

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD MEETING**  
**MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET**  
**WEDNESDAY – May 16, 2018**  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of February 21, 2018**
- 3) **Design Review**
  - **34200 Woodward – Tomatoes APizza**
- 4) **Sign review**
- 5) **Study Session**
  - **Overlay signage**
- 6) **Miscellaneous Business and Communication**
  - A. Staff Reports
    - **Administrative Approvals**
    - Violation Notices
  - B. Communications
    - Commissioners Comments
- 7) **Adjournment**

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

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

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

**DESIGN REVIEW BOARD  
MINUTES OF FEBRUARY 21, 2018**

**Municipal Building Commission Room  
151 Martin, Birmingham, Michigan**

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, February 21, 2018. Chairman John Henke called the meeting to order at 7:15 p.m.

**Present:** Chairman John Henke; Board Members Joseph Mercurio, Lauren Tolles, Alternate Board Members Adam Charles, Dulce Fuller

**Absent:** Board Members Vice-Chairman Keith Deyer, Natalia Dukas, Thomas Trapnell, Michael Willoughby; Student Representatives Josh Chapnick, Griffin Pfaff

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

**02-20-18**

**APPROVAL OF MINUTES  
DRB Minutes of December 6, 2017**

**Motion by Mr. Mercurio**

**Seconded by Mr. Charles to approve the DRB Minutes of December 6, 2017 as presented.**

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Mercurio, Charles, Fuller, Henke, Tolles

Nays: None

Absent: Deyer, Dukas, Trapnell, Willoughby

The Chairman offered applicants the opportunity to postpone to the next DRB meeting when a full board may be present because only five of seven board members were in attendance. Everyone opted to be heard this evening..

**02-21-18**

**SIGN REVIEW  
34901 Woodward Ave.  
Morgan Stanley**

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

Proposal: Mr. Baka advised the applicant is requesting approval of two name letter signs, one on each façade of the southwest corner of the Balmoral Building that fronts on Peabody and E. Brown. The applicant currently has a "building identification sign" at the top of the Woodward Ave. elevation as permitted by ordinance. The building that the applicant is located in was constructed under the Downtown Overlay Standards. Accordingly, the entire building and all its tenants are required to comply with the Overlay Sign District Standards contained in Article 01, section 1.10 of the Sign Ordinance. The Overlay Sign Standards allow one sign per entry for tenants whose principal square footage is on the first floor. As the applicant is located above the first floor, the proposal does not meet these requirements. The applicant is located on the third floor of the building. In addition, the applicant has only one entrance which is accessible from Peabody where the lobby and elevators to the third floor are located. At this time, the applicant has stated their intention to apply for a variance from the Board of Zoning Appeals ("BZA"). Accordingly, as has been City policy, the applicant has submitted an application for Design Review of their signage prior to appearing in front of the BZA.

Signage: The applicant is seeking approval of two name letter signs reading "Morgan Stanley." One sign would be mounted on the Peabody elevation and one sign would be mounted on the E. Brown elevation. Article 01 section 1.10 B (4) (d) states the following; *Each business whose principal square footage is on the first story may have one sign per entry. The proposal does not meet these requirements.* They are not located on the first floor and do not have two entrances. Both signs are proposed to be 17 3/4 in. in height. Article 01 section 1.10 B (4) states the following; *A single external sign band or zone may be applied to the facade of a building between the first and second floors, provided that it shall be a maximum of 1.5 ft. in vertical dimension by any horizontal dimension. Woodward Avenue Address: The external sign band or zone shall be a maximum of 2 ft. in vertical dimension by any horizontal dimension. The proposal meets this requirement.*

Illumination: The signs are proposed to be halo lit with white LED lights.

Mr. Baka noted the applicant has the option of taking down the building identification sign and then they would fall within the square footage requirement with the two signs.

Ms. Fuller announced she has no problem with the building identification sign.

The Chairman thought that three signs are not needed. Ms. Tolles had no problem with the Woodward Ave. sign at the top of the building.

Mr. Charles said the signs are a very nice rendering and they do not take away from the aesthetics of the building. He doesn't object to the signs except they don't meet the Ordinance. Mr. Mercurio also did not object to them.

Chairman Henke saw no reason for the signs except to add additional signage on the building. He didn't see a practical difficulty for allowing the signs.

Mr. Charles did not have an issue with the sign at the top of the building.

Ms. Fuller felt it is nice to have the building named Morgan Stanley. That may be conducive for them to stay in the building. There is so much in and out leasing traffic that this could be an anchor and identification for the building. Additionally she thought the signage was very discrete.

Ms. Sara Tom, Administrator for Morgan Stanley, spoke to say they occupy the third and fourth floors. It is very difficult to direct clients where to go without signage.

Mr. Larry LeVan, Le Van Signs, noted that no one sees the sign at the top of the building. Chairman Henke advised they would not need a recommendation to the BZA if that sign comes down. Mr. LeVan thought the building should be known as the Morgan Stanley Building.

Chairman Henke announced these comments will be forwarded to the BZA.

**02-22-18**

**SIGN REVIEW**  
**33633 Woodward Ave.**  
**Wesch Cleaners**

Zoning: B2-B General Business

Proposal: Mr. Baka reported that the applicant was previously approved for new signage by the Planning Board as a part of a Site Plan Review. However, the applicant has decided they would like to change the sign proposed to include colored LED lighting accents. The previous proposal was to install one new name letter sign for the storefront, and a new coat of paint (Sharkskin by Benjamin Moore) on the existing pylon sign located at the south side of the property. The new proposal is very similar to the previous one in that it proposes a name letter sign that will read "Wesch Cleaners" in white acrylic text. All of the letters will be internally lit and pinned to the stucco walls. In addition to the channel letters the proposal now includes a "leaf logo" between the words "Wesch" and "Cleaners"

as well as illuminated light bars above and below the word "Cleaners." Both the logo and the light bars are proposed to be illuminated.

The horizontal width of the building measured from the northeast corner to the southeast corner is 93.3 ft., making the allowable sign square footage 140 sq. ft. The tenant space of the principal building frontage is not parallel to Woodward Ave; therefore the horizontal width of the building was used. The sum of the proposed pylon sign (two sided @ 49 sq. ft. per side = 98 sq. ft.) and the proposed wall sign (52.57 sq. ft.) is 150.57 sq. ft. In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, *Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage. The proposal meets this requirement.* The wall sign is proposed to be mounted greater than 8 ft. above grade. In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - *Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk and at a height of less than 15 ft. above public alley. The proposal meets this requirement.* The proposed name letter sign will be constructed of aluminum returns with acrylic faces.

Illumination: The letters of the sign are proposed to be face lit with white LED lights. The leaf logo and light bars are proposed to be lit with green LEDs.

Mr. Baka explained that staff decided this request is something they were not comfortable with administratively approving. It is substantially changed from the original approval by the Planning Board. The request meets the Ordinance.

**Motion by Mr. Charles**

**Seconded by Ms. Fuller to approve the Sign Review Application for 33633 Woodward Ave. as proposed.**

At 7:33 p.m. there were no comments on the motion from the audience.

**Motion carried, 5-0.**

**VOICE VOTE**

Yeas: Charles, Fuller, Henke, Mercurio, Tolles

Nays: None

Absent: Deyer, Dukas, Trapnell, Willoughby

**02-23-18**

**SIGN REVIEW**

**1065 E. Maple Rd.**

## **Mobile Gas Station**

Zoning: B-2 General Business

Proposal: Mr. Baka noted the applicant appeared before the DRB on October 18, 2017 with a proposal to install wall signs on the building. However, the proposal exceeded the allowable signage for the site. At that time the board postponed the review to allow the applicant time to develop an alternate proposal. Accordingly, the applicant is now returning to the board to seek approval to install a new panel on an existing ground sign at the Mobile Gas Station.

Signage: The applicant proposes to remove one of the digital price displays on the existing ground sign and replace it with a plexi-panel that reads "Beer and Wine". The total linear building frontage is 56 ft. 9 in., permitting 56.75 sq. ft. of sign area. The existing ground sign on the property measures 53.4 sq. ft. The change to the ground sign would not increase the amount of signage on-site. In accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, *Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.* **The proposal meets this requirement.**

Illumination: The signs are proposed to be internally illuminated with LEDs.

Mr. Baka reported the size of the proposed panel is the same as existing.

Mr. Kyle Hannawa was present for the Mobile Station. Chairman Henke asked him why he needs to have "Beer and Wine" on the ground sign. Mr. Hannawa replied that a lot of people don't know that they now carry beer and wine.

Mr. Charles said he understands that it is a huge expense to start offering beer and wine. However, not everybody wants to see that type of advertising. Nevertheless, this is discrete and it announces a major product that this business carries.

Chairman Henke commended the applicant for being discrete about selling beer and wine, as long as they don't see "beer and wine" in the windows. Mr. Hannawa responded by saying he would take that down the first thing tomorrow morning.

Ms. Fuller expressed her feeling that she doesn't think beer and wine and gasoline go together.

**Motion by Mr. Charles**

**Seconded by Ms. Tolles to approve the Sign Review Application for 1065 E. Maple Rd. as proposed.**

There was no public left to comment at 7:43 p.m.

**Motion carried, 4-1.**

**VOICE VOTE**

Yeas: Charles, Tolles, Henke, Mercurio,

Nays: Fuller

Absent: Deyer, Dukas, Trapnell, Willoughby

**02-24-18**

**MISCELLANEOUS BUSINESS AND COMMUNICATIONS**

Staff Reports

-- Administrative Approvals

- 53816 Woodward Ave., Auto Europe - The owner is requesting approval to re-install the former "Lotus" marquee sign on the south wing of the building.
- 35046 Woodward Ave., Generations of OB - Sign face change.
- 300 Park St., Fifth Third Private Bank - Two internally illuminated 177 sq. ft. wall signs.
- 724 N. Old Woodward Ave., Kohler, Install wall sign on front of building.
- 352 S. Old Woodward Ave. - One half raised letters, stud mounted with names and logos. Color: white.
- 33353 Woodward Ave., Tide Dry Cleaners - Install one non-illuminated letterset on the west elevation, one illuminated remote letterset on the east elevation, one illuminated letterset on the north elevation.

-- Violation Notices (none)

Communications

-- Commissioners' Comments

- Mr. Baka noted the boards have been talking about taking a look at the Overlay Sign Standards. This has come up a lot with signage on the

Balmoral Building. The HDC has agreed to hold some study sessions on this matter. Chairman Henke stated his biggest concern is that they now have a sign band that is not a sign band.

Mr. Baka replied that Master Sign Plans are a very useful tool for controlling signage on the multi-tenant buildings. He wants to wait until both boards are present to hold the study session.

Further, he announced that there are no applications for the next board meeting on March 7.

**02-25-18**

### **ADJOURNMENT**

No further business being evident, the board motioned to adjourn the meeting at 7:46 p.m.

Matthew Baka  
Sr. Planner





# MEMORANDUM

Planning Division

**DATE:** May 11, 2018  
**TO:** Design Review Board  
**FROM:** Matthew Baka, Senior Planner  
**SUBJECT:** Design Review – 34200 Woodward – Tomatoes APizza

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**Zoning:** MU-7, Mixed Use

**Existing Use:** Commercial

## Proposal

The applicant is proposing to refresh the façade of the space that was formerly occupied by Pizza Hut within the Papa Joe's plaza. The proposal includes painting the storefront façade with alternating vertical stripes of black and white and adding three (3) black and white striped awnings. The awnings are proposed to have white valances with the name of the business printed on them. The existing windows and doors are proposed to remain.

## Signage

The applicant is proposing one name letter sign and three canopy signs. The size of the canopy signs was not provided. The name letter sign is proposed to be 2' 8.25" tall by 14' wide for a total of 37.625 sq. ft. However, the applicant is proposing to mount the sign with a vertical orientation. Article 01 section 1.05 K (5) allows the Design Review Board to approve signs in vertical orientation provided that the sign meets the other provisions of the Sign Ordinance in regards to total area, thickness and height. However, the total area of the existing signage was not provided. Therefore, determining compliance with the Master Sign Plan is not possible with the available information.

Papa Joe's plaza was approved for a Master Sign Plan in 2012. At that time the plaza was approved for several sign locations not to exceed 227 sq. ft. of signage. When the Master Sign Plan was approved the plaza had 153.17 sq. ft. of signage. Since that time several of the signs have changed. While it appears that the total signage still remains under 227 sq. ft. an additional analysis must be done to verify the total amount of signage. The Design Review Board may wish to consider the appropriateness of the current design orientation for approval and allow the new signs to be approved administratively provide that they comply with the Sign Ordinance.

## Illumination

No new illumination is proposed at this time.

## Design Recommendation

When reviewing the project against the standards of Section 7.09 of the City of Birmingham Zoning Ordinance, staff makes the following observations:

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

The Planning Division recommends that the Design Review Board consider a motion to approve the design review application for 34200 Woodward. The proposal meets the requirements of Section 7.09 of the Zoning Ordinance.

#### **Sample Motion Language**

Motion to APPROVE the design review application for 34200 Woodward, provided the applicant meet(s) the following condition(s):

The applicant provide additional details detail on the existing and proposed signage to be approved administratively.

OR

Motion to TABLE the design review application for 34200 Woodward. The applicant must provide the following items:

OR

Motion to DENY the design review application for 34200 Woodward. The proposal does not meet the requirements of section 7.09 of the Zoning Ordinance.

#### **Sec. 7.09 Review**

**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))

**DESIGN REVIEW BOARD**  
**MINUTES OF AUGUST JULY 15, 2012**  
Municipal Building Commission Room  
151 Martin, Birmingham, Michigan

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Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, August 15, 2012. Chairman John Henke called the meeting to order at 7:39 p.m.

**Present:** Chairman John Henke; Board Members Vice-Chairman Keith Deyer, Darlene Gehringer, Shelli Weisberg, Michael Willoughby; Alternate Board Member Robert Goldman

**Absent:** Board Member Andrew Meyer; Alternate Board Member Janet Lekas; Student Representative Erin Brown

**Administration:** Sheila Bashiri, City Planner  
Carole Salutes, Recording Secretary

**08-46-12**

**SIGN REVIEW**  
**34200-288 Woodward Ave.**  
**Papa Joe's Center**

Zoning: B-2 General Business and MU-7 Triangle Overlay District

Proposal: The applicant received Final Site Plan and Design Review at the September 14 and September 21, 2011 Planning Board Meetings for the additions, the landscaping, parking and lighting. Papa Joe's Bistro is a Special Land Use Permit ("SLUP"), and therefore is under the purview of the Planning Board and the City Commission. That section of the building was approved at the December 5, 2011 City Commission meeting. Signage for Bistro Joe's was also approved at that time.

At the December 7, 2011 DRB meeting the applicant was approved for design changes and a new directory ground sign. The directory ground sign measures 30 sq. ft. per side. Existing signage for **Moosejaw** (62.5 sq. ft.) and **Radio Shack** (29.3 sq. ft.) is being re-used.

The applicant proposes to install new signage on Papa Joe's. **Massage Green** has one existing sign and is proposing to add a sign on Papa Joe's because of the new addition. Originally the Webster frontage was declared the principal frontage by the DRB. Massage Green had 90 ft. of frontage on Webster which allowed them to have 135 sq. ft of signage. The construction of the new addition completely enclosed their Woodward entrance, and enclosed all but 31 ft. 10 in. of the Webster elevation. The applicant is seeking to place the existing 28 sq. ft. sign on the Webster elevation. The new Massage Green sign will be included in the Papa Joe's allowable square footage.

The applicant is also seeking approval for the location and size of the signage for any new tenant that may lease the available space in the new addition. **Papa Joe's** total linear building frontage is 151 ft. 2 in. permitting 227 sq. ft. of sign area. The total proposed signage will measure 153.17 sq. ft. in accordance with Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area - For all buildings, including multi-tenant office or retail buildings, the combined area of all types of signs shall not exceed 1 sq. ft. (1.5 sq. ft. for addresses on Woodward Ave.) for each linear foot of principal building frontage.

All wall signs are proposed to be mounted over 8 ft. above grade, meeting the requirement of Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 in. from the building facade shall not be attached to the outer wall at a height of less than 8 ft. above a public sidewalk.

The proposed **Building Identification** sign letters will be constructed of 6 in. thick polished stainless steel pinned 2 in. off the wall.

The proposed **Gourmet Market and Catering** sign will be constructed of 4.6 in. metal channel letters with white acrylic faces and polished stainless steel returns, pinned 2 in. off the wall.

The proposed **Papa Joe's on Worth** sign letters will be constructed of ¼ in. flat cut metal painted black and pinned 3 in. off the wall.

The proposed **Papa Joe's on Woodward** sign background / letters will be constructed of 4.6 in. metal channel letters with white acrylic faces and polished stainless steel returns, pinned 2 in. off the wall.

The proposed **Massage Green** sign will be made from a recessed box into the wall with an aluminum face painted the building color and letters cut out with green acrylic (PMS 376c). The applicant is proposing to re-use the existing decorative food elements on the previously approved green screen located above the sign band.

Illumination: The Proposed "**Gourmet Market**", and the Woodward elevation "**Papa Joe's**" sign will be Halo lit with white LEDs. The proposed Worth elevation "**Papa Joe's**" sign will be externally illuminated with four Bega Compact Floodlights with LED lamps. The proposed "**Massage Green**" sign will be internally illuminated with white neon.

Mr. Roman Bonaslowski, Ron and Roman Architects, indicated that construction is moving along. He illustrated the location of all of the signage. Calculations show that the building is undersigned. Gourmet Market and Catering is incorrectly noted on the planner's report as being 2 ft. high x 44 in. wide. It is actually 12 in. high x 44 ft. wide. Mr. Bonaslowski then requested that the sign be increased from 12 in. high to 24 in. high, which would take it from 44 sq. ft. to a total of 88 sq. ft. This is a critical signage component for the market.

Mr. Bonaslowski plugged in a sample of the up-lighting for the building which will highlight all of the sculpture as well as the green wall. The lights are mounted at the base of each of the mullions.

Mr. Deyer pointed out that Massage Green has more signage in theory than they should be allocated according to their frontage. Board members thought it would make sense to calculate the signage measurement for the whole complex rather than for each individual business.

Chairman Henke received confirmation that Bistro Joe's is a part of the SLUP process and will go before the City Commission.

**Motion by Ms. Weisberg**

**Seconded by Ms. Gehringer to approve the Sign Review Application for 33101 Woodward Ave., Papa Joe's Center, with the following conditions:**

- **Petitioner is granted an increase in the size of the Gourmet Market and Catering sign to 24 in. h x 44 ft. w; and**
- **Petitioner to submit for administrative approval a full signage schedule with measurements for all proposed or future tenant signage.**

There were no comments from the public at 8:05 p.m.

**Motion carried, 6-0.**

**VOICE VOTE**

Yeas: Weisberg, Gehringer, Deyer, Goldman, Henke, Willoughby

Nays: None

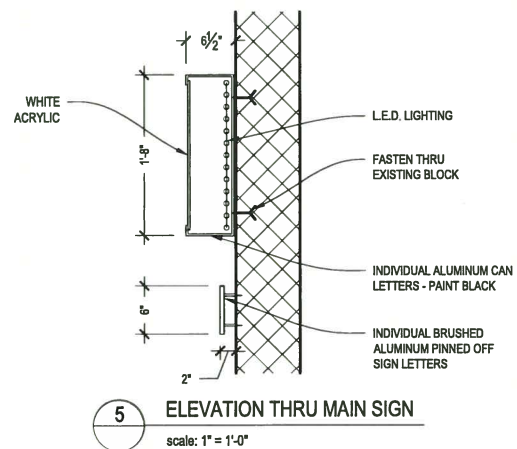
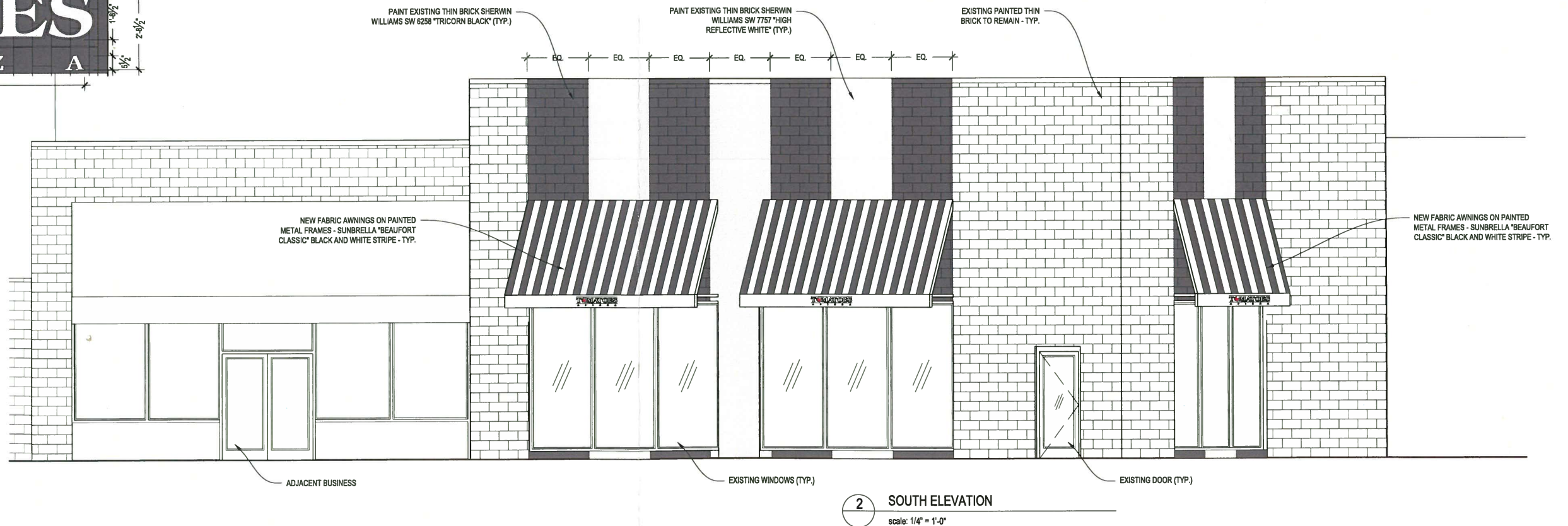
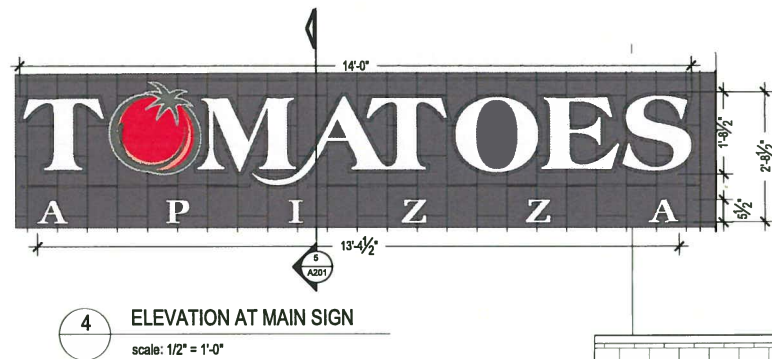
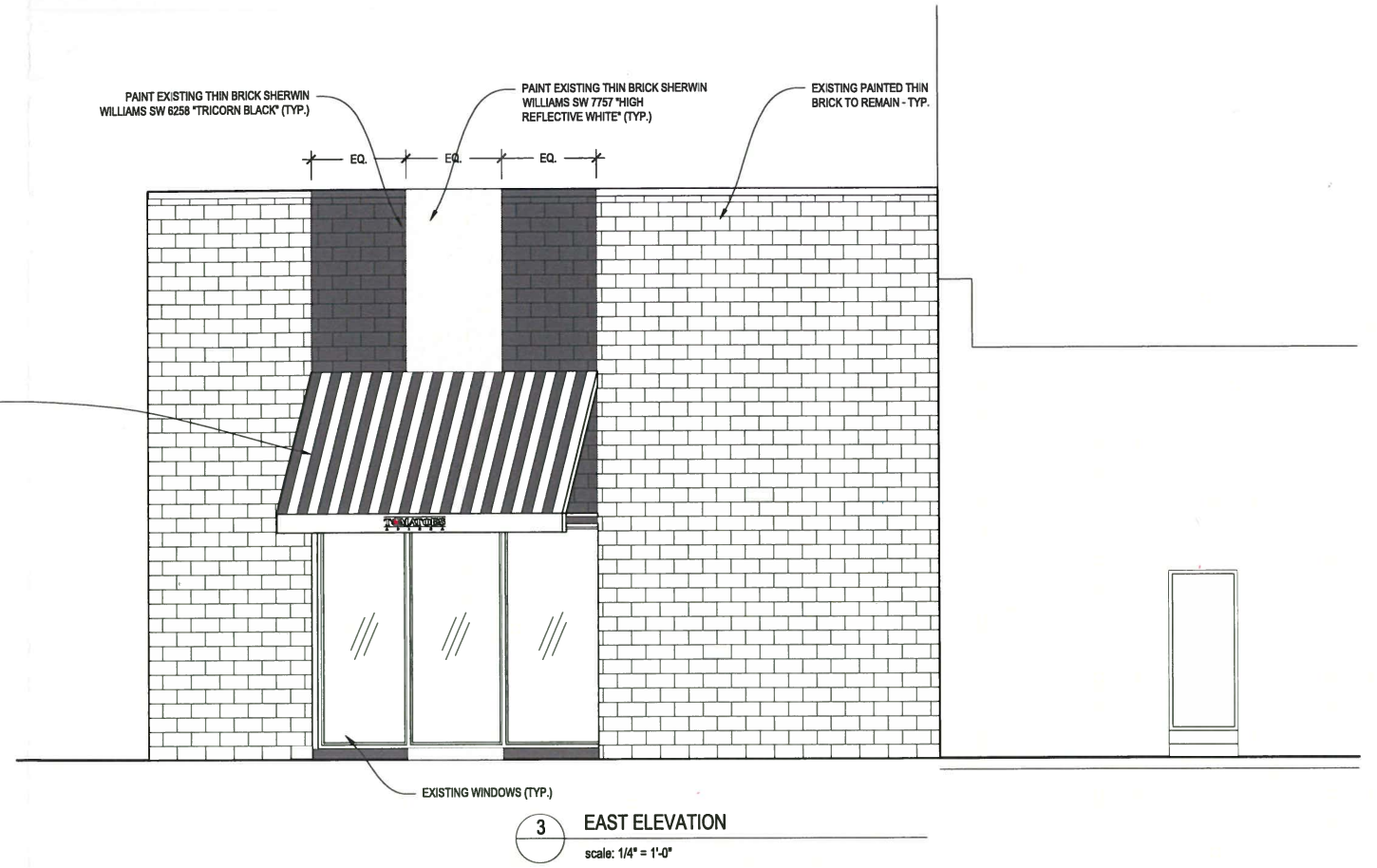
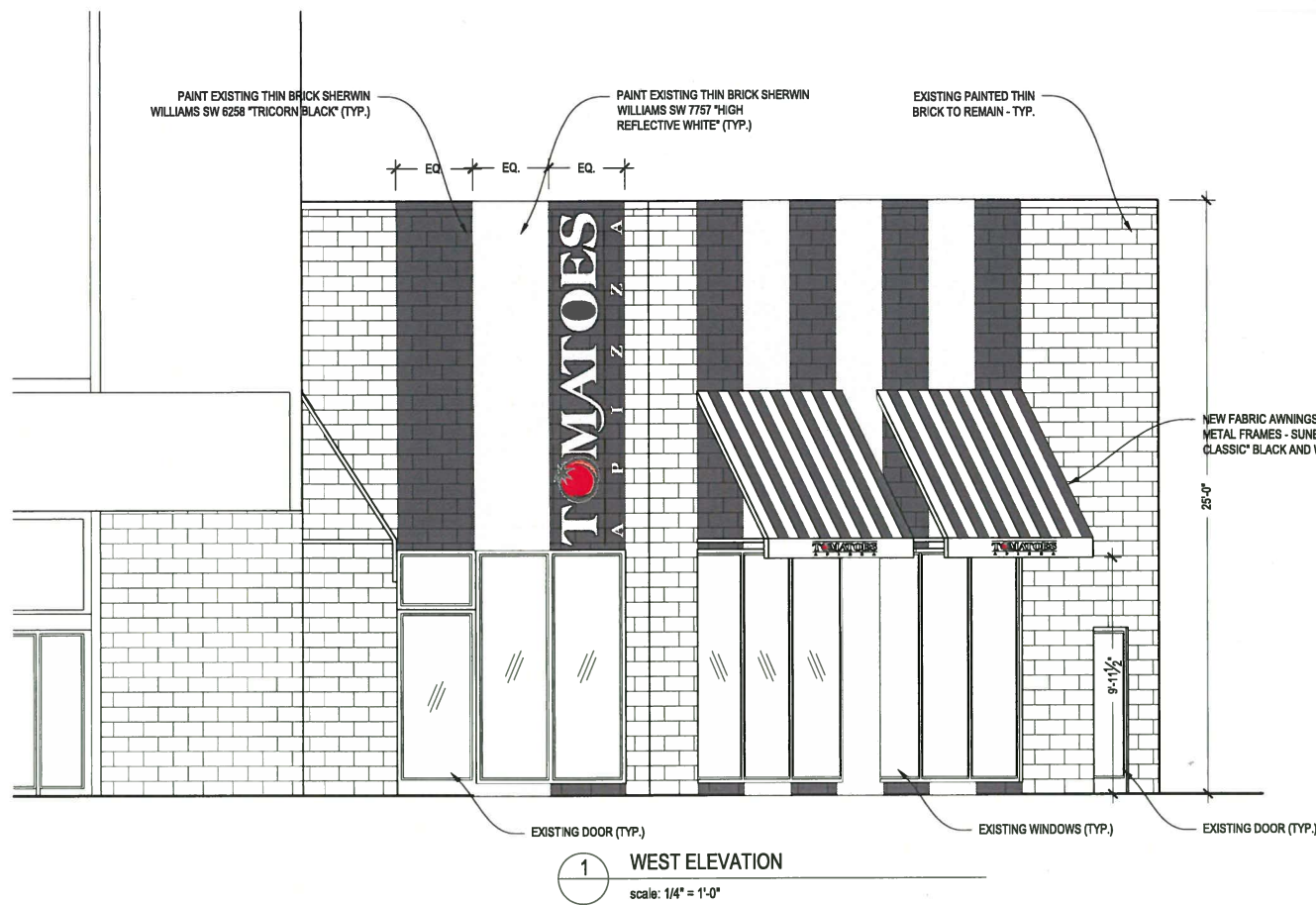
Absent: Meyer











**DATE:** May 11, 2018

**TO:** Design Review Board

**FROM:** Matthew Baka, Senior Planner

**SUBJECT:** Signage standards study session

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Over the past several months the Historic District Commission and Design Review Board members have been having informal discussions regarding the differences between the Overlay signage standards and the standard sign ordinance. These discussions have been initiated by a number of sign reviews and variance applications that have come to the Board for review as part of their attempts to be allowed signage in line with the standard sign ordinance rather than the Overlay sign standards. Specifically, the discussion has centered on the type and amount of signage that would be permitted in most areas of the Cities but are prohibited on buildings or sites that were developed under the Overlay standards. These topics include the following;

- The number of signs permitted determined by the number of entrances;
- Signage for upper floor commercial tenants is prohibited;
- Height of signs restricted to half the height permitted in other areas.

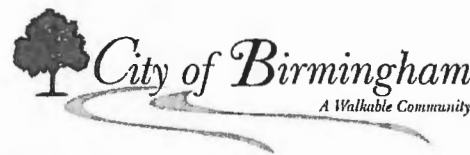
In addition to the differing restrictions listed above there are also subtle differences between the two ordinances which make interpretation and enforcement difficult and confusing for business owners and sign companies who are not familiar with Birmingham ordinances. The Board expressed a desire to study this issue to look at possible amendments that could be made to improve the two ordinances so that they are more easily implemented and understood. To that end planning staff has created a chart that illustrates the main differences between the ordinance sections and how they affect the use of signage in the City. This chart is intended as a starting point for discussion.

#### SUGGESTED ACTION:

Once the Commission has identified potential changes or improvements that could be made to the ordinance staff should be directed to draft ordinance amendment language for study at a future meeting.

	General Sign Ordinance	Downtown Overlay Sign Ordinance
Total Area	<ul style="list-style-type: none"> <li>Combined sign area shall not exceed 1 ft<sup>2</sup> (1.5 ft<sup>2</sup> for Woodward addresses) for each linear foot of principal building frontage.</li> </ul>	<ul style="list-style-type: none"> <li>Each business, whose principal square footage is on the first story, may have one sign per entry.</li> </ul>
	<ul style="list-style-type: none"> <li>Ground sign: 30 ft<sup>2</sup> per side, 60 ft<sup>2</sup> total</li> </ul>	<ul style="list-style-type: none"> <li><b>Not addressed in Overlay Sign Ordinance</b></li> </ul>
	<ul style="list-style-type: none"> <li>Projecting wall signs: 7.5 ft<sup>2</sup> per side, 15 ft<sup>2</sup> total</li> </ul>	<ul style="list-style-type: none"> <li>Pedestrian sign: 1.5 ft. vertical by 4 ft. horizontal</li> </ul>
	<ul style="list-style-type: none"> <li>Window signs: 12 ft<sup>2</sup> per side, 18 ft<sup>2</sup> on Woodward</li> </ul>	<ul style="list-style-type: none"> <li>Window signs: may not exceed 1.5 ft. in vertical dimension and 4 ft. in horizontal dimension.</li> </ul>
Sign Height	<ul style="list-style-type: none"> <li>Name letter signs: 24 in., 36 in. for Woodward addresses</li> <li>Wall signs: 3 ft., 4 ft. for Woodward addresses</li> </ul>	<ul style="list-style-type: none"> <li>Sign band shall be a maximum of 1.5 ft. in height, 2 ft. for Woodward addresses.</li> </ul>
	<ul style="list-style-type: none"> <li>Ground signs: 8 ft. maximum above street level</li> </ul>	<ul style="list-style-type: none"> <li><b>Not addressed in Overlay Sign Ordinance</b></li> </ul>
Corner Buildings	<ul style="list-style-type: none"> <li>Business may locate multiple signs on differing facades of the building provide they stay within the parameters permitted by ord. regarding height and area</li> </ul>	<ul style="list-style-type: none"> <li>Buildings are permitted one sign per entrance regardless of the number of frontages a given business may have.</li> </ul>
Upper Floor Tenant Signage and Above	<ul style="list-style-type: none"> <li>Any Business that operates on site may locate multiple signs on differing facades of the building provided they stay within the parameters permitted by ord. regarding height and area.</li> </ul>	<ul style="list-style-type: none"> <li>Each business, whose principal square footage is on the first story, may have one sign per entry.</li> </ul>
Wall Mounted Blade Signs	<ul style="list-style-type: none"> <li>Signs must have a 6 inch minimum separation from the wall face, and may not project more than 30 inches beyond the property line.</li> </ul>	<ul style="list-style-type: none"> <li>Maximum of 1.5 feet in vertical dimension and 4 feet in horizontal dimension.</li> </ul>
Building Identification	<ul style="list-style-type: none"> <li>Building Identification: Non-illuminated signs identifying the entire structure by a building name may be permitted above the first floor.</li> </ul>	<ul style="list-style-type: none"> <li>One sign will be allowed on the principal building frontage.</li> <li>Signs identifying the entire structure by a building name may be permitted on the sign band.</li> </ul>





CITY OF BIRMINGHAM  
Date 05/09/2018 12:33:59 PM  
Ref 00148308  
Receipt 427532  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: UBS Companies  
Address: 51142 Milam Dr  
Macon, GA 31206  
Phone Number: 248-550-1060  
Fax Number: 248-550-1060  
Email: \_\_\_\_\_

### Property Owner

Name: Poppleton Place - Managed by  
Address: 320 E. Big Beaver Kramer-Triad  
Phone Number: (248) 786-2140  
Fax Number: (248) 879-5507  
Email: cbuha@kramer-triad.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: 35300 Woodward Ave  
Name of Development: Poppleton Place Condos  
Parcel ID #: \_\_\_\_\_  
Current Use: Residential  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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] UBS Companies Date: 05-09-2018

Application #:	<u>18-0051</u>	Office Use Only	Date Received:	<u>5/9/18</u>	Fee:	<u>\$100</u>
Date of Approval:	<u>5/10/18</u>	Date of Denial:	Reviewed by: <u>m. B/L</u>			

**CONSENT OF PROPERTY OWNER**

I, Poppleton Place - managed by Kramer Triad, OF THE STATE OF Mi AND COUNTY OF  
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 35300 Woodward;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
U & S Companies;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 5/9/18

Colleen Buha  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

Agent for Poppleton Place

c/o Kramer Triad  
320 E. Big Beaver suite 190  
Troy, MI 48083



51192 Milano Drive - Macomb, Michigan 48042 - Phone: (248) 588-0675 - Fax: (248) 588-0683

**NAME:** Colleen Buha

**DATE:** 02-28-2018

**COMPANY:** Kramer Triad Troy

**JOB NAME:** Poppleton Place

**Phone:** 248-879-9700

**JOB LOCATION:** 35300 Woodward

**EMAIL:** Cbuha@kramertriad.com

**Scope of work:** Remove and replace siding, and paint balconies

- Remove aluminum flashing
- Remove existing siding and J channel
- Remove old caulking
- Remove and Replace 1/4 plywood sheeting
- Install tyvek
- Install new siding, J-Channel and vinyl corners
- Caulk j channel with matching caulk
- Install aluminum coil with pvc coating on bottom of columns
- Install pvc trim board around windows and bottom of columns
- Galvanized nails will be used
- Grind, and clear seal tops of balconies using Sherwin Williams H&C Silicone based sealer
- Scrape, prep, prime, and paint sides, and bottoms of balconies

APPROVED  
M.B/L 5/10/18  
18-0051 ORB

**Material**

- Sherwin Williams - Sher-Crete (tops of balconies)
- Sherwin Williams - Loxon Concrete & Masonry primer (sides and bottoms of balconies)
- Sherwin Williams - Macropoxy (sides and bottoms of balconies)
- Sherwin Williams - Pro Industrial enamel (railings)
- Plygem/Napco American Splendor Stone Clay siding installed #3654225
- Plygem/Napco aluminum trim coil Stone Clay installed at base of each siding column
- OSI Quad Sealant caulk exclusively utilized

Siding material

**Proposal Notes**

- U&S Companies conducts daily clean up and product disposal efforts
- Timeline for Project: 30-45 days (weather permitting)

56,000  
23,472







## Administrative Sign Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: Signs by Crannie  
Address: 4145 Market Place  
Flint, Michigan 48507  
Phone Number: 810-487-0000  
Fax Number: 810-487-0711  
Email: debbie@signsbycrannie.com

#### Property Owner

Name: B7 Investments LLC  
Address: 38770 Woodward Avenue #100  
Bloomfield Hills, Michigan 48304  
Phone Number: 248-642-3380  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Daniel C. Crannie, Jr.  
Address: 4145 Market Place  
Flint, Michigan 48507  
Phone Number: 810-487-0000  
Fax Number: 810-487-0711  
Email: debbie@signsbycrannie.com

#### Project Designer

Name: Piro Signs  
Address: 1818 Old State Road M  
Barnhart, MO 63012  
Phone Number: 696-464-0200  
Fax Number: 636-464-9990  
Email: \_\_\_\_\_

#### 3. Project Information

Address/Location of Property: 33347 Woodward Avenue  
Birmingham, Michigan 48009  
Name of Development: \_\_\_\_\_  
Parcel ID #: 28-20-31-355-033  
Current Use: New Building Development  
Area in Acres: \_\_\_\_\_  
Current Zoning: B-2

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

#### 4. Attachments

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

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

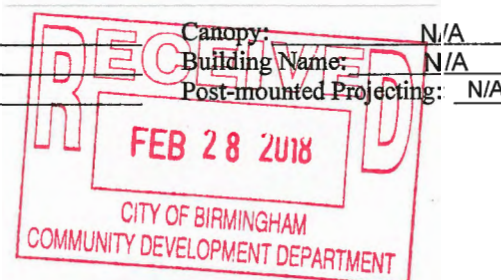
We would like to install a raceway mounted Channel Letters Sign, LED illuminated. Sign will be connected to the existing sign circuit  
provided by others

#### 6. Location of Proposed Signs

To be installed on the front of the building over the front entrance doors

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

Wall: Wall Sign  
Ground: N/A  
Projecting: N/A  
Canopy: N/A  
Building Name: N/A  
Post-mounted Projecting: N/A





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

Front: Front Elevation over entrance door Rear: N/A  
Left side: N/A Right side: N/A

9. Size of Sign

Width: 14'-9" Height: 4'-8" (from the top of the X to the bottom of the y  
Depth: 10" Total square feet: 213.88 square feet boxed  
Height of lettering: 3'-6" (Tallest Letter)

10. Existing signs currently located on property

Number: None Type(s): N/A  
Square feet per sign: N/A Total square feet: N/A

11. Materials/Style

Metal: Aluminum Wood: N/A  
Plastic: Lexan Glass: N/A  
Color 1 (including PMS color #): White Faces Color 2 (including PMS color #): Black Vinyl  
Additional colors (including PMS color #: N/A

12. Sign(s) Read(s): MESSAGE LUXE SPA

13. Sign Lighting

Type of lighting proposed: White LED's Number proposed: N/A  
Size of light fixtures (LxWxH): N/A Height from grade: 12'  
Maximum wattage per fixture: (2) 60 Watt Power Supplies Proposed wattage per fixture: \_\_\_\_\_  
Location: Located in the Raceway Style (include specifications): LED's - G-LUX (in the X)  
Standard White LED's in the rest of the signage

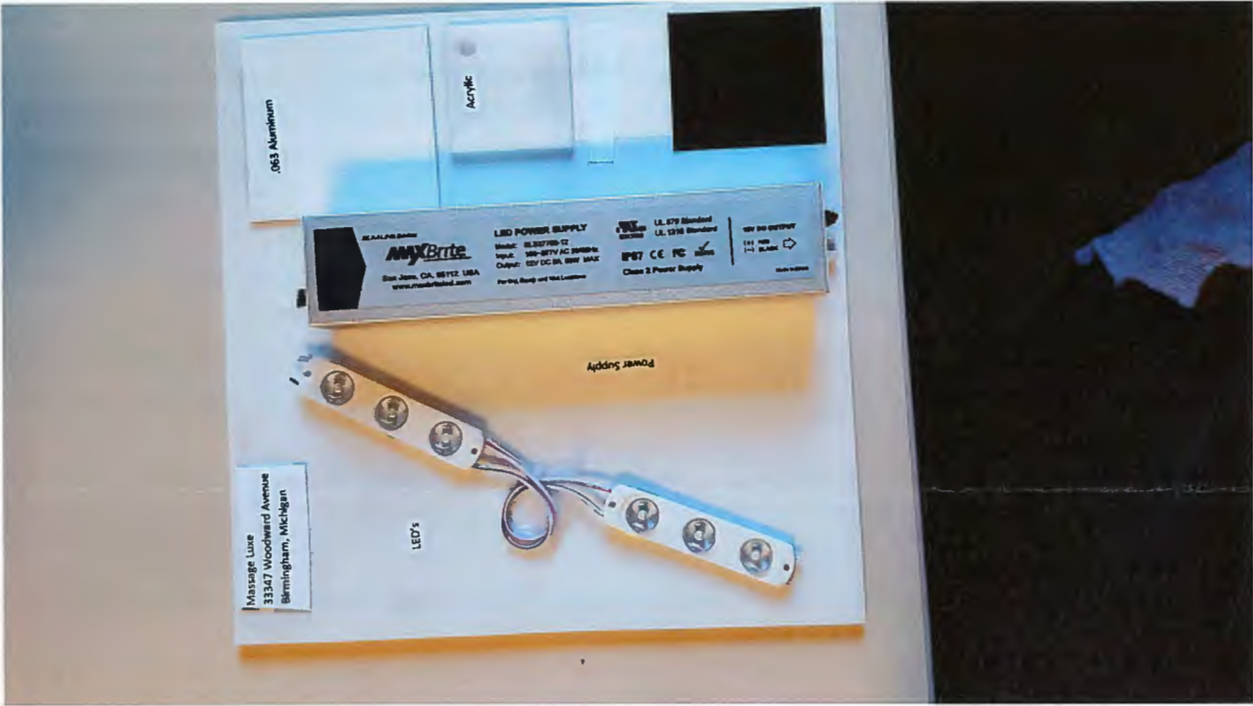
14. Landscaping (Ground signs only)

Location of landscape areas: N/A Proposed landscape material: N/A

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

Signature of Applicant: [Signature] Date: February 15, 2018

Application #:	<u>18-0017</u>	Date Received:	<u>3/6/18</u>	Fee:	<u>\$100</u>
Date of Approval:	<u>3/7/18</u>	Date of Denial:		Reviewed by:	<u>M.B/L</u>



PIROSSIGNS

INCORPORATED

since 1957

1818 HWY. W

BARNHART, MO 63012

PH: 636-464-0200

FAX: 636-464-8990

WWW.PIROSSIGNS.COM

GRAPHICS@PIROSSIGNS.COM

CUSTOMER

Message Luxe

JOB LOCATION

33347 Woodward Ave

Birmingham, MI 48009

CONTACT

PROJECT

Channel Letters

SALES PERSON

Chris Brand

DATE

1-16-18

RENDERING #

18-1121

SCALE

DRAWN BY

Eric Irvin

SAVED AS

Muxe Birmingham Channel Letters

REVISION DATE

REVISION(S)

LEADER

ONE UNION

LOCAL 1000

APPROVED AS IS

APPROVED AS NOTED

REVISE & RESUBMIT

INITIALS

THIS PRINT IS APPROVED AS IS. NO WORK SHALL BE DONE UNTIL PRINTS ARE SET.

A SIGNED COPY, AND CHANGES MAY BE MADE IN A CHANGE IN THE PRICE QUOTE.

THIS DRAWING IS COPYRIGHT PROTECTED AND IS SOLE PROPERTY OF PIROSSIGNS INC. AND HAS BEEN PREPARED FOR YOUR VIEWING ONLY. THIS DRAWING MAY NOT BE REPRODUCED, DUPLICATED OR CONSTRUCTED WITHOUT WRITTEN PERMISSION OR PURCHASE FROM PIROSSIGNS INC.

**Channel Letters** SCALE: 1/2" = 1'

FABRICATE & INSTALL 1 SET OF CHANNEL LETTERS MOUNTED ON RACEWAY

- ALUMINUM CONSTRUCTION
- INTERNALLY ILLUMINATED
- WHITE PLASTIC FACES WITH BLACK VINYL OUTLINE
- BLACK TRIM CAP AND RETURNS
- 5" DEEP RETURNS
- "X" TO HAVE LED ILLUMINATION HOLES IN RETURNS FROM 4 POINTS OF "X"
- "SPA" TO HAVE WHITE FACES DECORATED WITH VINYL
- RACEWAY PAINTED TO MATCH BUILDING COLOR (TBD)
- SURVEY NEEDED BEFORE PRODUCTION

**APPROVED**  
*M. B/L 3/7/18*  
**18-0017 DRB**

SIMULATED VIEW. ACTUAL APPEARANCE MAY VARY.

PIROSSIGNS

FILE NUMBER E340574

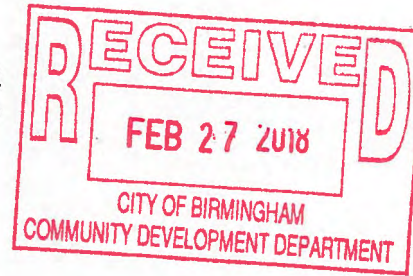
ELECTRIC SIGN

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Massage Luxe Spa - 33347 Woodward Ave Birmingham, MI 48009 - Actual Tenant Space





## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: ROYAL OAK AND BIRMINGHAM AWNING  
Address: 2625 W. 14 MILE  
ROYAL OAK MI 48073  
Phone Number: 248-542-5552  
Fax Number: 549-7860  
Email: MARK.ROAWNING@ATT.NET

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

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

### Property Owner

Name: ATESIAN PROPERTIES  
Address: 780 W. MAPLE STE B  
TROY MI.  
Phone Number: 248-362-2870  
Fax Number: \_\_\_\_\_  
Email: EVA@ATESIANV.NET

### Project Designer

Name: ROYAL OAK AND BIRMINGHAM AWNING  
Address: 2625 W. 14 MILE  
ROYAL OAK MI 48073  
Phone Number: 248-542-5552  
Fax Number: \_\_\_\_\_  
Email: MARK.ROAWNING@ATT.NET

### 3. Project Information

Address/Location of Property: 2253 COLE  
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

REPLACE EXISTING AWNING AND FRAME

### 6. Location of Proposed Signs

FRONT ELEVATION (SOUTH)

### 7. Type of Sign(s)

Wall: \_\_\_\_\_ Canopy: AWNING  
Ground: \_\_\_\_\_ Building Name: \_\_\_\_\_  
Projecting: \_\_\_\_\_ Post-mounted Projecting: \_\_\_\_\_

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

Front: \_\_\_\_\_ Rear: \_\_\_\_\_  
Left side: \_\_\_\_\_ Right side: \_\_\_\_\_

9. Size of Sign

Width: \_\_\_\_\_ Height: \_\_\_\_\_  
Depth: \_\_\_\_\_ Total square feet: \_\_\_\_\_  
Height of lettering: \_\_\_\_\_

10. Existing signs currently located on property

Number: \_\_\_\_\_ Type(s): \_\_\_\_\_  
Square feet per sign: \_\_\_\_\_ Total square feet: \_\_\_\_\_

11. Materials/Style

Metal: \_\_\_\_\_ Wood: \_\_\_\_\_  
Plastic: \_\_\_\_\_ Glass: \_\_\_\_\_  
Color 1 (including PMS color #): \_\_\_\_\_ Color 2 (including PMS color #): \_\_\_\_\_  
Additional colors (including PMS color #): \_\_\_\_\_

12. Sign(s) Read(s): — O —

13. Sign Lighting

Type of lighting proposed: \_\_\_\_\_ Number proposed: \_\_\_\_\_  
Size of light fixtures (LxWxH): \_\_\_\_\_ Height from grade: \_\_\_\_\_  
Maximum wattage per fixture: \_\_\_\_\_ Proposed wattage per fixture: \_\_\_\_\_  
Location: \_\_\_\_\_ 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: \_\_\_\_\_

Application #:	<u>18-0014</u>	Date Received:	<u>2/27/18</u>	Fee:	<u>\$100</u>
Date of Approval:	<u>2/27/18</u>	Date of Denial:	_____	Reviewed by:	<u>M. B. A.</u>



**CONSENT OF PROPERTY OWNER**

I, ATESIAN Properties, OF THE STATE OF MI AND COUNTY OF  
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 2253 Cole;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
ROYAL OAK AND BIRMINGHAM TWINING  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 7-26-18

Ara Atesian  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

JEFFREY KING INTERIORS

2253 COLE

BIRMINGHAM, MI.

OWNER JEFFREY KING

248-646-3353

FABRIC AWNING - REPLACEMENT  
FRAME AND FABRIC

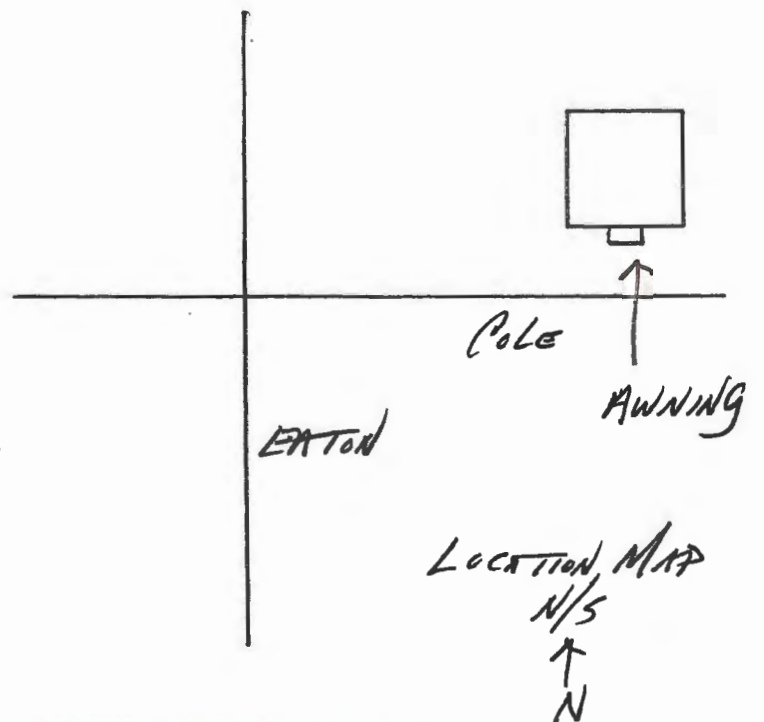
FRAME GALV STL 18GA 1"ET

FRAMEWORK TO BE PRINTED  
— BLACK —

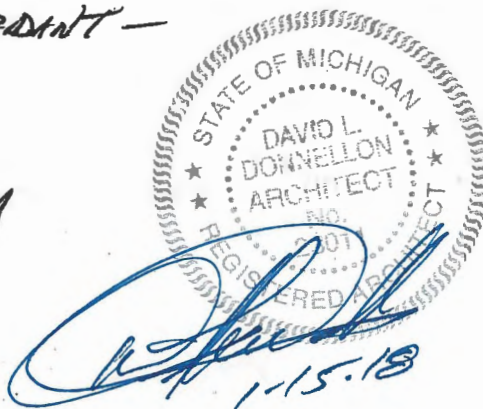
MATERIAL SUNBELLA 9.25 OZ ACRYLIC  
— FLAME RETARDANT —

COLOR BLACK #6008

3" WHITE STRIPE AT BOTTOM  
OF VALANCE



APPROVED  
M.R. 2/27/18  
18-004 DRB



ROYAL OAK &  
BIRMINGHAM  
AWNING LLC

CUSTOM MADE VINYL,  
CANVAS AND ALUMINUM AWNINGS  
CANVAS SALES AND REPAIR

2625 W. 14 Mile Rd. Royal Oak, MI 48073  
royaloakandbirminghamawnings.com

Mark D. Friedman - Sales  
(248) 542-5552  
(248) 549-7860 Fax



4'6.5"

.....

9'6"

closed ends

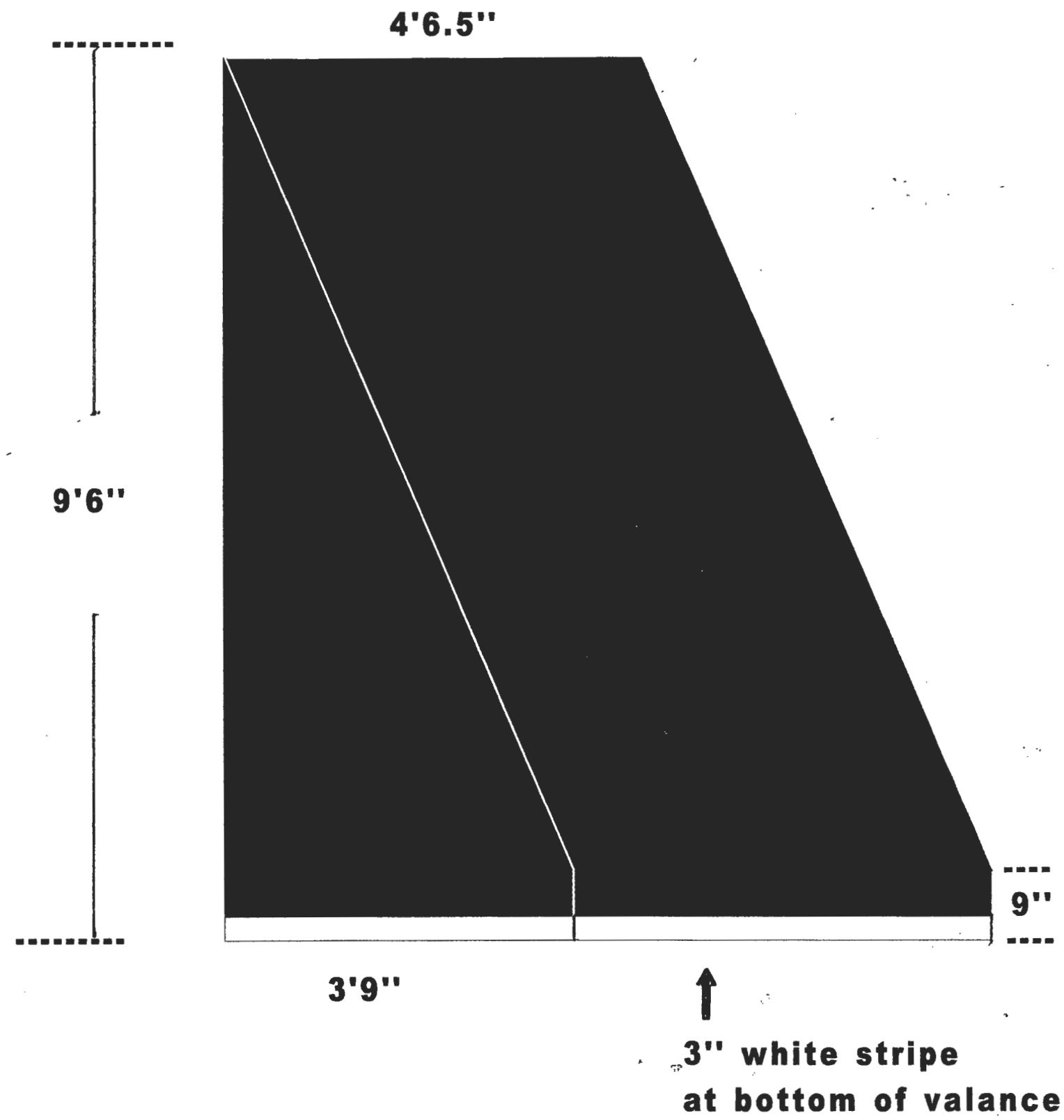
---  
9"  
---

.....

8'6"  
off  
grade

.....





4'-6 1/2" AWNING

ROOFLINE

1/2" = 1'

--- = AWNING

X = DENOTES  
ANCHORING  
POINTS

CAP

BEAM

3" GAP

BEAM

7 1/2" GAP

9 1/2"

9"

3'-9"

3'-6 1/2"

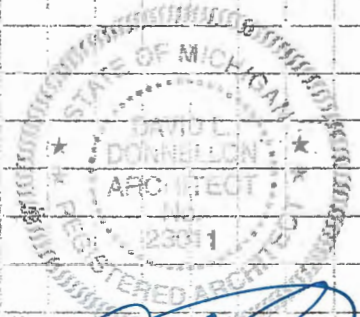
DOOR

8'-6"

1'-1 1/2"

9"

NOTE:  
BEAMS ARE  
OFF-SET



*[Signature]*  
1-15-8

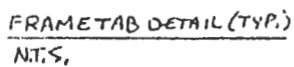
S.W.

4'





- SPACER



1425 Pittsford-Victor Road, Victor, New York 14564

Fax: (716) 248-2210

CERTIFICATE OF FLAME RETARDANCE

ISSUED TO: ROYAL OAK & BIRMINGHAM AWNING, L.L.C  
2625 W. 14 MILE ROAD  
ROYAL OAK, MI 48073  
NUMBER: #80362

DATE: 03-24-2014

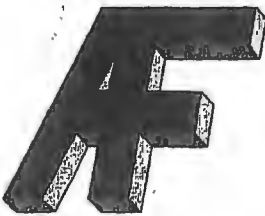
THIS CERTIFICATE OF COMPLIANCE IS ISSUED TO VERIFY THAT THE ITEMS OR AREAS DESCRIBED BELOW ON THIS CERTIFICATE HAVE BEEN TREATED WITH FLAME COAT™.

FLAME COAT™ IS A CLASS A FIRE RETARDANT.

Description of Material, Structure, etc.

200	YARDS OF SUNBRELLA BLACK, TREATED W/FLAMECOAT
	N.F.P.A. 701 SMALL SCALE, CLASS A, A.S.T.M E-84, FLAME SPREAD:10, SMOKE DENISTY:25,
	AFTER FLAME AVERAGE: 0.0 SECONDS, CALIFORNIA TITLE 19 SECTION 1237, N.F.P.A. 260
	CALIFORNIA TB 117E. WILL NOT WASH OFF, FOR INTERIOR AND EXTERIOR USE
3132014-2	03-24-2014

ISSUED BY:



American  
Flamecoat  
Inc.

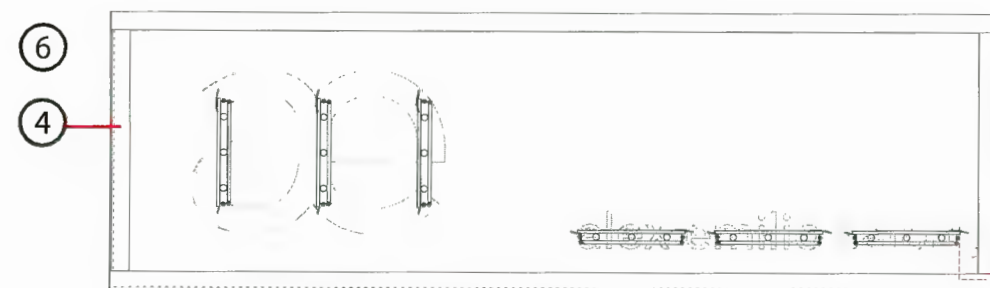
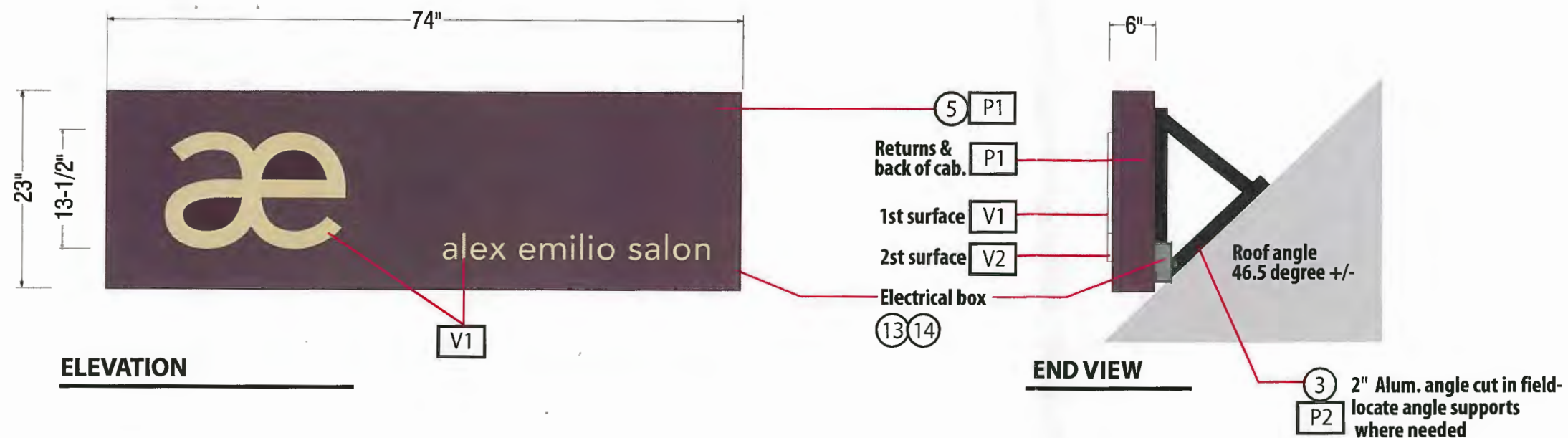
520-D Eagleton Downs Drive  
Pineville, NC 28134  
(704) 543-0903



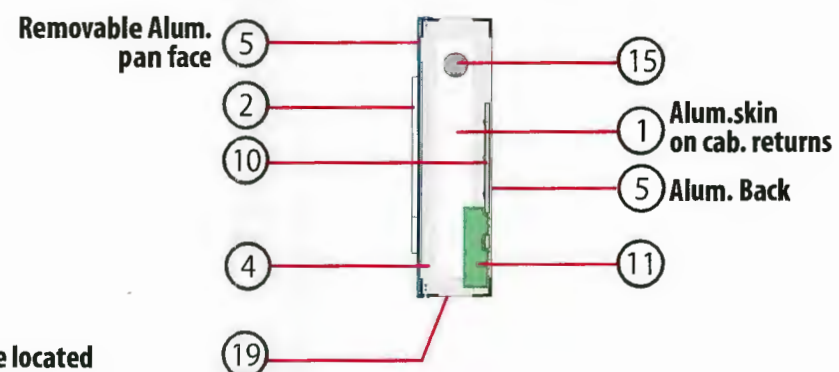
*[Signature]*

Director GA-1201.01  
(General)

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated. Due to the number of external forces that can diminish flame retardancy, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant. We do state that when it leaves our facility, it meets the stated code. Certificate void if material is exposed to open flame or extremely hot lights or electrical wiring.



SECTION VIEW OF SIGN



Electric to be located on right side of sign

APPROVED  
M.B./L 3/1/18  
18-0015 DRB

## Fabrication Notes

- Paint inside of cabinet white

## Electrical Notes

L.E.D. Qty/Type:

(6) SS GE Tetra Powerstrips 71k @ 2.96W ea.

Power Supply Qty/Type:

Qty (1) GEPS24-100U @ 1.1amps (MAX) each

Total Amps = 1.1 amps Volts = 120V

## Install Notes

- Mount to mansard slate roof w/alum. angle  
- Fasteners as required



## ESTIMATED BILL OF MATERIALS

No.	Qty.	Part #	DESCRIPTION
1	10sf	11110	.063 Aluminum
2	5sf	50104	3/4" clear acrylic
3	14'	12060	2" x 2" X 3/16" Aluminum Angle
4	34'	12040	1-1/2" x 1-1/2" x 3/16" Struct. Alum. Angle
5	27sf	11135	.100" aluminum
6			
7			
8			
9			
10	6	30981	GE PowerStrip S/S 7100K (GEDS71-2)
11	1	30180	GEPS24-100U-GL power supply
12			
13			Electric Box
14	1	30240	Toggle switch with boot
15	2	30226	2" round vent
16	2		Lift Eye Bolts
17			Harmon/Electrical Label
18			UL Label
19			5/16" Weep Holes
20			
21			
22			
P1			PMS 439U
P2			Satin Black
V1			3M 3630-005 Trans. ivory vinyl (PMS 7500C)
V2			3635-70 diffuser film



INSTALLED RENDERING NEW SIGN





146122  
\$100.00  
J AAD 18-0007  
PAA 18-0015  
**Administrative Sign Approval Application**

**Planning Division**

Form will not be processed until it is completely filled out

**1. Applicant**

Name: Allen Industries Harmon Sign Company  
Address: 7844 W Central Ave Toledo OH  
Phone Number: 567-408-7519  
Fax Number: \_\_\_\_\_  
Email: jennifer.parker@allenindustries.com

**Property Owner**

Name: THE CORTESE FAMILY LLC  
Address: See below under "Project Designer"  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

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

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

**Project Designer**

Name: Allen Industries  
Address: 1177 Henrietta  
Birmingham mi 48009  
Phone Number: \_\_\_\_\_  
Fax Number: 2482291375  
Email: \_\_\_\_\_

**3. Project Information**

Address/Location of Property: 730 N. Old Woodward Ave Birmingham, MI 48009  
Name of Development: \_\_\_\_\_  
Parcel ID #: 1925328010  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: U-2 office commercial  
D-2 Downtown Commercial Overlay

Name of Historic District site is in, if any: NONE  
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 - told by Lauren 2/16/18 that plans listing material specs would be enough
- Digital Copy of plans - email

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

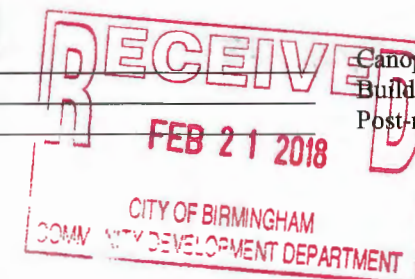
We are removing the existing non-illuminated Felicia roof sign and replacing it with the same size sign for Alex Emilio Salon, illuminated

**6. Location of Proposed Signs**

Roof

**7. Type of Sign(s)** Roof Sign

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



\$100.00





**CONSENT OF PROPERTY OWNER**

I, Massimo Cortese, OF THE STATE OF MI AND COUNTY OF \_\_\_\_\_  
(Name of property owner)

STATE THE FOLLOWING:

1. That I am the owner of real estate located at 730 N. Old Woodward 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:  
Allen Industries, Harmon Sign Division;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 2/19/2018

**Massimo Cortese**

Owner's Name (Please Print)

Massimo Cortese  
Owner's Signature



#### Fee Schedule

Administrative Approval	\$100.00
Board of Zoning Appeals*	
• Single Family Residential	\$310
• All Others	\$510
Community Impact Study Review*	\$2,050
Design Review*	\$350
Lot Division*	\$200 / parcel affected
Historic District Review*	
• Single Family Residential District	No charge
• All other zone districts	\$350
Public Notice Sign	\$100 / refundable deposit \$50 fee
Site Plan Review*	
• R4 through R8 zone district	\$850 plus \$50 per dwelling unit
• Nonresidential districts	\$1050 plus \$50 per acre or portion of acre
Special Land Use Permit*	\$800
• Plus Site Plan Review	\$1050
• Plus Design Review	\$350
• Plus Publish of Legal Notice	\$450
• Plus sign rental and deposit	\$150
	Total fee: \$2800
Special Land Use Permit Annual Renewal Fee	\$200.00
Temporary Use Permit	\$100
Zoning Compliance Letter	\$50
Zoning Ordinance Amendment Hearing (Rezoning)*	\$1500

**\*Require public notice sign to be posted (\$150 – rental fee & deposit)**

**The fees for design review, site plan review, historic district review and special land use permits shall be double the listed amounts in the even the work is commenced prior to the filing of an application for review by the City of Birmingham.**

Ordinance No. 1751 (Appendix A, Section 7.38 of the Birmingham City Code)



CITY OF BIRMINGHAM  
Date 04/04/2018 2:11:22 PM  
Ref 00147179  
Receipt 421315  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: GEORGE SWISTOCK  
Address: 26270 N. RIVER PK. DR.  
OKSTON, MI. 48141  
Phone Number: 313-575-4464  
Fax Number: 313-561-8653  
Email: GDSGOLF@COMCAST.NET

### Property Owner

Name: RJLT Properties, LLC  
Address: 15772 Troon Ct.  
Northville, MI 48168  
Phone Number: 607-643-3565  
Fax Number: N/A  
Email: rjltproperties@yahoo.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: III-III3-1115  
HOLLAND  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

- Warranty Deed with legal description of property
- Authorization from Owner(s) (if applicant is not owner)
- Completed Checklist
- Material Samples/Specification Sheets
- Digital Copy of plans

- Two (2) folded copies of plans including an itemized list of all changes for which administrative approval is requested, with the changes marked in color on all elevations

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

WINDOWS REPLACING WITH NEW ALL UNITS THE SAME  
SEE ATTACHED WINDOWS CONEX  
BRICK ON AREAS WHERE A/C REMOVED ALL UNITS SAME BRICK

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: George Swistock Date: 4/4/18

Application #: 18-0029 Office Use Only Date Received: 4/4/18 Fee: \$100  
Date of Approval: 4/16/18 Date of Denial: \_\_\_\_\_ Reviewed by: M.B.





**CONSENT OF PROPERTY OWNER**

I, JASON MATTISON, OF THE STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_  
(Name of property owner)

STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1111-1113-1115 HOWARD BIRMINGHAM,  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
GEORGE SWISTOCK;  
(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: 3-28-14

Jason Mattison  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

# Novi Kitchen & Bath

KITCHENS BATHS ADDITIONS

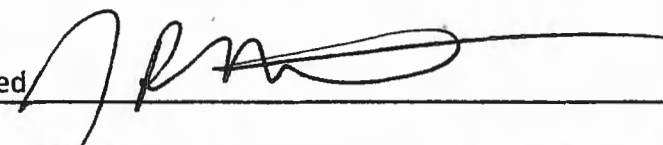
Licensed and Insured

3/20/2018

\$25,000 Windows and Exterior of Building  
25 standard and 4 picture windows \$5,250 per unit, add \$175/window Triple Pane  
Remove 10 a/c units, rebuild area for insulation and fill area with common brick  
Tuck-point 4 areas and 2 sills

Deposit \$16,700

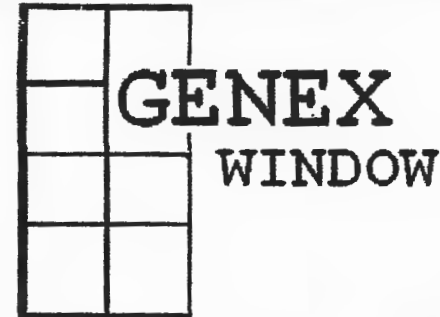
Approved



Date 3-28-18

42250 Grand River Ave NOV, MI (248) 465-9100





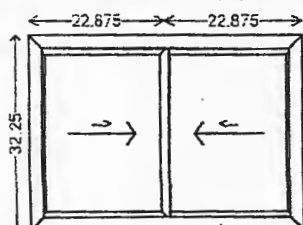
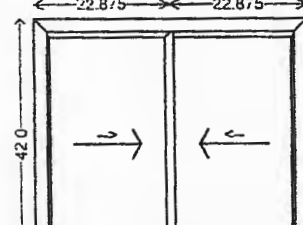
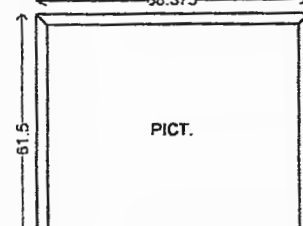
# Quotation Genex Window Inc.

23110 Sherwood Ave.  
Warren MI.  
48091  
Contractor are responsible for building codes  
www.genexwindows.com

Tel. (586) 754 2917 Fax (586) 754 3514  
Email geno@genexwindows.com

To: *George Suiskic* Deliver to: *1111-1113-1115 HOLLAND BIRMINGHAM*

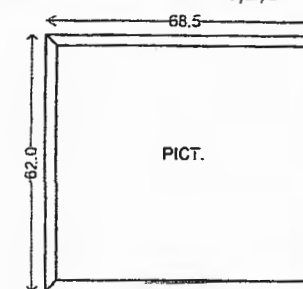
Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Unit	Details	Qty	Rate	Amount
0001	<div>unit 1,2,3</div>  <div>Viewed from Outside</div>	3		
	Kitchen Double Slider XX 45.7500w x 32.2500h 3mm Dual Low E (1") Dimension ? OSM Profile Color? White Reinforcement ? By rules Reinf Alu/Steel Aluminium Slider Frame ? Double Slider Slider Sash ? Standard Interlock Standard Lift Rail Sash? No ScreenRequired? Yes Balances Cover No			
0002	<div>unit 1,2,3</div>  <div>Viewed from Outside</div>	9		
	Double Slider XX 45.7500w x 42.0000h 3mm Dual Low E (1") Dimension ? OSM Profile Color? White Reinforcement ? By rules Reinf Alu/Steel Aluminium Slider Frame ? Double Slider Slider Sash ? Standard Interlock Standard Lift Rail Sash? No ScreenRequired? Yes Balances Cover No			
0003	<div>unit 1,2,3</div>  <div>Viewed from Outside</div>	2		
	Picture 68.3750w x 61.5000h 3mm Dual Low E (1") Dimension ? OSM Profile Color? White Reinforcement ? By rules Reinf Alu/Steel Aluminium Picture Frame ? Prime Small Glz. Stp Shape? Square			

Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Sales Line	Details	Qty	Rate	Amount
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0004 unit 1,2,3

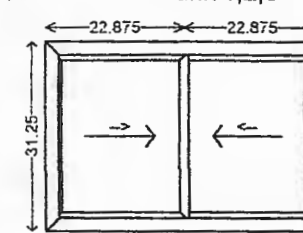


Viewed from Outside

Picture  
68.5000w x 62.0000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Picture Frame ? Prime Small  
Glz. Stp Shape? Square

1

0005 unit 1,2,3

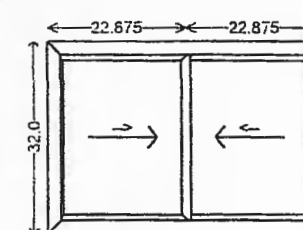


Viewed from Outside

Double Slider XX  
45.7500w x 31.2500h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

1

0006

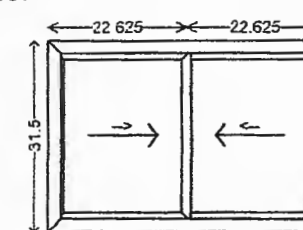


Viewed from Outside

Double Slider XX  
45.7500w x 32.0000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

4

0007



Viewed from Outside

Double Slider XX  
45.2500w x 31.5000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

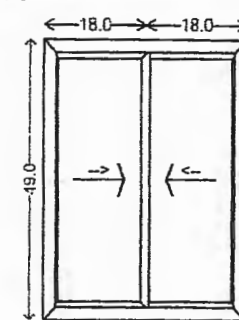
1



B/FWD \$

Q03265	Quote Date 1/22/2018	Date 1/22/2018	Customer Ref.	Responsible SUPERVISOR	
Details			Qty	Rate	Amount

0008

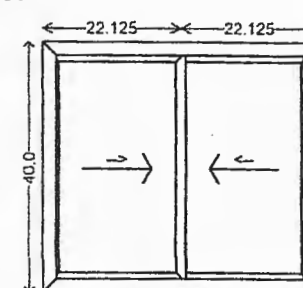


Viewed from Outside

Double Slider XX  
 36.0000w x 49.0000h  
 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

0009

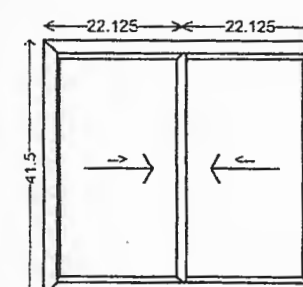


Viewed from Outside

Double Slider XX  
 44.2500w x 40.0000h  
 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

0010

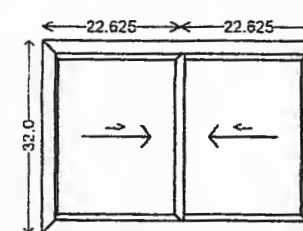


Viewed from Outside

Double Slider XX  
 44.2500w x 41.5000h  
 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

0011



Viewed from Outside

Double Slider XX  
 45.2500w x 32.0000h  
 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

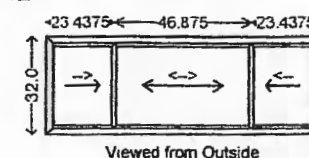
1

3...

Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Sales Line	Details	Qty	Rate	Amount
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0012



Bedroom 1

Triple Slider

1

93.7500w x 32.0000h

3mm Dual Low E (1")

Dimension ?

OSM

Profile Color?

White

Reinforcement ?

By rules

Reinf Alu/Steel

Aluminium

Slider Frame ?

Double Slider

Slider Sash ?

Standard

Interlock

Standard

Lift Rail Sash?

No

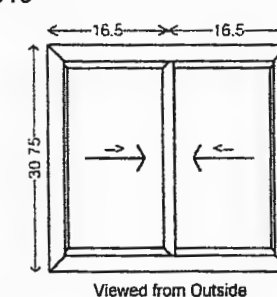
ScreenRequired?

Yes

Balances Cover

No

0013



Bathroom

Double Slider XX

1

33.0000w x 30.7500h

3mm Dual LOW E Obs

Dimension ?

OSM

Profile Color?

White

Reinforcement ?

By rules

Reinf Alu/Steel

Aluminium

Slider Frame ?

Double Slider

Slider Sash ?

Standard

Interlock

Standard

Lift Rail Sash?

No

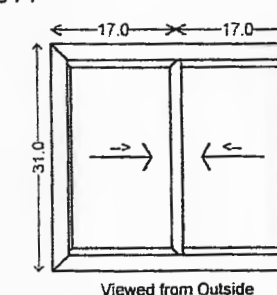
ScreenRequired?

Yes

Balances Cover

No

0014



Bathroom

Double Slider XX

1

34.0000w x 31.0000h

3mm Dual LOW E Obs

Dimension ?

OSM

Profile Color?

White

Reinforcement ?

By rules

Reinf Alu/Steel

Aluminium

Slider Frame ?

Double Slider

Slider Sash ?

Standard

Interlock

Standard

Lift Rail Sash?

No

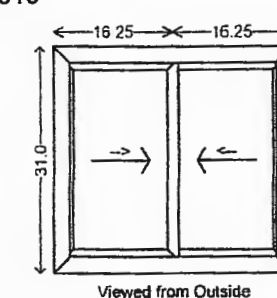
ScreenRequired?

Yes

Balances Cover

No

0015



Bathroom

Double Slider XX

1

32.5000w x 31.0000h

3mm Dual LOW E Obs

Dimension ?

OSM

Profile Color?

White

Reinforcement ?

By rules

Reinf Alu/Steel

Aluminium

Slider Frame ?

Double Slider

Slider Sash ?

Standard

Interlock

Standard

Lift Rail Sash?

No

ScreenRequired?

Yes

Balances Cover

No

4...











CITY OF BIRMINGHAM  
Date 04/04/2018 2:11:22 PM  
Ref 00147180  
Receipt 421315  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: GEORGE SWISTOCK  
Address: 26270 N. RIVER PK. DR.  
DUKSTER, MI. 48141  
Phone Number: 313-575-4464  
Fax Number: 313-561-8653  
Email: GDSGOLF@COMCAST.NET

### Property Owner

Name: RJLJ Properties, LLC  
Address: 15772 Troon Ct.  
Northville, MI 48168  
Phone Number: 607-643-3565  
Fax Number: N/A  
Email: rjljproperties@yahoo.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: 7111-1113-7115  
HOLLAND  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

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

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

WINDOWS REPLACING WITH NEW ALL UNITS THE SAME  
SEE ATTACHED WINDOWS GENEX  
BRICK ON AREAS WHERE A/C REMOVED ALL UNITS SAME BRICK

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: George Swistock

Date: 4/4/18

Application #: 18-0030

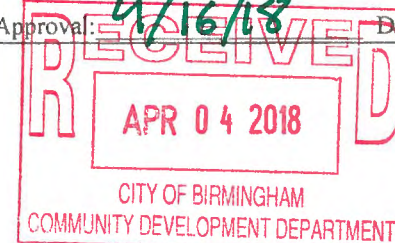
Office Use Only  
Date Received: 4/16/18

Fee: \$100

Date of Approval: 4/16/18

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

Reviewed by: M.B.



APPROVED





## CONSENT OF PROPERTY OWNER

I, JASON MATTISON, OF THE STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_  
(Name of property owner)

STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1111-1113-1115 HOLLAND BIRMINGHAM;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
GEORGE SWISTOCK;  
(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: 3-28-14

Jason Mattison  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

# Novi Kitchen & Bath

KITCHENS BATHS ADDITIONS

Licensed and Insured

3/20/2018

\$25,000 Windows and Exterior of Building  
25 standard and 4 picture windows \$5,250 per unit, add \$175/window Triple Pane  
Remove 10 a/c units, rebuild area for insulation and fill area with common brick  
Tuck-point 4 areas and 2 sills

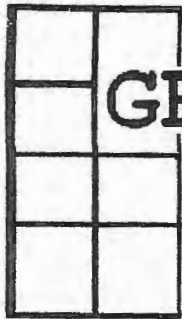
Deposit \$16,700

Approved



Date 3-28-18

42250 Grand River Ave NOV, MI (248) 465-9100



# GENEX WINDOW

## Quotation Genex Window Inc.

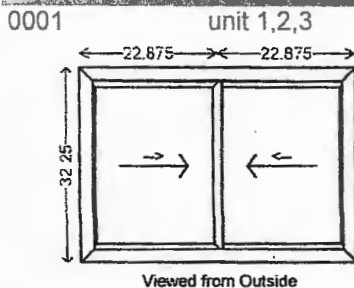
23110 Sherwood Ave.  
Warren MI.  
48091  
Contractor are responsible for building codes  
www.genexwindows.com

Tel. (586) 754 2917 Fax (586) 754 3514  
Email geno@genexwindows.com

To: *George Suistack* Deliver to: *1111-1113-1115 HOLLAND BIRMINGHAM*

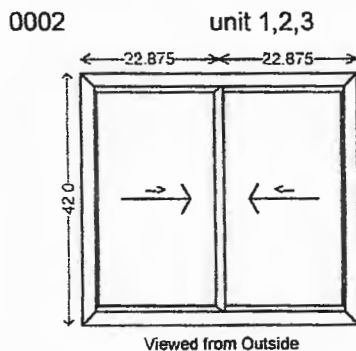
Order No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Sales Line	Details	Qty	Rate	Amount
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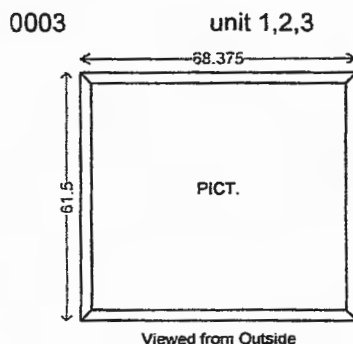
Kitchen  
Double Slider XX  
45.7500w x 32.2500h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

3



Double Slider XX  
45.7500w x 42.0000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

9

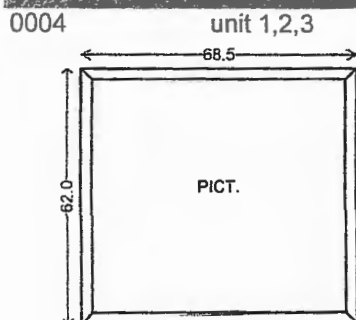


Picture  
68.3750w x 61.5000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Picture Frame ? Prime Small  
Glz. Stp Shape? Square

2

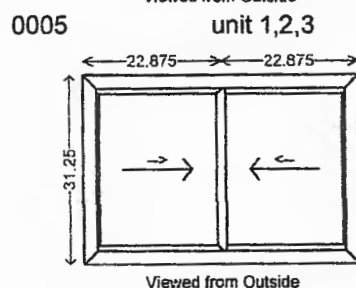
Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Sales Line	Details	Qty	Rate	Amount
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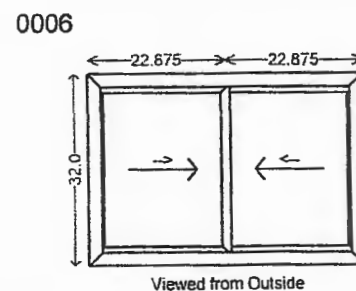
Picture  
68.5000w x 62.0000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Picture Frame ? Prime Small  
Glz. Stp Shape? Square

1



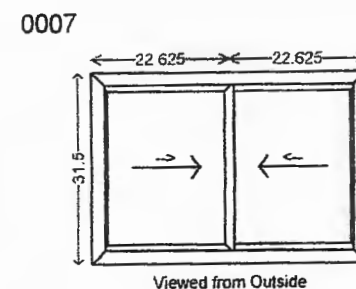
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Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

1



Double Slider XX  
45.7500w x 32.0000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

4



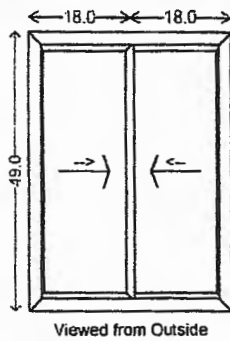
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45.2500w x 31.5000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

1



Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR
Sales Line	Details	Qty	Rate	Amount

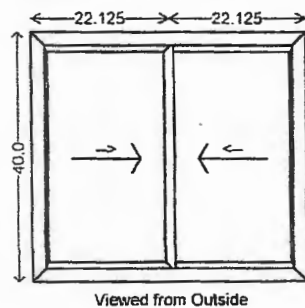
0008



Double Slider XX  
 36.0000w x 49.0000h  
 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

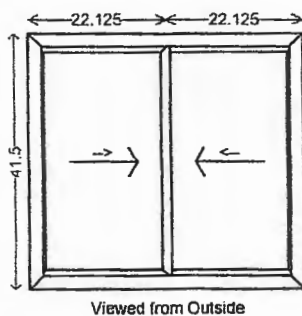
0009



Double Slider XX  
 44.2500w x 40.0000h  
 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

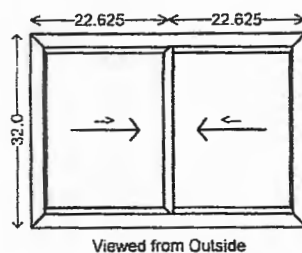
0010



Double Slider XX  
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 3mm Dual Low E (1")  
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 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

0011



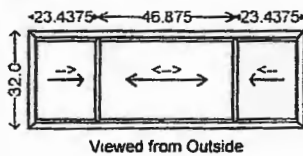
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 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Sales Line	Details	Qty	Rate	Amount
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0012



Bedroom 1

Triple Slider

1

93.7500w x 32.0000h

3mm Dual Low E (1")

Dimension ? OSM

Profile Color? White

Reinforcement ? By rules

Reinf Alu/Steel Aluminium

Slider Frame ? Double Slider

Slider Sash ? Standard

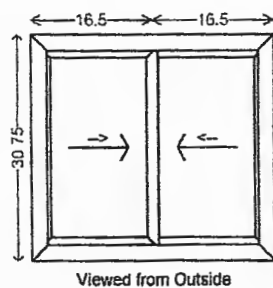
Interlock Standard

Lift Rail Sash? No

ScreenRequired? Yes

Balances Cover No

0013



Bathroom

Double Slider XX

1

33.0000w x 30.7500h

3mm Dual LOW E Obs

Dimension ? OSM

Profile Color? White

Reinforcement ? By rules

Reinf Alu/Steel Aluminium

Slider Frame ? Double Slider

Slider Sash ? Standard

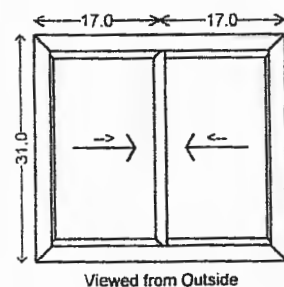
Interlock Standard

Lift Rail Sash? No

ScreenRequired? Yes

Balances Cover No

0014



Bathroom

Double Slider XX

1

34.0000w x 31.0000h

3mm Dual LOW E Obs

Dimension ? OSM

Profile Color? White

Reinforcement ? By rules

Reinf Alu/Steel Aluminium

Slider Frame ? Double Slider

Slider Sash ? Standard

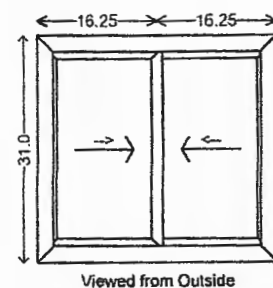
Interlock Standard

Lift Rail Sash? No

ScreenRequired? Yes

Balances Cover No

0015



Bathroom

Double Slider XX

1

32.5000w x 31.0000h

3mm Dual LOW E Obs

Dimension ? OSM

Profile Color? White

Reinforcement ? By rules

Reinf Alu/Steel Aluminium

Slider Frame ? Double Slider

Slider Sash ? Standard

Interlock Standard

Lift Rail Sash? No

ScreenRequired? Yes

Balances Cover No

4...









## Administrative Approval Application

### Planning Division

Form will not be processed until it is completely filled out

#### 1. Applicant

Name: George Swistock  
 Address: 26270 N. RIVER PK. DR.  
UNKSTER, MI. 48141  
 Phone Number: 313-575-4464  
 Fax Number: 313-561-8653  
 Email: GDSGOLF@COMCAST.NET

#### Property Owner

Name: RJLJ Properties, LLC  
 Address: 15772 Troon Ct.  
Northville, MI 48168  
 Phone Number: 607-643-3565  
 Fax Number: N/A  
 Email: rjljproperties@yahoo.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: 1111 ~~1113~~ 1115  
HOLLAND  
 Name of Development: \_\_\_\_\_  
 Parcel ID #: \_\_\_\_\_  
 Current Use: \_\_\_\_\_  
 Area in Acres: \_\_\_\_\_  
 Current Zoning: \_\_\_\_\_

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

#### 4. Attachments

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

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

WINDOWS REPLACING WITH NEW ALL UNITS THE SAME  
SEE ATTACHED WINDOWS GENEX  
BRICK ON AREAS WHERE A/C REMOVED ALL UNITS SAME BRICK

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: George Swistock Date: 4/4/18

Application #: <u>18-0031</u>	Office Use Only Date Received: <u>4/4/18</u>	Fee: <u>\$100</u>
Date of Approval: _____	Date of Denial: _____	Reviewed by: <u>M. B. /</u>





## CONSENT OF PROPERTY OWNER

I, JASON MATTISON, OF THE STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_  
(Name of property owner)

STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1111-1113-1115 HOLLAND BIRMINGHAM  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
GEORGE SWISTOCK;  
(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: 3-28-14

Jason Mattison  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

# Novi Kitchen & Bath

KITCHENS BATHS ADDITIONS

Licensed and Insured

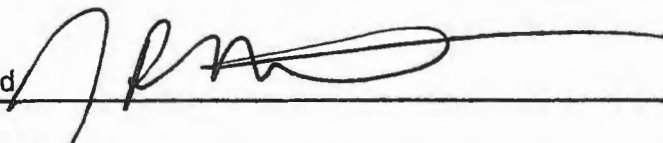
3/20/2018

\$25,000 Windows and Exterior of Building  
25 standard and 4 picture windows \$5,250 per unit, add \$175/window Triple Pane  
Remove 10 a/c units, rebuild area for insulation and fill area with common brick  
Tuck-point 4 areas and 2 sills

Deposit

\$16,700

Approved



Date 3-28-18

42250 Grand River Ave NOV, MI (248) 465-9100



# GENEX WINDOW

## Quotation Genex Window Inc.

23110 Sherwood Ave.  
Warren MI.  
48091  
Contractor are responsible for building codes  
www.genexwindows.com

Tel. (586) 754 2917 Fax (586) 754 3514  
Email geno@genexwindows.com

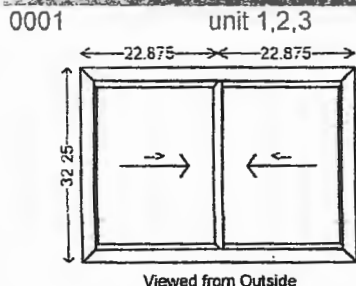
To	Deliver to
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George Suistak

1111-1113-1115 HOLLAND BIRMINGHAM

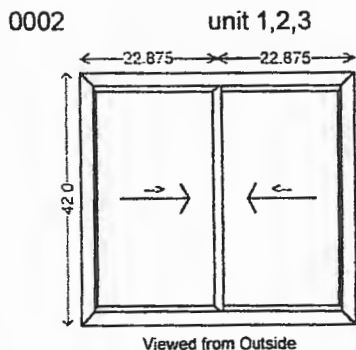
Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Part Line	Details	Qty	Rate	Amount
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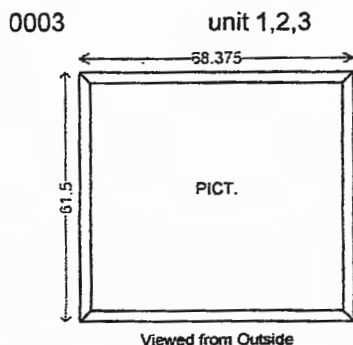
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3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
Screen Required? Yes  
Balances Cover No

3



Double Slider XX  
45.7500w x 42.0000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
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Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
Screen Required? Yes  
Balances Cover No

9

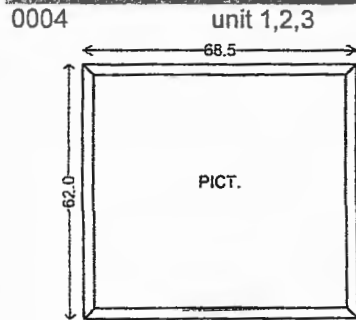


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Dimension ? OSM  
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Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Picture Frame ? Prime Small  
Glz. Stp Shape? Square

2

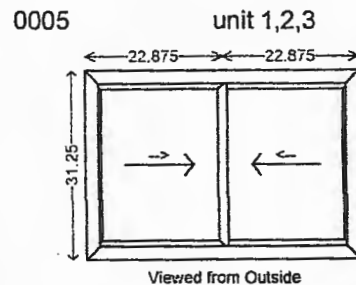
Quote No	Quote Date	Date	Customer Ref	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Sales Line	Details	Qty	Rate	Amount
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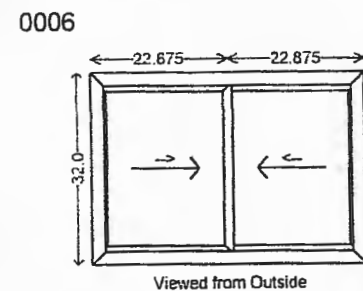
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3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
Picture Frame ? Prime Small  
Glz. Stp Shape? Square

1



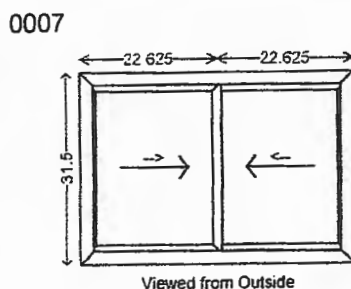
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Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

1



Double Slider XX  
45.7500w x 32.0000h  
3mm Dual Low E (1")  
Dimension ? OSM  
Profile Color? White  
Reinforcement ? By rules  
Reinf Alu/Steel Aluminium  
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Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

4



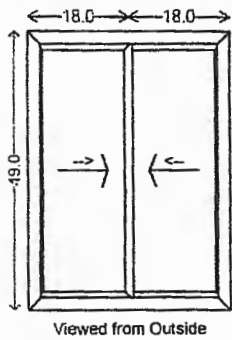
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Profile Color? White  
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Reinf Alu/Steel Aluminium  
Slider Frame ? Double Slider  
Slider Sash ? Standard  
Interlock Standard  
Lift Rail Sash? No  
ScreenRequired? Yes  
Balances Cover No

1



Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR
Sales Line	Details	Qty	Rate	Amount

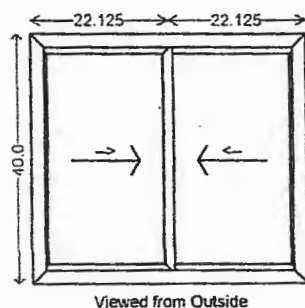
0008



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 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
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 Balances Cover No

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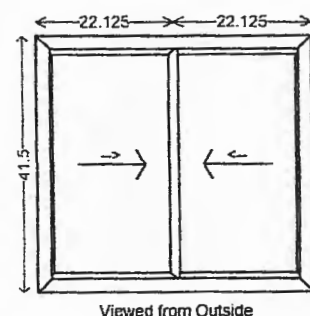
0009



Double Slider XX  
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 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
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 Balances Cover No

1

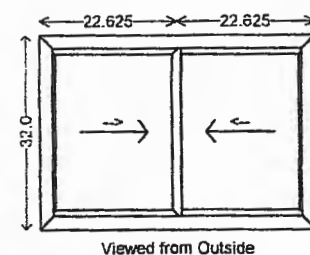
0010



Double Slider XX  
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 Profile Color? White  
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 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

1

0011



Double Slider XX  
 45.2500w x 32.0000h  
 3mm Dual Low E (1")  
 Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

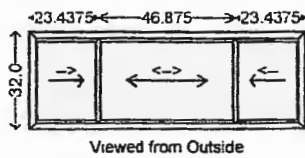
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B/FWD \$

Quote No.	Quote Date	Date	Customer Ref.	Responsible
Q03265	1/22/2018	1/22/2018		SUPERVISOR

Sales Line	Details	Qty	Rate	Amount
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0012



Bedroom 1

Triple Slider

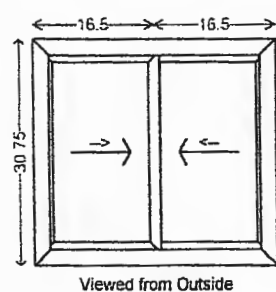
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93.7500w x 32.0000h

3mm Dual Low E (1")

Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

0013



Bathroom

Double Slider XX

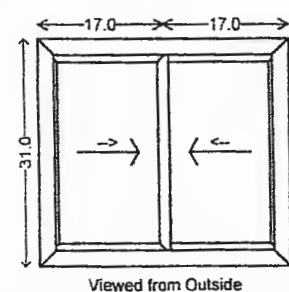
1

33.0000w x 30.7500h

3mm Dual LOW E Obs

Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

0014



Bathroom

Double Slider XX

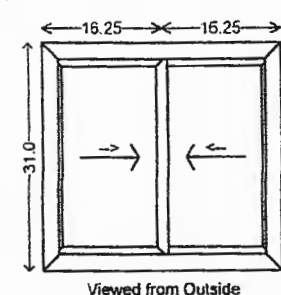
1

34.0000w x 31.0000h

3mm Dual LOW E Obs

Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

0015



Bathroom

Double Slider XX

1

32.5000w x 31.0000h

3mm Dual LOW E Obs

Dimension ? OSM  
 Profile Color? White  
 Reinforcement ? By rules  
 Reinf Alu/Steel Aluminium  
 Slider Frame ? Double Slider  
 Slider Sash ? Standard  
 Interlock Standard  
 Lift Rail Sash? No  
 ScreenRequired? Yes  
 Balances Cover No

4...









CITY OF BIRMINGHAM  
Date 04/13/2018 3:16:23 PM  
Ref 00147473  
Receipt 422974  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Wallside Windows  
Address: 27000 W. Kelly Jo. Dr.  
Taylor, MI 48180  
Phone Number: 313-292-4400  
Fax Number: \_\_\_\_\_  
Email: Frontdesk@wallside.com

### Property Owner

Name: Nanette Woodburn  
Address: 968 Purdy Street, Birmingham  
Phone Number: 248-642-9663  
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: 297 E. 14 Mile Rd  
Birmingham, MI 48009  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

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

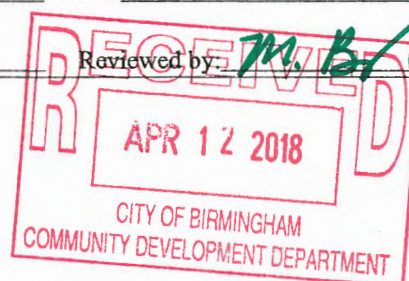
### 5. Details of the Request for Administrative Approval

Install (3) vinyl replacement windows

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: 3-27-18

Application #: <u>18-0037</u>	Office Use Only Date Received: <u>4/12/18</u>	Fee: <u>\$100</u>
Date of Approval: <u>4/17/18</u>	Date of Denial: _____	Reviewed by: <u>[Signature]</u>







## CONSENT OF PROPERTY OWNER

I, Nanette Woodburn, OF THE STATE OF MI AND COUNTY OF  
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 297 E. 14 mile Rd;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Nanette Woodburn for Wallside Windows  
(NFW, LLC) (Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the City of Birmingham.

Dated: 3/30/2018

NANETTE WOODBURN  
Owner's Name (Please Print)

Nanette Woodburn  
Owner's Signature

#599483

Verizon LTE

11:40 AM

35%

hotpads.com



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Find apartments i...

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MI / Birmingham Apartments



This pad was taken off the market on 9/24/17.  
Explore listings in the same area.

**\$1,200**

No longer available

2 beds 1 bath 917 sqft

hotpads.com



More Listings



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MI / Birmingham Apartments



This pad was taken off the market on 9/24/17.  
Explore listings in the same area.

**\$1,200**

No longer available

2 beds 1 bath 917 sqft

hotpads.com



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MI / Birmingham Apartments

Gallery

Map

Street View



1



This pad was taken off the market on 9/24/17.  
Explore listings in the same area.

**\$1,200**

No longer available



2 beds



1 bath



917 sqft

hotpads.com



More Listings



Find apartments i...

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MI / Birmingham Apartments



This pad was taken off the market on 9/24/17.  
Explore listings in the same area.

**\$1,200**

No longer available

2 beds 1 bath 917 sqft





CITY OF BIRMINGHAM  
Date: 05/05/2018 2:19:39 PM  
Ref: 00147223  
Receipt 421440  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Signarama-Flint  
Address: 4297 Miller Rd  
Flint, MI 48507  
Phone Number: (810) 230-6445  
Fax Number: (810) 496-2607  
Email: Sales@Signarama-Flint.com

### Property Owner

Name: Hilliard Lyons  
Address: 34611 Woodward Ave  
Birmingham, MI 48009  
Phone Number: (248) 593-7700  
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: 34611 Woodward  
Ave. Birmingham, MI 48009  
Name of Development: \_\_\_\_\_  
Parcel ID #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

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

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

Replace Existing sign panel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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: Jason Luck Date: 3-16-18

Application #: <u>18-0033</u>	Office Use Only	Fee: <u>\$100</u>
Date Received: <u>4/5/18</u>	Date of Approval: <u>4/24/18</u>	Date of Denial: _____
Reviewed by: <u>M. B. L.</u>		



## CONSENT OF PROPERTY OWNER

I, MTM Investment Holdings, LLC OF THE STATE OF Michigan AND COUNTY OF

(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 34611 Woodward Ave.;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
Signarama-Flint;  
(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: 3/23/18

Michelle L. Prentice  
Owner's Name (Please Print)

Michelle L. Prentice  
Owner's Signature

Agent: MTM Investment Holdings, LLC



Hilliard Lyons Signage 1  
001  
3/1/2018

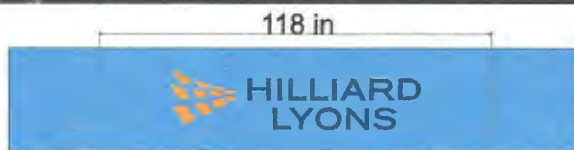
sales@signarama-flint.com  
signarama-flint.com

Flint  
**Signarama**  
The way to grow your business.

4297 Miller Rd.  
Flint, MI 48507  
(810) 230-6445 OFFICE  
(810) 496-2607 FAX



**APPROVED**  
M. B. L. 4/24/18  
18-0035 DRB



**APPROVAL** By signing this mock-up I approve the size, quantity, spelling, color(s) and overall design of my order. I understand that I am 100% responsible for any changes made to my order after the date indicated on my approval.  
**MOCK-UP** The designs, details and plans represented herein are the property of Signarama, specifically developed for your personal use in connection to the project being planned for you by Signarama. It is not to shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited in any fashion whatsoever. All or any part of the design (excepting registered trademarks) remains the property of Signarama.  
**DESIGN** Your price includes the original mock-up along with 2 changed mock-ups. After the 2nd changed mock-up there will be added charges for design time.

**X**

CLIENT APPROVAL SIGNATURE

☐ READY TO  
E-MAIL

☐ E-MAILED

☐ E-MAIL  
APPROVAL  
RECEIVED





CITY OF BIRMINGHAM  
Date 04/05/2018 2:18:42 PM  
Ref 00147224  
Receipt 421439  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: Salem Najjar on behalf of Tropical Management MI59, Inc.  
Address: 33353 Woodward Ave. Birmingham, MI 48009

Phone Number: 810-407-1100  
Fax Number: \_\_\_\_\_  
Email: tscbirmingham@gmail.com

### Property Owner

Name: Chris Barbat on behalf of B7 Investments,  
Address: 33477 Woodward Ave. Birmingham, MI 48009

Phone Number: 248-255-3565  
Fax Number: \_\_\_\_\_  
Email: duane@barbatorganization.com

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

Name: Quality Signs and Graphics  
Address: 2331 Oakwood Blvd  
Scott David

Phone Number: 248-431-7575  
Fax Number: \_\_\_\_\_  
Email: signdept1@gmail.com

### 3. Project Information

Address/Location of Property: 33353 Woodward Ave.  
Birmingham, MI 48009

Name of Development: B7 Investments, LLC

Parcel ID #: 20-31-355-033

Current Use: Petrol

Area in Acres: .42

Current Zoning: B-2B

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

### 4. Attachments

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

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

Tropical Smoothie Cafe Sign

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

Signature of Applicant:  Date: 04/03/2018

<b>APPROVED</b>		Office Use Only	
		Date Received: <u>4/5/18</u>	Fee: <u>\$100</u>
Application #: <u>18-0034</u>	Date of Approval: <u>4/25/18</u>	Date of Denial: _____	Reviewed by: <u>M. B.</u>





## CONSENT OF PROPERTY OWNER

I, Chris Barbat on behalf of B7 Investments, LLC, OF THE STATE OF Michigan AND COUNTY OF  
(Name of property owner)

Oakland STATE THE FOLLOWING:

1. That I am the owner of real estate located at 33353 Woodward 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:  
Salem Najjar on behalf of Tropical Management MI59, Inc.  
(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: 04/03/2018

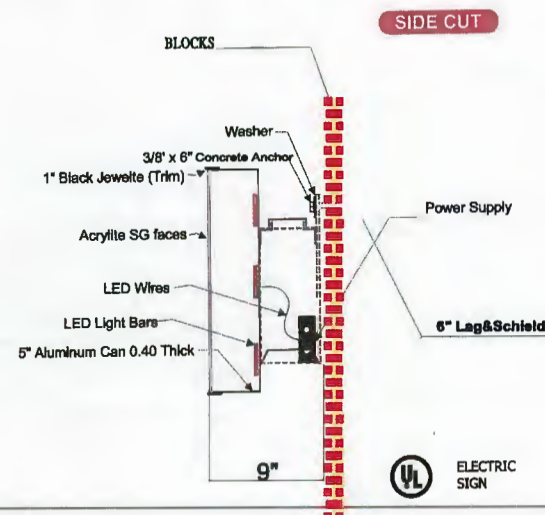
Chris Barbat

Owner's Name (Please Print)

Owner's Signature

**APPROVED**

*M.B.L. 4/25/18*  
*18-0034 DRB*



169.5"

29" **tropical** **CAFE** 36"  
SMOOTHIE

**42.3 SF**

AUTHORITY. SEE N. E. C. ARTICLE 600. ALL PRIMARY CONNECTIONS ARE TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS.

PRIMARY ELECTRICAL ALL PRIMARY ELECTRICAL CONNECTIONS ARE TO MEET OR EXCEED N.E. C. U. L. 48 OR LOCAL ENFORCING

PRIMARY WIRING SHALL BE (3) #12 THW/THWN (BY OTHERS). GROUNDING PER. NEC ARTICLE 250 (BY OTHERS).



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Regional Sales: Scott David	CONTACT:	DATE:	 <b>248.431.7575</b> 2331 Oakwood Blvd. Melvindale, MI 48122 quality1sign.com
DRAWER: Mike K	PROJECT:		
NOTES:	LOCATION:		
Original Art, Sketches, Mechanicals and materials originated by Quality Sign and Graphic are the property of Quality Sign and Graphic. Sketch Deposit covers minimal costs involved in developing a concept. The Sketch remains the property of Quality Sign and Graphic.			
I have reviewed the above specifications & hereby fully understand the content of work to be performed and I approve this project to begin:		Sign: _____ Date: _____	



## Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: ALLEN INDUSTRIES - HARMON SIGN DIVISION  
Address: 28054 CENTER OAKS CT  
WIXOM, MI 48393  
Phone Number: 567-408-7554  
Fax Number: 248-773-7664  
Email: MARTY.FREAR@ALLENINDUSTRIES.COM

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

Name: MARTY FREAR  
Address: 28054 CENTER OAKS CT  
WIXOM, MI 48393  
Phone Number: 567-408-7554  
Fax Number: 248-773-7664  
Email: MARTY.FREAR@ALLENINDUSTRIES.COM

### 3. Project Information

Address/Location of Property: 385 S ETON STREET  
BIRMINGHAM, MI 48009  
Name of Development: OPPENHEIMER  
Parcel ID #: \_\_\_\_\_  
Current Use: FINANCIAL RESOURCES  
Area in Acres: .37  
Current Zoning: MX

### 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

SEEKING PERMISSION TO INSTALL NON-ILLUMINATED METAL LETTERS READING "OPPENHEIMER" ON  
WEST AND SOUTH ELEVATIONS. LETTERS TO BE 21-1/16" HIGH AND 9' LONG.

### 6. Location of Proposed Signs

ATTACHED TO THE METAL CANOPY 12' ABOVE GRADE OVER THE WEST AND SOUTH ELEVATIONS.

### 7. Type of Sign(s)

Wall: X  
Ground: \_\_\_\_\_  
Projecting: \_\_\_\_\_

### Property Owner

Name: NORM LE PAGE / ETON OFFICE PROPERTIES  
Address: 245 ETON STREET  
BIRMINGHAM, MI 48009  
Phone Number: 248-647-7774  
Fax Number: 248-647-2103  
Email: \_\_\_\_\_

### Project Designer

Name: SAROKI ARCHITECTURE  
Address: 430 OLD N WOODWARD 3RD FLOOR  
BIRMINGHAM, MI 48009  
Phone Number: 248-258-5707  
Fax Number: 248-258-5515  
Email: JWALKER@SAROKIARCHITECTURE.COM

Name of Historic District site is in, if any: \_\_\_\_\_  
Date of HDC Approval, if any: 04-19-2006  
Date of Application for Preliminary Site Plan: 11-28-2005  
Date of Preliminary Site Plan Approval: 01-25-2006  
Date of Application for Final Site Plan: 02-22-2006  
Date of Final Site Plan Approval: 03-22-2006  
Date of Revised Final Site Plan Approval: 08-06-2006

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

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

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

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

**9. Size of Sign**

Width: 9'  
Depth: 1"  
Height of lettering: \_\_\_\_\_

Height: 21-1/16"  
Total square feet: 15.80

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

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

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

**11. Materials/Style**

Metal: X  
Plastic: \_\_\_\_\_  
Color 1 (including PMS color #): 295C/BM NY STATE OF MIND  
Additional colors (including PMS color #): \_\_\_\_\_

Wood: \_\_\_\_\_  
Glass: \_\_\_\_\_  
Color 2 (including PMS color #): 877C/BRUSHED ALUMINUM

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

**13. Sign Lighting**

Type of lighting proposed: NONE  
Size of light fixtures (LxWxH): \_\_\_\_\_

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

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

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

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

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

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

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

Signature of Applicant: Marty Zwan

Date: 4-18-18  
**APPROVED**

Application #: <u>18-0041</u>	Office Use Only Date Received: <u>4/24/18</u>	Fee: <u>\$100</u>
Date of Approval: <u>4/25/18</u>	Date of Denial: _____	Reviewed by: <u>M.B.L</u>





## CONSENT OF PROPERTY OWNER

I, N. R. LePAGE, OF THE STATE OF MI AND COUNTY OF \_\_\_\_\_  
(Name of property owner)

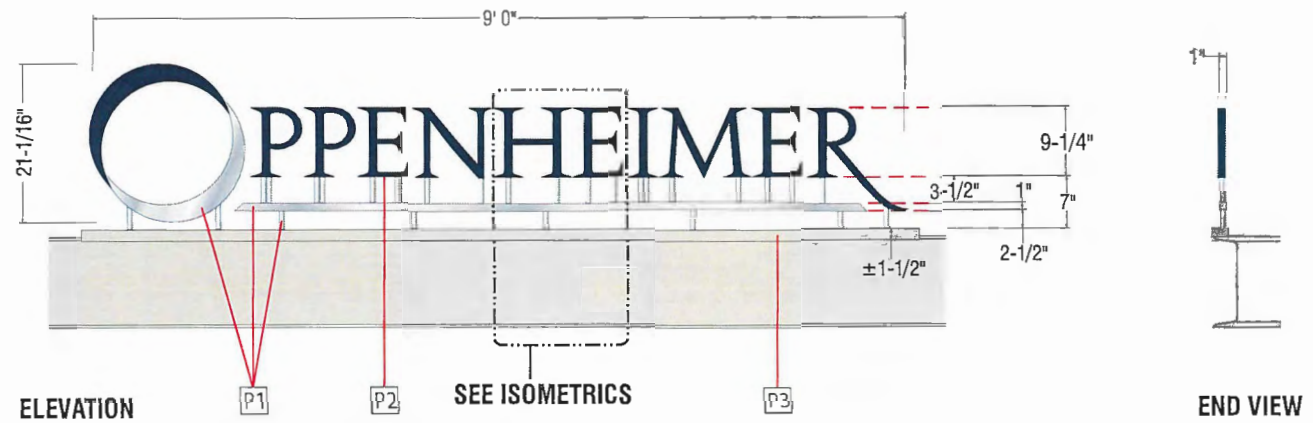
STATE THE FOLLOWING:

1. That I am the owner of real estate located at 385 S. ETON STREET;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
ALLEN INDUSTRIES - HARMON SIGN DIVISION  
(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.

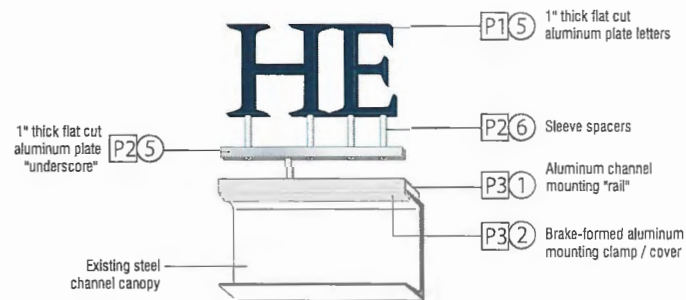
Dated: 4/20/18

N. R. LePAGE  
Owner's Name (Please Print)

[Signature]  
Owner's Signature



**\*PAINT ALL SIDES OF ALL PARTS  
SIGNAGE IS VISIBLE FROM ALL SIDES**



## ESTIMATED BILL OF MATERIALS

No.	Qty.	Part #	DESCRIPTION
1	-	-	2" x 1" aluminum channel
2	-	-	.080" aluminum sheet
3	-	-	1" x 2" aluminum angle
4	-	-	Countersink fastener
5	-	-	1" thick (flat cut) aluminum plate - Drill / tap bottom mount
6	-	-	3/8" S.S. flat head screws w/ stand-off sleeves
7	-	-	3/8" S.S. hex head bolt
8	-	-	Flat head screw
9	-	-	1/2" hex head bolt

P1	-	to match BM "New York State of Mind" 805
P2	-	Akzo Nobel (paint) Brushed Aluminum
P3	-	to match SW 7072 "On Line"

### Fabrication Notes

- 1" flat cut aluminum logo, letters and underscore with drill tapped bottom mounts
- Mechanical fasteners with stand-off sleeves (length as req.)
- Bottom channel for mounting and install

Not to Scale

### Electrical Notes

N/A

### Install Notes

- Mechanically fasten thru angle flange, drill tap existing steel (outrigger) canopy structure
- Brake-formed "clamp" face side mechanically fastened to bottom channel

**APPROVED**  
M. Brink 4/25/18  
18-0041 DRB

**Allen Industries**  
YOUR BRAND AT ITS BEST  
HARMON SIGN DIVISION  
419.641.6656 / 800.338.9773  
www.allenindustries.com

JOB #:

SF#

SIGN TYPE/  
QUANTITY:

QTY. 2 Non-Lighted Letters

JOB NAME: Oppenheimer

FILENAME: OPP-BM-17-NLS-pro

SCALE: 3/4" = 1'-0"

ADDRESS: 325 N. Old Woodward Ave - STE 370

SALES PERSON: Dave Brink

SHEET 1 OF 2

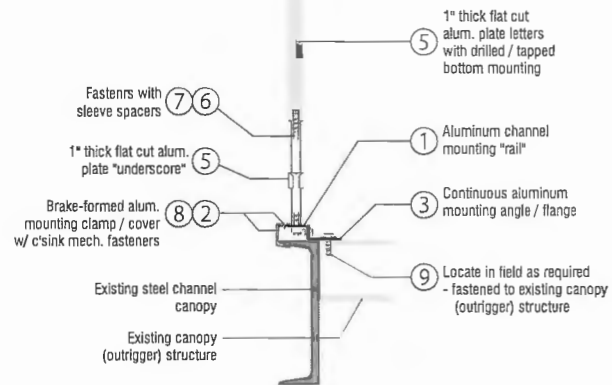
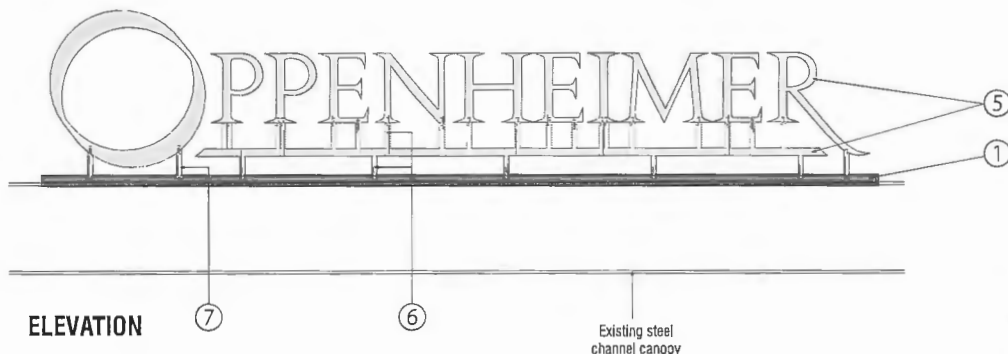
LOCATION: Birmingham, MI 48009

DRAWN BY / DATE: C.Irons 4-5-18 / 4-20-18

The design and engineering is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase. © COPYRIGHT 2017

ELECTRICAL TO USE N.E.C. LISTED  
COMPONENTS AND SHALL MEET N.E.C. STANDARDS

**UL** Underwriters  
Laboratories Inc.  
LISTED  
ELECTRIC SIGN



SECTION DETAIL Not to Scale

## ESTIMATED BILL OF MATERIALS

No.	Qty.	Part #	DESCRIPTION
1	-	-	2" x 1" aluminum channel
2	-	-	.080" aluminum sheet
3	-	-	1" x 2" aluminum angle
4	-	-	Countersink fastener
5	-	-	1" thick (flat cut) aluminum plate - Drill / tap bottom mount
6	-	-	3/8" S.S. flat head screws w/ stand-off sleeves
7	-	-	3/8" S.S. hex head bolt
8	-	-	Flat head screw
9	-	-	1/2" hex head bolt

P1	-	to match BM "New York State of Mind" 805
P2	-	Akzo Nobel (paint) Brushed Aluminum
P3	-	to match SW 7072 "On Line"

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- Mechanical fasteners with stand-off sleeves (length as req.)
- Bottom channel for mounting and install

### Electrical Notes

N/A

### Install Notes

- Mechanically fasten thru angle flange, drill tap existing steel (outrigger) canopy structure
- Brake-formed "clamp" face side mechanically fastened to bottom channel

**Allen Industries**  
YOUR BRAND AT ITS BEST  
HARMONSIGN DIVISION  
419.841.6656 / 800.338.9773  
www.allenindustries.com

JOB #: **SF#**

JOB NAME: **Oppenheimer**

ADDRESS: 325 N. Old Woodward Ave - STE 370  
LOCATION: Birmingham, MI 48009

SIGN TYPE/  
QUANTITY:

**QTY. 2 Non-Lighted Letters**

FILENAME: **OPP-BM-17-NLS-pro**

SALES PERSON: **Dave Brink**

DRAWN BY / DATE: **C.Irons 4-5-18 / 4-20-18**

SCALE: **3/4" = 1'-0"**

**SHEET 2 OF 2**

REVISION HISTORY

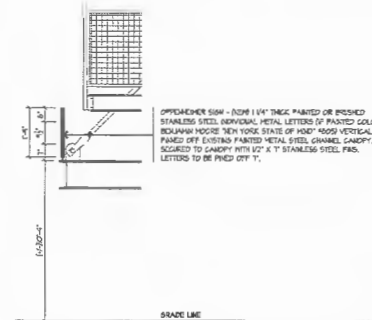
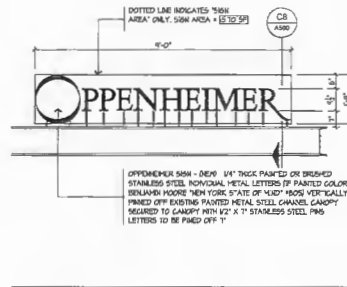
REV. NO. DATE DESCRIPTION

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET M.E.C. STANDARDS

**UL** Underwriters Laboratories Inc.  
LISTED  
**ELECTRIC SIGN**

The design and engineering is submitted as our proposal and is to remain our property exclusively until accepted and approved by purchase. © COPYRIGHT 2017

SIGNAGE STANDARDS	
Linear Frontage	115'-0" = OVERALL LENGTH OF SOUTHERN EXTERIOR (FRONTAGE) ELEVATION
Linear Frontage	115'-0" = OVERALL LENGTH OF WESTERN EXTERIOR (FRONTAGE) ELEVATION
Allowed Combined Sign Area	50 SQUARE FEET MAXIMUM ALLOWABLE
Existing Signage	NO EXISTING SIGNAGE
Signage Lighting	NO LIGHTING IS PROPOSED FOR THIS SIGNAGE
Proposed Signage	(1) NAME LETTER SIGN - OPPENHEIMER - STEEL CANOPY MOUNTED (SOUTH SIDE) = 15.70 SQ. FT. (2) NAME LETTER SIGN - OPPENHEIMER - STEEL CANOPY MOUNTED (SOUTH SIDE) = 15.70 SQ. FT. TOTAL SQUARE FEET OF PROPOSED SIGNAGE = <b>31.40 SQ. FT.</b>
Canopy Signage	NO MORE THAN 25% OF CANOPY VALANCE AREA PERMITTED TO HAVE SIGNAGE LINEAR LENGTH OF EXISTING CANOPY FACE (VALANCE) = 10.00 FT. PROPOSED FT. x .33 = 63.70 (MAX) FT. OF SIGNAGE ALLOWED LINEAR LENGTH OF PROPOSED CANOPY SIGNAGE (2 SIGNS AT 1' EACH) = 10.0 FT.



CS  
A500  
SCALE: 1/2" = 1'-0"

CS  
A500  
SCALE: 1/2" = 1'-0"



HS  
A500  
SCALE: 1/4" = 1'-0"



HS  
A500  
SCALE: 1/2" = 1'-0"

HS  
A500  
SCALE: 1/4" = 1'-0"



**SAROKI**  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

Project:  
District Lofts -  
Eton Street Building  
Birmingham, Michigan

Date: Issued For:  
10-20-2017 Building Permit

Sheet No.:

A500  
SIGNAGE DETAILS





CITY OF BIRMINGHAM  
Date 04/27/2018 3:43:04 PM  
Ref 00147839  
Receipt 425632  
Amount \$100.00

## Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

### 1. Applicant

Name: CASPIAN / COLUMBIA CONSTRUCTION GROUP, INC.  
Address: 29488 WOODWARD AVE. SUITE 137  
ROYAL OAK, MI 48073-0903  
Phone Number: \_\_\_\_\_  
Fax Number: NONE  
Email: \_\_\_\_\_

### Property Owner

Name: HAMILTON ROW HOLDINGS, LLC  
Address: 300 HAMILTON ROW  
BIRMINGHAM, MICHIGAN 48009  
Phone Number: 313 618 9610 JAMES HAYOSH  
Fax Number: NONE  
Email: jameshayosh@mac.com

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

Name: NOT APPLICABLE  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

### Project Designer

Name: SCOTT MONCHNIK  
Address: 1700 STUTZ DRIVE, SUITE 104-B  
TROY MICHIGAN 48064  
Phone Number: 248 654-1010  
Fax Number: 248 654-3002  
Email: scott@smarch.com

### 3. Project Information

Address/Location of Property: 300 HAMILTON ROW  
Name of Development: Commonwealth Cafe  
Parcel ID #: \_\_\_\_\_  
Current Use: RESTAURANT  
Area in Acres: \_\_\_\_\_  
Current Zoning: \_\_\_\_\_

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

### 4. Attachments

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

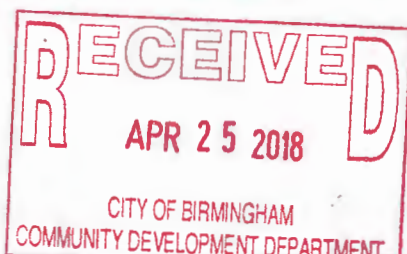
### 5. Details of the Request for Administrative Approval

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: MARK S. PROVENZANO DIRECTOR

Date: 2018-04-24

Application #: 18-0045 Office Use Only  
Date Received: 4/25/18 Fee: \$100  
Date of Approval: 4/27/18 Date of Denial: \_\_\_\_\_ Reviewed by: M.B.





## CONSENT OF PROPERTY OWNER

I, HAMETON ROW HOMES LLC, OF THE STATE OF MI AND COUNTY OF  
(Name of property owner)

OAKLAND STATE THE FOLLOWING:

1. That I am the owner of real estate located at 300 HAMETON ROW;  
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:  
CASDIAN/COLUMBIA CONSTRUCTION GROUP, INC.  
(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: 4/23/18

JAMES HAYOSH  
Owner's Name (Please Print)

[Signature]  
Owner's Signature