

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – October 18, 2017**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of August 16, 2017**
- 3) **Design Review**
  - **33692 Woodward – Multi-tenant Building**
- 4) **Sign review**
  - **1065 E. Maple – Mobile Gas Station**
- 5) **Short Term Projects**
- 6) **Miscellaneous Business and Communication**
  - A. Staff Reports
    - **Administrative Approvals**
    - Violation Notices
  - B. Communications
    - Commissioners Comments
- 7) **Adjournment**

Notice: Individuals requiring accommodations, such as interpreter services, for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

**A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.**

**BIRMINGHAM DESIGN REVIEW BOARD**  
**MINUTES OF AUGUST 16, 2017**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, August 16, 2017. Chairman John Henke called the meeting to order at 7:32 p.m.

**Present:** Chairman John Henke; Board Member, Thomas Trapnell, Shelli Weisberg, Michael Willoughby; Alternate Board Member Adam Charles

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

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

**08-17-17**

**APPROVAL OF MINUTES**  
**DRB Minutes of March 1, 2017**

**Motion by Ms. Weisberg**

**Seconded by Mr. Trapnell to approve the DRB Minutes of March 1, 2017 as presented.**

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Weisberg, Trapnell, Charles, Henke, Willoughby

Nays: None

Absent: Deyer, Dukas

**08-18-17**

**DESIGN REVIEW**  
**925-975 E. Maple Rd.**  
**George Building**

Zoning: O-2 Office Commercial

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**Proposal:** Mr. Baka explained the applicant is proposing to update the façade of the building. The update includes the painting of existing brick and the installation of new TRESPA Smart Siding. The applicant describes that the entire building will be painted a dark grey, "Iron Ore" from Sherwin Williams. The TRESPA paneling will comprise the second floor façade. The color is "Romantic Walnut," a light brown wood color which mirrors the look of cut wood. The updates will occur on all elevations and do not alter any doorways, windows or landscaping.

**Signage:** Signage is proposed to remain on the south and east elevations of the updated façade. The tenant signage, "BMG Media," will be placed on the paneling at the southeast corner of the building. The existing signage was previously approved, but any new signage will need to be administratively approved.

**Illumination:** Four new lights are proposed on both the north and south elevations (eight in total). These lights are on either side of the pedestrian entry doors along the Maple Rd. frontage, as well as the rear parking lot frontage. The light fixtures (Cubi 28 by Leucos Lighting) will be 11 in. x 11 in. x 4 in, squares with white LED bulbs. The luminaries are not cut-off as required by Article 4, Section 4.21 of the Birmingham Zoning Ordinance, but may be approved by the DRB.

Mr. Michael George, the property owner, said he purchased the building about a year ago and since that time the inside has been redone. The building contains some long-term tenants. Older buildings look better when they are darker because of the defects in the brick.

**Motion by Mr. Willoughby  
Seconded by Mr. Charles**

**Motion carried, 5-0.**

VOICE VOTE

Yeas: Willoughby, Charles, Trapnell, Henke, Weisberg

Nays: None

Absent: Deyer, Dukas

**08-19-17**

## **MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

### **A. Staff Reports**

-- Administrative Approvals

- 1185 S. Adams, Suite 13, Glow - Looking to install one illuminated sign at the southeast corner of the building off of Lincoln Ave.

- 
- 33583 Woodward Ave., Bank of Ann Arbor - New signs for new business, east elevation, west elevation, east elevation by entrance.
  - 2755 E. Maple Rd., Rosso Development - Remove present roofing, ice and water felt venting, Gutters, Certainteed Landmark shingles, Moria Black.
  - 768 N. Old Woodward Ave, Ly Sushi - Letters will be constructed of .5 in. Central Plastic mounted on 3 mm Alu-panne then mounted to wall.
  - 630 N. Old Woodward Ave. - Non-illuminated 1.5 in. x 16.75 in. x 75 in. HDU sign made from 1 in. thick HDU background panel with .5 in. HDU overlay raised border and dimensional lettering.
  - 2075 E. Fourteen Mile Rd. - Exterior flagstone painting and landscaping. Flagstone paint is Sherwin Williams SW 7048 Urban Bronze. Landscape drawings attached.
  - 491 Townsend - Use of dimensional slate style asphalt shingles replacing former 3-tab shingles. Both are dark gray.
  - 2457 E. Maple Rd, Maple Crest Apts. - Removal of roofing and re-roof with Certainteed Landmark Berne Sienna.
  - 335 N. Eton, Birmingham Woods - Tear off existing roof on entire building and re-roof to Code.
  - 323 N. Eton, Birmingham Woods - Tear off existing roof on entire building and re-roof to Code.
  - 730 N. Old Woodward Ave. - Papillion Blanc - Replacement wall sign.
  - 539 - 585 Chester, Chester Row - Replace driveway site for size, replace existing asphalt with concrete.
  - 476 - 478 Park - Recap existing stair, installing railing.
  - 996 S. Adams, Primos Pizza - Replace damaged sign face with new face on pole sign in front of building.
  - 33502 Woodward Ave., Nadeau - Fabricate and install two sets of LED illuminated wall signs (34.75 sq. ft.) on front and side wall elevations.

-- Violation Notices (none)

## **B. Communications**

-- Commissioners' Comments (none)

**08-20-17**

## **ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:42 p.m.

Matthew Baka  
Sr. Planner



**DATE:** October 11<sup>th</sup>, 2017

**TO:** Design Review Board

**FROM:** Nicholas Dupuis, Planning Intern

**SUBJECT:** Design Review – 33692 Woodward Ave.

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**Zoning:** B-2B – General Business

**Existing Use:** Commercial

## Proposal

The applicant is proposing a reface of the existing structure at 33692 Woodward. 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 whole 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.

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. No specification sheets have been submitted for the existing mechanical equipment. 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 Department.

## 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 luminaires to be full cutoff or cutoff, but may be approved if:

- a. The distribution of upward light is controlled by means of refractors or shielding to the effect that it be used solely for the purpose of decorative enhancement of the luminaire itself and does not expel undue ambient light into the nighttime environment.
- b. The luminaire is neither obtrusive nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety, with appropriate methods used to eliminate undesirable glare and/or reflections.
- c. The luminaire is consistent with the intent of the Master Plan, Urban Design Plan(s), Triangle district plan, Rail District plan and/or Downtown Birmingham 2016 Report, as applicable.
- d. The scale, color, design or material of the luminaire will enhance the site on which it is located, as well as be compatible with the surrounding buildings or neighborhood.
- e. Lighting designed for architectural enhancement of building features (i.e. architectural enhancement lighting). Appropriate methods shall be used to minimize reflection and glare.
- f. The site lighting meets all requirements set forth in this ordinance including, but not limited to, light trespass and nuisance violations.

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

### **Sample Motion Language**

Motion to APPROVE the design review application for 33692 Woodward Ave. with the following conditions:

1. Applicant will need to submit VLT calculations or obtain a variance from the Board of Zoning Appeals

OR

Motion to TABLE the design review application for 33692 Woodward Ave.; the applicant must provide the following items:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

OR

Motion to DENY the design review application for 33692 Woodward Ave.; 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))

# RETAIL BUILDING

EXTERIOR FACADE RENOVATION  
BIRMINGHAM, MICHIGAN



TENANT SIGNAGE



ABRO DESIGN GROUP

PROJECT:

BIRMINGHAM  
RETAIL BUILDING

- EXTERIOR FACADE  
RENOVATION -

33692 WOODWARD AVE.,  
BIRMINGHAM, MICHIGAN  
48009

SHEET TITLE:

EXTERIOR  
BUILDING  
ELEVATION

DO NOT SCALE DRAWINGS  
USE FIGURED DIMENSIONS ONLY

DATE: ISSUE:

09.07.17 DESIGN REVIEW BOARD

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF ABRO DESIGN GROUP, INC. THESE PLANS ARE NOT TO BE MODIFIED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION CONSENT OF ABRO DESIGN GROUP, INC.

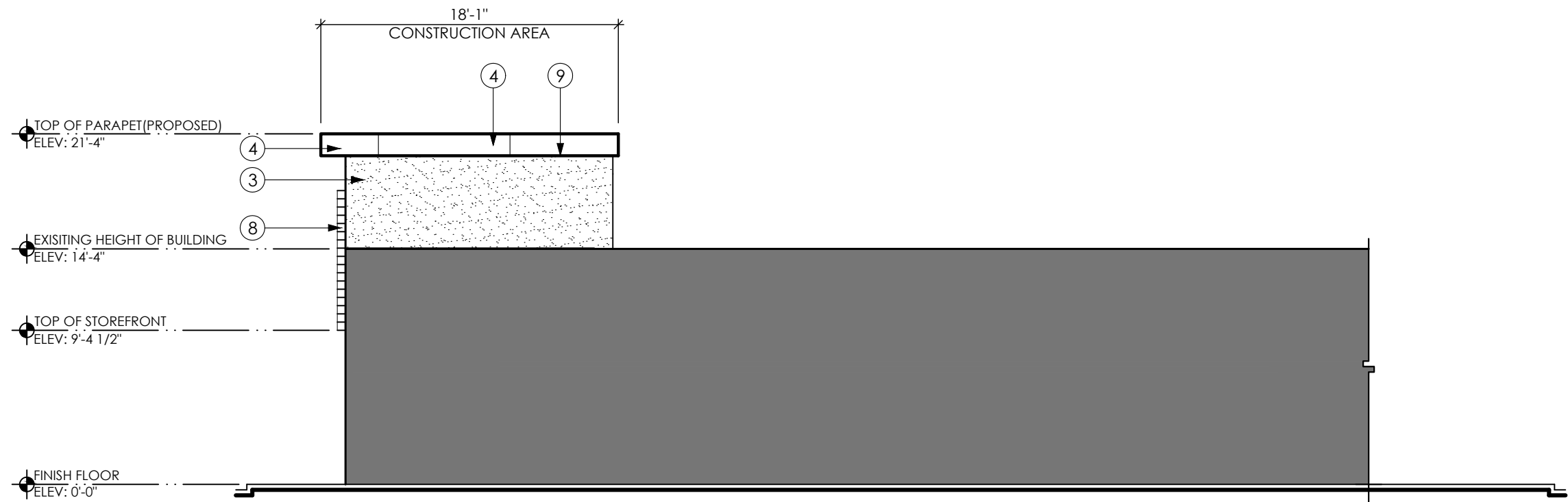
PROJECT NO:

062117

SHEET NO:

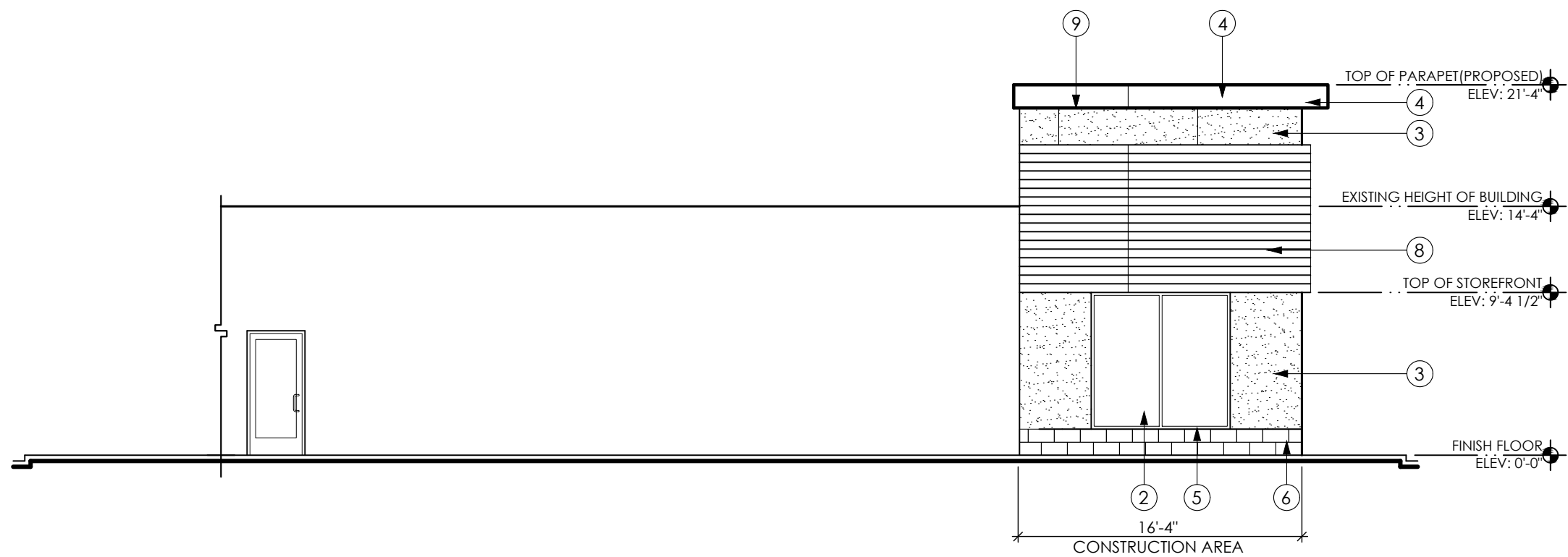
A-110

EXTERIOR MATERIAL FINISH SCHEDULE AND NOTES					
TAG	MATERIAL	MANUFACTURE	COLOR/ MODEL	SIZE	REMARKS/ NOTES
①	EXTERIOR DECORATIVE WALL MOUNTED SCONCE			48" HEIGHT X 6" WIDE X 4" DEEP	SEE MANUFACTURE SPECIFICATIONS FOR DETAILS
②	GLASS	VIRACON OR EQUAL	1" CLEAR INSULATED GLAZING		GLASS TO BE TEMPERED PER MBC WHERE NEEDED.
③	EIFS - BUILDING AREA	DRYVIT/ SENERGY OR EQUAL - SAHARA FINISH	SHERWIN-WILLIAMS NATURAL GROUND		
④	ALUMINUM COMPOSITE PANEL SYSTEM CLIP & CAULK INSTALLATION	OMEGA PANEL PROD. LAMINATORS INC.	CHAMPAGNE		CONTACT: TOM OLSON (734) 777-6788
⑤	ANODIZED ALUMINUM FRAME STOREFRONT SYSTEM	TUBELITE	CHAMPAGNE ANODIZED ALUMINUM	SEE SHEET A-8.1 FOR DETAILS	SEE MFG. SPECIFICATIONS FOR DETAILS
⑥	CUSTOM NATURAL LIMESTONE ON "TABS WALL SYSTEM"	CUSTOM STONE WORKS	BUFF; GROUT TO MATCH STONE	1"D X 9"H X 18"W	CONTACT: OMAR FARIS (734) 427-8158
⑦	CLEAR INSULATED GLASS IN ANODIZED ALUMINUM FRAME STOREFRONT SYSTEM	TUBELITE	CHAMPAGNE ANOD. ALUM / SILVER METALLIC	SEE SHEET A-8.1 FOR DETAILS	SEE MFG. SPECIFICATIONS FOR DETAILS
⑧	TRUGRAIN SIDING WALL SYSTEM	TRUGRAIN	DARK BURMA	3/4"D X 5 1/2"H X PLANKS	CONTACT: GRANT CARLSON (773) 459-7722
⑨	CONTINUOUS ROPE LIGHTING				



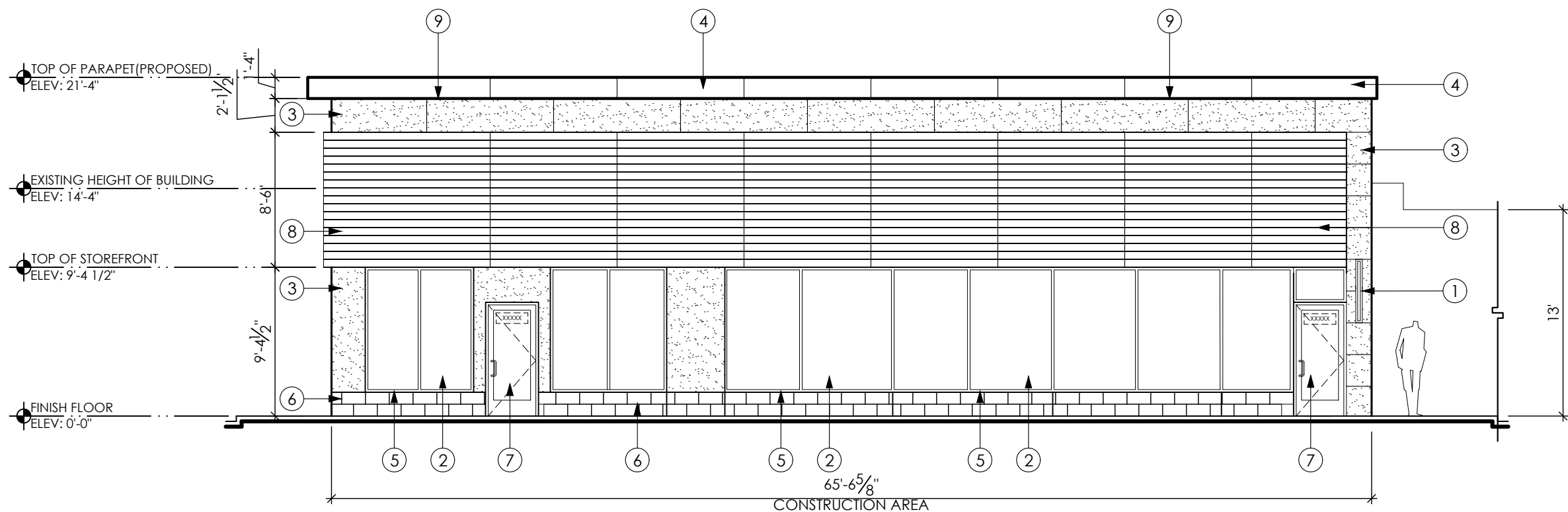
SOUTH ELEVATION

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



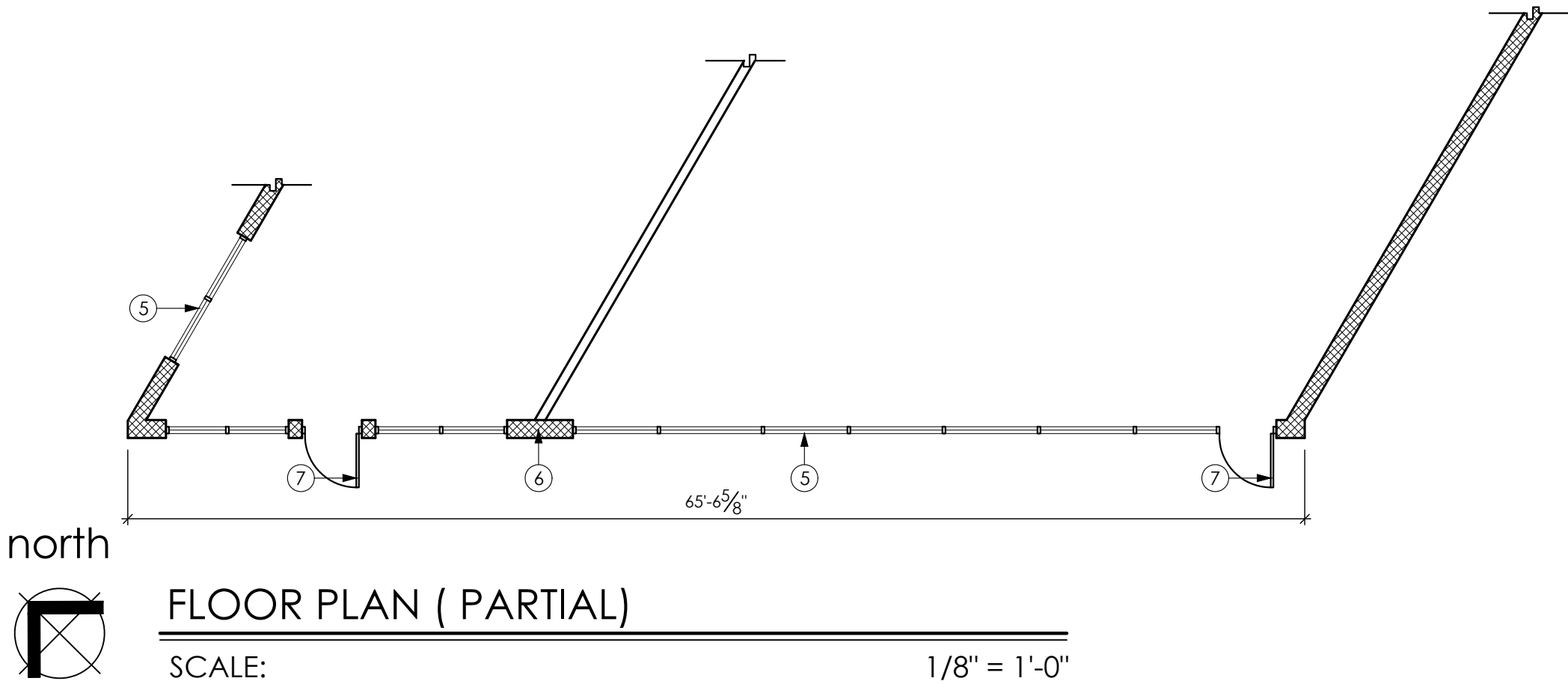
NORTH ELEVATION (BENNAVILLE AVE. VIEW)

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



WEST ELEVATION (WOODWARD AVE. VIEW)

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





# MEMORANDUM

Planning Division

**DATE:** October 13, 2017  
**TO:** Design Review Board  
**FROM:** Matthew Baka, Senior Planner  
**SUBJECT:** 1065 E. Maple – Mobile Gas Station

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

**Existing Use:** Gas Station

## Proposal

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' 9", permitting 56.75 square feet of sign area. The proposed "**Beer and Wine**" sign on the front (south) elevation is proposed to measure 23" h x 126" w or **20.125 square feet**. The proposed "**Beer and Wine**" sign on the side (east) elevation is proposed to measure 44" h x 54" w or **16.5 square feet**. There is an existing ground sign on the property that measures 48.875" h x 77.625" wide or 24.2 square feet per side for a total of **48.4 square feet**. With the addition of the proposed signs **the total amount of signage for this site would be 85.025**. *In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. The proposal does not meet this requirement.* Accordingly, the applicant will be required to reduce the signage not to exceed 56.75 square feet. *In accordance with article 1.0, table B of the Birmingham Sign Ordinance – wall signs may be no more than 36" 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".

All signs are proposed to be mounted more than 8' above grade. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public 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 LED's.

### **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 DENY the design and sign review application for 1065 E. Maple for the following reasons:

1. The total square footage of the proposal exceeds the allowable square footage by 28.275 square feet;
2. The total height of the sign on the east elevation exceeds the maximum height by 10”.

### **Sample Motion Language**

Motion to DENY the sign review application for 1065 E. Maple for the following reasons;

1. The total square footage of the proposal exceeds the allowable square footage by 28.275 square feet;
2. The total height of the sign on the east elevation exceeds the maximum height by 10”;

OR

Motion to TABLE the design and sign review application for 1065 E. Maple. The applicant must provide the following items:

- 1.

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

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

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.

- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- (4) The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- (5) The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- (6) The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the city.
- (7) The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission.

(Code 1963, § 5.192(4))

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

### **(b) Restrictions.**

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





## Sign Ordinance Requirements – Name Letter/Wall Signs Planning Division

**Property Address:** 1065 E. Maple

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

**Sign Copy:** Beer & Wine

	Required	Proposed	Review
Maximum Area	<input type="checkbox"/> Woodward – 1.5 square feet per linear foot. <input checked="" type="checkbox"/> Other – 1 square foot per linear foot 56' 9" Total Linear Street Frontage	Sign height: 23" Sign width: 126" Total sign area: 20.125 sq. ft.  Sign height: 44" Sign width: 54' Total sign area: 16.5sq. ft  Total sign area for all signs: 85.5	<b>Does not meet requirements</b>
Maximum Height	<input type="checkbox"/> Name Letter Sign <input type="checkbox"/> Woodward – 3' <input type="checkbox"/> Other – 2' <input checked="" type="checkbox"/> Wall Sign <input type="checkbox"/> Woodward – 4' <input checked="" type="checkbox"/> Other – 3'	Sign height: 44"	<b>Does not meet requirements</b>
Other Sign measurements	<ul style="list-style-type: none"> <li>Logos/design elements may be greater than 3' in height subject to approval</li> <li>Thickness = 9" maximum</li> <li>Height from grade = 8' sidewalk if over 3" thick</li> <li>Height from grade – 15' alley, etc.</li> </ul>	Logo height: N/A  Sign Thickness: 5"  Sign Height: N/A	<b>Meet requirements</b>
Illumination	<input checked="" type="checkbox"/> Non-historic District <ul style="list-style-type: none"> <li>Steady light only</li> <li>No exposed neon</li> <li>B1 Zone – 10:00pm or ½ Hour after close of Business</li> <li>Adj. residential – no side or rear lights</li> </ul> <input type="checkbox"/> Historic District <ul style="list-style-type: none"> <li>As listed above</li> <li>Halo backlighting</li> <li>Exterior light fixtures</li> </ul>	Internally Illuminated	<b>Meets requirements</b>

	<ul style="list-style-type: none"> <li>• No internal illumination</li> </ul>		
# Allowed	<input type="checkbox"/> Principal Wall Sign <ul style="list-style-type: none"> <li>• 1 street = 1 sign</li> <li>• 2 streets = 2 identical sign</li> <li>• 3 + streets = each frontage</li> <li>• All above can not exceed maximum sign area for building</li> </ul> <input checked="" type="checkbox"/> Wall / Name Letter Sign <ul style="list-style-type: none"> <li>• Limited by area per frontage</li> </ul>	One Street = Four signs	<b>meets requirements</b>

Reviewed by: Matthew Baka

Date: October 13, 2017

1065 E Maple Rd

60' building front

126"

17"

23"

**BEER**  **WINE**

170" building height

112" clearance

**usice**

Grab an extra bag  
so you don't  
run out.

Grab an extra bag  
so you don't  
run out.



**Pinnacle Propane EXPRESS**

\$17.99

54"

Exchange

24 HOUR EMERGENCIES: 866.428.3427

**PROpane**

**Pinnacle Propane EXPRESS**

\$17.99

54"

Exchange

24 HOUR EMERGENCIES: 866.428.3427

NO SMOKING & FLAMMABLE LP GAS

**Z71**

**ICE COLD BEER NOW AVAILABLE**





30' side of building

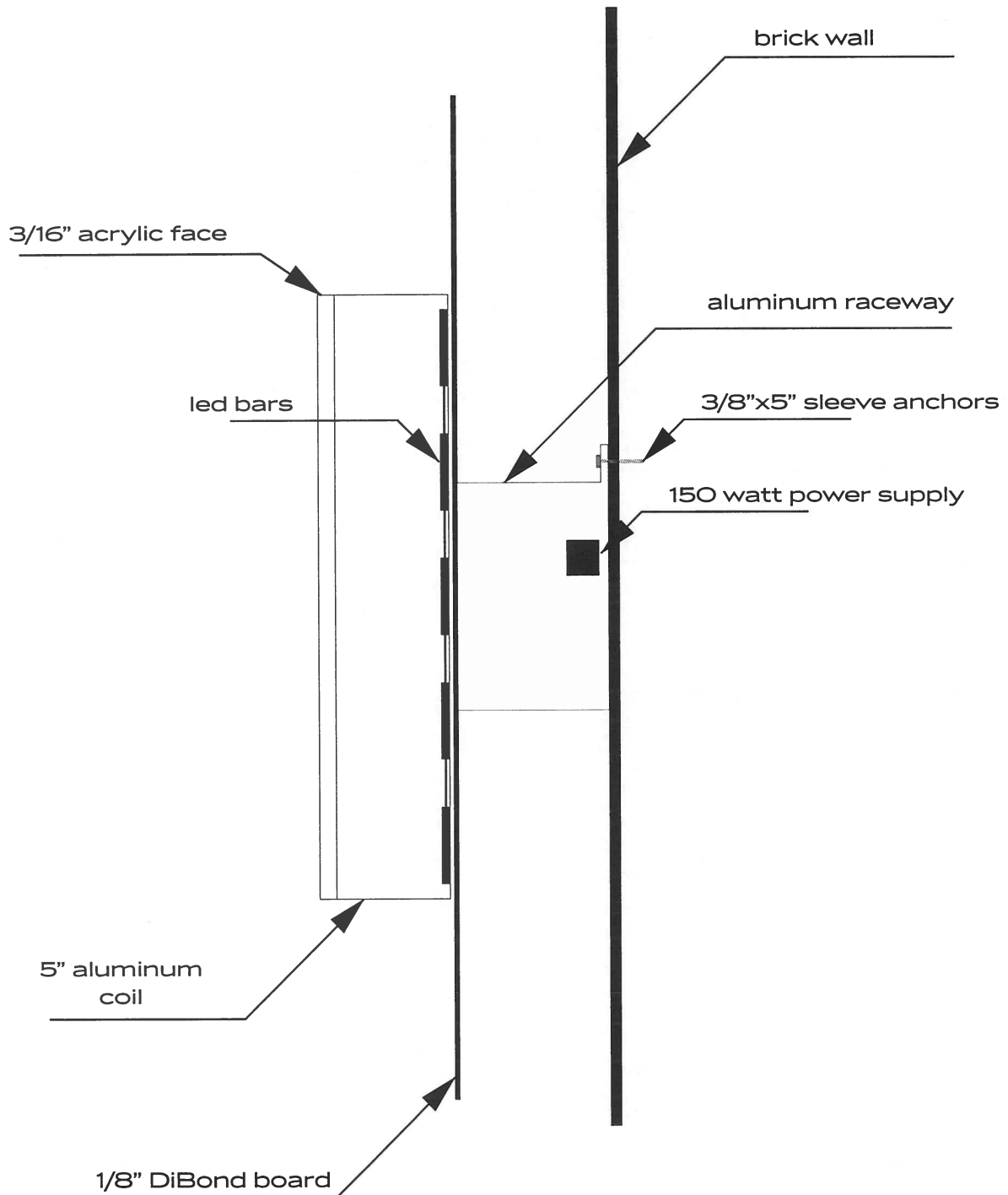


170" building height

84" clearance

# side view

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CITY OF BIRMINGHAM  
Date 10/06/2017 4:27:38 PM  
Ref 00142473  
Receipt 395043  
Amount \$100.00

## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Metro Detroit Signs

Address: 11444 Kaltz Ave  
Warren, MI 48089

Phone Number: 586-759-2700

Fax Number: 586-759-2703

Email: kdeters@metrodetroitsigns.com

### Property Owner

Name: Joseph Jonna  
Address: 640 N Old Woodward Ste 100  
Birmingham, MI 48009

Phone Number: (248) 566-6700

Fax Number:

Email: jjonna@jonnaluxuryhomes.com

### 2. Applicant's Attorney Contact Person

Name: Kevin Deters

Address: 11444 Kaltz Ave  
Warren, MI 48089

Phone Number: 586-759-2700

Fax Number: 586-759-2703

Email: kdeters@metrodetroitsigns.com

### Project Designer

Name: Metro Detroit Signs

Address: 11444 Kaltz Ave.  
Warren, MI 48089

Phone Number: 586-759-2700

Fax Number: 586-759-2703

Email: kdeters@metrodetroitsigns.com

### 3. Project Information

Address/Location of Property: 400 S Old Woodward Ave.

Name of Development: The Forefront

Parcel ID #:

Current Use:

Area in Acres:

Current Zoning:

Name of Historic District site is in, if any:

Date of HDC Approval, if any:

Date of Application for Preliminary Site Plan:

Date of Preliminary Site Plan Approval:

Date of Application for Final Site Plan:

Date of Final Site Plan Approval:

Date of Revised Final Site Plan Approval:

### 4. Attachments

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

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

Install non-illuminated wall sign for "The Forefront" on the front elevation

### 6. Location of Proposed Signs

Front (east) elevation

### 7. Type of Sign(s)

Wall: ☒

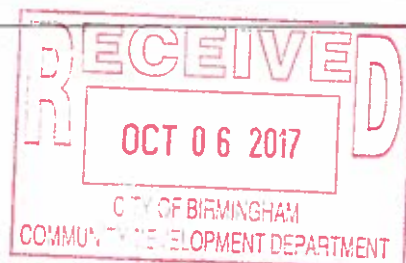
Ground:

Projecting:

Canopy:

Building Name:

Post-mounted Projecting:



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

Front: ☒ East elevation  
Left side: \_\_\_\_\_

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

9. Size of Sign

Width: 192.5 inches  
Depth: 2 inches  
Height of lettering: 10.98 inches

Height: 10.98 inches  
Total square feet: 14.67

10. Existing signs currently located on property

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

N/A  
Type(s): \_\_\_\_\_  
Total square feet: \_\_\_\_\_

11. Materials/Style

Metal: Aluminum  
Plastic: \_\_\_\_\_  
Color 1 (including PMS color #): black  
Additional colors (including PMS color #): \_\_\_\_\_

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

12. Sign(s) Read(s): The Forefront

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: 10-3-17

Application #: 17-01041

Date Received: 10/6/17

Fee: \$100

Date of Approval: 10/6/17

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

Reviewed by: M.B./L



CONSENT OF PROPERTY OWNER

I, Joseph Jonna, 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 400 S 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:  
Metro Detroit Signs;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 10/3/17

Joseph Jonna  
Owner's Name (Please Print)

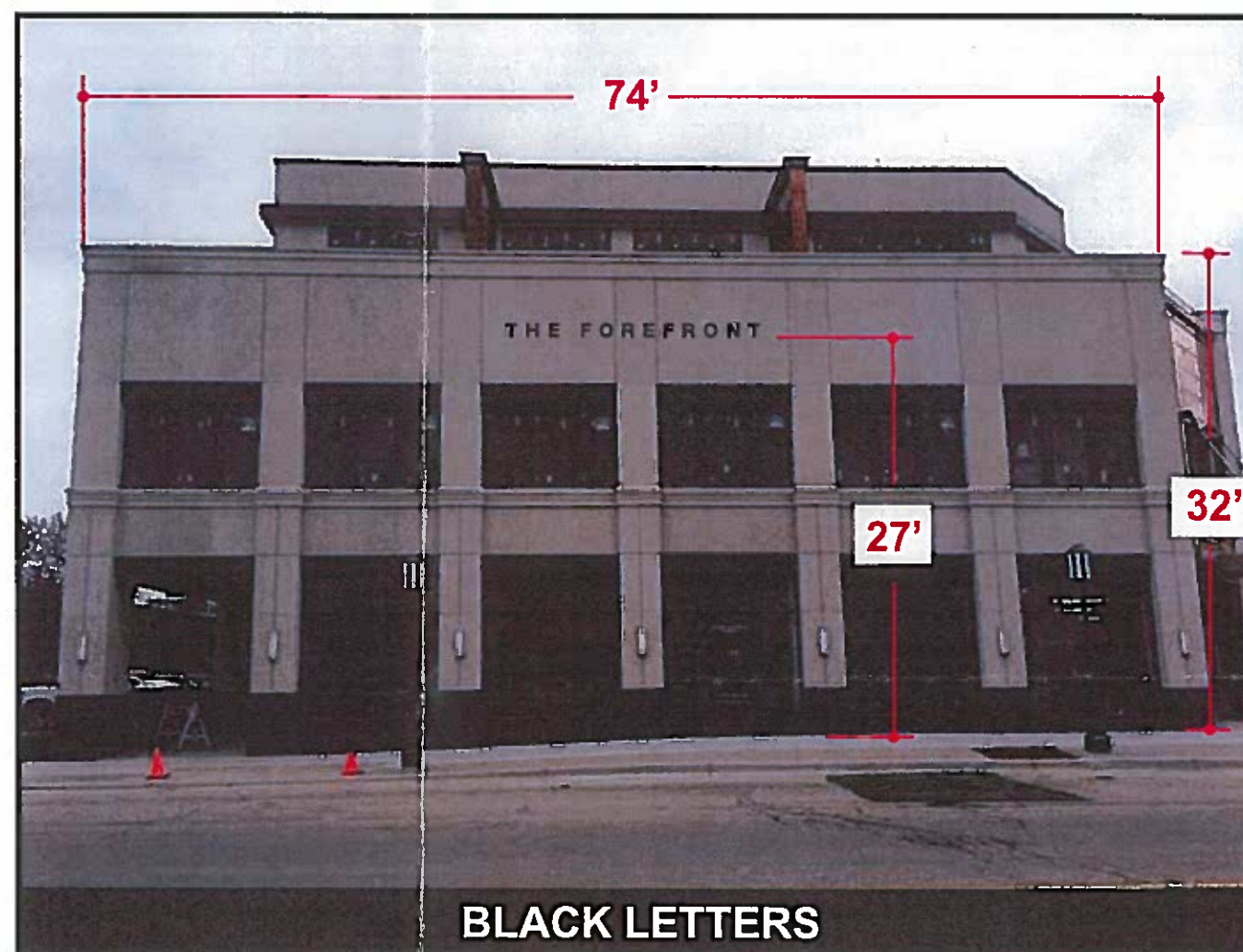
[Signature]  
Owner's Signature



192.50"

# THE FOREFRONT

10.50" (T)

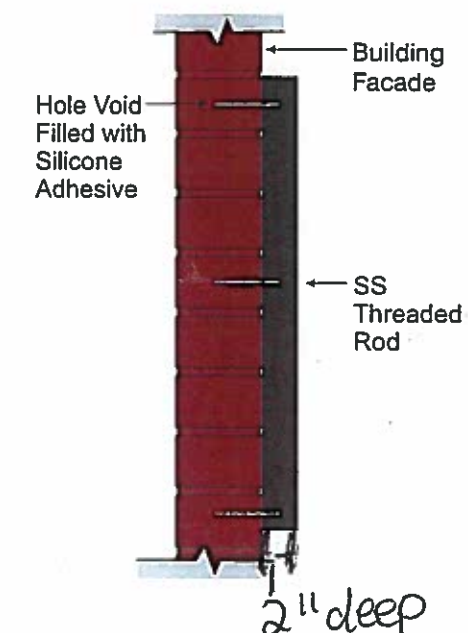


BLACK LETTERS

## SIGN DIMENSIONS

10.98"x192.50" Overall - 14.67 Sq. Ft.

## STUD MOUNTED LETTERS



APPROVED  
M.B. 10/6/17  
17-104 ORB



Sales Person: Joe Stelzer

Drawn By: Connie Fotiu

Date: 9/8/17

File Name: The ForeFront Exterior.cdr  
Without Logo Pg 3

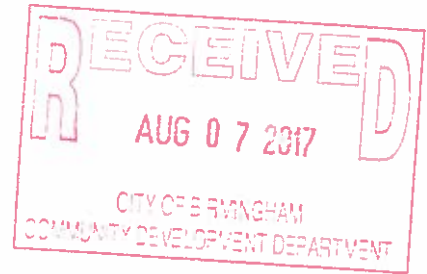
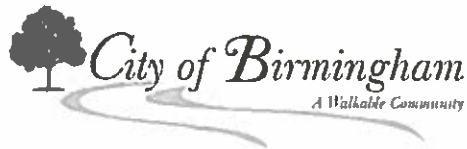
Revision: 9/18/17

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Work Order#:



11444 Kaltz Ave  
Warren, MI 48089  
Phone: 586-759-2700  
Fax: 586-759-2703



## Administrative Approval Application

### Planning Division DRB

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: Beam Builders & Maintenance LLC  
Address: 1480 Wren Dr  
Davison, AL 36023  
Phone Number: 256-716-0603  
Fax Number: \_\_\_\_\_  
Email: customer-service@beambuildersllc.com

#### Property Owner

Name: Butter Heights Condo Association  
Address: 277 W. Brown St  
Birmingham, AL 35209  
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: 277-297 W. Brown St  
Birmingham, AL 35209  
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

Remove and replace all crown, rake moulding, fascia board on all overhangs and around bays. Remove and replace drip edge & roofs on overhangs. Remove and replace flashing and bar. Installing bevelled trim for proper drainage.

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. II

Date: 8/3/17

APPROVED

Application #: 17-0085

Office Use Only  
Date Received: 8/7/17

Fee: \$100

Date of Approval: 8/16/17

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

Reviewed by: M. B. L.

Project #JAAD17-0021





## CONSENT OF PROPERTY OWNER

I, Butler Heights Townhomes, OF THE STATE OF Michigan AND COUNTY OF Oakland  
(Name of property owner)

STATE THE FOLLOWING:

1. That I am the owner of real estate located at 272, 287, 297 Wetbarn St, 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:  
Beam Builders & Maintenance LLC  
(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: 8/7/17

Butler Heights Townhomes  
By: Eric Sachs, President  
Owner's Name (Please Print)

[Signature]  
Owner's Signature







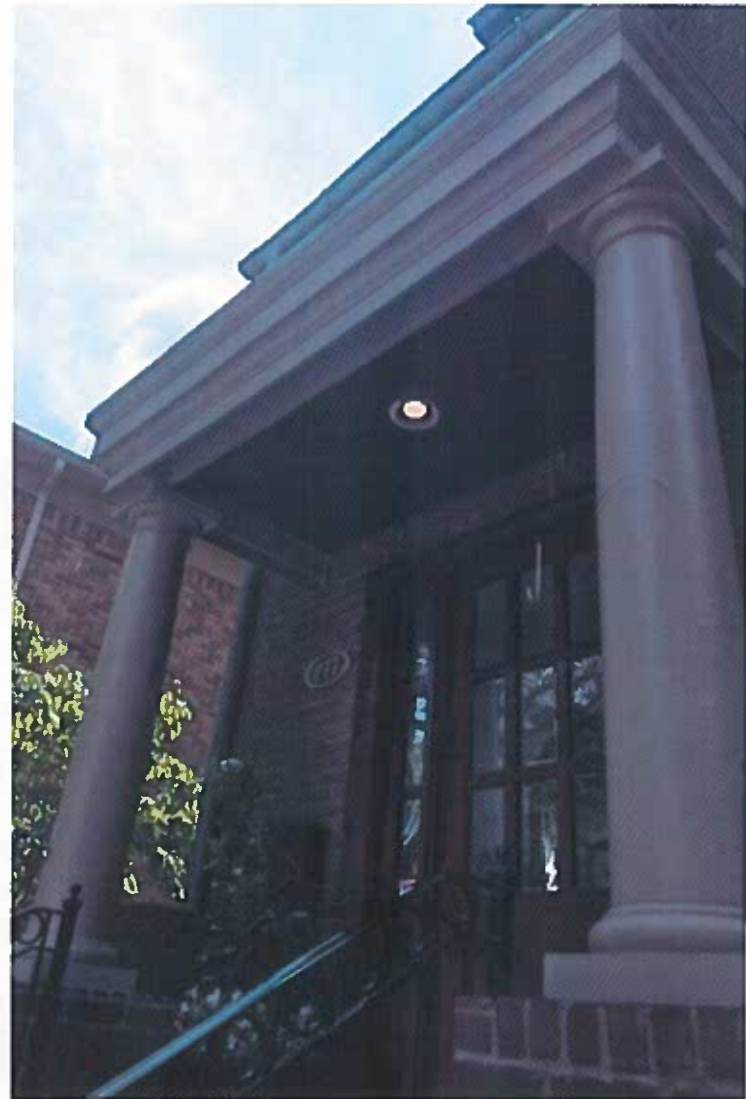












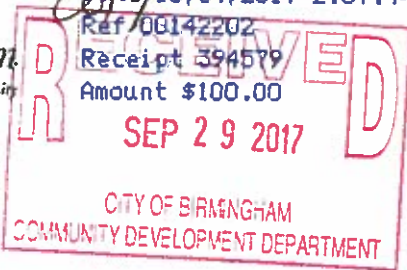








CITY OF BIRMINGHAM  
Date: 10/04/2017 2:57:44 PM



## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: IDEATION SIGNS & COMMUNICATIONS  
Address: 405 E 4TH ST  
ROYAL OAK MI 48073  
Phone Number: 248-399-4332  
Fax Number: 248-399-4333  
Email: mo@ideationorange.com

### Property Owner

Name: Barbara R. Talsma  
Address: 220 HEDINWALL  
ROYAL OAK MI 48073  
Phone Number: 248-229-7928  
Fax Number: \_\_\_\_\_  
Email: Talsmas@yahoo.com

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

Name: MAUREEN MO' MEADOWS/IDEATION  
Address: SAME AS ABOVE  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

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

### 3. Project Information

Address/Location of Property: 1728 MAPLE RD  
Name of Development: \_\_\_\_\_  
Parcel ID #: 19-26-378-068  
Current Use: \_\_\_\_\_  
Area in Acres: .06  
Current Zoning: RETAIL

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

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 SF SIGNAGE  
ALLOWANCE.

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: Maureen Meadows

Date: 9/20/17

Application #: 17-101

Office Use Only  
Date Received: 9/29/17

Fee: \$100

Date of Approval: 10/4/17

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

Reviewed by: M. B. I.



## CONSENT OF PROPERTY OWNER

I, Barbara R. Taksma 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 1728 W. MAPLE RD, BIRMINGHAM ;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
DEBATION SIGNS & COMMUNICATION (FOR BIRMINGHAM CHOCOLATE LLC)  
(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: 9-14-17

Barbara R. Taksma  
Owner's Name (Please Print)

Barbara R. Taksma  
Owner's Signature



# ELEVATION

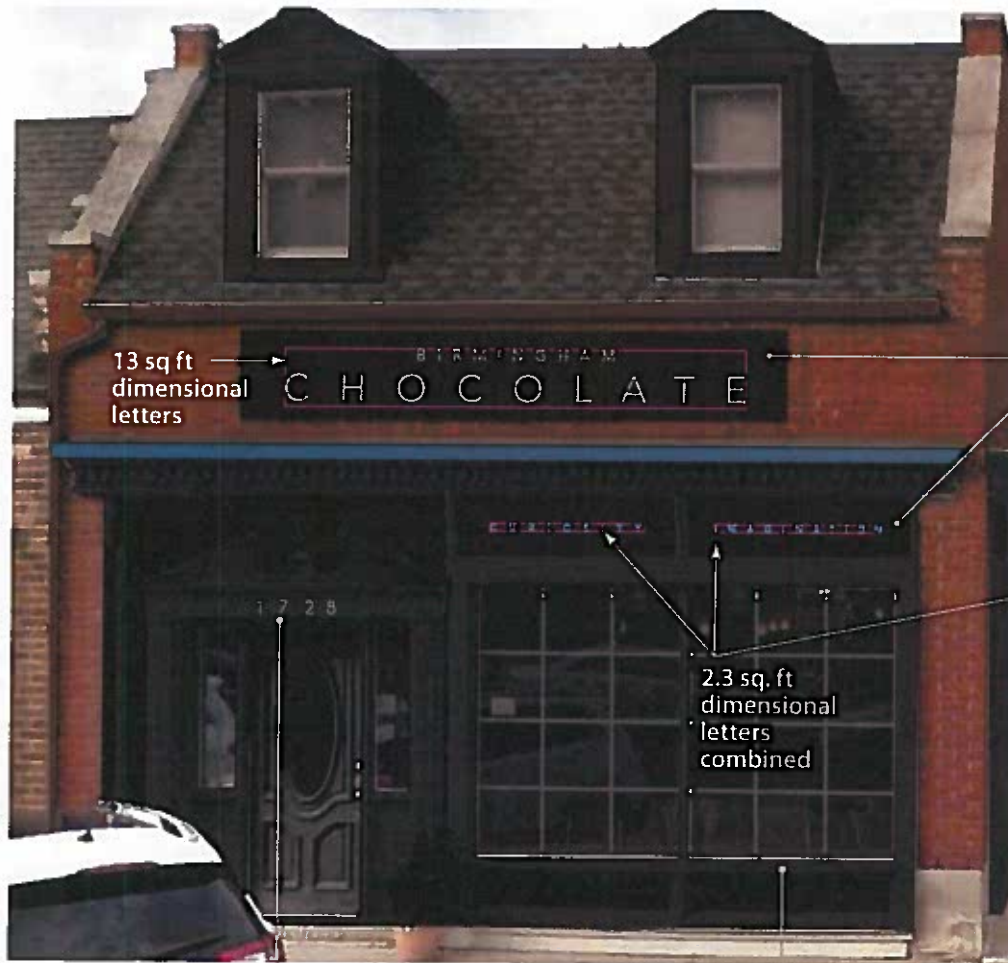
BC\_Facade\_Detail\_v1

Copyright Ideation Signs & Communications, Inc.

Client: Birmingham Chocolate  
Project: Exterior Signage  
Version: N/A  
Address: 1728 Maple, Birmingham

Elevation ID: 01

APPROVED  
M.B. 10/24/17  
17-101 DRG



New dimensional address numbers  
replace existing. Same placement.  
Same size numbers.

Front View

Trim painted by client  
Gray = Benjamin Moore 1610  
Blue = Benjamin Moore 782

## Sign Allowance Measurements:

Building Sign Allowance = 22 sq ft

Main Sign:

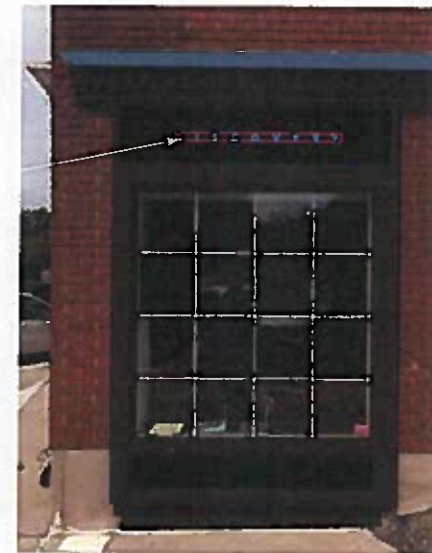
125" x 15" = 1875/144 = 13.0 sq ft

Secondary Words Combined:

46" x 7.2" = 331.2/144 = 2.3 sq ft

Total Sq Ft = 15.3 sq ft

Inset areas to be painted by client.  
Dark Gray = Benjamin Moore 2127-10



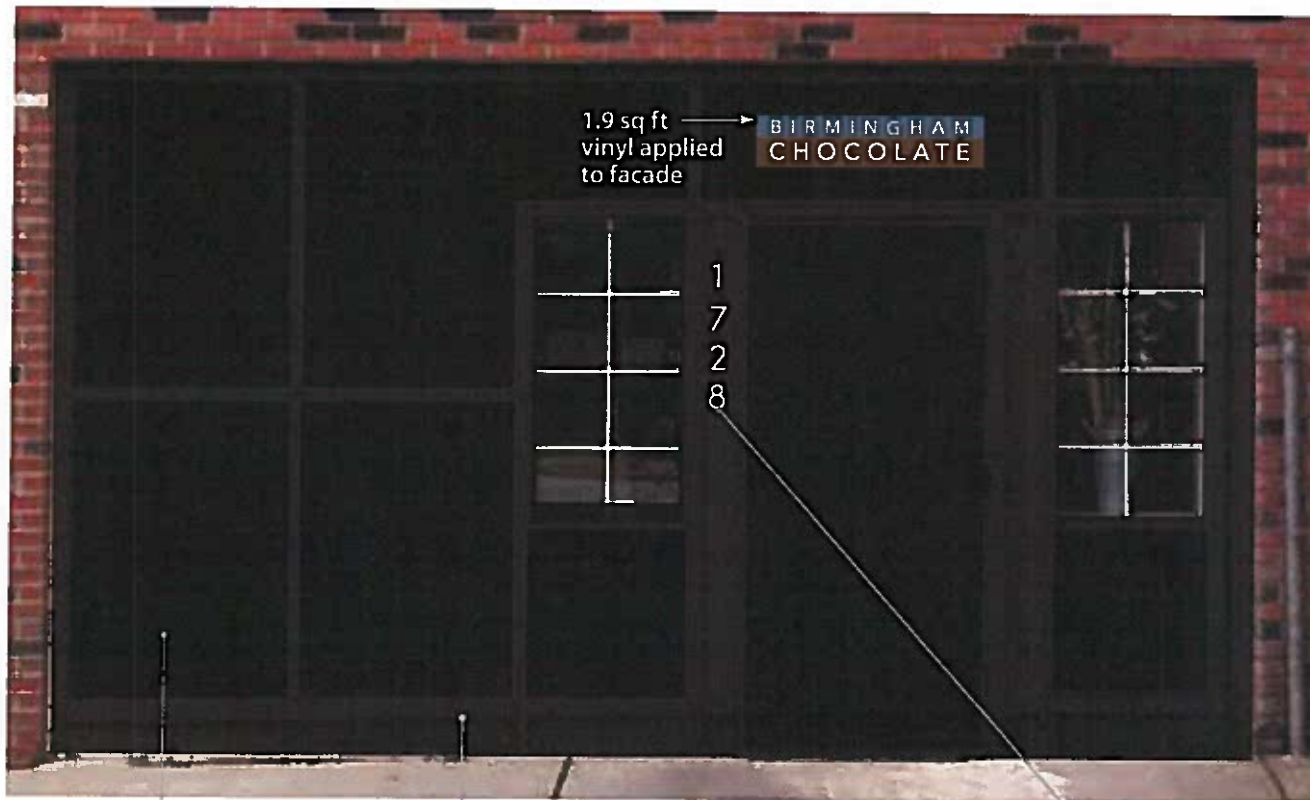
Side View

Client Approval & Date

Please review this proof carefully including the SPECS area.  
Signature represents approval and permission for final  
production. PDFs & print proofs are not 100% color accurate.

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www.ideationorange.com



Inset areas to be painted by client.  
Dark Gray = Benjamin Moore 2127-10

Trim painted by client  
Gray = Benjamin Moore 1610  
Blue = Benjamin Moore 782

Back of Building

New dimensional address numbers  
replace existing. Same placement.  
Same size numbers.

Client Approval & Date

Please review this proof carefully including the SPECS area.  
Signature represents approval and permission for final  
production. PDFs & print proofs are not 100% color accurate.



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www.ideationorange.com

# PROOF

BC\_Facade\_Detail\_v1

Copyright Ideation Signs & Communications, Inc.

Client: Birmingham Chocolate  
Project: Exterior Signage  
Version: N/A  
Address: 1728 Maple, Birmingham

Sign ID: N/A  
Sign Type: N/A  
Elevation Ref: 01

## SPECS

**Description:**  
Dimensional Letters

**Quantity:**  
One of each shown.

**Finished Dimensions:**  
Shown in drawing area.

**Materials & Construction:**  
Flat-cut aluminum,  
1/4" deep  
Stud Mount

**Colors & Finishes:**  
Painted face and returns,  
standard white 5687,  
high-gloss finish

**Installation Pattern:**  
Provide install pattern.

**Mount Approach & Install Surface:**  
Flush stud mount into painted  
brick facade.

3.125" 53.7" [ B I R M I N G H A M ]

Please review this proof carefully including the SPECS area.  
Signature represents approval and permission for final  
production. PDFs & print proofs are not 100% color accurate.

Client Approval & Date

Internal Use  
(sign & date)

- ☐ All materials ordered.  
☐ All materials received.  
☐ Production complete, packaged.



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www.ideationorange.com



# PROOF

BC\_Facade\_Detail\_v1

Copyright Ideation Signs & Communications, Inc.

Client: Birmingham Chocolate

Project: Exterior Signage

Version: N/A

Address: 1728 Maple, Birmingham

Sign ID: N/A

Sign Type: N/A

Elevation Ref: 01

## SPECS

**Description:**

Dimensional Letters

**Quantity:**

One of each shown.

**Finished Dimensions:**

Shown in drawing area.

**Materials & Construction:**

Flat-cut aluminum,

2" deep

Stud Mount

**Colors & Finishes:**

Painted face and returns,

standard white 5687,

high-gloss finish

**Installation Pattern:**

Provide install pattern.

**Mount Approach & Install Surface:**

Flush stud mount into painted

brick facade.

7.75" [ C H O C O L A T E ] 126"

Please review this proof carefully including the SPECS area.  
Signature represents approval and permission for final  
production. PDFs & print proofs are not 100% color accurate.

Client Approval & Date

Internal Use  
(sign & date)

- ☐ All materials ordered.  
☐ All materials received.  
☐ Production complete, packaged.

 ideation

405 E. Fourth St. • Royal Oak, MI  
P: 248.399.4332 • F: 248.399.4333  
[www.ideationorange.com](http://www.ideationorange.com)

# PROOF

BC\_Facade\_Detail\_v1

Copyright Ideation Signs & Communications, Inc.

Client: Birmingham Chocolate

Project: Exterior Signage

Version: N/A

Address: 1728 Maple, Birmingham

Sign ID: N/A

Sign Type: N/A

Elevation Ref: 01

## SPECS

**Description:**

Dimensional Numbers

**Quantity:**

One of each shown.

**Finished Dimensions:**

Shown in drawing area.

**Materials & Construction:**

Flat-cut aluminum,

1/4" deep

Stud Mount

**Colors & Finishes:**

Painted face and returns,

standard white 5687,

high-gloss finish

**Installation Pattern:**

Provide install pattern.

**Mount Approach & Install Surface:**

Flush stud mount into wood door trim.



Please review this proof carefully including the SPECS area.  
Signature represents approval and permission for final  
production. PDFs & print proofs are not 100% color accurate.

Client Approval & Date

Internal Use  
(sign & date)

☐ All materials ordered.

☐ All materials received.

☐ Production complete, packaged.

 ideation

405 E. Fourth St. • Royal Oak, MI  
P: 248.399.4332 • F: 248.399.4333  
[www.ideationorange.com](http://www.ideationorange.com)

# PROOF

BC\_Facade\_Detail\_v1

Copyright Ideation Signs & Communications, Inc.

Client: Birmingham Chocolate

Project: Exterior Signage

Version: N/A

Address: 1728 Maple, Birmingham

Sign ID: N/A

Sign Type: N/A

Elevation Ref: 01 and 03

## SPECS

**Description:**

Dimensional Letters

**Quantity:**

One of each shown.

**Finished Dimensions:**

Shown in drawing area.

**Materials & Construction:**

Laser cut acrylic letters

1/4" deep

Stud Mount

**Colors & Finishes:**

Painted face and returns.

Color Match =

Benjamin Moore 782 "Blue Bell Island"

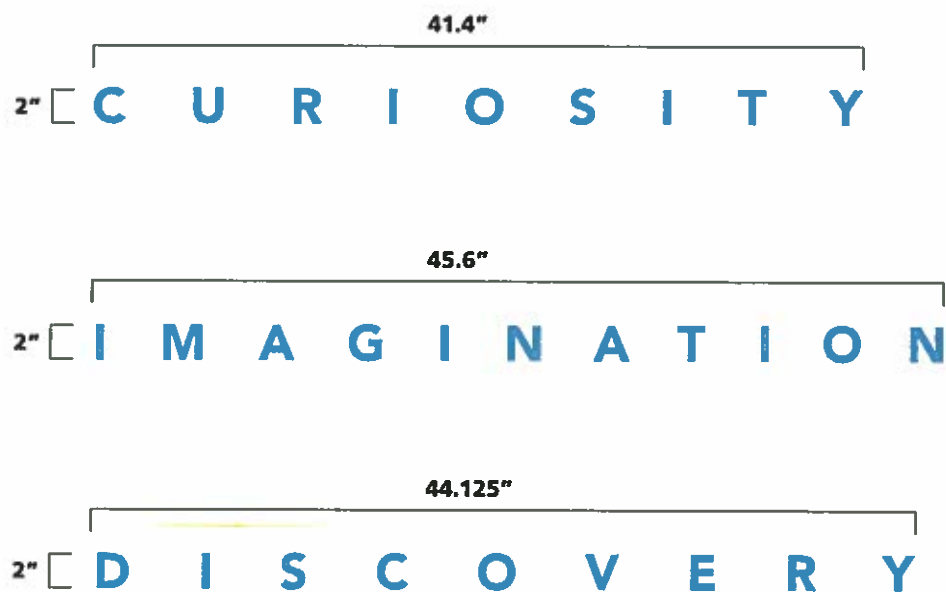
High-gloss finish.

**Installation Pattern:**

Provide install pattern.

**Mount Approach & Install Surface:**

Stud mount flush into wood panels on facade.



Please review this proof carefully including the SPECS area. Signature represents approval and permission for final production. PDFs & print proofs are not 100% color accurate.

Client Approval & Date

Internal Use  
(Sign & date)

☐ All materials ordered.

☐ All materials received.

☐ Production complete, packaged.



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www.ideationorange.com

# PROOF

BC\_Facade\_Detail\_v3

Copyright Ideation Signs & Communications, Inc.

**Client:** Birmingham Chocolate  
**Project:** Exterior Signage  
**Version:** N/A  
**Address:** 1728 Maple, Birmingham

**Sign ID:** N/A  
**Sign Type:** N/A  
**Elevation Ref:** 04

## SPECS

**Description:**  
Digital print direct to vinyl

**Quantity:**  
One (1)

**Finished Dimensions:**  
Shown in drawing area/

**Materials & Construction:**  
Direct print to adhesive vinyl

**Colors & Finishes:**  
Color Match  
Blue = PANTONE 7697C  
Brown = PANTONE 463 C

**Mount Approach & Install Surface:**  
Install to wood panel above door.



Please review this proof carefully including the SPECS area.  
Signature represents approval and permission for final  
production. PDFs & print proofs are not 100% color accurate.

Client Approval & Date

Internal Use  
(Sign & date)

- ☐ All materials ordered.
- ☐ All materials received.
- ☐ Production complete, packaged.

**ideation**

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P: 248.399.4332 • F: 248.399.4333  
[www.ideationorange.com](http://www.ideationorange.com)



## Administrative Sign Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: SIGNS BY TOMORROW  
Address: 31930 WOODWARD AVE  
ROYAL OAK, MI 48073  
Phone Number: 248-549-0095  
Fax Number: 248-549-0097  
Email: royaloke@signsbytomorrow.com

#### Property Owner

Name: NINE SHORT MONTHS  
Address: 525 SOUTHFIELD RD  
BIRMINGHAM, AL  
Phone Number: 248-425-6782  
Fax Number:                       
Email:                     

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

Name: NA  
Address:                       
                      
Phone Number:                       
Fax Number:                       
Email:                     

#### Project Designer

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

#### 3. Project Information

Address/Location of Property: 525 SOUTHFIELD RD  
Name of Development:                       
Parcel ID #:                       
Current Use:                       
Area in Acres:                       
Current Zoning:                     

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

#### 4. Attachments

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

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

REFACE THE EXISTING MONUMENT SIGN WITH TWO  
NEW FACE AND 1/2" THICK LETTERS AND NUMBER. LOGO  
GRAPHIC TO BE PRINTED

#### 6. Location of Proposed Signs

NORTH WEST CORNER ON AN ANGLE

#### 7. Type of Sign(s)

Wall:                       
Ground: X reface  
Projecting:                     

Canopy:                       
Building Name:                       
Post-mounted Projecting:                     

CITY OF BIRMINGHAM  
Date 06/29/2017 12:49:40 PM  
Ref 00139671  
Receipt: 378647  
Amount \$100.00  
1

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

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

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

**9. Size of Sign**

Width: 96"  
Depth: 4"  
Height of lettering: 9" x 4"

Height: 48"  
Total square feet: 32

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

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

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

**11. Materials/Style**

Metal: DIBOND FOR SUBSTRATE  
Plastic: 1/2 PVC SIGN  
Color 1 (including PMS color #): Blue  
Additional colors (including PMS color #): \_\_\_\_\_

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

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

"NINE STAR MONTH" BIRTH  
"COMMUNITY WELLNESS CENTER"

**13. Sign Lighting**

Type of lighting proposed: NA  
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: 6/20/2017

Application #: 17-0066

Date Received: 7/2/17

Fee: \$100

Date of Approval: 7/3/17

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

Reviewed by: M.B.L.





## CONSENT OF PROPERTY OWNER

I, LB Land LLC, OF THE STATE OF Michigan AND COUNTY OF Oakland  
(Name of property owner) STATE THE FOLLOWING:

1. That I am the owner of real estate located at 525 Southfield Rd.;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Wendy Pinter Nine short months;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 6/28/17

Leonard Nadolski  
Owner's Name (Please Print) member  
LB Land LLC  
LNadolski  
Owner's Signature

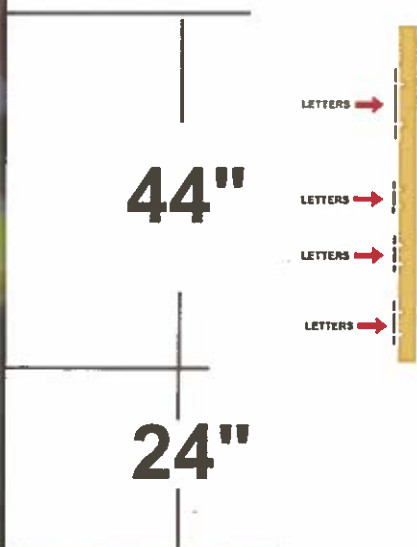
# NINE SHORT MONTHS

525 Southfield Rd.

Face change on monument sign



Sign face double sided with graphics  
1/2 thick 9" painted PVC letters(2 sets)  
1/2 thick 4" painted PVC Letters (2 sets)  
letters are silver gray and white  
Logo to be printed on substrate





## Administrative Sign Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: Signs by Tomorrow  
Address: 31930 Woodward Ave  
Royal Oak, MI 48073  
Phone Number: 248-549-0095  
Fax Number: 248-549-0097  
Email: royal oak@signsbytomorrow

#### Property Owner

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

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

Name: NA  
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: \_\_\_\_\_  
700 North Old Woodward  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

#### 4. Attachments

- 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

Replacement of Raised Letters due to name change.  
1/2 THICK WHITE, STUD MOUNT

#### 6. Location of Proposed Signs

#### 7. Type of Sign(s)

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

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

CITY OF BIRMINGHAM  
Date 06/29/2017 12:49:40 PM  
Ref 00139665  
Receipt 378867  
Amount \$100.00

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

Front: FRONT / WEST  
Left side: \_\_\_\_\_

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

**9. Size of Sign**

Width: 91"  
Depth: 42  
Height of lettering: 7" x 6"

Height: 16"  
Total square feet: 10.42

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

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

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

**11. Materials/Style**

Metal: \_\_\_\_\_  
Plastic: ACRYLIC WHITE  
Color 1 (including PMS color #): \_\_\_\_\_  
Additional colors (including PMS color #): \_\_\_\_\_

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

**12. Sign(s) Read(s):** BISOU BRIDAL BOUTIQUE

**13. Sign Lighting**

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

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

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

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

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

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

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

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

Signature of Applicant: [Signature]

Date: 6/22/2017

Application #: 17-0064

Office Use Only  
Date Received: 6/29/17

Fee: \$100

Date of Approval: 7/3/17

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

Reviewed by: M.B.A.





## CONSENT OF PROPERTY OWNER

I, Kevin Denha  
40 Denha Properties LLC OF THE STATE OF MT AND COUNTY OF

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 700 NORTH 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:  
Thera Fossett 40 Biscuit Bridal  
(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. EXCEPT FOR NOTES BELOW

Dated: 6-27-2017

**Kevin Denha**

Owner's Name (Please Print)

Owner's Signature

## Sign Criteria

1. Signs shall be no larger than 14 square feet
2. Signs must be white and non-illuminated

## Sign Criteria

1. Signs shall be no larger than 14 square feet
2. All signs must be white and non-illuminated

ICD

APPROVED  
M. Bell 7/3/17  
17-0664 DPR



ICD



BISOU BRIDAL  
BOUTIQUE

700 North Old Woodward

- 1/2 Thick Router Acrylic
- Individually Mounted
- Stud Mount Flush To Wall
- White
- 7" & 6" Letters

292"

91"



201"

16"

157"



City of Birmingham  
A Walkable Community



## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: LADUKK ROOFING & SHEET METAL  
Address: 10311 CAPITAL ST  
OAK PARK ME 48237  
Phone Number: 248-414-6600  
Fax Number: 248-414-6604  
Email: rladuke@ladukeroofing.com

### Property Owner

Name: CITY OF BIRMINGHAM  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: ROGER LADUKK  
Address: 10311 CAPITAL ST  
OAK PARK ME 48237  
Phone Number: 248-414-6600  
Fax Number: 248-414-6604  
Email: rladuke@ladukeroofing.com

### Project Designer

Name: CITY OF BIRMINGHAM DPS  
Address: 851 S EIGHTH BIRMINGHAM ME 48209  
Phone Number: 248-530-1714  
Fax Number: \_\_\_\_\_  
Email: claud@bhamga.org

### 3. Project Information

Address/Location of Property: 2300 LINCOLN AVE  
BIRMINGHAM ME 48209  
Name of Development: BIRMINGHAM TFC ARENA  
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

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

Signature of Applicant: [Signature]

Date: 8/21/17

Application #: 17-0092

Date Received: 8/23/17

Office Use Only

Fee: N/A

Date of Approval: 8/23/17

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

Reviewed by: [Signature]



GENERAL NOTES:

1. Proper preparation of the existing roof required per warranty.
2. Install a new fleeceback TPO over the existing roof, per the manufacturer's 15 year requirements.



REVISIONS
DATE
BY
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BIRMINGHAM ICE ARENA  
2300 EAST LINCOLN, BIRMINGHAM, MI  
ROOF AND SHEET METAL SHOP DRAWINGS  
C/O LADUKE

Laduke Corporation  
1997 System  
1000 1st Avenue, Suite 100  
Birmingham, AL 35203  
Tel: (205) 944-1111 Fax: (205) 944-1111



RP



## Administrative Sign Approval Application

Planning Division **DRB**

Form will not be processed until it is completely filled out

### 1. Applicant

Name: MRJ SIGN COMPANY LLC - MARK R JOHNSON  
Address: 256 NARRIN STREET, ORTONVILLE, MI 48462

Phone Number: (248) 793-3391 - CELL # (248) 521-2431  
Fax Number: (248) 793-3396  
Email: MARK@MRJSIGN.COM

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

Name: MRJ SIGN COMPANY LLC - MARK R. JOHNSON  
Address: 256 NARRIN STREET, ORTONVILLE, MI 48462

Phone Number: (248) 793-3391 - CELL # (248) 521-2431  
Fax Number: (248) 793-3396  
Email: MARK@MRJSIGN.COM

### 3. Project Information

Address/Location of Property: 122 EAST BROWN STREET, 503 & 511 PIERCE STREET, BIRMINGHAM, MI 48009  
Name of Development: WOMEN'S EXCELLENCE  
Parcel ID #: 08-19-36-203-024  
Current Use: MULTI TENANT OFFICE SPACE  
Area in Acres: LESS THAN ONE ACRE  
Current Zoning: 0-2 OFFICE COMMERCIAL

### 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

INSTALLATION OF TWO (2) ADDITIONAL NON-ILLUMINATED SINGLE FACE WALL SIGNS THAT WILL MATCH THE STYLE, COLORS, & MATERIALS AS THE TWO (2) EXISTING WOMEN'S EXCELLENCE WALL SIGNS THAT WERE APPROVED & INSTALLED IN 2015. EACH NEW SIGN IS 2' TALL X 9' LONG OR 18 SQUARE FEET & WHEN ADDED TO THE EXISTING 31.25 SQUARE FOOT WALL SIGNS RESULTS IN 98.50 SQUARE FEET TOTAL PER ELEVATION

### 6. Location of Proposed Signs

PROPOSED SIGNS TO BE PLACED NEXT TO THE EXITSING WALL SIGNS ON THE WEST ELEVATION FACING PIERCE STREET & THE NORTH ELEVATION FACING BROWN STREET AS PER COLOR SHOP DRAWINGS

### 7. Type of Sign(s)

Wall: TWO (2) PROPOSED OR ONE (1) PER ELEVATION  
Ground: \_\_\_\_\_  
Projecting: \_\_\_\_\_

### Property Owner

Name: CHALEX, LLC c/o DR. JONATHAN ZAIDAN - MEMBER  
Address: 687 SOUTHFIELD ROAD, BIRMINGHAM MI 48009

Phone Number: DR. ZAIDAN'S CELL # (248) 872-7786  
Fax Number: NOT APPLICABLE  
Email: DR. ZAIDAN'S EMAIL JKMZC@SBCGLOBAL.NET

### Project Designer

Name: MRJ SIGN COMPANY LLC - MARK R. JOHNSON  
Address: 256 NARRIN STREET, ORTONVILLE, MI 48462

Phone Number: (248) 793-3391 - CELL # (248) 521-2431  
Fax Number: (248) 793-3396  
Email: MARK@MRJSIGN.COM

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

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



## CONSENT OF PROPERTY OWNER

I, **DR. JONATHAN ZAIDAN**  
**MEMBER of CHALEX, LLC**, OF THE STATE OF **MICHIGAN** AND COUNTY OF  
(Name of property owner)

**OAKLAND** STATE THE FOLLOWING:

**122 EAST BROWN STREET AND  
503 & 511 PIERCE STREET**

1. That I am the owner of real estate located at \_\_\_\_\_;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
**MARK R. JOHNSON - MRJ SIGN COMPANY LLC**  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: \_\_\_\_\_

7/26/2017

Jonathan Zaidan  
Owner's Name (Please Print)

[Signature]  
Owner's Signature



11" diameter "we" logo.  
3 1/2" and 3" tall letters  
on letters on "OB/GYN  
MIDWIFERY & MORE" copy.

9" tall x 6 1/4" long logo.  
5 1/4" tall and 4 3/8" tall lower  
case letters "phytoelements.com"  
copy. 3" tall upper case letters  
on "NATURAL MEDICINE" copy.

11" diameter logo. 3" tall letters on the  
"Re|CREATE YOU" copy. 3 7/8" and 2"  
tall letters on the "MediSpa" copy.

**MRJ SIGN**  
COMPANY LLC  
[WWW.MRJSIGN.COM](http://WWW.MRJSIGN.COM)

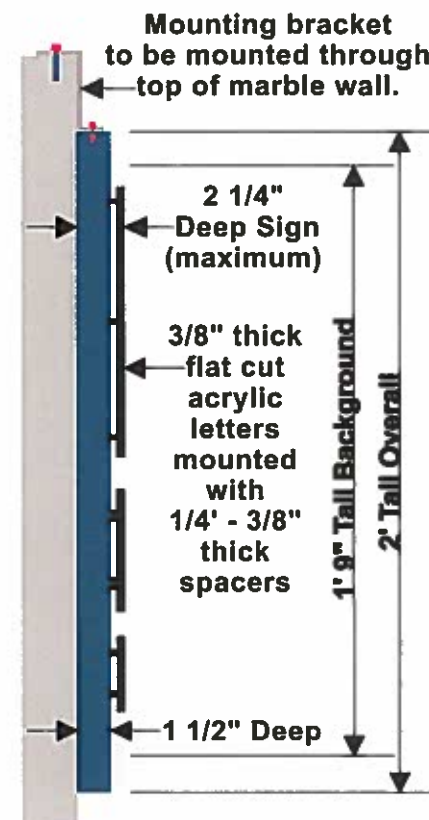
WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!  
OFFICE # 248-793-3391 FAX # 248-793-3396  
256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462  
**THIS SHOP DRAWING IS SUBMITTED  
FOR APPROVAL & REMAINS THE  
EXCLUSIVE PROPERTY OF MRJ SIGN  
COMPANY, LLC UNTIL THE DESIGN &  
SIGN PROJECT ARE PURCHASED  
BY THE CUSTOMER.**

**Scale 1" = 1'**

**WOMEN'S EXCELLENCE - BIRMINGHAM**  
Dr. Jonathan Zaidan - Owner  
Cell # (248) 872-7786  
Email: [jkmzcsbcglobal.net](mailto:jkmzcsbcglobal.net)

Billing Address:  
**WOMEN'S HEALTHCARE ASSOCIATES  
of OAKLAND PLLC**  
P.O. Box 647,  
Bloomfield Hills, Michigan 48083

Job Site / Office Address:  
122 East Brown Street  
503 & 511 Pierce Street  
Birmingham, Michigan 48009







**MRJ SIGN**  
COMPANY LLC

WWW.MRJSIGN.COM

WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!  
OFFICE # 248-793-3391 FAX # 248-793-3396  
256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462  
**THIS SHOP DRAWING IS SUBMITTED  
FOR APPROVAL & REMAINS THE  
EXCLUSIVE PROPERTY OF MRJ SIGN  
COMPANY, LLC UNTIL THE DESIGN &  
SIGN PROJECT ARE PURCHASED  
BY THE CUSTOMER.**

**Scale 3/16" = 1'**

**WOMEN'S EXCELLENCE - BIRMINGHAM**

Dr. Jonathan Zaidan - Owner

Cell # (248) 872-7786

Email: jkmzc@sbcglobal.net

Billing Address:

**WOMEN'S HEALTHCARE ASSOCIATES  
of OAKLAND PLLC**

P.O. Box 647,

Bloomfield Hills, Michigan 48083

Job Site / Office Address:

122 East Brown Street

503 & 511 Pierce Street

Birmingham, Michigan 48009

**FABRICATION NOTES: NON-ILLUMINATED WALL SIGN**

**1 - BACKER** - Pan to be fabricated of 1 1/2" x 1 1/2" x 1/8" thick aluminum angle frame with 3 MM Alupanel face. Retainers to be 1 1/2" aluminum angle with a 1/2" ID dividers angle painted PMS # 289 Blue.

**2 - LETTERS** - Letters and logo to be 3/8" thick flat cut acrylic. PMS # 289 Blue, Black, with the logo in Black with digitally printed vinyl graphic.

**3 - MOUNTING** - A mounting bracket is to be mounted to top of marble wall and is made to hang sign from.

**4 - INSTALLATION** - Sign installed horizontally 6" from the existing sign, which will need to be relocated to make room for the added signage. Sign is installed 7" from the top of the marble wall.

**CODE INFORMATION: ZONED O-2; OFFICE COMMERCIAL:** For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 square foot for each linear foot of principal building frontage. The West elevation facing Pierce Street is 110' long overall @ 1 square foot allowed per lineal foot of principal frontage = 110 square feet of sign area allowed by code.

**PROPOSED SIGNS:** Each existing non-illuminated wall sign (one installed on the West elevation facing Pierce Street and one installed on the North elevation facing Brown Street) is 2' 6" tall overall X 12' 6" long overall or 31.25 square feet X 2 signs or 62.50 square feet total. Each new additional non-illuminated sign (one installed on the West elevation facing Pierce Street and one installed on the North elevation facing Brown Street) to be 2' tall x 9' long or 18 square feet x 2 signs = 36 square feet of additional wall sign square footage. Total wall signage = 98.50 square feet or 11.50 square feet less than the 110 square feet that is allowed by code.





**NON-ILLUMINATED WALL SIGN - WEST ELEVATION FACING PIERCE STREET**



**WWW.MRJSIGN.COM**  
 WE DON'T JUST BUILD SIGNS...WE BUILD BUSINESS!  
 OFFICE # 248-793-3391 FAX # 248-793-3396  
 256 NARRIN STREET, ORTONVILLE, MICHIGAN 48462  
**THIS SHOP DRAWING IS SUBMITTED FOR APPROVAL & REMAINS THE EXCLUSIVE PROPERTY OF MRJ SIGN COMPANY, LLC UNTIL THE DESIGN & SIGN PROJECT ARE PURCHASED BY THE CUSTOMER.**

**Scale 3/16" = 1'**

**WOMEN'S EXCELLENCE - BIRMINGHAM**

Dr. Jonathan Zaidan - Owner  
 Cell # (248) 872-7786  
 Email: jkmzc@sbcglobal.net

Billing Address:

**WOMEN'S HEALTHCARE ASSOCIATES  
 of OAKLAND PLLC**  
 P.O. Box 647,  
 Bloomfield Hills, Michigan 48083

Job Site / Office Address:  
 122 East Brown Street  
 503 & 511 Pierce Street  
 Birmingham, Michigan 48009

**FABRICATION NOTES: NON-ILLUMINATED WALL SIGN**

- 1 - **BACKER** - Pan to be fabricated of 1 1/2" x 1 1/2" x 1/8" thick aluminum angle frame with 3 MM Alupanel face. Retainers to be 1 1/2" aluminum angle with a 1/2" ID dividers angle painted PMS # 289 Blue.
- 2 - **LETTERS** - Letters and logo to be 3/8" thick flat cut acrylic. PMS # 289 Blue, Black, with the logo in Black with digitally printed vinyl graphic.
- 3 - **MOUNTING** - A mounting bracket is to be mounted to top of marble wall and is made to hang sign from.
- 4 - **INSTALLATION** - Sign installed horizontally 6" from the existing sign. Sign is installed 7" from the top of the marble wall.

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**PROPOSED SIGNS:** Each existing non-illuminated wall sign (one installed on the West elevation facing Pierce Street and one installed on the North elevation facing Brown Street) is 2' 6" tall overall X 12' 6" long overall or 31.25 square feet X 2 signs or 62.50 square feet total. Each new additional non-illuminated sign (one installed on the West elevation facing Pierce Street and one installed on the North elevation facing Brown Street) to be 2' tall x 9' long or 18 square feet x 2 signs = 36 square feet of additional wall sign square footage. Total wall signage = 98.50 square feet or 11.50 square feet less than the 110 square feet that is allowed by code.

## Administrative Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: ROOF ONE LLC  
Address: 275 S. TELEGRAPH  
PONTIAC MI 48341  
Phone Number: 248-322-1000  
Fax Number: 248-322-2760  
Email: roofsone@comcast.net

#### Property Owner

Name: JOHN REINHART / BIRMINGHAM CORNERS  
Address: 161 COOLIDGE 111-185 COOLIDGE  
BIRMINGHAM MI 48009  
Phone Number: 313-909-7481  
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: 111-185 COOLIDGE  
BIRMINGHAM MI 48009  
Name of Development: BIRMINGHAM CORNERS  
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

TEAR OFF EXISTING ROOF ENTIRE BUILDING AND RE-ROOF TO CODE WITH  
OWENS CORNING OAKRIDGE SHINGLES IN THE COLOR OF DRIFTWOOD

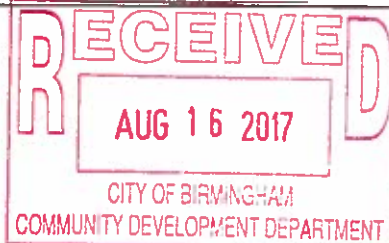
The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes to the approved site plan.

Signature of Applicant: [Signature]

Date: 8/7/17

Application #: <u>17-0091</u>	Office Use Only Date Received: <u>8/22/17</u>	Fee: <u>\$100</u>	Receipt # <u>386541</u> Amount \$ <u>100.00</u> Ref # <u>0614161</u>
Date of Approval: <u>8/23/17</u>	Date of Denial: _____	Reviewed by: <u>M. B.</u>	

*Building Permit w/CD*



141161



## CONSENT OF PROPERTY OWNER

I, John Reinhart, OF THE STATE OF MI AND COUNTY OF Oakland  
(Name of property owner)

STATE THE FOLLOWING: Birmingham Corners Association  
101, 123, 135, 147, 159, 161, 173, 185  
1. That I am the ~~owner~~ <sup>Treasurer</sup> of real estate located at Coolidge 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:  
Roof One LLC;  
(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: 8/11/17

John Reinhart  
Owner's Name (Please Print)

John Reinhart  
Owner's Signature



Farmington / Troy  
248-377-8978

Howell / Brighton  
517-679-0630

Canton / Livonia  
734-272-0947

31 Years Experience



# ONE IN QUALITY & RELIABILITY

**TOLL FREE 1-866-ROOF-100**  
**1-866-766-3100**  
275 S. Telegraph Road • Pontiac, MI 48341  
Phone (248) 322-1000 Fax (248) 322-2760

Warren / Shelby  
586-649-2548

Grand Blanc / Lapeer  
810-835-4025

Licensed & Insured

To whom it may concern,

Roof One has entered into a contract with the Birmingham Corners condominiums for a tear off and re-roof project. This project entails removing the existing 3 Tab asphalt shingles in Driftwood color and underlayments and installing a new asphalt shingle roofing system. There are no structural issues or changes to the roof trusses as part of this project. Roof One will be installing six feet of ice and water to the eave edges and standard builders felt on the remainder of the roof. There will be a ridge vent system installed to vent the roof. Roof One will be installing a 30 year Owens Corning Oakridge shingle in Driftwood. The color sample is attached. This is a very similar color to what is currently on the buildings.

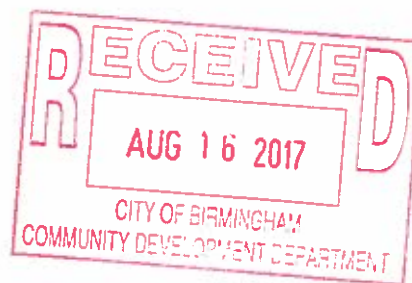
Respectfully,

Scott Doree

Project Manager

Roof One LLC

248-904-6972 cell







OWENS CORNING OAKRIDGE DRIFTWOOD  
*Proposed*



Image capture: Aug 2015 © 2017 Google United States

Birmingham, Michigan

Street View - Aug 2015





# Administrative Approval Application

## Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Action Fence of MI Inc  
 Address: 4248 Delamere Court  
Prattville AL 36067  
 Phone Number: 248 542-8900  
 Fax Number: 248 542-6903  
 Email: actionfence24@sergiback.com

### \*Property Owner

Name: Pam Stoler  
 Address: 567 Chester  
Birmingham AL 35204  
 Phone Number: 248 840-0644  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

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

Name: Pam Stoler - Association President  
 Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Fax Number: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Project Designer

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

### 3. Project Information

Address/Location of Property: 567 Chester  
 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

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

Signature of Applicant: [Signature]

Date: 8.9.17

Application #: 17-0090

Office Use Only

Date Received: 8/15/17

Fee: \$100

Date of Approval: 8/22/17

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

Reviewed by: M.B.A.

141021

**CONSENT OF PROPERTY OWNER**

I, \* Pam Stoler (Name of property owner), OF THE STATE OF MI AND COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 567 Chester;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: \* 7/26/2017

\* Pamela Stoler  
Owner's Name (Please Print)

\* Pamela Stoler  
Owner's Signature



# Chester Road Sub



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson  
Oakland County Executive

Date Created: 8/8/2017





Proposal No.

# PROPOSAL

**ACTION FENCE** of Michigan Inc.  
4248 Delemere Court • Royal Oak, MI 48073

E-MAILED  
5/16/17

(248) 542-3900  
Fax: (248) 542-6903

PROPOSAL SUBMITTED TO <i>Heller &amp; Associates</i>	PHONE	DATE <i>5.16.17</i>
STREET	JOB NAME <i>MARTY 762-3807</i>	
CITY, STATE AND ZIP	JOB LOCATION <i>Chester Road Sub 567 Chester, B'ham</i>	
ESTIMATOR <i>ERRY 248-770-3474</i>	REFERRED BY	JOB PHONE

☒ Landscaping involved?

We hereby submit specifications and estimates for:

Install Fence:  
☐ Level ☒ Follow Grade

Obstruction in Fence Line  
Above Ground:

☒ Owners responsibility to  
leave clear access  
☐ Contractors  
responsibility  
☐ No obstructions

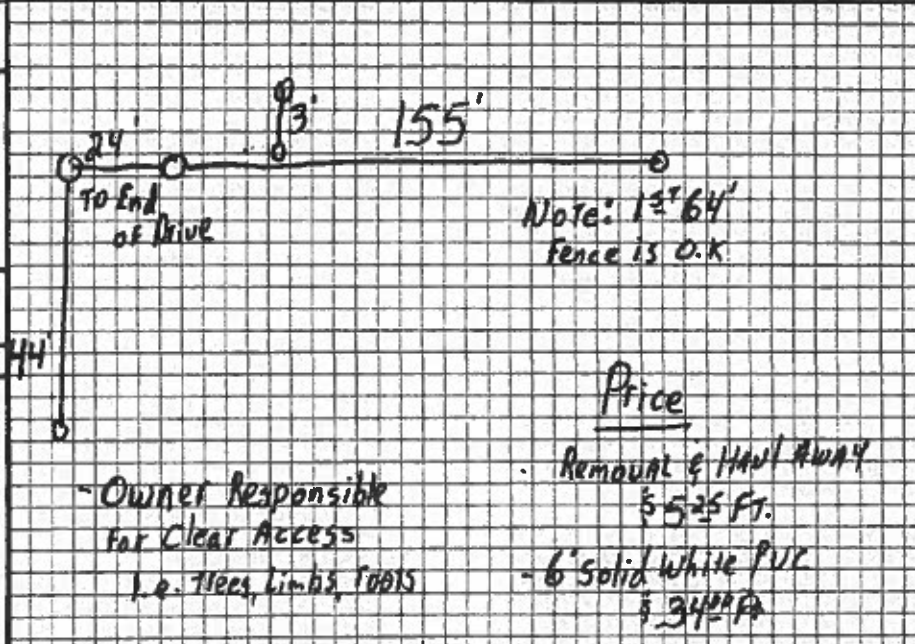
*PU* ☒ Fence *Same*  
Nice Side Faces  
☐ In ☐ Out

☒ Remove Fence

☒ Installer shall call Miss  
Dig for location of  
underground utilities.  
*Customer is responsible*  
for locating all other lines.

☒ Additional charges will  
be made for abnormal  
digging conditions or  
removal of dirt off  
property

☐ Where does the excavated  
dirt go on property?



Total Footage

TOTAL  
226' MAX

Type of Fence

6' White  
PVC

Post Specs.

New England Cap

Extra Features or  
Special Tools Needed

Dirt Haul  
Away Suggested  
\$700 post

Customer to pull permit if required

I customer hereby agree to stake the fence(s) depicted above. By this, each end, corner, or gate post shall have a stake at that point. Failure to do so will result in a \$150 return trip charge. Payable upon completion of job. ACTION FENCE WILL NOT IN ANY WAY BE HELD LIABLE FOR INCORRECTLY STAKED LINES. ACTION FENCE HOLDS NO RESPONSIBILITY FOR DAMAGE TO SPRINKLER LINES, GAS BAR-B-QUE LINES, OR ANY OTHER SUCH LINES. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO MARK WHERE SUCH LINES ARE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Fence materials remain property of Action Fence till paid in full.

Final Payment Due Upon Completion

## ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. you are authorized to do the work as specified. Payment will be made as outlined above.

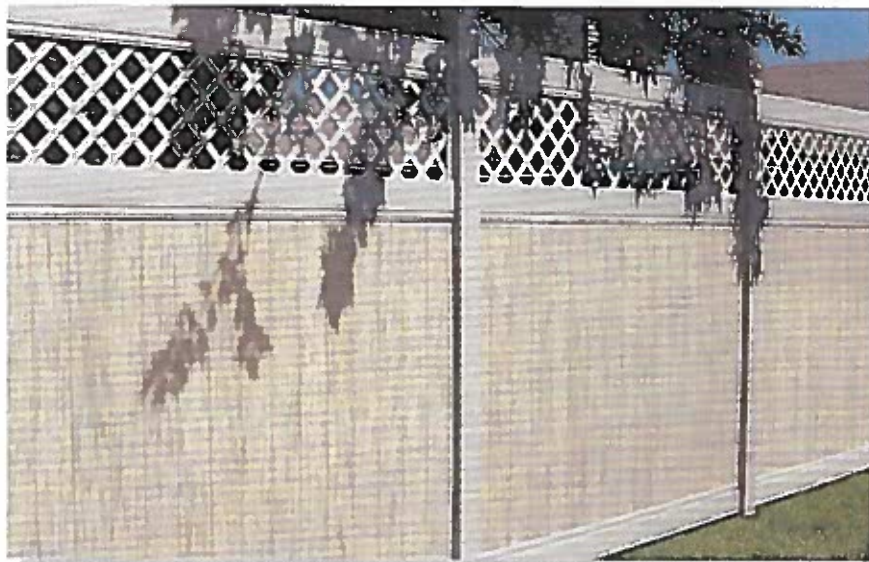
Signature

Customer Signature

Date of Acceptance

START 1st week  
in AUGUST

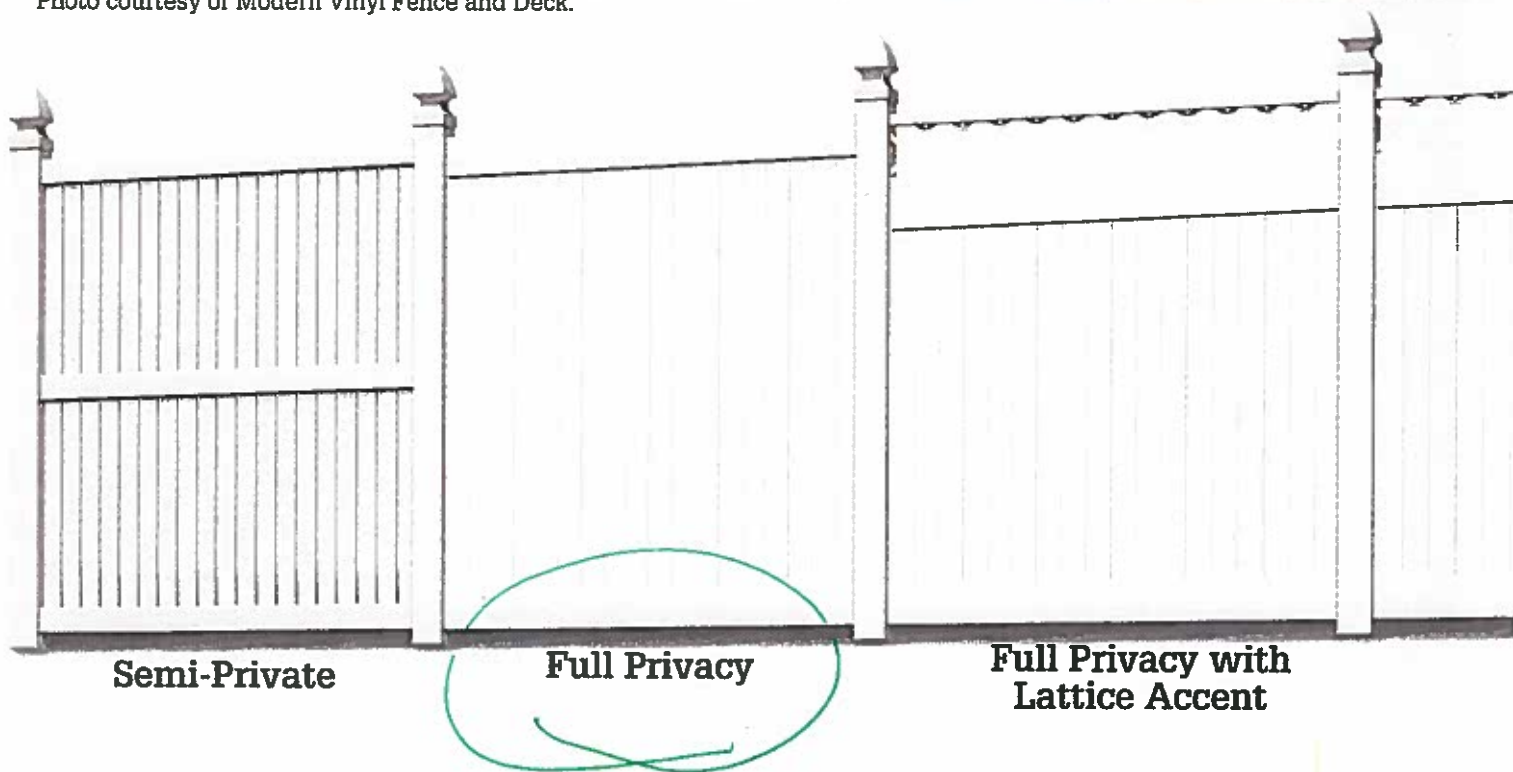
For the Sum of \$	9080
Haul-Away \$	Dirt & Old Fence
Building Permit \$	50
Sales Tax \$	No. For Res AP
Total \$	9130
Down Payment \$	-0-
Balance Due \$	9130



Find an architecturally pleasing and long-lasting solution to pool surrounds: No one has to know you have a pool but you.

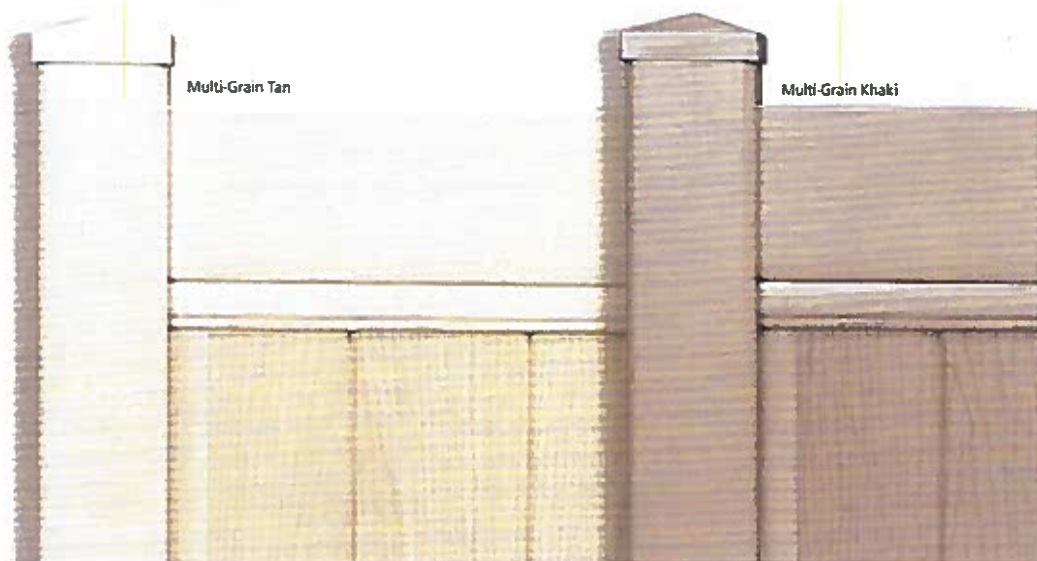


Photo courtesy of Modern Vinyl Fence and Deck.



## Multi-Grain Privacy Panels

Enduris privacy and semi-privacy fences are available in Khaki, Tan and White. The Multi-Grain Tan and Khaki solid privacy panels are textured with a deep emboss and natural woodgrain pattern. Choose the color that contrasts or matches your home, or intermix the components and colors for a truly unique statement.





## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Wallside Windows  
Address: 27000 W. Trolley-Ind. Dr.  
Taylor, MI 48180  
Phone Number: 313-292-4400  
Fax Number: 313-292-4504  
Email: \_\_\_\_\_

### Property Owner

Name: Martha Whiting  
Address: 1661 Graefield Rd.  
Birmingham, MI 48009  
Phone Number: 248-839-1818  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Wallside Windows  
Address: 27000 W. Trolley-Ind. Dr.  
Taylor, MI 48180  
Phone Number: 313-292-4400  
Fax Number: 313-292-4504  
Email: fronddesk@wallside.com

### Project Designer

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

### 3. Project Information

Address/Location of Property: 1661 Graefield  
Birmingham, MI 48009  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

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

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: Martha Whiting

Date: 8/11/17

Application #: 17-0098

Date Received: 9/15/17

Fee: \$100

Date of Approval: 9/18/17

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

Reviewed by: M. B.

APPROVED

CITY OF BIRMINGHAM  
Date: 9/15/2017 4:21:14 PM  
#3915416 9-15-17



## CONSENT OF PROPERTY OWNER

I, Martha Whiting, 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 1661 Graefield Rd.;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Wallside Windows;  
(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: 8-15-17

MARTHA WHITING

Owner's Name (Please Print)

Martha Whiting

Owner's Signature











## Administrative Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: LUTZ ROOFING - MATT DAVIS  
 Address: 4721 22 MILE RD.  
Shelby Twp MI 48317  
 Phone Number: 586 739 1148  
 Fax Number: 586 739 7676  
 Email: mdavis@lutzroofing.com

#### Property Owner

Name: CORE PARTNERS / BUSTON KATZMAN  
 Address: 30100 Telegraph Rd. Suite 366  
Birmingham, AL 35243  
 Phone Number: 248-399-9999  
 Fax Number: 248-634-2120  
 Email: jlp@corepartners.net

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

Name: Brian Davis  
 Address: 4721 22 MILE RD.  
Shelby Twp MI 48317  
 Phone Number: 586 739 1148  
 Fax Number: 586 739 7676  
 Email: bdavis@lutzroofing.com

#### Project Designer

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

#### 3. Project Information

Address/Location of Property: 1801 YOSEMITE  
(1935-1975) Yosemite  
 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

Install new Rubber (black roof)  
with a Firestone warranty.

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: Matt Davis

Date: 9/13/17

Application #: 17-0096 Date Received: 9/13/17

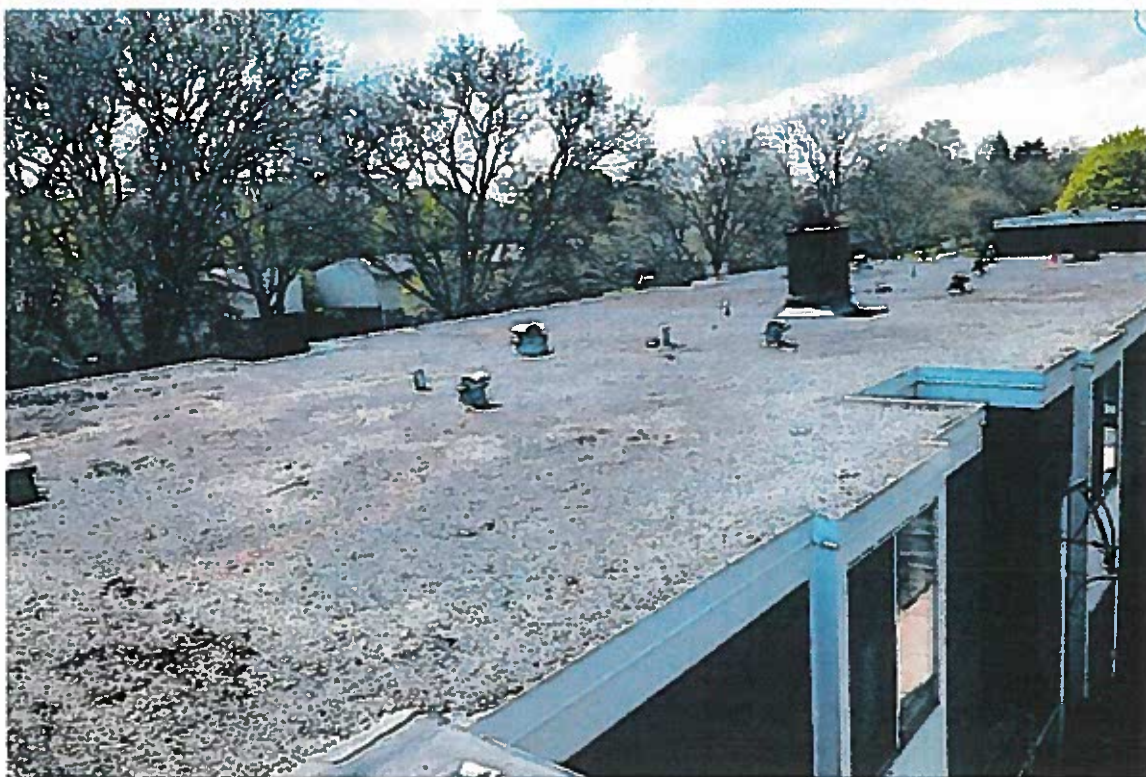
Date of Approval: 9/13/17 Date of Denial: \_\_\_\_\_

Fee: \$100  
 Reviewed by: M.B.  
 SEP 13 2017  
 CITY OF BIRMINGHAM  
 COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF BIRMINGHAM  
 Date 09/13/2017 2:07:53 PM  
 Ref 00141695  
 Receipt 391224  
 Amount \$100.00

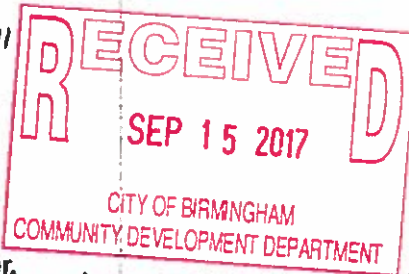
141695







City of Birmingham



# Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

## 1. Applicant

Name: Birmingham North  
Address: 525 E. Brown St.  
Birmingham, AL 35203  
Phone Number: 248-530-1344  
Fax Number: \_\_\_\_\_  
Email: mbe@birminghamnorth.com

## Property Owner

Name: Woodward Brown Associates, LLC  
Address: 32820 Woodward Ave., Suite 200  
Royal Oak, MI 48073  
Phone Number: 248-549-3600 x 14  
Fax Number: \_\_\_\_\_  
Email: hwt@sb.com-hwt.com

## 2. Applicant's Attorney/Contact Person

Name: Lawson Johnson  
Address: 34915 Woodward Ave.  
Birmingham, AL 35221  
Phone Number: 248-530-1321  
Fax Number: \_\_\_\_\_  
Email: ljohanson@ljohanson.com

## Project Designer

Name: Jerse Diller  
Address: 34915 Woodward Ave.  
Birmingham, AL 35221  
Phone Number: 248-530-1321  
Fax Number: \_\_\_\_\_  
Email: jdiller@ljohanson.com

## 3. Project Information

Address/Location of Property: 34915 Woodward Ave / 525 E Brown St.  
Name of Development: Belmont  
Parcel ID #: 34915 Woodward Ave  
Current Use: Mixed Retail / Corporate  
Area in Acres: \_\_\_\_\_  
Current Zoning: Commercial

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

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples/Specification Sheets
- Digital Copy of plans
- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

## 5. Details of the Request for Administrative Approval

Per request for copy done

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.

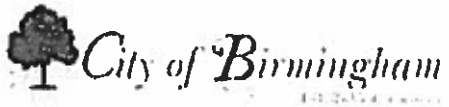
Signature of Applicant: \_\_\_\_\_

Date: 6/24/17

Application #: 17-0097 Date Received: 9/15/17 Fee: \$100  
Date of Approval: 9/29/17 Date of Denial: \_\_\_\_\_ Reviewed by: M.B.L.

APPROVED  
Office Use Only





## CONSENT OF PROPERTY OWNER

1. WOODWARD/BROWN ASSOC., OF THE STATE OF MICHIGAN AND COUNTY OF  
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

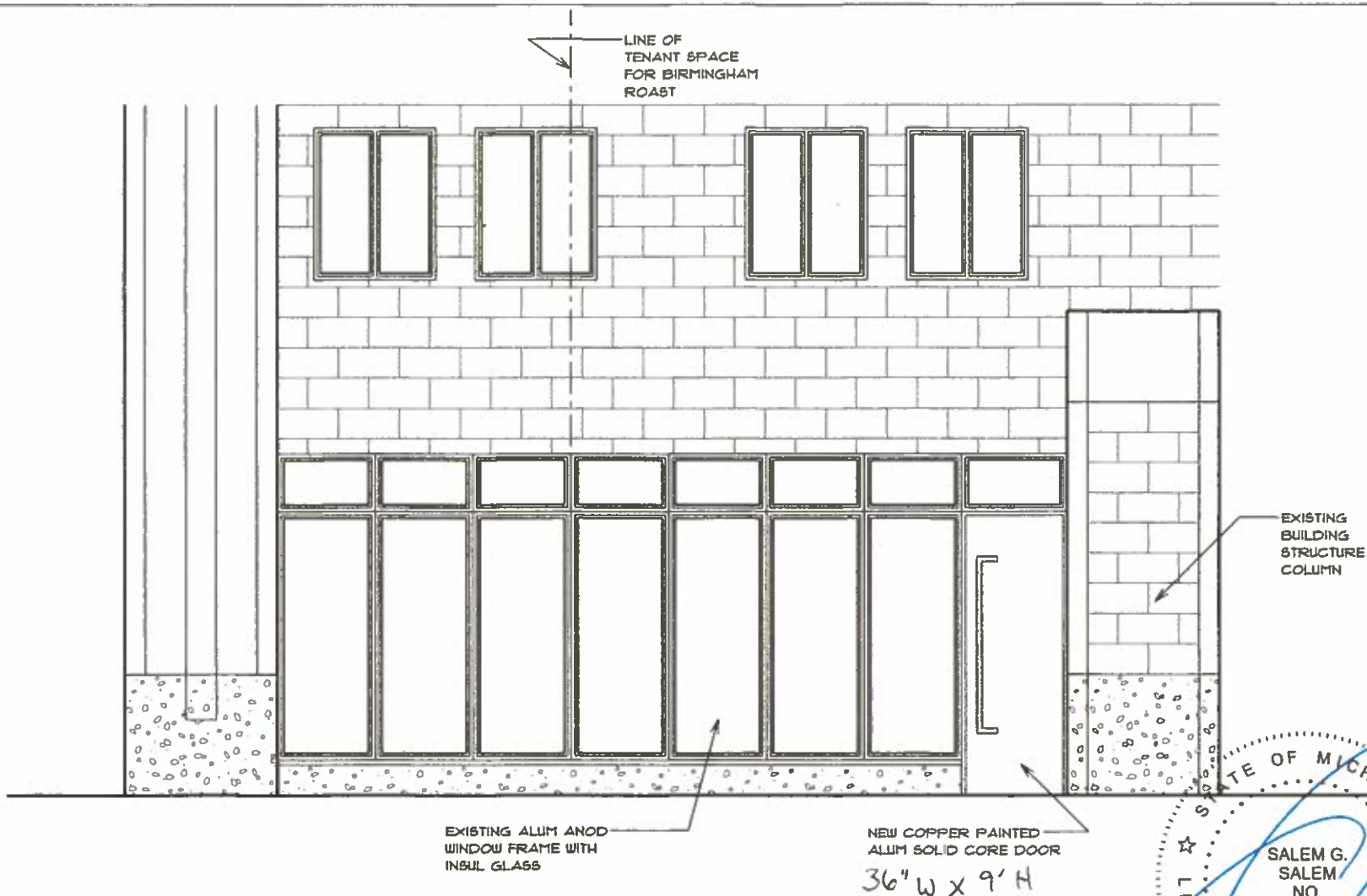
1. That I am the owner of real estate located at \_\_\_\_\_  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
\_\_\_\_\_  
(Name of applicant)
3. That I have no objections to, and consent to the request(s)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

Dated: July 11, 2017

Najib Samana  
Owner's Name (Please Print)

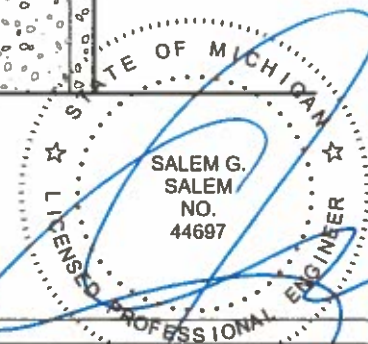
NATIB SAMANA - MANAGER

\_\_\_\_\_  
Owner's Signature



# **NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



**POLYARCH INC.**

44045 GRATIOT  
CLINTON TWP, MI 48036  
PHONE: 586.468.4790  
FAX: 586.468.7859

PROJECT ADDRESS:  
LADY JAMES CORPORATE  
7190 WOODWARD SUITE #2  
BIRMINGHAM, MI  
34915 Woodward

DETAIL INFO: FRONT ELEVATION DETAIL

DRAWN BY: EKH CHECKED BY: SGS

PAGE #:

SCALE: 3/16" = 1'-0"

DATE: 9-22-17

1



## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Metro Detroit Signs  
Address: 11444 Kaltz Ave  
Warren, MI 48089  
Phone Number: 586-759-2700  
Fax Number: 586-759-2703  
Email: kdeters@metrodetroitsigns.com

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

Name: Kevin Deters at Metro Detroit Signs  
Address: 11444 Kaltz Ave  
Warren, MI 48089  
Phone Number: 586-759-2700  
Fax Number: 586-759-2703  
Email: kdeters@metrodetroitsigns.com

### 3. Project Information

Address/Location of Property: 555 S. Old Woodward  
Name of Development: Core Revolution  
Parcel ID #: 08-19-36-210-001  
Current Use: Core Revolution  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

### 4. Attachments

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

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

Install 1.5' x 10' (15 sq foot) temporary alupanel wall sign for Core Revolution Indoor Cycling Studio

### 6. Location of Proposed Signs

Front elevation

### 7. Type of Sign(s)

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

### Property Owner

Name: The new SSS Commercial LLC  
Address: SSS S. Old Woodward Bldg  
Birmingham MI 48009 Att: Leasing agent  
Phone Number: 248-645-1191  
Fax Number: 248-645-1540  
Email: Leasing @ SSSluxuryapts.com

### Project Designer

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

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: \_\_\_\_\_



CITY OF BIRMINGHAM  
Date 10/12/2017 1:15:16 PM  
Ref 00142613  
Receipt 395800  
Amount \$100.00  
1

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

Front: ☒   
Left side: \_\_\_\_\_

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

**9. Size of Sign**

Width: \_\_\_\_\_ 10 feet   
Depth: 0.5 inches   
Height of lettering: \_\_\_\_\_ 10 inches

Height: 1.5 feet   
Total square feet: 15 sq feet

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

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

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

**11. Materials/Style**

Metal: Alupanel   
Plastic: \_\_\_\_\_   
Color 1 (including PMS color #): Orange PMS #1505c   
Additional colors (including PMS color #): Black

Wood: \_\_\_\_\_   
Glass: \_\_\_\_\_   
Color 2 (including PMS color #): Grey PMS #7545c

**12. Sign(s) Read(s):** Core Revolution Indoor Cycling Studio

**13. Sign Lighting**

N/A - non-illuminated alupanel wall sign

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)**

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: *Rin Deter*

Date: 10/9/17

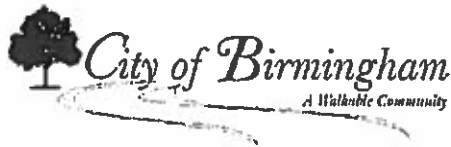
Application #: 17-105 Office Use Only Date Received: 10/2/17

Fee: \$100

Date of Approval: 10/12/17 Date of Denial: \_\_\_\_\_

Reviewed by: *M. B/L*





## CONSENT OF PROPERTY OWNER

I, The New 555 Commercial LLC, OF THE STATE OF MI AND COUNTY OF  
(Name of property owner)

Oakland STATE THE FOLLOWING:

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

Dated: 10/4/17

Marianne Kade  
Owner's Name (Please Print) Representative

[Signature]  
Owner's Signature

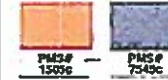
Representative

Temporary Aluminum Sign



18"

PMS Colors



Notes:

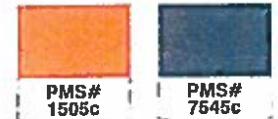
SIGN DIMENSIONS

18"x120 Banner - 15 Sq. Ft.

NOTES

- Digitally Printed Graphic Applied to Alupanel

APPROVED  
M. B. 6/2/17  
17-105 DRB



core  
REVOLUTION

Sales Person: Shawn Malone / Drawn By: Connie Fofu / Date: 9/8/16 / Work Order#: / File Name: CoreRevolution.cdr / Revision: 10/11/16

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**METRO**  
DETROIT SIGNS

11444 Kaltz Ave  
Warren, MI 48089  
Phone: 586-759-2700  
Fax: 586-759-2703



## Administrative Sign Approval Application Planning Division

*Form will not be processed until it is completely filled out*

### 1. Applicant

Name: 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: R. THOMAS VIGLIOTTI/MAPLE LAND, LLC.  
Address: 400 W. MAPLE  
BIRMINGHAM, MI 48009  
Phone Number: 248-557-1062  
Fax Number: 248-557-1231  
Email: fmartin@dorchenmartin.com

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

Name: GREG MORGAN  
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: 400 W. MAPLE  
Name of Development: DORCHEN-MARTIN ASSOCIATES  
Parcel ID #: \_\_\_\_\_  
Current Use: OFFICE  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

- 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

WE ARE REQUESTING APPROVAL TO INSTALL (1) SET OF 8 6 SQ. FEET ADDRESS NUMBERS

### 6. Location of Proposed Signs

MAIN ENTRANCE WALL

### 7. Type of Sign(s)

Wall: X  
Ground: \_\_\_\_\_  
Projecting: 2"

Canopy: \_\_\_\_\_  
Building Name: DORCHEN-MARTIN ASSOCIATES  
Post-mounted Projecting: \_\_\_\_\_



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

Front: MAIN ENTRANCE WALL  
Left side: \_\_\_\_\_

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

**9. Size of Sign**

Width: 4' 4 1/2"  
Depth: 2"  
Height of lettering: 24"

Height: 24"  
Total square feet: 86

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

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

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

**11. Materials/Style**

Metal: STAINLESS STEEL  
Plastic: \_\_\_\_\_  
Color 1 (including PMS color #): MEDIUM BRONZE  
Additional colors (including PMS color #): \_\_\_\_\_

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

**12. Sign(s) Read(s):** 400

**13. Sign Lighting**

Type of lighting proposed: NON-ILLUMINATED  
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: 

Date: 10/4/17

*Office Use Only*

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_

Date of Approval: \_\_\_\_\_ Date of Denial: \_\_\_\_\_ Reviewed by: \_\_\_\_\_





## CONSENT OF PROPERTY OWNER

I, MAPLE LAND, LLC, OF THE STATE OF MICHIGAN AND COUNTY OF  
(Name of property owner)

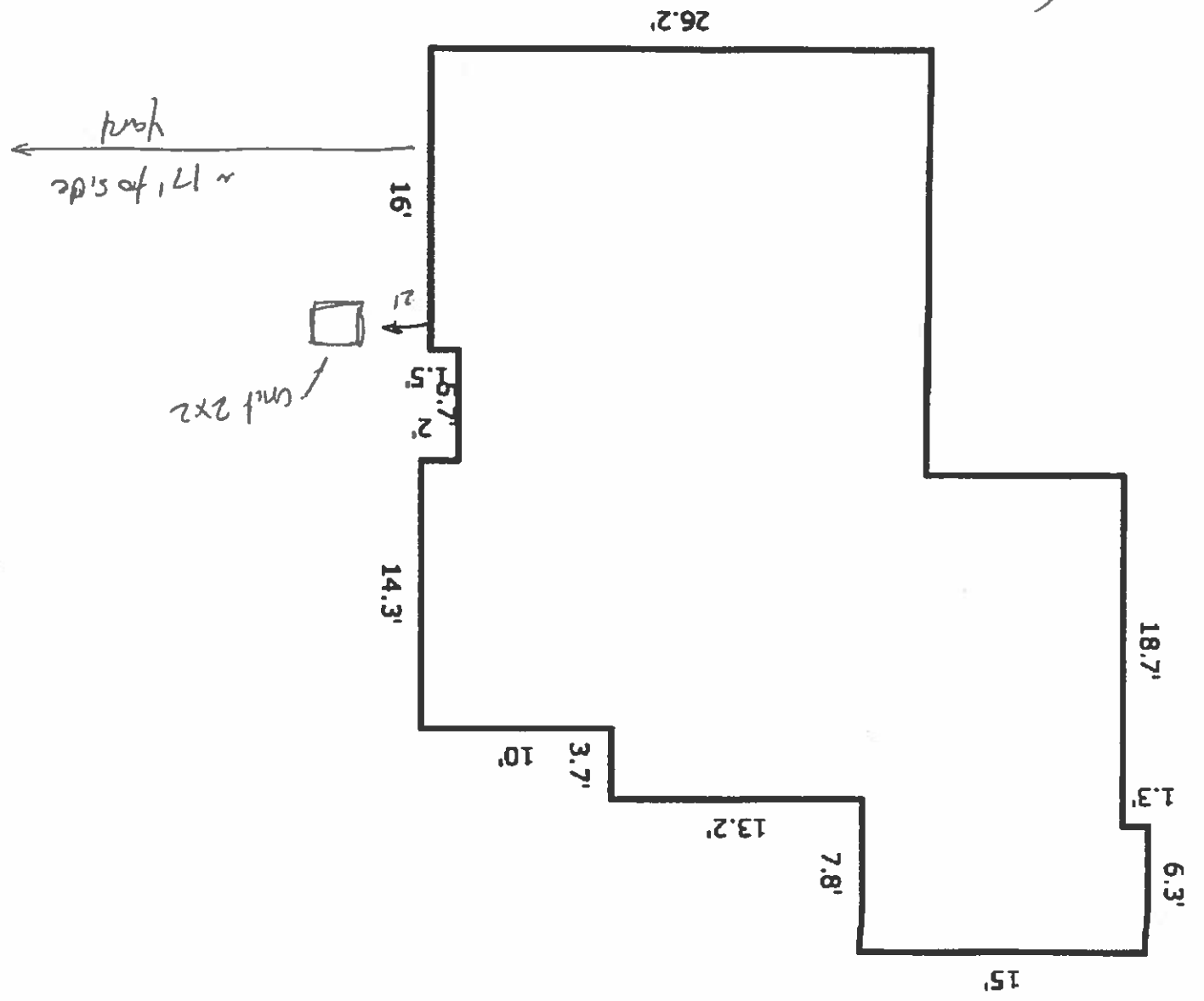
OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 400 W. MAPLE;  
(Address of affected property)
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: 10/4/17

R. THOMAS VIGLIOTTI  
Owner's Name (Please Print)  
R Thomas Vigliotti  
Owner's Signature

FRONT of Home  
(412 walls)



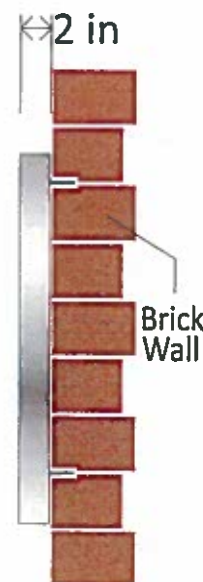
# Item #1: Address

Qty (1) - Stainless Steel Letters  
Brushed Finish



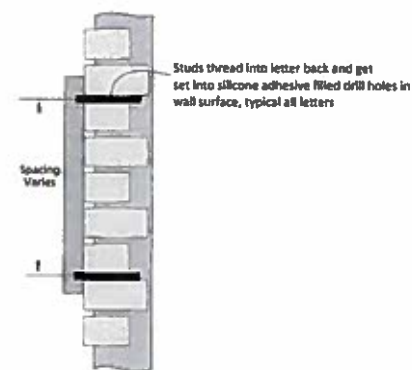
TOTAL SIGN AREA: 8.6 Sq. Ft.

Side View



Stud Mounted

## Mounting Detail



### Typical Silicone Adhesive Properties

Method	Test	Unit	Result
As Supplied	Color		Black, gray, white
MIL-S-8802	Tack-Free Time, 50% RH	minutes	65
	Curing Time 25°C (77°F) at 50% RH	days	7-14
	Full Adhesion	days	14-21
	Flow, Sag, or Slump	inches	0.1
	Working Time	minutes	10-20
	Specific Gravity		1.339
	VOC Content <sup>1</sup>	g/L	30
As Cured - After 7 days at 25°C (77°F), 50% RH			
ASTM D2240	Durometer Hardness, Shore A	points	40
ASTM D0412	Ultimate Tensile Strength	Psi (MPa)	350 (2.41)
	Ultimate Elongation	%	525
ASTM D0624	Tear Strength, die B	ppi	49
ASTM C0794	Peel Strength	ppi	40
As Cured - After 21 days at 25°C (77°F), 50% RH			
ASTM C1135	Tensile at 25% Elongation	psi (MPa)	43 (0.30)
ASTM C1135	Tensile at 50% Elongation	psi (MPa)	65 (0.43)
	Ultimate Tensile Strength	psi (MPa)	170 (1.17)
ASTM C719	Joint Movement Capability	%	±50

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: \_\_\_\_\_

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are protected. Attempts to duplicate designs without written consent  
may result in Legal Repercussions.

PROJECT: Dorchen-Martin Associates-Birmingham

FILE: Dorchen-Martin Assoc. Permit Drawings

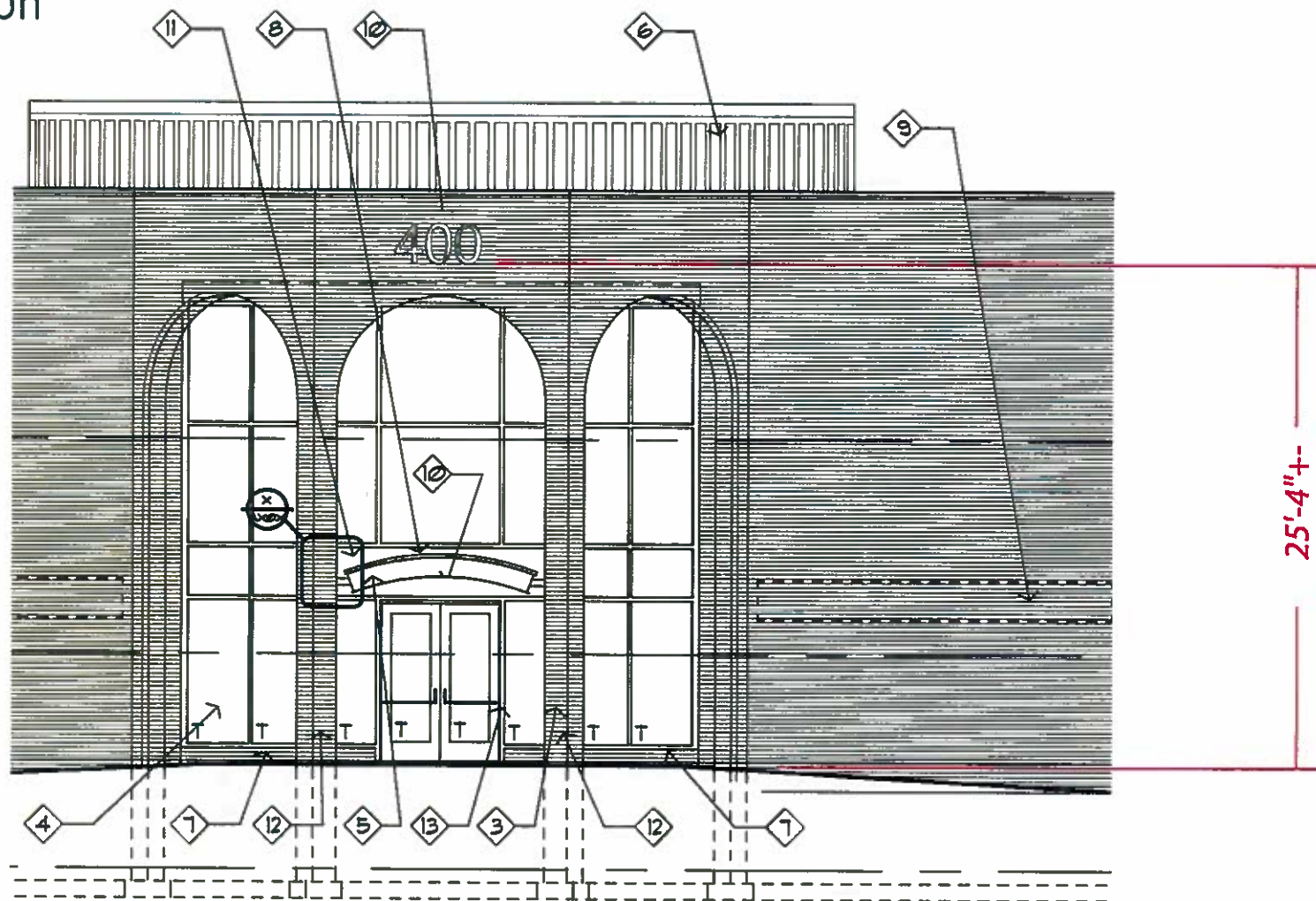
SITE ADDRESS: 400 W Maple Rd, Birmingham, MI. 48009

ARTIST: CG DATE: 9-21-17 REV: DM 9-27-17 -sg 10.3.17 permit

**PS&L**

www.phillipssign.com

# Item #1: Address Entry Elevation



PROPOSED ENTRY ELEVATION

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: 32693

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PROJECT: Dorchen-Martin Associates-Birmingham

FILE: Dorchen-Martin Assoc. Permit Drawings

SITE ADDRESS: 400 W Maple Rd, Birmingham, Mi. 48009

ARTIST: CG DATE: 9-21-17 REV: DM 9-27-17-sg 10.3.17 permit

**FE&L**

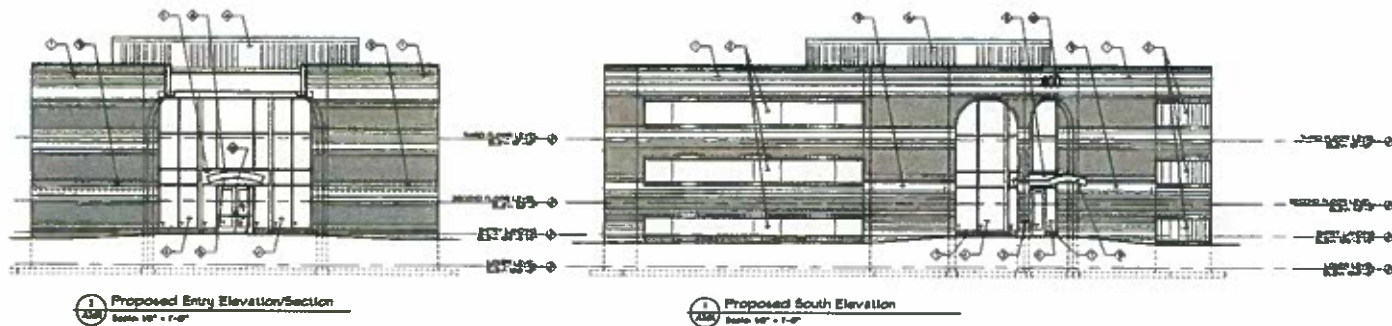
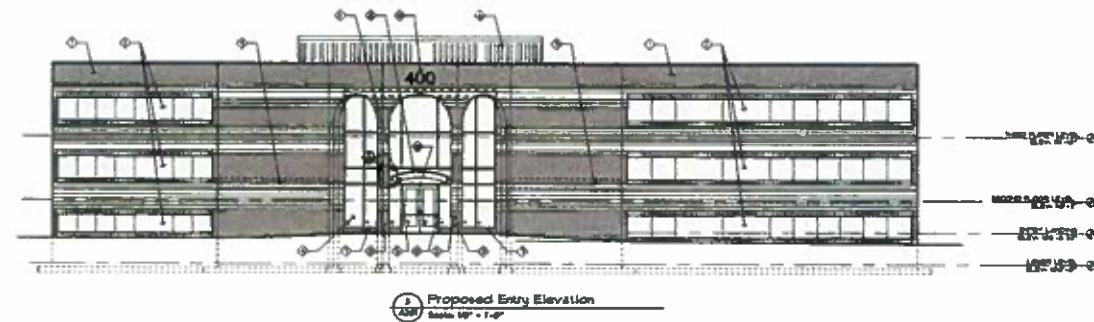
www.phillipsign.com



## Elevations

[illegible]

1. CONVICTION TO ANY FELONY INVOLVING DOMESTIC VIOLENCE OR ANY FELONY INVOLVING A VIOLATION OF A PROTECTIVE ORDER.



Index	Location (km)
1-2-3	George Gault
1-2-4	Wendell Gordon
2-3-4	Edmund
3-4-5	George Gault
4-5-6	Wendell Gordon
5-6-7	Edmund
6-7-8	George Gault
7-8-9	Wendell Gordon
8-9-10	Edmund
9-10-11	George Gault
10-11-12	Wendell Gordon
11-12-13	Edmund
12-13-14	George Gault
13-14-15	Wendell Gordon
14-15-16	Edmund
15-16-17	George Gault
16-17-18	Wendell Gordon
17-18-19	Edmund
18-19-20	George Gault
19-20-21	Wendell Gordon
20-21-22	Edmund
21-22-23	George Gault
22-23-24	Wendell Gordon
23-24-25	Edmund
24-25-26	George Gault
25-26-27	Wendell Gordon
26-27-28	Edmund
27-28-29	George Gault
28-29-30	Wendell Gordon
29-30-31	Edmund
30-31-32	George Gault
31-32-33	Wendell Gordon
32-33-34	Edmund
33-34-35	George Gault
34-35-36	Wendell Gordon
35-36-37	Edmund
36-37-38	George Gault
37-38-39	Wendell Gordon
38-39-40	Edmund
39-40-41	George Gault
40-41-42	Wendell Gordon
41-42-43	Edmund
42-43-44	George Gault
43-44-45	Wendell Gordon
44-45-46	Edmund
45-46-47	George Gault
46-47-48	Wendell Gordon
47-48-49	Edmund
48-49-50	George Gault
49-50-51	Wendell Gordon
50-51-52	Edmund
51-52-53	George Gault
52-53-54	Wendell Gordon
53-54-55	Edmund
54-55-56	George Gault
55-56-57	Wendell Gordon
56-57-58	Edmund
57-58-59	George Gault
58-59-60	Wendell Gordon
59-60-61	Edmund
60-61-62	George Gault
61-62-63	Wendell Gordon
62-63-64	Edmund
63-64-65	George Gault
64-65-66	Wendell Gordon
65-66-67	Edmund
66-67-68	George Gault
67-68-69	Wendell Gordon
68-69-70	Edmund
69-70-71	George Gault
70-71-72	Wendell Gordon
71-72-73	Edmund
72-73-74	George Gault
73-74-75	Wendell Gordon
74-75-76	Edmund
75-76-77	George Gault
76-77-78	Wendell Gordon
77-78-79	Edmund
78-79-80	George Gault
79-80-81	Wendell Gordon
80-81-82	Edmund
81-82-83	George Gault
82-83-84	Wendell Gordon
83-84-85	Edmund
84-85-86	George Gault
85-86-87	Wendell Gordon
86-87-88	Edmund
87-88-89	George Gault
88-89-90	Wendell Gordon
89-90-91	Edmund
90-91-92	George Gault
91-92-93	Wendell Gordon
92-93-94	Edmund
93-94-95	George Gault
94-95-96	Wendell Gordon
95-96-97	Edmund
96-97-98	George Gault
97-98-99	Wendell Gordon
98-99-100	Edmund

1 Yearly Address	1 Proposed Elevations
400 West Maple Birmingham, Michigan	

**MA**  
**Manufacturers Association**  
 2000 Executive Dr. Suite 100  
 Gaithersburg, MD 20878  
 Tel: 301-281-1000  
 Fax: 301-281-1001

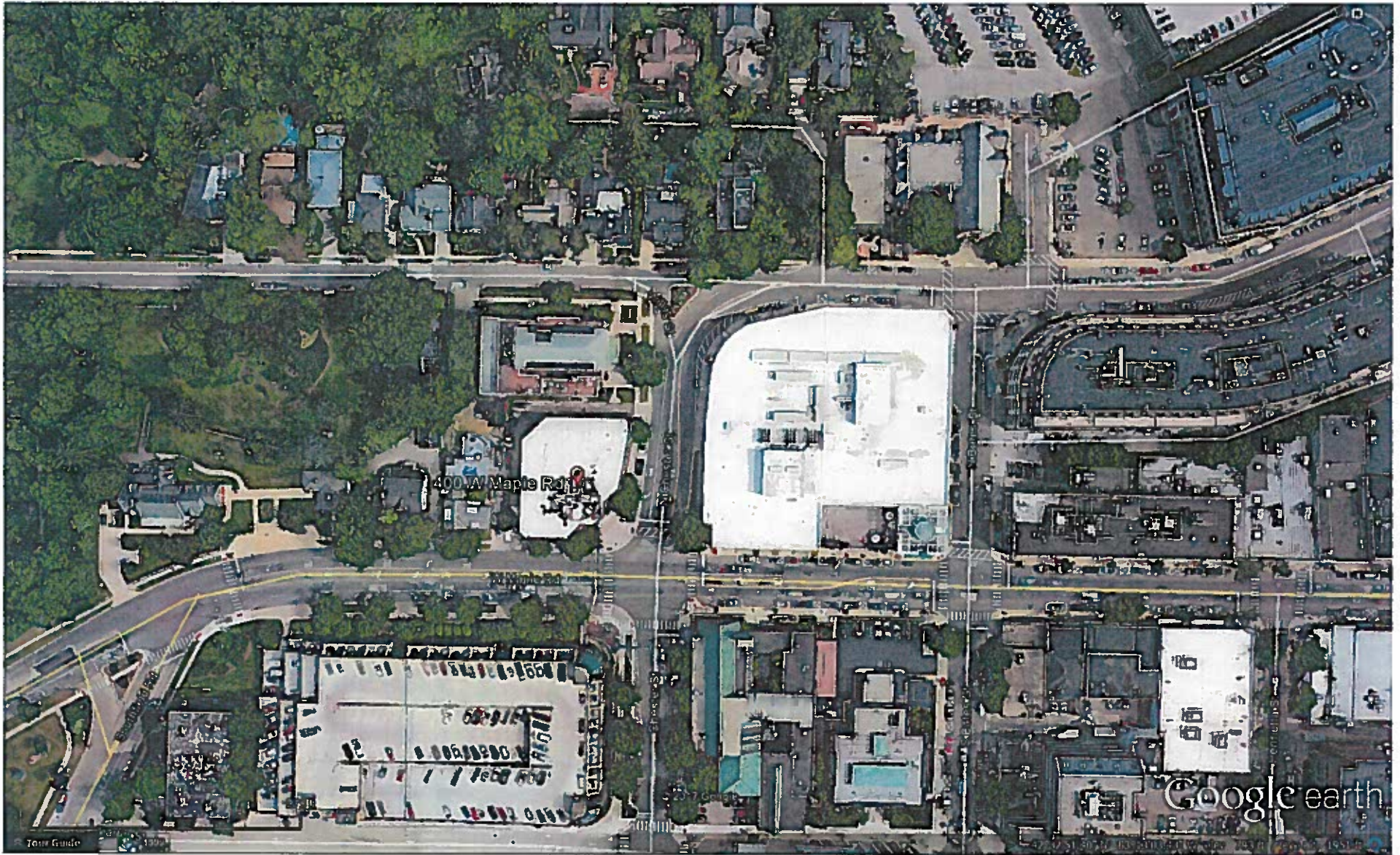
Ph: 586.468.7110 Fx: 586.468.7441



[www.phillipssign.com](http://www.phillipssign.com)



# Site Plan 400 W. Maple Road



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: \_\_\_\_\_

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PROJECT: Dorchen-Martin Associates-Birmingham

FILE: Dorchen-Martin Assoc. Permit Drawings

SITE ADDRESS: 400 W Maple Rd, Birmingham, Mi. 48009

ARTIST: sg DATE: 10.3.17 REV: \_\_\_\_\_

**PS&L**

[www.phillipssign.com](http://www.phillipssign.com)



# 592057



## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Wallside Windows  
Address: 27000 W. Trolley  
Taylor, MI 48180  
Phone Number: 313-292-4400  
Fax Number: 313-292-0851  
Email: Frontdesk@wallside.com

### Property Owner

Name: Beth Autry  
Address: 731 Willits  
Birmingham, MI 48009  
Phone Number: 248-515-9400  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Adam Black  
Address: 27000 W. Trolley  
Taylor, MI 48180  
Phone Number: 313-292-4400  
Fax Number: \_\_\_\_\_  
Email: Frontdesk@wallside.com

### Project Designer

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

### 3. Project Information

Address/Location of Property: 731 Willits  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Six (6) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

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

Install (2) vinyl replacement windows & (1) door

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

Signature of Applicant: [Signature] Date: 10-3-17

#### Office Use Only

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_  
Date of Approval: \_\_\_\_\_ Date of Denial: \_\_\_\_\_ Reviewed by: \_\_\_\_\_



## CONSENT OF PROPERTY OWNER

I, Elizabeth W. Autrey, 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 731 Willits;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Wallside Windows;  
(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: 10-3-17

Elizabeth W. Autrey  
Owner's Name (Please Print)

Elizabeth W. Autrey  
Owner's Signature





