

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – August 3, 2016**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

- 1) Roll Call
- 2) [Approval of the DRB Minutes of July 6, 2016](#)
- 3) Sign review
- 4) Design Review
  - [912 S. Old Woodward – OWC](#)
  - [33502 Woodward – Multi-tenant Building](#)
- 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.**

**BIRMINGHAM DESIGN REVIEW BOARD**  
**MINUTES OF JUNE 15, 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, June 15, 2016. Chairman John Henke called the meeting to order at 7:18 p.m.

**Present:** Chairman John Henke; Board Members Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby

**Absent:** Board Members Mark Coir, Vice Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

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

**07-29-16**

**APPROVAL OF MINUTES**  
**DRB Minutes of June 15, 2016**

**Motion by Mr. Trapnell**

**Seconded by Chairman Henke to approve the DRB Minutes of June 15, 2016 as presented.**

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Trapnell, Henke, Deyer, Dukas, Willoughby

Nays: None

Absent: Coir, Weisberg

**07-30-16**

**SIGN REVIEW**

**576 E. Lincoln** (postponed from June 15, 2016)  
**Birmingham Bloomfield Credit Union**

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Zoning: B-1 Neighborhood Business

Proposal: The applicant proposes to install an illuminated "V" shaped ground sign on the west side of the BBCU on E. Lincoln set back 1 ft. from the property line. The proposal was postponed at the June 15, 2016 DRB meeting due to the size of the sign exceeding the allowable signage on-site. The applicant has now submitted a revised sign proposal that complies with the requirements of the Sign Ordinance.

Signage: The total linear building frontage is 84 ft. 9 in., permitting 84.75 sq. ft. of sign area. The ground sign is proposed to have signage on each side. The top portion measures 23.875 sq. ft. per side for a total of 47.75 sq. ft. In addition, the applicant has provided the dimensions of two existing signs on the building. The total amount of existing signage is 35.333 sq. ft. with 47.75 sq. ft. proposed for a total of 83.08 sq. ft. of signage. In accordance with Section 86, Article 1.0, Table B of the Sign Ordinance, the total of all signs must not exceed 1 sq. ft. of sign for each linear foot of principal building frontage. The proposal meets this requirement.

The sign is proposed to be mounted 8 ft. above grade. In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than 8 ft. above grade. The proposal meets this requirement.

In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than 30 sq. ft. per side. The proposal meets this requirement.

The proposed sign is to be constructed of an aluminum cabinet and base. The graphics are routed letters with acrylic backers. The bottom section is proposed to be an aluminum fabricated skirt with an aluminum frame. The lettering will be reflective blue vinyl face. **Typically the DRB requires that ground signs are constructed with push-thru letters rather than routed.**

The sign is proposed to be mounted 8 ft. above grade in accordance with Section 86, Article 1.0, Table B that states no ground sign may be more than 8 ft. above grade.

In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than 30 sq. ft. per side. The proposal meets this requirement.

The proposed sign is to be constructed of an aluminum cabinet and base. The graphics are routed letters with acrylic backers as letters. The bottom section is proposed to be aluminum fabricated skirt with aluminum frame. The lettering will be reflective blue vinyl face. **Typically the DRB requires that ground signs are constructed with push-thru letters rather than routed.**

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**Although the height of the sign does comply with the Sign Ordinance, the board recently approved the new YMCA sign adjacent to this site at 6 ft. tall and set back 10 ft. from the property line. Construction of a sign that is 8 ft. tall and 1 ft. from the property line has the potential to detract from the residential character of the neighborhood.**

Illumination: The applicant proposes to internally illuminate the sign with double sided LED lighting panels.

Mr. Scott Gardner, Gardner Signs, said they propose an 8 ft. tall sign because that is what the Ordinance allows. However, they would be open to reducing the height.

Ms. Linda Hatfield, Director of Marketing for the Credit Union, explained that because they have been a big part of the community for so long and because of the heavy traffic on Lincoln they would like a little bit more visibility. The sign lets people know they have a drive-thru ATM. She promised that with the new sign, the sandwich boards in front will go away.

Ms. Dukas observed that Lincoln is a 25 mph road so she doesn't feel the sign needs that height. Mr. Deyer questioned whether such a large base is needed. Mr. Gardner passed around their alternative design which reduces the overall sign height to 6 ft. and takes the base down to roughly half. He explained they propose a V-shaped sign so they can get visibility from both east-bound and west-bound Lincoln. Further, he noted the issue with having routed letters rather than push-thru is that the script on the logo is pretty thin and push-thru makes it even thinner. The light comes out from behind the copy.

Mr. Willoughby announced that he likes the smaller scale sign in this residential area and likes the fact it is more cohesive and composed with what the YMCA did. Further, he defers to the technical aspects of the routed sign over the push-thru.

**Motion by Mr. Willoughby**

**Seconded by Ms. Dukas to approve the sign submitted for 576 E. Lincoln, Birmingham Bloomfield Credit Union, with the 6 ft. height and routed letters. The lighting specs to be submitted to the City.**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Willoughby, Dukas, Deyer, Henke, Trapnell

Nays: None

Absent: Coir, Weisberg



## **MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

### **A. Staff Reports**

-- Administrative Approvals

- 1744 W. Maple Rd., Holiday Market Select -
  - Installation of new 'envisor system' for new rooftop equipment;
  - Extension of new rear facade entry using same materials as those previously approved at the DRB;
  - Modifications to signage (within Ordinance) and awning at front facade.
- 125 E. Fourteen Mile Rd., Birmingham Square Condo - Install four vinyl replacement windows.
- 300 Park, Waddell & Reed - Install one 15.21 sq. ft. illuminated wall sign on lower sign band per Master Sign Plan.
- 555 S. Old Woodward Ave. - NWC planter area, greenbelt between parking deck and Woodward Ave. on east side of property, planter in front of residences along S. Old Woodward Ave. - Construction signs with print of building. Three V-shaped non-illuminated signs mounted to 4 x 4 posts at 8 ft. overall height.
- 1901 Graefield Rd., Graefield Ct. - Tear off existing shingle roof and install a new one. Improve air ventilation by building soffit overhang. Replace gutters. Add 6.5 in. blown insulation.
- Butler Hts. Townhomes, 277, 287, 297 Brown - Tamko roofing material. Warranty claim for roofing due to defective. Original color not available. Must change color.

-- Violation Notices (none)

### **B. Communications**

-- Commissioners' Comments

Discussion noted the large amount of signage the Stand has on their awnings. Mr. Baka agreed the City can put pressure on them to come up with a better solution for more signage.

It was thought that allowing a building to be built right up to the property line on a corner but not a sign is something the board should take a look at.

**07-32-16**

**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:** July 28, 2016  
**To:** Design Review Board Members  
**From:** Matthew Baka, Senior Planner  
**RE:** Design Review – 912 S. Old Woodward Ave #100 – Multi-tenant Commercial Building

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

**Existing Use:** Vacant

## Design

The applicant proposes to renovate the façade of a two-story, multi-tenant building. The applicant proposes to install four (4) new clear glass windows in "Dark Bronze" frames along the north elevation and at the new corner entrance. Along the Landon St. façade the applicant is proposing honed black granite at the base of the façade and wall panels surrounding the entry doors. At the northwest corner of the tenant space the applicant is proposing to construct a new recessed corner entry. Both of the new entry doors are proposed to be stained wood with clear glass panels. The remaining existing wood siding and CMU brick is proposed to be painted "Dark Purple". In addition, the applicant is proposing four (4) new fabric awnings with metal frames.

## Signage

The applicant proposes to install several new signs on the proposed new façade. The signs are proposed to include one (1) wall sign, a projecting sign, three single letter name letter signs suspended from the awnings along Landon and four signs mounted to the tops of the awnings along both Landon and the alley in the rear. The total linear building frontage is 56' 4" permitting 56.333 square feet of sign area. The proposed wall sign will measure 28" h x 102" w or 19.8 square feet. The proposed projecting sign measures 8"h x 24"w, 1.3 sq. ft. per side or 2.6 square feet total. The "O", "W", and "C" signs combine for a total of 23.65 sq. ft. The four name letter signs mounted to the tops of the awnings measure 4"h x 86"w or 2.4 sq. ft each for a total of 9.6 sq. ft. The total proposed signage for the building is 55.6 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.* All of the signs are proposed to be mounted more than 8' above grade. The projecting sign is proposed to be mounted 6" off the face of the column as required by the sign ordinance. *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 driveways, alleys and thoroughfares. The proposal meets this requirement.*

All of the signage is proposed to be constructed of bronze.

### **Illumination**

The applicant is proposing to install four (4) custom steel strapped wall sconces with acrylic diffusers and LED lights. Three (3) of the lights are proposed to be mounted along the north elevation and one (1) is proposed to be mounted on the rear elevation. All four (4) lights are proposed to be mounted at least 8' above grade. The individual letters across the façade are proposed to be illuminated with hidden spot lights. The bronze cut letters above the awnings are proposed to be back lit with LED lights. **Specification sheets for the proposed lighting were not provided.**

### **Landscaping**

The applicant is proposing to plant "Boston Ivy" in a planting pocket on the back of the building just to the south of the new recessed entry.

### **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 S. Old 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 Design review application for 912 S. Old Woodward #100 with the following condition;

1. The applicant provides the spec sheets for all lighting.

### **Sample Motion Language**

Motion to APPROVE the Design and Sign review application for 912 S. Old Woodward. The proposal meets the requirements of Section 126-514 of the Zoning Code.

OR

Motion to APPROVE the Design and Sign review application for 912 S. Old Woodward, provided the applicant meet(s) the following condition(s):

1. The applicant provides the spec sheets for all lighting.

OR

Motion to TABLE the Design review application for 912 S. Old Woodward. The applicant must provide the following items:

1.

OR

Motion to DENY the Design review application for 912 S. Old 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.**

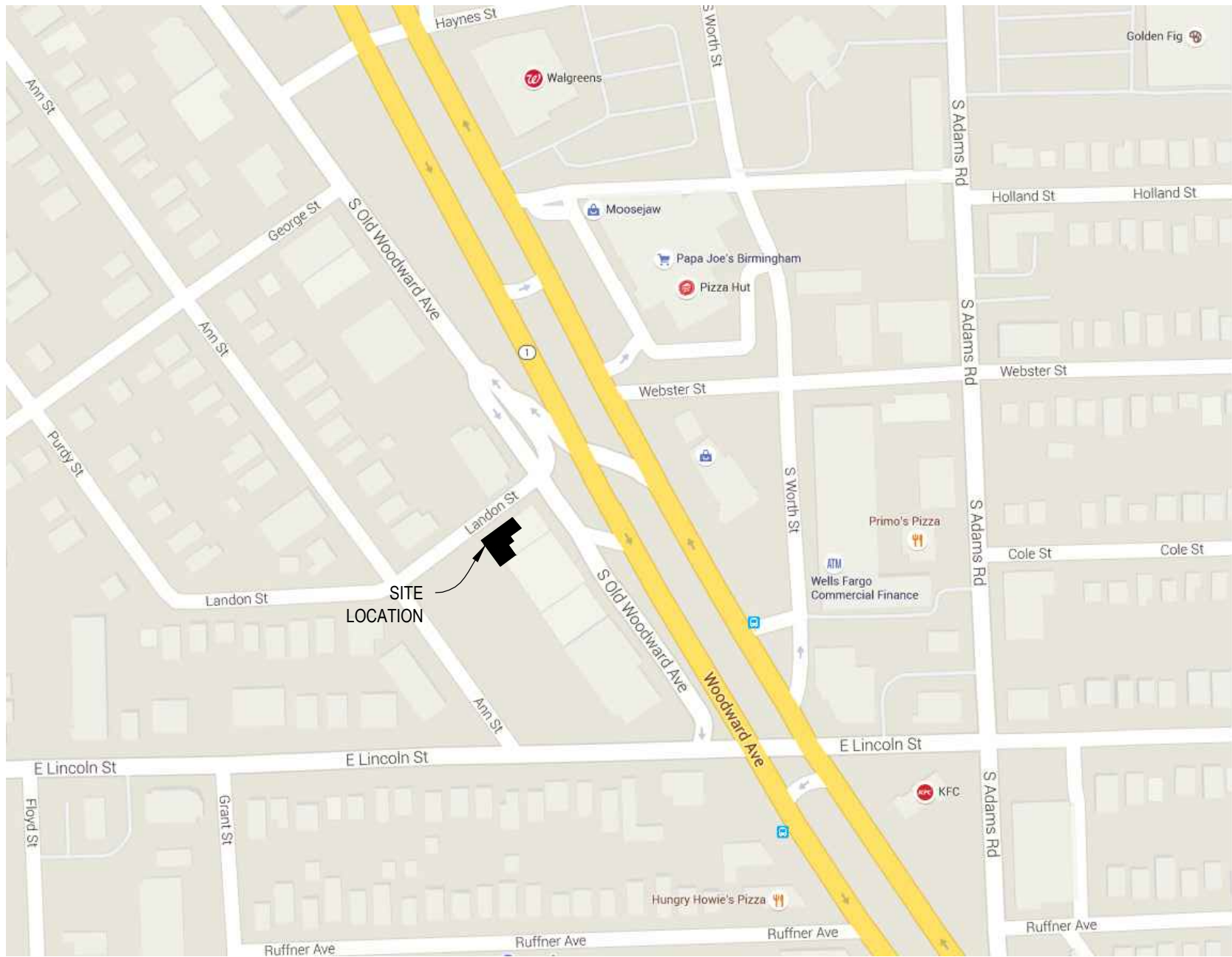
- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely 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))

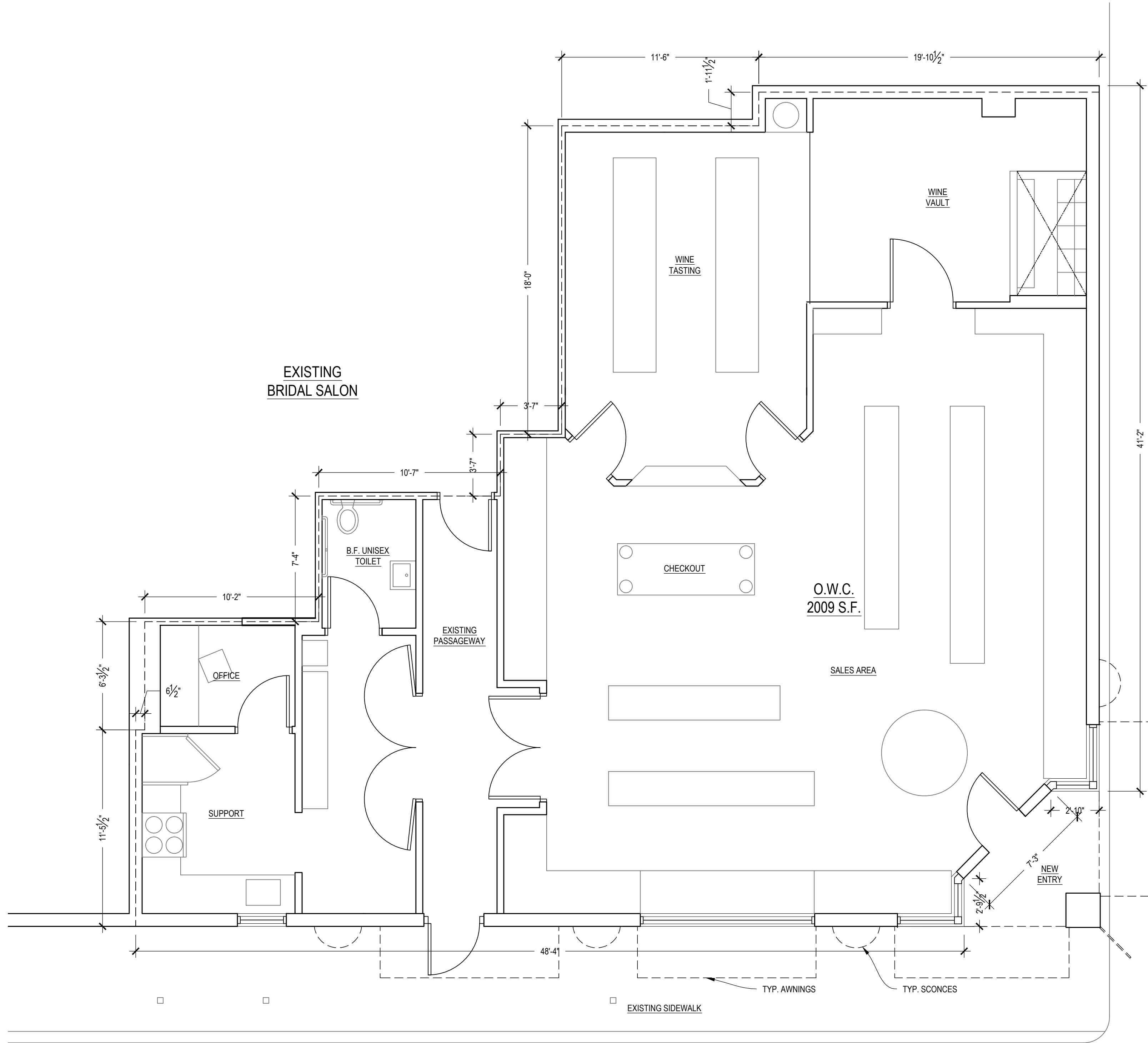
**Article 2, 2.20. Sign review**

**(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.



LOCATION MAP:  
N.T.S.



LONDON STREET

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



Project:

O.W.C.  
Renovation of an existing space  
912 Landon Street, Birmingham MI, 48009

Seal:

Issue Date:

DESIGN REVIEW	7/6/2016

Sheet Title:

FLOOR PLAN

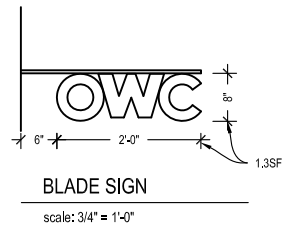
Sheet Number:

A101



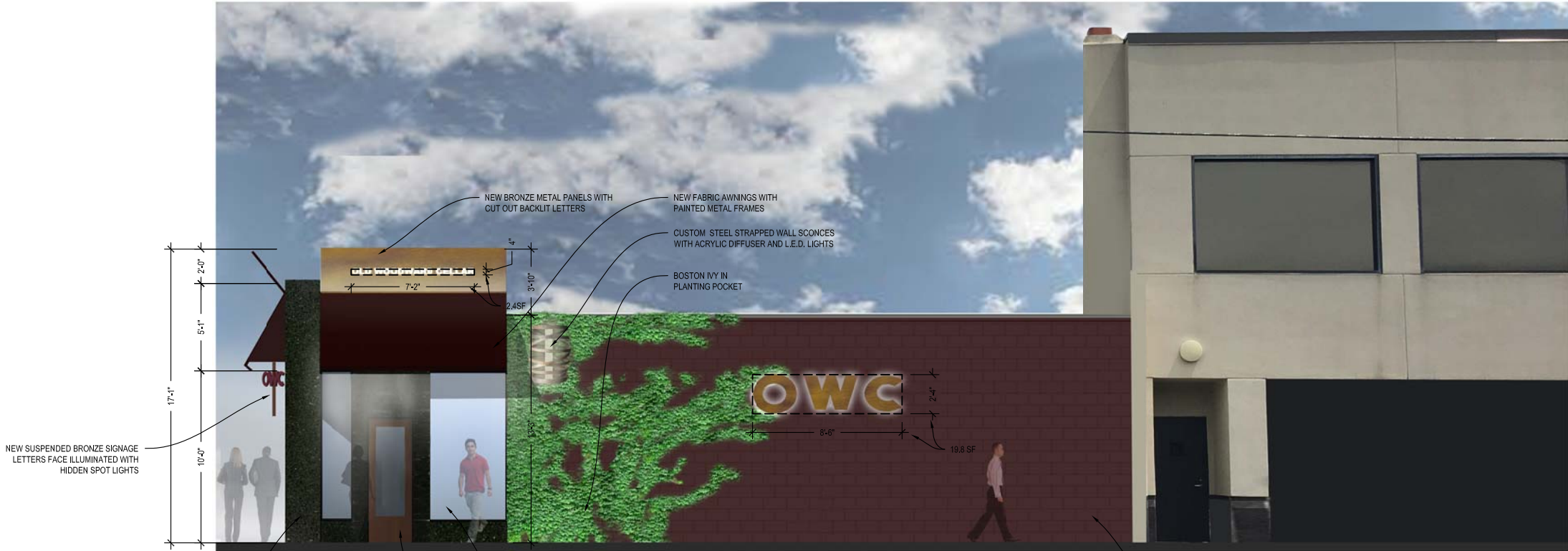


NORTH ELEVATION  
scale: 1/4" = 1'-0"



**SIGN CALCULATIONS:**

BLADE SIGN	=	1.3 SF
"OWC"	=	19.8 SF
"OLD WOODWARD CELLAR"	=	2.4 SF (x4)
"O"	=	8.25 SF
"W"	=	8.9 SF
"C"	=	6.5 SF
<b>TOTAL:</b>		<b>54.4 SF</b>



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

Project:

O.W.C.  
Renovation of an existing space  
912 S. Old Woodward Suite 100, Birmingham MI, 48009

Seat:

Issue Date:

DESIGN REVIEW	7/6/2016
DEMO PERMIT	7/28/2016

Sheet Title:

EXTERIOR  
ELEVATIONS

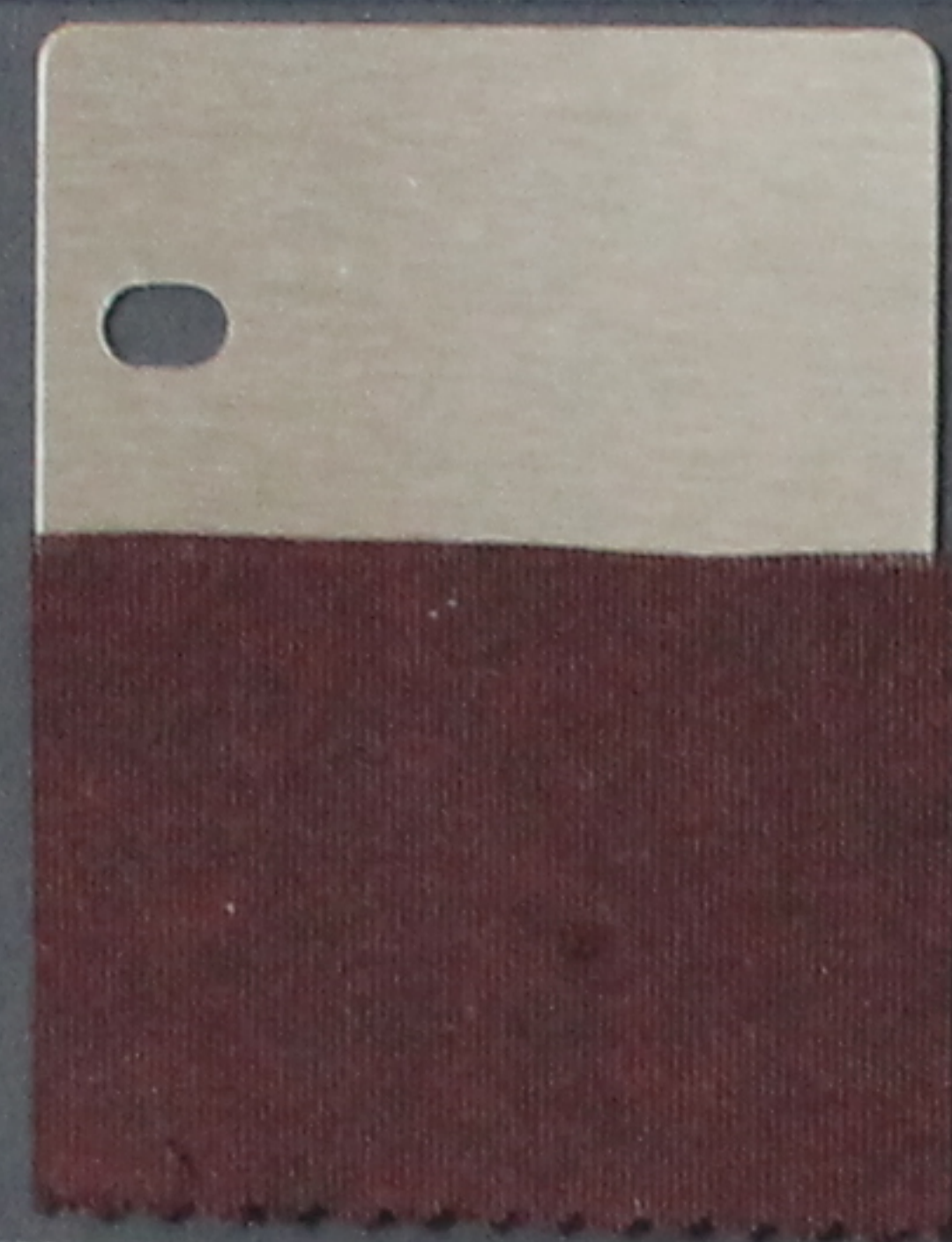
Sheet Number:





EXTERIOR PAINT - BENJAMIN  
MOORE "DARK PURPLE"

METAL AWNING  
AND SIGN



AWNING CANVAS  
SUNBRELA "BLACK CHERRY"



DECORATIVE BARREL LIGHT



HALO LIT METAL SIGN



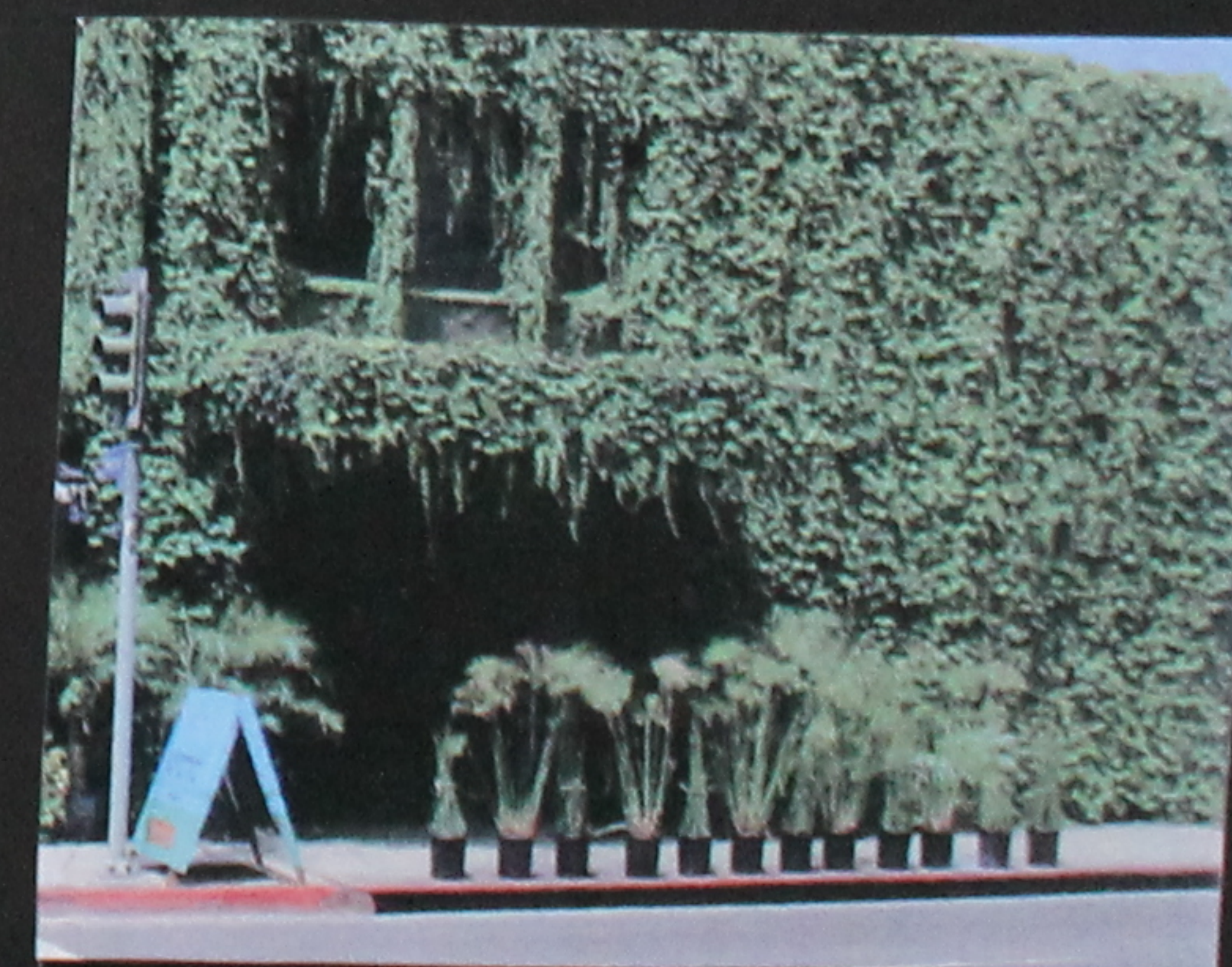
BLACK WINDOW SASH



HONED BLACK GRANITE



WOOD DOOR



BOSTON IVY

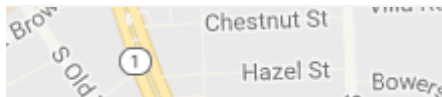


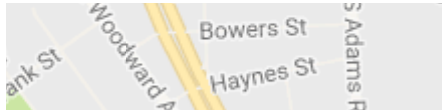


Image capture: Aug 2012 © 2016 Google

Birmingham, Michigan

Street View - Aug 2012







# MEMORANDUM

Planning Division

**Date:** July 26, 2016  
**To:** Design Review Board Members  
**From:** Matthew Baka, Senior Planner  
**RE:** Design Review – 33502 Woodward Ave – Multi-tenant Commercial Building

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

**Existing Use:** Jimmy Johns/Vacant

## Proposal

The applicant proposes to renovate the façade of a one-story, multi-tenant building. The applicant proposes to remove the existing mansard roof and replace it with an EIFS soffit, wood accents, and metal awnings at the entrance ways. The existing store front windows and brick planter box along the front elevation and diagonal wood siding are proposed to remain.

## Design

The applicant proposes to remove the existing cedar shake mansard roof around the front and side of the building on the Woodward and Emmons elevations as well as the small portion that exists over the rear entrances. In place of the mansard roof the applicant is proposing to construct a new EFIS fascia that will begin 10' above grade and extend an additional 12'. The EFIS is proposed to be painted "Natural Choice" SW – 7011. The applicant also proposes to construct new metal awning features at each of the currently existing entrance ways. The awnings are proposed to be fabricated in "mill finish aluminum and will extend the entire height of the new fascia. Adjacent to the metal awning the applicant is proposing to create an accent feature made of Accoya wood panels in "Brown Mahogany". The wood panel accents are proposed to extend 2' from the top of the store front windows and continue upwards 12' to the top of the EFIS parapet. Below each of the Accoya accent boxes the applicant is proposing to install a decorative metal column feature. The column features would consist of two (2) 4" metal pipes connected by three (3) 7" x 3' metal plates with rounded corners. The metal columns are proposed to extend from the existing brick planter upwards to the underside of the newly proposed EFIS façade.

## Landscaping

No landscaping changes are proposed in conjunction with this proposal. The 2' brick planter along the front elevation of the building is proposed to remain.

## Signage

The applicant is not proposing any additional signage at this time. The Jimmy John's sign will be reinstalled after the façade renovations have been completed. Once the vacant space next to Jimmy John's has been filled the new tenant will be responsible for having any new signage approved by the Planning Department.

## **Illumination**

The applicant is proposing to install four (4) 2" LED round down lights in the soffit at the entrance to Jimmy John'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.*

The Planning Division recommends that the Design Review Board consider a motion to approve the Design review application for 33502 Woodward.

## **Sample Motion Language**

Motion to APPROVE the Design and Sign review application for 33502 Woodward. The proposal meets the requirements of Section 126-514 of the Zoning Code.

OR

Motion to APPROVE the Design and Sign review application for 33502 Woodward, provided the applicant meet(s) the following condition(s):

- 1.
- 2.

OR

Motion to TABLE the Design review application for 33502 Woodward. The applicant must provide the following items:

- 1.

OR

Motion to DENY the Design review application for 33502 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))

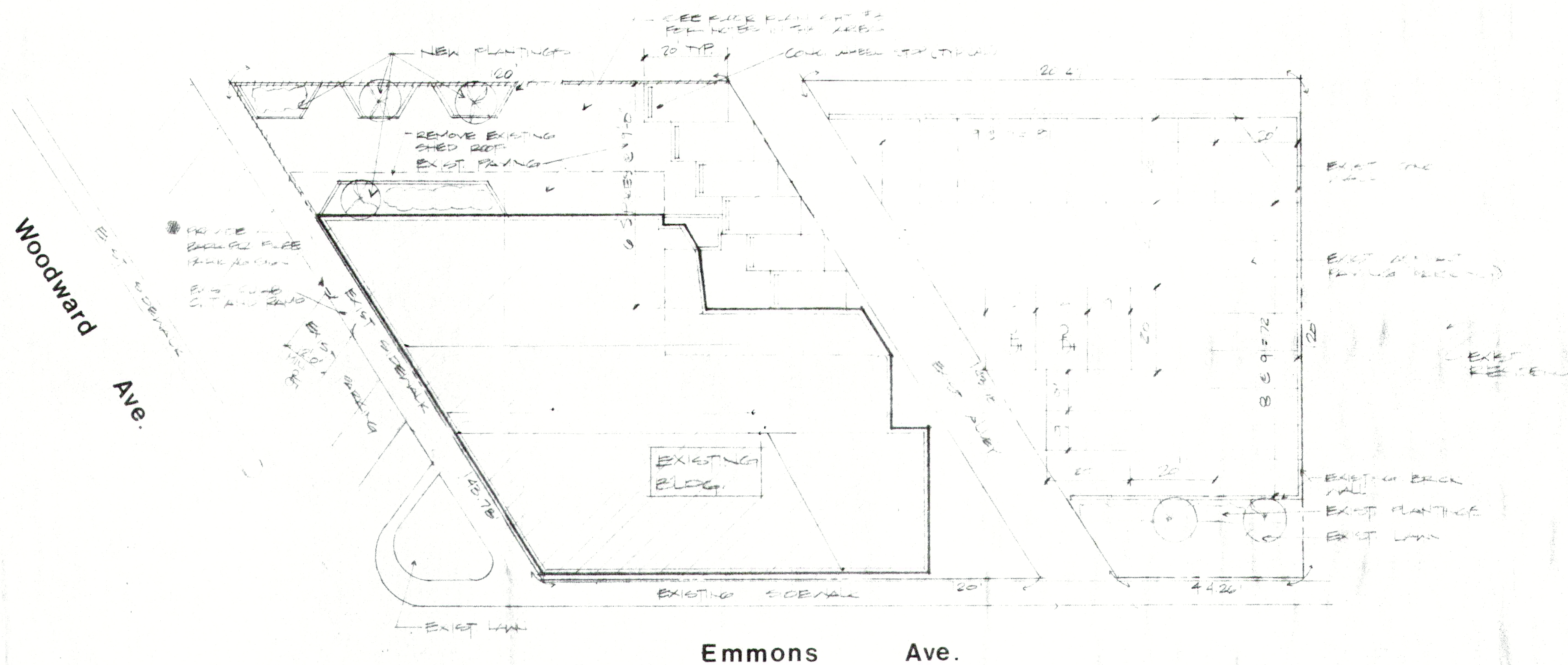
## **Article 2, 2.20. Sign review**

### **(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.

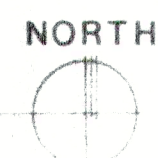


EXIST  
GAS GATA

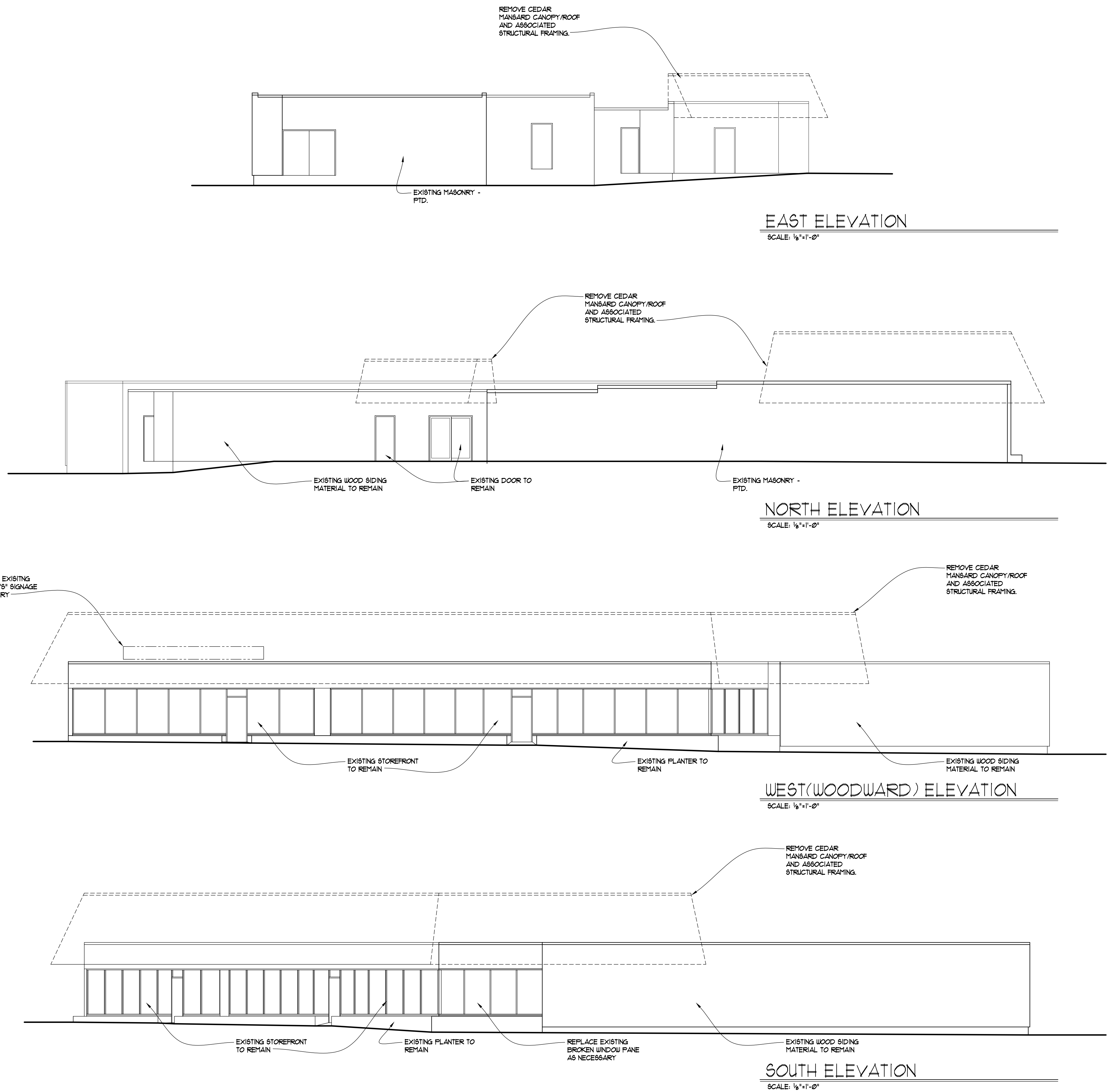


## site plan

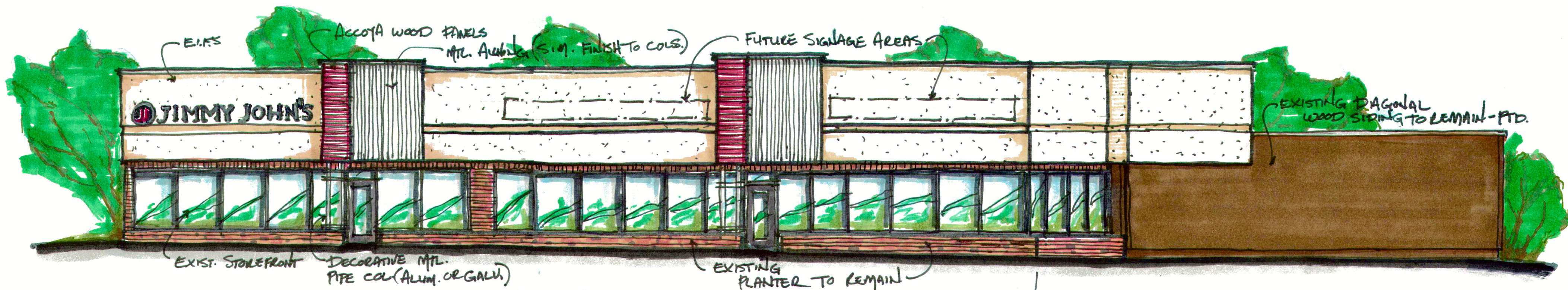
SCALE 1" = 20' 0"







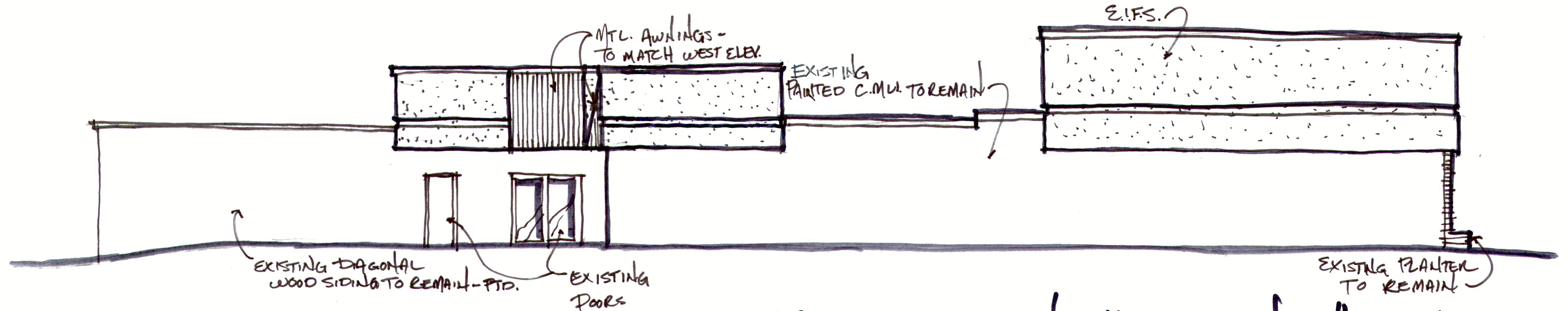




33502 WOODWARD WEST ELEV. SCHEME 'C'  
SCALE: 1/8" = 1'-0" J.S.A. 7.7.16

SOUTH ELEVATION



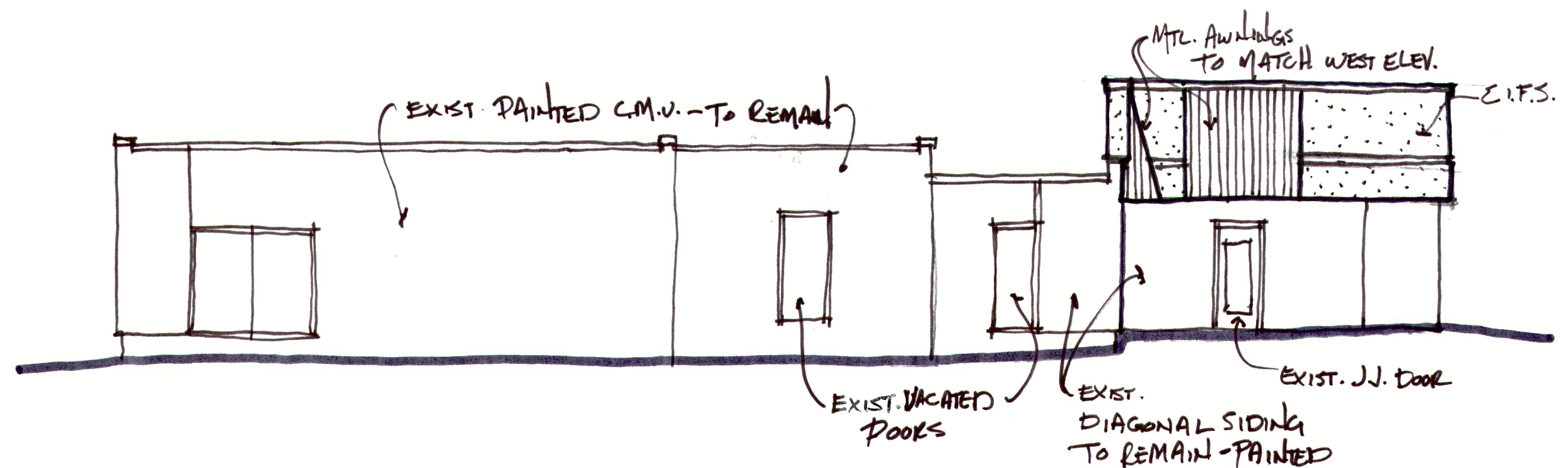


**33502 WOODWARD NORTH ELEVATION Scheme 'C'**

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

J.S.A

7.7.16

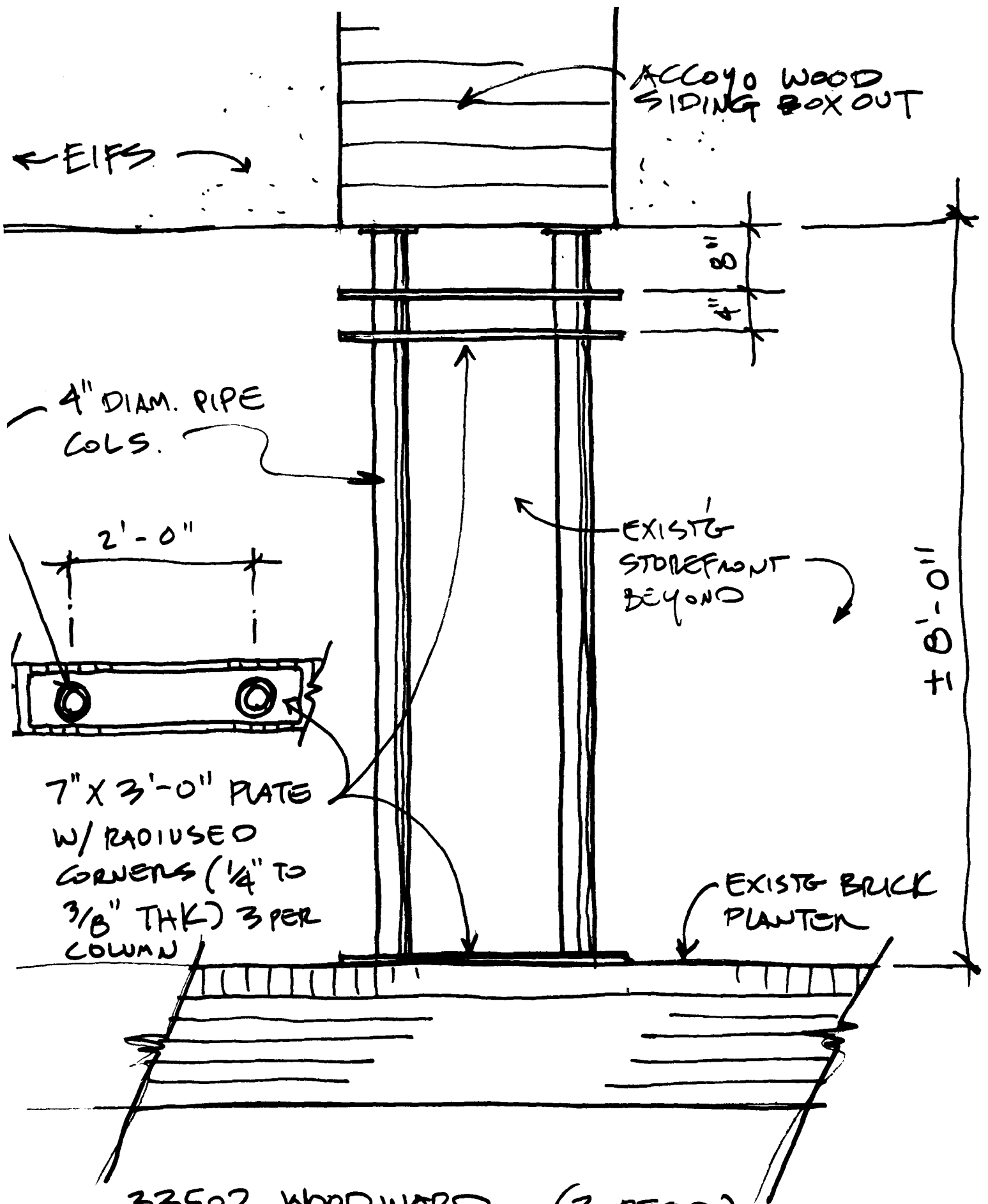


**33502 WOODWARD EAST ELEVATION Scheme 'C'**

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

J.S.A

7.7.16



33502 WOODWARD (2 REQD.)

DECORATIVE MTL. COL. DET. 3/4" = 1'-0"

J.S.A.

6.13.16



Natural Choice

Enduring Bronze

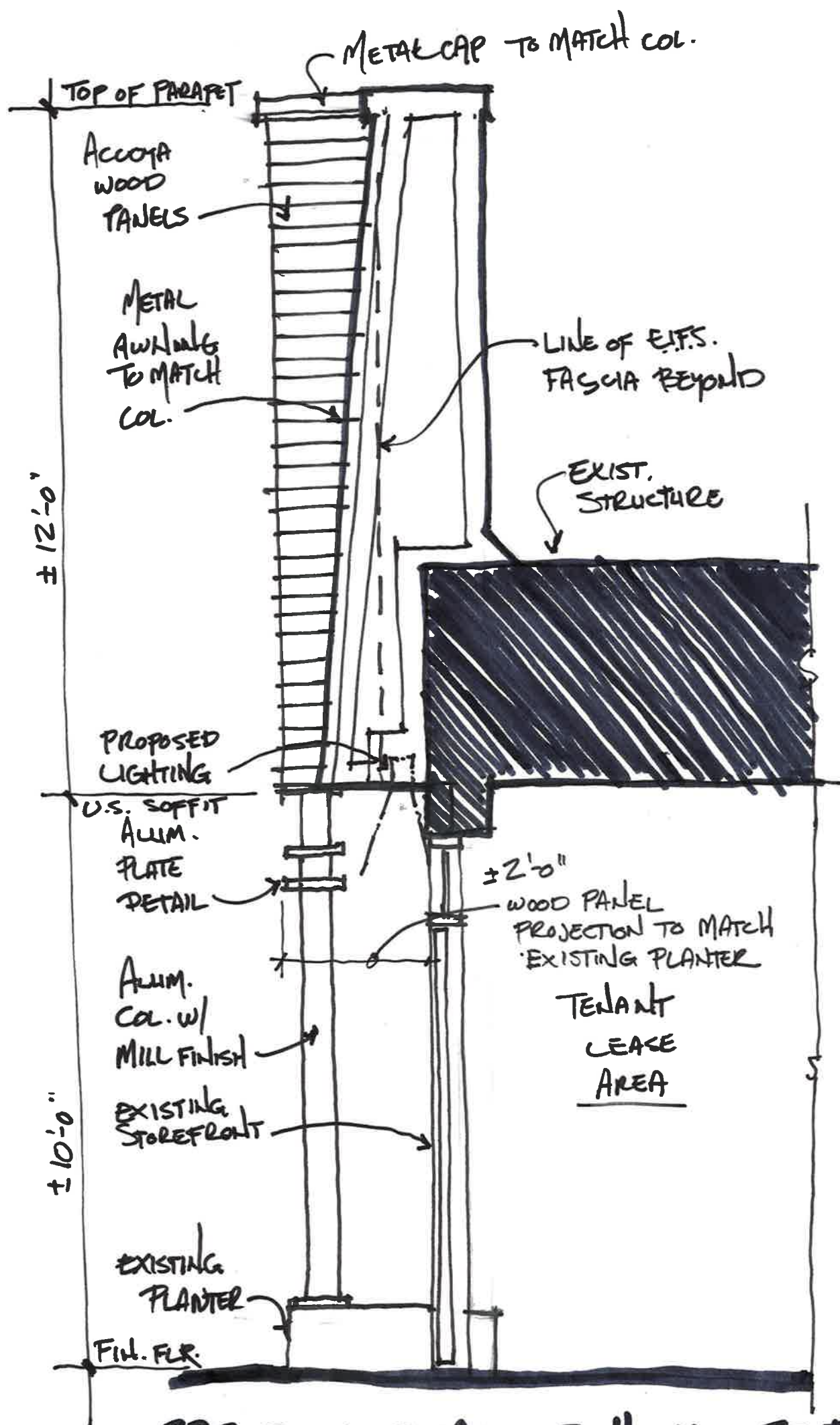
E.I.F.S.  
"NATURAL CHOICE"  
SW-7011

EXISTING WOOD  
SIDING, EXPOSED  
C.M.H.  
"ENDURING BRONZE"  
"SW-7055"

WOOD PANELS  
"BROWN MAHOGANY"

COLUMNS, AWNINGS,  
CAP FLASHING  
"MILL FINISH  
ALUMINUM"





**33502 Woodward Schematic Section**

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

J.S.A.

7.26.16

**JUNO**

Project: \_\_\_\_\_

Fixture Type: \_\_\_\_\_

Location: \_\_\_\_\_

Contact/Phone: \_\_\_\_\_

## 2" IC 600 LUMENS LED ROUND DOWNLIGHT

### 2B and 2C Series



#### PRODUCT DESCRIPTION

2 inch aperture recessed downlight is IC rated for insulated or non-insulated applications • Luminaire produces up to 600 lumens and is available with optical distributions approximating that of 50W MR16 halogen lamps • Low profile form factor allows luminaire to fit in 2 x 6 construction • Designed to provide 50,000 hours of life • 5 year limited warranty on LED Components.

#### ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury, RoHS compliant
- Comparable light output to a 50W MR16 halogen lamp

#### PRODUCT SPECIFICATIONS

**LED Light Engine** Exceptional fixture to fixture color consistency within a 3-step MacAdam ellipse • 2700K, 3000K, 3500K, and 4100K color temperatures are available with 80 CRI or 90 CRI minimum.

**Modular Optics** Available with field interchangeable optics in 18° Spot, 24° Narrow Flood, or 40° Flood distributions.

**Aesthetic Trim** Trim features die cast beveled knife edge trim ring or frame for clean ceiling interface available in white, black, satin nickel, or brushed bronze • Die cast baffles are available in white, black, satin nickel, or brushed bronze • Spun aluminum reflectors are available in clear, haze, wheat haze, and white finishes.

**LED Driver** Choice of dedicated 120 volt driver or universal voltage driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 • Dedicated 120 volt driver (-1) is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage dimmers • Universal voltage driver (-U) is dimmable with the use of most 0-10V protocol dimmers • For a list of compatible dimmers, see [JUNO2INCH-DIM](#).

**Life** Rated for 50,000 hours at 70% lumen maintenance.

**Labels** ENERGY STAR® Qualified • 90CRI fixtures are certified to the high efficacy requirements of California T24 • Meets energy code Air Leakage requirements per ASTM E283 • UL and cUL listed for wet locations.

**Junction Box** Includes (2) 1/2" knock-outs equipped with pryout slots • Push-in electrical connectors for field connections.

**Mounting** Remodel style plaster frame installs from below the ceiling and accommodates ceiling thicknesses from 1/2" to 1" • For thicker ceilings up to 1 1/2", order 2-JCTA150 • New Construction mounting frame, 2-NCMF, is also available with Patented (US Patent D552,969) Real Nail 3® telescoping bar hangers to position fixture and locate wiring prior to ceiling installation • Recommend a minimum of 5.5" cavity depth to install properly • Flexible supply is recommended and non-flexible supply requires top access.

Product specifications subject to change without notice.

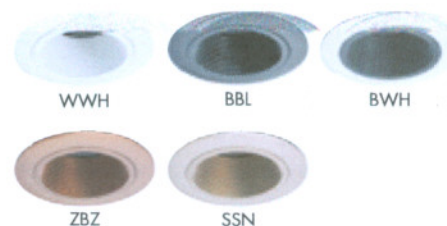
#### ENGINEERING DATA

	Dedicated 120V (-1)	Universal Voltage (-U)
Voltage	120	120 277
Input Power	10.1 (±5%)	9.7 9.8 (±5%)
Input Current	.09	.08 .04
Frequency	50/60Hz	50/60Hz
Power Factor	.94	.98 .98

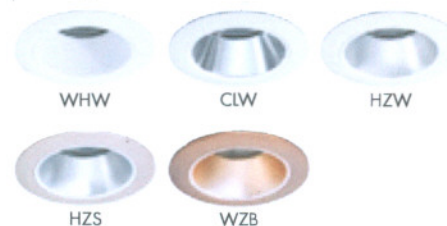
REV-8/15



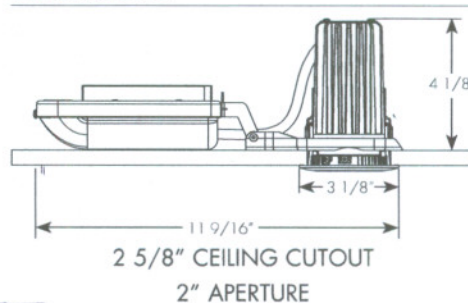
#### Downlight Baffle Finishes



#### Downlight Cone Finishes



#### DIMENSIONS



**TO BE SPACED  
@ ± 5'-0" O.C.  
IN UNDERSIDE  
OF PROPOSED SOFFIT**

# 2" IC 600 LUMENS LED ROUND DOWNLIGHT

## 2B and 2C Series

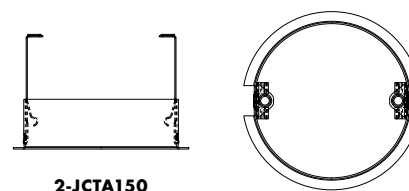
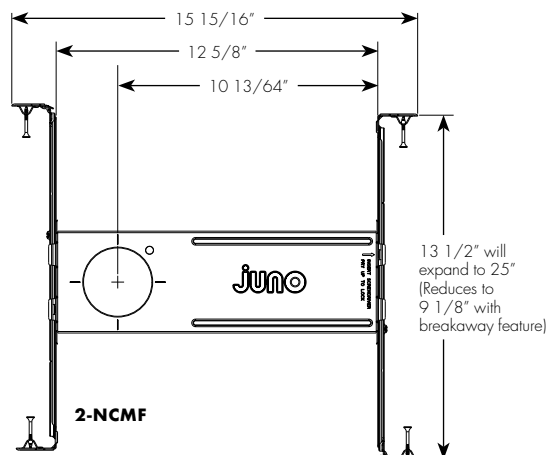
### ORDERING INFORMATION:

Example: **2B-927N1-WWH**

Series	CRI/Color Temperature		Beam Optics		Drivers	Finish	
<b>2B</b> Downlight Baffle	<b>827</b> 2700K, 80CRI	<b>927</b> 2700K, 90CRI	<b>S</b> 18° Spot	<b>1</b> Dedicated 120V Only (Forward Phase + ELV Dimmable)		<b>Downlight Baffle</b>	<b>Downlight Cone</b>
<b>2C</b> Downlight Cone	<b>830</b> 3000K, 80CRI	<b>930</b> 3000K, 90CRI	<b>N</b> 24° Narrow Flood	<b>U</b> Universal Voltage 120-277V (0-10V Dimmable)		<b>WWH</b> White Baffle, White Trim Ring	<b>WHW</b> White Cone, White Trim Ring
	<b>835</b> 3500K, 80CRI	<b>935</b> 3500K, 90CRI	<b>F</b> 40° Flood			<b>BBL</b> Black Baffle, Black Trim Ring	<b>CLW</b> Clear Cone, White Trim Ring
	<b>841</b> 4100K, 80CRI	<b>941</b> 4100K, 90CRI				<b>BWH</b> Black Baffle, White Trim Ring	<b>HZW</b> Haze Cone, White Trim Ring
						<b>ZBZ</b> Bronze Baffle, Bronze Trim Ring	<b>HZS</b> Haze Cone, Satin Nickel Trim Ring
						<b>SSN</b> Satin Nickel Baffle, Satin Nickel Trim Ring	<b>WZB</b> Wheat Haze Cone, Bronze Trim Ring

### ACCESSORIES

Catalog No.	Description
<b>2-NCMF</b>	New Construction Mounting Frame with Real Nail® 3 bar hangers
<b>2-JCTA150</b>	Thick Ceiling adapter for 1" - 1½" thick ceiling
<b>LEDOPTIC2-S</b>	18° Spot Optic
<b>LEDOPTIC2-N</b>	24° Narrow Flood Optic
<b>LEDOPTIC2-F</b>	40° Flood Optic





# 2" IC 600 LUMENS LED ROUND DOWNLIGHT

## 2B and 2C Series

### PHOTOMETRIC REPORT

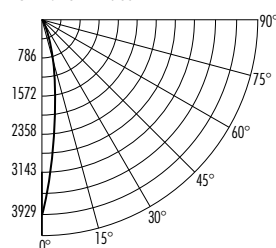
Test Report#: PT01142303R

Catalog No: 2B-835S1-WWH

80 CRI, 3500K LED, White Baffle  
with Spot Optic

Luminaire Spacing Criteria: 0.30

Luminaire LPW: 65



### CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	3929
5	3055
15	917
25	222
35	38
45	12
55	8
65	5
75	3
85	1
90	0

### AVERAGE INITIAL FOOTCANDLES Multiple Units (Square Array, 60'x60' room)

Reflectances: Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR3	RCR5
4'	46	42	38
5'	29	27	25
6'	20	19	17
7'	17	15	14
8'	13	12	11
9'	10	9	8
10'	7	7	6

### ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	603	N/A	92.1
0-40°	628	N/A	96.0
0-60°	646	N/A	98.7
0-90°	655	N/A	100.0

### INITIAL FOOTCANDLES

(One Unit, 10.1W, 17° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4'	245.6	1.2
6'	109.1	1.8
8'	61.4	2.4
10'	39.3	3.0
12'	27.3	3.6

### LUMINANCE (Average cd/m<sup>2</sup>)

Degrees	Average Luminance
45°	7799
55°	6245
65°	5650
75°	5052
85°	3914

### PHOTOMETRIC REPORT

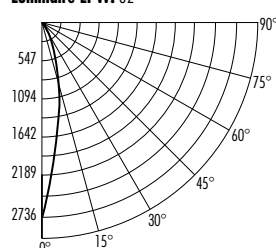
Test Report#: PT01142307R

Catalog No: 2B-835N1-WWH

80 CRI, 3500K LED, White Baffle  
with Narrow Flood Optic

Luminaire Spacing Criteria: 0.40

Luminaire LPW: 62



### CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	2736
5	2376
15	910
25	245
35	37
45	12
55	8
65	5
75	3
85	1
90	0

### AVERAGE INITIAL FOOTCANDLES Multiple Units (Square Array, 60'x60' room)

Reflectances: Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR3	RCR5
4'	44	39	36
5'	28	25	23
6'	19	18	16
7'	16	14	13
8'	12	11	10
9'	10	9	8
10'	7	6	6

### ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	572	N/A	91.7
0-40°	599	N/A	96.0
0-60°	615	N/A	98.6
0-90°	624	N/A	100.0

### INITIAL FOOTCANDLES

(One Unit, 10.1W, 23.3° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4'	170.9	1.6
6'	76.0	2.5
8'	42.7	3.3
10'	27.4	4.1
12'	19.0	4.9

### LUMINANCE (Average cd/m<sup>2</sup>)

Degrees	Average Luminance
45°	7799
55°	6245
65°	5650
75°	5052
85°	3914

### PHOTOMETRIC REPORT

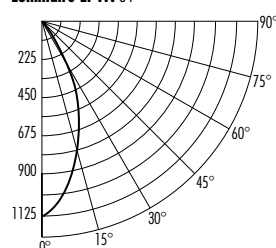
Test Report#: PT01142303R

Catalog No: 2B-835F1-WWH

80 CRI, 3500K LED, White Baffle  
3500K LED with Flood Optic

Luminaire Spacing Criteria: 0.68

Luminaire LPW: 61



### CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1125
5	1072
15	786
25	412
35	111
45	24
55	9
65	6
75	4
85	1
90	0

### AVERAGE INITIAL FOOTCANDLES Multiple Units (Square Array, 60'x60' room)

Reflectances: Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR3	RCR5
4'	43	38	33
5'	27	24	21
6'	19	17	15
7'	15	14	12
8'	12	11	10
9'	9	8	7
10'	7	6	5

### ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	502	N/A	81.6
0-40°	575	N/A	93.4
0-60°	604	N/A	98.1
0-90°	616	N/A	100.0

### INITIAL FOOTCANDLES

(One Unit, 10.1W, 42.2° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4'	70.3	3.1
6'	31.3	4.6
8'	17.6	6.2
10'	11.3	7.7
12'	7.8	9.3

### LUMINANCE (Average cd/m<sup>2</sup>)

Degrees	Average Luminance
45°	16402
55°	7137
65°	7264
75°	7029
85°	5871

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.

Multiplier:	80 CRI	90 CRI
	827 = .94	927 = .83
	830 = .97	930 = .86
	835 = 1.00	935 = .88
	841 = 1.03	940 = .90

# 2" IC 600 LUMENS LED ROUND DOWNLIGHT

## 2B and 2C Series

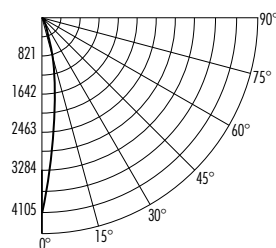
### PHOTOMETRIC REPORT

Test Report#: PT01141602R

Catalog No: 2C-835S1-CLW  
80 CRI, 3500K LED, Clear Cone  
with Spot Optic

Luminaire Spacing Criteria: 0.30

Luminaire LPW: 69



### CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	4105
5	3206
15	948
25	239
35	43
45	12
55	3
65	0
75	0
85	0
90	0

### AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)

Reflectances: Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR3	RCR5
4'	49	44	41
5'	31	28	26
6'	22	20	18
7'	17	16	15
8'	14	13	12
9'	11	10	9
10'	8	7	7

### ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	641	N/A	93.4
0-40°	674	N/A	98.2
0-60°	686	N/A	100.0
0-90°	687	N/A	100.0

### INITIAL FOOTCANDLES

(One Unit, 10W, 17.5° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4'	256.6	1.2
6'	114.0	1.8
8'	64.1	2.5
10'	41.1	3.1
12'	28.5	3.7

### LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45°	8040
55°	2082
65°	135
75°	0
85°	0

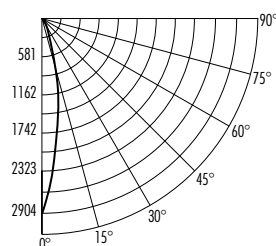
### PHOTOMETRIC REPORT

Test Report#: PT01141702R

Catalog No: 2C-835N1-CLW  
80 CRI, 3500K LED, Clear Cone  
with Narrow Flood Optic

Luminaire Spacing Criteria: 0.40

Luminaire LPW: 66



### CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	2904
5	2539
15	961
25	260
35	46
45	10
55	3
65	0
75	0
85	0
90	0

### AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)

Reflectances: Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR3	RCR5
4'	47	42	39
5'	30	27	25
6'	21	19	17
7'	17	15	14
8'	13	12	11
9'	10	9	8
10'	7	7	6

### ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	614	N/A	93.0
0-40°	649	N/A	98.3
0-60°	660	N/A	100.0
0-90°	661	N/A	100.0

### INITIAL FOOTCANDLES

(One Unit, 10W, 23.5° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4'	181.5	1.7
6'	80.7	2.5
8'	45.4	3.3
10'	29.0	4.2
12'	20.2	5.0

### LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45°	6673
55°	2280
65°	135
75°	0
85°	0

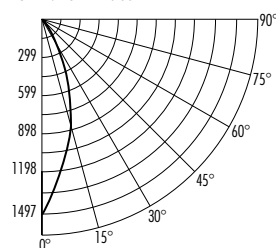
### PHOTOMETRIC REPORT

Test Report#: PT01141706R

Catalog No: 2C-835F1-CLW  
80 CRI, 3500K LED, Clear Cone  
with Flood Optic

Luminaire Spacing Criteria: 0.54

Luminaire LPW: 65



### CANDLEPOWER DISTRIBUTION (Candelas)

Degrees Vertical	0°
0	1497
5	1335
15	831
25	418
35	130
45	20
55	3
65	0
75	0
85	0
90	0

### AVERAGE INITIAL FOOTCANDLES

Multiple Units (Square Array, 60'x60' room)

Reflectances: Ceiling 80%, Wall 50%, Floor 20%

Spacing	RCR1	RCR3	RCR5
4'	45	40	36
5'	29	26	23
6'	20	18	16
7'	16	14	13
8'	13	11	10
9'	10	9	8
10'	7	6	6

### ZONAL LUMEN SUMMARY

Zone	Lumens	%Lamp	%Fixture
0-30°	542	N/A	83.8
0-40°	626	N/A	96.9
0-60°	646	N/A	100.0
0-90°	646	N/A	100.0

### INITIAL FOOTCANDLES

(One Unit, 10W, 33.9° Beam)

Distance to Illuminated Plane (Feet)	Footcandles Beam Center	Beam Diameter
4'	93.6	2.4
6'	41.6	3.7
8'	23.4	4.9
10'	15.0	6.1
12'	10.4	7.3

### LUMINANCE (Average cd/m²)

Degrees	Average Luminance
45°	13106
55°	2379
65°	0
75°	0
85°	0

Fixtures tested to IES recommended standard for solid state lighting per LM-79-08. Photometric performance on a single unit represents a baseline of performance for the fixture. Results may vary in the field.

Multiplier:	80 CRI	90 CRI
	827 = .94	927 = .83
	830 = .97	930 = .86
	835 = 1.00	935 = .88
	841 = 1.03	940 = .90





## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Metro Detroit Signs  
Address: 23544 Hoover Rd.  
Warren, MI 48089  
Phone Number: (586) 759-2700  
Fax Number: (586) 759-2703  
Email: kobiers@metrodetroit-signs.com

### Property Owner

Name: Perimeter Properties, LLC  
Address: 112 Peabody St.  
Birmingham, MI 48009-6329  
Phone Number: 248-642-0024  
Fax Number: 248-642-0136  
Email: elizabeth@fullercentralpark.com

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

Name: Same as Applicant  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

Name: Same as Applicant  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 1020 S. Old Woodward  
Birmingham, MI 48009  
Name of Development: Mason Birmingham  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: N/A  
Date of HDC Approval, if any: N/A  
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

Install a wall sign for Mason Birmingham

### 6. Location of Proposed Signs

Front elevation

### 7. Type of Sign(s)

Wall: ☒  
Ground: \_\_\_\_\_  
Projecting: \_\_\_\_\_

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

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

Front: ☒   
Left side: \_\_\_\_\_

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

9. Size of Sign

Width: 223.5"   
Depth: 1 inch   
Height of lettering: 18 inches

Height: 18"   
Total square feet: 27.9

10. Existing signs currently located on property

Number: 0   
Square feet per sign: \_\_\_\_\_

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

11. Materials/Style

Metal: Yes - Aluminum   
Plastic: \_\_\_\_\_   
Color 1 (including PMS color #): white   
Additional colors (including PMS color #): N/A

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

12. Sign(s) Read(s): Mason Birmingham

13. Sign Lighting - none

Type of lighting proposed: \_\_\_\_\_   
Size of light fixtures (LxWxH): \_\_\_\_\_

Number proposed: \_\_\_\_\_   
Height from grade: \_\_\_\_\_

Maximum wattage per fixture: \_\_\_\_\_   
Location: \_\_\_\_\_

Proposed wattage per fixture: \_\_\_\_\_   
Style (include specifications): \_\_\_\_\_

14. Landscaping (Ground signs only) N/A

Location of landscape areas: \_\_\_\_\_

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

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

Signature of Applicant: Paul B. Dete

Date: 7-5-16

Application #: 16-0075

Office Use Only   
Date Received: 6/7/16

Fee: \$100

Date of Approval: 7/7/16

Date of Denial: \_\_\_\_\_

Reviewed by: m.B/L

APPROVED



### CONSENT OF PROPERTY OWNER

I, Perimeter Properties, LLC, OF THE STATE OF Michigan AND COUNTY OF

(Name of property owner)

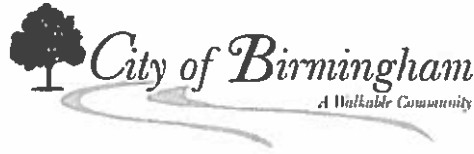
Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1020 S. Old Woodward;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Memo Detroit Signs;  
(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: 7-6-16

STEVEN G. Quintal  
Owner's Name (Please Print)

[Signature]  
Owner's Signature  
For Perimeter Properties, LLC.



### **Sign Review Requirements**

**2 sets of photos and plans (stapled together and folded) must be submitted for the Board members.**

- 1. Color minimum 8 1/2" x 11" Photo of Existing Building Without Signage**
- 2. Scaled color rendering or minimum 8 1/2" x 11" photo of building with signage showing:**
  - a. Length of building
  - b. Height above grade of sign
  - c. Sign height and width (Letters, Logo, and/or Background)
  - d. Dimensions from sign to each end of the building or tenant space
  - e. Dimensions from sign to the top and bottom of the sign band
  - f. Location of all existing and proposed lighting fixtures
  - g. A landscape plan showing all existing and proposed planting and screening materials (for ground signs only)
  - h. Site plan showing location of sign (ground signs only)
  - i. Any existing signage with dimensions
- 3. Color measured drawing of sign:**
  - a. Height and width of background, letters and logo.
  - b. PMS Color numbers
  - c. Sign Materials
  - d. Cut view of sign showing:
    - I. Thickness of sign background and / or letters. (Letters must be a minimum 1/4" thick)
    - II. Electrical details
    - III. Mounting details
- 4. Lighting Information:**
  - a. Cut sheet of proposed lighting including:
    - I. Exact fixture size specifications
    - II. Fixture color
    - III. Fixture Style
    - IV. Bulb type and wattage
    - V. Manufacturer
- 5. Color minimum 8 1/2" x 11" photos of adjacent buildings**

**\*\*No painted signs allowed.**



### Fee Schedule

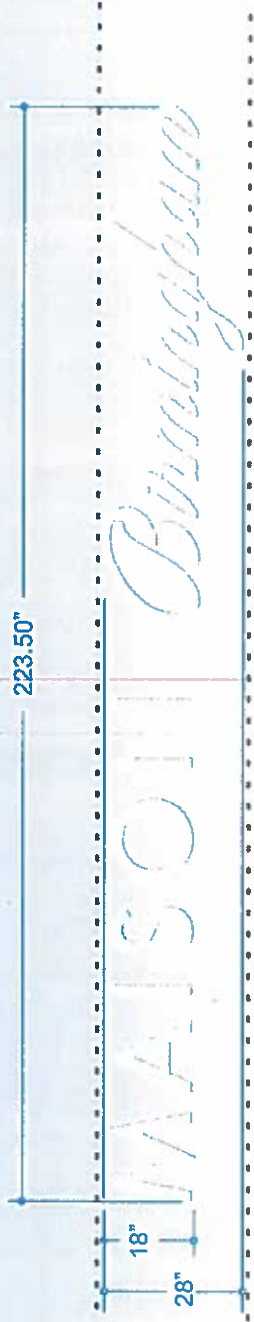
Administrative Approval	\$100.00
Board of Zoning Appeals* <ul style="list-style-type: none"> <li>Single Family Residential</li> <li>All Others</li> </ul>	\$310 \$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Lot Division*	\$200 / parcel affected
Historic District Review* <ul style="list-style-type: none"> <li>Single Family Residential District</li> <li>All other zone districts</li> </ul>	No charge \$350
Public Notice Sign	\$100 / refundable deposit \$50 fee
Site Plan Review* <ul style="list-style-type: none"> <li>R4 through R8 zone district</li> <li>Nonresidential districts</li> </ul>	\$850 plus \$50 per dwelling unit \$1050 plus \$50 per acre or portion of acre
Special Land Use Permit* <ul style="list-style-type: none"> <li>Plus Site Plan Review</li> <li>Plus Design Review</li> <li>Plus Publish of Legal Notice</li> <li>Plus sign rental and deposit</li> </ul>	\$800 \$1050 \$350 \$450 \$150 Total fee: \$2800
Special Land Use Permit Annual Renewal Fee	\$200.00
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50
Zoning Ordinance Amendment Hearing (Rezoning)*	\$1500

**\*Require public notice sign to be posted (\$150 – rental fee & deposit)**

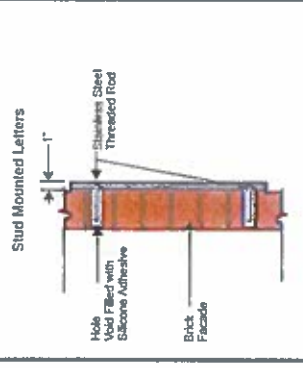
**The fees for design review, site plan review, historic district review and special land use permits shall be double the listed amounts in the even the work is commenced prior to the filing of an application for review by the City of Birmingham.**

Ordinance No. 1751 (Appendix A, Section 7.38 of the Birmingham City Code)

Wall Sign 18" x 223.5" = 27.94



APPROVED  
M. B. L. 7/17/16  
16-0075 DRB



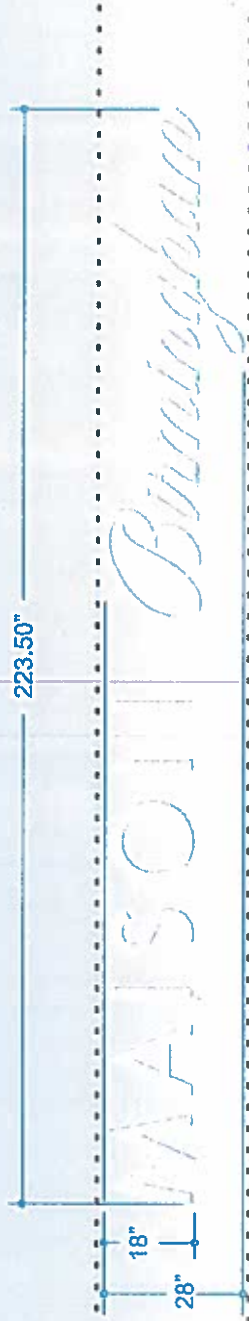
Notes:

- 1" Fabricated, Painted Aluminum Letters
- Stud Mounted to Building Exterior
- Confirm Signage Area

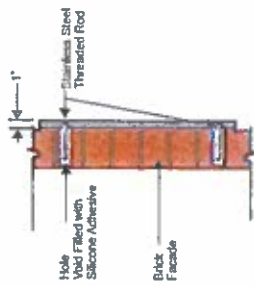
<b>MAISON</b> Birmingham	Sales Person: Shawn Malone	Drawn By: Connie Foltz	Date: 6/13/16	Work Order#:	File Name: MaisonBirmingham.cdr	Revision: 6/29/16	 23544 Hoover Rd Warren MI 48089 Phone: 586-759-2700 Fax: 586-759-2703
This drawing and design/layout is the property of Metro Detroit Signs. The use of which in part or in whole is not permitted without prior written consent from Metro Detroit Signs. All rights reserved. Copyright 2006							



Wall Sign 18" x 223.5" = 27.94



Stud Mounted Letters



Notes:

- 1" Fabricated, Painted Aluminum Letters
- Stud Mounted to Building Exterior
- Confirm Signage Area



MAISON  
Birmingham

Sales Person: Shawn Malone

Drawn By: Connie Fotu

Date: 6/13/16

Work Order#:

File Name: MaisonBirmingham.cdr

Revision: 6/29/16

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23544 Hoover Rd  
Warren MI 48089  
Phone: 586-759-2700  
Fax: 586-759-2703



## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Metro Detroit Signs  
Address: 23544 Hoover Rd  
Warren, MI 48089  
Phone Number: 586-759-2700  
Fax Number: 586-759-2703  
Email: mdetroit@metrodetroitsigns.com

### Property Owner

Name: 555 BUILDING CONDOMINIUM ASSOCIATION  
Address: \_\_\_\_\_  
Phone Number: 248-265-5050  
Fax Number: \_\_\_\_\_  
Email: JENNY@TR611.COM

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

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

### Project Designer

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

### 3. Project Information

Address/Location of Property: 555 S Old Woodward  
Name of Development: 555 Building  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_  
Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: \_\_\_\_\_  
Date of Application for Preliminary Site Plan: \_\_\_\_\_  
Date of Preliminary Site Plan Approval: \_\_\_\_\_  
Date of Application for Final Site Plan: \_\_\_\_\_  
Date of Final Site Plan Approval: \_\_\_\_\_  
Date of Revised Final Site Plan Approval: \_\_\_\_\_

### 4. Attachments

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

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

Temporary identification for retail tenants in south buildings  
where store fronts will be obstructed by the construction  
scaffolding/fencing during the facade remodel  
north and

### 6. Location of Proposed Signs

Signs to be bolted to wooden header with at least 8'  
underclearance of pedestrian walkway cover

### 7. Type of Sign(s)

Wall: \_\_\_\_\_  
Ground: \_\_\_\_\_  
Projecting: X

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



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

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

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

**9. Size of Sign**

Width: 32"  
Depth: 4" 1/4"  
Height of lettering: \_\_\_\_\_

Height: 18"  
Total square feet: 4 sq each

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

Number: N/A - blocked by construction  
Square feet per sign: \_\_\_\_\_

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

**11. Materials/Style**

Metal: Compos. to aluminum  
Plastic: \_\_\_\_\_  
Color 1 (including PMS color #): Red with white copy  
Additional colors (including PMS color #): \_\_\_\_\_

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

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

Center For Yoga, Blue Glow-Yo-Yo, Ultimate Fitness, Main Street, Design Bu. 10, The Barre Code, Cranbrook Reaffairs, Michael Williams & Associates, Bilton, Nail Salon, 4-Seasons Golf, Nails & Tan, Birmingham Tango, Studio M Pilates

**13. Sign Lighting**

Type of lighting proposed: N/A - non-illum.  
Size of light fixtures (LxWxH): \_\_\_\_\_

Number proposed: \_\_\_\_\_  
Height from grade: \_\_\_\_\_

Maximum wattage per fixture: \_\_\_\_\_  
Location: \_\_\_\_\_

Proposed wattage per fixture: \_\_\_\_\_  
Style (include specifications): \_\_\_\_\_

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

Location of landscape areas: \_\_\_\_\_

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

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

Signature of Applicant: [Signature]

Date: 4/14/16 **APPROVED**

Application #: <u>16-0064</u>	Office Use Only Date Received: <u>6/14/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>7/5/16</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>



## CONSENT OF PROPERTY OWNER

I, Terry Reinhart, 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 555 S. Old Woodward,  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Metro Detroit Signs,  
(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: 6/13/16

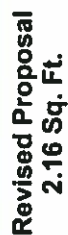
J. Reinhart

Owner's Name (Please Print)

JERRY REINHART

Owner's Signature

**Notes:**



**City Proposed  
2.25 Sq. Ft.**

APPROVED  
m. B. 7/5/16  
16-0024 DRB

555

Sales Person: Paul Deters

**Drawn By: Connie Fotiu**

Date: 6/29/16

**Work Order #:**

File Name: 555TempSigns.cdr

Revision:



**23544 Hoover Rd  
Warren MI 48089  
Phone: 586-759-2700  
Fax: 586-759-2703**

# Administrative Approval Application

## Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: AMERICAN STANDARD ROOFING  
Address: 29231 NORTHWESTERN HWY  
SOUTHFIELD MI 48034  
Phone Number: 248-350-2323  
Fax Number: 248-359-1024  
Email: MARIE@AMERICANSTANDARDROOFING.COM

### Property Owner

Name: C/O CASA BELLA MANSION - RON OLEKSIAK  
Address: 850 N. CROOKS ROAD STE 100  
CLAWSON, MI 48017  
Phone Number: 248-901-4333  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: ALICE GOODMAN  
Address: \_\_\_\_\_  
Phone Number: 248-350-2323  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

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

### 3. Project Information

Address/Location of Property: PAMELA PLACE CONDO  
1013 SOUTHFIELD RD. BIRMINGHAM  
Name of Development: PAMELA PLACE  
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
- Six (6) 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

REMOVE & REPLACE ROOFING - MAINTENANCE ONLY - SIMILAR  
COLOR

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: \_\_\_\_\_

GOODMAN - PRES

Date: 6/28/16

Application #: 16-0073

Office Use Only  
Date Received: 7/5/16

Fee: \$100

Date of Approval: 7/6/16

Date of Denial: \_\_\_\_\_

Reviewed by: M. Bah

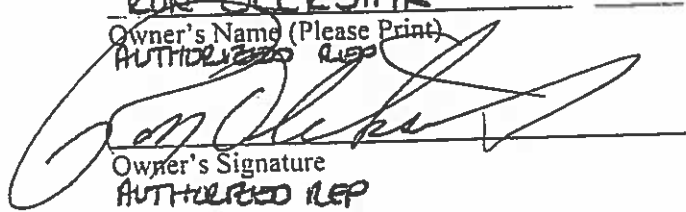
CONSENT OF PROPERTY OWNER

I, RON OLEKSIK, OF THE STATE OF MI AND COUNTY OF  
(Name of property owner) AUTHORIZED REP

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at PAMELA PLACE - 1813 SFD Rd.;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
AMERICAN STANDARD ROOFING;  
(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: 6-30-16

RON OLEKSIK  
Owner's Name (Please Print)  
AUTHORIZED REP  
  
Owner's Signature  
AUTHORIZED REP









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## io Gallery

2025





## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant Wallside Windows  
Name: ET000  
Address: 27000 W. TROLEY IND. DR.  
TAYLOR MT 35180  
Phone Number: 313-292-4400  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner  
Name: CHRIS HINES  
Address: 928 16TH AVENUE #3  
BIRMINGHAM MT 35207  
Phone Number: 248-562-1118  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

### Project Designer

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

### 3. Project Information

Address/Location of Property: 586 BLOOMFIELD CT.  
BIRMINGHAM MT 35207  
Name of Development: BLOOMFIELD COURT TOWNS  
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
- Six (6) 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

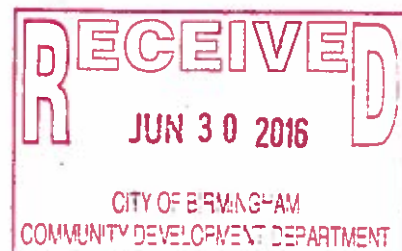
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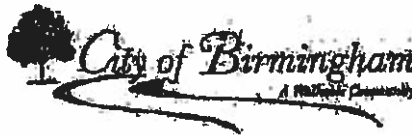
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: X Ch. H.

Date: 6/20/16

Application #: <u>16-0072</u>	Office Use Only	Date Received: <u>6/30/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>7/5/16</u>	Date of Denial: _____	Reviewed by: <u>M.B.A.</u>	





CONSENT OF PROPERTY OWNER

I, X CHRIS HINES, OF THE STATE OF Michigan AND COUNTY OF  
(Name of property owner)

Wayne STATE THE FOLLOWING:

1. That I am the owner of real estate located at 5616 Bloomfield St;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Richard Ebel;  
(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: 6-28-16

X CHRIS HINES  
Owner's Name (Please Print)

X Chris Hines  
Owner's Signature

# Wallside Windows

800-521-7800 or 313-294-5345 or 313-294-5343

Fax: 313-292-4558 or Email: [condos@wallside.com](mailto:condos@wallside.com)

27000 W. Trolley Industrial Drive, Taylor, MI 48180

## CONDO ASSOCIATION APPROVAL FORM

A. In order to process your order quickly and efficiently, we require the following information be verified by your condo association:

1. The color of vinyl on the windows and/or doorwalls being replaced in your condo is: CLAY / WHITE
2. The color of the aluminum trim around the exterior of the replaced window(s) is: #791 NORWEGIAN WOOD
3. If muntins are required, the muntin color is: N/A
4. The color and style of entry doors being replaced are: \_\_\_\_\_
5. The color and style of storm doors being replaced are: \_\_\_\_\_

If there are any other specifications or requirements, please state below:

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

B. Condo association representative must fill out this section:

- ☒ Your condo association requires Wallside to have a separate approval for each condo in which Wallside is performing any work.
- ☐ Your condo association does not require Wallside to get a separate approval for each condo in which Wallside is performing any work.

It is Wallside's policy to replace style for style, color for color, and muntin count for muntin count unless otherwise noted above.

Condo Name: BLOOMFIELD COURT Year Built 1956

Authorizing Officer (print): Kerry Spencer, President

Authorizing Officer (signature): Kerry Spencer

Daytime Phone: 248-227-1687

Date: 06/07/2016

C. Sales rep. must complete the information below:

Customer's Name: CHRIS HINES

Job Site Address: 586 BLOOMFIELD CT.

City, State, Zip: BIRMINGHAM MI 48009

Sales Rep: TOM TRASKAL

Sales Rep Phone #: 586-864-1643

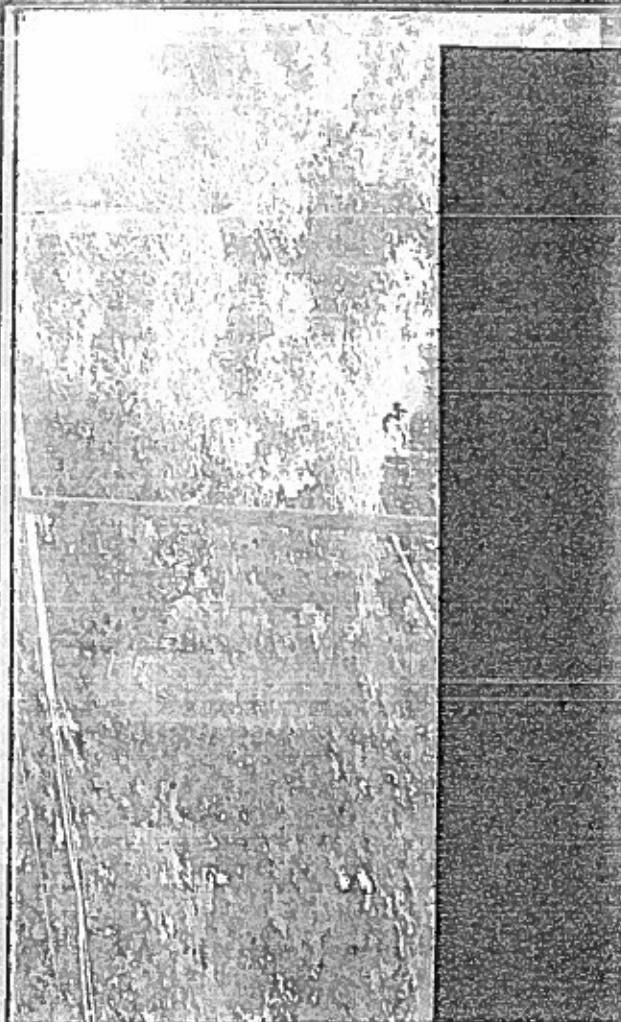
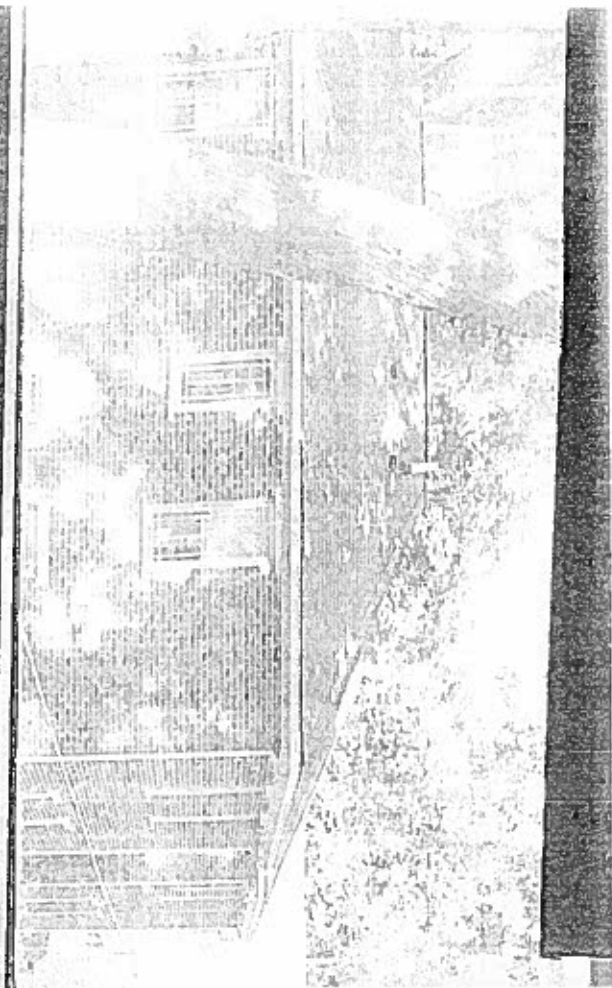
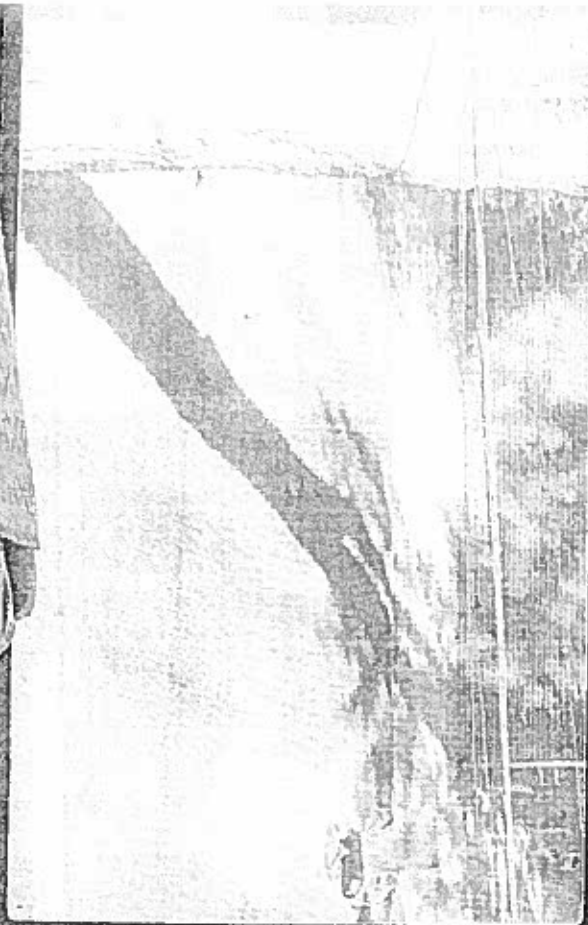




16-0072 DRB  
M.B. K 7/5/16

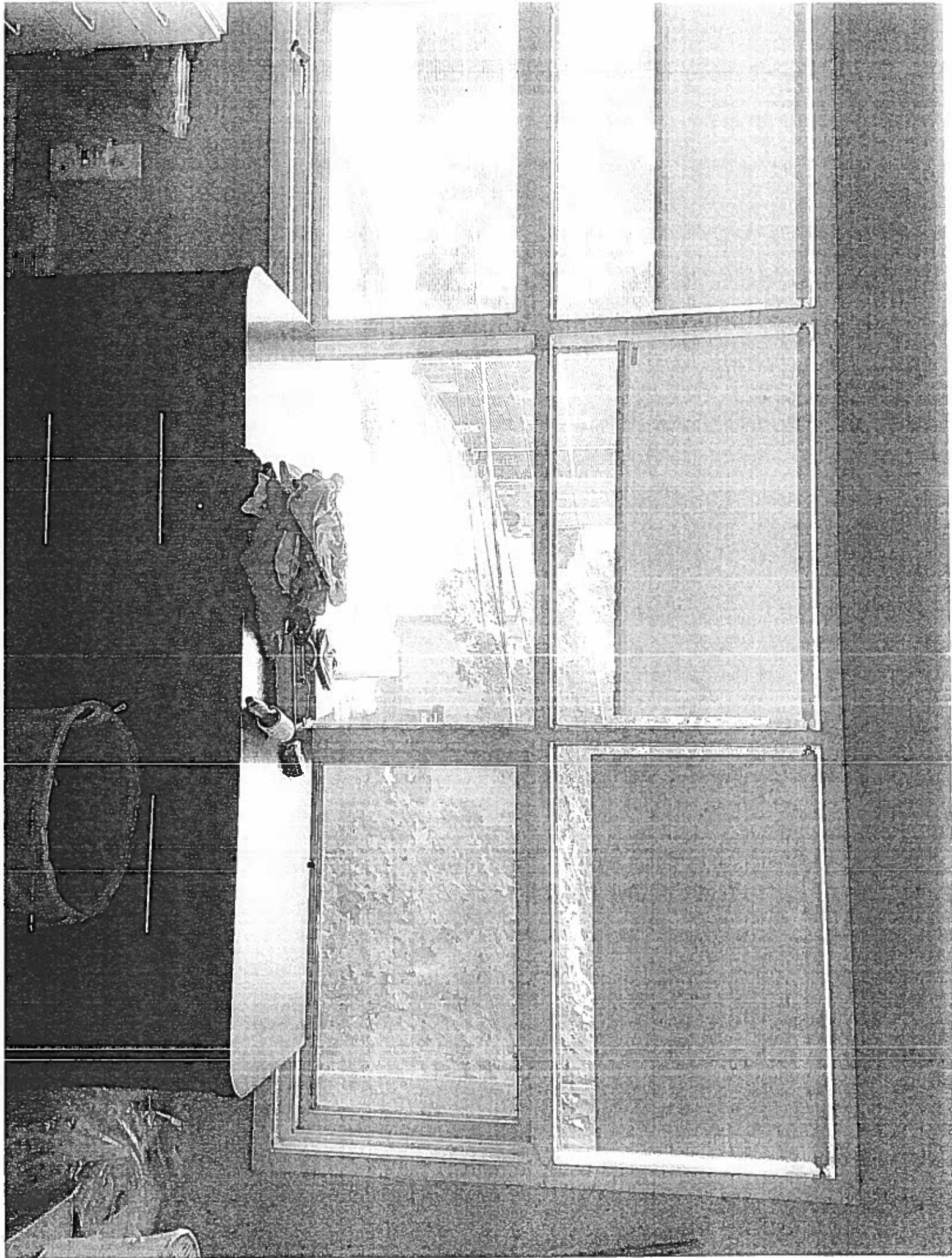


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CITY OF BIRMINGHAM  
Date 07/13/2016 3:55:29 PM  
Ref 00130140  
Receipt 322274  
Amount \$100.00

## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: TRI-PHASE COMMERCIAL CONSTRUCTION  
Address: 359 S. OLD WOODSWOOD AVE.  
BIRMINGHAM, MI 48009  
Phone Number: 248-723-9706  
Fax Number: 248-723-9702  
Email: MARK@TRI-PHASE.CC.COM

### Property Owner

Name: WOODWARD PARK (FULLER CENTRAL PARK)  
Address: 112 PEARBOY ST  
BIRMINGHAM, MI 48009  
Phone Number: 248-642-0024  
Fax Number: 248-642-0136  
Email: \_\_\_\_\_

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

Name: BILL CABLER  
Address: 111 S. OLD WOODSWOOD AVE, STE 100  
BIRMINGHAM, MI 48009  
Phone Number: 248-752-6284  
Fax Number: 248-544-6344  
Email: BILL@SPASHWORKS.BIZ

### Project Designer

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

### 3. Project Information

Address/Location of Property: 359 S. OLD WOOD AVE  
BIRMINGHAM, MI 48009  
Name of Development: TRI-PHASE COMM. CONFT.  
Parcel ID #: \_\_\_\_\_  
Current Use: OFFICE  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

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

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

ADMINISTRATIVE APPROVAL FOR OFFICE FRONT SIGN

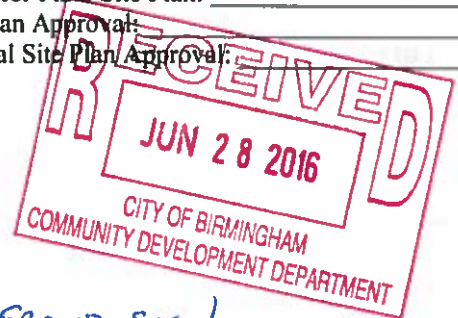
### 6. Location of Proposed Signs

ABOVE ENTRY / WINDOWS ON SIGN BASE AREA

### 7. Type of Sign(s)

Wall: X  
Ground: \_\_\_\_\_  
Projecting: \_\_\_\_\_

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



130140



## CONSENT OF PROPERTY OWNER

I, WOODSWALL PARK, OF THE STATE OF MI AND COUNTY OF  
(Name of property owner) (FULLER CENTRAL PARK)  
OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 359 S. OLD WOODSWALL AVE.;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
TRI-PHASE COMMERCIAL CONSTRUCTION  
(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: 6-27-16

STEVEN G Quintal  
Owner's Name (Please Print)

[Signature]  
Owner's Signature





### Fee Schedule

Administrative Approval	\$100.00
Board of Zoning Appeals*	
• Single Family Residential	\$310
• All Others	\$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Lot Division*	\$200 / parcel affected
Historic District Review*	
• Single Family Residential District	No charge
• All other zone districts	\$350
Public Notice Sign	\$100 / refundable deposit \$50 fee
Site Plan Review*	
• R4 through R8 zone district	\$850 plus \$50 per dwelling unit
• Nonresidential districts	\$1050 plus \$50 per acre or portion of acre
Special Land Use Permit*	\$800
• Plus Site Plan Review	\$1050
• Plus Design Review	\$350
• Plus Publish of Legal Notice	\$450
• Plus sign rental and deposit	\$150
	Total fee: \$2800
Special Land Use Permit Annual Renewal Fee	\$200.00
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50
Zoning Ordinance Amendment Hearing (Rezoning)*	\$1500

**\*Require public notice sign to be posted (\$150 – rental fee & deposit)**

**The fees for design review, site plan review, historic district review and special land use permits shall be double the listed amounts in the even the work is commenced prior to the filing of an application for review by the City of Birmingham.**

Ordinance No. 1751 (Appendix A, Section 7.38 of the Birmingham City Code)

**Signage Application Package  
for  
359 S. Old Woodward Ave.  
Birmingham, MI 48009**

**June 24, 2015**

**Applicant:  
Mauro Bianchini, Owner  
Tri-Phase Commercial Construction**

359 S. Old Woodward Ave.

Before



After





Tri-Phase Commercial Construction  
Storefront Identity Sign



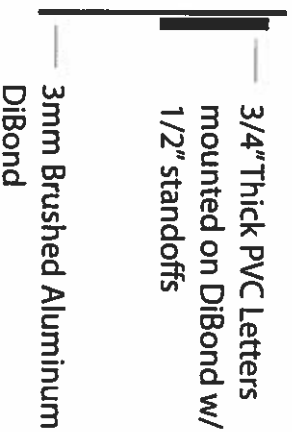
21.84" W

113.33" W

Overall Width: 135.17"

Total Sq. Ft.: 18.30

Profile View



Specifications:

- 3mm Brushed Aluminum Dibond backplate
- LOGO + "TRI-PHASE" = 8.5" high x 3/4" thick black PVC
- Letters & Logo faced with blue digital print vinyl PMS 540; 542; 543
- Letters mounting to backplate w/ 1/2" standoffs
- "COMMERCIAL CONSTRUCTION" = 3.17" high letters in black vinyl applied to backplate
- Sign Mount to wall with mechanical fasteners

Exterior Signage for 359 S. Old Woodward Ave.

