



cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item C
March 25, 2013

SUBJECT: Approval of the request of TRM Architecture for The Cheesecake Factory for Preliminary Site Plan and Section 9 Façade Waiver approval. The subject property is located in Section 14 at 27500 Novi Road within the Twelve Oaks Mall in the RC, Regional Center District. The applicant is proposing to modify the existing façade and outdoor eating area of Space E-121 in the Twelve Oaks Mall.

Bus

SUBMITTING DEPARTMENT: Community Development Department - Planning

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

The applicant is proposing to modify the existing façade and outdoor eating space of Space E-121 in the Twelve Oaks Mall, a vacant restaurant space located between the Nordstrom and Lord and Taylor stores. The outdoor eating area will be modified to be at the ground level only and additional landscaping will be added as well. The planning, fire and landscape review letters recommend approval of the proposed changes.

The proposed façade alteration for the east and south facades consists mainly of the addition of "portland cement plaster (stucco)". Per the façade consultant's review, this material is not listed in the façade chart but is most similar to EIFS and has been treated as such in the façade review. The proposed changes do not conform to the requirements of the façade ordinance due to the percentage of brick being below the minimum on the east façade (0% percent provided, minimum of 30% required), and the percentage of EIFS being above the maximum percentage allowed by the façade ordinance. The EIFS-like material represents 46% of the east façade (maximum of 25% permitted). A Section 9 façade waiver is required.

The City's façade consultant is recommending approval of the requested waiver as the "design exhibits an interestingly designed and carefully coordinated array of textures and colors" and is generally consistent with the intent of the façade ordinance. For additional information, please see the attached review letter from the City's façade consultant. The applicant has submitted the required materials sample board.

Section 1703 of the Zoning Ordinance requires all projects in the Regional Center District on parcels over 4 acres to appear before the City Council for approval of all site plans and waivers after a recommendation from the Planning Commission. On March 13, 2013, the Planning Commission recommended approval of the requested Section 9 façade waiver. Draft minutes from the Planning Commission meeting are attached.

If the City Council approves this request, several additional steps will be needed. The building permit review will be finalized for the new construction. The applicant is scheduled to seek a variance from the Zoning Board of Appeals at the April 9th meeting for the proposed tenant signage. The applicant will need to seek Health Department approval. It is likely that the applicant will also seek approval to transfer a liquor license to this facility.

RECOMMENDED ACTION: Approval of the request of TRM Architecture for The Cheesecake Factory for Preliminary Site Plan approval and Section 9 façade waiver approval to allow an underage of brick and overage of EIFS on the east façade because the plan is otherwise in compliance with Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

| | 1 | 2 | Y | N |
|------------------------|---|---|---|---|
| Mayor Gatt | | | | |
| Mayor Pro Tem Staudt | | | | |
| Council Member Casey | | | | |
| Council Member Fischer | | | | |

| | 1 | 2 | Y | N |
|-------------------------|---|---|---|---|
| Council Member Margolis | | | | |
| Council Member Mutch | | | | |
| Council Member Wrobel | | | | |

MAPS
Location
Zoning

The Cheesecake Factory JSP13-14

Location

**Subject Property
(Approx. Location)**

Lord & Taylor

Nordstrom

Map Author: Kristen Kapelanski
Date: 03/06/13
Project: The Cheesecake Factory JSP13-14
Version #: 1.0

MAP INTERPRETATION NOTICE

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



City of Novi

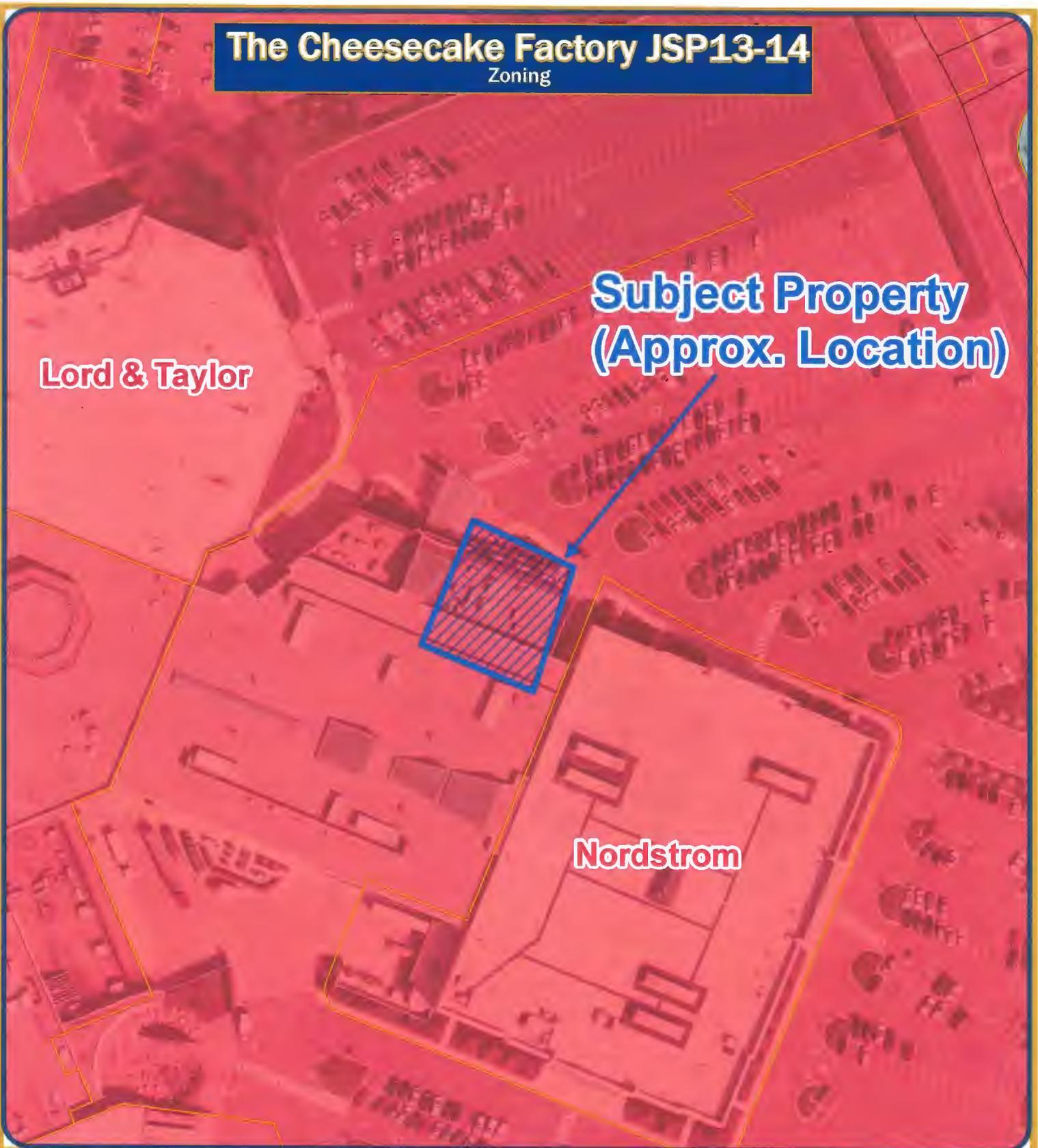
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 20 40 80 120 160

1 inch = 104 feet

The Cheesecake Factory JSP13-14

Zoning



Lord & Taylor

Subject Property
(Approx. Location)

Nordstrom

Map Author: Kristen Kapelanski
Date: 03/06/13
Project: The Cheesecake Factory JSP13-14
Version #: 1.0

| Map Legend | |
|---|------------------------------|
| Zoning | |
|  | RC: Regional Center District |



City of Novi

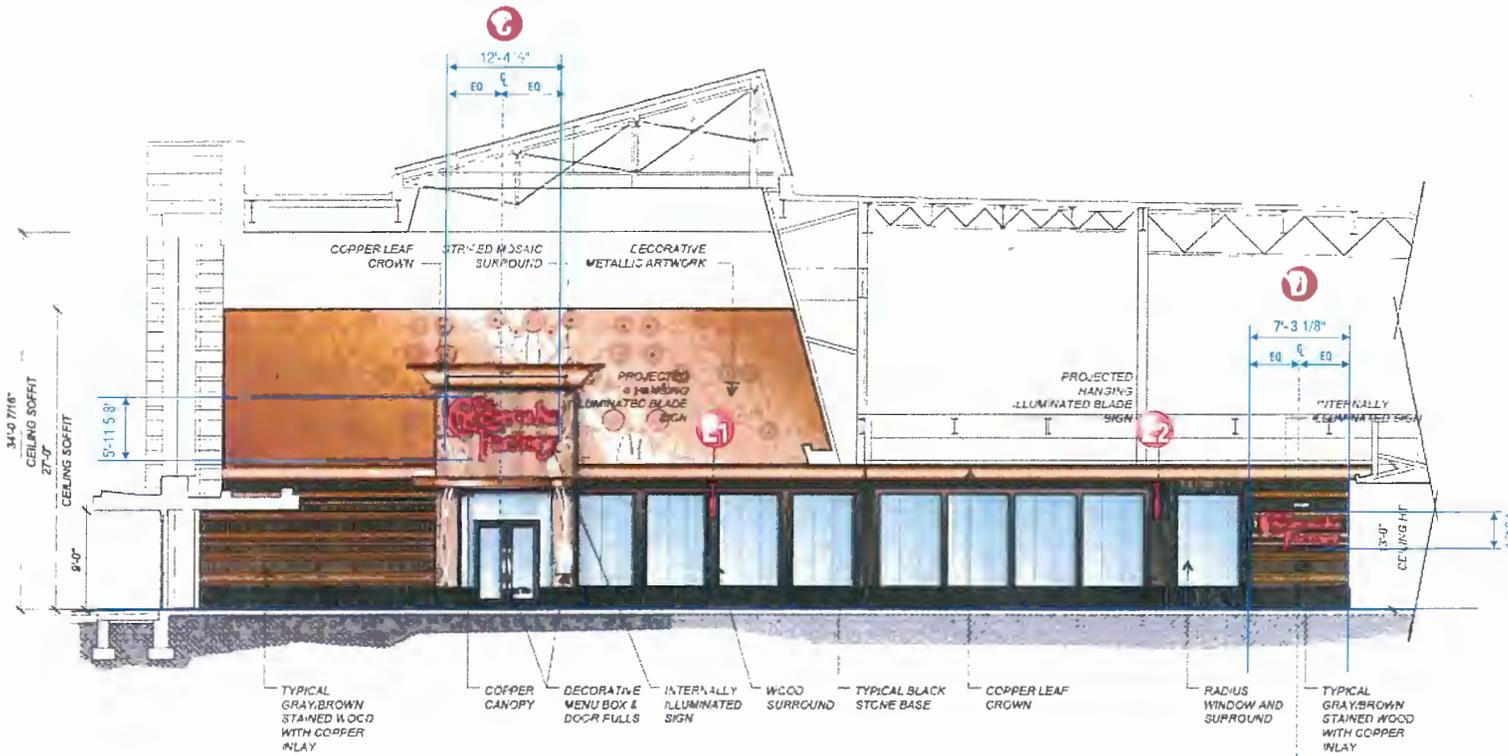
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1 inch = 104 feet

ELEVATION



INTERIOR MALL FRONT ELEVATION

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

SIGN SCHEDULE

- C** 60" INTERNALLY ILLUMINATED CHANNEL LETTERS / QTY: ONE (1) = 73.86 SQ.FT.
- D** 42" INTERNALLY ILLUMINATED CHANNEL LETTERS / QTY: ONE (1) = 22.7 SQ.FT.

TOTAL SQUARE FEET OF SIGNAGE = 168.38 SQ.FT.



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Re: AMFIS:
 R1 1/28/13 JDR ADDED SIGNS C,Q,E,D,F, UPDATE ELEVATIONS
 R2 2/6/13 JDR UPDATED TO EXT. APPROVED ELEVATION
 Colors Displayed in This Rendering May Not Match Actual Product Materials. Order To Product Samples For Exact Color Match.
 Client Approval/Date: _____
 Landlord Approval/Date: _____

Account Rep: House - Key Account
 Project Manager: Sandra Ramirez
 Drawn By: Brian Wood
 Underwriters Laboratories Inc. (UL) ELECTRICAL TO USE ALL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
 ALL ELECTRICAL SIGNS ARE TO COMPLY WITH ALL BRAND AND ARTICLE 605 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

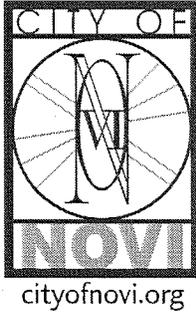
Project / Location:

 27862 Novi Road
 Twelve Oaks
 Novi, MI 48377

Job Number: 23-16592-10
 Date: January 16, 2013
 Sheet Number: 3 of 9
 Design Number: 23-16592-10 R2

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent, FHSC.

**PLANNING COMISSION DRAFT MEETING MINUTES
EXCERPT – MARCH 13, 2013**



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

March 13, 2013 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile

(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Lynch, Chair Pehrson, Member Gutman, Member Zuchlewski

Absent: Member Prince, Member Greco

Also Present: Barbara McBeth, Deputy Director of Community Development; Beth Kudla-Saarela, City Attorney; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Adam Wayne, Engineer

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch, seconded by Member Zuchlewski:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ZUCHLEWSKI:

Motion to approve the March 13, 2013 Planning Commission Agenda. Motion carried 5-0.

MATTERS FOR CONSIDERATION

1. THE CHEESECAKE FACTORY, JSP13-14

Consideration of the request of TRM Architecture for the recommendation to City Council regarding the Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 27500 Novi Road within the Twelve Oaks Mall in the RC, Regional Center District. The applicant is proposing to modify the existing façade and outdoor eating area of Space E-121 in the Twelve Oaks Mall.

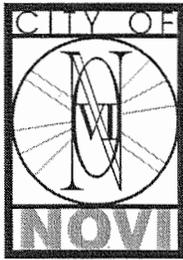
Planner Kapelanski said the applicant is proposing to modify the existing façade and outdoor eating space of a tenant space at Twelve Oaks Mall located near Nordstrom and Lord and Taylor. The property is zoned RC, Regional Center and is surrounded by RC zoning. The proposed façade modifications require a Section 9 façade waiver for the underage of brick and overage of EIFS. The City's façade consultant has recommended approval of the requested waiver given the carefully coordinated array of textures and colors and interesting design of the façade. The planning, landscape and fire reviews recommend approval of the site plan. Projects and waivers in the RC District require the approval of the City Council after the review and recommendation of the Planning Commission.

Moved by Member Lynch and seconded by Member Gutman:

ROLL CALL VOTE ON THE PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER GUTMAN:

In the matter of The Cheesecake Factory, JSP13-14, motion to recommend approval of the Preliminary Site Plan subject to the Section 9 Wavier to allow an underage of brick and an overage of EIFS on the east façade because it is otherwise in compliance with Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 5-0.

PLANNING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

February 15, 2013

Planning Review

Façade Update and Seasonal Outdoor Seating

Twelve Oaks Mall Tenant Space E-121

JSP13-14

Petitioner

TRM Architecture

Review Type

Façade Update and Seasonal Outdoor Seating

Property Characteristics

- Site Location: 27500 Novi Road, Space E-121
- Site Zoning: RC, Regional Center
- Site Use(s): Restaurant space at Twelve Oaks Mall
- Plan Date: 01-29-13

Project Summary

The applicant is proposing to modify the existing façade and outdoor eating space at Space E-121 in the Twelve Oaks Mall. The outdoor eating area would be modified from two levels to ground level only and landscaping would also be added around the space. The east and south facades are proposed to be modified.

Recommendation

Provided the approval complies with the ordinance provisions highlighted in the façade review letter or receives a waiver of the façade requirements from the City Council, **approval of the site plan is recommended**. The applicant should notify staff whether they would like to revise the plans and proceed with Stamping Set submittal/approval or seek a façade waiver from the City Council after a review and recommendation from the Planning Commission.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the items listed below for information pertaining to requirements. Items to address on the plan set are highlighted in bold text.

1. Outdoor Seating Notes: **The following notes should be added to the plan:**
 - "Chairs and tables will be made of a quality durable material."
 - "The hours of operation of the outside dining area will be consistent with the hours of operation of the indoor dining area."
2. Façade Review: The façade review notes that the eastern (front) façade is not in compliance with the ordinance requirements because of the overage of EIFS and the underage of brick. **The applicant should either revise the plans to include at least 30% brick on the eastern façade and less than 25% of the 'textured EIFS' or seek a waiver.** Façade waivers in the RC District must be approved by the City Council after the review and recommendation of the Planning Commission.

Planning Review

Twelve Oaks Tenant Space E-121
JSP13-14

February 15, 2013
Page 2 of 2

Stamping Set Approval

Stamping sets are still required for this project. If the applicant chooses to revise the plans to comply with the façade ordinance, 7 sets of signed and sealed size 24"x36" plans should be submitted to the Community Development Department for approval. These plans should also address the comments in this and all other review letters.

Alternately, the applicant could choose to pursue the façade waiver thereby delaying the submittal of Stamping Sets.

Special Inspection Requirement

Stamping Set approval gives the applicant the ability to set up their outdoor seating furniture on March 1st according to the arrangement in the approved site plan. Outdoor seating is permitted from March 1st until November 30th. The applicant will need to request a Special Inspection each year to confirm that the outdoor seating area conforms to the approved plan. Contact the Community Development Department at 248-347-0415 to request a Special Inspection.



Planning Review by Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

FACADE REVIEW



February 14, 2013

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

Re: **FACADE ORDINANCE - Facade Review – Preliminary Site Plan**
12 Oaks Tenant Space E-121, PSP13-0044
 Façade Region: 1, Zoning District: RC, Building Size: 9,400 S.F.

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by TRM Architect Architects, dated 1/29/13. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

| | East (Front) | South | East | North | Ordinance Maximum (Minimum) |
|---|-----------------|-------|------|-------|--------------------------------|
| Brick (existing, unaltered) | 0% | 69% | N/A | N/A | 100% (30%) |
| EIFS Type 1 (XP-11, textured) | 46% | 2% | N/A | N/A | 25% |
| EIFS Type 2 (XP-12, smooth) | 10% | 1% | N/A | N/A | 25% |
| EIFS Type 3 (XP-4, stencil) | 15% | 6% | N/A | N/A | 25% |
| Molded Cornice & Fascia, Fiberglass Type 4 (XP-3, "Golden Bronze") | 14% | 5% | N/A | N/A | 15% |
| Fiberglass Accent Type 10 (FG-2, "Honolulu Gold") | 2% | 1% | N/A | N/A | 15% |
| Granite Tile Type 8 (STN-1, Black) | 4% | 1% | N/A | N/A | 50% |
| Marble Tile Type 7 (STN-2, Beige) | 6% | 15% | N/A | N/A | 50% |
| Fabric Awning Type 5 (AWN-1, Black) | 3% | 0% | N/A | N/A | 10% |

This project consists of the alteration of an existing façade. The predominant material is identified as "portland cement plaster (stucco)". This material is specifically not allowed by the Façade Chart (0% allowed). However, as evidenced the by the color sample board provided, several different textures and colors of this material are to be used each having a distinct and separate artistic appearance. In this case the visual effect will in fact be more consistent with EIFS than Cement Plaster. For this reason this material has been treated as separate types of EIFS with respect to the Façade Chart.

It is noted that minor inconsistencies were found between the elevation drawings (Sheet A2.0) and the rendering; STN-1 is shown on the drawing vs. STN-2 on rendering. The notations found on the rendering were believed to be correct and were used for this review. The applicant should clarify that these assumptions were correct.

As shown above in the table above the minimum percentage of Brick is not provided on the east façade and the proposed percentage of EIFS exceeds the maximum amount allowed on the east façade. A Section 9 Waiver would be required for the deviations from the Façade Chart.

Recommendation – The proposed design exhibits an interestingly designed and carefully coordinated array of textures and colors. It is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of Brick and overage of EIFS.

Notes to the Applicant:

1. The Façade Ordinance requires inspection(s) for all projects. Materials and colors displayed on the approved sample board will be compared to materials and colors to be used. It is the applicant's responsibility to request the inspection of each façade material and paint color before installation on the building. In this case a mock-up showing the paint colors should be provided. Please use the Novi Building Department's Online Inspection Portal by following the link below. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade". Inspections will be performed by the end of the following business day. .

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

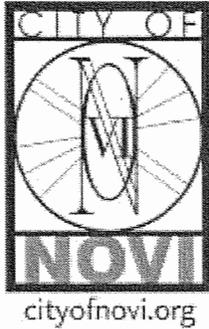
If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 7, 2013

Preliminary Site Plan

Tenant Space – Twelve Oaks Mall JSP#13-14

Property Characteristics

- Site Location: 12 Mile / Novi Road
- Site Zoning: RC – Regional Center
- Plan Date: 02/01/13

Recommendation

Approval of the Final Site Plan for Tenant Space at Twelve Oaks Mall JSP#13-14 is recommended. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. The project is not adjacent to any public or private roadway. It is presumed that the entire outdoor area will be required to be fenced. Please provide details on the proposed fencing.

Street Tree Requirements (Sec. 2509.3.b.)

1. As the project is not adjacent to a public or private roadway, no street trees are required.

Parking Landscape (Sec. 2509.3.c.)

1. No parking renovations are planned. Existing landscape within the parking areas will be maintained.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. None of the existing parking lot perimeter trees will be disturbed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. The Applicant has provided landscape beds at the exterior of the outdoor eating area. This should serve as a buffer for the users and is likely far more impactful than simply planting directly at the building foundation. Staff believes that these beds and plantings meet the intent of the ordinance.
2. A total of 8' x the building foundation is required as total landscape area. Please provide the required calculations and report the total area provided on the plan.

Plant List (LDM)

1. Please provide the required Plant list per the requirements of the Ordinance and Landscape Design Manual. Standard cost figures per the City of Novi must be used in calculating the total costs and should be shown on the plans.
2. Please verify that the quantity for the Vinca refers to flats of plants and include the quantity per flat or by sized gallon containers.
3. Please verify that the quantity for the Lavendula refers to sized gallon containers and verify the quantity.

Planting Details and Notations (LDM)

1. The Planting Details and Notations generally meet the requirements of the Ordinance and Landscape Design Manual.
2. Please revise all references to the guying materials to accepting fabric ties only.

Irrigation (Sec. 2509 3.f.(6)(b))

1. An Irrigation Plan must be provided upon Stamping Set submittal. Please include a cost estimate.

General

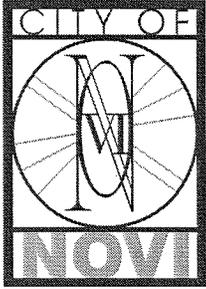
1. Financial requirements for reviews and inspections will be calculated upon the submittal of the complete materials cost estimate by the Applicant.
2. Please provide additional details on the proposed site amenities, such as the signage, bench, lighting, etc.
3. Please verify that the existing curb adjacent to the project will remain unaltered.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Reviewed by: David R. Beschke, RLA

FIRE REVIEW



February 11, 2013

TO: Barbara McBeth, Deputy Director of Community Development

RE: Tenant Space (12 Oaks Mall, 27500 Novi Rd – space #E-121),
Preliminary Site Plan

SP#: JSP13-0014

CITY COUNCIL

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Mayor Pro Tem
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Andrew Mutch

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Wayne Wrobel

Laura Marie Casey

City Manager
Clay J. Pearson

Director of Public Safety
Chief of Police
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

Project Description:

New Tenant Renovation of Space #E-121 (12 Oaks mall).

Comments:

The above plan was reviewed for a basic Preliminary Site Plan. A second review would be needed once a tenant is named.

Existing fire sprinkler & fire alarms systems were not included in this review packet and would need to be submitted for final approval. This can be addressed in further reviews.

Recommendation:

The above plan has been reviewed and is recommended for approval at this time.

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



principals — thomas r. moscati, aia
— matthew p. moscati, aia
vice president — larry p. beck, aia
associate — robert a. doilman, aia

February 27, 2013

Kristen Kapelanski
Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Kristen,

Please be advised that it is our intent to pursue a façade waiver with regard to The Cheesecake Factory Restaurant, Bakery and Bar proposed for Tenant Space E-121 at Twelve Oaks Mall. It is our understanding that there will be a Planning and Zoning meeting on March 13, 2013 at 7 PM, and we request that this project be on the agenda. Someone (probably me) from TRM and also someone from The Cheesecake Factory will plan on attending.

Attached please find the original Plan Review letters with TRM responses in blue text.

We anticipate sending the following to be in your hands before March 6:

- Eleven (11) copies of the exterior elevation sheet.
- Disc with exterior elevations in PDF.
- Proposed exterior signage.
- Information on proposed exterior lighting, benches and planters.

It was also noted in the landscaping comments that the proposed area of planting beds falls short of that required, so in addition to the façade waiver, we also request a waiver or variance be granted accepting the proposed planting area.

Thank you for all the help you have provided, and please let me know if anything additional is required for us to pursue the waivers and be on the March 13 agenda.

Thanks again.

Sincerely,

Larry P. Beck, AIA
Vice President



cityofnovi.org

PLAN REVIEW CENTER REPORT

February 15, 2013

Planning Review

Façade Update and Seasonal Outdoor Seating

Twelve Oaks Mall Tenant Space E-121

JSP13-14

Petitioner

TRM Architecture

Review Type

Façade Update and Seasonal Outdoor Seating

Property Characteristics

- Site Location: 27500 Novi Road, Space E-121
- Site Zoning: RC, Regional Center
- Site Use(s): Restaurant space at Twelve Oaks Mall
- Plan Date: 01-29-13

Project Summary

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Recommendation

Provided the approval complies with the ordinance provisions highlighted in the façade review letter or receives a waiver of the façade requirements from the City Council, **approval of the site plan is recommended**. The applicant should notify staff whether they would like to revise the plans and proceed with Stamping Set submittal/approval or seek a façade waiver from the City Council after a review and recommendation from the Planning Commission.

It is the intent to pursue a facade waiver.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the items listed below for information pertaining to requirements. Items to address on the plan set are highlighted in bold text.

1. Outdoor Seating Notes: **The following notes should be added to the plan:**
 - "Chairs and tables will be made of a quality durable material."
 - "The hours of operation of the outside dining area will be consistent with the hours of operation of the indoor dining area."
2. Façade Review: The façade review notes that the eastern (front) façade is not in compliance with the ordinance requirements because of the overage of EIFS and the underage of brick. **The applicant should either revise the plans to include at least 30% brick on the eastern façade and less than 25% of the 'textured EIFS' or seek a waiver.** Façade waivers in the RC District must be approved by the City Council after the review and recommendation of the Planning Commission.

Item #1: The notes have been added to the plan.

Item #2: It is the intent to pursue a facade waiver.

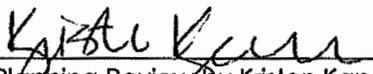
Stamping Set Approval

Stamping sets are still required for this project. If the applicant chooses to revise the plans to comply with the façade ordinance, 7 sets of signed and sealed size 24"x36" plans should be submitted to the Community Development Department for approval. These plans should also address the comments in this and all other review letters.

Alternately, the applicant could choose to pursue the façade waiver thereby delaying the submittal of Stamping Sets.

Special Inspection Requirement

Stamping Set approval gives the applicant the ability to set up their outdoor seating furniture on March 1st according to the arrangement in the approved site plan. Outdoor seating is permitted from March 1st until November 30th. The applicant will need to request a Special Inspection each year to confirm that the outdoor seating area conforms to the approved plan. Contact the Community Development Department at 248-347-0415 to request a Special Inspection.



Planning Review by Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org



Phone: (248) 880-6523
 E-Mail: dnceci@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



February 14, 2013

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

Re: **FACADE ORDINANCE - Façade Review – Preliminary Site Plan**
12 Oaks Tenant Space E-121, PSP13-0044
 Façade Region: 1, Zoning District: RC, Building Size: 9,400 S.F.

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by TRM Architect Architects, dated 1/29/13. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

| | East (Front) | South | East | North | Ordinance Maximum (Minimum) |
|---|-----------------|-------|------|-------|--------------------------------|
| Brick (existing, unaltered) | 0% | 69% | N/A | N/A | 100% (30%) |
| EIFS Type 1 (XP-11, textured) | 46% | 2% | N/A | N/A | 25% |
| EIFS Type 2 (XP-12, smooth) | 10% | 1% | N/A | N/A | 25% |
| EIFS Type 3 (XP-4, stencil) | 15% | 6% | N/A | N/A | 25% |
| Molded Cornice & Fascia, Fiberglass Type 4 (XP-3, "Golden Bronze") | 14% | 5% | N/A | N/A | 15% |
| Fiberglass Accent Type 10 (FG-2, "Honolulu Gold") | 2% | 1% | N/A | N/A | 15% |
| Granite Tile Type 8 (STN-1, Black) | 4% | 1% | N/A | N/A | 50% |
| Marble Tile Type 7 (STN-2, Beige) | 6% | 15% | N/A | N/A | 50% |
| Fabric Awning Type 5 (AWN-1, Black) | 3% | 0% | N/A | N/A | 10% |

This project consists of the alteration of an existing façade. The predominant material is identified as "portland cement plaster (stucco)". This material is specifically not allowed by the Façade Chart (0% allowed). However, as evidenced the by the color sample board provided, several different textures and colors of this material are to be used each having a distinct and separate artistic appearance. In this case the visual effect will in fact be more consistent with EIFS than Cement Plaster. For this reason this material has been treated as separate types of EIFS with respect to the Façade Chart.

It is noted that minor inconsistencies were found between the elevation drawings (Sheet A2.0) and the rendering; STN-1 is shown on the drawing vs. STN-2 on rendering. The notations found on the rendering were believed to be correct and were used for this review. The applicant should clarify that these assumptions were correct.

As shown above in the table above the minimum percentage of Brick is not provided on the east façade and the proposed percentage of EIFS exceeds the maximum amount allowed on the east façade. A Section 9 Waiver would be required for the deviations from the Façade Chart. [It is the intent to pursue a facade waiver.](#)

Recommendation – The proposed design exhibits an interestingly designed and carefully coordinated array of textures and colors. It is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of Brick and overage of EIFS.

Notes to the Applicant:

1. The Façade Ordinance requires inspection(s) for all projects. Materials and colors displayed on the approved sample board will be compared to materials and colors to be used. It is the applicant's responsibility to request the inspection of each façade material and paint color before installation on the building. In this case a mock-up showing the paint colors should be provided. Please use the Novi Building Department's Online Inspection Portal by following the link below. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade". Inspections will be performed by the end of the following business day. .

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

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA



PLAN REVIEW CENTER REPORT

February 7, 2013

Preliminary Site Plan

Tenant Space – Twelve Oaks Mall JSP#13-14

Property Characteristics

- Site Location: 12 Mile / Novi Road
- Site Zoning: RC – Regional Center
- Plan Date: 02/01/13

Recommendation

Approval of the Final Site Plan for Tenant Space at Twelve Oaks Mall JSP#13-14 is recommended. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. The project is not adjacent to any public or private roadway. It is presumed that the entire outdoor area will be required to be fenced. Please provide details on the proposed fencing.

There is no fence proposed. It is intended that the landscaping function as a barrier.

Street Tree Requirements (Sec. 2509.3.b.)

1. As the project is not adjacent to a public or private roadway, no street trees are required.

Parking Landscape (Sec. 2509.3.c.)

1. No parking renovations are planned. Existing landscape within the parking areas will be maintained.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. None of the existing parking lot perimeter trees will be disturbed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. The Applicant has provided landscape beds at the exterior of the outdoor eating area. This should serve as a buffer for the users and is likely far more impactful than simply planting directly at the building foundation. Staff believes that these beds and plantings meet the intent of the ordinance.
2. A total of 8' x the building foundation is required as total landscape area. Please provide the required calculations and report the total area provided on the plan.

**The calculations and total area have been added to the plan.
A waiver from area compliance is requested**

Plant List (LDM)

1. Please provide the required Plant list per the requirements of the Ordinance and Landscape Design Manual. Standard cost figures per the City of Novi must be used in calculating the total costs and should be shown on the plans.
2. Please verify that the quantity for the Vinca refers to flats of plants and include the quantity per flat or by sized gallon containers.
3. Please verify that the quantity for the Lavendula refers to sized gallon containers and verify the quantity.

The plan has been revised to reflect these items.

Planting Details and Notations (LDM)

1. The Planting Details and Notations generally meet the requirements of the Ordinance and Landscape Design Manual.
2. Please revise all references to the guying materials to accepting fabric ties only.

The guying materials have been revised to conform.

Irrigation (Sec. 2509 3.f.(b)(b))

1. An Irrigation Plan must be provided upon Stamping Set submittal. Please include a cost estimate.

There is currently no irrigation system in the existing planting beds.

General An irrigation system will be a deferred submittal if required.

1. Financial requirements for reviews and inspections will be calculated upon the submittal of the complete materials cost estimate by the Applicant.
2. Please provide additional details on the proposed site amenities, such as the signage, bench, lighting, etc. We will submit data on proposed signage and benches.
3. Please verify that the existing curb adjacent to the project will remain unaltered.

The existing curb will remain unaltered, except where disturbed by new foundation work.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Reviewed by: David R. Beschke, RLA



February 11, 2013

TO: Barbara McBeth, Deputy Director of Community Development

RE: Tenant Space (12 Oaks Mall, 27500 Novi Rd – space #E-121),
Preliminary Site Plan

SP#: JSP13-0014

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Terry K. Margolis

Andrew Mutch

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Clay J. Pearson

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Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

Project Description:

New Tenant Renovation of Space #E-121 (12 Oaks mall).

Comments:

The above plan was reviewed for a basic Preliminary Site Plan. A second review would be needed once a tenant is named.

[The tenant is The Cheesecake Factory.](#)

Existing fire sprinkler & fire alarms systems were not included in this review packet and would need to be submitted for final approval. This can be addressed in further reviews.

[Fire sprinkler and alarm system will be a deferred submittal.](#)

Recommendation:

The above plan has been reviewed and is recommended for approval at this time.

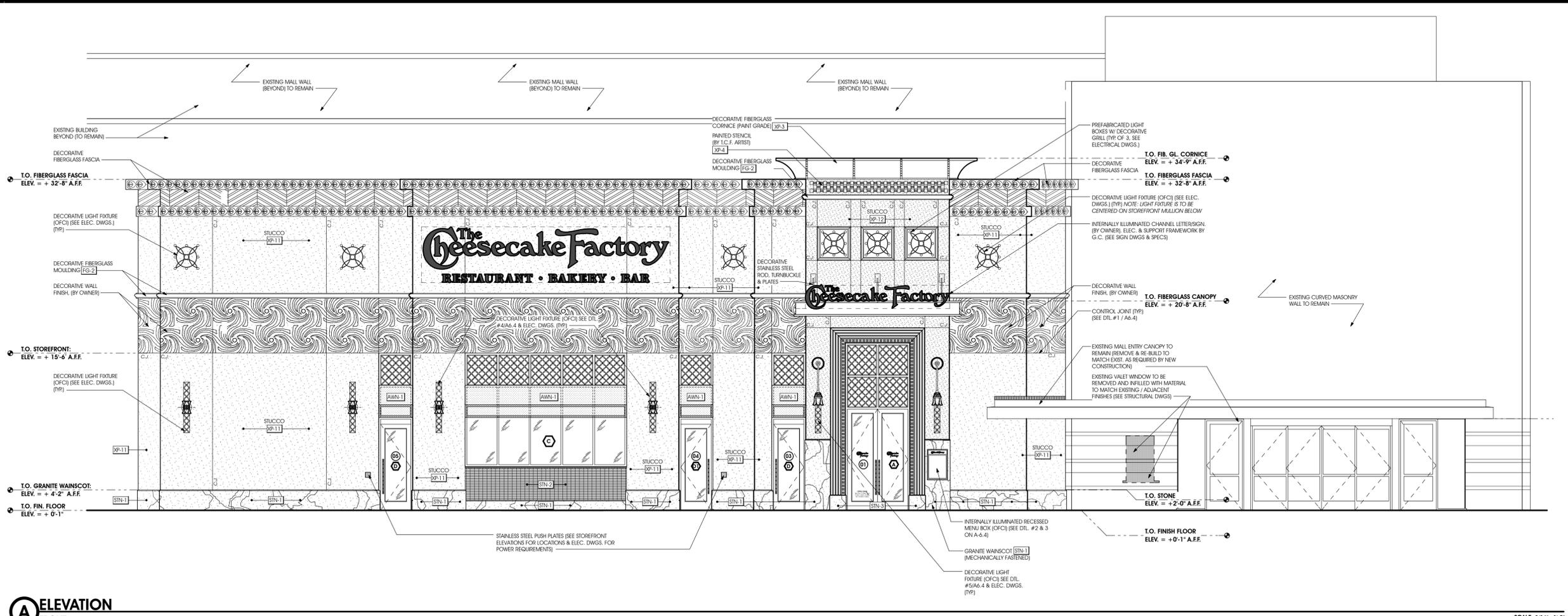
Sincerely,

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

cc: file

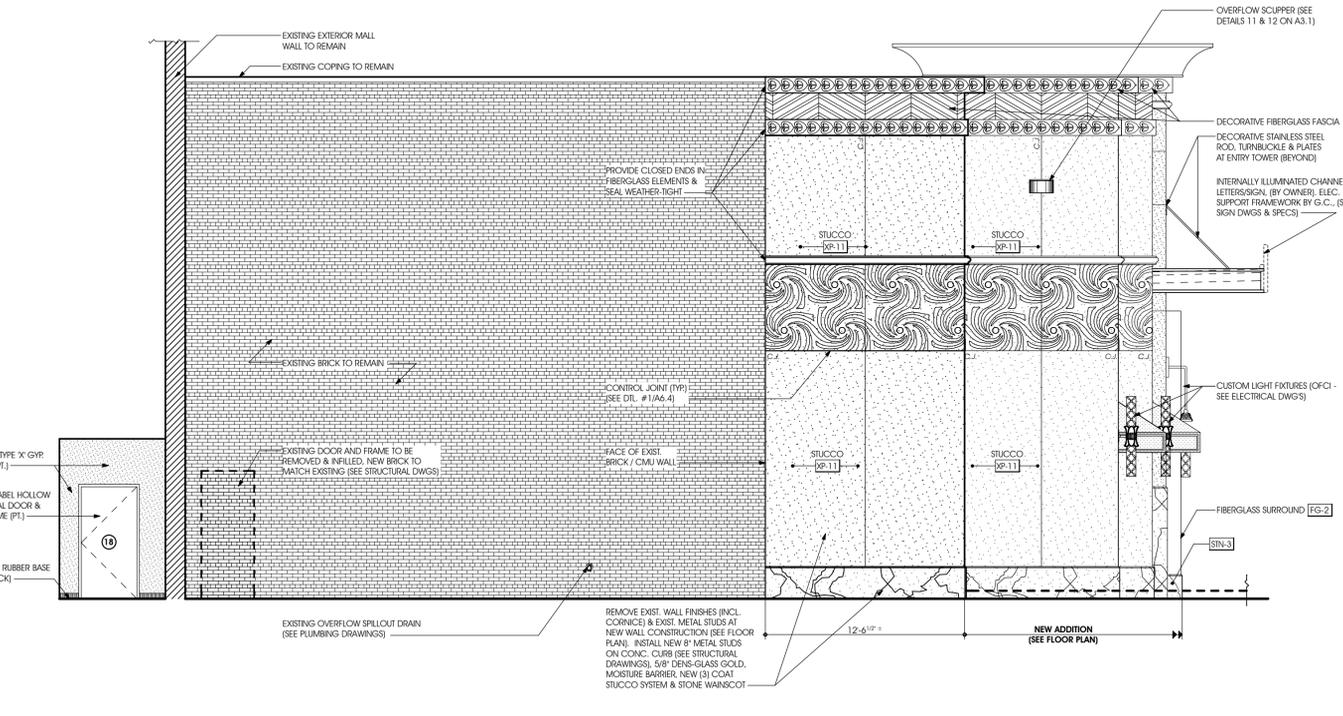
Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org



A ELEVATION
FRONT

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



B ELEVATION
SIDE

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

| EXTERIOR FINISH MATERIALS MATRIX | |
|--|--|
| * SEE SHEET ID 0.0 FOR EXTERIOR FAUX FINISH APPLICATION INSTRUCTIONS | |
| AWN-1 | AWNING FABRIC: GLEN RAVEN COLOR: BLACK FIBROS-0000 AWNING TRIM: GLEN RAVEN FIREST COLOR: SHERIDAN-0000 |
| FG-2 | CUSTOM HIGH WALL GOLD COLOR: PROVIDE A SAMPLE TO THE CHEESECAKE FACTORY DEVELOPMENT DEPARTMENT. |
| STN-1 | 1 1/4" BLACK GRANITE STONE VENEER, MECH. ATTACHED AT EXTERIOR WALL BASE. |
| STN-2 | WALL TILE: PORCELANOSA "MOSAIC ACHI BROWN", 12" x 12" MARBLE MOSAIC STRIPS: GICRETT MARBI, #004 HARVEST MOISSON - COSECHA, STRIPS SHALL BE ORIENTED LEFT TO RIGHT. ALL JOINTS SHALL BE GROUTED & STONE SHALL BE SEALED. |
| STN-3 | 3/4" POLISHED ABSOLUTE BLACK GRANITE APPLIED TO BASE OF FIBERGLASS ENTRY PEDIMENT. |
| XP-3 | EXTERIOR BUILDING CORNICE MANUFACTURER: ARTEX MFG. COLOR: NOVA COLOR #155 "GOLDEN BRONZE" |
| XP-4 | EXTERIOR STENCIL To be supplied by Cheesecake artist using the same formula as the interior red ceiling. |
| XP-11 | MAIN EXTERIOR FINISH: • 7/8" THICK 3-COAT PORTLAND CEMENT PLASTER (STUCCO) ORGANIC METAL LATH. • FINISH PRIMER ROLLED OR SPRAYED 100% OVER BEFORE COAT. • 1/1" COAT OF ANTIQUA COLOR P1385 TROWELED WITH CHROME TROWEL. • LET DRY 100%. • MIST BASECOAT WITH WATER. • TROWEL 2ND. COAT OF ANTIQUA COLOR P1385 LEAVING SMALL CARTRAGES. ADD ANTIQUA HIGHLIGHT COLOR V# 175 OVER 10% WHILE TOP COAT IS FRESH. • TROWEL SMOOTH (DO NOT BURN FINISH) • (SEE PAINT SPECIFICATION & ID DRAWINGS). |
| XP-12 | ACCENT EXTERIOR FINISH: • BROWN COAT - FLOAT BROWN COAT WITH A STEEL TROWEL TO PUSH THE SAND BACK IN & MAKE AS SMOOTH AS POSSIBLE. • A BASE & MESH COAT IS RECOMMENDED TO PREVENT CRACKING DRYW. STO OR PAREX CAN BE USED. • ROLL OR SPRAY FINISH PRIMER TINTED V# 3034 OVER THE BASE COAT. FINISH PRIMER CAN BE DILUTED 15% WITH WATER. IF YOU ARE SPRAYING THE PRIMER USE A 6-3/1" TP" FINISH PRIMER HAS A MARBLE AGGREGATE & A LARGER TP" IS NEEDED TO PREVENT CLOGGING THE SPRAYER. MAKE SURE TO COVER 100% OF THE WALL. • TROWEL ON TIGHT COAT OF SOLUTION PLASTER 2-COAT V# 3034 WITH A CHROME PLATED TROWEL LET DRY. • TROWEL ON A SECOND TIGHT COAT ADDING A HALF COAT WHERE NEEDED (LOOK FOR ANY AREAS HAT LOCK USE THE PRIMER IS SHOWING THRU). • FINISH THE SECOND COAT WITH A CLEAN CHROME TROWEL WHILE THE TOPCOAT IS FRESH TO BRING OUT HIGH POLISH SHEEN. |

| MATERIAL BREAKDOWN | | | | | | |
|---------------------|-----------------------|---------------|-------------|---------------|----------------|-----------------|
| ELEVATION | SF OF FINISH MATERIAL | | | | | |
| | STUCCO | STONE | STOREFRONTS | FIBERGLASS | BRICK | SIGNAGE |
| FRONT ELEVATION | 1,885 | 268.75 | 443 | 492 | 0 | 169.25 |
| SIDE ELEVATION | 284.75 | 21.5 | 0 | 45.25 | 1,584.5 | 0 |
| BAR SIDE ELEVATIONS | 115 | 8.5 | 0 | 18 | 0 | 0 |
| TOWER SIDE ELEV'S | 70 | 15.5 | 0 | 130.5 | 0 | 0 |
| BACK OF TOWER | 14.25 | 0 | 0 | 36.5 | 0 | 0 |
| TOTAL SF | 2369 | 314.25 | 443 | 722.25 | 1,584.5 | 5,433 SF |
| % OF TOTAL | 43.6% | 6% | 8% | 13.3% | 29.1% | 100% |

ALL REPORTS, PLANS, SPECIFICATIONS, FIELD DATA & NOTES AND OTHER INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF TMM ARCHITECTURE, DESIGN & PLANNING, P.C. AS PREPARED BY TMM ARCHITECTURE, DESIGN & PLANNING, P.C. AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF TMM ARCHITECTURE, DESIGN & PLANNING, P.C. TMM ARCHITECTURE, DESIGN & PLANNING, P.C. 448 S. DEARBORN AVENUE, SUITE 200, CHICAGO, IL 60605-4001
773.883.3818 FAX 773.883.3819 WWW.TMMARCHITECT.COM

T W E L V E O A K S M A L L I
27862 NOVI ROAD • NOVI, MI 48377

REMARKS

ISSUED FOR PLANNING & ZONING

01 FEB 13

04 MAR 13

ISSUED FOR FACADE WAIVER

DATE

ISSUE

1

2

EXTERIOR ELEVATIONS

DRAWN BY: nw / pdd

SCALE: AS NOTED

DATE: 29 JAN 2013

JOB NUMBER: 1863

SHEET NUMBER:

A2.0