

AGENDA
BIRMINGHAM DESIGN REVIEW BOARD MEETING
MUNICIPAL BUILDING-COMMISSION ROOM-151 MARTIN STREET
WEDNESDAY – February 1, 2017
******* 7:15 PM*******

- 1) **Roll Call**
- 2) **Approval of the DRB Minutes of January 4, 2017**
- 3) **Sign review**
 - **2100 E. Maple – Whole Foods**
- 4) **Design Review**
- 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.

**BIRMINGHAM DESIGN REVIEW BOARD
MINUTES OF JANUARY 4, 2017**
Municipal Building Commission Room
151 Martin, Birmingham, Michigan

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, January 4, 2017. Chairman John Henke called the meeting to order at 7:15 p.m.

Present: Chairman John Henke; Board Members Natalia Dukas, Vice Chairperson Shelli Weisberg, Michael Willoughby; Alternate Board Members Adam Charles, Dulce Fuller

Absent: Board Members Mark Coir, Keith Deyer, Thomas Trapnell

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

01-01-17

APPROVAL OF MINUTES
DRB Minutes of November 2, 2016

Motion by Ms. Dukas

Seconded by Mr. Willoughby to approve the DRB Minutes of November 2, 2016 as presented.

Motion carried, 6-0.

VOICE VOTE

Yeas: Dukas, Willoughby, Charles, Fuller, Henke, Weisberg

Nays: None

Absent: Coir, Deyer, Trapnell

01-02-17

DESIGN REVIEW
2254 Cole St.
Lincoln Adams LLC

Zoning: MX Mixed Use

Proposal: Mr. Baka advised the applicant is proposing to renovate an existing multi-tenant building located in the Rail District for commercial use. The majority of the changes to the building are proposed to be implemented on the east elevation of the building. The condition of the building on this elevation is

severely deteriorated. It is a hodge-podge of rolling doors, wood paneling, and cement boards. With the exception of the south end of the building, the entire façade of the east elevation is proposed to be removed and replaced with clear glass in anodized aluminum frames. The south end of the east façade will retain the CMU block that currently exists along with the large clear window and single man door. At the north end of the east elevation the building façade turns to face north, creating a small alcove or indentation in the building. The north facing portion of this alcove is also proposed to be renovated by removing the existing façade treatment and windows and installing full height clear glass windows with anodized frames. There are no other changes proposed to the exterior of the building at this time.

Signage: No signage changes were included with this application. Individual tenants will be required to apply for administrative approval as needed.

Illumination: No new lighting has been proposed at this time. However, there are several existing wall pack lights that do not meet the Zoning Ordinance requirements for cut-off lighting.

Mr. Darrin Atesian, the landlord for the building, stated they plan to paint the building in the Spring. Chairman Henke informed him that he will need Planning Dept. approval for the paint color.

Mr. Baka noticed that a lot of light packs on the outside are not complying with the Lighting Ordinance. Mr. Atesian agreed to install fixtures that meet the current Ordinance; Chairman Henke said the tear sheets for those will need to be submitted.

In response to Mr. Willoughby, Mr. Simone, Prime Design Systems, Inc., explained they plan to install new glass and anodized aluminum frames on the east elevation. The intention is to have continuity. As existing tenants move out their plan is to implement Phase 2. Ideally they would like to replicate the east elevation. It was noted that this is a bi-level building along Cole st.

Motion by Ms. Weisberg

Seconded by Mr. Willoughby to approve the Design Review for 2254 Cole St., Lincoln Adams LLC, contingent upon the applicant submitting tear sheets for the cut-off lighting and color samples for administrative approval by the Planning Dept.

There were no public comments at 7:25 p.m.

Motion carried, 6-0.

VOICE VOTE

Yeas: Weisberg, Willoughby, Charles, Dukas, Fuller, Henke

Nays: None

Absent: Coir, Deyer, Trapnell

01-03-17

MISCELLANEOUS BUSINESS AND COMMUNICATIONS

A. Staff Reports

-- Administrative Approvals

- 33816 Woodward Ave, Auto Europe - 3 ft. x 10 ft. illuminated cabinet sign located on the front wall.
- 34400 Woodward Ave. - Installing two internally illuminated wall signs on the front and side.
- 33772 Woodward Ave., Pet Wants - New wall sign located on the front wall.
- 2159 Cole St., Color Box - Install Color Box sign on front wall.
- 746 E. Maple Rd., Love and Buttercream - Valance type awning with signage on the front of the building, north elevation.
- 902 S. Old Woodward Ave., Suite 100, OWC -
 1. Found wood siding in bad shape, discovered existing brick was in very good shape. Removed wood and painted brick.
 2. Color change. Painted the entire building in the specified and approved color and found it in large scale to be much too purple. Selected new color in same level of darkness, much less color.
Original color: Benjamin Moore Dark Purple 2073-10
New color: Benjamin Moore Nightshade 2116-10
 3. .Minor dimensional change at recessed corner entry to accommodate grade issues which were a result of a net 1.5 in. topping surface at the parking lot and alley which was done during construction.
 4. Lowered the awnings from 10 ft. clear to 9 ft. 5.5 in. due to structural issues related to the framing requirements for the approved sign panels above awnings.
 5. Modified light location and type at approved steel banded "barrels." Eliminated the illuminated face type of fixture as it was too brash, and replaced them with cylinder down lights, providing a gentler lighting of the banded barrels. Eliminated the "barrel" on the west facade. Worried that traffic in the alley could damage it.

6. Changed the west facade sign from halo lit channel letters to custom subtle wrought iron sign with gentle face illumination. Note: All signage modifications were done after owners developed their logo.
7. Honed granite finish was upgraded to a leathered (honed but slightly textured) finish.
8. Removed corner bracket sign as it was not required. The new recessed corner entry is much more obvious than indicated on renderings.

- 975 E. Maple Rd. - Sign on front of building, channel lettering.
- 33322 Woodward Ave., Fast Signs - Paint, stucco, plus new signs.
- 2100 E. Maple Rd., Whole Foods - Install (4) four sets of raceway mounted channel set letter sets on the north, south, east, and west side of building, Denied.

-- Violation Notices (none)

B. Communications

-- Commissioners' Comments

Discussion considered the next BZA meeting which will cover the requested signage for Whole Foods.

It was noticed there is a different temporary sign at Triple Nickel. The restaurant did receive their requested variance for an illuminated building sign.

01-04-17

ADJOURNMENT

No further business being evident, the board motioned to adjourn the meeting at 7:33 p.m.

Matthew Baka
Sr. Planner



MEMORANDUM

Planning Division

DATE: January 27, 2017
TO: Design Review Board
FROM: Matthew Baka, Senior Planner
SUBJECT: 2100 E. Maple – Whole Foods Market, sign review

Zoning: B-2, General Business

Existing Use: Vacant, future Whole Foods Market

Proposal

The applicant is seeking approval for to install signage on the Whole Foods Market that is currently under construction at the above referenced location.

Signage

The applicant proposes to install four (4) name letter signs, one on each elevation of the building. The total linear building frontage is 265' 5", permitting 265.416 square feet of sign area. The proposed "**Whole Foods Market**" signs on the front (north) and rear (south) elevations are proposed to measure 13' 1" h x 18' w or **235.49 square feet** each. The proposed "**Whole Foods Market**" signs on the east and west elevations are proposed to measure 6' 5" h x 25' w or **160.41 square feet**. *In accordance with article 1.0, table B of the Birmingham Sign Ordinance – name letter signs may be no more than 24" in height. The signs do not meet this requirement.* Accordingly, the height of the logo sign must be reduced to a maximum of 24". The combined area of all signs will be **791.81 square feet**. *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 square foot (1.5 square feet for addresses on Woodward Avenue) for each linear foot of principal building frontage. The proposal does not meet this requirement.* Accordingly, the applicant will be required to reduce the signage not to exceed 265.416 square feet.

The applicant proposes to install 556.32 sq. ft. of signage on the east, west, and south elevations of the building, with the principle building frontage being the north elevation. *Article 01, table B of the Birmingham Sign Ordinance limited the amount of signage on walls other than the principle building frontage to 100 sq. ft. The proposal does not meet this requirement.*

The raceways proposed for signs A1 and A2 on the front and rear elevations of the building are proposed to be 6" thick. *In accordance with Article 01, section 1.05 K (6) c of the Birmingham Sign Ordinance, no electrical raceway shall have a thickness greater than 4". The proposal does not meet this requirement.*

All signs are proposed to be mounted more than 8' above grade. *In accordance with Article 1.0, Table B of the Birmingham Sign Ordinance - Wall signs that project more than 3 inches from the building facade shall not be attached to the outer wall at a height of less than 8 feet above a public sidewalk and at a height of less than 15 feet above public alley.* **The proposal meets this requirement.**

The proposed name letter signs will be constructed of aluminum channel letters with plex faces.

Illumination

All of the signs are proposed to be internally illuminated with LED's.

Sign Recommendation

In accordance with Section 86, Article 2, 2.02 (c) of the City of Birmingham Sign Ordinance, Planning Division Sign review approval shall be granted only upon determining the following:

1. The scale, color, texture and materials of the sign being used will identify the business succinctly, and will enhance the building on which it is located, as well as the immediate neighborhood.
2. The scale, color, texture and materials of the sign will be compatible with the style, color, texture and materials of the building on which it is located, as well as neighboring buildings.
3. The appearance of the building exterior with the signage will preserve or enhance, and not adversely impact, the property values in the immediate neighborhood.
4. The sign is neither confusing nor distracting, nor will it create a traffic hazard or otherwise adversely impact public safety.
5. The sign is consistent with the intent of the Master Plan, Urban Design Plan(s), and/or Downtown Birmingham 2016 Report, as applicable.
6. The sign otherwise meets all requirements of this Chapter.

The Planning Division recommends that the Design Review Board consider a motion to DENY the design and sign review application for 2100 E. Maple for the following reasons:

1. The total square footage of the proposal exceeds the allowable square footage by 526.4 sq. ft.;
2. The total height of signage exceeds the maximum height by 11' 1" and 4' 5" respectively;
3. The total amount of signage on secondary building elevations exceeds 100 sq. ft.;
4. The raceway on the proposed signs for the north and south elevations exceeds the maximum depth by 2".

Sample Motion Language

Motion to DENY the sign review application for 2100 E. Maple for the following reasons;

1. The total square footage of the proposal exceeds the allowable square footage by 526.4 sq. ft.;

2. The total height of signage exceeds the maximum height by 11' 1" and 4' 5" respectively;
3. The total amount of signage on secondary building elevations exceeds 100 sq. ft.;
4. The raceway on the proposed signs for the north and south elevations exceeds the maximum depth by 2".

OR

Motion to TABLE the design and sign review application for 2100 E. Maple. The applicant must provide the following items:

- 1.

Sec. 126-514. Duties of Design Review Board.

The Design Review Board shall review all documents submitted pursuant to this section determining the facts given in this section.

- (1) All of the materials required by this section have been submitted for review.
- (2) All provisions of chapter 126 of this Code have been complied with.
- (3) The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
- (4) The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.
- (5) The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
- (6) The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the city.
- (7) The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the city commission.
(Code 1963, § 5.192(4))

Article 2, 2.20. Sign review

(b) Restrictions.

- (1) The Historic District Commission, Design Review Board or Planning Board may impose restrictions on the size, placement and appearance of signs in addition to those requirements set forth by this ordinance.
- (2) The Historic District Commission, Design Review Board or Planning Board shall not allow the alteration or construction of any sign which would violate the requirements of this ordinance.



Sign Ordinance Requirements – Name Letter/Wall Signs Planning Division

Property Address: 2100 E. Maple.

Current Zoning: B-2, General Business

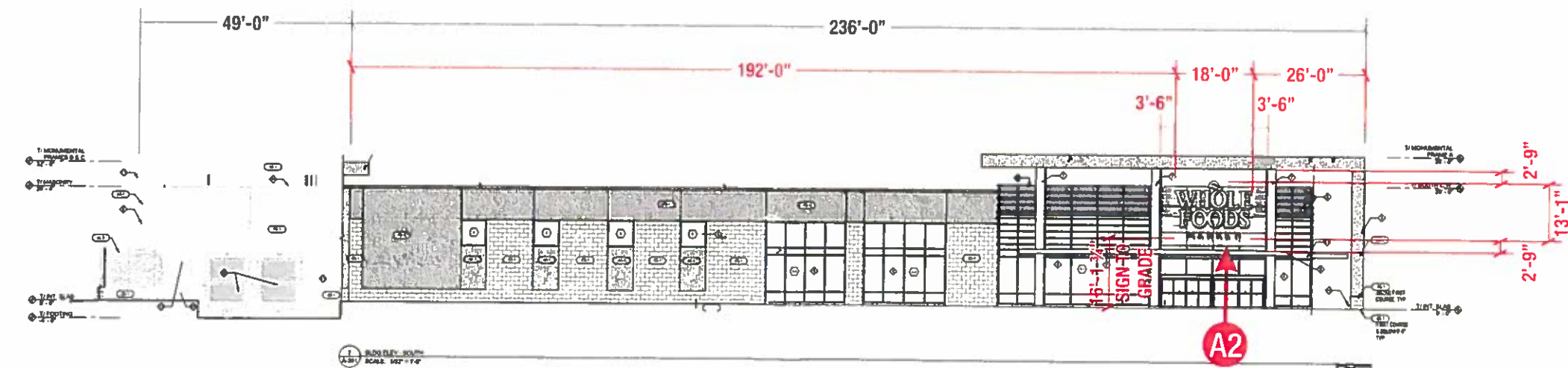
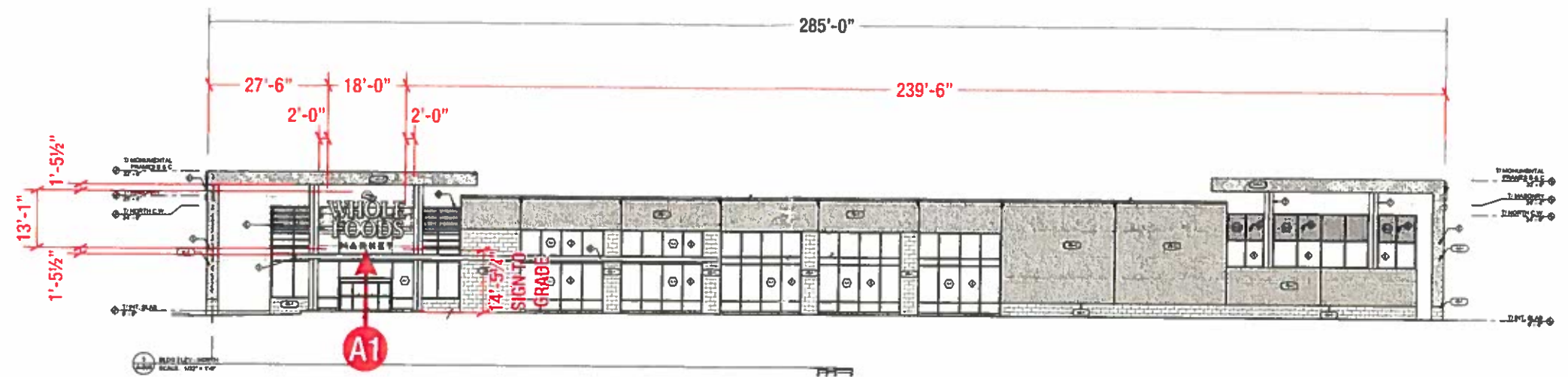
Sign Copy: Whole Foods Market

	Required	Proposed	Review
Maximum Area	<input type="checkbox"/> Woodward – 1.5 square feet per linear foot. <input checked="" type="checkbox"/> Other – 1 square foot per linear foot 265' 5" Total Linear Street Frontage	Four Signs: two signs @ Sign height: 13' 1" Sign width: 18' Total sign area: 235.49 sq. ft. Two signs @ Sign height: 6' 5" Sign width: 25' Total sign area: 160.41 sq. ft. Total sign area for four signs: 791.81	Does not meet requirements
Maximum Height	<input checked="" type="checkbox"/> Name Letter Sign <input type="checkbox"/> Woodward – 3' <input checked="" type="checkbox"/> Other – 2' <input type="checkbox"/> Wall Sign <input type="checkbox"/> Woodward – 4' <input type="checkbox"/> Other – 3'	Sign height: 13' 1"	Does not meet requirements
Other Sign measurements	<ul style="list-style-type: none"> Logos/design elements may be greater than 3' in height subject to approval Thickness = 9" maximum Height from grade = 8' sidewalk if over 3" thick Height from grade – 15' alley, etc. 	Logo height: N/A Sign Thickness: 11" Sign Height above grade: higher than 8'	Does not meet requirements
Illumination	<input checked="" type="checkbox"/> Non-historic District <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 	Internally Illuminated	Meets requirements

	rear lights <input type="checkbox"/> Historic District <ul style="list-style-type: none"> • As listed above • Halo backlighting • Exterior light fixtures • No internal illumination 		
# Allowed	<input type="checkbox"/> Principal Wall Sign <ul style="list-style-type: none"> • 1 street = 1 sign • 2 streets = 2 identical sign • 3 + streets = each frontage • All above can not exceed maximum sign area for building <input checked="" type="checkbox"/> Wall / Name Letter Sign <ul style="list-style-type: none"> • Limited by area per frontage 	One Street = Four signs	Does not meet requirements

Reviewed by: Matthew Baka

Date: January 27, 2017



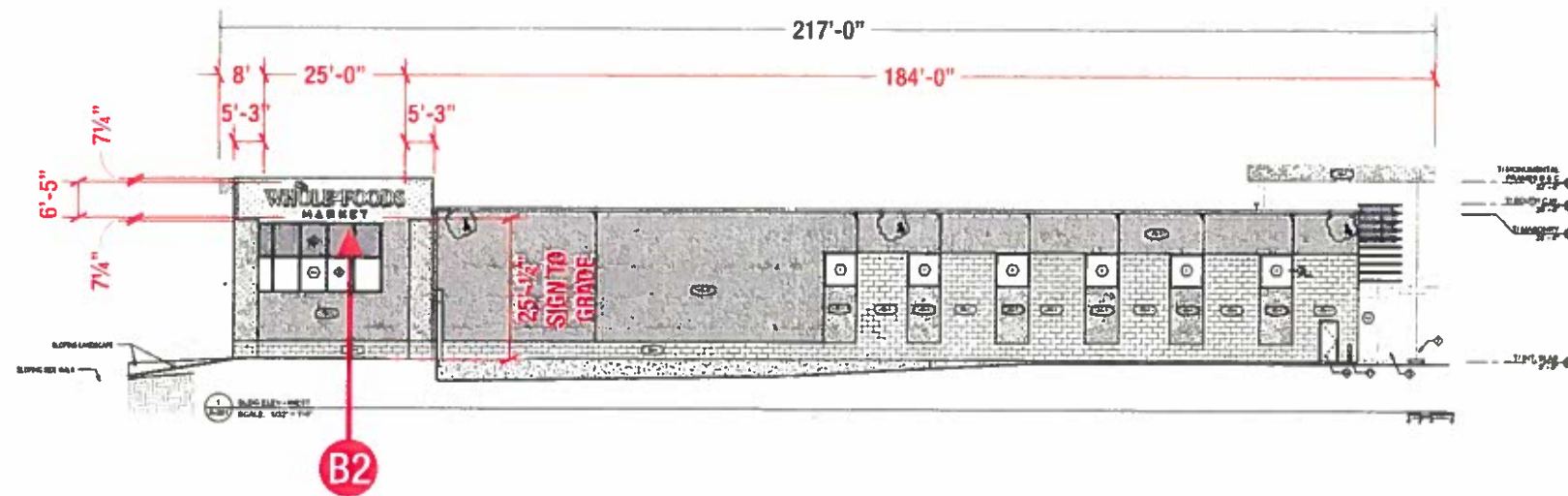
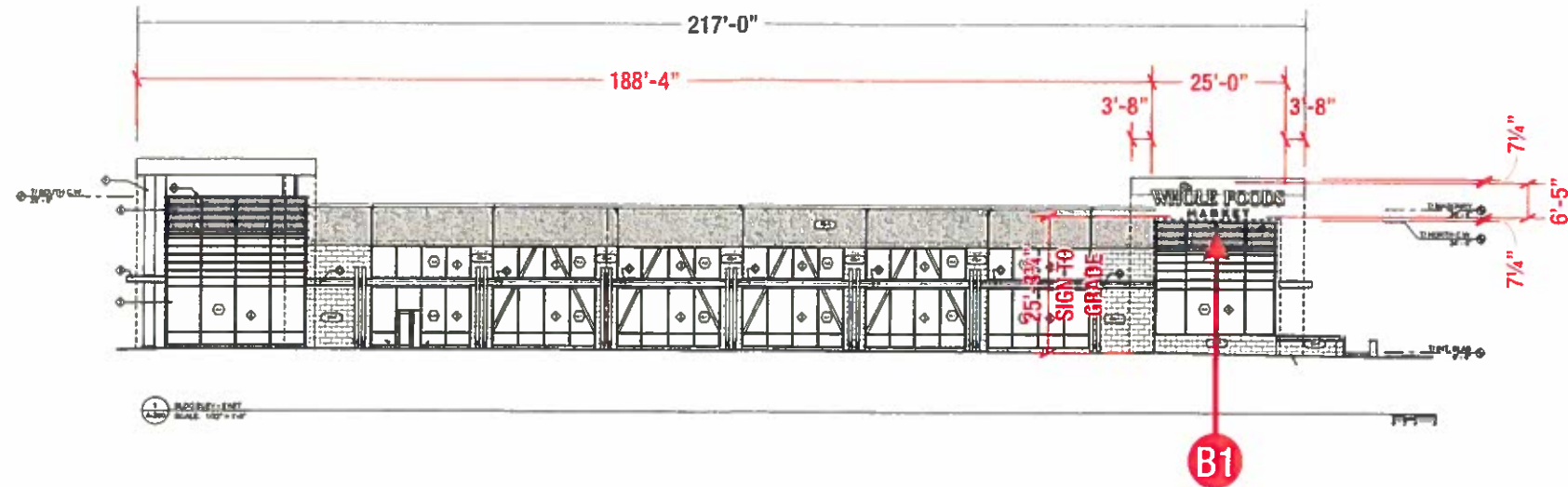
DATE	REVISION
5-20-16	REV. MTG. STRUC. FOR TYPE 'A' SIGNAGE
5-23-16	REV. MTG. STRUC. FOR TYPE 'A' SIGNAGE
8-8-16	REVISED PER TD NOTE
9-6-16	REVISED PER TD NOTES
9-27-16	UPDATED ELEVATION TO SHOW FULL ELEVATIONS FOR PERMITS
11-2-16	ADDED DIMS. PER CITY & UPDATED COLORS PER CUSTOMER

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ADDRESS	2100 E MAPLE RD.				
CITY	BIRMINGHAM	STATE	MI	DESIGNER	KM
SALESPERSON	TD				
DRWG. NO.	15138	SCALE:	NOTED	DATE:	03.24.2016
SHEET NO.	1				

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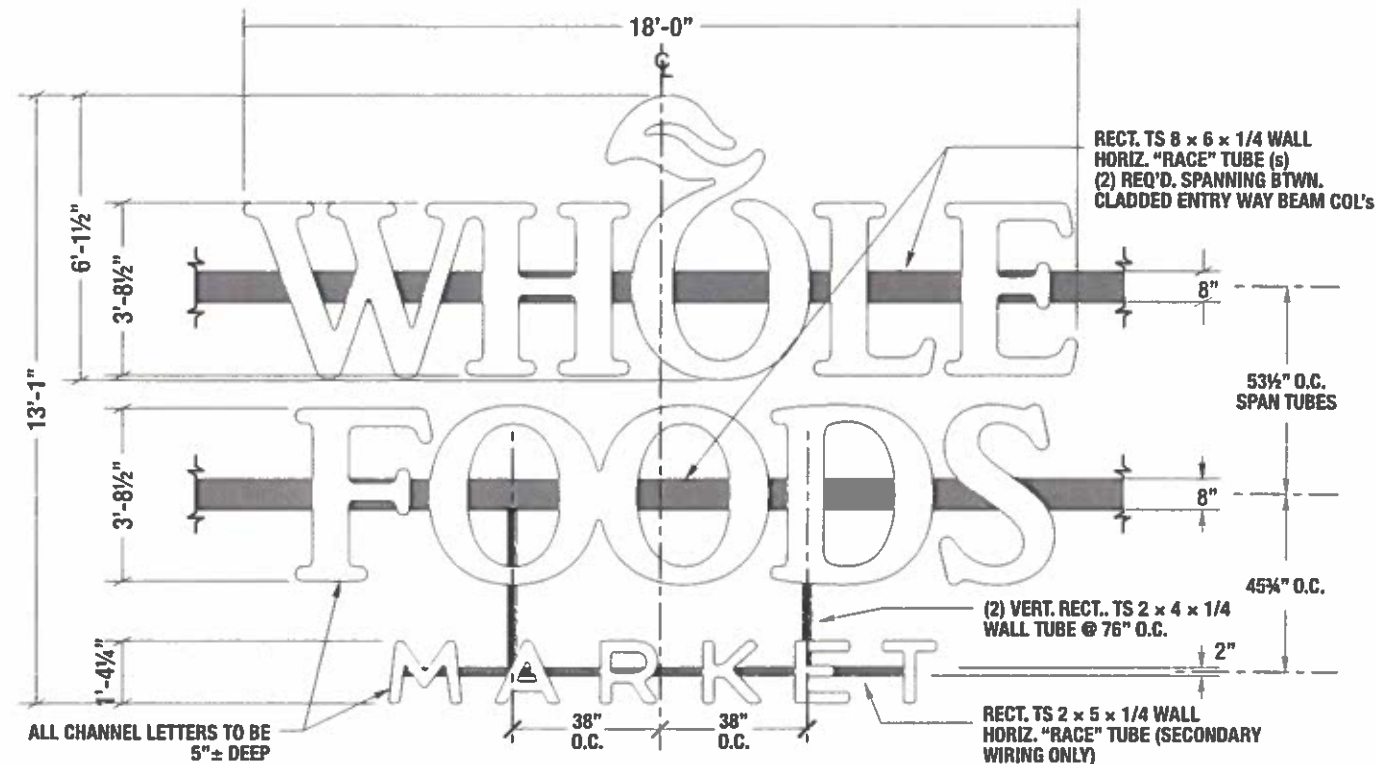
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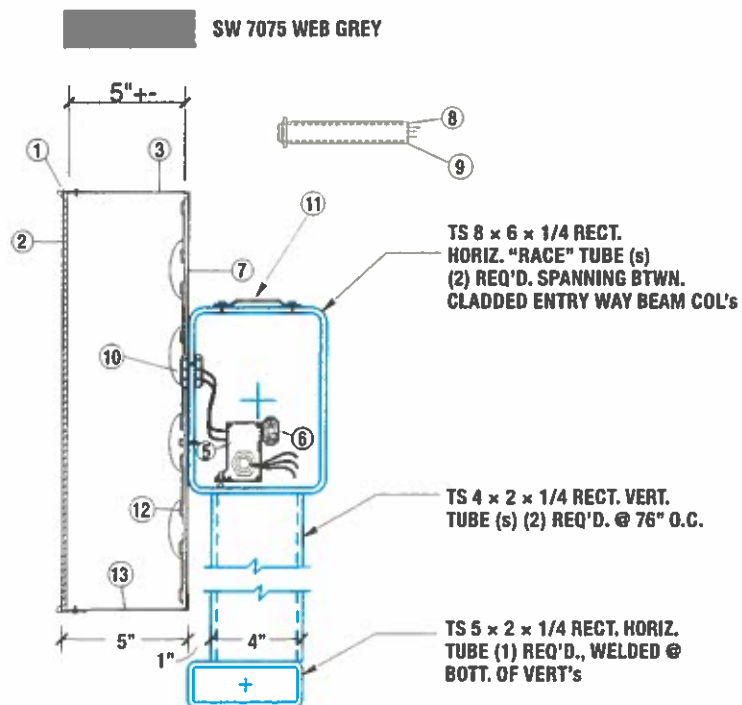


A TWO (2) SETS OF PLEX-FACE CHANNEL LETTERS, STRUC.-RACE MOUNTED BTWN. COLUMNS
SCALE: 1/4"=1'

- #7328 WHITE ACRYLIC FACES
- WHITE TRIMCAP
- RETURNS PAINTED TO MATCH WHITE
- WHITE L.E.D. ILLUMINATION
- RACEWAY MOUNTED BETWEEN COLUMNS
- RACEWAYS PAINTED TO MATCH SW 7075 WEB GREY

- A** LEGEND
- 1" TRIM CAP - WHITE
 - #7328 WHITE - ACRYLIC FACE
 - .040 / .063 ALUMINUM RETURN PAINTED TO MATCH WHITE
 - TRANSFORMER, CLASS II 12V
 - SAFETY SWITCH
 - .090 ALUMINUM BACK
 - 120V PRIMARY, NO. 12 THHN STRANDED WIRE, 1-20 AMP CIRCUIT
 - FLEXIBLE WEATHERPROOF CONDUIT PER LOCAL CODE
 - SILICONE SEAL ALL PENETRATIONS
 - UL APPROVED STANDARD BUSHING
 - ACCESS / ACCESS COVER TO ELEC.
 - WHITE L.E.D. MODULE
 - 1/4" DRAIN HOLE
- RACE-TUBE(s) FINISH TO MATCH SW 7075 WEB GREY

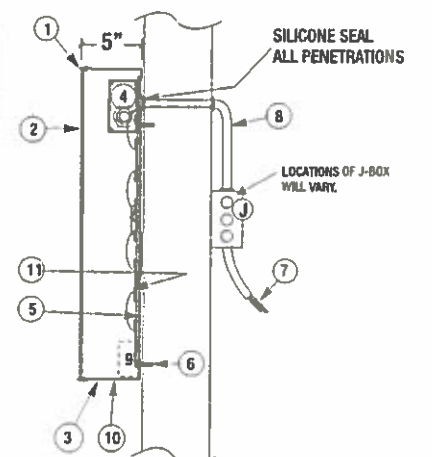
1 1/2" = 1'-0"



B TWO(2) SETS OF PLEX-FACE INDIVIDUALLY MOUNTED CHANNEL LETTERS
SCALE: 1/4"=1'

- #7328 WHITE ACRYLIC FACES
- WHITE TRIMCAP
- RETURNS PAINTED TO MATCH WHITE
- WHITE L.E.D. ILLUMINATION
- INDIVIDUALLY MOUNTED FLUSH TO MASONRY

- B** LEGEND
- 1" TRIM CAP - WHITE
 - #7328 WHITE PLEX FACES
 - .063 ALUM. RETURNS: WHITE
 - TRANSFORMER, CLASS II 12V.
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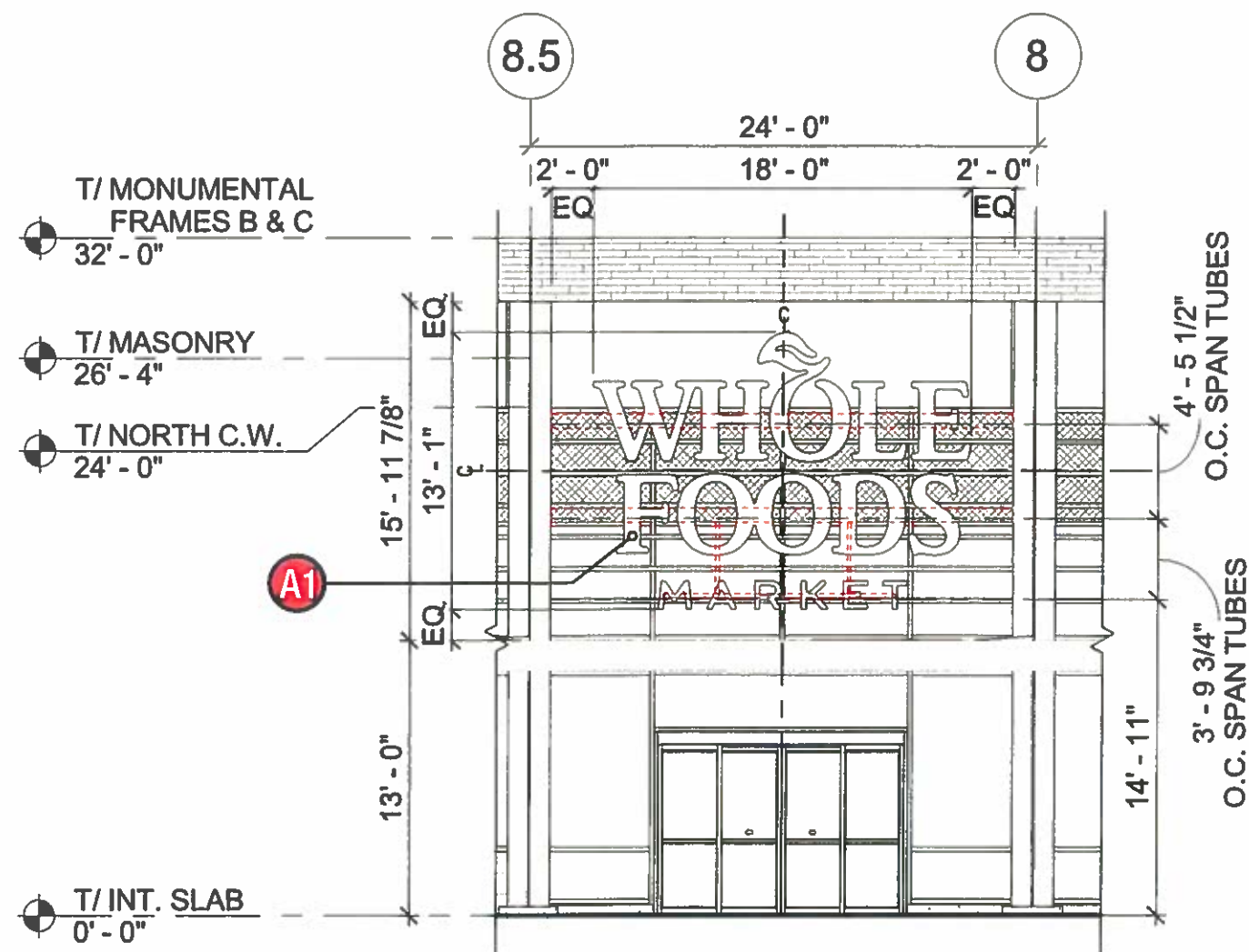
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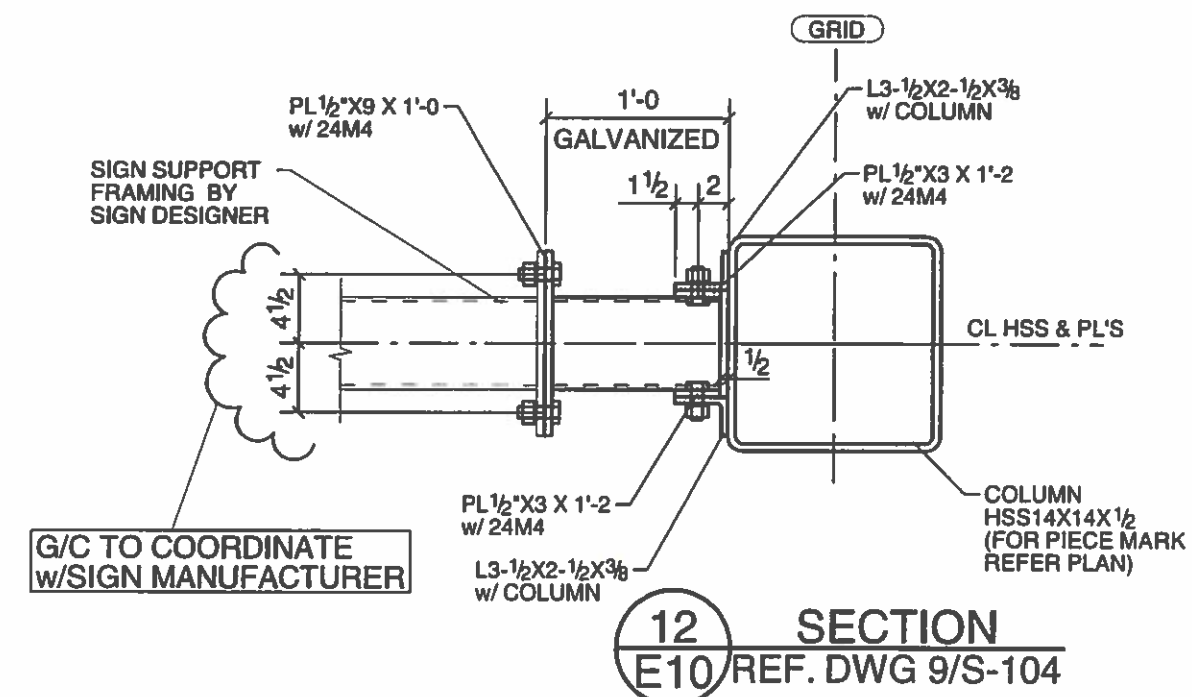
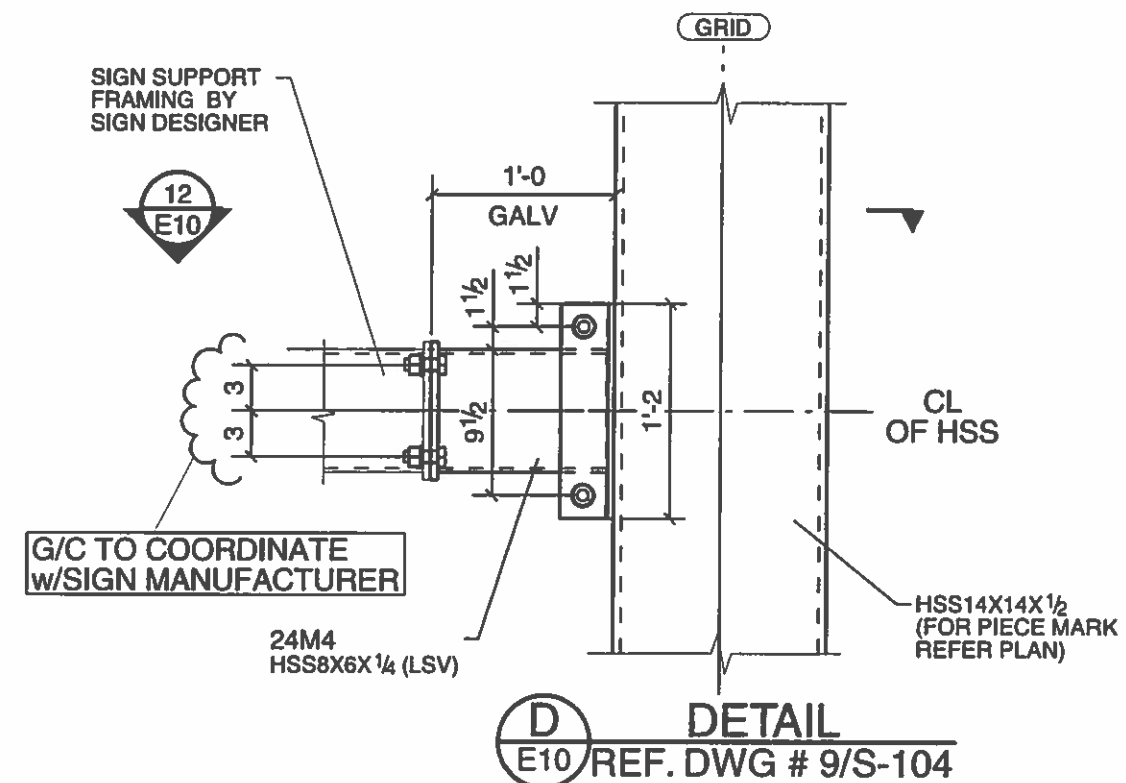
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1 NORTH VESTIBULE ELEVATION
SK-11A SCALE: 1/8" = 1'-0"



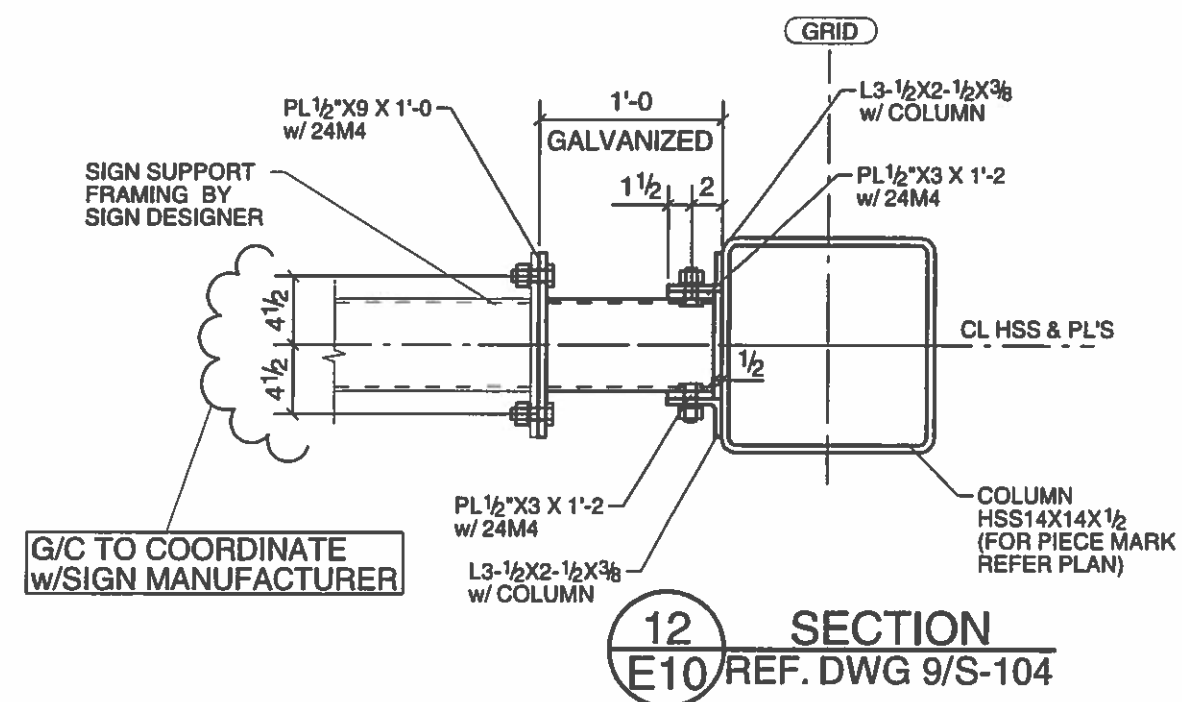
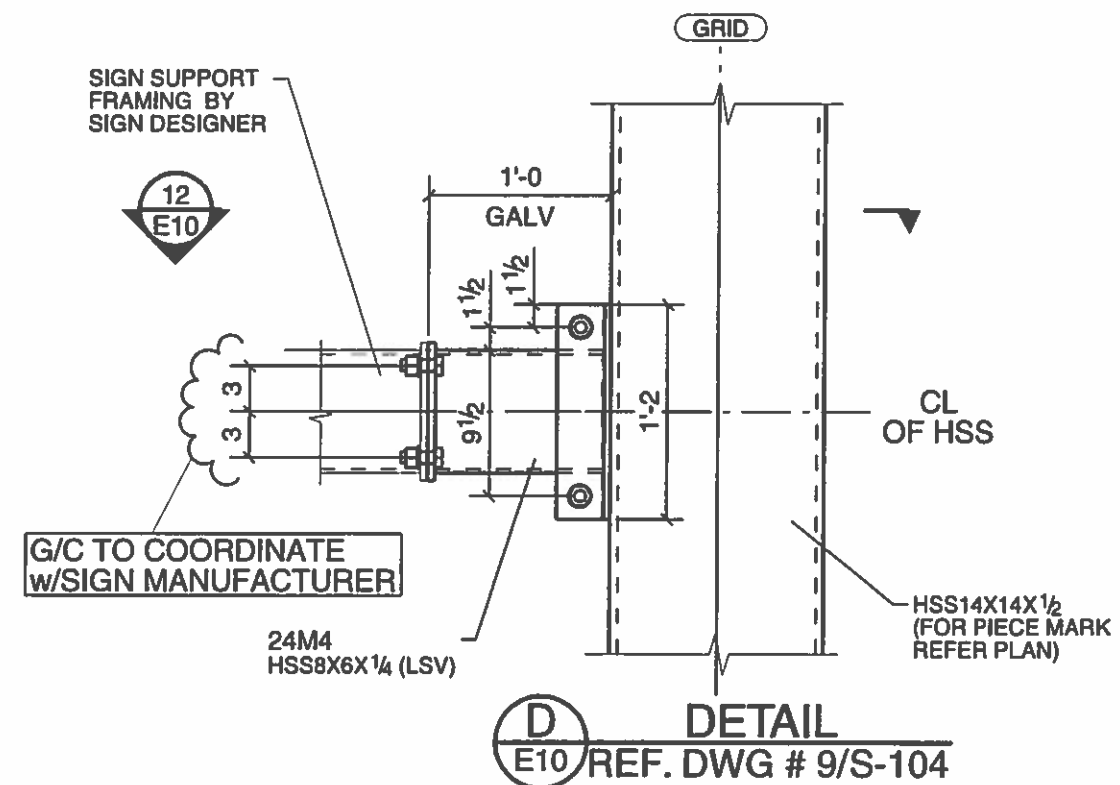
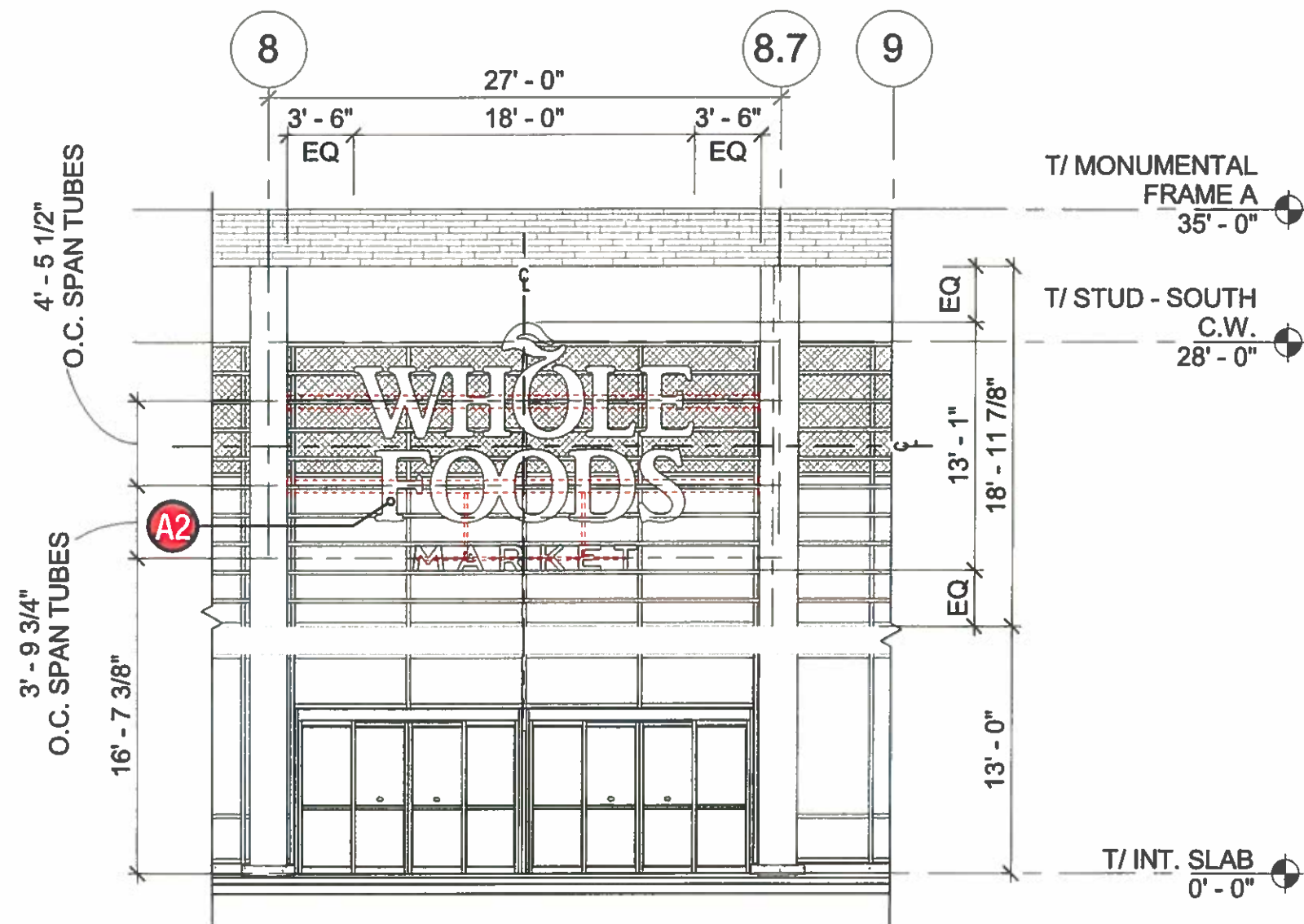
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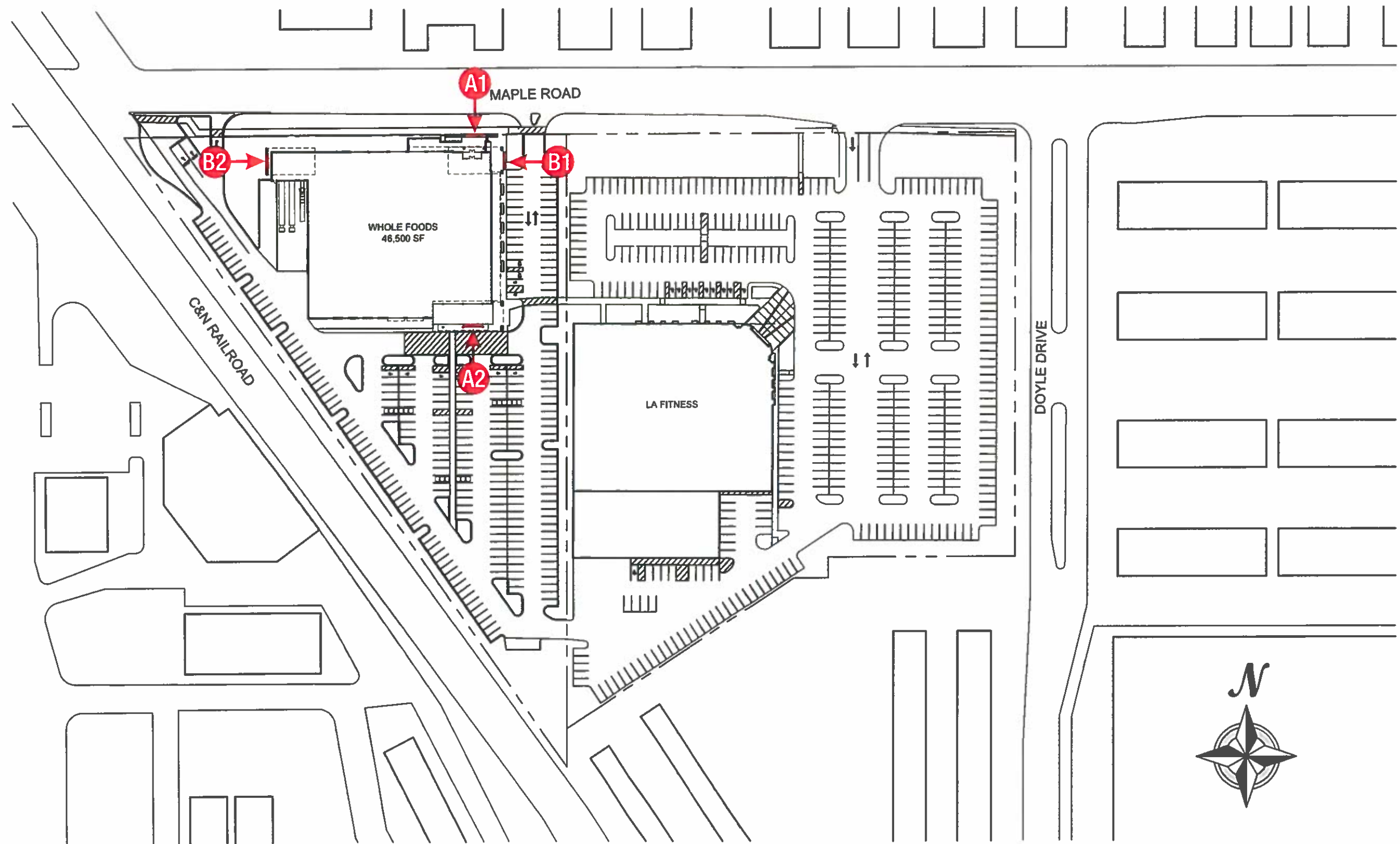
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DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1088 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

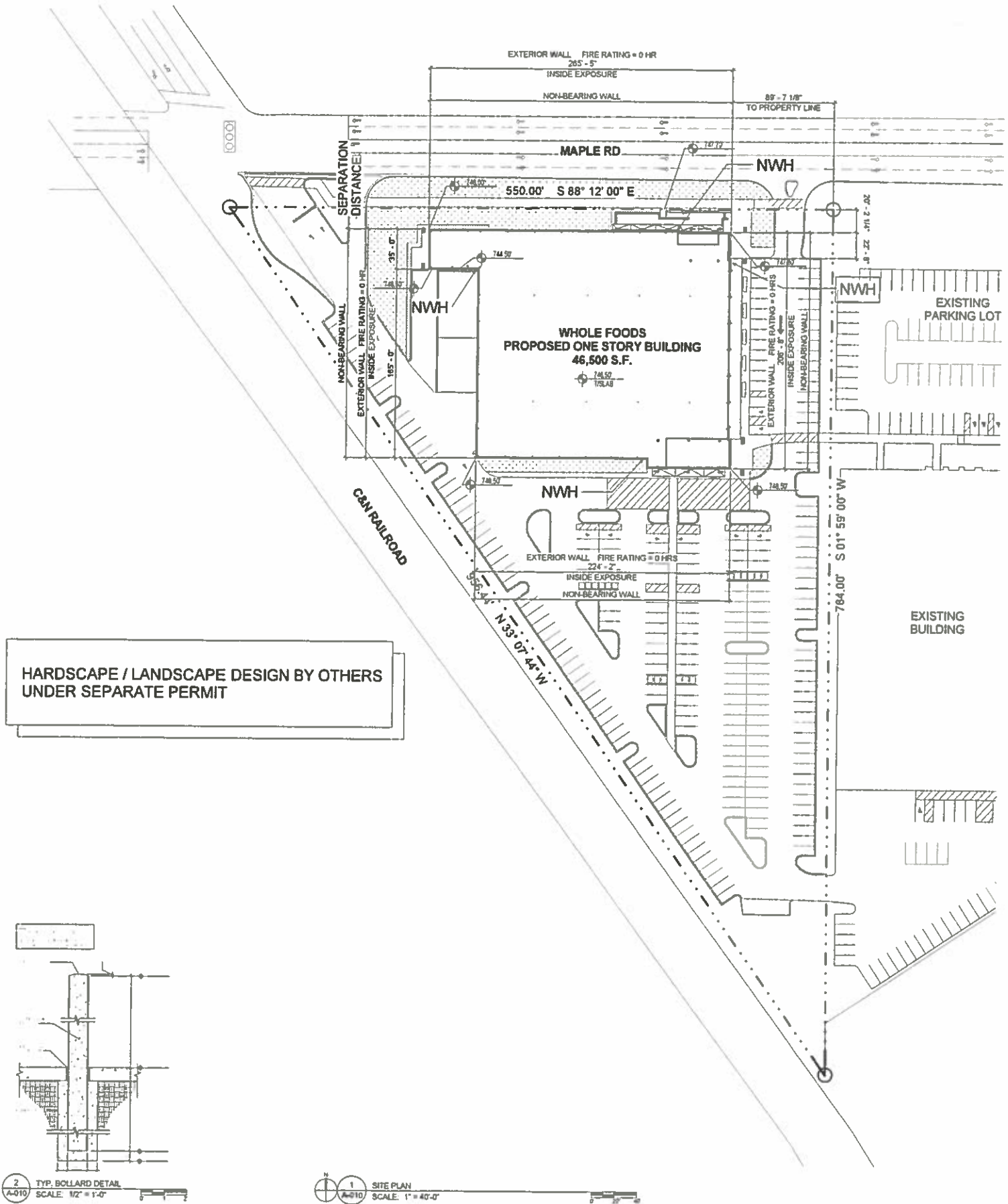
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CITY	BIRMINGHAM	STATE	MI	DESIGNER	KM	SALESPERSON	TD			
DRWG. NO.	15138	SCALE:	NOTED	DATE:	03.24.2016	SHEET NO.	6			

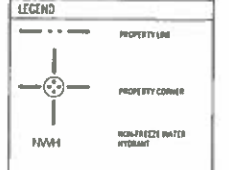
Z:\Design\WAWHOLE FOODS\BIRMINGHAM MI\WHOLE FOODS - BIRMINGHAM MI.cdr



HARDSCAPE / LANDSCAPE DESIGN BY OTHERS
UNDER SEPARATE PERMIT

WHOLE FOODS MARKET

- GENERAL NOTES
- ELEVATION REFERENCES
EL. +4'-0" = EL. 748.50 DATUM
1. ALL SIDEWALKS ADJACENT TO BUILDING AND ON ACCESSIBLE ROUTES TO HAVE MAXIMUM CROSS SLOPE OF 2%.
 2. ALL SIDEWALKS TO HAVE MAXIMUM SLOPE OF 5% UNLESS SPECIFICALLY CALLED OUT AS A RAMP.
 3. O.C. TO EXHIBIT ALL BUILDING ELEVATIONS TO FALL WITHIN PROPERTY LINE.



DATE	REVISION
11/11/11	1

ORW
Architects
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Chicago, IL 60601
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F 312.786.1777
www.orwarchitects.com

WHOLE FOODS
MARKET
2100 E MAPLE RD, BIRMINGHAM,
AL 35209
ARCHITECTURAL SITE
PLAN AND DETAILS

DATE: 11/11/11
PROJECT: 13026

A-010

0'-0" = 748.50' DATUM



Administrative Sign Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant

Name: Marygrove Awning Company
 Address: 12702 Merriman Rd.
Livonia, MI 48150
 Phone Number: (734) 422-7110
 Fax Number: (734) 422-0957
 Email: rfalahce@marygrove.com

Property Owner

Name: Willits Residence Association
 Address: 111 Willits St.
Birmingham, MI 48009
 Phone Number: (248) 258-3201
 Fax Number: _____
 Email: mgross@thewillits.com

2. Applicant's Attorney/Contact Person

Name: Rachel Falahce, Marygrove Awning
 Address: 12702 Merriman Rd.
Livonia, MI 48150
 Phone Number: (734) 338-7258
 Fax Number: (734) 422-0957
 Email: rfalahce@marygrove.com

Project Designer

Name: Marygrove Awning Co.
 Address: 12702 Merriman Rd.
Livonia, MI 48150
 Phone Number: (734) 422-7110
 Fax Number: (734) 422-0957
 Email: rfalahce@marygrove.com

3. Project Information

Address/Location of Property: 111 Willits St.
 Name of Development: The Willits
 Parcel ID #: _____
 Current Use: _____
 Area in Acres: _____
 Current Zoning: B4, Overlay D4

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: _____
 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/Specification Sheets
- Digital Copy of plans

5. Details of the Request for Administrative Approval

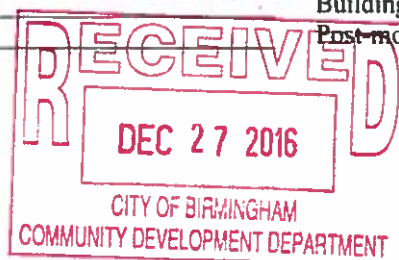
Requesting approval on the installation of one (1) awning to span ^{over} windows on Willits
Alley East end of the building, main floor level. Awning constructed to match
existing awnings in color, material, and design. No signage on awning.

6. Location of Proposed Signs

East side of building over windows on main floor (see rendering)

7. Type of Sign(s)

Wall: _____ Canopy: ☒
 Ground: _____ Building Name: _____
 Projecting: _____ Post-mounted Projecting: _____



134396



CONSENT OF PROPERTY OWNER

Willits Bldg Assoc. 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 111 Willits St.;
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:
Marygrove Awning Company;
(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 19 2016

Willits Residential Association
Owner's Name (Please Print)

[Signature]
Owner's Signature

Proposed Location of New Awning



Proposed New Awning Design

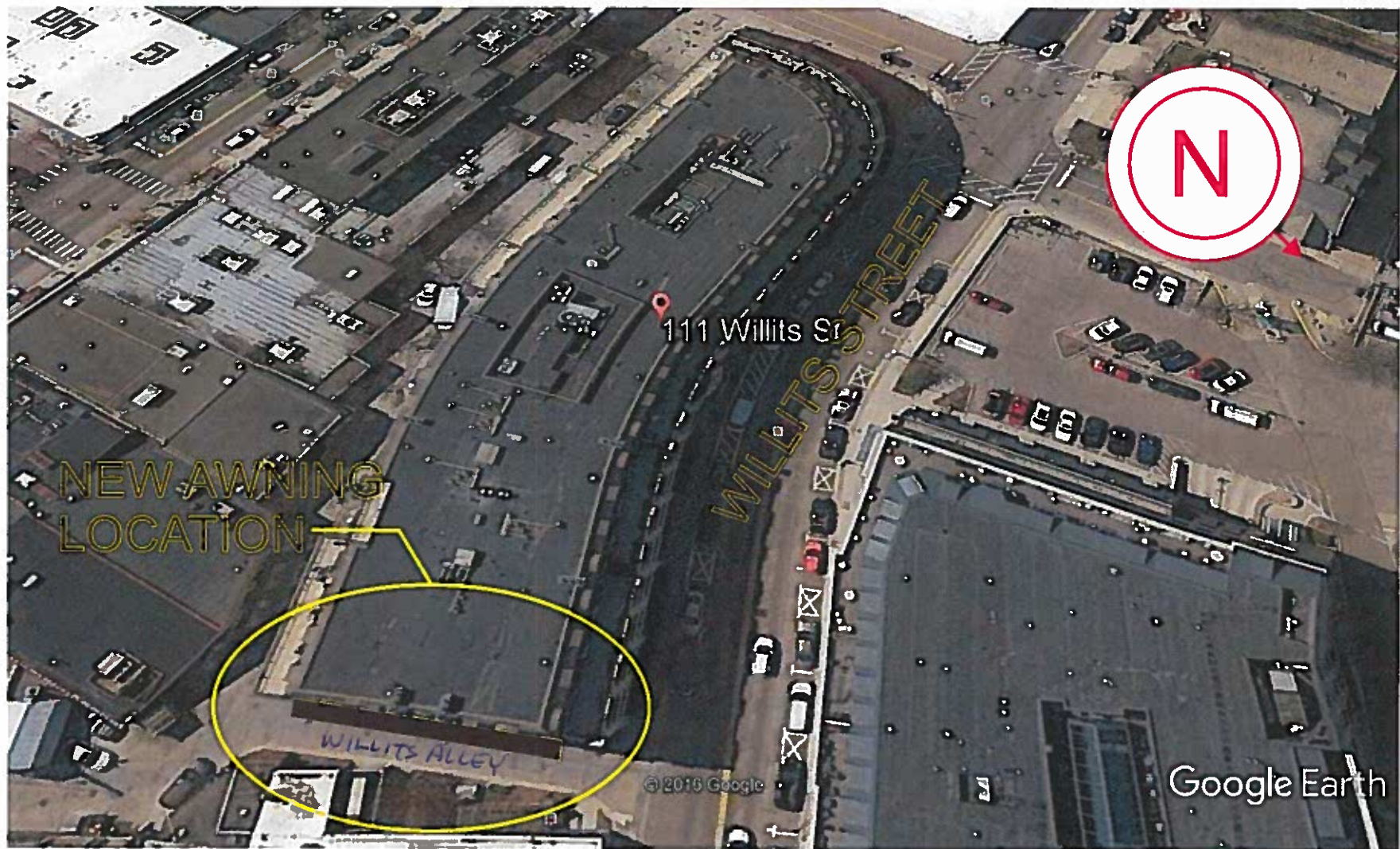


Existing Awning Design We are Matching



Proposed New Awning Design





ACCOUNT REPRESENTATIVE

DALE BACHE

THE WILLITS

111 WILLITS STREET

BIRMINGHAM, MI

12/7/2016



Lchapman@bhamgov.org

Administrative Approval Application Planning Division

Form will not be processed until it is completely filled out

1. Applicant Tom + Ellen Rebecka
Name: _____
Address: 15426 White Ave.
Allen Park, Ala 38101
Phone Number: 313-719-0918
Fax Number: _____
Email: _____

Property Owner Tom + Ellen Rebecka
Name: _____
Address: 15426 White Ave
Allen Park, Ala 38101
Phone Number: 313-719-0918
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: 885 N. Old Woodward
in Birmingham 38009
Name of Development: Darwood
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

Replacement Windows Style for Style

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: X Ellen Rebecka

Date: 12-7-2016

Application #: <u>16-146</u>	Office Use Only Date Received: <u>12/7/16</u>	Fee: <u>\$100</u>
Date of Approval: <u>12/9/16</u>	Date of Denial: _____	Reviewed by: <u>M.B.L</u>



CONSENT OF PROPERTY OWNER

I, Tom or Ellen Rebecka, OF THE STATE OF Michigan AND COUNTY OF
(Name of property owner)

Wayne STATE THE FOLLOWING:

1. That I am the owner of real estate located at 885 N. Old Woodward #15
(Address of affected property)
2. That I have read and examined the Application for Administrative Approval made to the City of Birmingham by:

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

Dated: 12/7/2016

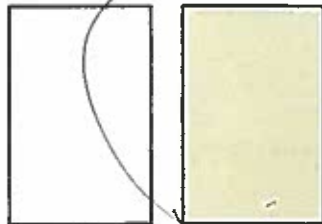
X Ellen Rebecka
Owner's Name (Please Print)

X _____
Owner's Signature

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**Colors are approximate.*



White

Almond



Light Oak
interior /
White
exterior



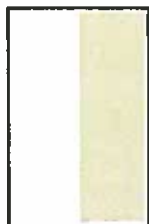
Medium Oak
interior /
White
exterior



Colonial Cherry
interior /
White
exterior



White
interior /
Hickory Clay
exterior



White
interior /
Almond
exterior

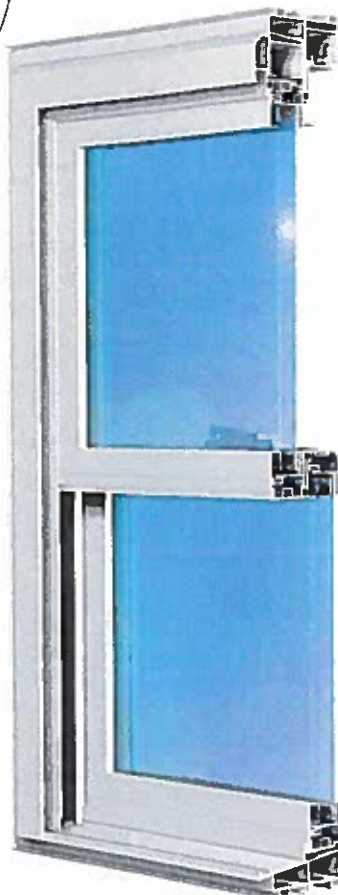


White
interior /
Terra
exterior

**Woodgrain also available in Almond exterior,
Terra exterior and Hickory Clay exterior*

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- Tinted - Bronze or Gray
- Obscure Glass
- Etched Glass
- Grids - Contour or Flat



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