



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: September 12, 2017

REGARDING: 601 South Lake Dr, Parcel #50-22-14-451-002 (PZ17-0039)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

NSA Architects/City of Novi

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Single Family Residential
Location: West of Old Novi Road, South of South Lake Drive
Parcel #: 50-22-14-451-002

Request

The applicant is requesting a variances from the City of Novi Zoning Ordinance Section 3.6.2.B for a 39 foot variance for proposed north front yard setback of 34.17 feet, 75 feet required, proposed 14.15 foot variance for east side yard setback of 60.85 feet, 75 feet required and Section 5.16.1.E bike rack distance from entrance 190 feet proposed 120 feet maximum required.

This property is zoned Single Family Residential (R-4).

II. STAFF COMMENTS:

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. **PZ17-0039**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.

- _____.
- (c) Petitioner did not create the condition because_____.
- _____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.
- _____.
- (e) The relief if consistent with the spirit and intent of the ordinance because
- _____.
- _____.
- (f) The variance granted is subject to:
1. _____.
 2. _____.
 3. _____.
 4. _____.

2. I move that we **deny** the variance in Case No. **PZ17-0039**, 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) 347-0417.

Larry Butler
Deputy Director Community Development

MEMORANDUM



TO: BARB MCBETH, CITY PLANNER
FROM: ROB PETTY, CIO *RP*
SUBJECT: LAKESHORE PARK PROJECT - ZBA
DATE: AUGUST 31, 2017

The Lakeshore Park Project identified as PZ17-0039 (NSA Architects/City of Novi) 601 South Lake Dr. West of Old Novi Road, South of South Lake Drive, Parcel #50-22-03-455-007 in the August 24th Public Notice stated that the applicant is requesting three variances. After appearing in front of the Planning Commission on August 23rd our team, working in coordination with the Planning Division, was able to modify our project negating the need for two of the three variances. We have altered the design to meet the east side setback of 75 feet. Additionally, we have modified the bike rack location to meet the 120 feet maximum distance requirement. We will be pursuing a variance from the City of Novi Zoning Ordinance Section 3.6.2.B for a 40.83 foot variance for proposed north front yard setback of 34.17 feet, 75 feet required.



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

ZONING BOARD OF APPEALS APPLICATION

**revised copy*

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____
PROJECT NAME / SUBDIVISION LAKESHORE PARK				Meeting Date: <u>9/12/2017</u>
ADDRESS 601 SOUTH LAKE DRIVE		LOT/SIUTE/SPACE #		ZBA Case #: PZ <u>17-0039</u>
SIDWELL # <u>03 455 007</u> 50-22- <u>03 455 007</u>		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY SOUTH LAKE DRIVE & NOVI 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 BREESE@NSA-AE.COM	CELL PHONE NO.	
NAME BLAIR REESE		TELEPHONE NO. 248-477-2444		
ORGANIZATION/COMPANY NSA ARCHITECTS, ENGINEERS, PLANNERS, INC.		FAX NO. 248-477-2445		
ADDRESS 23761 RESEARCH DRIVE	CITY FARMINGTON HILLS	STATE MI	ZIP CODE 48335	
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 BMCCULLOUGH@CITYOFNOVI.ORG	CELL PHONE NO.	
NAME BRANDON McCULLOUGH		TELEPHONE NO. 248-347-0460		
ORGANIZATION/COMPANY CITY OF NOVI		FAX NO.		
ADDRESS 45175 TEN MILE ROAD	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 checked="" 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 type="checkbox"/> OTHER _____				
B. VARIANCE REQUESTED				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section <u>3.1.5</u> Variance requested <u>BUILDING FRONT (NORTH) SETBACK</u>				
2. Section <u>3.6.2.B</u> Variance requested <u>BUILDING SIDE (EAST) SETBACK</u>				
3. Section <u>5.16.1.E</u> Variance requested <u>Bike rack >120ft. from building</u>				
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 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


Applicant Signature

8/11/2017
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
www.cityofnovi.org

**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

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

Standard #1. Circumstances or Physical Conditions.

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

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

and/or

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

The topography of the site varies greatly from North to South. There is a substantial drop in grade, with the highest elevations existing toward the North along S Lake Drive. The proposed building has been situated within the higher elevations to reduce the amount of excavation and cut/fill that would be necessary to provide a proper finished floor level at 950.5 feet.

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).

The site elevation drops from a high point near the park entry and along S Lake Drive in the North, to substantially lower elevations as you move south and west through the site. If the building was set back to the 75-foot requirement as required by the Ordinance, it would require more cut/fill within the site, and would obscure the community building from public view upon approaching the park.

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.

The proposed location of the building is intended to match the setbacks of the existing residential structures in the neighborhood to the west of Lakeshore Park, thus maintaining a level of consistency with the surrounding vernacular. If the building is required to adhere to the 75 foot required setback, it would create an inconsistency within the streetscape.

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 requested variance for the front (north) setback is a difference of 40.83 feet: the building is proposed to have a 34.17-foot setback from S Lake Drive. The requested variance for the side (east) setback is a difference of 15 feet: the building is proposed to have a 60.85-foot side setback from the east property line. This is the minimum variance necessary to provide a functional finished floor elevation of 950.5 feet, balance the amount of necessary cut/fill, and align with the existing adjacent streetscape.

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.

The dimensional variance for the proposed Park and Recreation Center will positively impact the immediate area surrounding Lakeshore Park. The existing block building, which is proposed to be demolished, is situated very close to the adjacent residential property, being only 35 feet away from the east property line, and 135 feet away from the north property line along S Lake Drive. The proposed building will feature an earthy, rustic appearance and will be situated further away from the residential property, at a proposed 65 feet from the east property line, but will be positioned closer to the right-of-way and park entrance, proposed at 34.17 feet from the north property line. This building location will provide the adjacent residence with increased privacy by creating a larger spatial and vegetative buffer between their home and the park building, while increasing public accessibility and visibility from S Lake Drive and the park entrance. The building is designed without windows or public building entrances on the east side in an effort to respect the neighbor's privacy and to minimize risk concerns.

PARK & RECREATION CENTER AT LAKE SHORE PARK

601 SOUTH LAKE DRIVE

NOVI, MI 48377



ZBA APPLICATION

ISSUE DATE: 08/02/17 REVISED: 08/11/17

CLIENT:

CITY OF NOVI

45175 TEN MILE ROAD
NOVI, MI 48375



ARCHITECTURAL / MECHANICAL / PLUMBING:

NSA ARCHITECTS, ENGINEERS, PLANNERS

23761 RESEARCH DRIVE
FARMINGTON HILLS, MICHIGAN 48335

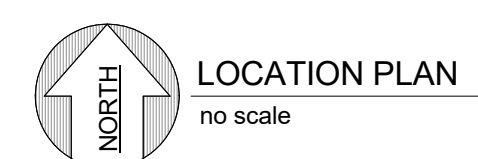
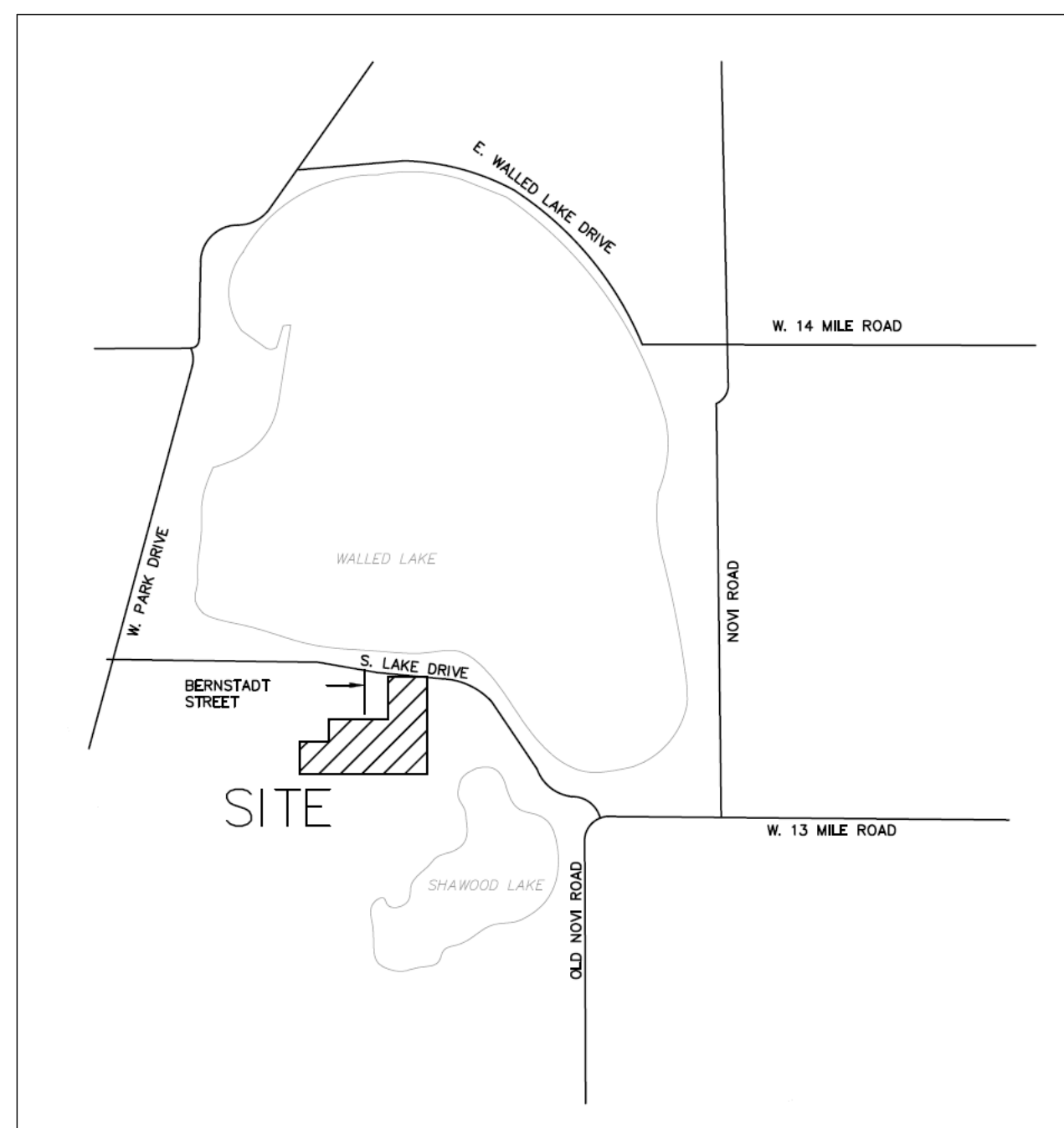
(248) 477-2444

CIVIL & LANDSCAPE CONSULTANTS:

PROFESSIONAL ENGINEERING ASSOCIATES

2430 ROCHESTER CT. SUITE 100
TROY, MI 48063-1872

(248) 689-9090



INDEX OF DRAWINGS

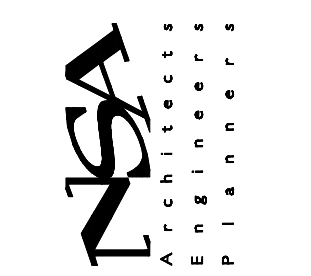
GENERAL
T-001 TITLE SHEET

CIVIL
C-3.0 OVERALL PLAN
C-3.1 SITE PLAN-NORTH

ARCHITECTURAL
A-101 FLOOR PLAN
A-201 EXTERIOR ELEVATIONS

City of Novi
Lakeshore Park
Issue Date: AUGUST 11, 2017
REVISED ZBA APPLICATION

23761 Research Drive
Farmington Hills
Michigan 48335
248-477-2444
248-477-2445
www.nsa-ae.com



PROJECT NO.
216404.00

SHEET
ZBA T-001

8/11/2017 12:45:56 PM N:\216404\07 Revit\03 - SITE PLAN APPROVAL\00_REVIT\FILE_SPA2017_0726 - NOVI_LAKESHORE PARK - SPA (RECORD MODEL) - 216404.rvt

BUILDING CODE DATA

PROJECT DESCRIPTION: SINGLE STORY PARK & RECREATION CENTER		CONSTRUCTION TYPE: TYPE II-B
PARKING PROVIDED: EXISTING	TOTAL BUILDING AREA: ALLOWABLE PER FLOOR (TABLE 506.2) BASED UPON A-3 USE GROUP, FULLY SPRINKLED:	24,000 SF
BUILDING DESIGN CODES: 2015 MICHIGAN BUILDING CODE 2014 NATIONAL ELECTRICAL CODE 2015 MICHIGAN PLUMBING CODE 2015 MICHIGAN MECHANICAL CODE	ACTUAL BUILDING AREA (TO FACE OF EXTERIOR COLUMNS UNDER ROOF PROJECTION):	11,541 SF
ENERGY CODE: STATE OF MICHIGAN	BUILDING HEIGHT: ALLOWABLE (TABLE 504.3) BASED UPON A-3 USE GROUP, SPRINKLED:	75 FEET
ACCESSIBILITY CODE: STATE OF MICHIGAN CABO/ANSI A117.1-2009	ACTUAL (MID-POINT OF LARGEST HIP ROOF)	14.6 FEET
SEISMIC CATEGORY: II	FIRE SPRINKLER DESIGN:	DRY PIPE, FULLY SPRINKLED
USE GROUP: A-3 (ASSEMBLY)	OCCUPANT LOAD (TABLE 1004.1.2):	LAKESHORE CAMP ROOM, MULTI-PURPOSE ROOMS (ASSEMBLY: TABLES & CHAIRS) 4,555 SF / 15 = 304 OCC
PLUMBING FIXTURES:	STORAGE, MECH. ROOM, IT ROOM, JANITOR CLOSET	1,420 SF / 300 = 5
REQUIRED:	MAXIMUM CALCULATED OCCUPANCY:	309 OCC
WATER CLOSETS		
URINALS		
LAVS		
WOMEN'S 1/65	-	1/200
MEN'S 1/125	1*	1/200
(*MAY SUBSTITUTE 1 URINAL FOR 67% OF REQUIRED WATER CLOSETS - MPC SECTION 419.2)		
DRINKING FOUNTAIN:	1/500 OCC	
SERVICE SINK:	1	
PROVIDED:		
WATER CLOSETS		
URINALS		
LAVS		
WOMEN'S 3	-	2
MEN'S 2	1	2
DRINKING FOUNTAIN:	1	
SERVICE SINK:	1	

DIMENSION NOTES

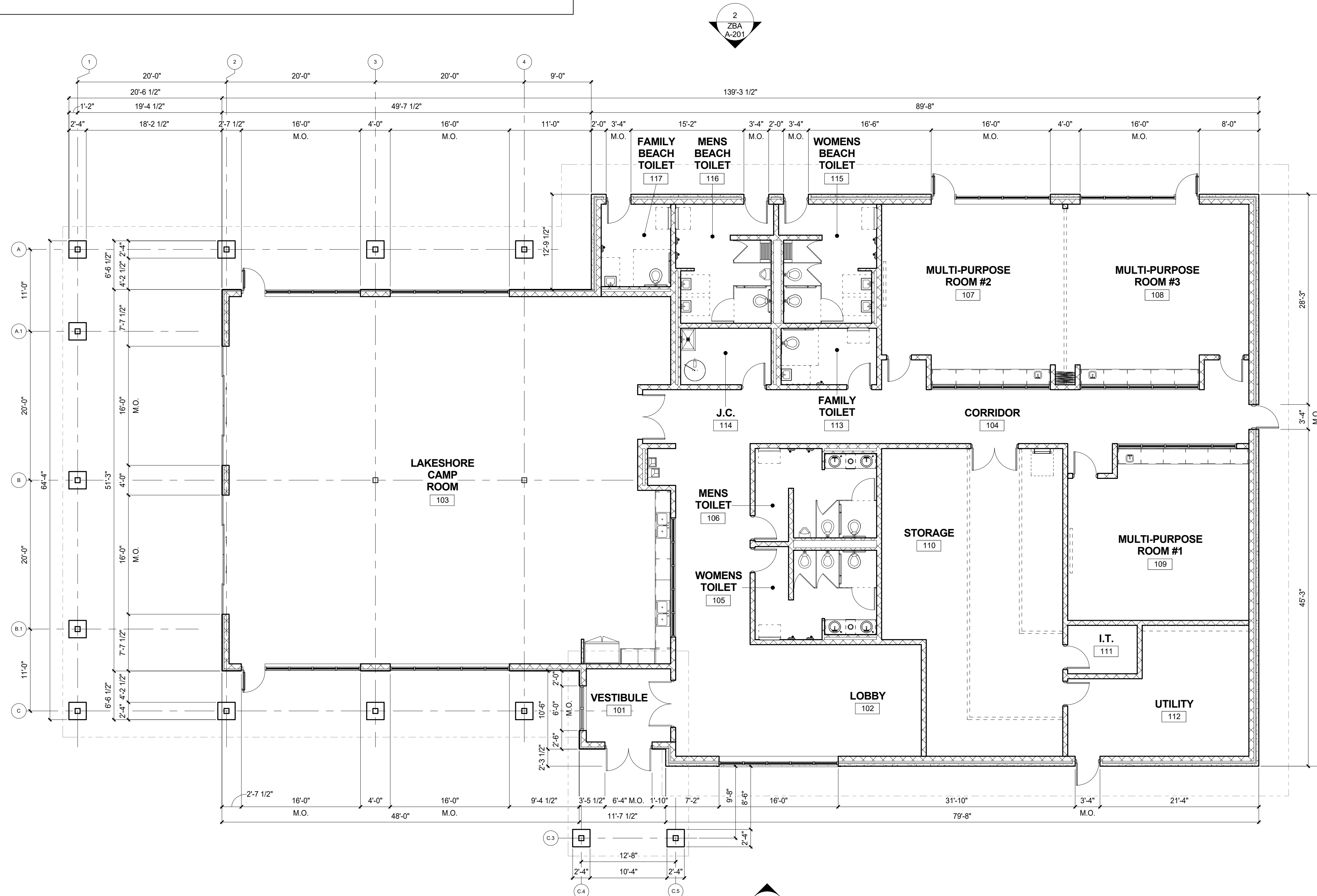
- 1.) AT STONE VENEER ON CMU DIMENSIONS ARE FROM EXTERIOR FACE OF STRUCTURAL CMU WALL
- 2.) AT FIBER CEMENT BOARD ON CMU DIMENSIONS ARE FROM EXTERIOR FACE OF STRUCTURAL CMU WALL
- 3.) REFER TO STRUCTURAL AND ARCHITECTURAL DETAILS FOR ADDITIONAL INFORMATION

ECONOMIC IMPACT INFORMATION

THE PROPOSED PROJECT (PARK & RECREATION CENTER AT LAKESHORE PARK) HAS A BUDGET OF FIVE (5) MILLION DOLLARS. THE CCIM INSTITUTE ESTIMATES THAT THIS PROJECT WILL GENERATE 50 CONSTRUCTION JOBS. NO ADDITIONAL STAFF WILL OCCUPY THE SITE.

GENERAL NOTES

- 1.) EXTERIOR DIMENSIONS - SEE DIMENSION NOTES ON SHEET A-100A.
- 2.) ALL INTERIOR DIMENSIONS ARE TO FACE OF CMU UNLESS OTHERWISE NOTED.
- 3.) EXTERIOR WALLS ARE TYPE 20/20A, INTERIOR WALLS ARE TYPE 1 - TYPICAL UNLESS OTHERWISE NOTED, REFER TO WALL SCHEDULE
- 4.) ALL COUNTERTOPS TO BE 24" DEEP UNLESS OTHERWISE NOTED.
- 5.) PROVIDE DRYWALL CONTROL JOINTS MAX. 30' O.C. WITH USG 093 CONTROL JOINT. PROVIDE METAL STUD ON EACH SIDE OF CONTROL JOINT. LOCATE AT HEAD OF DOOR FRAMES WHERE POSSIBLE, AT ALL CATHEDRAL CEILING PEAKS AND AS ADDITIONALLY NOTED ON DRAWINGS.
- 6.) MARKING AND IDENTIFICATION: FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:
 - A) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR/CEILING, OR ATTIC SPACES
 - B) BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION
 - C) INCLUDING LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORKINGS: "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENING" OR OTHER WORDING.
- 7.) LOCATE ALL DOORS 4" FROM INSIDE FACE OF STUD TO BACK OF DOOR FRAME, TYPICAL U.O.N.



1 FLOOR PLAN
1/8" = 1'-0"

Client:



Project Title:
Lakeshore Park
Park & Recreation Building
601 South Lake Drive
Novi, MI 48377

Issued Date: 08-02-2017
Issued for: ZBA APPLICATION
08-11-2017
REVISED ZBA APPLICATION

Drawn: DE / JM
Designed: DE
Checked: JB
Approved: RB
CAD Drawing File: File Name
Copyright © 2017
NSA Architects, Engineers, Planners
Project Number: 216404.00

Sheet Title:
FLOOR PLAN

Sheet Number: **ZBA A-101**

EXTERIOR ELEVATION KEYNOTE LEGEND	
01	STONE VENEER
02	STONE COLUMN WRAP
03	FIBER CEMENT SIDING: HORIZONTAL BOARDS - WOOD-GRAIN FINISH
04	FIBER CEMENT TRIM: WOOD-GRAIN FINISH
05	GLUE-LAMINATED WOOD FRAMING MEMBER
06	STANDING SEAM METAL ROOFING SYSTEM
07	METAL GUTTER
09	GLASS & ALUMINUM STOREFRONT
10	GLASS & ALUMINUM ENTRY DOOR
12	GLASS & ALUMINUM FIXED WINDOW

	NORTH				SOUTH				EAST				WEST			
	MATERIAL AREA	% ACTUAL	% ALLOWED		MATERIAL AREA	% ACTUAL	% ALLOWED		MATERIAL AREA	% ACTUAL	% ALLOWED		MATERIAL AREA	% ACTUAL	% ALLOWED	
STONE	557.96 SF	28%	50%		693.00 SF	32%	50%		739.00 SF	60%	50%		238.48 SF	25%	50%	
WOOD-GRAIN FIBER CEMENT	285.12 SF	14%	50%		372.22 SF	17%	50%		60.51 SF	5%	50%		424.76 SF	44%	50%	
STANDING SEAM METAL	1169.87 SF	58%	25%		1115.29 SF	51%	25%		421.16 SF	35%	25%		299.71 SF	31%	25%	
TOTAL	2012.95 SF				2180.51 SF				1220.67 SF				962.95 SF			

FACADE WAIVER REQUEST

A FEW OF THE PROPOSED EXTERIOR MATERIALS DIFFER SLIGHTLY FROM THE STRICT APPLICATION OF THE SCHEDULE REGULATING FACADE MATERIALS.

A FACADE WAIVER IS REQUESTED FOR THE OVERAGE OF STANDING SEAM METAL ON ALL ELEVATIONS. THE STANDING SEAM METAL ROOF IS OVER THE MAXIMUM PERCENTAGE OF 25% SIMPLY DUE TO THE FOOTPRINT OF THE BUILDING AND THE NATURE OF THE ROOF GEOMETRY.

A FACADE WAIVER IS REQUESTED FOR THE OVERAGE OF STONE ON THE EAST ELEVATION. THIS 10% OVERAGE IS A RESULT OF THE DESIGN, AS THE INTENT IS TO CONTINUE THE STONE AROUND ONE WING OF THE STRUCTURE.

FACADE MATERIAL CALCULATION NOTES:

PER THE NOVI ZONING ORDINANCE: 5.15 SCHEDULE REGULATING FACADE MATERIALS:

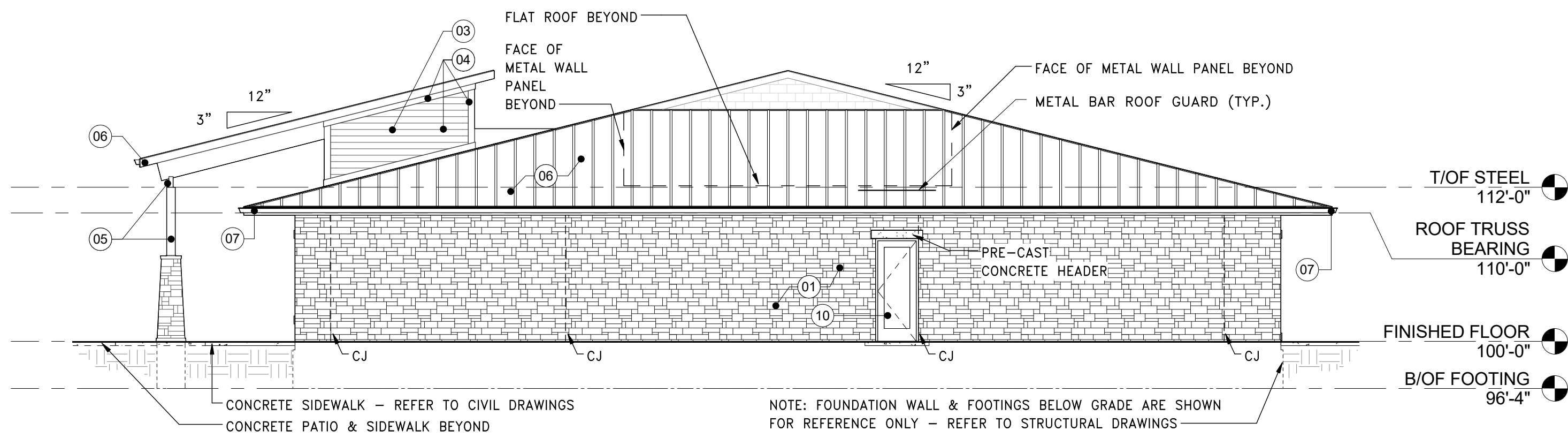
NOTE 7: STANDING SEAM METAL: MUST HAVE FACTORY APPLIED PERMANENT COLORED FINISH.

NOTE 10: THE PERCENTAGE OF WOOD SIDING, PAINTED T&G AND BATTEN SIDING MAY BE INCREASED TO 50% IN ZONING DISTRICTS RA THROUGH R4, RM-1 AND RM-2, WHEN THE USE OF WOOD SIDING IS CONSISTENT WITH RESIDENTIAL STYLE ARCHITECTURE.

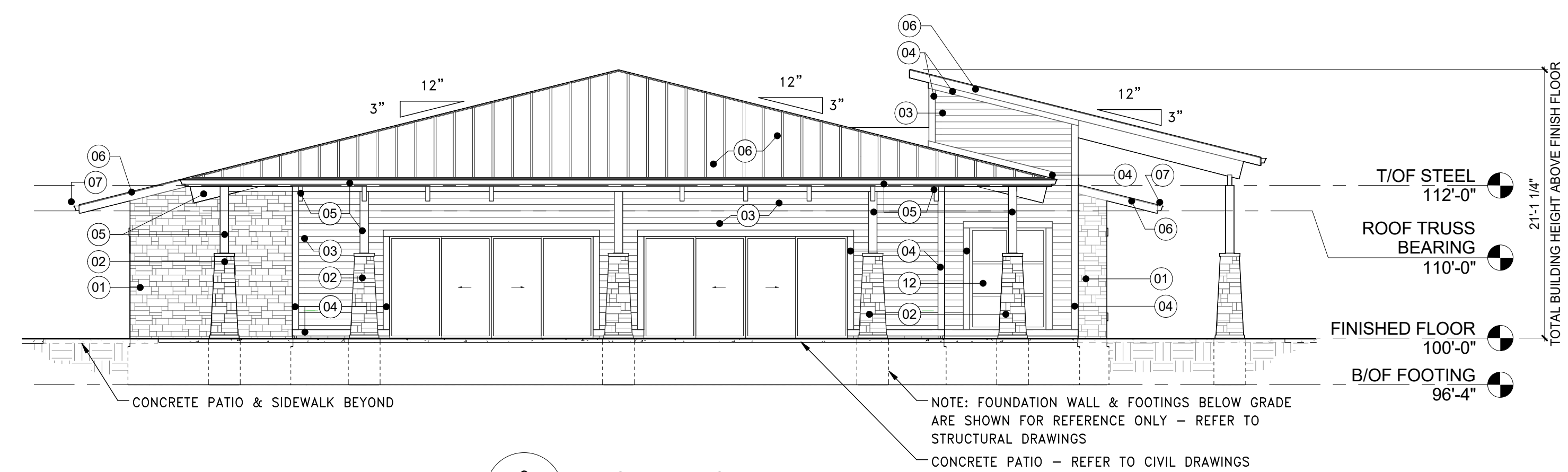
NOTE 13: WOOD GRAIN TEXTURED FIBROUS CEMENT SIDING SHALL BE CONSIDERED WOOD SIDING WITH RESPECT TO THIS ORDINANCE.

- ROOF AREAS HAVING SLOPES 3:12 AND GREATER SHALL BE CONSIDERED FACADES.

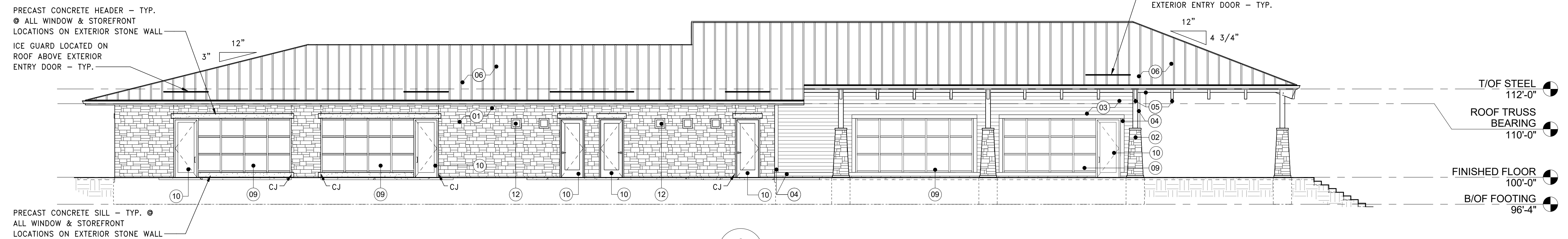
- VISION GLASS AND DOORS SHALL BE OMITTED FROM FACADE MATERIAL CALCULATIONS AND PERCENTAGES.



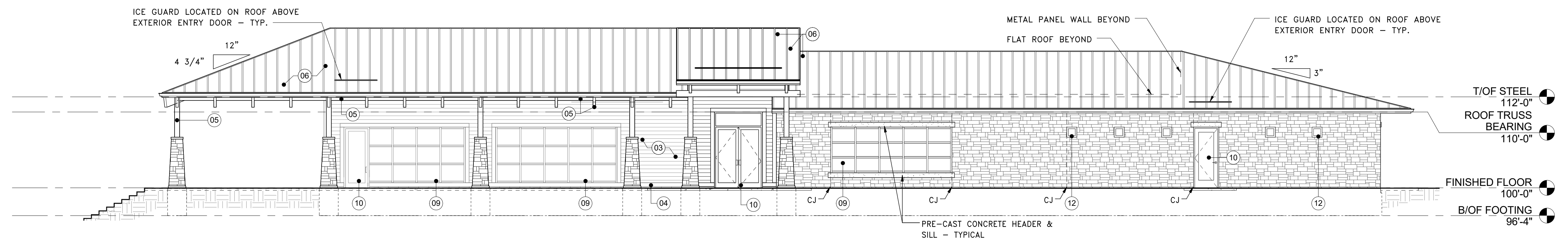
4 EAST ELEVATION
ZBA A-101
1/8" = 1'-0"



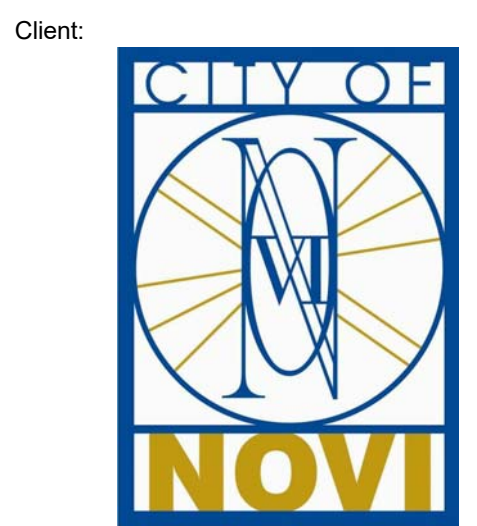
3 WEST ELEVATION
ZBA A-101
1/8" = 1'-0"



2 NORTH ELEVATION
ZBA A-101
1/8" = 1'-0"



1 SOUTH ELEVATION
ZBA A-101
1/8" = 1'-0"



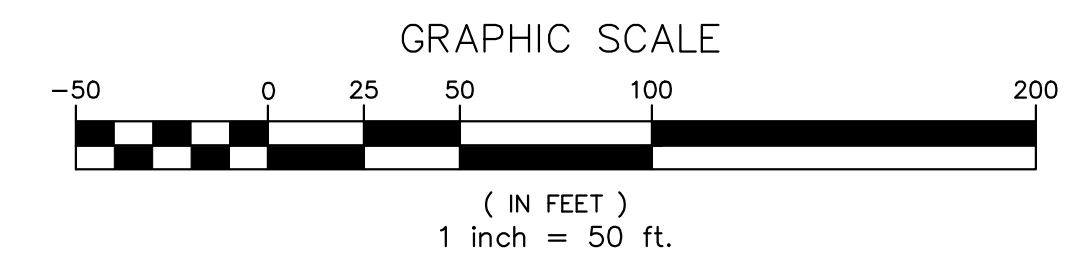
Client:
Lakeshore Park
Park & Recreation Building
601 South Lake Drive
Novi, MI 48377

Issued Date: 08-02-2017
Issued for: ZBA APPLICATION
08-11-2017
REVISED ZBA APPLICATION

Drawn: DE / JM
Designed: DE
Checked: JB
Approved: RB
CAD Drawing File: File Name
Copyright © 2017
NSA Architects, Engineers, Planners
Project Number: 216404.00

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number: **ZBA A-201**



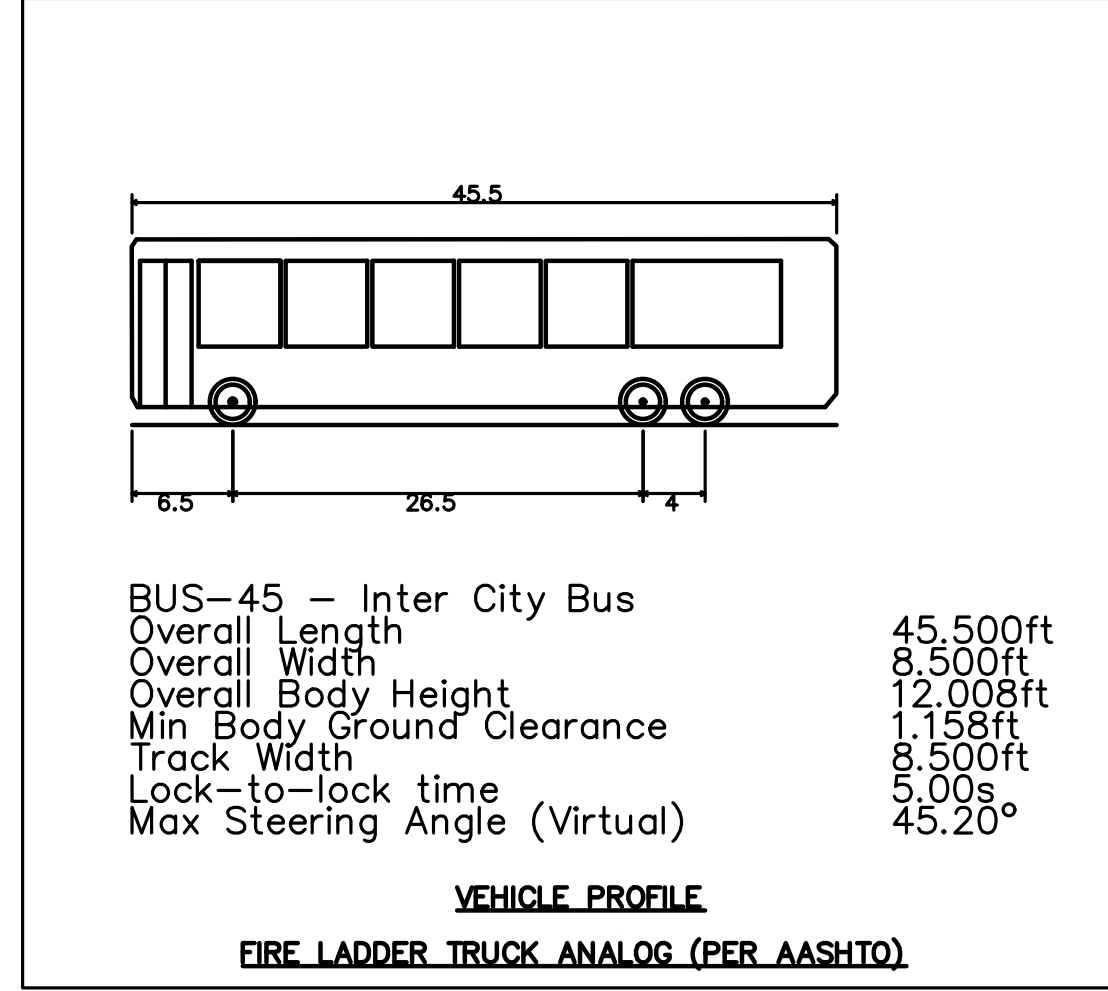
LEGAL DESCRIPTION:
(PER CITY OF NOVI TAX RECORDS)

LAND IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS PART OF THE SOUTH FRACTIONAL 1/2 OF SECTION 3, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

PARCEL 1:
IDLEMERE PARK LOTS 127 TO 141 INCLUSIVE, AS RECORDED IN LIBER 17, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS. 1.80 ACRES.
PARCEL ID: 50-22-03-455-007

PARCEL 2:
THAT PART OF THE SOUTH FRACTIONAL 1/2 OF SEC 3 LYING DIRECTLY SOUTH OF IDLEMERE PARK SUBDIVISION AS PLATTED IN LIBER 17, PAGE 29 OF PLATS, OAKLAND COUNTY RECORDS. 25.80 ACRES.
PARCEL ID: 50-22-03-457-001

PARCEL 3:
THAT PART OF THE SOUTHEAST FRACTIONAL 1/4 OF SEC 3, DESCRIBED AS: BEGINNING AT A POINT DISTANT N 15-30-32 E 11 FT & N 52-14-28 W 200 FT & N 53-02-28 W 80 FT & N 61-13-28 W 170 FT FROM THE NW CORNER OF LOT 30 OF 'WALLED LAKE SHORES', THENCE S 17-01-33 W 296.57 FT TO TRAVERSE POINT '1', THENCE S 17-01-33 W 11.26 FT TO THE EASTERLY BANK OF THE CANAL, THENCE ALONG THE SAID BANK OF THE CANAL S 83-00-00 E 28 FT & S 68-03-54 E 50.93 FT & S 43-43-09 E 50.49 FT & S 36-51-27 E 54.54 FT & S 31-00-00 E 36 FT & S 21-15-00 E 30 FT & S 17-20-00 W 252 FT & S 23-45-00 E 16 FT TO THE SHORE LINE OF SHAWOOD LAKE, THENCE ALONG THE SHORE LINE OF SAID LAKE S 45-00-00 W 70 FT & S 54-00-00 E 35 FT & S 04-15-00 E 20 FT & S 23-00-00 W 62 FT & S 37-20-00 W 90 FT & S 11-25-00 W 55 FT & S 37-00-00 E 30 FT & S 25 FT & S 27-32-48 W 76.78 FT TO A POINT ON THE SOUTH SECTION LINE, THENCE S 87-07-34 W 12 FT TO TRAVERSE POINT '5' LOCATED S 80-36-36 E 79.02 FT & S 34-49-40 E 185 FT & S 19-25-10 W 284.02 FT & S 18-25-37 W 425.82 FT FROM SAID TRAVERSE POINT '1', THENCE S 87-07-34 W 25 FT, THENCE N 03-02-23 W 1176.20 FT TO THE SOUTHERLY LINE OF SOUTH LAKE DRIVE, THENCE ALONG THE SOUTHERLY LINE OF SAID ROAD S 71-16-23 E 224.78 FT TO THE POINT OF BEGINNING. 4.27 ACRES.
PARCEL ID: 50-22-03-477-001



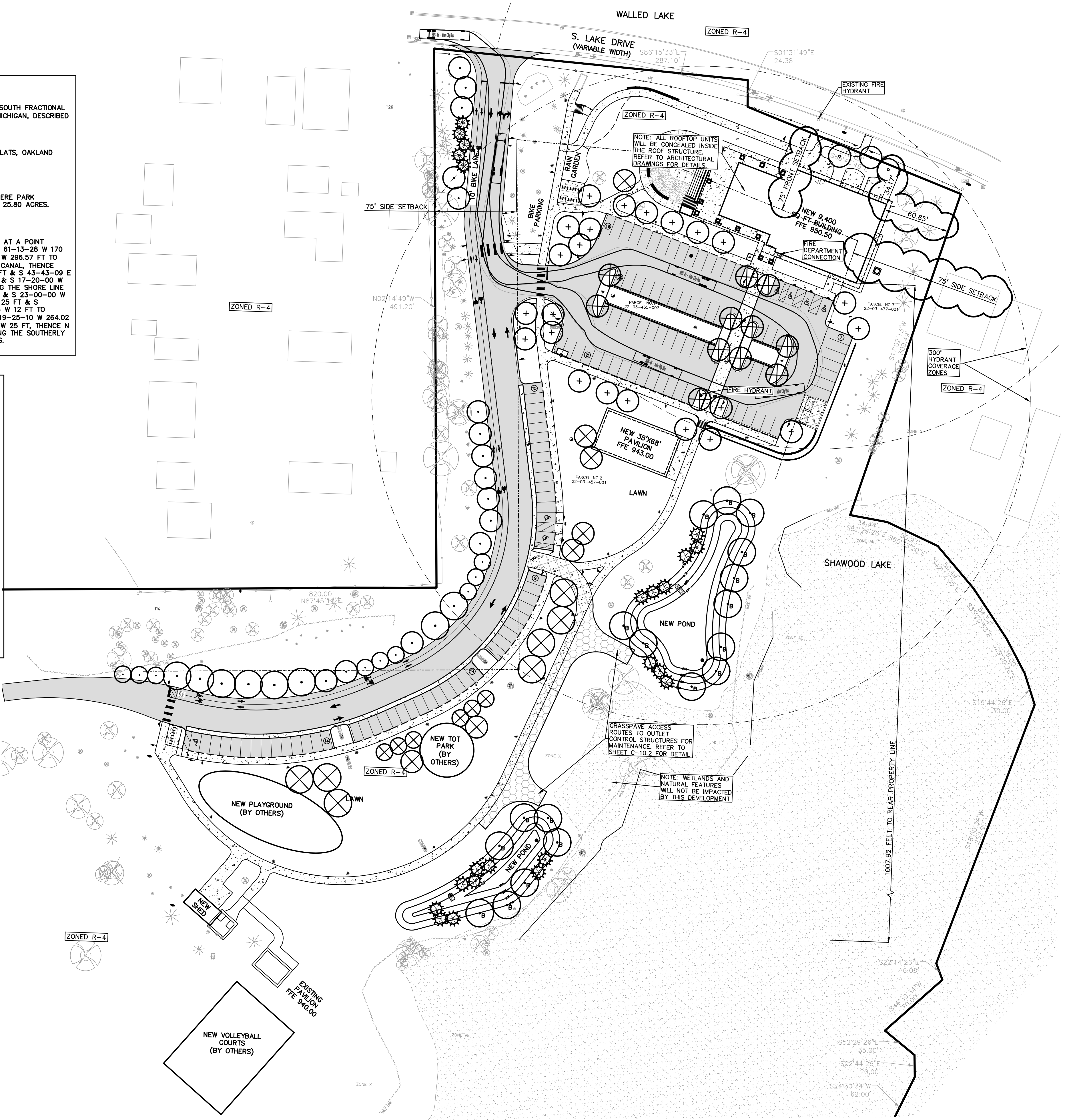
CITY OF NOVI FIRE DEPARTMENT NOTES:

- ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONTRASTING BACKGROUND.

IMPERVIOUS AREA:
BUILDING FOOTPRINT AREA = 12,505 SQ.FT.
GRASS/LANDSCAPE AREA = 1,254,444 SQ.FT.
PAVEMENT AREA = 121,308 SQ.FT.
TOTAL PARCEL AREA (31.87 Ac) = 1,388,257 SQ.FT.

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ADJUTS A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ADJUTING BLUE AND WHITE STRIPES.
- SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.



SITE DATA TABLE:

SITE AREA: 31.87 ACRES GROSS
ZONING: R4, SINGLE FAMILY RESIDENTIAL
PARCEL ID: 50-22-03-457-001 (25.80 ACRES ±)
50-22-03-455-007 (1.80 ACRES ±)
50-22-03-477-001 (4.27 ACRES ±)

PROPOSED USE: PARK WITH COMMUNITY CENTER
BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 35 FEET (2.5 STORIES)
PROPOSED BUILDING HEIGHT = 25 FEET

BUILDING FOOTPRINT AREA:

COMMUNITY CENTER:	9,400 SF
LARGE PICNIC PAVILION:	2,449 SF
SMALL PICNIC PAVILION:	656 SF
TOTAL:	12,505 SF

BUILDING LOT COVERAGE = 0.96%

PLANNED OCCUPANCY:

COMMUNITY CENTER:	150 PERSONS
LARGE PAVILION:	60 PERSONS
SMALL PAVILION:	36 PERSONS
TOTAL:	246 PERSONS

SETBACK REQUIREMENTS:

R4 ZONING DISTRICT:	
FRONT SETBACK (NORTH):	75 FEET REQUIRED / 34.17' PROVIDED
SIDE SETBACK (EAST):	75 FEET REQUIRED / 60.85' PROVIDED
SIDE SETBACK (WEST):	75 FEET REQUIRED / 258' PROVIDED
SIDE SETBACK (SOUTH):	75 FEET REQUIRED / 1007.98' PROVIDED
PARKING SETBACK:	25 FEET REQUIRED / 135' PROVIDED

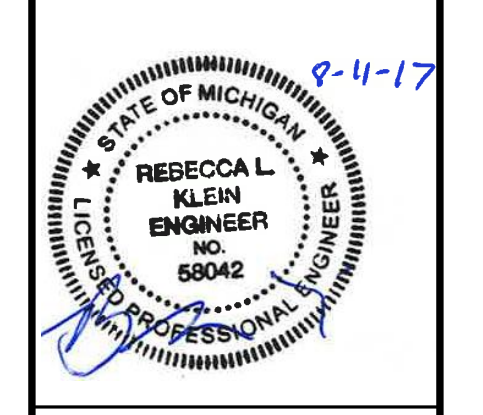
PARKING CALCULATIONS:
PRIVATE CLUB OR LODGE HALL = 1 SPACE PER EVERY 3 PERSONS
TOTAL PARKING REQUIRED = 246 / 3 = 82 SPACES
TOTAL EXISTING SPACES REMOVED = 90 SPACES INC. 4 H/C SPACES
TOTAL PROPOSED PARKING SPACES = 129 SPACES INC. 7 H/C SPACES
BICYCLE PARKING REQUIRED = 10% OF TOTAL CAR SPACES = 13 SPACES
BICYCLE PARKING PROVIDED = 50 SPACES

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

- 100 - MARLETTE LOAM, 12 TO 18 PERCENT SLOPES
- 11B - CAPAC SANDY LOAM, 0 TO 4 PERCENT SLOPES
- 13B - OSHTEMO-BOYER LOAMY SANDS, 0 TO 6 PERCENT SLOPES
- 13C - OSHTEMO-BOYER LOAMY SANDS, 6 TO 12 PERCENT SLOPES
- 13E - OSHTEMO-BOYER LOAMY SANDS, 12 TO 40 PERCENT SLOPES
- 18B - FOX SANDY LOAM, TILL PLAIN, 2 TO 6 PERCENT SLOPES
- 27 - HOUGHTON AND ADRIAN MUCKS
- 40A - UDORTHENTS, LOAMY, NEARLY LEVEL
- 40C - UDORTHENTS, LOAMY, ROLLING
- 41B - AQUENTS, SANDY, LOAMY, UNDULATING
- 54A - MATHERTON SANDY LOAM, 0 TO 3 PERCENT SLOPES
- W - WATER

REVISIONS

NO.	DATE	DESCRIPTION
1	06-11-17	REVISED ZBA APPLICATION
2	07-25-17	SITE PLAN APPROVAL
3	08-31-17	PREPARATION SUBMITTAL
4	09-11-17	DATE PREPARED FOR SUBMITTAL



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND THE PROFESSIONAL ENGINEER'S ETHICS. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF PEA, INC. IS A VIOLATION OF FEDERAL AND STATE LAWS. RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY EXPRESSLY RESERVED. © 2017 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE BY THE CONTRACTOR AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO BE RESPONSIBLE AND HOLD DESIGN PROFESSIONAL HARBORERS FROM ANY AND ALL LIABILITY REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

Know what's Below
Call before you dig

MISS Dig System, Inc.
1-800-482-7171 www.missdig.net



PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

NSA ARCHITECTS, ENGINEERS, PLANNERS
22761 RESEARCH DRIVE
FARMINGTON HILLS, MICHIGAN 48335

OVERALL PLAN
NOVI LAKESHORE PARK
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

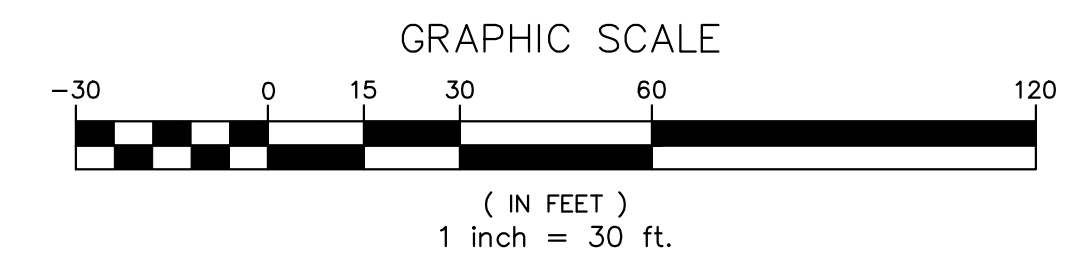
DES: BK DN BK SUR P.M SS
S:\PROJECTS\2017\201702\NOVI LAKESHORE PARK\NOVI-TDS\DWG\Construction\C-3-0_DWG-100A.DWG

ORIGINAL ISSUE DATE:
JUNE 30, 2017

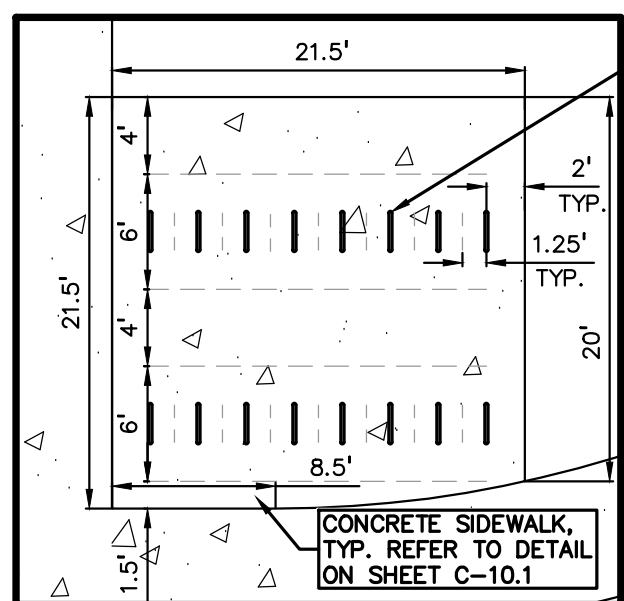
PEA JOB NO. 2016-308

SCALE: 1" = 50'

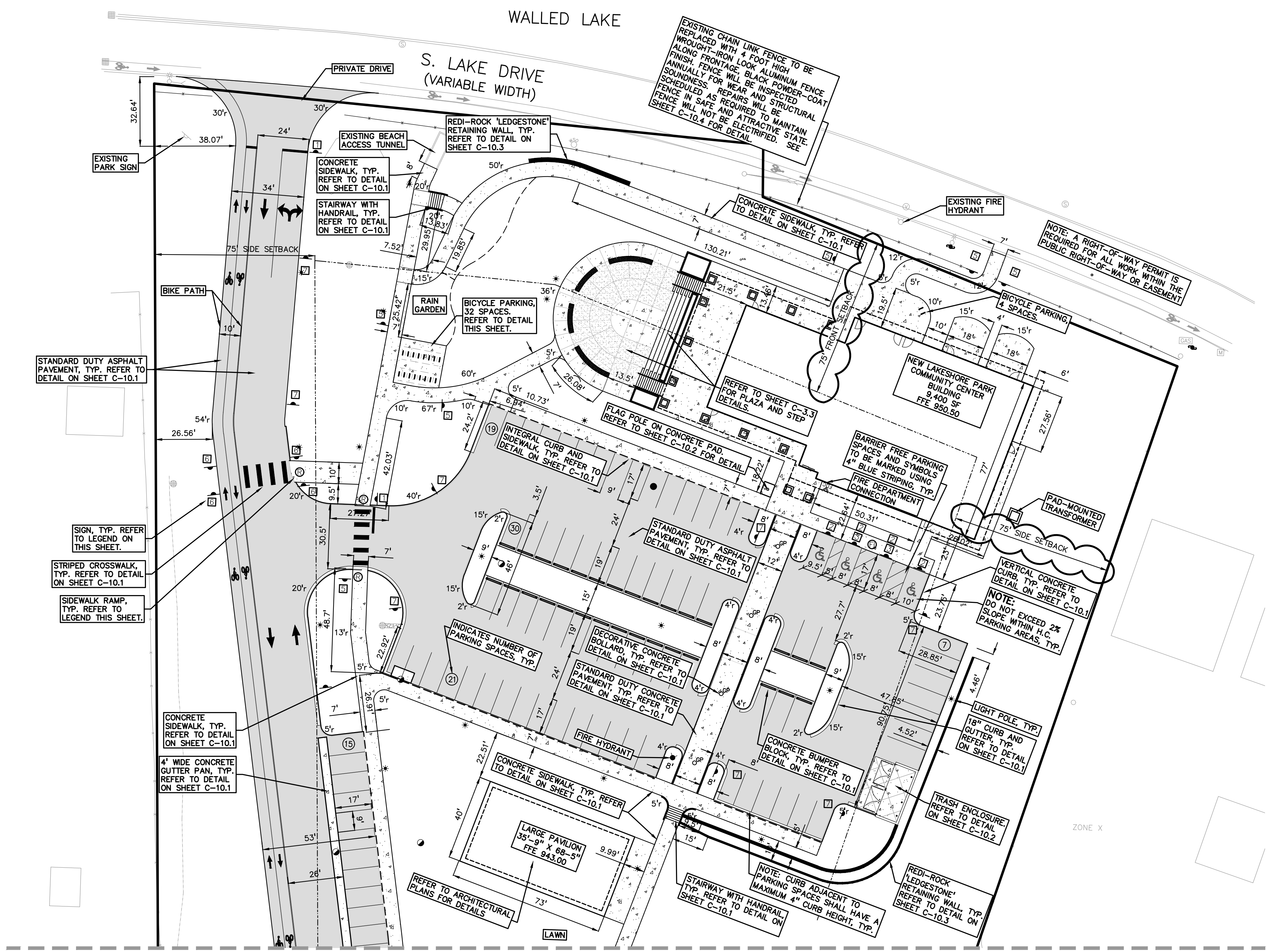
DRAWING NUMBER:
C-3.0



NOVI CITY BIKE RACK



BIKE PARKING DETAIL
SCALE: 1" = 10'



- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
 - PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ABUTS A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
 - SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.

SIGN LEGEND:

24"x24" "STOP" SIGN (R1-1)	2 EA.
'BARRIER FREE PARKING' SIGN (R7-8)	7 EA.
'VAN ACCESSIBLE' SIGN (R7-8P)	4 EA.
'PATH ENDS' AND 'ROAD NARROWS' SIGNS (R1)	1 EA.
'NO BICYCLES' AND 'PEDESTRIANS ONLY' SIGNS (R1)	8 EA.
'CROSSWALK' SIGNS (W11-2 & W16-7P)	6 EA.
'NO PARKING FIRE LANE' SIGN (LR7-22)	8 EA.

REFER TO SHEET C-10.1 FOR SIGN DETAILS.
SIGN TOTALS ARE TOTAL QUANTITIES NEEDED FOR ENTIRE SITE.

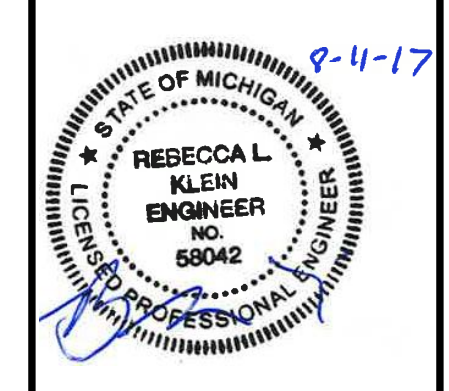
SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	⊙
CURB DROP ONLY	⊖
FLUSH CURB AND WALK	⊕

REFER TO LATEST M.D.O.T. R-28 STANDARD RAMP.
NO DETECTABLE WARNING REQUIRED ON THIS SITE.

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	BRK	SS	REVISED ZBA APPLICATION
2	BRK	SS	SITE PLAN APPROVAL
3	BRK	SS	PRELIMINARY SUBMITTAL
4	BRK	SS	FINAL SUBMITTAL



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEA, INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED IN WHOLE OR IN PART, OR USED FOR FURNISHING INFORMATION TO OTHERS, WITHOUT THE PRIOR WRITTEN CONSENT OF PEA, INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY EXPRESSLY RESERVED. © 2016 PEA, INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERAL ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE BY ANY CONTRACTOR, AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO BEAR THE LIABILITY AND HOLD DESIGN PROFESSIONAL HARBORERS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL 811

Know what's Below
Call before you dig

MISS Dig System, Inc.
1-800-482-7171 www.missdig.net



PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
T: 248.689.9090
F: 248.689.1044
www.peainc.com

NSA ARCHITECTS, ENGINEERS, PLANNERS
22761 RESEARCH DRIVE
FARMINGTON HILLS, MICHIGAN 48335

SITE PLAN-NORTH
NOVI LAKESHORE PARK
PART OF THE SE 1/4 OF SECTION 3, T. 1 N., R. 8 E.,
CITY OF NOVI, OKLAHOMA COUNTY, MICHIGAN

DES: BRK
DN: BRK
SUR: SS
P.M: P.M
SS: SS

ORIGINAL ISSUE DATE:
JUNE 30, 2017

PEA JOB NO. 2016-308

SCALE: 1" = 30'

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION