



CITY of NOVI CITY COUNCIL

Agenda Item 3
November 26, 2007

SUBJECT: Consideration of Zoning Ordinance Text Amendment 18.217, to amend Ordinance No. 97-18, as amended, the City of Novi Zoning Ordinance, at Article 25, General Regulations, Section 2520, Exterior Building Wall Façade Materials. **First Reading**

SUBMITTING DEPARTMENT: Community Development Department

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

Attached you will find a proposed ordinance amendment that the Community Development Department has been researching in collaboration with the City's façade consultant regarding various updates and modifications to the Section 2520, Exterior Building Wall Façade Materials. The proposed changes are in response to recent projects the City has reviewed that have either not met the requirements for the use of materials as listed in the façade chart, or have not met the stated intent and purpose of the ordinance which is "...to provide a consistent and equitable set of exterior building wall material standards, the intent of which is to create, enhance and promote the qualitative visual environment of the City of Novi." The proposed amendments would bring the façade chart more in line with the intent of the ordinance and include new materials that were not previously addressed. The amendments are as follows.

- Recently, there have been facades proposed that were of a lower quality than the existing facades within the office or industrial park. The amendment would add an additional paragraph requiring proposed buildings to be designed in context with neighboring existing buildings in regard to the percentages of materials used and the overall aesthetic quality.
- As part of the City's efforts to promote green buildings, green building materials as identified as meeting the standards of the LEED checklist would be permitted, provided the proposed façade meets the aesthetic standards of the City of Novi.
- Panel brick would be added to the façade chart with 0% allowed in Region 1, 50% permitted in Region 2 and 75% allowed in Region 3. This is meant to address an existing deficiency in the ordinance and bring the façade chart in line with the stated intent of Section 2520.
- The allowable percentage of fluted and split faced C.M.U. would be changed in Region 1 from 0% to 10%. This is meant to address an existing deficiency in the ordinance and bring the façade chart in line with the stated intent of Section 2520.
- Concrete "C" brick would be added to the façade chart with 25% permitted in Region 1, 50% allowed in Region 2 and 75% permitted in Region 3. The acceptable maximum size of the "C" brick would be 16" wide by 4" high and the color would have to be consistent with brown or red bodied fired clay brick. This is a material that has become more common in proposed facades as of late and was not previously addressed in the façade chart.
- Cast stone and Glass Fiber Reinforced Concrete (G.F.R.C.) would be added to the façade chart with 25% allowed in Region 1, 50% in Region 2 and 75% permitted in Region 3. This is a material that has become more common in proposed facades as of late and was not previously addressed in the façade chart.
- Lastly, the maximum allowable percentage of C.M.U. could not be more than 75% of any façade. This amendment would address an existing loophole in the façade ordinance where the intent of the ordinance to limit the amount of C.M.U. permitted and is not reflected in the façade chart.

As a courtesy and in addition to regular public hearing notification requirements, these proposed amendments were sent to area developers to give them an additional opportunity to pose any questions or voice any concerns they may have. As of the date of this meeting, no responses have been received.

A public hearing was held by the Planning Commission on October 10, 2007. At this meeting, the Planning Commission approved a motion to send a recommendation of approval of the proposed text amendment to City Council. An excerpt of the Planning Commission meeting minutes is attached.

The City's consulting architects were instrumental in making these recommendations for ordinance amendments. Metco has provided a brief memorandum regarding the cost considerations of the proposed text amendments, and will be present at the City Council meeting for further clarification, if needed.

RECOMMENDED ACTION: Consideration of Zoning Ordinance Text Amendment 18.217, to amend Ordinance No. 97-18. as amended, the City of Novi Zoning Ordinance, at Article 25, General Regulations, Section 2520, Exterior Building Wall Façade Materials. **First Reading**

	1	2	Y	N
Mayor Landry				
Mayor Pro Tem Capello				
Council Member Crawford				
Council Member Gatt				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

PROPOSED ORDINANCE AMENDMENTS – STRIKE VERSION

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

ORDINANCE NO. 07- 18 -217

AN ORDINANCE TO AMEND APPENDIX A OF THE CITY OF NOVI CODE OF ORDINANCES, ORDINANCE 97-18, AS AMENDED, KNOWN AS THE CITY OF NOVI ZONING ORDINANCE, SUBSECTION 2520, EXTERIOR BUILDING WALL FAÇADE MATERIALS IN ORDER TO MAKE SEVERAL MODIFICATIONS.

THE CITY OF NOVI ORDAINS:

ARTICLE 25. GENERAL REGULATIONS.

Section 2500 – Section 2519. [Unchanged.]

Section 2520. Exterior Building Wall Façade Materials.

The purpose of this section is to provide a consistent and equitable set of exterior building wall material standards, the intent of which is to create, enhance and promote the qualitative visual environment of the City of Novi. Also, the intent is to encourage developers and their architects to explore the design implications of their project to the context of the site, surrounding area and the City, and to provide the Planning Commission with a sense and appreciation for the design process. This Section is not intended to regulate the quality, workmanship and requirements for materials relative to strength, durability and endurance, maintenance, performance, load capacity, or fire resistance characteristics.

1. [Unchanged.]
2. [Unchanged.]
3. [Unchanged.]
4. [Unchanged.]
5. [Unchanged.]
6. [Unchanged.]
7. [Unchanged.]
8. [Unchanged.]

9. [Unchanged.]
10. [Unchanged.]
11. [Unchanged.]
12. [Unchanged.]
13. Context – Proposed buildings shall be designed to be compatible with neighboring existing buildings with respect to the percentages of materials used and overall aesthetic quality. When the percentages of materials and design quality of existing neighborhood buildings are deemed to establish a higher standard than that shown on the table for Maximum Allowable Percentages, the materials used on the proposed building shall be consistent with the design quality and materials used on said neighboring existing buildings. For the purpose of this paragraph, neighboring existing buildings shall be defined as those within the same Façade Region and within the same subdivision or development, or if no such subdivision exists, within a 1,000 foot radius measured building to building. Proposed buildings shall be deemed to meet the intent of this paragraph if they have equal or greater percentages of Brick, Stone, Limestone, Granite or Marble than the approximate percentages of these materials on the neighboring existing buildings, and exhibit equal treatment of massing, composition, proportions, and attention to detail, especially with respect to the front entrance.
14. Promoting sustainability in design is encouraged at the applicant’s discretion and façade materials that meet the intent of the LEED (Leadership in Energy and Environmental Design) standards may be utilized. The proposed facade composition must still meet the aesthetic standards set forth by this ordinance and undefined materials will be considered on a case by case basis.

**SCHEDULE REGULATING FACADE MATERIALS
FACADE REGIONS**

REGION 1	-	BUILDINGS LOCATED IN THE TC, TC-1 (NOTE 7), RC, RA, R, RM-1, RM-2 AND GE DISTRICTS AND ALL BUILDINGS LOCATED WITHIN 500 FEET OF THE R.O.W. OF A FREEWAY OR MAJOR THOROUGHFARE, AS DEFINED IN THE CITY'S MASTER PLAN FOR LAND USE.
REGION 2	-	ALL BUILDINGS IN DISTRICTS OTHER THAN I-1 AND I-2, OTHER THAN THOSE IN REGION 1.
REGION 3	-	BUILDINGS IN I-1 AND I-2 DISTRICTS, OTHER THAN THOSE IN REGION 1.

MAXIMUM ALLOWABLE PERCENTAGES

WALL MATERIALS	REGION 1	REGION 2	REGION 3
Brick natural clay	100 (note 9)	100	100
Glazed brick & ceramic tile	25	75	100 (note 1)
Panel brick	<u>0</u>	<u>50</u>	<u>75</u>
Limestone	50	100	100
Stone field, cobble, etc.	50	75	100
Granite/marble, polished	50	100	100
Fluted & split faced c.m.u.	<u>0</u>	50	75 (note 2, note 13)
Striated scored c.m.u.	0	0	25 (note 2, note 13)
Concrete "C" brick (note 14)	<u>25</u>	<u>50</u>	<u>75</u>
Precast colored exposed agg.	0	25	50
Precast, other	0	0	0
Flat metal panels (urethane backed)	50 (note 10)	50	75
Standing seam metal	25 (note 3)	50	75 (note 8)
Ribbed metal panels	0	25	50 (note 8)
Spandral glass	50	50	50
Glass block	0	25	50
Display glass	25	25	25 (note 4)
Molded cornices, trim, columns, surrounds	15	15	15
Wood siding, painted, t & g and batten siding	0 (note 11)	25 (note 11)	50
Vinyl & aluminum siding	0	0	50 (note 12)
E.I.F.S. (dryvit)	25	50	75 (note 5)
Cast stone & G.F.R.C.	<u>25</u>	<u>50</u>	<u>75</u>

Cement plaster	0	25	25
Canvas awnings	10	15	15 (note 6)
Asphalt shingles	25	25	50

NOTES:

1. [Unchanged.]
2. Plain faced C.M.U.'s are not permitted. Ground, polished, burnished and striated faced C.M.U.'s ~~forming a running board pattern~~ are only permitted if laid in a stacked bond pattern.
3. [Unchanged.]
4. [Unchanged.]
5. [Unchanged.]
6. [Unchanged.]
7. [Unchanged.]
8. [Unchanged.]
9. [Unchanged.]
10. [Unchanged.]
11. [Unchanged.]
12. [Unchanged.]
13. The combined maximum amount of all C.M.U. shall not be greater than 75% of any one building and/or façade.
14. Concrete "C" brick shall be a maximum size of 16" wide by 4" high. Color shall be rich dark earthtone hues consistent with brown or red bodied fired clay brick. Colors using white cement base and/or substantial quantities of light colored aggregate are not allowed.

GENERAL NOTES:

1. [Unchanged.]
2. [Unchanged.]
3. [Unchanged.]
4. [Unchanged.]

(Ord. No. 98-18.140, Pt. I, 6-22-98; Ord. No. 99-18.146, Pt. I, 2-1-99; Ord. No. 03-18.154, Pt. IX, 9-8-03)

Section 2521- Section 2524. [Unchanged.]

PART III.

Savings Clause. The amendment of the Novi Code of Ordinances set forth in this Ordinance does not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendment of the Novi Code of Ordinances set forth in this Ordinance.

PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Effective Date: Publication. The provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within 15 days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2007.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

PROPOSED ORDINANCE AMENDMENTS – CLEAN VERSION

STATE OF MICHIGAN

COUNTY OF OAKLAND

CITY OF NOVI

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Striated scored c.m.u.	0	0	25 (note 2, note 13)
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Precast, other	0	0	0
Flat metal panels (urethane backed)	50 (note 10)	50	75
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Ribbed metal panels	0	25	50 (note 8)
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Glass block	0	25	50
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NOTES:

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GENERAL NOTES:

1. [Unchanged.]
2. [Unchanged.]
3. [Unchanged.]
4. [Unchanged.]

(Ord. No. 98-18.140, Pt. I, 6-22-98; Ord. No. 99-18.146, Pt. I, 2-1-99; Ord. No. 03-18.154, Pt. IX, 9-8-03)

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PART IV.

Severability. Should any section, subdivision, clause, or phrase of this Ordinance be declared by the courts to be invalid, the validity of the Ordinance as a whole, or in part, shall not be affected other than the part invalidated.

PART V.

Effective Date: Publication. The provisions of this Ordinance shall become effective fifteen (15) days after its adoption and shall be published within 15 days of its adoption by publication of a brief notice in a newspaper circulated in the City, stating the date of enactment and the effective date of the ordinance, a brief statement as to the subject matter of this Ordinance and such other facts as the Clerk shall deem pertinent, and that a copy of the Ordinance is available for public use and inspection at the office of the City Clerk.

MADE, PASSED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, ON THE ___ DAY OF _____, 2007.

DAVID LANDRY, MAYOR

MARYANNE CORNELIUS, CITY CLERK

Ayes:
Nays:
Abstentions:
Absent:

PLANNING COMMISSION MINUTES EXCERPT SEPTEMBER 26, 2007



PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 26, 2007 7:00 PM
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475
cityofnovi.org

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, Michael Lynch, Michael Meyer, Mark Pehrson, Wayne Wrobel

Also Present: Barbara McBeth, Deputy Director of Community Development; Karen Reinowski, Planner; David Beschke, Landscape Architect; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

Member Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

MATTERS FOR CONSIDERATION

2. **SET A PUBLIC HEARING FOR OCTOBER 10, 2007 FOR ZONING ORDINANCE TEXT AMENDMENT 18.217 RELATED TO THE FAÇADE ORDINANCE**

Moved by Member Avdoulos, seconded by Member Pehrson:

Motion to set a Public Hearing for October 10, 2007 for Zoning Ordinance Text Amendment 18.217 related to the Façade Ordinance.

DISCUSSION

Deputy Director of Community Development Barbara McBeth said that additional changes may be proposed in light of the recent adoption of the Green Buildings policy by City Council.

ROLL CALL VOTE ON 18.217 ZONING ORDINANCE TEXT AMENDMENT MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER PEHRSON:

Motion to set a Public Hearing for October 10, 2007 for Zoning Ordinance Text Amendment 18.217 related to the Façade Ordinance. *Motion carried 8-0.*

PLANNING COMMISSION MINUTES EXCERPT OCTOBER 10, 2007



PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, OCTOBER 10, 2007 7:00 PM
COUNCIL CHAMBERS - NOVI CIVIC CENTER
45175 W. TEN MILE, NOVI, MI 48375
(248) 347-0475
cityofnovi.org

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Members John Avdoulos, Brian Burke, Victor Cassis, Andrew Gutman, Michael Meyer, Mark Pehrson, Wayne Wrobel

Absent: Member Michael Lynch (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Mark Spencer, Planner; Kristen Kapelanski, Planner; Alan Hall, Façade Consultant; Doug Necci, Façade Consultant; Kristin Kolb, City Attorney

PLEDGE OF ALLEGIANCE

Member Gutman led the meeting in the recitation of the Pledge of Allegiance.

PUBLIC HEARING

1. ZONING ORDINANCE TEXT AMENDMENT 18.217

The Public Hearing was opened for Planning Commission's recommendation to City Council for an ordinance to amend Ordinance No. 97-18, as amended, the City of Novi Zoning Ordinance, Subsection 2520, exterior building wall façade materials, in order to make several modifications.

Planner Kristen Kapelanski said that façades have become an issue recently. The intent of the Ordinance was not reflected in the current façade chart. This and other consistencies, and additional materials, have been incorporated into this text amendment proposal.

The new language will require future buildings to be built in context with the neighboring and existing buildings, with regard to percentages of materials and the overall aesthetic quality. Façade materials from the LEED checklist will be considered, provided they meet the aesthetic standards of the City. The façade Chart will now address panel brick (vs. clay brick). The allowable percentage of fluted and split-face CMU permitted in Region 1 will now be 10% (vs. 0%). The total CMU will be limited to 75% (vs. 100% combination of split-face and fluted, et al). Concrete brick will now be allowed if it resembles natural clay brick. Cast stone and glass-fiber reinforced concrete (GFRC) will be added to the chart.

As a courtesy, various developers were asked to comment on the new language. None of the developers have commented on the changes. The Façade Consultant worked closely with the City on this text amendment.

Façade Consultant Doug Necci showed samples of the new material. C-brick looks like brick, provided earth tones are used. GFRC was another example shown, and Mr. Necci identified the glass-fiber matrix on the back side of the sample. It has a life-span similar to limestone, and has been tested for freeze-thaw cycles. The materials have to meet certain standards, but the quality and durability of the material is not addressed in the Façade Ordinance. That would transcend the aesthetic parameters of the Ordinance, which is more of a code-compliance issue. Cast stone was shown to the Planning Commission. C-brick is allowed in Regions 1, 2, and 3 at 25%, 50% and 75%, respectively.

Mr. Necci said that the regions are based on the visual importance of a property. Buildings along

major thoroughfares are in Region 1.

Mr. Necci said the chart deals with categories of products, and these changes will improve the Applicant's ability to achieve compliance without seeking waivers.

No changes were made to the language regarding the use of metal panels.

Mr. Necci explained that cast stone can look differently on a building, depending on whether a v-groove joint or a different type joint is used. It can be used with great detail or as a method to cover large areas. The City expects the use of this material to look like limestone panels. The joint pattern is the key characteristic that will be reviewed. He noted that cast stone is more readily available than limestone and costs about the same. He wasn't able to comment specifically on the costs of the different materials, and he stated that the Ordinance does not address cost either. He agreed that some developers' decisions are made based on cost, but the Façade Consultant's review is really based on whether a quality visual appearance has been achieved.

No one from the audience wished to speak and no correspondence was received so Chair Cassis closed the Public Hearing.

Member Avdoulos said that the LEED initiative is a good thing, and he was pleased to see it incorporated into the Ordinance. As the country becomes more energy-conscious, regardless of any position on global warming, these changes have become necessary. He confirmed that panel brick is not allowed in the more visible Region 1.

Member Avdoulos asked how the Façade Consultant would review a pre-cast panel. Mr. Necci said it would be considered as brick; it is an excellent product that doesn't have the durability issues of panel brick. He offered to add it as a line-item on the chart.

Member Avdoulos said that every now and then, an Applicant will propose an exotic material. In these cases, the Applicant would have to present proof of the product's quality.

Member Avdoulos wanted to make sure that the new language about each building using materials in context with its neighboring buildings would not result in too much similarity. Mr. Necci said that he would review the text amendment again to ensure that the language does not infer that intent. Member Avdoulos suggested that additional language could spell out that the intent is to maintain similar characteristics among buildings without jeopardizing a building's own distinct aesthetic.

Mr. Necci said that it was important that the language convey that, even if a building meets the standards of the Ordinance chart, it must still have the same quality as the neighboring buildings in the area if they were designed to a higher standard.

Member Avdoulos felt that the quality of the bricks would be something for the Building Official and the Building Codes to decide. He thought this was a good amendment to send to City Council.

Moved by Member Avdoulos, seconded by Member Pehrson:

In the matter of Zoning Ordinance Text Amendment 18.217, motion to recommend approval of the proposed text to City Council.

DISCUSSION

Member Meyer was glad that the discussion ensued to clarify that the Ordinance was not promoting sameness. He appreciated the City reviewing the Ordinances for their timeliness and relevance. If the Ordinances become outdated they can become a burden to the City. This

update means there is one less hurdle for the developer who chooses Novi.

Chair Cassis was glad that the City is evolving and accepting new materials. Novi is progressing yet adhering to quality.

**ROLL CALL VOTE ON ZONING ORDINANCE TEXT AMENDMENT 18.217 POSITIVE
RECOMMENDATION MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY
MEMBER PEHRSON:**

In the matter of Zoning Ordinance Text Amendment 18.217, motion to recommend approval of the proposed text to City Council. *Motion carried 7-0.*

COMMUNITY DEVELOPMENT DEPARTMENT MEMO



MEMORANDUM

TO: Members of the Development Community

FROM: Kristen Kapelanski, Planner

THRU: ^{Bau}Barbara McBeth, AICP, Deputy Director of Community Development

DATE: October 2, 2007

SUBJECT: **Text Amendment 18.217 Façade Ordinance Modifications**

Attached you will find a proposed ordinance amendment that the Community Development Department has been researching along with the City's façade consultant regarding various updates and modifications to the Section 2520, Exterior Building Wall Façade Materials.

- The amendment would add an additional paragraph requiring proposed buildings to be designed in context with neighboring existing buildings in regards to the percentages of materials used and the overall aesthetic quality.
- Green building materials as identified in the LEED checklist would be permitted provided the proposed façade meets the aesthetic standards of the City of Novi.
- Panel brick would be added to the façade chart with 0% allowed in Region 1, 50% permitted in Region 2 and 75% allowed in Region 3.
- The allowable percentage of fluted and split faced C.M.U. would be changed in Region 1 from 0% to 10%.
- Concrete "C" brick would be added to the façade chart with 25% permitted in Region 1, 50% allowed in Region 2 and 75% permitted in Region 3. The acceptable maximum size of the "C" brick would be 16" wide by 4" high and the color would have to be consistent with brown or red bodied fired clay brick.
- Cast stone and G.F.R.C. would be added to the façade chart with 25% allowed in Region 1, 50% in Region 2 and 75% permitted in Region 3.
- Lastly, the maximum allowable percentage of C.M.U. could not be more than 75% of any façade.

The Community Development Department and the City of Novi welcomes any comments or questions you may have regarding the proposed amendments to the City's façade ordinance. The public hearing for this matter has been set for the October 10th, 2007 Planning Commission meeting beginning at 7 P.M. If you have any questions or concerns, please contact the Community Development Department at 248-347-0475.

COST IMPLICATIONS MEMO FROM METCO

***METCO* SERVICES, INC.**

ENGINEERS, ARCHITECTS, & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

November 1, 2007

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

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: FACADE ORDINANCE – Text Amendment

Dear Ms. McBeth:

This is a follow-up note as to the cost implications that the proposed façade ordinance text revision may invoke. This is just a general discussion of observation and in no way does this constitute a discovery of any hard facts or trends that may arise from the façade ordinance changes.

In terms of actual product cost savings, after checking with different manufactures, the actual cost of clay brick and concrete brick or "C" brick seem to be comparatively the same while the cost of cast stone and G.F.R.C. could save up to 15%-20% compared to a limestone product.

An advantage of "C" brick and cast products such as G.F.R.C. and cast stone is that they can be delivered to the construction site, in many cases, in a timelier manor than traditional materials. Clay brick needs natural materials to be delivered from diverse locations and baked in furnaces consuming a fair amount of energy, while "C" brick can be manufactured locally combined with pigments using less energy consumption. Cast products use repetitive forms for detailed moldings compared to carving methods utilized in natural stone products giving opportunity for faster fabrication.

What gives "C" brick an appeal is the possible use as a single wall unit which realizes a cost and time savings. Clay brick is usually not a structural element of the wall system; it requires a separate structural scheme that the brick is applied to. "C" brick has the opportunity to be a through wall unit that is also structural which would allow for a single wall system rather than a double. So even though the actual cost difference between brick and "C" brick could be negligible, there could be a substantial savings in the over all construction process.

The new paragraph regarding the appearance of buildings once a precedent is set could have cost implications. In an industrial subdivision, if the first few buildings have a certain character or utilize premium materials, then future buildings will have to meet or exceed these provisions. This may add costs to future projects that may not have the same intentions or budget concerns.

With regards to sustainability or "green architecture" costs are very hard to measure and depending on the design, material costs range considerably. As more and more products are available and certain materials become standard, realized costs could be advantageous to developers.

If you have any questions regarding this matter, please contact me at your convenience.

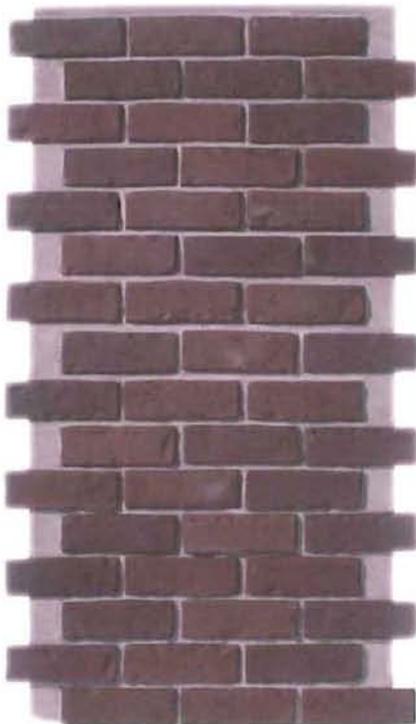
Sincerely,



Douglas R. Necci AIA

EXAMPLE PHOTOGRAPHS

Example: Panel Brick



Example: G.F.R.C.



Example: C-Brick



Example: C-Brick

