



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

MEETING DATE: June 9, 2026

REGARDING: 47601 Grand River Avenue # 50-22-17-400-046 (PZ26-0004)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Henry Ford Health

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Office Service Commercial (OSC)

Location: on Novi Road, south of Crescent Boulevard

Parcel #: 50-22-17-400-046

Request

The applicant is requesting variances from City of Novi Sign Ordinance Section 28-5(a) Chart to allow an increase in the number of signs and height of ground signs beyond what is permitted; Section 28-5(b)(1)b to allow wall signage exceeding the maximum permitted square footage; Section 28-5(b)(2)a to allow ground signage exceeding the maximum permitted area.

II. STAFF COMMENTS:

*The applicant is seeking several sign variances (**23 signs**) to allow for a branding change throughout their campus. (Signs are allowed to be 6' high max.)*

E04 (PROPOSED SIGN IS 16'2-3/4"x9'5-7/8" (154.2 SQFT) – size variance

E23 (PROPOSED SIGN IS 5'x9' (45 SQFT) 9' IN HEIGHT) – size and height variance

E24 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E25 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E27 (ADDING AN ADDITIONAL SIGN 3'4-1/2"x6' (20.3 SQFT) 6' IN HEIGHT) – additional sign

E29a (ADDING AN ADDITIONAL WALL SIGN 16'8-1/4"x12' (17.5 SQFT) – additional sign variance

E29b (ADDITIONAL WALL SIGN 6'11-1/2"x10" (6 SQFT) – additional sign variance

E34 (ADDITIONAL SIGN 6'6-1/8"x5' (32.5 SQFT) 5' IN HEIGHT) – additional sign variance

E37a (ADDITIONAL WALL SIGN 16'2-3/4"x9'5-7/8" (154.2 SQFT) – additional sign variance

E44 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E45 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E46 (PROPOSED SIGN IS 5'x9' (45 SQFT) 9' IN HEIGHT) – size and height variance

E47 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E78 (4-SIDED SIGN 5'x9' (45 SQFT PER SIDE = 180 SQFT TOTAL) 9' IN HEIGHT) – size & height var.

E80 (4-SIDED SIGN 5'x9' (45 SQFT PER SIDE = 180 SQFT TOTAL) 9' IN HEIGHT) – size & height var.

E98 (PROPOSED SIGN IS 5'x9' (45 SQFT) 9' IN HEIGHT) – size and height variance

E119 (4-SIDED SIGN 5'x9' (45 SQFT PER SIDE = 180 SQFT TOTAL) 9' IN HEIGHT) – size & height var.

E121 (PROPOSED SIGN IS 5'x9' (45 SQFT) 9' IN HEIGHT) – size and height variance

E124 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E125 (NEW PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E126 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

E127 (PROPOSED SIGN IS 5'x9' (45 SQFT) 9' IN HEIGHT) – size and height variance

E128 (PROPOSED SIGN IS 4'6"x8' (36 SQFT) 8' IN HEIGHT) – size and height variance

III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ26-0004** sought by _____, for _____ because Petitioner has shown practical difficulty including _____ requiring _____ on the basis of any of the following:

a. That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created including _____

b. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____

c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project _____

Zoning Board of Appeals

Henry Ford Health

Case # PZ26-0004

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d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because _____

_____.

e. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because _____

_____.

The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

Zoning Board of Appeals

Henry Ford Health
Case # PZ26-0004

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I move that we **deny** the variance in Case No. **PZ26-0004** sought by _____,
for _____ because Petitioner has not shown
practical difficulty because: _____

a. That the request is based upon circumstances or features that are not
exceptional and/or unique to the property and/or that result from conditions
that exist generally in the city or that are self-created including _____

b. That the failure to grant relief will not unreasonably prevent or limit the use of
the property and/or will not result in substantially more than mere
inconvenience or inability to attain a higher economic or financial return
because _____

c. That the grant of relief would not be offset by other improvements or actions,
such as increased setbacks or increased landscaping, such that the net effect
will not result in an improvement of the property or the project because _____

d. That construction of a conforming sign would not require the removal or
significant alteration of natural features on the property because _____

e. The grant of relief will result in a use or structure that is incompatible with or
unreasonably interferes with adjacent or surrounding properties, will not result in
substantial justice being done to both the applicant and adjacent or surrounding
properties, and is inconsistent with the spirit and intent of this chapter because _____

Should you have any further questions with regards to the matter please feel free to contact
me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi

Owner

Power Home Remodeling
41370 Bridge Street
Novi, MI 48375

Tel. (610) 874-5000

CONTACT:
Kyle Swetavage
Director of Facilities

Architect

Wulff Architects, Inc.
1515 Locust Street, 2nd Floor
Philadelphia, PA 19102

Tel. (215) 985-0500
Fax. (215) 985-4404

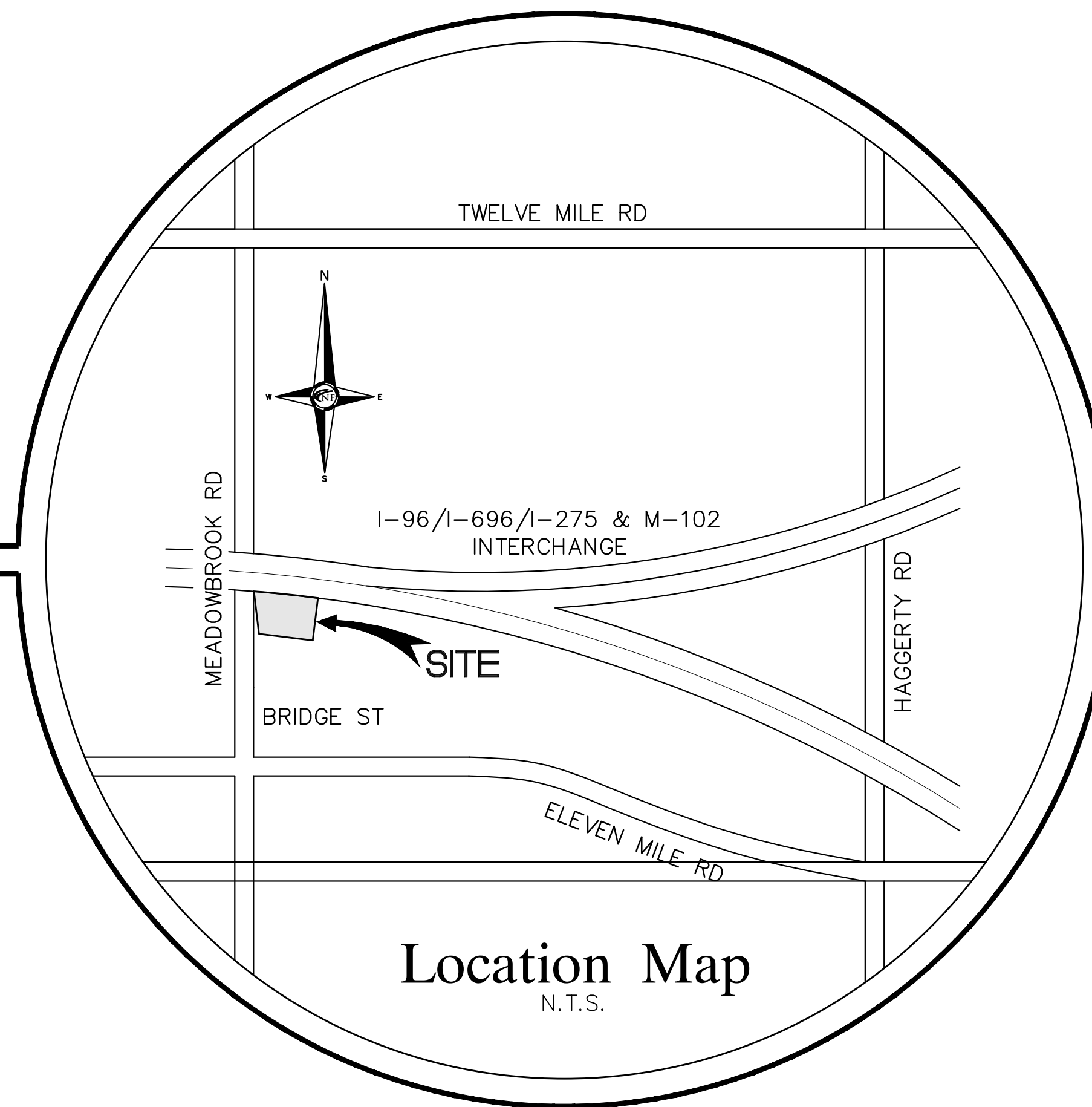
CONTACT:
Dave Schmauk AIA, NCARB - Principal

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT:
Patrick Williams, PE

City of Novi, Oakland County, Michigan FINAL STAMPING SET Prepared For Power Home Remodeling



LEGAL DESCRIPTION

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
UNIT NO. 4, MEADOWBRIDGE PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 11314, PAGE 75, FIRST AMENDMENT OF MASTER DEED RECORDED IN LIBER 14627, PAGE 834, SECOND AMENDMENT OF MASTER DEED RECORDED IN LIBER 15960, PAGE 274, THIRD AMENDMENT OF MASTER DEED RECORDED IN LIBER 19339, PAGE 405 AND FOURTH AMENDMENT TO MASTER DEED RECORDED IN LIBER 39425, PAGE 96, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 662, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

EASEMENT PARCEL 2:
A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN INGRESS-EGRESS EASEMENT RECORDED IN LIBER 40212, PAGE 237, OAKLAND COUNTY RECORDS.

EASEMENT PARCEL 3:
A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED IN SECOND AMENDMENT TO MASTER DEED AS A 20.00 FOOT WIDE EASEMENT FOR WATER WELL SERVICE AND TOGETHER WITH THE USE OF A NON-EXCLUSIVE 26.00 FOOT INGRESS AND EGRESS ACCESS EASEMENT RECORDED IN LIBER 15960, PAGE 274, OAKLAND COUNTY RECORDS.

TAX ID: 22-13-351-020

ADDRESS: 41370 BRIDGE STREET, NOVI, MI 48375

CONTAINING: 127,478 SQUARE FEET OR 2.926 ACRES

Project Name

41370 Bridge Street Dumpster Enclosure

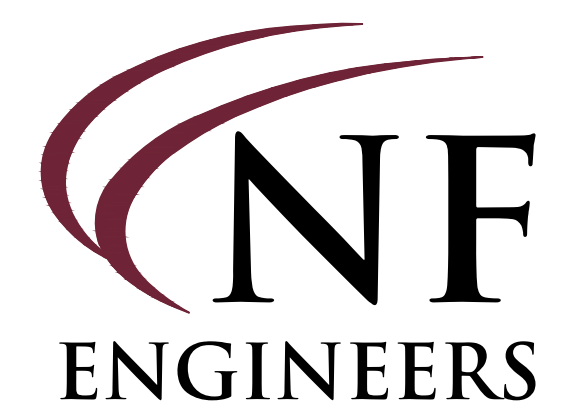
SHEET INDEX

- Civil Sheets
- C0 Cover Sheet
 - C1 Boundary / Topographic / Tree Survey
 - C2 Demolition Plan
 - C3 Engineered Site Plan
 - L1 Landscape Plan

- Architectural/Structural Sheets
- S101 Notes, Plans and Details
 - A101 Plan Elevations and Details

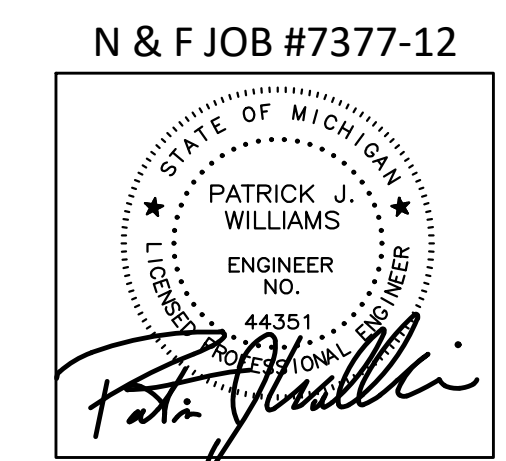
- Standard Detail Sheets
- OCWRC Soil Erosion and Sedimentation Control Details

- REVISIONS:
- 01-29-26 FOR PERMIT AND CONSTRUCTION
 - 03-04-26 SUBMIT FOR CITY REVIEW



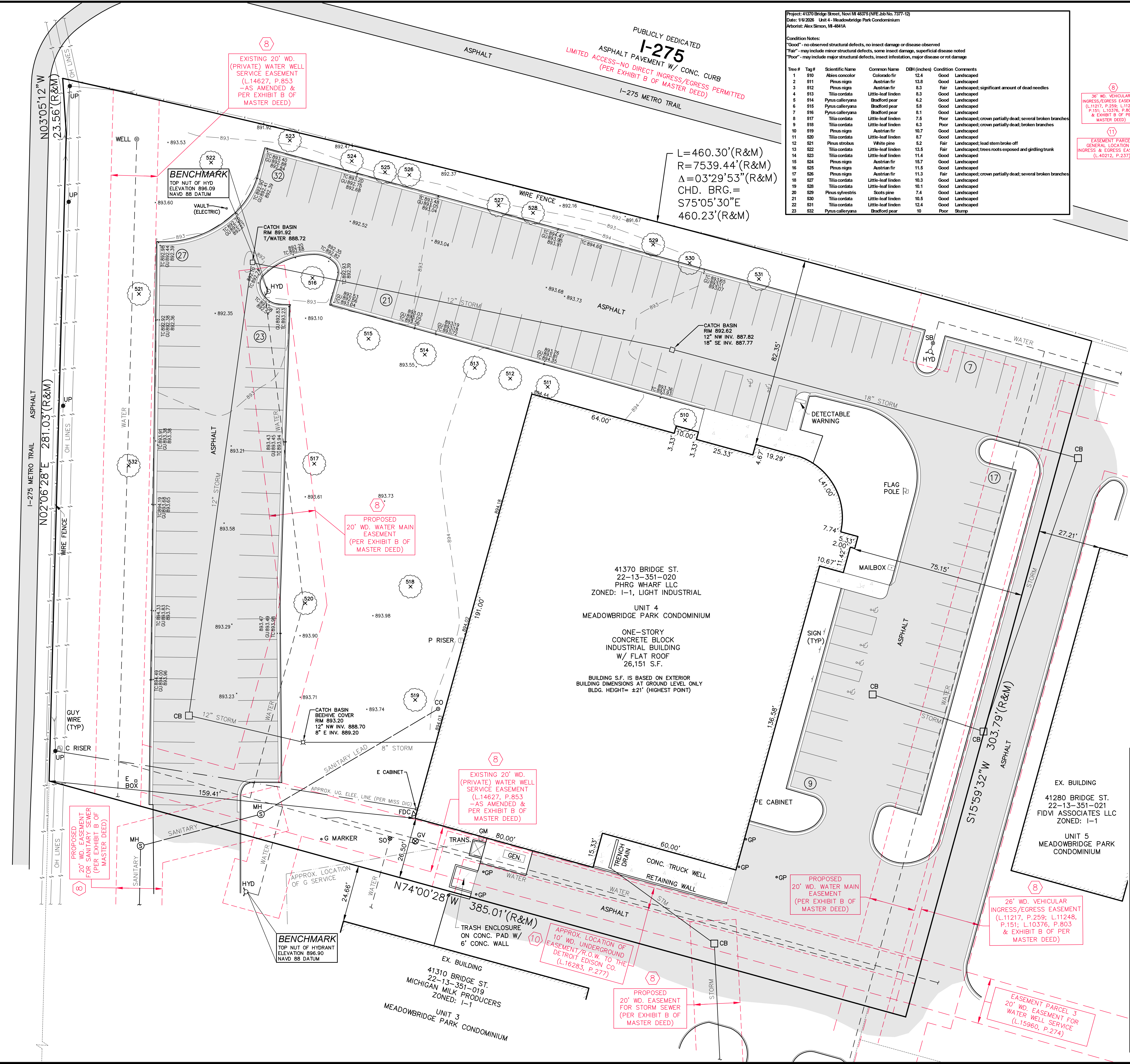
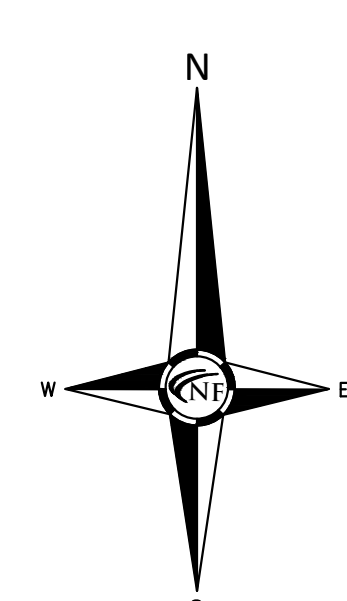
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (844) 416-3364
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



NOVI #25-17 PHRG DUMPSTER ENCLOSURE

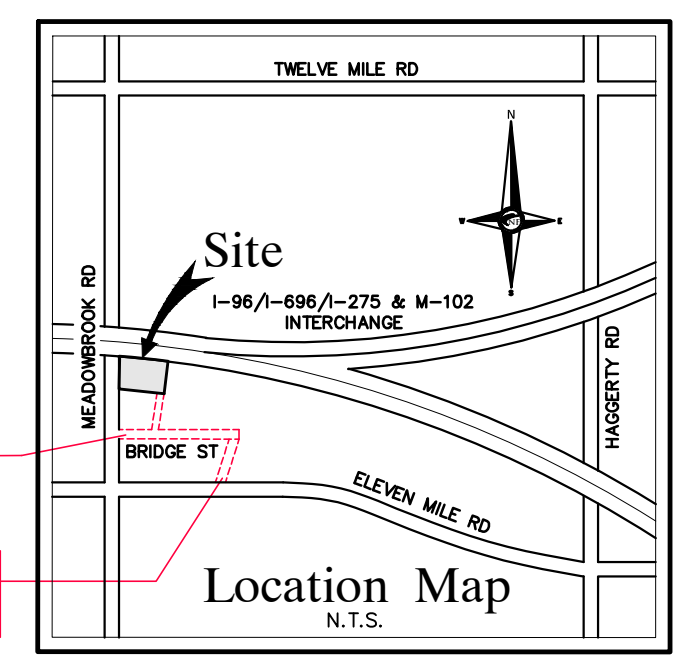
PUBLICLY DEDICATED
MEADOWBROOK RD. (WIDTH VARIES)
ASPHALT PAVEMENT W/ CONC. CURB



Project: 41370 Bridge Street, Novi MI 48376 (NE, Lot No. 227-12)
Date: 9/9/2026 Unit 4 - Meadowbridge Park Condominium
Artist: Alex Simon, M-4841A

Condition Notes:
"Good" - no observed structural defects, no insect damage or disease observed
"Fair" - may include minor structural defects, some insect damage, superficial disease noted
"Poor" - may include major structural defects, insect infestation, major disease or rot damage

Tree #	Tag #	Scientific Name	Common Name	DBH (inches)	Condition	Comments
1	510	Alexis concolor	Colorado fir	12.4	Good	Landscaped
2	511	Pinus nigra	Austrian fir	13.8	Good	Landscaped
3	512	Pinus nigra	Austrian fir	8.3	Fair	Landscaped; significant amount of dead needles
4	513	Tilia cordata	Little-leaf linden	8.3	Good	Landscaped
5	514	Pyrus calleryana	Bradford pear	6.2	Good	Landscaped
6	515	Pyrus calleryana	Bradford pear	5.8	Good	Landscaped
7	516	Pyrus calleryana	Bradford pear	8.1	Good	Landscaped
8	517	Tilia cordata	Little-leaf linden	7.5	Poor	Landscaped; crown partially dead; several broken branches
9	518	Tilia cordata	Little-leaf linden	6.3	Poor	Landscaped; crown partially dead; broken branches
10	519	Pinus nigra	Austrian fir	10.7	Good	Landscaped
11	520	Tilia cordata	Little-leaf linden	8.7	Good	Landscaped
12	521	Pinus strobus	White pine	5.2	Fair	Landscaped; lead stem broke off
13	522	Tilia cordata	Little-leaf linden	13.5	Fair	Landscaped; trees roots exposed and grinding trunk
14	523	Tilia cordata	Little-leaf linden	11.4	Good	Landscaped
15	524	Pinus nigra	Austrian fir	15.7	Good	Landscaped
16	525	Pinus nigra	Austrian fir	11.6	Good	Landscaped
17	526	Pinus nigra	Austrian fir	11.3	Fair	Landscaped; crown partially dead; several broken branches
18	527	Tilia cordata	Little-leaf linden	10.3	Good	Landscaped
19	528	Tilia cordata	Little-leaf linden	10.1	Good	Landscaped
20	529	Pinus sylvestris	Scots pine	7.4	Good	Landscaped
21	530	Tilia cordata	Little-leaf linden	10.5	Good	Landscaped
22	531	Tilia cordata	Little-leaf linden	12.4	Good	Landscaped
23	532	Pyrus calleryana	Bradford pear	10	Poor	Stump



NFE ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257
WWW.NFE-ENGR.COM

$L = 460.30'(R\&M)$
 $R = 7539.44'(R\&M)$
 $\Delta = 03^{\circ}29'53''(R\&M)$
CHD. BRG. = $S75^{\circ}05'30''E$
 $460.23'(R\&M)$

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TAX ID: 22-13-351-020
ADDRESS: 41370 BRIDGE STREET, NOVI, MI 48375
CONTAINING: 127,478 SQUARE FEET OR 2.926 ACRES

DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN IN THE PLAT REFERENCED HEREON.

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 2025121600581, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY UNDER THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS. THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 01/08/2026. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

TOPOGRAPHIC SURVEY NOTES

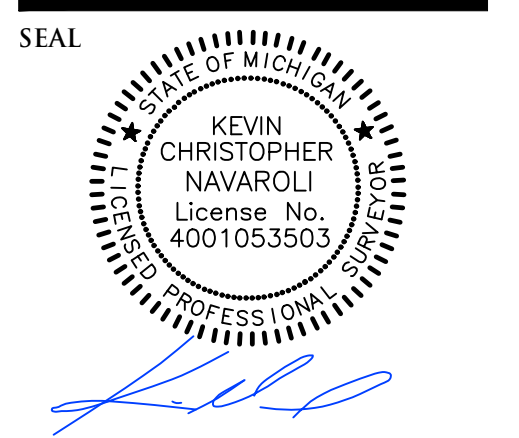
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 26125C0627F BEARING AN EFFECTIVE DATE OF 9/29/2006.

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
HYDRANT(HYD)	EXISTING SAN. CLEAN OUT
MANHOLE(MH)	GATE VALVE(GWV)
MANHOLE(MH)	EXISTING WATER MAIN
MANHOLE(MH)	CATCH BASIN(CB)
MANHOLE(MH)	EXISTING STORM SEWER
UTILITY POLE	EX. BEEHIVE CATCH BASIN
UTILITY POLE	EX. UNDERGROUND (UG) CABLE
UTILITY POLE	OVERHEAD (OH.) LINES
UTILITY POLE	GUY WIRE
UTILITY POLE	LIGHT POLE
UTILITY POLE	SIGN
UTILITY POLE	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX



PROJECT
41370 Bridge Street
Novi, MI 48375

CLIENT
Wulff Architects, Inc.
1515 Locust St., 2nd Floor
Philadelphia, PA 19102

Contact: Dave Schmauk
Phone: 215-985-0500
Email: dschmauk@wulffarchitects.com

PROJECT LOCATION
Part of the SE 1/4
of Section 13
T. 1 N., R. 8 E.,
City of Novi,
Oakland County, Michigan

SHEET
Boundary /
Limited Topographic /
Tree Survey



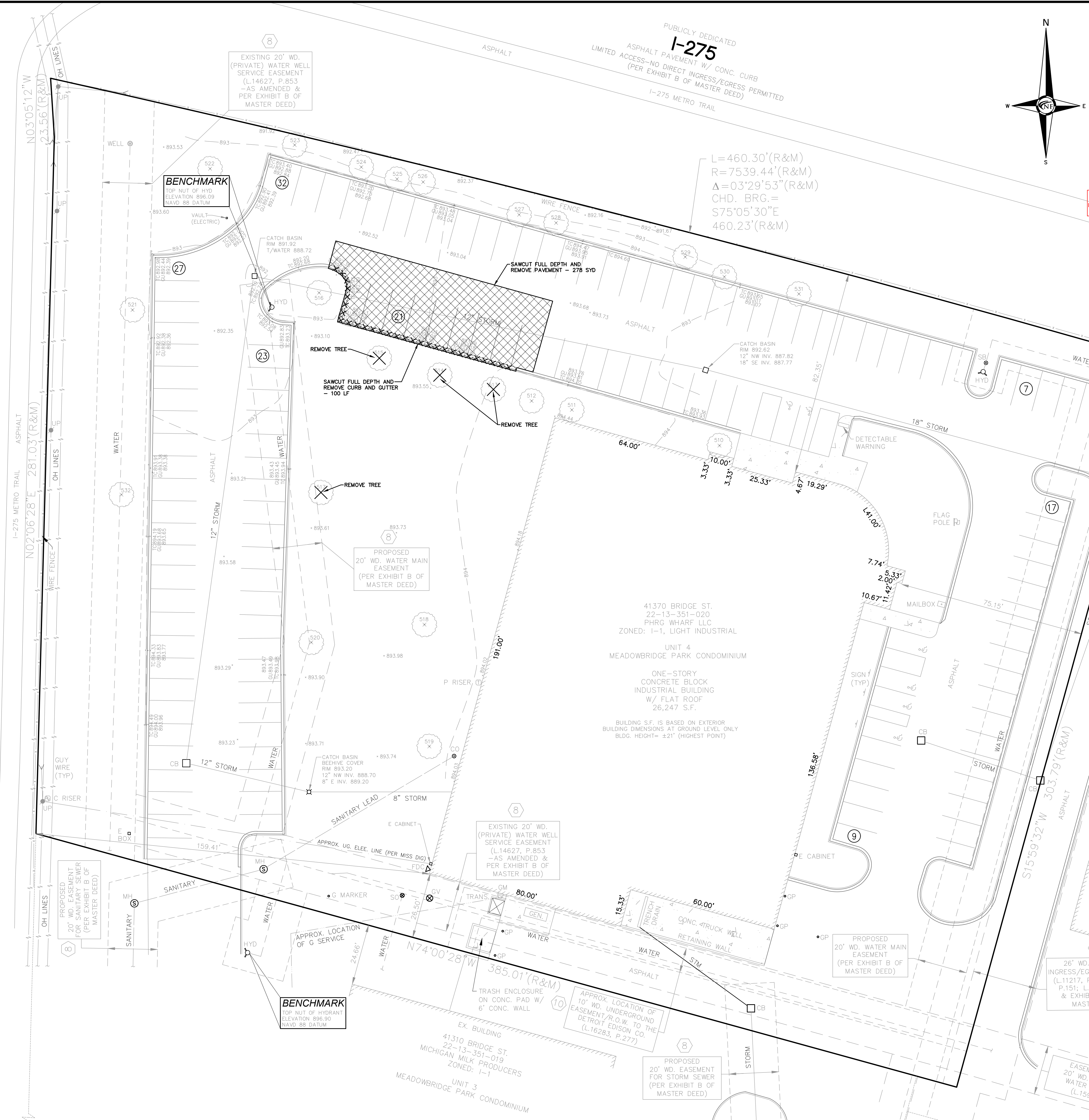
DATE ISSUED/REVISED
01-09-26 SURVEY ISSUED

DRAWN BY:
G. Burr
DESIGNED BY:

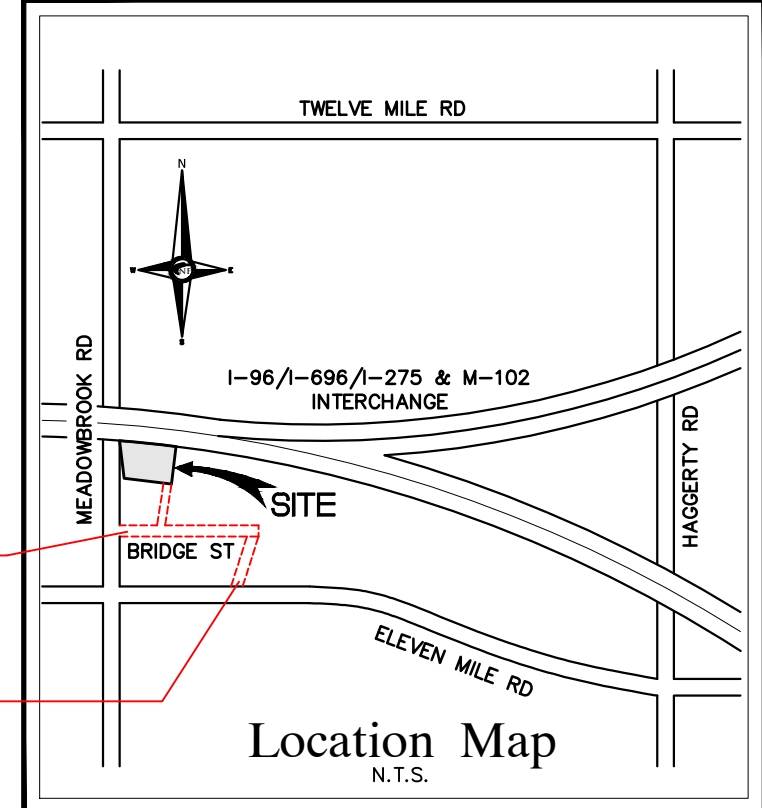
APPROVED BY:
K. Navaroli
DATE:
January 9, 2026

SCALE: 1" = 20'
NFE JOB NO. SHEET NO.
7377-12 C1

PUBLICLY DEDICATED
MEADOWBROOK RD. (WIDTH VARIES)
 ASPHALT PAVEMENT W/ CONC. CURB



41370 BRIDGE ST.
 22-13-351-020
 PHRG WHARF LLC
 ZONED: I-1, LIGHT INDUSTRIAL
 UNIT 4
 MEADOWBRIDGE PARK CONDOMINIUM
 ONE-STORY
 CONCRETE BLOCK
 INDUSTRIAL BUILDING
 W/ FLAT ROOF
 26,247 S.F.
 BUILDING S.F. IS BASED ON EXTERIOR
 BUILDING DIMENSIONS AT GROUND LEVEL ONLY
 BLDG. HEIGHT= ±21' (HIGHEST POINT)



36' WD. VEHICULAR
 INGRESS/EGRESS EASEMENT
 (L.11217, P.239; L.11248,
 P.151; L.10376, P.803
 & EXHIBIT B OF FDC
 MASTER DEED)

EASEMENT PARCEL
 GENERAL LOCATION OF
 INGRESS & EGRESS EASEMENT
 (L.40212, P.237)

DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARRIED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

• THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANIES ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH UTILITY COMPANY. REMOVAL OF THE UTILITY COMPANY GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE UTILITY COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

REMOVAL LEGEND

	INDICATES EXISTING BUILDING TO BE DEMOLISHED
	INDICATES AREAS OF ASPHALT PAVEMENT TO BE REMOVED
	INDICATES AREAS OF CONCRETE PAVEMENT/ SIDEWALK TO BE REMOVED

LEGEND

	MANHOLE		EXISTING SANITARY SEWER
	HYDRANT		EXISTING SAN. CLEAN OUT
	MANHOLE CATCH BASIN		EXISTING WATER MAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY POLE		EX. R. Y. CATCH BASIN
	GUY WIRE		EXISTING BURIED CABLES
	LIGHT POLE		OVERHEAD LINES
	SIGN		EXISTING GAS MAIN
	EXISTING UTILITY TO BE REMOVED		EXISTING UTILITY TO BE ABANDONED
	CONSTRUCTION/TREE PROTECTION FENCING		INDICATES EXISTING TREE TO BE REMOVED

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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 PONTIAC, MI 48342-5032
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 WWW.NFE-ENGR.COM

SEAL

PATRICK J. WILLIAMS
 ENGINEER
 NO. 44351
 STATE OF MICHIGAN

PROJECT
 41370 Bridge Street
 Novi, MI

CLIENT
 Wulff Architects, Inc.
 1515 Locust St., 2nd Floor
 Philadelphia, PA 19102

Contact: Dave Schmauk
 Tel. (215) 985-0500

PROJECT LOCATION
 No. 41370
 Bridge Street
 Part of the SE. 1/4 of
 Section 13, T.1N., R.8E.,
 City of Novi,
 Oakland County, MI

SHEET
 Demolition Plan

811
 Know what's below
 Call before you dig.

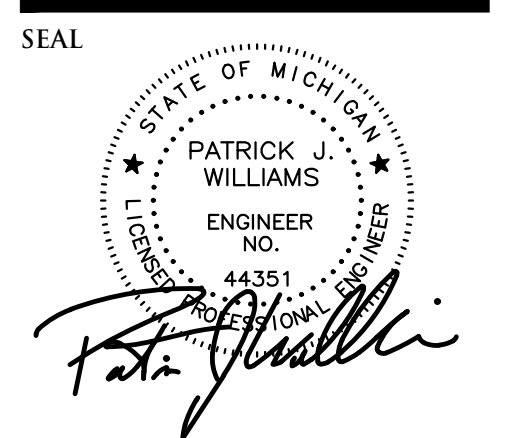
DATE ISSUED/REVISED
 01-29-26 FOR PERMIT AND CONSTRUCTION
 03-04-26 SUBMIT FOR CITY REVIEW

DRAWN BY:
 M. Kurmas
 DESIGNED BY:
 M. Kurmas
 APPROVED BY:
 P. Williams

DATE:
 10-15-2025

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
 7377-12 C2



PROJECT
41370 Bridge Street
Novi, MI

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Wulf Architects, Inc.
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Philadelphia, PA 19102

Contact: Dave Schmauk
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PROJECT LOCATION
No. 41370
Bridge Street
Part of the SE. 1/4 of
Section 13, T.1N., R.8E.,
City of Novi,
Oakland County, MI

SHEET
Engineered Site Plan



DATE ISSUED/REVISED
01-29-26 FOR PERMIT AND CONSTRUCTION
03-04-26 SUBMIT FOR CITY REVIEW

DRAWN BY:
M. Hani

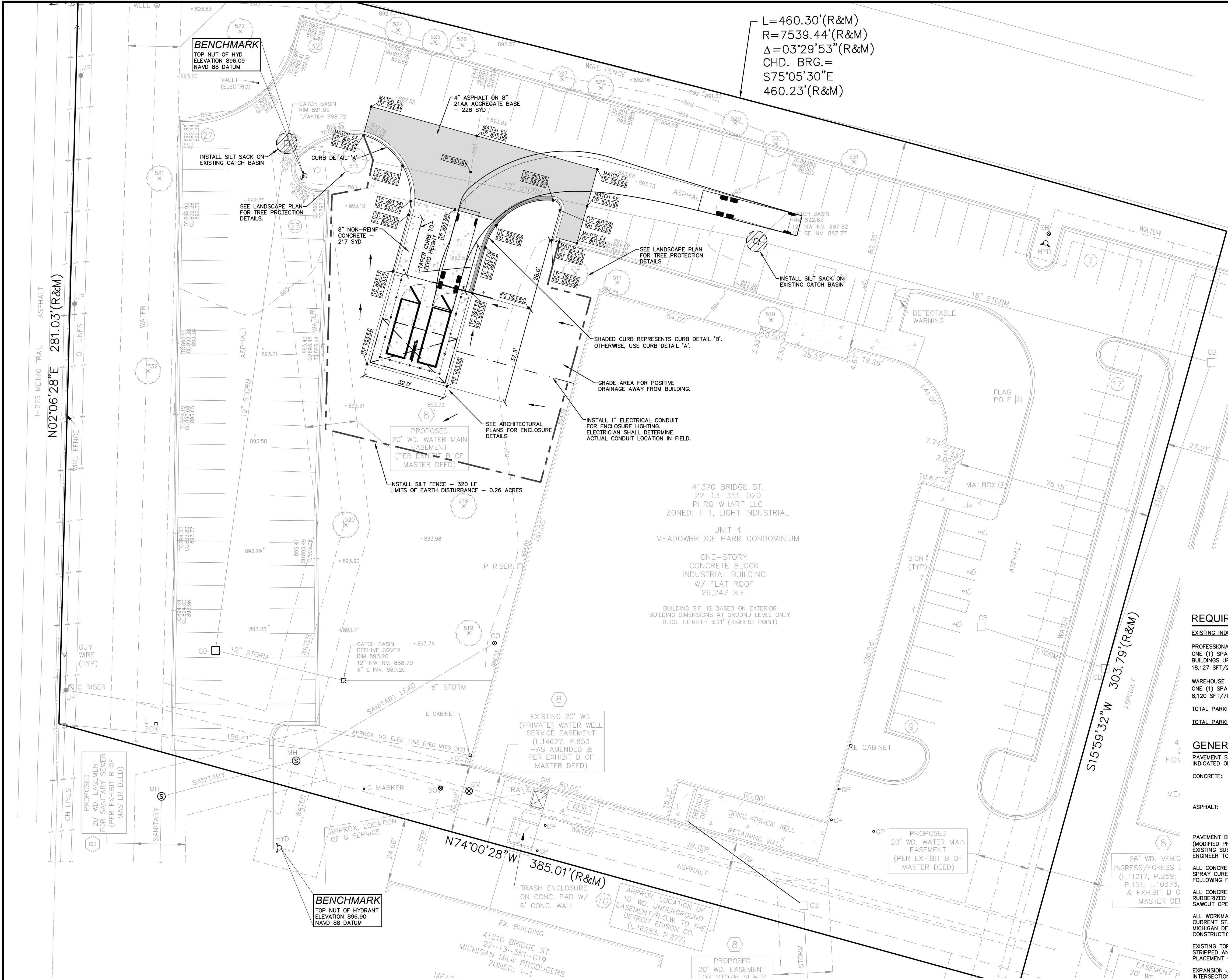
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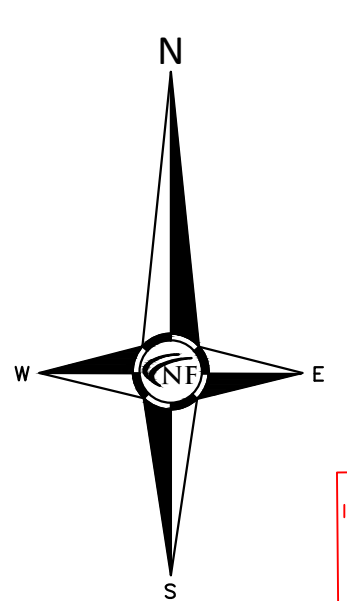
DATE:
10-15-2025

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
7377-12 C3

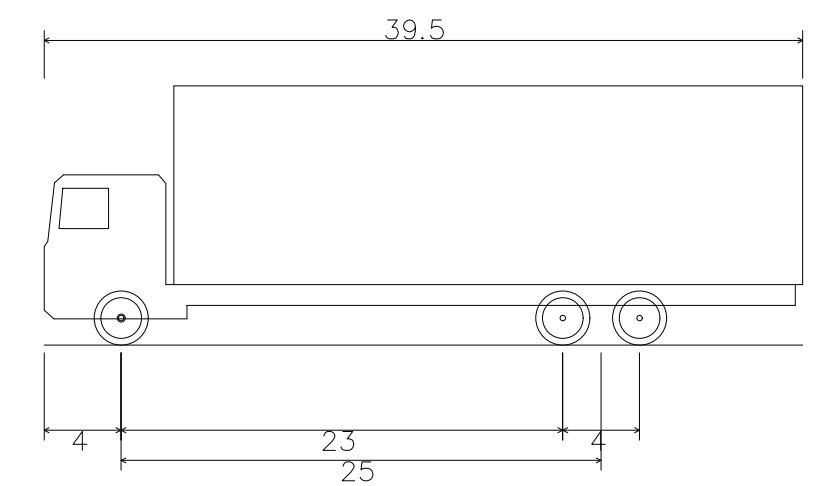
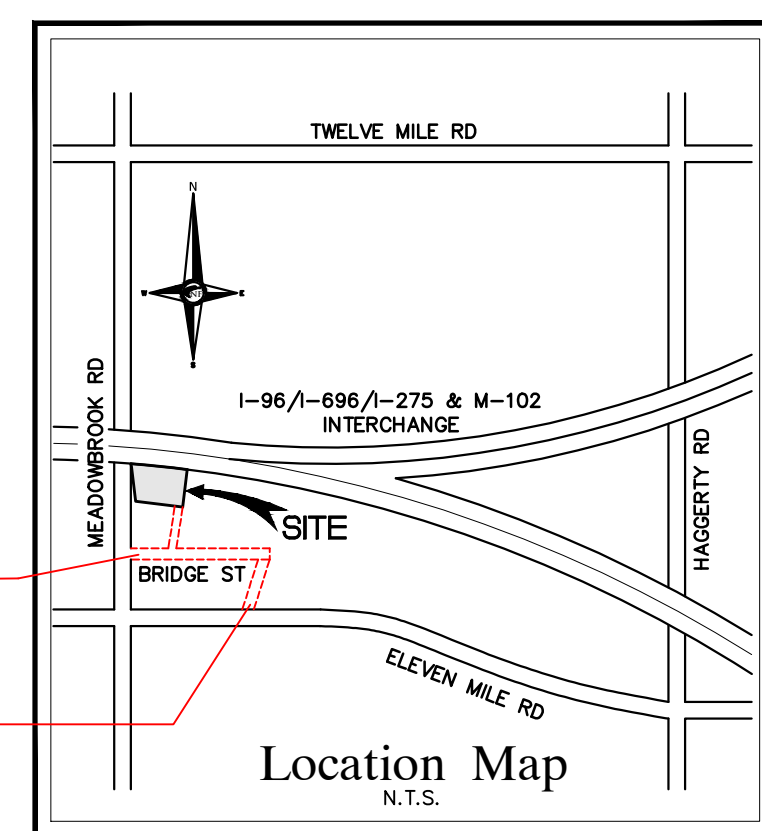


L=460.30'(R&M)
R=7539.44'(R&M)
Δ=03°29'53"(R&M)
CHD. BRG.=
S75°05'30"E
460.23'(R&M)



36' WD. VEHICULAR INGRESS/EGRESS EASEMENT (L.11217, P.259, L.11248, P.151; L.10376, P.803 & EXHIBIT B OF PERMITS MASTER DEED)

EASEMENT PARCEL GENERAL LOCATION OF INGRESS & EGRESS EASEMENT (L.40212, P.237)



SU-40 - Single Unit Truck
Overall Length 39.500ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

NOTES
1. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
2. ALL WORK SHALL CONFIRM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

REQUIRED PARKING
EXISTING INDUSTRIAL BUILDING (26,247 SFT TOTAL):
PROFESSIONAL OFFICE (18,127 SFT):
ONE (1) SPACE FOR EACH TWO HUNDRED TWENTY-TWO (222) SFT OF GROSS LEASABLE AREA (GLA) FOR BUILDINGS UP TO 100,000 SF.
18,127 SFT/222 SFT = 82 SPACE

WAREHOUSE (8,120 SFT):
ONE (1) SPACE FOR EACH SEVEN HUNDRED (700) SFT OF GROSS LEASABLE AREA (GLA)
8,120 SFT/700 SFT = 12 SPACE

TOTAL PARKING REQUIRED = 82 + 12 = 94 SPACES
TOTAL PARKING PROVIDED = 128 SPACES TOTAL INCLUDING 6 ACCESSIBLE SPACES

GENERAL PAVING NOTES
PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:
CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.
ASPHALT: BASE COURSE - MDOT BITUMINOUS MIXTURE HMA 4E ML; SURFACE COURSE - MDOT BITUMINOUS MIXTURE HMA 5E ML; BOND COAT - MDOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD
PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.
ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.
ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS-516.
ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.
EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

ESTIMATED QUANTITIES

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 8" 21AA BASE	228	S.Y.
8" NON-REINFORCED CONCRETE	217	S.Y.
6" CONCRETE CURB & GUTTER	136	L.F.

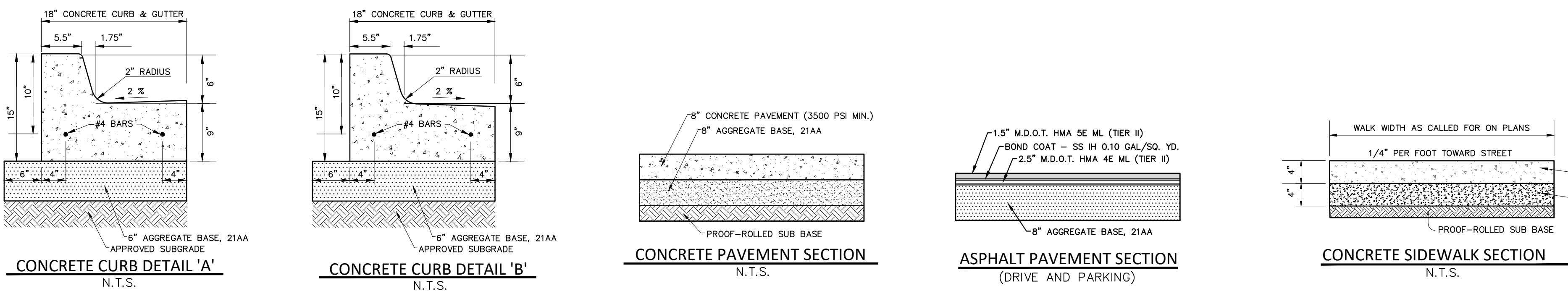
DESCRIPTION	QUANTITY	UNITS
SILT FABRIC FENCING	320	L.F.
SILT SACK OR EQUAL	2	EA.

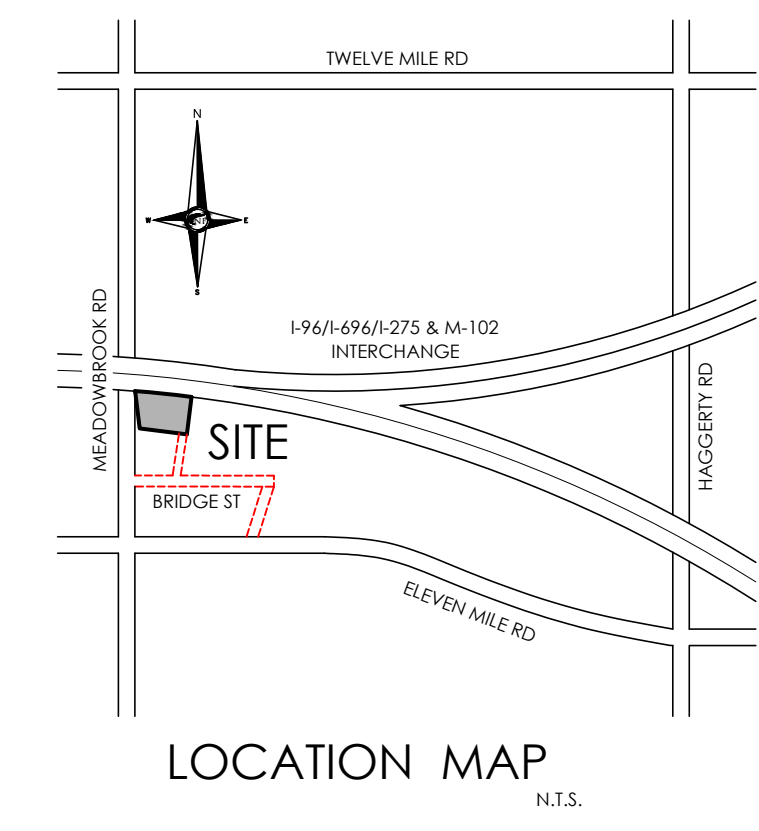
PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

LEGEND

	MANHOLE	EXISTING SANITARY SEWER
	HYDRANT	SAN. CLEAN OUT
	GATE VALVE	EXISTING WATERMAIN
	MANHOLE CATCH BASIN	EXISTING STORM SEWER
	EX. R. Y. CATCH BASIN	
	EXISTING BURIED CABLES	
	UTILITY POLE	EXISTING BURIED CABLES
	GUY WIRE	OVERHEAD LINES
	SIGN	
	EXISTING GAS MAIN	
	PR. SANITARY SEWER	
	PR. WATER MAIN	
	PR. STORM SEWER	
	PR. R. Y. CATCH BASIN	
	PROPOSED LIGHT POLE	
	PR. TOP OF CURB ELEVATION	
	PR. GUTTER ELEVATION	
	PR. TOP OF WALK ELEVATION	
	PR. TOP OF PMNT. ELEVATION	
	FINISH GRADE ELEVATION	
	WALL TOP/BOTTOM ELEVATION	





NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANNING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
- PLANTS SHALL BE FULLY 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) YEARS FOLLOWING PLANTING.
- ALL MATERIAL SHALL CONFORM TO THE QUALITIES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SURVEY PLANT AREAS DEPENDING ON ALL PLANTING NEEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
- PROVIDE CLEAN BACKFILL USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE. SCREENED FILL SHALL BE ADDED TO THE PLANT BEDS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AS THE MANUFACTURERS RECOMMENDED RATES.
- AMENDED PLANT MIX PREPARED TOPSOIL SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE (SHAW 500) OR EQUAL MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
- ALL PLANTINGS SHALL BE MULCHED WITH 2" DEEP DOUBLE HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS WHICH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL AND PRICES ON INCONSISTENT SIZE.
- NO SUBSTITUTIONS OR CHANGES OF LOCATION OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HANDLING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
- THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO SELECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SOO ON THE PLANS. THROUGHOUT THE CONTRACT PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISBURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
- ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM FLOODING ON LAWN AREAS OR AROUND TREES AND SHRUBS.

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 City of Novi, Oakland County, MI

SHEET
 Landscape Plan



REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY:
 G. Ostrowski

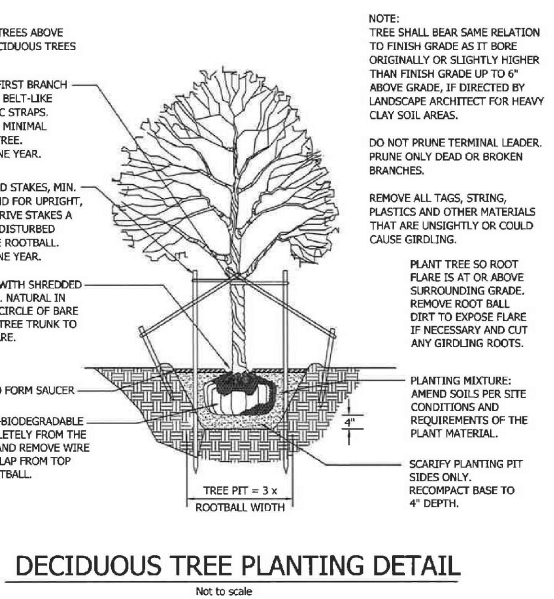
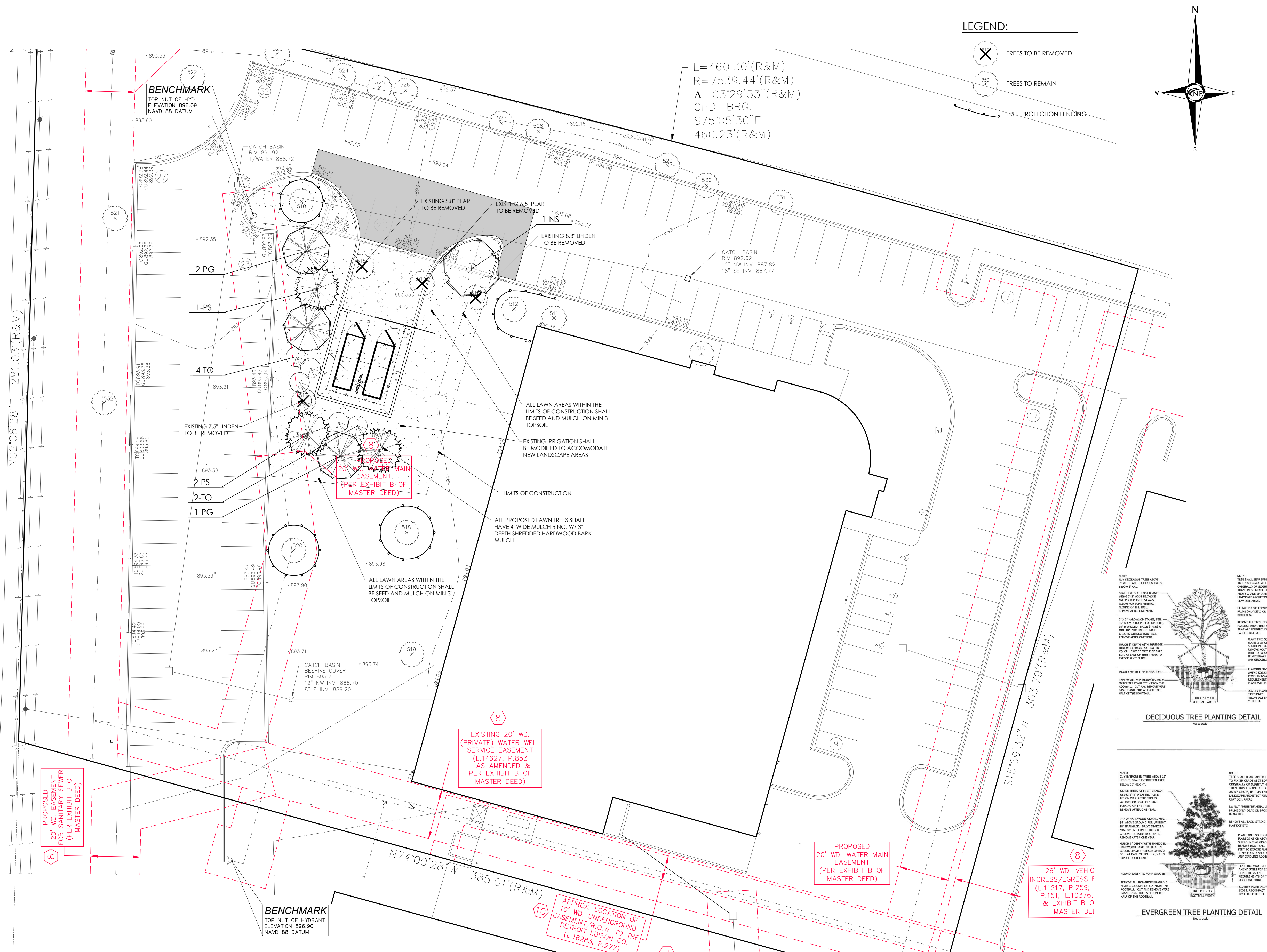
DESIGNED BY:
 G. Ostrowski

APPROVED BY:
 G. Ostrowski

DATE:
 10-15-2025

SCALE: 1" = 20'

NFE JOB NO. 7377-12 SHEET NO. L1



CITY NOTES:
 ALL PLANT SUBSTITUTIONS AND/OR DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
 ALL TREE WRAP AND STAKES ARE TO BE REMOVED AFTER THE FIRST WINTER SEASON.
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE SPRING 2025, WITH COMPLETION BY NOVEMBER 15.
 THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE.
 ALL LANDSCAPE MATERIALS WILL BE GUARANTEED FOR A MINIMUM OF TWO (2) YEARS, AND SHALL INCLUDE A MINIMUM ONE CULTIVATION IN JUNE, JULY AND AUGUST FOR THE TWO YEAR WARRANTY PERIOD.

GENERAL NOTES:
 ALL PROPOSED PLANT MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE STOCK, INSTALLED IN ACCORDANCE WITH AAN AND CITY OF NOVI STANDARDS.
 MISC. DSG (1-800-462-7171) WILL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO INSTALLATION OF ALL MATERIALS.

GENERAL NOTES

- GENERAL:**
- STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL/SITE, ARCHITECTURAL, ELECTRIC, MECHANICAL, PLUMBING, PROJECT SPECIFICATIONS, AND ANY OTHER DOCUMENTS THAT ENCOMPASS THE COMPLETE CONSTRUCTION DOCUMENTATION.
 - ALL WORK SHALL CONFORM TO THE 2021 INTERNATIONAL BUILDING CODE (IBC) AND TO ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
 - WORK NOT INDICATED ON ANY PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.
 - IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN.
 - THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL OTHER APPLICABLE SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR.
 - CONTRACTOR SHALL COORDINATE ANY OPENINGS REQUIRED TO ACCOMMODATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING CONSTRUCTION, EQUIPMENT, AND/OR DEVICES.
 - CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
 - THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALLOWABLE CONSTRUCTION LOADS, BRACING, SHEETING, SHORING, ETC., REQUIRED TO SUPPORT EXISTING BUILDINGS, SIDEWALKS, UTILITIES, ETC., SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR. DETAILED SHOP DRAWINGS SHALL BE PREPARED INDICATING ALL WORK TO BE PERFORMED.
 - ALL SHOP DRAWINGS SUBMITTED TO THE ENGINEER MUST BEAR THE APPROVAL STAMP OF THE GENERAL CONTRACTOR INDICATING THAT HE IS ACCEPTING THE DIMENSIONS SHOWN OR CORRECTED THEREON AS COMPLYING WITH THE PROJECT REQUIREMENTS, AND THE REQUIREMENTS OF ALL TRADES FOR THE PROPER INSTALLATION OF THEIR WORK. THIS ALSO INDICATES THAT THE CONTRACTOR HAS COORDINATED THESE MATERIALS WITH ALL OTHER MATERIALS BEING FURNISHED AND IS FURNISHING NECESSARY DIMENSIONS AND SHOP DRAWINGS TO THOSE REQUIRING THE SAME TO PROPERLY COORDINATE THEIR WORK.
 - COST OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
 - USE OF CONSTRUCTION DOCUMENTS AS ERECTION OR SHOP DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.
 - SPECIAL INSPECTION IS REQUIRED OF ALL CONSTRUCTION DELINEATED ON THE STRUCTURAL DRAWINGS. THE PERMIT APPLICANT SHALL PROVIDE AN APPROVED AGENCY, COMPETENT AND OBJECTIVE, IN ACCORDANCE WITH CHAPTER 17 OF THE IBC. THE APPROVED AGENCY SHALL FURNISH COPIES OF ALL INSPECTION REPORTS TO THE ENGINEER OF RECORD WITHIN 72 HOURS AFTER INSPECTION. THE APPROVED AGENCY SHALL SUBMIT A SUMMARY FOR EACH PORTION OF WORK, CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER, DOCUMENTING COMPLETION OF ALL REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS.

DESIGN LOADS:

- OCCUPANCY CATEGORY II**
- LIVE LOAD:
TRASH AREA = 250 PSF
- EARTHQUAKE DESIGN DATA:
SEISMIC IMPORTANCE FACTOR, I = 1.00
SS = 0.096
SI = 0.045
SDS = 0.064
SOI = 0.03
SITE CLASS = B
SEISMIC DESIGN CATEGORY = A

EARTHWORK:

- REMOVE UNSUITABLE SOILS ENCOUNTERED DURING EXCAVATION FOR FOUNDATIONS. BACKFILL THESE EXCAVATIONS AND AREAS REQUIRING STRUCTURAL FILL WITH CLEAN ML OR BETTER BORROW (PER ASTM D2487) PLACED IN 8" MAXIMUM LIFTS. COMPACT TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557), IF APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER. SUITABLE ON-SITE SOIL MAY BE USED IN LIEU OF SELECT BORROW.
- ONLY PREDOMINANTLY GRANULAR SOILS FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, COMPLETELY PASSING A 2" SIEVE AND WITH LESS THAN 35% PASSING A NO. 200 SIEVE MAY BE USED AS RETAINING WALL OR BASEMENT WALL BACKFILL.
- EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HANG EXCAVATE AROUND UTILITIES AS REQUIRED.

FOUNDATIONS:

- FOUNDATIONS HAVE BEEN DESIGNED BASED UPON A PRESUMPTIVE MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 3,000 PSF. PRIOR TO FOOTING CONCRETE PLACEMENT, THE FOOTING SUBGRADE SHALL BE APPROVED BY A LICENSED GEOTECHNICAL ENGINEER. IF CONDITIONS PROVE TO BE UNACCEPTABLE AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED TO ACCEPTABLE SUBGRADE MATERIAL. FILL OVER EXCAVATIONS WITH LEAN CONCRETE (2,500 PSI).
- THE SLOPE BETWEEN THE LOWEST DEEPS OF ADJACENT FOOTING SHALL NOT EXCEED 45 DEGREES WITH THE HORIZONTAL, UNLESS INDICATED OTHERWISE IN THE GEOTECHNICAL REPORT.
- PRIOR TO FOOTING CONCRETE PLACEMENT, THE INSPECTING ENGINEER SHALL APPROVE THE FOOTING SUBGRADE. IF CONDITIONS PROVE TO BE UNACCEPTABLE AT ELEVATIONS SHOWN, FOOTING BOTTOMS SHALL BE LOWERED TO ACCEPTABLE SUBGRADE MATERIAL. FILL OVER EXCAVATION WITH LEAN CONCRETE (2,500 PSI) OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- THE BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 4" BELOW ADJACENT FINISHED GRADE.
- SLAB ON GROUND SHALL BEAR ON MECHANICALLY COMPACTED SOIL CAPABLE OF SUPPORTING 500 PSF. DRAINAGE FILL UNDER SLABS SHALL BE COMPACTED SAND AND GRAVEL OR CRUSHED STONE.
- UNLESS OTHERWISE NOTED OR DETAILED, ALL FOUNDATIONS SHALL BE LOCATED SUCH THAT THE CENTERLINE OF FOOTING IS ALSO THE CENTERLINE OF WALL, PIER, OR COLUMN.
- ALL BOTTOM OF FOOTING TRANSITIONS SHALL BE MADE USING STEPS AS SHOWN ON THE TYPICAL STEPPED FOOTING DETAIL, WHERE NEW FOOTINGS ADJ. EXISTING FOUNDATIONS, CAREFULLY HAND EXCAVATE AND PLACE BOTTOM OF NEW FOOTING AT THE SAME ELEVATION AS THE EXISTING.

CONCRETE:

- ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
 - CONCRETE SHALL BE REINFORCED, DETAILED AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-14), AND THE MANUAL OF STANDARD PRACTICE.
 - ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
 - CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) AS FOLLOWS:
- | TYPE | f'c (PSI) |
|-------------------|-----------|
| FOOTINGS | 3,000 |
| CAISSONS | 3,000 |
| PIERS/GRADE BEAMS | 4,000 |
| WALLS | 4,000 |
| SLABS | 3,500 |
| COLUMNS | 4,000 |
- ALL CONCRETE SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33.
 - CONCRETE ADMIXTURES SHALL BE USED TO FACILITATE CONCRETE PLACEMENT IN DIFFICULT PLACING CONDITIONS OR ASSIST IN ATTAINING REQUIRED CONCRETE QUALITIES. ADMIXTURES SHALL HAVE LESS THAN 0.05% CHLORIDE IONS.
AIR ENTRAINMENT PER ASTM C260
WATER REDUCER PER ASTM C494, TYPE A
WATER ACCELERATOR/REDUCER PER ASTM C494, TYPE B OR C OR E
WATER RETARDER/REDUCER PER ASTM C494, TYPE B OR D
SUPERPLASTICIZER PER ASTM C494, TYPE F OR G
 - AIR ENTRAINMENT FOR CONCRETE SUBJECT TO EXTERIOR EXPOSURE 6%.
 - MAXIMUM DESIGN SLUMP OF 4".
 - MAXIMUM WATER CEMENT RATIO: 0.45 (BY WEIGHT).
 - CONCRETE MIXES SHALL BE PROPORTIONED PER SECTION 4.0 OF ACI-301. CERTIFIED HISTORICAL TEST DATA SHALL SERVE AS A BASIS FOR EACH MIX DESIGN. DEVIATIONS SHALL BE SUBSTANTIATED WITH ADDITIONAL CERTIFIED TRIAL MIX TESTING AND RESULTS. SUBMIT MIX DESIGN, HISTORICAL DATA OR TRIAL MIX RESULTS FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
 - REINFORCING STEEL: ASTM A615 GRADE 60. SEE SCHEDULE FOR REINFORCING BAR LAP LENGTHS.
 - PROVIDE A MINIMUM OF CONCRETE COVER FOR REINFORCING BARS AS FOLLOWS:
FOOTINGS: 3"
WALLS, SLABS: 1 1/2" (#5 & SMALLER) OR 2" (EXTERIOR), 3/4" (INTERIOR)
BEAMS, COLUMNS: 1 1/2"
SLABS-ON-GRADE: PLACE WELDED WIRE FABRIC 1 1/2" BELOW TOP OF SLAB
 - REINFORCING STEEL DIMENSIONS ARE TO THE CENTERLINE OF BAR, UNLESS NOTED OTHERWISE.

- BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR EQUIPMENT, IF ANY.
- PROVIDE DOWELS INTO FOOTINGS TO MATCH SIZE AND SPACING OF VERTICAL WALL REINFORCING.
- PROVIDE CORNER BARS AT ALL WALLS THE SAME SIZE AND NUMBER AS THE HORIZONTAL REINFORCING.
- WELDED WIRE FABRIC (W.W.F.) ASTM A185. INSTALL WELDED WIRE FABRIC IN LENGTHS AS LONG AS POSSIBLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH AND LACE SPLICES WITH WIRE OFFSET LAPS OF ADJOINING WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.
- SLAB-ON-GRADE: PLACE REINFORCING 1 1/2" FROM TOP OF SLAB, UNLESS NOTED OTHERWISE. PLACE SLAB ON 10 MIL POLYETHYLENE VAPOR BARRIER AND 4" ASHTO #57 COMPACTED STONE. PROVIDE CONTROL JOINTS AS SHOWN, CUT TO 3/4" BELOW TOP OF SLAB. IF CONTROL JOINTS ARE NOT SHOWN, PROVIDE AT MAXIMUM 18' ON CENTER, MAXIMUM 2-1 LENGTH TO WIDTH RATIO.
- PROVIDE FULL DEPTH 1/2" PRE-MOLDED ISOLATION JOINT BETWEEN SLAB AND WALLS, PIERS, AND OTHER VERTICAL FACES.
- PLACE (2) #4 BY 4' LONG REINFORCING BARS, 1" BELOW SURFACE, 2" APART AT ALL RE-ENTRANT CORNERS.
- PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES AND CORNERS.
- SUB-BASE FORMS SHALL BE PRE-WETTED PRIOR TO CONCRETE PLACEMENT.
- CONCRETE SHALL BE PREPARED, PLACED AND CURED IN ACCORDANCE WITH THE ACI REQUIREMENTS FOR COLD OR HOT WEATHER PLACING OF CONCRETE, AS REQUIRED.
- PROVIDE WET CURE FOR ALL HORIZONTAL CONCRETE 12" AND GREATER IN THICKNESS, IN ACCORDANCE WITH ACI 301.
- PLACE AND FINISH SLAB FOR CLASS FF-30 AND FL-25.
- PLACE AND FINISH CONCRETE SLABS ON METAL DECK FOR CLASS FF-30 AND FL-25.
- PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE OWNER'S INSPECTION AGENCY.
- BONDING AGENT SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING CONCRETE.
- ALL FORMWORK, SHORING AND RESHORING SHALL BE DESIGNED BY THE CONTRACTOR'S ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION.
- CONTRACTOR SHALL PROVIDE SPACERS, BOLSTERS, SUPPORT CHAIRS AND SUPPORT BARS AS REQUIRED FOR REINFORCING STEEL. PROVIDE PLASTIC-TIPPED CHAIRS AND BOLSTERS WHERE CHAIRS AND BOLSTERS ARE EXPOSED TO VIEW OR IN CONTACT WITH SOIL.
- DRILL AND INSTALL POST-INSTALLED ANCHORS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL POST-INSTALLED ANCHORS SHALL MEET ICC-ES COMPLIANCE FOR EACH TYPE OF APPLICATION. SUBMIT COMPLIANCE REPORT FOR RECORD.
- ADHESIVE ANCHORS IN CONCRETE SHALL BE HILTI HIT HY-200, OR APPROVED EQUAL.
- SUBMIT COMPLETE SET OF SHOP DRAWINGS SHOWING SIZE AND LOCATION OF REINFORCING STEEL, ALLOW TO BUSINESS DAYS FOR REVIEW. DO NOT FABRICATE OR INSTALL PRIOR TO SHOP DRAWING APPROVAL.

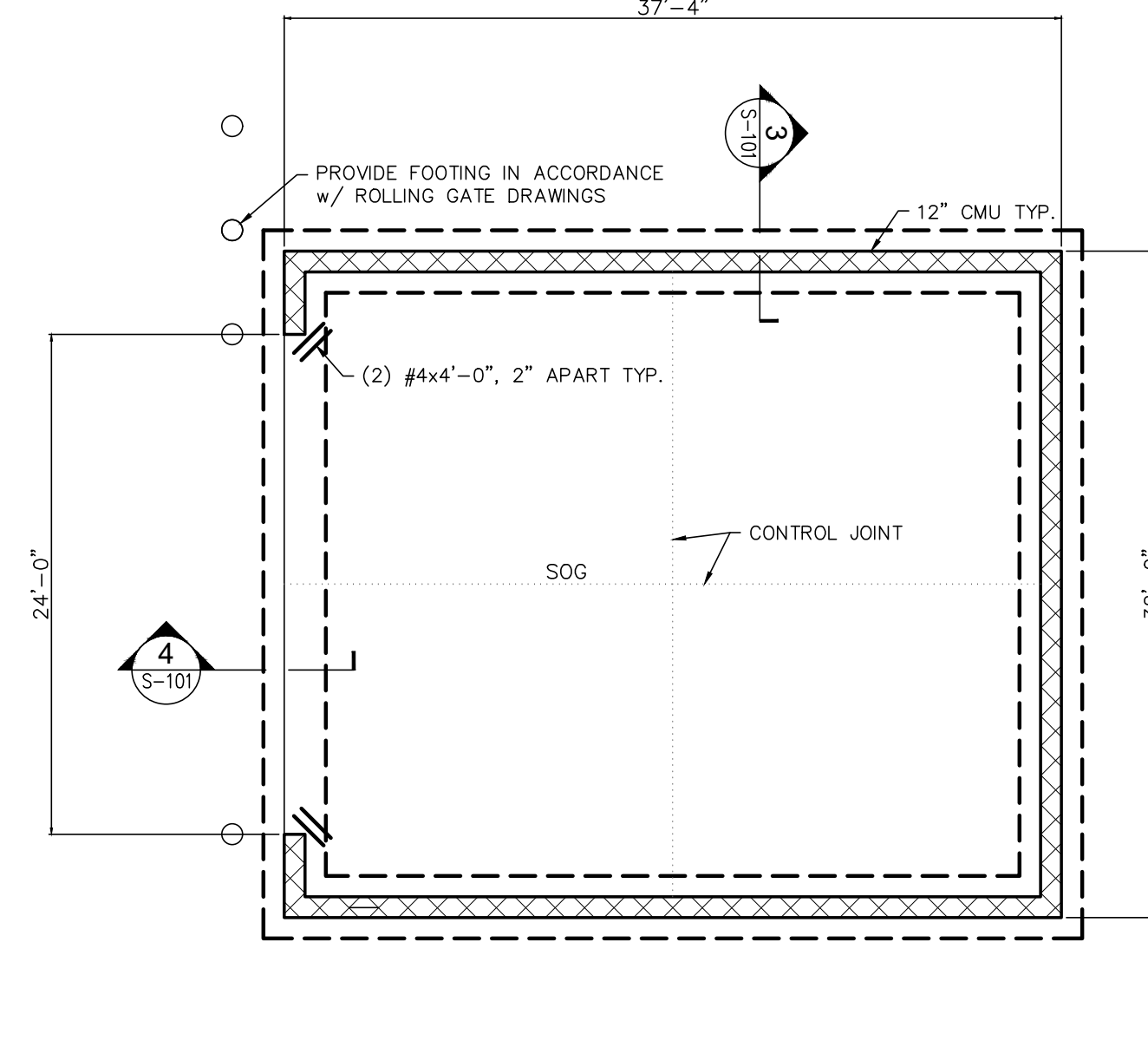
MASONRY:

- COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY WITH ACI 530.1/ASCE 6/TMS 402/602 LATEST EDITION.
- CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL DRAWINGS. PROVIDE FULL BED AND HEAD JOINTS.
- MASONRY WORK SHALL BE INSPECTED AS REQUIRED BY IBC 1704.5, ACI 530.1-15, I.B.E. 2.3 AND ASTM C106.
- HOLLOW CONCRETE BLOCK AND SOLID CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90. UNITS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'm) OF 2000 PSI ON THE NET CROSS SECTION. AREA AT 28 DAYS. UNITS SHALL NOT BE INSTALLED PRIOR TO ATTAINING THE REQUIRED 28 DAY STRENGTH.
- MASONRY MORTAR SHALL BE TYPE "M" OR "S" MORTAR BELOW GRADE AND TYPE "N" MORTAR ABOVE GRADE AND SHALL CONFORM TO STANDARD SPECIFICATION FOR MORTAR FOR UNIT MASONRY (ASTM C270). ALL PORTLAND CEMENT SHALL CONFORM TO ASTM C150. LIME SHALL CONFORM TO ASTM C207 AND MASONRY CEMENT SHALL CONFORM TO ASTM C91.
- GROUT: ASTM C476 WITH PFA GRAVEL AGGREGATE, AND A MINIMUM STRENGTH OF 2000 PSI, BUT NOT LESS THAN F.M. GROUT PLACEMENT SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE OWNER'S INSPECTION AGENCY, MAXIMUM LIFT 4".
- BLOCK CELLS CONTAINING ANCHOR BOLTS, PLATES OR BARS SHALL BE FILLED WITH GROUT CONFORMING TO STANDARD SPECIFICATION FOR GROUT FOR MASONRY (ASTM C476). ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- REINFORCING STEEL SHALL BE HELD IN PLACE BY POSITIONERS SPACED NOT FURTHER THAN RECOMMENDED BY CODE. FIELD EXTENDED REINFORCING FROM FOOTING TO BOND BEAM. GROUT MASONRY SOIL FULL HEIGHT OF VERTICAL REINFORCING.
- HORIZONTAL JOINT REINFORCEMENT: ASTM A82, GALVANIZED, 3/4" DIAMETER SIDE RODS, 9 GA. CROSS RODS. PROVIDE TRUSS TYPE FOR SINGLE WYTHE WALLS, TRI-HOOD TRUSS TYPE FOR COMPOSITE WALLS. PROVIDE IN EVERY OTHER COURSE (16" CENTERS) VERTICALLY, EXCEPT PROVIDE IN EVERY COURSE BELOW GRADE AND AT PARAPET WALLS.
- ANCHOR MASONRY TO ADJUTING CONCRETE WITH DOWEL SLOTS AND ANCHORS (HOBMAN & BARNARD, INC. #333-SV AND #305). ANCHOR MASONRY TO STEEL COLUMNS AND BEAMS WITH GALVANIZED ANCHORS AND CHANNELS (HOBMAN & BARNARD, INC. #365). ANCHOR MASONRY TO METAL STUDS WITH HOBMAN & BARNARD, INC. DW-10 WITH VEE WALL TIE.
- PROVIDE CONTINUOUS BOND BEAM AT THE TOP OF ALL EXTERIOR MASONRY WALLS, AND BEARING WALLS. STEP BOND BEAM ELEVATIONS AS REQUIRED, LAP MINIMUM 32".
- IN MULTIPLE WYTHE WALLS (CAVITY AND COMPOSITE WALLS), BOND THE WYTHES TOGETHER WITH MASONRY TIES IN ACCORDANCE WITH ACI 530 AND ASCE 6.
- GROUT MASONRY SOILD:
a. IF EITHER FACE IS AT OR BELOW GRADE OR SLAB-ON-GRADE.
b. AT REINFORCING BARS AND ANCHORS.
c. ALL BOND BEAMS.
- PROVIDE VERTICAL CONTROL JOINTS AT EACH COLUMN CENTERLINE, AND NO MORE THAN 25'-0" O.C. IN CONTINUOUS AND UNINTERRUPTED MASONRY WORK. LOCATE IN COORDINATION WITH ARCHITECT.
- CONCRETE MASONRY RETAINING WALL CONSTRUCTION SHALL BE ASTM C90 (VANY MASONRY UNITS WITH MINIMUM COMPRESSIVE STRENGTH ON NET AREA = 3000 PSI. ASTM C270 TYPE "M" MORTAR. ASTM C476 GROUT WITH MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS = 3000 PSI. REQUIRED PRIM. STRENGTH = 28000 PSI).
- ALL STEEL TO MASONRY CONNECTIONS TO HAVE FULL BED NON-SHRINK GROUT CONFORMING TO ASTM C-476 BETWEEN SURFACES.
- BUILD AND TEST MASONRY PRISMS DURING CONSTRUCTION TO VERIFY F'M FOR EACH CLASS OF MASONRY CONSTRUCTION. PRISM TESTS SHALL BE IN ACCORDANCE WITH ASTM C1314.
- PROVIDE AND INSTALL TEMPORARY BRACING REQUIRED INSURING STABILITY OF ALL WALLS DURING CONSTRUCTION, AND UNTIL ERECTION OF ATTACHED STRUCTURAL FRAMING IS COMPLETED.
- ALLOW GROUT IN REINFORCED CMU WALLS TO CURE A MINIMUM OF 48 HOURS BEFORE IMPOSING CONCENTRATED OR OTHER LOADS FROM ABOVE.
- LOOSE LINTELS FOR NON-LOAD BEARING MASONRY. UNLESS OTHERWISE DETAILED, GENERAL CONTRACTOR TO PROVIDE 8" DEEP 3,000 PSI CONCRETE PRECAST (P/C) LINTELS OVER DOOR, WINDOW, DUCT AND OTHER MASONRY OPENINGS, FOR EACH 4" OF WALL THICKNESS, AS FOLLOWS:
OPG WIDTH PER 4"x8" P/C UNIT. STEEL
TO 4'-0" P/C UNIT, 1-#1 T&B L4x3 3/8x 3/8
4'-0" TO 6'-0" P/C UNIT, 1-#4 T&B L5x3 3/8x 3/8
6'-0" TO 8'-0" P/C UNIT, 1-#5 T&B L6x3 3/8x 3/8
- ALL ANGLES IN EXTERIOR WALLS TO BE HOT-DIPPED GALVANIZED. ALL DOUBLE ANGLE LINTELS SHALL BE WELDED BACK TO BACK WITH A MINIMUM 2" STITCH WELD EVERY 8".
- ALL BEAMS SUPPORTING MASONRY, INCLUDING STEEL, PRECAST, AND MASONRY LINTELS ARE TO BEAR 8" (MIN.) ON 3 COURSES SOLID MASONRY.
- STRUCTURAL STEEL BEAMS, WELD FLANGE AND TUBE STEEL LINTELS SHALL BE PROVIDED WITH MINIMUM 3/8"x7" BEARING PLATE, SET 3/4" AWAY FROM FACE OF WALL, WITH (2) 3/4"x4" HEADED STUDS EACH END.
- ALL MASONRY IS TO BE INSPECTED IN ACCORDANCE WITH ACI 530, LATEST EDITION.
- DRILL AND INSTALL POST-INSTALLED ANCHORS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- ALL POST-INSTALLED ANCHORS SHALL MEET ICC-ES COMPLIANCE FOR EACH TYPE OF APPLICATION. SUBMIT COMPLIANCE REPORT FOR RECORD.
- ADHESIVE ANCHORS IN MASONRY SHALL BE HILTI HIT HY-270, OR APPROVED EQUAL.
- SUBMIT COMPLETE SET OF SHOP DRAWINGS SHOWING SIZE AND LOCATION OF ALL MASONRY REINFORCING BARS. ALLOW TO BUSINESS DAYS FOR REVIEW. DO NOT FABRICATE OR INSTALL PRIOR TO SHOP DRAWING APPROVAL.

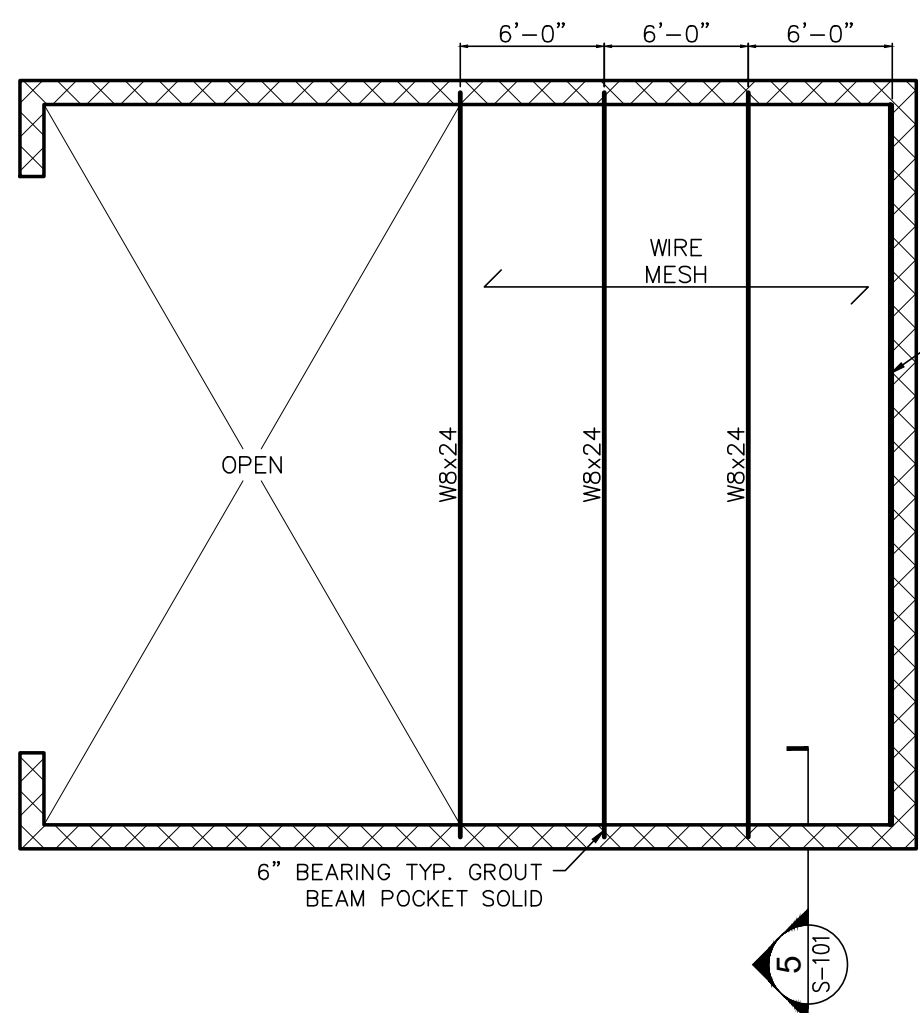
STRUCTURAL STEEL:

- FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE STEEL CONSTRUCTION MANUAL FIFTEENTH EDITION AISC SPECIFICATION AND CODE OF STANDARD PRACTICE.
- STRUCTURAL STEEL: W SHAPES ASTM A992. OTHER STEEL SHAPES AND PLATES: ASTM A36.
- STEEL PIPE: ASTM A53, TYPE E OR S, GRADE B.
- STEEL TUBING (SQUARE, RECT. OR ROUND): ASTM A500, GRADE C.
- GALVANIZED STRUCTURAL STEEL: STRUCTURAL SHAPES AND RODS: ASTM A123. BOLTS, FASTENERS AND HARDWARE: ASTM A153.
- RAISED PATTERN FLOOR PLATE: ASTM A786.
- ALL BOLTED CONNECTIONS SHALL BE WITH ASTM A325-N OR A490-N HIGH STRENGTH BOLTS. ALL BOLTED CONNECTIONS SHALL BE WITH A MINIMUM TENSION-CONTROL BOLT ASSEMBLY ASTM F1552. ALL BOLTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS AND RCSC SPECIFICATION.
- ANCHOR BOLTS: ASTM F1554. HEX NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563. WASHERS SHALL CONFORM TO ASTM A307. ALL COLUMN BASES TO HAVE MINIMUM 4 ANCHOR BOLTS UNLESS NOTED OTHERWISE.
- STEAR STUD CONNECTORS: TYPE B CONFORMING TO ASTM A108, GRADES 1010, 1015, 1017 OR 1020. STEAR STUD CONNECTORS SHALL BE MACHINE WELDED TO SLAB FRAMING AND SHOWN ON BEAM INDICATIONS ON PLANS.
- STRUCTURAL STEEL CONNECTIONS SHALL BE DESIGNED FOR ONE-HALF THE TOTAL ALLOWABLE UNIFORM LOAD (MIN.) PER AISI BEAM LOAD TABLES. NO CONNECTION SHALL BE DESIGNED FOR LESS THAN TWO 3/4" BOLTS. HALF THE "T" DIMENSION OF THE SUPPORTED BEAM, OR 15 KIIPS. SIMPLE SHEAR CONNECTIONS SHALL BE SELECTED FROM THE AISI "MANUAL OF STEEL CONSTRUCTION" ACCOUNTING FOR BEAM COPIES, BLOCK SHEAR, TEAROUT, AND BEARING. IN ADDITION TO THESE REQUIREMENTS, AIR BEAM TO COLUMN CONNECTIONS SHALL BE FULL DEPTH DOUBLE ANGLES UNLESS OTHERWISE NOTED. [USE THIS NOTE FOR NON-COMPOSITE SLAB FRAMING, OR CHANGE 3/4" TOTAL ALLOWABLE UNIFORM LOAD TO 2/3 TOTAL ALLOWABLE UNIFORM LOAD FOR COMPOSITE SLAB FRAMING WITHOUT SHOWING BEAM REACTIONS].
- STRUCTURAL STEEL CONNECTIONS SHALL BE DETAILED TO SUPPORT THE FACTORED SHEAR REACTIONS INDICATED ON THE PLANS. NO CONNECTION SHALL BE DESIGNED FOR LESS THAN TWO 3/4" BOLTS. HALF THE "T" DIMENSION OF THE SUPPORTED BEAM, OR 15 KIIPS. SIMPLE SHEAR CONNECTIONS SHALL BE SELECTED FROM THE AISI "MANUAL OF STEEL CONSTRUCTION" ACCOUNTING FOR BEAM COPIES, BLOCK SHEAR, TEAROUT, AND BEARING. IN ADDITION TO THESE REQUIREMENTS, AIR BEAM TO COLUMN CONNECTIONS SHALL BE FULL DEPTH DOUBLE ANGLES UNLESS OTHERWISE NOTED. [USE THIS NOTE FOR COMPOSITE SLAB FRAMING AND SHOWN ON BEAM INDICATIONS ON PLANS].
- MOMENT CONNECTIONS SHALL BE DESIGNED TO SUPPORT THE FACTORED-LOAD LEVEL MOMENTS INDICATED ON THE DRAWINGS. LATERAL MOMENT CONNECTIONS SHALL BE DESIGNED AS PARTIALLY RESTRAINED MOMENT CONNECTIONS. GANTLEVER BEAM GRAVITY MOMENT CONNECTIONS SHALL BE DESIGNED AS FULLY RESTRAINED MOMENT CONNECTIONS.
- UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE AISI "MANUAL OF STEEL CONSTRUCTION" SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" (RCSC SPECIFICATION).
- EXCEPT WHERE SLIP-CRITICAL BOLTS ARE OTHERWISE REQUIRED, PRE-TENSIONED BOLTS SHALL BE USED IN BEAM TO COLUMN CONNECTIONS. BRACED COLUMN SPICES, BRACED FRAMES, MOMENT FRAMES, DRAG STRUTS, IN CONNECTIONS WITH GROUP "B" (A490) BOLTS IN TENSION, GROUP "A" (A325) BOLTS SUBJECT TO TENSILE FATIGUE, AND OTHER LOCATIONS SPECIFIED IN AISC 360 SECTION J AND RCSC SPECIFICATION SECTION 4.2.
- SLIP-CRITICAL BOLTED CONNECTIONS SHALL BE USED IN CONNECTIONS WITH OVERSIZED HOLES, CONNECTIONS WITH SLOTTED HOLES, EXCEPT WHERE APPLIED LOADS ARE PERPENDICULAR TO THE LONG DIRECTION OF THE SLOT. JOINTS SUBJECT TO FATIGUE LOADING WITH LOAD REVERSAL, AND OTHER LOCATIONS SPECIFIED IN AISC 360 SECTION J AND RCSC SPECIFICATION 4.3.
- WELDS IN SHEAR CONNECTION SHALL BE CONTINUOUS.
- HANGER CONNECTIONS SHALL BE DESIGNED FOR A USABLE CONNECTION STRENGTH = 1.33 x FACTORED HANGER TENSION FORCE INDICATED ON THE DRAWINGS.
- A325 AND A490 BOLTS IDENTIFIED AS "SC" (SLIP-CRITICAL) SHALL BE PRE-TENSIONED IN ACCORDANCE WITH ONE OF THE APPROVED METHODS SPECIFIED IN AISC'S SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". FAYING SURFACES IN SLIP-CRITICAL CONNECTIONS SHALL BE CLASS "A" SURFACES UNLESS NOTED OTHERWISE.
- ALL CONNECTIONS, SPICES AND ERECTION PIECES SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR. CALCULATIONS BEARING THE ENGINEER'S SEAL AND SIGNATURE SHALL BE AVAILABLE UPON REQUEST OF THE STRUCTURAL ENGINEER.
- FOR CONNECTION DESIGN AND DETAILING, SET CONNECTION WORK POINT AT INTERSECTION OF MEMBER CENTERLINES UNLESS NOTED. DO NOT USE OVERSIZED OR SLOTTED HOLES FOR ALL CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- ALL CONNECTIONS SHALL BE SYMMETRICAL ABOUT THE AXIS OF THE MEMBER CONNECTED. PROVIDE ONE END OF BOLT FOR EACH BOLT DIAMETER TO BE USED IN THE CONNECTIONS. DO NOT MIX GRADE OF BOLTS.
- EXPANSION JOINT CONNECTIONS AND SLIP CONNECTIONS INDICATED SHALL PROVIDE FREE MOVEMENT. BOLTS SHALL HAVE NUTS FINGER TIGHTENED AND THREADS CRIMPED.
- PROVIDE ACCESS FOR INSPECTION OF ALL SHOP AND FIELD CONNECTIONS FOR PROPER MATERIALS AND WORKMANSHIP. ALL FIELD CONNECTIONS SHALL BE INSPECTED BY AN INDEPENDENT TESTING LABORATORY.
- WELDING ELECTRODES SHALL CONFORM TO E70 SERIES. WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN PREVIOUSLY QUALIFIED BY TESTS AS PRESCRIBED IN THE A.I.S. STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION.
- WELDING OF REINFORCING BARS TO STRUCTURAL STEEL: E90-XX SERIES.
- MINIMUM WELD SIZE SHALL BE IN ACCORDANCE WITH AISC, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- OPEN ENDS ON ALL HSS AND PIPE MEMBERS SHALL BE CLOSED OFF BY INSTALLING 3/8" THICK CLOSURE PLATES ON THE OPEN ENDS AND WELDING IN PLACE WITH 3/16" CONTINUOUS ALL-AROUND FILLET WELDS, U.N.O.
- ALL WELDING, INCLUDING WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE IN ACCORDANCE WITH THE AISC AND AWS SPECIFICATIONS. ANY STRUCTURAL STEEL DAMAGED IN WELDING IS TO BE REPLACED OR REINFORCED AS ACCEPTABLE TO THE STRUCTURAL ENGINEER. WELDERS SHALL HAVE CURRENT EVIDENCE OF PASSING THE APPROPRIATE AWS QUALIFICATION TESTS. THE ENGINEER MAY REQUEST SUCH EVIDENCE AT ANY TIME DURING THE CONSTRUCTION.
- ALL STEEL OTHER THAN JOISTS AND STANDARD BRIDGING TO BE PROVIDED BY THE STEEL FABRICATOR.
- FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO THE LOCATION AND TYPE OF SPLICE TO BE MADE.
- INFILL BEAMS SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE. BEAM LOCATIONS (EXCEPT PRIMARY SUPPORT BEAMS) ARE SHOWN FOR DESIGN PURPOSES. FINAL LOCATIONS MAY NEED TO BE ALTERED TO ACCOMMODATE M.E.P. REQUIREMENTS. CONTRACTOR TO COORDINATE STEEL PLACEMENT PRIOR TO SUBMITTING SHOP DRAWINGS.
- CAMBER INDICATED ON STRUCTURAL DRAWINGS IS THE REQUIRED CAMBER AT TIME OF ERECTION. CAMBERED BEAMS SHALL BE ERECTED SUCH THAT THE PROFILE OF THE BEAMS IS CROWNED UPWARD.
- HOLES WILL NOT BE PERMITTED IN BEAM FLANGES, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL COLUMN GAP PLATES TO BE MINIMUM 3/4" THICK, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- COLUMN SPICES MAY BE ADDED WITH APPROVAL. SPICES SHALL BE DESIGNED AND DETAILED TO DEVELOP THE FULL MOMENT CAPACITY OF THE MEMBER.
- PROVIDE MASONRY ANCHORS AT 2'-0" O.C. MAX., ALL HORIZONTAL OR 16" O.C. VERTICAL, SET ON COURSE, AND WELDED TO ALL BEAMS, HANGERS AND COLUMNS ABUTTING OR EMBEDDED IN MASONRY.
- RESPONSIBILITY FOR BRACING AND/OR SHORING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE DESIGN OF STEEL FRAMED STAIRS SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. PROVIDE COMPLETE ENGINEERED STAIR ASSEMBLIES CONFORMING TO THE ARCHITECTURAL INTENT, UNDER THE IMMEDIATE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, INCLUDING METAL FRAMING, HANGERS, MASONRY BEARING PLATES, COLUMNS, RAILINGS, AND OTHER COMPONENTS NECESSARY TO SUPPORT STAIRS AND LANDINGS INCLUDING ANCHORAGE TO THE SUPPORTING STRUCTURE.
- MAIN SUPPORT MEMBERS FOR THE METAL DECK ARE SHOWN. DURING PREPARATION, SUBMISSION AND REVIEW OF SHOP DRAWINGS, THE STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL ANGLES OR MISCELLANEOUS ATTACHMENT DETAILS REQUIRED TO SUPPORT THE METAL DECK AT THE REQUIRED ELEVATION.
- STEEL ANGLES AND PLATES ALONG WITH BOLTS AND WASHERS, IN DIRECT CONTACT WITH EXTERIOR FINISH MASONRY, AND ALL EXPOSED STRUCTURAL STEEL, SHALL BE HOT-DIPPED GALVANIZED.
- ALL STEEL AT OR BELOW FINISHED GRADE OR BELOW FLOOR SLAB SHALL RECEIVE 2 COATES OF BITUMINOUS PAINT OR 3" MINIMUM CONCRETE COVER.
- ALL MEMBERS SUPPORTING THE EXTERIOR MASONRY SHALL HAVE ADJUSTABLE CONNECTIONS PERMITTING THE FOLLOWING ADJUSTMENTS FROM THE CONNECTION WORK POINT:
HORIZONTAL: 1/4" OUTWARD OR INWARD.
VERTICAL: 1/4" UPWARD OR DOWNWARD.
- FIELD WELDED SURFACES WITHIN 4 INCHES OF WELDS SHALL BE CLEANED AND GROUND SMOOTH. AFTER WELDING, COAT SURFACE WITH APPROPRIATE PRIMER/PAINTS AS SPECIFIED. COAT WELDS FOR STEEL SPECIFIED TO BE GALVANIZED WITH ZINC-RICH PAINT.
- GUYS AND OTHER BRACING REQUIRED PROVIDING LATERAL STABILITY TO STEEL FRAME SHALL BE ADEQUATELY SIZED AND ANCHORED. THIS BRACING SHALL REMAIN UNTIL PERMANENT BRACING ELEMENTS AND ATTACHED CONSTRUCTION IS INSTALLED.

- STEEL TUBING (SQUARE, RECT. OR ROUND): ASTM A500, GRADE C.
- GALVANIZED STRUCTURAL STEEL: STRUCTURAL SHAPES AND RODS: ASTM A123. BOLTS, FASTENERS AND HARDWARE: ASTM A153.
- RAISED PATTERN FLOOR PLATE: ASTM A786.
- ALL BOLTED CONNECTIONS SHALL BE WITH ASTM A325-N OR A490-N HIGH STRENGTH BOLTS. ALL BOLTED CONNECTIONS SHALL BE WITH A MINIMUM TENSION-CONTROL BOLT ASSEMBLY ASTM F1552. ALL BOLTS ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS AND RCSC SPECIFICATION.
- ANCHOR BOLTS: ASTM F1554. HEX NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563. WASHERS SHALL CONFORM TO ASTM A307. ALL COLUMN BASES TO HAVE MINIMUM 4 ANCHOR BOLTS UNLESS NOTED OTHERWISE.
- STEAR STUD CONNECTORS: TYPE B CONFORMING TO ASTM A108, GRADES 1010, 1015, 1017 OR 1020. STEAR STUD CONNECTORS SHALL BE MACHINE WELDED TO SLAB FRAMING AND SHOWN ON BEAM INDICATIONS ON PLANS.
- STRUCTURAL STEEL CONNECTIONS SHALL BE DESIGNED FOR ONE-HALF THE TOTAL ALLOWABLE UNIFORM LOAD (MIN.) PER AISI BEAM LOAD TABLES. NO CONNECTION SHALL BE DESIGNED FOR LESS THAN TWO 3/4" BOLTS. HALF THE "T" DIMENSION OF THE SUPPORTED BEAM, OR 15 KIIPS. SIMPLE SHEAR CONNECTIONS SHALL BE SELECTED FROM THE AISI "MANUAL OF STEEL CONSTRUCTION" ACCOUNTING FOR BEAM COPIES, BLOCK SHEAR, TEAROUT, AND BEARING. IN ADDITION TO THESE REQUIREMENTS, AIR BEAM TO COLUMN CONNECTIONS SHALL BE FULL DEPTH DOUBLE ANGLES UNLESS OTHERWISE NOTED. [USE THIS NOTE FOR NON-COMPOSITE SLAB FRAMING, OR CHANGE 3/4" TOTAL ALLOWABLE UNIFORM LOAD TO 2/3 TOTAL ALLOWABLE UNIFORM LOAD FOR COMPOSITE SLAB FRAMING WITHOUT SHOWING BEAM REACTIONS].
- STRUCTURAL STEEL CONNECTIONS SHALL BE DETAILED TO SUPPORT THE FACTORED SHEAR REACTIONS INDICATED ON THE PLANS. NO CONNECTION SHALL BE DESIGNED FOR LESS THAN TWO 3/4" BOLTS. HALF THE "T" DIMENSION OF THE SUPPORTED BEAM, OR 15 KIIPS. SIMPLE SHEAR CONNECTIONS SHALL BE SELECTED FROM THE AISI "MANUAL OF STEEL CONSTRUCTION" ACCOUNTING FOR BEAM COPIES, BLOCK SHEAR, TEAROUT, AND BEARING. IN ADDITION TO THESE REQUIREMENTS, AIR BEAM TO COLUMN CONNECTIONS SHALL BE FULL DEPTH DOUBLE ANGLES UNLESS OTHERWISE NOTED. [USE THIS NOTE FOR COMPOSITE SLAB FRAMING AND SHOWN ON BEAM INDICATIONS ON PLANS].
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- UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE AISI "MANUAL OF STEEL CONSTRUCTION" SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS" (RCSC SPECIFICATION).
- EXCEPT WHERE SLIP-CRITICAL BOLTS ARE OTHERWISE REQUIRED, PRE-TENSIONED BOLTS SHALL BE USED IN BEAM TO COLUMN CONNECTIONS. BRACED COLUMN SPICES, BRACED FRAMES, MOMENT FRAMES, DRAG STRUTS, IN CONNECTIONS WITH GROUP "B" (A490) BOLTS IN TENSION, GROUP "A" (A325) BOLTS SUBJECT TO TENSILE FATIGUE, AND OTHER LOCATIONS SPECIFIED IN AISC 360 SECTION J AND RCSC SPECIFICATION SECTION 4.2.
- SLIP-CRITICAL BOLTED CONNECTIONS SHALL BE USED IN CONNECTIONS WITH OVERSIZED HOLES, CONNECTIONS WITH SLOTTED HOLES, EXCEPT WHERE APPLIED LOADS ARE PERPENDICULAR TO THE LONG DIRECTION OF THE SLOT. JOINTS SUBJECT TO FATIGUE LOADING WITH LOAD REVERSAL, AND OTHER LOCATIONS SPECIFIED IN AISC 360 SECTION J AND RCSC SPECIFICATION 4.3.
- WELDS IN SHEAR CONNECTION SHALL BE CONTINUOUS.
- HANGER CONNECTIONS SHALL BE DESIGNED FOR A USABLE CONNECTION STRENGTH = 1.33 x FACTORED HANGER TENSION FORCE INDICATED ON THE DRAWINGS.
- A325 AND A490 BOLTS IDENTIFIED AS "SC" (SLIP-CRITICAL) SHALL BE PRE-TENSIONED IN ACCORDANCE WITH ONE OF THE APPROVED METHODS SPECIFIED IN AISC'S SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH-STRENGTH BOLTS". FAYING SURFACES IN SLIP-CRITICAL CONNECTIONS SHALL BE CLASS "A" SURFACES UNLESS NOTED OTHERWISE.
- ALL CONNECTIONS, SPICES AND ERECTION PIECES SHALL BE DESIGNED AND DETAILED BY THE FABRICATOR. CALCULATIONS BEARING THE ENGINEER'S SEAL AND SIGNATURE SHALL BE AVAILABLE UPON REQUEST OF THE STRUCTURAL ENGINEER.
- FOR CONNECTION DESIGN AND DETAILING, SET CONNECTION WORK POINT AT INTERSECTION OF MEMBER CENTERLINES UNLESS NOTED. DO NOT USE OVERSIZED OR SLOTTED HOLES FOR ALL CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD.
- ALL CONNECTIONS SHALL BE SYMMETRICAL ABOUT THE AXIS OF THE MEMBER CONNECTED. PROVIDE ONE END OF BOLT FOR EACH BOLT DIAMETER TO BE USED IN THE CONNECTIONS. DO NOT MIX GRADE OF BOLTS.
- EXPANSION JOINT CONNECTIONS AND SLIP CONNECTIONS INDICATED SHALL PROVIDE FREE MOVEMENT. BOLTS SHALL HAVE NUTS FINGER TIGHTENED AND THREADS CRIMPED.
- PROVIDE ACCESS FOR INSPECTION OF ALL SHOP AND FIELD CONNECTIONS FOR PROPER MATERIALS AND WORKMANSHIP. ALL FIELD CONNECTIONS SHALL BE INSPECTED BY AN INDEPENDENT TESTING LABORATORY.
- WELDING ELECTRODES SHALL CONFORM TO E70 SERIES. WELDS SHALL BE MADE BY WELDERS WHO HAVE BEEN PREVIOUSLY QUALIFIED BY TESTS AS PRESCRIBED IN THE A.I.S. STANDARD CODE FOR WELDING IN BUILDING CONSTRUCTION.
- WELDING OF REINFORCING BARS TO STRUCTURAL STEEL: E90-XX SERIES.
- MINIMUM WELD SIZE SHALL BE IN ACCORDANCE WITH AISC, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- OPEN ENDS ON ALL HSS AND PIPE MEMBERS SHALL BE CLOSED OFF BY INSTALLING 3/8" THICK CLOSURE PLATES ON THE OPEN ENDS AND WELDING IN PLACE WITH 3/16" CONTINUOUS ALL-AROUND FILLET WELDS, U.N.O.
- ALL WELDING, INCLUDING WELDING ELECTRODES, WELDING PROCESS, MINIMUM PREHEAT AND INTERPASS TEMPERATURES SHALL BE IN ACCORDANCE WITH THE AISC AND AWS SPECIFICATIONS. ANY STRUCTURAL STEEL DAMAGED IN WELDING IS TO BE REPLACED OR REINFORCED AS ACCEPTABLE TO THE STRUCTURAL ENGINEER. WELDERS SHALL HAVE CURRENT EVIDENCE OF PASSING THE APPROPRIATE AWS QUALIFICATION TESTS. THE ENGINEER MAY REQUEST SUCH EVIDENCE AT ANY TIME DURING THE CONSTRUCTION.
- ALL STEEL OTHER THAN JOISTS AND STANDARD BRIDGING TO BE PROVIDED BY THE STEEL FABRICATOR.
- FIELD CUTTING OR BURNING OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO THE LOCATION AND TYPE OF SPLICE TO BE MADE.
- INFILL BEAMS SHALL BE EQUALLY SPACED UNLESS NOTED OTHERWISE. BEAM LOCATIONS (EXCEPT PRIMARY SUPPORT BEAMS) ARE SHOWN FOR DESIGN PURPOSES. FINAL LOCATIONS MAY NEED TO BE ALTERED TO ACCOMMODATE M.E.P. REQUIREMENTS. CONTRACTOR TO COORDINATE STEEL PLACEMENT PRIOR TO SUBMITTING SHOP DRAWINGS.
- CAMBER INDICATED ON STRUCTURAL DRAWINGS IS THE REQUIRED CAMBER AT TIME OF ERECTION. CAMBERED BEAMS SHALL BE ERECTED SUCH THAT THE PROFILE OF THE BEAMS IS CROWNED UPWARD.
- HOLES WILL NOT BE PERMITTED IN BEAM FLANGES, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL COLUMN GAP PLATES TO BE MINIMUM 3/4" THICK, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- COLUMN SPICES MAY BE ADDED WITH APPROVAL. SPICES SHALL BE DESIGNED AND DETAILED TO DEVELOP THE FULL MOMENT CAPACITY OF THE MEMBER.
- PROVIDE MASONRY ANCHORS AT 2'-0" O.C. MAX., ALL HORIZONTAL OR 16" O.C. VERTICAL, SET ON COURSE, AND WELDED TO ALL BEAMS, HANGERS AND COLUMNS ABUTTING OR EMBEDDED IN MASONRY.
- RESPONSIBILITY FOR BRACING AND/OR SHORING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE DESIGN OF STEEL FRAMED STAIRS SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. PROVIDE COMPLETE ENGINEERED STAIR ASSEMBLIES CONFORMING TO THE ARCHITECTURAL INTENT, UNDER THE IMMEDIATE DIRECTION OF A REGISTERED PROFESSIONAL ENGINEER, INCLUDING METAL FRAMING, HANGERS, MASONRY BEARING PLATES, COLUMNS, RAILINGS, AND OTHER COMPONENTS NECESSARY TO SUPPORT STAIRS AND LANDINGS INCLUDING ANCHORAGE TO THE SUPPORTING STRUCTURE.
- MAIN SUPPORT MEMBERS FOR THE METAL DECK ARE SHOWN. DURING PREPARATION, SUBMISSION AND REVIEW OF SHOP DRAWINGS, THE STRUCTURAL STEEL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL ANGLES OR MISCELLANEOUS ATTACHMENT DETAILS REQUIRED TO SUPPORT THE METAL DECK AT THE REQUIRED ELEVATION.
- STEEL ANGLES AND PLATES ALONG WITH BOLTS AND WASHERS, IN DIRECT CONTACT WITH EXTERIOR FINISH MASONRY, AND ALL EXPOSED STRUCTURAL STEEL, SHALL BE HOT-DIPPED GALVANIZED.
- ALL STEEL AT OR BELOW FINISHED GRADE OR BELOW FLOOR SLAB SHALL RECEIVE 2 COATES OF BITUMINOUS PAINT OR 3" MINIMUM CONCRETE COVER.
- ALL MEMBERS SUPPORTING THE EXTERIOR MASONRY SHALL HAVE ADJUSTABLE CONNECTIONS PERMITTING THE FOLLOWING ADJUSTMENTS FROM THE CONNECTION WORK POINT:
HORIZONTAL: 1/4" OUTWARD OR INWARD.
VERTICAL: 1/4" UPWARD OR DOWNWARD.
- FIELD WELDED SURFACES WITHIN 4 INCHES OF WELDS SHALL BE CLEANED AND GROUND SMOOTH. AFTER WELDING, COAT SURFACE WITH APPROPRIATE PRIMER/PAINTS AS SPECIFIED. COAT WELDS FOR STEEL SPECIFIED TO BE GALVANIZED WITH ZINC-RICH PAINT.
- GUYS AND OTHER BRACING REQUIRED PROVIDING LATERAL STABILITY TO STEEL FRAME SHALL BE ADEQUATELY SIZED AND ANCHORED. THIS BRACING SHALL REMAIN UNTIL PERMANENT BRACING ELEMENTS AND ATTACHED CONSTRUCTION IS INSTALLED.



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



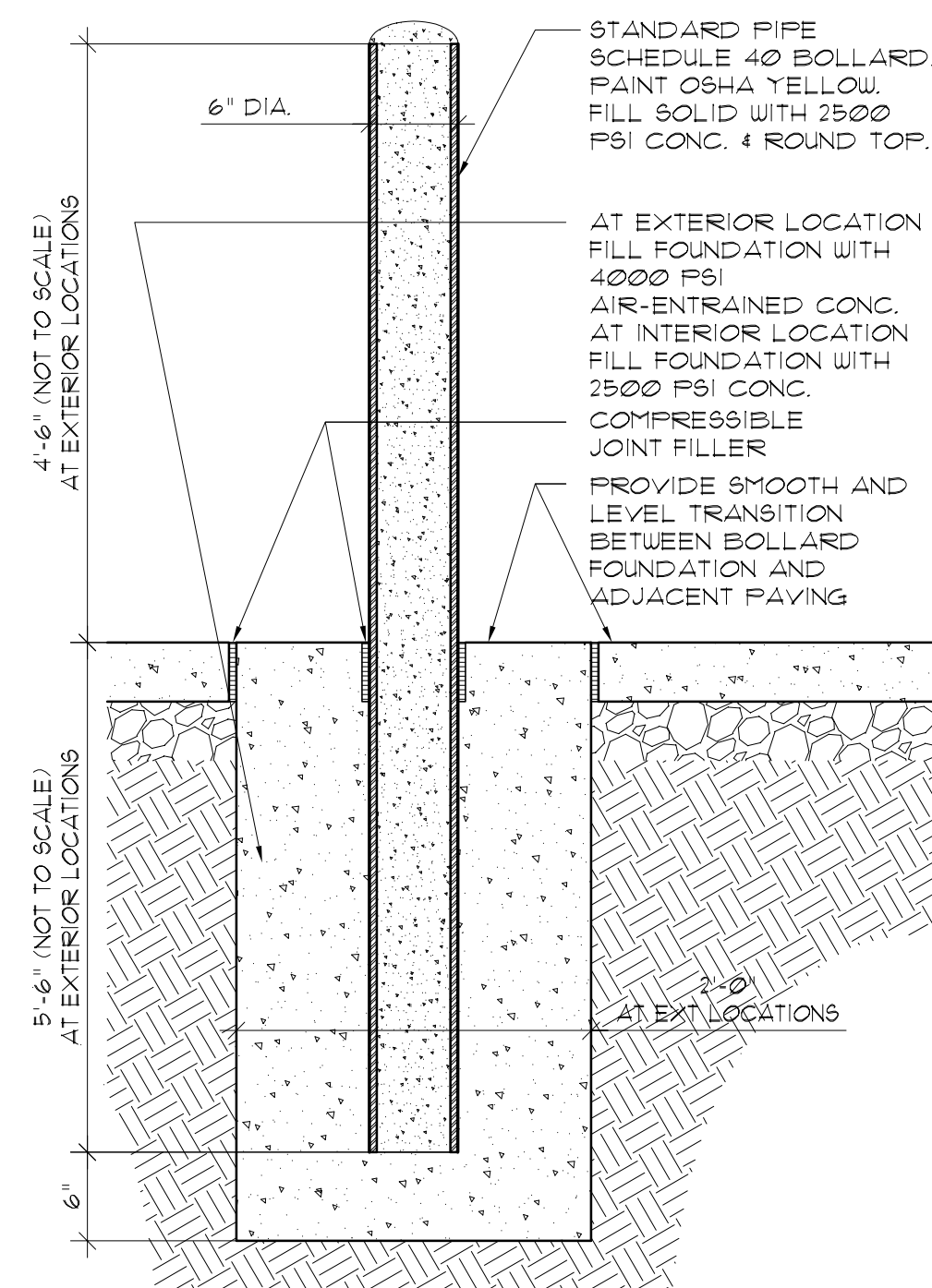
2 ENCLOSURE FRAMING PLAN
SCALE: 1/8" = 1'-0"

- NOTES:
- "SOG" INDICATES 6" THICK EXTERIOR N.W

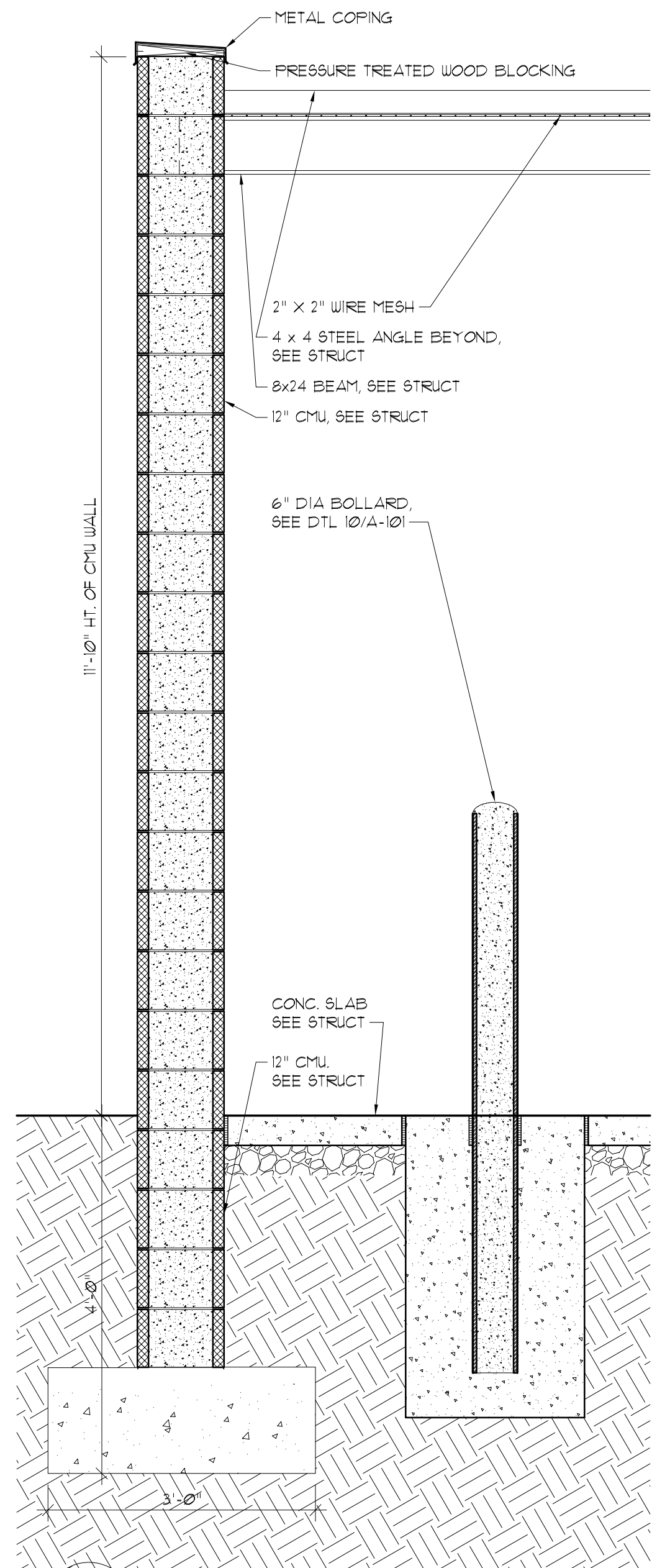
SECURITY GATE
 MANUFACTURER - AMERISTAR /ASSA ABLUY
 MODEL - TRANSPORT TRAVERSE II, STYLE MAJESTIC
 COLOR - BLACK FINISH, POWDER COATED
 DESCRIPTION:
 UPRIGHTS: 2 1/2" X 1 1/2" GA.
 DIAGONAL BRACES: 2" SQ X 1/8" GA.
 BOTTOM TRACK: 3 1/2" X 6 1/2" ALUMINUM PROFILE
 TOP TRACK: 3" X 5 1/2" ALUMINUM PROFILE
 PICKETS: 1/4" X 30" OPENINGS, 1" SQ X 1/8" WALL
 HEIGHT: 10'
 INSTALLATION: PER MANUFACTURER'S INSTRUCTION
 ADD / DEDUCT ALTERNATE - NONE

EF-1A (EXTERIOR)
 MANUFACTURER - BRUNLEE
 STYLE / MODEL - CAPSULE - SQ. COLOR - 4000K
 FINISH - BLACK
 SIZE - 26 1/2" X 4 1/2" X 4 1/2" d
 LUMENS: 160 (16W) 180 (18W)
 INSTALLATION - DESCRIPTION - WALL MOUNTED
 ADD / DEDUCT ALTERNATE - N/A

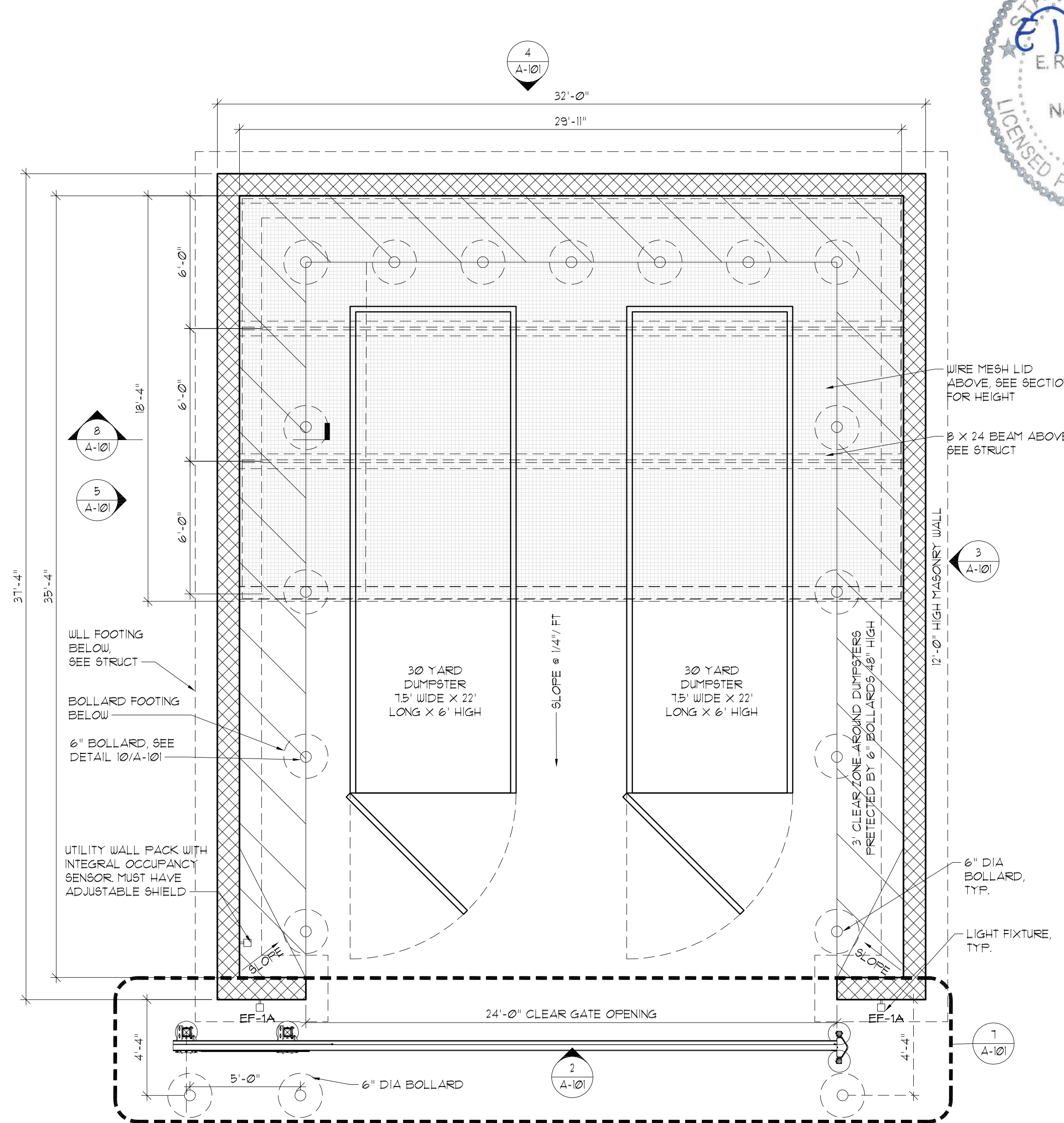
EXTERIOR PAINT
 MANUFACTURER: SHERWIN WILLIAMS
 STYLE: EXTERIOR HIGH PERFORMANCE WATER BASED LATEX PAINT
 FORMULATED FOR USE ON EXTERIOR SUBSTRATES
 COLOR AND FINISH TO MATCH EXISTING MAIN BUILDING COLOR



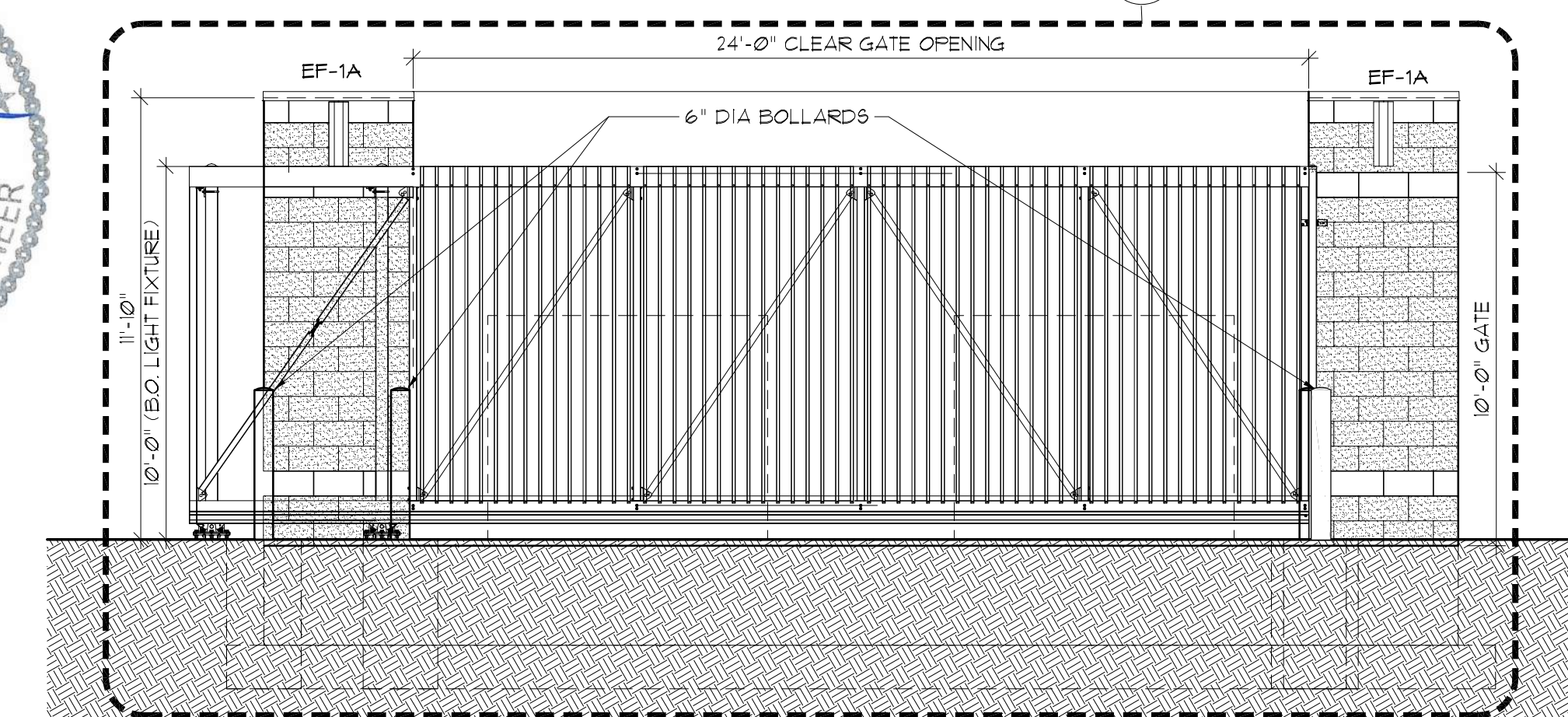
10 BOLLARD SECTION
 SCALE: 1"=1'-0"



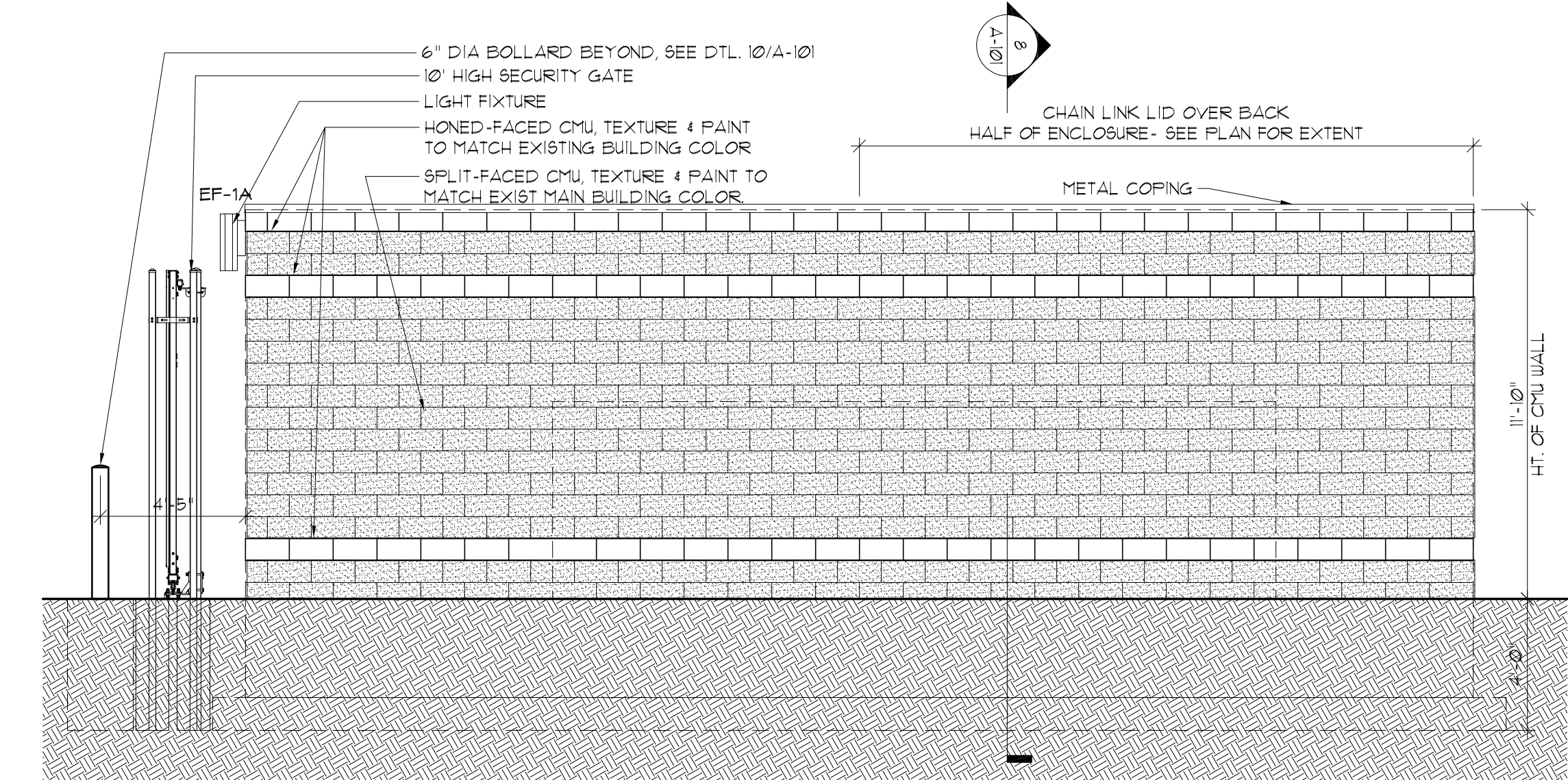
8 WALL SECTION
 SCALE: 3/4"=1'-0"



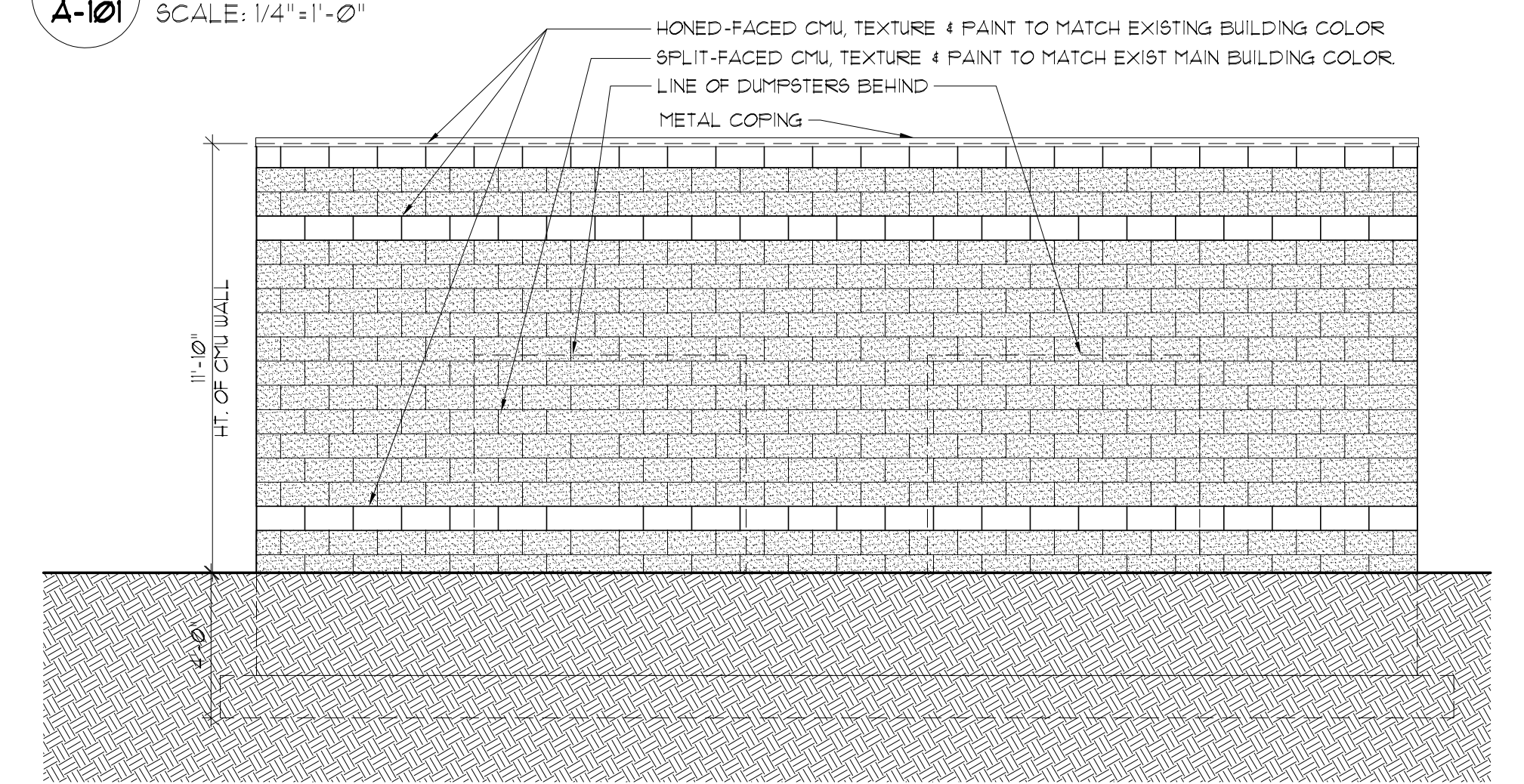
1 PLAN VIEW
 SCALE: 1/4"=1'-0"



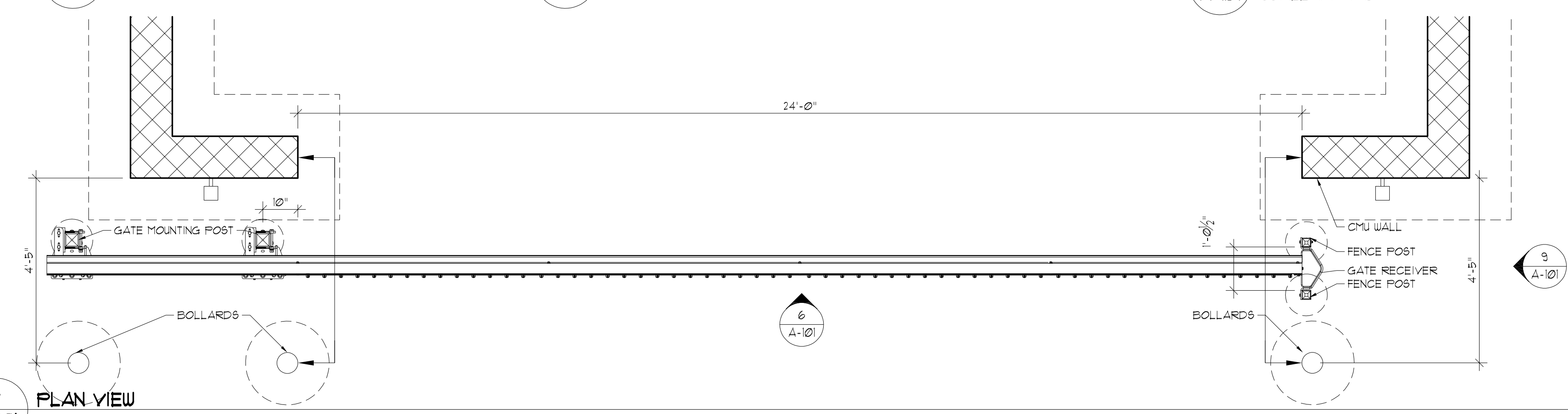
2 FRONT ELEVATION
 SCALE: 1/4"=1'-0"



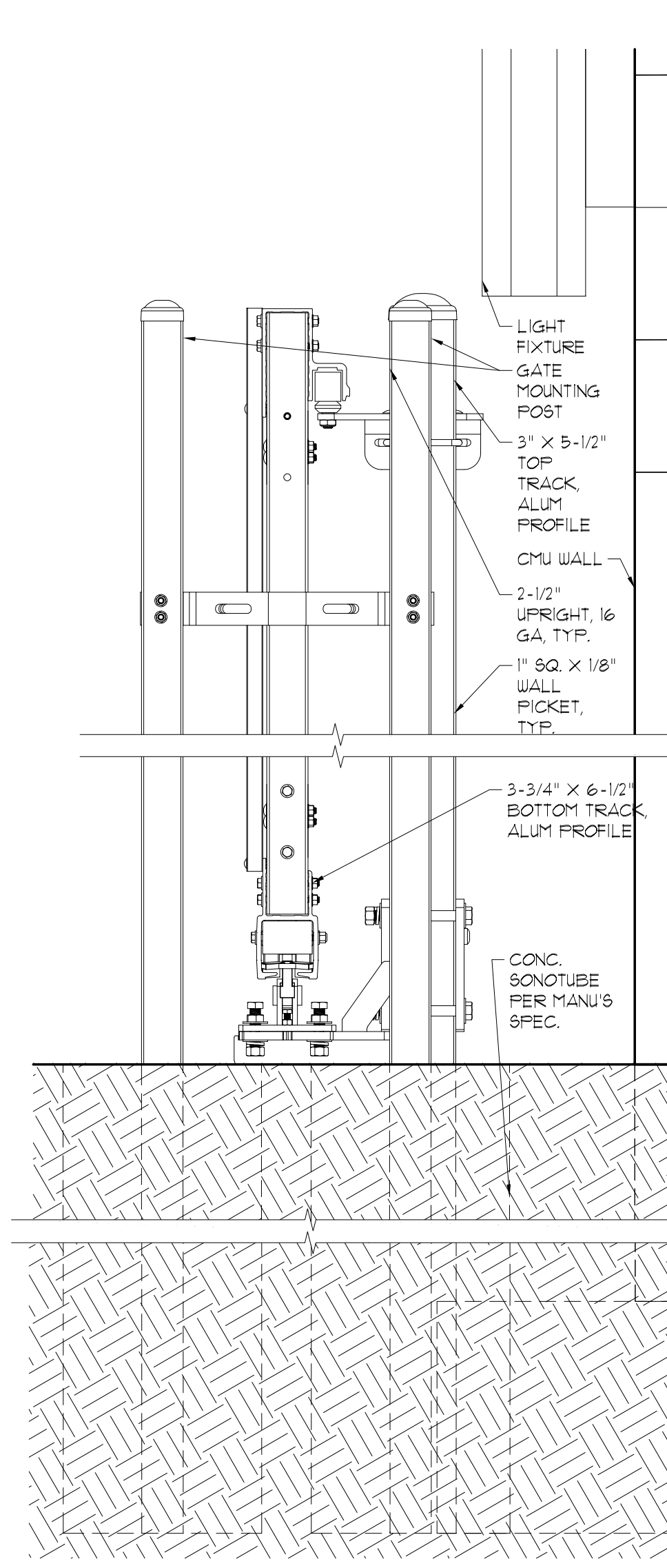
3 SIDE ELEVATION
 SCALE: 1/4"=1'-0"



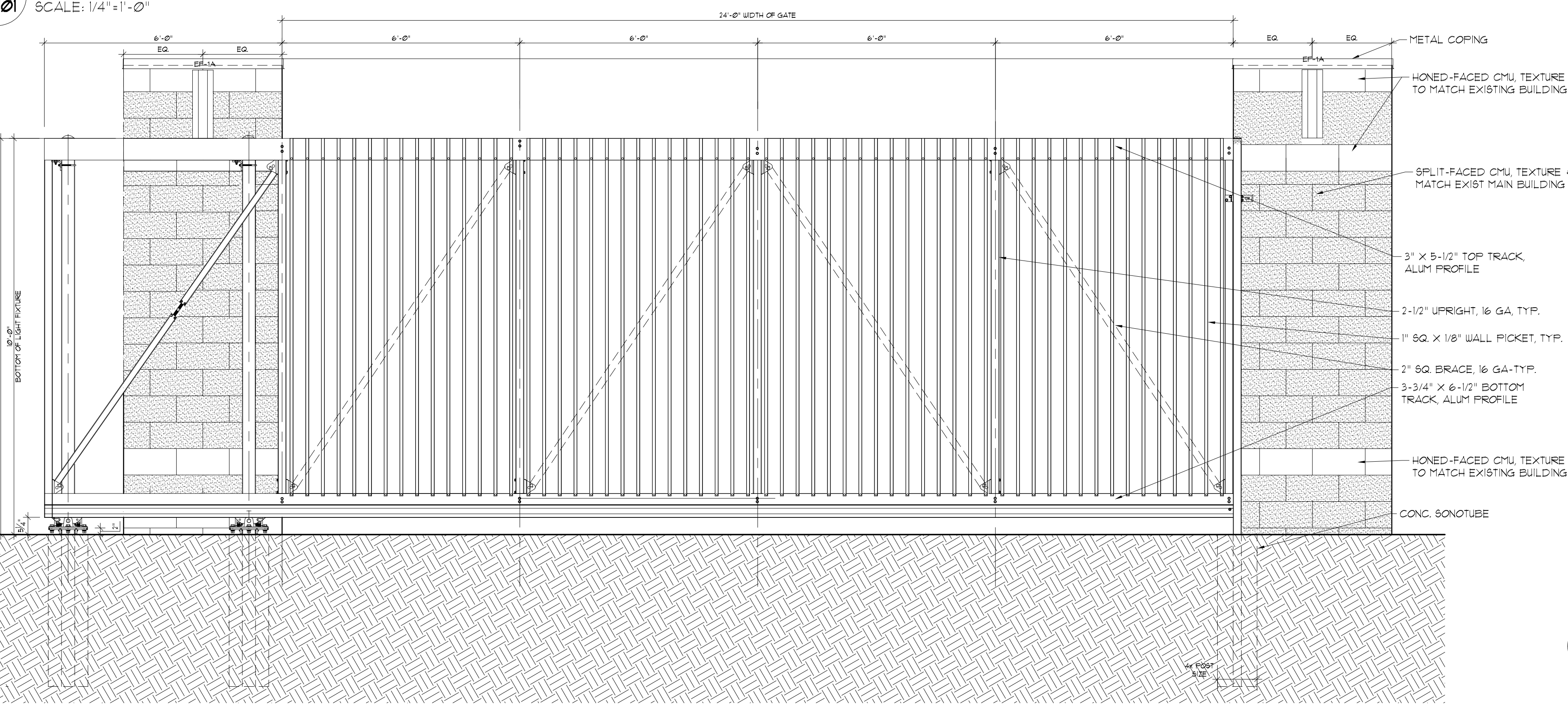
4 REAR ELEVATION
 SCALE: 1/4"=1'-0"



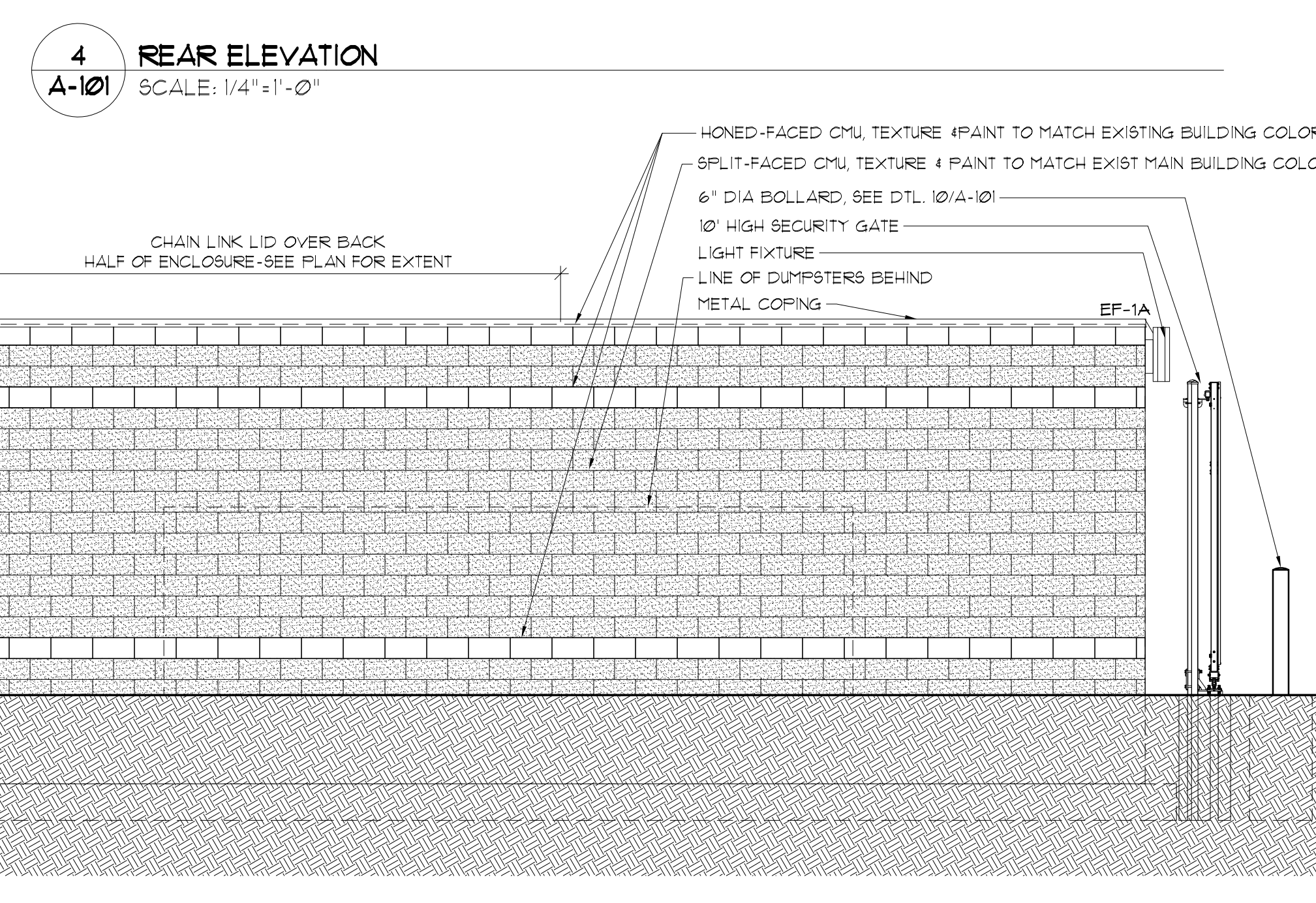
1 PLAN VIEW
 SCALE: 1/4"=1'-0"



9 FENCE SECTION
 SCALE: 1"=1'-0"



6 ENLARGED ELEVATION
 SCALE: 3/4"=1'-0"



5 SIDE ELEVATION
 SCALE: 1/4"=1'-0"

ISSUED FOR:
PERMIT/CONSTRUCTION
 29 JAN 2026



PROPOSED NEW DUMPSTER ENCLOSURE
 PLAN, ELEVATIONS AND DETAILS

REVISIONS

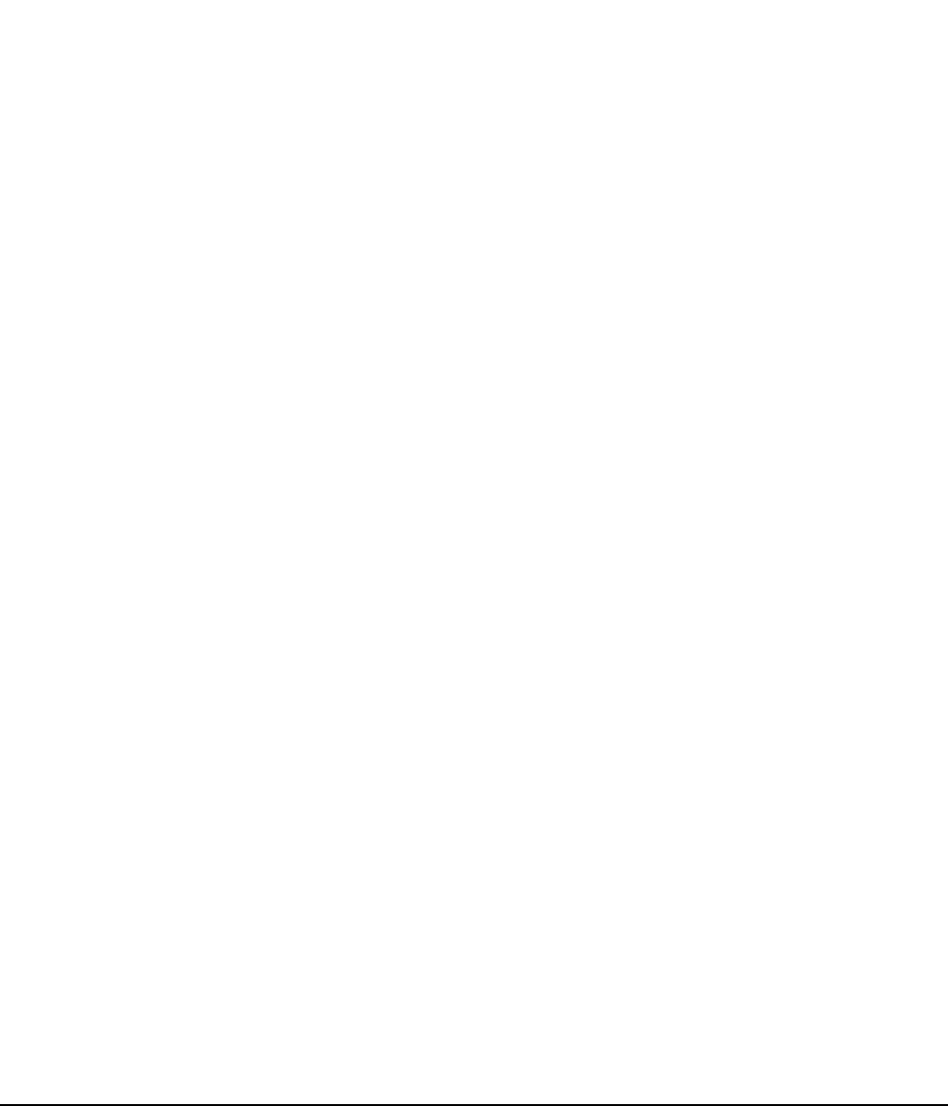
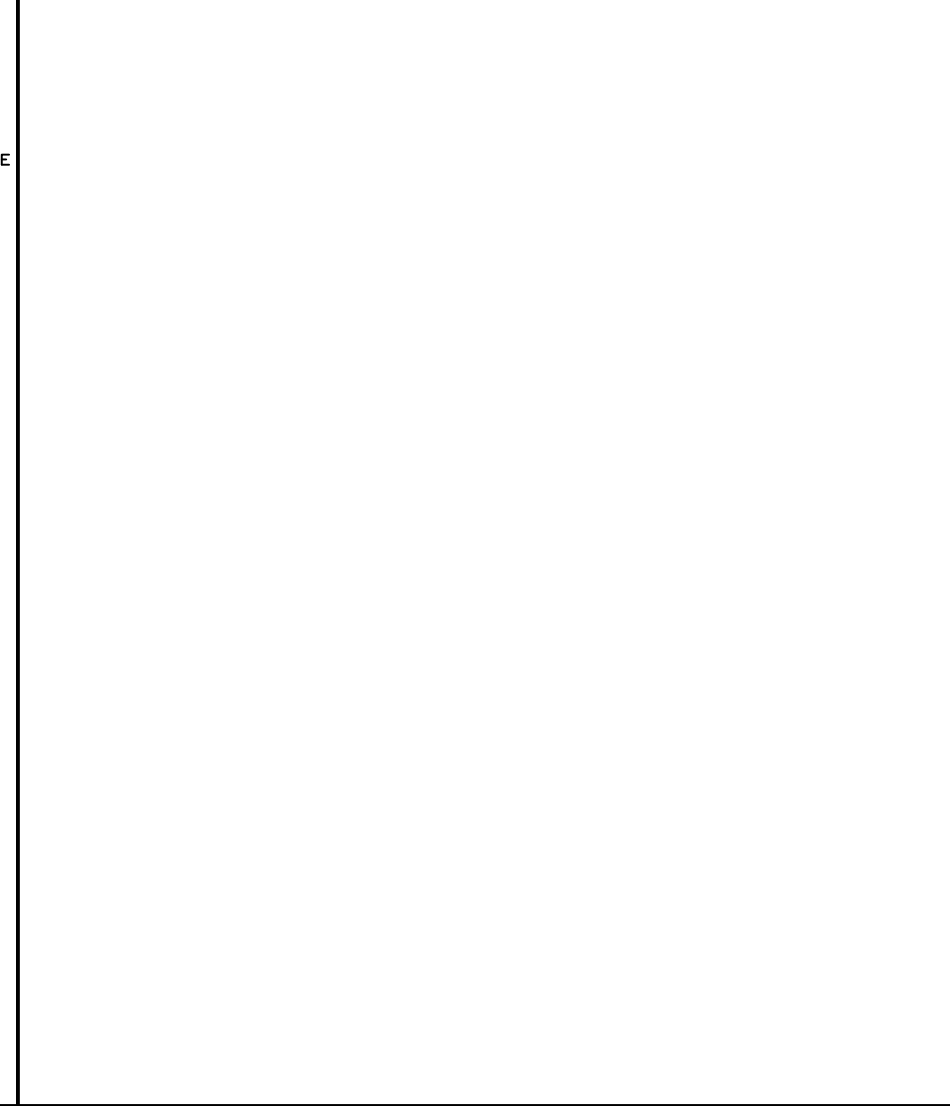
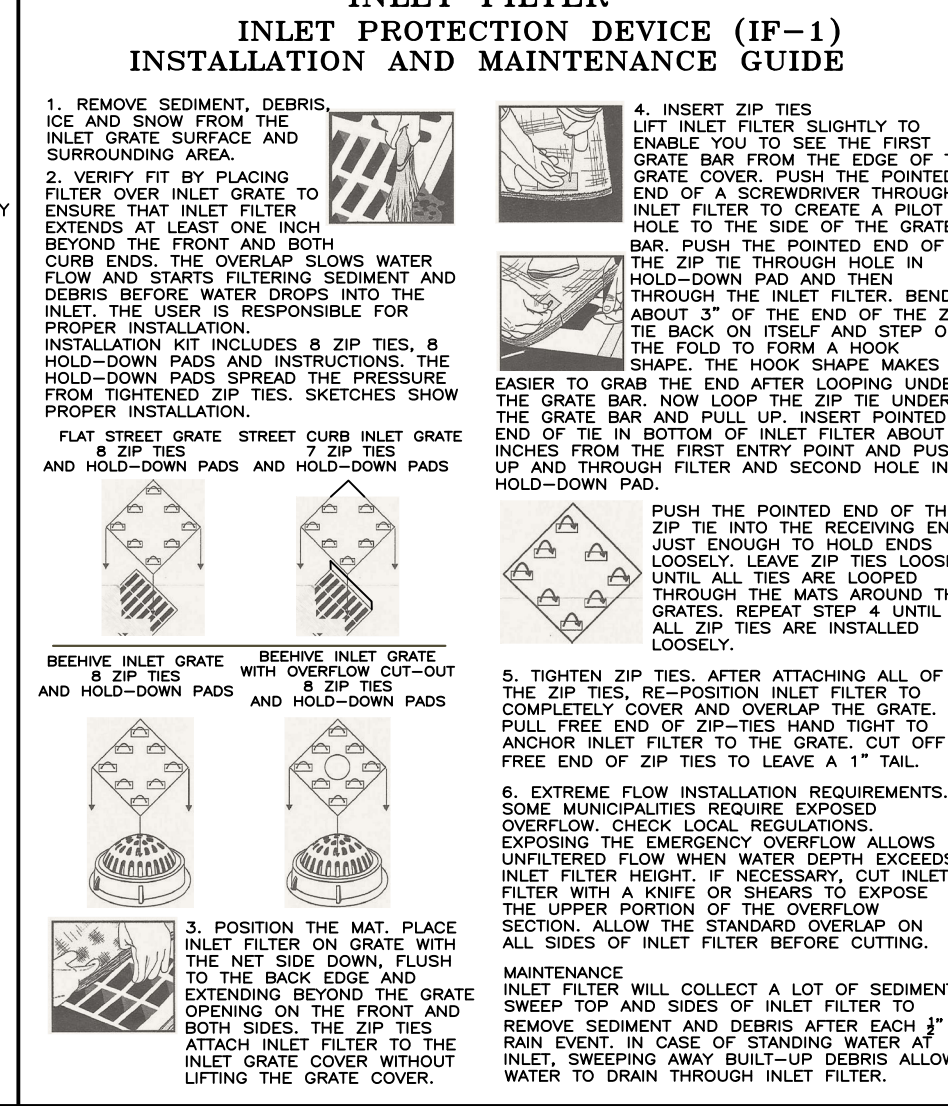
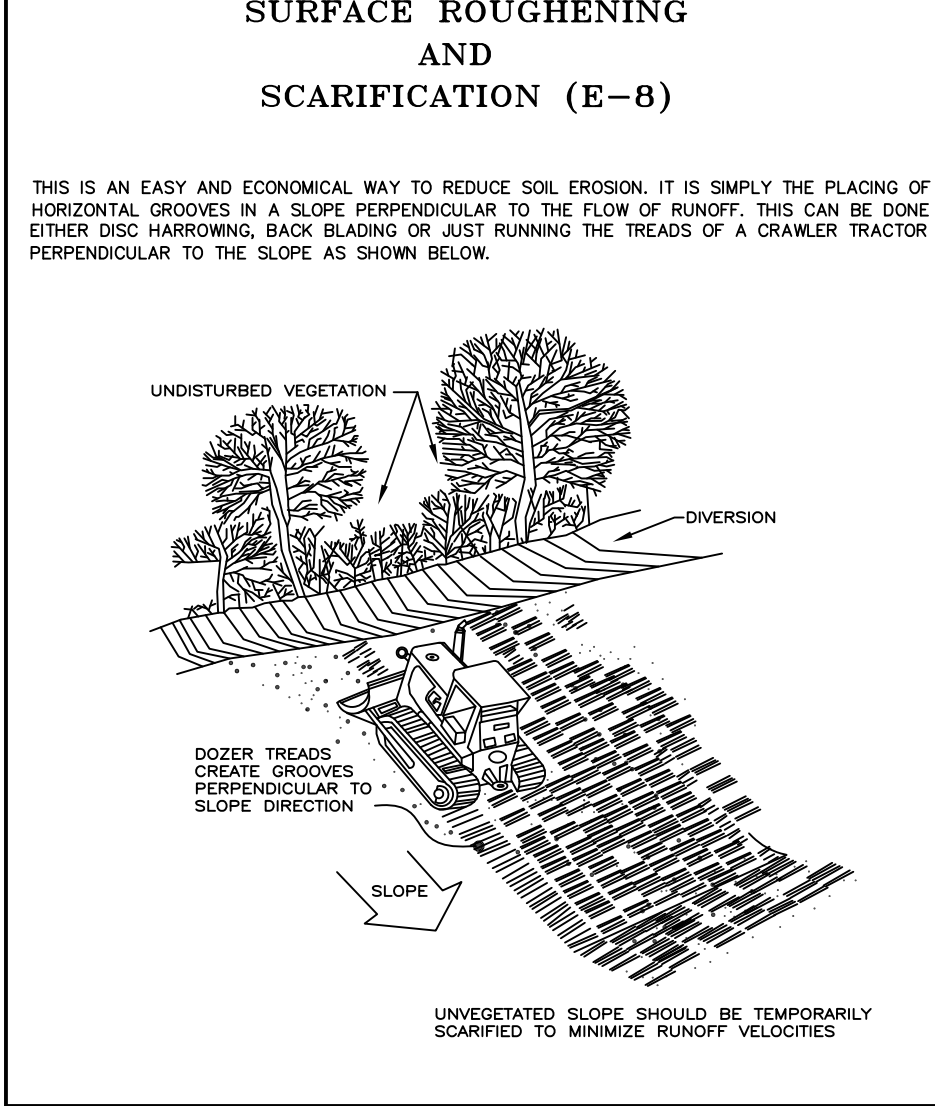
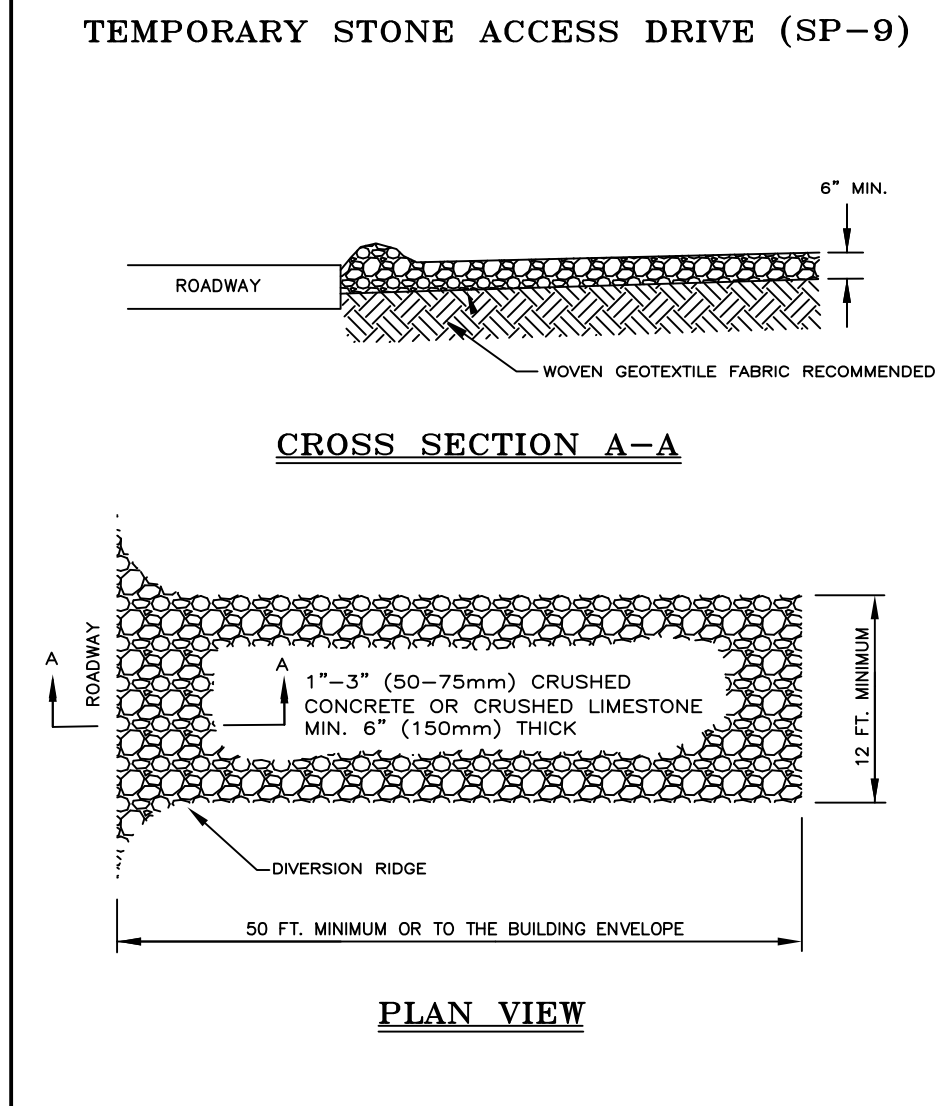
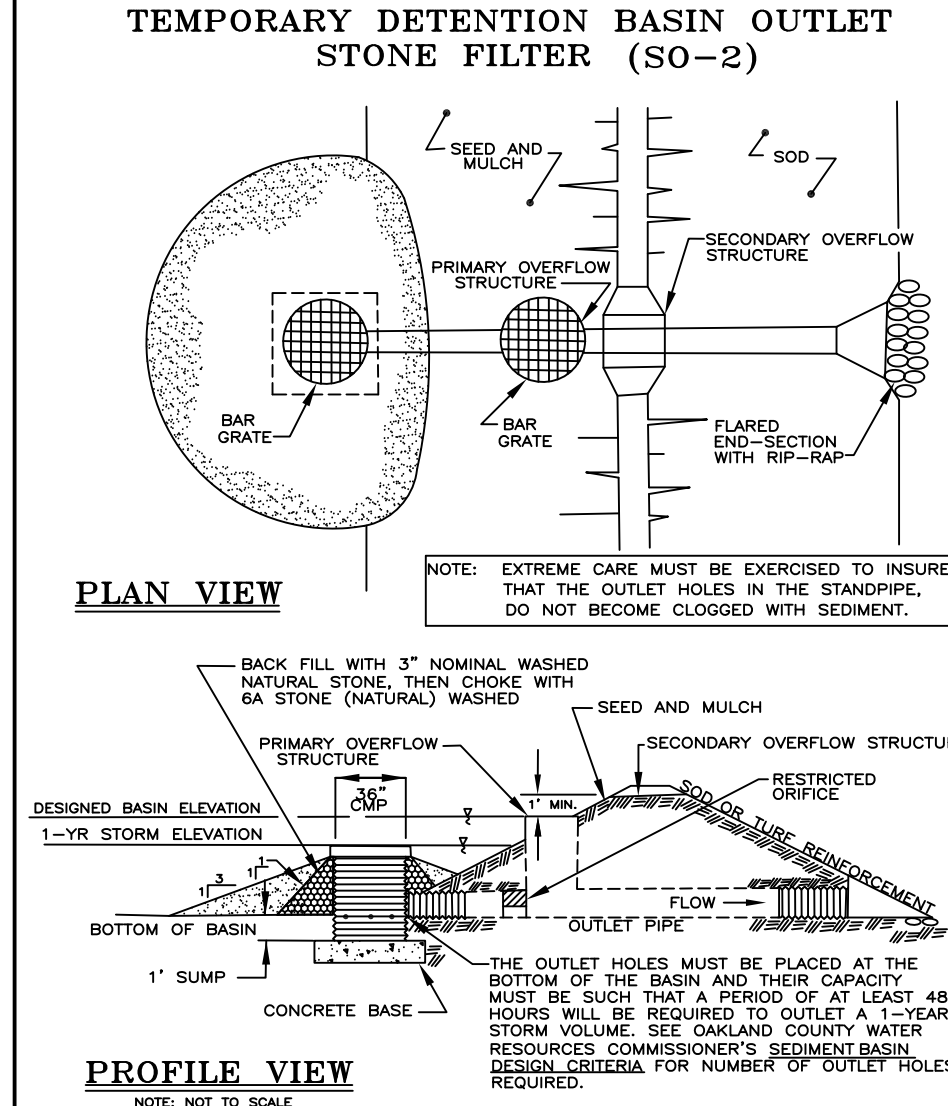
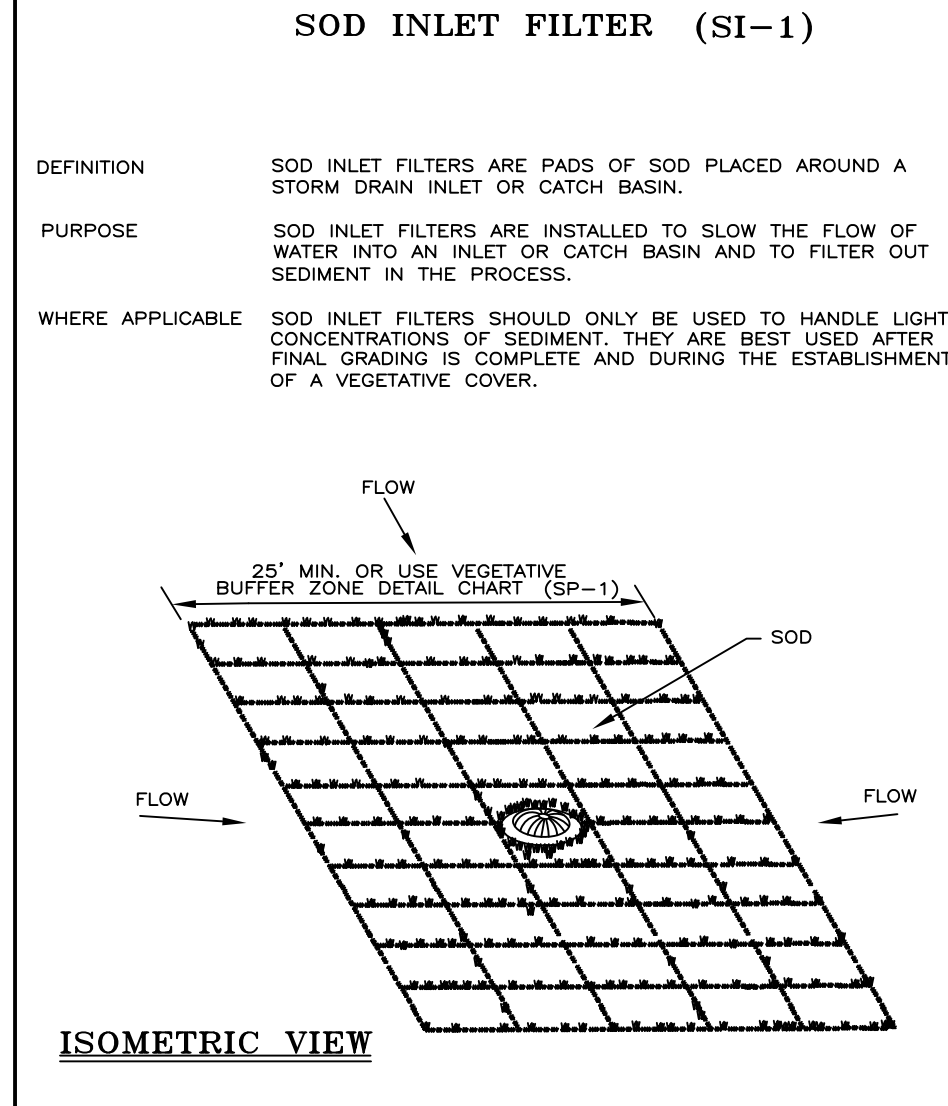
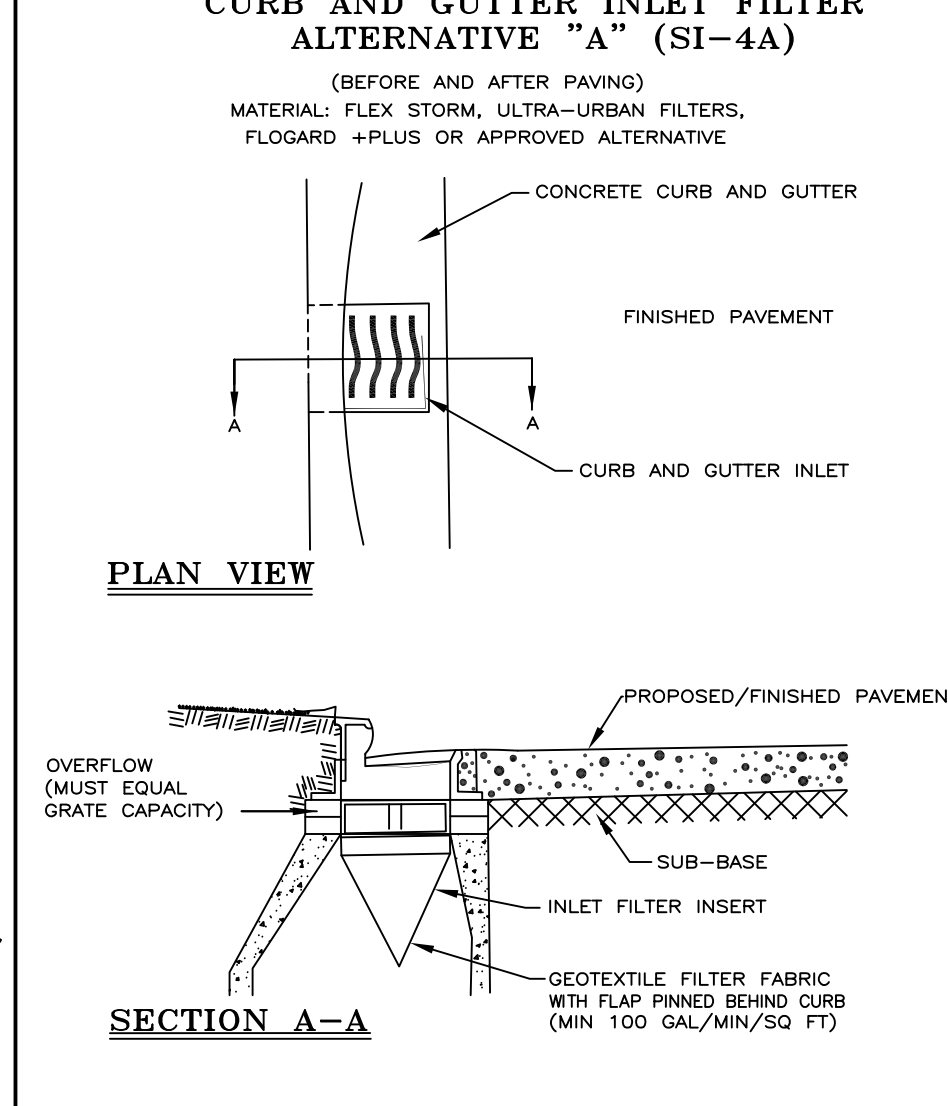
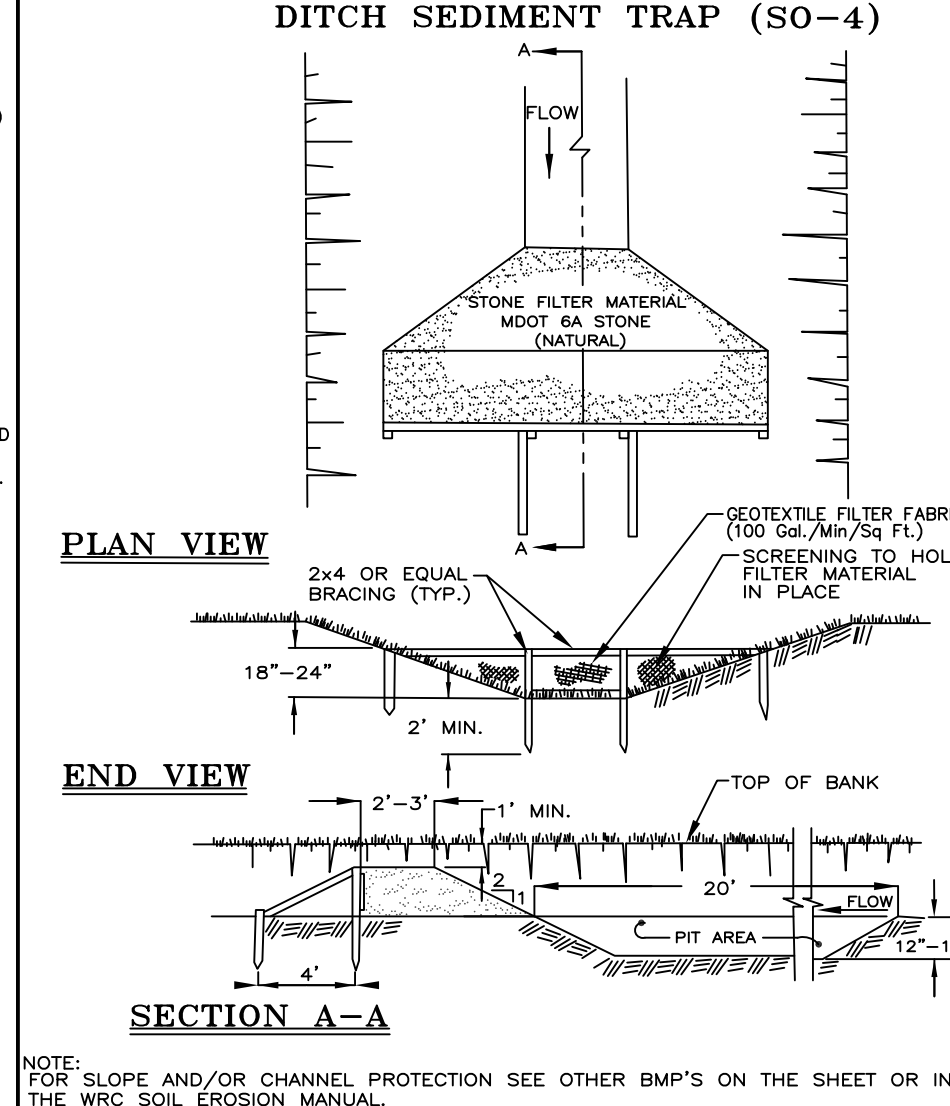
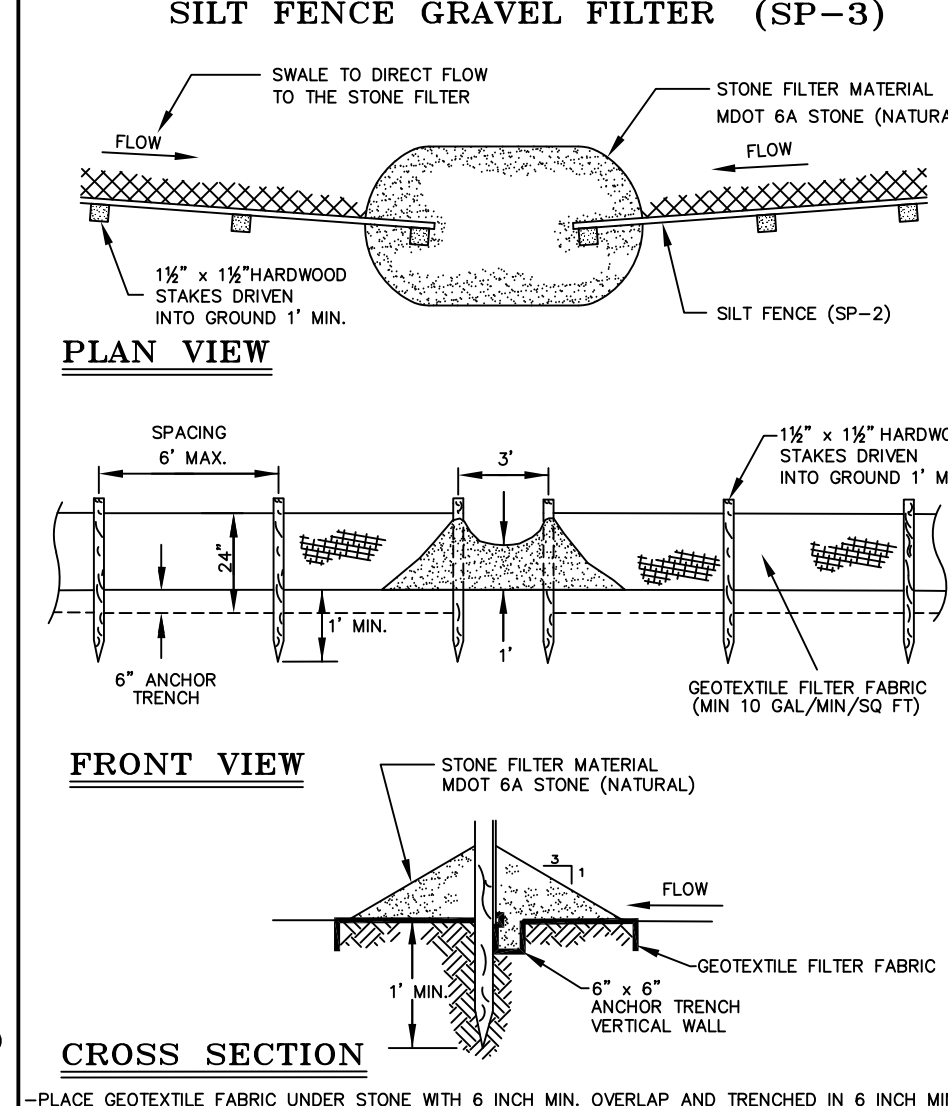
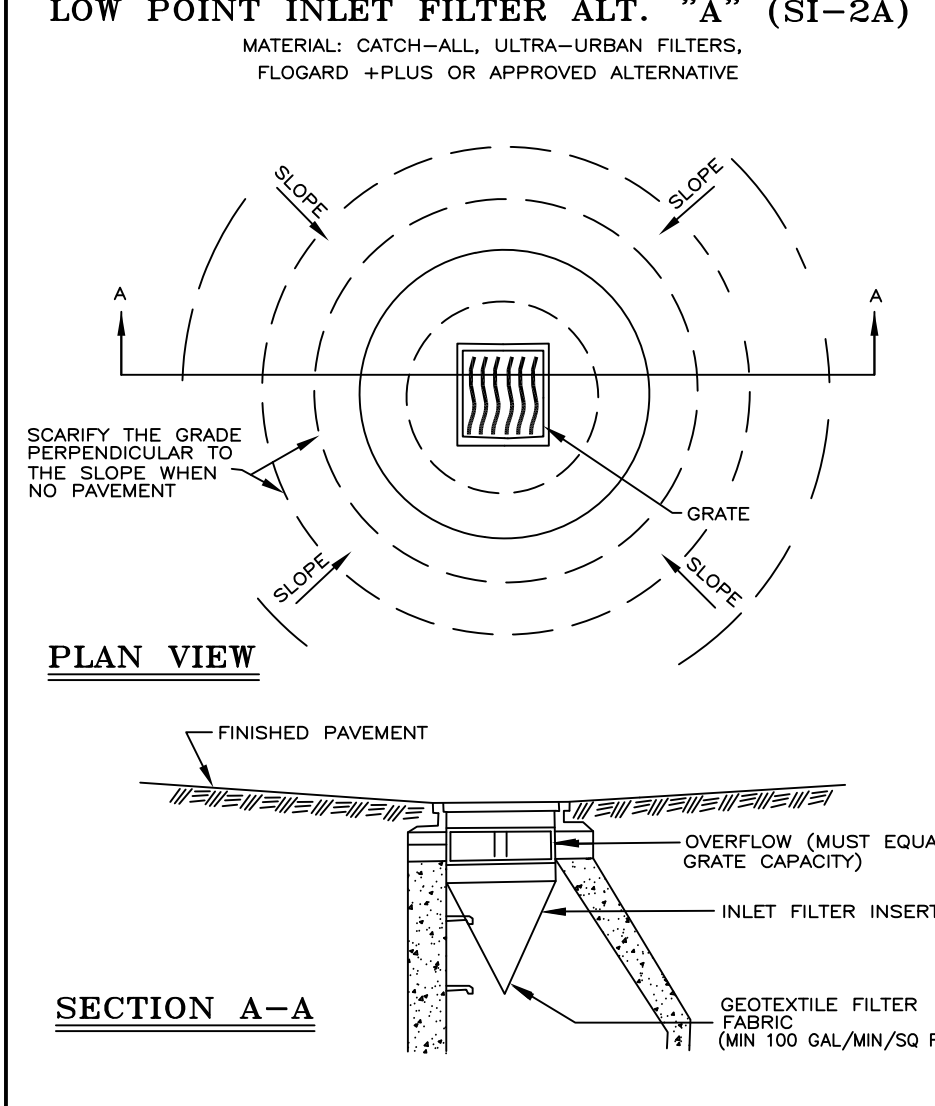
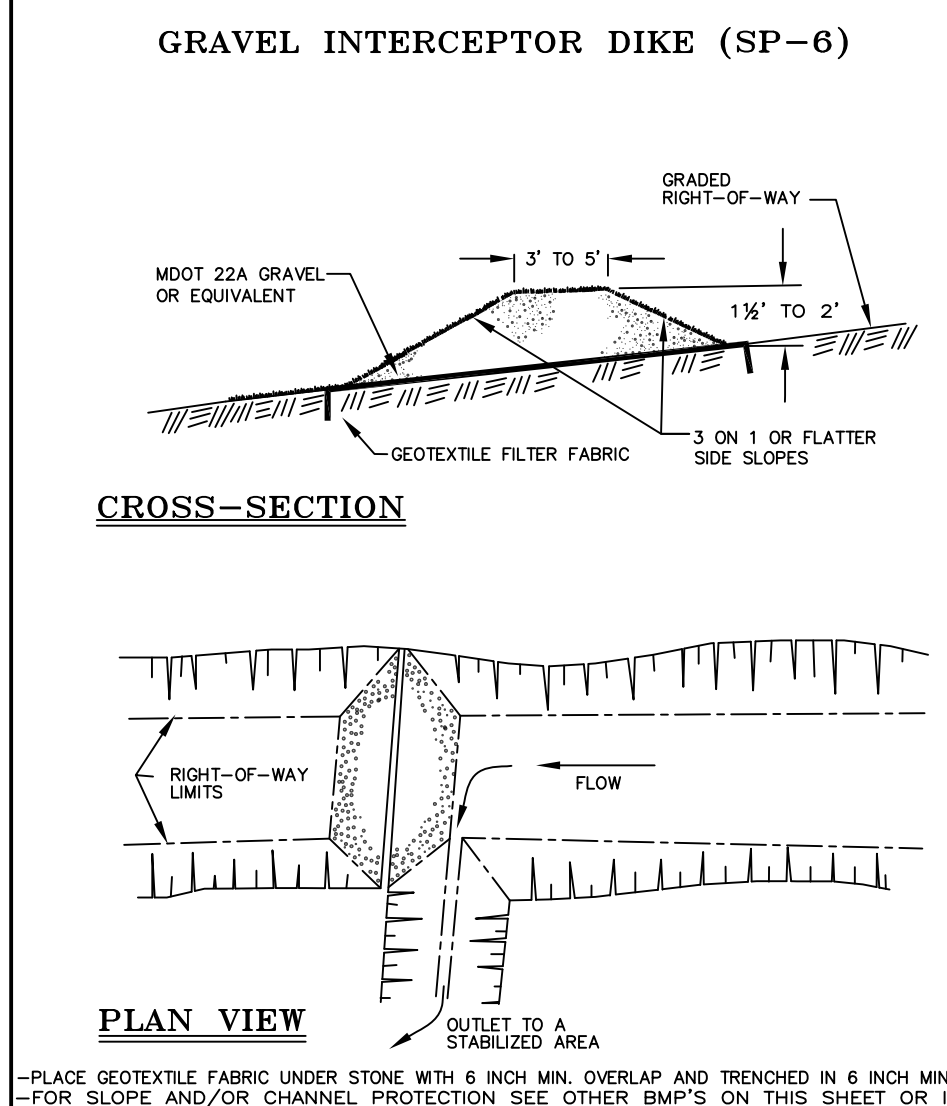
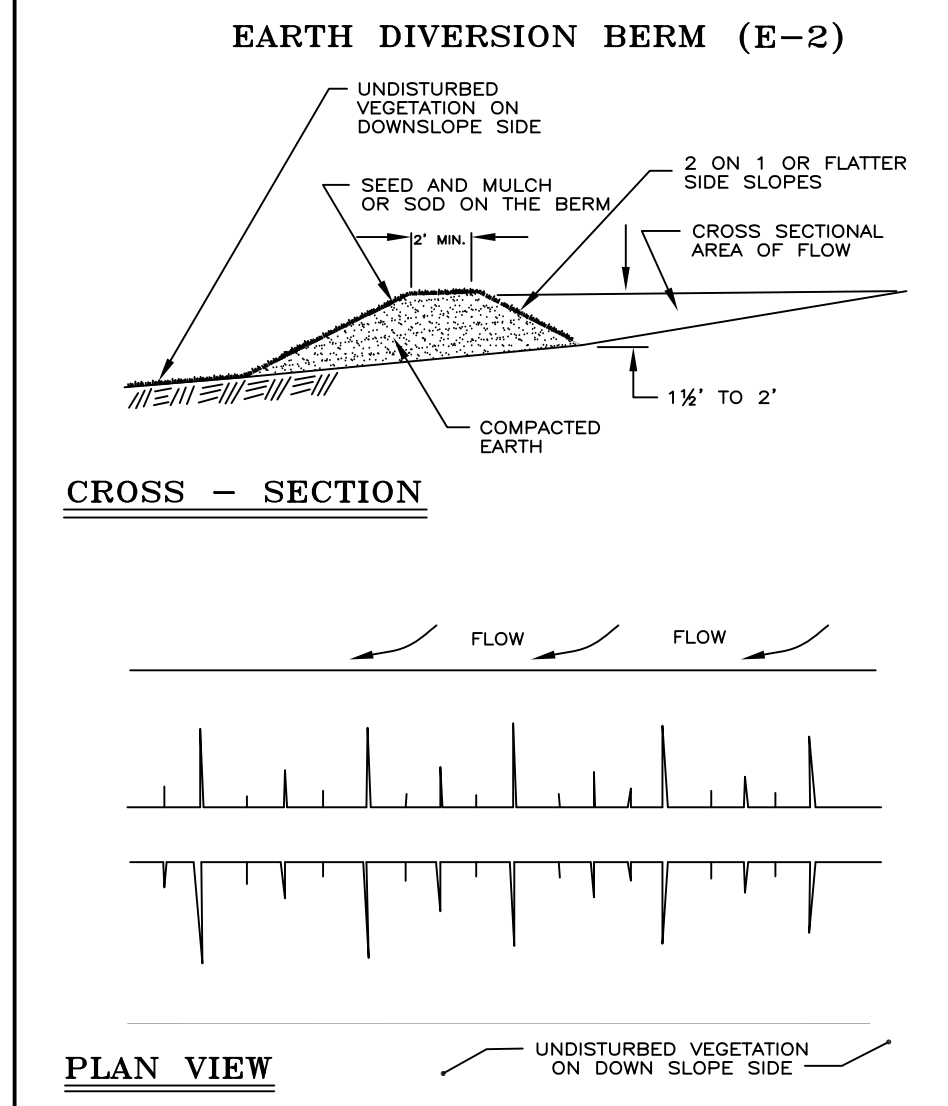
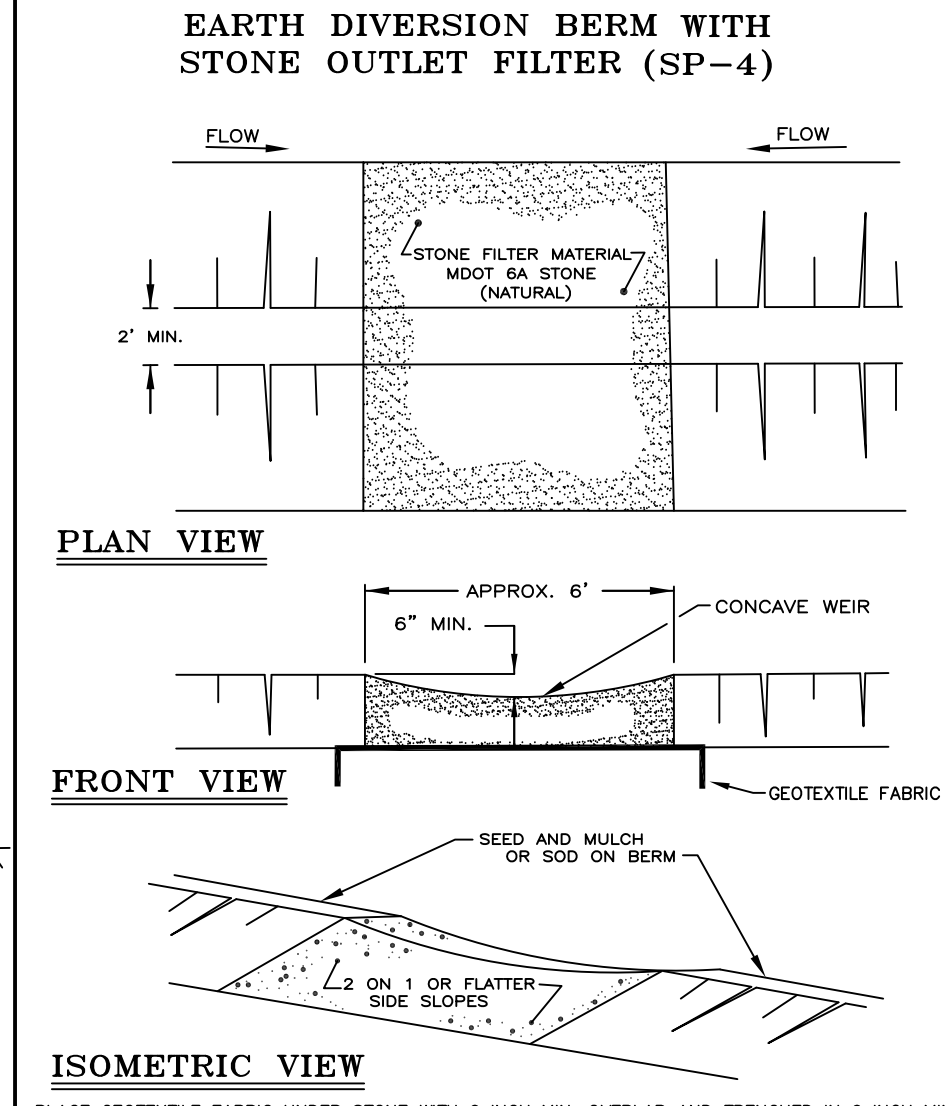
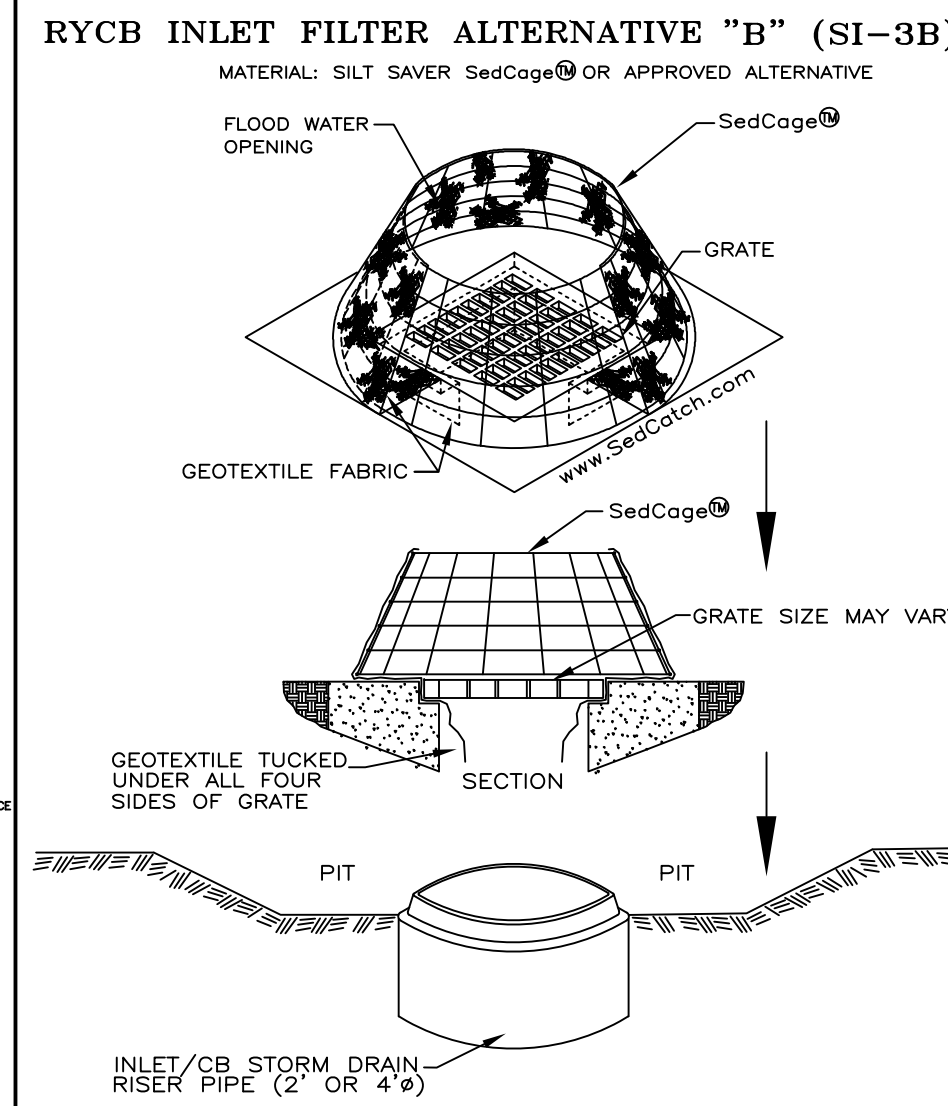
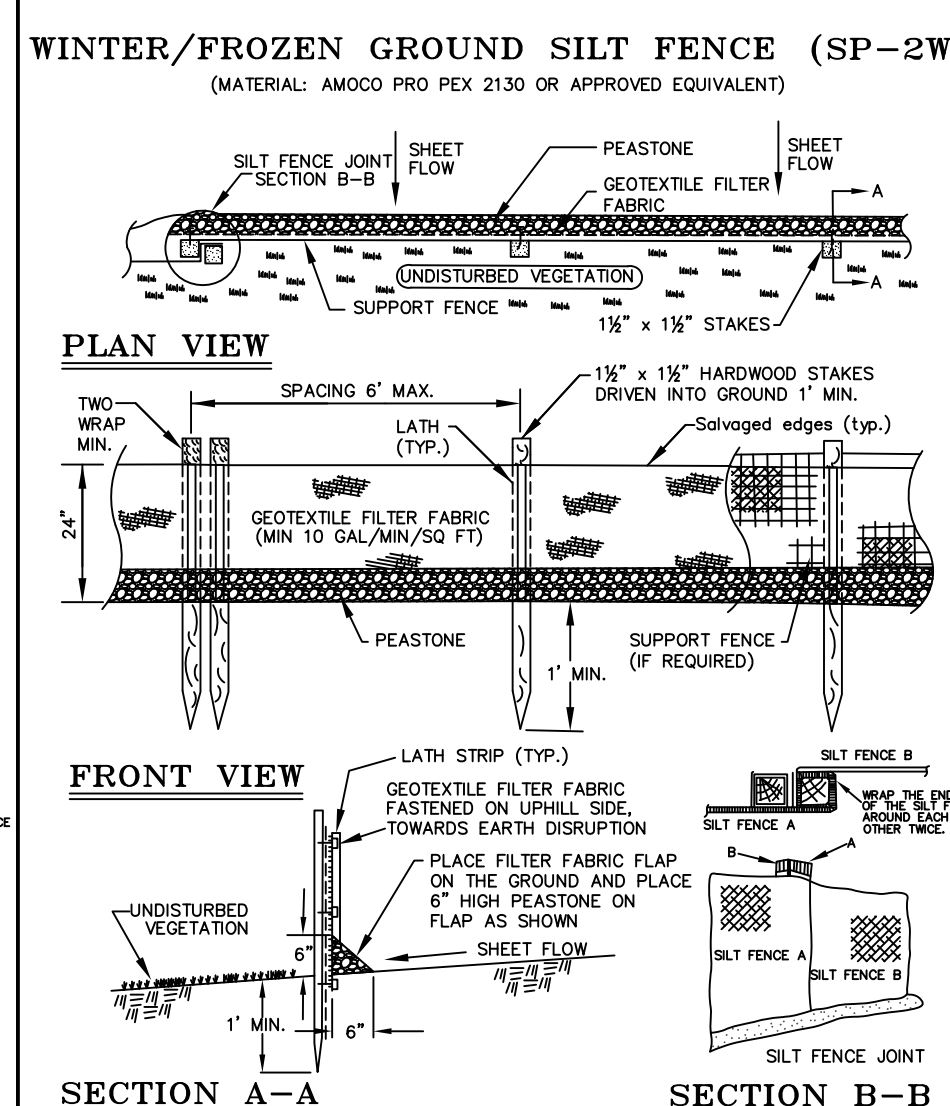
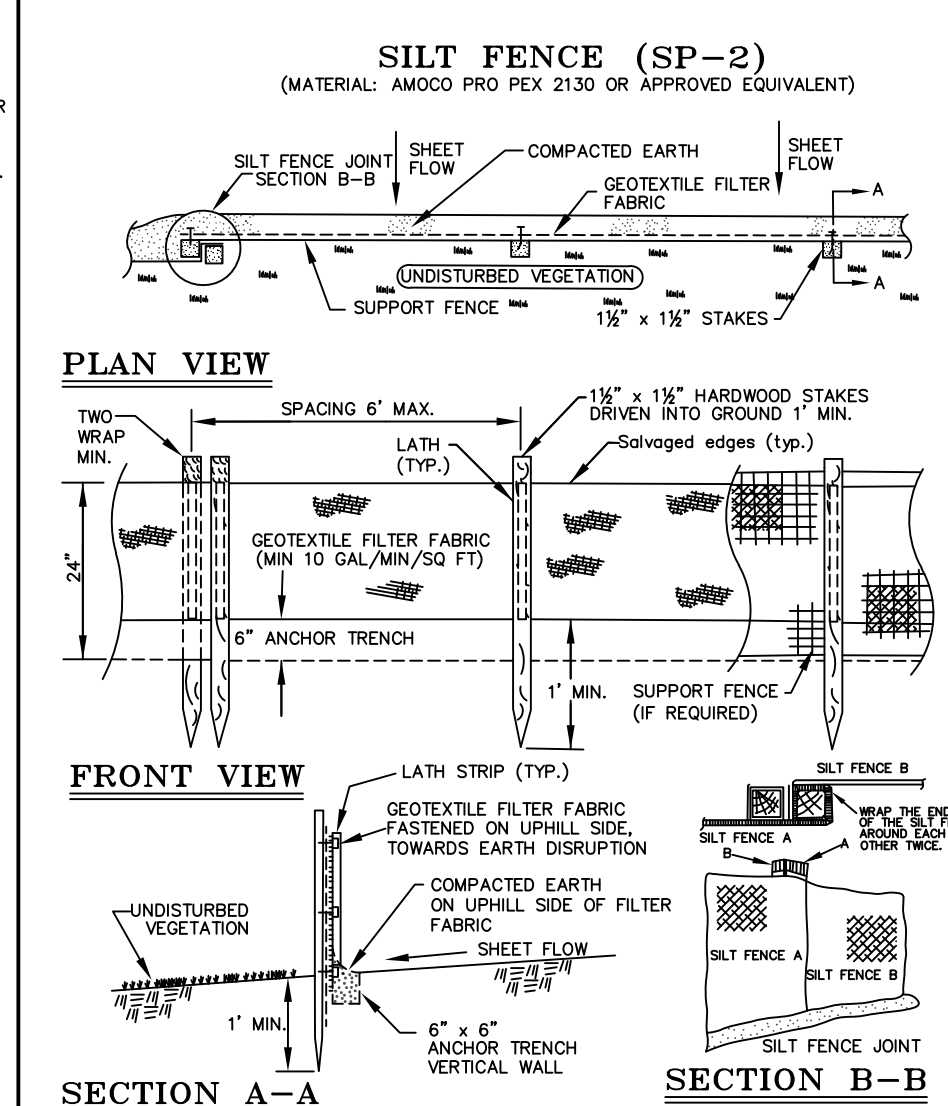
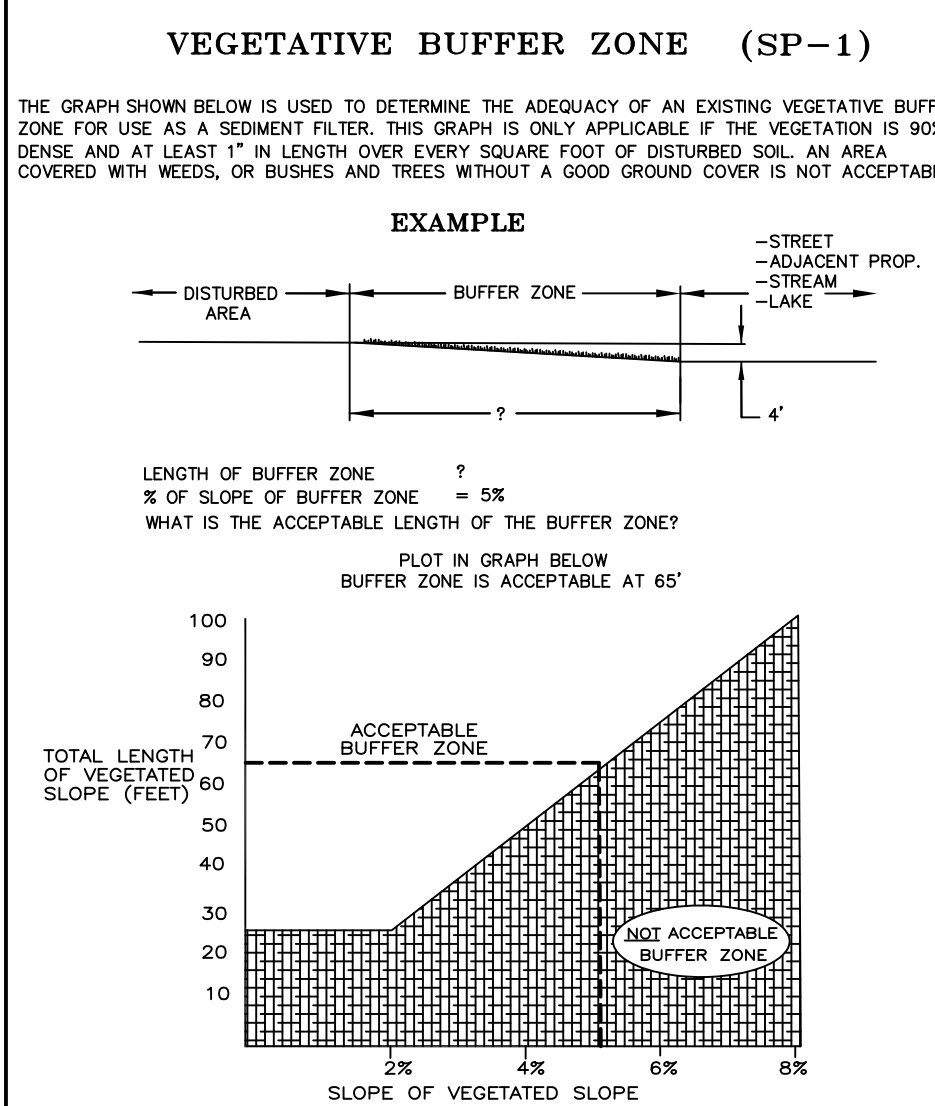
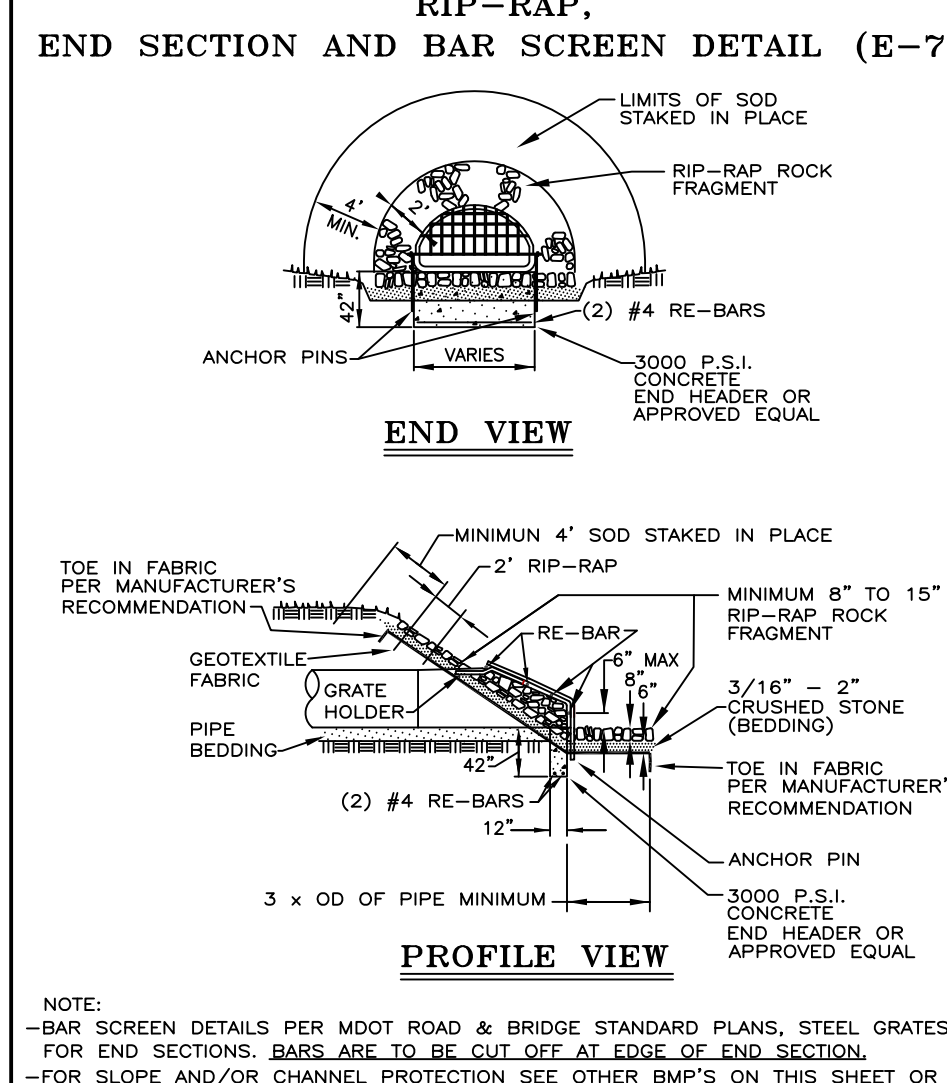
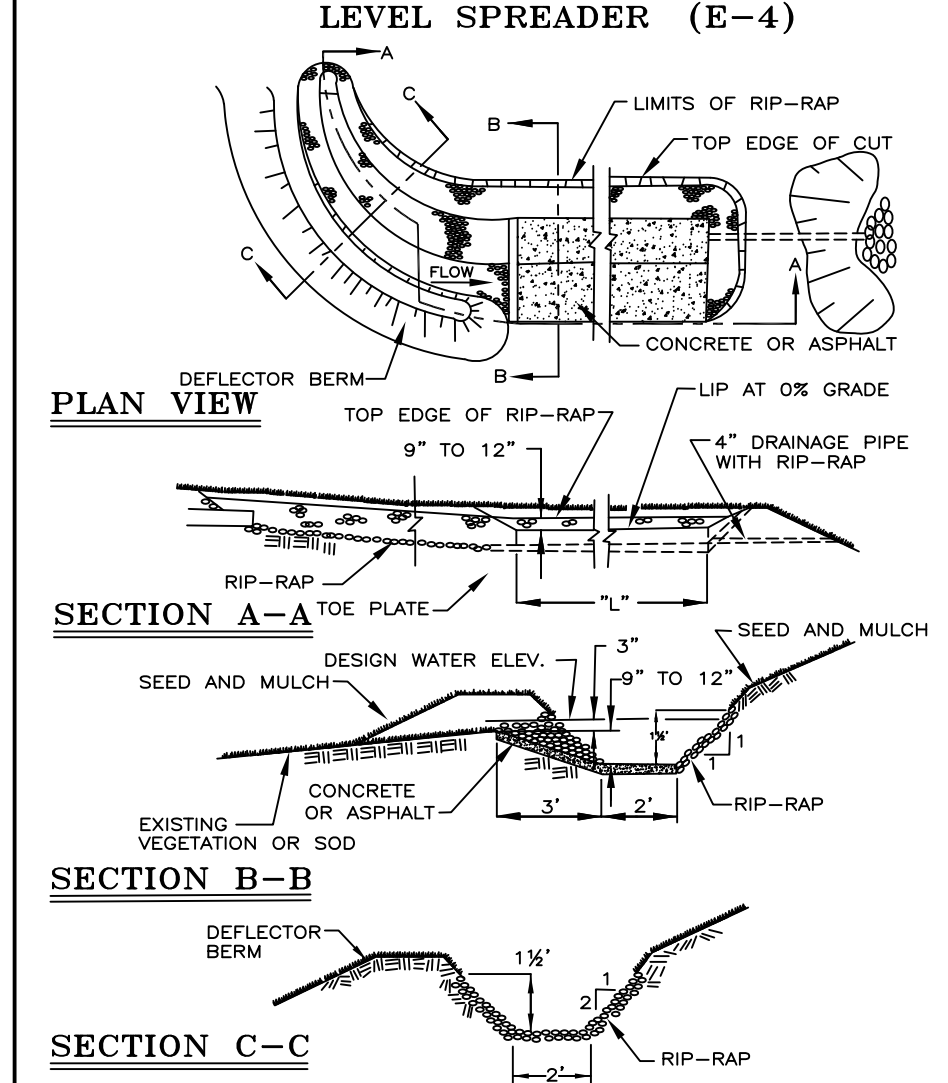
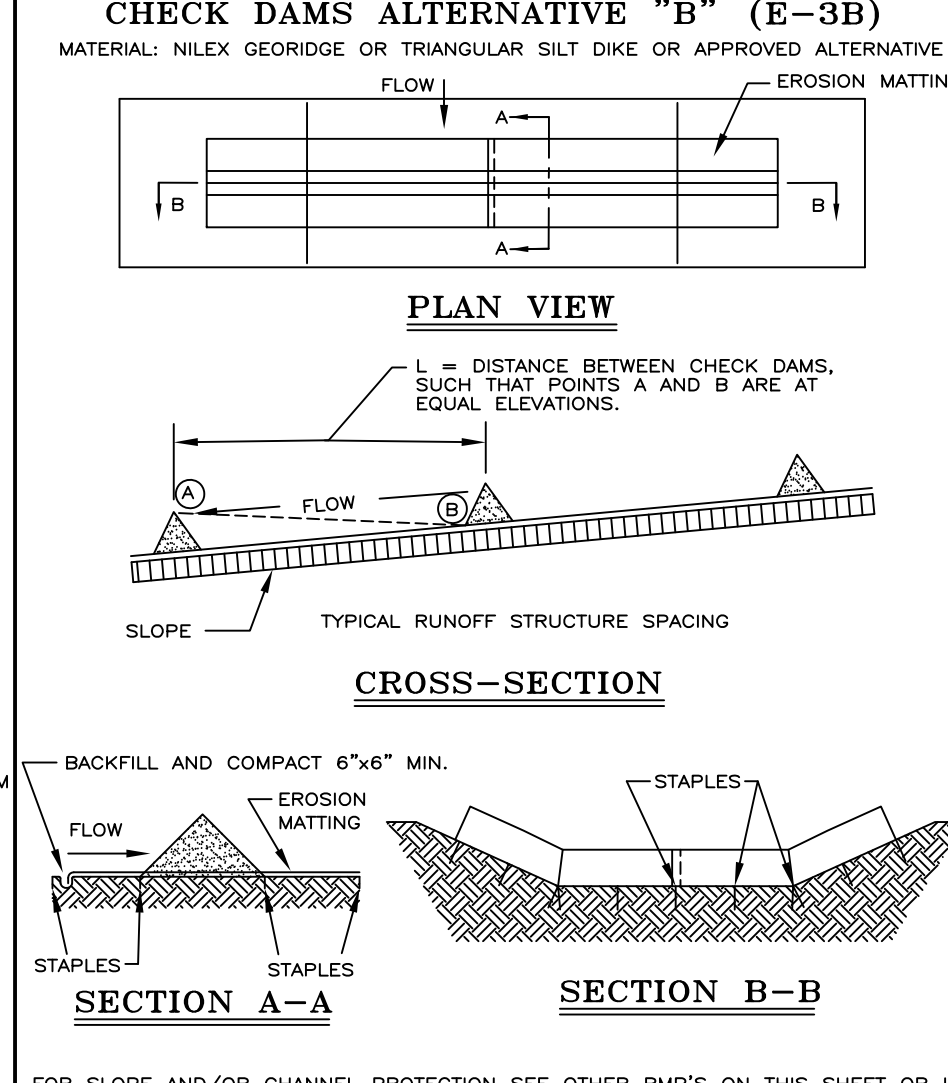
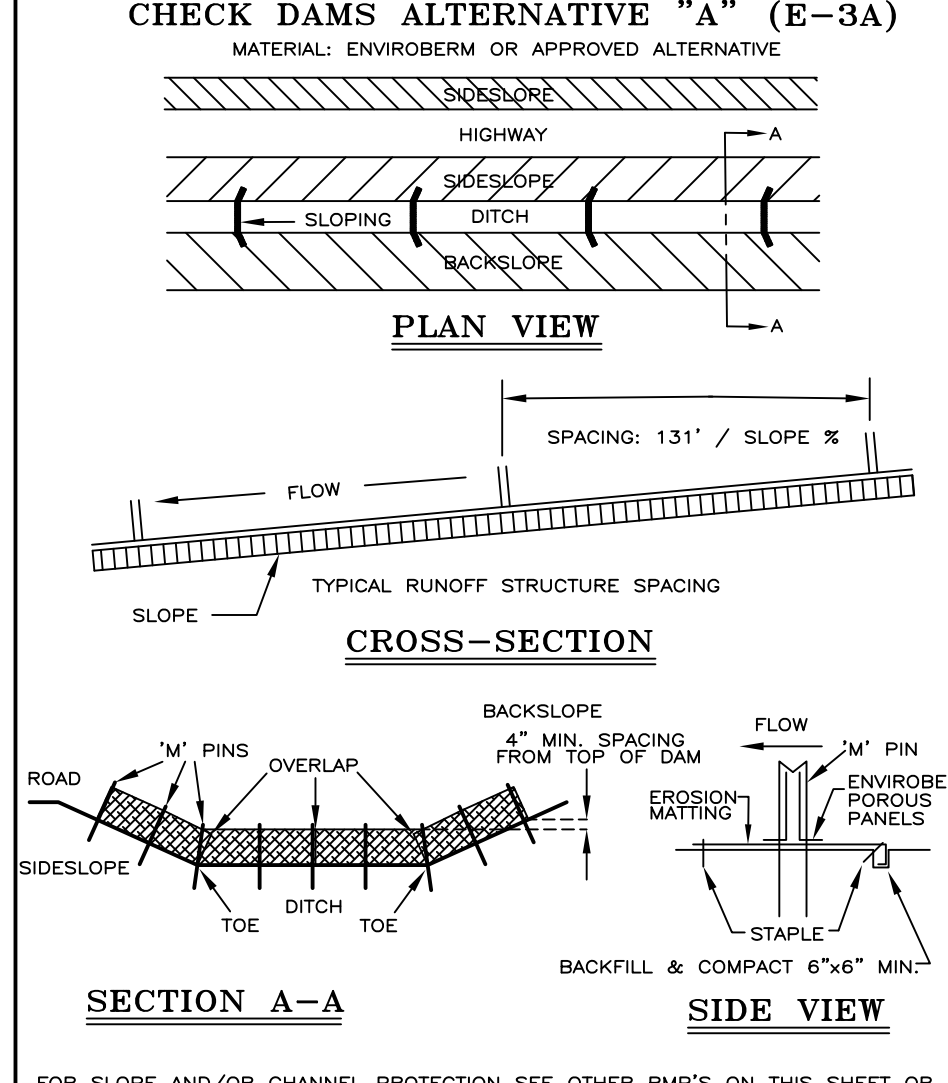
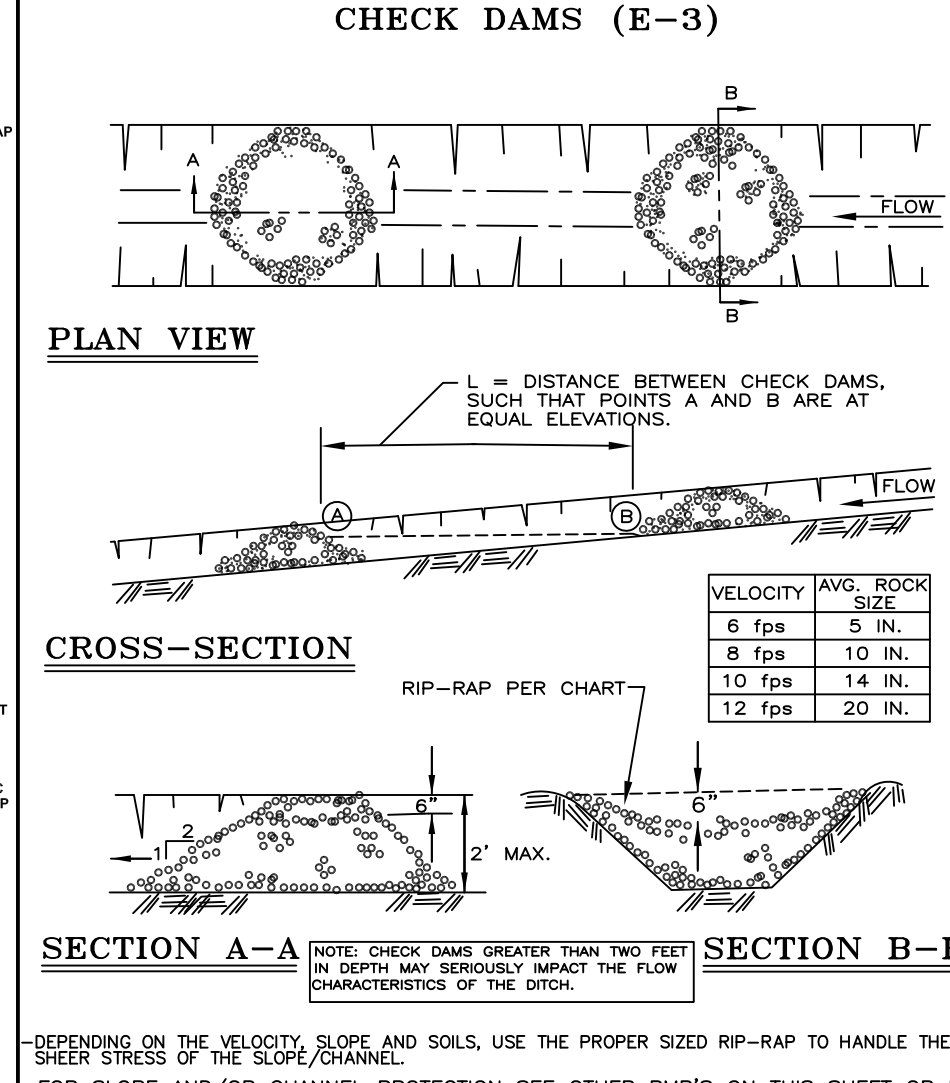
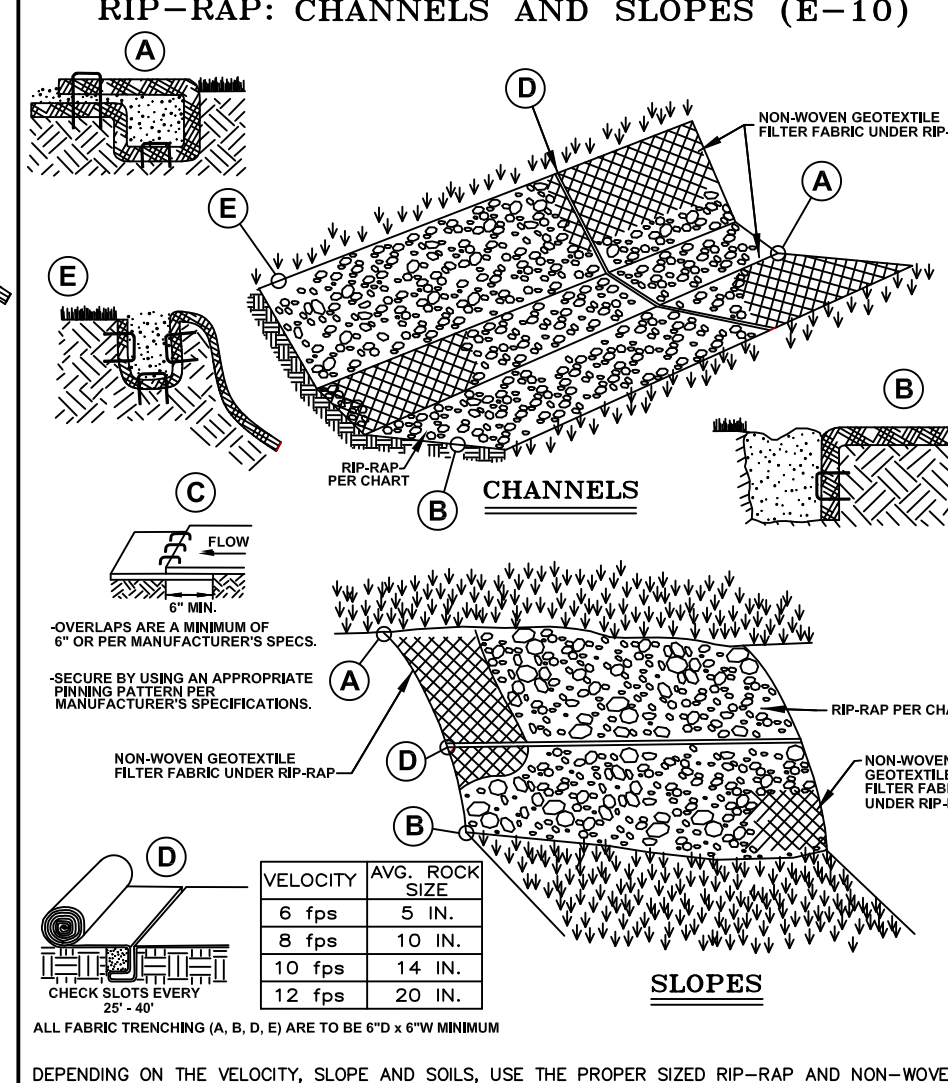
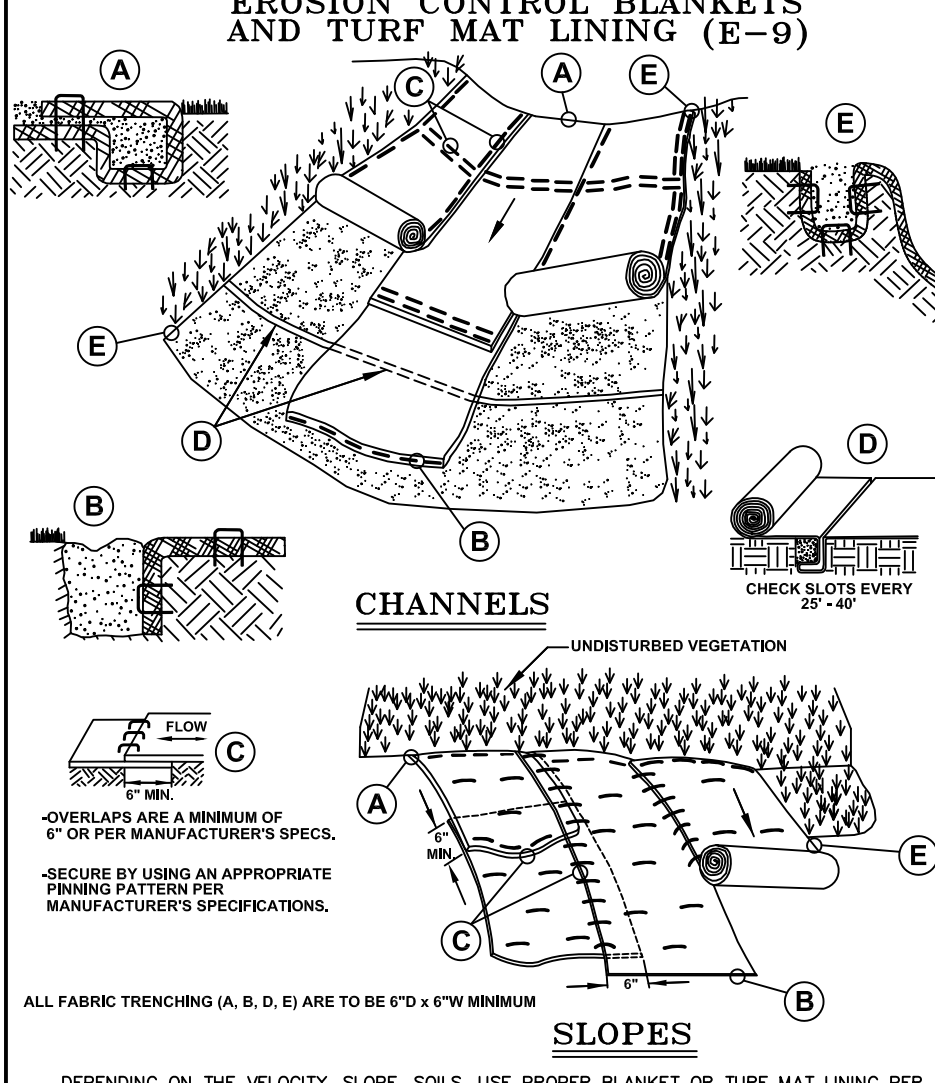
NO.	DATE	REMARKS

WULFF ARCHITECTS, INC.
 1545 LODGE STREET, 2ND FLOOR
 PHILADELPHIA, PA 19102
 P: 215.585.8400
 W: WWW.WULFFARCHITECTS.COM

PROPOSED NEW DUMPSTER ENCLOSURE

POWER HOME REMODELING
 BRIDGE STREET, UNIT 4
 CITY OF NOVI, OAKLAND COUNTY, MI

A-101



NOTE: The Oakland County Water Resources Soil Erosion and Sedimentation Control standard details cannot be modified, reduced, edited, or changed in any way. Any deviation from these standard details must be approved in writing by the Oakland County Water Resources Commissioner. Changes otherwise made are in violation of Part 91 of Act 451 of 1994, the Natural Resources and Environmental Protection Act.

SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

REVISION BLOCK

Rev	Date	Description
1	01/10/10	Initial Issue
2	01/10/10	Update to match WRC Manual
3	01/10/10	Update to match WRC Manual
4	01/10/10	Update to match WRC Manual
5	01/10/10	Update to match WRC Manual

ORIG. DATE: 01/10/10

SCALE: NONE

DESIGNED BY: WRC

DRAWN BY: Mappno

ONE PUBLIC WORKS DRIVE, BLDG 90 WEST WATERFORD, MICHIGAN 48387-1007

SHEET NO: 1 OF 1

RECEIVED

MAR 25 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT



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

**ZONING BOARD OF APPEALS
APPLICATION**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION HENRY FORD HEALTH					
ADDRESS 47601 GRAND RIVER AVE				LOT/SUITE/SPACE #	
SIDWELL # 50-22- 17 - 400 - 046		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY north of 10 mile Road, west of Haggerty 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 type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" 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		CELL PHONE NO. TELEPHONE NO.	
NAME DAMIANE' HANDA					
ORGANIZATION/COMPANY EXPEDITE THE DIEHL (TRACEY DIEHL)				FAX NO.	
ADDRESS 5411 RIVER RESERVE LN		CITY TALLAHASSEE		STATE FL	ZIP CODE 32303
B. PROPERTY OWNER <input 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 PROVIDENCE HOSPITAL					
ORGANIZATION/COMPANY ST JOHN HEALTH CORPORATE REAL ESTATE				FAX NO.	
ADDRESS 18000 W. NINE MILE, STE 1200		CITY SOUTHFIELD		STATE MI	ZIP CODE 48075
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 type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>OS-1</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5 Chart</u>		Variance requested		<u>Exceed number and size of wall/ground signs; height of ground signs</u>	
2. Section <u>28-5(b)(1)b.</u>		Variance requested		<u>Exceed maximum square footage of wall signs</u>	
3. Section <u>28-5(b)(2)a.</u>		Variance requested		<u>Exceed maximum area of ground signs</u>	
4. Section <u>28-5(d)</u>		Variance requested		<u>Exceed max number of wall signs</u>	
5. Section <u>5.9</u>		Variance requested		<u>Located within corner clearance zone</u>	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input checked="" type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
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

Damini Hemola
Applicant Signature

1/30/2026
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.

see attached letter
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



Community Development Department

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

REVIEW STANDARDS SIGN VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable Applicable If applicable, describe below:

This is a large hospital campus with multiple buildings and very large parking lot frontages. These circumstances are not due to general neighborhood conditions.

and/or

- b. Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable Applicable If applicable, describe below:

Granting the variance will not be a detriment to the environmental conditions as these signs are in existence and this is an existing hospital. The variance will not affect the natural features such as trees, topography, drainage courses or encroaching upon stormwater facilities. Denial of the variance that results in removal of signage will however cause public harm, as this is an emergency facility and adequate signage is essential.

and/or

- c. Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable Applicable If applicable, describe below:

The variance is necessary for the preservation of the hospital and upgrades to the signage will produce an overall positive aesthetic result that will be enjoyed by nearby properties.

d. Scale of Building or Lot Frontage. A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable Applicable

If applicable, describe below:

The proposed signage is consistent with what is needed for a hospital campus to function. The signage provides wayfinding, navigation, and facilitates movement of pedestrian and vehicular traffic on campus in all weather conditions. The fonts must be legible in all types of weather conditions, day or night, and when visitors and patients are under duress. It's imperative to understand that the hospital campus is large and the signage is appropriate in scale for a hospital campus.

e. Not Self-Created. Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable Applicable

If applicable, describe below:

The ordinance in place does not make allowances for this type of facility and is more appropriate for a small business. This is not self-created, the signs here are in existence, and this variance is for the continuation of existing non-conforming signs that need to be updated.

Standard #2. Limit Use of Property.

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Denial of the variance that results in removal of signage will however cause public harm, as this is an emergency facility and adequate signage is essential.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

The current ordinance allows for one ground sign not to exceed (30) square feet or one (1) square foot of sign area for each two (2) feet of setback from the nearest street center line as required herein, whichever is greater, with a maximum area of one hundred (100) square feet and maximum height of 6 ft. This is not an appropriate allowance for a hospital campus where directory signs, and clearly visible signs are necessary for emergency traffic. Strict compliance with the requirement will prevent the hospital campus from functioning as an emergency facility. Each sign proposed is necessary for traffic control, informational purposes, navigation on the campus, and identification of a medical facility. Persons visiting this campus will often be under distress. Clear wayfinding ground signage is necessary. Much of the signage proposed is replacement signage.

Ambulances, emergency services, citizens of the City of Novi as well as transient motorists will use the signage to navigate their way to the hospital in various types of situations. Branding from a distance is equally important.

The height of the signage is necessary so that the signs can be seen in all traffic conditions, weather conditions as well as when a vehicle is stopped in front of the signs on main roadways. Directional signage in a hospital setting contains a lot of information. These directional signs provide wayfinding information for those that are unfamiliar with the campus, and they are informational in nature. In addition, Sign E119 will be replaced and Signs 120, 122 and 123 are going to be removed at the same intersection which will reduce sign clutter at the entrance off of Beck Road.

Requests:

- 1.) A variance to exceed the maximum square footage of wall signs - Section 28-5(b)(1)b.
- 2.) A variance to permit more than 1 wall sign per street frontage – Section 28-5 Chart
- 3.) A variance to permit more than 2 wall signs (additional signs) - Section 28-5(d)
- 5.) A variance to permit more than 1 ground sign - Section 28-5 Chart
- 6.) A variance to exceed the maximum area for ground signs – Section 28-5(b)(2)a.
- 7.) A variance to exceed the maximum height for ground signs - Section 28-5 Chart
- 8.) A variance to be within a corner clearance zone – Zoning Ordinance Section 5.9

Variance Standards:

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** *A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.*

This is a large hospital campus with multiple buildings and very large parking lot frontages. These circumstances are not due to general neighborhood conditions.

- b. Environmental Conditions.** *A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.*

Granting the variance will not be a detriment to the environmental conditions as these signs are in existence and this is an existing hospital. The variance will not affect the natural features such as trees, topography, drainage courses or encroaching upon stormwater facilities. Denial of the variance that results in removal of signage will however cause public harm, as this is an emergency facility and adequate signage is essential.

- c. Abutting Property.** *A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.*

The variance is necessary for the preservation of the hospital and upgrades to the signage will produce an overall positive aesthetic result that will be enjoyed by nearby properties.

- d. Scale of Building or Lot Frontage.** *A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).*

The proposed signage is consistent with what is needed for a hospital campus to function. The signage provides wayfinding, navigation, and facilitates movement of pedestrian and vehicular traffic on campus in all weather conditions. The fonts must be legible in all types of weather conditions, day or night, and when visitors and patients are under duress. It's imperative to understand that the hospital campus is large and the signage is appropriate in scale for a hospital campus.

- e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

The ordinance in place does not make allowances for this type of facility and is more appropriate for a small business. This is not self-created, the signs here are in existence, and this variance is for the continuation of existing non-conforming signs that need to be updated.

Standard #2. Limit Use of Property.

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

Denial of the variance that results in removal of signage will however cause public harm, as this is an emergency facility and adequate signage is essential.

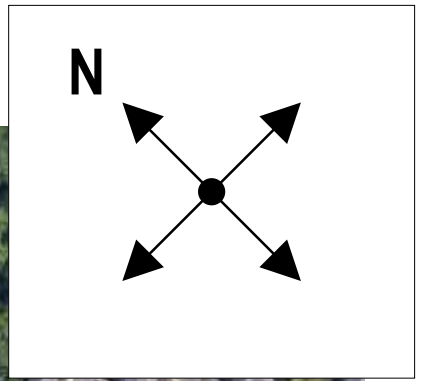
Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

The current ordinance allows for one ground sign not to exceed (30) square feet or one (1) square foot of sign area for each two (2) feet of setback from the nearest street center line as required herein, whichever is greater, with a maximum area of one hundred (100) square feet and maximum height of 6 ft. This is not an appropriate allowance for a hospital campus where directory signs, and clearly visible signs are necessary for emergency traffic. Strict compliance with the requirement will prevent the hospital campus from functioning as an emergency facility. Each sign proposed is necessary for traffic control, informational purposes, navigation on the campus, and identification of a medical facility. Persons visiting this campus will often be under distress. Clear wayfinding ground signage is necessary. Much of the signage proposed is replacement signage. Ambulances, emergency services, citizens of the City of Novi as well as transient motorists will use the signage to navigate their way to the hospital in various types of situations. Branding from a distance is equally important. The height of the signage is necessary so that the signs can be seen in all traffic conditions, weather conditions as well as when a vehicle is stopped in front of the signs on main roadways. Directional signage in a hospital setting contains a lot of information. These directional signs provide wayfinding information for those that are unfamiliar with the campus, and they are informational in nature. In addition, Sign E119 will be replaced and Signs 120, 122 and 123 are going to be removed at the same intersection which will reduce sign clutter at the entrance off of Beck Road.

SITE PLAN

Scale: NTS



onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
2

ORDER NUMBER:
1236866

SITE NUMBER:
2102

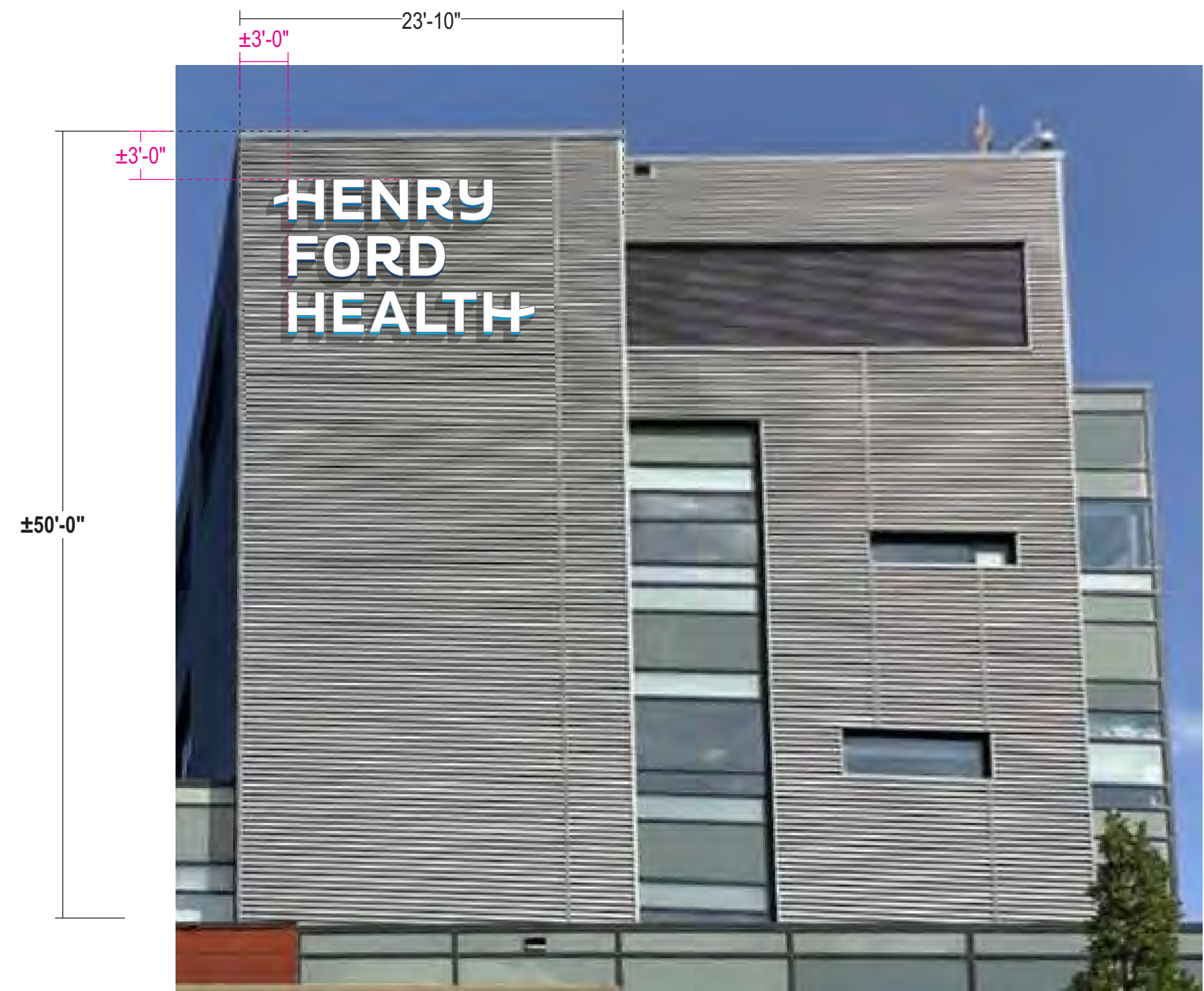
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K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

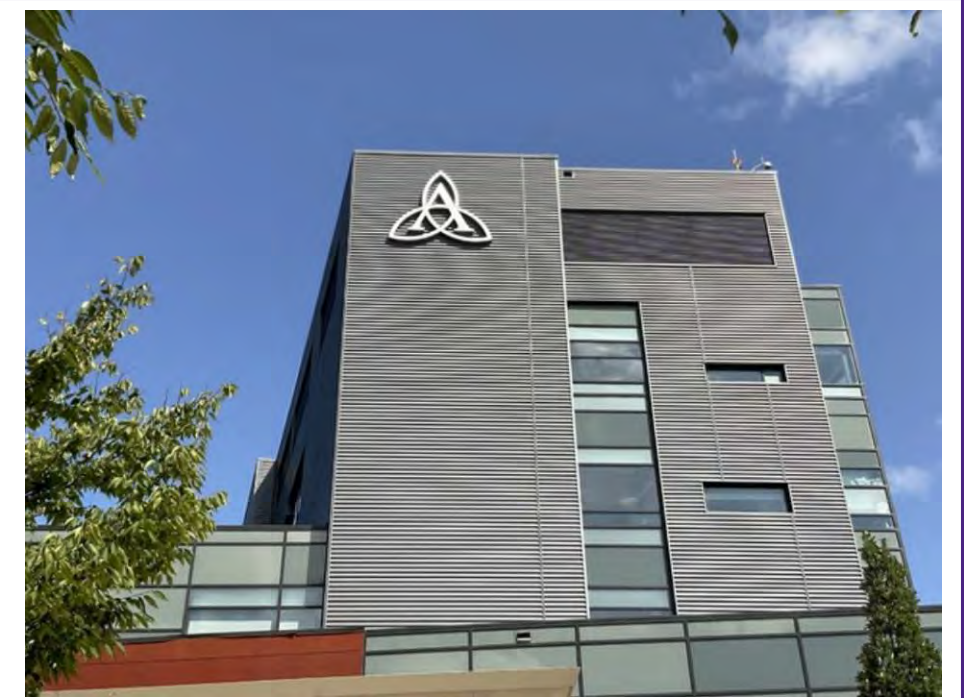
PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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PROPOSED SIGNAGE



NOTE: SIGN WAS REMOVED DURING TEMP PHASE & USE EXISTING ELECTRICAL IF IT IS STILL AVAILABLE; CURRENT PHOTO NOT PROVIDED

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Mentor, Ohio 44060
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CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236866	PROJECT NUMBER: 89324
ADDRESS: 47601 GRAND RIVER AVE NOVI, MI 48374-1233	SITE NUMBER: 2102	PROJECT MANAGER: MERCEDES BURTON
PAGE NO.: 3	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr	

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E04

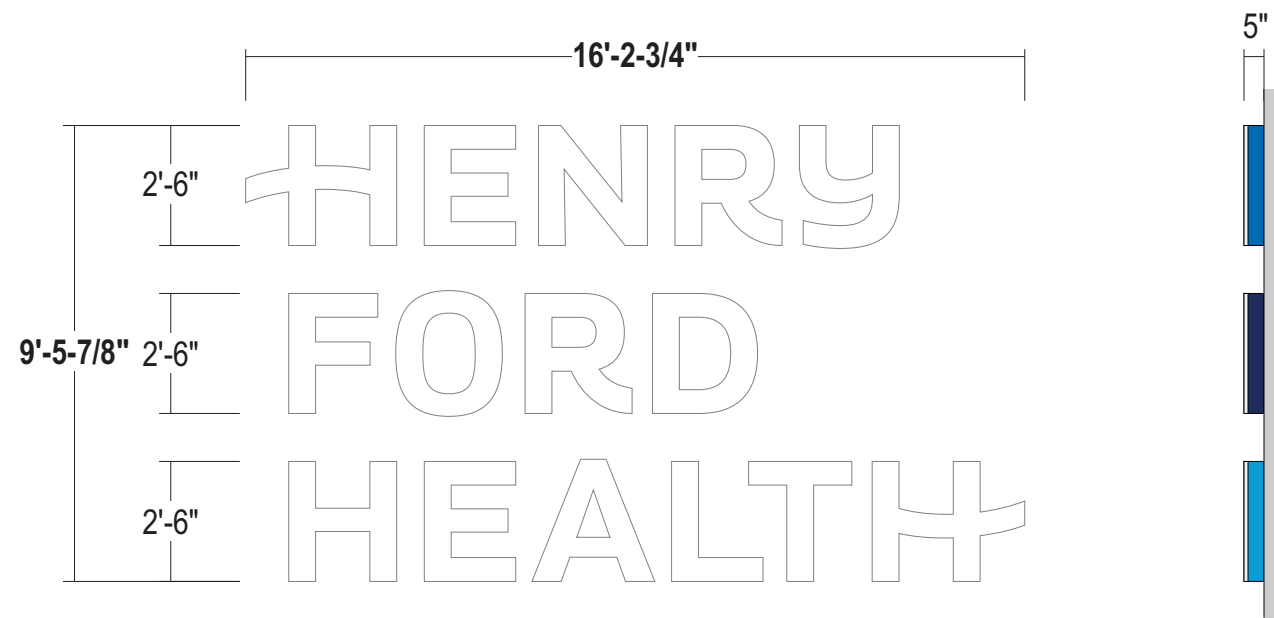
ILLUM. CHANNEL LETTERS - WHITE

Scale: 1/4"=1'-0"

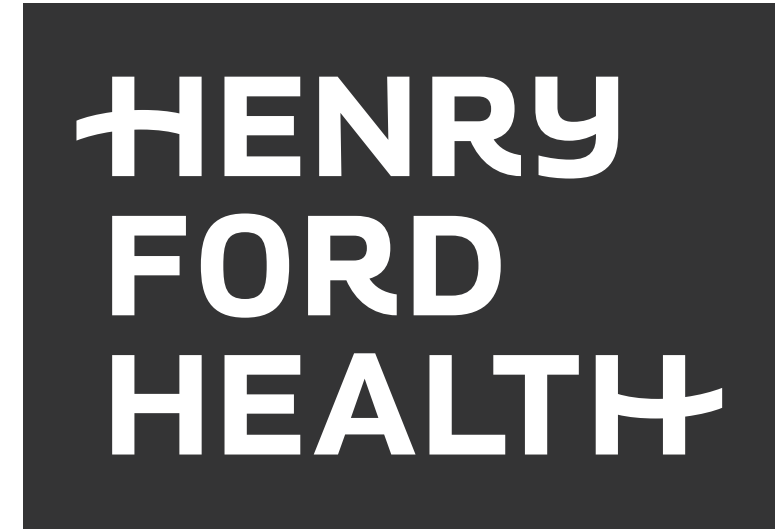
LIF-30-VERT1-W

154.2 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details



SIMULATED NIGHTTIME VIEW



- FACES:** .177" #7328 White acrylic
- TRIMCAP:** 1" Std. White Jewelite
- RETURNS:** 'HENRY' - 5" deep .063" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .063" alum. - painted HFH Dk. Blue; semi gloss finish
'HEALTH' - 5" deep .063" alum. - painted HFH Lt. Blue; semi gloss finish
Interior painted with light enhancement paint
- BACKS:** .090" Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
Remote Power supplies
- WALL MATL.:** Corrugated Metal
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided & painted to match sign band due to possible uneven wall surface
- QUANTITY:** (1) ONE LETTERSET REQUIRED

COLOR PALETTE

- Matthews MP 106752 R 213116
- Matthews MP79491 R211027
- Matthews MP79491 R211027
- Matthews MP 6425sp Satin High Hide White; Semi Gloss

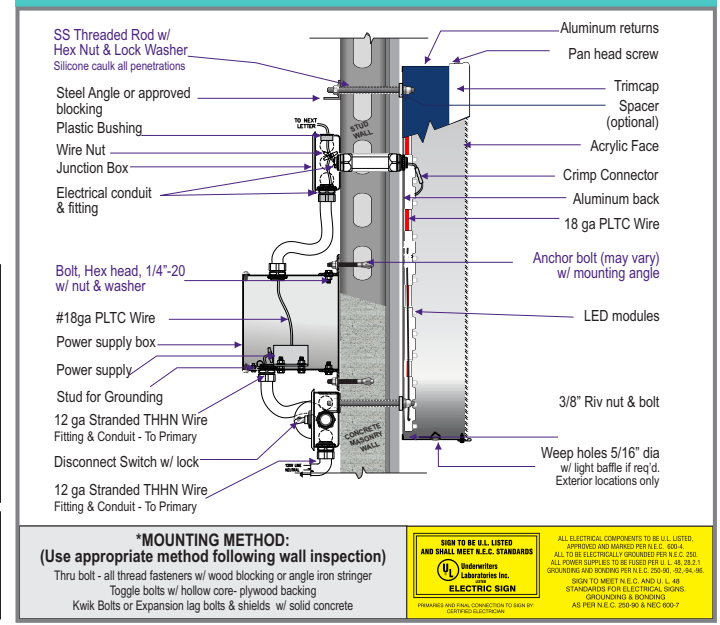
Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



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CLIENT:
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PAGE NO.:
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ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E29a

PROPOSED ELEVATION

Scale: 3/16"=1'-0"

E29b

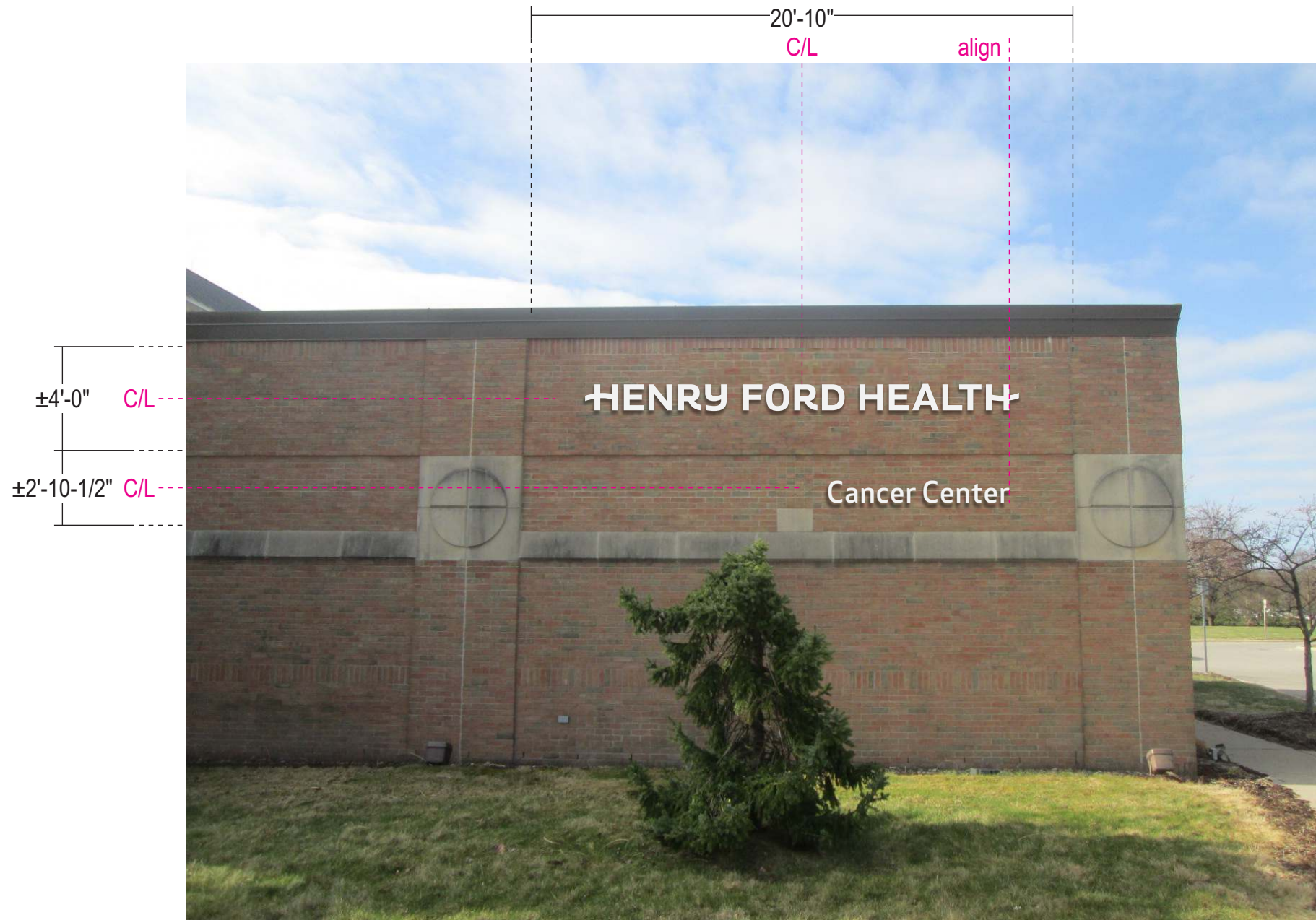
LNIC-12-HORZ1-W

LNIC-10-ID-W

EXISTING SIGN SF:	9.7
PROPOSED SIGN SF:	17.5 6



Existing 12" x 9'-8" signage to be removed;
Fill penetrations with tinted mortar & brick dust to match existing facade



PROPOSED SIGNAGE

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CLIENT:
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ADDRESS:
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48374-1233

PAGE NO.:
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ORDER NUMBER:
1236866

SITE NUMBER:
2102

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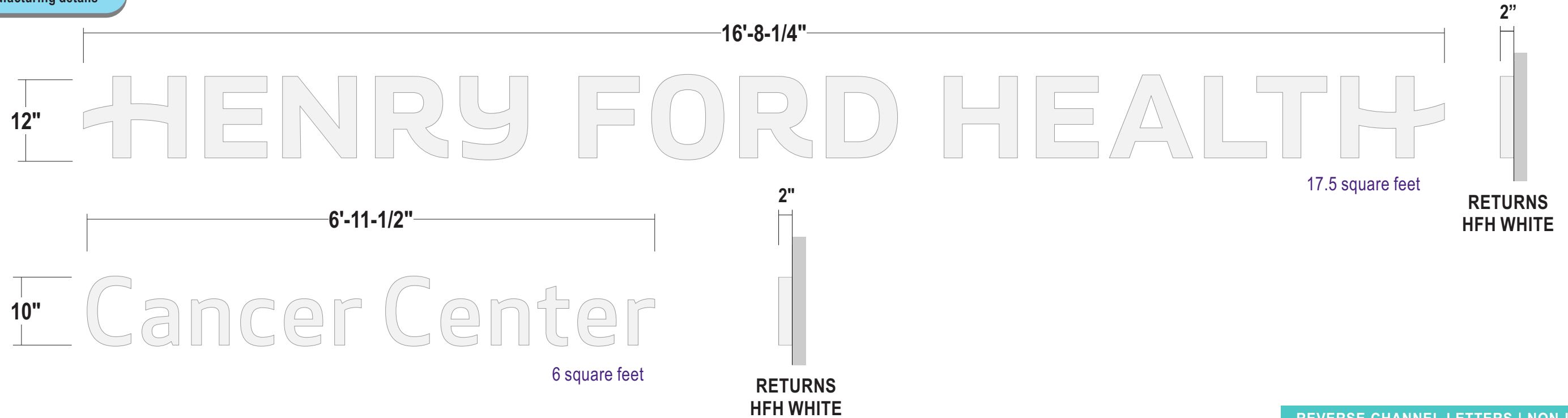
PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

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refer to
MONIGLE
 CONTROL DOCUMENTS
 for manufacturing details

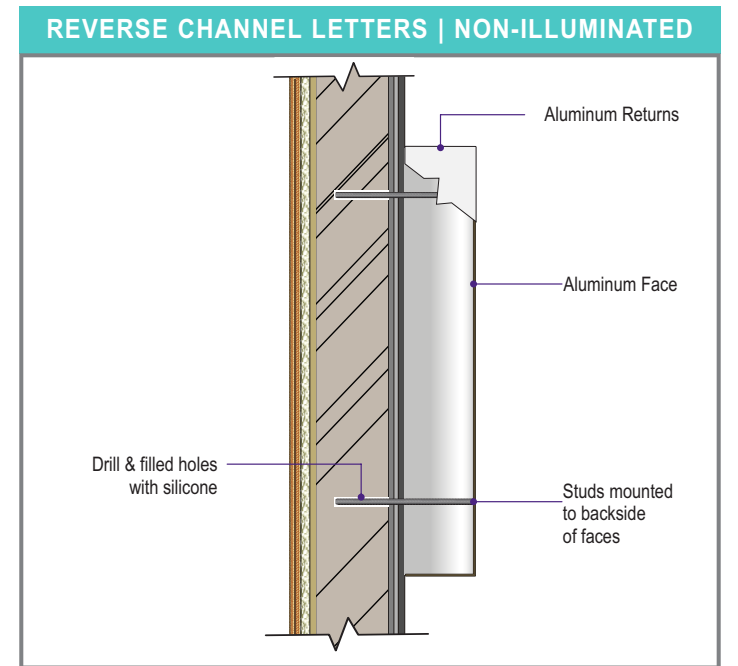
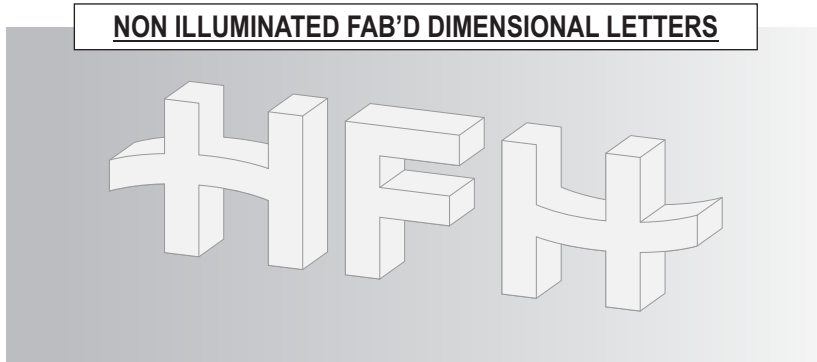


- FACES:** .125" Aluminum; Surface Painted HFH White; Semi-gloss
- RETURNS:** 2" deep .063 alum. welded to faces
all welds sanded smooth-
Painted HFH White Semi-gloss finish to match faces
- WALL MAT.:** Brick
- INSTALL:** Threaded studs mounted to backside of letters as required for flush mounting;
Penetrations to be silicone filled; Hold returns 1/8" off wall surface
- QUANTITY:** (1) ONE OF EACH LAYOUT REQUIRED

COLOR PALETTE

Matthews MP 6425sp
 Satin High Hide White; Semi Gloss

Paint finish to be semi-gloss unless otherwise specified



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	37.9
PROPOSED SIGN SF:	45



Existing 5'-10" x 6'-6" signage to be removed & replaced; Install far enough away to avoid existing footer

9'-0"
OAH



PROPOSED SIGNAGE

Stratus

onstratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
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ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E23

D/F ILLUMINATED PYLON SIGN

PE-9-IL

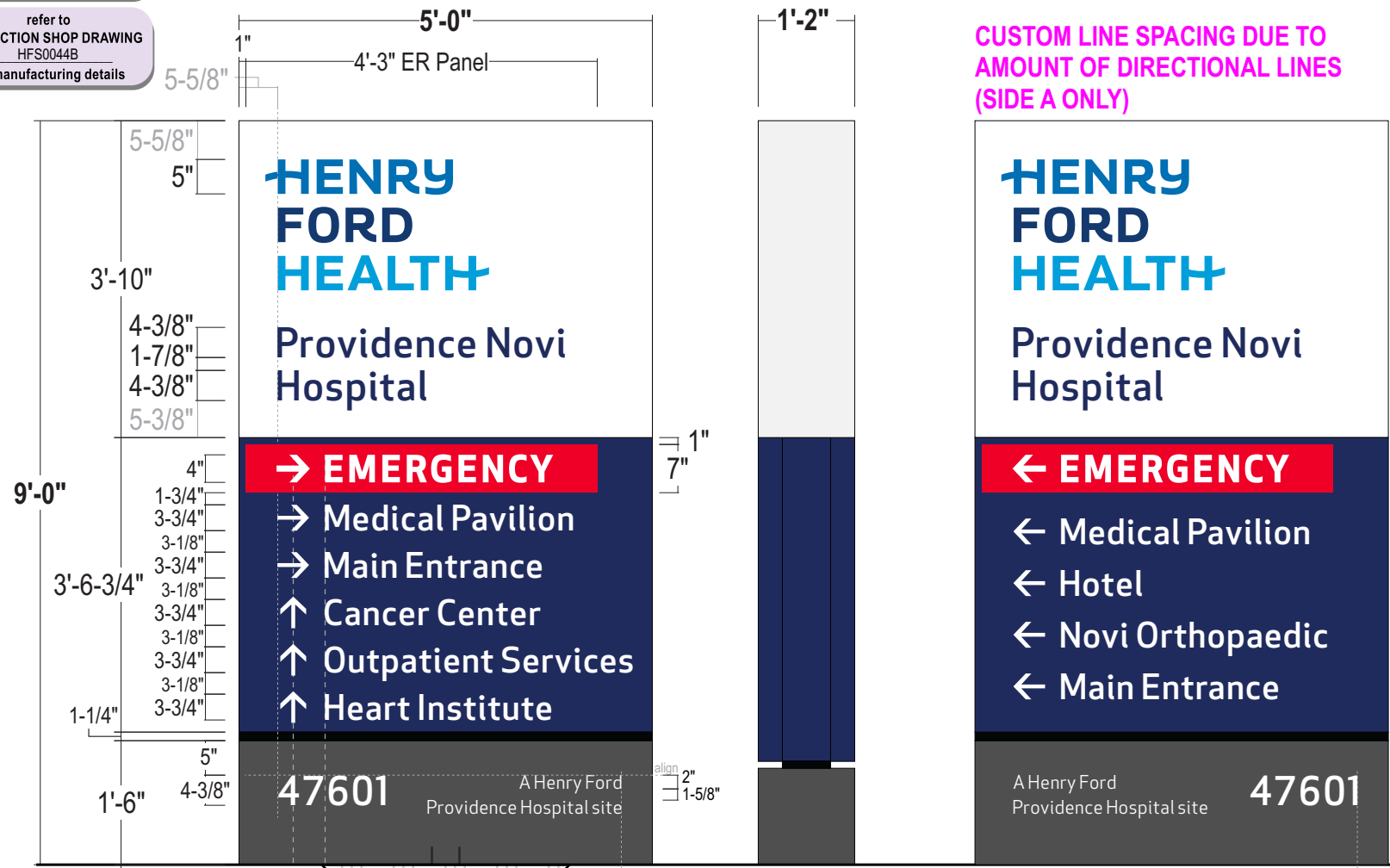
Scale: 1/2"=1'-0"

45 square feet

See Engineering Drawing For all Details

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details

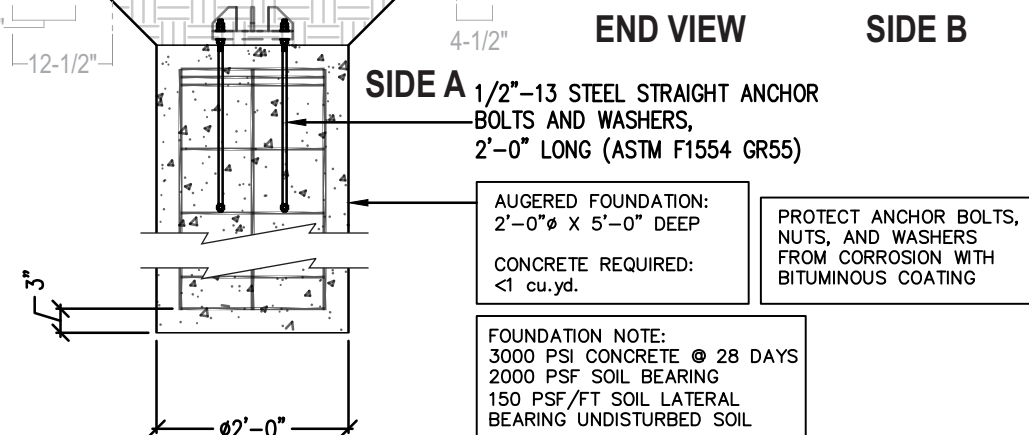
refer to PRODUCTION SHOP DRAWING # HFS0044B for manufacturing details



- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED

NOTE: TRIM OR REMOVE BUSHES/LANDSCAPING AS NECESSARY TO ENSURE VISIBILITY OF THE SIGN

ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

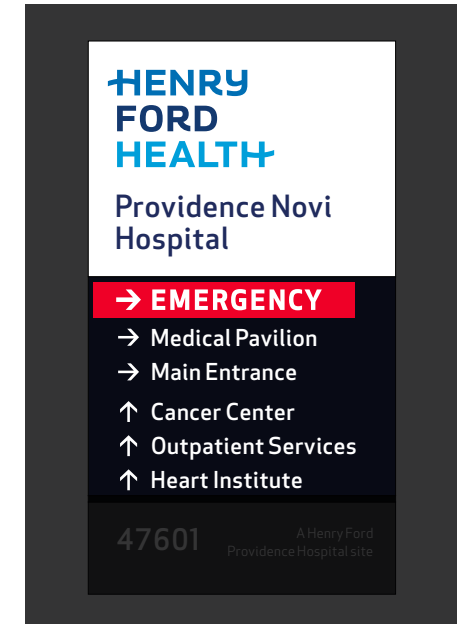


COLOR PALETTE

Matthews MP 6425sp Satin High Hide White; Semi Gloss	Digitally printed to match Pantone 2387
Matthews MP 74601 R 211027; Semi Gloss	Digitally printed to match Pantone 2748
Matthews MP 18243 R 212556; Semi Gloss	Digitally printed to match Pantone 2925
Matthews MP 30914 Semi Gloss	3M 3630-43 Translucent Red
	3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

SIMULATED NIGHTTIME VIEW



Stratus
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Mentor, Ohio 44060
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CLIENT: **HENRY FORD HEALTH**

ADDRESS: 47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.: **8**

ORDER NUMBER: 1236866
PROJECT NUMBER: 89324
PROJECT MANAGER: MERCEDES BURTON

SITE NUMBER: 2102
ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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E34 PROPOSED ELEVATION
Scale: 1/2"=1'-0"

MF-5-IL

EXISTING SIGN SF:	32
PROPOSED SIGN SF:	32.5



Existing 4'-0" x 8'-0" signage to be removed & replaced; Install far enough away to avoid existing footer



PROPOSED SIGNAGE

onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

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ORDER NUMBER:
1236866

SITE NUMBER:
2102

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K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\
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PROJECT NUMBER:
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PROJECT MANAGER:
MERCEDES BURTON

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E34

D/F ILLUMINATED MONUMENT SIGN

Scale: 3/4"=1'-0"

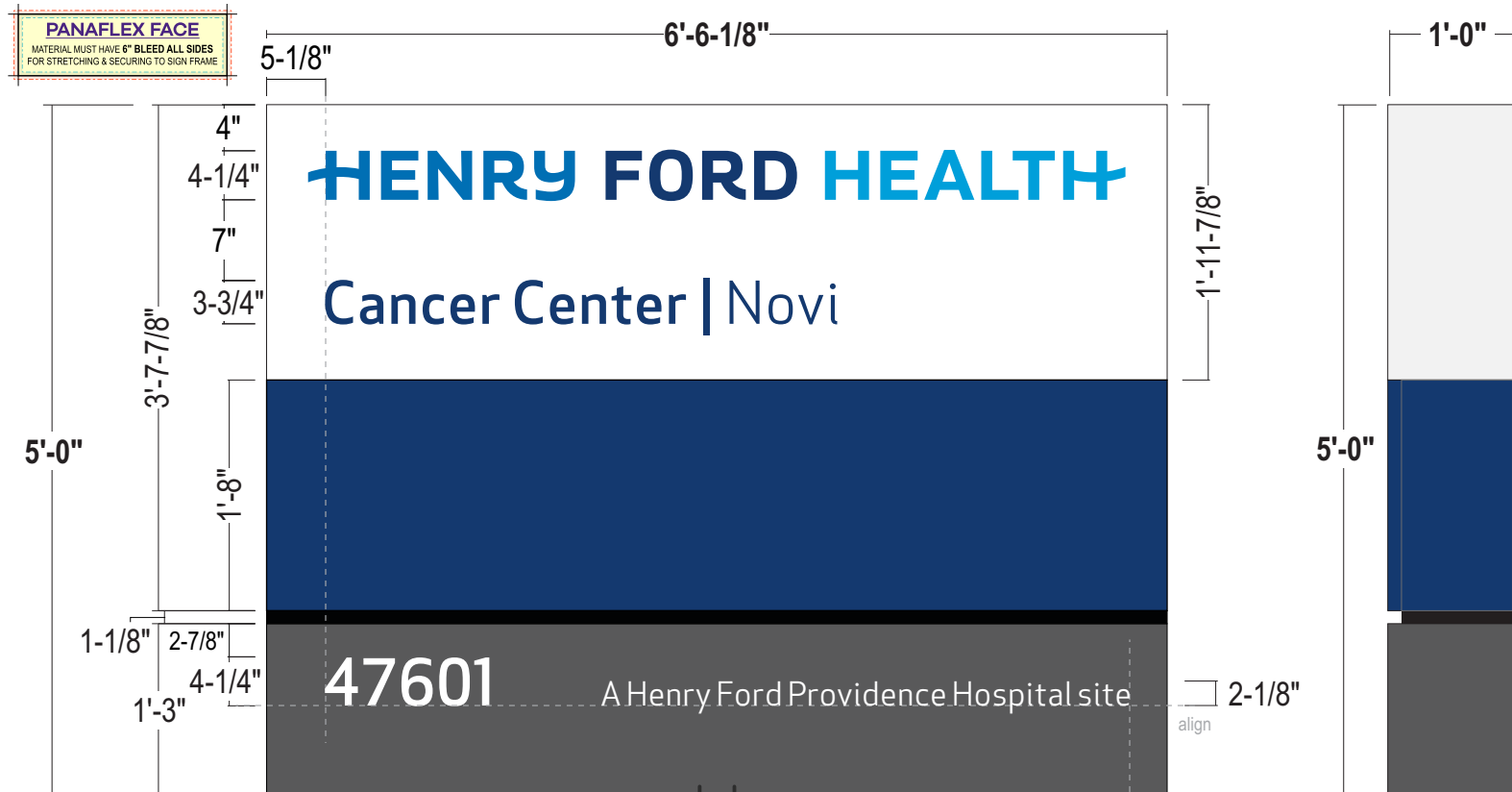
MF-5-IL

32.5 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0052A for manufacturing details

See Engineering Drawing For all Details

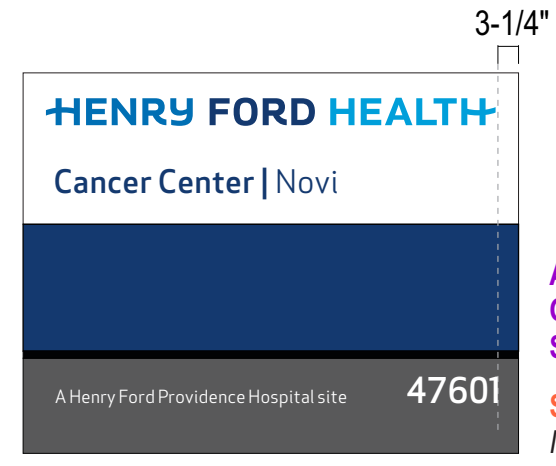
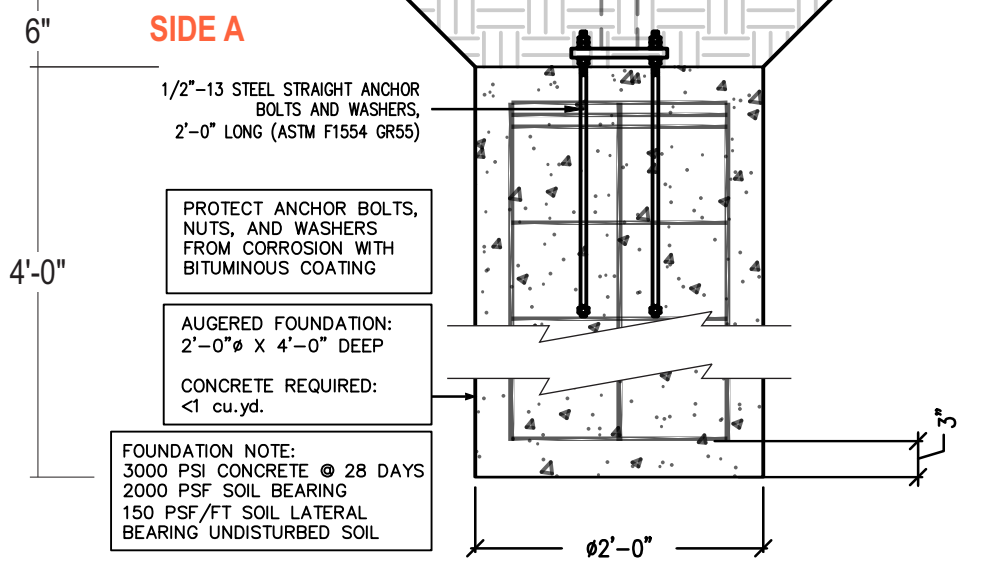


- CABINET:** 12" deep aluminum angle sign frame w/ Bleed retainers & .125 alum. skin; Painted to match colors shown - **SEE ENGINEERING DRAWING FOR ALL DETAILS**
- FACES:** **Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Lower Faces: .125 Aluminum painted Dk. Blue to match colors shown
Lower faces hinged for access - See shop / control drawings for details
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- REVEAL:** Alum. Construction; Painted to match HFH Black; semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE MONUMENT SIGN REQUIRED

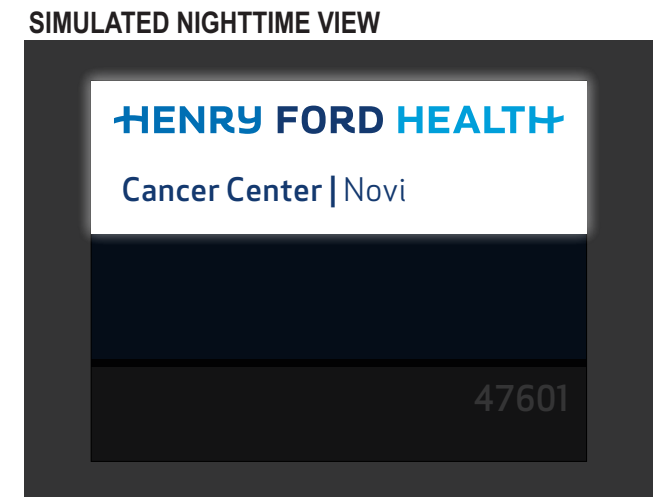
NOTE: TRIM OR REMOVE BUSHES/LANDSCAPING AS NECESSARY TO ENSURE VISIBILITY OF THE SIGN

COLOR PALETTE		
	Digitally printed to match Pantone 2387	Matthews MP 74601 R 211027; Semi-Gloss
	Digitally printed to match Pantone 2748	Matthews MP 18243 R 212556; Semi-Gloss
	Digitally printed to match Pantone 2925	Matthews MP 30914; Semi-Gloss
	3M 680-10 White Reflective	
	Matthews MP 6425sp Satin High Hide White; Semi Gloss	

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors



ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE



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8959 Tyler Boulevard
Mentor, Ohio 44060
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CLIENT:
HENRY FORD HEALTH

ADDRESS:
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NOVI, MI
48374-1233

PAGE NO.:
10

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	37.9
PROPOSED SIGN SF:	45



Existing 5'-10" x 6'-6" signage to be removed & replaced;
Install far enough away to avoid existing footer



9'-0"
OAH

PROPOSED SIGNAGE

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
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2102

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2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E46 D/F ILLUMINATED PYLON SIGN

PE-9-IL

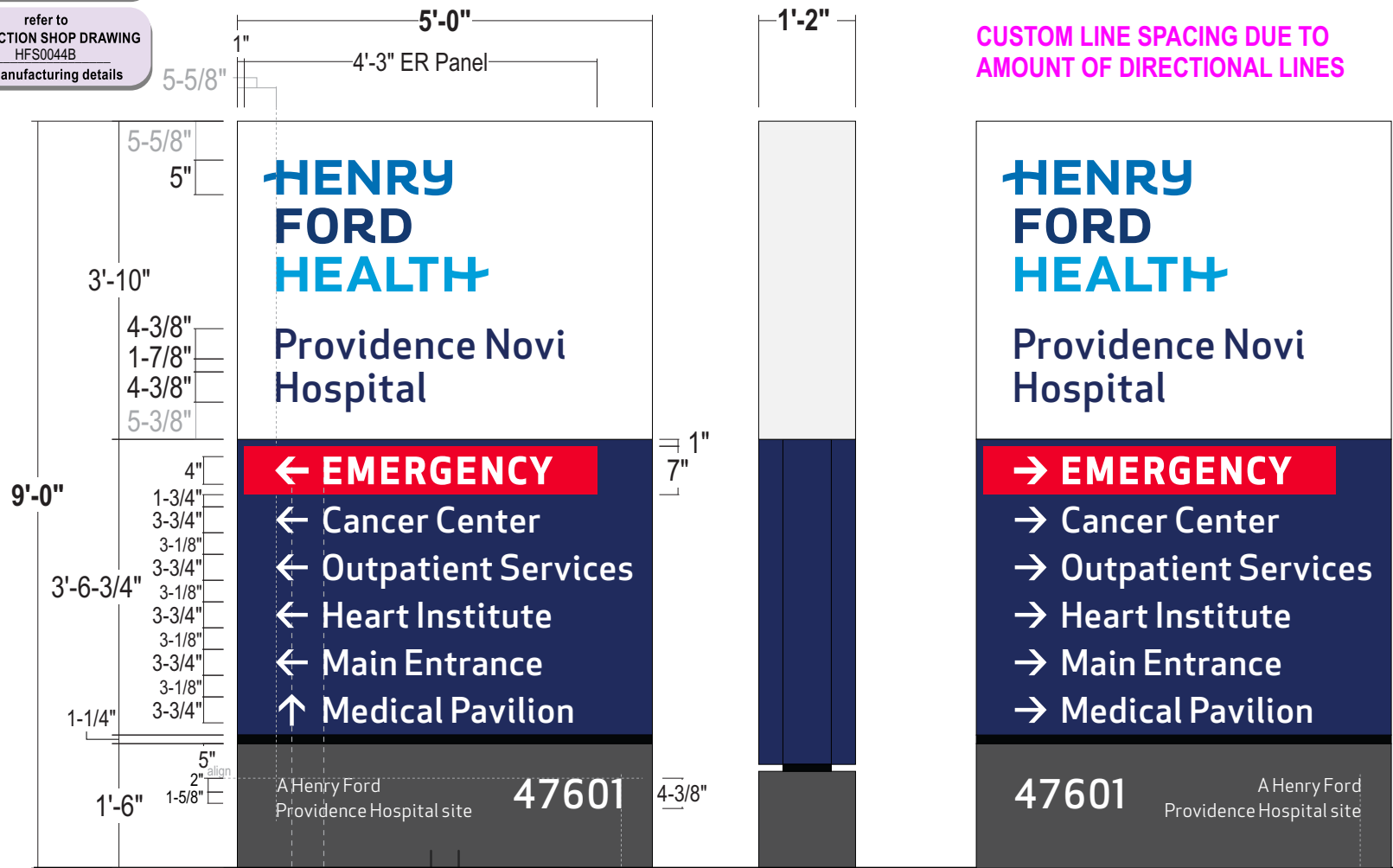
Scale: 1/2"=1'-0"

45 square feet

See Engineering Drawing For all Details

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0044B
for manufacturing details



CUSTOM LINE SPACING DUE TO AMOUNT OF DIRECTIONAL LINES

CABINET: 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown

FACES: **Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical

REVEAL: Alum. Construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

ADDRESS: Surface applied Reflective vinyl graphics to match colors shown

INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*

QUANTITY: (1) ONE PYLON SIGN REQUIRED

NOTE: TRIM OR REMOVE BUSHES/LANDSCAPING AS NECESSARY TO ENSURE VISIBILITY OF THE SIGN

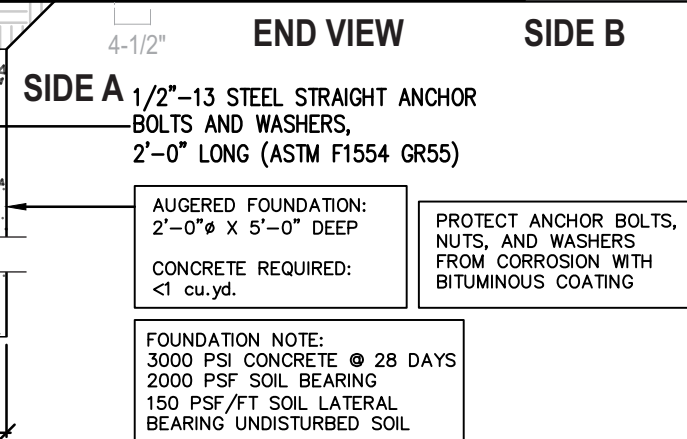
ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

SIMULATED NIGHTTIME VIEW

COLOR PALETTE

	Matthews MP 6425sp Satin High Hide White; Semi Gloss		Digitally printed to match Pantone 2387
	Matthews MP 74601 R 211027; Semi Gloss		Digitally printed to match Pantone 2748
	Matthews MP 18243 R 212556; Semi Gloss		Digitally printed to match Pantone 2925
	Matthews MP 30914 Semi Gloss		3M 3630-43 Translucent Red
			3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors



CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236866	PROJECT NUMBER: 89324
ADDRESS: 47601 GRAND RIVER AVE NOVI, MI 48374-1233	SITE NUMBER: 2102	PROJECT MANAGER: MERCEDES BURTON
PAGE NO.: 12	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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888.503.1569

EXISTING SIGN SF:	99
PROPOSED SIGN SF:	45



Existing 9'-0" x 11'-0" signage to be removed & replaced; Install far enough away to avoid existing footer



9'-0"
OAH

PROPOSED SIGNAGE

Stratus

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
13

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E98

S/F ILLUMINATED PYLON SIGN

Scale: 1/2"=1'-0"

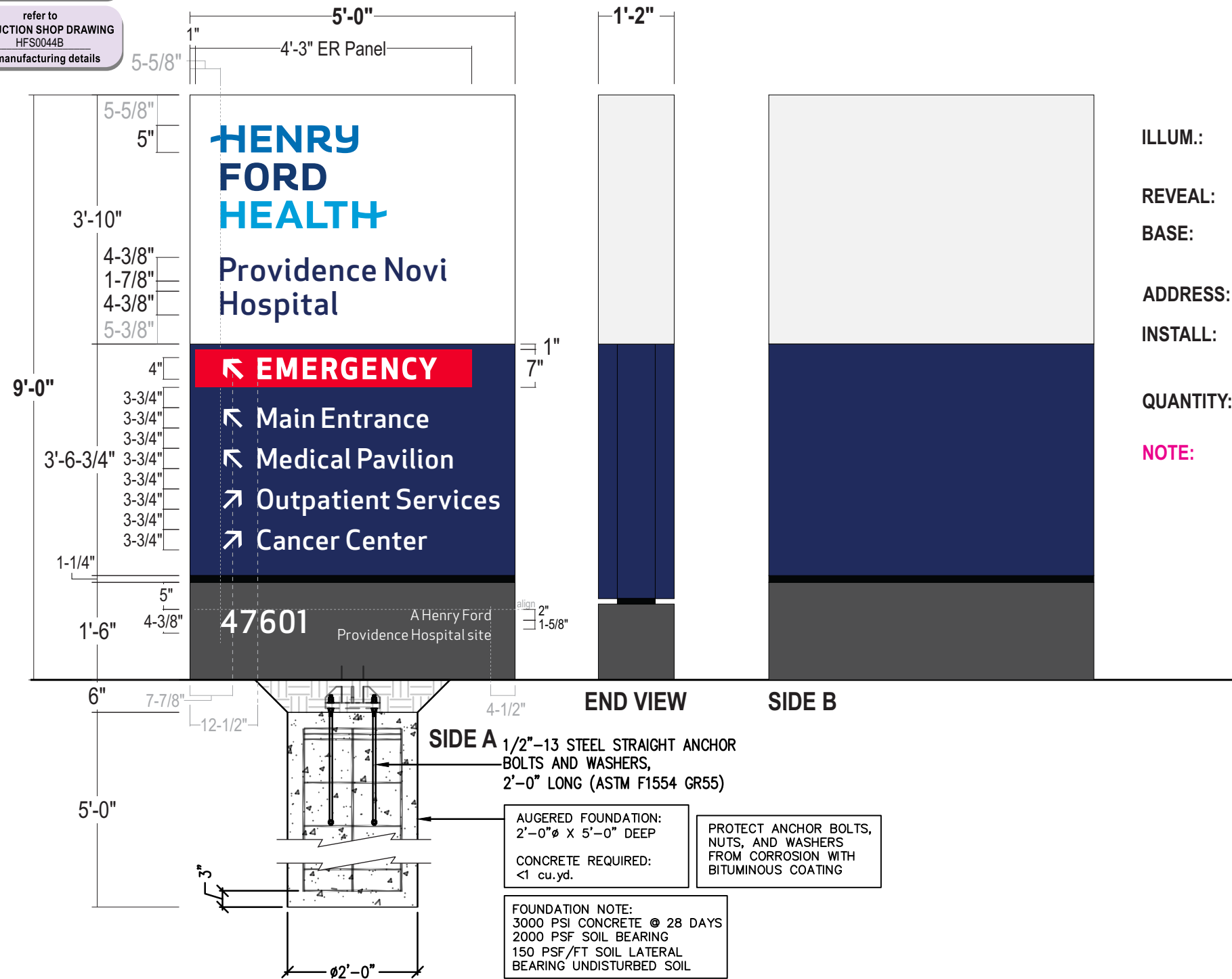
PE-9-IL

45 square feet

See Engineering Drawing For all Details

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0044B for manufacturing details



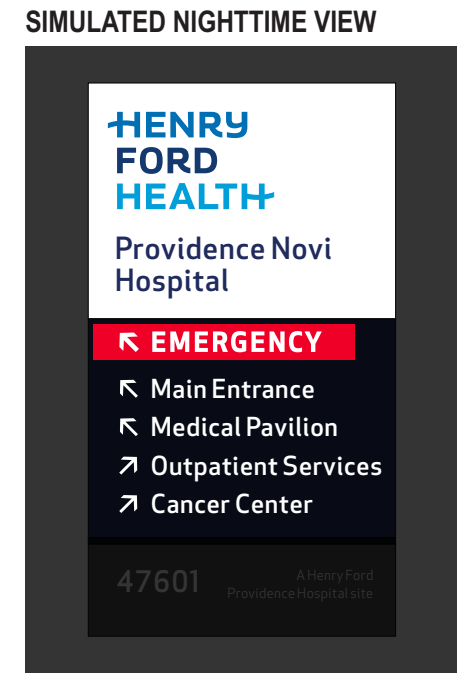
- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED

NOTE: TRIM OR REMOVE BUSHES/LANDSCAPING AS NECESSARY TO ENSURE VISIBILITY OF THE SIGN

COLOR PALETTE

Matthews MP 6425sp Satin High Hide White; Semi Gloss	Digitally printed to match Pantone 2387
Matthews MP 74601 R 211027; Semi Gloss	Digitally printed to match Pantone 2748
Matthews MP 18243 R 212556; Semi Gloss	Digitally printed to match Pantone 2925
Matthews MP 30914 Semi Gloss	3M 3630-43 Translucent Red
	3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors



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 Mentor, Ohio 44060
 888.503.1569

CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236866	PROJECT NUMBER: 89324
ADDRESS: 47601 GRAND RIVER AVE NOVI, MI 48374-1233	SITE NUMBER: 2102	PROJECT MANAGER: MERCEDES BURTON
PAGE NO.: 14	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

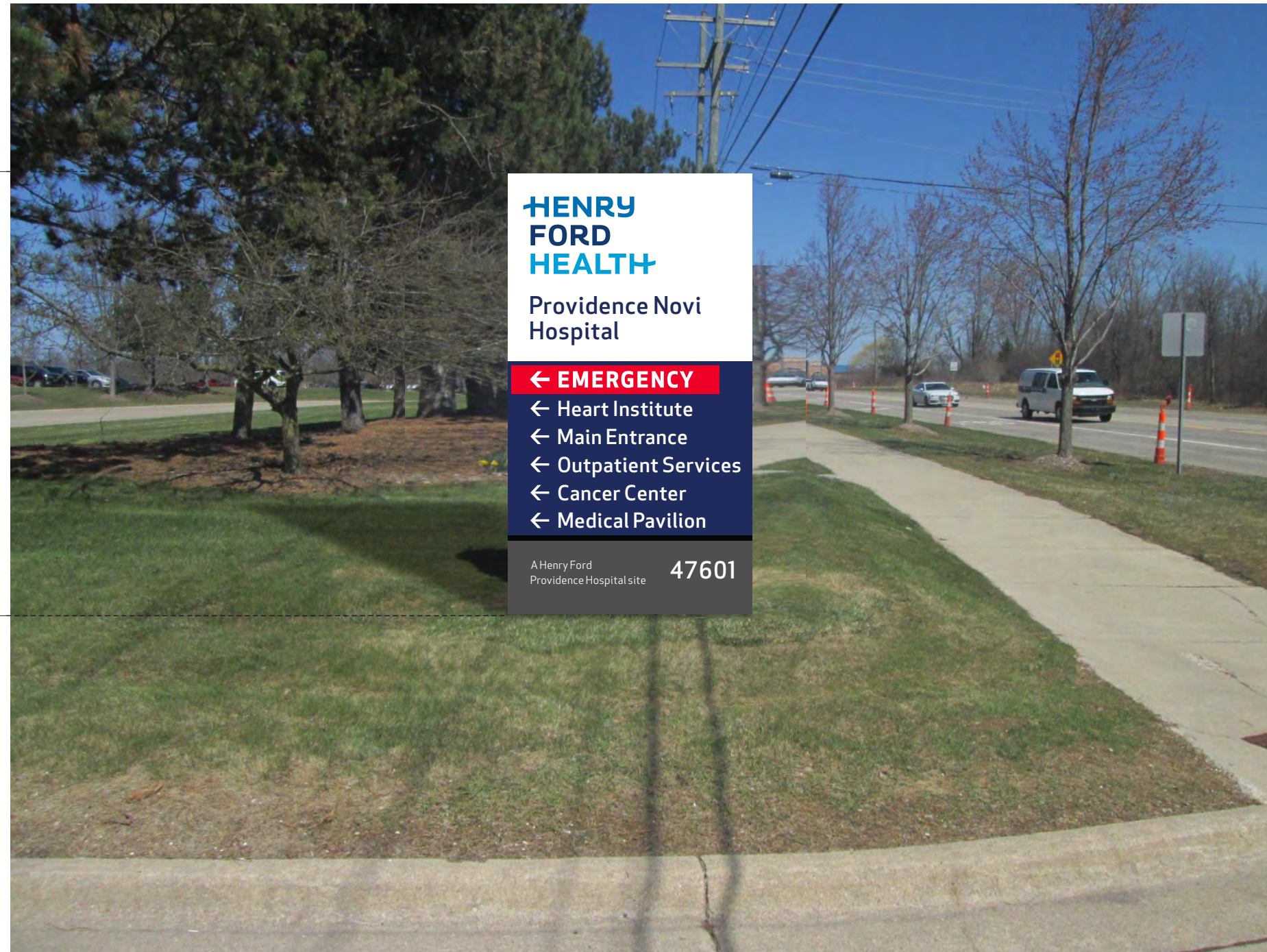
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXISTING SIGN SF:	37.9
PROPOSED SIGN SF:	45



Existing 5'-10" x 6'-6" signage to be removed & replaced; Install far enough away to avoid existing footer

9'-0"
OAH



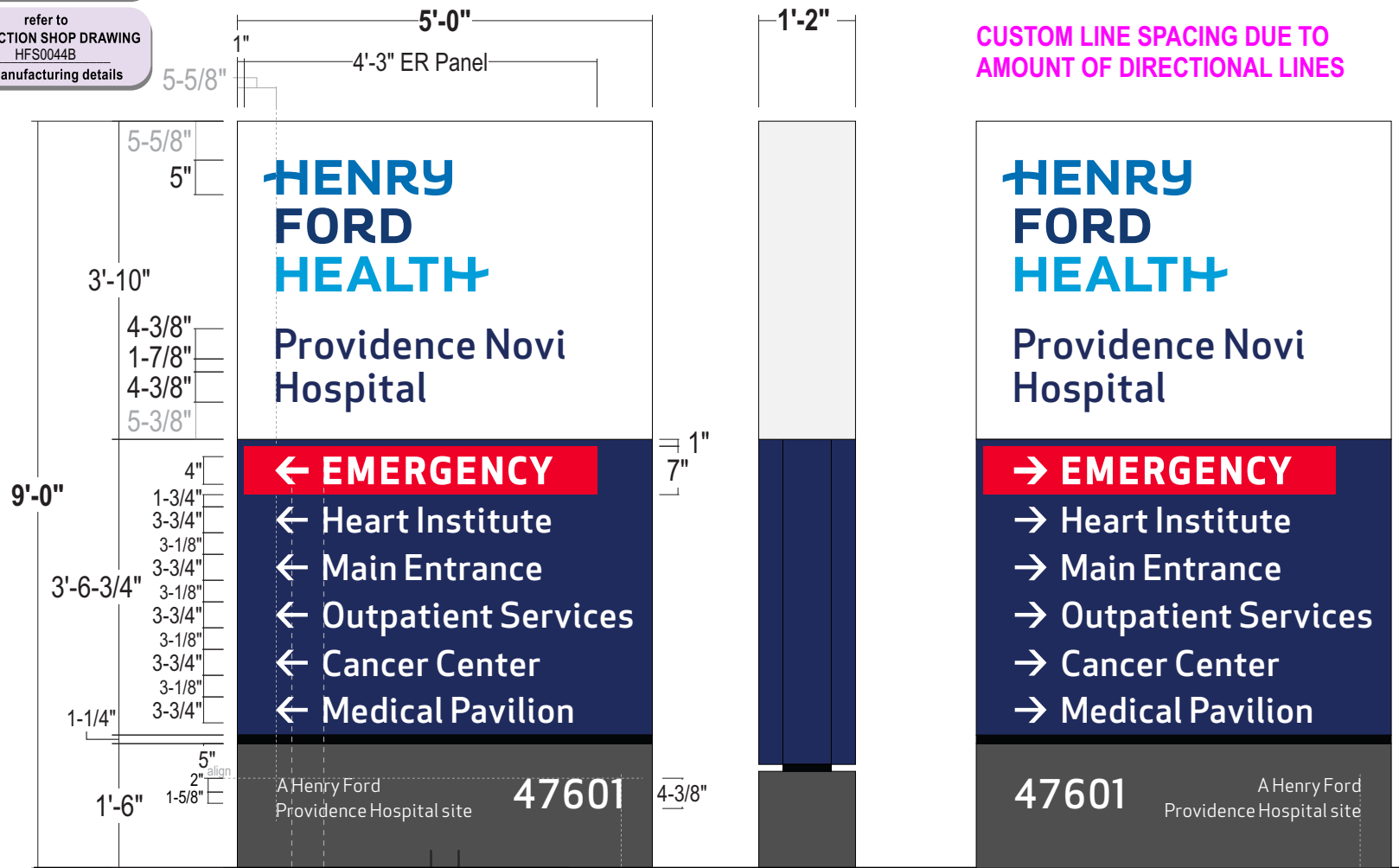
PROPOSED SIGNAGE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

See Engineering Drawing For all Details

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0044B
for manufacturing details



CUSTOM LINE SPACING DUE TO AMOUNT OF DIRECTIONAL LINES

- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:** **Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED

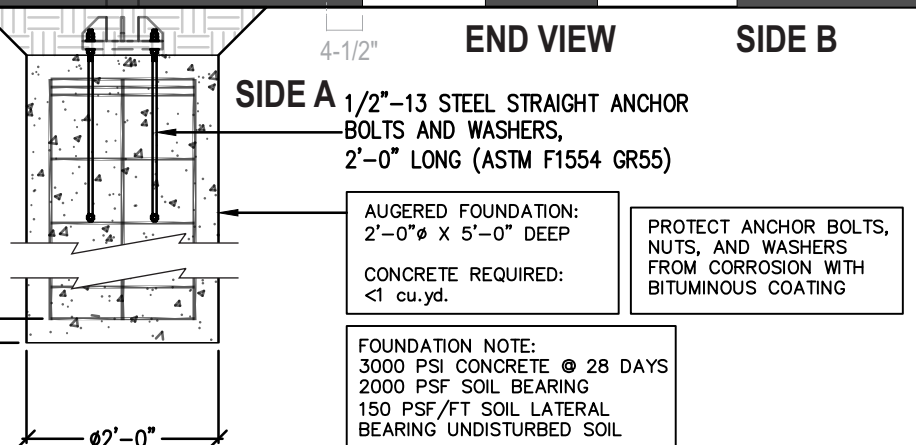
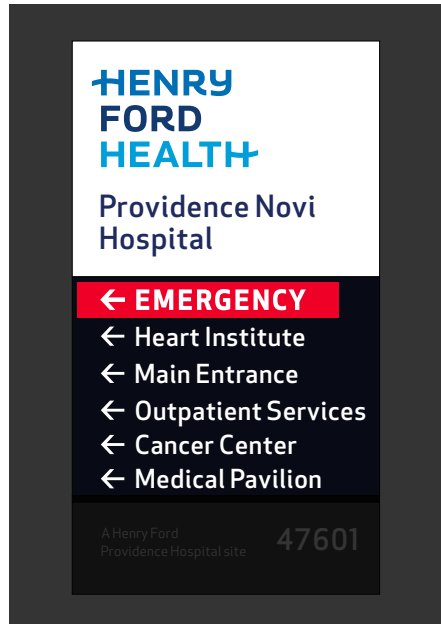
ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

SIMULATED NIGHTTIME VIEW

COLOR PALETTE

	Matthews MP 6425sp Satin High Hide White; Semi Gloss		Digitally printed to match Pantone 2387
	Matthews MP 74601 R 211027; Semi Gloss		Digitally printed to match Pantone 2748
	Matthews MP 18243 R 212556; Semi Gloss		Digitally printed to match Pantone 2925
	Matthews MP 30914 Semi Gloss		3M 3630-43 Translucent Red
			3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors



CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236866	PROJECT NUMBER: 89324
ADDRESS: 47601 GRAND RIVER AVE NOVI, MI 48374-1233	SITE NUMBER: 2102	PROJECT MANAGER: MERCEDES BURTON
PAGE NO.: 16	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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 8959 Tyler Boulevard
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 888.503.1569

EXISTING SIGN SF:	37.9
PROPOSED SIGN SF:	45



Existing 5'-10" x 6'-6" signage to be removed & replaced; Install far enough away to avoid existing footer

9'-0"
OAH



PROPOSED SIGNAGE

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Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
17

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
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PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E127 D/F ILLUMINATED PYLON SIGN

PE-9-IL

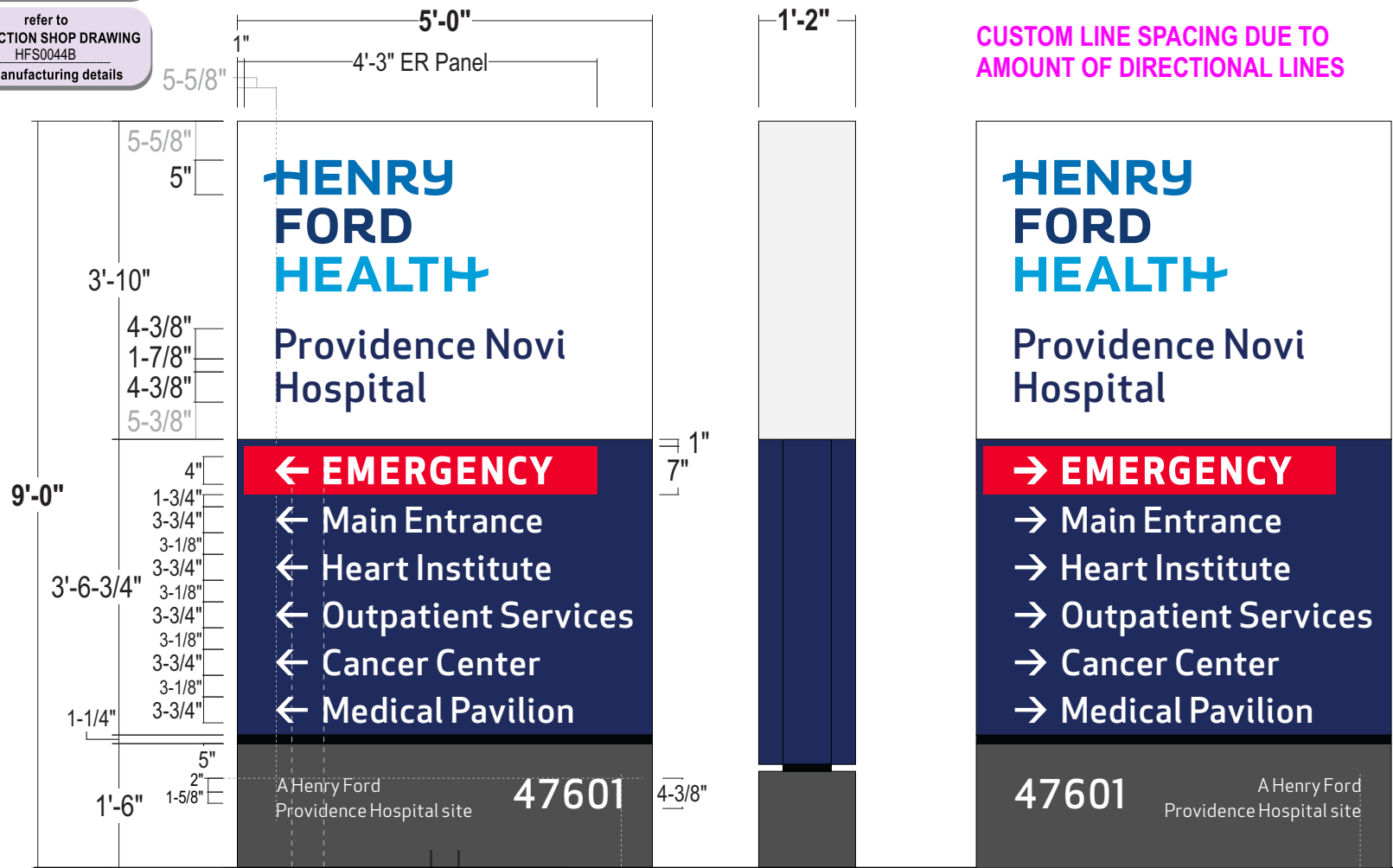
Scale: 1/2"=1'-0"

45 square feet

See Engineering Drawing For all Details

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0044B for manufacturing details



CUSTOM LINE SPACING DUE TO AMOUNT OF DIRECTIONAL LINES

- CABINET:** 14" deep aluminum angle sign frame w/ Bleed retainers & .125" alum. skin; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material shall be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET - Re-use existing electrical
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied Reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED

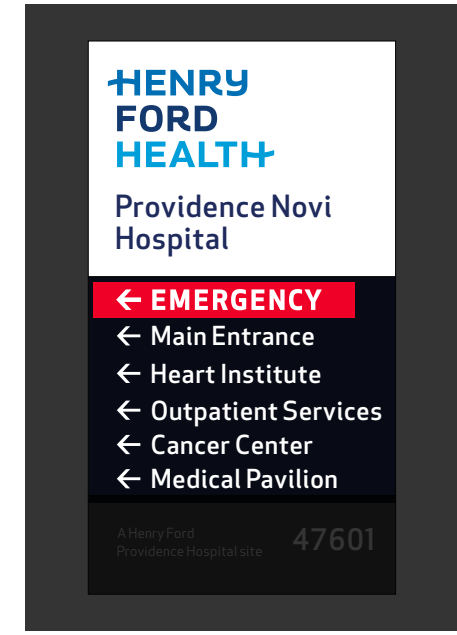
ADDRESS NUMERALS ORIENTED TOWARD STREET SIDE

COLOR PALETTE

	Matthews MP 6425sp Satin High Hide White; Semi Gloss		Digitally printed to match Pantone 2387
	Matthews MP 74601 R 211027; Semi Gloss		Digitally printed to match Pantone 2748
	Matthews MP 18243 R 212556; Semi Gloss		Digitally printed to match Pantone 2925
	Matthews MP 30914 Semi Gloss		3M 3630-43 Translucent Red
			3M 680-10 White Reflective

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

SIMULATED NIGHTTIME VIEW



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Mentor, Ohio 44060
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CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
18

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

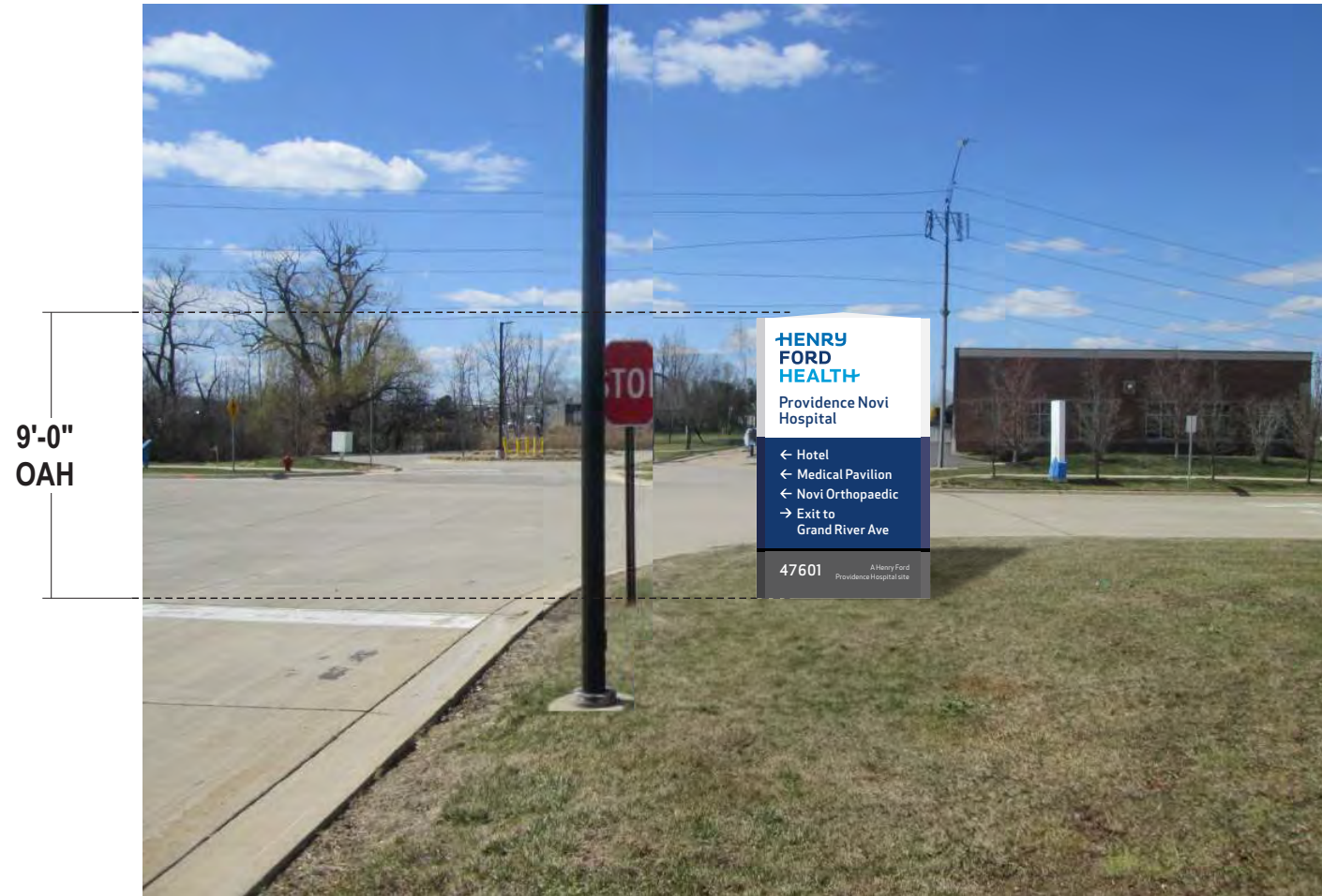
PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	45 / side

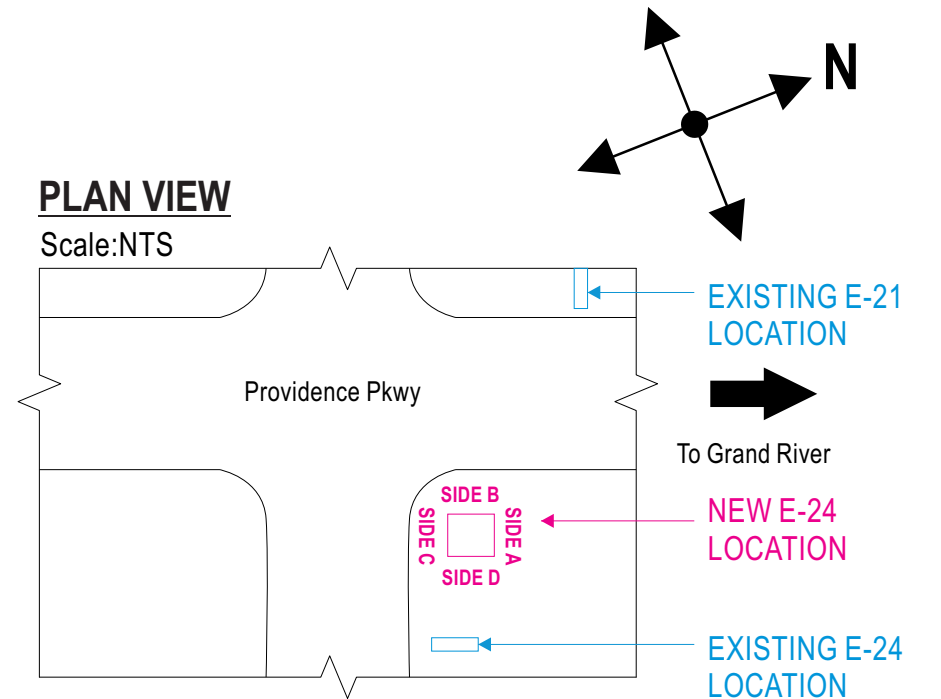


Existing 9'-10" x 3'-4" signage to be removed & replaced; Install far enough away to avoid existing footer

SIDE D



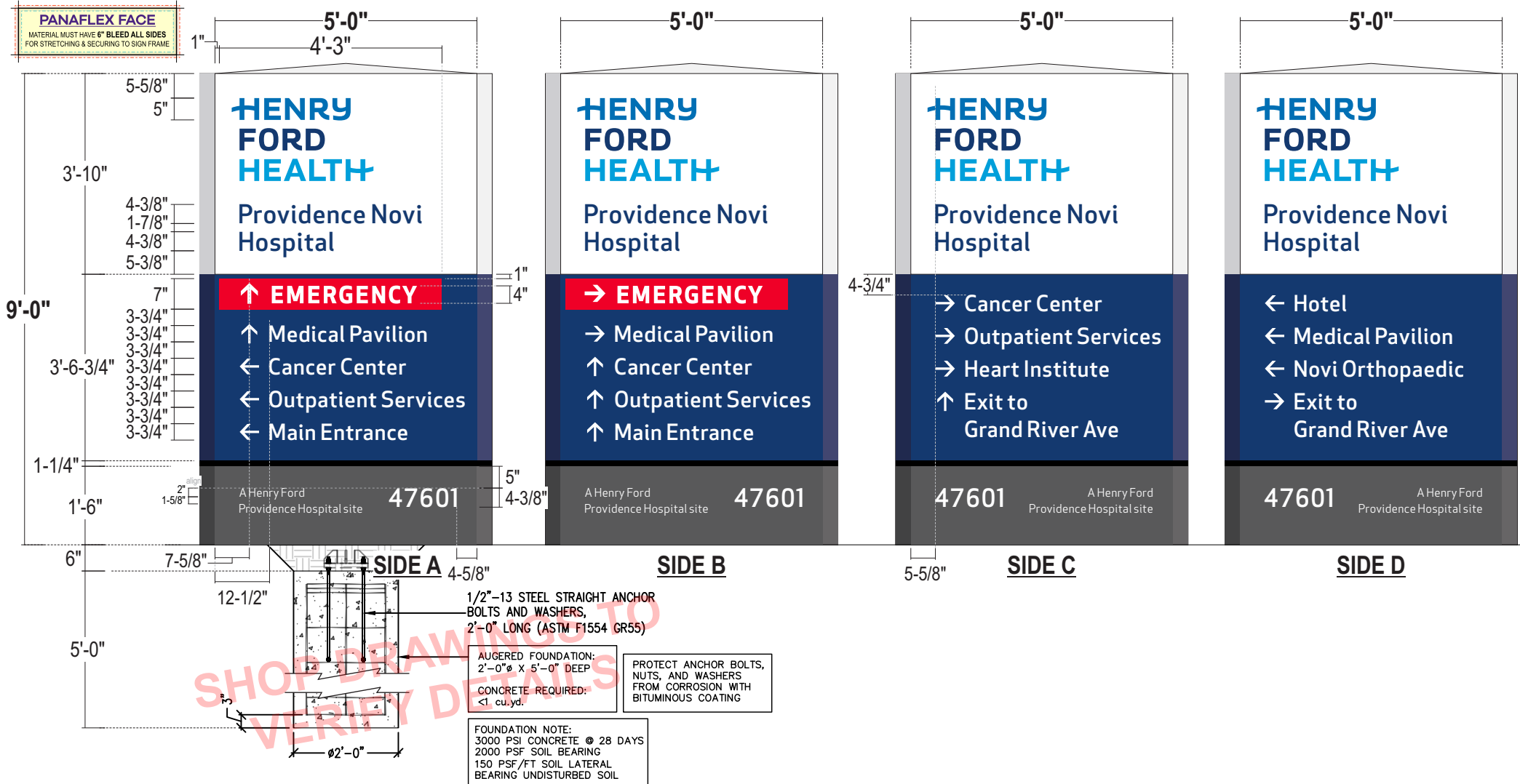
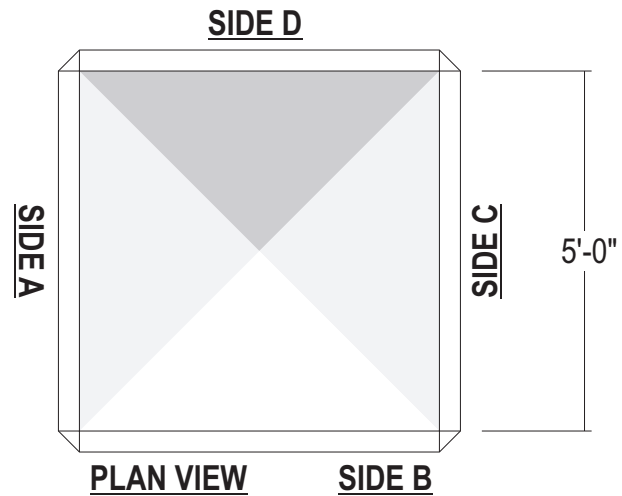
PROPOSED SIGNAGE



Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E24 4-SIDED ILLUMINATED PYLON SIGN w/ EMERGENCY PE4-9-IL
 Scale: 3/8"=1'-0" 45 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
NEW SIGN TYPE ADDED TO PROGRAM



CABINET: 4 sided - 60" deep aluminum angle sign frame w/ Bleed retainers, extrusion covers & .125" alum. skin; .090 aluminum corner cladding formed as shown w/ return legs 1-1/2" @ 45 degrees to the face; Notch returns as required; Painted to match colors shown

FACES: *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material to be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face; *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET

TOP: .125" alum. construction sloped 1/8" per foot to allow for water drainage; Painted to match HFH White semi-gloss finish

REVEAL: Alum. construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

ADDRESS: Surface applied reflective vinyl graphics to match colors shown

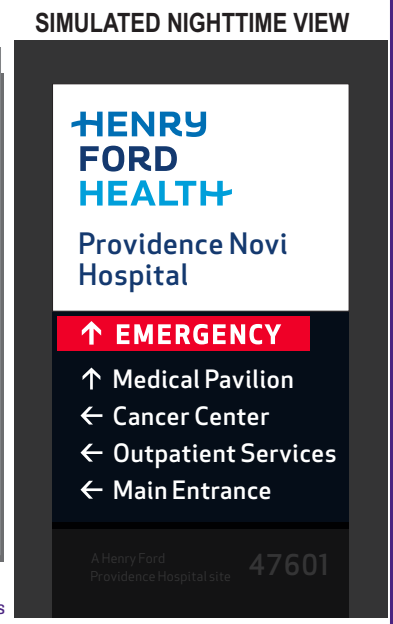
INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - **Details to be verified by Engineering**

QUANTITY: (1) ONE PYLON SIGN REQUIRED



COLOR PALETTE

	Matthews MP 6425sp Satin High Hide White; Semi Gloss
	Matthews MP 74601 R 211027; Semi Gloss
	Matthews MP 18243 R 212556; Semi Gloss
	Matthews MP 30914 Semi Gloss
	Digitally printed to match Pantone 2387
	Digitally printed to match Pantone 2748
	Digitally printed to match Pantone 2925
	3M 3630-43 Translucent Red
	3M 680-10 White Reflective



Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

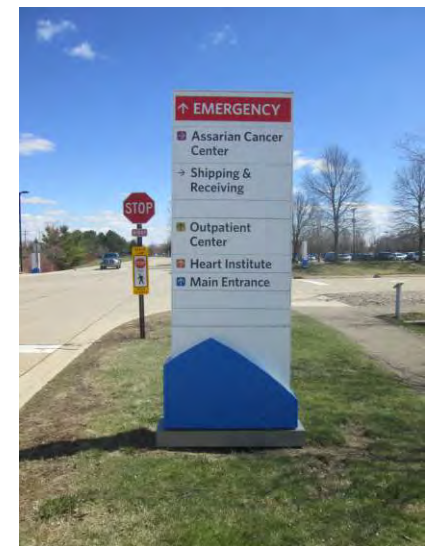
Stratus
 onestratus.com
 8959 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT: **HENRY FORD HEALTH**
 ADDRESS: 47601 GRAND RIVER AVE
 NOVI, MI 48374-1233
 PAGE NO.: **20**

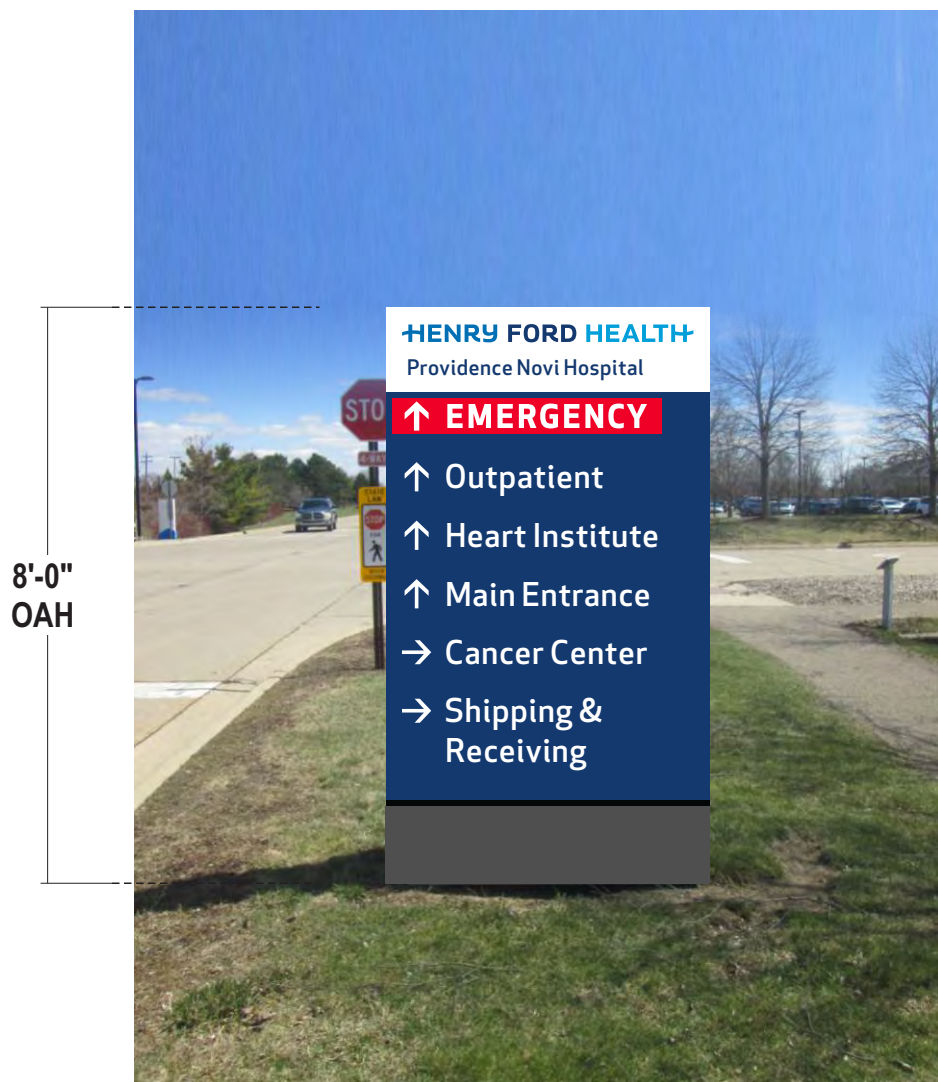
ORDER NUMBER: 1236866
 PROJECT NUMBER: 89324
 SITE NUMBER: 2102
 PROJECT MANAGER: MERCEDES BURTON
 ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	36



Existing 9'-10" x 3'-4" signage to be removed & replaced; Install far enough away to avoid existing footer

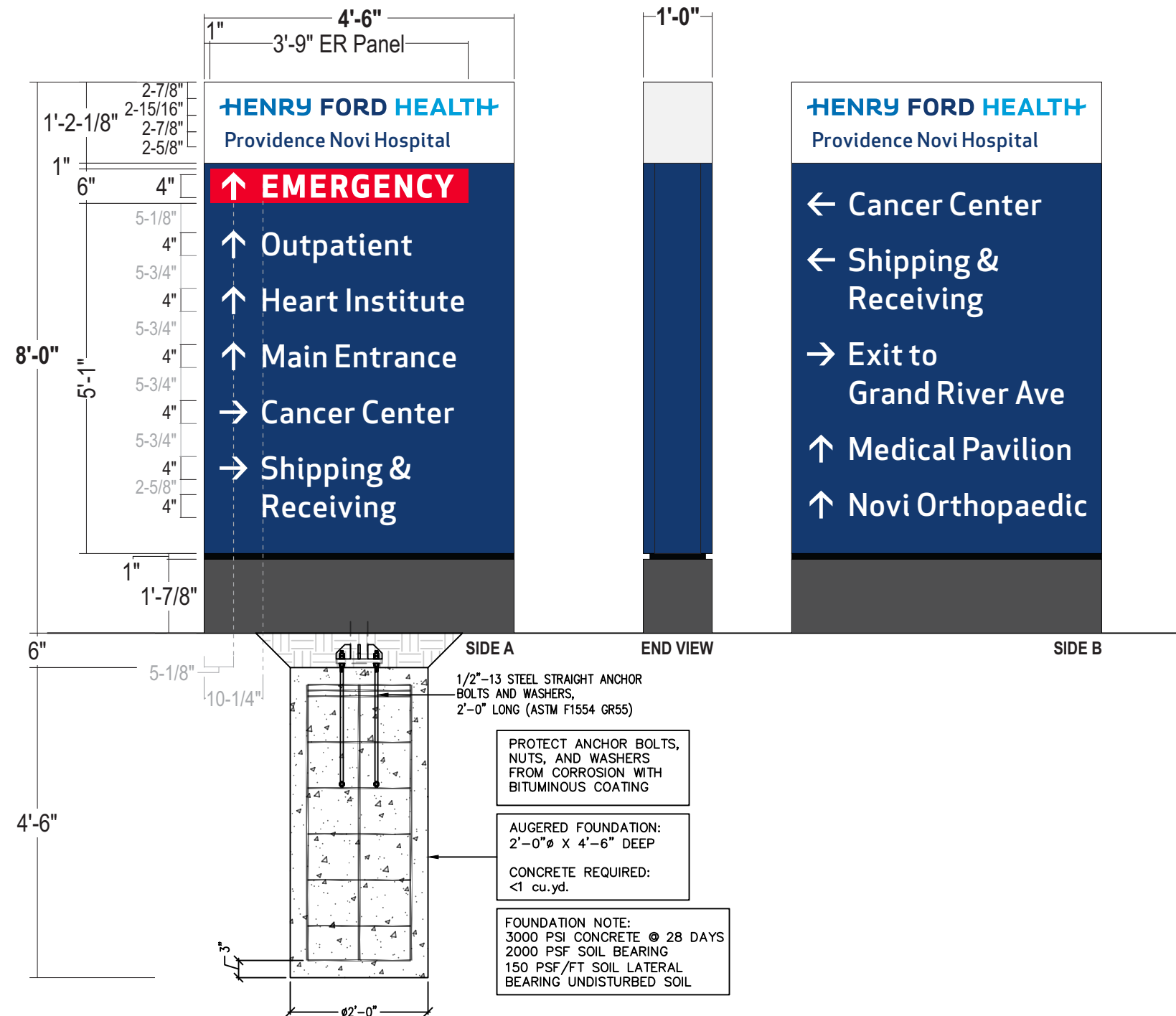


PROPOSED SIGNAGE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

refer to MAVEN CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0055B for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue, semi-gloss finish
- FACES:** .125" Pan formed Aluminum faces all painted HFH White & HFH Dk. Blue, semi-gloss finish *Attached w/ stainless steel piano hinge for internal access*
- GRAPHICS:** Surface applied Reflective vinyl graphics to match colors shown
- REVEAL:** Alum. Construction; Painted to match HFH Black, semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray, semi-gloss finish *One side to be removable for install access*
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED

COLOR PALETTE		
	Digitally printed to match Pantone 2387	Mathews MP 74601 R 211027; Semi-Gloss
	Digitally printed to match Pantone 2748	Mathews MP 18243 R 212556; Semi-Gloss
	Digitally printed to match Pantone 2925	Mathews MP 30914; Semi-Gloss
	3M 680-10 White Reflective	
	3M 680-72 Red Reflective	
	Mathews MP 6425sp Satin High Hide White; Semi Gloss	

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E27 D/F NON-ILLUMINATED DIRECTIONAL

Scale: 1/2"=1'-0"

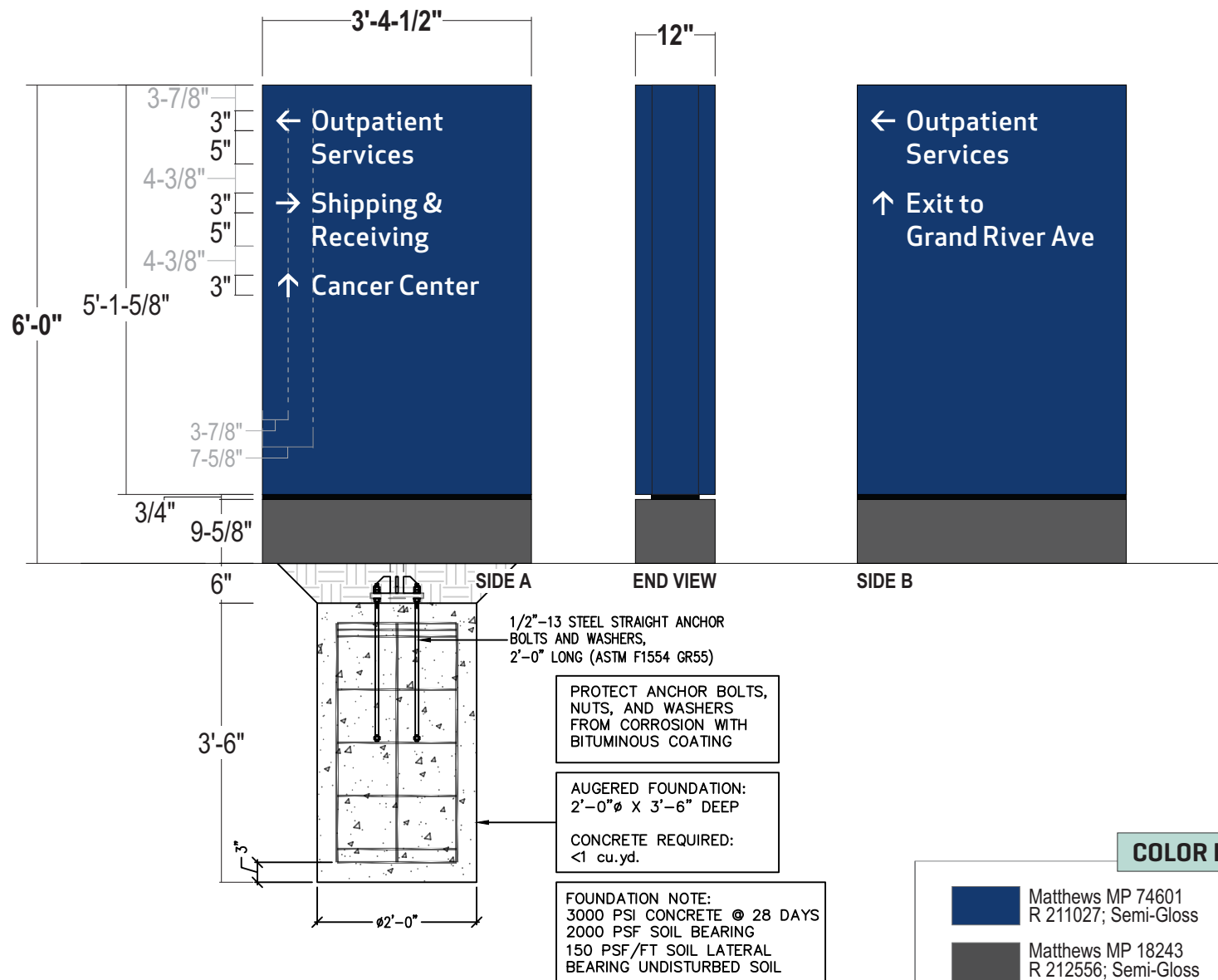
NBD-6-NIL

20.3 square feet

EXISTING SIGN SF:	16.3
PROPOSED SIGN SF:	20.3

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details

refer to
PRODUCTION SHOP DRAWING
HFS0055B
for manufacturing details



Existing 6'-6" x 2'-6" signage to be removed & replaced; Installed far enough away to avoid existing footer



PROPOSED SIGNAGE
Scaled proportionally

- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue, semi-gloss finish
- FACES:** .125" Pan formed Aluminum faces all painted HFH Dk. Blue, semi-gloss finish
Attached w/ stainless steel piano hinge for internal access
- GRAPHICS:** Surface applied Reflective vinyl graphics to match colors shown
- REVEAL:** Alum. Construction; Painted to match HFH Black, semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray, semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED

onestratus.com
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Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
23

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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E44 S/F ILLUMINATED DIRECTIONAL w/ EMERGENCY

Scale: 1/2"=1'-0"

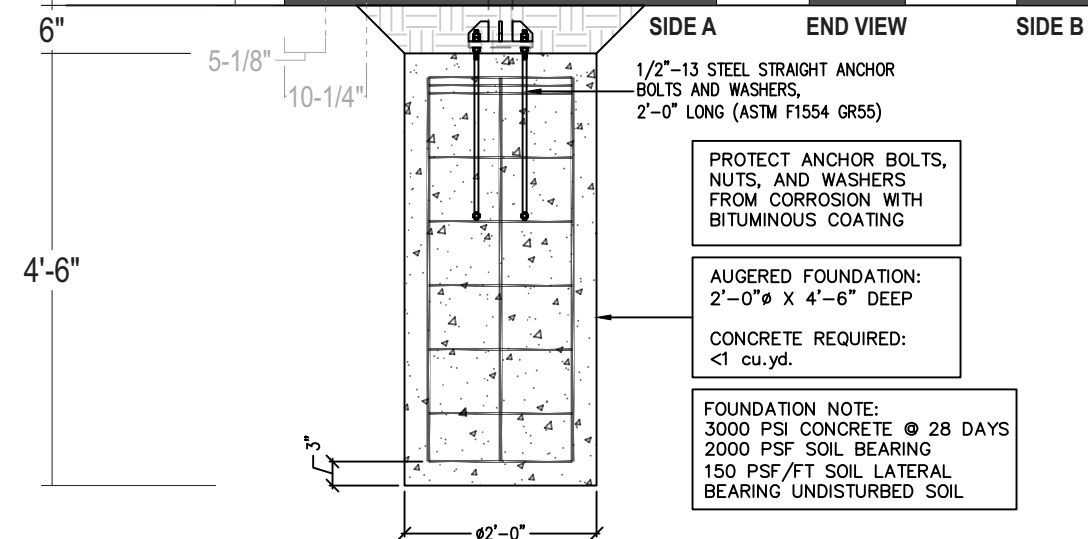
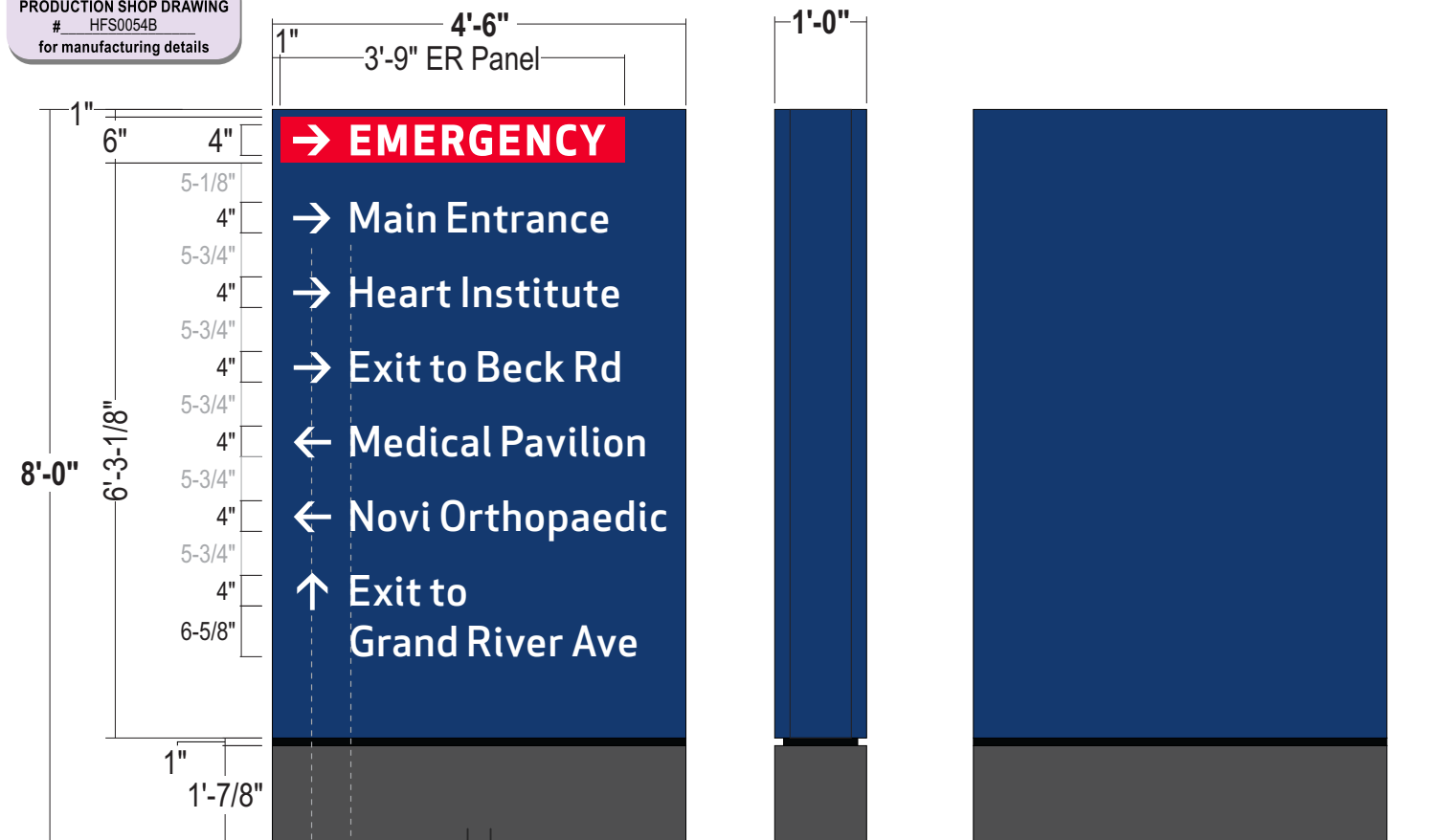
NBDE-8-IL

36 square feet

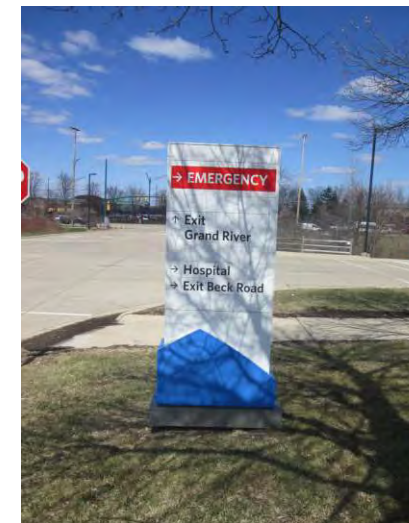
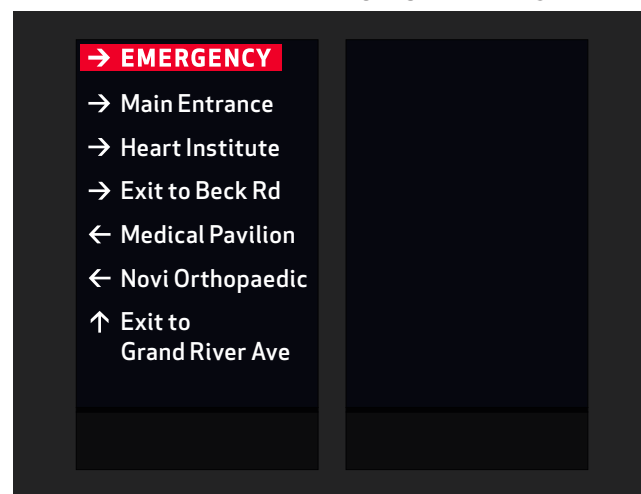
EXISTING SIGN SF:	16.3
PROPOSED SIGN SF:	36

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0054B for manufacturing details



SIMULATED NIGHT VIEW



Existing 6'-6" x 2'-6" signage to be removed & replaced; Installed far enough away to avoid existing footer



PROPOSED SIGNAGE

Scaled proportionally

- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
'EMERGENCY' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from pan-formed alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black; semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade -
See Engineering for all details
- QUANTITY:** (1) ONE SIGN REQUIRED

COLOR PALETTE

	Matthews MP 74601 R 211027; Semi Gloss		3M 3630-43 Translucent Red
	Matthews MP 18243 R 212556; Semi Gloss		Matthews MP 30914 Semi Gloss

Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

Stratus

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888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
24

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

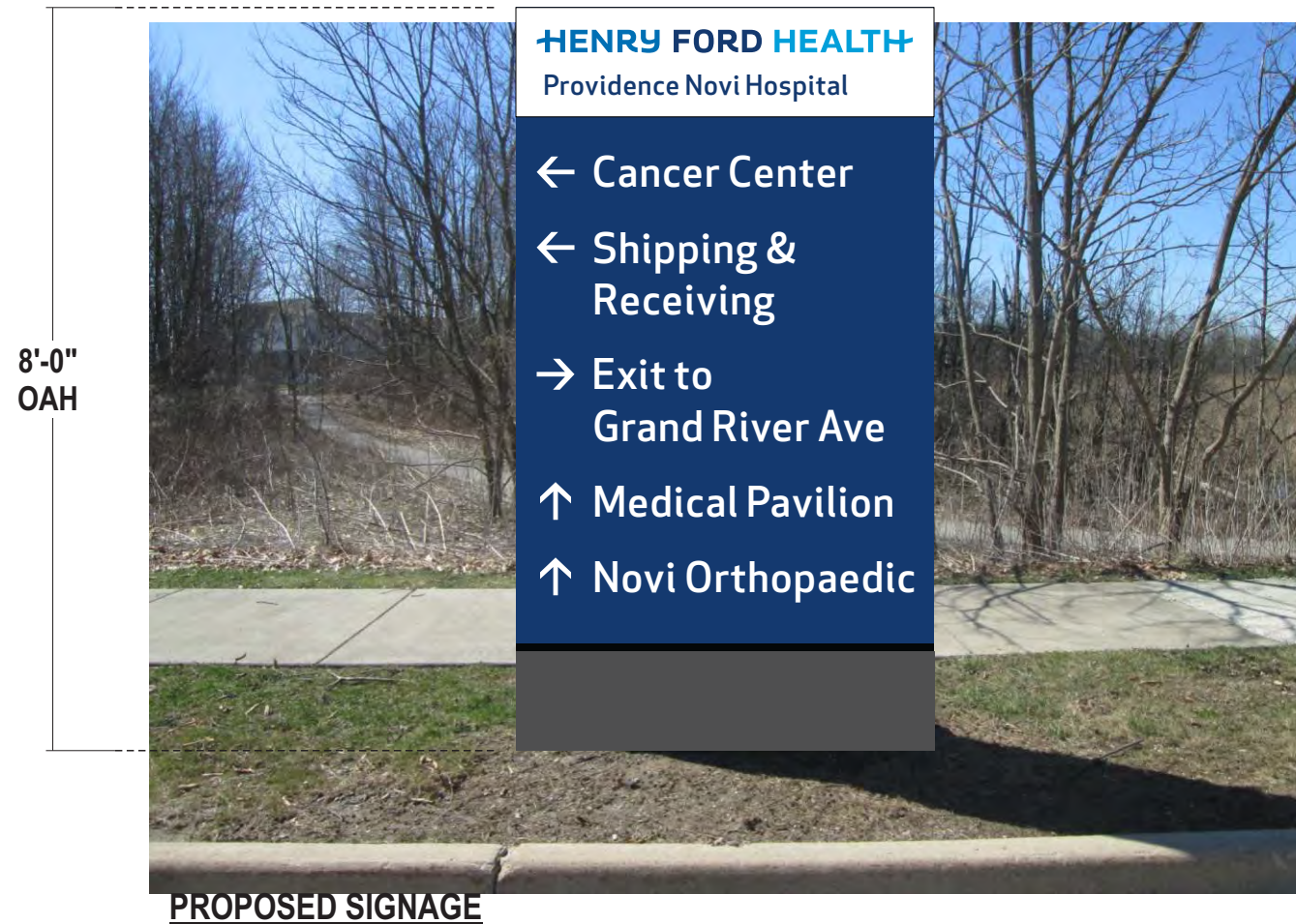
PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	16.3
PROPOSED SIGN SF:	36



Existing 6'-6" x 2'-6" signage to be removed & replaced; Installed far enough away to avoid existing footer



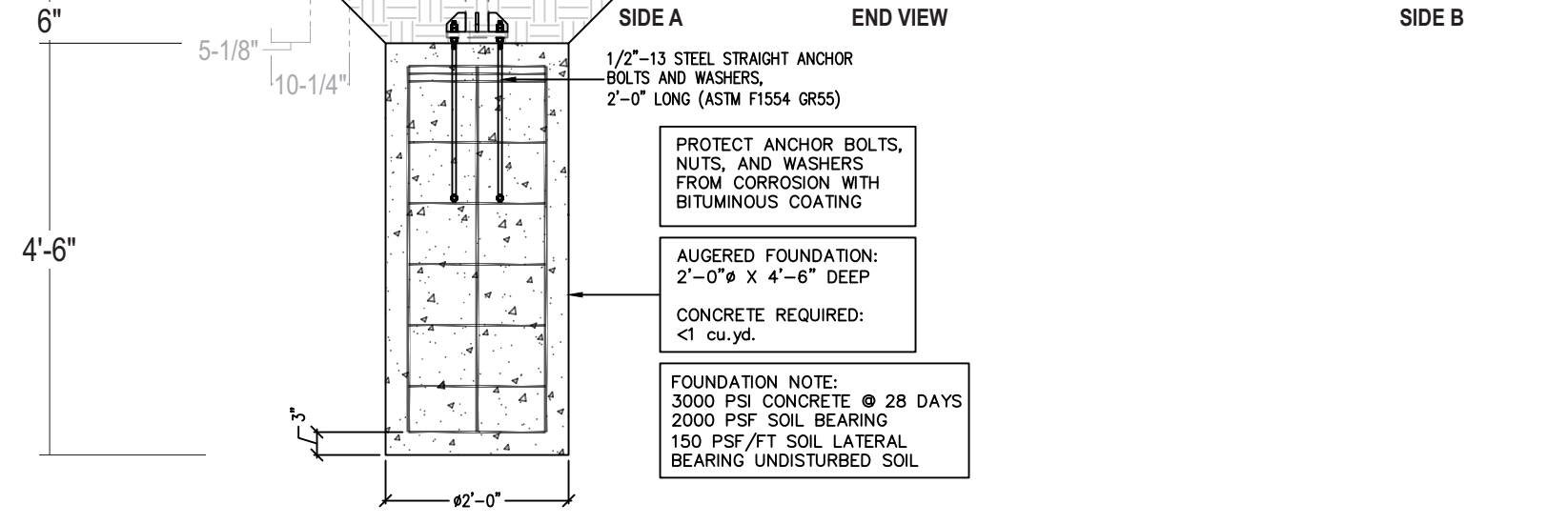
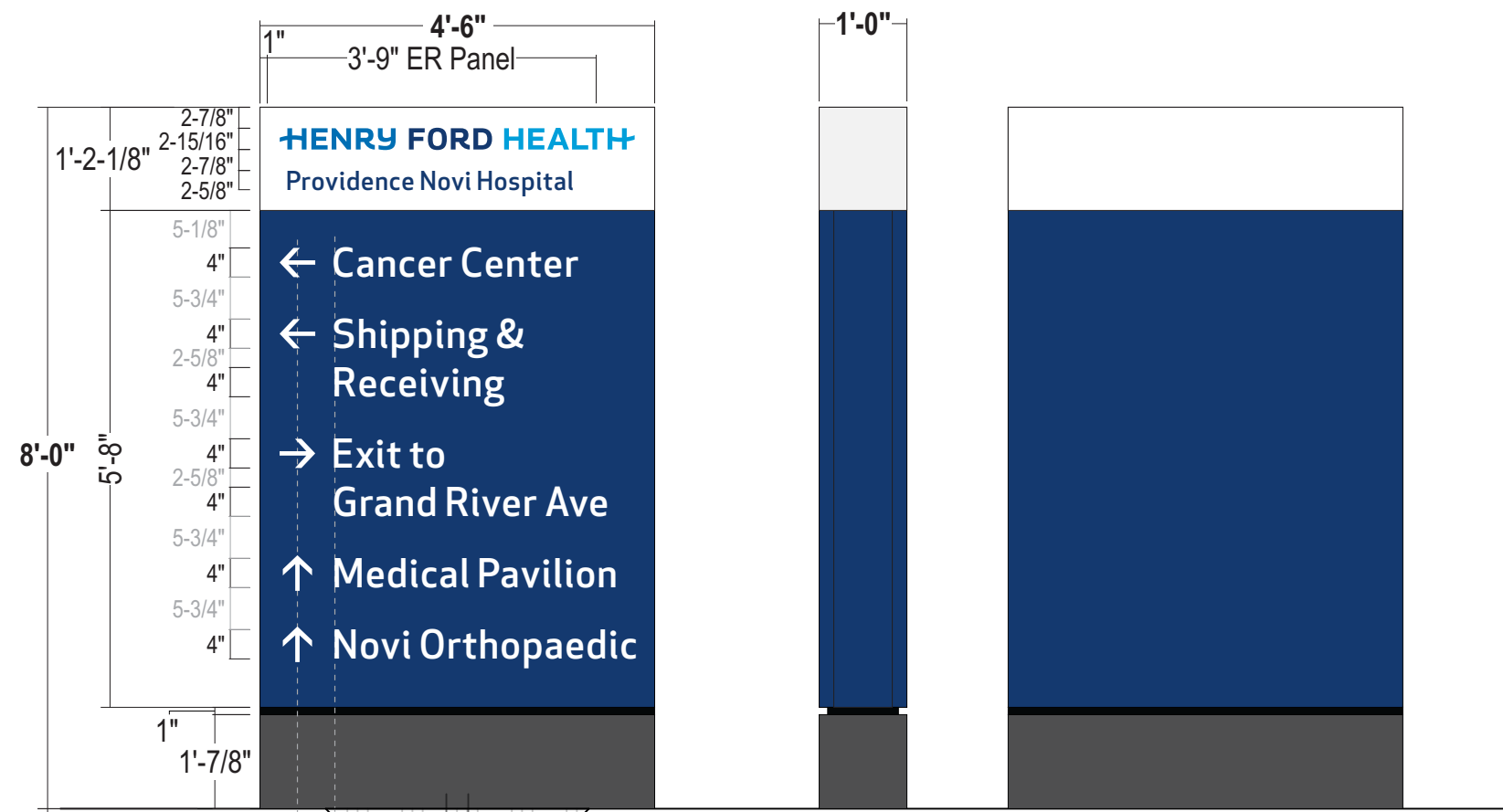
8'-0"
OAH

PROPOSED SIGNAGE

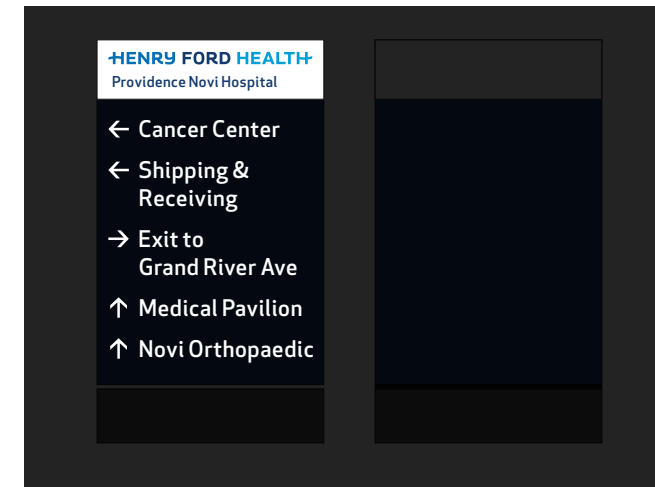
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details

refer to PRODUCTION SHOP DRAWING # HFS0054B for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown - Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED



COLOR PALETTE

- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- Matthews MP 18243 R 212556; Semi-Gloss
- Matthews MP 30914; Semi-Gloss
- Matthews MP 74601 R 211027; Semi-Gloss
- Matthews MP 6425sp Satin High Hide White; Semi Gloss

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: **HENRY FORD HEALTH**

ADDRESS: 47601 GRAND RIVER AVE
 NOVI, MI 48374-1233

PAGE NO.: **26**

ORDER NUMBER: 1236866

SITE NUMBER: 2102

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER: 89324

PROJECT MANAGER: MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	36



Existing 9'-10" x 3'-4" signage to be removed & replaced; Install far enough away to avoid existing footer

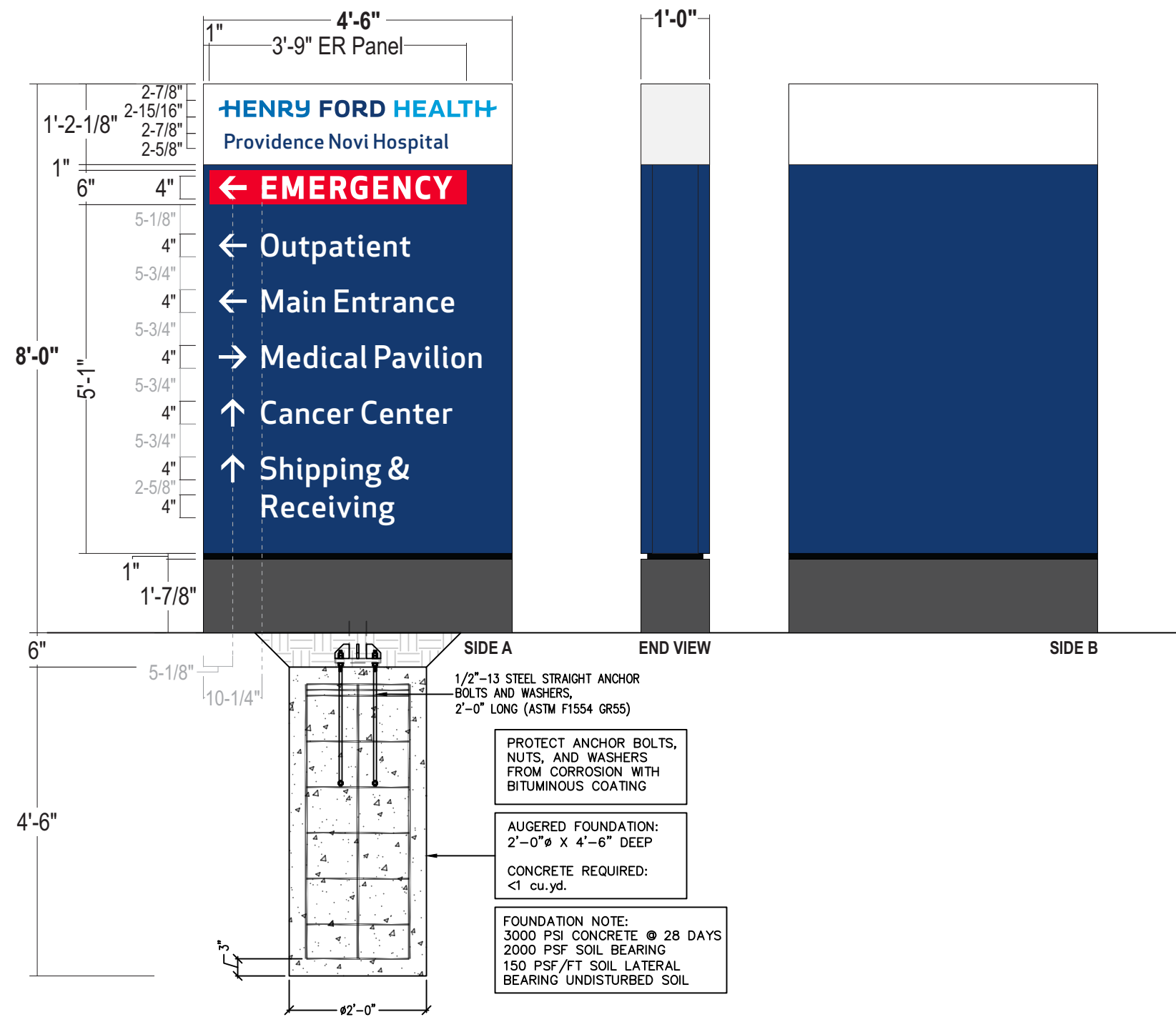


PROPOSED SIGNAGE

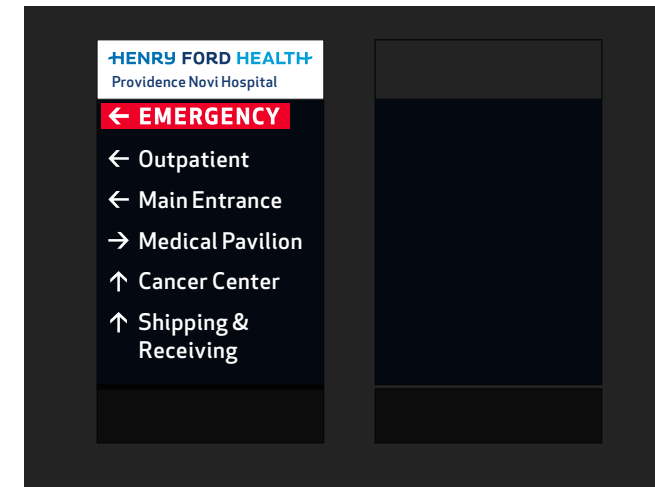
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E47 S/F ILLUMINATED EMERGENCY DIRECTIONAL - BRANDED **BDE-8-IL**
 Scale: 1/2"=1'-0" 36 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0054B for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo & 'Emergency' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown - emergency panel is trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED



COLOR PALETTE

- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- Matthews MP 18243 R 212556; Semi-Gloss
- Matthews MP 30914; Semi-Gloss
- Matthews MP 74601 R 211027; Semi-Gloss
- Matthews MP 6425sp Satin High Hide White; Semi Gloss
- 3M 3630-43 Translucent red

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236866	PROJECT NUMBER: 89324
ADDRESS: 47601 GRAND RIVER AVE NOVI, MI 48374-1233	SITE NUMBER: 2102	PROJECT MANAGER: MERCEDES BURTON
PAGE NO.: 28	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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EXISTING SIGN SF:	12.1
PROPOSED SIGN SF:	45/ side



Existing 4'-10" x 2'-6" signage to be removed & replaced; Install far enough away to avoid existing footer



PROPOSED SIGNAGE

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8959 Tyler Boulevard
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CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
29

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

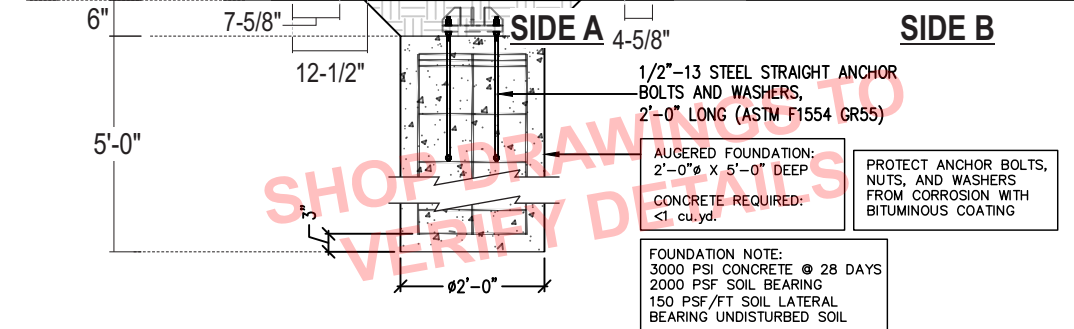
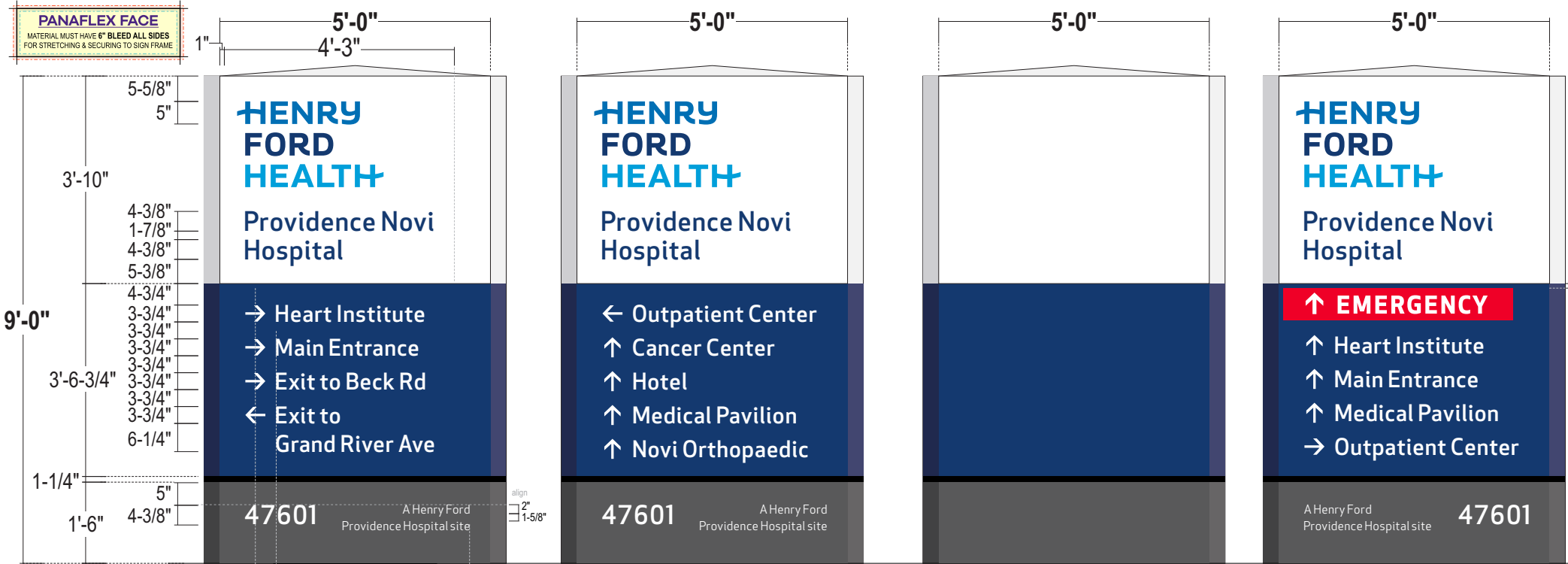
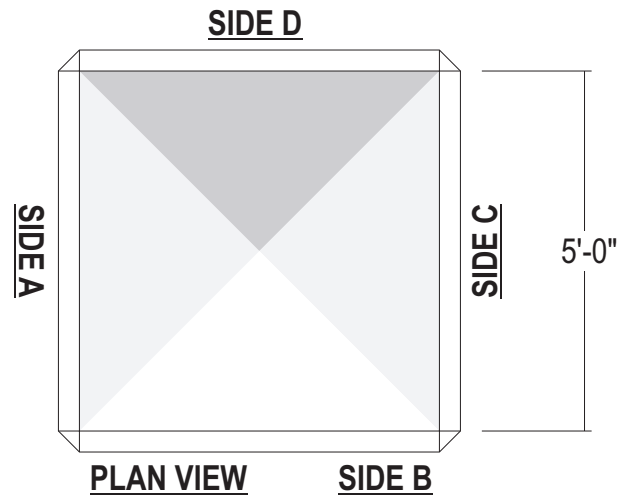
PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E78 4-SIDED ILLUMINATED PYLON SIGN w/ EMERGENCY PE4-9-IL
 Scale: 3/8"=1'-0" 45 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
NEW SIGN TYPE ADDED TO PROGRAM



CABINET: 4 sided - 60" deep aluminum angle sign frame w/ Bleed retainers, extrusion covers & .125" alum. skin; .090 aluminum corner cladding formed as shown w/ return legs 1-1/2" @ 45 degrees to the face; Notch returns as required; Painted to match colors shown

FACES: *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material to be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face; *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET

TOP: .125" alum. construction sloped 1/8" per foot to allow for water drainage; Painted to match HFH White semi-gloss finish

REVEAL: Alum. construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

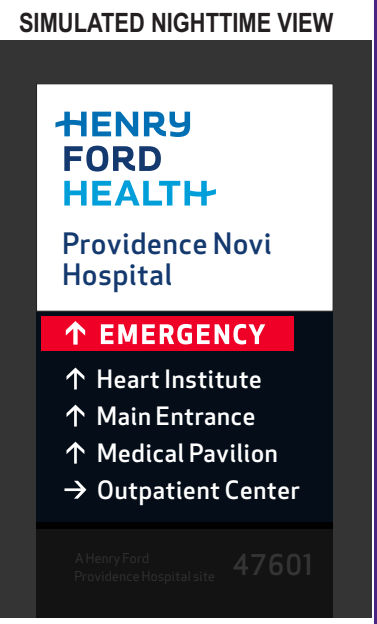
ADDRESS: Surface applied reflective vinyl graphics to match colors shown

INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *Details to be verified by Engineering*

QUANTITY: (1) ONE PYLON SIGN REQUIRED

COLOR PALETTE

- Matthews MP 6425sp Satin High Hide White; Semi Gloss
- Matthews MP 74601 R 211027; Semi Gloss
- Matthews MP 18243 R 212556; Semi Gloss
- Matthews MP 30914 Semi Gloss
- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- 3M 3630-43 Translucent Red
- 3M 680-10 White Reflective



Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: **HENRY FORD HEALTH**
 ADDRESS: 47601 GRAND RIVER AVE
 NOVI, MI 48374-1233
 PAGE NO.: **30**

ORDER NUMBER: 1236866
 PROJECT NUMBER: 89324
 SITE NUMBER: 2102
 PROJECT MANAGER: MERCEDES BURTON
 ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

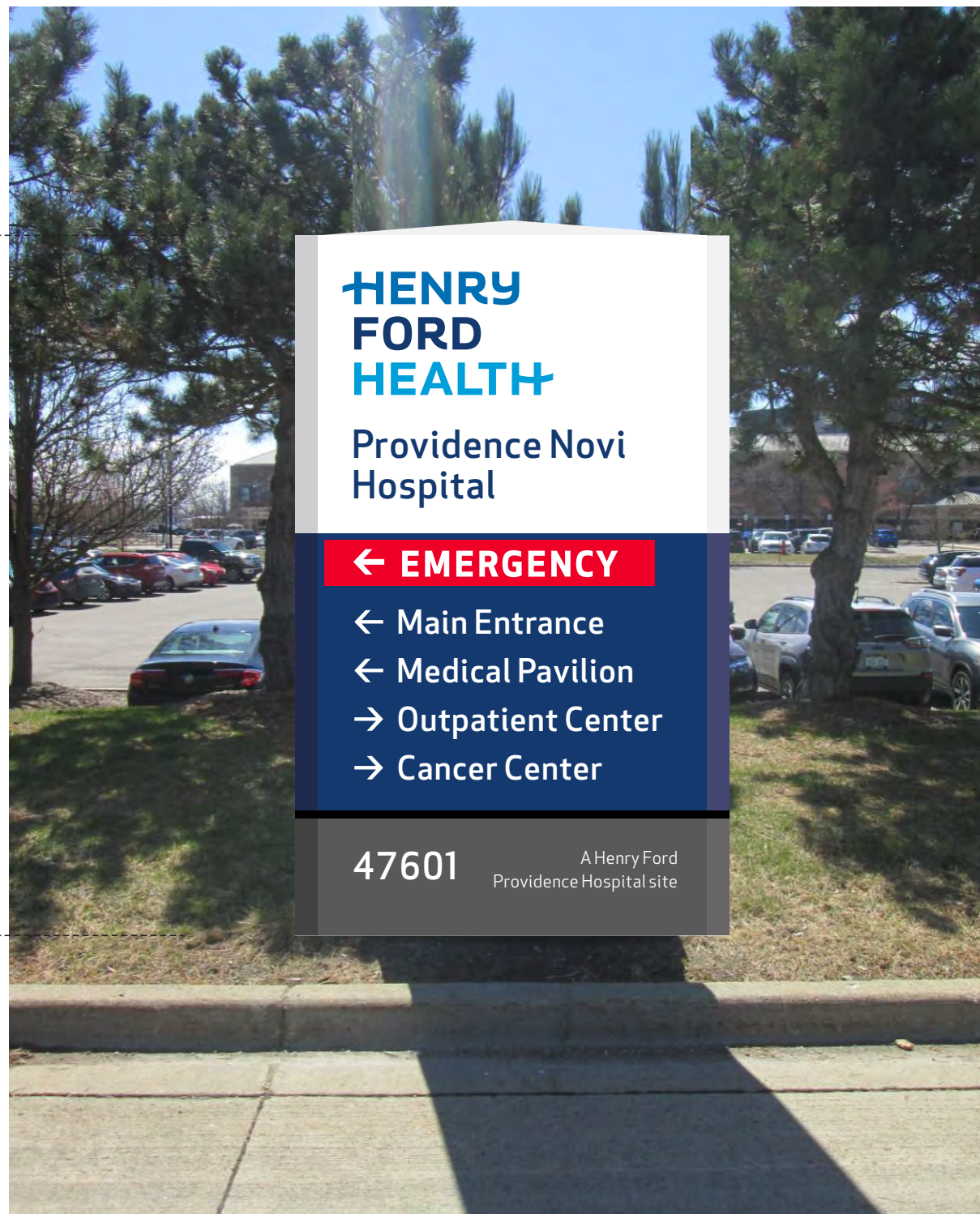
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	45/ side



Existing 9'-10" x 3'-4" signage to be removed & replaced; Install far enough away to avoid existing footer

9'-0"
OAH



PROPOSED SIGNAGE

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CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
31

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

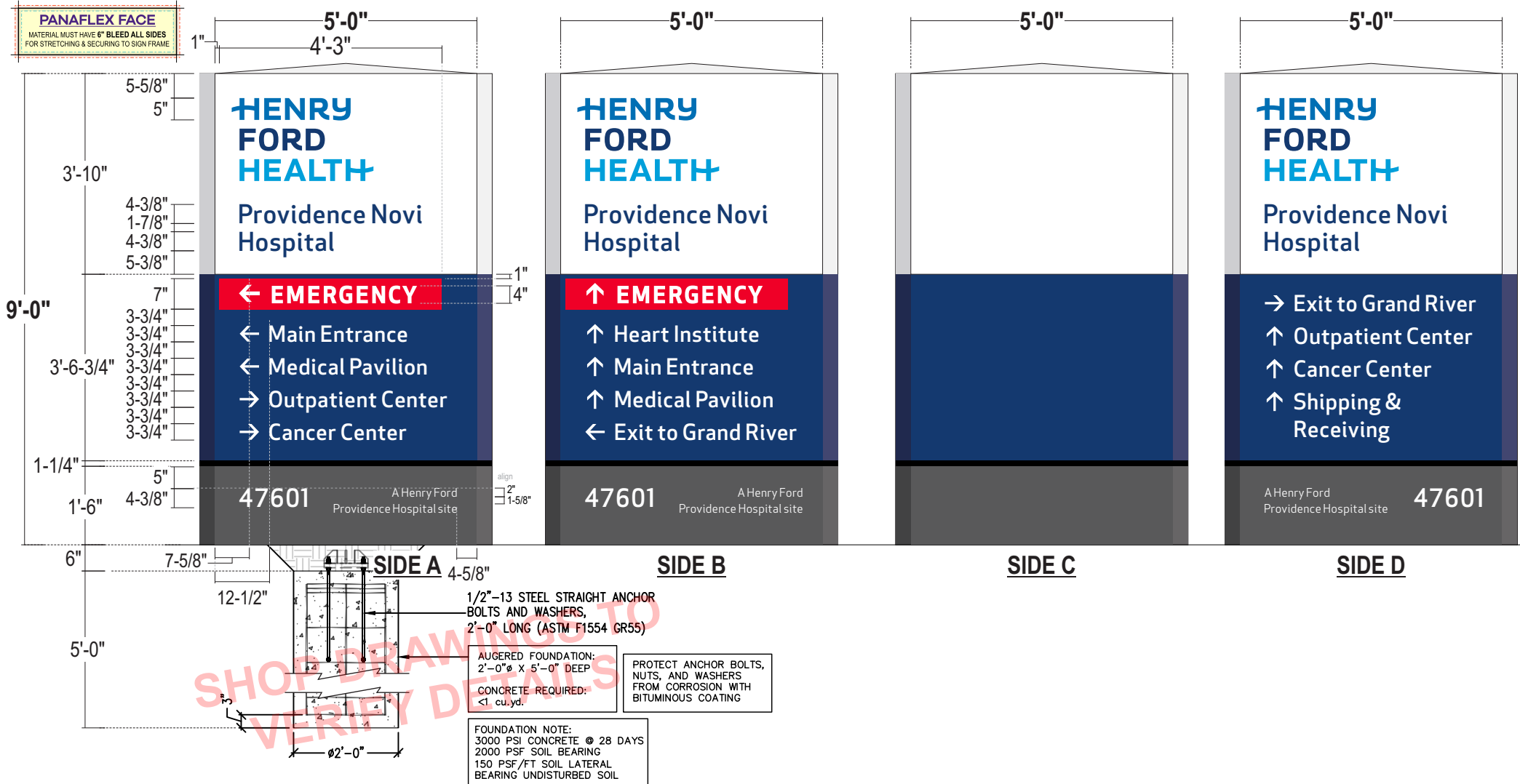
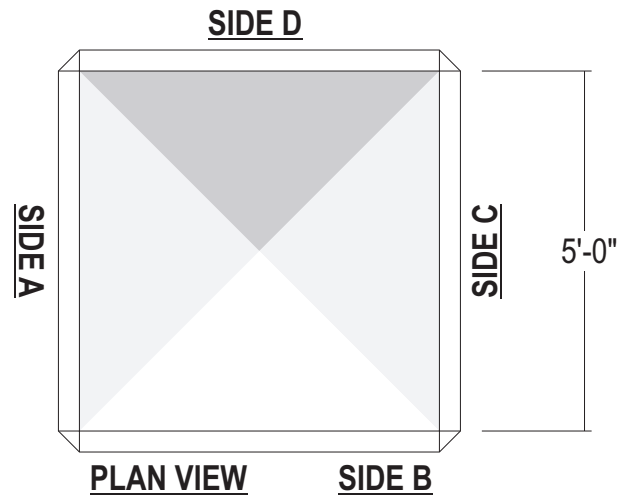
PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E80 4-SIDED ILLUMINATED PYLON SIGN w/ EMERGENCY PE4-9-IL
Scale: 3/8"=1'-0" 45 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
NEW SIGN TYPE ADDED TO PROGRAM



CABINET: 4 sided - 60" deep aluminum angle sign frame w/ Bleed retainers, extrusion covers & .125" alum. skin; .090 aluminum corner cladding formed as shown w/ return legs 1-1/2" @ 45 degrees to the face; Notch returns as required; Painted to match colors shown

FACES: *Upper Faces:* 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material to be used where possible*
Emergency Panel: .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face; *opaque the returns and shoulder to prevent light leaks*
Directional Copy: .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics

ILLUM.: White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET

TOP: .125" alum. construction sloped 1/8" per foot to allow for water drainage; Painted to match HFH White semi-gloss finish

REVEAL: Alum. construction; Painted to match HFH Black semi-gloss finish

BASE: .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access

ADDRESS: Surface applied reflective vinyl graphics to match colors shown

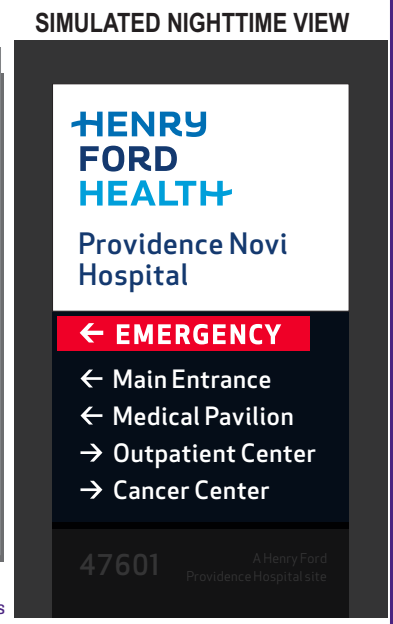
INSTALL: Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - **Details to be verified by Engineering**

QUANTITY: (1) ONE PYLON SIGN REQUIRED



COLOR PALETTE

- Mathews MP 6425sp Satin High Hide White; Semi Gloss
- Mathews MP 74601 R 211027; Semi Gloss
- Mathews MP 18243 R 212556; Semi Gloss
- Mathews MP 30914 Semi Gloss
- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- 3M 3630-43 Translucent Red
- 3M 680-10 White Reflective



Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: **HENRY FORD HEALTH**
ADDRESS: 47601 GRAND RIVER AVE
NOVI, MI 48374-1233
PAGE NO.: **32**

ORDER NUMBER: 1236866
PROJECT NUMBER: 89324
SITE NUMBER: 2102
PROJECT MANAGER: MERCEDES BURTON
ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

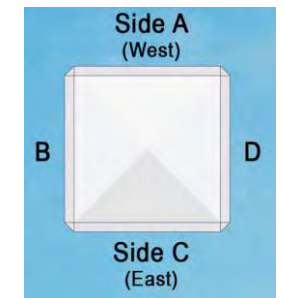
EXISTING SIGN SF:	16.3
PROPOSED SIGN SF:	45/ side



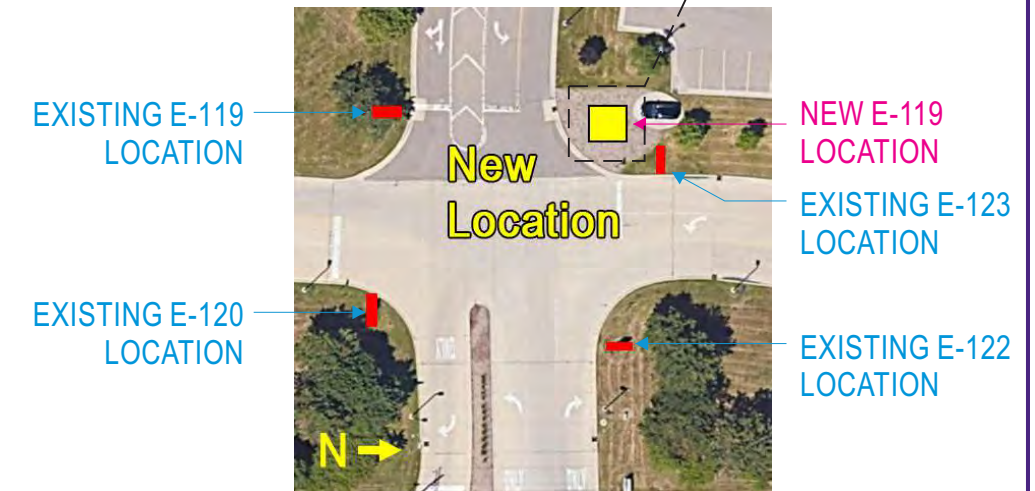
Existing 6'-6" x 2'-6" signage to be removed;
Steel to be cut to 12" below grade & cap electrical as required;
Restore ground material after sign removal;
NEW ELECTRICAL MAY BE REQUIRED AT NEW INSTALL LOCATION



PROPOSED SIGNAGE



PLAN VIEW
Scale: NTS



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48374-1233

PAGE NO.:
33

ORDER NUMBER:
12368866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

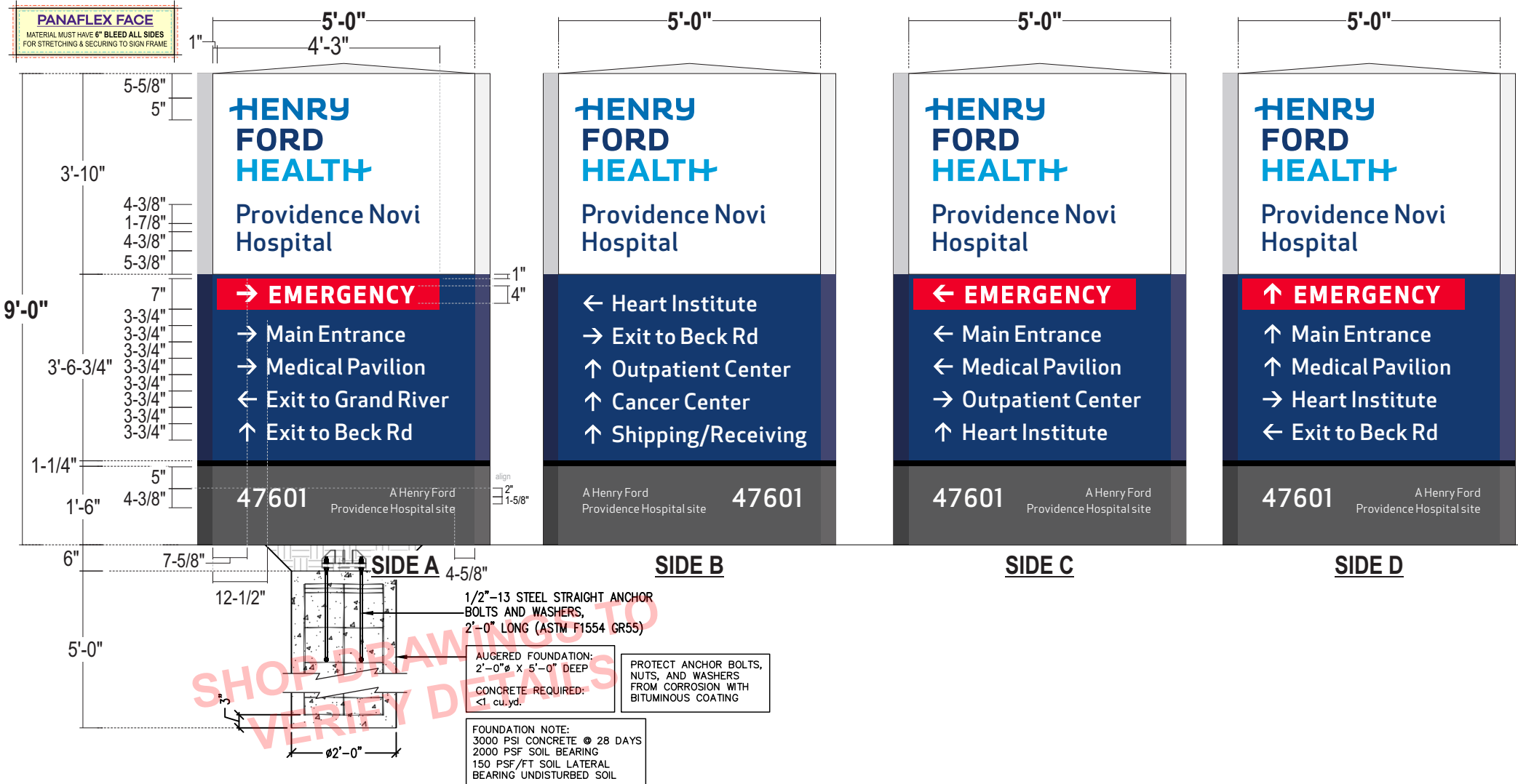
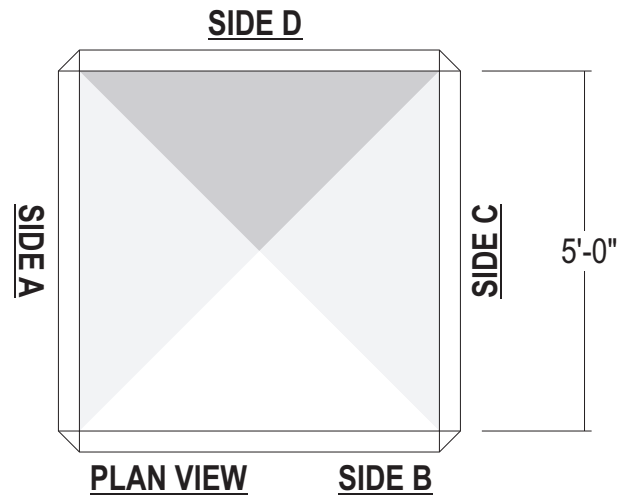
PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E119 4-SIDED ILLUMINATED PYLON SIGN w/ EMERGENCY **PE4-9-IL**
 Scale: 3/8"=1'-0" 45 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
NEW SIGN TYPE ADDED TO PROGRAM



- CABINET:** 4 sided - 60" deep aluminum angle sign frame w/ Bleed retainers, extrusion covers & .125" alum. skin; .090 aluminum corner cladding formed as shown w/ return legs 1-1/2" @ 45 degrees to the face; Notch returns as required; Painted to match colors shown
- FACES:**
 - Upper Faces:** 3M Panagraphics III Flexible substrate w/ digitally printed graphics to match colors shown; *Seamless material to be used where possible*
 - Emergency Panel:** .25" white trans acrylic routed back from face at perimeter by 1/8" and flushed into routed window; surface applied trans red reversed out vinyl overlay; 1" Dk. Blue painted border around perimeter of urgent care panel face; *opaque the returns and shoulder to prevent light leaks*
 - Directional Copy:** .125" Pan formed Aluminum faces painted HFH dk. blue - graphics Routed from face; 1/4" thick white push thru acrylic (flush w/ face); Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacturer
POWER SUPPLIES HOUSED IN CABINET
- TOP:** .125" alum. construction sloped 1/8" per foot to allow for water drainage; Painted to match HFH White semi-gloss finish
- REVEAL:** Alum. construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- ADDRESS:** Surface applied reflective vinyl graphics to match colors shown
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *Details to be verified by Engineering*
- QUANTITY:** (1) ONE PYLON SIGN REQUIRED



COLOR PALETTE

- Mathews MP 6425sp Satin High Hide White; Semi Gloss
- Mathews MP 74601 R 211027; Semi Gloss
- Mathews MP 18243 R 212556; Semi Gloss
- Mathews MP 30914 Semi Gloss
- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- 3M 3630-43 Translucent Red
- 3M 680-10 White Reflective

SIMULATED NIGHTTIME VIEW

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT:
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ADDRESS:
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 48374-1233

PAGE NO.:
34

ORDER NUMBER:
1236866

PROJECT NUMBER:
89324

SITE NUMBER:
2102

PROJECT MANAGER:
MERCEDES BURTON

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	36



Existing 9'-10" x 3'-4" signage to be removed & replaced;
Install far enough away to avoid existing footer



PROPOSED SIGNAGE

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onstratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:
HENRY FORD HEALTH

ADDRESS:
47601 GRAND RIVER AVE
NOVI, MI
48374-1233

PAGE NO.:
35

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\
2102_Novi_Variance Package.cdr

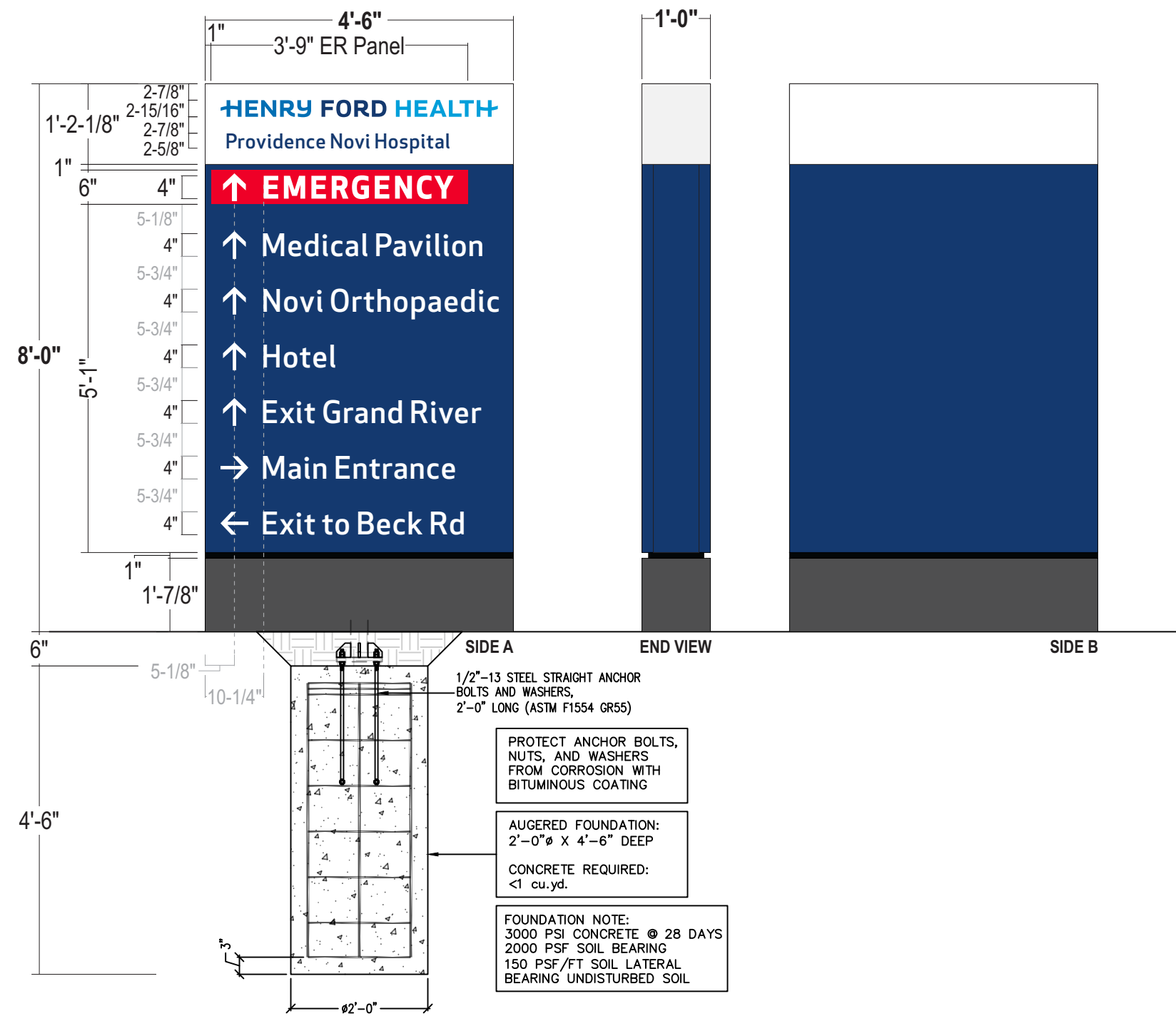
PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

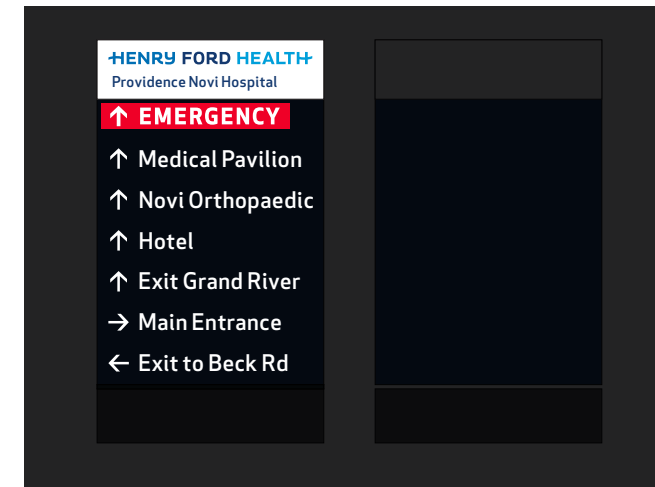
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E124 S/F ILLUMINATED EMERGENCY DIRECTIONAL - BRANDED BDE-8-IL
 Scale: 1/2"=1'-0" 36 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0054B for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo & 'Emergency' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown - emergency panel is trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns 1" Dk. Blue painted border around perimeter of urgent care panel face
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED



COLOR PALETTE

	Digitally printed to match Pantone 2387		Matthews MP 74601 R 211027; Semi-Gloss
	Digitally printed to match Pantone 2748		Matthews MP 6425sp Satin High Hide White; Semi Gloss
	Digitally printed to match Pantone 2925		3M 3630-43 Translucent red
	Matthews MP 18243 R 212556; Semi-Gloss		
	Matthews MP 30914; Semi-Gloss		

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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 8959 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT: HENRY FORD HEALTH	ORDER NUMBER: 1236866	PROJECT NUMBER: 89324
ADDRESS: 47601 GRAND RIVER AVE NOVI, MI 48374-1233	SITE NUMBER: 2102	PROJECT MANAGER: MERCEDES BURTON
PAGE NO.: 36	ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr	

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	36



Existing 9'-10" x 3'-4" signage to be removed & replaced;
Install far enough away to avoid existing footer

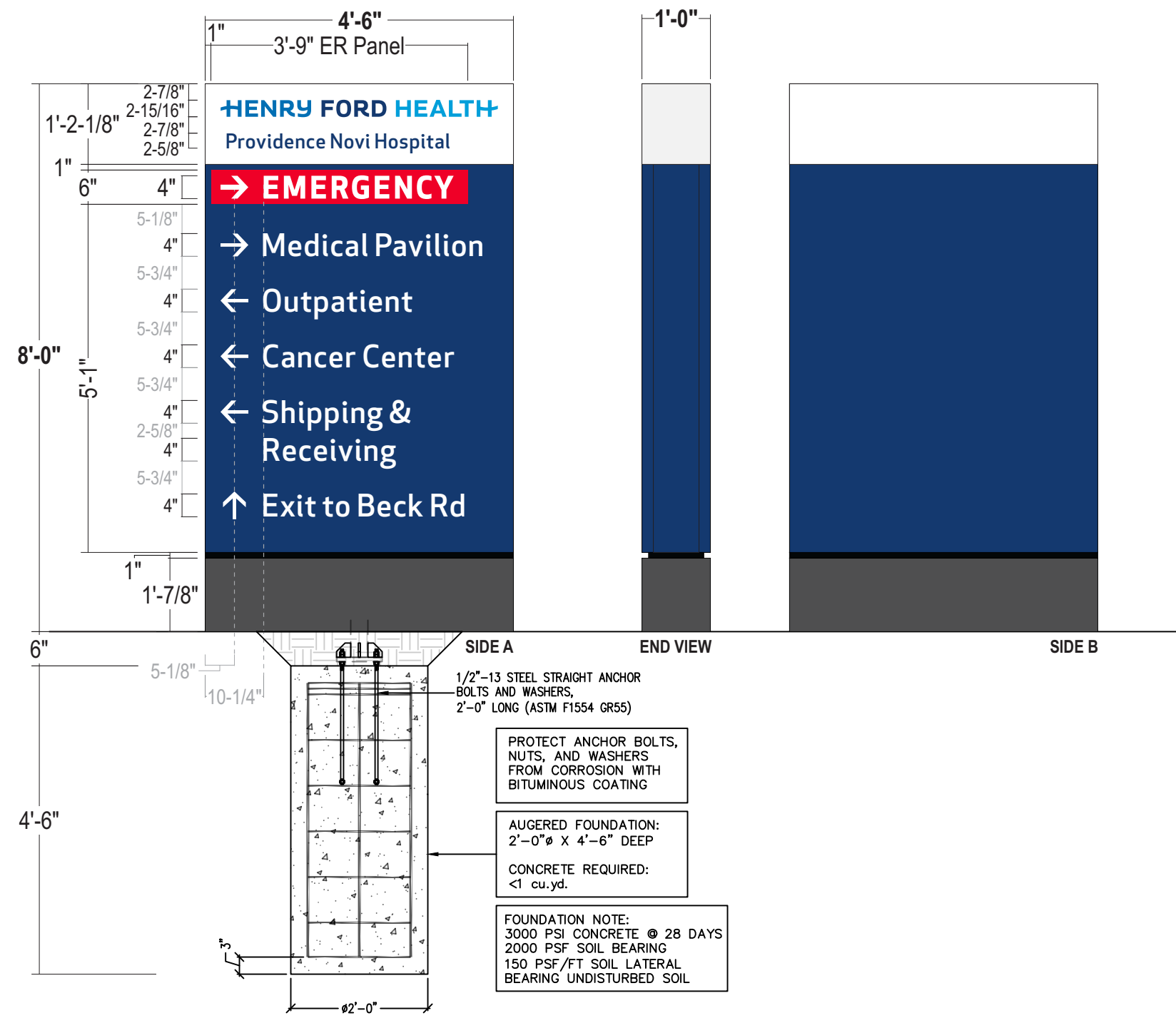


PROPOSED SIGNAGE

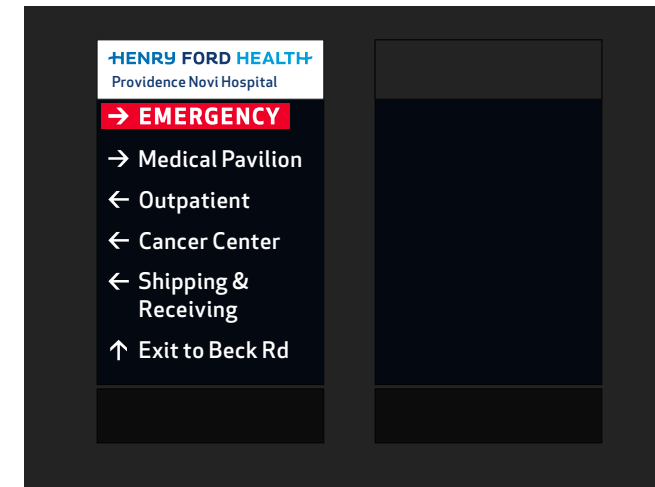
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E125 S/F ILLUMINATED EMERGENCY DIRECTIONAL - BRANDED BDE-8-IL
 Scale: 1/2"=1'-0" 36 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0054B for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo & 'Emergency' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown - emergency panel is trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED



COLOR PALETTE

- Digitally printed to match Pantone 2387
- Digitally printed to match Pantone 2748
- Digitally printed to match Pantone 2925
- Matthews MP 18243 R 212556; Semi-Gloss
- Matthews MP 30914; Semi-Gloss
- Matthews MP 74601 R 211027; Semi-Gloss
- Matthews MP 6425sp Satin High Hide White; Semi Gloss
- 3M 3630-43 Translucent red

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: **HENRY FORD HEALTH**
 ADDRESS: 47601 GRAND RIVER AVE
 NOVI, MI 48374-1233
 PAGE NO.: **38**

ORDER NUMBER: 1236866
 PROJECT NUMBER: 89324
 SITE NUMBER: 2102
 PROJECT MANAGER: MERCEDES BURTON
 ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	36



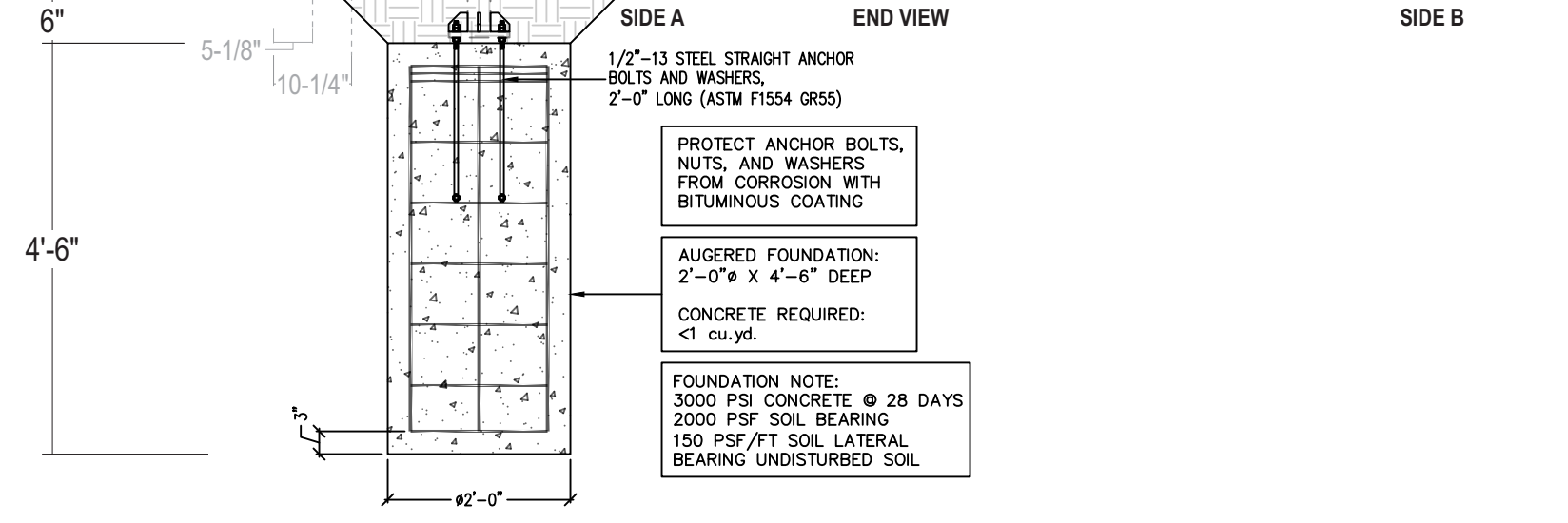
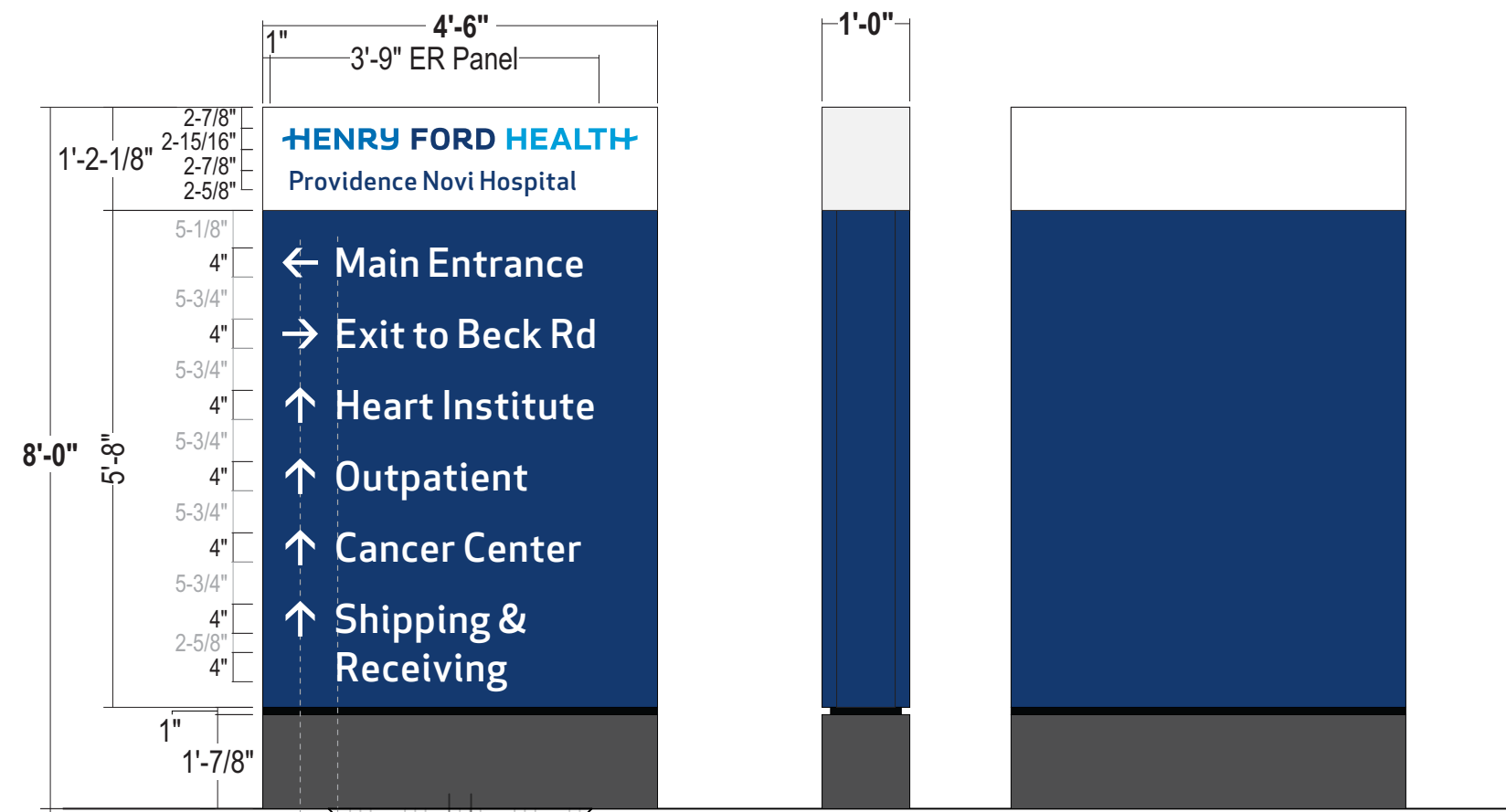
Existing 9'-10" x 3'-4" signage to be removed & replaced;
Install far enough away to avoid existing footer



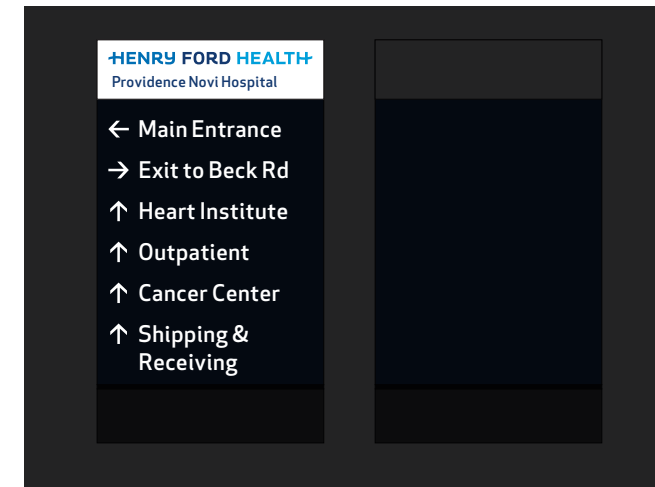
PROPOSED SIGNAGE

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0054B for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown - Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED



COLOR PALETTE			
	Digitally printed to match Pantone 2387		Matthews MP 74601 R 211027; Semi-Gloss
	Digitally printed to match Pantone 2748		Matthews MP 6425sp Satin High Hide White; Semi Gloss
	Digitally printed to match Pantone 2925		Matthews MP 18243 R 212556; Semi-Gloss
	Matthews MP 18243 R 212556; Semi-Gloss		Matthews MP 30914; Semi-Gloss

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: **HENRY FORD HEALTH**

ADDRESS: 47601 GRAND RIVER AVE
 NOVI, MI 48374-1233

PAGE NO.: **40**

ORDER NUMBER: 1236866
 PROJECT NUMBER: 89324

SITE NUMBER: 2102
 PROJECT MANAGER: MERCEDES BURTON

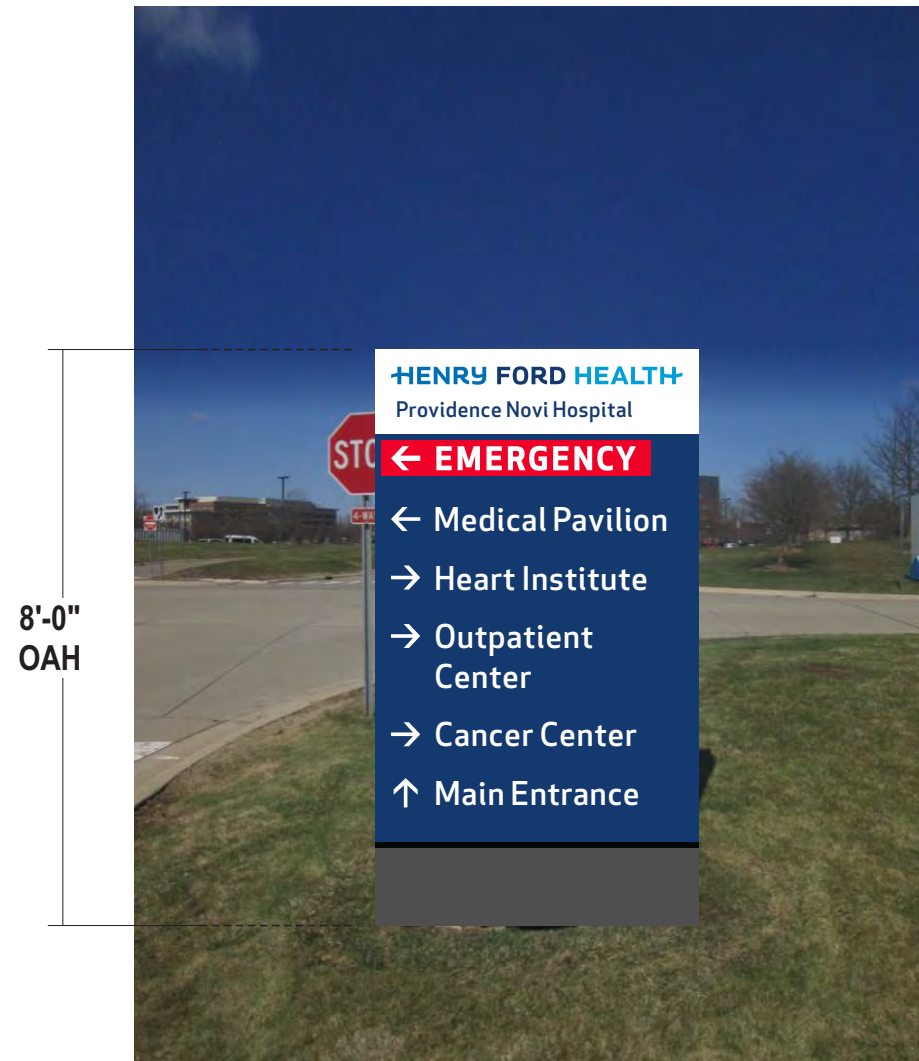
ELECTRONIC FILE NAME:
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Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

EXISTING SIGN SF:	32.8
PROPOSED SIGN SF:	36



Existing 9'-10" x 3'-4" signage to be removed & replaced;
Install far enough away to avoid existing footer

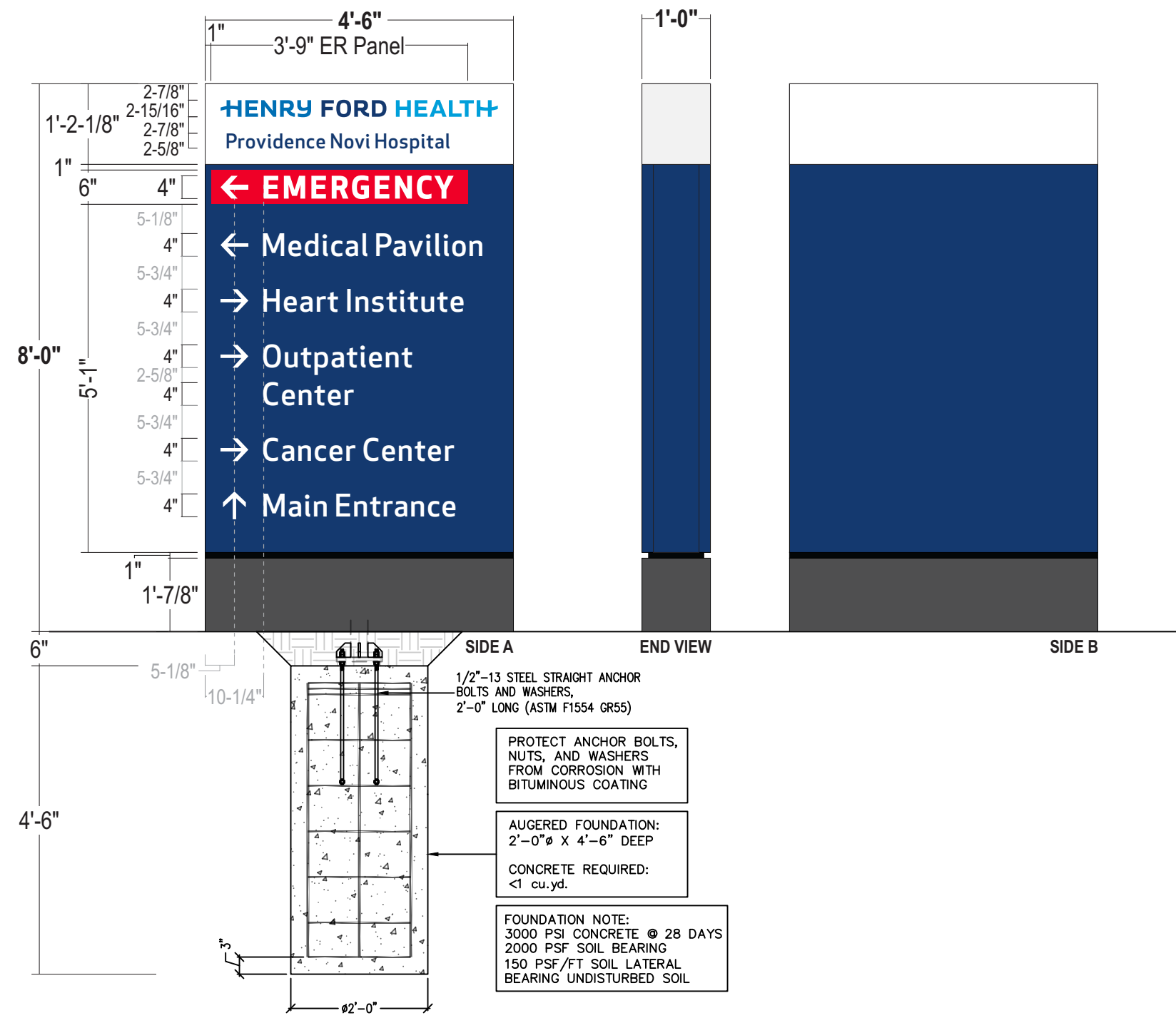


PROPOSED SIGNAGE

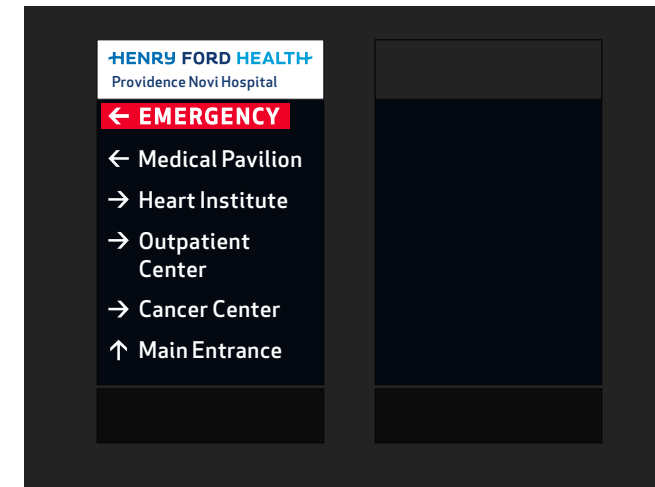
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

E128 S/F ILLUMINATED EMERGENCY DIRECTIONAL - BRANDED **BDE-8-IL**
 Scale: 1/2"=1'-0" 36 square feet

refer to MONIGLE CONTROL DOCUMENTS for manufacturing details
 refer to PRODUCTION SHOP DRAWING # HFS0054B for manufacturing details



- CABINET:** 12" deep aluminum angle sign frame w/ .125 alum. skin; Painted HFH White & HFH Dk. Blue - semi-gloss finish
- FACES:** .125" Aluminum faces w/ break formed returns; all painted HFH Dk. Blue- semi gloss finish
One side removable for internal access, mounted w/ 'Z' Clips and countersunk fasteners
- GRAPHICS:** Routed from alum. face & backed up w/ 1/8" #7328 white acrylic
Logo & 'Emergency' Upper Cabinet: 'Block' Routed from face.177" Tuffak LD #7328 white Acrylic w/ surface applied trans blue vinyl Logos to match color shown - emergency panel is trans red reverse weeded overlay - blue area to be painted out opaque blue; Chem weld 1/2"x 1/2" clear retainer block at perimeter of sign face - Inset 1/8" to allow for face to overlap face returns. Secure w/ c/s screws thru returns 1" Dk. Blue painted border around perimeter of urgent care panel face
Directional Copy: Routed from alum. face; 1/4" thick white push thru acrylic (flush w/ face) Second surface applied diffuser film on all graphics
- ILLUM.:** White LEDs as required by manufacture; **POWER SUPPLIES HOUSED IN CABINET**
- REVEAL:** Alum. Construction; Painted to match HFH Black semi-gloss finish
- BASE:** .125" fab'd alum. construction; painted HFH Dk. Gray - semi-gloss finish
One side to be removable for install access
- INSTALL:** Cabinet to have internal steel and will secure to concrete foundation using base plate 6" below grade - *See Engineering for all details*
- QUANTITY:** (1) ONE DIRECTIONAL SIGN REQUIRED



COLOR PALETTE			
	Digitally printed to match Pantone 2387		Matthews MP 74601 R 211027; Semi-Gloss
	Digitally printed to match Pantone 2748		Matthews MP 6425sp Satin High Hide White; Semi Gloss
	Digitally printed to match Pantone 2925		3M 3630-43 Translucent red
	Matthews MP 18243 R 212556; Semi-Gloss		
	Matthews MP 30914; Semi-Gloss		

Paint finish to be semi-gloss unless otherwise specified
 All Vinyl Provided by miratec or printed to match MP colors

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CLIENT: **HENRY FORD HEALTH**
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 NOVI, MI 48374-1233
 PAGE NO.: **42**

ORDER NUMBER: 1236866
 PROJECT NUMBER: 89324
 SITE NUMBER: 2102
 PROJECT MANAGER: MERCEDES BURTON
 ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	576353	01/29/26 CR					

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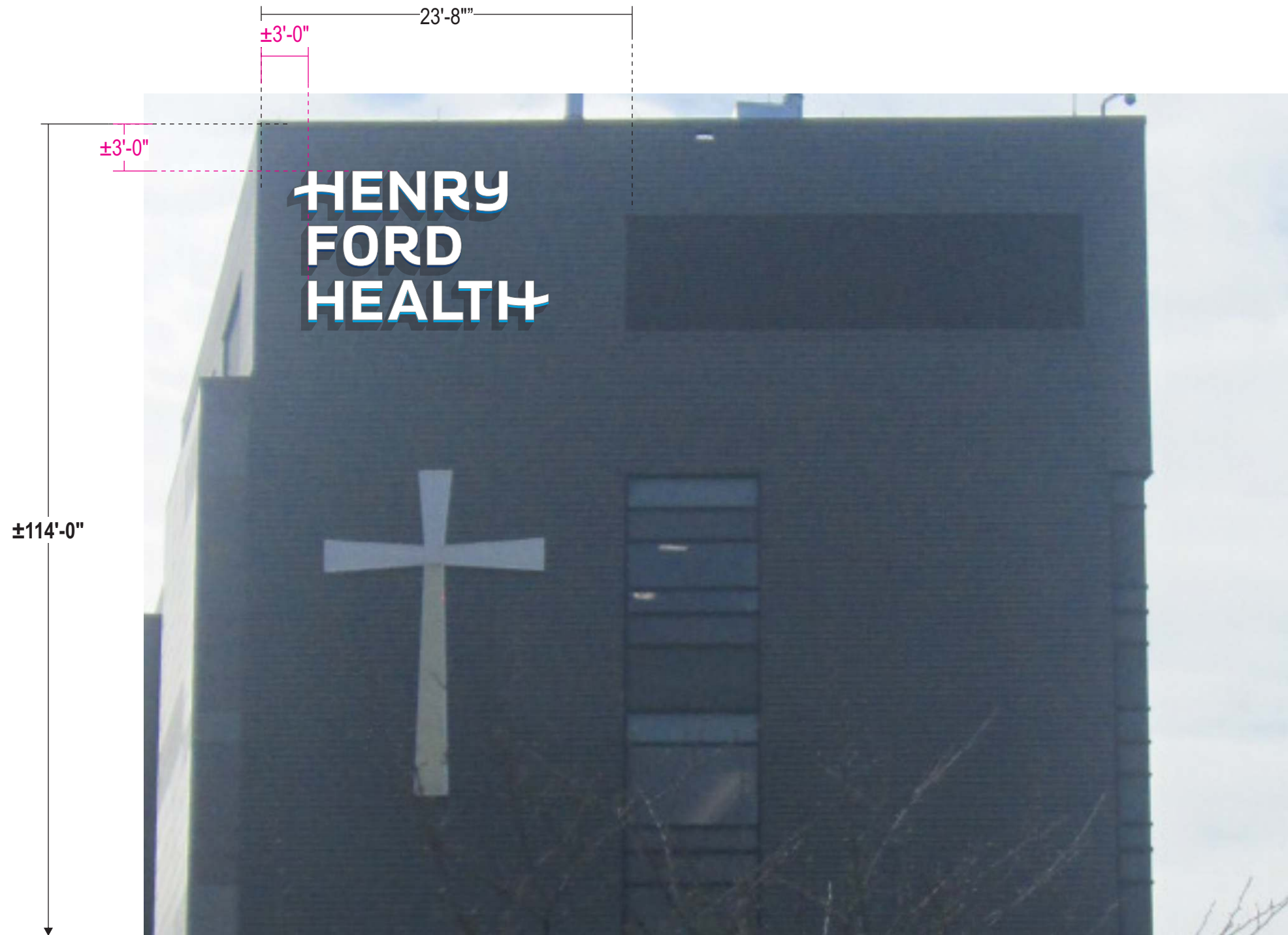
E37a

PROPOSED ELEVATION

Scale: 1/8"=1'-0"

LIF-30-VERT1-W

154.2 square feet



PROPOSED SIGNAGE



NOTE: EXISTING SIGN TO REMAIN

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ADDRESS:
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NOVI, MI
48374-1233

PAGE NO.:
43

ORDER NUMBER:
1236866

SITE NUMBER:
2102

ELECTRONIC FILE NAME:
K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\
2102_Novi_Variance Package.cdr

PROJECT NUMBER:
89324

PROJECT MANAGER:
MERCEDES BURTON

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E37a

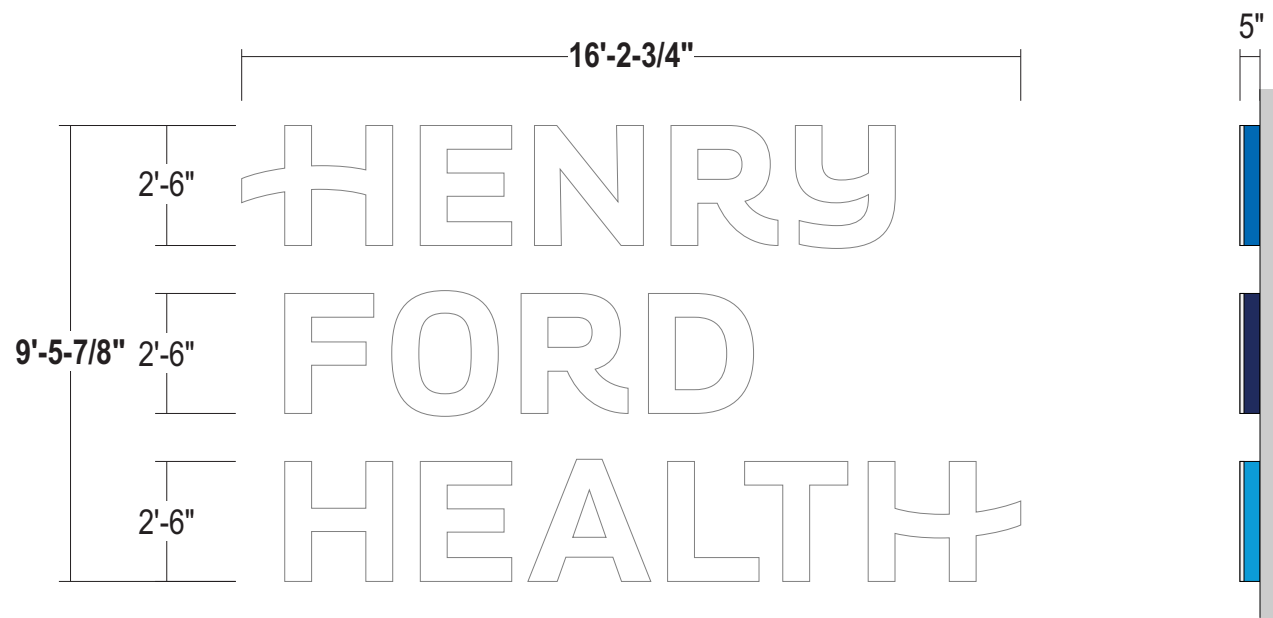
ILLUM. CHANNEL LETTERS - WHITE

Scale: 1/4"=1'-0"

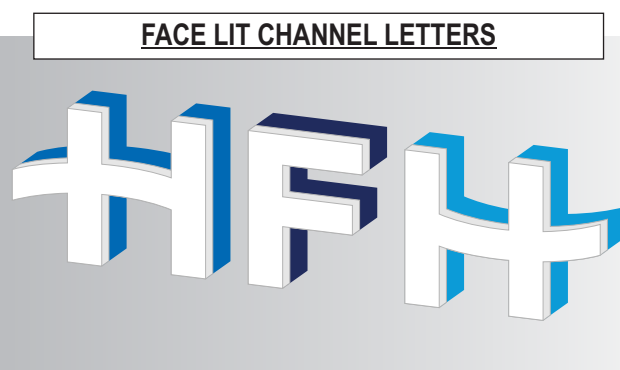
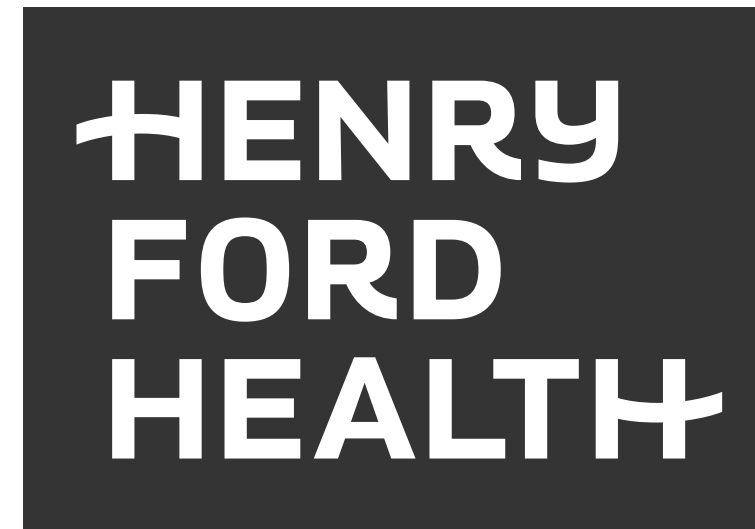
LIF-30-VERT1-W

154.2 square feet

refer to
MONIGLE
CONTROL DOCUMENTS
for manufacturing details



SIMULATED NIGHTTIME VIEW



- FACES:** .177" #7328 White acrylic
- TRIMCAP:** 1" Std. White Jewelite
- RETURNS:** 'HENRY' - 5" deep .063" alum. - painted HFH Med. Blue; semi gloss finish
'FORD' - 5" deep .063" alum. - painted HFH Dk. Blue; semi gloss finish
'HEALTH' - 5" deep .063" alum. - painted HFH Lt. Blue; semi gloss finish
Interior painted with light enhancement paint
- BACKS:** .090" Alum. - Interior painted White
- ILLUMINATION:** White LED's as required by manufacturer;
Remote Power supplies
- WALL MATL.:** Corrugated Metal
- INSTALL:** Thru bolted flush to wall surface using all thread into approved blocking
12" standard length of min 3/8" threaded rod will be supplied unless otherwise noted;
Spacers to be provided & painted to match sign band due to possible uneven wall surface
- QUANTITY:** (1) ONE LETTERSET REQUIRED

COLOR PALETTE

- Matthews MP 106752 R 213116
- Matthews MP79491 R211027
- Matthews MP79491 R211027
- Matthews MP 6425sp Satin High Hide White; Semi Gloss

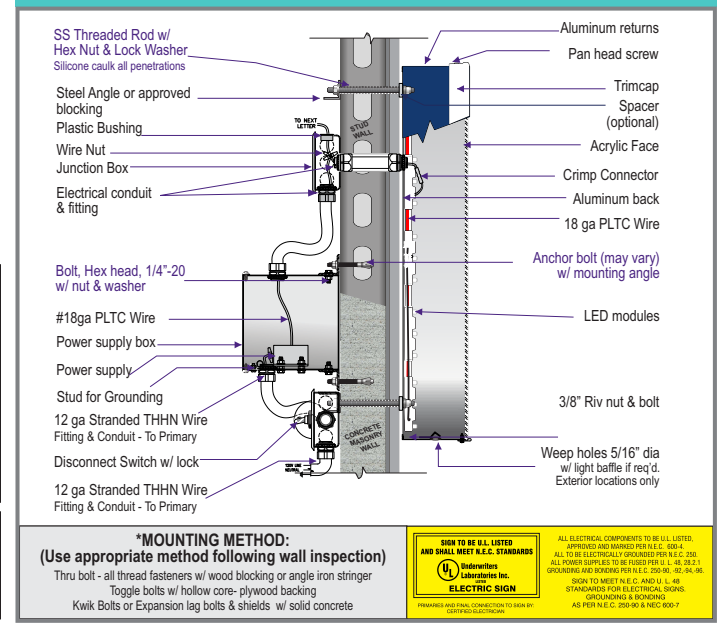
Paint finish to be semi-gloss unless otherwise specified
All Vinyl Provided by miratec or printed to match MP colors

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

FACE LIT LED | REMOTE, FLUSH | GENERIC INSTALL



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CLIENT: **HENRY FORD HEALTH**

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PAGE NO.: **44**

ORDER NUMBER: 1236866

SITE NUMBER: 2102

ELECTRONIC FILE NAME: K:\ACCOUNTS\H\Henry Ford Health System\Locations\2025\MI\2102_Novi\2102_Novi_Variance Package.cdr

PROJECT NUMBER: 89324

PROJECT MANAGER: MERCEDES BURTON

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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