

PARTIAL SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

WEST FACADE MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK (EXIST'NG)	100 %	700 S.F.	10.4 %
BRICK (NEW)	100 %	170 S.F.	4.0 %
CEMENT PLASTER (EXIST'NG)	0 %	33 S.F.	0.8 %
PLASTER VENEER SYSTEM	25 %	845 S.F.	19.6 %
STANDING SEAM METAL AWNINGS & ROOF (NEW)	25 %	647 S.F.	15.1 %
STANDING SEAM METAL AWNINGS & ROOF (EXIST'NG)	25 %	1,555 S.F.	38.4 %
CAST STONE	25 %	148 S.F.	3.5 %
METAL TRIM & DOORS	15 %	175 S.F.	4.0 %
DISPLAY GLASS	25 %	0 S.F.	0 %
TOTALS		4,273 S.F.	100 %

MATCH LINE 'A'



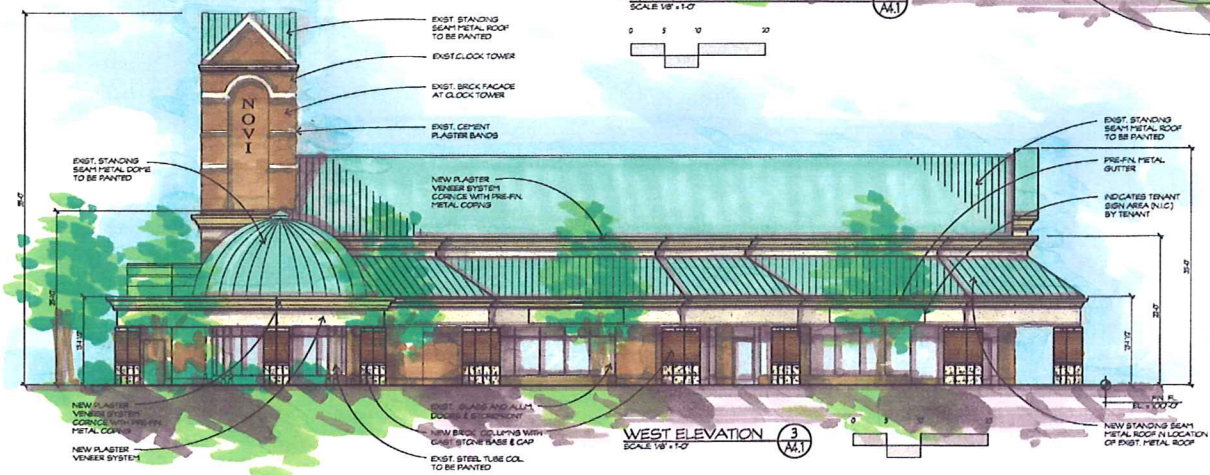
PARTIAL SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

SOUTH FACADE MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK (EXIST'NG)	100 %	679 S.F.	12.2 %
BRICK (NEW)	100 %	922 S.F.	16.5 %
CEMENT PLASTER (EXIST'NG)	0 %	833 S.F.	15.0 %
PLASTER VENEER SYSTEM	25 %	996 S.F.	17.9 %
STANDING SEAM METAL AWNINGS & ROOF (NEW)	25 %	1,304 S.F.	23.0 %
STANDING SEAM METAL AWNINGS & ROOF (EXIST'NG)	25 %	120 S.F.	3.4 %
CAST STONE	25 %	283 S.F.	4.5 %
METAL TRIM & DOORS	15 %	308 S.F.	5.5 %
DISPLAY GLASS	25 %	0 S.F.	0 %
TOTALS		5,577 S.F.	100 %

GENERAL NOTES

- FOR SITE WORK - SEE CIVIL DRAWINGS PREPARED BY:  
OFFICE: WEBSTER ENGINEERS, INC.  
407 E. FORT STREET, SUITE 800  
DETROIT, MICHIGAN 48226  
(313) 963-4442
- FOR LANDSCAPE WORK - SEE LANDSCAPE DRAWINGS PREPARED BY:  
OFFICE: WEBSTER ENGINEERS, INC.  
407 E. FORT STREET, SUITE 800  
DETROIT, MICHIGAN 48226  
(313) 963-4442
- DOORS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS  
WILL BE ADJUSTED PER TENANT LEASING REQUIREMENTS.
- TENANT SIGN AREAS SHOWN FOR CONCEPT ONLY. FINAL SIZES  
& LOCATIONS WILL BE DETERMINED BY EACH TENANT.  
SUBMITTAL CITY APPROVALS ARE THE TENANT'S RESPONSIBILITY.



WEST ELEVATION  
SCALE 1/8" = 1'-0"

NOVI TOWN CENTER  
BUILDING I - ELEVATIONS

NOVI, MICHIGAN

OWNER:  
NOVI TOWN CENTER INVESTORS, LLC  
26132 Ingersoll Drive  
Novi, Michigan 48375  
248/347-3830 Fax 248/347-3833

WAH YEE ASSOCIATES  
ARCHITECTS & PLANNERS  
37911 WEST TWELVE MILE ROAD  
FARMINGTON HILLS, MICHIGAN 48331  
PHONE 248-489-9160 FAX 489-0733

Dates:  
SITE PLAN BUA  
AUG. 17, 2009  
AUG. 2, 2009  
OWNER REVIEW  
OCT. 14, 2009  
SITE PLAN SUBMITTAL  
OCT. 15, 2009

PRELIMINARY  
NOT FOR CONSTRUCTION

CAD DWG 4407441\_C02L08\_10-16-09.DWG

A 4.1





**CIVIL ENGINEERS:**

GIFFELS - WEBSTER ENGINEERS, INC.  
407 E. FORT STREET  
SUITE 600  
DETROIT, MI 48226

**ARCHITECTS & PLANNERS:**

WAH YEE ASSOCIATES  
37911 W. TWELVE MILE ROAD  
FARMINGTON HILLS, MI. 48331

**LANDSCAPE ARCHITECTS:**

GIFFELS - WEBSTER ENGINEERS, INC.  
407 E. FORT STREET  
SUITE 600  
DETROIT, MI 48226

**MECHANICAL & ELECTRICAL ENGINEERS:**

CLARK, TROMBLEY, RANDERS  
6105 W. ST. JOSEPH HIGHWAY  
SUITE 200  
LASING, MI. 48917

SHEET INDEX	
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SEO2	SITE PLAN - LIGHTING DETAILS

**NOVI TOWN CENTER  
PROPOSED BUILDING "I"**

NOVI,

MICHIGAN

OWNER:

NOVI TOWN CENTER INVESTORS, LLC  
26132 Ingersol Drive  
Novi, Michigan 48375  
248/347-3830 Fax 248/347-3833

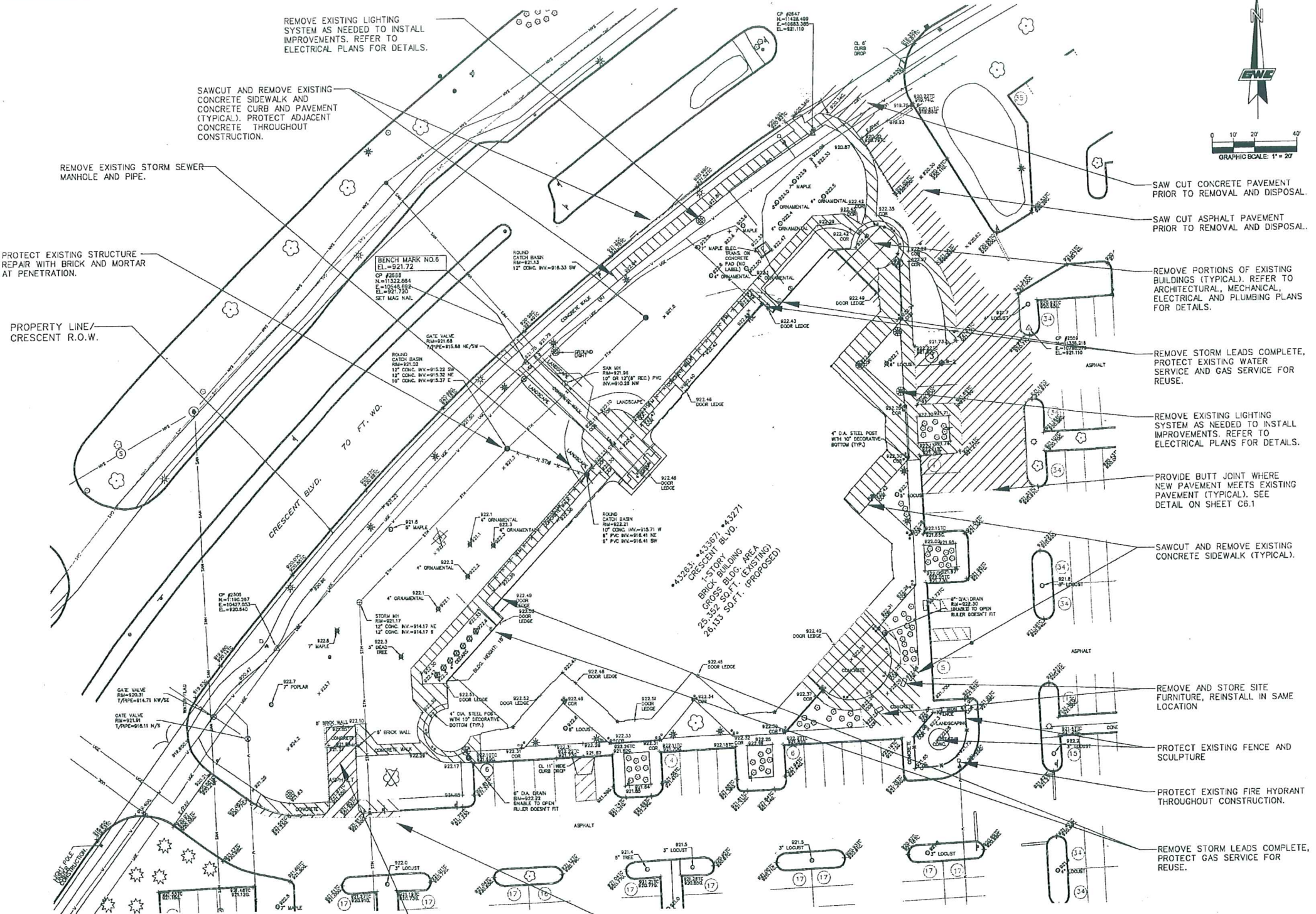
REVISED SITE PLAN SUBMITTAL

PROJECT NO. 4407

AUGUST 21, 2009  
OCTOBER 16, 2009





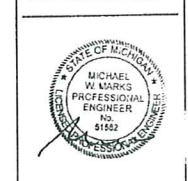


DATE:	08-12-09
BY:	MMW
CHECKED BY:	MMW
SCALE:	1"=30'
SHEET:	C2.1
JOB:	17844

**Terms and Conditions for Electrical Plans:**  
 The Engineer shall not be responsible for the accuracy of the information furnished by the client. The client shall be responsible for the accuracy of the information furnished by the client. The Engineer shall not be responsible for the accuracy of the information furnished by the client. The client shall be responsible for the accuracy of the information furnished by the client.



PRINCIPAL: KM  
 PROJ. MGR: MMW  
 DESIGN: MMW, TT  
 DRAWN: TT  
 IND. REVIEW: STC  
 SECTION: 14 T-1-N R-8-B



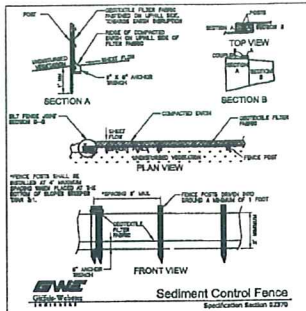
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 NOVI TOWN CENTER INVESTORS LLC  
 26 WOLCOTT STREET  
 MEDFORD, MA 02155

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 PLANNERS-LANDSCAPE ARCHITECTS  
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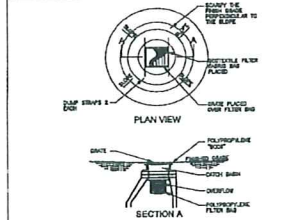
SHEET TITLE:  
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 BLDG "F" IMPROVEMENT @ NOVI TOWN CENTER  
 CITY OF NOVI OAKLAND COUNTY, MI

DATE:	08-12-09
SCALE:	1"=30'
SHEET:	C2.1
JOB:	17844

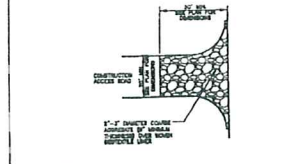
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Sediment Control Fence  
Specification Section 0270



Sediment Inlet Filter  
Specification Section 0270



Aggregate Construction Pad  
Specification Section 0270

STREET CLEANING SCHEDULE

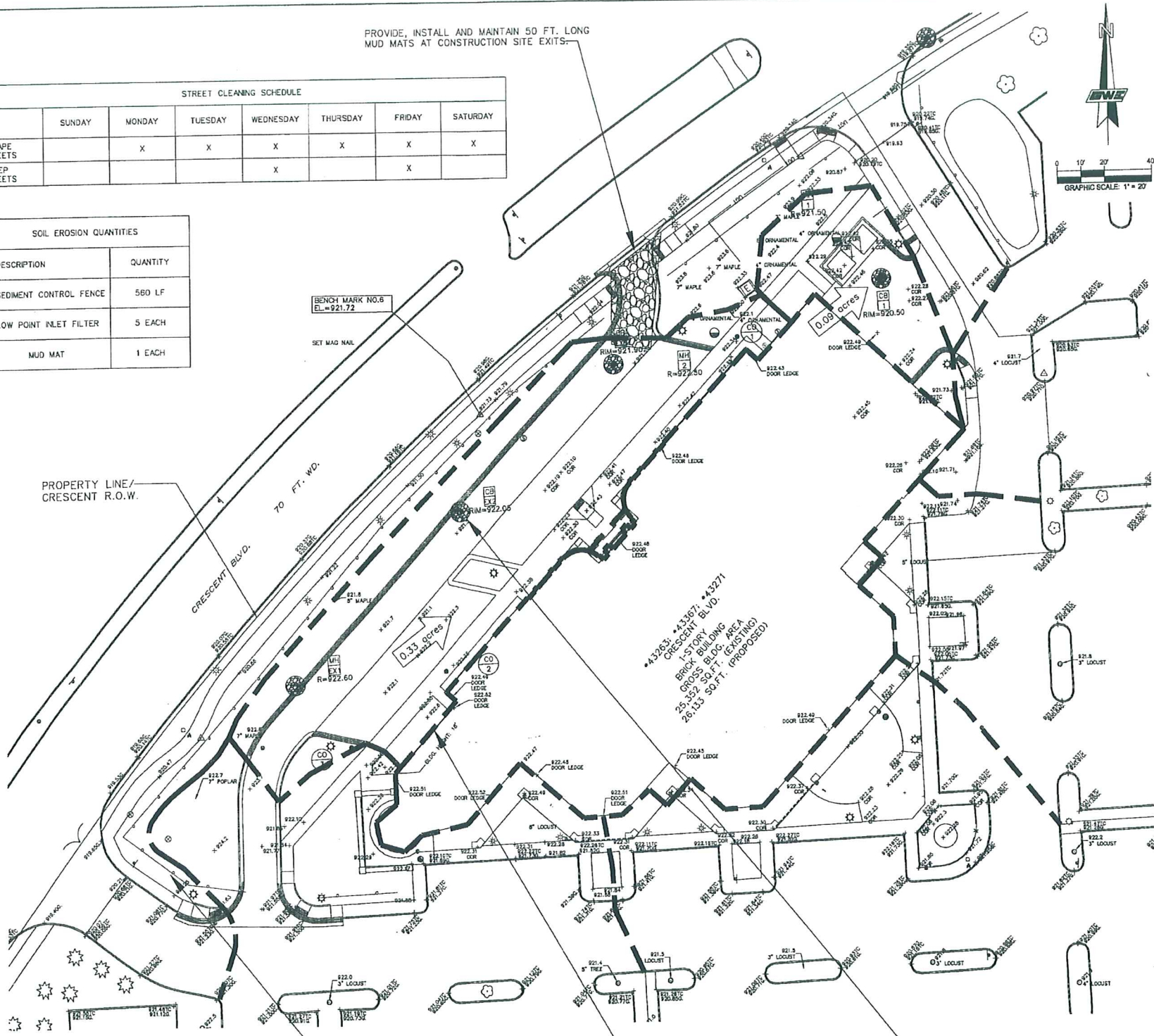
	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SCRAPE STREETS		X	X	X	X	X	X
SWEEP STREETS				X		X	

SOIL EROSION QUANTITIES

DESCRIPTION	QUANTITY
SEDIMENT CONTROL FENCE	560 LF
LOW POINT INLET FILTER	5 EACH
MUD MAT	1 EACH

SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

	START DAY	END DAY
STONE ACCESS DRIVE ATOP GEOTEXTILE LINER	1	1
INSTALL SILT FENCE	1	1
STRIP AND STOCKPILE TOPSOIL	1	1
GRADE AND BALANCE AS REQUIRED, STABILIZE DITCHES, SWALES, COMMON AREAS AND SLOPES PER PLAN WITHIN 5 DAYS OF GRADE	2	5
INSTALL UNDERGROUND UTILITIES (i.e. SANITARY, STORM AND WATER MAIN)	6	20
PLACE INLET FILTERS	6	20
INSTALL ALL PUBLIC UTILITIES, COMPLETE (ELECTRIC, TELEPHONE, CABLE T.V.)	21	26
INSTALL PAVEMENT, COMPLETE	27	41
ESTABLISH VEGETATION FOR ALL DISTURBED AREAS AND ROAD/R.O.W.s	42	44
CLEAN OUT STORM SEWER SYSTEM	45	45
REMOVE SILT FENCE AND CATCH BASIN FILTERS FOLLOWING COUNTY APPROVAL	46	46



PROVIDE, INSTALL AND MAINTAIN 50 FT. LONG MUD MATS AT CONSTRUCTION SITE EXITS.

PROVIDE, INSTALL AND MAINTAIN 50 FT. W.D. TO FT. W.D.

PROVIDE, INSTALL AND MAINTAIN LOW POINT SEDIMENT INLET FILTER, COMPLETE (TYPICAL). SEE DETAIL ON THIS SHEET

**STATE OF MASSACHUSETTS**  
**PROFESSIONAL AND RETAIL CERTIFICATION APPROVAL**  
 DATE: 08-12-09  
 EXPIRES: 08-12-11  
 REGISTERED PROFESSIONAL ENGINEER  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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 DRAWN: TT  
 IND. REVIEW: STC  
 SECTION: 14 T-1-N R-8-E



DEVELOPED FOR  
**NOVI TOWN CENTER INVESTORS LLC**  
 c/o BurnsCo, Inc.  
 26 WOLCOTT ST.  
 MEDFORD, MA 02155


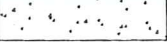

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 www.giffelswebster.com

BLDG "I" IMPROVEMENT  
 @ NOVI TOWN CENTER  
 CITY OF NOVI  
 OAKLAND COUNTY, MI

DATE: 08-12-09  
 SCALE: 1"=20'  
 SHEET: C3.1  
 JOB: 17844



**PAVING HATCH LEGEND**

- ASPHALT PAVEMENT 
- CONCRETE PAVEMENT/  
CONCRETE SIDEWALK 
- POROUS CONCRETE 

INSTALL "ONE WAY" R6-2R SIGN  
 INSTALL "STOP" R1-1 SIGN  
 PROVIDE CONCRETE MDOT "M"  
 OPENING (TYPICAL). SEE DETAIL  
 ON SHEET C7.1

INSTALL "ONE WAY" R6-2L

PROVIDE CONCRETE CURB AND  
 GUTTER (TYPICAL). SEE DETAIL  
 ON SHEET C7.1

LANDSCAPE AREAS  
 SEE SHEET L1.1

INSTALL "ONE WAY"  
 R6-2L AND R6-2R SIGNS

20 FT. SETBACK

EXISTING STOP SIGN  
 TO REMAIN

PROPERTY LINE/  
 CRESCENT R.O.W.

INSTALL PROPOSED ASPHALT  
 PAVEMENT, COMPLETE (TYPICAL).  
 SEE DETAIL ON SHEET C7.1

PROVIDE BUTT JOINT WHERE NEW  
 PAVEMENT MEETS EXISTING  
 PAVEMENT (TYPICAL). SEE DETAIL  
 ON SHEET C7.1

INSTALL CONCRETE ADA COMPLIANT SIDEWALK RAMP, WITH  
 DETECTABLE WARNING SURFACE, PER MDOT R-28-F  
 DETAIL AND PER DETAIL ON SHEET A2.2. USE ARMOR  
 TILE CONCRETE CAST IN-PLACE DETECTABLE WARNINGS  
 BRICK RED FEDERAL NUMBER 22144(TYPICAL).

EXISTING STOP  
 SIGN TO REMAIN

INSTALL "NO  
 PARKING - LOADING  
 ZONE" R7-6 SIGNS  
 ON THE BUILDING

INSTALL CONCRETE PAD FOR  
 DUMPSTER AREA, COMPLETE. SEE  
 DETAIL ON SHEETS A2.2 AND C7.1

PROVIDE HEAVY DUTY ASPHALT  
 PAVEMENT (TYPICAL). SEE DETAIL  
 ON SHEET C7.1

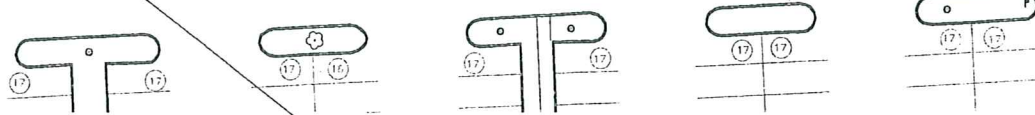
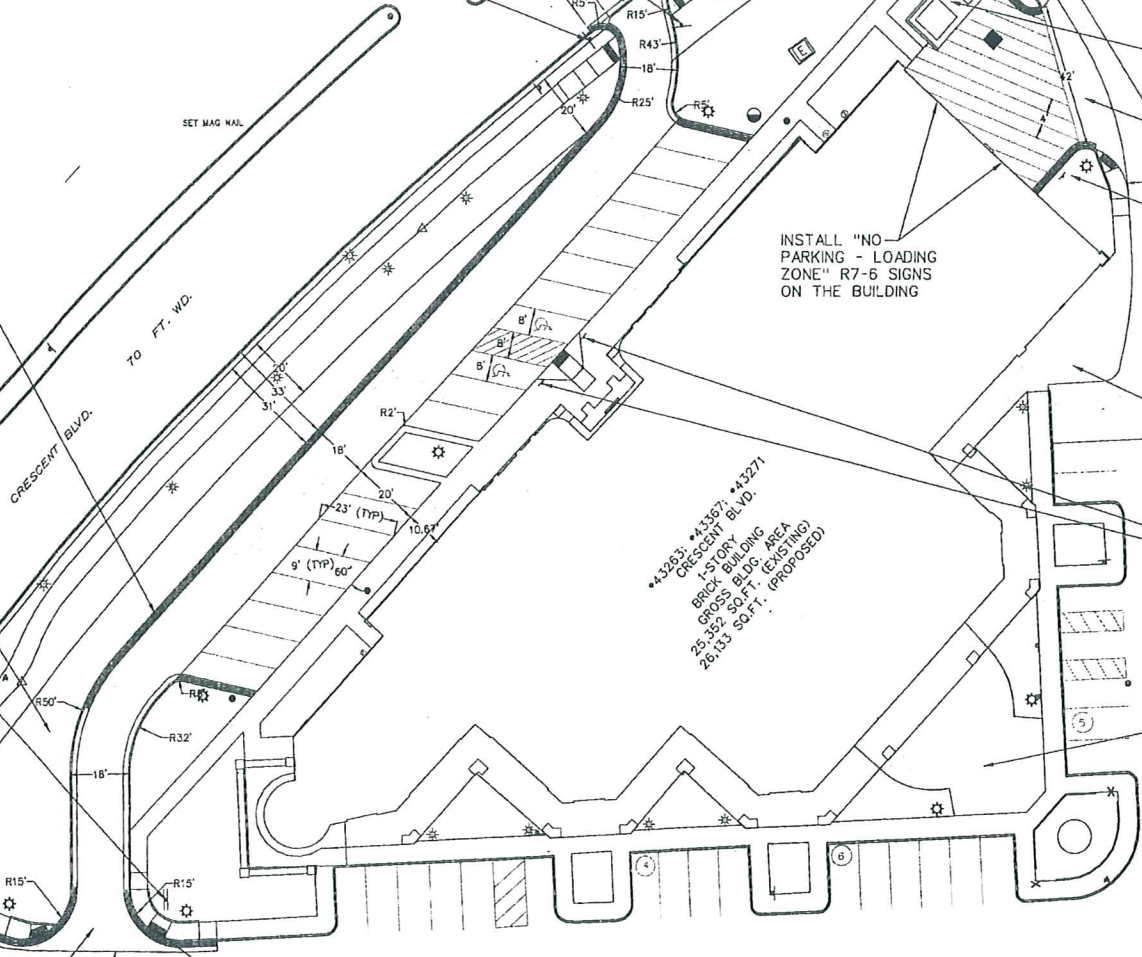
INSTALL "NO PARKING - LOADING  
 ZONE" R7-6 SIGN

PROVIDE STANDARD DUTY ASPHALT  
 PAVEMENT (TYPICAL). SEE DETAIL  
 ON SHEET C7.1

PROVIDE THICKENED SLAB WALK,  
 (TYPICAL). SEE ARCHITECTURAL  
 PLANS FOR DETAILS.

PROVIDE AND PARKING SIGNS R7-8  
 "RESERVED PARKING FOR HANDICAPPED"  
 AND R7-8a "VAN ACCESSIBLE", PER  
 MMUTCD DETAILS. SEE ARCHITECTURAL  
 PLANS FOR INSTALLATION DETAILS.

INSTALL STANDARD 4" CONCRETE  
 SIDEWALK (TYPICAL). SEE DETAIL ON  
 SHEET C7.1



TRAFFIC CONTROL SIGN TABLE		
SIGN DESCRIPTION	SIGN CODE	QTY.
STOP	R1-1	1
ONE WAY	R6-2R	2
ONE WAY	R6-2L	2
NO PARKING - LOADING ZONE	R7-6	3
RESERVED PARKING FOR HANDICAPPED	R7-8	2
VAN ACCESSIBLE	R7-8a	2

NOTE: ALL SIGNAGE SHALL CONFORM TO THE MICHIGAN  
 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).

**REVISIONS**

NO.	DATE	DESCRIPTION
1	09-12-09	PRELIMINARY AND FINAL PLAN APPROVAL
2	09-12-09	PRELIMINARY AND FINAL PLAN APPROVAL
3	09-12-09	PRELIMINARY AND FINAL PLAN APPROVAL
4	09-12-09	PRELIMINARY AND FINAL PLAN APPROVAL

**Terms and Conditions for Bidding/Construction:**  
 The amount of money to be paid shall be as stated in the contract documents. The amount of money to be paid shall be as stated in the contract documents. The amount of money to be paid shall be as stated in the contract documents.

**72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)**

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**PROJ MGR: MWM**  
**DESIGN: MWM, IT**  
**DRAWN: TT**  
**IND. REVIEW: STC**  
**SECTION: 14 T-1-N R-6-E**

**STATE OF MICHIGAN**  
**MICHAEL W. MARKS**  
**PROFESSIONAL ENGINEER**  
 No. 51592

DEVELOPED FOR:  
**NOVI TOWN CENTER INVESTORS LLC**  
 c/o BurnsCo, Inc.  
 26 WOLCOTT ST.  
 MEDFORD, MA. 02155

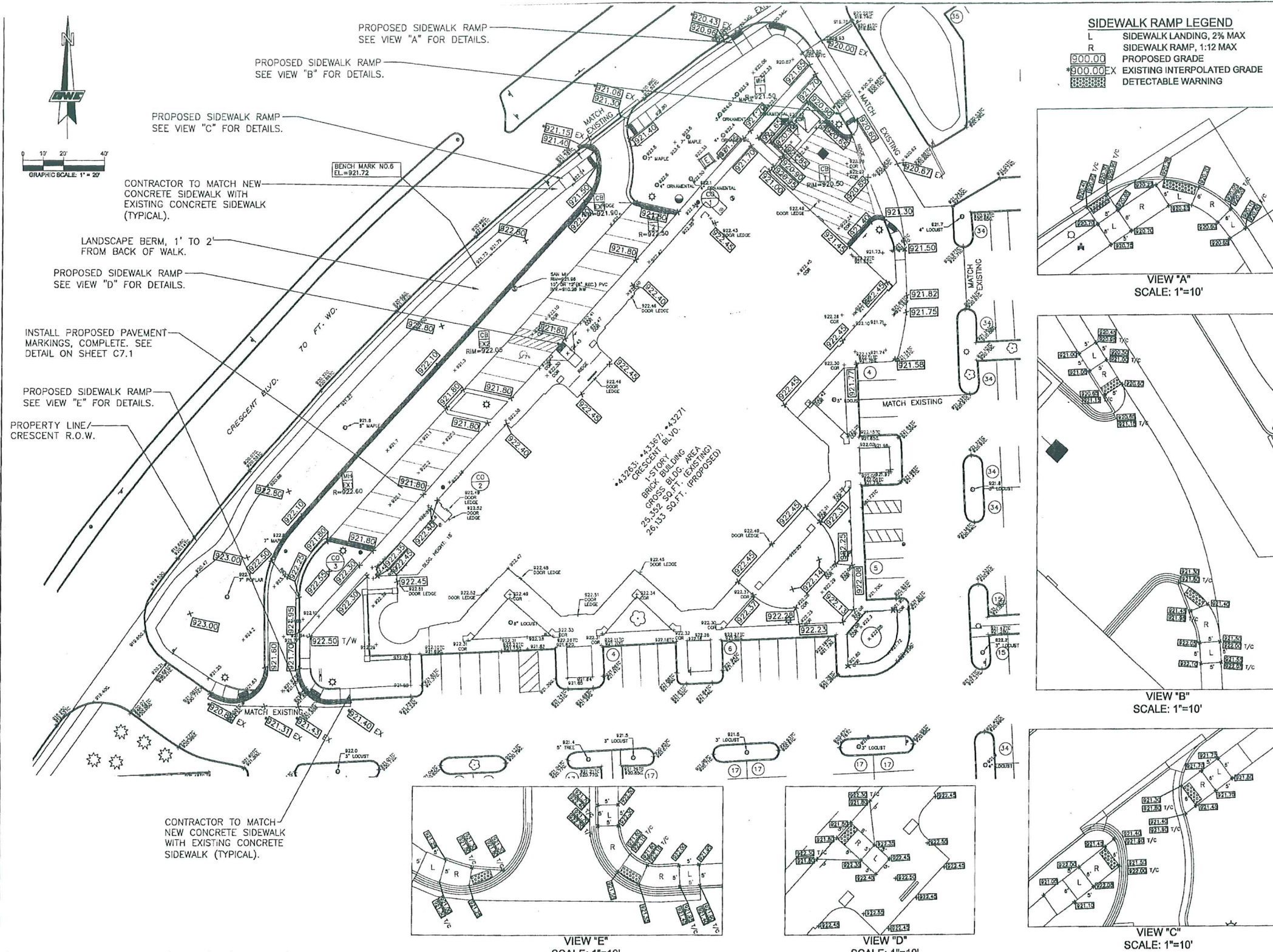
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 FAX (248) 842-5060  
 6303 AS HILL ROAD, SUITE 100  
 WASHINGTON, MI 48094  
 PHONE (248) 781-8500  
 FAX (248) 781-8851  
 EMAIL: wjg@giffelswebster.com  
 www.giffelswebster.com

SHEET TITLE  
**PAVING PLAN**

BLDG "M" IMPROVEMENT  
 @ NOVI TOWN CENTER  
 CITY OF NOVI  
 OAKLAND COUNTY, MI

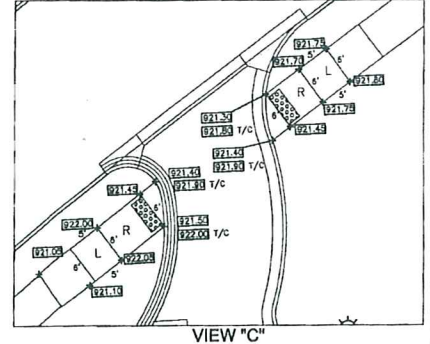
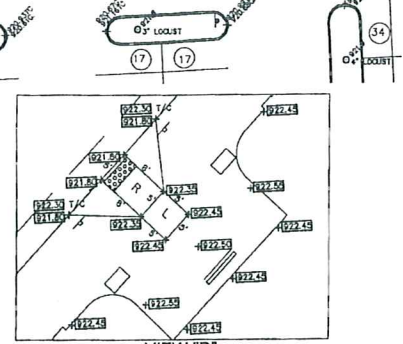
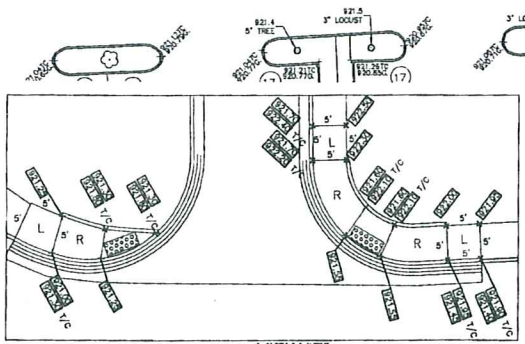
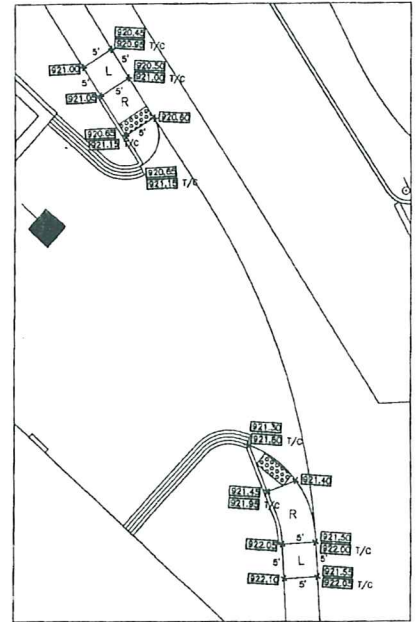
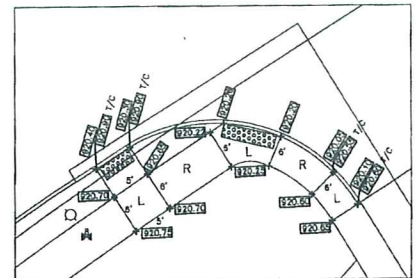
DATE: 09-12-09  
 SCALE: 1"=20'  
 SHEET: C4.1  
 JOB: 17844

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**SIDEWALK RAMP LEGEND**

L	SIDEWALK LANDING, 2% MAX
R	SIDEWALK RAMP, 1:12 MAX
900.00	PROPOSED GRADE
900.00 EX	EXISTING INTERPOLATED GRADE
900.00 EX	DETECTABLE WARNING



DATE: 08-12-09  
 PREPARED BY: MWM  
 CHECKED BY: TT  
 DATE: 08-12-09  
 PREPARED BY: MWM  
 CHECKED BY: TT

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 IND. REVIEW: STC  
 SECTION: 14 T-1-N R-8-E

STATE OF MICHIGAN  
 MICHAEL W. MARKS  
 PROFESSIONAL ENGINEER  
 No. 6152

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 c/o BurnsCo, Inc.  
 26 WOLCOTT ST.  
 MEDFORD, MA. 02155

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 8301 28 MILE ROAD, SUITE 100  
 WASHINGTON, MI 48094  
 PHONE (586) 781-8150  
 FAX (586) 781-8151  
 EMAIL: info@giffelswebster.com  
 www.giffelswebster.com

SHEET TITLE:  
**GRADING PLAN**

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER  
 CITY OF NOVI  
 OAKLAND COUNTY, MI

DATE: 08-12-09  
 SCALE: 1"-20'  
 SHEET: CS.1  
 JOB: 17844

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UTILITY QUANTITIES	
DESCRIPTION	QUANTITY
12" CL IV RCP	135 LF
8" PVC PIPE	62 LF
6" PERFORATED HDPE PIPE	231 LF
SEWER CLEANOUT	3 EACH
REBUILD EXISTING CATCH BASIN/MANHOLE	3 EACH
STANDARD CATCH BASIN	1 EACH
4' DIAMETER MANHOLE	1 EACH
5' DIAMETER MANHOLE CONTROL STRUCTURE	1 EACH
TRENCH DRAIN	19 LF
4' PVC PIPE	13 LF

REBUILD EXISTING CATCH BASIN, SEE PROFILE ON SHEET C7.1

BUILD 5FT MANHOLE CONTROL STRUCTURE, SEE PROFILE AND DETAIL ON SHEET C7.1

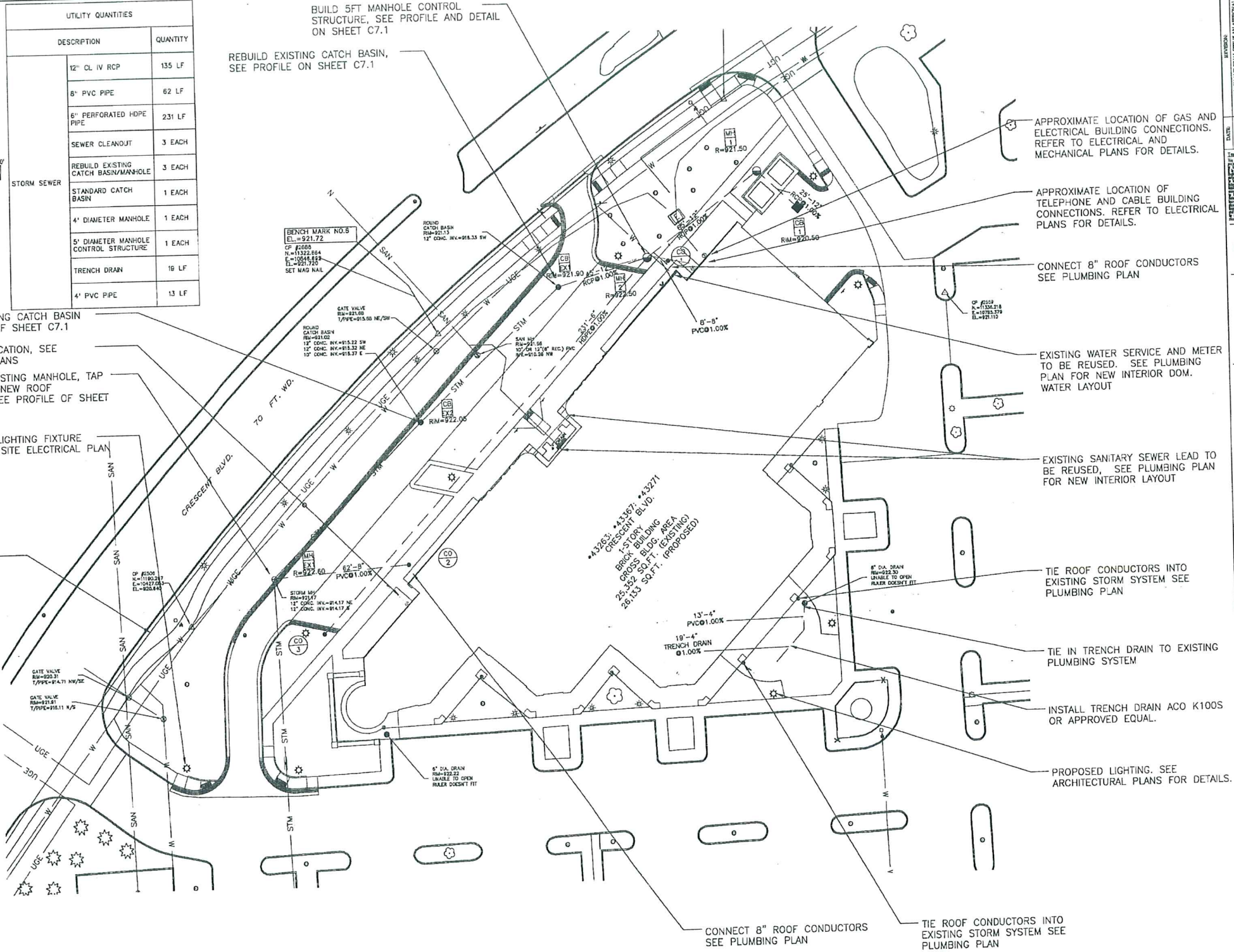
REBUILD EXISTING CATCH BASIN SEE PROFILE OF SHEET C7.1

GAS METER LOCATION, SEE MECHANICAL PLANS

REBUILDING EXISTING MANHOLE, TAP MANHOLE FOR NEW ROOF CONDUCTOR. SEE PROFILE OF SHEET C7.1

APPROXIMATE LIGHTING FIXTURE LOCATION SEE SITE ELECTRICAL PLAN FOR DETAILS

PROPERTY LINE/ CRESCENT R.O.W.



APPROXIMATE LOCATION OF GAS AND ELECTRICAL BUILDING CONNECTIONS. REFER TO ELECTRICAL AND MECHANICAL PLANS FOR DETAILS.

APPROXIMATE LOCATION OF TELEPHONE AND CABLE BUILDING CONNECTIONS. REFER TO ELECTRICAL PLANS FOR DETAILS.

CONNECT 8" ROOF CONDUCTORS SEE PLUMBING PLAN

EXISTING WATER SERVICE AND METER TO BE REUSED. SEE PLUMBING PLAN FOR NEW INTERIOR DOM. WATER LAYOUT

EXISTING SANITARY SEWER LEAD TO BE REUSED, SEE PLUMBING PLAN FOR NEW INTERIOR LAYOUT

TIE ROOF CONDUCTORS INTO EXISTING STORM SYSTEM SEE PLUMBING PLAN

TIE IN TRENCH DRAIN TO EXISTING PLUMBING SYSTEM

INSTALL TRENCH DRAIN ACO K100S OR APPROVED EQUAL.

PROPOSED LIGHTING. SEE ARCHITECTURAL PLANS FOR DETAILS.

CONNECT 8" ROOF CONDUCTORS SEE PLUMBING PLAN

TIE ROOF CONDUCTORS INTO EXISTING STORM SYSTEM SEE PLUMBING PLAN

72 HOURS (3 WORKDAYS) BEFORE YOU DIG CALL MESS/DIG 800-482-7111 (TOLL FREE)

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 DESIGN: MWM, TT  
 DRAWN: TT  
 IND. REVIEW: STC  
 SECTION: 14 T-1-N R-8-E

STATE OF MICHIGAN  
 MICHAEL W. MARKS  
 PROFESSIONAL ENGINEER  
 NO. 61882

DEVELOPED FOR:  
 NOVI TOWN CENTER INVESTORS L.L.C.  
 c/o BurnsCo, Inc.  
 25 WOLCOTT ST.  
 MEDFORD, MA. 02155

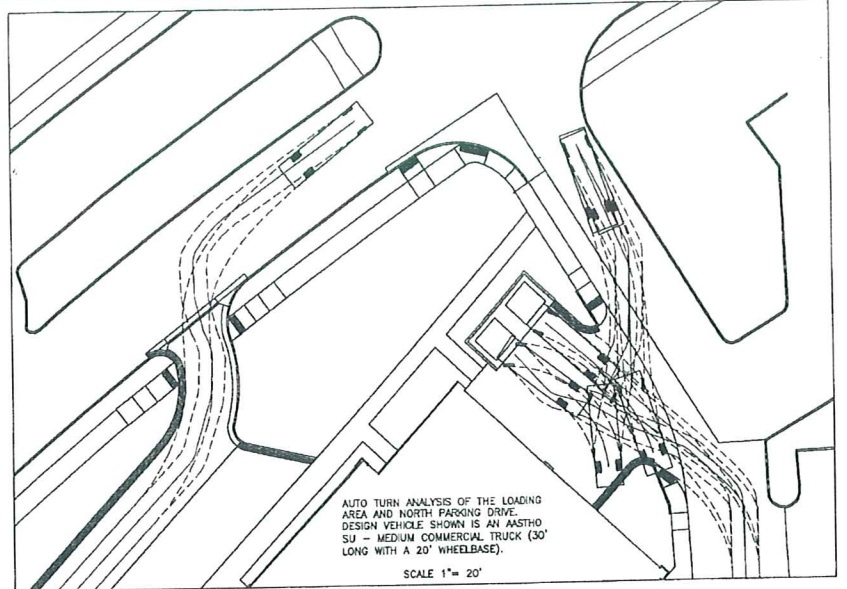
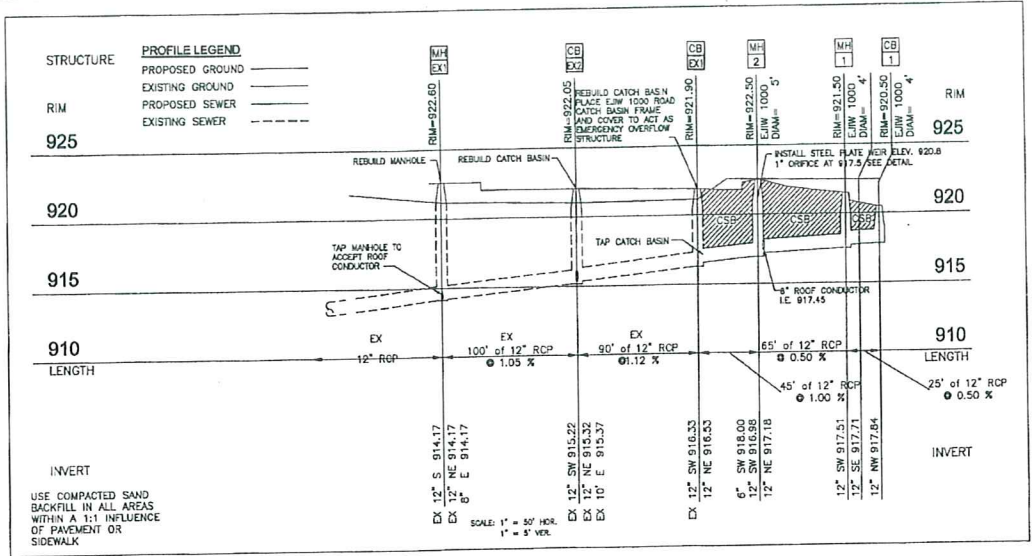
**GWE**  
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 PLANNERS-ARCHITECTS  
 8471 BOVA STREET  
 ROCHESTER HILLS, MI 48069  
 PHONE (248) 852-3100  
 FAX (248) 852-1512  
 451 E. FORD STREET, SUITE 600  
 DETROIT, MI 48226  
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 FAX (313) 862-8668  
 8309 26 MILE ROAD, SUITE 100  
 WASHINGTON, MI 48094  
 PHONE (248) 781-8850  
 FAX (248) 781-8851  
 EMAIL info@giffelswebster.com  
 www.giffelswebster.com

SHEET TITLE  
**UTILITY PLAN**

BLDG "I" IMPROVEMENT @ NOVI TOWN CENTER  
 CITY OF NOVI  
 OAKLAND COUNTY, MI

DATE: 08-12-09  
 SCALE: 1"=30'  
 SHEET: C6.1  
 JOB: 17844

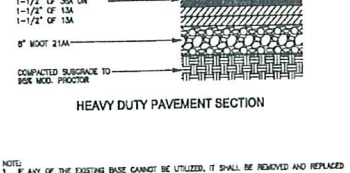
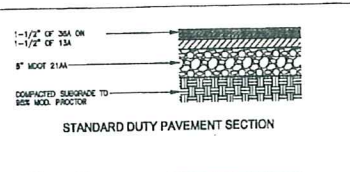
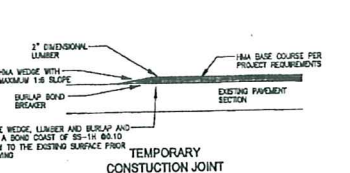
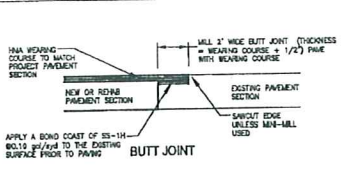
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**DATE:** 08-12-09  
**DESIGNED BY:** MWM  
**CHECKED BY:** MWM  
**DATE:** 08-12-09  
**DESIGNED BY:** MWM  
**CHECKED BY:** MWM

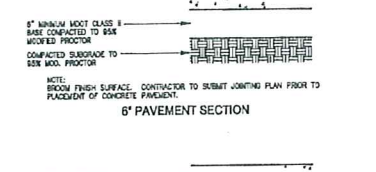
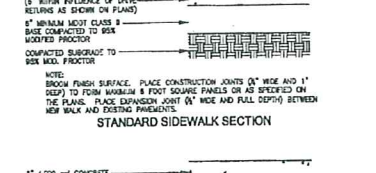
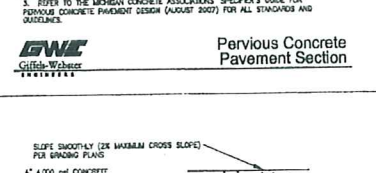
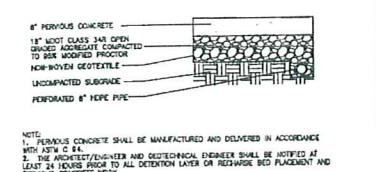
**72 HOURS LIVING WITH IT BEFORE YOU DIG CALL MISS DIG 800-451-7243 (TOLL FREE)**

**PRINCIPAL:** KM  
**PROJ. MGR:** MWM  
**DESIGN:** MWM, TT  
**DRAWN:** TT  
**IND. REVIEW:** STC  
**SECTION:** 14 T-1-N R-8-E



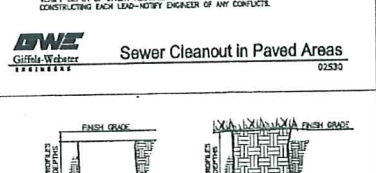
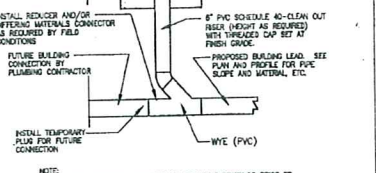
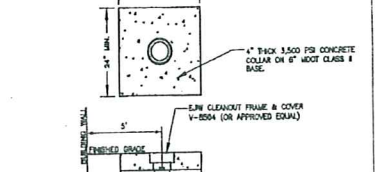
**HMA Pavement Sections**

NOTE:  
 1. IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MOOT 21A MATERIAL.  
 2. THE PLACEMENT OF THE FINAL LIFT OF ASPHALT SHALL BE RELATED UNTIL THE MAJORITY OF THE CONSTRUCTION HAS BEEN COMPLETED, OR AS DIRECTED BY THE ENGINEER.  
 3. A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED AT A RATE OF 0.15 gal/sq ft BETWEEN THE LENDING AND WORKING COURSE WITH 48 HOURS HAVE ELAPSED BEFORE PLACEMENT.



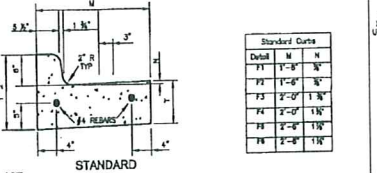
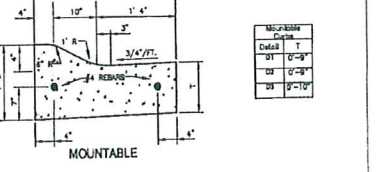
**Concrete Pavement Sections**

NOTE:  
 1. BRON FINISH SURFACE. CONTRACTOR TO SUBMIT JOINTING PLAN PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.



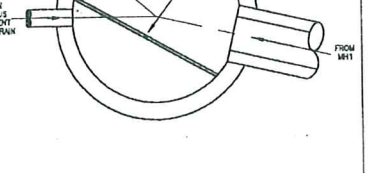
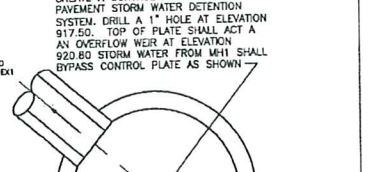
**Edgedrain**

NOTE:  
 1. REFER TO UTILITY PLANS, PROFILES, AND PROJECT NOTES FOR UTILITY DEPTH.  
 2. COVERTS SHALL BE PLACED 42 INCHES BELOW FINISH DRIVE UNLESS OTHERWISE NOTED.



**Structure Underdrain**

NOTE:  
 FOR INSTALLATION AT ALL STORM SEWER STRUCTURES (INLET CATCH BASINS, MANHOLES) UNLESS OTHERWISE NOTED:  
 1. MINIMUM SLOPE OF 6" PIPE SHALL BE 0.50%.



**Structure Underdrain**

NOTE:  
 FOR INSTALLATION AT ALL STORM SEWER STRUCTURES (INLET CATCH BASINS, MANHOLES) UNLESS OTHERWISE NOTED:  
 1. MINIMUM SLOPE OF 6" PIPE SHALL BE 0.50%.



DEVELOPED FOR:  
**NOVI TOWN CENTER INVESTORS LLC**  
 c/o BurnsCo, Inc.  
 26 WOLCOTT ST.  
 MEDFORD, MA. 02155

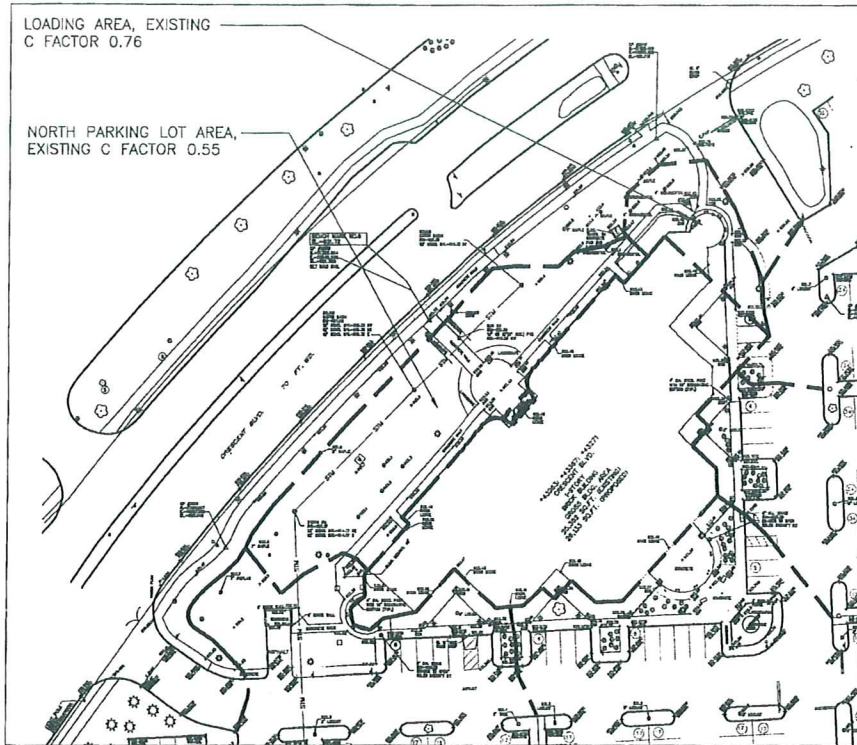
**GWE**  
**Giffels-Webster Engineers, Inc.**  
 ENGINEERS-LAND SURVEYORS  
 PLANNERS-LANDSCAPE ARCHITECTS  
 2471 BOND STREET  
 ROCHESTER HILLS, MI 48060  
 PHONE (484) 851-9100  
 FAX (484) 851-9100  
 487 E. TOWN STREET, SUITE 800  
 DETROIT, MI 48226  
 PHONE (313) 382-4442  
 FAX (313) 382-0018  
 6305 24 MILE ROAD, SUITE 100  
 WASHINGTON, MI 48094  
 PHONE (588) 781-8050  
 FAX (588) 781-8551  
 EMAIL info@giffelswebster.com  
 www.giffelswebster.com

**PROFILES AND DETAILS**

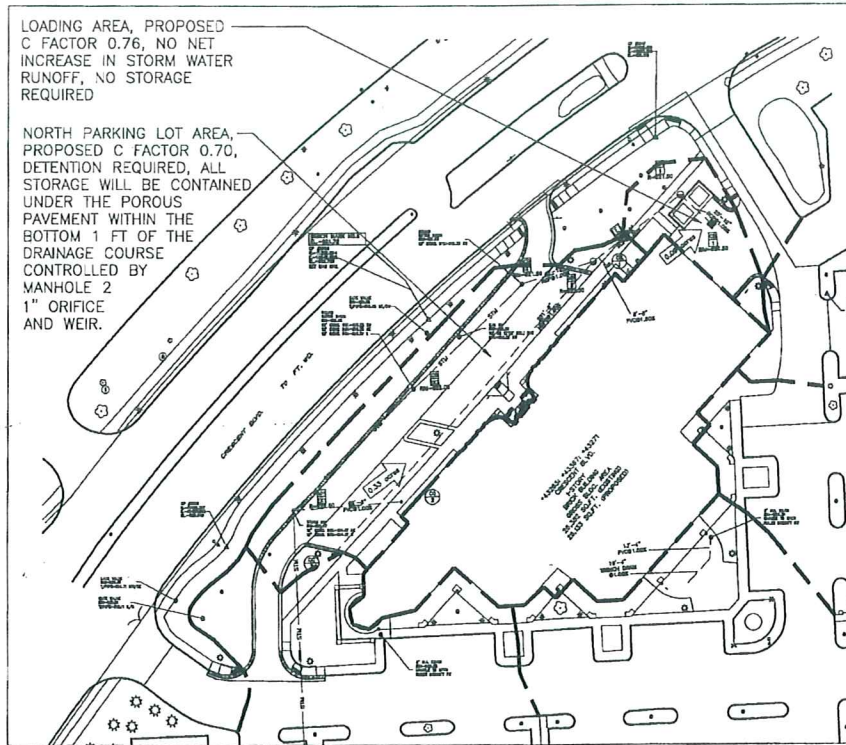
BLDG "I" IMPROVEMENT  
 @ NOVI TOWN CENTER  
 CITY OF NOVI  
 OAKLAND COUNTY, MI

**DATE:** 08-12-09  
**SCALE:** 1"=50'  
**SHEET:** C7.1  
**JOB:** 17844

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EXISTING CONDITION



PROPOSED CONDITION

DATE: 10-13-09  
 PROJECT: NOVI TOWN CENTER REHAB/IMPROVEMENT AND FINISH PLAN APPROVAL

TERMS AND CONDITIONS FOR ELECTRONIC DATA: [Small text regarding electronic data usage]

BEFORE YOU DIG CALL MISS DIG 800-427-7111 (TOLL FREE)

PRINCIPAL: KM  
 PROJ. MGR: MWM  
 DESIGN: MWM, TT  
 DRAWN: TT  
 IND. REVIEW: STC  
 SECTION: 14 T-1-N R-8-B

STATE OF MICHIGAN  
 MICHAEL W. MARKS  
 PROFESSIONAL ENGINEER  
 NO. 01563  
 CIVIL ENGINEERING

DEVELOPED FOR:  
 NOVI TOWN CENTER INVESTORS LLC  
 c/o BurnsCo, Inc.  
 26 WOLCOTT ST.  
 MEDFORD, MA. 02155

**GWE**  
 Giffels-Webster Engineers, Inc.  
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 PLANNERS-LANDSCAPE ARCHITECTS  
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 FAX (844) 862-6378  
 497 E. POPE STREET, SUITE 600  
 DETROIT, MI 48226  
 PHONE (313) 962-4442  
 FAX (313) 962-6618  
 8315 E. WILHELM ROAD, SUITES 100  
 WASHINGTON, MI 48094  
 PHONE (586) 781-8360  
 FAX (586) 781-8361  
 EMAIL: info@giffelswebster.com  
 www.giffelswebster.com

SHEET TITLE:  
**STORM WATER MANAGEMENT PLAN**  
 BLDG #1 IMPROVEMENT @ NOVI TOWN CENTER  
 CITY OF NOVI  
 OAKLAND COUNTY, MI

DATE: 10-13-09  
 SCALE: 1"=40'  
 SHEET: CB 1  
 JOB: 17844

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**Stormwater Storage Calculations**

Project Name: Novi Town Center Bldg 1  
 Project No.: 17844-00  
 Design Storm Event: 100-year Storm  
 Community Standard: City of Novi

**LOADING AREA STORM CALCULATIONS**

Area	A	C	A*C
Building Roofs	0.01	0.95	0.01
Pavement	0.03	0.95	0.03
Lawn/Open Areas	0.04	0.45	0.02
<b>Total</b>	<b>0.08</b>		<b>0.07</b>

$C_e = \frac{0.07}{0.09} = 0.76$

**All Areas Hydraulic Soil Group D**

$T_e = 20 \text{ min}$   
 $I_e = 6.11 \text{ in/hr}$   
 $Q_{in} = 0.43 \text{ cfs}$

**Proposed Weighted "C" Calculation for Area of Modifications**

Area	A	C	A*C
Building Roofs	0.00	0.95	0.00
Pavement	0.06	0.65	0.04
Lawn/Open Areas	0.04	0.45	0.02
<b>Total</b>	<b>0.09</b>		<b>0.07</b>

$C_e = \frac{0.07}{0.09} = 0.76$

**All Areas Hydraulic Soil Group D**

$T_e = 20 \text{ min}$   
 $I_e = 6.11 \text{ in/hr}$   
 $Q_e = 1.41 \text{ cfs}$  (if not detained)  
**Proposed Storage Required:**  
 $Q_{in} = 0.43$   
 $Q_{out} = 1.11$

**NORTH PARKING LOT STORM CALCULATIONS**

**Existing Weighted "C" Calculation for Area of Modifications**

Area	A	C	A*C
Pavement	0.06	0.65	0.04
Lawn/Open Areas	0.27	0.45	0.12
<b>Total</b>	<b>0.33</b>		<b>0.16</b>

$C_e = \frac{0.16}{0.33} = 0.55$

**All Areas Hydraulic Soil Group D**

$T_e = 20 \text{ min}$   
 $I_e = 6.11 \text{ in/hr}$   
 $Q_{in} = 1.11 \text{ cfs}$

**Proposed Weighted "C" Calculation for Area of Modifications**

Area	A	C	A*C
Pavement	0.16	0.65	0.10
Porous Pavement	0.09	0.45	0.04
Lawn/Open Areas	0.08	0.45	0.04
<b>Total</b>	<b>0.33</b>		<b>0.23</b>

$C_e = \frac{0.23}{0.33} = 0.70$

**All Areas Hydraulic Soil Group D**

$T_e = 20 \text{ min}$   
 $I_e = 6.11 \text{ in/hr}$   
 $Q_e = 1.41 \text{ cfs}$  (if not detained)  
**Proposed Storage Required:**  
 $Q_{in} = 1.11$   
 $Q_{out} = 0.23$

$Q_{in} = 4.80 \text{ cfs}$  (catchment area)

$T_{in} = 25 \text{ min}$   
 $T_{100} = 21.35 \text{ minutes}$

$V_{100} = 16500 \times T_{100} = 40 \times Q_{in} \times T_{100} = 16,500 \times 21.35 = 351,125 \text{ cu ft}$

$V_{100} = 3,601 \text{ cubic feet in pervious}$

$V_{100} = V_{100} \times A \times C = 351,125 \times 0.33 \times 0.70 = 809 \text{ cubic feet REQUIRED STORAGE}$

$V_{100} = 809 \text{ cubic feet}$

$V_{100} = A_{pervious} \times D \times N \times Voids = 4,016 \times 1 \times 1 \times 0.35 = 1,406 \text{ cubic feet}$

**Storage accomplished within the bottom 1 foot layer of the porous concrete drainage course, see porous con. detail**

**Sized Orifice Outlet**  
 Design Depth of Storage = 4.0'

$H_e = 4 \text{ ft}$

$A^* = 0.67 \text{ sq ft}$   
 $A^* = 1.11 \text{ sq ft}$

$A^* = 0.1115 \text{ square feet} = 4.5" \text{ DIAMETER HOLE IN RESTRICTOR}$

To utilize the Storage Provided a 1" Diameter orifice will be placed with a weir to control the overflow

1" Diameter Hole = 0.005 square feet

With a 1" Diameter Hole the  $C_e = 0.06 \text{ cfs}$

Time to Drain  $T_{100} = 18.43 \text{ hr}$

$T_{100} = 7.20 \text{ hr}$

**Submittal Calculations**

From	To	Catchment Area (sq ft)	C	Run Time (min)	Total Time (min)	Flow (cfs)	Flow (gpm)	Pipe Size (in)	Flow Velocity (ft/s)	Flow Velocity (mph)	Flow Rate (gpm)	Flow Rate (cfs)	Flow Rate (MGD)	Flow Rate (MGD)
CB 1	MF 1	0.09	0.76	0.00	20.00	3.80	2.87	12	25	0.52	3.28	0.15	0.20	0.18
MF 1	MF 2	0.30	0.65	0.30	20.13	3.79	2.84	12	65	0.51	3.24	0.33	0.45	0.41
MF 2	CB 2	0.30	0.65	0.30	20.49	3.78	2.82	12	65	1.00	4.26	0.18	0.24	0.22
CB 2	CB 3	0.00	0.65	0.00	20.00	3.75	2.82	12	60	1.11	4.82	0.35	0.48	0.44
CB 3	MF 3	0.00	0.65	0.00	20.04	3.72	2.82	12	100	1.05	4.00	0.38	0.52	0.48
MF 3	CB 4	0.30	0.65	0.30	21.30	3.68	2.80	12	270	1.04	4.03	0.27	0.37	0.34

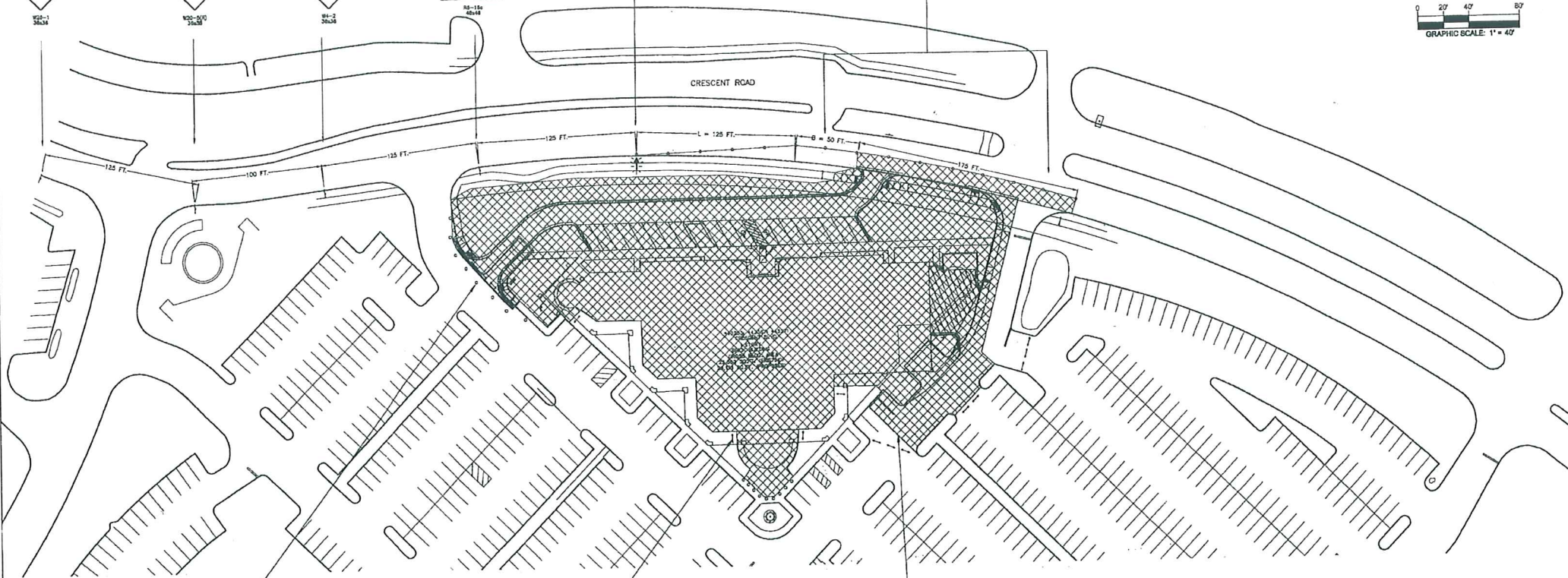
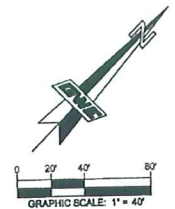
Underlaid data was transcribed from plans.



WORK ZONE BEGINS

LIGHTED ARROW, TYPE C

PLASTIC DRUM, HIGH INTENSITY, LIGHTED @ 25' SPACING



PLASTIC DRUM, LIGHTED (TYP).

TYPE III BARRICADE LIGHTED (TYP).

LIMITS OF CONSTRUCTION

TEMPORARY SIGN ITEMS - FOR INFORMATIONAL PURPOSES ONLY

SIGN DESCRIPTION	SIGN CODE	QTY.
ROAD WORK AHEAD	W20-1	1
RIGHT LANE CLOSED AHEAD	W20-5(R)	1
RIGHT LANE ENDS	W4-2	1
WORK ZONE BEGINS	R5-1Bc	1
LIGHT ARROW	TYPE C	1

NOTES:

1. ALL SIGNAGE SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
2. THE PLACEMENT OF TEMPORARY SIGNAGE INCLUDES COVERING OF ANY CONFLICTING SIGNS BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL MAINTAIN ALL TEMPORARY SIGNAGE THROUGHOUT CONSTRUCTION.

DATE:	10-12-09
BY:	TT
REVISION:	PRELIMINARY AND FINAL UTILITY PLAN APPROVAL

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)



PRINCIPAL: KM  
 PROJ MNGR: MWM  
 DESIGN: MWM, TT  
 DRAWN: TT  
 END REVIEW: STC  
 SECTION: 14 T-1-N R-8-B



DEVELOPED FOR:  
 NOVI TOWN CENTER INVESTORS LLC  
 c/o BurnsCo, Inc.  
 26 WOLCOIT ST.  
 MEDFORD, MA. 02155

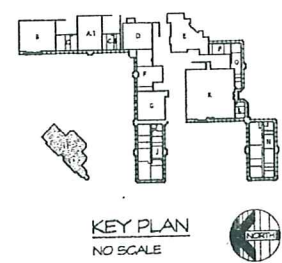
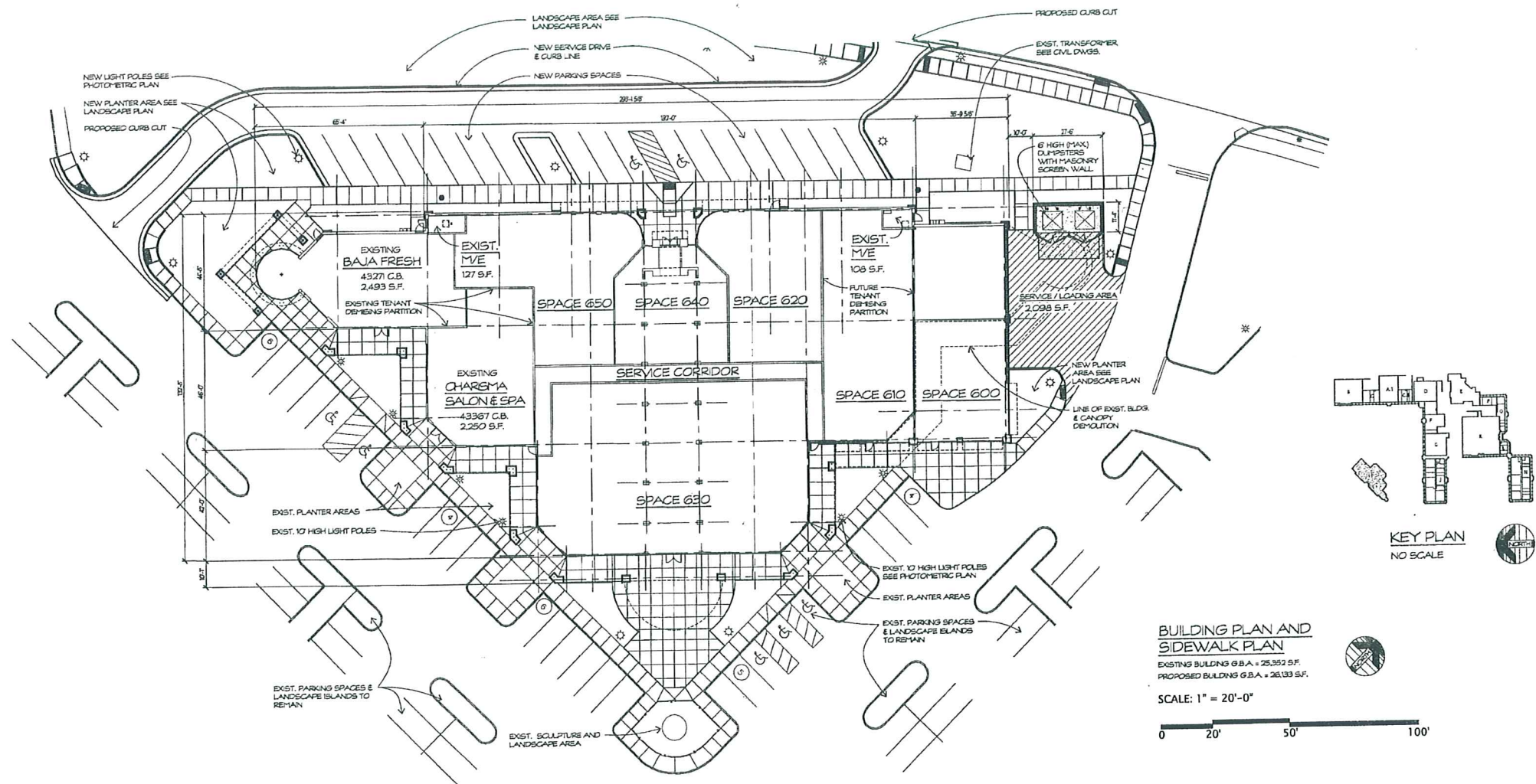
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 FAX (248) 862-8374  
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 DETROIT, MI 48226  
 PHONE (313) 862-4442  
 FAX (313) 862-6068  
 8203 26 MILE ROAD, SUITE 100  
 WASHINGTON, MI 48094  
 PHONE (248) 781-8850  
 FAX (248) 781-8921  
 EMAIL: [info@giffelswebster.com](mailto:info@giffelswebster.com)  
[www.giffelswebster.com](http://www.giffelswebster.com)

SHEET TITLE:  
**TRAFFIC CONTROL PLAN**

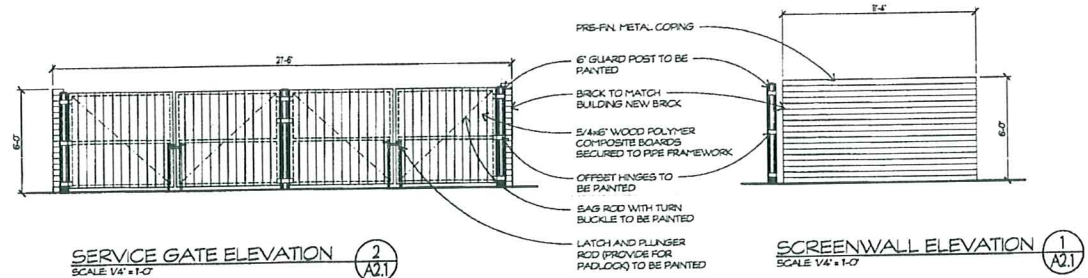
BLDG "1" IMPROVEMENT @ NOVI TOWN CENTER  
 CITY OF NOVI  
 OAKLAND COUNTY, MI

DATE: 10-12-09  
 SCALE: 1"=20'  
 SHEET: C# 9.1  
 JOB: 17844

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**BUILDING PLAN AND SIDEWALK PLAN**  
 EXISTING BUILDING G.B.A. = 25,352 S.F.  
 PROPOSED BUILDING G.B.A. = 26,133 S.F.  
 SCALE: 1" = 20'-0"  
 0 20' 50' 100'



**GENERAL NOTES**

- FOR SITE WORK - SEE CIVIL DRAWINGS PREPARED BY: GIFFELS-WEBSTER ENGINEERS, INC. 407 E. FORT STREET, SUITE 600 DETROIT, MICHIGAN 48226 (313) 963-4442
- FOR LANDSCAPE WORK - SEE LANDSCAPE DRAWINGS PREPARED BY: GIFFELS-WEBSTER ENGINEERS, INC. 407 E. FORT STREET, SUITE 600 DETROIT, MICHIGAN 48226 (313) 963-4442
- NEW DOORS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS WILL BE ADJUSTED PER TENANT LEASING REQUIREMENTS.
- TENANT DEMISING WALLS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS AND SQUARE FOOTAGES WILL BE ADJUSTED PER TENANT LEASING REQUIREMENTS.
- SEE CIVIL SITE PLAN FOR OVERALL PARKING CALCULATIONS.
- SEE LANDSCAPE PLAN FOR SITE FURNITURE & PLANTINGS.
- SEE SITE PHOTOMETRIC PLAN FOR LIGHT FIXTURE INFORMATION.

**NOVI TOWN CENTER BUILDING I - FLOOR PLAN**

NOVI, MICHIGAN

**OWNER:**  
 NOVI TOWN CENTER INVESTORS, LLC  
 26132 Ingersol Drive  
 Novi, Michigan 48375  
 248/347-3830 Fax 248/347-3833

**Wah Yee Associates**  
 ARCHITECTS & PLANNERS  
 37911 WEST TWELVE MILE ROAD  
 FARMINGTON HILLS, MICHIGAN 48331  
 PHONE 248.489.9160 FAX 489.0133

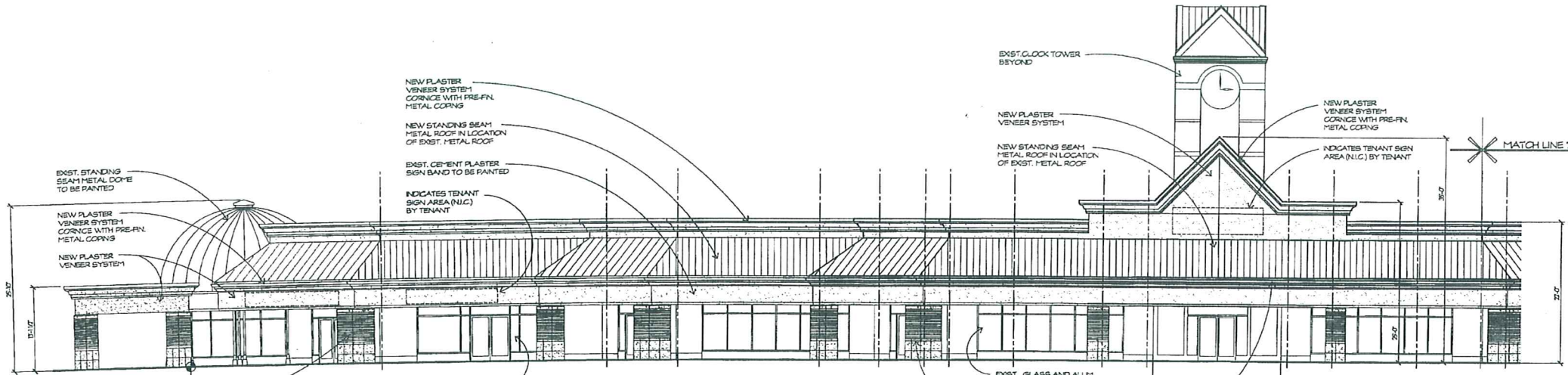
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**Dates:**  
 SITE PLAN SUB. AUG. 17, 2009  
 AUG. 21, 2009  
 OWNER REVIEW OCT. 14, 2009  
 SITE PLAN SUBMITTAL OCT. 16, 2009

**PRELIMINARY NOT FOR CONSTRUCTION**

CAD DWG 4407A21\_10-14-09.DWG

**A 2.1**



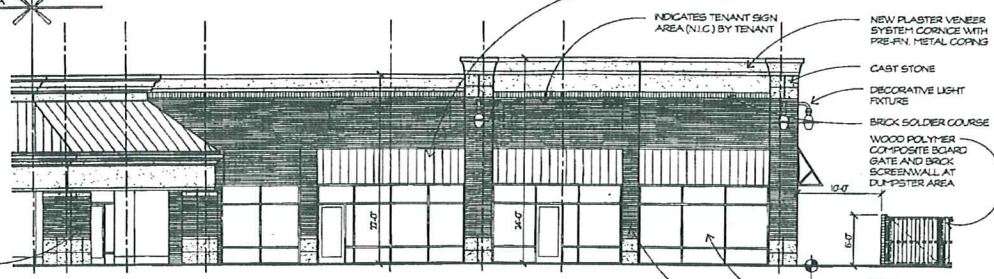
**PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
1 AA.1

**SOUTH FACADE MATERIALS**

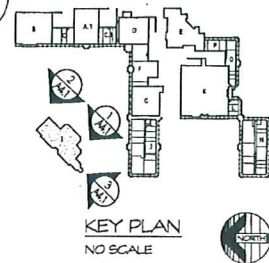
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK (EXISTING)	100 %	679 S.F.	12.2 %
BRICK (NEW)	100 %	922 S.F.	16.5 %
CEMENT PLASTER (EXISTING)	0 %	833 S.F.	15.0 %
PLASTER VENEER SYSTEM	25 %	988 S.F.	17.9 %
STANDING SEAM METAL AWNINGS & ROOF (NEW)	25 %	1,394 S.F.	25.0 %
STANDING SEAM METAL AWNINGS & ROOF (EXISTING)	25 %	190 S.F.	3.4 %
CAST STONE	25 %	253 S.F.	4.5 %
METAL TRIM & DOORS	15 %	308 S.F.	5.5 %
DISPLAY GLASS	25 %	0 S.F.	0 %
<b>TOTALS</b>		<b>5,577 S.F.</b>	<b>100 %</b>

**WEST FACADE MATERIALS**

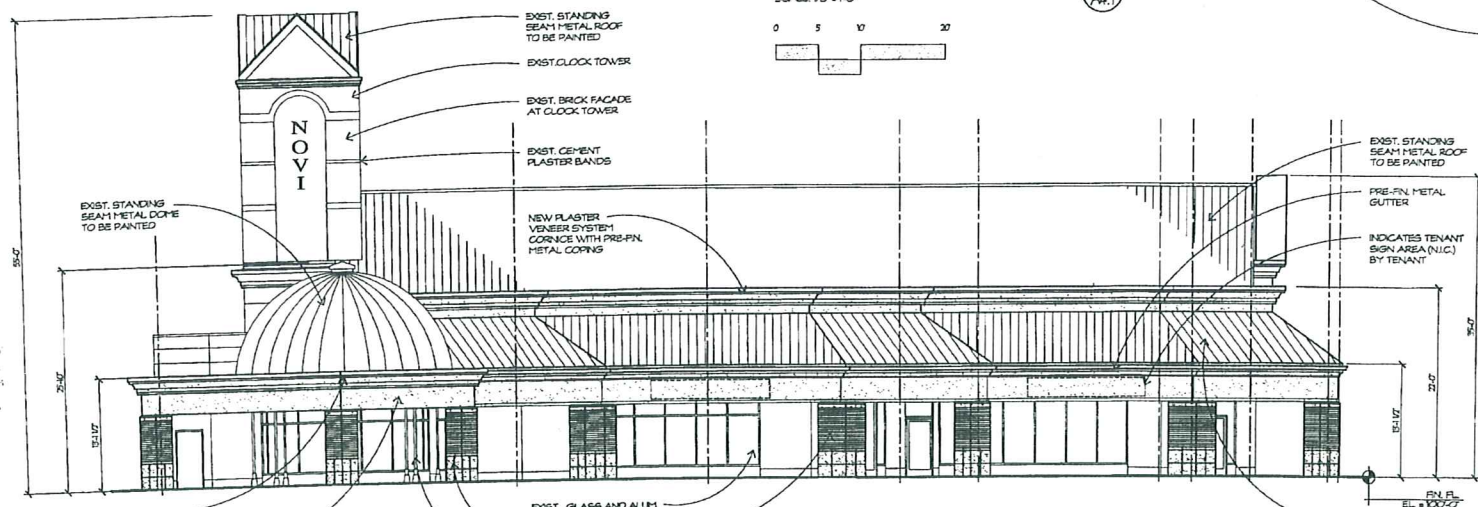
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK (EXISTING)	100 %	700 S.F.	16.4 %
BRICK (NEW)	100 %	170 S.F.	4.0 %
CEMENT PLASTER (EXISTING)	0 %	33 S.F.	0.8 %
PLASTER VENEER SYSTEM	25 %	645 S.F.	19.8 %
STANDING SEAM METAL AWNINGS & ROOF (NEW)	25 %	647 S.F.	15.1 %
STANDING SEAM METAL AWNINGS & ROOF (EXISTING)	25 %	1,555 S.F.	36.4 %
CAST STONE	25 %	148 S.F.	3.5 %
METAL TRIM & DOORS	15 %	179 S.F.	4.0 %
DISPLAY GLASS	25 %	0 S.F.	0 %
<b>TOTALS</b>		<b>4,373 S.F.</b>	<b>100 %</b>



**PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
2 AA.1



- GENERAL NOTES**
- FOR SITE WORK - SEE CIVIL DRAWINGS PREPARED BY: GIFFELS-WEBSTER ENGINEERS, INC. 407 E. FORT STREET, SUITE 600 DETROIT, MICHIGAN 48226 (313) 962-4442
  - FOR LANDSCAPE WORK - SEE LANDSCAPE DRAWINGS PREPARED BY: GIFFELS-WEBSTER ENGINEERS, INC. 407 E. FORT STREET, SUITE 600 DETROIT, MICHIGAN 48226 (313) 962-4442
  - DOORS SHOWN FOR CONCEPT ONLY. FINAL LOCATIONS WILL BE ADJUSTED PER TENANT LEASING REQUIREMENTS.
  - TENANT SIGN AREAS SHOWN FOR CONCEPT ONLY. FINAL SIZES AND LOCATIONS WILL BE DETERMINED BY EACH TENANT. SUBMITTAL, CITY APPROVALS ARE THE TENANTS RESPONSIBILITY.



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
3 AA.1

# NOVI TOWN CENTER BUILDING I - ELEVATIONS

NOVI, MICHIGAN

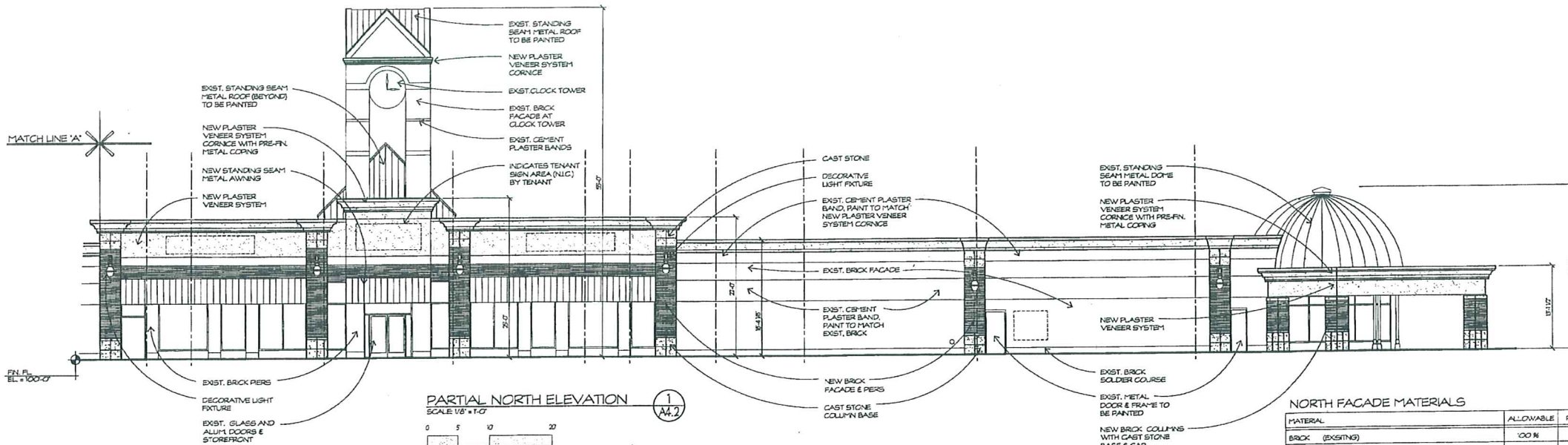
OWNER:  
NOVI TOWN CENTER INVESTORS, LLC  
26132 Ingersol Drive  
Novi, Michigan 48375  
248/347-3830 Fax 248/347-3833

**Wah Yee Associates**  
ARCHITECTS & PLANNERS  
37911 WEST TWELVE MILE ROAD  
FARMINGTON HILLS, MICHIGAN 48331  
PHONE 248.489.9160 FAX 489.0133

Dates:  
SITE PLAN SUB.  
AUG. 17, 2009  
AUG. 21, 2009  
OWNER REVIEW  
OCT. 14, 2009  
SITE PLAN SUBMITTAL  
OCT. 18, 2009

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**PRELIMINARY NOT FOR CONSTRUCTION**





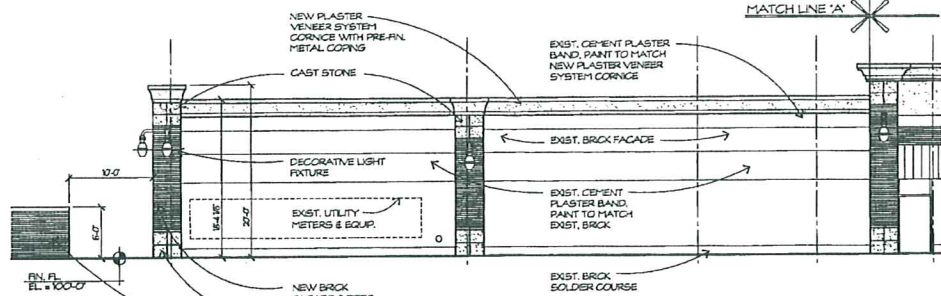
PARTIAL NORTH ELEVATION  
SCALE 1/8" = 1'-0"  
1 A4.2

NORTH FACADE MATERIALS

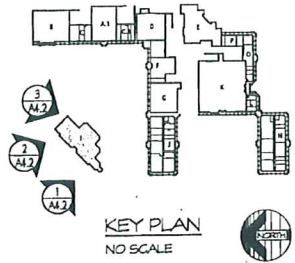
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK (EXISTING)	100 %	2235 S.F.	26.6 %
BRICK (NEW)	100 %	512 S.F.	8.4 %
CEMENT PLASTER (EXISTING)	0 %	974 S.F.	15.9 %
PLASTER VENEER SYSTEM	25 %	949 S.F.	15.5 %
STANDING SEAM METAL AWNINGS & ROOF (NEW)	25 %	294 S.F.	4.8 %
STANDING SEAM METAL AWNINGS & ROOF (EXISTING)	25 %	318 S.F.	5.2 %
CAST STONE	25 %	205 S.F.	3.4 %
METAL TRIM & DOORS	15 %	200 S.F.	3.3 %
DISPLAY GLASS	25 %	427 S.F.	6.9 %
TOTALS		6114 S.F.	100 %

EAST FACADE MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK (EXISTING)	100 %	627 S.F.	14.2 %
BRICK (NEW)	100 %	1263 S.F.	31.3 %
CEMENT PLASTER (EXISTING)	0 %	188 S.F.	3.8 %
PLASTER VENEER SYSTEM	25 %	354 S.F.	8.0 %
STANDING SEAM METAL AWNINGS & ROOF (NEW)	25 %	395 S.F.	8.9 %
STANDING SEAM METAL AWNINGS & ROOF (EXISTING)	25 %	1267 S.F.	28.9 %
CAST STONE	25 %	107 S.F.	2.4 %
METAL TRIM & DOORS	15 %	14 S.F.	0.3 %
DISPLAY GLASS	25 %	0 S.F.	0 %
TOTALS		4415 S.F.	100 %



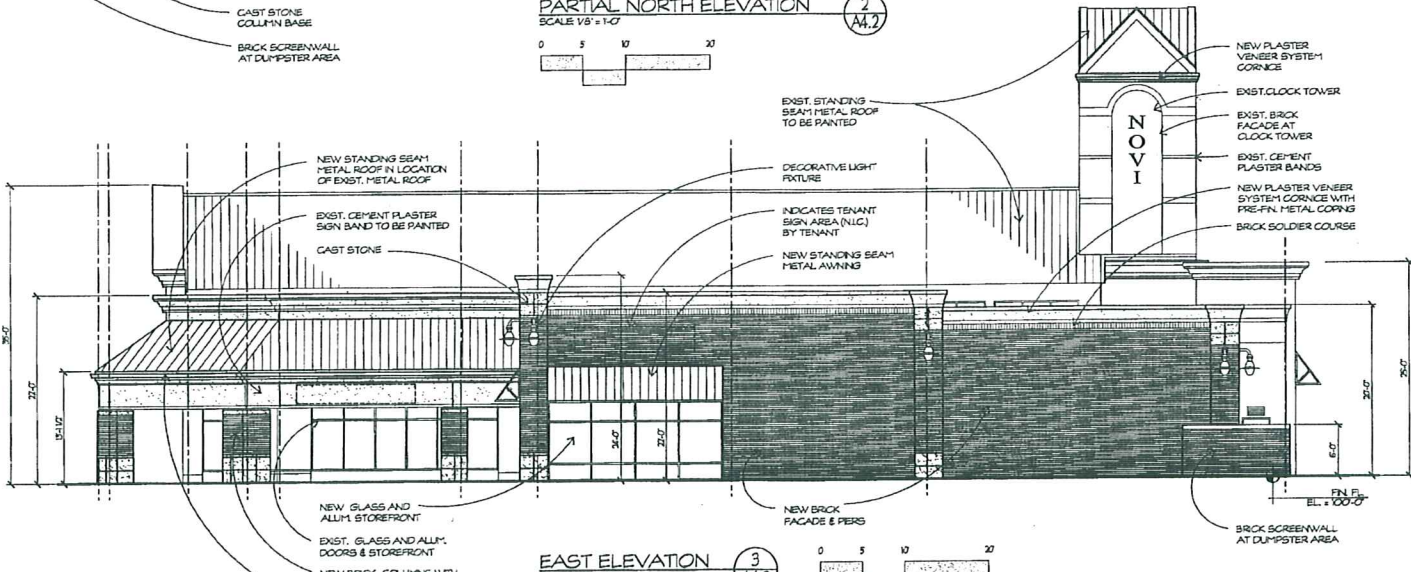
PARTIAL NORTH ELEVATION  
SCALE 1/8" = 1'-0"  
2 A4.2



KEY PLAN  
NO SCALE

GENERAL NOTES

- FOR SITE WORK - SEE CIVIL DRAWINGS PREPARED BY:  
GIFELS-WEBSTER ENGINEERS, INC.  
407 E. PORT STREET, SUITE 600  
DETROIT, MICHIGAN 48226  
(313) 962-4442
- FOR LANDSCAPE WORK - SEE LANDSCAPE DRAWINGS PREPARED BY:  
GIFELS-WEBSTER ENGINEERS, INC.  
407 E. PORT STREET, SUITE 600  
DETROIT, MICHIGAN 48226  
(313) 962-4442
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EAST ELEVATION  
SCALE 1/8" = 1'-0"  
3 A4.2

NOVI TOWN CENTER  
BUILDING I - ELEVATIONS

NOVI, MICHIGAN

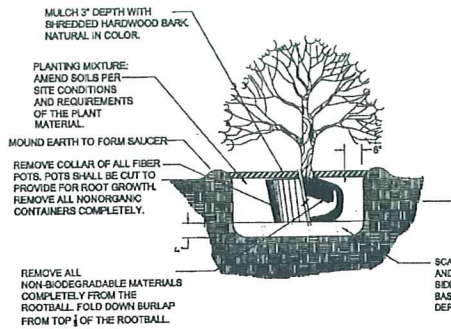
OWNER:  
NOVI TOWN CENTER INVESTORS, LLC  
26132 Ingersol Drive  
Novi, Michigan 48375  
248/347-3830 Fax 248/347-3833

WAH YEE ASSOCIATES  
ARCHITECTS & PLANNERS  
37911 WEST TWELVE MILE ROAD  
FARMINGTON HILLS, MICHIGAN 48331  
PHONE 248.489.9160 FAX 489.0133

PRELIMINARY  
NOT FOR CONSTRUCTION

Dates:  
SITE PLAN SUB  
AUG. 17, 2009  
AUG. 21, 2009  
OWNER REVIEW  
OCT. 14, 2009  
SITE PLAN SUB-TOTAL  
OCT. 16, 2009





**SHRUB PLANTING DETAIL**

NOT TO SCALE

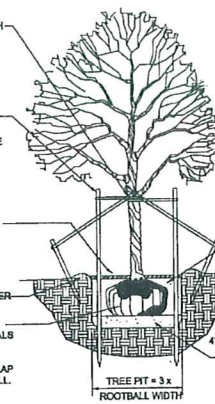
NOTE: TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4\"/>

NOTE: GUY DECIDUOUS TREES ABOVE 3\"/>

STAKE TREES AT FIRST BRANCH USING 1\"/>

2\"/>

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE: TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6\"/>

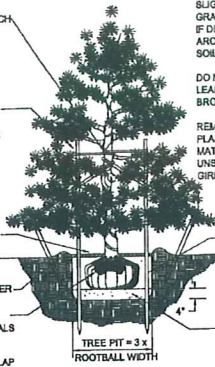
FLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4\"/>

NOTE: GUY EVERGREEN TREES ABOVE 12\"/>

MULCH 4\"/>

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE: TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6\"/>

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

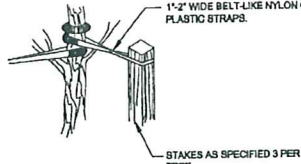
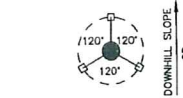
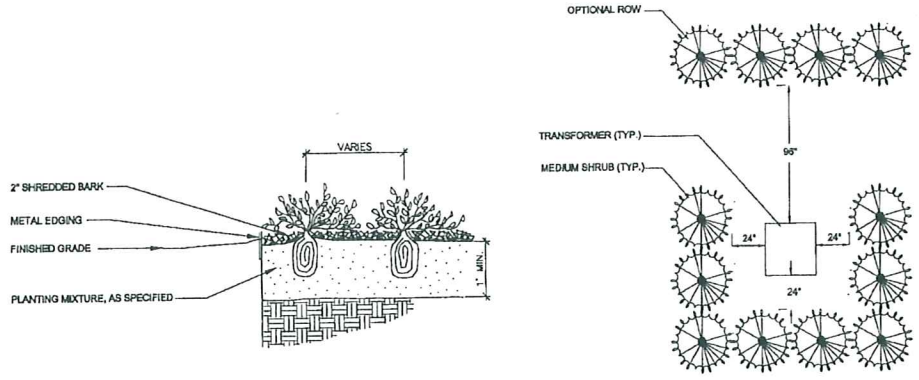
REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

**EVERGREEN TREE PLANTING DETAIL**

**CITY OF NOVI LANDSCAPE NOTES:**

1. ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND NOVEMBER 15th.
3. ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AAN STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THE ZONING ORDINANCE.
4. ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B).
5. ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "Y" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.
6. MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS. 4\"/>

**DECIDUOUS TREE PLANTING DETAIL**

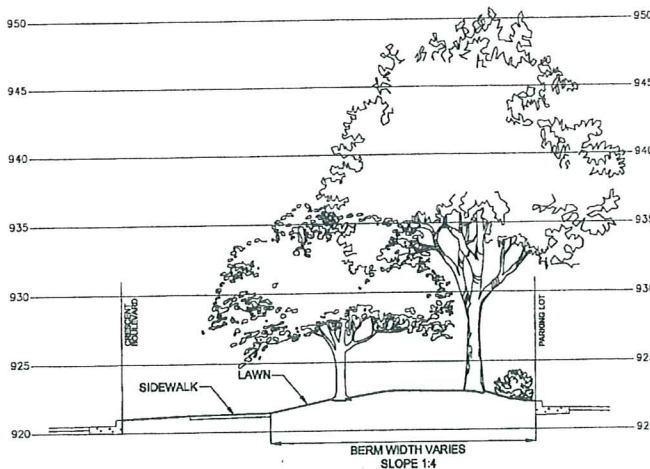


**GUYING DETAIL**

**STAKING DETAIL**

**PERENNIAL PLANTING DETAIL**

Not to scale

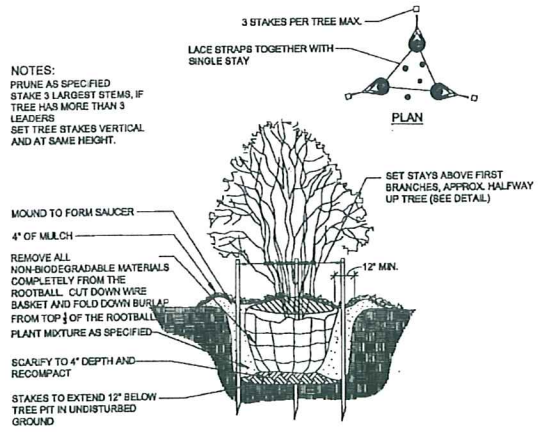


**TRANSFORMER SCREENING DETAIL**

Not to scale

**TREE STAKING DETAIL**

Not to scale



NOTES: PRUNE AS SPECIFIED STAKE'S LARGEST STEMS, IF TREE HAS MORE THAN 3 LEADERS SET TREE STAKES VERTICAL AND AT SAME HEIGHT.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.

SCARIFY TO 4\"/>

STAKES TO EXTEND 12\"/>

**MULTI-STEM TREE PLANTING DETAIL**

Not to scale



DATE:	03-12-09
SCALE:	NTS
SHEET:	L2.1
JOB:	17844



PRINCIPAL:	KM
PROJ. MGR:	MWM
DESIGN:	MWM, TT
DRAWN:	TT
IND. REVIEW:	STC
SECTION:	14-T-1-N R-8-E



NOVI TOWN CENTER INVESTORS LLC  
c/o BurnsCo, Inc.  
26 WOLCOTT ST.  
MEDFORD, MA 02155



**Giffels-Webster Engineers, Inc.**  
ENGINEERS-LAND SURVEYORS  
PLANNERS-LANDSCAPE ARCHITECTS  
1871 BOND STREET  
ROCKFORD ILL., IL 61159  
PHONE (815) 882-3100  
FAX (815) 882-8372  
477 E. 30TH STREET, SUITE 800  
DEERFIELD, IL 60015  
PHONE (815) 951-4442  
FAX (815) 942-5088  
6303 28 MILE ROAD, SUITE 100  
WASHINGTON, MI 48094  
PHONE (588) 781-8850  
FAX (588) 781-8841  
EMAIL: info@giffelswebster.com  
www.giffelswebster.com

**LANDSCAPE DETAILS**

BLDG #1 IMPROVEMENT @ NOVI TOWN CENTER  
CITY OF NOVI  
OAKLAND COUNTY, MI

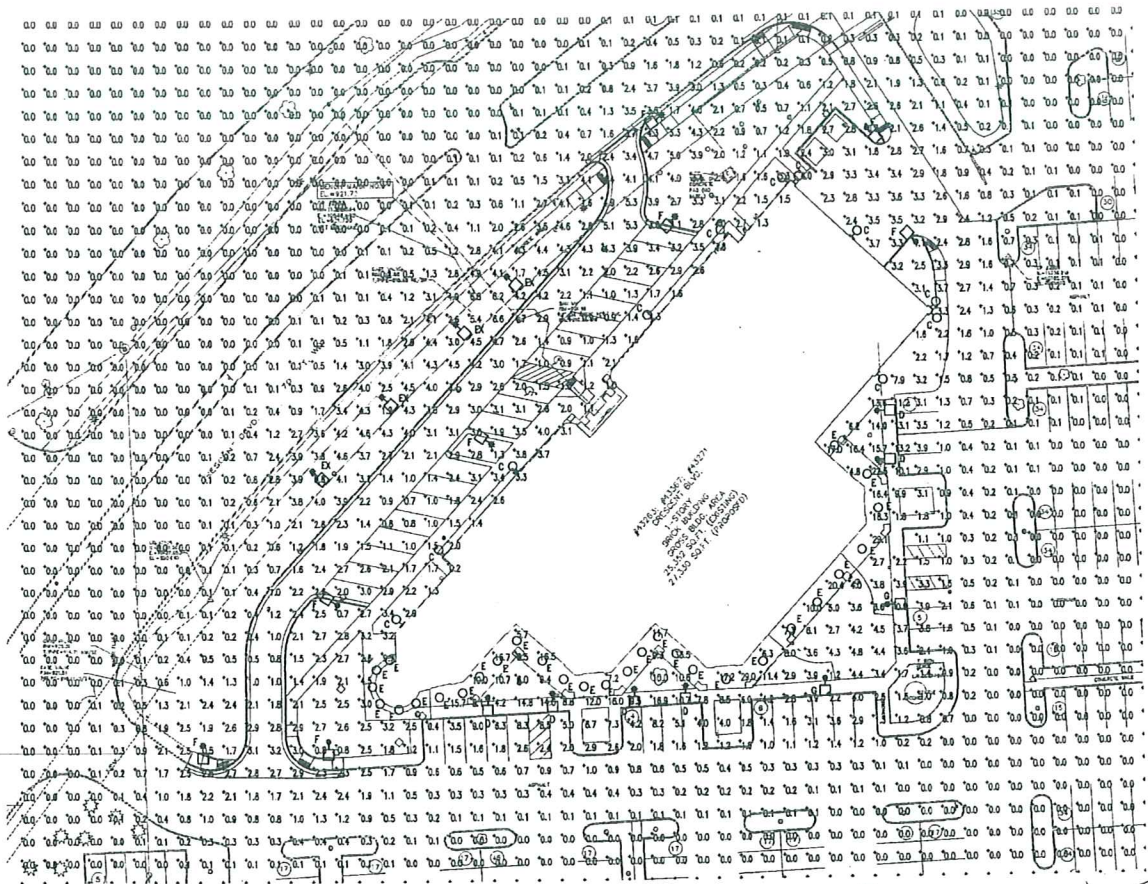
DATE:	03-12-09
SCALE:	NTS
SHEET:	L2.1
JOB:	17844

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LIGHTING FIXTURE SCHEDULE							
ID	MANUFACTURER	MODEL NO.	VOLTAGE	REQUIRED LAMPS		DESCRIPTION	NOTES
				NUM.	TYPE		
C	SUN VALLEY NO SUBSTITUTIONS	REFERENCE SUN VALLEY DWG. CS-5425 REV. 1	277	1	70W MH	DECORATIVE ARM MOUNTED FIXTURE WITH TYPE II DISTRIBUTION. COLOR BY ARCHITECT. MATCH EXISTING FACADE FEATURES. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS.	1, 2, 3
D	HANOVER NO SUBSTITUTIONS	MH-150-61343-277- FINISH EXISTING POLE	277	1	150W MH	DECORATIVE POST TOP MOUNTED FIXTURE. MOUNT HEAD ON EXISTING POLE. MATCH EXISTING FINISH. TYPE 3 DISTRIBUTION.	1, 2, 3
E	UTLUMA HUBBELL LIGHTOLIER	AH-50W-9-AR-277	277	1	50W MH	RECESSED METAL HALIDE CAN WITH CLEAR TRIM AND SEMI-SPECULAR FINISH. REMOVE EXISTING INCANDESCENT CAN AND REPLACE WITH NEW (1 FOR 1).	1
EX	EXISTING	-	-	1	150W MH	EXISTING DECORATIVE POLE (SIMILAR TO FIXTURE D) MOUNTED ON A 12 FT. POLE. FIXTURE MOUNTAGE AND HEIGHT HAVE BEEN ESTIMATED.	1
F	HANOVER NO SUBSTITUTIONS	MH-150-61343-277- FINISH 371-14	277	1	150W MH	DECORATIVE POST TOP MOUNTED FIXTURE. PROVIDE 11"-Ø ROUND TAPERED POLE WITH 3" Ø AT THE TOP AND 4" Ø AT THE BOTTOM. PROVIDE BASE COVER. COLOR BY ARCHITECT. TYPE 5 DISTRIBUTION.	1, 2, 3
G	HANOVER NO SUBSTITUTIONS	MH-150-61343-277- FINISH 371-VERY HEIGHT	277	1	150W MH	DECORATIVE POST TOP MOUNTED FIXTURE. PROVIDE ROUND TAPERED POLE WITH 3" Ø AT THE TOP AND 4" Ø AT THE BOTTOM (MATCH EXISTING POLE TYPE AND HEIGHT). PROVIDE BASE COVER. COLOR BY ARCHITECT. TYPE 5 DISTRIBUTION.	1, 2, 3

NOTES:  
 1. FIXTURE SHALL BE PROVIDED WITH ALL NECESSARY MOUNTING HARDWARE, OPTIONS, AND COMPONENTS AS REQUIRED FOR THE INSTALLATION AND AS DESCRIBED IN SPECIFICATIONS.  
 2. VERIFY MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS.  
 3. VERIFY FINISH WITH ARCHITECT.

SITE LIGHTING STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/AVG
CANDY	+	16.8 fc	32.0 fc	4.3 fc	7.4:1
PARKING	+	2.6 fc	10.3 fc	0.7 fc	14.7:1
WALKWAYS	+	3.9 fc	16.3 fc	1.0 fc	16.3:1



SITE PLAN - LIGHTING  
 SCALE: 1" = 30'-0"

- GENERAL NOTES
- COORDINATE MOUNTING HEIGHT OF ALL EXTERIOR LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
  - ALL CONDUITS FOR EXTERIOR ELECTRICAL EQUIPMENT SHALL BE ROUTED ON THE INTERIOR. NO EXTERIOR SURFACE MOUNTED CONDUITS IS ALLOWED.
  - ELECTRICAL SERVICE TO SITE LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
  - NO FLASHING LIGHTS SHALL BE PERMITTED.
  - ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITES HOURS OF OPERATION.
  - ALL LIGHT FIXTURES AND SIGNS WILL BE CONNECTED TO ASPREA 90.1, 1999 COMPLIANT CONTROLS.
  - IN GENERAL, THE HOURS OF OPERATION FOR THE LIGHT FIXTURES WILL BE FROM DUSK UNTIL 11:00 PM. HOURS COULD EXTEND TO 2:00 AM IF A RESTAURANT TENANT REQUIRES THIS DUE TO IT'S HOURS OF OPERATION.

Dates:  
 SITE PLAN  
 SUBMITTAL  
 OCT. 16, 2009

Subject  
 SITE PLAN -  
 LIGHTING  
 Project  
 NOVI TOWN CENTER  
 PROPOSED BUILDING I  
 NOVI, MICHIGAN

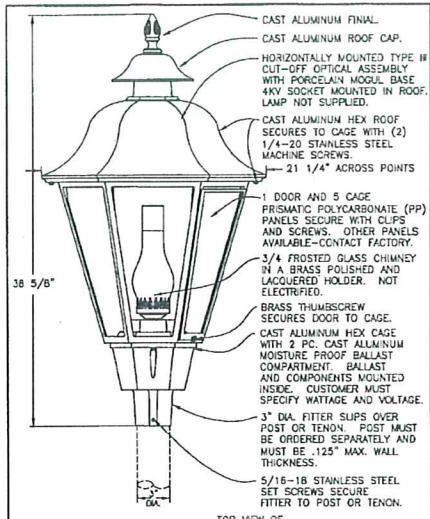
CLARK  
 TRUMBLY  
 RANDIPS  
 CONSULTING ENGINEERS  
 6108  
 WALKER AVE. SUITE 100  
 WALKER, MI 48090  
 PHONE 248-489-9140 FAX 489-0133  
 WWW.CLARKTRUMBLY.COM/CTE Job No. 09050.00

With Yee Associates  
 Architects & Planners  
 2700 WALKER HILLS, WALKER, MI 48091  
 PHONE 248-489-9140 FAX 489-0133



Job Number  
 4407  
 Sheet Number  
 SE0.1

Do not  
 scale drawings  
 Use figured  
 dimensions

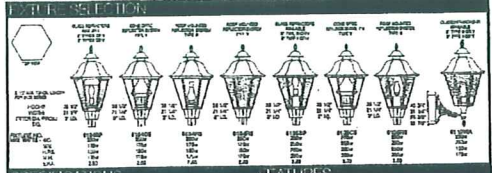


LANERN WEIGHT 43 LBS. W/29-120-00 BALLAST  
 E.P.A.: 2.60 (EFFECTED PROJECTED AREA)  
 LANERN WILL BE PREWIRED AND TESTED.  
 ELECTRICAL COMPONENTS ARE U.L. LISTED.  
 MOUNTING HARDWARE IS SUPPLIED.

TYPE	WALL	POST	POST TOP	POST TOP
1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/4"

**GRANDE MANOR**  
 6110WA - 6134BP - 6134CS - 6134RS  
 6134RS - 6136BP - 6136CS - 6136RS

**Sitescape**  
 SITE • ROADWAY • AREA LIGHTING



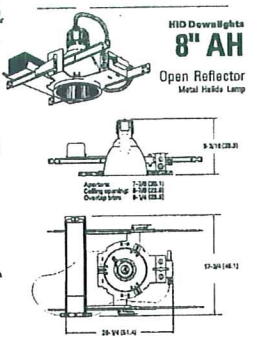
**PHOTOMETRIC DATA**

**Beam Spread Distribution:**  
 Full Cut-Off: 120°  
 Beam Spread: 120°  
 Beam Spread: 120°

**PHILIPS**

**FEATURES**

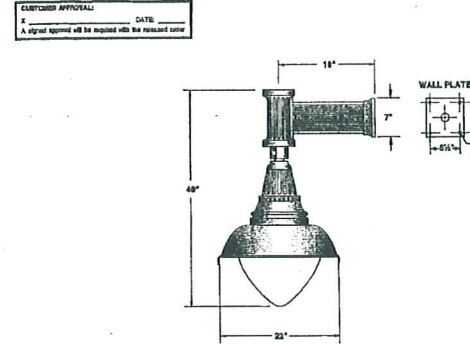
- OPTICAL SYSTEM**
  - Reflector - Full beam, anti-specular, anti-glare reflector.
  - Shielding - Full beam, anti-specular, anti-glare reflector.
- MECHANICAL SYSTEM**
  - 16-gauge galvanized steel mounting frame with friction fit.
  - 5/16" x 18" stainless steel mounting base with 2 (2) 1/4" x 20 stainless steel machine screws.
- ELECTRICAL SYSTEM**
  - Door and 5 cage clear acrylic (CA) panels secure with clips and screws.
  - Other panels available - contact factory.



**Example: AH 150MHG BAA T72 120 FE8**

Model	Wattage/Lamp	Aperture/Fret color	Finish	Lens type	Mount	Options
AH	150W	1/2" Clear	White	Clear	120	None
AH	150W	1/2" Clear	White	Clear	120	None

**SUN VALLEY LIGHTING**



**SPECIFICATIONS:**

**LUMINAIRE:** HOUSING-HEAVY WALL CAST ALUMINUM CONSTRUCTION WITH REMOVABLE BALLAST TRAY FOR EASY BALLAST ACCESS. REFLECTOR-HEAVY WALL ALUMINUM CONSTRUCTION, INSIDE OF REFLECTOR FINISHED IN HIGH GLOSS WHITE ENAMEL. LUMINAIRE SUPPLIED WITH CLEAR TEXTURED POLYCARBONATE DIFFUSER.

**LAMP HOLDER:** MEDIUM BASE PORCELAIN.

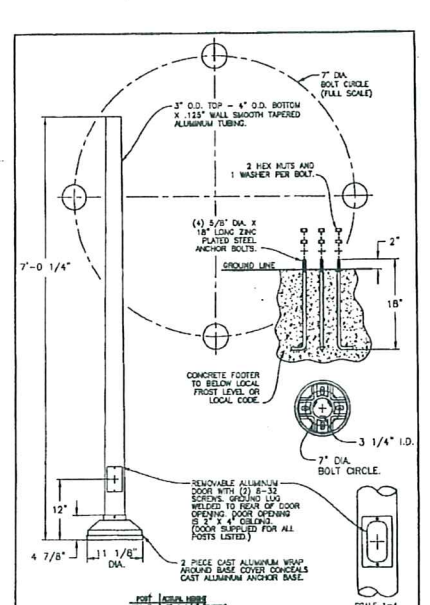
**LAMP:** 70 W. M.H. (BY OTHERS)

**BALLAST:** H.P.F.C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE. (M.U.L.T.I.T.A.P. V.O.L.T.)

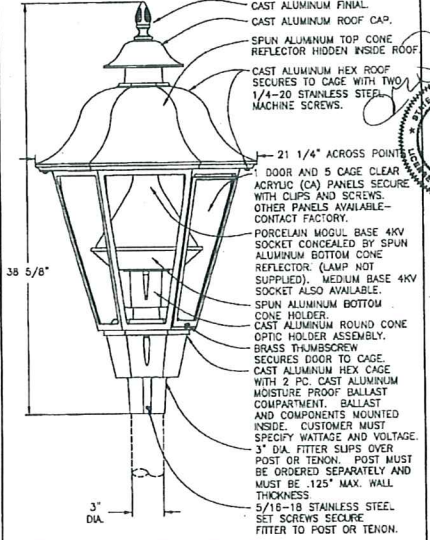
**WALL BRACKET:** DURABLE CORROSION RESISTANT, CAST ALUMINUM CONSTRUCTION.

**FINISH:** POLYESTER POWDER COAT. (SPECIFY COLOR)

TYPE	WALL	POST	POST TOP	POST TOP
1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/4"



TYPE	WALL	POST	POST TOP	POST TOP
1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/4"



LANERN WEIGHT 43 LBS. W/29-120-00 BALLAST  
 E.P.A.: 2.50 (EFFECTED PROJECTED AREA)  
 LANERN WILL BE PREWIRED AND TESTED.  
 ELECTRICAL COMPONENTS ARE U.L. LISTED.  
 MOUNTING HARDWARE IS SUPPLIED.

TYPE	WALL	POST	POST TOP	POST TOP
1-1/4"	1-1/4"	1-1/4"	1-1/4"	1-1/4"

Date: 10/15/09  
 SITE PLAN  
 SUBMITTAL  
 OCT. 15, 2009

Subject: NOVI TOWN CENTER  
 PROPOSED BUILDING I LIGHTING  
 MICHIGAN

Project: NOVI TOWN CENTER  
 PROPOSED BUILDING I LIGHTING  
 NOVI, MI

Clark  
 RANDOLPH  
 CLARK & RANDOLPH  
 FARMINGTON HILLS, MICHIGAN 48331  
 PHONE 248-487-1100 FAX 248-487-0133



Do not scale drawings  
 Use figured dimensions

Job Number: 4407  
 Sheet Number: SE0.2