



PINE RIDGE FAÇADE JSP 16-17

PINE RIDGE FAÇADE JSP 16-17

Approval at the request of Acqaira Realty Holdings for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 22, north of Ten Mile Road and west of Novi Road. The subject property is approximately 4.54 acres and in the B-3, General Business District. The applicant is proposing to remodel the existing façade for Pine Ridge, a multi-tenant shopping plaza, along with some landscaping improvements.

Required Action

Approval of Preliminary Site Plan and a Section 9 Façade Waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	06-03-16	Items to be addressed on the Stamping Set submittal
Landscape	Approval Recommended	06-03-16	Items to be addressed on the Stamping Set submittal
Facade	Approval Recommended	06-10-16	Section 9 Waiver is required for overage of EIFS and underage of Brick.

Motion sheet

Approval – Preliminary Site Plan

In the matter of Pine Ridge Façade JSP 16-17, motion to **approve** the Preliminary Site Plan and Section 9 Façade Waiver, based on and subject to the following:

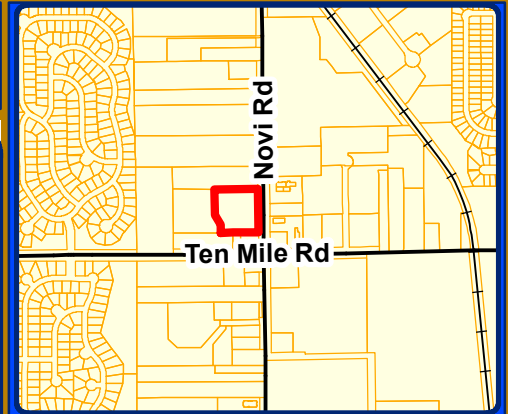
- a. To allow the overage of EIFS material (25% allowed; 57% & 51% provided) and the underage of Brick material (30% minimum; 29% provided) because the proposed alteration will significantly improve the overall appearance of the building and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted; and
- b. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)


Maps
Location
Zoning
Future Land Use
Natural Features

JSP16-17 Pine Ridge Facade

Location



Legend

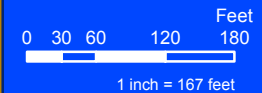
 Tax Parcels



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Kirsten Mellem
Date: 06.10.2016
Project: JSP15-17 Pine Ridge Facade
Version #: 1

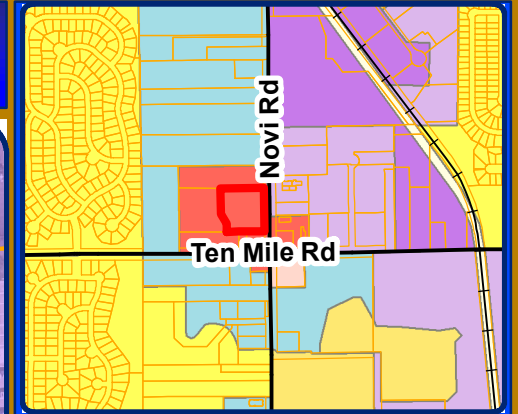
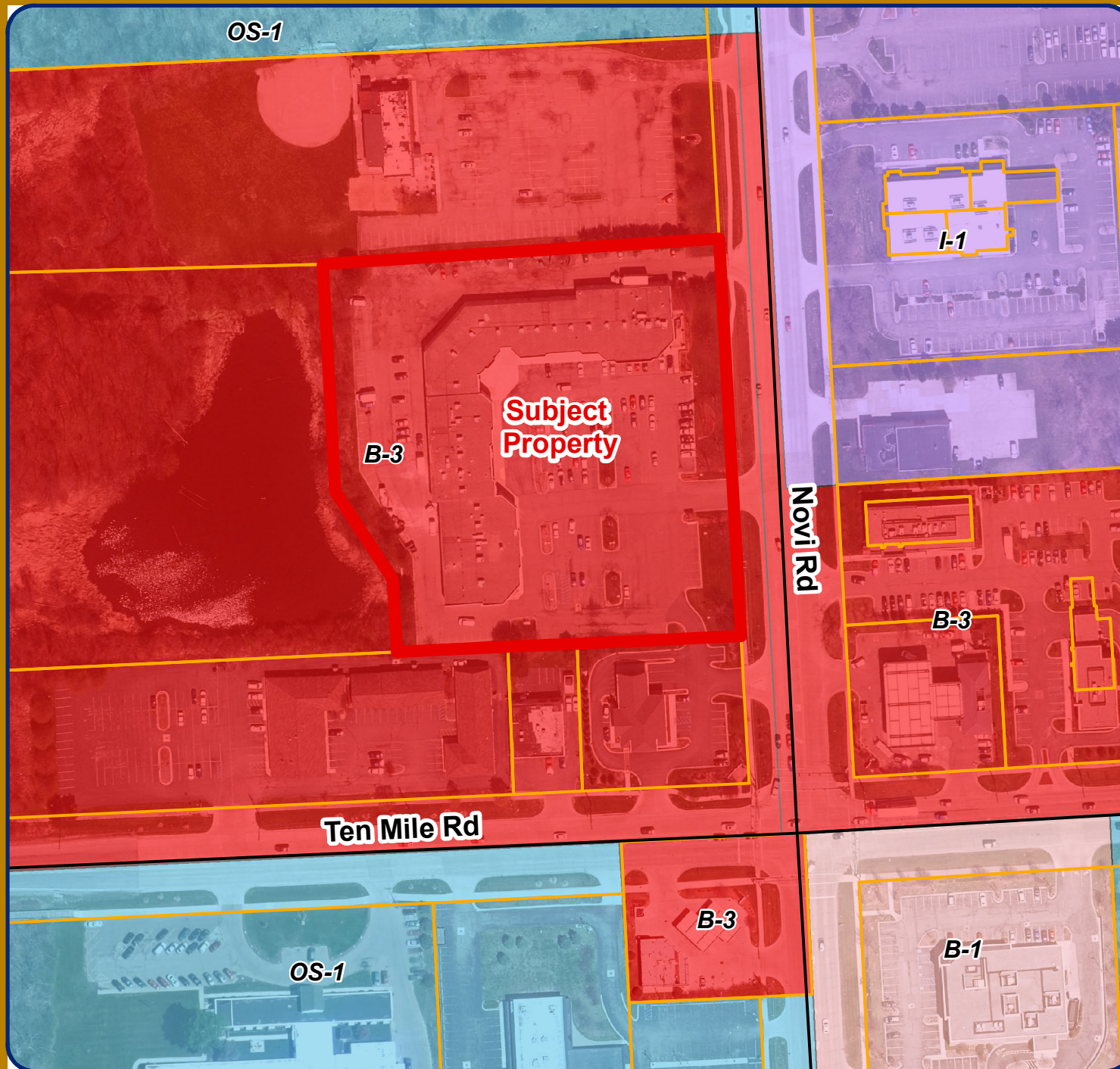


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP16-17 Pine Ridge Facade

Zoning



Legend

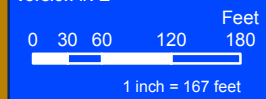
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District



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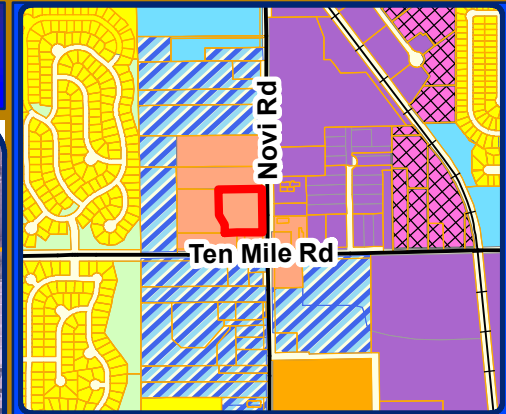


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JSP16-17 Pine Ridge Facade

Future Land Use



Legend

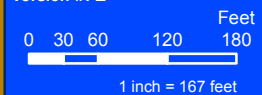
- SINGLE FAMILY
- MULTIPLE FAMILY
- COMMUNITY OFFICE
- INDUSTRIAL RES DEV TECH
- HEAVY INDUSTRIAL
- LOCAL COMMERCIAL
- TC COMMERCIAL
- PUBLIC
- PRIVATE PARK



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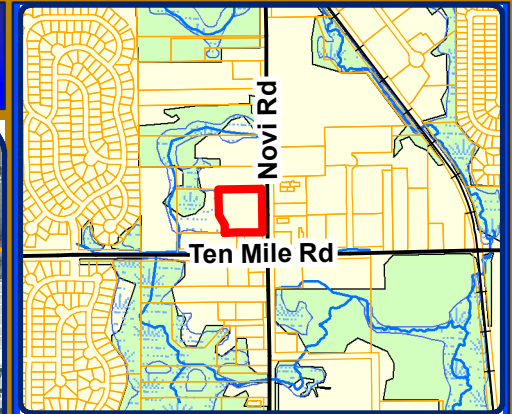
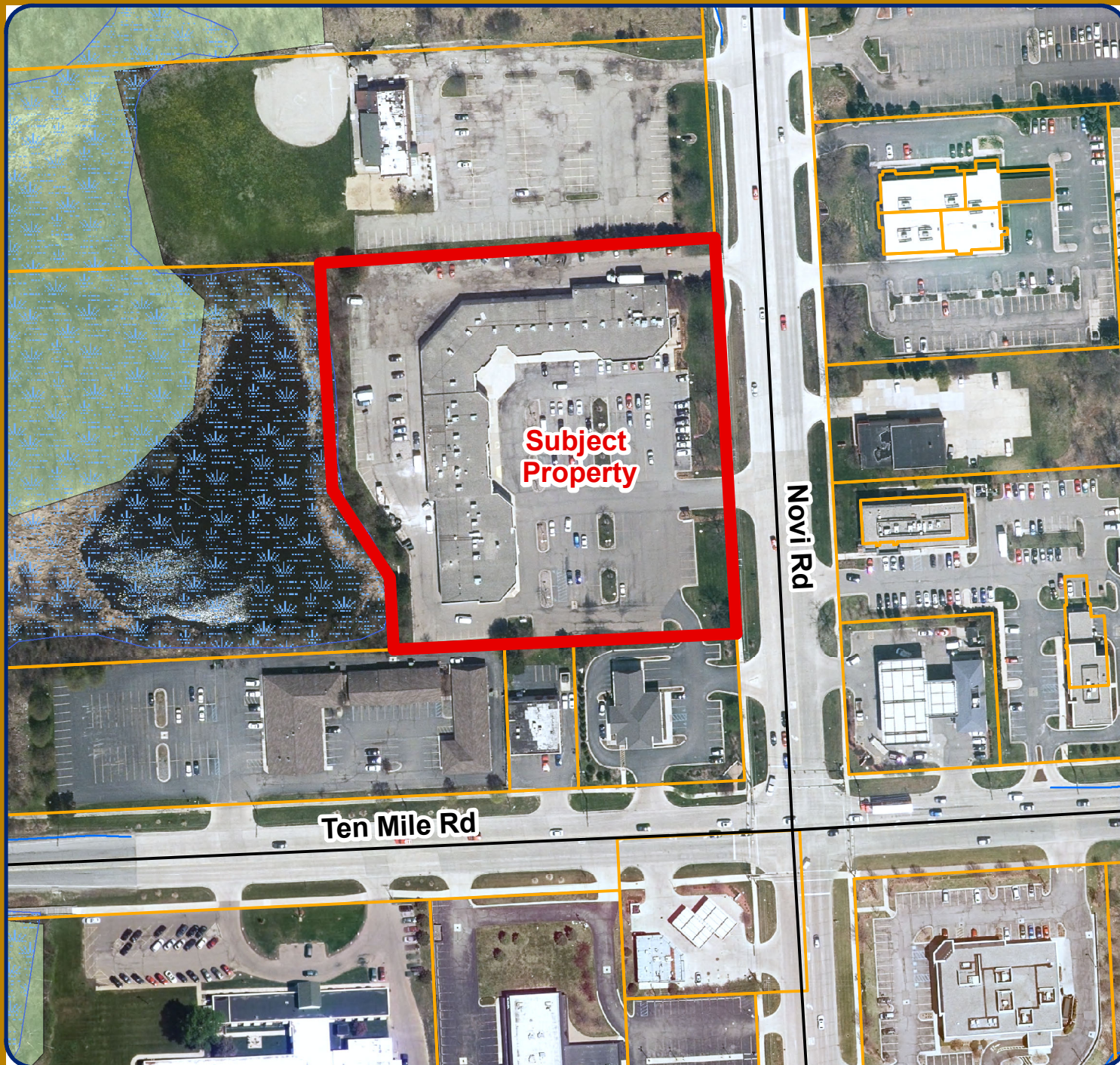


MAP INTERPRETATION NOTICE



Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP16-17 Pine Ridge Facade

Natural Features



Legend

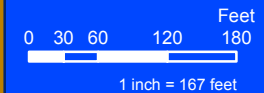
-  Wetlands
-  Woodlands



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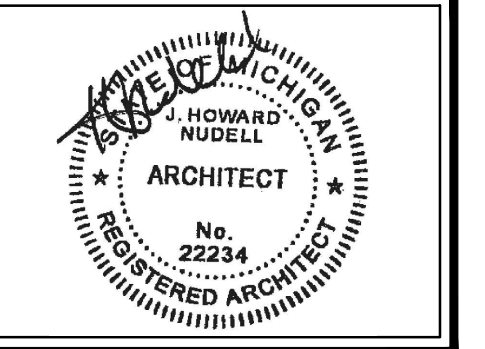
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SITE PLAN

(Full plan set available for viewing at the Community Development Department)

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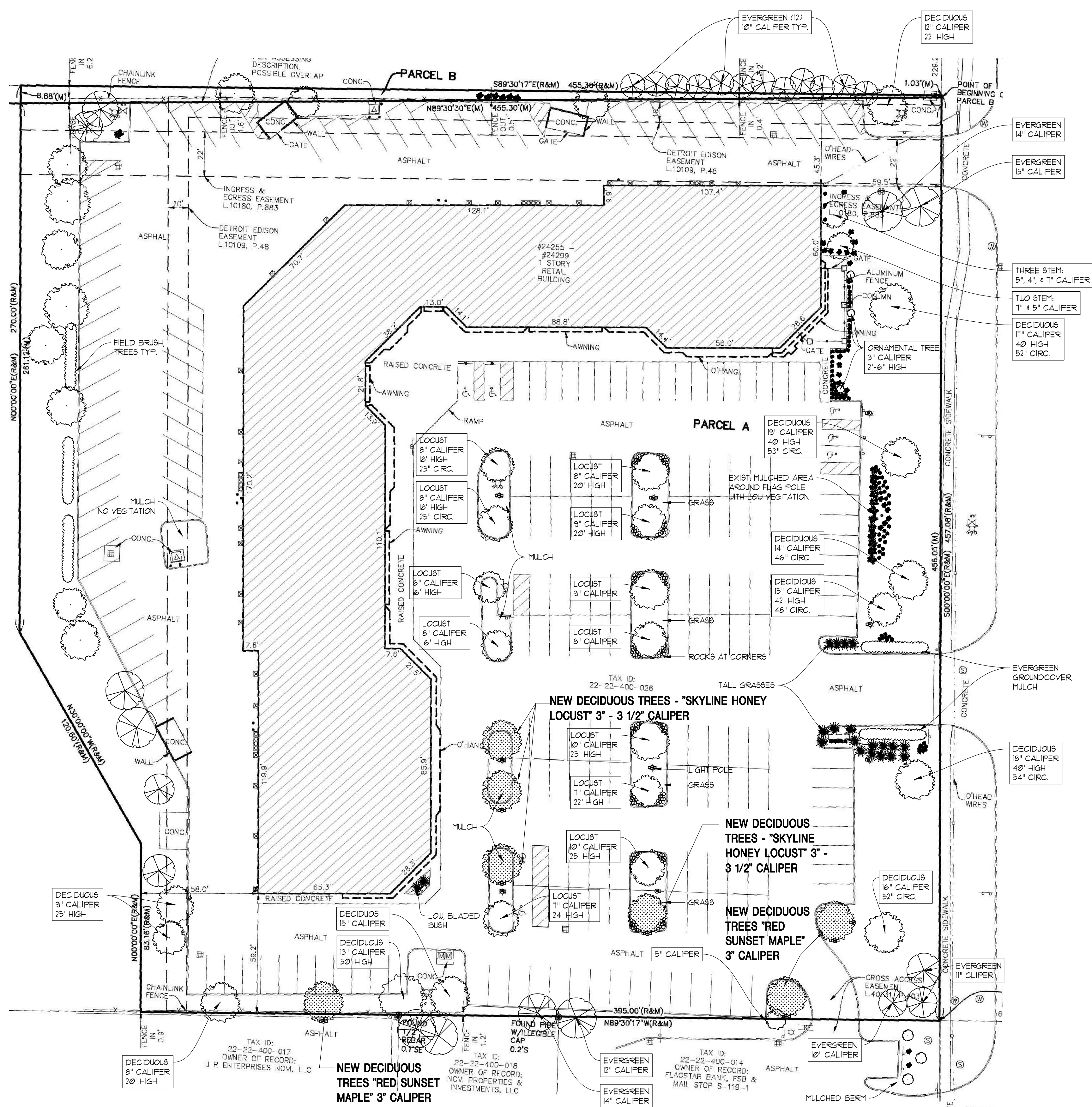
project title
Pine Ridge Shopping Center
 10 Mile & Novi Road
 Novi, Michigan

sheet title
LANDSCAPE SITE PLAN
 DO NOT SCALE DRAWINGS
 USE FIGURED DIMENSIONS ONLY

project number
2015-186
 drawn JRJ
 checked JF
 approved JHN

issued for date
 REVIEW 02-10-16
 Concept Mtg 03-28-16
 Pre-App Mtg 05-02-16
 Prelim/Final SBA 06-01-16

scope of work:
 INSTALLATION OF A TOTAL OF SEVEN (7) DECIDUOUS TREES AS INDICATED ON THE PLAN. ALL OTHER EXISTING PLANTINGS TO REMAIN. REGISTERED LANDSCAPE ARCHITECT NOT REQUIRED FOR THIS SCOPE, PER CITY OF NOVI. REFER ALSO TO CITY OF NOVI LANDSCAPE DESIGN MANUAL FOR ADDITIONAL INFORMATION.



NEW PLANTING LIST

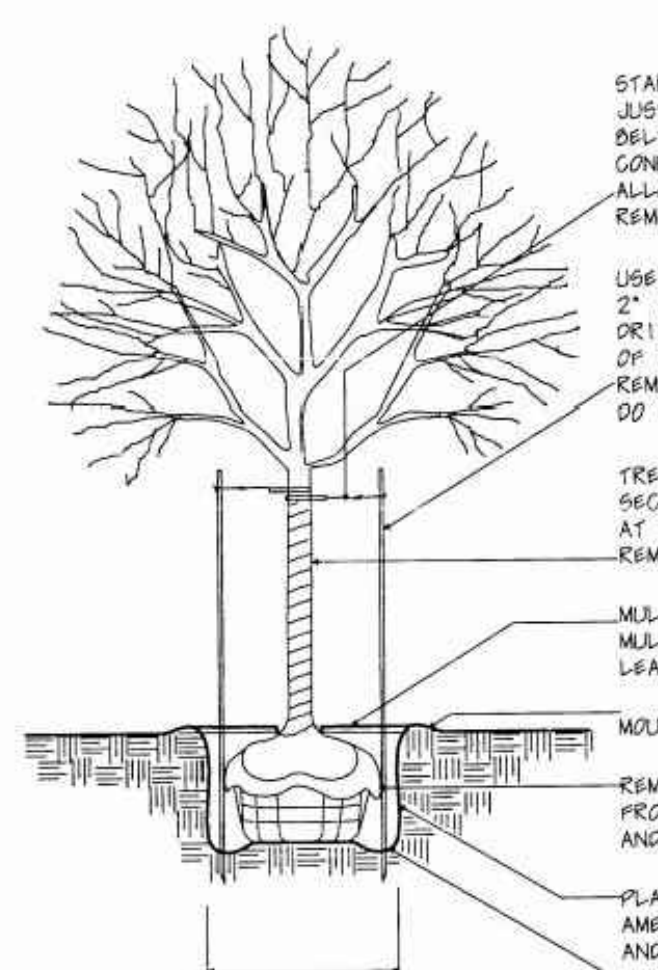
Description	Qty	Unit	Price	Total
PLANTINGS				
Red Sunset Red Maple 3-3.5"	3	ea.	\$ 429.00	\$ 1,287.00
Skyline Honeylocust 3-3.5"	4	ea.	\$ 379.00	\$ 1,516.00
Topsoil for Planting	3	cy.	\$ 50.00	\$ 150.00
Double Shredded Hardwood Mulch	3	cy.	\$ 55.00	\$ 165.00
SUBTOTAL FOR PHASE: PLANTINGS			\$	\$ 3,118.00

LANDSCAPE NOTES:
 1. TREES TO BE BALLED/BURLAP/WIRE BASKET, FINISH WITH MULCH
 2. GREEN OAKS LANDSCAPE SHALL GUARANTEE FOR 2 YEARS ON INSTALLATION AND PLANT MATERIALS
 3. PLANT SOURCE: GREEN OAKS PURCHASES FROM SCHITTELS
 4. IRRIGATION EXISTS IN THE GREEN BELT AREA, NO IRRIGATION IN THE PARKING ISLANDS.

INFORMATION PROVIDED BY:
 GREAT OAKS LANDSCAPE ASSOC, INC.
 28025 SAMUEL LINDEN COURT
 NOVI MICHIGAN, 48311
 (248) 349-8555

3 PLANTING LIST AND COST ESTIMATE

SP100 SP100 SCALE: NO SCALE
 NOTE: ESTIMATED PLANTING DATE IS AUGUST, 2016



STAKE TREES
 JUST BELOW FIRST BRANCH USING 2-3" WIDE BURLAP-LIKE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

USE 3 HARDWOOD STAKES PER TREE.
 2" X 2" X 30" STAKES.
 DRIVE STAKES INTO UNDISTURBED SOIL 6-8" OUTSIDE OF ROOTBALL TO A DEPTH OF 15" BELOW TREE PIT. REMOVE AFTER ONE YEAR.
 DO NOT USE WIRE OR ROPE THROUGH A HOSE.

TREE WRAP
 SECURE WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM.
 REMOVE AFTER FIRST WINTER.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK.
 MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK.

MOUND TO FORM TREE SAUCER
 REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN ALL BURLAP FROM TOP 1/3 OF ROOTBALL.

PLANTING MIXTURES
 AMEND SOIL PER SITE CONDITIONS AND REQUIREMENTS OF PLANTS.

SCARIFY SUBGRADE AND PLANTING PIT SIDES TO 4" DEPTH.

NOTES:

- TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRINGS, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY AND COULD CAUSE GIRDLING.

DECIDUOUS TREE DETAIL
 N.T.S.

2 DECIDUOUS TREE DETAIL

SP100 SP100 SCALE: NO SCALE
 INFORMATION TAKEN FROM THE CITY OF NOVI LANDSCAPE DESIGN MANUAL

PROPERTY DESCRIPTION

THE LAND SITUATED IN THE COUNTY OF OAKLAND, CITY OF NOVI, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.16 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 120.60 FEET; THENCE DUE NORTH 270.00 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 17 SECONDS EAST, 455.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 457.08 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
 NON-EXCLUSIVE EASEMENT(S) AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS RECORDED IN LIBER 10180, PAGE 883, OAKLAND COUNTY RECORDS.

PARCEL A PER SURVEY:

PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22 AND PROCEEDING THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 395.00 FEET; THENCE DUE NORTH 83.16 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 120.60 FEET; THENCE DUE NORTH 261.12 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST, 455.30 FEET; THENCE DUE SOUTH, ALONG THE WEST RIGHT OF WAY LINE OF NOVI ROAD (120.00 FEET WIDE), 456.05 FEET TO THE POINT OF BEGINNING.

PARCEL B PER SURVEY:

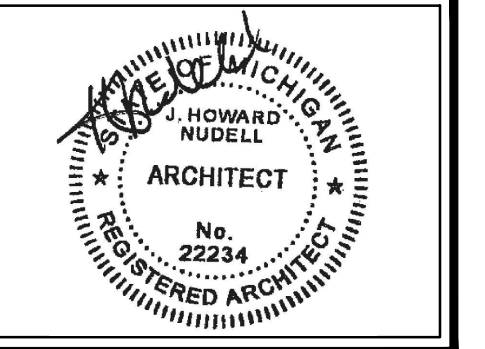
PART OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT DUE NORTH, ALONG THE EAST LINE OF SECTION 22, 229.20 FEET AND NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST, 60.00 FEET AND DUE NORTH 456.05 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE CONTINUING DUE NORTH 1.03 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 17 SECONDS WEST 455.30 FEET; THENCE DUE SOUTH 8.88 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST 455.30 TO THE POINT OF BEGINNING.

1 EXISTING / PROPOSED LANDSCAPE PLAN

SP100 SP100 SCALE: 1" = 30'
 SITE INFORMATION TAKEN FROM ALTA SURVEY - DECEMBER 30, 2015



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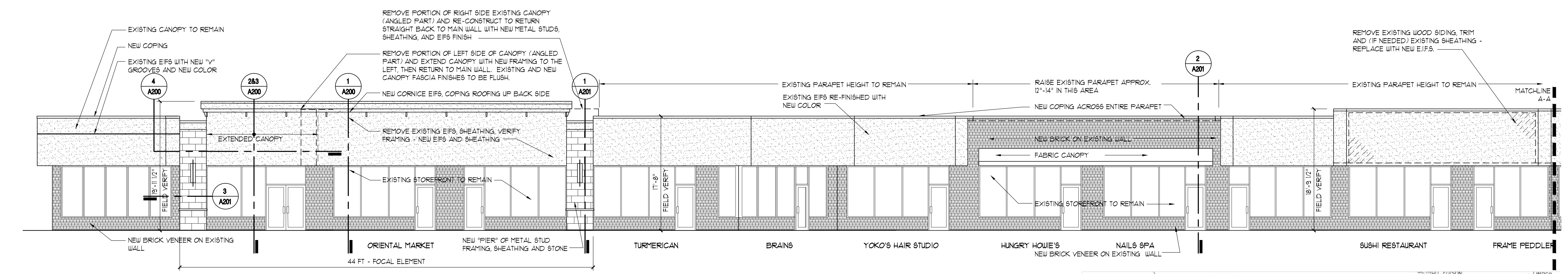
project title
Pine Ridge Shopping Center
 10 Mile & Novi Road
 Novi, Michigan

sheet title
EXTERIOR ELEVATIONS
 DO NOT SCALE DRAWINGS
 USE FIGURED DIMENSIONS ONLY

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2015-186
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sheet
A100

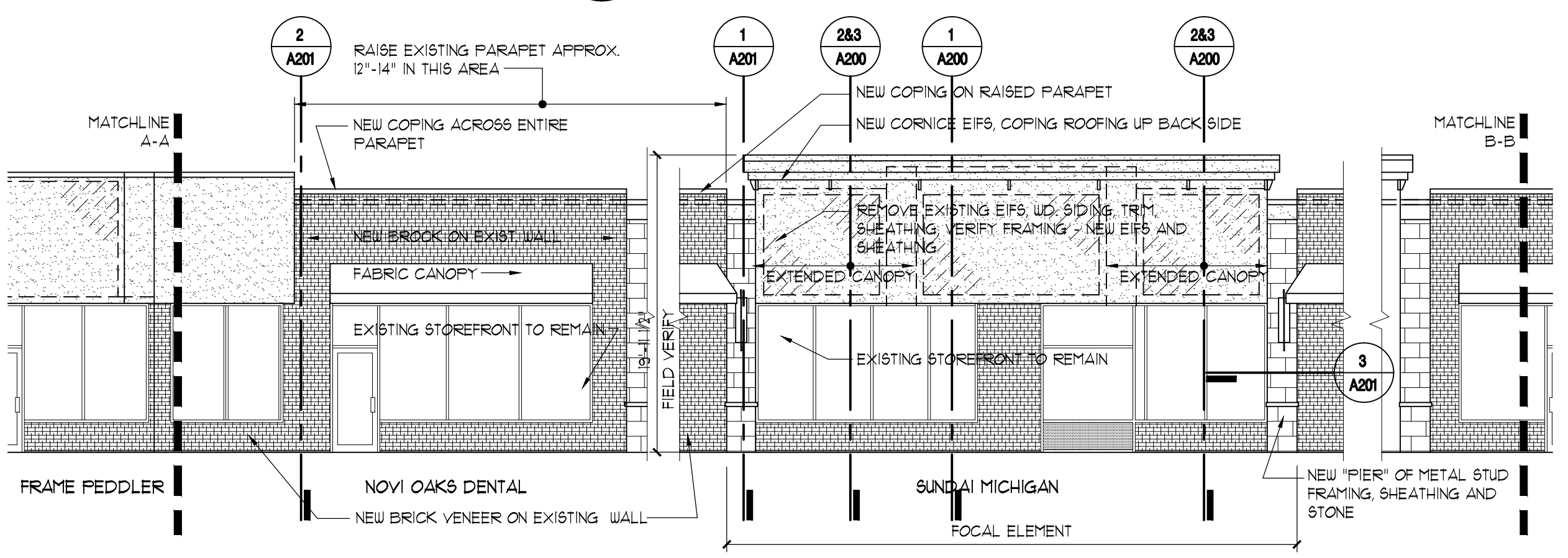


4 EAST FACING ELEVATION
 A100 | A100 SCALE: 1/8" = 1'-0"

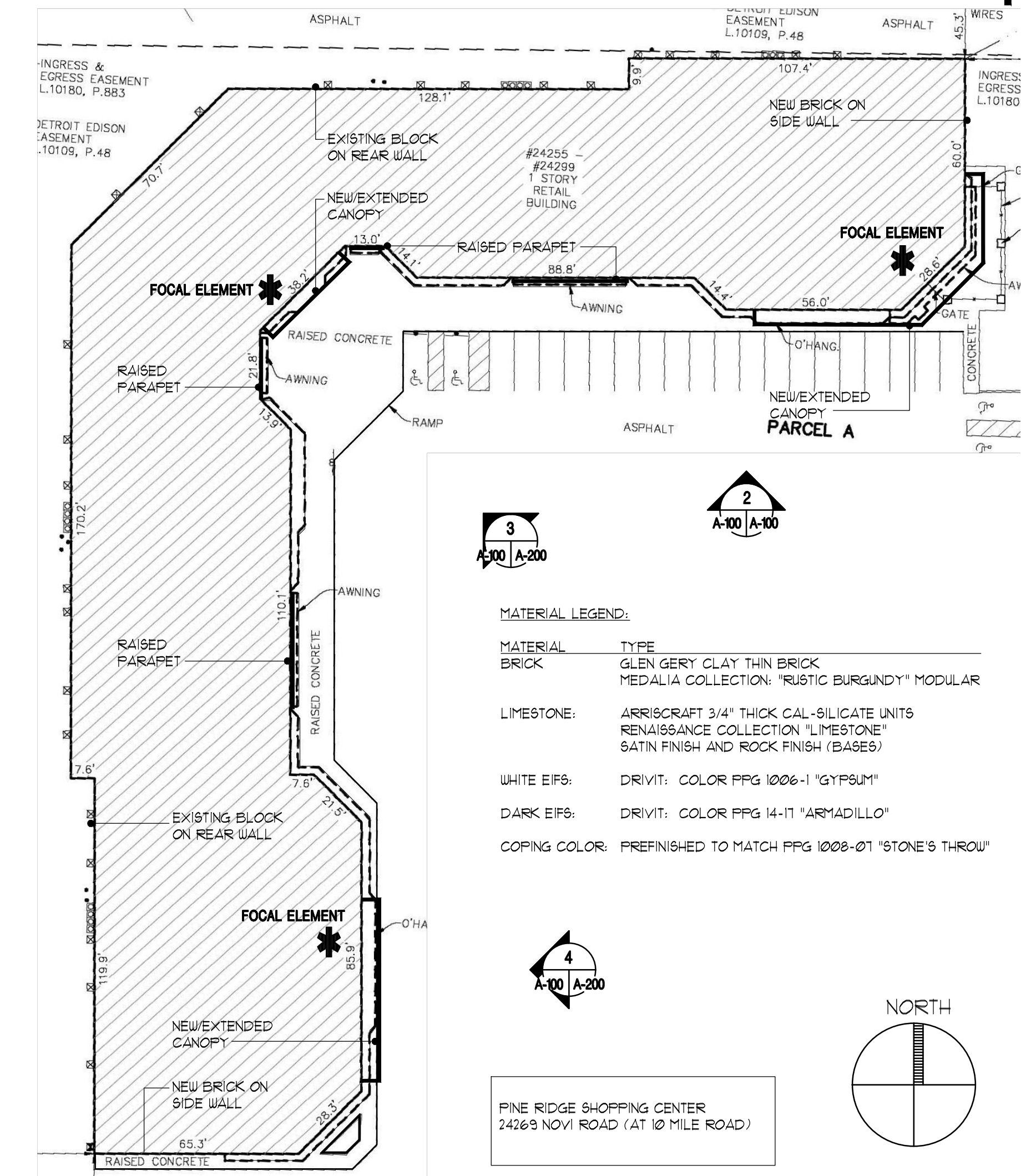
FACADE MATERIAL SCHEDULE - EAST FACING ELEVATION - REGION 1	
TOTAL FACADE SF.	3,084 SF. 100% (NOT COUNTING VISION GLASS/DOORS)
EIFS SF (incl. copings)	1,151 SF. 51% (25% MAX ALLOWED) WAIVER SOUGHT
BRICK NATURAL CLAY	1,058 SF. 34% (100% MAX/30% MIN ALLOWED)
LIMESTONE	126 SF. 4% (50% MAX ALLOWED)
CANVAS AWNING	143 SF. 5% (10% MAX ALLOWED)

FACADE MATERIAL SCHEDULE - SOUTHEAST FACING ELEVATION - REGION 1	
TOTAL FACADE SF.	466 SF. 100% (NOT COUNTING VISION GLASS/DOORS)
EIFS SF (incl. copings)	350 SF. 75% (25% MAX ALLOWED) WAIVER SOUGHT
BRICK NATURAL CLAY	56 SF. 12% (100% MAX/30% MIN ALLOWED) WAIVER SOUGHT
LIMESTONE	60 SF. 13% (50% MAX ALLOWED)
CANVAS AWNING	0 SF. 0% (10% MAX ALLOWED)

FACADE MATERIAL SCHEDULE - SOUTH FACING ELEVATION - REGION 1	
TOTAL FACADE SF.	2,384 SF. 100% (NOT COUNTING VISION GLASS/DOORS)
EIFS SF (incl. copings)	1,211 SF. 51% (25% MAX ALLOWED) WAIVER SOUGHT
BRICK NATURAL CLAY	693 SF. 29% (100% MAX/30% MIN ALLOWED) WAIVER SOUGHT
LIMESTONE	284 SF. 12% (50% MAX ALLOWED)
CANVAS AWNING	196 SF. 8% (10% MAX ALLOWED)



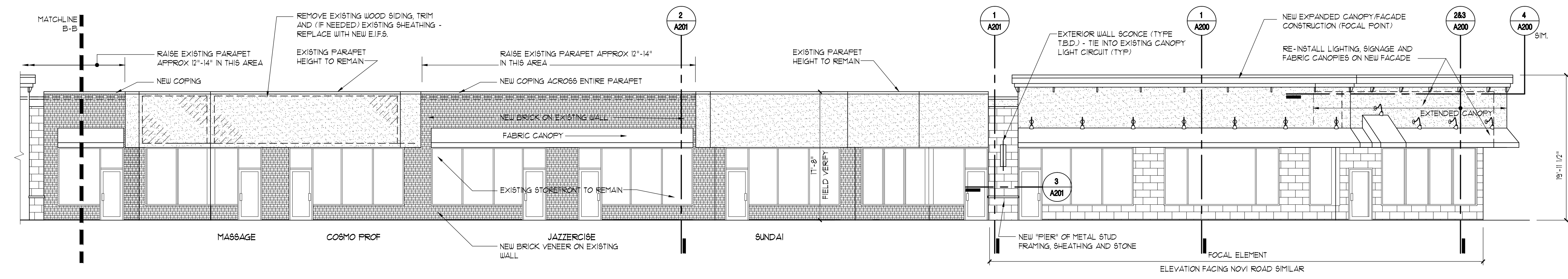
3 SOUTHEAST FACING ELEVATION
 A100 | A100 SCALE: 1/8" = 1'-0"



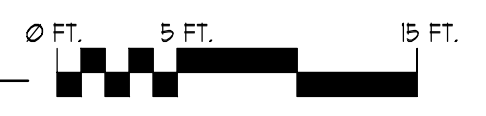
1 SHOPPING CENTER KEY PLAN
 A100 | A100 SCALE: NONE
 INFORMATION TAKEN FROM ALTA SURVEY - DECEMBER 30, 2015



EXISTING CONDITIONS



2 SOUTH FACING ELEVATION
 A100 | A100 SCALE: 1/8" = 1'-0"



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 3, 2016

Planning Review: Preliminary Site Plan

Pine Ridge Plaza

JSP 16-17

Petitioner

Aqira Realty Holdings

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Section 22; North of 10 Mile Road and West of Novi Road
- Site School District: Novi Community School District
- Site Zoning: B-3: General Business District
- Site Use(s): Multi-tenant Shopping Plaza
- Adjoining Zoning:
 - North: B-3: General Business
 - South: B-3: General Business
 - East: B-3: General Business & I-1: Light Industrial
 - West: B-3: General Business
- Adjoining Uses:
 - North: DICE Community Center
 - South: Flagstar Bank
 - East: Multiple Commercial Businesses
 - West: Vacant, Wetland
- Site Size: Approximately 4.54 Acres
- Building Size: 38,262 Sq. Ft.
- Plan Date: 06.01.2016

Project Summary

The applicant is proposing to remodel the existing façade for Pine Ridge Plaza, a multi-tenant shopping plaza, along with some landscaping improvements.

Recommendation

Approval of the **Preliminary Site Plan is recommended**. The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Electronic Stamping Set submittal. The site plan still requires approval from the Planning Commission for the Section 9 Façade Waiver before final stamping sets can be approved.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal.

1. Landscape Review: Additional comments to be addressed on the Electronic Stamping Set.
2. Facade Review: A Section 9 Façade Waiver is recommended for this project.

Response Letter

This Site Plan is scheduled to go before the Planning Commission on June 22, 2016. Please provide the following **no later than June 15, 2016 by noon**, if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters.
2. A PDF version of the all Site Plan drawings that were submitted for the Preliminary review, dated June 1, 2016. **NO CHANGES MADE.**
3. A color rendering of the Site Plan and Elevations, if any.
4. A sample board of building materials as requested by our Façade Consultant. (received)

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or kmellem@cityofnovi.org.



Kirsten Mellem, Planner

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 3, 2016

Preliminary/Final Site Plan - Landscaping

Pine Ridge Façade Update

Review Type

Combined Preliminary/Final Landscape Review

Property Characteristics

- Site Location: 24269 Novi Road
- Site Acreage: 4.54 acres
- Site Zoning: B3
- Adjacent Zoning: B3
- Plan Date: 6/1/2016

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the combined Preliminary/Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Recommendation

The project is **recommended for approval**. We are not requiring that the site meet all current standards, due to the extent of the improvements proposed, which are limited to façade changes. As none of the site elements (building footprint, parking, etc.) are being changed, the comments below are addressed toward bringing the site's landscaping back up to a condition similar to what was originally approved in 1988. The changes requested below can be addressed on electronic stamping sets.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

A plan listing existing trees and sizes was provided and is satisfactory.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

Property is not adjacent to Residential

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. The greenbelt plantings are sufficient and attractive. The southern landscape bed from the original site plan was lost long ago.
2. The applicant was asked to add a new perimeter canopy tree to provide better shading for the parking lot or replace the lost greenbelt bed. An additional canopy tree has been added to the southeast entry island to mitigate that loss. This is acceptable.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. There are no street trees on the site.
2. No changes are required or proposed.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

There were 5 vacant spots on interior islands where trees from the original plantings had died and been removed. The applicant has proposed filling in those gaps.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

The applicant was asked to add two perimeter parking lot trees to add shading for the parking lot. They added one in the southwest corner of the lot, which will shade part of the southeastern bay of the lot mid-day, and one at edge of the southwestern bay, to shade that area in the peak sun/heat.

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

The loading zone is behind the building. It is screened from view by the building and perimeter parking lot trees.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

No foundation landscaping is required since no changes are proposed to the building footprint, but the addition of planters near the building to soften up the look of the concrete paving/brick building would be a nice addition.

Plant List, Details and Notes (LDM 2.h. and t.)

1. Plant list and planting detail for canopy trees are provided.
2. **Please revise the costs of the trees to \$400 each, and the cost of the mulch to \$35/cy.**
3. **Please also add any anticipated seeding/sodding costs at \$3/cy or \$6/cy, respectively.**
4. **Please add notes stating that trees are to be installed between Mar 15 and November 15, that trees are to be guaranteed for 2 years from date of acceptance, and that any changes in tree species or location need to be approved in writing by the City Landscape Architect before they are planted.**

Irrigation (LDM 1.a.(1)(e) and 2.s)

Please add a note stating that the irrigation system for the new trees is functional (or will be made so), if there is a system in place. If not, the applicant must keep the trees watered in order to get them established and survive.

Snow Deposit (LDM.2.q.)

Please indicate where snow is deposited during the winter to be sure trees aren't negatively impacted by it.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

No existing trees are proposed to be removed.

Corner Clearance (Zoning Sec 5.9)

Corner clearance at Novi road exit sign is met.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or meader meader@cityofnovi.org.



FAÇADE REVIEW



Façade Review Status Summary:
Approved, Section 9 Waiver Recommended.

June 10, 2016

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE - Facade Review, Final Site Plan**
Pine Ridge Shopping Center DDS, PSP16-0067
 Façade Region: 1, Zoning District: B-3, Building Size: 40,000 S.F.

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the revised drawings prepared by Nudell Architects, dated 6/1/16. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Facade Schedule, if any, are highlighted in **bold**.

Façade Region	East (Front)	South	North	West	Ordinance Maximum (Minimum)
Brick (existing)	34%	29%	Unaltered	Unaltered	100% (30% Minimum)
EIFS	57%	51%	Unaltered	Unaltered	25%
Limestone	4%	12%	Unaltered	Unaltered	50%
Fabric Awning	5%	8%	Unaltered	Unaltered	10%

This application represents an alteration in accordance with Section 5.15.6 of the Ordinance. As shown above the percentage of EIFS exceeds the maximum amount allowed by the Ordinance and the percentage of Brick is below the minimum amount required by the Ordinance. A Section 9 Waiver would be required for these deviations. In this case the proposed alteration will result in a significantly increased in the percentage of Brick and a reduction in the percentage of EIFS as compared to the existing structure. The proposed alteration will represent a significant increase in the overall aesthetic quality of the building. Therefore, it is our recommendation that the proposed alteration is consistent with the intent and purpose of the Facade Ordinance and a Section 9 Waiver be granted for the overage of EIFS and underage of Brick.

Notes to the Applicant:

1. It should be noted that any roof top equipment must be screened from view from all on-site and off-site vantage points using materials consistent with the building design.

2. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the typed name below.

Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER

NUDELL ARCHITECTS



31690 W. Twelve Mile Road
Farmington Hills, Michigan 48334
T 248 324 8800 F 248 324 0661

June 14, 2016

Barbara McBeth
Deputy Director, Community Development
City of Novi Planning Department
45175 W. 10 Mile Road, Novi MI 48375
(248) 343-1237

RE: **Pine Ridge Shopping Center**
24269 Novi Road
Novi, MI
JHN #2015-186.02

Please find below the RESPONSES to all the comments from ALL the Review letters. Responses are identified Item to item in order that was provided to the applicant:

PLAN REVIEW CENTER REPORT

1. Response letter. **RESPONSE:** Provided herein.
2. Signage. **RESPONSE:** Acknowledged. Applicant will contact Jeannie Niland as requested.
3. Pre-Construction meeting: **RESPONSE:** Acknowledged. Applicant will be made aware of this.
4. Completion Timeframe: **RESPONSE:** Acknowledged. Applicant will be made aware of this.

PRELIMINARY/FINAL SITE PLAN – LANDSCAPING

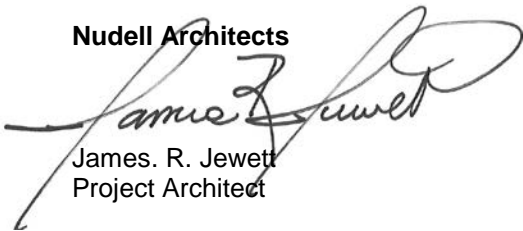
1. Project is recommended for Approval: **RESPONSE:** Acknowledged, thank you.
2. Building Foundation Landscaping-Planters: **RESPONSE:** Applicant will strongly consider such planters after review of construction Budget and upon successful completion of construction.
3. Plant List Details: **RESPONSES:**
 - a. Costs of Trees shall be revised to \$400.00 each and the mulch to \$35.00/cy.
 - b. Anticipated seeding/sodding costs shall be added at \$3.00/cy and \$6.00/cy respectively
 - c. Notes stating installation timing of trees and the 2-year guarantee shall be added to drawing.
4. Irrigation: **RESPONSE:** Notes shall be added to drawings indicating functionality of irrigation system (or upgrades to make irrigation functional), otherwise manual watering of the trees shall be incorporated until they are established.
5. Snow Deposit. **RESPONSE:** The Site plan will be updated to indicate where Snow will be deposited in order that trees are not negatively impacted.

FAÇADE REVIEW, FINAL SITE PLAN

1. Brick % found to be non-compliant: **RESPONSE**: Waiver Sought and recommended.
2. EIFS % found to be non-compliant: **RESPONSE**: Waiver Sought and recommended
3. Roof Top Equipment must be screened from view: **RESPONSE**: Applicant has proposed raising parapets to provide uniformity across the façade and improve the screening of the Roof Top Equipment to the extent structurally feasible. Applicant has determined that additional raising of parapets, such as to screen roof top units in their entirety, would cause undo budgetary hardship due to the increases in snow and drift loading on the roof structure, causing additional roof joist reinforcing and lateral parapet reinforcing. Further, unit-attached roof screening devices are found to be excessive in cost, outside the scope of the proposed budget for the project, and would result in the applicant being unable to proceed with the project.
4. Façade Ordinance Inspections: **RESPONSE**: Acknowledged, that materials on approved sample board will be compared to materials installed.

If you have any questions pertaining to the submittal documents or require additional information, please contact Jim Jewett at 248-324-8800.

Nudell Architects



James. R. Jewett
Project Architect

Cc: Joseph Schimizzi, Acqira Realty