



All Elite Fence Fence Products are made in the United States, within our own manufacturing facilities, utilizing processes developed internally, over many years of experience in the field

Learn More

### JUNE 30, 2013 ELITE FENCE OFFERS PROJECT LEAD PROGRAM

Elite Fence Products is working very hard to research fence projects across the country to help obtain business and provide a service to our customers, which most of our competition ...

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### ELITE FENCE TAKES THE LEED

Any project that uses Elite Fence Products Inc. is eligible for 2 points in the MR credit 4 (Recycled Content category). Based on the LEED 2009 v3 standard for New Construction & Major Renovations.

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## CONTACT US



### Corporate Office

Elite Fence Products, Inc. Phone (586)468-4448  
50925 Richard W Blvd Toll-Free 1-800-783-1331  
Chesterfield Twp, MI 48051 Fax (586)468-4884

Contact Us

### Florida Division

Elite Fence Products, Inc. Phone (727)846-7320  
6841 Industrial Avenue Toll-Free 1-888-222-1846  
Port Richey, FL 34668 Fax (727)846-7326

Contact Us

### Tennessee Division

Elite Fence Products, Inc. Phone (615) 849-1886  
835 Scott Street Toll-Free 1-888-426-7270  
Murfreesboro, TN 37129 Fax (615) 849-1816

Contact Us

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POWDER  
COATED  
TOUGH



D&D Technologies

High Performance Hardware



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## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Global Signs & Awnings  
Address: 22907 Deguindre Rd  
Hazel Park, MI 48036  
Phone Number: 248-658-0780  
Fax Number: 248-658-0781  
Email: Globalsigns1@yahoo.com

### Property Owner

Name: Fred Yousef Hermiz  
Address: 715-15 Mile Rd  
Birmingham, MI  
Phone Number: 248-736-0078  
Fax Number: N/A  
Email: N/A

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

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

### Project Designer

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

### 3. Project Information

Address/Location of Property: 715-15 Mile Rd.  
Name of Development: Magic Eyebrow  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: R-6

Name of Historic District site is in, if any: N/A  
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/Specification Sheets
- Digital Copy of plans

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 6. Location of Proposed Signs

1) Front Wall Sign  
2) Rear Entrance Sign

### 7. Type of Sign(s)

Wall: 2 -  
Ground: \_\_\_\_\_  
Projecting: \_\_\_\_\_

Canopy: \_\_\_\_\_  
Building Name: \_\_\_\_\_  
Post-mounted Projecting: \_\_\_\_\_

127853

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

Front: X  
Left side: \_\_\_\_\_

Rear: X  
Right side: \_\_\_\_\_

**9. Size of Sign**

Width: Front 90" Rear 96"  
Depth: Front Rear  
Height of lettering: \_\_\_\_\_

Height: Front 24" Rear 9"  
Total square feet: Front 1.5 sq ft Rear 0.8 sq ft

**10. Existing signs currently located on property**

Number: N/A  
Square feet per sign: \_\_\_\_\_

Type(s): \_\_\_\_\_  
Total square feet: \_\_\_\_\_

**11. Materials/Style**

Metal: \_\_\_\_\_  
Plastic: Acrylic  
Color 1 (including PMS color #): \_\_\_\_\_  
Additional colors (including PMS color #): \_\_\_\_\_

Wood: \_\_\_\_\_  
Glass: \_\_\_\_\_  
Color 2 (including PMS color #): \_\_\_\_\_

**12. Sign(s) Read(s):** Magic Eyebrow

**13. Sign Lighting**

Type of lighting proposed: LED  
Size of light fixtures (LxWxH): \_\_\_\_\_  
as per city requirements  
Maximum wattage per fixture: \_\_\_\_\_  
Location: Front Wall + Rear Entrance

Number proposed: \_\_\_\_\_  
Height from grade: \_\_\_\_\_  
Proposed wattage per fixture: \_\_\_\_\_  
Style (include specifications): \_\_\_\_\_

**14. Landscaping (Ground signs only)**

Location of landscape areas: N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed landscape material: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

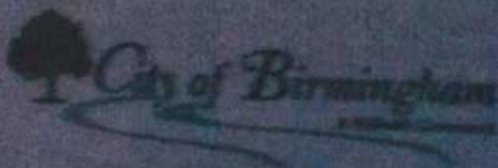
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: X [Signature]

Date: APPROVED

Application #: <u>16-036</u>	Office Use Only Date Received: <u>4/20/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>4/26/16</u>	Date of Denial: _____	Reviewed by: <u>M. Bl</u>





CONSENT OF PROPERTY OWNER

I, FIRST BIRMINGHAM OF THE STATE OF MT AND COUNTY OF  
OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 715 MAPLE  
(Address of subject property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
MAGIC EYEBROW  
(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.

Date:

4/20/16

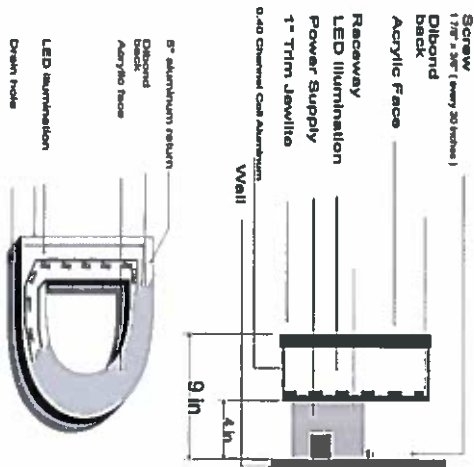
WARREN TERRACE

Owner's Name (Please Print)

Warren Terrace

Owner's Signature

APPROVED  
m. B. 2/26/16  
16-0036DRB



# Project: Magic eyebrow

Customer Approval:

Tel: (248) 658-0780  
Fax: (248) 658-0781

globalsigns1@yahoo.com

www.globalsignsandawnings.com

Date: 04-15-2016

Address: 715 15 mile rd.

All signs and/or concepts here are confidential and the property of Global Signs and Awnings. Any reproduction is strictly prohibited without the written consent of Global Signs and Awnings. Violating these conditions may result in legal repercussions. This sign is intended to be installed in accordance with the requirements of Articles 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



BONDED - INSURED - LICENSED

Total Sign Area: 21 sq ft

- Channel Lettering
- White Plexiglass faces w/ Vinyl
- .040mil Black aluminum letter sides
- 1" Trim (Jewelle)
- 1/8" diBond letter backing
- Light source: LED

