



# COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** January 11, 2022

**REGARDING:** 25245 Meadowbrook Road, Parcel # 50-22-23-251-025 (PZ21-0077)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Metro Detroit Signs / Land Rover Jaguar

**Variance Type**

Sign Variance

**Property Characteristics**

Zoning District:	Gateway East
Location:	West of Meadowbrook Road and South of Grand River Avenue
Parcel #:	50-22-23-251-025

**Request**

The applicant is requesting variances from the City of Novi Code of Ordinances Section 28-5(a) and 28-5(b)(1)(b) for number of signs, oversized signs and over height signs. Five additional wall signs and five additional ground signs (a combination of three signs are permitted). Two wall signs are oversized by 40.44 square feet and two wall signs are oversized by 12.53 square feet. One ground sign is over height by 2 feet and three ground signs are over height by 1.22 feet. Six-foot height is permitted. This property is zoned Gateway East (GE).

### 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. **PZ21-0077**, 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. **PZ21-0077**, 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



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**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____	
PROJECT NAME / SUBDIVISION <b>signs for Jaguar Land Rover</b>				Meeting Date: _____	
ADDRESS <b>25245 Meadowbrook</b>		LOT/SIUTE/SPACE #		ZBA Case #: <b>PZ</b>	
SIDWELL # <b>50-22-23 251 U25</b>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <b>SW corner of Meadowbreeok &amp; Grand River</b>					
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					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS <b>kdeters@metrosal.com</b>		CELL PHONE NO <b>586-557-4189</b>	
NAME <b>Kevin Deters</b>		TELEPHONE NO <b>586-759-2700</b>			
ORGANIZATION/COMPANY <b>Metro Detroit Signs</b>		FAX NO <b>586-759-2703</b>			
ADDRESS <b>11444 Kaltz Ave</b>		CITY <b>Warren</b>		STATE <b>MI</b>	
				ZIP CODE <b>48089</b>	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <b>kwiderstedt@erhardbmw.com</b>		CELL PHONE NO <b>248-755-6414</b>	
NAME <b>Ken Widerstedt</b>		TELEPHONE NO			
ORGANIZATION/COMPANY <b>Meadowgrand Properties LLC</b>		FAX NO			
ADDRESS <b>1845 S Telegraph</b>		CITY <b>Bloomfield Hills</b>		STATE <b>MI</b>	
				ZIP CODE <b>48302</b>	
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<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 type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>NCC and OS1</u>					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5(d)(8)</u>		Variance requested		<u>More than 3 signs at this location</u>	
2. Section <u>28-5(b)(1) b.</u>		Variance requested		<u>wall signage larger than 45 sq feet</u>	
3. Section <u>28-5(a)</u>		Variance requested		<u>ground signs taller than 6 feet overall height</u>	
4. Section _____		Variance requested		_____	
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<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>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>			<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>		



# 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 established 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

Kevin Deters - Kevin Deters  
Applicant Signature

11-5-21  
Date

### 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.

Ken Widerstedt  
Property Owner Signature

11/3/2021

Date

## 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 site is unique in that the dealership has large building frontages facing two major thoroughfares (161 feet along Meadowbrook Rd and 147 feet along Grand River). As such, multiple signs are necessary for visibility.

*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:

This site is unique in that the dealership has large building frontages facing two major thoroughfares (161 feet along Meadowbrook Rd and 147 feet along Grand River). They also have parking lot frontages along both streets. The one main ground sign is proposed to be relocated. The additional ground signs are directional in nature.

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:

This is a sign remodel at the existing dealership. The existing site conditions were not created by the property 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.

The size of the building & the lot are so large that having only one wall sign & two ground signs or two wall signs and one ground sign would not provide ample visibility. Our proposed signage is proportionate to the size of the property.

## 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.

This project is a sign remodel at the existing dealership. Our proposed signage is both aesthetically pleasing, and it is proportionate to the size of the building & the lot. Therefore, if this variance is granted, it will not result in any injustice or hindrance to neighboring properties or businesses.

Jaguar Land Rover Novi  
25245 Meadowbrook  
Novi, MI 48375

November 3, 2021

To: Novi Zoning Board of Appeals

Regarding Sign Application for Jaguar Land Rover Novi.

We are allowed 2 Wall Signs and 1 Ground Sign. This building is located on two main streets. As we are not allowed to display any vehicles on either street our only display area is in the lot south of the building which will be partially obscured by a berm along Meadowbrook. Customers can arrive from 4 directions on Meadowbrook or Grand River. We are concerned they will not be able to identify the building with wall signs only on one fascia.

The fascia on Grand River is 147' x 16' (above the curtain wall). The fascia on Meadowbrook is 161' x 16'. That equates to 2,352 sq ft on Grand River and 2,576 sq ft on Meadowbrook. These are large areas and the signs will enhance the appearance of the building. They are made up of individual letters so they are not large signs on panels.

The ground sign on Meadowbrook is existing and to be moved from our Farmington Hills location. It is slightly over the allowable size.

Some of the signs proposed in the lot are directional. The "Service" sign over the drive-in entrance on the south side is to let customers know where they enter the building. We are showing a Welcome sign that shows directions as to where to park. Other proposed signs in the lot areas are informational. The Welcome sign along with other proposed signs in the lot are all non-illuminated.

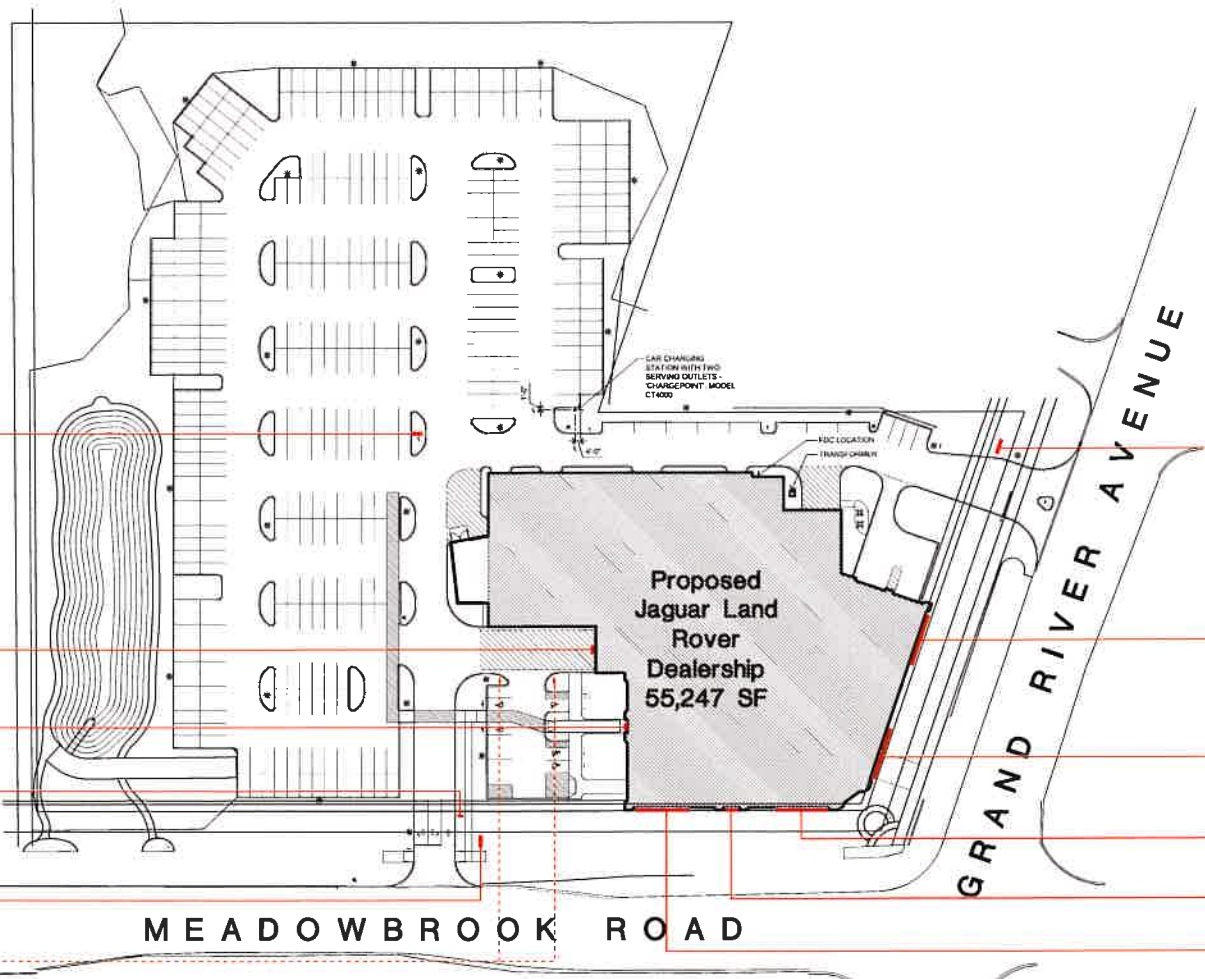
Exposure is very important to a car dealership. Because of the requirements of Novi (landscaping and no easily visible vehicle display), we feel the proposed signage is necessary to the overall success of this dealership.

Ken Widerstedt  
Jaguar Land Rover Novi.

**Jaguar Land Rover of Novi  
25245 Meadowbrook  
Novi, MI**

<u>Item #</u>	<u>DESCRIPTION</u>	<u>Sign Measurements</u>	<u>COMMENT</u>
3	Jaguar wall sign facing Meadowbrook Rd	2'-1" x 27'-7.375" = 57.53 sq feet	Connect to the existing electrical service
4	Land Rover wall sign facing Meadowbrook Rd	2'-9.0625" x 31'-0.125" = 85.44 sq feet	Connect to the existing electrical service
5	Jaguar wall sign facing Grand River Ave	2'-1" x 27'-7.375" = 57.53 sq feet	Connect to the existing electrical service
6	Land Rover wall sign facing Grand River Ave	2'-9.0625" x 31'-0.125" = 85.44 sq feet	Connect to the existing electrical service
9	Novi wall sign on main entrance elevation	1'-6" x 4'-9.3125" = 7.16 sq feet	Connect to the existing electrical service
10	Novi wall sign facing Meadowbrook Rd	1'-6" x 4'-9.3125" = 7.16 sq feet	Connect to the existing electrical service
11	Service wall sign on main entrance elevation	0'-11.8125" x 5'- 10.6875" = 5.79 sq feet	Connect to the existing electrical service
17	non illuminated Novi Welcome ground sign	6'-10.75" x 3'-5.375" = 23.7 sq feet at 7'-2.625" overall height	non illuminated
18	non illuminated Jaguar Approved ground sign	6'-10.75" x 3'-5.375" = 23.7 sq feet at 7'-2.625" overall height	non illuminated
19	Relocate existing Jaguar Land Rover monument sign	7'-3.125" x 5'-2" = 37.51 sq feet at 8' overall height	Connect to the existing electrical service
21	non illuminated Novi Welcome ground sign	6'-10.75" x 3'-5.375" = 23.7 sq feet at 7'-2.625" overall height	non illuminated
22	non illuminated Customer Parking Area signs	3'-11.25" x 1'-11.625" = 7.75 sq feet at 4'-1.875" overall height	non illuminated
22	non illuminated Customer Parking Area signs	3'-11.25" x 1'-11.625" = 7.75 sq feet at 4'-1.875" overall height	non illuminated





Promise Signage  
Sign Item # 18  
(Hypothetical Placement)

Service Signage  
Sign Item # 11

DBA Signage  
Sign Item # 9

Welcome/Directional  
Signage - Sign Item # 17

JLR Pylon Signage  
Sign Item # 19

Parking Totem Signage  
(preferred at both ends of parking area)  
Sign Item # 22

Welcome/Directional  
Signage - Sign Item # 21

Land Rover Signage  
Sign Item # 6

Jaguar Signage  
Sign Item # 5

Land Rover Signage  
Sign Item # 4

DBA Signage  
Sign Item # 10  
Jaguar Signage  
Sign Item # 3

THIS SITE PLAN IS ISSUED FOR BUILDING CODE ANALYSIS REFERENCE ONLY. SEE SITE CIVIL ENGINEERING DRAWINGS BY PEA, INC. FOR DETAILS, ISSUED UNDER A SEPARATE COVER.  
**NOTE: Sign Symbols (==) are NOT to Scale**

North  
Architectural Site Plan  
1" = 30'-0"

This sign to be installed in accordance with the requirements of Article 606 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

**Project ID**  
LF1-37561

Date: MAR-29-2021  
Scale: N.T.S.  
Sales: A.Di Marco  
Designer: A. Kostecki

Rev. #: R1  
Date: JUNE-24-2021

Revision Note:  
Removal of signs

**Conceptual**  
Information Required:

**Master**  
 **Electrical**

120V 347V  
Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

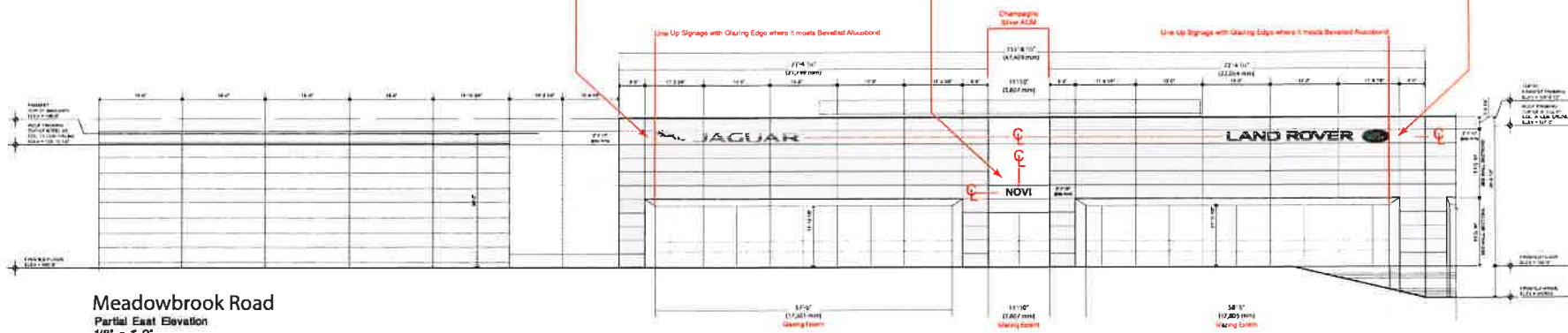
JLR Novi  
25245 Meadowbrook Rd.  
Novi, MI - 48375

**Page**  
19

Jaguar Signage  
Sign Item # 3

DBA Signage  
Sign Item # 10

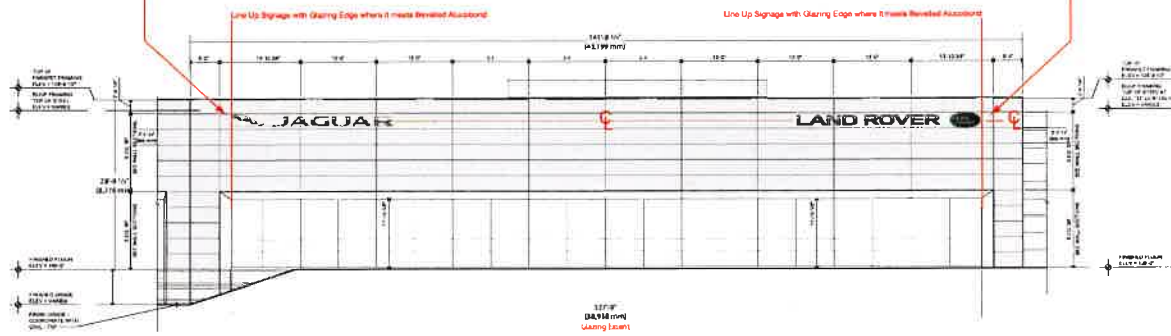
Land Rover Signage  
Sign Item # 4



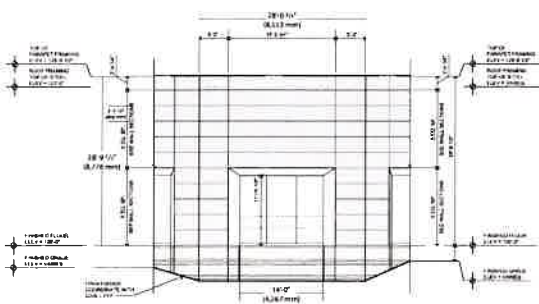
Meadowbrook Road  
Partial East Elevation  
1/8" = 1'-0"

Jaguar Signage  
Sign Item # 5

Land Rover Signage  
Sign Item # 6



Grand River Avenue  
Partial North Elevation  
1/8" = 1'-0"



(corner of Meadowbrook Rd. & Grand River Ave.)  
Partial Northeast Elevation  
1/8" = 1'-0"

**Project ID**  
LF1-37561

Date: MAR-29-2021  
Scale: N.T.S.  
Sales: A.Di Marco  
Designer: A. Kostecki

**Rev. #:**  
Date:  
Revision Note:

**Conceptual**  
Information Required:

**Master**  
 **Electrical**

120V    347V  
Other \_\_\_\_\_

**Customer Approval**  
Signature \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

JLR Novi  
25245 Meadowbrook Rd.  
Novi, MI - 48375

**Page**  
2



555 Ellesmere Road  
Toronto, Ontario, Canada M1R 4E8  
www.pattisonsign.com

(T) 416.759.1111  
(F) 1.855.759.4965  
(TF) 1.800.268.6536



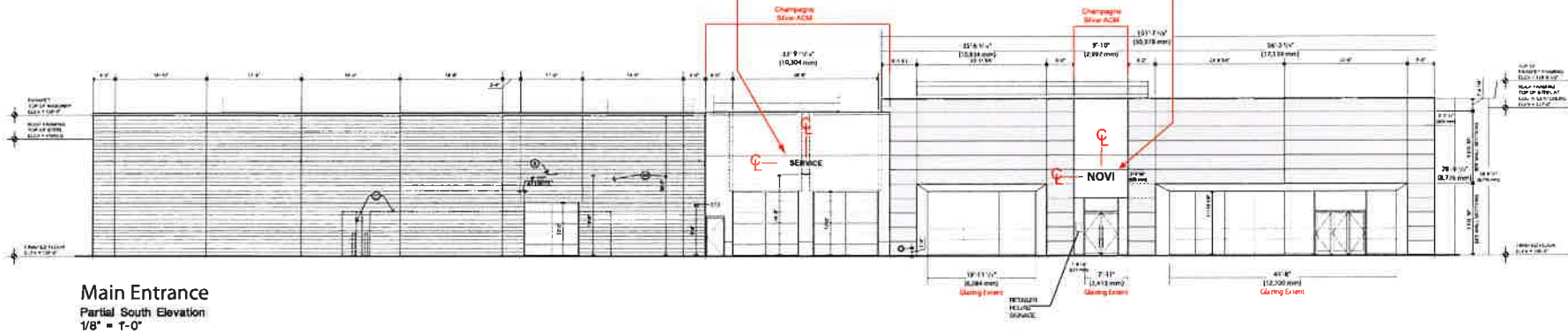
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



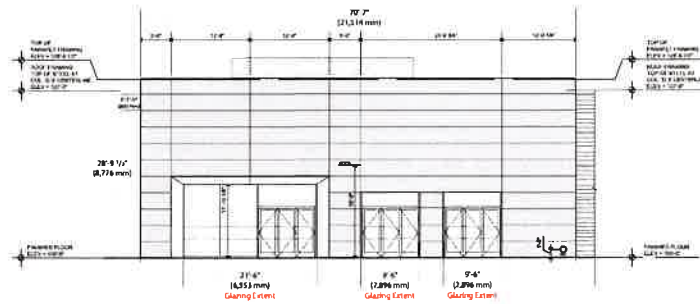
Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

Service Signage  
Sign Item # 11

DBA Signage  
Sign Item # 9



Main Entrance  
Partial South Elevation  
1/8" = 1'-0"



Partial Northwest Elevation  
1/8" = 1'-0"

Project ID  
LF1-37561

Date: MAR-29-2021  
Scale: N.T.S.  
Sales: A.Di Marco  
Designer: A. Kostecki

Rev. #: R1  
Date: JUNE-24-2021

Revision Note:  
Removal of signs

Conceptual

Information Required:

Master

Electrical

120V 347V  
Other

Customer Approval

Signature  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

JLR Novi  
25245 Meadowbrook Rd.  
Novi, MI - 48375

Page  
1



555 Ellesmere Road  
Toronto, Ontario, Canada M1R 4E8  
www.pattison.com

(T) 416.759.1111  
(F) 1.855.759.4965  
(TF) 1.800.268.6536



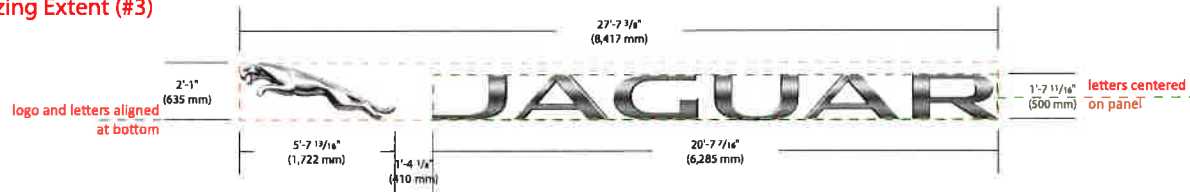
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

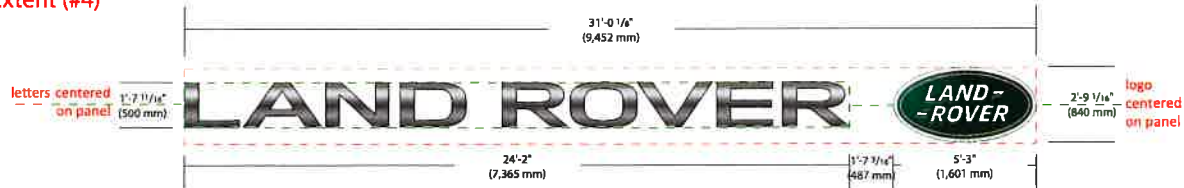
**JWLL- Sign Item # 3 & # 5**

**48.09% of Glazing Extent (#3)  
57.53 SQ.FT.**



**LRWLL- Sign Item # 4 & # 6**

**53.08% of Glazing Extent (#4)  
85.55 SQ.FT.**



**OPTIONAL**

**Specifications:**

**Illuminated**  
Individual Letters & Logo Facade Signage  
(TWO sets requested)

**JAGUAR:**  
Moulded Chrome Leaper & Letters  
White LED Halo Illumination

**LAND ROVER :**  
Land Rover Ellipse Moulded  
Decorated to Corporate Colors  
Chrome Land Rover Letters  
White LED Halo illumination

**Project ID**

LF1-37561

Date: MAR-29-2021

Scale: 3/16" = 1'-0"

Sales: A.Di Marco

Designer: A. Kostecki

**Rev. #:**

Date:

Revision Note:

**Conceptual**

Information Required:

**Master**

**Electrical**

X 120V 347V

Other

**Customer Approval**

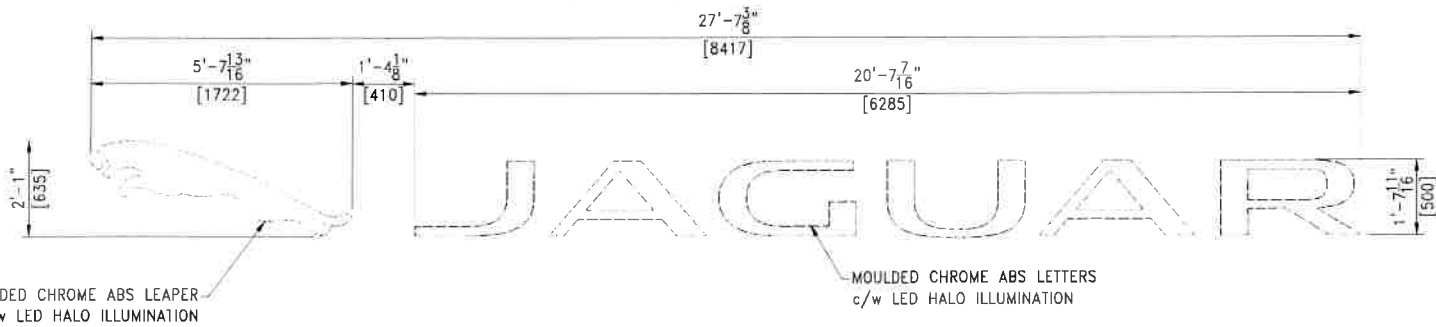
Signature

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

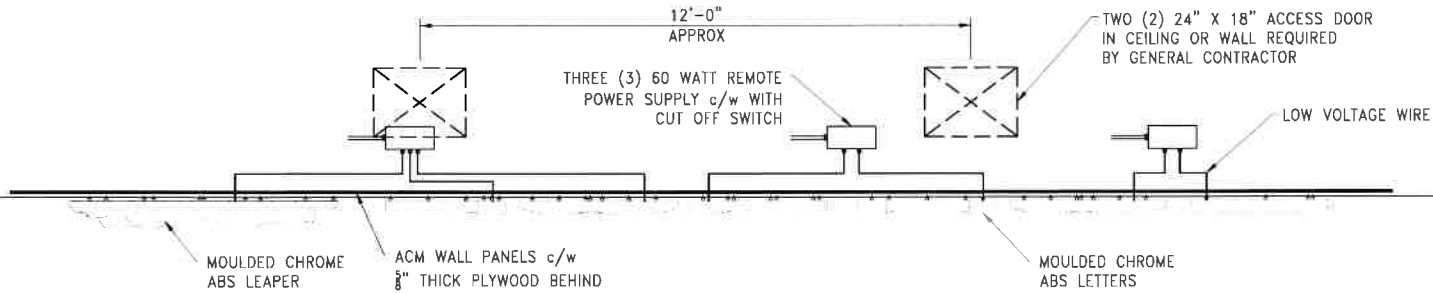
All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.





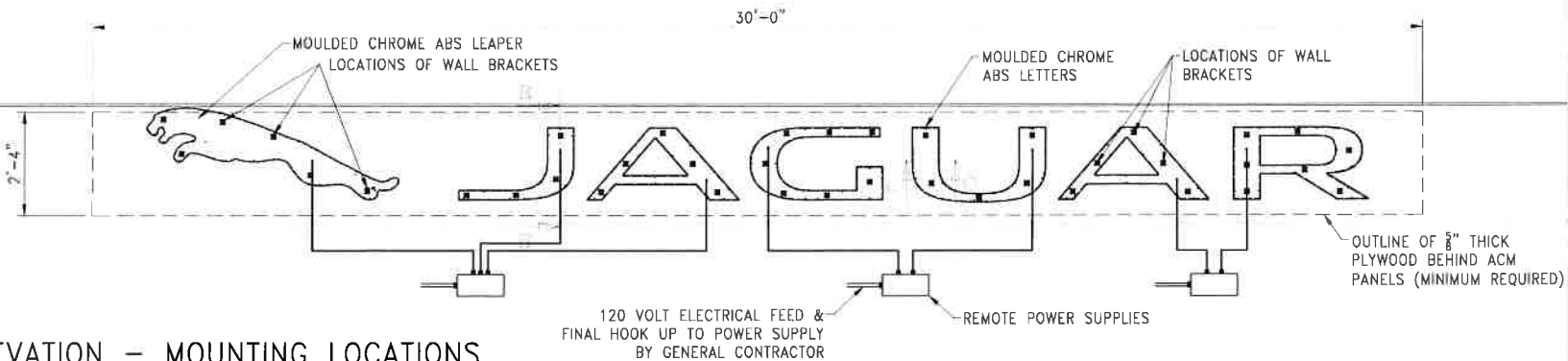
**JWLL WORDMARK ELEVATION**

SCALE 3/8" = 1'-0"



**PLAN VIEW - ELECTRICAL**

SCALE 3/8" = 1'-0"



**ELEVATION - MOUNTING LOCATIONS**

SCALE 3/8" = 1'-0"

**GENERAL NOTES**

- ELECTRICAL FEEDS TO SIGN LOCATION TO BE A DEDICATED 120 VOLT CIRCUIT
- THREE (3) 60 WATT POWER SUPPLIES
- ELECTRICAL LOAD = 3.0 AMPS/120 VOLT
- APPROXIMATE WEIGHT OF SET = 70 lbs

This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws. Use Lamp Recycling, INC. as the main contractor for removal. Recycled and lamp return fee has been provided. Rejection of field.

© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

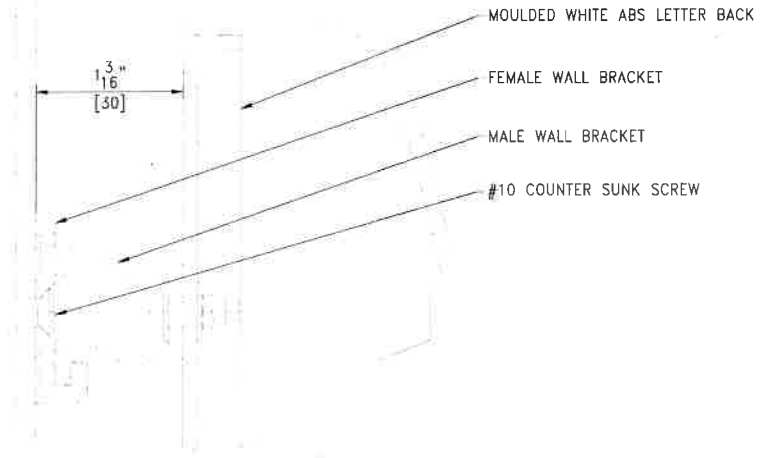
REVISIONS		
REV.	DESCRIPTION	DATE

DESIGN BY	ANTHONY DIMARCO
DRAWN BY	B. NAKASUJI
CHECKED BY	AS NOTED
DATE	AUGUST 28, 2021
CLIENT	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	349040
PAGE #	JWLL-1



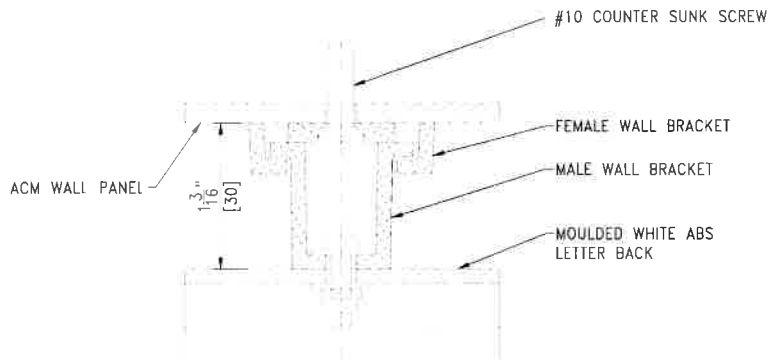
A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-759-1111





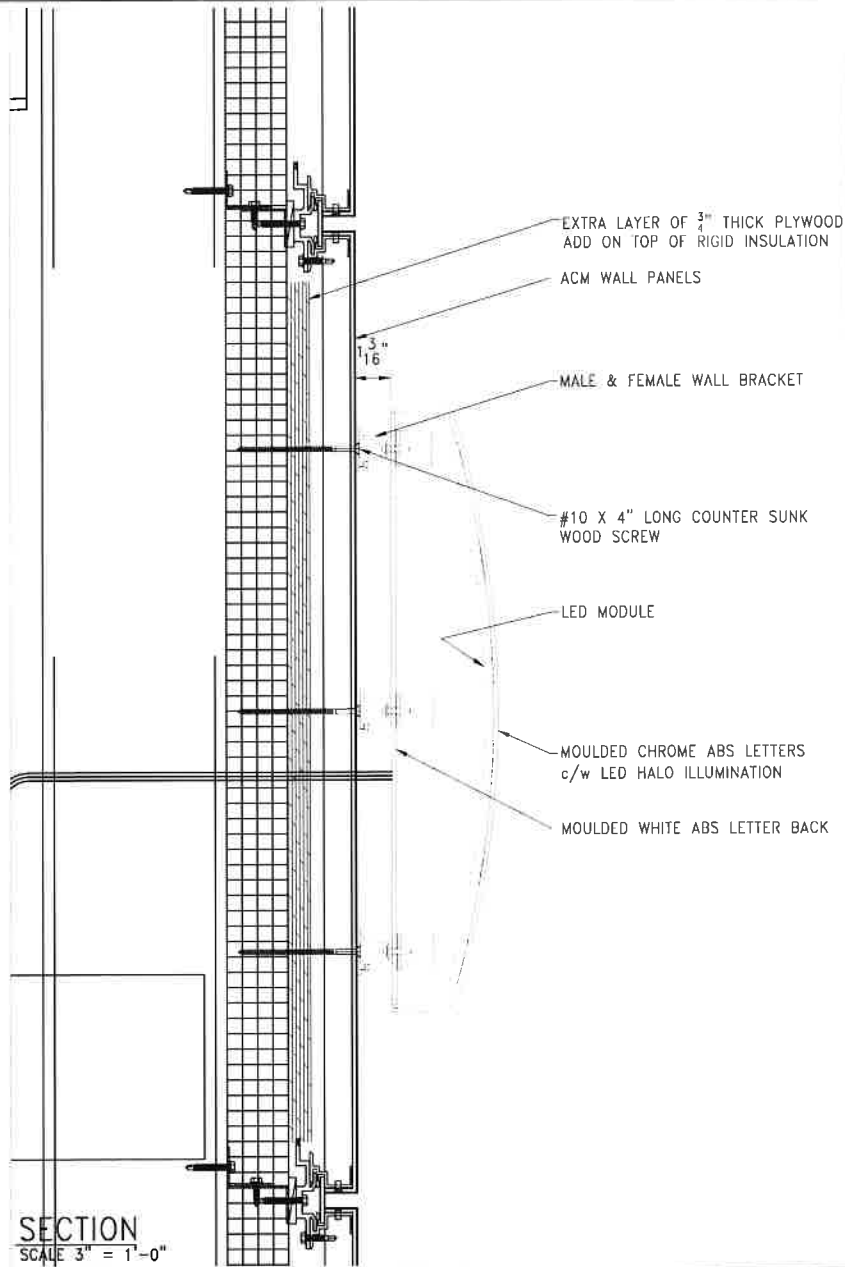
MOUNTING CLIP SIDE VIEW

SCALE 1" = 1'-0"



MOUNTING CLIP - PLAN

SCALE 1" = 1'-0"



SECTION

SCALE 3" = 1'-0"

This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This involves proper grounding and bonding of the sign.

Fluorescent, Neon and LED signs contain Mercury. Dispose of these signs according to local, Provincial, State or Federal Laws. See Ontario Resources, 1122, at the nearest confirmed site. In Quebec, Recycle-Info (recycle.ca) has locations, municipalities, businesses etc listed.

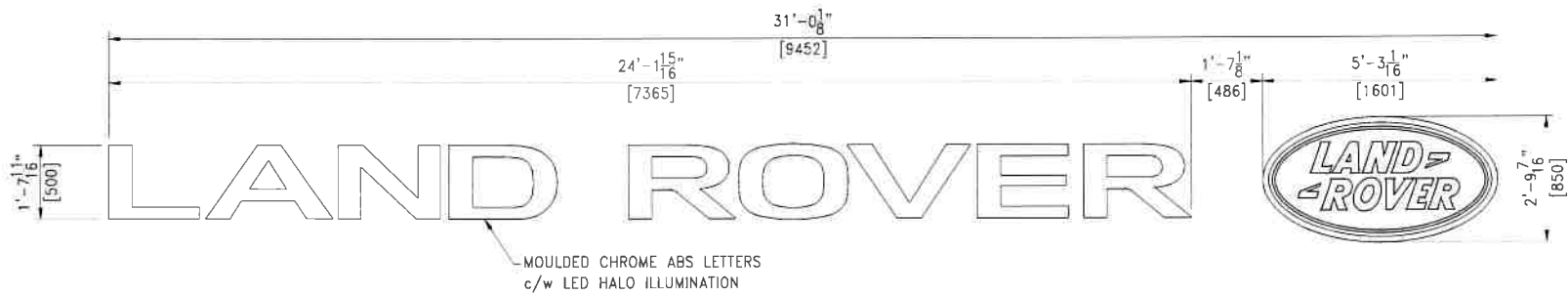
© 2019 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV.	DESCRIPTION	DATE

DESIGNER	ANTHONY DIMARCO
DRAWN BY	B. NAKASUJI
DATE	AS NOTED
DATE	AUGUST 26, 2021
CLIENT	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
DWG #	349040
PAGE #	JWLL-2

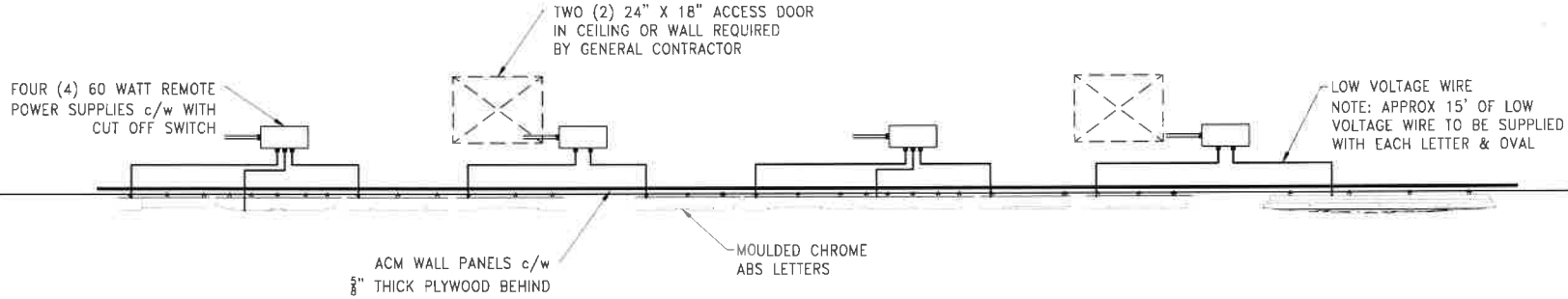


A DIVISION OF JIM PATTISON INDUSTRIES LTD  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-759-1111



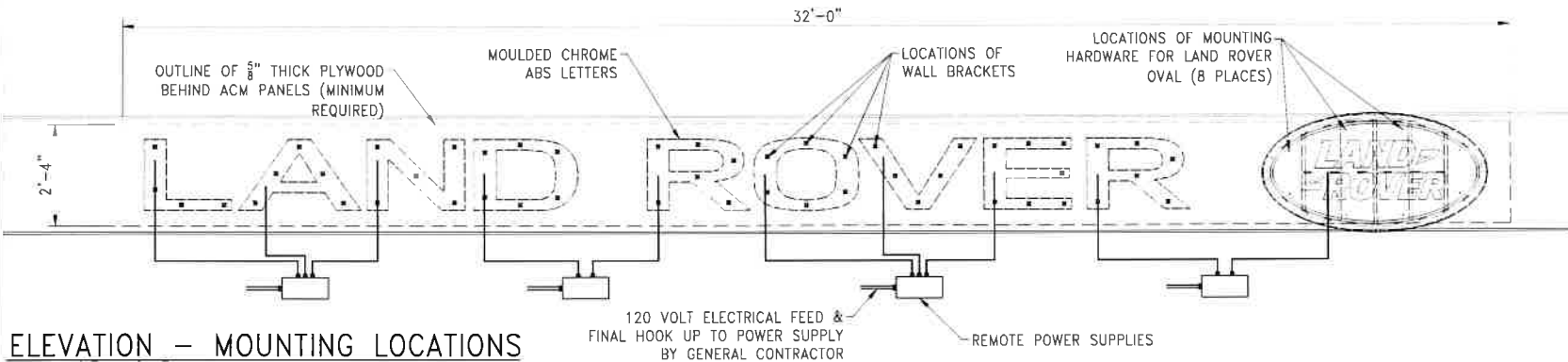
**LRWLL WORDMARK ELEVATION**

SCALE 3/8" = 1'-0"



**PLAY VIEW - ELECTRICAL**

SCALE 3/8" = 1'-0"



**ELEVATION - MOUNTING LOCATIONS**

SCALE 3/8" = 1'-0"

**GENERAL NOTES**

- ELECTRICAL FEEDS TO SIGN LOCATION TO BE A DEDICATED 120 VOLT CIRCUIT
- FOUR (4) 60 WATT POWER SUPPLIES
- ELECTRICAL LOAD = 4.0 AMPS/120 VOLT
- APPROXIMATE WEIGHT OF SET = 80 lbs



This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.  
 Low Voltage Fluorescent, HID, and neon contain toxic mercury. Recycle or dispose when the law requires, poisonous, hazardous at fault.

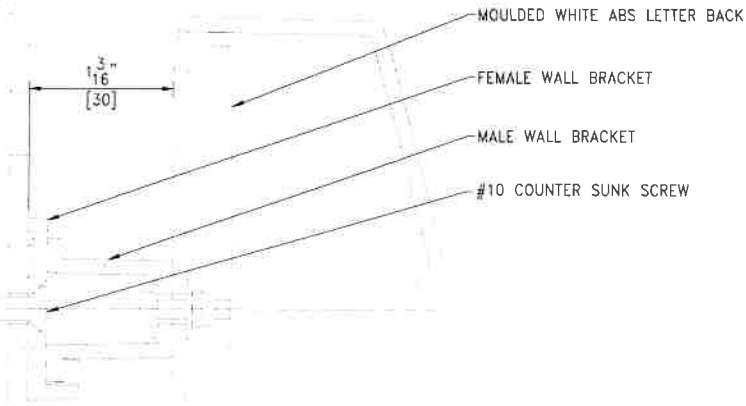
© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV	DESCRIPTION	DATE

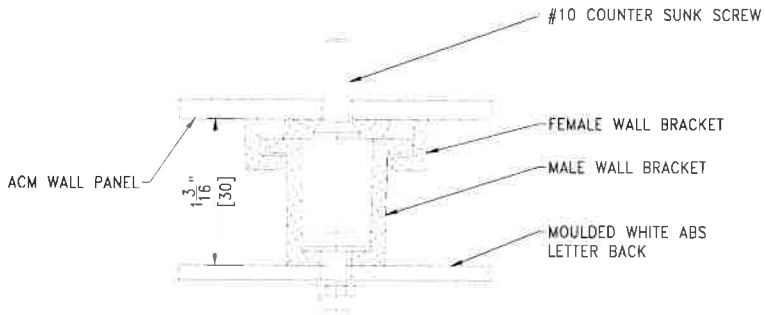
DESIGNED BY	ANTHONY DIMARCO
DRAWN BY	B. NAKASUJI
SCALE	AS NOTED
DATE	AUGUST 26, 2021
CUSTOMER	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	349040
PAGE #	LRWLL-1



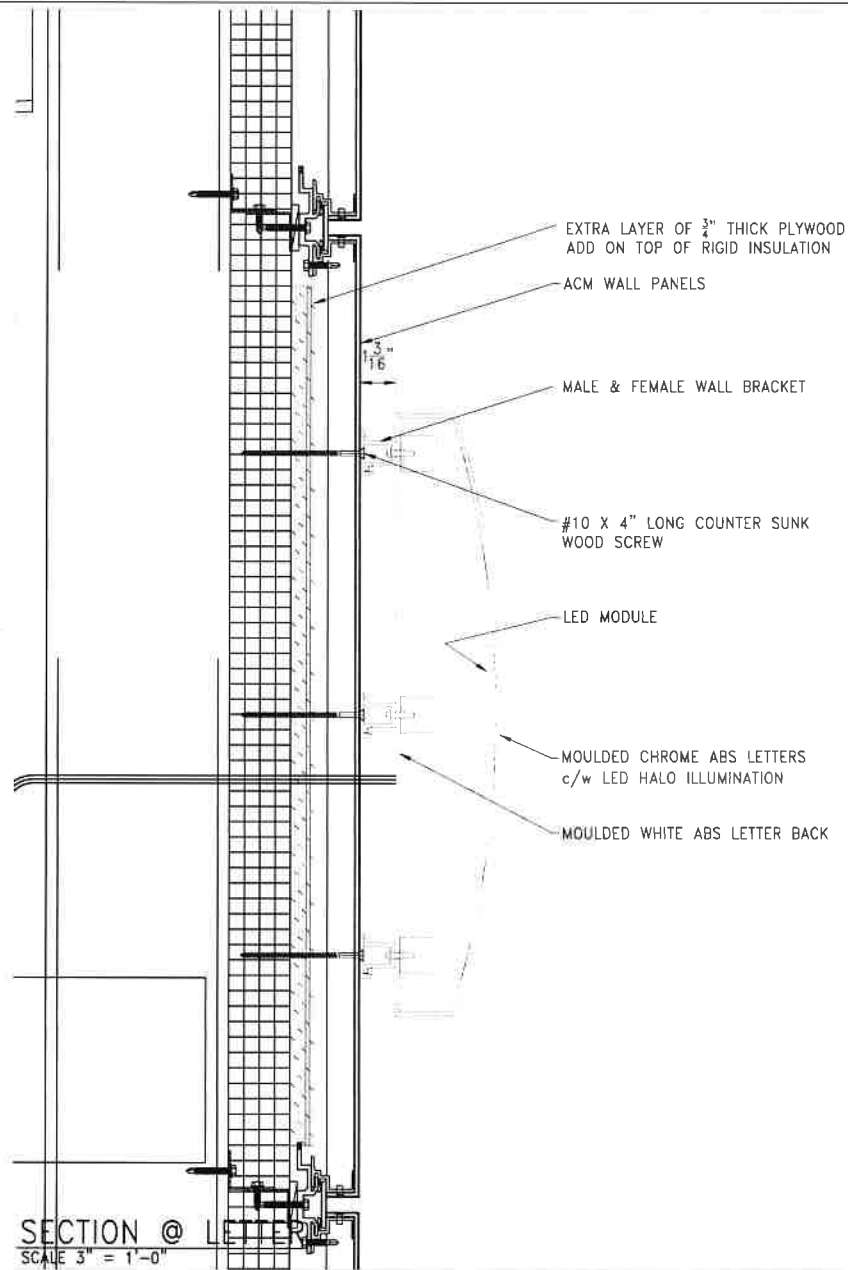
A DIVISION OF JIM PATTISON INDUSTRIES LTD  
 555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
 TORONTO 416-758-1111



**MOUNTING CLIP SIDE VIEW**  
SCALE 1" = 1'-0"



**MOUNTING CLIP - PLAN**  
SCALE 1" = 1'-0"



**SECTION @ LETTER**  
SCALE 3" = 1'-0"

The sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Filament, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.  
Las lámparas fluorescentes, HID, etc. no son ambientales. El mercurio. Elimínelas con arreglo a las leyes locales, provinciales, estatales o federales.

© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV.	DESCRIPTION	DATE

DESIGNER	ANTHONY DIMARCO	
DRAWN BY	B. NAKASUJI	
CHECKED BY	AS NOTED	
DATE	AUGUST 26, 2021	
CUSTOMER	JLR NOVI	
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI	
JOB #	349040	PAGE # LRWLL-2



**Pattison Sign Group**

A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-758-1111



**Project ID**

LF1-37561

Date: MAR-29-2021

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

Sales: A.Di Marco

Designer: A. Kostecki

Rev. #:

Date:

Revision Note:

**Conceptual**

Information Required:

**Master**

**Electrical**

X 120V | 347V

Other \_\_\_\_\_

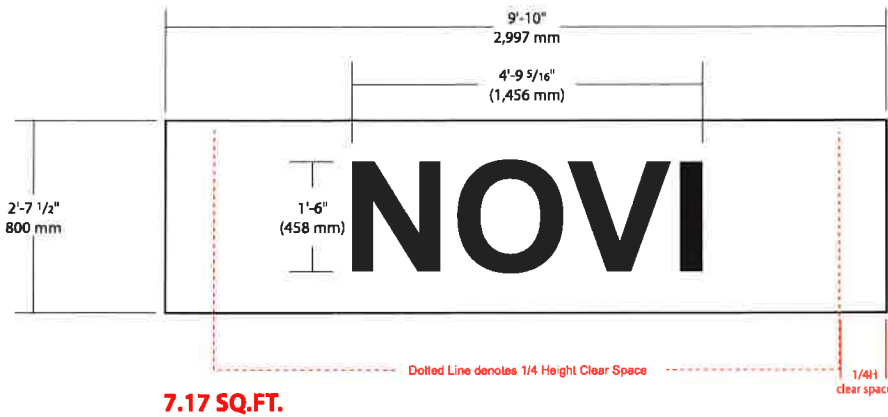
**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.



**Custom-ADL-458- Sign Item # 9**

**Specifications:**

Custom Illuminated Individual Letters DBA Signage (Front Elevation)  
Built Up Acrylic Letters  
Gloss Black Faces with Opal Acrylic Returns  
White Halo LED Illumination

**Colours:**

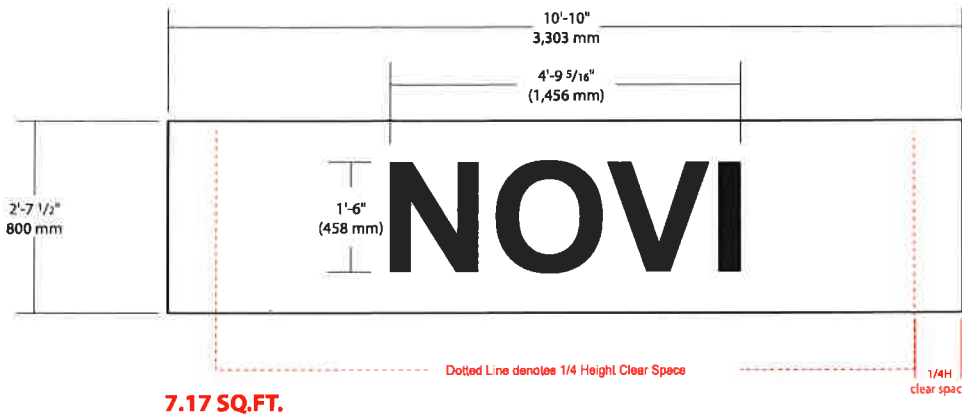
- Black Acrylic Faces
- Opal Acrylic Returns



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to local, Provincial, State or Federal Laws.



Custom-ADL-458- Sign Item # 10

**Specifications:**

- Custom Illuminated Individual Letters DBA Signage (Facing Meadowbrook Rd.)
- Built Up Acrylic Letters
- Gloss Black Faces with Opal Acrylic Returns
- White Halo LED Illumination

**Colours:**

- Black Acrylic Faces
- Opal Acrylic Returns

**Project ID**

LF1-37561

Date: MAR-29-2021

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

Sales: A.Di Marco

Designer: A. Kostecki

Rev. #:

Date:

Revision Note:

**Conceptual**

Information Required:

**Master**

**Electrical**

120V : 347V

Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building to be designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

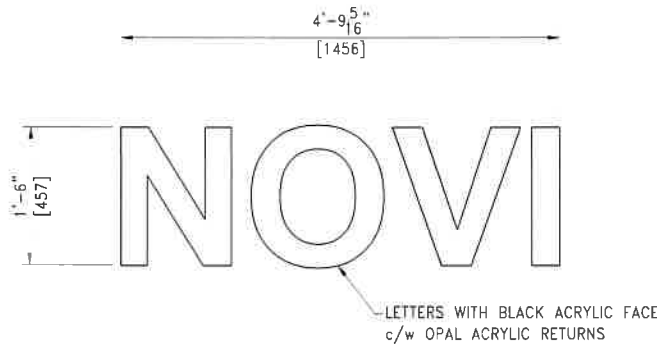
All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.



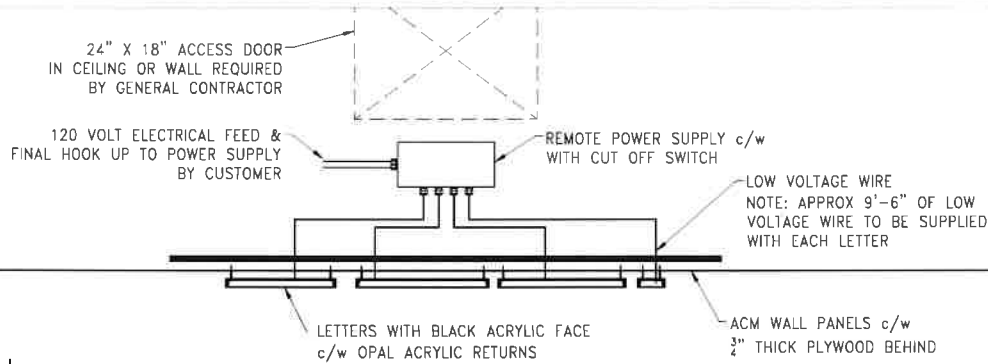
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



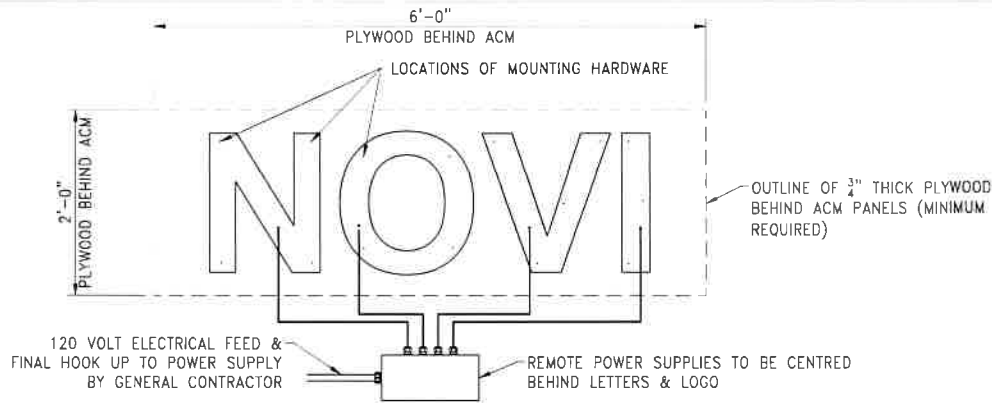
Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



**ADL-458 - FACE**  
SCALE 3/4" = 1'-0"



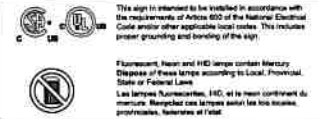
**PLAN VIEW - ELECTRICAL**  
SCALE 3/4" = 1'-0"



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

**GENERAL NOTES**

- ELECTRICAL FEEDS TO SIGN LOCATION TO BE A DEDICATED 120 VOLT CIRCUIT
  - ELECTRICAL LOAD = 4.0 AMPS/120 VOLT
  - APPROXIMATE WEIGHT OF EACH LETTER = 20 lbs
- NOTE: ELECTRICAL LOAD & WEIGHT WILL VARY DEPENDING ON LENGTH OF NAME**



© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

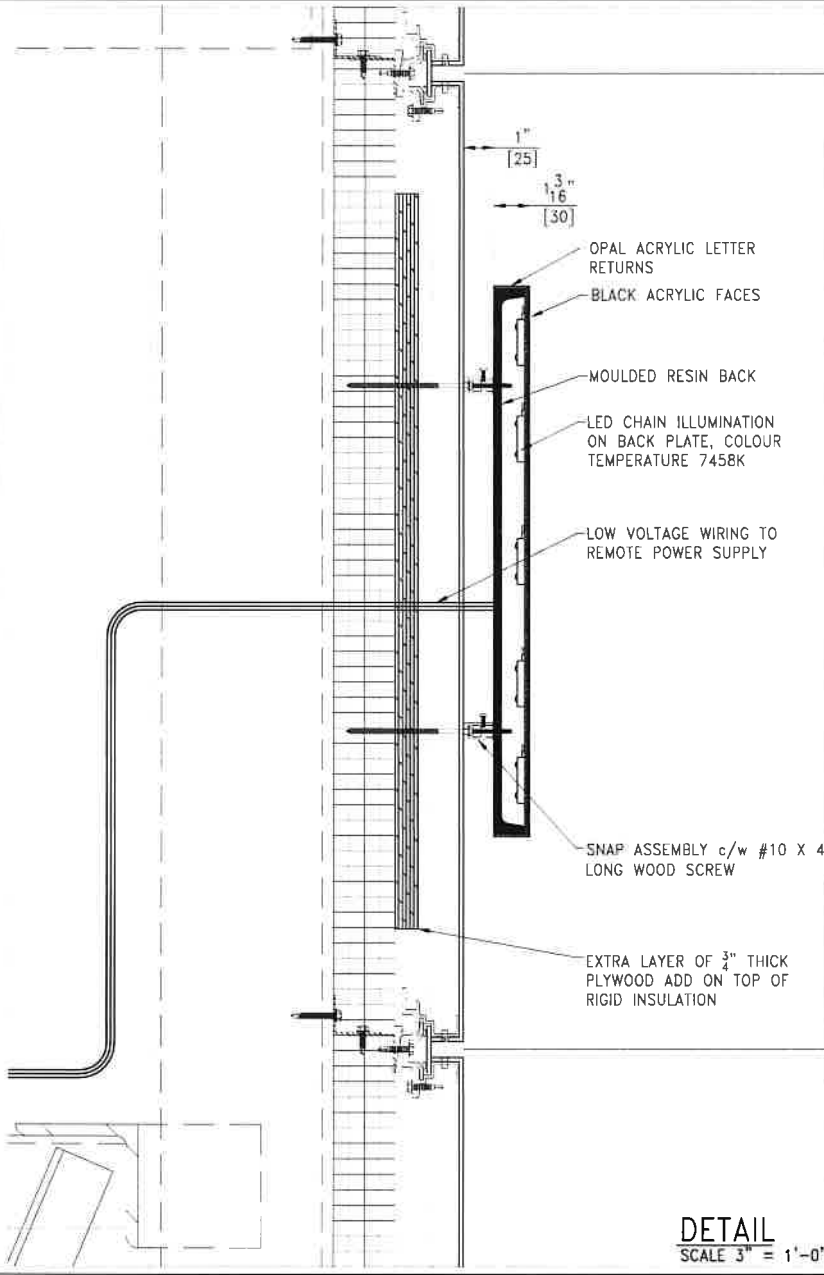
**REVISIONS**

REV.	DESCRIPTION	DATE

DESIGNED BY:	ANTHONY DIMARCO
DRAWN BY:	B. NAKASUJI
DATE:	AS NOTED
DATE:	AUGUST 26, 2021
CUSTOMER:	JLR NOVI
ADDRESS:	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	349040
PAGE #	ADL-458 DBA-1



A DIVISION OF JIM PATTISON INDUSTRIES LTD  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-750-1111



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.  
 Low Voltage Fluorescent, HID, and neon contain toxic materials. Recycle or dispose properly. Follow local laws.

© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

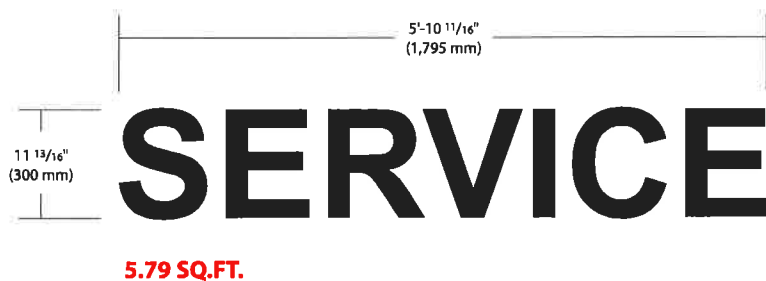
REVISIONS		
REV.	DESCRIPTION	DATE

DESIGNER:	ANTHONY DIMARCO
DRAWN BY:	B. NAKASUJI
SCALE:	AS NOTED
DATE:	AUGUST 26, 2021
CLIENT:	JLR NOVI
ADDRESS:	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	349040
PAGE #	ADL-458 DBA-2



A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
 555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
 TORONTO 416-759-1111

DETAIL  
 SCALE 3" = 1'-0"



**ADL-300- Sign Item # 11**

**Specifications:**

**Illuminated Individual Letters Service Signage**

Built Up Acrylic Letters  
Gloss Black Faces with Opal Acrylic Returns  
White Halo LED Illumination

**Colours:**

- Black Acrylic Faces
- Opal Acrylic Returns

**Project ID**

LF1-37561  
Date: MAR-29-2021  
Scale: 3/4" = 1'-0"  
Sales: A.Di Marco  
Designer: A. Kostecki

**Rev. #:**

Date:

Revision Note:

**Conceptual**

Information Required:

**Master**

**Electrical**

120V | 347V  
 Other \_\_\_\_\_

**Customer Approval**

Signature: \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.



555 Ellesmere Road  
Toronto, Ontario, Canada M1R 4E8  
www.pattisonsign.com

(T) 416.759.1111  
(F) 1.855.759.4965  
(TF) 1.800.268.6536



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

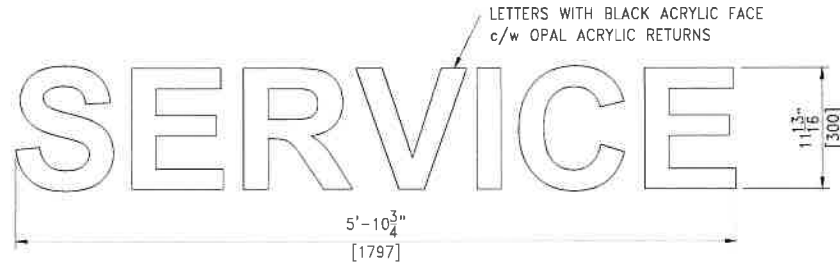


Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

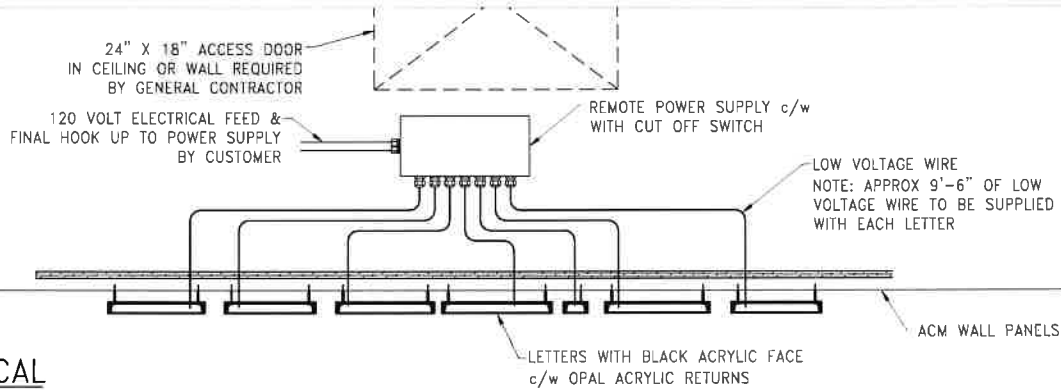
JLR Novi  
25245 Meadowbrook Rd.  
Novi, MI - 48375

Page

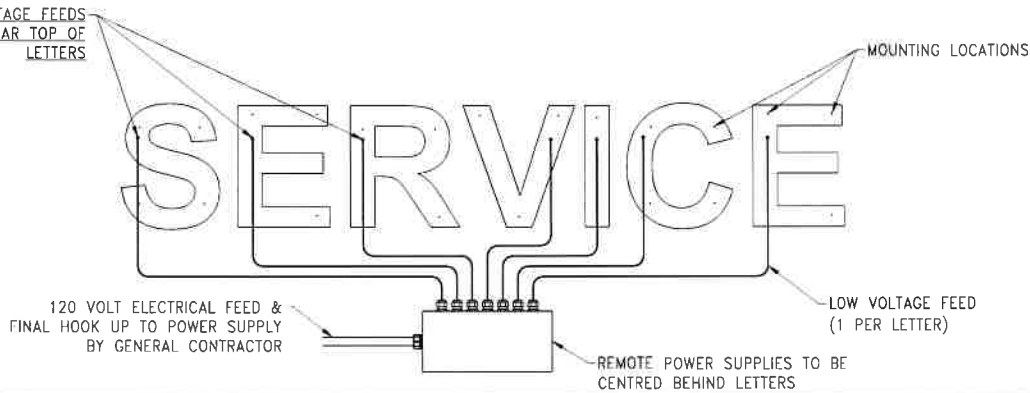
**ADL-300 - FACE**  
SCALE 1" = 1'-0"



**PLAN VIEW - ELECTRICAL**  
SCALE 1" = 1'-0"

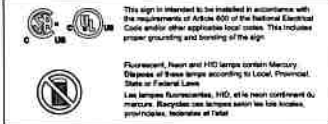


**ELEVATION**  
SCALE 1" = 1'-0"



**GENERAL NOTES**

- ELECTRICAL FEEDS TO SIGN LOCATION TO BE A DEDICATED 120 VOLT CIRCUIT
- ELECTRICAL LOAD =1.5 AMPS/120 VOLT
- APPROXIMATE WEIGHT OF SET = 80 lbs



© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV.	DESCRIPTION	DATE

ADL ENGINEER	ANTHONY DIMARCO
DRAWN BY	B. NAKASUJI
SCALE	AS NOTED
DATE	AUGUST 26, 2021
CUSTOMER	JLR NOVI
ADDRESS	2545 MEADOWBROOK ROAD NOVI, MI
JOB #	349040
PAGE #	ADL-300 SER-1



A DIVISION OF JIM PATTISON INDUSTRIES LTD  
556 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-758-1111

ONE (1) ELECTRICAL FEED  
PER LETTER TO REMOTE  
POWER SUPPLY

LETTERS WITH BLACK ACRYLIC  
FACE c/w OPAL ACRYLIC  
RETURNS

REMOTE POWER SUPPLY BOX  
c/w CUT OFF SWITCH

120 VOLT ELECTRICAL FEED &  
FINAL HOOK UP BY CUSTOMER

OPAL ACRYLIC LETTER  
RETURNS

BLACK ACRYLIC FACES

MOULDED RESIN BACK

LED CHAIN ILLUMINATION  
ON BACK PLATE, COLOUR  
TEMPERATURE 7500K

APPROX 10' LOW VOLTAGE  
WIRING TO REMOTE  
POWER SUPPLY

SNAP ASSEMBLY c/w  
3/16" X 4" LONG TAPCON  
CONCRETE SCREW

ACM PANELS

REMOTE POWER SUPPLY



This sign is intended to be installed in accordance with the requirements of Article 605 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws. Low voltage fluorescent, HID, and neon contain other materials. Recycle as lamps when not too broken, appropriate, hazardous or toxic.

© 2013 PATTRON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTRON SIGN GROUP.

REVISIONS

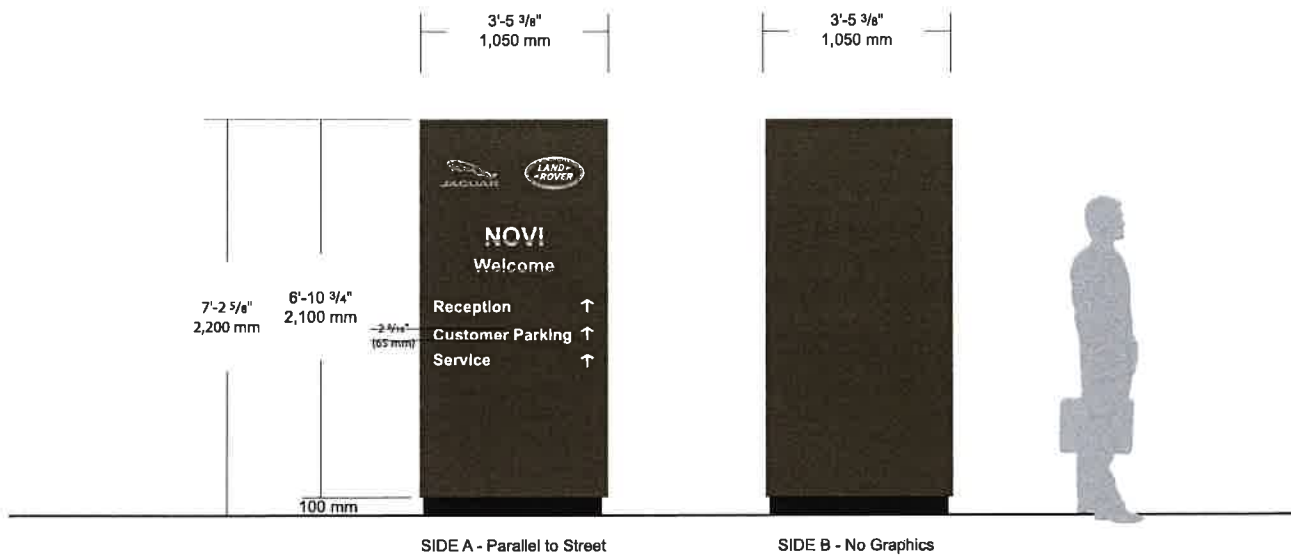
REV.	DESCRIPTION	DATE

DESIGNER:	ANTHONY DIMARCO
DRAWN BY:	B. NAKASUJI
SCALE:	AS NOTED
DATE:	AUGUST 26, 2021
CUSTOMER:	JLR NOVI
ADDRESS:	2245 MEADOWBROOK ROAD NOVI, MI
JOB #	349040
PAGE #	ADL-300 SER-2



A DIVISION OF JIM PATTRON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-758-1111

SECTION  
SCALE 3" = 1'-0"



SIDE A - Parallel to Street

SIDE B - No Graphics

**AWS-D1- Sign Item # 17**

**23.73 SQ.FT.**

**Specifications:**

**Welcome-Directional Sign**  
1050 x 2100 mm Face

- S/F Non-Illuminated
- 3mm Thick Aluminum Composite Panels
- Finished Sunshine Gray
- Silver Graphics (3M 3630-121 Silver)
- Text and arrows T.B.D.**

**NOTE:**

The Welcome-Directional Sign must be located beside the Main Vehicle access to the Site, Parallel to the Road & Set Back Sufficiently to Maintain Good Visibility & Local Regulations

**Project ID**

LF1-37561

Date: MAR-29-2021  
Scale: 3/8" = 1'-0"  
Sales: A.Di Marco  
Designer: A. Kostecki

Rev. #: R1  
Date: JUNE-24-2021

Revision Note:  
Sign Changed

Conceptual

Information Required:

Master

Electrical

120V 347V  
Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.



Page

12







**AWS-D1- Sign Item # 21**

**23.79 SQ.FT.**

**Specifications:**

**Welcome-Directional Sign**  
1050 x 2100 mm Face

- S/F Non-Illuminated
- 3mm Thick Aluminum Composite Panels
- Finished Sunshine Gray
- Silver Graphics (3M 3630-121 Silver)
- Text and arrows T.B.D.

**NOTE:**

The Welcome-Directional Sign must be located beside the Main Vehicle access to the Site, Parallel to the Road & Set Back Sufficiently to Maintain Good Visibility & Local Regulations

**Project ID**  
LF1-37561

Date: MAR-29-2021  
Scale: 3/8" = 1'-0"  
Sales: A.Di Marco  
Designer: A. Kostecki

Rev. #:  
Date:

Revision Note:

**Conceptual**

Information Required:

**Master**

**Electrical**

120V 347V  
Other \_\_\_\_\_

**Customer Approval**

Signature: \_\_\_\_\_

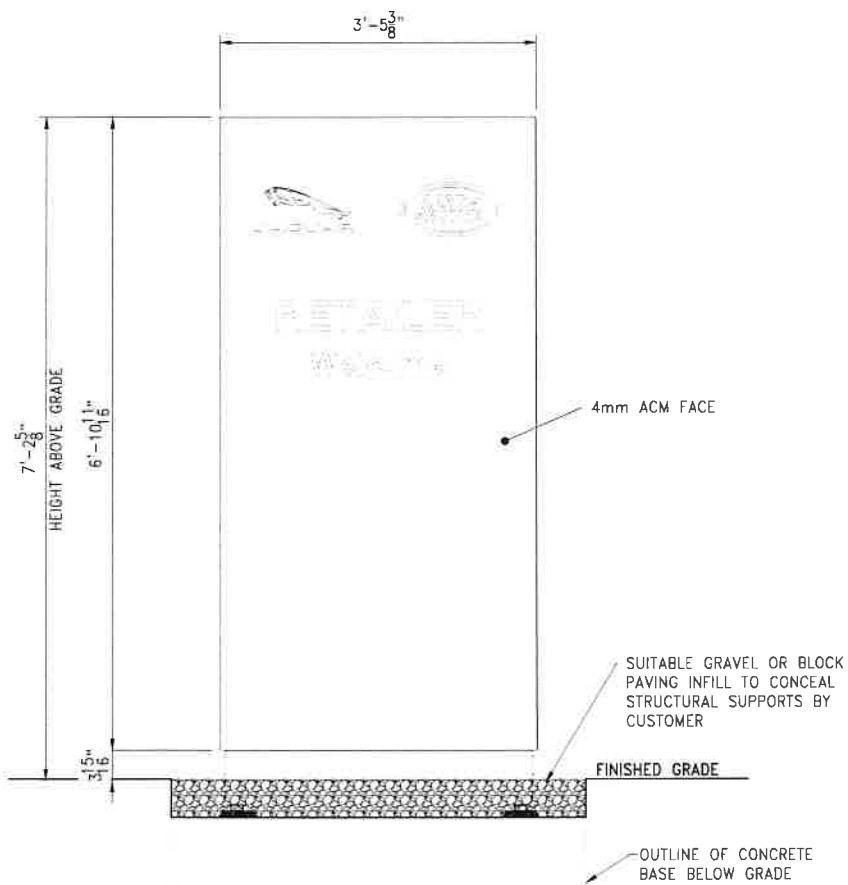
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

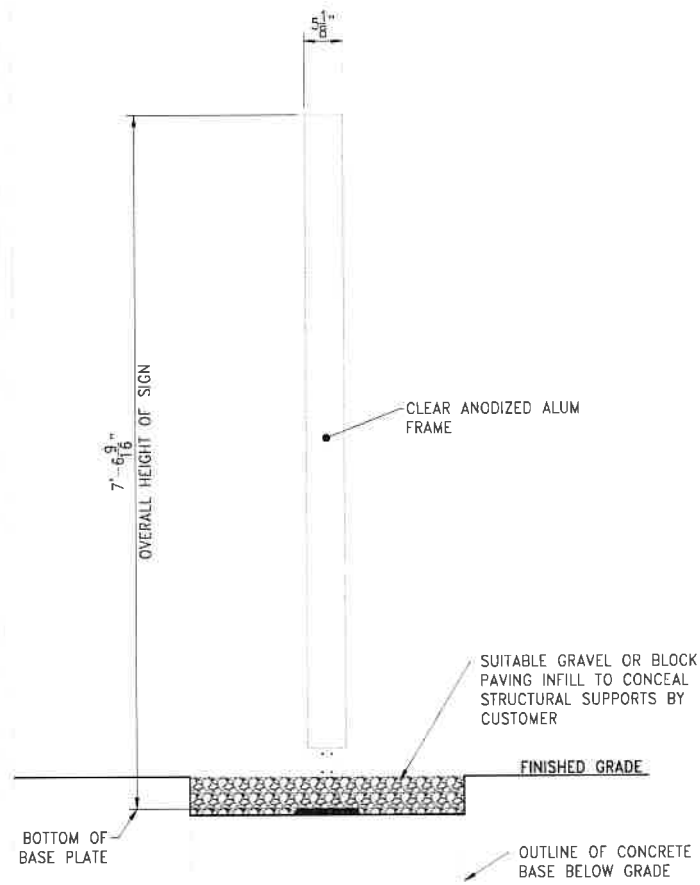
All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

JLR Novi  
25245 Meadowbrook Rd.  
Novi, MI - 48375

Page  
16



**AWS-D1 WELCOME SIGN**  
SCALE 3/4" = 1'-0"



**SIDE ELEVATION**  
SCALE 3/4" = 1'-0"

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

LED lamps Fluorescent, HID, and LED lamps contain no mercury. Recycle LED lamps when the use expires, provisions, separates at time.

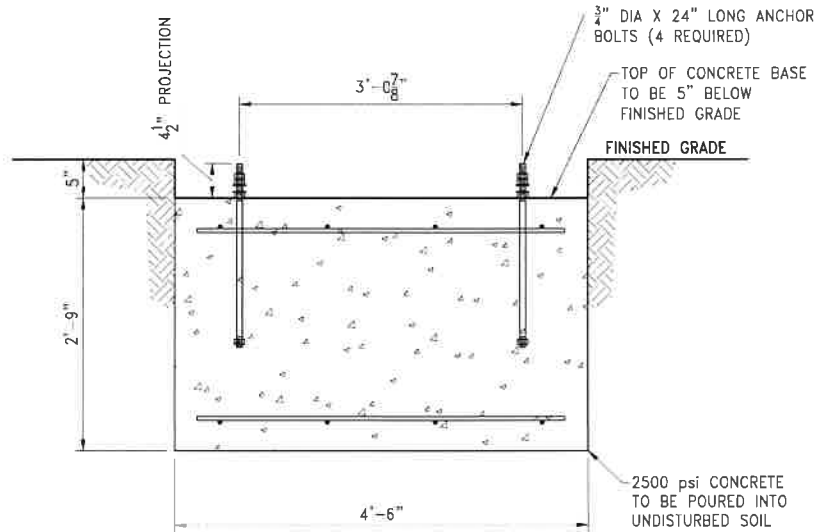
© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV.	DESCRIPTION	DATE

AWT DESIGNER: ANTHONY DIMARCO  
 DRAWN BY: B. NAKASUJI  
 SIZE: AS NOTED  
 DATE: JULY 26, 2021  
 CUSTOMER: JLR NOVI  
 ADDRESS: 25245 MEADOWBROOK ROAD  
 NOVI, MI  
 JOB #: LF1-37561      PAGE # AWS-D1-1

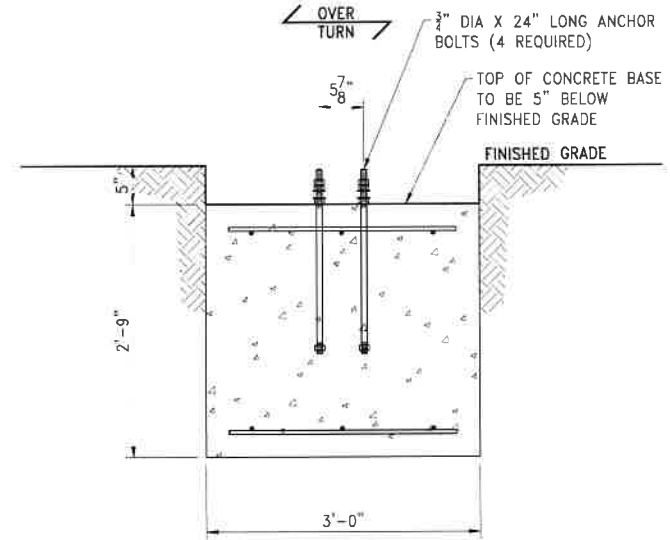


A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
 555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
 TORONTO 416-759-1111



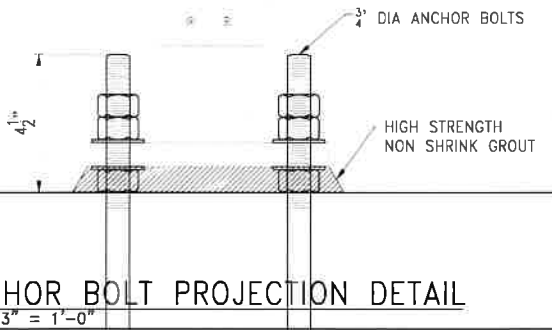
**BASE ELEVATION**

SCALE 3/4" = 1'-0"



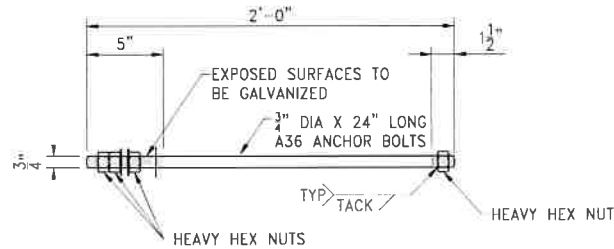
**BASE SIDE VIEW**

SCALE 3/4" = 1'-0"



**ANCHOR BOLT PROJECTION DETAIL**

SCALE 3" = 1'-0"



**ANCHOR BOLT DETAIL**

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

REBAR SCHEDULE		DO NOT WELD REBAR	
SPREAD FOUNDATION		3" MIN CONC COVER	
PLACEMENT	SIZE	SPACING	QUANTITY
LONG BOTTOM STEEL	#4	15"	3
LONG TOP STEEL	#4	15"	3
BOTTOM CROSS STEEL	#4	15"	4
TOP CROSS STEEL	#4	15"	4

**CONCRETE BASE DESIGN FOR  
115 mph MAX WIND ZONES**

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

Do not dispose of fluorescent, HID, or any other combination of mercury. Recycle or use lamps return to the local, provincial, or federal.

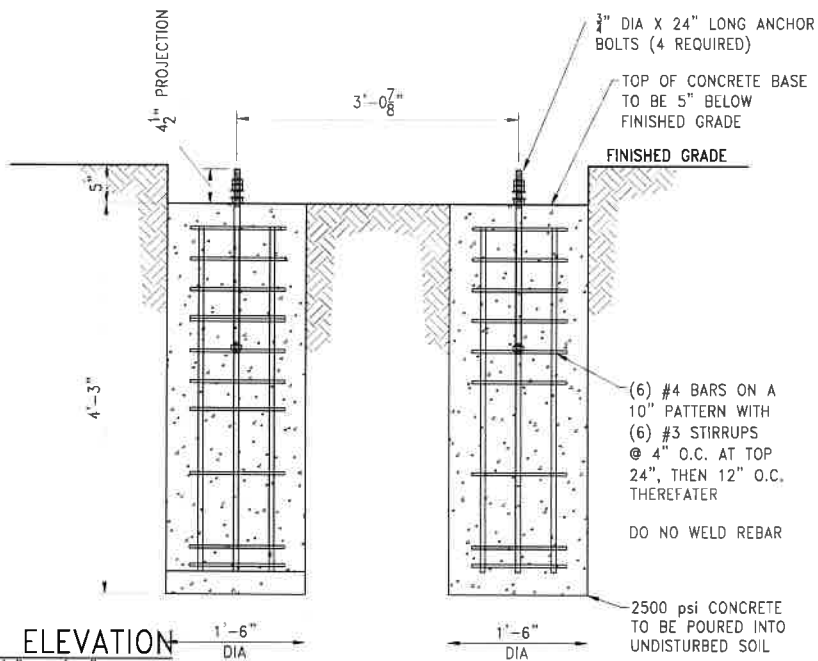
© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED.  
NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV.	DESCRIPTION	DATE

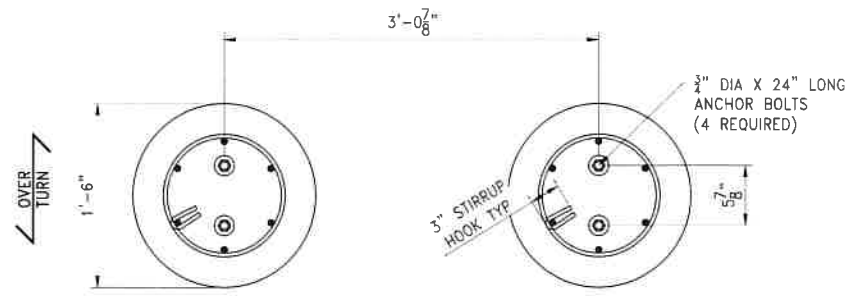
DESIGNER:	ANTHONY DIMARCO
DRAWN BY:	B. NAKASUJI
SCALE:	AS NOTED
DATE:	JULY 26, 2021
CHECKED BY:	JLR NOVI
ADDRESS:	25245 MEADOWBROOK ROAD NOVI, MI
JOB #:	LF1-37561
PACKAGE:	AWS-D1-6



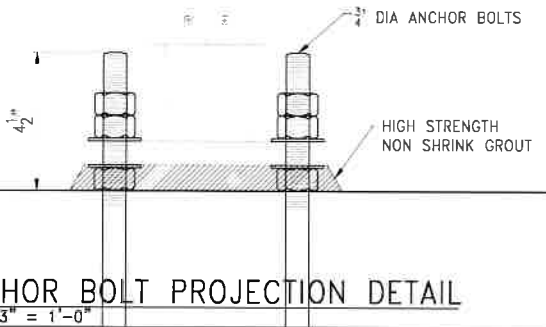
A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-758-1111



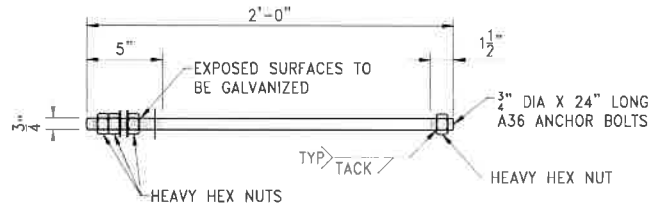
**BASE ELEVATION**  
SCALE 3/4" = 1'-0"



**BASE SIDE VIEW**  
SCALE 1" = 1'-0"



**ANCHOR BOLT PROJECTION DETAIL**  
SCALE 3" = 1'-0"



**ANCHOR BOLT DETAIL**  
SCALE 1 1/2" = 1'-0"

**CONCRETE BASE DESIGN FOR  
115 mph MAX WIND ZONES**



This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local (Municipal), State or Federal Laws. Les lampes fluorescentes, HID, et à neon contiennent du mercure. Recyclez ces lampes selon les lois locales, provinciales, fédérales et/ou nationales.

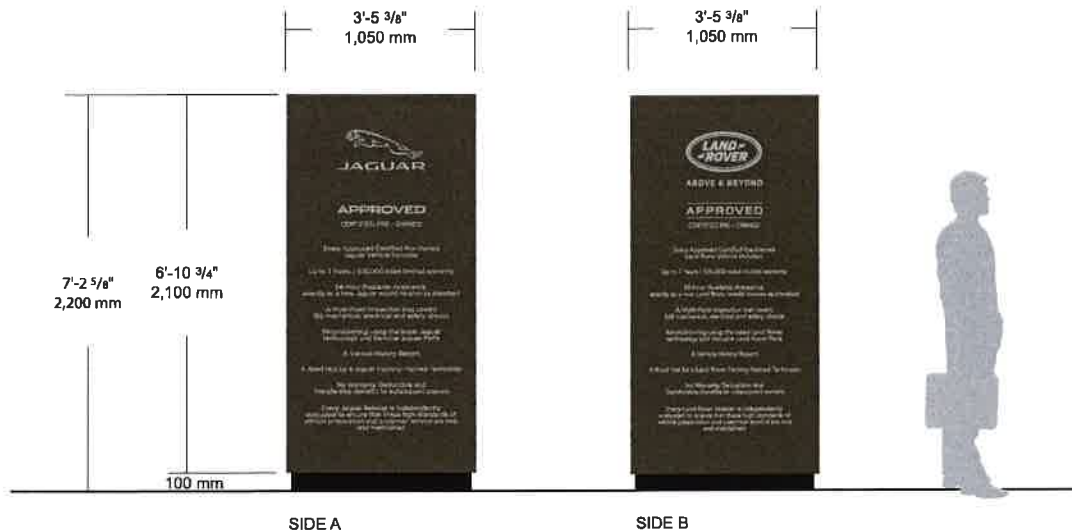
© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV.	DESCRIPTION	DATE

DESIGNED BY	ANTHONY DIMARCO
DRAWN BY	B. NAKASLUJI
CHECKED BY	AS NOTED
DATE	JULY 26, 2021
CLIENT	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	LF1-37561
DRAWING #	AWS-D1-7

**Pattison Sign Group**

A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-756-1111



**ACP-D- Sign Item # 18**

**23.79 SQ.FT.**

**Specifications:**

**Approved Customer Promise Signs (Certified Pre-Owned)**

1050 x 2100 mm Face

- D/F Non-Illuminated
- 3mm Thick Aluminum Composite Panels
- Finished Sunshine Gray
- Silver Graphics (3M 3630-121 Silver)

NOTE:

The Customer Promise Sign must be Displayed adjacent to the Approved Vehicle Display Area

**Project ID**  
LF1-37561  
Date: MAR-29-2021  
Scale: 3/8" = 1'-0"  
Sales: A Di Marco  
Designer: A. Kostecki

**Rev. #:**  
**Date:**

Revision Note:

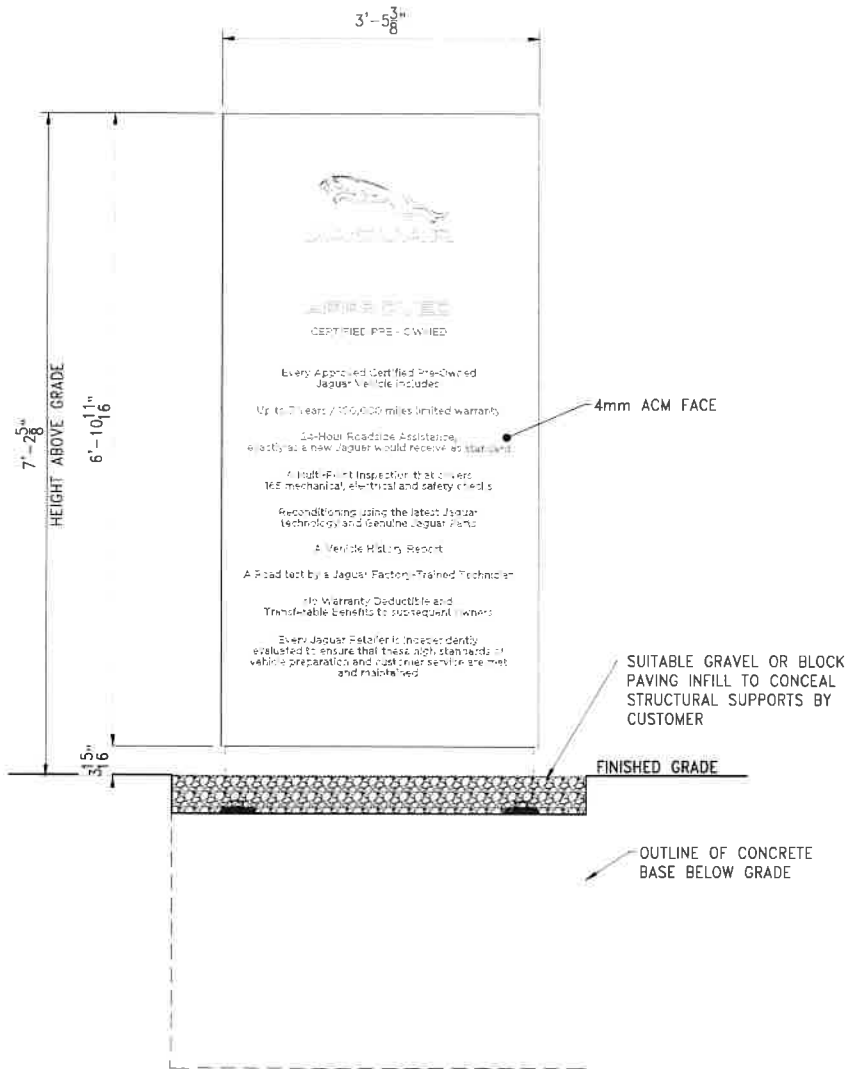
**Conceptual**  
Information Required:

**Master**  
 **Electrical**  
[ ] 120V [ ] 347V  
[ ] Other \_\_\_\_\_

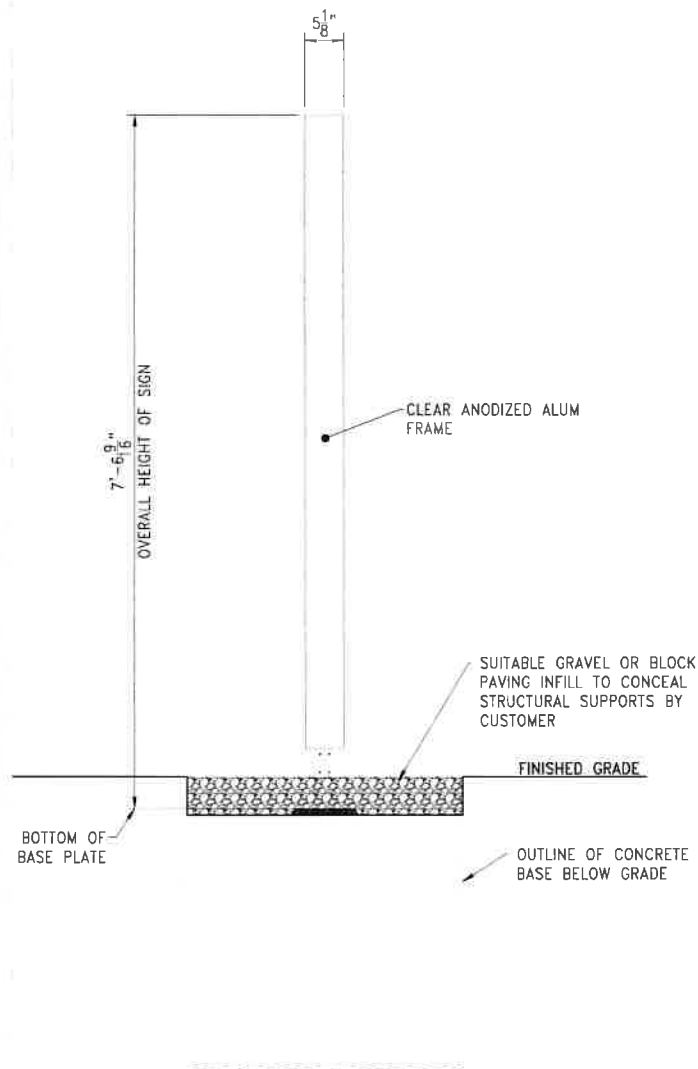
**Customer Approval**  
Signature: \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.  
  
All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

JLR Novi  
25245 Meadowbrook Rd.  
Novi, MI - 48375  
**Page**  
13



**ACP-D PROMISE SIGN**  
SCALE 3/4" = 1'-0"



**SIDE ELEVATION**  
SCALE 3/4" = 1'-0"



This sign is intended to be installed in accordance with the requirements of Article 610 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws. Low Temp. Fluorescents, HID, etc. do not contain toxic mercury. Recycling see lamps under the following: greenhouse, hazardous waste.

© 2013 PATTON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTON SIGN GROUP.

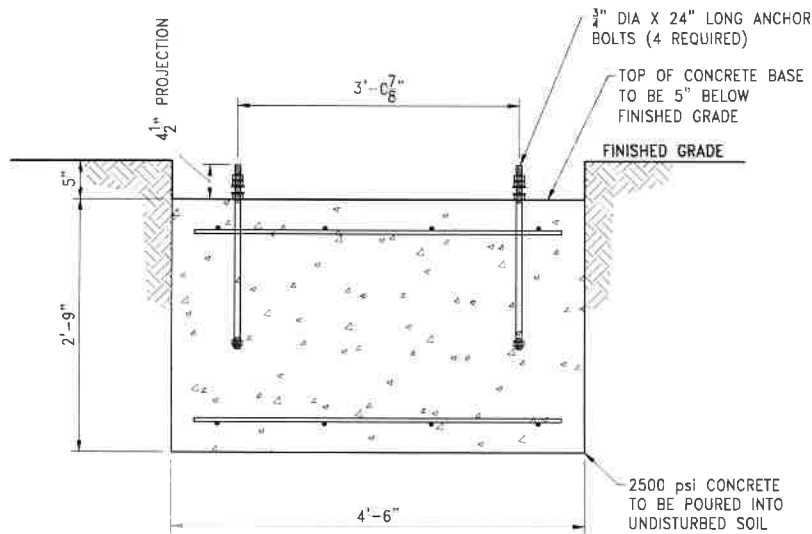
**REVISIONS**

REV	DESCRIPTION	DATE

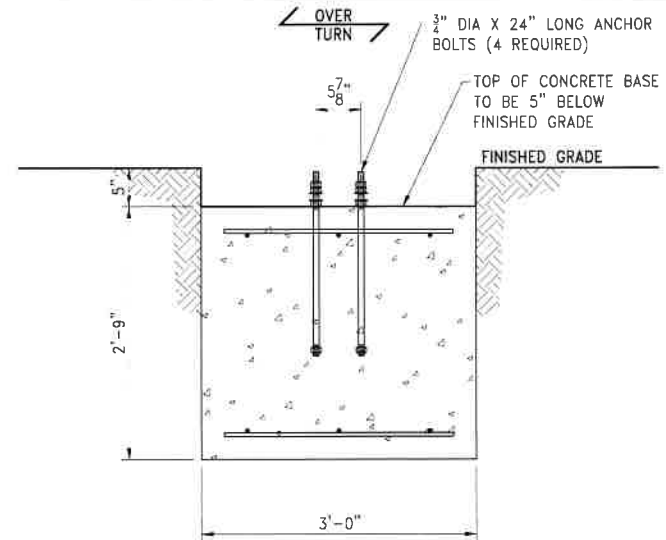
DESIGNED BY:	ANTHONY DIMARCO
DRAWN BY:	B. NAKASUJI
SCALE:	AS NOTED
DATE:	JULY 26, 2021
CUSTOMER:	JLR NOVI
ADDRESS:	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	LF1-37561
PAGE #	ACP-D-1



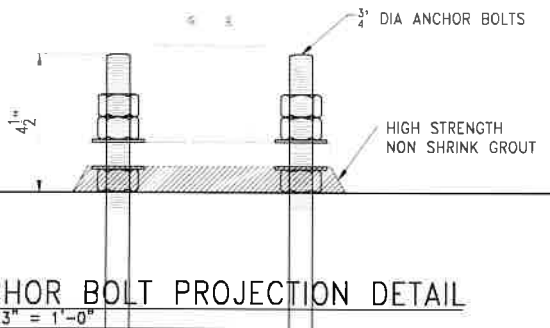
A DIVISION OF JIM PATTON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-756-1111



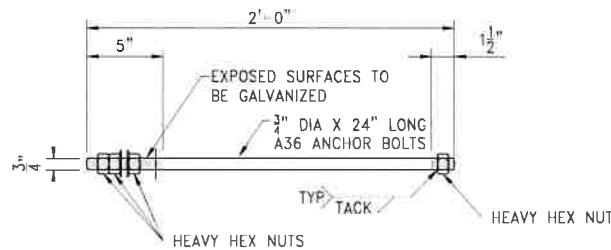
**BASE ELEVATION**  
SCALE 3/4" = 1'-0"



**BASE SIDE VIEW**  
SCALE 3/4" = 1'-0"



**ANCHOR BOLT PROJECTION DETAIL**  
SCALE 3" = 1'-0"



**ANCHOR BOLT DETAIL**  
SCALE 1 1/2" = 1'-0"

REBAR SCHEDULE		DO NOT WELD REBAR	
SPREAD FOUNDATION		3" MIN CONC COVER	
PLACEMENT	SIZE	SPACING	QUANTITY
LONG BOTTOM STEEL	#4	15"	3
LONG TOP STEEL	#4	15"	3
BOTTOM CROSS STEEL	#4	15"	4
TOP CROSS STEEL	#4	15"	4

**CONCRETE BASE DESIGN FOR  
115 mph MAX WIND ZONES**

This sign is intended to be installed in accordance with the requirements of Article 800 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.  
 Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.  
 Les lampes fluorescentes, HID et les lampes au mercure. Recyclez ces lampes selon les lois locales, provinciales, fédérales et/ou.

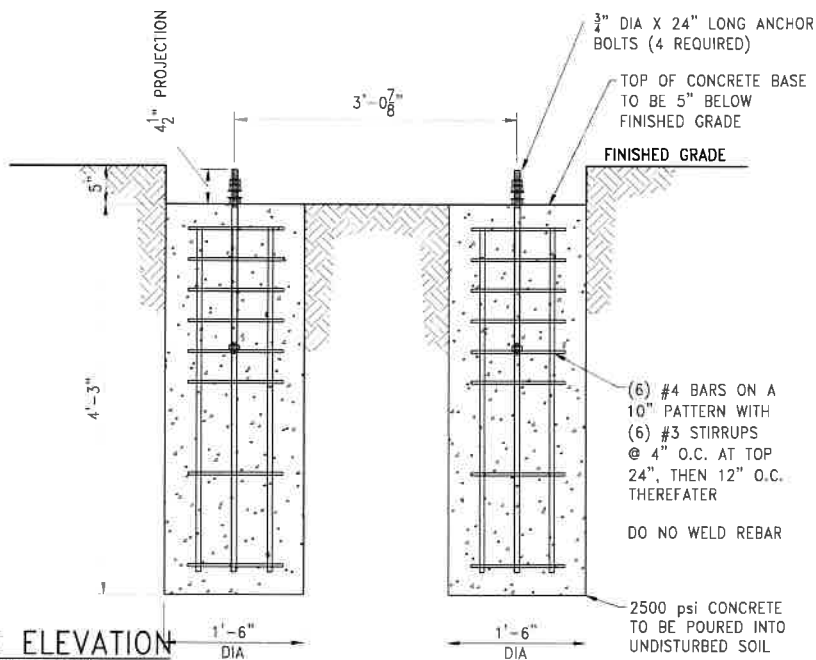
© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REV	DESCRIPTION	DATE

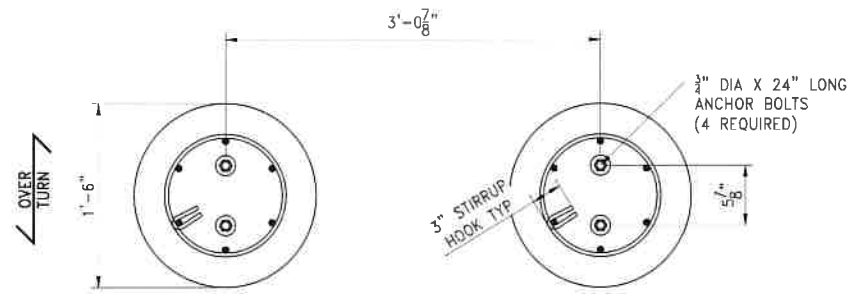
DESIGNER	ANTHONY DIMARCO
DRAWN BY	B. NAKASUJI
DATE	AS NOTED
DATE	JULY 26, 2021
CUSTOMER	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	LF1-37561
PAGE #	ACP-D-6



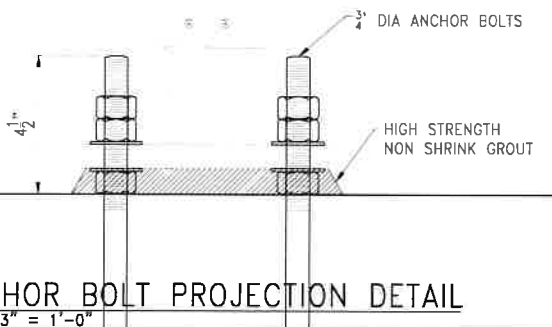
A DIVISION OF JIM PATTISON INDUSTRIES LTD  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-756-1111



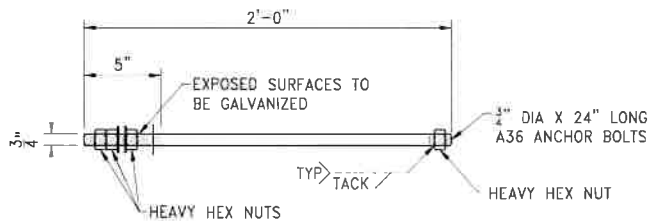
**BASE ELEVATION**  
SCALE 3/4" = 1'-0"



**BASE SIDE VIEW**  
SCALE 1" = 1'-0"



**ANCHOR BOLT PROJECTION DETAIL**  
SCALE 3" = 1'-0"



**ANCHOR BOLT DETAIL**  
SCALE 1 1/2" = 1'-0"

**CONCRETE BASE DESIGN FOR  
115 mph MAX WIND ZONES**



This sign is intended to be installed in accordance with the requirements of Article 802 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws. Les lampes fluorescentes, HID, et à neon contiennent du mercure. Recyclez ces lampes selon les lois locales, provinciales, fédérales et états.

© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

**REVISIONS**

REV.	DESCRIPTION	DATE

DESIGNER	ANTHONY DIMARCO
DRAWN BY	B. NAKASUJI
SCALE	AS NOTED
DATE	JULY 26, 2021
CHECKED BY	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	LF1-37561
PAGE #	ACP-D-7

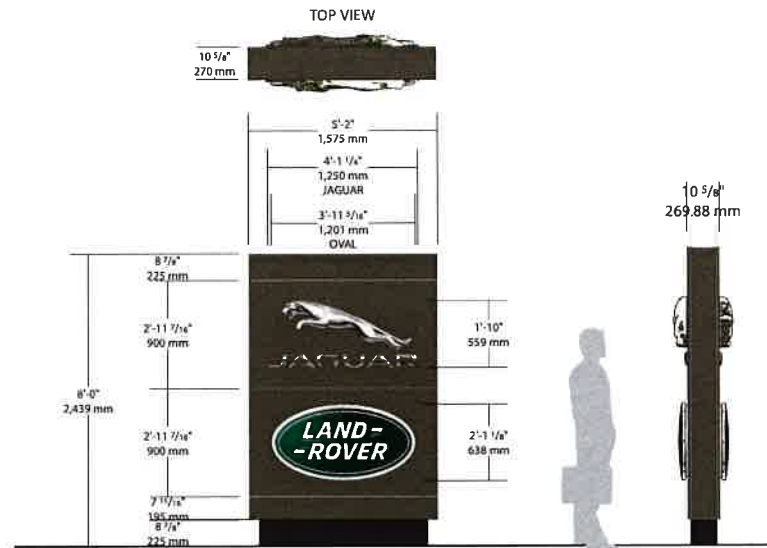


A DIVISION OF JIM PATTISON INDUSTRIES LTD  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-756-1111





**EXISTING PYLON**



**Existing APM-D4 - Sign Item # 19**

**41.34 SQ.FT.**

**Specifications:**

EXISTING Custom APM-D4-D/F  
Medium Dual Brand  
1575 X 2439 mm

**Project ID**  
LF1-37561

Date: MAR-29-2021  
Scale: 1/4" = 1'-0"  
Sales: A.Di Marco  
Designer: A. Kostecki

Rev. #: R1  
Date: JUNE-24-2021  
Revision Note:  
Sign Changed

Conceptual  
Information Required:

Master  
 Electrical  
X: 120V 347V  
 Other \_\_\_\_\_

**Customer Approval**

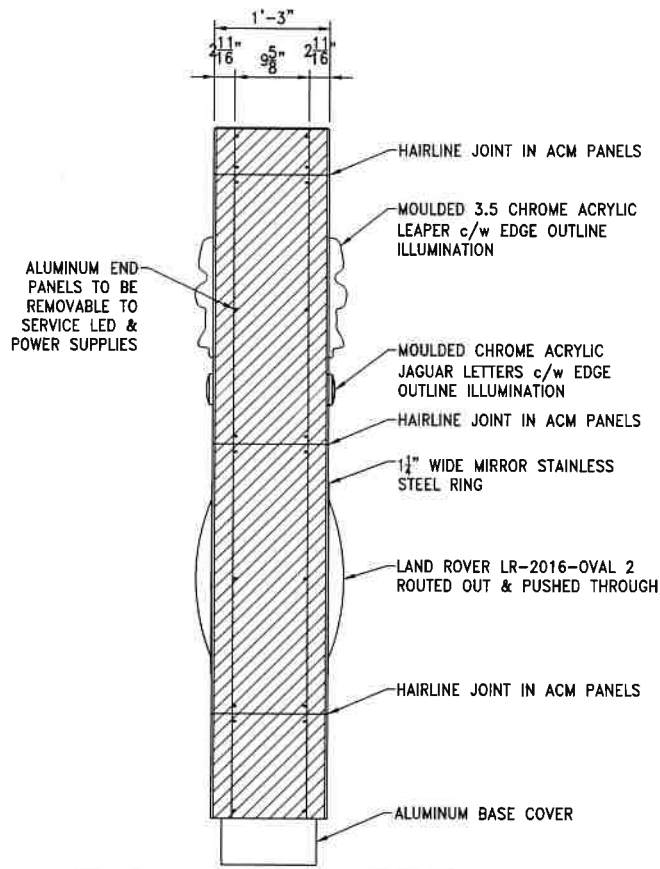
Signature \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

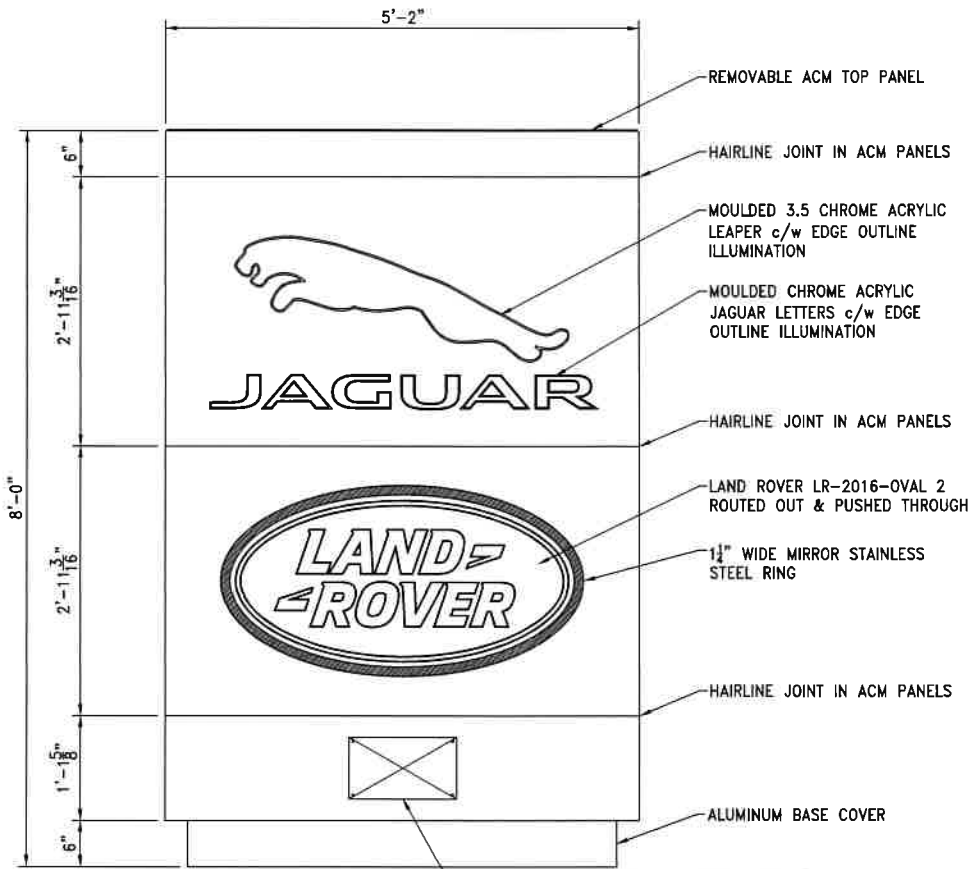
All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

JLR Novl  
25245 Meadowbrook Rd.  
Novl, MI - 48375

Page  
14



**SIDE ELEVATION**



**FRONT ELEVATION**  
SCALE  $\frac{3}{4}$ " = 1'-0"

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ALL LED AND ELECTRICAL COMPONENTS TO BE UL RECOGNIZED OR CLASSIFIED COMPONENTS AS LISTED IN THE UL SIGN ACCESSORIES MANUAL (SAM) AND IN CONJUNCTION WITH UL STANDARD FOR ELECTRIC SIGNS (UL48).

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

Les Lampes Fluorescentes, HCL et les Lampes à Halogénure Métaux contiennent du Mercure. Référez-vous aux lois locales, provinciales, fédérales et locales.

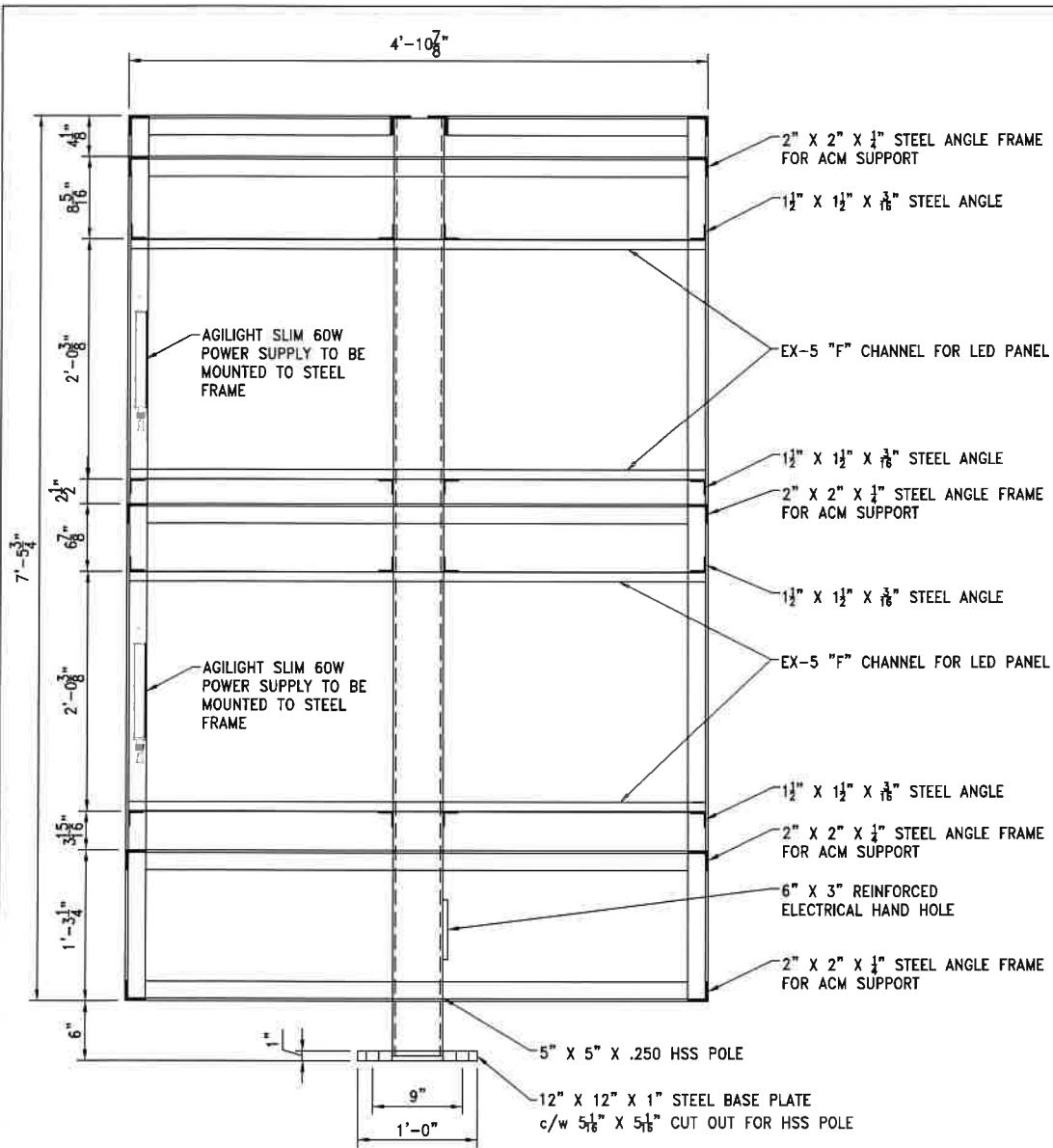
© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV	DESCRIPTION	DATE

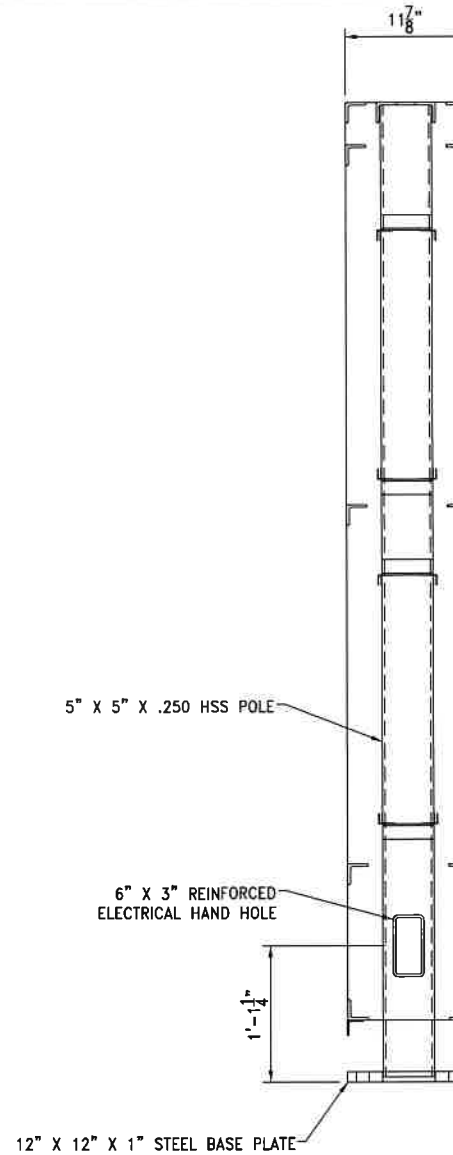
	ANTHONY DIMARCO
	B. NAKASUJI
	AS NOTED
	JULY 26, 2021
	JLR NOVI
	25245 MEADOWBROOK ROAD
	NOVI, MI
JOB #	LF1-37561
PAGE #	DP8-1.1

**Pattison Sign Group**

A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-759-1111



**STEEL FRAME - FRONT ELEVATION**  
SCALE 1" = 1'-0"



**STEEL FRAME - END VIEW**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ALL LED AND ELECTRICAL COMPONENTS TO BE UL RECOGNIZED OR CLASSIFIED COMPONENTS AS LISTED IN THE UL SIGN ACCESSORIES MANUAL (SAM) AND IN CONJUNCTION WITH UL STANDARD FOR ELECTRIC SIGNS (UL48).



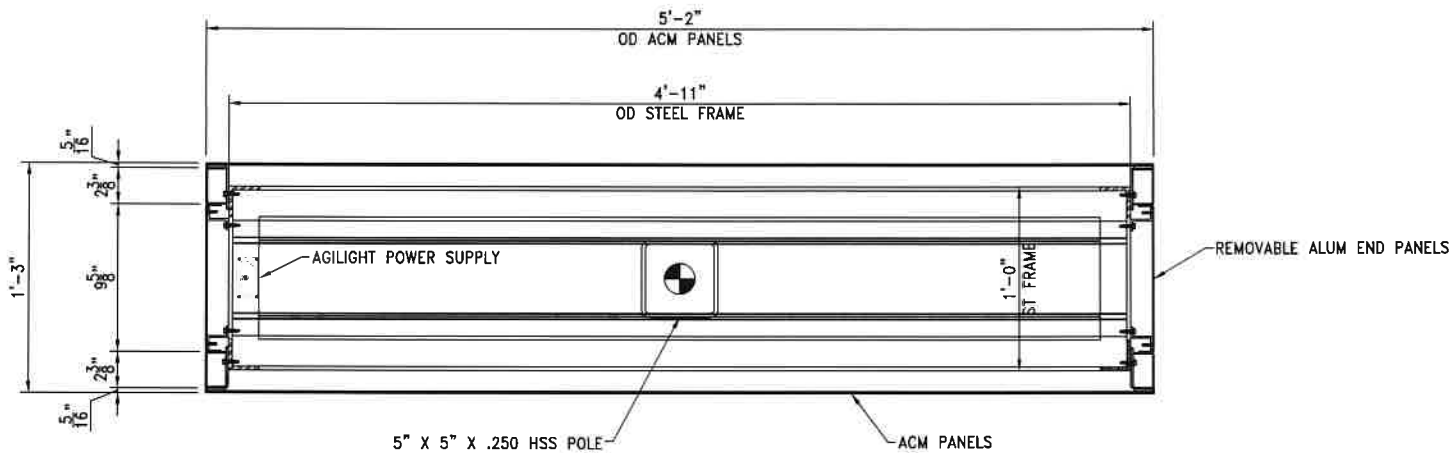
© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

REVISIONS		
REV	DESCRIPTION	DATE

DESIGNED BY	ANTHONY DIMARCO
CHECKED BY	B. NAKASUJI
AS NOTED	
DATE	JULY 26, 2021
BY	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOW, MI
JOB #	LF1-37561
PAGE #	DP8-3.1



A DIVISION OF JIM PATTISON INDUSTRIES LTD  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-759-1111



**SECTION - PLAN VIEW**

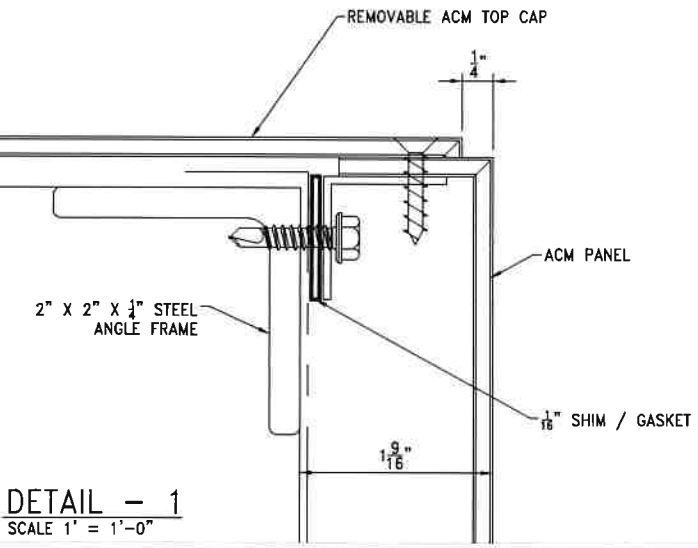
SCALE 1 1/2" = 1'-0"

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. ALL LED AND ELECTRICAL COMPONENTS TO BE UL RECOGNIZED OR CLASSIFIED COMPONENTS AS LISTED IN THE UL SIGN ACCESSORIES MANUAL (SAM) AND IN CONJUNCTION WITH UL STANDARD FOR ELECTRIC SIGNS (UL48).

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

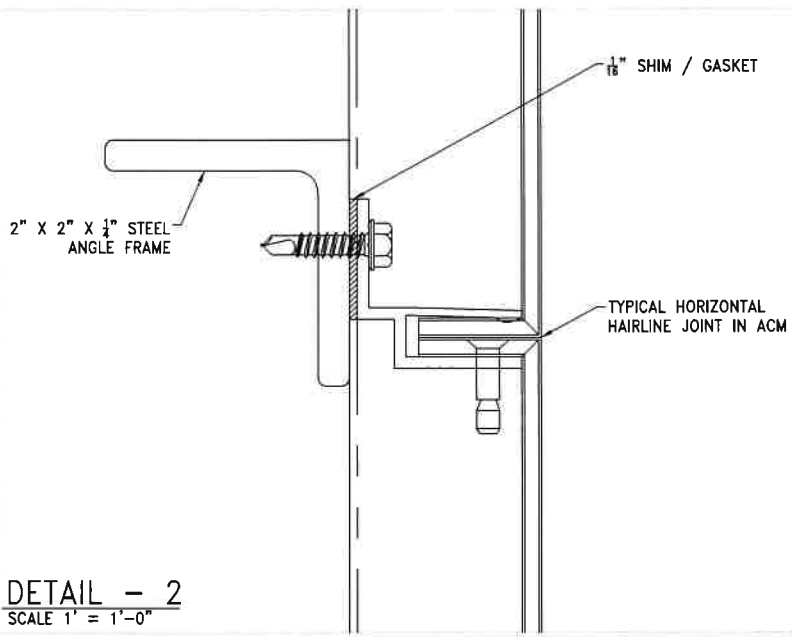
Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal laws.

LED lamps, fluorescent and HID are not mercury containing materials. Recycle all lamps when not in use. Dispose of lamps in accordance with local laws.



**DETAIL - 1**

SCALE 1' = 1'-0"



**DETAIL - 2**

SCALE 1' = 1'-0"

© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

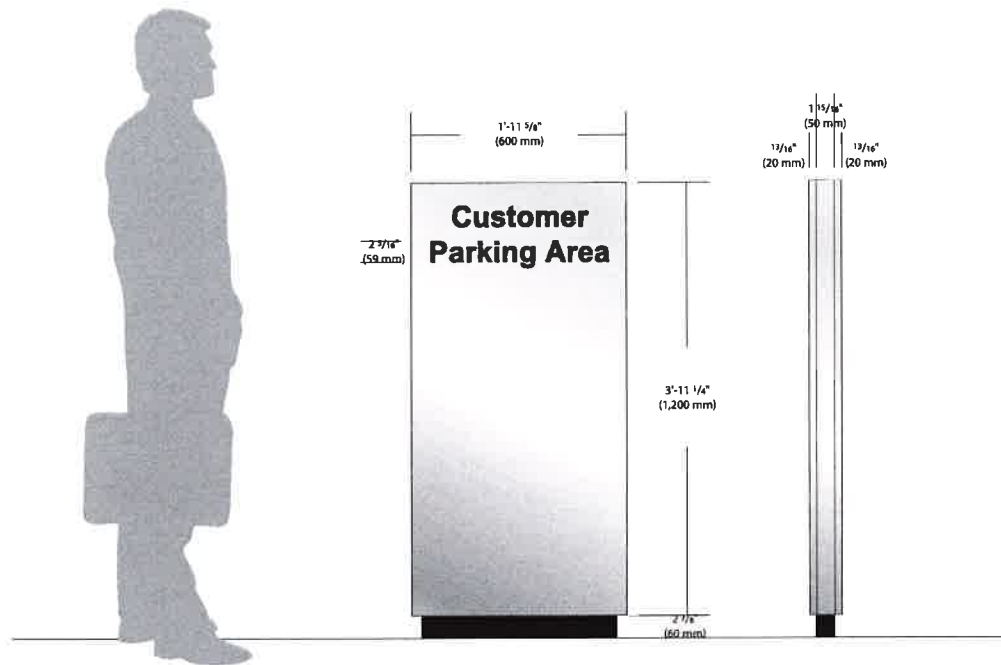
REVISIONS		
REV	DESCRIPTION	DATE

DESIGNED BY	ANTHONY DIMARCO
CHECKED BY	B. NAKASUJI
AS NOTED BY	AS NOTED
DATE	JULY 26, 2021
BY	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	LF1-37561
PAGE #	DP8-4.1



A DIVISION OF JIM PATTISON INDUSTRIES LTD  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-756-1111





Front Side (Viewed from Street)

**7.75 SQ.FT.**

**ATDF1200 - Sign Item # 22**

**Specifications:**

**Non-Illuminated Customer Parking Totem Signage**

- Silver RAL 9006 Aluminum Composite Material
- Satin Black Vinyl Copy

**QTY: TWO (2)**

**Project ID**  
LF1-37561

Date: MAR-29-2021  
Scale: 3/4" = 1'-0"  
Sales: A.Di Marco  
Designer: A. Kostecki

Rev. #:   
Date:

Revision Note:

**Conceptual**

Information Required:

**Master**

**Electrical**

120V  347V

Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

JLR Novi  
25245 Meadowbrook Rd.  
Novi, MI - 48375

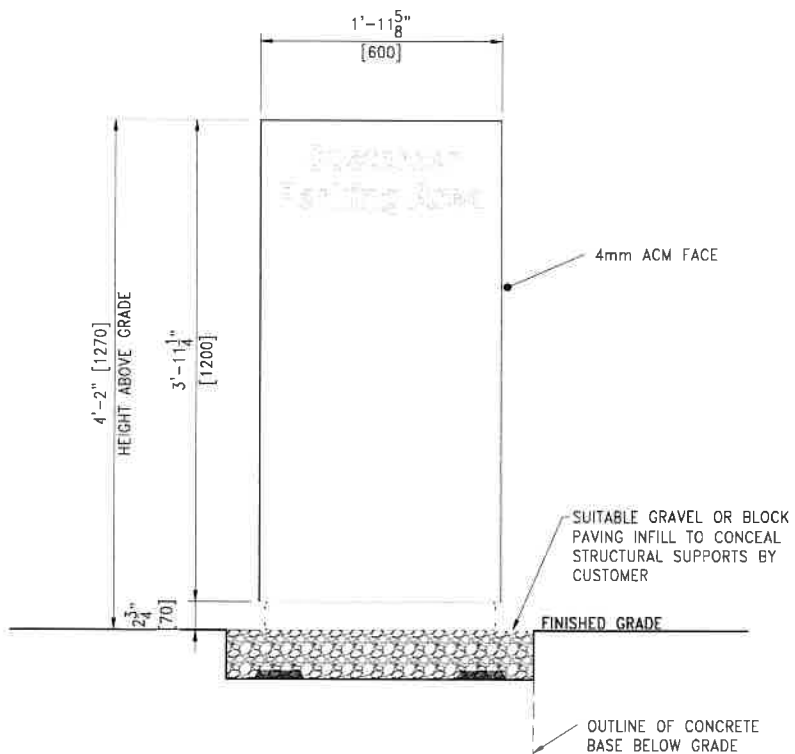
Page



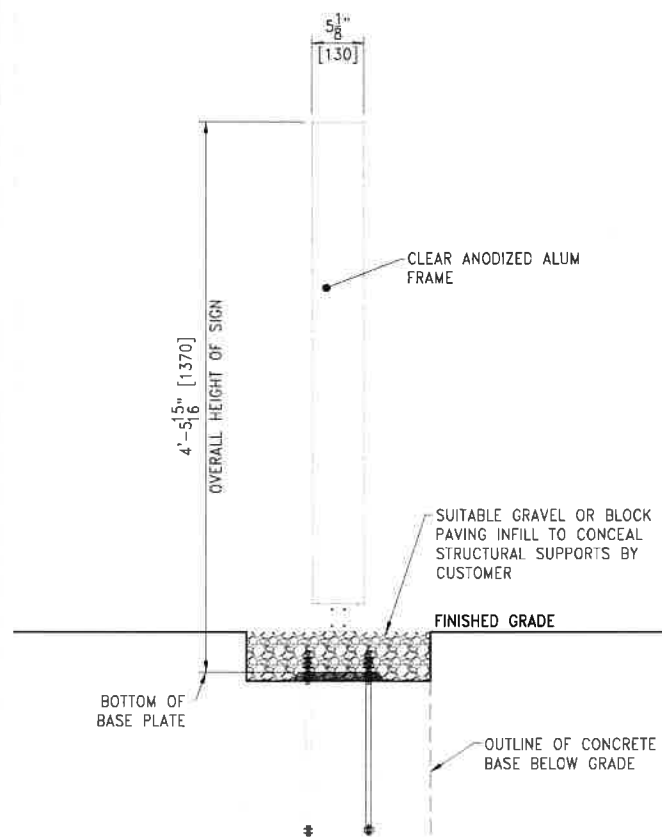
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



**ATDF1200 CUSTOMER PARKING**  
SCALE 1" = 1'-0"



**SIDE ELEVATION**  
SCALE 1" = 1'-0"

**GENERAL NOTES:**

-APPROX WEIGHT = 80 lbs



The sign is intended to be installed in accordance with the requirements of Article 612 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws. Low Voltage Transformers, VFD, etc. do not contain harmful materials. Recycle as lamps when the life cycle, provisions, vehicles at two!

© 2013 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

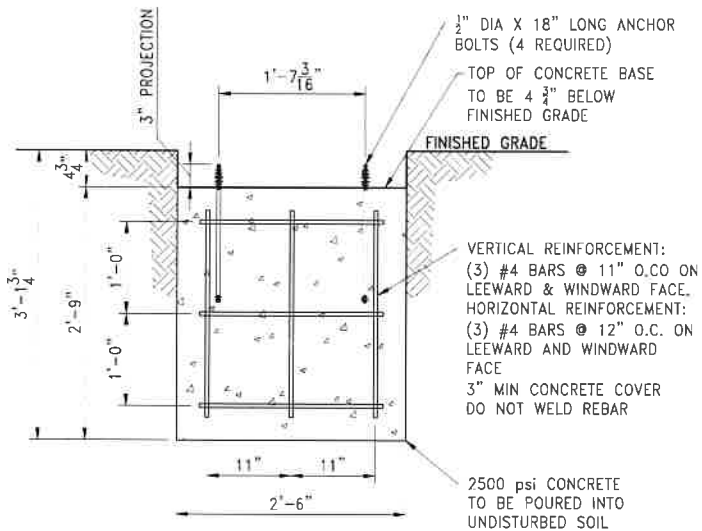
**REVISIONS**

REV.	DESCRIPTION	DATE

PROJECT LEADER:	ANTHONY DIMARCO
DESIGNED BY:	B. NAKASUJI
SCALE:	AS NOTED
DATE:	JULY 26, 2021
CLIENT:	JLR NOVI
ADDRESS:	2545 MEADOWBROOK ROAD NOVI, MI
DWG #	LF1-37561
PAGE #	ATDF1200-1

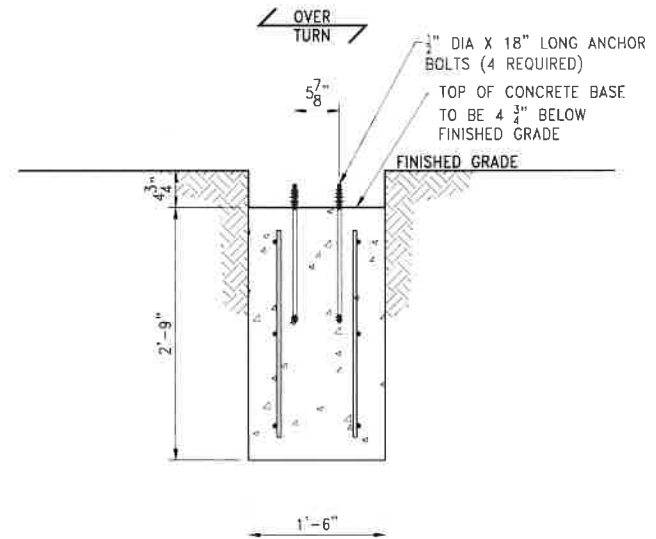


A DIVISION OF JIM PATTISON INDUSTRIES LTD  
555 ELLESMERE RD., SCARBOROUGH ONT. M1R 4E8  
TORONTO 416-759-1111



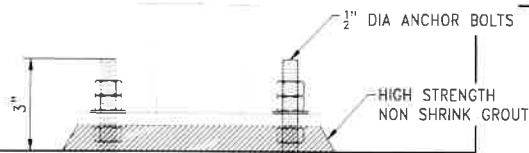
**BASE ELEVATION**

SCALE 3/4" = 1'-0"



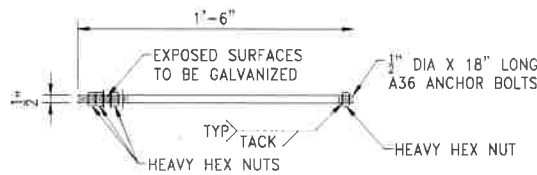
**BASE SIDE VIEW**

SCALE 3/4" = 1'-0"



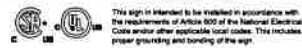
**ANCHOR BOLT PROJECTION DETAIL**

SCALE 3" = 1'-0"



**ANCHOR BOLT DETAIL**

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



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Fluorescent, neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.  
Les lampes fluorescentes, HID, et les néons contiennent du mercure. Réjetez ces lampes selon les lois locales, provinciales, fédérales et/ou nationales.

© 2012 PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM PATTISON SIGN GROUP.

**REVISIONS**

REV	DESCRIPTION	DATE

DESIGNER	ANTHONY DIMARCO
DRAWN BY	B. NAKASUJI
SCALE	AS NOTED
DATE	JULY 26, 2021
CHECKED BY	JLR NOVI
ADDRESS	25245 MEADOWBROOK ROAD NOVI, MI
JOB #	LF1-37561
PAGE #	ATDF1200-5



A DIVISION OF JIM PATTISON INDUSTRIES LTD.  
555 ELLESMERE RD., SCARBOROUGH ONT., M1R 4E8  
TORONTO 416-759-1111



TO: CITY OF NOVI  
ZONING BOARD OF APPEALS  
45175 TEN MILE ROAD  
NOVI, MI 48375

Please note my comments to:

**25245 Meadowbrook Road, Parcel # 50-22-23-251-025 (PZ21-0077)**

Please note my: (Approval) (Objection) to the requested variance.

Comments:

Approval

**(PLEASE PRINT CLEARLY)**

Name: Jimmie Cranford, Jr.

Address: 24963 Bloomfield Ct.

Date: December 25, 2021

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).

TO: CITY OF NOVI  
ZONING BOARD OF APPEALS  
45175 TEN MILE ROAD  
NOVI, MI 48375

Please note my comments to:

**25245 Meadowbrook Road, Parcel # 50-22-23-251-025 (PZ21-0077)**

Please note my: (Approval) (Objection) to the requested variance.

Comments:

This is a residential area and  
will spoil our landscape.

**(PLEASE PRINT CLEARLY)**

Name: HARVIKRAM SINGH

Address: 24951 Bloomfield Ct, NOVI MI 48375

Date: 1/2/22

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).