



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals **ZONING BOARD APPEALS DATE:** December 13, 2016

REGARDING: 48600 Grand River Ave., PARCEL # 50-22-17-126-012
BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

THE GODDARD SCHOOL OF NOVI

Variance Type

DIMENSIONAL AND SIGN VARIANCE

Property Characteristics

Zoning District: B-3 (GENERAL BUSINESS)
Location: NORTH OF GRAND RIVER AVE. AND EAST OF WIXOM ROAD
Parcel #: 50-22-17-126-012

Request

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinances; The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 4.12.2.9 to allow a 113.04 square feet of recreation space/child, Section 5.4.2 to omit separate loading space, 4.19.2F to allow dumpster in side/front yard (do not have a rear yard), 4.19 to allow accessory play structures in side and front yard, 28-5.1.d.1 to allow two ground signs and one wall sign one sign permitted. This property is zoned B-3 (General Business).

II. STAFF COMMENTS:

Proposed Changes

The applicant is requesting variances from the CITY OF NOVI Code of Ordinance; Sections 4.12.2.9 to allow a 113.04 square feet of recreation space/child, Section 5.4.2 to omit separate loading space, 4.19.2F to allow dumpster in side/front yard (no rear yard), 4.19 to allow accessory play structures in side and front yard, 28-5.1d.1 to allow two ground signs one allowed and one wall sign one sign permitted. This property is zoned B-3 (General Business).

III. RECOMMENDATION:

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

1. I move that we ***grant*** the variance in Case No. **PZ16-0055**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____
_____.
- (b) The property is unique because _____
_____.
- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief if consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ16-0055**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

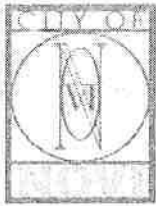
- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Zoning Board Of Appeals
The Goddard School of Novi
Case # PZ16-0055

December 13, 2016
Page 3 of 3

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

OCT 04 2016

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$300.00

Meeting Date: 11-15-16

ZBA Case #: PZ 16-0055

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION The Goddard School of Novi			
ADDRESS 48600 Grand River Avenue		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-17 - 126 - 012		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Grand River between Wixom Road and Back Road			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS DoeMI@gsi-ano.com	CELL PHONE NO. N/A
NAME Derick Doe		TELEPHONE NO. (614) 636-3363	
ORGANIZATION/COMPANY The Goddard School of Novi		FAX NO. N/A	
ADDRESS 9255 Red Maple Court	CITY Plymouth	STATE MI	ZIP CODE 48170
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS N/A	CELL PHONE NO. N/A
NAME Frank Pellerito		TELEPHONE NO. N/A	
ORGANIZATION/COMPANY Lakeside Oakland Development, LLC		FAX NO. N/A	
ADDRESS 30295 Embassy Drive	CITY Beverly Hills	STATE MI	ZIP CODE 48025
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>B-3</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.12.2.9</u>	Variance requested	<u>Allow 113.04 sf of Outdoor Recreation space/child</u>	
2. Section <u>5.4.2</u>	Variance requested	<u>Omit separate loading space</u>	
3. Section <u>4.19.2F</u>	Variance requested	<u>Allow dumpster in side/front yard (do not have rear yard)</u>	
4. Section <u>4.19</u>	Variance requested	<u>Allow (2) accessory structures in side & front yard (play structures)</u>	
IV. FEES AND DRAWINGS			
5. Sign Section 28-5.1.d.1 Variance requested: Allow (2) ground signs.			
6. Sign Section 28-5.1.d.1 Variance requested: Allow (1) wall sign.			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250			
<input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400			
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines	
• Site/Plot Plan		• Location of existing & proposed signs, if applicable	
• Existing or proposed buildings or addition on the property		• Floor plans & elevations	
• Number & location of all on-site parking, if applicable		• Any other information relevant to the Variance application	



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER Dimensional for Outdoor Recreation

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

[Handwritten Signature]
Applicant Signature

Sept 27, 2016
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

See attached document for Owner signature

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

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

Standard #1. Circumstances or Physical Conditions.

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

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

Outdoor Recreation Variance - Due to the existing grading of the site, we have located the detention basin in the most practical location on the site to avoid more grading and retaining walls. The site could hold more Outdoor Recreation space if the existing grading were less of an impact on the layout.

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Outdoor Recreation Variance - Goddard's standards for playground safety and size along with site constraints have limited the Outdoor Recreation area to keep the children safely away from the detention basin and parking lot areas.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Outdoor Recreation Variance - Strict compliance with the Ordinance prevents the school from using the site as the Goddard standards do not allow a vast open space for the children to play due to safety concerns and site slopes. If the Outdoor Recreation space met the Ordinance size requirement, the school would be required to provide a secondary fence to create a smaller portion of play area within the fenced in Outdoor Recreation area to conform to the Goddard school standards.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Outdoor Recreation Variance - Goddard requires that the play areas are on flat ground and in a safe condition. We have worked with Goddard to provide the maximum acceptable Outdoor Recreation area based on their standards for safety in the areas where we have flat ground available on the site. The State (LARA) requirements for Outdoor Recreation area are 1,200 SF. We are providing 16,956 SF total of Outdoor Recreation space.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Outdoor Recreation Variance - Reducing the Outdoor Recreation space does not adversely affect the neighbors. The children will be limited to a smaller space on the site and this may be an advantage to the neighbors. The children's play area will not be a hazard to the neighbors' sites. The amount of children allowed outside at one time is limited to not more than (2) classrooms at one time, one classroom for each play area. Attached is the Goddard Playground Safety Policy for reference.

Playground Safety Policy

Last modified: 7/5/2016 4:37 PM

Policy Updated: July 2016

- The playground position charts and playground schedules must be placed beside each door leading to the playground.
- Playground schedules should reflect time for each class to be outside in the morning and afternoon; each class should have their own playground time. This practice allows proper supervision while minimizing potential injuries.
- The playground position chart illustrates equipment placement and where teachers should position themselves by the equipment.
- The orientation process for faculty members must include training on playground positions, interactions with the children and supervision techniques.
- A faculty member must be within arm's length of the climbing equipment anytime the children are playing on the equipment.
- Faculty members should not socialize with their co-workers during this time. They should engage the children and extend their learning outdoors.
- The teachers must supervise the children by sight and sound at all times.
- The director must monitor what the faculty does and how well the faculty members supervise the children every day.
- The director must review the playground schedule every month to ensure that every age group is using the playground property.
- Prior to the children going outside each morning, the School's management team must inspect the outdoor play spaces every day using Goddard Systems, Inc.'s playground checklists and report.
- Safety hazards must be removed immediately before the children may go outside.
- Playground gate alarms must be operational; if alarms are not working the playground areas cannot be used until the alarms are operational.

Supporting Documents

Type	Name	Modified
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and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
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Policy Updated: July 2016

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- Faculty members should not socialize with their co-workers during this time. They should engage the children and extend their learning outdoors.
- The teachers must supervise the children by sight and sound at all times.
- The director must monitor what the faculty does and how well the faculty members supervise the children every day.
- The director must review the playground schedule every month to ensure that every age group is using the playground property.
- Prior to the children going outside each morning, the School's management team must inspect the outdoor play spaces every day using Goddard Systems, Inc.'s playground checklists and report.
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Supporting Documents

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Supporting Videos

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**REVIEW STANDARDS
SIGN VARIANCE**

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Standard #1. Extraordinary Circumstances or Conditions.

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

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

Not Applicable Applicable If applicable, describe below:

Ground Sign Variance-
The site has frontage on (2) roads, Grand River Ave. and 12 Mile Rd. We would like to have a ground sign at both driveway entrances.

and/or

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

Not Applicable Applicable If applicable, describe below:

and/or

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

Not Applicable Applicable If applicable, describe below:

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

Not Applicable Applicable If applicable, describe below:

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

Not Applicable Applicable If applicable, describe below:

Standard #2. Limit Use of Property.

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

Outdoor Recreation Variance - Goddard requires that the play areas are on flat ground and in a safe condition. We have worked with Goddard to provide the maximum acceptable Outdoor Recreation area based on their standards for safety in the areas where we have flat ground available on the site. The State (LARA) requirements for Outdoor Recreation area are 1,200 SF. We are providing 16,956 SF total of Outdoor Recreation space.

Standard #3. Adverse Impact on Surrounding Area.

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

Outdoor Recreation Variance - Reducing the Outdoor Recreation space does not adversely affect the neighbors. The children will be limited to a smaller space on the site and this may be an advantage to the neighbors. The children's play area will not be a hazard to the neighbors' sites. The amount of children allowed outside at one time is limited to not more than (2) classrooms at one time, one classroom for each play area. Attached is the Goddard Playground Safety Policy for reference.



Community Development Department

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

**REVIEW STANDARDS
SIGN VARIANCE**

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

Standard #1. Extraordinary Circumstances or Conditions.

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

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

Not Applicable Applicable If applicable, describe below:

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Not Applicable Applicable If applicable, describe below:

and/or

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Not Applicable Applicable

If applicable, describe below:

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Not Applicable Applicable

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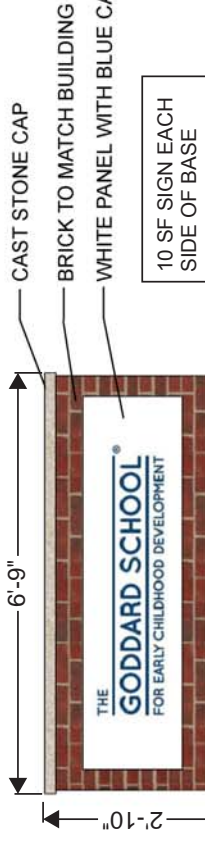


CAST STONE WITH BLUE CARVED LETTERS, LOGO AND REGISTERED TRADEMARK SYMBOLS

100 SF SIGN PER CITY OF NOVI CALCULATIONS

02 CAST STONE WALL SIGN - COLORED ELEVATION

4" HIGH WHITE ALUMINUM PIN ADDRESS



01 BRICK GROUND SIGNS - COLORED ELEVATION



33 SF SIGN EACH SIDE OF BASE

ZNA APPLICATION	000000
DATE ISSUED	
DRAWN BY	
CHECKED BY	

HOBBS + BLACK
 ARCHITECTS
 100 N. Sibley St.
 Ann Arbor, MI 48104
 734.465.4128
 www.hobbs-black.com

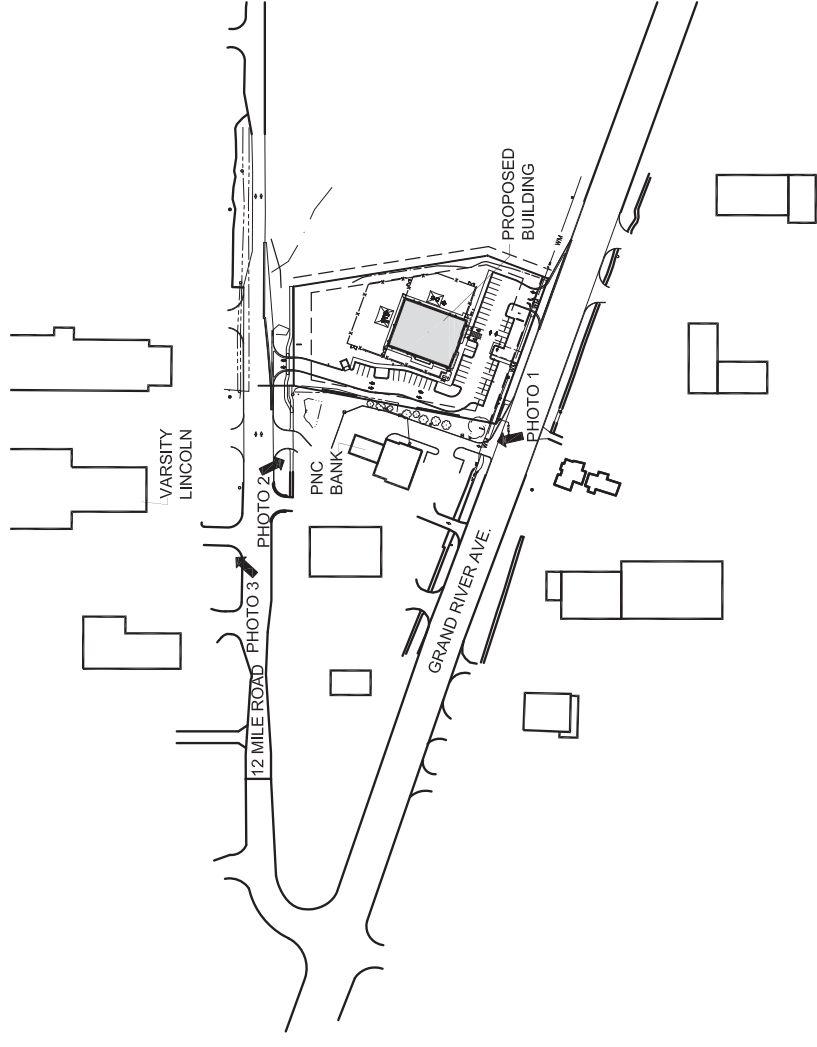
THE GODARD SCHOOL
 FOR BANK & MILKWOOD DEVELOPMENT
 48600 GRAND RIVER AVE
 NOV, MI 48374



PROJECT	
CONSULTANT	

**SITE &
 CONTEXT
 SIGNAGE**

SHEET TITLE	
PROJECT NUMBER	16-712
SHEET NUMBER	A1.0A



01 CONTEXT SITE PLAN
 SCALE: 1" = 1000'

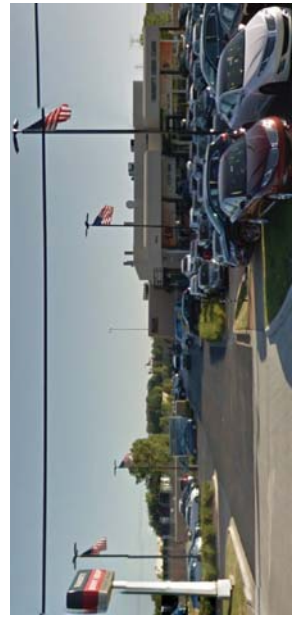


PHOTO 3 - VARSITY LINCOLN - 12 MILE ROAD VIEW
 (1) GROUND SIGN + (2) WALL SIGNS

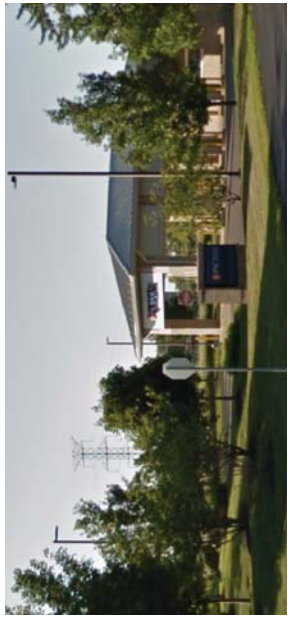


PHOTO 2 - PNC BANK - 12 MILE ROAD VIEW
 (1) GROUND SIGN + (1) WALL SIGN



PHOTO 1 - PNC BANK - GRAND RIVER AVE. VIEW
 (1) GROUND SIGN + (1) WALL SIGN

ARCHITECTS

7700 W. NORTH AVE.
SUITE 1000
MILWAUKEE, WI 53227
PHONE: 414.425.2200
FAX: 414.425.2201
WWW.HOBBS+BLACK.COM

DATE ISSUED

PRELIMINARY

DATE ISSUED

DRAWN BY

CHECKED BY

HOBBS + BLACK ARCHITECTS

100 N. SHARPS ST.
A199
MILWAUKEE, WI 53211
PH: 414.425.4189
WWW.HOBBS+BLACK.COM

THE GODARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT
4800 GRAND RIVER AVE.
NORTON, WI 53146



PROJECT

CONSULTANT

FLOOR PLANS

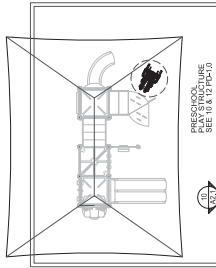
16-712

PROJECT NUMBER

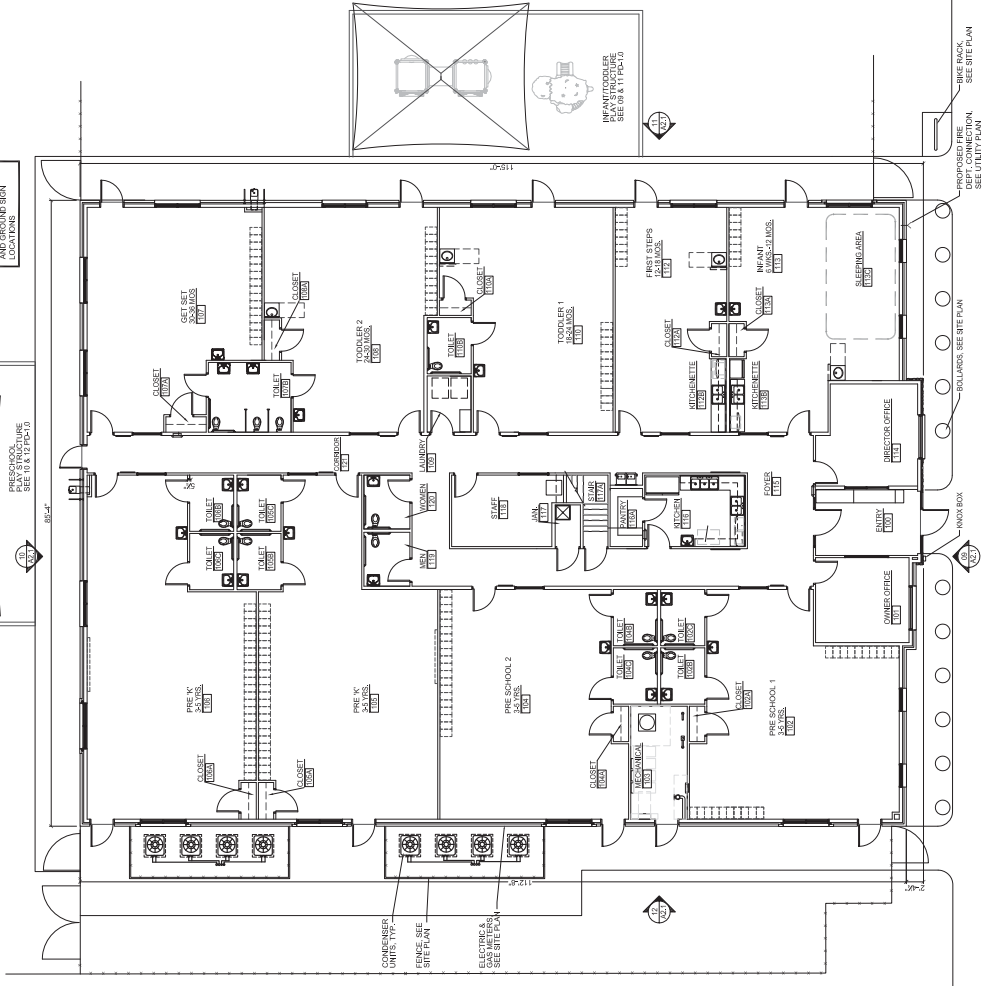
A1.1

SHEET NUMBER

NOTE: SEE SITE PLAN FOR FIRE ALARMS AND FIRE ALARM PANEL LOCATIONS

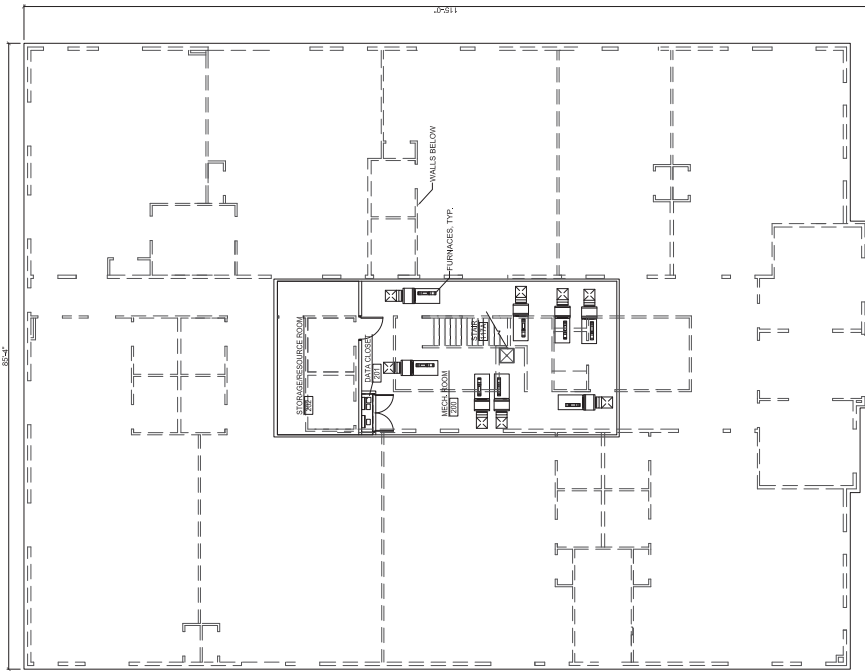


PRE-SCHOOL USE SEE 0 & 12 PP-10



USEABLE AREA: 59922 S.F.
CIRCUMFERENCIAL PERIMETER:

01 FLOOR PLAN
SCALE: 1/8" = 1'-0"



02 ATTIC PLAN
SCALE: 1/8" = 1'-0"

20A APPLICATION NO.	200000
20B PROJECT LOCATION	200000
20C PROJECT ADDRESS	200000
20D PROJECT CITY, STATE, ZIP	200000
20E PROJECT SHEET NO.	200000
20F PROJECT SHEET TOTAL	200000
20G PROJECT SHEET NAME	200000
20H PROJECT SHEET DATE	200000

HOBBBS + BLACK ARCHITECTS
 100 N. State St.
 Ann Arbor, MI 48104
 734.453.4189
 www.hobbs-black.com

PROJECT: THE GODDARD SCHOOL FOR MIDDLE CHILDHOOD DEVELOPMENT
 48600 GRAND RIVER AVE
 NOVI, MI 48274

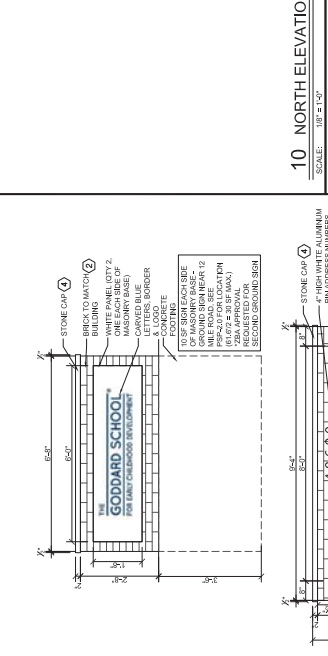
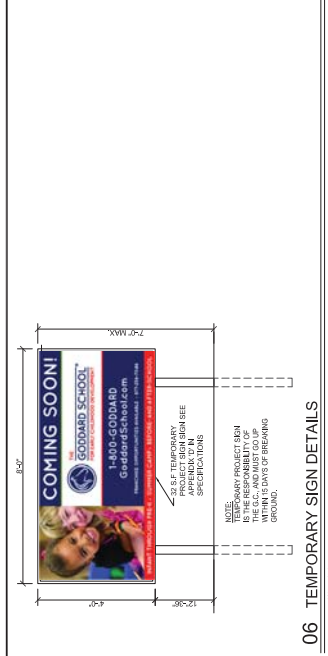
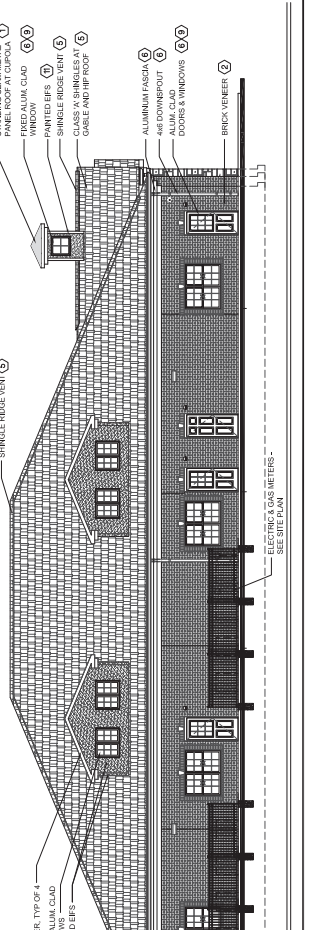
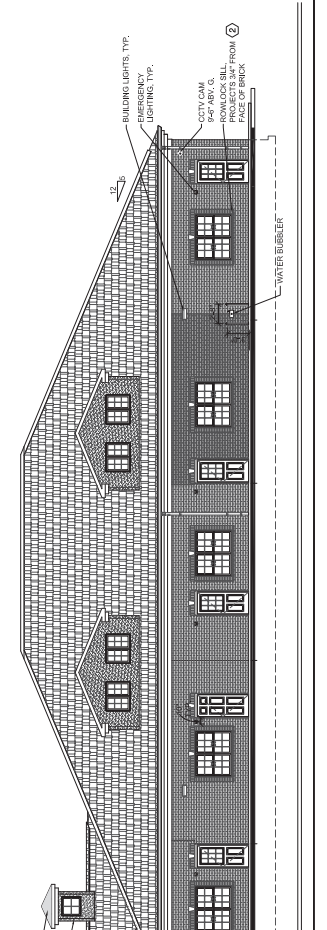
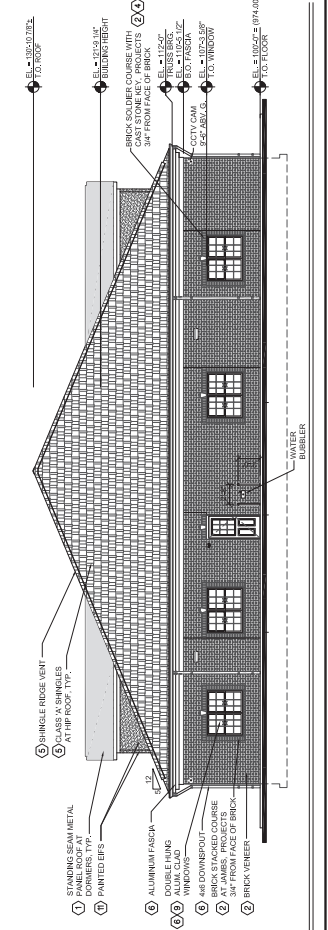
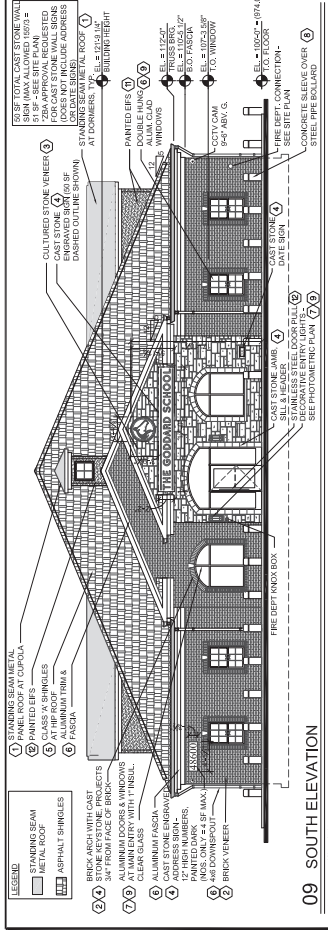
CONSULTANT: THE GODDARD SCHOOL

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NUMBER: 16-712

PROJECT NUMBER: A2.1

SHEET NUMBER: 16-712



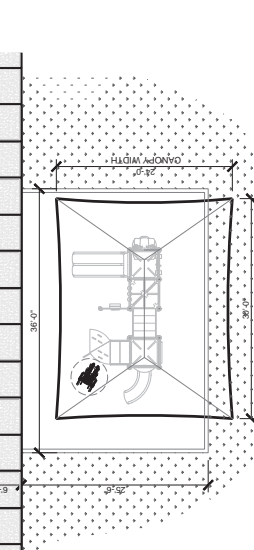
SIDE	FAÇADE CALCULATIONS						TOTALS
	BRICK MAZURKAY	STONE	CAST STONE	EIFS	CONCRETE SIGNATURE	METAL ROOF	
NORTH	74.9 SF (37%)	5.9 SF (3%)	2.9 SF (1%)	105.5 SF (52%)	415.5 SF (20%)	135.5 SF (66%)	1165.5 SF (100%)
EAST	898.5 SF (48%)	28.5 SF (1%)	5.5 SF (0.2%)	16.5 SF (0.8%)	1298.5 SF (67%)	2979.5 SF (100%)	2979.5 SF (100%)
SOUTH	548.5 SF (29%)	189.5 SF (10%)	81.5 SF (4.3%)	83.5 SF (4.4%)	204.5 SF (11.1%)	907.5 SF (31.8%)	1824.5 SF (100%)
WEST	342.5 SF (18%)	72.5 SF (4%)	3.5 SF (0.2%)	18.5 SF (1%)	1298.5 SF (67%)	2693.5 SF (100%)	2693.5 SF (100%)

* REQUESTING VARIANCE FOR ASPHALT SHINGLE COVERAGE (SECTION 9 NUMBER)

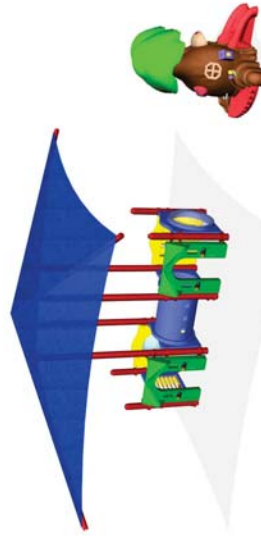
**DEVELOPER / GENERAL CONTRACTORS
PLAYGROUND RESPONSIBILITIES**

1. PLAYGROUND STRUCTURE AND SHADE STRUCTURE APPROVALS OR PERMITS IF REQUIRED, APPROVALS AND PERMITTING MAY BE REQUIRED FOR COLOR SCHEME, HEIGHT, MANUFACTURER DESIGN METHOD, ETC.
2. UTILITIES CANNOT BE LOCATED UNDER OR OVER PLAYGROUND BOXES.
3. ELECTRIC AND WATER ARE NEEDED ON SITE FOR THE PLAYGROUND INSTALLER USE. IF NOT, OTHER WORK ARRANGEMENTS SHALL BE MADE.
4. CONCRETE FOUNDATIONS SHALL BE SUBMITTED TO THE CITY AND COUNTY. AT GRADE INSTALLATIONS, SOILS SHOULD NOT CONTAIN DRUGS AND COMPACTED TO 90% IN ACCEPTED INCREMENTS CONTAINING SUITABLE SOIL.
5. PROVIDE GROUND SYSTEM NO. 3 PROJECT MANAGER WITH A TIMELINE FOR INSTALLATION OF PLAYGROUND. PROVIDE ALL MATERIALS TO BE INSTALLED PRIOR TO PLAYGROUND INSTALLATION. EOD, FENCE AND PARKING LOT TOP COAT.
6. LOCATE PLAYGROUND BOXES PER SITE PLAN, EXCAVATED 7" DEEP. PLAYGROUND BOXES TO BE INSTALLED IN ACCORDANCE WITH THE CITY AND COUNTY SPECIFICATIONS.
7. SOILS MUST BE COMPACTED TO AT LEAST 90% AND SHOULD NOT CONTAIN MATERIALS SUCH AS LARGE ROCKS, STUMP, WOOD, CONCRETE SPILLS, ETC. INSTALLATION INSTALLERS NEED TO DRILL ACCURATE HOLES FOR PLAYGROUND POLE INSTALLATION.
8. INSTALL DRAINAGE SYSTEM TO EXCAVATED PLAYGROUND BOXES PER SITE PLAN. (BTU, 130C.11)
9. ENSURE ADEQUATE AREA FOR PLAYGROUND INSTALLERS. STAGING AREA NEEDED TO UNLOAD AND STORE MATERIALS. STAGING AREA SHOULD BE 1000 SQ. FT. MINIMUM. TONS OF CRUSHED STONE PARKING AREA NEEDED FOR TWO TRUCKS AND ONE 30' TRAILER OF SIGNAVING EQUIPMENT.
10. PROVIDE SIGNAVING. SIGNAVING AIR SHOULD NOT HAVE TOP COAT APPLIED AND FENCING SHOULD NOT BE INSTALLED UNTIL PLAYGROUND IS COMPLETE. FENCING IS INSTALLED LEAVE OUT NECESSARY SECTIONS TO PROVIDE ACCESS TO PLAYGROUND.
11. ONCE COMPLETED CRUSH STONE BASE, GRASSER, AND EQUIPMENT ARE IN PLACE, THEY SHOULD NOT BE DRIVEN OR WALKED ON AND SHOULD NOT BE USED FOR STORAGE AREA. FIVE DAYS DEPENDING ON SITE CONDITIONS, WEATHER, INSTALLER CREW SIZE, ETC.
12. PLAYGROUND INSTALLATION DESCRIBED ABOVE SHOULD TAKE APPROXIMATELY ONE TO TWO WEEKS TO COMPLETE. SIGNAVING SHOULD BE COMPLETED PRIOR TO PLAYGROUND INSTALLATION.
13. INSTALLATION OF POUR-IN-PLACE SURFACING USUALLY TAKES PLACE ONE TO TWO DAYS AFTER PLAYGROUND IS INSTALLED, DEPENDING MAINLY ON WEATHER CONDITIONS.
14. GENERALLY ONLY THREE OR FOUR PARKING SPACES ARE NEEDED FOR SURFACING INSTALLERS. (ONE OR TWO VEHICLES AND A WALKER STAGING AREA).
15. TYPICALLY TWO MEN MIX THE SURFACING PRODUCT IN THE PARKING LOT AND TROWEL IT BEFORE. NO SPECIAL ALLOWANCES ARE NECESSARY. FENCING CAN BE INSTALLED AND FINISH LANDSCAPING CAN BE COMPLETED.
16. THIS IS USUALLY A TWO DAY INSTALLATION. DEPENDING MAINLY ON WEATHER CONDITIONS. IMPACT COURSE APPLIED ON DAY ONE, AND TOPCOAT (COLOR) APPLIED ON DAY TWO.
17. ONCE THE TOPCOAT APPLICATION IS COMPLETE, THE BINDING AGENTS WILL TAKE A FEW DAYS TO CURE. THIS MEANS THAT THE PLAYGROUND SHOULD BE CLOSED TO ALL WALKING SURFACING ON THE DAY OF INSTALLATION, INCLUDING AN OBTAIN TO ASSURANCE ON THE TOPCOAT SURFACE.
18. FINISH GRADING AND LANDSCAPING MUST BE THE SAME ELEVATION AT THE PLAYGROUND BORDERS.
19. ENSURE THAT THE SITE IS SECURE AND THAT OTHER CONTRACTORS WILL NOT BE ALLOWED TO ENTER THE PLAYGROUND AREA UNTIL THE PLAYGROUND IS COMPLETED.

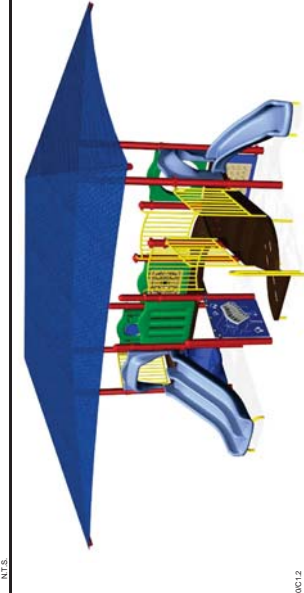
09 INFANT/TODDLER PLAY STRUCTURE
SCALE: 1/8" = 1'-0"



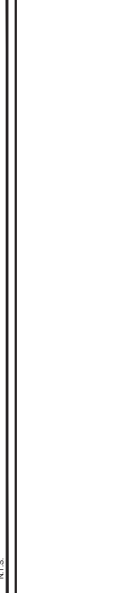
10 PRESCHOOL PLAY STRUCTURE
SCALE: 1/8" = 1'-0"



11 TODDLER PLAYGROUND RENDERING
SCALE: N.T.S.



12 PRESCHOOL PLAYGROUND RENDERING
SCALE: N.T.S.



18. FINISH GRADING AND LANDSCAPING MUST BE THE SAME ELEVATION AT THE PLAYGROUND BORDERS.
19. ENSURE THAT THE SITE IS SECURE AND THAT OTHER CONTRACTORS WILL NOT BE ALLOWED TO ENTER THE PLAYGROUND AREA UNTIL THE PLAYGROUND IS COMPLETED.

04 POUR-IN-PLACE PLAY SURFACING
SCALE: 1/16" = 1'-0"



REVISED		REVISIONS	
NO.	DATE	BY	DESCRIPTION
1	10/1/11	MS/ST	ADDED REMOVAL OF OFF-LITE DRUMS
2	10/1/11	MS/ST	ADDED REMOVAL OF SECTION FROM ROCK COMMENT
3	10/1/11	MS/ST	ADDED REMOVAL OF SECTION FROM ROCK COMMENT
4	10/1/11	MS/ST	ADDED REMOVAL OF SECTION FROM ROCK COMMENT
5	10/1/11	MS/ST	ADDED REMOVAL OF SECTION FROM ROCK COMMENT



CAUTION:
THIS DOCUMENT IS THE PROPERTY OF DERICK & BOBBIE DOE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DERICK & BOBBIE DOE.

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DERICK & BOBBIE DOE
9255 RED MAPLE CT
PLAINMOUTH, MA 01970
PROJECT NO. 2016-011
DRAWING NUMBER: N/A
SCALE: N/A
GSI-1.0

PROJECT INFORMATION		DRAWING INFORMATION	
CLIENT	THE GORDARD SCHOOL - NOV	DESIGNER	DERICK & BOBBIE DOE
PROJECT NO.	2016-011	DRAWING NO.	GSI-1.0
SCALE	N/A	DATE	10/1/11