



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:** May 10, 2016

REGARDING: Maly Dental (PZ16-0013), Parcel 50-22-26-101-021
BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
Giffels Webster

Variance Type
Dimensional Variances

Property Characteristics
Zoning District: OS-1 (Office Service-1)
Parcel #: 50-22-26-101-021

Request
The applicant is requesting variances from the City of Novi Zoning Ordinance Sections 419.2.F and 5.4.1 to allow location of a dumpster enclosure and loading area in the side yard of a parcel proposed for development. The parcel is zoned OS-1.

II. STAFF COMMENTS:

Proposed Changes
The applicant is requesting approval to construct a dumpster enclosure and loading area in the side yard of the parcel proposed for development. The variance requests are required as a part of the Site Plan approval process.

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. **PZ16-0013**, 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 is 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. **PZ16-0013**, 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_____.

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

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

MAR 24 2016

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: 300⁰⁰
 Meeting Date: May 10, 2016
 ZBA Case #: PZ 16-0013

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION R. Peter Maly D.D.S.			
ADDRESS TBD		LOT/SIUTE/SPACE # N/A	
SIDWELL # 50-22- 26 - 101 - 021		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Novi Road and 10 Mile 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 vadams@giffelswebster.com	CELL PHONE NO. N/A
NAME Vionna Adams, P.E.		TELEPHONE NO. 313-962-4442	
ORGANIZATION/COMPANY Giffels Webster		FAX NO. 313-962-5068	
ADDRESS 28 W. Adams Street	CITY Detroit	STATE MI	ZIP CODE 48226
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 rpetermaly@aol.com	CELL PHONE NO. N/A
NAME R. Peter Maly, D.D.S		TELEPHONE NO. 248-347-3700	
ORGANIZATION/COMPANY Maly 10 Mile Properties, LLC/Peter Maly		FAX NO. N/A	
ADDRESS 24520 Meadowbrook, Suite 100	CITY NOVI	STATE MI	ZIP CODE 48375
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>OS-1</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.19.2.F</u>	Variance requested	<u>Locate dumpster in side yard due to limited space in rear yard</u>	
2. Section <u>5.4.1</u>	Variance requested	<u>Locate loading area in side yard due to limited space in rear yard</u>	
3. Section _____	Variance requested _____	_____	
4. Section _____	Variance requested _____	_____	
IV. FEES AND DRAWINGS			
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			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 		<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 	



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. SIGN CASES (ONLY)

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

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Wendy Adams
Applicant Signature

3-23-2010
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.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department
45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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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:

The proposed layout maximizes the space available on the lot while adhering to given the minimum detention requirements. With the detention pond spanning roughly half of the lot, there is not sufficient space available at the rear of the building to locate the dumpster and loading area there, as required. *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:

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).

While meeting the City's requirements, the layout options for the development are somewhat limited. Relocating the detention pond, building and/or parking lot would result in another City standard violation regarding either parking, setback or detention pond requirements. We consider the variances we are requesting to be the simplest solution while maintaining the City's best interest.

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.

To meet the required detention standards while also locating the dumpster and loading area in the rear yard, the footprint of the building would need to be reduced. The footprint of the building was designed with the end-user of a dentist office in mind. Reducing the footprint would result in uncomfortably small working conditions, or the loss of necessary rooms for the running of a successful dentistry business.

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.

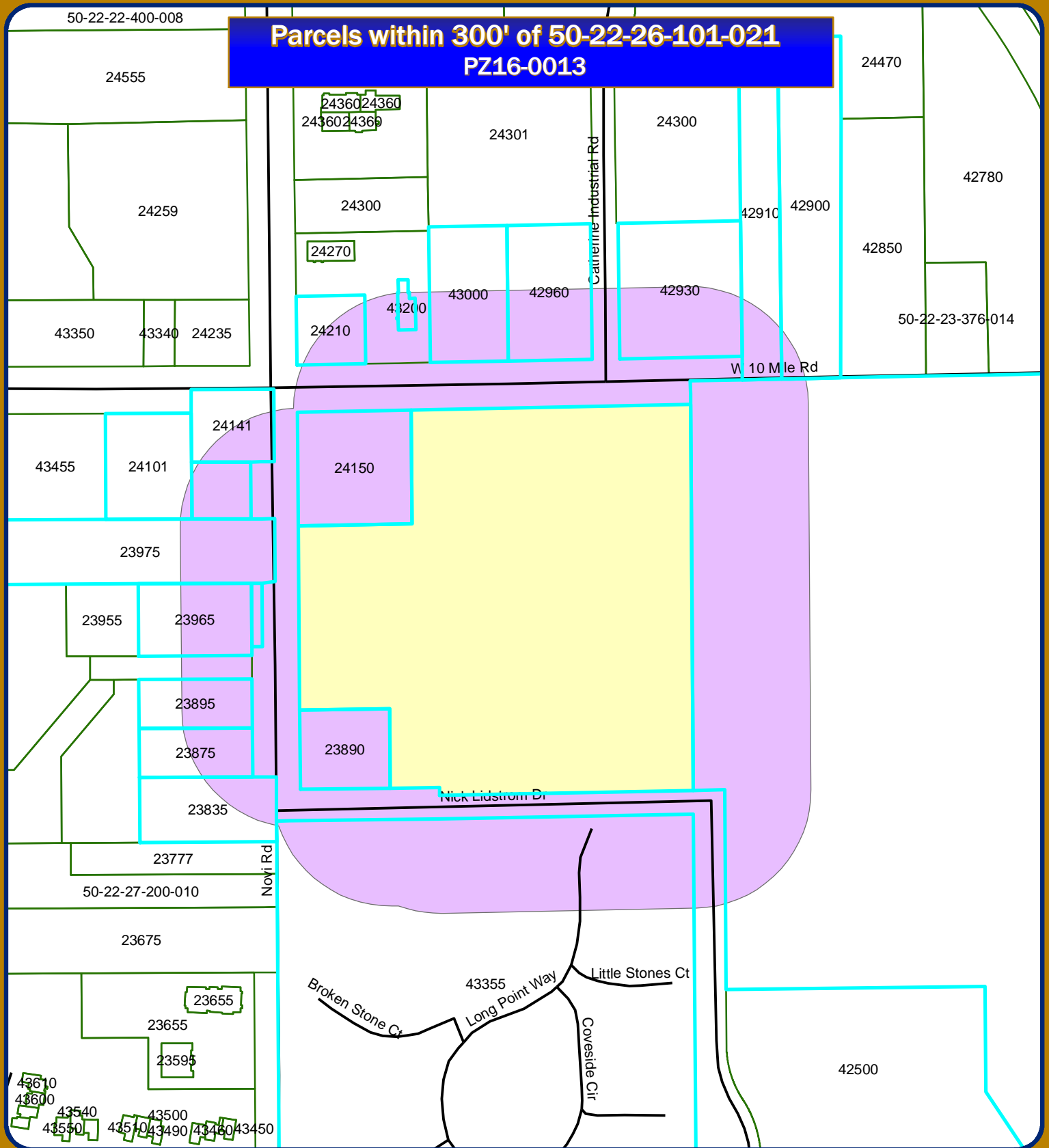
The dumpster and loading areas are located at the far end of the parking lot, as far away from the road as possible. The dumpster is abutted with a landscape island which will reduce its visibility even more. Relocating the detention pond, building and/or parking lot would result in another City standard violation regarding either parking, setback or detention pond requirements. We consider the variances we are requesting to be the best option for maintaining the adjacent property owners and the City's best interest.

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.

We have located the dumpster and loading areas as far from the road as possible given the proposed layout. The landscape island adjacent to the dumpster area and the existing wall between the prospective site and the existing Walgreens will render the dumpster and loading areas virtually un-noticeable to adjacent property owners.

Parcels within 300' of 50-22-26-101-021 PZ16-0013



Map Author: Jon Gartha
 Date: April 12, 2016
 Project: Address List for 22-26-101-021
 Version #: 1.0

Amended By:
 Date:
 Department:

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.

Map Legend

- 300' Buffer
- Subject Property
- Tax Parcel

Municipality

- Novi
- Novi Twp.



City of Novi

IT Department
 GIS Division
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

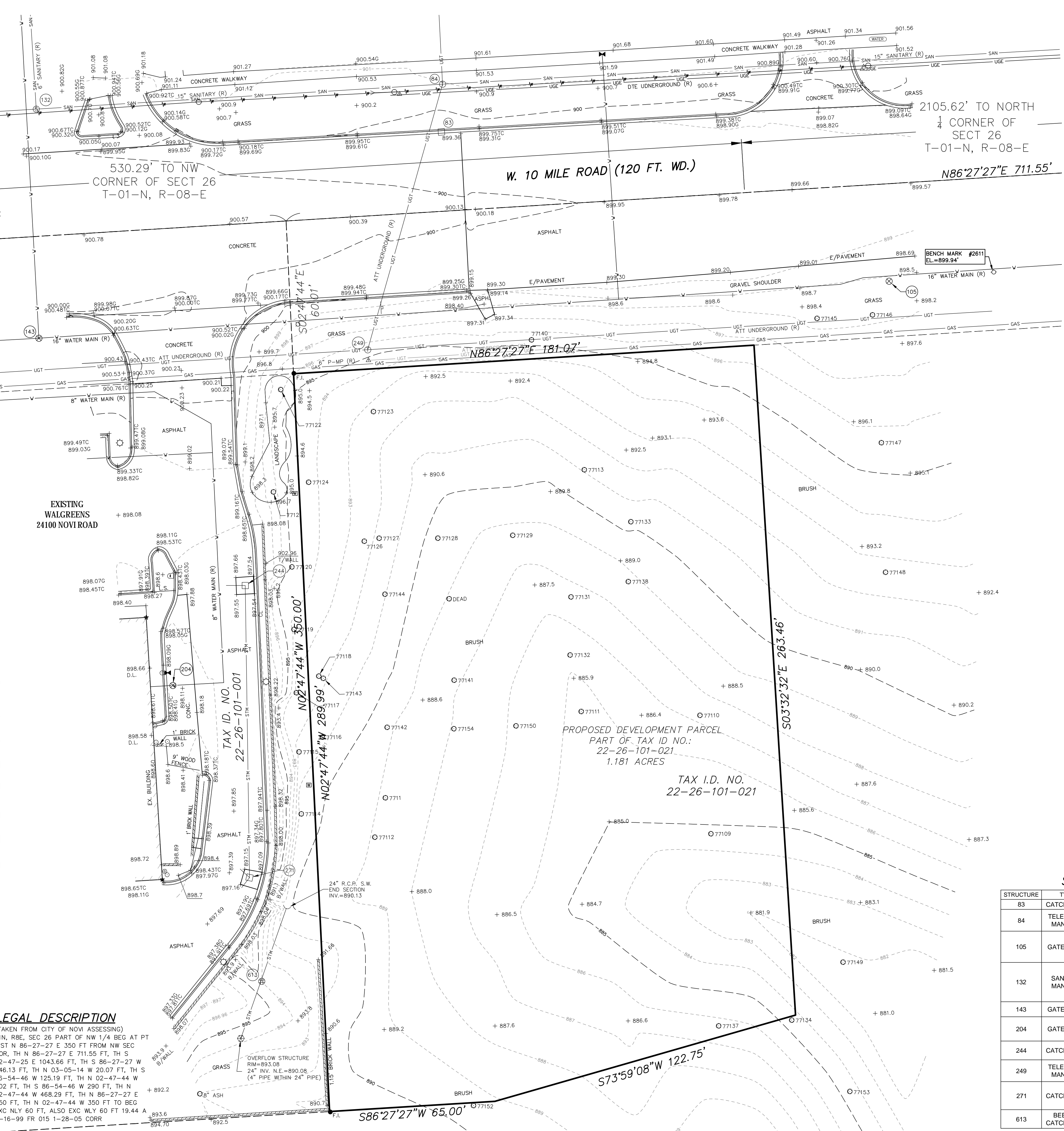


1 inch = 334 feet



LEGEND - EXISTING

- E/ PAVEMENT
- CURB
- E/ GRAVEL
- CL ROAD
- E/ WALK
- E/ BRICK
- MISC. LINE
- FENCE
- GUARD RAIL
- WALL
- BLDG. LINE
- OVERHEAD WRES
- RAILING
- OVERHANG LINE
- T/ BANK
- B/ BANK
- CL DITCH/STREAM
- SHRUB LINE
- TREE LINE
- WATER EDGE
- WETLAND LINE
- STORM LINE
- SAN. LINE
- WATER LINE
- GAS LINE
- UG ELEC. LINE
- UG TELE. LINE
- UG CABLE TV LINE
- PAINT STRIPE
- COMBINED SEWER
- PLD LINE
- STEAM LINE
- SECTION LINE
- ELECTRIC OVERHEAD
- TELEPHONE OVERHEAD
- STEAM MH
- PUBLIC LIGHTING MH
- GAS METER
- GAS RISER
- GAS VALVE
- GAS MH
- TELE. RISER
- TELE. MH
- TELE. CROSS BOX
- CABLE RISER
- PAY PHONE
- MANHOLE
- SIGN
- PROT. POST/GUARD POST
- GUY
- DECIDUOUS TREE
- CONIFEROUS TREE
- DEAD TREE
- UTILITY FLAG
- BLDG. CORNER (FIELD LOCATED)
- HANDICAP PARKING
- WETLAND FLAG
- BUSH/SHRUB
- PARKING METER
- RESIDENTIAL MAILBOX
- U.S. MAILBOX
- SAN. MH
- SAN. CLEAN OUT
- SAN. RISER
- SAN. PUMP STATION
- COMB. MH
- GATE VALVE
- HYDRANT
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- WELL HEAD
- FDC CONNECTION
- IRRIGATION CONTROL BOX
- STORM MH
- CATCH BASIN
- BEEHIVE CB
- CULVERT E.S.
- ROOF/DOWN SPOUT
- OVERFLOW/OUTLET STRUCTURE
- SAN. CLEAN OUT
- ROUND CB
- LIGHT POLE
- UTILITY POLE
- ELEC. TRANS.
- AIR CONDITIONER
- ELEC. MH
- ELEC. METER
- ELEC. RISER
- TRAFFIC CONTROL BOX
- EXISTING ELEVATION
- SOIL BORING
- MONITORING WELL
- LAWN IRRIG. HEAD
- CENTERLINE R.R. TRACK
- MISC. TOPO. SHOT
- SURVEY CONTROL POINT
- FOUND IRON
- FOUND MH
- FOUND NAIL
- F. CUT CROSS
- SECTION COR.
- FENCE POST
- BENCHMARK
- FOUND PIPE
- FOUND MON.
- ASPH. ASPHALT
- CONC. CONCRETE
- A.C. AIR CONDITIONER
- G.P. GUARD POST
- C.L.F. CHAIN-LINK FENCE
- D.L. DOOR LEDGE
- F.F. FINISHED FLOOR
- O.H. OVERHANG
- F.I. FOUND IRON
- S.I. SET IRON
- F.I.P. FOUND IRON PIPE
- M. MEASURED
- R. RECORD
- F.M. FOUND MONUMENT
- S.N. SET NAIL
- C.M.P. CORRUGATED METAL PIPE
- R.C.P. REINFORCED CONCRETE PIPE



BENCH MARK DATA
(CITY OF NOVI) DATUM

SITE BENCH MARK NO. 2611
X ON SOUTH SOUTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED 30 FEET SOUTH OF CENTERLINE OF 10 MILE ROAD, 215 FEET WEST OF INTERSECTION OF CATHERINE INDUSTRIAL DRIVE AND 10 MILE ROAD.
ELEVATION=899.94'

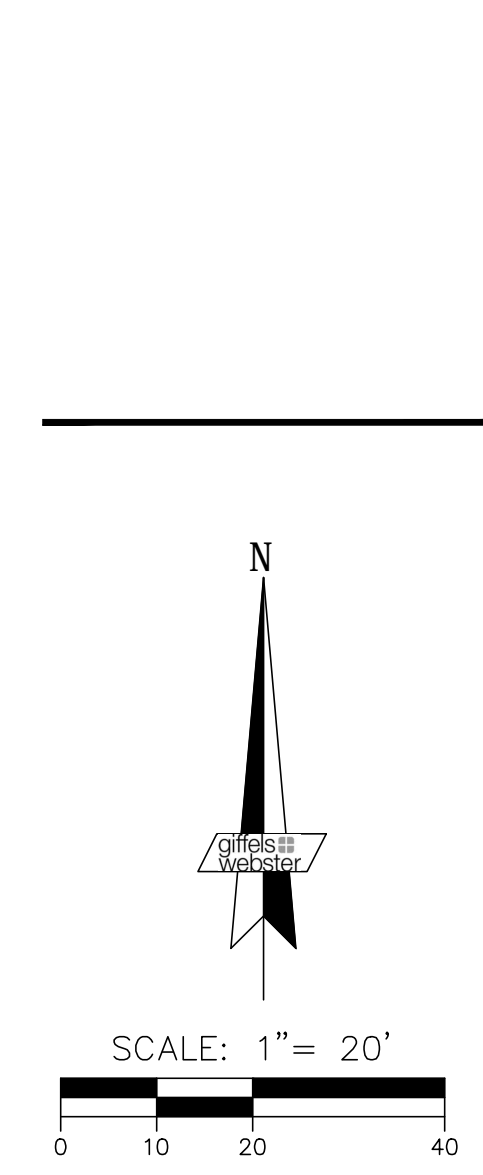
TREE LIST

TAG NO.	TREE TYPE AND SIZE
77109	7" CHERRY
77110	12 CHERRY
77111	10" CHERRY
77112	6" CHERRY
77113	12" CHERRY
77114	8" MAPLE
77115	9" MAPLE
77116	8" CHERRY
77117	8" MAPLE
77118	8" CHERRY
77119	9" MAPLE
77120	9" MAPLE
77121	11" MAPLE
77122	10" MAPLE
77123	14" CHERRY
77124	8" CHERRY
77126	12" ASH
77127	8" CHERRY
77128	10" CHERRY
77131	12" CHERRY
77132	8" CHERRY
77133	6" CHERRY
77134	7" CHERRY
77137	9" CHERRY
77138	6" CHERRY
77140	8" HAWTHORN
77142	8" CHERRY
77143	6" CHERRY
77144	16" CHERRY
77145	8" CHERRY
77146	6" CHERRY
77147	6" CHERRY
77148	8" CHERRY
77149	8" CHERRY
77150	9" CHERRY
77151	8" ASH
77152	9" CRAB APPLE
77153	9" CHERRY
77154	7" CHERRY

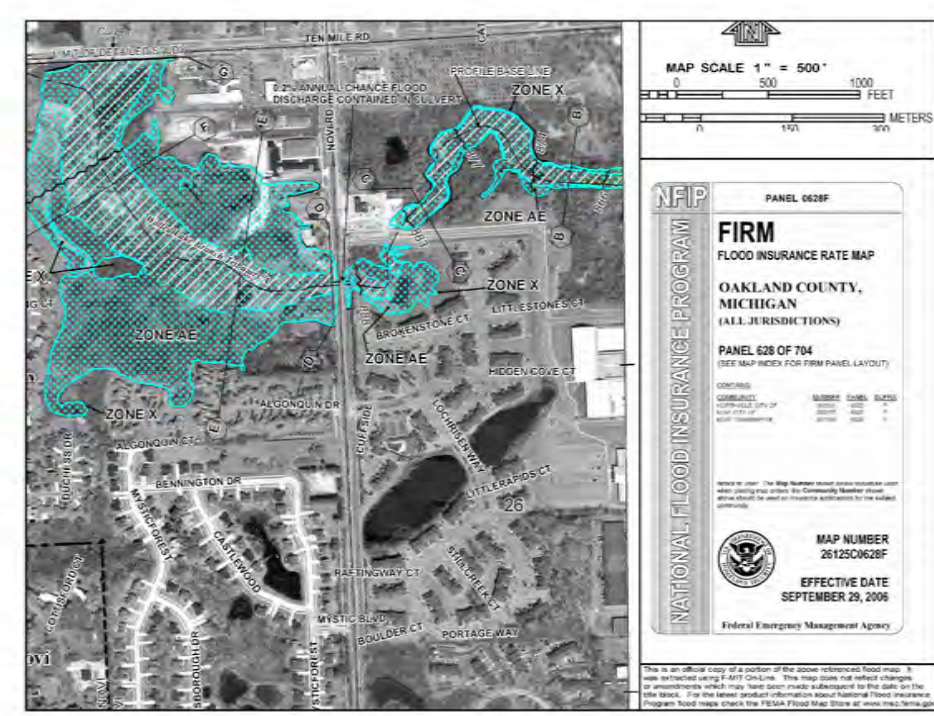
giffels webster
Engineers
Surveyors
Planners
Landscape Architects
Environmental Specialists

28 W. Adams Street
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive: J.N.R.
Manager: C.A.A.
Designer: H.S.R.
Quality Control: M.P.M.
Section: NW 1/4 of 26
T-01-N R-08-E



FLOOD MAP



NOTES:

- CABLE TV UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

LEGAL DESCRIPTION

(TAKEN FROM CITY OF NOVI ASSESSING)
T1N, R8E, SEC 26 PART OF NW 1/4 BEG AT PT DIST N 86-27-27 E 350 FT FROM NW SEC COR, TH N 86-27-27 E 711.55 FT, TH S 02-47-25 E 1043.66 FT, TH S 86-27-27 W 646.13 FT, TH N 03-05-14 W 20.07 FT, TH S 86-54-46 W 125.19 FT, TH N 02-47-44 W 202 FT, TH S 86-54-46 W 290 FT, TH N 02-47-44 W 468.29 FT, TH N 86-27-27 E 350 FT, TH N 02-47-44 W 350 FT TO BEG EXC NLY 60 FT, ALSO EXC WLY 60 FT 19.44 8-16-99 FR 015 1-28-05 CORR

SCHEDULE OF STRUCTURES

STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
83	CATCH BASIN	T/DEBRIS	899.31	-0.30	899.01		FULL OF DEBRIS
84	TELEPHONE MANHOLE	BOTTOM	901.25	-5.45	895.80	WIRES NORTH & SOUTH	
105	GATE VALVE	T/VALVE	898.55	-7.50	891.05		FULL OF WATER; NO PIPES VISIBLE
		BOTTOM		-11.00	887.55		
132	SANITARY MANHOLE	CL/CHANNEL		-21.75	879.75	EAST & WEST	
		TOP	901.50	-7.20	894.30	NORTH	8" DROP CONNECTION
		BOTTOM		-20.75	880.75	NORTH	8" DROP CONNECTION
143	GATE VALVE	T/PIPE	900.53	-7.60	892.93	NORTH, EAST, & WEST	
204	GATE VALVE	T/PIPE	898.07	-6.15	891.92	EAST AND WEST	
		T/VALVE		-4.90	893.17		FULL OF WATER
244	CATCH BASIN	18"	897.53	-6.16	891.37	SOUTH	TO #271
		18"		-5.30	892.23	WEST	
249	TELEPHONE MANHOLE	BOTTOM	894.77	-9.00	885.77		FULL OF WATER; NO WIRES VISIBLE
		18"		-5.83	891.24	NORTH	TO #244
		18"	897.07	-5.85	891.22	SOUTHWEST	
271	CATCH BASIN	10"		-5.40	891.67	NORTHEAST	
		24"		-4.20	889.82	EAST	
		24"	894.02	-4.30	889.72	SOUTHWEST	
613	BEEHIVE CATCH BASIN	24"	894.02	-4.30	889.72	SOUTHWEST	

DATE	ISSUE
08.05.15	REVISED UTILITY NOTE

Developed For:
Rockford Construction

601 First Street NW
Grand Rapids, MI 49504

616-432-6535
616-450-2826

EXISTING CONDITIONS

R. Peter Maly, D.D.S.
Final Site Plan

CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

Date: 08.03.15
Scale: 1"=20'
Sheet: 03
Project: 18894.00

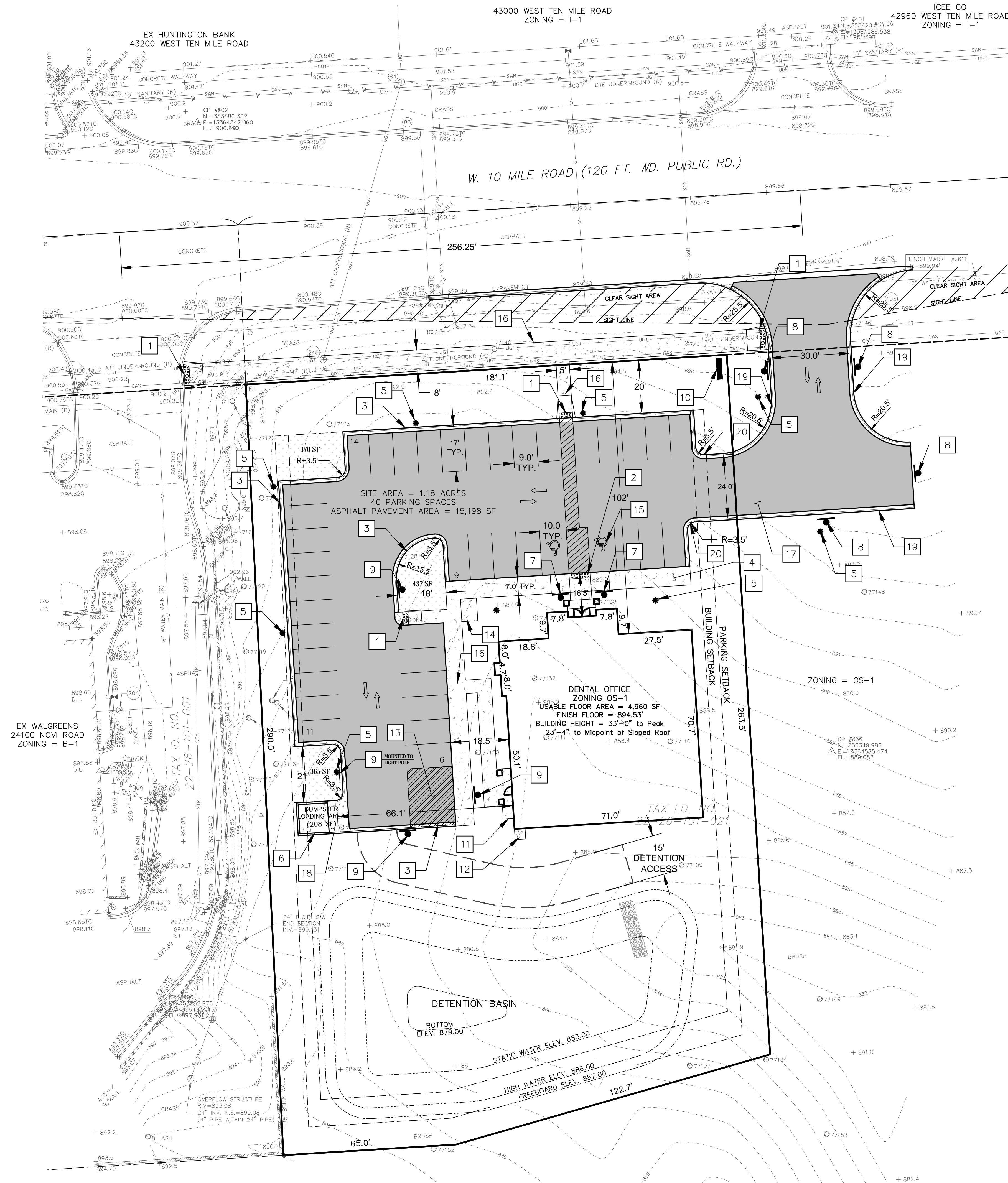
KEY NOTES

- 1 A.D.A COMPLIANT SIDEWALK RAMP PER DETAIL R-28-1, TYPE R, SHEET D-2.
- 2 A.D.A COMPLIANT SIDEWALK RAMP PER DETAIL R-28-1, TYPE P, SHEET D-2.
- 3 4" CONCRETE CURB AND GUTTER PER DETAIL R-30-G, TYPE E, SHEET D-2. (TYP)
- 4 7" INTEGRAL CURB AND WALK PER DETAIL R-31-F, SHEET D-2 AND DETAIL #1, SHEET D-1. (TYP)
- 5 SITE LIGHTING, 14" HT (TYP), FOUNDATION PER DETAIL #10, SHEET D-1.
- 6 DUMPSTER ENCLOSURE (208 SF) PER DETAIL #5, SHEET D-1.
- 7 A.D.A. COMPLIANT SIGN PER DETAIL #3, SHEET D-1.
- 8 "NO PARKING/FIRE LANE" SIGN PER DETAIL #8, SHEET D-1.
- 9 "NO PARKING" SIGN PER DETAIL #9, SHEET D-1.
- 10 PROPOSED BUSINESS SIGN LOCATION
- 11 UTILITY BOX PER ARCHITECTURAL DETAILS
- 12 MECHANICAL UNIT PER ARCHITECTURAL DETAILS
- 13 17' X 22' (374 SF) LOADING AREA
- 14 BIKE RACK PER LANDSCAPE DETAILS
- 15 ADA COMPLIANT PAVEMENT MARKINGS PER DETAIL #2, SHEET D-1.
- 16 CONCRETE SIDEWALK PER DETAIL #4, SHEET D-1.
- 17 ASPHALT PAVEMENT PER DETAIL #6, SHEET D-1.
- 18 CONCRETE PAVEMENT PER DETAIL #7, SHEET D-1.
- 19 6" CURB AND GUTTER PER DETAIL R-30-G, TYPE F2, SHEET D-2
- 20 TRANSITION CURB AND GUTTER

HATCH LEGEND

- NEW ASPHALT PAVEMENT AND SEAL COAT
- NEW CONCRETE PAVEMENT
- 2" ASPHALT OVERLAY AND SEAL COAT

* FOR LEGEND, PLEASE SEE SHEET 02

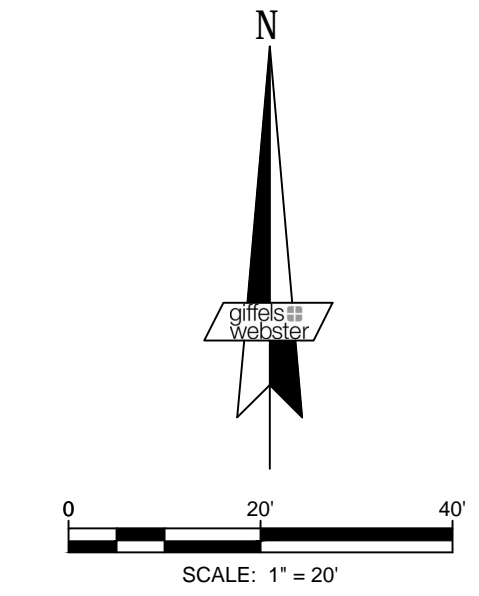


SITE NOTES:

- 1) No interior display shall be visible from the exterior of the building.
- 2) The outdoor storage of goods or materials shall be prohibited.
- 3) Warehousing or indoor storage of goods or material, beyond that normally incident to the permitted uses, shall be prohibited.

SITE CALCULATIONS

- 1) **Required Parking Spaces**
 1 space required per 167 sf GLA
 4,960 sf GLA
 $4,960 \text{ sf} \times (1 \text{ space}/167 \text{ sf GLA}) = 30$ required spaces
 40 parking spaces provided
- 2) **Required Bicycle Parking**
 1 space required per 20 employees on maximum shift (minimum of 2)
 11 full time employees on the maximum shift
 $11 \text{ employees} \times (1 \text{ space}/20 \text{ employees}) = 0.55$ bike spaces
 2 bike spaces have been provided
- 3) **Loading Spaces**
 5 sf of loading space required per front foot of building
 (up to 360 sf per building)
 72 front feet of building
 $5 \text{ sf} \times 72 = 360 \text{ sf}$ of loading space required and provided



Executive:	S.C.
Manager:	M.J.P.
Designer:	L.W.S.T.
Quality Control:	V.A.
Section:	26
	T-01-N R-08-E

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:

Developed For:
Rockford Construction

601 First Street NW
Grand Rapids, MI 49504

616-432-6535
616-450-2826

Site Plan

R. Peter Maly, D.D.S.
Site Plan

City of Novi
Oakland County
MICHIGAN

Date:	02.04.2016
Scale:	1"=20'
Sheet:	06
Project:	18894.00

COLOR KEY:

TAG #	MATERIAL	DESCRIPTION	REMARKS
1	CULTURED STONE W/ CAST STONE SILL	B.O.D.: QUARRY RIDGE CULTURED STONE	COBBLESTONE CHARDONNAY W TAN SILLS AND CAPS
2	FIBER CEMENT BD HORIZ SIDING	JAMES HARDIE - HARDIEPLANK LAP SIDING, EXPOSURE: 5"	COLOR: SANDSTONE BEIGE
3	FIBER CEMENT BD TRIM	JAMES HARDIE SMOOTH 5/4 TRIM 4.5" X 5/4	COLOR: TIMBER BARK
4	FIBER CEMENT BD TRIM	JAMES HARDIE SMOOTH 5/4 TRIM 5.5" X 5/4	COLOR: TIMBER BARK
5	FIBER CEMENT BD TRIM	JAMES HARDIE SMOOTH 5/4 TRIM 1.25" X 5/4	COLOR: TIMBER BARK
6	FIBER CEMENT BD TRIM	JAMES HARDIE SMOOTH 5/4 TRIM 4.25" X 5/4	COLOR: TIMBER BARK
7	FIBER CEMENT BD TRIM	JAMES HARDIE SMOOTH FASCIA 11.25" X 5/4	COLOR: TIMBER BARK
8	FASCIA/SOFFIT	JAMES HARDIE VENTED SMOOTH SOFFIT PANEL	COLOR: TIMBER BARK
9	ENTRY SYSTEMS	TUBELITE 41000 SERIES ALUMINUM STOREFRONT FRAME	BRONZE ANODIZED FINISH
10	SHINGLES	ASPHALT SHINGLES	GEORGETOWN GREY

MAINTAIN REQUIRED SPACING AT DOOR AND WINDOW HEADS, ETC. AS REQUIRED BY CEMENT BOARD SIDING MANUFACTURER.
METAL FLASHING WITH HEWMED EDGE TO BE PROVIDED AT ALL HEADS AND SILLS AND SHALL MATCH ADJACENT FRAME COLOR

Material Percentages:
Wall Percentage:
864 sf or 37% Stone
1735 sf or 63% Fiber Cement Siding

Roof:
7711 sf of total Roof area

SECOND FLOOR 12'-0"
ALL ROOF PLAN 10'-0"
COOL SITE PLAN 0"
FOUNDATION -1'-3"
1.O. FOOTING -3'-0"
B.O. FOOTING -4'-0"



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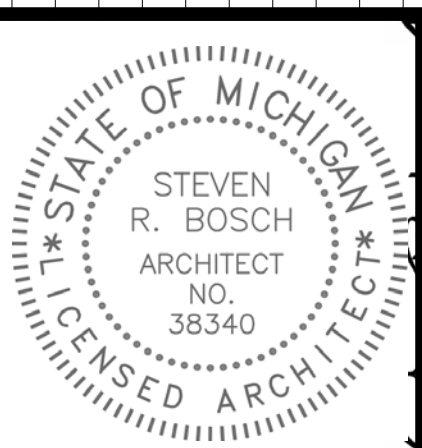
SOUTH ELEVATION
1/4" = 1'-0"



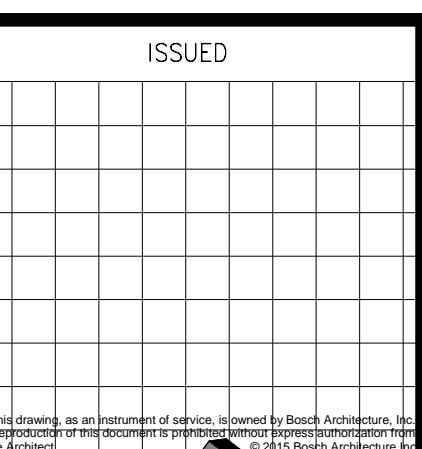
NORTH ELEVATION
1/4" = 1'-0"

R. Peter Maly DDS

West 10 Mile Road, Novi, Michigan



Steven R. Bosch





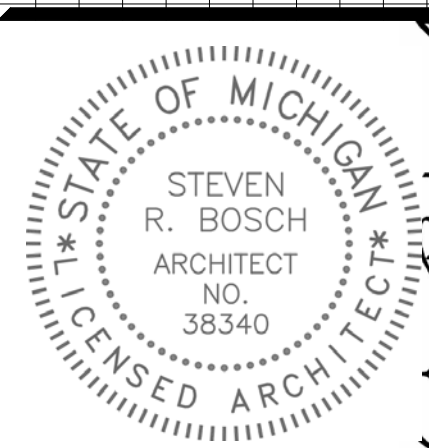
3D View 3
SCALE



3D View 4
SCALE

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West to Mile Road, Novi, Michigan



Steven R. Bosch

ISSUED	

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Project number
15068

SCHEMATIC
RENDERINGS

AS001