

November 08, 2021

Department of Public Services
44405 Six Mile Road
Northville, MI 48168

RE: University of Michigan Credit Union – Lot 2 Northville Park Place Carpenter Road, Northville Township, MI

Dear Jennifer Frey,

The following is an itemized response to the October 26th plan review for the University of Michigan Credit Union proposed for Lot 2 of Northville Park Place located along traditions drive

Plan Review:

Planning Commission met to review the proposed UMCU branch location and design. While The issues related to the site were conditionally approved at the meeting. The commission found that the current design of a predominantly cast stone building was not in keeping with the spirit of the ordinance as it relates to masonry cladding. The ordinance requires a full dimensional brick masonry cladding for 80% of the façade area less the glazing. Planning also noted the blue metal accent panels and wondered if that could be revisited as well.

During the meeting UMCU noted that the facilities design does pull from the forms at the nearby U of M hospital and that the blue accent panels tie into the recent cooper standard building constructed on a nearby parcel.

UMCU is resubmitting 2 options for the facility designs that look to align with the ordinances noted. Both options utilize a Full Dimension Brick cladding in Double Monarch sizing. Option 2 evaluates the substitution of some of the blue metal panel accents for a silver to match the other silver metal panel on the building.

Respectfully,



David Nims
Director of Design

P:\2017\17201\DOCS\Permits\20180403-H+B UMCU Review Response.docx

LEGEND

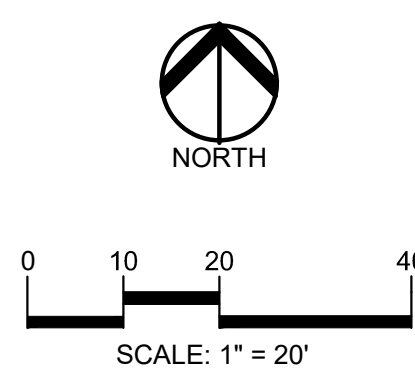
● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊙ R. RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊙ M. MEASURED
⊗ NAIL & CAP SET		⊙ C. CALCULATED

EXISTING

- OH—ELEC—: ELEC. PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG—CATV—: UNDERGROUND CABLE TV, CATV PEDESTAL
- UG—PHONE—: TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG—ELEC—: ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS—: GAS MAIN, VALVE & GAS LINE MARKER
- WATER—: WATERMAIN, HYD., GATE VALVE, TAPPING BLEEVE & VALVE
- SEWER—: SANITARY SEWER, CLEANOUT & MANHOLE
- STORM—: STORM SEWER, CLEANOUT & MANHOLE
- COMBINED—: COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST—: POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

PROPOSED

- CONC.—: CONCRETE
- ASPH.—: ASPHALT
- GRAVEL—: GRAVEL SHOULDER
- WETLAND
- 310 HEAVY FLOW DUTY ONLY
- 310 HEAVY DEEP DUTY STRENGTH



811 Know what's below. Call before you dig.

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

REFERENCE DRAWINGS
ALTAIRNSPS LAND TITLE SURVEY, GEODETIC DESIGNS, JOB NO. S145-2021, DATED JULY 30, 2021

BENCHMARKS
(GPS DERIVED - NAVD88)

BM #1
TOP OF WESTERLY FLANGE BOLT ON FIRE HYDRANT ACROSS FROM TRADER JOES SITE ON WEST SIDE OF ACCESS DRIVE.
ELEV. - 814.95

BM #2
CHISELED SQUARE ON TOP OF LIGHT POLE BASE NEAR THE NORTHWEST CORNER OF THIS PARCEL IN CURB ISLAND.
ELEV. - 816.15

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26163C0045E DATED FEBRUARY 2, 2012.

GENERAL NOTES:
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.

SITE DATA TABLE:

SITE AREA: 1.28 ACRES (55,776 SQ.FT.) NET AND GROSS

ZONING: CJ (CONSENT JUDGEMENT)

PROPOSED USE: FINANCIAL INSTITUTION 5,280 SF GFA (4,488 UFPA)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 1 STORY
PROPOSED BUILDING HEIGHT = 1 STORY
BUILDING FOOTPRINT AREA = 5,280 SQ.FT.
BUILDING LOT COVERAGE = 9.5%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
TRADITIONS:	30'	30'
EAST AND WEST:	10'	10'
SOUTH:	5'	5'
NORTH:	20'	20'

PARKING CALCULATIONS:
FINANCIAL INSTITUTIONS = 1 SPACE PER 200 S.F. PLUS 4 STACKING SPACES PER DRIVE-UP TELLER
TOTAL PARKING REQUIRED = 4,488/200 = 23 SPACES
TOTAL STACKING REQUIRED = 3*4 = 12 SPACES
TOTAL PROPOSED PARKING SPACES = 23 SPACES INC. 2 HIC SPACES
TOTAL PROPOSED STACKING SPACES = 12 SPACES

LOADING REQUIREMENTS:
LOADING REQUIRED = 1 SPACE (MIN. 10'x50')

BECAUSE THIS SITE WILL ONLY USE SINGLE UNIT TRUCK DELIVERY THAT ONLY USES STANDARD PARKING SPACES, NO LOADING AREA IS PROPOSED.

NOTE:
WITH SITE PLAN APPROVAL OF THIS PROJECT, NO BANKED PARKING SHALL BE REQUIRED ON THIS SITE.

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP TYPE 'R'
- SIDEWALK RAMP TYPE 'F'
- SIDEWALK RAMP TYPE 'P'

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

- 'NO PARKING FIRE LANE' SIGN
- 'STOP' SIGN
- 'BARRIER FREE PARKING' SIGN
- 'VAN ACCESSIBLE' SIGN
- 'DO NOT ENTER' SIGN

REFER TO DETAIL SHEET FOR SIGN DETAILS

CLIENT
HOBBS+ARCHITECTS
100 NORTH STATE STREET
ANN ARBOR, MI 48104
NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN

PROJECT TITLE
UNIVERSITY OF MICHIGAN CREDIT UNION
NORTHVILLE PARK PLACE
TRADITIONS DRIVE (LOT 2)
NORTHVILLE TOWNSHIP, WAYNE COUNTY, MICHIGAN

REVISIONS

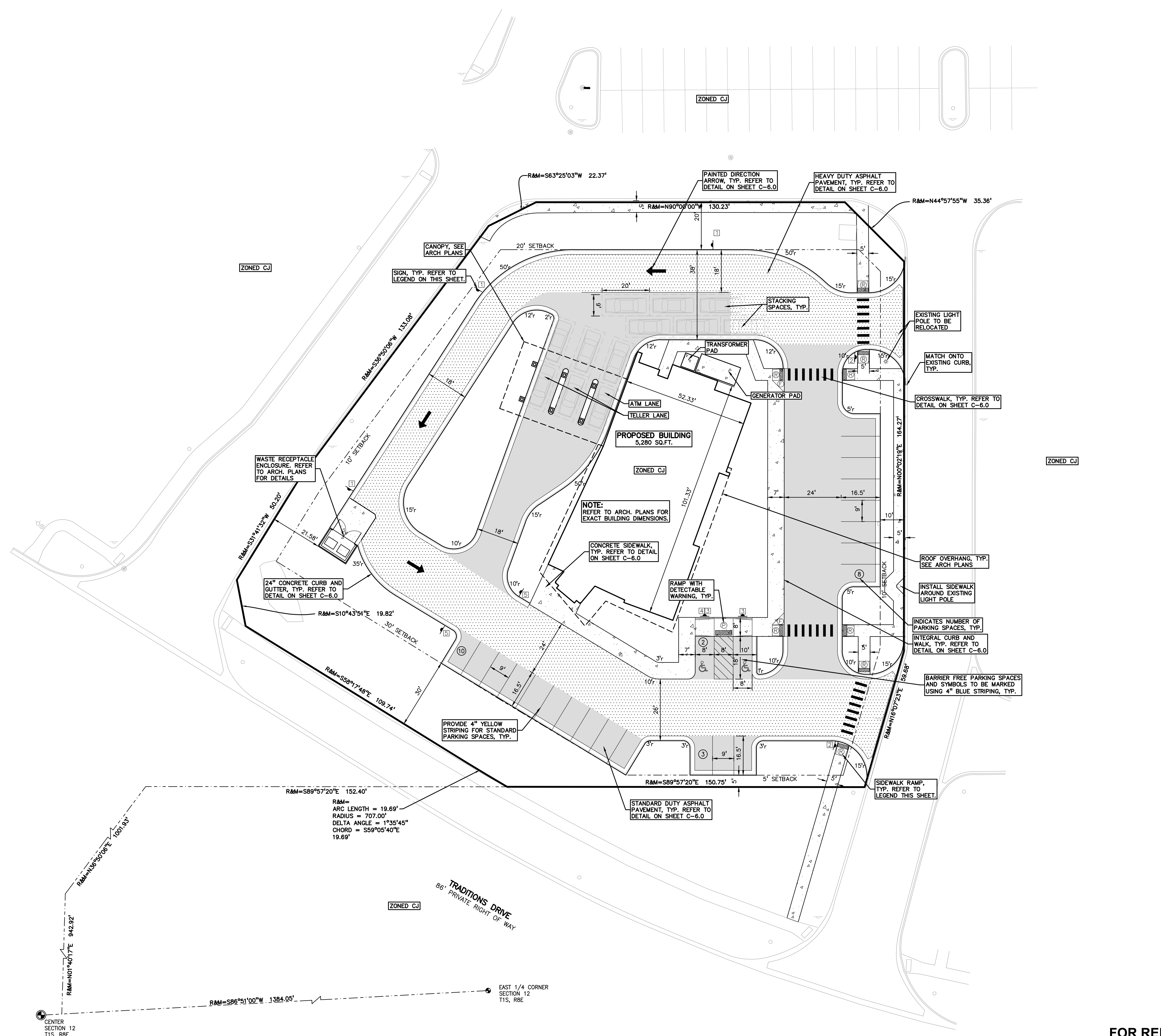
NO.	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: SEPTEMBER 28, 2021

DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2021-0430
P.M.	JEC
DN.	ADS
DES.	TJL
DRAWING NUMBER:	

C-3.0



FOR REFERENCE ONLY NOT FOR CONSTRUCTION

S:\PROJECTS\2021\0430 UMU\NORTHVILLE\MO SITE PLANS\C-3.02-01-0430.dwg

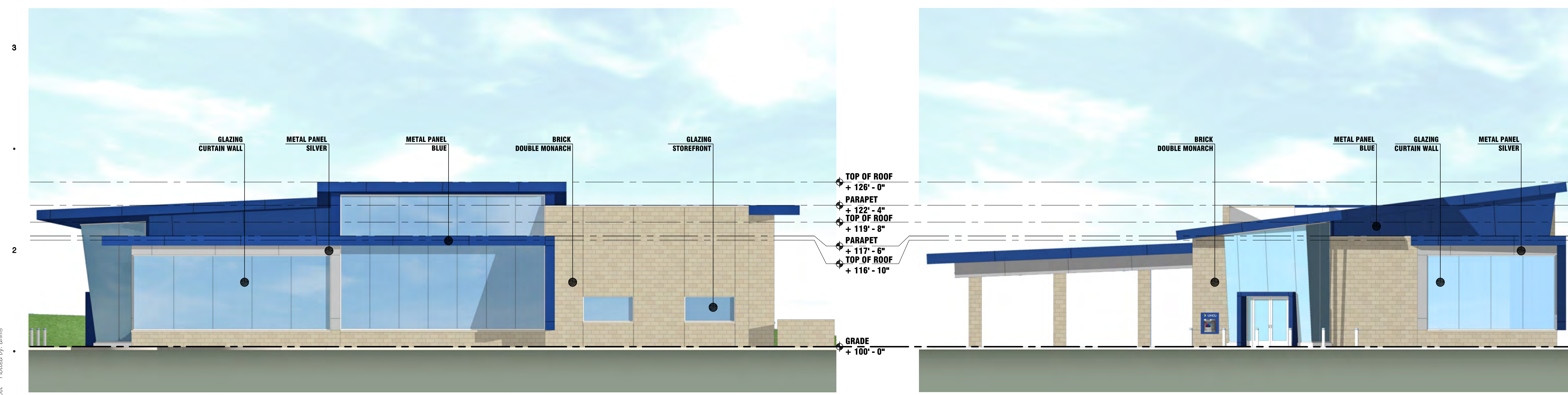
NOT FOR CONSTRUCTION

H G F E D C B A



A1 WEST ELEVATION
SCALE - 1/8" = 1'-0"
REVISION

C1 NORTH ELEVATION
SCALE - 1/8" = 1'-0"
REVISION

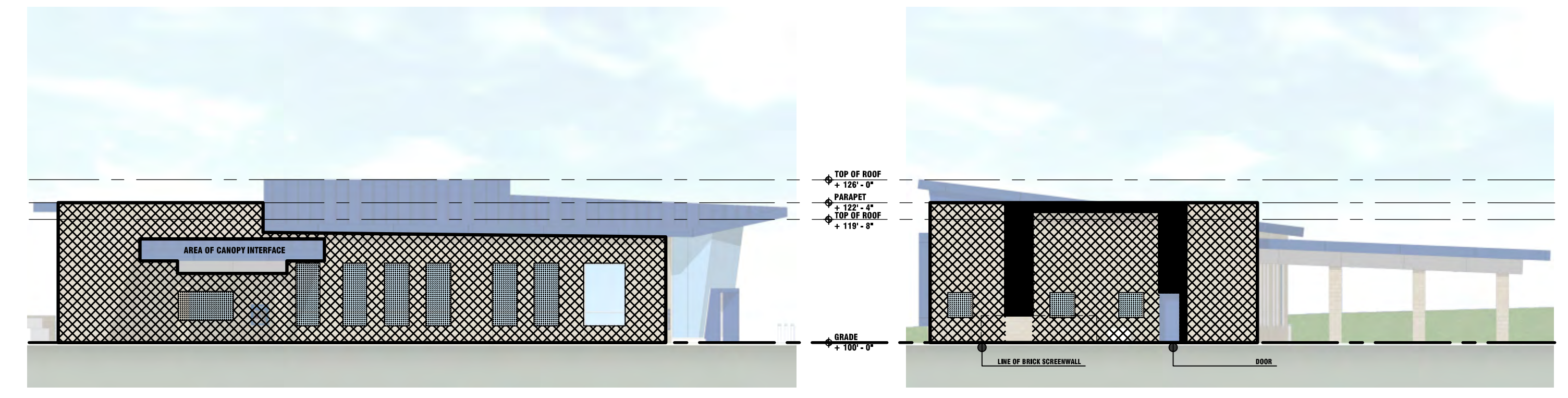


B1 EAST ELEVATION
SCALE - 1/8" = 1'-0"
REVISION

D1 SOUTH ELEVATION
SCALE - 1/8" = 1'-0"
REVISION

Drawing: P:\2021\21-201\Drawings\21-201-November-Site-submission\WBSHA1.dwg
Date: Nov 05, 2021, 2:00 pm Layout: A-1-Layout1 Plotted by: dmm

H G F E D C B A



A1 WEST ELEVATION - MATERIAL CALC.
 SCALE - 1/16" = 1'-0"
 ELEVATION

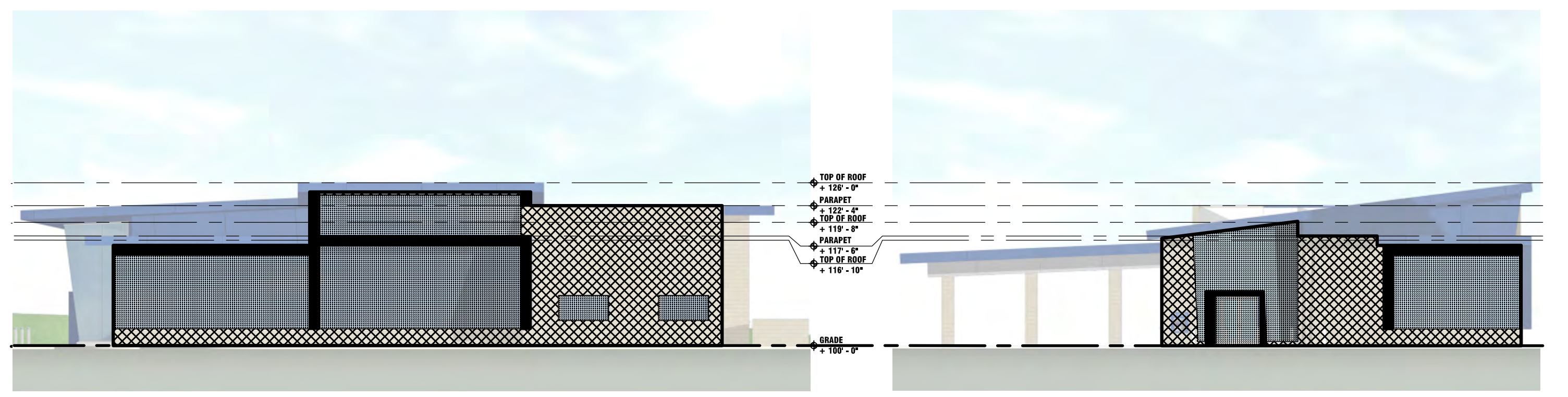
TOTAL FACADE AREA: 1840 SF	TOTAL FACADE AREA (LESS GLAZING): 1495.8 SF
TOTAL GLAZING AREA: 344.2 SF (18.7%)	TOTAL MASONRY AREA: 1495.8 SF (100%)
TOTAL METAL AREA: 0 SF (0%)	

C1 NORTH ELEVATION - MATERIAL CALC.
 SCALE - 1/16" = 1'-0"
 ELEVATION

TOTAL FACADE AREA: 1168.7 SF	TOTAL FACADE AREA (LESS GLAZING): 1120.7 SF
TOTAL GLAZING AREA: 48 SF (4.1%)	TOTAL MASONRY AREA: 940.3 SF (83.9%)
TOTAL METAL AREA: 180.4 SF (16.1%)	



E1 RENDERING - SOUTHEAST
 SCALE - NTS
 ELEVATION



B1 EAST ELEVATION - MATERIAL CALC.
 SCALE - 1/16" = 1'-0"
 ELEVATION

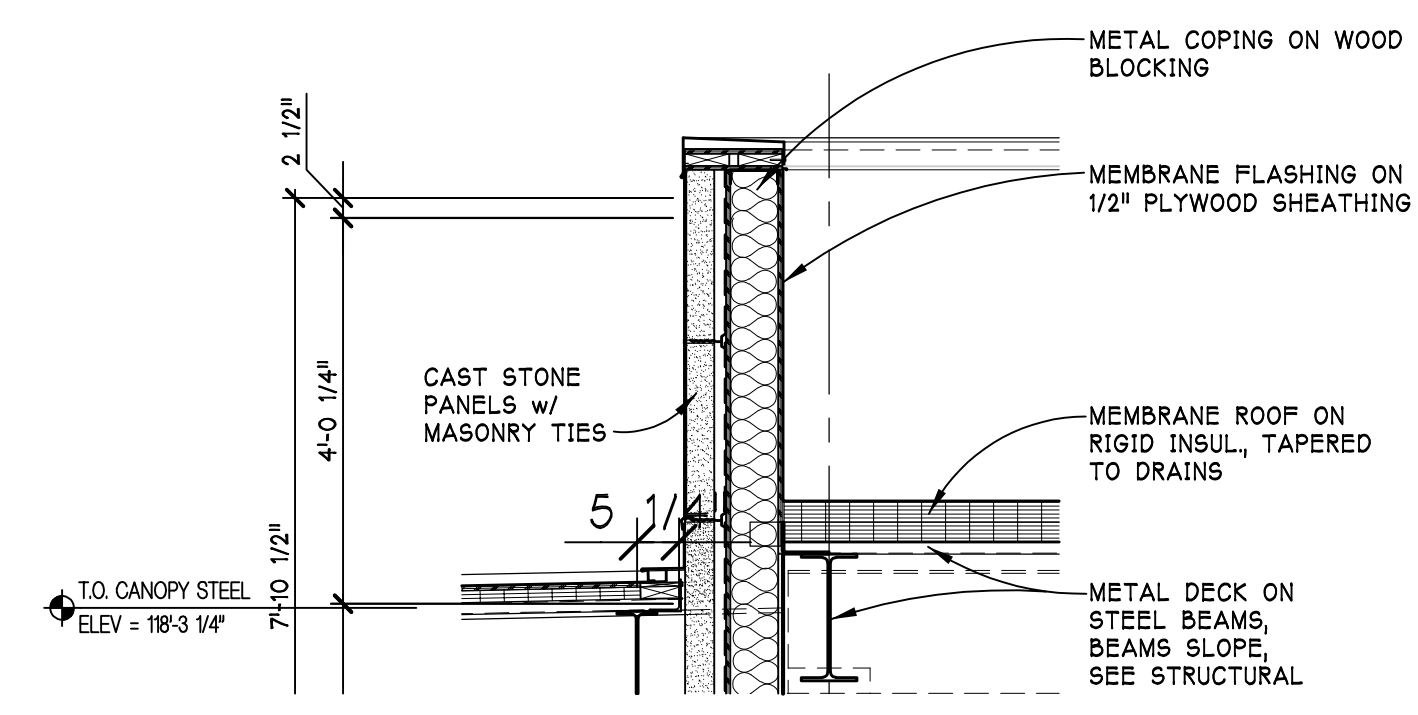
TOTAL FACADE AREA: 2051.6 SF	TOTAL FACADE AREA (LESS GLAZING): 977.6 SF
TOTAL GLAZING AREA: 1074 SF (52.4%)	TOTAL MASONRY AREA: 823.8 SF (44.3%)
TOTAL METAL AREA: 153.8 SF (15.7%)	

D1 SOUTH ELEVATION - MATERIAL CALC.
 SCALE - 1/16" = 1'-0"
 ELEVATION

TOTAL FACADE AREA: 992 SF	TOTAL FACADE AREA (LESS GLAZING): 473 SF
TOTAL GLAZING AREA: 519 SF (52.4%)	TOTAL MASONRY AREA: 399 SF (44.4%)
TOTAL METAL AREA: 74 SF (15.6%)	



F1 RENDERING - SOUTHWEST
 SCALE - NTS
 ELEVATION



H1 PARAPET / SCREENWALL DETAIL
 SCALE - 1/2" = 1'-0"
 ELEVATION

*MECHANICAL MEZZANINE PROVIDED WITHIN BUILDING ENVELOPE.
 TALL PARAPET WALL AROUND PERIMETER TO PROVIDE NECESSARY MECHANICAL SCREENING



G1 RENDERING - NORTHEAST
 SCALE - NTS
 ELEVATION

ELEVATION RESUBMISSION 11/08/2021
 SITE PLAN SUBMISSION 9/27/2021
 DATE ISSUED

DRAWN BY
 CHECKED BY

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 ARCHITECTS
 100 N. State St.
 Ann Arbor, MI 48104
 P.734.663.4189
 www.hobbs-black.com

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 NORTHVILLE, MI

PROJECT

CONSULTANT

OPTION 1
 MAT. CALCS
 RENDERINGS
 PAR. DETAIL

SHEET TITLE

21-201
 PROJECT NUMBER

A-2
 SHEET NUMBER

Drawing: P:\2021\21-201\Drawings\21-201-01\November Site Submission\WB\SH1.dwg
 Date: Nov 05, 2021, 2:00pm Layout: A-2-Layout (2) Plotted by: dmm

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION



C1 NORTH ELEVATION
 SCALE - 1/8" = 1'-0"
RENAME



A1 WEST ELEVATION
 SCALE - 1/8" = 1'-0"
RENAME

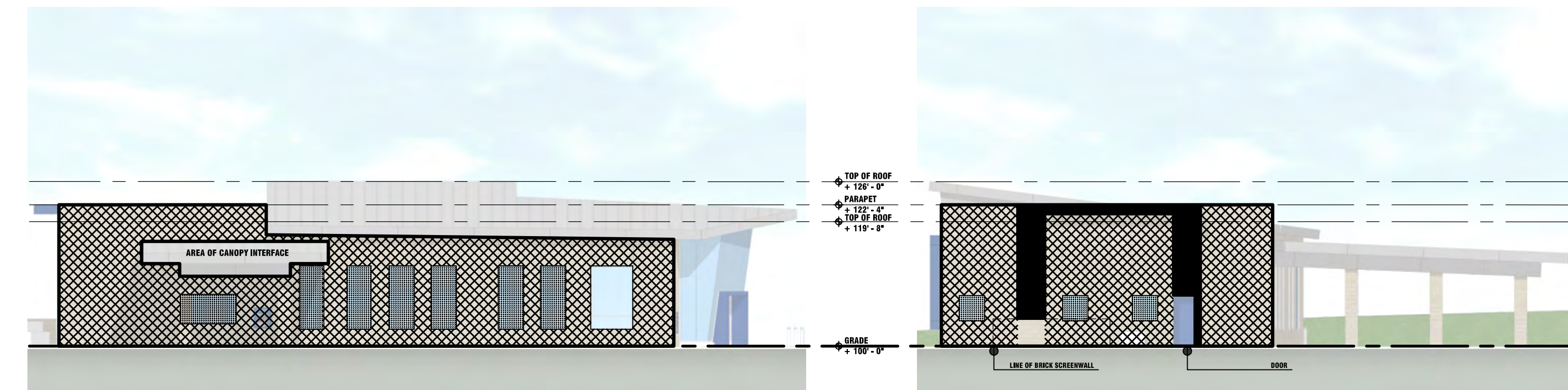


D1 SOUTH ELEVATION
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RENAME



B1 EAST ELEVATION
 SCALE - 1/8" = 1'-0"
RENAME

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 Date: Nov 08, 2021, 2:13pm Layout: A-1-Layout Plotted by: dmins



A1 WEST ELEVATION - MATERIAL CALC.
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 ELEVATION

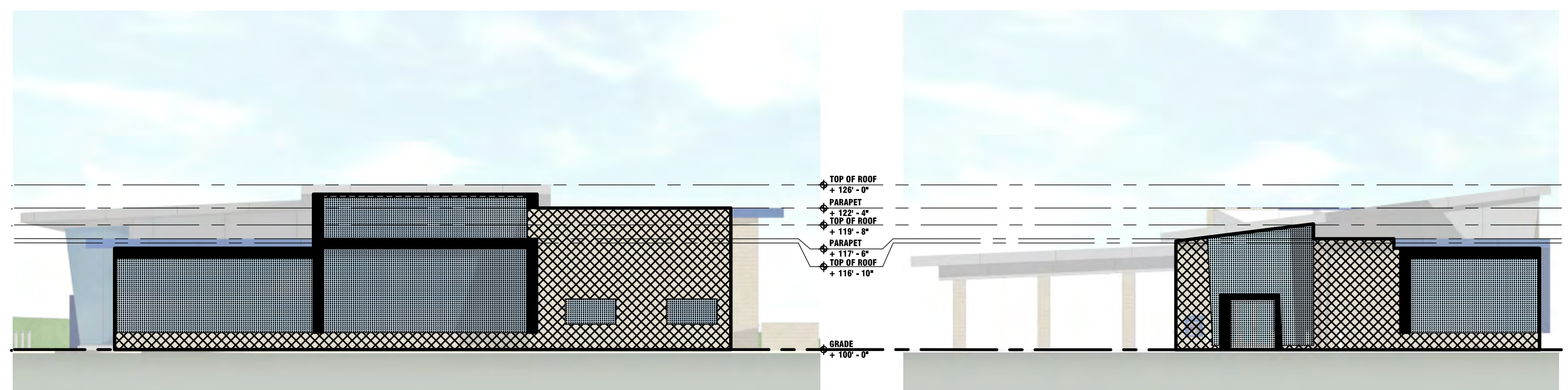
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E1 RENDERING - SOUTHEAST
 SCALE - NTS
 ELEVATION



B1 EAST ELEVATION - MATERIAL CALC.
 SCALE - 1/16" = 1'-0"
 ELEVATION

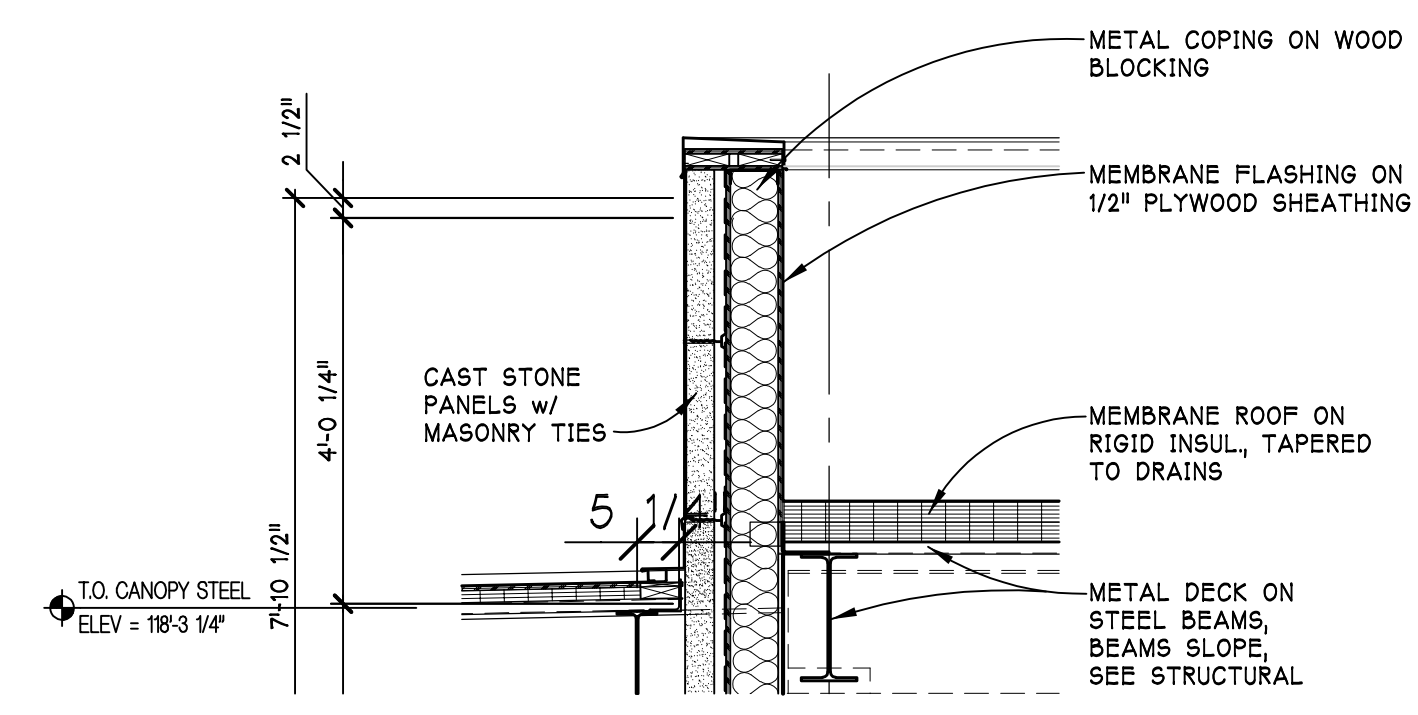
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F1 RENDERING - SOUTHWEST
 SCALE - NTS
 ELEVATION



H1 PARAPET / SCREENWALL DETAIL
 SCALE - 1/2" = 1'-0"
 ELEVATION

*MECHANICAL MEZZANINE PROVIDED WITHIN BUILDING ENVELOPE.
 TALL PARAPET WALL AROUND PERIMETER TO PROVIDE NECESSARY MECHANICAL SCREENING



G1 RENDERING - NORTHEAST
 SCALE - NTS
 ELEVATION

ELEVATION RESUBMISSION 11/08/2021
 SITE PLAN SUBMISSION 9/27/2021
 DATE ISSUED

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PROJECT

CONSULTANT

OPTION 2
 MAT. CALCS
 RENDERINGS
 PAR. DETAIL

SHEET TITLE

21-201

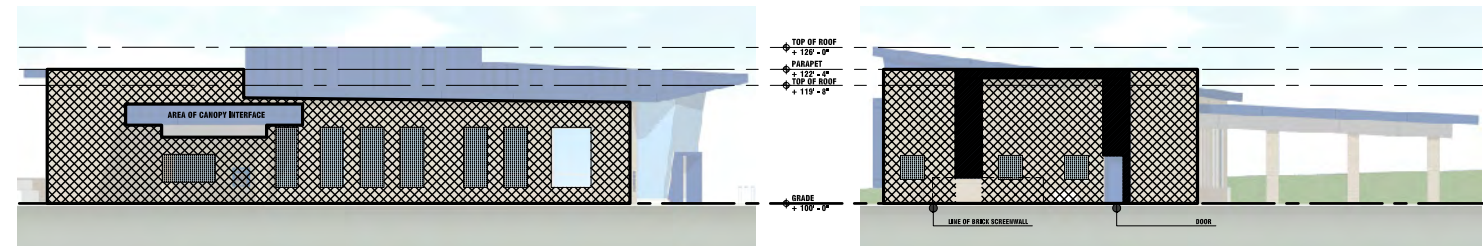
PROJECT NUMBER

A-2

SHEET NUMBER

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 Date: Nov 05, 2021, 2:11 pm Layout: A-2-Layout (2) Plotted by: dmm

NOT FOR CONSTRUCTION



A1 WEST ELEVATION - MATERIAL CALC.

SCALE - 1/16" = 1'-0"
REVISION

TOTAL FACADE AREA: 1840 SF	TOTAL FACADE AREA (LESS GLAZING): 1495.8 SF
TOTAL GLAZING AREA: 344.2 SF (19%)	TOTAL MASONRY AREA: 1495.8 SF (100%)
	TOTAL METAL AREA: 0 SF (0%)

C1 NORTH ELEVATION - MATERIAL CALC.

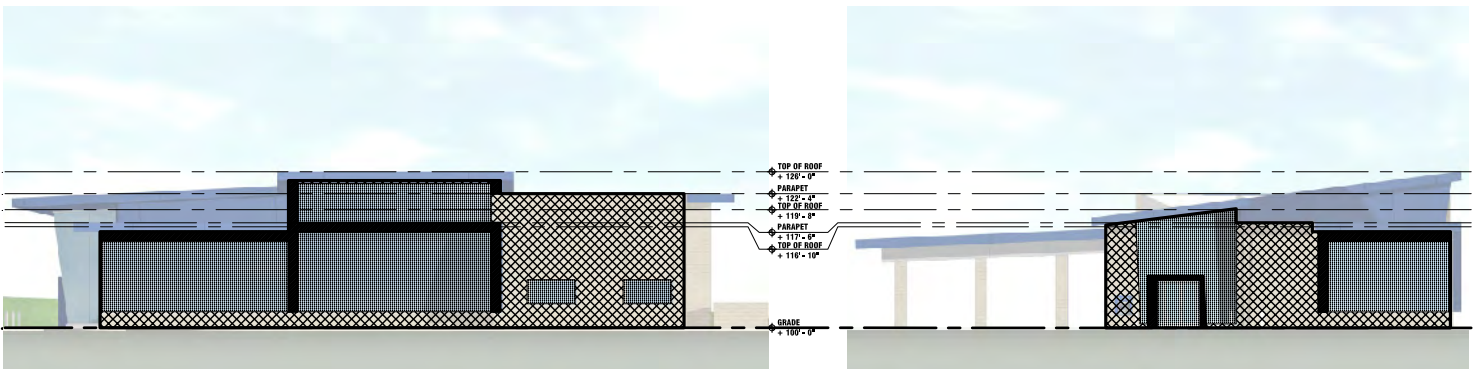
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E1 RENDERING - SOUTHEAST

SCALE - NTS
REVISION



B1 EAST ELEVATION - MATERIAL CALC.

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	TOTAL METAL AREA: 153.8 SF (15.7%)

D1 SOUTH ELEVATION - MATERIAL CALC.

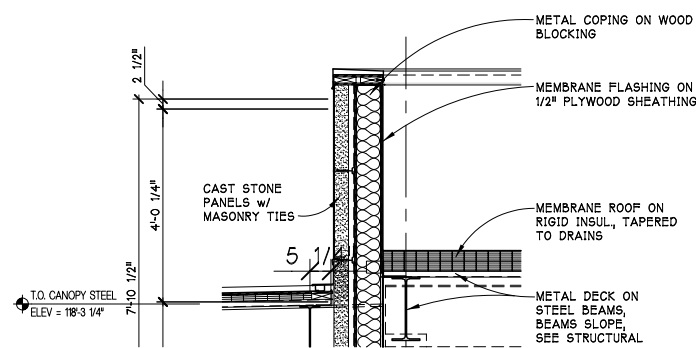
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REVISION

TOTAL FACADE AREA: 892 SF	TOTAL FACADE AREA (LESS GLAZING): 473 SF
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	TOTAL METAL AREA: 74 SF (15.6%)



F1 RENDERING - SOUTHWEST

SCALE - NTS
REVISION



H1 PARAPET / SCREENWALL DETAIL

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G1 RENDERING - NORTHEAST

SCALE - NTS
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OPTION 1
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RENDERINGS
PAR. DETAIL

SHEET TITLE

21-201

PROJECT NUMBER

A-2

SHEET NUMBER

***DRAWINGS SCALED 50%** 2021.11.08

umcu | nor thville, mi

21-201



option 1 supplement al images
southeast view

2021.11.08



option 1 supplement al images
south view

2021.11.08

umcu | nor thville, mi

21-201



option 1 supplement al images
southwest view

2021.11.08

umcu | nor thville, mi

21-201

umcu - ELEVATION RESUBMISSION



**option 1 supplement al images
northeast view**

2021.11.08

NOT FOR CONSTRUCTION

***DRAWINGS SCALED 50%**



A1 WEST ELEVATION
 SCALE - 1/8" = 1'-0"
 FLEWME



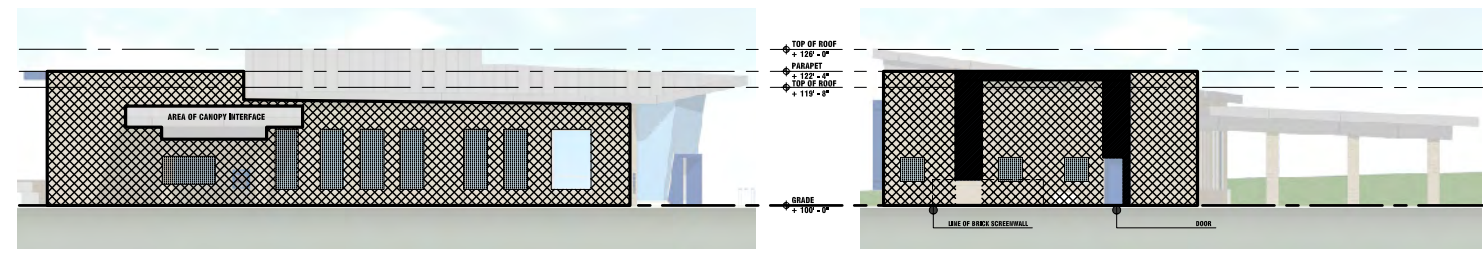
C1 NORTH ELEVATION
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 FLEWME



B1 EAST ELEVATION
 SCALE - 1/8" = 1'-0"
 FLEWME



D1 SOUTH ELEVATION
 SCALE - 1/8" = 1'-0"
 FLEWME



A1 WEST ELEVATION - MATERIAL CALC.

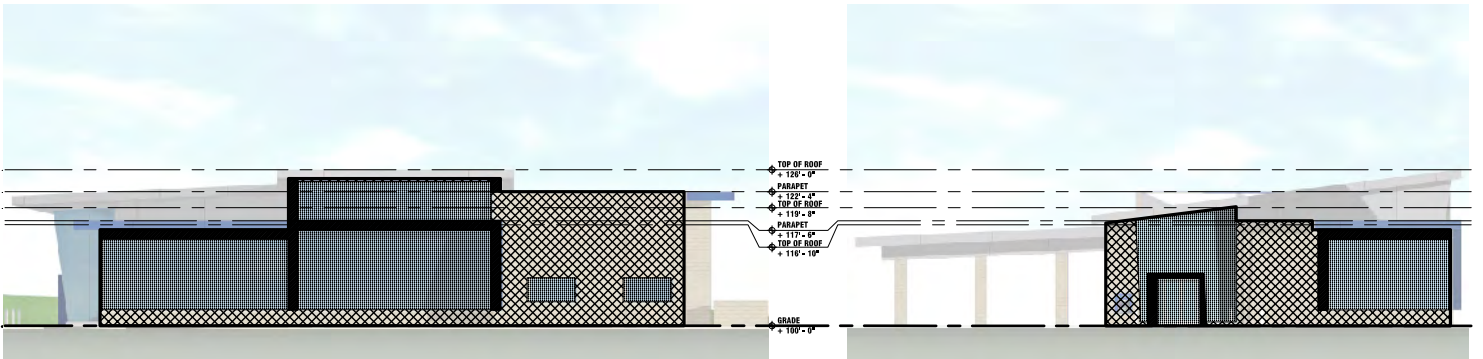
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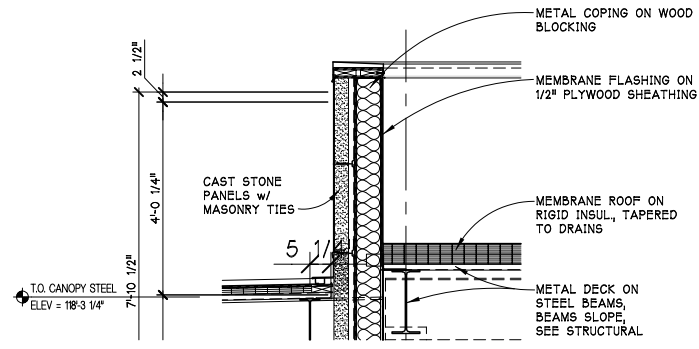
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D1 SOUTH ELEVATION - MATERIAL CALC.

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TOTAL GLAZING AREA: 519 SF (58%)	TOTAL MASONRY AREA: 389 SF (44%)
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H1 PARAPET / SCREENWALL DETAIL

SCALE - 1/2" = 1'-0"
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E1 RENDERING - SOUTHEAST

SCALE - NTS
REVISION



F1 RENDERING - SOUTHWEST

SCALE - NTS
REVISION



G1 RENDERING - NORTHEAST

SCALE - NTS
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A-2
SHEET NUMBER

NOT FOR CONSTRUCTION

***DRAWINGS SCALED 50%** 2021.11.08

umcu | nor thville, mi 21-201



option 2 supplement al images
southeast view

2021.11.08



option 2 supplement al images
south view

2021.11.08

umcu | nor thville, mi

21-201



option 2 supplement al images
southwest view

2021.11.08

umcu | nor thville, mi

21-201

umcu - ELEVATION RESUBMISSION



option 2 supplement al images
northeast view

2021.11.08