

AGENDA
VIRTUAL BIRMINGHAM DESIGN REVIEW BOARD MEETING
WEDNESDAY – September 16th, 2020
******* 7:15 PM*******

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

- 1) Roll Call
- 2) [Approval of the DRB Minutes of September 2nd, 2020](#)
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
 - A. Staff Reports
 1. [Administrative Sign Approvals](#)
 2. [Administrative Approvals](#)
 3. [Action List – 2020](#)
- 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 one day in advance of the public meeting.

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

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

DESIGN REVIEW BOARD
MINUTES OF SEPTEMBER 2, 2020
Held Remotely Via Zoom And Telephone Access

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, September 2, 2020. Chairman John Henke called the meeting to order at 7:51 p.m.

1) ROLL CALL

Present: Chairman John Henke; Vice-Chairman Keith Deyer; Board Members Gigi Debbrecht, Natalia Dukas, Patricia Lang, Michael Willoughby

Absent: Board Member Joseph Mercurio; Alternate Board Member Alexander Jerome

Administration: Nicholas Dupuis, City Planner
Laura Eichenhorn, Transcriptionist

09-57-20

2) Approval Of Minutes

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to approve the DRB Minutes of August 19, 2020 as submitted.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Willoughby, Debbrecht, Dukas, Lang, Deyer, Henke

Nays: None

09-58-20

3) Public Hearing

None.

09-59-20

4) Design Review

None.

09-60-20

5) Sign Review

None.

09-61-20

6) Study Session

None.

09-62-20

7) Miscellaneous Business And Communications

City Planner Dupuis asked the DRB for their opinions on window coverings with verbiage that are often put up during construction on commercial buildings.

The consensus from the Board was the City's enforcement regarding those types of signs should be somewhat lax for the next half a year, approximately, in light the difficulties posed to businesses by Covid-19.

The Board also concurred that the City should notify businesses that enforcement of the window covering requirements will resume in the future so they are not caught by surprise. He also said that the businesses should be required to maintain the material quality of the signage, with the understanding that if it is impacted by inclement weather it should be replaced or removed.

A. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Action List - 2020**

09-63-20

Adjournment

Motion by Mr. Willoughby

Seconded by Ms. Debbrecht to adjourn the DRB meeting of September 2, 2020 at 7:59 p.m.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Willoughby, Debbrecht, Dukas, Lang, Deyer, Henke

Nays: None

Nicholas Dupuis
City Planner



APPROVED
8/24/2020
PAA-20-0088

Administrative Sign Approval Application Planning Division

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

1. Applicant

Name: Sians-n-Designs, Inc.
Address: 30414 Woodward Ave.
Royal Oak, MI 48073
Phone Number: 248-549-4850
Fax Number: _____
Email Address: contact@sians-n-designs.com

2. Property Owner

Name: E & J Homes, LLC
Address: 560 Haverhill Rd
Bloomfield Hills, MI 48304
Phone Number: 248-762-0062
Fax Number: _____
Email Address: fields@ei-homes.com

3. Applicant's Attorney/Contact Person

Name: Phyllis Sherwin - Sians-n-Designs, Inc.
Address: 30414 Woodward Ave.
Royal Oak, MI 48073
Phone Number: 248-549-4850
Fax Number: _____
Email Address: contact@sians-n-designs.com

4. Project Designer/Developer

Name: Elizabeth Fields Design LLC
Address: 25934 Hershevale
Franklin, MI 48025
Phone Number: 248-762-0062
Fax Number: _____
Email Address: alex@elizabethfieldsdesign.com

5. Project Information

Address/Location of Property: 330 FERNDAL AVE

Name of Development: _____
Parcel ID#: 19-25-452-024
Current Use: Residential
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

- Two (2) folded paper copies of plans including details of the following:
 - Dimensions of proposed sign(s)
 - Dimensions of building frontage
 - Illumination
 - Height from grade
- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

Construction site sign 3'x56" alupanel sign on 6ft black 4x4 posts

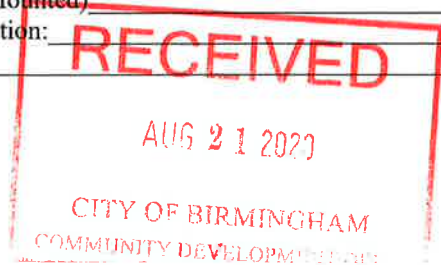
8. Location of Proposed Sign(s)

Sign placement is 10 feet from south property line (neighbor's garage) and 5 feet from west property line (sidewalk).

9. Type of Proposed Sign(s)

Wall: _____
Ground: X
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): _____
Building Identification: _____
Other: _____



10. Size of Proposed Sign

Width: 36"
 Depth: 4.25"
 Height of Lettering: various sizes

Overall Height: 6'
 Extension from Wall: _____
 Total Square Feet: 14 sq ft

11. Existing Signs Currently on Property

Number: 0
 Square Feet per Sign: _____

Sign Type(s): _____
 Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: 3mm Alupanel
 Plastic: _____
 Wood: 4x4 post and supports painted black
 Glass: _____

Other: Face printed vinyl with laminate
 Color #1: Various
 Color #2: _____
 Additional Colors: _____

13. Content of Proposed Sign(s)

EJ HOME/contact info - Elizabeth Fields interior designer/contact info
Iannuzzi Architect/contact info - Balbes custom builder/contact info

14. Proposed Sign Lighting

Type of Lighting: None
 Size of Fixtures (LxWxH): _____
 Maximum Wattage per Fixture: _____
 Proposed Wattage per Fixture: _____

Location: _____
 Number of Lights Proposed: _____
 Height from Grade: _____
 Lighting Style: _____

15. 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: _____

Angela Leonard Juvin

Date: 8/19/20

Office Use Only

Application # PAA20-0088

Date Received: 8/21/2020

Fee: \$100.00

Date of Approval: 8/24/2020

Date of Denial: N/A

Reviewed By: _____

[Signature]



CONSENT OF PROPERTY OWNER

I, E & J Homes, LLC, 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 330 Ferndale Ave, Birmingham MI 48009;
(Address of Affected Property)

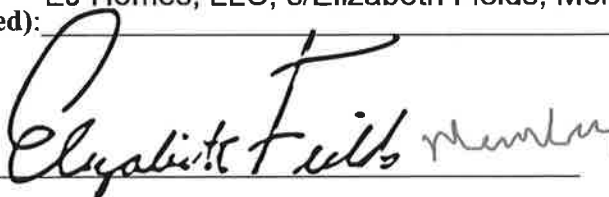
2. That I have read and examined the Application for Administrative Approval made to the City of

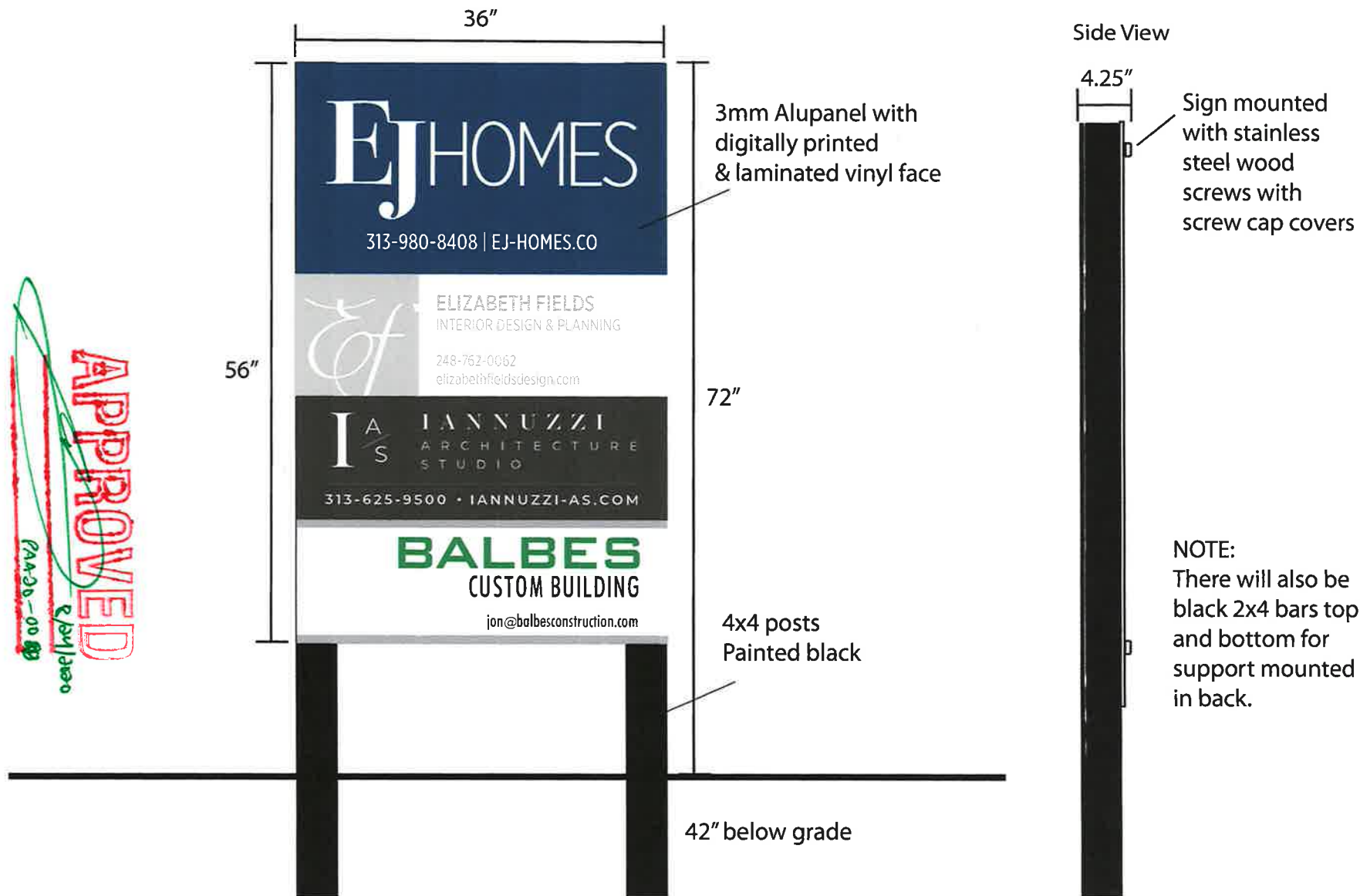
Birmingham by: Elizabeth Fields;
(Name of Applicant)

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

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): EJ Homes, LLC, s/Elizabeth Fields, Member

Signature of Owner:  Date: Aug 18, 2020



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

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Site Address:
330 FERNDAL AVE. BIRMINGHAM, MI 48009



Sign placement is 10 feet from south property line (neighbor's garage) and 5 feet from west property line (sidewalk). However, any reasonable set back as advised by miss dig may be accommodated.

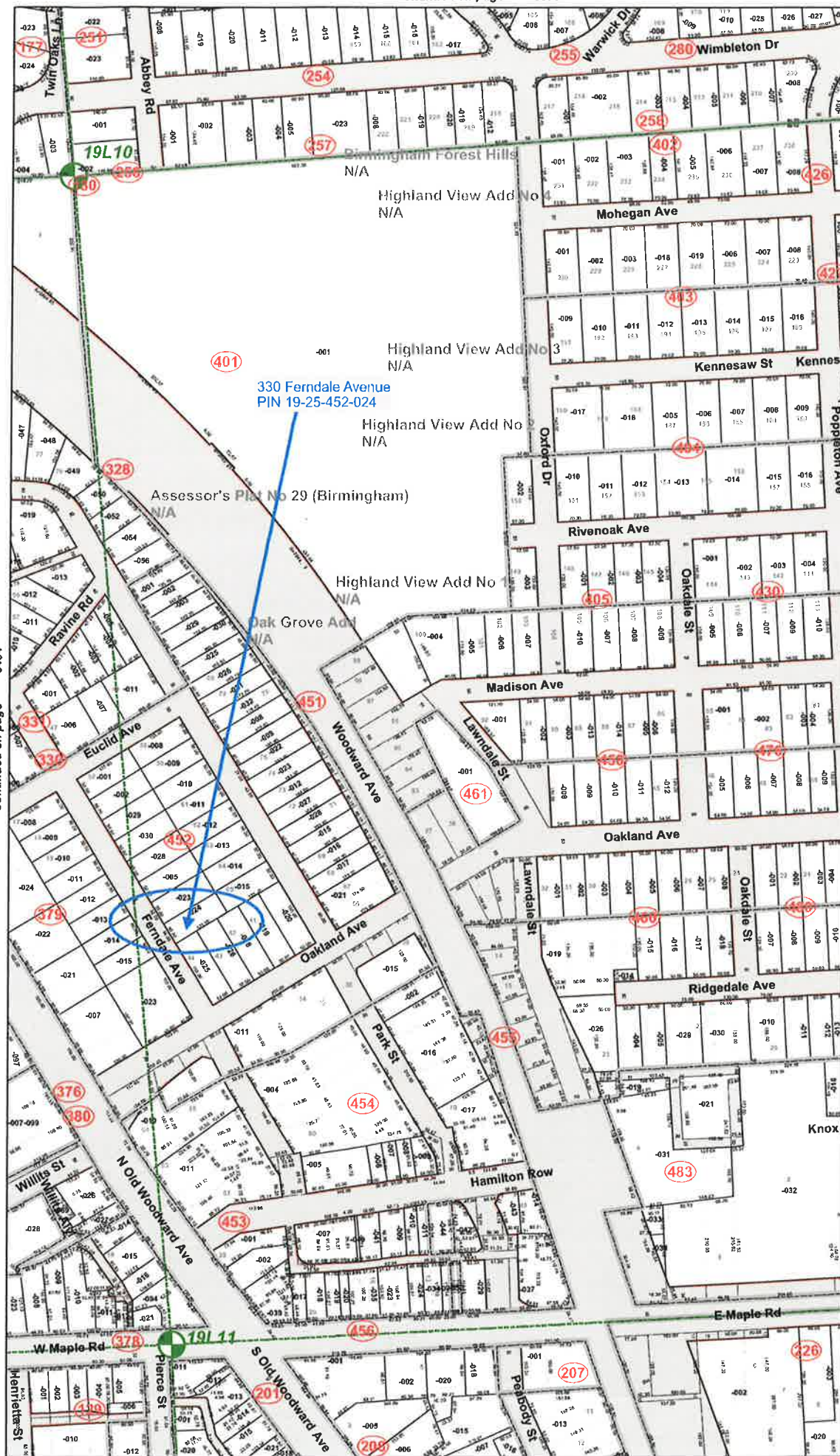
Signs
-N-designs, inc.

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

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Site Address:
330 FERNDAL AVE. BIRMINGHAM, MI 48009

Continued on page 5494



Additional copies can be obtained from:
Oakland County One Stop Shop
2100 Lakeside Dr., Suite 100
Farmington Hills, MI 48334
www.oaklandcounty.gov
(248) 858-0721



The information contained hereon has been compiled from reported deeds, plats, tax maps, surveys and other public records. It is not intended to be used as a legal survey and is not warranted to be used as one. Users should consult the information sources mentioned above when questions arise.

Legend
 See Corner
 Sec Line
 Swamp or Marsh
 Lake
 Common Area
 Subdivision Line
 Tax Parcel Line



Geographic Township of:
Bloomfield

Map Created On: 6/18/2020
 TWP-SEC
19-25
 SHEET #
5495

Continued on page 5496



Administrative Sign Approval Application Planning Division

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

APPROVED
9/9/2020
PAA20-0092

1. Applicant

Name: Signarama
Address: 1017 Navadon DR
TROY, MI 48063
Phone Number: 248-585-0880
Fax Number: _____
Email Address: reneec@michigansignshops.com

2. Property Owner

Name: Jeff Kay
Address: PO Box 252362
West Bloomfield 48325
Phone Number: 248-737-1858
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

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

4. Project Designer/Developer

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

5. Project Information

Address/Location of Property: 534 N Old
Woodward
Name of Development: _____
Parcel ID#: _____
Current Use: _____
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

- Two (2) folded paper copies of plans including details of the following:
 - Dimensions of proposed sign(s)
 - Dimensions of building frontage
 - Illumination
 - Height from grade

- ☐ Location of proposed sign(s)
- ☐ Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

(1) Non illuminated wall sign

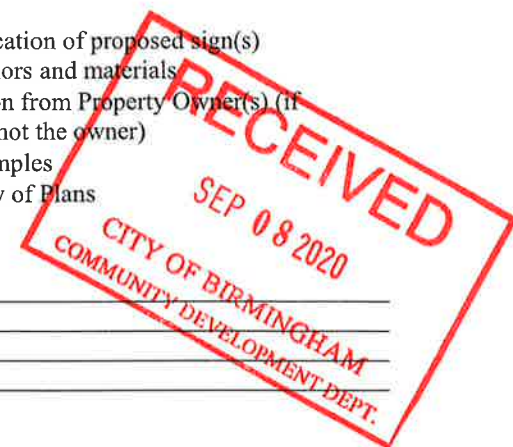
8. Location of Proposed Sign(s)

Front Entrance

9. Type of Proposed Sign(s)

Wall: ☒
Ground: _____
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): _____
Building Identification: _____
Other: _____



10. Size of Proposed Sign

Width: 108.5"
Depth: 3mm
Height of Lettering: _____

Overall Height: 25"
Extension from Wall: _____
Total Square Feet: _____

11. Existing Signs Currently on Property

Number: 0
Square Feet per Sign: _____

Sign Type(s): _____
Total Square Feet: _____

12. Materials/Style of Proposed Sign(s)

Metal: ☒
Plastic: _____
Wood: _____
Glass: _____

Other: _____
Color #1: Black
Color #2: White
Additional Colors: _____

13. Content of Proposed Sign(s)

Birmingham Bridal

14. Proposed Sign Lighting

Type of Lighting: N/A
Size of Fixtures (LxWxH): _____
Maximum Wattage per Fixture: _____
Proposed Wattage per Fixture: _____

Location: _____
Number of Lights Proposed: _____
Height from Grade: _____
Lighting Style: _____

15. 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: Renee Wenne

Date: 9/2/2020

Office Use Only

Application # PAA20-0092

Date Received: 9/8/2020

Fee: \$100.00

Date of Approval: 9/9/2020

Date of Denial: N/A

Reviewed By: [Signature]



PROPERTY OWNER AUTHORIZATION FOR SIGN PERMIT APPLICATIONS

I, Jeffrey Kay, property owner or agent of property located at:

534 N Old Woodward
Birmingham, MI 48009

Do hereby give permission to:

Signarama
1017 Naughton Dr
Troy, MI 48083

NADICA RISTIVOSEVICH d/b/a Vinn Enterprises LLC
A/K/A Birmingham Bridal

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

Property Owner Dena Corporation (please type or print)

Signature of owner or agent Jeffrey Kay Date 8-26-2020

Owner address PO Box 252362

WEST BLOOMFIELD MI 48325

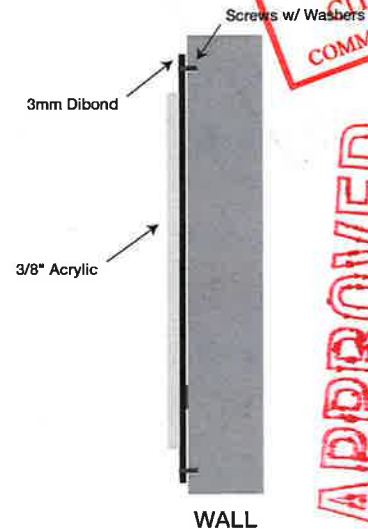
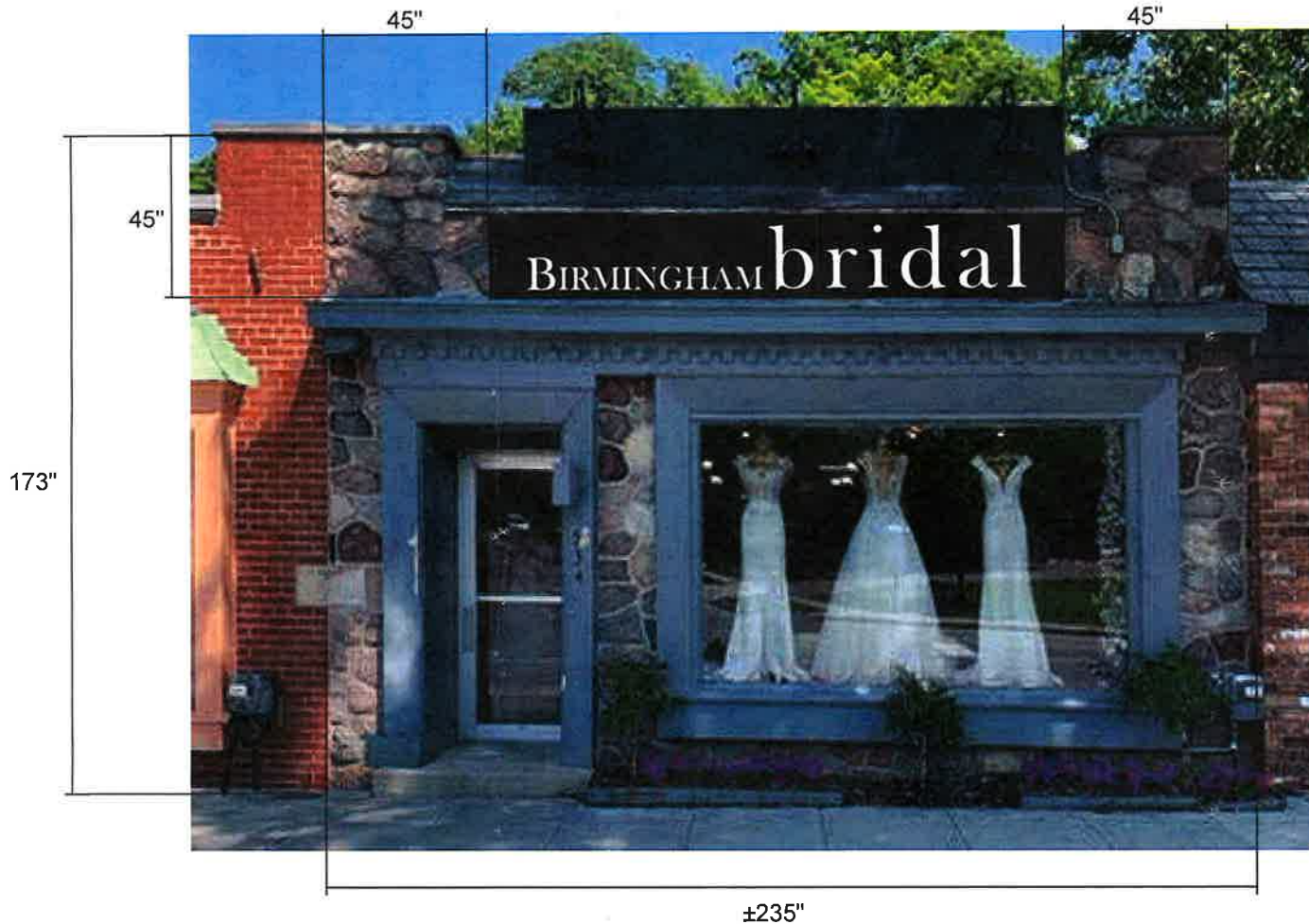
Telephone 248 737-1858

CREO STUDIOS

S-26813

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

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



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

DETAIL

Custom Non-Lit Panel

- 3mm Black Dibond Panel
- Text to read: Birmingham Bridal
- All text to be 3/8" White acrylic dimensional letters

ACTIVE TEXT AREA
19" x 144"

20 SF

SALES: Renee W | renee@michigansignshops.com

DRAWING: Reid J.

CREATED: 08/11/2020

REVISED: 09/02/2020

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.

S-26813

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

248-585-6880 | michigansignshops.com | 1017 Naughton Dr. Troy, MI 48083



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

DETAIL

Custom Non-Lit Panel

- 3mm Black Dibond Panel
- Text to read: Birmingham Bridal (set in Baskerville)
- “ All text to be 3/8" White acrylic dimensional letters

ACTIVE TEXT AREA
19" x 144"

20 SF

SALES: Renee W | renee@michigansignshops.com

DRAWING: Reid J.

CREATED: 08/11/2020

REVISÉD: 09/02/2020

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.



CITY OF BIRMINGHAM
Date 09/01/2020 10:51:43 AM
Ref 00172259
Receipt 544057
Amount \$100.00

Administrative Sign Approval Application Planning Division

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

APPROVED

11/1/2020
PAA 20-0090

1. Applicant

Name: RITE AID
Address: 597 S. ADAMS ST.
BIRMINGHAM MI 48009
Phone Number: (248) 647-4470
Fax Number: _____
Email Address: JASON@RWLSIGN.COM

2. Property Owner

Name: S. ADAMS SHOPPING CTR OWNER
Address: 2550 S. TELEGRAPH 200 LLC
BLOOMFIELD HILLS, MI 48302
Phone Number: 248-683-2500 x 47
Fax Number: _____
Email Address: _____

3. Applicant's Attorney/Contact Person

Name: JASON HEADLEY
Address: 6185 W. KL AVE
KALAMAZOO, MI 49009
Phone Number: _____
Fax Number: _____
Email Address: _____

4. Project Designer/Developer

Name: INTEGRATED IMAGE
Address: 210 A PROGRESS DRIVE
MONTGOMERYVILLE, PA 18936
Phone Number: (888) 930-5102
Fax Number: _____
Email Address: contact@integratedimage.com

5. Project Information

Address/Location of Property: RITE AID
597 S. ADAMS ST.
Name of Development: ADAMS SQUARE
Parcel ID#: 08-20-31-151-002
Current Use: RITE AID
Area in Acres: N/A
Current Zoning: 201 - Bus Imp.

Name of Historic District if any: N/A
Date of HDC Approval, if any: N/A
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

- Two (2) folded paper copies of plans including details of the following:
 - ☒ Dimensions of proposed sign(s)
 - ☐ Dimensions of building frontage
 - ☒ Illumination LED
 - ☒ Height from grade

- ☒ Location of proposed sign(s)
- ☒ Colors and materials
- ☒ Authorization from Property Owner(s) (if applicant is not the owner)
- ☒ Material Samples
- ☒ Digital Copy of Plans

7. Details of the Request for Administrative Approval

8. Location of Proposed Sign(s)

ABOVE MAIN ENTRANCE

9. Type of Proposed Sign(s)

Wall: ☒
Ground: _____
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): _____
Building Identification: _____
Other: _____

10. Size of Proposed Sign

Width: 20' - 5 1/2"
Depth: 3"
Height of Lettering: 2'

Overall Height: 2' - 10"
Extension from Wall: 3"
Total Square Feet: 45.53 1/1

11. Existing Signs Currently on Property

Number: 1
Square Feet per Sign: 47.27

Sign Type(s): WALL
Total Square Feet: 47.27

12. Materials/Style of Proposed Sign(s)

Metal: X
Plastic: X
Wood: _____
Glass: _____

Other: _____
Color #1: Alumet Medium Grey
Color #2: Semi Gloss White
Additional Colors: Blue, Green

13. Content of Proposed Sign(s)

RITE AID PHARMACY (WITH LOGO)

14. Proposed Sign Lighting

Type of Lighting: LED
Size of Fixtures (LxWxH): N/A
Maximum Wattage per Fixture: _____
Proposed Wattage per Fixture: _____

Location: inside letters
Number of Lights Proposed: _____
Height from Grade: 11"
Lighting Style: _____

15. Landscaping (Ground Signs Only)


Location of Landscape Areas: N/A

Proposed Landscape Material: _____

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

Signature of Applicant:  Date: 8/24/20

Office Use Only

Application # PAA20-0090 Date Received: 9/1/2020 Fee: \$100.00
Date of Approval: 9/1/2020 Date of Denial: N/A Reviewed By: 

See attached



CONSENT OF PROPERTY OWNER

I, _____, OF THE STATE OF _____ AND
(Name of Property Owner)

COUNTY OF _____ STATE THE FOLLOWING:

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

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

Birmingham by: _____;
(Name of Applicant)

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

By providing your e-mail to the City, you agree to receive news notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Name of Owner (Printed): _____

Signature of Owner: _____ Date: _____

Approval Form

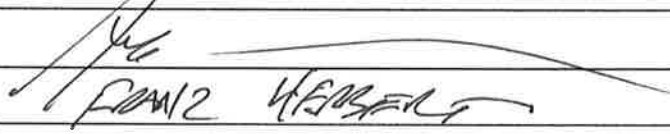
Integrated Image
Alan Freeman
Project Manager
678.405.1965
afreeman@integratedimage.com

RITE AID Store #4303
597 SOUTH ADAMS ROAD
BIRMINGHAM, MI 480096756

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly-authorized by the Lease to grant authorization for This Sign Company and/or their sub-contractor to apply for Permits, remove existing signs and install new signs at the above referenced location.

Please provide fully permitted and approved proposal prior to installation of new sign consistent with existing sign and original proposal.

LANDLORD APPROVAL

Signature	
Name	FOM/2 HENRY
Title	Authorized Agent
Address	South Adams Shopping Center Owner LLC
	2550 S Telegraph Road, Suite 200
	Bloomfield Hills, MI 48302
Date	7/8/2020

Approval Form

Integrated Image

Alan Freeman

Project Manager

678.405.1965

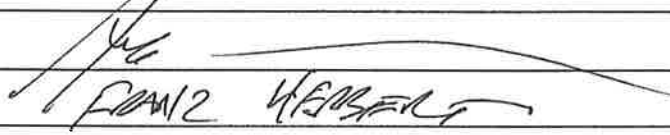
afreeman@integratedimage.com

RITE AID Store #4303
597 SOUTH ADAMS ROAD
BIRMINGHAM, MI 480096756

By my signature below, I hereby represent that I am the owner of the property indicated above or otherwise duly-authorized by the Lease to grant authorization for This Sign Company and/or their sub-contractor to apply for Permits, remove existing signs and install new signs at the above referenced location.

Please provide fully permitted and approved proposal prior to installation of new sign consistent with existing sign and original proposal.

LANDLORD APPROVAL

Signature	
Name	FOWI2 HENRY
Title	Authorized Agent
Address	South Adams Shopping Center Owner LLC
	2550 S Telegraph Road, Suite 200
	Bloomfield Hills, MI 48302
Date	7/8/2020

APPROVED
9/11/2020
PAAD0-0090

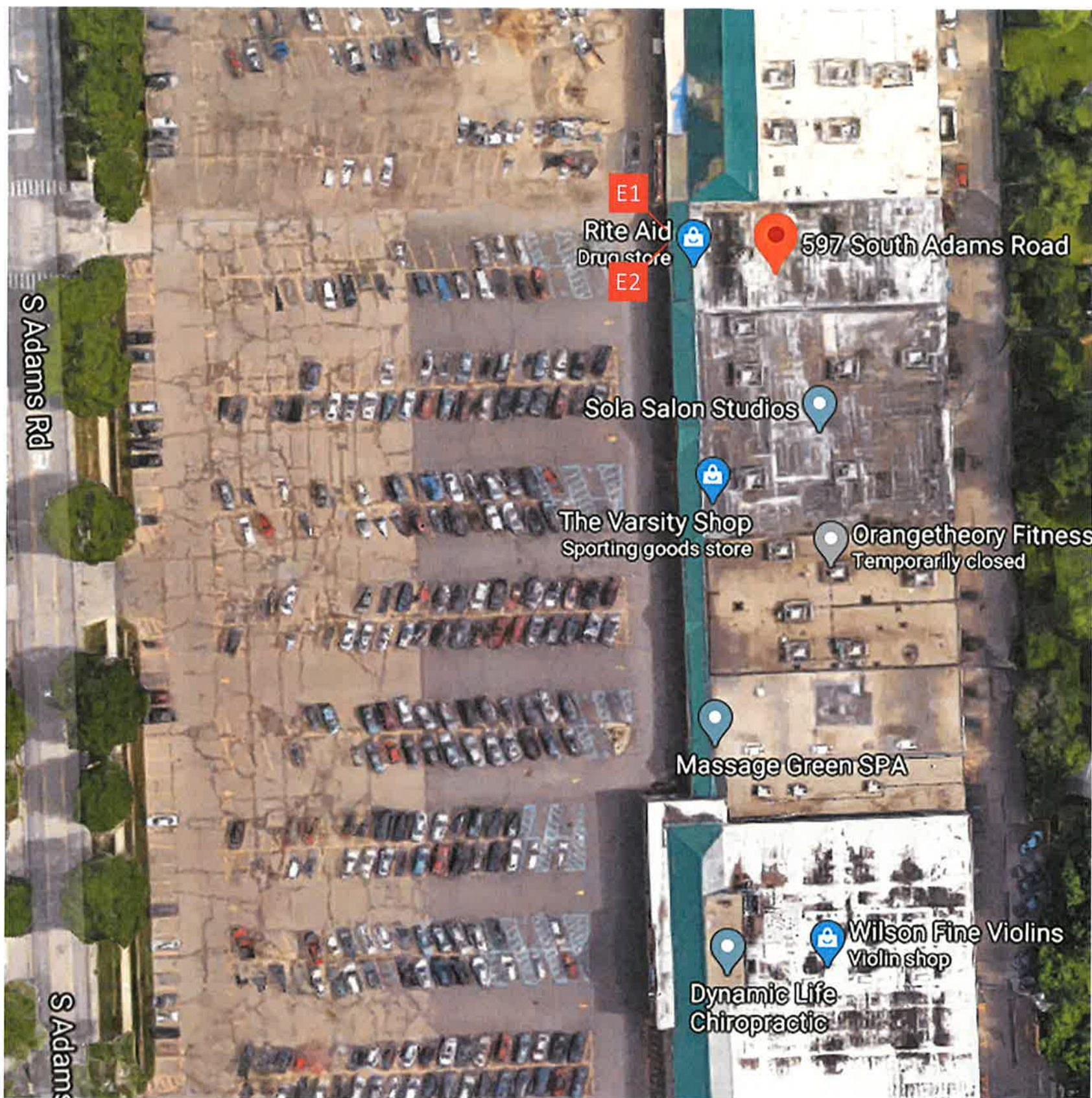


Store #4303
597 South Adams Rd.
Birmingham, MI
07.07.20

Reimage Sign
Company:



#	by	description	date
0.0	BES	Originator	07.07.20



SITE OVERVIEW

E1: RITE AID w/ Shield Direct Mount Channel Letters - 2'-6 3/8" x 15'-3 13/16"

E2: PHARMACY Direct Mount Channel Letters - 1'-0" x 8'-6"



Store #4303
597 South Adams Rd
Birmingham, MI
Project

Colors and textures are for representational purposes only.
Copyright: © Integrated Image 2020.
All Rights Reserved. No part of this drawing may be reproduced
without Integrated Image's express consent.

EXISTING

WEST ELEVATION



EXISTING SIGNAGE

- E1: RITE AID w/ Shield Direct Mount Channel Letters - 2'-6 3/8" x 15'-3 13/16"
- E2: PHARMACY Direct Mount Channel Letters - 1'-0" x 8'-6"

Existing Sq.Ft.: 47.27

PROPOSED SIGNAGE

- R1: Remove cabinet and install new RA-LNR-1
- R2: Remove cabinet and install RA-PHCY-3

PROPOSED Sq.Ft.: 45.53



Store #4303
597 South Adams Rd
Birmingham, MI
Project

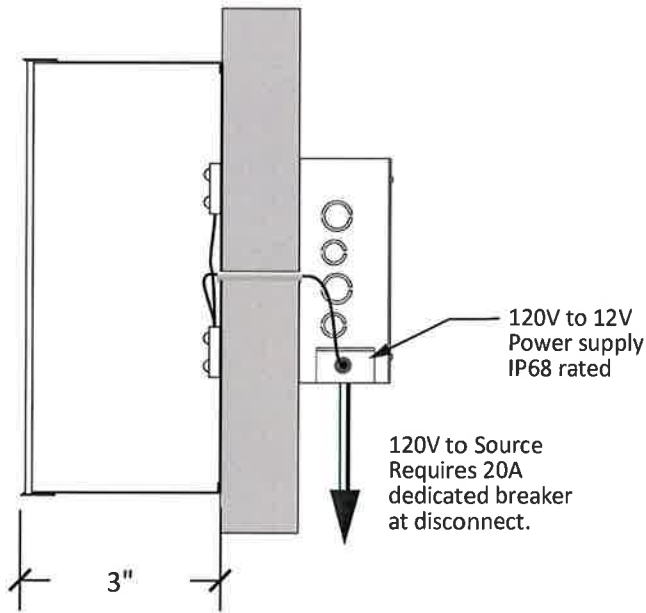
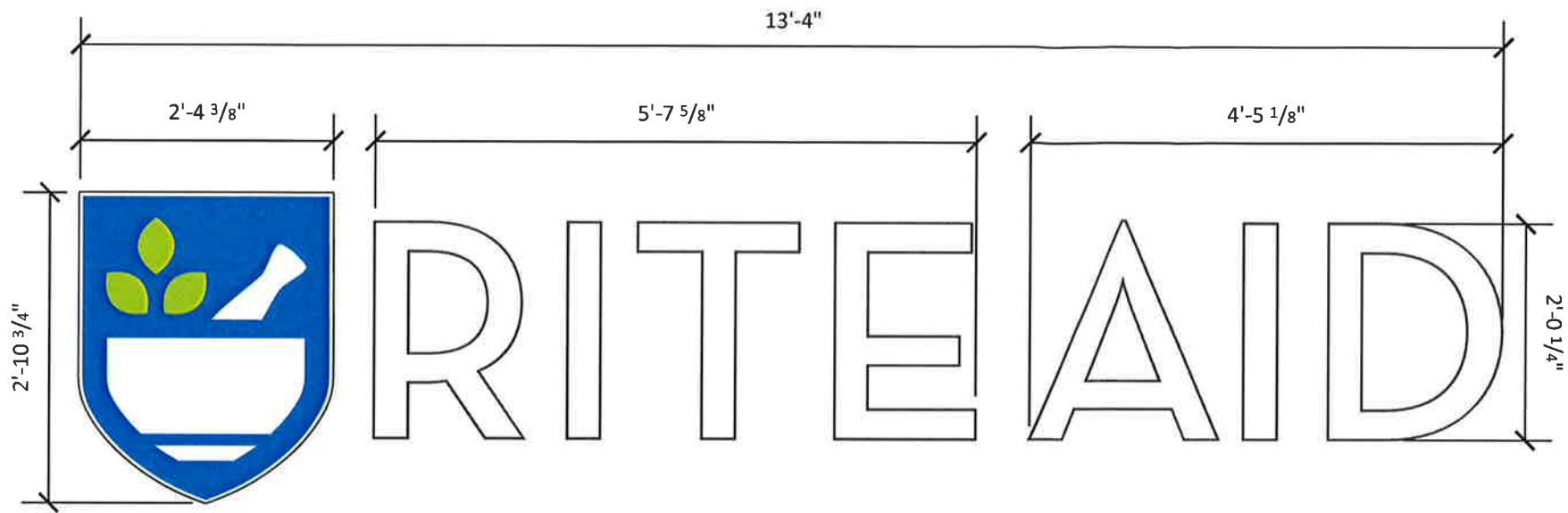
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without Integrated Image's express consent.

WEST ELEVATION

24" Rite Aid Channel Letter Set
(RA-LNR-1-WH)

24" Channel Letter Set.
Internally LED Illuminated.
Letterset to have White Faces.
Returns and trim to be painted Alumet Medium Grey.
39 Sq.Ft. | Box Measured

NEW sign to include all power supplies.



Fastener Schedule

	1/4" LAG SCREW For use with wood or EIFS Wall Systems 1 1/2" Minimum Penetration (Excluding tip)
	1/4" DIA. THREADED ROD & BEARING PLATES For use with wood, concrete block or EIFS Wall systems
	1/4" DIA. THREADED ROD For use with wood, concrete block or EIFS Wall systems
	1/4" RED HEAD L.D.T. (Large Diameter Tapcon) For use with concrete block, brick, or concrete. Embed a minimum of 2 1/2"
	1/4" DIA. HILTI HIT ROD W/HY150MAX ADHESIVE For use with concrete. Embed a minimum of 2"
	1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE For use with masonry & brick. Embed a minimum of 3 3/8"
	1/4" DIA. HILTI HIT ROD W/HY20 ADHESIVE For use with concrete block. Embed a minimum of 2"
	1/4" DIA. HILTI HLC SLEEVE ANCHOR For use with concrete, masonry & brick. Embed a minimum of 3 3/8"



Store #4303
597 South Adams Rd
Birmingham, MI
Project

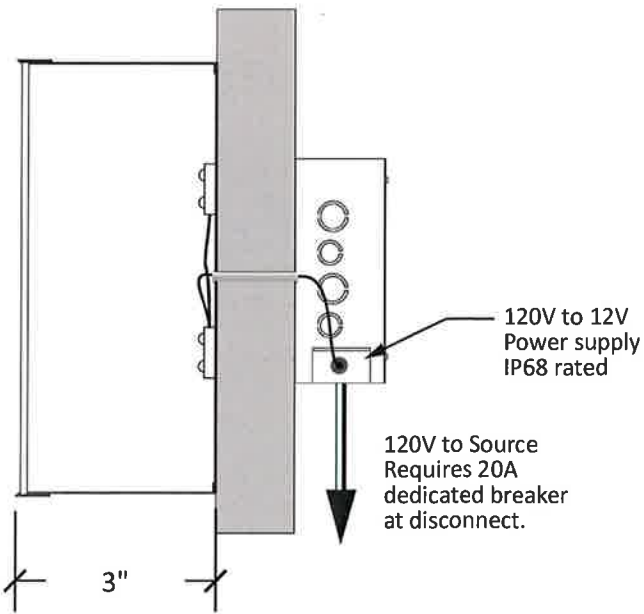
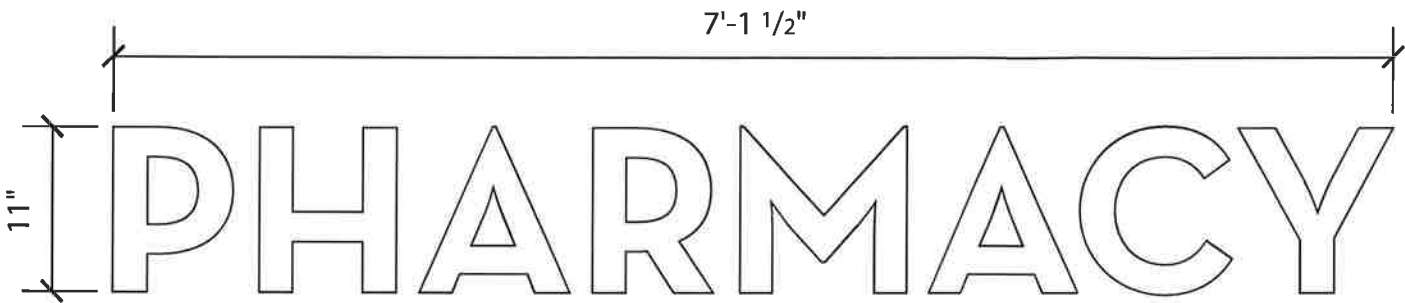
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WEST ELEVATION

11" Pharmacy Channel Letter Set
(RA-PHCY-3)

11" Channel Letter Set.
Internally LED Illuminated.
Letterset to have White Faces.
Returns and trim to be painted Semi-gloss White
6.53 Sq.Ft. | Box Measured

NEW sign to include all power supplies.



Fastener Schedule

	1/4" LAG SCREW For use with wood or EIFS Wall Systems 1 1/2" Minimum Penetration (Excluding tip)
	1/4" DIA. THREADED ROD & BEARING PLATES For use with wood, concrete block or EIFS Wall systems
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CITY OF BIRMINGHAM
Date 09/02/2020 12:15:58 PM
Ref 00172314
Receipt 544364
Amount \$100.00

Administrative Sign Approval Application Planning Division

APPROVED
8/2/2020
PA120-0091

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

1. Applicant

Name: PROSIGN AND AWNING
Address: 17627 W WARREN AVE
DETROIT, MI 48228
Phone Number: 313-581-9333
Fax Number: 313-581-8995
Email Address: INFO@SIGNMI.COM

2. Property Owner

Name: GEORGE QUARTERS, LLC
Address: 915 E MAPLE RD
BIRMINGHAM, MI 48009
Phone Number: 248-763-5400
Fax Number: _____
Email Address: MG@GEORGEQCO.COM

3. Applicant's Attorney/Contact Person

Name: N/A
Address: _____

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

4. Project Designer/Developer

Name: N/A
Address: _____

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

5. Project Information

Address/Location of Property: 925 E MAPLE RD
BIRMINGHAM, MI 48009
Name of Development: HEALTH MARKETS
Parcel ID#: N/A
Current Use: N/A
Area in Acres: N/A
Current Zoning: N/A

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

6. Required Attachments

- Two (2) folded paper copies of plans including details of the following:
 - Dimensions of proposed sign(s)
 - Dimensions of building frontage
 - Illumination
 - Height from grade
- Location of proposed sign(s)
- Colors and materials
- Authorization from Property Owner(s) (if applicant is not the owner)
- Material Samples
- Digital Copy of Plans

7. Details of the Request for Administrative Approval

NEW RACEWAY MOUNT CHANNEL LETTER WALL SIGN

8. Location of Proposed Sign(s)

FRONT WALL OF BUILDING

9. Type of Proposed Sign(s)

Wall: RACEWAY MOUNT WALL SIGN
Ground: _____
Name Letter: _____
Canopy: _____

Projecting (Post-Mounted): _____
Projecting (Wall-Mounted): _____
Building Identification: _____
Other: _____

10. Size of Proposed Sign

Width: 88 INCHES

Depth: 5" LETTERS

Height of Lettering: 16"

Overall Height: 31"

Extension from Wall: 10"

Total Square Feet: 19 sq/ft

11. Existing Signs Currently on Property

Number: 0

Square Feet per Sign:

Sign Type(s):

Total Square Feet:

12. Materials/Style of Proposed Sign(s)

Metal: ALUMINUM

Plastic: ACRYLIC

Wood:

Glass:

Other:

Color #1: BLUE

Color #2: GREEN

Additional Colors:

13. Content of Proposed Sign(s)

HEALTH MARKETS

14. Proposed Sign Lighting

Type of Lighting: LED MODULES

Size of Fixtures (LxWxH): 1 watt per led module

Maximum Wattage per Fixture: 200 watt max total for sign

Proposed Wattage per Fixture: 150 - 200 watt total for sign

Location: INTERNALLY

Number of Lights Proposed: 150 - 200 led modules

Height from Grade: 19 ft from bottom of sign to ground

Lighting Style: WHITE COLOR LIGHT

15. 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:

8-16-2020

Office Use Only

Application # PAA20-0091

Date Received: 9/2/2020

Fee: \$100.00

Date of Approval: 9/2/2020

Date of Denial: N/A

Reviewed By:



CONSENT OF PROPERTY OWNER

George Quarters, LLC, 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 925 E. Maple Rd.;
(Address of Affected Property)
2. That I have read and examined the Application for Administrative Approval made to the City of
Birmingham by: Pro Sign and Awning;
(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): Michael George

Signature of Owner:

Date: August 17th, 2020

S I G N D I A G R A M

1 - CHANNEL LETTER SIGN



Proposed New Face Lit Channel Letters

1 sq ft per linear foot of frontage

19 SQ/FT

APPROVED
1/12/2020
PAA20-0091

SK 4

BUILDING ELEVATION

Sign Description

CHANNEL LETTER SIGN

Date: 8/12/2020

Site Address: 925 E Maple Rd.
Birmingham, MI

Contact Info: 1-866-419-5379

Landlord Info:

Photo of Suite: Attached SK4

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

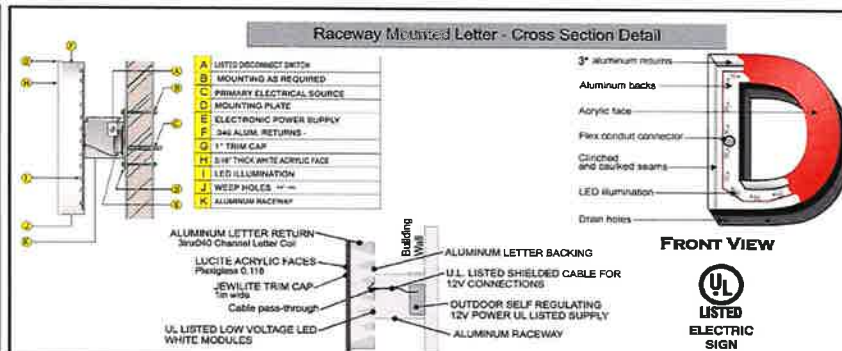
SCOPE OF WORK:

RACEWAY MOUNT CHANNEL LETTER SIGN

3" ALUMINUM RETURN
4" RACEWAY

COLORS:

- LIGHT GREEN - rgb 105-190-40
- DARK GREEN - rgb 0-155-58
- BLUE - rgb 0-159-218



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Approval: _____ Date: _____

PROsigns

1866.419.5379 - Toll Free
313.581.9333 - Office
313.581.8995 - Fax
info@signmi.com
www.signmi.com
#prosignmi
17827 W. Warren
Detroit, MI 48228

Survey
Design
Manufacture
Installation
Service
Licensed
Bonded
Insured



S I G N D I A G R A M

1 - CHANNEL LETTER SIGN



SK 4

BUILDING ELEVATION

Sign Description

CHANNEL LETTER SIGN

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Birmingham, MI

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Wall Color SW#:

Landlord Approval:

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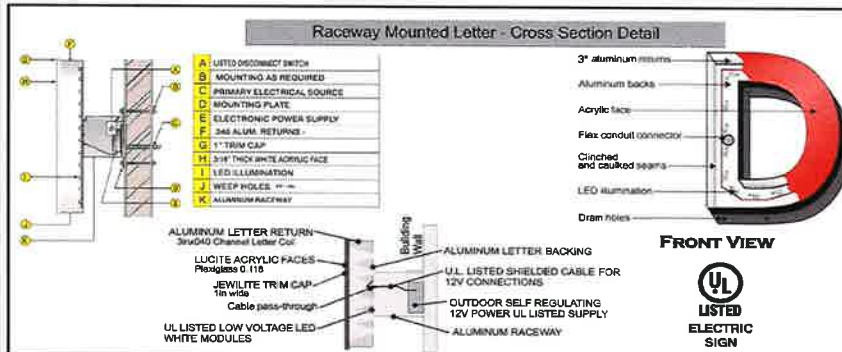
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Approval: _____ Date: _____

PROsigns

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#prosignsmi
17627 W. Warren
Detroit, MI 48228

Survey
Design
Manufacture
Installation
Service
Licensed
Bonded
Insured



Design Review Board Action List – 2020

Design Review Board	Quarter	Rank	Status
Redesign/Update DRB Board Applications	1 st (January-March)	1	<input type="checkbox"/>
Update Sign Ordinance	2 nd (April-June)	2	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 rd (July-September)	3	<input type="checkbox"/>
Sign Ordinance Enforcement	4 th (October-December)	4	<input type="checkbox"/>

Updates:

1. Updated Design Review application as of June 2020
 - a. Simplified, reformatted, and trimmed unnecessary sections
 - b. Updated PDF to be a fillable form
2. Sign Ordinance update in progress.