

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – November 6th, 2019
******* 7:15 PM*******

- 1) Roll Call**
- 2) Approval of the DRB Minutes of October 2nd & October 16th, 2019**
- 3) Public Hearing**
- 4) Design Review**
 - A. 700 N Old Woodward**
- 5) Sign Review**
 - A. 101 E. 14 Mile - Mobil**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
 - A. Staff Reports**
 - 1. Administrative Sign Approvals**
 - 2. Administrative Approvals**
- 8) Adjournment**

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

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

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

DESIGN REVIEW BOARD
MINUTES OF OCTOBER 2, 2019
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, October 2, 2019. Vice-Chairman Keith Deyer called the meeting to order at 7:31 p.m.

1) ROLLCALL

Present: Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Patricia Lang, Joseph Mercurio, Michael Willoughby; Student Representative Klea Ahmet

Absent: Chairman John Henke; Board Member Natalia Dukas; Alternate Board Members Dulce Fuller, Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

10-39-19

2) Approval Of Minutes

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the DRB Minutes of September 4, 2019 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Debbrecht, Deyer, Lang, Mercurio

Nays: None

10-40-19

3) Public Hearing

None.

10-41-19

4) Design Review

A. 700 N. Old Woodward

City Planner Dupuis summarized the item.

Architect Chris Siminski presented the plans as provided.

Vice-Chairman Deyer stated the applicant would have to submit calculations showing that the façade is constructed of at least 90% glass, brick, cut stone, cast stone, coarsely textured stucco, or wood as per City Planner Dupuis' report.

Both Vice-Chairman Deyer and Mr. Willoughby advised the applicant that the Board of Zoning Appeals does not usually grant variances for issues that are self-created.

Mr. Siminski confirmed that would not be an issue. He said he would likely shrink the six vertical panels from two feet to 1.9 feet each, that he would likely shrink the three horizontal panels in the center, and would make other small changes to reach the required 90%.

In reply to Vice-Chairman Deyer's question regarding how the plans would meet the signage ordinance, Mr. Siminski said he would begin by meeting with the building owner to determine whether all five panels will remain necessary based on expected tenancy in the building. From there Mr. Siminski would determine next steps for the signage.

Vice-Chairman Deyer suggested it would be most appropriate to have the applicant come back after the plan issues laid out in City Planner Dupuis' report have been adequately resolved.

Mr. Willoughby concurred with Vice-Chairman Deyer. Mr. Willoughby noted that the plans were inaccurate in terms of the color of the corten steel, among other missing details.

Mr. Siminski said he sought to give more of a simple visualization with the submitted plans rather than a precise representation.

Mr. Willoughby explained to Mr. Siminski that the City and the DRB expects plans to accurately represent what is intended. Mr. Willoughby said he would not personally be able to approve the plans as submitted.

Motion by Mr. Willoughby

Seconded by Ms. Lang to postpone the Design Review application for 700 N. Old Woodward pending resolution of the issues laid out in City Planner Dupuis' report on the item.

Vice-Chairman Deyer noted the DRB is not opposed to the plans for 700 N. Old Woodward in theory. He said it merely necessary for the required information regarding the plans to be provided. Vice-Chairman Deyer said the DRB would need samples of the paint, the panels, an elevation of the side section of the building, and other items noted in City Planner Dupuis' report.

Mr. Willoughby requested the applicant either bring samples of weather corten steel or take photos of some of the weather corten steel that can be found throughout the City.

Ms. Debbrecht opined that the awnings contributed to a busy aesthetic even though she understood why the building owner might want the awnings.

Motion carried, 5-0.

VOICE VOTE

Yeas: Willoughby, Lang, Debbrecht, Deyer, Mercurio

Nays: None

The DRB said it would wait to decide on the lighting question until the plans were resubmitted in full.

City Planner Dupuis recommended Mr. Siminski submit a night view of the lighting along with the other materials to be resubmitted.

Mr. Siminski thanked the DRB for their time and left the meeting.

10-42-19

5) Sign Review

None.

10-43-19

6) Study Session

None.

10-44-19

7) Miscellaneous Business And Communications

1. Administrative Sign Approvals

2. Administrative Approvals

Included in agenda packet.

10-45-19

Adjournment

No further business being evident, the board motioned to adjourn the meeting at 7:48 p.m.

Nicholas Dupuis
City Planner

DESIGN REVIEW BOARD
MINUTES OF OCTOBER 16, 2019
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

The regular meeting of the Design Review Board ("DRB"), scheduled for Wednesday, October 16, 2019, was cancelled at 8:23 p.m. due to lack of a quorum.

Nicholas Dupuis
City Planner



MEMORANDUM

Planning Division

DATE: November 6th, 2019
TO: Design Review Board
FROM: Nicholas Dupuis, City Planner
SUBJECT: Design Review – 700 N. Old Woodward

Zoning: O-2 (Office/Commercial)
Existing Use: 2-story Office/Commercial Building

Proposal

The applicant is proposing to renovate the façade of an existing two-story office/commercial building on the north end of Downtown Birmingham. The building is located on the east side of N. Old Woodward, and is surrounded by parking to the immediate east and west, and office/commercial buildings to the north and south. The renovation is proposed to include the removal of 5 sets of window shutters, exterior paint, decorative metal panels, and new architectural lighting. The existing exterior brick is to remain, and will be repaired as needed.

Exterior

The applicant is proposing 11 decorative 1/8 in. -1/4 in. thick floating metal panels, 6 of which are vertically oriented and 5 horizontally oriented. The 5 horizontally oriented panels are proposed as part of the new sign branding scheme, and will be discussed as such in the signage section below. Out of the other 6 panels, 4 measure 15 ft. 6 in. x 1 ft. 3 in., while the 2 smaller panels measure roughly 6 ft. 4 in. x 1 ft. 3 in. The applicant has indicated that the panels will be anchored with 3 in. standoffs. The proposed addition of these metal panels requires a review of the Architectural Standards outlined in Article 3, Section 3.04 (E), as well as Encroachments into the Right of Way outlined in Article 4, Section 4.74 of the Zoning Ordinance.

The Downtown Overlay Districts Architectural Standards require at least 90% of the exterior finish material on all facades that face a street to be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. The existing building most certainly meets the Ordinance; however, the proposed metal panels will change the material makeup of the façade. The applicant has submitted calculations showing that the proposed changes maintain 90% of the exterior finish as glass, brick and wood, as the proposed metal panels cover the other 10%.

The proposed metal panels also project into the right-of-way roughly 3 in., and the proposed light fixtures project another roughly 4 in. for a total of 7 in. of projections into the right-of-way. The Ordinance outlines General Encroachment Standards above grade 8 ft. and below as permanent architectural features such as columns, pilasters, belt courses, lintels, pediments and similar features. These features may be approved by the Planning Board, Design Review Board and/or Historic District Commission to project into the right of way provided they do not create any

obstruction and that the encroachment complies with the design review standards set forth in Article 07 of the Birmingham Zoning Ordinance.

The paint for the building is proposed to be a dark grey, "Caviar" by Sherman Williams. The metal panels are proposed as CorTen steel, which the applicant has acknowledged will patina and change over time.

Signage

As described above, the applicant is proposing to refresh the signage on the building with the addition of metal panels and new white lettering. The applicant has not provided details on any proposed illumination, material details or mounting details. However, the dimensions provided for the metal panels, which are proposed as the sign surface, provide details on the potential combined sign area proposed by the applicant. As stated in the Sign Ordinance, the area of a sign face (one face) shall be computed by means of the smallest square or rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. The proposed combined sign area is as follows:

Sign	Area (Square Feet)
Metal Panel 1 (Vision Investment)	15
Metal Panel 2 (Edward Jones)	13.25
Metal Panel 3 (Legacy Jewlery)	12.88
Metal Panel 4 (Bisou Bridal)	13.25
Metal Panel 5 (Designs Unlimited)	15
Total Proposed:	69.38
Total Permitted:	70

The applicant must submit details on the illumination and mounting details (including projection from the wall and any electrical raceways) for the proposed new signage before it may be installed.

Illumination

Finally, the applicant is proposing the addition of 4 torch style light fixtures by Modern Forms. The light fixtures are proposed to be made of stainless steel and are black in color. The proposed luminaires will be located on 4 of the vertically oriented metal panels and centered on the lower windows, the center of the fixture being roughly 8 ft. above grade on the south side of the building, and roughly 5 ft. above grade on the north end of the building. The luminaires are not fully cut off as required and defined by the Sign Ordinance, however, exception to cutoff luminaires can be made at the discretion of the Planning Board, Historic District Commission, or Design Review Board under any of the following conditions:

- 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 Article 7, Section 7.09 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

1. All of the materials required by this section have been submitted for review.
 - The applicant has submitted details on all proposed materials.
2. All provisions of this Zoning Ordinance have been complied with.
 - The applicant has complied with all Zoning Ordinances.
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.
 - The proposed improvements to the building will not adversely affect 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.
 - The overall design elements proposed will not detract from the general harmony of the existing buildings in the neighborhood, and is compatible with several buildings in the commercial strip in which it is located.
5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
 - It does not appear that the proposed design elements are 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.
 - The proposed improvements to the exterior of the building are not unsightly nor discordant.
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.
 - It appears as though the design elements proposed are compatible with the intent of the urban design plan.

Recommendation

The Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 700 N. Old Woodward with the following conditions:

1. The applicant must provide illumination and mounting details for the newly proposed signage.

Sample Motion Language

Motion to **APPROVE** the Design Review application for 700 N. Old Woodward with the following conditions:

1. The applicant must provide illumination and mounting details for the newly proposed signage.

OR

Motion to **POSTPONE** the Design Review application for 700 N. Old Woodward pending receipt of the following:

1. _____
2. _____
3. _____
4. _____

OR

Motion to **DENY** the Design Review application for 700 N. Old Woodward; the proposal does not meet the requirements of Article 7, Section 7.09 of the Zoning Ordinance.



Final Design Review Application – Design Review Board Planning Division

1. Applicant

Name: Janice morse
Address: 104 willits
Birmingham, MI 48009
Phone Number: 248-258-3222
Fax Number: _____
Email Address: drafting@designsunlimitedonline.com

Property Owner

Name: Kevin Denha
Address: 700 North old woodward
Birmingham, MI 48009
Phone Number: 248-865-0900
Fax Number: _____
Email Address: kdenha@visioninvpartners.com

2. Applicant's Attorney/Contact Person

Name: Tina Mourtos
Address: 700 North Old Woodward
Birmingham, MI 48009
Phone Number: 313-268-9946
Fax Number: _____
Email Address: tmourtos@visioninvpartners.com

Project Designer/Developer

Name: Janice morse
Address: 104 willits
Birmingham, MI 48009
Phone Number: 248-258-3222
Fax Number: _____
Email Address: drafting@designsunlimitedonline.com

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Samples of all materials to be used
- Landscape Plan showing all existing and proposed elements
- Catalog sheets for all proposed lighting
- Ten (10) folded copies of scaled plans including site plan and color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Required fee (see Fee Schedule for applicable amount)
- One (1) Digital set of plans

4. Project Information

Address/Location of Property: 700 North Old Woodward
Birmingham, MI 48009
Name of Development: _____
Sidwell #: _____
Current Use: 0-2 office commercial
Proposed Use: unmodified
Area in Acres: N/A
Current Zoning: 0-2 office commercial

Name of Historic District site is in, if any: N/A
Date of Planning Board Approval, if any: _____
Date of DRB Approval, if any: _____

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)

This application is for the proposed work at 700 North Old Woodward to improve the exterior facade of the building through the following proposed modification. Please also reference sheet A-1 for more information. No changes to the existing footprint of building, nor changes to existing windows or doors. Removal of existing lighting features along with existing plastic shutters on second floor windows. Recoating of existing architrave and window trim to dark grey. Addition of suspension metal panel system and awning anchored to existing brick facade. (highlighted as green on sheet A-1). This are proposed as mounted with metal standoffs to "float" 3-6" off existing brickwork. Repairing of existing brick grout lines. Addition of new lighting elements, with specification sheets attached with this packet

6. Buildings and Structures

Number of Buildings on site: 1

Use of Buildings: 0-2 office commercial

7. Addition

Proposed use: no modification to current use

Number of floors: 3

Number of sq. ft. on each floor: ~4,300 sq.ft. per floor

Retail space in sq. ft.: N/A

Assembly space in sq. ft.: N/A

Height: low:~24'6" high:~23'3"

Total Floor area in sq. ft. (all floors): ~12,900 sq.ft.

Office space in sq. ft.: N/A

Industrial space in sq. ft.: N/A

Seating Capacity: N/A

8. Landscaping

Location of landscape areas: no landscape areas are being proposed, nor do they exist currently.

Proposed landscape material: N/A

17. Building Lighting

Number of light standards on building: (4) sconces

Size of light fixtures (LxWxH): 70"H x 4-5/8"W x 3-3/4"L

Maximum wattage per fixture: 25W

Light level at each property line:

Type of light standards on building: high output LED

Height from grade: 7'-8" on center

Proposed wattage per fixture: 25W

Number & location of holiday tree lighting receptacles:

N/A



The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner:

Date:

9/12/2019

Print Name:

Kevin Denha

Signature of Applicant:

Date:

9/12/2019

Print Name:

Jahire Morris

Signature of Architect:

Date:

Print Name:

Office Use Only

Application #: PFDRB19-0001

Date Received:

9/13/19

Fee:

\$ 500.00

Date of Approval:

Date of Denial:

Accepted by:



Standards for Design Review

The Design Review Board shall review all documents submitted pursuant to this section determining the following:

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, signs, as well as treatment to be utilized in concealing any exposed mechanical or 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 Commission of the City.

75127

LIBER 32176 PAGE 334

\$13.00 DEED - COMBINED

\$4.00 RENOVATIONATION

02/10/2004 08:06:15 A.M. RECEIPT# 17248

PAID RECORDED - OAKLAND COUNTY

G. WILLIAM CADDELL, CLERK/REGISTER OF DEEDS

OAKLAND COUNTY TREASURER'S CERTIFICATE
I HEREBY CERTIFY that there are no TAX DELINQUENT TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.

JAN 21 2004 587100

1.00 DE PATRICK M. DOHANY County Treasurer
Res. 135, Act 206, 1899 as amended.

WARRANTY DEED - Statutory Form

KNOW ALL MEN BY THESE PRESENTS: That R M & M Realty Company, LLC, a Michigan limited liability company

whose address is: 30445 Northwestern Highway, Suite 140, Farmington Hills, MI 48334

Conveys and Warrants to: Grapevine Properties, L.L.C., a Michigan limited liability company

whose address is: 3916 Mount Vernon Drive, Bloomfield Hills, MI 48301

The following described premises situated in the City of Birmingham, County of Oakland, State of Michigan, to-wit:

See Attached Exhibit A - Legal Description

for the full consideration of \$1.00 other good + valuable consideration
SEE REAL ESTATE TRANSFER VALUATION AFFIDAVIT

subject to the existing building and use restrictions of record if any.

Dated this 14th day of January, 2004.

Signatures:

R M & M Realty Company, LLC, a
Michigan limited liability company

By: Mel Partovich
Its: Member

State of Michigan
County of Oakland

The forgoing instrument was acknowledged before me this 14th day of January, 2004, by Mel Partovich
its Member of R M & M Realty Company, LLC, a Michigan limited liability company.

My Commission Expires:

Hazel R. Griffin
Notary Public

HAZEL R. GRIFFIN County
Notary Public, Oakland County, MI
My Commission Expires Dec. 3, 2006

EXHIBIT A

13-55086

The land referred to in this exhibit, situated in the City of Birmingham, County of Oakland, State of MI, is described as follows:

South 30 feet of Lot 10, EXCEPT East 27 feet and West 23 feet thereof, Lot 11, EXCEPT East 27 feet and West 23 feet thereof, and Lot 12, EXCEPT East 27 feet, also EXCEPT West 23 feet of North 17 feet and West 20 feet of South 3 feet thereof, Assessor's Plat No. 29 as recorded in Liber 6, Page 45 of Plats, Oakland County Records, said parcel being more particularly described as follows:

Commencing at the Southwest corner of Lot 12, Assessor's Plat No. 29, as recorded in Liber 6, Page 45 of Plats, Oakland County Records; thence along the Southerly line of said Lot 12, North 62 degrees 36 minutes 08 seconds East, 20.00 feet to the Point of Beginning; thence along a line parallel to the Easterly line of Old Woodward Avenue (100 feet wide), North 27 degrees 05 minutes 40 seconds West, 3.00 feet; thence North 62 degrees 36 minutes 08 seconds East, 3.00 feet; thence along said line parallel to Old Woodward, North 27 degrees 05 minutes 40 seconds West, 67.07 feet to the extension of the Northerly line of Building #700 North Old Woodward; thence along said extension and the Northerly line, North 62 degrees 52 minutes 29 seconds East, 66.50 feet; thence South 27 degrees 23 minutes 20 seconds East, 69.75 feet to the aforementioned Southerly line of said Lot 12, said line also being the Northerly line of Building #640 N. Old Woodward; thence along said Northerly building line, South 62 degrees 36 minutes 08 seconds West, 69.86 feet to the Point of Beginning.

More commonly known as: 700 N. Old Woodward, Birmingham, MI 48009

Tax Parcel No.: 19-25-328-060

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS
2011 APR -1 PM 1:48

LIBER 42947 PG 291

58068
LIBER 42947 PAGE 291
\$10.00 DEED - COPIED
\$4.00 REINDEMENTATION
01/01/2011 02:31:40 P.M. RECEIPT# 28203
PAID RECORDED - OAKLAND COUNTY
BILL ELLIARD JR. CLERK/REGISTER OF DEEDS

QUIT CLAIM DEED - (Statutory Form)

Know all persons by these presents; that Grapevine Properties, LLC, a Michigan limited liability company whose address is 40700 Woodward Avenue, Suite 250, Bloomfield Hills, MI 48304 quit claims to Denha Properties, LLC, a Michigan limited liability company whose address is 40700 Woodward Avenue, Suite 250, Bloomfield Hills, MI 48304 the following described premises:

Land in the City of Birmingham and the County of Oakland, State of Michigan, more particularly described as:

South 30 feet of Lot 10, EXCEPT East 27 feet and West 23 feet thereof, Lot 11 EXCEPT East 27 feet and West 23 feet thereof, and Lot 12, EXCEPT East 27 feet, also EXCEPT West 23 feet of North 17 feet and West 20 feet of South 3 feet thereof, Assessor's Plat No. 29 as recorded in Liber 6, Page 45 of Plats, Oakland County Records.

Commonly known as: 700 N. Old Woodward Ave., Birmingham, MI 48009-1322
Tax Id Number(s): 19-25-328-060

for the full consideration of ONE AND NO/100 DOLLARS (\$1.00), subject to existing building and use restrictions, easements and zoning ordinances of record, if any.

Dated: March 28, 2011
Grapevine Properties, LLC, a Michigan limited liability company

By: Mark Denha, Member

STATE OF Michigan)
COUNTY OF Oakland) ss.

On the foregoing instrument was acknowledged before me by Mark Denha, Member of Grapevine Properties, LLC, a Michigan limited liability company

John N. Hindo
My commission expires: 10/23/14
State: MICHIGAN County: WAYNE
Instrument drafted by and when recorded return to:
John N. Hindo
Mekani, Crow, Mekani,
Shallal, & Hindo, P.C.
255 S. Old Woodward, Suite 310
Birmingham, Michigan 48009
Title Source Inc.
1450 W. Long Lake Rd.
Suite 400
Troy, MI 48098
Part of a 20.55670968

Recording Fees: \$14.00

County Tax: Exempt
MCLA 207.505(a)

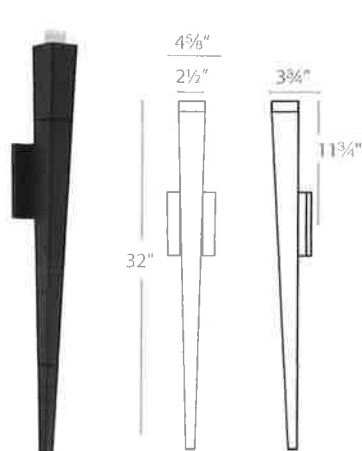
State Transfer Tax: Exempt
MCLA 207.526(a)

OK-MH

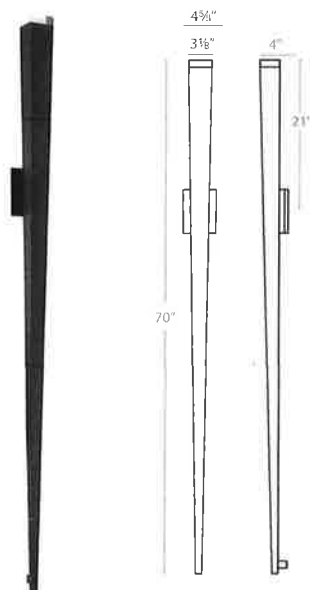
STAFF – model: WS-W197

LED Exterior Sconce

MODERN FORMS



WS-W19732



WS-W19770

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Sleek and stylish, this versatile LED sconce with tapered torch design fosters an easy transition from interiors to exteriors for exceptional design continuity. Embodies an IP65 sealed stainless steel frame with back light the length of the sconce and up light for warm ambience.

FEATURES

- ETL & cETL Wet Location listed, IP65 Rated
- ADA compliant, low profile design
- Stainless Steel Construction with acrylic
- Projects up and towards the mounting surface
- Transformer located inside the fixture
- 50,000 hour rated life
- Color Temp: 3500K
- CRI: 90

SPECIFICATIONS

Construction: Stainless steel and K2 Clear optic crystal

Light Source: High output LED

Finish: Black (BK)

Standards: ETL & cETL Wet Location listed, IP65 Rated, ADA Compliant

ORDER NUMBER

	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W19732	32"	15.5W	120V	650	275	BK Black
WS-W19770	70"	25W		1300	515	

Example: **WS-W19732-BK**

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2019



RENOVATION NOTES

- *EXISTING DOORS, WINDOWS, BRICK, ROOF AND ENTRY COURTYARD TO REMAIN AS IS
- PROPOSED MODIFICATIONS
- *ALL EXISTING SHUTTERS REMOVED
- *ALL EXISTING WHITE SURFACES TO BE COATED CHARCOAL GREY
- * (4) NEW LIGHTING FIXTURES TO REPLACE (2) EXISTING AND ADDITION OF 2 NEW
- *REPAIR BRICK GROUT JOINTS WHERE REQUIRED
- *ADDITION OF METAL DECORATIVE PANELS WITH NEW SIGN BRANDING



EXISTING FACADE

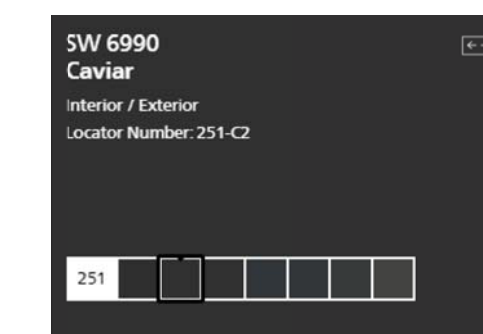
Material

Cor-Ten



Finish

Sherwin-Williams SW6990 Caviar Exterior Emerald Acrylic Latex



CONCEPT RENDERING - "DAY 1"



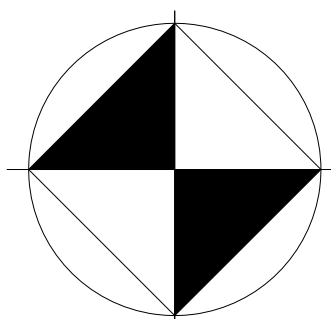
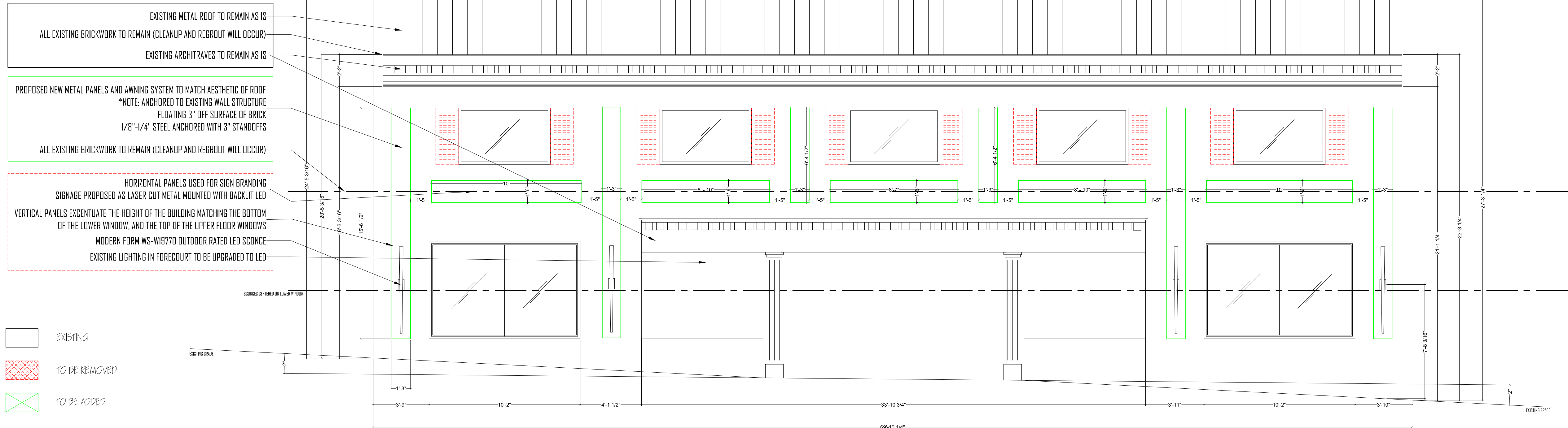
CONCEPT RENDERING - "YEAR 3"

Downtown Overlay District 90% Rule

Total Building Facade = 1,532.90 sqft
Total Proposed Panel System = 160.60 sqft
% Panel = 10%
Within compliance of rule

Signage Panels

Building Signage Allocation per city = 70 sqft (1sqft/1lf)
Total Proposed Panel System for branding = 67.8 sqft
Within compliance of rule



Building Elevation

1/4" = 1'-0"

Vision Investment Partners
facade remodel
700 North Old Woodward Suite 300
Birmingham . Michigan

permit . bid
permit . bid revisions
construction
construction . revisions
drafted by: c. siminski

A-1
Building Elevation

DO NOT SCALE DRAWINGS



MEMORANDUM

Planning Division

DATE: November 6th, 2019

TO: Design Review Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Sign Design Review – 101 E. Fourteen Mile – Mobil Gas Station

Zoning: R-5 (Multiple-Family Residential)

Existing Use: 1-Story Commercial Building

Proposal

The applicant is proposing to renovate an existing commercial sign at the Mobil Gas Station at Pierce and Fourteen Mile Road. The existing sign is a pole sign built on a brick base. The sign measures 11 ft. high from grade, with the content portion of the sign measuring 26.67 sq. ft. per side for a total of 53.34 sq. ft. in total area. The sign currently contains manual price digits, and the applicant is proposing a change to digital price digits.

The existing sign has a complicated history that must be detailed to provide information to the Design Review Board regarding four major conflicts within the Sign Ordinance: (1) Pole Signs and Light Box Signs, (2) nonconforming signs, (3) Electronic Message Center signs, and (4) combined sign area.

The Sign Ordinance defines Pole Sign as a permanent sign that is mounted on a freestanding pole or other support that is placed on, or anchored in, the ground and that is independent from any building or other structure. The existing sign fits this definition. However, the sign was approved as a ground sign during HDDRC and BZA reviews back in 2005. The review procedure produced a recommendation that the proposed ground sign be raised to help with visibility at the corner, hence the current height and pole sign like feel. Thus, the sign should continue to be reviewed as a ground sign, which is a permitted sign type. Similarly, the existing sign was approved as and currently remains internally illuminated with a translucent face, which matches the definition of Light Box Sign in the Sign Ordinance, which is another prohibited sign type. The applicant is proposing to replace half of the sign to digital price digits, which would leave only half of the sign internally illuminated with a translucent face. The existing illumination is fluorescent bulbs, which is not proposed to change. The translucent face contains letters with definition, and there is no exposed frame. Thus, the sign may not be considered a Light Box Sign.

Secondly, the Sign Ordinance clearly states the following in relation to nonconforming signs:

1. A nonconforming sign shall not be moved, replaced, enlarged or altered, except to bring the sign into complete conformity with this Chapter; and
2. No illumination shall be added to a nonconforming sign.

Due to the decisions of the HDDRC and BZA in 2005 when the sign was constructed, the existing sign should NOT be considered nonconforming, and may be altered as a conforming sign.

Thirdly, it is important to note the conversation at the Design Review Board on September 4th, 2019 regarding Electronic Message Centers. City Staff brought forth some proposed ordinance amendments to add Electronic Message Centers (EMC's) to the list of prohibited sign types, as well as to define EMC signs. In the definition of EMC signs, Gas Station Price Signs were extracted and permitted at 12 in. in height and red or green in color. The ordinance language was subsequently approved by the City Commission on October 28th, 2019. The proposed digital price digits meet the now approved Sign Ordinance Language, and the specifics will be discussed below.

Finally, the existing sign is roughly 53 sq. ft. in area, which is larger than the permitted combined sign area based on the buildings linear frontage of 47 ft. 9 in. The HDDRC recommended that the applicant at the time seek a variance for the additional square footage based on the large lot and comparatively small building. The BZA granted the variance in 2005. Therefore, the existing sign's combined sign area is legal and may remain.

Signage

As introduced above, the proposed alteration to the existing 53 sq. ft. ground sign will involve the replacement of manual price digits for digital price digits. Ground signs are permitted 30 sq. ft. per side maximum for a total of 60 sq. ft., and may be no more than 8 ft. above street level. With the decisions from the HDDRC and BZA reviews in 2005, the proposed sign meets these requirements.

The proposed digital price digits, or Gas Station Pricing Signs as defined in the new ordinance language, measure 8 in. tall and are both red and green in color. The applicant has indicated that there will be 4 sets of digits per side for a total of 8 sets. The proposed Gas Station Pricing Signs meet the requirements of the Sign Ordinance.

Illumination

The newly proposed Gas Station Price Signs are LED powered and red and green in color. The applicant has not included any information on the existing illumination. However, previous reports denoted a fluorescent bulb internal illumination for the sign.

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

The Planning Division recommends that the Design Review Board consider a motion to **APPROVE** the design review application for 101 E. Fourteen Mile – Mobil Gas Station.

Sample Motion Language

Motion to **APPROVE** the sign review application for 101 E. Fourteen Mile – Mobil Gas Station.

OR

Motion to **POSTONE** the sign review application for 101 E. Fourteen Mile – Mobil Gas Station.
The applicant must provide the following items:

1. _____
2. _____
3. _____

OR

Motion to **DENY** the sign review application for 101 E. Fourteen Mile – Mobil Gas Station. The proposal does not meet the requirements of section 126-514 of the Zoning Code.



Preliminary or Final Sign / Design Review Application Design Review Board

Planning Division

1. Applicant

Name: AVER SIGN COMPANY

Address: 359 LIVERNOIS, FERNDAL, MI. 48220

Phone Number: (248) 542-0678

Fax Number: (248) 542-2023

Email Address: mikef@aversign.com

2. Applicant's Attorney/Contact Person

Name: MICHAEL FORBES (AVER SIGN CO.)

Address: 359 LIVERNOIS, FERNDAL, MI. 48220

Phone Number: (248) 542-0678

Fax Number: (248) 542-2023

Email Address: mikef@aversign.com

3. Required Attachments

- Warranty Deed with legal description of property
- Photographs of existing site and buildings
- Completed Checklist
- Samples of all materials to be used
- Landscape Plan showing all existing and proposed elements
- Required fee (see Fee Schedule for applicable amount)
- Two (2) folded copies of plans including color elevations showing all materials and an itemized list of all changes for which approval is requested with the changes marked in color
- Catalog sheets for all proposed lighting & outdoor furniture
- Digital copy of Drawings (PDF)

Please See Sign Review Presentation Requirements

4. Project Information

Address/Location of Property: 101 EAST 14 MILE RD.
BIRMINGHAM, MI. 48009

Name of Development: EWAIS ENTERPRISES LIMITED

Sidwell #: _____

Current Use: GAS STATION

Proposed Use: _____

Area in Acres: _____

Current Zoning: _____

Zoning of Adjacent Properties: _____

Date of Planning Board Approval, if any: _____

Date of Application for Preliminary Historic Design Review: _____

Date of Preliminary Historic Design Review Approval: _____

Date of Application for Preliminary Site Plan: _____

Date of Preliminary Site Plan Approval: _____

Date of Final Site Plan Approval: _____

Will proposed project require the division of platted lots? _____

5. Details of the Nature of Work Proposed (Attach separate sheet if necessary)

(Please specifically list all materials and colors to be used)

UPGRADE MANUAL PRICE DIGITS TO DIGITAL PRICE DIGITS

Street Frontage:Width: _____
Height: _____

Length: _____

11. Location of Proposed Signs SAME LOCATION**12. Type of Sign(s)**Wall: _____
Ground: X _____
Projecting: _____Canopy: _____
Building Name: _____
Post-mounted Projecting: _____**13. If a wall sign, indicate wall to be used:**Front: _____
Left side: _____Rear: _____
Right side: _____**14. Size of Sign**Width: 80" _____
Depth: 10" _____
Height of lettering: 8" DIGITS _____Height: 48" ON THE CABINET. 11' 1" OVERALL HEIGHT _____
Total square feet: 26.66 SQ. FT. _____**15. Existing signs currently located on property**Number: 1 _____
Square feet per sign: 26.66 SQ. FT. _____Type(s): GROUND _____
Total square feet: _____**16. Materials/Style**Metal: ALUMINUM SIGN CABINET _____
Plastic: POLYCARBONATE _____
Color 1 (including PMS color #): _____
Additional colors (including PMS color #): _____Wood: _____
Glass: _____
Color 2 (including PMS color #): _____**17. Sign(s) Read(s):** Regular Cash, Regular Credit, Supreme +, Diesel Efficient**18. Sign Lighting**Type of lighting proposed: LED _____
Size of light fixtures (LxWxH): 8" TALL DIGITS _____Number proposed: 4 SETS OF DIGITS PER SIGN FACE _____
Height from grade: UPPER MOST DIGITS 10' 9" _____Maximum wattage per fixture: _____
Location: _____Proposed wattage per fixture: _____
Style (include specifications): _____**19. 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 made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for site plan review in Birmingham, and have complied with same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

Signature of Owner: [Signature]

Date: 10-21-2019

Print Name: Rafat Iwies

Signature of Applicant: [Signature]

Date: 10-21-2019

Print Name: MICHAEL FORBES

Signature of Architect: _____

Date: _____

Print Name: _____

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

Letter of Consent



Dear City of Birmingham,

RE: 101 East 14 Mile Rd. Mobil Gas Station

I, Rafat Iwies, owner of the Mobil Station located at 101 East 14 Mile Road, Birmingham, MI., am giving Aver Sign Company our consent to install new digital price changers on our sign and secure a sign permit on our behalf.

Printed Name: Rafat Iwies

Signature: _____

A handwritten signature in black ink, which appears to read "Rafat Iwies", is written over a horizontal line. The signature is fluid and cursive.

Date: 09-09-2019

2019 JULY TAX STATEMENT - RETURN THIS PORTION WITH YOUR REMITTANCE

REMIT TO: CITY OF BIRMINGHAM - TAXES • P.O. BOX 671732, DETROIT, MI 48267-1732

Allow at least 5 days when mailin

63008 1936456013 6 001813057

TOTAL	PENALTY	TOTAL PAID
18,130.57		



Date 09/03/2019 10:13:03 AM
Ref 08-19-36-456-013
Receipt 501855
Amount \$18,130.57

EWAIS ENTERPRISES LIMITED
PARTNERSHIP
101 E 14 MILE RD
BIRMINGHAM MI 48009-2007

DUE JULY 1, 2019 - SEPTEMBER 3, 2019

MAKE CHECK PAYABLE TO:
CITY OF BIRMINGHAM

PARCEL I.D. NUMBER

08-19-36-456-013

WARNING: Check your Parcel I.D. No. before paying your TAXES. You are responsible if you pay on wrong parcel.

CITY OF BIRMINGHAM

2018 DECEMBER TAX STATEMENT

FISCAL YEARS
O.C. PARKS & REC. • ZOO AUTHORITY H.C.M.A.
10-1-2018 to 9-30-2019 1-1-2019 to 12-31-2019
PARTIAL BIRMINGHAM SCHOOLS • O.C.P.T.A. • ART AUTHORITY
7-1-2018 to 6-30-2019

DUE DECEMBER 1, 2018 - FEBRUARY 14, 2019
3% PENALTY AFTER FEBRUARY 14, 2019

PAYMENTS BY MAIL WILL BE RECORDED ON THE DATE
RECEIVED, NOT ON THE DATE POSTMARKED.

EWAIS ENTERPRISES LIMITED
PARTNERSHIP
101 E 14 MILE RD
BIRMINGHAM MI 48009-2007

Property Address:
101 E 14 MILE RD

CODE #	*P.R.E. TAX BASE	PARCEL I.D. NUMBER / SCHOOL DIST.	
01126	0	08-19-36-456-013	030
% DECLARED AS P.R.E.	*NON-P.R.E. TAX BASE	TAXABLE VALUE	STATE EQUALIZED VALU
0%	423,850	423,850	676,960
TAX DESCRIPTION		RATE PER \$1,000	AMOUNT
COUNTY		0.44780	189.79
OCPTA		1.00000	423.85
SCHOOL OPERATING		8.92670	3783.58
SCHOOL SUPPLEMNT		3.94490	0.00
ZOO AUTHORITY		0.09820	41.62
SCHOOL OPER FC		8.92670	0.00
ART INSTITUTE		0.19450	82.43
ADMIN FEE		0.00000	0.00
*P.R.E. = Principal Residence Exemption			
Property taxes are levied on the Taxable Value. The State Equalized Value is provided on this document for your information only and represents 30% of the market value of your property.			
IMPORTANT INFORMATION - SEE REVERSE SIDE.			

PARTIAL DESCRIPTION OF PROPERTY

T2N, R10E, SEC 36 JAMES L TODD &
LEINBACH-HUMPHREY'S INDIAN VILLAGE
SUB LOTS 101 TO 106 INCL, ALSO 1/2
OF VAC ALLEY ADJ TO SAME
201 BUSINESS IMPROVED

BEGINNING MARCH 1st, 2019 all unpaid 2018 taxes must be paid to the Oakland County Treasurer's office, 1200 N. Telegraph, Pontiac, MI 48341, with additional penalties. During the month of March, a revised statement from the City Treasurer must accompany your remittance to the County Treasurer.

RETAIN THIS LOWER PORTION FOR YOUR RECORDS.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

SPECIAL ASSESSMENTS

TOTAL	PENALTY	TOTAL PAID
4,521.27		

19-36-456-013

WARRANTY DEED
STATUTORY FORM



Philip F. Greco
TITLE COMPANY
ASSOCIATION OF CHIEF TITLE OFFICIALS (ACTO)

KNOW ALL MEN BY THESE PRESENTS: That WALLACE RUSSELL and JOYCE RUSSELL,
husband and wife
whose address is 101 E. Fourteen Mile Road, Birmingham, Michigan 48009

Convey and Warrant to EWAIS ENTERPRISES LIMITED PARTNERSHIP, a
Michigan limited partnership
whose address is

the following described premises situated in the City of Birmingham County of Oakland
and State of Michigan, to-wit:

Lots 101 through 106, including the adjoining 1/2 of the vacated
public alley at the rear thereof, James I. Todd and Leinbach-
Humphrey's Indian Village Subdivision, as recorded in Liber 33,
Page 35 of Plats, Oakland County Records.

Commonly known as 101 E. Fourteen Mile Road, Birmingham, MI 48009.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or
in anywise appertaining, for the sum of Four Hundred Thousand (\$400,000.00)
Dollars

subject to the existing building and use restrictions, easements and
zoning ordinances of record, if any.

Dated this _____ day of _____ 2001

Signed in the presence of:

Signed by:

WALLACE RUSSELL

JOYCE RUSSELL

STATE OF MICHIGAN }
COUNTY OF _____ } SS.

The foregoing instrument was acknowledged before me this _____ day of _____

2001 by WALLACE RUSSELL and JOYCE RUSSELL

My Commission expires

Notary Public.
County, Michigan

County Treasurer's Certificate

City Treasurer's Certificate

When Recorded Return To:
Grantee

Send Subsequent Tax Bills To:
Grantee

Drafted by:
LAWRENCE S. KATZ
Attorney at Law
Business Address
38850 Van Dyke Suite 100

NO GOOD DEEDS GO UNPUNISHED
NICHOLAS 10 14 19

101 E 14 MILE RD BIRMINGHAM, MI 48009-2007 (Property Address)

Parcel Number: 08-99-01-002-880 ****Personal Property**

No Images Found

Property Owner: MOBIL

Summary Information

> Assessed Value: \$47,280 | Taxable Value: \$47,280 > Property Tax information found

Owner and Taxpayer Information

Owner	MOBIL SINJIL 14 INC 101 E 14 MILE RD BIRMINGHAM, MI 48009-2007	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2019

Property Class	251 Commercial Personal	Unit	08 City of Birmingham
School District	BIRMINGHAM CITY SCHOOL DIST	Assessed Value	\$47,280
ITOnly	POST	Taxable Value	\$47,280
PPBusCode	5531	State Equalized Value	\$47,280
User Alpha 1	Not Available	Date of Last Name Change	04/17/2009
User Alpha 3	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
User Alpha 2	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

MBT Commercial	June 1st	Final
2019	100.0000 %	100.0000 %

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

Copyright © 2019 [BS&A Software](#), Inc.

PROPOSED SIGN RENDERING
FOR DIGITAL PRICER DIGITS.

8" Digits

80"

48"

11'1"

19" BASE





Mobil
Food Mart

REGULAR	2.69
PLUS	2.79
DELUXE	3.59
DIESEL	3.29

W 10th St
ONE WAY



RIGHT LANE
MUST
TURN RIGHT

Mobil
Food Mart
CASH 2.69
2.79
3.59
3.29

Administrative Sign Approval Application

Planning Division

Form will not be processed until it is completely filled out



1. Applicant

Name: Signarama
Address: 21017 Naughton
Troy, MI 48063
Phone Number: 248-585-6880
Fax Number: _____
Email: _____

Property Owner

Name: William Watch
Address: 27600 Northwestern Hwy
Southfield, MI 48034
Phone Number: 248-352-5000
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: 745 E Maple
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

- \$100 processing fee
- 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

2 temporary Banners

6. Location of Proposed Signs

Front and rear entrances

7. Type of Sign(s)

Wall: ☒
Ground: _____
Projecting: _____

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

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

Front: ☒
Left side: _____

Rear: ☒
Right side: _____



Depth: _____
Height of lettering: _____

Height: _____
Total square feet: 10

10. Existing signs currently located on property

Number: 0
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

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

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

12. Sign(s) Read(s): Pelvic Rehabilitation

13. Sign Lighting

Type of lighting proposed: 0
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: 10/11/19

Application #: PAA19-0165

Office Use Only

Date Received: 10/14/19

Fee: \$100.00

Date of Approval: 10/23/19

Date of Denial: N/A

Reviewed by: [Signature]



PROPERTY OWNER AUTHORIZATION FOR SIGN PERMIT APPLICATIONS

I, William Watch, property owner or agent of property located at:

745 E. Maple Rd
Birmingham, MI 48009

Do hereby give permission to:

K & A Signs
1017 Naughton Dr
Troy, MI 48083

Or its agent to secure a permit and install signs at the above location.

Property Owner William Watch (please type or print)

Signature of owner or agent

Date

10/9/19

Owner address

27620 Northwestern Hwy
Southfield, MI 48034

Telephone

248-352-5000



10 SF ea

ACTUAL & MAX

APPROVED
10/23/19
PAA19-0165

FRONT SIGN



REAR SIGN



AN ARTIST REPRESENTATION - Image is for illustration purposes only. Objects in reality may be larger or smaller than depicted.

DETAIL

- Temporary Banner
- 13oz Banner Stock
- Banner Mounted using Tapcon Screws, Drilled Between Mortar Joints

QTY 2

SALES: Renee W | renee@michigansignshops.com

DRAWING: Marissa D.

CREATED: 10/09/2019

REVISED: 10/11/2019

CURRENT JOBS - 2019 - H - HOUSE OF M DESIGN

CLIENT APPROVAL: By signing this proof I approve the size, quantity, spelling, color(s), & overall design. I understand that I am 100% responsible for any additional changes to my order after the date indicated on my approval.



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Stephanie N. Fakh
Address: 1132 Webster
Phone Number: 248 237-7944
Fax Number: (888) 506-7793
Email: Stephanie.Fakh@gmail.com

Property Owner

Name: Michael Fakh
Address: 1537 Quarten Ridge Circle
Bloomfield Hills, MI 48301
Phone Number: 248-207-4376
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: Signs-n-Designs / Phyllis Sherwin
Address: 30414 Woodward Ave.
Royal Oak, MI 48073
Phone Number: 248 549-4850
Fax Number: 248-549-4875
Email: contact@signs-n-designs.com

3. Project Information

Address/Location of Property: 1132 Webster
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

To install a 3'x5' post sign in front of Building.

6. Location of Proposed Signs

Front lawn of property 10 ft from sidewalk

7. Type of Sign(s)

Wall: _____
Ground: X _____
Projecting: _____

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

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

Front: _____
Left side: _____

Rear: _____
Right side: _____

9. Size of Sign

Width: 5'
Depth: 4" Posts / 3/16" Substrate
Height of lettering: 11.5" RFL others Between 2.15" & 4"

Height: 3'
Total square feet: 15 sq ft

10. Existing signs currently located on property

Number: 0
Square feet per sign: _____

Type(s): _____
Total square feet: _____

11. Materials/Style

Metal: 3/16" Alumilite Sign face
Plastic: Post coverings
Color 1 (including PMS color #): White
Additional colors (including PMS color #): _____

Wood: (Posts)
Glass: _____
Color 2 (including PMS color #): PMS 431 Grey

12. Sign(s) Read(s): RFL Rights First Law / Criminal Law / Stephanie N. Fakh Attorney

13. Sign Lighting

Type of lighting proposed: _____
Size of light fixtures (LxWxH): _____
Maximum wattage per fixture: _____
Location: _____


Number proposed: _____
Height from grade: _____
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: 10/11/19

Application #: PAA-19-0159

Office Use Only
Date Received: 9/26/19

Fee: \$100.00

Date of Approval: 10/2/19

Date of Denial: N/A

Reviewed by: 



CONSENT OF PROPERTY OWNER

I, Michael Fakih, 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 1132 Webster St.;

(Address of affected property)

2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:

S. Fakih;

(Name of applicant)

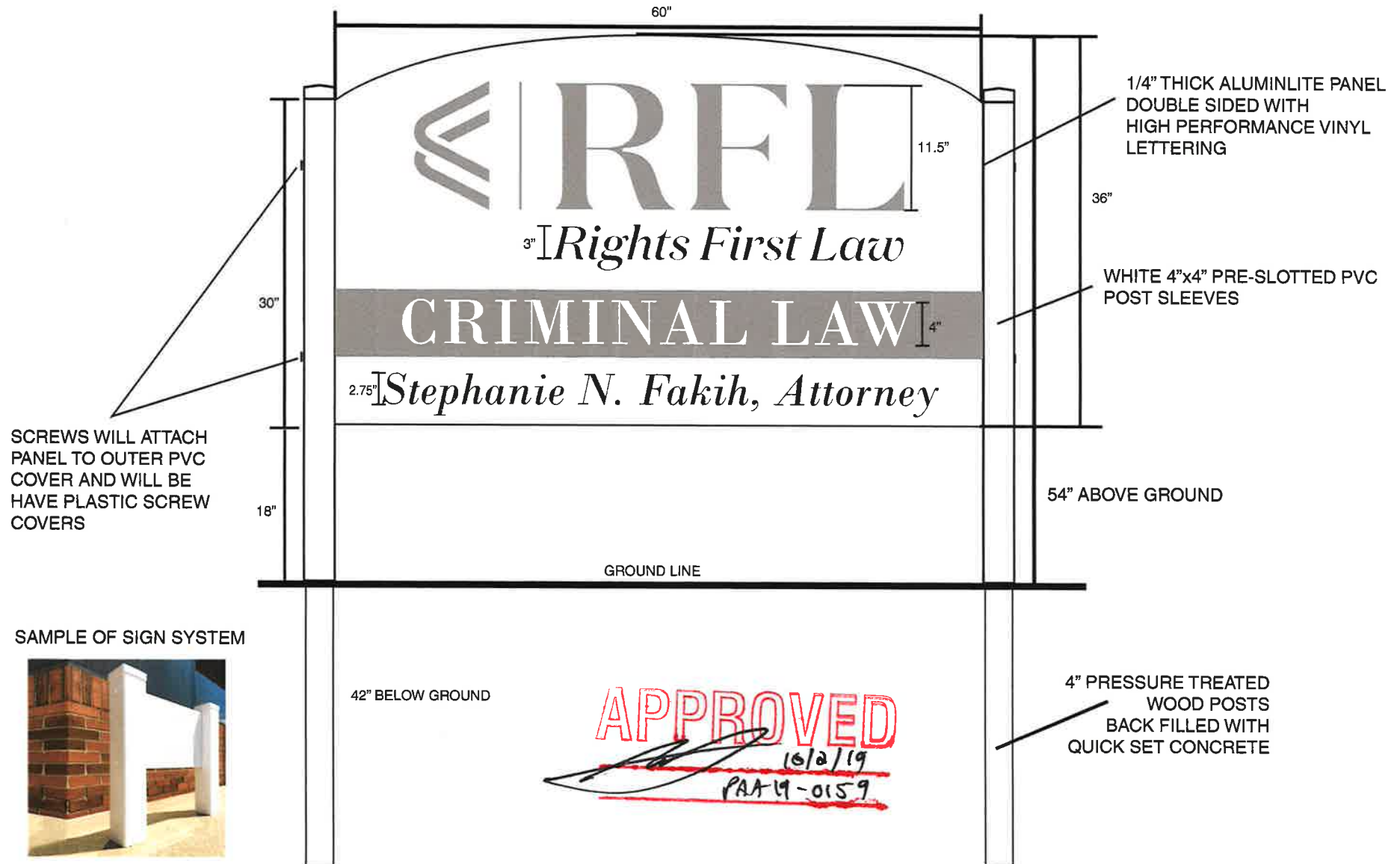
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 7/9/19

Michael Fakih
Owner's Name (Please Print)

[Signature]
Owner's Signature

15 SQ FT Single Sided



Signs
-N-designs, inc.

30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 p.
248-549-4875 f.
contact@signs-n-designs.com

Designs, details and plans represented herein, are the sole property of Signs-n-Designs, Inc.. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in legal repercussions.

RIGHTS FIRST LAW
Site Address: 1132 Webster Birmingham, MI 48009

POST SIGN - NON-ILLUMINATED

15 SQ FT

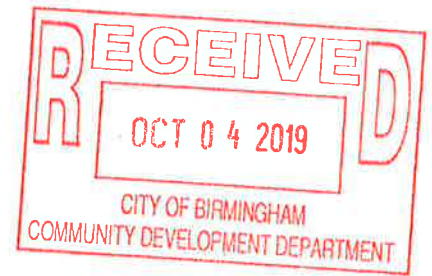


30414 WOODWARD AVE.
ROYAL OAK, MI 48073
248-549-4850 p.
248-549-4875 f.
contact@signs-n-designs.com

Designs, details and plans represented herein, are the sole property of Signs-n-Designs, Inc.. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate designs without written consent may result in legal repercussions.

RIGHTS FIRST LAW

Site Address: 1132 Webster Birmingham, MI 48009



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Bazo Construction
Address: 8747 Brant St. No 1
Dearborn, MI
Phone Number: 313-584-8842
Fax Number: 313-584-8847
Email: bazoconstruction1@gmail.com

Property Owner

Name: John Giffari
Address: 36101 Woodward
Phone Number: _____
Fax Number: _____
Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

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

3. Project Information

Address/Location of Property: 36101 Woodward
Birmingham, MI
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
- Digital Copy of plans

5. Details of the Request for Administrative Approval

Install new Mobil image appliances on canopy columns to include "Synergy" wording.

6. Location of Proposed Signs

Attach to canopy column

7. Type of Sign(s)

Wall: _____
Ground: _____
Projecting: X

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

APPROVED
10/21/19
PAA19-0169

CITY OF BIRMINGHAM
Date 10/18/2019 12:13:16 PM
Ref 00163753
Receipt 509269
Amount \$100.00



CONSENT OF PROPERTY OWNER

I, John Giffani, OF THE STATE OF AL AND COUNTY OF Oakland
(Name of property owner)
STATE THE FOLLOWING:

1. That I am the owner of real estate located at 36101 Woodward;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Bazo Construction;
(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: 10/3/19

John Giffani
Owner's Name (Please Print)
[Signature]
Owner's Signature

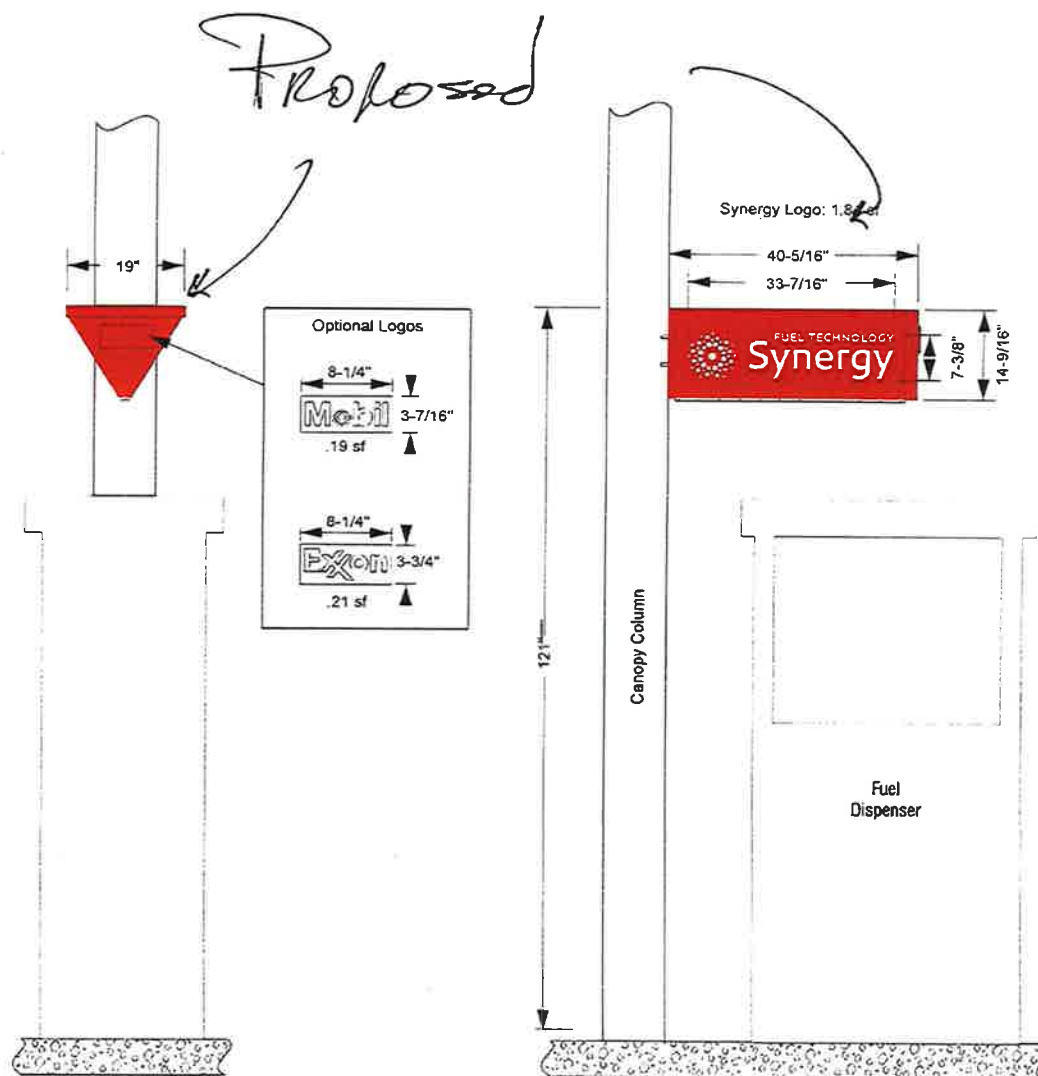
B APERTURE SPECIFICATIONS BLADE

Blade

Structural Spec:

- Low density polyethylene (LDPE) frame around steel tube
- Acrylonitrile butadiene styrene (ABS) outer skin
- 50 lbs total weight
- Structure rated at 120 mph wind load

working
signs approved without
fuel technology synergy
PAA19-0161
10/21/19
APPROVED



ExxonMobil CONVERSION	322969	ExxonMobil	B.DIGHERO	 BIG RED ROOSTER FUEL 2 Northside Plaza, Ste 211 Northside, IL 60062 P (847) 441-1818 F (847) 582-8584	PERMIT PACKET
ORIGINAL	11_08_2016	NA	6 OF 11		

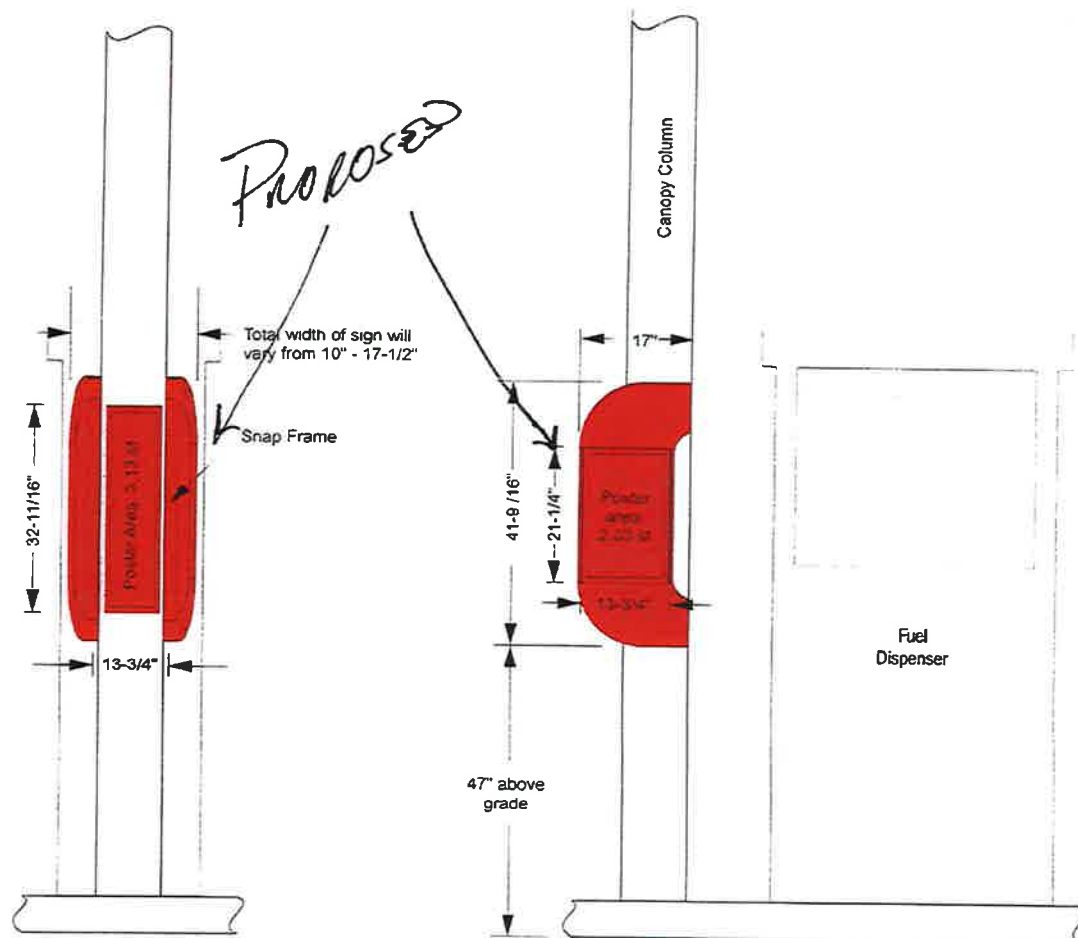
This document is the property of Big Red Rooster Fuel. It may not be copied, published or distributed in any manner without the written approval of Big Red Rooster Fuel. All rights reserved, including patent, trademark and copyright.

B APERTURE SPECIFICATIONS KOALA

Koala with Ears

Structural Spec:

- Sign has 3 sides, each with a poster
- Acrylonitrile butadiene styrene (ABS) outer skin
- 18 lbs total weight
- Structure rated at 120mph wind load



ExxonMobil CONVERSION	322969	ExxonMobil	B.DIGHERO	 BIG RED ROOSTER FLOW 2 Northfield Plaza, Ste 211 Northfield, IL 60063 P (847) 441-1818 F (847) 582-8564	PERMIT PACKET
ORIGINAL	11.08.2016	NA	8 OF 11		

This document contains trade secrets and confidential information. It is not to be used, reproduced, or transmitted in any manner without the written approval of Big Red Rooster Flow. All rights reserved, including patent, trademark and copyright.

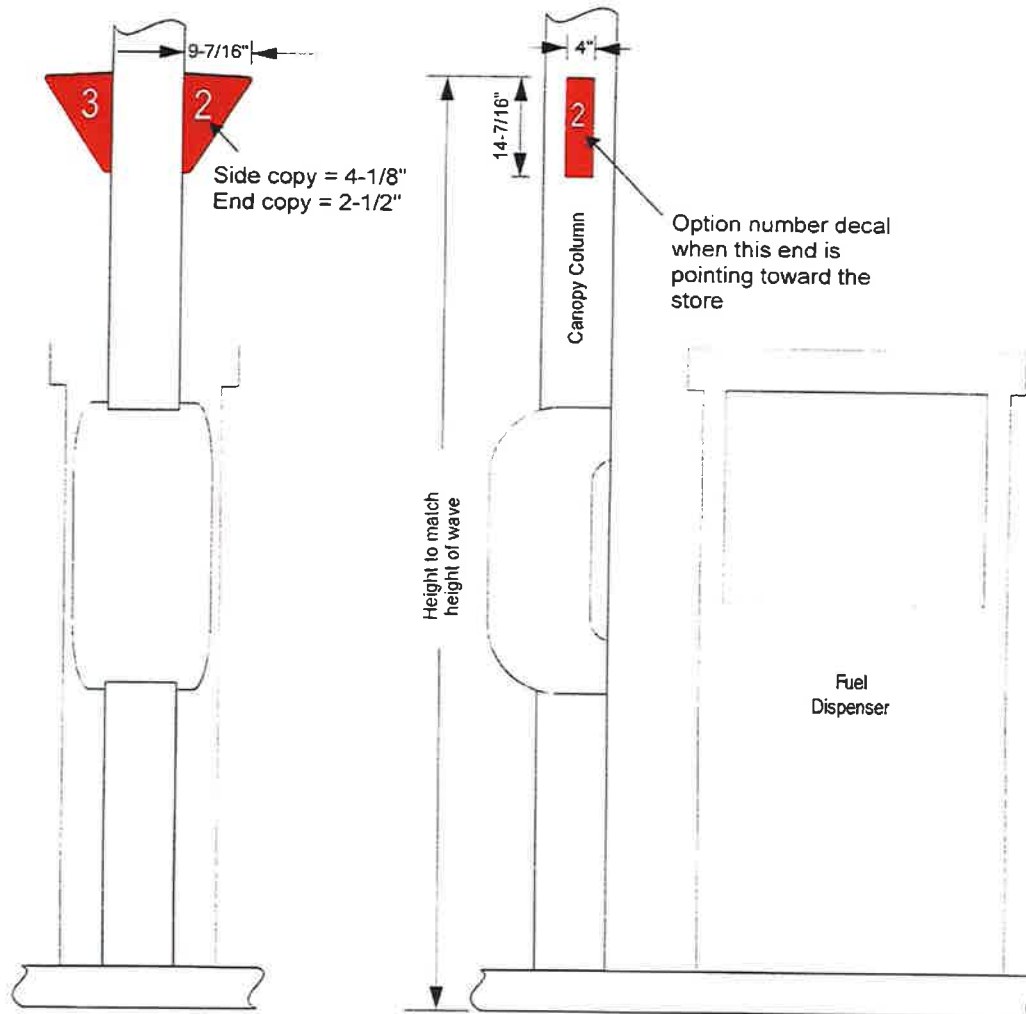
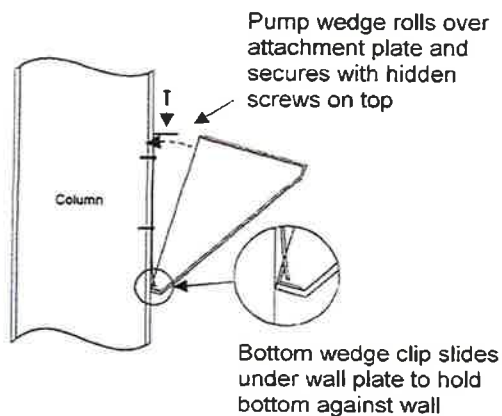
B APERTURE SPECIFICATIONS NUMBER WEDGE

Pump Number Wedge

Structural Spec:

- Wedges are 2 sided, non-illuminated, with white vinyl graphics
- Acrylonitrile butadiene styrene (ABS) skin with aluminum mounting plate
- 2 lbs total weight
- Structure rated at 120 mph wind load

Mounting Detail



ExxonMobil CONVERSION	322969	ExxonMobil	B.DIGHERO
ORIGINAL	11 08 2016	NA	10 OF 11



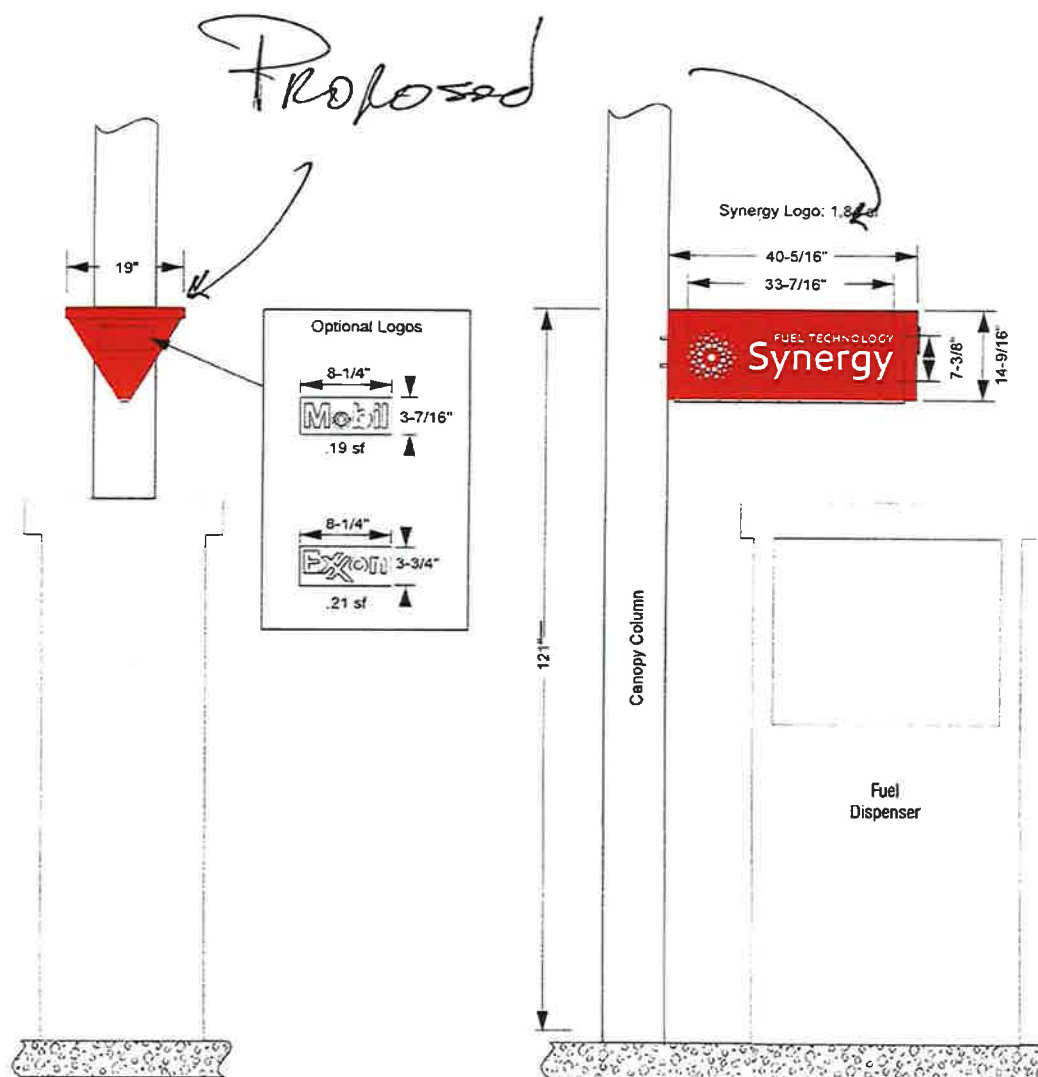
PERMIT PACKET

B APERTURE SPECIFICATIONS BLADE

Blade

Structural Spec:

- Low density polyethylene (LDPE) frame around steel tube
- Acrylonitrile butadiene styrene (ABS) outer skin
- 50 lbs total weight
- Structure rated at 120 mph wind load



ExxonMobil CONVERSION	322969	ExxonMobil	B.DIGHERO
ORIGINAL	11_08_2016	NA	6 OF 11

This document is the property of Big Red Rooster Flow. It may not be copied, published or reproduced in any manner without the written approval of Big Red Rooster Flow. All rights reserved, including patents, trademarks and copyrights.



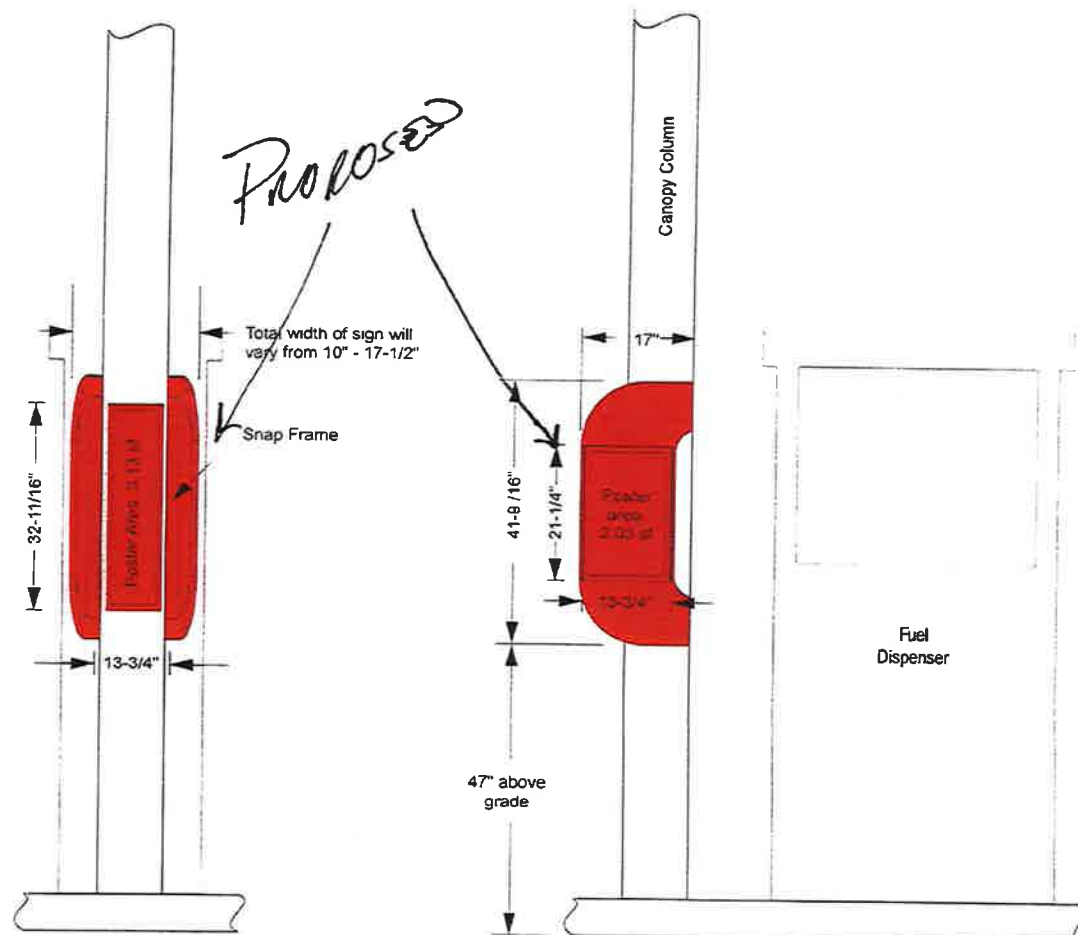
PERMIT PACKET

B APERTURE SPECIFICATIONS
KOALA

Koala with Ears

Structural Spec:

- Sign has 3 sides, each with a poster
- Acrylonitrile butadiene styrene (ABS) outer skin
- 18 lbs total weight
- Structure rated at 120mph wind load



ExxonMobil CONVERSION	322969	ExxonMobil	B.DIGHERO	 BIG RED ROOSTER FLOW 2 Northfield Plaza, Ste 211 Northfield, IL 60063 P (847) 441-1818 F (847) 582-8564	PERMIT PACKET
ORIGINAL	11_08_2016	NA	8 OF 11		
This document reflects field conditions and is subject to change without notice. It is not to be used for construction or other purposes without the written approval of Big Red Rooster Flow. All rights reserved, including patent, trademark and copyright.					

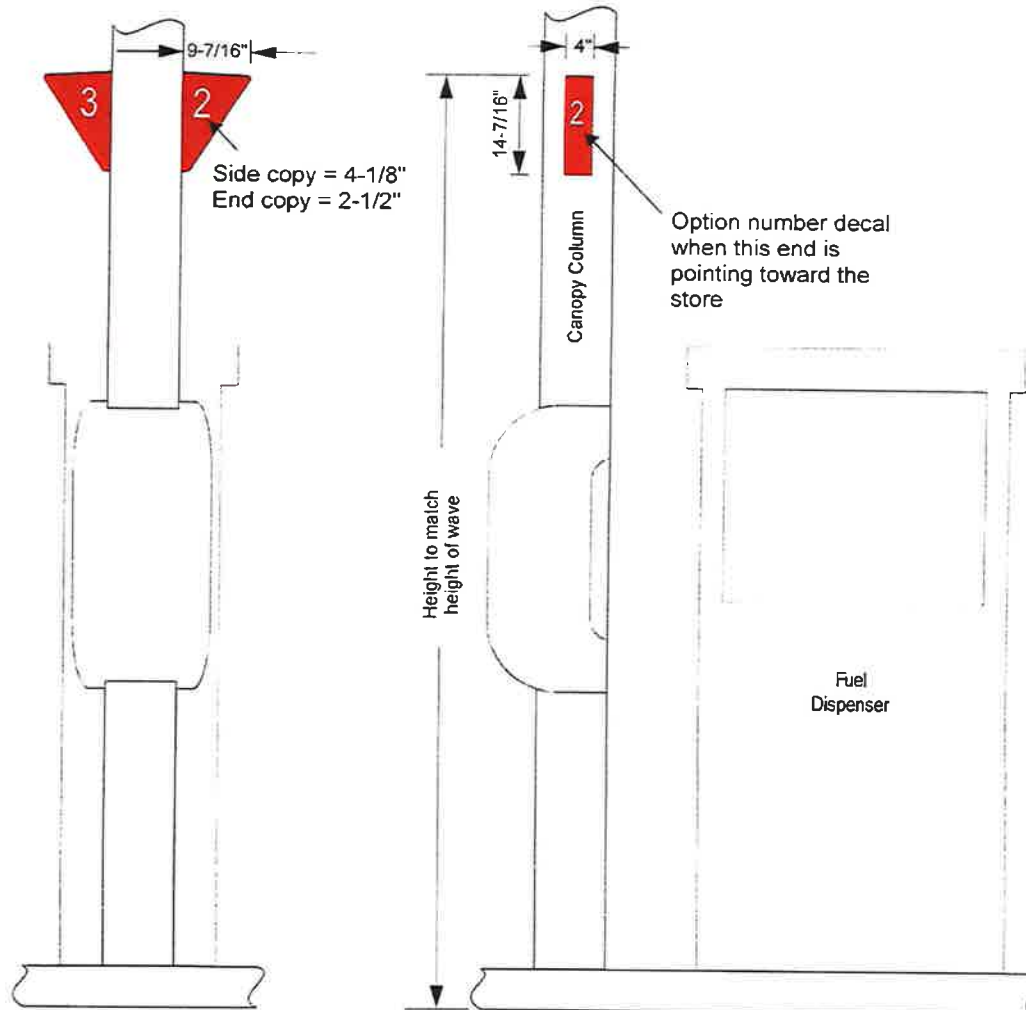
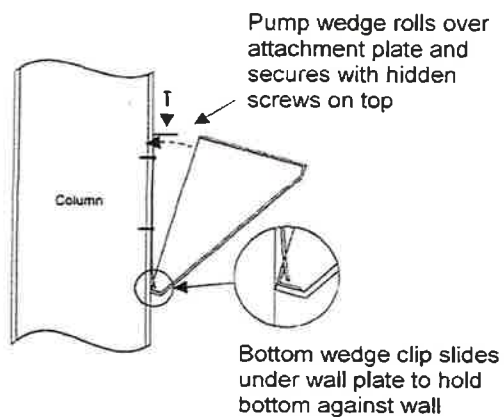
B APERTURE SPECIFICATIONS NUMBER WEDGE

Pump Number Wedge

Structural Spec:

- Wedges are 2 sided, non-illuminated, with white vinyl graphics
- Acrylonitrile butadiene styrene (ABS) skin with aluminum mounting plate
- 2 lbs total weight
- Structure rated at 120 mph wind load

Mounting Detail



ExxonMobil CONVERSION	322969	ExxonMobil	B.DIGHERO	 BIG RED ROOSTER FLOW 2 Northfield Plaza, Ste 211 Northfield, IL 60093 P (847) 641-1818 F (847) 392-9564
ORIGINAL	11 08 2016	NA	10 OF 11	
THE INFORMATION HEREIN MAY BE UNCLASSIFIED OR CONFIDENTIAL BUSINESS INFORMATION. IT MAY NOT BE USED, PUBLISHED OR DISSEMINATED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF BIG RED ROOSTER FLOW. ALL RIGHTS RESERVED, INCLUDING PATENTS, TRADEMARKS AND COPYRIGHTS.				

PERMIT PACKET



Nicholas Dupuis <ndupuis@bhamgov.org>

Mobil, 36101 Woodward, Birmingham, MI

Bazo Construction <bazoconstruction1@gmail.com>
To: Nicholas Dupuis <ndupuis@bhamgov.org>

Fri, Oct 18, 2019 at 12:43 PM

Hi Nick,

We discussed that the Synergy wording would be omitted from the blades, so that they would meet the requirements.

Thank you,
Sarah Mheisen

[Quoted text hidden]



Nicholas Dupuis <ndupuis@bhamgov.org>

Mobil, 36101 Woodward, Birmingham, MI

Nicholas Dupuis <ndupuis@bhamgov.org>

Fri, Oct 18, 2019 at 1:16 PM

To: Bazo Construction <bazoconstruction1@gmail.com>

So would the blades just have the logo? Or nothing at all?

Nicholas J. Dupuis

Planning Department



Email: ndupuis@bhamgov.org

Office: 248-530-1856

Social: [LinkedIn](#)

[Quoted text hidden]



Nicholas Dupuis <ndupuis@bhamgov.org>

Mobil, 36101 Woodward, Birmingham, MI

Bazo Construction <bazoconstruction1@gmail.com>
To: Nicholas Dupuis <ndupuis@bhamgov.org>

Fri, Oct 18, 2019 at 1:41 PM

Nothing at all.

[Quoted text hidden]

APPROVED
10/2/19
PAA19-0158



City of Birmingham
1100 22nd Street, Birmingham, AL 35203



Administrative Approval Application Planning Division

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

1. **Applicant**
Name: Simon Company
Address: 320 Meridian St #100
Birmingham AL
Phone Number: 248-865-3000
Fax Number: 248-865-3000
Email Address: scm@simon.com

2. **Property Owner**
Name: Simon Company
Address: 320 Meridian St #100
Birmingham, AL 35203
Phone Number: 248-865-3000
Fax Number: 248-865-3000
Email Address: scm@simon.com

3. **Applicant's Attorney/Contact Person**
Name: Mike Simon
Address: 320 Meridian #100
Birmingham AL
Phone Number: 248-865-3000
Fax Number: 248-865-3000
Email Address: Mike@simon.com

4. **Project Designer/Developer**
Name: Bridges Architecture
Address: 320 Meridian #1110
Birmingham AL
Phone Number: 248-554-9500
Fax Number: 248-554-9500
Email Address: br@bridges-arch.com

5. **Project Information**
Address/Location of Property: 525 Meridian
Name of Development: _____
Parcel ID#: _____
Current Use: Resident Apt. + Pentist
Area in Acres: _____
Current Zoning: _____

Name of Historic District 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: _____

6. Required Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples
- Specification sheets for all proposed materials, fixtures, and/or mechanical equipment

- One (1) 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
- Photographs of existing conditions on the site where changes are proposed

7. 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: _____

Date: 9/20/19

CITY OF BIRMINGHAM
Date 09/20/2019 1:42:10 PM
Ref: 00462948
Rec'd: 505505
Amount: \$100.00

Application #: PAA19-0158

Office Use Only

Date Received: 9/20/19

Fee: \$100.00

Date of Approval: 10/2/19

Date of Denial: N/A

Reviewed By: _____

CONSENT OF PROPERTY OWNER

I, Surnow Company, OF THE STATE OF Michigan AND
(Name of Property Owner)
COUNTY OF Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 525 Merrill St.;
(Address of Affected Property)

2. That I have read and examined the Application for Administrative Approval made to the City of

Birmingham by: Sam Surnow;
(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.

Name of Owner (Printed): Sam Surnow

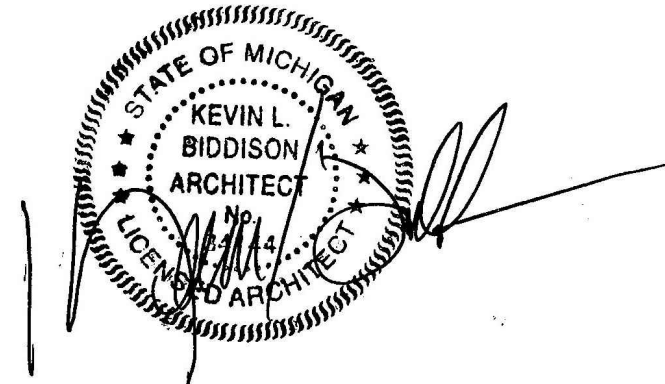
Signature of Owner: [Signature] Date: 9/20/19

PROPOSED BUILD-OUT FOR:
525 W. MERRILL

525 W MERRILL ST
BIRMINGHAM, MICHIGAN

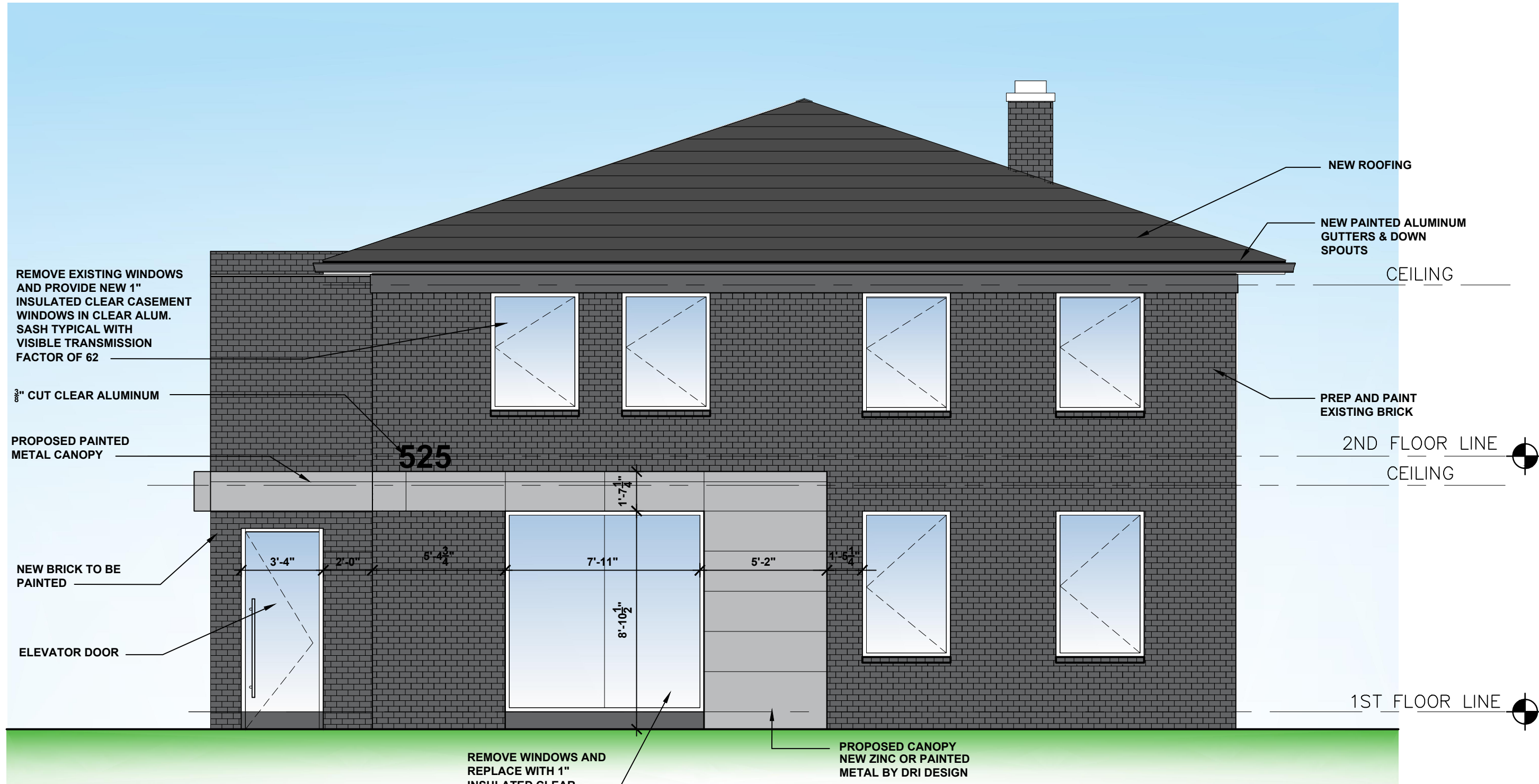
REVIEW	05.21.19
PRELIM BIDS	06.12.19
REVIEW	06.19.19
PRELIM. BIDS	06.20.19
DESIGN REVIEW	08.05.19
BIDS & PERMITS	09.xx.19

ELEVATIONS

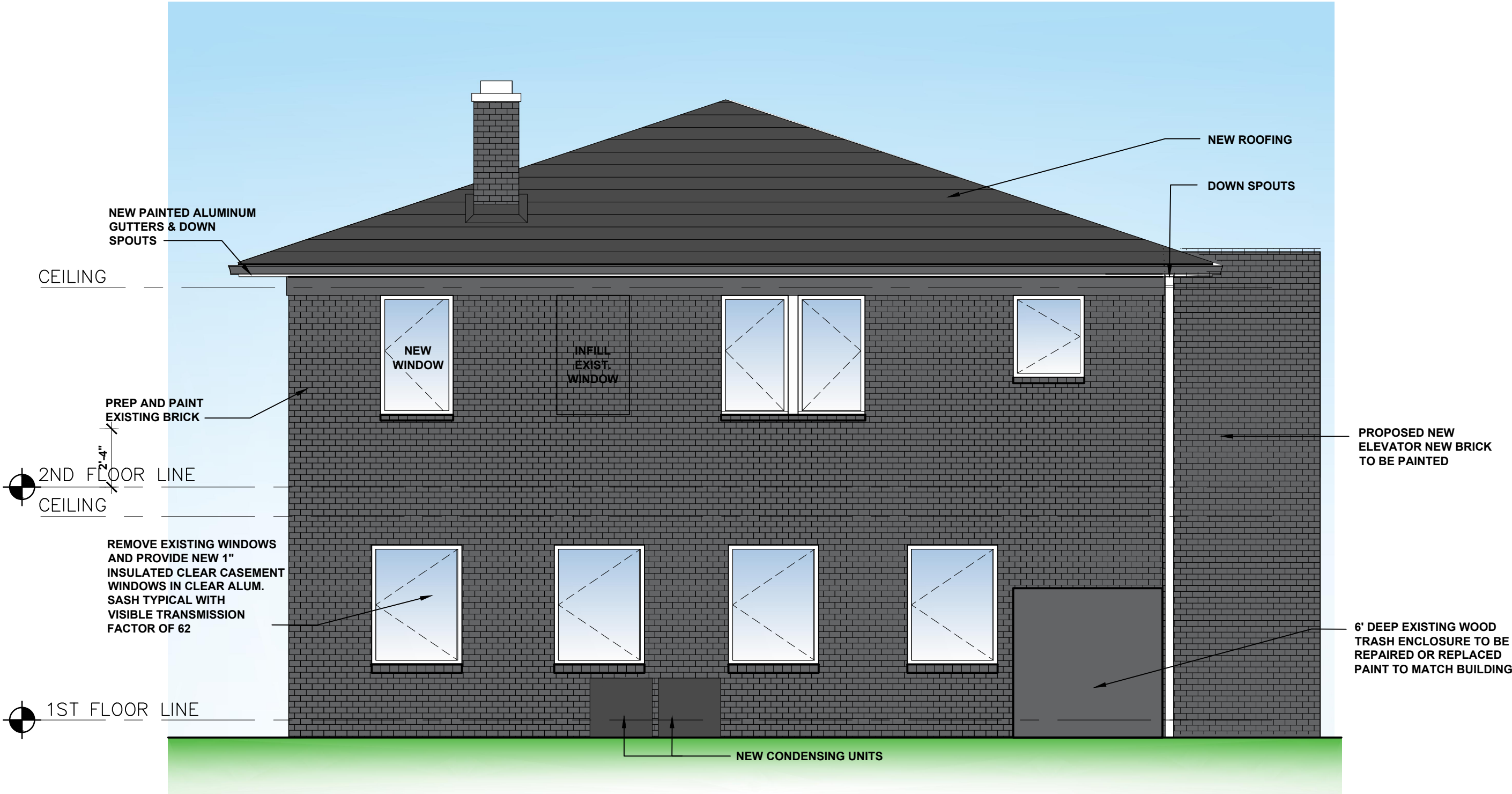


2043-19

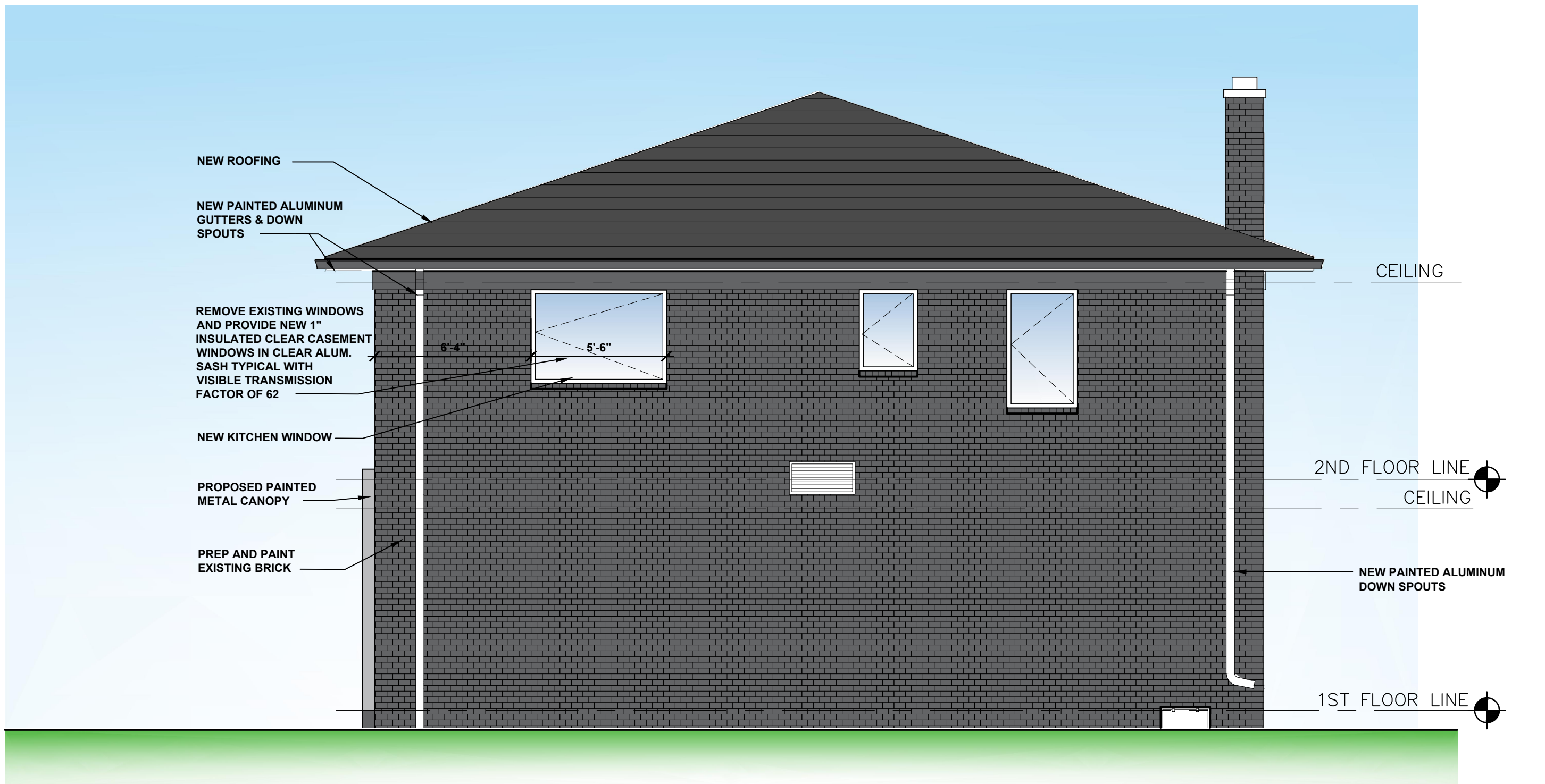
A.201



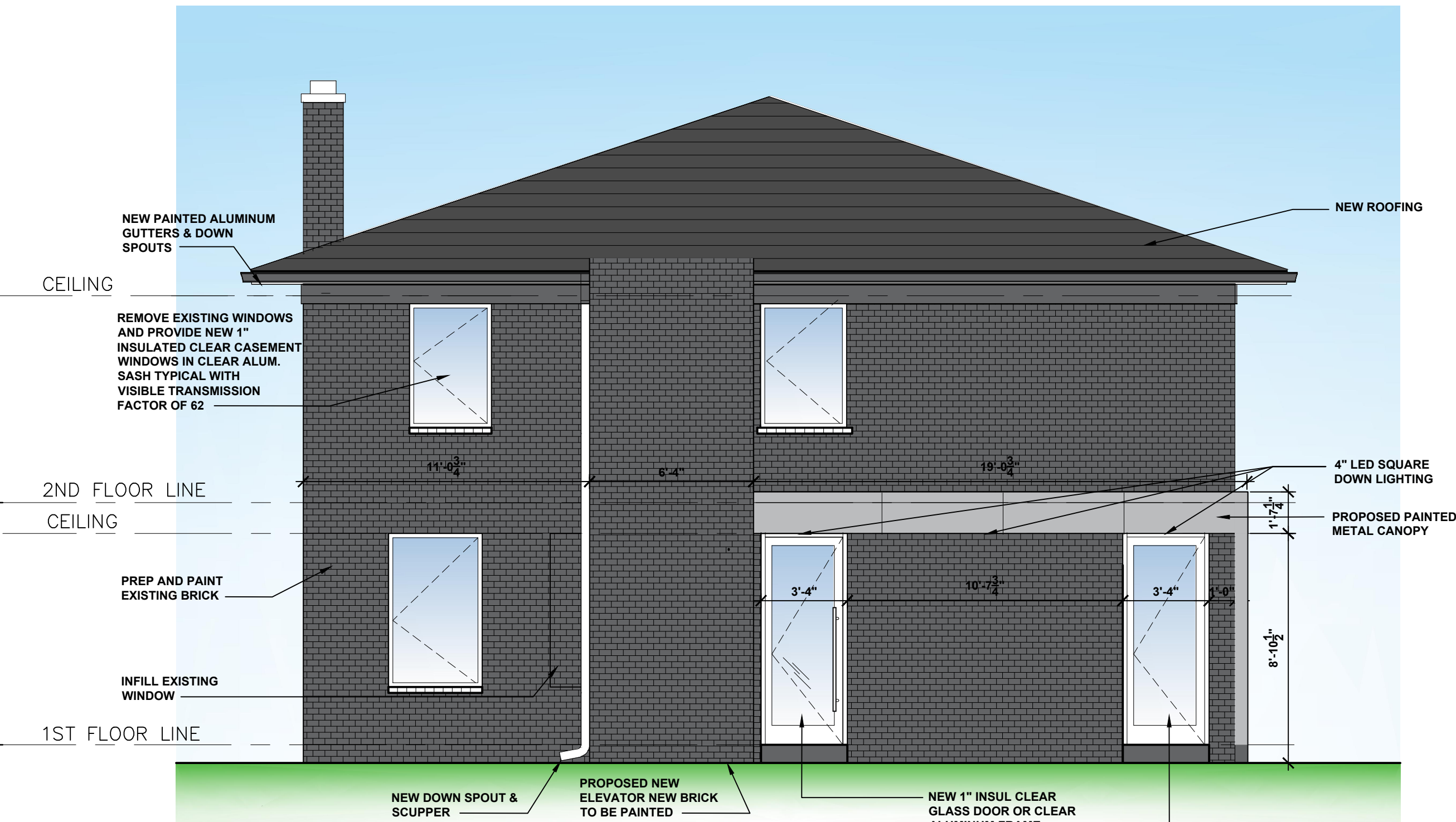
North Elevation



South Elevation



West Elevation



East Elevation

Consultants

Project title

PROPOSED BUILD-OUT FOR:
525 W. MERRILL

525 W. MERRILL ST.
BIRMINGHAM, MICHIGAN

Issued dr/ch

BIDS & PERMITS 09.19.19

Sheet title

**FIRST
FLOOR PLAN**



Project no.

2043-19

Sheet no.

A.101

NOTE:
SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH SECTION 2406.1.1 OF THE 2015 MICHIGAN BUILDING CODE.

NOTE:
ALL INTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MATERIALS, FINISH & COLOR BY OWNER OR OWNER'S REPRESENTATIVE - ARCHITECTURAL INVOLVEMENT ONLY AT OWNER'S REQUEST. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXITWAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO HAVE AT LEAST A CLASS C, FLAME SPREAD 75-200; SMOKE DEVELOPED 0-450; RATING AS LISTED IN TABLE 803.4 OF THE 2015 MICHIGAN BUILDING CODE.

NOTE:
ALL INTERIOR PARTITION WALLS TO BE PAINTED GYP. BD. ON STUD FRAMING.

NOTE:
ALL GYP. BD. AT WET WALL LOCATIONS AND TOILET ROOM INTERIORS SHALL BE GREEN BOARD

NOTE:
ALL APPLIANCES TO BE PROVIDED TO COMPLY WITH ADA REQUIREMENTS. DISHWASHERS MUST FIT UNDER A 34" HIGH (32-1/4" CLEAR UNDER) COUNTERTOP. FULL HT. REFRIGERATORS MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROWAVE CONTROLS TO BE NO HIGHER THAN 48" A.F.F. TO MEET OBSTRUCTED HIGH SIDE REACH REQUIREMENTS.

NOTE:
ALL EXIST. DIMENSIONS TO BE FIELD VERIFIED

NOTE:
FIRE EXTINGUISHER CABINET: SEMI-RECESSED, LOCATIONS @ MAX SPACING OF 75' APART PER CODE. EXACT LOCATION TO BE AT THE DIRECTION OF THE FIRE MARSHAL.

NOTE:
FIRE EXTINGUISHER CABINET: SEMI-RECESSED, LOCATIONS @ MAX SPACING OF 75' APART PER CODE. EXACT LOCATION TO BE AT THE DIRECTION OF THE FIRE MARSHAL.

NOTE:
CONFIRM SIZES OF ALL APPLIANCES WITH TENANT AND/OR OWNER PRIOR TO ORDERING CABINETS.

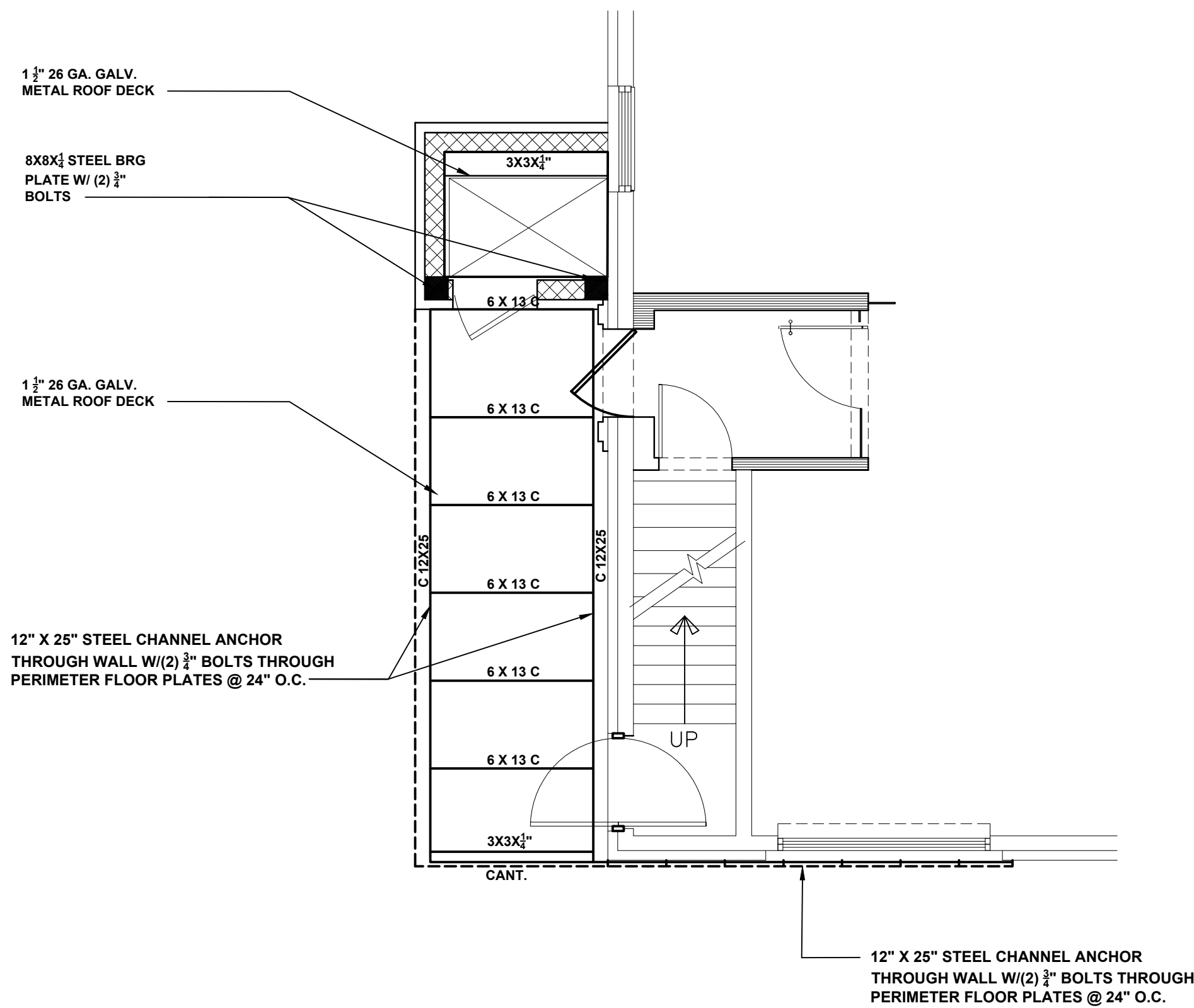
NOTE:
SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH SECTION 2406.1.1 OF THE 2015 MICHIGAN BUILDING CODE.

NOTE:
ALL ENTRANCE AND EXIT DOORS HAVE BARRIER FREE ACCESSIBILITY.

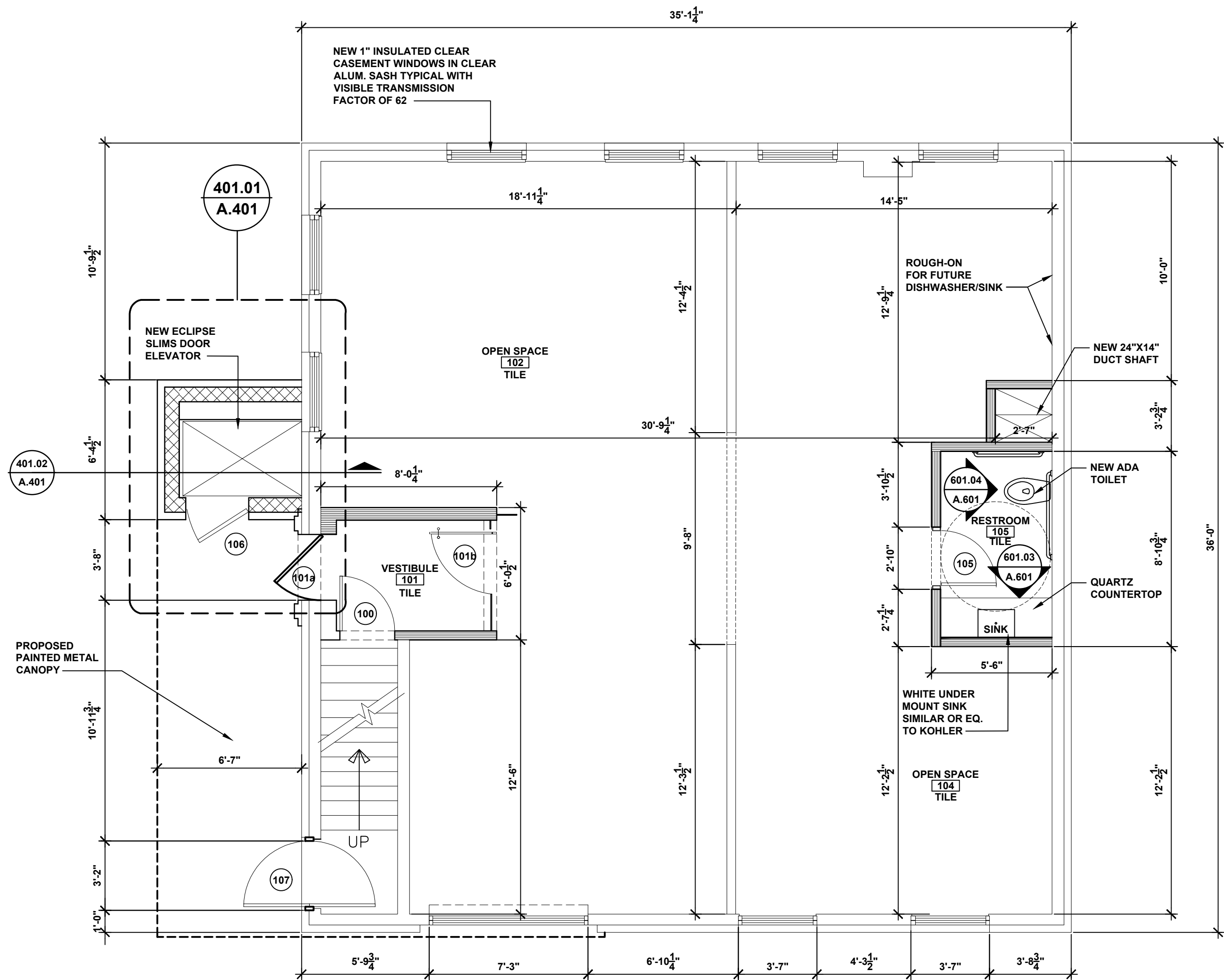
NOTE:
ALL ENTRANCE AND EXIT DOORS HAVE BARRIER FREE ACCESSIBILITY.

THE FOLLOWING ARE SUBJECT TO FIELD INSPECTION BY THE MUNICIPALITY:
ACCESSIBLE SPACES SHALL BE PROVIDE WITH NOT LESS THAN (1) ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN (1) ACCESSIBLE MEANS OF EGRESS IS REQUIRED BY CODE, EACH ACCESSIBLE SPACE SHALL BE SERVED BY NOT LESS THAN (2) ACCESSIBLE MEANS OF EGRESS.
A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH EXIT DOOR.
THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES WHEN THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- EGRESS LIGHTING LEVEL SHALL BE NO LESS THAN (1) FOOT CANDLE AT THE FLOOR.
- LIGHTING SHALL BE PROVIDED IN THE EXTERIOR DISCHARGE AREA ON THE EXTERIOR SIDE OF EXIT DOORS.

WALL LEGEND
PROVIDE A 'LEVEL IV' FINISH AT ALL GYP. BOARD SURFACES. REFER TO CHAPTER 5 OF 'USG GYPSUM CONSTRUCTION HANDBOOK' FOR FINISH DEFINITIONS.
TYPE 1: 5/8" GYP. BD. EACH SIDE OF 3 5/8" 25 GAUGE MTL. STUD FRAMING @ 16" O.C. W/ SOUND ATTENUATION BATT INSULATION BETWEEN. EXTEND WALL ASSEMBLY TO 12'-0" TALL.
TYPE 2: EXISTING WALLS TO REMAIN



CANOPY FRAMING PLAN
SCALE: 1/4"=1'-0"



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