



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: October 10, 2017

REGARDING: 46480 Nadlan Ct, Parcel # 50-22-04-151-034 (PZ17-0021)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Glenn E. Jones/Dembs Development, Inc.

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Office Service Technology
Location:	East of Beck Road, South of W. Pontiac Trail
Parcel #:	50-22-04-151-034

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.14.5.C. To allow the height of a proposed 30 feet 8 inch building to increase by 5 feet 8 inches, maximum height allowed is 25 feet. This property is zoned Light Industrial (I-1).

II. STAFF COMMENTS:

No issues with this request for height increase since a previous variance was granted for a building in the park.

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. **PZ17-0021**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.

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

2. I move that we **deny** the variance in Case No. **PZ17-0021**, 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 Petitioner's 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
City of Novi



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 www.cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____	
PROJECT NAME / SUBDIVISION Unit 54/ Beck North Corporate Park JSP16-36				Meeting Date: _____	
ADDRESS 46480 Nadlan Ct.		LOT/SUITE/SPACE # Unit 54		ZBA Case #: PZ _____	
SIDWELL # 50-22-04 - 151 - 034		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Hudson Drive and Nadlan CT					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input 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 gjones@dembsdevelopment.com		CELL PHONE NO. 248-721-0382	
NAME Glenn E. Jones				TELEPHONE NO. 248-380-7100	
ORGANIZATION/COMPANY Dembs Development, Inc.				FAX NO. 248-560-3030	
ADDRESS 27750 Stansbury		CITY Farmington Hills		STATE MI	ZIP CODE 48334
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 ryan@dembsdevelopment.com		CELL PHONE NO. 248-417-8402	
NAME Ryan Dembs				TELEPHONE NO. 248-380-7100	
ORGANIZATION/COMPANY Beck North Corp Park II LLC				FAX NO. 248-560-3030	
ADDRESS 27750 Stansbury		CITY Farmington Hills		STATE MI	ZIP CODE 48334
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input checked="" 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>3.14.5.C</u> Variance requested <u>Building Height Increase of 5' 8" (five feet, eight inches)</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • 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

 Glenn E. Jones 5/17/17
Applicant Signature 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.

 Ryan Dembs 5/17/17
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



DEMBS

Development Inc

27750 Stansbury, Suite 200
Farmington Hills, Michigan 48334
(248) 380-7100 • Fax (248) 560-3030

May 17, 2017

Ms. Barbara McBeth
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: JSP16-0036/ Beck North Unit 54 Spec Building

Dear Barb,

With this letter and the accompanying documentation we are hereby requesting a building height variance for our latest Beck North Corporate Park Phase II project as referenced above.

According to the Zoning Ordinance Article 3.14, item 5C, the maximum building height constructed on a lot adjacent to a residential district is twenty-five (25) feet. Our project is sized accordingly based upon a number of similar developments we have constructed within this same park at an overall building height to parapet height of thirty feet, eight inches (30'-8"). Based upon the City of Novi definition of building height, Zoning Ordinance Article 2, page 8, "building height", we are requesting a building height increase of five feet, eight inches (5'-8") for this development.

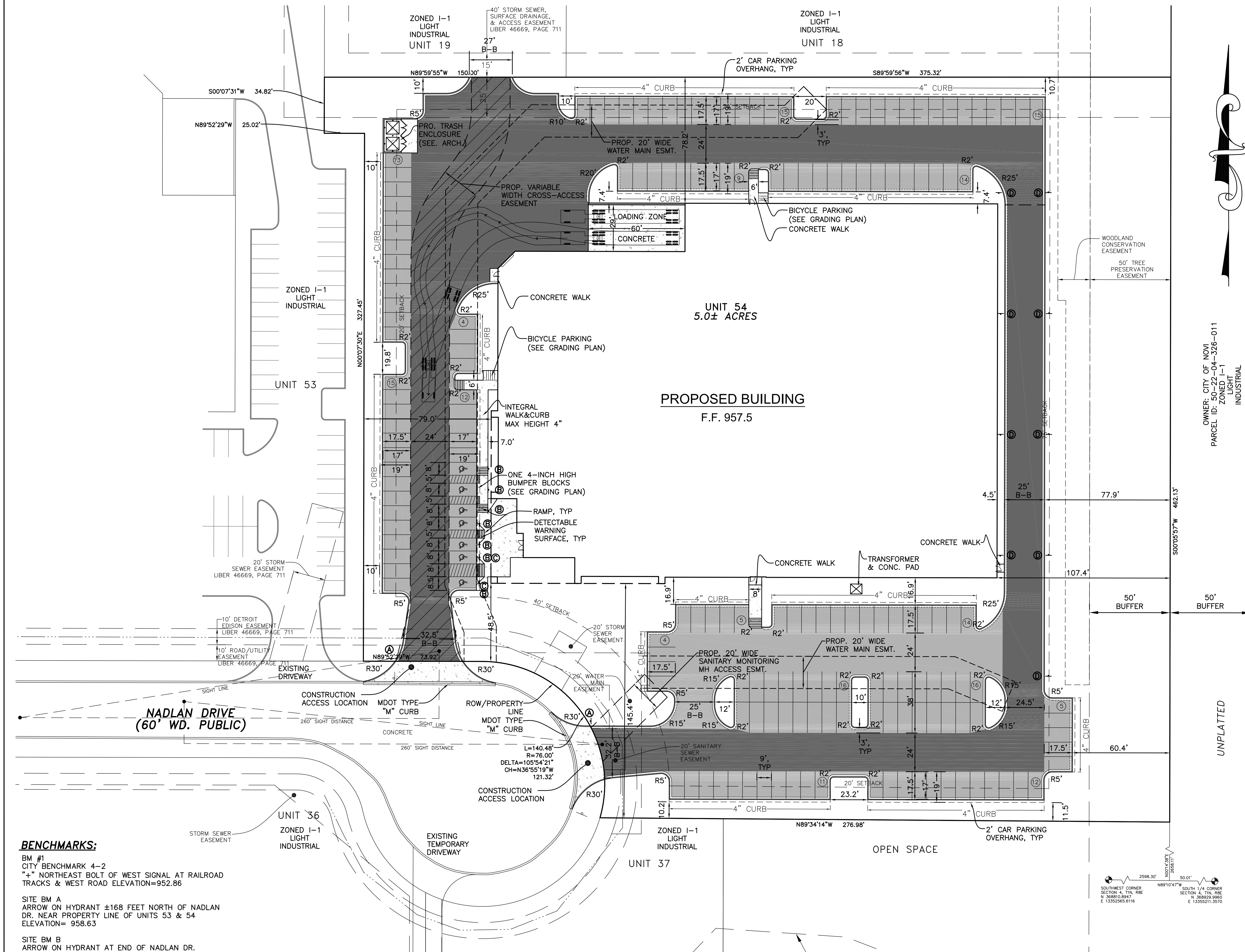
The type and heights of facilities that have recently been constructed and leased within this Park warrant a building height of this size to accommodate High Tech Research & Development users that are relocating into the City of Novi. I would also like to note, as remarked above regarding previous developments within this Park, we were previously granted a building height variance on June 10, 2014 on Unit 56 for the same type of instance in being located adjacent to a residential district.

Thank you in advance for the time and consideration of this submission. We look forward to yet another successful project within the City of Novi.

Sincerely,
Dembs Development, Inc.

Glenn E. Jones
Pre-Construction and Development

CC: Charles Boulard/ City of Novi
Sri Komaragiri/ City of Novi
Kirsten Mellem/ City of Novi



SITE DATA:
 SITE AREA: 5.00 ACRES
 PARCEL ID: 22-04-151-034
 EXISTING/PROPOSED ZONING: I-1 LIGHT INDUSTRIAL
 PROPOSED SPECULATIVE: 26,924 S.F. OFFICE
 BUILDING SHELL: 40,385 S.F. INDUSTRIAL/RESEARCH
 67,309 S.F. BUILDING TOTAL
 REQUIRED BUILDING SETBACKS: 40' FRONT MINIMUM
 20' EACH SIDE MINIMUM
 75' REAR MINIMUM

REQUIRED PARKING:
 OFFICE: 26,924 S.F. (GROSS LEASABLE FLOOR AREA) / 222 S.F.
 = 121 SPACES
 INDUSTRIAL/RESEARCH: 40,385 S.F. (USABLE FLOOR AREA) / 700 S.F.
 = 58 SPACES
 179 TOTAL SPACES REQUIRED
 180 TOTAL PARKING SPACES PROVIDED
 (INCLUDES 7 B.F. SPACES)

REQUIRED BICYCLE PARKING:
 REQUIRED: 5% OF REQUIRED AUTO SPACES
 PROVIDED: 178 x 05= 9 BICYCLE PARKING SPACES
 PROVIDED: 10 BICYCLE PARKING SPACES

FRONT YARD PARKING CALCULATIONS:
 PARKING OCCUPANCY REQUIRED: LESS THAN 50%

PARKING OCCUPANCY PROPOSED:
 FRONT AND EAST YARD AREA: 51,271 S.F.
 FRONT AND EAST PARKING SPACE AREA: 14,364 S.F.
 FRONT AND EAST PARKING SPACE OCCUPANCY: 28%

BUILDING COVERAGE: 30.8%

OPEN SPACE: 31.2%

FIRE DEPARTMENT NOTES:

1. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
2. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3" HIGH ON A CONTRASTING BACKGROUND.
3. FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM FIFTY (50) FEET OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS.
4. IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR ANY OTHER OBJECT FOR A MINIMUM OF 3 FEET.
5. IN ANY BUILDING OR STRUCTURE REQUIRED TO BE EQUIPPED WITH A FIRE DEPARTMENT CONNECTION, THE CONNECTION SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT.

GENERAL SITE NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
2. STORM WATER OUTLETS TO BE BECK NORTH PHASE II DEVELOPMENT DISSIPATION BASINS AND ULTIMATELY INTO EXISTING WETLANDS.
3. ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
4. EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOVI CODE.
5. RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOVI FOR ANY WORK IN THE NADLAN DRIVE RIGHT-OF-WAY.
6. ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOVI, AND WHERE REQUIRED SHALL BE RENEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED. NO SIGNS (OTHER THAN TYPICAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
7. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (2011 MMUTCD).
8. NOTIFY THE CITY OF NOVI A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
10. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
11. ALL EXCAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT).
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
13. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
14. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
15. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
16. NO FLASHING LIGHTING WILL BE USED ON THE SITE.
17. NO OUTSIDE STORAGE SHALL BE PERMITTED.
18. NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
19. AS REQUIRED BY THE CITY OF NOVI, SOUND LEVELS OF BUILDING OCCUPANT OPERATIONS, INCLUDING THE OPERATION OF ROOFTOP MECHANICAL EQUIPMENT, SHALL NOT EXCEED 55 DECIBELS DURING NIGHT TIME HOURS AND 60 DECIBELS DURING DAY TIME HOURS. VERIFICATION OF THE CONFORMANCE MAY BE REQUIRED AT THE TIME OF OCCUPANCY.
20. REFUSE PICK-UP SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 5:00 P.M., PREVAILING TIME.
21. WINDOWS AND DOORS OF NON-OFFICE USE AREAS OF STRUCTURES IN AN I-1 DISTRICT MAY NOT BE LEFT OPEN.

BENCHMARKS:
 BM #1
 CITY BENCHMARK 4-2
 "+ " NORTHEAST BOLT OF WEST SIGNAL AT RAILROAD TRACKS & WEST ROAD ELEVATION=952.86

SITE BM A
 ARROW ON HYDRANT ±168 FEET NORTH OF NADLAN DR. NEAR PROPERTY LINE OF UNITS 53 & 54
 ELEVATION= 958.63

SITE BM B
 ARROW ON HYDRANT AT END OF NADLAN DR.
 ELEVATION= 957.01

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

LEGEND

	ON-SITE STANDARD PAVING
	ON-SITE HEAVY DUTY PAVING
	CONCRETE
	ACCESS EASEMENT

TRAFFIC SIGNING REQUIREMENTS

ITEM	MMUTCD CODE	QUANTITY	SIZE	DESCRIPTION
(A)	R1-1	2	24"x24"	STOP
(B)	R7-8	7	12"x18"	RESERVED PARKING ONLY
(C)	R7-8P	2	12"x6"	VAN ACCESSIBLE
(D)	R7-9A MOD	9	12"x18"	NO PARKING FIRE LANE

TRAFFIC SIGNING AND STRIPING REQUIREMENTS

1. ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE 2011 MMUTCD.
2. SIGNS SHALL BE MOUNTED ON 1 1/2" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS, LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
3. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ABUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
4. AN END PARKING SPACE ABUTTING A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. THESE WIDTHS ARE REFERENCED TO THE FACE OF CURB OR WALK.
5. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE.
6. SEE SHEETS 4 AND 7 FOR BARRIER FREE PARKING DETAILS.

OWNER: CITY OF NOVI
 PARCEL ID: 22-04-151-034
 ZONING: I-1 LIGHT INDUSTRIAL

UNPLATTED

UNPLATTED

COMMERCIAL
 SITE PLANNING
 SURVEYING
 INDUSTRIAL & MULTI-UNIT
 LAND SURVEYING
 CONSTRUCTION LAYOUT

RESIDENTIAL
 SUBDIVISIONS
 SINGLE-FAMILY
 MULTIFAMILY
 PLOT PLANS
 CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD
 SUITE 108
 NOVI, MICHIGAN 48377
 (248) 928-3701 (BUS)
 (248) 928-3765 (FAX)
 WWW.ALPINE-INC.NET

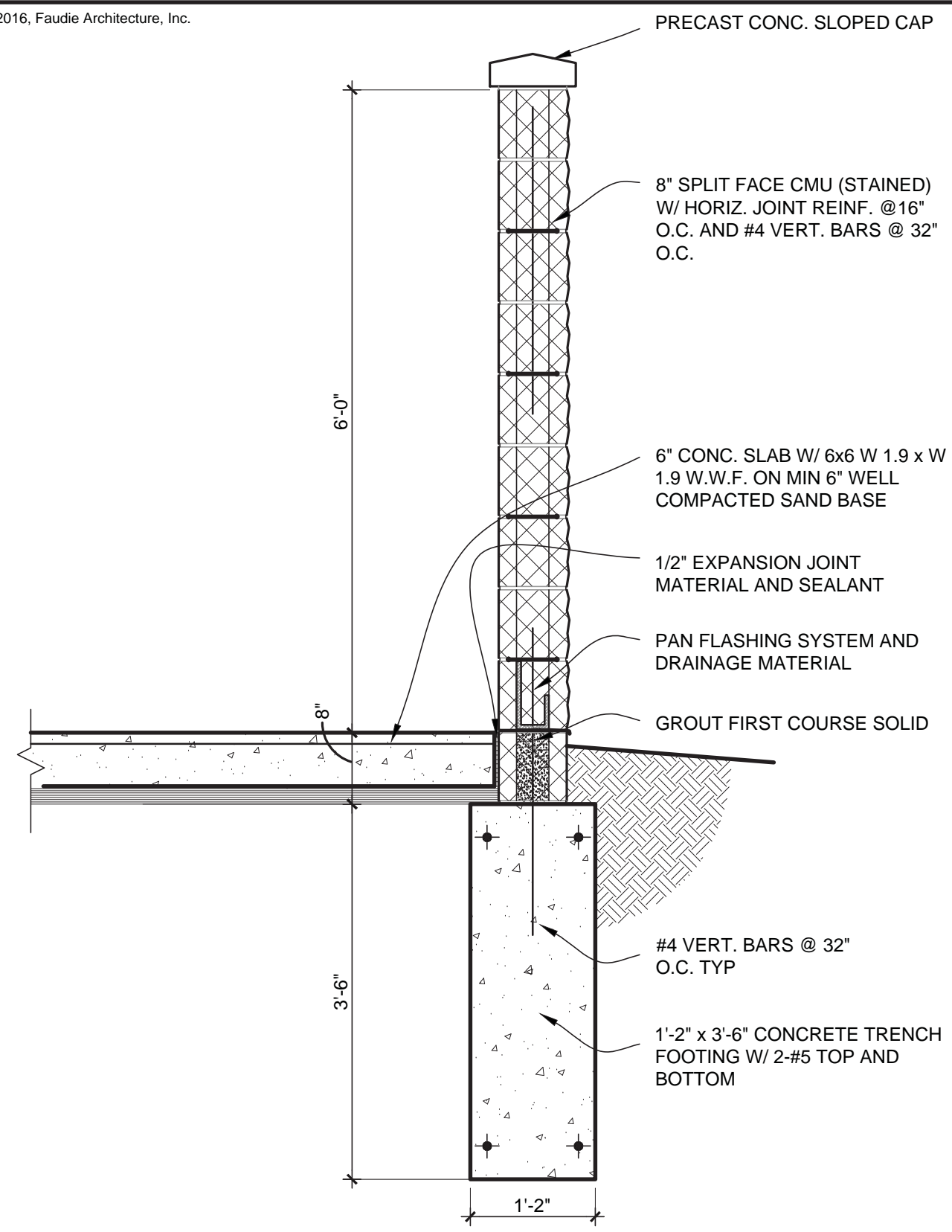
811
 Know what's below
 Call before you dig.

CLIENT: DEMPS DEVELOPMENT, INC.
 PRELIMINARY SITE PLAN
 BECK NORTH CORPORATE PARK - UNIT 54
 TOWNSHIP: 1N
 CITY OF NOVI
 RANGEBE
 SECTION: 4
 OAKLAND COUNTY
 MICHIGAN

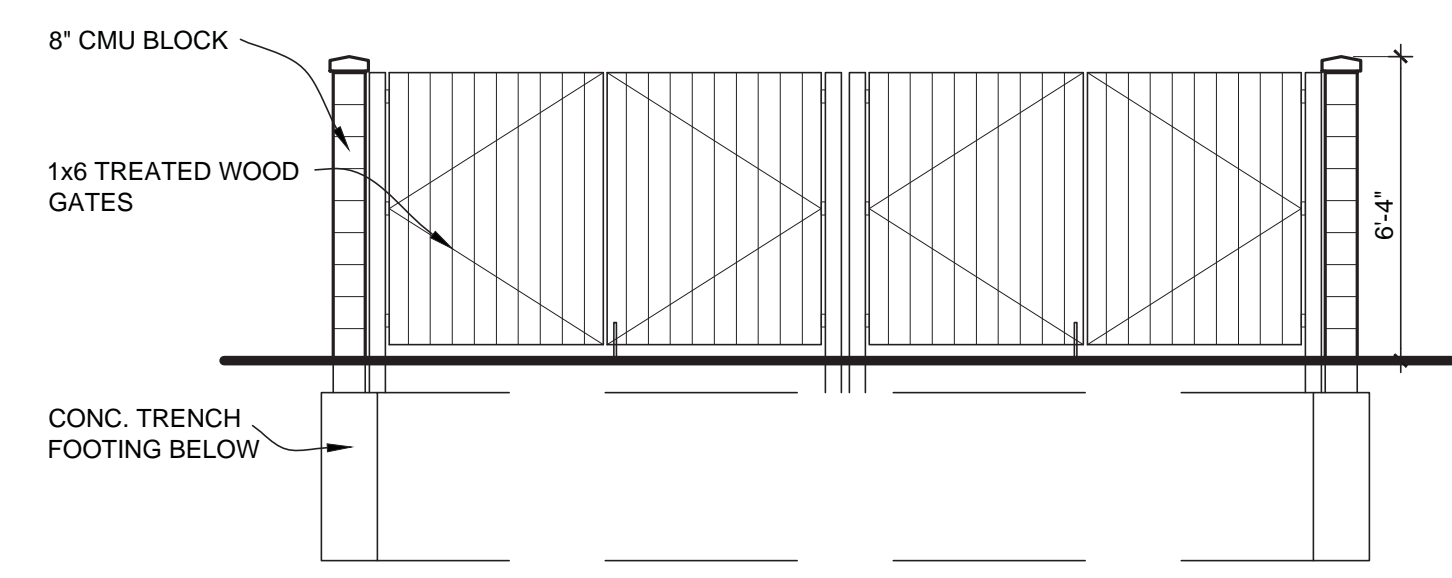
REVISED
 2016/06/21 PRE-APP SUBMITTAL
 2017/02/06 PSP SUBMITTAL

DATE: 2016-06-01
 DRAWN BY: TG
 CHECKED BY: SD/TG

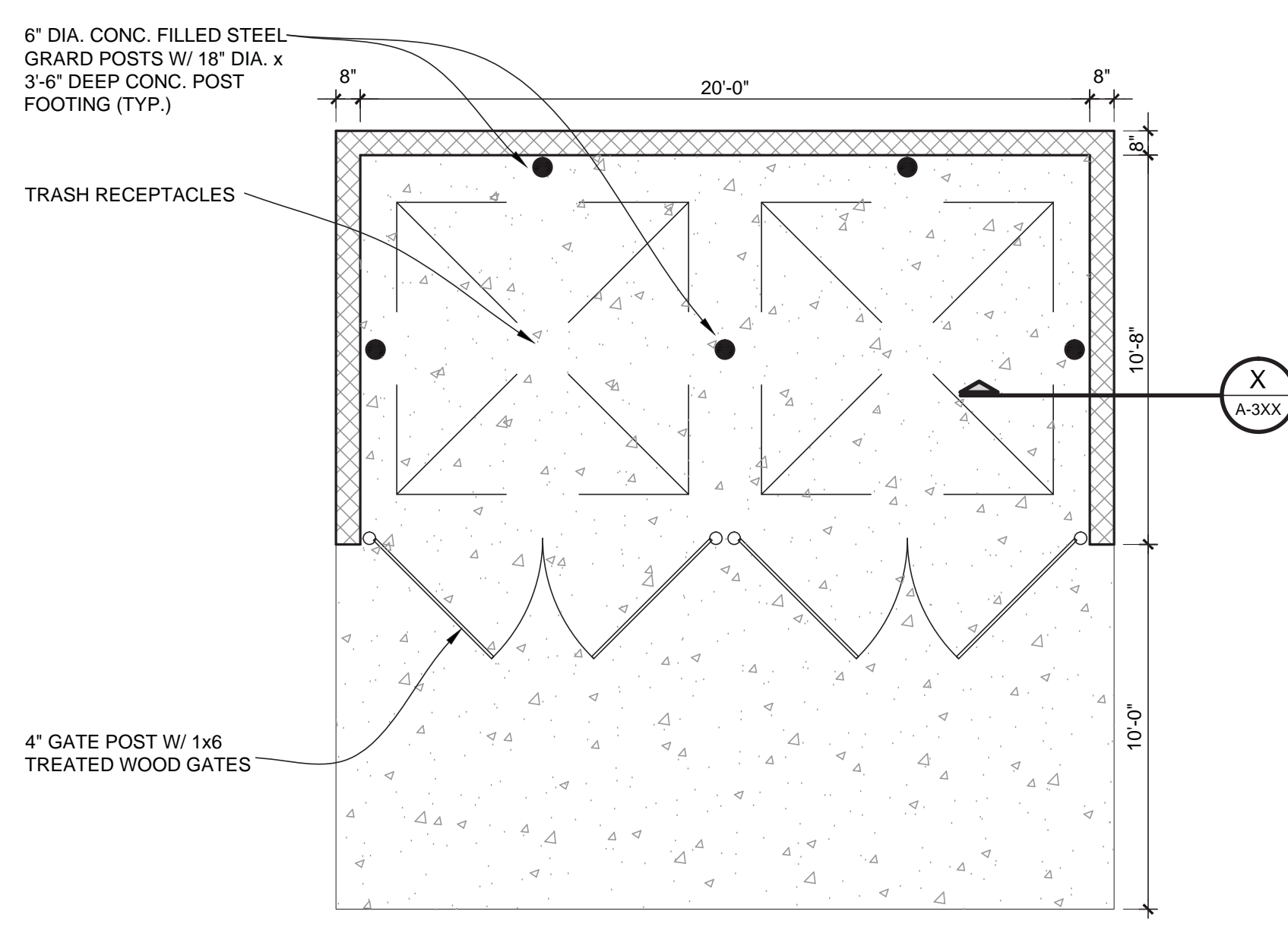
FBK:
 CHF:
 SCALE: HOR 1"=30 FT.
 VER 1"=3 FT.
 14-306



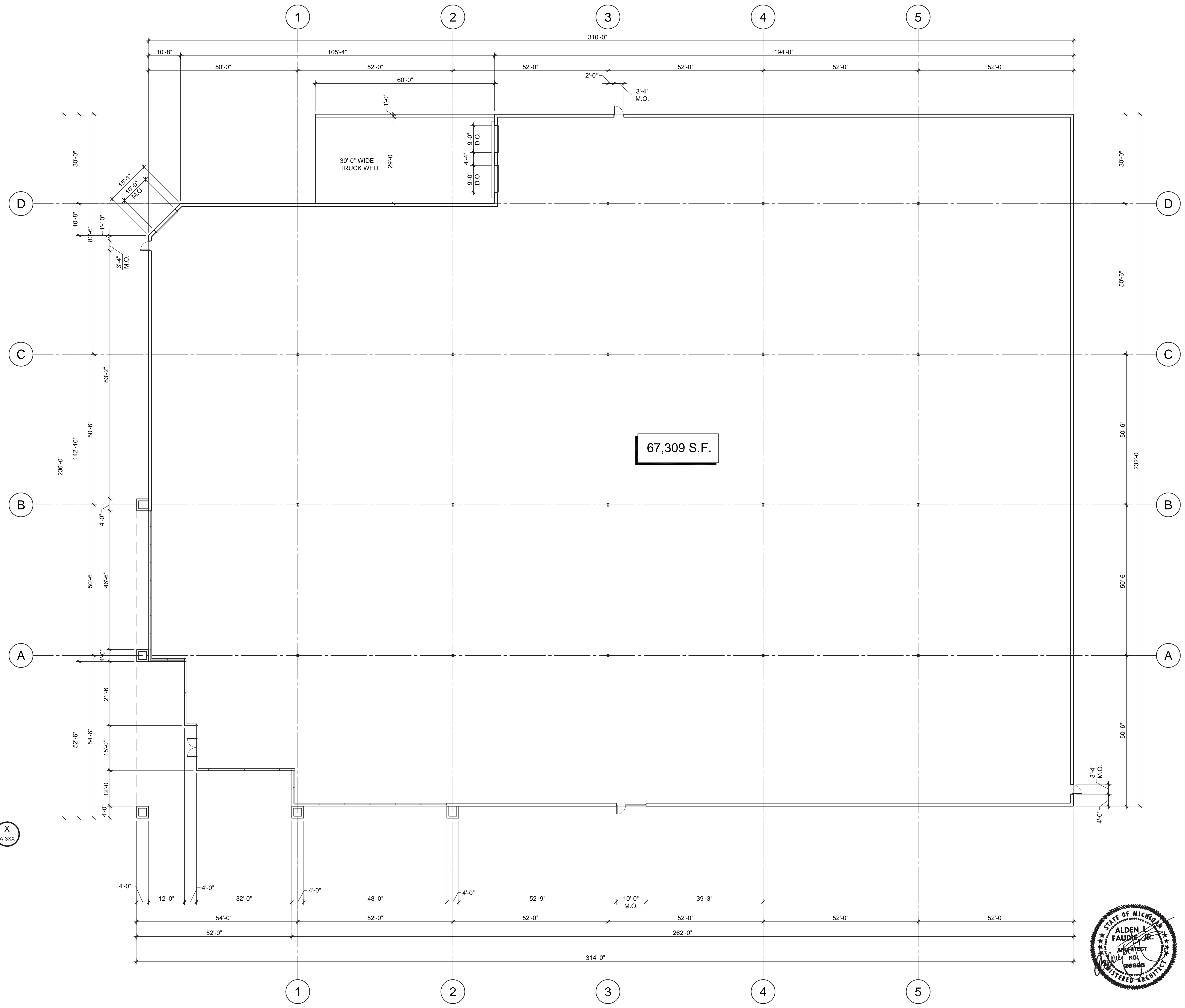
DUMPSTER ENCLOSURE SECTION
SCALE: 3/4" = 1'-0" 4



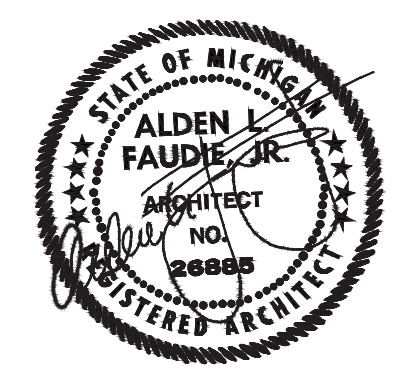
DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0" 3



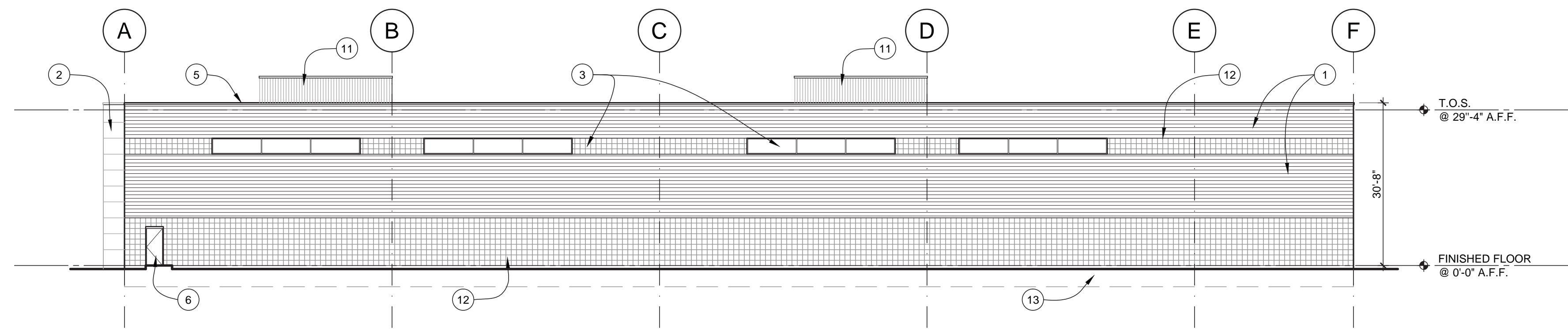
DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0" 2



PRELIMINARY FLOOR PLAN
SCALE: 1/16" = 1'-0" 1



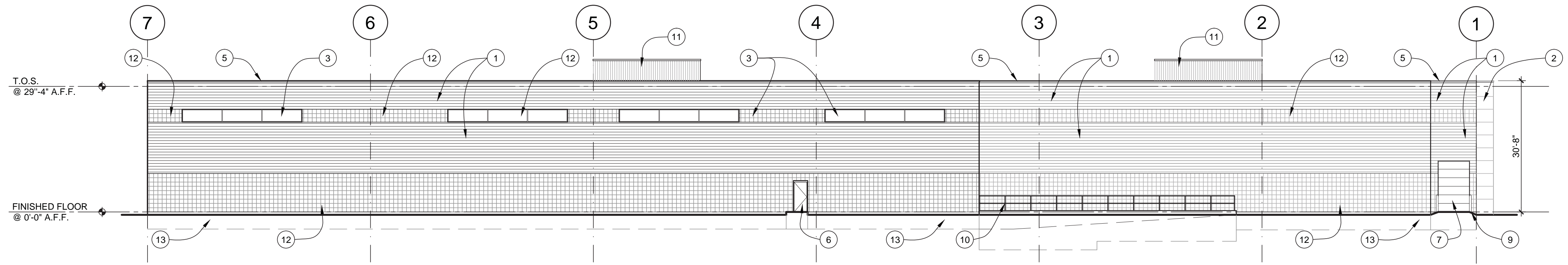
BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 7,050 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)
 SPLIT FACED CMU: 4,253 S.F. = 60.3%
 STRIATED SCORED CMU: 2,424 S.F. = 34.4%
 ACM: 123 S.F. = 1.7%
 FLUSH METAL RTU SCREEN: 250 S.F. = 3.6%



EAST ELEVATION
 SCALE: 1/16" = 1'-0"

4

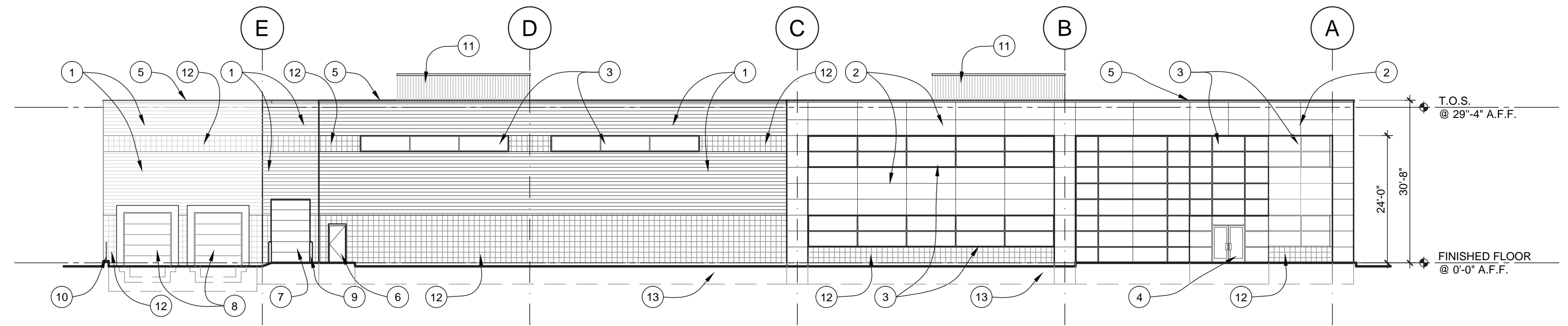
BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 9,430 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)
 SPLIT FACED CMU: 5,764 S.F. = 61.1%
 STRIATED SCORED CMU: 3,293 S.F. = 34.9%
 ACM: 123 S.F. = 1.3%
 FLUSH METAL RTU SCREEN: 250 S.F. = 2.7%



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

3

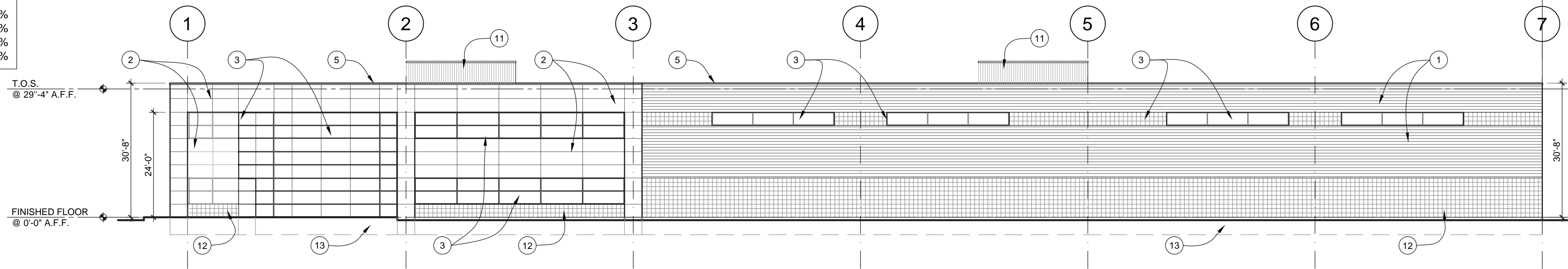
BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 5,370 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)
 SPLIT FACED CMU: 2,342 S.F. = 43.6%
 STRIATED SCORED CMU: 1,251 S.F. = 23.3%
 ACM: 1,527 S.F. = 28.4%
 FLUSH METAL RTU SCREEN: 250 S.F. = 4.7%



WEST ELEVATION
 SCALE: 1/16" = 1'-0"

1

BUILDING FACADE MATERIAL BREAKDOWN
 TOTAL MATERIAL SQUARE FOOTAGE: 7,955 S.F.
 (EXCLUDES VISION GLASS & OPENINGS)
 SPLIT FACED CMU: 3,845 S.F. = 48.3%
 STRIATED SCORED CMU: 2,315 S.F. = 29.1%
 ACM: 1,545 S.F. = 19.4%
 FLUSH METAL RTU SCREEN: 250 S.F. = 3.2%

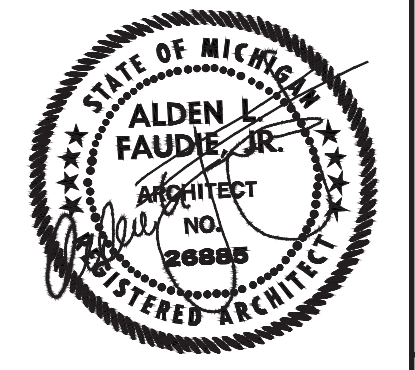


SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

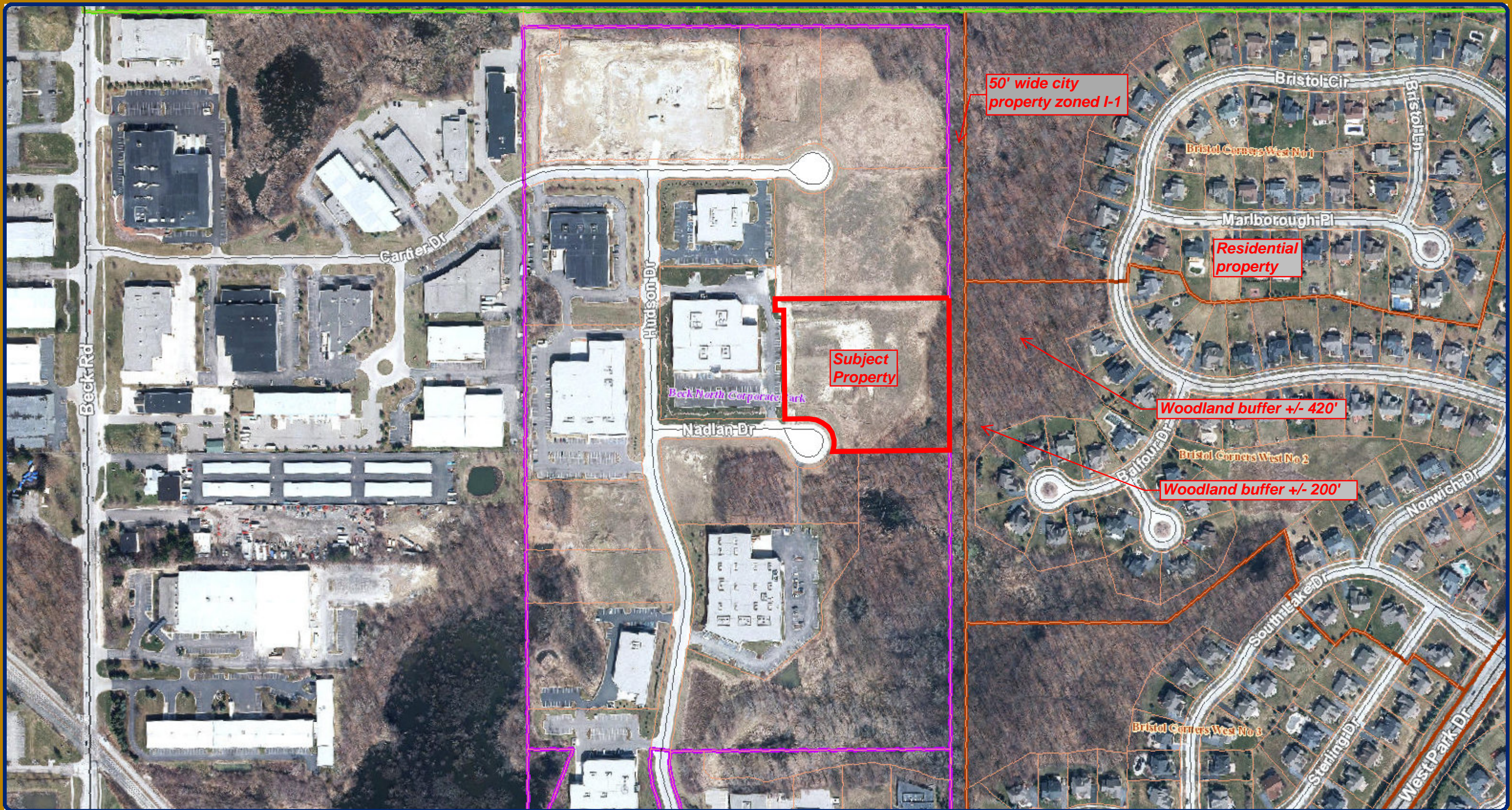
1

EXTERIOR MATERIAL SCHEDULE

1	SPLIT-FACE CMU
2	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
3	1" LOW 'E' INSUL. BLUE TINTED GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
4	CLEAR ANOD. ALUM. ENTRY DOOR W/ BLUE TINTED TEMPERED GLASS
5	PREFINISHED METAL COPING
6	3x7 H.M. DOOR AND FRAME PAINTED TO MATCH ADJACENT WALL COLOR.
7	10x12' SECTIONAL INSULATED OVERHEAD GRADE DOOR W/ MOTOR OPERATED OPENER & INSULATED
8	9x10' SECTIONAL INSULATED OVERHEAD TRUCK DOCK DOOR W/ DOCK LEVELER, & SHELTER/SEAL
9	6" DIA. CONC. FILLED STEEL GUARD POSTS
10	1 1/2" dia. PAINTED STEEL PIPE GUARDRAIL
11	FLUSH METAL PANEL SIDING (ROOF SCREENING)
12	STRIATED CMU BLOCK
13	CONC. TRENCH FOOTING BELOW

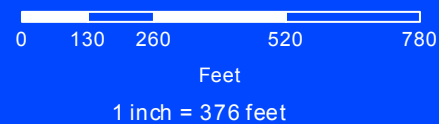


ISSUED FOR: PREAPP SITE PLAN APPROVAL
 DATE: 6-21-16
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MAP INTERPRETATION NOTICE

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.



JSP 16-36 Beck North Unit 54

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5/16/2017



City of Novi

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