



**CITY OF OPELIKA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

June 11, 2024

TIME: 9:00 AM

A. APPROVAL OF MINUTES

B. VARIANCE

1. Foresite Group, LLC representative for Broad Metro, LLC, 3310 Society Hill Road, Requesting a 117 parking space variance from the minimum 646 parking space requirement for 323 apartment units consisting of 228 one-bedroom units, 76 two-bedroom units, and 19 three bedroom units.
2. Richard Patton, 712 North Railroad Avenue, Requesting a sign variance to install a roof sign on top of the building wall rather than install the wall sign on the face of the building wall as required.

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”



ZONING BOARD OF ADJUSTMENT MINUTES

300 Martin Luther King Blvd.

May 14, 2024

TIME: 9:00 AM

A. APPROVAL OF MINUTES

The City of Opelika Zoning Board of Adjustments held the regular meeting May 14, 2024 in the Meeting Chambers located at the Opelika Municipal Court, 300 MLK Boulevard. Certified letters were mailed out to all adjacent property owners for related issues for meeting dates.

MEMBERS PRESENT: Chairman Wilbert Payne, Mrs. Raven Harvis, Mr. Brandon Hilyer, Mrs. Angela George, and Mrs. Tipi Miller.

MEMBERS ABSENT: Mr. Chris Nunn and Mr. Chris Anthony.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Marty Ogren, Planning Assistant Director
Mrs. Rachel Dennis, Planner
Mrs. Claire Barber, Planning and Zoning Technician

CALL TO ORDER: Chairman Payne called the meeting to order at 9:00 a.m.

ROLL CALL: Payne, Harvis, Hilyer, George, Miller.

Approval of Zoning Board of Adjustment Minutes April 9, 2024

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Tipi Miller
AYES:	Miller, Hilyer, Harvis, George, Payne
NAYS:	None
ABSTAIN:	None

B. VARIANCE

1. Josh Adamson, Briarwood Lane extension, R-2 zoning district, Requesting a 5 foot side yard variance from the minimum 15 foot side yard setback on one side yard of 46 lots to provide side entry garages for all 46 single family home lots in the Southern Pines Subdivision.

Mr. Mosley presented the staff report to the Zoning Board for the requested 5 foot side yard variance from the minimum 15 foot side yard setback on one side yard of 46 lots to provide side entry garages for all 46 single family home lots in the Southern Pines Subdivision. He stated that a hardship is not present to provide a recommendation from staff. A 5-foot variance will provide the ability to have a side entry garage home in character with the adjacent existing homes and would not have an adverse effect on the neighborhood. Staff recommends that any positive approval of a variance be conditioned to those homes with side entry garages and that

the total setbacks not be less than 30 feet.

Chairman Payne opened the public hearing.

Joyce Newland, 1708 Oak Bowery Road, asked if they would still need a variance if they built 44 houses instead of 46? She stated that she felt that it was poor planning on the part of the developers. She noted that two fewer houses would mean less traffic.

Bryan Stone, representative, stated that it would take about 4 lots to do that and, if that was the case, they would just continue with the original development plan. He stated that when they originally bought this project, the entrance off of Northgate was just a 60 foot strip of land which the street wasn't stubbed to. He stated that they retained a landscape architect to make a better entrance into the development which pushed the price point higher. He stated that they plan to screen the landscape and the entrance into the development will probably be over \$100,000 in order to create a new neighborhood feel. He stated that if they are able to get the variance and do a higher end development they will probably add a pool. He stated that with the required 15 feet on the side there wouldn't be enough room to get a car in a garage on the side.

Mrs. George asked if a side entry garage helps keep cars from parking on the street?

Bryan Stone stated that he felt it did. He stated that the problem with front entry garages is they end up being used as storage and then people park outside of the garage. He stated that with a side entry garage there is more concrete and probably more room for cars to park before people have to park on the street.

Mrs. Harvis asked how many houses will have side entry garages?

Bryan Stone stated that they are trying to do them all side entry. He stated that there might be a few cul-de-sac lots in Phase 2 that are oddly shaped and might be difficult.

Mrs. Harvis asked to see the plat for this.

Mr. Mosley put the plat on the overhead screens for the everyone to view.

Mrs. Harvis asked if these are being moved further from Cannon Gate?

Bryan Stone stated that the total setback will be the same if not more, it is just taking from one side and adding it to the other.

Mr. Hilyer asked how much of a price difference does moving from a front entrance to a side entrance garage make?

Bryan Stone stated that with a front entry they want to keep prices below \$450,000 but with a side entry they can go to \$550,000 or \$600,000 so it would be a minimum of \$100,000 difference.

Mrs. George asked if there was only one entrance to this subdivision?

Bryan Stone stated that there is only one entrance, but that they did stub to the property currently owned by Caroline Dudley so if that develops it will tie back out to Oak Bowery or to Cannon Gate.

Mrs. Harvis asked how many acres this subdivision is?

Bryan Stone stated about 25 acres.

Mrs. Miller asked what the maximum number of lots is before multiple entrances are required?

Mr. Mosley stated that there is no maximum, but that staff starts looking for second entry points at 100 lots. He stated that there are some subdivisions that have close to 400 lots with only one entrance. He stated that 40 lots is fairly low density.

Mr. Hilyer stated that if the variance is granted there will still be 30 feet between the houses.

Bryan Stone stated that if go from 15 to 10 feet on one side, then the other side will have 28 feet for a turnaround pad and a few feet for the grass, so there is probably going to be 40 feet.

Amber Boothe, 1904 Northgate Drive, asked how the easement changes will affect the existing homes in Northgate?

Mrs. Miller stated that it will only affect the new homes in the new neighborhood.

Mr. Mosley stated that the setback variance request is on the side and it shouldn't affect the back at all.

Amber Boothe asked what the easement is between the homes that are existing and the homes that are being built?

Mr. Mosley stated that there should be 30 feet between your property line and their house and about 60 feet between the backs of both houses. He stated that in most cases there will probably be more than that because these are deep lots.

Amber Boothe asked where the pool would be located and expressed concern over added traffic and people using the pool that don't live in the neighborhood.

Bryan Stone stated that there is a place on the corner of Long Leaf Avenue and Loblolly Lane where the pool will be. He stated that this pool would be more pedestrian access with just a few parking spaces.

Mr. Mosley stated that typically in a neighborhood as small as this, pools don't create much traffic.

Chairman Payne closed the public hearing.

Mr. Hilyer stated that there will be close to the same number of houses with 30 feet between those houses and the houses will be worth \$100,000 more.

Motion to approve the 5-foot side yard variance from the minimum 15-foot side yard setback on one side yard of 46 lots to provide side entry garages for all 46 single family home lots in the Southern Pines Subdivision with staff recommendations.

RESULT: Passed

MOVER: Brandon Hilyer

SECONDER: Angela George

AYES:	Miller, Hilyer, Harvis, George, Payne
NAYS:	None
ABSTAIN:	None

2. Mike Maher representative for Harris Doyle, property owner, 2850-2882 Ridge Crest Court, Requesting a 10 foot rear yard variance from the minimum 20 foot rear yard setback for eight townhomes.

Mr. Mosley presented the staff report to the Zoning Board for the requested 10 foot rear yard variance from the minimum 20 foot rear yard setback for eight townhomes. He stated that staff recommends a 10 foot variance for units 1 to 4. Planning also recommends approval for a 10 foot rear yard setback variance for the 4-unit condo group not constructed (units 5 to 8).

Chairman Payne opened the public hearing.

No comments.

Chairman Payne closed the public hearing.

Mr. Hilyer stated that he drove by this property and he agreed with the staff recommendations. He stated that he wanted to have this conversation before it became a variance issue.

Mr. Mosley stated that staff prefers that also. He stated that staff works with the Building Inspectors but that there are different setbacks everywhere and the Inspectors are not typically measuring setbacks. He stated that ultimately, it is the responsibility of the professionals that are submitting the site plans. He noted that what was submitted was meeting the 20 foot setback and that is why it was approved. He stated that the wrong floor plan was accidentally used on these lots.

Mrs. George noted that in other cities, multifamily housing backs up to commercial and the setbacks are lower. She asked if Planning has looked into redoing the setback requirements?

Mr. Mosley stated that staff is looking at the ordinances for setbacks and parking right now. He noted that there is a push for smaller lots and smaller setbacks.

Mrs. George asked if this variance would cause issues with fire or emergency services?

Mr. Mosley stated that this is not an issue here. He noted that from a building code perspective there is not an issue until it is less than 5 feet in regard to fire separation.

Motion to approve the 10 foot rear yard variance from the minimum 20 foot rear yard setback for eight townhomes.

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Brandon Hilyer
AYES:	Miller, Hilyer, Harvis, George, Payne
NAYS:	None
ABSTAIN:	None

3. Foresite Group, LLC representative for Alyssa Corporation, property owner, 1105 Columbus Parkway, 108-unit one bedroom studio apartment development, Requesting a variance from the minimum two parking space requirement for each residential use.

Mr. Mosley presented the staff report to the Zoning Board for the requested variance from the minimum two parking space requirement for each residential use. He stated that staff recommends approval of the variance due to the constraints of the existing property and the

ability to improve the corridor and increase more attainable housing.

Chairman Payne opened the public hearing.

Mrs. George asked if there were any plans for the intersection at Columbus Parkway? She asked if there was anything in the works with ALDOT?

Mr. Mosley stated that the Engineering Department is in discussion with ALDOT on how to improve this area. He stated that the State has modified the curb cuts to improve safety. He stated that there are about 35,000 cars a day that go across the interstate, and he didn't feel that this project would impact that traffic. He noted that 30-40 of those rooms are already occupied. He stated that they will potentially have to have ALDOT review this for access on and off the property.

Mrs. George asked if there were plans for any local public transportation?

Mr. Mosley stated that the Metropolitan Planning Organization is in the process of doing feasibility studies for a fixed route transit. He stated that they do have some on-demand transit.

Brett Basquin, representative, stated that the current use is transient and with the proposed use there has to be a minimum of a 6 month lease. He stated that it will have on-site management that screens applicants. He stated that they are hoping to do \$3.5 million in renovations and upgrades to the structure. He stated that they will upgrade the amenities including the pool and they will add a wifi cafe and a gym. He stated that, based on the market study, there is a high demand for one-bedroom studios like this. He stated that the price point they are targeting is about \$800 a month, which includes utilities and wifi. He stated that this group has converted about 20 projects like this. He stated that they are proposing one parking space per unit, 15% for guests and 2 spaces for on-site staff. He stated that there is room to add more parking if there were problems in the future and it was needed.

Chairman Payne closed the public hearing.

Mr. Hilyer stated that this seems to be a hardship.

Mr. Mosley stated that it is a confined space they are working with. He stated that they could potentially combine rooms to meet the requirements, but that could lead to feasibility problems. He stated that he felt it met the requirements for a hardship.

Mrs. Miller stated that she felt there were other hotels that might also benefit from this process.

Mrs. George and Mrs. Harvis agreed that this was a good use and stated they are hopeful this project works.

Motion to approve the 89 parking space variance from the required 216 parking space requirement for a residential building.

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Angela George
AYES:	Miller, Hilyer, Harvis, George, Payne
NAYS:	None
ABSTAIN:	None

4. Luis and Sharon Saavedra, 1630 McCoy Street, Requesting a 18.5 foot variance from the minimum 30 foot front yard setback requirement for a 30x30 dwelling.

Mr. Mosley presented the staff report to the Zoning Board for the requested 18.5 foot variance from the minimum 30 foot front yard setback requirement for a 30x30 dwelling. He stated that staff recommends an 18.5 foot front yard variance be granted from the minimum 30 foot front yard setback requirement along McCoy Street.

Chairman Payne opened the public hearing.

Mr. Hilyer asked if there would be an additional curbcut on McCoy?

Mr. Mosley stated that if so, it would be on the McCoy Street extension. He stated that it would be difficult to get a driveway up there.

Mr. Hilyer asked if the storage building would be on the second lot?

Mr. Mosley stated that it would, but that he defers to the applicant on whether they plan on keeping it.

Luis Saavedra, applicant, stated that he wanted to create a permanent home for his family and his in-laws. He stated that he is currently operating his coffee business out of an area 5x10 feet. He stated that this variance would give his in-laws a permanent home and give his business a permanent home.

Mrs. George asked if this would be the location for the production of the coffee and popsicles?

Luis Saavedra stated that it would be the production only. He stated that they would not be selling retail at this location, and it wouldn't create traffic.

Mr. Hilyer asked if they were planning to cut down any trees at the back of the property?

Luis Saavedra stated that he did not have any plans to cut down the trees that surround the property. He stated that the property is almost invisible due to the trees, which is better in his opinion.

Chairman Payne closed the public hearing.

Motion to approve an 18.5 foot front yard variance be granted from the minimum 30 foot front yard setback requirement along McCoy Street.

RESULT:	Passed
MOVER:	Angela George
SECONDER:	Raven Harvis
AYES:	Miller, Hilyer, Harvis, George, Payne
NAYS:	None
ABSTAIN:	None

C. ADJOURN

Motion to adjourn at 10:09 a.m.

RESULT:	Passed
MOVER:	Tipi Miller

SECONDER:	Raven Harvis
AYES:	Miller, Hilyer, Harvis, George, Payne
NAYS:	None
ABSTAIN:	None

_____ Wilbert Payne, Chairman

_____ Matt Mosley, Secretary

CITY OF OPELIKA - BZA
STAFF REPORT
June 11, 2024

Applicant: Brett Basquin, Foresite Group, LLC.
Broad Metro, LLC

Property: 3310 Society Hill Road

Existing Zone: C-2

Request: Requesting a 117-parking space variance from the required 646 parking space requirement for a 323 Apartment Units.

Proposal

The applicant is requesting a variance to allow 117 less parking spaces for residential apartment to have 529 parking spaces. The applicant is proposing to build 323 apartment units. The apartments will have 228 one-bedroom units, 76 two-bedroom units, and 19 three-bedroom units in the six apartment buildings. This apartment development has several topo changes, including streams and wetlands, which are shown with required preservation areas. This development also has a prominent 50-foot Alabama Power transmission line that has been integrated into this plan.

In the Zoning Ordinance, there is a parking requirement for two parking spaces per residential unit. The Zoning Ordinance does not consider the amount of parking needed per bedroom or the intended number of occupants. These requirements work well when applied to single-family homes. Nationally, 29% of all households include only one person. In Opelika, that amount is greater in rented homes, up to 46%. A trend in other communities is to consider lowering parking requirements for apartment units. For example, Auburn requires 1.1 parking spaces per bedroom with additional visitor parking. The proposed development would provide 1.2 parking spaces per bedroom or 1.63 parking spaces per dwelling unit.

The development is constrained by the property that they currently have and the natural features they are developing around. There are a few areas where parking could be added without disturbing the natural features. This proposal will also provide a reduction in impervious surfaces to accommodate the impacts to the surrounding areas. Staff believes that the proposed amount of parking is potentially sufficient for this development.

Recommendation

Staff recommends a reduction in the parking requirements for this development due to the natural features being preserved and the occupancy trends for rental homes in Opelika subject to more parking being added if the demand for parking increases.



**APPLICATION FOR
VARIANCE (Section 4.2A)**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DATE:	Zoning Board of Adjustment Meeting Date:
Case Number:	Meeting Deadline:

PART I. OWNER / APPLICANT INFORMATION

Broad Metro, LLC	P.O. Box 130665, Birmingham, AL 35213	205-910-1425
<i>Owner Name</i>	<i>Address</i>	<i>Phone</i>
Foresite Group, LLC	2301 Ogletree Village Lane, Ste 200, Auburn, AL 36830	334-887-6064
<i>Agent Name (if applicable)</i>	<i>Address</i>	<i>Phone</i>

PART II. PARCEL INFORMATION

Street Address: 3310 Society Hill Road, Opelika, AL 36801

Current Zoning: C-2

Current Land Use: Vacant

Type of Variance Sought: Sign X Parking Setback Other

PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map

or site plan) Current Parking requirement for apartments is 2 spaces per unit (646 spaces). We are proposing 1.64 spaces per unit which is the equivalent of 1.21 spaces per bedroom based upon a total of 529 parking spaces as a minimum requirement.

We are proposing a total of 323 units: 228 units (1 bedroom), 76 units (2 bedroom), and 19 units (3 bedroom).

Setback	Required	Proposed	Amount of Variance
Front			
Side			
Side			
Rear			

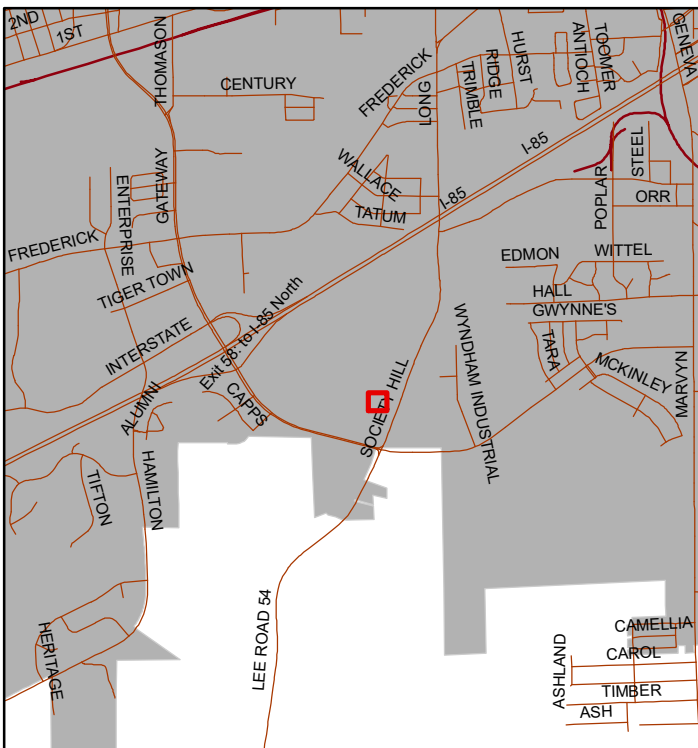
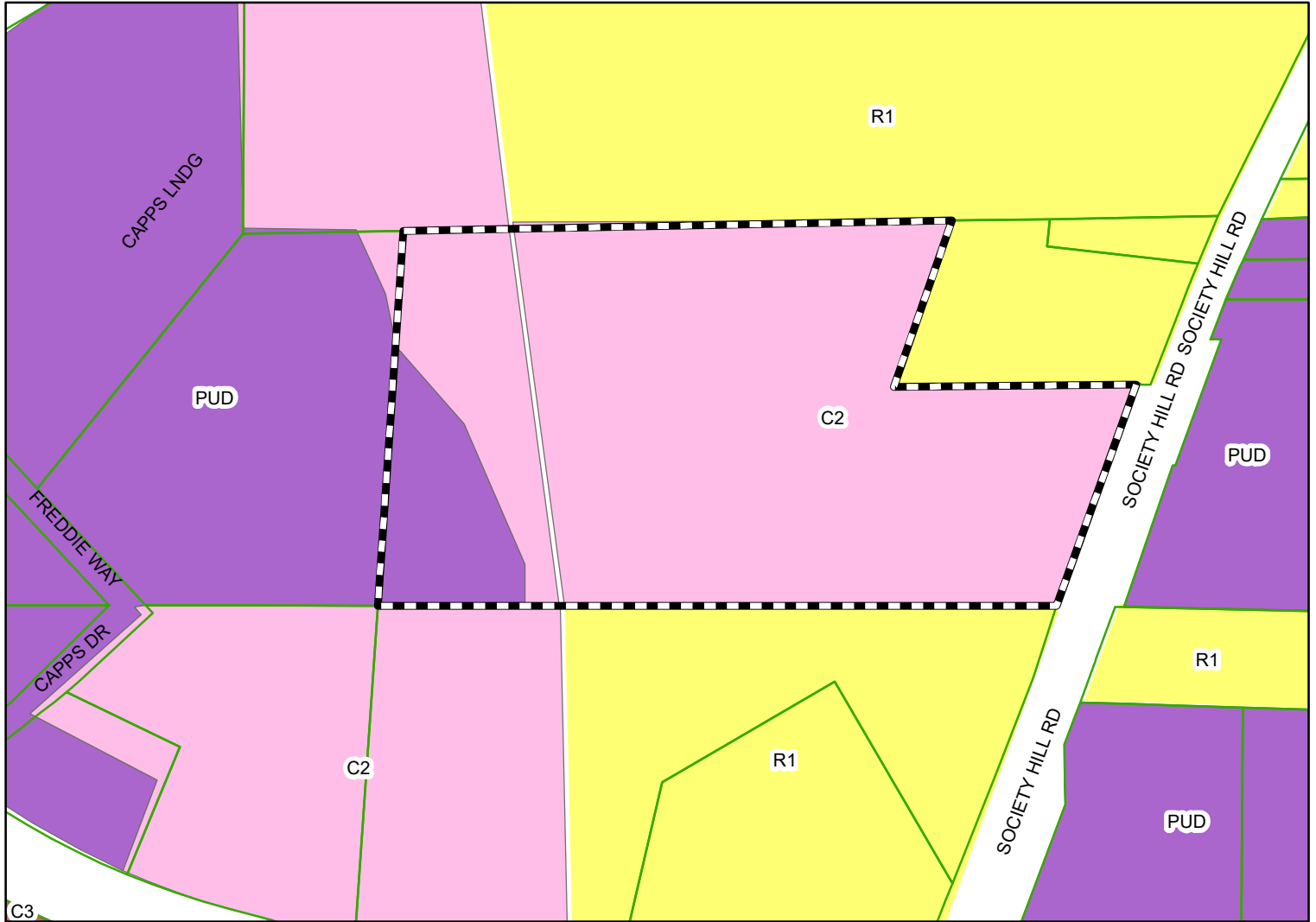
PART IV.

1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? City code does not differentiate between 1 bedroom units or 5 bedroom homes. We feel like the additional 117 spaces is overkill and more green spaces is appropriate. There is severe topo change and there are several streams and wetlands we are trying to preserve on-site.

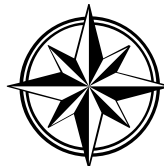
BROAD METRO, LLC VARIANCE REQUEST

3310 SOCIETY HILL ROAD

PARKING SPACE VARIANCE

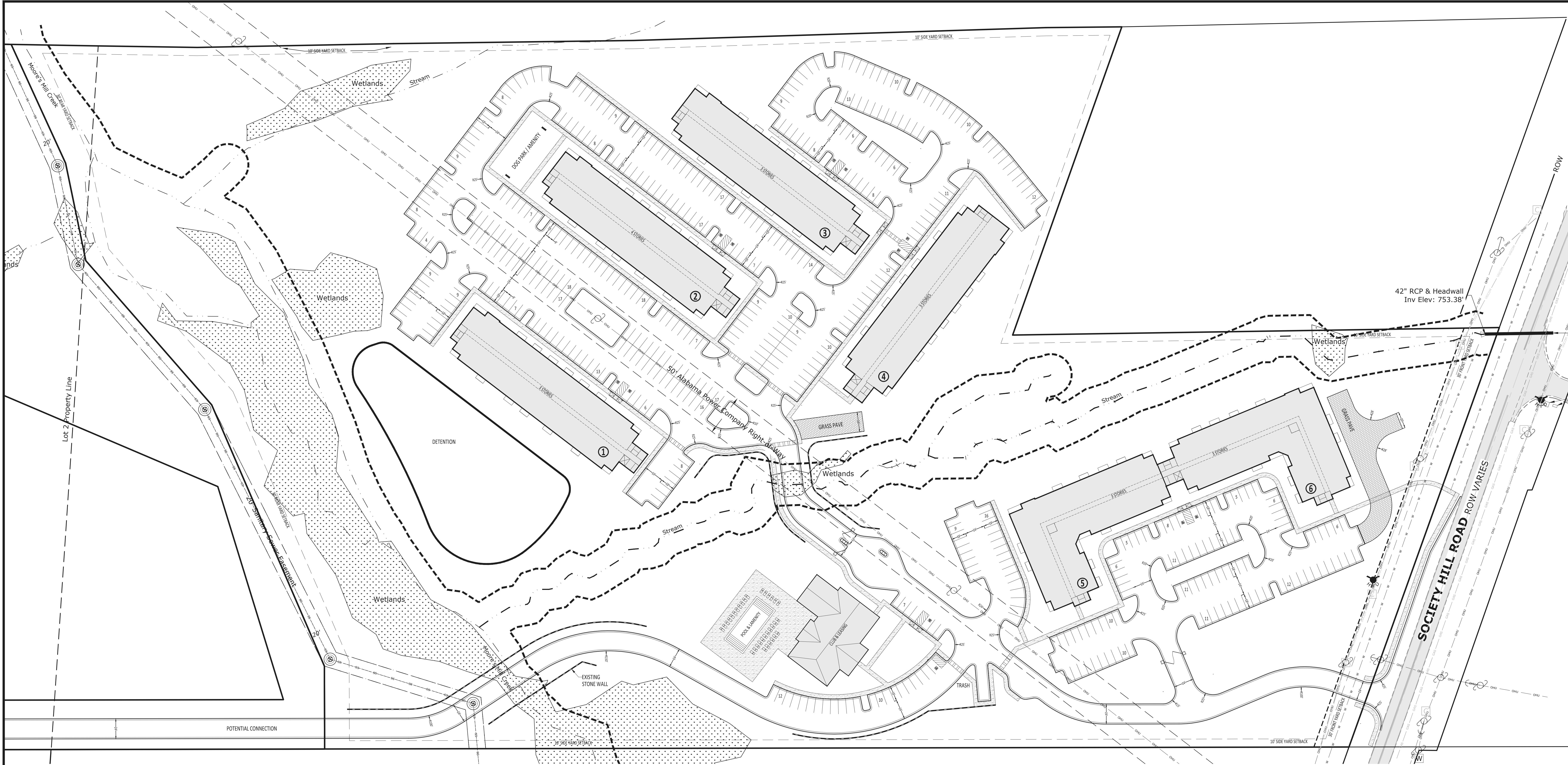


The applicant is requesting a 117 parking space variance from the 626 parking spaces required for 323 apartment units. Two parking spaces per dwelling unit are required; the applicant proposes 1.21 parking spaces per dwelling. 228 units of the 323 total units are one bedroom apartments.

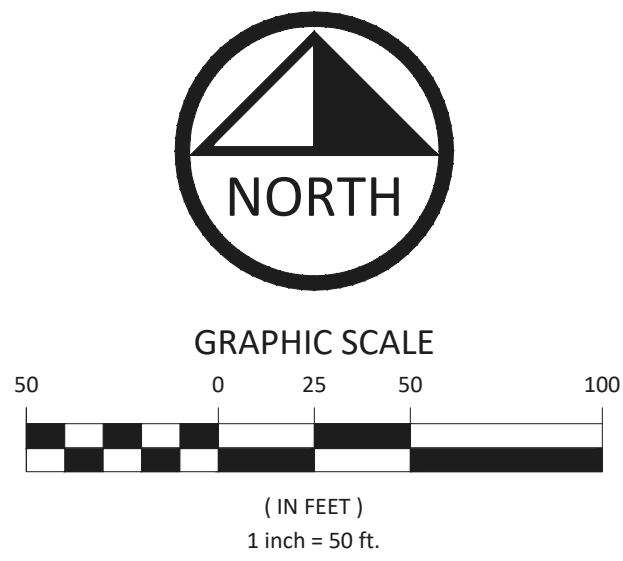


Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.



- SOCIETY HILL APARTMENTS**
- ZONING - C-2
 - FRONT BUILDING SETBACK - 30 FT
 - SIDE BUILDING SETBACK - 10 FT
 - SIDE YARD ON STREET BUILDING SETBACK - 25 FT (N/A)
 - REAR BUILDING SETBACK - 30 FT
 - MAX BUILDING AREA - 40%
 - MAX BUILDING HEIGHT - 75 FT
 - NO ISR MAX
 - DATA TABLE
 - ▶ SITE AREA = 26.05 ACRES (1,134,673 SF)
 - ▶ MAX DENSITY ALLOWED = 16 UNITS / ACRE
 - ▶ DENSITY PROPOSED = 12.4 UNITS / ACRE
 - ▶ PROPOSED UNITS = 323
 - 1 BED: 228
 - 2 BED: 76
 - 3 BED: 19
 - ▶ PARKING CALCULATIONS
 - * REQUIRED: 2 SPACES PER UNIT = 646 SPACES
 - * VARIANCE IS REQUIRED TO REDUCE THE REQUIRED PARKING FROM 2 SPACES / UNIT TO THE PROPOSED SHOWN.
 - PROVIDED: 1.1 SPACES PER BEDROOM = 481 SPACES
 - +10% FOR VISITORS = 481 + 48 = 529 TOTAL



 Engineering Consultants, Inc. 6550 Shiloh Road, Suite 100 Opelika, AL 36855 (205) 779-8670	
PEAK PARTNERS	
Date	
Revision Schedule	
No	
Project No.	S22015
Design By:	CNR CHK
Drawn By:	CNR
Checked By:	CHK
Date:	4/20/24
Scale:	1" = 50'
CONCEPT SITE PLAN SOCIETY HILL APARTMENTS	
SECTION 24, TOWNSHIP 19 NORTH, RANGE 26 EAST OPELIKA, LEE COUNTY, ALABAMA	
Drawing No. 1 OF 1	

CITY OF OPELIKA - BZA
STAFF REPORT
June 11, 2024

Applicant: Richard Patton

Property Owner: The Cotton District, LLC

Property: 712 North Railroad Avenue

Existing Zone: C-1 (Downtown zoning district)

Request: Requesting a roof sign be installed above the parapet wall that faces North Railroad Avenue

The applicant is requesting a variance to install a sign on top of a parapet wall ¹ that faces North Railroad Avenue. The photo below provides how the proposed sign will appear. The building has a flat roof with a parapet wall extending higher than the roof. (The wall is for safety when on roof.) The proposed sign is shown on a section of the parapet that is two or more feet shorter than the parapet wall on each side of the sign. The parapet wall with sign attached is about 28 feet long.



The applicant's property is in the Historical District. At the May 9th meeting, the Historic Commission approved the sign (as well as other improvements: garage doors, roll-up doors, new entry doors). The Historic Commission's review & approval concerned the sign's material and lettering

¹ An extension of an exterior wall above a roof used as guard rails to protect from falling off the roof or concealing rooftop equipment.

style contributing to the downtown historic district. The Commission did not comment with concerns about the sign's location on the parapet wall; the location was acceptable.

The sign area with supports is 37.7 square feet consisting of channel (of individual) letters "BANDITOS". This size includes the brackets that hold the letters that are attached to a steel frame anchored to the top of the parapet wall. The sign area, letters only, without support and frame is 18.6 square feet.

In Sign Regulations, section 9.2, a "roof sign" is defined as "*any sign which is mounted on the roof of a building, or which extends above the top edge of the wall of a flat roofed building, the eave line of a building with a hip, gambrel, or gable roof.*" (See photos below and drawings of roof types on page 3). A "roof sign" is listed as a prohibited sign in Section 9.4, Prohibited Signs.² The applicant's sign extends above the top edge of the exterior wall. The sign is on top of a parapet wall. The parapet wall is an extension of the front wall serving as safety if on the roof. Roof signs shown below. The definition of roof signs includes a sign "*which extends above the top edge of the wall of a flat roofed building.*"



Typical roof sign



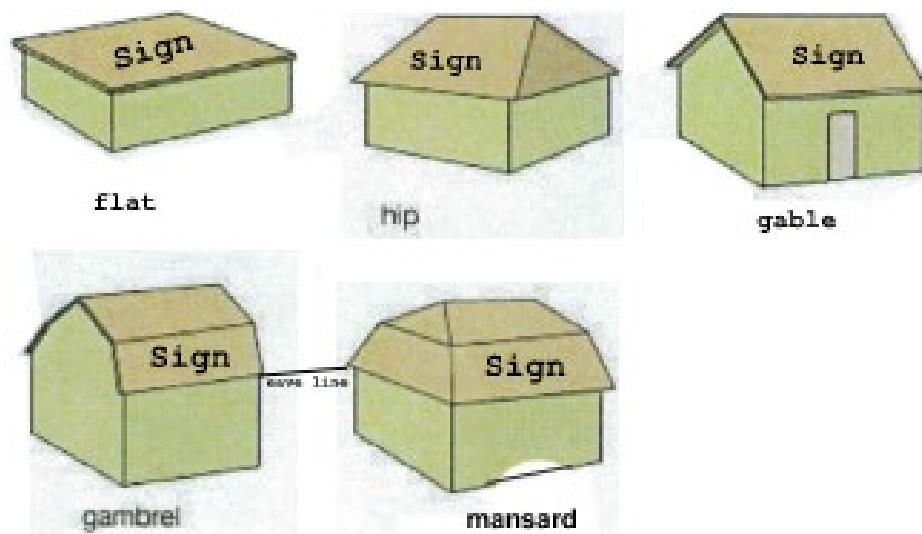
Sign on flat roof.

Recommendation

There are no special conditions that are unique to this request that if the variance is denied the applicant will experience an exceptional hardship. The proposed sign is accurately scaled in proportion to the building. The sign would comply with the Sign Regulations if lowered about 5 feet or installed below the top of the wall. Approving the variance could establish a precedent in

² One exception about roof signs in Section 9.5: "*Roof signs may be attached to mansard roofs² as provided for in Section 9.5: General Provisions for Signs, with a sign permit;*". See Mansard roof on page 3.

the downtown area to permit other signs above the top of a wall. **Planning staff recommends the request be denied.**





060218-2024

**APPLICATION FOR
VARIANCE (Section 4.2A)**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DATE: 5-15-2024	Zoning Board of Adjustment Meeting Date:
Case Number:	Meeting Deadline:

PART I. OWNER / APPLICANT INFORMATION

Richard Patton 712 North Railroad Ave. 334-787-3288
Owner Name Address Phone

Agent Name (if applicable) Address Phone

PART II. PARCEL INFORMATION

Street Address: 712 North Railroad Avenue

Current Zoning:

Current Land Use: Commercial

Type of Variance Sought: ☒ Sign ☐ Parking ☐ Setback ☐ Other

PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map or site plan)

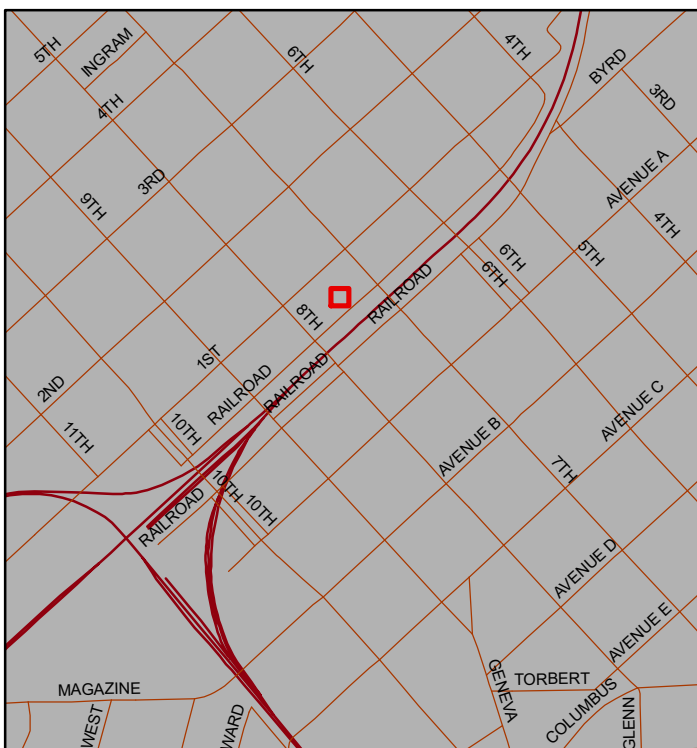
The sign would be going on top of the parapet wall. Historic approved and we are seeking permission from planning

Setback	Required	Proposed	Amount of Variance
Front			
Side			
Side			
Rear			

PART IV.

1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? NA

**PATTON VARIANCE REQUEST
712 NORTH RAILROAD AVENUE
SIGN VARIANCE**



The applicant is requesting a variance to install a roof sign (individual letters) on top of a front wall that faces North Railroad Avenue.



Subject Property

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Elevations

Painted aluminum letters
mounted to welded steel
frame with built-in light bar.

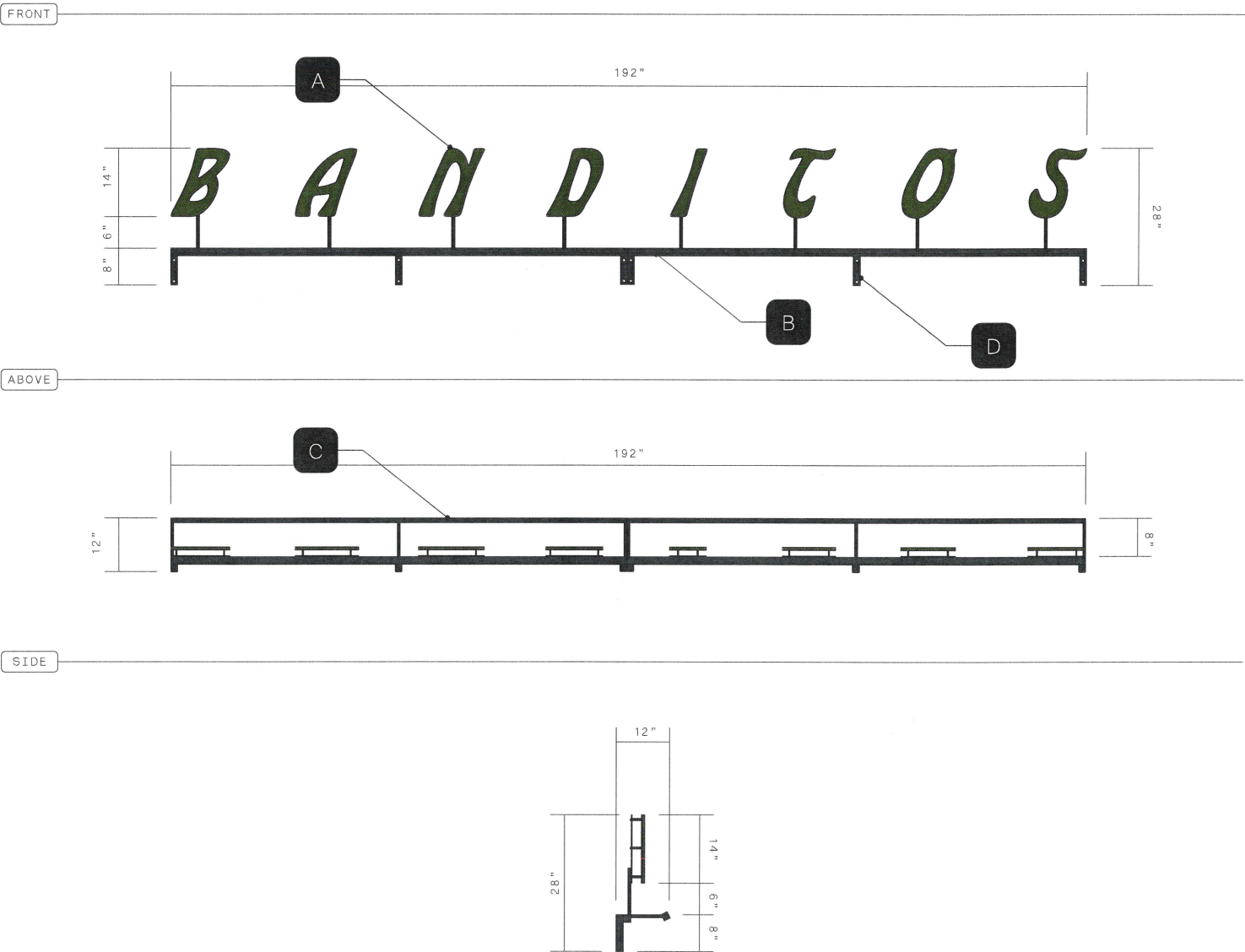
Quantity	01
Electrical	12v
UL No.	TBD
Surface	Brick
Mounting	Fasteners

(KEY)

- A → PAINTED ACRYLIC LETTERS
- B → WELDED STEEL FRAME
- C → LIGHT BAR
- D → SUPPORT BRACKETS
W/ MOUNTING HOLES

(NOTES)

- 1 → WARM TONE LED'S IN LIGHT BAR



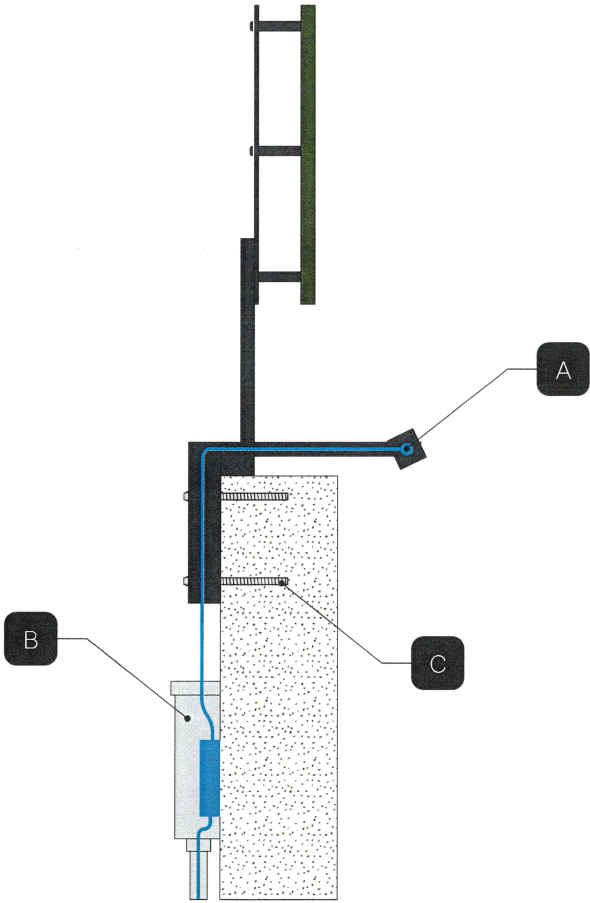
Attachment

Painted aluminum letters
mounted to welded steel
frame with built-in light bar.

Quantity	01
Electrical	12v
UL No.	TBD
Surface	Brick
Mounting	Fasteners

- (KEY)
- A → LOW VOLTAGE FED TO LIGHTBAR
 - B → ENCLOSER FOR POWER SUPPLY
 - C → 3/8" MASONRY SCREWS

SIDE



SIGNAGE / LIGHTED
SEE SIGNAGE DESIGN DWGS

B A N D I T O S

BLACK FRAMED ALUMINUM
GLAZED ROLL UP DOOR
EXISTING MASONRY OPENING

BLACK FRAMED ALUMINUM
STOREFRONT AT RECESSED ENTRY
EXISTING MASONRY OPENING



SUPERUNISON

SHANE@SUPER-UNISON.COM / 828-214-7129
MATT@SUPER-UNISON.COM / 865-769-4065



03.21.2024
BANDITOS FACADE
DRAWN: MSI
SCALE: 1/2"=1'-0"

A201
ELEVATION

Elevations

Painted aluminum letters
mounted to welded steel
frame with built-in light bar.

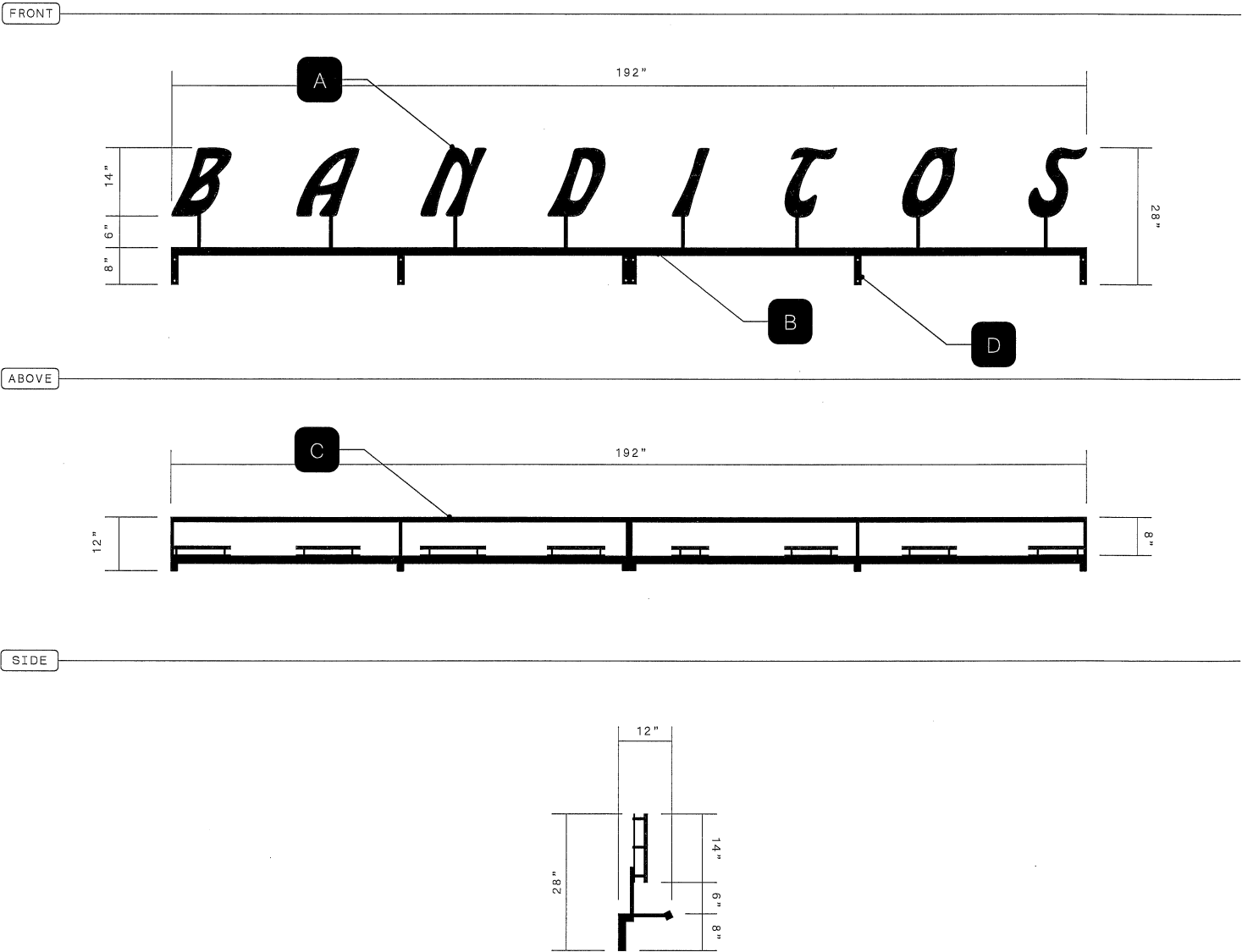
Quantity	01
Electrical	12v
UL No.	TBD
Surface	Brick
Mounting	Fasteners

(KEY)

- A → PAINTED ACRYLIC LETTERS
- B → WELDED STEEL FRAME
- C → LIGHT BAR
- D → SUPPORT BRACKETS
W/ MOUNTING HOLES

(NOTES)

- 1 → WARM TONE LED'S IN LIGHT BAR



Mockup

