

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – January 7, 2015
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of December 3, 2014**
- 3) **Sign Review**
 - 33495 Woodward – US Mattress (postponed to January 21st 2015)
- 4) **Design & Sign Review**
 - 2300 Cole St. - Dogtopia
- 5) **Short Term Projects**
- 6) **Miscellaneous Business and Communication**
 - A. Staff Reports
 - **Administrative Approvals**
 - Violation Notices
 - B. Communications
 - Commissioners Comments
- 7) **Adjournment**

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

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

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

AGENDA

**DESIGN REVIEW BOARD
MINUTES OF DECEMBER 3, 2014**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, December 3, 2014. Acting Chairperson Darlene Gehringer called the meeting to order at 7:33 p.m.

Present: Acting Chairperson Darlene Gehringer; Board Members Mark Coir, Natalia Dukas, Michael Willoughby

Absent: Chairman John Henke; Board Members Vice-Chairman Keith Deyer, Shelli Weisberg; Student Representatives Mitch Boorstein, Cambrea Rush

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

12-76-14

**APPROVAL OF MINUTES
DRB Minutes of October 1, 2014**

Motion by Mr. Coir

Seconded by Mr. Willoughby to approve the DRB Minutes of October 1, 2014 as presented.

Motion carried, 4-0.

VOICE VOTE

Yeas: Coir, Dukas, Gehringer, Willoughby

Nays: None

Absent: Henke, Deyer, Weisberg

As there were only four members present and any motion would require a unanimous vote by the board, the acting chairperson offered the opportunity for the applicant to postpone. However, the applicant wished to be heard at this time.

12-77-14

**SIGN REVIEW
33866 Woodward Ave.
Barbara's Paper Bag**

Zoning: B-2B General Business

Signage Proposal: The applicant is proposing to apply pressure sensitive vinyl graphics to the existing white awning over the store entrance and install a projecting wall sign at the corner of the building near Woodward Ave. The total linear building frontage is 81.5 ft., permitting 122.25 sq. ft. of sign area. The proposed "Barbara's Paper Bag" sign on the awning will measure 25 sq. ft. The proposed projecting sign will measure 6.1 sq. ft. per side for a total of 12.2 sq. ft. In addition, the property also has the existing "Blossoms" sign which is 13.25 sq. ft. per side for a total of 26.5 sq. ft. Article 1.0, section 1.04 (B) of the Birmingham Sign Ordinance, Combined Sign Area states 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.

However, the canopy sign does not meet the Ordinance requirement that all canopy signage be located on the canopy valance. The applicant has been advised and has presented an alternate proposal this evening which is a name letter sign mounted to the left of the current entrance. It is 36 in. high and 56 in. wide with 1/2 in. thick acrylic letters and meets all Ordinance requirements. Therefore the applicant is well under the signage they are allowed for the site, which includes the "Blossoms" sign.

Mr. Baka noted the projecting wall sign is a little longer than normal. The Ordinance says it cannot project past 30 in. into the public right-of-way and be mounted 8 ft. off of grade. However, it was discussed that the blade sign does not project into the right-of-way, but rather onto private property, so it is compliant with the Ordinance in that regard.

Mr. Jack Hemp of Signs by Tomorrow said the blade sign projects into an area where people really won't be walking. So, at 7 1/4 ft. from grade it is pretty safe that no one will be hitting their heads.

Board members commented that this is an attractive sign.

There was no audience left to comment at 7:48 p.m.

**Motion by Mr. Willoughby
Seconded by Ms. Dukas to approve the Sign Review Application for 33866
Woodward Ave., Barbara's Paper Bag, as submitted.**

Motion carried, 4-0.

VOICE VOTE

Yeas: Willoughby, Dukas, Coir, Gehringer
Nays: None
Absent: Henke, Deyer, Weisberg

12-78-14

SHORT TERM PROJECTS

Vacant Window Covering

Mr. Baka reported that at the direction of the city manager, the Planning Dept. has been working on ordinance language that would deal with the use of window coverings for commercial storefronts that are either vacant or under construction. Currently, there are no specific guidelines that regulate properties under these circumstances. The City receives regular inquiries from property and business owners on this topic. Accordingly, the Planning Dept. has drafted ordinance language that will regulate the use of window covering by allowing images and designs to be installed on the entire window while restricting text to the current window signage standards, which is 12 sq. ft. or 18 sq. ft. if the business is located on Woodward Ave. Mr. Baka explained lettering on an image would be counted towards the allowable 12 sq. ft. of text.

At this time, the Planning Dept. is requesting that the Design Review Board review the draft sign ordinance language and relay any comments, suggestions or concerns so that the language may be vetted before taking the proposal to the City Commission for adoption.

The City Attorney has reviewed the draft of the Sign Ordinance amendment, and has no concerns.

TO AMEND ARTICLE 1, SECTION 1.06, TEMPORARY BUSINESS SIGN STANDARDS, TO AMEND SUBSECTION E TO PERMIT VACANT WINDOW COVERING.

E. Window Covering for Vacant Storefronts

1. Permit: See Table D for specific permitting requirements.
2. Duration: Window covering may be in place while the storefront space is vacant and during tenant build-out.
3. Copy: Text and/or letters contained in window covering may not exceed the permitted window signage allotment, See Table B, Window Signage for specific requirements.
4. Design: Window covering is permitted to contain images related to a future tenant, decorative displays, or civic activities. Such images may not contain text in excess of the allowable window signage and may not contain images deemed to be garish or offensive as determined by the city planner.

5. Application and Maintenance: Window covering must be applied to the windows in a well ordered and consistent manner. Torn or dirty covering must be replaced as necessary.

DRB members agreed to go on record as not objecting to the proposed ordinance amendment.

12-79-14

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

➤ 394 S. Old Woodward Ave., Design Decor, LLC -

- 1) Would like to keep existing overhead door on side of building (Daines) instead of replacing with double swing doors;
- 2) Location of sign on front of building has shifted;
- 3) Existing front doors proposed to be replaced with full height doors;
- 4) Manufacture of aluminum facade panels has changed due to lead time - color remains the same;
- 5) Reveals on exterior panels modified slightly;
- 6) Propose to replace a couple more windows.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

Mr. Coir noted the Grapevine at Fourteen Mile Rd. and Pierce has sales signs all over their windows. Mr. Baka agreed to notify Code Enforcement.

12-80-14

ADJOURNMENT

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

Matthew Baka
Sr. Planner

AGENDA

MEMORANDUM

Date: January 2, 2015
To: Design Review Board
From: Matthew Baka – Senior Planner
RE: Sign Review – 2300 Cole – Dogtopia

Zoning: MX, Mixed Use

Existing Use: Vacant

Proposal

The applicant proposes to renovate the exterior of the existing one story single tenant building by relocating several doors, painting the building, and erecting a new 6' vinyl fence in two locations to be used as outdoor play areas. This property was reviewed and approved by the Planning Board on July 23, 2014 to make improvements to the parking lot and streetscape. The minutes from that meeting have been included for your review.

Design

The applicant is proposing to eliminate two existing roll up doors and install three new man doors along the west façade of the building. In addition, the applicant proposes to reface an existing ground sign in front of a single tenant one story building. The cinder block portion of the building exterior is proposed to be painted "Pewter Green" SW6208. The brick portion of the building along Cole Street will not be painted. The proposal also calls for two fenced in play areas that will be constructed with 6' vinyl fence. The fence will be almond color in the Arlington Smooth style as show in the specification sheets provided by the applicant.

Signage

The total linear building frontage is 40', permitting 40 square feet of sign area. The existing ground sign measures 2' 5 ¼" h x 7' 6 ¼" w or 18.33 square feet or a total of 36.66 square feet for both sides. *In accordance with Section 86, Article 1.0, Table B of the sign ordinance, the total of all ground signs must not exceed one square feet of sign for each linear foot of principal building frontage. **The proposal meets this requirement.*** The sign is proposed to be mounted 5' above grade. *In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than eight feet above grade. **The proposal meets this requirement.*** *In accordance with Section 86, Article 1.0, Table B, no ground sign may be more than thirty square feet per side. **The proposal meets this requirement.***

The existing sign is constructed of an aluminum cabinet and base. The cabinet will be painted PMS 151C Orange and base will be painted black.

Illumination

The applicant proposes to retain the existing illumination; the sign is internally lit with fluorescent lamps.

Recommendation

When reviewing the project against the standards of Chapter 86, Article 2.02 (c) of the City of Birmingham Sign Ordinance, Planning Division makes the following observations:

1. The appearance color and texture of the sign materials being used will likely preserve and not adversely affect property values in the immediate neighborhood. *The sign is not likely to adversely affect property values.*
2. The appearance of the building exterior with the signage will not detract from the general harmony and compatibility of existing buildings in the immediate neighborhood. *The proposed sign is compatible with existing signage, coloring and building facades along the streetscape.*
3. The building exterior with the signage is not offensive or otherwise garish in appearance. *The colors of the sign are compatible with the materials and color of the building, and are neither offensive nor garish in appearance.*

The Planning Division recommends that the Commission consider a motion to approve the Design and Sign review application for 2300 Cole.

Sample Motion Language

Motion to APPROVE the Design and Sign review application for 2300 Cole. The proposal meets the requirements of Birmingham Sign Ordinance.

OR

Motion to APPROVE the Design and Sign review application for 2300 Cole, provided the applicant meet(s) the following condition(s):

- 1.
- 2.

OR

Motion to TABLE the Design and Sign review application for 2300 Cole. The applicant must provide the following the following items:

- 1.
- 2.

OR

Motion to DENY the Design and Sign review application for 2300 Cole. The proposal does not meet the requirements of Birmingham Sign Ordinance.

Sec. 126-514. Duties of historic district and design review commission.
The historic district and design review commission shall review all documents submitted pursuant to this section determining the facts given in this section.

Sec. 86, Article 2.02, (C) Sign review requirements

(b) Pursuant to the provisions of chapter 126, the historic district and design review commission may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this chapter; however, the historic district and design review commission shall not allow the alteration or construction of any sign which would violate the requirements of this chapter.

(c) Sign review approval shall be granted only upon determining the following:

(1) The scale, color, texture and materials of the sign(s) being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.

(2) The scale, color, texture and materials of the sign(s) will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.

(3) The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.

(4) The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.

(5) The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.

(6) The sign otherwise meets all requirements of this chapter.

(Ord. No. 1718, 11-22-99)

**CITY OF BIRMINGHAM
REGULAR MEETING OF THE PLANNING BOARD
WEDNESDAY, JULY 23, 2014
City Commission Room
151 Martin Street, Birmingham, Michigan**

Minutes of the regular meeting of the City of Birmingham Planning Board held July 23, 2014. Vice-Chairperson Gillian Lazar convened the meeting at 7:30 p.m. and remained as chair for the entire meeting.

Present: Chairman Robin Boyle (arrived at 8 p.m.); Board Members Scott Clein Carroll DeWeese, Gillian Lazar, Janelle Whipple-Boyce; Student Representative Shelby Wilson

Absent: Board Members Bert Koseck, Bryan Williams; Student Representative Jack Moore

Administration:

Jana Ecker, Planning Director
Chris Elliott, Planning Intern
Carole Salutes, Recording Secretary
07-114-14

FINAL SITE PLAN REVIEW

2300 Cole St.

Site plan changes to existing unimproved parking lot to reconfigure parking, add screening and landscaping, and provide required streetscape elements to accommodate a new use

Ms. Ecker advised that the subject site at 2300 Cole Street is currently occupied by a vacant one-story block and brick building, and an unimproved gravel area surrounded by chain link fencing. At this time the applicant is applying for Preliminary Site Plan Review to improve the existing gravel area on the remaining land that is east of the existing building. The proposed parking lot would include 17 regular parking spaces and one ADA accessible parking space.

Ms. Ecker advised that the parking lot landscape requirements have been met with regards to the total amount of landscaped area and required number of trees, provided the existing tree credits are acceptable as parking lot trees. ***However, the applicant will be required to increase the size of planting area "island B" by 8 sq. ft. in order to meet the minimum size requirement for each planting area, or obtain a variance from the Board of Zoning Appeals ("BZA").***

Design Review

No new building or changes to the existing building are proposed at this point. No new signage is proposed at this time.

Discussion considered the proposed CMU screenwall. Screenwalls must be masonry, and a minimum of 32 in. in height. Ms. Ecker noted the board has approved CMU walls in the past, but not very often. It was observed by Mr. DeWeese that the minimum size requirement for the planting area can be achieved with a 6 in. extension.

Mr. Frank Carnovale, Architect, passed around the photometrics and the light spec sheets which had been reviewed earlier by Mr. Matt Baka of the Planning Dept. Mr. Carnovale said Mr. DeWeese's idea about extending the island is easy to do. He thought they can also extend the island which is to the west that same dimension and that would put them over the required square footage for plantings. Further, they can pull both of the front islands at the entry in by 6 in. in order to provide an additional 10 ft. above the requirement. They have engaged a civil engineer to assist with the pavement and final engineering, including the storm water. It looks as though the current proposed on-site shielded lighting will comply with the requirements for the photometrics.

He explained the configuration of light poles and trees along the streets. The lights have been located where it is felt they would function and where they fit without disruption to existing trees. They propose to construct the screenwall in the same CMU material that comprises 75% of the building and paint it the same grey color as the building.

Mr. Clein said he does not consider CMU block an acceptable material for the screenwall. He read the code and it did not specifically mention CMU as allowable. Ms. Whipple-Boyce agreed. This is a huge screenwall.

As to landscape lighting, Mr. Carnovale thought they have adequate parking but if they add landscaping and lighting in the parking lot they will be severely restricted and people will be parking out in the street.

Discussion considered the maintenance issues for the painted CMU. Mr. Carnovale explained with the right preparation they have had success in extending the life of a painted surface. He went on to say he does not think there is any quality compromise with the CMU material itself. It certainly reflects the industrial, edgy character that is present in the Rail District. Also, it compliments the existing building.

Board members agreed they would like to see the project move forward. Mr. Carnovale established that he would approach the building owner about changing the grey color of the building and screen wall to something more appealing.

There were no comments or questions from the public at 8:10 p.m.

Motion by Mr. DeWeese

Seconded by Ms Whipple-Boyce to approve the Final Site Plan Review for 2300 Cole St., subject to the following conditions:

1. The applicant increase the size of planting area "island B" by 8 sq. ft. in order to meet the minimum size requirement for the planting area, or obtain a variance from the BZA; and

2. The applicant obtain approval from the Engineering Division for a pedestrian scale street lighting plan.

Ms. Whipple-Boyce appreciated the idea that the applicant might look further into the color because color does make a big difference. This is a great improvement that the site desperately needs. Also, she thinks CMU is appropriate in some places, particularly in the MX District.

Mr. Clein hoped they won't end up down the road with 50 ft. stretches of different color painted CMU block walls all matching adjacent buildings. He does not think that is the intent of the Eton Road Corridor Plan. They are trying to engage the public space, not mask the walls as if they are part of the building. He would like the board to seriously consider how to handle this or they will just end up with a hodge-podge - not what they intended. That would defeat the purpose of what a screenwall can do.

There were no comments from the public at 8:14 p.m.

Motion carried, 4-0.

ROLLCALL VOTE

Yeas: DeWeese, Whipple-Boyce, Clein, Lazar

Nays: None

Abstain: Boyle

Absent: Koseck, Williams



Sign Ordinance Requirements – Ground Signs Planning Division

Property Address: 2300 Cole
 Current Zoning: MX, Mixed Use
 Sign Copy: Doqtopia

	Required	Proposed	Review
Maximum Area	<ul style="list-style-type: none"> • One side = 30 SF • Total = 60 SF 	20 Sq. Ft. per side	Meets Requirements
Maximum Height	<ul style="list-style-type: none"> • 8' maximum above street level 	5' above grade	Meets requirements
Illumination	<ul style="list-style-type: none"> • Steady light only • No exposed neon • B1 Zone – 10:00pm or ½ Hour after close of Business • Adj. residential – no side or rear lights 	Internal fluorescent lamps	Meets requirements
# Allowed	<ul style="list-style-type: none"> • 2 or fewer streets = 1 sign • 3 + streets = 2 signs 	One sign	Meets requirements

Reviewed by: Matthew Baka
 Date: December 23, 2014

AGENDA



114040 P100
Ron Keys
EXISTING

Administrative Approval Application
Planning Division

AA14.00

APPROVED

Form will not be processed until it is completely filled out

1. Applicant

Name: LOUIS D. KILGORE
Address: 3433 BENNINGTON CT
Phone Number: 248-646-8712
Fax Number: " " "
Email: AB KILGORE@SBCGLOBAL.NET

Property Owner

Name: LOUIS D. KILGORE
Address: 3433 BENNINGTON COURT
Phone Number: 248-646-8712
Fax Number: 248-646-8712
Email: AB KILGORE@SBCGLOBAL.NET

~~SKK 17.0006~~

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: LOUIS KILGORE
Address: SEE ABOVE
Phone Number: _____
Fax Number: _____
Email: _____

3. Project Information

Address/Location of Property: 476/478 PARK ST
Name of Development: _____
Parcel ID #: _____
Current Use: RESIDENTIAL
Area in Acres: _____
Current Zoning: RESIDENTIAL

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

Dark Burgandy ^{siding} being replaced w/ green Rugged Canyon - see attached color.

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: Louis Kilgore

Date: Dec 5, 2014

Application #:	<u>14-095 ORB</u>	Date Received:	<u>12/5/14</u>	Fee:	<u>\$100.00</u>
Date of Approval:	<u>12/5/14</u>	Date of Denial:		Reviewed by:	<u>[Signature]</u>



CONSENT OF PROPERTY OWNER

I, LOUIS D. KILGORE, 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 476/478 PARK STREET ;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
LOUIS D. KILGORE ;
(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: DEC 5, 2014

LOUIS D. KILGORE
Owner's Name (Please Print)

Louis D. Kilgore
Owner's Signature



476-478
Park St

Brigette Moran <bmoran@bhamgov.org>

(no subject)

1 message

Brigette Moran <brigette41260@gmail.com>
To: bmoran <bmoran@bhamgov.org>

Fri, Dec 5, 2014 at 1:16 PM

Proposed



IMG_0891.JPG
393K

Rugged Canyon
by Mastec

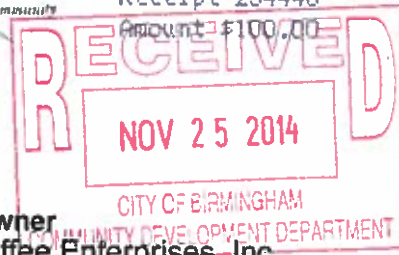
APPROVED

[Signature]
14-095 DRB
12/5/14

Existing



SKK141006



Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Allied Signs, Inc.
 Address: 33650 Giftos
Clinton Twp. MI 48035
 Phone Number: 586-791-7900
 Fax Number: 586-791-7788
 Email: Kim@alliedsignsinc.com

Property Owner

Name: Coffee Enterprises, Inc.
 Address: 10531 Highland Road, Suite 300
White Lake, MI 48386
 Phone Number: 248-255-3565
 Fax Number: 248-698-8634
 Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: Image National Signs
 Address: 16265 Star Road
Nampa, ID 83687
 Phone Number: 800-592-8058
 Fax Number: 208-336-9886
 Email: _____

3. Project Information

Address/Location of Property: 33495 Woodward
 Name of Development: Brightmont Academy
 Parcel ID #: _____
 Current Use: _____
 Area in Acres: _____
 Current Zoning: _____

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

4. Attachments

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

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

5. Details of the Request for Administrative Approval

Install (1) 2'-8" x 24' = 64 square foot wall illuminated wall sign reading Brightmont Academy

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: 11/21/14



Application #: 14-085

Office Use Only

Date Received: 11/25/14

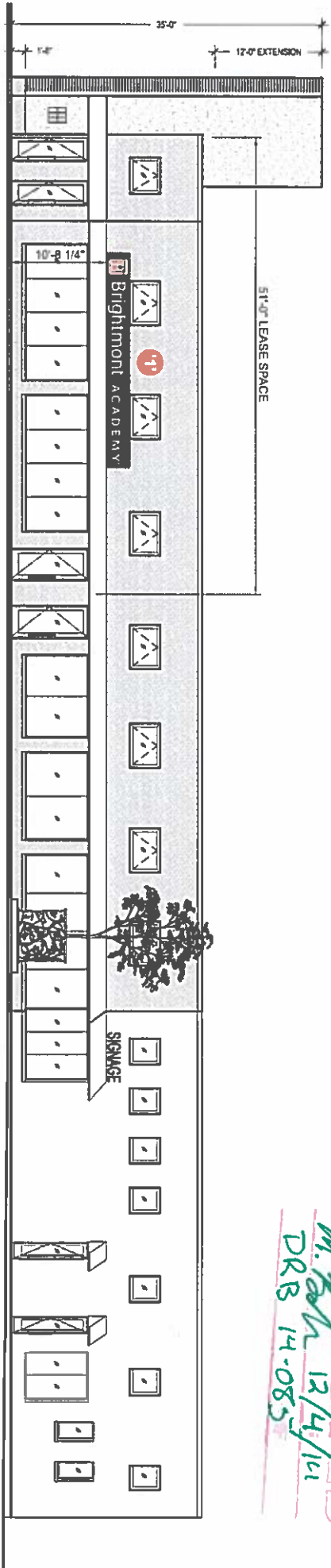
Fee: \$100

Date of Approval: 12/4/14

Date of Denial: _____

Reviewed by: 

113857
 PAA14-0099



APPROVED
M. Tol 12/4/14
 DRB 14-085



1 CUSTOM LED HALO ILLUM'D CHANNEL LOGO/LETTERS/PANEL SIGN
 SCALE: 1/2"=1'-0"

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual colors. A color calibration chart should be used to ensure color accuracy. Colors may vary from your sign finish. Providing a sample of the panel you wish to match or a photograph panel color boards will minimize the differences.

image national signs in
 Bringing your image to light

B Brightmont ACADEMY

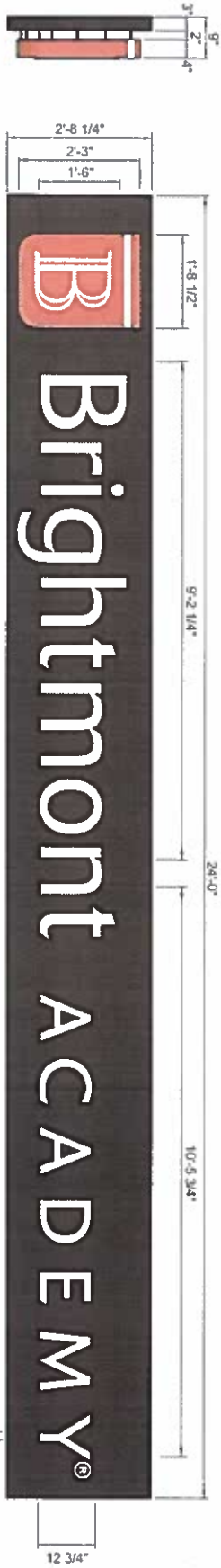
33495 Woodward Ave.
 Birmingham, AL

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tel: 208.345.4020 fax: 208.336.9886 www.imagenational.com

DATE	10/22/14	DESIGNER	SKL
BY	N/A	REVISIONS	5/14/14: 3/14/14
APPROVED BY	Tom Koehler	PROJECT	14-085

1 4

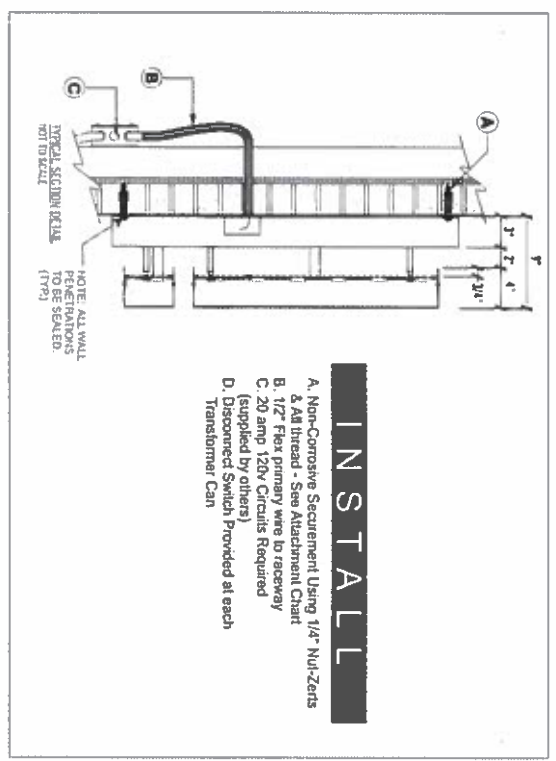
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1 CUSTOM LED HALO ILLUMINATED CHANNEL LOGO LETTERS/PANEL SIGN
SCALE: 1/2"=1'-0"

- LOGO:**
- REVERSE CHANNEL W/ 1/2" CLEAR ACRYLIC PUSH-THRU GRAPHICS
 - INTERNAL WHITE LED (GE) FOR HALO & PUSH-THRU GRAPHIC ILLUM.
 - FACE & RETURN PAINTED ORANGE PMS 138C W/ WHITE STRIPE
 - NOTE: FACE OF STRIPE TO BE PUSH-THRU - JUST SHORT OF ENDS
- LETTERS 'BRIGHTMONT ACADEMY':**
- REVERSE CHANNEL LETTERS PAINTED WHITE (FACES & RETURNS)
 - INTERNAL WHITE LED (GE) FOR HALO ILLUM.

- BACKGROUND PANEL:**
- ALUMINUM FABRICATION PAINTED SW MISSISSIPPI BRONZE (SATIN - SPECIAL SW BRONZETONES)
- ELECTRICAL:**
- 120 VAC - 1" 20 AMP CIRCUIT REQUIRED



INSTALL

- Non-Corrosive Securement Using 1/4" Nut-Zets & All thread - See Attachment Chart
- 1/2" Flex primary wire to raceway
- 20 amp 120V Circuits Required (supplied by others)
- Disconnect Switch Provided at each Transformer Can

APPROVED FASTENER SCHEDULE	
	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE. EMBED A MIN. OF 2 1/2"
	FOR USE WITH CONCRETE. EMBED A MIN. OF 2"
	FOR USE WITH MASONRY AND BRICK. EMBED A MIN. OF 3 3/8"
	FOR USE WITH CONCRETE BLOCK. EMBED A MIN. OF 2"
	FOR USE WITH CONCRETE, MASONRY AND BRICK. EMBED A MIN. OF 3 3/8"
	FOR USE WITH CONCRETE, MASONRY AND BRICK - EMBED A MIN. OF 2"
	FOR USE WITH CONCRETE, MASONRY & BRICK. LETTERS & CABINETS

FOR ALL OTHER WALL CONDITIONS NOT LISTED ON OUR APPROVED FASTENER SCHEDULE, INSTALLERS IS TO REFER TO THE FASTENER MANUFACTURER'S INSTRUCTIONS AND USE THE FASTENER MANUFACTURER'S RECOMMENDED FASTENERS. INSTALLERS MUST ADHERE TO GUIDELINES ON USE AND SITE PREPARATION RECOMMENDED BY FASTENER MANUFACTURER.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign faces and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and shown from your sign finish. Providing a sample of the paint you wish to match or a Munsell's paint color formula will minimize the difference.

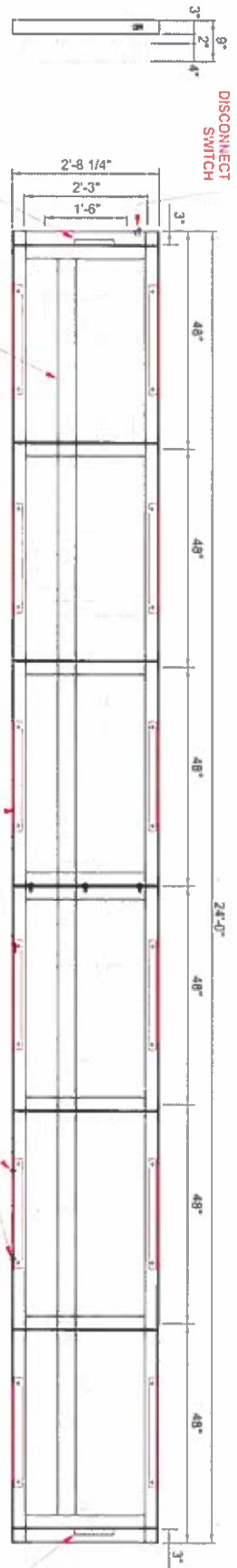
image national signs in
Bringing your message to life

B Brightmont ACADEMY

33465 Woodward Ave.
Birmingham, AL

1022214
N/A
Tom Koehler

16265 Star Road
Nampa, ID 83687
toll free: 800.592.8058
tele: 208.345.4020
fax: 208.336.9886
www.imagenational.com



LED POWER SUPPLY CONTAINED WITHIN 3" RACEWAY

DISCONNECT SWITCH

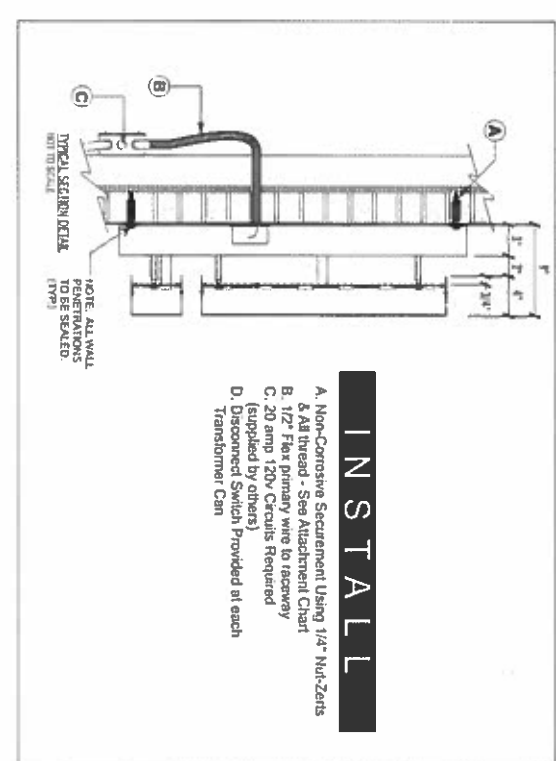
4" RACEWAY

(12) 2" X 24" WALL MOUNTED ALUM ANGLE ATTACHMENT CLIPS - (2) WALL PENETRATION POINTS PER CLIP (24 TOTAL) USING APPROPRIATE FASTENER HARDWARE FOR BRICK WALL (SEE FASTENER SCHEDULE)

PANEL FABRICATION / ATTACHMENT DETAIL

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

SHIPPED IN (2) SECTIONS



INSTALL

A. Non-Corrosive Securement Using 1/4" Nut-Zerts & All Thread - See Attachment Chart
 B. 12" Flex primary wire to raceway
 C. 20 amp 120v Circuits Required (supplied by others)
 D. Disconnect Switch Provided at each Transformer Can

APPROVED FASTENER SCHEDULE		
	3/8" RED HEAD L.D.T. (LARGE DIAMETER TAPCON)	FOR USE WITH CONCRETE BLOCK, BRICK OR CONCRETE. EMBED A MIN. OF 2 1/2"
	3/8" DIA. HILTI HIT ROD WITH HY150 MAX ADHESIVE	FOR USE WITH CONCRETE. EMBED A MIN. OF 2"
	3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE	FOR USE WITH MASONRY AND BRICK. EMBED A MIN. OF 3 3/8"
	3/8" DIA. HILTI HIT ROD WITH HY20 ADHESIVE	FOR USE WITH CONCRETE BLOCK. EMBED A MIN. OF 2"
	3/8" DIA. HILTI HCL SLEEVE ANCHOR	FOR USE WITH CONCRETE, MASONRY AND BRICK. EMBED A MIN. OF 3 3/8"
	3/8" DIA. LAG WITH 3/8" SHIELD & WASHER	FOR USE WITH CONCRETE, MASONRY AND BRICK - EMBED A MIN. OF 2"
	#10 (3") HEX SCREW W/ FENDER WASHER INTO PLASTIC WALL ANCHOR	USE WITH CONCRETE, MASONRY & BRICK. FOR USE WITH SMALL LIGHTWEIGHT LETTERS & CABINETS

FOR ALL OTHER WALL CONDITIONS NOT LISTED ON OUR APPROVED FASTENER SCHEDULE, INSTALLER IS TO DETERMINE A SUITABLE METHOD OF ATTACHMENT FOR SIGNAGE AND OBTAIN APPROVAL FROM IMAGE NATIONAL SIGNS. IF INSTALLER IS UNSURE OF A METHOD, IMAGE NATIONAL SIGNS MUST BE CONSULTED. FOR ALL ATTACHMENT METHODS, INSTALLER MUST ADHERE TO GUIDELINES ON USE AND SITE PREPARATION RECOMMENDED BY FASTENER MANUFACTURER.

In the event and purpose of this color rendering to provide a basic color representation of your sign (length and color). However, digital media and printed colors will vary from actual print finish and color. Existing painted surfaces will have a perceptible difference in shade and shown from your sign finish. Providing a sample of the panel you wish to match or a photograph panel forward will minimize the differences.

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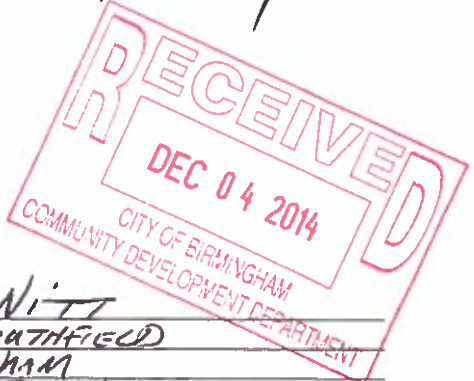
16285 Star Road Nampa, ID 83687 toll free: 800.592.8058 tel: 208.345.4020 fax: 208.336.9886 www.imagenational.com

10/22/14

Tom Mosier

3 of 4

114024



Administrative Approval Application
Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: ROYAL OAK AWNING
 Address: 2625 W. 14 MILE
ROYAL OAK 48073
 Phone Number: 248-542-5552
 Fax Number: 549-7866
 Email: MARK RO AWNING @ ATT.NET

Property Owner

Name: BOB DEWITT
 Address: 1896 SOUTHFIELD
BIRMINGHAM
 Phone Number: 248-302-6663
 Fax Number: _____
 Email: _____

2. Applicant's Attorney/Contact Person

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

Project Designer

Name: ROYAL OAK AWNING - MARK FRIEDMAN
 Address: 2625 W. 14 MILE
ROYAL OAK 48073
 Phone Number: 248-542-5552
 Fax Number: 549-7866
 Email: MARK RO AWNING @ ATT.NET

3. Project Information

Address/Location of Property: 1890 SOUTHFIELD
 Name of Development: DEWITT SALON
 Parcel ID #: _____
 Current Use: _____
 Area in Acres: _____
 Current Zoning: _____

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

4. Attachments

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

5. Details of the Request for Administrative Approval

NO SIGNAGE ADDRESS ONLY RECOVER EXISTING AWNINGS

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 Friedman

Date: APPROVED

Application #: <u>14-050</u>	Office Use Only Date Received: <u>12/4/14</u>	Fee: <u>\$ 100.00</u>
Date of Approval: <u>12/5/14</u>	Date of Denial: _____	Reviewed by: <u>M. B.</u>

ROYAL OAK & BIRMINGHAM AWNING L.L.C.

2625 W. 14 MILE, ROYAL OAK, MICHIGAN 48073

(248) 542-5552 FAX (248) 549-7860 www.royaloakandbirminghamawning.com

CONTRACT #
35954

DATE 5-14-14
DATE WANTED 7/20/14

JOB NAME: DeWitt Salon

SOLD TO: Beis Dewitt

ADDRESS: 1890 Southfield

CITY/STATE: B'ham ZIP: _____

PHONE HM: WK 644-2258

CELL: 248-302-6663 FAX: _____

COMPLETE RECOVER MATERIAL # Western 6X

BRICK ALUM WOOD OTHER REMEASURE YES NO

PAINT YES NO STENCIL _____ OTHER WHITE SGS _____

SPECIAL NOTES: Check all attachments

Permits to be removed and Bulldozing NOT PERMITTED

IS REQUIRED

TERMS _____ INVOICE _____ NET _____ PO# _____
C.O.D.

BILLING ADDRESS: 1890 Southfield

CITY/STATE: B'ham ZIP: _____

CR / ST: _____

EMAIL: _____

COLOR: Forest Green WELDED: YES NO

VALANCE STYLE: A BINDING: _____

TOTAL: \$5370

DEPOSIT: 2500

BALANCE: 2870

COST _____

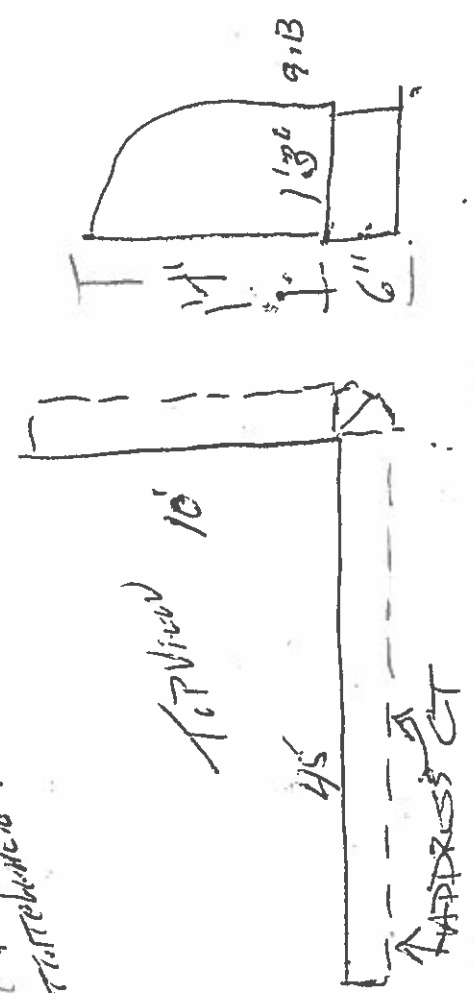
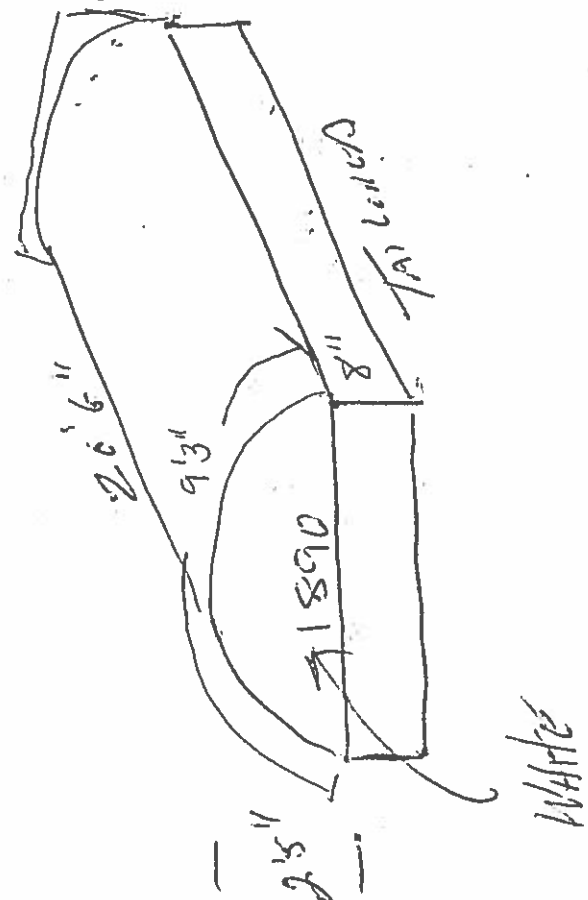
LABOR _____

DRAWINGS _____

PERMIT _____

GRAPHICS _____

MISC. _____



SALES CONTRACT

This order is subject to the approval of the Royal Oak & Birmingham Awning L.L.C. This order is not subject to cancellation, since it calls for made-to-measure goods. All agreements are made subject to strikes and other causes of delay or inability to perform which are beyond seller's control. Title of goods furnished hereunder shall remain in seller's possession, until fully paid for, not withstanding they may have been installed in any building or other structure. Any and all legal fees during collection of an invoice shall be the responsibility of the purchaser. There is a charge on past due accounts equal to 2% per month on the unpaid balance. It is also agreed that there have been no verbal representations, promises or warranties made by the Royal Oak & Birmingham Awning L.L.C. staff or its agents which are not contained in this agreement.

CUSTOMER SIGNATURE: [Signature]

SALESMAN: Mark Fineman



CONSENT OF PROPERTY OWNER

I, BOB DEWITT, OF THE STATE OF _____ AND COUNTY OF _____
(Name of property owner)

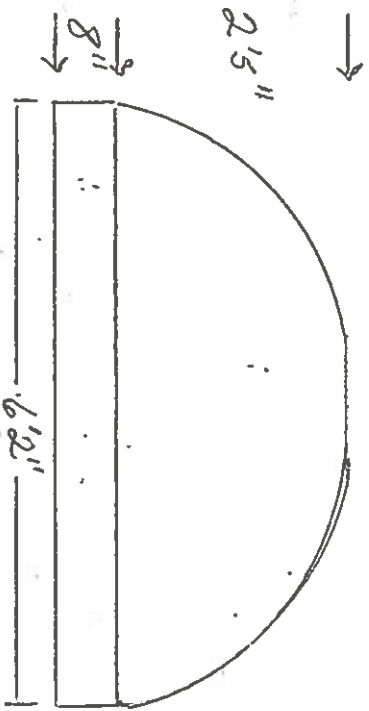
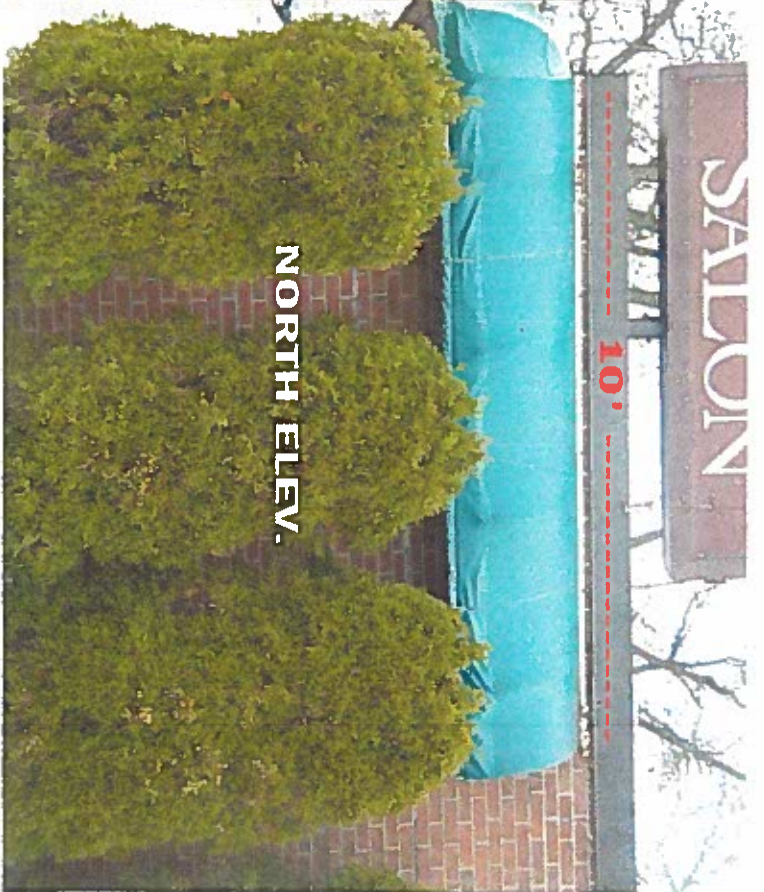
STATE THE FOLLOWING:

1. That I am the owner of real estate located at 1890 Southfield Rd.
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Royal Oak Swings;
(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: 12/4/14

Robert L. Dewitt
Owner's Name (Please Print)

[Signature]
Owner's Signature



1890 SOUTHFIELD

OWNER

BOB DEWITT

248-694-2258

248-302-6663

Recorder existing

Awnings

2 TOTAL

NO SIGNAGE

ADDRESS ONLY

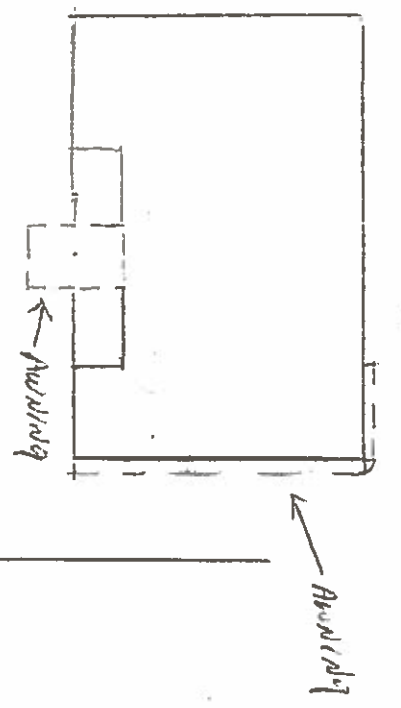
Color FOREST GREEN

Material WENTHLEY FR

ADDRESS Color WHITE

NOTE:

FRAMES TO REMAIN
ON THE BUILDING



SOUTHFIELD

WENTHLEY

AWNING

19 miles

SOUTHFIELD

Location of map

N/S



APPROVAL
 M. B. L. 12/5/14
 14-090 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 48076
 royaloakandbirminghamawningllc.com

Mark D. Friedman - Sales
 (248) 542-5552
 (248) 1549-7860 Fax

