



## Novi Veterinary Clinic Expansion JSP17-64

### Novi Veterinary Clinic Expansion JSP 17-42

Public hearing at the request of Novi Veterinary Clinic, JSP 17-64 for Special Land Use approval, to allow for the expansion of the existing Veterinary Clinic within the same building. The subject property is located in Section 23, at the southeast corner of Grand River Avenue and Novi Road, in the TC-1, Town Center District. The applicant is proposing to expand the existing use from approximately 2000 square feet to approximately 3488 square feet. No exterior or site changes are proposed at this time.

### Required Action

Approval/Denial the Special Land Use Permit for an expansion to the existing Veterinary Clinic

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10-5-17	<ul style="list-style-type: none"><li>• <b>Special Land Use approval required</b></li><li>• <b>Noise Impact Statement waiver</b></li><li>• Items to be addressed by the applicant at the time of Final Site Plan review</li></ul>

**MOTION SHEET**

**Approval – Special Land Use Permit**

In the matter of Novi Veterinary Clinic, JSP 17-64, motion to **approve** the Special Land Use Permit based on the following findings relative to other feasible uses of the site:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares *(since the retail building is existing and the proposed use is not expected to generate traffic greater than previous tenants);*
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(the expansion is within an existing building);*
- c. The proposed use is compatible with the natural features and characteristics of the land *(the proposed expansion will not impact natural features or other characteristics of the existing retail building);*
- d. The proposed use is compatible with adjacent uses of land *(the use is existing and the surrounding uses are compatible with the current use);*
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use *(fulfills the stated objective to retain and support the growth of existing businesses and attract new businesses to the City of Novi);*
- f. The proposed use will promote the use of land in a socially and economically desirable manner *(the expansion of the existing clinic will benefit the existing business and its customers);*
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. Waiver of the required Noise Impact Statement since no outside activities or noise-making equipment is being proposed, which is hereby granted.

*(additional comments here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 3.1.5, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**- OR -**

**Denial – Special Land Use Permit**

In the matter of Novi Veterinary Clinic, JSP 17-64, motion to **deny** the Special Land Use Permit for the following reasons...*(because it is not in compliance with the Ordinance.)*

PLANNING REVIEW LETTER AND CHART

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# PLAN REVIEW CENTER REPORT

October 5, 2017

## Planning Review

Novi Veterinary Clinic Expansion

**JSP17-64**

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### Petitioner

Novi Veterinary Clinic

### Review Type

Special Land Use

### Property Characteristics

- Site Location: 43377 Grand River, southeast corner of Novi Road and Grand River (Section 23)
- Site Zoning: TC-1, Town Center
- Adjoining Zoning: North: TC; East, West and South: TC-1
- Current Site Use: Existing shopping center
- Adjoining Uses: North: Existing Novi Town Center shopping center; East: Existing IHOP restaurant; West: Gas station; and South: Parking Lot and Flower Alley retail store
- School District: Novi School District
- Site Size: 0.54 acres
- Plan Date: 6-19-17

### Project Summary

The applicant is proposing to expand the existing Novi Veterinary Clinic from its current location to include the tenant space that is located at the west end of the existing building, adjacent to Novi Road. No changes are proposed to the parking area or building façade. The Veterinary Clinic currently occupies 2000 square feet, and with the expansion into the end tenant space, it will then occupy a total of 3488 square feet of the existing 6488 square foot retail center. The second story of the building will remain vacant. The clinic has occupied space at this retail center for the last 30 years.

In lieu of a site plan, the applicant has supplied the building floor plan demolition and construction drawings. Planning staff has supplied an image of the existing building provided from the assessor's office to provide context of the proposed expansion to the veterinary clinic. The applicant is asked to supply the missing information with the Final Site Plan submittal

### Recommendation

Staff recommends **approval** of the Special Land Use Permit subject to the items in this review letter being addressed at the time of Final Site Plan review.

### Special Land Use Considerations

In the TC-1 District veterinary clinics fall under the Special Land Use requirements. Specific factors the Planning Commission shall consider in the review of the Special Land Use Permit request are:

- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary

sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.

- Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- Whether, relative to other feasible uses of the site, the proposed use is:
  - (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
  - (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

**Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to Section 3.1.26, TC-1 Town Center Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Veterinary hospitals or clinics are permitted as a special land use in the TC-1 Districts, per Section 4.31:
  - A. In the TC-1 districts:
    - i. All activities must be conducted within a totally enclosed building. *No outside activities are proposed.*
    - ii. All buildings must be set back at least two hundred (200) feet from abutting residential districts on the same side of the street. *Site complies with this standard,*
  - B. In the TC-1 districts a noise impact statement is required subject to the standards of Section 5.14.10.B. **Applicant may request a waiver of the Noise Impact Statement since no outside activities or noise-making equipment is being proposed.**
2. Parking spaces: The gross leasable area of the shopping center is approximately 6488 square feet (not including the second floor tenant space which is not intended to be used). The parking requirements for a shopping center of this size is a minimum of 26 parking spaces. The aerial photos shown that approximately 28 parking spaces exist on site, including the one required barrier free parking spaces. **The applicant is asked to install additional signage is required for a second barrier free space.**
3. Bicycle Parking: The applicant is asked to provide **bicycle racks to accommodate 2 bikes on site**, as provided in the Zoning Ordinance, and as a recommended pedestrian amenity for developments in the Town Center Area Study as pedestrian amenity.
4. Site Plan Submittal: Applicant was asked to provide a site plan, but was not able to find a copy of the existing plan prior to the submittal of the plans. If available, **the applicant is asked to provide a plan labeled "Site Plan" with relevant information at the time of Final Site Plan submittal.** For the purposes of this review, staff used available plans and photos, site visits, and the drawings provided for the building tenant alterations.

**Planning Review**

Novi Veterinary Clinic Expansion  
JSP17-64

October 5, 2017

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5. Photometric Plan: If changes to the existing on-site lighting are proposed, a revised photometric plan must be submitted with the Final Site Plan.

**Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this review letters is required prior to consideration by the Planning Commission and with the next plan submittal.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0587 or [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org).

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Barbara McBeth, AICP, City Planner



**PLANNING REVIEW CHART: TC-1 - Town Center-1 District**

**Review Date:** October 5, 2017  
**Review Type:** Special Land Use  
**Project Name:** Novi Veterinary Clinic  
**Plan Date:** 6/19/2017  
**Prepared by:** Barbara McBeth, AICP, City Planner  
**E-mail:** [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org) **Phone:** 248.347.0587

Items in **Bold** in the comments column need to be addressed by the applicant and/or the Planning Commission before approval of the Final Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b>	TC Commercial	Mixed Use: Retail, Residential, and Parking	Yes	
<b>Area Study</b>	Town Center Study 2014 & Main St. Façade Manual	No changes proposed		
<b>Zoning</b> <i>(Effective Dec. 25, 2013)</i>	TC-1: Town Center-1	No Change	Yes	
<b>Uses Permitted</b> <i>(Sec 3.1.26.B &amp; C)</i>	Sec. 3.1.25.B. - Principal Uses Permitted. Sec. 3.1.25.C. – Special Land Uses Permitted.	Commercial/veterinary Clinic offices require special land use approval	Yes	Existing veterinary clinic is expanding into adjacent tenant space, requiring special land use review
<b>Density</b> <i>Future Land Use Map</i>	Maximum 20.0 DUA	NA	Yes	
<b>Height, bulk, density and area limitations</b>				
<b>Frontage on a Public Street</b> <i>(Sec. 5.12)</i> <b>Access To Major Thoroughfare</b> <i>(Sec. 5.13)</i>	Frontage upon a public street.  Access to major thoroughfare.	The site has frontage and access on Grand River Avenue (public) and to Novi Road (public).	Yes	
<b>Open Space Area</b> <i>(Sec. 3.27.1.F)</i>	15% (permanently landscaped open areas and pedestrian plazas)	No change proposed to open space	Yes	
<b>Building Height</b> <i>(Sec.3.27.2.A)</i> Maximum of 5 stories or 65 ft		No changes proposed to building height (one to two stories existing)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Setbacks (Sec 3.1.26 D)</b>				
<b>Front</b> (Main Street)	0 ft. minimum 10 ft. maximum	No changes proposed	N/A	
<b>Side Yard</b> (West and East)	0 ft. minimum None	No changes proposed	N/A	
<b>Rear Yard</b> (North)	0 ft. minimum None	No changes proposed	N/A	
<b>Parking Setback (Sec 3.1.25.D)</b>				
<b>Front</b> (Main Street, Public)	20 ft. from ROW	No changes proposed	N/A	
<b>Side Yard, West</b> (Paul Bunyan Dr., Private)	20 ft. from ROW	No changes proposed	N/A	
<b>Side Yard, East</b>	10 ft.	No changes proposed	N/A	
<b>Rear Yard</b> (North)	10 ft.	No changes proposed	N/A	
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard (0 ft.)	No changes proposed	N/A	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	No changes proposed	N/A	
<b>TC-1 District Required Conditions (Sec 3.27)</b>				
<b>Surface parking lot screening</b> (3.27.1 D)	Surface parking areas must be screened by either a 2.5 ft. brick wall or a landscaped berm.	No changes proposed		
<b>Façade materials</b> (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	No changes proposed to the existing façade.		
<b>Parking, Loading, and Dumpster Requirements (5.3 site specific review required)</b>				
<b>Required Parking Calculation</b> (Sec. 5.2.12)  (Sec. 4.82.2)	<u>Shopping Center</u> 1 per 250 sq. ft. of gla 6488 / 250 = <b>26</b> spaces Upper floor is not planned to be used.	<b>28</b> existing spaces (from aerial photo)	Yes	



Item	Required Code	Proposed	Meets Code	Comments
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	<ul style="list-style-type: none"> <li>- 90° Parking: 9 ft. x 19 ft.</li> <li>- 24 ft. two way drives</li> <li>- 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations</li> <li>- 60° 9 ft. x 18 ft.</li> </ul>	Undetermined, but parking is existing	tbd	<u>Applicant asked to provide a Plan labeled "Site Plan" with the relevant information with the Final Site Plan submittal.</u>
<b>Parking stall located adjacent to a parking lot entrance</b> (public or private) (Sec. 5.3.13)	<ul style="list-style-type: none"> <li>- Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer</li> </ul>	No changes proposed for the parking areas.	N/A	
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>  <i>*No deviations since this is a Michigan Building Code requirement</i>	29 spaces required:  2 barrier free (1 van accessible)	2 existing, both appear to be van accessible. <u>Dimensional and sign requirements will be checked with the Building Permit review</u>	tbd	
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	<u>Retail/Shopping Center:</u> Five (5) percent of required automobile spaces, min. of 2 required.	Bicycle parking is not shown.	tbd	<b>Applicant is asked to verify whether bike racks are existing and provide two bike parking spaces if none are currently available.</b>
<b>Noise impact statement</b> Section 5.14.10.B.	Noise impact statement is required subject to the standards of Section 5.14.10.B.	Statement not provided	Yes?	<b>Applicant may request a waiver of the Noise Impact Statement since no outside activities or noise-making equipment is being proposed.</b>
<b>Dumpster</b> Sec 4.19.2.F	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or no closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback (20 ft.)</li> <li>- Rear lot abuts ROW, 50 ft. setback required.</li> <li>- Away from Barrier free Spaces</li> </ul>	No changes proposed.	N/A	
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				

Item	Required Code	Proposed	Meets Code	Comments
Exterior Lighting	Photometric plan and exterior lighting details needed at the time of Final Site Plan Review	No changes proposed	N/A	
<b>Building Code and Other Requirements</b>				
Signage	- Signage if proposed requires a permit. - <u>Signage is not regulated by the Planning Commission or Planning Division.</u>	Sign permit application may be submitted under separate cover.		<u>Contact Maureen Underhill regarding sign permit, if needed 248-735-5602.</u>

**NOTES:**

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

APPLICANT'S RESPONSE LETTER  
AND APPLICATION

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**NOVI  
VETERINARY  
CLINIC, P.C.**

Member American Animal Hospital Association



City of Novi  
Planning Commission  
Attn: Barbra McBeth, AICP, City Planner

43377 Grand River • Novi, MI 48375 • (248) 349-5900

October 5, 2017

Re: SLU Planning Review  
Novi Veterinary Clinic Expansion  
43377 Grand River Ave  
JSP17-64

Response Letter

Dear Ms McBeth and Honorable Members of the Planning Commission:

I respectfully ask the Commission to grant Novi Veterinary Clinic a waiver of the Noise Impact Statement since no outside noise-making activities or equipment being proposed per Section 5.14.10.B.

We have been at the same location for 30 years, and have never had any noise complaints. We plan to move our exam rooms into the new space which will only be accessible through our current entrance. None of the existing exterior doors of the new expansion area will be utilized for Client/ Patient entry.

Sincerely,

Ronald A. Mehler DVM, President  
Novi Veterinary Clinic, P.C.

**Landlord Acknowledgment and Agreement  
of providing Bicycle Rack to the Below Unit  
property: 43381 Grand River Ave.  
Novi, MI 48375**

(At SE corner of Grand River Ave and Novi Rd.)

To City of Novi: Community Development Department

Landlord: Behrouz Pakray

Address: 28890 Hidden Trail Farmington Hills, MI 48331

Phone #: (248) 982-1937

I Behrouz Pakray as the Landlord acknowledge and agree to add a rack to accommodate (2) bikes to the above mentioned site.

Approved :

Landlord

  
BEHROUZ PAKRAY

Date:

10/05/17

## McBeth, Barb

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**From:** Bob Futrell <bobwrl@gmail.com>  
**Sent:** Thursday, October 05, 2017 11:48 PM  
**To:** McBeth, Barb  
**Cc:** Dr. Ron Mehler; behrouz\_2894@yahoo.com  
**Subject:** Novi Veterinary Clinic SLU Response Letters From Tenant and Landlord  
**Attachments:** SLU Response Letters from Tenant and Landlord.pdf

Hi Barb,

Attached are letters from Novi Veterinary Clinic with a response re: noise, and a letter from the Landlord agreeing to have a (2) place bike stand installed.

I hope that these documents will assist you and the Commission in granting the SLU for for the Veterinary practice to expand into the "Old Bank Building"

I feel that it is a win, win, win for all parties.

\*The Dr. will create a greater separation between the exam rooms and the areas where they perform their clinical activities, procedures and surgeries.

\*\* The Landlord will be renting the space to a tenant with a 30 year track record of success and reliable rental payments in his complex.

\*\*\*The City will finally have a Landmark, Historical Building occupied with a stable tenant that will not require any of their Client/ Patients to enter any exterior entry doors of the expanded area. Those entry doors are extremely dangerous, as the sidewalks to get to them are in very close proximity to both Novi Rd. and Grand River Ave. I can imagine the fears a young mother with a dog on a leash, spooked by the traffic, and a child in tow would have.

Please encourage the board to let this move forward with the SLU for the reasons stated above.

If I can be of further assistance, do not hesitate to call me on my cell as I am on the road most of the day.

Sincerely,  
Robert C. Futrell (Bob)

Robert C. Futrell, Pres.

Cell

(248) 431-2443

Futrell & Futrell Builders, Inc  
Design/ Builders  
Office 248-620-3535

Fax 248-625-5138 [bobwrl@gmail.com](mailto:bobwrl@gmail.com)



**Futrell & Futrell**

To: Sri Ravali Komaragiri: Planner  
City of Novi  
45175 Ten Mile Rd.  
Novi, MI 48375  
Re: Novi Veterinary Clinic - SLU Requirements

Revised 9/14/2017

**Futrell & Futrell  
Builders, Inc.**  
*Since 1964*  
6660 Langle Dr.  
Clarkston, MI 48346  
**Office: (248) 620-3535**  
**Fax: (248) 625-5138**  
Email: [Bobwrlld@gmail.com](mailto:Bobwrlld@gmail.com)  
<http://www.futrellbuilders.com/>

Hi Sri,

We want to thank you for meeting with us 8/29/2017 regarding the Novi Veterinary Clinic first floor build-out of the Historical Bank Building located on the SE corner of Grand River Ave. and Novi Rd.

**Narrative:**

As we discussed, Novi Veterinary Clinic, Dr Ronald Mehler, Owner desires to move his Client Exam Rooms into the first floor of the now vacant, Historical Bank Building in order to improve his patient flow through his practice, allow added space for staff, patients and clients to move through the practice in a more relaxed environment, free up an office for the Dr Mehler's personal use, and create an area for the Veterinary Technicians to enter the exam information, tests, diagnosis, prescribed procedures, medications and other patient information into the electronic patient record system.

Novi Veterinary Clinic has been in this complex for over 30 years, starting out in a single 1,000 s.f. rental space. As his business grew and prospered, in 2000, Dr. Mehler and the Clinic expanded into adjacent 1,000 s.f. unit to the west. Now, in 2017 Dr. Mehler wishes to expand the Clinic West into the main floor area of the of the Old Bank Building (now vacant)

The existing Novi Plaza building, (per Owner) consists of (2) Insurance offices at 1,000 s.f. ea.; a Nail Salon at 1,000 s.f., plus (per Architect), the existing Novi Veterinary Clinic with the new expansion into the vacant space for a total of 3,488 s.f.

**Attached Please find:**

- 1) The filled in Application for a Special Land Use Permit hearing signed by the Landlord, Novi Plaza, LLC, Behruz Parkway, President, (Signature Notarized) and the Tenant Applicant, Novi Veterinary Clinic, LLC, Dr. Ronald Mehler, Managing Member.
- 2) An Acknowledgment and Approval of Modification of Landlord's Building by Tenant Affidavit, with the notarized signature of the Landlord and Tenant's signature.
- 3) An existing site plan was not found, so we are submitting Photos of the south main entries of the building, and an aerial satellite view of the site which clearly displays the number of parking spaces as (28) regular, and (1) Handi-capped van space.

We ask you to please accept these documents along with a sealed drawing of the project as sufficient to be placed on the October agenda for SLU review.

Thank you,

  
President  
Futrell & Futrell Builders, Inc.

**RECEIVED**

**SEP 14 2017**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

9/13/2017

To: Sri

Attached are the printed hard copies of the SLU application documents I emailed you.

The original (2) sheets which required the Landlord's notarized wet signature will be brought to your office today between 4 and 5 (after the Landlord gets off work). The signature pages he will bring will be the Application, and the "Acknowledgement and Approval", pages with His signature and Notary Seal only.

He emailed this to me, and I had the Tenant, Dr Mehler sign the email copies to complete the package, and that is what I sent to you.

I believe that these 2 pages when added to the original package should give you the complete package. The Landlord/Property Owner is the only principal required to have a notarized signature.

Thank you for all your assistance in this matter,

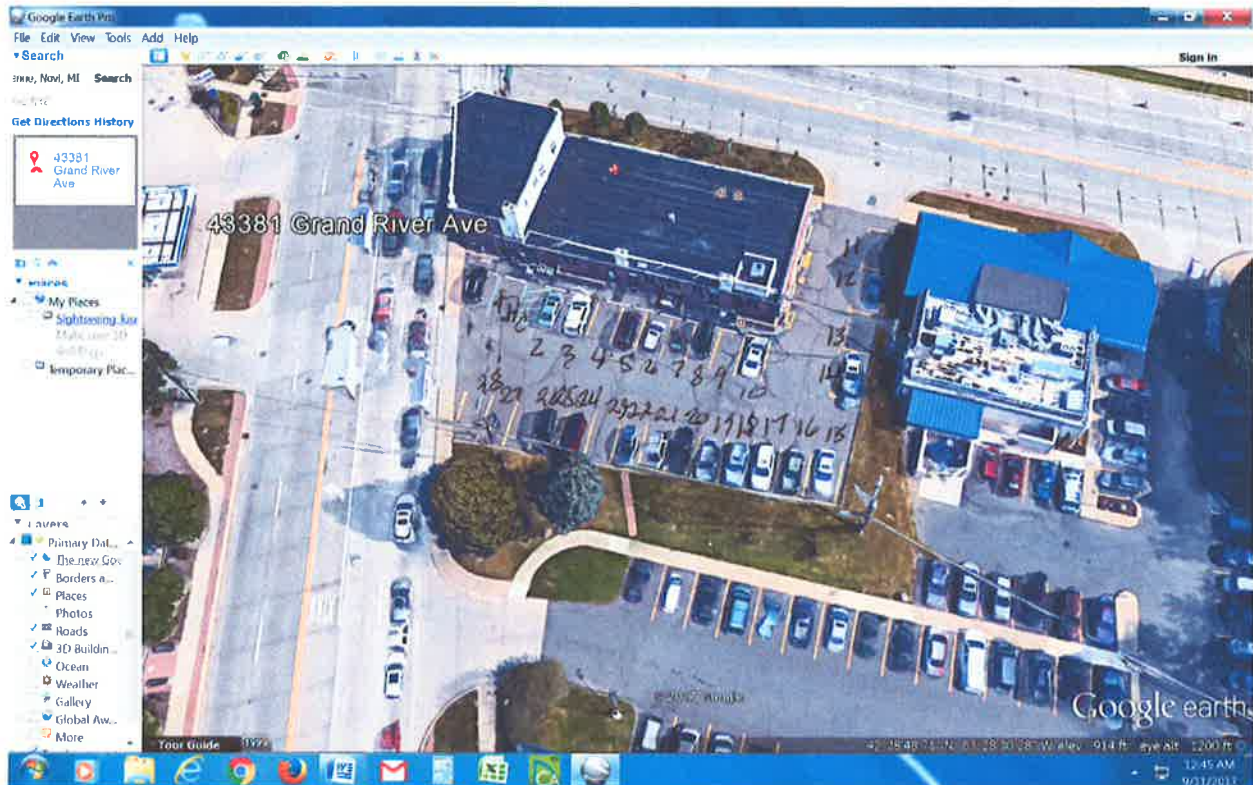
Bob Futrell  
Futrell & Futrell Builders, Inc.  
(248) 431-2443



Novi Veterinary Clinic within the the Novi Plaza

Aerial View of Site:

Parking Spaces on Site - (28) Regular Spaces plus (1) Van Sized Barrier Free Space



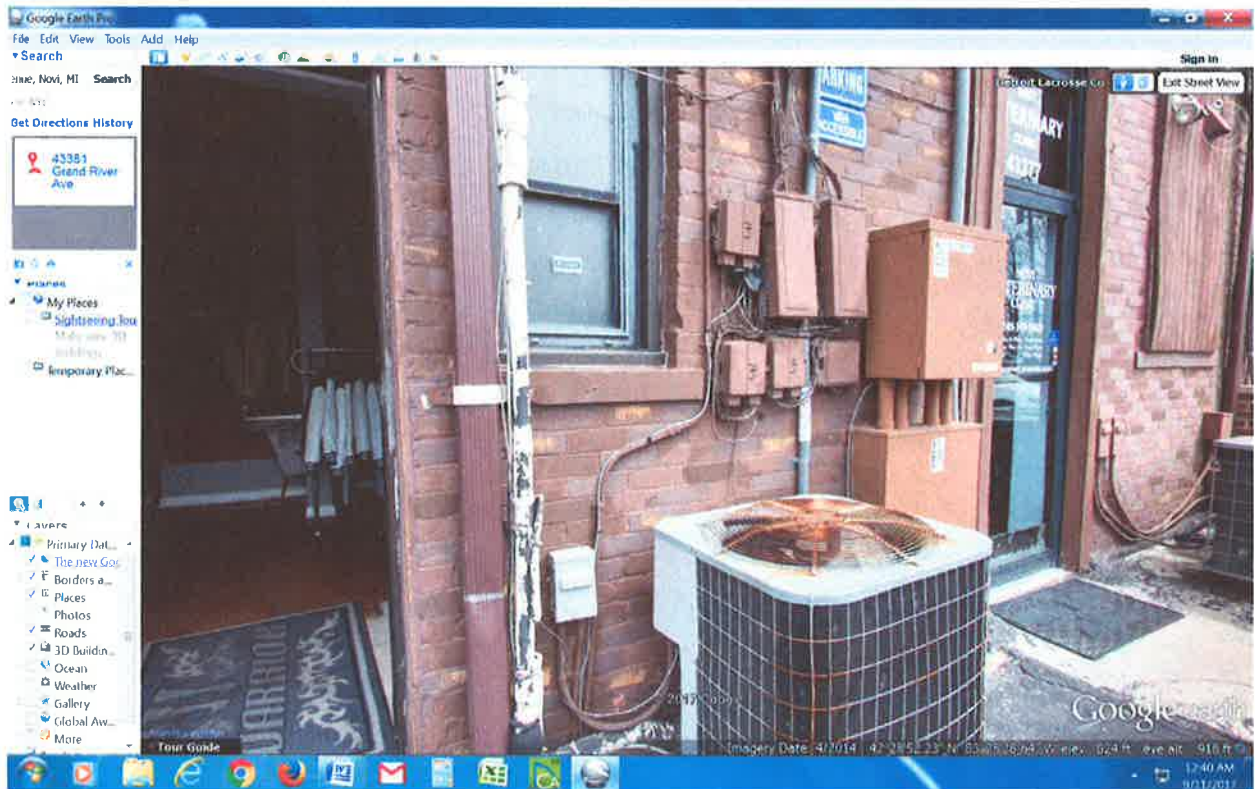
PARKING AS NOTED:

28 STD SPACES

1 VAN - HANDI-CAPPED

Novi Veterinary Clinic - 43377 Grand River Ave

Expansion Area into - 43381 Grand River Ave (Adjacent Unit on West Side, Formerly Detroit La Crosse)





**APPLICATION FOR SITE PLAN  
AND LAND USE APPROVAL**

City of Novi Community Development Department  
City of Novi Planning Division  
45175 W. Ten Mile, Novi, MI 48375  
248-347-0475; 248-735-5633 fax

- Site Plan Approval
- Special Land Use
- Rezoning
- PRO
- SDO
- Wetland Permit
- Woodland Permit

**NOVI VETERINARY CLINIC**  
Project Name

Use Tab function to navigate form. Point and click cursor to check boxes.

Check all that apply

<b>APPLICANT</b>	FUTRELL FUTURELL BUILDERS INC Company		BOB FUTRELL Primary Contact		MI 2102029344 Professional License Number, if applicable		
	6660 LANGLE DR. Street Address		Suite	CLARKSTON City		MI 48346 State Zip	
	248-431-2443 Phone Number		248-625-5138 Fax Number		BOBWORLD@GMAIL.COM E-mail address		

<b>ARCHITECT</b>	MANIACI ASSOC., INC. Architectural Firm		PETER MANIACI Primary Architect		1301027964 Professional License Number, if applicable		
	970 S. JOSSMAN RD. Street Address		Suite	ORTONVILLE City		MI 48462 State Zip	
	248-627-4123 Phone Number		Fax Number		MANIACIASSOC@COMCAST.NET E-mail address		

<b>ENGINEER</b>	EDDY ENGINEERING CO. Engineering Firm		DUANE EDDY Primary Engineer		Professional License Number, if applicable		
	6520 EHLERS RD. Street Address		Suite	RHODES City		MI 48652 State Zip	
	989-689-0119 Phone Number		Fax Number		E-mail address		

<b>LANDSCAPE ARCHITECT</b>	N/A Landscape Architectural Firm		Primary Architect		Professional License Number, if applicable		
	Street Address		Suite	City		State Zip	
	Phone Number		Fax Number		E-mail address		

<b>WETLAND</b>	N/A Wetland Consulting Firm		Primary Consultant		Professional License Number, if applicable		
	Street Address		Suite	City		State Zip	
	Phone Number		Fax Number		E-mail address		

WOODLAND	N/A Woodland Consulting Firm		Primary Consultant		Professional License Number, if applicable	
	Street Address		Suite	City		State Zip
	Phone Number		Fax Number		E-mail address	

OWNER	Project Name		NOVI PLAZA LLC BEHROUZ PAKRAY (PRESIDENT) Legal Name of Ownership, with Primary Contact			
	28890 HIDDEN TRAIL		Suite	FARMINGTON HILLS	MI	48331
	248-982-1937		Fax Number		BEHROUZ_2894@YAHOO.COM	

PROJECT INFORMATION	43381 GRAND RIVER		GRAND RIVER		NOVI ROAD		
	Property Address, if known		North or South of which road?		East or West of which road?		
	Parcel Number(s) (Contact Assessing Dept. if unknown)		Section	Brief description of project (number of stories or units, etc.)			
	Current Zoning	N/A Proposed Zoning	Gross Site Acreage <small>Size will be reviewed against Assessor's Records</small>		N/A Woodland Acreage	N/A Welland Acreage	
					<small>If unknown, 2 acres will be used initially</small>		

Number of units or lots	Building 1 sq. ft.	Building 2 sq. ft.	Building 3 sq. ft.	Number of Phases
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Space for additional information, if necessary

WETLAND INFORMATION	<b>Wetland Information:</b> <small>Please review City Ordinance Chapter 12 Article V, Wetlands and Watercourse Protection</small>					
	Will any onsite or offsite wetlands be impacted by the project?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sure
	Will any onsite or offsite wetland buffers be impacted by the project?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sure
	Total acreage of wetland disturbance: _____ Acres		Is an MDEQ Permit required?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> Not Sure
	Are you proposing any wetland mitigation?		<input type="checkbox"/> Yes	No		<input type="checkbox"/> Not Sure

Description of work, and amount of material to be added or removed from site, if known:

WOODLAND INFORMATION	<b>Woodland Information:</b> <small>Please review City Ordinance Chapter 37, Woodlands Protection</small>					
	Are there regulated woodlands or trees (36" dbh or greater) onsite?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sure
	Are there regulated woodlands or trees (36" dbh or greater) on adjacent site(s)?			<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Sure

If yes to either question above, describe trees and proposed impact:

N/A

TRAFFIC	<b>Traffic Information:</b>
	Are you required to submit a Traffic Study? <input type="checkbox"/> Full Study <input type="checkbox"/> Abbreviated <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Sure Are you required to submit a Shared Parking Study? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Sure
FAÇADE	<b>Façade Information:</b>
	Level of Façade review <u>N/A</u> <input type="checkbox"/> New Review <input type="checkbox"/> Review of Addition <input type="checkbox"/> Affidavit for Identical Building
REZONING	<b>Rezoning Requests:</b>
	Please fill out the appropriate information on this application, and submit it with an explanation of your rezoning request and <b>Landowner's permission for submittal (if not the applicant)</b> . Submit four sets of the property survey, sign location plot plan, and traffic study (if applicable). If the rezoning is part of a Planned Rezoning Overlay (PRO) request, include ten sets of conceptual plans and written description of any and all conditions proposed for inclusion in the PRO Agreement, e.g., a limitation on total units, a limitation of square footage, location of proposed curb cuts, etc. See Section 3402 of the Novi Zoning Ordinance for full description of the PRO.
SLU	<b>Special Land Use Requests:</b>
	Please fill out the appropriate information on this application, and submit it with an explanation of your intended Special Land Use, Noise Analysis or Impact Statement (if required) and <b>Landowner's permission for submittal (if not the applicant)</b> . If this request is not being submitted with a new site plan, please submit four copies of the site plan.
SUBMITTAL REQUIREMENTS	<b>Site Plan Submittal Requirements:</b>
	<input checked="" type="checkbox"/> Seven sealed and foiled sets of plans which include site plan, elevations, floor plans, engineering, wetland, woodland, landscape, lighting and stormwater management plans Size of plans must be 24" x 36", maximum scale of 1" = 50'. <input checked="" type="checkbox"/> Original signed copy of this application. <input checked="" type="checkbox"/> Notarized original signature of Landowner authorizing permission, if Applicant is not the owner <input checked="" type="checkbox"/> Completed checklist. <input type="checkbox"/> Applicable addendums: Community Impact Statement, Traffic Study (four copies), Shared Parking Study <u>N/A</u> SLU Description, Parallel Plan, PRO Conditions, Noise Analysis, Street Name Approval Request <u>N/A</u> <input type="checkbox"/> Façade Materials Board, three letter-size colored renderings, one letter-size site plan <u>N/A</u> <input type="checkbox"/> Hazardous Chemical Survey and Non-Domestic Sewer Use Form (commercial and industrial projects only). <u>N/A</u> <input type="checkbox"/> Please contact the Community Development Department if you are submitting a platted subdivision for review.

I do hereby attest that all statements, signatures, descriptions, and exhibits submitted on/or with this application are true and accurate to the best of my knowledge and I am the property owner or I am authorized to file this application and act on behalf of the property owner and I have attached a notarized statement from the owner who grants me permission to act on his/her behalf. I acknowledge that by making this application I have consented to the entry of City officials, employees, agents, and/or representatives for all purposes in connection with this application and to insure compliance with City Ordinances. I acknowledge that this document serves as my request for a Wetland and/or Woodland Permit if such a permit is deemed necessary.

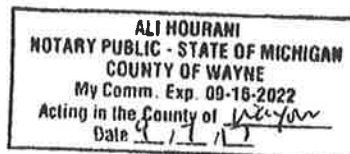
Ronald A. Mehl 9/8/17  
Signature of Applicant Date

Ronald A. Mehl  
Printed Name of Applicant

BPD 09/07/17  
Signature of Landowner Date

may be submitted on separate notarized document  
NOVI PLAZA LLC  
BEHZOZ PAKBAT AS A PRESIDENT  
Printed Name of Owner

Ali Hourani 9-7-17  
Notary Date  
County: Wayne  
State: Michigan



**Landlord Acknowledgment and approval  
of Modifications of Landlord's Building By Tenant**

**property: 43381 Grand River Ave.**

**Novi, MI 48375**

(At SE corner of Grand River Ave and Novi Rd.)

To City of Novi: Community Development Department

Landlord: Behrouz Pakray

Address: 28890 Hodden Trail Farmington Hills, MI 48331

Phone #: (248) 982-1937

Tenant: Novi Veterinary Clinic LLC / Ronald A. Mehler

Address: 43377 Grand River, Mi 48375

Phone #: 248-349-5900

ALI HOURANI  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF WAYNE  
My Comm. Exp 09-16-2022  
Acting in the County of Wayne  
Date 9/1/17

The Landlord, after reviewing the construction drawings, does hereby acknowledge and approve of modifications to expand the Tenant's leasehold space into the above mentioned unit, adjacent to the west of Tenant's present unit.

Approved : 

Landlord BEHROUZ PAKRAY, Date: 09/07/17  
NOVI PLAZA LLC

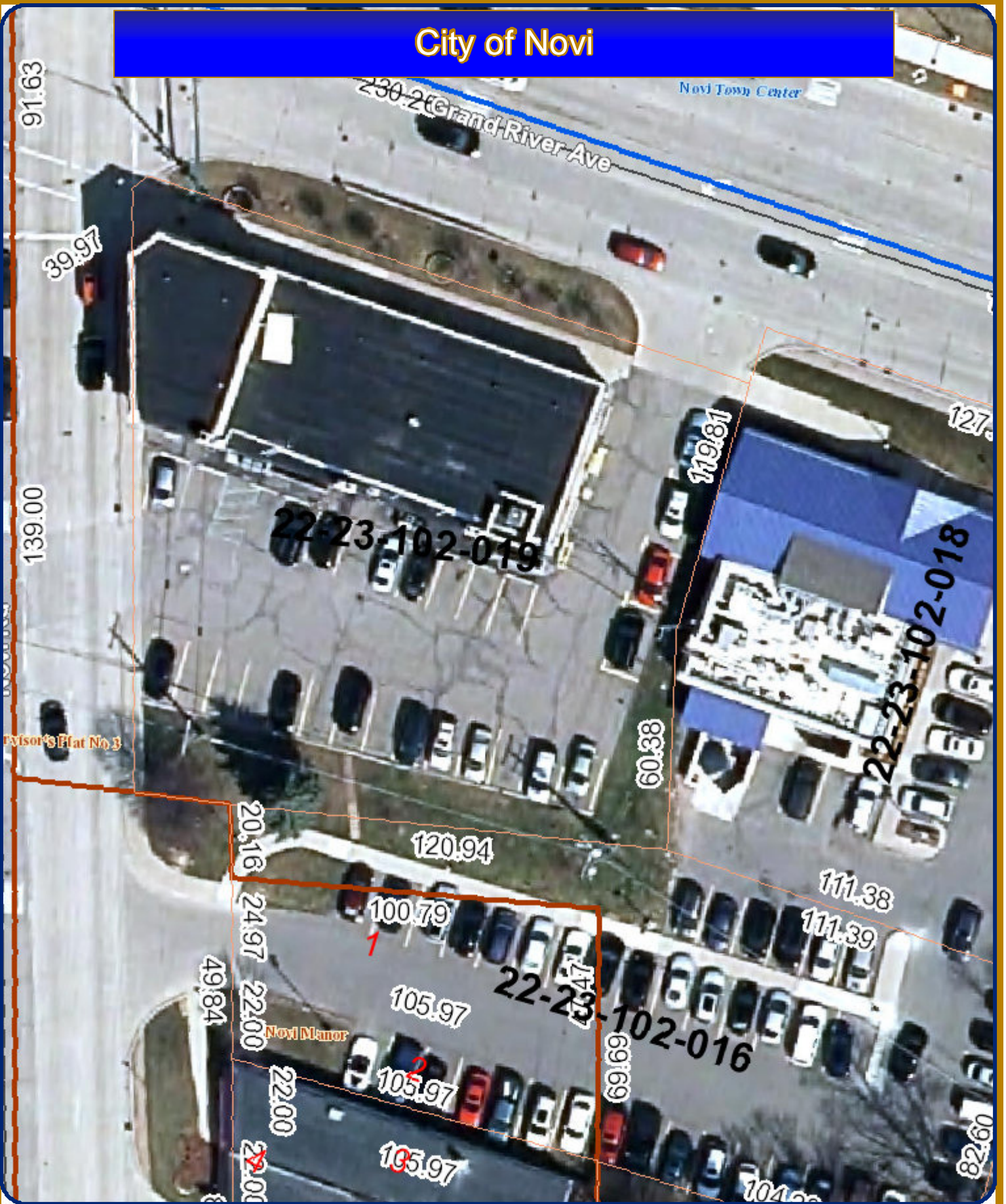
Tenant: Novi Veterinary Clinic LLC, Date: 9/8/17  
Ronald A. Mehler

Notary: Ali Hourani, Date: 9-07-17

County: Wayne

State: Michigan

# City of Novi



**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 dimensions 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.

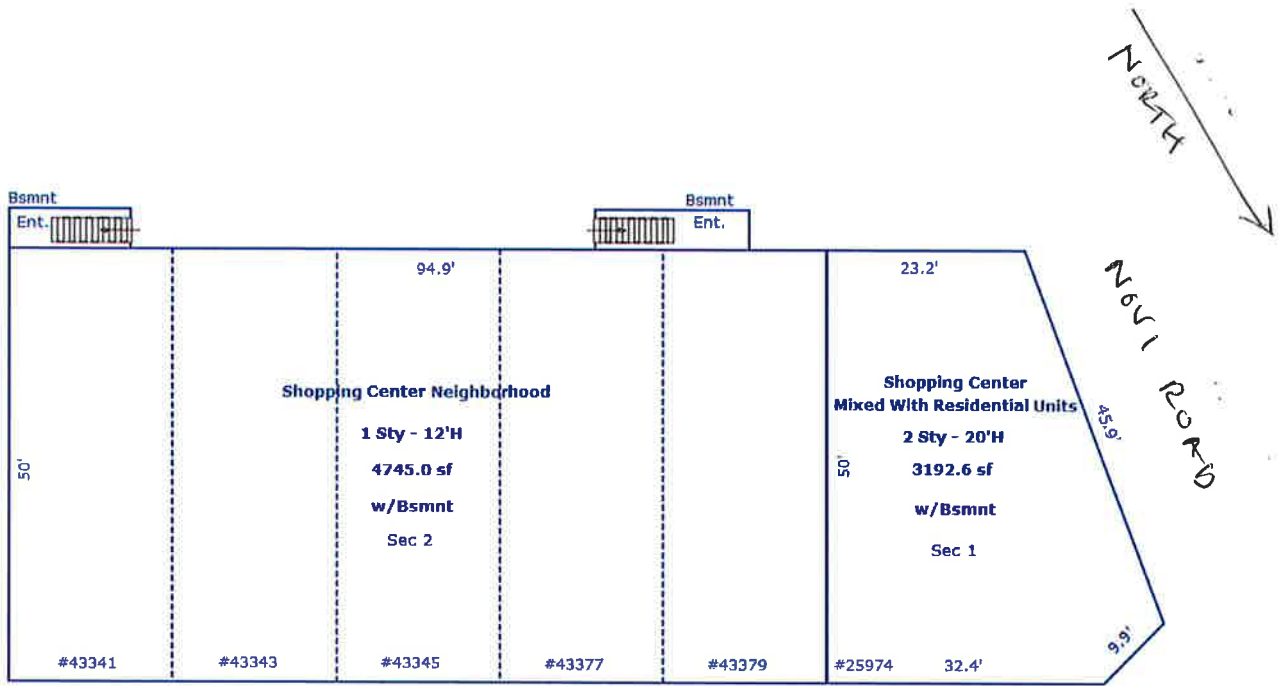


Map Print Date:  
10/5/2017



**City of Novi**  
 45175 Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

Image/Sketch for Parcel: 50-22-23-102-019



GRAND RIVER

Sketch by Apex Sketch

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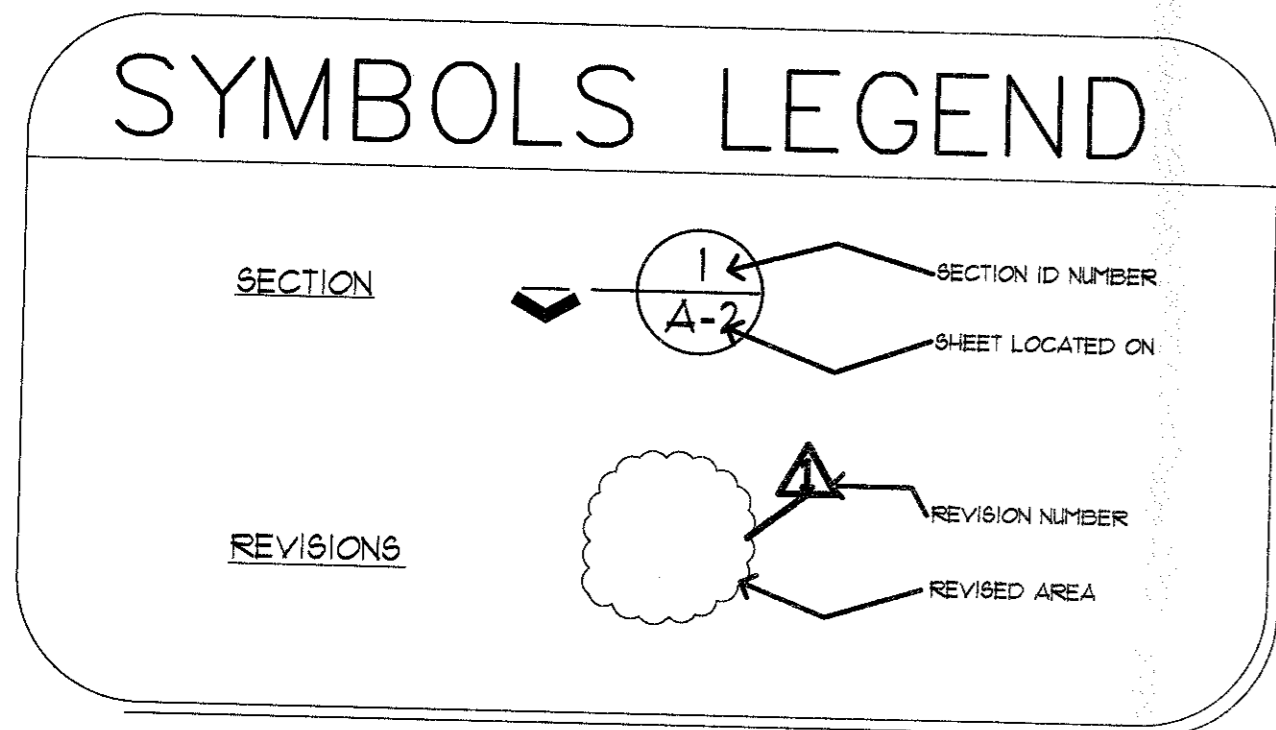
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SUBMITTED PLAN SET

# NOVI VETERINARY CLINIC

43381 GRAND RIVER  
NOVI, MICHIGAN



### BUILDING SUMMARY:

TOTAL FIRST FLOOR SQUARE FOOTAGE: 3488  
 USE CLASSIFICATION: B - BUSINESS  
 CONSTRUCTION TYPE: 5 - B UNPROTECTED  
 BUILDING: NON-SPRINKLED  
 OCCUPANCY (1 PER 100 SQ. FT. GROSS): 35

### STATE CONSTRUCTION CODE REVIEW:

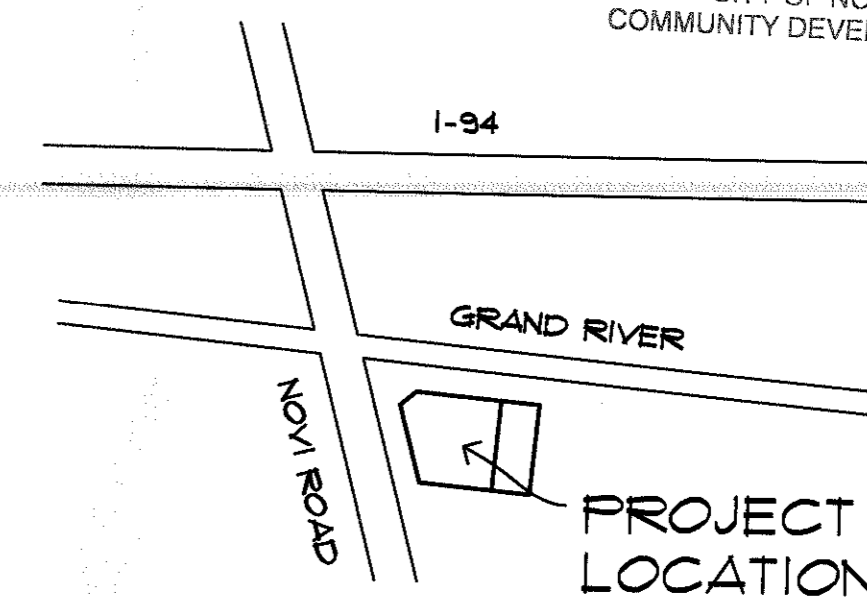
2012 MICHIGAN BUILDING CODE  
 2012 MICHIGAN MECHANICAL CODE  
 2012 MICHIGAN PLUMBING CODE  
 2011 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS  
 2012 INTERNATIONAL FIRE CODE AS REFERENCED IN THE MICHIGAN BUILDING CODE  
 ICC / ANSI A117.1 1998 & MICHIGAN BARRIER-FREE DESIGN RULES AS AMENDED

### NOTES:

- BASEMENT FLOOR IS AN UNOCCUPIABLE SPACE USED FOR MECHANICAL EQUIPMENT ONLY, NO STORAGE ALLOWED.
- SECOND FLOOR OF BUILDING IS SEPARATE AND SHALL BE LEFT VACANT PER CITY OF NOVI DIRECTION.
- MEANS OF EGRESS:  
 MAX. TRAVEL DISTANCE ALLOWED: 75'-0"  
 ACTUAL MAX. TRAVEL DISTANCE: 62'-0"  
 REQUIRED EXITS: 1  
 PROVIDED EXITS: 4

## SYMBOLS / ABBREVIATIONS

At	Angle	E	East	OC	On Center
AP	Access Panel	EFF	Efficiency	OH	Overhead
APPROX	Approximate	EJ	Expansion Joint	1R1S	One Rod and One Shelf
ASF	Acrylic Synthetic Finish	EX	Existing	OPG	Opening
BLDG	Building	EXCAV	Excavated	OSB	Oriented Strand Board
BLK	Block	EXH	Exhaust	PNL	Panel
BM	Beam	EXT	Exterior	PL	Plate
BRD	Board	F	Single-Fold Door	PT	Point
BRG	Bearing	FD	Floor Drain	PC	Pull Cord
BRM	Broom	FIN	Finish	PSF	Pounds per Square Foot
BSMT	Basement	FLR	Floor	PSI	Pounds per Square Inch
C	Carpet Floor	FLUOR	Fluorescent	P	Poured
CAB	Cabinetry	FND	Foundation	R	Radius
CANT	Cantilever	FP	Fireplace	RND	Round
CATH	Cathedral	FR	French	R/A GR	Return Air Grille
CFM	Cubic Feet Per Minute	FRD	Fire-Rated Door	R&M	Recorded and Measured
CHIM	Chimney	FRM	Frame	R&O	Range and Oven
CL	Center Line	FT	Foot	REF	Refrigerator
CJ	Control Joints	FTG	Footing	REINF	Reinforcement or Reinforce
CLG	Ceiling	FURN	Furnace	REQ'D	Required
COL	Column	GAR	Garage	S	South
COMPT	Compacted	GC	General Contractor	SD	Smoke Detector
CONC	Concrete	GL	Glass	SH	Shelf
CRS	Course	HB	Hose Bib	SHWR	Shower
CSMT	Casement	HDR	Header	SL	Sliding
CT	Cook Top	HM	Hollow Metal	SS	Stainless Steel
D	Dryer Space	HT	Height	STL	Steel
DBL	Double	INSUL	Insulate or Insulation	T	Tile Floor
DH	Double Hung	JST	Joist	TC	Terra Cotta
DP	Deep	LAUND	Laundry	TEMP	Tempered
DR	Door	LAV	Lavatory	THRU	Through
DS	Downspout	LIN	Linen	TWLS	Towels
DS	Downspout	LT	Laundry Tub	UNEX	Un-excavated
DW	Dishwasher	MAS	Masonry	V	Vinyl Floor
		MAX	Maximum	VERT	Vertical
		MECH	Mechanical	W	Washer Space or West
		MC	Medicine Cabinet	W/	With
		MIL	Millimeter	WC	Water Closet
		MIN	Minimum	WD	Wood
		ML	Micro-Lam	WH	Water Heater
		MLDG	Molding	WIND	Window
		MT	Marble Threshold	WP	Waterproof
		MTL	Metal	WWM	Welded Wire Mesh Reinforcement
		N	North	W8x18	8" Wide Flange Steel Beam @ 18 lbs Per Foot
		NTS	Not To Scale		



RECEIVED

SEP 13 2017

CITY OF NOVI  
COMMUNITY DEVELOPMENT



maniaci  
associates  
incorporated  
architects/planners

p.o. box 745  
ortonville, mich.  
48462-0745  
(248)-627-4123  
fax 627-2776

NOVI VETERINARY CLINIC  
43381 GRAND RIVER  
NOVI, MICHIGAN

© MANIACI ASSOCIATES, INC., 2017

project number:

21709

scale:

AS SHOWN

checked by:

PM

drawn by:

DER

date:

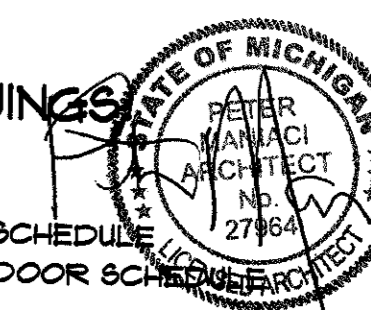
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6-19-17

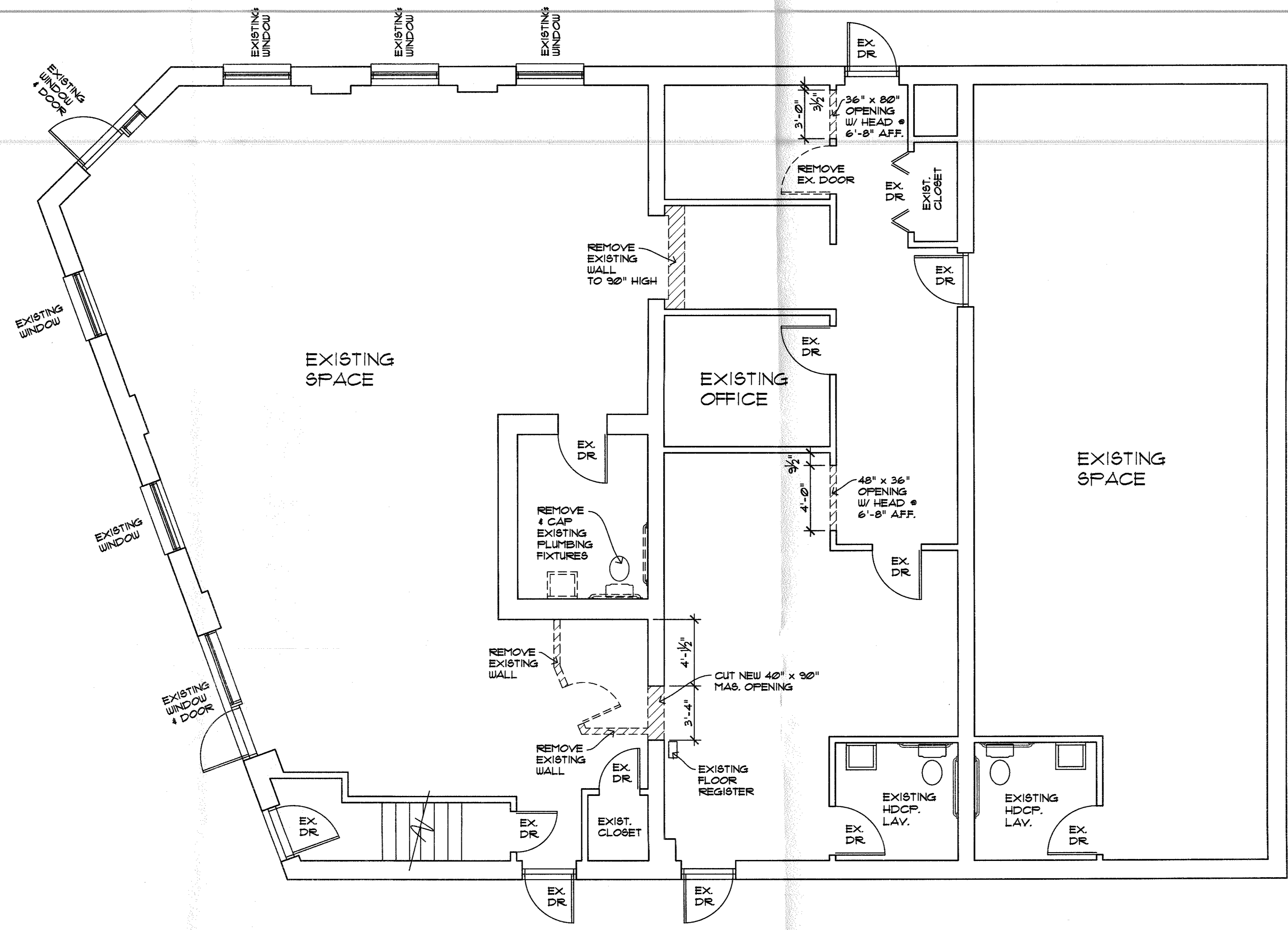
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### SCHEDULE OF DRAWINGS

A-1 COVER SHEET  
 A-2 DEMOLITION PLAN  
 A-3 FLOOR PLAN, ROOM FINISH SCHEDULE  
 A-4 REFLECTED CEILING PLAN, DOOR SCHEDULE  
 M-1 HVAC PLAN, SCHEDULE





**GENERAL CONSTRUCTION NOTES:**


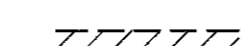
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CURRENT GOVERNING CODES INCLUDING 2012 MICHIGAN BUILDING CODE, 2012 MICHIGAN MECHANICAL, PLUMBING AND ELECTRICAL CODES, MICHIGAN UNIFORM ENERGY CODE, AND ALL LOCAL ORDINANCES AND MUNICIPAL STANDARDS. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE PERMIT HOLDER(S) OF THE RESPONSIBILITY TO COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CHANGES MADE NECESSARY BY LOCAL CODES, ORDINANCES, FIELD OR STRUCTURAL CONDITIONS, OR BY SUBSTITUTIONS OF OR CHANGES IN THE FIELD AS SHOWN.
- THE DRAWINGS ARE SCHEMATIC ONLY, DO NOT SCALE DRAWINGS. CONTRACTOR(S) MUST USE FIGURED DIMENSIONS FOR CONSTRUCTION PURPOSES. IF CONFLICTS ARISE BETWEEN DIMENSIONS OR COORDINATING TRADE WORK, CONTACT THE ARCHITECT FOR INTERPRETATION.
- BUILDER/CONTRACTOR(S) SHALL BE RESPONSIBLE FOR FOLLOWING ALL STANDARDS OF O.S.H.A. AND MICHIGAN THROUGHOUT THIS PROJECT.
- ALL WORK SHALL BE IN THE BEST STANDARDS OF EACH TRADES PRACTICE. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND PROPER FOR ITS USAGE.
- THE BUILDER AND HIS SUB-TRADES SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ARCHITECT AGAINST ALL LOSSES, THEFT, CLAIMS, PAYMENTS, SUITS BY ANY REASON OF ANY ACT OF OMISSION BY SAID BUILDER AND HIS SUB-TRADES.
- ALL EXISTING AND PROPOSED BUILDING AND INTERIOR CONDITIONS SHALL BE FIELD CHECKED AND VERIFIED BEFORE CONSTRUCTION BEGINS. IF CONFLICTS ARISE BETWEEN EXISTING AND / OR PROPOSED CONDITIONS AND CONSTRUCTION PLANS, CONTACT THE ARCHITECT FOR INTERPRETATION.
- ROUGH LUMBER TO COMPLY WITH 1909 "AMERICAN SOFTWOOD LUMBER STANDARD" AND APA "PERFORMANCE RATED PANELS". ALL ROUGH CARPENTRY STRUCTURAL LUMBER SHALL BE #2 OR BETTER SPT (SPRUCE, PINE, FIR) WITH DESIGN VALUES OF F<sub>b</sub>: 1150 P.S.I. AND E: 1,400,000 P.S.I.
- ROUGH CARPENTRY TO COMPLY WITH AMERICAN WOODWORK INSTITUTE (AWI) "AMERICAN WOODWORK QUALITY STANDARDS". SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES WITH MEMBERS FLUSH AND TRUE TO LINE, CUT AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION CORNE AND SCRIBE AS REQUIRED FOR ACCURATE FIT. SECURELY ATTACH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED OR PER AWI.
- STEEL STUDS AND TRACK FOR WALL FRAMING TO BE ZINC COATED ACCORDING TO ASTM A 528 AND AS FOLLOWS:
  - STEEL STUDS: C-SHAPED WITH LIPPED FLANGES, PUNCHED WEBS OF DEPTHS AS INDICATED ON THE PLANS.
  - STUDS: 22 GAUGE THICKNESS AND DEPTH OF 3/4" INCHES UNLESS OTHERWISE INDICATED.
  - STEEL TRACK: U-SHAPED, UNPUNCHED, OF WEB DEPTHS AS INDICATED ON THE PLANS.
- INSTALLATION OF STEEL FRAMING TO COMPLY WITH ASTM C 194 AND WITH ASTM C 840 REQUIREMENTS. INSTALL METAL FRAMING AND ACCESSORIES FLUSH AND SQUARE, TRUE TO LINE, AND WITH CONNECTIONS SECURELY FASTENED, ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- ALL TEMPERED AND SAFETY GLASS WILL BE ETCHED WITH 644E.
- ALL GAS FIRED APPLIANCES REQUIRE AN ACCESSIBLE SHUT OFF VALVE.
- ALL EXHAUST FANS TO BE VENTED TO EXTERIOR.
- BUILDER TO VERIFY ALL MATERIALS, SURFACES, FINISHES AND COLORS WITH THE OWNER.



**DEMOLITION FLOOR PLAN**

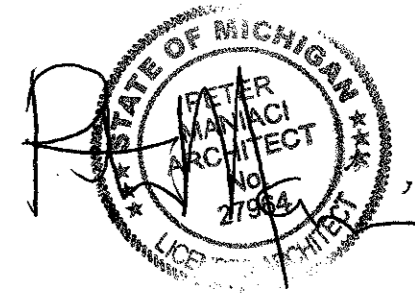
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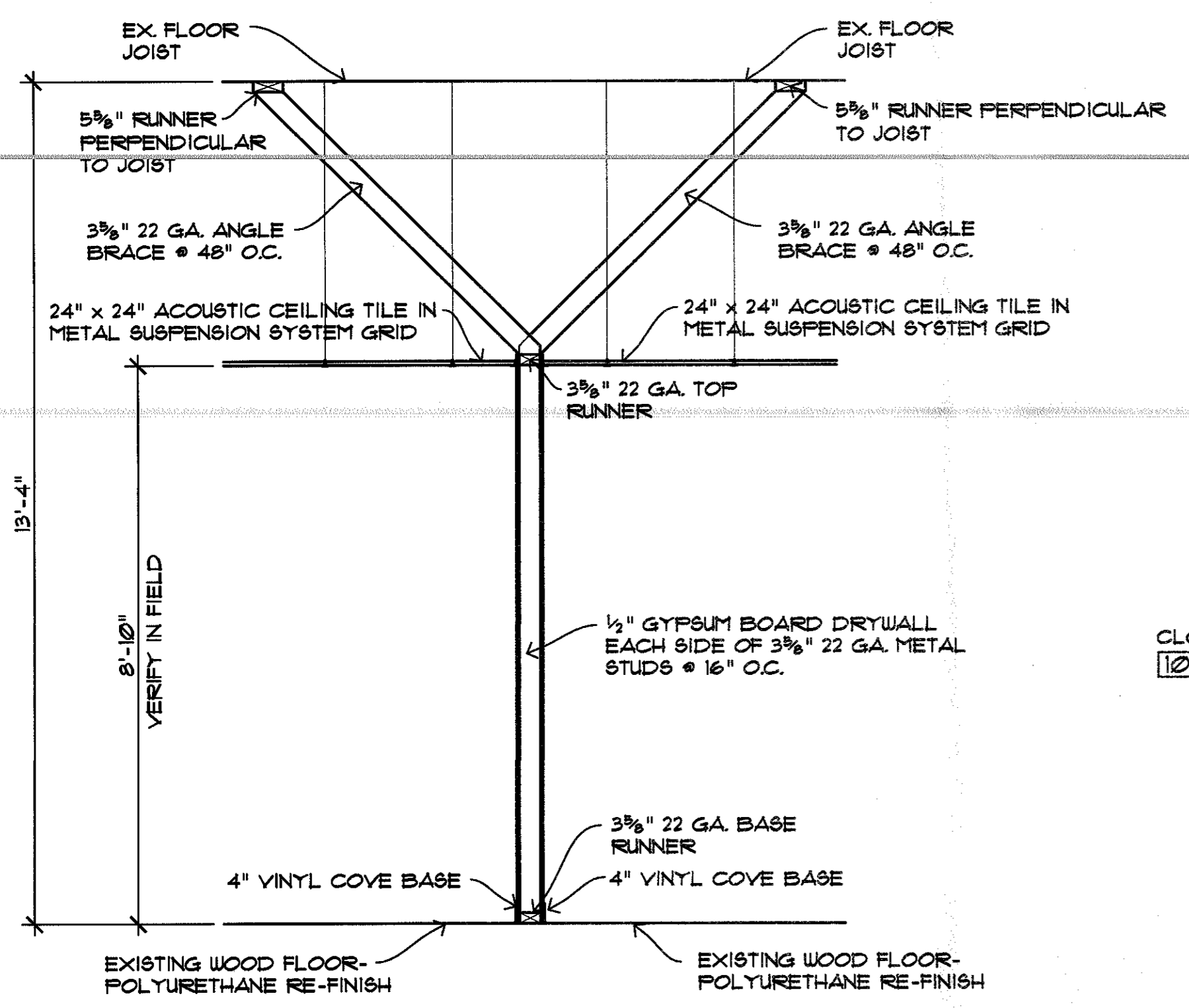
-  EXISTING WALLS TO REMAIN
-  EXISTING WALLS TO BE REMOVED

**DEMOLITION NOTES:**

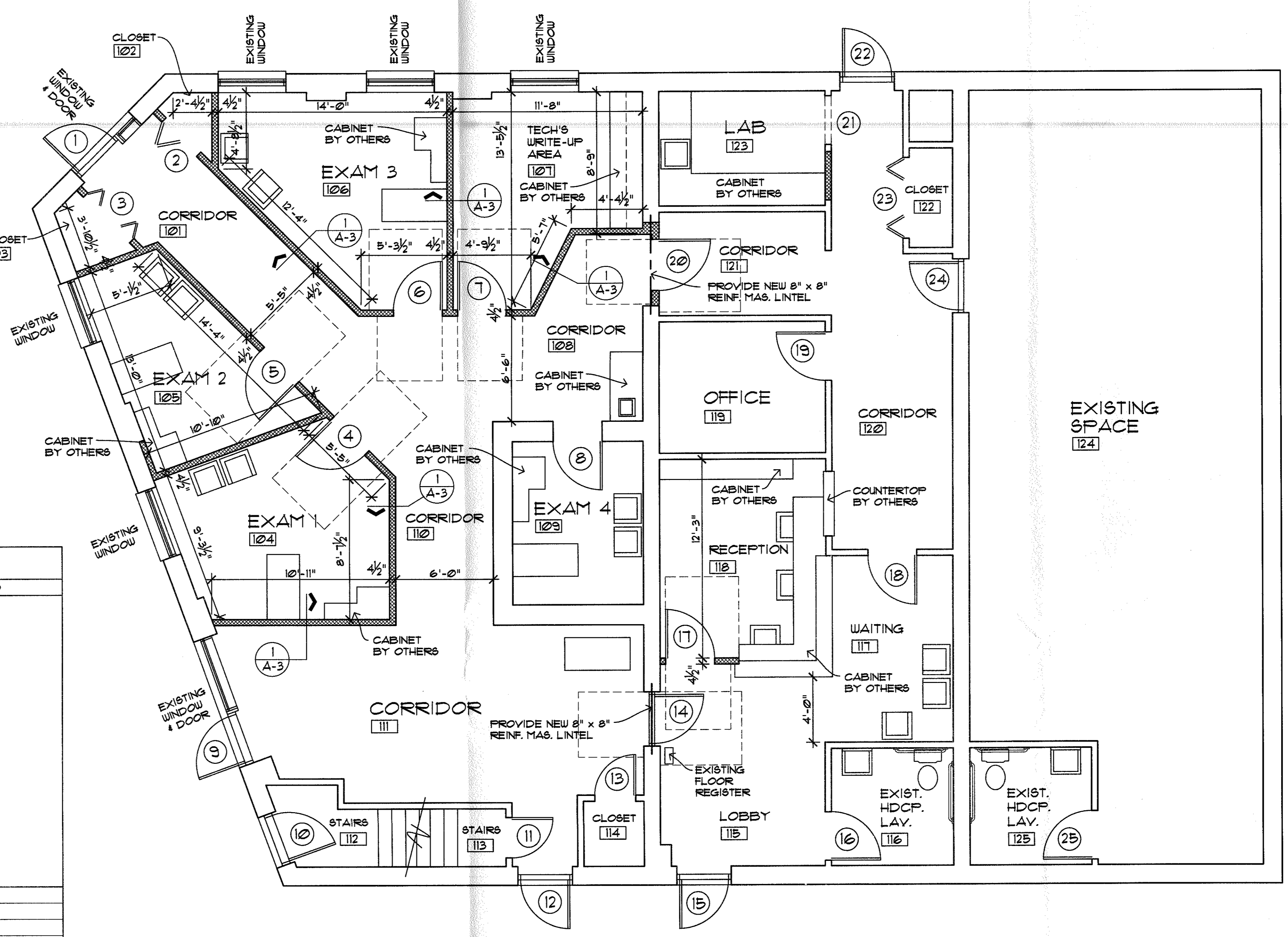
- THE STATE OF MICHIGAN - MICHIGAN REGULATIONS: LEAD ABATEMENT ACT REQUIRES THAT ALL DEMOLITION, RENOVATIONS, REMODELING, ADDITIONS TO BUILDINGS CONSTRUCTED PRIOR TO 1918 BE PERFORMED BY A BUILDER/CONTRACTOR CERTIFIED AS A "LEAD SAFE RENOVATOR" BY EPA BEFORE THE WORK BEGINS.
- VERIFY ALL EXISTING AND PROPOSED CONDITIONS, CONSTRUCTION PLANS AND DIMENSIONS PRIOR TO ANY DEMOLITION.
- BUILDER/CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND BUILDING WITH RESPECT TO THE REMOVAL OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, STRUCTURAL, UTILITY OR ARCHITECTURAL ITEMS (NOT SPECIFICALLY INDICATED ON THE DRAWINGS) WHICH WOULD INTERFERE WITH THE INTENT AND COMPLETION OF THE DEMOLITION.
- THE BUILDER / CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING CONCEALED ELEMENTS INCLUDING PLUMBING LINES, MECHANICAL RUNS AND LINES, STRUCTURAL FRAMING, ELECTRICAL SERVICES AND PROVIDING PROTECTION FROM DAMAGE.
- PROVIDE APPROPRIATE BARRICADES, SIGNAGE, DUST CONTROL, SECURITY AND OTHER SAFETY PRECAUTIONS SO AS TO PROTECT TENANTS, VISITORS, TRADESMAN, AND ALL EXISTING REMAINING CONDITIONS.
- BUILDER / CONTRACTOR SHALL PROVIDE TEMPORARY OR PERMANENT SHORING, BRACINGS, AND SUPPORT UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
- BUILDER/CONTRACTOR IS TO COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES FOR THE REMOVAL OF CEILING, WALLS, FLOORS, ETC. AS TO THE EXTENT OF STRUCTURE TO BE SAVED AND PROTECTED.
- REMOVE EXISTING FINISHES AS NECESSARY TO EXPOSE STRUCTURE. VERIFY CONDITIONS WITH OWNER BEFORE CONTINUING WORK. RESTORE EXISTING AREAS WHICH ARE DAMAGED DURING CONSTRUCTION. MATCH EXISTING MATERIALS AND FINISHES.
- NEW OPENINGS SHALL BE CUT IN EXISTING WALLS, CEILING, AND FLOORS AS REQUIRED FOR THE INSTALLATION OF NEW WORK. OPENINGS SHALL BE CUT CLEAN AND ACCURATELY SO AS NOT TO DISTURB EXISTING WALLS, FLOORS, PARTITIONS, CEILING, ETC. WHICH ARE TO REMAIN. MAINTAIN STRUCTURAL SOUNDNESS OF REMAINING WALLS.
- VERIFY WITH OWNER ALL EQUIPMENT AND FIXTURES TO BE REMOVED AND REUSED OR DISCARDED.



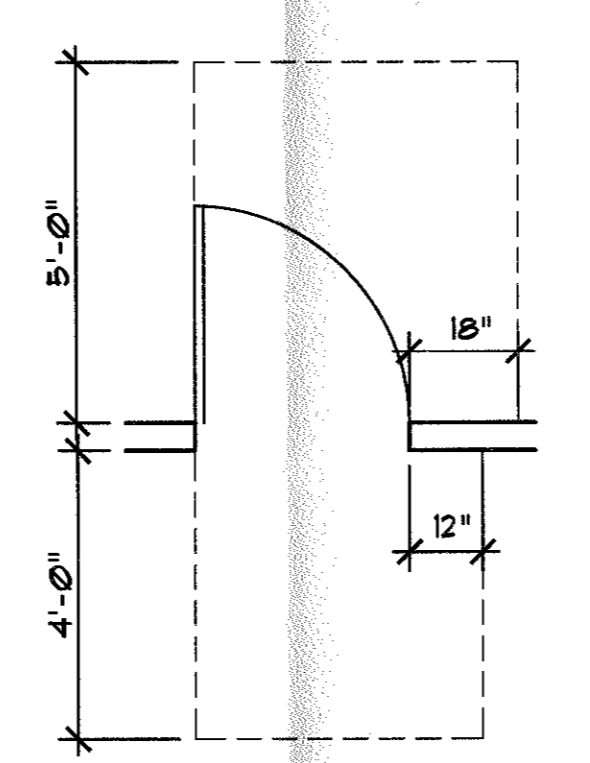
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scale:	AS SHOWN
checked by:	PM
drawn by:	DER
date:	5-10-17 5-23-17 6-19-17
sheet number:	A-2



1  
A-3 TYPICAL WALL SECTION  
SCALE: 1/2" = 1'-0"



No.	ROOM NAME	FLOOR	BASE	WALLS	FINISH	CEILING	HGT	NOTES
EX. = EXISTING								
101	CORRIDOR						8'-10"	
102	CLOSET						8'-10"	
103	CLOSET						8'-10"	
104	EXAM RM 1						8'-10"	
105	EXAM RM 2						8'-10"	
106	EXAM RM 3						8'-10"	
107	TECH WRITE-UP AREA						8'-10"	
108	CORRIDOR						8'-10"	
109	EXAM RM 4						EX.	
110	CORRIDOR						8'-10"	
111	CORRIDOR						8'-10"	
112	STAIRS						EX.	
113	STAIRS						EX.	
114	CLOSET						EX.	
115	LOBBY						EX.	
116	EX. HDCP. LAV.						EX.	
117	WAITING ROOM						EX.	
118	RECEPTION						EX.	
119	OFFICE						EX.	
120	CORRIDOR						EX.	
121	CORRIDOR						EX.	
122	CLOSET						EX.	
123	LAB						EX.	
124	EX. SPACE						EX.	
125	EX. HDCP. LAV.						EX.	



TYPICAL DOOR CLEAR  
FLOOR AREA  
SCALE: 3/8" = 1'-0"

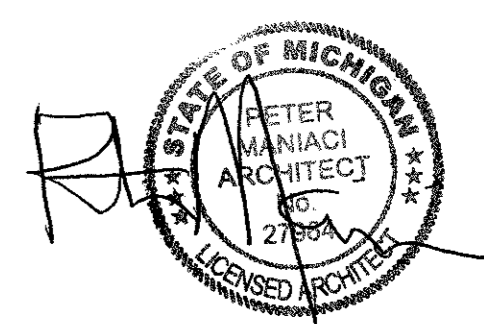
FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LEGEND:

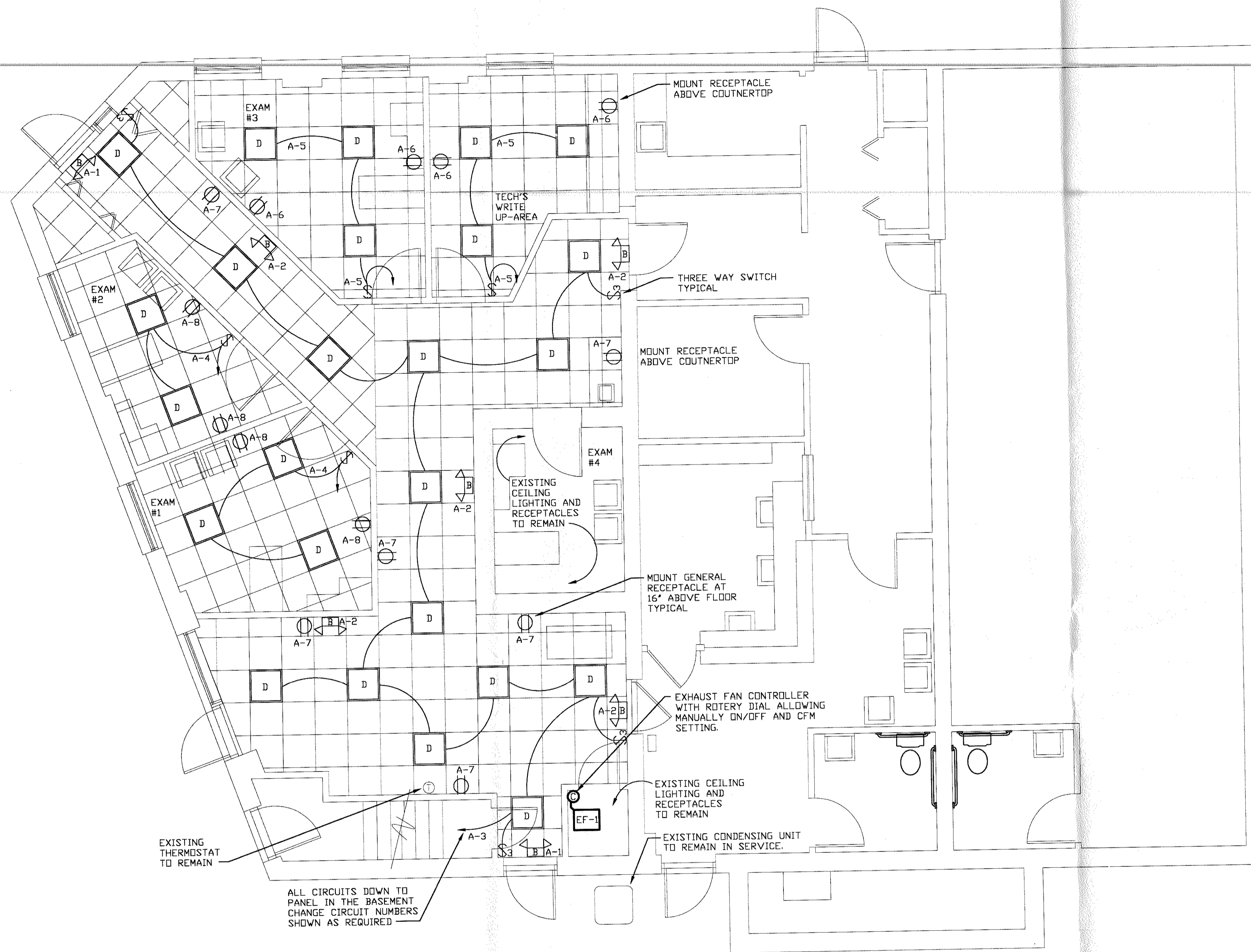
- EXISTING WALLS TO REMAIN
- NEW WALL CONSTRUCTION

NOTE:

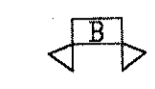

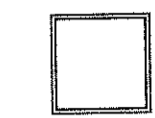
1. VERIFY ALL CONDITIONS IN FIELD. IF DISCREPANCY WITH DRAWINGS EXIST, APPLY TO ARCHITECT FOR SOLUTION.







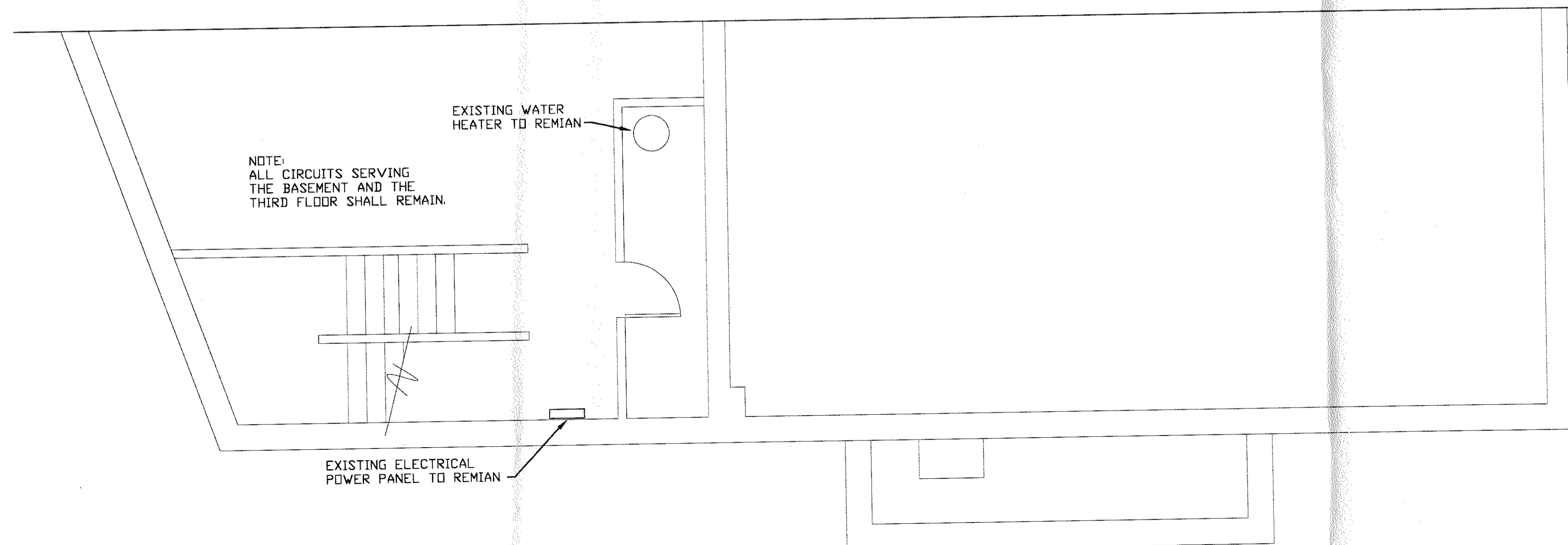
**ELECTRAL SYMBOLS:**

-  INTERIOR BATTERY LIGHT
-  RECEPTACLE
-  2'X2' INTERIOR 2 BULB 'U' TUBE FLUORESCENT LIGHT FIXTURE

**ELECTRAL NOTES:**

1. SECOND FLOOR CIRCUITS AND LIGHTING SHALL NOT BE CHANGED.
2. BASEMENT FLOOR CIRCUITS AND LIGHTING SHALL NOT BE CHANGED.
3. CIRCUITS SHOWN SHALL INDICATE COMMON CIRCUITING AND DO NOT INDICATE SPECIFIC CIRCUITS.
4. RECEPTACLES AND LIGHT FIXTURES SHALL BE SUBMITTED FOR SHOP DRAWING APPROVAL.

**ELECTRICAL FIRST FLOOR PLAN**  
SCALE: 1" = 1'-0"



**ELECTRICAL PARTIAL BASEMENT PLAN**  
SCALE: 1" = 1'-0"

EDDY ENGINEERING Co.  
6520 EHLERS ROAD  
RHODES, MI 48652  
PHONE# 989-689-0119

NOVI VETERINARY CLINIC  
43381 GRAND RIVER  
NOVI, MICHIGAN

project number:

21701

scale:

AS SHOWN

checked by:

DE

drawn by:

DE

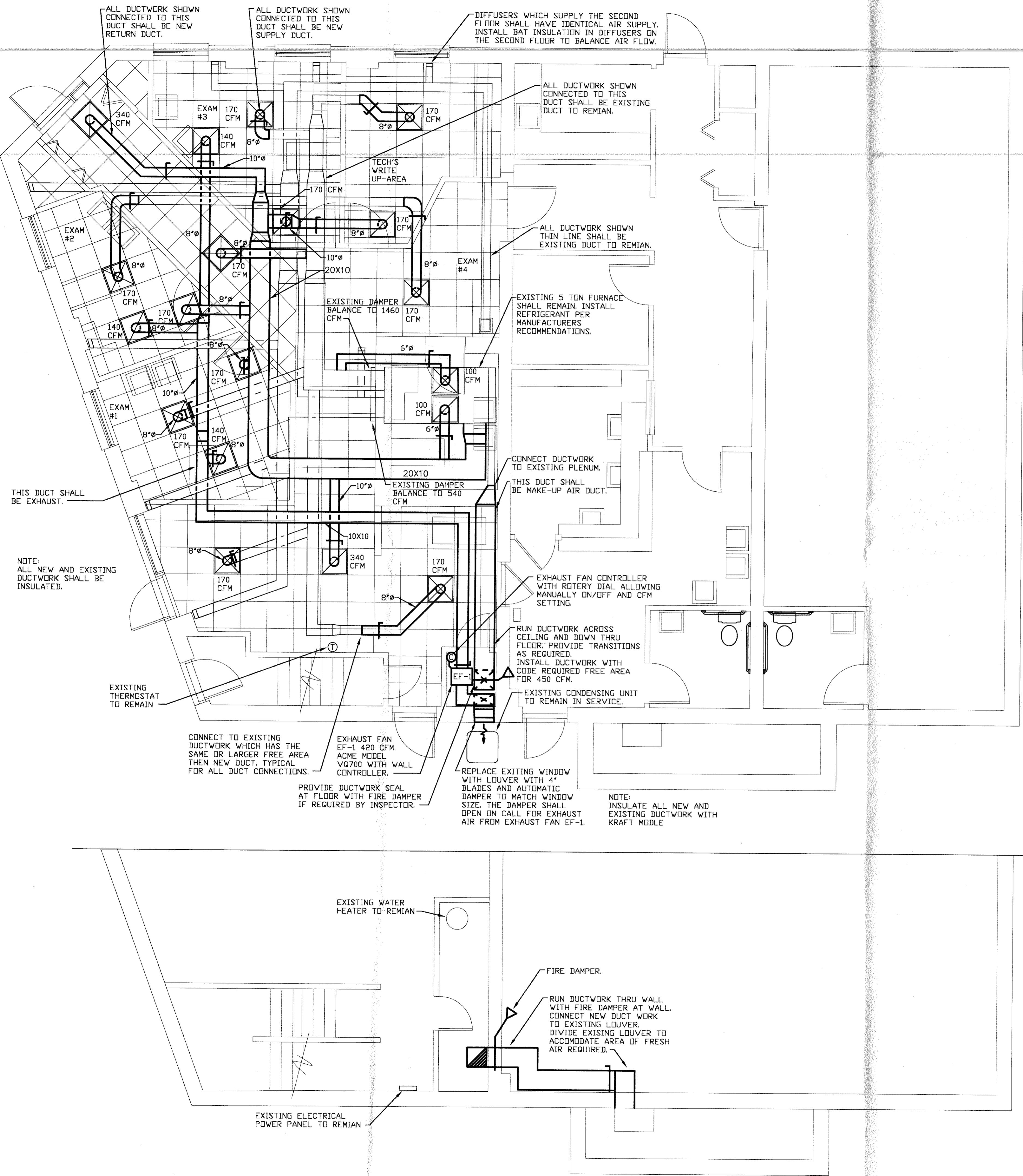
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6-1-17  
7-16-17

sheet number:

E-1





### SUPPLY DIFFUSER & RETURN/EXHAUST GRILLE SCHEDULE

TYPE	TAG	CFM	MFG & MODEL		SUPPLY DIFFUSER NECK SIZE	REMARKS
			SUPPLY	RETURN		
A	☒/☒	10 - 180	TITUS - TMSA-AA	TITUS - PAR-AA	6"Ø DR 6"x6"	ALL SUPPLY DIFFUSERS AND RETURN AIR GRILLES MOUNTED IN DRYWALL CEILINGS SHALL HAVE INTEGRAL VOLUME DAMPERS.
B	☒/☒	185 - 310	TITUS - TMSA-AA	TITUS - PAR-AA	8"Ø DR 8"x8"	
C	☒/☒	315 - 485	TITUS - TMSA-AA	TITUS - PAR-AA	10"Ø DR 10"x10"	SEE ARCHITECTURAL PLANS FOR FIRE RATED CEILINGS. ALL DIFFUSERS AND GRILLES LOCATED IN FIRE-RATED CEILINGS SHALL HAVE INTEGRAL FIRE DAMPERS.
D	☒/☒	490 - 650	TITUS - TMSA-AA	TITUS - PAR-AA	12"x12"	

NOTE: CEILING MOUNTED SUPPLY DIFFUSERS ARE 4-WAY THROW UNLESS OTHERWISE NOTED.

#### HVAC NOTES:

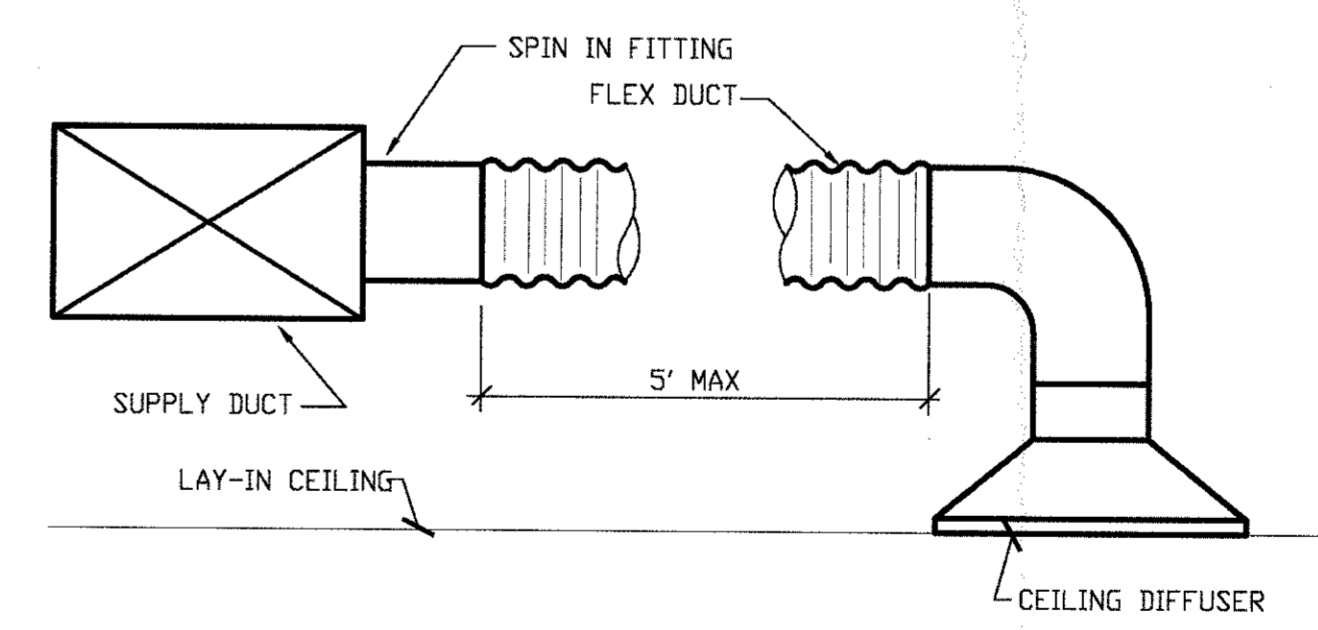
- FABRICATE GALVANIZED DUCT IN ACCORDANCE WITH THE ASHRAE GUIDE AND SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS.
- WHEN DUCT SHAPES OR DIMENSIONS ARE CHANGED FROM THOSE SHOWN ON THE DRAWINGS, DUCT AIR-FLOW AREAS MUST BE MAINTAINED.
- SUPPLY TAKE-OFF FITTINGS SHALL BE EQUIPPED WITH LOCKING QUADRANT DAMPERS.
- DRAWINGS ARE SCHEMATIC ONLY. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ROUTING OF ALL DUCTWORK. ANY CHANGES IN DUCT ROUTING, SIZE, OR TRANSITIONS REQUIRED TO MISS OBSTRUCTIONS OR CONFLICTS WITH OTHER TRADES SHALL BE THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.
- BALANCE ALL DIFFUSERS TO THE FLOW RATES SPECIFIED ON DRAWINGS TO WITHIN +/- 10% OF LISTED FLOW RATES.
- PROVIDE VOLUME DAMPERS IN DUCTWORK AND/OR INTEGRAL WITH DIFFUSERS, FOR AIR-BALANCEING SHOWN ON DRAWINGS.
- SUPPLY, RETURN & EXHAUST DUCT SHALL BE EXTERNALLY INSULATED. WITH FIBERGLASS BLANKET TYPE INSULATION HAVING A "K" VALUE OF 0.29 (TYPICALLY 1" THICK) AT 75°F, WITH 1.0 LB/CUFT. DENSITY WITH A MULTI-PURPOSE FIBIL-SERIM-KRAFT EXTERIOR AND JOINTS TAPED TO MATCH INSULATION TO MEET THE REQUIREMENTS OF NFPA STANDARD 90A. WRAP WITH 0.0032 INCH VINYL VAPOR BARRIER. SECURE WITH PRESSURE SENSITIVE TAPE.
- PROVIDE ACCESS TO ALL MECHANICAL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S MINIMUM CLEARANCES. OPERATING INSTRUCTIONS SHALL BE PERMANENTLY AND PROMINENTLY AFFIXED TO EACH APPLIANCE OR SHALL BE SHIPPED WITH THE EQUIPMENT. THE INSTRUCTIONS SHALL INDICATE IGNITION PROCEDURES, OPERATING INSTRUCTIONS, OWNER MAINTENANCE, AND SHUTDOWN PROCEDURES.

#### HVAC FIRST FLOOR PLAN

SCALE: 1" = 1'-0"

#### LEGEND:

- ☒ 24"x24" RETURN AIR DIFFUSER
- ☒ 24"x24" SUPPLY AIR DIFFUSER



#### TYPICAL NEW DIFFUSER DETAIL

NOT TO SCALE

#### HVAC PARTIAL BASEMENT PLAN

SCALE: 1" = 1'-0"

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NOVI VETERINARY CLINIC  
 43381 GRAND RIVER  
 NOVI, MICHIGAN

project number:  
21701

scale:  
AS SHOWN

checked by:  
DE

drawn by:  
DE

date:  
6-1-17  
7-16-17

sheet number:  
M-1