

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

February 14, 2019

HONORABLE CITY COUNCIL

RE: Request of Plum Market for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations to 500 Woodward Avenue – Ally Building (**RECOMMEND APPROVAL**)

REQUEST

The City Planning Commission (CPC) has received a request from Plum Market for PCA (Public Center Adjacent) Special District Review of a proposed alteration to 500 Woodward Avenue – Ally Building. This request is being made consistent with the provisions of Section 61-3-182 of the Detroit Zoning Ordinance.

PROPOSED PROJECT

The petitioner proposes to install an upscale grocery store including prepared foods, coffee bar, wine bar and indoor & outdoor seating. The proposed location is on the south side of the Ally Building facing Larned Street (see the attached renderings). The previous tenant of this space was a cafeteria style restaurant. Three exterior changes are proposed:

- New entrance at the southwest corner of the building
- New structure over the patio
- Signage over entrance and on Woodward façade (see attached renderings)

REVIEW & ANALYSIS

Surrounding Zoning & Land Use

North: PCA (Public Center Adjacent) – First National Building & Vinton Building
East: PCA (Public Center Adjacent) – parking garage
South: PC (Public Center) – Coleman A. Young Municipal Center
West: PCA (Public Center Adjacent) – vacant building

Master Plan Consistency

The subject site is located within the Central Business District area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use Map for this area shows Major Commercial (CM) for this block which is appropriate for the proposed use. This development also furthers the goal of increasing retail along Woodward Avenue.

Permissibility of the Proposed Use

The proposed uses of *Retail Store, Carry-Out Restaurant* and *Establishment for the sale of alcoholic beverages for onsite consumption* are by-right uses in the PCA district per Section 61-11-86 of the Detroit Zoning Ordinance.

PCA District Review Criteria

There are eighteen PCA District Review Criteria listed in Section 61-11-97 of the Zoning Ordinance. A few of the most applicable are:

(3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties.

The proposed use and appearance are consistent with the adjacent properties. While the use is similar to the previous tenant of this space, the addition of a small grocery store will serve an unmet need in this area. The proposed design complements the additions on the north side of the building for the Townhouse restaurant.

(5) Adequate public and private open space should be provided for light and air, landscaping, and, where appropriate, for passive and active recreation.

The new design of the patio with a retractable roof covering will provide a more functional and attractive outdoor seating area than the current patio.

Design

The Planning & Development Department has reviewed the proposed changes and recommends approval.

Proposed Signage

The proposed signs for the new business include:

- the name of the business on the overhang above the main entrance (120 square feet)
- two projecting signs on the Woodward façade (34 square feet total)
- a wall sign reading “wine • liquor” beside the main entrance (13.12 square feet)

All signs are proposed to be internally illuminated. The size and type of signage is appropriate for the development; however, the City Planning Commission was not in favor of the sign advertising alcohol sales. Although the City is restricted by the First Amendment from regulating the content of signs, CPC recommended that the exterior signage not reference the sale of alcohol.

RECOMMENDATION

On February 7, 2019, the City Planning Commission voted to recommend approval of the proposed exterior modifications to 500 Woodward Avenue with the following standard condition:

That final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits.

The CPC also recommended that the petitioner voluntarily refrain from the use of exterior signage referencing the sale of alcohol. Staff has prepared and attached a resolution for approval for the consideration of Your Honorable Body.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director
Jamie J. Murphy, Staff

Attachment: Proposed Architectural Drawings
Exterior Renderings & Proposed Signs

cc: Maurice Cox, Director, P&DD
David Bell, Director, BSEED

By Council Member _____:

WHEREAS, Plum Market proposes to make exterior alterations to the building at 500 Woodward Avenue including a new entrance, patio and signage; and

WHEREAS, the subject property is located within a PCA (Public Center Adjacent) zoning district; and

WHEREAS, the Planning and Development Department has provided their comments as to the appropriateness of the proposed alterations; and

WHEREAS, on Thursday, February 7, 2019, the City Planning Commission voted to recommend approval of the proposed alterations in accordance with the PCA District review criteria as listed in Section 61-11-97 of Chapter 61 of the Detroit City Code, 'Zoning'; and

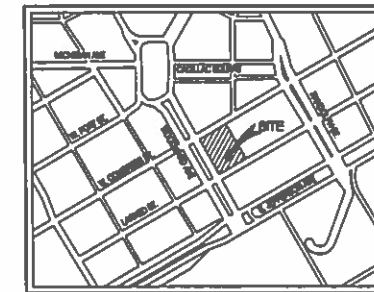
WHEREAS, although the City is restricted by the First Amendment from regulating the content of signs, the City Planning Commission recommended that the petitioner voluntarily refrain from the use of exterior signage referencing the sale of alcohol. **NOW THEREFORE BE IT**

RESOLVED, that the Detroit City Council hereby approves the proposed alterations to 500 Woodward Avenue as depicted in the drawings prepared by Saroki Architecture dated 12/26/2018, with the following condition:

1. That final site plans, elevations, landscaping, lighting and signage plans be submitted to the staff of the City Planning Commission for review and approval prior to application being made for applicable permits.

PLUM MARKET KITCHEN

Ally Detroit Center
500 Woodward Avenue
Detroit, Michigan 48226



site location map:
Map by Google

Tenant:
Plum Market
30777 Northwestern Hwy
Farmington Hills, Michigan 48334
T: 248.706.1600
Contact: Dan Keaton

Landlord:
Bedrock Detroit
630 Woodward Ave
Detroit, MI 48226
T: 888.300.8933
Contact: David Brown, Project Director

Architect:
Saroki Architecture
430 N. Old Woodward Avenue, Suite 300
Birmingham, Michigan 48009
T: 248.258.5707
Contacts: James DiMercuro
Denis Veneziano

General Contractor:
Jonna Construction
6200 Second Avenue, D102
Detroit, Michigan 48202
T: 313.800.5411
Contact: Frank Jonna

MEP Consultant:
MA Engineering
400 S. Old Woodward Ave. Suite 100
Birmingham, MI 48009
T: 248.258.1610
Contact: Salim Sessine, P.E.

Structural Consultant:
Desai/Nasr Consulting Engineers
6765 Daly Road
West Bloomfield, MI 48322
T: 248.932.2010
Contact: Anthanacios Nasr, Ph.D., P.E.

Food Service Consultant:
National Food Equipment
3186 Old Farm Lane
Walled Lake, MI 48390
T: 586.201.9105
Contact: Gary Kazanjian

Lighting Consultant:
Illuminat
5145 Livernois, Suite 100
Troy, Michigan 48068
T: 734.482.6066
Contact: Karl Geil, LC, IES

Refrigeration Consultant:
Hussmann
3123 Wilson Dr.
Grand Rapids, MI 49534
T: 616.238.8225
Contact: Michael Peterson

Scope of Work:
The following drawings refer to the construction and interior build out on the 1st & 2nd Level of the existing Ally Detroit Center building. The new tenant is a Mercantile designation and plans to renovate the whole interior portion of his lease. Exterior construction consists of a new corner entry canopy and new doors leading to an existing outdoor patio.

Building Code Information:
2015 Michigan Building Code
2015 Michigan Mechanical Code
2015 Michigan Plumbing Code
2014 National Electrical Code
2015 Michigan Uniform Energy Code
2015 Edition NFPA 101
Barrier Free Requirements per PA Act 1 of 1966 as amended, ADAAG 2010, and ICC / ANSI A117.1-2009 Edition

Use Group:
Primary: M (Mercantile)

Construction Type:
Construction Type: Type I-A, FULLY SPRINKLERED (Existing & No Change)

Building Area (Tenant):
Gross First Floor Area 6,834 S.F.
Gross Second Floor Area 1,181 S.F.
Total 8,015 S.F.

Occupant Load - Interior:
Per Section 1005 & 1006; Refer to Life Safety Sheets: LS110, LS120
(per Table 1004.1.2)

Use:	Calculation:	Occupants:
Mercantile	4,588 SF / 60 =	77
Assembly	1,186 SF / 15 =	79
Kitchen	900 SF / 200 =	5
Storage	975 SF / 300 =	4
Business	366 SF / 100 =	4
Occupant Load - Interior:	(8,015 S.F.)	169

Occupant Load - Outdoor seating:
Per Section 1005 & 1006; Refer to Life Safety Sheets: LS110, LS120
(per Table 1004.1.2)

Use:	Calculation:	Occupants:
Assembly	1,574 SF / 15 =	105
Occupant Load - Outdoor seating		105

Total Combined Occupant Load 274

Plumbing Fixtures Count:
Per Table 403.1 M.P.C.

Use:	required WC ratio:	required Lav. ratio:	required Drink. Fount. ratio:
Mercantile + Kitchen (82 occ.)	(1) per 500 = 0.16	(1) per 750 = 0.001	(1) per 1000 = 0.082
Assembly (184 occ.)	(1) per 75 = 2.45	(1) per 200 = 0.92	(1) per 500 = 0.37
Storage (4 occ.)	(1) per 100 = 0.04	(1) per 100 = 0.04	(1) per 1000 = 0.004
Business (4 occ.)	(1) per 25 = 0.16	(1) per 40 = 0.1	(1) per 100 = 0.04

Total required fixtures 2.81 (Male + Female) 1.06 (Male + Female) 0.5

Total proposed fixtures 4 (2 Male + 2 Female) 2 (1 Male + 1 Female) 2

(Note: 1 Service Sink provided in Kitchen)

Egress Requirements:
Per Chapter 10 M.P.C., Tables 1006.3.1, 1006.2.1, 1017.2

Exits	Required: (2) Exits	Proposed (3) Exits
Common Path of Travel	Allowed: 75'	Proposed 73'
Exit Access Travel Distance	Allowed: 250'	Proposed 160'

Sheet Index:

● DRAWING ISSUED
○ DRAWING ISSUED FOR REFERENCE ONLY
☐ DRAWING NOT ISSUED

NO.	DESCRIPTION	DATE	ISSUED	FOR REFERENCE ONLY	NOT ISSUED
0000	MECHANICAL SYMBOLS ABBREVIATION AND NOTES	08/08/2018	●		
0001	MECHANICAL SPECIFICATIONS	08/08/2018	●		
0002	DEMOLITION PLANS - HVAC	08/08/2018	○		
0003	DEMOLITION FLOOR PLANS - PIPING	08/08/2018	○		
0101	FLOOR PLANS - SANITARY VENT	08/08/2018	○		
0102	FLOOR PLANS - PLUMBING	08/08/2018	○		
0103	FOOD SERVICE EQUIPMENT SCHEDULES	08/08/2018	○		
0104	FLOOR PLANS - HVAC	08/08/2018	○		
0105	FLOOR PLANS - PIPING	08/08/2018	○		
0106	MECHANICAL DETAILS	08/08/2018	○		
0107	MECHANICAL SCHEDULES & DETAILS	08/08/2018	○		
0108	TEMPERATURE CONTROLS	08/08/2018	○		
0201	ELECTRICAL LEGEND SHEET INDEX TABLES AND GENERAL NOTES	08/08/2018	●		
0202	ELECTRICAL RISER DIAGRAMS	08/08/2018	○		
0203	ELECTRICAL PANEL SCHEDULES	08/08/2018	○		
0204	DEMOLITION FLOOR PLANS - ELECTRICAL	08/08/2018	○		
0205	FLOOR PLANS - LIGHTING	08/08/2018	○		
0206	FLOOR PLANS - POWER	08/08/2018	○		
0207	ENLARGED KITCHEN PLAN - ELECTRICAL	08/08/2018	○		
0208	ENLARGED KITCHEN PLAN - ELECTRICAL	08/08/2018	○		
0209	ENLARGED 2ND FLOOR PLAN - ELECTRICAL	08/08/2018	○		
0210	ELECTRICAL KITCHEN DETAILS	08/08/2018	○		
0211	ELECTRICAL DETAILS	08/08/2018	○		
0212	ELECTRICAL SPECIFICATIONS	08/08/2018	○		

Sheet Index:

● DRAWING ISSUED
○ DRAWING ISSUED FOR REFERENCE ONLY
☐ DRAWING NOT ISSUED

NO.	DESCRIPTION	DATE	ISSUED	FOR REFERENCE ONLY	NOT ISSUED
0300	GENERAL COVER SHEET	08/08/2018	●		
0301	ARCHITECTURAL SITE PLAN	08/08/2018	○		
0302	FIRST FLOOR LIFE SAFETY PLAN	08/08/2018	○		
0303	SECOND FLOOR LIFE SAFETY PLAN	08/08/2018	○		
0304	FIRST FLOOR DEMO PLAN	08/08/2018	○		
0305	SECOND FLOOR DEMO PLAN	08/08/2018	○		
0306	FIRST FLOOR PLAN	08/08/2018	○		
0307	SECOND FLOOR PLAN	08/08/2018	○		
0308	EXTERIOR ELEVATIONS	08/08/2018	○		
0309	EXTERIOR ELEVATIONS	08/08/2018	○		
0310	ENLARGED CANOPY PLAN - SECTION ELEVATION	08/08/2018	○		
0311	NEW ENTRY DOOR PLAN - SECTION ELEVATION	08/08/2018	○		
0312	FIRST FLOOR REFLECTED CEILING PLAN	08/08/2018	○		
0313	SECOND FLOOR REFLECTED CEILING PLAN	08/08/2018	○		
0314	INTERIOR ELEVATIONS	08/08/2018	○		
0315	INTERIOR ELEVATIONS	08/08/2018	○		
0316	MILWORK DETAILS	08/08/2018	○		
0317	MILWORK DETAILS	08/08/2018	○		
0318	MILWORK DETAILS	08/08/2018	○		
0319	MILWORK DETAILS	08/08/2018	○		
0320	MILWORK DETAILS	08/08/2018	○		
0321	DOOR SCHEDULES	08/08/2018	○		
0322	DOOR SCHEDULES	08/08/2018	○		
0323	SECOND FLOOR FINISH PLAN	08/08/2018	○		
0324	GENERAL STRUCTURAL NOTES	08/08/2018	○		
0325	SPECIAL INSPECTION SCHEDULES	08/08/2018	○		
0326	NEW CANOPY GROUND FLOOR AND FRAMING PLANS	08/08/2018	○		
0327	SECTION 1 AND DETAILS	08/08/2018	○		
0328	MECHANICAL SYMBOLS ABBREVIATION AND NOTES	08/08/2018	○		
0329	MECHANICAL SPECIFICATIONS	08/08/2018	○		
0330	DEMOLITION PLANS - HVAC	08/08/2018	○		
0331	DEMOLITION FLOOR PLANS - PIPING	08/08/2018	○		
0332	FLOOR PLANS - SANITARY VENT	08/08/2018	○		
0333	FLOOR PLANS - PLUMBING	08/08/2018	○		
0334	FOOD SERVICE EQUIPMENT SCHEDULES	08/08/2018	○		
0335	FLOOR PLANS - HVAC	08/08/2018	○		
0336	FLOOR PLANS - PIPING	08/08/2018	○		
0337	MECHANICAL DETAILS	08/08/2018	○		
0338	MECHANICAL SCHEDULES & DETAILS	08/08/2018	○		
0339	TEMPERATURE CONTROLS	08/08/2018	○		
0340	ELECTRICAL LEGEND SHEET INDEX TABLES AND GENERAL NOTES	08/08/2018	○		
0341	ELECTRICAL RISER DIAGRAMS	08/08/2018	○		
0342	ELECTRICAL PANEL SCHEDULES	08/08/2018	○		
0343	DEMOLITION FLOOR PLANS - ELECTRICAL	08/08/2018	○		
0344	FLOOR PLANS - LIGHTING	08/08/2018	○		
0345	FLOOR PLANS - POWER	08/08/2018	○		
0346	ENLARGED KITCHEN PLAN - ELECTRICAL	08/08/2018	○		
0347	ENLARGED KITCHEN PLAN - ELECTRICAL	08/08/2018	○		
0348	ENLARGED 2ND FLOOR PLAN - ELECTRICAL	08/08/2018	○		
0349	ELECTRICAL KITCHEN DETAILS	08/08/2018	○		
0350	ELECTRICAL DETAILS	08/08/2018	○		
0351	ELECTRICAL SPECIFICATIONS	08/08/2018	○		
0352	REFRIGERATION CASE LOCATION FLOOR PLAN	08/08/2018	○		
0353	REFRIGERATION CASE LOCATION FLOOR PLAN	08/08/2018	○		
0354	REFRIGERATION FUTURE CONDENSATE FLOOR PLAN	08/08/2018	○		
0355	REFRIGERATION FUTURE COMPARTMENT FLOOR PLAN	08/08/2018	○		
0356	REFRIGERATION FUTURE PIPING FLOOR PLAN	08/08/2018	○		
0357	REFRIGERATION FUTURE PIPING FLOOR PLAN	08/08/2018	○		
0358	REFRIGERATION FUTURE ELECTRICAL FLOOR PLAN	08/08/2018	○		
0359	REFRIGERATION FUTURE ELECTRICAL FLOOR PLAN	08/08/2018	○		
0360	REFRIGERATION SCHEDULES	08/08/2018	○		
0361	CONDENSATE AND PROTOCOL DETAILS	08/08/2018	○		
0362	CASE DETAILS	08/08/2018	○		
0363	KITCHEN FOOD SERVICE EQUIPMENT FLOOR PLAN	08/08/2018	○		
0364	KITCHEN FOOD SERVICE EQUIPMENT SCHEDULE	08/08/2018	○		
0365	BAR & ZINGERMAN'S FOOD SERVICE EQUIPMENT FLOOR PLAN & SCHEDULE	08/08/2018	○		
0366	KITCHEN FOOD SERVICE EQUIPMENT PLUMBING PLAN	08/08/2018	○		
0367	KITCHEN FOOD SERVICE EQUIPMENT PLUMBING SCHEDULE	08/08/2018	○		
0368	BAR & ZINGERMAN'S FOOD SERVICE EQUIPMENT PLUMBING PLAN & SCHEDULE	08/08/2018	○		
0369	FOOD SERVICE EQUIPMENT PLUMBING & ELECTRICAL DETAILS AND NOTES	08/08/2018	○		
0370	KITCHEN FOOD SERVICE EQUIPMENT ELECTRICAL PLAN	08/08/2018	○		
0371	KITCHEN FOOD SERVICE EQUIPMENT ELECTRICAL SCHEDULE	08/08/2018	○		
0372	BAR & ZINGERMAN'S FOOD SERVICE EQUIPMENT ELECTRICAL PLAN & SCHEDULE	08/08/2018	○		
0373	SECOND FLOOR FOOD SERVICE EQUIPMENT FLOOR PLAN	08/08/2018	○		
0374	SECOND FLOOR FOOD SERVICE EQUIPMENT PLUMBING PLAN	08/08/2018	○		
0375	SECOND FLOOR FOOD SERVICE EQUIPMENT ELECTRICAL PLAN	08/08/2018	○		
0376	FIRST FLOOR LIGHTING PLAN	08/08/2018	○		
0377	WE ZINGMAN LIGHTING PLAN	08/08/2018	○		

SAROKI ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Plum Market Kitchen
630 Woodward Ave
Detroit, MI 48226

Date: Issued For:
08-08-2018 Copy Print
08-08-2018 Building Permit
08-17-2018 Progress Set
08-16-2018 Permit Submittal
11-05-2018 Permit Revision
11-05-2018 Permit Revision
08-17-2018 Allowance Details
08-01-2018 Allowance #1

Sheet No.:
G000
COVER SHEET

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10

611 Woodward Ave.
02-00-18-949
Zoned PCA

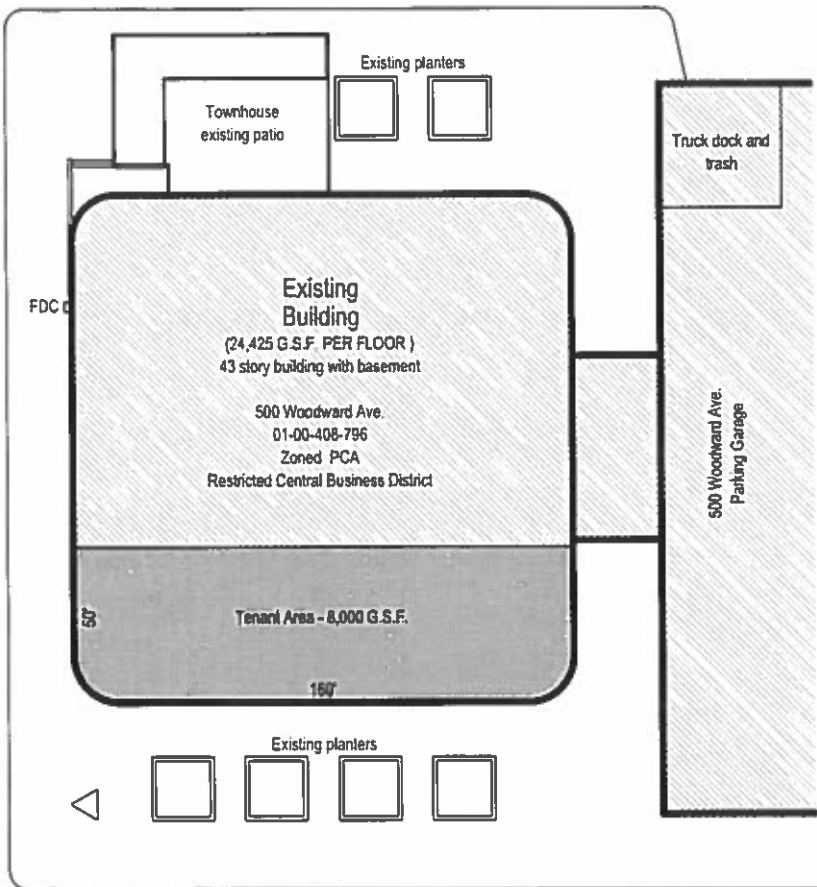
800 Woodward Ave.
01-00-40-90
Zoned PCA

660 Woodward Ave.
01-00-41-05
Zoned PCA

CONGRESS

511 Woodward Ave.
02-00-19-009
Zoned PCA

WOODWARD AVE.



LARNED

1 Woodward Ave.
02-00-19-105
Zoned PCA

2 Woodward Ave.
01-00-406-886
zoned PC

ASAP Architectural Site Plan
SCALE 1"=50'

SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.298.5515
SarokiArchitecture.com

Project:
Plum Market Kitchen
800 Woodward Ave
Detroit, MI 48226

Date: Issued For:

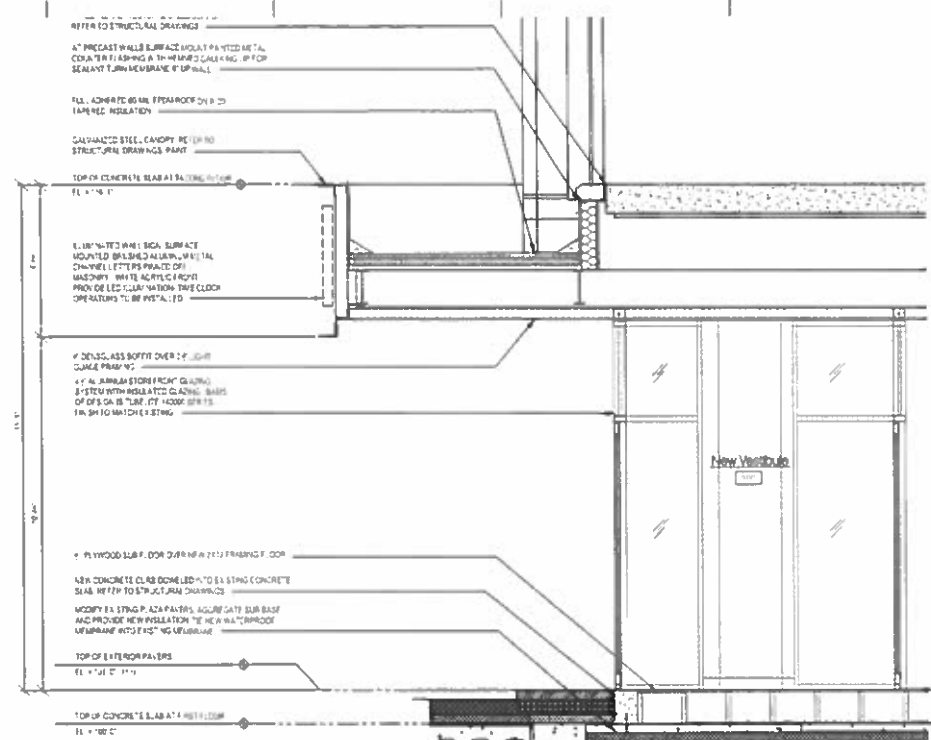
01-19-2016 Preliminary Permit

01-23-2016 Progress Set

01-26-2016 Permit Submittal

Sheet No.:

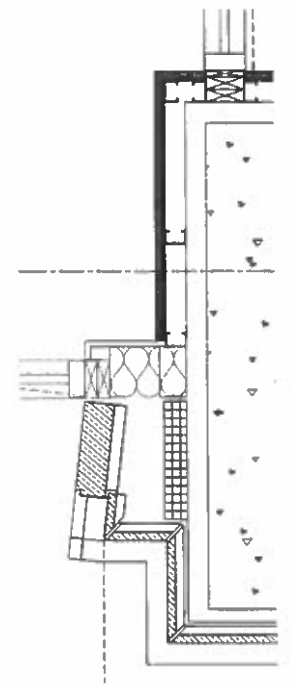
A010
ARCHITECTURAL
SITE PLAN



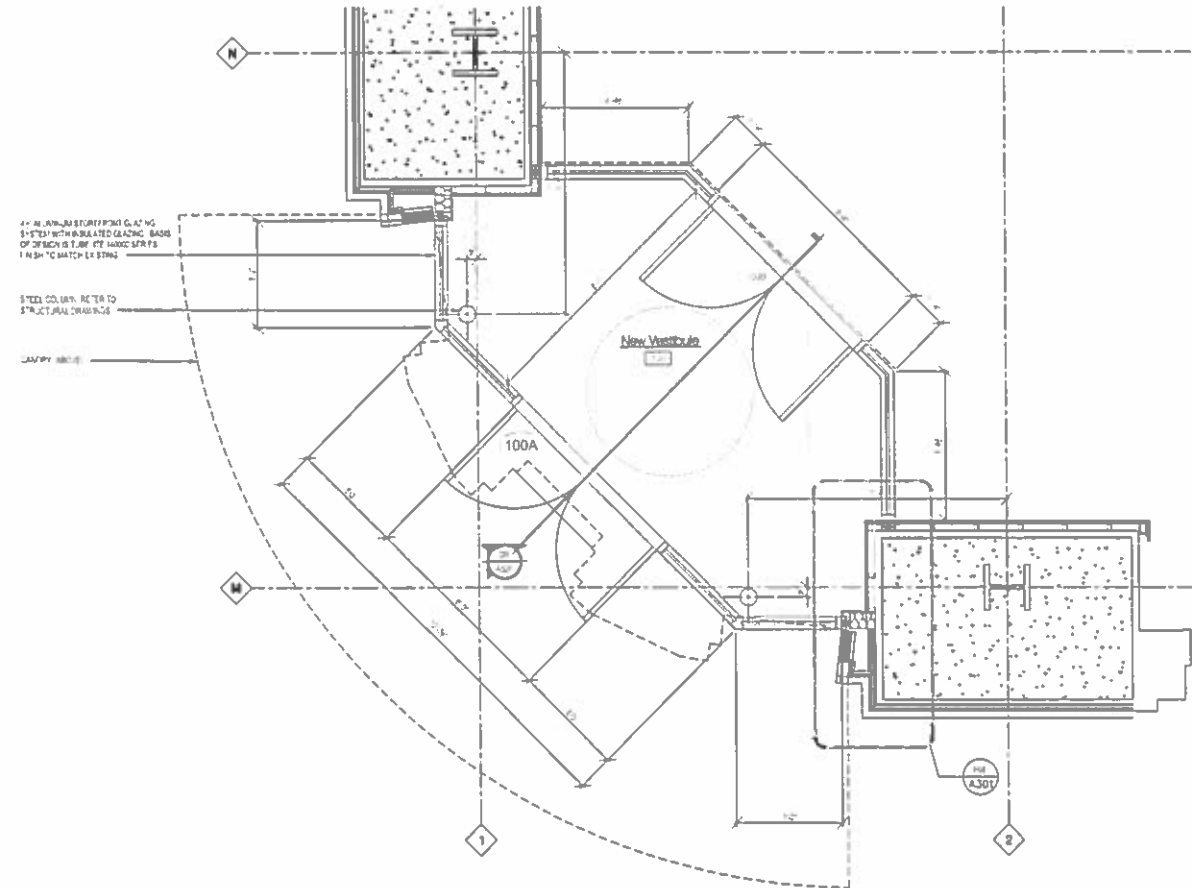
GENERAL NOTES:
 1. ALL SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.

D4 Elevation at Corner Entry
 SCALE: 1/8" = 1'-0"

D8 Canopy Section
 SCALE: 1/8" = 1'-0"



H4 Plan Detail at New Vestibule Base
 SCALE: 1/8" = 1'-0"



H8 Enlarged Floor Plan - Vestibule
 SCALE: 1/8" = 1'-0"

SAROKI
 ARCHITECTURE
 430 N OLD WOODWARD
 BIRMINGHAM, MI 48009
 P. 248.258.5707
 F. 248.258.5515
 SarokiArchitecture.com

Project:
Plum Market Kitchen
 600 Woodward Ave
 Detroit, MI 48226

Date: Issued For:
 10-10-2018 Permit Submittal
 11-15-2018 Permit Revision

12-26-2018 Permit Revision (DCP)

Sheet No.:
A301
 ENLARGED CANOPY PLAN
 SECTION - ELEVATION



663 S. MANSFIELD
 P.O. BOX 980423
 YPSILANTI, MI 48198
 PHONE 734-483-2000
 1-800-783-0100
 FAX 734-483-5164
 www.huronsign.com

A Division of
Johnson Sign Co.



Custom Projecting Sign



APPROXIMATE SIZE & POSITION



17 SQFT EA.
34 SQFT TOTAL



NIGHT SIMULATION



SCALE 3/4" = 1'



# OF SETS	1	RETURN DEPTH	12"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	MAST ARM / PLATES	TRANSFORMER	N.A.	DATE	12/12/18
RETURN COLOR	WHITE	TYPE OF FACE	3/16" LEXAN	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	WHITE	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	PLM-MRK-DET-121218-2
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	500 WOODWARD AVE., DETROIT, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM, WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

THIS DESIGN CONCEPT © COPYRIGHT 2018



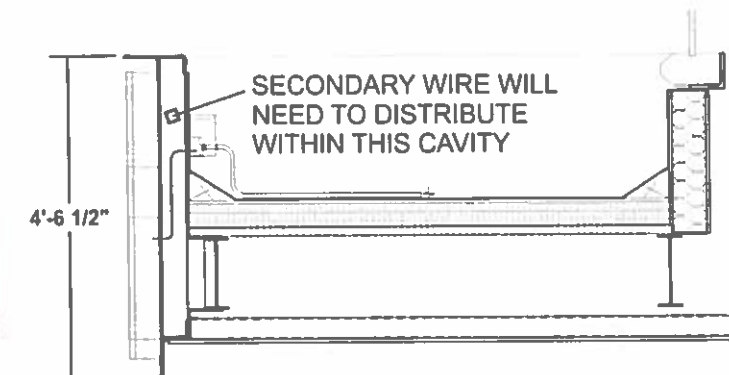
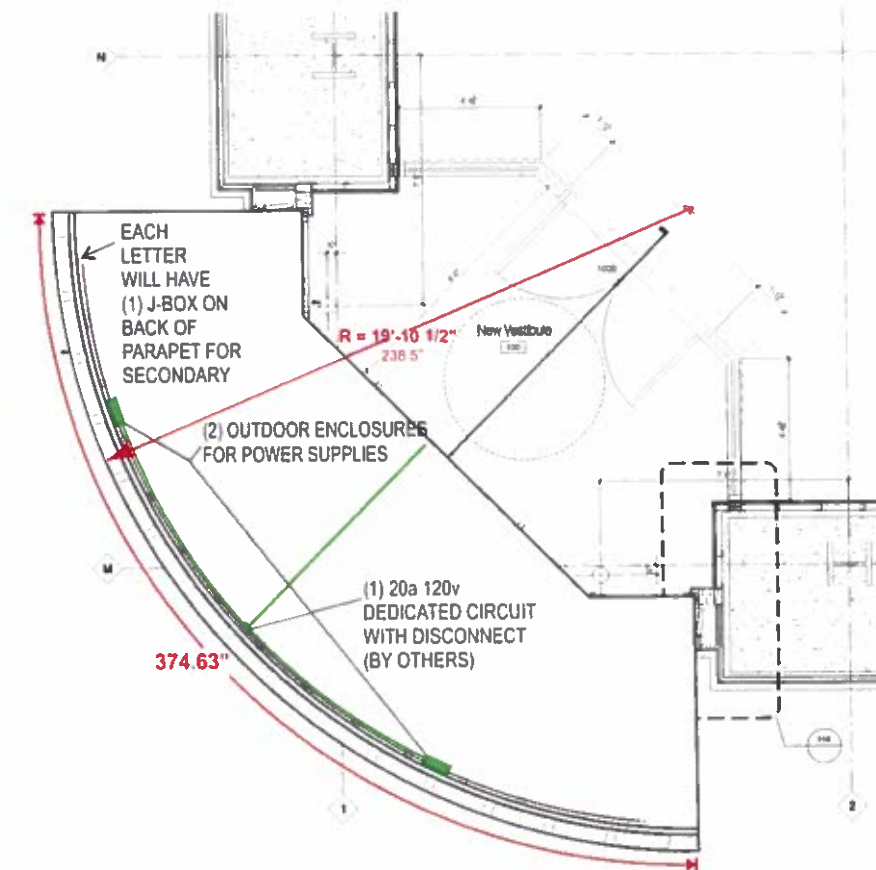
**HURON
SIGN CO.**

663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

A Division of
Johnson Sign Co.



Channel Letter Sign



# OF SETS	1	RETURN DEPTH	5" LTR	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	WHITE/LIME	TYPE OF INSTALL	DIRECT MOUNT	TRANSFORMER	N.A.	DATE	12/12/18
RETURN COLOR	RASBERRY/LIME	TYPE OF FACE	3/16" ACRYLIC	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	MATCH RETURN	RACEWAY D. H.	L. N.A.	COMMENTS:		JOB NAME	PLM-MRK-DET-121218-2
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	500 WOODWARD AVE., DETROIT, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM, WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES

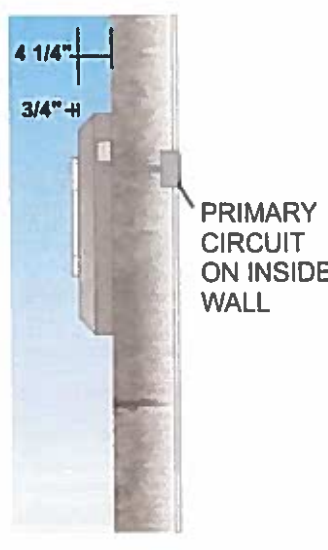
THIS DESIGN CONCEPT © COPYRIGHT 2018

Custom Beveled Edge Low Profile Wall Sign



663 S. MANSFIELD
P.O. BOX 980423
YPSILANTI, MI 48198
PHONE 734-483-2000
1-800-783-0100
FAX 734-483-5164
www.huronsign.com

A Division of
Johnson Sign Co.



SCALE 3/16" = 1'

WHITE ACRYLIC

3M BLACK

TO MATCH WALL
TBD

13.12 SQFT

SCALE 1/2" = 1'

NIGHT SIMULATION



# OF SETS	1	RETURN DEPTH	4.25"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	TBD	TYPE OF INSTALL	DIRECT MOUNT	TRANSFORMER	N.A.	DATE	12/12/18
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM - P/T	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	MATCH RETURN	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	PLM-MRK-DET-121218-2
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	KEVIN SHORT	ADDRESS:	500 WOODWARD AVE., DETROIT, MI

APPROVED BY: _____ DATE: _____

THIS DRAWING IS THE REGISTERED PROPERTY OF HURON SIGN COMPANY. IT IS UNLAWFUL TO REPRODUCE IT IN ANY FORM, WITHOUT WRITTEN CONSENT FROM HURON SIGN COMPANY.

THIS DRAWING PROVIDED & INTENDED FOR CONCEPTUAL PURPOSES ONLY. THE FINISHED PRODUCT MAY BE SUBJECT TO MINOR & NECESSARY MODIFICATIONS TO AID OR ENABLE FABRICATION PROCEDURES.

THIS DESIGN CONCEPT © COPYRIGHT 2018



plum market kitchen

Zingerman's
COFFEE
COMPANY

plum







prim market kitchen

I DON'T KNOW WHAT THAT THING IS, BUT KEEP IT AWAY FROM MY MONEY.



olly



