



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** May 10, 2022

**REGARDING:** 43043 West Nine Mile Road, Parcel # 50-22-35-101-022 (PZ22-0016)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Anchor Printing

**Variance Type**

Use Variance

**Property Characteristics**

Zoning District: This property is zoned Light Industrial (I-1)

Location: East of Novi Road and South of 9 Mile Road

Parcel #: 50-22-35-101-022

**Request**

The applicant is requesting variances from the Novi Zoning Ordinance Section 3.14.5.B.ii for allowance of a loading area less than 100 feet from a residential zoning district and from the Novi Zoning Ordinance Section 3.14.5.A for the allowance of two overhead doors and a loading dock proposed on or in a wall of a building that faces an abutting residential zoning district. The ordinance states "loading/ unloading and transport shall be not closer than 100 feet from the boundary of a residential district" and "no truck well, loading dock or door, shall be permitted on or in the wall of the building which faces the abutting residential district."

This property is zoned Light Industrial (I-1).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ22-0016**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_

(b) The property is unique because\_\_\_\_\_

(c) Petitioner did not create the condition because\_\_\_\_\_

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because\_\_\_\_\_

(e) The relief if consistent with the spirit and intent of the ordinance because\_\_\_\_\_

(f) The variance granted is subject to:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

2. I move that we **deny** the variance in Case No. **PZ22-0016**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because\_\_\_\_\_

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by\_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler - Deputy Director Community Development - City of Novi



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 www.cityofnovi.org

## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

APR 01 2022

CITY OF NOVI  
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>300-</u>	
PROJECT NAME/ SUBDIVISION <u>Anchor Printing</u>		ADDRESS <u>43043 W. 9 Mile Rd</u>		Meeting Date: <u>May 10, 2022</u>	
LOT/SIUTE/SPACE #		SIDWELL # <u>50-22-35-101-022</u>		ZBA Case #: <u>PZ 22-0016</u>	
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>awartz@anchorprinting.com</u>		CELL PHONE NO.	
NAME <u>Andrew Wartz, President</u>		ORGANIZATION/COMPANY <u>Anchor Printing</u>		TELEPHONE NO. <u>248-335-7440</u>	
ADDRESS <u>22790 Haslip Dr.</u>		CITY <u>Novi</u>		STATE <u>MI</u>	
				ZIP CODE <u>48375</u>	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME <u>Same as above</u>		ORGANIZATION/COMPANY		TELEPHONE NO. <u>248-335-7440</u>	
ADDRESS		CITY		STATE	
				ZIP CODE	
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input checked="" type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>5.4.3.A</u>		Variance requested		<u>loading less than 100' from "R" zoning</u>	
2. Section _____		Variance requested			
3. Section <u>3.14.5.A</u>		Variance requested		<u>two overhead doors + loading on a wall facing or abutting "R" zoning</u>	
4. Section _____		Variance requested			
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>			<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL  USE  SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING  ADDITION TO EXISTING HOME/BUILDING  SIGNAGE  
 ACCESSORY BUILDING  USE  OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Applicant Signature

Date 3/31/22

### B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date 3/31/22

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED  DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date





## Community Development Department

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## REVIEW STANDARDS USE VARIANCE

For Use Variances: A use variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that undue hardship exists by showing all of the following:

In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards.

### **Standard #1. Cannot Be Reasonably Used.**

Explain how the land, building or structure cannot be reasonably used for any of the uses permitted by right or by special land use permit in the zoning district in which it is located.

Because the north end of the existing Industrial building is physically separated from the remaining southern portion of the building, there exists no other location further away from the current adjacent residential property than what is proposed for the loading area and O.H. doors. Any farther south and the proposed loading doors would not have access to the northern space of the building. The northern Tenant has no other loading access available for his business operations.

### **Standard #2. Circumstances or Physical Conditions.**

Explain how the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, topography, or similar physical conditions and is not due to the applicant's personal or economic hardship.

The current location requested on the building for the new O.H. Doors and loading area can not be physically located any further south away from the adjacent Residentially zoned Cemetery property and serve the current occupant. Because of the heavily treed separation and metal building structure on the property line no element of the proposed loading area will be visible from the adjacent property. Due to the use of the adjacent property as a cemetery no full time residential structure is currently or is likely to reside on the property surrounded by Industrial businesses.

### **Standard #3. Character of the Neighborhood.**

Explain how the proposed use will not alter the essential character of the neighborhood.

The current Industrial zoned building is surrounded by other industrial buildings on all sides except for the small cemetery property to the northeast. The proposed use of the building and loading area would be typical of the other surrounding buildings and neighborhood activities and would have no adverse affect on the surrounding industrial neighbors or the uninhabited cemetery property.

### **Standard #4. Not Self-Created.**

Explain how the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The small residentially zoned Cemetery property remains in the context of the surrounding Industrial zoned properties as an outlier from a zoning stand point to allow for the preservation of the current use. The current building which has existed for many decades as a property zoned industrial use by its nature would typically have such a requested loading area and would not be denied such an area except for the preserved residentially zoned parcel as a cemetery. If not a cemetery the existing residential property would likely have been purchased and rezoned to the surrounding Industrial zoning.

320 Martin Street Suite 10  
Birmingham, MI 48009  
t:248.554.9500  
Contact Person: Kevin Biddison  
e.mail: kb@biddison-ad.com

**Consultants**

# PROPOSED BUILDING RENOVATION FOR: **Anchor Printing**

## CONDITIONS OF WORK

**CONSTRUCTION COORDINATION:**

1. ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS & ARE RESPONSIBLE FOR A COMPLETE REVIEW & SITE VISIT. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT SET & NO EXTRAS FOR MISSED ITEMS IN OTHER SECTIONS WILL BE PERMITTED. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY ABBREVIATED/INCOMPLETE/OMISSIONS WITHIN 48 HOURS OF EXAMINATION OF DOCUMENTS TO THE SITE ON LOCAL CONDITIONS.
  2. ANY CONTRACTOR OR SUBCONTRACTOR BY SUBMITTING A BID WARRANTS THAT HE HAS VISITED THE SITE AND IS AWARE OF ANY AND ALL SITE CONDITIONS AFFECTING HIS BID.
  3. THE CONTRACTOR BY COMMENCING WORK ACCEPTS THE CONDITIONS OF THE SITE & THE COMPLETENESS OF CONTRACT DOCUMENTS.
  4. FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DO NOT SCALE DRAWINGS USE FIGURED DIMENSIONS ONLY.
  5. ANY MATERIAL OR LABOR NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK IN A WORKMANLIKE MANNER SHALL BE FURNISHED WITHOUT COST TO THE OWNER.
  6. ALL MATERIALS FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR SHALL BE FREE FROM DEFECTS. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF (1) YEAR FROM DATE OF ACCEPTANCE OF WORK. DURING THIS PERIOD THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS OR DAMAGE TO THE WORK. THE GENERAL CONTRACTOR SHALL COST TO THE OWNER. ANY PROBLEMS THAT OCCUR DURING CONSTRUCTION SHALL IMMEDIATELY BE CORRECTED TO THE SATISFACTION OF THE OWNER.
  7. NO SUBSTITUTIONS OF SPECIFIED MATERIAL OR EQUIPMENT WILL BE ACCEPTED UNLESS WRITTEN REQUEST FOR APPROVAL HAS BEEN RECEIVED BY THE ARCHITECT AND CONTRACTOR HAS RECEIVED WRITTEN APPROVAL FROM ARCHITECT.
  8. DURING AND AT THE COMPLETION OF THE CONTRACTORS OBLIGATORY WORK, CONTRACTORS ARE RESPONSIBLE FOR THE CLEANING UP AND REMOVAL OF ALL RUBBISH AND DEBRIS BEFORE LEAVING THE PROJECT JOB SITE.
- PERMITS & SAFETY:**
1. GENERAL CONTRACTOR SHALL APPLY & SUBMIT FOR BUILDING PERMIT.
  2. GENERAL CONTRACTOR SHALL OBTAIN ALL RISK INSURANCE AND ALL CITY/TOWN/STATUTORY INSURANCE FOR COMPREHENSIVE GENERAL LIABILITY, ETC. AS REQUIRED BY OWNER/LANDLORD.
  3. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK MATERIALS, FURNITURE, ETC. IN LEASED SPACE FROM LOSS OR DAMAGE FROM FIRE, THEFT OR VANDALISM.
  4. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA). THE FOLLOWING ARE STRICTLY PROHIBITED WORK PRACTICES:
    - A. ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILING OR IN ANY NON-SPRINKLED LOCATIONS.
    - B. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE LANDLORD'S WORK OR STRUCTURE WITHOUT PRIOR WRITTEN APPROVAL.
    - C. CUTTING ANY HOLES IN LANDLORD'S EXISTING FLOOR SLABS, WALLS OR ROOF WITHOUT PRIOR APPROVAL. S PROPER APPROVALS FROM LANDLORD, BEFORE STARTING SUPERINTENDENT OF THE LANDLORD'S GENERAL CONTRACTOR TO DETERMINE IF ANY COMMON UTILITY OR OTHER TENANT UTILITY LINES EXIST WITHIN THE SPACE.

**FIRE SUPPRESSION NOTE:**

THE BUILDING IS PROVIDED WITH A FULL AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NOVI INSPECTION AND PERMIT APPROVAL. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERING DRAWING, SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE ENGINEERING AGENCIES FOR REVIEW AND APPROVAL. THE GENERAL CONTRACTOR SHALL OBTAIN AND MAINTAIN ADEQUATE INSURANCE COVERAGE AND TENANT'S INSURANCE CARRIER.

**NOTE:**

FIRE PROTECTION SYSTEM FOR THE BUILDING EQUAL TO ORDINARY HAZARD N.F.P.A. NO. 1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NOVI INSPECTION AND PERMIT APPROVAL. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERING DRAWING, SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE ENGINEERING AGENCIES FOR REVIEW AND APPROVAL. THE GENERAL CONTRACTOR SHALL OBTAIN AND MAINTAIN ADEQUATE INSURANCE COVERAGE AND TENANT'S INSURANCE CARRIER.

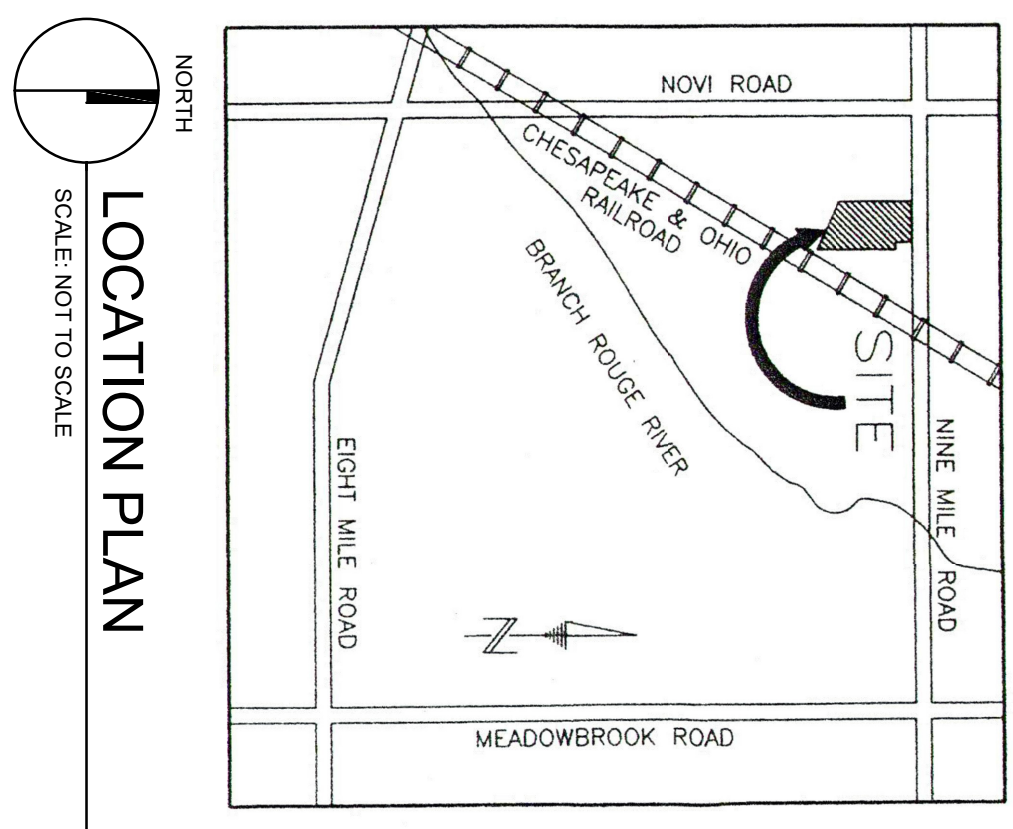
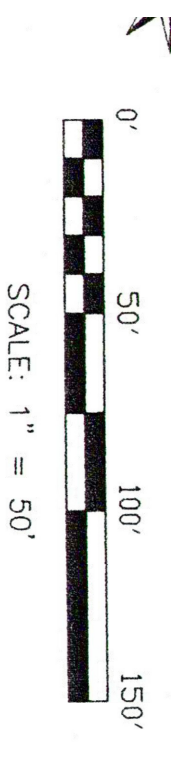
FIRE PROTECTION SYSTEM FOR THE BUILDING SERVICE PROVIDED PROTECTED BASED ON TENANT WAREHOUSING 12'-0" A.F.F.

BUILDING TO BE EQUIPPED WITH A FIRE ALARM SYSTEM (PER SPECIFICATIONS PAID FOR BY TENANT) AS REQUIRED PER N.F.P.A. 72-2013 BASED ON BUILDING OCCUPANCY.

TYPE 2A FIRE EXTINGUISHERS SHALL BE PROVIDED AND SPACED A MAX. OF 75 APART PER SECTION 906.1 OF THE 2013 INTERNATIONAL FIRE CODE AND /OR BY THE DIRECTION OF THE FIRE MARSHAL.

**CODE COMPLIANCE:**

1. WORK INDICATED IS TO BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES.
2. FIRE EXTINGUISHERS SHALL BE PROVIDED BY G.C. AND INSTALLED PER THE FIRE MARSHAL'S INSTRUCTIONS.
3. ALL WALL FINISHES TO MEET CLASS III FLAME SPREAD RATINGS IN ACCORDANCE WITH IBC-2012 CHAPTER 8.
4. INTERIOR FINISHES IN EXIT ACCESS CORRIDORS, OTHER EXIT WAYS, ROOMS, AND ENCLOSED SPACES IN USE GROUPS "B" AND "S" IN SPRINKLED BUILDINGS ARE REQUIRED TO LISTED IN THE 2015 MICHIGAN BUILDING CODE.
5. SAFETY GLAZING MUST HAVE PERMANENT IDENTIFICATION IN ACCORDANCE WITH THE 2015 MICHIGAN BUILDING CODE.
6. ALL REQUIREMENTS OF THE MICHIGAN BARRIER FREE ACT & THE AMERICANS WITH DISABILITIES ACT SHALL BE MAINTAINED TO COMPLY WITH ICCA117.1-2009.
7. ALL OFFICE FURNITURE & EQUIPMENT TO BE PROVIDED BY TENANT. SHOW FOR LAYOUT PURPOSES ONLY. TO COMPLY WITH ADA, ICCA117.1-2009 (TP) REQUIREMENTS, A MINIMUM OF 8K, BUT NOT LESS THAN (1) OF THE LUNCHROOM TABLES AND BENCH/STOVE WORKSTATIONS SHALL BE PROVIDED FOR THE USE OF THE HANDICAPPED. THE TABLES SHALL BE 28" MIN. TO 34" MAX. A.F.F. KNEE AND TOE CLEARANCES AS FOLLOWS SHALL ALSO APPLY. TOE: 4" MIN. HIGH, 17" MIN. TO 25" MAX. DEPTH, AND 30" MIN. WIDE. KNEE: 27" MIN. HIGH, 11" DEEP @ 9" HIGH TO 8" DEEP @ 27" HIGH AND 30" MIN. WIDE.
8. ALL ENTRANCE AND EXIT DOORS SHALL HAVE BARRIER FREE ACCESSIBILITY TO COMPLY WITH ICCA117.1-2009.
9. TO COMPLY WITH ADA - ICCA117.1-2009 (TP) REQUIREMENTS, CHANGES IN LEVEL, GREATER THAN 1/2" SHALL BE RAMPED AND CHANGES IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BREWED A MAXIMUM OF 1:2.
10. ALL LUNCHROOM APPLIANCES TO BE PROVIDED BY TENANT TO COMPLY WITH ADA/ICC/A117.1-2009 (TP) REQUIREMENTS. DISHWASHERS MUST FIT UNDER A 34" HIGH (32 1/4" CLEAR UNDER) COUNTERTOP. THE REFRIGERATOR MUST BE A SIDE-BY-SIDE OR BOTTOM FREEZER UNIT, AND ALL MICROVAPE CONROTS TO BE HIGHER THAN 48" A.F.F. TO MEET PREScribed HIGH CLEARANCE REQUIREMENTS.
11. SIGNAGE INDICATING ACCESSIBILITY PROVISIONS SHALL BE PROVIDED AT EACH DOOR TO AN EXIT DISCHARGE. A PICTURE SIGN STATING EXIT AND COMPLING WITH ICCA117.1-2009 (TP) REQUIREMENTS SHALL BE PROVIDED AT EACH DOOR TO THE EXITS. ADDITIONAL INFORMATION AND LOCATION.



**PROJECT ADDRESS**  
43043 W 9 MILE ROAD  
NOVI, MICHIGAN 48375

**APPLICANT INFORMATION**

**CONTACT PERSON:**  
**ANDREW WEITZ**  
22790 Heslip Drive  
Novi, Michigan 48375  
248-335-7440  
aweitz@anchorprinting.com

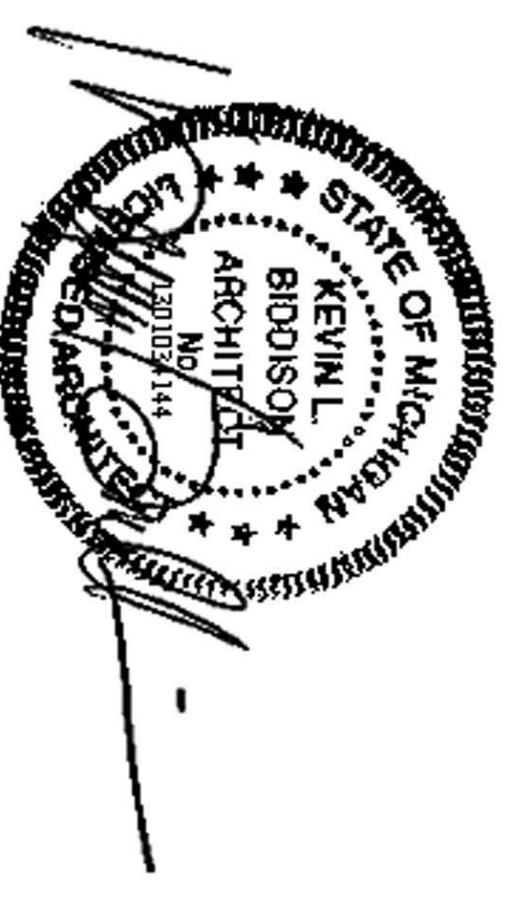
**SHEET INDEX**

- T. 101 TITLE SHEET
- SP. 101 SITE PLAN
- A. 101 FLOOR PLAN
- A. 201 ENLARGED FLOOR PLAN AND ELEVATION

- GOVERNING CODES:**
- 2015 MICHIGAN BUILDING CODE
  - 2015 MICHIGAN PLUMBING CODE
  - 2015 MICHIGAN MECHANICAL CODE
  - 2012 MICHIGAN REHABILITATION CODE
  - 2012 INTERNATIONAL FUEL GAS CODE
  - 2014 N.E.C. MICHIGAN ELECTRICAL CODE
  - ICC PART 8 STATE AMENDMENTS MICHIGAN
  - ICC PART 11 STATE AMENDMENTS MICHIGAN BARRIER FREE DESIGN LAIAY OF PUBLIC ACT 1 OF 1986 AS AMENDED
  - MICHIGAN UNIFORM ENERGY CODE RULES STANDARD 90.1-2015
  - 2013 INTERNATIONAL FIRE CODE
  - NFPA 13 - 2010
  - NFPA 72 - 2010

**Project data**

ZONING: L-1 LIGHT INDUSTRIAL



Issued for  
SITE PLAN REVIEW 01.11.22  
ZBA APPROVAL 03.31.22

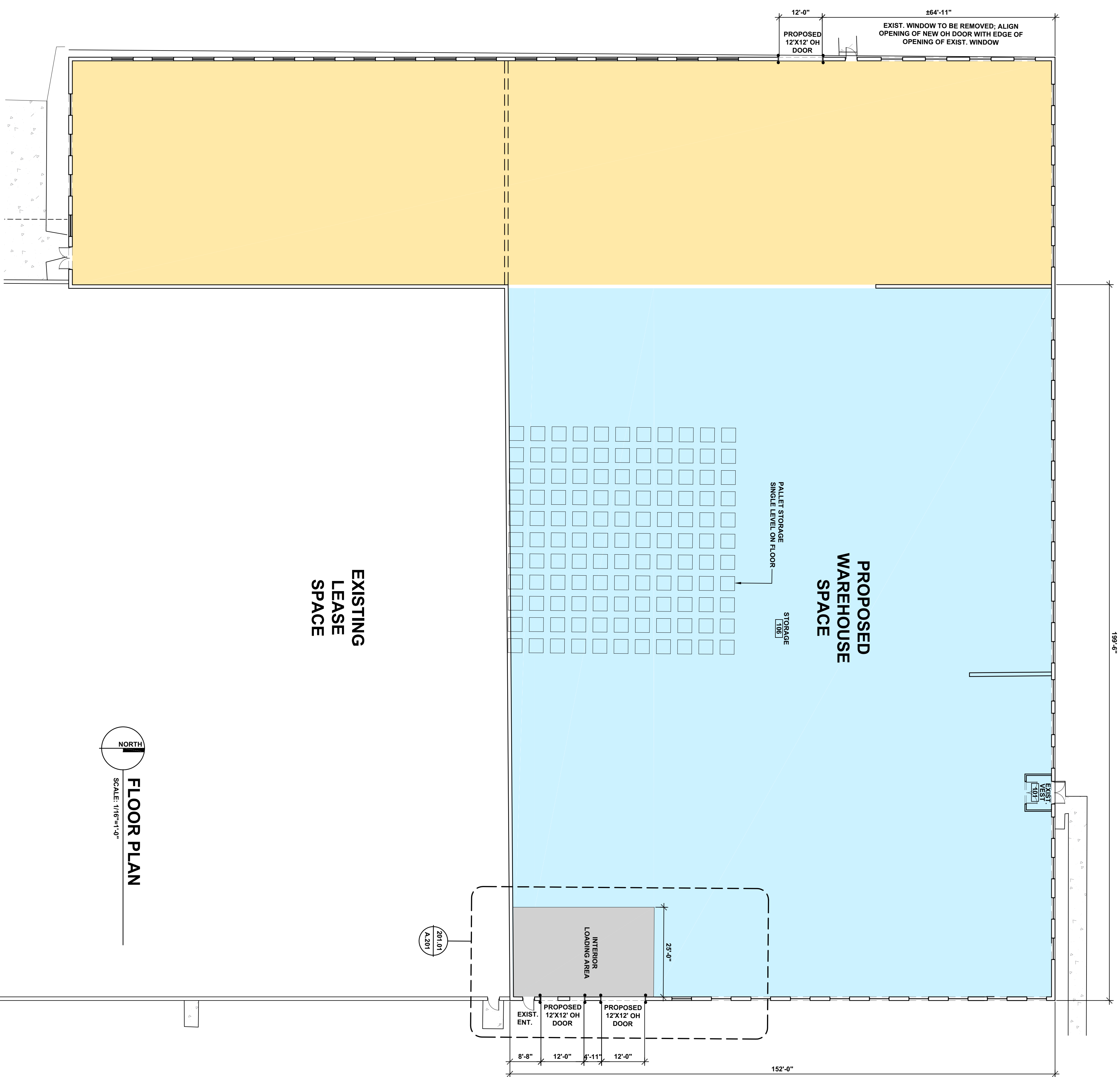
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2082-21

Sheet no.  
T. 101





Consultants



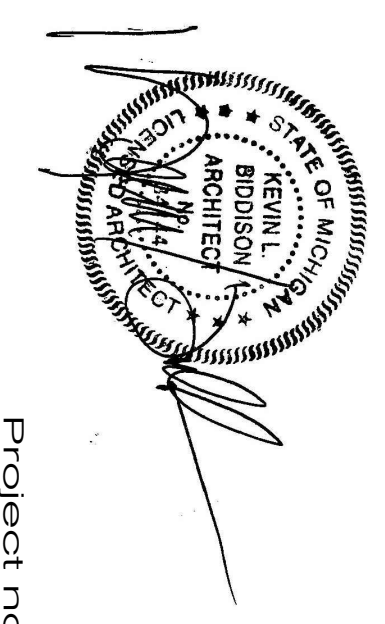
NORTH  
FLOOR PLAN  
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Project title  
Anchor Printing

43043 W 9 MILE RD  
NOVI, MICHIGAN 48375

Issued drch  
SITE PLAN REVIEW 01.11.22  
ZBA APPROVAL 03.31.22

Sheet title  
FLOOR PLAN



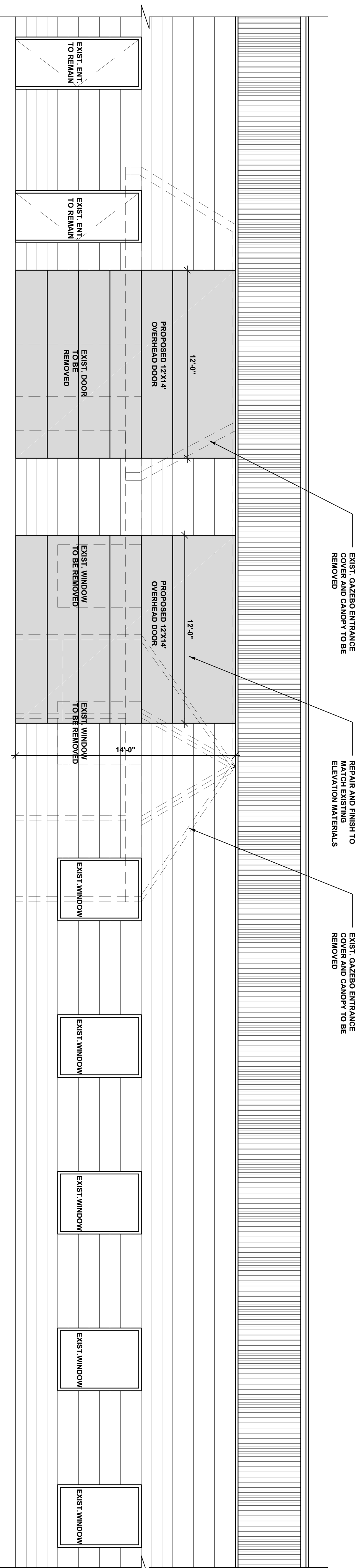
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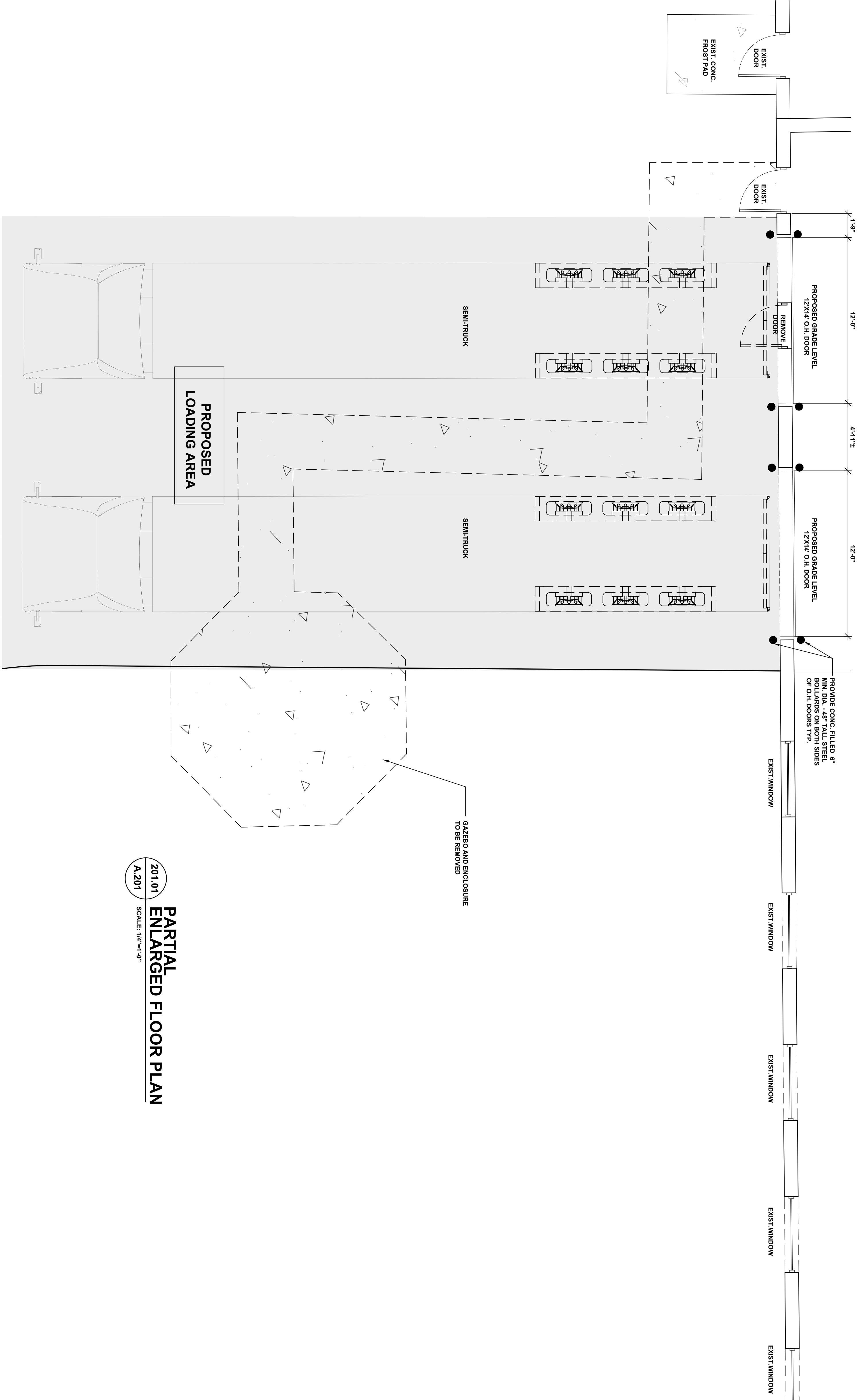
Sheet no.



Consultants



**202.02**  
**PARTIAL EAST ELEVATION**  
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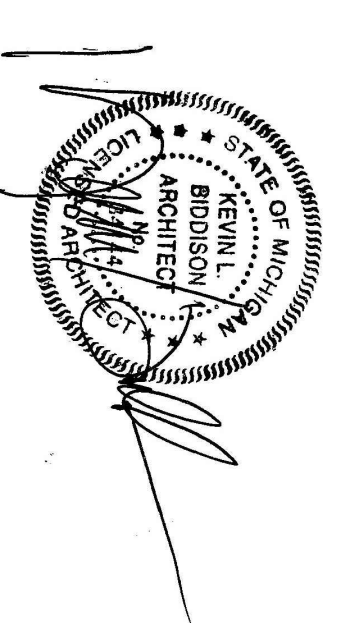
**201.01**  
**PARTIAL ENLARGED FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

Project title  
 Anchor Printing

43043 W 9 MILE RD  
 Novi, Michigan 48375

Issued dr/ch  
 SITE PLAN REVIEW 01.11.22  
 ZBA APPROVAL 03.31.22

Sheet title  
**ENLARGED FLOOR PLAN AND ELEVATION**



Project no.

Sheet no.  
 A.201