

The tenant who will occupy the building for the next 8 years will require only 60% of the parking proposed per the City ordinance. We feel that if we provide the required 128 spaces for 30275 Hudson Dr. we will severely under park the neighboring lot. We would like to allocate existing parking to the neighboring lot but since both lots are owned by Nadlan a shared parking agreement could be arranged should the additional parking be needed in the future for 30275 Hudson Dr.

GENERAL SITE NOTES:

- WHERE INDICATED, PROVIDE 12" X 18" ALUMINUM "RESERVED PARKING" SIGN WITH SILK-SCREEN SYMBOL AND LETTERING EQUAL TO 874 AS REQUIRED BY THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- SIGNS SHALL BE MOUNTED ON 1 1/2" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS. LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
- PARKING STALL STRIPES SHALL BE PAINTED AS SHOWN ON THE DRAWINGS. LINES SHALL BE 4" WIDE, APPLIED IN ONE COAT USING A STANDARD STRIPING MACHINE. PAINT SHALL BE ROMARK #3 PARLON TRAFFIC PAINT OR EQUAL. COLOR: WHITE.
- PROVIDE STRIPING AT NEW PAVEMENT AS INDICATED ON THE DRAWINGS.
- ALL SITE LIGHTING SHALL BE MOUNTED AT 90 DEGREES, SHIELDED DOWNWARD AND AWAY FROM ADJACENT PROPERTY.
- SITE IDENTIFICATION SIGNAGE SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE CITY OF NOVI STANDARDS.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING REQUIREMENTS & PLAN. REFER TO CIVIL ENGINEERING SHEETS FOR PAVEMENT & GRADING INFORMATION.
- EXTERIOR CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING CRITERIA:
 - CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES A CURB.
 - MAXIMUM SLOPE SHALL BE 1:12, THE TRANSITION FROM WALKS, GUTTERS OR STREETS SHALL BE FLUSH.
 - THE MINIMUM WIDTH SHALL BE 36", EXCLUSIVE OF FLARES, UNLESS OTHERWISE NOTED ON THE PLANS.
 - CURB RAMPS SHALL HAVE A DETECTABLE WARNING CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
- A DETECTABLE WARNING SHALL BE PROVIDED IN SIDEWALKS WHERE A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS. THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE MINIMUM. THE DETECTABLE WARNING SHALL COMPLY WITH THE CRITERIA STATED ABOVE FOR CURB RAMPS.
- CALL MISS DIG 72 HOURS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI.
- NO OUTSIDE STORAGE WILL BE PERMITTED.
- NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
- CONCRETE CURBING SHALL BE PROVIDED AROUND THE PERIMETER OF THE SITE, AND AROUND ALL INTERIOR LANDSCAPE AREAS AS REQUIRED (U.N.O.).
- ALL ROOF TOP AND/OR GROUND MOUNTED MECHANICAL UNITS SHALL BE SCREENED AS REQUIRED BY THE CITY OF NOVI.
- NO SIGNS ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
- REFER TO PHOTOMETRIC DRAWING FOR SITE PHOTOMETRIC PLAN, NOTES, AND LIGHT FIXTURE SCHEDULE.
- ALL EXTERIOR ENTRY DOORS SHALL BE PROVIDED WITH LATCH PLATE PROTECTION.
- A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.
- SCREENING OF GARBAGE AND REFUSE AREAS ARE TO BE AT LEAST 1'-0" HIGHER THAN CONTAINER, NOT LESS THAN 5'-0" ON THREE SIDES W/ PROTECTIVE POSTS OR BUMPERS.
- TRASH ENCLOSURE TO HOUSE (1) TRASH AND (1) RECYCLING CONTAINER.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES".
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
- NO FLASHING LIGHTING WILL BE USED ON THE SITE.
- AS REQUIRED BY THE CITY OF NOVI, SOUND LEVELS OF BUILDING OCCUPANT OPERATIONS, INCLUDING THE OPERATION OF ROOFTOP MECHANICAL EQUIPMENT, SHALL NOT EXCEED 55 DECIBELS DURING NIGHT TIME HOURS AND 60 DECIBELS DURING DAY TIME HOURS. VERIFICATION OF CONFORMANCE MAY BE REQUIRED AT THE TIME OF OCCUPANCY.

FIRE SUPPRESSION NOTE:

BUILDING TO HAVE FULL AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM (FIRE SUPPRESSION SYSTEM) WHICH WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND THE CITY OF NOVI INSPECTION & PERMIT APPROVAL. FACTORY MUTUAL STANDARDS AND SPECIFICATIONS SHALL ALSO BE USED WHERE NOT OTHERWISE IN CONFLICT WITH LOCAL STANDARDS. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERED DRAWINGS, SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.

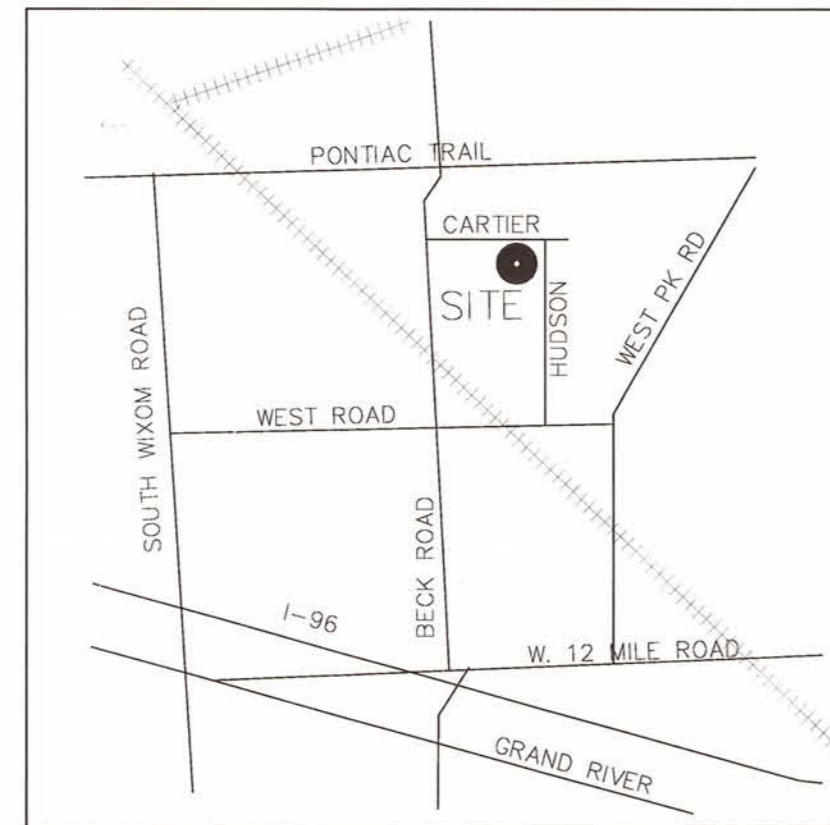
APPLICANT INFORMATION:

AMSON DEMBS DEVELOPMENT INC.
 26090 LANVYS ROAD
 NOVI, MICHIGAN 48375
 PHONE: (248) 380-7100
 FAX: (248) 380-7659
 CONTACT PERSON: RYAN DEMBS OR OLEG AMCHESLAVSKY

LEGAL DESCRIPTION:

PARCEL DESCRIPTION:
 UNIT 32 AND PART OF UNIT 31 OF "BECK NORTH CORPORATE PARK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 1759, AS AMENDED, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN.

ALSO, DESCRIBED AS:
 BEGINNING AT THE NORTHWEST CORNER OF UNIT 32, "BECK NORTH CORPORATE PARK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 1759, AS AMENDED, OAKLAND COUNTY RECORDS, OAKLAND COUNTY, MICHIGAN; THENCE 19.71 FEET ALONG THE ARC OF A 427.92 FOOT RADIUS CURVE TO THE RIGHT, CENTRAL ANGLE OF 2°38'21", CHORD BEARING N83°41'33"E 19.71 FEET; THENCE 87.86 FEET ALONG THE ARC OF A 200.00 FOOT RADIUS CURVE TO THE RIGHT, CENTRAL ANGLE OF 25°06'47", CHORD BEARING N77°34'07"E 86.96 FEET; THENCE S89°52'29"E 247.47 FEET; THENCE S00°07'31"W 439.09 FEET; THENCE N89°39'41"W 350.00 FEET; THENCE N00°07'29"E 410.10 FEET ALONG THE WEST LINE OF SAID "BECK NORTH CORPORATE PARK" TO THE POINT OF BEGINNING, CONTAINING 3.50 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

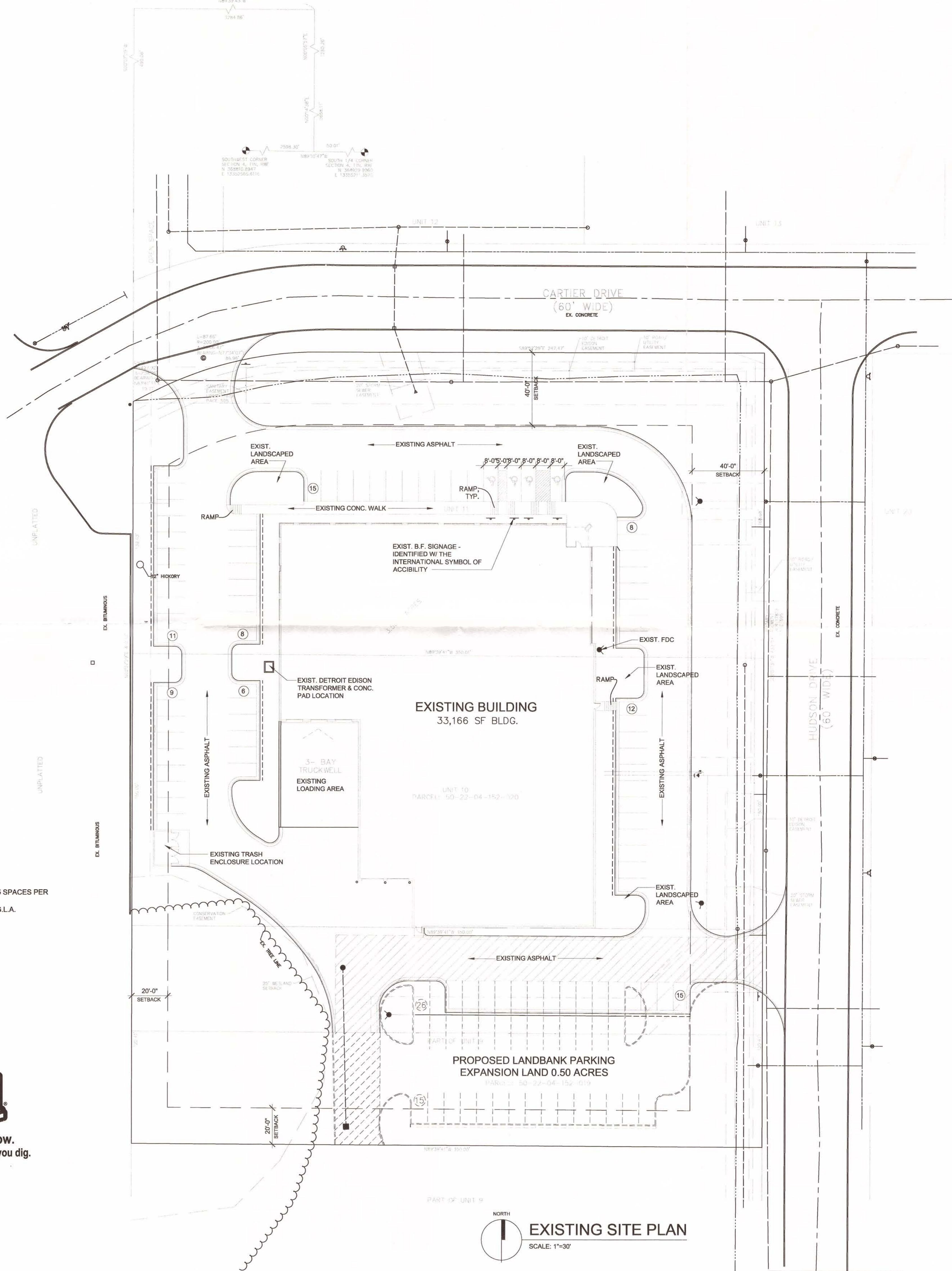


SITE STATISTICS:

ZONED: I-1 LIGHT INDUSTRIAL DISTRICT
 USE GROUPS: B (BUSINESS)
 F-1 (MODERATE-HAZARD FACTORY INDUSTRIAL)
 CONSTRUCTION TYPE: 2B (UNPROTECTED)
 GROSS SITE AREA: 152,519 S.F. (3.50 ACRES)
 GROSS BUILDING AREA: 33,166 SQ. FT.
 LOT COVERAGE: 21.7%
 BUILDING HEIGHT: 26'-8" T.O.M.
 20'-4" CLEAR UNDER STEEL MINIMUM
 (40'-0" MAXIMUM ALLOWABLE HEIGHT)
 BUILDING SETBACKS:
 NORTH (FRONT) - 40'-0"
 EAST (FRONT) - 40'-0"
 WEST (SIDE) - 20'-0"
 SOUTH (SIDE) - 20'-0"
 PROPOSED BUILDING USE:
 17,175 S.F. 1st FLOOR BUSINESS OFFICE
 6,203 S.F. 2nd FLOOR BUSINESS OFFICE
 15,991 S.F. WAREHOUSE
 39,369 S.F. TOTAL FLOOR AREA
 PARKING DATA:
 SPACES REQUIRED - BUSINESS OFFICE: 1 SPACE FOR EVERY 222 SQ. FT. G.L.A. (4.5 SPACES PER 1,000 SQ. FT. G.L.A.)
 WAREHOUSE/WHOLESALE: 1 SPACE FOR EVERY 700 SQ. FT. G.L.A.
 BUSINESS OFFICE (MAX.) = 23,378 SQ. FT./222 = 105 SPACES
 WAREHOUSE = 15,991 SQ. FT./700 = 23 SPACES
 TOTAL REQUIRED= 128 SPACES (5 B.F. SPACES REQUIRED)
 SPACES PROVIDED - 80 STANDARD + 4 B.F. + 26 BANKED SPACES = 110 SPACES
 ACTUAL NUMBER OF EMPLOYEES AND VISITORS = 80
 LOADING AREA PROVIDED: (3) 10'x50' SPACES



Know what's below.
 Call before you dig.



EXISTING SITE PLAN
 SCALE: 1"=30'

320 Martin St. Suite 10
 Birmingham, MI 48009
 1.248.554.9500

Consultants

CIVIL ENGINEER:



LANDSCAPE ARCHITECT:



Project title

PROPOSED TENANT BUILD-OUT FOR
Mac Professionals

30275 Hudson Drive
 Novi, Michigan

Issued dr/chr

LANDBANK PARKING
 SITE PLAN 01.24.11

Sheet title

SITE PLAN



Project no.

1728.10

Sheet no.

SP.101