

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – November 15, 2017
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of August 16, 2017**
- 3) **Design Review**
 - **724 N. Old Woodward - Kohlar**
- 4) **Sign review**
 - **34915 Woodward – Lady Jane’s**
 - **525 E. Brown – Birmingham Roast**
- 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 one 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 OCTOBER 18, 2017
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 18, 2017. Chairman John Henke called the meeting to order at 7:18 p.m.

Present: Chairman John Henke; Board Members Joseph Mercurio, Lauren Tolles (arrived at 7:25 p.m.), Thomas Trapnell, Michael Willoughby

Absent: Board Members Keith Deyer, Natalia Dukas, Alternate Board Members Adam Charles, Dulce Fuller; Student Representatives Josh Chapnick, Griffin Pfaff

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

10-21-17

APPROVAL OF MINUTES
DRB Minutes of August 16, 2017

Motion by Mr. Trapnell

Seconded by Mr. Willoughby to approve the DRB Minutes of August 16, 2017 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Trapnell, Willoughby, Henke, Mercurio

Nays: None

Absent: Deyer, Dukas, Tolles

The Chairman cautioned that only four of seven board members were present this evening and four affirmative votes are needed to pass a motion. He offered the applicants the opportunity to adjourn their hearing to the next DRB meeting when a more full board might be present. Both applicants wished to move forward.

10-22-17

DESIGN REVIEW
33692 Woodward Ave.

Multi-Tenant Building

Zoning: B-2 General Business

Proposal: The applicant is proposing a reface of the existing structure. The two-tenant building façade will go from a bland white concrete building to one with high quality limestone, synthetic stucco and TruGrain siding.

- The proposed limestone will be “Buff” in color and manufactured by Custom Stone Works. The stone will be placed underneath the windows as a base, and will extend the entire length of the building façade.
- The EIFS (aka synthetic stucco), manufactured by Drvit, Senergy, or an equal manufacturer, will have a Sahara finish, then painted over by “Natural Ground” color paint from Sherman Williams. This EIFS will cover the building where limestone is not present.
- The TruGrain siding will be colored Dark Burma. The siding will begin above the windows and extend midway up the proposed new parapet. There will be EIFS above the TruGrain and an aluminum cap on top of that.
- A dimly lit light rope with a white/yellow hue will be tucked underneath the aluminum cap at the top.

The new parapet will extend roughly 8 ft. above the top of the building. This new parapet should adequately screen the existing mechanical units above the building. The top of the parapet will be capped by a Champagne colored aluminum composite panel system from Omega Panel Products Laminators Inc. The applicant is also proposing to install new glass for the storefront. The glass will be made by Viracron (or an equal manufacturer) and clear in color. The applicant has not submitted any Visual Light Transmittance (VLT) calculations to confirm the new glass will be no less than 80% transparent. ***The applicant will need to submit VLT calculations or obtain a variance from the Board of Zoning Appeals.***

Signage: The applicant is not proposing any new signage at this time. Any proposed signage will be subject to a review by the Planning Board.

Illumination: The applicant is proposing the addition of continuous rope lighting along the aluminum paneling of the parapet. The applicant has not submitted specification sheets for the proposed rope lighting. Article 4, section 4.21 of the Birmingham Zoning Ordinance requires all luminaries to be full cutoff or cutoff, but may be approved under certain conditions.

Mr. John Abbro from ADG Architecture, the design firm, said the owners do not have a current tenant for one vacancy but will move forward with the renovation. He passed around pictures and material samples and indicated that the proposed glass is clear.

Chairman Henke told him that the City will need the specifications on the glass along with tear sheets on the rope lighting and small material samples of the lighting.

Motion by Mr. Willoughby

Seconded by Mr. Trapnell to approve the Design Review Application for 33692 Woodward Ave. with the following condition:

- 1. Applicant will need to submit VLT calculations or obtain a variance from the Board of Zoning Appeals;**
- 2. Administrative approval of the rope lighting spec sheets and samples;**
- 3. Administrative approval and tear sheets of vertical decorative lighting on the column that is at least 8 ft. above grade.**

There were no comments on the motion from members of the public at 7:35 p.m.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Trapnell, Henke, Mercurio, Tolles

Nays: None

Absent: Deyer, Dukas

10-23-17

DESIGN AND SIGN REVIEW

1065 E. Maple Rd.

Mobile Gas Station

Proposal: Mr. Baka advised the applicant is seeking approval to install signage on the Mobile Gas Station.

Signage: The applicant proposes to install two (2) wall signs, one on each of the east and south elevations of the building. The total linear building frontage is 56 ft. 9 in., permitting 56.75 sq. ft. of sign area. The proposed "Beer and Wine" sign on the front (south) elevation is proposed to measure 20.125 sq. ft. The proposed "Beer and Wine" sign on the side (east) elevation is proposed to 16.5 sq. ft. There is an existing ground sign on the property that measures 24.2 sq. ft. per side for a total of 48.4 sq. ft. With the addition of the proposed signs the total amount of signage for this site would be 85.025 sq. ft. In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage. **The proposal does not meet this requirement.** Accordingly, the applicant will be required to reduce the signage not to exceed 56.75 sq. ft.

In accordance with Article 1.0, table B of the Birmingham Sign Ordinance – wall signs may be no more than 36 in. in height. **The sign on the east elevation does not meet this requirement.** Accordingly, the height of the sign must be reduced to a maximum of 36 in.

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

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

Mr. Baka indicated the problem is that the applicant has used virtually all of their square footage on their ground sign. There are about 8 sq. ft. left.

Mr. Willoughby said one of the things they want for the community is to not have buildings loaded up with excessive signage.

Mr. Alan Shibo from Fast Signs was present.

The board members came up with the suggestion to reduce the east sign and try and make that work on the Maple Rd. side. If the window signage were to go away, that may aid the applicant's case to the Board of Zoning Appeals ("BZA"). Mr. Baka added that window signage doesn't require approval, but they must stay within the allowable 12 sq. ft. per side, or 24 sq. ft.

Mr. Willoughby observed if they get rid of the picture of a mug between BEER and WINE the height would drop.

Mr. Shibo opted to come back to the board with a reduced proposal.

Motion by Mr. Trapnell

Seconded by Mr. Willoughby to postpone the Design and Sign Review Application for 1065 E. Maple Rd., Mobile Gas Station. to November 1, 2017 without additional cost to the petitioner.

Motion carried, 5-0.

VOICE VOTE

Yeas: Trapnell, Willoughby, Henke, Mercurio, Tolles

Nays: None

Absent: Deyer, Dukas

10-24-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 400 S. Old Woodward Ave., The Forefront - Install non-illuminated wall sign for "The Forefront" on the front (east) elevation.
- 277-297 W. Brown St. - Remove and replace all crown, rake molding, fascia board on all overhangs, and around bays. Remove and replace drip edge and roofs on arches. Remove and replace flashing. Installing foam for proper drainage.
- 1728 Maple Rd.- Proposed signage is within same area as existing signage. No other changes to facade except for repainting. Additional dimensional words are within the max 22 sq. ft. signage allowance.
- 525 Southfield Rd. - Reface the existing monument sign with two new faces and 1/2 in. thick letters and numbers. Logo graphic to be printed. Located on NW corner on an angle.
- 700 N. Old Woodward Ave., Bisou Bridal Boutique - Replacement of raised letters due to name change. 1/2 in. thick white stud mount. Located front/west.
- 2300 Lincoln Ave., Birmingham Ice Arena – Replace section of roof
- 122 E. Brown St., 503 and 511 Pierce St. - Installation of two non-illuminated single face wall signs that will match the style, colors, and materials of the two existing Women's Excellence wall signs that were approved and installed in 2015. Each new sign is 2 in. tall x 9 ft. long or 18 sq. ft. and when added to the existing 31.25 sq. ft. wall signs results in 98.50 sq. ft. total per elevation. Proposed signs to be placed next to the existing wall signs on the west elevation facing Pierce St. and the north elevation facing Brown St. as per color shop drawings.
- 111-185 Coolidge, Birmingham Corners - Tear off existing roof of entire building and re-roof to code with Owens Corning Oakridge shingles in the color of driftwood.
- 567 Chester - Install fence.
- 1661 Graefield – replace roof

- 1801 Yosemite, 1935-1975 Yosemite - Install new rubber (block roof) with a Firestone warranty.
- 34915 Woodward Ave., 525 E. Brown St.- Door request for copper door.
- 555 S. Old Woodward Ave., Core Revolution - Install 1.5 ft. x 10 ft. (15 sq. ft.) alupanel wall sign for Core Revolution Indoor Cycling Studio.
- 400 W. Maple Rd., Dorchen-Martin Associates - Requesting approval to install one set of 8.6 sq. ft. address numbers.
- 731 Willits - Install two vinyl replacement windows and one doorwall.
- Violation Notices (none)

B. Communications

- Commissioners' Comments

Chairman Henke observed that 277-297 W. Brown St. is in the Bates St. Historic District. Mr. Baka said he would move the approval over to the HDC.

10-25-17

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:50 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: November 10, 2017
TO: Design Review Board
FROM: Matthew Baka, Senior Planner
SUBJECT: Design Review – 724 N. Old Woodward – Kohlar

Zoning: O-2 – Office/Commercial

Existing Use: Commercial

Proposal

The applicant proposes to renovate the exterior of the two-story multi-tenant building. The proposal includes consolidating the existing multi-tenant storefront into a single unit that will be the new location of a Kohlar showroom. A Kawneer EnCORE storefront window system and Kawneer 250 narrow stile door system are proposed in black anodized frames.

The applicant is required to meet the architectural standards of Article 03 section 3.04 E of the Zoning Ordinance as they are located in the Downtown Overlay District. The applicant is required to install clear glass with a VLT (visible light transmittance) of no less than 80% and a total glazing requirement of 70% between 1 ft. and 8 ft. above grade. **The applicant has not provided the VLT of the storefront or the glazing percentage.**

Signage

The applicant is not proposing any additional signage at this time. They have indicated that signage will be submitted under a separate proposal.

Illumination

The applicant is proposing to remove the existing gooseneck fixtures. No new fixtures are currently proposed to be re-installed.

Design Recommendation

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

1. The appearance color and texture of materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The overall design is not likely to adversely affect property values.*
2. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood. *The overall design elements **will not** detract from the harmony and appeal of the **other buildings on Woodward**. The proposed design is compatible with the surrounding building façades.*

3. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight. *The proposed design elements are not garish or offensive to the sense of sight.*

The Planning Division recommends that the Design Review Board consider a motion to approve the design review application for 724 N. Old Woodward. The proposal meets the requirements of Section 126-514 of the Zoning Code.

Sample Motion Language

Motion to APPROVE the design review application for 724 N. Old Woodward, provided the applicant meet(s) the following condition(s):

1. The applicant provide the VLT and glazing percentage of the new storefront demonstrating compliance with section 3.04 E of the Zoning Ordinance

OR

Motion to TABLE the design review application for 724 N. Old Woodward. The applicant must provide the following items:

OR

Motion to DENY the design review application for 724 N. Old Woodward. The proposal does not meet the requirements of section 126-514 of the Zoning Code.

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

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

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- (4) The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- (5) The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- (6) The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the city.
- (7) The total design, including but not limited to colors and materials of all walls,

screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission.

(Code 1963, § 5.192(4))

ARCH D - 24"x36" - 6 (0mmx914mm (rounded)

Exterior Material Finishes				
TAG	MATERIAL	MFGR.	COLOR / STYLE	REMARKS/ NOTES
E1	STOREFRONT	KAWNEER EnCORE SYSTEM	BLACK ANODIZED	
E2	STOREFRONT DOOR	KAWNEER 250 NARROW STILE DOOR	BLACK ANODIZED	
E3	BUILDING SIGNAGE	TBD	WHITE FRONT WITH BLACK SIDE/RETURNS - HALO/BACK LIT	NOT TO BE INTERNALLY ILLUMINATED - SHOWN AS REFERENCE NOW - SIGN PERMIT TO BE SUBMITTED AT A LATER DATE
E4	COLUMN COVER - BREAK METAL		BLACK ANODIZED - TO MATCH STOREFRONT	
E5	EXISTING ELECTRICAL OUTLET COVER		TO MATCH BRICK	

LEGEND

(XX) - RE: EXTERIOR FINISH SCHEDULE



1
A3-01
EXISTING
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A3-01
NEW
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

KOHLER

TYP. OF 3

DATE	ISSUED FOR	REV
11/15/2017	PLANNING REVIEW	1
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Keyplan	
North Arrow	Detail Symbol
	Detail No. Sheet No.

Seal(s)	
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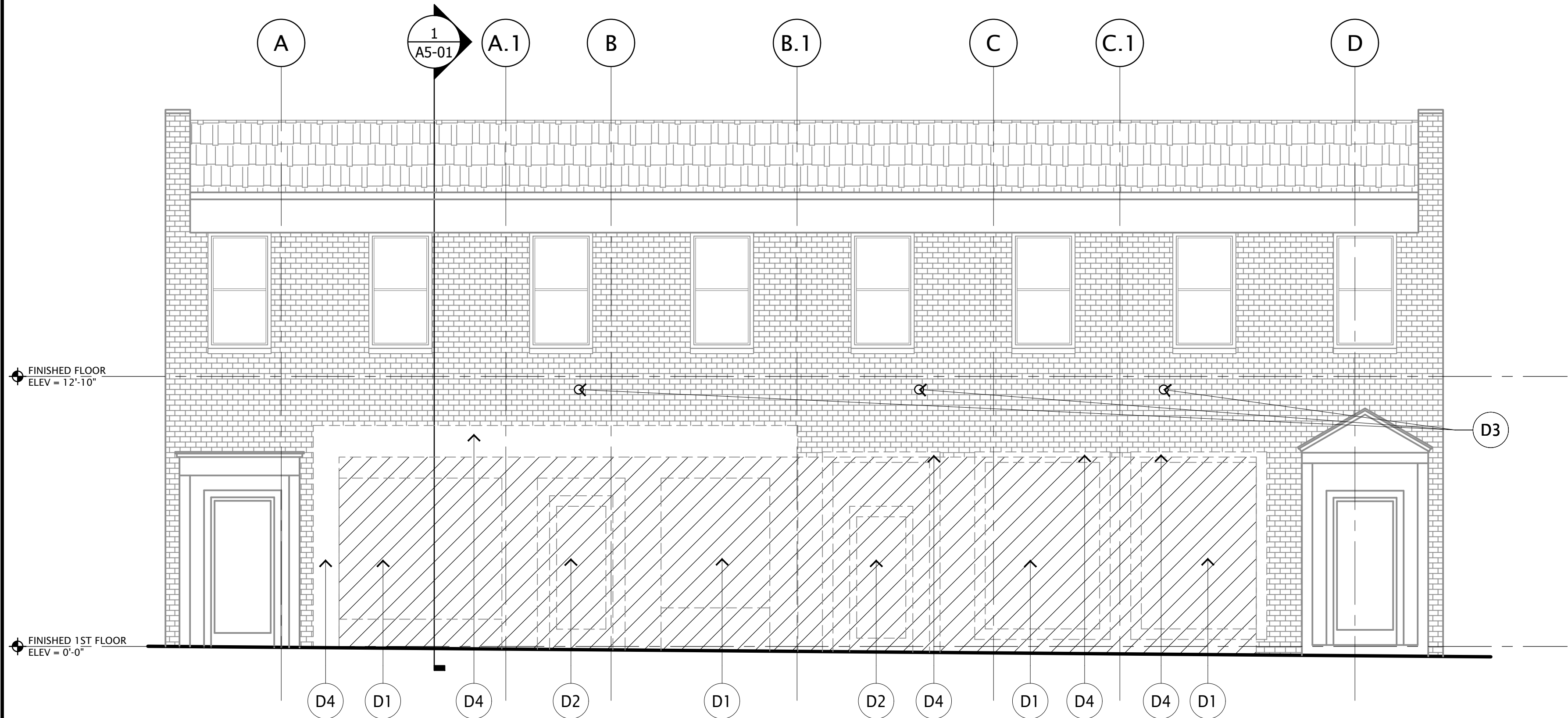
NORR

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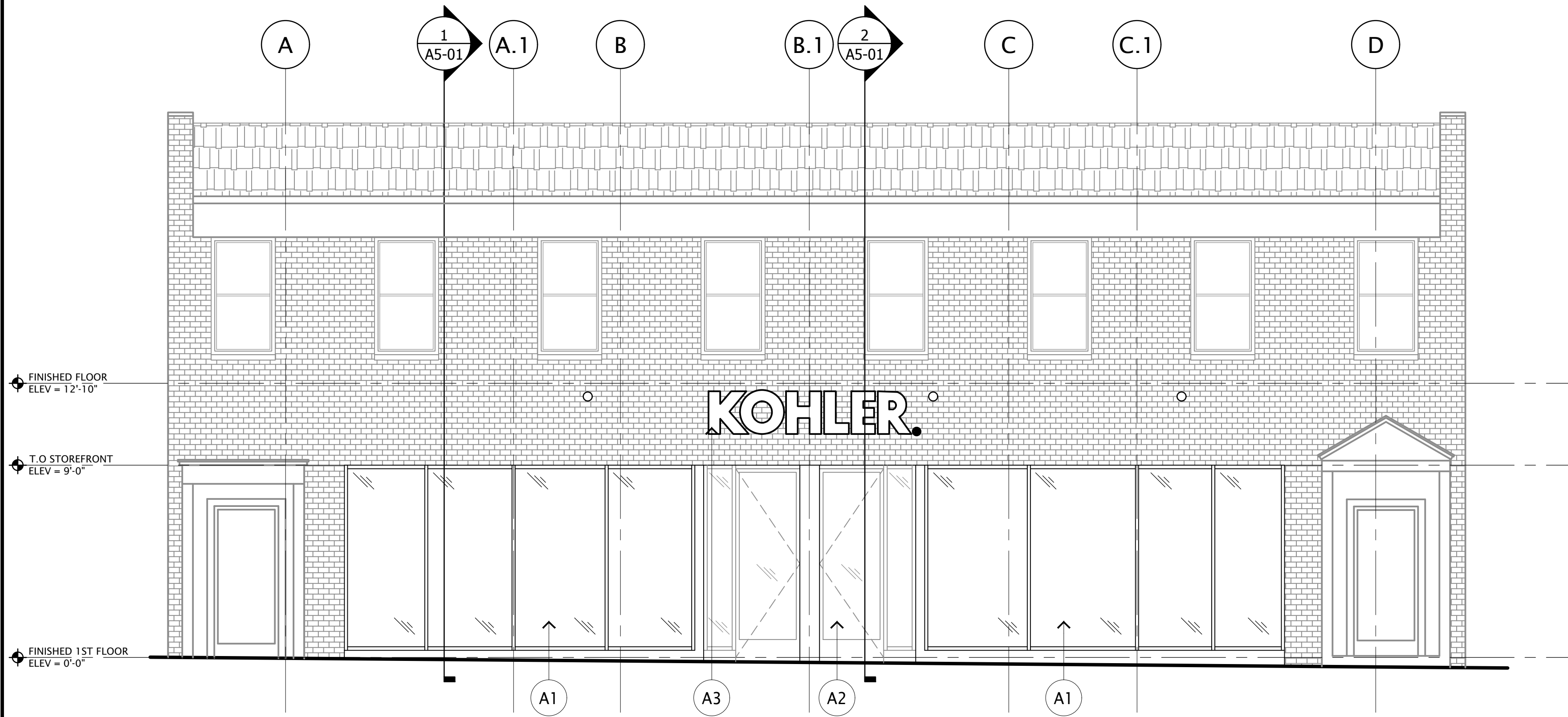
150 W. Jefferson Ave., Suite 1300
Detroit, Michigan, 48226 USA
www.norr.com

Project Manager R. AVILA	Drawn A. GERMANESE
Project Leader -	Checked -
Client Najor Companies 600 N. Old Woodward Suite 100 Birmingham, MI 48009 T 248.433.7000 F 248.433.0900	
Project FACADE RENOVATION TO 724 N. OLD WOODWARD AVE. BIRMINGHAM, MI	
Drawing Title EXTERIOR ELEVATIONS DEMOLITION & NEW WORK	
Project No.	JCDT17-0255
Drawing No.	A3-01

ARCH D - 24"x36" - 60mmx914mm (rounded)



1
A3-01
EXISTING
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2
A3-01
NEW
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DEMOLITION NOTES BY SYMBOL

- D1 DEMOLISH EXISTING STOREFRONT GLAZING SYSTEM, EXTERIOR TRIM, ANCHORS AND SILL FLASHING - MAKE READY FOR NEW. VERIFY WITH OWNER.
- D2 DEMOLISH EXISTING STOREFRONT DOOR SYSTEM, EXTERIOR TRIM, ANCHORS AND FLASHING - MAKE READY FOR NEW. VERIFY WITH OWNER.
- D3 DISCONNECT AND REMOVE EXISTING EXTERIOR LIGHT FIXTURES.
- D4 DEMOLISH EXISTING EFIS FACADE - REPAIR BRICK BEHIND EFIS TO MATCH EXISTING FACADE

ARCHITECTURAL NOTES BY SYMBOL

- A1 NEW STOREFRONT GLAZING SYSTEM, EXTERIOR TRIM , ANCHORS AND SILL FLASHING.
- A2 NEW STOREFRONT DOOR SYSTEM, EXTERIOR TRIM , ANCHORS AND FLASHING.
- A3 NEW TENANT SIGN SHOWN AS REFERENCE, SIGNAGE PACKAGE TO BE SUBMITTED FOR APPROVAL BY TENANT

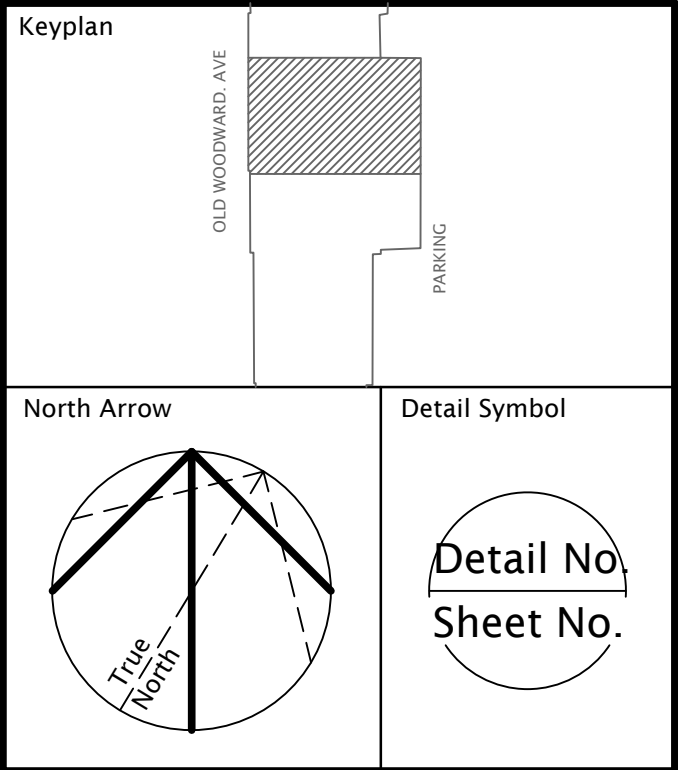
LEGEND

- ← # KEY NOTE DESIGNATION
- + C COLUMN GRID
- ▨ AREA OF NEW STOREFRONT

DATE	ISSUED FOR	REV
08/29/2017	PERMIT	1
10/13/2017	WHITE BOX PERMIT SET	2

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Seal(s)

NORR

NORR LLC
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150 W. Jefferson Ave., Suite 1300
Detroit, Michigan, 48226 USA
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Project Manager R. AVILA	Drawn A. GERMANESE
Project Leader	Checked
Client Najor Companies 600 N. Old Woodward Suite 100 Birmingham, MI 48009 T 248.433.7000 F 248.433.0900	
Project DEMOLITION WORK TO 720 N. OLD WOODWARD AVE. BIRMINGHAM, MI	
Drawing Title EXTERIOR ELEVATIONS DEMOLITION & NEW WORK	
Project No.	JCDT17-0255
Drawing No.	A3-01

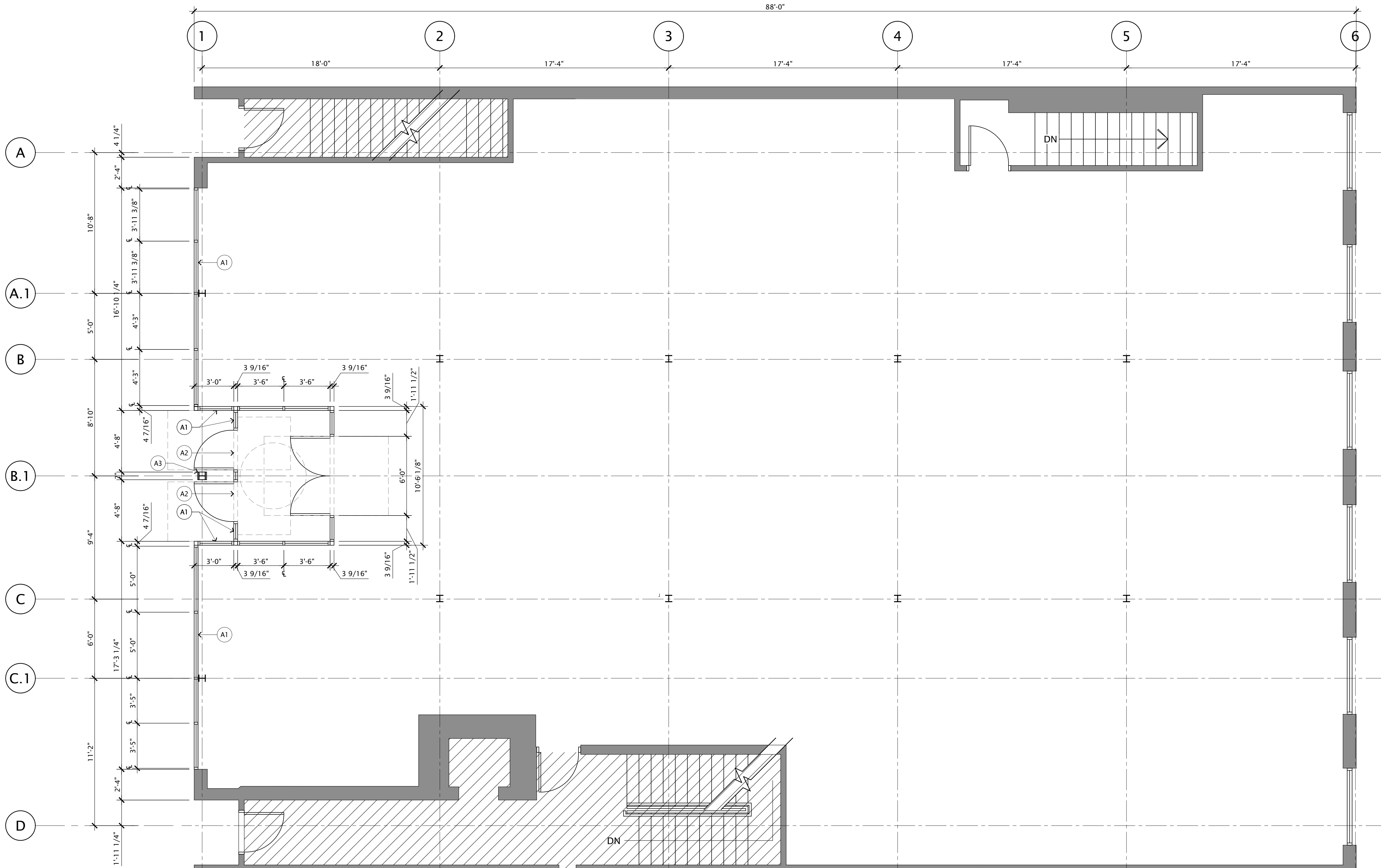
ARCH D - 24"x36" - 60mmx914mm (rounded)

ARCHITECTURAL NOTES BY SYMBOL

- (A1) NEW KAWNEER ENCORE STOREFRONT SYSTEM -
3-9/16" DEPTH - BLACK ANODIZED FINISH
- (A2) NEW KAWNEER 250 NARROW STILE DOOR - BLACK
ANODIZED FINISH
- (A3) BREAK METAL COLUMN COVER - BLACK ANODIZED
FINISH TO MATCH STOREFRONT

LEGEND

- EXISTING PARTITION TO REMAIN
- NEW FULL HEIGHT PARTITION
- NEW HALF HEIGHT PARTITION
- AREA OF EXISTING NOT IN CONTRACT
- KEY NOTE DESIGNATION
- COLUMN GRID



DATE	ISSUED FOR	REV
11/15/2017	PLANNING REVIEW	1

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Keyplan

North Arrow

Detail Symbol

Detail No. Sheet No.

Seal(s)

NORR

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An Ingenium Group Company

150 W. Jefferson Ave., Suite 1300
Detroit, Michigan, 48226 USA
www.norr.com

Project Manager R. AVILA	Drawn A. GERMANESE
Project Leader -	Checked -
Client Najor Companies 600 N. Old Woodward Suite 100 Birmingham, MI 48009 T 248.433.7000 F 248.433.0900	
Project FACADE RENOVATION TO 724 N. OLD WOODWARD AVE. BIRMINGHAM, MI	
Drawing Title FIRST FLOOR - NEW	
Project No.	JCDT17-0255
Drawing No.	A2-03

EnCORE™ Framing System

A Proven Performer
Recognized for
Economical Installation



Forever 21 – Hawaii
Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA
Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA
Photography: © Aqua Photo

Taking center stage in Kawneer's lineup, the EnCORE™ Framing System is a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option and numerous design choices. Engineered for easy installation and lower costs, features include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1-3/4" (44.5 mm) minimal sightline. EnCORE™ Framing System readily adapts to remodel projects and new construction, whether traditional or modern architecture.

Economy

The EnCORE™ Framing System QuickSeal™ dry-glazed self-sealing framing system is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

EnCORE™ Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Kawneer flagship Trifab™ Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, Kawneer entrances, windows, curtain walls and slope glazing are compatible with EnCORE™ Framing System.

Performance

A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, EnCORE™ Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

EnCORE™ Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. Unique to Kawneer, these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

Aesthetics

For additional freedom of expression, EnCORE™ Framing System offers front or center glazing options. A Structural Silicone Glazing (SSG) option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

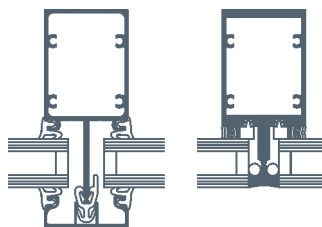
The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.



Forever 21 – Hawaii

Architect: J.T. Nakaoka Associates Architects, Los Angeles, California, USA

Glazing Contractor: Reflections Glass, Waipahu, Hawaii, USA



Another key feature of the EnCORE™ Framing System separate components is that they are easily adapted to curved applications. The framing is available in three fabrication methods: screw spline, shear block or Type B, which is a combination of both.

For the Finishing Touch

Permanodic™ anodized finishes are available in Class I and Class II in seven different color choices.

Painted finishes, including fluoropolymer, that meet or exceed AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770 . 449 . 5555





MEMORANDUM

Planning Division

DATE: November 9, 2017

TO: Design Review Board

FROM: Matthew Baka, Senior Planner

SUBJECT: Sign Review – 34915 Woodward – Lady Jane’s

Zoning: B-4/D-4, Business-Residential

Existing Use: Barber/Beauty Salon

Proposal

The applicant is requesting approval of two name letter signs, one on each façade of their storefront location at the corner of E. Brown and Woodward. The building that they are located in was constructed under the Downtown Overlay Standards. Accordingly, the entire building and all its tenants are required to comply with the Overlay Sign District Standards contained in Article 01, Section 1.10 of the sign ordinance.

The applicant was previously granted administrative approval for the two signs. However, the Overlay sign standards allow one sign per entry for tenants whose principle square footage is on the first floor. At the time that the admin approval was granted the applicant agreed to add a second entry on the E. Brown St. elevation. A permit was issued for two signs based on the plans submitted for the building permit which indicated two public entrances as agreed. However, the second entrance was never installed while both signs were. Therefore the second sign is now in violation of the sign ordinance. At this time the applicant has stated that they do not intend to install a second entry as previously agreed and have stated their intention to apply for a variance from the Board of Zoning Appeals (Although a BZA application has yet to be received). Accordingly, as has been City policy, the applicant has submitted an application for Design Review of their signage prior to appearing in front of the BZA.

Signage

The applicant is seeking approval of two name letters signs reading “Lady Jane’s Haircuts for Men”. One sign is currently mounted on the Woodward elevation and one sign is currently mounted on the E. Brown elevation. Article 01 section 1.10 B(4)d states the following; *Each business whose principle square footage is on the first story, may have one sign per entry.* **The proposal does not meet this requirement.** The sign along E. Brown is proposed to be 18” in height. The sign along Woodward is proposed to be 21” in height. Article 01 section 1.10 B(4)states the following; *A single external sign band or zone may be applied to the facade of a building between the first and second floors, provided that it shall be a maximum of 1.5 feet in vertical dimension by any horizontal dimension.* Woodward Avenue Address: *The external sign band or zone shall be a maximum of 2 feet in vertical dimension by any horizontal dimension.* **The proposal meets this requirement.**

The applicant is also seeking approval of a projecting sign that is mounted on the E. Brown elevation. The sign is 18" tall and extends 22" from the face of the building. Article 01 section 1.10 B(7) states the following; *Additional pedestrian signs for first floor tenants shall meet the following requirements: These signs shall be attached to a building perpendicular to the facade, and extend up to 4 feet from the facade. These signs shall be a maximum of 1.5 feet in vertical dimension and 4 feet in horizontal dimension. The proposal meets this requirement.*

Illumination

The signs are illuminated channel letters lit with internal white LED lights.

Sign Recommendation

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

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

The Planning Division recommends that the Design Review Board consider a motion to APPROVE the sign review application for 34915 Woodward with the following condition:

1. The applicant must obtain a variance from the Board of Zoning Appeals to allow two signs where only one public entry exists;

Sample Motion Language

Motion to APPROVE the sign review application for 34915 Woodward with the following condition;

1. The applicant must obtain a variance from the Board of Zoning Appeals to allow two signs where only one public entry exists;

OR

Motion to DENY the sign review application for 34915 Woodward for the following reasons;

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.

34901 Woodward Ave.



Existing Building / Signage

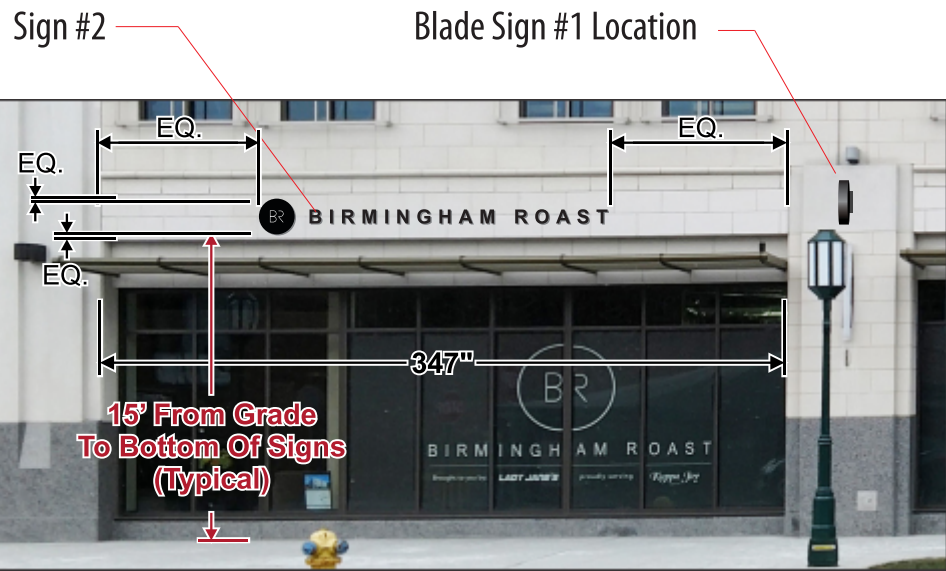


552 E. Brown St.

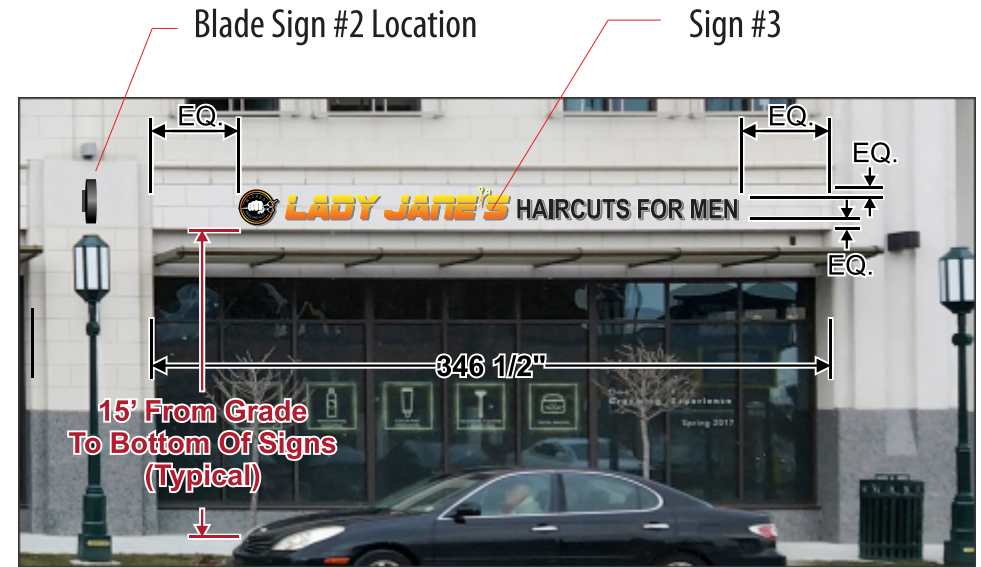


X

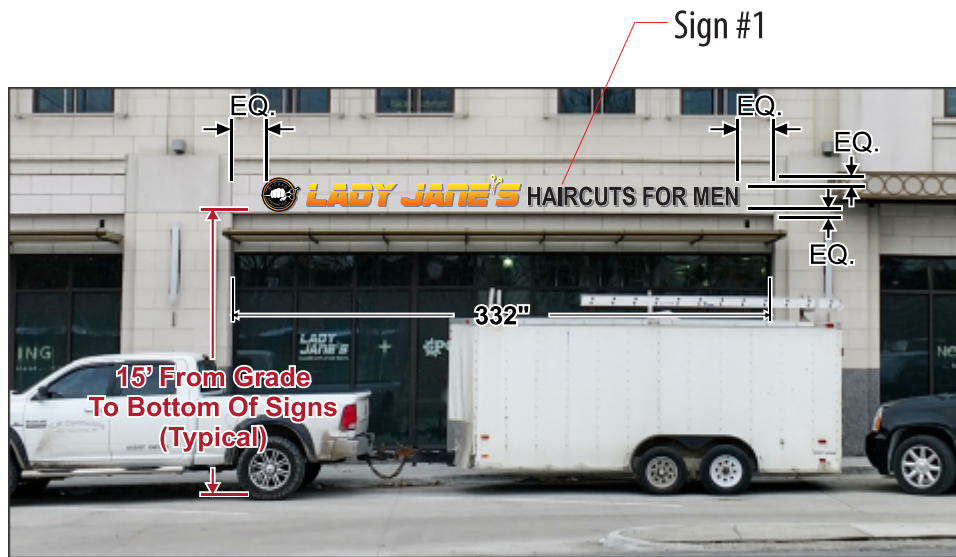
Signature for approval of artwork - Proceed to production as shown



552 E. Brown St.



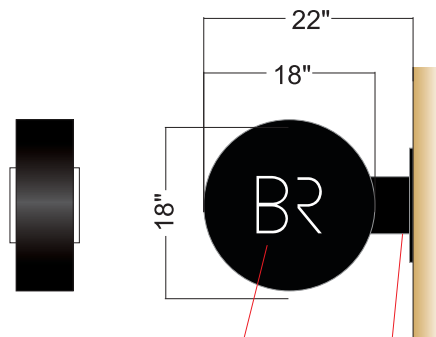
552 E. Brown St.



34901 Woodward Ave.

X
Signature for approval of artwork - Proceed to production as shown

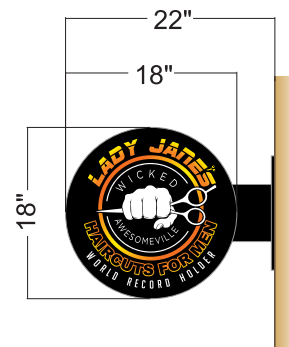
**Blade Sign #1
Brown St.**



Internally Lighted Cabinet w/ Routed Alum. Face
& Push Thru Clear Acrylic w/ Opaque Vinyl Graphics

Flag Mount Bracket
& Mounting Plate

**Blade Sign #2
Brown St.**



Night View Example



Type of Sign: Lighted Blade Sign

Qty: 1 Each

Face

- ☐ Single
- ☒ Double

Type of Lighting

- ☐ Non-Lighted
- ☒ Lighted

Type: LED ighted

Additional Notes:

Routed Alum. Faces w/ Push Thru Acrylic

Graphic Type

- ☒ Digital Print Vinyl
- ☐ Pre-Spaced Vinyl
- ☐ Painted Graphics

- ☒ 1st Surface
- ☐ 2nd Surface

Mounting

- ☒ Flag Mounted
- ☐ Stand-Offs
- ☐ Raceway
- ☐ Pole
- ☐ Alum. Shroud
- ☐ Brick Base

R/W Color:

Total SqFt of Sign: X
Allowable SqFt: X

Color Specifications

- ☐ White
- ☒ Black
- ☐ Digital Print

X

Signature for approval of artwork - Proceed to production as shown



Sign #1
Woodward Ave.

Halo Lighted Lighted Reverse Channel Logo
w/ Routed Alum. Face & Push Thru Clear Acrylic w/ Opaque Vinyl Graphics

Digital Print Faces & Black Returns

Halo Lighted Lighted Reverse Channel Letters

Black Faces w/ White Outline & Returns



Sign #2
Brown St.

Halo Lighted Lighted Reverse Channel Letters
Black Faces & Returns

Halo Lighted Lighted Reverse Channel Logo
w/ Routed Alum. Face & Push Thru Clear Acrylic w/ Opaque Vinyl Graphics



Sign #3
Brown St.

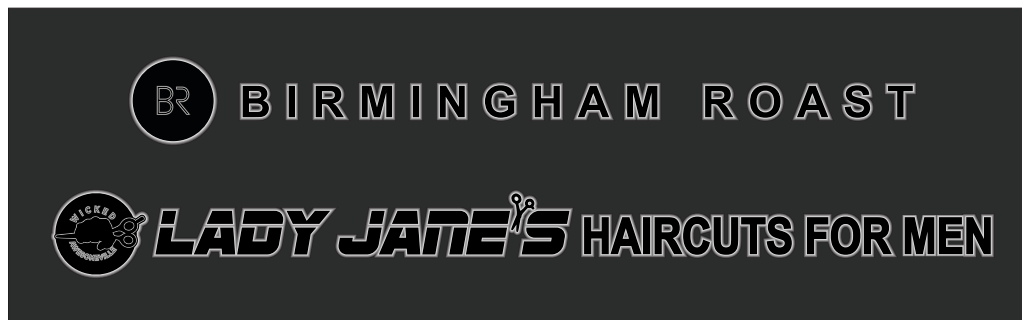
Halo Lighted Lighted Reverse Channel Logo
w/ Routed Alum. Face & Push Thru Clear Acrylic w/ Opaque Vinyl Graphics

Digital Print Faces & Black Returns

Halo Lighted Lighted Reverse Channel Letters

Black Faces w/ White Outline & Returns

Night View Example



Type of Sign: Halo Lighted Letters

Qty: 1 Each

Face
● Single
○ Double

Type of Lighting
○ Non-Lighted
● Lighted

Type: LED Halo Lighted

Graphic Type
● Digital Print Vinyl
○ Pre-Spaced Vinyl
○ Painted Graphics

● 1st Surface
○ 2nd Surface

Mounting
○ Flush
● Stand-Offs
○ Raceway
○ Pole
○ Alum. Shroud
○ Brick Base

R/W Color:

Total SqFt of Sign: X
Allowable SqFt: X

Color Specifications
○ White
● Black
○ Digital Print

Additional Notes:

Halo Lighted Reverse Channel Letters w/ Stand-Offs From Wall

X

Signature for approval of artwork - Proceed to production as shown



MEMORANDUM

Planning Division

DATE: November 9, 2017

TO: Design Review Board

FROM: Matthew Baka, Senior Planner

SUBJECT: Sign Review – 525 E. Brown – Birmingham Roast

Zoning: B-4/D-4, Business-Residential

Existing Use: Barber/Beauty Salon

Proposal

The applicant is requesting approval of two name letter signs, one on the façade of their storefront location on E. Brown and one on the sign band on Woodward above the Lady Jane's space. The building that they are located in was constructed under the Downtown Overlay Standards. Accordingly, the entire building and all its tenants are required to comply with the Overlay Sign District Standards contained in Article 01, Section 1.10 of the sign ordinance.

The applicant was previously granted administrative approval for one of the name letter signs and a projecting sign which have been installed. The Overlay sign standards allow one sign per entry for tenants whose principle square footage is on the first floor. The business has only one entry. The applicant has stated that they do not intend to install a second entry and have stated their intention to apply for a variance from the Board of Zoning Appeals (Although a BZA application has yet to be received). Accordingly, as has been City policy, the applicant has submitted an application for Design Review of their signage prior to appearing in front of the BZA.

Signage

The applicant is seeking approval of two name letters signs reading "Birmingham Roast". One sign is currently mounted on the E. Brown elevation and the new sign is proposed to be mounted on the Woodward elevation. Article 01 section 1.10 B(4)d states the following; *Each business whose principle square footage is on the first story, may have one sign per entry.* **The proposal does not meet this requirement.** The sign along E. Brown is 18" in height. The sign along Woodward is proposed to be 21" in height. Article 01 section 1.10 B(4)states the following; *A single external sign band or zone may be applied to the facade of a building between the first and second floors, provided that it shall be a maximum of 1.5 feet in vertical dimension by any horizontal dimension. Woodward Avenue Address: The external sign band or zone shall be a maximum of 2 feet in vertical dimension by any horizontal dimension.* **The proposal meets this requirement.**

The applicant was also approved for a projecting sign that is mounted on the E. Brown elevation. The sign is 18" tall and extends 22" from the face of the building. Article 01 section 1.10 B(7)states the following; *Additional pedestrian signs for first floor tenants shall meet the following requirements: These signs shall be attached to a building perpendicular to the facade,*

and extend up to 4 feet from the facade. These signs shall be a maximum of 1.5 feet in vertical dimension and 4 feet in horizontal dimension. The proposal meets this requirement.

Illumination

The signs are illuminated channel letters lit with internal white LED lights.

Sign Recommendation

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

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

The Planning Division recommends that the Design Review Board consider a motion to APPROVE the sign review application for 525 E. Brown with the following condition:

1. The applicant must obtain a variance from the Board of Zoning Appeals to allow two signs where only one public entry exists;

Sample Motion Language

Motion to APPROVE the sign review application for 525 E. Brown with the following condition;

1. The applicant must obtain a variance from the Board of Zoning Appeals to allow two signs where only one public entry exists;

OR

Motion to DENY the sign review application for 525 E. Brown for the following reasons;

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.



34915 Woodward Ave.



Type of Sign: Halo Lighted Letters

Total SqFt of Sign: 19.17
Allowable SqFt: X

Qty: 1

Face

- ☒ Single
- ☐ Double

Graphic Type

- ☒ Digital Print Vinyl
- ☐ Pre-Spaced Vinyl
- ☐ Painted Graphics

Mounting

- ☐ Flush
- ☒ Stand-Offs
- ☐ Raceway
- ☐ Pole
- ☐ Alum. Shroud
- ☐ Brick Base

Color Specifications

- ☐ White
- ☒ Black

Type of Lighting

- ☐ Non-Lighted
- ☒ Lighted

- ☒ 1st Surface
- ☐ 2nd Surface

Type: LED Halo Lighted

R/W Color:

Additional Notes:

Halo Lighted Reverse Channel Letters w/ Stand-Offs From Wall

X

Signature for approval of artwork - Proceed to production as shown

SIGNS BY...
Crannie
A FULL SERVICE SIGN COMPANY

4145 Market Place
Flint, Michigan 48507
810-487-0000
www.SignsByCrannie.com

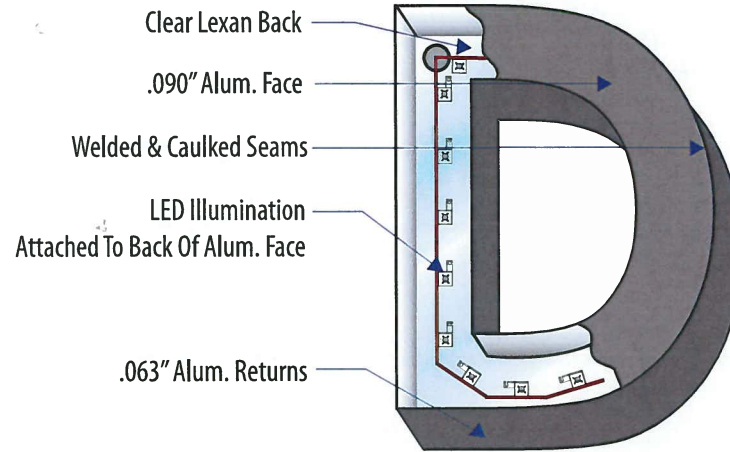
Customer: Lady Jane's / Birmingham Roast
Address: Birmingham, MI
34915 Woodward
552 E. Brown

Salesperson: Dan Crannie
Date: 10-12-17
Scale: 1/2"=1'-0"

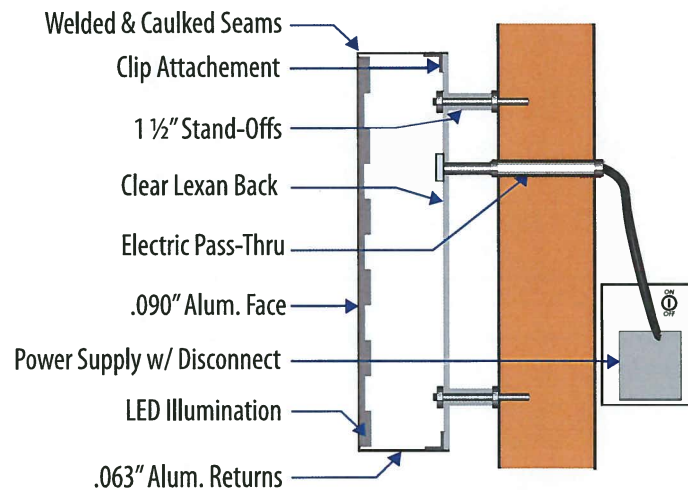
Filename: BirmRoast-Woodward Wall Sign
Drawn By: G.Alumbaugh
Revision: GA 10-16-17

ORIGINAL ARTWORK, DESIGNS & LAYOUTS ARE THE SOLE PROPERTY OF SIGNS BY CRANNIE AND MAY NOT BE REPRODUCED, DISPLAYED, TRANSMITTED TO ANYONE, IN FULL OR IN PART WITHOUT THE WRITTEN CONSENT OF SIGNS BY CRANNIE. ©2017 Signs by Crannie

REVERSE LIT LED CHANNEL LETTER



REVERSE LIT LED CHANNEL LETTER PIN MOUNTED TO WALL

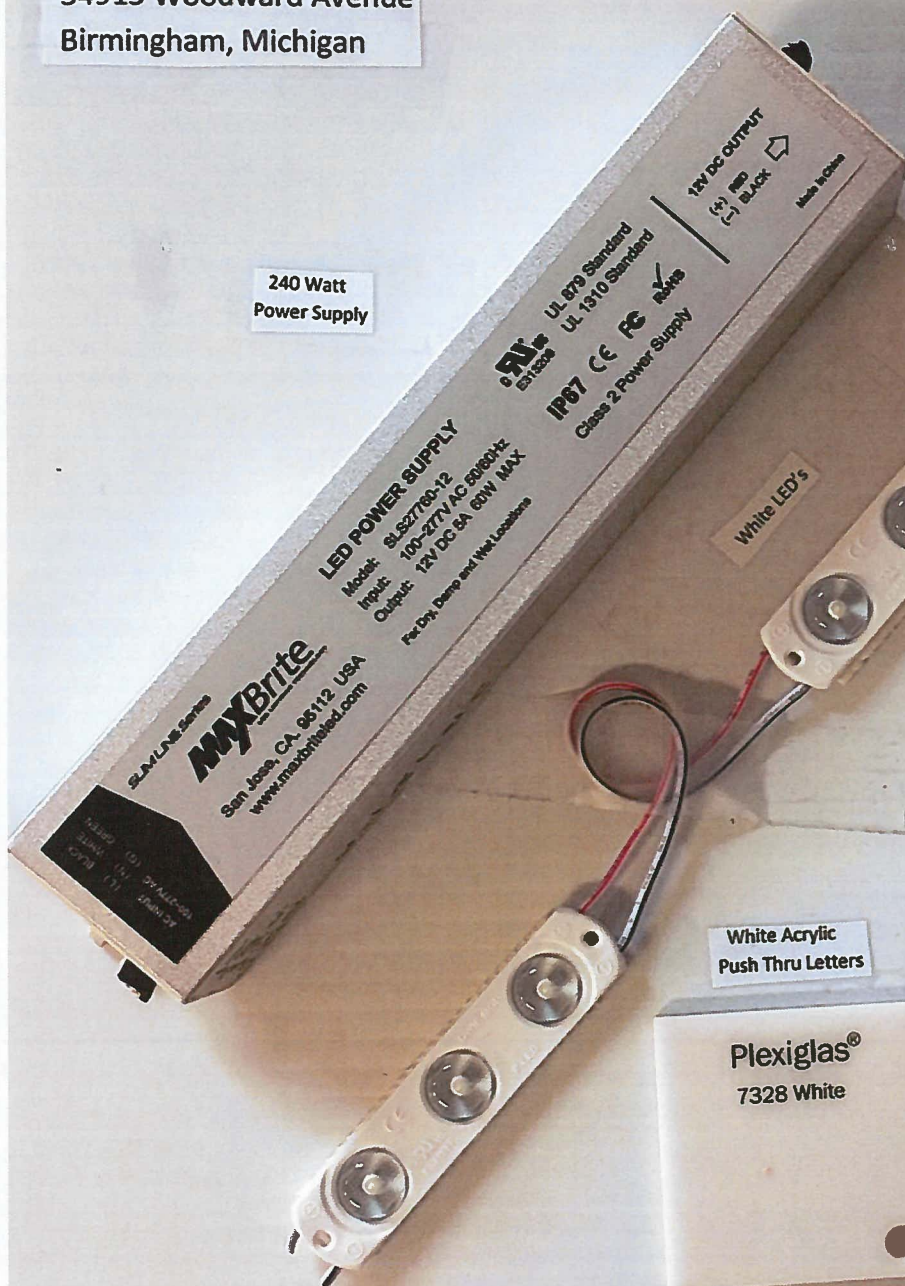


SIGNS BY...
Crannie
A FULL SERVICE SIGN COMPANY

4145 Market Place
Flint, Michigan 48507
810-487-0000
www.SignsByCrannie.com

Birmingham Roast
34915 Woodward Avenue
Birmingham, Michigan

240 Watt
Power Supply



White LED's

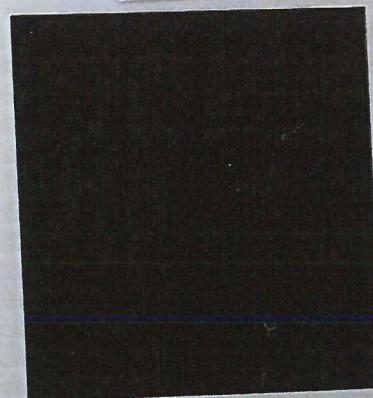
.063 Aluminum



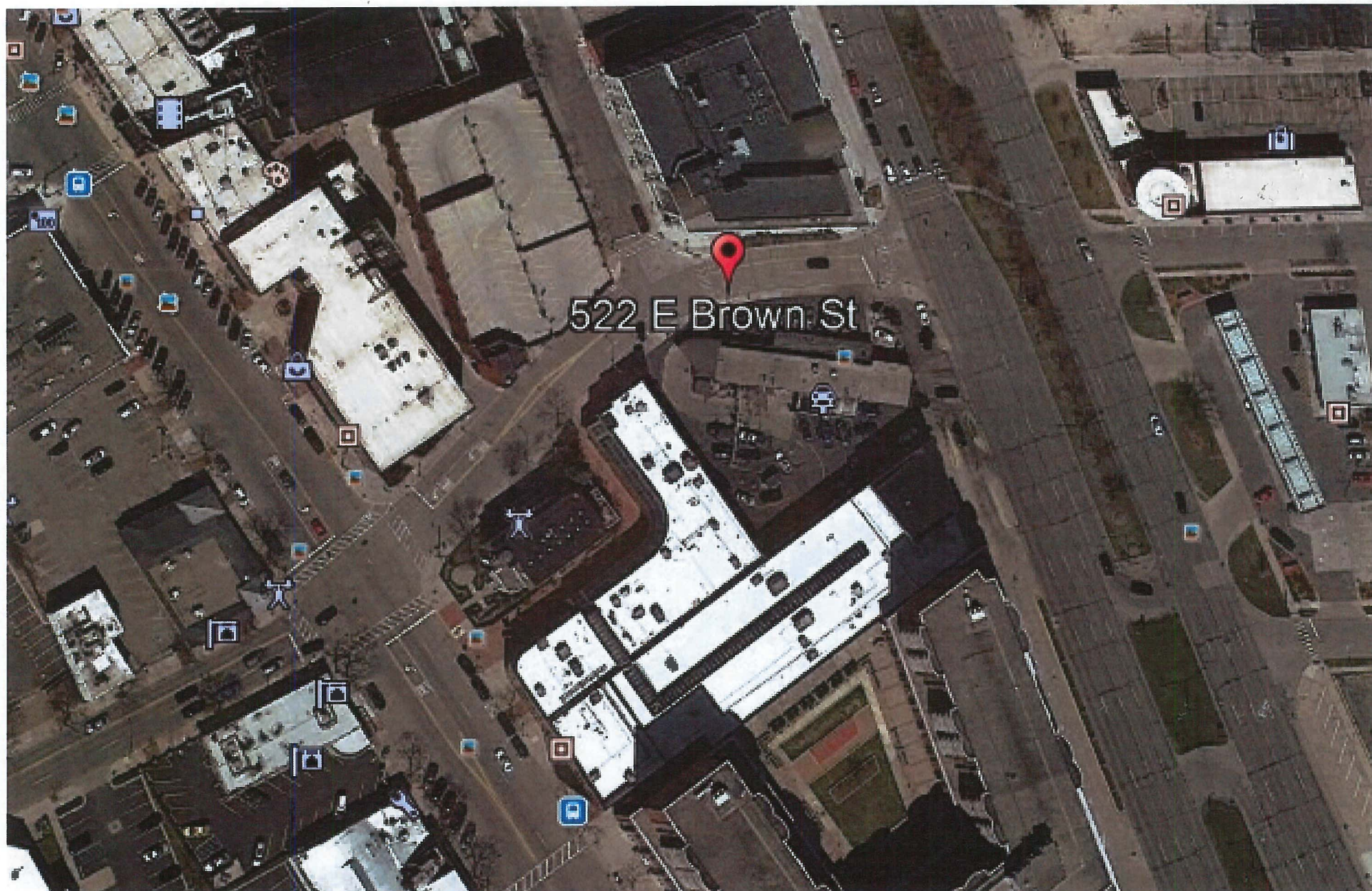
White Acrylic
Push Thru Letters



Black Painted
Channel Letters







598 598 E Brown St



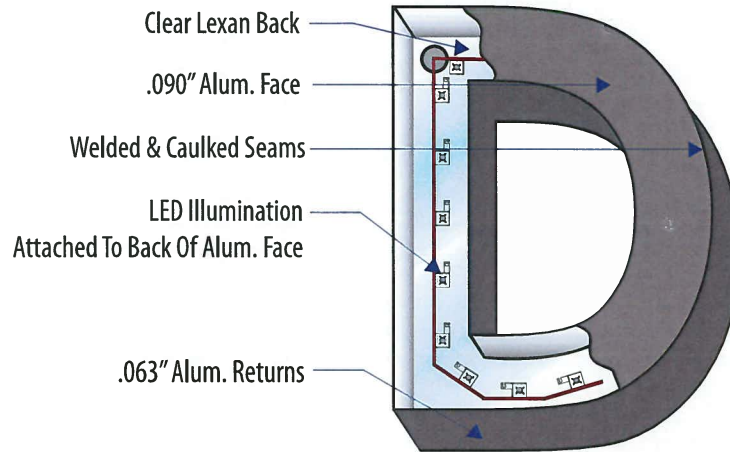
346 1/2"

RONNISCH
Construction Group

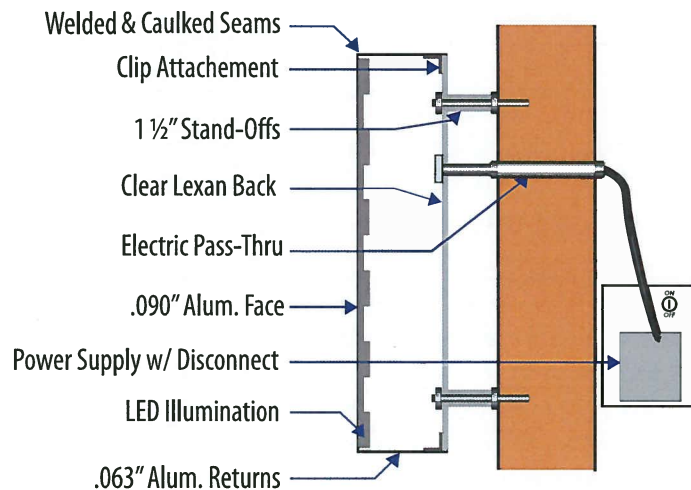
www.ronnisch.com
248-549-1800

**FOR
LEASE**

REVERSE LIT LED CHANNEL LETTER



REVERSE LIT LED CHANNEL LETTER PIN MOUNTED TO WALL

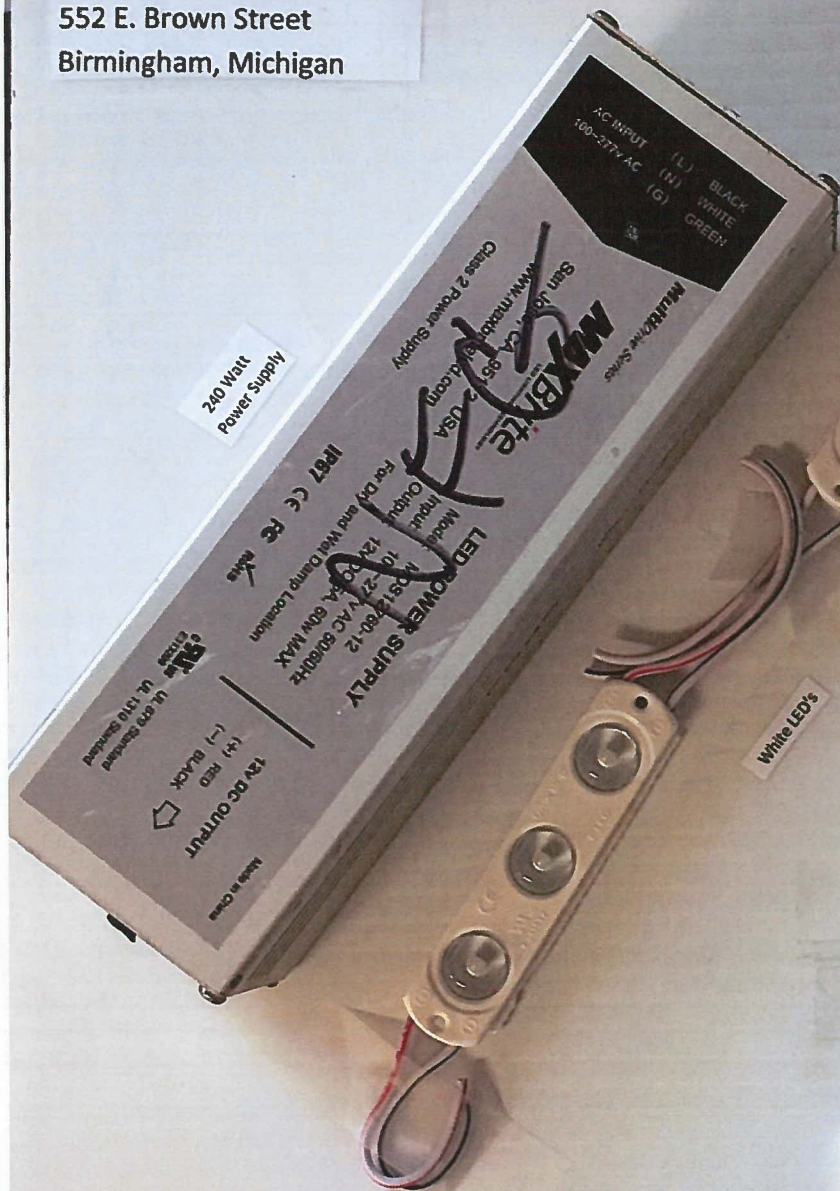


SIGNS BY...
Crannie
A FULL SERVICE SIGN COMPANY

4145 Market Place
Flint, Michigan 48507
810-487-0000
www.SignsByCrannie.com

Lady Jane's Haircuts for Men
552 E. Brown Street
Birmingham, Michigan

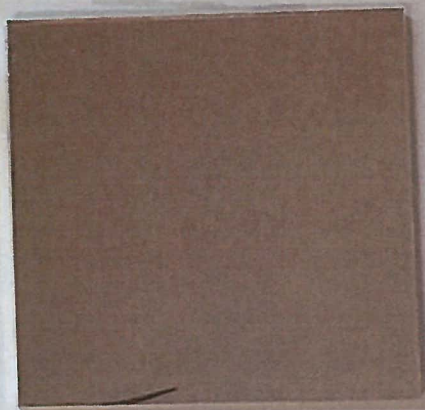
240 Watt
Power Supply



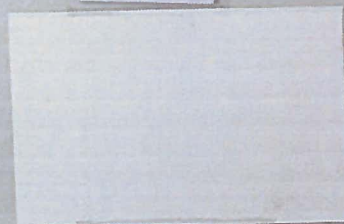
White LEDs



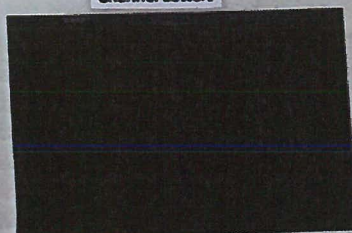
.063 Aluminum
Channel Letters



White Vinyl
Channel Letters



Black Vinyl
Channel Letters



Orange Gradient
Vinyl
Channel Letters



White Acrylic
Push Thru Letters



PLEXIGLAS
7828 White

Administrative Approval Application

Planning Division

Form will not be processed until it is completely filled out

1. Applicant:

Name: GARDNER SIGNS INC.
 Address: 1087 NAUGHTON RD.
TRAY, MI 48083
 Phone Number: 248-689-9100 X 100
 Fax Number: 248-689-9101
 Email: EVICTOR@GARDNERSIGNS.COM

Property Owner

Name: GARY ANDRUS
PHILIP STEVENS BLDG. CO. LLC
 Address: 725 S. ADAMS RD STE 175
BIRMINGHAM, MI 48009
 Phone Number: 248-646-5900
 Fax Number: _____
 Email: _____

2. Applicant's Attorney/Contact Person

Name: EDIE VICTOR@GARDNER SIGNS
 Address: 1087 NAUGHTON RD.
TRAY, MI 48083
 Phone Number: 248-689-9100 X 100
 Fax Number: 248-689-9101
 Email: EVICTOR@GARDNERSIGNS.COM

Project Designer

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

3. Project Information

Address/Location of Property: 685 S. ADAMS
BIRMINGHAM
 Name of Development: NEXT STEP BROADWAY
 Parcel ID #: 08-09-00-011-037
 Current Use: COMMERCIAL-GENERAL BUS
 Area in Acres: N/A
 Current Zoning: B-2 GENERAL BUS

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

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

INSTALL (1) 30" x 10" 33' LED ILLUMINATED
CHANNEL LETTER WALL SIGN.

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: Edie Victor

Date: 9-25-17

Application #: <u>17-0110</u>	Office Use Only Date Received: <u>10/18/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>10/19/17</u>	Date of Denial: _____	Reviewed by: <u>M. B. L.</u>





CONSENT OF PROPERTY OWNER

I, Gary Andrews, 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
(Address of affected property) 48009
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
GARDNER SIGNS INC: ON BEHALF of the Project, Next Step Brokering
(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: 12 OCT 2017

GARY ANDREWS
Owner's Name (Please Print)

[Signature]
Owner's Signature

A Illuminated Channel Letters - Next Step Broadway - Adams Square Mall - 685 S Adams - Birmingham, MI 48009

1/2" = 1'-0" Scale

Birmingham says the building frontage for the address is 30ft.

Allowable is 1 sq. ft. / 1 sq. ft. of linear store frontage.

Signage may not exceed 2'-0" in height.

Illuminated Wall Sign



Illuminated Channel Letters - 30 SqFt

Aluminum Construction

Translucent White Acrylic Faces with Translucent Orange Vinyl

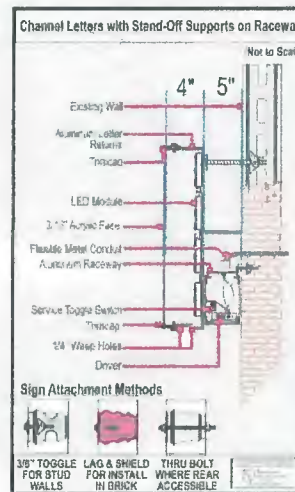
Exposing 1" White Borders

Paint Trim Cap and Returns White

Internal White LED Illumination

Raceway Install All to Wall Fascia -

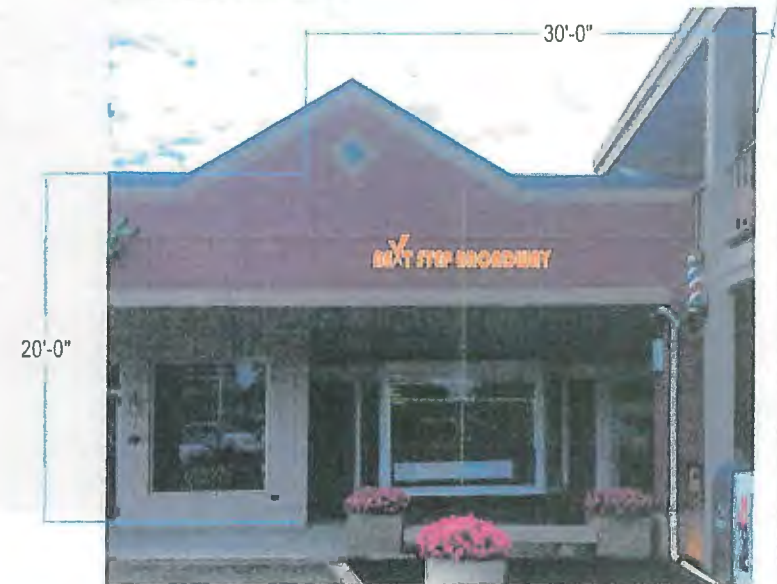
Field Survey Wall to Determine Raceway Color



Existing Elevation - nts



Proposed Elevation - 3/32" = 1'-0" Scale



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

**Gardner
signs**

1087 Naughton Dr. 3800 Airport Hwy.
Troy, MI 48063 Toledo, OH 43615
(248) 689-9100 T (419) 385-6669 T
(248) 689-9101 F (419) 385-7046 F

www.gardnersigns.com

CLIENT: Next Step Broadway Dance
PROJECT: Wall Sign
LOCATION: 685 S Adams
Birmingham, MI 48009
SALESPERSON: Mia Asta
DESIGNER: dmf
DATE: 06/17/2017
DESIGN #: 4482-1
REVISIONS: 07/31/2017 08/16/2017
SCALE: Noted 09/01/2017
FILE: Next Step Broadway Dance - 685 S Adams - Birmingham, MI 48009

SALES AUTHORIZATION

SIGNED BY:

DATE:

DESIGN AUTHORIZATION

SIGNED BY:

DATE:

PRODUCTION AUTHORIZATION

CLIENT APPROVAL:

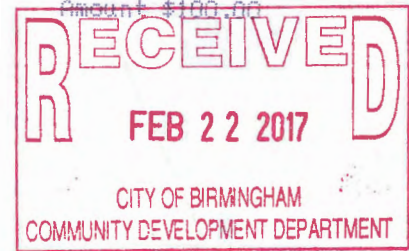
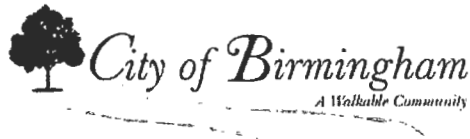
DATE:

PRODUCTION APPROVAL:

DATE:

DESIGN AND COLOR RENDERING COPYRIGHT © 2017 BY GARDNER SIGNS, INC. SUBMITTED FOR YOUR USE WITH DESIGN PROJECT 4482-1. IT IS NOT TO BE TRANSMITTED, USED, COPIED, ALTERED OR EXHIBITED IN ANY FASHION WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADEMARKS) REMAINS THE EXCLUSIVE PROPERTY OF GARDNER SIGNS, INC.

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



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Fastsigns of Birmingham
Address: 33322 Woodward Ave
Phone Number: 248-642-9911
Fax Number: 212@fastsigns.com
Email: _____

Property Owner

Name: BIRIAN SANDERS
Address: 33366 Woodward
Birmingham MI 48009
Phone Number: 248 417 6810
Fax Number: _____
Email: BMBwholesale2@aol.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: 33366 Woodward Ave
Name of Development: R&R Estate & Jewellery Buyers
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

Replacement of existing sign (Birmingham) with new name (R&R)

6. Location of Proposed Signs

Front of building, facing Woodward Ave.

7. Type of Sign(s)

Wall: Wall Sign
Ground: _____
Projecting: _____

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

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

Front: x
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 72"x
Depth: 3"
Height of lettering: 32"

Height: 32"
Total square feet: 16

10. Existing signs currently located on property

Number: _____
Square feet per sign: _____

Type(s): _____
Total square feet: 30

11. Materials/Style

Metal: x
Plastic: _____
Color 1 (including PMS color #): Brushed gold aluminum
Additional colors (including PMS color #): _____

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

12. Sign(s) Read(s): R&R

13. Sign Lighting

Type of lighting proposed: None
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

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

Signature of Applicant: _____

Date: 2/17/17

Application #: 17-0012

Date Received: 2/27/17

Fee: \$100

Date of Approval: 10/16/17

Date of Denial: _____

Reviewed by: M.B.L.

X



CONSENT OF PROPERTY OWNER

I, Brian W. Sanders, OF THE STATE OF Mi AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 33366 Woodward 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:
Brian Sanders.
(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: 2/21/17

Brian Sanders
Owner's Name (Please Print)

[Signature]
Owner's Signature

PROPOSED PIN MOUNTED LETTERS



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: RUOK CO / TIM RUOKOLAINEN
Address: 1100 HILTON
FARMDALE ME 48220
Phone Number: 248-807-3415
Fax Number: 248-232-0062
Email: TIMR@RUOKCOMPANY.COM

Property Owner

Name: BOB ADAMS
Address: 33200 WOODWARD
BIRMINGHAM ME 48009
Phone Number: 734-377-8900
Fax Number: _____
Email: BOB.ADAMS@MAC.COM

2. Applicant's Attorney/Contact Person

Name: TIM RUOKOLAINEN
Address: _____
Phone Number: 248-807-3415
Fax Number: _____
Email: _____

Project Designer

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

3. Project Information

Address/Location of Property: 33200 WOODWARD
Name of Development: SIMPLE MORTGAGE / EXIST
Parcel ID #: BLDG.
Current Use: OFFICE
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

- 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

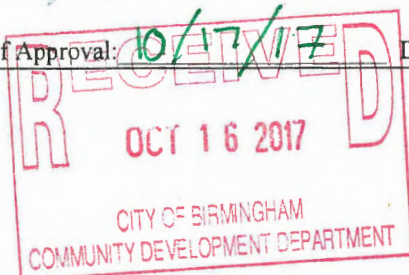
5. Details of the Request for Administrative Approval

REMOVE / REPLACE FLAT ROOF MEMBRANE

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: 10/16/17

Application #: <u>17-0109</u>	Office Use Only Date Received: <u>10/16/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>10/17/17</u>	Date of Denial: _____	Reviewed by: <u>M. B. A.</u>





CONSENT OF PROPERTY OWNER

I, ROBERT 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
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
ROCK ROOFING;
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 10/16/17

ROBERT P. ADAMS
Owner's Name (Please Print)
MANAGER OF THE 33200 WOODWARD
REALTY LLC

Owner's Signature





JM EPDM R 60 MIL

Polyester-Reinforced
Ethylene Propylene Diene Monomer Membrane

Meets the requirements of ASTM D 4637, Type II

Features and Components

Membrane: Cured EPDM (ethylene propylene diene monomer) reinforced with a tough 1,000+ denier polyester mat. Excellent puncture and hail resistance.

Fully Extruded: Produces fewer air voids, more uniform thickness and smoother sheets.

Vulcanization Process: Combines two layers of membrane to produce a fully cross-linked monolithic membrane.

Polymer Formulation: Performs in extreme temperature climates and withstands differential movement (elongation).

UV-Stabilization Properties: Offers outstanding ozone and weather resistance delivering one of the longest service lives available.

Technical Expertise: Backed by 30+ years of EPDM experience and installations.



Color

Black

Component



System Compatibility This product may be used as a component in the following systems. Please reference product application for specific installation methods and information.

Multi-Ply	BUR		APP		SBS		
	HA	CA	CA	HW	HA	CA	HW
							SA

Do not use with Multi-Ply systems

Single Ply	TPO		PVC		EPDM		
	MF	FA	MF	FA	MF	FA	BA

Compatible with the selected Single Ply systems above

Key: HA = Hot Applied CA = Cold Applied HW = Heat Weldable SA = Self Adhered MF = Mechanically Fastened FA = Fully Adhered BA = Ballasted

Energy and the Environment

Property	Value
Reflectivity* (ASTM C 1549)	0.06
Emissivity* (ASTM C 1371)	0.87
Post-consumer Recycled Content	0%
Pre-Consumer Recycled Content	0%

*Test methods for reflectivity and emissivity are LEED®- and CRRC®-approved.

Peak Advantage® Guarantee Information

Enhanced guarantees are now available on certain systems for wind and puncture. Consult your local sales representative for more information and for specific guarantee terms and costs.

Product	Guarantee Term
When used in most JM EPDM Systems*	Up to 20 years

*Contact JM Technical Services for specific systems.

Installation/Application



Refer to JM EPDM Application Guides and Detail Drawings for instructions.

Packaging and Dimensions

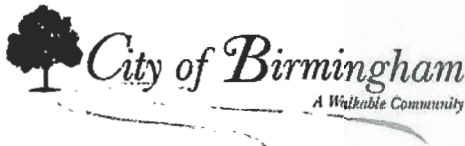
Roll Size	10' x 100' (3.05 m x 30.48 m)
Roll Coverage	1000 ft² (92.66 m²)
Extruded in:	Milan, OH

*Assumes 48' flatbed truck.

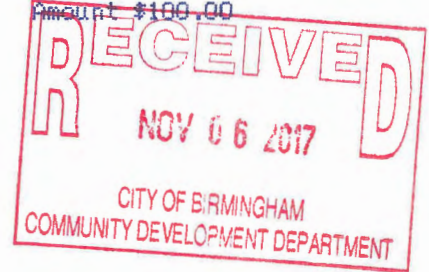
Codes and Approvals



Refer to the Safe Use Instructions and product label prior to using this product. The Safe Use Instructions are available by calling (800) 922-5922 or on the Web at www.jm.com/roofing.



CITY OF BIRMINGHAM
Date 11/07/2017 3:29:13 PM
Ref 00143293
Receipt 399762
Amount \$100.00



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Global Signs & Awning
Address: 22907 Desquindre Rd
Hazel Park, MI 48030
Phone Number: (248) 658-0780
Fax Number: (248) 658-0781
Email: globalsigns1@yahoo.com

Property Owner

Name: Savanna Spa Salon
Address: 544 N Woodward Ave
Birmingham, MI
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: Global Signs & Awning
Address: 22907 Desquindre Rd
Hazel Park, MI 48030
Phone Number: (248) 658-0780
Fax Number: (248) 658-0781
Email: globalsigns1@yahoo.com

3. Project Information

Address/Location of Property: 544 N Woodward
Name of Development: Savanna Spa Salon
Parcel ID #: _____
Current Use: _____
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

Channel Letters

6. Location of Proposed Signs

7. Type of Sign(s)

Wall: Channel Letter
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: 256"
Depth: _____
Height of lettering: 20"

Height: 23.55"
Total square feet: 19.6

10. Existing signs currently located on property

Number: 0
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: _____
Plastic: _____
Color 1 (including PMS color #): _____
Additional colors (including PMS color #): _____

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

12. Sign(s) Read(s): Savaya SPA Salon

13. Sign Lighting

Type of lighting proposed: Led
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only)

Location of landscape areas: _____

Proposed landscape material: _____

N/A

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: Ayden Site

Date: 11-6-17

Application #: <u>17-0115</u>	Office Use Only Date Received: <u>11/6/17</u>	Fee: <u>\$100</u>
Date of Approval: <u>11/7/17</u>	Date of Denial: _____	Reviewed by: <u>M.B.L.</u>



CONSENT OF PROPERTY OWNER

I, FRANK DERR, DERR CORPORATION, OF THE STATE OF MICHIGAN AND COUNTY OF
(Name of property owner)

LAFER STATE THE FOLLOWING:

1. That I am the owner of real estate located at 544 N. OLD WOODWARD AVE;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
SAVAYA SPA SALON;
(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: 5-17-2012

FRANK DERR
Owner's Name (Please Print)

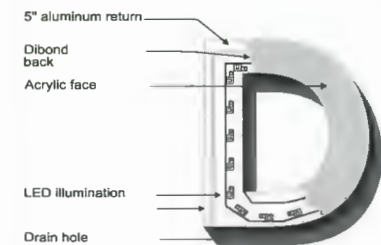
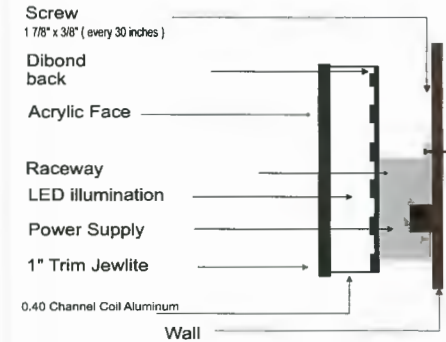
[Signature]
Owner's Signature

256.65 in



side view

SAVAYA SPA SALON



Sign Area: 19.6 sq ft

Project: Savaya Spa Salon

Address: 544 N Woodward Ave

Customer
Approval:

Date: 10-31-17

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

globalsigns1@yahoo.com

www.globalsignsandawnings.com

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

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



BONDED - INSURED - LICENSED

M. B/h 10/7/17
17-0115 DRB



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Andrew Wright
Address: 33694 Woodward Ave.
Birmingham, MI 48009
Phone Number: 248-513-1778
Fax Number: _____
Email: CharlestonFineCabinets@gmail.com

Property Owner

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

2. Applicant's Attorney/Contact Person

Name: Andrew Wright
Address: 33694 Woodward Ave
Birmingham, MI
Phone Number: 248 513-1778
Fax Number: _____
Email: CharlestonFineCabinets@gmail.com

Project Designer

Name: Signarama
Address: 1017 Naughton Dr., Troy, MI 48063
Phone Number: 248 585 6880
Fax Number: 248 585 6880
Email: MichiganSignShops.com

3. Project Information

Address/Location of Property: 33694 Woodward Ave
Birmingham, MI 48009
Name of Development: _____
Parcel ID #: _____
Current Use: Office building / Showroom
Area in Acres: _____
Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

6. Location of Proposed Signs

Front awning

7. Type of Sign(s)

Wall: _____
Ground: _____
Projecting: _____

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

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

Front: _____
Left side: N/A

Rear: _____
Right side: _____

9. Size of Sign

Width: 68in
Depth: 1/4 in
Height of lettering: 10in

Height: _____
Total square feet: _____

10. Existing signs currently located on property

Number: _____
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: Brushed Aluminum
Plastic: _____
Color 1 (including PMS color #): _____
Additional colors (including PMS color #): _____

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

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

13. Sign Lighting

Type of lighting proposed: N/A
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only)

Location of landscape areas: N/A

Proposed landscape material: _____

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

Signature of Applicant: Caleb T. Wright

Date: 10/5/17

Application #: 17-103

Office Use Only
Date Received: 10/5/17

Fee: \$100

Date of Approval: 11/3/17

Date of Denial: _____

Reviewed by: M. B.



INSTALLATION:

33694 Woodward Ave
Birmingham

68 in
10 in
Charleston

APPROVED
M.B/h 11/3/17
17-103 DRB

DETAIL

Stud Mounted Dimensional Letters
- Brushed Silver Finish

REV	DATE	DESCRIPTION	BY


Troy / Metro Detroit
Signarama
The way to grow your business.

1017 Naughton Dr.
Troy, MI 48063
248-585-6880

3M

Certified

DATE: 08/23/2017
PROJECT: Charleston
TITLE: Storefront Signage
DRAWING BY: Marissa D.
SALES: Renee W.



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Mills Siding & Roofing
Address: 116 S. Edgeworth Ave
Floyd Oak, MO 64506
Phone Number: 248-589-0450
Fax Number: 248-584-5623
Email: sgmills11@hotmail.com

Property Owner

Name: N.J. KRIEGER - Pres. North B'ham Assoc.
Address: 1109 Derby #1
Phone Number: 248-433-3122
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: 1225 Derby
Birmingham
Name of Development: Blin North Condos
Parcel ID #: Assoc.
Current Use: APT. CONDOS
Area in Acres: 7.5
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

Trail off re-roof

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: 10-24-17

Application #: 17-0112

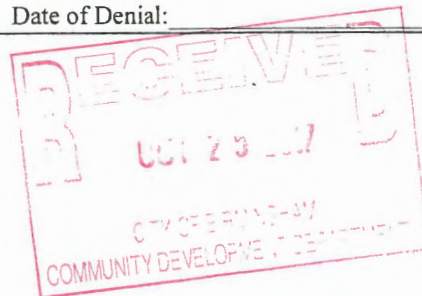
Office Use Only
Date Received: 10/25/17

Fee: \$100

Date of Approval: 10/27/17

Date of Denial: _____

Reviewed by: M.B.L.



CITY OF BIRMINGHAM
Date 10/25/2017 11:26:26 AM
Ref 00142971
Receipt 397717
Amount \$100.00

OLD



NEW





Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: ED PHILLIPS/PHILLIPS SIGN & LIGHTING
Address: 40920 EXECUTIVE DRIVE
HARRISON TOWNSHIP, MI 48045
Phone Number: 586-468-7110
Fax Number: 586-468-7441
Email: janet@phillipssign.com

Property Owner

Name: COLE STREET GROUP
Address: 2388 COLE STREET, SUITE 103
BIRMINGHAM, MI 48009
Phone Number: 248-258-8283
Fax Number: 248-258-8285
Email: lisac@tdrortho.com

2. Applicant's Attorney/Contact Person

Name: STEVE BRETZ
Address: 40920 EXECUTIVE DRIVE
HARRISON TOWNSHIP, MI 48045
Phone Number: 586-468-7110
Fax Number: 586-468-7441
Email: janet@phillipssign.com

Project Designer

Name: PHILLIPS SIGN & LIGHTING
Address: 40920 EXECUTIVE DRIVE
HARRISON TOWNSHIP, MI 48045
Phone Number: 586-468-7110
Fax Number: 586-468-7441
Email: janet@phillipssign.com

3. Project Information

Address/Location of Property: 2388 COLE STREET, SUITE 103
Name of Development: TDR ORTHODONTICS
Parcel ID #: _____
Current Use: DENTAL 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
- Digital Copy of plans

5. Details of the Request for Administrative Approval

REQUESTING PERMISSION TO INSTALL REPLACEMENT PANEL WITH NEW DIMENSIONAL LETTERS AND BACKER

6. Location of Proposed Signs

ABOVE ENTRANCE DOOR

7. Type of Sign(s)

Wall: ☒ X
Ground: _____
Projecting: _____
Canopy: _____
Building Name: _____
Post-mounted Projecting: _____



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

Front: _____
Left side: _____

Rear: X
Right side: _____

9. Size of Sign

Width: 9'
Depth: 1/4"
Height of lettering: 6"

Height: 12"
Total square feet: 9

10. Existing signs currently located on property

Number: _____
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: BACKER - ALUMINUM/LETTERS - ACRYLIC
Plastic: _____
Color 1(including PMS color #): LETTERS BLACK
Additional colors (including PMS color #): _____
BACKGROUND GRAY

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

12. Sign(s) Read(s): TDR ORTHODONTICS

13. Sign Lighting N/A

Type of lighting proposed: _____
Size of light fixtures (LxWxH): _____

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

Proposed wattage per fixture: _____
Style (include specifications): _____

14. Landscaping (Ground signs only) N/A

Location of landscape areas: _____

Proposed landscape material: _____

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

Signature of Applicant: 

Date: 10-16-17

Application #: 17-0111

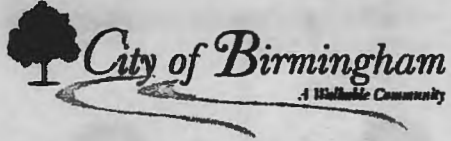
Office Use Only
Date Received: 10/20/17

Fee: \$100

Date of Approval: 11/9/17

Date of Denial: _____

Reviewed by: M. B. A.



CONSENT OF PROPERTY OWNER

I, John J. Dumas, OF THE STATE OF mi AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2388 Cole Street Sk #103 Birmingham
(Address of affected property) mi 48009
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Phillips Sign + Lighting;
(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.

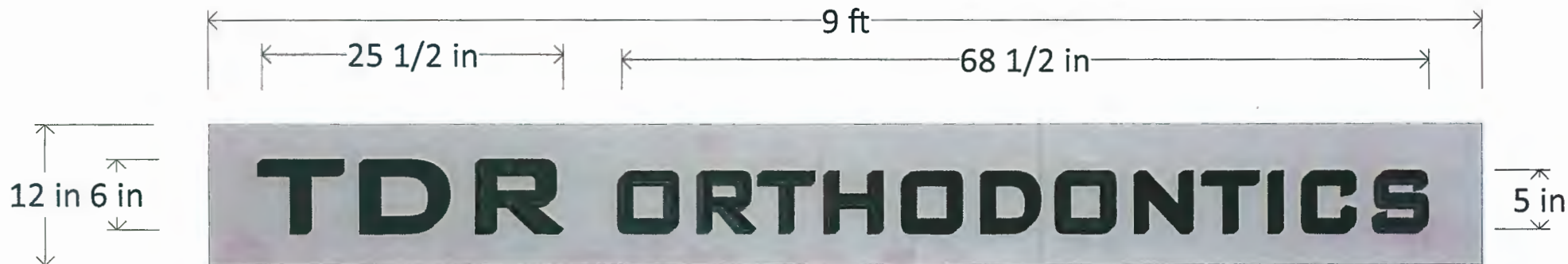
Dated: 10/17/17

John J. Dumas
Owner's Name (Please Print)

[Signature]
Owner's Signature

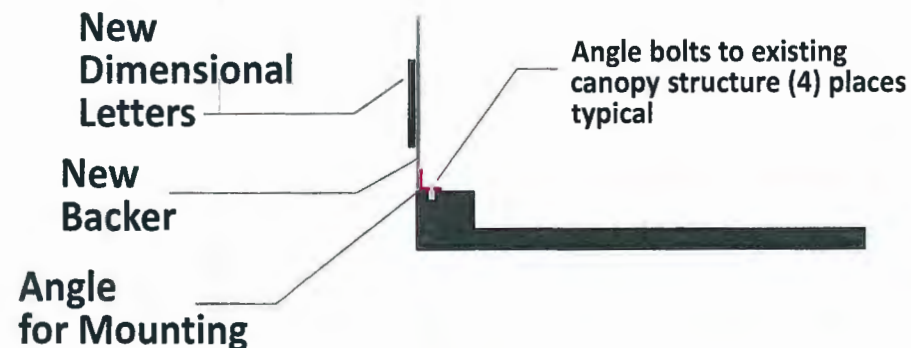
Item #1: Replacement Panel with New Dimensional Letters & Backer
Qty (1)

TOTAL SIGN AREA: 9 Sq. Ft.



New Letters & Backer

Side View



Client Approval: _____

Date: _____

Ph: 586.468.7110

Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 32784

Designs, details and plans represented herein
are the sole property of Phillips Sign & Lighting, Inc.
All or any part of these designs (except registered trademarks)
are protected. Attempts to duplicate designs without written consent
may result in Legal Repercussions.

PROJECT: TDR Orthodontics-Birmingham

FILE: TDR Orthodontics - Birmingham Permit Drawings

SITE ADDRESS: 2388 Cole St, Suite 103, Birmingham, Mi. 48009

ARTIST: CG DATE: 8-1-17 REV: sg 10.10.17 permit

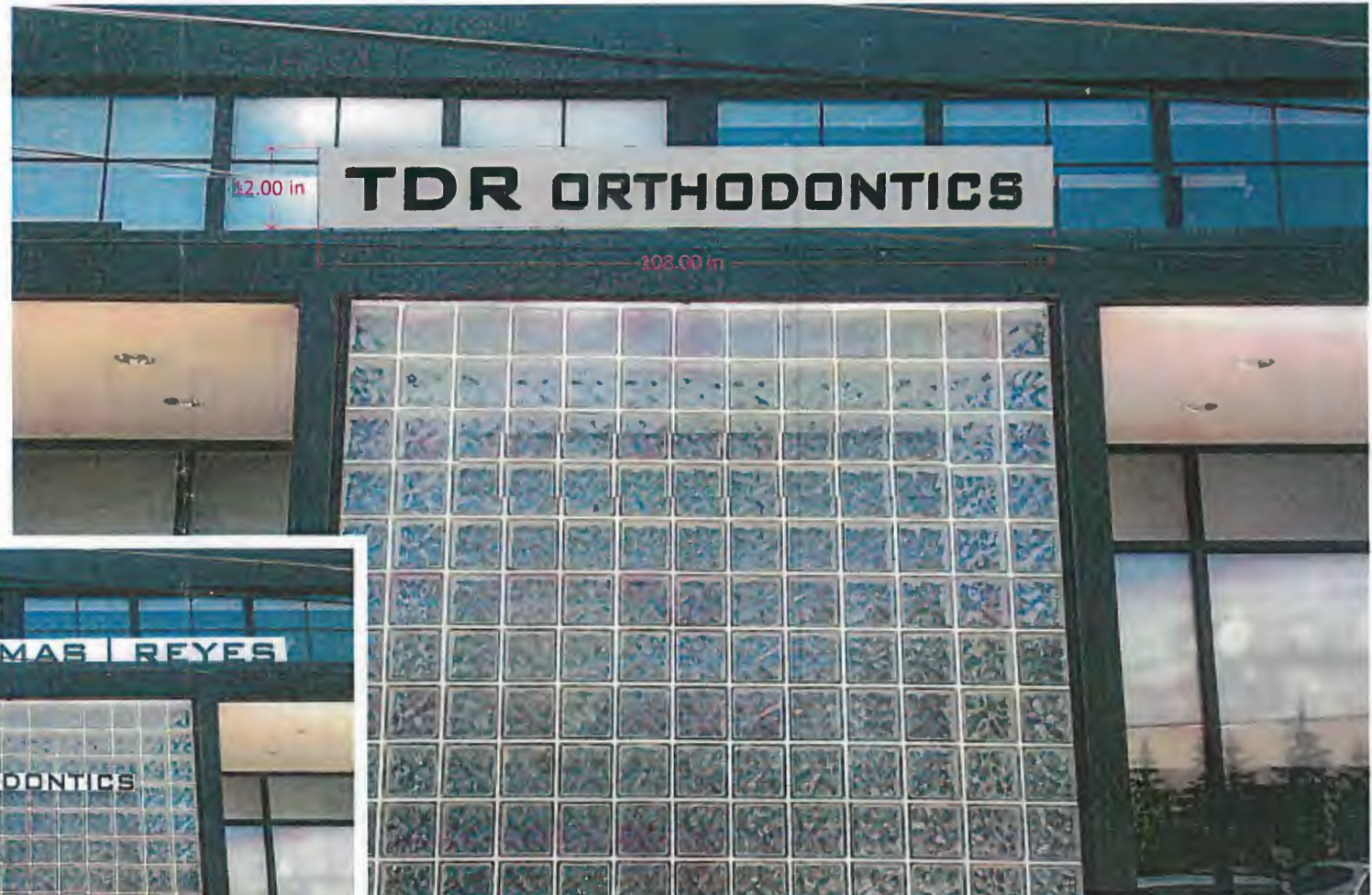
PS&L

www.phillipssign.com

Item #1: Replacement Panel with New Dimensional Letters & Backer
Qty (1)

TOTAL SIGN AREA: 9 Sq. Ft.

Proposed Replacement Panel



Existing signage being removed

Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 32784

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are the sole property of Phillips Sign & Lighting, Inc.
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are protected. Attempts to duplicate designs without written consent
may result in Legal Repercussions.*

PROJECT: TDR Orthodontics-Birmingham

FILE: TDR Orthodontics - Birmingham Permit Drawings

SITE ADDRESS: 2388 Cole St, Suite 103, Birmingham, Mi. 48009

ARTIST: CG DATE: 8-1-17 REV: sg 10.10.17 permit

PS&L

www.phillipssign.com

Site Plan 2388 Cole St. Suite 103

TOTAL SIGN AREA: 9 Sq. Ft.



* = Location of Proposed Replacement Panel per elevation drawing

Client Approval: _____

Date: _____

Ph: 586.468.7110 Fx: 586.468.7441

phillips SIGN & LIGHTING inc.

40920 Executive Drive
Harrison Twp., MI
48045-1363

JOB NO: 32784

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PROJECT: TDR Orthodontics-Birmingham

FILE: TDR Orthodontics - Birmingham Permit Drawings

SITE ADDRESS: 2388 Cole St, Suite 103, Birmingham, Mi. 48009

ARTIST: CG DATE: 8-1-17 REV: sg 10.10.17 permit

PS&L

www.phillipssign.com

Site Plan 2388 Cole St. Suite 103

TOTAL SIGN AREA: 9 Sq. Ft.



Client Approval: _____

Date: _____

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