

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – November 2, 2016
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of August 3, 2016**
- 3) **Sign review**
 - **555 S. Old Woodward – Triple Nickel**
- 4) **Design Review**
- 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 AUGUST 3, 2016**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, August 3, 2016. Chairman John Henke called the meeting to order at 7:37 p.m.

Present: Chairman John Henke; Board Members Mark Coir, Natalia Dukas, Thomas Trapnell, Michael Willoughby

Absent: Board Members Keith Deyer, Vice Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

Chairman Henke cautioned the petitioners 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 petitioners elected to proceed.

08-33-16

APPROVAL OF MINUTES
DRB Minutes of July 6, 2016

Motion by Mr. Trapnell

Seconded by Mr. Willoughby to approve the DRB Minutes of July 6, 2016 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Trapnell, Willoughby, Coir, Dukas, Henke

Nays: None

Absent: Deyer, Weisberg

08-34-16

DESIGN REVIEW
912 S. Old Woodward Ave.
OWC

Zoning: B-2B General Business

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 (3) single letter name letter signs suspended from the awnings along Landon; and four (4) signs mounted to the tops of the awnings along both Landon St. and the alley in the rear. The total linear building frontage is 56 ft. 4 in. permitting 56.333 sq. ft. of sign area. The proposed wall sign will measure 19.8 sq. ft. The proposed projecting sign measures 2.6 sq. ft. 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 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. which is in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area that states 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 square feet for addresses on Woodward Ave.) for each linear foot of principal building frontage.

All of the signs are proposed to be mounted more than 8 ft. above grade. The projecting sign is proposed to be mounted 6 in. off the face of the column as required by the Sign Ordinance. The proposal meets the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance that states wall signs projecting 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 driveways, alleys and thoroughfares.

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 ft. 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.

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

Mr. Roman Bonislowski, Ron and Roman Architects, said they are excited about getting away from the Central Business District and expanding the horizons of the City of Birmingham. The purple color proposed for the exterior is the same color as a wine stain would be on a carpet. OWC stands for Old Woodward Cellar. This is a perfect example of taking a property that currently is not the most appealing in nature and cleaning it up completely. The strapped light fixtures mimic a wine barrel. The lighting they are proposing is restricted to the building facade itself and will not shine up into the sky.

It was noted there is a misprint on the print and all of the letters should be 2 ft. maximum in height. Therefore, a new drawing was requested.

Motion by Mr. Willoughby

Seconded by Mr. Coir to approve the Design Review for 912 S. Old Woodward Ave., OWC, as submitted. The height of OWC lettering on the Landon St. side to be administratively approved and the lighting specs submitted to the City.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Coir, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-35-16

DESIGN REVIEW

33502 Woodward Ave. #100

Multi-Tenant Commercial Building

Zoning: B-2B General Business

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 storefront 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 Ave. 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 ft. above grade and extend an additional 12 ft. 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 entranceways. 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 ft. from the top of the storefront windows and continue upwards 12 ft. 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 in. metal pipes connected by three (3) 7 in. x 3 ft. 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.

Signage: The applicant is not proposing any additional signage at this time. The Jimmy John's sign will be reinstalled after the facade 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 Dept.

Illumination: The applicant is proposing to install four (4) 2 in. LED round downlights in the soffit at the entrance to Jimmy John's.

Mr. John Sarkesian, Architect, was present with Mr. Jason Lycel. The north side of the building will be painted the same color as the rest of the building. Their intention is to get rid of the T1-11 wood siding as phase 2.

Motion by Mr. Willoughby

Seconded by Ms. Dukas to approve the Design Review for 33502 Woodward Ave. #100 as submitted.

At. 8:05 p.m. there was no public left to comment.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

08-36-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 1020 S. Old Woodward Ave., Marson Birmingham - Install a wall sign for Marson Birmingham.
- 555 S. Old Woodward Ave., 555 Building - Temporary identification for retail tenants in north and south buildings whose store and tenants will be obstructed by the construction scaffolding/fencing during the facade remodel.
- 1813 Southfield Rd., Pamela Place - Remove and replace roofing; maintenance only, similar color.
- 556 Bloomfield Ct., Bloomfield Ct. Condos - Replace windows.
- 359 S. Old Woodward Ave., Tri-Phase Comm. Const. - Administrative approval for office front sign above entry/windows on sign band area.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

- It was noted that a possible bridge over Woodward Ave. is being discussed with M-DOT.

08-37-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 8:09 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Community Development

DATE: October 21, 2016

TO: Design Review Board

FROM: Matthew Baka, Senior Planner

SUBJECT: Sign Review – 555 S. Old Woodward – Triple Nickel

Zoning: B-3, General Business

Existing Use: Triple Nickel Restaurant

Proposal

The applicant was previously granted administrative approval to install a building identification sign above the second story of the two-story Triple Nickel Restaurant. The applicant is now seeking permission to illuminate the existing sign. Article 01 section 1.05 (K) 2 permits non-illuminated building identification signs above the first floor. Accordingly, the applicant has expressed their intent to apply for a variance from the Board of Zoning Appeals. They have indicated that due to the unique orientation of the building to Woodward Ave., particularly for north bound traffic, patrons and staff alike have difficulty finding the building. As has been City policy, the applicant has been instructed to appear before the Design Review Board for a formal review in order to give the board members an opportunity to evaluate the proposal against the standards outlined in Article 02 section 2.02 C of the sign ordinance.

Signage

The previously approve building identification sign is a 17" x 180" wall sign. The sign was granted administrative approval on 6.13.16. At time the application was reviewed and verified for sign ordinance compliance.

Illumination

The **signage** will be internally illuminated with white LEDs.

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.

Based on the orientation of the east façade of the building to Woodward Ave., it is apparent that the applicants' assertion that they lack significant visibility from the street does seem to have some merit. It also appears that the proposed illumination of the existing sign would meet the standards established in section 2.02 C of the sign ordinance. However, as the proposed illumination is not permitted for this type of sign any approval by the Design Review Board would be contingent on the applicant successfully obtaining a variance from the Board of Zoning Appeals. Accordingly, the Planning Division recommends that the Design Review Board consider a motion to APPROVE the design and sign review application for 555 S. Old Woodward.

1. The applicant obtains a variance from the Board of Zoning Appeals.

Sample Motion Language

Motion to APPROVE the design and sign review application for 555 S. Old Woodward, provided the applicant meet(s) the following condition(s):

1. The applicant obtains a variance from the Board of Zoning Appeals.

OR

Motion to TABLE the design and sign review application for 555 S. Old Woodward. The applicant must provide the following items:

- 1.

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.

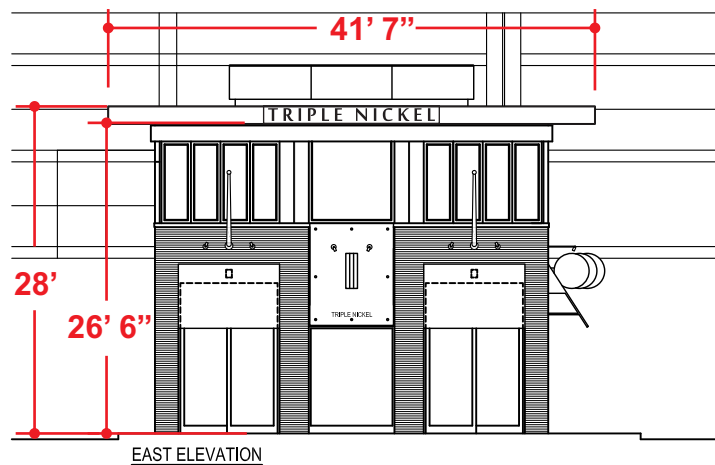
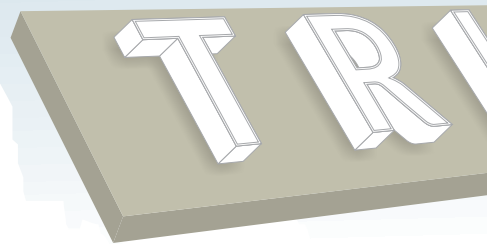
- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely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

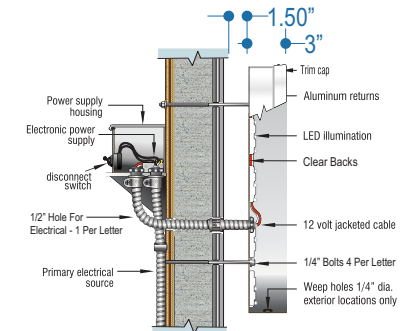
- (1) The Historic District Commission, Design Review Board or Planning Board may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this ordinance.
- (2) The Historic District Commission, Design Review Board or Planning Board shall not allow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



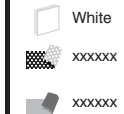
Sign Dimensions

17"x180" Overall - 21.25 Sq. Ft.

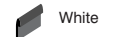
FLUSH MOUNT FRONT LIT / HALO-LIT CHANNEL LETTERS



Letter Faces



Letter Trim Caps



Letter Returns



Notes:

- Backer Panel Color to Match Building

TRIPLE
NICKEL

Sales Person: Paul Deters

Drawn By: Connie Fotiu

Date: 3/8/16

Work Order#:

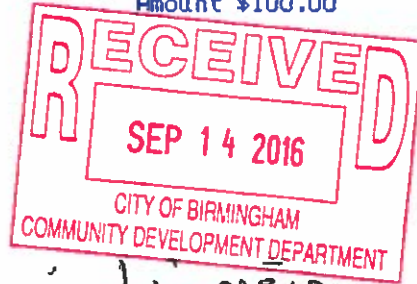
File Name: Triple Nickel.cdr
East Elevation Pg 2

Revision: 9/8/16

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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: Wallside Windows
Address: 2700 W. Ballyn Dr.
Tomball, TX 77375
Phone Number: 361-292-4050
Fax Number: 361-292-6001
Email: _____

Property Owner

Name: Catherine L. Imperio
Address: 150 Bird Ave. #23
Birmingham, AL 35209
Phone Number: 243-1046-5340
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: 150 Bird Ave #23
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
- 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

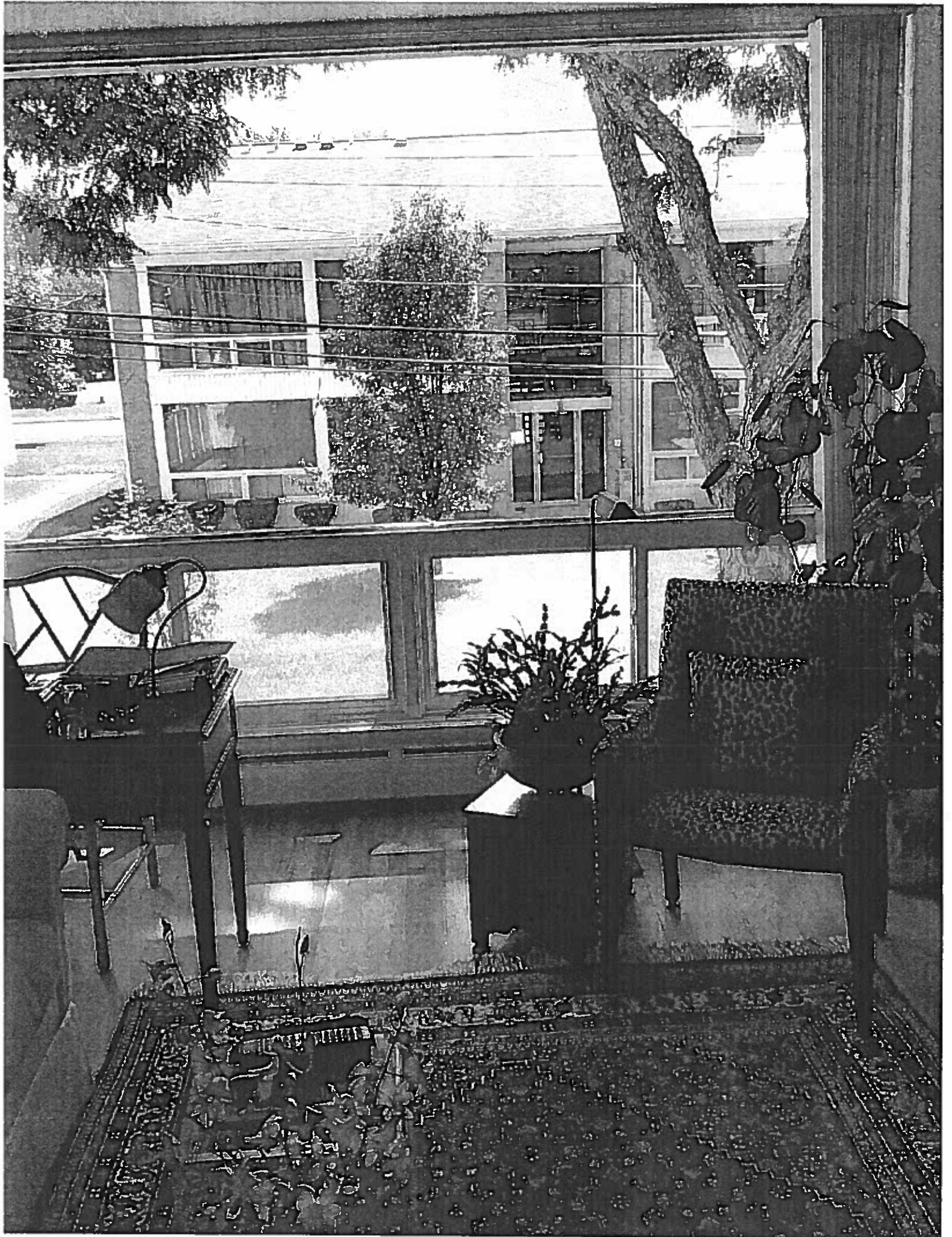
Install (4) vinyl replacement windows

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

Signature of Applicant: _____

Date: 8-31-16

Application #: <u>16-110</u>	Office Use Only Date Received: <u>9/14/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>9/14/16</u>	Date of Denial: _____	Reviewed by: <u>M.B.A.</u>



We Can Do That.

We'll be around to back our promises

Wallside Windows will not chip, warp or rust like some windows. We give you that in writing with our unbeatable 35-Year Transferable-Guarantee. It's unbeatable because we offer free in-home service, including labor and materials, for 35 years.

Our windows are guaranteed for 35 years

Some companies offer warranties that end up being around longer than they are. When Wallside Windows gives you a 35-Year Transferable Guarantee, we'll be around — just as we have for more than 70 years to back it up. You'll have peace of mind knowing that you've got Wallside Windows. Why? Because we're just across town and we can answer and solve your questions quickly.

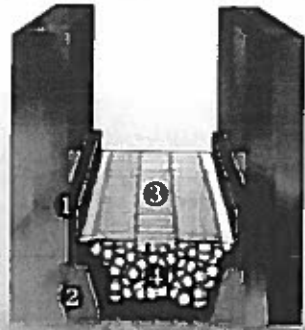


At Wallside Windows, our insulated glass is energy efficient and long lasting.

Our top of the line insulated glass units are designed to make your home energy efficient and keep it that way for even longer than our 35-Year Transferable Guarantee. Each insulated glass unit is made specifically for every window in your home and the inorganic, stainless steel spacers achieve the best performance through the coldest winters and hottest summers.

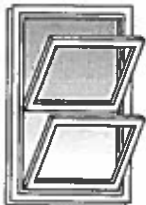
Wallside's Warm-Edge Stainless Steel Spacer

- 1 Primary seal: Polysilbutylene (PIB) minimizes moisture permeation, increases UV resistance and provides one of the lowest argon permeation of all known sealants.
- 2 Secondary Seal: Specially formulated silicone for IG units provides long-term adhesion, UV protection, and greater resistance to the effects of solvents, oils and short-term water immersion. Silicone is recognized as the best sealant for resisting weathering and adhering to glass substrates. Because of its structural properties, silicone provides structural integrity of the IG units.
- 3 Spacer: Stainless steel spacer features a roll form design to provide maximum area for primary and secondary sealant coverage. It provides increased resistance to condensation and less stress on IG seal system. Bent corners completely seal the spacer periphery to eliminate moisture vapor transmission into the airspace through corners.
- 4 Desiccants: Molecular sieve creates a frost point below - 85 degrees F. Desiccant assures optimum moisture adsorption while minimizing the effects of geometry and temperature-related pressure changes

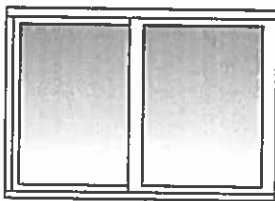


A Variety of Window Styles & Configurations to Choose From

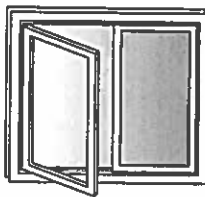
Picture windows



Double Hung



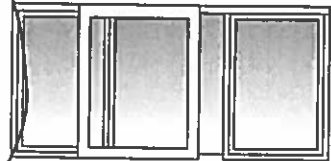
Slider



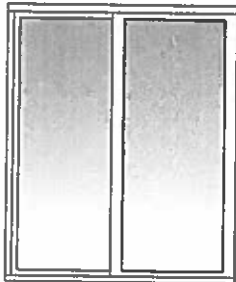
Tilt and Slide



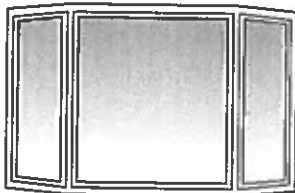
Picture



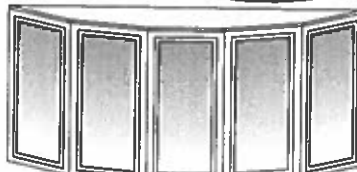
Center Vent Slider



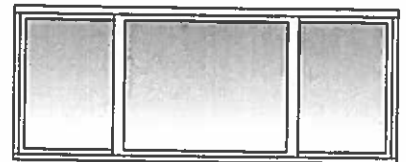
Patio Door



Bay



Bow



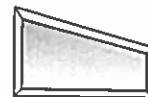
End Vent Slider



Awning



Casement



A Variety of Architectural Shapes Available



CITY OF BIRMINGHAM
Date 08/19/2016 7:57:54 AM
Ref 00131134
Receipt 328152
Amount \$100.00

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

PAA16-0095

1. Applicant

Name: Royal Oak Awning
Address: 2625 W. 14th
ROYAL OAK
Phone Number: 542-5552
Fax Number: 549-7860
Email: MARK RO AWNING @ ATT.NET

Property Owner

Name: ADAM NYMAN
Address: 115 W BROWN
BIRMINGHAM
Phone Number: 649-6320
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: MARK FRIEDMAN
Address: 2625 W. 14th
ROYAL OAK
Phone Number: 542-5552
Fax Number: 549-7860
Email: MARK RO AWNING @ ATT.NET

3. Project Information

Address/Location of Property: 199 W. BROWN
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
- 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

RECOVER EXISTING AWNING CELIA BROWN

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: Mark Friedman

Date: APPROVED

Application #: 16-0095

Office Use Only

Date Received: 8/17/16

Fee: \$100

Date of Approval: 8/23/16

Date of Denial: _____

Reviewed by: M. BL

199 W. BROWN

4'8"

3' PROJECTION

2'9 1/2"

APPROVED
12-0025 DRB
m. b. l. 12/16

7'6"

OFF GRADE

Dr. Fecko
Reserved
Parking

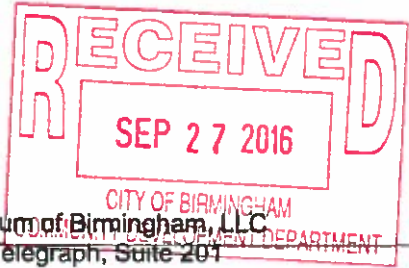
Dr. Fecko
Reserved
Parking

ENTRANCE

EXISTING



REVISED



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Allied Signs, Inc.
Address: 33650 Giftos
Clinton Twp. MI 48035
Phone Number: 586-791-7900
Fax Number: 586-791-7788
Email: Kim@alliedsignsinc.com

Property Owner

Name: Palladium of Birmingham, LLC
Address: 4036 Telegraph, Suite 201
Bloomfield Hills, MI 48302
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: Allied Signs, Inc.
Address: 33650 Giftos
Clinton Twp. MI 48035
Phone Number: 586-791-7900
Fax Number: 586-791-7788
Email: Kim@alliedsignsinc.com

3. Project Information

Address/Location of Property: 203 Hamilton Row
Name of Development: Blush Couture Bride
Parcel ID #: 08-19-25-453-011
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/Specification Sheets
- Digital Copy of plans

5. Details of the Request for Administrative Approval

Install (1) 18" x 146" BLUSH COUTURE BRIDE wall sign

6. Location of Proposed Signs

Storefront

7. Type of Sign(s)

Wall: X
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____

132094

9.26.2016

203 Hamilton Row
Birmingham MI

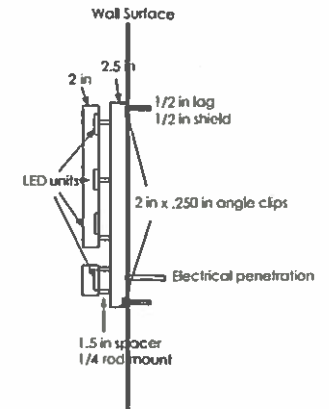
Backer panel: Satin Black
Letters: MAP Brilliant Gold
Stand offs: Satin Black
Halo lit channel letter
1.5 in stand off, white LED

18 inch backer
10 in letter

APPROVED
m. g. 9/29/16
16-0115



Sample of Halo-lit letters
(Back of Letter)



146 in



Side View

2.5 in deep Manufactured backer panel
Sign Area 18.25 sq ft



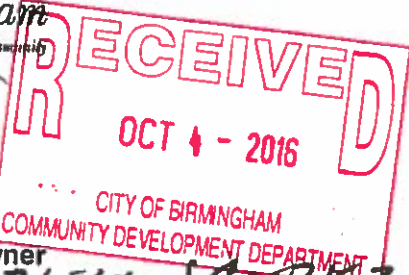
ALLIED SIGNS INC.

33650 Giftos Dr.
Clinton Twp., MI 48035

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Ph: 586.791.7900
Fax: 586.791.7788

Email: jim@alliedsignsinc.com



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: BASHAR KALLABAT
Address: 4410 PINE TREE BL
BLOOM FIELD HILLS MI 48304
Phone Number: 248 297 2405
Fax Number: _____
Email: BASHAR@BASHARINC.COM

Property Owner

Name: ANTHONY SCOPES
Address: 33717 WOODWARD 448
BIRMINGHAM MI 38009
Phone Number: 248 575 0111
Fax Number: _____
Email: TUNY.CUPISZ@ACALINE.COM

2. Applicant's Attorney/Contact Person

Name: _____
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: 340 HAMILTON
BIRMINGHAM 38009
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

I AM USING AN EXISTING SIGN FROM 250 MARTINIST
UNIT 1-2. I AM JUST MOVING THE EXIST SIGN TO
MY NEW LOCATION 340 HAMILTON NOW

6. Location of Proposed Signs

7. Type of Sign(s)

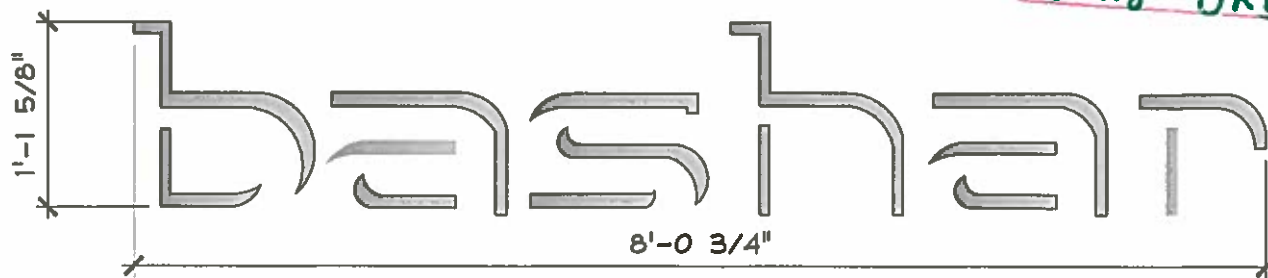
Wall: _____
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____

Emarily owners signature

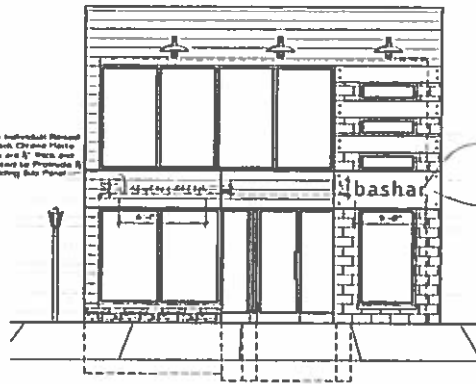


DASHED LINE
INDICATES
PERIMETER OF
APPLIED SIGNAGE
(9.154 SQ FT)



APPROVED
M. B. L. 10/4/16
16-118 ORB

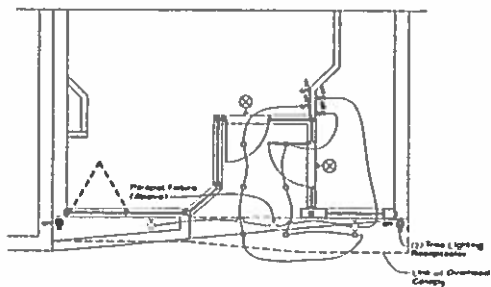
4500



PROPOSED BUILDING SIGNAGE
SCALE: 1/4" = 1'-0"

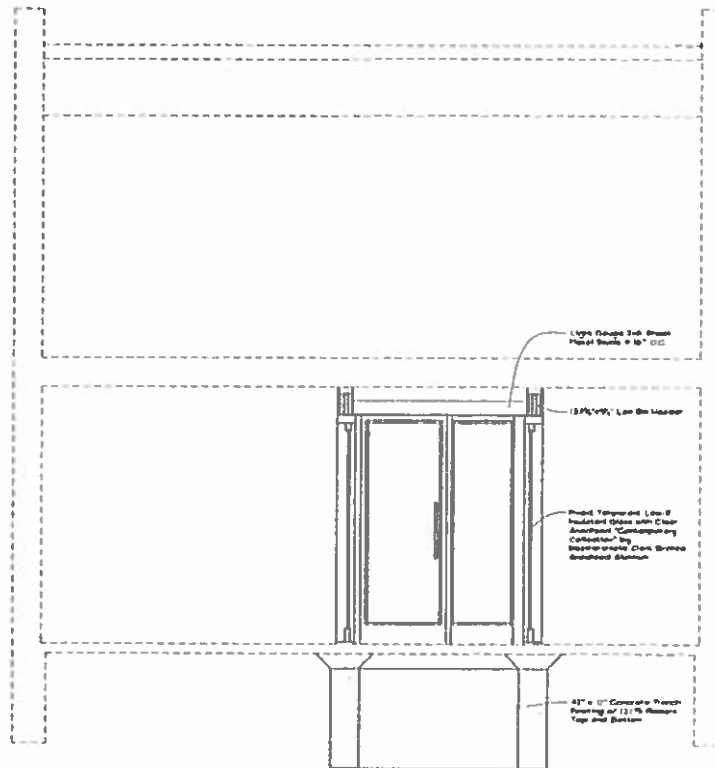
ELECTRICAL LEGEND

	SURFACE MTG. INCANDESCENT FIXTURE		SINGLE POLE SWITCH
	BALL MTG. INCANDESCENT FIXTURE		3 WAY SWITCH
	RECESSED INCANDESCENT DOWN LIGHT WATERPROOF, 3\"/>		4 WAY SWITCH
	DUPLEX RECEPTACLE		1 WAY PHOTOCELL SWITCH
	DUPLEX RECEPTACLE w/ GROUND FAULT INTERRUPT		EMERGENCY EXIT SIGN w/ BATTERY BACKUP BY LOCAL PART - Labeled OK TO GO
	DUPLEX RECEPTACLE 250 VOLTAGE		

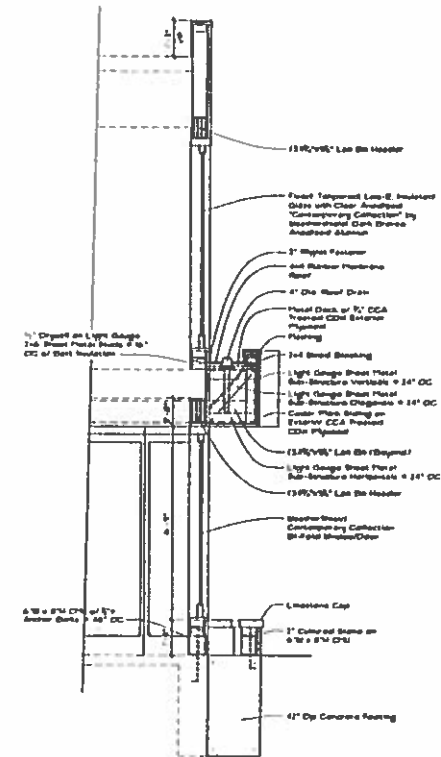


ELECTRICAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE					
TYPE	NO.	SIZE (H x W)	SPACING (H x W)	TYPE	MANUFACTURER
A	1	8'-0" x 6'-1"		ALUMINUM CLAD SH-POLO WOODWINDOW	WATERBURY CONTEMPORARY COLLECTION
B	1	4'-0" x 6'-1"		ALUMINUM CLAD PICTURE	
C	1	7'-1" x 4'-0"		ALUMINUM CLAD PICTURE	
D	1	24'-0" x 7'-0"		ALUMINUM CLAD PICTURE	
E	2			ALUMINUM CLAD WOODWINDOW	



SECTION @ EXTERIOR WALL
SCALE: 1/4" = 1'-0"



SECTION @ EXTERIOR WALL
SCALE: 1/4" = 1'-0"

344 HAMILTON ROW
 FRONT FACADE
 BIRMINGHAM, AL
 35203
 2015.12.16
 07.10.16

344 HAMILTON ROW
 FRONT FACADE
 BIRMINGHAM, AL

DESIGNER
 VANBRUCK & ASSOC. P.C.
 380 HAMILTON ROW
 BIRMINGHAM, AL 35203
 (205) 416-4811

KEVIN D. HART, AIA
 344 HAMILTON ROW
 BIRMINGHAM, AL 35203
 (205) 416-4811

SHEET NO.
 A-3



Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Fyfe
Address: 344 Hamilton Row
Phone Number: 242-792-4613
Fax Number: _____
Email: Kelly @ Fyfe.com

Property Owner

Name: Long Lewis
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: Hank Wierman
Address: 1301 W. 1st Ave. Rm. 210
Phone Number: 252-334-6404
Fax Number: 252-334-0449
Email: info @ bracer.com

Project Designer

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

3. Project Information

Address/Location of Property: 344 Hamilton Row
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

6. Location of Proposed Signs

front of building

7. Type of Sign(s)

Wall: X
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____

131895





Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Edward Morykwas
Address: 361 N. Eton Street
Unit 3A
Phone Number: (248) 330-8309
Fax Number: N/A
Email: ed@riveroftime.net

Property Owner

Name: SAME AS APPLICANT
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: SAME AS APPLICANT
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: WALLSIDE Windows / Steve
Address: 27000 W. Trolley ABELS
IND DR. TAYLOR MI
Phone Number: 313-292-4400
Fax Number: 313-292-4504
Email: WWW.WALLSIDE.COM

3. Project Information

Address/Location of Property: 361 N ETON ST UNIT 3A
Name of Development: B'HAM WOODS
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

Replacement of a glass block bathroom window
with a traditional vinyl window.
Scheduled for November 21, 2016.

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: Edward Morykwas Date: 10/12/2016

Office Use Only

Application #: _____ Date Received: _____ Fee: _____
Date of Approval: _____ Date of Denial: _____ Reviewed by: _____

We Can Do That.

We'll be around to back our promises

Wallside Windows will not chip, warp or rust like some windows. We give you that in writing with our unbeatable 35-Year Transferable Guarantee. It's unbeatable because we offer free in-home service, including labor and materials, for 35 years.

Our windows are guaranteed for 35 years

Some companies offer warranties that end up being around longer than they are. When Wallside Windows gives you a 35-Year Transferable Guarantee, we'll be around — just as we have for more than 70 years to back it up. You'll have peace of mind knowing that you've got Wallside Windows. Why? Because we're just across town and we can answer and solve your questions quickly.



At Wallside Windows, our insulated glass is energy efficient and long lasting.

Our top of the line insulated glass units are designed to make your home energy efficient and keep it that way for even longer than our 35-Year Transferable Guarantee. Each insulated glass unit is made specifically for every window in your home and the inorganic, stainless steel spacers achieve the best performance through the coldest winters and hottest summers.

Wallside's Warm-Edge Stainless Steel Spacer

1 Primary seal: Polyisobutylene (PIB) minimizes moisture permeation, increases UV resistance and provides one the lowest argon permeation of all known sealants.

2 Secondary Seal: Specially formulated silicone for IG units provides long-term adhesion, UV protection, and greater resistance to the effects of solvents, oils and short-term water immersion. Silicone is recognized as the best sealant for resisting weathering and adhering to glass substrates. Because of its structural properties, silicone provides structural integrity of the IG units.

3. Spacer: Stainless steel spacer features a roll form design to provide maximum area for primary and secondary sealant coverage. It provides increased resistance to condensation and less stress on IG seal system. Bent corners completely seal the spacer periphery to eliminate moisture vapor transmission into the airspace through corners.

4. Desiccants: Molecular sieve creates a frost point below - 85 degrees F. Desiccant assures optimum moisture adsorption while minimizing the effects of geometry and temperature-related pressure changes



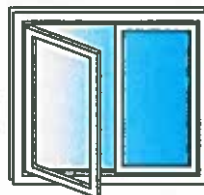
A Variety of Window Styles & Configurations to Choose From



Double Hung



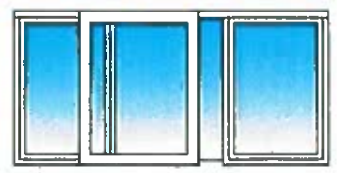
Slider



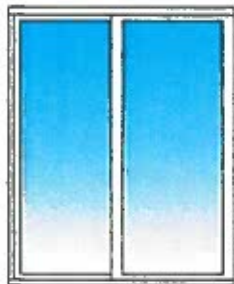
Tilt and Slide



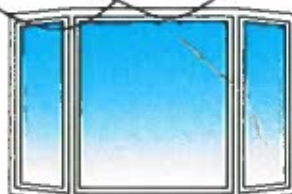
Picture



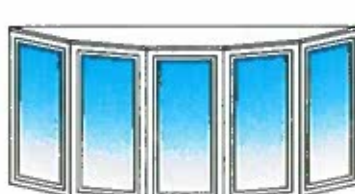
Center Vent Slider



Patio Door



Bay



Bow



End Vent Slider



Awning



Casement



A Variety of Architectural Shapes Available





City of Birmingham
A Walkable Community

CITY OF BIRMINGHAM
Date 10/06/2016 9:48:52 AM
Ref 00132330
Permit 338077
Amount \$100.00



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Voila Boutique
Address: 18226 Mack Avenue
Grosse Pointe Farms 48236
Phone Number: 313 640 9550
Fax Number: _____
Email: voiladesigns@yahoo.com

Property Owner

Name: Barbara Banco
Address: 391 Hamilton Row
Birmingham MI 48009
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: Pascale Forster
Address: 18226 Mack Ave
Grosse Pointe MI 48230
Phone Number: 313 640 9550
Fax Number: _____
Email: voiladesigns@yahoo.com

Project Designer

Name: Carole Viadero / Pascale Forster
Address: 18226 Mack Grosse Pointe
Phone Number: 313 516 9979
Fax Number: _____
Email: voiladesigns@yahoo.com

3. Project Information

Address/Location of Property: 395 Hamilton
Row Birmingham 48009
Name of Development: _____
Parcel ID #: _____
Current Use: Retail Store
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

1. signage for the store: "Voila"
2. exterior paint: Navajo white from Benjamin Moore

6. Location of Proposed Signs

395 Hamilton Row Birmingham MI 48009

7. Type of Sign(s)

Wall: Metal letters mounted on wood Canopy: _____
Ground: _____ Building Name: _____
Projecting: _____ Post-mounted Projecting: _____

20" VOILA Metal wood 94"



APPROVED
m. B. L. 10/18/16
16-128 DRB

PMS Col



Notes:

178"
core**REVOLUTION** 18"
N



core
REVOLUTION

Sales Person: Shawn Malone

Drawn By: Connie Fotiu

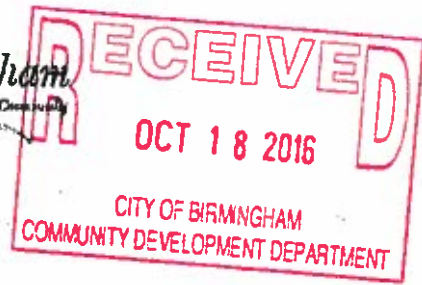
Date: 9/8/16

Work Order#:

File Name: CoreRevolution.cdr

Revisio

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Metro Detroit Signs. All rights reserved. Copyright 2006



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Metro Detroit Signs
Address: 11444 Kaitz Ave.
Warren, MI 48089
Phone Number: (586) 759-2700
Fax Number: (586) 759-2703
Email: kdebers@metrodetroit-signs.com

Property Owner

Name: Sarah Gusele
Address: 555 S Old Woodward Ave.
Suite 211 Birmingham, MI 48009
Phone Number: 248 766 2256
Fax Number: _____
Email: Sarah@corerevolutionstudio.com

2. Applicant's Attorney/Contact Person

Name: Kevin Debers
Address: 11444 Kaitz Ave.
Warren, MI 48089
Phone Number: (586) 759-2700
Fax Number: (586) 759-2703
Email: kdebers@metrodetroit-signs.com

Project Designer

Name: Same as Applicant
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 555 S. Old Woodward
Name of Development: Core Revolution
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/Specification Sheets
- Digital Copy of plans

5. Details of the Request for Administrative Approval

Wall sign for Core Revolution - 18" x 178" = 22.25 sq ft

6. Location of Proposed Signs

front elevation

7. Type of Sign(s)

Wall: ☒
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____

CITY OF BIRMINGHAM
Date 10/18/2016 12:01:08 PM
Ref 00132615
Receipt 340005
Amount \$100.00

132615

PAA16-0094
~~ERR16-0398~~
~~PB16-0168~~



131098

\$1 100 ⁰⁰
H/O TO FILL OUT

Administrative Approval Application Planning Division

JERR16-0035

Form will not be processed until it is completely filled out

1. Applicant

Name: PATRICK WARD
Address: 9284 LAPEER RD.
DAVISON, MI 48423
Phone Number: 810-653-3719
Fax Number: _____
Email: DBALL@GOCLWARD.COM

Property Owner

Name: THOMAS + KAREN CATTON
Address: 967 N. OLD WOODWARD
BIRMINGHAM, MI 48009
Phone Number: 248-376-5710
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: 967 N. OLD WOODWARD
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
- 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

REMOVAL OF ENTRY DOOR / INSTALLATION OF NEW DOOR

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: Patrick Ward Date: 7-6-16

Application #: <u>16-0094</u>	Office Use Only	Date Received: <u>7/20/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>8/11/16</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>	





Existing door

ANDERSEN® SELF-STORING DOORS

CONTEMPORARY SERIES

- 1½" decorative style reinforced aluminum frame provides added durability
- Adjusts from weather protection to ventilation instantly without having to remove and store the glass
- Double-layer weatherstripping on top, bottom and sides for added energy efficiency
- Dual vent door features two closers, single vent door features one, and both doors have a bottom push-button closer
- FlipAway™ handle for easy cleaning

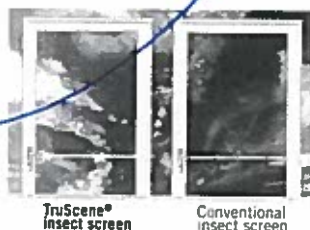
DUAL VENT



Venting Style
Balanced glass panels behind permanent insect screen vent at top, bottom or both simultaneously.



Standard Clear Glass
Standard tempered glass is **5x stronger** than regular glass.



TruScene® insect screen

Conventional insect screen

- Easy, one-hand operation and unlimited glass positioning.
- Glass panels tilt in for easy cleaning.
- TruScene® insect screen provides 50% more clarity*

SINGLE VENT



Venting Style
Vents from top with balanced retractable screen.



Standard Clear Glass
Standard tempered glass is **5x stronger** than regular glass.



- BetterVue® insect screen for 20% more clarity than standard insect screens.
- Anytime ventilation with a retractable insect screen that disappears into top of door frame when not in use.
- Easy, one-hand operation and unlimited glass positioning.

CONTEMPORARY SERIES OPTIONS

Available in 32", 34" and 36" sizes.



Brass with matching sweep



Nickel with matching sweep



Oil Rubbed Bronze with door-colored sweep





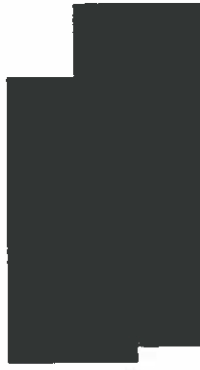
FC808
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 2'10" x 6'8"
 3'0" x 6'8"



FC755
 6
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 2'10" x 6'8"
 3'0" x 6'8"



FC134
 6
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



FC60*
 6
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



FC860
 6
 2'8" x 8'0"
 2'10" x 8'0"
 3'0" x 8'0"

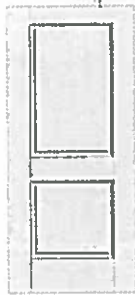
1000
 6
 2'0" x 6'8"
 2'4" x 6'8" Δ
 2'6" x 6'8" Δ ‡
 2'8" x 6'8" Δ ‡
 2'10" x 6'8" Δ ‡
 3'0" x 6'8" Δ ‡

81000
 6
 2'0" x 8'0"
 2'4" x 8'0"
 2'6" x 8'0"
 2'8" x 8'0"
 2'10" x 8'0"
 3'0" x 8'0"

Smooth-Star®



S93
 6
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



S220*
 6
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



S8200
 6
 2'8" x 8'0"
 2'10" x 8'0"
 3'0" x 8'0"



S200
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 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



S897
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S205
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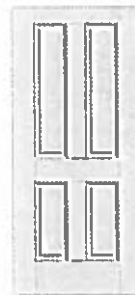
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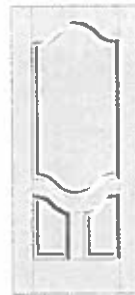
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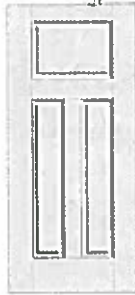
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S960
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 3'0" x 6'8"



S755
 6
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 2'10" x 6'8"
 3'0" x 6'8"



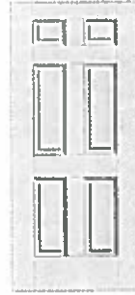
S600
 6
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



S8600
 6
 2'8" x 8'0"
 2'10" x 8'0"
 3'0" x 8'0"



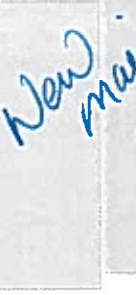
S11
 6
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



S210*
 6
 2'6" x 6'8"
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



S810
 6
 2'6" x 8'0"
 2'8" x 8'0"
 2'10" x 8'0"
 3'0" x 8'0"



S100
 6
 2'0" x 6'8"
 2'4" x 6'8" Δ
 2'6" x 6'8" Δ ‡
 2'8" x 6'8" Δ ‡
 2'10" x 6'8" Δ ‡
 3'0" x 6'8" Δ ‡
 3'6" x 6'8"



S81000
 6
 2'0" x 8'0"
 2'4" x 8'0"
 2'6" x 8'0"
 2'8" x 8'0"
 2'10" x 8'0"
 3'0" x 8'0"
 3'6" x 8'0"

New main door

Options Key

◆ Flat White Grilles Between Glass Only (GBG-F)

⚡ Low-E Glass (LE)

6 WBRD / HVHZ Options

Δ 6'6" Height Available

‡ 7'0" Height Available

Features Key

■ No Stile Lines

131794



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Harmon Sign Inc.
Address: 7844 W. Central Ave.
Toledo, OH 43617
Phone Number: 419.841.5565
Fax Number: 419.841.7160
Email: kyle.saxton@harmonsign.com

Property Owner

Name: Central Park Properties
Address: 112 Peabody St
Birmingham, MI 48009
Phone Number: 248.642.0024
Fax Number: _____
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: 805 E. Maple
Birmingham, MI 48009
Name of Development: Shift Digital
Parcel ID #: 19-25-486-018
Current Use: Office Building
Area in Acres: .3 Acres
Current Zoning: O-2 Office Commercial

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

4. Attachments

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

5. Details of the Request for Administrative Approval

6. Location of Proposed Signs

Southeast & Southwest corner of building located at 805 E. Maple.

7. Type of Sign(s)

Wall: Non-Lighted Dimensional Letters
Ground: _____
Projecting: _____

Canopy: _____
Building Name: Shift Digital
Post-mounted Projecting: _____

\$100



— 419-841-6656 —
www.harmonsign.com

CUSTOMER DIGITAL SHIFT
LOCATION BIRMINGHAM, MI
ADDRESS 805 E. Maple Road

SALESPERSON NICK BOYKO
DRAWING # 004579

SCALE 3/4" = 1'-0"
 FILENAME DIGSH-BM-16-NLL
 DRAWN BY GARY ALUMBAUGH
 DATE 3-10-16
 REVISION# GA 4-22-16 GA 4-25-16
 GA 8-10-16

SIGN TYPE NON LIGHTED LETTERS

QUANTITY 1

GRAPHICS
☐ DIGITAL PRINT
☐ VINYL
☒ PAINTED

ARTWORK
☐ PRODUCTION READY
☒ PRESENTATION ONLY
☐ NETWORK

COLORS:
☐ WHITE

MOUNTING

- ☒ FLUSH
- ☐ RACEWAY
- ☐ FLAG MOUNTED
- ☐ STAND-OFFS

LIGHTING
☐ LIGHTED ☒ NON-LIGHTED
 TYPE: N/A

SQ. FTG. ALLOWANCE N/A

SITE MEASUREMENTS
N/A

ADDITIONAL NOTES
N/A

Client Review Status

Harcon Signs requires that an ☒ Approved drawing be obtained from the client prior to any production release or production release revision.

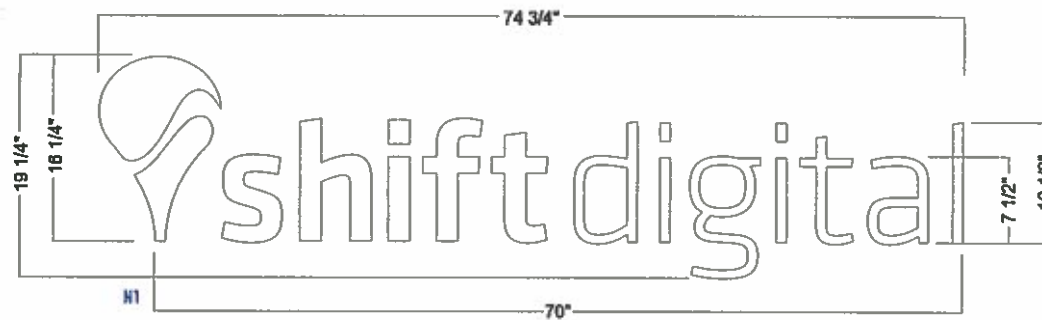
☐ Approved ☐ Approved as Noted ☐ Review & Resubmit

Name _____

Time _____

Date _____

Declaration

[illegible]

- NON LIGHTED LOGO & LETTERS
- 1/2" ACRYLIC w/ PAINTED FINISH
- PIN MOUNTED FLUSH TO WALL

LETTER END VIEW

 $1/2^2$

SOUTHWEST CORNER OF BUILDING



FACE
☒ SINGLE
☐ DOUBLE

132251



Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Universal Sign, Inc.
 Address: 5001 Falcon View SE
Grand Rapids, MI 49512
 Phone Number: (616) 554-9999
 Fax Number: (616) 554-9922
 Email: mikeb@universalsignsystems.com

2. Applicant's Attorney/Contact Person

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

3. Project Information

Address/Location of Property: 980 South Old Woodward
 Name of Development: Chemical Bank
 Parcel ID #: _____
 Current Use: _____
 Area in Acres: _____
 Current Zoning: _____

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

Universal Sign, Inc. plans to replace the two existing wall signs with signs of similar size.

6. Location of Proposed Signs

East and West Walls

7. Type of Sign(s)

Wall: two wall signs
 Ground: _____
 Projecting: _____

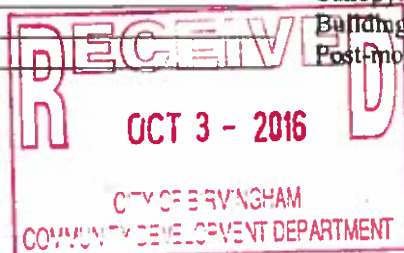
Property Owner

Name: Chemical Bank
 Address: 333 E. Main St.
Midland, MI 48640
 Phone Number: (989) 631-9200
 Fax Number: _____
 Email: _____

Project Designer

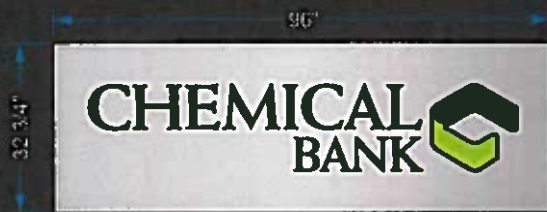
Name: _____
 Address: _____
 Phone Number: _____
 Fax Number: _____
 Email: _____

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: _____



Canopy: _____
 Building Name: _____
 Post-mounted Projecting: _____

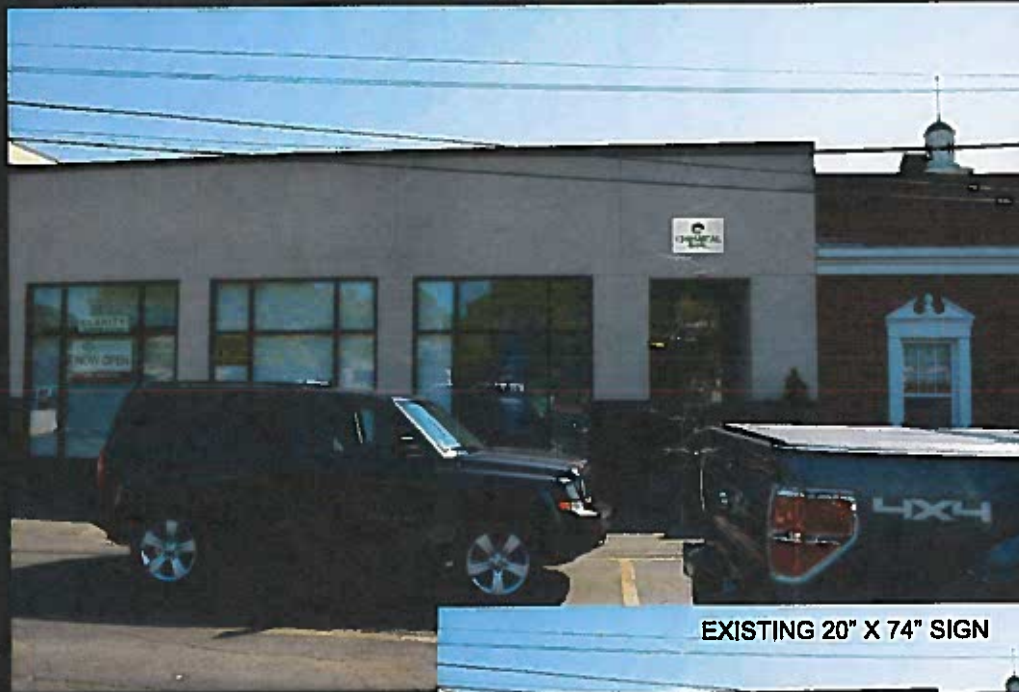
2 JOBS C CHEMICAL BANK TALMER BIRMINGHAM WALL MOUNT 2A



Z:\JOBS\0 CHEMICAL BANK\TALMER BIRMINGHAM WALL MOUNT 1



SPECIFICATIONS QTY: 1 S/F
 FABRICATED ALUMINUM CABINET W/ RADIUS ALUMINUM FACE.
 .090 ALUMINUM FACE & CABINET TO BE PTD. FS 3040 METALLIC SILVER.
 COPY TO BE VINYL TO MATCH PMS 343C GREEN & AVERY 900-734-T PANTONE VINYL.
 PANEL TO BE 1/4\"



EXISTING 20' X 74' SIGN



Project 
**CHEMICAL
 BANK**

Location

Date: **8.10.16**

Revision:
A 9.30.16

Approval:

Name:

Sign Offs:

Graphics

Production

Purchasing

Quality

Load Out

Electrical Components

	Qty.	Item #	Volts	Amps
Lamp				
LED'S				
Power Supply				
Ballast				
Toggle Switch				
Misc				


**UNIVERSAL
 SIGN SYSTEMS**
 9875 Falcon View SE, Grand Rapids MI 49513
 www.universalsignsystems.com
 Ph 616.554.3999 Fx 616.554.3922

Z:\JOBS\C\CHEMICAL BANK\TALMER BIRMINGHAM\WALL MOUNT 2A



Project: 
CHEMICAL BANK
 Location: _____

Date: **8.31.16**
 Revision: _____

Approval: _____
 Name: _____

Sign Offs:
 Graphics _____
 Production _____
 Purchasing _____
 Quality _____
 Load Out _____

Electrical Components				
	Qty.	Item #	Volts	Amps
Lamp				
LED'S				
Power Supply				
Ballast				
Toggle Switch				
Misc.				


UNIVERSAL SIGN SYSTEMS
9801 Edison Place SE, Grand Rapids MI 49513
 www.universalsignsystems.com
 Ph 616.554.9999 Fax 616.554.9922

TRRC 16-0011

PAA 16-0082

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: WILLIAM BEACHUM
Address: 1875-1945 SOUTHFIELD RD. BIRMINGHAM, MI 48009
Phone Number: 248-647-7500
Fax Number: 248-647-9750
Email: Shari@Beachumroeser.com

Property Owner

Name: BEACHUM & ROESER
Address: 31100 TELEGRAPH RD. STE. 200 BIRMINGHAM FARMS, MI 48025
Phone Number: 248-647-7500
Fax Number: 248-647-9750
Email: Shari@Beachumroeser.com

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: OAKES ROOFING
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 1875-1945 SOUTHFIELD RD. BIRMINGHAM, MI 48009
Name of Development: BIRMINGHAM TERRACE
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

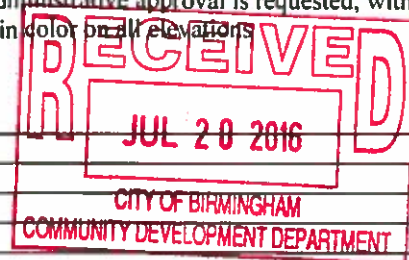
Name of Historic District site is in, if any: _____
Date of HDC Approval, if any: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____
Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Revised Final Site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

AKA: BEACHROE, LLC

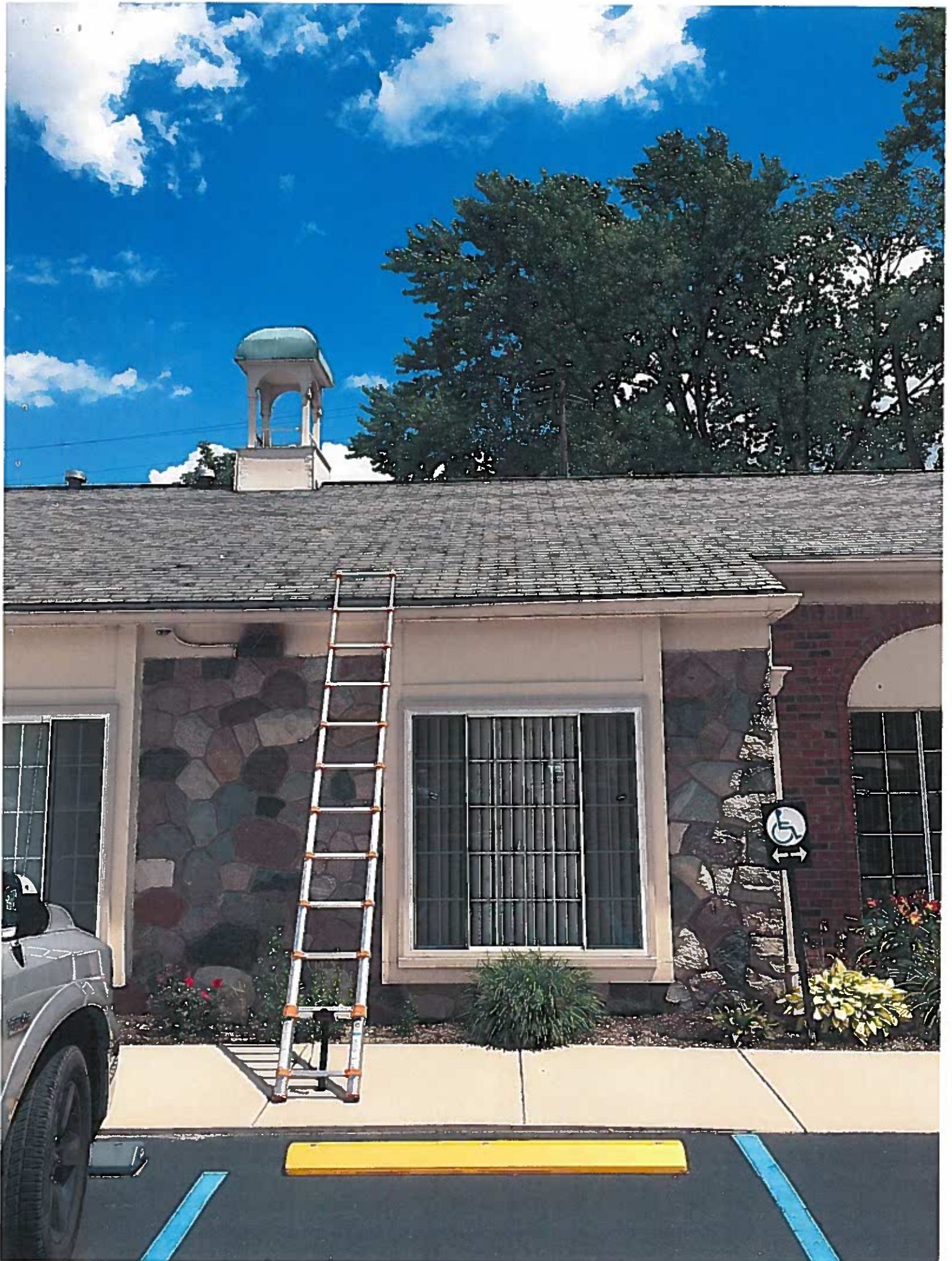


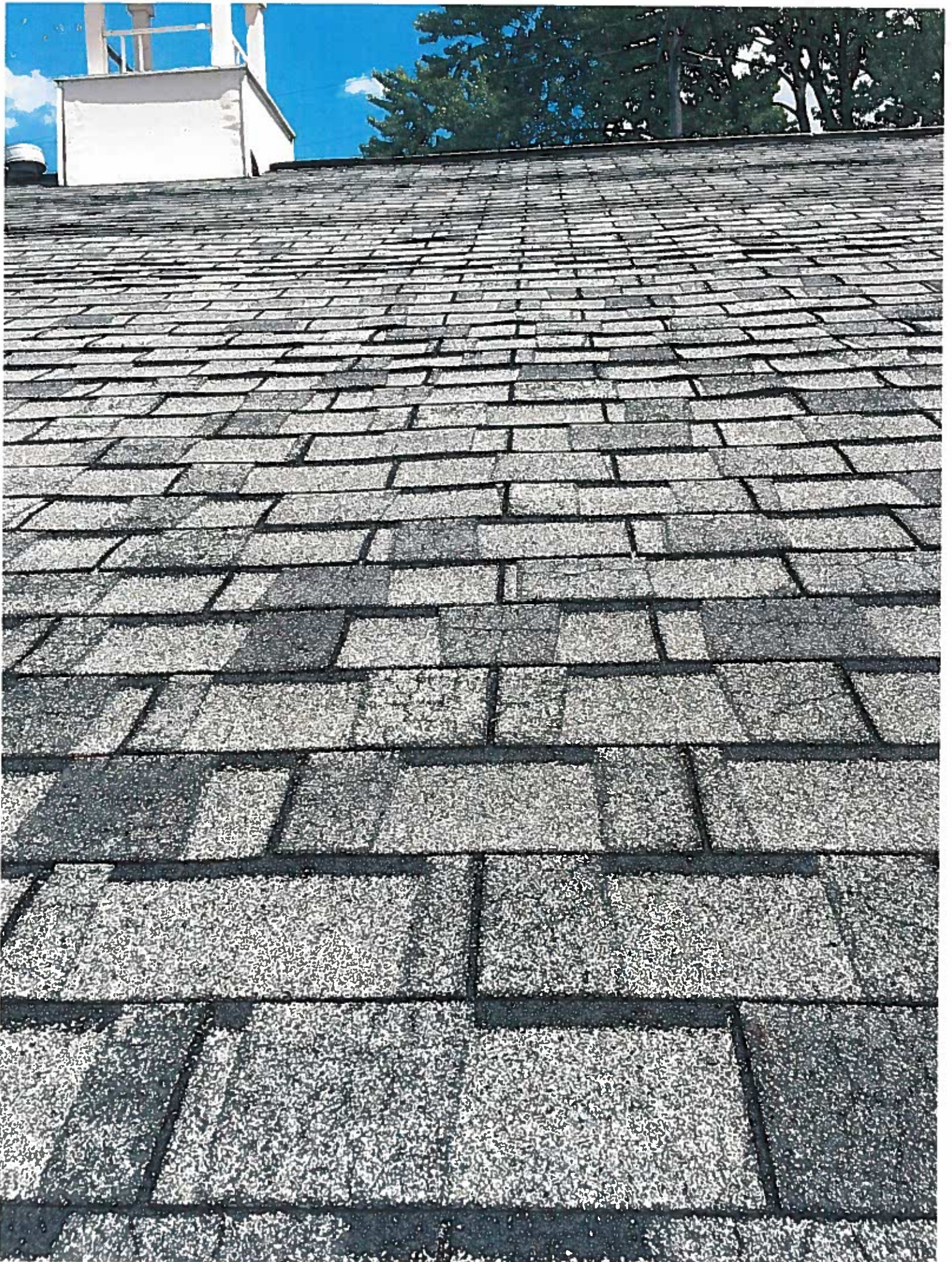
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

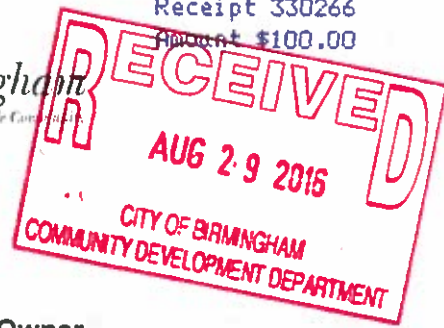
Signature of Applicant: William C. Beachum Date: JULY 15, 2016

Application #: 16-0082 Date Received: 7/20/16 Fee: \$100
Date of Approval: 7/20/16 Date of Denial: _____ Reviewed by: m.B.R

CITY OF BIRMINGHAM
Date 07/20/2016 8:57:03 AM
Ref 00130293
Receipt # 323378
Amount \$100.00







Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Huron Sign Co
Address: 663 S. Mansfield St
Ypsilanti, MI 48198
Phone Number: (734) 483-2000
Fax Number: (734) 483-5164
Email: kevinshort@huronsign.com

Property Owner

Name: Johnny Karmo
Address: 1964 Southfield Rd.
Birmingham, MI 48012
Phone Number: (248) 644-4641
Fax Number: _____
Email: jkarmo@marketsquarestores.com

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: Saroki Architecture
Address: 403 N Woodward
Birmingham, MI 48009
Phone Number: (248) 258-5707
Fax Number: _____
Email: eyaldo@sarokiarchitecture.com

3. Project Information

Address/Location of Property: 1964 Southfield Rd
Name of Development: _____
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

Changing the two (2) existing logos only, on the S and E elevations
Adding five (5) new sets of secondary signage on the E elevation

6. Location of Proposed Signs

7. Type of Sign(s)

Wall: pin mounted non lit letters
Ground: _____
Projecting: _____

Canopy: _____
Building Name: _____
Post-mounted Projecting: _____



663 S. MANSFIELD
P.O. BOX 980493
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

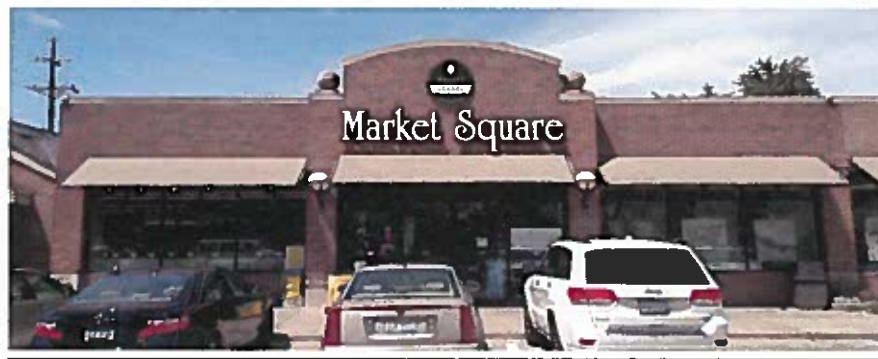


Channel Letter Logo Signs

APPROVED

M. B. L. 7/29/16
AA16-0892

OPTION 1



SCALE 1/8" = 1'



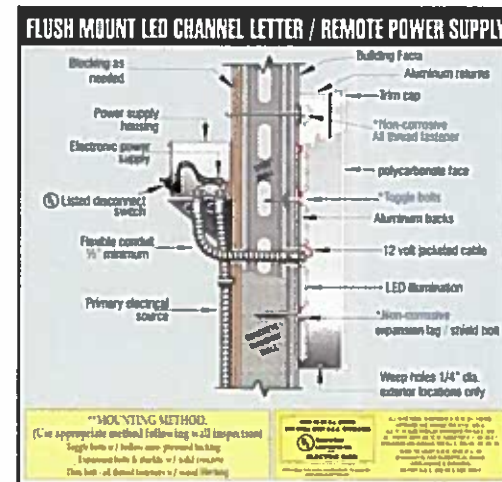
SCALE 1" = 1'



SCALE 1/8" = 1'



SCALE 1" = 1'



# OF SETS	2	RETURN DEPTH	5"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	BLK / WHT	TYPE OF INSTALL	FLUSH	TRANSFORMER	N.A.	DATE	07/27/16
RETURN COLOR	BLACK	TYPE OF FACE	3/16" ACRYLIC	BALLAST	N.A.	JOB NO.	9669
RETAINER COLOR	BLACK	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MRKT-SQ-9669-6
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	1964 SOUTHFIELD RD. BIRMINGHAM, MI

APPROVED BY:

DATE:

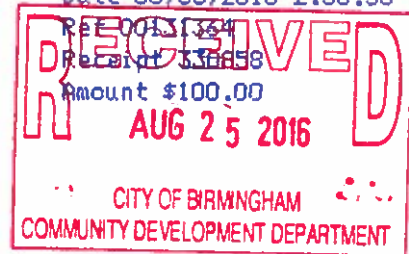
THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY.

THIS DRAWING PROVIDED IS INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO VARIOUS & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES.

THIS DESIGN CONCEPT © COPYRIGHT 2016



CITY OF BIRMINGHAM
Date 08/30/2016 2:58:50 PM



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: JEFFREY KING INTERIORS
Address: 166 W. MAPLE #200
BIRMINGHAM, MI 48009
Phone Number: 248.646.3353
Fax Number: 248.646.3828
Email: jking@comcast.net

Property Owner

Name: COLE BUSINESS CTR. II, LLC
Address: PO BOX 414
TROY, MI 48099-0414
Phone Number: 248.362-2870
Fax Number: 248.362-3011
Email: OFFICE@ATESIAN.NET

2. Applicant's Attorney/Contact Person

Name: AUBREY TOBIN
Address: 2140 WALNUT LAKE RD.
WEST BLOOMFIELD, MI 48323
Phone Number: 248.932-3070
Fax Number: 248.855-0430
Email: aubrey@tobinpc.com

Project Designer

Name: JEFFREY KING
Address: 166 W. MAPLE #200
BIRMINGHAM, MI 48009
Phone Number: 248.646.3353
Fax Number: 248.646.3828
Email: laura@jeffreyinginteriors.com

3. Project Information

Address/Location of Property: 2253 COLE ST.
BIRMINGHAM, MI 48009
Name of Development: COLE BUSINESS CTR
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
- 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

Administrative approval to just add (1) window.

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: 8-23-16

Application #: 16-0098

Office Use Only
Date Received: 8/25/16

Fee: \$100

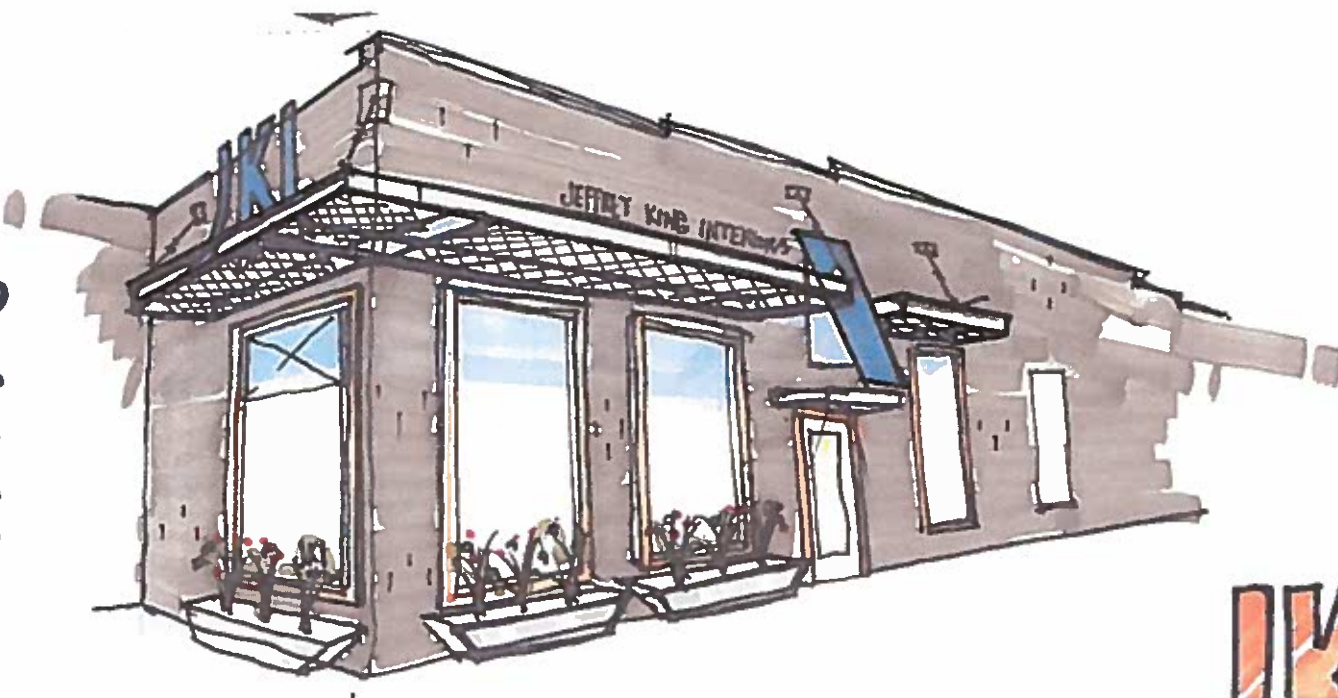
Date of Approval: 8/31/16

Date of Denial: _____

Reviewed by: M. B. L.

131364

OPTION 'C'



RECEIVED
OCT 3 - 2016
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Nick Bielecki
Address: 53103 Pine Creek Dr.
Chesterfield, MI 48047
Phone Number: 586-219-2655
Fax Number: _____
Email: NJB. Construction Services @ gmail.com

Property Owner

Name: THE Cortese LLC
Address: 1177 Henrietta
Birmingham MI 48009
Phone Number: 248-229-1375
Fax Number: _____
Email: mcortese1@gmail.com

2. Applicant's Attorney/Contact Person

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 2555 E. Maple Rd.
1 block west of coolidge / North Side of Maple
Name of Development: Maple Gardens
Parcel ID #: _____
Current Use: Apartment Building
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

Removal of existing steel frame and door / installation of new
steel frame and door

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

Signature of Applicant: 

Date: 10/3/16

Application #: <u>16-0119</u>	Office Use Only Date Received: <u>10/3/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>10/4/16</u>	Date of Denial: _____	Reviewed by: <u>M. B/L</u>

APPROVED



m. k. 10/14/16
16-119 DRB

CITY OF BIRMINGHAM

Date 08/31/2016 3:50:31 PM

Ref 00131405

Receipt 331467

Amount \$100.00



Administrative Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Kenneth McKay Jr.
 Address: 32785 Stearns Dr
Brownstown, MD 48173
 Phone Number: 313 263 1113
 Fax Number: _____
 Email: mckaylawboy2@yahoo.com

Property Owner

Name: ← Same
 Address: _____
 Phone Number: _____
 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: 33263 Woodward
 Name of Development: _____
 Parcel ID #: 08-20-31-357-055 030
 Current Use: Vacant
 Area in Acres: _____
 Current Zoning: retail

Name of Historic District site is in, if any: _____
 Date of IIDC 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

Brick & beam repair / replacement

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: Kenneth McKay Jr.

Date: 8-25-2016

Application #: 6-100

Office Use Only
 Date Received: 8/31/16

Fee: \$100

Date of Approval: 8/31/16

Date of Denial: _____

Reviewed by: M.B.L.

131405

PROPOSAL

LICENSE # 2102095119

ULTIMATE CONTRACTING CORP.

5216 PTE. TREMBLE RD.
ALGONAC, MICHIGAN 48001
(810)-794-2232

