

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – January 2, 2019
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of December 5, 2018**
- 3) **Design Review**
 - **555 S. Old Woodward – Building ID Sign & Lighting (previously postponed)**
- 4) **Study Session**
- 5) **Miscellaneous Business and Communication**
 - A. **Staff Reports**
 - **Administrative Approvals**
 - **Violation Notices**
 - B. **Communications**
 - **Commissioners Comments**
- 6) **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 DECEMBER 5, 2018
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, December 5, 2018. Vice-Chairman Keith Deyer called the meeting to order at 7:16 p.m.

1) ROLLCALL

Present: Vice-Chairman Keith Deyer, Board Members Joseph Mercurio, Michael Willoughby, Alternate Board Member Dulce Fuller

Also

Present: Gigi Debrecht, Patricia Lang

Absent: Chairman John Henke; Board Member Natalia Dukas, Student Representatives Grace Donati, Ava Wells

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

12-46-18

2) APPROVAL OF MINUTES
DRB Minutes of October 3, 2018

Motion by Mr. Willoughby

Seconded by Mr. Mercurio to approve the DRB Minutes of October 3, as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Mercurio, Deyer, Fuller

Nays: None

Absent: Henke

12-47-18

3) PUBLIC HEARING

Sign Ordinance Amendment - elimination of Overlay Sign Standards and addition of window signage standards

The Vice-Chairman opened the public hearing at 7:18 p.m.

Overlay Sign Standards

The City of Birmingham has two sets of standards that are used to regulate signage throughout the City. There is the Standard Sign Ordinance which governs most of the City, and there is the Overlay Sign Ordinance which regulates signage on buildings that were constructed under the Downtown Overlay development standards. The amount of signage permitted by the Standard Sign Ordinance provisions is based on the amount of building frontage. The width of the building determines the amount of square footage that can be used for signage. The allowable signage can be divided among any of the building tenants regardless of which floor they are located on provided that they meet all other provisions of the Sign Ordinance. In contrast to the Standard Sign Ordinance, the Overlay sign regulations do not limit the amount of signage or number of signs. Instead the number of signs permitted is dictated by the number of entrances and only tenants whose primary square footage is located on the first floor may have a sign. In addition to the differing restrictions listed above, there are also subtle differences between the two ordinances which make interpretation confusing for business owners and sign companies. In an attempt to illustrate the differences, the planning staff has created a chart that outlines the main differences between the ordinance sections and how they affect the use of signage in the City.

Issue:

Overlay

Over the past year the Board of Zoning Appeals has heard several variance requests for exceptions from the Overlay signage standards. The primary cause of these requests has resulted from the difference between what is permitted by the Standard Sign Ordinance and the Overlay Sign Ordinance. The two provisions of the Overlay Sign Ordinance that have initiated the majority of the variance requests are the following:

- The number of signs permitted determined by the number of entrances;
- Signage for upper floor commercial tenants is prohibited.

The commercial tenants on the upper floors of buildings developed under the Overlay are not currently permitted signage as they otherwise would be if they were located in a building governed by the standard ordinance. In addition, the limitation of one sign per entry does not take into consideration businesses that occupy a corner space.

Discussion:

Overlay

The Standard Sign Ordinance regulates signage by the size and location of the building and allows tenants/property owners to divide the allowable signage between tenants as they see fit. The successful variance requests that have

been heard recently have argued that it is a hardship for the signage options to be limited in ways that are afforded to the majority of properties in the City. On June 18, 2018 the City Commission and Planning Board discussed this issue at their joint meeting. There was consensus at that time that the Sign Ordinance should be studied and amended as deemed appropriate.

Window Signage

Window signage in the City of Birmingham is currently limited to 12 sq. ft. per frontage (façade facing a street) or 18 sq. ft. per frontage on Woodward Ave. The window signage throughout town is inconsistent and often exceeds the allowable amounts permitted by Ordinance. While code enforcement is sent out periodically to cite specific complaints and the Planning Division sends out literature to all businesses in town on a regular basis, the problem persists.

On June 18, 2018 at the joint meeting the City Commission and Planning Board discussed this issue. There was consensus at that time that the Sign Ordinance should be studied and amended as deemed appropriate.

Vice-Chairman Deyer recalled the Sign Ordinance Amendment was approved at the last meeting of the HDC but it couldn't be passed at the DRB because they didn't have a quorum.

There were no public comments relative to changes to the Overlay Sign Standards at 7:19 p.m.

Motion by Mr. Willoughby

Seconded by Ms. Fuller to recommend APPROVAL to the City Commission of the proposed amendments to the Birmingham Sign Ordinance eliminating the Overlay Signage Standards and adding regulations regarding the application and maintenance of Window Signage.

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Fuller, Deyer, Mercurio

Nays: None

Absent: Dukas

The public hearing closed at 7:20 p.m.

12-48-18

4) DESIGN REVIEW

555 S. Old Woodward Ave.

Building ID signs and lighting (request to be postponed)

5) SIGN REVIEW (not discussed)

6) STUDY SESSION (not discussed)

12-49-18

7) MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 2055 Fourteen Mile Rd. - New wall signage, east and west of building, 1.5 in. acrylic letters.
- 1105 S. Adams, Simply Good Take Out Food - Remove existing three signs on north, south, and west walls (all non-illuminated); replace north and south with illuminated signs with slightly different design; replace west sign with non-illuminated sign with slightly different design.

B. Communications

-- Commissioners' Comments

- Mr. Baka informed that the City Commission approved an Action List for the Historic District Study Commission ("HDSC"). At the top of the list was:
 - Evaluating all of the historic plaques in the Downtown Birmingham Historic District to see if they need to be replaced;
 - Auditing all of the historic structures to see if they have been modified without approval and should be delisted, or if they still have historic merit.
- Mr. Mercurio thought that practice might encourage people to break the rules in order to get their house delisted. Ms. Fuller pointed out there are a lot of historic designations on buildings that don't have any aesthetic value whatsoever. These are a wart on the face of the community and it is a difficult situation.
- Vice-Chairman Deyer observed there is also the issue that when people start de-designating there will be more people wanting to do the same. He didn't think there is any room in the Standards for delisting by saying well, you made a mistake 50 years ago.

Mr. Willoughby agreed with Ms. Fuller in that just because a building is old doesn't make it historically significant. It will just have to be a case-by-case decision. Vice-Chairman Deyer thought it may be valuable to re-photograph some of the historic buildings as they are now.

Vice Chairman Deyer said that with Commission approval of those items it is not important which board covers them. It is more important that staff initiates them. He added that also on the list was the Echo City study. It is on a CD and hopefully Ms. Pielack still has it. The intent was to publish it and offer it for sale at the Museum.

12-50-18

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:25 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: December 27, 2018
TO: Design Review Board
FROM: Matthew Baka, Senior Planner
SUBJECT: 555 S. Old Woodward –Building Identification Sign & Lighting

Zoning: B-3, Office-Residential

Existing Use: Mixed Use

Proposal

The applicant proposes to replace the existing non-conforming building identification sign with a new illuminated building identification sign at the top of the building on the south facing façade and to install a vertical accent light on the southeast corner of the residential (south) building.

Signage

The applicant has submitted for administrative approval of several new signs on the site, including an illuminated building identification sign. The Birmingham Sign Ordinance permits non-illuminated building identification sign's provided that the sign does not exceed the allowable combined sign area by more than 25%. The sign is proposed to be back lit with diffused illuminated LED's. Accordingly, the applicant has submitted an application to the Board of Zoning Appeals to request a variance to allow backlighting to be added to the proposed building ID sign on the south face of the residential (south) building of the 555 complex.

In addition, the administrative approval application that the applicant has submitted exceeds the permitted combined sign area for the building. Accordingly, they have also requested that the Board of Zoning Appeals grant them a variance to apply the "big" Woodward standard of 1.5 square feet of combined sign area for each linear foot of principle building frontage that is permitted for buildings with a Woodward address. The 555 building complex is not eligible for this amount of signage per the ordinance as their address is located on S. Old Woodward even though the buildings front on both streets.

The Board of Zoning Appeals has a long standing policy of requiring that sign variance applicants appear before the Design Review Board or Historic District Commission for an aesthetic review prior to appears in front of the BZA.

Illumination

The proposed logo signs will be illuminated with white LEDs.

Design Recommendation

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

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

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 Board consider a motion to recommend approval the variance request to the Board of Zoning Appeals for 555 S. Old Woodward.

Sample Motion Language

Motion to recommend APPROVAL of the proposed signage request for 555 S. Old Woodward with the condition that the applicant obtain variances for the proposed building identification sign lighting and total signage.

OR

Motion to recommend DENIAL of the proposed signage request and required variances for 555 S. Old Woodward.

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.

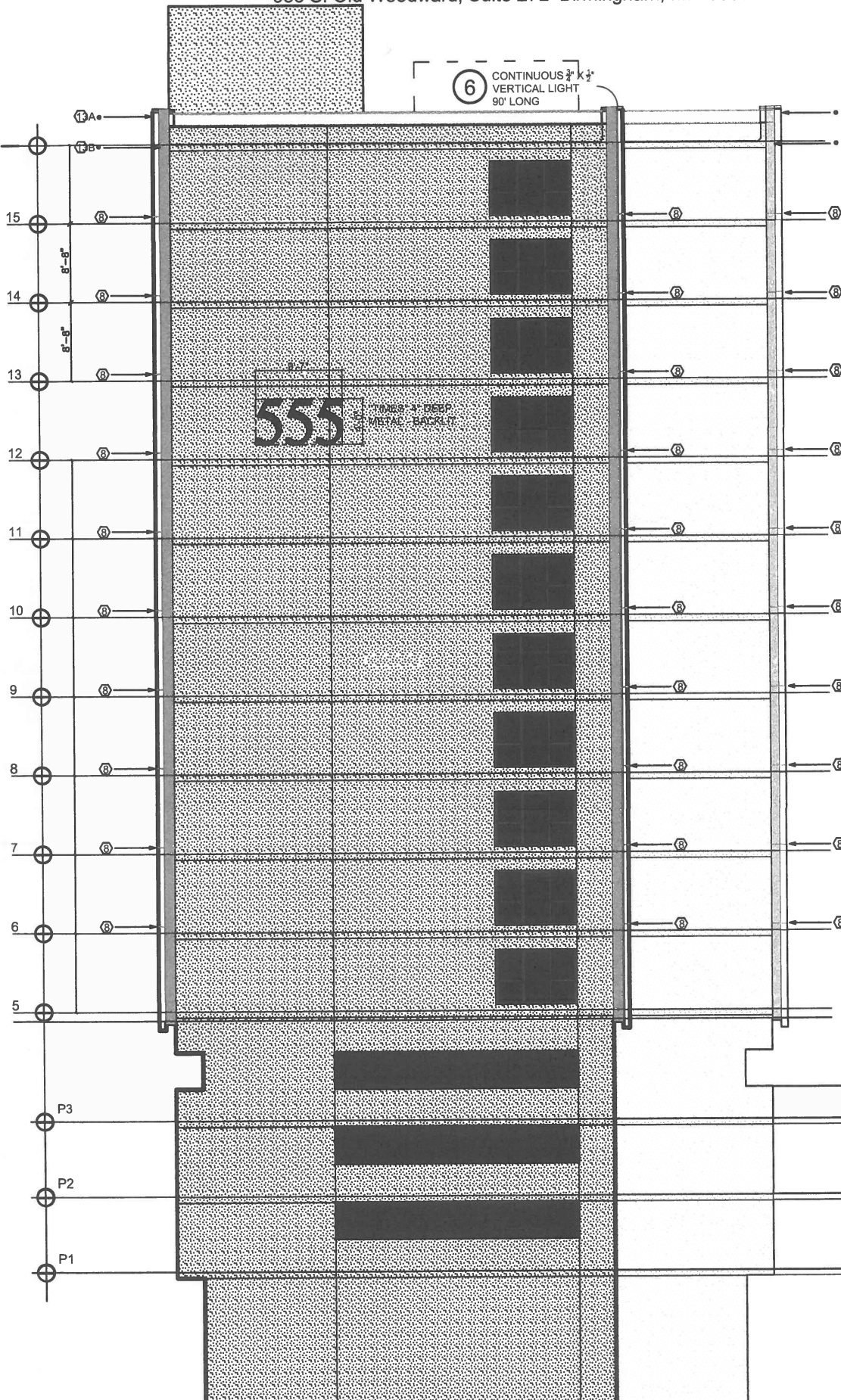
7

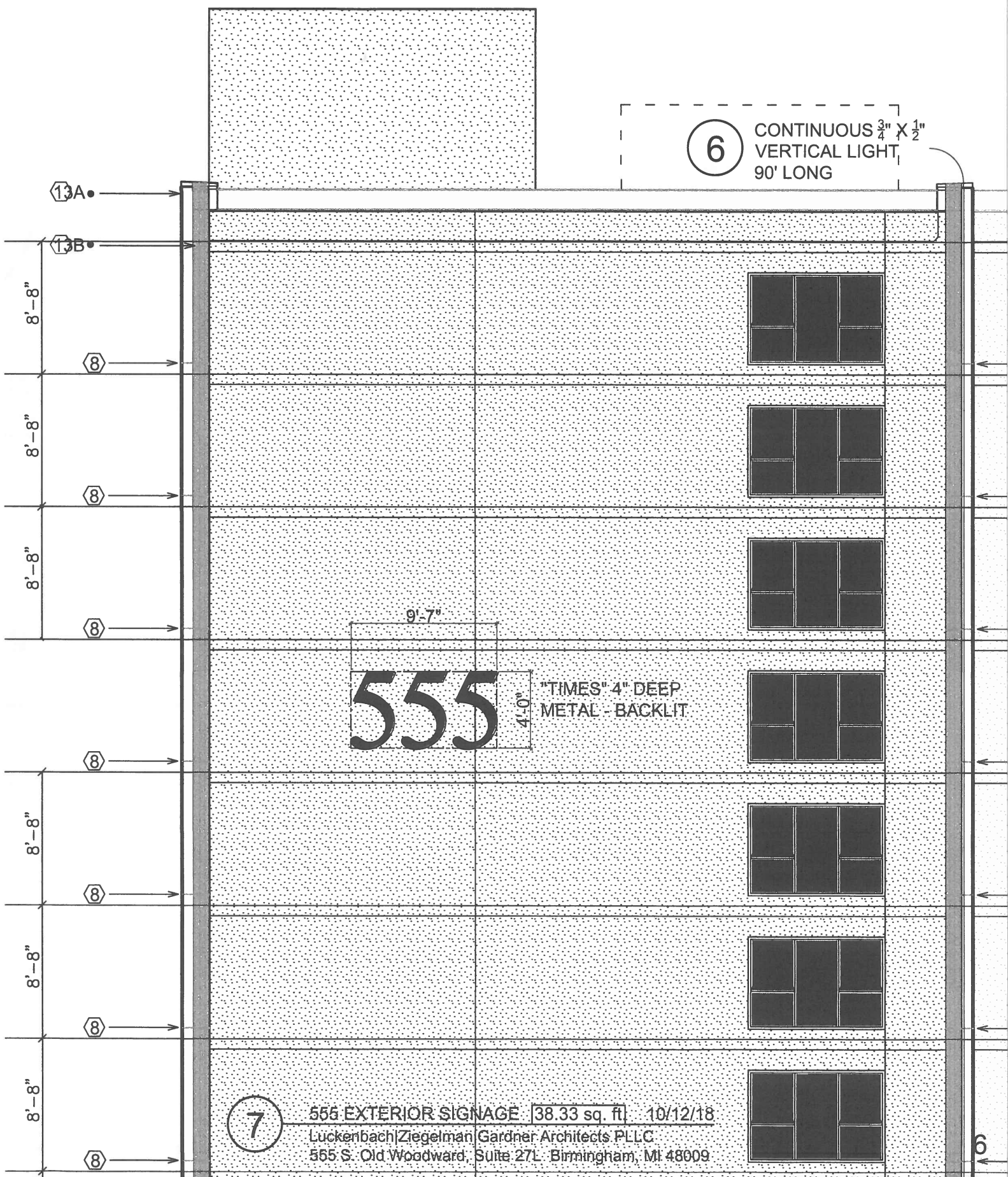
555 EXTERIOR SIGNAGE

10/12/18

Luckenbach|Ziegelman|Gardner Architects PLLC

555 S. Old Woodward, Suite 27L Birmingham, MI 48009





6

CONTINUOUS $\frac{3}{4}$ " X $\frac{1}{2}$ "
VERTICAL LIGHT,
90' LONG

13A

13B

8

8

8

8

8

8

8

9'-7"

555

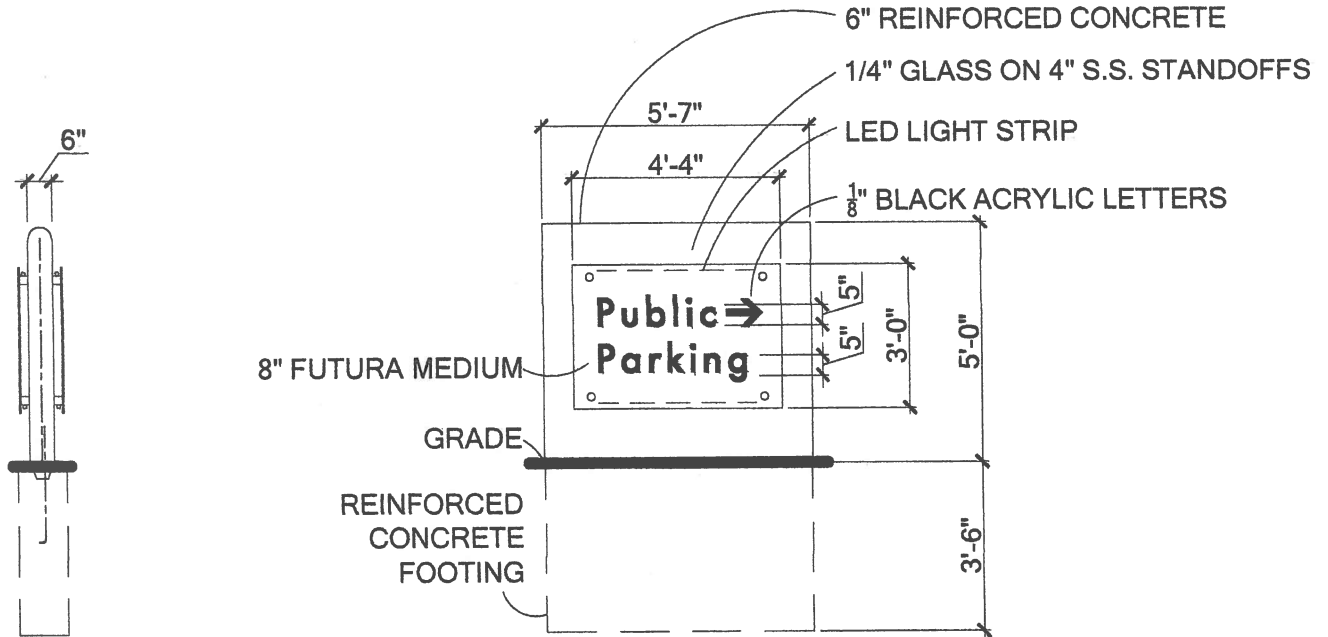
4'-0"

"TIMES" 4" DEEP
METAL - BACKLIT

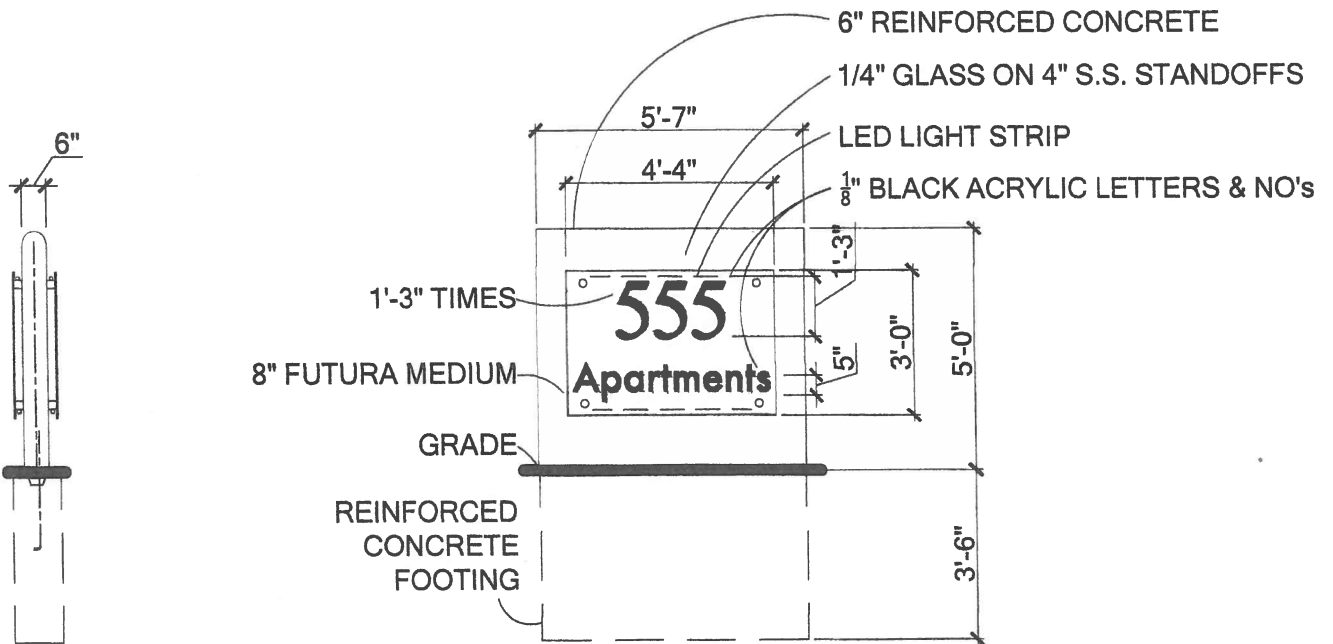
7

555 EXTERIOR SIGNAGE [38.33 sq. ft] 10/12/18
Luckenbach|Ziegelman Gardner Architects PLLC
555 S. Old Woodward, Suite 27L Birmingham, MI 48009

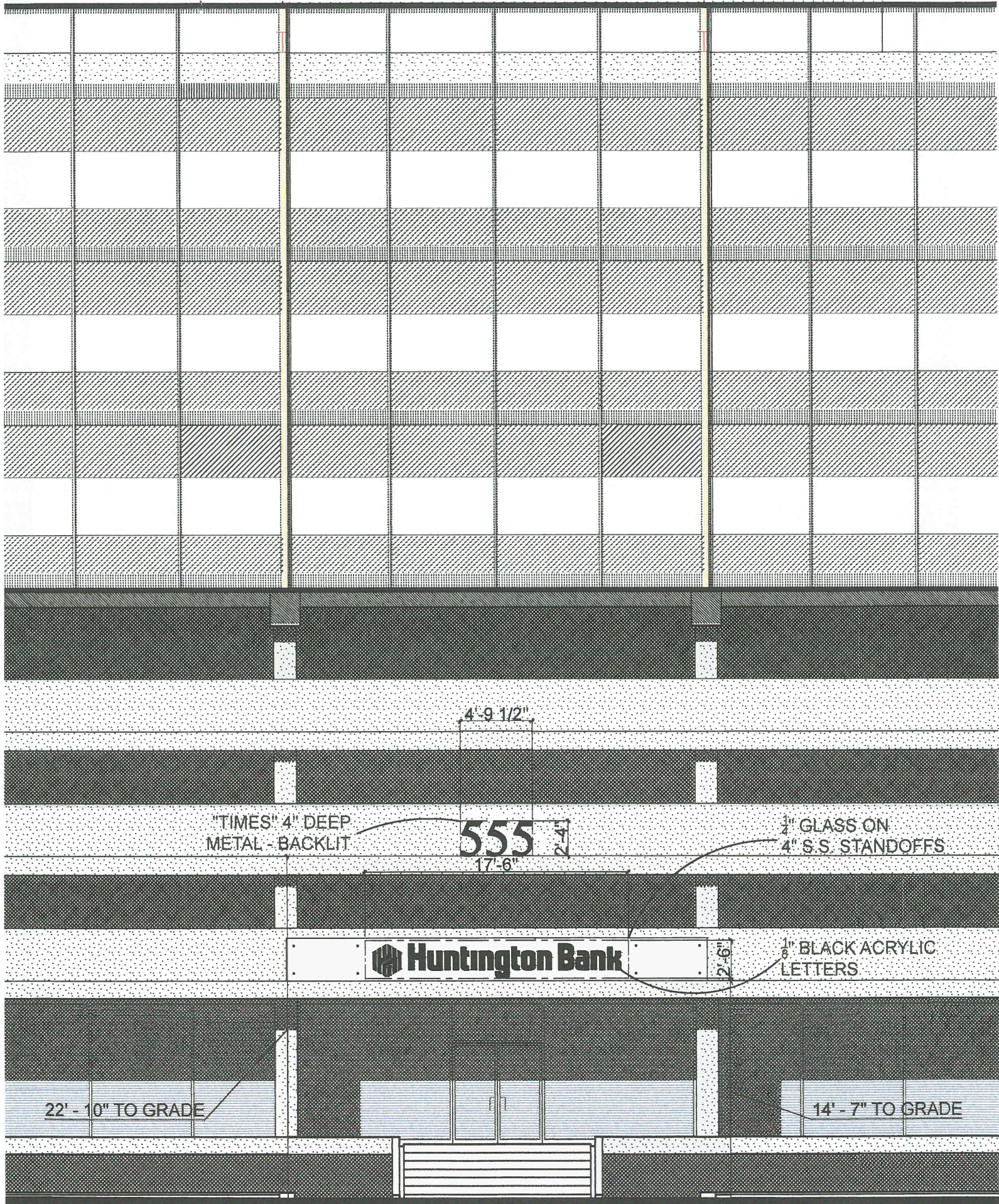
6'



2 555 EXTERIOR SIGNAGE - PUBLIC PARKING 13.00 sq. ft.
BOTH SIDES = 26.00 sq. ft.



5 555 EXTERIOR SIGNAGE - APARTMENTS 13.00 sq. ft. 12/04/18
BOTH SIDES = 26.00 sq. ft.

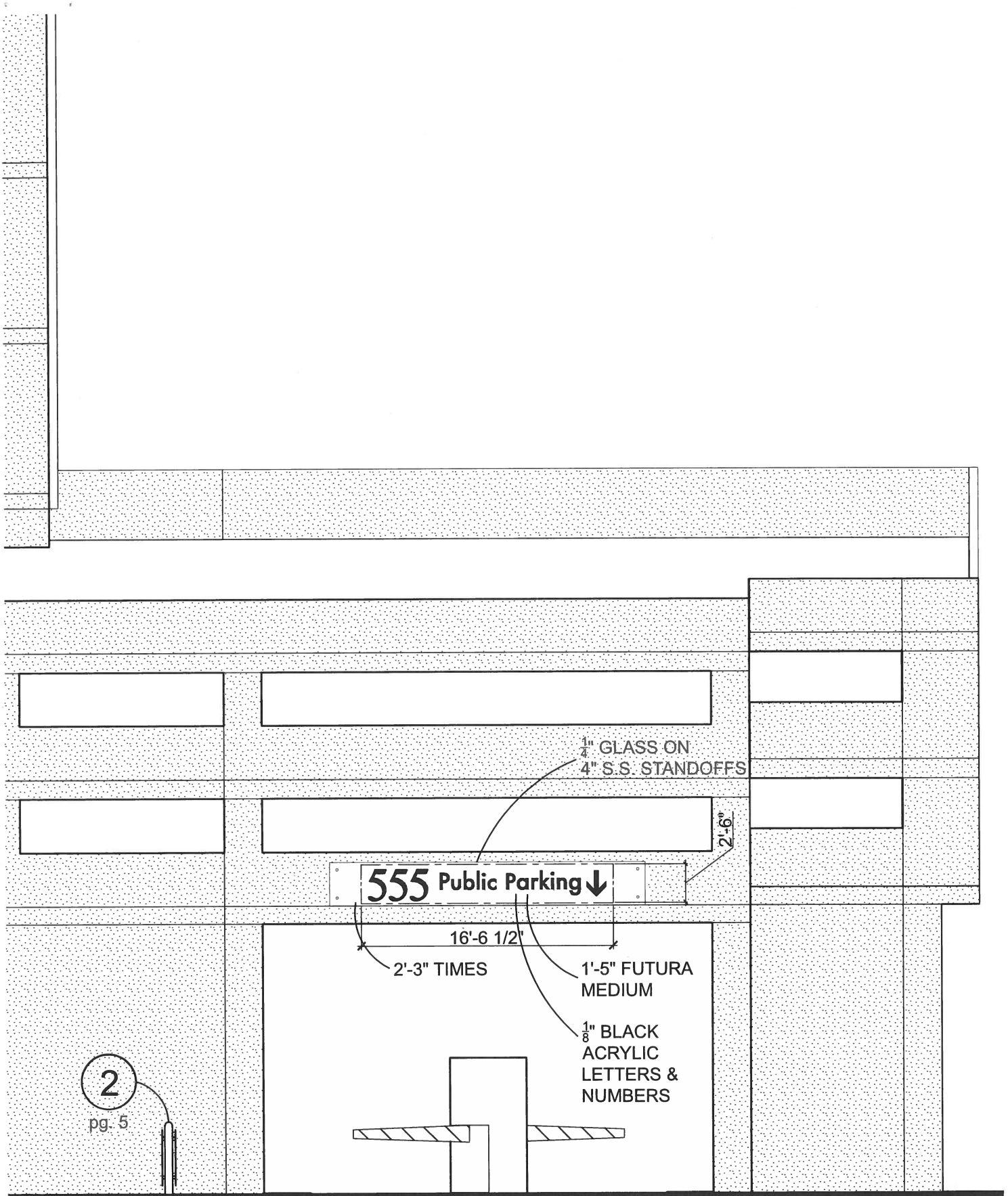


1a

555 EXTERIOR SIGNAGE - HUNTINGTON BANK
 Luckenbach|Ziegelman|Gardner Architects PLLC
 555 S. Old Woodward, Suite 27L Birmingham, MI 48009

11.18 sq. ft. +
 43.75 sq. ft.

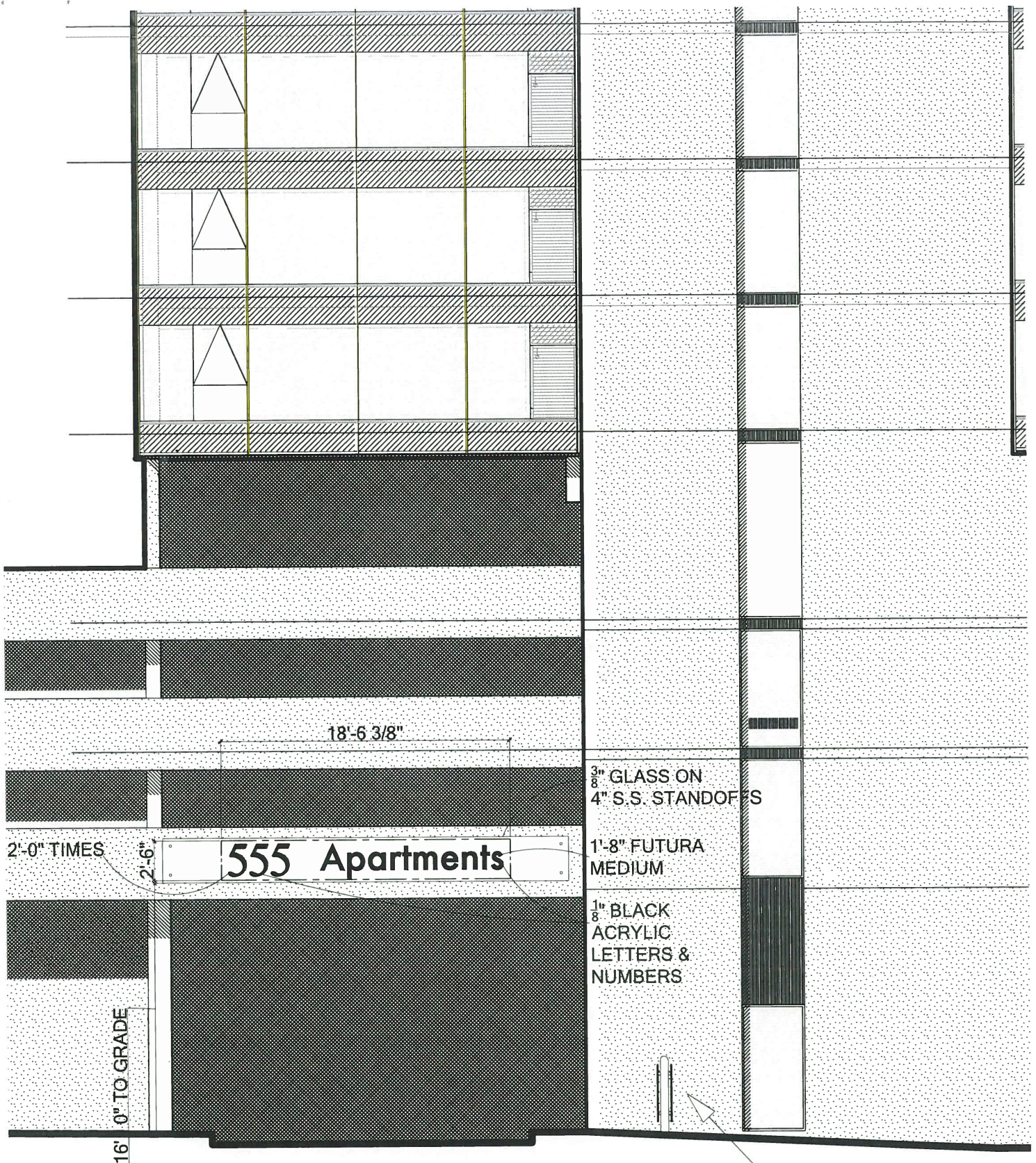
12/04/18



3

555 EXTERIOR SIGNAGE - PUBLIC PARKING 41.35 sq. ft. 11/16/18
 Luckenbach|Ziegelman|Gardner Architects PLLC
 555 S. Old Woodward, Suite 27L Birmingham, MI 48009

REVISED



4

555 EXTERIOR SIGNAGE - APARTMENTS 46.33 sq. ft. REVISED 11/16/18
 Luckenbach|Ziegelman|Gardner Architects PLLC
 555 S. Old Woodward, Suite 27L Birmingham, MI 48009

5

pg. 5

555
Apartments

4



FUTURA MEDIUM
1/8" BLACK ACRYLIC
LETTERING

1/4" TRANSLUCENT
LAMINATED GLASS



4" RELIEF FROM WALL
W/ S.S. STUDS

1/2" LED CONTINUOUS
LIGHT SOURCE



555 S. OLD WOODWARD EXISTING SIGNS

Luckenbach|Ziegelman|Gardner Architects PLLC
555 S. Old Woodward, Suite 27L Birmingham, MI 48009

11/01/18

1a



7

6



555 S. OLD WOODWARD EXISTING CONDITIONS FOR
BUILDING IDENTIFICATION AND VERTICAL LIGHTING
Luckenbach|Ziegelman|Gardner Architects PLLC
555 S. Old Woodward, Suite 27L Birmingham, MI 48009

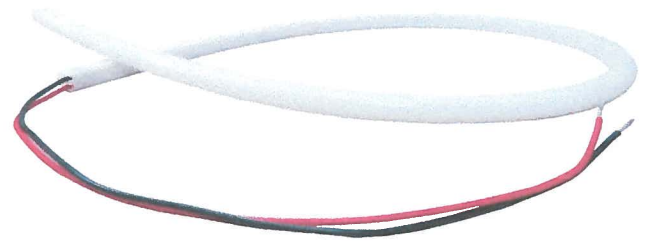
11/07/18

Luna™

Diffused Flexible LED Light

Features

- Neon lighting-like illumination
- Soft and appealing light output
- Great for applications where spot-free illumination is required, like undercabinet applications to eliminate spots on the counter.
- Multiple color options available
- Standard IP66 rated and UV stable for installation in damp, wet or exterior locations. IP67 available upon request
- Dimmable with 0-10V or magnetic driver (MLV dimmer)
- Decorative end caps available for a more finished look



Specification Guide:

Sample Part #: RNLL2430.20012-10-6

Base Part #
Voltage
Color Temp.
Light Length
Wire Length
Light Width
LED Chip Type

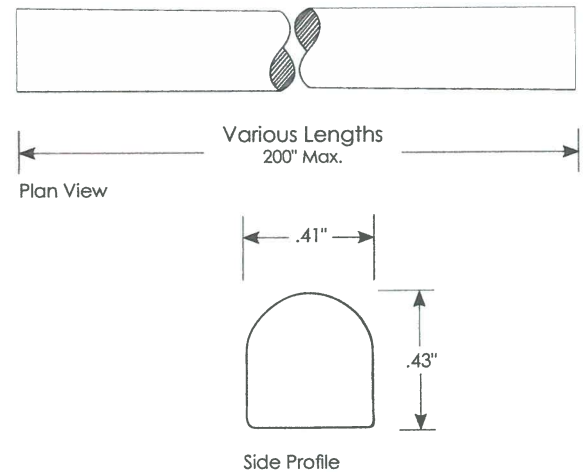
Base Part #	Voltage	Color Temp.	Light Length	Wire Length	Light Width	LED Chip Type
RNLL - Full Roll RNLLC - Custom Cut	24 - 24V 12 - 12V	27 - 2700K 30 - 3000K 35 - 3500K 41 - 4100K 63 - 6300K BL - Blue RD - Red AM - Amber	200 - 200 in. Max Length - 24V cuts every 1.5 in - 12V cuts every 1 in	12 - 12 in. Standard Length	10 - 10mm (0.4 in.)	6 - High Performance (24V only) X - Standard Chips (12V & 2700K 24V Only)
IP67 Wire End Cap : 440-00335 / IP67 Finished End Cap : 440-00336						
Decorative Stainless Steel End Cap : RNLL-SS-CAP						
Decorative White Plastic End Cap : 810-00247 (For use in wood & fiberglass)						

Product Details

Dimensions	.43" H x .41" W x Various L	
Housing	Silicone	
Wattage	2.3 Watts	4 Watts/Ft
Voltage	10-14V DC	24V DC
Current	0.19 Amp/Ft	0.17 Amp/Ft
Lumens	161 Lm/Ft	360 Lm/Ft
Kelvin	3000K, *3500K, *4100K, 6300K, Blue, *Red & Amber ± 300K	2700 ± 120K, 3130K ± 30K, 3480K ± 60K, 4200 ± 30K, *Blue, *Red & *Amber
Beam Angle	120°	
CRI	80+	
Efficacy	70 Lm/W	90 Lm/W
Cut Increment	1"	1.5"
LED Count	46 per foot	48 per foot
IP Rating	IP66 or IP67 (see spec guide)	
Operating Temp.	14°F (-10°C) - 122°F (50°C)	

* Available by special order / **Suitable for installation in the storage area of a clothes closet / ***Kelvin colors shown account for the color shift experienced by the diffused silicone sleeve

Product Dimensions

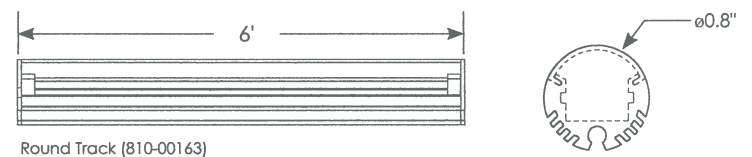
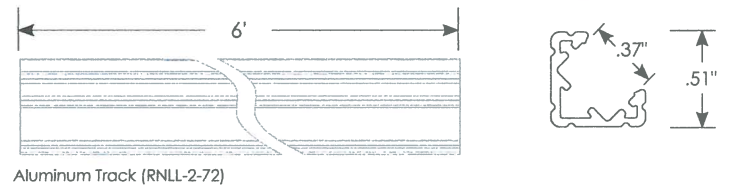
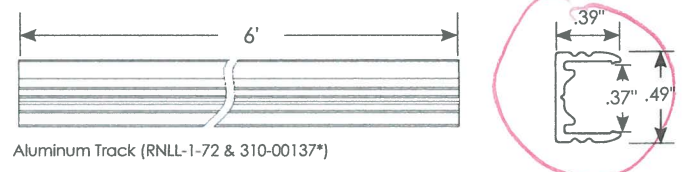
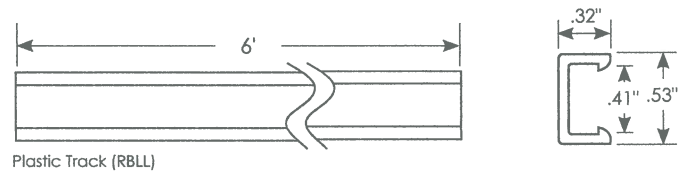
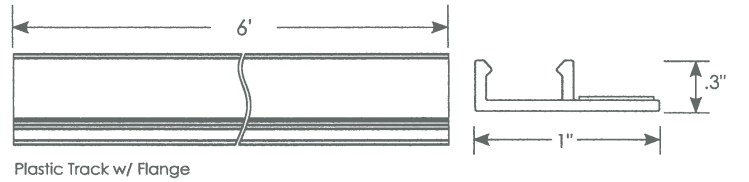


Luna Patent Numbers: 9,695,991 | 2,861,157 | 9,909,719 ULE339122 V.2 S.2**

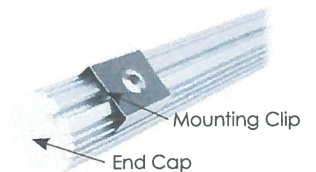
Accessory Specification

Description	Part #
Aluminum Straight Mount Track Without Tape	RNLL-1-72
Aluminum Straight Mount Track With Tape	RNLL-1T-72
Aluminum 45° Mount Track Without Tape	RNLL-2-72-CL
Aluminum 45° Mount Track With Tape	RNLL-2T-72
Black Aluminum 45° Mount Track With Tape	RNLL-2T-BK-72
*69" Aluminum Straight Mount Track With Mounting Clips	310-00137-69
*69" Aluminum Straight Mount Track With 30° Mounting Clips	310-00137-69-C3
Aluminum Round Track, Diffused Lens (Mounting clips included)	810-00163-DF
Black Plastic Straight Mount Track Without Tape	RBLL-2
Black Plastic Straight Mount Track With Tape	RBLL-1
White Plastic Straight Mount Track Without Tape	RBLL-5
White Plastic Straight Mount Track With Tape	RBLL-4
Clear Plastic Notched Track For Curved Installations	310-00168
Straight Mounting Clip for 310-00168	810-00009
30° Mounting Clip for 310-00168	810-00036
White Plastic Straight Mount Track With Flange, Without Tape	RNLL10-5
White Plastic Straight Mount Track With Flange, With Tape	RNLL10-5T
Black Plastic Straight Mount Track With Flange, Without Tape	RNLL10-6
Black Plastic Straight Mount Track With Flange, With Tape	RNLL10-6T
Aluminum Straight Mount Track Without Tape	*RNLL-1-96
Aluminum Straight Mount Track With Tape	*RNLL-1T-96
Aluminum 45° Mount Track Without Tape	*RNLL-2-96-CL
Aluminum 45° Mount Track With Tape	*RNLL-2T-96
Black Aluminum 45° Mount Track With Tape	*RNLL-2T-BK-96

*96" track available, but is subject to a UPS surcharge



810-00163-DF





555 S. OLD WOODWARD EXISTING BUILDING SIGNS**11/07/18**

Luckenbach|Ziegelman|Gardner Architects PLLC
 555 S. Old Woodward, Suite 27L Birmingham, MI 48009

Update by Planning Staff
 per revised plans
 12.26.18

Existing Signage*** COMMERCIAL**

* NAILS 07	14.03	Sq.Ft.
* M PILATES	7.20	Sq.Ft.
* EYE GLASS	24.00	Sq.Ft.
* 4 SEASONS GOLF	20.00	Sq.Ft.
* CORE REVOLUTION	22.25	Sq.Ft.
* BITONTI SALON	16.50	Sq.Ft.
* BLO	24.60	Sq.Ft.

Total 128.58 Sq. Ft

RESIDENTIAL

THE BARRE CODE	12.00	Sq.Ft.
CENTER 4 YOGA	46.00	Sq.Ft.
REAL RYDER	16.67	Sq.Ft.
PETE'S BODY SHOP	17.40	Sq.Ft.
MAIN STREET	18.00	Sq.Ft.
Total	110.07	Sq. Ft.

Extra 25% - 42.25 Sq.Ft.

(From Residential total)

Allowable Sq.Ft. / Building

COMMERCIAL 243 Sq.Ft. Total

RESIDENTIAL 169 Sq.Ft. Total

Proposed Signage

B.I.D. (Res.) 47.5 Sq.Ft.

B.I.D. (Comm.) 11.18 Sq. Ft.

2 GROUND SIGNS 26 Sq.Ft. each

Apartments 46.33

Parking 41.35

Huntington Bank 43.75

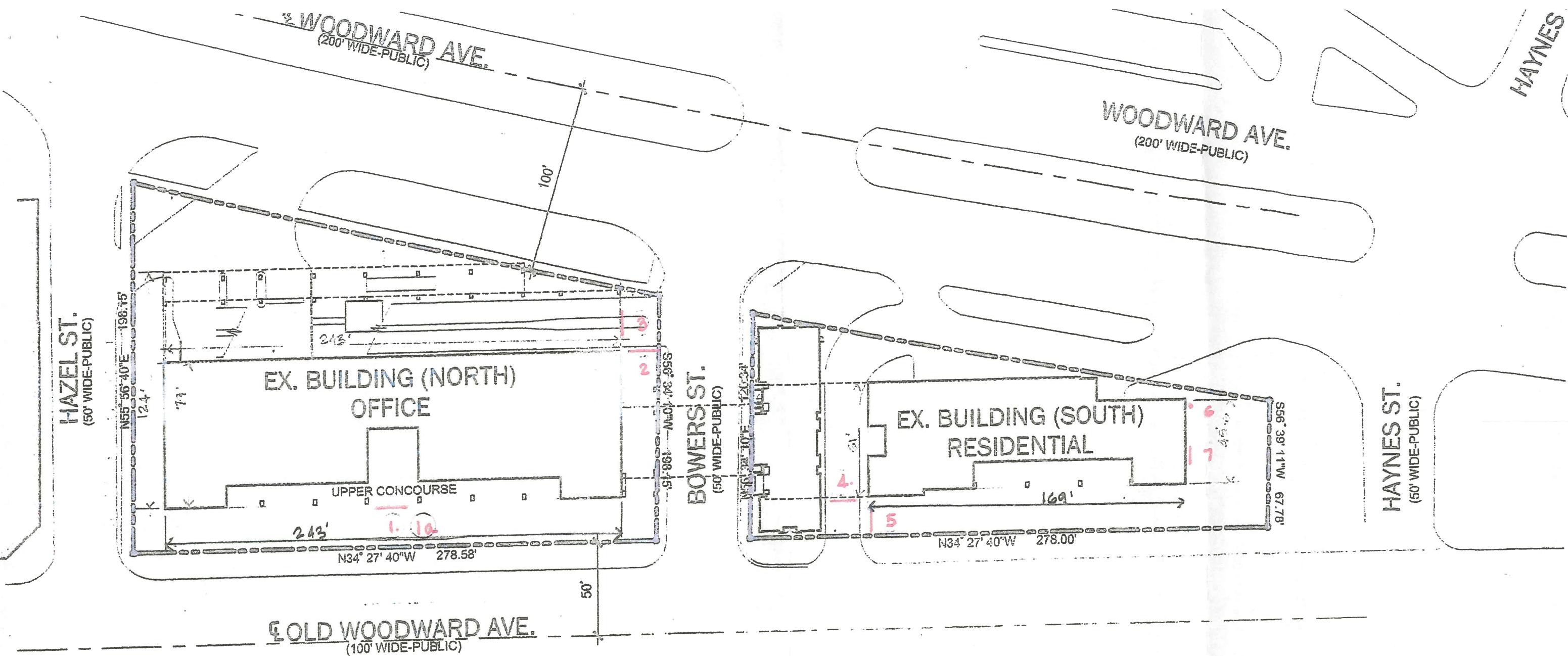
Total Proposed (Res.) 58.73

Total Proposed (Comm.) 63.73

Total Existing & Proposed
 without building ID

Commercial - 239.68

Residential - 182.4



SITE PLAN - SIGN LOCATION KEY
SCALE: 1"=50'-0"

Luckenbach | Ziegelman | Gardner
Architects PLLC
555 S. Old Woodward, Suite 27
Birmingham, MI 48009



Image capture: Aug 2017 © 2018 Google

Birmingham, Michigan



Street View - Aug 2017



#100
PAA 18-0183

Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Alltech Signs LLC
Address: 6101 Waldo Ave
Sterling Heights MI 48314
Phone Number: 586-354-1475
Fax Number: _____
Email: alltechsigns@live.com

Property Owner

Name: Simply Good LTD.
Address: 1105 S ADAMS Rd.
BIRMINGHAM, MI
Phone Number: 248-399-2750
Fax Number: _____
Email: SIMPLYGOODKITCHEN@COMCAST.NET

2. Applicant's Attorney/Contact Person

Name: Mahmoud Itani
Address: 6101 Waldo Ave
Sterling Heights 48314
Phone Number: 586-354-1475
Fax Number: _____
Email: alltechsigns@live.com

Project Designer

Name: ROCHESTER SIGN SHOP
Address: 714 N MAIN UNIT 102
ROCHESTER, MI 48307
Phone Number: 248-652-2750
Fax Number: 248-652-1667
Email: GRAPHICS@ROCHESTERSIGNSHOP.COM

3. Project Information

Address/Location of Property: 1105 S ADAMS
Name of Development: SIMPLY GOOD TAKE OUT FOOD
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

REMOVE EXISTING 3 SIGNS ON NORTH, SOUTH & WEST WALLS (ALL NON-ILLUMINATED)
REPLACE NORTH & SOUTH WITH ILLUMINATED SIGNS WITH SLIGHTLY DIFFERENT DESIGN
REPLACE WEST SIGN WITH NON-ILLUMINATED SIGN WITH SLIGHTLY DIFFERENT DESIGN

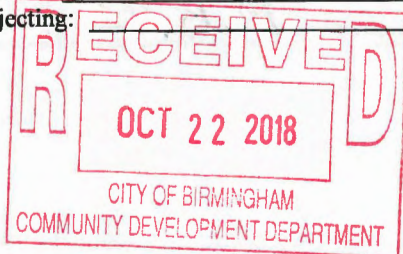
6. Location of Proposed Signs

NORTH, SOUTH & WEST WALLS

7. Type of Sign(s)

Wall: 3
Ground: _____
Projecting: _____

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



0153368/9

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

Front: X
Left side: X

Rear: _____
Right side: X

9. Size of Sign

Width: 20' 84" / 10' 29.5"
Depth: 6"
Height of lettering: 8" max

Height: 30' 36"
Total square feet: 49.38

10. Existing signs currently located on property

Number: 3 (TO BE REPLACED)
Square feet per sign: 20' 19.86' , 10' 11.09'

Type(s): WALL
Total square feet: 50.8

11. Materials/Style

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

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

12. Sign(s) Read(s): "SIMPLY GOOD TAKE OUT FOOD" , "SIMPLY GOOD KITCHEN"

13. Sign Lighting

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

Number proposed: 2
Height from grade: 7'

Maximum wattage per fixture: 80 Watts
Location: INTERNAL

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: _____

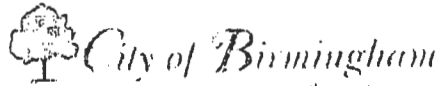
Date: 10/18/2018

APPROVED

Application #: <u>18-0183</u>	Office Use Only Date Received: <u>10/22/18</u>	Fee: <u>\$100</u>
Date of Approval: <u>10/23/18</u>	Date of Denial: _____	Reviewed by: <u>M.B.L</u>

SEP-20-2018 10:40 From:2486423862

Page:2/3



CONSENT OF PROPERTY OWNER

I, Richard Brodie, OF THE STATE OF Mich. AND COUNTY OF
(Name of property owner)

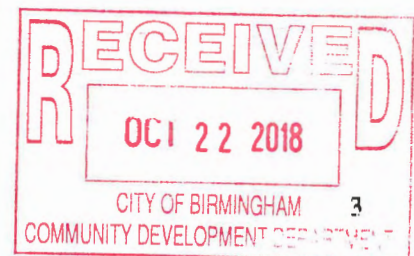
Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1105 S. Adams Rd.
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Simply Good, Ltd.
(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: 9-20-2018

Richard A. Brodie
Owner's Name (Please Print)

[Signature]
Owner's Signature





New illuminated Sign

Building Lineal: 63'
 South Sign: 36" x 84" = 21 sq.ft.
 North Sign: 36" x 84" = 21 sq.ft.
 West Sign: 36" x 29.5" = 7.38 sq.ft.
 Total of Signs = 49.38 sq.ft.

APPROVED
M. B. 10/23/18
 18-0183 DRB



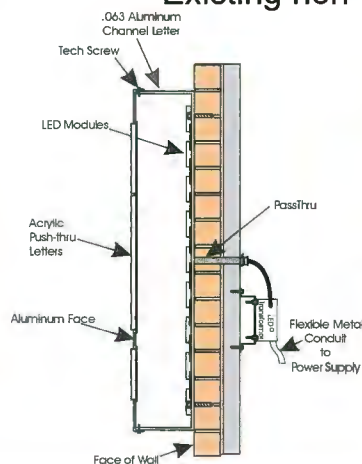
South Elevation
 Existing non-illuminated Sign



Existing non-illuminated Sign



New non-illuminated Sign



West Elevation
1105 S Adams Road

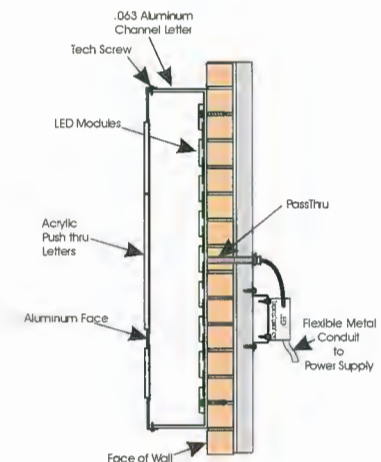


New illuminated Sign



North Elevation
Existing non-illuminated Sign

Building Lineal: 63'
 South Sign: 36" x 84" = 21 sq.ft.
 North Sign: 36" x 84" = 21 sq.ft.
 West Sign: 36" x 29.5" = 7.38 sq.ft.
 Total of Signs = 49.38 sq.ft.



1105 S Adams Road



1105 S Adams Road



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Fast Signs Birmingham
Address: 33322 Woodward
Birmingham, MI 48069
Phone Number: 248 642 9911
Fax Number: _____
Email: 212@fastsigns.com

Property Owner

Name: ROBERT LAWRENCE
Address: 1620 Northlawn Blvd.
Birmingham, AL 35209
Phone Number: 248-705-2026
Fax Number: _____
Email: RobL@LawrenceCOLL.com

2. Applicant's Attorney/Contact Person

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

Project Designer

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

3. Project Information

Address/Location of Property: 2055 14 Mile
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

New Wall Signage

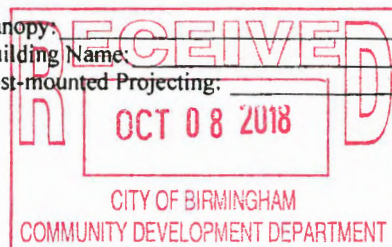
6. Location of Proposed Signs

East & West of building

7. Type of Sign(s)

Wall: 1/2" Acrylic letters
Ground: _____
Projecting: _____

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



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

Front: _____
Left side: East

Rear: _____
Right side: West

9. Size of Sign

Width: 130"
Depth: 1/2"
Height of lettering: 8"

Height: 30"
Total square feet: 27

10. Existing signs currently located on property

Number: 1 will be replaced with new sign
Square feet per sign: 27
Type(s): 1/2" PVC letters on West Wall
Total square feet: 27

11. Materials/Style

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

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

12. Sign(s) Read(s): Eastman, Wozniak, Groebe Pediatrics

13. Sign Lighting

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

Number proposed: _____
Height from grade: _____

Maximum wattage per fixture: _____
Location: _____

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

14. Landscaping (Ground signs only)

Location of landscape areas: _____

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: 10/5/18

APPROVED	Application #: <u>18-0178</u>	Office Use Only	Fee: <u>\$100</u>
	Date Received: <u>10/8/18</u>	Date of Approval: <u>10/26/18</u>	Date of Denial: _____
		Reviewed by: <u>M. B. L.</u>	



CONSENT OF PROPERTY OWNER

I, ROBERT LAWRENCE, OF THE STATE OF RI AND COUNTY OF
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2055 E 14th Rd.;
(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: 9/19/18

ROBERT LAWRENCE
Owner's Name (Please Print)


Owner's Signature

APPROVED

M. B. 10/26/18
18-0178 DRB

JOB ADDRESS
2055 14 MILE RD.
WEST ELEVATION

40' BUILDING FRONT

26' BUILDING HEIGHT

130"

30"

**EASTMAN, WOZNIAK,
GROEBE
PEDIATRICS**

12' CLEARANCE

20 55

**EASTMAN &
PEDIA**

JOB ADDRESS
2055 14 MILE RD.
EAST ELEVATION

40' BUILDING FRONT

26' BUILDING HEIGHT

130"

30"

**EASTMAN, WOZNIAK,
GROEBE
PEDIATRICS**

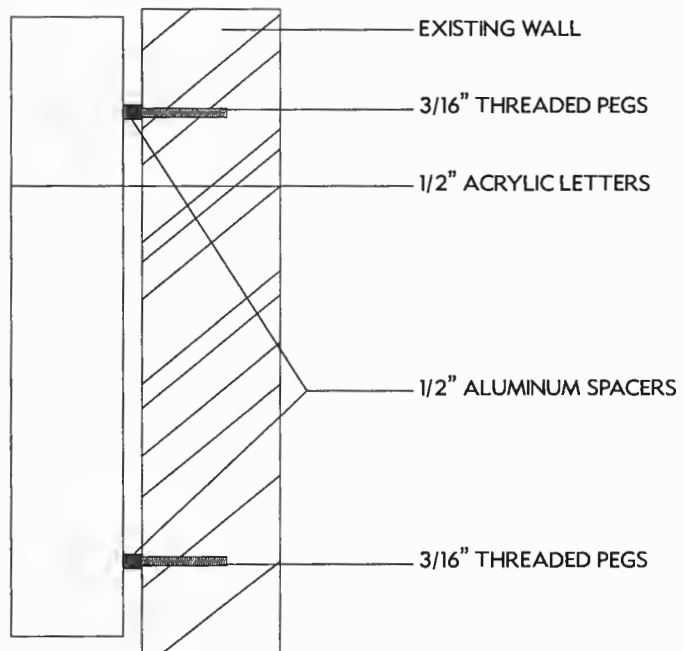
14' CLEARANCE

2059

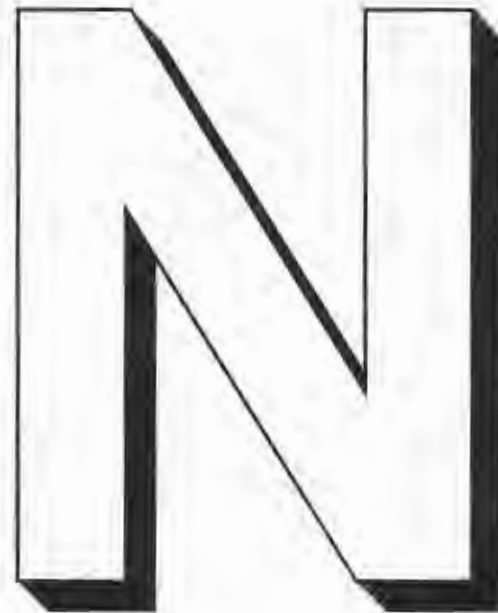
GENERAC

PEG MOUNTED ACRYLIC LETTERS

SIDE VIEW



FRONT VIEW



84"

EASTMAN & WOZNIAK PEDIATRICS
RAINBOW PEDIATRICS, P.C.

49"