



## ENVISION DIAGNOSTICS SP 11-05

### ENVISIONS DIAGNOSTICS SP 11-05

Consideration of the request of Lewis MOC, LLC for Envision Diagnostics for Preliminary Site Plan approval. The subject property is located at 39475 Lewis Drive, at the northwest corner of Haggerty Road and Lewis Drive, in Section 12 of the City. The property totals 5.6 acres and the applicant is proposing to locate a mobile MRI/CAT Scan unit and fabric canopy on the north side of the existing medical office.

### REQUIRED ACTION

Approval or denial of Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	02/01/11	Items to be addressed on the Stamping Set submittal.
Façade	Approval recommended	02/01/11	<ul style="list-style-type: none"> <li>• <b>Section 9 Waiver required for use of canvas as façade material on structure other than awning.</b></li> <li>• <b>Approval recommended contingent on structure being temporary.</b></li> </ul>
Fire	Approval not recommended	01/27/11	<b>Applicant will need to comply with Michigan Building Code and Fire Code.</b>

## Motion sheet

### Approval – Preliminary Site Plan

In the matter of the request of Lewis MOC, LLC for Envision Diagnostics SP 11-05, motion to **approve** the Preliminary Site Plan, subject to the following:

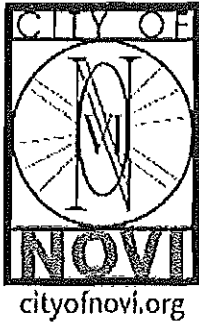
- a. Section 9 waiver for the use of canvas as a façade material on a structure other than an awning;
- b. The Section 9 waiver shall be granted for a period of one year, after which the applicant will need to return to the Planning Commission for reconsideration of the waiver;
- c. The applicant complying with all applicable Michigan Building Code requirements and Fire Code requirements; and
- d. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- e. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

### Denial – Preliminary Site Plan

In the matter of the request of Lewis MOC, LLC for Envision Diagnostics SP 11-05, motion to **deny** the Preliminary Site Plan ...*because the plan is not in compliance with Article 23A, Article 24 and/or Article 25 of the Zoning Ordinance.*

**PLANNING REVIEW**



## PLAN REVIEW CENTER REPORT

February 1, 2011

### Planning Review

Envision Diagnostics

SP #11-05

---

#### Petitioner

Lewis MOC, LLC

#### Review Type

Preliminary/Final Site Plan

#### Property Characteristics

- Site Location: 39475 Lewis Dr., Ste. 200
- Site Zoning: OST, Planned Office Service Technology
- Adjoining Zoning: North, South and West: OST; East: Single-Family Residential (City of Farmington Hills)
- Site Use: Existing Medical Office
- Adjoining Uses: North, South and West: Existing Office; East: Single-Family Residential (City of Farmington Hills)
- Site Size: 5.6 acres

#### Project Summary

The applicant is proposing to locate a mobile MRI unit on the north side of the existing medical office building. Access to the mobile unit from the building will be via the adjacent walkway which will be covered with a fabric canopy with sides.

#### Recommendation

Approval of the *Site Plan is not recommended* as there are several Fire Code issues to be addressed based on the design of the proposed canvas enclosure. A Section 9 waiver from the Planning Commission is required for the proposed canvas structure or the plan may be modified to meet the facade ordinance standards. The applicant should work with the Building Division to finalize and confirm the proposed design before proceeding to the Planning Commission.

#### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 23A (OST, Planned Office Service Technology District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Items in **bold** must be addressed by the applicant on the Stamping Set submittal.

1. Parking: Per the Zoning Ordinance, 210 parking spaces are required for the existing medical office building; 222 spaces are provided. Sufficient parking is available on site to allow for the loss of 8 parking spaces to accommodate the mobile MRI/CAT Scan unit.
2. Time on Site: The applicant has indicated informally that the mobile MRI unit will be on site one day per week and the mobile CAT Scan unit will be on site one day per week. **A note indicating the expected time on site should be included on the plan.** Should the unit(s) be there more than the time indicated, the applicant should contact the Community Development Department so that the appropriate reviews and approvals for the extended time on site can be coordinated.

3. Building Division Review: There are outstanding issues with regard to the proposed canopy and the Michigan Building Code and Fire Code. The applicant should work with the Building Division to resolve those issues noted by the Building Plan Examiner in previous correspondence with the Building Permit applicant and revise the plans as needed prior to Stamping Set approval.

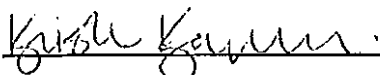
**Response Letter**

A letter responding to the comments in the staff and consultant review letters is required prior to appearing before the Planning Commission and with the next plan submission.

**Stamping Set Approval**

Stamping sets are still required for this project. Provided Planning Commission approval is granted, the applicant should make the appropriate corrections to the plan to comply with the comments in this and other review letters and Building Division comments and submit 6 copies of the plan for Stamping Set approval.

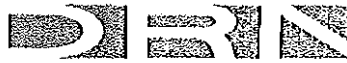
If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



---

Kristen Kapelanski, ACIP, Planner

**FACADE REVIEW**



Phone: (248) 880-6523  
 E-Mail: [info@drnarchitects.com](mailto:info@drnarchitects.com)  
 Web: [drnarchitects.com](http://drnarchitects.com)

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



February 1, 2011

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW**  
**Envision Diagnostics - Preliminary Site Plan SP11-05**  
 Façade Region: 1, Zoning District: OST

Dear Ms. McBeth:

The following is the Facade Review for Revised Final Site Plan for the above referenced project based on the drawings prepared by Fauie Architecture, dated January 18, 2011. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right column.

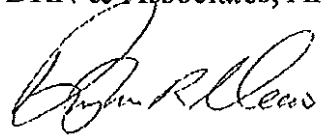
	North	West	East	South	Ordinance Maximum (Minimum)
BRICK	95%	95%	95%	(Unaltered)	100% (30%)
CANVAS	5%	5%	5%	(Unaltered)	0%

**Comments:** This project consists of the construction of a walkway connecting the existing building to a mobile M.R.I. Trailer. We understand that the applicant has indicated that the trailer will be in place only one day per week. Therefore, the trailer itself is not treated as a facade for this review. The Facade Ordinance allows that up to 10% "Canvas Awning" in Facade Region 1. However, the proposed enclosure appears to form a fully enclosed structure that includes a roof, walls and a door. The enclosure is not consistent with an awning which would typically be an open structure. Therefore, a Section 9 Waiver would be required for the use of Canvas as a facade material on other than an awning. The applicant has indicated the canvas color will be black which is compatible with the existing facade colors.

A Section 9 Waiver is recommended contingent upon the structure being temporary in nature. The Planning Commission may wish to stipulate a reasonable timeframe for the temporary structure. If the enclosure is intended to remain in place for an extended period a permanent structure complying with the facade chart should be considered.

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

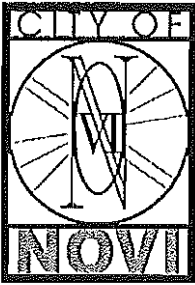
Sincerely,  
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with the first name being the most prominent.

Douglas R. Necci, AIA



**FIRE REVIEW**



January 27, 2011

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: Envision Diagnostics – Lewis Medical Centre

SP#: 11-05

**CITY COUNCIL**

**Mayor**  
David B. Landry

**Mayor Pro Tem**  
Bob Gatt

Terry K. Margolls

Andrew Mutch

Dave Staudt

Justin Fischer

Wayne Wrobel

**City Manager**  
Clay J. Pearson

**Director of Public Safety**  
David Molloy

**Director of Fire and EMS**  
Jeffrey Johnson

**Project Description:**

Construction of a reinforced concrete pad for the parking a use of a MRI diagnostics trailer on the north side of the building. Elimination of parking spaces to accommodate the trailer. And the construction of a fabric canopy with sides to protect the walkway from the building to the MRI trailer.

**Comments:**

I have no issues with the construction of the concrete pad and the parking of the MRI trailer where proposed. However, I do have concerns about the fabric canopy complying with the Michigan Building Code and the Fire Code. My concerns are with the structural stability, the flame spread rating of the fabric, and the building exit and exit discharge being impeded.

**Recommendation:**

I cannot provide a favorable recommendation until the comments above have been adequately addressed by the Novi Building Department.

Sincerely,

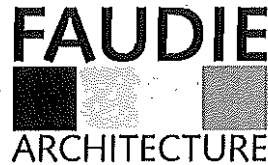
Michael W. Evans  
Fire Marshal

cc: file

**Novi Fire Department**  
45125 W. Ten Mile Rd.  
Novi, Michigan 48376  
248.349-2162  
248.347-0570 fax

cityofnovi.org

**APPLICANT RESPONSE LETTER**



February 15, 2011

Ms. Kristen Kapelanski  
City of Novi Planning Department  
45175 W. Ten Mile Road  
Novi, MI 48375-3024

Re: Envision Diagnostics  
Lewis Medical Office Centre  
39475 Lewis Drive, Suite 200  
Novi, MI 48377  
Novi SP#11-05  
Faudie Architecture, Inc. Project No. 10059

Dear Kristen:

This is in response to your Planning Review letter dated February 1, 2011, including the Façade Ordinance Review from DRN & Associates dated February 1, 2011, as well as the Fire Marshall Review from Mike Evans, dated January 27, 2011. The following items were noted as needing correction or requiring additional information, and have been revised or clarified as follows:

**PLANNING REVIEW**

1. **"Parking:** Per the Zoning Ordinance, 210 parking spaces are required for the existing medical office building; 222 spaces are provided. Sufficient parking is available on site to allow for the loss of 8 parking spaces to accommodate the mobile MRI/CAT scan unit."
  - NOTED
  
2. **"Time on Site:** The applicant has indicated informally that the mobile MRI unit will be on site one day per week and the mobile CAT scan unit will be on the site one day per week. **A note indicating the expected time on site should be included on the plan.** Should the unit(s) be there more than the time indicated, the applicant should contact the Community Development Department so that the appropriate reviews and approvals for the extended time on site can be coordinated".
  - NOTED – A note has been added on resubmitted Sheet No. SP-1
  
3. **"Building Division Review:** There are outstanding issues with regard to the proposed canopy and the Michigan Building Code and Fire Code. The applicant should work with the Building Division to resolve those issues noted by the Building Plan Examiner in previous correspondence with the Building Permit Applicant and revise the plans as needed prior to stamping set approval".

- An email from Faudie Architecture, Inc. was sent to Andy Gerecke and Ken Elphinstone on Monday, February 14, 2011, including copies of applicable building code and fire code sections and canopy manufacturers material test data, demonstrating how the canopy, as proposed, does in fact comply with both codes as a "membrane structure". I received a phone call from Andy Gerecke later that day where he verbally supported our code interpretation. Fire protection and special inspection issues still remain to be resolved, and will be handled once plans are resubmitted for Building Permit Plan Review.

**FAÇADE ORDINANCE REVIEW:**

**"Comments:** This project consists of the construction of a walkway connecting the existing building to a mobile MRI trailer. We understand that the applicant has indicated that the trailer will be in place only one day per week. Therefore, the trailer itself is not treated as a façade for this review. The Façade Ordinance allows that up to 10% "Canvas Awning" in Façade Region 1. However, the proposed enclosure appears to form a fully enclosed structure that includes a roof, walls and a door. The enclosure is not consistent with an awning which would typically be an open structure. Therefore, a Section 9 Waiver would be required for the use of canvas as a façade material on other

than an awning. The applicant has indicated the canvas color will be black which is compatible with the existing faced colors. A Section 9 Waiver is recommended contingent upon the structure being temporary in nature. The Planning commission may wish to stipulate a reasonable timeframe for the temporary structure. If the enclosure is intended to remain in place for an extended period, a permanent structure complying with the façade chart should be considered".

- Please let this serve as our official written request for a permanent and full Section 9 Waiver. While it is the intent to bring the MRI and CT functions permanently into the building, it depends on the economy and the doctors' financial ability and confidence to commit millions of dollars to do so. The 'temporary structure' scenario could mean 6 months, 1 year, or 2-3 years. It would be our preference not to have to come before the Planning Commission every year or six months to request an extension.
- The only reason the 'canvas' walkway is not permitted under the Façade Ordinance is because it has 'canvas' sides and therefore does not meet the ordinance definition for a 'canopy'. The sides therefore, by exclusion, become building walls that, because 'canvas' is not an approved façade material, making the structure non-compliant. We feel, however, that they are an extension of the canopy, and, along with the clear vision panels, they are not aesthetically objectionable. They are a part of the whole canopy.
- The canopy's location at the northwest corner of the building puts it as far away from street view as possible, and when the MRI or CT Scan trailer is in position, will be barely visible.

- In addition, as correctly stated in the Planning Departments review, "the mobile MRI unit will be on site one day per week, and the mobile CAT Scan unit will be on the site one day per week". That totals two days per week.

**FIRE MARSHAL REVIEW:**

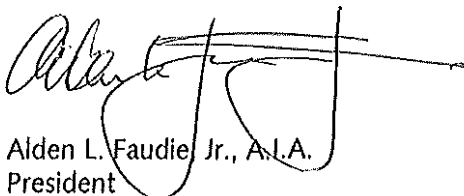
"Comments: I have no issues with the construction of the concrete pad and the parking of the MRI trailer where proposed. However, I do have concerns about the fabric canopy complying with the Michigan Building Code and the Fire Code. My concerns are with the structural stability, the flame spread rating of the fabric, and the building exit and exit discharge being impeded".

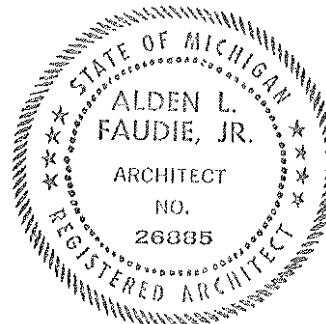
- As described previously (Planning Review Item No. 3), the structure complies with the 2006 Michigan Building Code (MBC), Section 3102, "membrane structures"; this has been verbally confirmed by Andy Genecke. The frame is steel, and the membrane material meets the requirements of NFPA 701 as required per MBC 3102.3.1. As such, it is considered to be of Type IIB construction per MBC 3102.3, which matches the existing construction type.
- It also meets the requirements of the 2006 International Fire Code, Section 2404.2 for "Temporary and Permanent Tents", Canopies and Membrane Structures".
- Manufacturer's test data supporting compliance will be submitted along with construction drawings showing applicable structural design loads, specifications of fasteners, details at base, sprinklers, etc. to the building department as soon as the revisions discussed have been completed.

We trust this response will satisfy your Planning Review compliance concerns. As stated previously, please let this serve as our written request for a Section 9 Waiver as recommended. Please feel free to contact this office if you have any questions or additional concerns.

Sincerely,

**FAUDIE ARCHITECTURE, INC.**

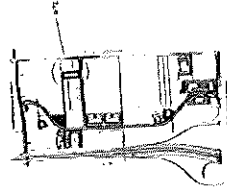
  
Alden L. Faudie, Jr., A.I.A.  
President



ALF/dsf

cc: Brian Hughes, Northern Equities Group  
Matt Sportel, Cunningham-Limp

**SITE PLAN**



100' 0" 0"

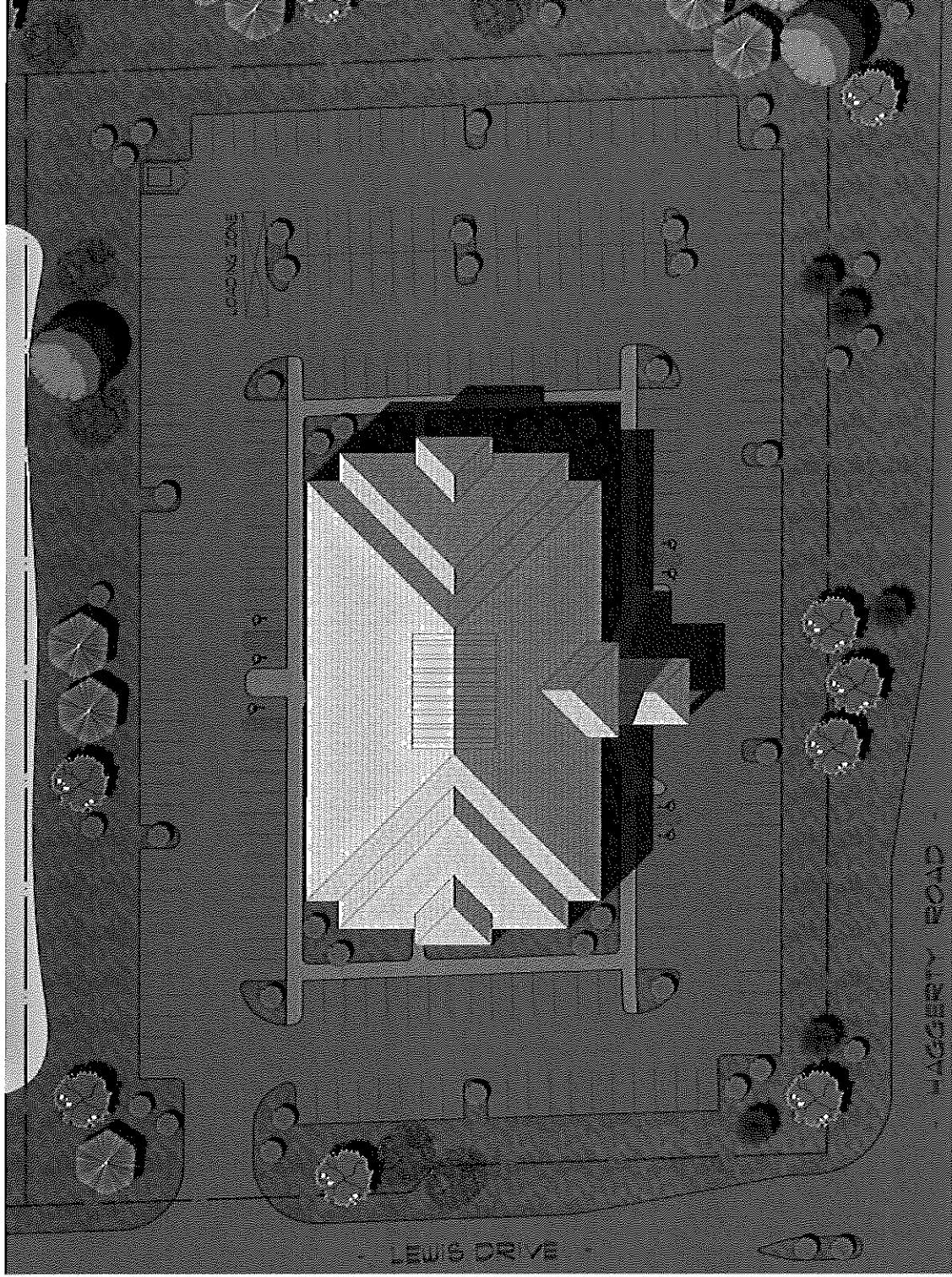
**SITE DATA**  
DATE: 10/18/01

**BUILDING DATA**

OWNER: NORTHERN EQUITIES GROUP  
 ARCHITECT: GLETT ASSOCIATES, INC.  
 PROJECT NO.: 01-001  
 DATE: 10/18/01

**PARKING DATA**

TYPE: SURFACE  
 TOTAL SPACES: 100  
 TOTAL SURFACE AREA: 10,000 SQ. FT.  
 TOTAL GARAGE AREA: 0 SQ. FT.  
 TOTAL GARAGE SPACES: 0  
 TOTAL GARAGE AREA: 0 SQ. FT.

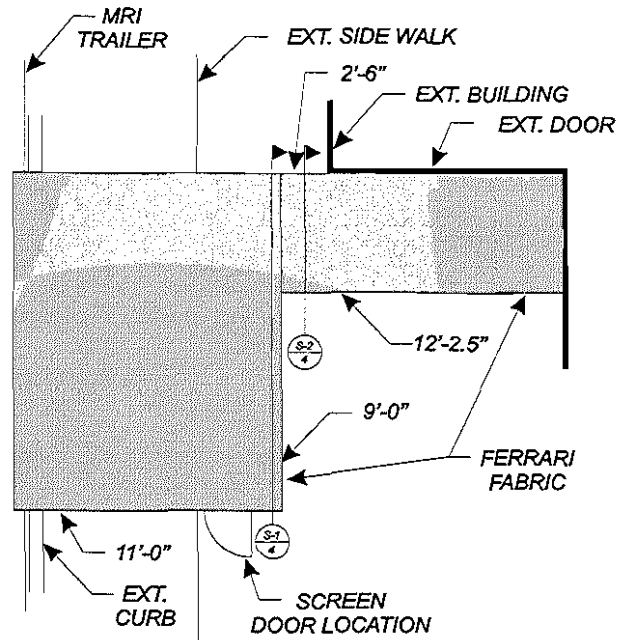
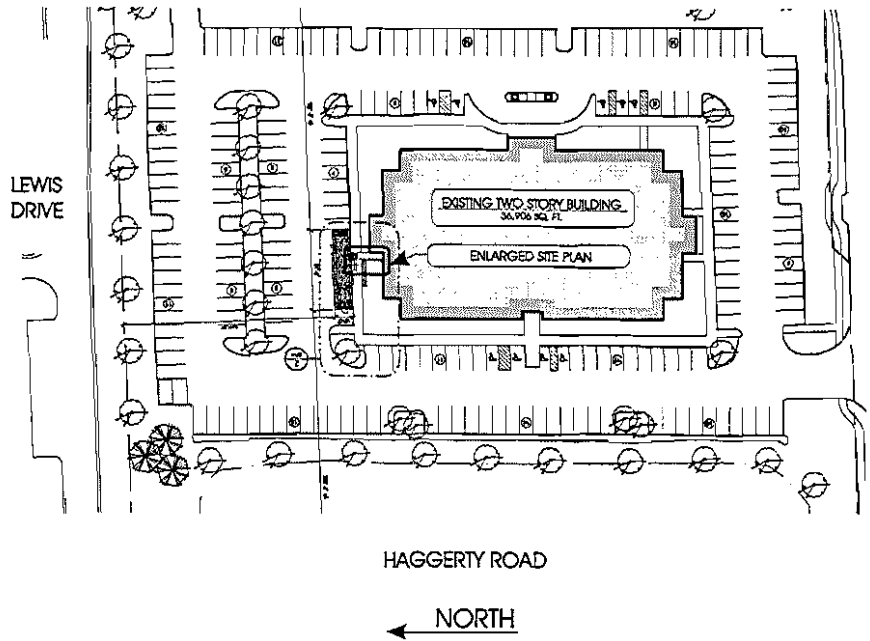


**PRELIMINARY SITE PLAN**  
SCALE: 1/8" = 1'-0"

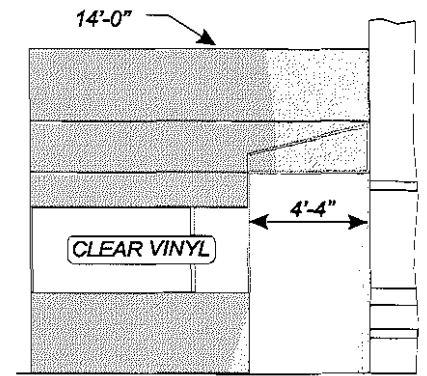
**LEWIS MEDICAL OFFICE BUILDING**  
 100' 0" 0"

**GLETT ASSOCIATES, INC.**  
 ARCHITECTS  
 100' 0" 0"

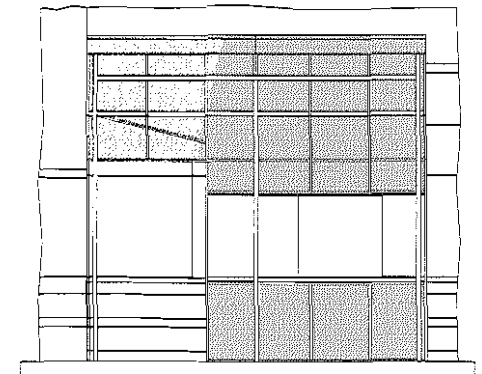




ENLARGED SITE PLAN

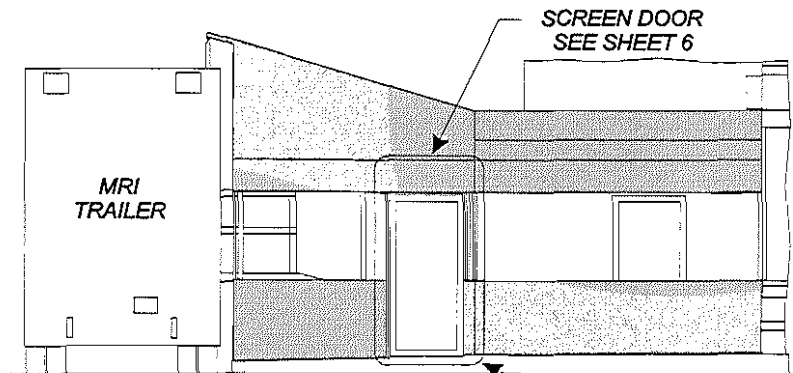


SOUTH ELEVATION

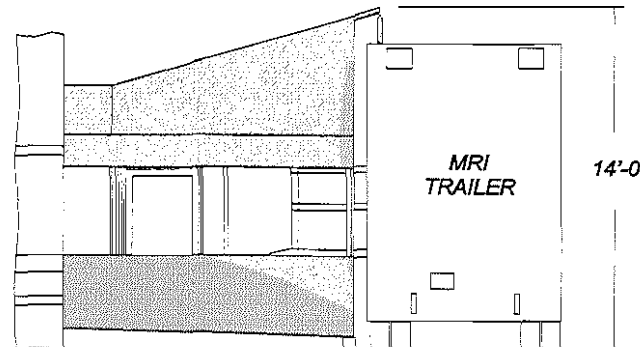


NORTH ELEVATION

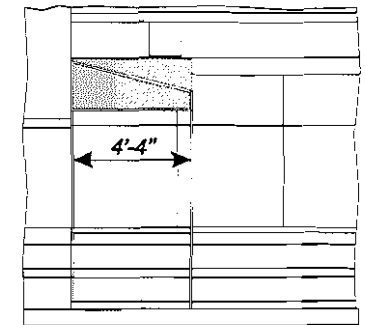
ELECTRICAL: ALL LIGHTS, EMERGENCY LIGHTING AND ANY ELECTRICAL TO BE PROVIDED BY OTHER  
 GRAPHICS: ALL SIGN'S AND OR EMERGENCY SIGN'S TO BE PROVIDED BY OTHER  
 SPECIAL INSPECTION: NOT INCLUDED AND TO BE PROVIDED BY OTHER



WEST ELEVATION



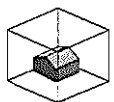
EAST ELEVATION



NORTH ELEVATION

S-1  
1

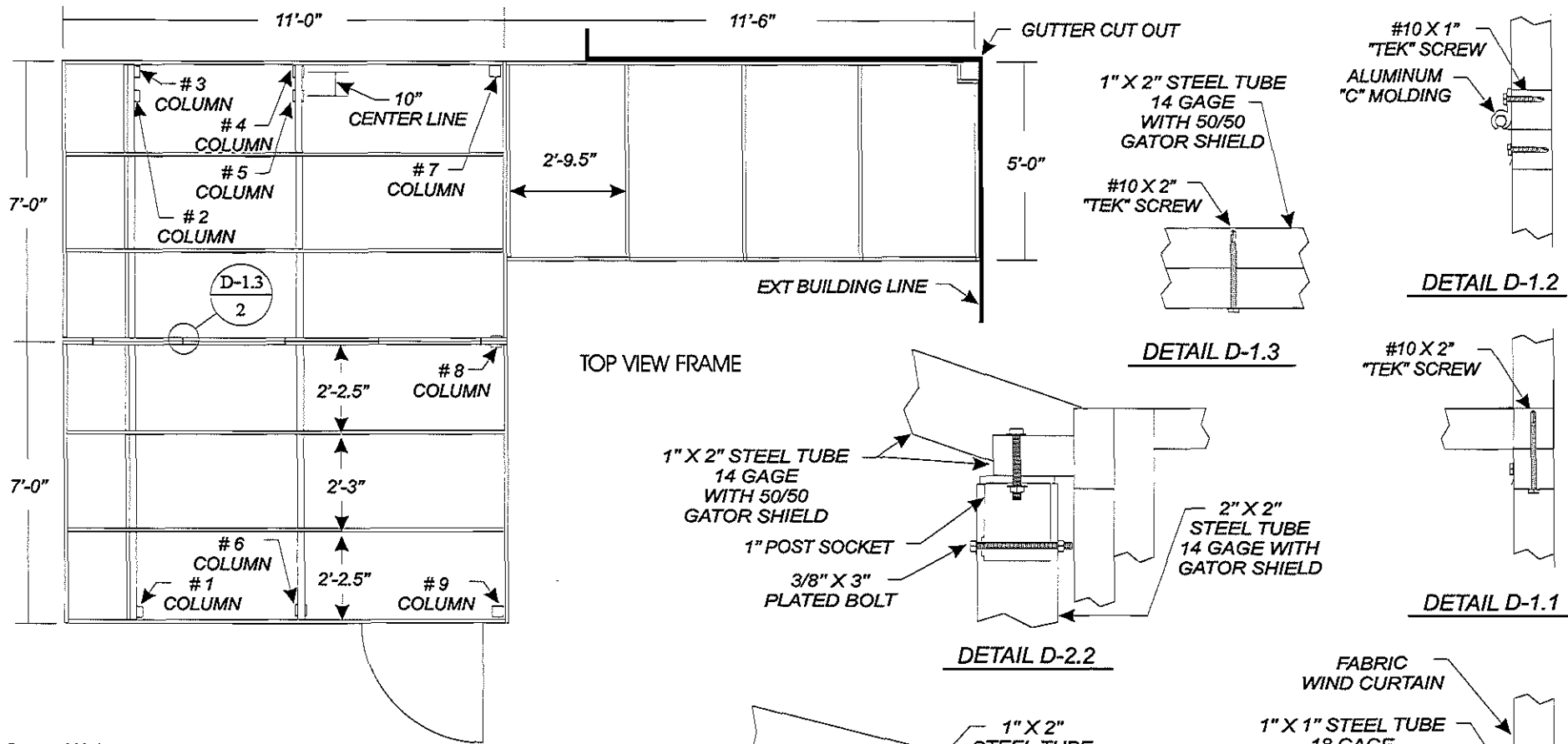
ANDERSON 4000 SERIES  
36" SCREEN DOOR  
WITH LAMINATED SAFETY GLASS



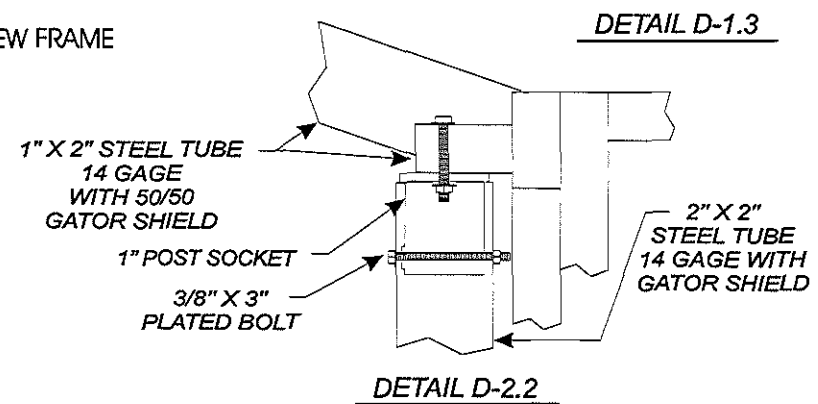
Garnet R. Cousins  
& Associates  
Architects

468 WELLESLEY  
BIRMINGHAM  
Michigan 48009  
Phone (248) 220-1916 Fax. (248) 220-1917

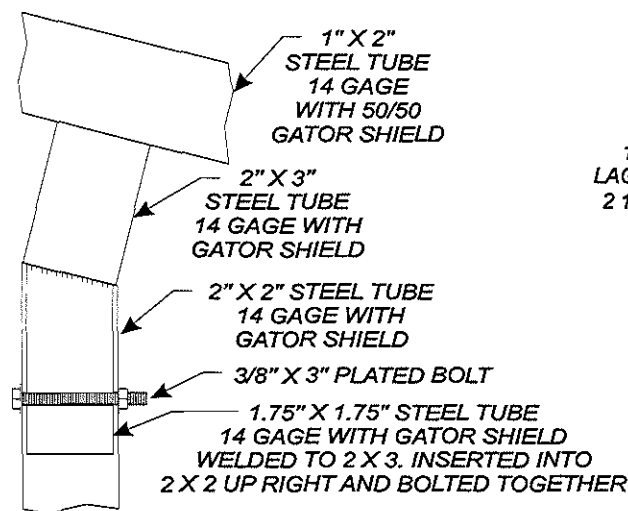
PROJECT:	SHEET # 1
LEWIS MEDICAL	1 / 24 / 2011
39475 LEWIS DRIVE	REVISED
NOVI, MI 48377	2 / 3 / 2011



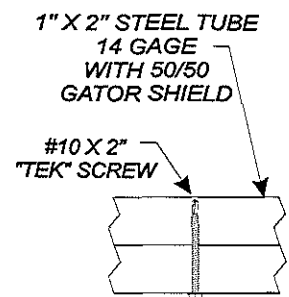
- General Notes:**
- Inspect all connection points at existing materials prior to proceeding to insure that connections are into solid material.
  - Inspect behind areas of sign/awning placement to verify that building has been constructed as per the approved plans and industry standards.
  - At brick veneer construction verify that there are brick ties every third course
  - All connectors shall be minimum 1/4" diameter (unless larger is called for), zinc flow coat, galvanize or stainless steel.
  - Maximum spacing of awning struts to be 3' - 0"
  - Provide lead anchors or equal when connecting into masonry or similar material
  - Provide minimum of 2" penetration when connecting into solid material. Provide minimum of 1/2" penetration beyond connection substrate for connectors receiving washer and nut.
  - Provide machine bolts or equal for connection into steel.
  - Provide lag bolts or equal for connection into wood or similar material
  - Provide washers, steel angles or 5/8" thick plywood backers at materials that are insufficient to withstand pullout.
  - Provide steel spacers at connectors when tightening the connection may cause collapse of adjacent materials.
  - fasteners to concrete and frame to be corrosion resistant



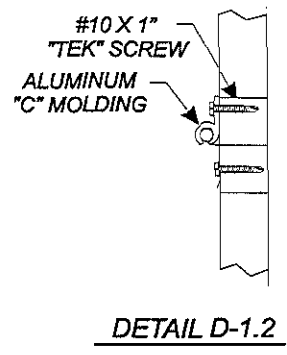
**DETAIL D-2.2**



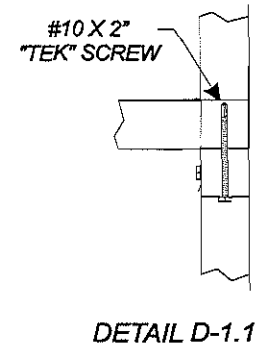
**DETAIL D-4**



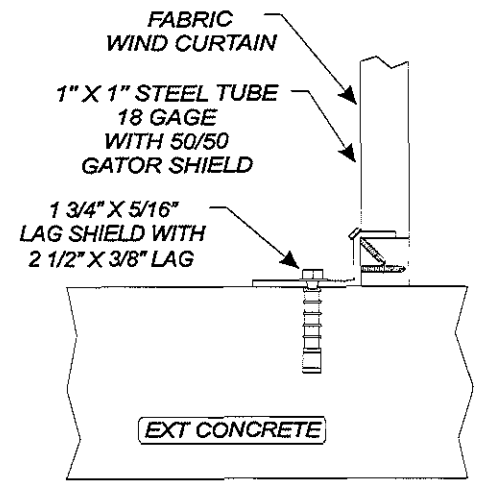
**DETAIL D-1.3**



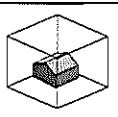
**DETAIL D-1.2**



**DETAIL D-1.1**



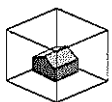
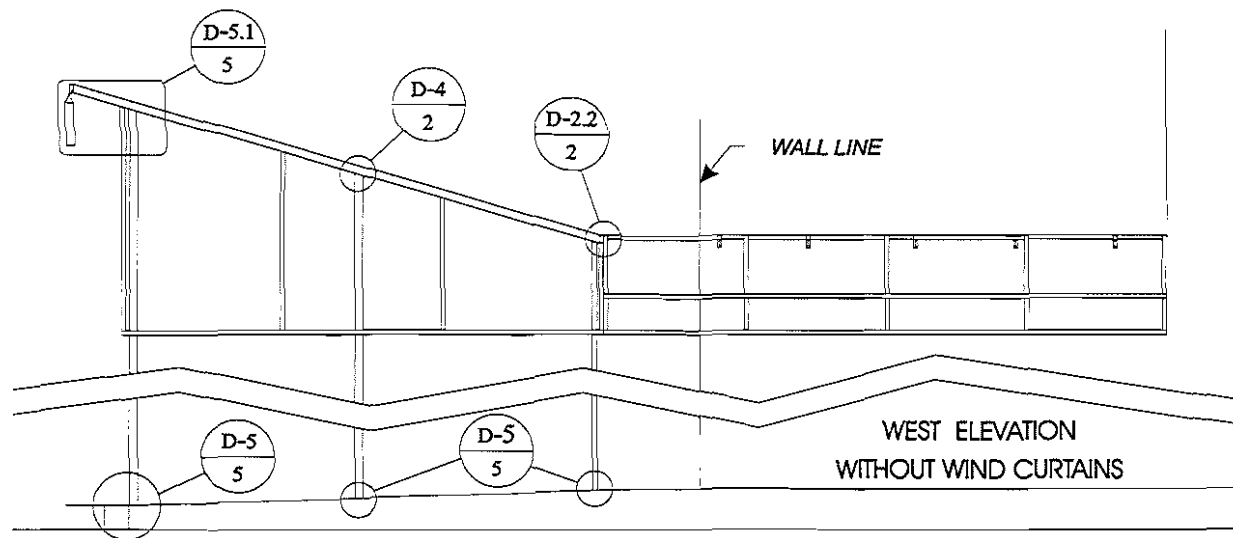
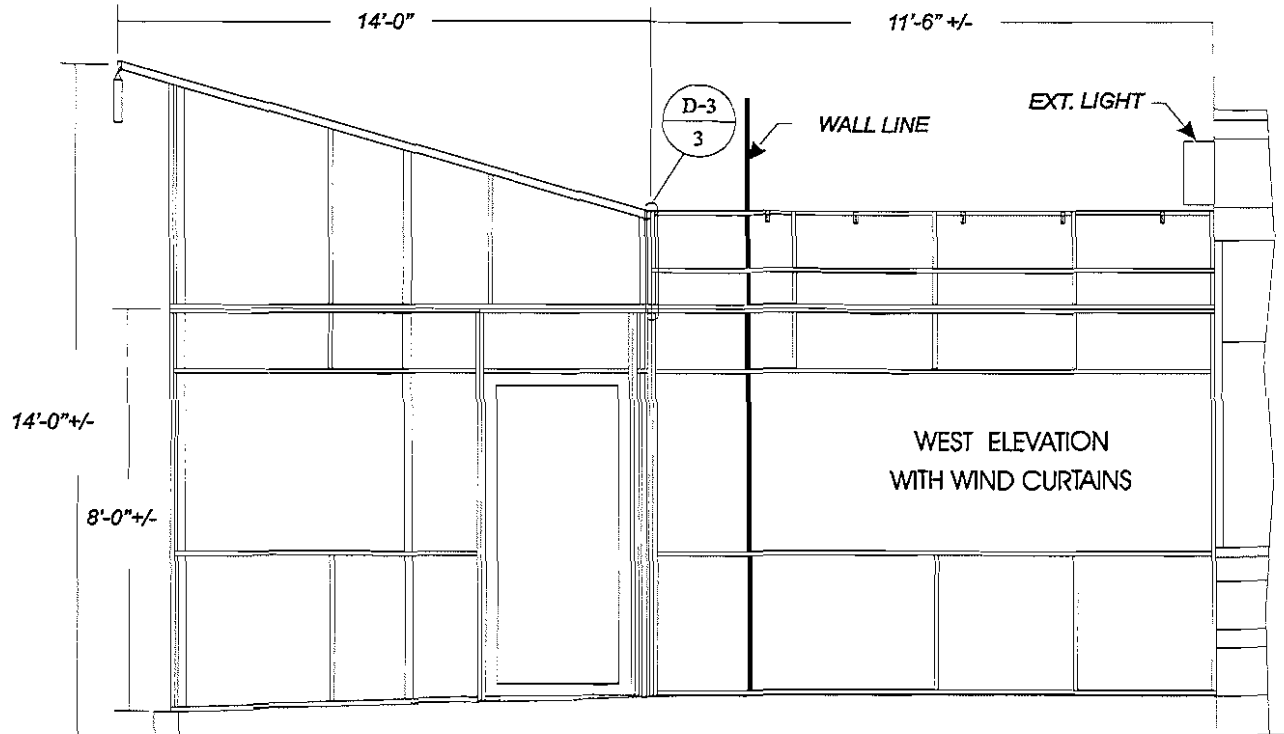
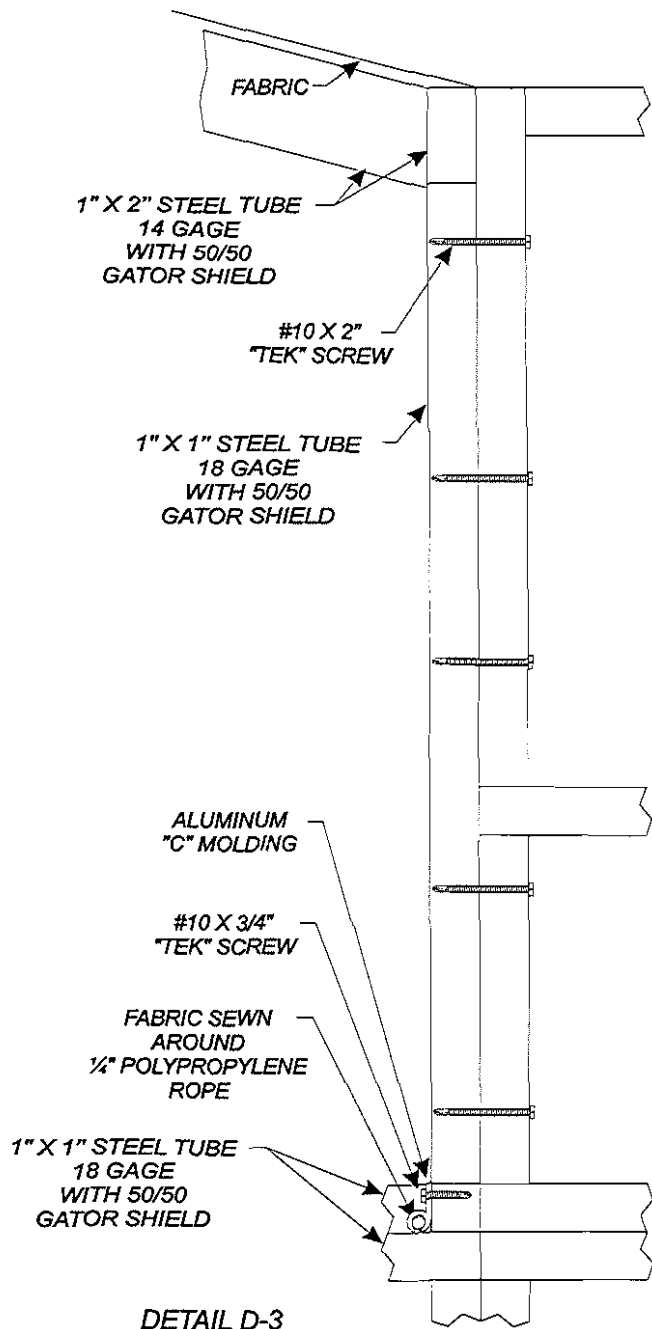
**DETAIL D-1**



**Garnet R. Cousins  
& Associates  
Architects**

468 WELLESLEY  
BIRMINGHAM  
Michigan 48009  
Phone (248) 220-1916 Fax. (248) 220-1917

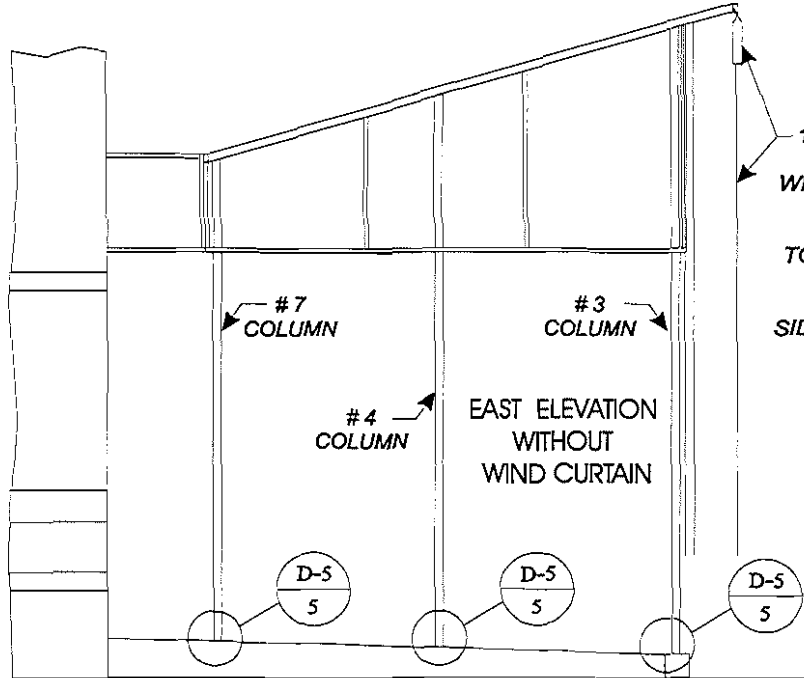
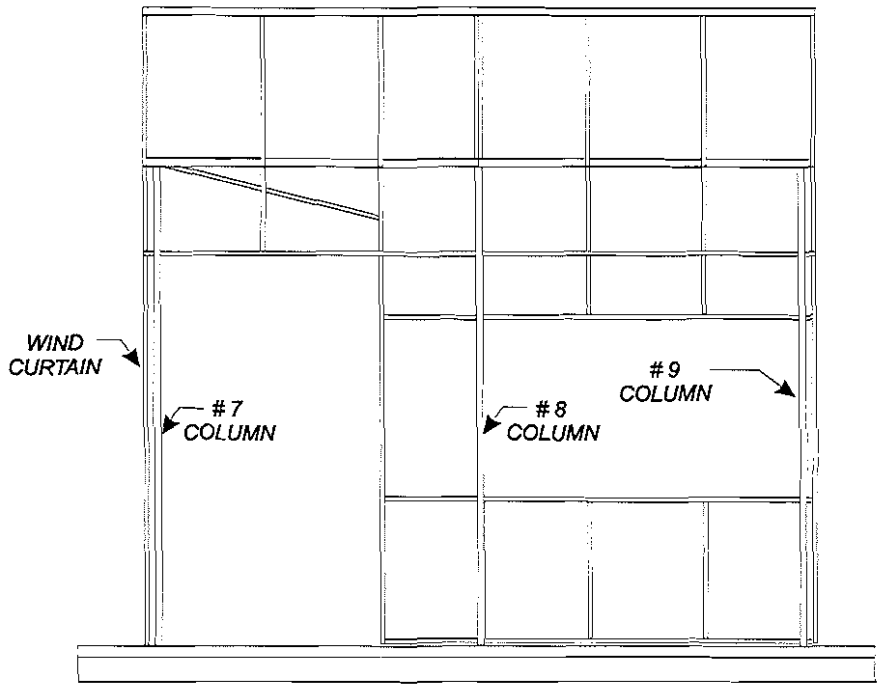
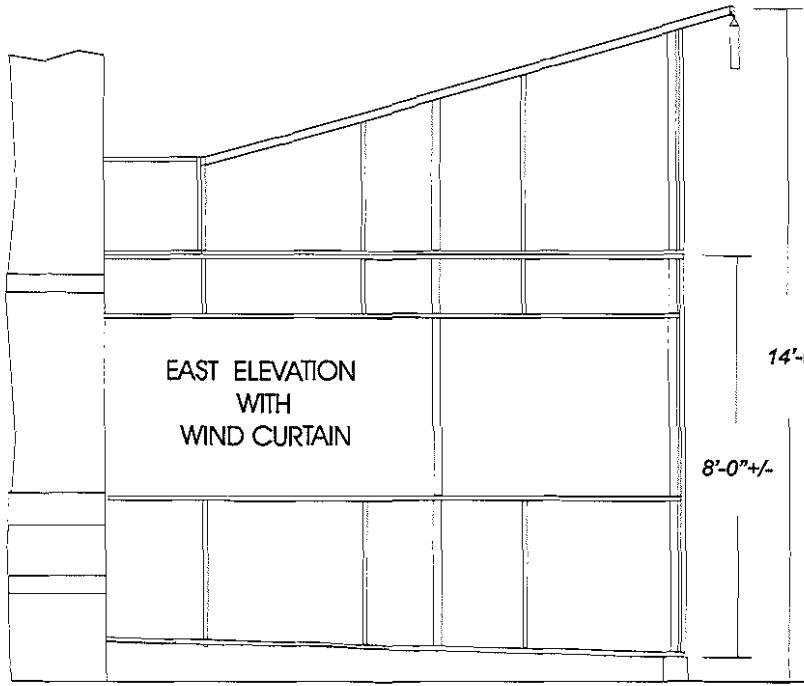
PROJECT:	SHEET # 2
LEWIS MEDICAL	1 / 24 / 2011
39475 LEWIS DRIVE	REVISED
NOVI, MI 48377	2 / 3 / 2011



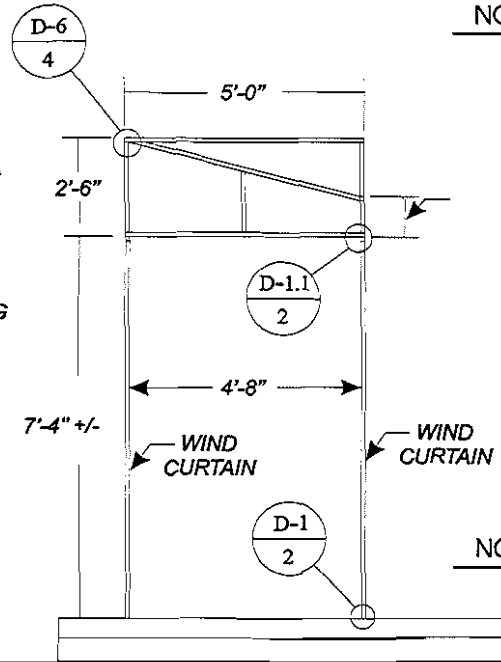
Garnet R. Cousins  
& Associates  
Architects

468 WELLESLEY  
BIRMINGHAM  
Michigan 48009  
Phone (248) 220-1916 Fax. (248) 220-1917

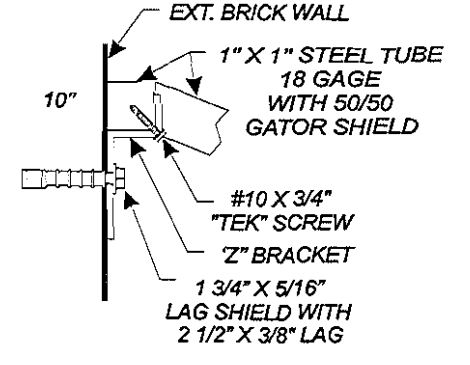
PROJECT:	SHEET # 3
LEWIS MEDICAL	1 / 24 / 2011
39475 LEWIS DRIVE	REVISED
NOVI, MI 48377	2 / 3 / 2011



1.5 X 10 FOAM WRAPPED WITH SUNBRELLA FABRIC TO LAY ON TOP OF TRAILER AND DOWN TWO SIDE'S OF AWNING

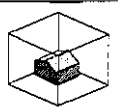


NORTH ELEVATION SECTION S-1 1



DETAIL D-6

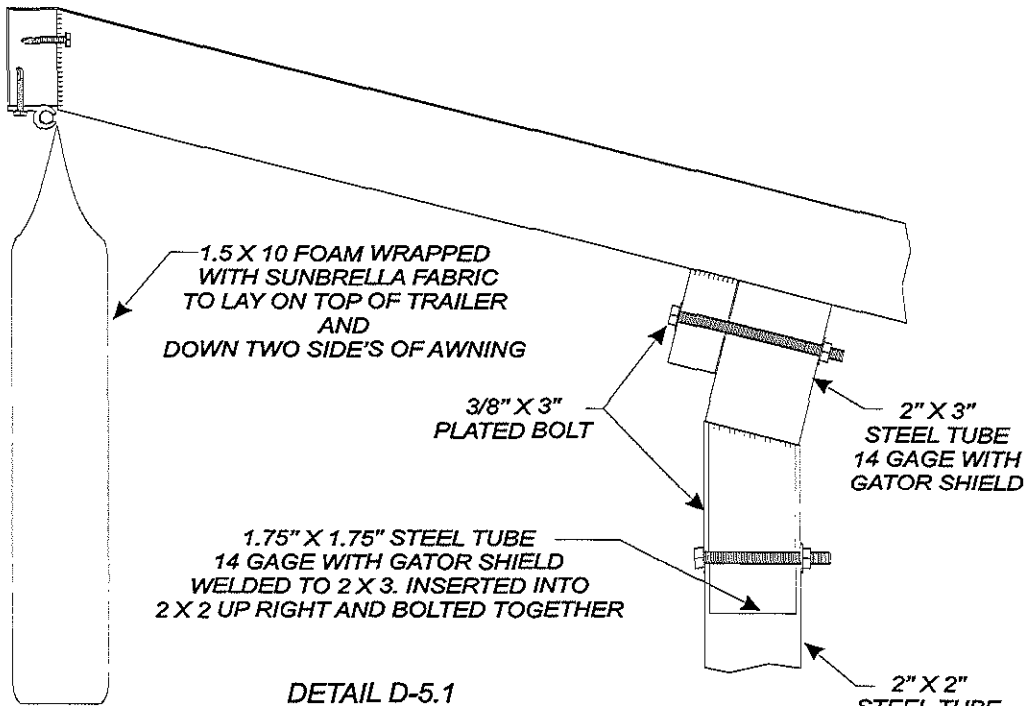
NORTH ELEVATION SECTION S-2 1



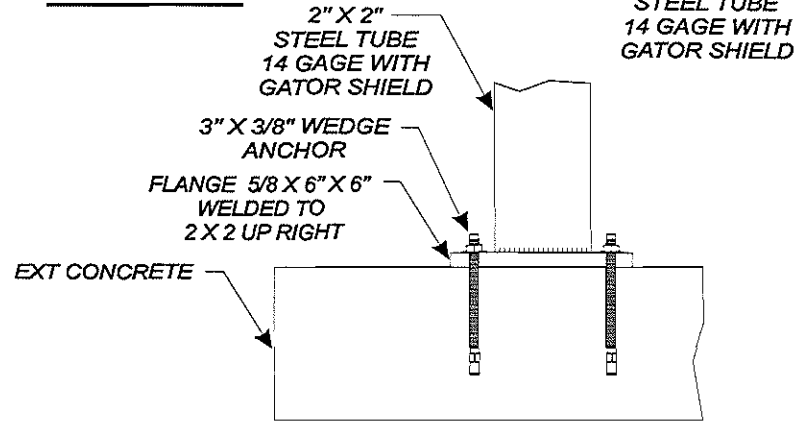
Garnet R. Cousins  
& Associates  
Architects

468 WELLESLEY  
BIRMINGHAM  
Michigan 48009  
Phone (248) 220-1916 Fax. (248) 220-1917

PROJECT:	SHEET # 4
LEWIS MEDICAL	1 / 24 / 2011
39475 LEWIS DRIVE	REVISED
NOVI, MI 48377	2 / 3 / 2011

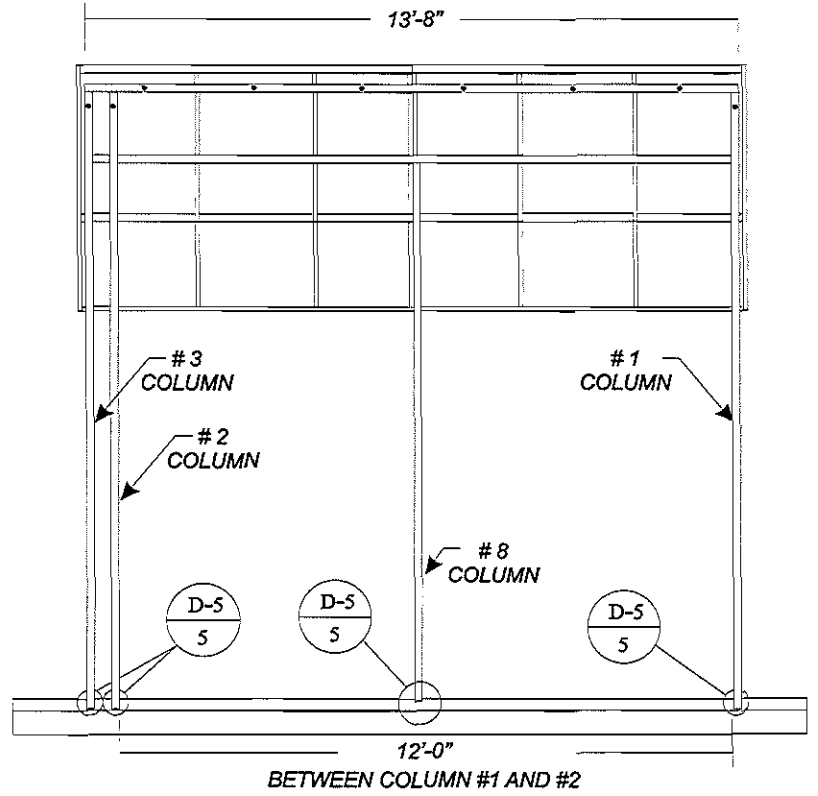


**DETAIL D-5.1**

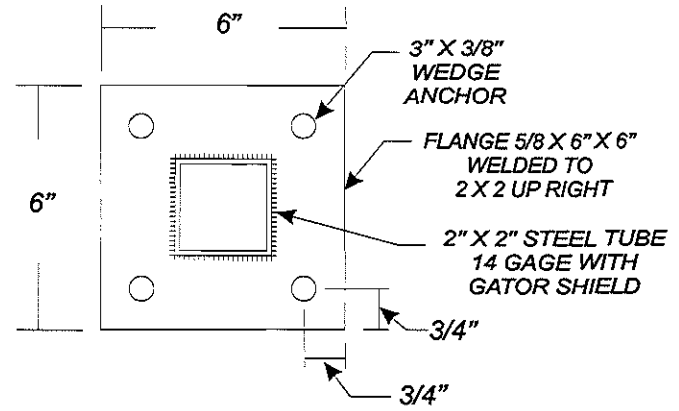


**DETAIL D-5**

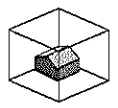
CONCRETE: DRILL THROUGH EXISTING CONCRETE SLAB AT BASE OF EACH COLUMN. VERIFY A MINIMUM THICKNESS OF 4 INCHES. IF A LESSER DEPTH IS FOUND SAW CUT AND REMOVE A SECTION 24 INCHES X 24 INCHES. EXCAVATE TO 8 INCHES MINIMUM. FILL WITH NEW 3,000 PSI CONCRETE ANY REPLACEMENT OF CONCRETE IF NEEDED ALONG WITH ANY COST IS TO BE PROVIDED BY OTHER



**NORTH ELEVATION : FRAME**



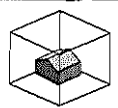
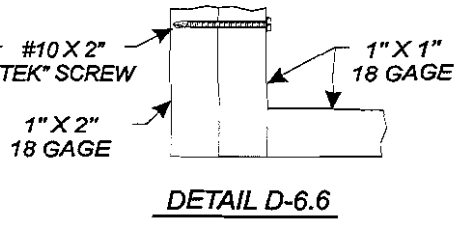
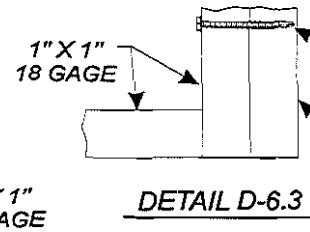
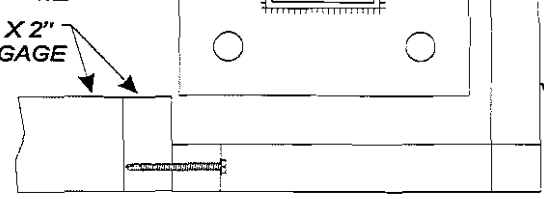
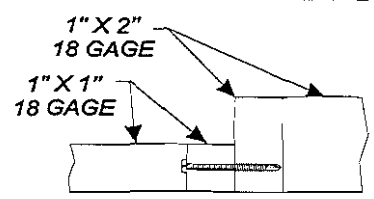
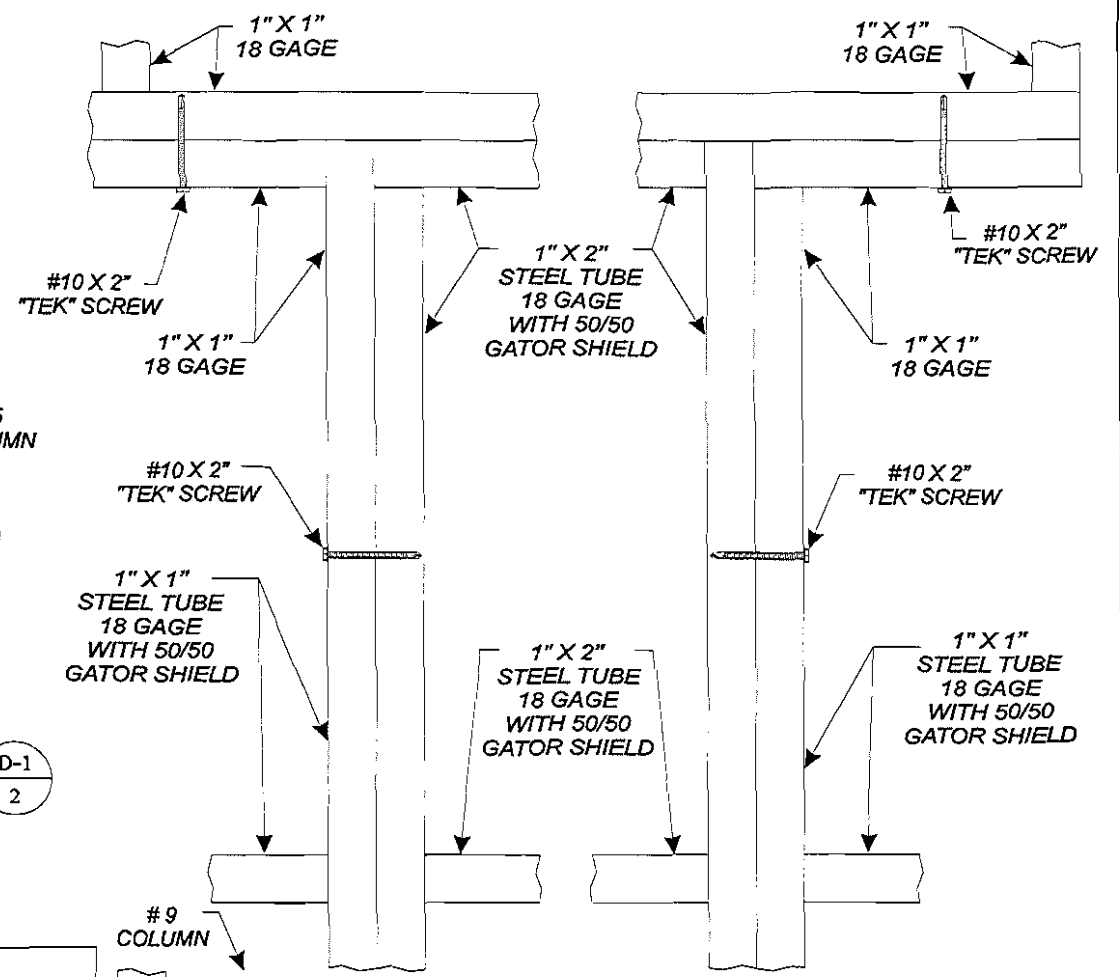
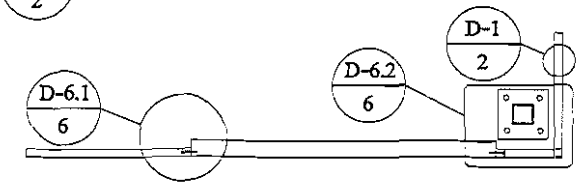
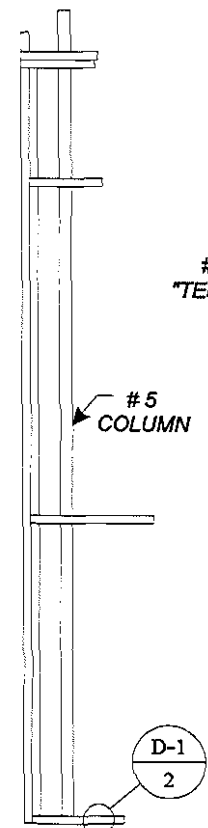
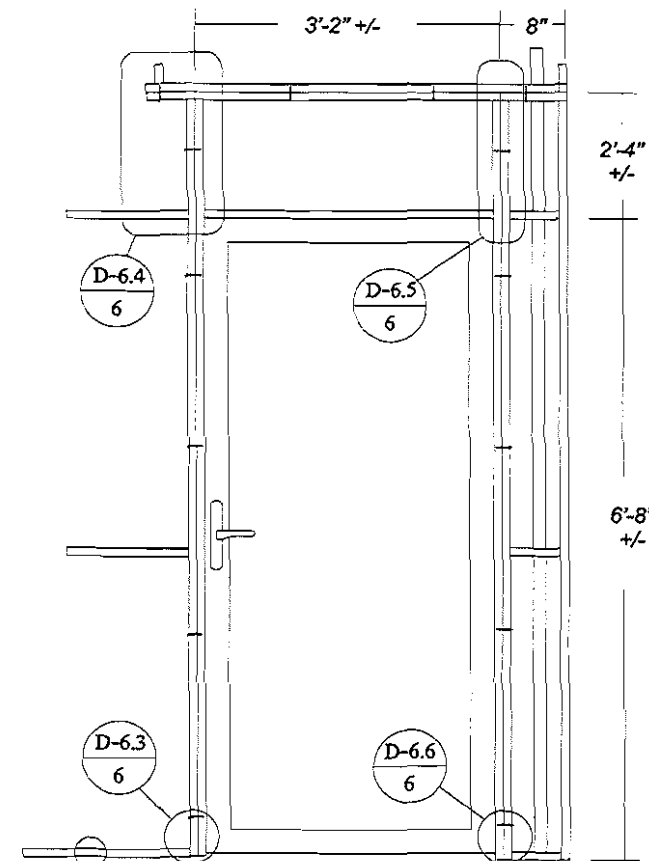
**TOP VIEW A / 2 FLANGE**



**Garnet R. Cousins & Associates Architects**

468 WELLESLEY BIRMINGHAM Michigan 48009 Phone (248) 220-1916 Fax. (248) 220-1917

PROJECT:	SHEET # 5
LEWIS MEDICAL	1 / 24 / 2011
39475 LEWIS DRIVE	REVISED
NOVI, MI 48377	2 / 3 / 2011



Garnet R. Cousins  
& Associates  
Architects

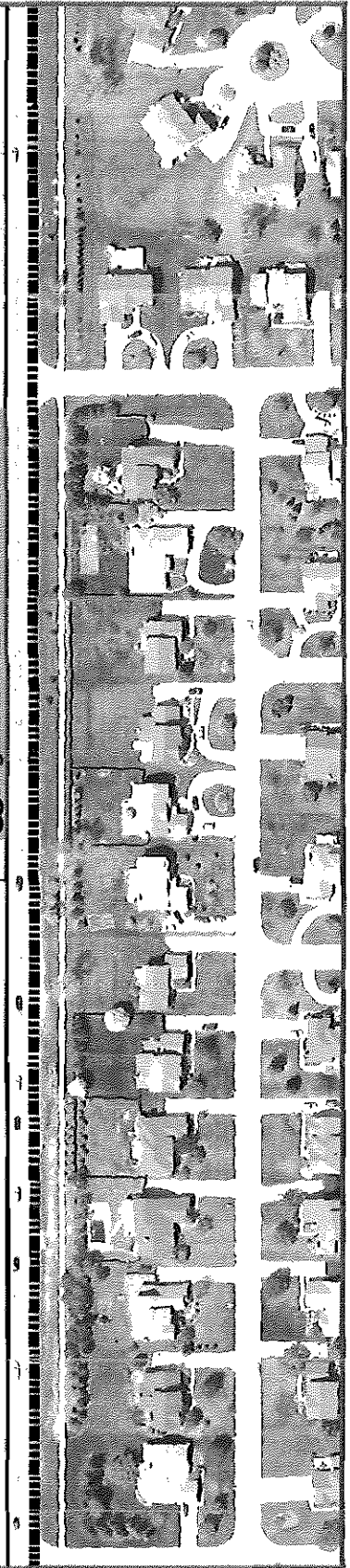
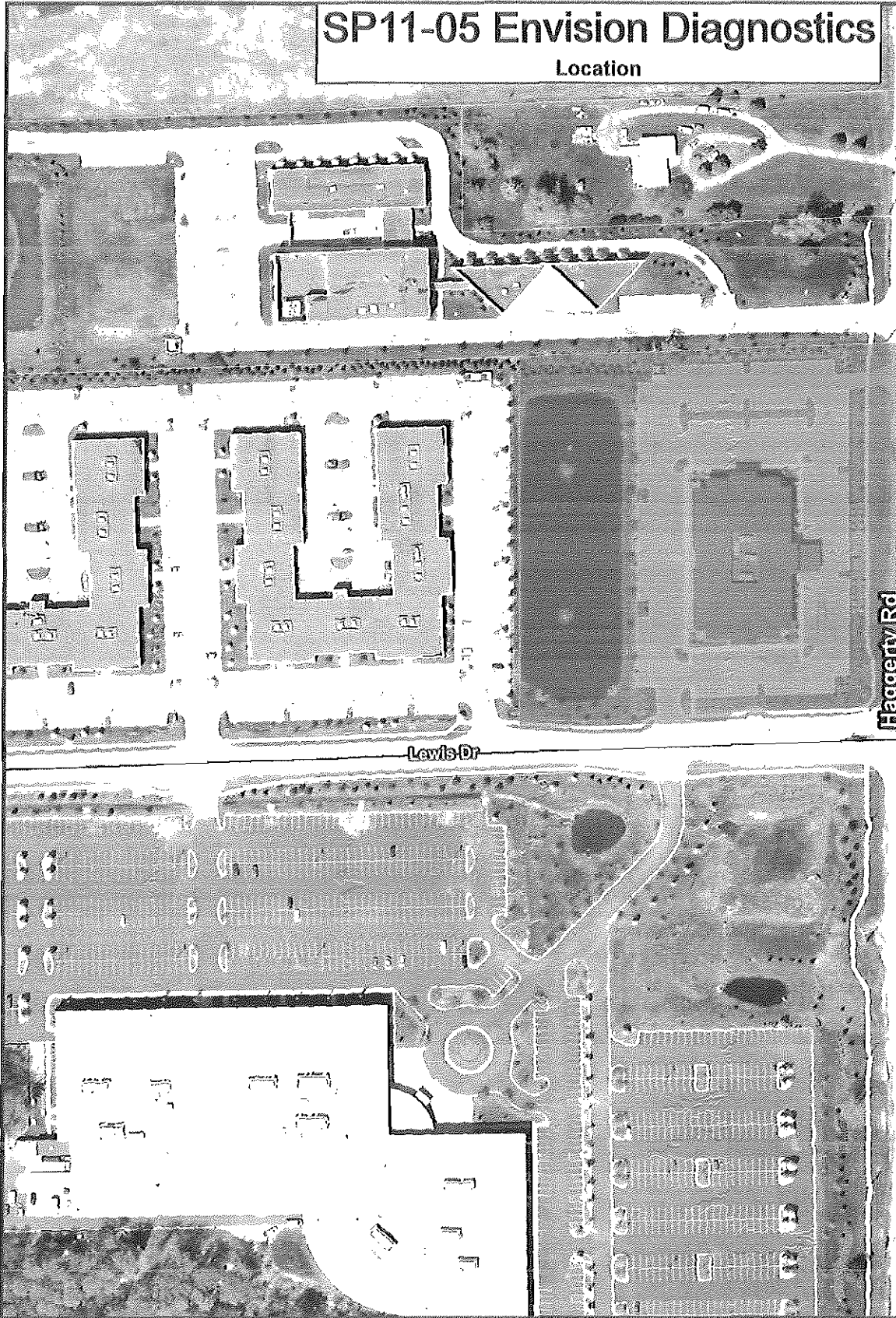
468 WELLESLEY  
BIRMINGHAM  
Michigan 48009  
Phone (248) 220-1916 Fax. (248) 220-1917

PROJECT:	SHEET # 6
LEWIS MEDICAL	1 / 24 / 2011
39475 LEWIS DRIVE	REVISED
NOVI, MI 48377	2 / 3 / 2011

MAPS  
Location  
Zoning



# SP11-05 Envision Diagnostics

Location



Map Author: Kristen Kepelanski  
 Date: February 15, 2011  
 Project: SP11-05 Envision Diagnostics  
 Version #: 1.0

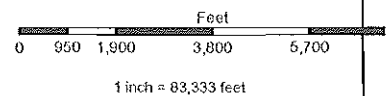
## Map Legend

-  Subject Property
-  City Incorporated Boundary



**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

**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 considered as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 137 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.





# SP11-05 Envision Diagnostics

## Zoning






Map Author: Kristen Kapelanski  
 Date: February 15, 2011  
 Project: SP11-05 Envision Diagnostics  
 Version #: 1.0

**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.

Map Legend

-  Subject Property
-  City Incorporated Boundary
-  OST: Office Service Technology



**City of Novi**  
 Planning Division  
 Community Development  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org

