



The Cheesecake Factory JSP13-14

The Cheesecake Factory, JSP13-14

Consideration of the request of TRM Architecture for a recommendation to City Council regarding the Preliminary Site Plan and Section 9 Façade Waiver. The subject property is located in Section 14 at 27500 Novi Road within the Twelve Oaks Mall in the RC, Regional Center District. The applicant is proposing to modify the existing façade and outdoor eating area of Space E-121 in the Twelve Oaks Mall.

REQUIRED ACTION

Recommend approval/denial of the Preliminary Site Plan and Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	02/15/13	Items to address on the Stamping Set.
Facade	Approval recommended	02/14/13	<ul style="list-style-type: none"> • Section 9 façade waiver to allow an underage of brick and an overage of EIFS on the east facade. • Items to address on the Stamping Set.
Landscape	Approval recommended	02/07/13	Items to address on the Stamping Set.
Fire	Approval recommended	02/11/13	Items to address on the Stamping Set.

Motion sheet

Approval – Preliminary Site Plan

In the matter of The Cheesecake Factory, JSP13-14, motion to **recommend approval** of the Preliminary Site Plan subject to the following:

- a. Section 9 waiver to allow an underage of brick and an overage of EIFS on the east facade;
- b. *(additional conditions here if any)*

for the following reasons...*(because it is otherwise in compliance with Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Denial – Preliminary Site Plan

In the matter of The Cheesecake Factory, JSP13-14 motion to **recommend denial** of the Preliminary Site Plan, *for the following reasons... (because the plan is not in compliance with Article 25 of the Zoning Ordinance.)*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

February 15, 2013

Planning Review

Façade Update and Seasonal Outdoor Seating
Twelve Oaks Mall Tenant Space E-121
JSP13-14

Petitioner

TRM Architecture

Review Type

Façade Update and Seasonal Outdoor Seating

Property Characteristics

- Site Location: 27500 Novi Road, Space E-121
- Site Zoning: RC, Regional Center
- Site Use(s): Restaurant space at Twelve Oaks Mall
- Plan Date: 01-29-13

Project Summary

The applicant is proposing to modify the existing façade and outdoor eating space at Space E-121 in the Twelve Oaks Mall. The outdoor eating area would be modified from two levels to ground level only and landscaping would also be added around the space. The east and south facades are proposed to be modified.

Recommendation

Provided the approval complies with the ordinance provisions highlighted in the façade review letter or receives a waiver of the façade requirements from the City Council, **approval of the site plan is recommended**. The applicant should notify staff whether they would like to revise the plans and proceed with Stamping Set submittal/approval or seek a façade waiver from the City Council after a review and recommendation from the Planning Commission.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the items listed below for information pertaining to requirements. Items to address on the plan set are highlighted in bold text.

1. Outdoor Seating Notes: **The following notes should be added to the plan:**
 - "Chairs and tables will be made of a quality durable material."
 - "The hours of operation of the outside dining area will be consistent with the hours of operation of the indoor dining area."
2. Façade Review: The façade review notes that the eastern (front) façade is not in compliance with the ordinance requirements because of the overage of EIFS and the underage of brick. **The applicant should either revise the plans to include at least 30% brick on the eastern façade and less than 25% of the 'textured EIFS' or seek a waiver.** Façade waivers in the RC District must be approved by the City Council after the review and recommendation of the Planning Commission.

Stamping Set Approval

Stamping sets are still required for this project. If the applicant chooses to revise the plans to comply with the façade ordinance, 7 sets of signed and sealed size 24"x36" plans should be submitted to the Community Development Department for approval. These plans should also address the comments in this and all other review letters.

Alternately, the applicant could choose to pursue the façade waiver thereby delaying the submittal of Stamping Sets.

Special Inspection Requirement

Stamping Set approval gives the applicant the ability to set up their outdoor seating furniture on March 1st according to the arrangement in the approved site plan. Outdoor seating is permitted from March 1st until November 30th. The applicant will need to request a Special Inspection each year to confirm that the outdoor seating area conforms to the approved plan. Contact the Community Development Department at 248-347-0415 to request a Special Inspection.



Planning Review by Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org

FACADE REVIEW



February 14, 2013

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

Re: **FACADE ORDINANCE - Facade Review – Preliminary Site Plan**
12 Oaks Tenant Space E-121, PSP13-0044
 Façade Region: 1, Zoning District: RC, Building Size: 9,400 S.F.

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by TRM Architect Architects, dated 1/29/13. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	East (Front)	South	East	North	Ordinance Maximum (Minimum)
Brick (existing, unaltered)	0%	69%	N/A	N/A	100% (30%)
EIFS Type 1 (XP-11, textured)	46%	2%	N/A	N/A	25%
EIFS Type 2 (XP-12, smooth)	10%	1%	N/A	N/A	25%
EIFS Type 3 (XP-4, stencil)	15%	6%	N/A	N/A	25%
Molded Cornice & Fascia, Fiberglass Type 4 (XP-3, "Golden Bronze")	14%	5%	N/A	N/A	15%
Fiberglass Accent Type 10 (FG-2, "Honolulu Gold")	2%	1%	N/A	N/A	15%
Granite Tile Type 8 (STN-1, Black)	4%	1%	N/A	N/A	50%
Marble Tile Type 7 (STN-2, Beige)	6%	15%	N/A	N/A	50%
Fabric Awning Type 5 (AWN-1, Black)	3%	0%	N/A	N/A	10%

This project consists of the alteration of an existing façade. The predominant material is identified as "portland cement plaster (stucco)". This material is specifically not allowed by the Façade Chart (0% allowed). However, as evidenced the by the color sample board provided, several different textures and colors of this material are to be used each having a distinct and separate artistic appearance. In this case the visual effect will in fact be more consistent with EIFS than Cement Plaster. For this reason this material has been treated as separate types of EIFS with respect to the Façade Chart.

It is noted that minor inconsistencies were found between the elevation drawings (Sheet A2.0) and the rendering; STN-1 is shown on the drawing vs. STN-2 on rendering. The notations found on the rendering were believed to be correct and were used for this review. The applicant should clarify that these assumptions were correct.

As shown above in the table above the minimum percentage of Brick is not provided on the east façade and the proposed percentage of EIFS exceeds the maximum amount allowed on the east façade. A Section 9 Waiver would be required for the deviations from the Façade Chart.

Recommendation – The proposed design exhibits an interestingly designed and carefully coordinated array of textures and colors. It is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of Brick and overage of EIFS.

Notes to the Applicant:

1. The Façade Ordinance requires inspection(s) for all projects. Materials and colors displayed on the approved sample board will be compared to materials and colors to be used. It is the applicant's responsibility to request the inspection of each façade material and paint color before installation on the building. In this case a mock-up showing the paint colors should be provided. Please use the Novi Building Department's Online Inspection Portal by following the link below. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade". Inspections will be performed by the end of the following business day. .

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

February 7, 2013

Preliminary Site Plan

Tenant Space – Twelve Oaks Mall JSP#13-14

Property Characteristics

- Site Location: 12 Mile / Novi Road
- Site Zoning: RC – Regional Center
- Plan Date: 02/01/13

Recommendation

Approval of the Final Site Plan for Tenant Space at Twelve Oaks Mall JSP#13-14 is recommended. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. The project is not adjacent to any public or private roadway. It is presumed that the entire outdoor area will be required to be fenced. Please provide details on the proposed fencing.

Street Tree Requirements (Sec. 2509.3.b.)

1. As the project is not adjacent to a public or private roadway, no street trees are required.

Parking Landscape (Sec. 2509.3.c.)

1. No parking renovations are planned. Existing landscape within the parking areas will be maintained.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. None of the existing parking lot perimeter trees will be disturbed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. The Applicant has provided landscape beds at the exterior of the outdoor eating area. This should serve as a buffer for the users and is likely far more impactful than simply planting directly at the building foundation. Staff believes that these beds and plantings meet the intent of the ordinance.
2. A total of 8' x the building foundation is required as total landscape area. Please provide the required calculations and report the total area provided on the plan.

Plant List (LDM)

1. Please provide the required Plant list per the requirements of the Ordinance and Landscape Design Manual. Standard cost figures per the City of Novi must be used in calculating the total costs and should be shown on the plans.
2. Please verify that the quantity for the Vinca refers to flats of plants and include the quantity per flat or by sized gallon containers.
3. Please verify that the quantity for the Lavendula refers to sized gallon containers and verify the quantity.

Planting Details and Notations (LDM)

1. The Planting Details and Notations generally meet the requirements of the Ordinance and Landscape Design Manual.
2. Please revise all references to the guying materials to accepting fabric ties only.

Irrigation (Sec. 2509 3.f.(6)(b))

1. An Irrigation Plan must be provided upon Stamping Set submittal. Please include a cost estimate.

General

1. Financial requirements for reviews and inspections will be calculated upon the submittal of the complete materials cost estimate by the Applicant.
2. Please provide additional details on the proposed site amenities, such as the signage, bench, lighting, etc.
3. Please verify that the existing curb adjacent to the project will remain unaltered.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Reviewed by: David R. Beschke, RLA

FIRE REVIEW



February 11, 2013

TO: Barbara McBeth, Deputy Director of Community Development

RE: Tenant Space (12 Oaks Mall, 27500 Novi Rd – space #E-121),
Preliminary Site Plan

SP#: JSP13-0014

CITY COUNCIL

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Chief of Police
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Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

Project Description:

New Tenant Renovation of Space #E-121 (12 Oaks mall).

Comments:

The above plan was reviewed for a basic Preliminary Site Plan. A second review would be needed once a tenant is named.

Existing fire sprinkler & fire alarms systems were not included in this review packet and would need to be submitted for final approval. This can be addressed in further reviews.

Recommendation:

The above plan has been reviewed and is recommended for approval at this time.

Sincerely,

Andrew Copeland – Inspector II/CFPE
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



principals — thomas r. moscati, aia
— matthew p. moscati, aia
vice president — larry p. beck, aia
associate — robert a. dollman, aia

March 1, 2013

Kristen Kapelanski
Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Kristen,

As per our previous discussions, it is our intent to pursue a façade waiver with regard to The Cheesecake Factory Restaurant, Bakery and Bar proposed for Tenant Space E-121 at Twelve Oaks Mall. We have made plans to attend the March 13 meeting along with a representative from The Cheesecake Factory.

Attached or enclosed, please find the following:

- The original Plan Review letters with TRM responses in blue text. Some minor revisions have been made to the responses from our previous version.
- Eleven (11) copies of the exterior elevation sheet. There have been clarifications included as to the type of stone on the front façade.
- Disc with exterior elevations in PDF.
- Proposed signage package.
- Information on proposed exterior lighting and benches.

As it was also noted in the landscaping comments that the proposed area of planting beds falls short of that required, we also request a waiver or variance be granted accepting the proposed planting area. There were a few other comments relative to landscaping and railings that we have addressed in our responses; the stamping sets will be revised to coordinate with those responses.

Thank you for all the help you have provided, and I look forward to the meeting on March 13.

Thanks again.

Sincerely,

Larry P. Beck, AIA
Vice President



PLAN REVIEW CENTER REPORT

February 15, 2013

Planning Review

Façade Update and Seasonal Outdoor Seating
Twelve Oaks Mall Tenant Space E-121
JSP13-14

Petitioner

TRM Architecture

Review Type

Façade Update and Seasonal Outdoor Seating

Property Characteristics

- Site Location: 27500 Novi Road, Space E-121
- Site Zoning: RC, Regional Center
- Site Use(s): Restaurant space at Twelve Oaks Mall
- Plan Date: 01-29-13

Project Summary

The applicant is proposing to modify the existing façade and outdoor eating space at Space E-121 in the Twelve Oaks Mall. The outdoor eating area would be modified from two levels to ground level only and landscaping would also be added around the space. The east and south facades are proposed to be modified.

Recommendation

Provided the approval complies with the ordinance provisions highlighted in the façade review letter or receives a waiver of the façade requirements from the City Council, **approval of the site plan is recommended**. The applicant should notify staff whether they would like to revise the plans and proceed with Stamping Set submittal/approval or seek a façade waiver from the City Council after a review and recommendation from the Planning Commission.
[It is the intent to pursue a facade waiver.](#)

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the items listed below for information pertaining to requirements. Items to address on the plan set are highlighted in bold text.

1. Outdoor Seating Notes: **The following notes should be added to the plan:**
 - "Chairs and tables will be made of a quality durable material."
 - "The hours of operation of the outside dining area will be consistent with the hours of operation of the indoor dining area."
2. Façade Review: The façade review notes that the eastern (front) façade is not in compliance with the ordinance requirements because of the overage of EIFS and the underage of brick. **The applicant should either revise the plans to include at least 30% brick on the eastern façade and less than 25% of the 'textured EIFS' or seek a waiver.** Façade waivers in the RC District must be approved by the City Council after the review and recommendation of the Planning Commission.

[Item #1: The notes have been added to the plan.](#)

[Item #2: It is the intent to pursue a facade waiver.](#)


Stamping Set Approval

Stamping sets are still required for this project. If the applicant chooses to revise the plans to comply with the façade ordinance, 7 sets of signed and sealed size 24"x36" plans should be submitted to the Community Development Department for approval. These plans should also address the comments in this and all other review letters.

Alternately, the applicant could choose to pursue the façade waiver thereby delaying the submittal of Stamping Sets.

Special Inspection Requirement

Stamping Set approval gives the applicant the ability to set up their outdoor seating furniture on March 1st according to the arrangement in the approved site plan. Outdoor seating is permitted from March 1st until November 30th. The applicant will need to request a Special Inspection each year to confirm that the outdoor seating area conforms to the approved plan. Contact the Community Development Department at 248-347-0415 to request a Special Inspection.



Planning Review by Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org



Phone: (248) 880-6523
 E-Mail: dnecci@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebrooke Dr., Northville, MI 48167



February 14, 2013

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

Re: **FACADE ORDINANCE - Facade Review – Preliminary Site Plan**
12 Oaks Tenant Space E-121, PSP13-0044
 Façade Region: 1, Zoning District: RC, Building Size: 9,400 S.F.

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by TRM Architect Architects, dated 1/29/13. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

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This project consists of the alteration of an existing façade. The predominant material is identified as "portland cement plaster (stucco)". This material is specifically not allowed by the Façade Chart (0% allowed). However, as evidenced the by the color sample board provided, several different textures and colors of this material are to be used each having a distinct and separate artistic appearance. In this case the visual effect will in fact be more consistent with EIFS than Cement Plaster. For this reason this material has been treated as separate types of EIFS with respect to the Façade Chart.

It is noted that minor inconsistencies were found between the elevation drawings (Sheet A2.0) and the rendering; STN-1 is shown on the drawing vs. STN-2 on rendering. The notations found on the rendering were believed to be correct and were used for this review. The applicant should clarify that these assumptions were correct.

The elevations have been modified slightly and clarified as to type of stone finish.

As shown above in the table above the minimum percentage of Brick is not provided on the east façade and the proposed percentage of EIFS exceeds the maximum amount allowed on the east façade. A Section 9 Waiver would be required for the deviations from the Façade Chart. It is the intent to pursue a facade waiver.

Recommendation – The proposed design exhibits an interestingly designed and carefully coordinated array of textures and colors. It is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the underage of Brick and overage of EIFS.

Notes to the Applicant:

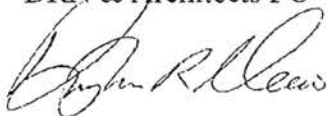
1. The Façade Ordinance requires inspection(s) for all projects. Materials and colors displayed on the approved sample board will be compared to materials and colors to be used. It is the applicant's responsibility to request the inspection of each façade material and paint color before installation on the building. In this case a mock-up showing the paint colors should be provided. Please use the Novi Building Department's Online Inspection Portal by following the link below. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade". Inspections will be performed by the end of the following business day. .

Contractor will be instructed to prepare a mock-up indicating finishes and colors:

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA



PLAN REVIEW CENTER REPORT
February 7, 2013
Preliminary Site Plan
Tenant Space – Twelve Oaks Mall JSP#13-14

Property Characteristics

- Site Location: 12 Mile / Novi Road
- Site Zoning: RC – Regional Center
- Plan Date: 02/01/13

Recommendation

Approval of the Final Site Plan for Tenant Space at Twelve Oaks Mall JSP#13-14 is recommended. Please address the concerns noted below upon subsequent submittal.

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. The project is not adjacent to any public or private roadway. It is presumed that the entire outdoor area will be required to be fenced. Please provide details on the proposed fencing.

Railing details have been added to the drawings. Original design was landscaping only.

Street Tree Requirements (Sec. 2509.3.b.)

1. As the project is not adjacent to a public or private roadway, no street trees are required.

Parking Landscape (Sec. 2509.3.c.)

1. No parking renovations are planned. Existing landscape within the parking areas will be maintained.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. None of the existing parking lot perimeter trees will be disturbed.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. The Applicant has provided landscape beds at the exterior of the outdoor eating area. This should serve as a buffer for the users and is likely far more impactful than simply planting directly at the building foundation. Staff believes that these beds and plantings meet the intent of the ordinance.
2. A total of 8' x the building foundation is required as total landscape area. Please provide the required calculations and report the total area provided on the plan.

The calculations and total area have been added to the plan.
A waiver from area compliance is requested

Plant List (LDM)

1. Please provide the required Plant list per the requirements of the Ordinance and Landscape Design Manual. Standard cost figures per the City of Novi must be used in calculating the total costs and should be shown on the plans.
2. Please verify that the quantity for the Vinca refers to flats of plants and include the quantity per flat or by sized gallon containers.
3. Please verify that the quantity for the Lavendula refers to sized gallon containers and verify the quantity.

The plan has been revised to reflect these items.

Planting Details and Notations (LDM)

1. The Planting Details and Notations generally meet the requirements of the Ordinance and Landscape Design Manual.
2. Please revise all references to the guying materials to accepting fabric ties only.

The guying materials have been revised to conform.

Irrigation (Sec. 2509 3.f.(6)(b))

1. An Irrigation Plan must be provided upon Stamping Set submittal. Please include a cost estimate.

There is currently no irrigation system in the existing planting beds.

General *An irrigation system will be a deferred submittal if required.*

1. Financial requirements for reviews and inspections will be calculated upon the submittal of the complete materials cost estimate by the Applicant.
2. Please provide additional details on the proposed site amenities, such as the signage, bench, lighting, etc. *Please see attached data on proposed signs and benches.*
3. Please verify that the existing curb adjacent to the project will remain unaltered.

The existing curb will remain unaltered, except where disturbed by new foundation work.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Reviewed by: David R. Beschke, RLA



February 11, 2013

TO: Barbara McBeth, Deputy Director of Community Development

RE: Tenant Space (12 Oaks Mall, 27500 Novi Rd – space #E-121),
Preliminary Site Plan

SP#: JSP13-0014

CITY COUNCIL

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Mayor Pro Tem
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Chief of Police
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

Project Description:

New Tenant Renovation of Space #E-121 (12 Oaks mall).

Comments:

The above plan was reviewed for a basic Preliminary Site Plan. A second review would be needed once a tenant is named.

[The tenant is The Cheesecake Factory.](#)

Existing fire sprinkler & fire alarms systems were not included in this review packet and would need to be submitted for final approval. This can be addressed in further reviews.

[Fire sprinkler and alarm system will be a deferred submittal.](#)

Recommendation:

The above plan has been reviewed and is recommended for approval at this time.

Sincerely,

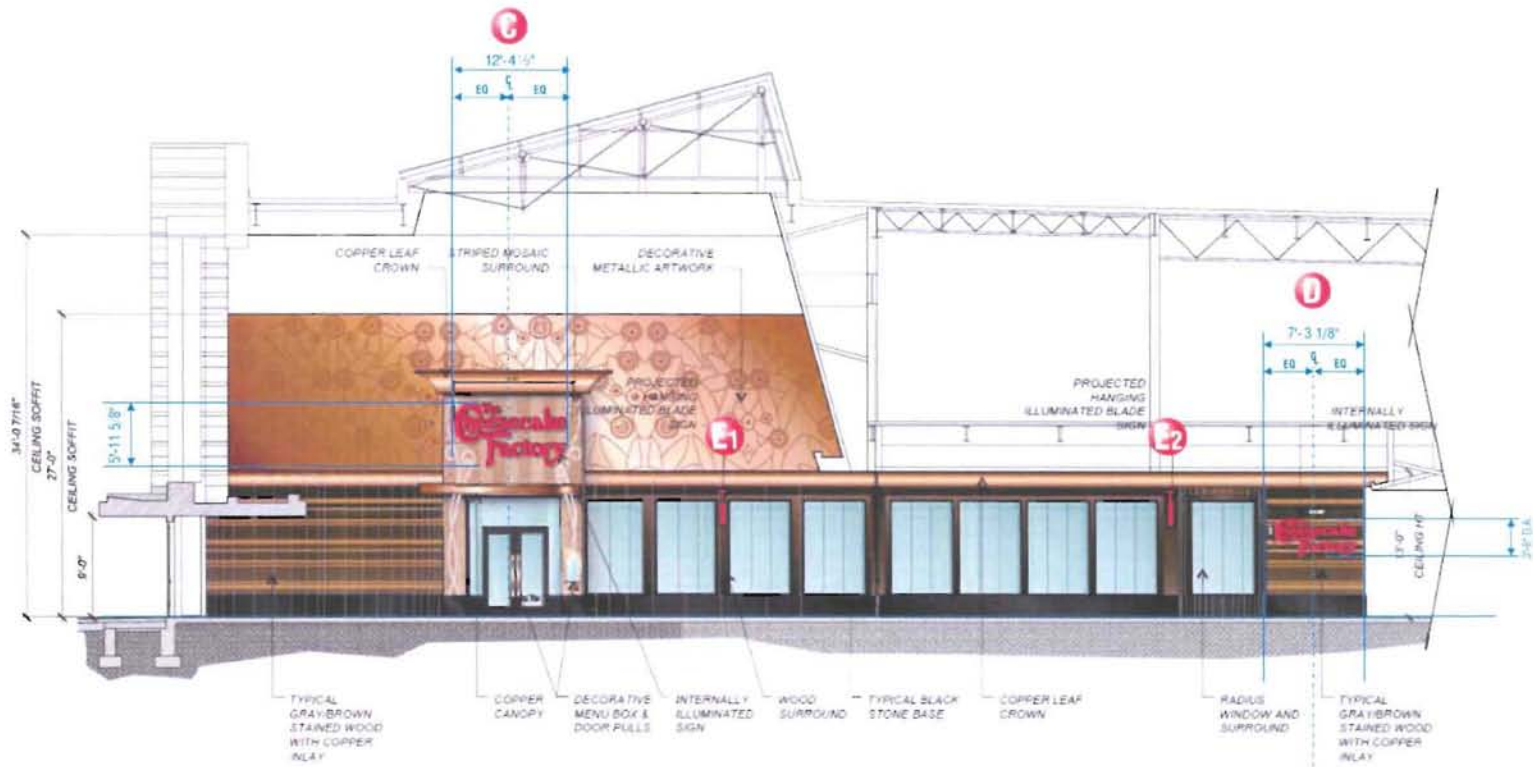
Andrew Copeland – Inspector II/CFPE
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

ELEVATION



INTERIOR MALL FRONT ELEVATION

SCALE : 3/32" = 1'-0"

SIGN SCHEDULE

- C** 60" INTERNALLY ILLUMINATED CHANNEL LETTERS / QTY: ONE (1) = 73.86 SQ.FT.
- D** 42" INTERNALLY ILLUMINATED CHANNEL LETTERS / QTY: ONE (1) = 22.7 SQ.FT.

TOTAL SQUARE FEET OF SIGNAGE = 168.38 SQ.FT.



www.FederalHeath.com

4602 North Avenue Oceanside, CA 92056
(760) 941-0715 Fax (760) 631-5065

Manufacturing Facilities:
Oceanside, CA; Dallas, TX; Jacksonville, FL; Delaware, OH
Office Locations:
Oceanside, CA; Las Vegas, NV; Laughlin, AZ
Miami, FL; El Paso, TX; Jacksonville, FL; San Antonio, TX
Houston, TX; Corpus Christi, TX; Indianapolis, IN
Tomball, TX; Houston, TX; Dallas, TX; Denver, CO
Wilmington, NC; Raleigh, NC; Atlanta, GA
Tampa, FL; Daytona Beach, FL; Orlando, FL
Building Quality Signage Since 1901

Revisions:
R1 1/25/13 JOB ADDED SIGNS C, D, E, 2/F, UPDATE ELEVATIONS
R2 2/6/13 JOB UPDATED TO EXL APPROVED ELEVATION
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: House - Key Account
Project Manager: Sandra Ramirez
Drawn By: Brian Wood
Underwriters Laboratories Inc. (UL) ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNAGE TO COMPLY WITH U.L. AND ARTICLE 606 OF THE N.E.C. STANDARDS, INCLUDING THE PROTECT SCOURING AND FINISHING OF ALL SIGNS

Project Location:
The Cheesecake Factory
27862 Novi Road
Twelve Oaks
Novi, MI 48377

Job Number: **23-16592-10**
Date: **January 16, 2013**
Sheet Size: **3** of **9**
Design Number: **23-16592-10 R2**

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MAPS
Location
Zoning

The Cheesecake Factory JSP13-14

Location

Subject Property (Approx. Location)

Lord & Taylor

Nordstrom

Map Author: Kristen Kapelanski
Date: 03/06/13
Project: The Cheesecake Factory JSP13-14
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 was the most recent accurate sources available to the people of the City of Novi. Boundaries, 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.



City of Novi

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

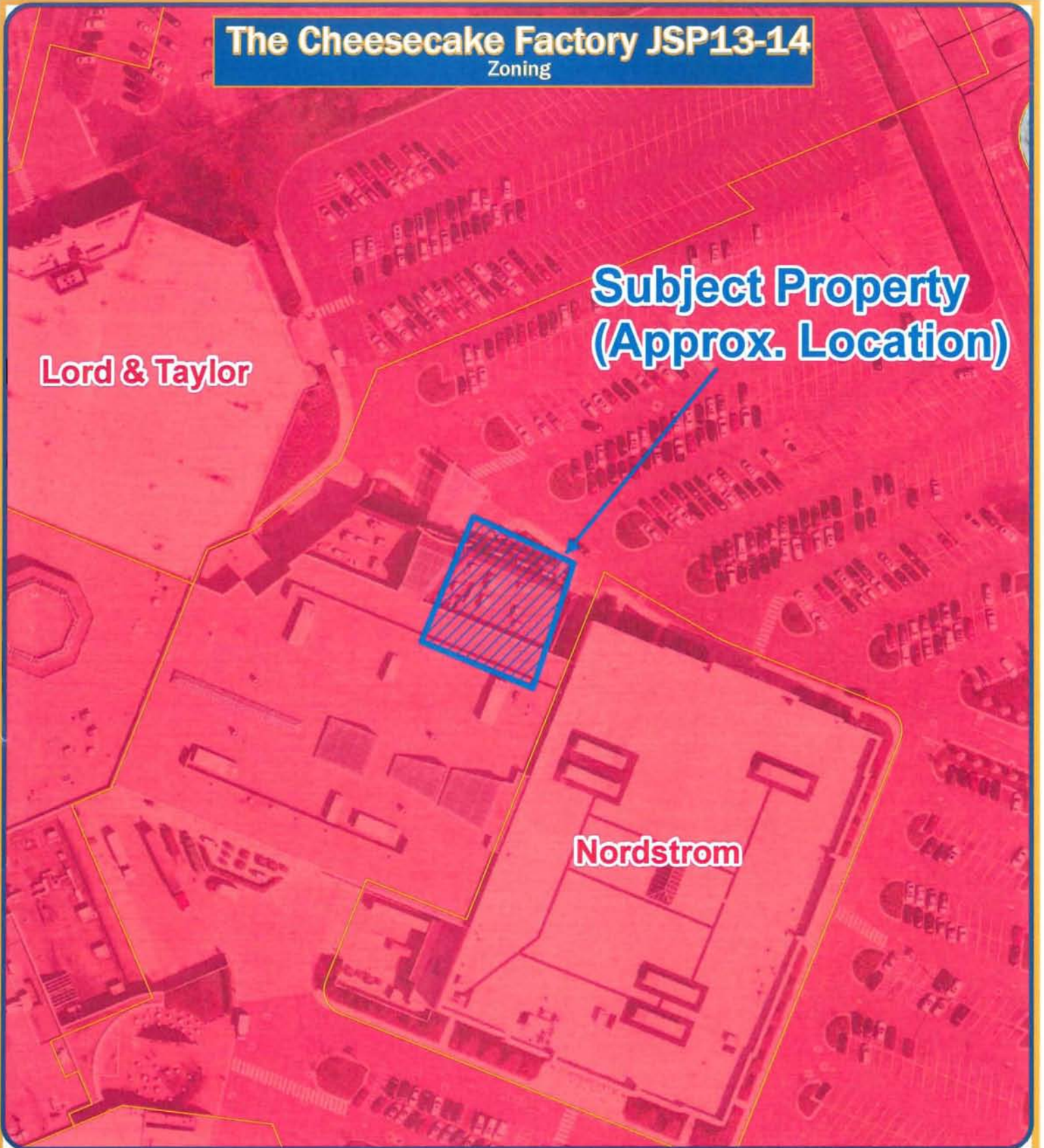
Feet

0 20 40 80 120 160

1 inch = 104 feet

The Cheesecake Factory JSP13-14

Zoning



Lord & Taylor

Subject Property
(Approx. Location)

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Map Author: Kristen Kapelanski
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Map Legend

Zoning
RC: Regional Center District



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