CITY OF NOVI CITY COUNCIL
OCTOBER 26, 2026

SUBJECT: Consideration of the Finance and Administration Committee's recommendation to approve the Development Designs for Fire Stations 2 and 3.

SUBMITTING DEPARTMENT: City Manager

KEY HIGHLIGHTS:

- Per the governance documents guiding the process of constructing these new buildings, City Council receives a presentation on the Design Development Package and maintains the authority to approve the design package
- The Finance and Administration Committee (FAC) reviewed the proposed design and recommended it for Council consideration at its October 12, 2026 meeting
- Per feedback from neighboring residents, the landscaping design has been modified to include more trees to better screen the new station #3

BACKGROUND INFORMATION:

The Finance and Administration Committee met on October 12, 2026, and received a presentation from the City's Owner's Representative, Plante Moran Realpoint, on the final designs for the new Fire Stations 2 & 3. The Design Development (DD) phase is the final step in the architectural design process that follows Schematic Design and immediately precedes the creation of Construction Documents. The plans presented for Council's consideration show the proposed floor plans, exterior elevations, landscaping plantings, etc. The City provided these plans to Council right after the FAC meeting on the 12th to ensure ample time for review.

This is the final opportunity for Council's input on the designs of these two new buildings. Following Council's action at the October 26th meetings, the consultant team will proceed to create the construction documents in preparation for breaking ground for these two new facilities.

The architect for the project, HED/BRW, will walk Council through the design package at the meeting.

RECOMMENDED ACTION: Approve the Finance and Administration Committee's recommendation of the final Development Designs for Fire Stations 2 and 3.



plante moran
REALPOINT

OCTOBER 26, 2026

Fire Stations 2 and 3 Design Development Presentation

Presented to Novi City Council

Architectural Services - Design Phase Overview – FS 2 and FS 3

Phases of Design

	Dec '25-Jan '26	February-May	June-October	Nov-Jan 2027	Q4 2026
PHASE	PROGRAMMING	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCT
GOAL	The main goal during this phase is to figure out how much space you need now, how much you're likely to need in the future, and how that space should be used, organized, and arranged – the "program of requirements."	Your design professional takes your Program of Requirements and begins the process of translating it into an efficient building design.	The building's exterior will be more fully designed (if applicable), interior layouts will be completed, room sizes are finalized, and most materials are selected.	This phase basically takes the design development drawings and specifications and fills in the details that will enable a contractor to actually build your project.	Facilitate construction process on time, on budget
PROCESS	During this phase your design professional will ask you a lot of questions and do a lot of listening – and possibly some onsite observations, interviews, and workshops with your organization. This phase involves a lot of research on the part of your design professional and a lot of participation from you.	Schematic design is fairly conceptual in nature, so it doesn't go into much detail yet. Your design professional will begin to lay out the site, the interior spaces, and develop basic exterior designs, if your project includes exterior work. Usually your design professional will prepare a cost estimate as part of this phase as well.	In this phase, your design professional advances the design significantly. The main goal of this phase is to define and develop the important aspects of the project. The exterior, interior layouts, room sizes, and materials are more fully designed. The engineers will further develop the HVAC, plumbing, and electrical systems.	All necessary technical information is finalized, and the final set of drawings and specifications will include the information that's required in order to obtain a building permit from whichever local authority has jurisdiction (e.g. the city, county, etc.).	During this phase, the team will work together to monitor the construction process. This includes monitoring compliance inspections, construction schedule, budget and payment processing.
DELIVERABLES	Workplan checklist, illustrations, cost tabulations	Preliminary drawings (floor plans, elevations, and a site plan if applicable), sketches or renderings, narrative as part of schematic design, which describes broadly the project and what kinds of systems (e.g., HVAC, electrical) the building will use	Detailed set of drawings, updated cost estimate	Complete set of drawings and specifications (Construction Documents), updated cost estimate	Project is constructed to the scope established by the architectural drawings
INPUT	at this phase, scope schedule and budget are further refined and finalized for the next phases of the project	At this phase, changes to the project scope have minimal impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope have medium impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope will impact schedule and budget	At this phase, changes to the project scope have significant impact on schedule and budget
Duration	6-8 Weeks	8-12 Weeks	8-12 Weeks	8-12 Weeks	

Fire Station Design Development (DD)

- Current estimating is still 10% within budget
- Groundbreaking on track for 4th Quarter of this year
  - A bid package for sitework, utilities and superstructure was approved at the October 12 City Council meeting
- Site plan package submitted to City for site plan approval on September 23, 2026; currently under review
- Construction Documents (90%) to be presented in Q1 2027 provided DD is approved



FS 2 and FS 3 Design Development Presentation



City of Novi

Fire Station No. 2

42000 W. 13 Mile Rd.
Novi, MI 48377

09-22-2026 Final Site Plan Application

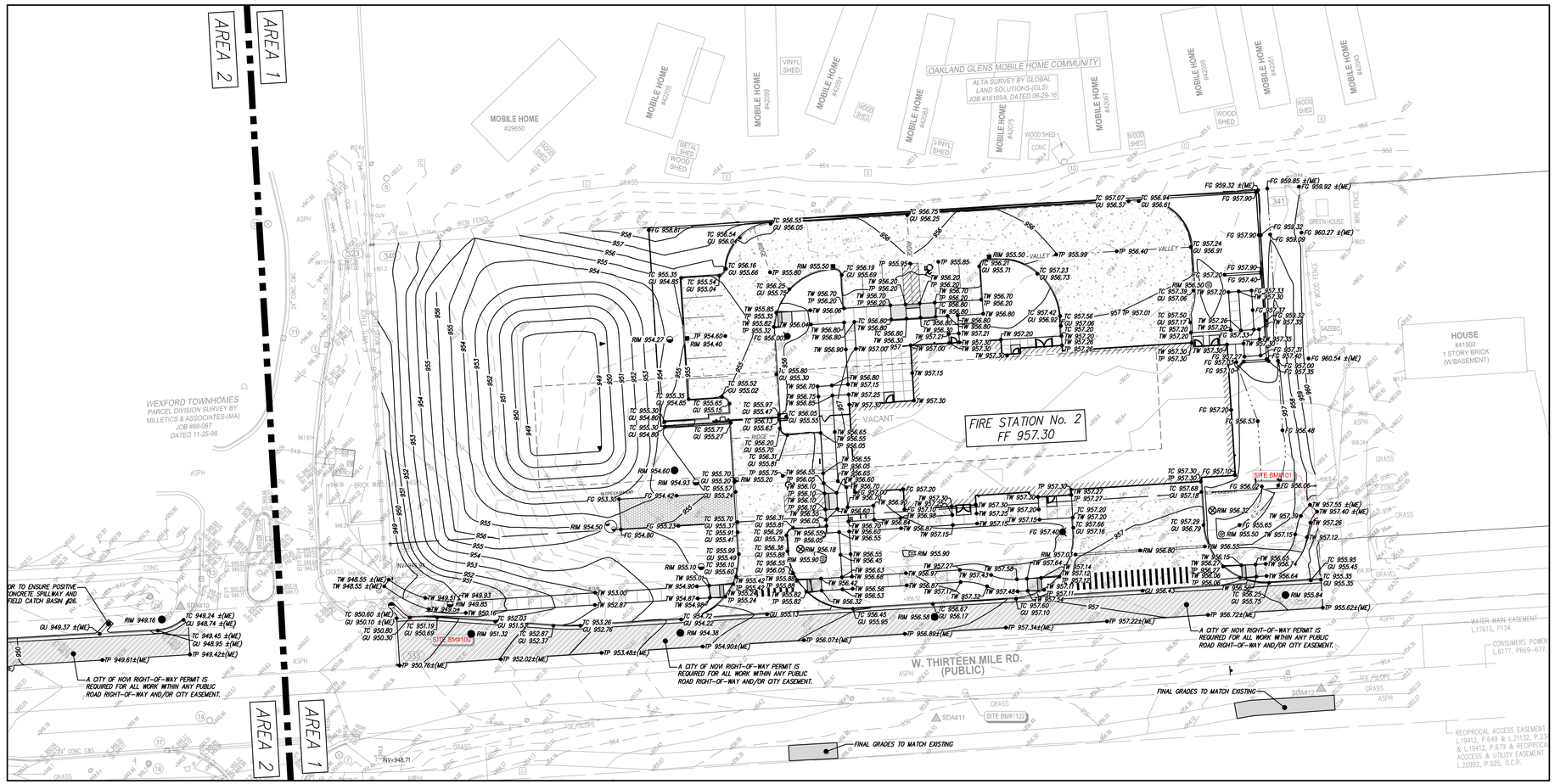
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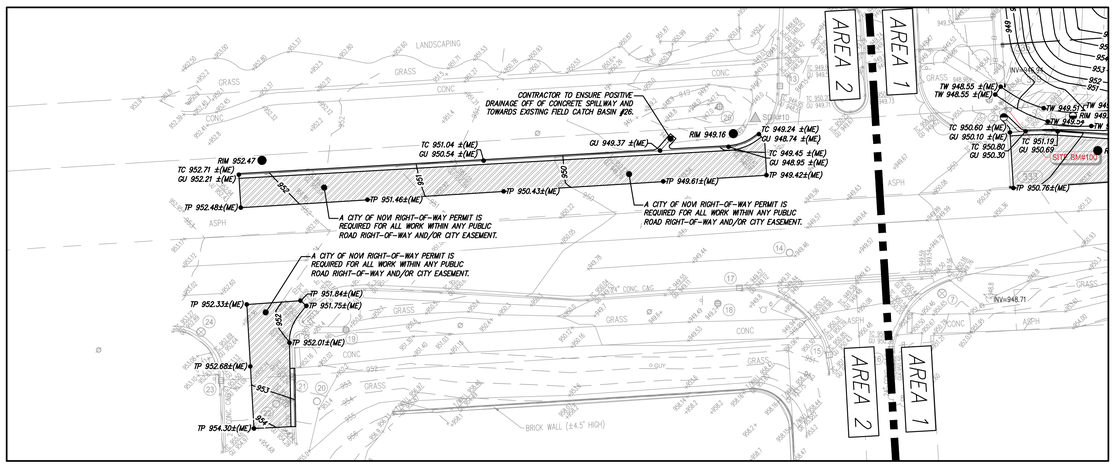
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DALLAS, TEXAS 75204
214-528-8704
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Engineers | Planners | Surveyors
Landscape Architects

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GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

GRADING LEGEND

- EXISTING ELEVATION
- TC 000.00 / G 000.00 — PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- 11.30 — EXISTING CONTOURS
- 11.30 — PROPOSED CONTOURS
- TP 000.00 — TOP OF PAVEMENT ELEVATION
- TW 000.00 — TOP OF WALK ELEVATION
- FG 000.00 — FINISH GRADE ELEVATION
- T/WALL 000.00 — TOP OF WALL ELEVATION
- ME 000.00 — MATCH EXISTING ELEVATION
- FLOW ARROW

GRADING NOTES

1. CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
2. PROPOSED GRADES MAY BE BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES LESS THAN 1%) OR AN UNSAFE CONDITION WITH SLOPES IN EXCESS OF 5%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
3. ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AISLES) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROVIDING RE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADING.
4. ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MDOT DETAIL R-28 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STRIPPED AND NOT YET RESTORED, BUILT UPON, OR PAVED. CONTRACTOR MUST INSTALL OR CONSTRUCT APPROPRIATE TEMPORARY MEASURES TO PROTECT ADJACENT PROPERTIES.

FINAL SITE PLAN

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

CITY OF NOVI

City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application
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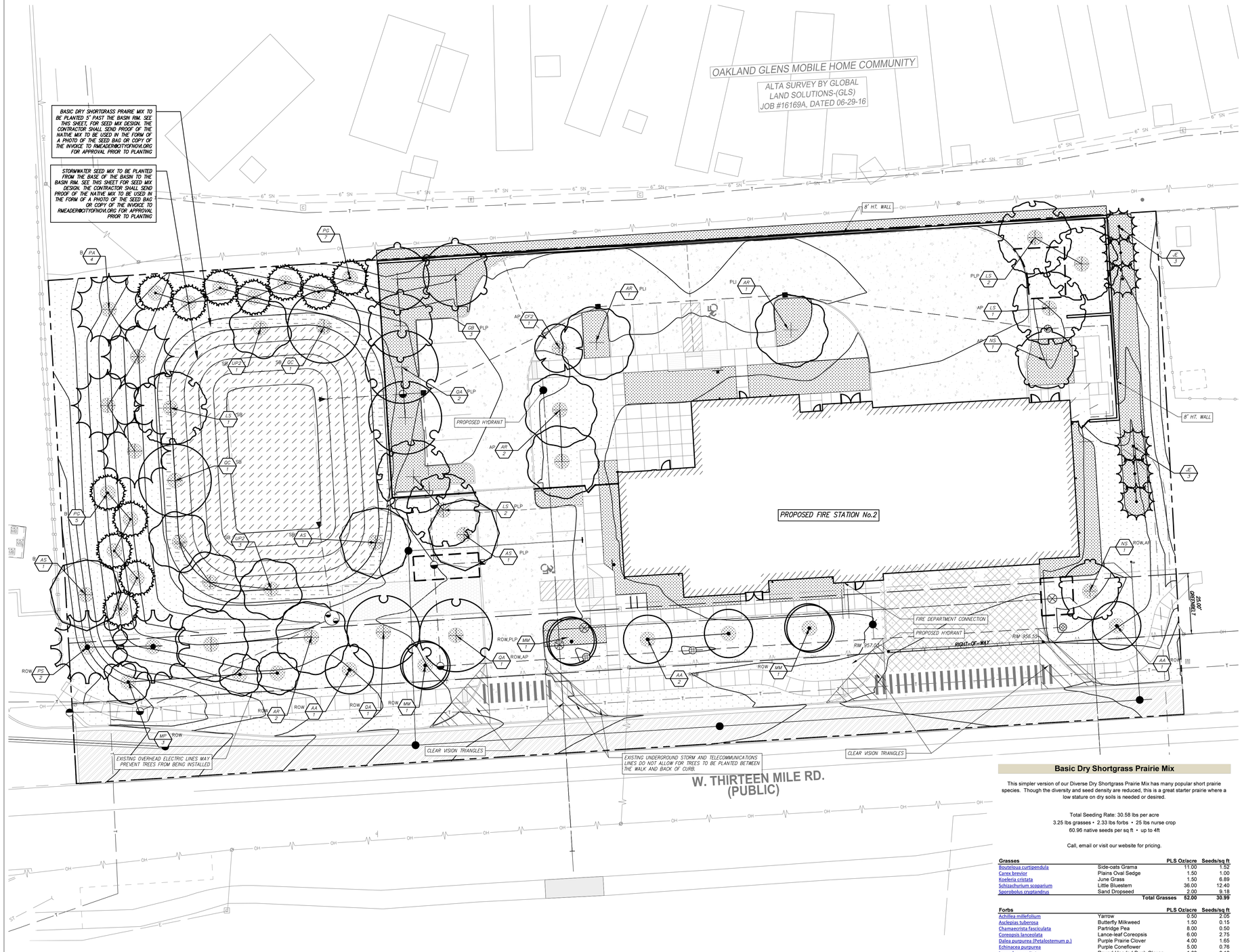
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Grading Plan

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GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- PLANT TYPE (DESIGNATION) / QUANTITY
- SNOW DEPOSIT AREA
- PROPOSED MULCHED AND LANDSCAPED AREA
- BASIC DRY SHORTGRASS PRAIRIE MIX
- STORMWATER SEED MIX
- LAWN RESTORATION
- PROPOSED 6' DIAMETER MULCH RING FOR NON LANDSCAPED TREES
- PROPOSED LAMP POST

TREE DESIGNATION TYPES:

PLP – PARKING LOT PERIMETER
PLI – PARKING LOT INTERIOR
AP – ACCESSWAY PERIMETER
ROW – R.O.W. GREENBELT
ST – STREET TREE
B – LANDSCAPE EARTH BERMS AND WALLS
SB – STORM BASIN PERIMETER

TREE AND PLANT SCHEDULE NOTES:

1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS
2. PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY OF NOVI ORDINANCE REQUIREMENTS.
3. DO NOT USE DWARF SPECIES OF ANY PLANT UNLESS SPECIFIED.

LAWN SEEDING NOTES:

1. SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
   EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE
   25% PERENNIAL RYEGRASS
   25% KENTUCKY BLUEGRASS
   25% ANNUAL RYEGRASS
   25% CREEPING RED FESCUE
2. APPLY AT A RATE OF 5-6 LBS / 1,000 SF
3. MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER

Stormwater Mix

This mix is designed to withstand the low water quality and highly variable condtions associated with stormwater features. Most of the species are salt tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment.

Total Seeding Rate: 35.98 lbs per acre
3.13 lbs grasses • 2.85 lbs forbs • 30 lbs nurse crop
113.11 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Andropogon gerardii	Big Bluestem	3.00	0.69
Carex vulpinoidea	Fox Sedge	2.00	4.59
Eleocharis palustris	Great Spike Rush	0.40	0.47
Elymus canadensis	Canada Wild Rye	12.00	1.430
Elymus virginicus	Virginia Wild Rye	12.00	1.16
Glyceria striata	Fowl Manna Grass	1.20	4.410
Juncus effusus	Soft Rush	0.40	9.18
Juncus tenuis	Path Rush	0.40	9.18
Panicum virgatum	Switchgrass	4.00	1.29
Schizachyrium scoparium	Little Bluestem	8.00	2.750
Scirpus cyperinus	Wool Grass	0.40	15.610
Scirpus validus (S. tabernaemontanii)	Soft-stem Bulrush	1.00	0.85
Sorghastrum nutans	Indian Grass	4.00	0.83
Spartina pectinata	Prairie Cordgrass	2.00	0.300
	Total Grasses	**50.80**	**52.74**

Forbs		PLS Oz/acre	Seeds/sq ft
Allium cernuum	Nodding Wild Onion	2.00	0.35
Asclepias incarnata	Swamp Milkweed	2.40	0.26
Asclepias tuberosa	Butterfly Milkweed	2.40	0.24
Bidens cernua	Nodding Bur Marigold	0.80	0.39
Doellingeria umbellata	Flat-topped Aster	0.40	0.82
Echinacea purpurea	Purple Coneflower	8.00	1.21
Eutrochrium purpureum	Sweet Joe Pye Weed	1.20	1.16
Helenium autumnale	Sneezeweed	0.80	2.39
Heliopsis helianthoides	False sunflower	4.00	0.58
Lobelia siphilitica	Great Blue Lobelia	0.40	4.59
Mimulus ringens	Monkey Flower	0.40	21.12
Monarda fistulosa	Wild Bergamot	0.80	1.29
Penstemon digitalis	Foxglove Beardtongue	1.20	3.58
Physostegia virginiana	Obedient Plant	0.40	0.10
Polygonum pensylvanicum (Persicaria p.)	Pennsylvania Smartweed	4.00	1.19
Pycnanthemum virginianum	Mountain mint	0.40	2.02
Ratibida pinnata	Yellow Coneflower	1.60	1.10
Rudbeckia hirta	Black-eyed Susan	6.00	12.67
Senna hebecarpa	Wild Senna	4.00	0.13
Solidago riddellii	Riddell's Goldenrod	0.40	0.85
Symphyotrichum novae-angliae	New England Aster	0.40	0.61
Verbena hastata	Blue Vervain	1.60	3.42
Zizia aurea	Golden Alexander	2.00	0.51
	Total Forbs	**45.60**	**60.38**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	112.00	34.71
Avena sativa	Seed Oats	368.00	8.45
	Total Temp Grasses	**480.00**	**43.16**

Basic Dry Shortgrass Prairie Mix

This simpler version of our Diverse Dry Shortgrass Prairie Mix has many popular short prairie species. Though the diversity and seed density are reduced, this is a great starter prairie where a low stature on dry soils is needed or desired.

Total Seeding Rate: 30.58 lbs per acre
3.25 lbs grasses • 2.33 lbs forbs • 25 lbs nurse crop
60.96 native seeds per sq ft • up to 4ft

Call, email or visit our website for pricing.

Grasses		PLS Oz/acre	Seeds/sq ft
Bouteloua curtipendula	Side-oats Grama	11.00	1.52
Carex brevior	Plains Oval Sedge	1.50	1.00
Koeleria cristata	June Grass	1.50	6.89
Schizachyrium scoparium	Little Bluestem	36.00	12.40
Sporobolus cryptandrus	Sand Dropseed	2.00	9.18
	Total Grasses	**52.00**	**30.99**

Forbs		PLS Oz/acre	Seeds/sq ft
Achillea millefolium	Yarrow	0.50	2.05
Asclepias tuberosa	Butterfly Milkweed	1.50	0.15
Chamaecrista fasciculata	Partridge Pea	8.00	0.50
Coreopsis lanceolata	Lance-leaf Coreopsis	6.00	2.75
Dalea purpurea (Petalostemum p.)	Purple Prairie Clover	4.00	1.65
Echinacea purpurea	Purple Coneflower	5.00	0.76
Lespedeza capitata	Round-Headed Bush Clover	1.00	0.18
Liatris aspera	Rough Blazing Star	0.25	0.09
Lupinus perennis	Lupine	1.00	0.03
Monarda punctata	Horsemint	0.50	1.03
Penstemon hirsutus	Hairy Beardtongue	0.75	2.15
Potentilla arguta (Drymocallis a.)	Prairie Cinquefoil	0.75	3.96
Ratibida pinnata	Yellow Coneflower	1.50	1.03
Rudbeckia hirta	Black-eyed Susan	4.00	8.45
Solidago nemoralis	Old-field Goldenrod	0.50	3.44
Symphyotrichum laeve	Smooth Blue Aster	0.75	0.95
Verbena stricta	Hoary Vervain	1.25	0.80
	Total Forbs	**37.25**	**29.97**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	80.00	24.79
Avena sativa	Seed Oats	320.00	7.35
	Total Temp Grasses	**400.00**	**32.14**

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

811 Know what's below. Call before you dig.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EARTH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEMS.

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City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
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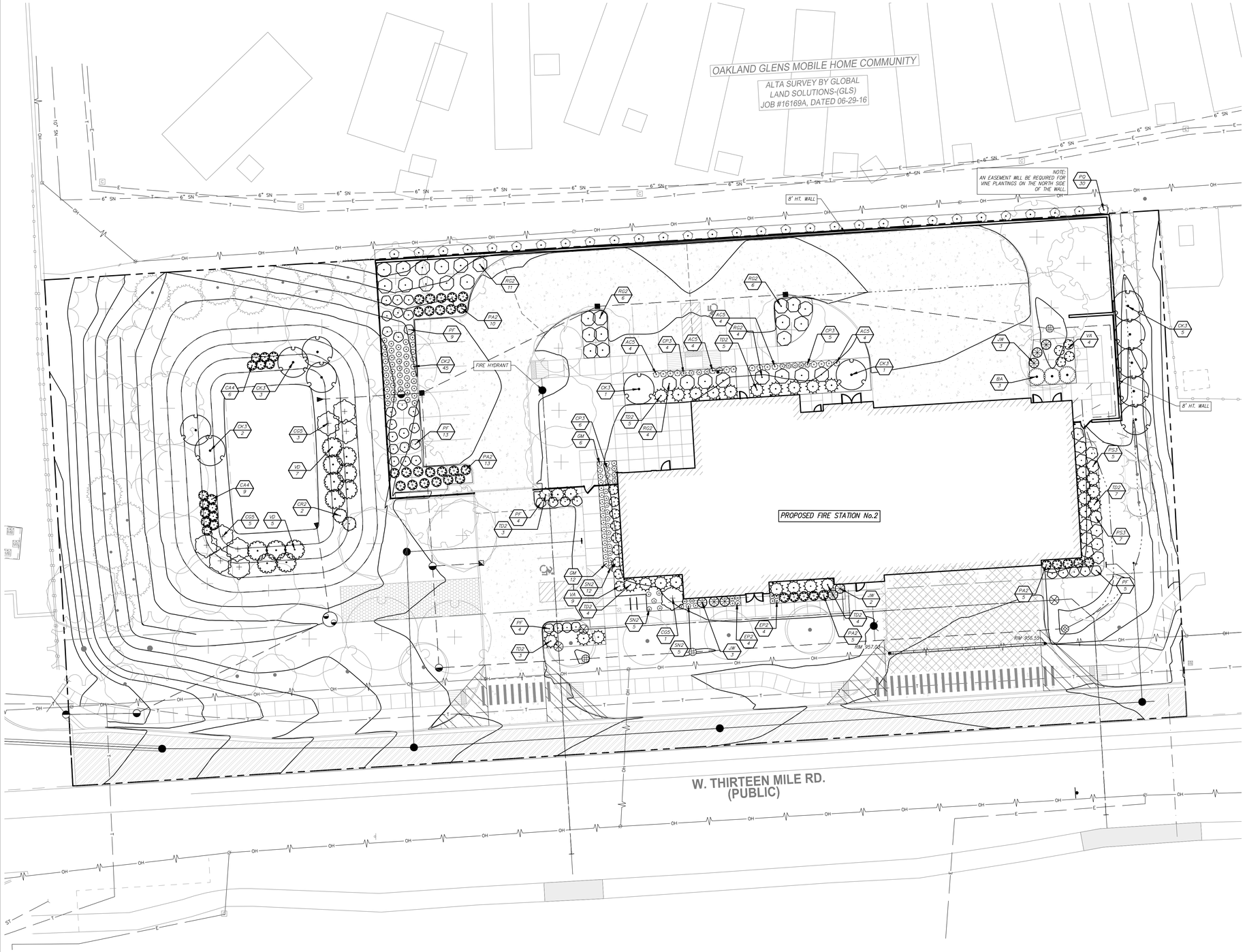
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Tree Planting Plan

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GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- QTY (X) — PLANT TYPE (DESIGNATION)
- QUANTITY
- PROPOSED LAMP POST

NOVI SPECIFICATIONS

1. WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY. IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY, THE DEFICIENCIES MUST BE ADDRESSED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
3. A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH.IF AN INSPECTION IS REQUESTED BETWEEN NOVEMBER 16 AND MARCH 31, A FINANCIAL GUARANTEE IS TO BE PROVIDED BASED ON 1.2 TIMES THE PERCENT INCOMPLETE FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE. BEGINNING APRIL 31ST, THE APPLICANT THEN HAS 30 DAYS TO COMPLETE ITEMS OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
4. THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE, WITH A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY, GROWING CONDITION AT THE COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
5. NOTICE OF INSTALLATION/MINOR CHANGES:
   A) THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
   B) MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
   C) MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE(DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, GROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
6. MAINTENANCE:
   A) MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
   B) TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OAKLAND COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED, EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE, THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST; ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM; TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON; PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF THE INSTALLATION. IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOVI CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
7. RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY. THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-8 AND 9.

*THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

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City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application
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Foundation Planting Plan

L1.2


FIRE STATION 2
4900
2


FIRE STATION 2
42000
2
NOVI


FIRE STATION 2
42000
2
2


FIRE STATION 2
42000
2


FIRE STATION 2
43000
2
NOVI
FIRE


FIRE STATION 2
42000
2
NOVI



City of Novi

Fire Station No. 3

22700 Venture Dr,
Novi, MI 48375

09-22-2026 Final Site Plan Application

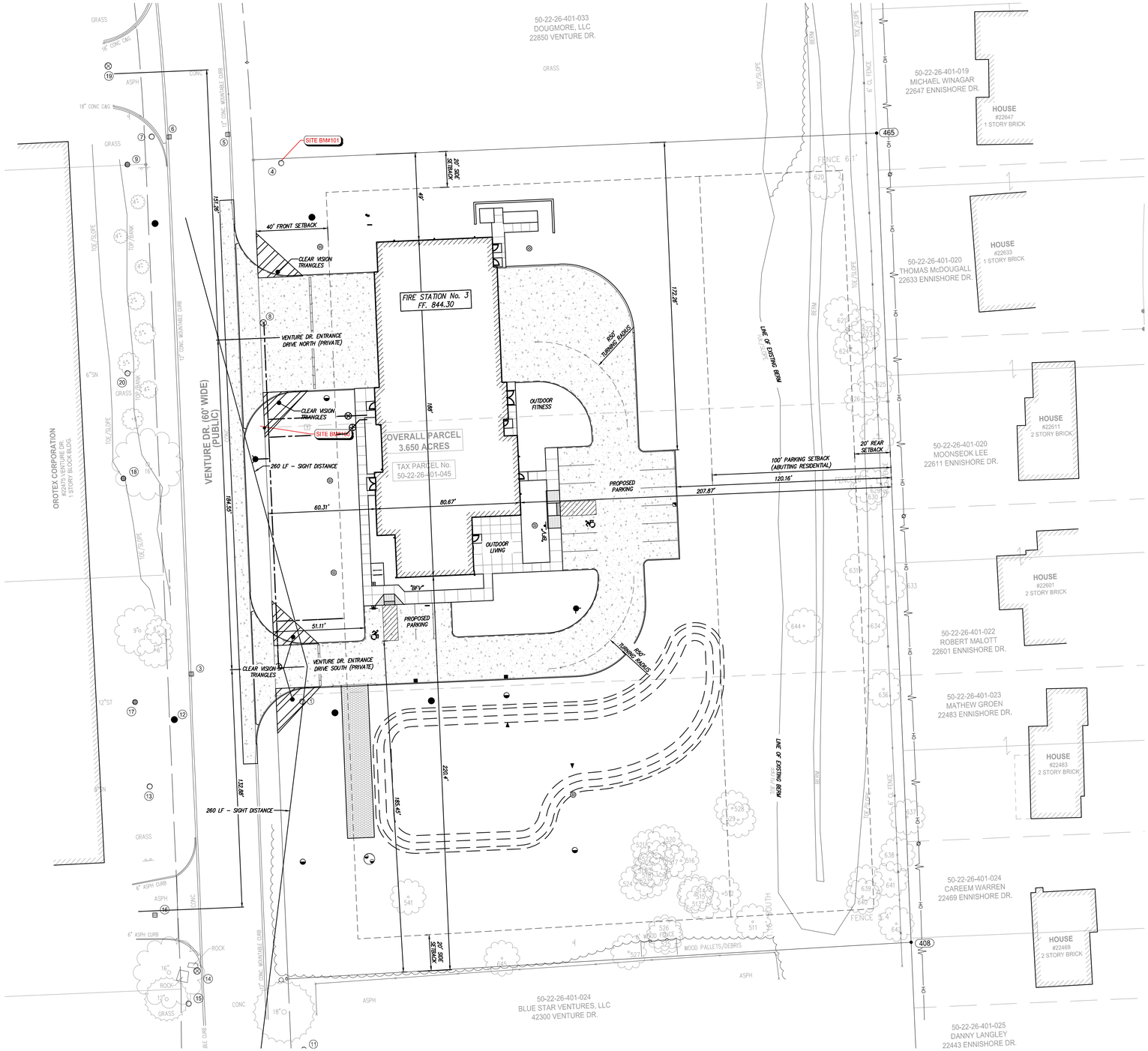
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Engineers | Planners | Surveyors
Landscape Architects

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GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 – STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX – STRUCT. NO. / STRUCT. TYPE

SITE DATA

CURRENT ZONING ..... I-1, LIGHT INDUSTRIAL
SITE AREA ..... ±3.650 ACRES

BUILDING HEIGHT..... 32'-1"

BUILDING & SETBACKS REQUIREMENTS

	REQUIRED	PROPOSED
FRONT	40'	60.31'
N. SIDE	20'	49'
S. SIDE	20'	220.40'
REAR	100'	207.87'
PARKING SETBACKS	40'	51.10'

PARKING PROVIDED
SURFACE PARKING: 16 SPACES, INCLUDING 2 BARRIER FREE.

MAXIMUM % LOT COVERAGE
BUILDINGS: 12,678 S.F. SITE AREA: 159,005 S.F. NET
12,678 S.F./159,005 S.F. = 7.97%

BUILDING AMENITIES
OUTDOOR FITNESS
OUTDOOR LIVING

BUILDING INFORMATION
REFER TO ARCHITECTURAL FLOOR PLAN AND ELEVATIONS FOR BUILDING DETAILS.

SITE NOTES

1. NO DUMPSTER ENCLOSURE IS PROVIDED. TRASH IS PROPOSED TO BE HANDLED VIA RESIDENTIAL TRASH BINS.

PROPOSED EASEMENT

- A 20 FT WATERMAIN EASEMENT ANTICIPATED FOR FIRE HYDRANT CONNECTION.

PROPOSED SIGN LEGEND

2 EA. – "BFV" – RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8P)

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.T.C.D. AND THE MDOT TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

NRCS SOILS LEGEND

1BB – FOX SANDY LOAM, TILL PLAIN
5AA – MATHERTON SANDY LOAM

FINAL SITE PLAN

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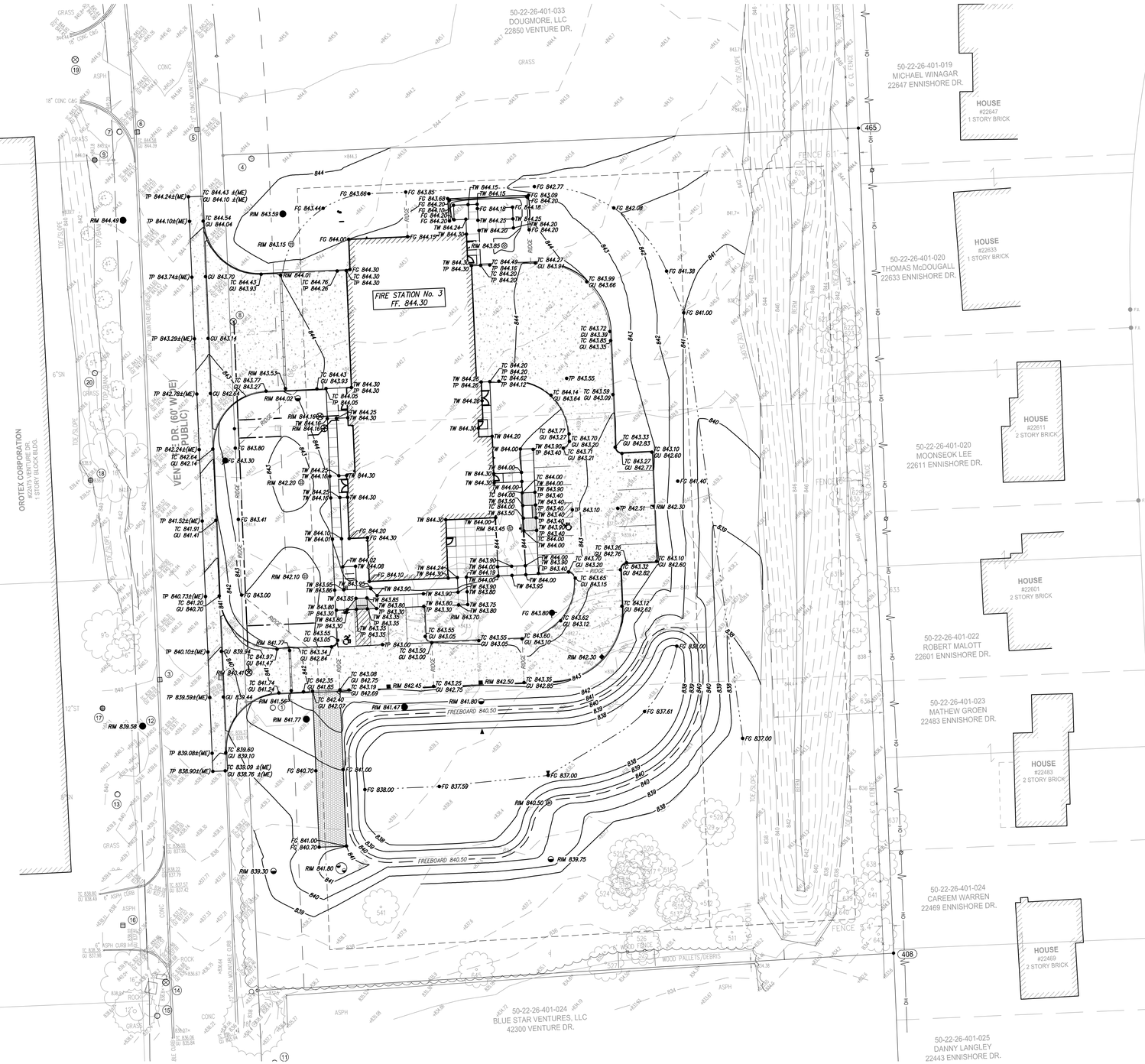
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General Plan

C1.1

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GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
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- PROPOSED GATE VALVE & WELL (GVW)
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- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

GRADING LEGEND

- EXISTING ELEVATION
- TC 000.00 / G 000.00 — PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TP 000.00 — TOP OF PAVEMENT ELEVATION
- TW 000.00 — TOP OF WALK ELEVATION
- FG 000.00 — FINISH GRADE ELEVATION
- T/WALL 000.00 — TOP OF WALL ELEVATION
- ME 000.00 — MATCH EXISTING ELEVATION
- FLOW ARROW

GRADING NOTES

1. CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
2. PROPOSED GRADES MAY BE BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES LESS THAN 1%) OR AN UNSAFE CONDITION WITH SLOPES IN EXCESS OF 5%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
3. ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AISLES) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROVIDING RE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADING.
4. ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MDOT DETAIL R-28 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
5. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STRIPPED AND NOT YET RESTORED, BUILT UPON, OR PAVED. CONTRACTOR MUST INSTALL OR CONSTRUCT APPROPRIATE TEMPORARY MEASURES TO PROTECT ADJACENT PROPERTIES.

FINAL SITE PLAN

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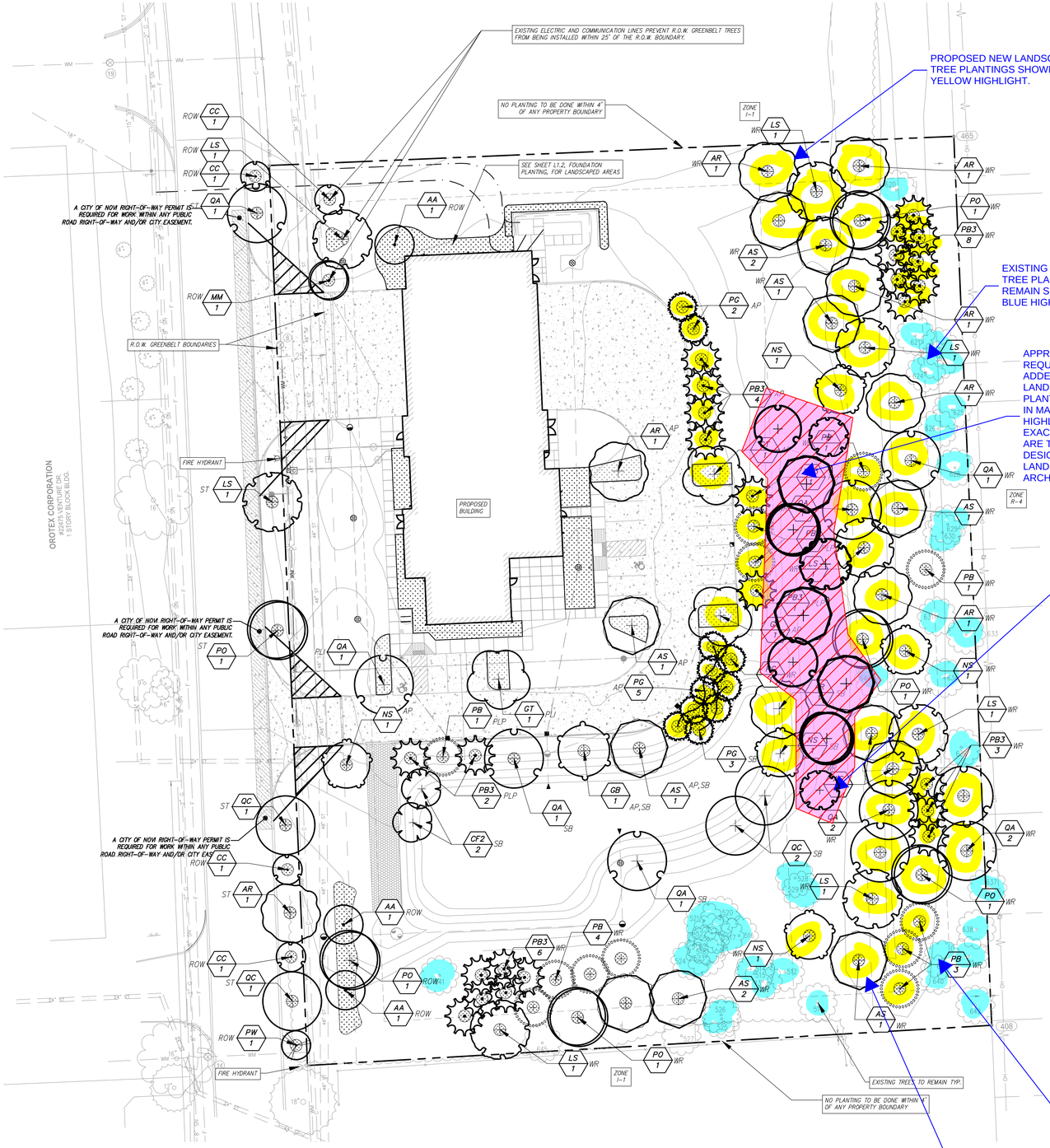
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Grading Plan

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LEGEND

- PLANT TYPE (DESIGNATION)
- QUANTITY
- SNOW DEPOSIT AREA
- PROPOSED MULCHED AND LANDSCAPED AREA
- PROPOSED 6' DIAMETER MULCH RING FOR NON LANDSCAPED TREES
- PROPOSED LAMP POST

TREE DESIGNATION TYPES:

1.	PLP	–	PARKING LOT PERIMETER
2.	ROW	–	R.O.W. GREENBELT
3.	ST	–	STREET
4.	SB	–	STORM BASIN PERIMETER
5.	PLI	–	PARKING LOT INTERIOR
6.	AP	–	ACCESSWAY PERIMETER TREES
7.	WR	–	WOODLAND REPLACEMENT

WOODLAND REPLACEMENT DATA

WOODLAND DATA

TOTAL TREES SURVEYED:	134
TOTAL TREES PRESERVED:	57

WOODLAND IMPACT

TOTAL TREES REMOVED:	77
DEAD TREES REMOVED:	2
TREES REQUIRING REPLACEMENT REMOVED: (INCLUDES 1 TREES IDENTIFIED AS DYING)	75

WOODLAND REPLACEMENT REQUIRMENTS

REMOVED TREES:

WOODLAND REPLACEMENT TABLE

TREE SIZE D.B.H.	TREE REMOVED	CREDIT VALUE	REQUIRED REPLACEMENTS
TREES 8"–10.9"	25	1	25
TREES 11"–19.9"	31	2	62
TREES 20"–29.9"	5	3	15
TREES 30" OR MORE	0	4	0
MULTI-STEM TREES	14*	((SUM(DBH)/8)	48
		TOTAL REPLACEMENT CREDITS NEEDED	150

PROPOSED REPLACEMENT CREDITS

DECIDUOUS TREES (WOODLAND REPLACEMENT): 33 PROPOSED (3" CAL. TREE = 1 CREDIT)	33
DECIDUOUS TREES (R.O.W., BASIN PERIMETER, AND PARKING LOT PERIMETER): 27 PROPOSED (3" CAL. TREES = 1 CREDIT)	27
EVERGREEN TREES (WOODLAND REPLACEMENT): 28 PROPOSED (6' HT. TREE = 1 CREDIT)	28
PRESERVED TREE CREDITS (LDM APPROVED TREES): 10 PROPOSED (CREDITS DICTATED BY TABLE 11.b.(1)(i), LDM)	24
TOTAL CREDITS PROVIDED:	112
TOTAL WOODLAND REPLACEMENT CREDITS REQUIRED:	150
BALANCE:	38 CREDITS STILL REQUIRED (TO BE PROVIDED FOR OFF-SITE)

LANDSCAPE NOTES:

1. INSTALL 3" DEEP NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH TO ALL PLANTING AREAS.
2. SPADE CUT EDGING TO SEPARATE LAWN AREAS FROM PLANTING BEDS
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
4. ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
7. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
8. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTH OF ALL PLANTS INSTALLED:
    - A. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
    - B. PLANTS SHALL BE CONTROLLED BY REASONABLE PRUNING, TRIMMING, OR OTHER SUITABLE AND ACCEPTABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
    - C. REPLACEMENT OF PLANT MATERIAL.
    - C.1. UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN THREE (3) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
    - C.2. THE PROPERTY SHALL MAINTAIN ANY REQUIRED PLANT MATERIAL FOR TWO (2) YEARS AFTER THE INITIAL PLANTING AND REPLACE ANY MATERIAL WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND VIGOR, AS DETERMINED BY THE CITY LANDSCAPE ARCHITECT.
    - C.3. THE TWO (2) YEAR PERIODS SHALL BEGIN AFTER THE APPROVAL OF THE PLANTING BY THE CITY LANDSCAPE ARCHITECT AND SHALL RECOMMENCE AS MATERIAL IS REPLACED.
12. IRRIGATION WILL BE PROVIDED FOR ALL PROPOSED LANDSCAPED AREAS OUTSIDE OF THE DETENTION BASIN WITH AN AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM WILL BE INSTALLED UNDER A DESIGN/BUILD CONTRACT BY A QUALIFIED IRRIGATION CONTRACTOR.
    - A. ANY BOOSTER PUMP INSTALLED TO CONNECT THE PROJECT'S IRRIGATION TO AN EXISTING IRRIGATION SYSTEM MUST BE DOWNSTREAM OF THE RPZ.
    - B. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE 2015 MICHIGAN PLUMBING CODE.
    - C. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTALLATION INSTRUCTIONS FOR WINTERIZATION THAT INCLUDES DRAIN PORTS AND BLOWOUT PORTS.
    - D. THE RPZ MUST BE INSTALLED A MINIMUM OF 12–INCHES ABOVE FINISHED GRADE.
    - E. WINTERIZATION INSTALLATION TO CONFORM TO CITY OF NOVI STANDARDS.
    - F. A PLUMBING PERMIT IS REQUIRED.
    - G. THE ASSEMBLY MUST BE TESTED AFTER INSTALLATION WITH RESULTS RECORDED ON THE CITY OF NOVI TEST REPORT FORM
13. ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE, AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. THEY SHALL BE PLANTED ACCORDING TO CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THIS ORDINANCE.
14. NO PLANTING IS TO BE DONE WITHIN 4' OF THE PROPERTY LINE
15. ALL UTILITY BOXES ARE TO BE LANDSCAPED PER THE DETAIL ON SHEET L1.3

UTILITY NOTES:

1. THERE ARE NO OVERHEAD WIRES OR OTHER OVERHEAD UTILITIES ON THE SITE

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

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Know what's below. Call before you dig.

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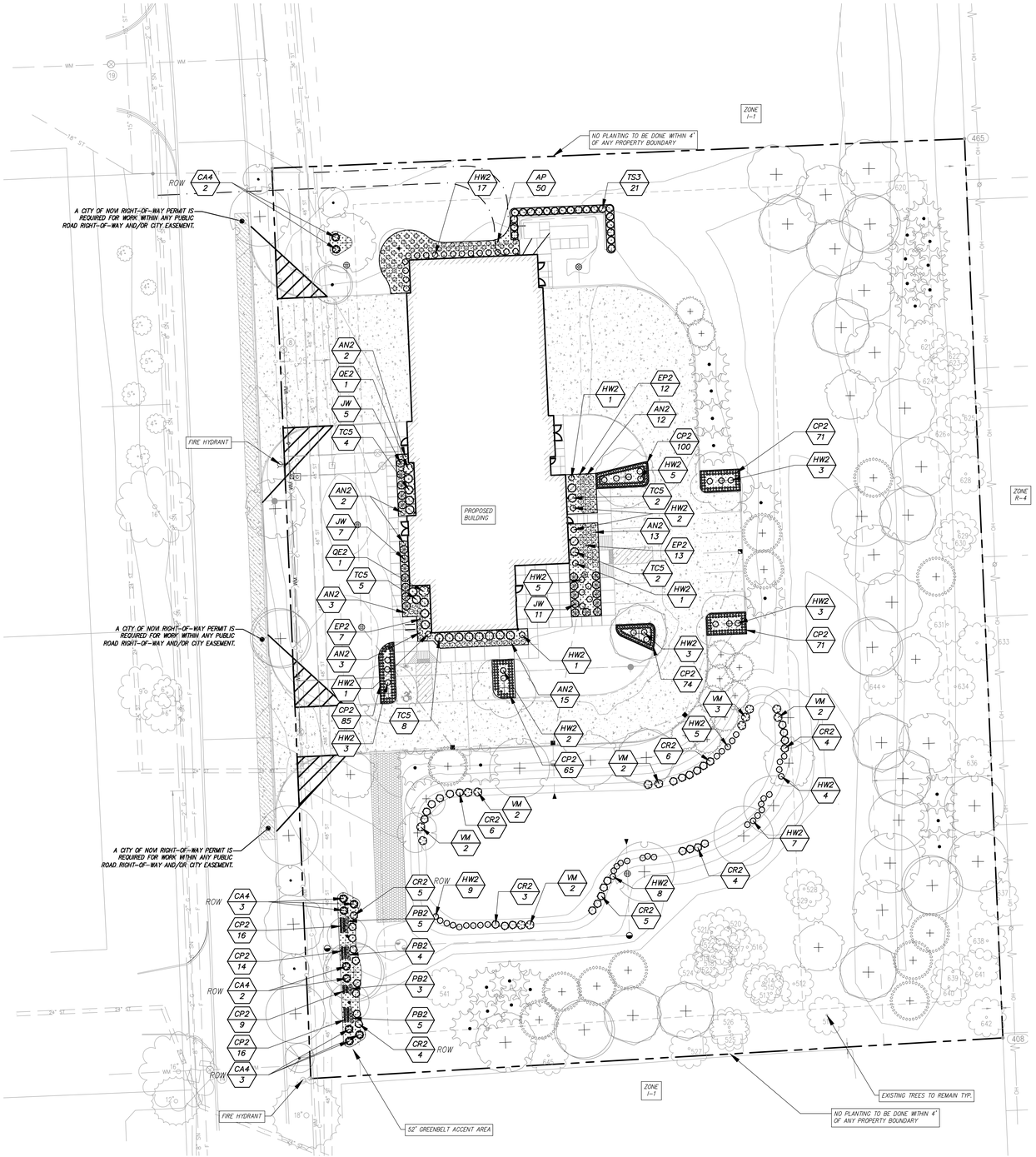
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Tree Planting Plan

L1.1

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GRAPHIC SCALE
0 15 30 60
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1 inch = 30 ft.

LEGEND

GS QTY — PLANT TYPE / QUANTITY

PROPOSED LAMP POST

NOVI SPECIFICATIONS

1. WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY. IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY, THE DEFICIENCIES MUST BE ADDRESSED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
3. A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH. IF AN INSPECTION IS REQUESTED BETWEEN NOVEMBER 16 AND MARCH 31, A FINANCIAL GUARANTEE IS TO BE PROVIDED BASED ON 1.2 TIMES THE PERCENT INCOMPLETE FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE. BEGINNING APRIL 31ST, THE APPLICANT THEN HAS 30 DAYS TO COMPLETE ITEMS OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
4. THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE, WITH A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY, GROWING CONDITION AT THE COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
5. NOTICE OF INSTALLATION/MINOR CHANGES:
   A) THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
   B) MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
   C) MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE(DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
6. MAINTENANCE:
   A) MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
   B) TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OAKLAND COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED, EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE, THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST; ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM. TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON. PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF THE INSTALLATION; IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOVI CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
7. RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY. THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-B AND 3.

*THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.

LAWN SEEDING NOTES:

1. SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
   EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE
   25% PERENNIAL RYEGRASS
   25% KENTUCKY BLUEGRASS
   25% ANNUAL RYEGRASS
   25% CREEPING RED FESCUE
2. APPLY AT A RATE OF 5-6 LBS / 1,000 SF
3. MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER
4. THE CONTRACTOR SHALL SEND PROOF OF THE NATIVE MIX TO BE USED IN THE FORM OF A PHOTO OF THE SEED BAG OR COPY OF THE INVOICE TO RMEADER@CITYOFNOVI.ORG FOR APPROVAL PRIOR TO PLANTING

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EARTH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEMS.

811 Know what's below. Call before you dig.

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

CITY OF NOVI

City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.3

22700 Venture Dr.
Novi, MI 48375

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application
08-24-2026	Issue For Bid
09-22-2026	Final Site Plan Application

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Royal Oak, Michigan
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2025-CO0308-002

Shrub & Perennial Planting Plan

L1.2

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Basic Dry Shortgrass Prairie Mix

This simpler version of our Diverse Dry Shortgrass Prairie Mix has many popular short prairie species. Though the diversity and seed density are reduced, this is a great starter prairie where a low stature on dry soils is needed or desired.

Total Seeding Rate: 30.58 lbs per acre
3.25 lbs grasses • 2.33 lbs forbs • 25 lbs nurse crop
60.96 native seeds per sq ft • up to 4ft

Call, email or visit our website for pricing.

Grasses		PLS Oz/acre	Seeds/sq ft
Bouteloua curtipendula	Side-oats Grama	11.00	1.52
Carex brevior	Plains Oval Sedge	1.50	1.00
Koeleria cristata	June Grass	1.50	6.89
Schizachyrium scoparium	Little Bluestem	36.00	12.40
Sporobolus cryptandrus	Sand Dropseed	2.00	9.18
	Total Grasses	**52.00**	**30.99**

Forbs		PLS Oz/acre	Seeds/sq ft
Achillea millefolium	Yarrow	0.50	2.05
Asclepias tuberosa	Butterfly Milkweed	1.50	0.15
Chamaecrista fasciculata	Partridge Pea	8.00	0.50
Coreopsis lanceolata	Lance-leaf Coreopsis	6.00	2.75
Dalea purpurea (Petalostemum p.)	Purple Prairie Clover	4.00	1.65
Echinacea purpurea	Purple Coneflower	5.00	0.76
Lespedeza capitata	Round-Headed Bush Clover	1.00	0.18
Liatris aspera	Rough Blazing Star	0.25	0.09
Lupinus perennis	Lupine	1.00	0.03
Monarda punctata	Horsemint	0.50	1.03
Penstemon hirsutus	Hairy Beardtongue	0.75	2.15
Potentilla arguta (Drymocallis a.)	Prairie Cinquefoil	0.75	3.96
Ratibida pinnata	Yellow Coneflower	1.50	1.03
Rudbeckia hirta	Black-eyed Susan	4.00	8.45
Solidago nemoralis	Old-field Goldenrod	0.50	3.44
Symphyotrichum laeve	Smooth Blue Aster	0.75	0.95
Verbena stricta	Hoary Vervain	1.25	0.80
	Total Forbs	**37.25**	**29.97**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	80.00	24.79
Avena sativa	Seed Oats	320.00	7.35
	Total Temp Grasses	**400.00**	**32.14**

Stormwater Mix

This mix is designed to withstand the low water quality and highly variable conditions associated with stormwater features. Most of the species are salt tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment.

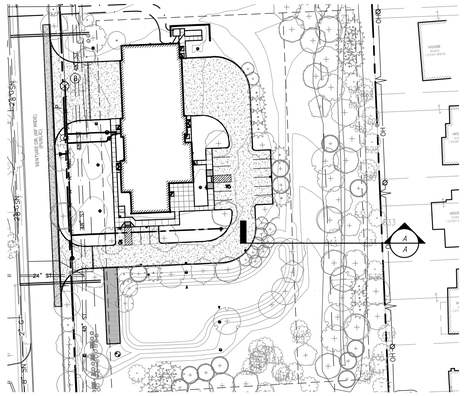
Total Seeding Rate: 35.98 lbs per acre
3.13 lbs grasses • 2.85 lbs forbs • 30 lbs nurse crop
113.11 native seeds per sq ft

Call, email or visit our website for pricing.

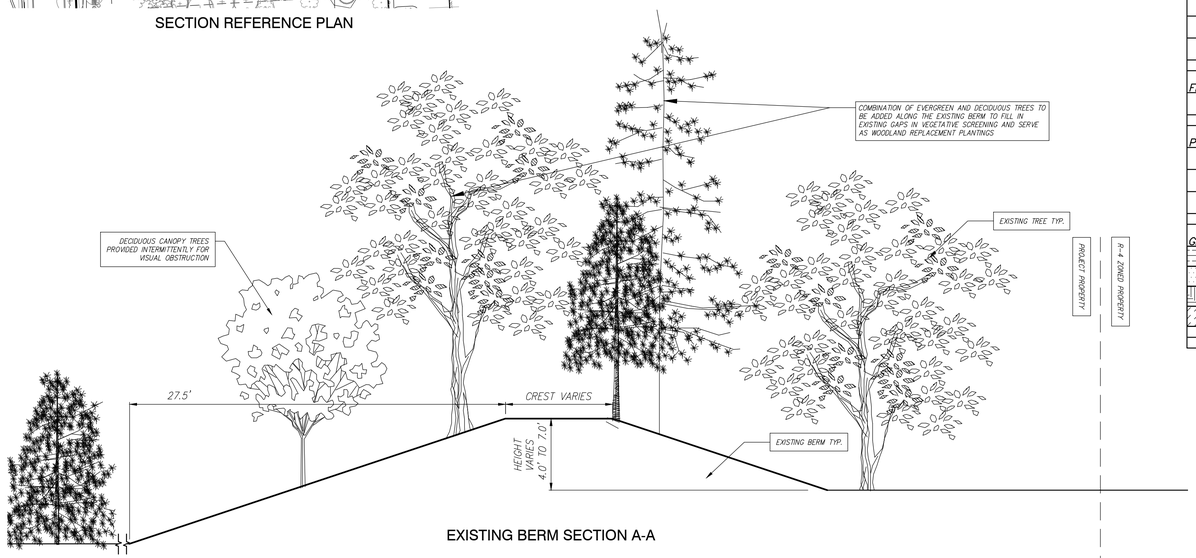
Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Andropogon gerardii	Big Bluestem	3.00	0.69
Carex vulpinoidea	Fox Sedge	2.00	4.59
Eleocharis palustris	Great Spike Rush	0.40	0.47
Elymus canadensis	Canada Wild Rye	12.00	1.430
Elymus virginicus	Virginia Wild Rye	12.00	1.16
Glyceria striata	Fowl Manna Grass	1.20	4.410
Juncus effusus	Soft Rush	0.40	9.18
Juncus tenuis	Path Rush	0.40	9.18
Panicum virgatum	Switchgrass	4.00	1.29
Schizachyrium scoparium	Little Bluestem	8.00	2.750
Scirpus cyperinus	Wool Grass	0.40	15,610
Scirpus validus (S. tabernaemontanii)	Soft-stem Bulrush	1.00	0.85
Sorghastrum nutans	Indian Grass	4.00	0.83
Spartina pectinata	Prairie Cordgrass	2.00	0.300
	Total Grasses	**50.80**	**52.74**

Forbs		PLS Oz/acre	Seeds/sq ft
Allium cernuum	Nodding Wild Onion	2.00	0.35
Asclepias incarnata	Swamp Milkweed	2.40	0.26
Asclepias tuberosa	Butterfly Milkweed	2.40	0.24
Bidens cernua	Nodding Bur Marigold	0.80	0.39
Doellingeria umbellata	Flat-topped Aster	0.40	0.62
Echinacea purpurea	Purple Coneflower	8.00	1.21
Eutrochrium purpureum	Sweet Joe Pye Weed	1.20	1.16
Helenium autumnale	Sneezeweed	0.80	2.39
Heliopsis helianthoides	False sunflower	4.00	0.58
Lobelia siphilitica	Great Blue Lobelia	0.40	4.59
Mimulus ringens	Monkey Flower	0.40	21.12
Monarda fistulosa	Wild Bergamot	0.80	1.29
Penstemon digitalis	Foxglove Beardtongue	1.20	3.58
Physostegia virginiana	Obedient Plant	0.40	0.10
Polygonum pensylvanicum (Persicaria p.)	Pennsylvania Smartweed	4.00	1.19
Pycnanthemum virginianum	Mountain mint	0.40	2.02
Ratibida pinnata	Yellow Coneflower	1.60	1.10
Rudbeckia hirta	Black-eyed Susan	6.00	12.67
Senna hebecarpa	Wild Senna	4.00	0.13
Solidago riddellii	Riddell's Goldenrod	0.40	0.85
Symphyotrichum novae-angliae	New England Aster	0.40	0.61
Verbena hastata	Blue Vervain	1.60	3.42
Zizia aurea	Golden Alexander	2.00	0.51
	Total Forbs	**45.60**	**60.38**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	112.00	34.71
Avena sativa	Seed Oats	368.00	8.45
	Total Temp Grasses	**480.00**	**43.16**



SECTION REFERENCE PLAN



EXISTING BERM SECTION A-A

Know what's below. Call before you dig.

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	UNIT COST	TOTAL	NATIVE	PERCENTAGE	REQUIRED SIZE
CONIFEROUS TREES											
	PB	PICEA MARIANA	BLACK SPRUCE	8' HT.	B&B	12	$400	$4,800	X	8	8' HT.
	PB3	PINUS BANKSIANA	JACK PINE	8' HT.	B&B	25	$400	$10,000	X	24	8' HT.
	PG	PICEA GLAUCA	WHITE SPRUCE	8' HT.	B&B	11	$500	$5,500	X	11	8' HT.
		SUBTOTAL:				48		$20,300			
DECIDUOUS TREES											
	AR	ACER RUBRUM	RED MAPLE	3" CAL.	B&B	8	$400	$3,200	X	8	3.0" CAL.
	AS	ACER SACCHARUM	SUGAR MAPLE	3" CAL.	B&B	11	$400	$4,400	X	11	3.0" CAL.
	CF2	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	3" CAL.	B&B	2	$400	$800		2	3.0" CAL.
	GB	GINKGO BILOBA	MAIDENHAIR TREE	3" CAL.	B&B	1	$400	$400		1	3.0" CAL.
	GT	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	3" CAL.	B&B	3	$400	$1,200		3	3.0" CAL.
	LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	3" CAL.	B&B	8	$400	$3,200	X	8	3.0" CAL.
	NS	NYSSA SYLVATICA	BLACK GUM	3" CAL.	B&B	5	$400	$2,000	X	5	3.0" CAL.
	PO	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	6	$400	$2,400	X	6	3.0" CAL.
	QA	QUERCUS ALBA	WHITE OAK	3" CAL.	B&B	10	$400	$4,000	X	10	3.0" CAL.
	QC	QUERCUS COCCINEA	SCARLET OAK	3" CAL.	B&B	4	$400	$1,600	X	4	3.0" CAL.
		SUBTOTAL:				58		$23,200			
FLOWERING TREES											
	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	2.5" CAL.	B&B	3	$375	$1,125	X		2.5" CAL.
	CC	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	4	$375	$1,500	X	7	2.5" CAL.
	MM	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA MULTI-TRUNK	2.5" CAL.	B&B	1	$375	$375		3	2.5" CAL.
	PW	PRUNUS SEROTINA	BLACK CHERRY	2.5" CAL.	B&B	1	$375	$375	X	5	2.5" CAL.
		SUBTOTAL:				9		$3,375			
SHRUBS											
	CA4	CORNUS AMOMUM	SILKY DOGWOOD	36" HT.	POT	10	$50	$500	X		36" HT.
	CP2	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	POT	521	$15	$7,815			
	CR2	CORNUS SERICEA	RED TWG DOGWOOD	36" HT.	POT	37	$50	$1,850	X		36" HT.
	HW2	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	1 GAL.	POT	80	$50	$4,000	X		
	JW	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	3 GAL.	POT	23	$50	$1,150	X		
	QE2	QUERCUS X 'CRIMSCHMIDT'	CRIMSON SPIRE™ OAK	3 GAL.	POT	2	$400	$800			
	TC5	THUJA OCCIDENTALIS 'CONGABE'	FIRE CHIEF™ ARBORVITAE	1 GAL.	POT	21	$50	$1,050			
	TS3	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	1 GAL.	POT	21	$50	$1,050			
	VM	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3 GAL.	POT	13	$50	$650	X		36" HT.
		SUBTOTAL:				728		$18,865			
FERNS											
	AP	ADIANTUM PEDATUM	NORTHERN MAIDENHAIR FERN	1 GAL.	POT	50	$15	$750	X		1 GAL. POT
		SUBTOTAL:				50		$750			
PERENNIALS											
	AN2	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 GAL.	POT	50	$15	$750	X		1 GAL. POT
	EP2	ECHINACEA PURPUREA	CONEFLOWER	1 GAL.	POT	32	$15	$480	X		1 GAL. POT
	PB2	POLYGONATUM BIFLORUM	SOLOMON'S SEAL	1 GAL.	POT	17	$15	$255	X		1 GAL. POT
		SUBTOTAL:				99		$1,485			
GROUND COVERS											
	BDS	BASIC DRY SHORTGRASS PRAIRIE MIX		SEED	SYD	1,152	$60	$69,120			
	LSM	LAWN SEED MIX		SEED	SYD	4,677	$15	$70,155			
	NBM	NATURAL BARK MULCH		---	CYD	188	$35	$6,580			
	SSM	STORMWATER SEED MIX		SEED	SYD	1,104	$67.50	$74,520			
		SUBTOTAL:				7,121		$220,375			
		TOTAL COST:						$288,350			

TREE AND PLANT SCHEDULE NOTES:

1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS
2. PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY OF NOVI ORDINANCE REQUIREMENTS.
3. DO NOT USE DWARF SPECIES OF ANY PLANT UNLESS SPECIFIED.
4. TREE PERCENTAGES ARE ROUNDED TO THE NEAREST WHOLE NUMBER

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

City of Novi

45175 Ten Mile Road
Novi, MI 48375

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22700 Venture Dr.
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Date	Issued For
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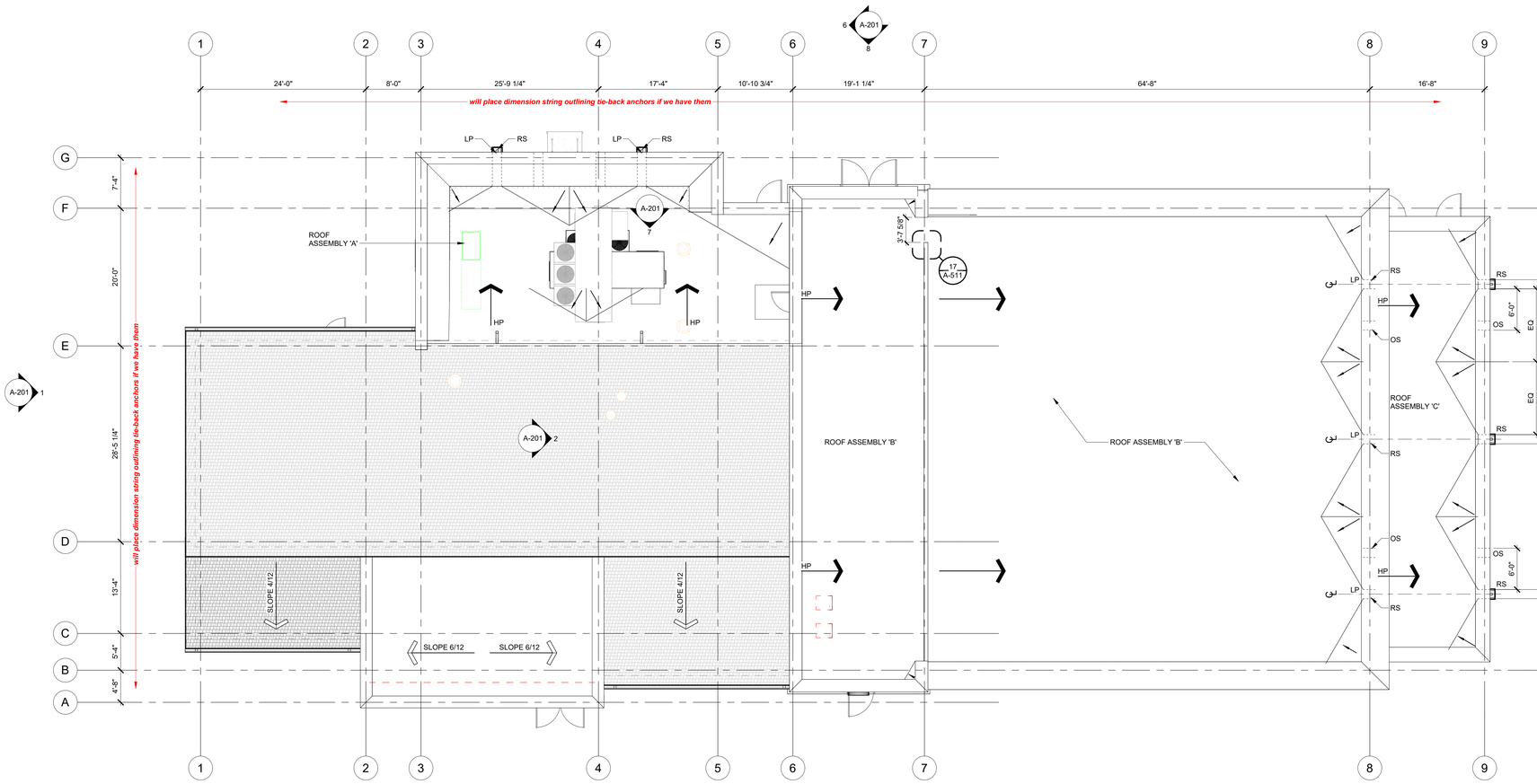
2025-CO0308-002

Landscape Details

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ROOF PLAN NOTES

1. SEE DRAWING A-531 FOR ROOF ASSEMBLY TYPES.
2. SEE DRAWING A-531 FOR TYPICAL ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOF CONTRACTOR TO SUPPLY ANY ADDITIONAL DETAILS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
3. COORDINATE SIZES AND FINAL LOCATIONS OF ALL EQUIPMENT SUPPORTS WITH THE APPROPRIATE EQUIPMENT MANUFACTURER.
4. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPES, CURBS, VENTS, DUCTS, CONDUITS AND OTHER FEATURES EXTENDING THROUGH ROOF SURFACES WHICH REQUIRE FLASHING AND COORDINATE SIZE AND LOCATION OF SAME.
5. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.
6. TEMPORARY FALL PROTECTION IS NOT SHOWN AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. INLET OF OVERFLOW ROOF SUMPS SHALL BE LOCATED 2 " ABOVE PRIMARY ROOM SUMP INLET TYP UNO.
8. PROVIDE SPLASH BLOCKS AT ALL PRIMARY AND SECONDARY RAIN CONDUCTOR TERMINATIONS ONTO SINGLE-PLY MEMBRANE ROOFING.
9. COORDINATE LIGHTNING PROTECTION SYSTEM DEVICE LOCATIONS WITH ELECTRICAL DRAWINGS AND LIGHTNING PROTECTION SYSTEM CONTRACTOR. FLASH ALL LIGHTNING PROTECTION SYSTEM PENETRATIONS PER ROOFING. DO NOT PENETRATE METAL COPINGS WITH ANY LIGHTNING PROTECTION SYSTEM FASTENERS.
10. INSTALL ROOF FRAMES PRIOR TO CUTTING AND REMOVING ANY METAL DECK.
11. LOCATIONS AND DETAILS OF SAFETY TIE-BACKS, DAVIT BASES, HORIZONTAL LIFELINE SYSTEM AND RELATED BUILDING MAINTENANCE EQUIPMENT INDICATE DESIGN INTENT FOR PRICING PURPOSES. ACTUAL DESIGN IS DELEGATED TO THE CONTRACTOR INCLUDING A COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER. REFER TO SPEC SECTION 112423.
12. PER IBC 1504.4, ROOF SYSTEM METAL EDGE SECUREMENT, EXCEPT GUTTERS, SHALL BE DESIGNED AND INSTALLED FOR WIND LOADS IN ACCORDANCE WITH IBC CHAPTER 16, WIND SPEED AS DETERMINED FROM IBC FIGURE 1609 AND TESTED FOR RESISTANCE IN ACCORDANCE WITH ANSI/SPRI ES-1.

ROOF PLAN LEGEND

	EXHAUST FAN
O	VENT THROUGH ROOF
TBA ●	ROOF MOUNTED TIE-BACK ANCHOR
	HORIZONTAL LIFELINE CABLE SYSTEM
DP ■	DAVIT PEDISTAL FOR 8'-6" DAVIT ARM
TR	LIGHTNING PROTECTION ROOF PENETRATION PROVIDE STEPPED CONDUIT FLASHING (SEE DETAIL "TR" ON LIGHTNING PROTECTION DWGS)
	INDICATES 2-WAY 1/2" PER/FT TAPERED ROOF INSUL
	INDICATES SLOPE DIRECTION OF ROOF (MIN 1/4" PER FOOT)
	INDICATES SLOPE DIRECTION OF ROOF (SEE PLAN FOR SLOPE)
e	SURFACE MTD WEATHERPROOF RECEPTACLE/JUNCTION BOX (JB). SEAL BASE FLASHING PENETRATION PER ROOFING MANUFACTURER'S DIRECTION TO MEET WARRANTY REQUIREMENTS. PROVIDE SOLID WOOD BLOCKING BEHIND DEVICE TO ACCOMMODATE INSTALLATION. CONDUIT SHALL BE ROUTED IN STUD SPACE OF PARAPET. DO NOT SURFACE MOUNT CONDUIT.
	WALKWAY PADS - TYP
	ROOFING SYSTEM CRICKET
RS OS	(RS) ROOF SUMP AND (OS) OVERFLOW ROOF SUMP
	STANDING SEAM
HP	HIGH POINT
LP	LOW POINT

KEYNOTES	
Key Value	Keynote Text

City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.3

22700 Venture Dr,
Novi, MI 48375

Date	Issued For
05-04-2026	35% Progress Design
08-24-2026	65% Progress Design

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

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BRWARCH.COM

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2025-CO308-001

Roof Plan

A-191

3
4 A-201

N
1 ROOF PLAN
1/8" = 1'-0"


3
22700


NOVI
FIRE
3
22700


3
22700