

**Zoning Board of Appeals
September 23, 2020 Regular Meeting**

STAFF REPORT

Subject: ZBA 20-021; 411 East Eisenhower Parkway

Summary:

Johnson Sign Company, representing property owner, is requesting a 22-foot variance from Section 5.24.4 (2) Ground Signs. The applicants are seeking to construct a 12-foot tall monument sign two feet from the eastern property line. The code requires a sign to be a minimum of two-feet from all property lines for every one-foot in height for ground signs. The property is zoned Planned Unit Development (PUD).

Background:

The property is currently constructed as a two-story 10,021 square foot medical/office building over parking. This site is constrained by a number of limitations including wetlands, woodlands, a County drain, and the desire of the City to acquire public access from Eisenhower Parkway to the park system north of the parcel. The front of the site is landscaped to meet the right-of-way screening requirements. The site contains 2.23 acres and was completed in 2020.

Description:

The petitioner proposes to install a 12 foot-tall, double sided monument sign with two 48 square foot sign faces for dental and office type of uses.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

- (a). ***That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.***

The applicant contends that the property borders along Malletts Creek on the western side of the property, therefore, leaving no other alternative than to install the sign on the eastern side of the property. While going through the site planning process the owners granted an acre of the site to the City as a Parks contribution. The front of the lot contains parking and utilities. As a result of these site development characteristics, the most viable location for the monument sign is the area proposed.

- (b). ***That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The proposed location of the sign allows for the highest possible visibility due to the eastern side of the lot containing clear viewing angles. The applicant states that public awareness is critical for the business and their new location.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

The sign location proposed is the only option on this lot that will provide clear visibility as the western side has been donated to the City.

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.***

The applicants state that this is the only option for the sign location.

- (e). ***A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.***

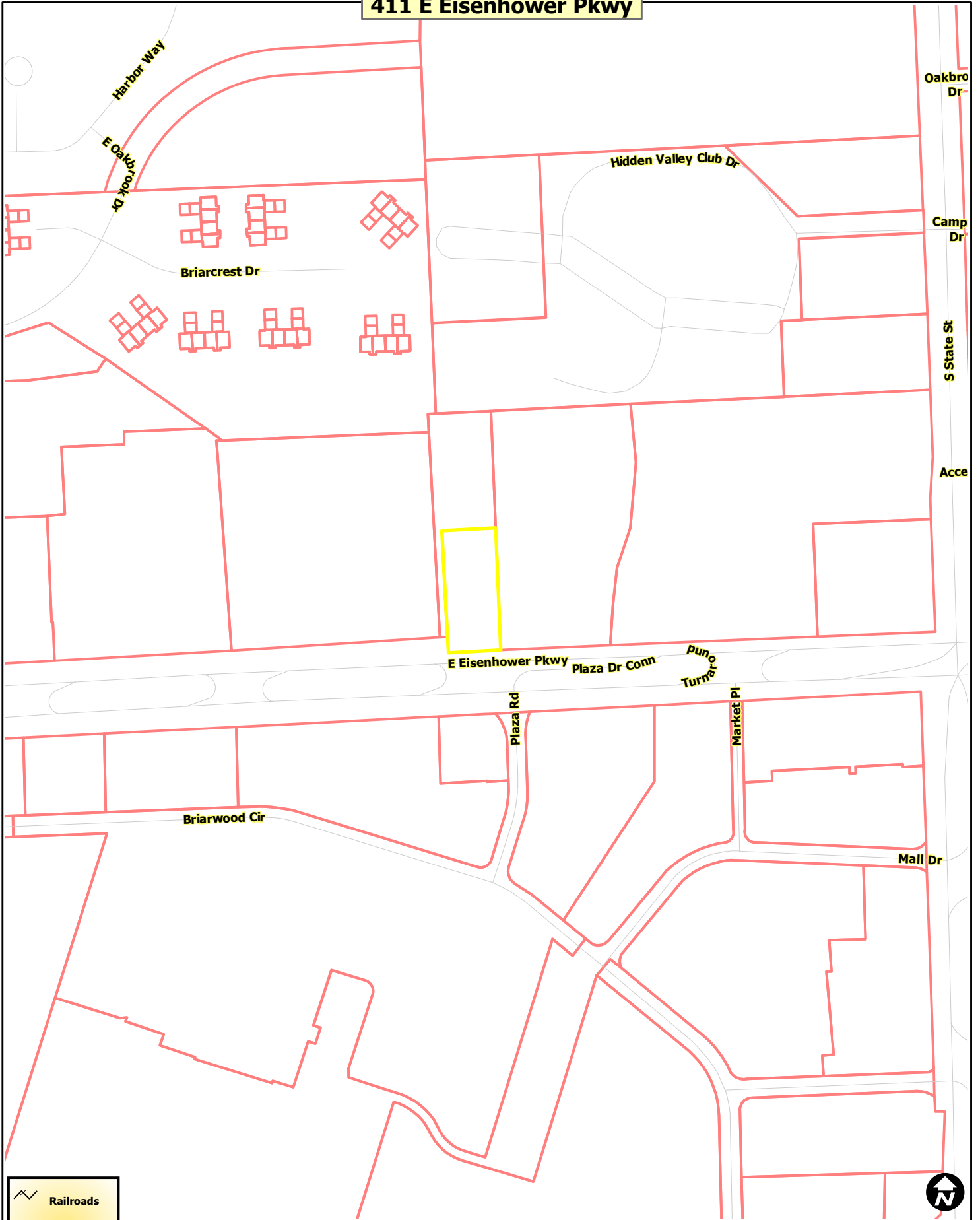
The petitioner states the request for a setback of 4' from the property line will allow the sign to be visible to traffic moving in both directions on Eisenhower. The code is 24' and we are maintaining the minimum distance we can without lowering the sign height. The nature of the layout of the site and the curve of the parking lot cut do not allow any other alternatives for the sign location.




Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with loops and a cursive-like flow.

**Jon Barrett-
Zoning Coordinator**

411 E Eisenhower Pkwy



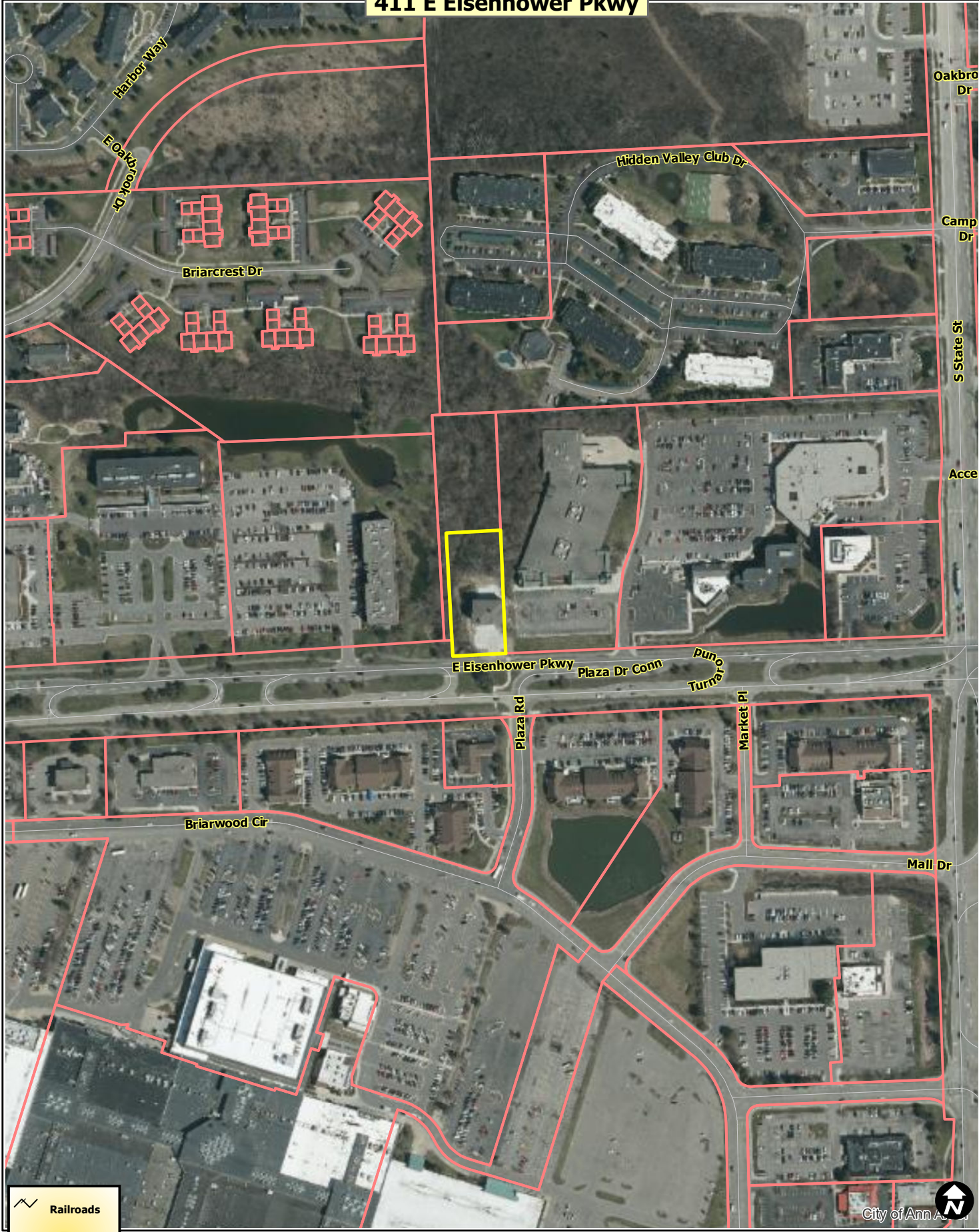
-  Railroads
-  Huron River
-  Tax Parcels



Map date: 6/29/2020
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms



411 E Eisenhower Pkwy



- Railroads
- Huron River
- Tax Parcels



Map date: 6/29/2020
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411 E Eisenhower Pkwy



- Railroads
- Huron River
- Tax Parcels



Map date: 6/29/2020
 Any aerial imagery is circa 2018
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 Terms of use: www.a2gov.org/terms



ZONING BOARD OF APPEALS APPLICATION

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Fax: 734-794-8460 Email: planning@a2gov.org

PROPERTY INFORMATION

ADDRESS OF PROPERTY 411 Eisenhower Parkway		ZIP CODE 48103
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER* <i>If different than applicant, a letter of authorization from the property owner must be provided.</i> JAG Eisenhower	
PARCEL NUMBER	OWNER EMAIL ADDRESS schwarcz1@aol.com	

APPLICANT INFORMATION

NAME Johnson Sign Company			
ADDRESS 663 S. Mansfield	CITY Ypsilanti	STATE MI	ZIP CODE 48198
EMAIL jimanderson@johnsonsign.com		PHONE 734-483-2000	
APPLICANT'S RELATIONSHIP TO PROPERTY Sign contractor			

REQUEST INFORMATION

<input checked="" type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input type="checkbox"/> REQUEST TO ALTER A NONCONFORMING STRUCTURE Complete Section 2 of this application
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REQUIRED MATERIALS

One hard copy application complete with all required attachments must be submitted. Digital copies of supportive materials included in the submitted hard copy will only be accepted in PDF format by email or accompanying the hard copy application on a USB flash drive.

Required Attachments:

- Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.

OFFICE USE ONLY	
Fee Paid:	ZBA:
DATE STAMP	

ACKNOWLEDGEMENT

All information and materials submitted with this application are true and correct.

Permission is granted to City of Ann Arbor Planning Services and members of the Zoning Board of Appeals to access the subject property for the purpose of reviewing the variance request.

Property Owner Signature: _____ Date: 3-5-20

Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Article 3, Section 5.26)

Section 5.24.4 (2)

REQUIRED DIMENSION: (Example: 40' front setback)

Feet: 24' Inches:

PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback)

Feet: 2' Inches:

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Erect a new 12' ground sign with a 24' setback from the Southern Property line. The Eastern property line setback we are requesting is 2'. WEST SIDE OF THE LOT

HAS BEEN GIVEN TO THE CITY.

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5.29. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when all of the following statements are found to be true. Please provide a complete response to each of the statements below.

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

This property borders along the Malletts Creek to the West side of the lot. Over one Acre of land was gifted to the City of Ann Arbor and this area is not conducive to the erection of the ground sign. The front of the lot has a sidewalk and parking lot along with utilities.

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

The visibility of the ground sign location on the East side of the lot is crucial to public viewing by both vehicle and pedestrian traffic. The area to the east is an open lot with clear viewing angles of the sign. Without public awareness that the office has moved will be detrimental to the business.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

The sign location proposed is the only option on this lot that will provide working visibility. The Western area of the lot has been donated to the City.

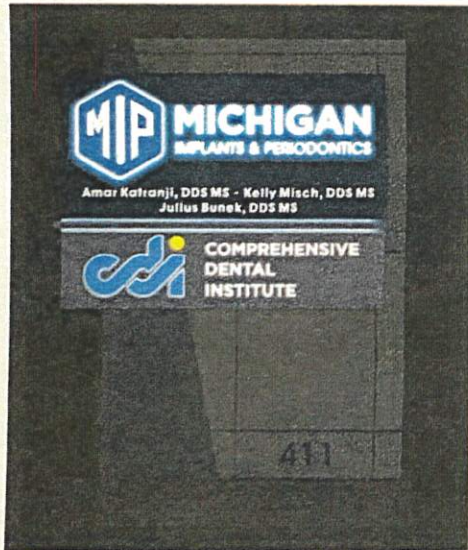
The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty. We have no other choice for the ground sign location. The sign is internally illuminated and will need to be out in the open as proposed to be seen at night.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

New Custom Dimensional Monument Sign



APPROXIMATE SIZE & LOCATION



NIGHT SIMULATION

NEW DOUBLE SIDED DIMENSIONAL MONUMENT SIGN WITH LIGHTED 3/4" THICK "MIP" LOGO & TEXT, A FABRICATED HALO LIT WRAP AROUND ACCENT BAND. DOCTOR NAMES ARE ROUTED LIT TEXT. BODY SECTIONS ARE FABRICATED ALUMINUM 1/2" DEEP DIMENSIONAL PANEL REVEALS TWO SURFACE LEVELS, WITH APPLIED VINYL ADDRESS. "CDI" SIGN IS ROUTED ALUMINUM WITH LIGHTED GRAPHICS. SIGN IS INSTALLED ON A NEW ALUMINUM SHROUD WITH INTERNAL STEEL IN DIRECT BURIAL CONCRETE FOOTING.

SIGN WILL REQUIRE (1) 20a 120v DEDICATED CIRCUIT (BT OTHERS)

40.16 SQFT PER SIDE
80.34 SQFT TOTAL



SCALE 1/1

APPROVED BY: *Julius Bunek* DATE: 1-6-

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OWNER

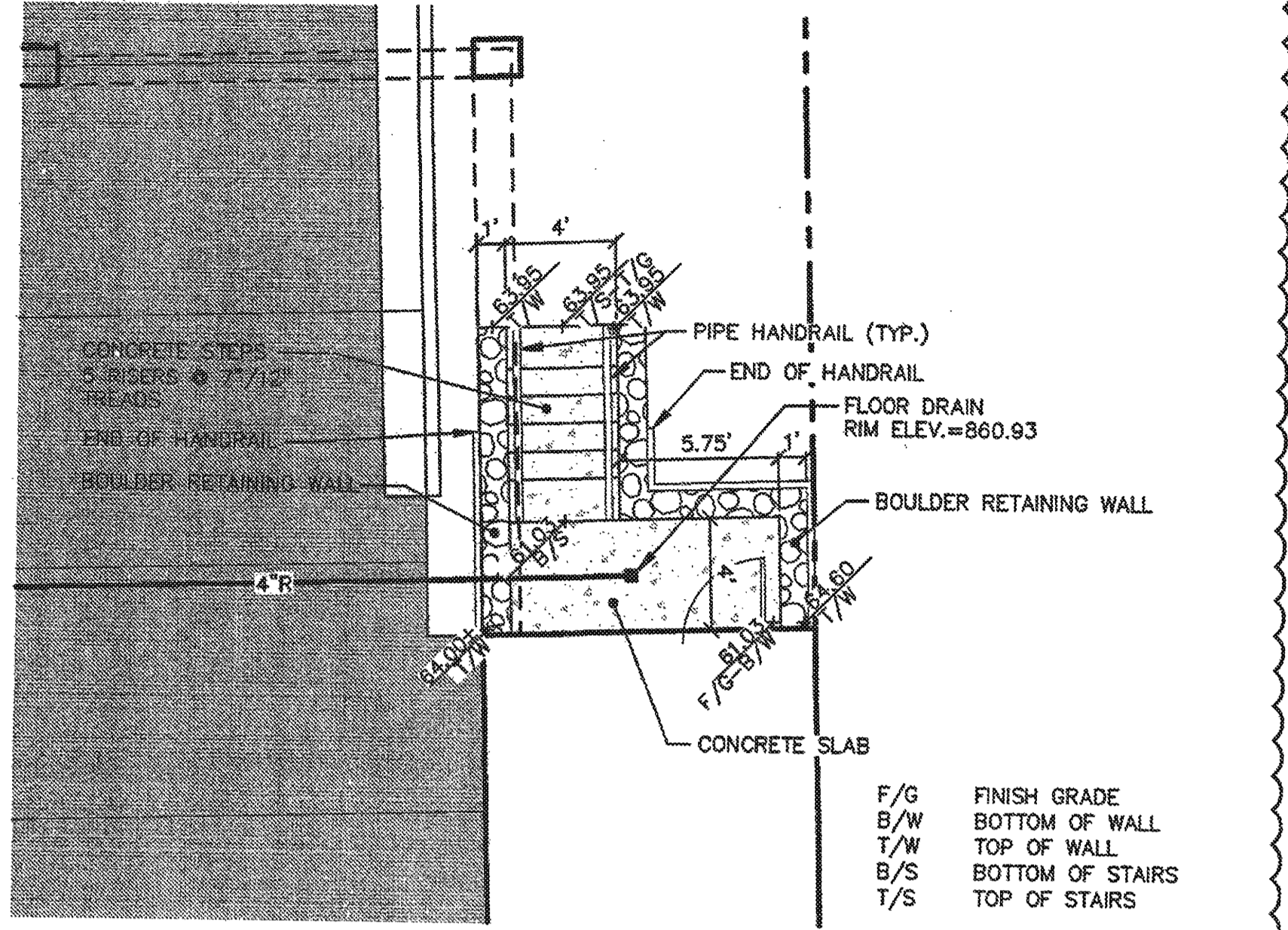
GRAY
2

BY
13

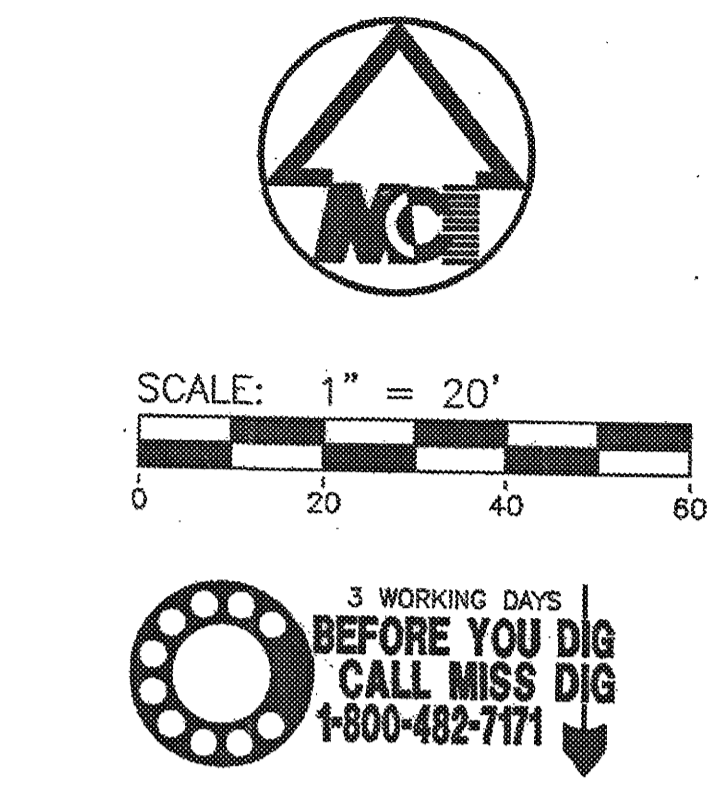
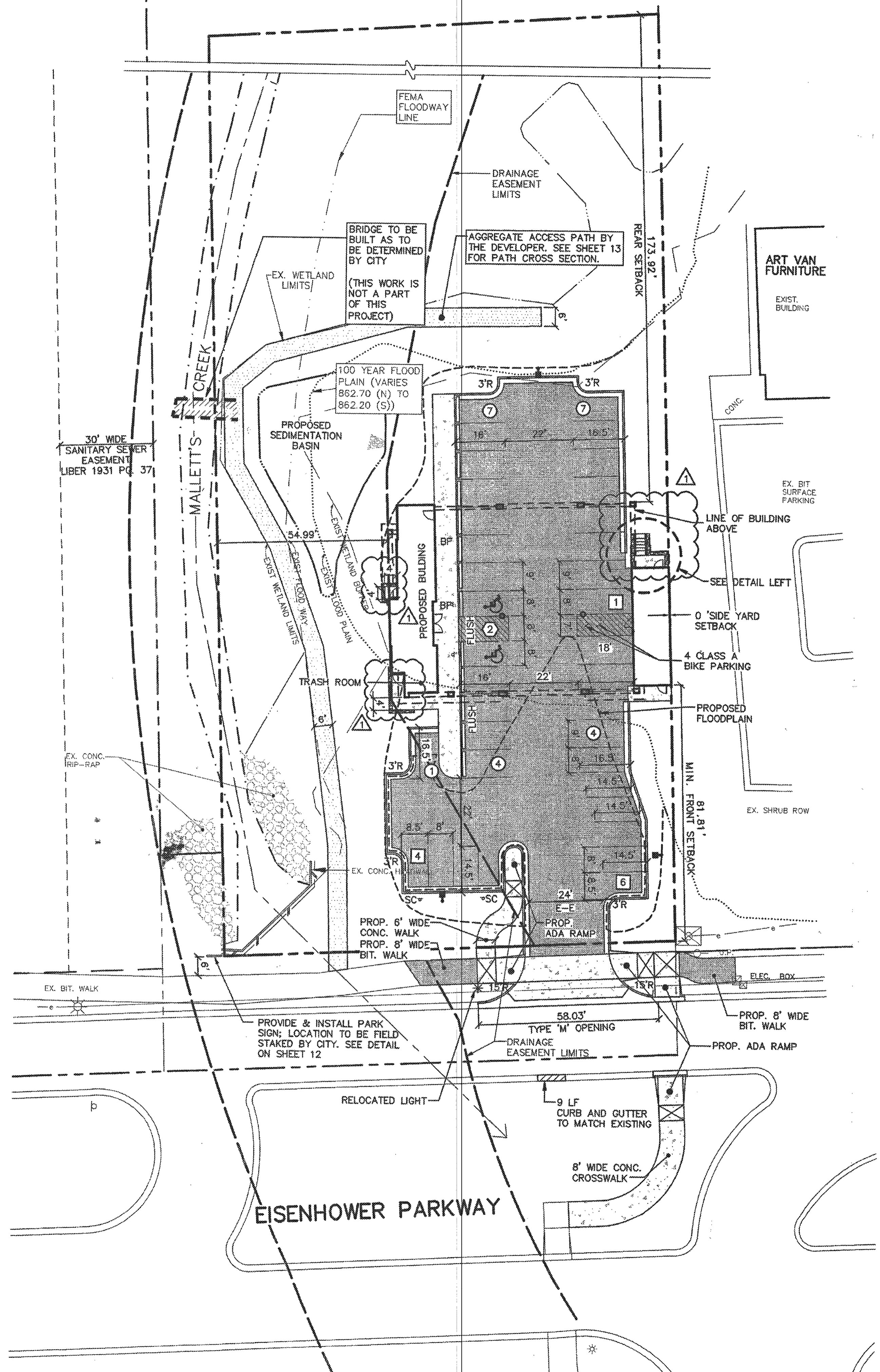
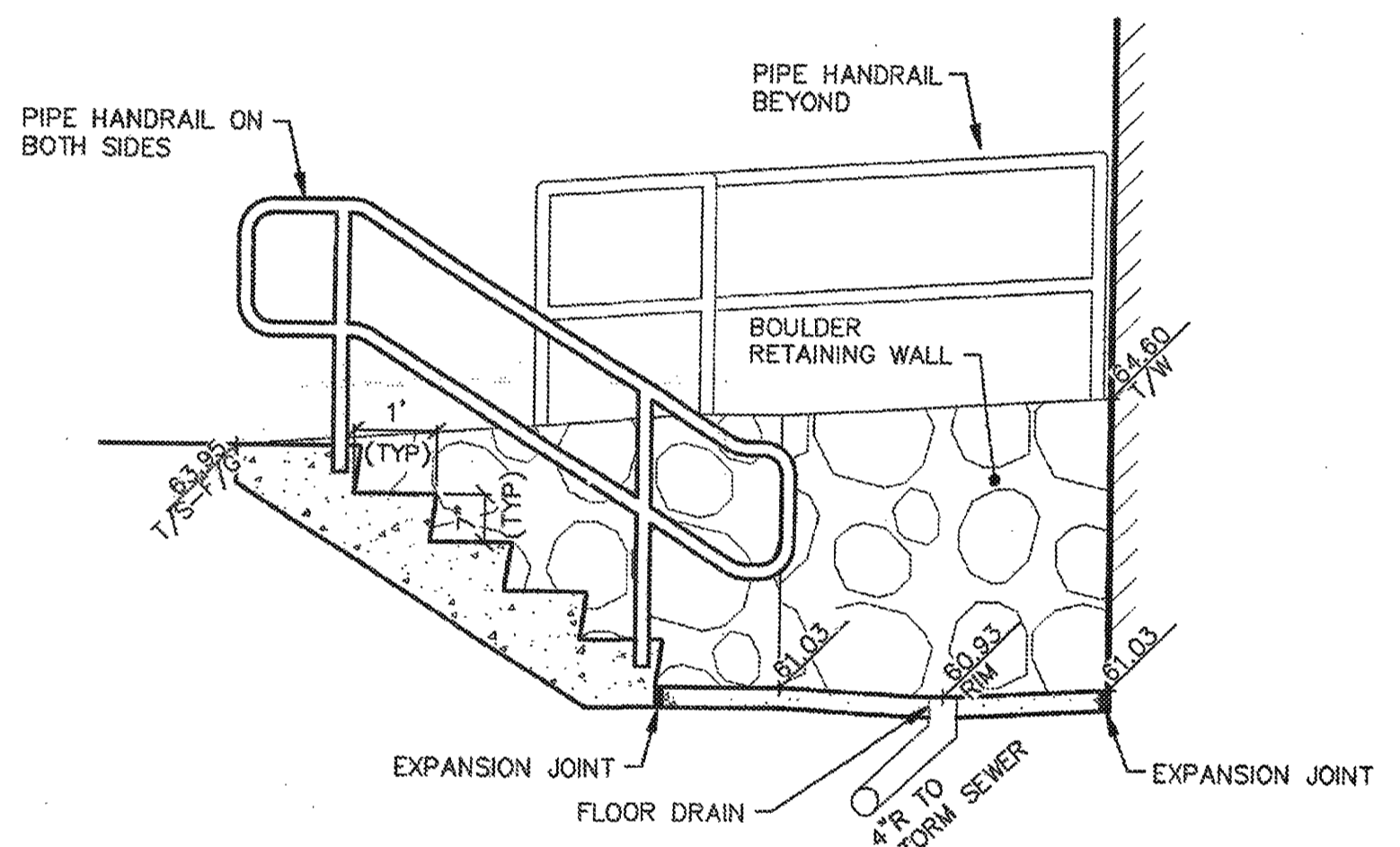
called out
not exactly
see actual
your notes

STD

# OF SETS	1 D/F	RETURN DEPTH	17"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	GROUND MONUMENT	TRANSFORMER	N.A.	DATE	01/06/20
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM / LEXAN	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	WHITE	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MIP-A2-010620-6
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	411 EISENHOWER PKWY. ANN ARBOR, MI



F/G FINISH GRADE
 B/W BOTTOM OF WALL
 T/W TOP OF WALL
 B/S BOTTOM OF STAIRS
 T/S TOP OF STAIRS

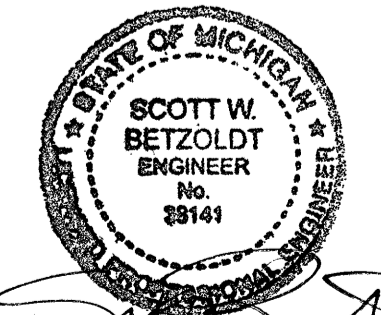


LEGEND

	SIGN
	SMALL CAR PARKING
	BARRIER FREE PARKING
	RAMP
	CURB & GUTTER
	PROPOSED SITE LIGHTS
	BITUMINOUS PAVING
	CONCRETE WALKS
	AGGREGATE PATH (BY DEVELOPER)
	BUMPER BLOCKS
	PROPOSED FLOODPLAIN
	PROP. BOULDER RETAINING WALL

- NOTES**
1. PARKING STALL DEPTHS ARE MEASURED TO THE FACE OF CURB, BACK OF CURB, OR FACE OF WALL AS NOTED.
 2. PARKING LANES ARE MEASURED FROM THE END OF THE STALL TO EDGE OF GUTTER OR AS OTHERWISE NOTED.
 3. RADII ARE MEASURED TO BACK OF CURB.
 4. TRASH PICKUP IS TO BE PRIVATE.
 5. PAVING, SIDEWALKS & RAMPS TO BE CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY OF EISENHOWER PARKWAY SHALL MEET ALL REQUIREMENTS & GUIDELINES AS SET FORTH IN THE CURRENT DRAFT CITY OF ANN ARBOR STANDARDS AND ADA STANDARDS. SEE DETAILS ON SHEET 14.
 6. BARRIER FREE PARKING SIGNS ARE TO BE NO. 38148 HM, BAKED ENAMEL, ON .063\"/>

8. PROVIDE BOULDER RETAINING WALLS AT 3 DOORS AS SHOWN.
9. PROVIDE ALTERNATE BID FOR CONCRETE INTERLOCKING LANDSCAPE BLOCK WALLS & RISERS.



MIDWESTERN CONSULTING
 Civil, Environmental and
 Transportation Engineers
 Planners, Surveyors
 Landscape Architects
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.965.0200
 Fax: 734.965.0589

MALLETT'S VIEW OFFICE CENTER
 CLIENT: SCL INC.
 26140 RAINE
 OAK PARK, MI 48237
 ATTN: JOEL WILLENS
 (248) 808-8800

ADMINISTRATIVE AMENDMENT
 DIMENSIONAL SITE PLAN

4

JOB No. **05155**
 DATE: 7-24-07
 SHEET 4 OF 15
 REVISIONS:
 REV. PER WOOD 8-27-07
 REV. PER CITY OF ANN ARBOR 10-15-07
 REV. PER CITY OF ANN ARBOR 11-27-08
 REV. PER CITY OF ANN ARBOR 12-08-08
 REV. PER ARBOR 5/20/09

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**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
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- 3M BLUE
- 3M WHITE
- DULUX WIREWORK GRAY 30BG 31/002
- DULUX FOSIL GRAY 30YY 42/083

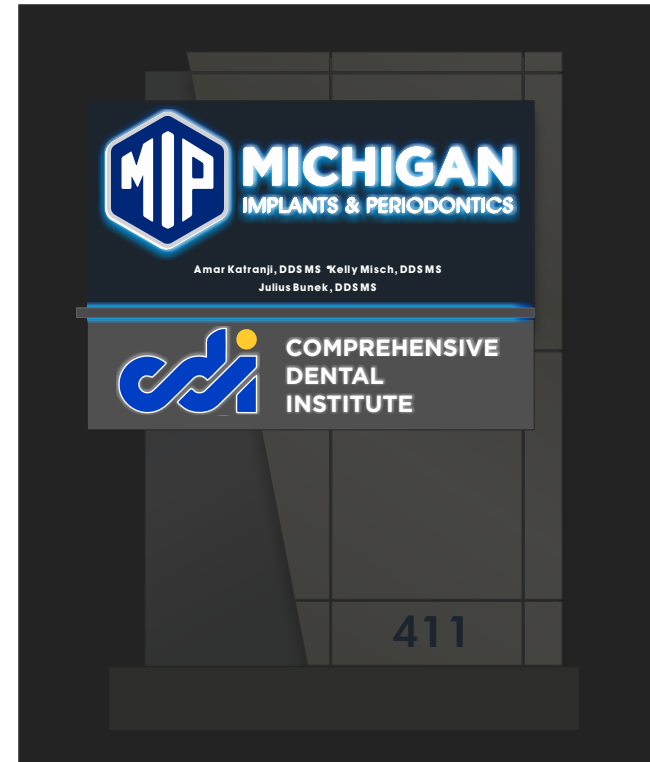
NOTE: The colors called out in the rendering do not exactly match the print, to see actual color samples see your sales representative.



New Custom Dimensional Monument Sign



APPROXIMATE SIZE & LOCATION

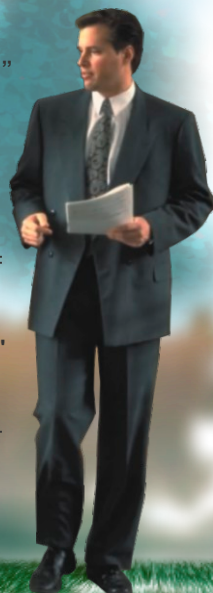


NIGHT SIMULATION

NEW DOUBLE SIDED DIMENSIONAL MONUMENT SIGN WITH LIGHTED 3/4" THICK "MIP" LOGO & TEXT, A FABRICATED HALO LIT WRAP AROUND ACCENT BAND. DOCTOR NAMES ARE ROUTED LIT TEXT. BODY SECTIONS ARE FABRICATED ALUMINUM 1/2" DEEP DIMENSIONAL PANEL REVEALS TWO SURFACE LEVELS, WITH APPLIED VINYL ADDRESS. "CDI" SIGN IS ROUTED ALUMINUM WITH LIGHTED GRAPHICS. SIGN IS INSTALLED ON A NEW ALUMINUM SHROUD WITH INTERNAL STEEL IN DIRECT BURIAL CONCRETE FOOTING.

SIGN WILL REQUIRE (1) 20a 120v DEDICATED CIRCUIT (BT OTHERS)

46.83 SQFT PER SIDE
93.66 SQFT TOTAL



SCALE 1/2" = 1'

# OF SETS	1 D/F	RETURN DEPTH	17"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	GROUND MONUMENT	TRANSFORMER	N.A.	DATE	01/06/20
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM / LEXAN	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	WHITE	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MIP-A2-010620-6
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	411 EISENHOWER PKWY. ANN ARBOR, MI

APPROVED BY: _____ DATE: _____

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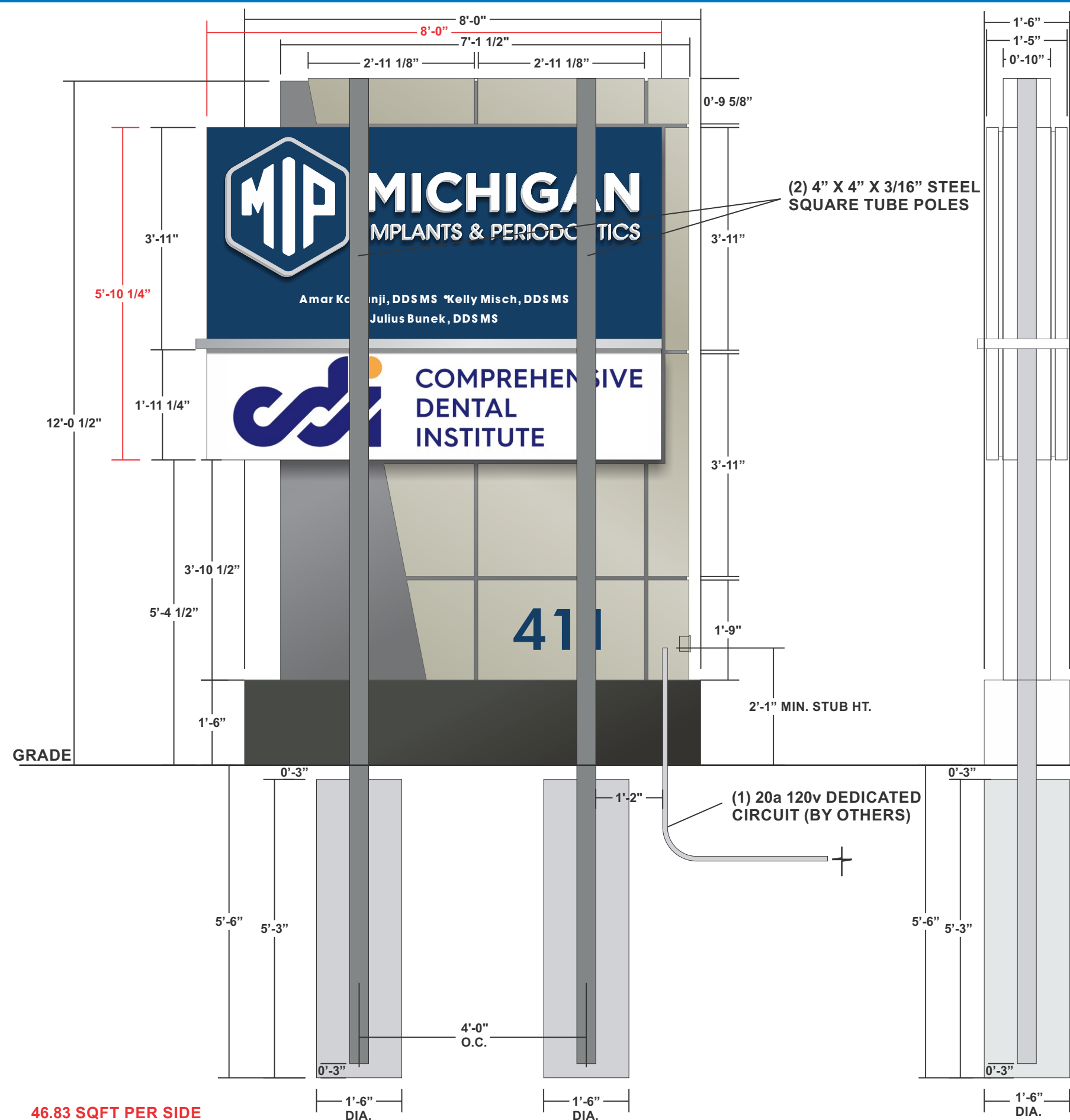


- 3M BLUE
- 3M WHITE
- DULUX WIREWORK GRAY 30BG 31/002
- DULUX FOSIL GRAY 30YY 42/083

NOTE: The colors called out in the rendering do not exactly match the print, to see actual color samples see your sales representative.



New Custom Dimensional Monument Sign



46.83 SQFT PER SIDE

SCALE 1/2" = 1'

NEW DOUBLE SIDED DIMENSIONAL MONUMENT SIGN WITH LIGHTED 3/4" THICK "MIP" LOGO & TEXT, A FABRICATED HALO LIT WRAP AROUND ACCENT BAND. DOCTOR NAMES ARE ROUTED LIT TEXT. BODY SECTIONS ARE FABRICATED ALUMINUM 1/2" DEEP DIMENSIONAL PANEL REVEALS TWO SURFACE LEVELS, WITH APPLIED VINYL ADDRESS. "CDI" SIGN IS ROUTED ALUMINUM WITH LIGHTED GRAPHICS. SIGN IS INSTALLED ON A NEW ALUMINUM SHROUD WITH INTERNAL STEEL IN DIRECT BURIAL CONCRETE FOOTING.

SIGN WILL REQUIRE (1) 20a 120v DEDICATED CIRCUIT (BY OTHERS)

FOOTING STRUCTURAL NOTES:

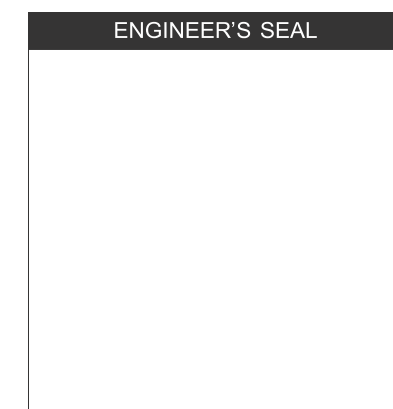
SIGN POLES AND CONCRETE BASES ARE DESIGNED TO WITHSTAND A 115 MPH, 3 SEC. GUST WIND LOADS AS PER 2018-IBC & ASCE 7-02.

ROUND PIPE TO BE ASTM A53 GRADE B OR SQUARE TUBE EQUIVALENT.

CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS, F C=3,000 PSI. CONCRETE POURED INTO CONSTRAINED EARTH MUST CURE UNDER PROPER CONDITIONS FOR 4 DAYS PRIOR TO SIGN BOX INSTALLATION.

CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH OR COMPACTED FILL.

CONCRETE BASE DESIGNED AS PER 2018-IBC USING: LATERAL SOIL BEARING CAPACITY OF 150 PSF/FT. VERTICAL SOIL BEARING CAPACITY OF 1500 PSF/FT.



APPROVED BY: _____ DATE: _____

# OF SETS	1 D/F	RETURN DEPTH	17"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	GROUND MONUMENT	TRANSFORMER	N.A.	DATE	01/06/20
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LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	411 EISENHOWER PKWY. ANN ARBOR, MI

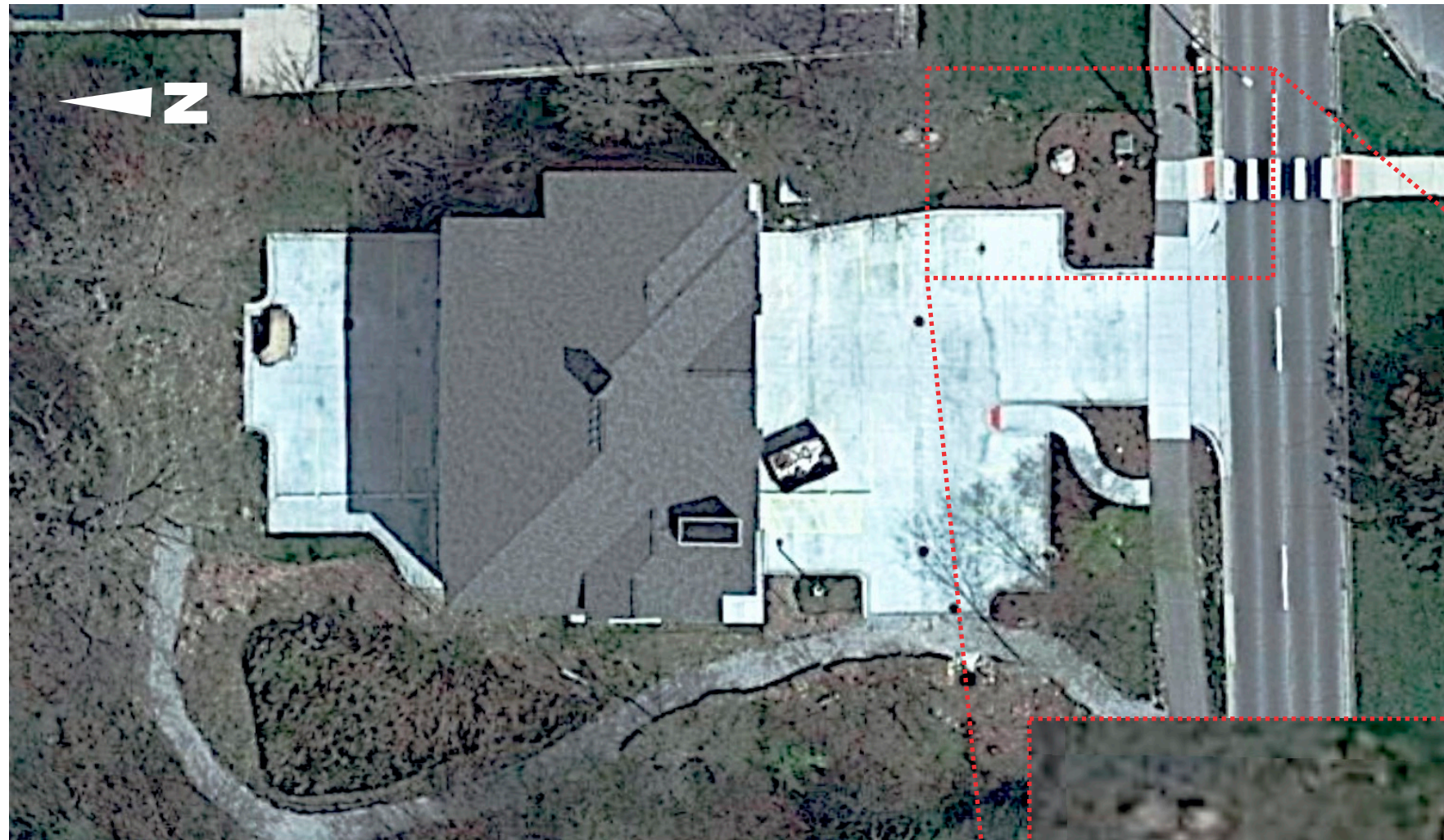
411 W. Eisenhower Site Plan





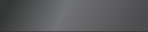

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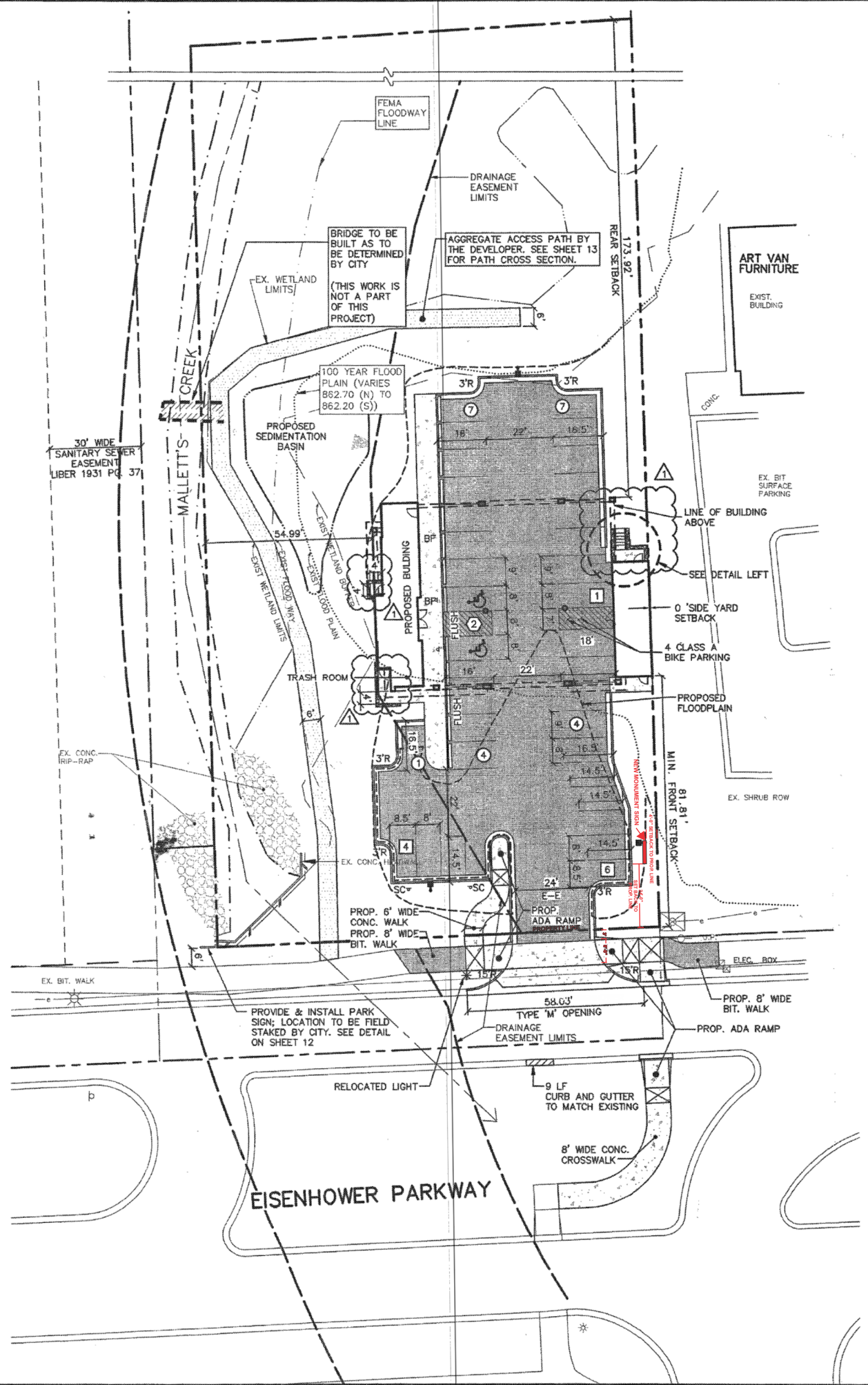
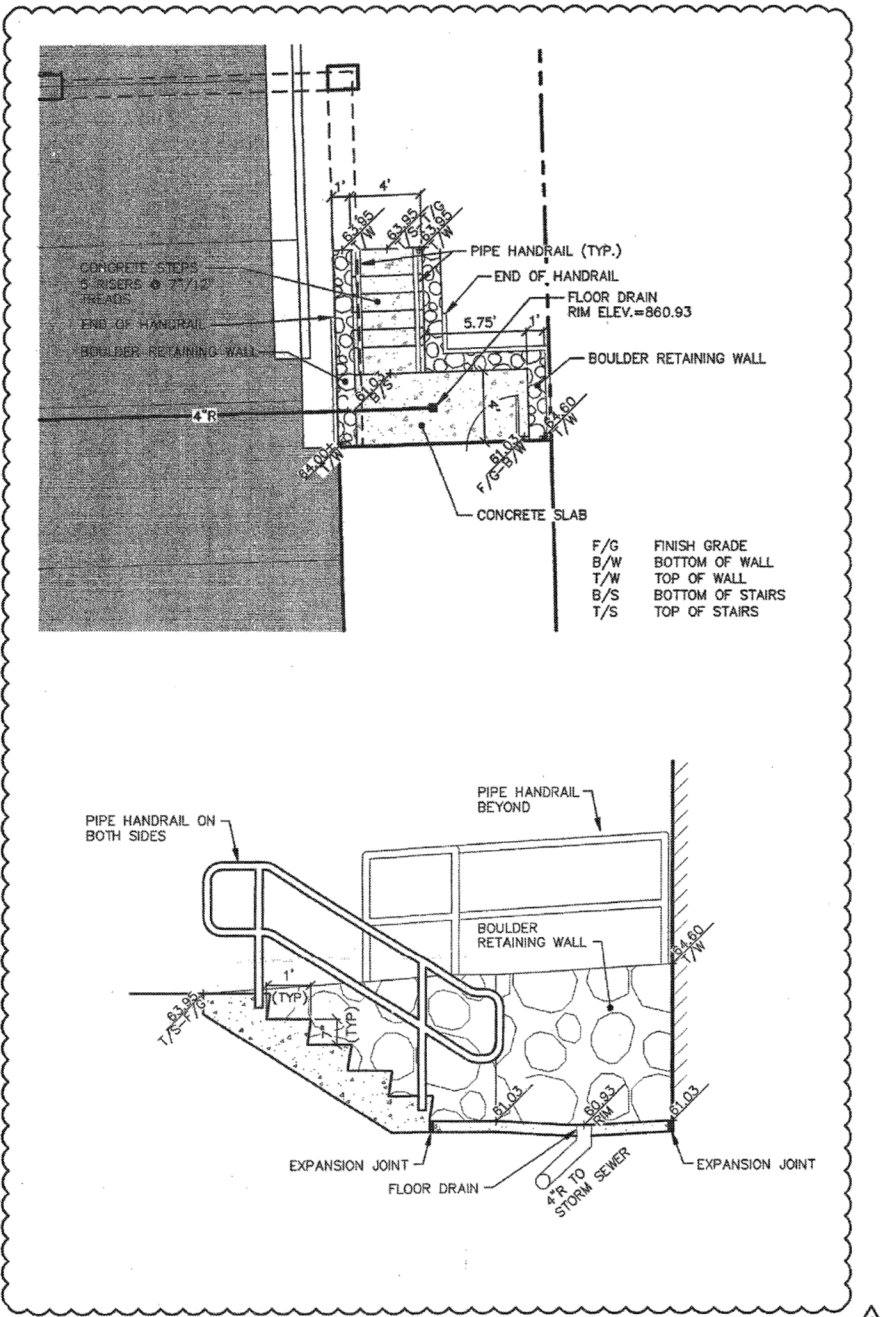
SCALE 1/16" = 1'

-  3M BLUE
-  3M WHITE
-  DULUX WIREWORK GRAY 30BG 31/002
-  DULUX FOSIL GRAY 30YY 42/083

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RETAINER COLOR	WHITE	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MIP-A2-010620-SITE
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	411 EISENHOWER PKWY. ANN ARBOR, MI



SCALE: 1" = 20'

0 20 40 60

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

LEGEND

- SC SIGN
- SC SMALL CAR PARKING
- BF BARRIER FREE PARKING
- RAMP
- CURB & GUTTER
- PROPOSED SITE LIGHTS
- BITUMINOUS PAVING
- CONCRETE WALKS
- AGGREGATE PATH (BY DEVELOPER)
- BUMPER BLOCKS
- PROPOSED FLOODPLAIN
- PROP. BOULDER RETAINING WALL

NOTES

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- PAVING, SIDEWALKS & RAMP TO BE CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY OF EISENHOWER PARKWAY SHALL MEET ALL REQUIREMENTS & GUIDELINES AS SET FORTH IN THE CURRENT DRAFT CITY OF ANN ARBOR STANDARDS AND ADA STANDARDS. SEE DETAILS ON SHEET 14.
- BARRIER FREE PARKING SIGNS ARE TO BE NO. 38148 HM, BAKED ENAMEL ON .063" RUSTPROOF ALUMINUM. BY CHAMPION AMERICA INC. OR APPROVED EQUAL.
- THE BUILDING WILL HAVE A TRASH CHUTE AVAILABLE FROM EACH BUILDING STORY THAT WILL ALLOW THE VERTICAL TRANSPORTATION OF THE BUILDING TRASH DIRECTLY INTO A TRASH COLLECTION ROOM. ALL TRASH COLLECTED FROM THE CHUTE WILL BE DEPOSITED INTO A TRASH COMPACTOR WHICH WILL COMPACT THE TRASH & THEN DUMP IT INTO COLLECTION BINS. THE BINS WILL BE EMPTIED ON A WEEKLY OR BI-WEEKLY AS NEEDED BY A PRIVATE TRASH COLLECTION SERVICE.
- RECYCLABLE MATERIALS WILL BE STORED IN THE TRASH ROOM IN A SEPARATE COLLECTION BIN AND WILL BE PICKED UP AT THE SAME FREQUENCY AND BY THE SAME PRIVATE TRASH COLLECTION SERVICE.
- PROVIDE BOULDER RETAINING WALLS AT 3 DOORS AS SHOWN.
- PROVIDE ALTERNATE BID FOR CONCRETE INTERLOCKING LANDSCAPE BLOCK WALLS & RISERS.

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.965.0200
Fax: 734.965.0599

MALLETT'S VIEW OFFICE CENTER
ADMINISTRATIVE AMENDMENT
DIMENSIONAL SITE PLAN

CLIENT: SCL INC.
261 40 RAINE OAK PARK, MI 48237
ATTN: JOEL WILLENS (248) 808-8800

DATE: 7-24-07
SHEET 4 OF 15
REV. DATE: 8-27-07
CADD: DAG/WJ
10-15-07
ENG: JAW
1/9/09
PAC: EJO
1/28/09
TECH: MSK
5/25/08
FINAL: VSB/BSB/CFB

JOB No. **05155**

SCOTT W. BETZOLD
ENGINEER
No. 28461

4



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PHONE 734-483-2000
1-800-783-0100
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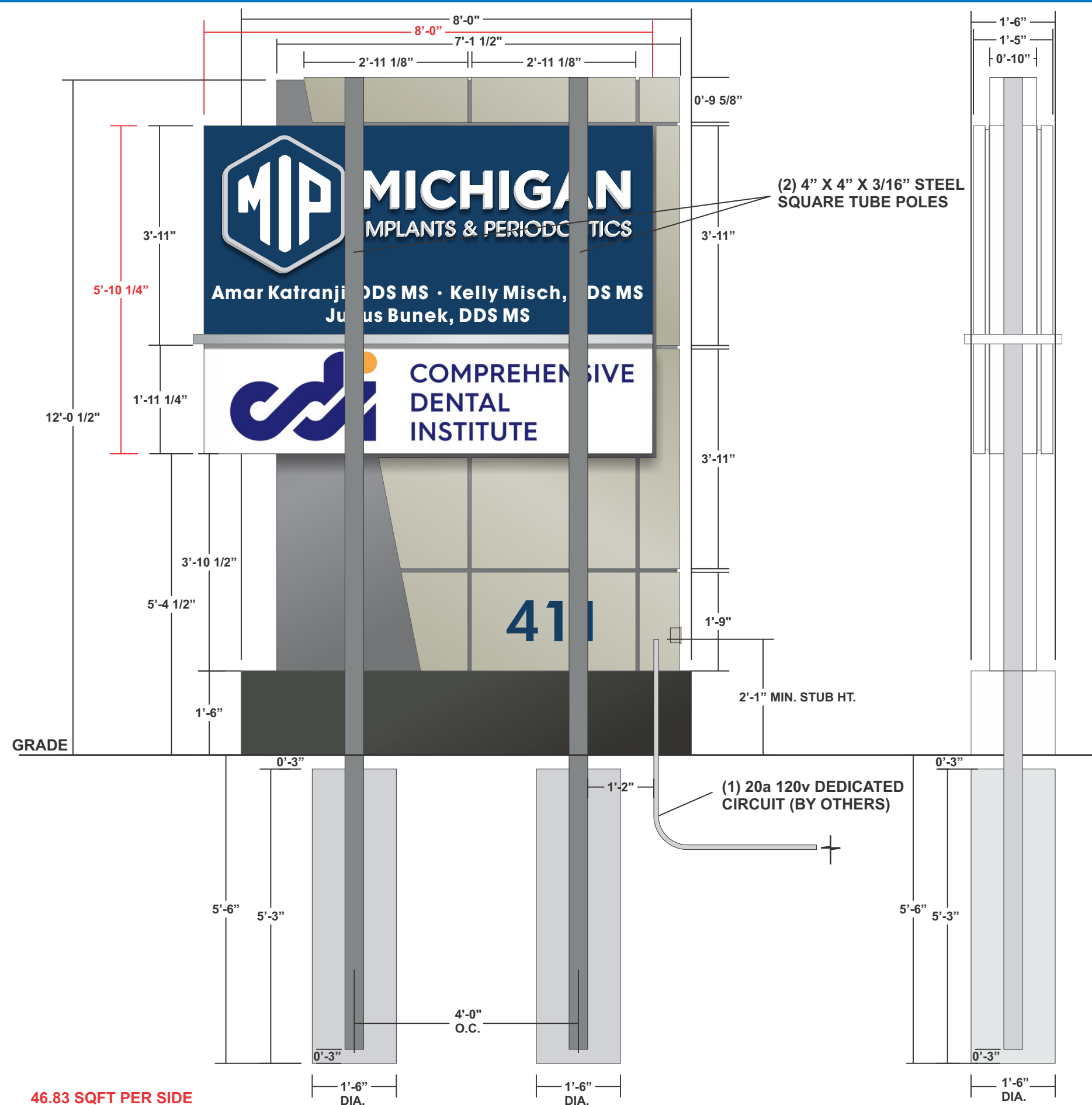


- 3M BLUE
- 3M WHITE
- DULUX WIREWORK GRAY 30BG 31/002
- DULUX FOSIL GRAY 30YY 42/083

NOTE: The colors called out in the rendering do not exactly match the print, to see actual color samples see your sales representative.



New Custom Dimensional Monument Sign



NEW DOUBLE SIDED DIMENSIONAL MONUMENT SIGN WITH LIGHTED 3/4" THICK "MIP" LOGO & TEXT, A FABRICATED HALO LIT WRAP AROUND ACCENT BAND. DOCTOR NAMES ARE ROUTED LIT TEXT. BODY SECTIONS ARE FABRICATED ALUMINUM 1/2" DEEP DIMENSIONAL PANEL REVEALS TWO SURFACE LEVELS, WITH APPLIED VINYL ADDRESS. "CDI" SIGN IS ROUTED ALUMINUM WITH LIGHTED GRAPHICS. SIGN IS INSTALLED ON A NEW ALUMINUM SHROUD WITH INTERNAL STEEL IN DIRECT BURIAL CONCRETE FOOTING.

SIGN WILL REQUIRE (1) 20a 120v DEDICATED CIRCUIT (BY OTHERS)

FOOTING STRUCTURAL NOTES:

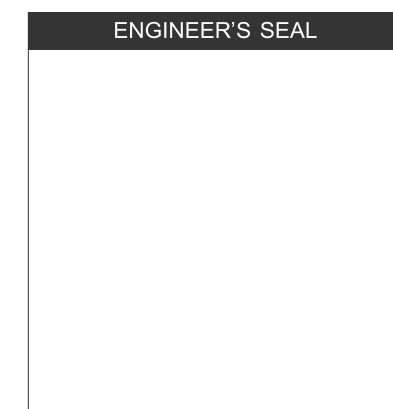
SIGN POLES AND CONCRETE BASES ARE DESIGNED TO WITHSTAND A 115 MPH, 3 SEC. GUST WIND LOADS AS PER 2018-IBC & ASCE 7-02.

ROUND PIPE TO BE ASTM A53 GRADE B OR SQUARE TUBE EQUIVALENT.

CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS, F C=3,000 PSI.
CONCRETE POURED INTO CONSTRAINED EARTH MUST CURE UNDER PROPER CONDITIONS FOR 4 DAYS PRIOR TO SIGN BOX INSTALLATION.

CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH OR COMPACTED FILL.

CONCRETE BASE DESIGNED AS PER 2018-IBC USING:
LATERAL SOIL BEARING CAPACITY OF 150 PSF/FT.
VERTICAL SOIL BEARING CAPACITY OF 1500 PSF/FT.



46.83 SQFT PER SIDE

SCALE 1/2" = 1'

APPROVED BY: _____ DATE: _____

# OF SETS	1 D/F	RETURN DEPTH	17"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	GROUND MONUMENT	TRANSFORMER	N.A.	DATE	01/06/20
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM / LEXAN	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	WHITE	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MIP-A2-010620-ENG
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	411 EISENHOWER PKWY. ANN ARBOR, MI



**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.



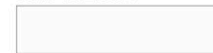
New Flat Cut Aluminum Wall Sign



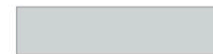
DIGITAL PRINT COLOR TO MATCH



3M BLUE



3M WHITE



PMS COOL GRAY 4



3M SULTAN BLUE



3M SUNFLOWER

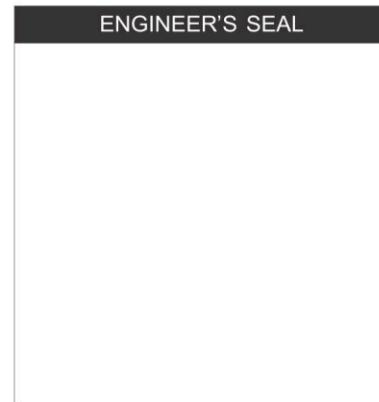
STANDARD DIGITAL PRINT COLOR IS BASED ON 6 COLOR PROCESS PRINTING. THE RESULTING COLORS ARE NOT EXACT MATCH. IF YOU REQUIRE EXACT MATCH COLOR IT IS AVAILABLE AS A PREMIUM SERVICE. SEE SALES PERSON FOR DETAILS.

NEW NON ILLUMINATED FLAT CUT STUD MOUNTED ALUMINUM WALL SIGN PAINTED WHITE WITH DIGITAL PRINT GRAPHICS.

NOTE:
DESIGN BASED UPON 3 SECOND GUST 115 MPH WIND SPEED AS PER 2018 IBC.

THIS INSTALLATION WAS DESIGNED TO BE INSTALLED AT THE ADDRESS SHOWN ON THE LEFT AND SHOULD NOT BE USED AT OTHER LOCATIONS UNLESS DEEMED SUITABLE BY A LICENSED ENGINEER.

ENGINEER'S SEAL



62.73 SQFT

SCALE 1/2" = 1'

● = STUD POSITIONS (29) 3/16" X 2" ALUMINUM FIXED WITH SILICON ADHESIVE

● = STUD POSITIONS (98) 1/8" X 2" ALUMINUM FIXED WITH SILICON ADHESIVE



# OF SETS	1 D/F	RETURN DEPTH	1/8"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	STUD	TRANSFORMER	N.A.	DATE	01/06/20
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM	BALLAST	N.A.	JOB NO.	4189
RETAINER COLOR	N.A.	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MIP-A2-010620-ENG
LED COLOR	N.A.	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	411 EISENHOWER PKWY. ANN ARBOR, MI

APPROVED BY: _____ DATE: _____

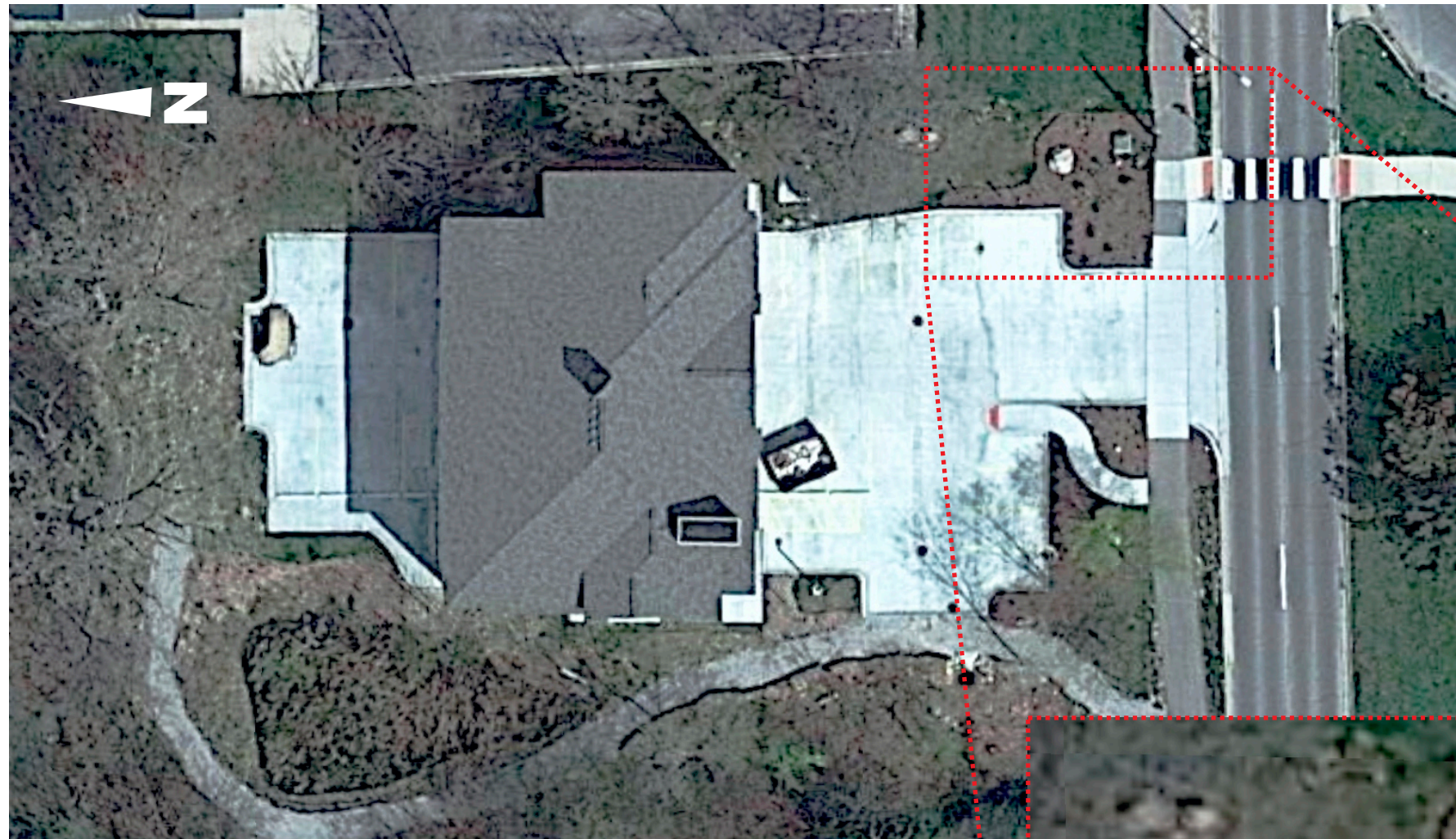
411 W. Eisenhower Site Plan





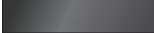
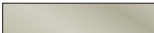
**HURON
SIGN**

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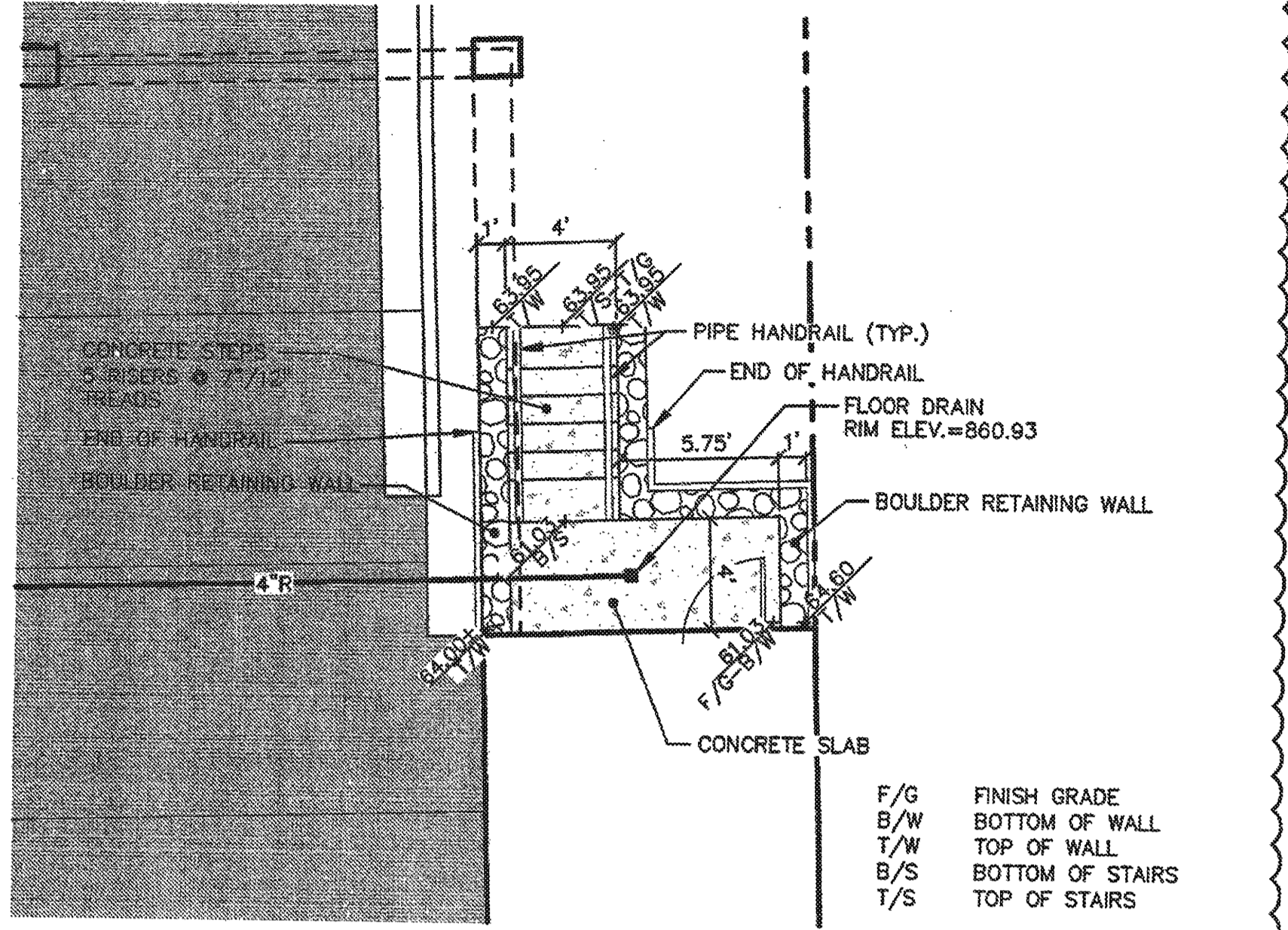
SCALE 1/16" = 1'

-  3M BLUE
-  3M WHITE
-  DULUX WIREWORK GRAY 30BG 31/002
-  DULUX FOSIL GRAY 30YY 42/083

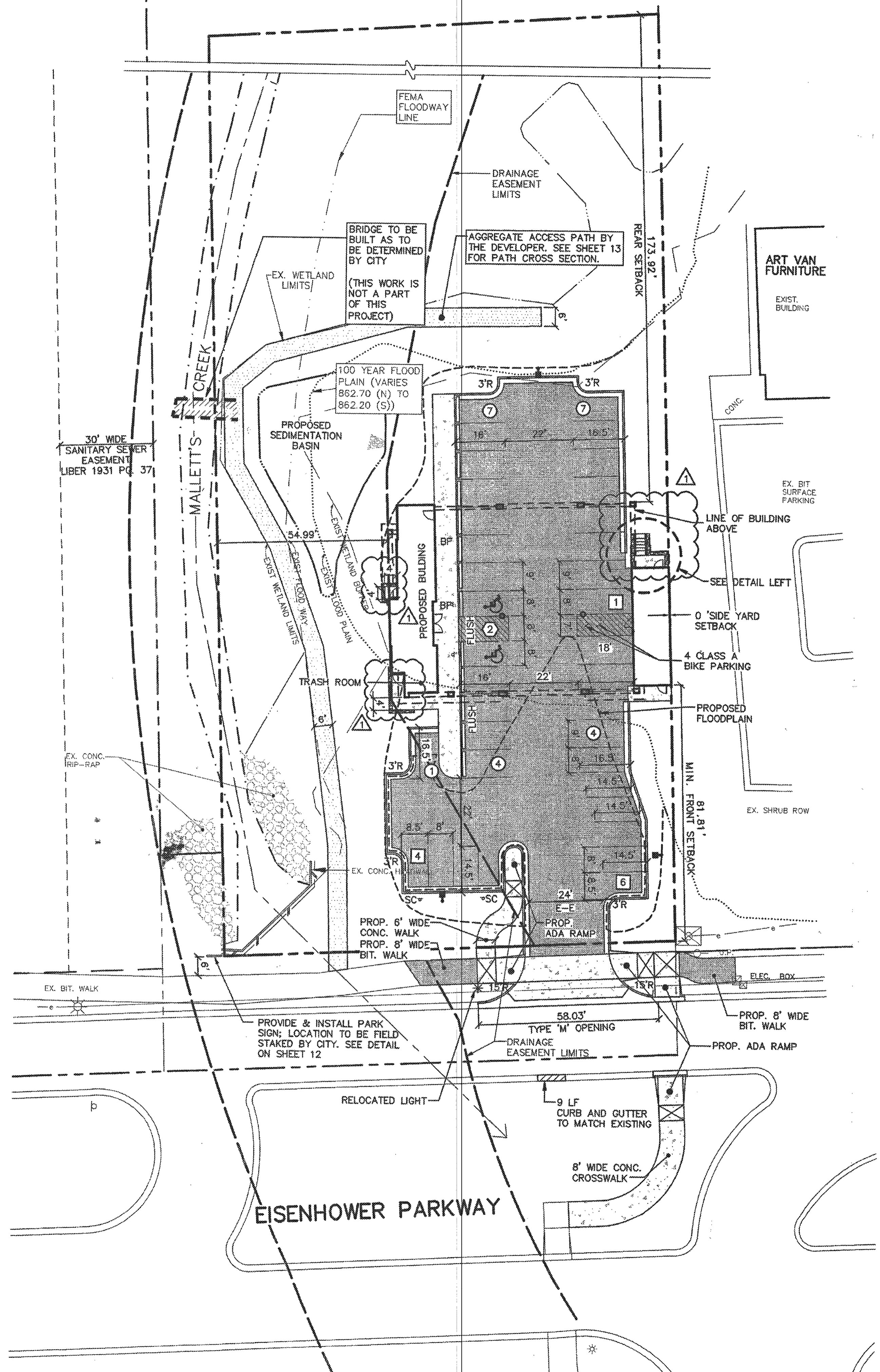
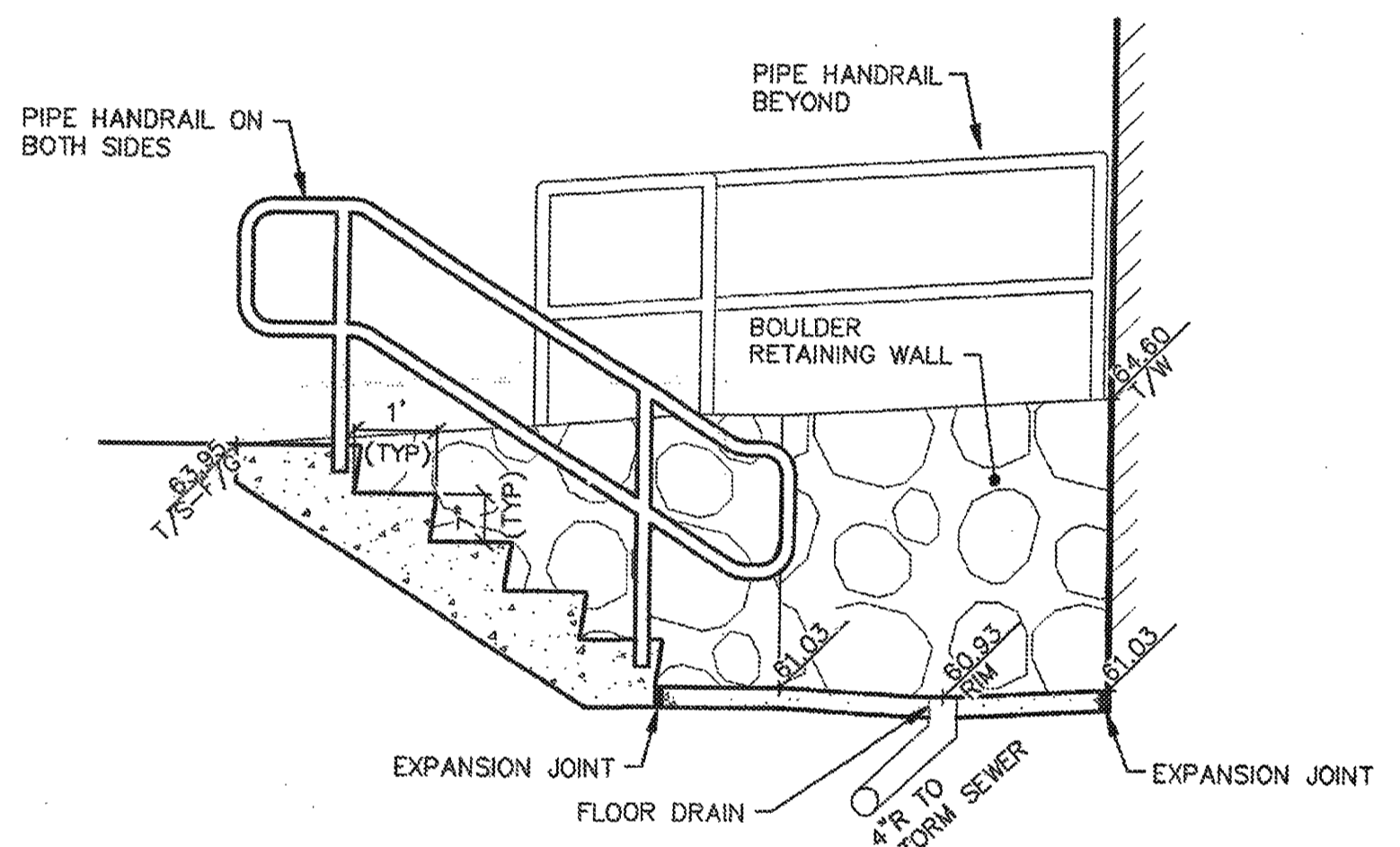
NOTE: The colors called out in the rendering do not exactly match the print, to see actual color samples see your sales representative.



# OF SETS	1 D/F	RETURN DEPTH	17"	RACEWAY COLOR	N.A.	DESIGNER	S WILKIE
FACE COLOR	SEE ABOVE	TYPE OF INSTALL	GROUND MONUMENT	TRANSFORMER	N.A.	DATE	01/06/20
RETURN COLOR	TO MATCH	TYPE OF FACE	ALUMINUM / LEXAN	BALLAST	N.A.	JOB NO.	
RETAINER COLOR	WHITE	RACEWAY D.	H. L. N.A.	COMMENTS:		JOB NAME	MIP-A2-010620-SITE
LED COLOR	WHITE	HOUSINGS	N.A.	SALESPERSON:	JIM ANDERSON	ADDRESS:	411 EISENHOWER PKWY. ANN ARBOR, MI



F/G FINISH GRADE
 B/W BOTTOM OF WALL
 T/W TOP OF WALL
 B/S BOTTOM OF STAIRS
 T/S TOP OF STAIRS



SCALE: 1" = 20'

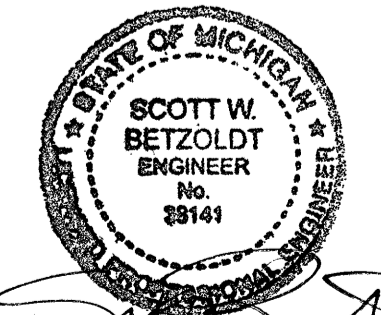
3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

LEGEND

- SC SIGN
- SC SMALL CAR PARKING
- BF BARRIER FREE PARKING
- RAMP
- CURB & GUTTER
- PROPOSED SITE LIGHTS
- BITUMINOUS PAVING
- CONCRETE WALKS
- AGGREGATE PATH (BY DEVELOPER)
- BUMPER BLOCKS
- PROPOSED FLOODPLAIN
- PROP. BOULDER RETAINING WALL

- NOTES**
- PARKING STALL DEPTHS ARE MEASURED TO THE FACE OF CURB, BACK OF CURB, OR FACE OF WALL AS NOTED.
 - PARKING LANES ARE MEASURED FROM THE END OF THE STALL TO EDGE OF GUTTER OR AS OTHERWISE NOTED.
 - RADII ARE MEASURED TO BACK OF CURB.
 - TRASH PICKUP IS TO BE PRIVATE.
 - PAVING, SIDEWALKS & RAMPS TO BE CONSTRUCTED IN THE PUBLIC RIGHT-OF-WAY OF EISENHOWER PARKWAY SHALL MEET ALL REQUIREMENTS & GUIDELINES AS SET FORTH IN THE CURRENT DRAFT CITY OF ANN ARBOR STANDARDS AND ADA STANDARDS. SEE DETAILS ON SHEET 14.
 - BARRIER FREE PARKING SIGNS ARE TO BE NO. 38148 HM, BAKED ENAMEL ON .063" RUSTPROOF ALUMINUM. BY CHAMPION AMERICA INC. OR APPROVED EQUAL.
 - THE BUILDING WILL HAVE A TRASH CHUTE AVAILABLE FROM EACH BUILDING STORY THAT WILL ALLOW THE VERTICAL TRANSPORTATION OF THE BUILDING TRASH DIRECTLY INTO A TRASH COLLECTION ROOM. ALL TRASH COLLECTED FROM THE CHUTE WILL BE DEPOSITED INTO A TRASH COMPACTOR WHICH WILL COMPACT THE TRASH & THEN DUMP IT INTO COLLECTION BINS. THE BINS WILL BE EMPTIED ON A WEEKLY OR BI-WEEKLY AS NEEDED BY A PRIVATE TRASH COLLECTION SERVICE.

- RECYCLABLE MATERIALS WILL BE STORED IN THE TRASH ROOM IN A SEPARATE COLLECTION BIN AND WILL BE PICKED UP AT THE SAME FREQUENCY AND BY THE SAME PRIVATE TRASH COLLECTION SERVICE.
- PROVIDE BOULDER RETAINING WALLS AT 3 DOORS AS SHOWN.
 - PROVIDE ALTERNATE BID FOR CONCRETE INTERLOCKING LANDSCAPE BLOCK WALLS & RISERS.



MIDWESTERN CONSULTING
 Civil, Environmental and Transportation Engineers
 3815 Plaza Drive
 Ann Arbor, Michigan 48108
 Phone: 734.965.0200
 Fax: 734.965.0589

MALLETT'S VIEW OFFICE CENTER
 CLIENT: SCL INC.
 26140 RAINE
 OAK PARK, MI 48237
 ATTN: JOEL WILLENS
 (248) 808-8800

ADMINISTRATIVE AMENDMENT
 DIMENSIONAL SITE PLAN

4

JOB No. **05155**
 DATE: 7-24-07
 SHEET 4 OF 15

REV. DATE	REV. BY	REV. DATE	REV. BY
9-27-07	SCW	10-15-07	ENG. JAF
11-15-07	ENG. JAF	11-15-07	ENG. JAF
11-15-07	ENG. JAF	11-15-07	ENG. JAF
11-15-07	ENG. JAF	11-15-07	ENG. JAF
11-15-07	ENG. JAF	11-15-07	ENG. JAF
11-15-07	ENG. JAF	11-15-07	ENG. JAF
11-15-07	ENG. JAF	11-15-07	ENG. JAF

S:\05155\ACAD\AMENDED_FINAL\05155.DWG, 04/15/2008 2:26:38 PM, Dwg, D=52m-101.dwg