



## Sri Venkateswara Temple Façade Updates JSP08-08

**Sri Venkateswara Temple, JSP08-08**

Consideration of the request of Manyan Group LLC for revised Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 16 on the west side of Taft Road between Grand River Avenue and Eleven Mile Road in the RA, Residential Acreage District. The applicant is proposing to modify the approved facades and install a 'temporary façade' in place of the 'permanent façade' for a limited period of time.

**REQUIRED ACTION**

Approval/denial of the revised Preliminary Site Plan and Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	05/06/13	<ul style="list-style-type: none"> <li>• Approval of 'permanent façade' alterations recommended.</li> <li>• Applicant must alter rooftop screening materials to be in compliance with the Zoning Ordinance.</li> <li>• Approval of 'temporary façade' alterations recommended.</li> <li>• Permanent Façade must be installed by September 1, 2013.</li> <li>• Applicant must submit a revised sample board.</li> <li>• Items to address on the Stamping Set.</li> </ul>
Facade	Approval recommended	04/16/13	

**Motion sheet**

Approval – Preliminary Site Plan

In the matter of Sri Venkateswara Temple Façade Update, JSP08-08, motion to **approve** the Preliminary Site Plan subject to the following:

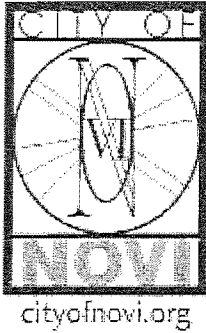
- a. Section 9 waiver to allow an underage of brick, overage of GFRG and overage of granite panels;
- b. Applicant modifying the rooftop screening equipment to be in compliance with the Zoning Ordinance;
- c. Applicant installing the 'permanent façade' by September 1, 2013;
- d. Applicant submitting a revised sample board; and
- e. *(additional conditions here if any)*

for the following reasons...(because it is otherwise in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

Denial – Preliminary Site Plan

In the matter of Sri Venkateswara Temple Façade Update, JSP08-08 motion to **deny** the Preliminary Site Plan, for the following reasons...(because the plan is not in compliance with Article 4, Article 24 and Article 25 of the Zoning Ordinance.)

PLANNING REVIEW



## PLAN REVIEW CENTER REPORT

May 6, 2013

### Planning Review

Sri Venkateswara Temple

JSP#08-08

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#### Petitioner

Manyan Group LLC

#### Review Type

Revised Elevations

#### Property Characteristics

- Site Location: West side of Taft, between Grand River and 11 Mile Road
- Site Zoning: RA, Residential Acreage District
- Adjoining Zoning: North: R-2 (Taft Road frontage) and OST (rear); East (across Taft Road): I-1 and RA; West: RA; South: RA (Taft Road frontage) and R-1 (rear)
- Proposed Use(s): Temple and Cultural Center
- Adjoining Uses: North: Andes Hills residential development & Family Fun Center; East (across Taft Road): Vacant parcel and single-family home; West: Single-family home; South: Single-family home (Taft frontage) and vacant land
- Site Size: 10.11 gross acres
- Phase Description: Phase 1: Two-story Temple  
Phase 2: Two-story Cultural Center  
Phase 3: Maha Rajagopuram
- Plan Date: 04-05-13

#### Project Summary

The applicant is proposing a three-phase project: the Temple, the Cultural Center and the Maha Rajagopuram. Phase 1 is a two-story 23,703 square foot Temple. Phase 2 is a 22,743 square foot Cultural Center, proposed to include a multi-purpose hall with a stage and dressing rooms, kitchen, offices, lounge, conference room, and classrooms. Phase 3, the Maha Rajagopuram is an approximately 37' 6" decorative gateway tower structure near the east entrance to the temple. No changes to the overall site layout or building footprints have been proposed.

The applicant is proposing two sets of elevations. The completed 'permanent facades' show minor changes from the approved plans. The applicant is also proposing 'temporary facades' intended to facilitate obtaining the temporary certificate of occupancy by the end of May, 2013. The applicant has indicated the decorative features of the façade are still underway but will not be completed before the temporary certificate of occupancy is requested. The façade review letter contains a description of the proposed materials for both the temporary and completed facades.

The applicant is also proposing to change previously approved white brick to granite panels. The City's façade consultant supports this modification.

Attached to this letter please find a summary of the actions taken by the Planning Commission and Zoning Board of Appeals thus far. The applicant has received Special Land Use approval, Phasing Plan approval and Preliminary Site Plan approval from the Planning Commission.

**Recommendation**

Approval of the revised 'permanent façade' elevations is **recommended** provided the applicant alters the proposed rooftop screening materials or obtains a Section 9 waiver from the Planning Commission. Approval of the 'temporary façade' is also recommended provided the 'permanent façade' is installed no later than September 1, 2013. A note reflecting this date should be added to the plans. This project originally received a Section 9 waiver from the Planning Commission. Given the changes proposed as part of the 'temporary façade' Planning Commission approval and re-affirmation of the previously granted Section 9 waiver will be required.

**Comments:**

The revised elevations were reviewed according to the standards of Article 3, Residential Acreage District; Article 4, R-1 through R-4 One-Family Residential Districts; Section 2400, the Schedule of Regulations; Article 25 of the Zoning Ordinance, and other sections of the Zoning Ordinance, as noted.

**Stamping Set Approval**

Stamping sets are still required for this project. After receiving the approval of the Planning Commission, the applicant should make the appropriate corrections to the plan and submit **6 size 24" x 36" copies with original signature and original seals along with the required sample board**, to the Community Development Department for final Stamping Set approval. A letter responding to all of the comments in the staff and consultant review letters should also be submitted with the Stamping Sets.

Please contact Kristen Kapelanski at 248-347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org) with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning and Facade)

  
Review by Kristen Kapelanski, AICP

# PLAN REVIEW CENTER REPORT - ATTACHMENT

April 16, 2012

## Summary of Actions Taken by the Planning Commission and Zoning Board of Appeals

Sri Venkateswara Temple and Cultural Center  
SP #08-08, SP10-18 and ZCM10-20

### Public Hearing Fall 2008

A public hearing was held at the Planning Commission meeting of September 24, 2008 and the matter was tabled to allow the applicant additional time to address the concerns of the Planning Commission. Staff held a meeting and had a number of conversations with the applicant since that time, and the plans were revised and resubmitted for further consideration by the Planning Commission. Among the changes made to the plans at that time, were the following:

- Modification to the location of the proposed Temple and Priest Residence/Temple approximately 62 feet to the east to further preserve woodlands.
- Modification to the location of the proposed Temple approximately 18 feet to the north, and relocation of one tier of parking from the north side of the Temple to the south side.
- Modification to the location of the proposed Cultural Center approximately 6 feet to the north, with the proposed screen wall moved 6 feet off the property line to allow additional space as a buffer for the home to the south.
- Removal of terrace in front (east side) of the Cultural Center.
- Modification to the location of the dumpster enclosure and loading area closer to Taft Road (easterly) along the south side of the Cultural Center.
- The Cultural Center was been reduced in size from 31,833 square feet to 21,823 square feet, and the building is now two stories above grade (previously one story above grade and a basement). There do not appear to be any changes to the floor plans for the Priest Residence/Temporary Temple (Phase I) or the Temple (Phase II).
- The parking lot lighting was modified to reduce the mounting height of the fixtures from 25 feet to 20 feet.
- The secondary access was relocated from the south side of the property to the north side of the property.

The matter was brought back before the Planning Commission following the applicant's revisions on October 22, 2008 where the Special Land Use Permit, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan were approved with the following motions:

"In the matter of the request of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Special Land Use Permit subject to: 1) A Planning Commission Finding per Section 2516.2.c of the Zoning Ordinance for the Special Land Use Permit that, *whether relative to other feasible uses of the site, the proposed use:* a) Will not cause any detrimental impact on existing thoroughfares; b) Will not cause any detrimental impact on the capabilities of public services and facilities; c) Is compatible with the natural features and characteristics of the land; d) Is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood; e) Is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use; f) Will promote the use of land in a socially and economically desirable manner; 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; 2) Planning Commission approval of the required Noise Impact Statement since there are no outdoor activities or external loudspeakers proposed on the site; 3) As a condition of Special Land Use Approval, the Planning Commission makes a Finding regarding the representation by the Applicant that major events at the Temple will not occur at the same time, with the Finding that the parking for the more intense use (Temple) would be required to be provided on site, with a favorable recommendation to the Zoning Board of Appeals for a variance of 34 parking spaces (308 spaces required, 274 spaces proposed). The Applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and if this is the case, this statement will be made a condition of Special Land Use Approval and enforceable on the property in the future; and 4) Compliance with all conditions and requirements listed in the Staff and Consultant review letters; for the reasons that the request is otherwise in compliance with Article 3, Article 4, Section 2400, Article 25 and all other applicable provisions of the Zoning Ordinance." *Motion carried 6-2 (Yes: Burke, Greco, Gutman, Larson, Meyer, Wrobel; No: Cassis, Pehrson).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Preliminary Site Plan and Phasing Plan subject to: 1) The Applicant requesting height Variances from the Zoning Board of Appeals for the following seven decorative elements on the proposed Temple building that exceed the 35' maximum height standard of Section 2400 of the Zoning Ordinance, but which may be permitted by the Zoning Board of Appeals to be a specific height limit, per Section 2903 of the Zoning Ordinance: a) The Maha Rajagopuram in front of the building entrance that is 37'4.5" in height; b) A decorative element at the front of the building that is 36.5' in height; c) A second decorative element at the front of the building that is 40.5' in height; d) Two identical decorative ornaments near the rear of the building that are 50' in height each; e) The brass pole in the courtyard that is 55'1" in height; and f) The tower at the rear of the building that is 55'1" in height; 2) A redesign of the mechanical units and related screening on the Temple roof to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.E.(2) of the Zoning Ordinance, which states that rooftop appurtenances shall not exceed the maximum height standard. The mechanical screening structure on the Temple building is proposed to be 42' in height, and, per Section 2400 of the Zoning Ordinance, the height standard for the Residential Acreage district is 35'; 3) A relocation of the proposed dumpster to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.F.1 of the Zoning Ordinance, which states that dumpsters are to be located in the rear yard. 4) A Planning Commission Waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands; 5) The Applicant extending the water main along Taft Road to Grand River Avenue in order to loop the system, per the Engineering Review dated September 12, 2008 and as identified in the Applicant's response letter dated October 5, 2008; 6) Two Section 9 Waivers for the Temple building to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both Waivers are discussed in the Façade Consultant's Review dated October 13, 2008; 7) The Applicant providing brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the Façade Consultant in his review dated September 9, 2008; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; 9) A Planning Commission Waiver for landscaped berms along Taft Road; and 10) A Section 9 Waiver for less than 30% brick on all facades of the building; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other



applicable provisions of the Zoning Ordinance." *Motion failed 4-4 (Yes: Burke, Greco, Gutman, Meyer; No: Cassis, Larson, Pehrson, Wrobel).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Preliminary Site Plan and Phasing Plan subject to: 1) The Applicant requesting height Variances from the Zoning Board of Appeals for the following seven decorative elements on the proposed Temple building that exceed the 35' maximum height standard of Section 2400 of the Zoning Ordinance, but which may be permitted by the Zoning Board of Appeals to be a specific height limit, per Section 2903 of the Zoning Ordinance: a) The Maha Rajagopuram in front of the building entrance that is 37'4.5" in height; b) A decorative element at the front of the building that is 36.5' in height; c) A second decorative element at the front of the building that is 40.5' in height; d) Two identical decorative ornaments near the rear of the building that are 50' in height each; e) The brass pole in the courtyard that is 55'1" in height; and f) The tower at the rear of the building that is 55'1" in height; 2) A Redesign of the mechanical units and related screening on the Temple roof to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.E.(2) of the Zoning Ordinance, which states that rooftop appurtenances shall not exceed the maximum height standard. The mechanical screening structure on the Temple building is proposed to be 42' in height, and, per Section 2400 of the Zoning Ordinance, the height standard for the Residential Acreage district is 35'; 3) A relocation of the proposed dumpster to meet the Zoning Ordinance standard or the Applicant requesting a Zoning Board of Appeals Variance from Section 2503.2.F.1 of the Zoning Ordinance, which states that dumpsters are to be located in the rear yard. 4) A Planning Commission Waiver from the landscaped berm standard of Section 2509.3.a of the Zoning Ordinance for landscaped berms along the western, northern and southern lot lines, as a berm would significantly compromise native vegetation, slopes and/or wetlands; 5) The Applicant extending the water main along Taft Road to Grand River Avenue in order to loop the system, per the Engineering Review dated September 12, 2008 and as identified in the Applicant's response letter dated October 5, 2008; 6) Two Section 9 Waivers for the Temple building to permit the use of pre-glazed block, contingent upon an exact match with the sample board, and to permit the use of glass fiber reinforced concrete, as both Waivers are discussed in the Façade Consultant's Review dated October 13, 2008; 7) The Applicant providing brick on the background wall areas of the Temple building to be in compliance with the standard of Section 2520 of the Zoning Ordinance, as recommended by the Façade Consultant in his review dated September 9, 2008; 8) The conditions and items listed in the Staff and Consultant review letters being addressed on the plans prior to Stamping Sets; 9) A Planning Commission Waiver for landscaped berms along Taft Road; 10) A Section 9 Waiver for less than 30% brick on all facades of the building; and 11) The Applicant installing "No Parking" signs along Taft Road from Grand River to Eleven Mile and "No Blocking the Driveways" signs along Taft Road to the extent that this will be permitted following the appropriate departmental reviews; for the reasons that the plan is otherwise in compliance with Article 3, Article 4, Section 2400, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Zoning Ordinance." *Motion carried 6-2 (Yes: Burke, Greco, Gutman, Meyer, Pehrson, Wrobel; No: Cassis, Larson).*

"In the matter of Sri Venkateswara Temple Phases 1, 2, and 3, SP08-08B, motion to approve the Wetland Permit subject to the conditions and items listed in the Staff and Consultant review letters being addressed on the Final Site Plan; for the reasons that the plan is in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance." *Motion carried 8-0.*

FACADE REVIEW



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



DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167

April 16, 2012

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW**  
**Sri Venkateswara Temple - Facade Revision, SP# ZCM12-0008**  
 Façade Region: 1, Zoning District: RA

Dear Ms. McBeth,

The following is the Façade Review for Revised Final Site Plan for the above referenced project based on the drawings dated 3/5/12, by Manyam Group Architects. This application represents a revision to a previously approved facade. The previous application proposed that construction of the facades would occur in three phases. It is not indicated in this application whether the phased approach is to be used. Therefore this review is based on a 100% complete facade. The percentages of materials originally proposed and as revised are shown in the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials that are in non-compliance with the Façade Schedule are highlighted in bold.

<b>Current Façade 5/11/11</b>	East (Front)	West (Rear)	North (Right)	South (left)	Ordinance Maximum (Minimum)
Brick (Alaska White Velour)	35%	45%	<b>20%</b>	<b>20%</b>	100% (30%)
Glass Fiber Reinforced Concrete (GFRC)	25%	<b>30%</b>	25%	25%	25%
Granite Veneer Panels	40%	25%	<b>55%</b>	<b>55%</b>	50%

<b>Revised Façade 4/16/12</b>	East (Front)	West (Rear)	North (Right)	South (left)	Ordinance Maximum (Minimum)
Brick (Alaska White Velour)	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	100% (30%)
Glass Fiber Reinforced Concrete (GFRC)	25%	<b>30%</b>	25%	25%	25%
Granite Veneer Panels	<b>75%</b>	<b>70%</b>	<b>75%</b>	<b>75%</b>	50%

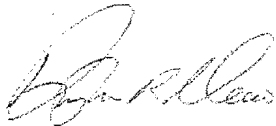
As shown above the revised façades does not comply with the Façade Ordinance. The minimum percentage of Brick (30%) is not provided on all facades, the percentage of GFRC exceeds the Ordinance maximum on the west façade, and the percentage of Granite Panels exceed the Ordinance maximum on all facades.

The applicant has stated in his cover letter that he believes the use Granite Panels in lieu of brick will achieve a “more homogeneous approach” that will better compliment the building and create a more authentic Temple. We are in full agreement. In this case the proposed Granite Panels are of equal or better aesthetic value to the originally proposed (white) brick. We would be interested to see the proposed color of the GFRC to assure that a carefully coordinated color match with the Granite Panels is achieved.

**Recommendation:** It is our recommendation that the revised design is consistent with the intent and purpose of the Façade Ordinance. Additionally, the revised façades are consistent with Section 9 Waivers previously given and therefore qualify for administrative approval. This recommendation is contingent upon the applicant providing a revised sample board illustrating a carefully coordinated color match between the Granite Panels, GFRC, and other materials.

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

Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over a light blue horizontal line.

Douglas R. Necci, AIA

APPLICANT RESPONSE LETTER



**MANYAM GROUP *llc***

architecture • engineering • energy & facilities consulting

512 N. Franklin St., Frankenmuth, MI 48734-1154 Tel: 989.632.1000

May 8, 2013

Kristen Kapelanski,  
Planner  
City of Novi  
Community Development Department  
45175 West Ten Mile Road  
Novi, Michigan 48375

**RE: REVISED FAÇADE – JSP08-08  
SRI VENKATESWARA TEMPLE AND CULTURAL CENTER**

Dear Kristen:

Thank you for your review and your continued cooperation as we near completion of our above-mentioned Temple. We have learned and explored a lot about our proposed building since we first presented the preliminary ideas to the City of Novi. We appreciate your cooperation and sensitivity in our plan for a preliminary façade as we try to balance a temporary occupancy for opening the building during a very auspicious occasion against the simple logistics of the time needed for completing such detailed ornamentation that we have proposed for our façade work.

We are appreciative and in agreement with the findings and recommendation of the plan review, however we would like for you to further entertain our proposal for a ribbed metal screen wall versus a smooth panel metal screen wall to screen the roof top mechanical equipment.

A smooth metal panel by installation would create a vertical seam at each panel connection. With the layout that we need to cover the equipment and the system that we are using to cover it, this would essentially create a seam every 12" and be more pronounced than the ribbed panel. We would prefer to use the ribbed panel which would be stronger due to its profile, be more integrated and secure in connection, easier to install and therefore more cost effective to execute. Our proposal on the mechanical screen wall is predicated upon the fact that the decorative parapet design to wrap the upper-most part of the building will cover the entire roof-top equipment including this screen wall. In essence, this screen wall is a temporary solution until we add the decorative roof parapet design.

Section 2520, paragraph #3 of the City of Novi Zoning Code specifically states, "All roof appurtenances shall be screened from view using materials consistent with the building design." Our use of the metal and the color allows us to provide cover in a cost efficient manner that is congruent with the overall materials used on the building. The majority of the granite tiles are a leather/rough surface finish to provide texture as opposed to a smooth finish.



We kindly request the grant of a Section 9 waiver that may include our proposed ribbed metal panel for the rooftop equipment screen wall.

Here is a picture for reference of the building from the North-most parking spot in which you see that the roof-top equipment is not even visible from here. And we feel that with the added decorative parpet detail that the rooftop screen wall will not play a major role in the buildings' design.



Thank you for your attention and consideration.

Sincerely,

**MANYAM GROUP LLC,**

Praveen Manyam

ELEVATIONS



CONSULTING ARCHITECTS:

**M. MATHAYALAN**  
 ARCHITECTS  
 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

PHASE I: TEMPLE - BUILDING ELEVATIONS

**SV TEMPLE AND CULTURAL CENTER**

NDM, MICHIGAN

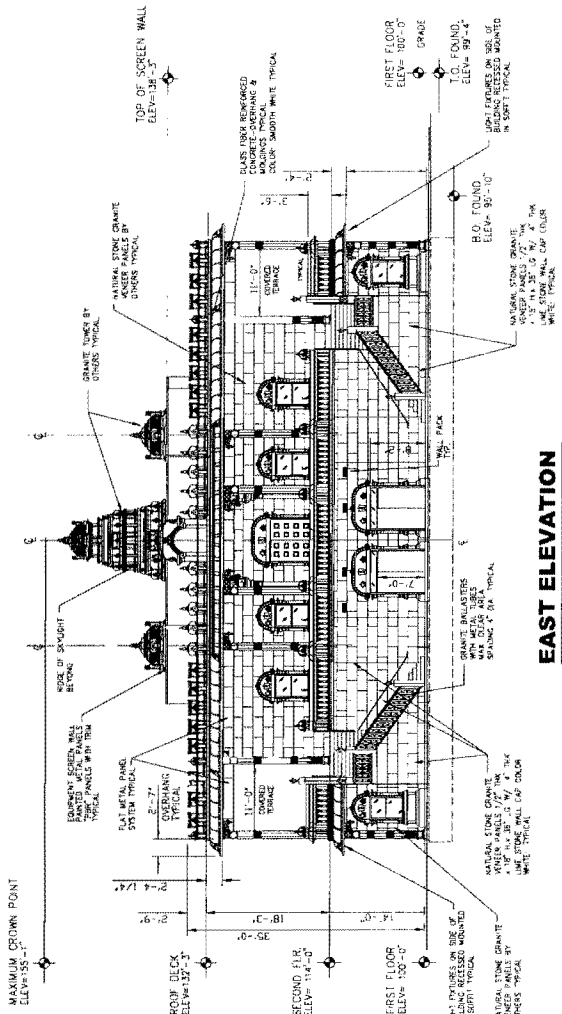
DATE	NO.	DESCRIPTION
10/15/2018	1	ISSUED FOR PERMIT
10/15/2018	2	REVISED PER COMMENTS
10/15/2018	3	REVISED PER COMMENTS
10/15/2018	4	REVISED PER COMMENTS
10/15/2018	5	REVISED PER COMMENTS
10/15/2018	6	REVISED PER COMMENTS
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10/15/2018	11	REVISED PER COMMENTS
10/15/2018	12	REVISED PER COMMENTS
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10/15/2018	15	REVISED PER COMMENTS
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10/15/2018	36	REVISED PER COMMENTS
10/15/2018	37	REVISED PER COMMENTS
10/15/2018	38	REVISED PER COMMENTS
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PROJECT: SV TEMPLE AND CULTURAL CENTER

DATE: 10/15/2018

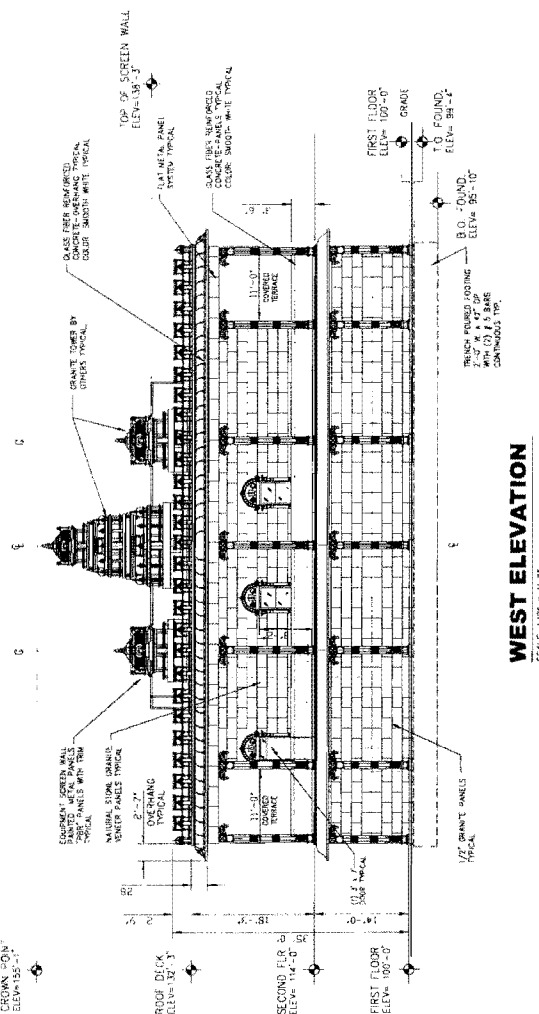
SCALE: 1/8" = 1'-0"

SHEET NUMBER: A201



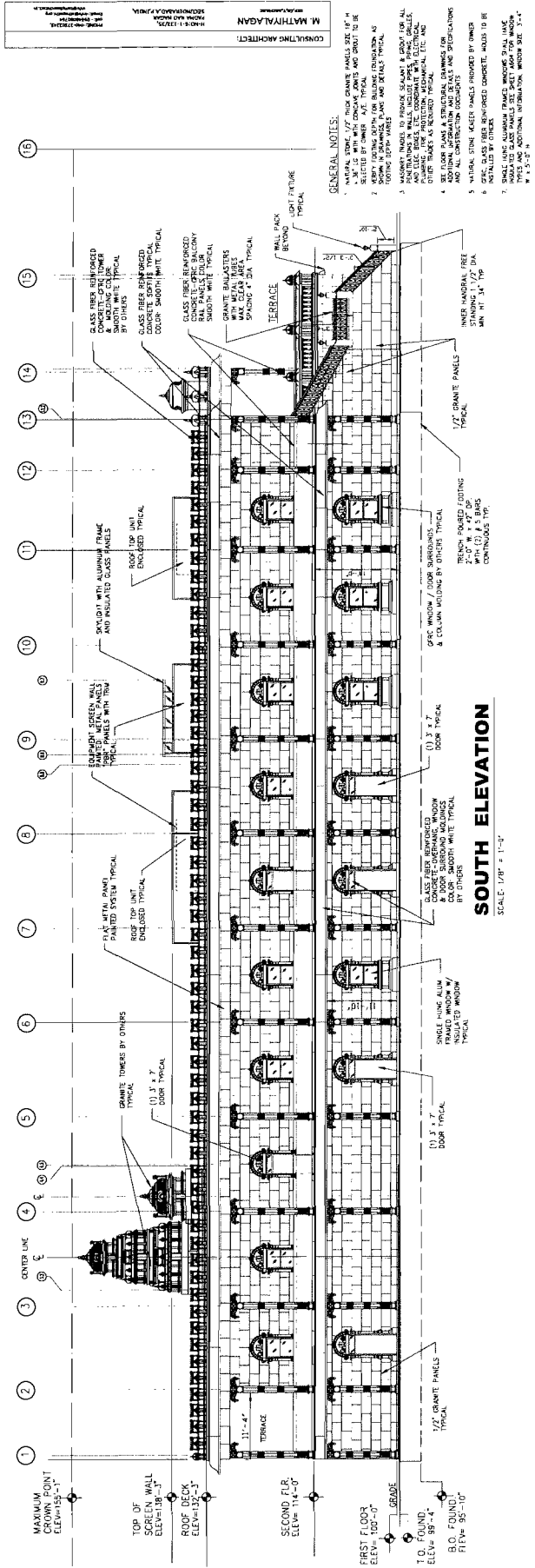
**EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
1. MATERIALS SHALL BE AS SHOWN ON DRAWINGS UNLESS OTHERWISE NOTED.
  2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
  3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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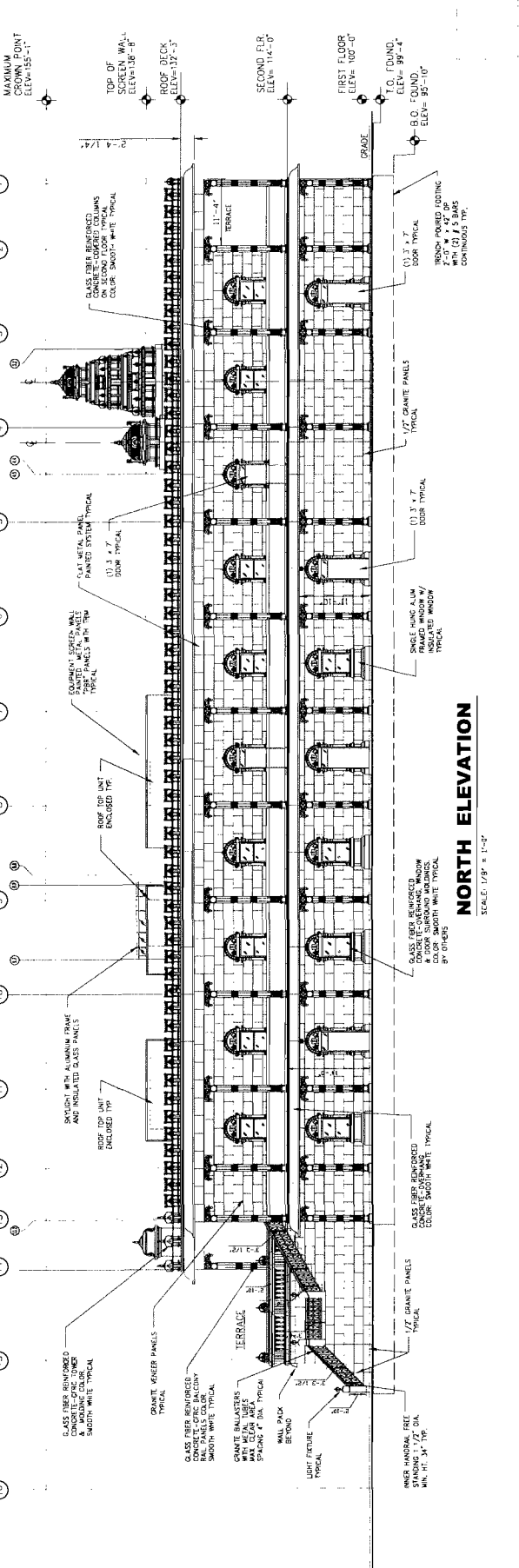


**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"





**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

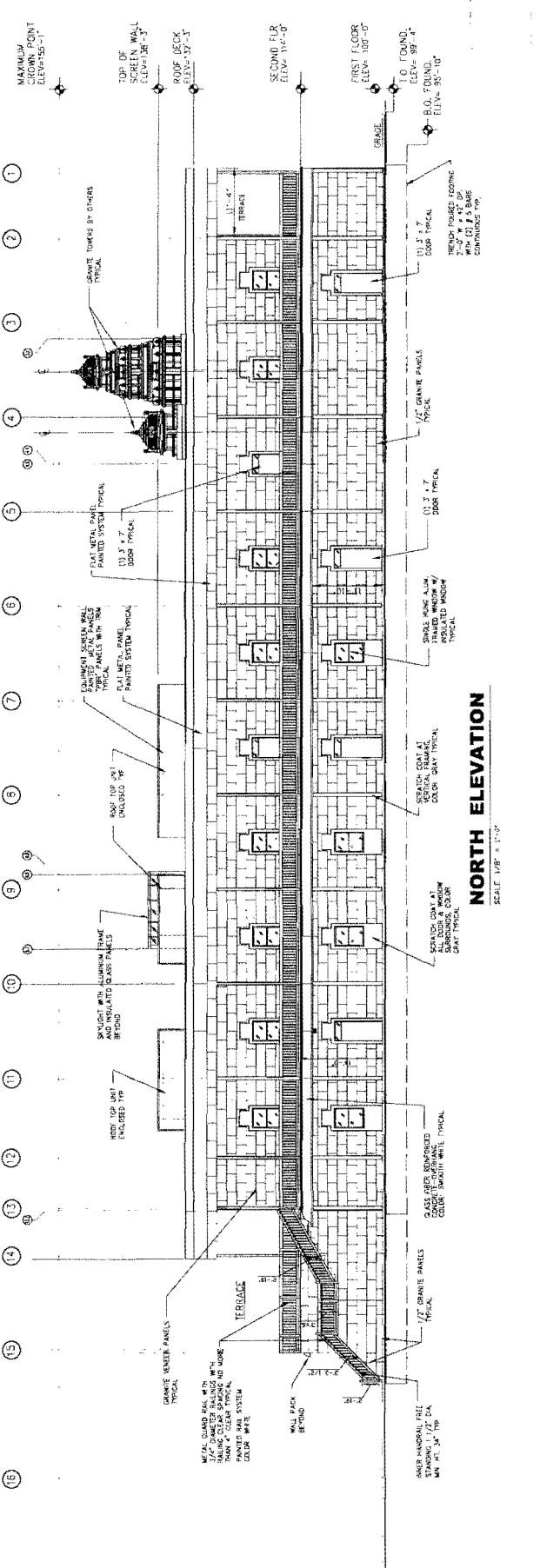
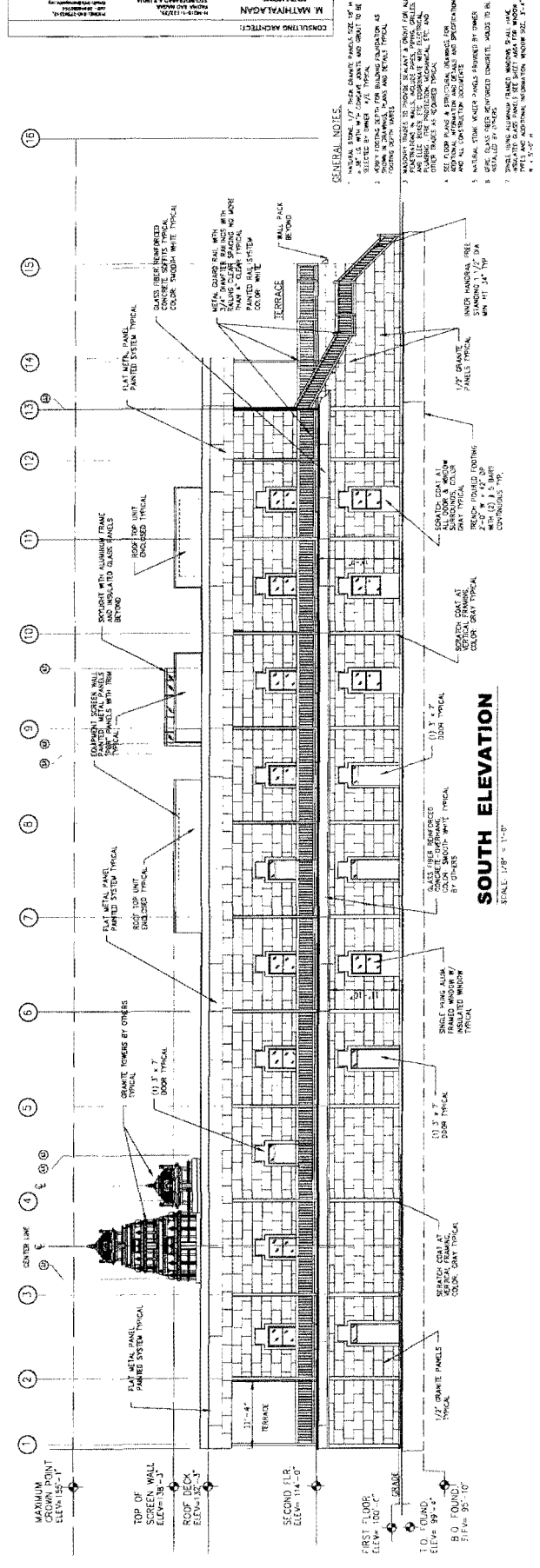


**NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**  
 1. MATERIALS SHALL BE AS SHOWN OR APPROVED BY THE ARCHITECT.  
 2. GRANITE SHALL BE 1/2" THICK GRANITE PANELS OF 12" X 24" WITH 1/2" CHANGES AND SHALL BE SET IN A MORTAR BED.  
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REVISIONS	
NO.	DESCRIPTION
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**A202a**



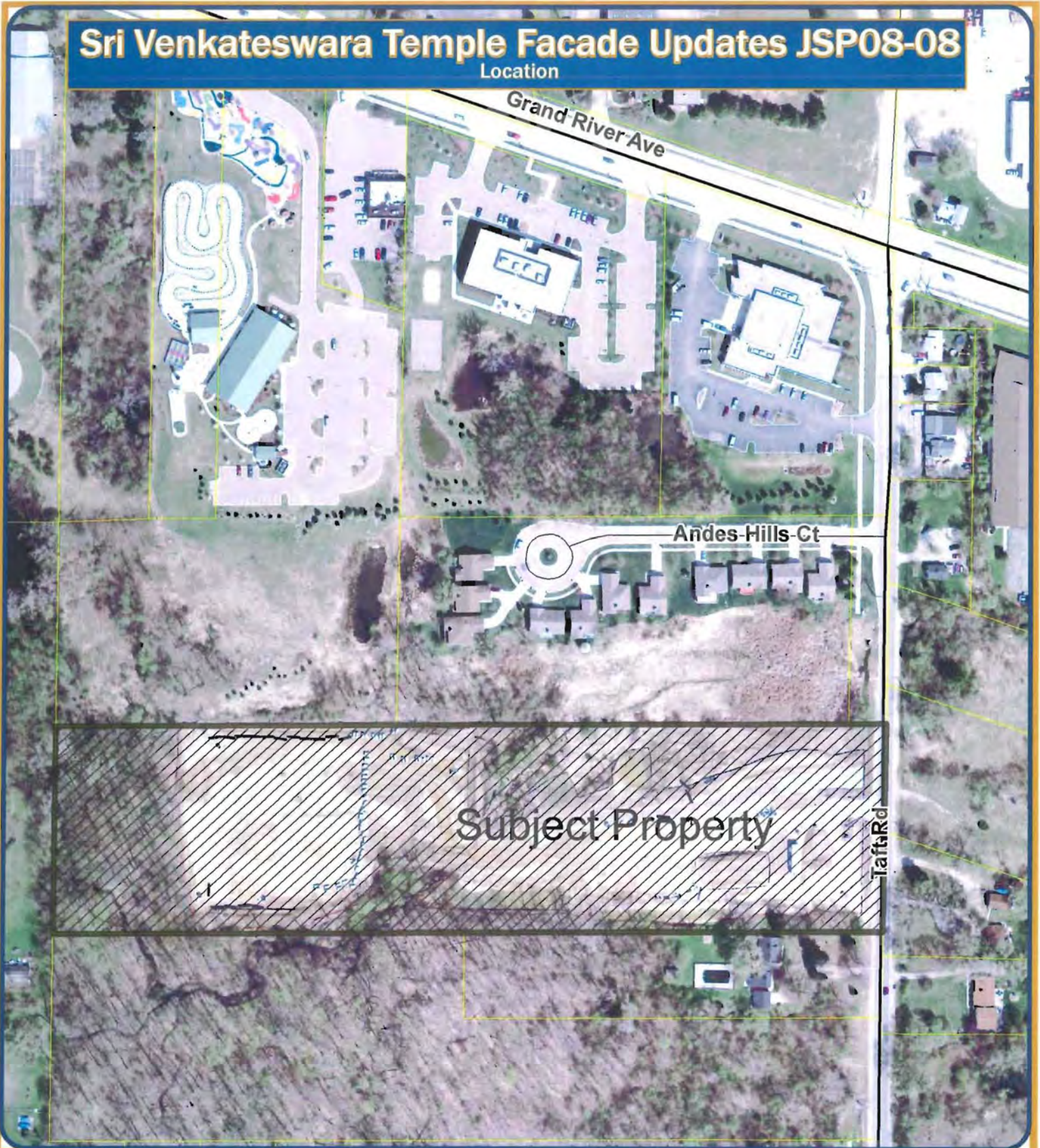
**GENERAL NOTES:**

1. MATERIAL SHALL BE 1/2" THICK GRANITE KIBLER PANELS WITH 3/4" x 3/4" x 1/2" METAL BRACKET AND 3/4" x 3/4" x 1/2" METAL BRACKET TO BE ADAPTED TO THE BUILDING FOUNDATION AS SHOWN ON THE FOUNDATION PLAN.
2. GRANITE KIBLER PANELS SHALL BE INSTALLED ON A CONCRETE SUBSTRATE WITH TYPICAL JOINTS AS SHOWN ON THE FOUNDATION PLAN.
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MAPS  
Location  
Zoning


# Sri Venkateswara Temple Facade Updates JSP08-08

Location



Map Author: Kristen Kapelanski  
Date: 05/07/13  
Project: JSP08-08 SV Temple Facade  
Version #: 1.0

## Map Legend

 Subject Property



## City of Novi

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

### MAP INTERPRETATION NOTICE

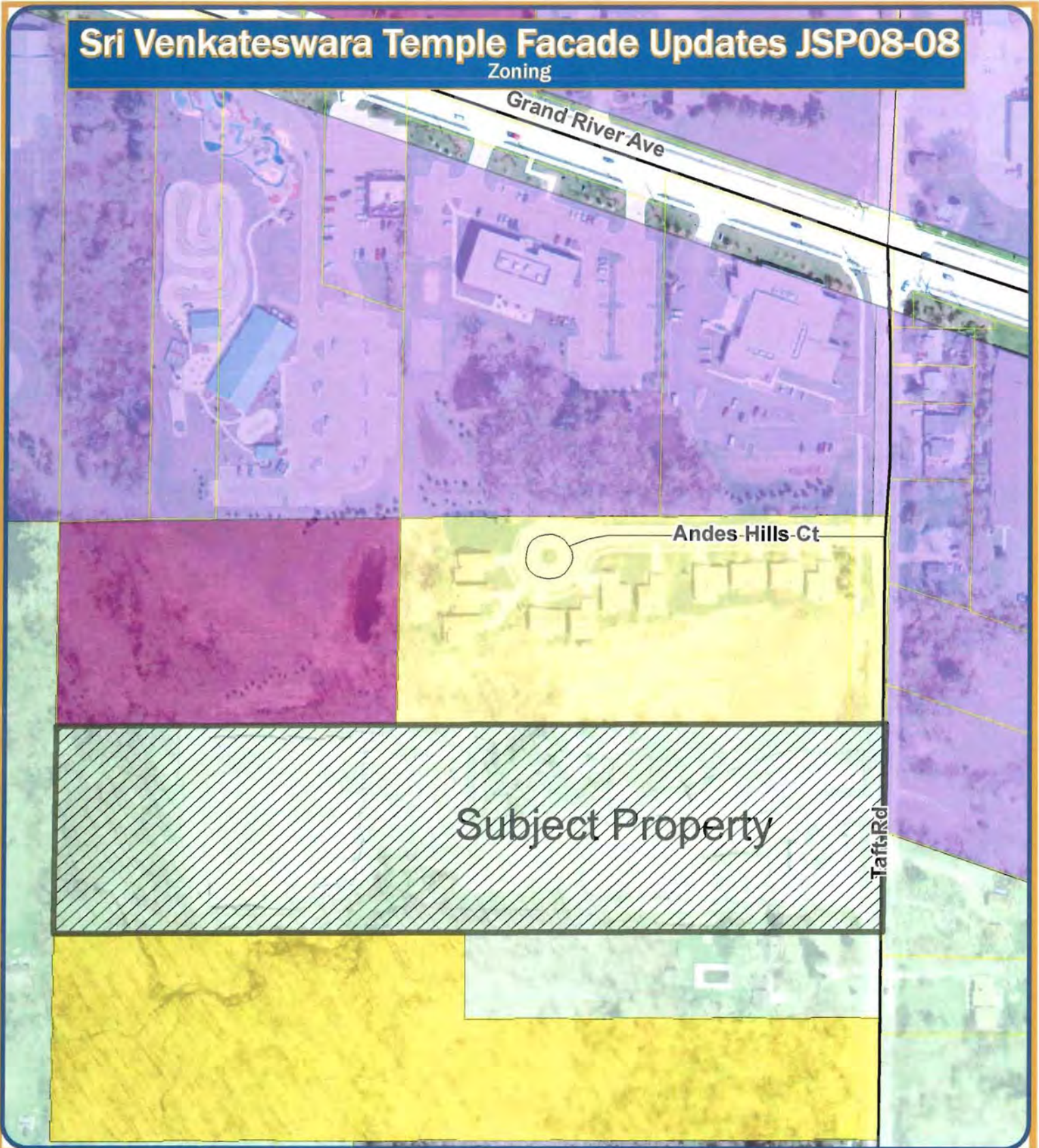
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.

0 40 80 160 240 320  
Feet

1 inch = 208 feet

# Sri Venkateswara Temple Facade Updates JSP08-08

Zoning



Subject Property

Map Author: Kristen Kapelanski  
 Date: 05/07/13  
 Project: JSP08-08 SV Temple Facade  
 Version #: 1.0

**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent records/sources available to the people of the City of Novi. Boundary measurements and area calculations, for approximation 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**

-  Subject Property
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-2: One-Family Residential District
-  I-1: Light Industrial District
-  OST: Office Service Technology



**City of Novi**

Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



1 inch = 208 feet