

# MEMORANDUM



**TO:** CITY OF NOVI PLANNING COMMISSION  
**FROM:** DAN COMMER, AICP, STAFF PLANNER  
**THROUGH:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** JSP 21-33 MAPLE MEDICAL OFFICE (AKA MAPLES OF NOVI TENNIS COURTS)  
**DATE:** JULY 3, 2025

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The subject site totals approximately 0.42 acres and is located east of Novi Road and south of Fourteen Mile Road. The parcel is zoned RA, Residential Acreage with a Planned Unit Development (PUD) Agreement for Maples of Novi for the site to be reviewed compared to B-1, Local Business zoning standards. The Second Amendment to the Maples of Novi PUD Agreement & Area Plan, as reviewed by the Planning Commission and approved by the City Council, allows this site to be used as a medical office. The approved site plan shows the removal of the existing tennis courts on the site and the construction of a 2,558 square foot medical office.

The Planning Commission originally held a public hearing and approved the Preliminary Site Plan at the June 8, 2022 meeting.

The applicant received Final Site Plan approval on August 2, 2023. Final Site Plan approval is valid for two years. **The applicant is requesting their first one-year extension of Final Site Plan approval until August 2, 2026**, as they are not yet ready to commence construction on the development due to economic conditions. The Zoning Ordinance allows for three, one-year extensions of Preliminary and Final Site Plan approvals.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. **Approval of the extension request is recommended.**

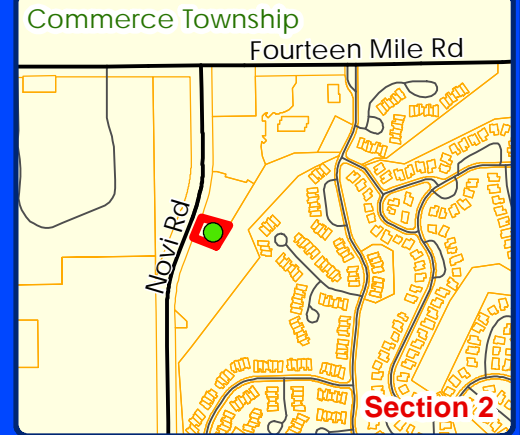
Following list of items that are attached to this memo:

1. Letter of request for extension submitted May 28, 2025 from Dr. Sameer T. Sawalha, Resident Agent.
2. A copy select pages from the Final Stamping Set.
3. Minutes from June 8, 2022 Planning Commission meeting.

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

## LOCATION



### LEGEND

 Subject Property



## City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Christian Carroll  
Date: 11/5/21  
Project: NOVI MEDICAL BUILDING  
Version #: 1

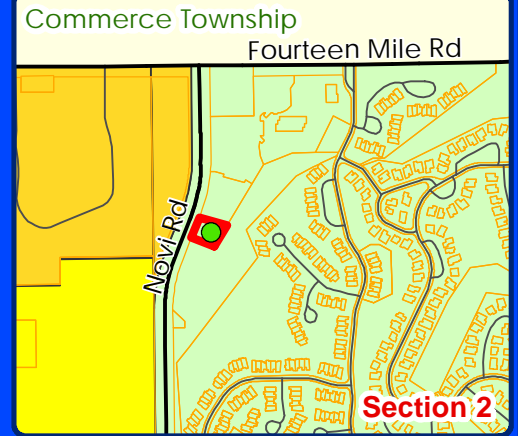


### MAP INTERPRETATION NOTICE





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.

# JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

## ZONING



### LEGEND

-  R-A: Residential Acreage
-  R-4: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  Subject Property



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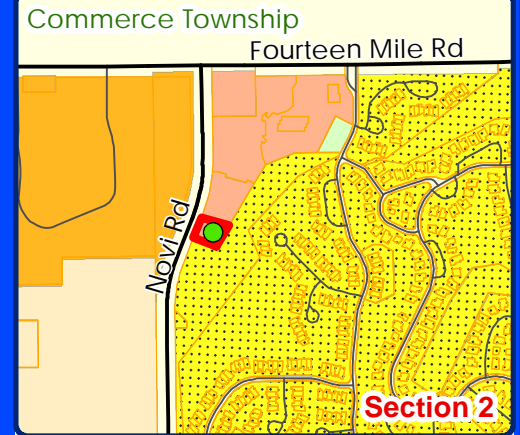
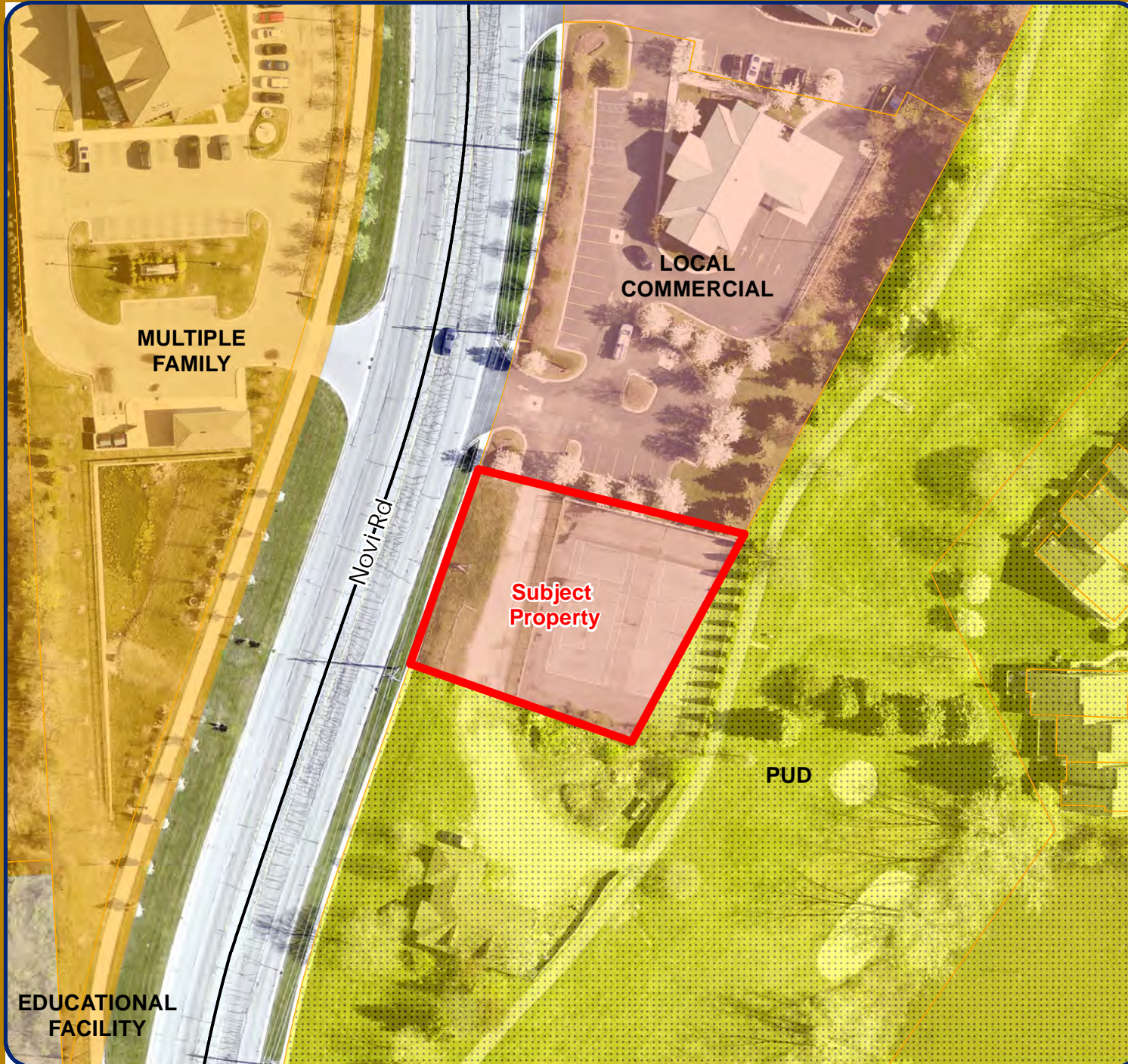


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# JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

FUTURE LAND USE



- LEGEND**
- PUD
  - Multiple Family
  - Local Commercial
  - Educational Facility
  - Private Park
  - Subject Property



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

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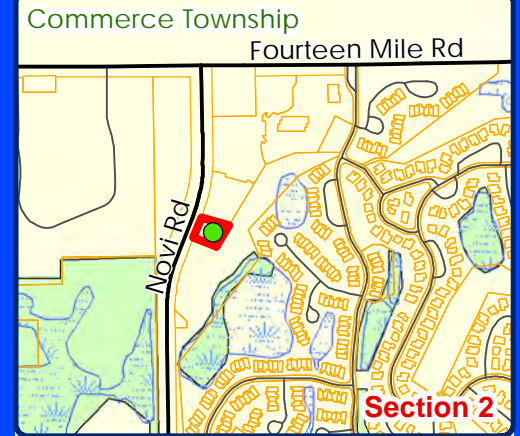


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# JSP21-33 NOVI MEDICAL BUILDING (AKA MAPLES OF NOVI TENNIS COURTS)

## NATURAL FEATURES



### LEGEND

-  WETLANDS
-  WOODLANDS
-  Subject Property



### City of Novi

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

Map Author: Christian Carroll  
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**APPLICANT LETTER OF REQUEST**

**MAPLE MEDICAL BUILDING**

31074 Novi Read, Novi, MI 48377

Project #. **JSP 21-33**

**May 28, 2025**

Dear Board members of the City of Novi Planning Division

This letter in concern of Maple Medical Building Final Stamping set approval for my project (JSP 21-33). My approval of final Stamping set plan will expire August 2, 2025.

Due to lack of contractors bidding on this project, high cost and lack of financing and other issues, I couldn't start the project. Therefore, I do request the extension of the approval of the stamping plan for one more year as stated in your letter from the City of Novi dated August 2<sup>nd</sup> 2023.

Thank you all.

AJSS PROPERTY, LLC

Dr. Sameer T. Sawalha, New Resident Agent

48891 Barola Ct., Northville, MI 48167

(313)405-5331

Email Sameer.sawalha2@gmail.com



**SITE PLAN**

(Full plan set available for viewing at the Community Development Department.)

**SHEET INDEX**

- CS-01 COVER SHEET / PRELIMINARY SITE PLAN
- CS-02 PAVEMENT MARKING / BIKE LAYOUT & SITE DETAILS
- V-1.0 TOPOGRAPHIC SURVEY
- SP-1 GRADING PLAN AND FIRE TRUCK CIRCULATION
- SP-2 UTILITY PLAN
- SP-3 STORM SEWER MANAGEMENT EXHIBITS
- : STORM SEWER MANAGEMENT DETAIL SHEETS
- MDOT-01: MDOT DETAIL SHEET 1
- MDOT-02: MDOT MAINTENANCE OF TRAFFIC DETAIL SHEET
- OAKLAND COUNTY SANITARY GRINDER PUMP DETAIL
- LP-1&2 LANDSCAPE PLANTING PLANS
- PH-1 PHOTOMETRIC PLAN
- A-01 FLOOR PLAN
- A-02 ELEVATIONS AND ROOF PLAN
- A-03 ELEVATIONS

PARCELS 2202200043 - NOVI MI  
 EXISTING ZONING: RA (PUD)  
 PROPOSED ZONING: B-1 - LOCAL BUSINESS

**BUILDING SETBACKS**

REQUIRED	PROPOSED
FRONT 20'	FRONT 20'
SIDE 15'	SIDE 15'
REAR 20'	REAR 20'

**BUILDING HEIGHT**

REQUIRED	PROPOSED
25'-0"	23'-7 1/4"

**PARKING REQUIREMENTS**

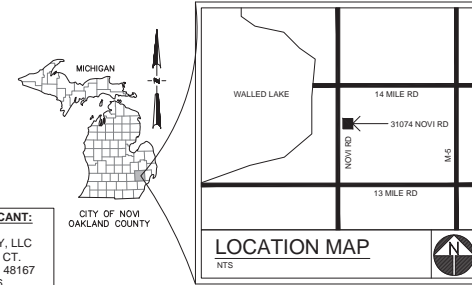
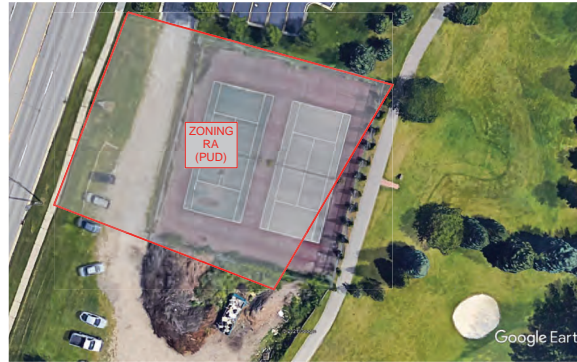
REQUIRED	PROPOSED
FRONT 20'	FRONT 20'
SIDE 10'	SIDE 10'
REAR 10'	REAR 10'

**PARKING SPACES**

PROPOSED BUILDING OUTLINE = 2560 S.F.  
 GROSS LEASEABLE AREA (GLA) = INTERIOR SQUARE FOOT S.  
 LESS UTILITY ROOM = 2249 S.F.

REQUIRED 1 SPACE PER 167 S.F.  
 PROPOSED - 2249.51 (GLA)/167 = 13.4  
**13 SPACES PROVIDED**

**PROPOSED NEW MEDICAL BUILDING**  
 31074 NOVI RD, NOVI, MI 48377



**OWNER / APPLICANT:**  
 RAMI FARAH  
 AJSS PROPERTY, LLC  
 19480 CARDENE CT.  
 NORTHVILLE, MI 48167  
 PH: 248-854-9926  
 248-854-9926

CITY OF NOVI  
 OAKLAND COUNTY

**LOCATION MAP**

MARK	DATE	DESCRIPTION
5-01-23	3-30-23	CITY REVIEW COMMENTS
01-24-23	11-23-22	CITY REVIEW COMMENTS
10-24-22	10-14-21	CITY REVIEW COMMENTS
05-31-21	01-20-21	CITY REVIEW COMMENTS

**GK CONSULTING INC.**  
 GHASSAN KHALAF, P.E.  
 TEL: 313-377-9449  
 e-mail: gk@outlook.com  
 ADDRESS: 5644 MIDDLEBELT RD  
 GARDEN CITY, MI 48135

**COPYRIGHT**  
 DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

*Ghassan Khalaf*  
 GHASSAN KHALAF



**MAPLE MEDICAL BUILDING**

31074 NOVI RD  
 NOVI, MI 48377

**NOTE:**

OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS.

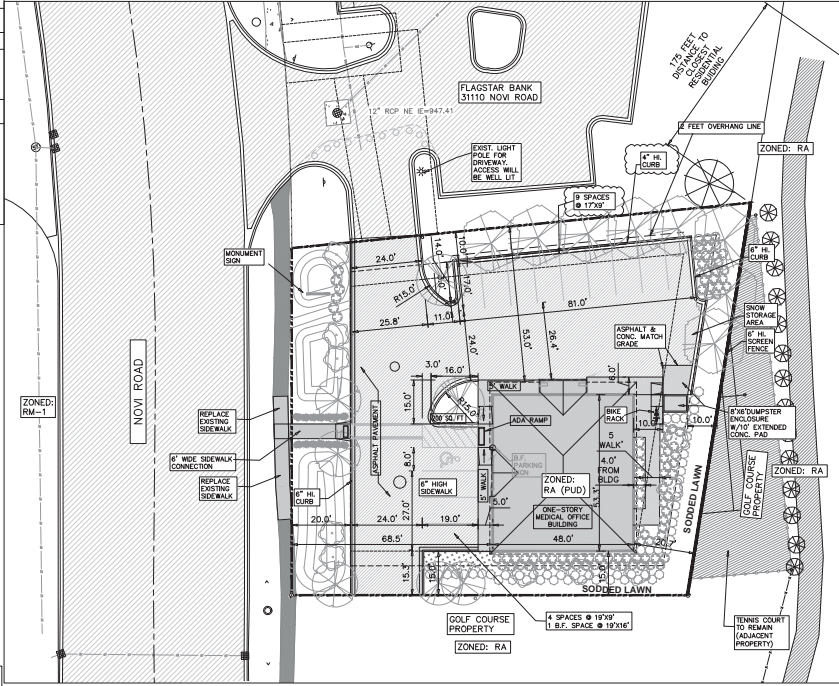
**SHEET TITLE**  
 COVERSHEET  
 RENDERING

**SCALE**

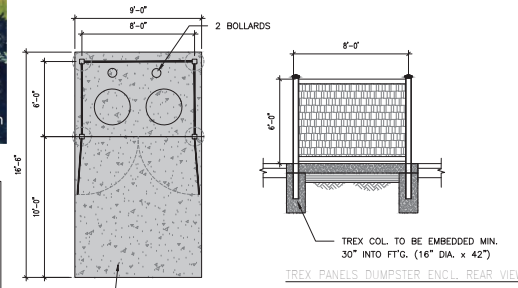
**NOTED**

**SHEET No.**

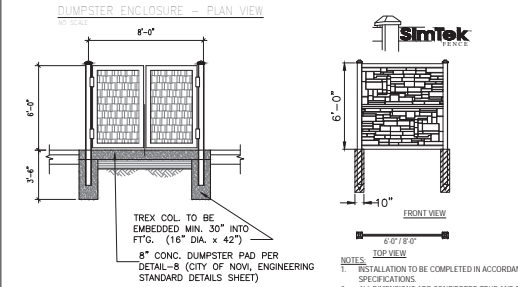
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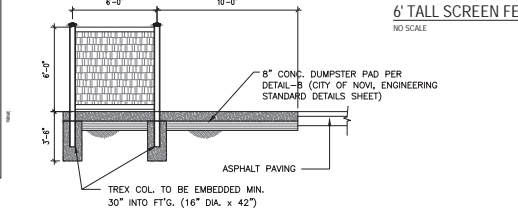
**PRELIMINARY SITE PLAN**  
 SCALE 1"=20'



**TREX PANELS DUMPSTER ENCL. REAR VIEW**  
 8" CONC. DUMPSTER PAD PER DETAIL-8 (CITY OF NOVI, ENGINEERING STANDARD DETAILS SHEET)



**DUMPSTER ENCLOSURE - PLAN VIEW**  
**TREX PANELS DUMPSTER ENCL. FRONT VIEW**  
 8" CONC. DUMPSTER PAD PER DETAIL-8 (CITY OF NOVI, ENGINEERING STANDARD DETAILS SHEET)



**6' TALL SCREEN FENCE**  
 NO SCALE  
**TREX PANELS DUMPSTER ENCL. SIDE VIEW**  
 8" CONC. DUMPSTER PAD PER DETAIL-8 (CITY OF NOVI, ENGINEERING STANDARD DETAILS SHEET)

CITY PROJECT NO.: JSP21-0033

ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

502 Parking Spaces  
 502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.  
 EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.  
 502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.  
 EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

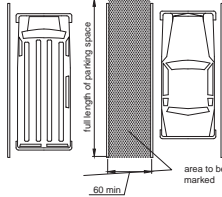
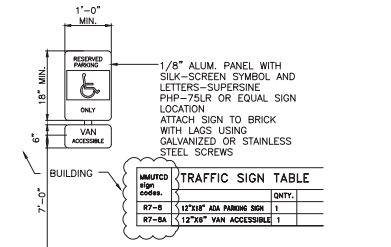


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.  
 502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.  
 502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.  
 502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.  
 502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.  
 502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.  
 502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.  
 502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

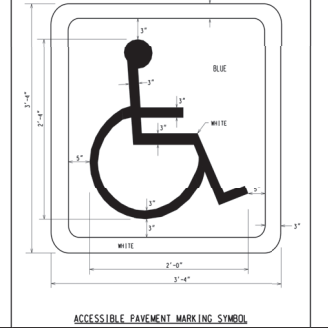
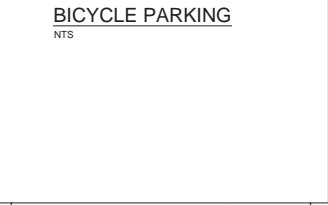
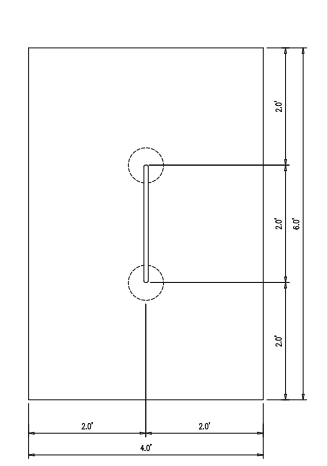
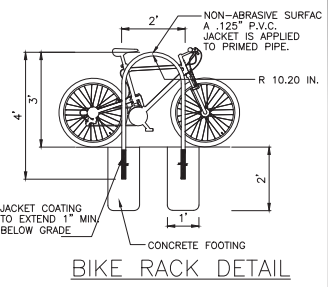
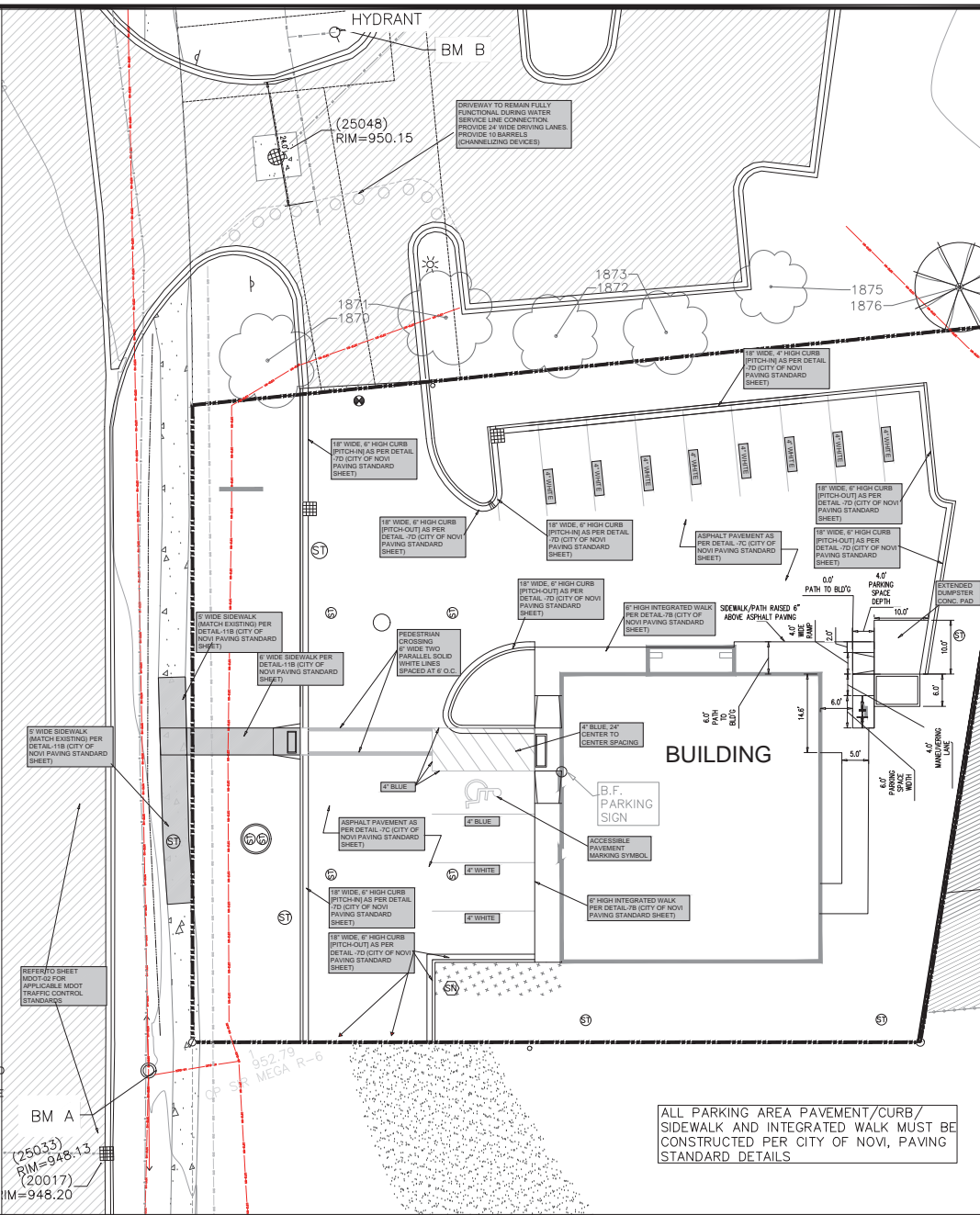
- FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE
- HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA
- RETRO-REFLECTIVITY
- LINES FOR REGULAR PARKING SPACES - 4" WHITE
- LINES FOR BARRIER FREE SPACES - 4" BLUE
- WHEN BARRIER FREE SPACE ABUTS REGULAR SPACE THE 4" BLUE LINES SHALL BE PAINTED NEXT TO 4" WHITE LINE



MUTCD CODES	TRAFFIC SIGN TABLE	QNTY.
12" X 18" ADA PARKING SIGN		1
R2-BA 12" X 18" VAN ACCESSIBLE		1

TRAFFIC NOTES  
 NO SCALE  
 SIGNS 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U CHANNEL POST.  
 SIGNS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.  
 SIGNING SHALL BE PLACED 2' FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.  
 SIGN BOTTOM HEIGHT OF 7' FROM FINAL GRADE

- FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE ACCORDING TO MUTCD
- HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY ACCORDING TO MUTCD



ALL PARKING AREA PAVEMENT/CURB/SIDEWALK AND INTEGRATED WALK MUST BE CONSTRUCTED PER CITY OF NOVI, PAVING STANDARD DETAILS

MARK	DATE	DESCRIPTION
5-01-23	3-30-23	CITY REVIEW COMMENTS
8-12-23	11/23/22	CITY REVIEW COMMENTS
10-24-22	10/14/21	CITY REVIEW COMMENTS
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 DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

GHASSAN KHALAF

**MAPLE MEDICAL BUILDING**  
 31074 NOVI RD  
 NOVI, MI 48377

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SHEET TITLE  
**PAVEMENT MARKING / BICYCLE PARKING AND SITE DETAILS**

SCALE  
**1"=10'-0"**

SHEET No.

**CS-02**

TREE INVENTORY



Monument Engineering Group Associates, Inc.  
288 Veterans Drive, Fowlerville, MI  
(517) 223-3512  
www.monumentengineering.com



Tree Survey

Project No./Name: 20-0558 Novi Road Tennis Court Date: 2/1/2021

Tag No.	Scientific Name	Common Name	D.B.H.	Condition	Notes
1870	Pinus communs	Pear	8.5	Good	
1871	Pinus communs	Pear	9	Good	
1872	Pinus communs	Pear	7.5	Good	
1873	Pinus communs	Pear	8	Good	
1875	Pinus communs	Pear	7	Good	
1876	Picea pungens	Colorado Spruce	12	Good	

TREE SURVEY LEGEND

- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE LINE/ CANOPY
- TREE TAG NUMBER (SEE TREE SCHEDULE)
- TREE TO BE REMOVED

UTILITY NOTES

- ALL FRANCHISE UTILITIES (GAS, FIBER, CABLE, UG ELEC., TELE.) SHOWN ARE BASED ON MISS DIG MARKINGS LOCATED AT TIME OF SURVEY UNLESS NOTED OTHERWISE.
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

UTILITY REFERENCES

WM: CITY OF NOVI  
RECEIVED: 1/29/21  
SAN: CITY OF NOVI  
RECEIVED: 1/29/21  
STORM: CITY OF NOVI  
RECEIVED: 1/29/21  
GAS: CONSUMERS ENERGY  
RECEIVED: 1/28/21  
ELEC: DETROIT EDISON  
RECEIVED: N/A  
PHONE/CABLE: AT&T  
RECEIVED: 1/28/21

EXISTING PARKING

THERE ARE NO STRIPPED PARKING SPACES ON THE SUBJECT PROPERTY.

SOILS INFO

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.html)

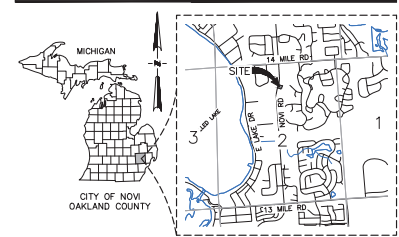
SOIL TYPE LIMIT AND LABEL

- 10C: MARLETTE SANDY LOAM, 6-12% SLOPES
- 11B: CAPAC SANDY LOAM, 0-4% SLOPES
- 18C: FOX SANDY LOAM, HURON LOBE, 6-12% SLOPES

WINTER NOTE

THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS. ALL REASONABLE MEASURES WERE TAKEN DURING THE SURVEY TO OBTAIN ALL INFORMATION NECESSARY. HOWEVER, SOME INFORMATION MAY NOT BE SHOWN DUE TO SNOW COVER.

LOCATION MAP



EXISTING LEGEND

- DECIDUOUS TREE, CONIFEROUS TREE, SHRUB
- TREE LINE/ CANOPY
- DITCH/ SWANNING COURSE
- UG TELE, MH, TELE PED, CABLE PED
- UG FIBER, PED, LINE MARKER, VALVE
- UG ELEC, MH, TRANSFORMER, AC UNIT, METER, BOX
- OH ELEC, UTL, POLE, GUY WIRE
- GROUND LIGHT, POLE, POLE W/ ARM LT
- LIGHT MH, LT CYL, BOX, PUMP, METER, C&H CHARGER
- ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX
- UG GAS, MH, VALVE, LINE MARKER
- GAS WELL, METER, VENT
- WATER MAN, MH, VALVE IN BOX, HYDRANT, FDC
- WATER WELL, METER, STOP BOX, POST INDICATOR VALVE
- IRRIGATION CONTROL, VALVE, SPRINKLER HEAD
- STORM SEWER, MH, CS, INLET, YARD DRAIN, DOWN SPOUT
- CULVERT/ END SECTION
- SANITARY SEWER, MH, CLEAN OUT
- COMMON SEWER, MH
- STEAM LINE, MH
- MISC. MANHOLE, HAND HOLE, HAND BOX
- PARKING BLOCK, SIGN, FLAG POLE, POST, ROCK, MAIL BOX
- SECTION LINE, SECTION CORNER
- FOUND IRON ROD (FRI), FD MON, FD PK
- SET IRON ROD (SIR), SET PK, M&M N&L
- FINISH FLOOR ELEVATION, SPOT ELEVATION
- CONTOUR
- FENCE
- GRAND RAIL
- RAILROAD SIGNAL, SIGNAL BOX
- SOIL BORING
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL

FLOOD ZONE

FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND, COMMUNITY PANEL NO. 12615008991, EFFECTIVE DATE SEPTEMBER 29, 2006.

LEGAL DESCRIPTION (AS PROVIDED)

(PER DEED PURSUANT TO ACT 123 OF 1999, AS RECORDED IN LIBER 41591-PAGE 309, OAKLAND COUNTY RECORDS)

T1N, 18E, SEC 2 PART OF NE 1/4 BEG AT PT DST 5 88-44-36 E 263.19 FT & S 89-00-02 E 60 FT & S 00-54-00 W 499.72 FT & S 12-09-00 W 342.78 FT FROM N 1/4 COR, TH S 72-14-55 E 157.45 FT, TH S 23-34-17 W 135.50 FT, TH N 66-36-00 W 135.09 FT, TH N 23-24-00 E 118.27 FT TO BEG 0.42 A

BEARING REFERENCE

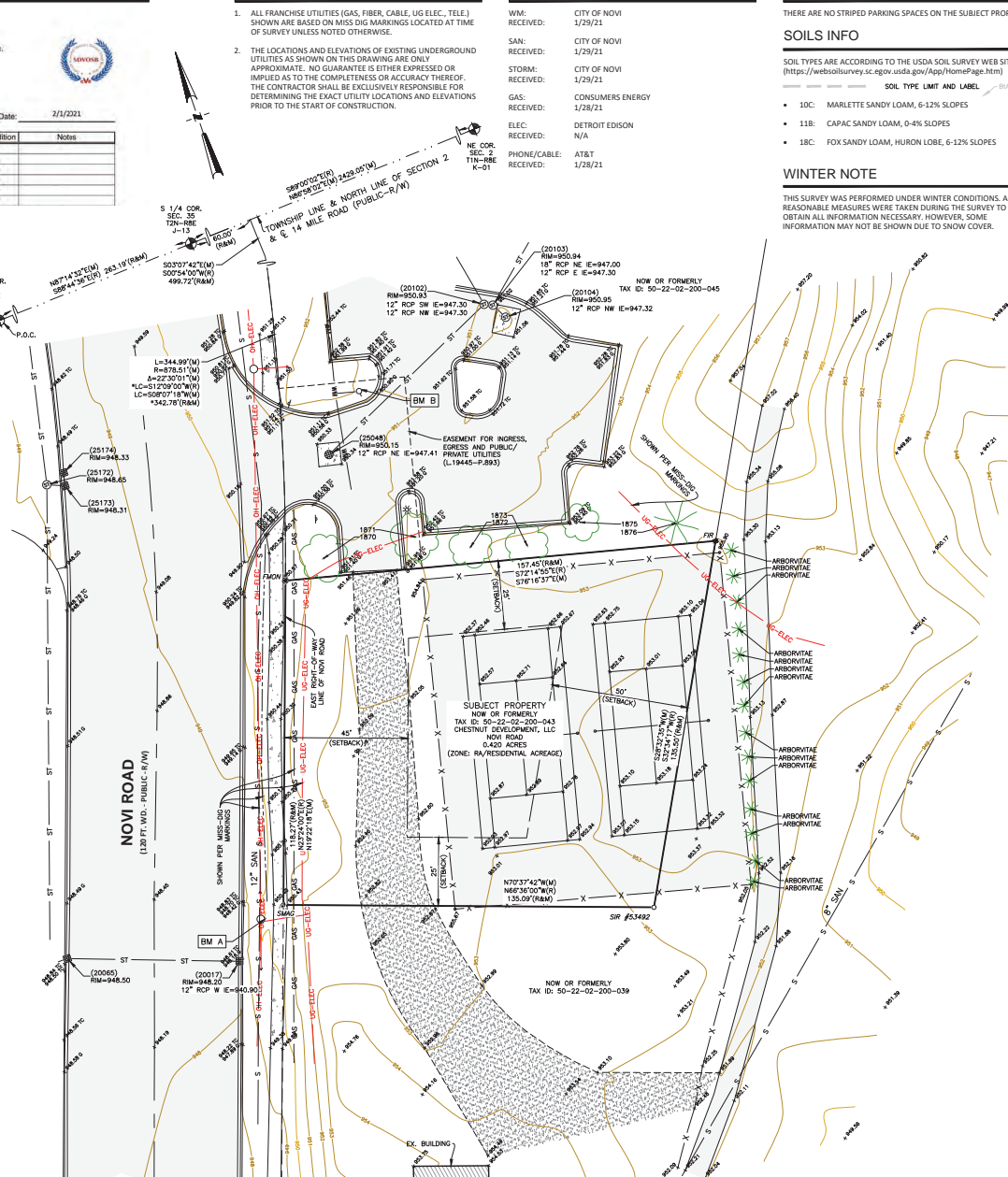
BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM: MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GSR80), SOUTH ZONE 2113, INTERNATIONAL FEET, GROUND (LAT: 42°31'25.65"N, LON: 83°28'00.19"W), ELEV: 955', SCALE FACTOR: 1.00011894.

BENCHMARKS

DATUM: NAVD83

BM A:  
FD MAG IN E/SIDE UTILITY POLE 170'S S OF DRIVE APPROACH 40'S E OF CENTERLINE NOVI ROAD.  
ELEV = 951.23

BM B:  
TOP OF FLANGE BOLT ON HYDRANT N/SIDE 23' N OF DRIVE APPROACH AND 80' E OF CENTERLINE NOVI ROAD.  
ELEV = 953.52



ENGINEERS - SURVEYORS



DRAFT

Call MISS DIG  
1-800-487-7171  
Michigan Utility  
Verification  
One-Call  
www.missdig.org

CLIENT :  
RAMI FARAH  
19460 CARBONE CT.,  
NORTHVILLE, MI  
Ph: 1-248-854-9926  
Rfrp.rami@gmail.com

TOPOGRAPHIC SURVEY  
TENNIS COURT  
TAX ID: 50-22-02-200-043  
PART OF NE 1/4, SEC. 2, T1N-18E  
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE	DESCRIPTION

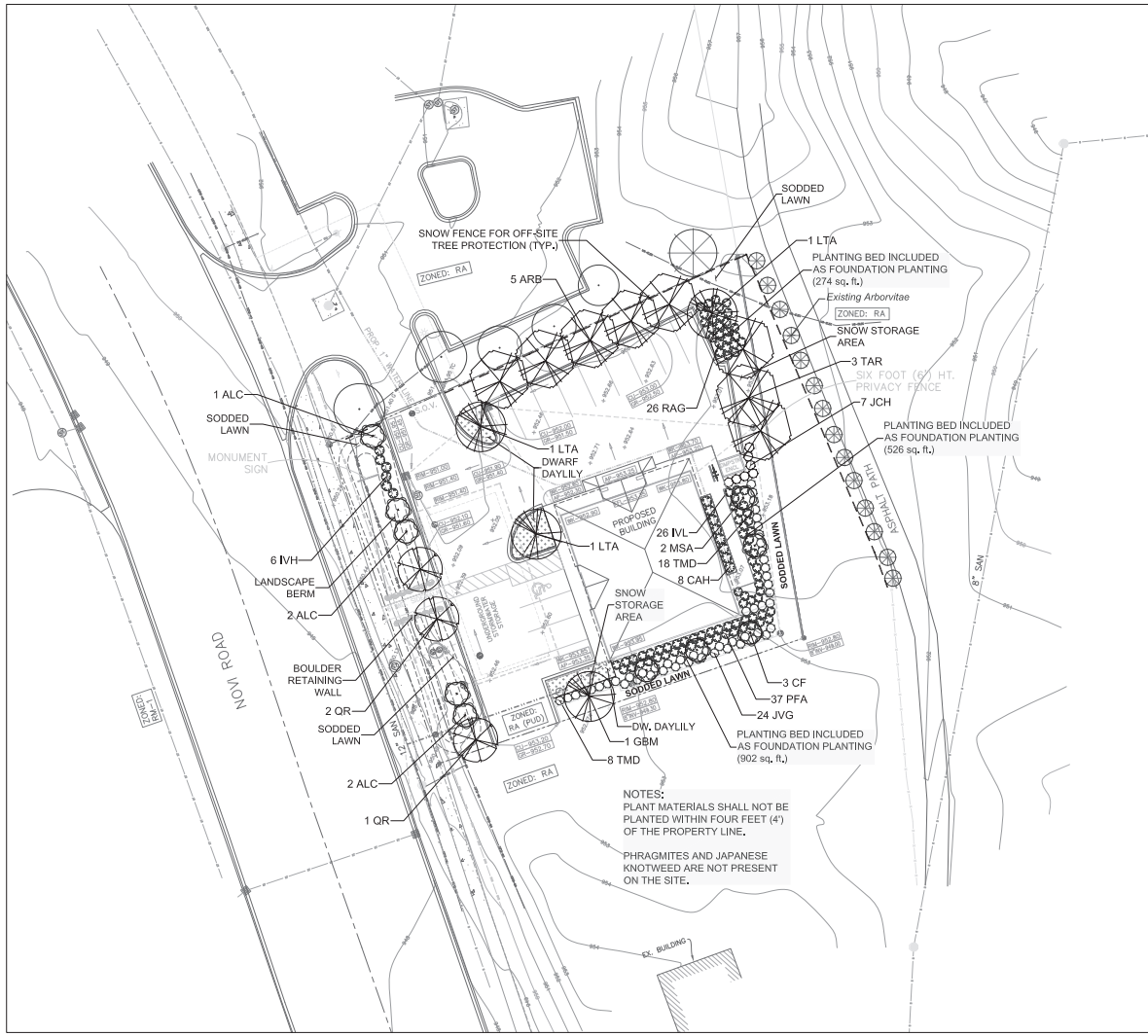
ORIGINAL ISSUE DATE:  
2/8/2021

PROJECT NO: 20-055

SCALE: 1" = 20'  
1/2" = 1'

FIELD: AS  
DRAWN BY: DC  
DESIGN BY: N/A  
CHECK BY: MB

V-10



LANDSCAPE PLANTING PLAN

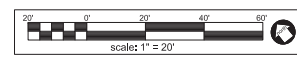
scale: 1" = 20'

**LANDSCAPE WAIVERS GRANTED BY THE PLANNING COMMISSION ON JUNE 8, 2022:**  
 \* No street trees are provided due to utility conflicts.  
 \* Lack of a berm or wall between commercial use and residentially zoned property - a six foot (6') fence is proposed along the property line.  
 \* Lack of foundation landscaping on two (2) sides of the building visible from Novi Road.

**PUD WAIVER / AMENDMENT GRANTED BY CITY COUNCIL:**  
 \* Lack of the forty foot (40') buffer between the site and the adjacent residential area.

**NOTE:**  
 \* See Sheet LP-2; LANDSCAPE NOTES & DETAILS for landscape development notes, planting details, and landscape construction details.

**NOTES:**  
 PLANT MATERIALS SHALL NOT BE PLANTED WITHIN FOUR FEET (4') OF THE PROPERTY LINE.  
 PHRAGMITES AND JAPANESE KNOTWEED ARE NOT PRESENT ON THE SITE.



date: July 21, 2021  
 revised:  
 07-26-2021 Revise dumpster location.  
 08-30-2021 Revise for City review B, dated July 30, 2021.  
 09-09-2021 Add one (1) parking space & adjust plantings.  
 11-04-2021 Revise acc. to City review B, dated October 14, 2021.  
 01-18-2022 Revise acc. to City review B, dated November 21, 2021.  
 04-25-2022 Revise acc. to City review B, dated March 15, 2022.



**PLANT LIST**

Nat. KEY QTY BOTANICAL NAME	COMMON NAME	SIZE
<b>Orn. LANDSCAPING ADJACENT TO ROADS - Novi Road</b>		
N ALC 5	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry 2' cal. B&B
O IVH 6	<i>Ilex virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetgum 24' ht., 3 gal. pot
N QR 3	<i>Quercus rubra</i>	Red Oak 3' cal. B&B
<b>FOUNDATION PLANTINGS</b>		
N CAH 8	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet 24' ht., 3 gal. pot
N CF 3	<i>Cornus florida</i>	Flowering Dogwood 2' cal. B&B
N IVL 26	<i>Ilex virginica</i> 'Little Henry'	Little Henry Sweetgum 24' ht., 3 gal. pot
O JVG 24	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper 24-30" ht. B&B
N MSA 2	<i>Malisia sp.</i> 'Adirondack'	Adirondack Crabapple 2' cal. B&B
N PFA 37	<i>Potentilla fruticosa</i> 'Abbottswood'	Abbottswood Bush Cucumber 24' ht., 3 gal. pot
N RAG 26	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac 24' ht., 3 gal. pot
O TMD 26	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew 24-30" ht. B&B
O HHR 48	<i>Hemerocallis sp.</i> 'Happy Returns'	Happy Returns Daylily 1 gal. pot, 24" o.c.
<b>PARKING LOT PLANTINGS</b>		
O GBM 1	<i>Ginkgo biloba</i> 'Magyar'	Magyar Maidenhair Tree 3' cal. B&B
O JCH 7	<i>Juniperus chinensis</i> 'Hetzi Columnaris'	Hetzi Columnaris Upright Juniper 4'-5' ht. B&B
N LTA 3	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold Tuliptree 3' cal. B&B
O HHR 106	<i>Hemerocallis sp.</i> 'Happy Returns'	Happy Returns Daylily 1 gal. pot, 24" o.c.
<b>PERIMETER PARKING LOT PLANTINGS</b>		
N ARB 5	<i>Acer rubrum</i> 'Brandywine'	Brandywine Red Maple 3' cal. B&B
N TAR 3	<i>Tilia americana</i> 'Redmond'	Redmond American Linden 3' cal. B&B
<b>TRANSFORMER SCREENING</b>		
O VJ 12	<i>Viburnum x juddi</i>	Judd Fragrant Viburnum 30" ht. B&B

**PLANT TYPES**

**NATIVE:** Eleven (11) species (58%)  
**ORNAMENTAL (NON-NATIVE):** Eight (8) species (42%)  
**NOTE:**  
 Any substitutions of native species will have to be native species in order to maintain the 60% percent (50%) requirement.

**LANDSCAPE CALCULATIONS:**

**LANDSCAPING ADJACENT TO ROADS - Novi Road (120 Lf.)**  
 \* One (1) deciduous or evergreen tree / 40 Lf. = 3 trees.  
 \* One (1) ornamental tree / 25 Lf. = 4.8 trees = 5 trees.  
 \* Two (2) shrubs / 40 Lf. = 3 times 2 = 6 shrubs.  
**FOUNDATION PLANTING (190 Lf.)**  
 \* Interior site landscaping square footage equal to the perimeter of the building (190') times eight feet (8') = 1,520 sq. ft.  
 \* Interior site landscaping area provided 1,702 sq. ft.  
 \* A waiver is requested for foundation landscaping along the north and west sides of the building.  
**PARKING LOT LANDSCAPING**  
 \* Total square footage of vehicular use areas (7,830 sq. ft.) times seven and one-half percent (7.5%) equals 588 sq. ft. of interior parking lot landscaping.  
 \* Parking lot landscaping area provided 650 sq. ft.  
 \* One (1) deciduous/canopy tree per 200 sq. ft. or fraction thereof of interior landscaped area = 2.94 trees = 3 trees.  
**PARKING LOT PERIMETER LANDSCAPING (287 Lf.)**  
 \* One (1) canopy tree / 35 Lf. = 7.63 trees = 8 trees.  
**STREET TREES (120 Lf.)**  
 \* One (1) canopy tree / 35 Lf. = 3 trees.  
 \* A waiver is requested for the street tree requirement due to ex. utilities.

**COST ESTIMATE**

TOTAL MATERIALS SPECIFIED:			
* Deciduous Trees:	15	\$400	\$6,000.00
* Ornamental Trees:	10	\$375	\$3,750.00
* Deciduous Shrubs:	103	\$50	\$5,150.00
* Large Deciduous Shrubs:	12	\$75	\$900.00
* Evergreen Shrubs:	50	\$50	\$2,500.00
* Upright Evergreen Shrubs:	7	\$100	\$700.00
* Perennials:	154	\$15	\$2,310.00
* Underground Irrigation			\$4,000.00
* Sodded Lawn	520 sq. yds.	\$6	\$3,120.00
* Planting Soil	32 cu. yds.	\$40	\$1,280.00
* Shredded Hardwood Bark	48 cu. yds.	\$35	\$1,680.00
<b>TOTAL</b>			<b>\$31,390.00</b>

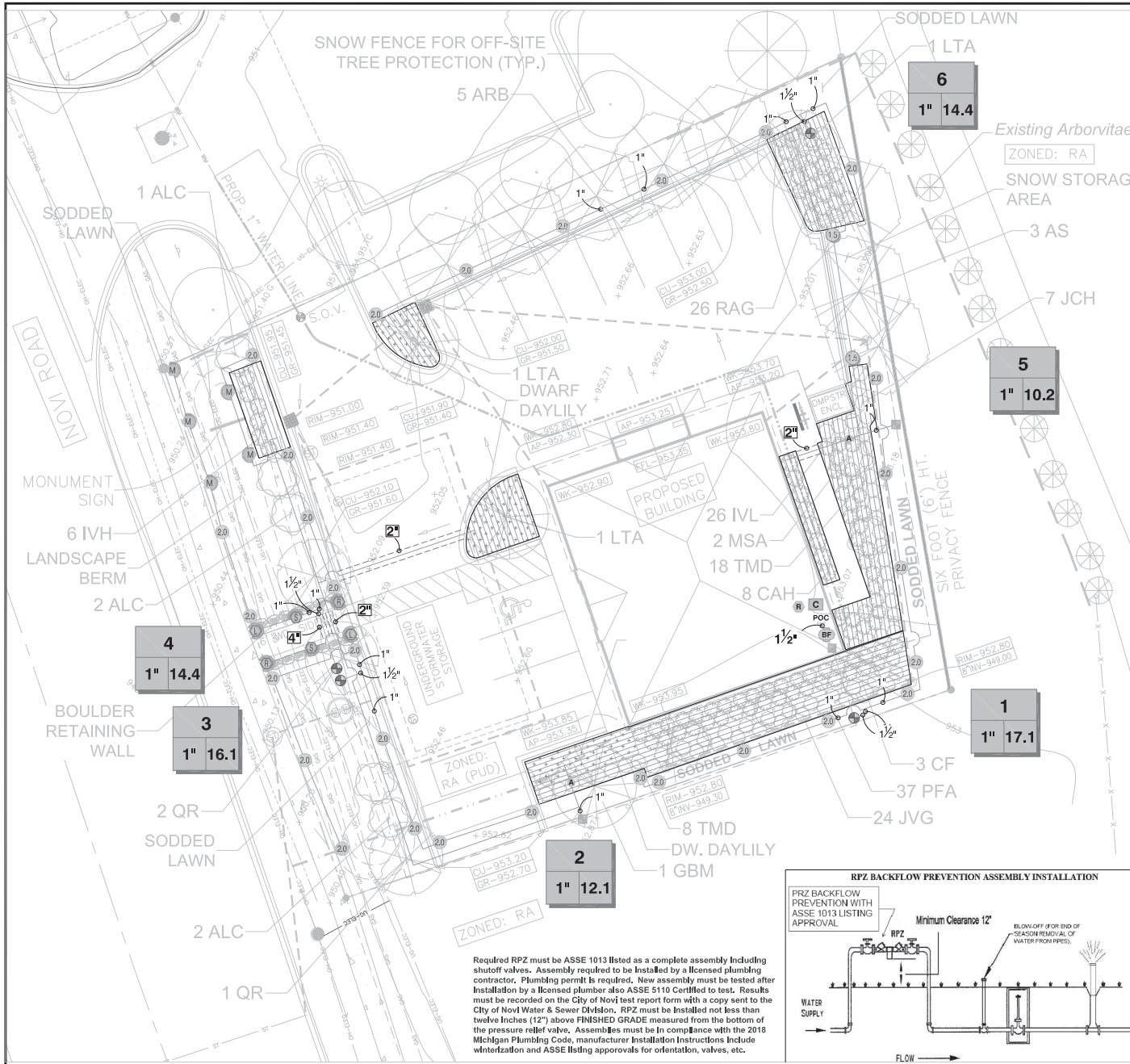
**SOIL TYPE:**

The soil on site consists of Marlette sandy loam (10C), with six percent to ten percent (6% - 10%) slopes as defined in the United States Soil Conservation Service Soil Survey of Oakland County, Michigan.

**LANDSCAPE PLAN FOR:** GK Consulting, Inc., 5544 Middlebelt Road, Garden City, Michigan 48135 (313) 377-9449  
**PROJECT LOCATION:** Proposed Medical Office Building, 31074 Novi Road, Novi, Michigan

**LANDSCAPE PLAN BY:** Nagy Devlin Land Design, 31736 West Chicago Ave., Livonia, Michigan 48150 (734) 634-9208  
 (Logos for Michigan State University, Michigan State University, and Nagy Devlin Land Design)

**LP-1: LANDSCAPE PLANTING PLAN**  
 \* Base data provided by GK Consulting, Inc.  
**CITY OF NOVI PROJECT NUMBER: JSP21-0033**



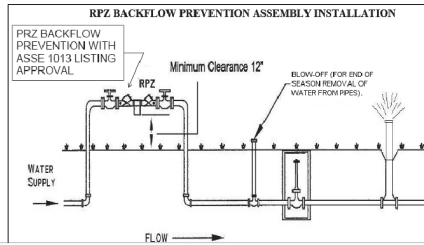
IRRIGATION SCHEDULE		
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter MP 5/8" PRO-54-PR540-CV	6
	Hunter MP1000 PRO-54-PR540-DV	5
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGP04-Ultra	2
	Hunter PGP04-Ultra-LA	29
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PCZ-101-40 1"	2
	Hunter PL-DVR 3/4"	2
	Area to Receive Digging Hunter HDL-06-125-CV	1,335 EA
SYMBOL	MANUFACTURER/MODEL	QTY
	Hunter PGM-101G 1"	4
	Hunter HO-44RC 1"	1
	RPZ	1
	Hunter PCC-600	1
	Hunter RAN-CLJK	1
	Point of Connection 1"	1
	Irrigation Lateral Line FLEX 1000100300 1" Poly (100%) NON-NHF	979.3 EA
	Irrigation Lateral Line FLEX 1000150200 1 1/2" Poly (100%) NON-NHF	27.1 EA
	Irrigation Multi-Line PVC Class 160 SDR 26 1 1/2"	300.1 EA
	Pipe Sleeve PVC Class 160 SDR 26 2"	36.6 EA
	Pipe Sleeve PVC Class 160 SDR 26 4"	4.8 EA

**DESIGN NOTES:**

- THIS BID DESIGN HAS BEEN BASED ON: 20 GPM AND 55 PSI.
- IRIGATION NOTES:
  - THIS DOCUMENT IS A BID DESIGN THAT HAS BEEN DRAWN FOR BIDDING PURPOSES ONLY AND IS NOT FOR CONSTRUCTION.
  - EWING IRRIGATION BEARS NO RESPONSIBILITY OR LIABILITY FOR ANY ERRORS IN THIS BID DESIGN OR INSTALLATION OF THIS SYSTEM.
  - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT THIS SYSTEM MEETS ALL LOCAL CODES AND STATE LAWS, INCLUDING BUT NOT LIMITED TO BACKFLOW, ELECTRICAL, BUILDING, AND PLUMBING REQUIREMENTS, ETC.
  - THIS BID DESIGN HAS BEEN DRAWN DIAGRAMMATICALLY. MAINLINES, HEADS, AND OTHER MATERIALS MAY HAVE BEEN SHOWN OUTSIDE OF PLANTING AREAS FOR GRAPHIC CLARITY ONLY.
  - IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO VERIFY THE SIZE, PRESSURE, AND FLOW OF THE POINT OF CONNECTION AND VERIFY IT MEETS THE MINIMUM OPERATION REQUIREMENTS OF THIS BID DESIGN.
  - THIS BID DESIGN PRESSURE REQUIREMENT AT THE POINT OF CONNECTION IS BASED ON NO MORE THAN 5 FEET OF ELEVATION CHANGE ALONG THE MAINLINE PATH AND IRRIGATED AREAS.
  - FINAL LOCATION OF THE IRRIGATION CONTROLLER, BACKFLOW, AND OTHER MATERIALS IS TO BE DETERMINED BY THE CONTRACTOR. THE LOCATION FOR MATERIALS HAS ONLY BEEN SHOWN FOR BID PURPOSES.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL AREAS THAT REQUIRE IRRIGATION HAVE BEEN INCLUDED AND TO MAKE ADJUSTMENTS IF NEEDED.
  - SLLEEVE LOCATIONS SHOWN ARE ONLY ESTIMATES, CONTRACTOR TO VERIFY SIZE AND QUANTITIES NEEDED.
  - IRRIGATION TAP MUST BE AFTER THE DOMESTIC WATER METER. IRRIGATION MUST HAVE SEPARATE RPZ FROM THE BUILDING CONTAINMENT RPZ.
  - WINTERIZATION INSTALLATIONS REQUIREMENTS INCLUDING DRAIN PORT AND BLOWOUT PORT REQUIREMENTS MUST BE VERIFIED. MINIMUM HEIGHT REQUIREMENTS MUST BE VERIFIED.
  - OUTDOOR ENCLOSURES FOR BACKFLOW PREVENTION MUST BE DRAINABLE AND ASSE 1060 APPROVED PURSUANT TO THE MICHIGAN PLUMBING CODE.

**IRRIGATION SYSTEM REQUIREMENTS**

- ANY BOOSTER PUMP INSTALLED TO CONNECT THE PROJECT'S IRRIGATION SYSTEM TO AN EXISTING IRRIGATION SYSTEM MUST BE DOWNSTREAM OF THE RPZ.
- THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE 2018 MICHIGAN PLUMBING CODE.
- THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE INSTRUCTIONS FOR WINTERIZATION THAT INCLUDES DRAIN PORTS AND BLOWOUT PORTS.
- THE RPZ MUST BE INSTALLED A MINIMUM OF 12-INCHES ABOVE FINISHED GRADE.
- SEE THE HANDBOOK FOR WINTERIZATION INSTALLATION REQUIREMENTS AND WINTERIZATION MAINTENANCE SPECIFICATIONS FROM THE CITY OF NOVI, DEPARTMENT OF PUBLIC WORKS, WATER AND SEWER DIVISION.
- A PLUMBING PERMIT IS REQUIRED.
- THE ASSEMBLY MUST BE TESTED AFTER INSTALLATION WITH RESULTS RECORDED ON THE CITY OF NOVI TEST REPORT FORM.



EWING IRRIGATION  
3441 E HARBOUR DRIVE  
PHOENIX, AZ 85034  
800-343-9464



THIS PLAN IS NOT FOR CONSTRUCTION. THIS BID DESIGN IS FOR ESTIMATING PURPOSES ONLY.

PROJECT:  
NOVI MEDICAL BUILDING  
NOVI MI



SHEET SIZE 24" X 36"  
AT THIS SIZE SCALE  
BAR WILL MEASURE 1"

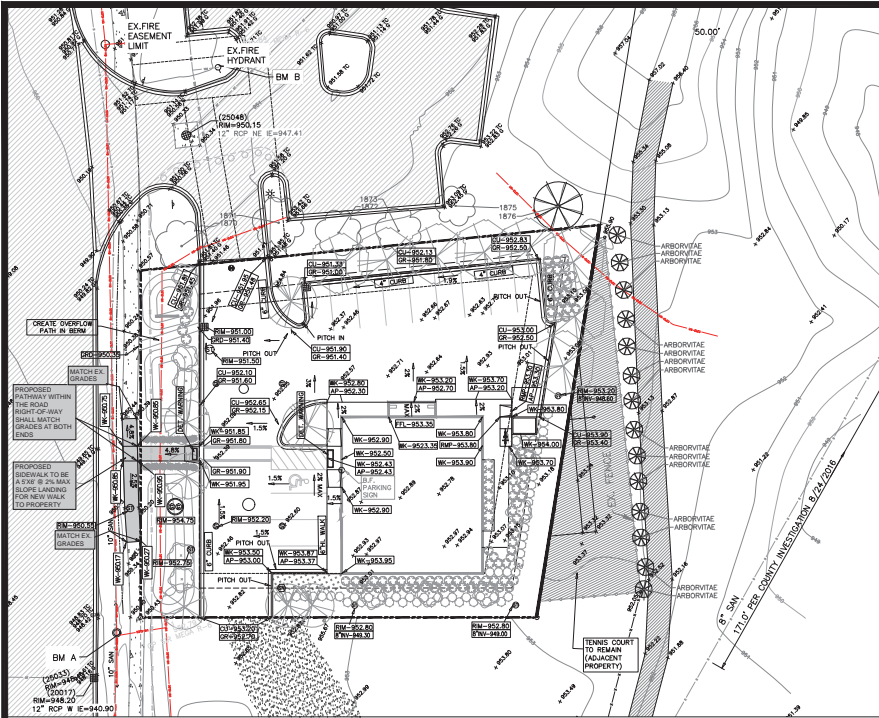
REVISION: NOLD Note #5  
02/14/2023 under IRR  
3/15/2023  
NOLD Review  
04/25/2023 Enter date  
March 17, 2023.

DATE: 02/09/23  
SCALE: 1" = 10'  
PROJECT: 30798

TITLE:  
IRRIGATION BID  
DESIGN ESTIMATE

SHEET:

IR-1  
SHEET: 1 of 1



**GRADING PLAN**

SCALE 1"=20'

PAVING MATERIAL	QNTY.	UNITS
CONCRETE CURB	347	L.F.
CONCRETE WALK	84	SO.YD
DETECTABLE WARNING	2	NOS.
1.5" THICK SE1	813	SO.YD.
2.5" THICK SC	813	SO.YD.
21AA AGGREGATE	813	SO.YD.
DUMPSITE 8" IN CONCRETE	143	SO.FT.

BUILDING MUST COMPLY WITH THE INTERNATIONAL FIRE CODE SECTION 510 FOR EMERGENCY RADIO COVERAGE THIS TO BE COMPLETED PRIOR TO FINAL INSPECTION OF THE FIRE ALARM AND FIRE SUPPRESSION PERMITS.

FOR PARKING LOT PAVEMENT USE PAVEMENT SECTION IN DETAIL -7C (REFER TO CITY OF NOVI PAVING STANDARDS DETAILS) SE1, 1.5" WEARING COURSE HMA SC, 2.5" LEVELING COURSE 8" 21AA COMPACTED AGGREGATE

MUST FOLLOW GEOTECHNICAL REPORT FOR ANY UNDER PAVEMENT RECOMMENDATIONS

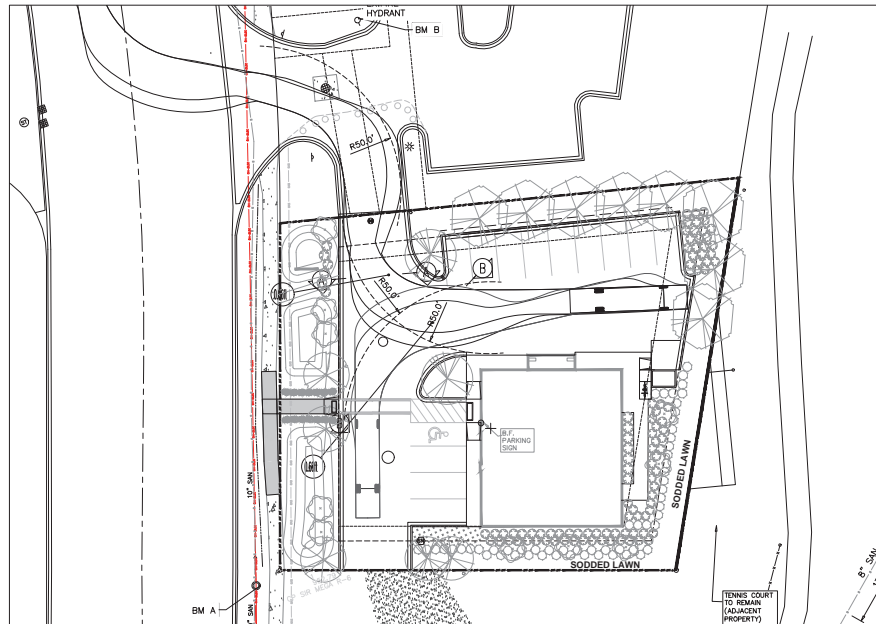
**BENCHMARKS**

DATUM: NAVD88

BM A:  
FD MAG IN E/SIDE UTILITY POLE 170'± S OF DRIVE APPROACH 40'± E OF CENTERLINE NOVI ROAD.  
ELEV = 951.23

BM B:  
TOP OF FLANGE BOLT ON HYDRANT N/SIDE 23'± N OF DRIVE APPROACH AND 80'± E OF CENTERLINE NOVI ROAD.  
ELEV = 953.52

CITY BENCHMARK: 222 (BM B ABOVE)  
NORTHING 374535.806600  
EASTING 1330504.180000  
ELEVATION 953.582000  
DESCRIPTION X ON NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED 85 FEET EAST CENTERLINE OF NOVI ROAD, 5 FEET NORTH OF BACK OF CURB, NORTH OF THE SOUTHERLY ENTRANCE "FLAGSTAR BANK" #31110 NOVI ROAD



**FIRE TRUCK CIRCULATION PLAN**

SCALE 1"=20'

MARK	DATE	DESCRIPTION
5-01-23	3-30-23	CITY REVIEW COMMENTS
04-24-23	11/23/22	CITY REVIEW COMMENTS
10-24-22	10/14/21	CITY REVIEW COMMENTS
05-31-21	04/20/21	CITY REVIEW COMMENTS



GHASSAN KHALAF, P.E.  
TEL: 313-377-9449  
e-mail: gk@outlook.com  
ADDRESS: 5644 MIDDLEBELT RD  
GARDEN CITY, MI 48135

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DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that

this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.



GHASSAN KHALAF

**MAPLE MEDICAL BUILDING**

31074 NOVI RD  
NOVI, MI 48377

**NOTE:**

OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS

**SHEET TITLE**  
GRADING PLAN AND  
FIRE TRUCK  
CIRCULATION PLAN

SCALE

NOTED

SHEET No.

SP-01







# PROPOSED NEW MEDICAL BUILDING FOR 31074 NOVI RD NOVI, MI 48377

### Applicable codes:

2015 MICHIGAN BUILDING CODE  
2015 MICHIGAN REHABILITATION CODE  
2015 INTERNATIONAL FIRE CODE  
2018 MICHIGAN PLUMBING CODE  
2015 MICHIGAN MECHANICAL CODE  
2017 NATIONAL ELECTRIC CODE.  
WITH PART 6  
ANSI 117.1-2009 ACCESSIBILITY  
2009 MICHIGAN ENERGY CODE -  
ASHREA 90.1-2013



MARK	DATE	REVIEW COMMENTS
	5-3-21	PERMITS
	3-15-23	PERMITS
		DESCRIPTION

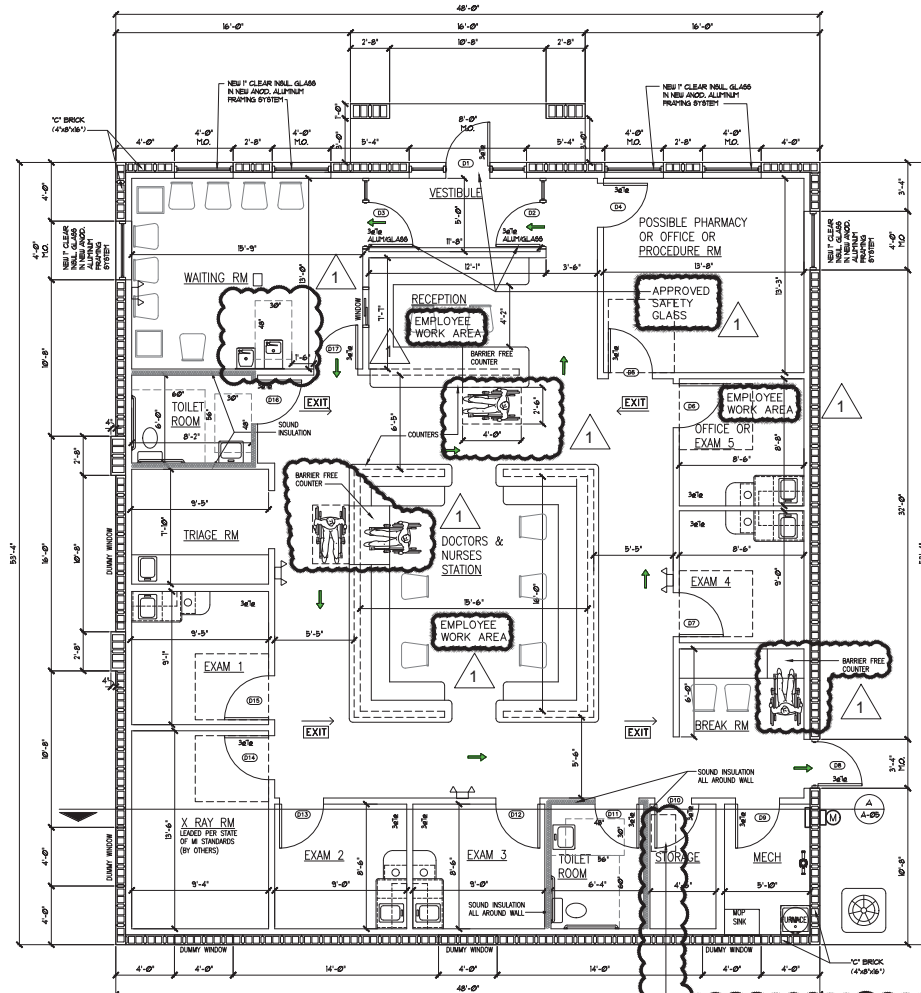
**CK CONSULTING INC.**  
GHASSAN KHALAF, P.E.  
TEL: 313-377-9449  
e-mail: gkci@outlook.com  
ADDRESS: 5644 MIDDLEBELT RD  
GARDEN CITY, MI 48135

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DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.

**GHASSAN KHALAF**  
REGISTERED PROFESSIONAL ENGINEER  
No. 98970

PROPOSED USE		MEDICAL
APPLICABLE CODE		MBC 2015
OCCUPANCY CLASSIFICATION		BUSINESS - B 
CONSTRUCTION TYPE		IIIB 
BUILDING AREA		2665 S.F.
OCCUPANT LOAD CALC.		2560 / 100 = 25.6 OR 26
OCCUPANT LOAD RESULTS		26 Occupants
NUMBER OF EXITS	REQUIRED	1
	PROVIDED	2
TRAVEL DISTANCE	REQUIRED (FT)	200'
	PROVIDED (FT)	SEE LIFE SAFETY PLAN
PLUMBING FIXTURE	WATER CLOSET	1 Required / 2 Provided
	LAVATORIES	1 Required / 2 Provided
	DRINKING FOUNTAIN	N/A
	SERVICE SINK	1 Required / 1 Provided



**FACILITY IS NOT CONSIDERED TO BE AN "AMBULATORY CARE FACILITY"**

**FLOOR PLAN**  
SCALE 1/4"=1'-0"

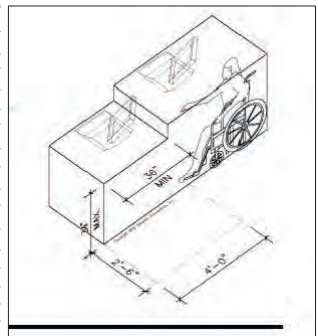
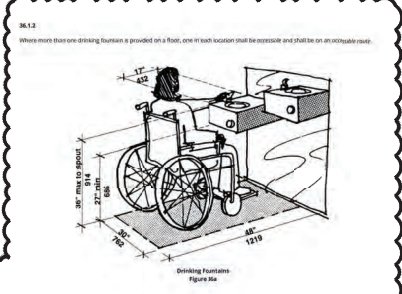
1209.2 Attic Spaces  
An opening not less than 20 inches by 30 inches shall be provided to any attic area having a clear height of over 30 inches. Clear headroom of not less than 30 inches shall be provided in the attic space at or above the access opening.

**1**

GEOTECH REPORT WILL BE PROVIDED AFTER START OF CONSTRUCTION

NO HAZARDOUS MATERIALS OR GASES ARE ON SITE

EMERGENCY RESPONSE SYSTEM WILL BE PROVIDED TO THE CITY PRIOR TO THE CERTIFICATE OF OCCUPANCY



308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

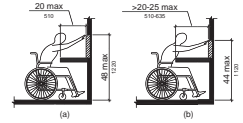


Figure 308.3.1 Unobstructed Side Reach

**NOTE:**  
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS.

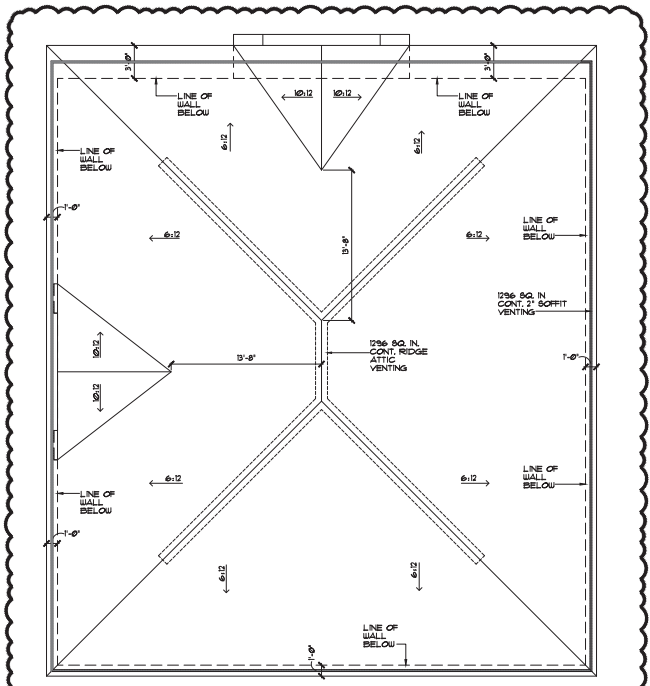
**Applicable codes:**  
2015 MICHIGAN BUILDING CODE  
2015 MICHIGAN REHABILITATION CODE  
2015 INTERNATIONAL FIRE CODE  
2018 MICHIGAN PLUMBING CODE  
2015 MICHIGAN MECHANICAL CODE  
2017 NATIONAL ELECTRIC CODE.  
WITH PART 6  
ANSI 117.1-2009 ACCESSIBILITY  
2009 MICHIGAN ENERGY CODE -  
ASHREA 90.1-2013

**SHEET TITLE**  
FLOOR PLAN

**SCALE**  
AS NOTED

**SHEET No.**  
A-01





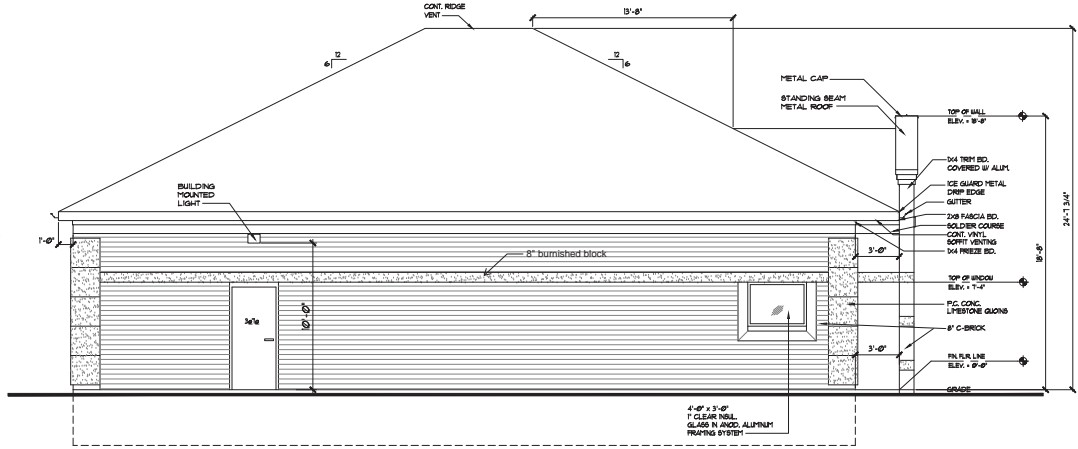
**ROOF PLAN**  
SCALE 3/16"=1'-0"

**ATTIC VENTILATION**

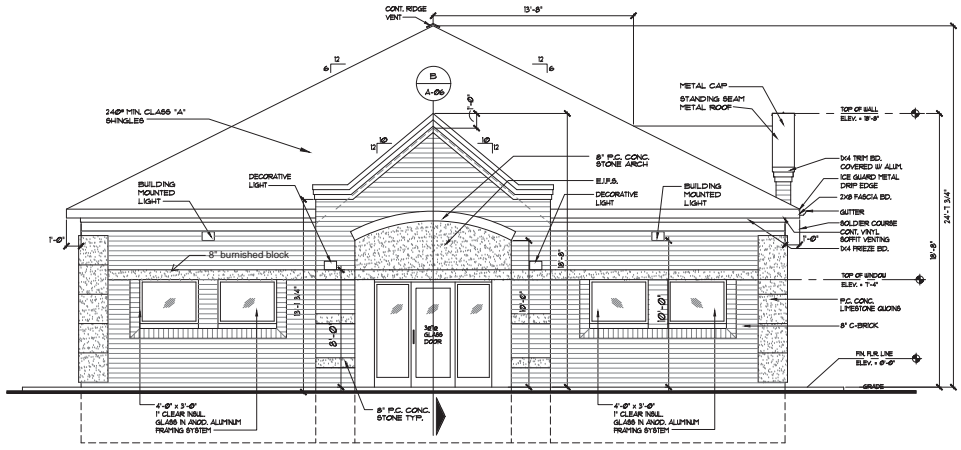
2700 SQ. ROOF AREA / 150 = 18 SQ. FT. OR 2592 SQ. IN.

**REQUIRED**  
2592 SQ. IN ATTIC VENTING REQUIRED

**PROVIDE**  
1296 SQ. IN 2" SOFFIT VENTING  
1296 SQ. IN CONC. RIDGE VENTING



**EAST ELEVATION**  
SCALE 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE 1/4"=1'-0"

5-3-23	REVIEW COMMENTS
3-15-23	PERMITS
MAR 01	DATE
	DESCRIPTION

**GK CONSULTING INC.**  
GHASSAN KHALAF, P.E.  
TEL: 313-377-9449  
e-mail: gkci@outlook.com  
ADDRESS: 5644 MIDDLEBELT RD  
GARDEN CITY, MI 48135

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DUPLICATION STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CONSULTANT.

I hereby certify that this plan and specification was prepared by me or under my direct supervision and that I am a duly registered Architect or Engineer under the Laws of the State of Michigan by my hand and seal.



GHASSAN KHALAF

**MAPLE MEDICAL BUILDING**

31074 NOVI RD  
NOVI, MI 48377

**NOTE:**  
OWNER AND THE CONTRACTORS ARE THE SOLELY RESPONSIBLE FOR THE PERFORMANCE AND THE EXECUTION OF THE PROJECT AND IT IS THEIR RESPONSIBILITY FOR THE SAFETY OF THE BUILDING STRUCTURE AND THE MATERIALS USED TO RENOVATE AND CONSTRUCT THE PROPOSED FACILITY SHOWN ON THE PLANS.

**Applicable codes:**

- 2015 MICHIGAN BUILDING CODE
- 2015 MICHIGAN REHABILITATION CODE
- 2015 INTERNATIONAL FIRE CODE
- 2018 MICHIGAN PLUMBING CODE
- 2015 MICHIGAN MECHANICAL CODE
- 2017 NATIONAL ELECTRIC CODE, WITH PART 8
- ANSI 117.1-2009 ACCESSIBILITY
- 2009 MICHIGAN ENERGY CODE - ASHREA 90.1-2013

**SHEET TITLE**  
NORTH AND EAST ELEVATIONS

**SCALE**  
AS NOTED

**SHEET No.**  
A-03



5-3-23	REVIEW COMMENTS
3-15-23	PERMITS
MARK	DATE
	DESCRIPTION

**GK CONSULTING INC.**  
 GHASSAN KHALAF, P.E.  
 TEL: 313-377-9449  
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Ghassan Khalaf  
 GHASSAN KHALAF

## MAPLE MEDICAL BUILDING

31074 NOVI RD  
 NOVI, MI 48377

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  - 2017 NATIONAL ELECTRIC CODE, WITH PART 8
  - ANSI 117.1-2008 ACCESSIBILITY
  - 2009 MICHIGAN ENERGY CODE - ASHREA 90.1-2015

**SHEET TITLE**  
 SOUTH AND WEST ELEVATIONS

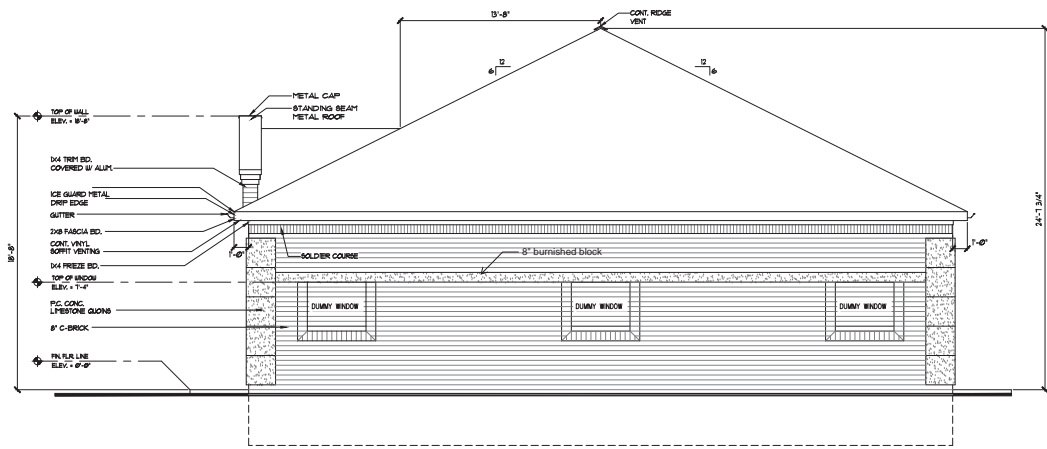
**SCALE**  
 AS NOTED

**SHEET No.**  
 A-04

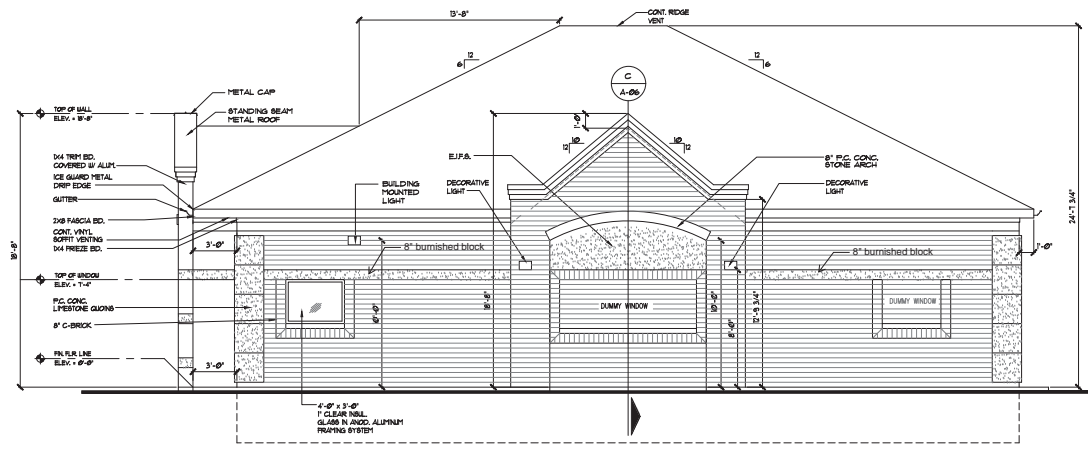


### CONSTRUCTION NOTES:

- ALL WORK BY GENERAL CONTRACTOR SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES AND ORDINANCES.
- OBTAIN CITY OF NOVI INSPECTIONS FOR BUILDING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE MARSHAL.
- PROVIDE EMERGENCY LIGHTING W/ BATTERY BACK UP PER CITY CODE.
- VERIFY ALL DIMENSIONS.
- CONTRACTOR SHALL VISIT SITE AND VERIFY ALL EXISTING CONDITIONS TO DETERMINE EXTENT OF WORK REQUIRED. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO GENTLY EXISTING FIELD CONDITIONS OR DISCREPANCIES.
- CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL AND WORKMANSHIP INSTALLED FOR A PERIOD OF NO LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROVIDE AND PAY FOR ANY SPECIAL INSPECTIONS REQUIRED.
- ALL EXTERIOR DOORS TO REMAIN OPENABLE FROM THE INTERIOR WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
- CONTRACTOR SHALL OBTAIN AND MAINTAIN COMPREHENSIVE PROPERTY DAMAGE AND LIABILITY INSURANCE IN THE AMOUNT OF TWO MILLION DOLLARS (2,000,000).
- IF APPLICABLE, CONTRACTOR SHALL PROVIDE, PAY FOR AND MAINTAIN ALL TEMPORARY FACILITIES AND CONTROLS DURING COURSE OF CONSTRUCTION. FACILITIES SHALL INCLUDE, BUT NOT LIMITED TO: ELECTRICAL POWER AND LIGHTING, WATER, PHONE, TOILETS, FIRE EXTINGUISHERS AND STORAGE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS (MIN. 3 SETS), EQUIPMENT LITERATURE AND MATERIAL SAMPLES OF ALL SYSTEMS, EQUIPMENT AND MATERIAL TO BE PROVIDED FOR PROJECT. ALL SUBMITTALS SHALL BE A MINIMUM OF TWO (2) WEEKS PRIOR TO SCHEDULING.
- NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PRIOR APPROVAL FROM THE ARCHITECT/ENGINEER.
- CONTRACTOR SHALL OBTAIN AND TENANT SHALL PAY FOR ALL PERMITS AND DEVELOPMENT FEES.
- CONTRACTOR SHALL MAINTAIN CURRENT AS-BUILT RECORDS OF ALL WORK PERFORMED. SUCH RECORDS SHALL BE KEPT ON THE JOB SITE AND SUBMITTED TO OWNER AT COMPLETION OF PROJECT.
- CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY WORK AREA AT ALL TIMES.
- AT SUBSTANTIAL COMPLETION OF WORK, CONTRACTOR SHALL PERFORM CLEAN-UP OF THE ENTIRE PROJECT INCLUDING WALLS, FLOORS, CEILING, DOORS, WINDOWS, SITE AND ANY OTHER AREAS THAT HAVE BEEN AFFECTED BY THIS WORK. ADDITIONALLY, CLEANING SHALL INCLUDE PROPER PREPARATION AS MAY BE REQUIRED BY MANUFACTURER INCLUDING WAXING, POLISHING AND SWEEPING.
- A COPY OF THE LATEST SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT/ENGINEER.
- DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION. ALL WRITTEN DIMENSIONS TO BE VERIFIED IN FIELD. CONTACT ARCHITECT/ENGINEER IF DISCREPANCY ARISES.
- DETAILS ARE USUALLY KEVED ONCE ON THE PLANS AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- HANG ALL DOORS PLUMB, WITH UNIFORM 1/8" CLEARANCE BETWEEN DOOR AND FRAME AT ALL SIDES. DOORS WHEN HANG, SHALL SHALL NOT SWING BY GRAVITY IN EITHER DIRECTION. DOORS TO BE LOCATED 4" FROM ADJACENT WALL.
- WHERE FLOORING MATERIALS CHANGE, THE CHANGE IS TO OCCUR AT THE CENTER-LINE OF THE DOOR. FLOAT FLOOR AS REQUIRED PRIOR TO INSTALLATION OF FLOOR COVERING.
- CONTRACTOR SHALL LAYOUT ALL WALLS FOR TENANT AND ARCHITECT/ENGINEER APPROVAL PRIOR TO CONSTRUCTION.
- ALL INSULATION SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E-84.
- FLAME SPREAD RATING FOR ALL INTERIOR FINISHES SHALL NOT EXCEED 200.
- THE LANDING ON THE OUTSIDE OF EXTERIOR DOORS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF DOORWAYS. THE GRACE MAY NOT SLOPE MORE THAN 1/4" PER FOOT NOR LESS THAN 1/8" PER FOOT.
- THE SLOPE FOR THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1 IN 20 (5%) AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- PROVIDE MIN. ONE (1) 2A-10BC RATED FIRE EXTINGUISHER FOR EVERY 75' (FT.) OF EXIT TRAVEL DISTANCE.
- ALL INTERIOR FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE 2015 MICHIGAN BUILDING CODE.
- ALL EXTERIOR SIGNAGE SHALL BE UNDER A SEPARATE PERMIT.
- COORDINATE ALL WORK WITH TENANT AND COMPLY AS DIRECTED BY OWNER.



**SOUTH ELEVATION**  
 SCALE 1/4"=1'-0"



**WEST ELEVATION**  
 SCALE 1/4"=1'-0"

**6-08-2022 PLANNING COMMISSION MEETING MINUTES**



# PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

**June 8, 2022 7:00 PM**

Council Chambers | Novi Civic Center  
45175 W. Ten Mile (248) 347-0475

## CALL TO ORDER

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

## ROLL CALL

Present: Member Avdoulos, Member Becker, Member Dismondy, Member Lynch, Chair Pehrson, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Beth Saarela, City Attorney; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Rick Meader, Landscape Architect; Ben Peacock, Planning Assistant

## PLEDGE OF ALLEGIANCE

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

## APPROVAL OF AGENDA

Motion made by Member Avdoulos and seconded by Member Roney.

## VOICE VOTE TO APPROVE THE JUNE 8, 2022 PLANNING COMMISSION AGENDA MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY.

***Motion to approve the June 8, 2022 Planning Commission Agenda. Motion carried 7-0.***

## AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing that nobody wished to participate, Chair Pehrson closed the first public participation.

## CORRESPONDENCE

### 1. MASTER PLAN SURVEY ANNOUNCEMENT

City Planner McBeth said this memo was shared with the City Manager and City Council previously, but we also wanted to share it with the Planning Commission. As you know, the Master Plan Steering Committee has been meeting this spring, and they had their third meeting last week. At the second meeting, the survey was reviewed by the Committee members. It was modified a bit before being sent out. The survey is online only, and it is available to anyone in the community who lives, works, or owns property here. We are hoping that people 11 years old and over will fill this out. Certain questions will direct the survey taker to different following questions based on their answer to the original question.

Member Verma asked what type of flooring will surround the cylinders?

Mr. Friedman said the larger tanks will be sitting outside on a concrete pad. The depth is 12 inches plus a footing around the edge.

Member Verma asked if they would be storing any of the smaller cylinders on or near the concrete pads that hold the larger tanks.

Mr. Friedman said no, there is a separate location where those are caged. By code, the liquid hydrogen must be a certain distance away from those. The hydrogen tank is horizontal and is about 9 feet in diameter and 20 feet long. The gaseous hydrogen storage containers are 11-inch cylinders that are 40 feet long and stored at higher pressure. Natural gas is stored in a 54-inch diameter steel sphere.

Member Verma asked if there was any likelihood of leaking.

Mr. Friedman said each device on every concrete pad has a pressure relief device. If anything leaks, it will go upward. Both gasses are lighter than air, so they'll rise at a fairly rapid rate. There will be ultraviolet infrared detectors, so if there are leaks, we will be able to see those – a hydrogen flame is colorless. If the pressure relief devices go off, alarms will be triggered, and pressure transmitters will notify a building automation system.

**ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP 22-19 ARAMCO RESEARCH CENTER MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

***Motion to approve the Preliminary Site Plan for JSP22-19 Aramco Research Center.  
Motion carried 7-0.***

**2. JSP21-33 MAPLE MEDICAL OFFICE**

Consideration at the request of AJSS Property, LLC, for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is approximately 0.42 acres and is located east of Novi Road and south of Fourteen Mile Road in the RA, Residential Acreage, Zoning District with a Planned Unit Development (PUD). The Maples of Novi PUD Agreement & Area Plan was recently amended to allow this site to be reviewed under the B-1, Local Business, Zoning District. The applicant is proposing to remove the existing tennis courts on the site and construct a 2,558 square foot medical office.

Planner Carroll said this 0.42-acre site is located south of Fourteen Mile Road and on the east side of Novi Road. It was formerly used as a tennis court. The site is located near Flagstar Bank and a shopping center to the north, an assisted living facility and single-family residential to the west, the golf course maintenance building to the south, and single-family residential to the east. There is also an access easement, which can be seen on the plans. It is zoned RA, Residential Acreage, which is part of the Maples of Novi Planned Unit Development. The recently approved Second Amendment to the Maples of Novi PUD Agreement & Area Plan allows this site to be reviewed under the B-1 Zoning District standards. The subject site does not contain any regulated woodlands or wetlands. The applicant is proposing to remove the existing tennis courts and construct a 2,558 square foot medical office. In the provided narrative, the applicant is asking that the proposed site be reviewed as part of the Local Business (B-1) per the recently approved Second Amendment to the Maples of Novi PUD Agreement and Area Plan. The hours of operation will be from 9am to 9pm, and most required site conditions are met. One item of note is that a 6-foot-high screening fence is proposed along the east property line to provide proper buffering from the nearby residential area and to provide additional protection from the golf course. If permitted by the adjacent property owner, the applicant

would like to remove the existing fencing near this east property line so only one fence will exist along this line. The applicant has been advised to work with the adjacent property owner throughout the process.

Planner Carroll also said there are three landscape waivers being requested largely due to the narrowness of the site and utility conflicts. The first waiver is for the lack of required street trees along Novi Road due to utility conflicts, which is supported by staff. The second is for the lack of a berm or wall between a commercial use and residentially zoned property because the use is a sufficient distance from the nearest residential unit, which is supported by staff. The final waiver is for the lack of foundation landscaping on two sides of the building visible from Novi Road, which is not supported by staff.

Planner Carroll concluded by saying all other outstanding issues will be addressed on the Final Site Plan if this were to be approved by the Planning Commission. The Planning Commission is asked tonight to consider the Preliminary Site Plan and Stormwater Management Plan for Maple Medical Office. Ghassan Khalaf, the applicant's engineer, is here representing the project tonight. Staff is available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission. Seeing that the applicant did not wish to address the Commission at this time, Chair Pehrson turned it over to the Planning Commission for consideration.

Member Lynch asked is there room to plant the foundation plantings along Novi Road? What is the reasoning for the applicant requesting a waiver for that?

Landscape Architect Meader said it is a very small site. They are supposed to have four feet wide landscape beds on all sides, but especially on the sides facing the road. They haven't left room for that. They do have the total area requirement provided around the other two sides, but the two visible sides are not landscaped because there isn't room.

Member Lynch said we have approved waivers for something like this before due to utility issues or lot size, but I would like to stick to the ordinance if possible. Would it be possible to include the trees without redesigning the entire site?

Landscape Architect Meader said I don't believe there is because of the site's size.

Member Lynch said I see that staff prefers that the applicant include the landscape trees, but in this particular case it seems that their request is not unreasonable.

Member Becker said the two sides of the site most visible to Novi Road would be the west side and the north side. My first thought was that they could move the building south and east. If they did this and left those two walls with no foundation planting, would this provide enough space for foundation planting on the north and west side? On the east side, there is a 6-foot wall – a foundation planting would not be seen by anyone from the east.

Ghassan Khalaf, design engineer representing the owner, said we cannot move the building due to the minimum building setback requirement.

Motion made by Member Avdoulos and seconded by Member Lynch.

**In the matter of Maple Medical Office, JSP21-33, motion to approve the Preliminary Site Plan based on and subject to the following:**

- a. The site shall be reviewed under the B-1, Local Business, Zoning District standards as listed in the executed Second Amendment to the Maples of Novi Planned Unit Development Agreement and Area Plan;**

- b. Landscape waiver for the lack of required street trees along Novi Road due to utility conflicts, which is hereby granted;
- c. Landscape waiver for the lack of a berm or wall between a commercial use and residentially zoned property because the use is a sufficient distance from the nearest residential unit, which is hereby granted;
- d. Landscape waiver for the lack of foundation landscaping on two sides of the building visible from Novi Road, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

**ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PLAN FOR JSP21-33 MAPLE MEDICAL OFFICE MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

***Motion to approve the Preliminary Site Plan for JSP21-33 Maple Medical Office. Motion carried 7-0.***

Motion made by Member Avdoulos and seconded by Member Lynch.

**In the matter of Maple Medical Office, JSP21-33, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

**ROLL CALL VOTE TO APPROVE THE STORMWATER MANAGEMENT PLAN FOR JSP21-33 MAPLE MEDICAL OFFICE MOVED BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.**

***Motion to approve the Stormwater Management Plan for JSP21-33 Maple Medical Office. Motion carried 7-0.***

**3. JSP21-32 VIBE CREDIT UNION HEADQUARTERS MAINTENANCE & SITE IMPROVEMENTS**

Consideration at the request of Nowak & Fraus Engineers, for approval of a Revised Landscape Plan. The subject property is approximately 9.84 acres and is located west of Cabaret Drive and south of Twelve Mile Road in the OST, Office Service Technology, Zoning District. The applicant is proposing landscape changes to the site as part of minor site improvements that require Planning Commission consideration.

Planner Carroll said this 9.84-acre site is located south of Twelve Mile Road and on the west side of Cabaret Drive. It is near the new Vibe Credit Union branch to the west, a couple hotels to the south, and Fountain Walk to the east. It is zoned OST, Office Service Technology, with the surrounding area consisting of OST, RC, and RA. The Future Land Use for the site indicates Office Research Development Technology, which is consistent with the OST district. The surrounding area consists of Office Research Development Technology, Regional Commercial, and residential uses to the north. The subject site does contain regulated woodlands and wetlands to the south. The applicant is proposing significant changes to the landscape plan to increase visibility of the new Vibe Headquarters and to meet current landscape ordinance standards. Revisions to the landscape plan have led to the removal of 10 mature woodland replacement trees along the Twelve Mile and Cabaret Frontage that will be replanted to the south within a proposed Woodland Conservation Easement. 13 greenbelt plantings will take the place of the 10 woodland replacement trees along the site frontage. Some additional plantings and reclassifications along this frontage make-up this difference. In addition, there is 1 landscape waiver that the applicant is requesting due to potential overcrowding. It is a waiver for the lack of required parking lot landscape trees along the south parking lot – they are missing 6 trees.