

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

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of May 18, 2016**
- 3) **Sign review**
  - **576 E. Lincoln – Birmingham Bloomfield Credit Union**
- 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.**

## AGENDA

### **BIRMINGHAM DESIGN REVIEW BOARD**

#### **MINUTES OF MAY 18, 2016**

Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

---

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, May 18, 2016. Chairman John Henke called the meeting to order at 8 p.m.

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

**Absent:** Vice Chairperson Shelli Weisberg; Student Representative Loreal Salter-Dodson

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

Chairman Henke cautioned the petitioners that the board is one member short 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.

**05-19-16**

#### **APPROVAL OF MINUTES**

**DRB Minutes of April 20, 2016**

**Motion by Mr. Coir**

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

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Coir, Trapnell, Deyer, Dukas, Henke, Willoughby

Nays: None

Absent: **Weisberg**

**05-20-16**

#### **SIGN REVIEW**

**1555 E. Fourteen Mile Rd.**

**Kakos Market**

Zoning: B-2B General Business

Proposal: Mr. Baka recalled that on April 6, 2016 the applicant was approved to renovate the exterior of the single-story one-tenant building. However, review of proposed Red LED accent lighting to be mounted underneath the soffit of the “high” parapet was postponed to allow to applicant time to develop a signage proposal as well. The applicant has now submitted a proposal to reface a portion of the existing pole sign and to install two (2) new name letter signs on the building.

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

The total linear building frontage is 96 ft., permitting 144 sq. ft. of sign area. The existing pole sign measures 36 sq. ft. per side, totaling 72 sq. ft. The proposed name letter signs will measure 21.75 sq. ft. feet each for a total of 43.5 sq. ft. The combined area of the existing and new signage will be 141.5 sq. ft. 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 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

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

The applicant proposes to install new Lexan panels on the one of the light boxes of an existing pole sign while eliminating the lower light box. The proposed pole sign light box measures 36 sq. ft. per side, totaling 72 sq. ft. The face panels have applied translucent vinyl background with ¾ in. routed PVC letters reading “KAKOS” above with ¼ in. routed PVC letters reading “FINE WINE BEER – SPIRITS” below. The letters are painted white. The vinyl background is proposed to mimic the synthetic wood planks that were approved for the building façade.

This is an existing non-conforming sign, and it is in accordance with 2.07, A (2) of the Sign Ordinance that states a nonconforming sign shall not be moved, replaced, enlarged or altered, except to bring the sign into complete conformity with this Chapter. The message of a non-conforming sign may be changed only by the person who operated the business being advertised on the signage on the premises on February 1, 2005, or related person, provided that the business

being advertised on the signage on February 1, 2005, continues in operation, so long as this does not create any new nonconformities and sign review is received.

Illumination: The applicant is proposing LED accent lighting to be mounted underneath the soffit of the “high” parapet.

Chairman Henke noticed the flood light at the top of the pole sign seems to hit more of the building than the parking lot. Mr. Joe Kakos, the business owner, said that detail will be taken care of.

Mr. Deyer had a concern about the red soffit accent lighting. It strikes him as not being in tune with what they are trying to do with the building. Mr. Kakos explained they want to use Phillips kinetic bars that change color for specific holidays. Mr. Deyer was in favor of white lighting that would accent the architecture of the building. Mr. Kakos agreed that white would be the primary color. In further response to Mr. Deyer, Mr. Kakos said 60% of his shop is wine. Liquor is second, then beer.

**Motion by Mr. Deyer**

**Seconded by Mr. Coir to approve the signage for 1555 E. Fourteen Mile Rd., Kakos Market, as submitted and that the architectural lighting proposed for the building be approved with the understanding that it is primarily white, but that the petitioner on occasion may change it to some other solid color temporarily - no moving lights.**

There was no discussion from the public on that motion at 8:15 p.m.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Deyer, Coir, Dukas, Henke, Trapnell, Willoughby

Nays: None

Absent: Weisberg

**05-21-16**

**DESIGN AND SIGN REVIEW**

**34602 Woodward Ave.**

**Audi of Birmingham**

Zoning: B-2/MU-5 General Business

Proposal: The previous approval for this project expired on April 15, 2016. The applicant is now requesting that the same proposal be approved in order to allow them to pull their building permits. No changes from the original approval are

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

Mr. Baka recalled that last time there were adjustments to the signage that needed to be made and that still applies. Mr. Fred Lavery, the building owner replied that was done on drawings with a change date of 04-20.

Mr. Douglas R. Fehan, 833 Hazel, spoke to represent the Hazel, Chestnut, Forest Homeowners Assoc. He said that Mr. Lavery has been an astounding neighbor. They fully support the change in design of the building which is mandated by Audi as their international dealership look. What the neighbors are asking for is additional screening along the Elm St. border of the Lavery Audi automotive storage lot. The wall would no longer be a chain link fence but should be aesthetically tied to the new building exterior design and should provide an effective visual and sound barrier between the existing business and the residential neighborhood.

Mr. Baka noted he could not see a cyclone fence being approved now.

Mr. Lavery explained the building no longer contains a service department so issues of noise and other matters associated with a service department have been removed. That is a potential benefit to the neighborhood. The skin of the building is too pricey to be used for a screenwall. They need a fence because of security issues.

Mr. Baka said if Mr. Lavery and the Homeowners Association came to the City with something they thought would benefit the neighborhood, administration would approve it.

Mr. Willoughby thought what Mr. Lavery is doing to the building is gorgeous. To go down Elm St. and look through the chain link fence at this building diminishes it somewhat. He encouraged the two to meet and come to a mutual understanding.

**Motion by Mr. Deyer**

**Seconded by Mr. Coir to accept the proposal for 34602 Woodward Ave., Audi of Birmingham, as submitted and that if Mr. Lavery comes back in the future to do something with the fence along Elm St. that can be administratively approved.**

Mr. Fehan commented favorably on the motion because he thinks they will find an equitable resolution that will be approved.

**Motion carried, 6-0.**

## VOICE VOTE

Yeas: Deyer, Coir, Dukas, Henke, Trapnell, Willoughby

Nays: None

Absent: Weisberg

**05-22-16**

## DESIGN REVIEW

**33722 Woodward Ave.**

**Meadowbrook Urgent Care**

Zoning: B-2B General Business

Proposal: The applicant is seeking approval to remodel the exterior of the building. The submitted plans indicate upgrades to all four (4) building elevations. Additionally, there are no proposed changes to windows, lighting, signage, or landscaping for the subject site.

### Design:

#### *South Elevation*

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

#### *Rear Elevation (East)*

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

#### *North Elevation (Entrance)*

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

#### *Front Elevation (West)*

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

---

Signage: No signage is indicated on the submitted plans.

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

Mr. Baka passed around the materials board.

Mr. Troy Shantos, Arc-Tec Architects, LLC, explained how the EIFS crown will be applied to the building and then the signage on top of that. Chairman Henke said a side view cut is needed that shows where the sign is relative to the crown.

**Motion by Ms. Dukas**

**Seconded by Mr. Trapnell to approve the Design Review for 33722 Woodward Ave., Meadowbrook Urgent Care, as submitted provided the City receives the drawings that are required for the side view of the signage.**

There were no comments from the audience on that motion at 8:45 p.m.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Dukas, Trapnell, Coir, Henke, Trapnell, Willoughby

Nays: None

Absent: Weisberg

**05-23-16**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

**A. Staff Reports**

-- Administrative Approvals

➤ 1775.1777 Haynes - Gates installed in each driveway of duplex.

➤ 715 Maple Rd., Magic Eyebrow - Front wall sign, rear entrance sign.

-- Violation Notices (none)

**B. Communications**

-- Commissioners' Comments (none)

**05-24-16**

**ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 8:50 p.m.

Matthew Baka  
Sr. Planner





# MEMORANDUM

Planning Division

**DATE:** June 9, 2016

**TO:** Design Review Board

**FROM:** Matthew Baka – Senior Planner

**SUBJECT:** Sign Review – 576 E. Lincoln – Birmingham Bloomfield Credit Union

---

**Zoning:** B1, Neighborhood Business

**Existing Use:** Birmingham Bloomfield Credit Union (BBCU)

## Proposal

The applicant proposes to install an illuminated “V” shaped ground sign on the west side of the BBCU on E. Lincoln setback 1’ from the property line.

## Signage

The total linear building frontage is 84’ 9”, permitting 84.75 square feet of sign area. The proposed ground sign is proposed to have signage on each side. The top portion measures 5’ h x 6’ w or 30 square feet. There is additional lettering on the base of the sign that reads “Est. 1931”; dimensions were not provided for this portion of the sign. However, as the top portion of the sign is 30 sq. ft., which is the limit for ground signs, the lettering on the base of the sign would result in the proposal exceeding the permitted sign area for a ground sign. In addition, the dimensions of the two existing signs on the building are not provided. Accordingly, **the total amount of signage on the site cannot be determined at this time.** *In accordance with Section 86, Article 1.0, Table B of the sign ordinance, the total of all ground signs must not exceed one square foot of sign for each linear foot of principal building frontage. The proposal does not meet this requirement.* The sign is proposed to be mounted 8’ above grade. *In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than eight feet above grade. The proposal meets this requirement.* *In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than thirty square feet per side. The proposal does not meet this requirement.*

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

## Illumination

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

## Recommendation

When reviewing the project against the standards of Chapter 86, Article 2.02 (c) of the City of Birmingham Sign Ordinance, Planning Division makes the following observations:

1. The appearance color and texture of the sign materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The sign **may** adversely affect property values.*
2. The appearance of the building exterior with the signage will not detract from the general harmony and compatibility of existing buildings in the immediate neighborhood. *The proposed sign **is not** compatible with existing signage, coloring and building facades along the streetscape.*
3. The building exterior with the signage is not offensive or otherwise garish in appearance. *The colors of the sign are compatible with the materials and color of the building, and are neither offensive nor garish in appearance.*

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

The Planning Division recommends that the Commission consider a motion to POSTPONE the Sign review application for 576 E. Lincoln to allow the applicant to revise the sign plan to provide the additional information needed to determine if the proposal meets the ordinance and to reduce the scale of the sign so that it is more compatible with the residential character of the neighborhood.

## Sample Motion Language

Motion to POSTPONE the Sign review application for 576 E. Lincoln.

OR

Motion to APPROVE the Sign review application for 576 E. Lincoln, provided the applicant meet(s) the following condition(s):

- 1.
- 2.

OR

Motion to TABLE the Sign review application for 576 E. Lincoln. The applicant must provide the following the following items:

- 1.
- 2.

OR

Motion to DENY the Sign review application for 576 E. Lincoln. The proposal does not meet the requirements of Birmingham Sign Ordinance.

**Sec. 126-514. Duties of historic district and design review commission.**

**The historic district and design review commission shall review all documents submitted pursuant to this section determining the facts given in this section.**

**Sec. 86, Article 2.02, (C) Sign review requirements**

(b) Pursuant to the provisions of chapter 126, the historic district and design review commission may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this chapter; however, the historic district and design review commission shall not allow the alteration or construction of any sign which would violate the requirements of this chapter.

(c) Sign review approval shall be granted only upon determining the following:

- (1) The scale, color, texture and materials of the sign(s) 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(s) 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.  
(Ord. No. 1718, 11-22-99)

COLORS CONTAINED WITHIN THIS RENDERING MAY VARY SLIGHTLY FROM THE ACTUAL FINISHED PRODUCT DUE TO COMPUTER AND PRINTER OUTPUT LIMITATIONS.

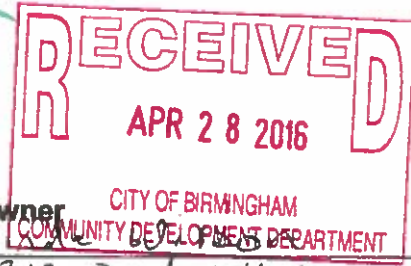
AGENDA



# Administrative Approval Application

## Planning Division

Form will not be processed until it is completely filled out



### 1. Applicant

Name: Linda Wilson  
 Address: 2313 Pondvillee  
Oakland 48363  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Property Owner

Name: Linda Wilson  
 Address: 2313 Pondvillee  
Oakland 48363  
 Phone Number: 248-931-0988  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Name: \_\_\_\_\_  
 Address: Same as above  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: TDurlock@yahoo.com

### Project Designer

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

### 3. Project Information

Address/Location of Property: 746 E. Maple  
 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

Paint exterior of building BM 2136-30 - Body  
BM PM-29 Trim

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: Linda M. Wilson Date: 4/28/16

Application #: <u>16-0042</u>	Office Use Only Date Received: <u>4/28/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>4/28/16</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>

c128096



## CONSENT OF PROPERTY OWNER

I, LUNDA WILSON, OF THE STATE OF MI AND COUNTY OF OAKLAND  
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 746 E Maple birmingham mi 48009;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
LUNDA WILSON;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 4/28/14

LUNDA WILSON  
Owner's Name (Please Print)

Linda M. Wilson  
Owner's Signature





128556

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Kal Mansour - Sign Emporium  
Address: 11035 E 9 Mile Rd  
Warren, MI 48089  
Phone Number: 586-576-7901  
Fax Number: 866-881-8182  
Email: signsbykal@gmail.com

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

Name: Kal Mansour  
Address: 11035 E 9 Mile Rd  
Warren, MI 48089  
Phone Number: 586-576-7901  
Fax Number: 866-881-8182  
Email: signsbykal@gmail.com

### 3. Project Information

Address/Location of Property: 1605 S Maple Rd  
Birmingham, MI 48009  
Name of Development: South Adams Square  
Parcel ID #: \_\_\_\_\_  
Current Use: Commercial  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

### 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

Wall sign for new business

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: 4-20-16

Application #: 16-0417

Date Received: 5/16/16

Office Use Only

Fee: 100

Date of Approval: 5/17/16

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

Reviewed by: [Signature]

CITY OF BIRMINGHAM  
Date 05/16/2016 1:36:53 PM  
Ref 00128556  
Receipt 313707  
Amount \$100.00

*duels fee for Plng, Christine  
Thurs. mapee*



## CONSENT OF PROPERTY OWNER

I, Philip Stevens Building Company, LLC, OF THE STATE OF Michigan AND COUNTY OF  
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 597 - 725 S. Adams Road, Birmingham, MI 48009;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Sign Emporium;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 4/20/2016

Gary W. Andrus  
Owner's Name (Please Print)

Gary Andrus  
Owner's Signature



# Channel Letters on Raceway and Capsule

150"

APPROVED  
16-049 DRS  
5/17/16 M. BL



26'

12'

After

Mounting Detail

Sign Description

Massage Green

Date:

4-4-16

Site Address:

665 S Adams Rd  
Birmingham, MI

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval:

Date:

**SIGN**  
**EMPORIUM**

phone - 248.941.8215  
fax - 866-881-8182  
3773 Nutcracker  
Suite 200  
Oxford, MI 48370  
email - mysignemporium@aol.com



Mounting Detail

Before



Sign Description

Massage Green

Date:

4-4-16

Site Address:

665 S. Main Rd  
Birmingham, MI

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

**SIGN**  
**EMPORIUM**

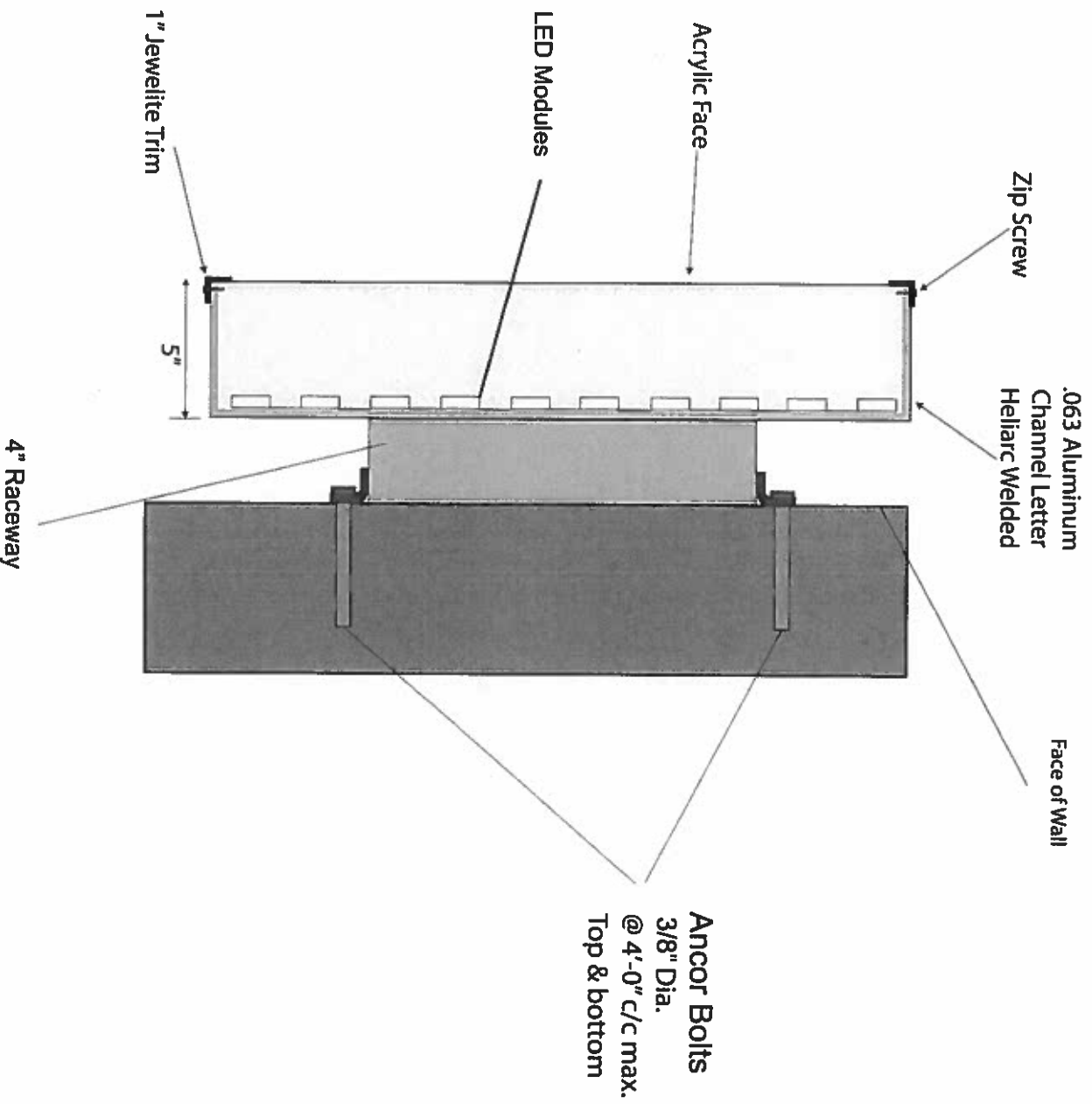
phone - 248.941.8215  
fax - 866-881-8182  
3773 Nutcracker  
Suite 200  
Oxford, MI 48370  
email - mysignemporium@aol.com

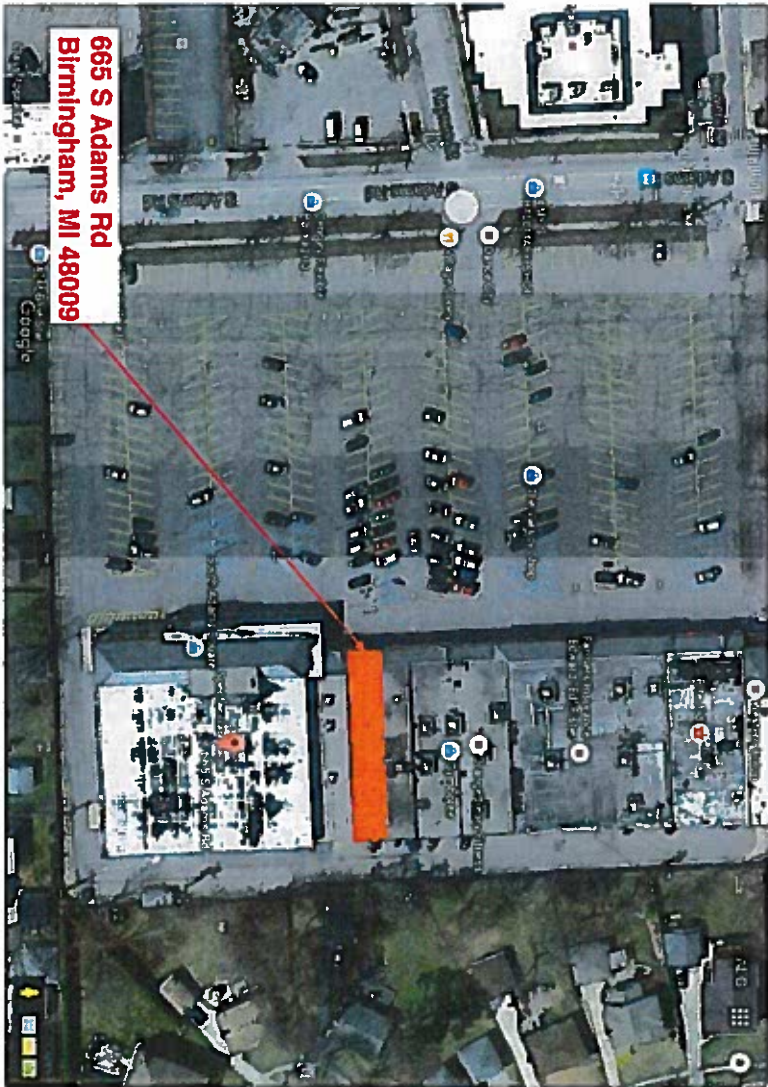
ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval:

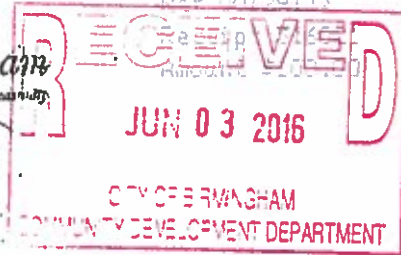
Date:

# Sign Mounting Details









## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Metro Detroit Signs  
Address: 23544 HOOVER RD  
WARREN, MI 48091  
Phone Number: 586-759-2700  
Fax Number: 586-759-2703  
Email: kdoters@MetroDetroitSigns.com

### Property Owner

Name: The New 555 Commercial LLC  
Address: 555 S. Old Woodward AV  
Birmingham, MI 48009  
Phone Number: 248-645-1197  
Fax Number: 248-645-1540  
Email: leading@555commercialapts.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: 555 S. Old Woodward  
Name of Development: Blo - Blow Dry Bar  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: N/A  
Date of HDC Approval, if any: \_\_\_\_\_  
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 wall sign for Blo - Blow Dry Bar on the front elevation

### 6. Location of Proposed Signs

Front elevation

### 7. Type of Sign(s)

Wall: Yes  
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: 12' 4"  
Depth: 5 inches  
Height of lettering: 2'

Height: 2'  
Total square feet: 24.66

10. Existing signs currently located on property

Number: None  
Square feet per sign: \_\_\_\_\_

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

11. Materials/Style

Metal: Aluminum letters  
Plastic: Acrylic board  
Color 1 (including PMS color #): 213 c.  
Additional colors (including PMS color #): N/A

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

12. Sign(s) Read(s): Blow - dry - bar

13. Sign Lighting

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

Number proposed: \_\_\_\_\_  
Height from grade: 14' 00"

Maximum wattage per fixture: \_\_\_\_\_  
Location: Front elevation wall sign

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

14. Landscaping (Ground signs only) N/A

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

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

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

Signature of Applicant: Paul B. Watson

Date: 6-2-16

Application #: 16-0055

Office Use Only

Date Received: 6/3/16

Fee: \$100

Date of Approval: 6/7/16

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

Reviewed by: m. B/L



**CONSENT OF PROPERTY OWNER**

I, Sohn J. Reinhardt, OF THE STATE OF AL AND COUNTY OF Oakland  
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 555 S. Old Woodward;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Memo David Signs;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 6/2/16

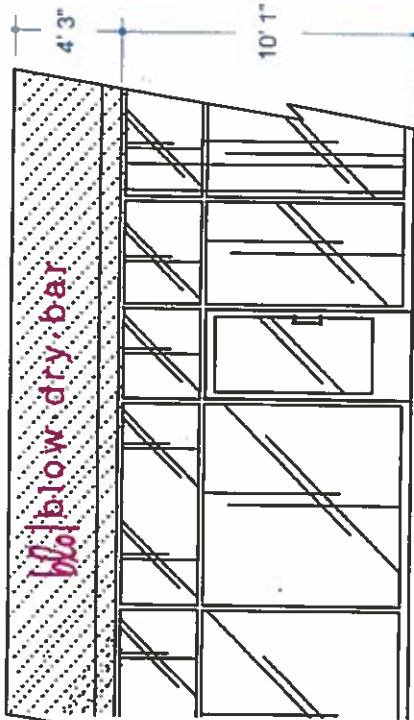
Michelle Laro  
Owner's Name (Please Print)

GM Authorized Signer

Michelle Laro  
Owner's Signature

GM Authorized Signer

27' 6"  
Store Front

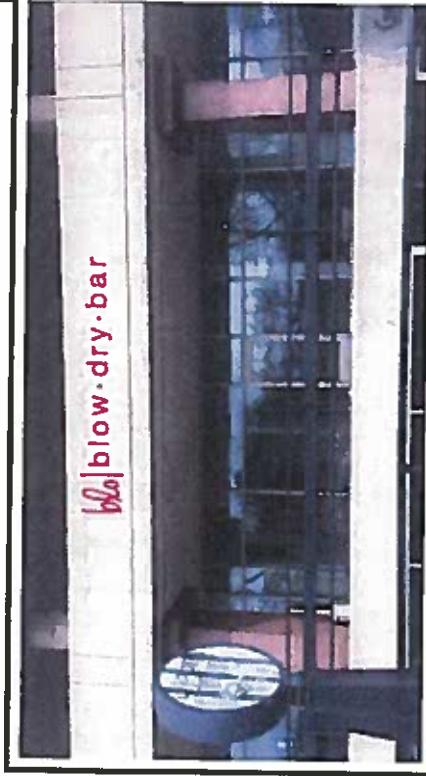


148"

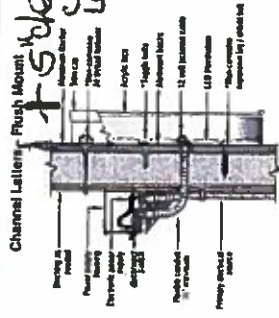
19.50"

24"

blow · dry · bar



**24"x148" Overall - 24.56 Sq. Ft.**



PMS# 213C



555 S Old Woodward  
Suite 240  
Birmingham, AL

**Sales Person: Shawn Malone**

**Drawn By: Connie Fotiu**

Date: 5/16/18

Work Order #:

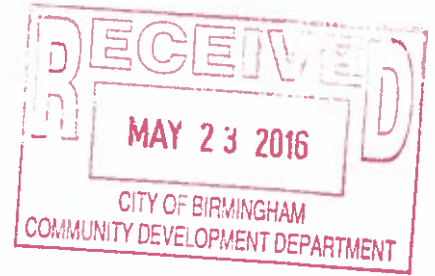
**File Name: Blo.cdr**  
**Channel Letters Pg 3**

Revision: 5/17/16



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





## Administrative Approval Application Planning Division

### 1. Applicant

Name: STEVE Yuldo  
Address: P.O. BOX 250004  
W. ALBEMARLE, MI 48325  
Phone Number: 248 763 8730  
Fax Number: 248 848 9696

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

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

### Property Owner

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

### Project Designer

Name: QUALITY SIGNS & GRAPHICS SCOTT  
Address: 2331 OAKWOOD BLVD  
Phone Number: 248 431-7575  
Fax Number: \_\_\_\_\_

### 3. Project Information

Address/Location of Property: 33422 WOODWARD  
Name of Development: WALK HAPPY STORE  
Parcel ID #: 08 2031354003  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDDRC 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 06 listed aluminum letter sign with LED  
lighting

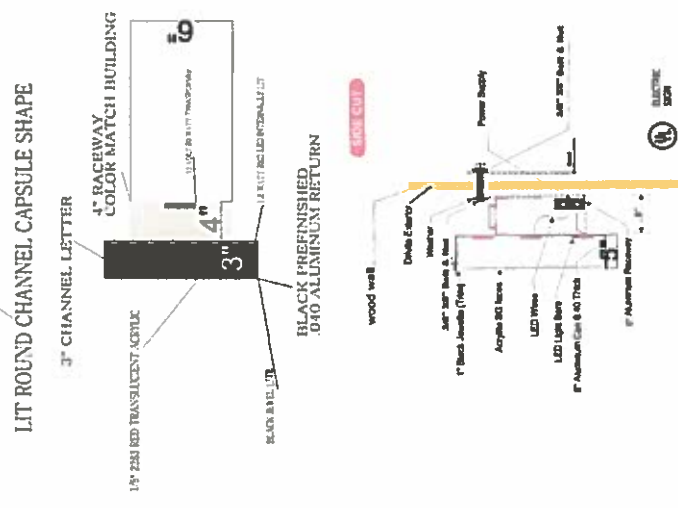
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature] Date: 5-23-16

Application #: 16-0049 Office Use Only: APPROVED  
Date Received: 5/23/16 Fee: \$100  
Date of Approval: 5/7/16 Date of Denial: \_\_\_\_\_ Reviewed by: M.B.L



**Walk? Happy!**



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**ELECTRIC SIGN**

PRIMARY WIRING SHALL BE (3) #12 THW/THWN (BY OTHERS) GROUNDING PER NEC ARTICLE 250 (BY OTHERS).

PRIMARY ELECTRICAL ALL PRIMARY ELECTRICAL CONNECTIONS ARE TO MEET OR EXCEED N.E.C. U.L. 48 OR LOCAL ENFORCING CONTRACTORS.

**30 SF**

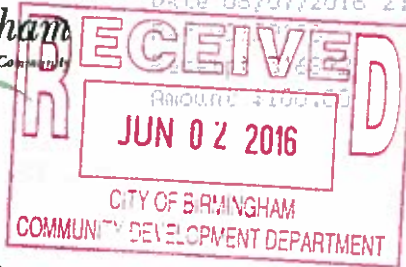
Regional Sales: Scott David	CONTACT:	DATE:
DRAWER: Scott Kase	PROJECT:	
NOTES:	LOCATION:	
Original Art, Sketches, Mechanicals and materials originated by Quality Sign and Graphic are the property of Quality Sign and Graphic. Sketch Deposit covers minimal costs involved in developing a concept. The Sketch remains the property of Quality Sign and Graphic.	<p>I have reviewed the above specifications &amp; hereby fully understand the content of work to be performed and I approve this project to begin:</p> <p>Sign: _____ Date: _____</p> <p><i>Mr. B. 6/17/16</i> <i>16-44 BRB</i></p>	

**QUALITY SIGN & GRAPHIC**

248.431.7575  
2331 Oakwood Blvd. Melvindale, MI 48122  
quality1sign.com



CITY OF BIRMINGHAM  
Date 06/07/2016 2:35:04 PM



## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: NEW YOU SALON  
Address: 33400 Woodward  
Phone Number: 248-645-1118  
Fax Number: 248-645-0861  
Email: FRONTDESK@NEWYOU.SALON.COM

### Property Owner

Name: Yankee Property Management  
Address: 33400 Woodward  
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: \_\_\_\_\_  
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

Paint Building BM 1547 - Signband  
BM 2172-30 Body

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: Cathleen Y. Kelly Date: \_\_\_\_\_

Application #: 16-056 Office Use Only Date Received: 6/2/16 Fee: \$100  
Date of Approval: 6/7/16 Date of Denial: \_\_\_\_\_ Reviewed by: M. B. L.

129190



New You S A L O N

33400

VOTED  
#1

711 6411

① ② ③ ④

## Administrative Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: ROYAL OAK Awnings  
 Address: 2625 W. 14th  
ROYAL OAK  
 Phone Number: 208-542-5552  
 Fax Number: 549-2860  
 Email: MARK RO AWINING@ATT.NET

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

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

#### 3. Project Information

Address/Location of Property: 34222 WOODWARD  
 Name of Development: DE GIGLIO Kitchen  
 Parcel ID #: \_\_\_\_\_  
 Current Use: \_\_\_\_\_  
 Area in Acres: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_

#### 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

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

RECOVER EXISTING AWNING w/ SIGNAGE.  
ALSO ADDITIONAL SIGNAGE ABOVE AWNING AND SIGNAGE  
ABOVE OVERHEAD DOOR WEST OF AWNING.  
LOCATION SOUTH ELEVATION

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 Fudelman

Date: 5/24/16

APPROVED

Application #: 16-0051

Office Use Only

Date Received: 5/24/16

Fee: 100

Date of Approval: 6/7/16

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

Reviewed by: m. b/l

**CONSENT OF PROPERTY OWNER**

I, Tony Curtis, OF THE STATE OF MI AND COUNTY OF \_\_\_\_\_  
(Name of property owner)

ACKNOWLED STATE THE FOLLOWING:

1. That I am the owner of real estate located at 34222 Woodward;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
ROYAL OAK RUNNING - MARK FRIEDMAN  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 4-16-16

Tony Curtis  
Owner's Name (Please Print)

  
Owner's Signature

De Gale Kitchen  
34222 Woodward  
Birmingham, AL

OWNER Jean DeGaulo  
248-258-6880

Reader existing w/ signage  
ADD 2 wall signs  
one Above Awning  
and one on West ELEV.

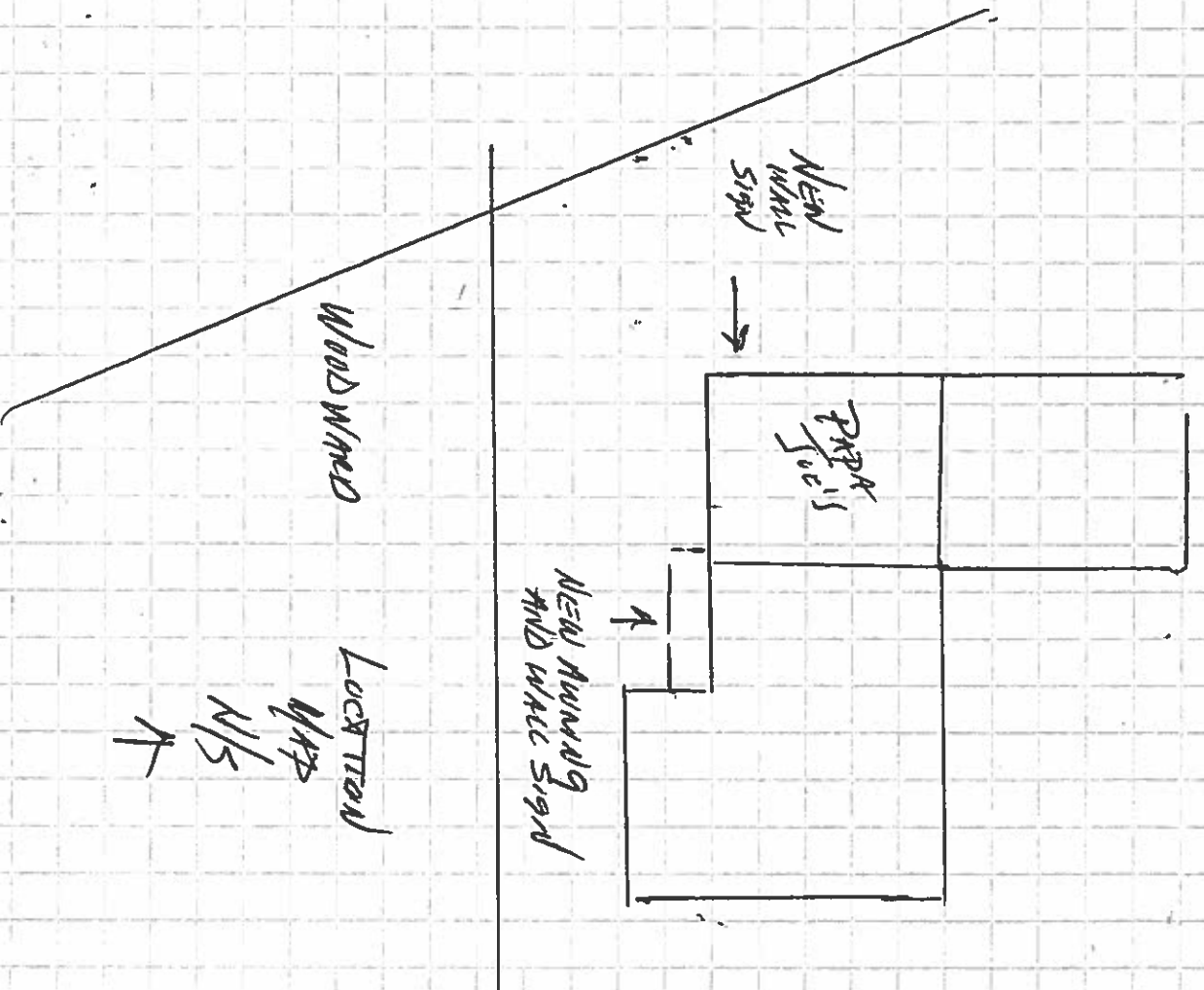
ROYAL OAK &  
BIRMINGHAM  
AWNING

CUSTOM MADE FABRIC  
AND ALUMINUM AWNINGS  
CANVAS SALES AND REPAIR

2625 W. 14 Mile Rd., Royal Oak, MI 48073  
markoawning@att.net  
royaloakandbirminghamawning.com

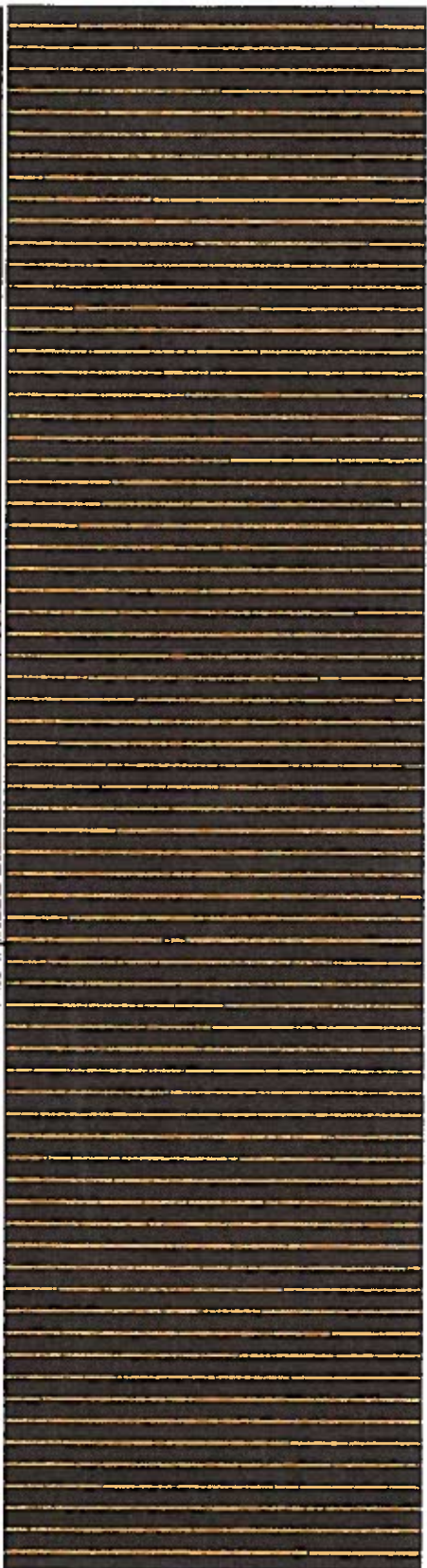


Mark Friedman  
(248) 542-5552  
(248) 549-7860 Fax





26'2"



CABINETRY

KITCHEN DESIGN

APPLIANCES

5" X 3'5" = 1.41 SA FT

5" X 5' = 2.07 SA FT

5" X 3'8" = 1.52 SA FT

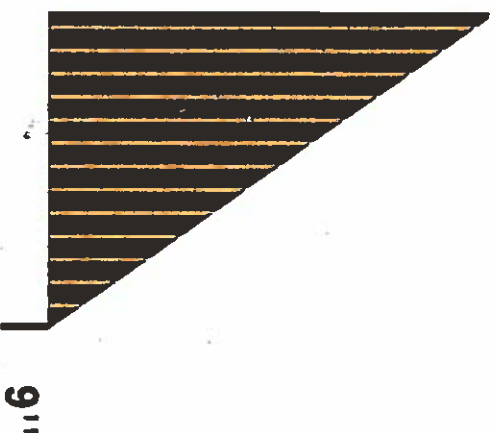
TOTAL AWNING SIGNAGE 5'

TOTAL SIGNAGE AWNING AND WEST ELEV.

15.54 <sup>WALL</sup> 17.80 <sup>SA FT</sup>

MATERIAL SUNBRELLA  
COLORV-- 4988 COOPER BLACK  
6008 BLACK  
FABRIC IS FLAME RETARDANT

LETTERING COLOR GOLD





34222 Woodbridge

CABINETRY

KITCHEN DESIGN

APPLIANCES

