

FAÇADE REVIEW



Phone: (248) 880-6523
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DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



May 30, 2012

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

Re: **FACADE ORDINANCE - Facade Review – FPreliminary S.P.**
Twelve Mile Crossing at Fountain Walk New Retail, SP12-25, & ZCM12-13
 Façade Region: 1, Zoning District: RC, Building Size: 58,500 S.F.

Dear Ms. McBeth;

The following is the Facade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by Cahen Architecture Group, dated 4/27/12. 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 (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	South (Front)	East	West	North (Rear)	Ordinance Maximum (Minimum)
Brick	43%	46%	49%	55%	100% (30%)
EIFS	46%	36%	32%	35%	25%
Split Façed CMU	8%	9%	14%	10%	10%
Flat Metal (Trim)	1%	9%	1%	0%	50%
Spandrel Glass	1%	0%	0%	0%	50%
Standing Seam Metal	1%	0%	4%	0%	25%

As shown above the percentage of EIFS exceeds the maximum amount allowed by the Façade Chart on all facades.

The areas of EIFS are delineated using interesting joint patterns and are nicely integrated into the overall design of the building. A significant percentage of the EIFS is used to form ornamental cornices, arches and other features that enhance the building's design. It should be noted that a sample board as required by Section 2520.4.d of the Façade Ordinance was not provided at the time of this review. The drawing notation that colors are intended to match existing materials used within the development does not meet the intent of the sample board requirement.

Recommendation - It is our recommendation that a Section 9 Waiver be granted for the overage of EIFS on all facades. This recommendation is contingent upon the applicant providing a sample board illustration colors that are consistent with Section 2520.2 of the Façade ordinance.

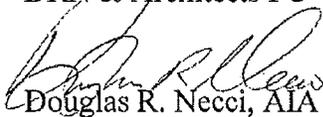
Notes to the Applicant:

1. Inspections –The City of Novi requires Façade 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. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department's Automated Inspection Hotline at (248) 347-0480 to request the Façade inspection.

2. Roof Appurtenances – The drawings indicate that all roof appurtenances are fully screened using the building parapets. It is the applicant's responsibility to coordinate parapet and roof equipment heights to maintain full screening.

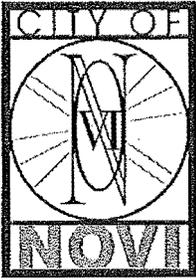
If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



May 14, 2012

TO: Barbara McBeth, Deputy Director of Community Development

RE: Twelve Mile Crossing at Fountain Walk – New Retail

SP#: 12-26 & ZCM 12-13

CITY COUNCIL

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Bob Gatt

Mayor Pro Tem
Dave Staudt

Terry K. Margolis

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Justin Fischer

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Laura Marie Casey

City Manager
Clay J. Pearson

**Director of Public Safety
Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Deputy Chief of Police
Thomas C. Lindberg

Assistant Chief of Police
Victor C.M. Lauria

Project Description:

New 57,493 GSF retail building on existing 5 acre lot within existing development.

Comments:

1. The proposed traffic islands and curb layouts to the West & East, main approach lanes, will not allow for Fire Truck turning radiuses of 50' outside and 30' inside.

Recommendation:

The above site plan has been reviewed and is **NOT RECOMMENDED FOR APPROVAL**, at this time, until item #1 can be addressed.

Sincerely,

Andrew Copeland – Inspector/CFPE
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER(S)



June 13, 2012

Barbara E. McBeth, AICP
Deputy Director – Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: Preliminary Site Plan Approval
Review Response – Twelve Mile Crossing
At Fountain Walk New Retail

Dear Mrs. McBeth:

Comments listed below directly correspond to the June 4, 2012 review comments provided by the City's consultants for the preliminary approval of the above mentioned project.

Planning Review Response

1. The applicant is seeking a variance for the proposed loading zone location.
2. The applicant is seeking a variance for the proposed dumpster location.
3. No Comment.
4. No Comment.
5. A phasing plan is enclosed with this response letter. A full size phasing plan shall be provided with the Final Site Plan submittal. It is the Owner's intent to build the proposed parking lot area this year to help facilitate the lease of the existing building spaces south of the project area. The Owner will build the new buildings as leases agreements are signed with tenants for this space.

Engineering Review Response

1. City Standard Detail sheets will be provided with the Stamping Set submittal.
2. Plans will be revised to better differentiate between existing and proposed utilities as recommended.
3. Parking lot lighting will be provided with the Final Site Plan submittal.
4. More specifics and details for the water system will be provided on the utility plan for the Final Site Plan submittal.
5. Fire hydrant placement is predicated on where the architect can place the fire department connection. Landscaping can be adjusted once we have a final approved location of the fire department connection and hydrant location.
6. Design plans for the water system permit will be provided after Final Site Plan approval.
7. More specifics and details will be provided on the utility plan for the Final Site Plan submittal.
8. Sanitary sewer profiles will be provided on the utility plan for the Final Site Plan submittal.

49308 WAINSTOCK ST
WIXOM, MI 48393

PHONE: 248.960.2288
FAX: 248.960.2388

9. We can discuss the monitoring manhole location. It would seem to me that this is one building which would require one monitoring manhole and everything upstream of the monitoring manhole would remain a private service lead. You could potentially have eight separate services to each tenant space and it wouldn't be practical to have eight monitoring manholes.
10. Slopes will be revised as noted if possible.
11. Design plans for the sewer system permit will be provided after Final Site Plan approval.
12. Storm sewer profiles will be provided on the utility plan for the Final Site Plan submittal.
13. More specifics and details roof drain connections will be provided on the utility plan for the Final Site Plan submittal.
14. Storm water design will comply with Chapter 5 of the new Engineering Design Manual.
15. We will double check the originally approved impervious area shown on the plans.
16. We will provide an as-built topographic survey of the existing detention system and verify the capacity for the Final Site Plan submittal.
17. Required easements and permits will be submitted if modifications to the existing detention system are needed.
18. We will revise the soil boundary as requested.
19. Grading and paving limits will be shown on the Final Site Plan submittal.
20. More detailed grading as requested will be provided on the Final Site Plan submittal.
21. A letter outlining changes shall be submitted with the Final Site Plan submittal.
22. The construction cost estimate shall be submitted with the Final Site Plan submittal.
23. A draft copy of the storm water maintenance agreement will be submitted with the Final Site Plan submittal.
24. A draft copy of the water main easement shall be submitted with the Stamping Set submittal.
25. A draft copy of the sanitary sewer easement shall be submitted with the Stamping Set submittal.
26. Items 26-34 outlined in the engineer's review comments shall be completed prior to the start of construction.

Traffic Review Comments

- 1-9. Items 1-9 of the Traffic Consultants review do not require revisions to the plans or comments to be addressed.
10. We agree with the traffic consultant's findings items a.-c. and will revise on the Final Site Plan submittal.
11. We agree with the traffic consultant's findings items a.-d. and will revise on the Final Site Plan submittal.
12. The curb and gutter adjacent to parking spaces shall be revised as requested.
13. Parking lot islands shall be revised as requested.
14. The dumpster shall be rotated as requested.
15. Detail pavement marking and signage shall be shown on the Final Site Plan submittal.
16. Pavement marking revisions requested shall be shown on the Final Site Plan submittal.
17. The additional stop signs and notes shall be provided on the Final Site Plan submittal.
18. The additional signs shall be provided on the Final Site Plan submittal.
19. Stop bars shall be detailed out on the Final Site Plan submittal.
20. Additional signs and orientation at the one-way drive shall be revised on the Final Site Plan submittal.
21. The note on sheet 4 shall be revised as requested.
22. The sign table on sheet 4 shall be revised as requested.
23. The revisions to the detail sheet shall be provided on the Final Site Plan submittal.

Landscape Review

Parking Landscape:

1. No comment.
2. Trees locations shall be revised as requested on the Final Site Plan submittal.
3. No comment.

Building Foundation Landscape:

1. 4' wide landscape beds shall be provided along the building frontage areas. We will work with staff determine the appropriate size, location, and planting theme of the beds. It is important to the Owner that the landscape bed design be flexible and may need to be adjusted based on each future tenant's access needs and window visibility. No waiver is being requested for this item at this time.
2. The Owner would like to request a waiver from the 8' wide building foundation requirement. We have provided additional landscape area within the parking lot to account for the required building foundation area. We will work with staff to provide the appropriate number of additional trees, shrubs, perennials, and groundcover to meet the intent of this requirement.
3. Canopy trees shall be provided as required. No waiver is being requested or this item.

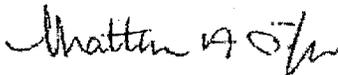
Fire Department Comments

1. The radiuses will be revised as needed to meet the fire truck turning requirements outlined in the Fire Inspector's review letter.

Other comments listed shall be addressed by the owner or architect. We hope the information provided is helpful with expediting the review process, and we look forward to continuing working with staff on this project. If there are any questions, or if any additional information is needed please let us know.

Respectfully submitted,

Diffin-Umlor and Associates



Matthew A. Diffin, P.E.
Principal



Date: June 18th, 2012

Barbara E. McBeth, AICP
Deputy Director – Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

RE: Preliminary Site Plan Approval
Review Response – Twelve Mile Crossing
At Fountain Walk New Retail

Dear Mrs. McBeth:

The following are our responses to the June 4th, 2012 review comments provide by the City's consultants for the preliminary approval of the New Retail Building at Twelve Mile Crossings at Fountain Walk Shopping Center.

Building Façade Review Response:

1. A materials sample board shall be provided.
2. Roof Appurtenances: The design intent is that the rooftop equipment shall be screened from view.

Sincerely,
CAHEN ARCHITECTURAL GROUP, PC



Scott A. Boduch, R.A.
Project Manager - Architect

SHARED PARKING STUDY

April 30, 2012

Barbara E. McBeth, AICP
Deputy Director – Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: Parking Study Summary
Fountain Walk Development

Dear Mrs. McBeth:

We would typically compile traffic data, site observations, and write a lengthy report justifying the need for a parking reduction for a commercial facility of this size, but due to the current 45% vacancy rate at the facility most of the information we would typically provide isn't relevant. The information provided in this summary along with the attached calculation tables should provide a clear picture of the existing conditions and provide the frame work for evaluating parking at the facility as new tenants are added in the future.

Existing Condition:

The existing facility is made up of a mixture of commercial, retail, restaurants, bars, night clubs, movie theater, and other entertainment uses. The movie theater and other entertainment uses currently exceed 20% of the total leasable space within the development requiring a parking study per zoning ordinance requirements. The existing facility is approximately 580,000 square feet and currently has 3853 existing parking spaces. No traffic congestion currently exists due the current vacancy rate. The site currently has 5.0 open acres of land which was previously planned and developed as a 116,425 square foot building with no additional parking spaces located at the middle of the site. There is also two outlots along 12 Mile Road which are currently undeveloped accounting for an additional 4.0 acres of vacant open space.

Proposed Condition:

The owner is proposing to add an additional 57,493 square foot building mostly made up of smaller tenant uses. The proposed development area is located on the 5.0 open acres located in the middle of the property. The owner is proposing to add an additional 224 parking spaces to service both the new building and the existing smaller tenant uses located south of the development area. There is currently no existing parking immediately adjacent to these existing smaller vacant building areas which make these areas very difficult to lease. The construction of the additional parking during phase 1 of the proposed development will alleviate this problem.

Method Used:

The Institute of Transportation Engineers "Shared Parking Planning Guidelines" Parking Occupancy Rates table was used to determine the initial parking occupancy rates for the site. This table defines the percent of the basic minimum parking needed during each time period for shared parking Monday thru Friday and Saturday & Sundays as shown below.

Parking Occupancy Rates

Uses	M-F	M-F	M-F	Sat. & Sun	Sat. & Sun	Sat. & Sun
	8am-5pm	8pm-12am	12am-6am	8am-5pm	6pm-12am	12am-6am
Residential	60%	100%	100%	80%	100%	100%
Office/ Warehouse /Industrial	100%	20%	5%	5%	5%	5%
Commercial	90%	80%	5%	100%	70%	5%
Hotel	70%	100%	100%	70%	100%	100%
Restaurant	70%	100%	10%	70%	100%	20%
Movie Theater	40%	80%	10%	80%	100%	10%
Entertainment	40%	100%	10%	80%	100%	50%
Conference/Convention	100%	100%	5%	100%	100%	5%
Institutional (non-church)	100%	20%	5%	10%	10%	5%
Institutional (church)	10%	5%	5%	100%	50%	5%

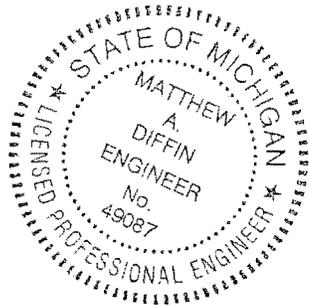
We found that when we ran our calculation using this table that the results did not accurately model the parking patterns we anticipated at the site. We found that the M-Bar-Go night club approximately 40,700 square foot extension of the Lucky Strike \ Liquor Store is only open on Friday and Saturday nights from 9:00pm to 2am. When the ordinance required parking for this single use is combined with all the other standard uses within the table the resulting peak parking during evening hours all week long are not realistic. We therefore expanded the table to include a 6pm to 9pm and 9pm to 2 am time periods. We also separated out Friday, Saturday, and Sunday to better establish parking use trends at the site. This modification to the table

allows us to accurately show the effects bars and night clubs which typically have peak hours of operation after 9 pm don't conflict with parking for the other uses that are typically closing up or are nearly vacant after 9 pm. The resulting percentage table and peak parking calculations can be found in tables 1.0 and 2.0 attached to this memo.

Parking Summary:

Our parking calculation summarized in table 2.0 show the ordinance required parking for the existing and proposed uses to be 5017 spaces with peak parking occurring on Friday and Saturday in the evening from 6 pm to 9 pm. The peak parking was calculated to be 3681 spaces a reduction of 1336 spaces. The 3681 spaces are 396 spaces less than the 4077 spaces shown on the proposed site plan. It should also be noted that the 444 required spaces for the existing Power House Gym seems high. We rarely see stand alone gyms of this size with more than 200 parking spaces.

Due to the current vacancy it makes it very difficult to determine with any certainty if this site is over parked and what the true parking reduction should be. As stated earlier there is currently no parking congestion nor is any anticipated provided the future tenants of this facility resemble the mixture of uses shown in Table 2.0. The parking conditions at this site should be reevaluated in the future either before occupancy permits are granted for future tenants or municipalities often grant special use permits to site requesting parking reductions which are reevaluated on an annual or bi-annual basis.



Matthew A. Diffin

TABLE 1.0
Parking Occupancy Rate Percentages

Tenant or Use	Uses Classification	Gross Leasable Area (Sq. Ft.)	Maximum Occupancy # of People	Calculated Required Parking # Spaces	Monday -Thursday	Monday -Thursday	Monday -Thursday	Monday -Thursday	Friday & Saturday	Friday & Saturday	Friday & Saturday	Friday & Saturday	Sunday	Sunday	Sunday	Sunday
					8am-5pm	6pm-9pm	9pm-2am	2am-6am	8am-5pm	6pm-9pm	9pm-2am	2am-6am	8am-5pm	6pm-9pm	9pm-2am	2am-6am
American Home Fitness	Commercial / Retail			1	90%	80%	50%	10%	100%	70%	30%	5%	100%	70%	5%	5%
Dick's Sporting Goods	Commercial / Retail			1	90%	80%	50%	10%	100%	70%	30%	5%	100%	70%	5%	5%
Family of Pets	Commercial / Retail			1	90%	80%	50%	10%	100%	70%	30%	5%	100%	70%	5%	5%
Existing Vacant Retail	Commercial / Retail			1	90%	80%	50%	10%	100%	70%	30%	5%	100%	70%	5%	5%
Proposed Vacant Retail	Commercial / Retail			1	90%	80%	50%	10%	100%	70%	30%	5%	100%	70%	5%	5%
Buffalo Wild Wings	Restaurant			1	70%	100%	30%	10%	70%	100%	30%	20%	70%	100%	20%	20%
Cold Stone Creamery	Restaurant			1	70%	100%	30%	10%	70%	100%	30%	20%	70%	100%	20%	20%
Godaiiko Japanese Restaurant	Restaurant			1	70%	100%	30%	10%	70%	100%	30%	20%	70%	100%	20%	20%
Hooters	Restaurant			1	70%	100%	30%	10%	70%	100%	30%	20%	70%	100%	20%	20%
Indo Fusion	Restaurant			1	70%	100%	30%	10%	70%	100%	30%	20%	70%	100%	20%	20%
Rojo Mexican Bistro	Restaurant			1	70%	100%	30%	10%	70%	100%	30%	20%	70%	100%	20%	20%
Proposed Vacant w/ Outdoor Seating	Restaurant			1	70%	100%	30%	10%	70%	100%	30%	20%	70%	100%	20%	20%
Bar Louie	Restaurant			1	40%	100%	100%	10%	80%	100%	100%	20%	80%	100%	50%	10%
M-Bar-Go	Dance Hall			1	0%	0%	0%	0%	0%	0%	100%	20%	0%	0%	0%	0%
Lucky Strike/Liquor Store	Bowling Alley			1	40%	100%	0%	10%	80%	100%	100%	20%	80%	100%	50%	10%
Emagine Novi Theatre	Theater			1	40%	80%	70%	10%	80%	100%	100%	10%	80%	100%	50%	10%
Chuck E. Cheese's	Entertainment			1	40%	100%	60%	10%	80%	100%	50%	10%	80%	80%	10%	4%
Gjeto's Salon & Day Spa	Entertainment			1	40%	100%	60%	10%	80%	100%	50%	10%	80%	80%	10%	4%
Powerhouse Gym	Entertainment			1	40%	100%	60%	10%	80%	100%	50%	10%	80%	80%	10%	4%
Putting Edge Fun Centers	Entertainment			1	40%	100%	60%	10%	80%	100%	50%	10%	80%	80%	10%	4%

* Maximum Shift, Maximum Occupancy, & number of employee data was provided by the Owner's property management team

** Shared Parking Planning Guidelines, Institute of Transportation Engineers standard Occupancy Rate Table times & percentages were modified to accurately reflex the effects of the M-Bar-Go Nightclub which is only open Friday and Saturday 9 pm to 2 am.

TABLE 2.0
Parking Occupancy Rates

Tenant or Use	Uses Classification	Gross Leasable Area (Sq. Ft.)	Maximum Occupancy # of People	Calculated Required Parking # Spaces	Monday -Thursday	Monday -Thursday	Monday -Thursday	Monday -Thursday	Friday & Saturday	Friday & Saturday	Friday & Saturday	Friday & Saturday	Sunday	Sunday	Sunday	Sunday
					8am-5pm	6pm-9pm	9pm-2am	2am-6am	8am-5pm	6pm-9pm	9pm-2am	2am-6am	8am-5pm	6pm-9pm	9pm-2am	2am-6am
American Home Fitness	Commercial / Retail	11,600		52	47	42	26	5	52	42	16	3	52	37	3	2
Dick's Sporting Goods	Commercial / Retail	41,700		188	169	150	94	19	188	150	56	9	188	131	9	8
Family of Pets	Commercial / Retail	1,538		7	6	6	3	1	7	6	2	0	7	5	0	0
Existing Vacant Retail	Commercial / Retail	267,143		1203	1083	963	602	120	1203	963	361	60	1203	842	60	54
Proposed Vacant Retail	Commercial / Retail	51,243		231	208	185	115	23	231	185	69	12	231	162	12	10
Buffalo Wild Wings	Restaurant	6766	359	97	68	97	29	10	68	97	29	19	68	97	19	19
Cold Stone Creamery	Restaurant	1505		22	15	22	6	2	15	22	6	4	15	22	4	4
Godaiiko Japanese Restaurant	Restaurant	7303		104	73	104	31	10	73	104	31	21	73	104	21	21
Hooters	Restaurant	4200	201	60	42	60	18	6	42	60	18	12	42	60	12	12
Indo Fusion	Restaurant	4533	65	65	45	65	19	6	45	65	19	13	45	65	13	13
Rojo Mexican Bistro	Restaurant	6514	287	93	65	93	28	9	65	93	28	19	65	93	19	19
Proposed Vacant w/ Outdoor Seating	Restaurant	8325		119	83	119	36	12	83	119	36	24	83	119	24	24
Bar Louie	Restaurant	11146	387	159	64	159	159	16	127	159	159	32	127	159	80	16
M-Bar-Go	Dance Hall	40,704	2000	1000	0	0	0	0	0	0	1000	200	0	0	0	0
Lucky Strike/Liquor Store	Bowling Alley	20,000	440	100	40	100	0	10	80	100	100	20	80	100	50	10
Emagine Novi Theatre	Theater	72255	3700	795	318	636	557	80	636	795	795	80	636	795	398	80
*Chuck E. Cheese's	Entertainment	15535	704	222	89	222	133	22	178	222	111	22	178	178	22	9
*Gjeto's Salon & Day Spa	Entertainment	2914		13	5	13	8	1	11	13	7	1	11	11	1	1
*Powerhouse Gym	Entertainment	58950	1100	444	178	444	267	44	356	444	222	44	356	356	44	18
*Putting Edge Fun Centers	Entertainment	9516		43	17	43	26	4	34	43	21	4	34	34	4	2
Total		643390		5017	2615	3522	2158	502	3494	3681	3088	600	3494	3369	795	322

Required Parking Per Ordinance:

Planned Commercial or Shopping Center	For developments 600,000 square feet GLA and larger, one (1) for each 222 square feet GLA (4.5 spaces per 1,000 sq. ft. GLA).
Restaurants (Sit down)	One (1) for each seventy (70) square feet gross floor area (14.3 spaces per one thousand (1,000) square feet), or one (1) for each two (2) employees, plus one (1) for each two (2) customers allowed under maximum capacity (including waiting areas), whichever is greater.
Health clubs and facilities > 30,000-sft	One (1) for each 9 memberships (family or individual)
Theaters and auditoriums	One (1) for each three and four tents (3.4) seats plus one (1) for each two (2) employees
Bowling alleys	Five (5) for each one (1) bowling lane plus parking for accessory uses
Dance halls, pool or billiard parlors, and assembly halls without fixed seats	One (1) for each two (2) persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes.

NEW RETAIL BUILDING

TWELVE MILE CROSSING
 AT FOURTH MILE
 TWELVE MILE ROAD
 NOVI, MICHIGAN

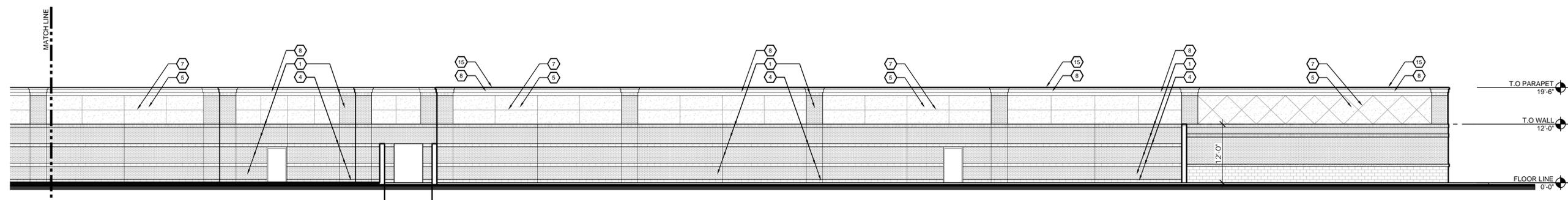
DATE • 04-24-12
 PROJ. NO. • 11004.1
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ISSUED/REVISED • DATE
INITIAL SUBMITTAL 04-24-12

DRAWING TITLE •
PROPOSED EXTERIOR ELEVATIONS

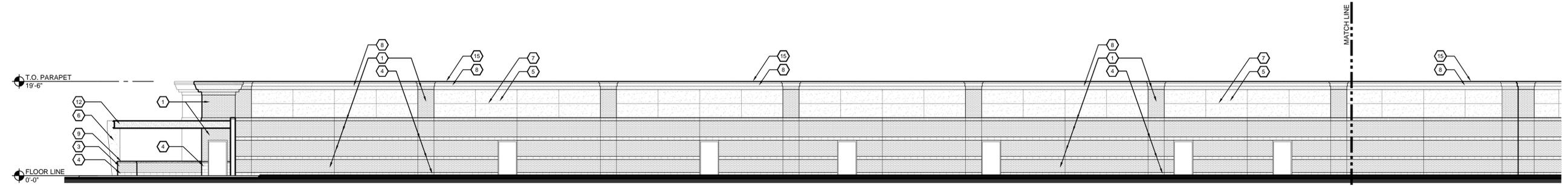
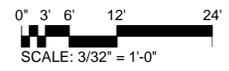
A2.1

PRELIMINARY SITE PLAN SUBMITTAL 04-24-12



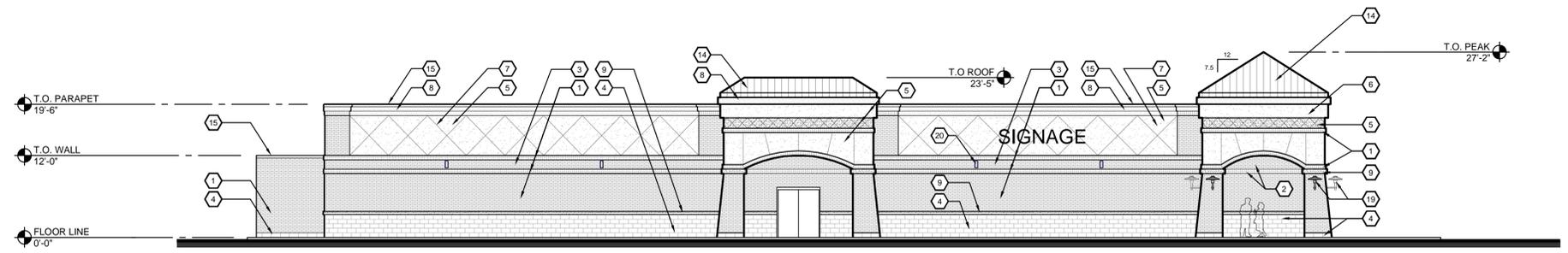
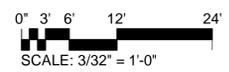
- PROPOSED PARTIAL REAR ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"



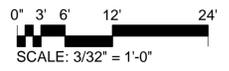
- PROPOSED PARTIAL REAR ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"



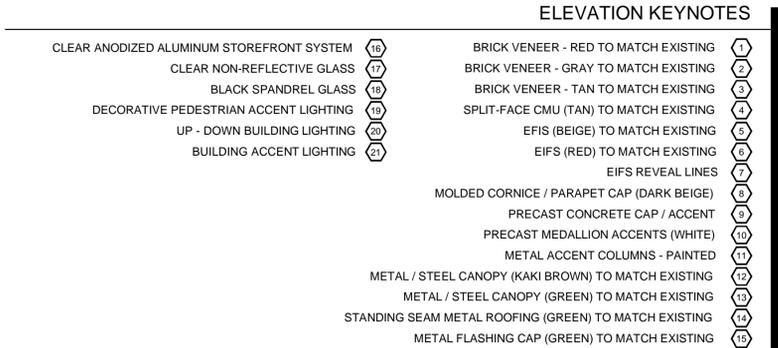
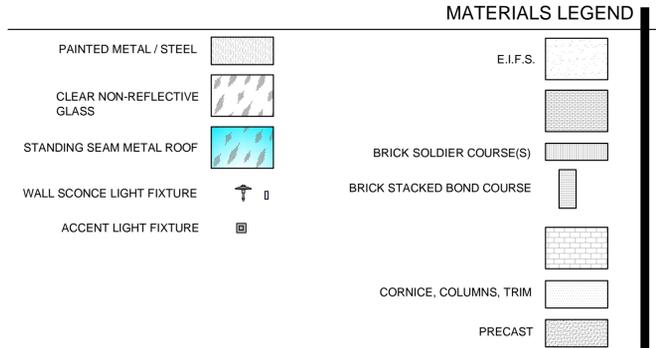
- PROPOSED LEFT SIDE ELEVATION (WEST)

SCALE: 3/32" = 1'-0"



MATERIAL CALCULATIONS

MATERIAL	BACK	WEST	EAST	FRONT	TOTAL
BRICK (30% MIN.)	6,095 S.F. 55.3%	1,542 S.F. 49.4%	748 S.F. 46.2%	3,232 S.F. 43.4%	11,617 S.F. 50.0%
CMU (10% MAX.)	1,157 S.F. 10.5%	437 S.F. 14.0%	153 S.F. 9.4%	187 S.F. 2.5%	1,934 S.F. 8.3%
EIFS (25% MAX.)	2,759 S.F. 25.1%	685 S.F. 21.9%	352 S.F. 21.7%	2,412 S.F. 32.4%	6,208 S.F. 26.7%
CORNICE/TRIM (15%)	975 S.F. 8.8%	326 S.F. 10.5%	219 S.F. 13.5%	1,046 S.F. 14.0%	2,566 S.F. 11.1%
METAL/STEEL (25%)	36 S.F. 0.3%	0 S.F. 0%	149 S.F. 9.2%	164 S.F. 2.2%	349 S.F. 1.5%
SPANDREL (50%)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	270 S.F. 3.6%	270 S.F. 1.2%
STANDING SEAM (50%)	0 S.F. 0%	130 S.F. 4.2%	0 S.F. 0%	140 S.F. 1.9%	270 S.F. 1.2%
SURFACE AREA TOTALS	11,022 S.F. 100.0%	3,120 S.F. 100.0%	1,621 S.F. 100.0%	7,451 S.F. 100.0%	23,214 S.F. 100.0%





RESTAURANT - OUTDOOR SEATING AREA



RESTAURANT - FRONT ENTRANCE



AERIAL VIEW LOOKING NORTHWEST



RESTAURANT - OUTDOOR SEATING AREA



RESTAURANT - FRONT ENTRANCE



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NEW RETAIL
BUILDING

TWELVE MILE CROSSING
AT FOUNTAIN WALK
TWELVE MILE ROAD
NOVI, MICHIGAN

DATE	04-24-12
PROJ. NO.	11004.1
DRAWN	SAB
CHECKED	SAB

ISSUED/REVISED	DATE
INITIAL SUBMITTAL	04-24-12

DRAWING TITLE	EXTERIOR RENDERINGS
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TENANT 'C' MAIN ENTRANCE



TENANT 'C' MAIN ENTRANCE



AERIAL VIEW LOOKING NORTH FROM EXISTING DEVELOPMENT



TENANT 'C' MAIN ENTRANCE



PEDESTRIAN WALKWAY ALONG RETAIL SPACES

P:\Miscellaneous\11004 - Spigel - Fountain Walk, Novi, MI\11004.1 - Fountain Walk - Sheet A3.1.dwg Apr 23, 2012 - 8:11am Scott

7076 South Allen Way
Building
Centennial, CO 80112
(303) 743-0022
CAHEN ARCHITECTURAL GROUP P.C.

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A3.1

PRELIMINARY SITE PLAN SUBMITTAL 04-24-12