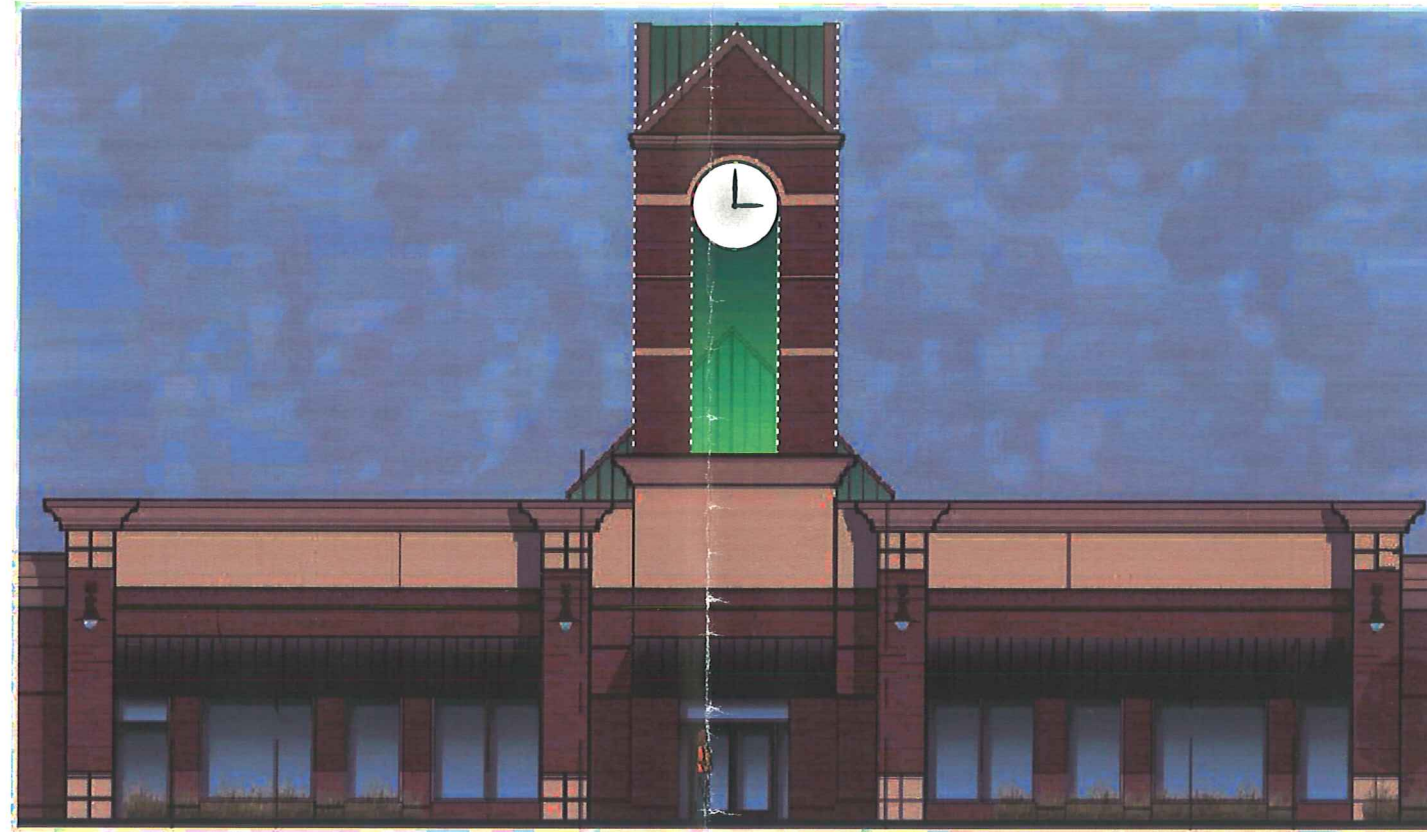
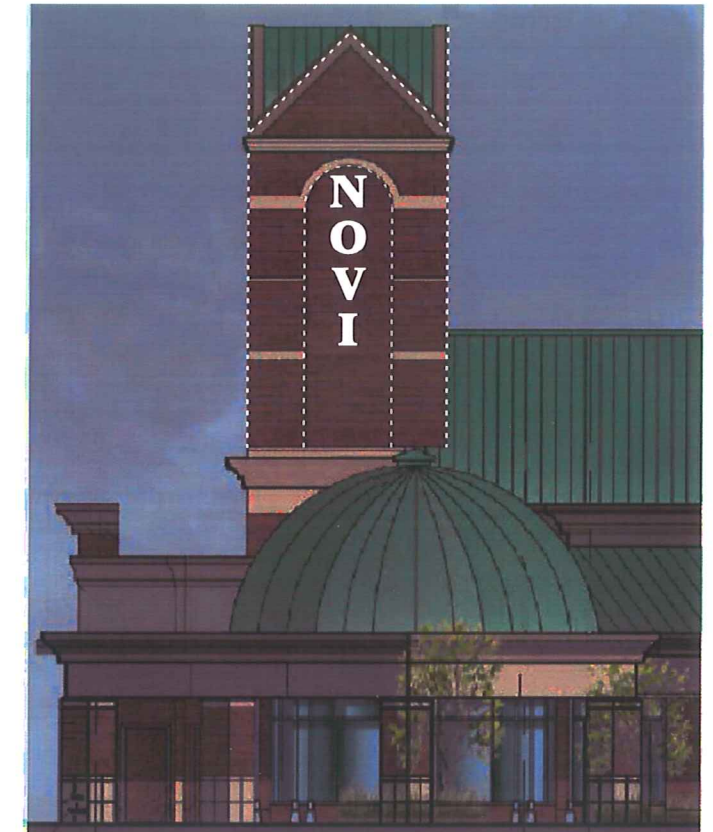


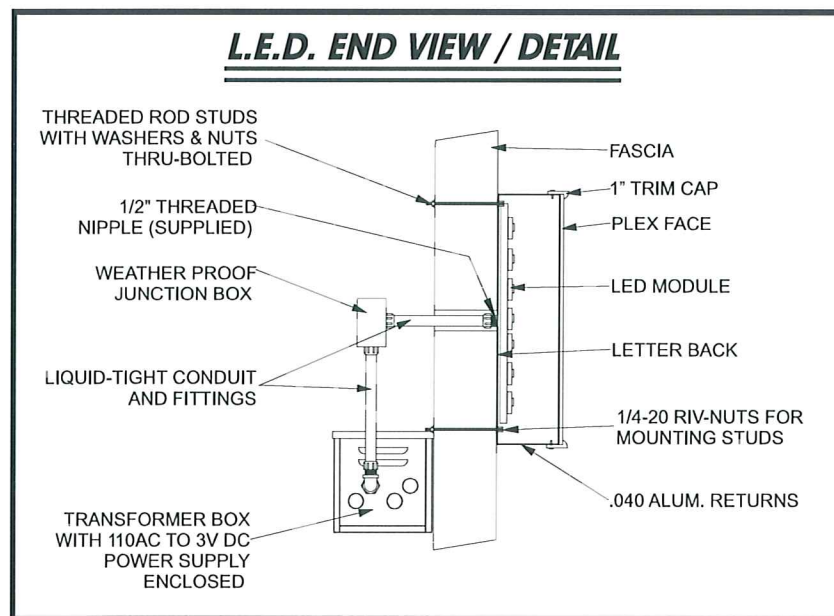
EAST ELEVATION



NORTH ELEVATION

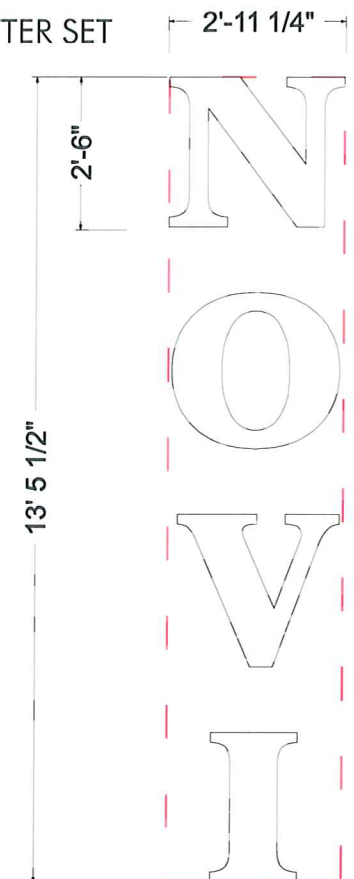


WEST ELEVATION



SOUTH ELEVATION

TOTAL SqFt=39.53 PER LETTER SET



NOTE:
COLOR INSIDE CLOCK TOWER
WILL VARY BASED ON SEASON



JOB# 008253	DRAWING#	REVISION DATE G.Alumbaugh 5-4-10	DRAWN BY/DATE G.Alumbaugh 4-23-10
JOB NAME/LOCATION SIMON PROPERTIES/NOVI TOWN CENTER 1000 TOWN CENTER DR. / NOVI, MI		SCALE NO SCALE	FILENAME NOVITC-NM-10-LS
SALES MAN JEFF JOHNSON	QUOTE#	APPROVED BY/DATE	

This design & engineering is submitted as our proposal & is to remain our property exclusively until accepted & approved by purchase



PROJECT MONUMENT SIGN - NOVI TOWN CENTER

EXIST. SIGN	: ± 6'-4" HIGH X ± 16'-0" LONG	3.4.10
UPGRADED SIGN	: ± 8'-0" HIGH X ± 16'-0" LONG	5.10.10
NOTE: ALL DIMENSIONS ARE APPROXIMATE.		

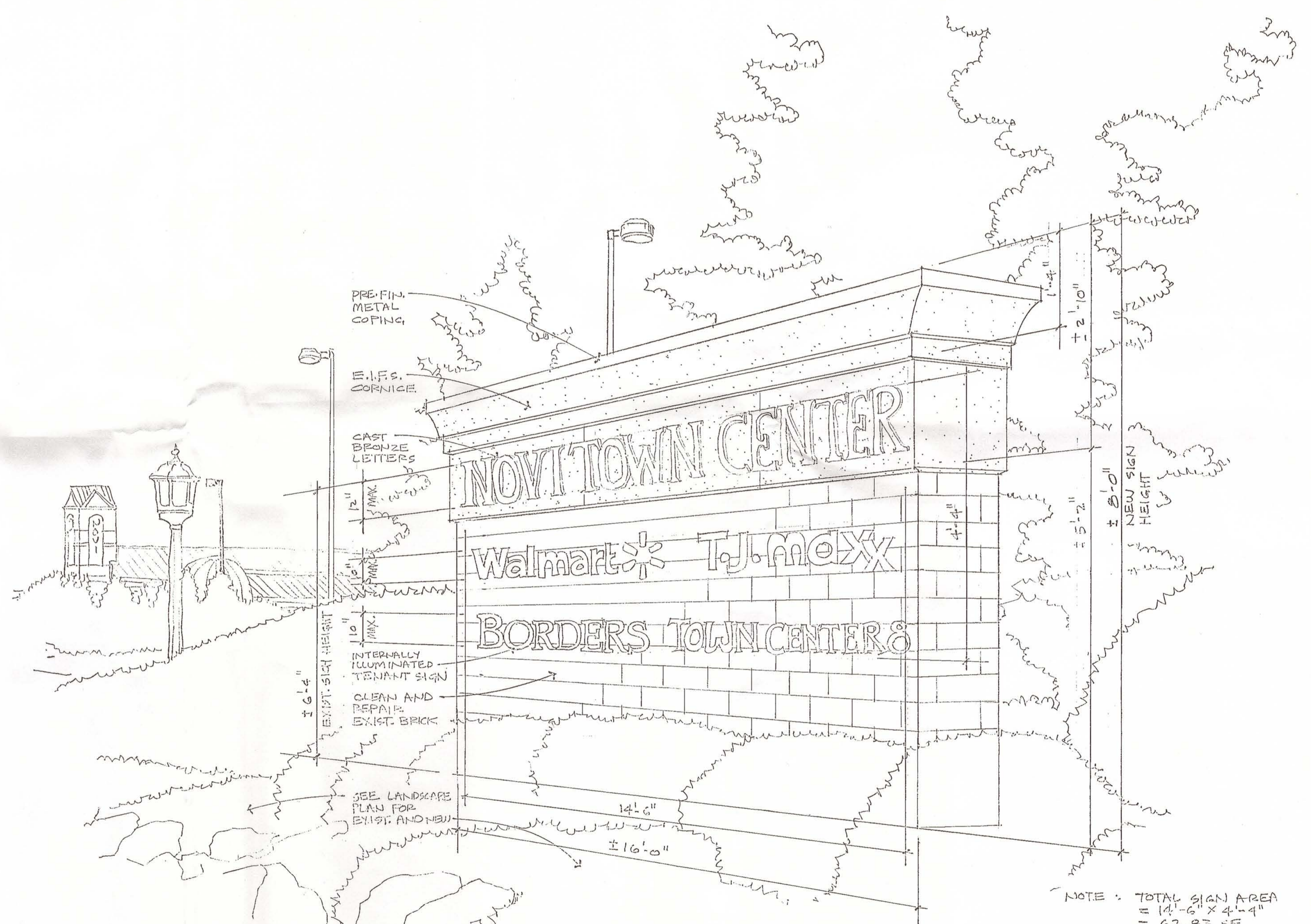
CITY SUBMITTAL
7.20.10



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

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**PRELIMINARY
NOT FOR CONSTRUCTION**



PROJECT MONUMENT SIGN - NOVI TOWN CENTER

EXIST. SIGN: ± 6'-4" HIGH X ± 16'-0" LONG
 UPGRADED SIGN: ± 8'-0" HIGH X ± 16'-0" LONG
 NOTE: ALL DIMENSIONS ARE APPROXIMATE.

3.7.10
 5.10.10
 CITY SUBMITTAL
 7.20.10



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INTERSTATE I-96

SIMON®

26132 Ingersol Drive
Novi, Michigan 48375
248/347-3830 Fax 248/347-3833

Novi Town Center



Wah Yee Associates
Architects & Planners
37911 W. TWELVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
PHONE 248.489.9160 FAX 489.0133

JULY 20, 2010

CAD DWG P:\4486\PRELIMINARY\MONUMENT AND CLOCK-TOWER SUBMITTAL 7-20-10\4486_SIGN PLAN_7-20-10.DWG

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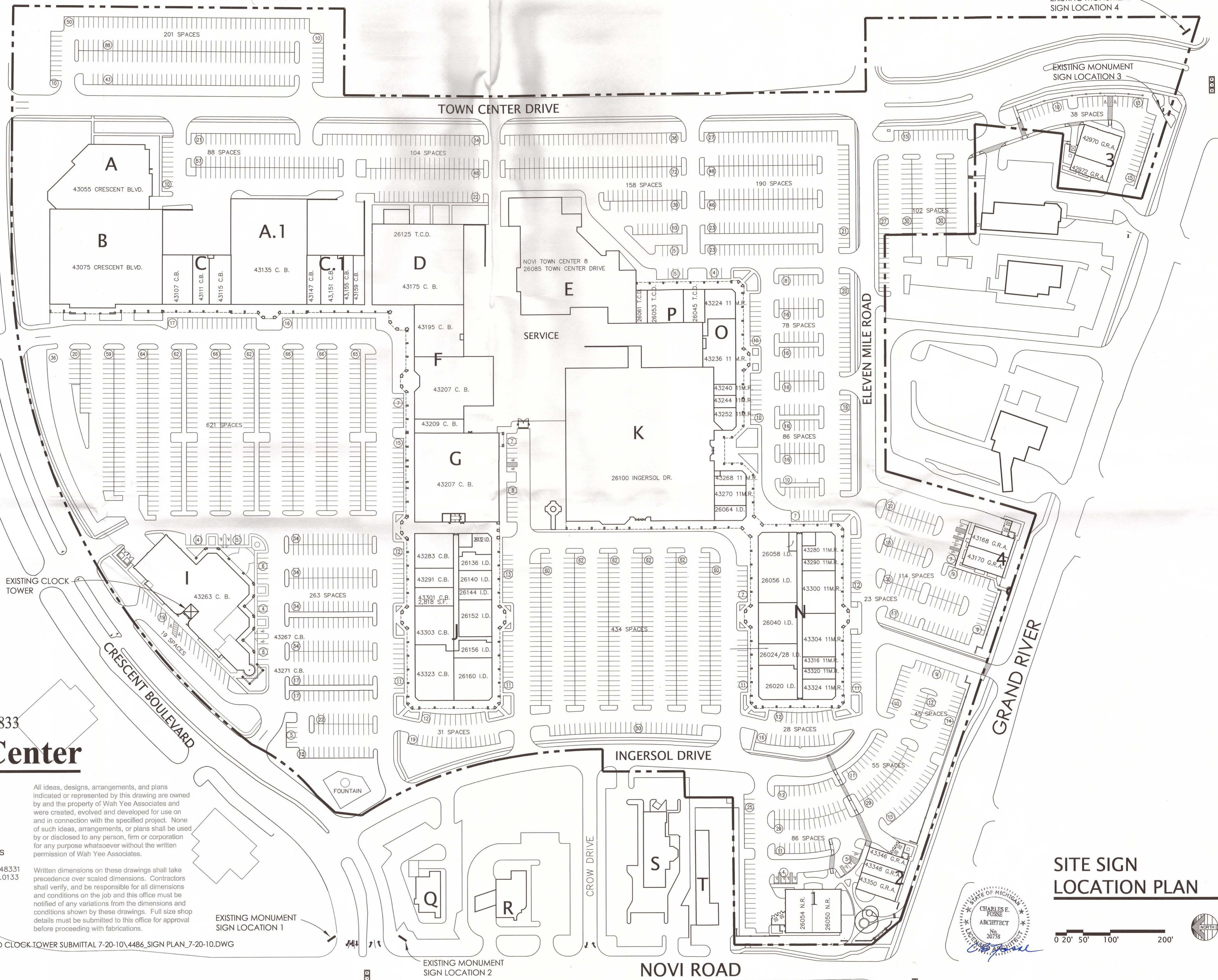
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the job and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Full size shop details must be submitted to this office for approval before proceeding with fabrications.

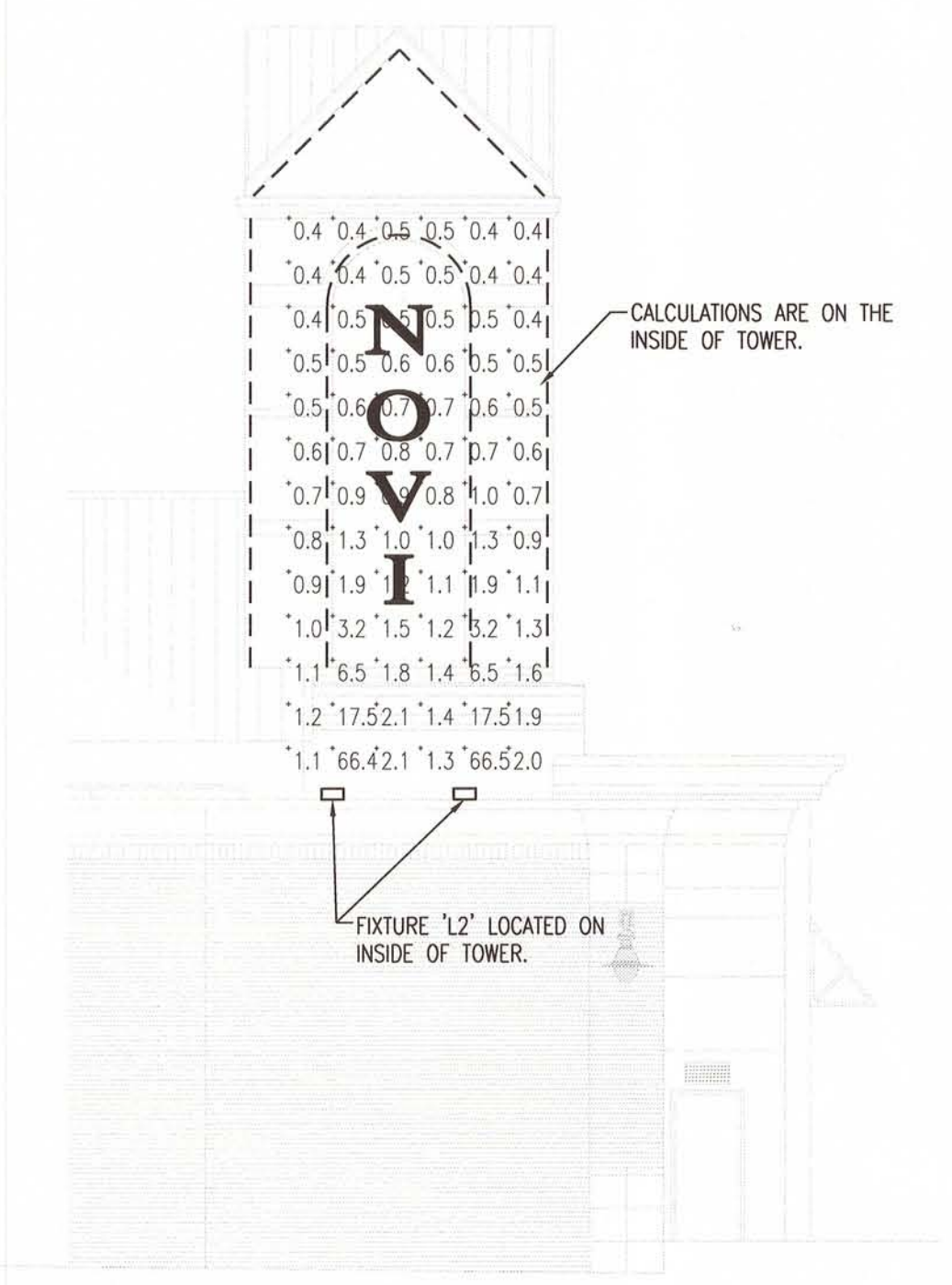
EXISTING MONUMENT SIGN LOCATION 1

EXISTING MONUMENT SIGN LOCATION 2

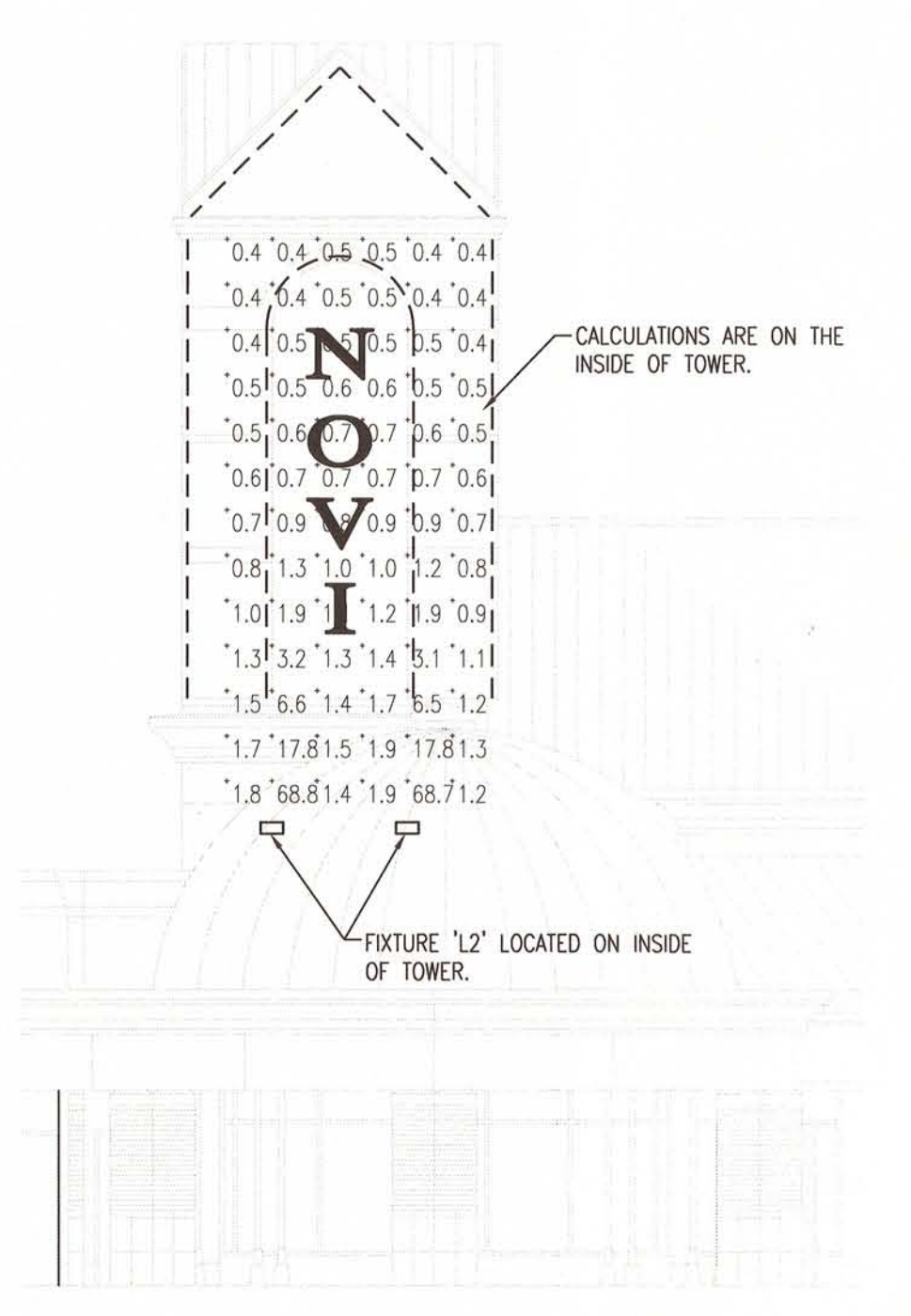
SITE SIGN LOCATION PLAN

0 20' 50' 100' 200'

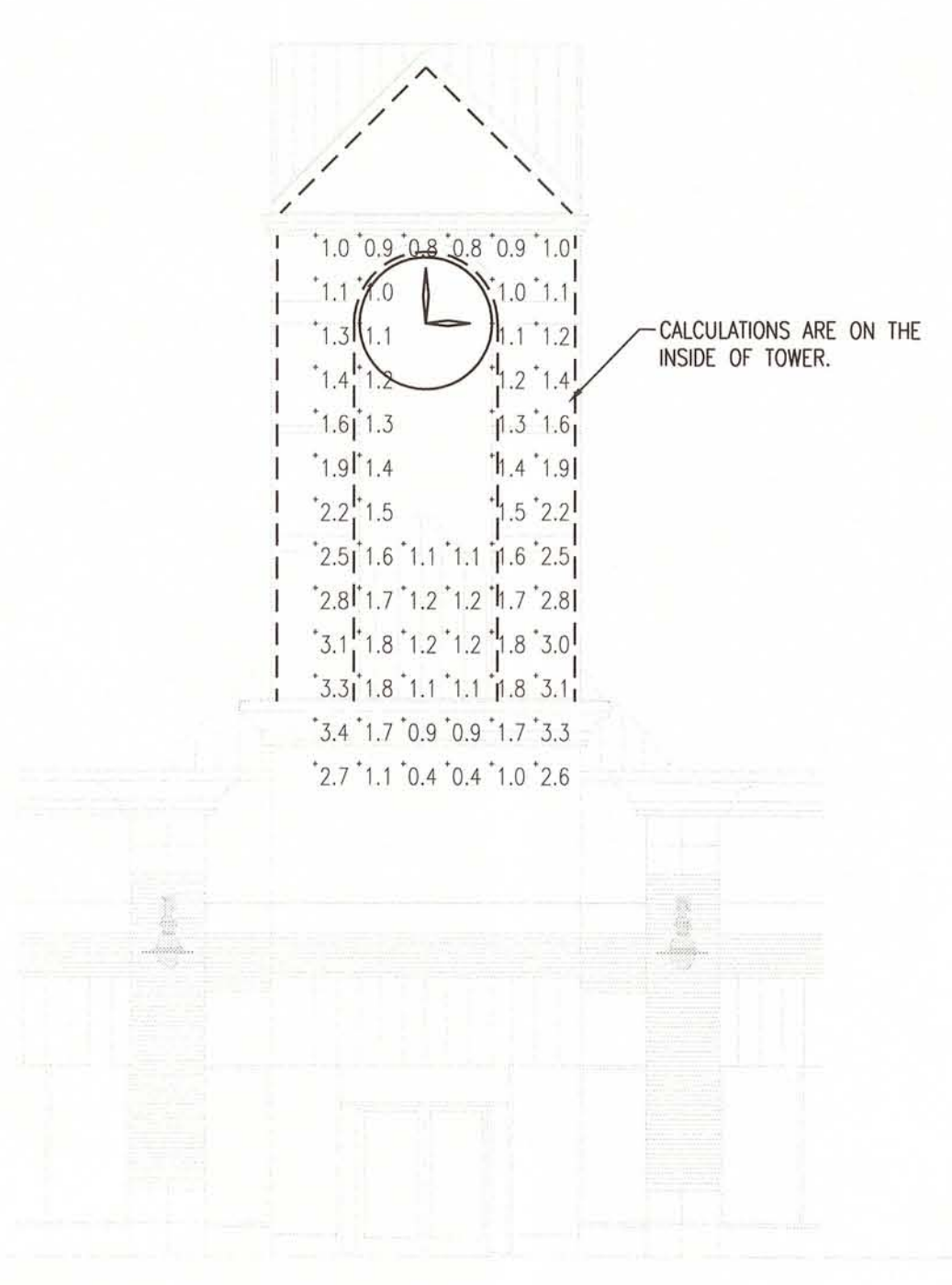




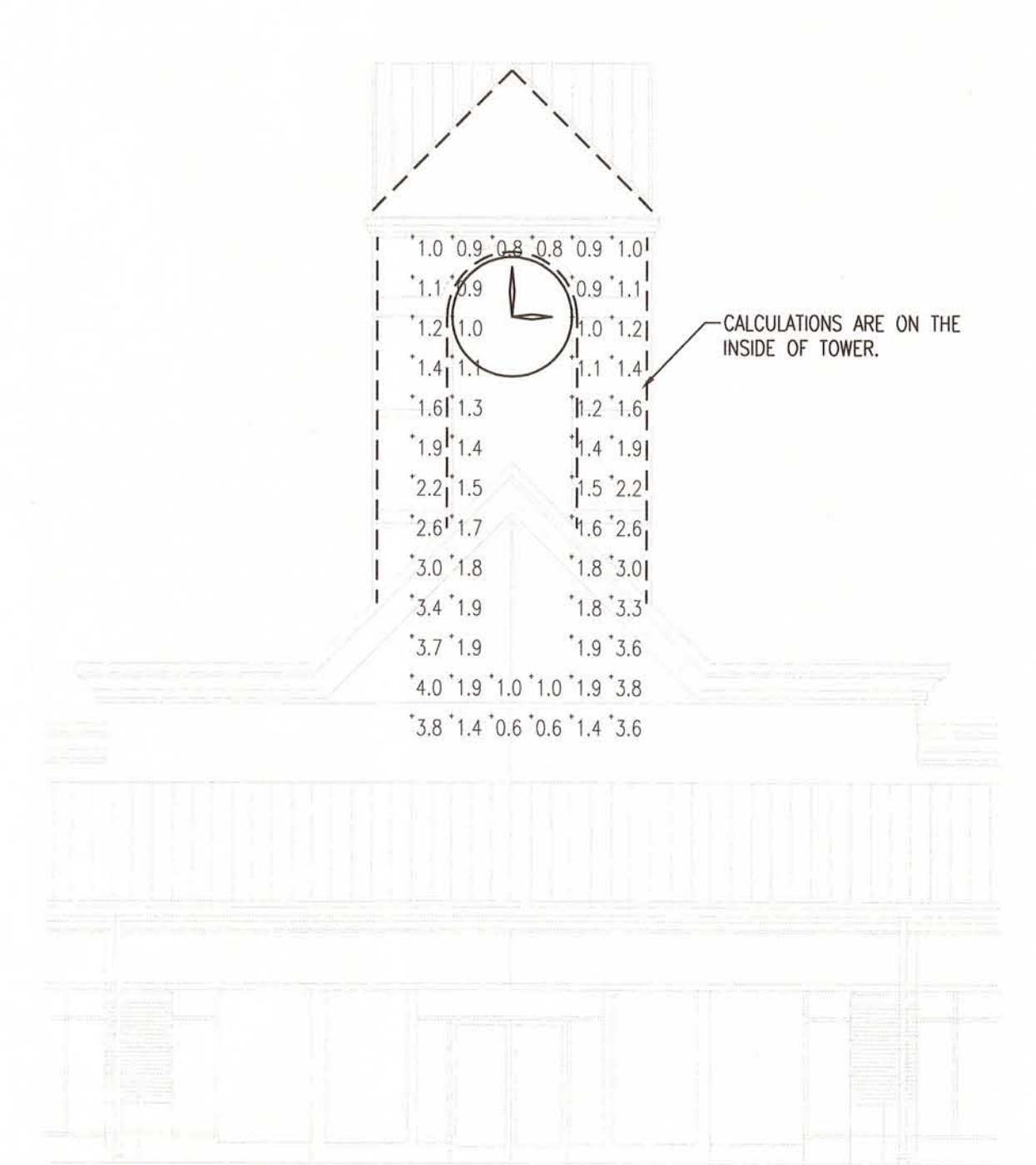
4 WEST INTERIOR TOWER CALCULATION
E-SP SCALE: 1/8" = 1'-0"



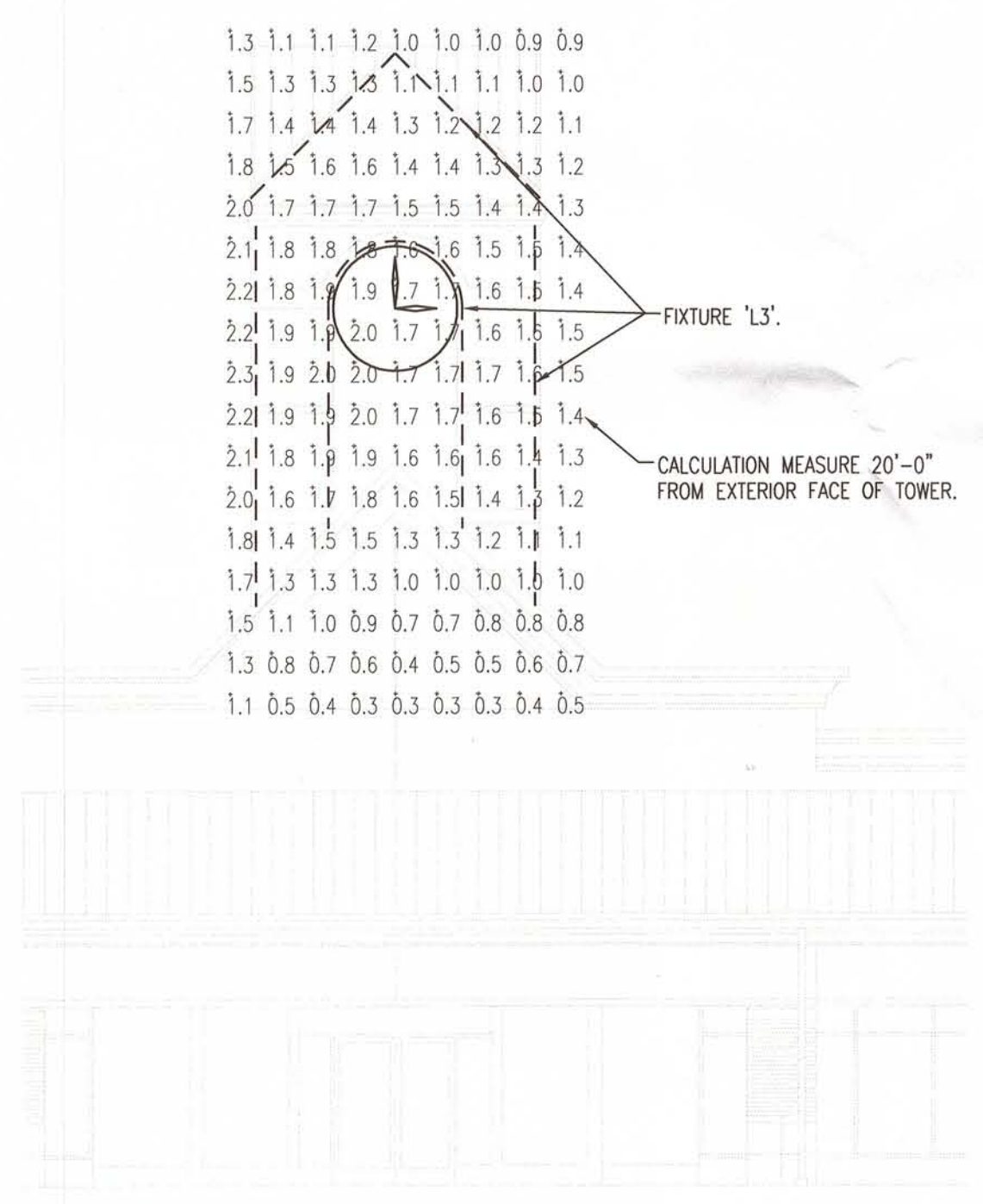
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E-SP SCALE: 1/8" = 1'-0"



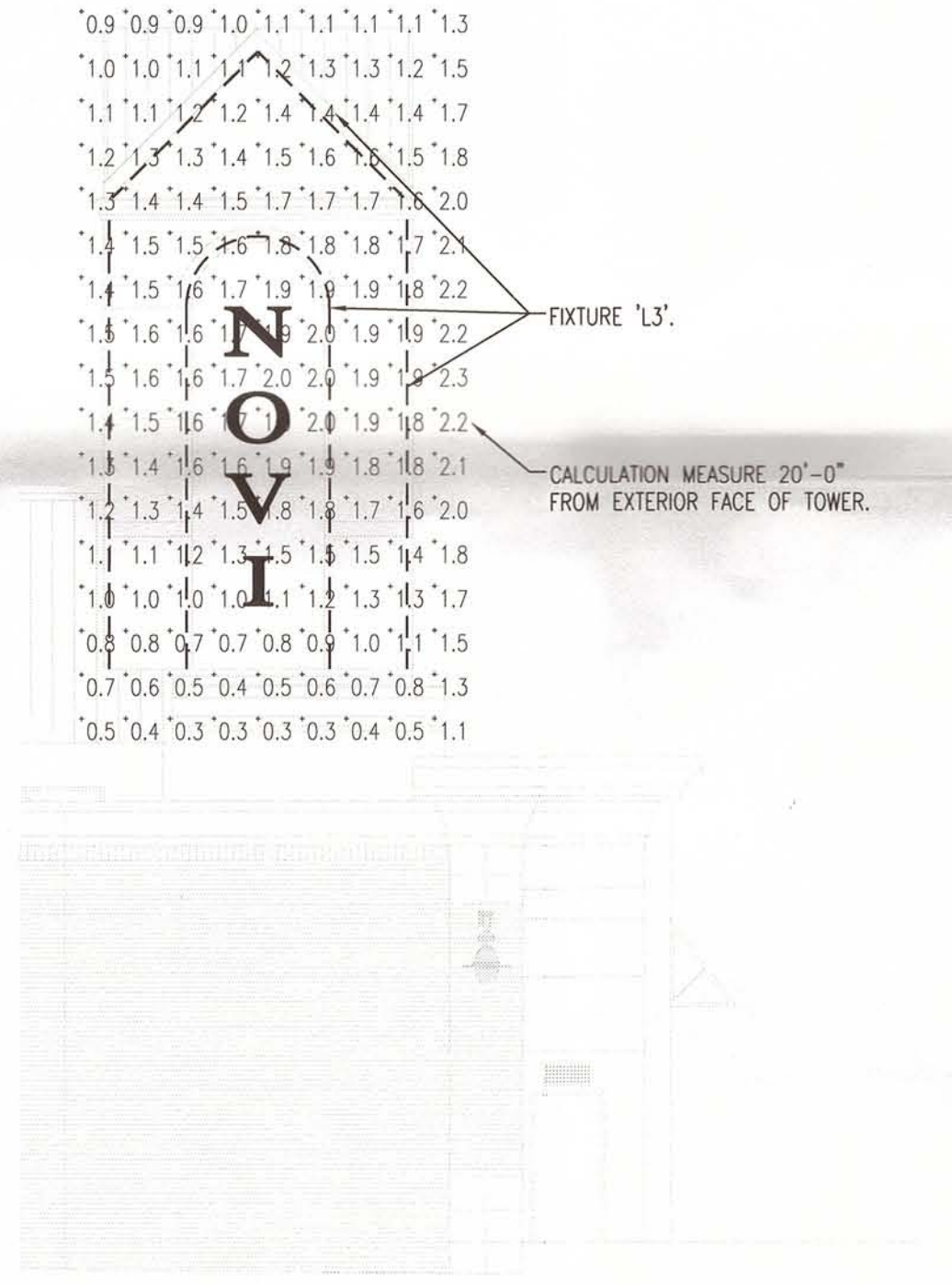
2 SOUTH INTERIOR TOWER CALCULATION
E-SP SCALE: 1/8" = 1'-0"



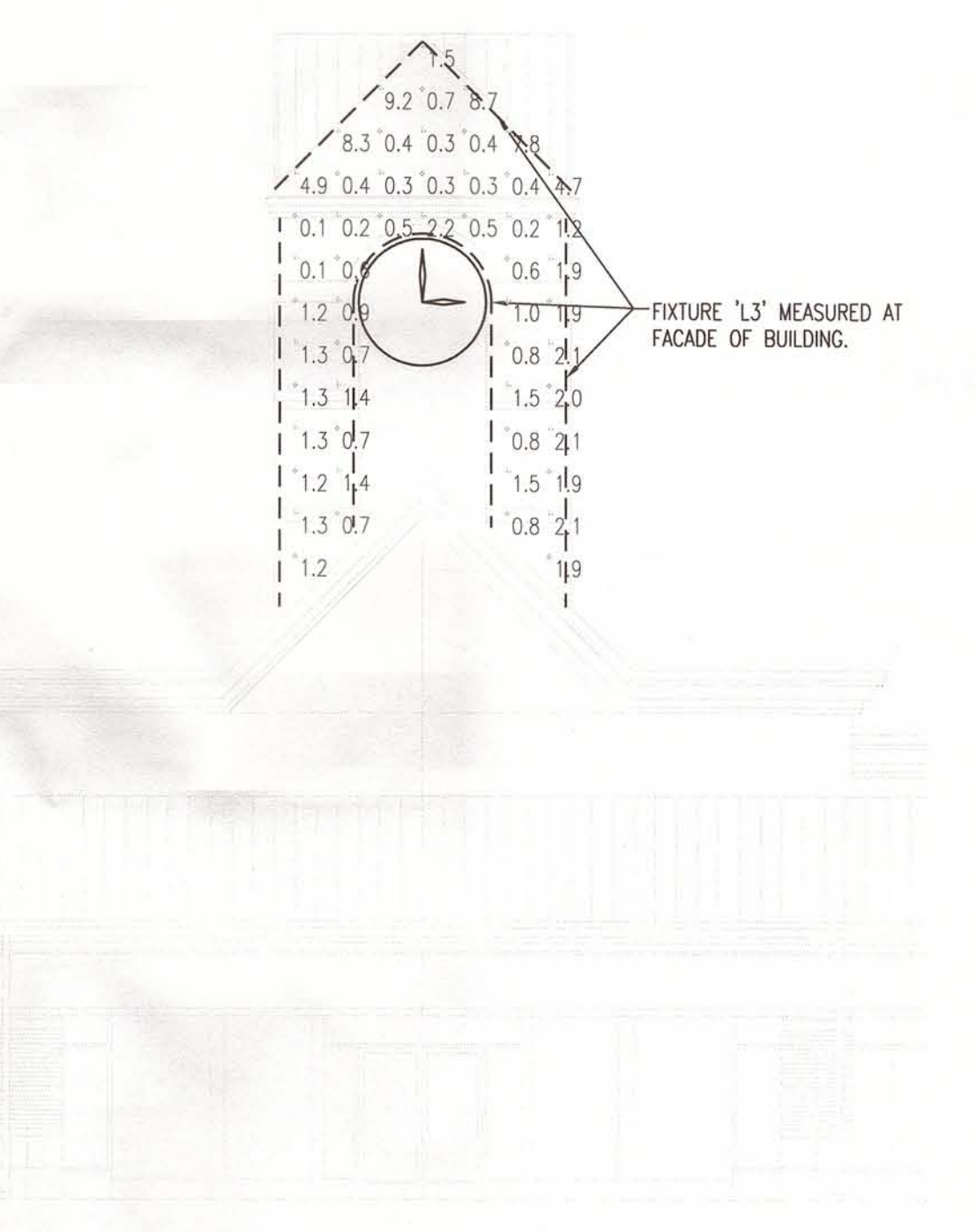
1 NORTH INTERIOR TOWER CALCULATIONS
E-SP SCALE: 1/8" = 1'-0"



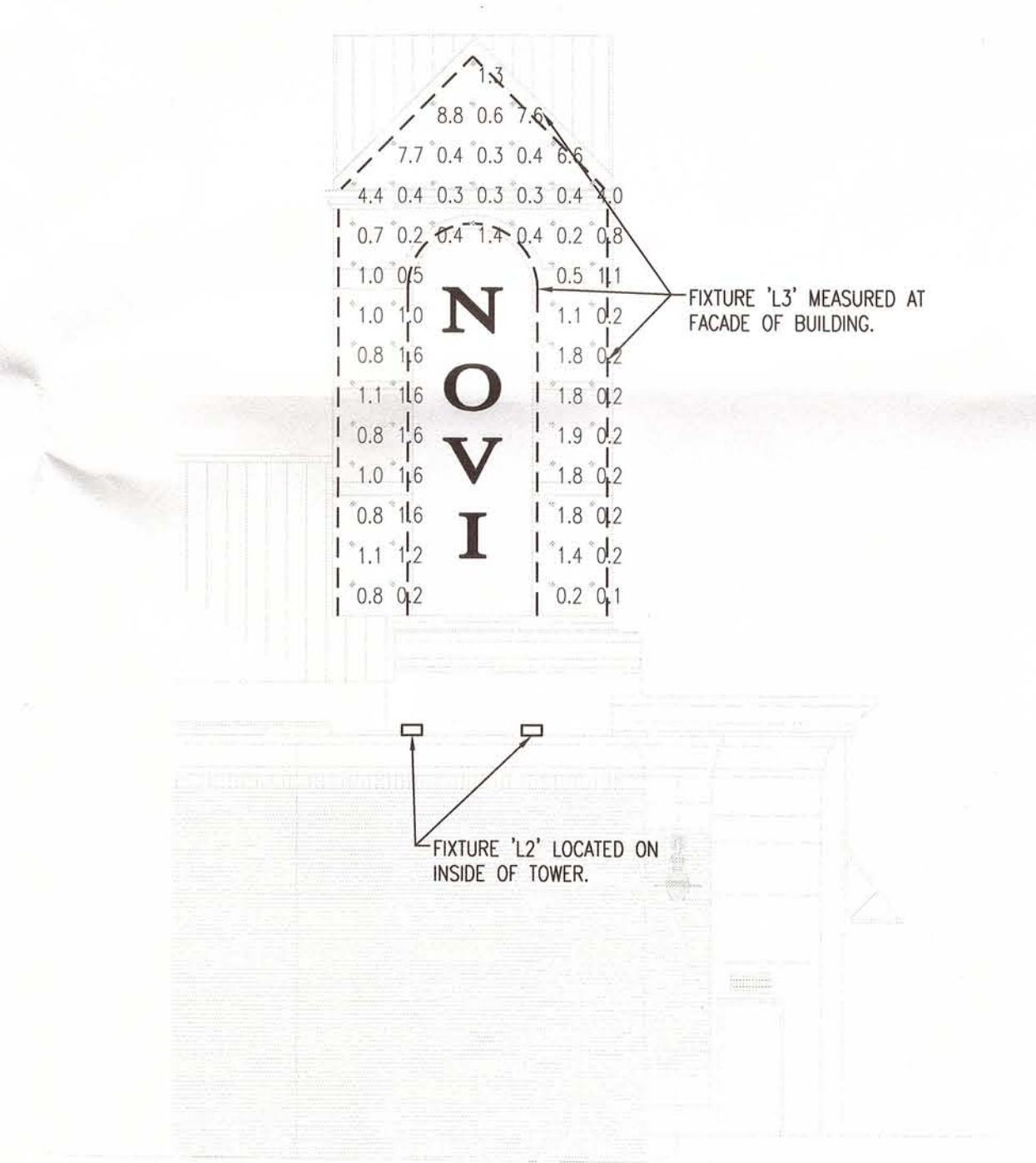
8 SOUTH EXTERIOR TOWER CALCULATION
E-SP SCALE: 1/8" = 1'-0"



7 EAST EXTERIOR TOWER CALCULATION
E-SP SCALE: 1/8" = 1'-0"



6 SOUTH EXTERIOR TOWER CALCULATION
E-SP SCALE: 1/8" = 1'-0"



5 EAST EXTERIOR TOWER CALCULATIONS
E-SP SCALE: 1/8" = 1'-0"

EXISTING FLOOD LIGHT TO REMAIN MOUNTED APPROXIMATELY 10'-6" +/- FROM FACE OF MONUMENT SIGN.

13.8	15.6	16.7	18.1	18.0	16.6	15.5	13.6
17.8	21.5	23.9	26.0	26.0	23.6	21.7	17.4
16.2	19.8	22.5	25.2	25.2	22.3	19.5	15.9
11.1	13.5	15.7	17.7	17.5	13.3	10.9	

10 EXISTING MONUMENT LIGHT FIXTURE CALCULATIONS
E-SP SCALE: 1/8" = 1'-0"

FIXTURE 'H1' MOUNTED 4'-0" FROM FACE OF MONUMENT SIGN.

6.5	10.6	15.7	18.2	15.7	10.6	6.5
13.0	29.2	41.2	38.4	29.2	13.0	
23.0	53.0	63.3	52.0	41.2	29.2	13.0
32.0	72.0	79.3	64.5	41.2	29.2	13.0

9 NEW MONUMENT SIGN LIGHT FIXTURE CALCULATIONS
E-SP SCALE: 1/8" = 1'-0"

Job Number
E-SP

Sheet Number
4486

Do not scale drawings Use figured dimensions

Wah Yee Assoc. 2010

Project
**SIGN IMPROVEMENT
NOVI TOWN CENTER**

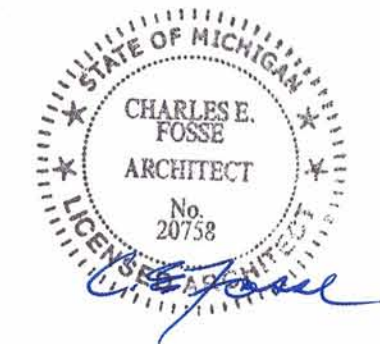
Subject
**MONUMENT SIGN &
TOWER LIGHTING**

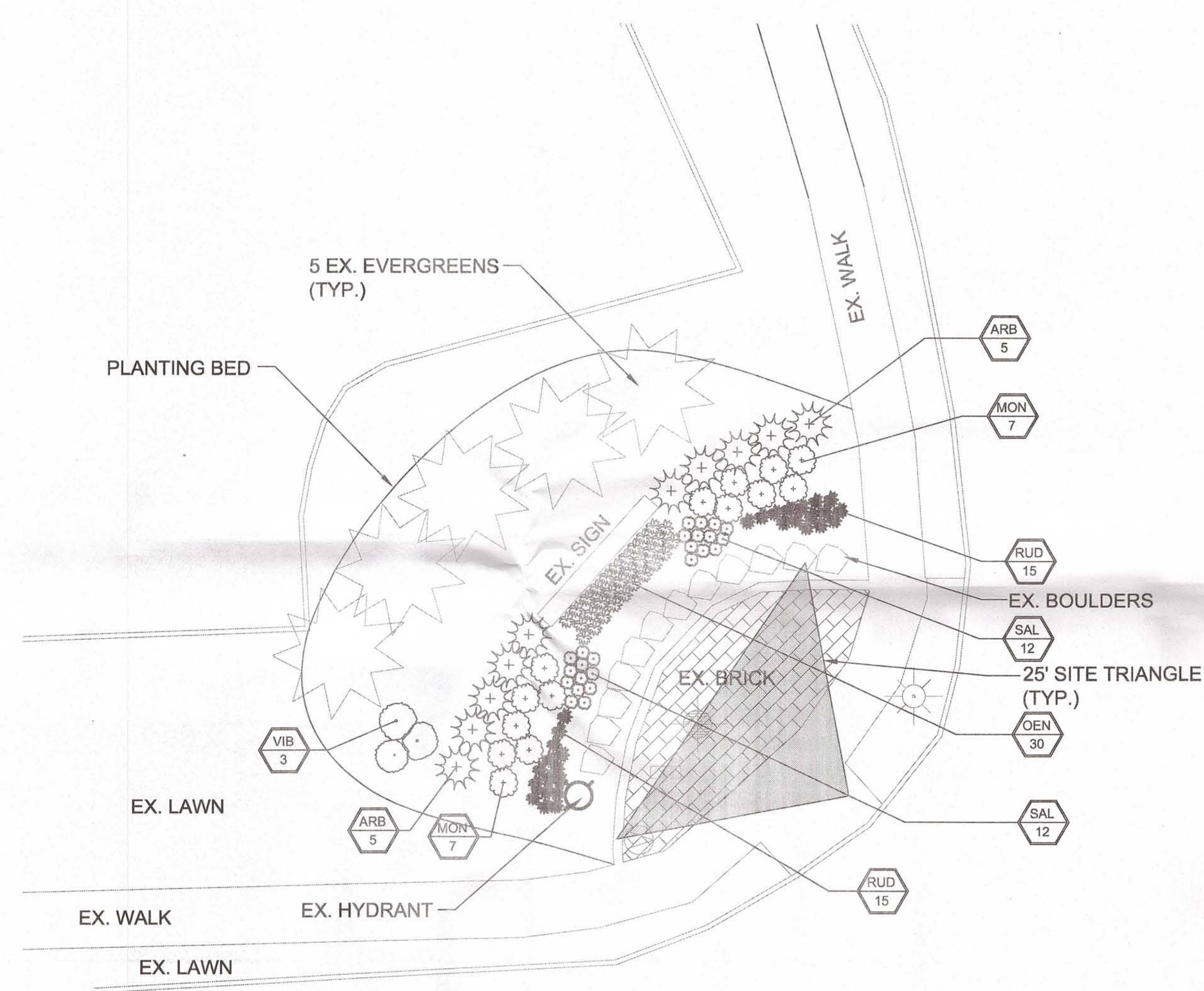
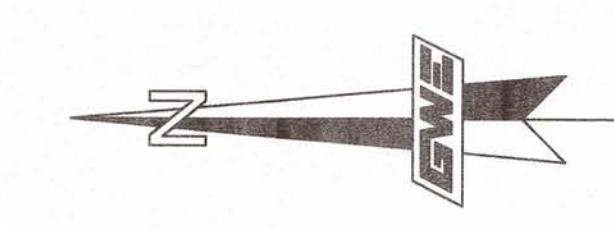
CLARK TROMBLEY RANDIERS CONSULTING ENGINEERS
6105 West St. Joseph, Suite 200
Lansing, Michigan 48206-0550
www.clarke-trumbley.com / CTR_Lan_Mi_10046-00

MICHIGAN
NOVI

Wah Yee Associates Architects & Planners
37911 WESTMEVE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48331
PHONE 248.489.9160 FAX 489.0133

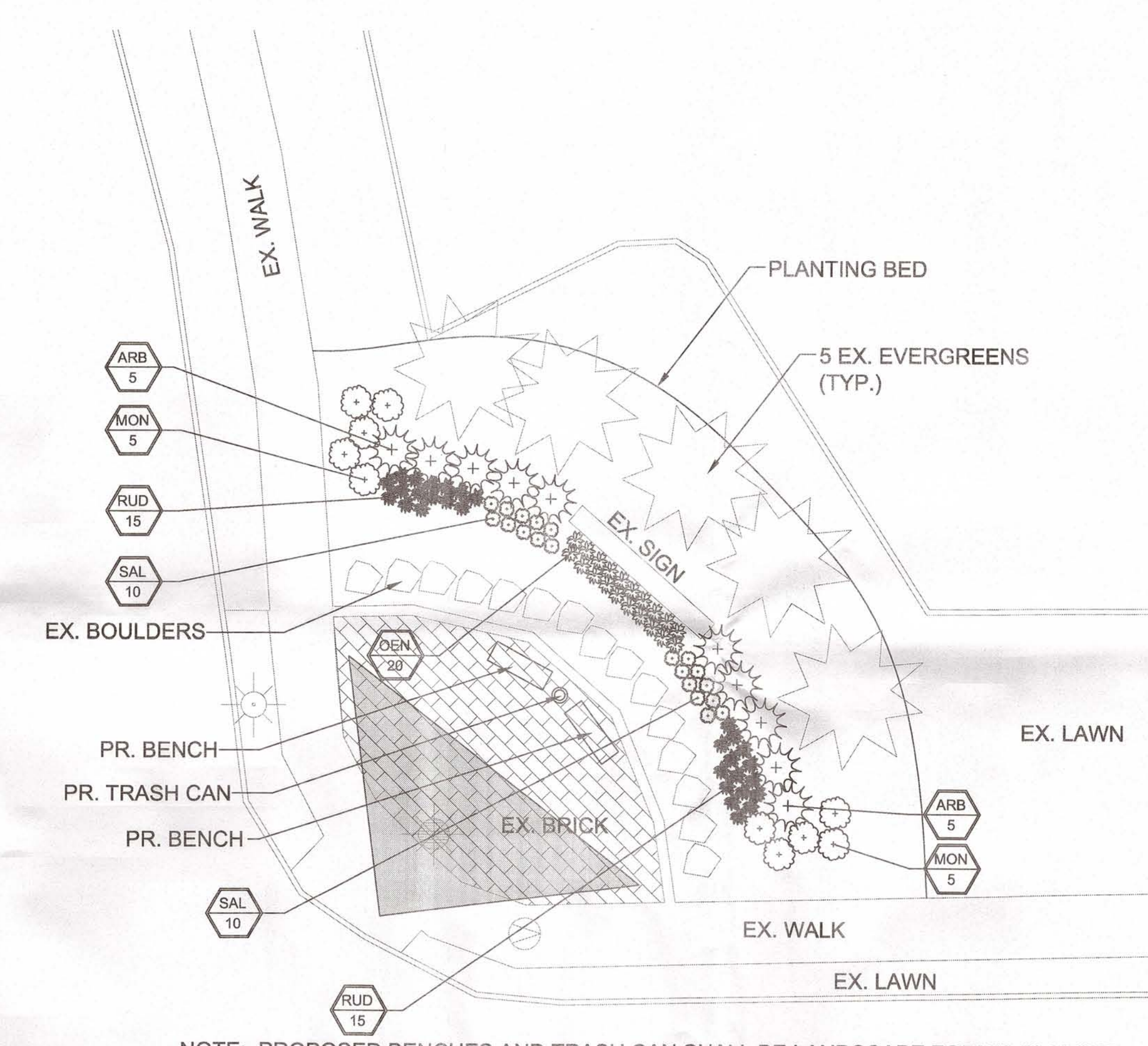
CHARLES E. FUSSE ARCHITECT
No. 20758





CRESCENT
BLVD.

NOVI ROAD



NOTE: PROPOSED BENCHES AND TRASH CAN SHALL BE LANDSCAPE FORM'S PLAINWELL SERIES FURNITURE.

IRRIGATION:

SITE IS CURRENTLY IRRIGATED AND WILL BE MODIFIED TO ACCOMMODATE THE NEW PROPOSED LANDSCAPING.

PLANT LIST:

SHRUBS:

SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	SIZE	COST
ARB	20	DARK GREEN ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'	6-7' B&B	\$60.00
VIB	3	CHICAGO LUSTRE VIBURNUM	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	3-4' B&B	\$50.00

PERENNIALS:

SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	SIZE	COST
RUD	60	BLACK-EYED SUSAN	RUDBECKIA HIRTALL	#1 CONT.	\$15.00
SAL	44	PURPLE RAIN SALVIA	SALVIA VERTICILLATA 'PURPLE RAIN'	#1 CONT.	\$15.00
OEN	50	SUNDROPS	OENOTHERA FRUTICOSA 'FIREWORKS'	#1 CONT.	\$15.00
MON	24	BEEBALM	MONARDA DIDYMA	#1 CONT.	\$15.00

REVISION:	
DATE:	07-20-2010
RESUBMIT TO CITY OF NOVI FOR LANDSCAPE REVIEW	

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 PROJ. MNGR: MWM
 DESIGN: MH, MWM
 DRAWN: NMT
 IND. REVIEW: JKA
 SECTION: 14 T-1-N R-8-E



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

GWE
Giffels-Webster Engineers, Inc.
 ENGINEERS-LAND SURVEYORS
 PLANNERS-LANDSCAPE ARCHITECTS
 2871 BOND STREET
 ROCHESTER HILLS, MI 48309
 PHONE (248) 852-3100
 FAX (248) 852-6372
 407 E. FORT STREET, SUITE 600
 DETROIT, MI 48226
 PHONE (313) 962-4442
 FAX (313) 962-5068
 6309 26 MILE ROAD, SUITE 100
 WASHINGTON, MI 48094
 PHONE (586) 781-8950
 FAX (586) 781-8951
 EMAIL info@giffelswebster.com
 www.giffelswebster.com

SHEET TITLE:
LANDSCAPE PLAN

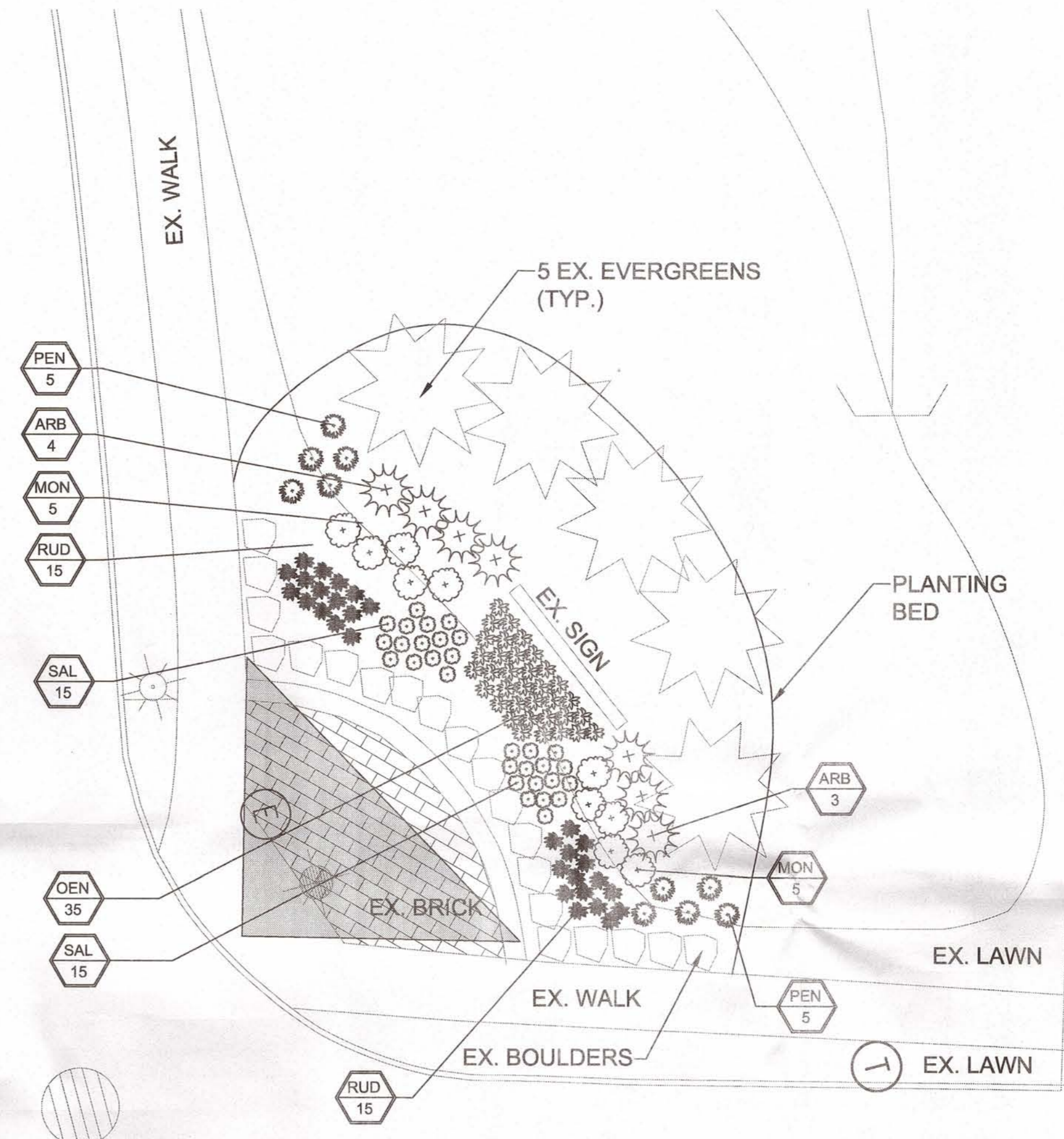
NOVI RD & CRESCENT
 @ NOVI TOWN CENTER
 CITY OF NOVI
 OAKLAND COUNTY, MI

DATE: 06-29-10
 SCALE: 1"=10'
 SHEET: L1.1
 JOB: 17844.06

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TOWN CENTER DRIVE



GRAND RIVER AVE.

IRRIGATION:
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PLANT LIST:

SHRUBS:

SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	SIZE	COST
ARB	17	DARK GREEN ARBORVITAE	THUJA OCCIDENTALIS 'NIGRA'	6-7 B&B	\$80.00

PERENNIALS:

SYMBOL	NO.	COMMON NAME	BOTANICAL NAME	SIZE	COST
RUD	60	BLACK-EYED SUSAN	RUDBECKIA HIRTA L.	#1 CONT.	\$15.00
PEN	20	HAMELIN DWARF FOUNTAIN GRASS	PENNISSETUM A. 'HAMELIN'	#1 CONT.	\$15.00
SAL	80	PURPLE RAIN SALVIA	SALVIA VERTICILLATA 'PURPLE RAIN'	#1 CONT.	\$15.00
OEN	80	SUNDRORS	OENOTHERA FRUTICOSA 'FIREWORKS'	#1 CONT.	\$15.00
MON	24	BEEBALM	MONARDA DIDYMA	#1 CONT.	\$15.00

REVISION:	
DATE:	07-20-2010
SUBMIT TO CITY OF NOVI FOR LANDSCAPE REVIEW	

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PRINCIPAL: KM
PROJ. MNGR: MWM
DESIGN: MH, MWM
DRAWN: NMT
IND. REVIEW: JKA
SECTION: 14 T-1-N R-8-E



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

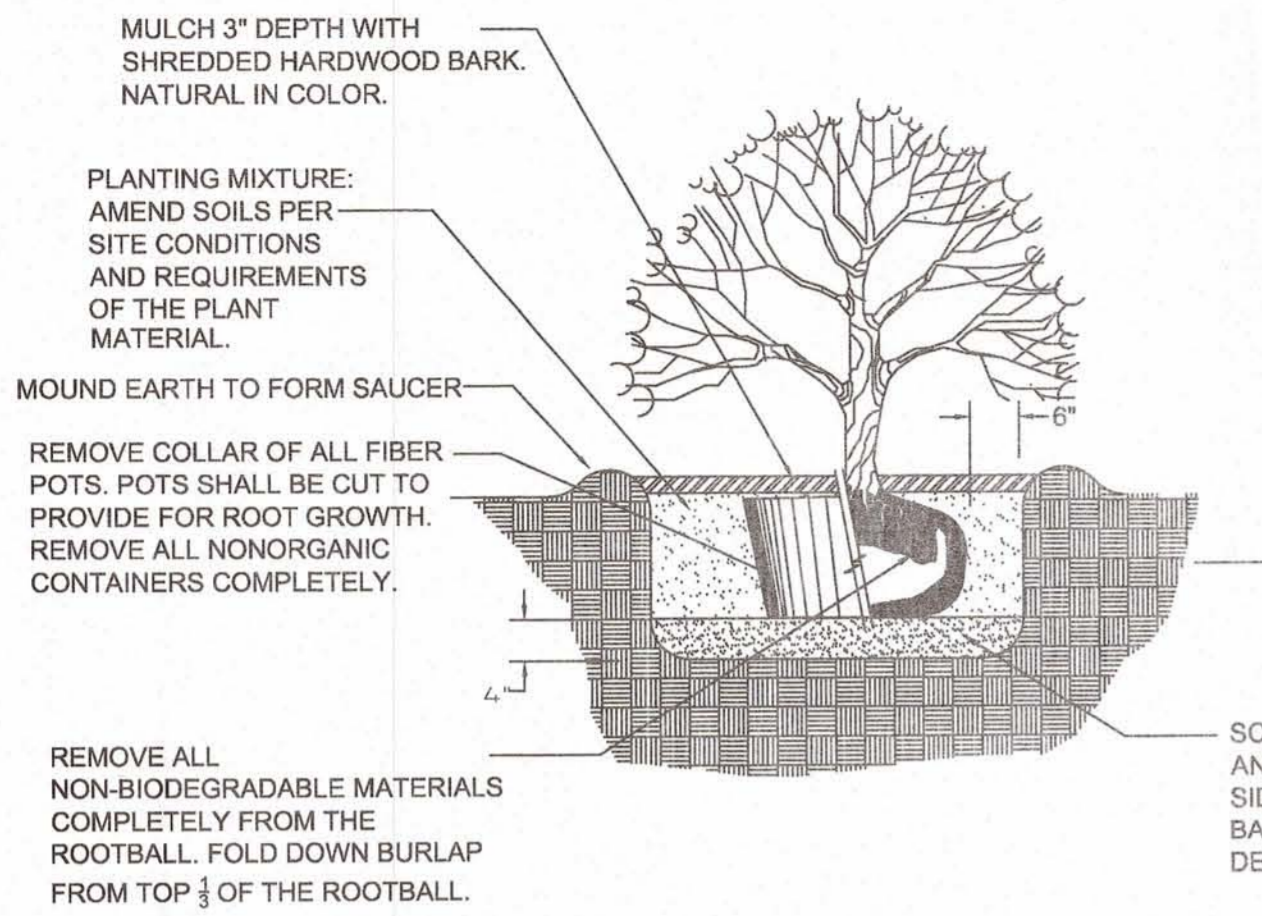
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PHONE (586) 781-8950
FAX (586) 781-8951
EMAIL info@giffelswebster.com
www.giffelswebster.com

SHEET TITLE:
LANDSCAPE PLAN

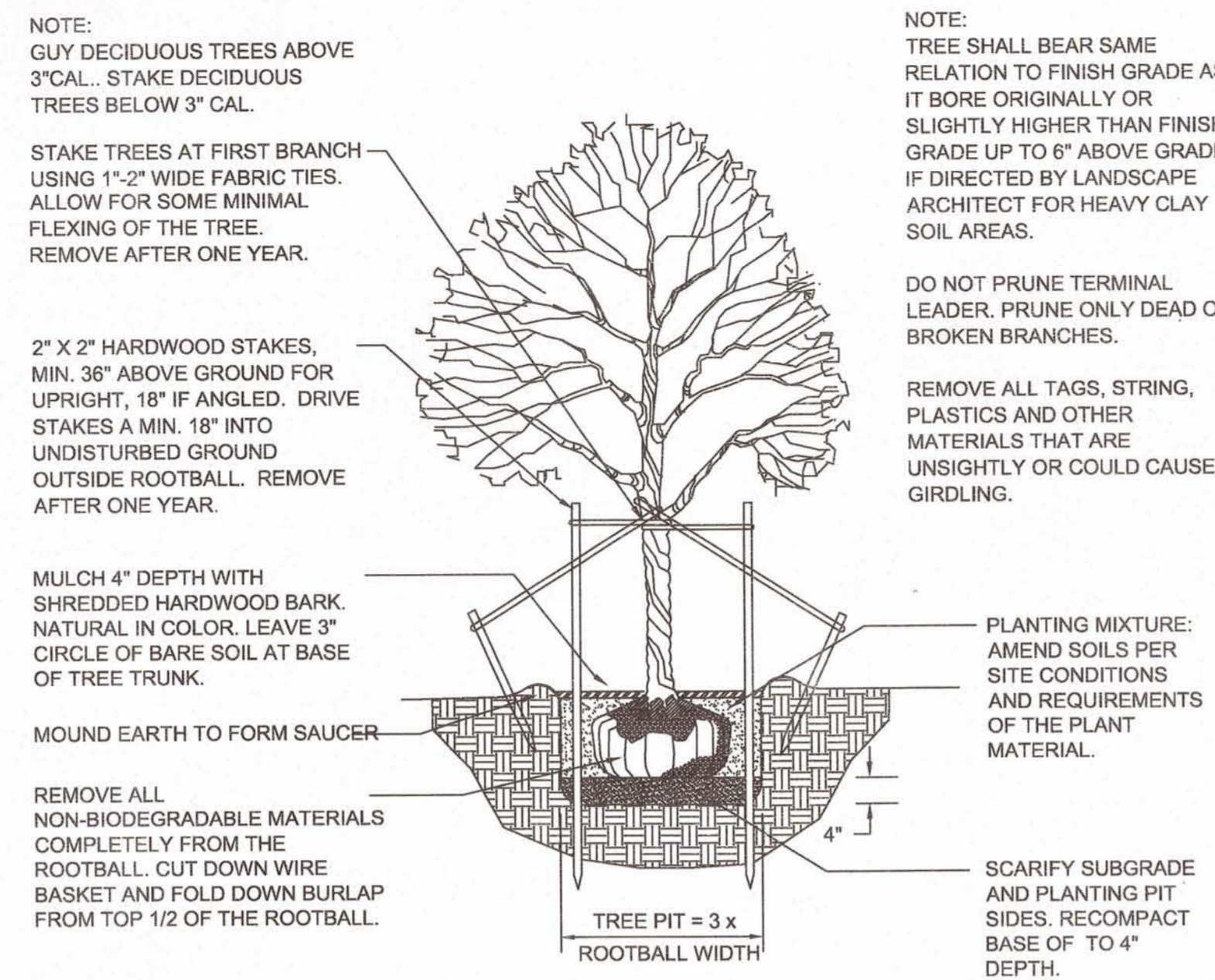
GRAND RIVER & TOWN CENTER @ NOVI TOWN CENTER
CITY OF NOVI
OAKLAND COUNTY, MI

DATE: 06-29-10
SCALE: 1"=10'
SHEET: L1.2
JOB: 17844.06

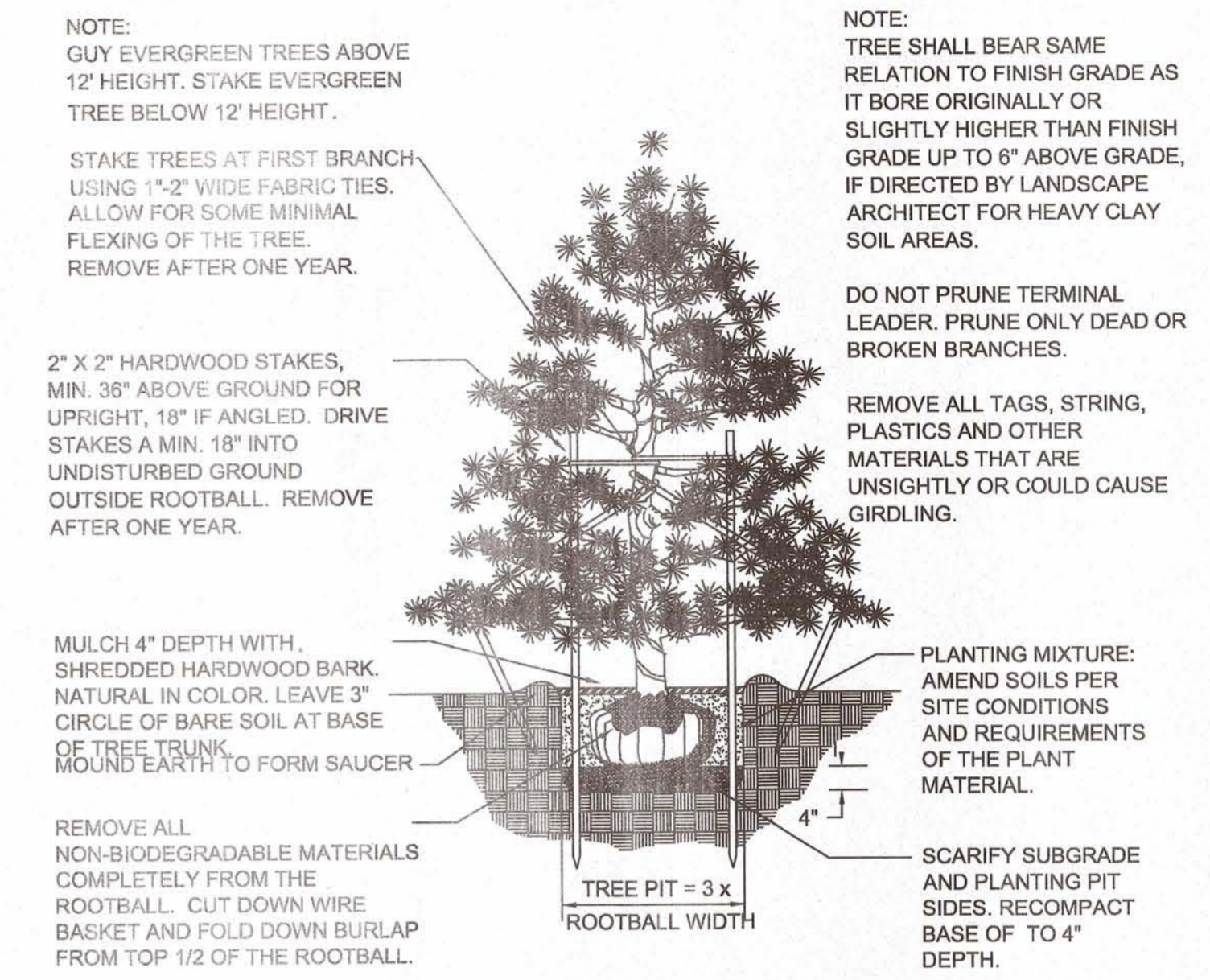
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SHRUB PLANTING DETAIL
NOT TO SCALE



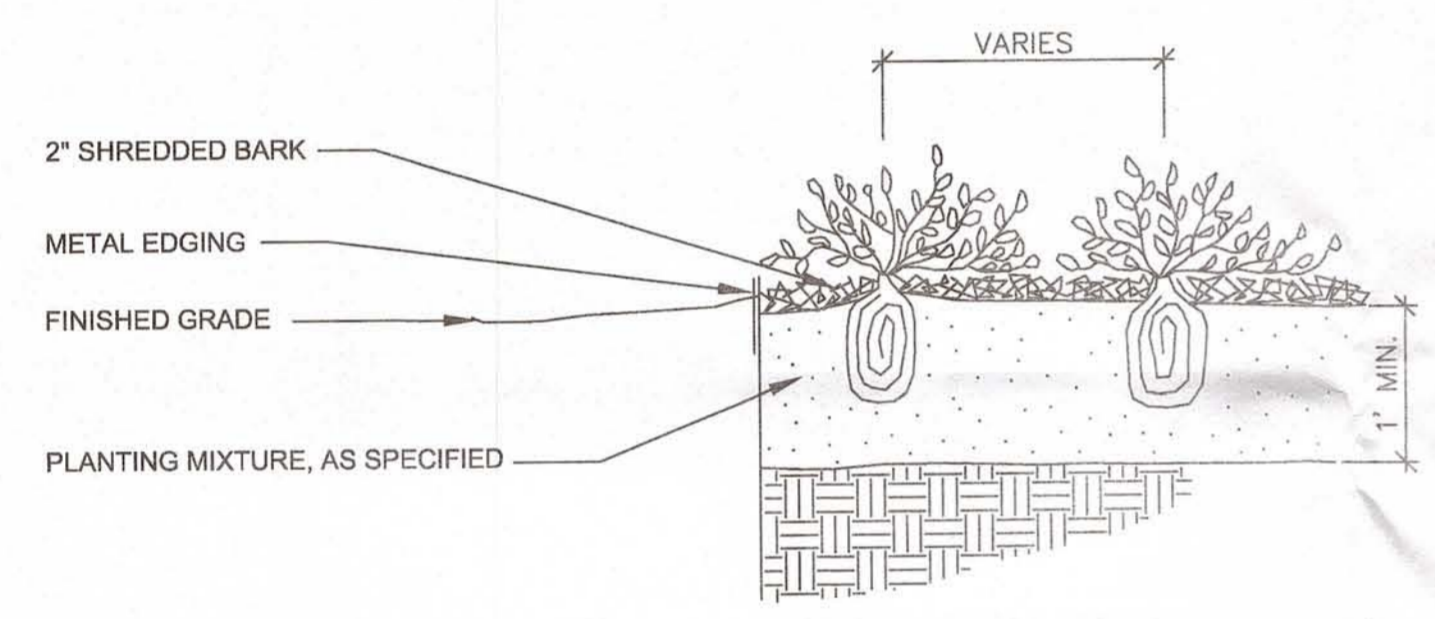
DECIDUOUS TREE PLANTING DETAIL



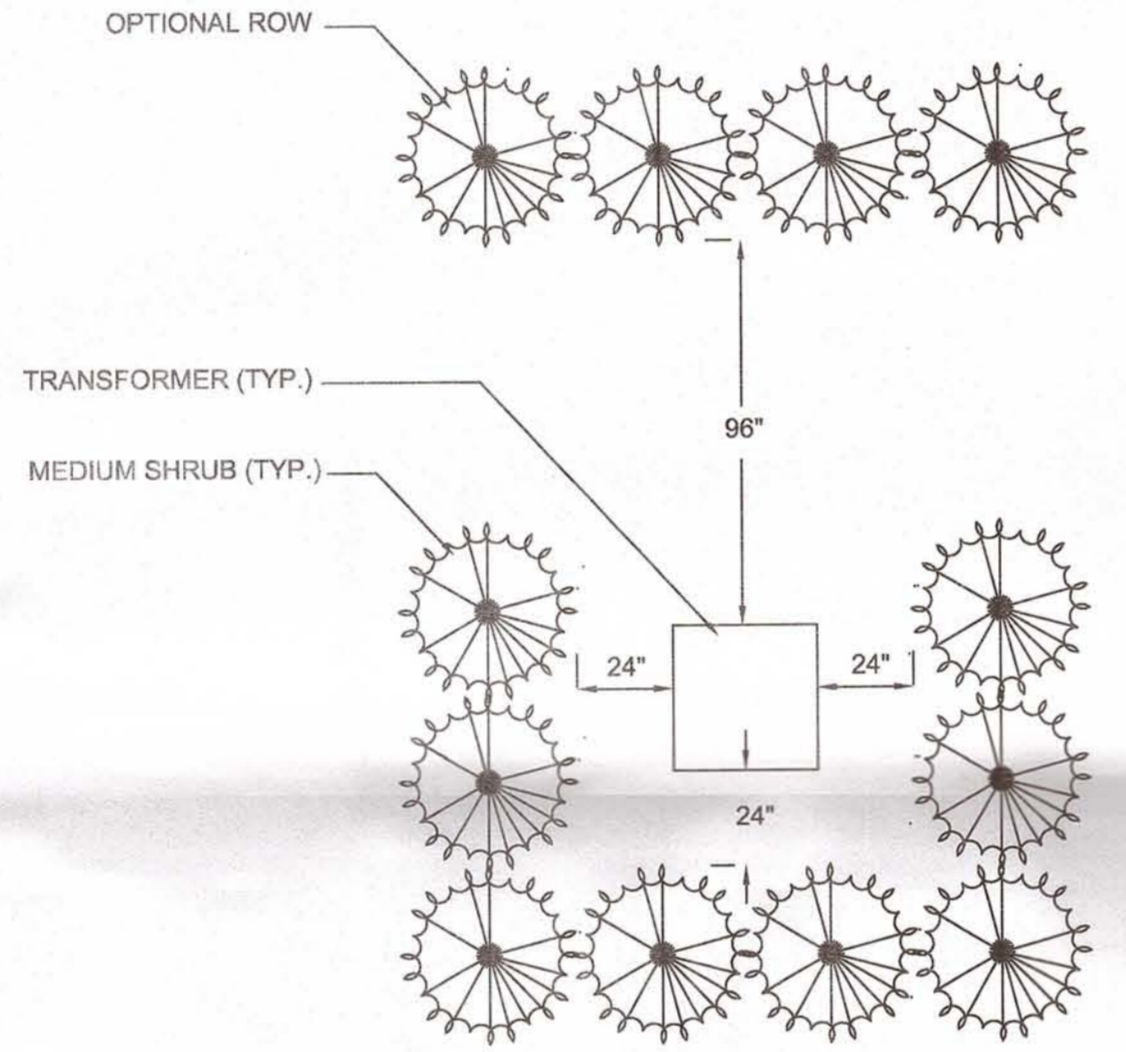
EVERGREEN TREE PLANTING DETAIL

CITY OF NOVI LANDSCAPE NOTES:

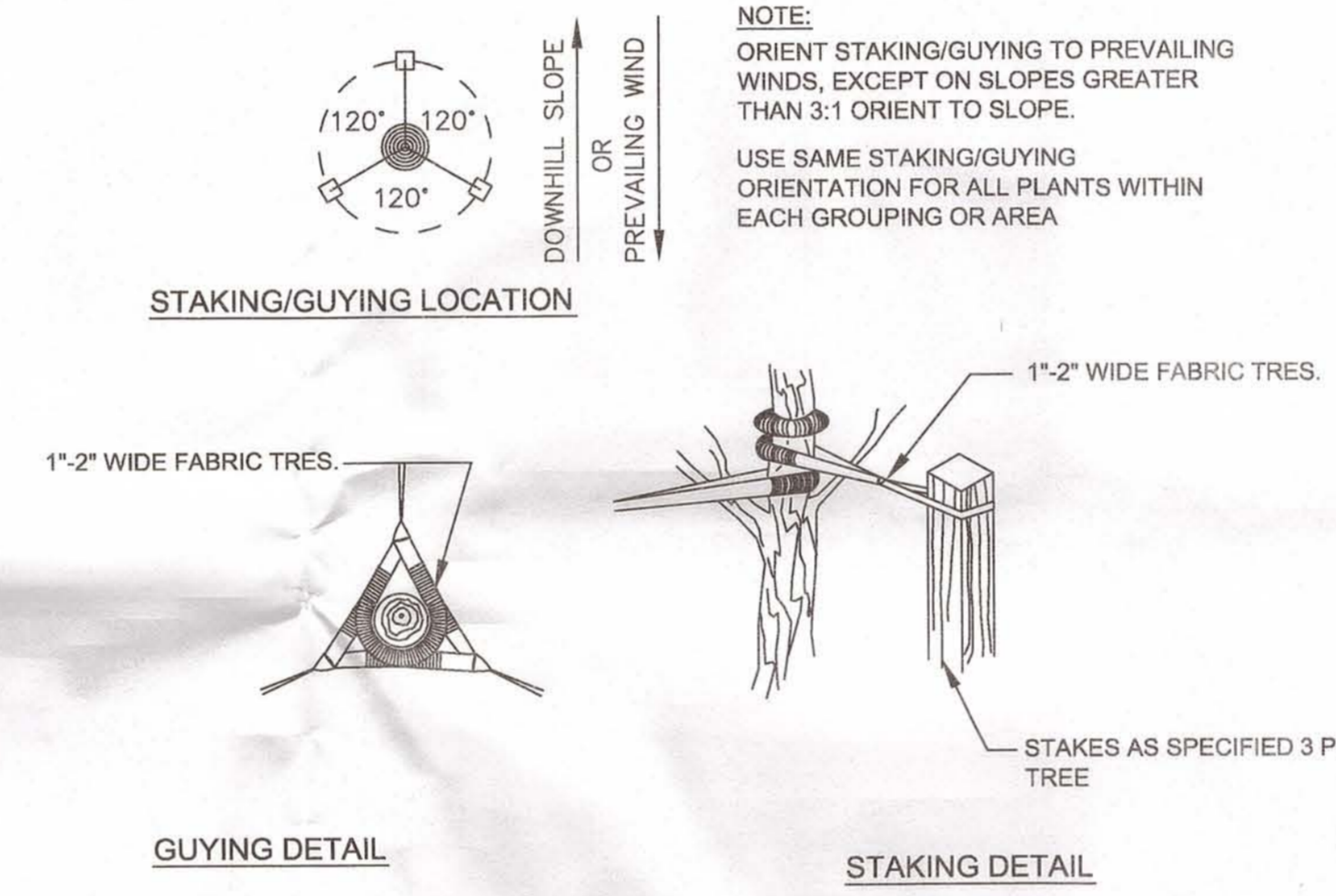
- ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS
- ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND NOVEMBER 15th.
- ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AAN STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THE ZONING ORDINANCE.
- ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B).
- ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "V" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.
- MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS. 4" THICK FOR TREES IN 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK FOR SHRUBS AND SHRUB BEDS AND 2" THICK BARK FOR PERENNIALS.
- ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY IF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD WHICH EVER COMES FIRST.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
- A MINIMUM OF ONE WEED CONTROL CULTIVATION PER MONTH OCCURRING IN JUNE, JULY AND AUGUST SHALL BE PERFORMED DURING THE TWO-YEAR ESTABLISHMENT PERIOD.
- ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
- ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.
- ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL LANDSCAPE AREAS ARE TO BE WATERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
- PLANT MATERIALS, EXCEPT SOD, GROUND COVERS, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
- ALL TRANSFORMERS ARE TO BE SCREENED ON THREE SIDES (MIN.) IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS TO NOT CONFLICT WITH DTE RESTRICTIONS. (SEE DETAIL THIS SHEET).
- ALL BERMS MUST BE PLANTED WITH A COMBINATION OF TREES, SHRUBS, SOD OR OTHER EVERGREEN GROUND COVERS.
- THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.
- THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.
- THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN HEALTHY, GROWING CONDITION AT COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
- THE ESTIMATED START OF CONSTRUCTION IS SPRING OF 2010.



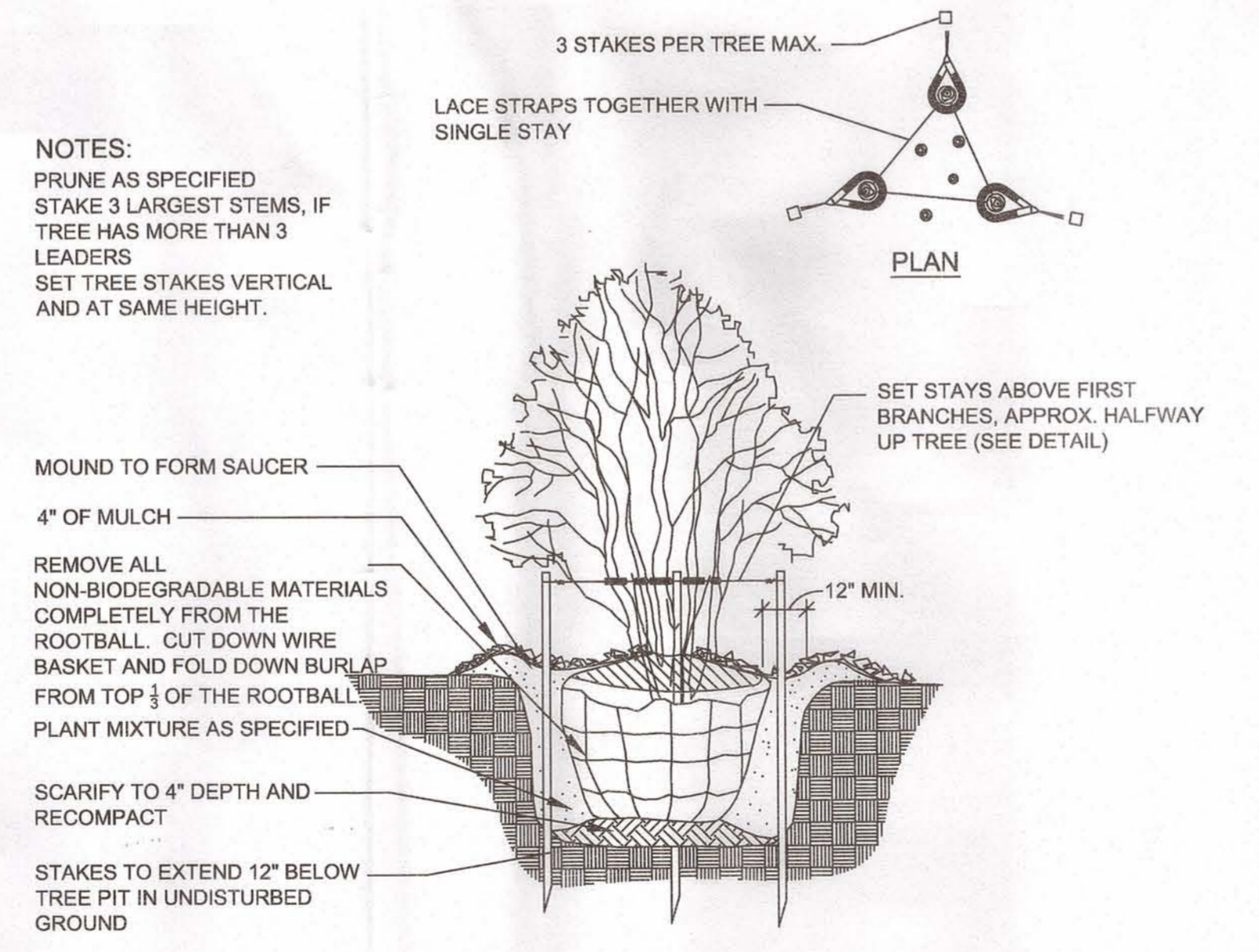
PERENNIAL PLANTING DETAIL
Not to scale



TRANSFORMER CLEARANCE DETAIL
Not to scale



TREE STAKING DETAIL
Not to scale



MULTI-STEM TREE PLANTING DETAIL
Not to scale

REVISION:	
DATE:	07-29-2010
DESCRIPTION:	RESUBMIT TO CITY OF NOVI FOR LANDSCAPE REVIEW

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PROJ. MNGR:	MWM
DESIGN:	MH, MWM
DRAWN:	NMT
IND. REVIEW:	JKA
SECTION:	14 T-1-N R-8-E



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

GWE
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ENGINEERS - LAND SURVEYORS
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6305 26 MILE ROAD, SUITE 100
WASHINGTON, MI 48094
PHONE (586) 781-8950
FAX (586) 781-8951
EMAIL: info@giffelswebster.com
www.giffelswebster.com

SHEET TITLE:
LANDSCAPE DETAILS

ENTRANCE LANDSCAPE PLANS
@ NOVI TOWN CENTER
CITY OF NOVI
OAKLAND COUNTY, MI

DATE:	06-29-10
SCALE:	NA
SHEET:	L2.1
JOB:	17844.06

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