



GENTHERM PATIO PERGOLA AND COVERED PATHWAY JSP24-19

JSP24-19 GENTHERM PATIO PERGOLA AND COVERED PATHWAY

Approval of the request of Brian Hughes of Northern Equities Group on behalf of Gentherm for a Section 9 Façade waiver. The subject parcel is 5.94 acres and is located at 28875 Cabot Drive in the Haggerty Corridor Corporate Park in the OST, Office Service Technology district. The request is to construct a wooden pergola and covered pathway on the patio at the rear of the building.

Required Action

Approval of a Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval recommended	12/4/2024	Section 9 waiver for all facades on two structures: Overage of Natural Wood with Stain Finish: 100% proposed, 0% allowed.

MOTION SHEET

Approval – Section 9 Façade Waiver

In the matter of the request of Brian Hughes, for Gentherm JSP24-18, motion to approve a Section 9 Façade Waiver to allow:

- i. An underage of Brick on all facades (0% proposed,) and the overage of Natural Wood with Stain Finish (100% proposed) for the two patio structures.

This approval is based on and subject to the following:

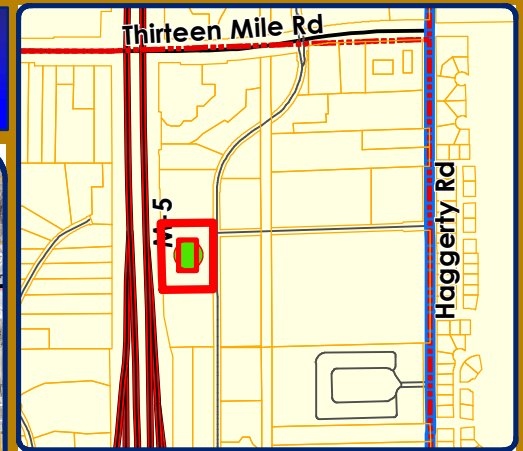
- a. The deviations will not adversely affect the aesthetic quality of the building or the Haggerty Corridor Corporate Park since the proposed structures will not be visible from Cabot Drive or the M-5 Highway; and
- b. (additional conditions here, if any).

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.


MAP
Location

JSP24-19 Gentherm Patio

LOCATION



Legend

 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer
Date: 12/6/24
Project: JSP24-19 Gentherm Patio
Version #: 1

0 90 180 360 540 Feet

1 inch = 417 feet



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.

PROPOSED PATIO STRUCTURES

GENTHERM TI

28875 CABOT DRIVE
NOVI, MI 48377
FA JOB #23070



OWNER:
NORTHERN EQUITIES GROUP

39000 COUNTRY CLUB DRIVE, FARMINGTON HILLS, MICHIGAN 48331
PHONE: 248-848-6400, FAX: 248-848-6700, WEB: www.noreq.com
CONTACT: BRIAN HUGHES - bjhughes@noreq.com

ARCHITECT:
F.A. STUDIO, LLC.

26261 EVERGREEN ROAD, SUITE 123, SOUTHFIELD, MICHIGAN 48076
PHONE: 248-619-2354, WEB: www.fa.studio
CONTACT: BRIAN LIMING - bliming@fa.studio

CONSTRUCTION MANAGER:
CUNNINGHAM LIMP

28970 CABOT DRIVE, SUITE 100, NOVI, MICHIGAN 48377
PHONE: 248-842-4262, WEB: www.cunninghamlimp.com
CONTACT: OWEN KIPKE - okipke@clc.build

MECHANICAL (DESIGN / BUILD):
BUMLER MECHANICAL

6260 18-1/2 MILE ROAD, STERLING HEIGHTS, MICHIGAN 48314
PHONE: 586-731-0028, FAX: 810-499-1435
CONTACT: DAVE BUMLER - dave.bumler@bumlermech.com

PLUMBING (DESIGN / BUILD):
ALLOR PLUMBING

29550 W.K. SMITH DRIVE, SUITE A, NEW HUDSON, MICHIGAN 48165
PHONE: 248-437-5705, FAX: 248-437-5785
CONTACT: PATRICK DAY - patrickday@allorplumbing.com

ELECTRICAL:
STATE ELECTRIC COMPANY

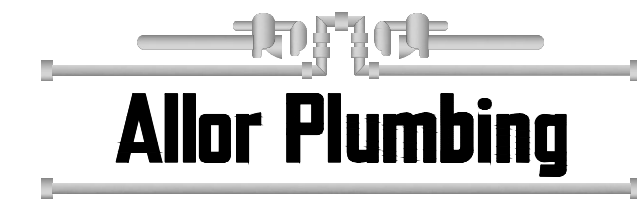
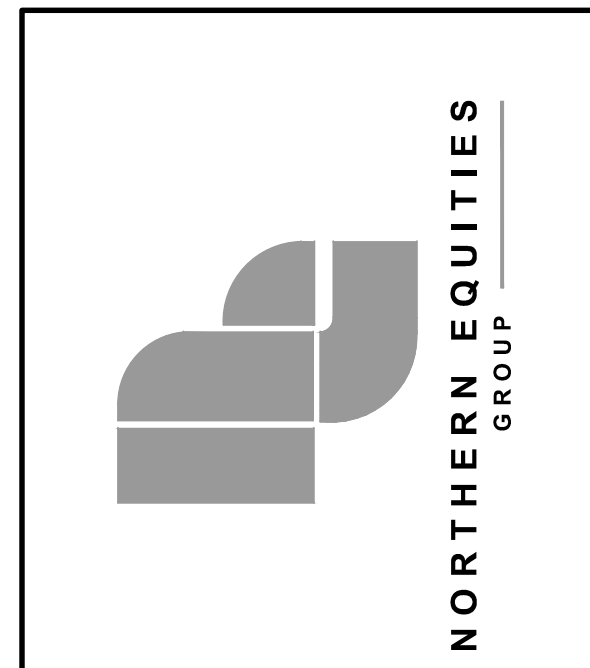
15045 DIXIE HWY, SUITE A, HOLLY, MICHIGAN 48422
PHONE: 866-976-8890, WEB: stateelectriccompany.net
CONTACT: DUANE LOBBESTAELE - duane@statecontractingus.com

"These Construction Documents were prepared for compliance with the Michigan Construction Codes in effect at time of permit submittal. All engineers, contractors and suppliers involved with this Project shall comply with the same codes, issued and approved code modifications and/ or Novi Construction Boards of Appeals ruling and whenever required shall provide Shop Drawings and Deferred Submittals clearly describing compliance to the Registered Design Professional in Responsible Charge for review and approval. THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS BRIAN L. LIMING, AIA."
Deferred Submittals Include:

- FIRE SUPPRESSION
- FIRE ALARM SYSTEM DRAWINGS
- INTERIOR FINISHES

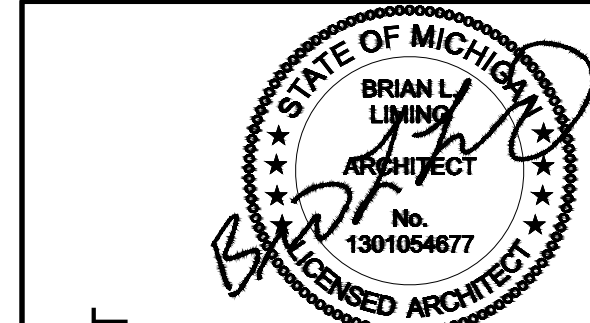
DRAWING INDEX

REV.#	DATE	ISSUED FOR:	PERGOLA	SHEET NO.	SHEET TITLE	PERGOLA	SHEET NO.	SHEET TITLE
		5-22-24 DEMO PERMIT SET			GENERAL			ELECTRICAL (CONT.)
		7-9-24 PROGRESS SET			T-001 TITLE SHEET			E-9 PARTIAL ELECTRICAL LIGHTING PLAN - AREA C
		8-7-24 BUILDING PERMIT SET			G-001 CODE COMPLIANCE & DETAILS			E-10 PARTIAL ELECTRICAL LIGHTING PLAN - AREA D
		8-26-24 REVISION 1			G-002 EGRESS PLAN			E-11 PANEL SCHEDULES
		8-26-24 REVISION 2			G-003 GENERAL NOTES			
		9-10-24 REVISION 3			G-100 SPECIFICATIONS			PLUMBING
		9-10-24 REVISION 4			G-101 SPECIFICATIONS			P-100 PLUMBING DEMOLITION
		11-7-24 REVISION 5 - PERGOLA			G-102 SPECIFICATIONS			P-101 PLUMBING PLAN
					G-103 SPECIFICATIONS			P-102 PLUMBING DETAILS
								P-103 PLUMBING DETAILS
								P-104 PLUMBING DETAILS & SCHEDULES
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					S-000 STRUCTURAL COVER SHEET			
					S-001 STRUCTURAL GENERAL NOTES			
					S-002 SPECIAL INSPECTIONS & TESTING			
					S-003 STRUCTURAL SPECIFICATIONS			
					S-004 STRUCTURAL SPECIFICATIONS			
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					S-502 SECTIONS & DETAILS			
					S-503 SECTIONS & DETAILS			
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					E-8 PARTIAL ELECTRICAL LIGHTING PLAN - AREA B			



PROJECT NAME:
GENTHERM TI
28875 CABOT DRIVE
NOVI, MI 48377

REV.#	DATE	ISSUED FOR:
	5-22-24	DEMO PERMIT SET
	7-9-24	PROGRESS SET
	8-7-24	BUILDING PERMIT SET
1	8-26-24	REVISION 1
2	8-26-24	REVISION 2
3	9-10-24	REVISION 3
4	10-31-24	REVISION 4
5	11-7-24	REVISION 5 - PERGOLA



SHEET TITLE:
TITLE SHEET

DRAWN BY: NRT | CHECKED BY: BLL
DRAWING DATE: 11-7-24

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PROJECT NUMBER:
23070

SHEET NUMBER:
T-001



PROJECT NAME:
GENTHERM TI
28875 CABOT DRIVE
NOVI, MI 48377

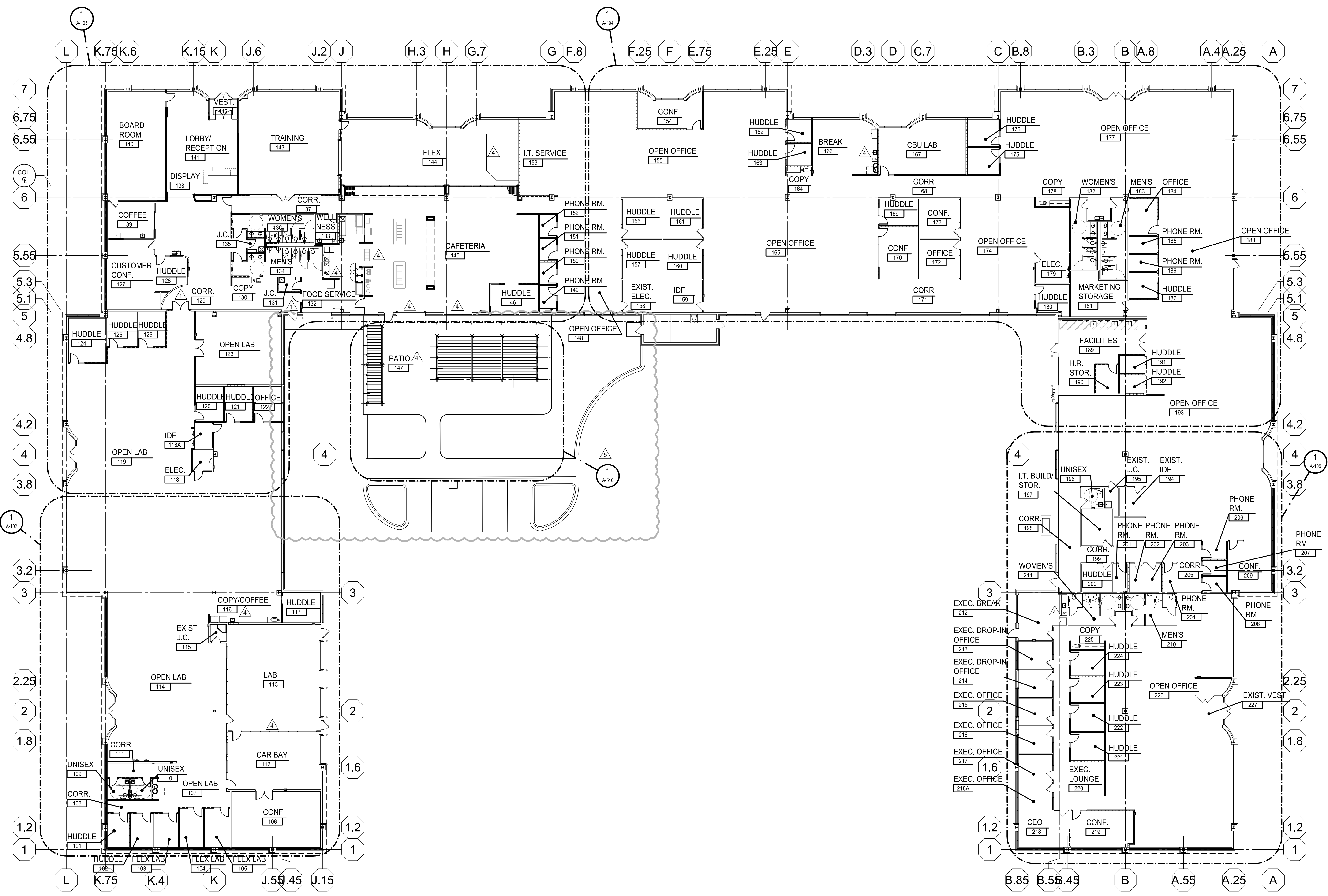
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2	8-7-24	BUILDING PERMIT SET
3	8-26-24	REVISION 1
4	10-16-24	HEALTH DEPT. PERMIT
5	10-31-24	REVISION 4
6	11-7-24	REVISION 5 - PERGOLA

SHEET TITLE:
OVERALL FLOOR PLAN

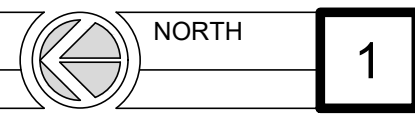
DRAWN BY: NRT | CHECKED BY: BLL
DRAWING DATE: 11-7-24

PROJECT NUMBER:
23070

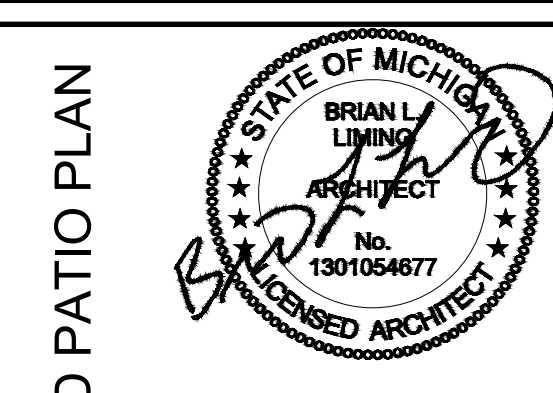
SHEET NUMBER:
A-101



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



REV.#	DATE	ISSUED FOR:
4	10-31-24	REVISION 4
5	11-7-24	REVISION 5 - PERGOLA



SHEET TITLE:
ENLARGED PATIO PLAN & DETAILS

DRAWN BY: NRT | CHECKED BY: BLL
DRAWING DATE: 11-7-24

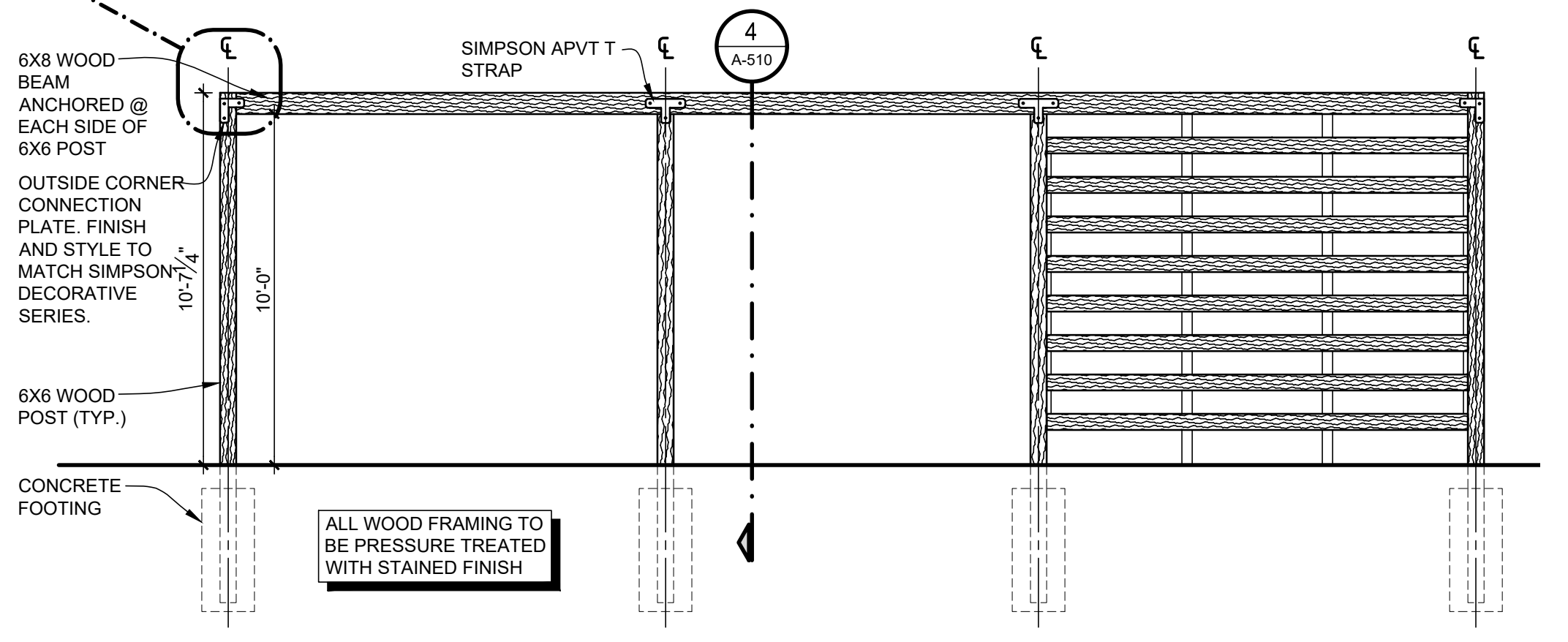
PROJECT NUMBER:
23070

SHEET NUMBER:
A-510

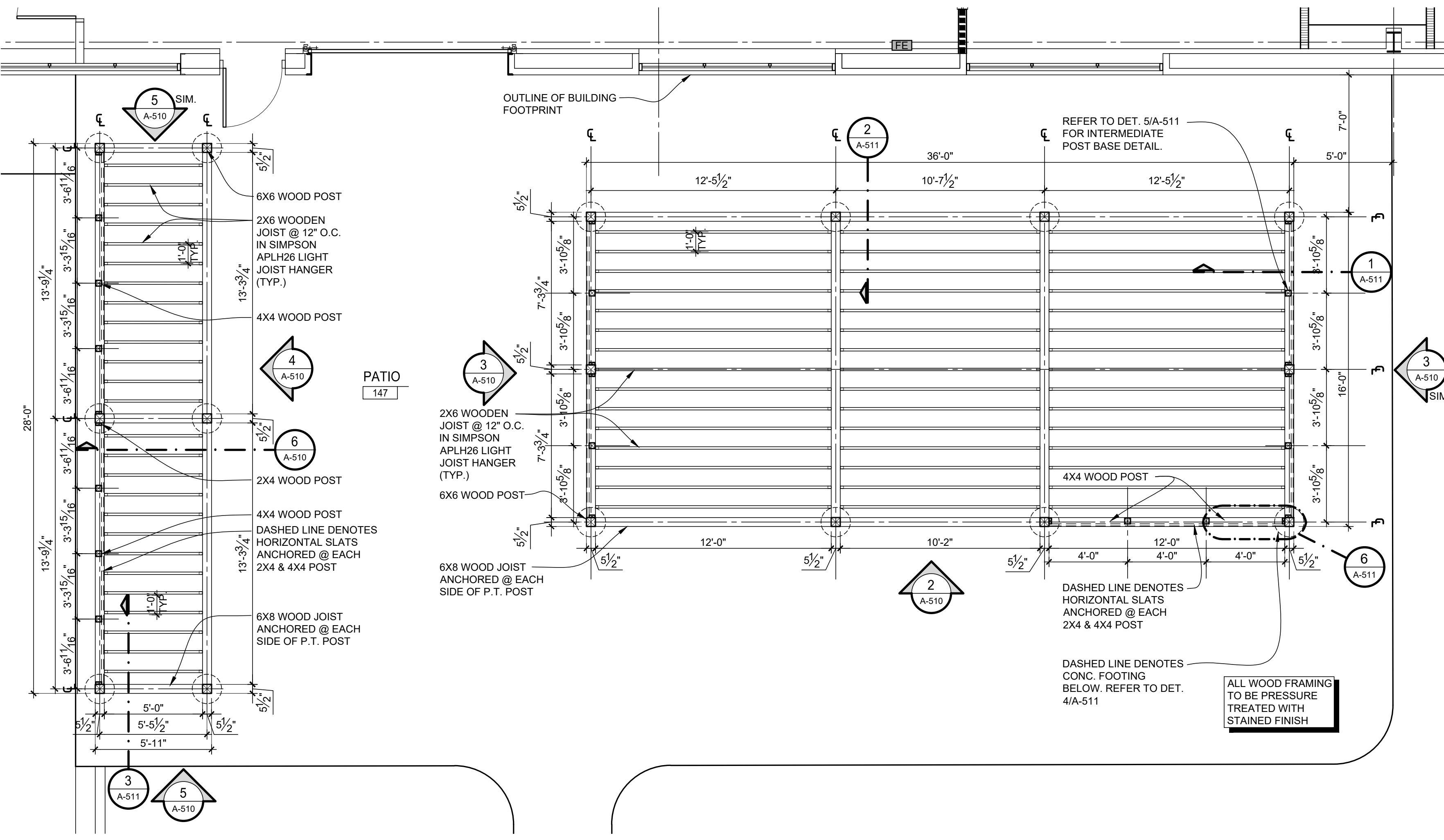
WOOD FRAMING NOTES

- WOOD FRAMING FABRICATION INSTALLATION SHALL CONFORM TO THE REQUIREMENTS:
 - THE MICHIGAN BUILDING CODE.
 - THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC.)
 - THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS.)
 - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (ANSI/AF&PA SDPWS)
 - THE DEPARTMENT OF ENERGY "ADVANCED FRAMING" INSTALLATION
- ALL LUMBER SHALL COMPLY WITH DOC PS20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND WITH APPLICABLE GRADE RULES OF INSPECTION AGENCIES CERTIFIED BY ALSC'S BOARD OF REVIEW
- FRAMING LUMBER 2" THICK OR LESS:
 - SHALL BE STRESS RATED OR GRADED FOR THE SPECIES AS SCHEDULED
 - MOISTURE CONTENT OF 19% OR LESS
 - MINIMUM PROPERTIES SHALL BE AS FOLLOWS:
 - NO. 2 DOUGLAS FIR OR SOUTHERN YELLOW PINE: Fb = 875 PSIFv = 135 PSIE = 1,400,000 PSI
- FRAMING LUMBER GREATER THAN 2"
 - SHALL BE STRESS RATED OR GRADED FOR THE SPECIES AS SCHEDULED
 - MOISTURE CONTENT OF 19% OR LESS
 - MINIMUM PROPERTIES SHALL BE AS FOLLOWS:
 - NO. 2 DOUGLAS FIR OR SOUTHERN YELLOW PINE: Fb = 875 PSIFv = 135 PSIE = 1,400,000 PSI
 - USED FOR 4X BEAMS, HEADERS, & STRINGERS: Fb = 875 PSIFv = 135 PSIE = 1,400,000 PSI
 - USED FOR 4X POSTS: Fb = 1,000 PSIFc = 1,150 PSIE = 1,400,000 PSI
- PRESSURE TREAT WOOD MEMBERS IN CONTACT WITH GROUND OR CONCRETE WITH WATERBORNE PRESERVATIVES IN COMPLIANCE WITH MBC 2304.12
 - AFTER TREATMENT, KILN DRY TO A MAXIMUM MOISTURE CONTENT 19%
 - MINIMUM RETENTION OF 0.40 PSF
- STEEL FASTENERS:
 - HOT-DIPPED GALVANIZED
 - STAINLESS STEEL
 - ASTM A153
- HARDWARE CONNECTORS (FASTENERS, ANCHORS, ANCHOR BOLTS, HANGERS):
 - ASTM A123 AT PRESERVATIVE TREATED STRUCTURAL LUMBER
 - DOUBLE DIPPED G185 FASTENERS
 - STAINLESS STEEL
- DO NOT CUT OR NOTCH STRUCTURAL LUMBER UNLESS SPECIFICALLY DETAILED OR INDICATED ON STRUCTURAL DOCUMENTS
- USE SIMPSON STRONG TIE "OUTDOOR ACCENT FASTENERS" PER MANUFACTURERS REQUIREMENTS

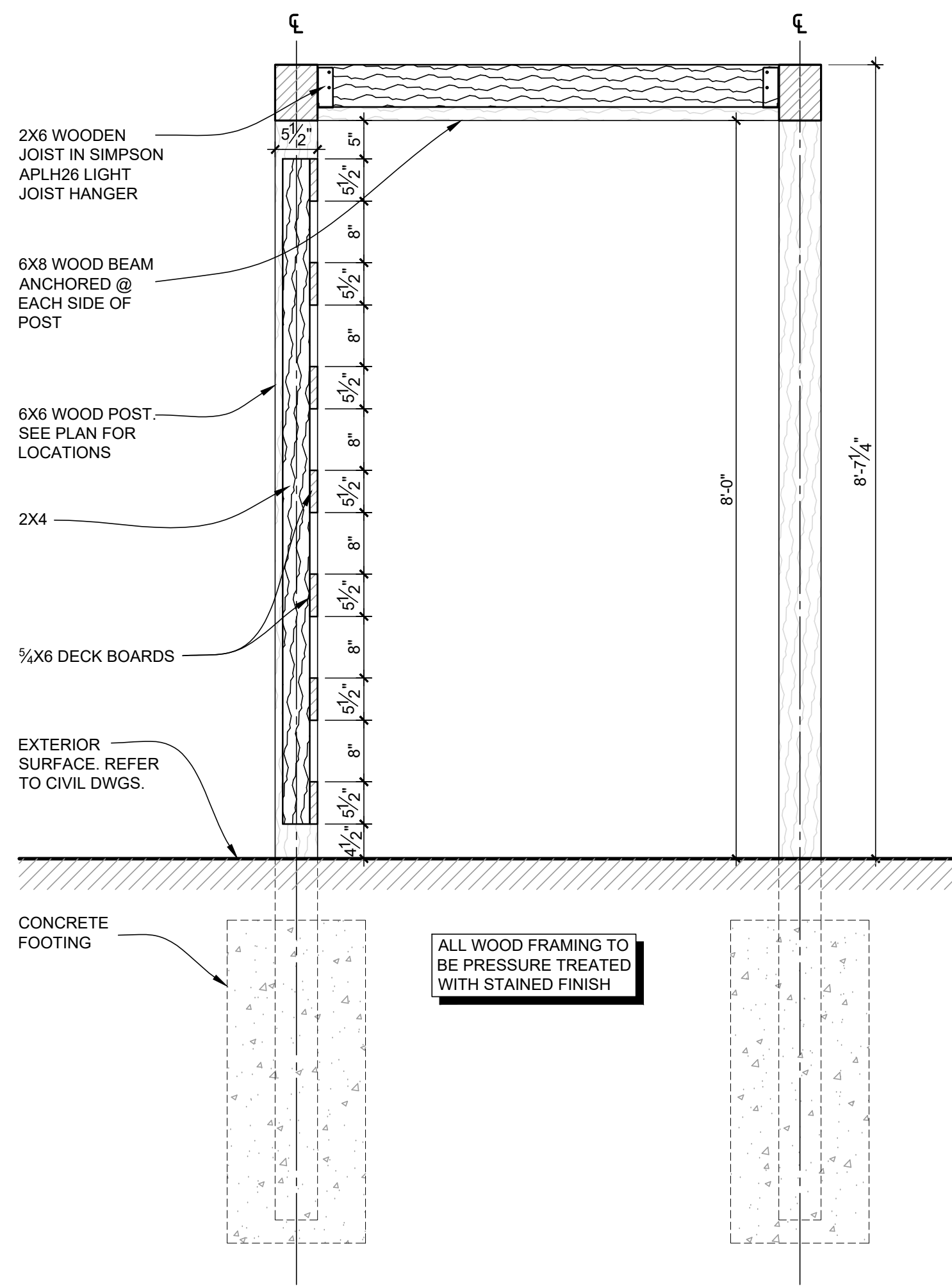
PERGOLA ELEVATION
SCALE: 1/4"=1'-0" A-510 **3**



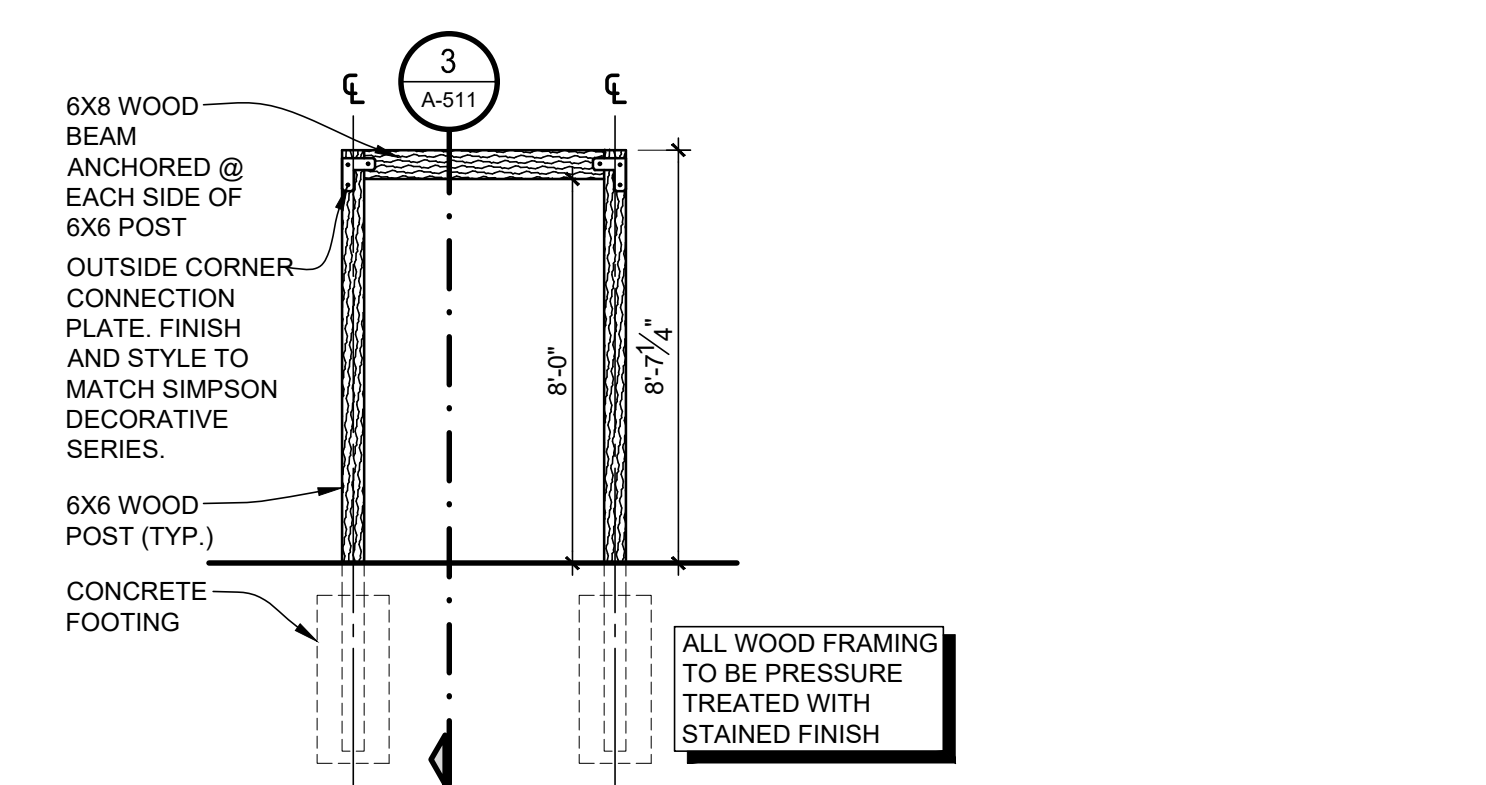
PERGOLA ELEVATION
SCALE: 1/4"=1'-0" A-510 **2**



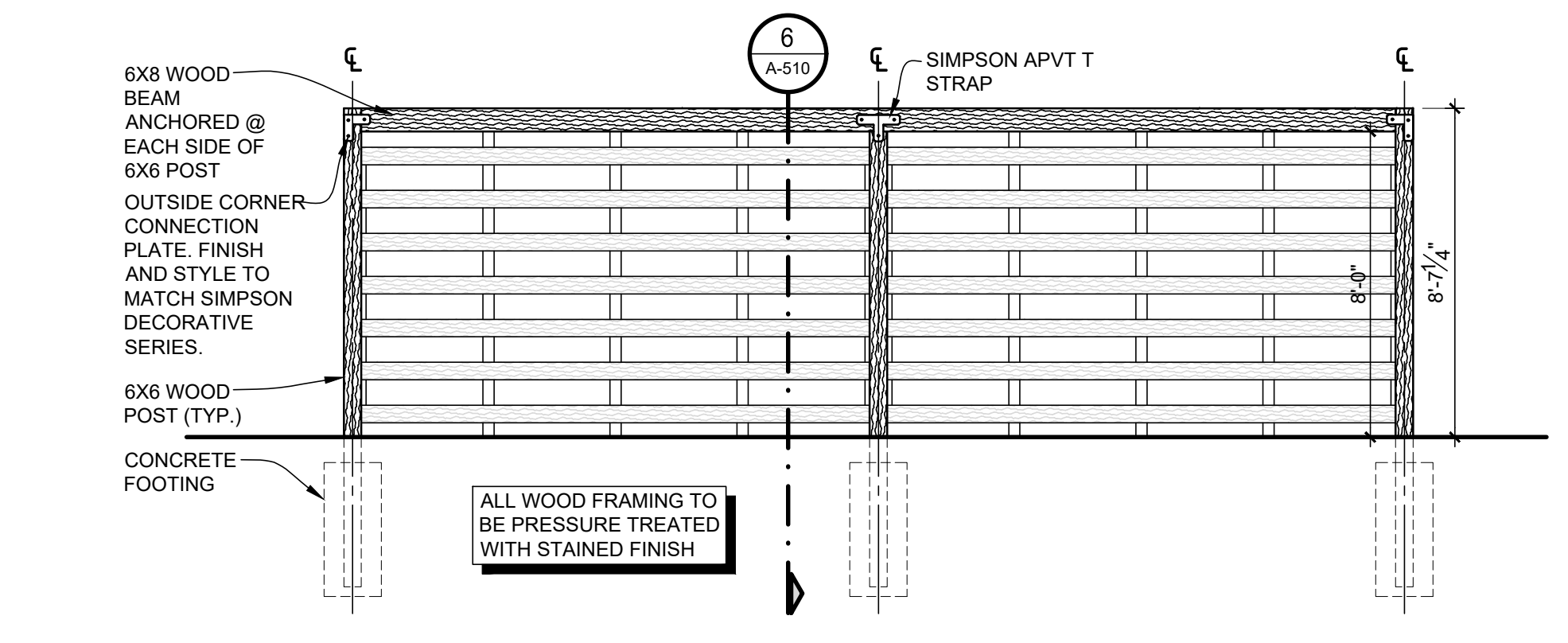
ENLARGED PATIO PLAN
SCALE: 1/4"=1'-0" A-510 **1**



SCREEN WALL SECTION
SCALE: 3/4"=1'-0" A-510 **6**

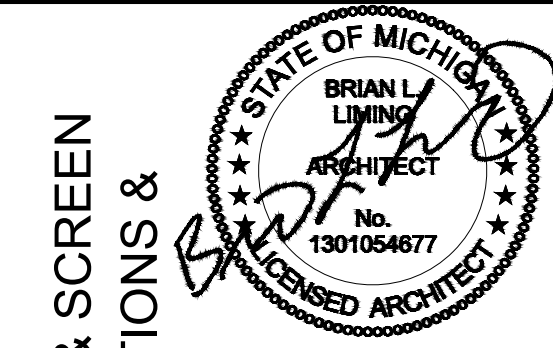


SCREEN WALL ELEVATION
SCALE: 1/4"=1'-0" A-510 **5**



SCREEN WALL ELEVATION
SCALE: 1/4"=1'-0" A-510 **4**

REV.#	DATE	ISSUED FOR:
4	10-31-24	REVISION 4
5	11-7-24	REVISION 5 - PERGOLA



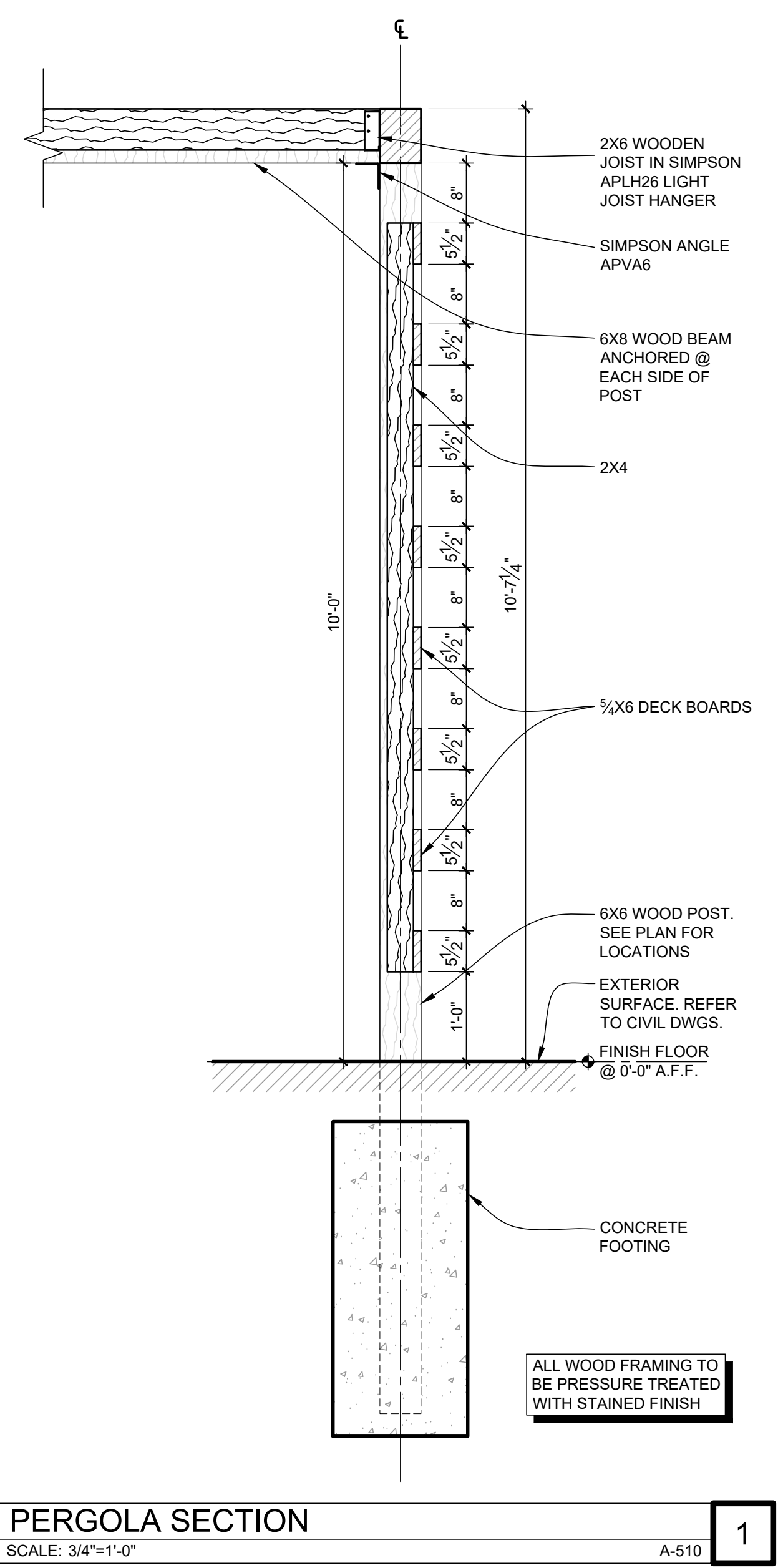
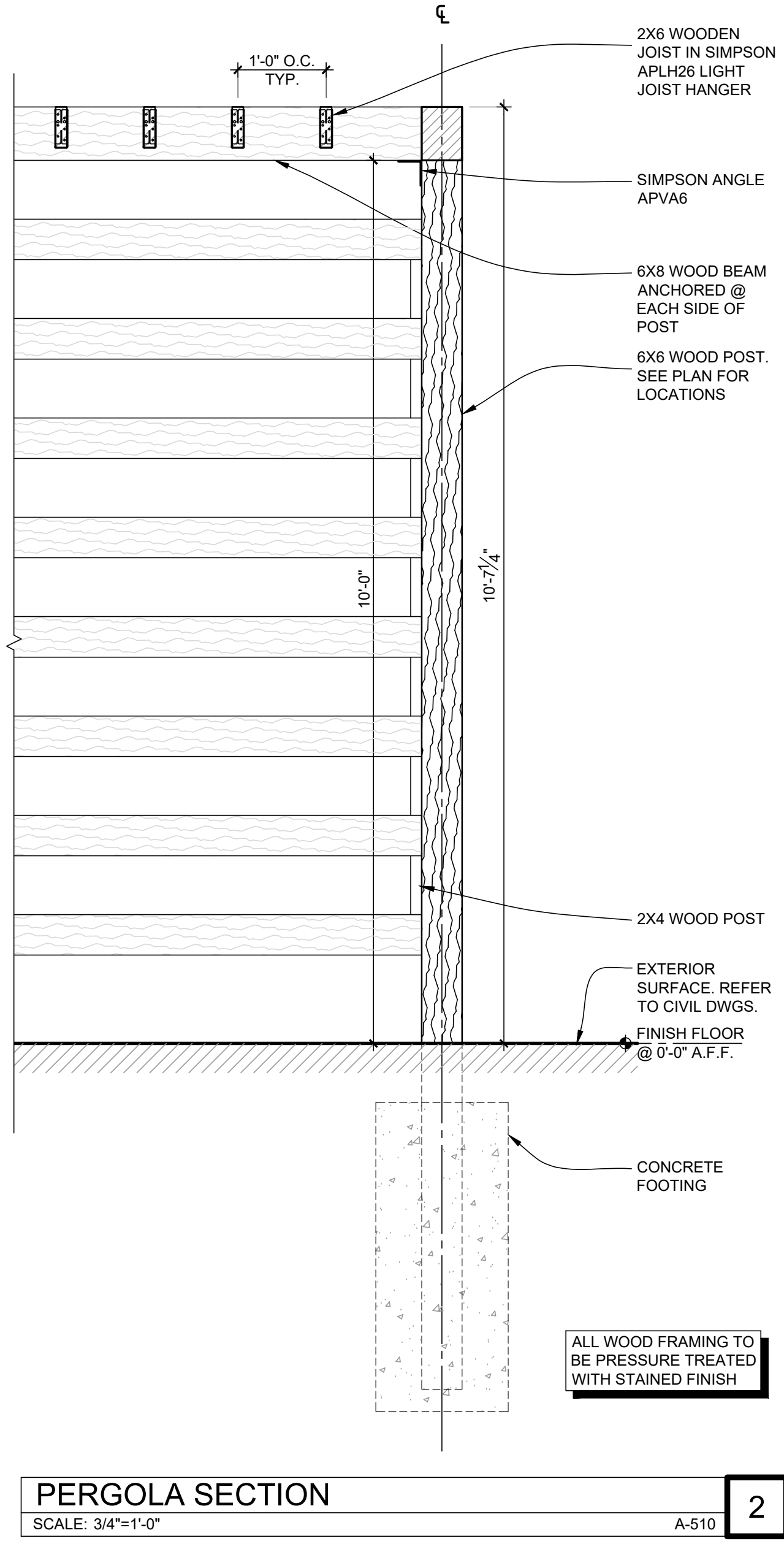
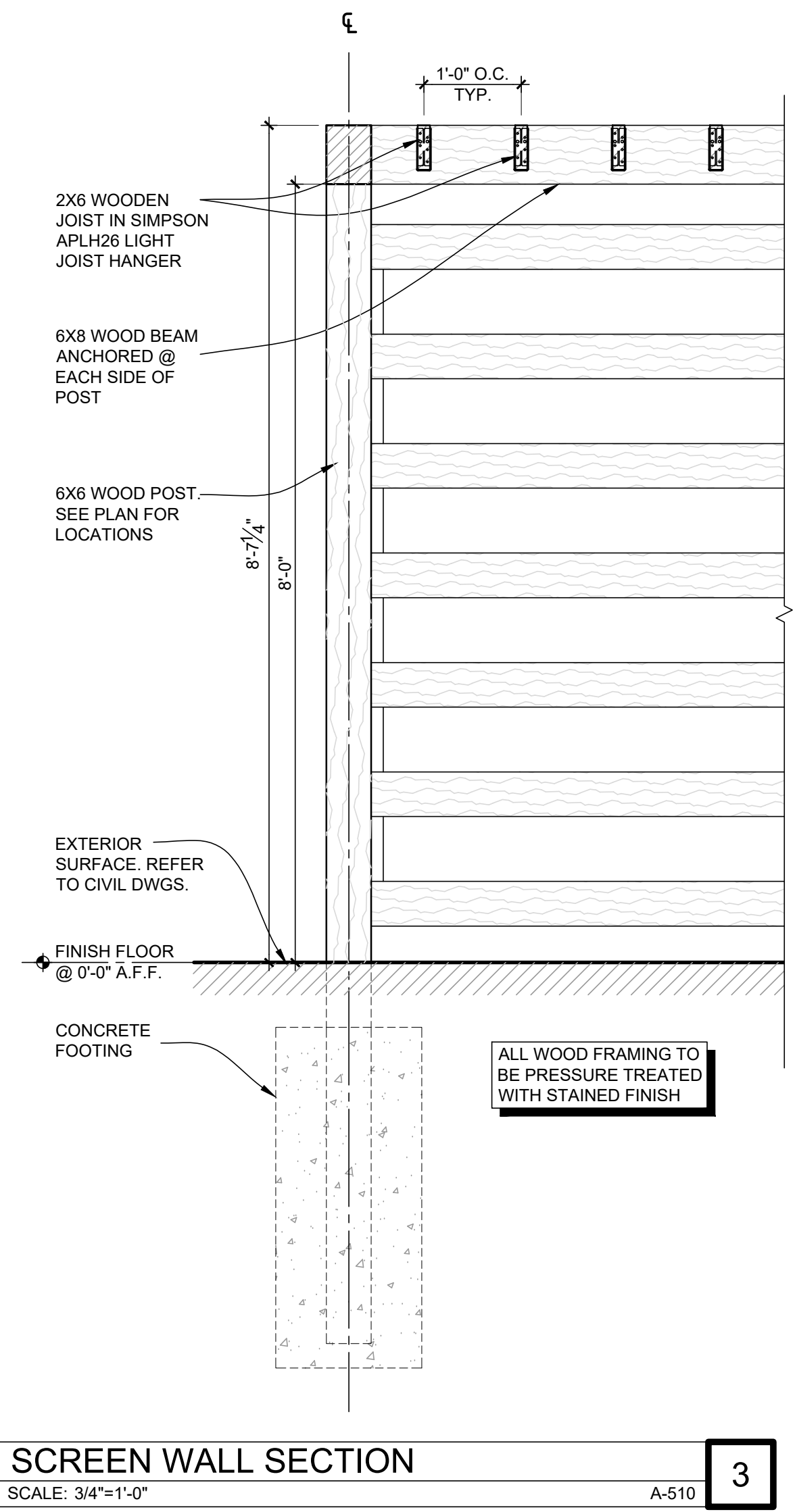
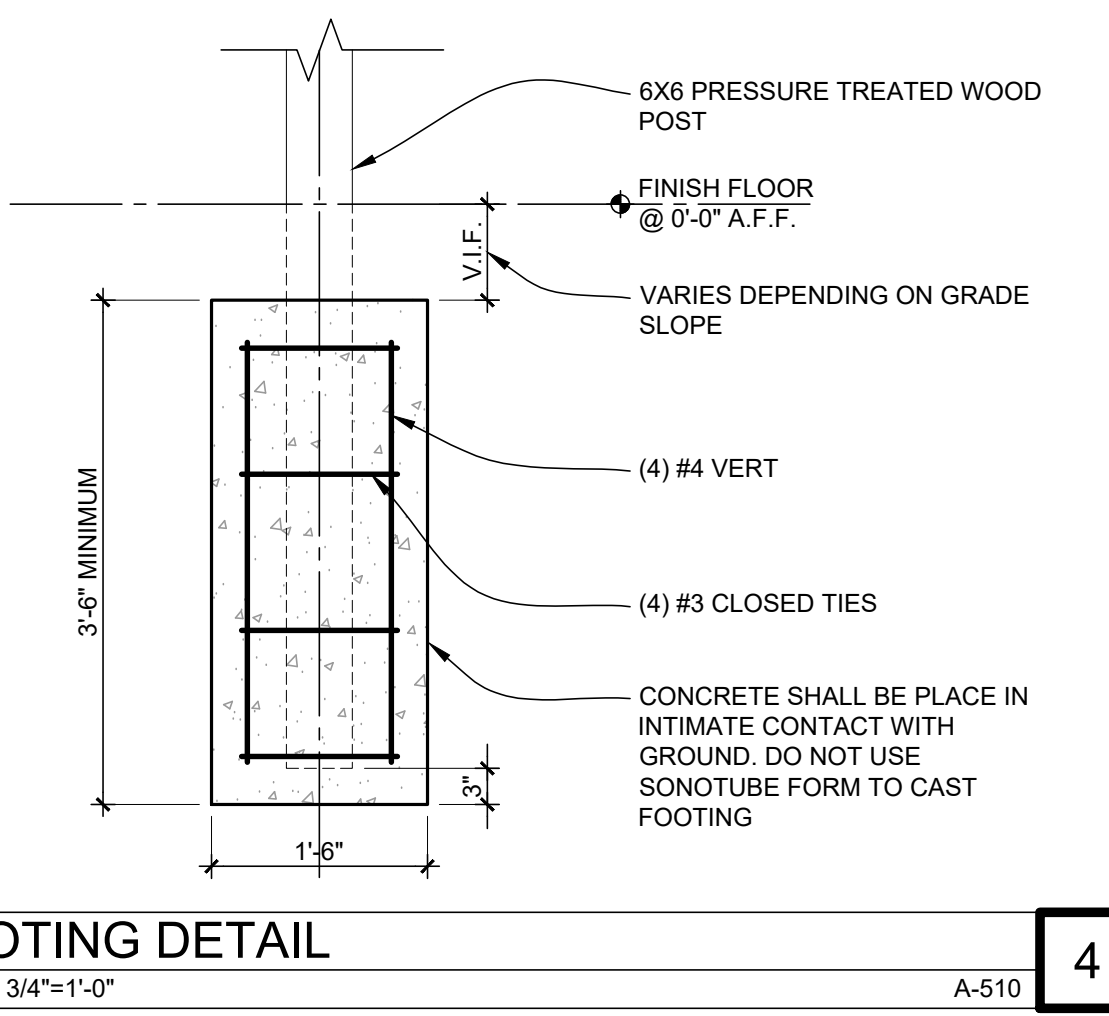
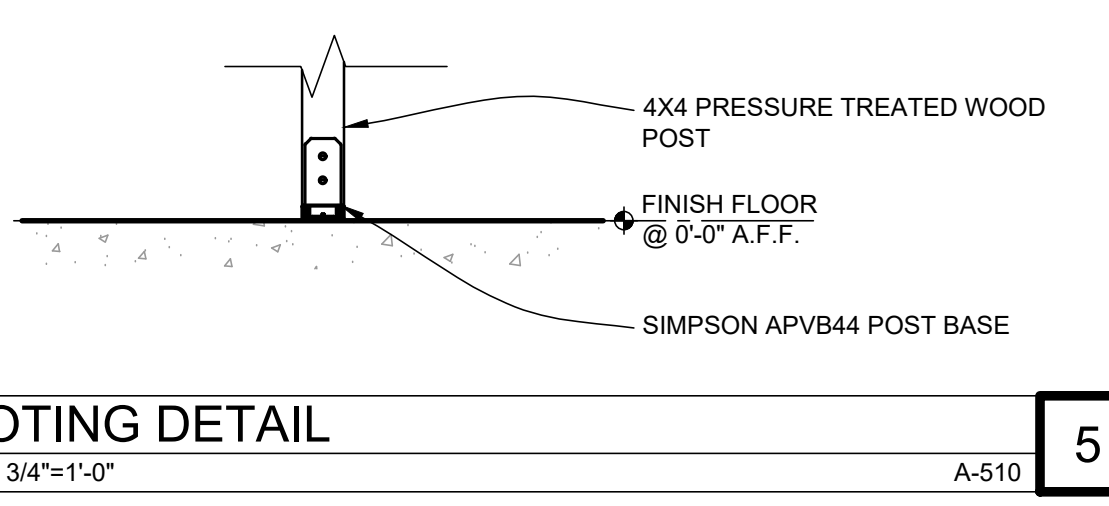
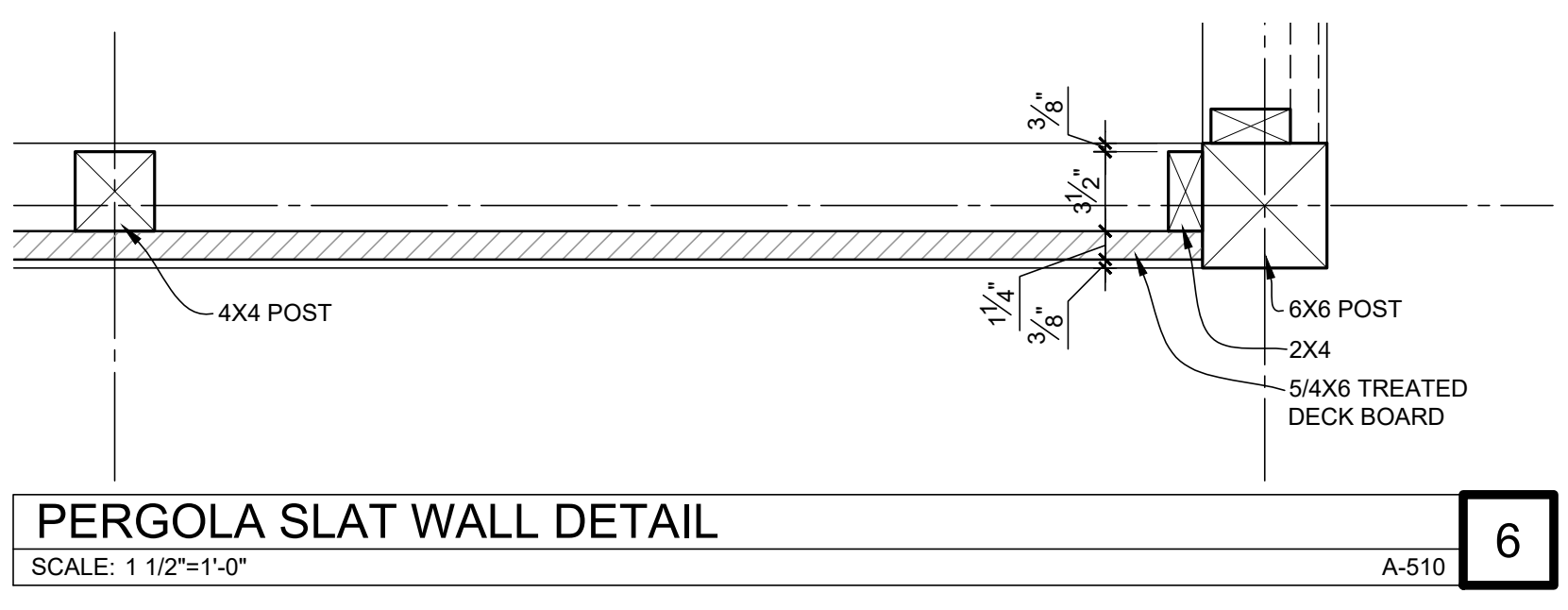
SHEET TITLE:
PERGOLA & SCREEN WALL SECTIONS & WALL SECTIONS & DETAILS

DRAWN BY: NRT | CHECKED BY: BLL
DRAWING DATE: 11-7-24

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PROJECT NUMBER:
23070

SHEET NUMBER:
A-511



ALL WOOD FRAMING TO BE PRESSURE TREATED WITH STAINED FINISH

ALL WOOD FRAMING TO BE PRESSURE TREATED WITH STAINED FINISH

ALL WOOD FRAMING TO BE PRESSURE TREATED WITH STAINED FINISH

FAÇADE REVIEW



December 4, 2024

Façade Review Status:
Section 9 Waiver Recommended

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**
Gentherm Patio, JSP24-19,
 Façade Region: 1, Zoning District: OST

Dear Ms. McBeth:

The following Façade Review is based on the drawings prepared by F.A. Studio Architects, dated 11/7/24. The percentages of materials for each façade are shown on the table below. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. As shown below, all proposed materials are in non-compliance with the Ordinance.

	South (Front)	North	East	West	Ordinance Maximum
Natural Wood w/ Stain Finish	100%	100%	100%	100%	0%

The proposed pergola structures are considered a canopy as described in Section 5.15.12 of the Façade Ordinance. The Ordinance requires that not less than 30% of the façade materials used on canopies be identical to the primary building. In this case the primary building is Brick. The proposed structures are constructed entirely of natural stained wood. Therefore, a Section 9 Waiver would be required for this deviation.

Recommendation - In this case the proposed structures will not be visible for Cabot Drive of the M-5 highway. Therefore, we recommend that the proposed structures are consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of brick and overage of stained wood.

Sincerely,
 DRN & Architects PC

Douglas R. Necci, AIA