

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – March 16, 2016
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of February 17, 2016**
- 3) **Design Review**
1137 S Adams – Revised Design Review
- 4) **Sign 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.

DESIGN REVIEW BOARD
MINUTES OF FEBRUARY 17, 2016
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, February 17, 2016. Chairman John Henke called the meeting to order.

Present: Chairman John Henke; Board Members Natalia Dukas, Thomas Trapnell, Shelli Weisberg, Michael Willoughby

Absent: Board Members Mark Coir, Vice-Chairman Keith Deyer; Student Representative Loreal Salter-Dodson

Administration: Matthew Baka, Sr. Planner
Mario Mendoza, Recording Secretary

02-01-16

The chairman offered the option of postponement to the applicant because a motion would require an affirmative vote by four board members out of the five that were present. The applicant wished to go forward this evening.

APPROVAL OF MINUTES
DRB Minutes of October 21, 2015

Motion by Mr. Willoughby
Seconded by Ms. Weisberg to approve the DRB Minutes of October 21, 2015 as presented.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Weisberg, Dukas, Henke, Trapnell

Nays: None

Absent: Deyer, Weisberg

02-02-16

SIGN REVIEW
330 Hamilton Row
Office and residential building
Zoning: B-4 Business Residential

Proposal: The applicant proposes to install a new wall sign on an existing one-story building. The applicant was previously granted administrative approval for a name letter sign to be installed. However, it was discovered by the applicant that the original sign could not be installed due to structural steel elements behind the sign band blocking access for the electrical connection. The applicant is now proposing to create a raceway/backer that will have a digitally printed 3m vinyl adhered to it that mimics that brick pattern of the building façade.

Signage: The total linear building frontage is 38.7 ft., permitting 38.7 sq. ft. of sign area. The proposed wall sign will measure 28.66 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, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

The wall sign is located at a height of 11 ft. 8 in. on the storefront elevation. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk. **The proposal meets this requirement.** The proposed raceway depth is 2 in. In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, No electrical raceway shall have a thickness greater than 4 in. **The proposal meets this requirement.** The total depth of the sign is 6 in. In accordance with Article 1.0, section 1.05 (K) of the Birmingham Sign Ordinance, No wall signs shall project more than 9 in. measured from the wall to which it is attached to the outer surface. **The proposal meets this requirement.**

The proposed sign consists of internally illuminated LED channel letters representing "kw/Jeff Glover & Associates Realtors" and colored in red and black. The raceway is proposed to have digitally printed 3m vinyl adhered to it that mimics that brick pattern of the building façade.

Jennifer from Signs and More described the sign as being a wrap of printed graphic on adhesive backed vinyl that is laminated. It will be made to look as close as possible to the existing brick. The backer will be wrapped so that it will not appear like a typical raceway. Chairman Henke was concerned about the vinyl peeling. If it peels at all everything will have to be taken back off, the backer re-skinned, and then mounted again. Jennifer said the letters themselves contain white LED lights but the halo light behind them will spill out red. All of the letters are 3 in. thick.

Chairman Henke questioned if these are halo lit LED letters, why 3 in. of standoff is needed between the backer and the letter itself. Jennifer responded the light won't spill out if there isn't enough room. Mr. Henke didn't see any photometrics and wondered how bright the light would be and whether the heat would char the vinyl. Jennifer noted the light is not intense. The manufacturer's

warranty on the vinyl is seven to nine years. Chairman Henke observed it depends on the exposure and the application. Ms. Dukas commented the warranty is for the vinyl part and not anything that has been done to it. She was not sure how the vinyl would look over the years.

Ms. Weisberg gave the benefit of doubt to the business owner who would want their sign to continue to look good because it reflects upon their business. She will be interested to see how the photo reproduction of the brick on the backer blends in as opposed to painting the backer. Jennifer stated their company takes pride in their work and they will make this sign just the way Jeff Glover wants it.

Motion by Mr. Willoughby

Seconded by Ms. Weisberg that he feels comfortable with the sign company deciding on the best possible way to have the least maintenance issues. Then it can be brought to Mr. Baka with a sample for his visual approval along with the lumens that are required.

Ms. Dukas announced she feels more comfortable with the idea of painting the backer. Her reason is that over the years the materials will weather differently and end up not looking the same. Mr. Willoughby thought the board should let the sign company experiment. Then they will bring their best possible solution in to the City.

There were no comments from the public on the motion.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Weisberg, Henke, Trapnell

Nays: None

Abstain: Dukas

Absent: Coir, Deyer

02-03-16

**SHORT TERM PROJECTS
DRB Action List 2016**

Chairman Henke said the only thing he might do is move Sign Band Designation higher than Sign Guidelines.

02-04-16

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

Mr. Baka advised that with the outdoor dining season approaching the City sent 220 Merrill St. a letter reminding them that they will be held to their approval even though they haven't moved on it yet. They are still supposed to patina the pergola. 220 Merrill St. has responded saying they know this.

The Wells Fargo Building sign is still changing colors.

There will not be a meeting in two weeks because no applications have come in.

-- Administrative Approvals

- 34953 Woodward Ave., PNC Bank - Installing three halo illuminated channel and logo letters.
- 625 - 631 N. Old Woodward Ave.; 633 - 639 N. Old Woodward Ave.; 691 - 697 N. Old Woodward Ave. - Strip and re-roof; gutters and downspouts; and porch deck.
- 34901 Woodward Ave., The Balmoral - Three signs, "The Private Bank" Woodward Ave.: south, east and west elevations.
- 33967 Woodward Ave., Original Pancake House -
 - Addition of new shipping/receiving door at west elevation;
 - Re-painting of existing CMU walls;
 - Addition of three new aluminum storefront windows at north elevation.
- 394 S. Old Woodward Ave., Roche Bobais - Plan review as already approved signs within one year, south location.
- 555 S. Adams Rd., Adams Place LLC - Updated plans showing the removal of a rollup door on the Fiat elevation that has been installed from the original permit and the addition of a new planter enclosure.
- 1051 - 1077 N. Old Woodward Ave. - Remove vinyl siding on front facade over 1051 - 1077 and replace with Hardi Board siding. Same configuration and color.
- 1173 S. Adams, Birmingham Chiropractic Clinic - Request to install one 16 sq. ft. wall sign on the storefront.
- 1157 S. Adams, Comprehensive Women's Health - Request to install one 21 sq. ft. wall sign on the storefront elevation.

- 1185 S. Adams, Block Advisors - Install two new wall signs on the west and south elevations.
- 270 N. Old Woodward Ave, Bianchi's Salon - Allow a 19.75 sq. ft. wall sign above front entrance doors.
- 528 Bloomfield Ct., Bloomfield Ct. Condos - Replacement windows, style for style.
- 33423 S. Woodward Ave. - The Tux Shop on Woodward -
 - Move existing sign from original location on fascia (east) 30 ft. to the right at exact same height. Bottom of sign is 119 in. to ground.
 - Replace monument sign plaque with a new 15 in. x 56 in. plaque.
- 34256 Woodward Ave., Massage Envy - Install wall sign for massage envy, west elevation.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments (none)

02-05-16

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting.

Matthew Baka
Sr. Planner



MEMORANDUM

Community Development

DATE: March 11, 2016
TO: Design Review Board
FROM: Matthew Baka, Senior Planner
SUBJECT: Design Review – 1137 S. Adams – Lincoln Adams LLC

Zoning: O-2, Office/Commercial

Existing Use: Commercial

Proposal

The applicant was previously approved to renovate the exterior of the single-story multi-tenant building. The approval included new storefront window and doors systems, sealing and painting the existing block, new columns to be applied to the building, recladding the existing canopy and repairing and recladding the cupola. The applicant was also approved to install a new landscaping bed along the south elevation of the building. In January of this year the property owner requested that the Planning Department perform a final inspection of the completed façade changes. Upon inspection the Planning Department found several inconsistencies with the approved plans. The following list itemizes those inconsistencies;

1. Stone veneer applied in various areas was not approved;
2. Decorative cornice between canopies on the south elevation not installed;
3. Architectural detail on columns not completed as approved;
4. Roof Cupola not completed as approved;
5. Decorative lights on columns are not the model that was approved;
6. Windows and doors do not match the style that was approved;
7. Landscaping on the south elevation not completed as approved;
8. Wall pack light fixture on south elevation was not on the approved plans;

While the Planning Department is of the opinion that the changes do not necessarily detract from the over appearance of the building, the Zoning Ordinance limits the extent to which changes can be administratively approved. In this case it was determined that the “as-built” changes exceed what would be permitted for administrative approval.

Design

The configuration of the doors and windows that was previously approved remains predominately the same. However, the mullions shown on the original plans were not installed. The major differences from the approved plan are found in the design and materials used for the exterior finish of the building. As illustrated by the plans and photos cultured stone was added around the bases of the columns and knee wall of the building. A large section of the west façade also had the cultured stone applied from the base of the wall to the underside of the canopy hangover. The columns around the building were approved to be clad with a trim casing on each side which was eliminated.

On the south elevation, a large section of the decorative cornice molding was eliminated and the brick face underneath was painted to match the rest of the building.

The cupola design that was approved previously proposed to replace the existing louvers with fixed windows. The work performed eliminated the approved fixed windows and replaced them with a flat backer board which was painted to match the trim color on the canopy. The dome of the cupola was approved to be clad with dry-vit with a hammered copper finish. The dome of the cupola now has a standing seam panel system which also presents the appearance of a copper finish.

Landscaping

The configuration of the landscaping bed was changed from the approved plan. However, the mix and density of the planting appear to be similar to the original plan.

Signage

No signage changes were included with the previous approval. Individual tenants have been applying for administrative approval as needed.

Illumination

The previously approved light fixtures were eliminated in favor of the Ginza model exterior light fixture from Troy Lighting (see attached spec sheet).

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. Adams**. The proposed design **is** compatible with the surrounding building façades.*
3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

Sample Motion Language

Motion to APPROVE the design review application for 1137 S. Adams:

OR

Motion to TABLE the design review application for 1137 S. Adams. The applicant must provide the following items:

- 1.

OR

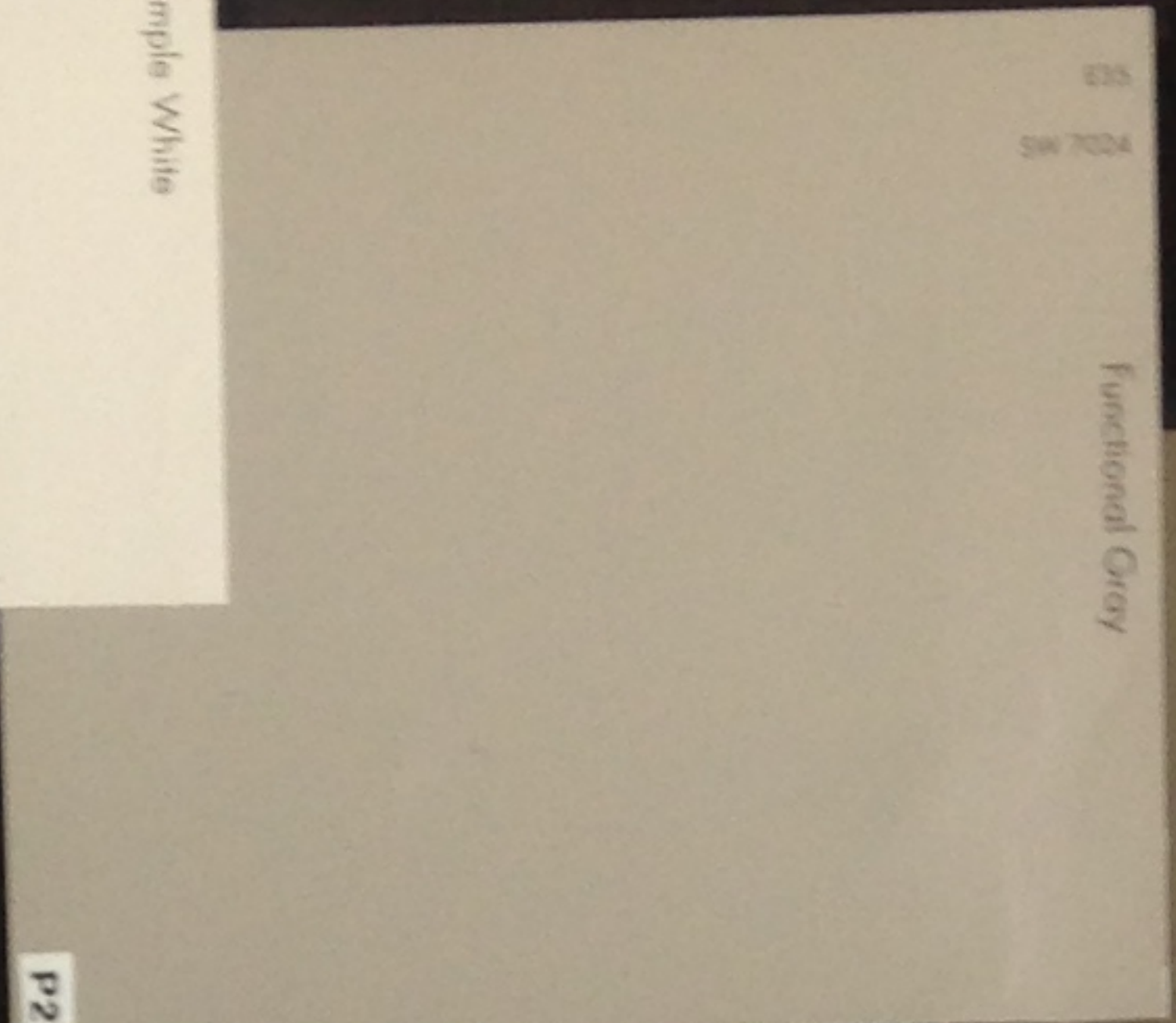
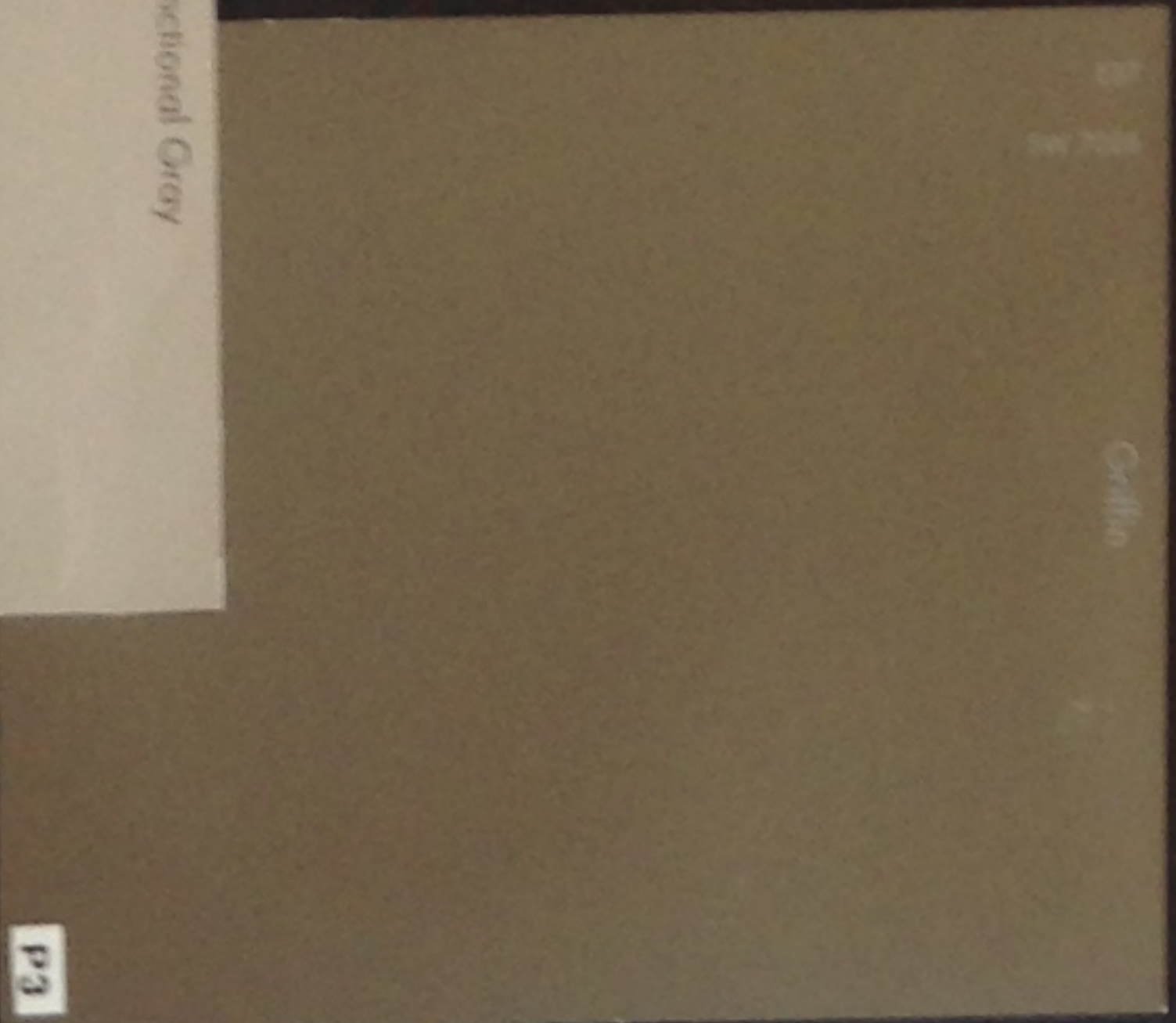
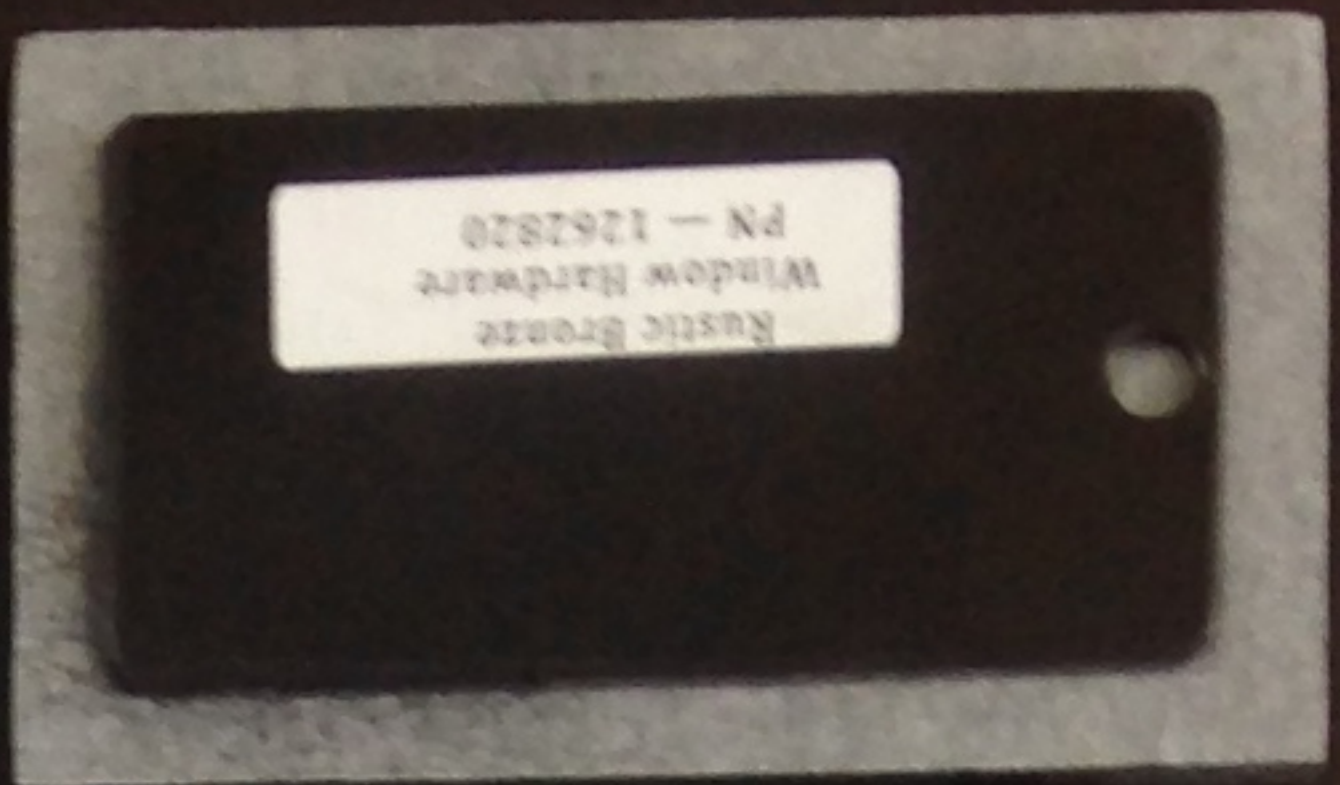
Motion to DENY the design review application for 1137 S. Adams. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

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

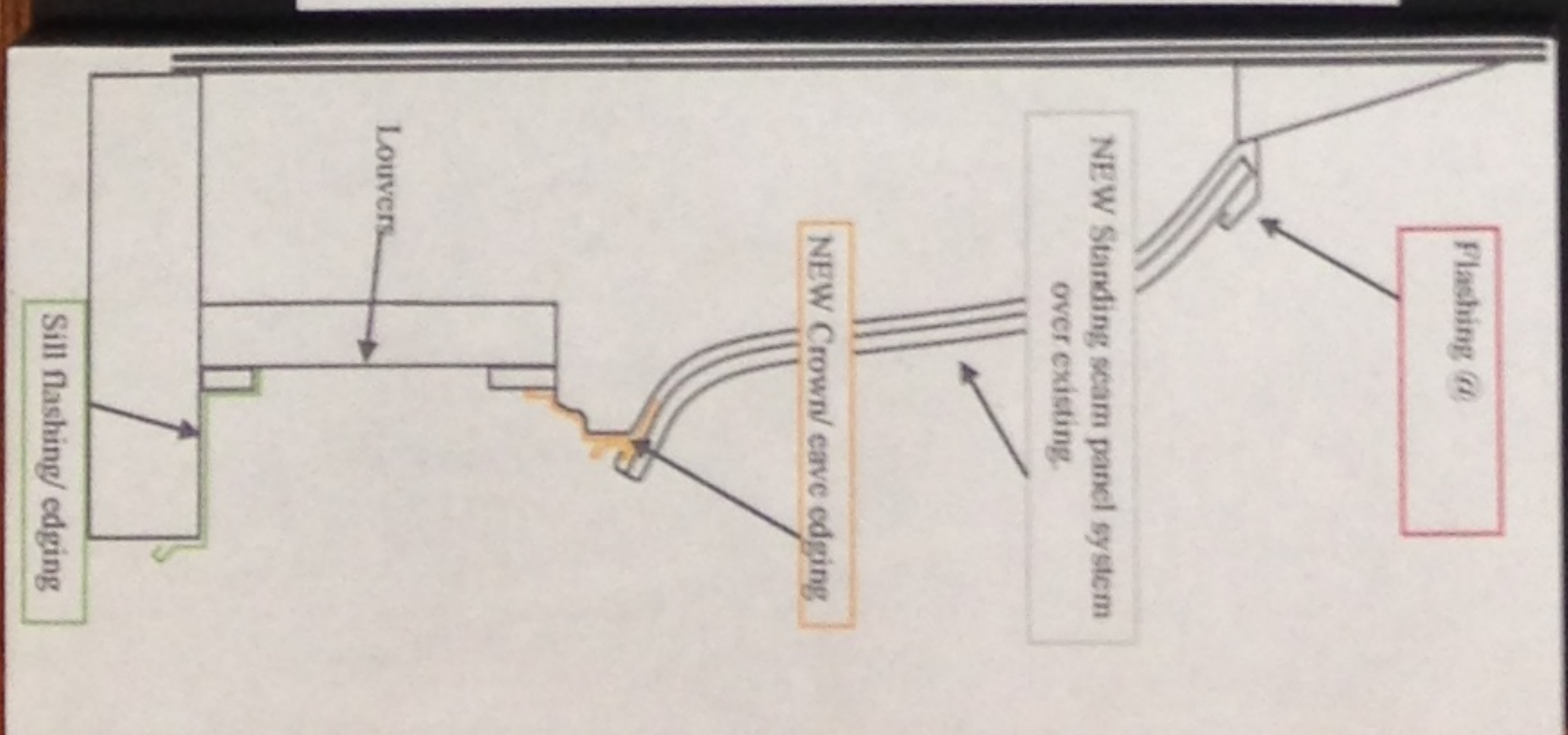
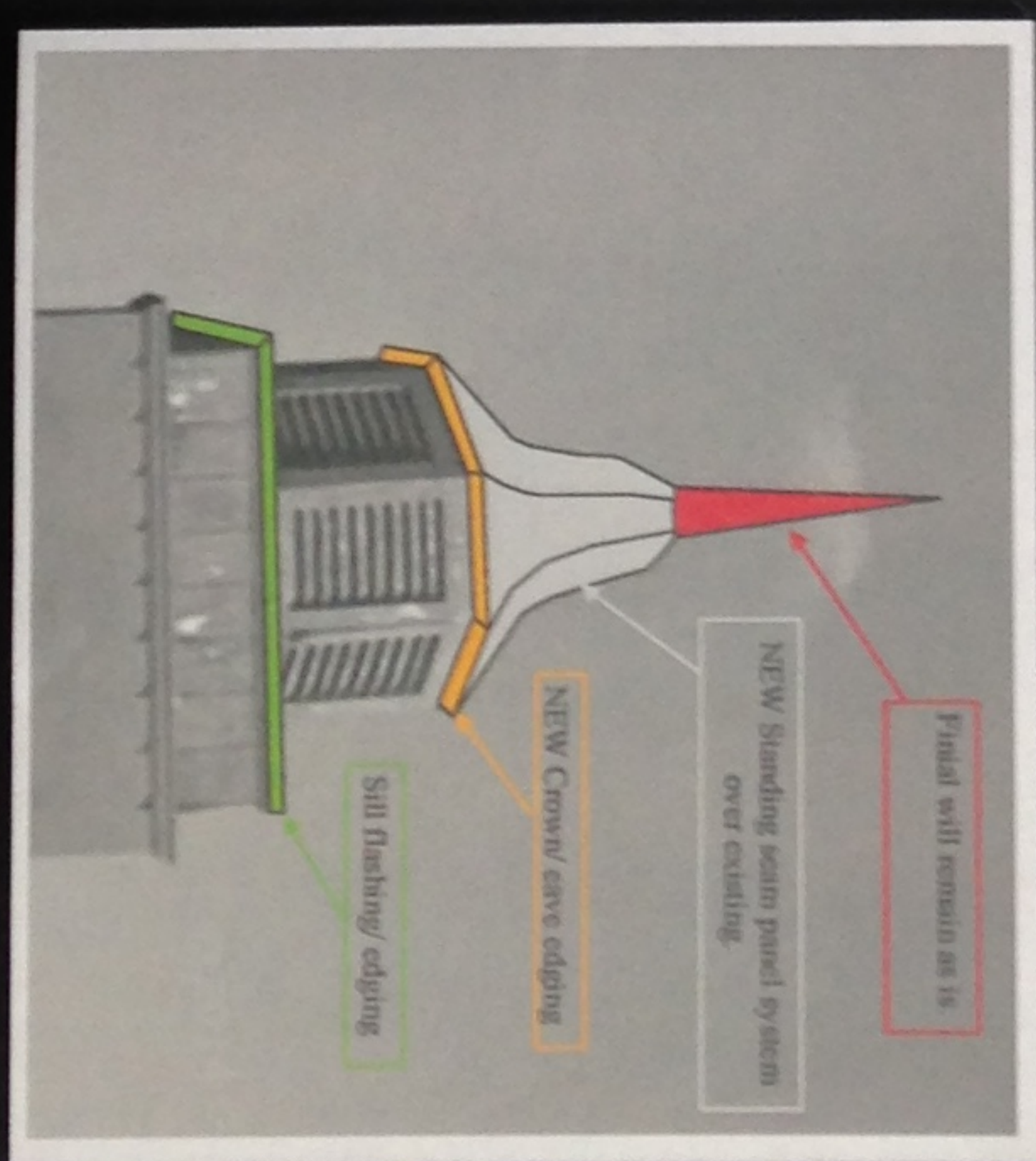
The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.

- (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))



THOY LIGHTING BL3733
Warm Silver w.
Forged Bronze Grinza
1 Light 18" ADA Compliant Sconce
Item #: BC12724478





**BL3731 S** LED WALL

5¾"W 10¾"H 2½"P 5½" TCD ADA
MM: 140 W 273 H 64 P 140 TCD

BACK PLATE: 4¼"W 7"H ¾"D
MM: 108 W 178 H 19 D

1 - 4.5W LED INCLUDED
293 LM 2850K ±150K 80 CRI

**BL3732 M** LED WALL

6"W 13¾"H 2½"P 7" TCD ADA
MM: 152 W 349 H 64 P 178 TCD

BACK PLATE: 4½"W 8¼"H ¾"D
MM: 114 W 210 H 19 D

1 - 9W LED INCLUDED
585 LM 2850K ±150K 80 CRI

**BL3733 L** LED WALL

6½"W 17¾"H 2¾"P 9" TCD ADA
MM: 165 W 451 H 70 P 229 TCD

BACK PLATE: 4¼"W 12"H ¾"D
MM: 108 W 305 H 19 D

1 - 9W LED INCLUDED
585 LM 2850K ±150K 80 CRI

METALWORK

Solid Aluminum

FINISH

Warm Silver with
Forged Bronze

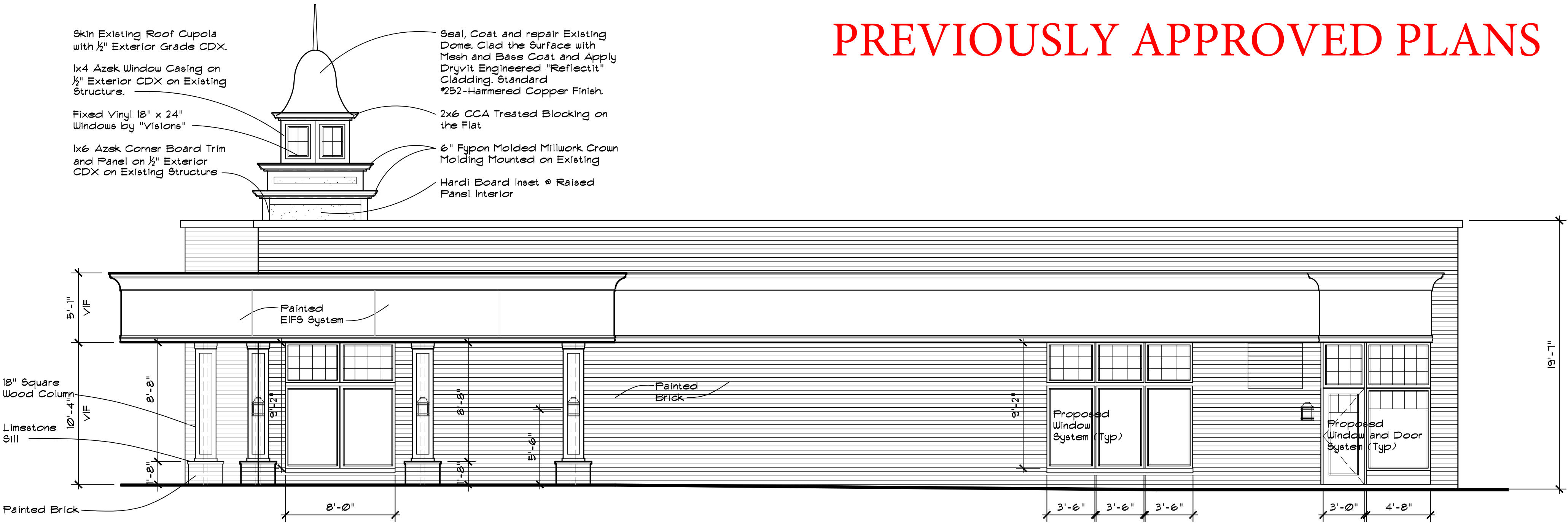
DIMMING

120v Incandescent

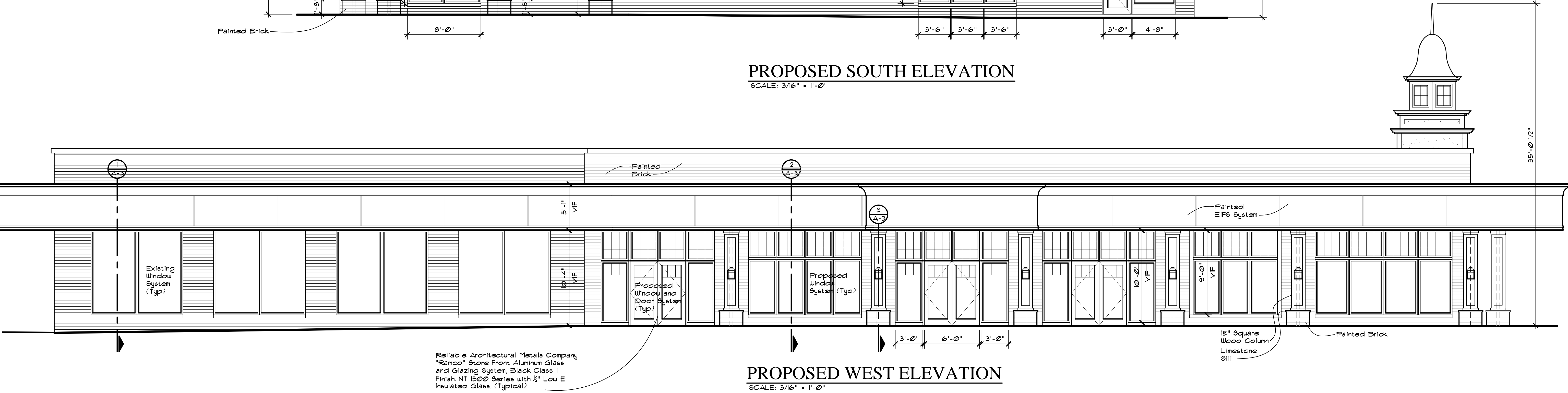


MADE IN USA

PREVIOUSLY APPROVED PLANS



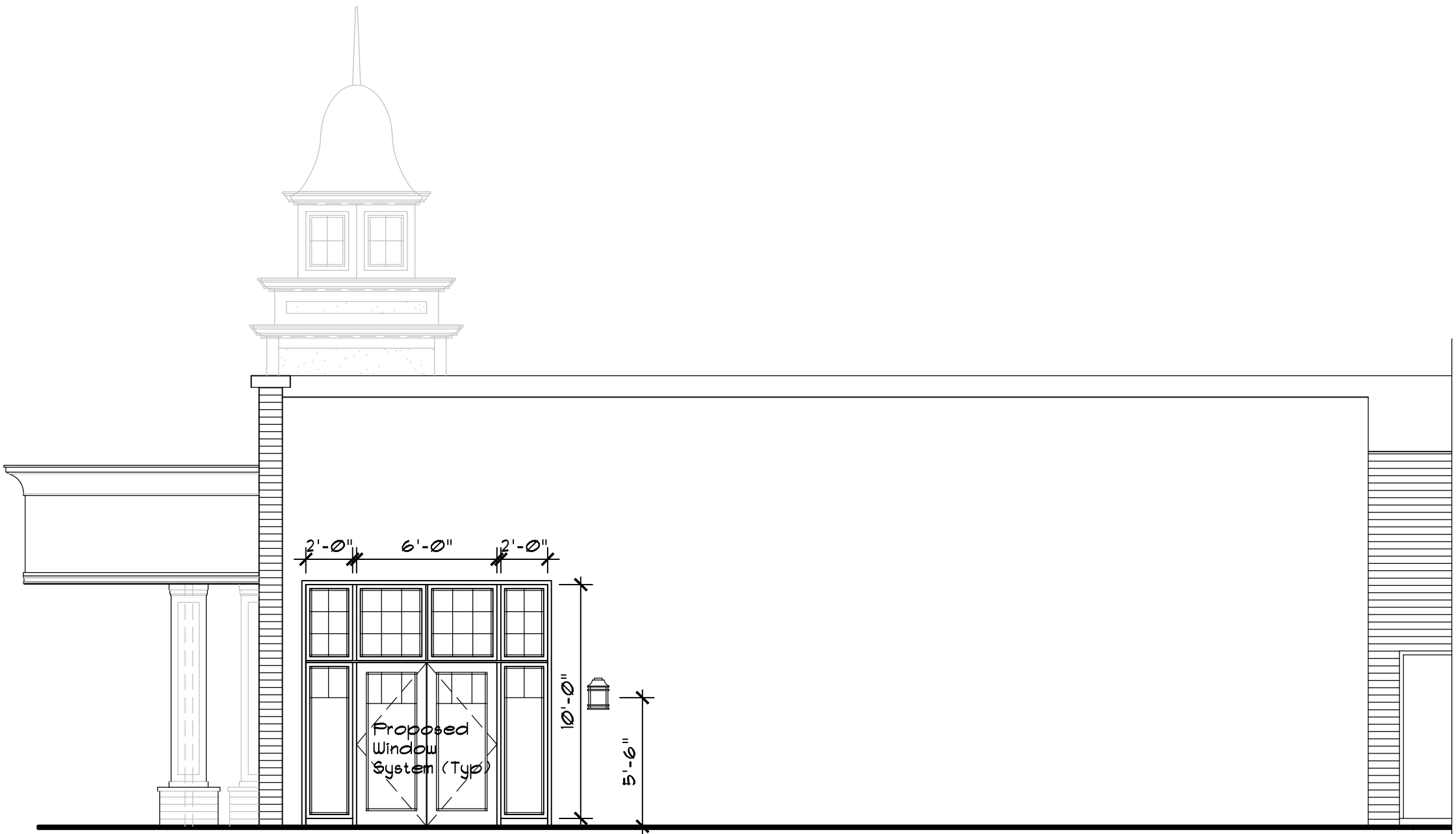
PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED



THE
RON JONA
COLLABORATIVE

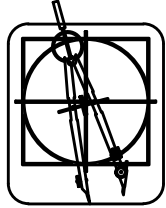
ARCHITECTS
DESIGNERS
CONSULTANTS

29110 INKSTER, SUITE 150
SOUTHFIELD, MI 48034

P. 248.357.3600
F. 248.357.3646

WWW.RONJONA.COM

KEVIN D. HART, AIA



ARCHITECTURE
PLANNING
DESIGN
ENGINEERING

F. 248.642.9427
700 EAST MAPLE, SUITE 101
BIRMINGHAM, MI 48009

©2014 THE RON JONA COLLABORATIVE

THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN IS THE SOLE PROPERTY OF THE RON JONA COLLABORATIVE AND SHALL NOT BE ALTERED OR MODIFIED WITHOUT THE WRITTEN PERMISSION OF THE RON JONA COLLABORATIVE. ANY MODIFICATION OR ALTERATION HEREOF SHALL BE THE RESPONSIBILITY OF THE USER. THE RON JONA COLLABORATIVE OF ALL EXPENSES, CLAIMS AND/OR LIABILITY RESULTING FROM SUCH MODIFICATIONS OR ALTERATIONS.

DO NOT SCALE DRAWINGS

| ISSUED | |
|----------|---------------|
| 07-09-14 | REVIEW |
| 07-15-14 | REVIEW |
| 07-24-14 | REVIEW |
| 07-29-14 | CLIENT REVIEW |
| 08-14-14 | REVIEW |
| 08-21-14 | REVIEW |
| 11-19-14 | REVIEW |
| 12-12-14 | |
| 12-22-14 | |

| FILE | |
|---------|-----|
| DRAWN | ERW |
| CHECKED | KDH |
| SEAL | |

CLIENT
KEVIN DENHA

PROJECT
LINCOLN - ADAMS
BIRMINGHAM MI

JOB NO.

1416

SHEET

ELEVATIONS

SHEET NO.

A-3



THE
RON JONA
COLLABORATIVE

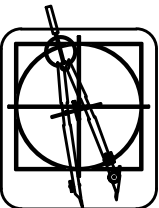
ARCHITECTS
DESIGNERS
CONSULTANTS

29110 INKSTER, SUITE 150
SOUTHFIELD, MI 48034

P. 248.357.3600
F. 248.357.3646

WWW.RONJONA.COM

KEVIN D. HART, AIA



ARCHITECTURE
PLANNING
DESIGN
ENGINEERING

F. 248.642.9427
700 EAST MAPLE, SUITE 101
BIRMINGHAM, MI 48009

©2014 THE RON JONA COLLABORATIVE

THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN IS THE SOLE PROPERTY OF THE RON JONA COLLABORATIVE AND SHALL NOT BE ALTERED OR MODIFIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE RON JONA COLLABORATIVE. ANY MODIFICATION OR ALTERATION HEREOF SHALL INDEMNIFY AND HOLD HARMLESS THE RON JONA COLLABORATIVE OF ALL EXPENSES, CLAIMS AND/OR LIABILITY RESULTING FROM SUCH MODIFICATIONS OR ALTERATIONS.

DO NOT SCALE DRAWINGS

| ISSUED | |
|----------|---------------|
| 07-09-14 | REVIEW |
| 07-15-14 | REVIEW |
| 07-24-14 | REVIEW |
| 07-29-14 | CLIENT REVIEW |
| 09-04-14 | REVIEW |
| 12-12-14 | |

| FILE | |
|---------|-----|
| DRAWN | ERW |
| CHECKED | KDH |
| SEAL | |

CLIENT
KEVIN DENHA

PROJECT
DENHA BUILDING
LINCOLN - ADAMS
BIRMINGHAM MI

JOB NO.

1416

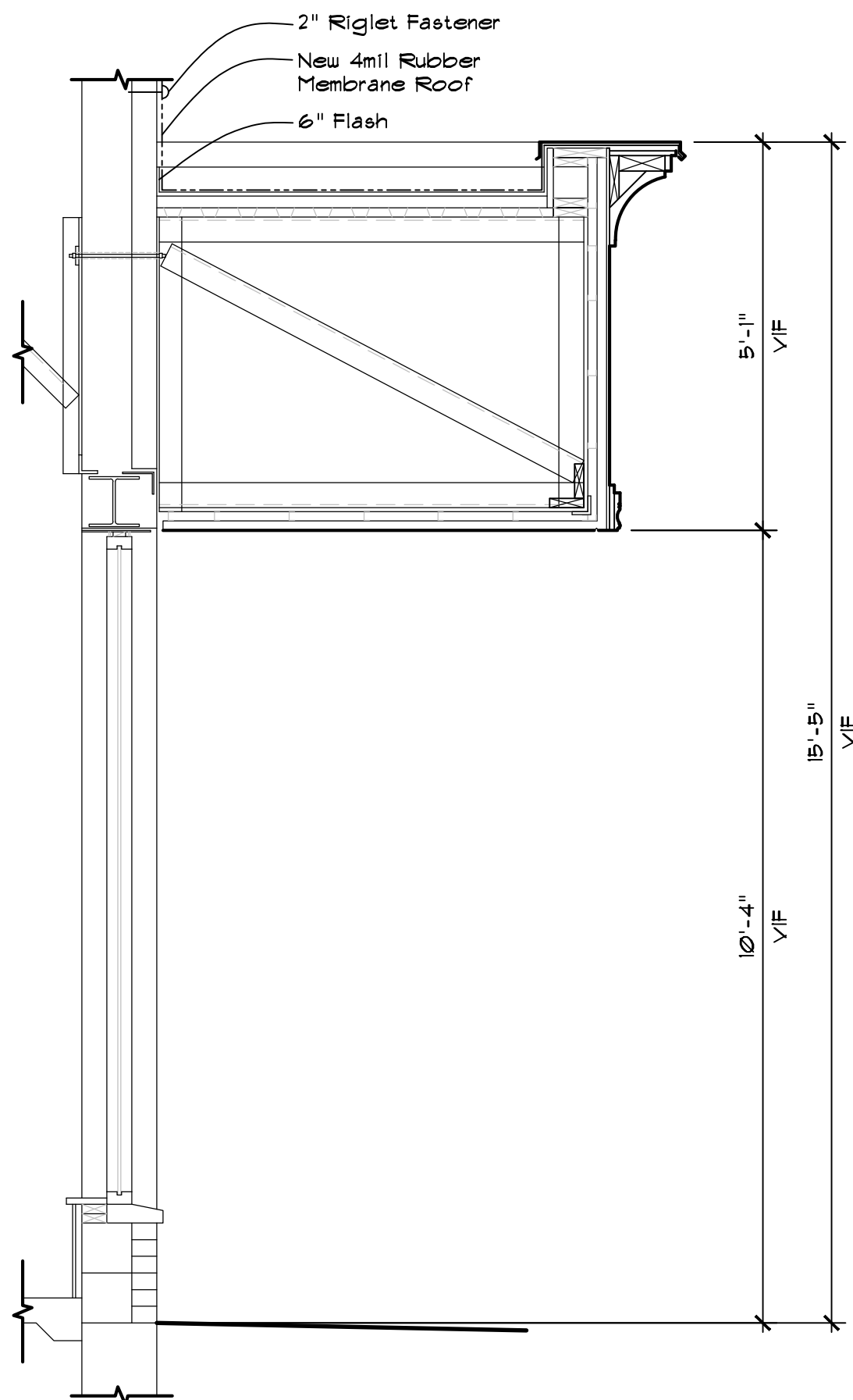
SHEET

SECTIONS AND DETAILS

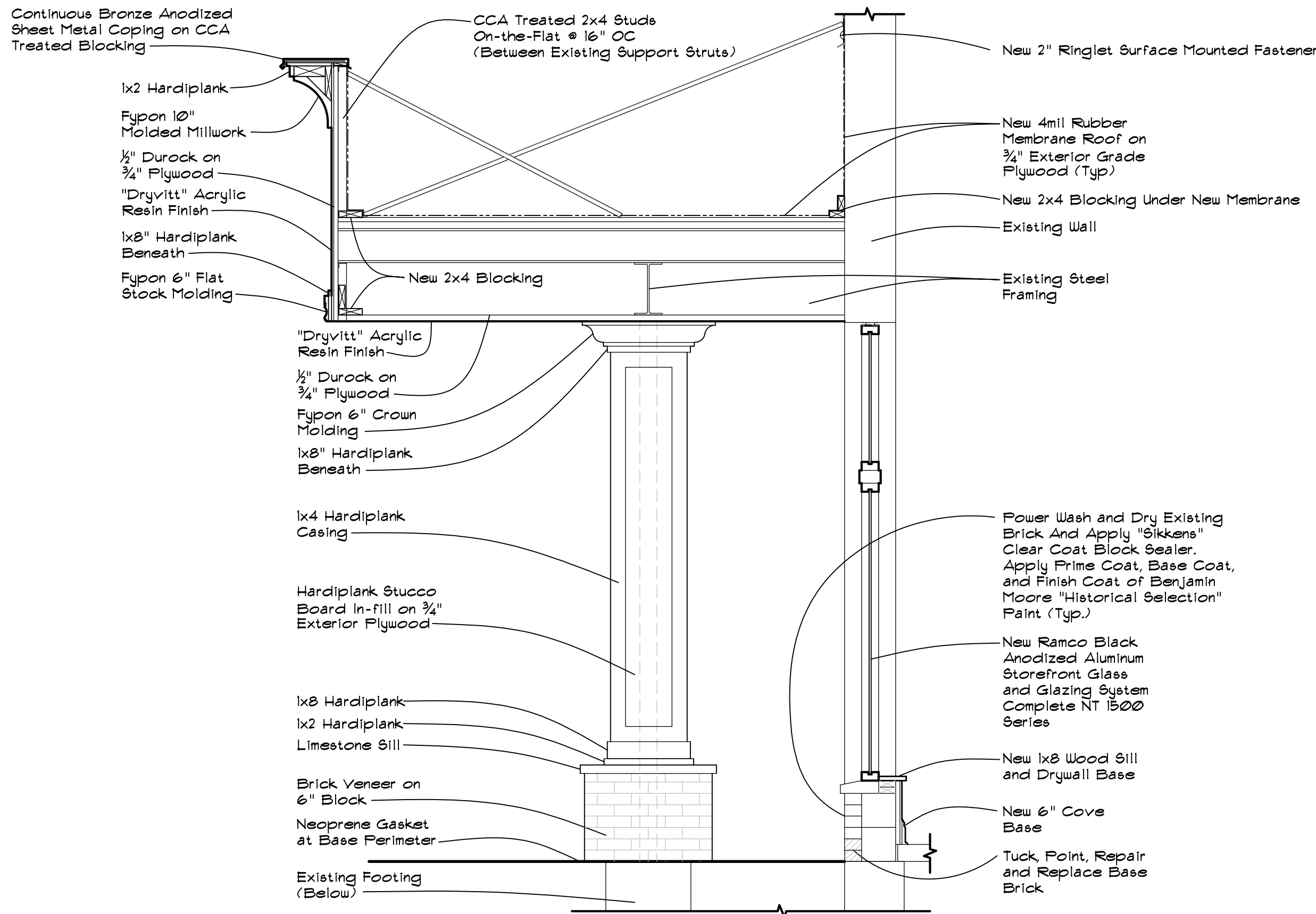
SHEET NO.

A-4

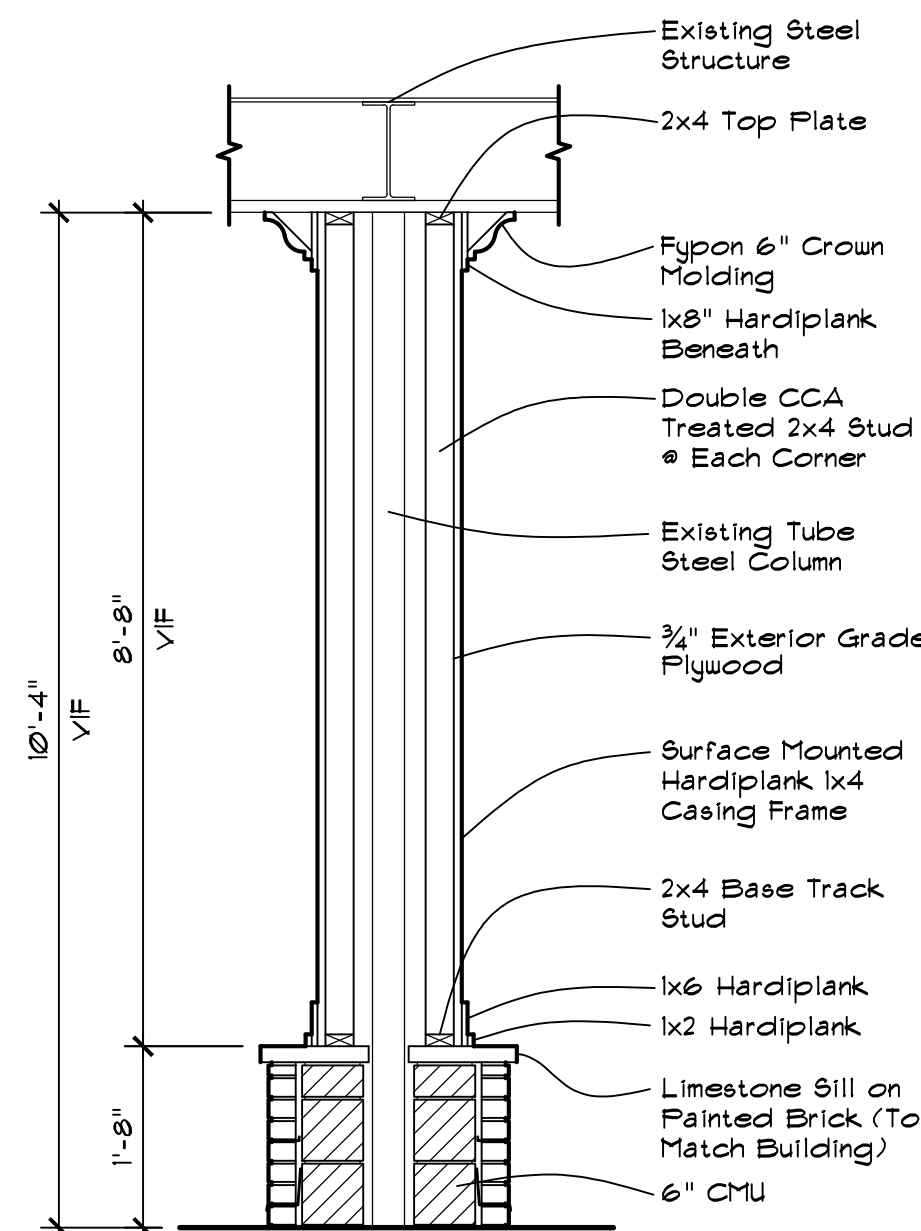
PREVIOUSLY APPROVED PLANS



1
CANOPY SECTION @
BUILDING ADDITION
SCALE: 1/2" = 1'-0"



2
CANOPY SECTION @
EXISTING BUILDING
SCALE: 1/2" = 1'-0"



3
DETAIL @
COLUMN ENCLOSURE
SCALE: 1/2" = 1'-0"

NOTE: ALL DIMENSIONS TO BE FIELD VERIFIED













H&R BLOCK
premium



FRIEDMAN
FOR LEASE
CALL 944
248.324.3000

FRIEDMAN
FOR LEASE
CALL 944
248.324.3000





Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: John D Myers President
Address: 33687 WOODWARD
BIRMINGHAM, AL 35209
Phone Number: 248.390.7774
Fax Number: 248.645.0044
Email: JDMCHEERS@AOL.COM

Property Owner

Name: John D Myers President
Address: 33687 WOODWARD
BIRMINGHAM, AL 35209
Phone Number: 248.390.7774
Fax Number: 248.645.0044
Email: JDMCHEERS@AOL.COM

2. Applicant's Attorney/Contact Person

Name: John D MYERS
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: N/A
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 566, 576, 586, 596 W. NERRILL STREET
+ 255 SOUTHFIELD
Name of Development: PARKVIEW TOWNHOMES OF BHAM
Parcel ID #: 1936126011, 12, 13, 14, 15
Current Use: CONDOS
Area in Acres: N/A
Current Zoning: MULTIPLE / CONDO

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

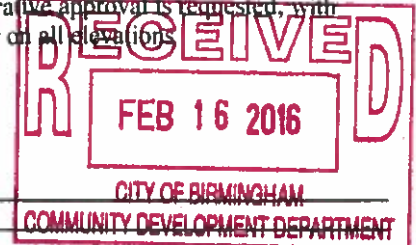
4. Attachments

- 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

NEW ROOF - ONYX Black Shingles



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: JDM Myers

Date: 2/10/16

| | | |
|----------------------------------|-------------------------------|---------------------------|
| Application #: <u>16-0011</u> | Office Use Only | Fee: <u>\$100</u> |
| Date of Approval: <u>2/29/16</u> | Date Received: <u>2/16/16</u> | Reviewed by: <u>M.B.L</u> |
| Date of Denial: _____ | _____ | |



Image capture: Sep 2014 © 2016 Google

Birmingham, Michigan

Street View - Sep 2014



ForOC-Carousel-TruDefDuration-OnyxBlack-620x388.jpg
(620×388)





Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

APPROVED
m. b. / 2/23/16
16-0012 DRB

1. Applicant

Name: RADIANT SIGN CO
Address: 14500 TALBOT
OAK PARK MI 48237
Phone Number: 248-866-2998
Fax Number: 248-569-1527
Email: RADIANTSIGN@YAHOO.COM

Property Owner

Name: ROBERT P. ADAMS
Address: 33200 WOODWARD
Birmingham MI.
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

Name: PAUL WENSTOCK
Address: 14500 TALBOT
O.P. MI 48237
Phone Number: _____
Fax Number: _____
Email: _____

Project Designer

Name: RADIANT SIGN CO
Address: _____
Phone Number: _____
Fax Number: _____
Email: _____



3. Project Information

Address/Location of Property: 33200 WOODWARD

Name of Development: SIMPLE MORTGAGE
Parcel ID #: _____
Current Use: RETAIL STORE / 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

INSTALL (2) LED ILLUMINATED SIGNS ON 45° wall front
WOODWARD FRONTAGE. INSTALL (1) SIGN ON NORTH
ELEVATION upper corner.
TOTAL SA FOOTAGE is 33.6 (34.5 allowed)

6. Location of Proposed Signs

FRONT & side

7. Type of Sign(s)

Wall: ☒
Ground: _____
Projecting: _____

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: See Drawing
Depth: _____
Height of lettering: _____

Height: _____
Total square feet: _____

10. Existing signs currently located on property

Number: _____
Square feet per sign: 110

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: Blue + white Aluminum
Plastic: White Plexiglass
Color 1 (including PMS color #): _____
Additional colors (including PMS color #): White, Blue, Black

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

12. Sign(s) Read(s): Simple Mortgage

13. Sign Lighting

Type of lighting proposed: Low Voltage LED's
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: Internally Illuminated

Proposed wattage per fixture: 72W LED's
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: 2/16/16

Application #: 16-0012

Office Use Only

Date Received: 2/18/16

Fee: 1005

Date of Approval: 2/23/16

Date of Denial: _____

Reviewed by: Math



CONSENT OF PROPERTY OWNER

I, ROBERT P. ADAMS, 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 33200 WOODWARD, BIRMINGHAM, MI;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
BLG HOLDINGS;
(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.

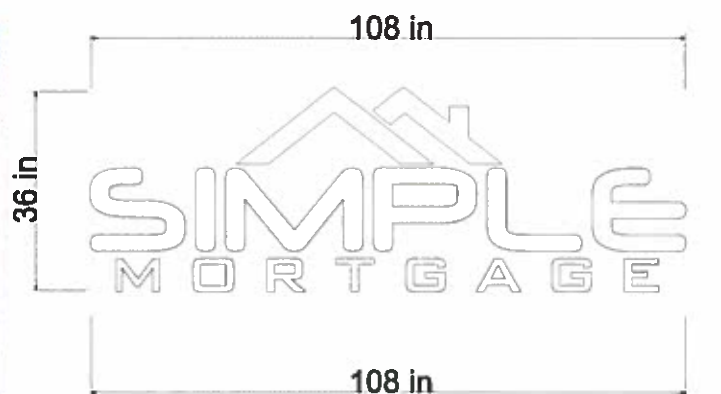
Dated: 2/16/10

33200 WOODWARD REALTY LLC, BY
ROBERT P. ADAMS
Owner's Name (Please Print)

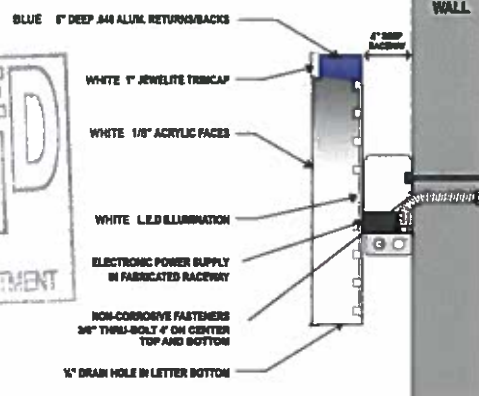
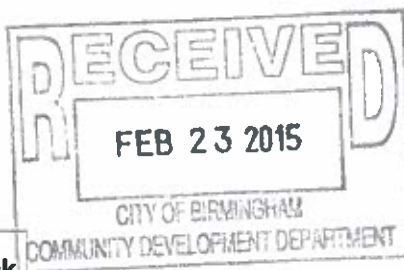
[Signature]
Owner's Signature



23' of frontage



4" Deep Illuminated Cabinet
6.7 sq ft



SECTION DETAIL - CHANNEL LETTER
RACEWAY MOUNTED WITH LED ILLUMINATION



313-835-1400
FAX 313-835-1112
CELL 248-868-2998

Paul Weinstock

FABRICATORS AND
MAINTENANCE
LICENSED & BONDED
SIGN ERECTORS

14500 SCHOOLCRAFT
DETROIT MI. 48227

radiantsign@yahoo.com

*This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and /or other applicable local codes. This includes proper grounding and bonding of the sign.