



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: May 10, 2022

REGARDING: 43661 Grand River, Parcel # 50-22-15-477-011,012 (PZ22-0014)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

City Center Office Plaza

Variance Type

Setback Variance

Property Characteristics

Zoning District: This property is zoned Town Center - 1 (TC-1).

Location: West of Novi Road and North of Ten Mile Road

Parcel #: 50-22-15-477-011,012

Request

The applicant is requesting several variances from ordinance standards: 1) from Section 3.1.25.D to permit a parking setback reduction on the east, west and south sides (10 to 12.4 feet requested, 20 feet required), 2) from Section 3.27.1.D to allow parking in the exterior side yard of a non-residential collector road (Flint Street and Bond Street), 3) from Section 5.2.12 to allow a reduction in the number of parking spaces required (65 spaces proposed, 70 spaces required), and 4) from Section 5.4.2 to allow the size of the loading area to be reduced (540 square feet proposed, 940 square feet required). This property is zoned Town Center - 1 (TC-1).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ22-0014**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____

- _____.
- (b) The property is unique because_____
- _____.
- (c) Petitioner did not create the condition because_____
- _____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____
- _____.
- (e) The relief if consistent with the spirit and intent of the ordinance because
- _____.
- _____.
- (f) The variance granted is subject to:
1. _____.
 2. _____.
 3. _____.
 4. _____.

2. I move that we **deny** the variance in Case No. **PZ22-0014**, sought by _____,
for_____ because Petitioner has not shown
practical difficulty requiring _____.

- (a) The circumstances and features of the property including_____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because_____
- _____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that
- _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by_____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____
- _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler - Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

APR 01 2022

**CITY OF NOVI
 COMMUNITY DEVELOPMENT**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>300-</u>	
PROJECT NAME / SUBDIVISION CITY CENTER OFFICE PLAZA				Meeting Date: <u>MAY 10, 2022</u>	
ADDRESS 43661 GRAND RIVER, NOVI		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 22-0014</u>	
SIDWELL # 50-22-15 -477 -012,011		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY GRAND RIVER AND NOVI ROAD					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS GTMANAGEMENT@GMAIL.COM		CELL PHONE NO. 248.252.2120	
NAME PATRICIA KEROS		TELEPHONE NO. 313.259.6720			
ORGANIZATION/COMPANY CITY CENTER OFFICE PLAZA, LP		FAX NO. 313.259.6721			
ADDRESS 200 RENAISSANCE CENTER, SUITE 3145		CITY DETROIT	STATE MI	ZIP CODE 48243	
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS		CITY	STATE	ZIP CODE	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input checked="" type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section _____		Variance requested		<u>SEE ATTACHED</u>	
2. Section _____		Variance requested		_____	
3. Section _____		Variance requested		_____	
4. Section _____		Variance requested		_____	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> Dimensioned Drawings and Plans Site/Plot Plan Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> Existing & proposed distance to adjacent property lines Location of existing & proposed signs, if applicable Floor plans & elevations Any other information relevant to the Variance application 		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

SEE ATTACHED SIGNATURE
Applicant Signature

3/29/22
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



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 Novi, MI 48375
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ZONING BOARD OF APPEALS APPLICATION

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		gtmanagement@gmail.com	248-252-2120
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INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:		SEE ATTACHED	
1. Section _____	Variance requested _____		
2. Section _____	Variance requested _____		
3. Section _____	Variance requested _____		
4. Section _____	Variance requested _____		
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<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application. 	



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CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Pat Skern
Applicant Signature

3/29/22
Date

B. PROPERTY OWNER

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Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date

CITY CENTER OFFICE PLAZA

REQUEST FOR VARIANCE

PARKING SET BACK

A variance is requested for parking setbacks, pursuant to Sect. 3.1.25 D, which requires a 20 foot parking set back on all four (4) sides of the Development.

The mutually agreed to unique design of this Town Center site has created a specific Developer hardship by requiring 20 foot, four sided setbacks. This requirement limits the amount of desired and required parking that can be obtained. The Developer has proposed the following:

20 foot setback Front / North

10 foot setback Side / East

12.4 foot setback Side / West

10 foot setback Back / South

Rational for Variance:

The Ordinance requires a minimum of 15 % permanently landscaped open space and pedestrian plaza areas for this TC-1 District. The Developers plan demonstrates that .19 acres is required, and .40 acres is provided, in response to this open space requirement. Thus, the reduction in the parking lot setback is off set with excess open space, and thus the proposed parking setbacks should be considered for approval.

Review Standards for Dimensional Variance

Standard #1 – Circumstances or Physical Conditions

Shape of Lot – The agreement with the City of Novi to dedicate the Bond Street right-of-way to the city creates an odd shaped lot with roads on all four sides of the property. A 20’ setback is provided along Grand River Avenue. However, providing a 20’ setback along Bond Street and Flint Street will not allow adequate room to park the proposed development.

Standard #2 – Not Self Created

The Applicant has met with the City of Novi and came to an agreement to dedicate the Bond Street right-of-way to the city to complete the loop road. This right-of-way dedication created the odd shaped lot.

Standard #3 – Strict Compliance

Strict compliance with the 20’ parking setbacks will not allow adequate room to adequately park the site.

Standard #4 – Minimum Variance Necessary

The proposed site plan uses the minimum parking lot dimensions for drive aisles and parking spaces. There is not adequate room to the north or to the west of the site to move the parking lot to allow the 20' setbacks along Bond Street or Flint Street.

Standard #5 – Adverse Impact on Surrounding Area

A gas station is located on the east side of Flint Street and the Bond Street intersection with Grand River is located on the west side of the property. Parking spaces are adequately screened from headlights directed toward adjacent properties and Bond Street.

CITY CENTER OFFICE PLAZA
REQUEST FOR VARIANCE
REQUIRED PARKING CALCULATION

A variance is requested for required parking calculation, pursuant to Sect. 5.2.12 and Sect. 4.82.2, which require a total of 70 site parking spaces.

Banks require 1 space per 150 square feet of GFA

Office requires 1 space per 222 square feet of GLA

The Developer has proposed a site total of 65 parking spaces for this project.

Rational for Variance:

The end user of this development is yet to be determined at this point of the development strategy. The Ordinance references calculations based on GFA and GLA. In reality this building design will feature functional space devoted to the building operational functions and facilities that will not present an occupancy load, thus reducing the need for the required parking calculation. We respectfully submit that the more representative calculation would be to use (GLOA) Gross Leased and Occupied area. With this revised calculation, this parking should meet the intent of the Ordinance. We have illustrated these non-occupied areas on the drawings that have been submitted.

In addition, today we are all experiencing the “work from home” shift in the office employee field. This life style change puts additional downward pressure on traditional parking requirements. The above stated should allow for this variance to parking calculation to be considered.

Review Standards for Dimensional Variance

Variance no longer required since staff has agreed that 65 parking spaces will be adequate for the proposed development. Please see the Planning Review letter.

CITY CENTER OFFICE PLAZA

REQUEST FOR VARIANCE

PARKING ALONG NON-RESIDENTIAL COLLECTOR

A variance is requested for Front Yard Parking, pursuant to Sect. 3.27.1D, which is not allowed in the front yard or the exterior side yard along Flint and Bond Streets.

The Developer has requested parking in these restricted areas.

Rational for Variance:

The subject property is surrounded on all sides by roads, including three sides with non-residential collectors. This Ordinance restricts the possibility of parking to only in the rear yard. Enforcement of this parking restriction presents a hardship to the Developer and imposes severe development restrictions that cannot be overcome. Again, the unique design of this Town Center area presents unique challenges that should be taken into consideration. This parking restriction should be considered for a variance.

Review Standards for Dimensional Variance

Standard #1 – Circumstances or Physical Conditions

Shape of Lot – The agreement with the City of Novi to dedicate the Bond Street right-of-way to the city creates an odd shaped lot with roads on all four sides of the property. Given there are roads on all sides of the property, it is not possible to park only in the rear yard.

Standard #2 – Not Self Created

The Applicant has met with the City of Novi and came to an agreement to dedicate the Bond Street right-of-way to the city to complete the loop road. This right-of-way dedication adds roads on all four sides of the property.

Standard #3 – Strict Compliance

It would not be possible to add parking to the parcel due to roads on all four sides of the property.

Standard #4 – Minimum Variance Necessary

The project requires 65 parking spaces for the commercial development. Since all four sides of the site are surrounded by roads, the variance is required to develop the property.

Standard #5 – Adverse Impact on Surrounding Area

The development is adjacent to other commercial properties and is surrounded on all four sides by roads. Parking spaces are adequately screened from headlights directed toward adjacent properties and Bond Street.

CITY CENTER OFFICE PLAZA
REQUEST FOR WAIVER / VARIANCE

LOADING AREA

A variance is requested regarding the proposed loading area. All loading area in TC-1 shall be in rear yard, pursuant to Sect. 3.27.1 H, and Sect. 5.4.2. We have proposed the loading area for the side yard.

RATIONAL FOR VARIANCE:

This development is proposed for a very unusually shaped property as agreed to by the City and the Developer. This unique footprint does not present a true rear yard as the building and property are surrounded, on all sides, by a ring road system. Our Architect and Engineer have designed what is believed to be an adequate and visually attractive area with some screening while maintaining its function. We are requesting that this loading area variance is granted as shown.

Loading Area / Size:

Pursuant to Sec. 5.4.2 Loading area should provide 940 square feet of loading area as required. We have proposed approximately 540 square feet of loading area. Dimensions of a P1200 Fed Ex delivery truck are 22ft L x 7.8ft W.

Only small delivery trucks, on a fairly infrequent schedule are expected regarding the anticipated building use. The designated area is a very small component of this overall plan. Based on the size and use of this development, we are requesting that a Loading Area variance be granted as shown.

Dumpster Location:

Due to the size constrictions of this site the plans show that the Dumpster is located less than 10 feet from the building. This is a screened area. We are requesting a Waiver to allow the Dumpster to remain as shown on the plans.

Review Standards for Dimensional Variance (Sec. 5.4.2 – Loading Space Area)

Standard #1 – Circumstances or Physical Conditions

Shape of Lot – The agreement with the City of Novi to dedicate the Bond Street right-of-way to the city creates an odd shaped lot with roads on all four sides of the property. Given there are roads on all sides of the property and parking requirements, the Loading Area was made as large as possible.

Standard #2 – Not Self Created

The Applicant has met with the City of Novi and came to an agreement to dedicate the Bond Street right-of-way to the city to complete the loop road. This right-of-way dedication adds roads on all four sides of the property restricting the available area for parking and a loading area on the site.

Standard #3 – Strict Compliance

Strict compliance with the regulations would create a loading area that is much larger than required for the intended use and would negatively affect the parking areas and drive aisles surrounding the building.

Standard #4 – Minimum Variance Necessary

The loading area was made as large as possible considering the parking requirements for the development. Only small delivery trucks, on a fairly infrequent schedule are expected regarding the anticipated building use. The designated area is a very small component of this overall plan.

Standard #5 – Adverse Impact on Surrounding Area

The loading area is adequately screen from adjacent properties and the expected delivery vehicles to the site will fit within the provided loading area.

SITE PLAN FOR:

CITY CENTER OFFICE PLAZA

SECTION 22, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

OWNER :

CITY CENTER OFFICE PLAZA, LLC
200 RENAISSANCE CENTER, SUITE 3145
DETROIT, MICHIGAN 48243
PHONE : 313-259-6720
EMAIL : GTMANAGEMENT@GMAIL.COM

LEGAL DESCRIPTION

PART OF LOTS 6 AND 7 AND ALL OF LOT 8 OF "SUPERVISOR'S PLAT NO. 3", LIBER 54A OF PLATS, PAGE 84, AND PART OF LOT 9 OF "RAILROAD SUBDIVISION", LIBER 92 OF PLATS, PAGE 16, SECTION 22, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S03°09'10"E 138.97 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N73°47'41"W 705.29 FEET ALONG THE SOUTH LINE OF GRAND RIVER AVENUE (100 FEET WIDE) TO THE NORTHEAST CORNER OF LOT 8 OF "SUPERVISOR'S PLAT NO. 3", SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S08°47'02"W 168.60 FEET ALONG THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF FLINT STREET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE S14°53'01"W 38.74 FEET ALONG THE EAST LINE OF LOT 9 OF "RAILROAD SUBDIVISION" AND THE WEST LINE OF SAID FLINT STREET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BOND STREET; 1) N73°47'54"W 11.46 FEET, 2) S16°12'06"W 25.00 FEET, 3) N72°48'37"W 86.73 FEET, 4) 221.29 FEET ALONG A 187.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N38°54'34"W 208.60 FEET, 5) 30.73 FEET ALONG A 187.50 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N09°02'33"E 30.70 FEET, 6) 34.38 FEET ALONG A 182.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N09°49'13"E 34.33 FEET, AND 7) N15°13'56"E 45.56 FEET TO A POINT ON THE SOUTH LINE OF SAID GRAND RIVER AVENUE; THENCE S73°47'41"E 255.04 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE TO THE POINT OF BEGINNING, CONTAINING 1.252 ACRES OF LAND, MORE OR LESS.

FIRE DEPARTMENT NOTES

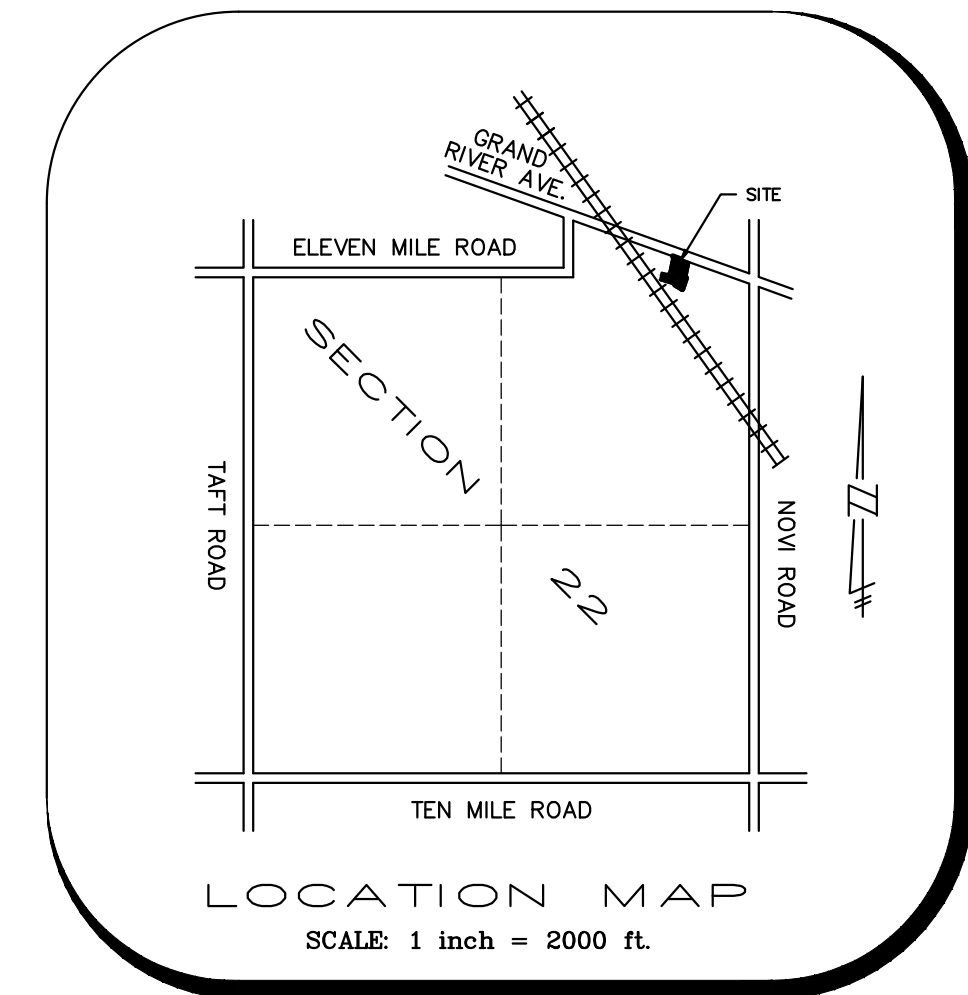
- All fire hydrants and water mains shall be installed and in service prior to above foundation building construction as each phase is built.
- All roads shall be paved and capable of supporting 35 tons prior to construction above foundation.
- Building addresses shall be posted facing the street during all phases of construction. Addresses shall be a minimum of three inches in height on a contrasting background.
- Provide 4-6" diameter concrete filled steel posts 48" above finish grade at each hydrant as required.
- Fire lanes shall be posted with "Fire Lane - No Parking" signs in accordance with Ordinance #85.99.02.

WAIVERS AND VARIANCED REQUESTED:

- ZONING ORDINANCE SECTION 3.1.25.D - REQUEST ZBA VARIANCE FOR SIDE YARD SETBACK FROM 20 FT. TO 10 FT.
- ZONING ORDINANCE SECTION 2.27.1.D - REQUEST ZBA VARIANCE FOR FRONT YARD AND SIDE YARD PARKING.
- ZONING ORDINANCE SECTION 3.27.1.J - REQUEST VARIANCE FOR ABSENCE OF SIDEWALK ON FLINT STREET.
- ZONING ORDINANCE SECTION 3.27.ID - REQUEST ZBA VARIANCE FOR FRONT YARD PARKING ALONG FLINT AND BOND STREETS.
- ZONING ORDINANCE SECTION 5.4.2 - REQUEST ZBA VARIANCE FOR SIZE OF LOADING AREA FROM 940 S.F. TO 494 S.F. AND LOADING ZONE IN SIDE YARD
- ZONING ORDINANCE SECTION 4.19.2.F - REQUEST ZBA VARIANCE FOR DUMPSTER LOCATION LESS THAN 10 FT. FROM BUILDING.
- WAIVER REQUIRED FOR DISTANCE BETWEEN PROPOSED DRIVEWAY TO GRAND RIVER AVE. AND FLINT STREET (112' PROPOSED vs 185' REQUIRED FOR 40 MPH)



Scale: 1 inch = 100 ft.



SHEET INDEX:

ENGINEERING PLANS:

- COVER SHEET
- OVERALL SITE PLAN
- OPEN SPACE AND STORM WATER MANAGEMENT PLAN
- FIRE TRUCK ROUTE PLAN
- TOPOGRAPHIC SURVEY

LANDSCAPE PLANS:

- L-1 LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS

ARCHITECTURAL PLANS:

- P2.1 FLOORS PLAN
- P4.1 ELEVATIONS PLAN
- P4.1 ELEVATIONS PLAN (COLOR)
- 1-3 PHOTOMETRIC PLAN

BENCHMARKS:

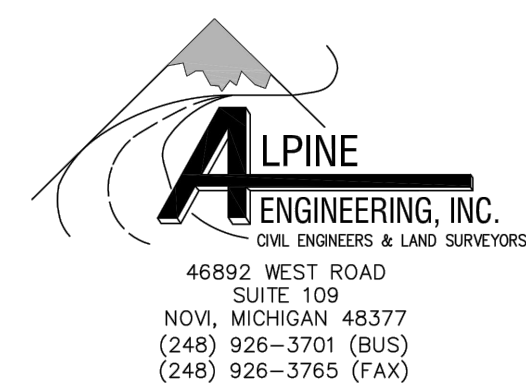
BM#1 - PK NAIL AT SOUTH FACE OF POWER POLE AS SHOWN.
ELEV.= 908.03 NAVD88

BM#2 - PK NAIL AT SOUTHEAST FACE OF POWER POLE AS SHOWN.
ELEV.= 906.18 NAVD88

SKL SEIBER KEAST LEHNER
ENGINEERING | SURVEYING

39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

BOUNDARY AND TOPOGRAPHIC
SURVEY PROVIDED BY:

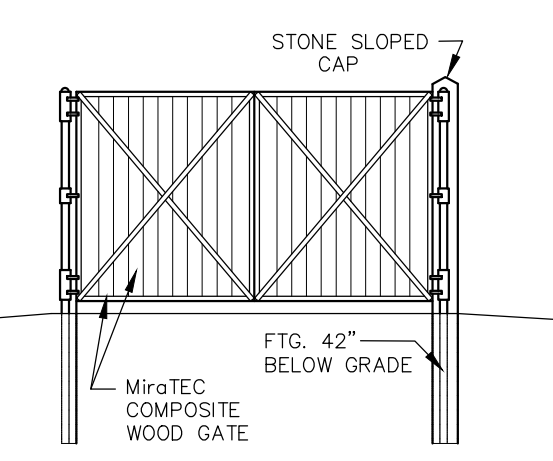
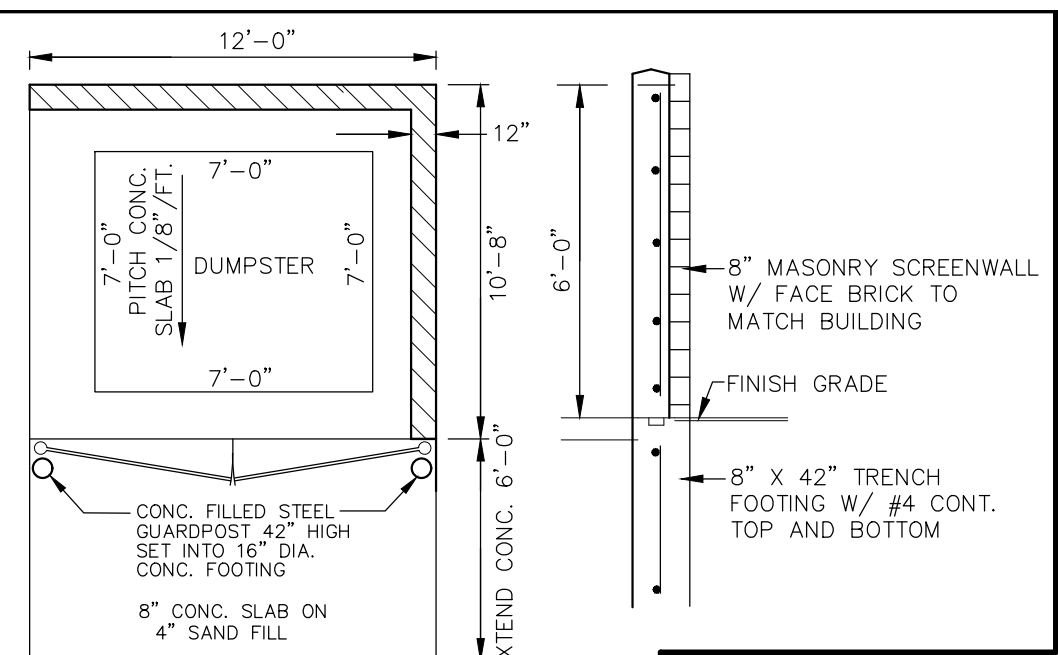


WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
42400 GRAND RIVER AVENUE, SUITE 200
NOVI, MICHIGAN 48375
PHONE 248.489.9160
PROJECT NO. 5118

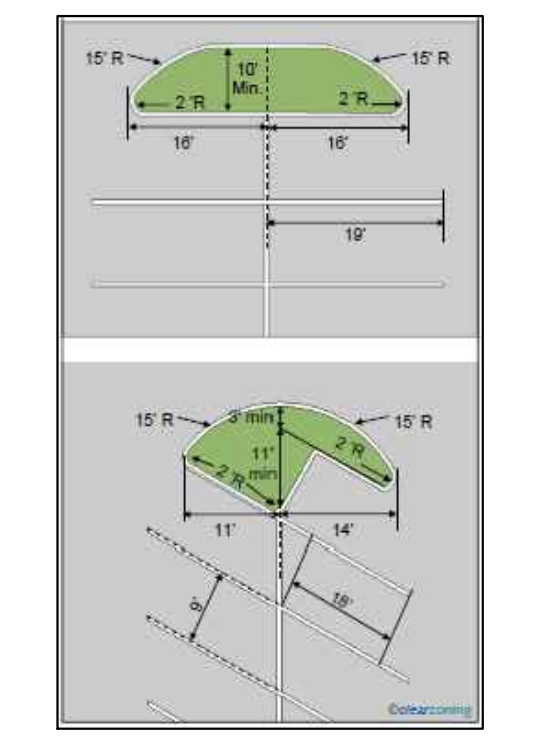
LANDSCAPE PLANS PROVIDED BY:



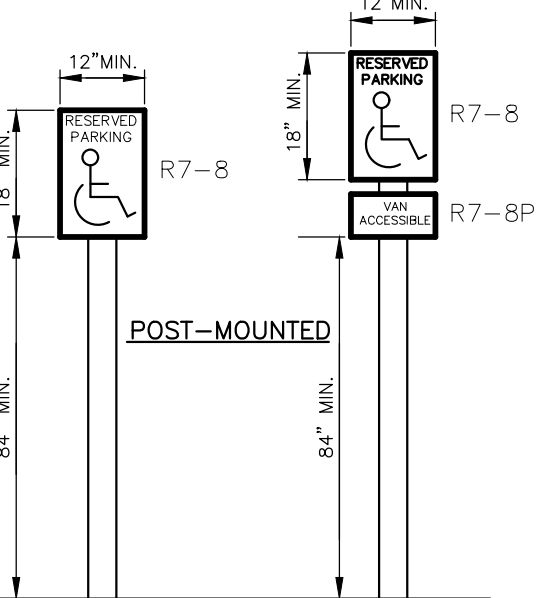
REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	
1.	PER CITY CONSULTANTS REVIEW	2-6-22	
DATE: 10-21-21			DESIGNED BY: A.A. JOB NUMBER: 19-012
CHECKED BY: BR.			DRAWING FILE: 1-18012-CV.DWG



DUMPSTER DETAIL (SINGLE UNIT) (NO SCALE)



END ISLANDS DETAILS PER CITY OF NOVI STANDARDS.



BARRIER-FREE RESERVED PARKING SIGNS
 NOTE: ACCESSIBLE PARKING SPACE SIGNS SHALL HAVE A MIN. HEIGHT AND SIZE TO PERMIT THE SPACE TO BE EASILY IDENTIFIED AND ARE ELEVATED SUCH THAT THEY SHALL NOT PRESENT A HAZARD TO PERSONS WALKING NEAR THE SIGN.

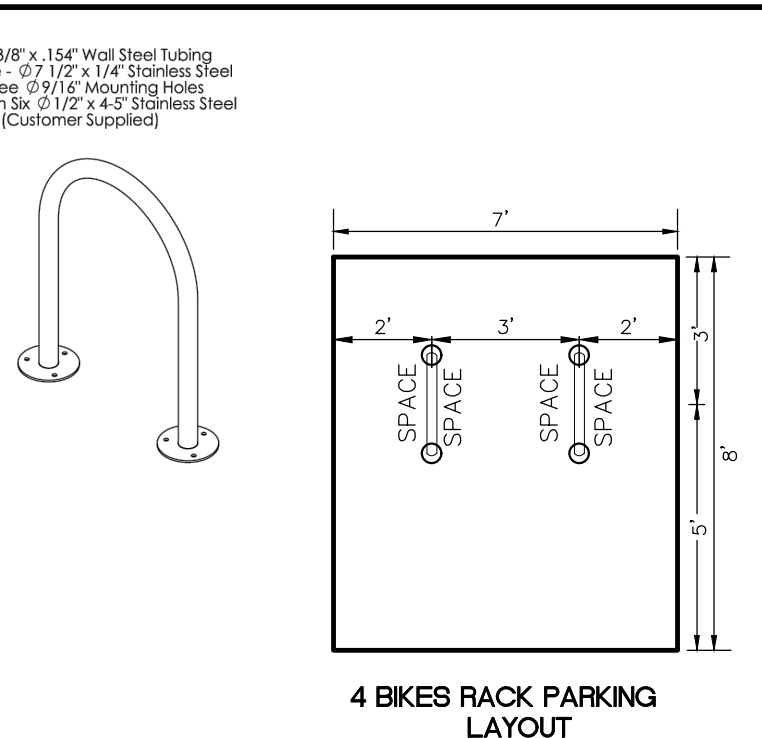
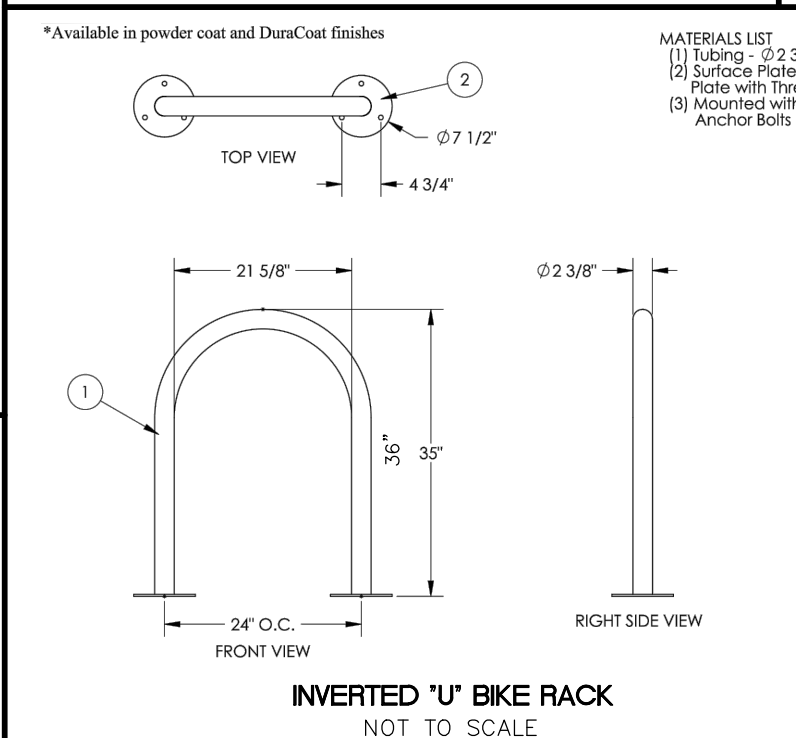
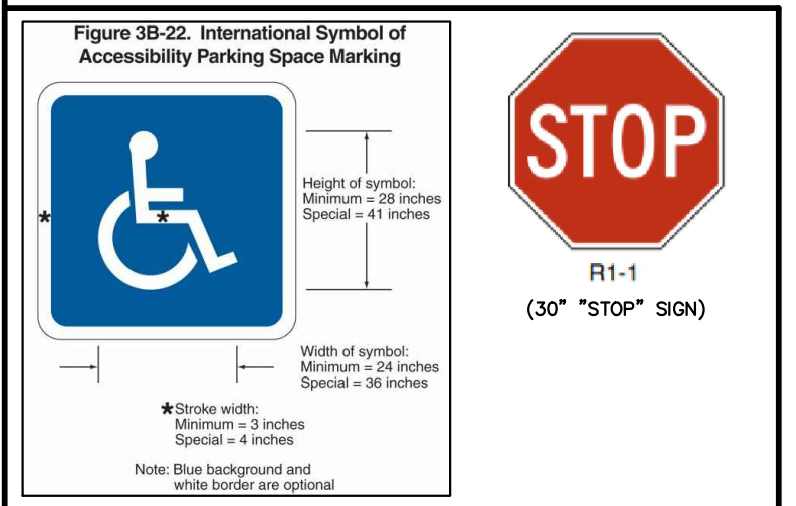
SIGNING NOTES
 1. ALL SIGNS SHALL HAVE A MINIMUM BOTTOM MOUNTING HEIGHT OF 7' FROM FINISH GRADE FOR GROUND MOUNTED SIGNS. WALL MOUNTED SIGNS MAY HAVE A BOTTOM MOUNTING HEIGHT OF 5'.
 2. ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
 3. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
 4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
 5. TRAFFIC CONTROL SIGNS SHALL HAVE A HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

STRIPING NOTES:
 1. PARKING LOTS SHALL HAVE PARKING AREAS AND RAMP PAVEMENT MARKINGS MARKED BY PAINTED 4-INCH WIDE LINES ACCURATELY AND NEATLY ARRANGED AS INDICATED ON THE PLAN. LINES SHALL BE PAINTED WITH AN APPROVED WHITE TRAFFIC PAINT COMPATIBLE WITH BITUMINOUS/CONCRETE SURFACES SUCH AS SHERWIN WILLIAMS NO. 82 9W1; PPG TYPE 11-3 OR 11-4, OR AS APPROVED BY THE OWNER. PROTECT ALL PAINTED AREAS UNTIL PAINT IS COMPLETELY DRY/PARKING AREAS FOR THE PHYSICALLY HANDICAPPED SHALL BE PAINTED WITH BLUE PAINT FOR STRIPING. WHEEL CHAIR SYMBOL SHALL BE PAINTED WHITE. ALL PAINTED MARKINGS AND STRIPING SHALL BE PROVIDED IN TWO COATS.
 2. THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH BLUE BACKGROUND
 3. WHEN A BARRIER FREE PARKING SPACE IS ADJACENT TO A STANDARD PARKING SPACE, BLUE AND WHITE LINES ABUTTING EACH OTHER SHALL BE PROVIDED.

SIGN QUANTITIES

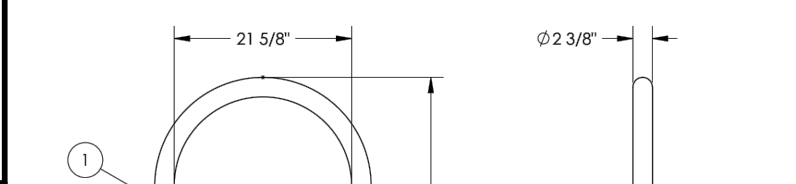
SYMBOL	DESCRIPTION	QUANTITY	PANEL	POST
	R1-1 30" "STOP" SIGN	2	2	2
	V.A. BARRIER FREE SIGN	2	2	
	BARRIER FREE SIGN	1	1	

NOTE: ALL TRAFFIC SIGNAGE SHALL COMPLY WITH CURRENT MUTCD STANDARDS.



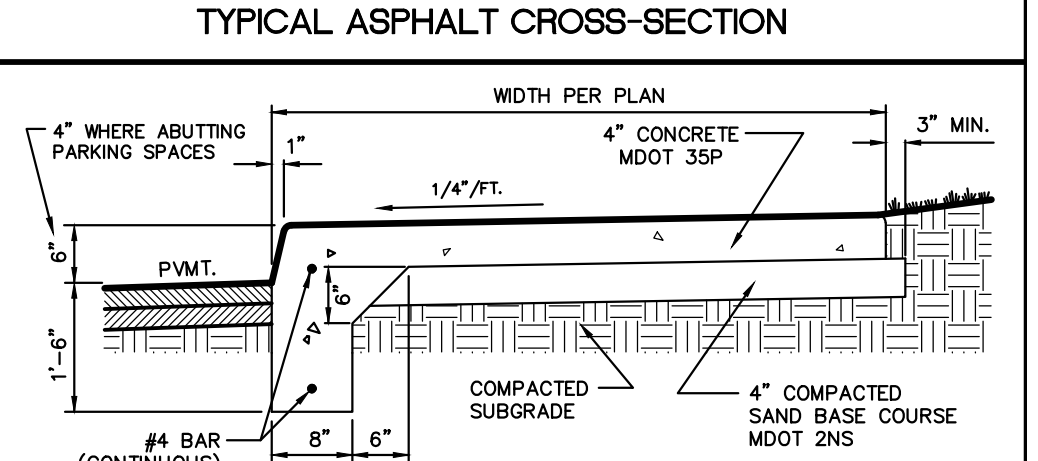
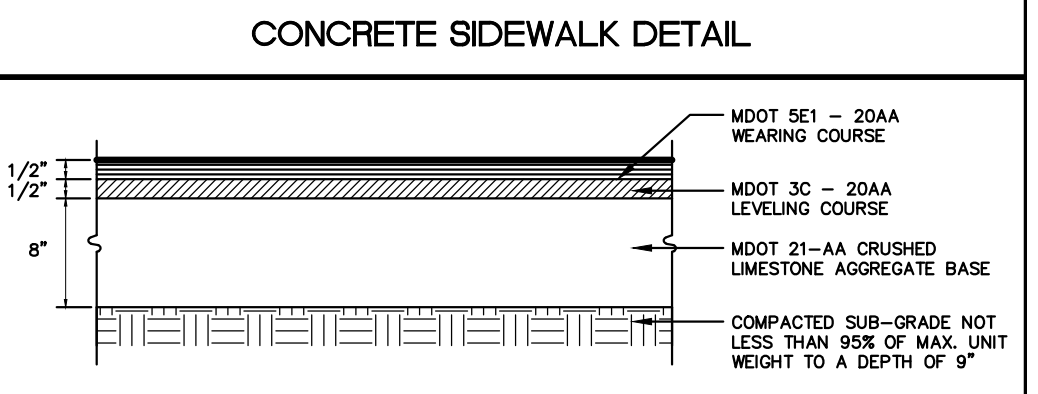
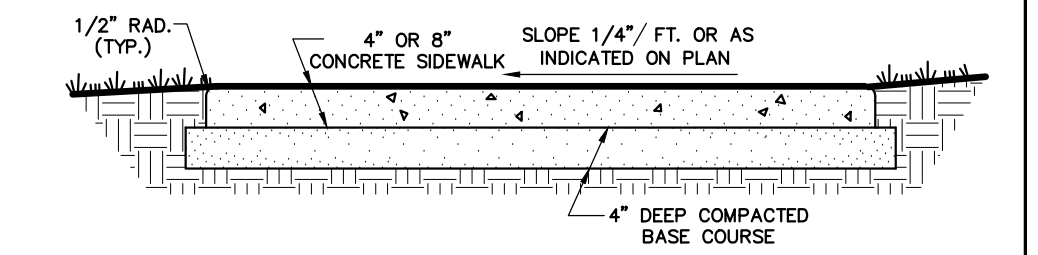
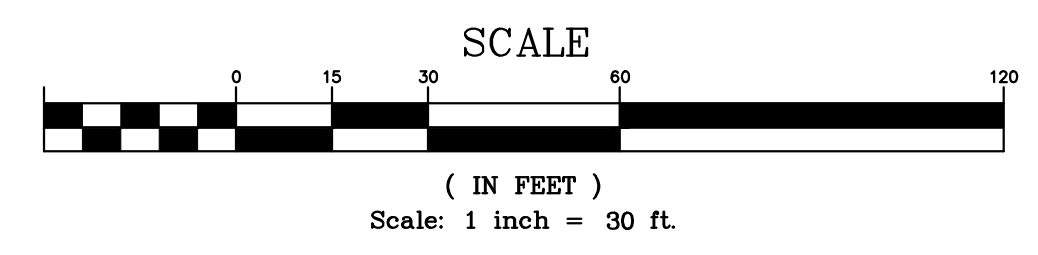
MATERIALS LIST
 (1) 1/2" x 3/8" x 15' Galvanized Steel Tubing
 (2) Surface Pole - 1 1/2" x 1 1/4" Stainless Steel Pole with 20' x 1/2" Mounting Flange
 (3) Mounted with 3/16" x 4-8 Stainless Steel Anchor Bolts (Customer Supplied)

*Available in powder coat and DurCoat finishes



INVERTED 'U' BIKE RACK NOT TO SCALE

SOIL CLASSIFICATIONS
 (FROM U.S.S. SOIL SURVEY OF OAKLAND COUNTY, MI 1980)
 59 - URBAN LAND
 The soils classification determined from the Soils Survey of Oakland County, Michigan 1980, published by the United States Department of Agriculture, Soils Conservation Service is 59-Urban Land, (Entire Parcel). Site Plan is graphical representation.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PAVEMENT (ASPHALT)
		SIDE WALK (CONCRETE)
		CONCRETE CURB AND GUTTER
		STORM SEWER
		SANITARY SEWER
		WATER MAIN
		MANHOLE
		CATCH BASIN W/STREAM GUARD
		CURB INLET W/SILT SAC
		END SECTION
		GATE VALVE
		HYDRANT
		FLOOD PLAN
		CONTOURS
		SPOT ELEVATION
		SURFACE DRAINAGE

- PROPOSED IMPROVEMENTS**
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO AN EXISTING SANITARY SEWER LOCATED ALONG SOUTH SIDE OF GRAND RIVER AVE.
 - MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO FUTURE 12" WATER MAIN LOCATED ALONG SOUTH SIDE OF REDESIGNED BOND STREET BY CITY OF NOVI.
 - STORM WATER SHALL BE CONVEYED BY A STORM SEWER SYSTEM TO AN OFF-SITE EXISTING UNDERGROUND DETENTION BASIN DESIGNED BY CITY OF NOVI. STORAGE AND DISCHARGE SHALL CONFORM TO THE OAKLAND COUNTY DRAIN COMMISSIONER'S STANDARDS AND CITY OF NOVI STANDARDS.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
 - ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 - COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.

FLOODPLAIN NOTE:
 THE EXISTING EFFECTIVE FLOODPLAIN MAP (FEMA # 26125C0626F, DATED 5/24/2010), IS CURRENTLY BEING REVISED BY THE CITY OF NOVI. THE PROPOSED "CITY CENTER OFFICE PLAZA" BUILDING WILL BE LOCATED OUTSIDE OF THE REVISED FLOODPLAIN AFTER FEMA'S APPROVAL.

LOADING CALCULATIONS:
 LOADING AREA REQUIRED = 94' x 10' = 940 S.F.
 LOADING AREA PROVIDED = 540 S.F.

SITE CALCULATIONS
 PARCEL AREA : 1.25 AC.
 EXISTING ZONING : TC-1
 BUILDING HEIGHT : 47'-8"
 LDT COVERAGE: 9.37%
 FIRST FLOOR :
 BANK 4,423 S.F. G.B.A. : 4,423/150= 29 SPACES REQUIRED
 OFFICE 667 S.F. NDN USABLE AREA, NO PARKING REQUIRED
 SECOND AND THIRD FLOORS:
 OFFICE 4,000 S.F. USABLE ARE : 4,000/222= 18 SPACES
 REQUIRED PER FLOOR= 36 SPACES REQUIRED
 TOTAL SPACES REQUIRED= 29+36=65 SPACES
 SEE ARCHITECTURAL PLANS

GENERAL NOTES :
 1. RDOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS.
 2. BUILDING TO BE FULLY SPRINKLED.

CITY CENTER OFFICE PLAZA
 SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

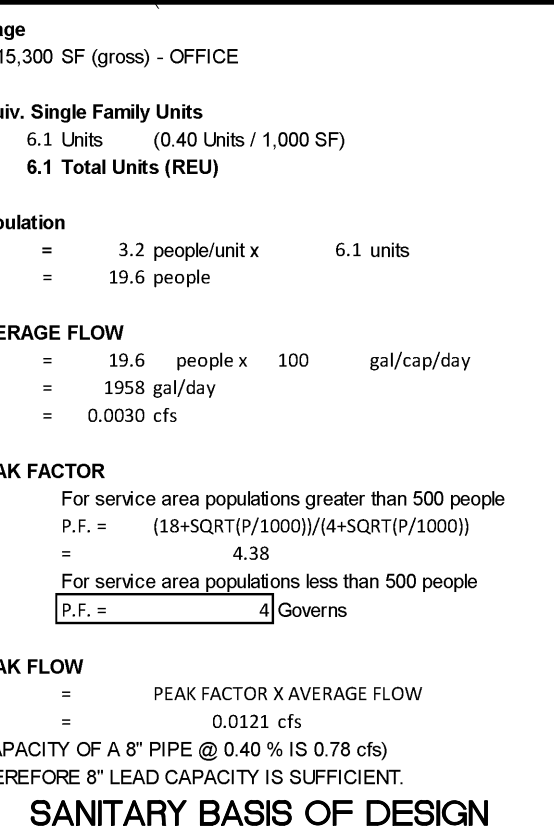
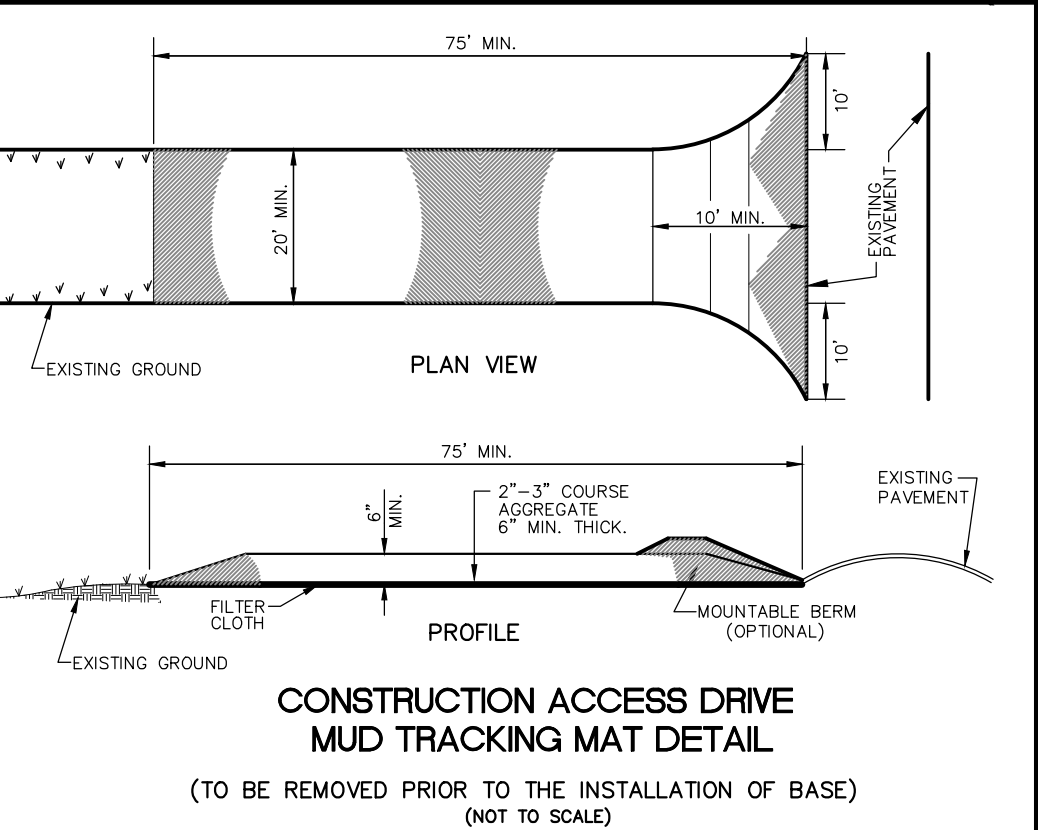
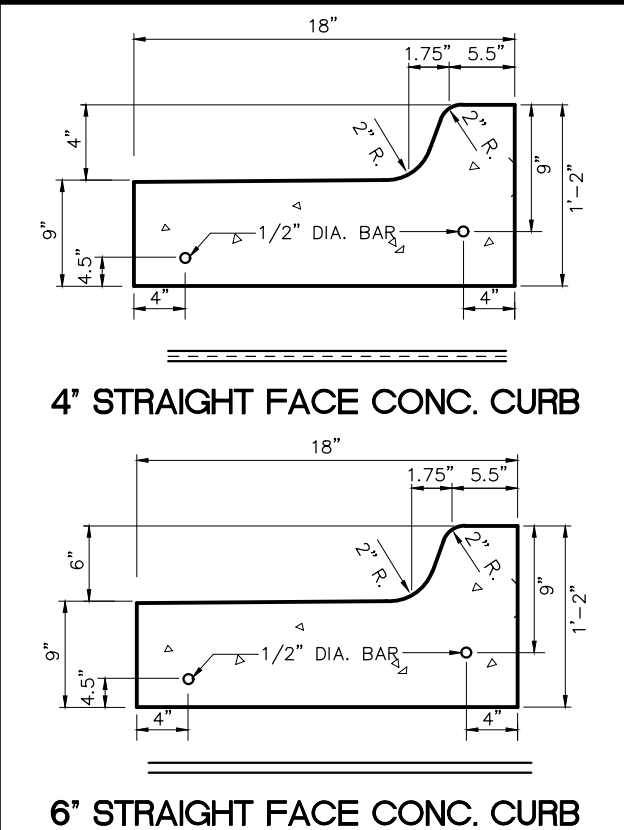
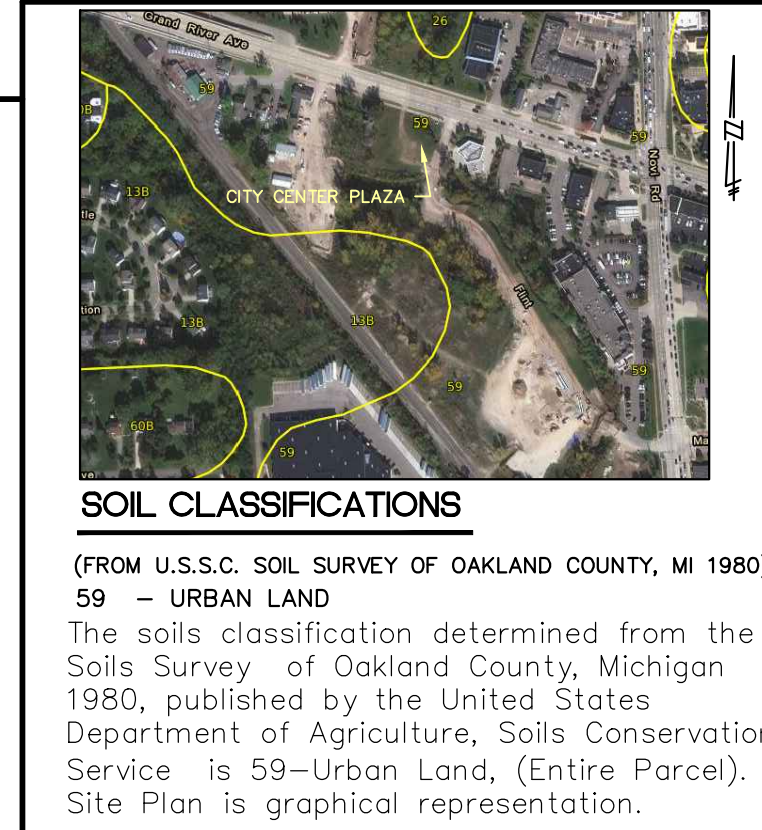
NO.	ITEM	DATE
1.	PER CITY CONSULTANTS REVIEW	2-6-22

DATE: 10-21-21 DESIGNED BY: A.A. JOB NUMBER: 19-012
 CHECKED BY: B.E. DRAWING FILE: 2-19012-SP.dwg

OVERALL SITE PLAN

SEIBER KEAST LEHNER
 ENGINEERING | SURVEYING
 39205 COUNTRY CLUB DRIVE, SUITE C8
 FARMINGTON HILLS, MI 48331
 PHONE: 248.308.3331

SHEET
 2



SANITARY BASIS OF DESIGN

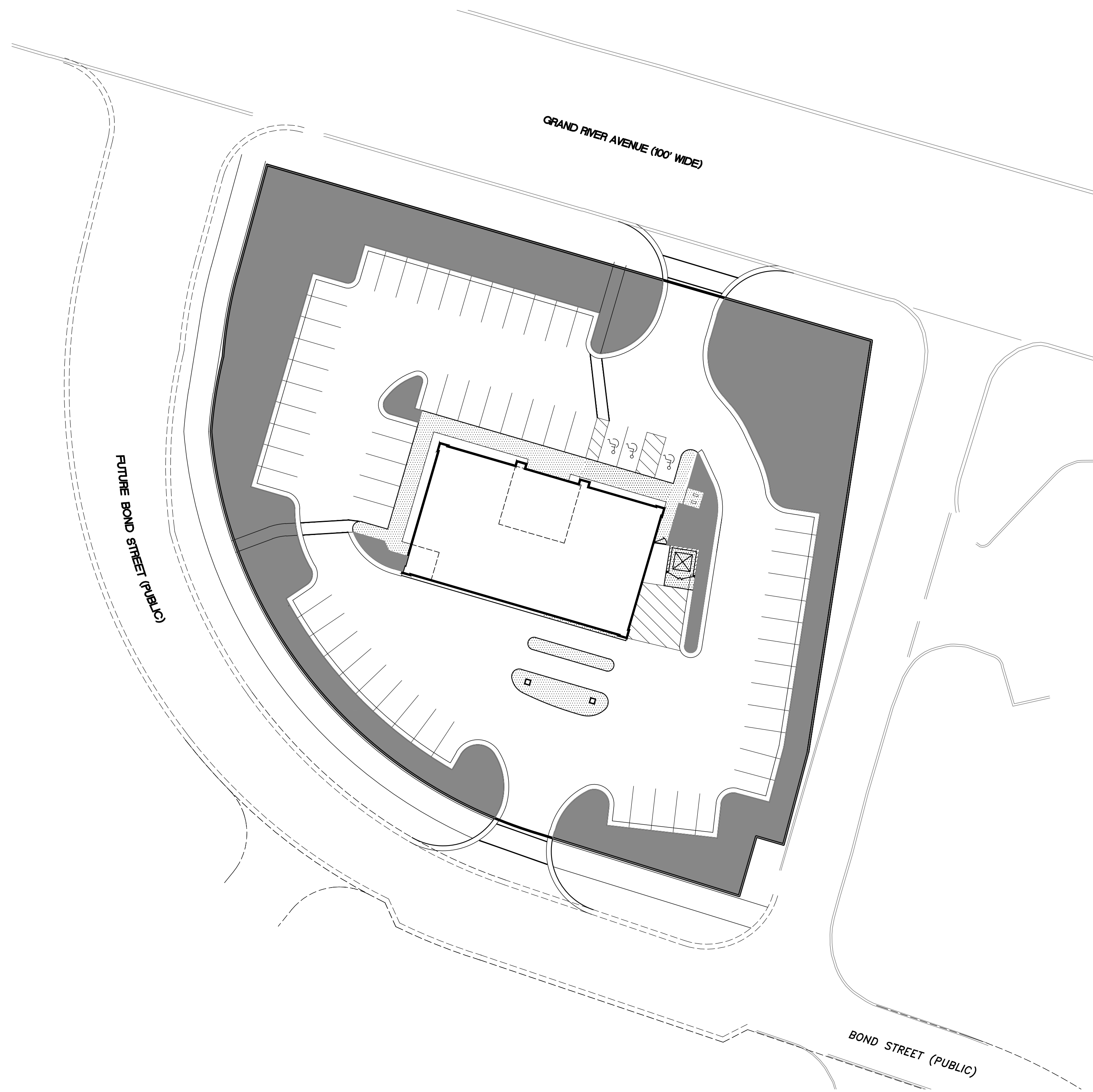
Usage
 15,300 SF (gross) - OFFICE
 Equiv. Single Family Units
 6.1 Units (0.40 Units / 1,000 SF)
 6.1 Total Units (REU)

Population
 = 3.2 people/unit x 6.1 units
 = 19.6 people

AVERAGE FLOW
 = 19.6 people x 100 gal/cap/day
 = 1958 gal/day
 = 0.0030 cfs

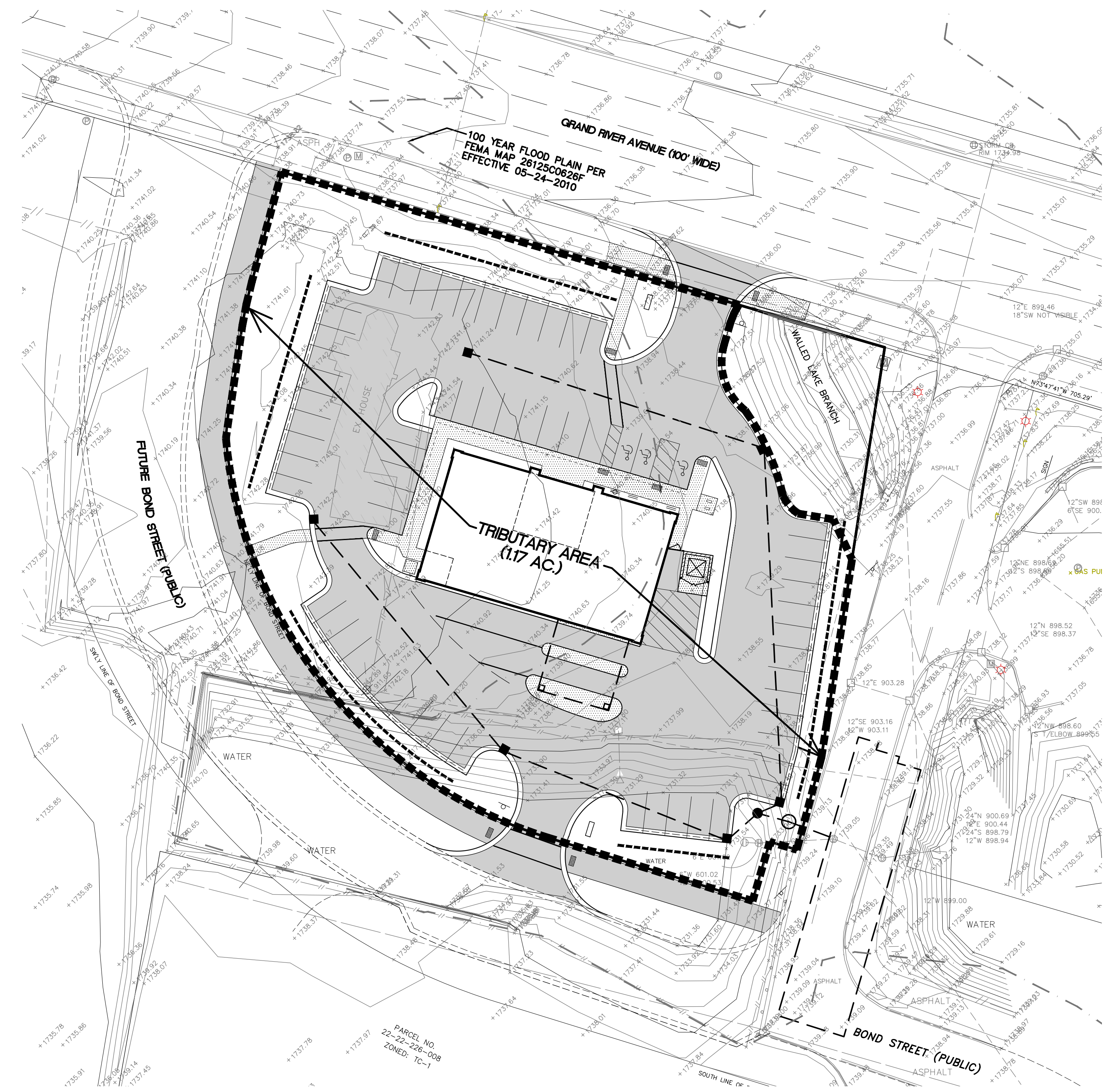
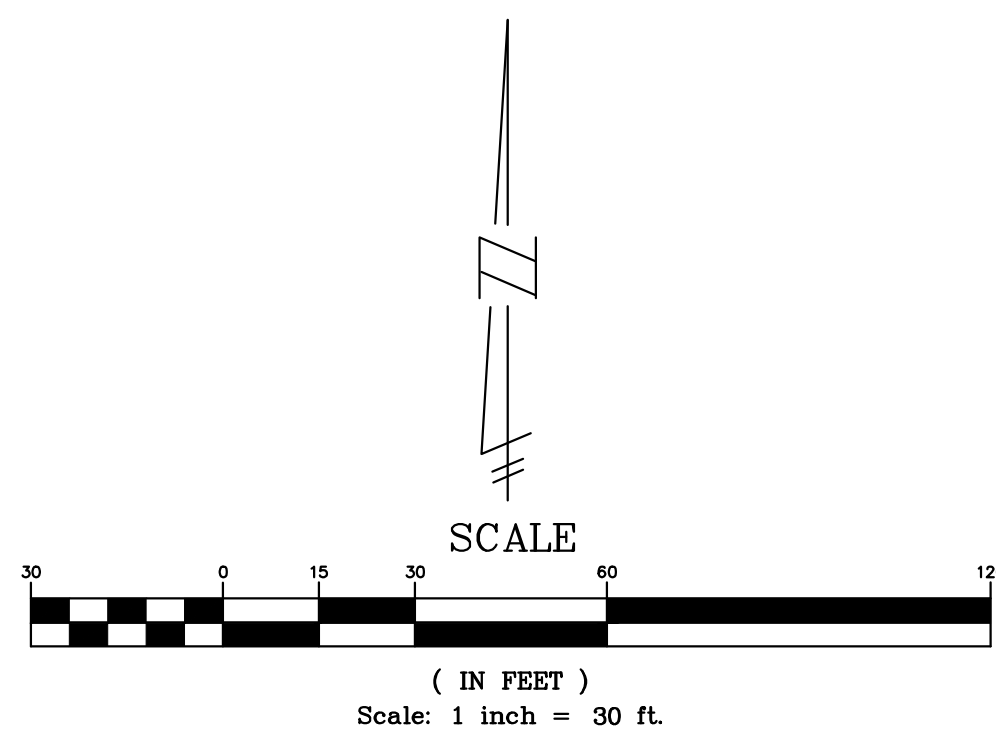
PEAK FACTOR
 For service area populations greater than 500 people
 P.F. = (18+SQRT(1958000))/(4+SQRT(1958000))
 = 4.38
 For service area populations less than 500 people
 P.F. = 4 Governs

PEAK FLOW
 = PEAK FACTOR X AVERAGE FLOW
 = 0.121 cfs
 (CAPACITY OF A 8" PIPE @ 0.40 % IS 0.78 cfs)
 THEREFORE 8" LEAD CAPACITY IS SUFFICIENT.



OPEN SPACE CALCULATIONS

PARCEL GROSS AREA :	1.25 AC.
OPEN SPACE REQUIRED	= 15% OF GROSS AREA = 0.19 AC.
OPEN SPACE PROVIDED	= 0.39 AC. = 30.5% OF GROSS AREA



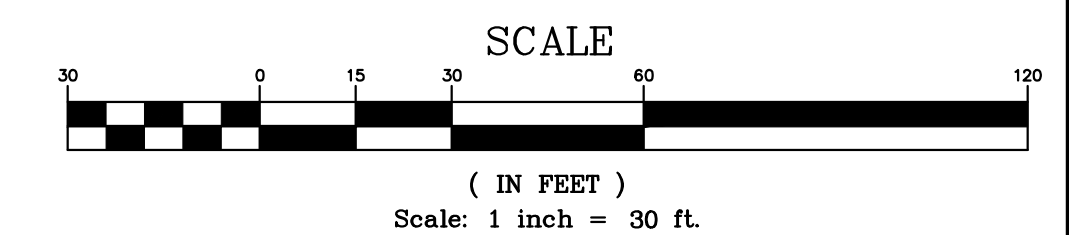
STORM MANAGEMENT PLAN

NOTES

1. STORM WATER GENERATED ON SITE SHALL BE COLLECTED AND DELIVERED TO EXISTING UNDERGROUND DETENTION BASIN DESIGNED BY CITY OF NOVI AS SHOWN ON THE PLAN.
2. PROPOSED CATCH BASINS SHALL HAVE A 2' SUMPS.
3. STORM SEWER PROFILE SHALL BE PROVIDED AT FINAL SITE PLAN.

DETERMINE DETENTION REQUIRED (100-YEAR STORM)	
Qall =	0.18 cfs (0.15 cfs/AC)
AC =	1.17 (AREA TRIBUTARY TO THE DETENTION BASIN)
C =	0.79
Qo =	Qall / (AC . x C) = 0.19
T =	-25 + SQRT(10312.5/Qo) = 208.05 min.
Vs =	(((16500 x T)/(T + 25)) - (40 x Qo x T)) = 13149.87 C.F./Ac. imp.
Vt =	Vs x AC . x C = 12154.422 C.F.
TOTAL DETENTION VOLUME REQUIRED =	12,154 C.F.

C - Factor Determination	
Tributary Area =	1.17
Impervious Areas	
Sidewalks, Roads and Building	0.86 Ac. at C = 0.95
Pervious Areas	
Lawn Areas =	0.31 Ac. at C = 0.35
C Avg. =	0.79



CITY CENTER OFFICE PLAZA
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

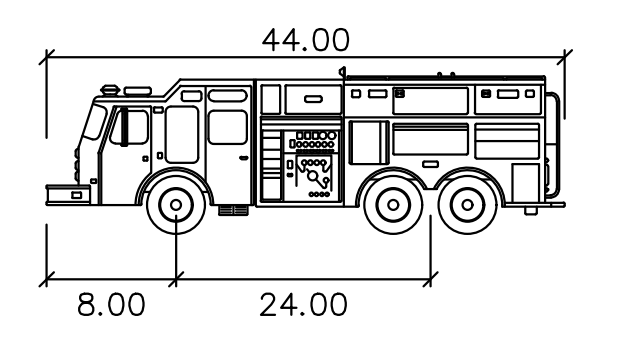
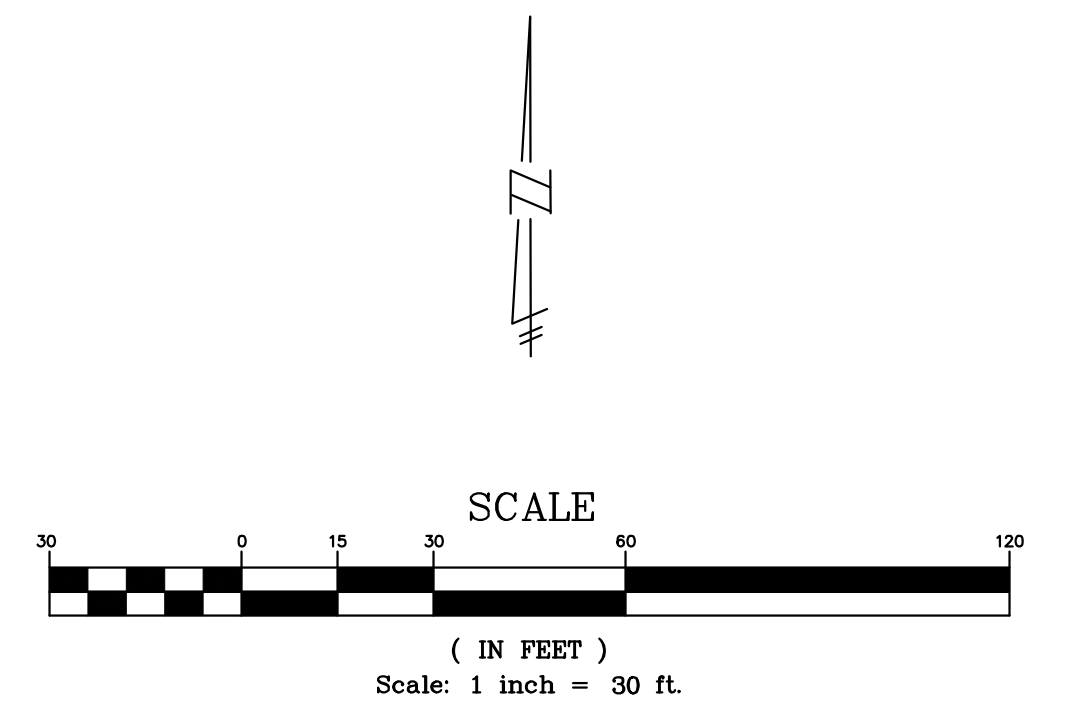
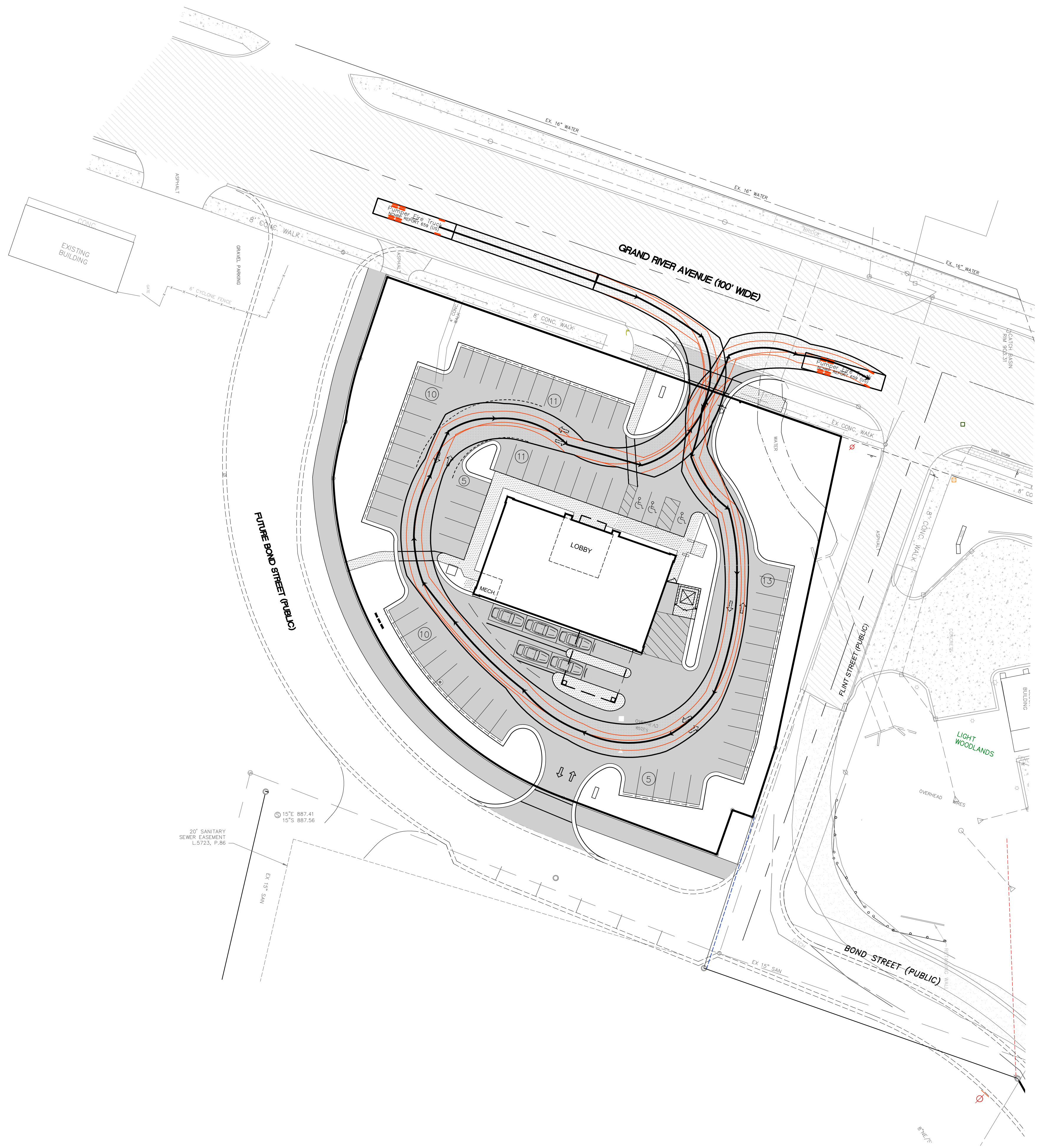
NO.	ITEM	DATE
1.	PER CITY CONSULTANTS REVIEW	2-6-22

DATE: 10-21-21 DESIGNED BY: A.A. JOB NUMBER: 19-012
CHECKED BY: B.E. DRAWING FILE: 3-19012-OS.dwg

OPEN SPACE & STORM WATER MANAGEMENT PLAN

SEIBER KEAST LEHNER
ENGINEERING | SURVEYING
39205 COUNTRY CLUB DRIVE, SUITE C8
FARMINGTON HILLS, MI 48331
PHONE: 248.308.3331

SHEET
3



Pumper Fire Truck

Width	: 8.50	feet
Track	: 8.50	
Lock to Lock Time	: 6.0	
Steering Angle	: 37.8	

CITY CENTER OFFICE PLAZA
SECTION 22, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS		
NO.	ITEM	DATE
1.	PER CITY CONSULTANTS REVIEW	2-6-22

DATE: 10-21-21 | DESIGNED BY: A.A. | JOB NUMBER: 19-012
 CHECKED BY: B.E. | DRAWING FILE: 4-19012-AT.dwg

FIRE TRUCK ROUTE PLAN

SEIBER KEAST LEHNER ENGINEERING SURVEYING 39205 COUNTRY CLUB DRIVE, SUITE C8 FARMINGTON HILLS, MI 48331 PHONE: 248.308.3331	SHEET 4
--	--------------------------

LEGEND

- EX. CATCH BASIN
- EX. MANHOLE
- △ EX. END SECTION
- ◇ EX. OVERFLOW STRUCTURE
- EX. DOWNSPOUT/ROOF DRAIN
- ⊙ EX. CLEANOUT
- ⊕ EX. HYDRANT
- ⊖ EX. WATER SHUTOFF
- ⊗ EX. FIRE DEPT. CONNECTION
- ⊘ EX. WATER WELL
- ⊙ EX. LIGHTPOLE
- ⊙ EX. UTILITY POLE
- ⊙ EX. GUY ANCHOR
- ⊙ EX. TRAFFIC SIGNAL
- ⊙ EX. GAS SHUTOFF
- ⊙ EX. GAS VENT
- ⊙ EX. HANDHOLE
- ⊙ EX. PEDESTAL
- ⊙ EX. TRANSFORMER
- ⊙ EX. GENERATOR
- ⊙ EX. GAS METER
- ⊙ EX. ELECTRIC METER
- ⊙ EX. UTILITY MARKER
- ⊙ EX. AIR CONDITIONER
- ⊙ EX. RAILROAD SIGNAL
- ⊙ EX. SIGN
- ⊙ EX. POST/BOLLARD
- ⊙ EX. FLAGPOLE
- ⊙ EX. MAILBOX
- ⊙ EX. PARKING METER
- ⊙ EX. SATELLITE DISH
- ⊙ EX. SOIL BORING
- ⊙ EX. MONITOR WELL
- ⊙ FOUND IRON
- ⊙ EX. BOULDER
- ⊙ EX. TREE STUMP
- ⊙ EX. TREE
- ⊙ EX. TREE TAG & NUMBER
- EX. TREE LINE
- EX. FENCE
- EX. SANITARY SEWER
- EX. WATER SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. GAS LINE
- EX. OVERHEAD LINE

DESCRIPTION:

PART OF LOTS 6 AND 7 AND ALL OF LOT 8 OF "SUPERVISOR'S PLAT NO. 3", LIBER 54A OF PLATS, PAGE 84, AND PART OF LOT 9 OF "RAILROAD SUBDIVISION", LIBER 92 OF PLATS, PAGE 16, SECTION 22, T1N-R8E, CITY OF NOV, OAKLAND COUNTY, MICHIGAN, MORE FULLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE S03°09'10"E 138.97 FEET ALONG THE EAST LINE OF SAID SECTION 22; THENCE N73°47'41"W 705.29 FEET ALONG THE SOUTH LINE OF GRAND RIVER AVENUE (100 FEET WIDE) TO THE NORTHEAST CORNER OF LOT 8 OF "SUPERVISOR'S PLAT NO. 3", SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S08°47'02"W 168.60 FEET ALONG THE EAST LINE OF SAID LOT 8 AND THE WEST LINE OF FLINT STREET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S14°53'01"W 38.74 FEET ALONG THE EAST LINE OF LOT 9 OF "RAILROAD SUBDIVISION" AND THE WEST LINE OF SAID FLINT STREET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BOND STREET; 1) N73°47'54"W 11.46 FEET, 2) S16°12'06"W 25.00 FEET, 3) N72°48'37"W 86.73 FEET, 4) 221.29 FEET ALONG A 187.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N38°54'34"W 208.60 FEET, 5) 30.73 FEET ALONG A 187.50 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N09°02'33"E 34.33 FEET, 6) 34.38 FEET ALONG A 182.00 FEET RADIUS CURVE TO THE RIGHT, WITH A CHORD BEARING N09°49'13"E 34.33 FEET, AND 7) N15°13'56"E 45.56 FEET TO A POINT ON THE SOUTH LINE OF SAID GRAND RIVER AVENUE; THENCE S73°47'41"E 255.04 FEET ALONG THE SOUTH LINE OF SAID GRAND RIVER AVENUE TO THE POINT OF BEGINNING, CONTAINING 1.252 ACRES OF LAND, MORE OR LESS.

NOTE:

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, NAD83, MICHIGAN SOUTH ZONE

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



COMMERCIAL
 SITE PLANNING
 SITE ENGINEERING
 INDUSTRIAL & MULTI-UNIT
 LAND SURVEYING
 CONSTRUCTION LAYOUT

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS

RESIDENTIAL
 SUBDIVISIONS
 SITE CONDOMINIUM
 MULTI-FAMILY
 PLOT-PLANS
 CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

(248) 928-3701 (BUS)
 (248) 928-3765 (FAX)
 WWW.ALPINE-INC.NET

46892 WEST ROAD
 SUITE 109
 NOV, MICHIGAN 48377

811
 Know what's below
 Call before you dig.

CLIENT: G&T MANAGEMENT COMPANY

TOPOGRAPHIC SURVEY

CITY CENTER OFFICE PLAZA
 TOWNSHIP-1N RANGE-8E
 CITY OF NOV
 OAKLAND COUNTY MICHIGAN

SECTION: 22

REVISED

DATE: 9-16-21

DRAWN BY: JRV

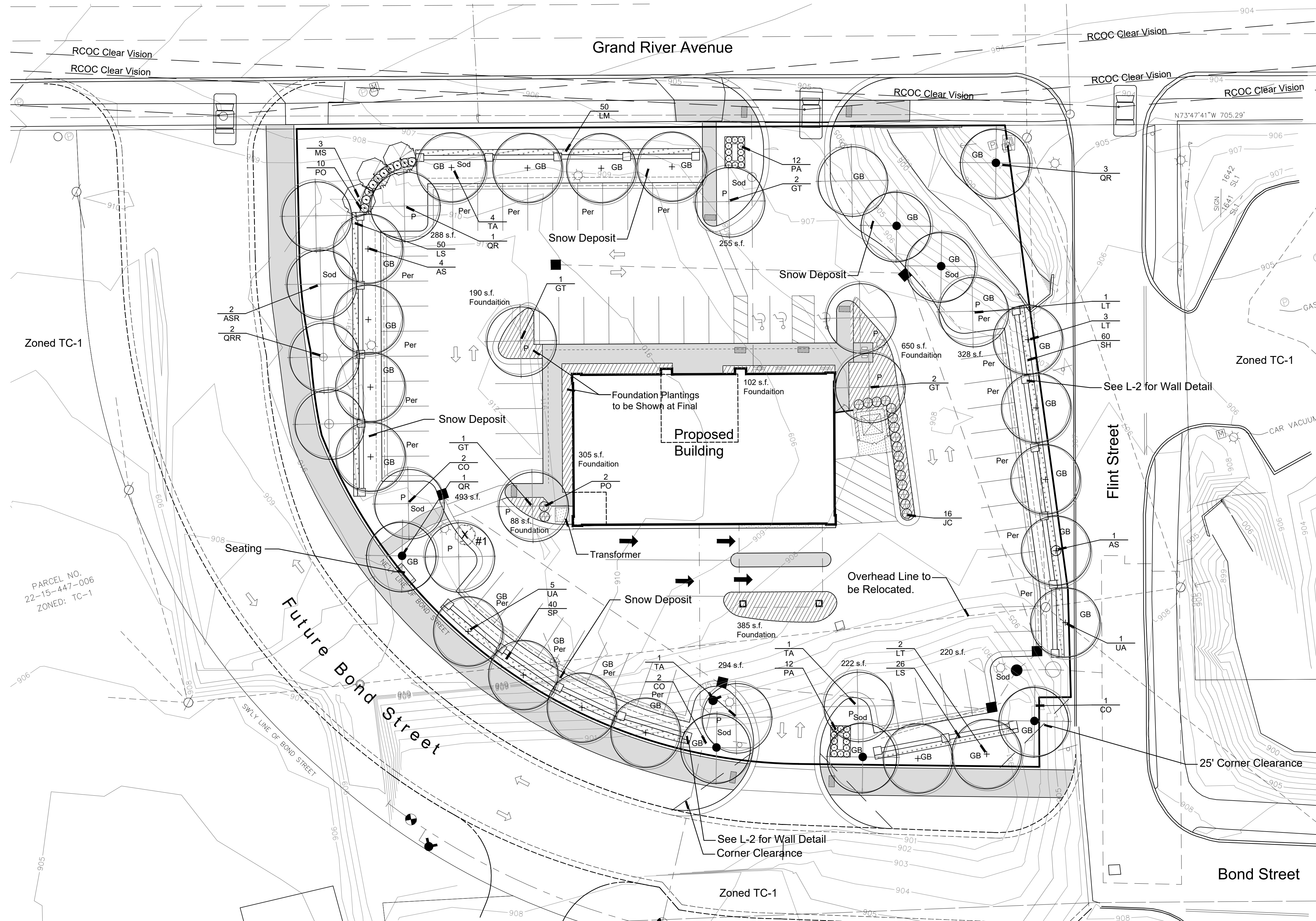
CHECKED BY: JDH/JKH

FBK:

CHP: MJ

SCALE: HOR 1"=30 FT.
 VER 1"=21-127

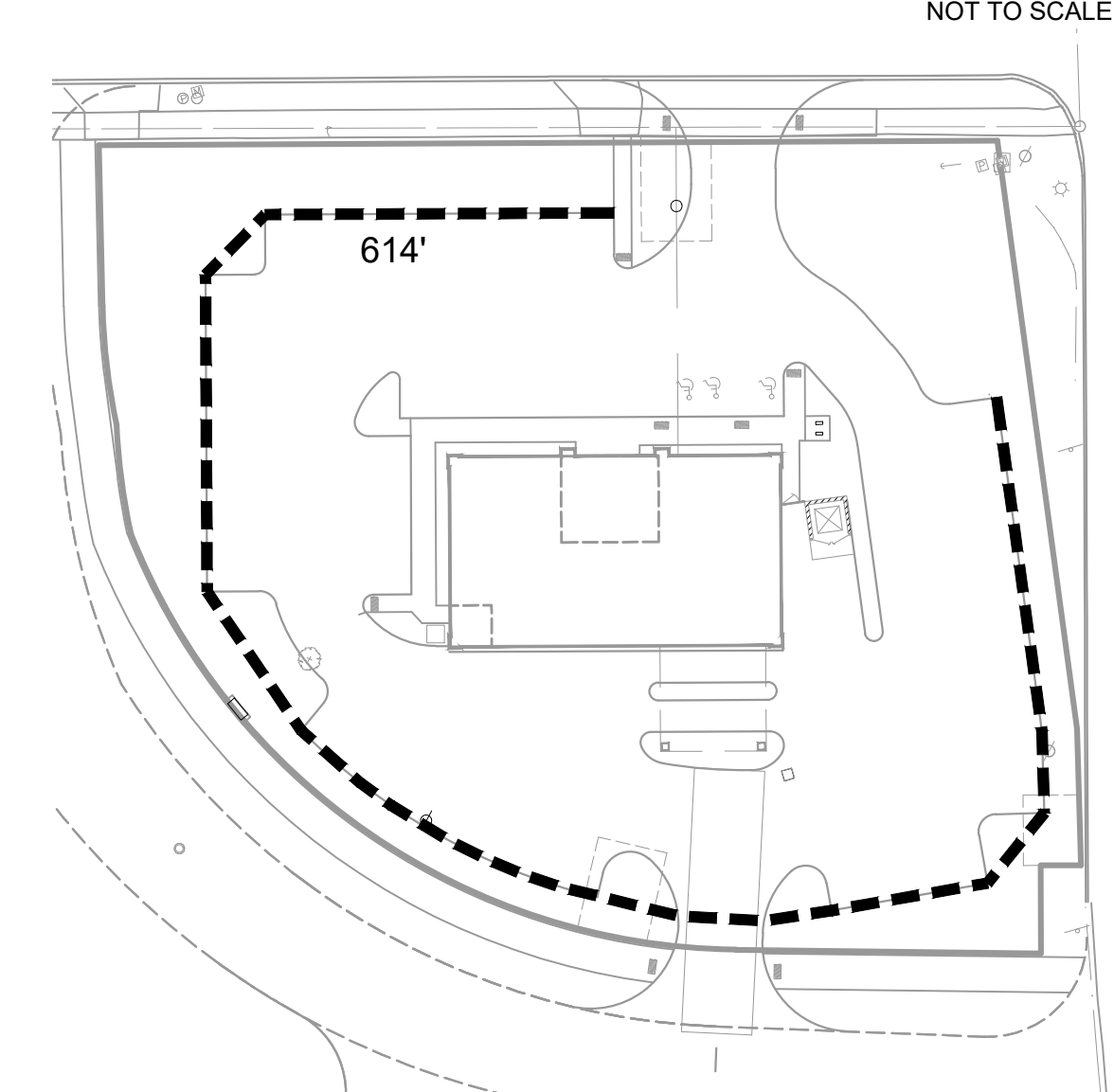
1/1



Location Map



Perimeter Parking Measurement



Seating Detail



Landscape Requirements

Existing Zoning	TC-1	Foundation Landscaping
Greenbelt		Building Perimeter 298 l.f.
Street Frontage Adjacent to Pkg. Trees Required	453'	Landscape Required 2,384 s.f. (298' x 8')
"GB" Trees Provided	18 Trees (453' / 25')	Landscape Provided 1,720 s.f.
Ornamental Trees Required	30 Trees (453' / 15')	Woodland Replacement
Ornamental Trees Provided	0 Trees	Trees Required 4 Trees
Street Frontage not Adjacent to Pkg. Less Drive Openings	293' / 50'	Trees Provided 4 Trees
Net Frontage	243'	Requested Waivers:
"GB" Trees Required	8 Trees (243' / 30')	1. Sec 5.5.3.B.ii Greenbelt Width
Trees Provided	8 Trees	2. Sec 5.5.3.D Requiring 2,384 s.f. of Foundation Landscaping.
Ornamental Trees Required	12 Trees (243' / 20')	3. LDM 1.e from 1 through 5. Transformer /Utility Box Screening
Ornamental Trees Provided	0 Trees	
Parking Lot Landscaping		Notes:
Vehicular Use Area	27,962 s.f.	1. No Phragmites or Japanese Knotweed Exist On-Site.
VUA up to 50,000 s.f.	2,097 s.f. (27,962 s.f. x 7.5%)	2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.
Landscape Area Required	2,097 s.f.	3. Trees Shall not be Planted within 4' of Property Lines.
Landscape Island Provided	2,100 s.f.	
Trees Required	10.5 Trees (2,097 s.f. / 200)	
Trees Provided	11 Trees	
Parking Lot Perimeter Length	614 l.f.	
"Per" Trees Required	17.5 Trees (614' / 35')	
Trees Provided	18 Trees	

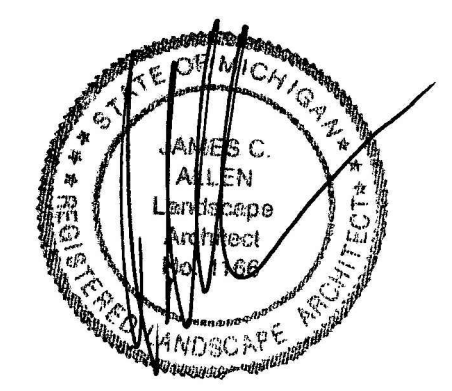
Tree List

Tag	Size	Common Name	Botanical Name	Status
1	36"	Black Walnut	Juglans nigra	Remove
Total Trees 1 Tree				
Regulated Trees Removed 1 Tree				
Replacement Required				
Trees 8" - 11" 0 trees x 1= 0 Trees				
Trees 11" - 20" 0 trees x 2= 0 Trees				
Trees 20" - 30" 0 trees x 3= 0 Trees				
Trees 30"+ 1 trees x 4= 4 Trees				
Multi-Stemmed Trees (1 Tree) 0 Trees				
Replacement Required 4 Trees				

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Parking Lot and Perimeter Trees													
AS	5	Acer saccharum 'Green Mountain'	Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 2,000.00	12%	12%	1	1
CO	5	Celtis occidentalis	Northern Hackberry	3.0"	as shown	B&B		\$ 400.00	\$ 2,000.00	12%	12%	1	1
GT	6	Gleditsia triacanthos var. inermis	Thornless Honeylocust	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00	14%	14%	1	1
LT	6	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00	14%	14%	1	1
MS	3	Milvus 'Spring Snow'	Spring Snow Crab	2.5"	as shown	B&B		\$ 400.00	\$ 1,200.00	7%	7%	1	1
OR	5	Quercus rubra	Red Oak	3.0"	as shown	B&B		\$ 400.00	\$ 2,000.00	12%	12%	1	1
TA	6	Tilia americana 'Redmond'	Redmond Linden	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00	14%	14%	1	1
UA	6	Ulmus 'Pioneer'	Pioneer Elm	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00	14%	14%	1	1
42 Total Parking Lot, Perimeter Trees													
Woodland Replacement													
ASR	2	Acer saccharum 'Green Mountain'	Sugar Maple	2.5"	as shown	B&B		\$ 400.00	\$ 800.00				
QRR	2	Quercus rubra	Red Oak	2.5"	as shown	B&B		\$ 400.00	\$ 800.00				
General Plantings													
JC	16	Juniperus ch. 'Keteleeri'	Keteleer Juniper - trim to hedge	as shown	B&B		5'	\$ 70.00	\$ 1,120.00				1
LM	50	Liriope muscari 'Big Blue'	Big Blue Liriope	as shown	cont	#2		\$ 15.00	\$ 750.00				1
LS	76	Leucanthemum x superbum	Shasta Daisy	as shown	cont	#2		\$ 15.00	\$ 1,140.00				1
PA	24	Pennisetum a. 'Hamem'	Dwarf Fountain Grass	as shown	cont	#2		\$ 15.00	\$ 360.00				1
PO	12	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark	as shown	cont	#2		\$ 50.00	\$ 600.00			1	1
SH	60	Sporobolus heterolepis	Prairie Dropseed	as shown	cont	#2		\$ 15.00	\$ 900.00			1	1
SP	40	Spiraea x. bumalda 'Magic Carpet'	Magic Carpet Spiraea	as shown	cont	24"		\$ 50.00	\$ 2,000.00				1
Irrigation													
	35	4" Deep Shredded Hardwood Bark Mulch/s.y.						\$35	\$ 1,225.00				8
	965	Sod / s.y.						\$ 5.91	\$ 5,712.00			% Native	53%
									Total	\$ 50,405.00			

Seal:



Title:
Landscape Plan

Project:
**City Center
Novi, Michigan**

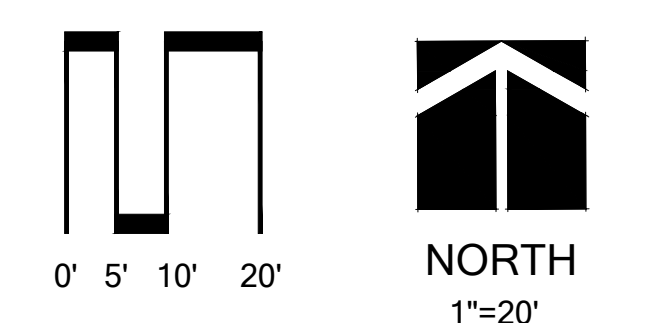
Prepared for:
Lormax Stern Development Company, LLC
38500 Northwestern Highway, Suite 200
Bloomfield Hills, Michigan 48034

Revision:
Submission

Issued:
October 18, 2021
February 18, 2022

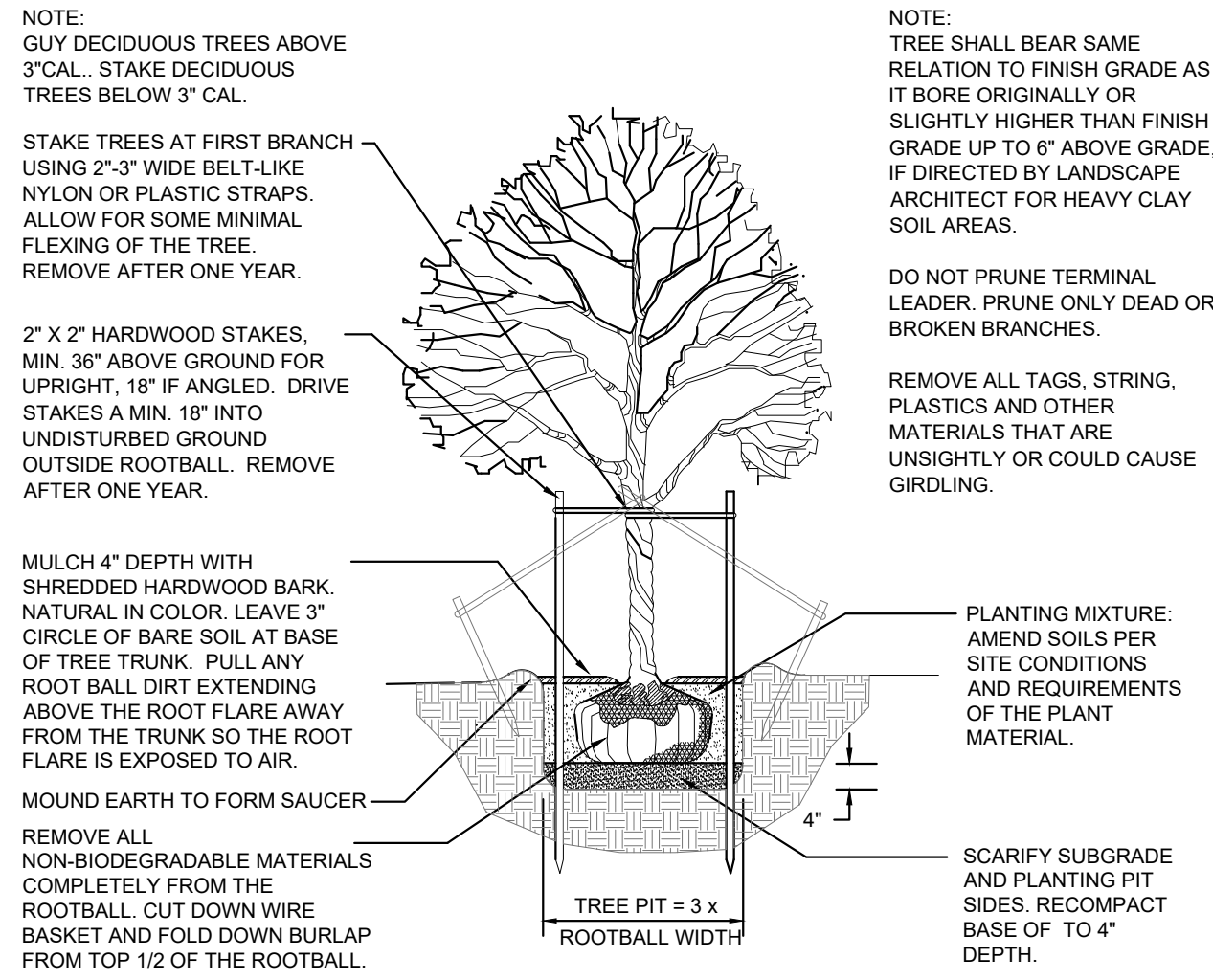
Job Number:
21-070

Drawn By: jca
Checked By: jca



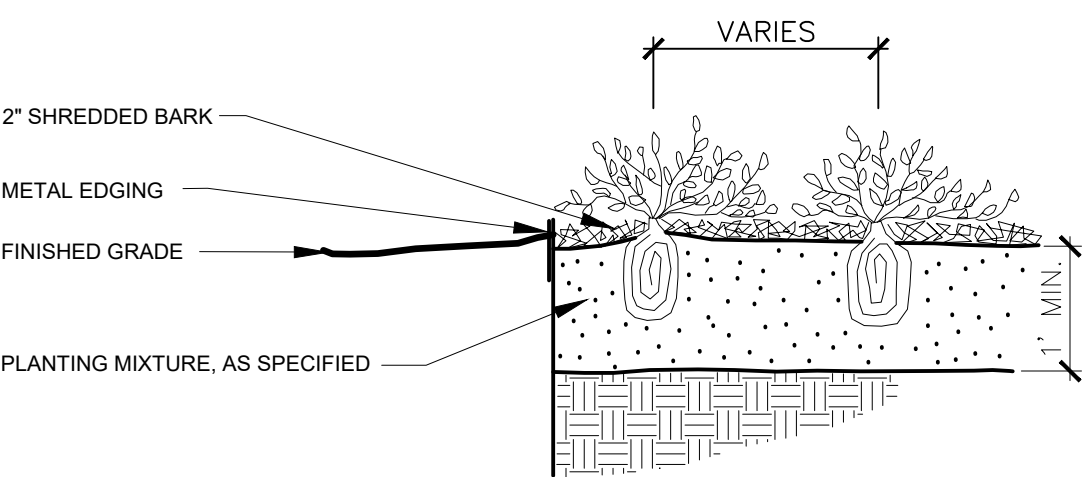
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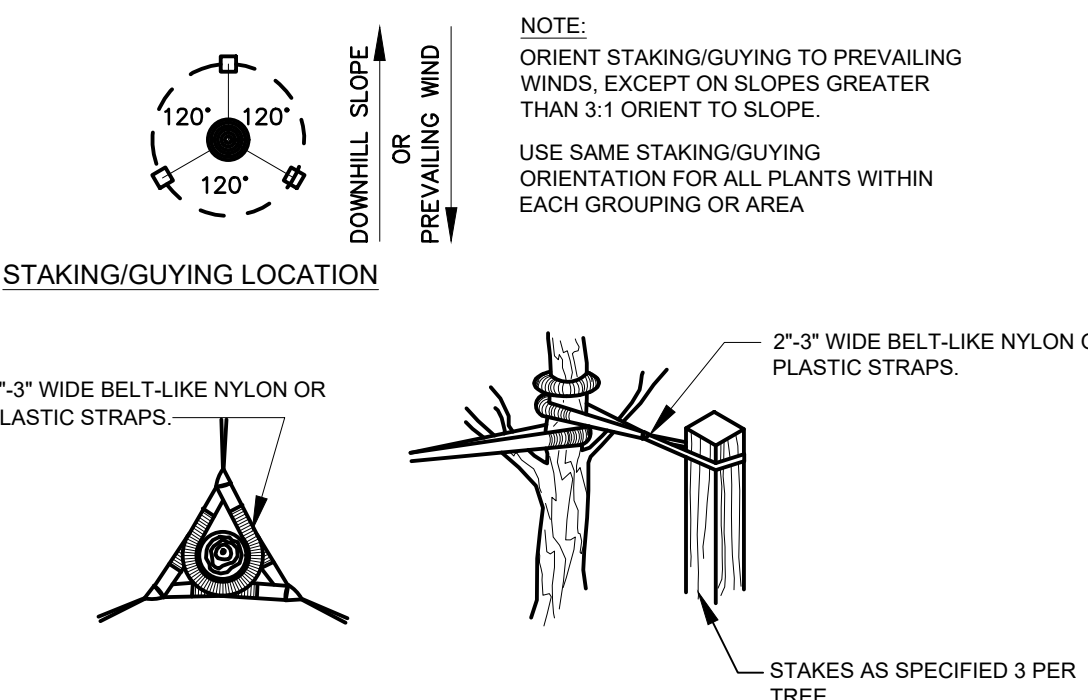
DECIDUOUS TREE PLANTING DETAIL

Not to scale

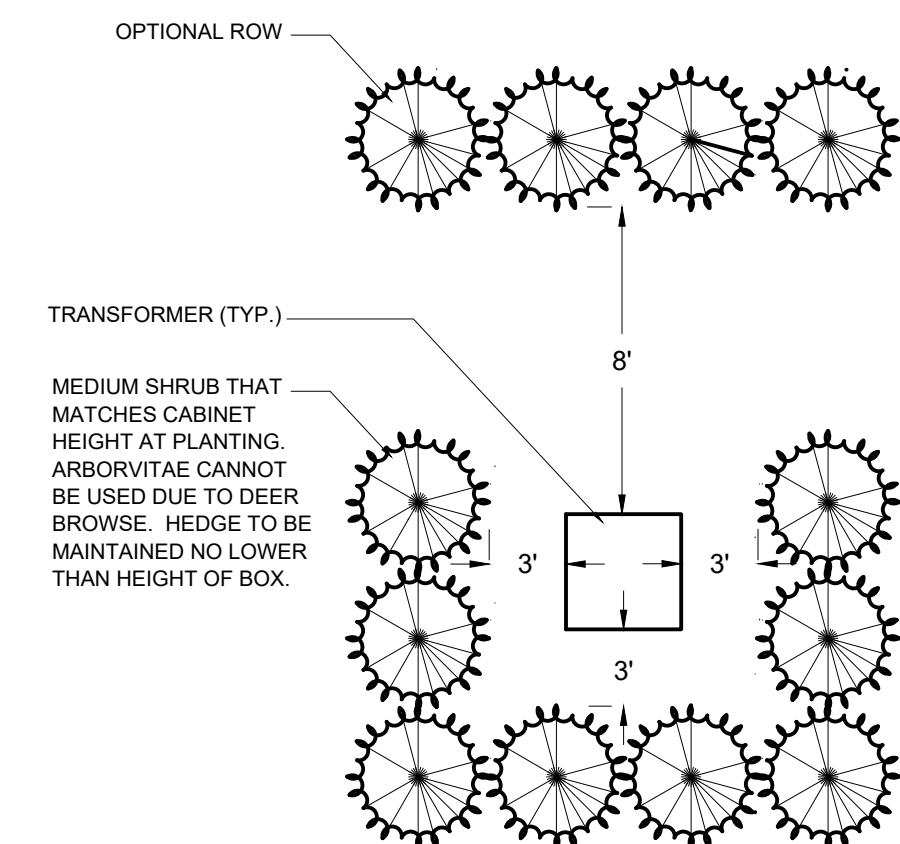


PERENNIAL PLANTING DETAIL

Not to scale

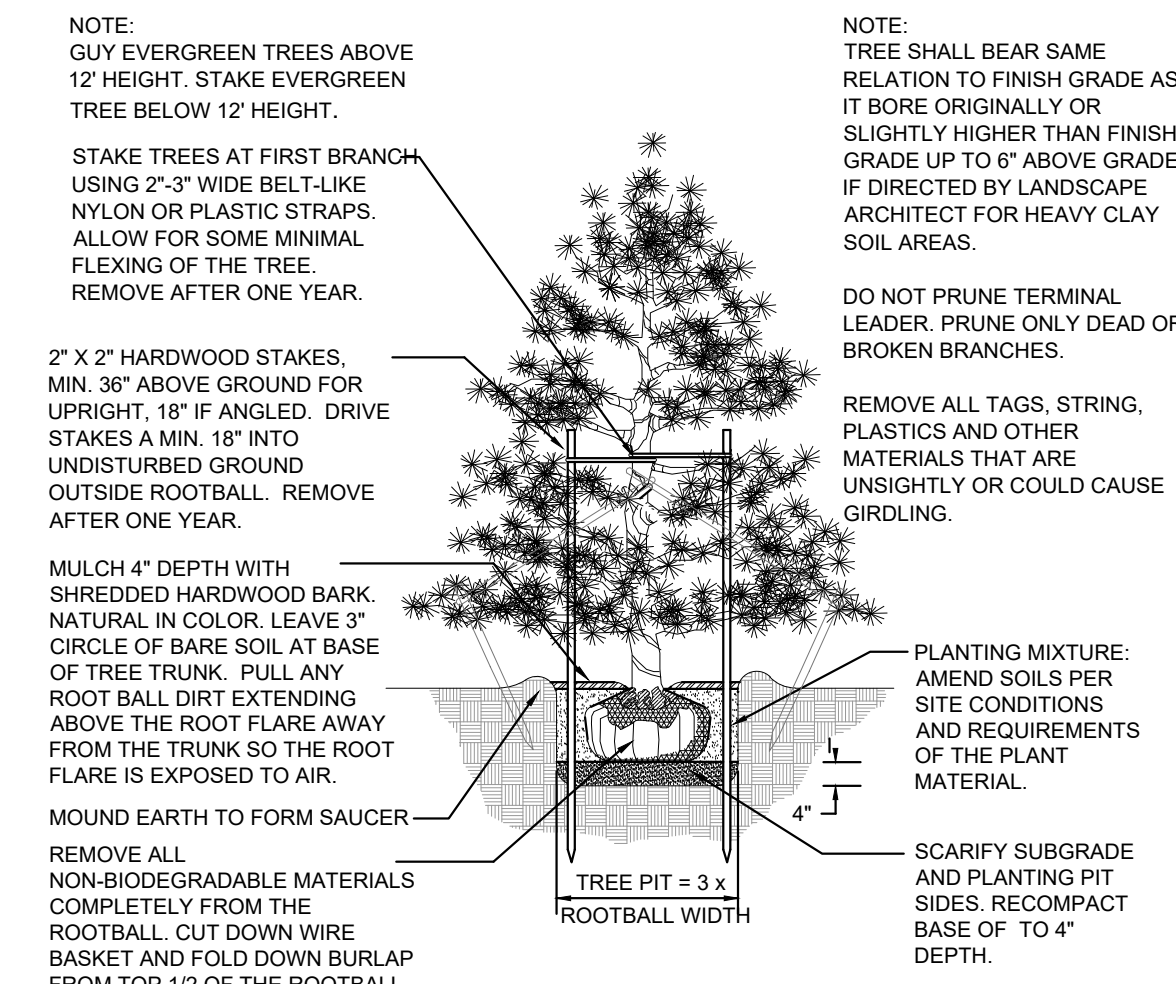


TREE STAKING DETAIL



TRANSFORMER SCREENING DETAIL

Not to scale



EVERGREEN TREE PLANTING DETAIL

Not to scale

CITY OF NOVI NOTES

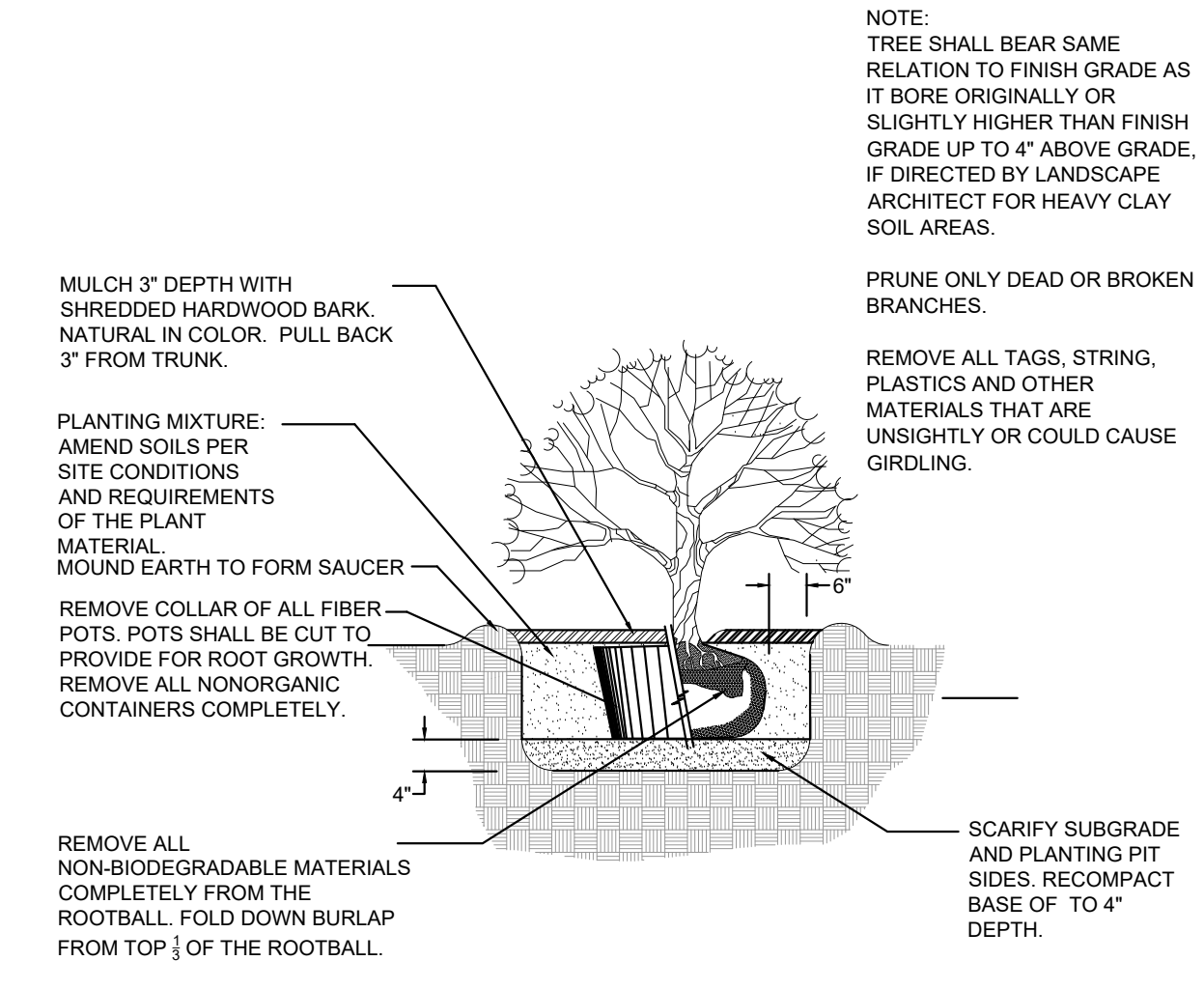
- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Falling Material Within Three Months or Next Growing Period, Whichever is Sooner.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4' diameter circle of shredded hardwood mulch 3" away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE MARCH 15 - NOVEMBER 15 OF 2022 or 2023.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES. THIS INCLUDES ONE CULTIVATION BETWEEN JUNE-AUGUST.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.

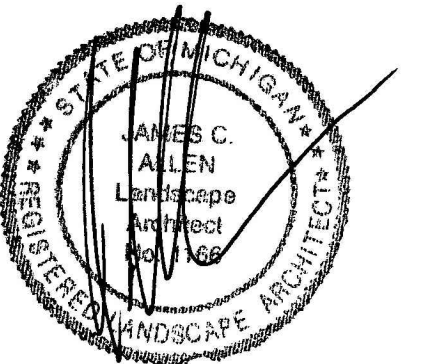


SHRUB PLANTING DETAIL

NOT TO SCALE

LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi's Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheriadelpi" Kentucky Blue Grass grown in a sod nursery on loam soil.



Seal:

Title:

Landscape Details

Project:

City Center
Novi, Michigan

Prepared for:

Lormax Stern Development Company, LLC
38500 Northwestern Highway, Suite 200
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Revision:

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Submission

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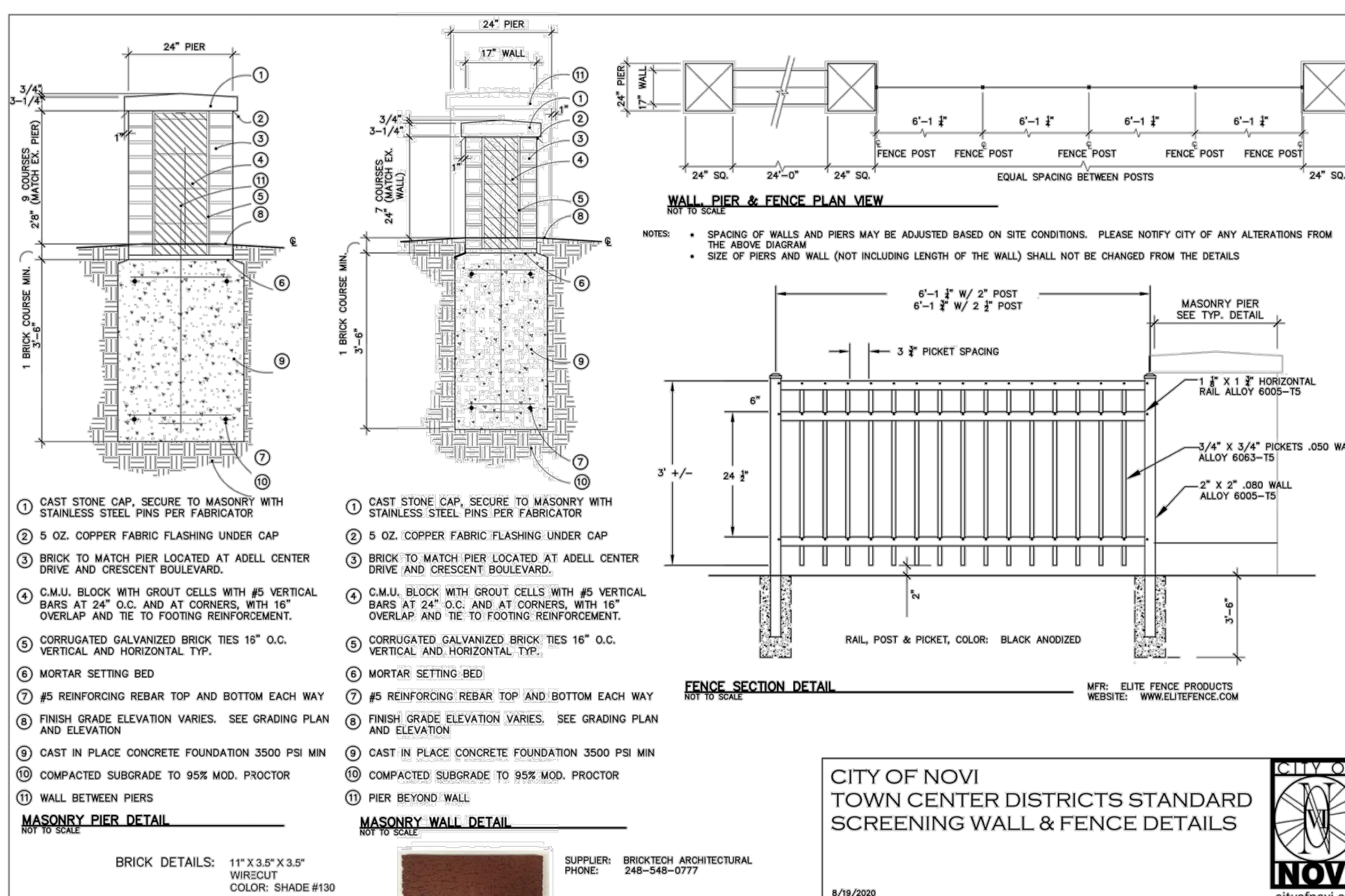
Drawn By:

jca

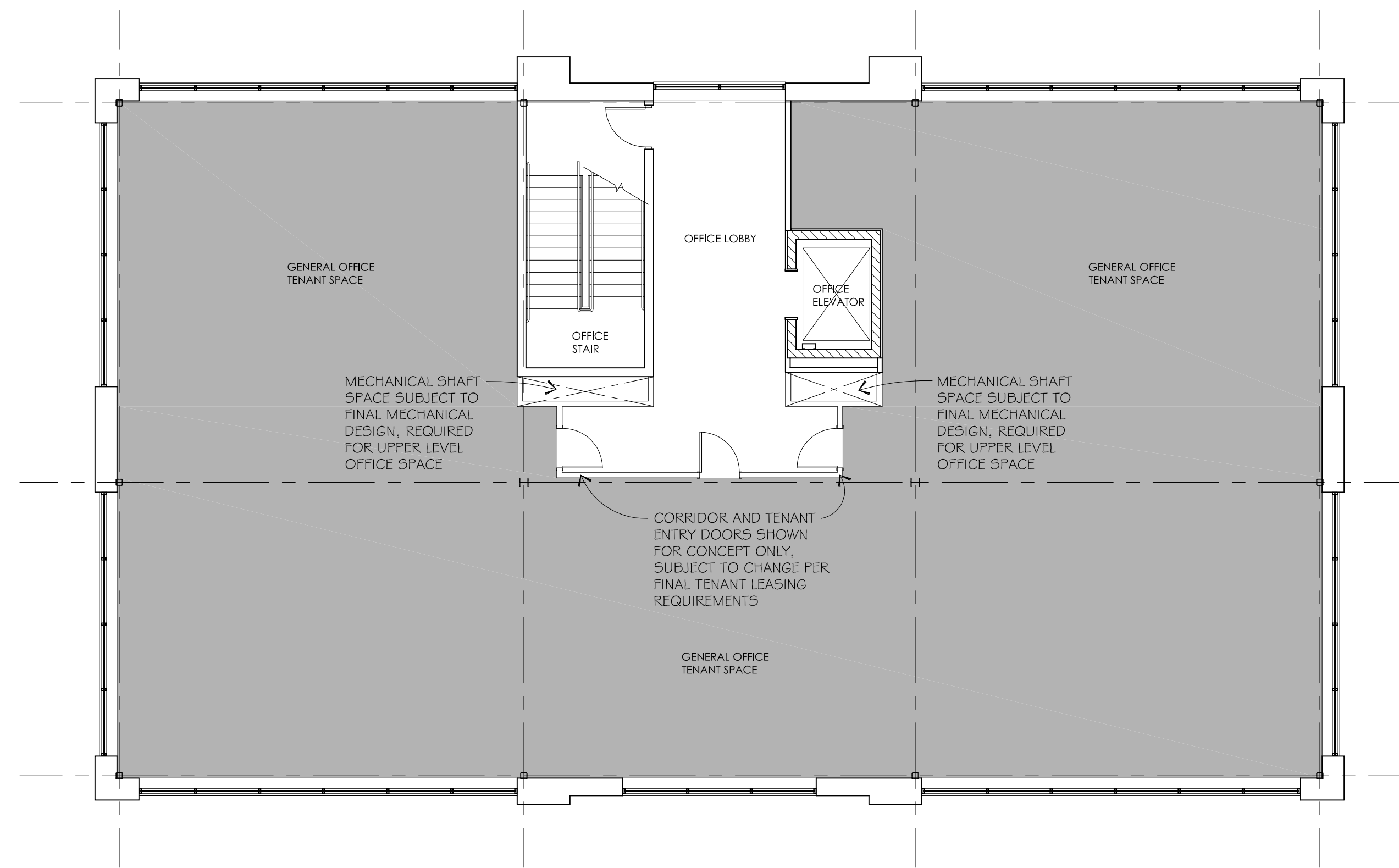
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jca

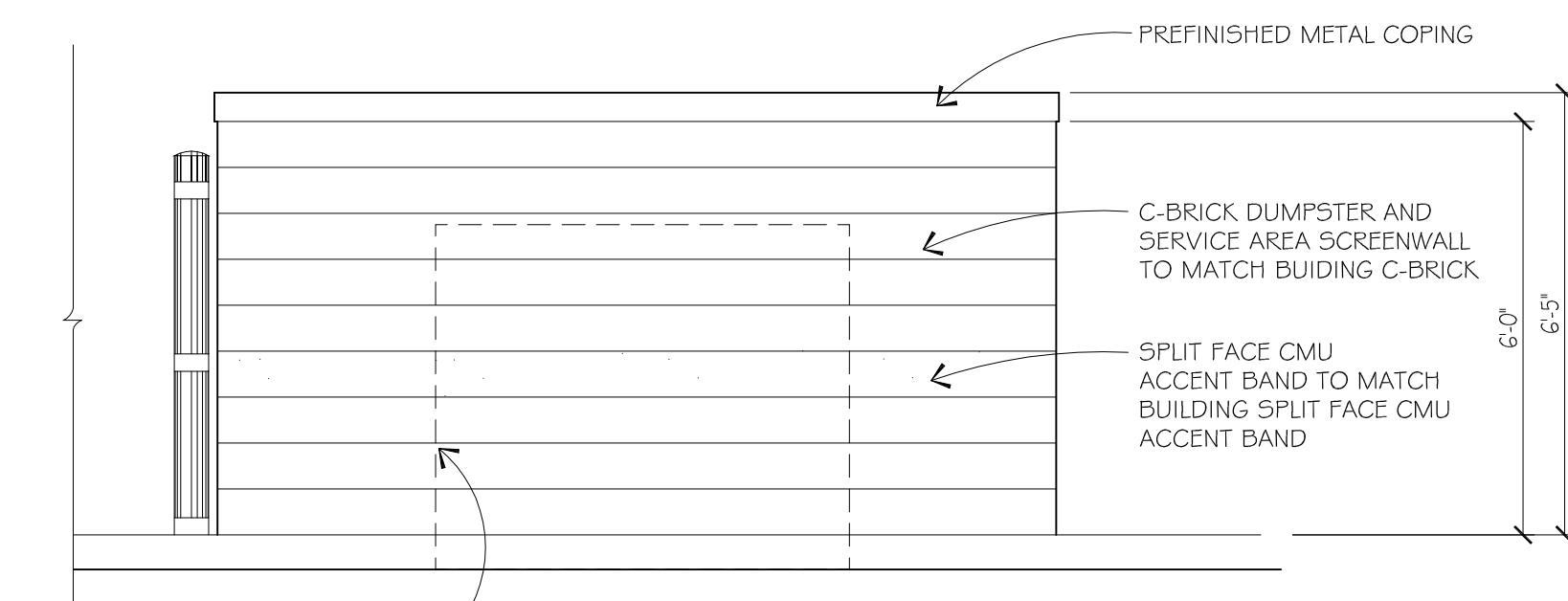
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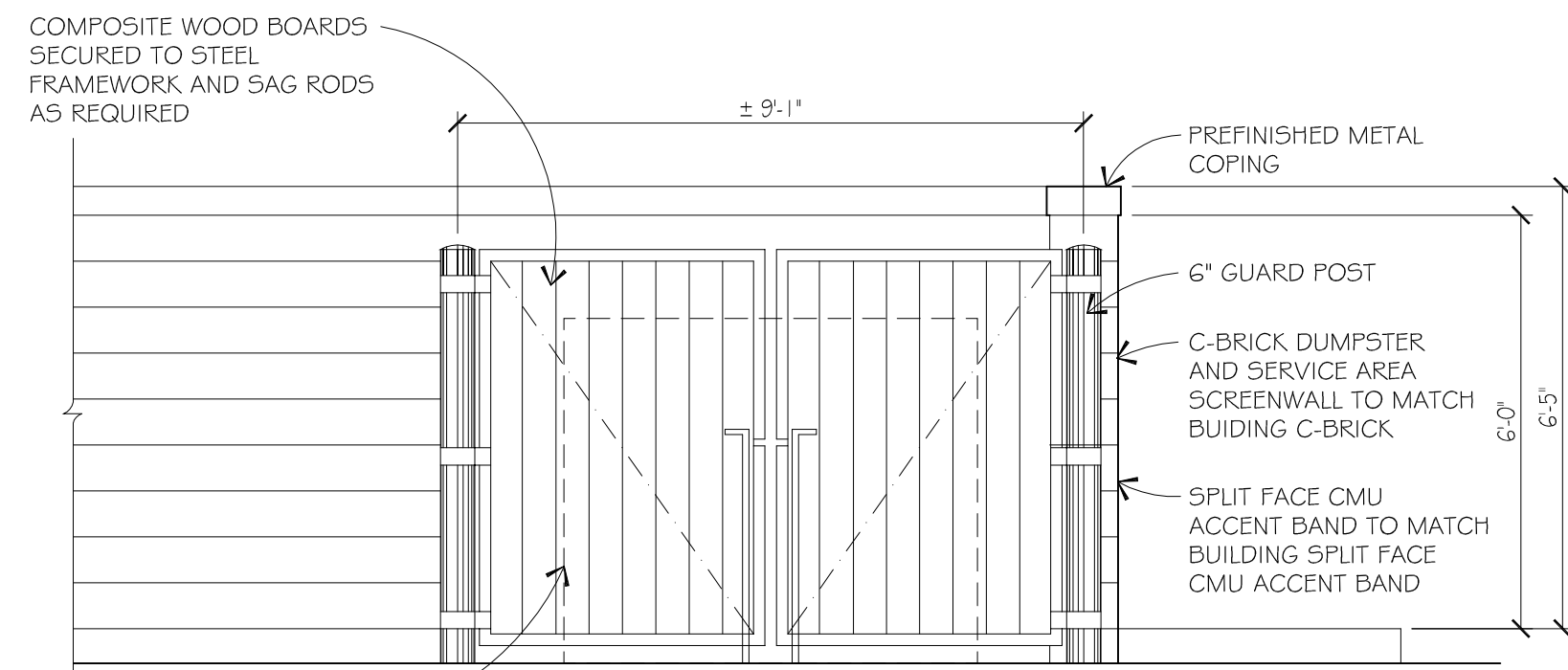
Know what's below.
Call before you dig.



SECOND AND THIRD FLOOR PLANS
SCALE: 1/8" = 1'-0"

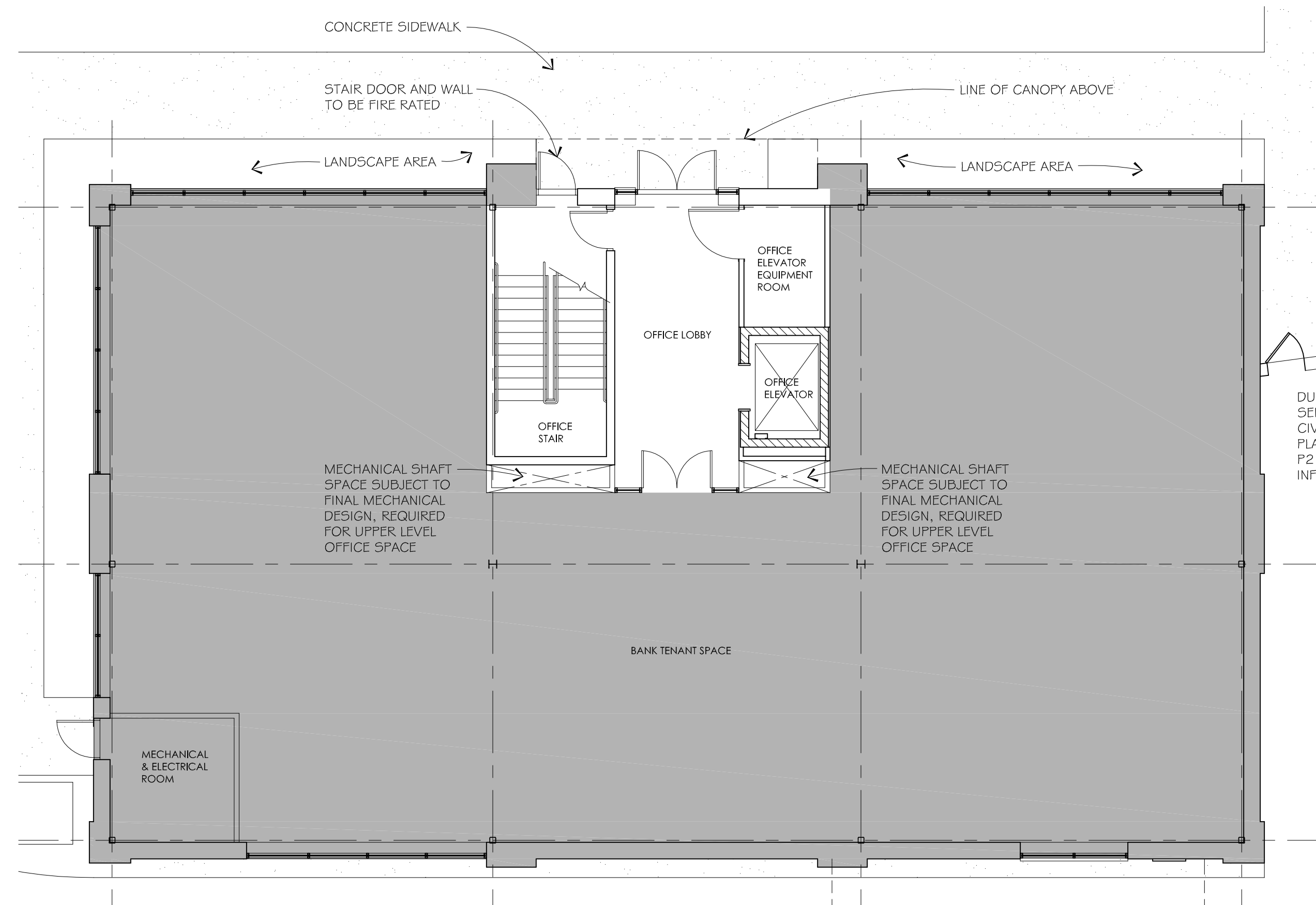


PARTIAL SCREENWALL ELEVATION
SCALE: 3/8" = 1'-0"



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

NOTE: SCREENWALL AND GATE DETAILS ARE SHOWN FOR CONCEPT ONLY, SUBJECT FINAL DESIGN AND ENGINEERING.



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARKING CALCULATIONS:

FIRST FLOOR :
BANK 4,423 S.F. G.B.A. : 4,423 / 150 = 29 SPACES REQUIRED
OFFICE 677 S.F. NON USABLE AREA, NO PARKING REQUIRED

SECOND AND THIRD FLOORS :
OFFICE 4,000 S.F. USABLE AREA : 4,000 / 222 = 18 SPACES
REQUIRED PER FLOOR = 36 SPACES REQUIRED

TOTAL SPACES REQUIRED = 29 + 36 = 65 SPACES

NOTE : SHADED AREA INDICATES AREA REQUIRING PARKING

GENERAL NOTES:

1. ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS.
2. BUILDING TO BE FULLY SPRINKLED.
3. SITE SIGNS SHOWN FOR CONCEPT ONLY, TO BE SUBMITTED SEPARATELY AT A LATER DATE FROM SITE PLAN SUBMITTAL.
4. BUILDING SIGNAGE WILL BE SUBMITTED SEPARATELY AT A LATER DATE FROM SITE PLAN SUBMITTAL.
5. TRANSFORMER PROVIDED BY UTILITY COMPANY BASED ON BUILDING ENGINEERING REQUIREMENTS, HEIGHT OF TRANSFORMER MAY BE UNDER 4', BUT CAN NOT BE DETERMINED EXACTLY AT THIS PRELIMINARY STAGE.
6. SEE CIVIL ENGINEERING PLANS PREPARED BY SEIBER, KEAST ENGINEERING, L.L.C. FOR ADDITIONAL INFORMATION.



CITY CENTER OFFICE PLAZA
NOVI, MICHIGAN

OWNER/DEVELOPER:

G & T MANAGEMENT
200 RENAISSANCE CENTER, SUITE 3145
DETROIT, MICHIGAN 48243
PHONE : 313-259-6720
EMAIL : GTMANAGEMENT@GMAIL.COM

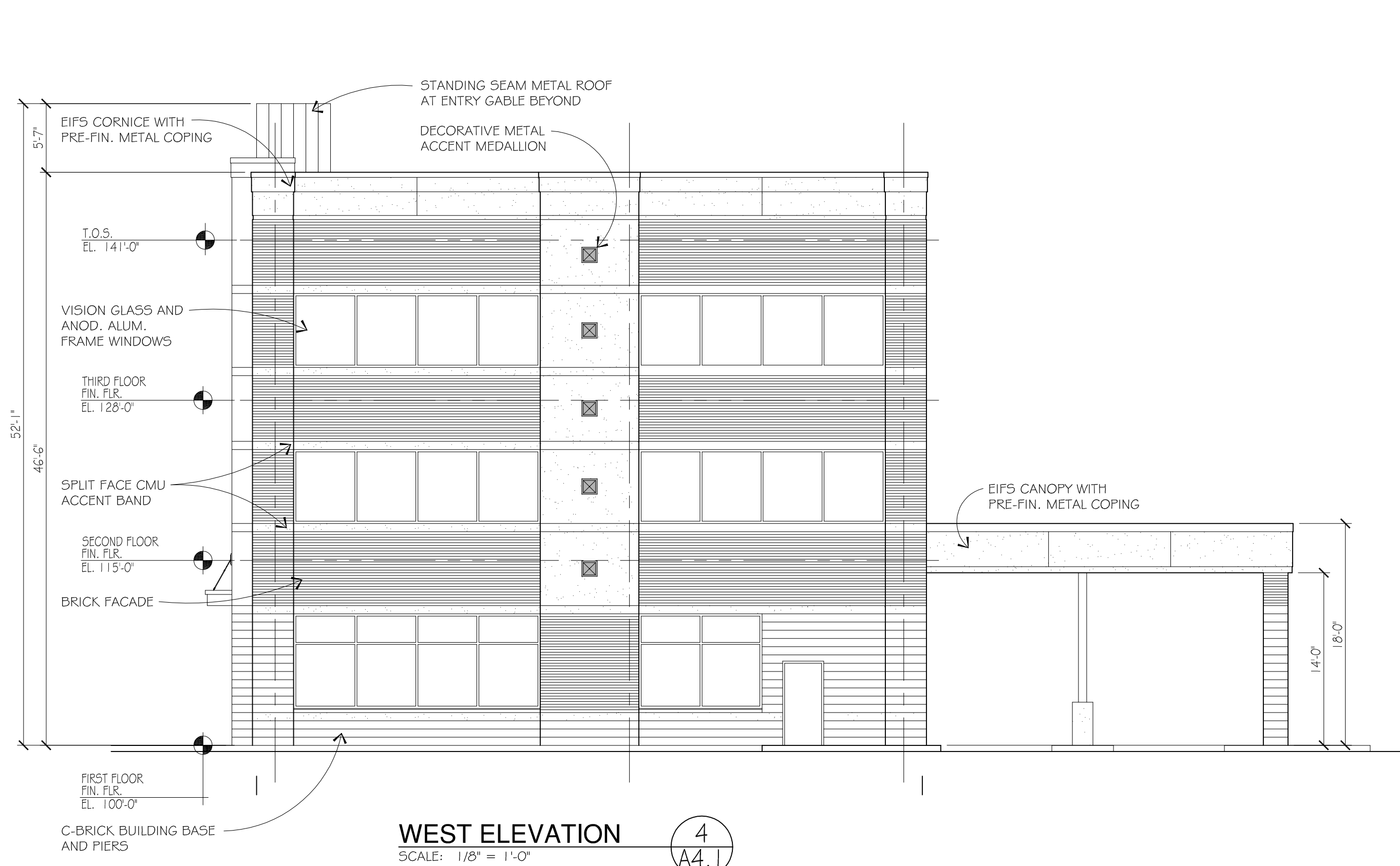


WAH YEE ASSOCIATES
ARCHITECTS & PLANNERS
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PHONE 248.489.9160
PROJECT NO. 5118

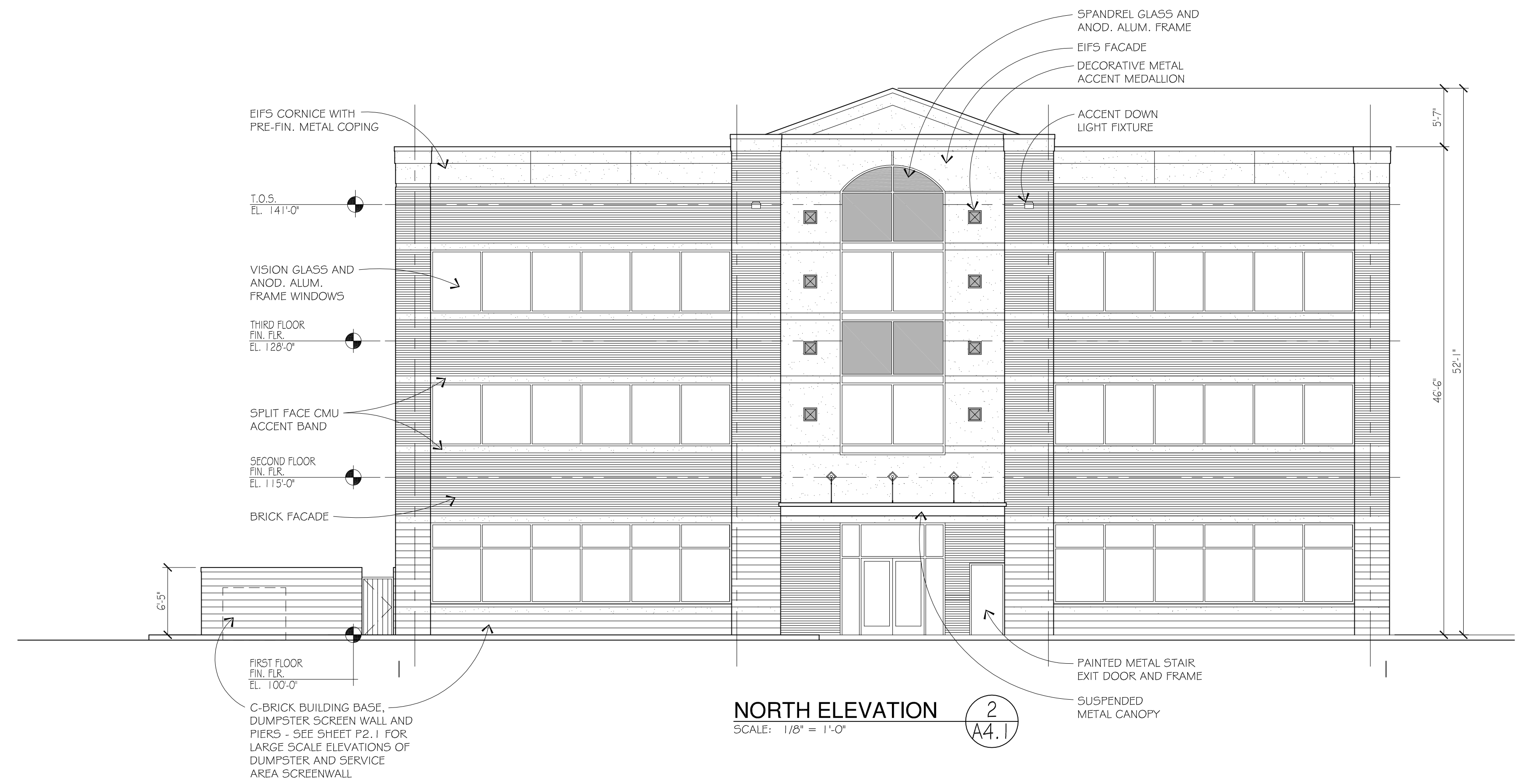
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ISSUED :
PRE-APPLICATION
SUBMITTAL 2-9-21
PRELIM. S.P.S.
10-13-21
REVISED PRELIM.
S.P.S. 2-18-22

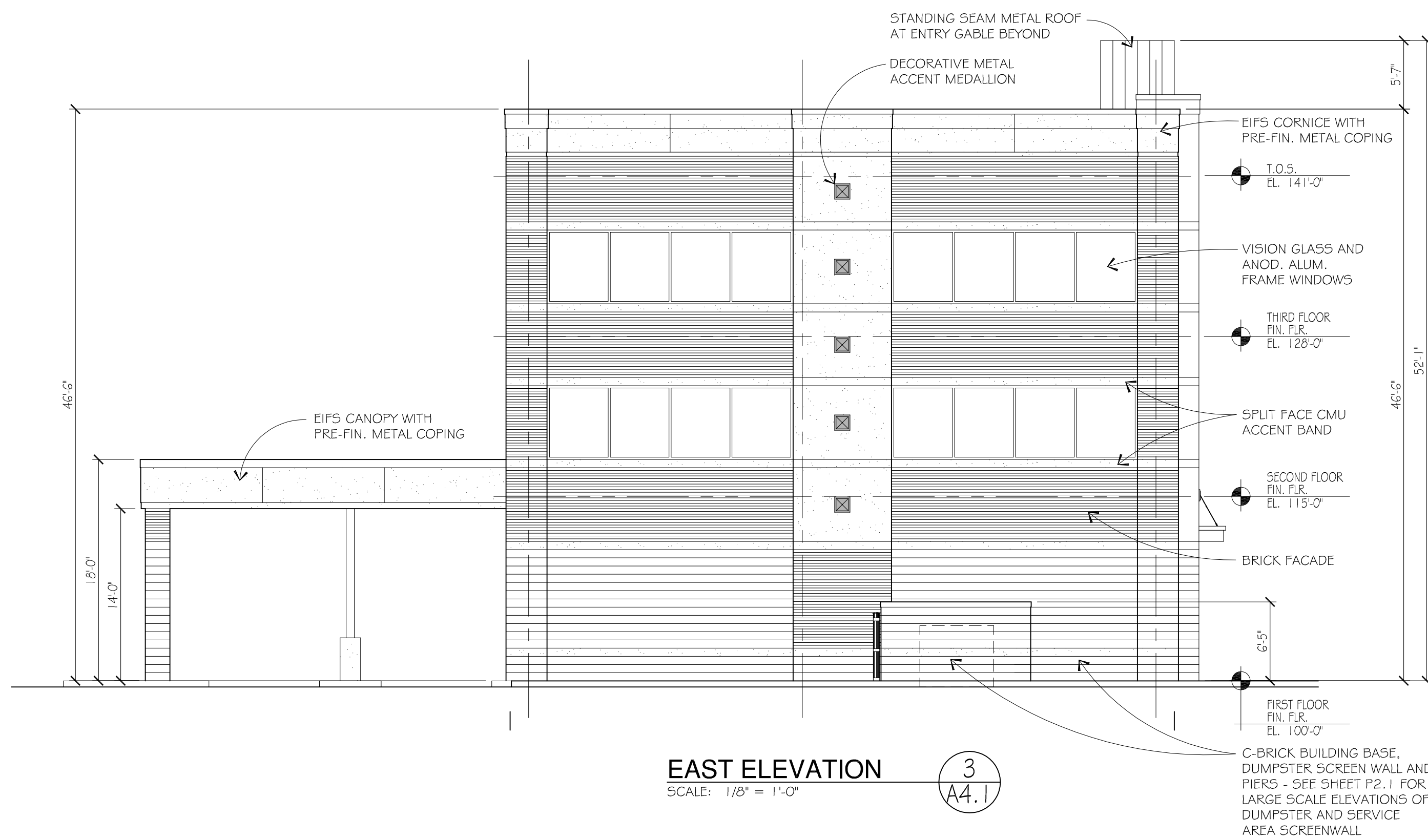
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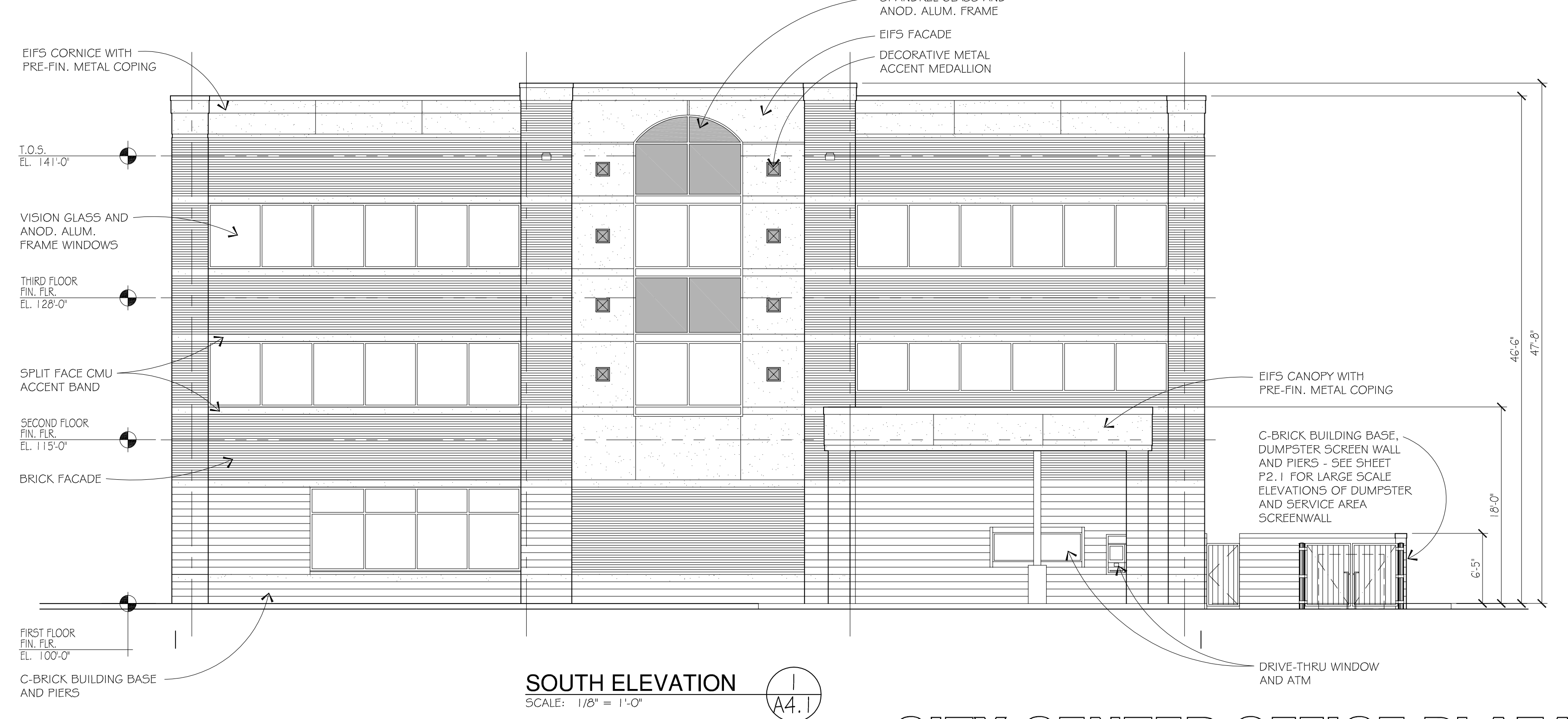
WEST ELEVATION
SCALE: 1/8" = 1'-0"
4
A4.1



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



EAST ELEVATION
SCALE: 1/8" = 1'-0"
3
A4.1



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
1
A4.1

WEST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	982 S.F.	47.6 %
C-BRICK	25 %	299 S.F.	14.5 %
EIFS FACADE	25 %	526 S.F.	25.4 %
METAL TRIM AND CANOPY	15 %	56 S.F.	2.7 %
SPANDREL GLASS	50 %	0 S.F.	0.0 %
SPLIT FACE CMU	10.0 %	202 S.F.	9.8 %
TOTAL		2,065 S.F.	100.0 %

NOTE : TOTAL FACADE = 2,765 S.F. - VISION GLASS AND DOOR AREA OF 700 S.F. = 2,065 S.F.

EAST ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	982 S.F.	43.0 %
C-BRICK	25 %	519 S.F.	22.7 %
EIFS FACADE	25 %	526 S.F.	23.0 %
METAL TRIM AND CANOPY	15 %	56 S.F.	2.5 %
SPANDREL GLASS	50 %	0 S.F.	0.0 %
SPLIT FACE CMU	10.0 %	202 S.F.	8.8 %
TOTAL		2,285 S.F.	100.0 %

NOTE : TOTAL FACADE = 2,765 S.F. - VISION GLASS AND DOOR AREA OF 480 S.F. = 2,285 S.F.

SOUTH ELEVATION MATERIALS

MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	1,560 S.F.	44.6 %
C-BRICK	25 %	604 S.F.	17.3 %
EIFS FACADE	25 %	818 S.F.	23.4 %
METAL TRIM AND CANOPY	15 %	48 S.F.	1.4 %
SPANDREL GLASS	50 %	144 S.F.	4.1 %
SPLIT FACE CMU	10.0 %	324 S.F.	9.2 %
TOTAL		3,498 S.F.	100.0 %

NOTE : TOTAL FACADE = 4,438 S.F. - VISION GLASS AND DOOR AREA OF 940 S.F. = 3,498 S.F.

NORTH ELEVATION MATERIALS

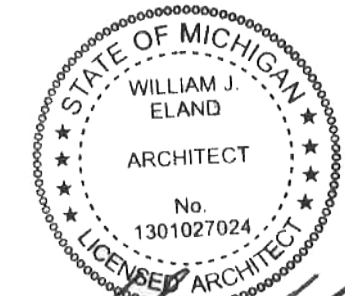
MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
BRICK	30 % MIN.	1,505 S.F.	46.1 %
C-BRICK	25 %	428 S.F.	13.1 %
EIFS FACADE	25 %	800 S.F.	24.5 %
METAL TRIM AND CANOPY	15 %	76 S.F.	2.3 %
SPANDREL GLASS	50 %	144 S.F.	4.4 %
SPLIT FACE CMU	10.0 %	312 S.F.	9.6 %
TOTAL		3,265 S.F.	100.0 %

- GENERAL NOTES :**
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NOVI, MICHIGAN

OWNER/DEVELOPER:
G & T MANAGEMENT
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PHONE 248.489.9160
PROJECT NO. 5118

ISSUED :
PRE-APPLICATION SUBMITTAL 2-9-21
PRELIM. S.P.S. 10-13-21
REVISED PRELIM. S.P.S. 2-18-22

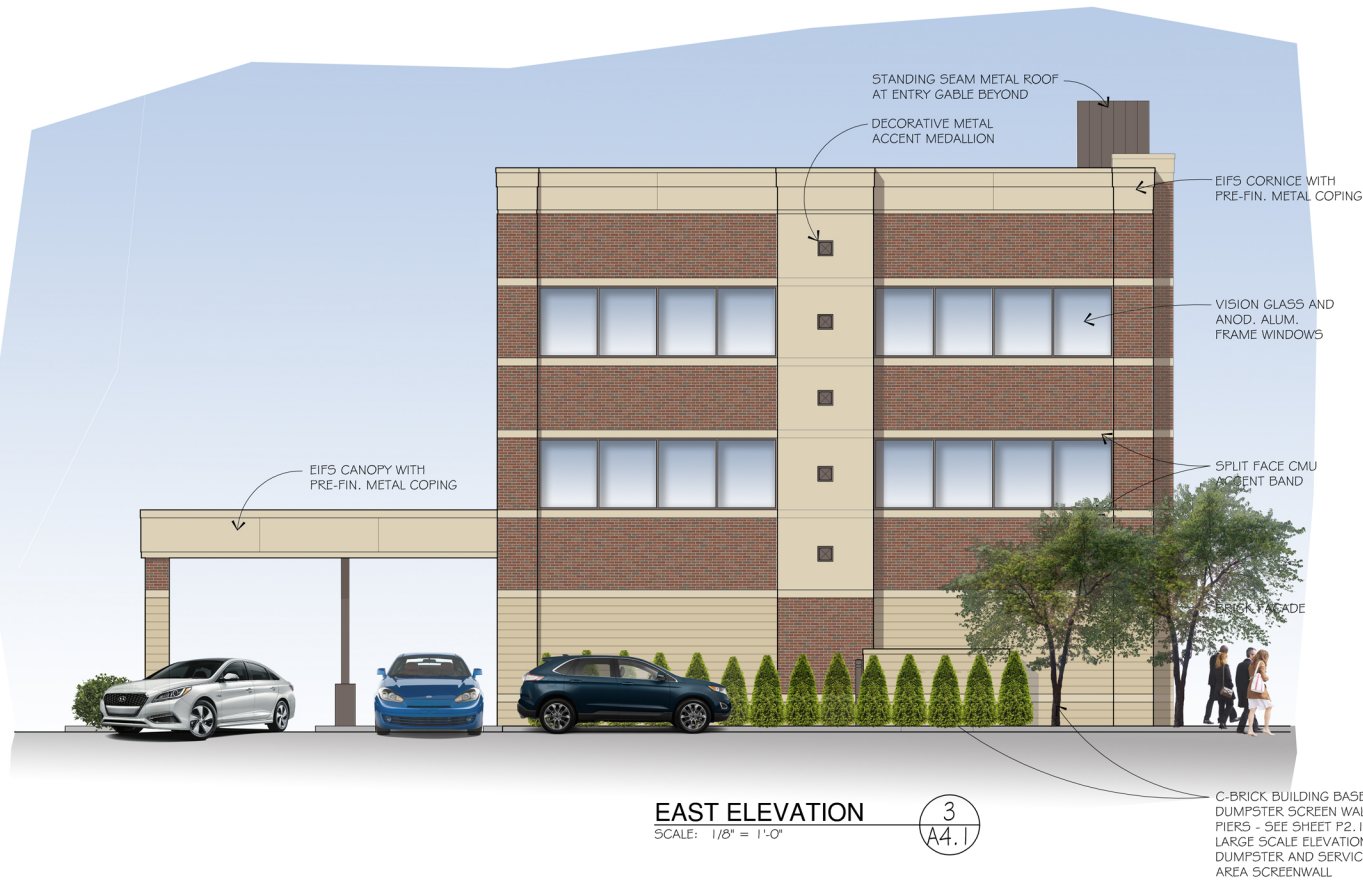
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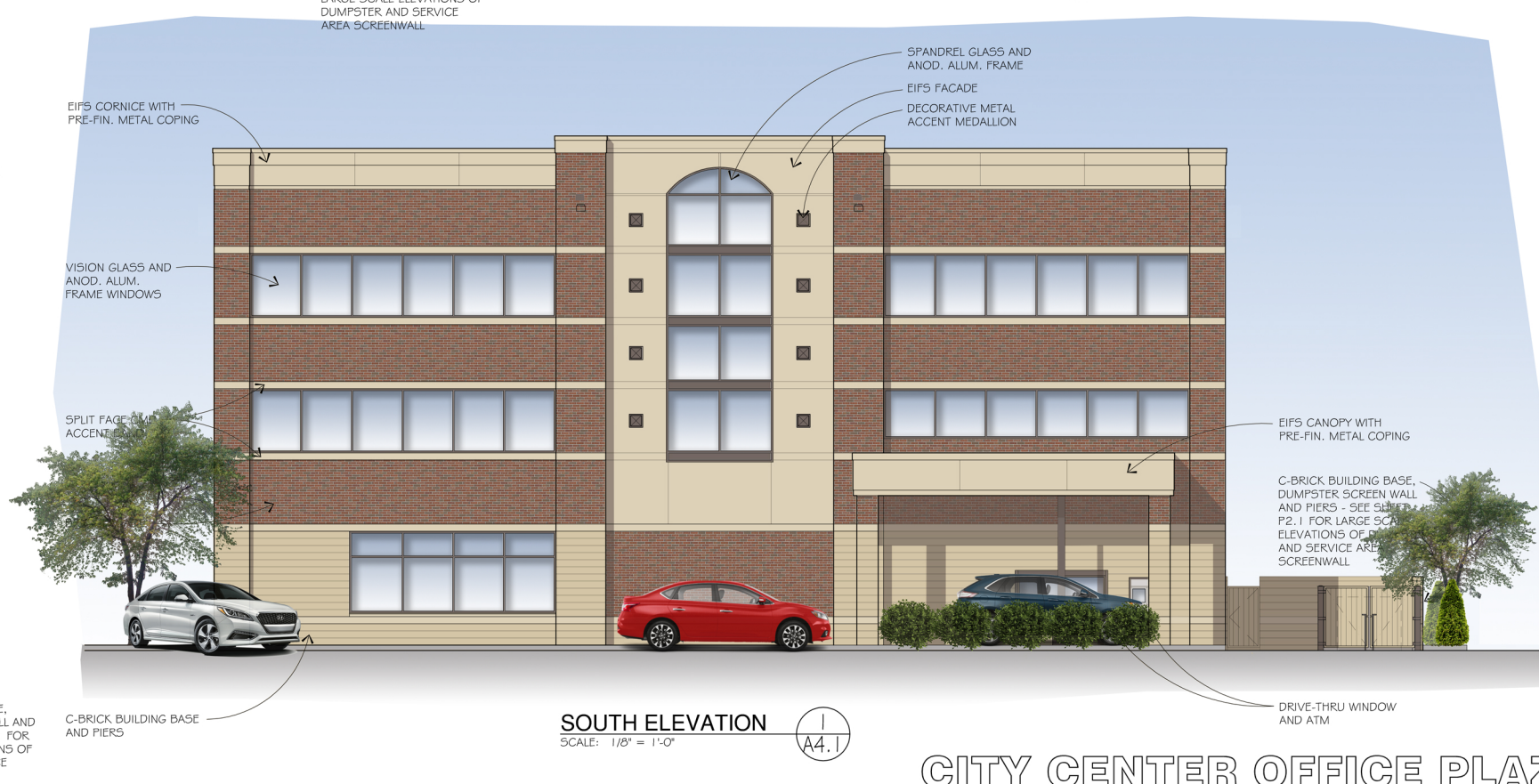
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SCALE: 1/8" = 1'-0"
4
A4.1



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2
A4.1



EAST ELEVATION
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10-13-21
REVISED PRELIM.
S.P.S. 2-10-22

PRELIMINARY
NOT FOR CONSTRUCTION

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

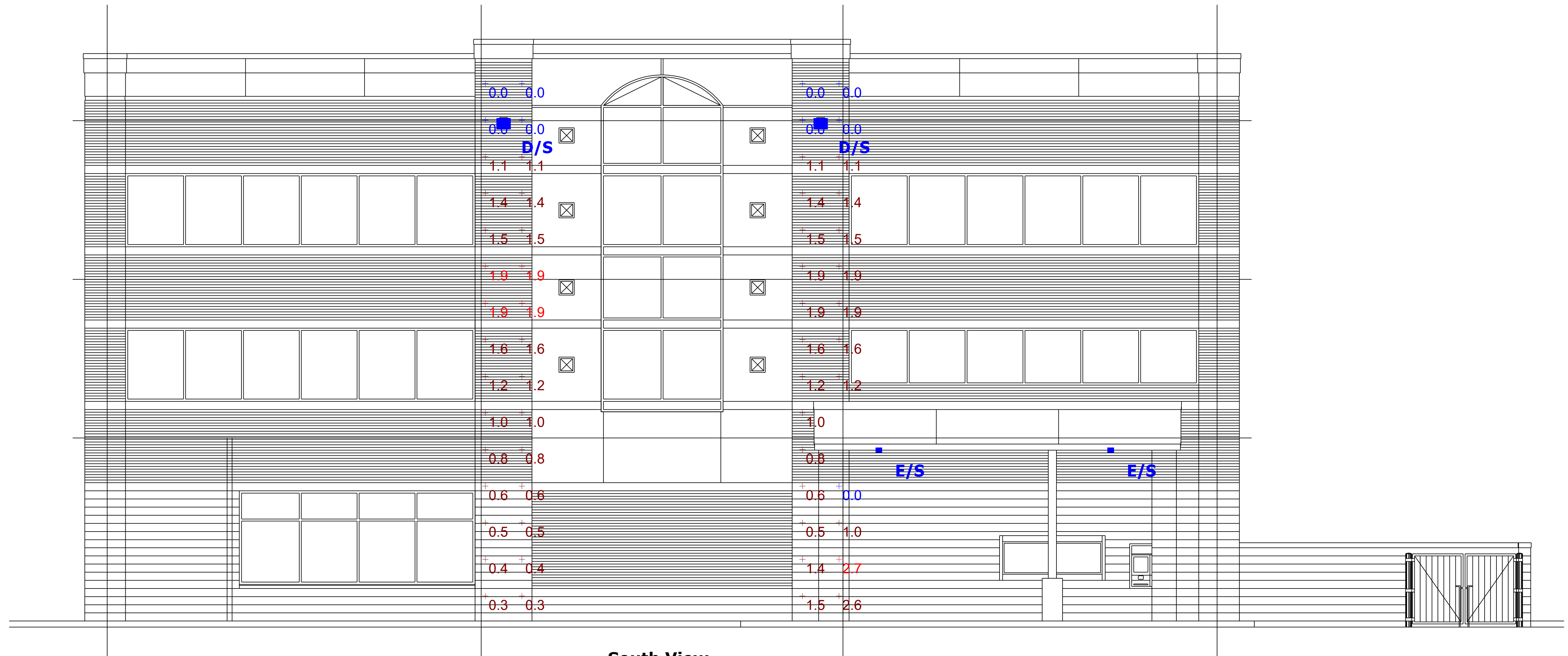
Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
4. HOURS OF OPERATION: MONDAY - SATURDAY 7 A.M. TO 10 P.M.
SUNDAY 9 A.M. TO 6 P.M.
5. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
6. FLASHING LIGHT SHALL NOT BE PERMITTED.
7. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

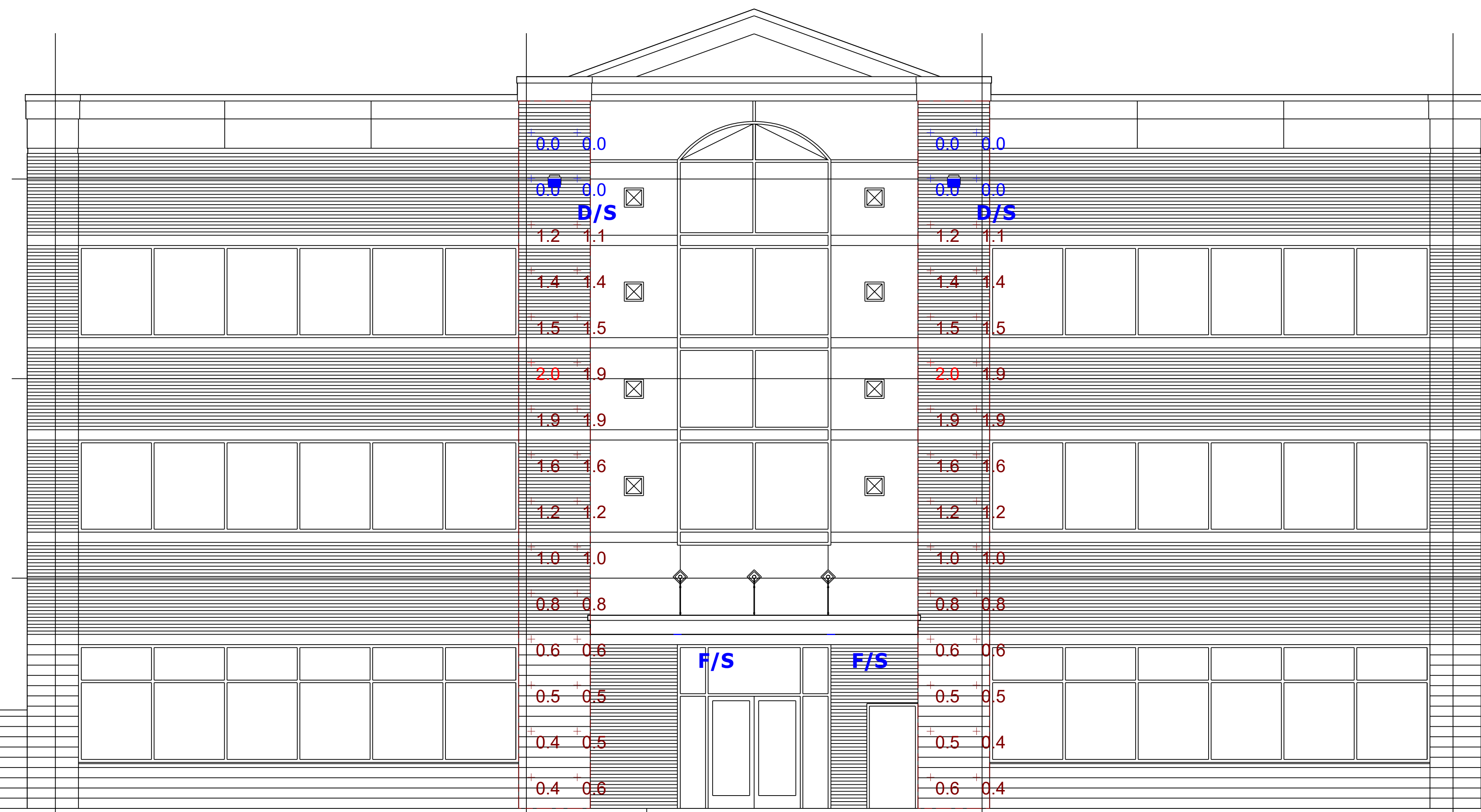
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.



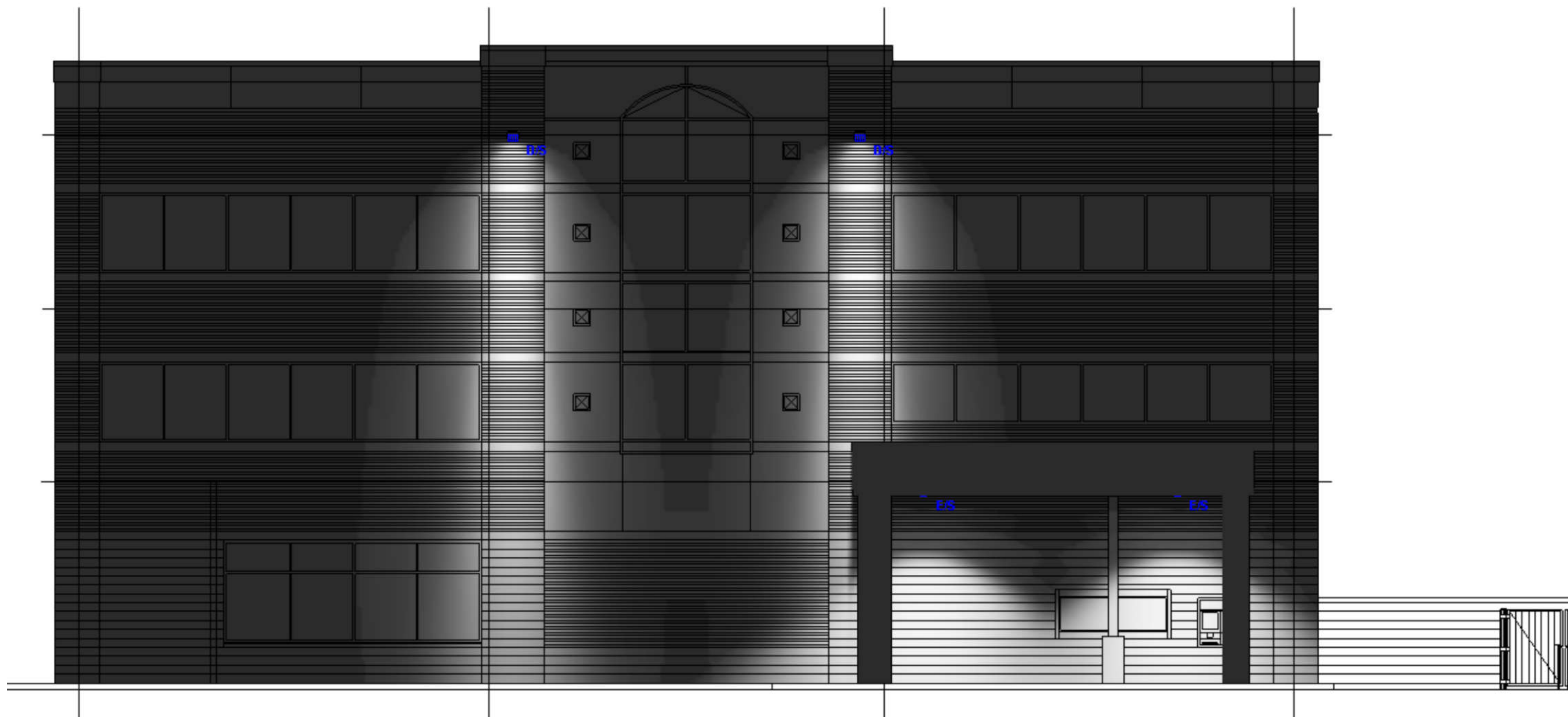
South View
Scale - 1" = 5ft



North View
Scale - 1" = 5ft

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
○	D/S	4	Hydrel	SAF7 LED P1 RGB 10DEG MVOLT GS	SAF7 LED RGB 10DEG MVOLT Glare Shield (DESIGNATED AS SECURITY FIXTURE)	LED	1	1224	0.9	41.2	41'-0"
⊖	E/S	4	Lithonia Lighting	LDN6 40/25 LOGAR LD	6IN LDN, 4000K, 2500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180 (DESIGNATED AS SECURITY FIXTURE)	LED	1	2244	0.9	28.25	14'-6"
⊖	F/S	2	Lithonia Lighting	LDN6 40/07 LOGAR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180 (DESIGNATED AS SECURITY FIXTURE)	LED	1	679	0.9	8.91	11'-9"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
NORTH PIERS	+	1.0 fc	2.0 fc	0.0 fc	N/A	N/A	0.5:1
SOUTH PIERS	+	1.0 fc	2.7 fc	0.0 fc	N/A	N/A	0.4:1
NORTH CANOPY	+	5.1 fc	5.5 fc	4.6 fc	1.2:1	1.1:1	0.9:1
PARKING LOT	+	1.3 fc	5.3 fc	0.4 fc	13.3:1	3.3:1	0.2:1
PROPERTY LINE	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A	0.5:1
SOUTH CANOPY	+	8.4 fc	10.1 fc	6.9 fc	1.5:1	1.2:1	0.8:1
LOADING AREA	×	1.2 fc	1.5 fc	1.0 fc	1.5:1	1.2:1	0.8:1



SOUTH RENDERING

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
○	D/S	4	Hydrel	SAF7 LED P1 RGB 10DEG MVOLT GS	SAF7 LED RGB 10DEG MVOLT Glare Shield (DESIGNATED AS SECURITY FIXTURE)	LED	1	1224	0.9	41.2	41'-0"
⊗	E/S	4	Lithonia Lighting	LDN6 40/25 L06AR LD	6IN LDN, 4000K, 2500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180 (DESIGNATED AS SECURITY FIXTURE)	LED	1	2244	0.9	28.25	14'-6"
⊗	F/S	2	Lithonia Lighting	LDN6 40/07 L06AR LD	6IN LDN, 4000K, 750LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180 (DESIGNATED AS SECURITY FIXTURE)	LED	1	679	0.9	8.91	11'-9"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
NORTH PIERS	+	1.0 fc	2.0 fc	0.0 fc	N/A	N/A	0.5:1
SOUTH PIERS	+	1.0 fc	2.7 fc	0.0 fc	N/A	N/A	0.4:1
NORTH CANOPY	+	5.1 fc	5.5 fc	4.6 fc	1.2:1	1.1:1	0.9:1
PARKING LOT	+	1.3 fc	5.3 fc	0.4 fc	13.3:1	3.3:1	0.2:1
PROPERTY LINE	+	0.2 fc	0.4 fc	0.0 fc	N/A	N/A	0.5:1
SOUTH CANOPY	+	8.4 fc	10.1 fc	6.9 fc	1.5:1	1.2:1	0.8:1
LOADING AREA	×	1.2 fc	1.5 fc	1.0 fc	1.5:1	1.2:1	0.8:1

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
- HOURS OF OPERATION: MONDAY - SATURDAY 7 A.M. TO 10 P.M.
SUNDAY 9 A.M. TO 6 P.M.
- ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
- FLASHING LIGHT SHALL NOT BE PERMITTED.
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.



NORTH RENDERING