



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: June 11, 2019

REGARDING: 27795 Novi Road, Parcel #50-22-15-200-059 (PZ19-0018)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Metro Detroit Signs/Starbucks

Variance Type

Sign

Property Characteristics

Zoning District:	Regional Center
Location:	West of Novi Road and South of Twelve Mile Road
Parcel #:	50-22-15-200-059

Request

The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-5 (a) for a total of seven proposed signs, one circular wall sign and one wall mounted drive thru sign on the east elevation, one wall mounted drive thru sign on north the elevation, four pole mounted ground directional signs. One wall sign and one ground sign allowed by code. This property is zoned Regional Center (R-C).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0018**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.

- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ19-0018**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi

MEMORANDUM



TO: ZONING BOARD OF APPEALS
THRU: BARBARA MCBETH, *A/CP*, CITY PLANNER
FROM: SRI RAVALI KOMARAGIRI, PLANNER
SUBJECT: ZBA VARIANCE REQUESTS FOR STARBUCKS
EXPANSION (ZBA Case No. 19-0018)
DATE: JUNE 4, 2019

The purpose of this memo is to provide some background information on the variance request by Metro Detroit Signs for Starbucks Expansion with a Drive-Through for the total number of pole-mounted ground signs exceeding the ordinance requirements. The request is being considered at the June 11 ZBA meeting. This memo does not address the variance requested for wall signs.

The applicant is proposing an expansion of existing Starbucks coffee shop near the northeast corner of the West Oaks II Shopping Center. The expansion includes a 1,396 square foot addition to an existing 6,716 square foot building. It includes new kitchen area, dining area and outdoor seating area for 10 customers. It also includes adding a drive-through facility on the north side of the building.

As part of the site plan review, the City's Traffic Engineering consultant recommended wayfinding signage to direct people to the proposed drive-through from Novi Road. The applicant has provided a plan that indicates wayfinding signage that would direct traffic coming from Novi Road towards the drive-through entrance. The City Council approved the Preliminary Site Plan for Starbucks drive-through at their April 1, 2019 meeting with the following condition: "The applicant shall comply with the recommendations of the Queueing study, wayfinding signage, and traffic control signage as noted in this motion sheet".

The applicant is proposing four directional signs (pole mounted) on site per the Traffic Consultant's review of the submitted study. A variance is requested for three additional pole mounted signs (one is permitted by the sign ordinance). The location of the signage as shown in the Zoning Board of Appeals application may change at the time of Final Site Plan review. There may be changes to the directional text as well. However, it should be noted that the request for the variance is to allow for additional signs only, but the exact locations of the proposed signs will be determined as part of the Final Site Plan review.

Please feel free to contact me at 248-735-5607 or skomaragiri@cityofnovi.org if you need further information.

RECEIVED

APR 30 2019

CITY OF NOVI
COMMUNITY DEVELOPMENT



45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$300.00
Meeting Date: 6/11/19
ZBA Case #: PZ 19-0018

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Starbucks - signs			
ADDRESS 27795 Novi Rd		LOT/SUITE/SPACE #	
SIDEWELL # 50-22-15 -200 -059		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Novi Road at W Oaks Drive			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS kdeters@metrodetroit signs.com	
NAME Kevin Deters		CELL PHONE NO. 586-557-4189	
ORGANIZATION/COMPANY Metro Detroit Signs		TELEPHONE NO. 586-759-2700	
ADDRESS 11444 Kaltz Ave.		FAX NO. 586-759-2703	
CITY Warren		STATE MI	ZIP CODE 48089
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS rgallentine@rptreality.com	
NAME Catherine J. Clark		CELL PHONE NO.	
ORGANIZATION/COMPANY Ramco West Oaks II LLC		TELEPHONE NO. 248-592-6326	
ADDRESS 31500 Northwestern Hwy #300		FAX NO.	
CITY Farmington Hills		STATE MI	ZIP CODE 48334
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input checked="" type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section	28-5 (a)	Variance requested	Number of signs
2. Section		Variance requested	
3. Section		Variance requested	
4. Section		Variance requested	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

- DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a Mock-Up Sign ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is NOT to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 - Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Ben Deter

Date

4-30-19

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Chris Clave

Date

4/30/19

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

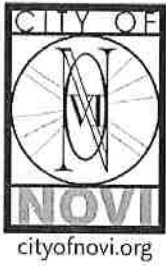
GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department
45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

REVIEW STANDARDS SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable Applicable If applicable, describe below:

This is a Starbucks site with a drive thru located on a large lot. The two DRIVE THRU wall signs and the additional ground mounted directional signs are essential to increase the ease of traffic flow.

and/or

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable Applicable If applicable, describe below:

- d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable Applicable If applicable, describe below:

The small circular wall sign (19.6 sq feet) on the east elevation is warranted due to the large amount of frontage on the east elevation. The two small DRIVE THRU wall signs are each only 6.96 sq feet, and they are intended for traffic flow purposes rather than increased visibility from the right-of-way. The additional ground mounted directional signs are necessary to improve traffic flow in the drive thru within the site's large lot.

- e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable Applicable If applicable, describe below:

The proposed signage is intended to increase traffic flow at the drive thru. This hardship was not caused by the owner.

Standard #2. Limit Use of Property.

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Since this Starbucks site is on such a large lot and has a drive thru, if the additional signage is not granted, then traffic could become seriously congested in the drive thru and on the lot. That would be a detriment to both the customers at Starbucks and at neighboring businesses as well.

Standard #3. Adverse Impact on Surrounding Area.

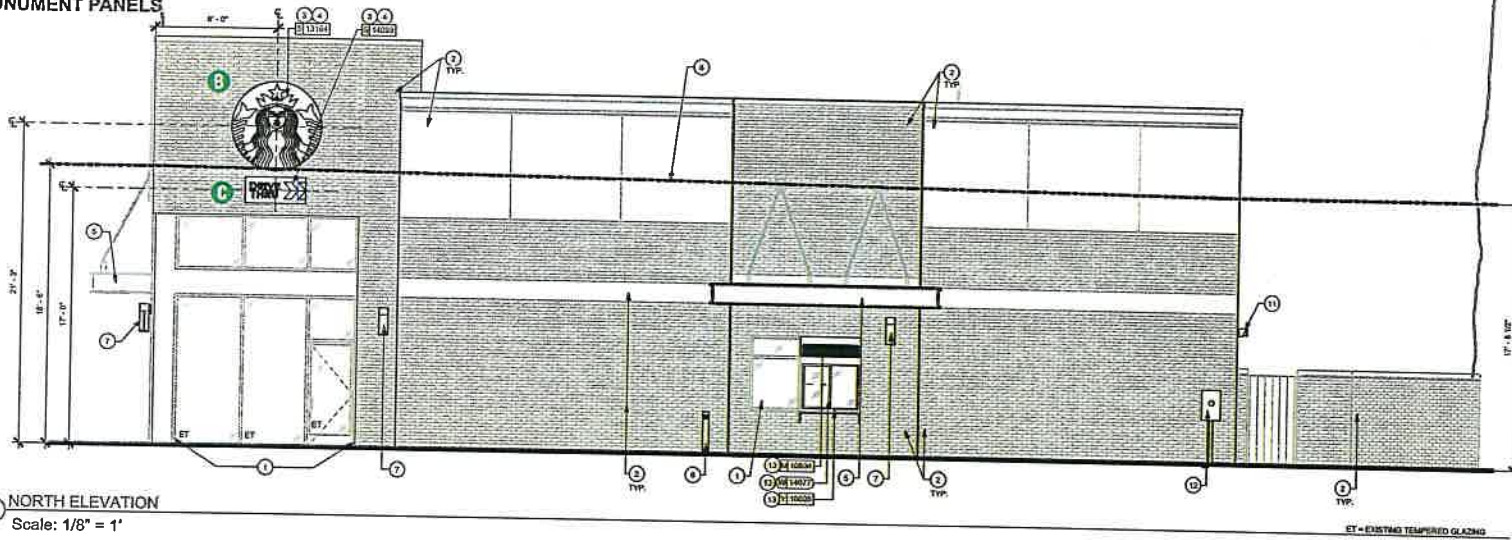
Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

The proposed sign variances, if granted, would not cause a detriment or a hindrance to neighboring business. The proposed additional signs are all small in size, and they are mainly intended for directional purposes and to assist with traffic flow. Furthermore, the proposed signs would not cause a safety or a traffic hazard.

ELEVATION

- A** 18" CHANNEL LETTERS
- B** 60" SIREN
- C** 48" DRIVE THRU CABINET-RH
- D** 46" DT DIRECTIONAL
- E** 46" TY/EO DIRECTIONAL
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** 5 PANEL MENU BOARD
- I** DOS
- J** CANOPY
- K** DCB
- L** MONUMENT PANELS

Permit approved for circle, variance needed for drive thru sign
86' 5" of frontage



② NORTH ELEVATION
 Scale: 1/8" = 1'

COLOR LEGEND		
FINISH/PANTRY	VINYL	
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OFFICE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

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 www.hiltondisplays.com

QID 19-45530
JOB NAME Starbucks 2278
LOCATION 27795 Novi Rd. Novi, MI
CUSTOMER CONTACT
SALESMAN / PM David Rodatz
DESIGNER Chad Wike
DWG. DATE 3-18-19
REV. DATE / REVISION
SCALE As Noted
FILE

2019/Starbucks/Novi MI/
 19-45530/SB Novi MI 2278.cdr

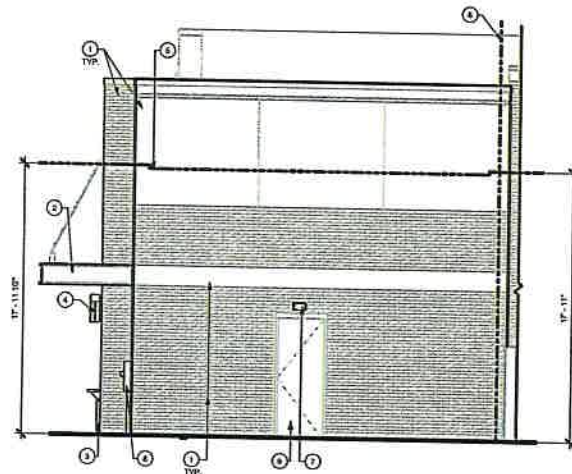
DESIGN SPECIFICATIONS ACCEPTED BY:	
EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



ELEVATION

- A** 18" CHANNEL LETTERS
- B** 60" SIREN
- C** 48" DRIVE THRU CABINET-RH
- D** 46" DT DIRECTIONAL
- E** 46" TY/EO DIRECTIONAL
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** 5 PANEL MENU BOARD
- I** DOS
- J** CANOPY
- K** DCB
- L** MONUMENT PANELS



1 WEST ELEVATION
 Scale: 1/8" = 1'
 NO SIGNAGE

COLOR LEGEND	
FINISH	CODE
	PMS 3425 C / 3M 3630-76
	RAL 7021M / 3M 3630-22
	PMS WHITE / 3M 3630-20 / 7725-10
	PMS 369 C / N/A
	REFL. WHITE / 3M 680-10

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 135 HILLSIDE DRIVE - GREENVILLE SC 29607
 P 800 353 9132 - F 864 242 2304
 www.hiltondisplays.com

QID 19-45530

JOB NAME
 Starbucks 2278

LOCATION
 27795 Novi Rd.
 Novi, MI

CUSTOMER CONTACT
 SALESMAN / PM
 David Rodatz

DESIGNER
 Chad Wike

DWG. DATE
 3-18-19

REV. DATE / REVISION

SCALE
 As Noted

FILE
 2019/Starbucks/Novi MI/
 19-45530/SB Novi MI 2278.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:
 SLS/PM: LANDLORD:

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Underwriters Laboratories Inc.

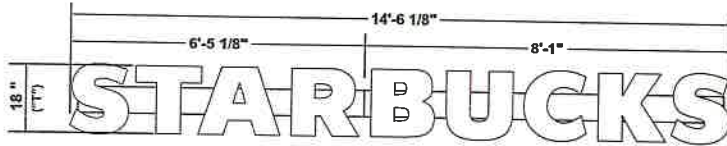
21.7 ϕ wall sign - east elevation (Permit approved)

18" CHANNEL LETTERS - 2x7 RACEWAY

SBC-S11425-RW27-SB-W-SL

Qty 1

A



1 Front View

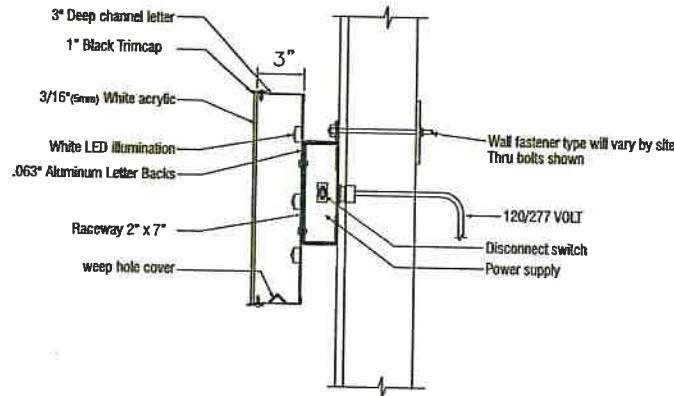
Scale: 3/8" = 1' (11x17 Paper)



2 Side View

SPECIFICATIONS

- A Internally illuminated channel letters to be fabricated from .040 returns aluminum with pre-painted White interiors and pre-finish Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B Faces to be 3/16" White acrylic with 1" Black trimcap
- C Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's.
- D Letters to be installed on Raceway. Paint color of Raceway to be determined by site.



MOUNTING AND LETTER DETAIL(TYP)
SCALE: NTS

COLOR LEGEND	
PMS/PANT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10
PMS 369 C	NA
REFL. WHITE:	3M 680-10

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QID 19-45530

JOB NAME

Starbucks 227B

LOCATION

27795 Novi Rd.
Novi, MI

CUSTOMER CONTACT

SALESMAN / PM

David Rodatz

DESIGNER

Chad Wike

DWG. DATE

3-18-19

REV. DATE / REVISION

SCALE

As Noted

FILE

2019/Starbucks/Novi MI/
19-45530/SB Novi MI 227B.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SL/SPM: LANDLORD:

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19.6 # circular wall sign - ^{Variance needed -} East & North ^{Permit approved} elevations

60" ILLUMINATED SIREN

Qty. 2 SBC S13164-SL

B



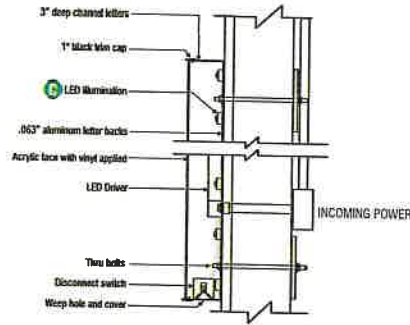
1 Front View

3/4" = 1'-0" (11x17 Paper)

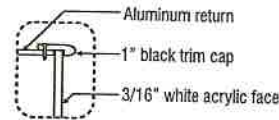
3" (76mm)



2 Side View



3 Disk Section View Typ.



4 Enlarged Detail

SPECIFICATIONS:

- A Single faced internally illuminated wall mount logo disk. Cabinet to be 3" deep, fabricated aluminum returns and back. Paint cabinet black. Faces to be 3/16" white Plex with 1" black trimcap
- B Graphics of logo to be 1st surface 3M Translucent Scotchcal vinyl- Holly Green #3630-76. Siren to show thru White.
- C Internally illuminated logo disk with Sloan Prism Enlighten 6500K white LEDs

COLOR LEGEND

PMS PAINT	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 <small>TRANSLUCENT GRAPHIC</small>
PMS 369 C	NA
REFL. WHITE	3M 680-10

wall mount EVOLVED

Size	Sq.Ft.	Sq.M.	Volts
60" (1524mm)	10.62	1.82	120/277

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QID 19-45530

JOB NAME

Starbucks 2278

LOCATION

27795 Novi Rd.
Novi, MI

CUSTOMER CONTACT

SALESMAN / PM

David Rodatz

DESIGNER

Chad Wike

DWG. DATE

3-18-19

REV. DATE / REVISION

SCALE

As Noted

FILE

2019/Starbucks/Novi MI/
19-45530/SB Novi MI 2278.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PMC LANDLORD:

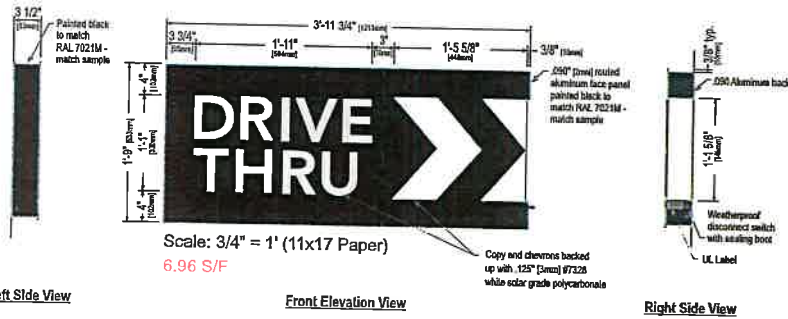
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



6.96 ft wall sign - East & North elevations (variance needed)

48" DT WALL SIGN

Qty 2 SBC S14099-SL



Sign Specifications:

Cabinet:

- Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021M with 3M #180-10 white vinyl end cap as shown.
- Directional copy and chevrons backed up with .125" white polycarb. All polycarb face elements to be attached to aluminum face panel with weld studs.
- Welded aluminum construction with no visible fasteners. Fasteners retaining the hinged face will be located on the bottom such that they are not visible. All fasteners used in the assembly of internal components shall be coated to prevent corrosion.
- Internal structure of cabinet shall be per approved shop drawings.
- Graphic elements are internally illuminated using Sloan Prism Enlighten LEDs. LED's to be mounted on back panel with self-contained power supply. All electrical components are removable for service.

Regulatory:

- Sign must meet all regulations in the National Electric Code as well as any local or state electrical codes.
- As per NEC 600.6, sign is equipped with a service disconnect switch.
- Sign must be listed as an Electric Sign per Underwriters Laboratories UL48 and/or CSA and bear the appropriate UL, CUL or CSA relevant certification marks.
- Primary power by electrical contractor per NEC.

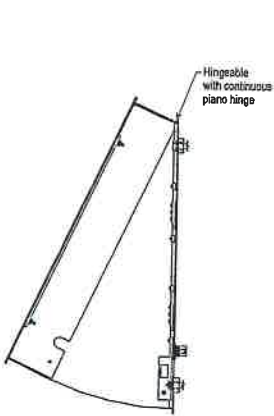
Size	Sq. Ft.	Sq. Ft. ²	Volts	Amps
21"	4.62	6.96	120/277	0.85

1: Figured as illuminated center part
2: Figured as complete signage

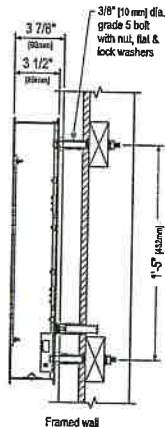
Left Side View

Front Elevation View

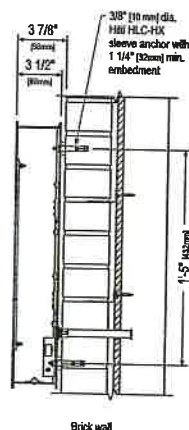
Right Side View



Service Position View
NOT TO SCALE



Section View at Installation Detail
NOT TO SCALE



Brick wall

HILTON DISPLAYS

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www.hiltondisplays.com

QID 19-45530

JOB NAME

Starbucks 2278

LOCATION

27795 Novi Rd.
Novi, MI

CUSTOMER CONTACT

SALESMAN / PM

David Rodatz

DESIGNER

Chad W/ke

DWG. DATE

3-18-19

REV. DATE / REVISION

SCALE

As Noted

FILE

2019/Starbucks/Novi MI/
19-45530/SB Novi MI 2278.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

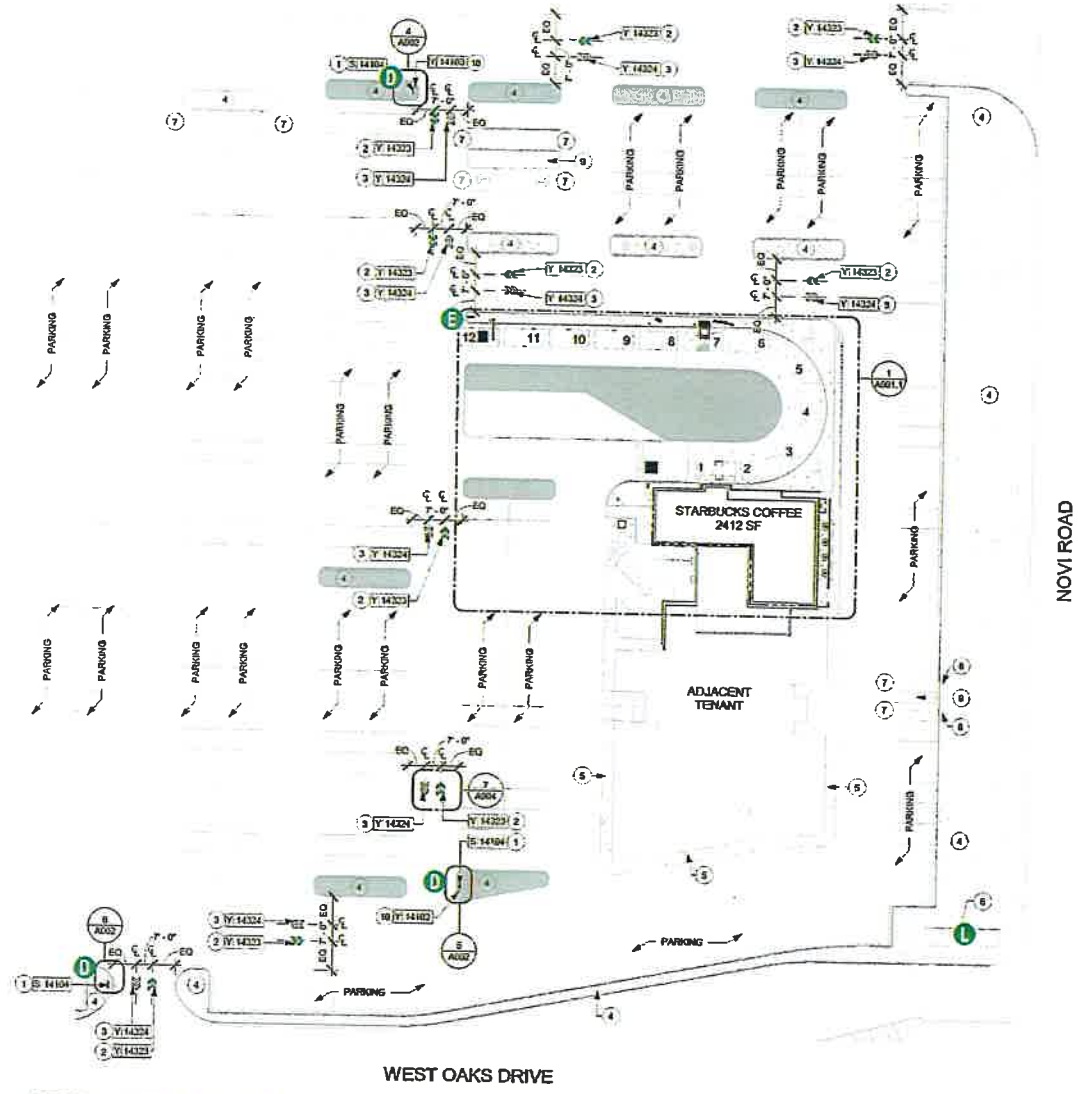
SLS/PM: LANDLORD:

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SITE PLAN

- A** 18" CHANNEL LETTERS
- B** 60" SIREN
- C** 48" DRIVE THRU CABINET-RH
- D** 46" DT DIRECTIONAL
- E** 46" TY/EO DIRECTIONAL
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** 5 PANEL MENU BOARD
- I** DOS
- J** CANOPY
- K** DCB
- L** MONUMENT PANELS



1 ARCHITECTURAL SITE PLAN

COLOR LEGEND		
PCS/PANT	VINYL	
PMS 3425 C	3M 3630-76	
RAL 7021M	3M 3630-22	
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPACOR	
PMS 369 C	NA	
REFL. WHITE	3M 680-10	

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QID 19-45530

JOB NAME

Starbucks 2278

LOCATION

27795 Novi Rd.
Novi, MI

CUSTOMER CONTACT

SALESMAN / PM

David Rodatz

DESIGNER

Chad Wike

DWG. DATE

3-18-19

REV. DATE / REVISION

SCALE

As Noted

FILE

2019/Starbucks/Novi MI/
19-45530/SB Novi MI 2278.cdr

DESIGN SPECIFICATIONS ACCEPTED BY:

EST: CLIENT:

SLS/PM: LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

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DRY DAMP WET X

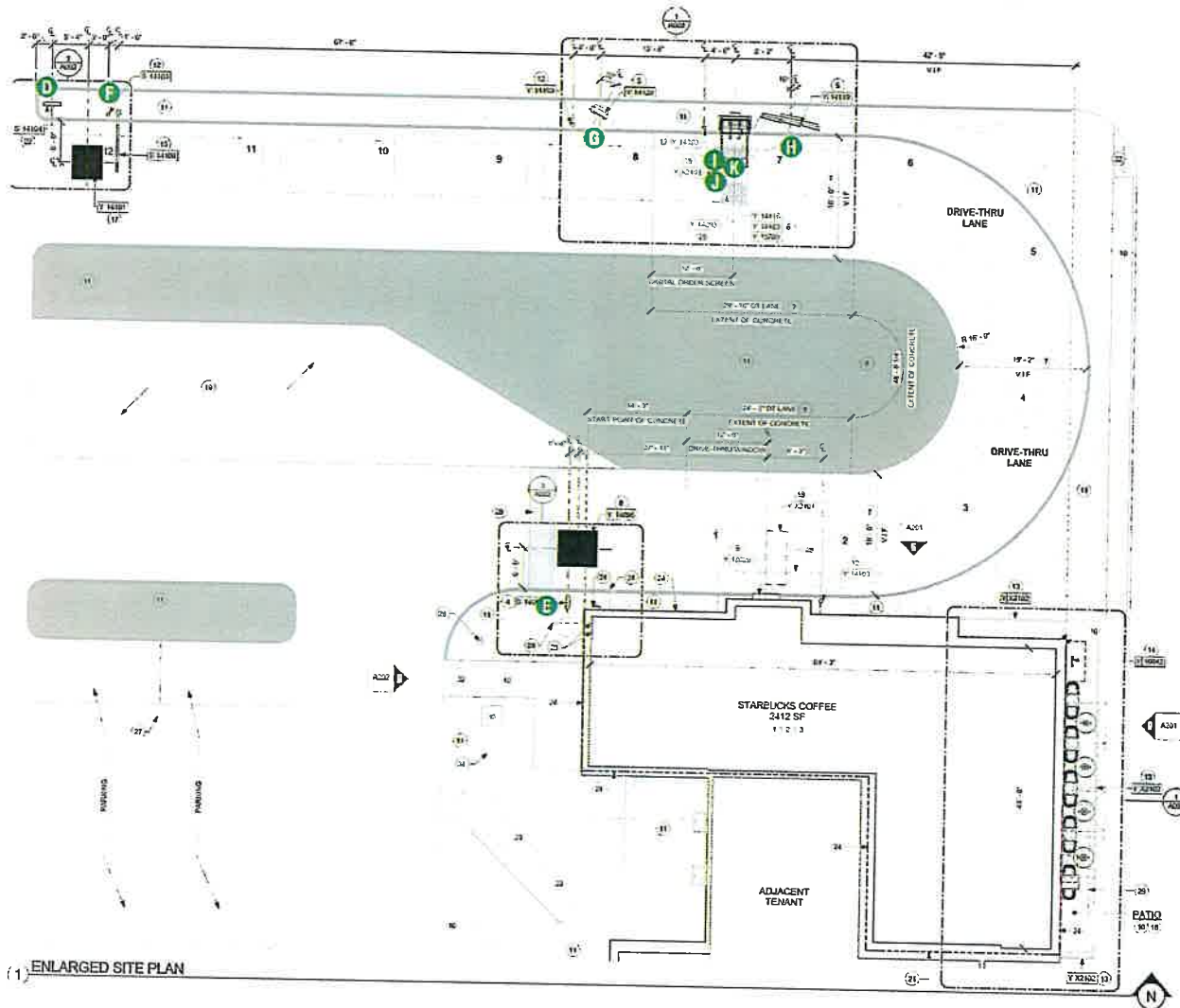
RECEIVED

MAY 10 2019

CITY OF NOVI
COMMUNITY DEVELOPMENT

SITE PLAN

- (A)** 18" CHANNEL LETTERS
- (B)** 60" SIREN
- (C)** 48" DRIVE THRU CABINET-RH
- (D)** 46" DT DIRECTIONAL
- (E)** 46" TY/EO DIRECTIONAL
- (F)** CLEARANCE BAR
- (G)** PRE-MENU BOARD
- (H)** 5 PANEL MENU BOARD
- (I)** DOS
- (J)** CANOPY
- (K)** DCB
- (L)** MONUMENT PANELS



(1) ENLARGED SITE PLAN

COLOR LEGEND	
PMS/PANTONE	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/ 7725-10 TRANSPARENT GRAFOL
PMS 369 C	NA
REFL. WHITE	3M 690-10

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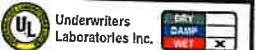
2019/Starbucks/Novi MI/
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DESIGN SPECIFICATIONS ACCEPTED BY:

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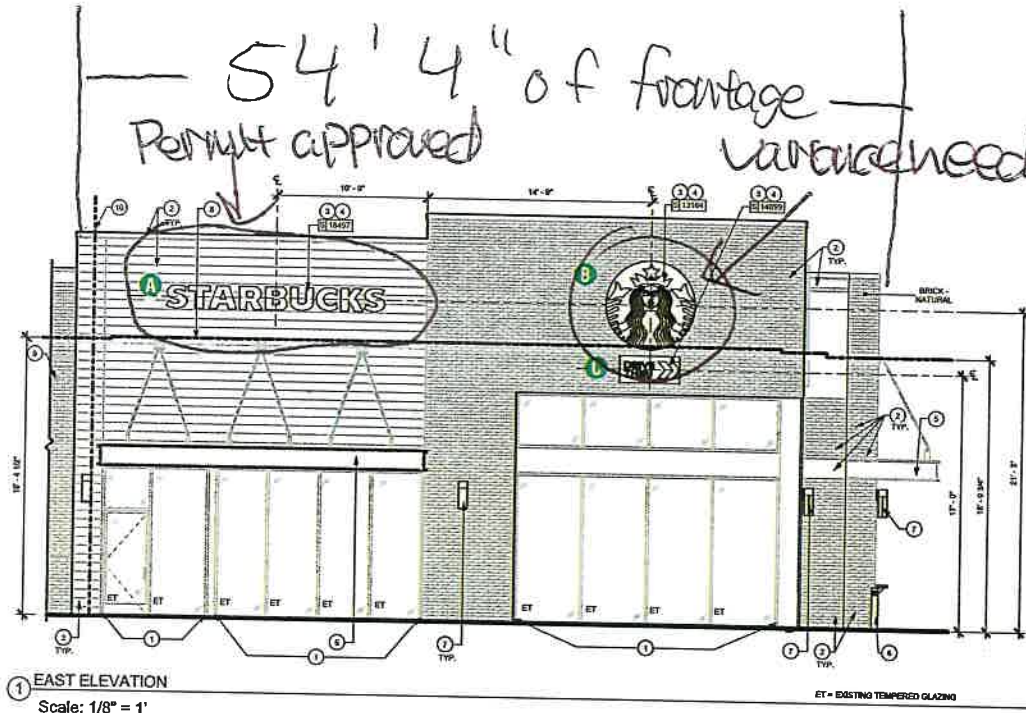
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ELEVATION

- A** 18" CHANNEL LETTERS
- B** 60" SIREN
- C** 48" DRIVE THRU CABINET-RH
- D** 46" DT DIRECTIONAL
- E** 46" TY/EO DIRECTIONAL
- F** CLEARANCE BAR
- G** PRE-MENU BOARD
- H** 5 PANEL MENU BOARD
- I** DOS
- J** CANOPY
- K** DCB
- L** MONUMENT PANELS



① EAST ELEVATION
Scale: 1/8" = 1'

COLOR LEGEND		
PMS/PANT	VINYL	
PMS 3425 C	3M 3630-76	
RAL 7021M	3M 3630-22	
PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT GRADE	
PMS 369 C	NA	
REFL. WHITE	3M 680-10	

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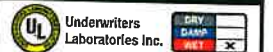
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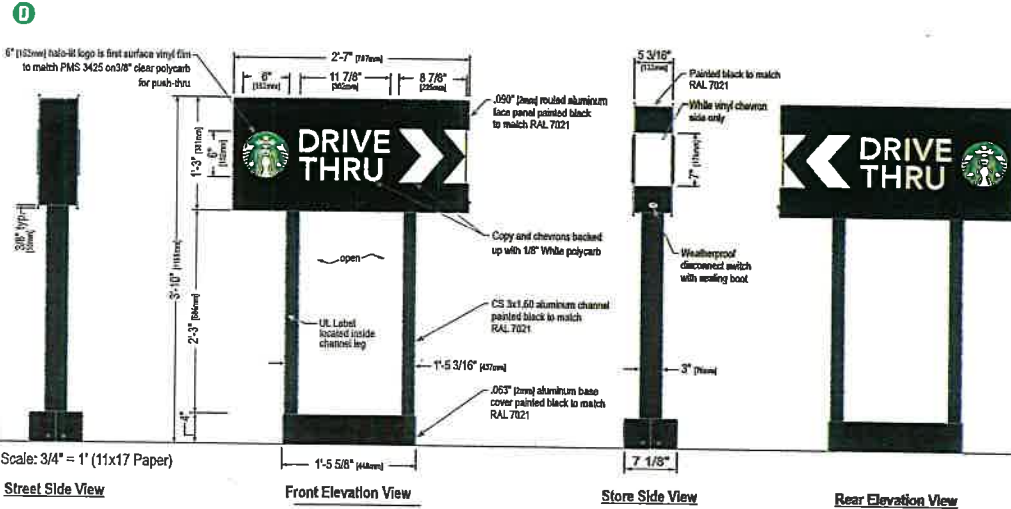


Variance needed for 3 of the 4
 Four "Drive Thru" directionals - 3.2 @ 3'10" OAH

46" ILLUMINATED DIRECTIONAL <DT / DT>

Qty 4

SBC-S14104-DT-SL



Sign Specifications:

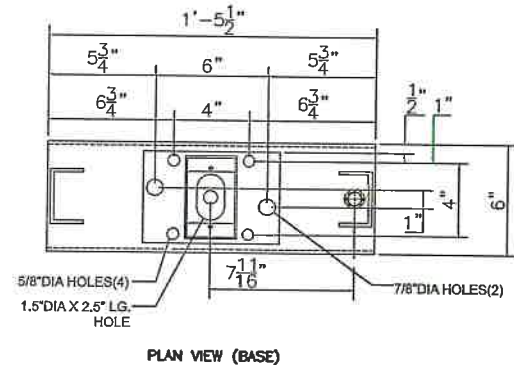
Fabricated .090" Aluminum cabinet painted black to match RAL 7021 with white end cap as shown. Directional copy and chevrons backed up with 1/8" white polycarbonate. Siren logo is 6" dia., 3/8" clear polycarbonate routed push thru aluminum face. Logo decorated with 1st surface applied vinyl film to match PMS 3425. All polycarbonate face elements to attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sloan Prism Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

Support:

Support structure to be welded aluminum tube and channel construction painted black to match RAL 7021 Base tube to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.



6" dia. halo lit logo has 3M 3630-76 Holly Green and 3630-20 White translucent vinyl film applied first surface to 3/8" Clear polycarbonate push thru with 3M 3735-60 White diffuser applied to second surface.



COLOR LEGEND	
PMS/PANTH	VINYL
PMS 3425 C	3M 3630-76
RAL 7021M	3M 3690-22
PMS WHITE	3M 3630-20/ 7725-10 (TRANSPARENT) 3M 3630-20
PMS 369 C	NA
REFL. WHITE	3M 680-10

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1168mm)	3.23	9.90	120	0.85

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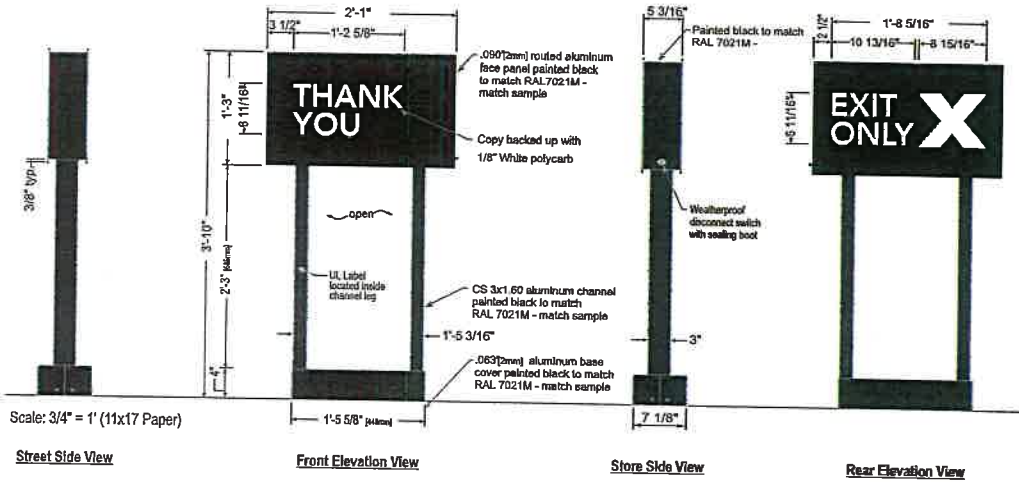
Directional - 2.6 @ 3' 10" OAH (variance needed)

46" ILLUMINATED DIRECTIONAL TYEO

Qty 1

SBC-S14091-SL

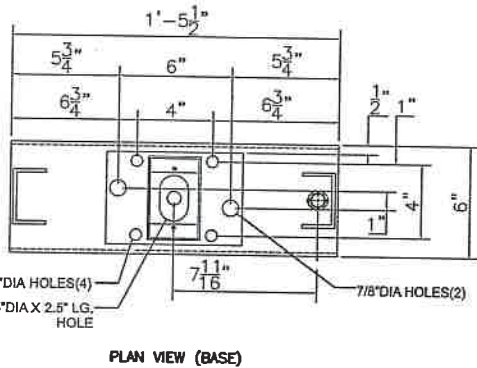
E



Sign Specifications:

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Support:
Support structure to be welded aluminum tube and channel construction painted black to match RAL 7021. Base tube to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.



COLOR LEGEND	
PMS/PANTH	VINYL
PMS 3425 C	3M 3630-78
RAL 7021M	3M 3630-22
PMS WHITE	3M 3630-20/7725-10 TRANSPARENT VINYL
PMS 369 C	NA
REFL. WHITE	3M 680-10

Size	Sq. Ft. 1	Sq. Ft. 2	Volts	Amps
46" (1168mm)	2.60	7.99	120	0.85

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