



BUILDING BOARD OF APPEALS

MEETING AGENDA

SPECIAL MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3344
www.troymi.gov
building@troymi.gov

Ted Dziurman, Chair, Michael Culpepper
Gary Abitheira, Teresa Brooks, Michael Carolan

June 20, 2012

3:00 PM

LOWER LEVEL
CONFERENCE ROOM

1. ROLL CALL

2. APPROVAL OF MINUTES –June 6, 2012

3. HEARING OF CASES

A. **VARIANCE REQUEST, ROBERT MOORHOUSE, MOORHOUSE AND ASSOCIATES, 900 TOWER** – For relief of Chapter 85 in order to place two additional 206 square foot wall signs.

In order to place two additional 206 square foot wall signs, a variance from the Sign Code, Section 85.02.05, which allows one wall sign, not to exceed 10% of the area of the front of the structure, to a maximum size of 200 square feet in area. In 2003, the Building Code Board of Appeals granted a variance to allow the two existing 176 square foot wall signs.

B. **VARIANCE REQUEST, JIM GHANEM FOR JIM'S AWNING, 5600 CROOKS** – For relief of Chapter 85 in order to place a 30 square foot ground sign.

In order to place a 30 square foot ground sign, a variance from Sign Code, Section 85.02.05 (C) which allows a maximum of two ground signs on the site.

4. COMMUNICATIONS

5. PUBLIC COMMENT

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Dziurman called the Regular meeting of the Troy City Building Board of Appeals to order at 3:00 p.m. on June 6, 2012 in the Lower Level Conference Center of the Troy City Hall.

1. ROLL CALL

Members Present:

Ted Dziurman, Chair
Gary Abitheira
Teresa Brooks
Michael Carolan

Support Staff Present:

Mike Culpepper, Interim City Manager
Mitch Grusnick, Building Official/Code Inspector
Gerald Rice, Permit Technician/Recording Secretary
Kathy L. Czarnecki, Acting Recording Secretary

Also Present:

Attached and made a part hereof is the signature sheet of those present and signed in at this meeting.

Chair Dziurman announced that the swearing-in process has not taken place yet for the Interim City Manager to participate as a member of this meeting.

2. APPROVAL OF MINUTES

Chair Dziurman requested going forward that the minutes reflect the list of people present and signed in on the signature sheet as part of the minutes.

Moved by: Dziurman
Seconded by: Brooks

RESOLVED, To approve the minutes of the May 2, 2012 Regular meeting as submitted with the condition that future minutes include names of those present who have signed the signature sheet.

Yeas: All present (4)

MOTION CARRIED

3. POSTPONED ITEMS

None.

4. HEARING OF CASES

1. **VARIANCE REQUEST, KAREN FURNEY FOR WILLIAM BEAUMONT HOSPITAL, 44201 DEQUINDRE** – For relief of Chapter 85 in order to place a temporary ground banner

Mr. Grusnick presented a brief report on the item. He indicated the department received no responses to the public hearing notices.

The petitioner, Karen Furney of William Beaumont Hospital, was present. Ms. Furney stated the temporary event banners would be displayed to recognize hospital special events such as Nurses' Week, Domestic Violence, Volunteer Week and Magnet Recognition and Anniversary. It is not anticipated at this time that there would be more than four events per year. Ms. Furney said each event banner would be displayed for one week only. She addressed the placement and installation of the banners. Ms. Furney indicated she is not aware if Royal Oak Beaumont displays similar banners.

Moved by: Carolan
Seconded by: Abitheira

RESOLVED, To approve the appeal request because the banner display is not obstructive, it does not negatively affect neighboring properties, is set back far enough to cause no impairment or impede visibility, and is contained within the hospital campus.

Yeas: All present (4)

MOTION CARRIED

2. **VARIANCE REQUEST, THOMAS D. NOGLE, PROPERTY OWNER OF 3782 HORSESHOE DRIVE** – For relief of Chapter 83 in order to erect a 4 foot high fence in the side yard of the property.

Mr. Grusnick presented a brief report on the item. He indicated the department received no responses to the public hearing notices.

The petitioner, Thomas Nogle of 3782 Horseshoe Drive, was present. Mr. Nogle would like to replace the existing split rail fence that has been in existence for 30 years with an upgraded, decorative aluminum black fence. He indicated the existing landscaping prevents moving the new fence back another ten feet from the sidewalk line, and the new fence would be installed within inches of the existing fence. Mr. Nogle said the purpose of the fence is for the safety of their dog. He said neighbors expressed support for the new fence.

Moved by: Abitheira
Seconded by: Brooks

RESOLVED, To approve the appeal request because the fence replaces one that has deteriorated, has no negative effect, improves the neighborhood, and no complaints were received.

Yeas: All present (4)

MOTION CARRIED

3. **VARIANCE REQUEST, EMILY YEE, PROPERTY OWNER OF 6015 CANMOOR**
– For relief of Chapter 83 in order to erect a 6 foot high fence in the side yard and a 48” high fence in the front yard of the property.

Mr. Grusnick presented a brief report on the item. He indicated the department received no responses to the public hearing notices.

The petitioner, Emily Yee of 6015 Canmoor, was present. Ms. Yee explained that the purpose of the back yard fence is for the safety of children and pets from traffic and public view; the purpose of the front yard fence is for the safety of children and pets because of the two large patio doors within close proximity to Canmoor. Ms. Yee said neighbors have expressed no concerns with the proposed fencing, but indicated that one neighboring house is vacant. She addressed the difference in fence heights; privacy for the back, and more decorative for the front. Ms. Yee confirmed that from their back yard looking to the south is Delphi Headquarters.

Mr. Grusnick verified that the one neighboring house to the west is on the real estate market.

There was discussion on the specific dimensions from the house to the edge of the sidewalk and in relation to the existing trees on the property, as well as the difference in fence heights.

It was suggested that landscaping, evergreens or arborvitae, be planted for additional screening from traffic and public view.

Moved by: Brooks
Seconded by: Abitheira

RESOLVED, To approve the appeal request with the condition that the southern fence be at least 15 feet from the south property line. With that amendment, the appellant has showed hardship and the amendment would allow for the safety of the neighbors and people pulling out from the driveway from the main road to have clear vision.

Yeas: All present (4)

MOTION CARRIED

5. COMMUNICATIONS

None.

6. PUBLIC COMMENT

None.

7. MISCELLANEOUS BUSINESS

Mr. Grusnick addressed the special meeting scheduled for June 20 and the regularly scheduled July 11 meeting. He said the department has received an additional application that could be placed on the June 20 special meeting agenda, and potentially the July meeting could be cancelled.

Mr. Abitheira advised the Board that he would not be present at the August 1, 2012 Regular meeting.

8. ADJOURNMENT

The Regular meeting of the Board of Building Appeals adjourned at 3:32 p.m.

Respectfully submitted,

Ted Dziurman, Chair

Kathy L. Czarnecki, Acting Recording Secretary

G:\Building Board of Appeals Minutes\Draft\2012 06 06 Regular Meeting_Draft.doc

3. HEARING OF CASES

- A. VARIANCE REQUEST, ROBERT MOORHOUSE, MOORHOUSE AND ASSOCIATES, 900 TOWER – For relief of Chapter 85 in order to place two additional 206 square foot wall signs.

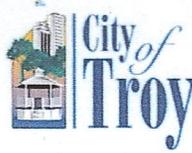
In order to place two additional 206 square foot wall signs, a variance from the Sign Code, Section 85.02.05, which allows one wall sign, not to exceed 10% of the area of the front of the structure, to a maximum size of 200 square feet in area. In 2003, the Building Code Board of Appeals granted a variance to allow the two existing 176 square foot wall signs.

CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/>



CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

CITY OF TROY BUILDING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: GrusnickME@troymi.gov
<http://www.troymi.gov/BuildingInspection/>

NOTICE TO THE APPLICANT

REGULAR MEETINGS OF THE BUILDING CODE BOARD OF APPEALS ARE HELD ON THE FIRST WEDNESDAY OF EACH MONTH AT 3:00 P.M. AT CITY HALL.

PLEASE FILE A COMPLETE APPLICATION, TOGETHER WITH THE APPROPRIATE FEE, **NOT LESS THAN TWENTY-ONE (21) DAYS** BEFORE THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 900 Tower Drive

ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): No. 20-09-301-003

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:

CHAPTER 85 SECTION 85.02.05 No. 5-M-1 DISTRICTS G. ONE WALL SIGN FOR EACH BUILDING, NOT TO EXCEED 16% OF THE AREA OF FRONT STRUCTURE, UP TO A MAXIMUM 100 SQUARE FEET

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY?

If yes, provide date(s) and particulars: SEE PAUL EVANS

~~2003 & 2007 sign variances granted~~

6. APPLICANT INFORMATION:

NAME Robert Moorhouse
COMPANY R.E. Moorhouse and Associates, Inc.
ADDRESS 33 N. SQUIRREL ROAD
CITY Auburn Hills STATE MI ZIP 48326
TELEPHONE 248-852-5706
E-MAIL remjma@sbcglobal.net

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: GENERAL SIGN CONTRACTOR

8. OWNER OF SUBJECT PROPERTY:

NAME 900 Tower Drive Associates LLC
COMPANY KOJAIAN MANAGEMENT CORPORATION
ADDRESS 39400 Woodward Avenue, Suite 250
CITY Bloomfield Hills STATE MI ZIP 48326
TELEPHONE 248-644-7600
E-MAIL tantone@kojain.net

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, _____ (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT Robert E. Moorhouse DATE 5-22-12

PRINT NAME: Robert E. Moorhouse

SIGNATURE OF PROPERTY OWNER Anthony G. Antone DATE 5/22/12

PRINT NAME: ANTHONY G. ANTONE

900 TOWER DRIVE, TROY

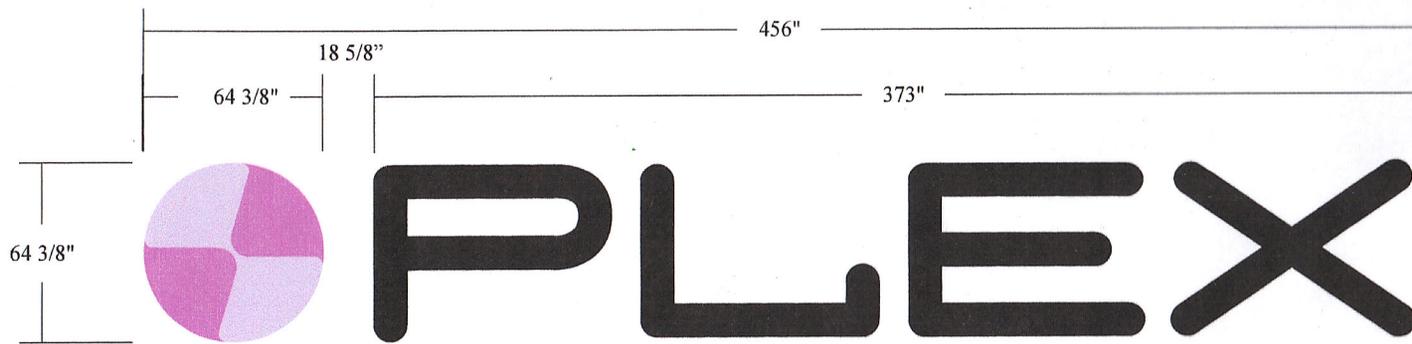
Proposed Signage

PLEX SYSTEMS



LEASING INFORMATION
Dennis Kateff
Managing Director - Leasing
248-644-7600
dkateff@kojaian.com

KOJAIAN



ELEVATION

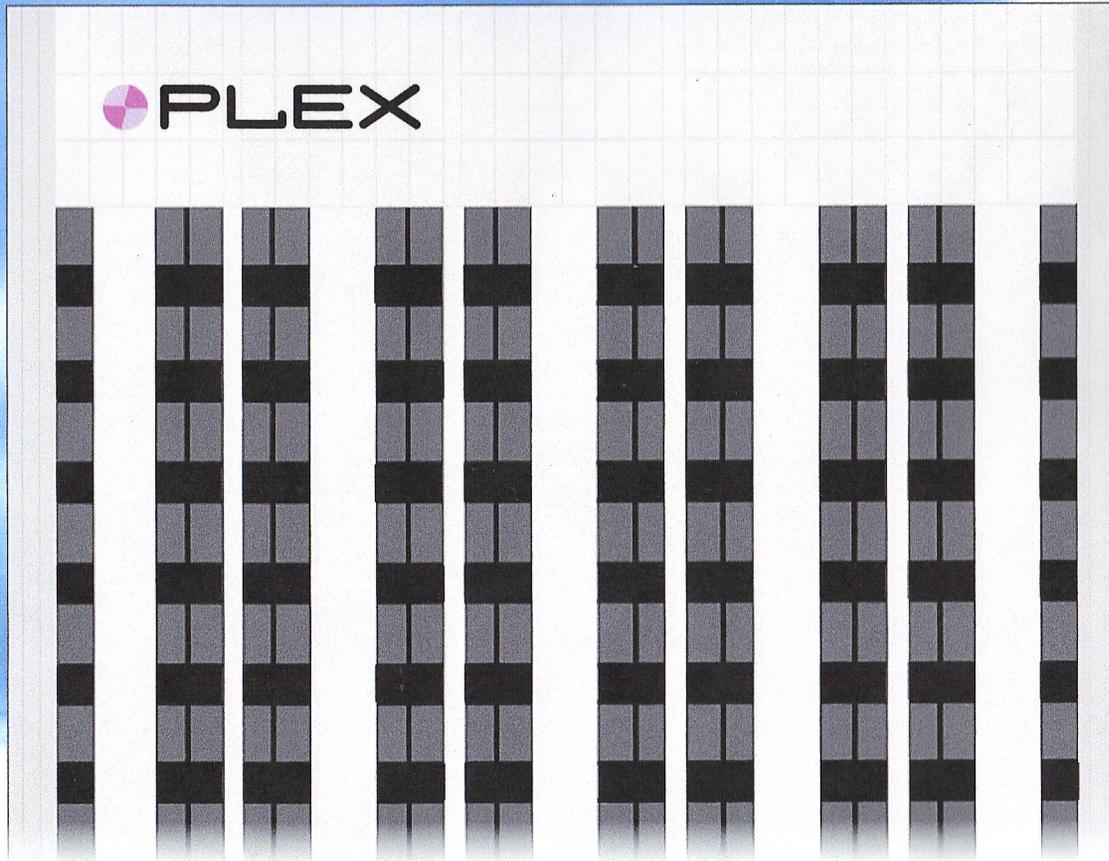
ONE (1) SET, INTERNALLY ILLUMINATED LOGO AND LOGO LETTERS
 Scale: 3/16" = 1'-0"

R.E. MOORHOUSE & ASSOCIATES
 725 S. ADAMS ROAD
 BIRMINGHAM, MI 48009

These designs, details and plans represented herein are the property of R.E. Moorhouse & Associates; specifically developed for your personal use in connection with the project being planned for you by R.E. Moorhouse & Associates. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, exhibited or copied in any fashion whatsoever. All designs (excepting registered trademarks) remain the property of R.E. Moorhouse & Associates.

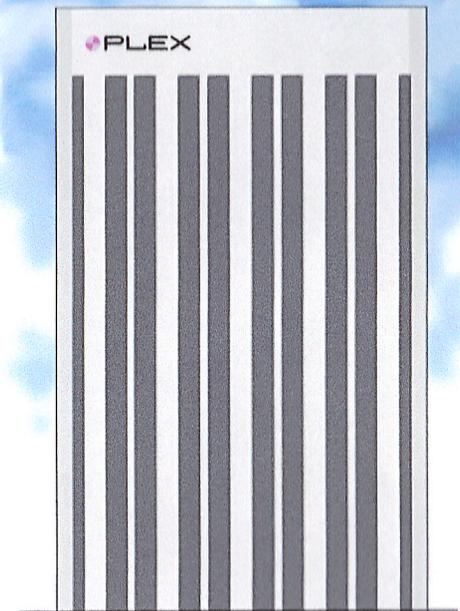


PROJECT:	DRAWING:	DATE:
Plex Systems	15914	5.18.12, 5.15.12, 4.28.12



Scale: 3/64" = 1'-0"

PARTIAL ELEVATION



Scale: 1/64" = 1'-0"

NORTH & EAST ELEVATIONS, INTERNALLY ILLUMINATED LOGO

R.E. MOORHOUSE & ASSOCIATES
725 S. ADAMS ROAD
BIRMINGHAM, MI 48009

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REM

PROJECT:	DRAWING:	DATE:
Plex Systems	15914	5.18.12, 5.15.12, 4.28.12

City of Troy
Appeals Application
Reasons Justifying Our Request

We are asking permission to erect two (2) sets of interior illuminated logos and letters for PLEX Systems. The letters would be located facing Crooks and second elevation Tower Drive.. The logos and letters are 64 3/8" high x 456" or 38' in length which equals 205.83 square feet. The building is located on Crooks and Tower Drive in an n OM District which under the sign code allows one wall sign for each building, not to exceed 10% of the area of the front structure, to a maximum of 200 square feet. We are requesting two sets of letters having 205.83 square feet each.

The building front is 258 feet high x 128' wide or 33,024 square feet. Ten percent allowable is 3,304.4 square feet but in an OM District we are allowed one sign 200 square feet maximum.

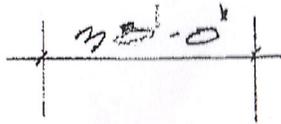
These signs will not attract people to come into the building for retail purposes. They are just indicating Plex Systems is now part of the community.

The variance does not adversely affect near by properties we believe a Plex Systems logo and name will enhance the surrounding prosperities.

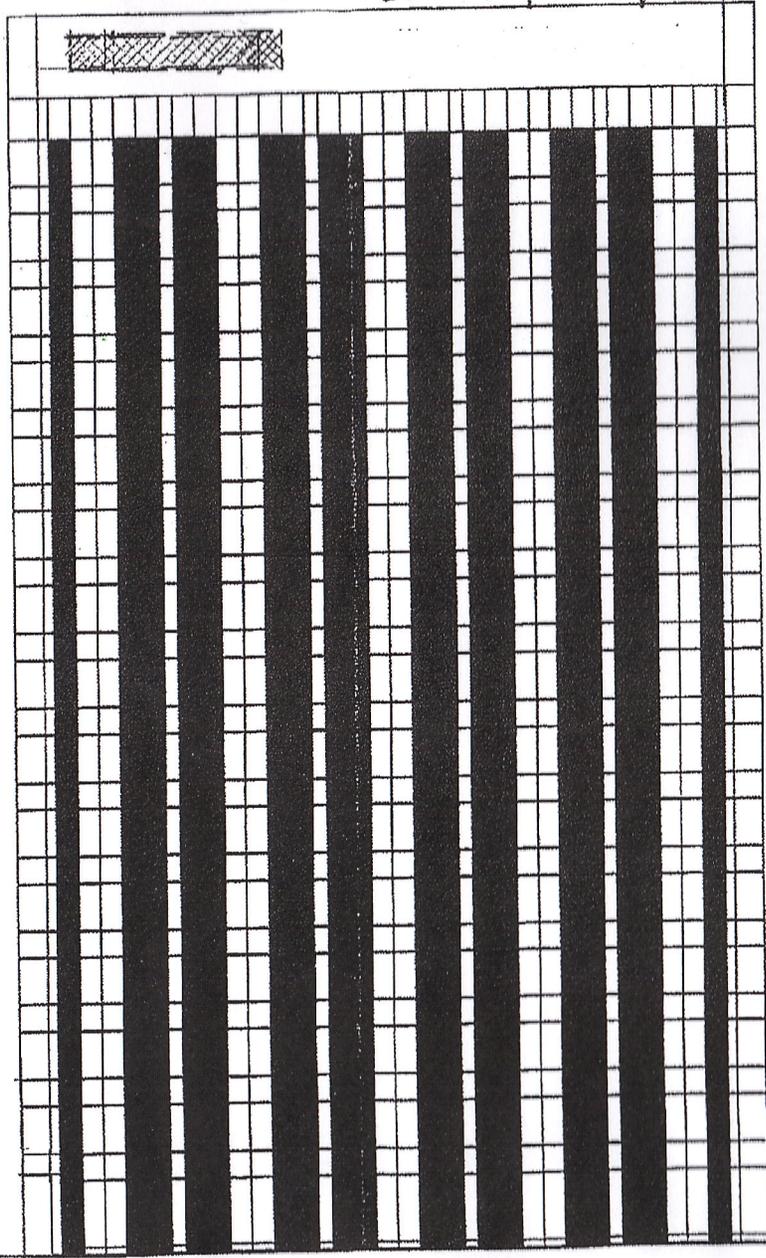
Plex Systems hardship is they want good representation in the community and these two logos and letters will help identify their place in Troy. If the building were in a B-3 District we wouldn't need to ask for a variance. These signs would be allowed in the B-3 District. 900 Tower Drive building is large 258' tall and is located adjacent to I-75 Freeway. The surrounding area has commercial buildings, hotels, restaurants and retail space. It is not near a visible residential neighborhood. This area is very similar to the properties along Big Beaver; such as the PNC Building which is a B-3 area.

We hope you approve of this request so PLEX Systems is viewed as a substantial identity in the City of Troy.

128' x 128'



250 SP SLANT



126'-7"

EAST ELEVATION

33,024 SQUARE FEET

I-75 Ramp



Crooks Road

Proposed
 **PLEX**
Sign

Proposed
 **PLEX**
Sign



Tower

Existing
 **CITIZENS**
BANK
Sign

Existing
 **CITIZENS**
BANK
Sign

Tower Drive

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

City of Troy

A parcel of land located in the West 1/2 of Section 9, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Beginning at a point South 2 degrees 37 minutes 54 seconds East 176.00 feet from the West 1/4 corner of said Section 9, said point being on the West Section line in Crooks Road (so-called); thence North 42 degrees 22 minutes 06 seconds East 303.25 feet along the Right of Way of I-75 exit ramp; thence North 86 degrees 59 minutes 06 seconds East 845.00 feet along said Right of Way; thence South 2 degrees 37 minutes 54 seconds East 745 feet; thence South 87 degrees 22 minutes 06 seconds West 361.07 feet; thence along curve to left, Radius 502.50 feet, Chord bears North 78 degrees 29 minutes 20 seconds West 245.56 feet, distance of 248.07 feet; thence South 87 degrees 22 minutes 06 seconds West 460.23 feet; thence North 2 degrees 37 minutes 54 seconds West 464.92 feet to the Beginning, EXCLUDING West 60 feet taken for Crooks Road; AND including the benefit of the easements set forth in (i) the Easement for Cross-Access or Joint Drive Easement, recorded in Liber 9935 on Page 800, Oakland County Records, and (ii) the Storm Sewer and Retention Point Easement recorded in Liber 7042 on Page 550, Oakland County Records.

ALSO EXCLUDING the following property description: Triangular part of description described as beginning at point distant South 02 degrees 37 minutes 54 seconds East 640.92 feet and North 87 degrees 22 minutes 06 seconds East 60 feet from West 1/4 corner; thence North 02 degrees 37 minutes 54 seconds West 30 feet; thence South 47 degrees 37 minutes 54 seconds East 42.42 feet; thence South 87 degrees 22 minutes 06 seconds West 30 feet to the point of beginning.

ALSO described as:

A parcel of land located in the West 1/2 of Section 9, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, is described as follows: Commencing at the West 1/4 corner of said Section 9; thence along the West Section line (also being the centerline of Crooks Road-East 1/2 being 60 feet wide), South 01 degrees 51 minutes 55 seconds East, 176.00 feet; thence North 43 degrees 08 minutes 05 seconds East, 84.85 feet to the point of beginning; thence North 43 degrees 08 minutes 05 seconds East, 218.40 feet; thence along the Southerly Right-of-Way line of I-75 entrance ramp, North 87 degrees 51 minutes 23 seconds East, 844.76 feet (recorded as 845.00 feet); thence South 01 degrees 51 minutes 55 seconds East 745.00 feet; thence South 88 degrees 08 minutes 05 seconds West, 360.83 feet (recorded as 361.07 feet); thence along the Northerly Right-of-Way line of Tower Drive (variable width), 248.07 feet along a non-tangent curve to the left (having a Central Angle of 28 degrees 17 minutes 08 seconds, a Radius of 502.50 feet and a Chord bearing North 77 degrees 43 minutes 21 seconds West, 245.56 feet); thence along the Northerly Right-of-Way line of Tower Drive (120 feet wide), South 88 degrees 08 minutes 05 seconds West 370.23 feet; thence North 46 degrees 51 minutes 55 seconds West, 42.43 feet; thence along the Easterly Right-of-Way line of Crooks Road (East 1/2 being 60 feet wide), North 01 degrees 51 minutes 55 seconds West, 496.47 feet to the point of beginning.

Re: 900 Tower Drive
Tax Item No. 20-09-301-003

JMK

3. HEARING OF CASES

- B. VARIANCE REQUEST, JIM GHANEM FOR JIM'S AWNING, 5600 CROOKS – For relief of Chapter 85 in order to place a 30 square foot ground sign.

In order to place a 30 square foot ground sign, a variance from Sign Code, Section 85.02.05 (C) which allows a maximum of two ground signs on the site.

**CITY OF TROY BUILDING INSPECTION DEPARTMENT
CITY OF TROY PLANNING DEPARTMENT
BUILDING CODE BOARD OF APPEALS APPLICATION**

SIGN APPEALS

FEE \$50

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3344
FAX: 248-689-3210
E-MAIL: evanspm@troymi.gov
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CONSTRUCTION OR FENCE CODE APPEALS

FEE: \$50

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A COMPLETE APPLICATION THAT MEETS CODE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BUILDING CODE BOARD OF APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 5600 Crooks rd.
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-09-151-003

3. CODE NAME (e.g. "BUILDING CODE", "SIGN CODE", etc.) AND SECTION(S) RELATED TO THE APPEAL:
sign code

4. REASONS FOR APPEAL/VARIANCE: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY?
If yes, provide date(s) and particulars: _____

6. APPLICANT INFORMATION:

NAME JIM GHANEM
COMPANY JIM'S AWNING
ADDRESS 7555 Greenfield rd.
CITY Detroit, STATE MI ZIP 48228
TELEPHONE 313-581-7772
E-MAIL jims-signs@yahoo.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Contractor

8. OWNER OF SUBJECT PROPERTY:

NAME Northfield Plaza Associates LLC
COMPANY 1/0 The Hayman Company
ADDRESS 5700 Crooks rd. Suite 400
CITY Troy STATE MI ZIP 48098
TELEPHONE 248-879-7777
E-MAIL alan@haymanco.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Alan Hayman (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT [Signature] DATE May 16, 2012

PRINT NAME: JIM GHANEM

SIGNATURE OF PROPERTY OWNER [Signature] DATE May 16, 2012

PRINT NAME: ALAN HAYMAN

May, 16, 2012

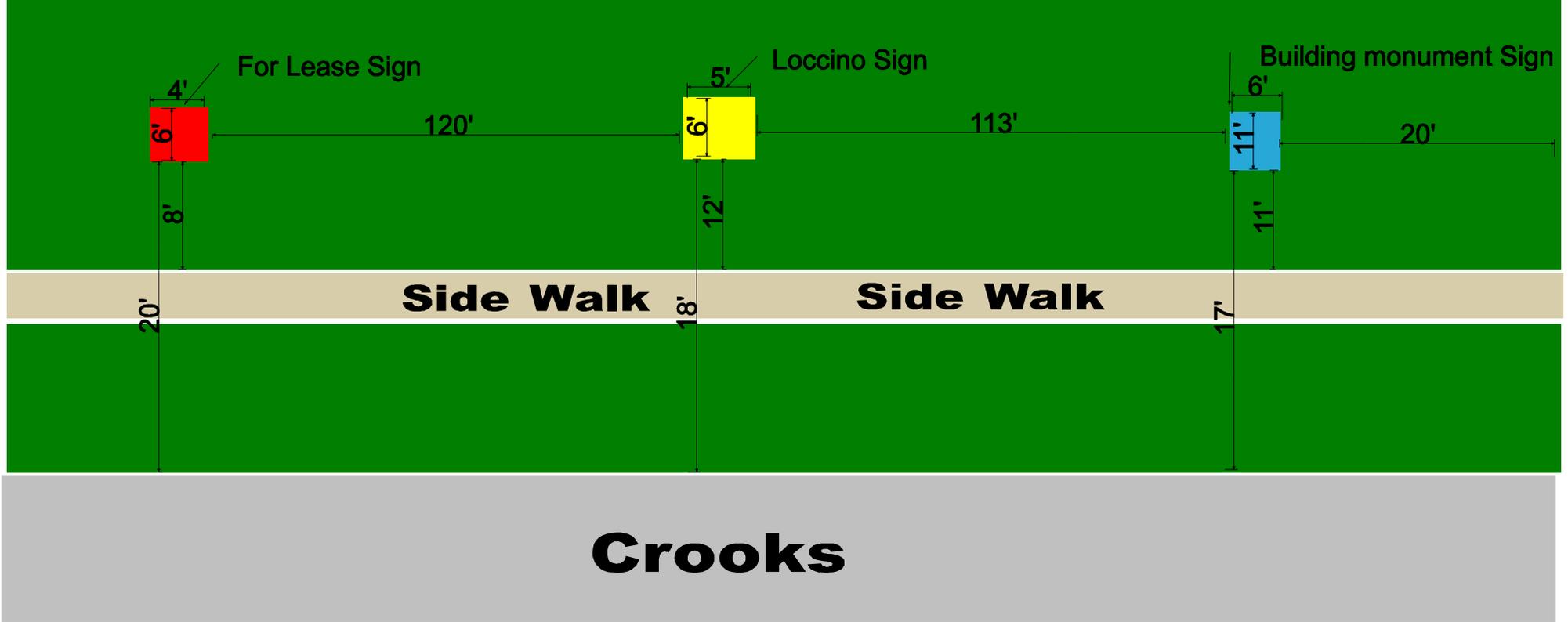
To Whom It May Concern:

The reason for our appeal is to update the existing monument sign for Loccino Restaurnat located on 5600 Crooks. The upgrade will allow us to install a new LED Digital Reader Board to advertise daily specials at the restaurant. We already have an existing monument sign for the restaurant. Since the restaurant is set back from the main street, the new digital sign will allow passers by to notice the sign and find the restaurant. The digital LED reader board will installed in place of the existing sign and will help improve the business as the restaurant. The sign will also allow more visibility of the restaurant.

Thank you,
Jim Ghanem



Site Plan of all Existing Ground signs



 For Lease sign

 Loccino Sign

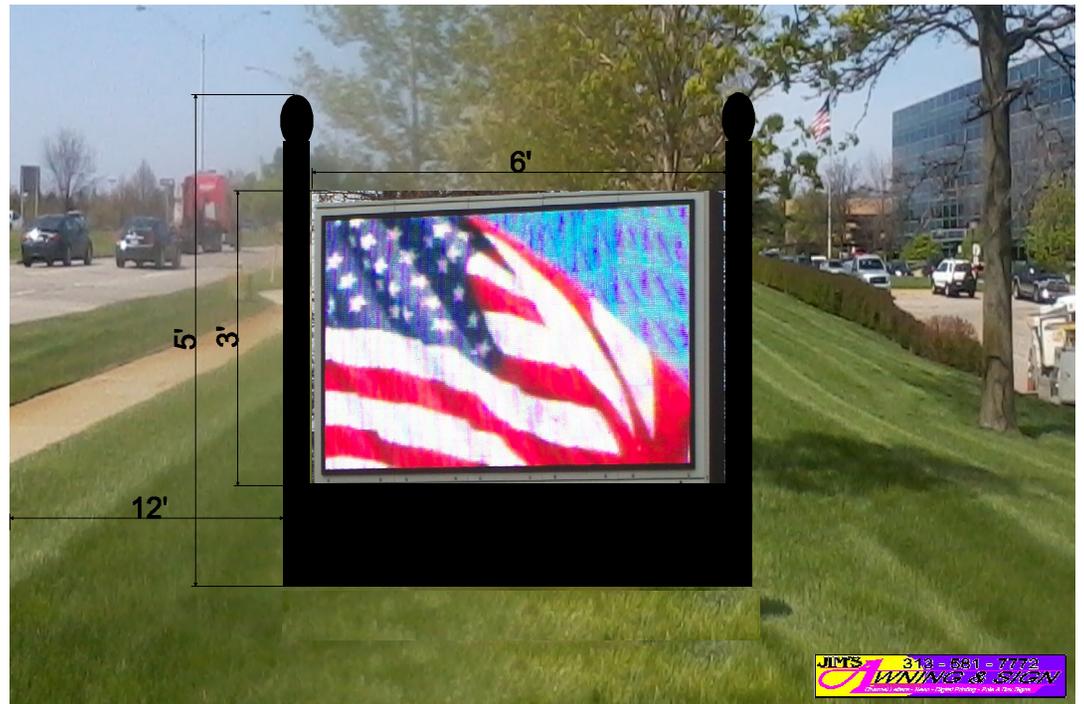
 Building Monument sign

 Grass

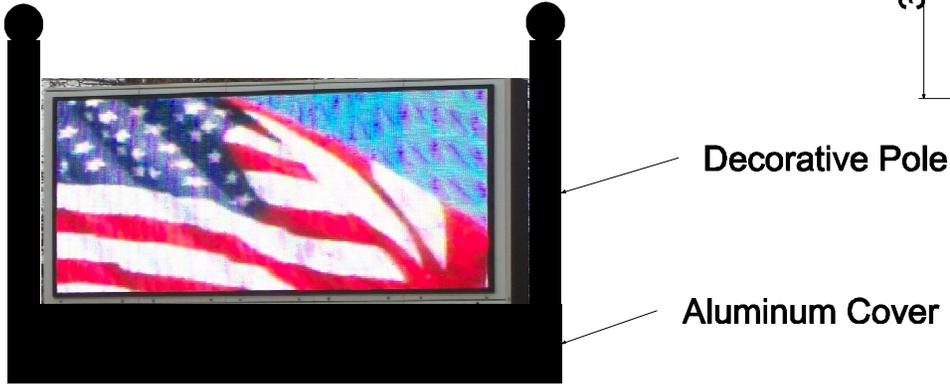
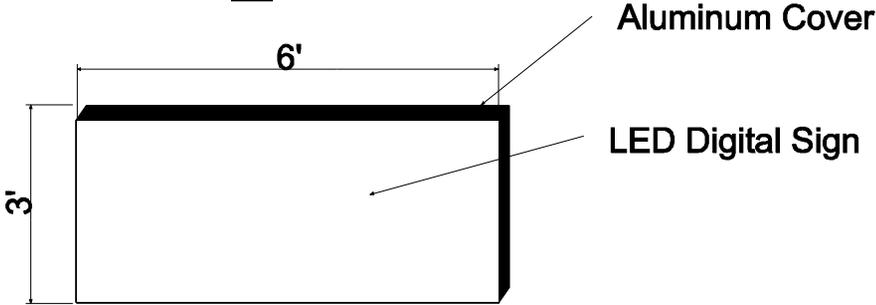
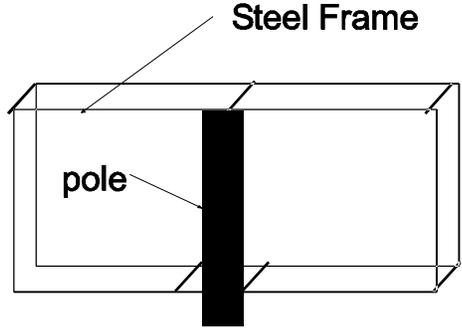
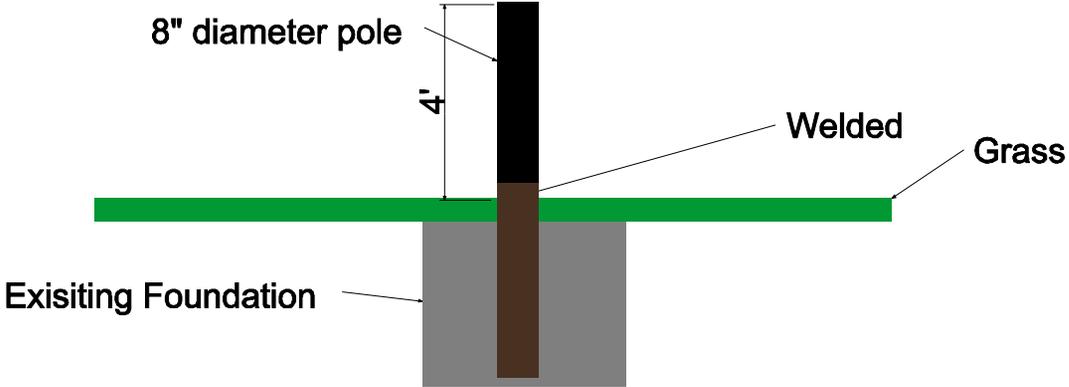
Existing Sign



New Sign



The steel frame is mounted onto the existing pole and then welded. The welding will connect the frame to the pole strongly.





240_1x5_RBP
15mm PITCH



320_1x4_RGY
20mm PITCH



420_1x4_RBP
26mm PITCH





NES-100-5

INPUT: 100-120VAC 2.5A
输入: 200-240VAC 1.5A

OUTPUT: +5V  20A
输出: 50/60Hz



MW01
MADE IN CHINA
中国制造

DB08210286

