



Big Boy Façade Renovations JSP13-16

Big Boy Façade Renovations, JSP13-16

Approval of the request of The Foresta Group for Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 36 at 20800 Haggerty Road, at the northeast corner of Haggerty Road and Eight Mile Road in the FS, Freeway Service District. The applicant is proposing to replace and modify all building facades.

REQUIRED ACTION

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03/17/15	No additional items to address
Facade	Approval recommended	03/17/15	<ul style="list-style-type: none">• Section 9 façade waiver to allow an underage of brick and overage of EIFS is supported• Items to address on the Stamping Set.

Motion sheet

Approval – Preliminary Site Plan

In the matter of Big Boy Façade Renovations, JSP13-16, motion to **approve** the Preliminary Site Plan subject to the following:

- a. Section 9 waiver to allow an underage of brick and overage of EIFS, which is hereby granted;
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Section 3.1.17, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-OR-

Denial – Preliminary Site Plan

In the matter of Big Boy Façade Renovations, JSP13-16 motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Section 3.1.17, Article 4 and Article 5 of the Zoning Ordinance.)*

Maps
Location
Zoning

JSP13-16 Big Boy Facade Renovations

Location



Map Legend

 Subject Property

Feet
0 25 50 100 150
1 inch = 104 feet



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

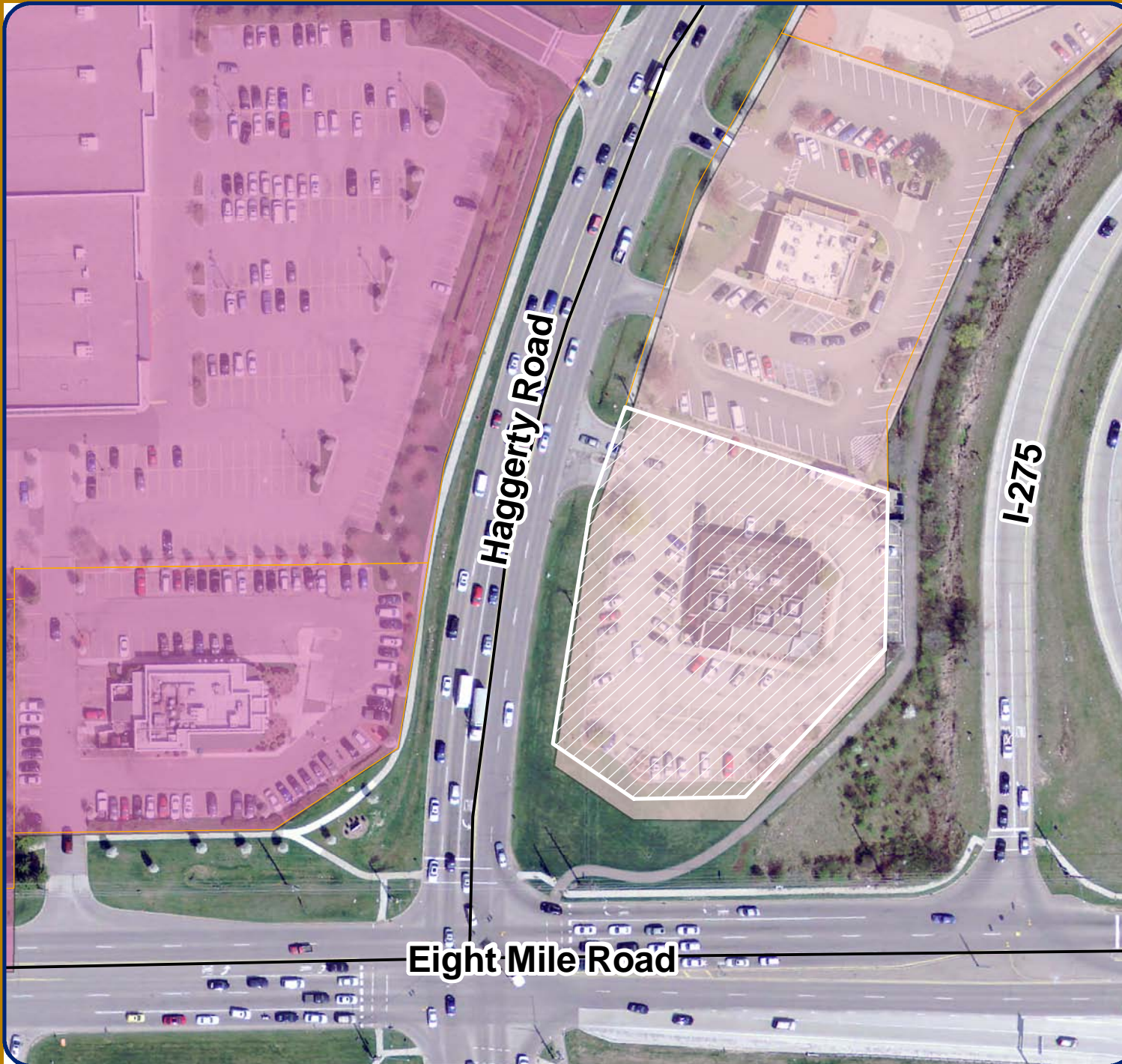
Map Author: Kristen Kapelanski
Date: 03-25-15
Project: Big Boy Facade Renovations
Version #: 1.0

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, 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.

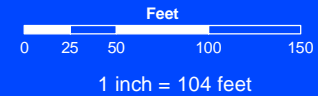
JSP13-16 Big Boy Facade Renovations

Zoning



Map Legend

-  Subject Property
-  FS: Freeway Service District
-  OSC: Office Service Commercial



City of Novi
Planning Division
Community Development Dept.
45175 W Ten Mile Rd
Novi, MI 48375
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Elevations and Existing Site Plan

NOTES

- CO-ORDINATE ALL PLANS WITH 'CONSTRUCTION MANUAL.'
- ALL TRADES SHALL REVIEW AND HAVE ACCESS TO ENTIRE SET OF PLANS AND SPECS PRIOR TO BIDDING AND DURING CONSTRUCTION.
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- COPYRIGHT 2015 FORESTA ARCHITECTS, LLC.

PROJECT

14167



BIG BOY RESTAURANT
 EXTERIOR RENOVATION
 20800 HAGGERY ROAD
 NOVI, MI 48050

SEAL

DATE

02/24/2015
NO. DESCRIPTION DATE

SUBMITTAL

FAÇADE APPROVAL

SHEET NAME

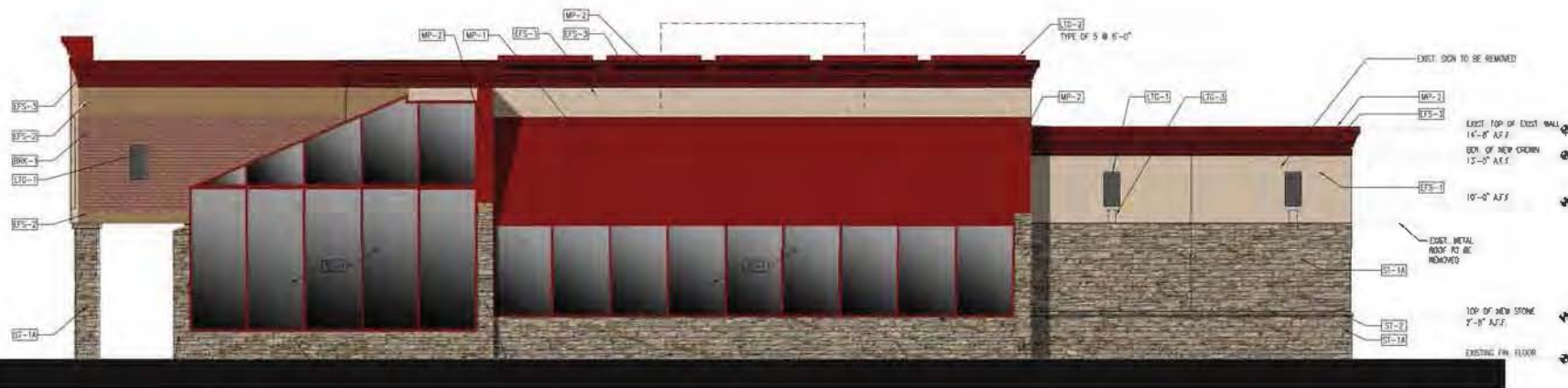
EXTERIOR ELEVATIONS

SHEET #

A4 04



A4.102 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



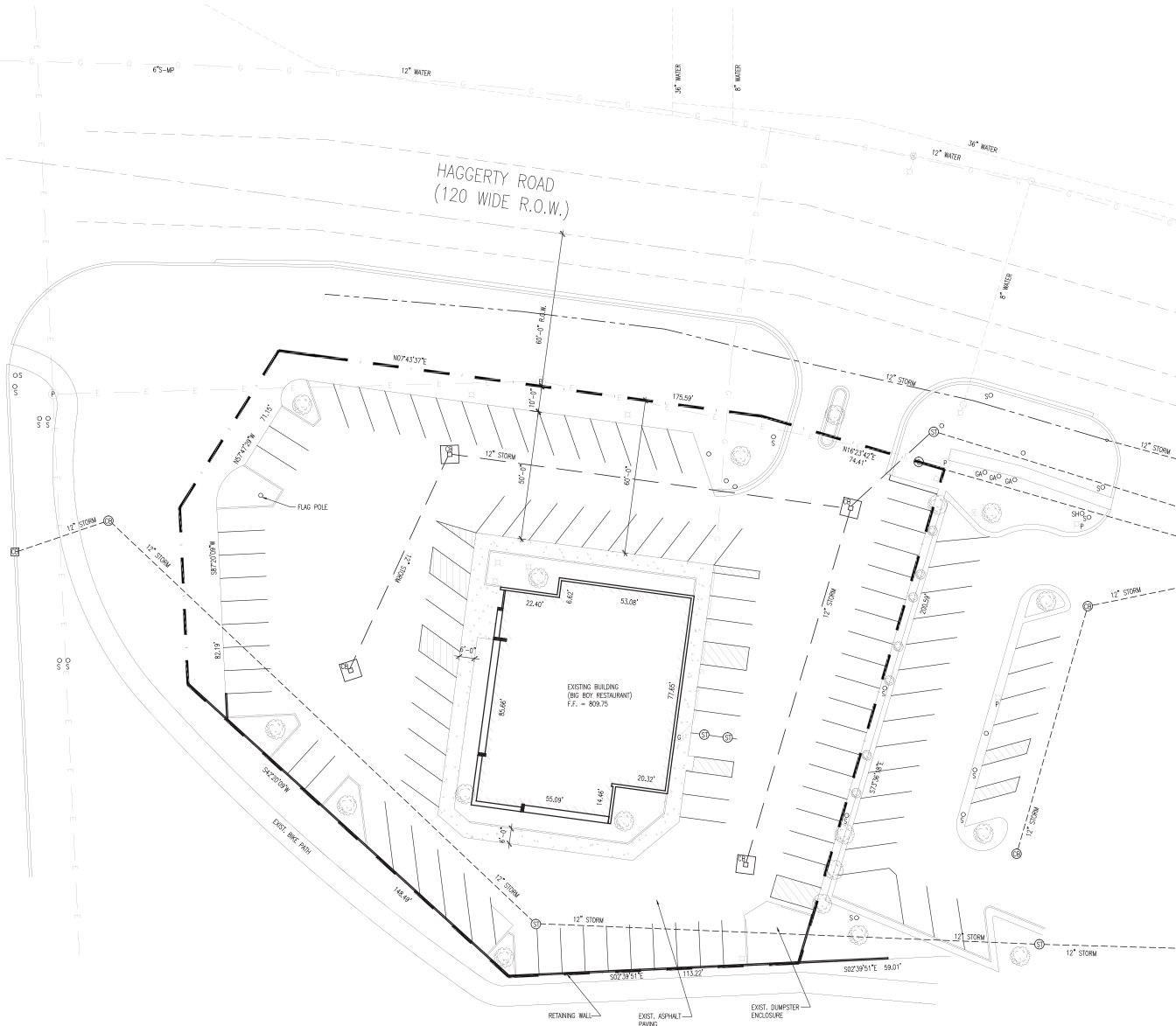
A4.101 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

LEGAL DESCRIPTION:

A PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE NORTH 07°20'04" WEST, 888.83 FEET, ALONG THE EAST LINE OF SAID SECTION 36, TO A POINT ON THE WESTERN LINE OF 1-86; THENCE SOUTH 46°23'20" WEST, 380.98 FEET, ALONG THE WESTERN LINE OF SAID 1-86; THENCE SOUTH 22°07'45" WEST, 234.47 FEET, ALONG THE WESTERN LINE OF SAID 1-86; THENCE SOUTH 02°39'51" EAST, 59.01 FEET, ALONG THE WESTERN LINE OF SAID 1-86; TO THE POINT OF BEGINNING; THENCE SOUTH 02°39'51" EAST, 113.22 FEET, ALONG THE WESTERN LINE OF SAID 1-86; THENCE SOUTH 42°20'09" WEST, 148.49 FEET, ALONG THE WESTERN LINE OF SAID 1-86, TO THE NORTHERLY LINE OF EIGHT MILE ROAD (240.00 FEET WIDE); THENCE SOUTH 87°20'09" WEST, 80.19 FEET, ALONG THE NORTHERLY LINE OF SAID EIGHT MILE ROAD, TO THE EASTERLY LINE OF HAGGERTY ROAD; THENCE THE FOLLOWING BEARING AND DISTANCE ALONG THE EASTERLY LINE OF SAID HAGGERTY ROAD: THENCE NORTH 57°47'27" WEST, 71.15 FEET; THENCE NORTH 07°43'37" EAST, 175.59 FEET; THENCE NORTH 16°23'42" EAST, 74.41 FEET TO A POINT ON THE EASTERLY LINE OF SAID HAGGERTY ROAD; THENCE SOUTH 72°36'18" EAST, 200.59 FEET TO THE POINT OF BEGINNING.

EIGHT MILE ROAD
(200' WIDE R.O.W.)

HAGGERTY ROAD
(120' WIDE R.O.W.)



A1.101 SITE PLAN
SCALE: 1" = 20'-0"



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9030 GENERAL DRIVE
PLYMOUTH, MI 48170
P. 248.471.2900

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PROJECT

14167



BIG BOY RESTAURANT
EXTERIOR RENOVATION
20800 HAGGERTY ROAD
NOVI, MI 48050

SEAL



DATE

02.24.2015

NO.	DESCRIPTION	DATE

SUBMITTAL

FACADE APPROVAL

SHEET NAME

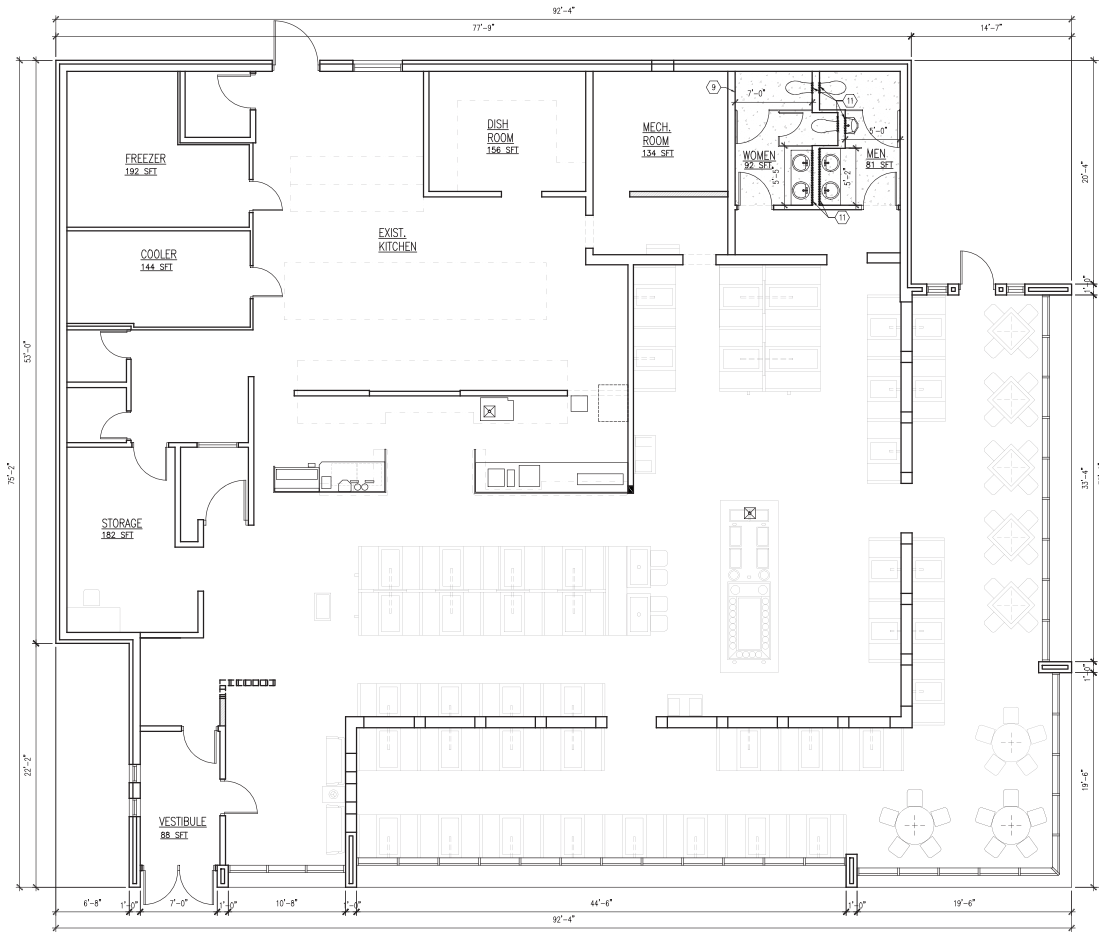
SITE PLAN

SHEET #

A1 04



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SEAL



DATE

NO.	DESCRIPTION	DATE
02.24.2015		

SUBMITTAL

FACADE APPROVAL

SHEET NAME

EQUIPMENT PLAN

SHEET #

A2 04

A2.101 EXIST. FLOOR PLAN
 SCALE: 3/16" = 1'-0"

SYMBOL	DESCRIPTION	REFERENCE	FINISH	HEIGHT	WIDTH	DEPTH	WEIGHT	MARKING
100-1	BRICK, RED	---	---	---	---	---	---	---
100-2	BRICK, RED, HALF BRICK	STRENGTH OR EQUAL FIRE RATED	ANGL. FLOOR, RC-FLOOR PER ELEVATION	---	---	---	---	---
100-3	BRICK, RED, HALF BRICK	STRENGTH OR EQUAL, CONC. FRESH	ANGL. FLOOR, RC-FLOOR PER ELEVATION	36.000	24.000	13.750	25.000	---
100-4	BRICK, RED, HALF BRICK	STRENGTH OR EQUAL, CONC. FRESH	ANGL. FLOOR, RC-FLOOR AS SHOWN TO BRICK 100-1	---	---	---	---	---
100-5	BRICK, RED, HALF BRICK	SEE FLOOR/CEILING PLAN	---	---	---	---	---	---
100-6	BRICK, RED, HALF BRICK	SEE ROOF HALF SPEC	BRICK, CONCRETE TO BRICK VIA FEMURER JOINTS	---	---	---	---	---
100-7	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-8	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-9	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-10	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-11	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-12	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-13	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-14	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-15	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-16	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-17	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-18	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-19	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-20	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-21	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-22	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-23	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-24	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-25	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-26	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-27	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-28	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-29	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-30	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-31	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-32	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-33	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-34	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-35	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-36	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-37	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-38	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-39	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-40	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-41	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-42	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-43	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-44	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-45	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-46	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-47	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-48	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-49	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---
100-50	BRICK, RED, HALF BRICK	SCALPE LIGHTING - CONCRETE REPER	FRAMED BY WIRE?	---	---	---	---	---

CODE

CODE

USE GROUP

CONSTRUCTION TYPE

2013 MICHIGAN BUILDING CODE
 2013 MICHIGAN ELECTRICAL CODE
 2013 MICHIGAN MECHANICAL CODE
 2013 MICHIGAN PLUMBING CODE
 2014 NATIONAL ELECTRICAL CODE/WHAT IS AMENDMENT
 2013 INTERNATIONAL FIRE CODE (W/LOCAL AMENDMENTS)
 IBC A17.1-2009
 LOCAL HEALTH DEPARTMENT REGULATIONS

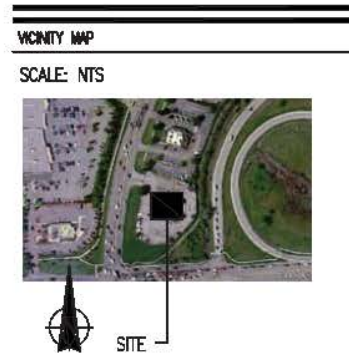
ASSEMBLY A-2

1-4 (8) OUT AUTOMATIC FIRE SUPPRESSION SYSTEM

PROJECT DIRECTORY

OWNER

BIG BOY RESTAURANTS, LLC
 4180 HUNTER ST
 BIRMINGHAM, MI 48209
 205-756-8600



NOTES

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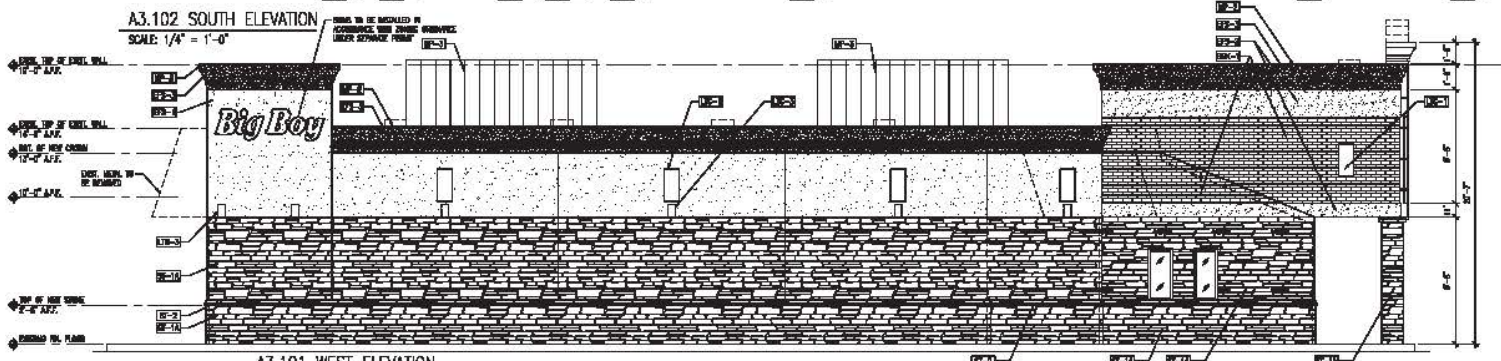
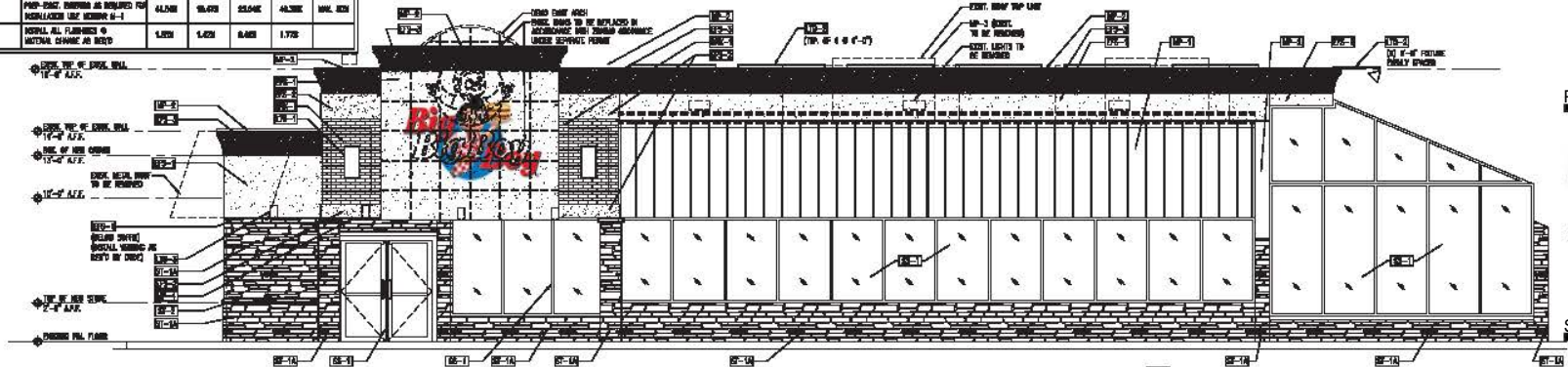
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DATE

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SUBMITTAL

FAÇADE APPROVAL

SHEET NAME

EXTERIOR ELEVATIONS

SHEET #

A3 04



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 PLYMOUTH, MI 48170
 P. 248.471.2900

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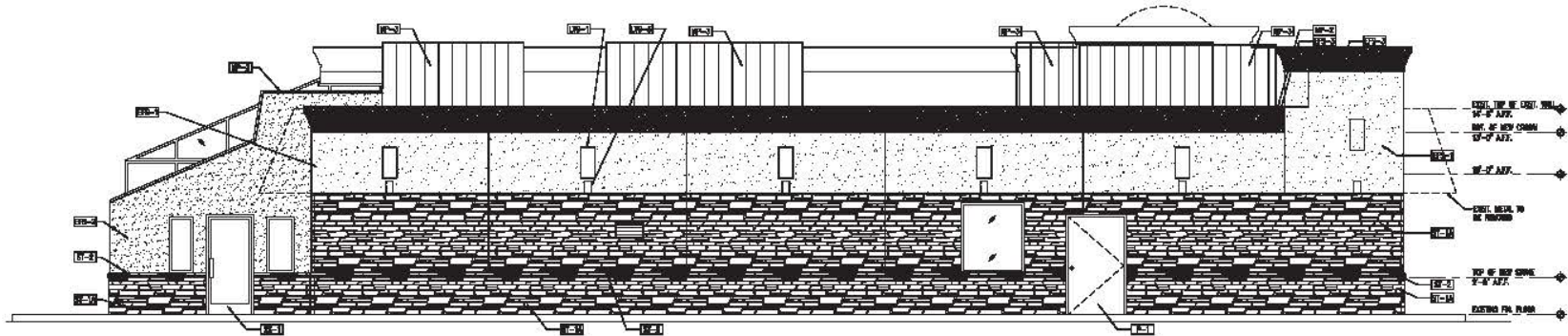
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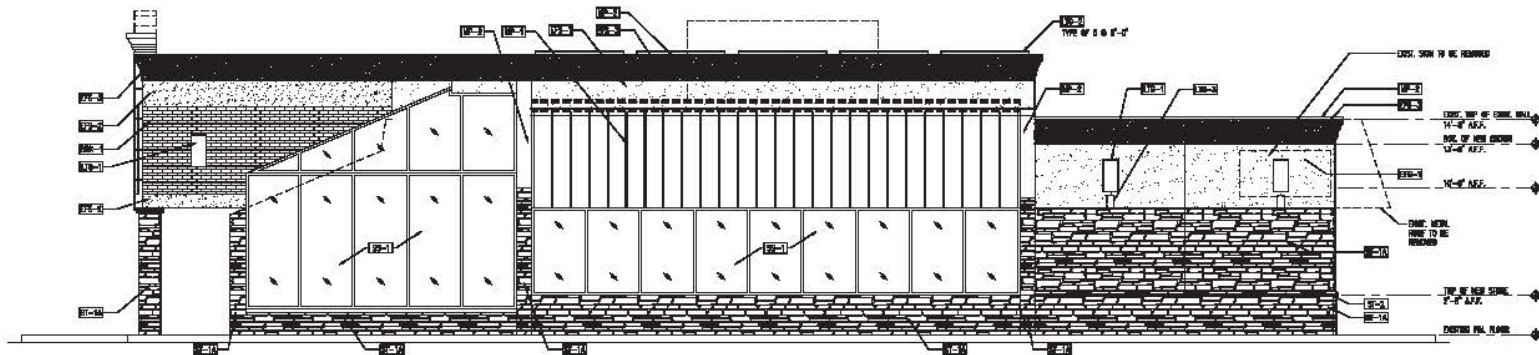
SHEET #

A4 04



A4.102 NORTH ELEVATION

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



A4.101 EAST ELEVATION

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

Planning Review



PLAN REVIEW CENTER REPORT

March 17, 2015

Planning Review

Preliminary/Final Site Plan
Big Boy Façade Renovations
JSP 13-16

Petitioner

The Foresta Group

Review Type

Revised Preliminary/Final Site Plan

Property Characteristics

- Site Location: 20800 Haggerty Road., northeast corner of Haggerty Rd. and Eight Mile Rd. (Section 36)
- Site Zoning: FS, Freeway Service
- Site Use(s): Existing Big Boy Restaurant
- Plan Date: 04-15-13

Project Summary

The applicant is proposing to modify the façade of the existing Big Boy restaurant. All facades of the building will be completely updated or replaced and the proposal has been evaluated as a new structure in terms of the façade review given the scope of the proposed updates.

Recommendation

Approval of the Preliminary/Final Site Plan **is recommended**. Following the approval of the Planning Commission, the applicant should address the comments indicated below and in the façade review letter and submit plans for Stamping Set approval.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 18 (Freeway Service District) and Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance and Building Code. Please see the items listed below for information pertaining to requirements. Items to address on the plan set are highlighted in bold text.

1. Planning Commission Waiver: A Planning Commission waiver is required for the underage of proposed brick and the overage of proposed EIFS. See the façade review letter for additional information.

Response Letter

A letter from the applicant is requested to be submitted prior to the Planning Commission meeting and with the Stamping Set highlighting the changes made to the plans and addressing the comments in this and all other review letters.

Stamping Set Approval

Stamping sets are still required for this project. Following the approval of the Planning Commission, the applicant should make the appropriate corrections to the plan and submit **6 sets of size 24" x 36" signed and sealed plans for Stamping Set approval.**

Planning Review by Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

Façade Review



March 17, 2015

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

Re: **FACADE ORDINANCE - Facade Review – Preliminary Site Plan**
Big Boy Renovation, PSP15-0028
 Façade Region: 1, Zoning District: FS, Building Size: 6,300S.F.

Dear Ms. McBeth;

The following is the Facade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by Foresta Architects PC, dated 2/24/15. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	South (front)	West	North	East	Ordinance Maximum (Minimum)
Brick (existing)	5%	6%	0%	5%	100% (30%)
EIFS	26%	25%	32%	21%	25%
Standing Seam Metal (existing, repainted)	25%	0%	0%	25%	25%
Cultured Stone	30%	49%	46%	34%	50%
Cornice (EIFS)	14%	12%	10%	15%	15%
Flat Metal Panels (roof screens)	0%	8%	12%	0%	50%

This project consists of the replacement or resurfacing of virtually all façade material on the existing building. This application has therefore been treated as a new structure with respect to the Façade Ordinance. As shown above the percentage of Brick is below the minimum amount required on all facades and the percentage of EIFS is above the maximum amount allowed on the north façade. No color sample board was provided at the time of this review, however the proposed colors appear to be accurately represented on the color rendering provided. The drawings indicate the use of “Regal Red” on the standing seam roof and “SW4081 Safety Red” on the cornice and other areas. However, the color represented on the rendering is not consistent with SW4081 Safety Red. Therefore we assume the SW4081 Safety Red notation is in error. It should be noted that Section 5.15.2 of the Ordinance prohibits the use dissonant and/or intense colors. The SW4081 Safety Red color would be considered to be in violation of this Section.

The drawings show no roof equipment screening. It is assumed that parapets are raised sufficiently to screen any roof top equipment. The applicant should note the all roof equipment must be screened from view from all vantage points both on and off- site, using compliant materials.

Recommendation - The proposed modifications represent a significant enhancement to the overall aesthetic quality of the building. The deviations from the percentages prescribed on the Façade Chart are not significant given that the delineation of materials is somewhat constrained by the composition and massing of the existing structure. It is our recommendation the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of Brick and the overage of EIFS. It is understood that the rendering has been provided in lieu of a sample board and that the colors used shall match those of the rendering (SW4081 Safety Red is not approved).

Notes to the Applicant: Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below.

Douglas R. Necci, AIA

Applicant Response Letter



PROJECT: 12133
DATE: 03.18.2015

ATTN: CITY OF NOVI
NAME: COMMUNITY DEVELOPMENT
DEPARTMENT

SITE PLAN #PSP15-0028: FAÇADE REVIEW RESPONSE

Please see the response below to the Façade Review Letter:

Item 1

Non-Compliant Materials- The purpose of the renovation is to significantly enhance the overall look of the building. The existing brick is undesirable.

Item 2

A sample board shall be provide at the meeting if not earlier.

Item 3

Equipment screening is provide by a combination of parapets and metal screens, which are already labeled on the plans.

Item 4

We will use the color "Firestone Colonial Red" in lieu of the "Safety Red/Regal Red" as represented in the colored elevations. This applies to Symbols **EFS-3, SS-1, P-3, MP-1, & MP-2** on the Elevation Legend.



If you have any questions please contact us immediately at 248.471.2900.

Sincerely,

Chris Biggers, Project Manager



March 17, 2015

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

Re: **FACADE ORDINANCE - Facade Review – Preliminary Site Plan**
Big Boy Renovation, PSP15-0028
 Façade Region: 1, Zoning District: FS, Building Size: 6,300S.F.

Dear Ms. McBeth;

The following is the Facade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by Foresta Architects PC, dated 2/24/15. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	South (front)	West	North	East	Ordinance Maximum (Minimum)
Brick (existing)	5%	6%	0%	5%	100% (30%)
EIFS	26%	25%	32%	21%	25%
Standing Seam Metal (existing, repainted)	25%	0%	0%	25%	25%
Cultured Stone	30%	49%	46%	34%	50%
Cornice (EIFS)	14%	12%	10%	15%	15%
Flat Metal Panels (roof screens)	0%	8%	12%	0%	50%

This project consists of the replacement or resurfacing of virtually all façade material on the existing building. This application has therefore been treated as a new structure with respect to the Façade Ordinance. As shown above the percentage of Brick is below the minimum amount required on all facades and the percentage of EIFS is above the maximum amount allowed on the north façade. No color sample board was provided at the time of this review, however the proposed colors appear to be accurately represented on the color rendering provided. The drawings indicate the use of “Regal Red” on the standing seam roof and “SW4081 Safety Red” on the cornice and other areas. However, the color represented on the rendering is not consistent with SW4081 Safety Red. Therefore we assume the SW4081 Safety Red notation is in error. It should be noted that Section 5.15.2 of the Ordinance prohibits the use dissonant and/or intense colors. The SW4081 Safety Red color would be considered to be in violation of this Section.

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