39500 ORCHARD HILLS PLACE
JF19-04

39500 ORCHARD HILLS PLACE JF19-04 – SECTION 9 WAIVER
Approval of the request of JFK Investment Company, LLC, for 39500 Orchard Hills Place JSP19-04 exterior remodel. The subject parcel is located in Section 36, west of Haggerty Road north of Eight Mile Road. It is zoned OSC, Office Service Commercial. The existing building was constructed in 1986, prior to the adoption of the Façade Ordinance. The applicant proposes to update the building facades to replace the existing primary material, EIFS, with a Flat Metal Panel system.

Required Action
Approval of a Section 9 Façade Waiver.

<table>
<thead>
<tr>
<th>REVIEW</th>
<th>RESULT</th>
<th>DATE</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Façade</td>
<td>Approval recommended</td>
<td>7-19-19</td>
<td>Section 9 waiver for underage of Brick and overage of Flat Metal Panels</td>
</tr>
</tbody>
</table>

Approval – Section 9 Façade Waiver
In the matter of the request of JFK Investment Company, LLC, for 39500 Orchard Hills Place JSP19-04, motion to approve a Section 9 Façade Waiver to allow an underage of brick (30% required, 7% proposed) and an overage of Flat Metal Panels (50% maximum allowed, 93% proposed) because bringing the existing building into compliance would represent extreme practical difficulty and would not significantly enhance the appearance of the building.

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
39500 ORCHARD HILLS PLACE: JF19-04
LOCATION

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

Map Author: Lindsay Bell
Date: 9/20/19
Project: 39500 ORCHARD HILLS JF19-04
Version #: 1

Legend

- Subject Property

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.

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.

1 inch = 250 feet

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PROPOSED EXTERIOR RENOVATIONS
NOTE: ALL WORK ON THIS PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES; THE LATEST EDITIONS ADOPTED BY THE BUILDING AUTHORITY.

LOCATION MAP
PROJECT NUMBER: CD. 201813
ARCHITECT OF RECORD: ARCHITECT: RUSSELL PEABODY
LICENSE NO.
PROJECT MANAGER / DESIGNER: TODD R. CALLAWAY

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PROJECT NAME: ORCHARD HILL PLACE
PROJECT ADDRESS: 39500 ORCHARD HILL PLACE
NOVI, MICHIGAN 48375
BUILDING OWNER: JFK INVESTMENTS
BUILDING CODES:
- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN FIRE CODE
- 2015 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE

DESIGN: T1.1
ISSUED: 6.30.19

CODE DATA

SHEET SCHEDULE

SHEET NAME | LAST REV.
--- | ---
TITLE SHEET | 6.30.19
FLOOR PLANS | 6.30.19
FLOOR PLANS | 6.30.19
ELEVATIONS | 6.30.19
ELEVATIONS | 6.30.19
DETAILS | 6.30.19
DETAILS | 6.30.19
DETAILS | 6.30.19
DETAILS | 6.30.19

PROJECT TYPE: PARTIAL RENOVATION
BUILDING USE GROUP: B
BUILDING CONSTRUCTION TYPE: 2B
NUMBER OF FLOORS: 1, MAX ALLOWED: 4
MAXIMUM BUILDING HEIGHT ALLOWED: 75'
TOTAL BUILDING AREA: 125,000 SQ.FT. TOTAL OVER FOUR FLOORS
TOTAL BUILDING AREA: N/A

AUTOMATIC FIRE SUPPRESSION SYSTEM: YES, NFPA-13
SEE MAIN ENTRANCE ELEVATION

REMOVE EXISTING E.I.F.S. FINISH, REPAIR OR REPLACE SUBSTRATE AS REQUIRED TO ACCEPT NEW METAL WALL PANELS. TYPICAL FOR ENTIRE FACADE OF BUILDING.

EXISTING WINDOWS AND FRAMES TO REMAIN. REWORK EXISTING FLASHING AS REQUIRED TO ACCOMMODATE NEW METAL FACADE.

METAL TRIM, PAINT COLOR #2
METAL WALL PANELS, PAINT COLOR #1
NEW PAINTED STL. BRACKET TIED TO EXISTING COLUMN FOR CANOPY SUPPORT.
INSTALL NEW CLEVIS, TURNBUCKLES AND 2" THREADED RODS AT THE FOUR LOCATIONS INDICATED TO SUPPORT CANOPY. SEE DETAILS FOR MORE INFORMATION.

NEW METAL AND GLASS CANOPY SEE DETAILS.
EXISTING WINDOWS AND FRAMES TO REMAIN.
INSTALL NEW METAL COLUMN WRAP. SEE ENLARGED ELEVATION FOR TYPICAL WALL PANEL ARRANGEMENT AND RELIEF.

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

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

MAIN ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"
REMOVE EXISTING E.I.F.S. FINISH, REPAIR OR REPLACE SUBSTRATE AS REQUIRED TO ACCEPT NEW METAL WALL PANELS. TYPICAL FOR ENTIRE FACADE OF BUILDING.

1" WIDE METAL SEAM BETWEEN METAL WALL PANEL AND NEW METAL TRIM PANEL. TYPICAL.

EXISTING METAL GUARDRAILS AND REPLACE WITH NEW 3/4" THK. LAMINATED CLEAR FRAMELESS GLAZING. MATCH HEIGHT AND WIDTH OF RAILING SO THAT NO OPENING OCCURS THAT A 4" SPHERE CAN PASS THROUGH.

EXISTING METAL TRIM, PAINT COLOR #2
METAL WALL PANELS, PAINT COLOR #1

SEE ENLARGED ELEVATION FOR TYPICAL WALL PANEL ARRANGEMENT AND RELIEF.

INSTALL NEW FLASHING AT ALL JUNCTIONS BETWEEN WINDOWS AND NEW METAL SIDING.

EXISTING WINDOWS AND FRAMES TO REMAIN.

INSTALL NEW METAL COLUMN WRAP. SEE ENLARGED ELEVATION FOR TYPICAL WALL PANEL ARRANGEMENT AND RELIEF.

PATCH, TUCKPOINT AND REPAINT EXISTING MASONRY AT BASE OF BUILDING.

GRADE.
METAL WALL PANELS, PAINT COLOR #1

METAL TRIM, PAINT COLOR #2
FAÇADE REVIEW
September 15, 2019

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

Re: FACADE ORDINANCE REVIEW
Orchard Hills Place, JF19-04
Façade Region: 1, Zoning District:  

Dear Ms. McBeth;

The following is the Facade Review for the above referenced project based on the drawings prepared by The Peabody Group Architects and Designers, dated 7/15/19. The proposed percentages of materials on each elevation are shown in the table below. The maximum percentage allowed by the Ordinance is shown in the right hand column. A sample board as required by Section 5.15.4.D was not available at the time of this review.

<table>
<thead>
<tr>
<th>Facade Material</th>
<th>Front</th>
<th>Rear</th>
<th>Left Side</th>
<th>Right Side</th>
<th>Façade Ordinance Section 5.15 Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick</td>
<td>7%</td>
<td>7%</td>
<td>7%</td>
<td>7%</td>
<td>100% (30% Minimum)</td>
</tr>
<tr>
<td>Flat Metal Panels (CEI R4000, or similar)</td>
<td>93%</td>
<td>93%</td>
<td>93%</td>
<td>93%</td>
<td>50%</td>
</tr>
</tbody>
</table>

This project is considered a Façade Alteration as described in Section 5.15.6 of the Façade Ordinance. The applicant is proposing to replace the existing primary façade material (EIFS) with a Flat Metal Panel system. Section 5.15.6 states that when new materials are proposed for an existing building façade, the entire façade shall be brought into compliance with the Façade Chart. As shown above the minimum percentage of Brick is not provided and the percentage of Flat Metal Panels exceeds the maximum amount allowed by a significant percentage. Therefore, a Section 9 Waiver would be required for these deviations.

This building was originally constructed in 1986, prior to adoption of the Façade Ordinance. In this case adding brick to the extent required by the Façade Ordinance would represent extreme practical difficulty and would not significantly enhance the buildings appearance as compared to the proposed materials (flat metal panels). The type of Flat Metal Panels proposed (CEI R4000) is in fact a high-quality aluminum rainscreen system using metal composite panels. This material offers significant benefits as competed to the original EIFS material and other flat metal panel systems.

Facade Review Status Summary:
Approved, Section 9 Waiver Recommended.
The improvements to the building also include the addition of a new laminated glass entrance canopy, wrapping exterior columns with the metal panel system and replacing the existing tubular steel balcony guard rails with glass guard rails.

Recommendation – We believe that the proposed alteration will represent a significant improvement to the overall aesthetic value of the building. For the reasons stated above, it is our recommendation that this application 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 overage of Flat Metal Panels. The applicant should provide color samples of all façade materials not less than 5 days prior to the Planning Commission meeting.

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

Sincerely,

DRN & Architects PC

Douglas R. Necci, AIA