



**Board of Adjustment
March 17, 2020**

Staff Report

DATE: March 11, 2020

TO: Board of Adjustment

FROM: Zachary D. Gordon, AICP, Planning Director

SUBJECT: Case # BOA-2020-10 – Northern Tool + Equipment – 3363 Cloverleaf Parkway

Request for a Certificate of Nonconformity Adjustment (CONA) to allow for signage in excess of maximum area permitted

A. Action Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record
2. Motion to approve/revise findings of fact proposed by Planning Staff
3. Motion to approve, approve with conditions, or deny the applicant's request for a Certificate of Nonconformity Adjustment

B. Required Votes to Pass Requested Action

A majority vote is required to approve or deny the requested actions.

C. Background

The applicant, Sign Art Company, Inc., is requesting a Certificate of Nonconformity Adjustment (CONA) on behalf of Northern Tool + Equipment, to allow for building wall signage in excess of the maximum allowed within a C-2 (General Commercial) zoning district.

The Unified Development Ordinance (UDO) permits a maximum of one (1), 120-sf wall sign; with a second wall sign allowed where more than 50% of the parking for the building is located to the side or rear of the and an entrance to the establishment faces the parking lot.

The applicant is requesting wall signage on the northwest building façade for a total of 258.74 sf and on the southwest facade for a total area of 167.25 sf.

The previous wall signage for the Staples store measured approximately 245 sf on both the northwest southwest building façades.

The proposed signage, while greater than the maximum of 120 sf allowed, is cumulatively less than the previous non-conforming sign area.

In accordance with Section 13.1.3.4.of the UDO:

A Nonconforming Use may be changed to another Nonconforming Use which more closely approximates permitted Uses in the Zoning District, with respect to scale and intensity of use, upon issuance of a Certificate of Nonconformity Adjustment.

D. Policy Issues

Section 13.1.6.1 of the UDO states: *A Certificate of Nonconformity Adjustment shall be required to enlarge, expand or otherwise alter any Nonconforming Use or Structure as set forth in this Section 13.1. A Certificate of Nonconformity Adjustment shall be issued by the Board of Adjustment subject to the requirements of this section.*

Section 13.1.6.3 of the UDO states that: *The decision to approve or deny will be made based on the following criteria:*

Noise - Does the nonconformity create noise above and beyond levels considered normal to the area?

Staff Assessment

There are no anticipated noise impacts associated with the proposed signage.

Traffic - Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

Staff Assessment

The proposed signage is not expected to generate a higher volume of traffic than would be associated with a conforming sign.

Other measurable, physical effects - Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

Staff Assessment

No negative environmental effects are anticipated from the proposed signage.

Surrounding property values - Does the nonconformity detract from the prevailing property values?

Staff Assessment

The proposed signage is not anticipated to detract from surrounding property values.

Aesthetics - Does the nonconformity compliment or detract from the overall aesthetic character of the area?

Staff Assessment

The proposed signage is designed in a manner which will complement the aesthetic character of the area.

E. Legal Issues

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether to grant a Certificate of Nonconformity Adjustment, the Board must find that each of the five criteria noted above have been met.

If the Board concurs with the staff assessments for each of the criteria, then no additional findings of fact are necessary and the Board may adopt the staff findings as part of its decision. However, if the Board wishes to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the five criteria below.

Should a certificate of nonconformity adjustment be approved, the Board may impose such reasonable conditions as will ensure that the use of the property to which the certificate applies will be as compatible as practicable with the surrounding properties. Any approval granted will "run with the land" and subject all future property owners to the same restrictions.

Yes No

 Noise - Does the nonconformity create noise above and beyond levels considered normal to the area?

 Traffic - Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

 Other measurable, physical effects - Does the nonconformity generate any other negative effects including but not limited to: dust, air pollution, foul smell, etc.?

 Surrounding property values - Does the nonconformity detract from the prevailing property values?

Aesthetics - Does the nonconformity detract from the prevailing property values?

F. Recommendation

Based upon an assessment of the criteria noted above, **staff recommends approval** of the applicant's request for a Certificate of Nonconformity Adjustment to allow for signage greater than allowed by the UDO, as detailed in the application submitted, for the proposed Northern Tool + Equipment store location at 3363 Cloverleaf Parkway, Cabarrus County Parcel Identification Number (PIN) 56-2222-8431.

However, the Board of Adjustment should consider all facts and testimony after conducting the public hearing and render a decision accordingly to either approve, approve with conditions, or deny the request for a Certificate of Nonconformity Adjustment.

G. Attachments

1. Application
2. Vicinity Map
3. Zoning Map
4. Future Land Use Map
5. List of notified properties
6. Letter to adjacent property owners
7. Posted zoning sign
8. Proposed sign package
9. Previous Staples sign graphic

H. Issue Reviewed By:

Planning Director	X
City Attorney	X



**Planning and Zoning Commission and Board of Adjustment
General Application Form
(Not for Site Plan Review Submittals)**

Type of Action Requested (Check One):

- | | | | |
|------------------------|-------|----------------------------------|-------------------------------------|
| Variance | _____ | SIA Application | _____ |
| Conditional Use Permit | _____ | Nonconformity Adjustment | <input checked="" type="checkbox"/> |
| Subdivision Exception | _____ | Watershed Boundary Modification | _____ |
| Zoning Text Amendment | _____ | Zoning Map Amendment | _____ |
| Appeal | _____ | Conditional Zoning Map Amendment | _____ |

Applicant: SignArt Company Inc Owner: KALNC LC, AMLNC LC, and HTNC LC

Address: 2933 Mondovi Rd Address: 999 Home Plaza Ste 220
Eau Claire WI 54701 Waterloo IA 50701

Telephone: 715.834.5127 Telephone: 319.277.8027

Email: amceathron@signartusa.com (Angela) Email: jackj@lockardonline.com

Legal relationship of applicant to property owner: Mandi Timmerman CFO

Property Location/Address: 3363 Cloverleaf Pkwy Concord NC 28027

Tax Parcel Number: 56222284310000 Zoning District: C-2 Acreage of Site: _____ HTNC LC

Angela McEathron
Applicant Name (Print)

Mandi Timmerman - KALNC LC
Property Owner Name (Print) AMLNC LC

Angela McEathron 02.12.2020
Applicant Signature & Date

Mandi Timmerman 2/12/2020
Property Owner Signature & Date

The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee, and five (5) copies of any required site plans for staff review must be submitted by the deadline. However, to remain on the next meeting agenda, fifteen (15) copies of such plans, determined by staff to conform to all ordinance standards, must be submitted at least ten (10) days before the meeting date. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: _____

Receipt # _____

Application No.: _____

Date Submitted (Complete): _____



City of Kannapolis - Request for Certificate of Nonconformity Adjustment

I, SignArt Company Inc, hereby petition the Board of Adjustment for a CERTIFICATE OF NONCONFORMITY ADJUSTMENT as required by Section 13.1.6 of the Unified Development Ordinance to enlarge, expand, or otherwise alter a Nonconforming Use or Structure.

The current use of the property is described as follows:

Retail store

The location of the nonconforming use or structure is indicated on the accompanying site plan. The degree of nonconformity with respect to the dimensional and design regulations of the Ordinance is more fully described as follows:

Code allows 120sf of signage per elevation

The nature of the proposed enlargement, expansion, or alteration is described as follows:

Install 182.25 sf of Northern Tool + Equipment identification signage on the NW elevation
Install 167.25 sf of Northern Tool + Equipment identification signage on the SW elevation

APPROVAL CRITERIA

The Board of Adjustment does not have unlimited discretion in deciding whether to approve a certificate of nonconformity adjustment. The Unified Development Ordinance requires that the applicant demonstrate positive responses to several questions to obtain a certificate of nonconformity adjustment. In the spaces provided below, indicate the *facts* that you intend to provide to convince the Board that the proposed enlargement, expansion, or alteration can properly address the following questions:

A. Does the nonconformity create noise above and beyond levels considered normal to the area?

No

B. Does the nonconformity generate or have the potential to generate a significantly higher volume of traffic than surrounding land use?

No _____

C. Does the nonconformity generate any other negative effects, including, but not limited to, dust, air pollution, foul smell, etc.?

No _____

D. Does the nonconformity detract from the prevailing property values?

No _____

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.



Signature of Property Owner



Date

The Board of Adjustment may add conditions regarding what the nonconformity owner/operator must do to the property for certification. For example, landscaping or fencing may be required or a shift of operations away from adjoining properties may be stipulated.

Fee: Please refer to fee schedule to determine applicable fees.
Fees are nonrefundable and help to cover administrative and notification costs.

STAFF USE ONLY

Scheduled meeting date: _____
Dates advertised in newspaper: _____ and _____
Date written notices mailed: _____

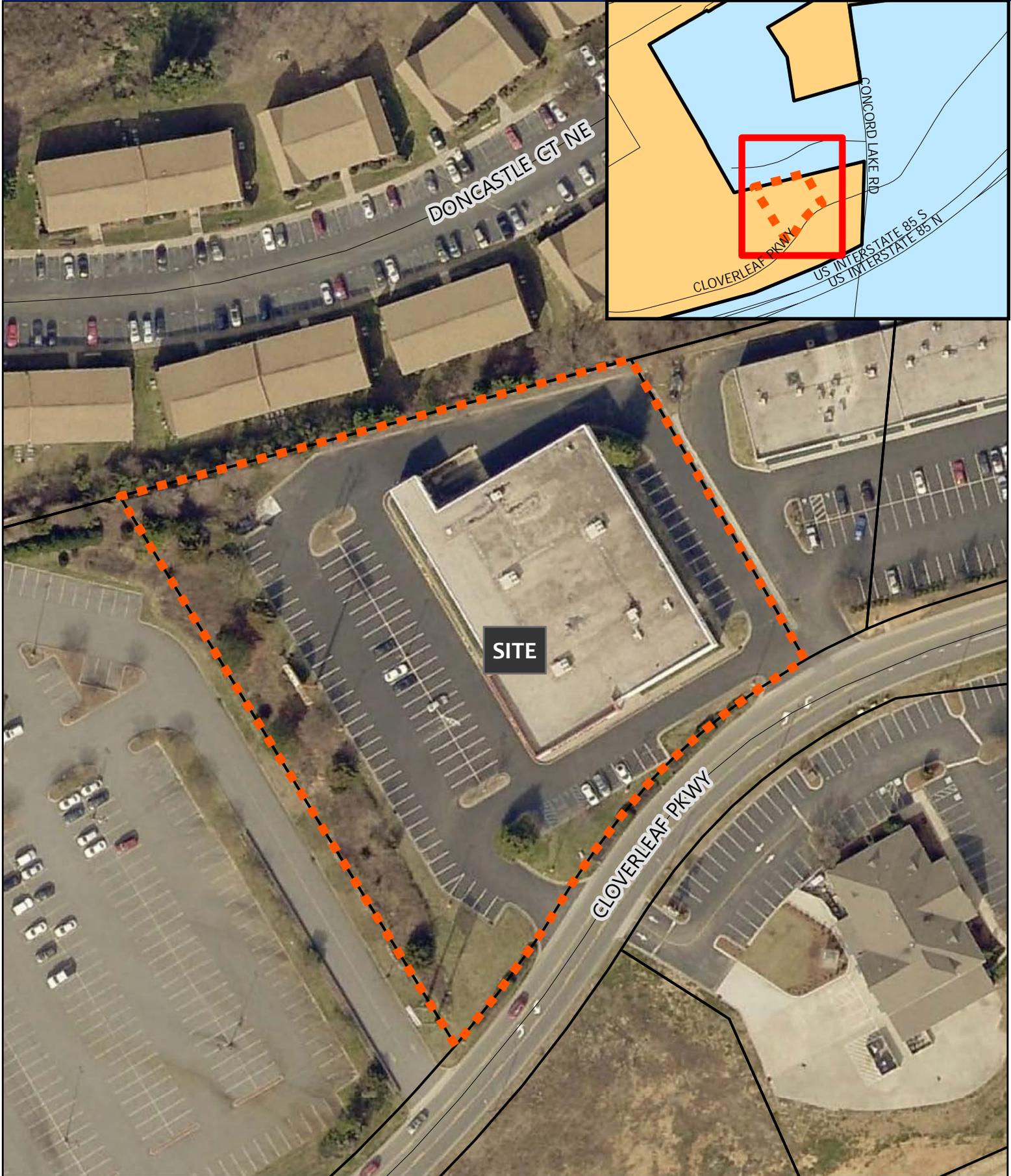
Board decision: _____
Conditions: _____

Date written notice sent to applicant: _____



Vicinity Map

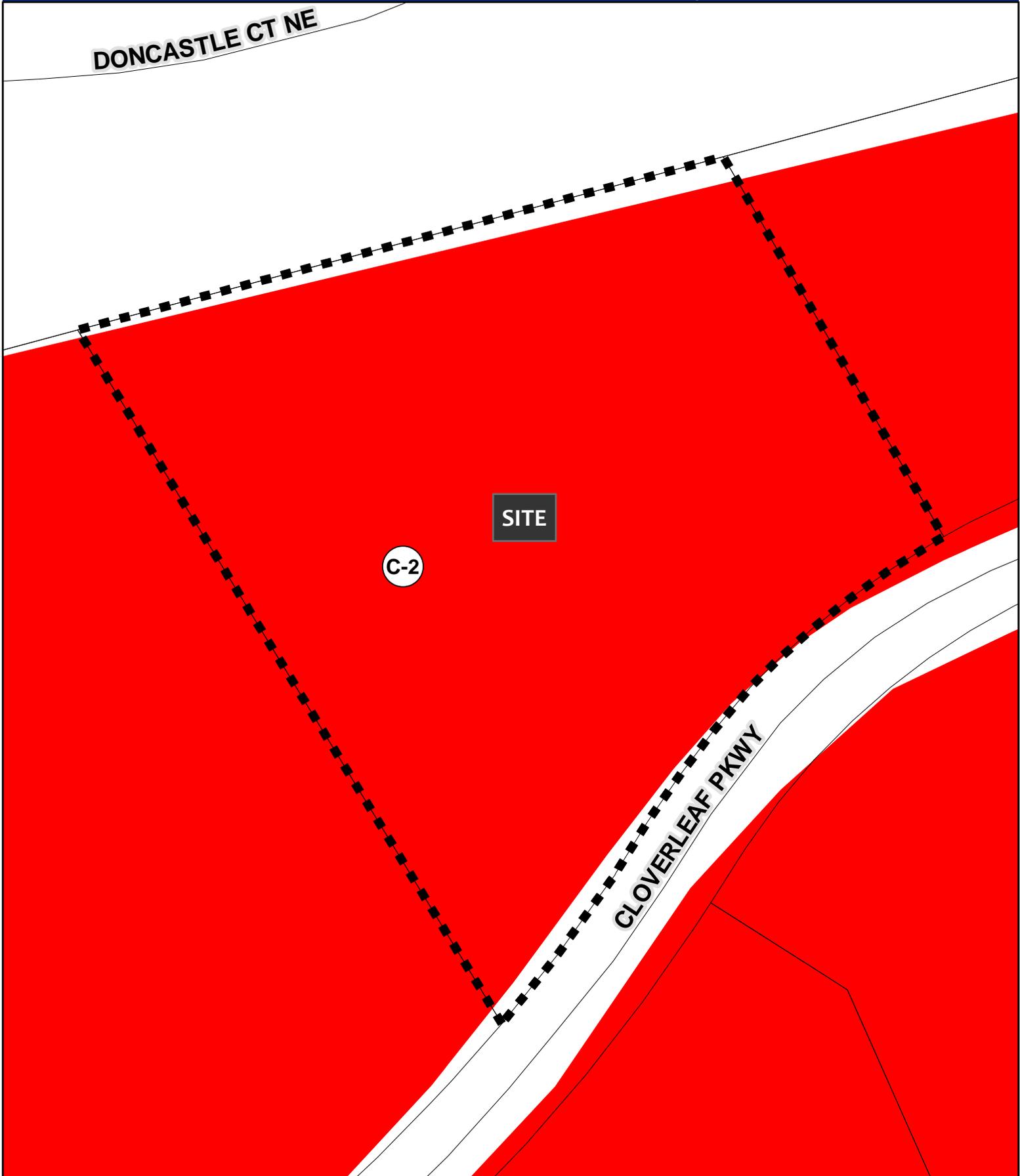
Case Number: BOA-2020-10
Applicant: Sign Art Company Inc.
3363 Cloverleaf Pkwy





Kannapolis Current Zoning

Case Number: BOA-2020-10
Applicant: Sign Art Company Inc.
3363 Cloverleaf Pkwy





Kannapolis 2030 Future Land Use Map

Case Number: BOA-2020-10

Applicant: Sign Art Company Inc.

3363 Cloverleaf Pkwy

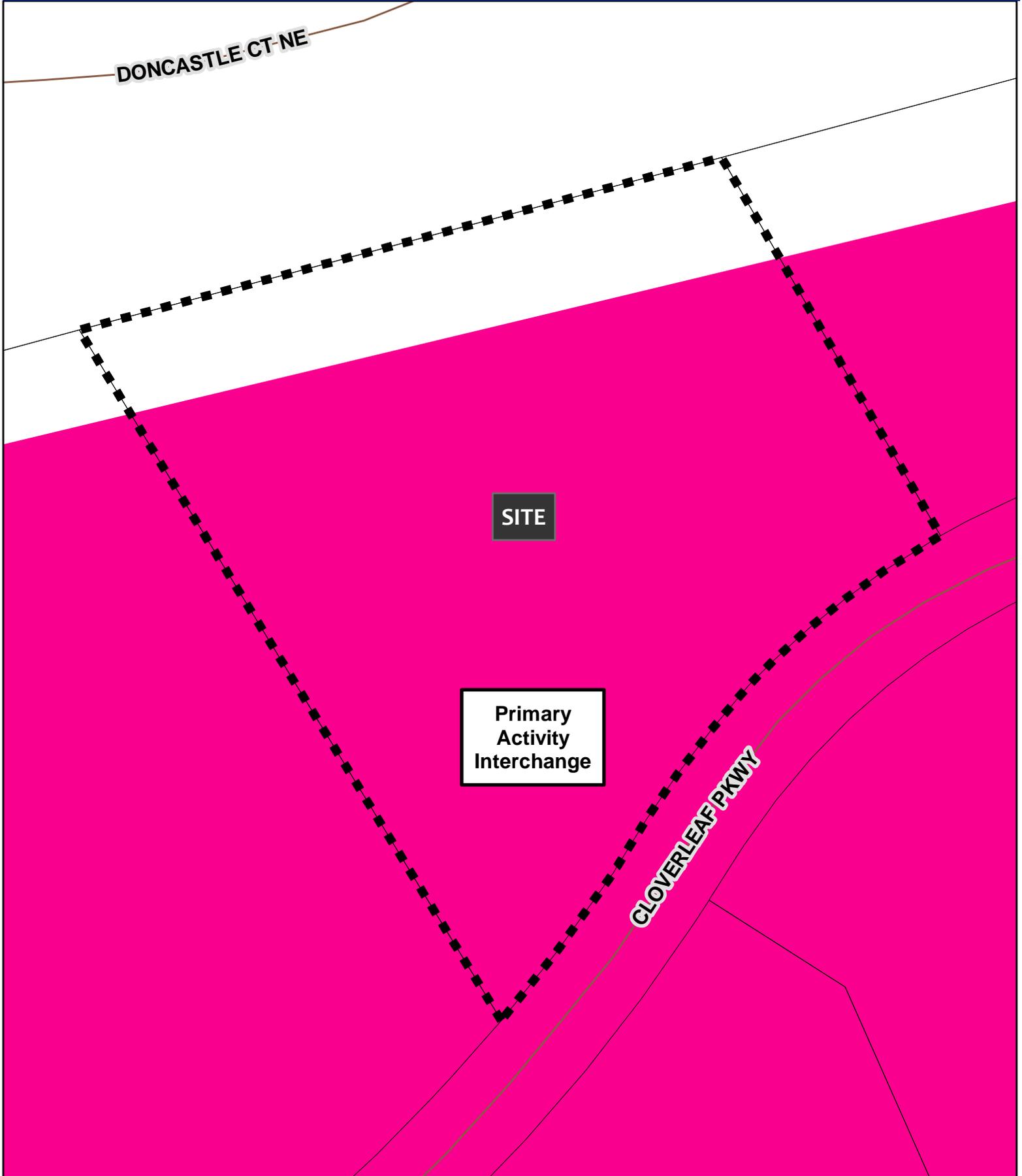


DONCASTLE CT-NE

SITE

Primary
Activity
Interchange

CLOVERLEAF PKWY



AcctName1	MailAddr1	MailCity	MailState	MailZipCod
CHUNG PROPERTIES LLC	381 SYCAMORE RIDGE RD NE	CONCORD	NC	28025
CLOVERLEAF PARKWAY DEVELOPMENT LLC				
ATTN: KEITH GREENSPON	6804 DUMBARTON DR	CHARLOTTE	NC	28210
KALNC LC, AMLNC LC AND HTNC LC	999 HOME PLZ STE 220	WATERLOO	IA	50701
BUCKINGHAM PLACE REAL ESTATE	366 ELM AVE SW	ROANOKE	VA	24016
DARA PROPERTIES OF KANNAPOLIS	799-B BREVARD ROAD	ASHEVILLE	NC	28806
SIGNART COMPANY INC.	2933 MONDOVI RD	EAU CLAIRE	WI	54701



February 28, 2020

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing on Tuesday, March 17, 2020 at 6:00 PM at City Hall, located at 401 Laureate Way, for the following case:

BOA-2020-10 – Certificate of Nonconformity Adjustment (CONA) – 3363 Cloverleaf Parkway

Under the terms of the Unified Development Ordinance (UDO), a CONA is required to enlarge, expand, or otherwise alter any nonconforming use or structure. The applicant is requesting permission to install signage which exceeds the maximum allowed square footage for the C-2 (General Commercial) zoning district. The property measures approximately 2.43 +/- acres, is located at 3363 Cloverleaf Parkway and more specifically identified as Cabarrus County Parcel Identification Number 5622-22-8431. **(Please see reverse side of this letter for vicinity map showing the location of this property.)**

As an adjacent property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis UDO; and are invited to attend the public hearing and present testimony, should you desire, to the Board of Adjustment.

Should you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350

Sincerely,

A handwritten signature in black ink, appearing to read 'Zachary D. Gordon', written in a cursive style.

Zachary D. Gordon, AICP
Planning Director

The meeting is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704-920.4302.



Board of Adjustment

Case Number: BOA-2020-10
Applicant: Sign Art Company Inc.
3363 Cloverleaf Pkwy



DONCASTLE CT-NE

SITE

PIN:
5622-22-8431

CLOVERLEAF PKWY

Sign Specifications: Front Northwest Elevation

- A Internally Illuminated (LED)
Raceway Mounted Channel Letters
and Tagline Cabinet**
Channel Letters and Tagline are Raceway Mounted

Faces:
Translucent white polycarbonate faces with
applied vinyl overlay (black, Sunflower Yellow)

Retainers, Returns & Trimcaps:
Returns, Retainer & Trim Caps (black)

Raceway:
6 1/2" extruded Aluminum Raceway painted to match wall

- B Internally Illuminated (LED)
Logo Cabinet Sign with Lit Face**
Flush Mounted to wall

Fabricated aluminum frame

Faces:
Translucent white polycarbonate or flex faces
with applied vinyl overlay (black, Sunflower Yellow)

Retainers and Returns:
(black)

- C Internally Illuminated (LED)
Parts and Service Cabinet**
flush mounted

Faces:
translucent white polycarbonate faces
with applied vinyl graphic overlay (black, Sunflower Yellow)

4" Returns, 1 1/2" Retainer:
(black)

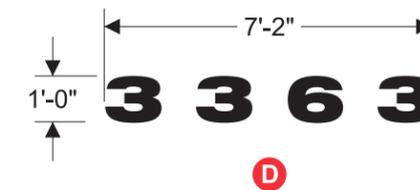
- D Non-Illuminated Address Numbers**
flat cut out stud mount aluminum numbers

Sign Code:
TBD

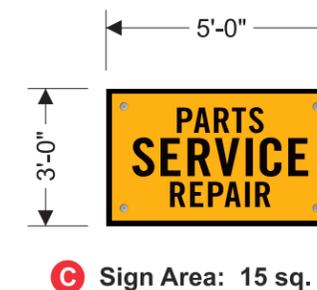
Proposed Signs:
Front Northwest Elevation:
8'-0" DIA. Round NTE Logo: 64 sq. ft.
5'-0" H. x 20'-7 3/4" W. NTE Channel Letterset: 103.25 sq. ft.
3'-0" H. x 5'-0" W. NTE Parts and Service Sign: 15 sq. ft.
2'-0" H. x 9'-9" W. Stihl Channel Letterset: 19.50 sq. ft.
4'-2 1/4" H. x 9'-5" W. Milwaukee Channel Letterset: 39.49 sq. ft.
1'-5 1/2" H. x 12'-0" W. Honda Channel Letterset: 17.50 sq. ft.

Total Sign Area Northwest Elevation: 258.74 sq. ft.
Total Sign Area Allowed by Code: X sq. ft.
Below Code: X sq. ft.

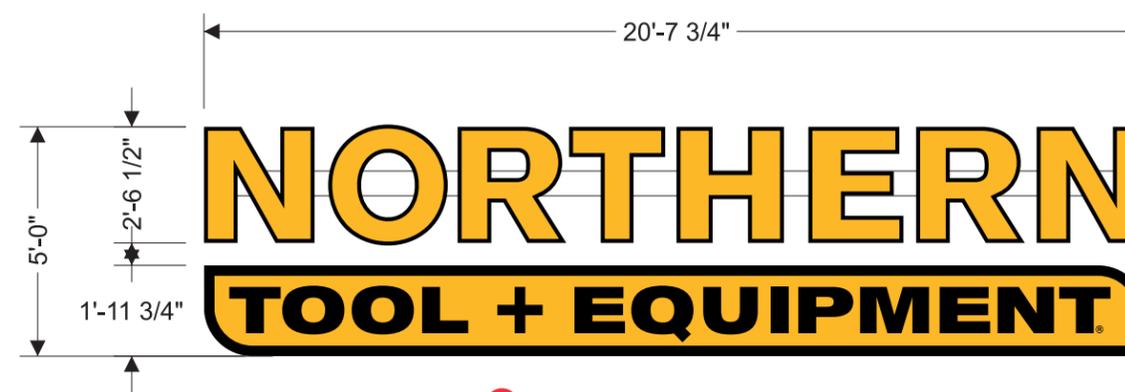
SCALE: 1/4" = 1'-0"



B Sign Area: 64 sq. ft.



C Sign Area: 15 sq. ft.



A Sign Area: 103.25 sq. ft.

CUSTOMER INFORMATION

Customer: **Northern Tool and
Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC
Northwest Elevation
Wall Signs
REV A 10-15-19**

Date: **REV A 10-15-19**

Revisions:

Scale: 1/4" = 1'-0" at 11" x 17"

Page: 1 of 5

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



SignArt Company

Eau Claire, WI
715-834-5127
800-235-5178

St. Paul, MN
651-688-0563
800-699-0563

www.signartusa.com



This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.

Sign Specifications: Front Northwest Elevation

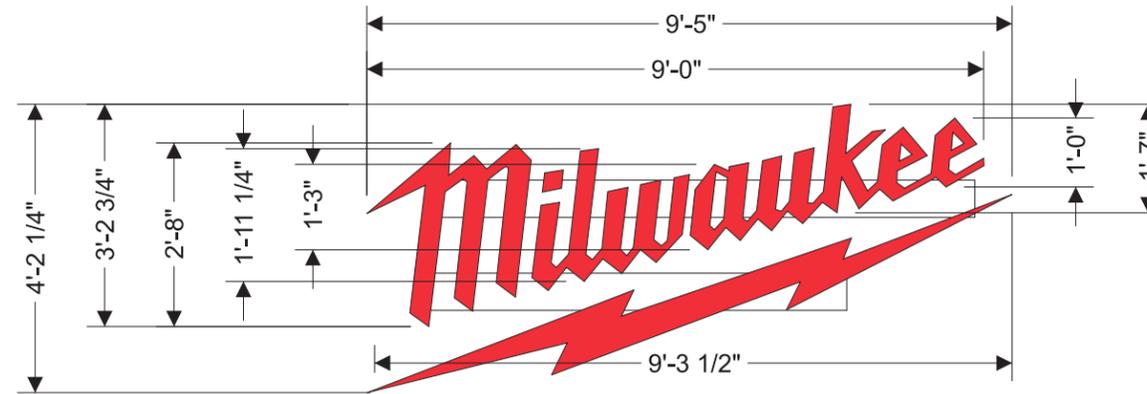
SCALE: 3/8" = 1'-0"

M Internally Illuminated (LED)
H Channel Letters
Raceway Mounted

Faces:
Translucent red polycarbonate faces

Trimcaps and Returns:
(black)

Raceway:
6 1/2" extruded Aluminum Raceway painted to match wall



M Sign Area: 39.49 sq. ft.

CUSTOMER INFORMATION

Customer: Northern Tool and Equipment

Address: Kannapolis, NC

Sales: Matt Snyder

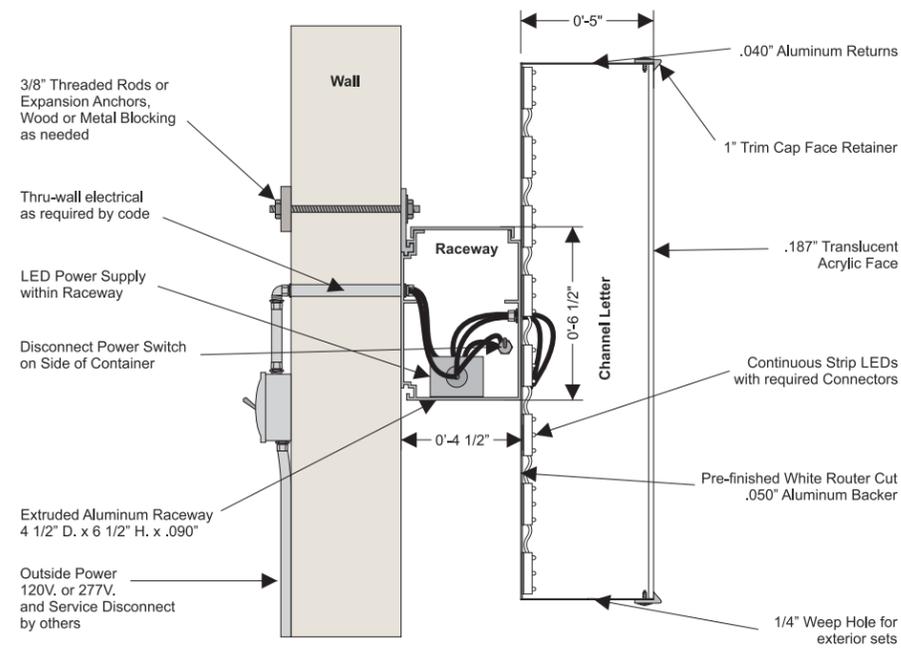
DRAWING INFORMATION

File Name: NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19

Date: REV A 10-15-19

Revisions:

The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL

Typical Internally Illuminated (LEDs) Channel Letter/Logo (Raceway Mounted)



H Sign Area: 17.50 sq. ft.

Scale: 3/8" = 1'-0" at 11" x 17"

Page: 2 of 5

Designer: Jeff Weispfenning

Customer/LL Approval:



SignArt Company

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Sign Specifications: Front Northwest Elevation

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

S Internally Illuminated (LED)
Channel Letters
Raceway Mounted

Letter Faces: Translucent #2119 Orange Acrylic faces
Registered Trade Mark Face: Translucent #7328 White Acrylic Face with applied Orange Vinyl overlay

5 3/8" Returns & Trimcaps:
Orange

LEDs:
white

Raceway and Bridge:
8" extruded bottom mount Aluminum Raceway with Aluminum Bridge between "L" and "Registered Trademark"



Sign Area: 19.5 Sq. Ft.

Existing Sign Do Not Fabricate

CUSTOMER INFORMATION

Customer: Northern Tool and Equipment

Address: Kannapolis, NC

Sales: Matt Snyder

DRAWING INFORMATION

File Name: NTE Kannapolis, NC
Northwest Elevation
Wall Signs
REV A 10-15-19

Date: REV A 10-15-19

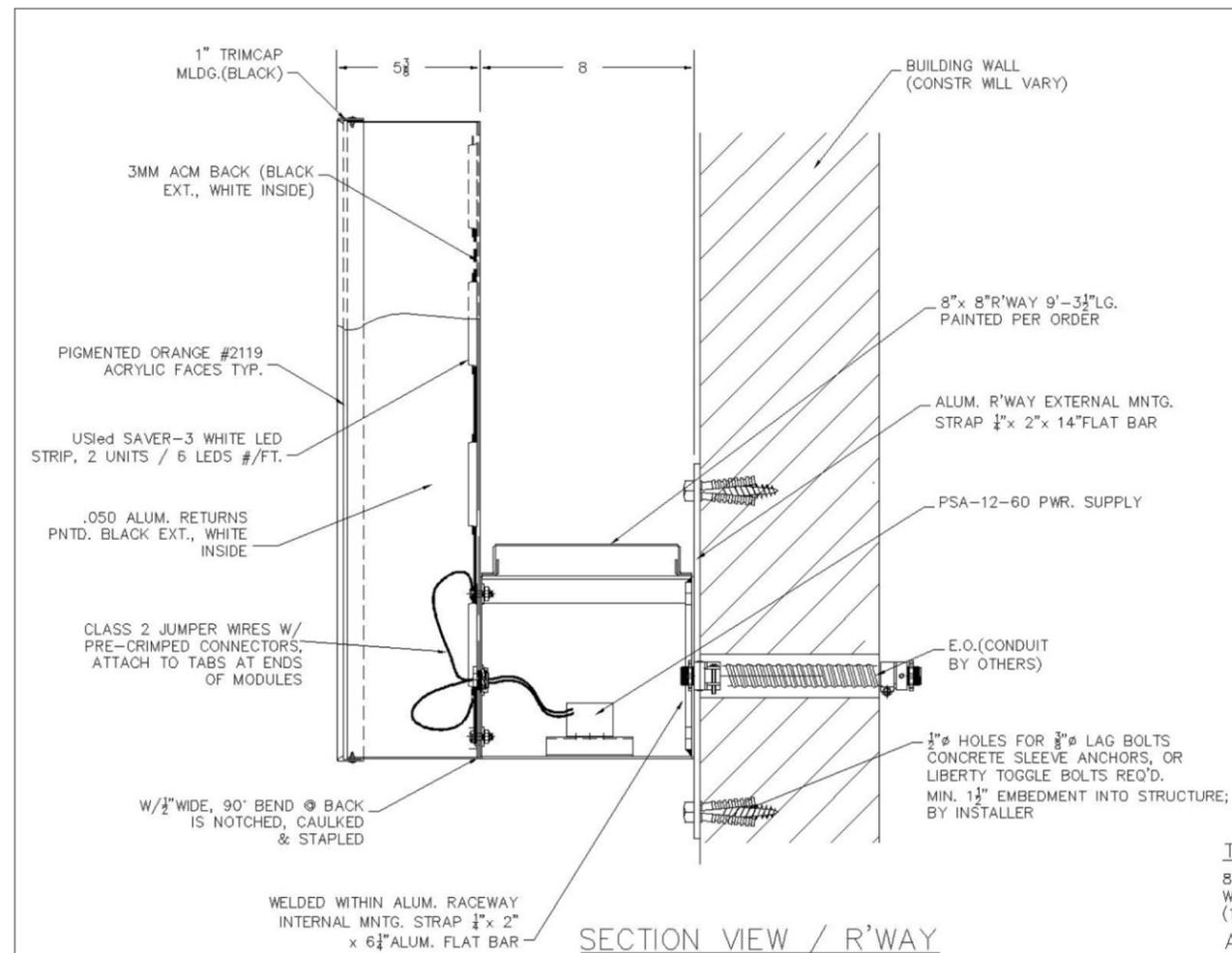
Revisions:

Scale: 1/2" = 1'-0" at 11" x 17"

Page: 3 of 5

Designer: Jeff Weispfenning

Customer/
LL Approval:



TOTAL ELECTRICAL REQ'MTS.

84 UNITS @ 42'-0" LG., USled 'SAVER-3' WHITE LEDS; 2 UNITS (6 LEDS FT.)
(1) PSA-12-60 POWER SUPPLY

AMPS: .63

WATTS: 55.44

U.L. LABEL: STD.



SignArt Company

Eau Claire, WI
715-834-5127
800-235-5178

St. Paul, MN
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800-699-0563

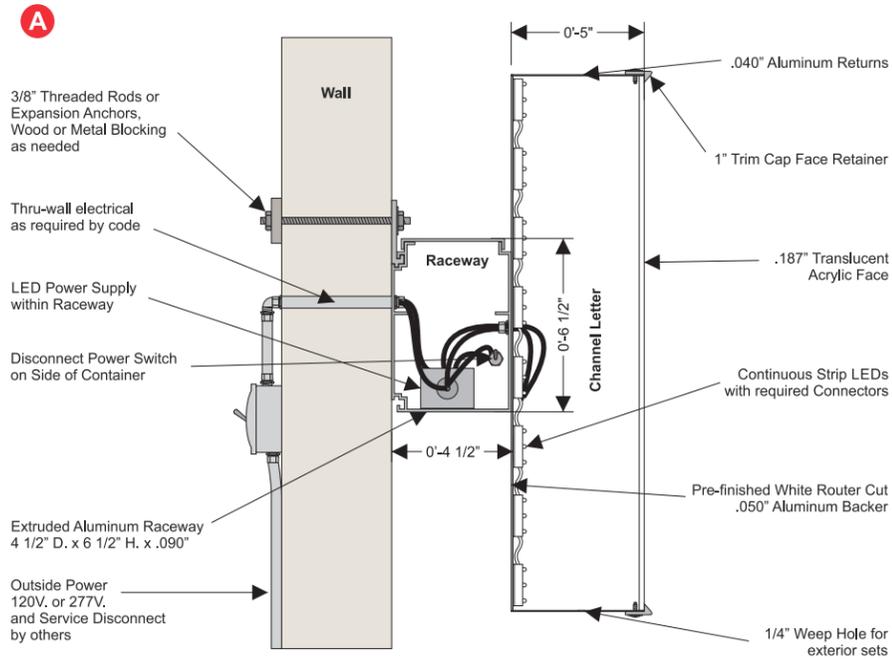
www.signartusa.com



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Section Details:

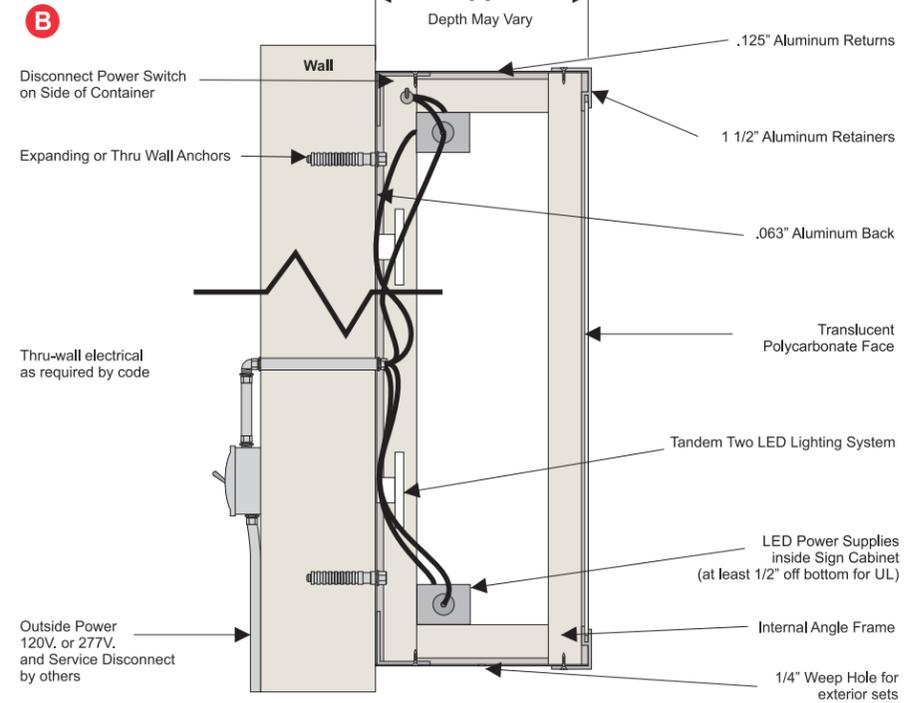
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Internally Illuminated (LEDs)
 Channel Letter/Logo (Raceway Mounted)



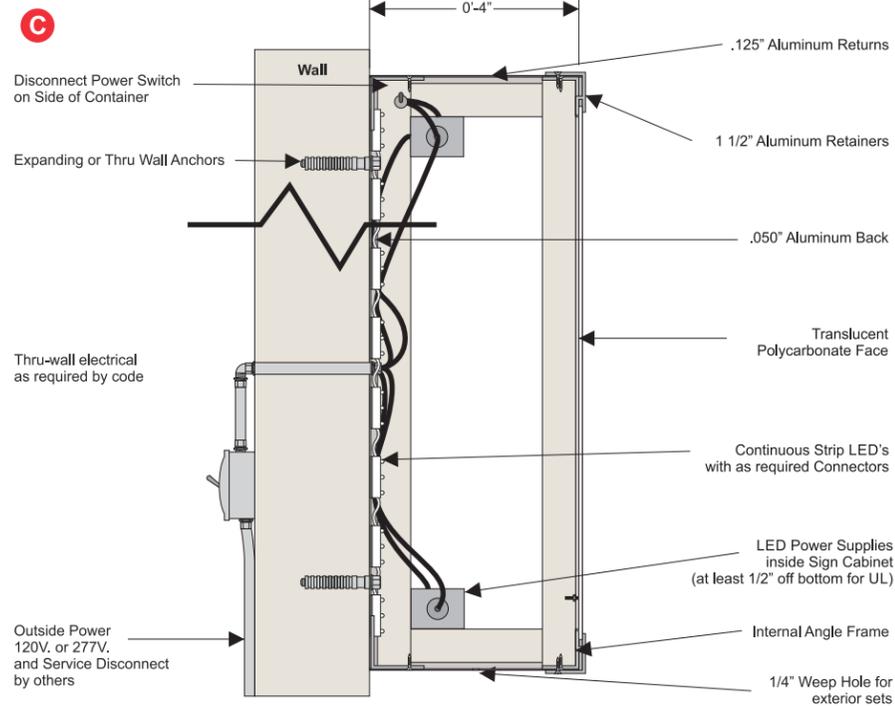
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Internally Illuminated (Tandem Two LEDs)
 Polycarbonate Face Cabinet Sign



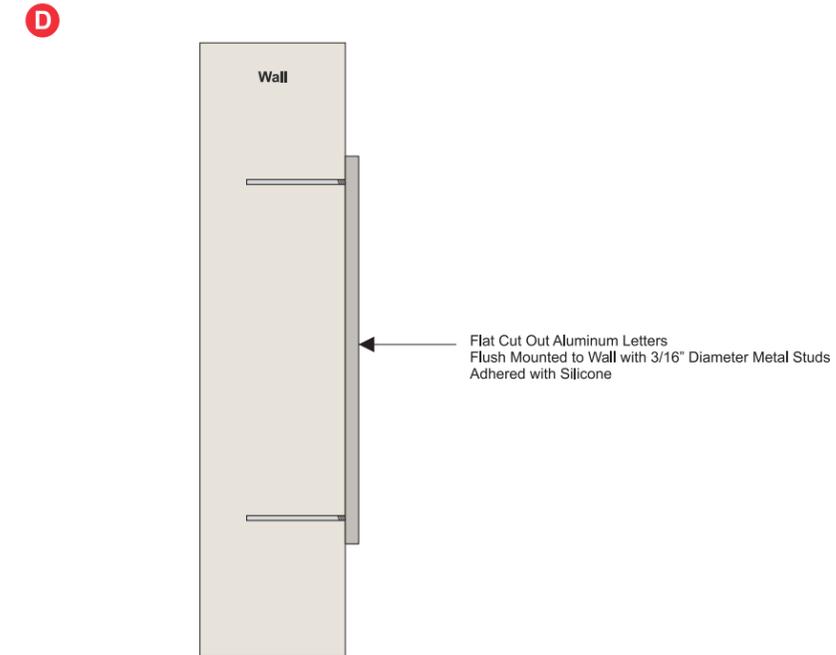
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Internally Illuminated (LEDs)
 Polycarbonate Face Cabinet Sign



The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Non-Illuminated Flat Cut Out Letters
 (Flush Mounted with Studs)



CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19**

Date: **REV A 10-15-19**

Revisions:

Scale: none

Page: 4 of 5

Designer: **Jeff Weispfenning**

Customer/
 LL Approval:



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 800-235-5178

St. Paul, MN
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 800-699-0563

www.signartusa.com



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Building Front Northwest Elevation with Sign Location:

SCALE: 1/16" = 1'-0"

CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19**

Date: REV A 10-15-19

Revisions:

Scale: 1/16" = 1'-0" at 11" x 17"

Page: 5 of 5

Designer: Jeff Weispfenning

Customer/LL Approval:



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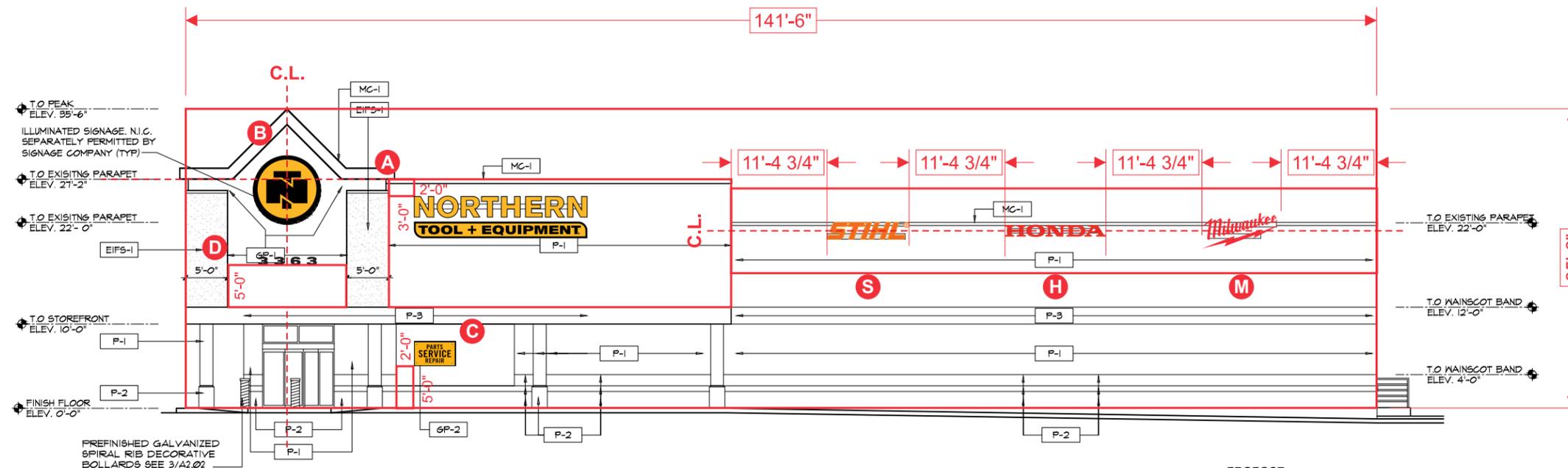
INSTALLATION INSTRUCTIONS:
 INSTALL the (Northern Tool letterset) 5'-0" to the right from the column as shown.
 INSTALL the (Northern Tool letterset) 2'-0" down from the roof top as shown.

 CENTER the (circle logo) Left to Right on the peak as shown.
 ALIGN the top of the "N" with the bottom of the witches hat fascia as shown.

 INSTALL the (parts and service) sign to the right of the entrance, 2'-0" from the column and 5'-0" AFF as shown.

 CENTER the (address numbers) Left to Right on the peak as shown.
 INSTALL the (address numbers) 5'-0" above the canopy as shown.

 CENTER the (vendor lettersets) Up and Down in the space as shown.
 INSTALL the (vendor lettersets) Left to Right evenly in the space as shown.



PROPOSE
1 | NORTHWEST ELEVATION
 1/8" = 1'-0"

Sign Specifications: Front Southwest Elevation

Sign Code:
TBD

SCALE: 1/4" = 1'-0"

**A Internally Illuminated (LED)
Raceway Mounted Channel Letters
and Tagline Cabinet**

Channel Letters and Tagline are Raceway Mounted

Faces:
Translucent white polycarbonate faces with
applied vinyl overlay (black, Sunflower Yellow)

Retainers, Returns & Trimcaps:
Returns, Retainer & Trim Caps (black)

Raceway:
6 1/2" extruded Aluminum Raceway painted to match wall

**B Internally Illuminated (LED)
Logo Cabinet Sign with Lit Face**
Flush Mounted to wall

Fabricated aluminum frame

Faces:
Translucent white polycarbonate or flex faces
with applied vinyl overlay (black, Sunflower Yellow)

Retainers and Returns:
(black)

D Non-Illuminated Address Numbers
flat cut out stud mount aluminum numbers

Proposed Signs:

Front Southwest Elevation:

8'-0" DIA. Round NTE Logo: 64 sq. ft.
5'-0" H. x 20'-7 3/4" W. NTE Channel Letterset: 103.25 sq. ft.

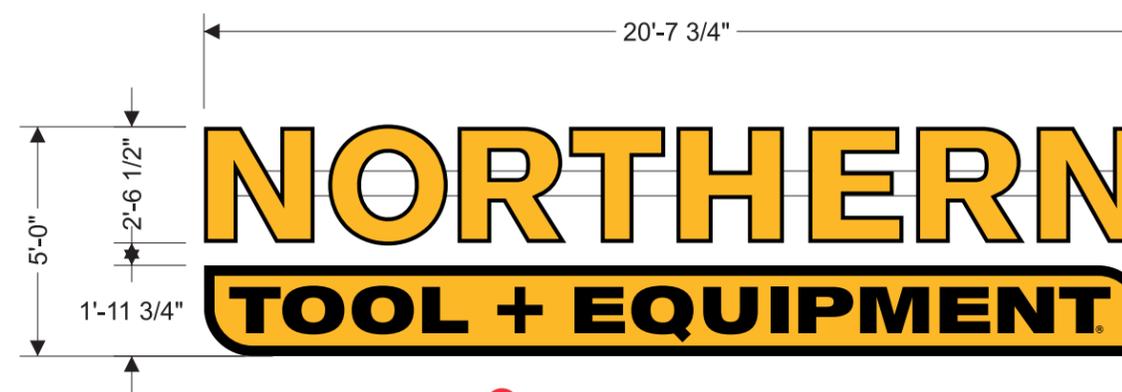
Total Sign Area Southwest Elevation: 167.25 sq. ft.

Total Sign Area Allowed by Code: X sq. ft.

Below Code: X sq. ft.



B Sign Area: 64 sq. ft.



A Sign Area: 103.25 sq. ft.

CUSTOMER INFORMATION

Customer: **Northern Tool and
Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC
Southwest Elevation
Wall Signs
REV A 10-16-19**

Date: **REV A 10-16-19**

Revisions:

Scale: 1/4" = 1'-0" at 11" x 17"

Page: 1 of 3

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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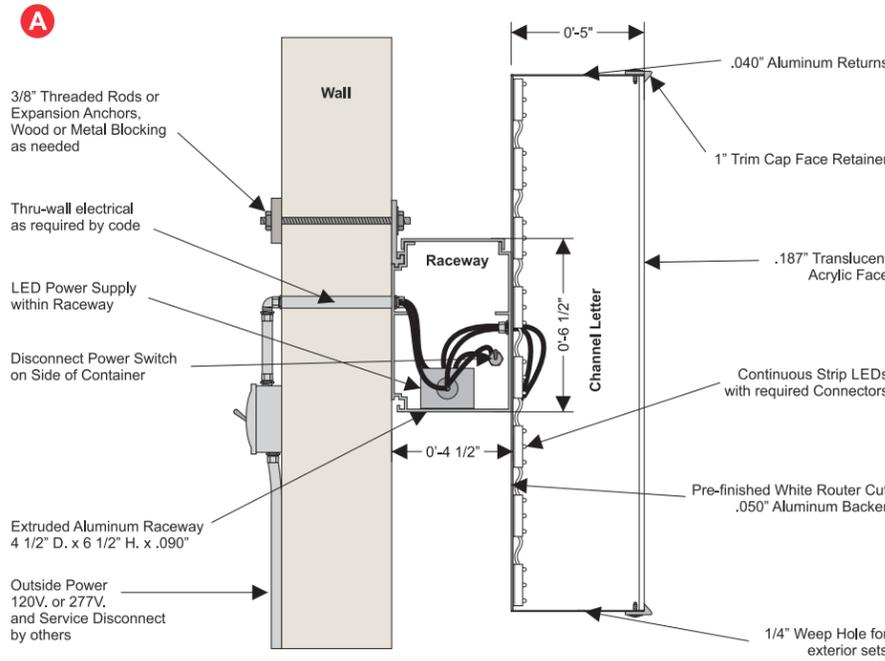
www.signartusa.com



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Section Details:

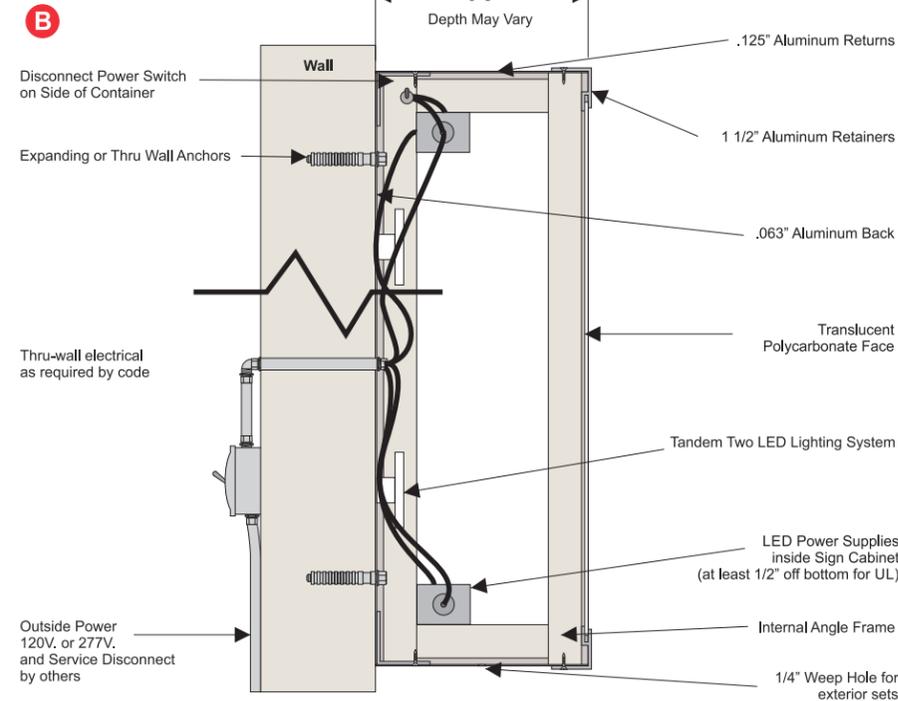
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
Typical Internally Illuminated (LEDs)
Channel Letter/Logo (Raceway Mounted)



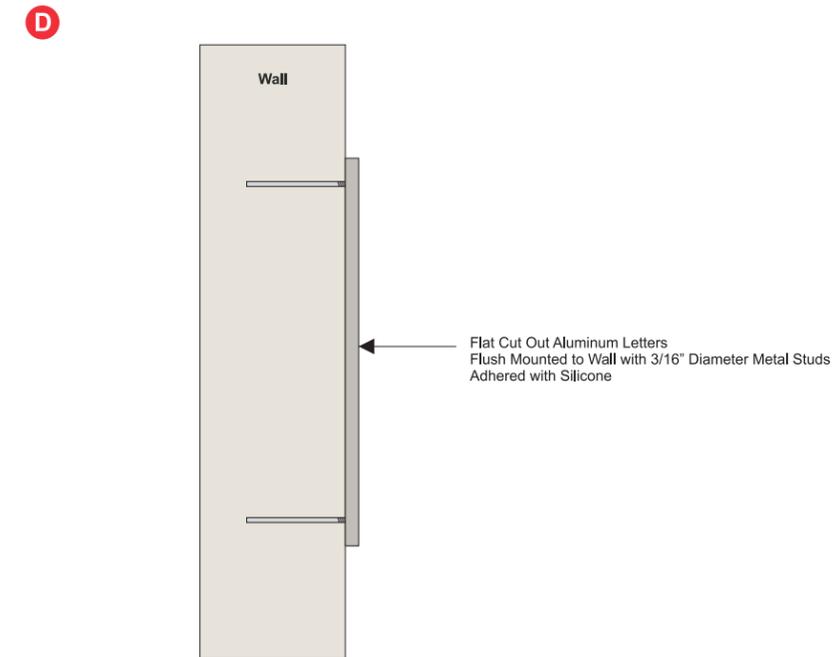
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
Internally Illuminated (Tandem Two LEDs)
Polycarbonate Face Cabinet Sign



The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
Typical Non-Illuminated Flat Cut Out Letters
(Flush Mounted with Studs)



CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Southwest Elevation Wall Signs REV A 10-16-19**

Date: **REV A 10-16-19**

Revisions:

Scale: none

Page: 2 of 3

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



SignArt Company

Eau Claire, WI
715-834-5127
800-235-5178

St. Paul, MN
651-688-0563
800-699-0563

www.signartusa.com



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Building Front Southwest Elevation with Sign Location:

SCALE: 1/16" = 1'-0"

CUSTOMER INFORMATION

Customer: Northern Tool and Equipment

Address: Kannapolis, NC

Sales: Matt Snyder

DRAWING INFORMATION

File Name: NTE Kannapolis, NC Southwest Elevation Wall Signs REV A 10-16-19

Date: REV A 10-16-19

Revisions:

Scale: 1/16" = 1'-0" at 11" x 17"

Page: 3 of 3

Designer: Jeff Weispfenning

Customer/LL Approval:



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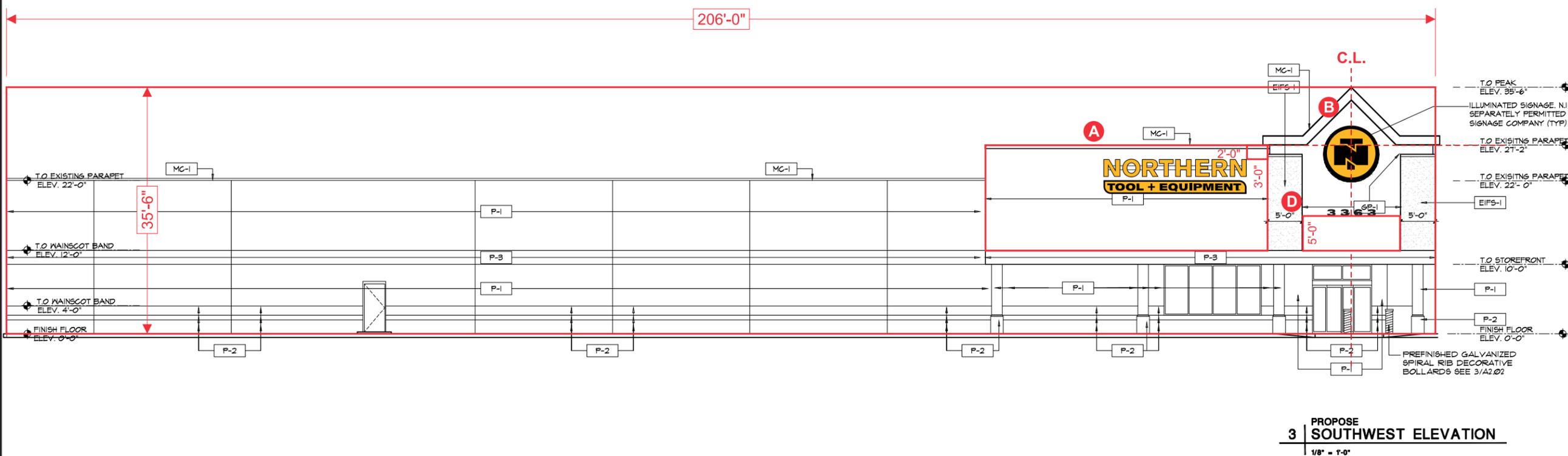


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INSTALLATION INSTRUCTIONS:
 INSTALL the (Northern Tool letterset) 5'-0" to the Left from the column as shown.
 INSTALL the (Northern Tool letterset) 2'-0" down from the roof top as shown.

 CENTER the (circle logo) Left to Right on the peak as shown.
 ALIGN the top of the "N" with the bottom of the witches hat fascia as shown.

 CENTER the (address numbers Left to Right on the peak as shown.
 INSTALL the (address numbers) 5'-0" above the canopy as shown.



PROPOSE
 3 | SOUTHWEST ELEVATION
 1/8" = 1'-0"

REFACE Existing Pylon Sign**Sign Specifications:****Internally Illuminated
Double Faced Pylon Sign
with Flex Face**

Fabricated aluminum frame

Retainers and Returns:
(black)**Faces:**
Translucent white flex faces
with digitally printed graphics
(black, Sunflower Yellow)**Pole:**
Steel Pole with Concrete Footing

Actual Dimensions to be Field Verified



Sign Area: TBD sq. ft.

CUSTOMER INFORMATION*Customer:* **Northern Tool and
Equipment***Address:* **Kannapolis, NC***Sales:* **Matt Snyder****DRAWING INFORMATION***File Name:* **NTE Kannapolis, NC
Pylon Sign
REV A 10-16-19***Date:* **REV A 10-16-19***Revisions:**Scale:* **0" = 1'-0" at 11" x 17"***Page:* **1 of 2***Designer:* **Jeff Weispfenning***Customer/
LL Approval:***SignArt Company****Eau Claire, WI**
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REFACE Existing Pylon Sign
Photograph with Sign Location

INSTALLATION INSTRUCTIONS:
INSTALL the sign face on the sign as shown.

Existing Condition



Proposed New Sign



CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Pylon Sign REV A 10-16-19**

Date: **REV A 10-16-19**

Revisions:

Scale: **0" = 1'-0" at 11" x 17"**

Page: **2 of 2**

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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SCALE: 1/8" = 1'-0"

CUSTOMER INFORMATION

Customer: **Kannapolis Existing Signage**

Address: **Concord, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **Existing Scale Footage REV A 1-22-20**

Date: **REV A 1-22-20**

Revisions:

Scale: 1/8" = 1'-0" at 11" x 17"

Page: 1 of 1

Designer: **Elizabeth Bremer**

Customer/
LL Approval:



Sign Area: 245.65 sq. ft.



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