



## 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 Appeal

**MEETING DATE:** January 13, 2026

**REGARDING:** **47277 Grand River Avenue #50-22-16-151-010 & 50-22-16-151-012 (PZ25-0067)**

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Grand Beck Development

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: This property is zoned General Business (B-3)

Location: east of Beck Road, south of Grand River Avenue

Parcel #: 50-22-16-151-010 & 50-22-16-151-012

#### **Request**

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.12.D for a building height of 35 ft. 6 in. (30 ft. maximum, variance of 5 ft. 6 in.); and Section 5.4.2 to locate the loading zone in the front yard (loading zones required in the rear yard).

### II. STAFF COMMENTS:

*The applicant, Grand Beck Development, is seeking (2) dimensional variances for a new gas station development.*

- 1) A 5.5-foot height variance to allow a building height to be 35'-6".*
- 2) A variance to allow a loading zone in the front yard.*

*The property is a corner lot and requires unique site circulation related to gas station functions. The height variance is for architectural elements in keeping with the proposed façade aesthetics.*

**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. **PZ25-0067**, 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 is 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. **PZ25-0067** 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.

Alan Hall – Deputy Director Community Development - City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

DEC 01 2025

CITY OF NOVI  
COMMUNITY DEVELOPMENT

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION Grand - Beck Development				Meeting Date: <u>1/13/26</u>	
ADDRESS 26900 Beck Road		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 25-0067</u>	
SIDWELL # 50-22-16 -151 -012 <u>4016</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY SE Corner of Grand River Ave and Beck Road					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?			REQUEST IS FOR:		
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			<input type="checkbox"/> RESIDENTIAL <input checked="" 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 checked="" type="checkbox"/> NO		
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS		CELL PHONE NO.	
NAME Jack Knowles				TELEPHONE NO.	
ORGANIZATION/COMPANY Gratus, LLC				FAX NO.	
ADDRESS 29592 Beck Road		CITY Wixom		STATE MI	ZIP CODE 48393
<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 Kevin Bahnam				TELEPHONE NO.	
ORGANIZATION/COMPANY Gratus, LLC				FAX NO.	
ADDRESS 29592 Beck Road		CITY Wixom		STATE MI	ZIP CODE 48393
<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 type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>B-3</u>					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.12.D</u> Variance requested <u>Building Height of 35'-6"</u>					
2. Section <u>5.4.2</u> Variance requested <u>Locate the fuel Loading zone in front yard</u>					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275					
<input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440					
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
• Dimensioned Drawings and Plans					
• Site/Plot Plan					
• Existing or proposed buildings or addition on the property					
• Number & location of all on-site parking, if applicable					
• Existing & proposed distance to adjacent property lines					
• Location of existing & proposed signs, if applicable					
• Floor plans & elevations					
• Any other information relevant to the Variance application					



## 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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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

JACK KOWLES  
Applicant Signature

12/1/25  
Date

#### 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.

K.R.  
Property Owner Signature

12/1/25  
Date

### 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



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## REVIEW STANDARDS DIMENSIONAL VARIANCE

### VARIANCE #1 - LOADING ZONE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

### Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
☐ Not Applicable    ☒ Applicable    If applicable, describe below:

The property is a corner lot with two front yards, which impacts the development/layout of the property.

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.  
☒ Not Applicable    ☐ Applicable    If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.  
☒ Not Applicable    ☐ Applicable    If applicable, describe below:

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that 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 location of the Loading zone is dictated by the nature of the material being loaded, i.e., motor vehicle fuel. The business at this location includes a gas station which is a principle permitted use. Accordingly, the fuel must be loaded in an area as close as possible to the fuel pumps. This requires the loading zone to be in one of the two "front yards." This is common for gas stations. The site plan, which has been approved by the Planning Commission subject to the two requested ZBA variances, has approved a masonry wall between the loading zone and the street.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Because the use includes a gas station the Applicant cannot comply with Section 5.4.2 of the zoning ordinance and locate the loading zone in the rear yard as a result of the necessity of loading the fuel as close as possible to the fuel pumps of the gas station. Therefore, strict compliance would prevent use of the site as a gas station, a principle permitted use.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The location of the fuel loading zone is the minimum variance necessary given the nature of the use. It is also important to note that the loading zone must be located in an area which would still allow for the safe flow of traffic within the site.

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The requested variance will not cause an adverse impact on the neighboring properties. It is located as far away as possible from the property to the east and south and there is a masonry wall between the loading zone and the adjacent street. This property is located at the corner of two heavily trafficked roads. These roads themselves create distance between the loading zone and adjacent uses to the north and west.

## **GRAND – BECK DEVELOPMENT -VARIANCE #2 - BUILDING HEIGHT**

### **General Introduction**

This parcel sits adjacent to a expansive area, North and East along Grand River Avenue from Taft Road to Beck Road recently rezoned to “City West”. This particular parcel was kept out of the City West district and allowed to remain B-3 because the B-3 land uses are consistent with the uses at the other three corner parcels at the intersection of Grand River Avenue and Beck Road. They are all commercial/Retail/Business.

However, while the **use** is consistent with the other corner uses, we are mindful of the fact that this is a prominent corner of the City and the **visual** aspect of this development is important. Therefore, the City West ordinance was a very important influence in our design of this building and why we are seeking a variance for building height.

The City West ordinance, Section 3.1.30.A.2 provides that “The intent of the City West district is **to encourage high quality and distinctive development** that will compliment and support nearby areas. The district will reflect an inviting and vibrant identity for this area of the City’s Grand River Corridor, while implementing land use planning and development techniques that **result in a pleasing, compatible, visual presence...** The district allows a wide range of principal uses. In conjunction with different *height*, area and bulk standards....mixing uses is permitted, either vertically or horizontally.....*Building heights* are greater than most traditional commercial districts in the City.” City West Section 3.34.1 allows for a Mixed-Use Development Option that *“allows for increased building height – up to 110 ft.*

The intent of the City West ordinance was to encourage much larger buildings and increased architectural massing and density along this section of the Grand River corridor. Using the City West ordinance as an architectural guide, we developed the design for the building; this meant we needed to break away from the classic fueling station and C-Store designs that are common place in the industry, and come up with a unique, state of the art design that has much more interest, character, height and massing which meets the design goals of the City West ordinance. In order to achieve this, *the B-3 district height restriction of 30 feet* creates significant hardship and practical difficulty and why we are seeking a dimensional height variance, as the architectural design complements the adjacent zoning of the City West massing while conforming to the B-3 zoning.

This variance request is not self-created; it is a direct result of respecting the design goals and intent of the City West district ordinance.

### **Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity.

Circumstances or physical conditions may include:

a. Shape of Lot. Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

**Not Applicable**

b. Environmental Conditions. Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

**Not Applicable**

c. Abutting Property. The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

**Applicable**, as follows:

- 1. The C-Store is located directly at the SE corner of the major intersection of Grand River Avenue and Beck Road. This intersection is high traffic volume area with multiple lanes in each direction.***
- 2. The areas to the South, East and NE of the C-Store location are all zoned City West district, which supports much taller buildings, up to 110 feet in height. Our project is only requesting 35'-6".***
- 3. A 5'-6" variance to the 30 foot maximum height (by ordinance) will have no effect on the major intersection and would still be far shorter than the 110 foot possible building height permitted to the NE, East and South of the project site.***

### **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that 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 variance is not self-created as it is a direct result of respecting the design goals and intent of the City West district ordinance that applies to abutting parcels to the NE, East and South, and factoring in the busy intersection along two of the subject property's lines. The design attempts to visually meld with the City West ordinance which we did not create.***

***Our building has a series of varying roof heights, along with horizontal and vertical articulation which creates a great deal of interest on the façades of the building, which was***

***done intentionally to respect the intent of the City West ordinance. It is important to note that a significant percentage of the roof is lower than the allowable B-3 maximum of 30 feet. In some instances, the building height is as low as 21-23 feet. Averaging all of the different roof heights of the C-Store is 28.7 feet. If you include the connected canopy band & pump island end cap elements, the average building height is 25.6 feet.***

### **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

***Our design meets all the requirements that govern area, frontage, bulk and density and we request only a minor building height variance. Strict conformance would be unnecessarily burdensome to the subject property given the proximity to the adjacent lands to the NE, East and South all of which permit a maximum building height of 110 feet.***

***Conforming to the B-3 height regulations and constructing a development which complies with the intent of the City West ordinance would be unnecessarily burdensome. While it may not be impossible, given the prominence of this parcel and the minimal variance we are requesting, the proposed architecture which requires a minimal height variance is the best solution in the interest of the City's rezoning of this area of the City. We are in fact going above and beyond what the City's façade ordinance requires in an attempt to help set a new standard for development in keeping with the adjacent City West and the prominence of this location.***

### **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

***The requested variance of 5'-6" is the minimum variance necessary and would only apply to a relatively small portion of the design. The additional height is not requested where it is not necessary nor beneficial.***

### **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

***The requested variance will have a positive impact on the surrounding properties by allowing a development with high, imaginative design values that could easily be contagious and duplicated as other nearby undeveloped or underdeveloped properties are repurposed and reimagined.***

# PRELIMINARY SITE PLAN

# GRAND - BECK DEVELOPMENT

## PROPOSED COMMERCIAL DEVELOPMENT SE CORNER OF GRAND RIVER AND BECK ROAD

### PART OF THE NW 1/4, SEC 16, T1N, R6E NOVI, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

#### EXHIBIT A PROPERTY DESCRIPTION

Chicago Title Insurance Company Issuing Agent Transworld Title Company, LLC  
Commitment No. 72000129-C, Commitment Date May 02, 2023  
Property Address 47277 Grand River Avenue & 29500 Beck Road Novi, MI 48377

The Land is described as follows:

Land situated in the City of Novi, County of Oakland in the State of Michigan and described as follows:

#### Parcel 1

Part of Section 16, Town 1 North, Range 6 East, City of Novi, Oakland County, Michigan, being part of the West 1/2 of the Northwest 1/4 of said Section 16, beginning at a point (corner) North 00 degrees 30 minutes 00 seconds East, 842.56 feet and South 70 degrees 48 minutes 40 seconds East 158.02 feet from the West 1/4 corner; thence South 70 degrees 48 minutes 40 seconds East 217.62 feet; thence South 00 degrees 33 minutes 14 seconds West 297.32 feet; thence North 70 degrees 48 minutes 40 seconds West 254.02 feet; thence North 00 degrees 33 minutes 40 seconds East, 292.53 feet to the point of beginning.

#### Parcel 2

Part of the Northwest 1/4 of Section 16, Town 1 North, Range 6 East, City of Novi, Oakland County, Michigan, described as commencing at the West 1/4 corner of said Section, thence North 00 degrees 30 minutes 00 seconds East along the West line of said Section, 565.34 feet to the point of beginning; thence North 00 degrees 30 minutes 00 seconds East along said West line, 297.25 feet to the Southern right-of-way line of Grand River Avenue (100 feet wide); thence South 70 degrees 48 minutes 40 seconds East, along said right-of-way line, 156.92 feet; thence South 03 degrees 33 minutes 40 seconds West 292.55 feet; thence North 70 degrees 48 minutes 40 seconds West 143.99 feet to the point of beginning.

Part of the Northwest 1/4 of Section 16, Town 1 North, Range 6 East, City of Novi, Oakland County, Michigan, described as beginning at the West 1/4 corner of said Section, thence North 00 degrees 30 minutes 00 seconds East along the West line of said Section, 565.34 feet; thence South 70 degrees 48 minutes 40 seconds East, 578.00 feet; thence South 00 degrees 33 minutes 14 seconds West 280.77 feet to the East and West 1/4 line of said Section; thence North 56 degrees 57 minutes 22 seconds West along said line, 548.19 feet to the point of beginning.

Part of the Northwest 1/4 of Section 16, Town 1 North, Range 6 East, City of Novi, Oakland County, Michigan, described as commencing at the West 1/4 corner of said Section, thence North 00 degrees 30 minutes 00 seconds East, 375.03 feet to the point of beginning; thence North 00 degrees 33 minutes 14 seconds East 297.32 feet to the Southern right-of-way line of Grand River Avenue (100 feet wide); thence South 70 degrees 48 minutes 40 seconds East, along said right-of-way line, 200.00 feet; thence South 00 degrees 33 minutes 14 seconds West 287.32 feet; thence North 70 degrees 48 minutes 40 seconds West 200.00 feet to the point of beginning.

Except that part described as: Commencing at the West 1/4 corner of Section 16, Town 1 North, Range 6 East, City of Novi, Oakland County, Michigan, thence North 2 degrees 31 minutes 26 seconds West 575.98 feet along the west line of said Section, 10 feet to the point of a 10 430.00 foot radius curve to the left; thence Northerly along the arc of said curve 242.29 feet to the point of tangency of said curve; thence North 03 degrees 22 minutes 19 seconds West 6.02 feet to the point of beginning; thence North 46 degrees 29 minutes 38 seconds East 57.73 feet; thence South 73 degrees 57 minutes 58 seconds East 19.50 feet; thence North 10 degrees 02 minutes 04 seconds East 80.50 feet to a point on the existing centerline of Grand River Avenue; thence North 73 degrees 57 minutes 58 seconds West 68.96 feet; thence South 03 degrees 22 minutes 16 seconds East 115.79 feet to the point of beginning.

NOTE FOR INFORMATIONAL PURPOSES ONLY: More commonly known as: 47277 Grand River Avenue and 29500 Beck Road, Parcel ID(s) Parcel #1: 22 18 151 010 Parcel #2: 22 18 151 017

#### DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
GRATUS LLC 20945 BECK ROAD NORWICH MI 48302 CONTACT: JACK KNOWLES PHONE: 734 564-8723 EMAIL: JACKKNOWLES@GMAIL.COM	PEA GROUP 1840 POND RUN AUBURN HILLS MI 48326 CONTACT: JOHN HOUSSER PHONE: 248 699-9000 EMAIL: JHOUSSER@PEAGROUP.COM

ARCHITECT	LANDSCAPE ARCHITECT
ALEXANDER V. BOGAERTS + ASSOCIATES, P.C. 2445 FRANKLIN ROAD BLOOMFIELD HILLS MI 48302 CONTACT: RANDY BOGAERTS PHONE: 248 334 5645 EMAIL: MABANNI+R@BOGAERTS.US	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON MI 48116 CONTACT: JANET EVANS-PLA PHONE: 644 513 2945 EMAIL: JEVANS@PEAGROUP.COM



PEA  
GROUP

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
1	ALTANSPS LAND TITLE SURVEY
C-1-0	OVERALL TOPOGRAPHIC SURVEY
C-1-1	TOPOGRAPHIC SURVEY - PROJECT AREA
C-3-0	PRELIMINARY SITE PLAN
C-3-1	FIRE TRUCK TURNING MOVEMENTS
C-4-0	PRELIMINARY GRADING PLAN
C-4-1	PRELIMINARY UTILITY PLAN
C-4-2	WETLAND IMPACT AND MITIGATION PLAN
C-4-3	WETLAND IMPACT AND MITIGATION PLAN
C-4-4	WETLAND PROFILES
C-5-0	SOIL EROSION CONTROL PLAN
C-8-0	STORM WATER MANAGEMENT PLAN
C-9-0	NOTES AND DETAILS
C-9-1	DETAILS
C-9-2	MDOT DETAILS
L-1-0	LANDSCAPE CALCULATION PLAN
L-1-1	LANDSCAPE PLAN
L-2-0	LANDSCAPE DETAILS
T-1-0	OVERALL TREE PRESERVATION PLAN
T-1-1	ENLARGED TREE PRESERVATION PLAN
T-1-2	EXISTING TREE LIST
ALEXANDER V. BOGAERTS + ASSOCIATES, P.C. - C-STORE	
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	EXTERIOR ELEVATIONS
A4	EXTERIOR ELEVATIONS
A5	RENDERINGS
A6	RENDERINGS
A7	MATERIAL BOARD
SBA STUDIOS - CLEAN EXPRESS AUTO WASH	
A1-1	FLOOR PLAN
A2-1	ELEVATIONS
A2-1	RENDERING
1 OF 1 SOIL EROSION AND SEDIMENTATION CONTROL DETAILS	

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	10/0/2024
PRE APPLICATION	10/0/2024
PRELIMINARY SITE PLAN	3/5/2025
PRELIMINARY SITE PLAN REVISION (TA)	6/19/2025



CITY OF NOVI PROJECT NUMBER: JSP 25-05

[illegible]

Figure 1 is a cross-sectional diagram of a bridge deck. It shows the following layers from top to bottom: COR-COTE PARAPET, ASPHALT PAVEMENT, GRAVEL, WETLINO, WETLAND IMPACT, WETLAND BRIDGE ON, CONCRETE CHAIR AND GUTTER, REINFORCED CONCRETE, and CURBED SIDE. Dimensions are provided for several layers: 1.0' for gravel, 1.0' for wetlino, 1.0' for wetland impact, 1.0' for wetland bridge on, 1.0' for concrete chair and gutter, and 1.0' for reinforced concrete. A scale bar at the bottom indicates a length of 10 feet.

CITY OF NOVI PROJECT NUMBER JSP 25-0

C-3.0

WEA JOB NO.	2013-0099
P.V.	24
DN	SW5
DES	SW5

GRAPHIC THERM

PROJECT TITLE  
GRAND RIVER -  
BECK  
DEVELOPMENT

**GRATUS, LLC**  
7000 E. 1st Ave., Suite 100  
Denver, CO 80231  
(303) 755-0000

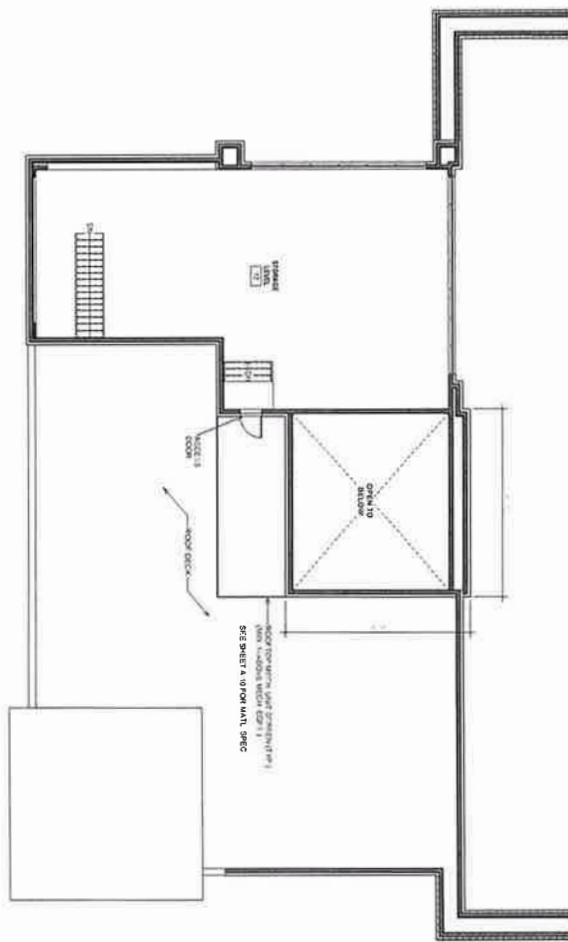
811  
Digging safely. Call before you dig.  
Call 811 before you dig.



**23A**  
**GROUP**  
© 2008

[illegible]

① SECOND FLOOR PLAN  
1/8" = 1'-0"



NOT TO SCALE  
FOR DIMENSIONS SEE VARIOUS  
SHEETS AND SPECIFICATIONS  
FOR MATERIALS AND FINISHES  
SEE SHEET 1.01

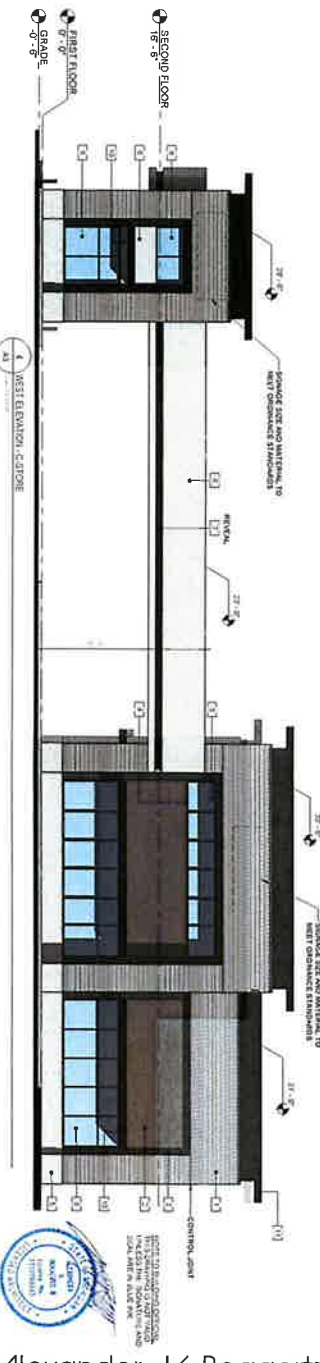
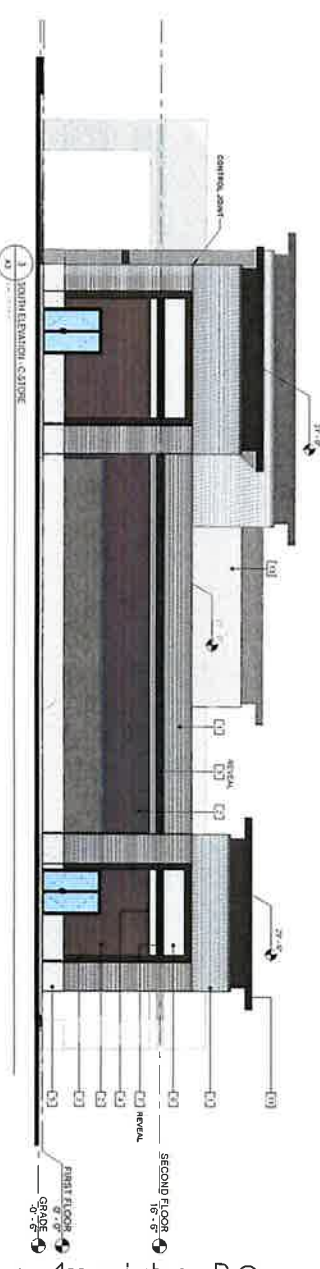
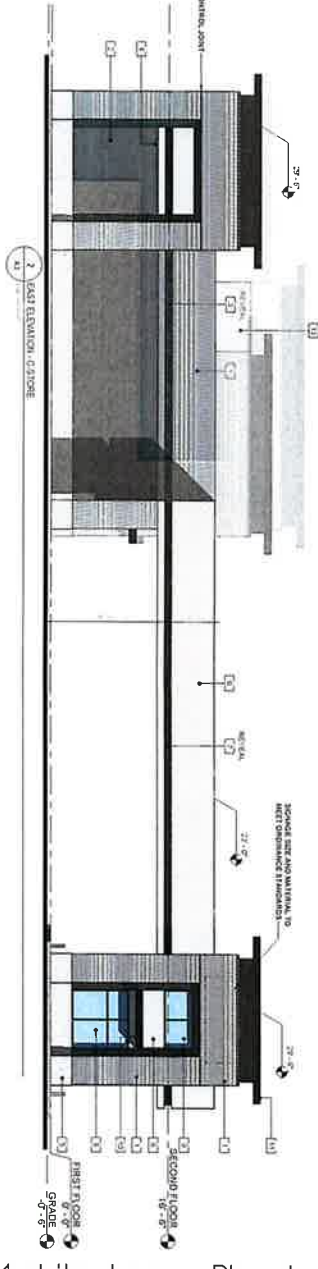
Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

A2																																																															
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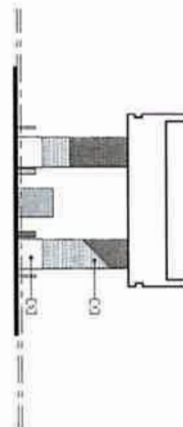
2445 Franklin Road  
Bloomfield Hills, MI 48302  
248 • 334 • 5000



EXTERIOR MATERIALS LEGEND			
NUMBER	VIEWING	APPROXIMATE FINISH	NOTES
1	First Floor	BRICK	BRICK
2	Second Floor	BRICK	BRICK
3	Third Floor	BRICK	BRICK
4	Fourth Floor	BRICK	BRICK
5	Roof	BRICK	BRICK
6	Roof	BRICK	BRICK
7	Roof	BRICK	BRICK
8	Roof	BRICK	BRICK
9	Roof	BRICK	BRICK
10	Roof	BRICK	BRICK
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100	Roof	BRICK	BRICK



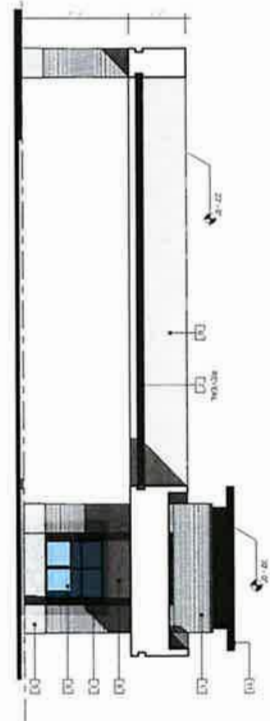
CUSTOMER INFORMATION		ORDER INFORMATION		SHIPMENT INFORMATION		BILLING INFORMATION	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE	TAXES	TOTAL TAXES	TOTAL AMOUNT DUE
1	ITEM 1 DESCRIPTION	1	100.00	100.00	0.00	100.00	100.00
2	ITEM 2 DESCRIPTION	2	50.00	100.00	0.00	100.00	200.00
3	ITEM 3 DESCRIPTION	3	33.33	100.00	0.00	100.00	300.00
4	ITEM 4 DESCRIPTION	4	25.00	100.00	0.00	100.00	400.00
5	ITEM 5 DESCRIPTION	5	20.00	100.00	0.00	100.00	500.00
6	ITEM 6 DESCRIPTION	6	16.67	100.00	0.00	100.00	600.00
7	ITEM 7 DESCRIPTION	7	14.29	100.00	0.00	100.00	700.00
8	ITEM 8 DESCRIPTION	8	12.50	100.00	0.00	100.00	800.00
9	ITEM 9 DESCRIPTION	9	11.11	100.00	0.00	100.00	900.00
10	ITEM 10 DESCRIPTION	10	10.00	100.00	0.00	100.00	1000.00
11	ITEM 11 DESCRIPTION	11	9.09	100.00	0.00	100.00	1100.00
12	ITEM 12 DESCRIPTION	12	8.33	100.00	0.00	100.00	1200.00
13	ITEM 13 DESCRIPTION	13	7.69	100.00	0.00	100.00	1300.00



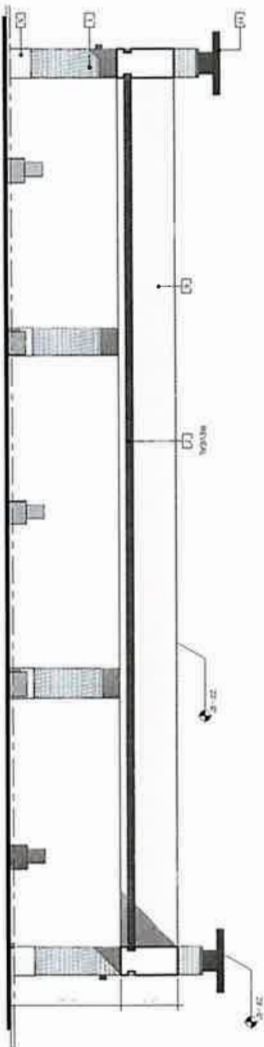
⑤ TYPICAL BAY ELEVATION  
1/8" = 1'-0"



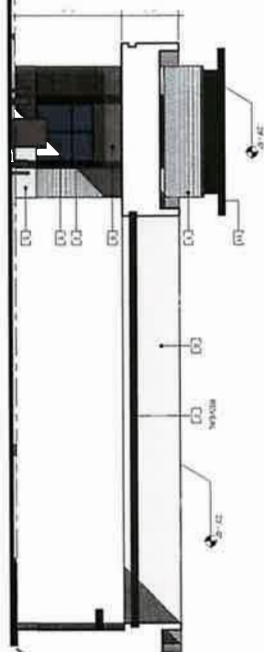
① NORTH ELEVATION - CANOPY  
115' x 12'



② BIDE ELEVATION - CANYON  
1/8" = 1' = 12"



③ SOUTH ELEVATION - CANOPY  
1.5" x 1.0"



④ SIDE ELEVATION - CANOPY  
1/8" = 1'-0"





LANDSCAPING DRAWING IS CONCEPTUAL ONLY  
SEE LANDSCAPE DRAWINGS FOR ACTUAL DESIGN INTENT



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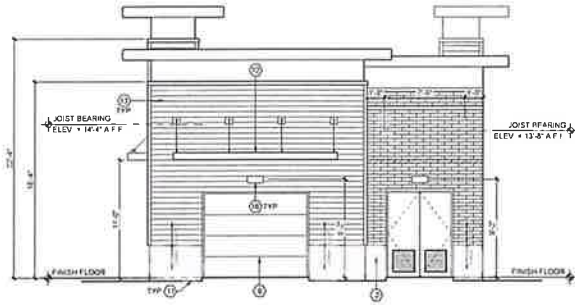
A5	DATE: 08/11/2016	PROJECT: GRATUS LLC PROPOSED COMMERCIAL DEVELOPMENT	REVISIONS
	BY: [Signature]	NOVI, MICHIGAN	



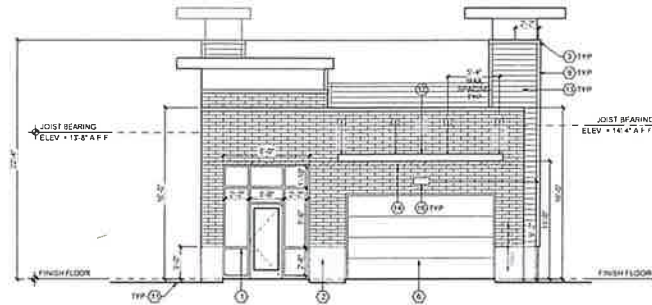
LANDSCAPING SHOWN IS CONCEPTUAL ONLY.  
SEE LANDSCAPE DRAWINGS FOR ACTUAL DESIGN INTENT.



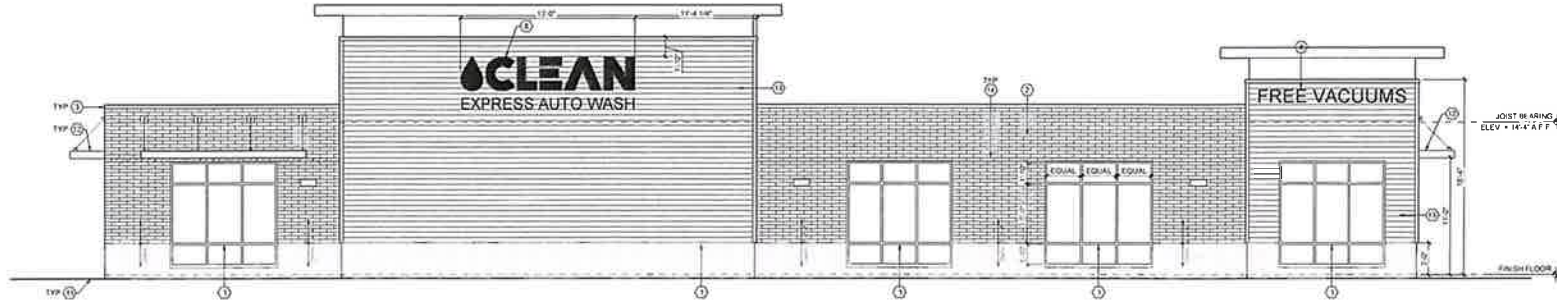
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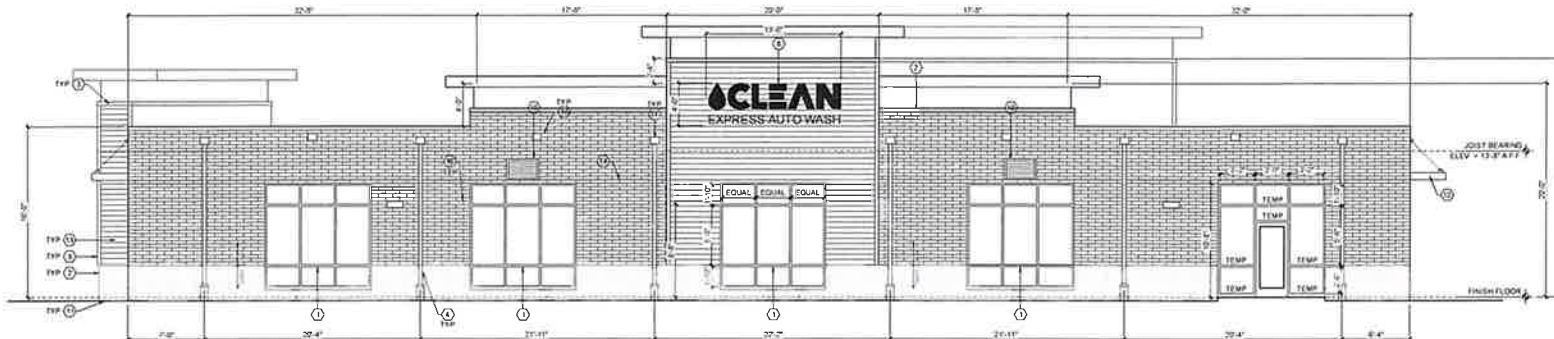
4 EXIT ELEVATION



3 ENTRY ELEVATION



2 SIDE ELEVATION



1 SIDE ELEVATION

# ELEVATION CODED NOTES

1. ALUMINUM STOREFRONT GLAZING SYSTEM - MANUFACTURER TO DESIGN FOR WIND LOAD REQUIREMENTS PER CODE
2. OVER-SHADOW CONSTRUCTION - SEE MATCH LINES LEGEND
3. CONTINUOUS METAL COPING - TYP
4. 5" METAL DOWNPOUT
5. NOT USED
6. OVERHEAD DOOR
7. NOT USED
8. SIGNAGE PROVIDED BY OWNER
9. 1/4" COMPOSITE CORRUGATED TYP
10. 3/4" METAL WALL LOWER 1/2" FRAME - SEE HVAC DRAWINGS
11. LOCATE EACH FLAT OPENING IS NOT DIRECTLY BEHIND A ROOF JOIST
12. FINISH COORDINATE WITH CIVIL DRAWINGS
13. PER MANUFACTURER ALUMINUM AWNING - INSTALL PER MANUFACTURER'S INSTRUCTIONS
14. NICHIA FINE CEMENT ASPHALT HORIZONTAL SING
15. MASONRY BAND IN DARK FINISH TO MATCH BASE OF WALL
16. NOT USED
17. DECORATIVE LIGHT FIXTURE
18. SCUPPER & DOWNPOUT COLLECTION BOX
19. EMERGENCY OVERFLOW SCUPPER

## ELEVATION MATERIAL LEGEND

- CAST STONE BY CUSTOM CAST STONE - NATURAL WHITE / SMOOTH W/ WHITE MORTAR
  - FLY BRICK - TAYLOR CLAY PRODUCTS - EXECUTIVE GREY W/ WHITE MORTAR
  - ACCENT BRICK - TAYLOR CLAY PRODUCTS - BROWN BLEND W/ BLACK MORTAR
  - NICHIA FINE CEMENT HORIZONTAL SING - WHITE / WHITE 1/2" ASPHALT
- EXTERIOR MATERIAL NOTES  
1. COLOR OF METAL COPING TO MATCH STOREFRONT SYS - EM COLOR

#	DATE	ISSUED WITH CHANGE DESCRIPTION

BECK ROAD  
NOVI, MICHIGAN

**CLEAN**  
EXPRESS AUTO WASH

**SBA**  
STUDIOS  
ARCHITECTURAL DESIGN  
614.563.7761 WWW.SBA-STUDIOS.COM

SCALE: 3/8" = 1'-0"  
SHEET #/DESCRIPTION  
EXTERIOR ELEVATIONS  
**A2-1**

DATE: 04/19/2021  
DESIGNER: J. ANKIN  
PLANNING COMMISSION  
EXPIRATION DATE: 04/19/2021  
SBA STUDIOS PROJECT # 2021-143



4 EXIT ELEVATION



3	ENTRY ELEVATION
---	-----------------



2 SIDE ELEVATION







1	SIDE ELEVATION
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## ELEVATION CODED NOTES

1. ALUMINUM EXTERIOR CLADDING SYSTEMS MANUFACTURER TO  
DESIGN FOR WIND LOAD REQUIREMENTS PER CODE
2. CLIMB-PROX CUR CONSTRUCTION SEE MATERIALS LISTED  
FOR INSTALL CODE, JOINERS PER MANUFACTURER'S WRITTEN  
INSTALLATION INSTRUCTIONS
3. CONTINUOUS METAL CORING, TYP.
4. 1/4" METAL DOWNSTUD
5. NOT USED
6. OVERHEAD DOOR
7. NOT USED
8. SIGNAGE PROVIDED BY OWNER
9. 1/4" CONCRETE CORNER TYP.
10. 2"X4" METAL WALL LINGER W/ 2" FANGE SEE HVAC DRAWINGS  
LOCATE SUCH THAT OPENING IS NOT DIRECTLY BETWEEN A  
ROOF JOINT
11. GRADE COORDINATE W/ CIVIL DRAWINGS
12. 1/2"X4"X4"X12" ALUMINUM ANGLE, INSTALL PER  
MANUFACTURER'S INSTRUCTIONS
13. NICHOLSON FRIGER CEMENT AF181 HORIZONTAL SILING
14. MACHOY BATH IN DASH F114 TO MATCH BASE OF WALL
15. NOT USED
16. DECORATIVE LIGHT FIXTURE
17. SCUPPER 4"X20"X20"X12" COLLECTION BOX
18. ELECTRICAL OVERHEAD CLOUTER

## ELEVATION MATERIAL LEGEND

-  — CAST STONE BY CUSTOM CAST STONE — NATURAL WHITE / SMOOTH W/ WHITE MORTAR
-  — FIELD BRICK - TAYLOR CLAY PRODUCTS — EXECUTIVE GREY W/ WHITE MORTAR
-  — ACCENT BRICK - TAYLOR CLAY PRODUCTS — BURNED BLEND W/ JACK MORTAR
-  — W/ CHINA FIBER CEMENT HORIZONTAL BOARD - VINTAGE WOOD GRN

1. COLOR OF METAL COPING TO MATCH STOREFRONT SYSTEM  
ON 012

#	DATE	ISSUED WITH CHANGE DESCRIPTION

BECK ROAD  
NOVI, MICHIGAN



**SBA**  
STUDIOS  
ARCHITECTURAL DESIGN  
614.562.7761 WWW.SBA-STUDIOS.COM



SCOTT D BAKER  
LICENSE #130127213  
EXPIRATION DATE 06/30/2013

SCALE: 3/4" = 1'-0"
SHEET # 7 / DESCRIPTION
EXTERIOR ELEVATION

A2-1

DATE: 06/17/2025

SBA STUDIOS PROJECT # 7025-44