



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals ZONING BOARD APPEALS DATE: April 12, 2016

REGARDING: Primanti Bros (PZ16-0011) 43335 Crescent Blvd

BY: Charles Boulard, Building Official

I. GENERAL INFORMATION:

Applicant

Foremark Real Estate Services, LTD. C/O Primanti Bros

Variance Type

Sign Variance

Property Characteristics

Zoning District: TC-1, Town Center
Parcel #: 50-22-14-351-063

Request

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) and 28-1 to allow installation of (2) oversize wall signs of 139 and 132 Square feet where a single sign or 65 square feet is allowed by right.

II. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval to install (2) oversize wall signs where a single wall sign of 65 square meet maximum is allowed for a new restaurant in a newly constructed building within the Novi Town Center.

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. **PZ16-0011**, 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 if 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. **PZ16-0011**, 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 Petitioners 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) 347-0423.

Charles Boulard
 Building Official
 City of Novi

RECEIVED



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

MAR 08 2016
ZONING BOARD OF APPEALS
CITY OF NOVI
COMMUNITY DEVELOPMENT APPLICATION
APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)
PROJECT NAME / SUBDIVISION
FOUNTAIN SHOPS AT NOVI TOWN CENTER -PRIMANTI BROS-
ADDRESS
43335 CRESCENT BLVD., NOVI, MI 48375
LOT/SIUTE/SPACE #
-
SIDWELL #
50-22-14 - 351 - 063
May be obtained from the
Assessing Department
(248) 347-0485

Application Fee: \$300.00
Meeting Date: April 12, 2016
ZBA Case #: PZ 16-0011

CROSS ROADS OF PROPERTY
NORTH/SOUTH: NOVI ROAD OR INGERSOL DR.; EASTWEST: CRESCENT BLVD
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?
[] YES [X] NO
REQUEST IS FOR:
[] RESIDENTIAL [X] COMMERCIAL [] VACANT PROPERTY [X] SIGNAGE
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?
[] YES [X] NO

II. APPLICANT INFORMATION
A. APPLICANT
EMAIL ADDRESS
DSMITH@FOREMARK.COM
CELL PHONE NO.
214-563-9207
NAME
DANIEL H. SMITH
TELEPHONE NO.
214-561-6518
ORGANIZATION/COMPANY
FOREMARK REAL ESTATE SERVICES, LTD. C/O PRIMANTI BROS.
FAX NO.
ADDRESS
8235 DOUGLAS AVE., SUITE 945
CITY
DALLAS
STATE
TX
ZIP CODE
75225

B. PROPERTY OWNER [] CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER
Identify the person or organization that owns the subject property:
EMAIL ADDRESS
JCLEAR@SIMON.COM
CELL PHONE NO.
248-345-9087
NAME
JAMES H. CLEAR (Landlord Representative)
TELEPHONE NO.
248-347-3830
ORGANIZATION/COMPANY
SIMON PROPERTY GROUP
FAX NO.
248-347-3833
ADDRESS
225 WEST WASHINGTON STREET
CITY
INDIANAPOLIS
STATE
IN
ZIP CODE
46204

III. ZONING INFORMATION
A. ZONING DISTRICT
[] R-A [] R-1 [] R-2 [] R-3 [] R-4 [] RM-1 [] RM-2 [] MH
[] I-1 [] I-2 [] RC [] TC [X] TC-1 [] OTHER
B. VARIANCE REQUESTED
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:
1. Section 28-5(3) Variance requested 1 ADDITIONAL SIGN
2. Section 28-1 Variance requested ADDITIONAL 74 SQUARE FEET ON WEST ELEVATION & ADDITIONAL 66.44 ON EAST ELEVATION
3. Section Variance requested
4. Section Variance requested

IV. FEES AND DRAWINGS
A. FEES
[] Single Family Residential (Existing) \$200 [] (With Violation) \$250 [] Single Family Residential (New) \$250
[] Multiple/Commercial/Industrial \$300 [] (With Violation) \$400 [X] Signs \$300 [] (With Violation) \$400
[] House Moves \$300 [] Special Meetings (At discretion of Board) \$600
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF
• Dimensioned Drawings and Plans
• Site/Plot Plan
• Existing or proposed buildings or addition on the property
• Number & location of all on-site parking, if applicable
• Existing & proposed distance to adjacent property lines
• Location of existing & proposed signs, if applicable
• Floor plans & elevations
• Any other information relevant to the Variance application



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be an 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

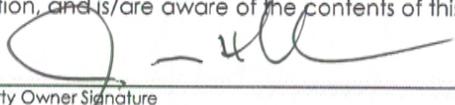

Applicant Signature

2/9/16
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.


Property Owner Signature

3.4.16
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

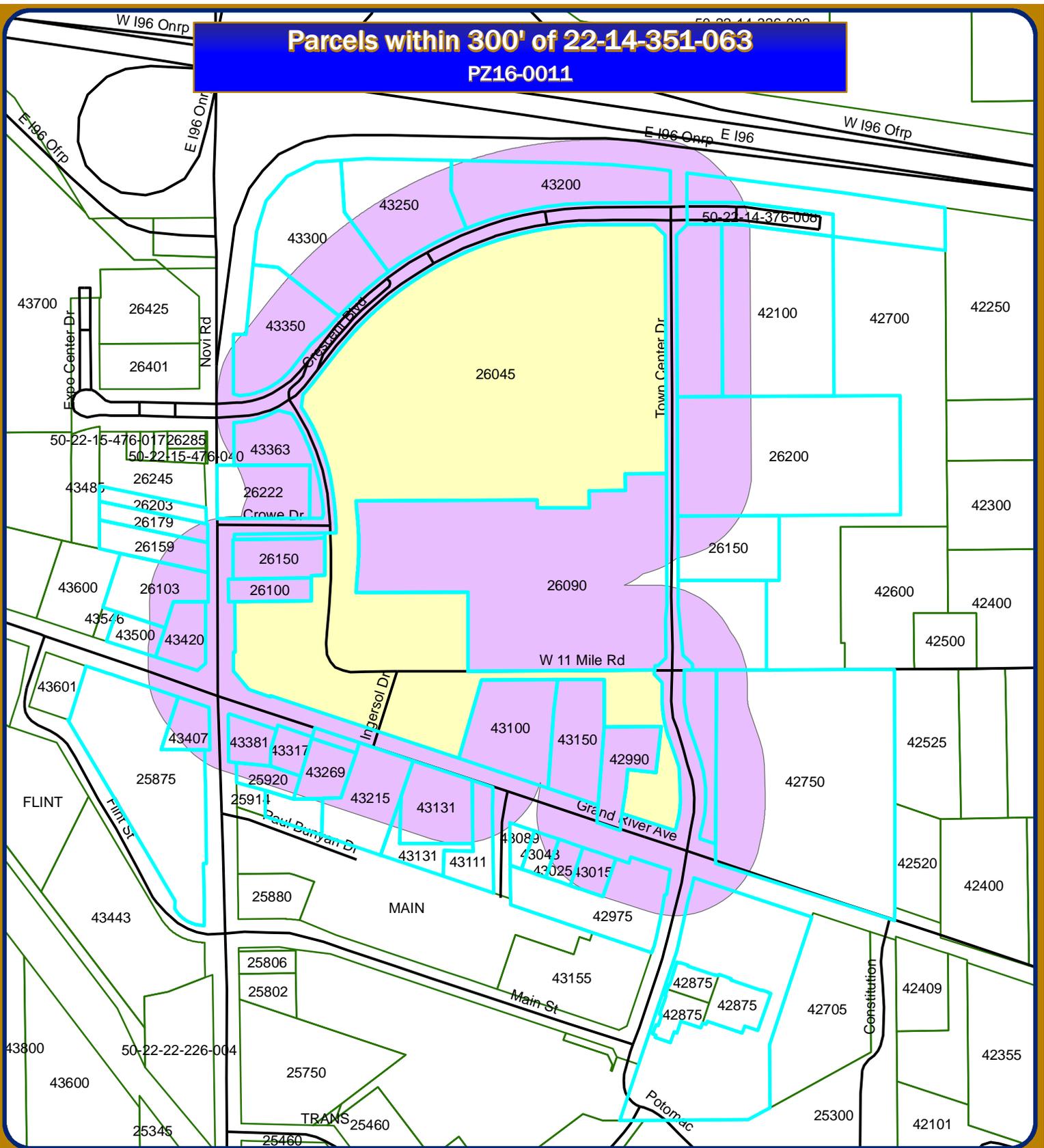
The Building Inspector is hereby directed to issue a permit to the Applicant upon the following conditions:

Chairperson, Zoning Board of Appeals

Date

Parcels within 300' of 22-14-351-063

PZ16-0011



Map Author: Jon Gartha
 Date: March 23, 2016
 Project: Address List for 22-14-351-063
 Version #: 1.0

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- 300' Buffer
 - Subject Property
 - Tax Parcel
- Municipality**
- Novi
 - Novi Twp.



City of Novi

IT Department
 GIS Division
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org



NOVI TOWN CENTER

A WASHINGTON PRIME PROPERTY

Telephone
(248) 347-3830
jclear@simon.com

January 25th, 2016

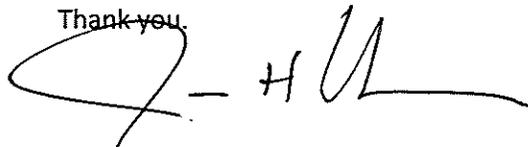
City of Novi
Zoning Board of Appeals
45175 W. Ten Mile Road
Novi, MI 48375

Re: Novi Town Center
43335 Crescent Blvd. (Primanti Bros.)
Sign approval request

To whom it may concern;

M.S. Management Associates Inc., managing agent for Novi Town Center Investors LLC, has reviewed and approved the Primanti Bros. sign package as attached. Further, we allow Primanti Bros. permission to install signage as attached if approved by the City of Novi & the Zoning Board of Appeal. M.S. Management Associates Inc., managing agent for Novi Town Center Investors LLC, also allows Foremark Real Estate Services, Ltd. to present, with a Landlord representative present, at the variance approval hearing pertaining to the signage approval process.

Thank you.



James H. Clear
General Manager – Novi Town Center
M.S. Management Associates Inc.,
as managing agent for
Novi Town Center Investors LLC

attachments



Daniel Smith
Foremark
dsmith@foremark.com

January 12, 2016
Via Email

Reference: **SIGN REVIEW**
 Primanti Bros Novi Town Center #7200
 Space #: 43335 Novi, MI

Dear Daniel:

The sign drawings have been reviewed and are approved as noted. One set of plans marked with review comments is enclosed for your records.

Contact the appropriate Landlord Representative at the property to review check in procedures and all mall rules and regulations.

Sincerely,

Barb Lynn
Senior Tenant Coordinator 317-685-7214

Copy: Mall Manager
TC10.1/saa

Tenant Name: Primanti Brothers

Property Name: Novi Town Center

Corp #: 7200

Space #: 43355



SIMONSM

225 West Washington Street
Indianapolis, IN 46204
SimonTCTenantPlans@simon.com

Signage: Approved As Noted

Reviewer: lynn

Date: 1/11/2016

Landlord review is for design intent and compliance with mall criteria ONLY. The Tenant, Tenant's Architect, and Tenant's General Contractor's responsibility for project compliance with all local, state, and federal codes, act, regulations, permits, inspections, and reviews.

Return Drawings To:

dsmith@foremark.com

Additional Comments:

cc: james.clear@simon.com

Landlord's Signage Comments:

- Landlord and Tenant responsibilities are as defined in the Lease.
- All modifications to the Landlord approved drawings shall be resubmitted to the Landlord for re-approval. All construction completed without Landlord approval shall be corrected as approved by Landlord at Tenant sole expense.
- Tenant shall be responsible for all permits.
- Plans reviewed and approved by Landlord shall be present on the job site and be accompanied by plans approved for permit. All proposed deviation from the Landlord approved plans shall be numbered and clouded on the plans, and then resubmitted by the Tenant to the Landlord for re-approval prior to any fabrication and / or construction changes taking place in the field.
- Approval of Tenant's signage documents by the Landlord does not release the Tenant and or Tenant's contractors from complying with the lease agreement and all authorities having jurisdiction (AHJ) including but not limited to local, state, national, and mall criteria, acts, codes, and other requirements.
- All Landlord comments on this set of drawings shall apply to the entire document set, even if not repeated on every sheet.
- Tenant's signage contractor is responsible to comply with all Mall Rules and Regulations and as instructed on site by Mall Operations Team.
- Tenant's signage contractor is required to check in with Landlord's Mall Operations Team prior to the start of Tenant construction.
- All damage and / or downtime to Landlord's property or other tenant's property during construction (i.e. mall flooring, bulkhead, neutral piers, etc.) shall be repaired to "like-new" condition and reimbursed at Tenant's sole expense.
- All Landlord equipment, component, and / or services feeding other tenant(s) that are existing in the space shall remain visible and accessible to the Landlord. Tenant shall install access panels as required to maintain access and shall be labeled to properly identify systems. Tenant shall coordinate location with Mall Operations Team.
- The sign and its system of components and devices shall be UL approved and labeled, separately grounded, and in compliance with NEC, UL, and authorities having jurisdiction (AHJ) including but not limited to local, state, national, and mall criteria, acts, codes, and other requirements.

•All signage transformers shall be exterior grade and concealed within the signage or located remotely concealed from view. Transformer noise shall NOT be audible from within the center.

•LED lighting is preferred for all signage illumination and maybe required by Landlord's Design Criteria and / or authorities having jurisdiction (AHJ); neon tubing is strictly prohibited. Auxiliary signage, posters, and / or advertising banners are prohibited in "Design Control Zone", including but not limited to hours of operation, open signs, advertising, and DBA signs.

•All illuminated storefront entry lights, show window lights, and show window receptacles shall be separately circuited and controlled by a time switch allowing 7-day / 24-hour programming. System shall be programmed for illumination during mall business hours and shall be coordinated with the Mall Operations Team.

•The sign and its system of components shall be securely fastened and concealed behind tenant's storefront or building façade.

Interior Signage Applications:

•Box or Cabinet signs will only be approved for interior application if they are recessed and flush with the storefront.

•Interior storefront signage shall be separately circuited and controlled by a time switch allowing 7-day / 24-hour programming.

Exterior Signage Applications:

•Prior to installation of exterior signage, the sign installer shall be required to place a template on the storefront indicating the sign placement & light location(s), where applicable, and approved by Mall Operations Team prior to installation.

•Exterior signage shall be manufactured from exterior grade materials, having semi-glass or matte finish, and be waterproof. All attachment systems shall be concealed stainless steel and all building penetrations shall be sealed with exterior grade systems.

•The sign and its system of components shall be securely fastened and concealed behind tenant's storefront or building façade.

•All exterior illuminated storefront signage shall be separately circuited and controlled by a photocell.

•All related roof work, including parapet walls, shall be done by Landlord's required roofing contractor, at Tenant's sole expense. Coordinate all work with Mall Operations Team.

PRIMANTI BROS.

ID WALL SIGNS - EAST ELEVATION

LANDMARK
Architectural Signs

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

APPROVAL OF THIS DRAWING
HEREBY GIVES PERMISSION TO LANDMARK ARCHITECTURAL SIGNS TO BEGIN PRODUCTION OF THE SIGN(S) WITHIN THIS DOCUMENT. THE RECIPIENT AGREES THAT ALL THE COLORS, SPECIFICATIONS AND ELEVATIONS LISTED IN THIS DRAWING ARE CORRECT AND APPROVED. CHANGES MADE TO THIS DRAWING AFTER PRODUCTION HAS BEGUN WILL RESULT IN ADDITIONAL CHARGES.

PRIMANTI BROS.
NOVI, MI 48375

PROJECT TYPE:

EXTERIOR WALL SIGNS

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 10.14.15 MW

REVISION 2: 10.15.15 MW

REVISION 3: 10.16.15 MW

REVISION 4: 10.27.15 MW

REVISION 5: 11.20.15 MW

SALES: MP

DESIGN: MW

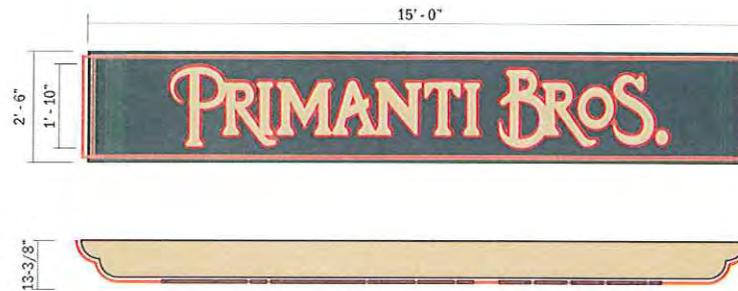
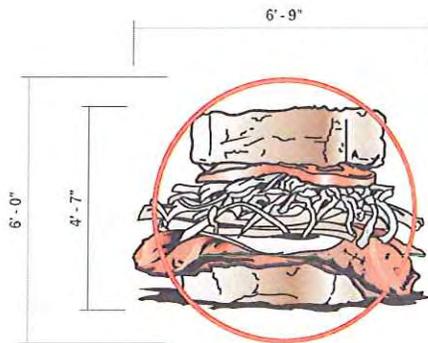
DATE: 10.14.15

DWG: PB NOVI 101415



1 FRONT ELEVATION (EAST): MAIN ID
1 SCALE: 1/8" = 1' - 0"

TOTAL SIGN AREA BOXED IN EQUALS 131.44 SF



1 DETAIL: MAIN ID WALL SIGNS
2 SCALE: 3/8" = 1' - 0"

PRIMANTI BROS.

ID WALL SIGNS - WEST ELEVATION

LANDMARK

Architectural Signs

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

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RESULT IN ADDITIONAL CHARGES.

PRIMANTI BROS.
NOVI, MI 48375

PROJECT TYPE:

EXTERIOR WALL SIGN

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 10.14.15 MW

REVISION 2: 10.15.15 MW

REVISION 3: 10.16.15 MW

REVISION 4: 10.27.15 MW

REVISION 5: 11.20.15 MW

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DESIGN: MW

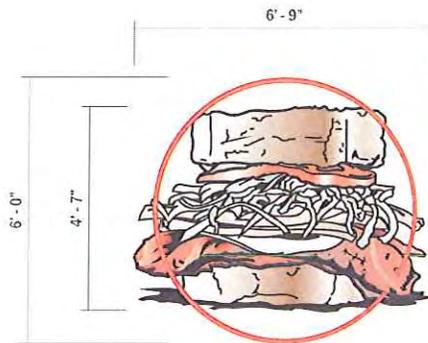
DATE: 10.14.15

DWG: PB NOVI 101415



2 REAR ELEVATION (WEST): ID WALL SIGN FABRICATED ALUMINUM CABINET WITH 15MM RED NEON ILLUMINATION
1 SCALE: 1/2" = 1' - 0"

TOTAL SIGN AREA BOXED IN EQUALS 139.79 SF



2 DETAIL: ID WALL SIGN FABRICATED ALUMINUM CABINET WITH 15MM RED NEON ILLUMINATION
2 SCALE: 1/2" = 1' - 0"



2001 SE 10th Street
Bentonville, AR 72716-5525
Phone 479.204.5362
Fax 479.204.0577
www.walmart.com

January 7, 2016

Via Email: kevin.jones@wpglmch.com

Kevin Jones
Sr. Leasing Representative CLC Division
111 Monument Circle, Suite 3500
Indianapolis, Indiana 46204

**RE: Novi Town Center, Novi, Michigan/Walmart #5893
Building Design Waiver Request**

Dear Mr. Jones:

This letter is in response to your email request on December 21, 2015 that Walmart waive certain restrictions against property within Novi Town Center. Pursuant to the Amended and Restated Operation and Easement Agreement recorded September 2, 2011 in Liber 43337, page 238, Oakland County Records ("the Amended and Restated OEA") affecting that real property commonly known as the Novi Town Center, Novi, Michigan, all building designs are restricted from the presence of "exposed neon lighting". You have requested that Walmart agree to waive that restriction for the Primanti Brothers development to be located on the pad identified on the attached site plan.

After reviewing your request Walmart agrees to grant that waiver. This waiver is granted strictly for the use of Primanti Brothers, as specifically shown in the attached imagery, on the identified pad only and for no other purpose. Should Primanti Brothers cease operation in this location, this waiver shall terminate and any future variations from the restrictions found in the Amended and Restated OEA shall require further consent from Walmart. Nothing herein is intended to amend the terms and conditions of the Amended and Restated OEA, the terms and conditions of which (including all rights and obligations of the parties) shall remain in full force and effect subject only to the consent expressly set forth above.

If you have any questions, please do not hesitate to contact me. I can be reached by phone at (479) 204-5362 or by email at ashelor@walmart.com.

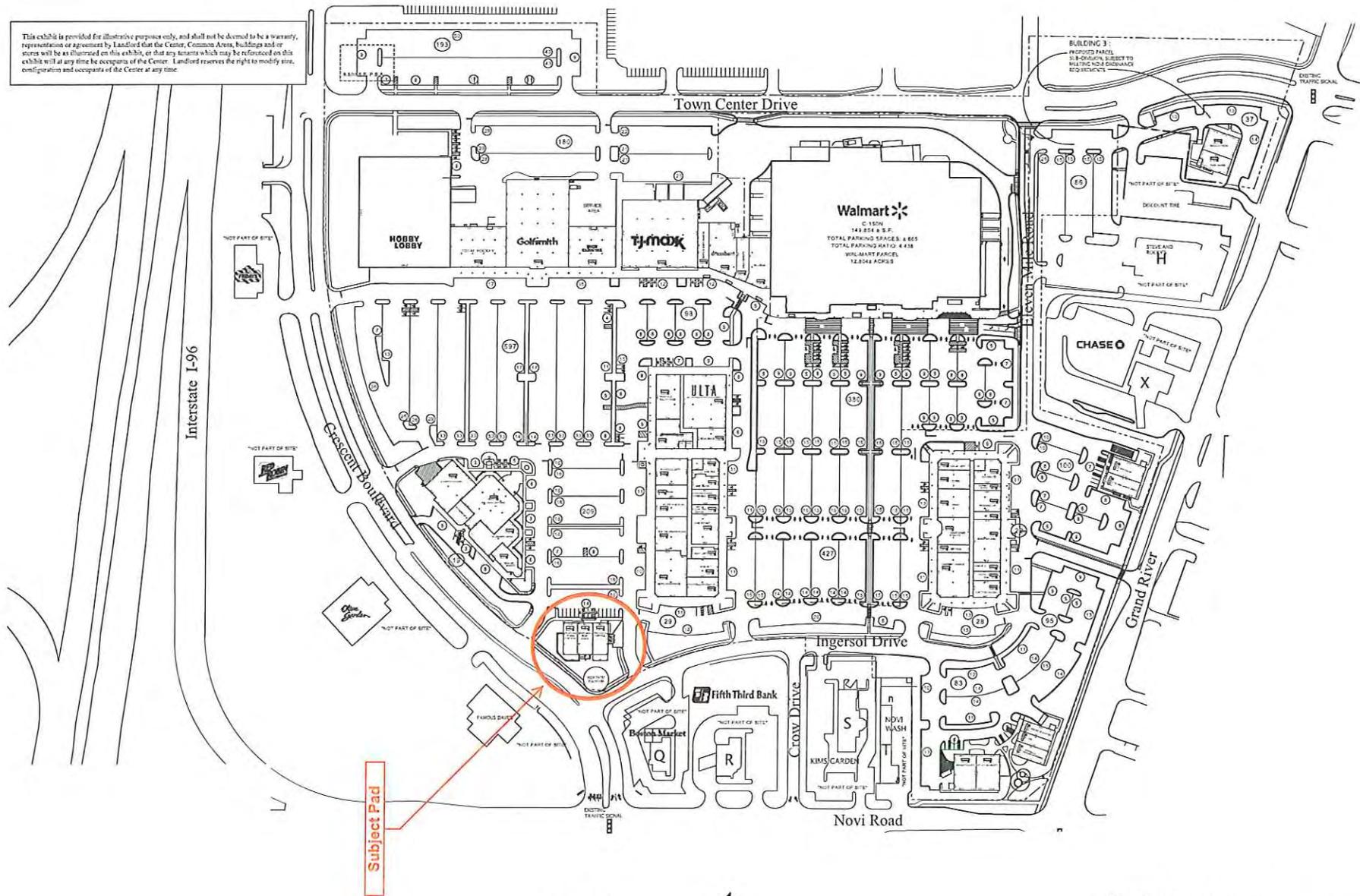
Very Truly Yours,

Walmart Real Estate Business Trust,
a Delaware Statutory Trust

By: *Andrew Shelor*

Its: Realty Manager

This exhibit is provided for illustrative purposes only, and shall not be deemed to be a warranty, representation or agreement by Landlord that the Center, Common Areas, buildings and/or stores will be as illustrated on this exhibit, or that any tenants which may be referenced on this exhibit will at any time be occupants of the Center. Landlord reserves the right to modify site, configuration and occupants of the Center at any time.



Modified: February 10, 2015

Lease Plan

0 100 200 LP11

Project Data

Total GLA 449,619

Novi Town Center
26132 Ingersol Drive
Novi, MI 48375
CORP # 7200



17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

APPROVAL OF THIS DRAWING
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PRIMANTI BROS.
NOVI, MI 48375

PROJECT TYPE:

EXTERIOR WALL SIGN
DETAILS

CUSTOMER APPROVAL:

NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

REVISION 1: 10.14.15 MW

REVISION 2: 10.15.15 MW

REVISION 3: 10.16.15 MW

REVISION 4: 10.27.15 MW

REVISION 5: 11.20.15 MW

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SIGN CONTRACTOR TO PROVIDE AND COORDINATE
INSTALLATION OF REQUIRED CONDUIT WITH LANDLORD'S
SHELL CONTRACTOR & ARCHITECT



TOP VIEW - CABINET



FRONT VIEW - CABINET PAINTED TWO COLORS WITH RED VINYL STRIPING



EXPOSED NEON - RED NEON TUBING



COMPOSITE - EXPOSED NEON OVERLAID ON CABINET DESIGN



TOP VIEW - CABINET WITH EXPOSED NEON



EXPOSED NEON WALL SIGN
TYPICAL CABINET DETAIL
2'- 6" X 15'-0" ALUMINUM SIGN CABINET
RED EXPOSED NEON
PANTONE 466C:
LETTERS, BORDERS, TOP & BOTTOM
PANTONE 3435:
BACKGROUND
ORACAL 751-31 RED VINYL:
BORDER STRIPS & LETTER PINSTRIPE
15000V OUTPUT - 120V INPUT NEON
TRANSFORMERS MOUNTED INSIDE
OF CABINET
SILIFLEX GTO WIRING
PORCELAIN FEDERAL BUSHINGS
UL LISTED

THREE TRANSFORMERS AT
120V/ 60HZ - 3.60 AMPS
TOTAL AMPS: 10.8



3
1

DETAIL: MAIN ID WALL SIGN WITH EXPOSED NEON

NOT TO SCALE

37.5 SF

17576 HEMLOCK AVENUE
LAKEVILLE, MN 55044
952.292.2141

mikep@landmarkarchitecturalsigns.com
landmarkarchitecturalsigns.com

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PRIMANTI BROS.
NOVI, MI 48375

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EXTERIOR WALL SIGN
DETAILS

CUSTOMER APPROVAL:

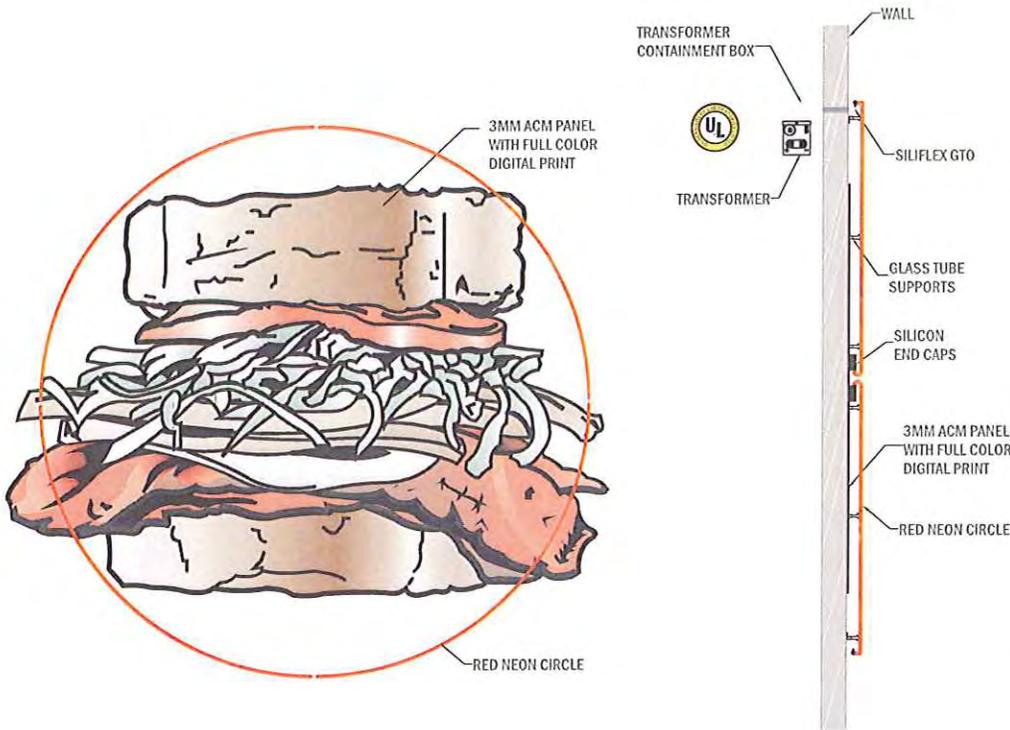
NAME: _____

DATE: _____

PROJECT CONTACT: MIKE PANKEY

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REVISION 4: 10.27.15 MW
REVISION 5: 11.20.15 MW

SALES: MP
DESIGN: MW
DATE: 10.14.15
DWG: PB NOVI 101415



SKELETON NEON SANDWICH RING
TYPICAL MOUNTING DETAIL
3MM ACM PANEL WITH FULL COLOR
DIGITAL PRINT
RED EXPOSED NEON
15000V OUTPUT - 120V INPUT NEON
TRANSFORMERS INSIDE CONTAINMENT BOX
SILIFLEX GTO WIRING
GLASS TUBE SUPPORTS
SILICON END CAPS
UL LISTED



NEON TRANSFORMER TO BE REMOTE MOUNTED
WITHIN TENANT SPACE- REFER TO DRAWING PB NILES 091715 PAGE 1
FOR ADDITIONAL INFORMATION.

SIGN CONTRACTOR TO PROVIDE AND COORDINATE
INSTALLATION OF REQUIRED CONDUIT WITH LANDLORD'S
SHELL CONTRACTOR & ARCHITECT

4
1

DETAIL: SECONDARY ID WALL SIGN WITH EXPOSED NEON
NOT TO SCALE

40.5 SF