

The site frontage on 12 Mile is presented with a stone wall and landscaped berm front which rises approximately 9' above the street level. The office park buildings are not visible from 12 Mile Rd. The project will be a total of 50,000 square feet- 7 buildings and is master planned as 25 office condominium units. Presently we have a single owner occupying 6,000 sq ft (3 units). Signage is an important consideration for our prospective buyers, all wish to maximize exposure to 12 Mile Rd. As the developer we purposely created the stone wall and project name in hopes of creating 'destination recognition' in an effort to offset the lack of street sightline. Those business directories within the scope of the ordinance are restrictive in size when we consider the need to satisfy the signage requirements for the possibility of 16 plus office condominium owners. As land owners and tax payers those condominium owners feel they are entitled to individual signage exposure. We seek a balance between ourselves, the City and our clients. We have chosen a business directory sign which although larger than the ordinance mirrors the size of the sign erected in front of the Keystone Medical building located to the North of our project on 12 Mile Road. For us it is a compromise in so far as we can give satisfactory signage exposure to purchasers of multiple units but will not be able to give street identification to single unit buyers. With that in mind we are also requesting the installation of a ground sign displaying the Stoneridge Park name, all in effort to create the designation recognition.

We respectfully request your consideration in this matter as we do believe that the site configuration and individual condominium ownership within in the park create a hardship for us to comply with strict compliance with the City Ordinance.




April 6, 2009

To Whom It May Concern:

In the matter of petitioning the City of Novi Zoning Board of Appeals for the placement of permanent signage for the Stoncridge Office Park we herein authorize ASI Modulex act as our representative and submit the formal application and documentation relevant to the appeal.

Sincerely,


Patrick Cavanaugh

FWD#: 92648 Date: 11/19/08

Project: Stoneridge Office Park of Novi

Specifications:
60" x 180" Series 7 Non-Illuminated
Aluminum Post and Panel with LED LF

Quantity:
1 S/F

Graphics Process:
LF with LED; LTV

Typography:
14" Eras Bold, U/C (LF)
7-7/8" Antique Olive Regular, U/C
(Tracked 200), (LTV)

Graphics Color:
LF: Black Day/White Night Faces
LTV: Matte Black

Frames & Fixtures:
N/A

Background Color:
LF Returns: SC-905 Black
Post and Panel: SC-801 Medium Beige

Installation Method:
LF: Stud Mounted into panel
Posts: Direct burial into concrete footings

Production Notes:

Drawings Shown In Proportion But Not To Scale

asi. modulex.

Sign Type: A • Aluminum Post & Panel

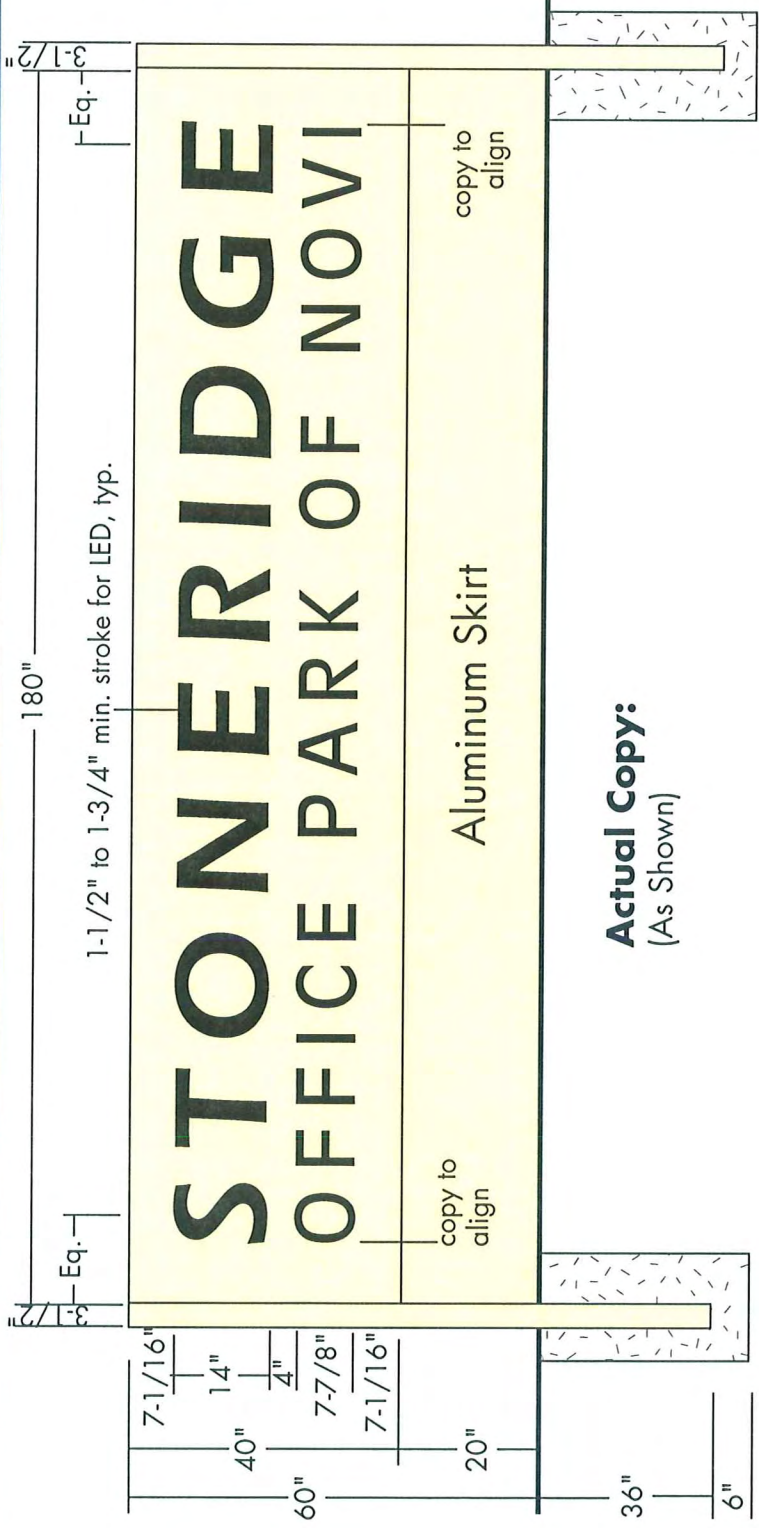
Client: Shannon Development

P.O.: To Follow

Contact: Pat Cavanaugh

Phone: 248/203-1234

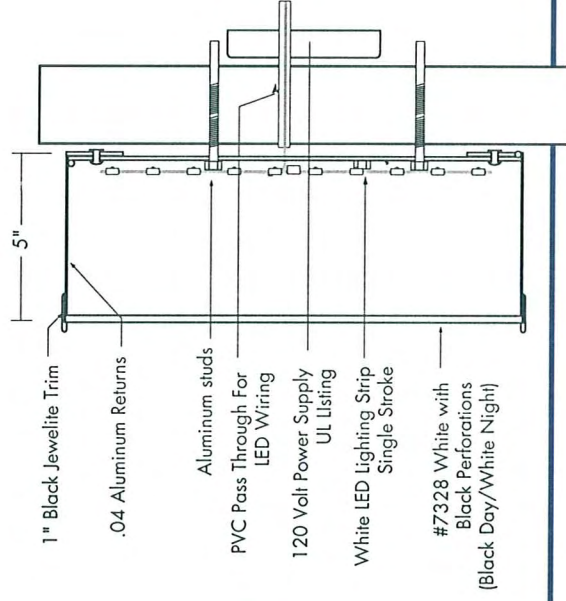
Page 1 of PM: AE Proofed:



Actual Copy:
(As Shown)



**Channel Letter
Cut View**



FWO#: 92648 Date: 11/19/08
 Project: Stoneridge Office Park of Novi
 Specifications:
 96" x 96" Series 12 Non-Illuminated
 Aluminum Monolith
 Quantity:
 1 S/F
 Graphics Process:
 Surface Applied Vinyl
 Typography:
 3-7/8" & 2-1/2" Futura Bold, Inc.
 4-1/2" Antique Olive Bold #
 Graphics Color:
 Matte Black
 Frames & Fixtures:
 N/A
 Background Color:
 SC-801 Medium Beige
 Installation Method:
 Direct burial into concrete footings
 Production Notes:

Drawings Shown In Proportion But Not To Scale
asi. modulex.

Sign Type: A-1 • Aluminum Monolith
 Client: Shannon Development
 P.O.: To Follow
 Contact: Pat Cavanaugh
 Phone: 248/203-1234

Page 2 of PM: AE Proofed:

96" 48" 96"

2" 3-7/8" 2" 9" 2-1/2"

All tenant copy is c/c in each panel

Stoneridge Office Park of Novi

The Anti-Aging And Wellness Center

Mark Hertzberg, M.D., P.C.

44050 44090 44130 44170
44070 44110 44150

4-1/2" 16"

Actual Copy:
 (As Shown - Single Faced)

FWO#: 92648

Date: 11/19/08

Project: Shannon Development

Specifications:

Quantity:

Mounting

Graphics Process:

Typography:

Graphics Color:

Frames & Fixtures:

Background Color:

Installation Method:

Production Notes:

Drawings Shown In Proportion But Not To Scale

asi. > modulex.

Sign Type: Exterior Main ID

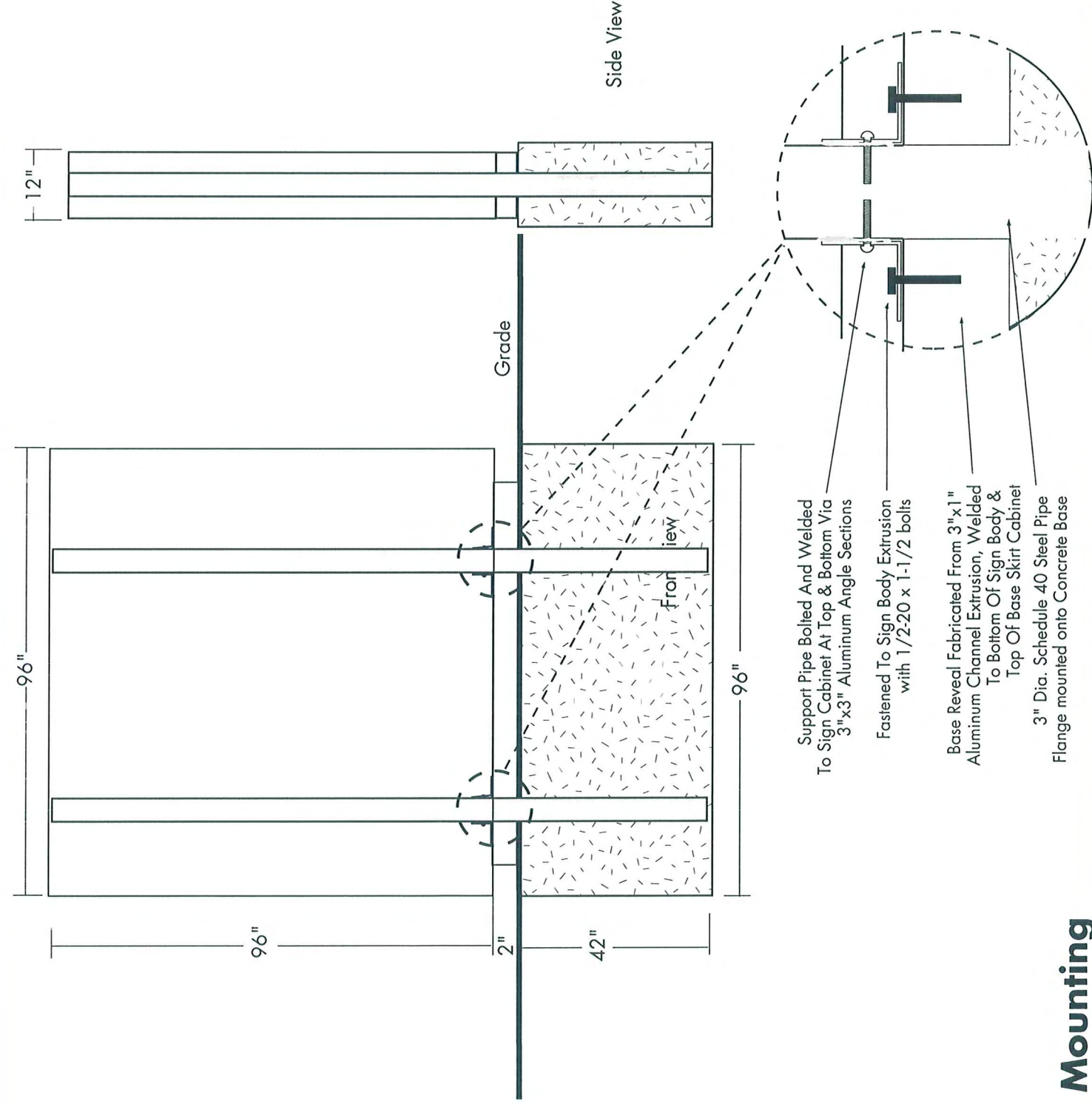
Client: Shannon Development

P.O.:

Contact:

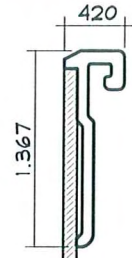
Phone:

Page 3 of PM: AE Proofed:

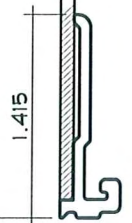


Mounting

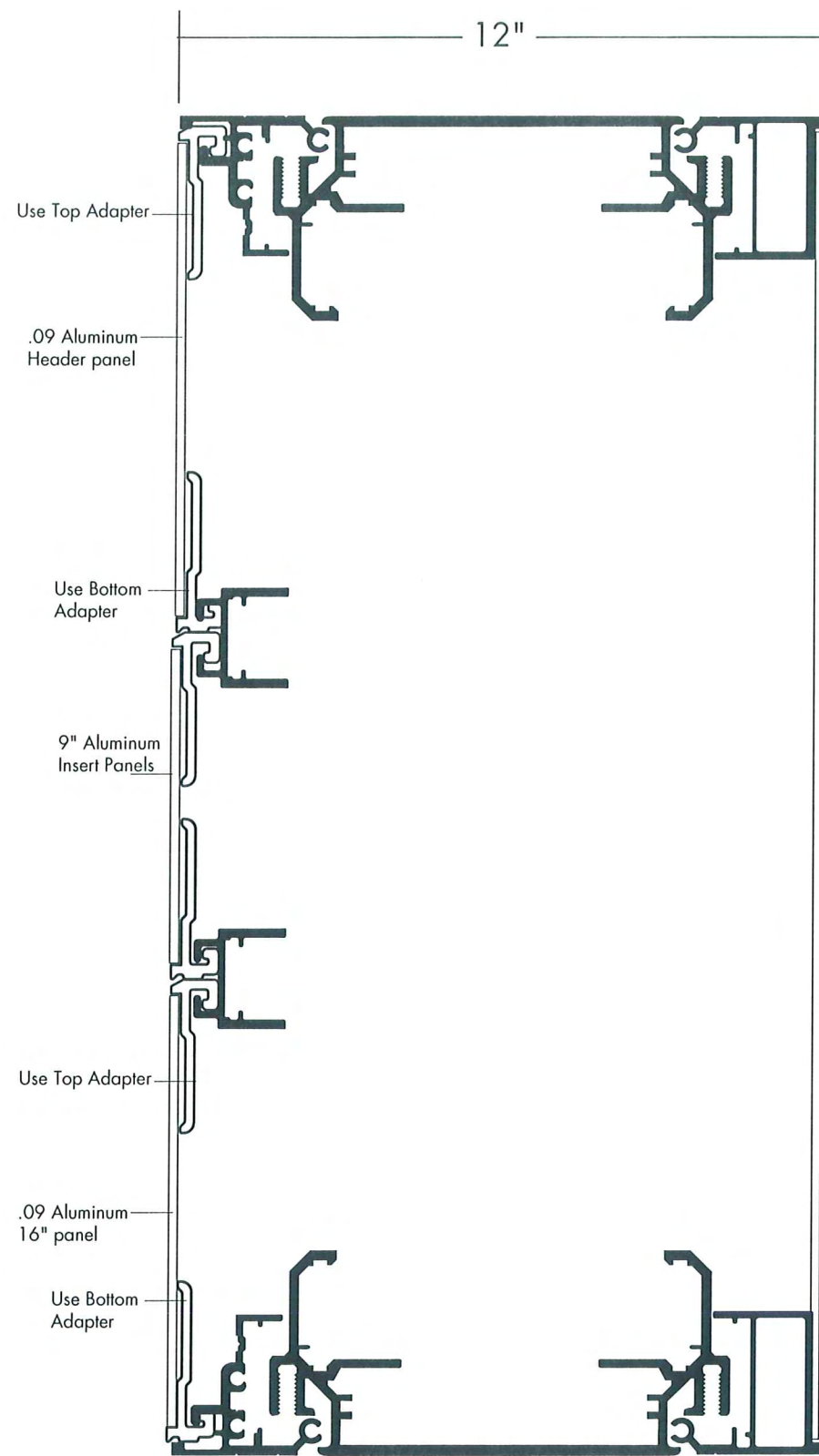
Insert Adapter Top
Part #1687



Insert Adapter Bottom
Part #1688

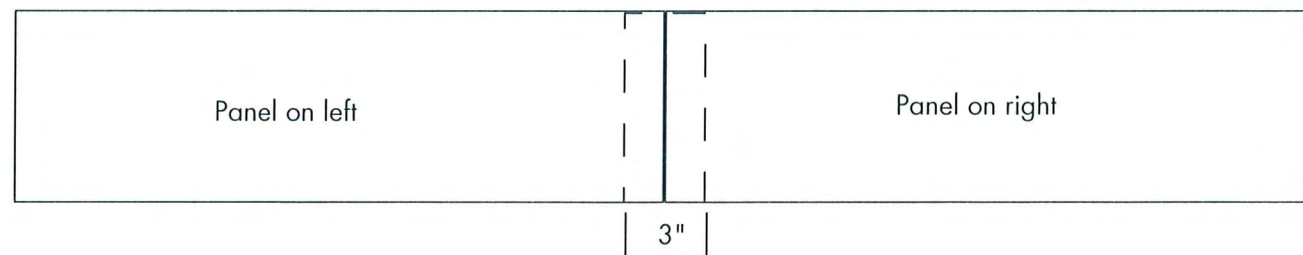


Side Cut View



Detail of vertical seam behind panels:

Appropriate height for panel x 3" vertical aluminum strip welded to back of left panels, where 1/2 falls on both sides of each panel



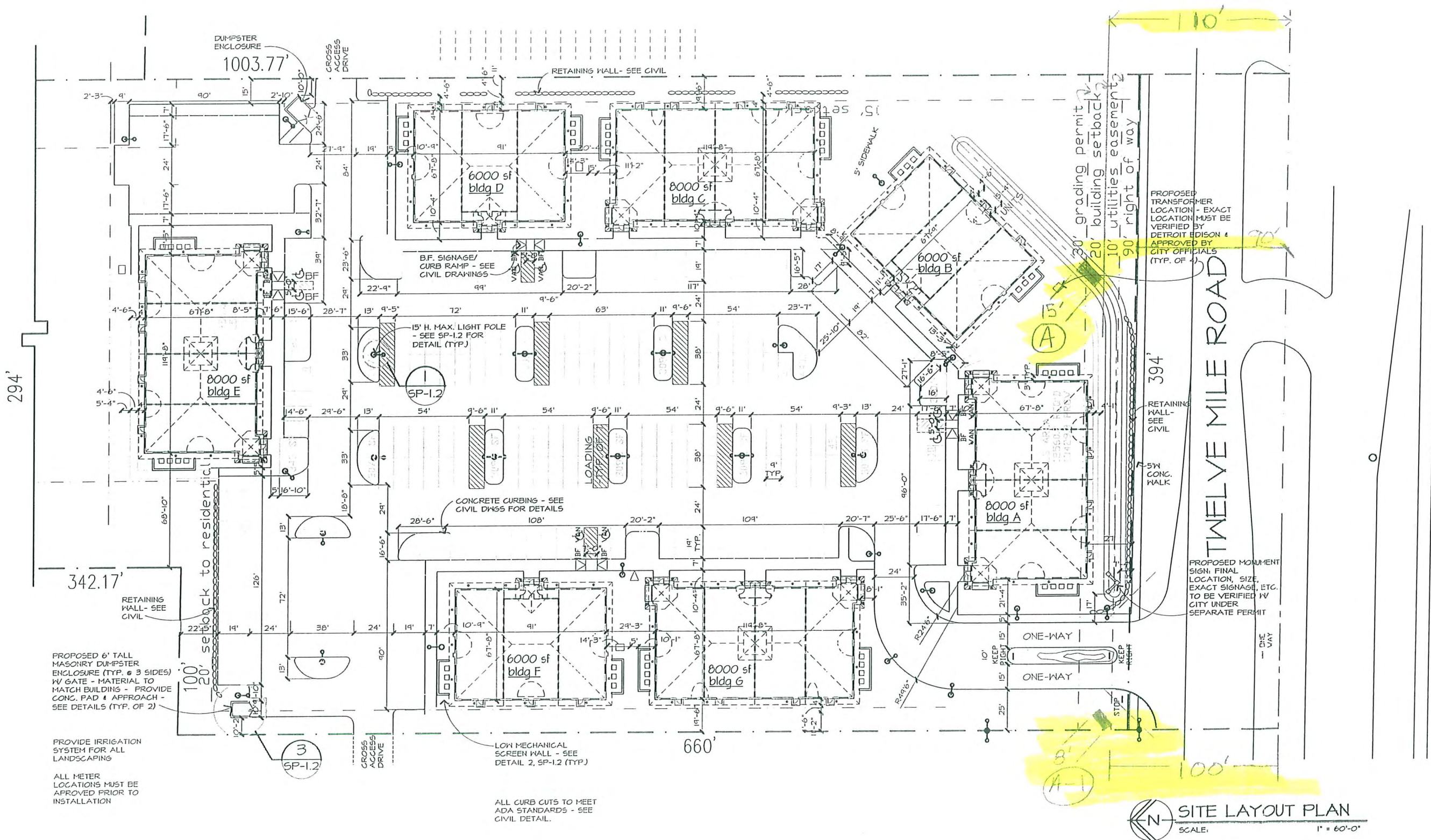
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project
**STONERIDGE
OFFICE PARK**
for SHANNON
DEVELOPMENT
TWELVE MILE RD.
E. of DIXON RD.
NOVI, MICHIGAN
sheet title
SITE PLAN

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

date	description
24 JUNE 04	Prelim.
01 JULY 04	Pre-App. Mtg.
16 SEPT 04	site plan review
20 JAN 05	SPA rev. 1
05 JULY 06	SPA
05 NOV 02	BIDS/PERMITS
06 MAR 01	SPA
06 MAR 03	PERMIT
06 MAR 15	PERMIT
06 MAY 05	SPA REV. 2
06 MAY 05	STAMPING
06 AUG 25	PERMIT REV. 2
08 MAR 07	PARKING COUNT



SITE LAYOUT PLAN
SCALE: 1" = 60'-0"

job no. 0424
sheet SP-1.1