



## BRECKENRIDGE PLAZA JF22-01

### **BRECKENRIDGE PLAZA JF22-01 – SECTION 9 WAIVER**

Approval of the request of Big Rock Commercial Construction for a Section 9 Façade Waiver for Breckenridge Plaza exterior remodel. The subject parcel is located in Section 35, east of Novi Road north of Eight Mile Road. It is zoned B-3, General Business. The existing building was constructed in 1987, prior to the adoption of the Façade Ordinance. The applicant proposes to update the building facade to replace the existing primary material with newer brick and stone, fiber cement panels, and flat metal canopies.

### **Required Action**

Approval of a Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval recommended	7-12-22	<b>Section 9 waiver for underage of Brick and overage of Fiber Cement Panels</b>

### **Approval – Section 9 Façade Waiver**

In the matter of the request of Big Rock Commercial Construction, for Breckenridge Plaza JF22-01, motion to approve a Section 9 Façade Waiver to allow an underage of brick (30% required, 8% proposed) and an overage of Fiber Cement Panels (25% maximum allowed, 32% proposed) because the proposed combination of brick and stone exceeds the minimum requirement of 30% which is consistent with the intent and purpose of the Façade Ordinance.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

## **MOTION SHEET**

### **Approval – Section 9 Façade Waiver**

In the matter of the request of Big Rock Commercial Construction, for Breckenridge Plaza JF22-01, motion to approve a Section 9 Façade Waiver to allow an underage of brick (30% required, 8% proposed) and an overage of Fiber Cement Panels (25% maximum allowed, 32% proposed) based on and subject to the following:

- a. The proposed combination of brick and stone exceeds the minimum requirement of 30% which is consistent with the intent and purpose of the Façade Ordinance;
- b. The provided samples indicate that the proposed materials and colors will be harmonious with the existing brick to remain on the building.
- c. The findings of compliance with Ordinance standards in the consultant review letter and the conditions and items listed in that letter being addressed on the Final Site Plan; and
- d. *(additional conditions here, if any).*

This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

**- OR -**

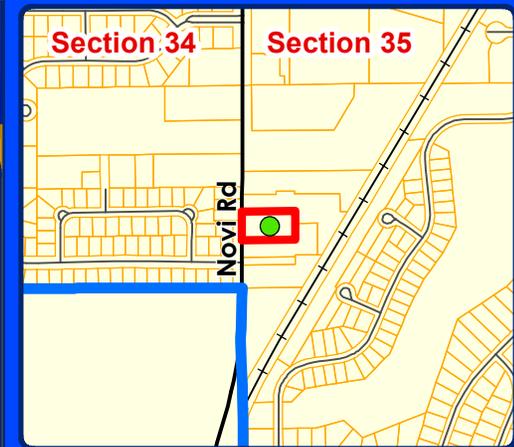
### **Denial – Section 9 Façade Waiver**

In the matter of the request of Big Rock Commercial Construction, for Breckenridge Plaza JF22-01, motion to deny the Section 9 Façade Waiver ... *(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance).*

**MAP**  
Location

# Breckenridge Plaza Facade JF22-01

## Location Map



### LEGEND

-  City of Novi
-  Subject Property



### City of Novi

Dept. of Community Development  
City Hall / Civic Center  
45175 W Ten Mile Rd  
Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Madeleine Daniels  
Date: 7/28/22  
Breckenridge Plaza  
Version #: 1



#### 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 use the most recent, accurate sources available to the people of the City of Novi. Boundary 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.

**PROPOSED EXTERIOR RENOVATIONS**

# ELEVATIONS REMODELING

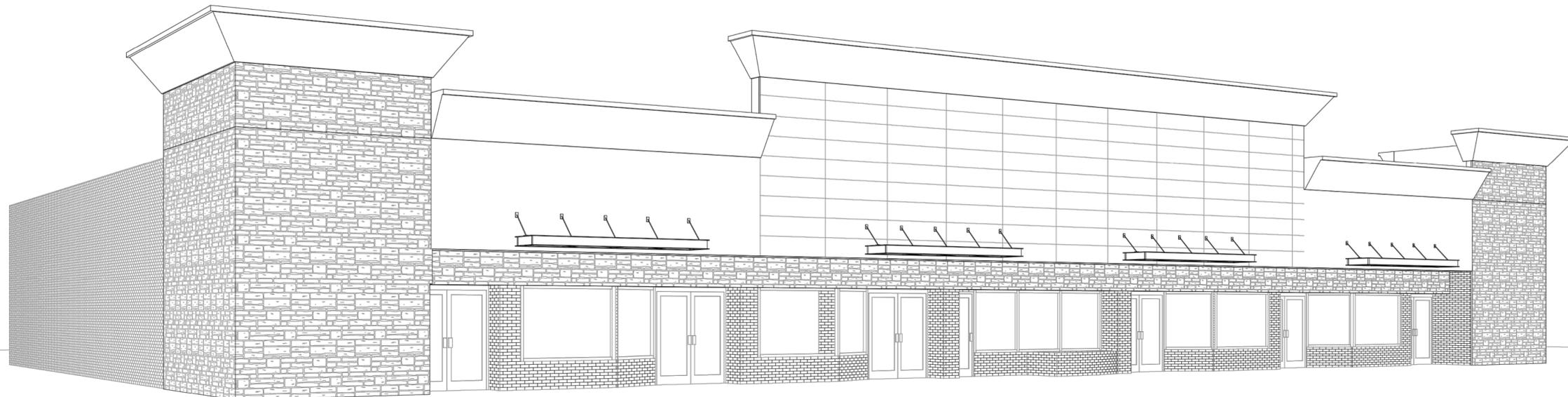
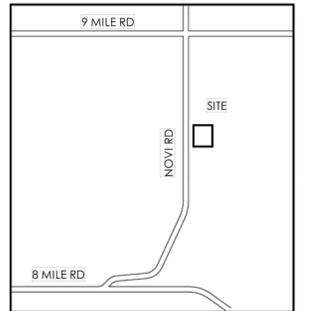
21524 Novi Road, Novi, MI

ELEVATIONS REMODELING

21524 Novi Road, Novi, MI

SHEET LIST

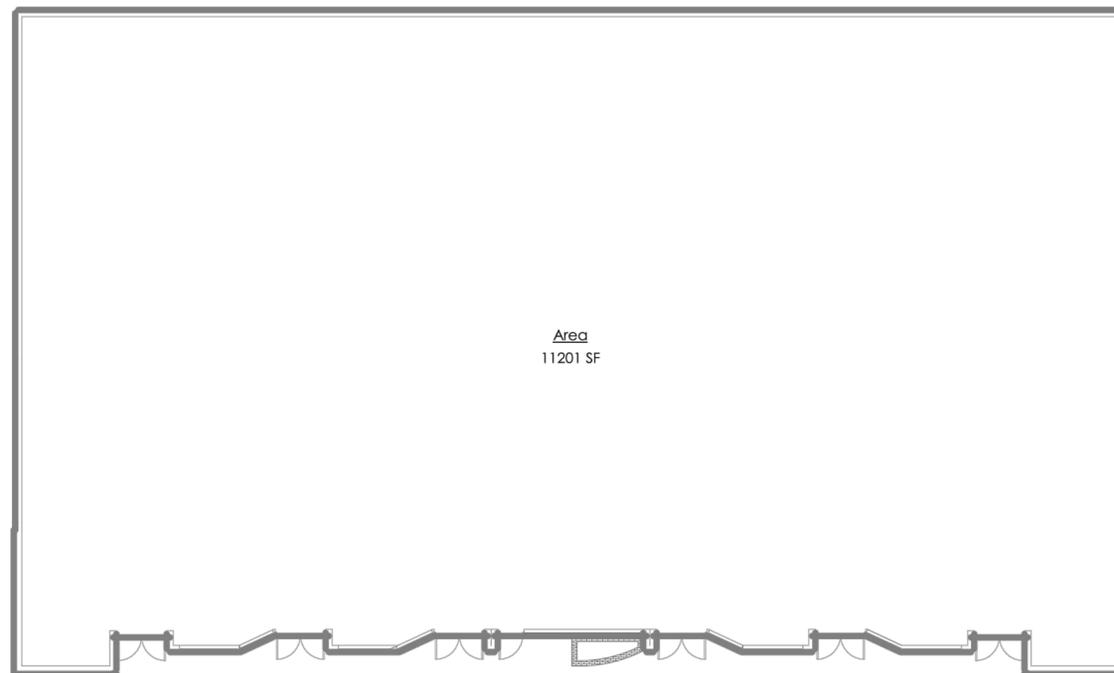
Sheet Number	Sheet Name
A0	COVER SHEET
A1	ELEVATIONS
A2	WALL SECTIONS
SP-1	EXISTING SITE PLAN



JURISDICTION:	CITY OF NOVI
GOVERNING CODE:	1. 2015 MICHIGAN BUILDING CODE 2. 2015 MICHIGAN MECHANICAL CODE 3. 2015 MICHIGAN PLUMBING CODE 4. MICHIGAN ELECTRICAL CODE, 2017 NEC 5. ANSI A 117.1-2009 AND MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED 6. MICHIGAN UNIFORM ENERGY CODE, Standard 90.1-2007 7. INTERNATIONAL FIRE CODE 2012 APPROVED PLANS TO BE ON SITE AT ANY TIME PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO ANY TYPE OF WORK
USE GROUP:	M
TYPE OF CONSTRUCTION	III-B
UNIT AREA:	11200
ALTERATION:	
ZONING:	B3 - General Business

**DEMOLITION PLAN GENERAL NOTES:**

- THE INTENT OF THE DEMOLITION PLANS IS TO SHOW THE GENERAL NATURE OF THE DEMOLITION SCOPE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VISITING THE JOB SITE AND VERIFYING THE EXISTING CONDITION. THE GENERAL CONTRACTOR SHOULD NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- COORDINATE AND VERIFY WITH THE OWNER ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION. THESE ITEMS MAY INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING: 1) LAB CASEWORK 2) FUMEHOOD(S) 3) LABORATORY EQUIPMENT 4) SUSPENDED CEILING COMPONENTS LIGHT FIXTURE(S) 5) DOOR(S) AND WINDOW(S) 6) EXISTING FURNITURE 7) EXISTING FIXED FURNITURE
- GENERAL CONTRACTOR IS TO MAINTAIN A SEPARATION BETWEEN AREAS WITHIN THE SCOPE OF WORK AND AREAS OUTSIDE OF THE SCOPE OF WORK BY PROVIDING PLASTIC SHEATHING BETWEEN CONTIGUOUS SPACES AND/OR TEMPORARILY TAPING OF JOINTS AND GAPS TO PREVENT DUST MIGRATION.
- CAUSE NO DAMAGE TO EXISTING CONSTRUCTION TO REMAIN. TAKE CARE NOT TO ENCRONCH ON ADJACENT OCCUPIED AREAS OR AREAS NOT WITHIN THE SCOPE OF WORK. PROTECT ALL EXISTING FINISHES, DOORS, FRAMES, ETC. WHICH ARE TO REMAIN.
- USE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST TO ADJACENT AREAS.
- CONDUCT DEMOLITION OPERATIONS & THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH STREETS, WALKS, & OTHER ADJACENT OCCUPIED OR USED FACILITIES. COMPLY WITH LOCAL JURISDICTION REQUIREMENTS FOR RECYCLING AND TREATMENT OF ITEMS TO BE RECYCLED.
- DISPOSE OF ALL DEMOLISHED OR REMOVED MATERIALS LEGALLY OFF THE SITE. COMPLY WITH ALL LOCAL HAULING & DISPOSAL REQUIREMENTS.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON JOBSITE. THE CONTRACTOR SHALL IMMEDIATELY ISOLATE THE AFFECTED AREA IF ASBESTOS OR OTHER HAZARDOUS MATERIAL ARE DISCOVERED DURING CONSTRUCTION. NOTIFY OWNER FOR FURTHER INSTRUCTION BEFORE PROCEEDING WITH OTHER WORK.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.
- SCHEDULE ALL SERVICE SHUT-DOWN(S) WITH THE OWNER. NOTIFY OWNER A MINIMUM TIME OF ONE (1) WEEK AND ADDITIONALLY ONE (1) HOUR PRIOR TO SHUT-DOWN(S).
- REMOVE ALL ABANDONED ANCHOR BOLTS & EMBEDDED ITEMS IN CONCRETE FLOORS THAT PROTRUDE ABOVE THE CONCRETE FLOOR SURFACE.
- REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR SPECIFIC DEMOLITION NOTES REGARDING THESE DISCIPLINES. ALL HVAC, ELECTRICAL AND PLUMBING ITEMS REMOVED SHALL BE CAPPED AND IDENTIFIED.
- UPON COMPLETION, CLEAN THE ENTIRE AREA OF DEMOLITION TO A TIDY, UNIFORM CONDITION REMOVING ALL DEBRIS, DUST PARTITIONS & ASSOCIATED MATERIALS USED DURING THE DEMOLITION. CLEAN ALL AREAS IMPACTED BY THE DEMOLITION, INCLUDING BUT NOT LIMITED TO, ADJACENT OCCUPIED AREAS AND AREAS NOT WITHIN THE SCOPE OF WORK. PROVIDE NEW SUPPORT RACK OR HANGERS FOR ABOVE CEILING ITEMS WHICH WERE ORIGINALLY SUPPORTED BY REMOVED WALLS.
- ABANDONING ITEMS OR UNUSED UTILITIES IN PLACE IS STRICTLY PROHIBITED, UNLESS SPECIFICALLY PERMITTED BY THE OWNER.
- PATCH / PAINT / FINISHES: TAPE, PATCH, SAND SMOOTH, AND PAINT ALL EXISTING INTERIOR WALLS WHERE DAMAGED TO UPGRADE TO CLIENT-ACCEPTED CONDITION. ALL ADJACENT EXISTING FINISHES DAMAGED OR AFFECTED BY DEMOLITION OR CONSTRUCTION OF NEW AREAS IN SCOPE OF WORK SHALL BE PATCHED AND REPAIRED TO MEET CLIENT SATISFACTION. COMPLY WITH ALL STANDARD LOCAL, NATIONAL, STATE AND FEDERAL SAFETY REQUIREMENTS FOR DEMOLITION.



2 AREA PLAN  
3/32" = 1'-0"

**GENERAL NOTES:**

- ALL INTERIOR PARTITIONS, FINISHES AND FIXTURES IN THE STORE TO BE BY OWNER/TENANT AND TO COMPLY WITH THE MICHIGAN CODE 2015.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS ARE NOT PERMITTED.
- ALL REQUIRED EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. DIRECTION EXIT SIGNS SHALL BE REQUIRED WHERE THE PATH OF EGRESS IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. (MBC & IFC CHAPTER 10, MEANS OF EGRESS)
- PROVIDE PORTABLE FIRE EXTINGUISHER PER INTERNATIONAL FIRE CODE AND NFPA 10. TO BE COORDINATED WITH FIRE MARSHAL.
- EMERGENCY LIGHTING SHALL BE PROVIDED FOR THE MEANS EGRESS IN ACCORDANCE WITH THE MBC & IFC CHAPTER 10, MEANS OF EGRESS.
- ALL COMBUSTIBLE STORAGE AND ASSOCIATED FIRE PROTECTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.
- ALL INTERIOR TO COMPLY WITH THE MICHIGAN BUILDING CODE CHAPTER 8, INTERIOR FINISHES AND THE INTERNATIONAL FIRE CODE, CHAPTER 8, INTERIOR DECORATIVE MATERIAL AND FURNISHINGS.
- PROVIDE SIGNS INDICATING PUBLIC RESTROOM AS REQUIRED PER MICHIGAN BUILDING CODE 2009 AND MICHIGAN PLUMBING CODE 2012. UNISEX ACCESSIBLE SIGN SHALL BE MOUNTED ALONG SIDE THE DOOR ON THE LATCH SIDE. SIGNAGE CHARACTER MUST BE 48" MIN. AND 60" MAX. A.F.F.
- PROVIDE A PERMANENT, CONSPICUOUS BUILDING ADDRESS IN ACCORDANCE WITH THE CITY CODE OF ORDINANCE & THE IFC, SECTION 505 PREMISES IDENTIFICATION, AS AMENDED. STREETS & ROADS SHALL BE IDENTIFIED WITH CLEAR SIGNS.
- DOOR SURFACES WITHIN 10" OF THE FLOOR GROUND MEASURED VERTICALLY SHALL BE SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF DOOR.
- AN 18-INCH BY 48-INCH CLEAR MANEUVERING SPACE IS REQUIRED ON THE PULL-SIDE, LATCH-SIDE OF ALL DOORS.

**GENERAL CONSTRUCTION NOTES:**

- THE SUB CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND ASSUME FULL SUBCONTRACTOR RESPONSIBILITY FOR VISUAL OBSERVATION OF EXISTING CONDITIONS. DURING THE VISIT THE CONTRACTOR SHALL RELATE THE PROPOSED FLOOR PLANS TO THE EXISTING SPACE CONDITIONS AND BE FAMILIAR WITH THE AREAS WHERE WORK WILL BE PERFORMED. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES, IF ANY, PRIOR TO SUBMITTING THE BID AND START OF CONSTRUCTION.
- THE SUB CONTRACTOR SHALL ACCEPT THE SITE IN THE CONDITION IN WHICH IT EXISTS AT THE TIME OF THE CONTRACT AWARD. ALL EXCLUSIONS SHALL BE MADE ON THE BID PROPOSAL AND SUBMITTED TO THE OWNER FOR REVIEW.
- THE SUB CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO COMPLETE THE WORK SPECIFIED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.
- LAYOUT OF THE WORK, LOCATION OF REFERENCES AND DIMENSIONS PER PLANS AND COORDINATE LOCATION OF ALL CHASES, OPENINGS, DUCTS, LINES, CONDUITS, FIXTURES AND EQUIPMENT.
- TEMPORARY PARTITIONS, DUST PROTECTORS, ENCLOSING OF OPENINGS, RAMPS AND CAT WALKS AS REQUIRED BY OSHA FOR SAFETY.
- NO ALLOWANCE SHALL BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF AN ERROR ON HIS PART OR HIS NEGLIGENCE OF FAILURE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS OF THE SPACE.
- USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, GUESTS, OR OTHER WORK BEING PERFORMED NEAR THE SITE.
- THE SUB CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS.
- MAINTAIN SAFE CONSTRUCTION ACCESS TO THE WORK AREA AT ALL TIMES AND POST WARNING SIGNS AT ALL PEDESTRIAN TRAVEL PATHS.
- ALL ASSOCIATED ELECTRICAL, PLUMBING, ETC. TO BE DEMOLISHED SHALL BE DISCONNECTED AND REMOVED TO THE SOURCE.
- EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.





SCOPE DATA, LLC.  
 381 DEER PATH TRL  
 WATERFORD  
 MICHIGAN 48327  
 WWW.SCOPEDATA.COM

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 INFO@SCOPEDATA.COM

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 Farmington Hills, MI  
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PROJECT:  
 ELEVATIONS  
 REMODELING

ADDRESS  
 21524 Novi Road, Novi,  
 MI

OWNER

CONTRACTOR

SUBMITTALS

APPROVED BY:  
 LARRY MEROGI

REVISIONS

#	Revision Date

Professional Engineer Seal for Larry Peter Merogi, License No. 6201060166, State of Michigan.

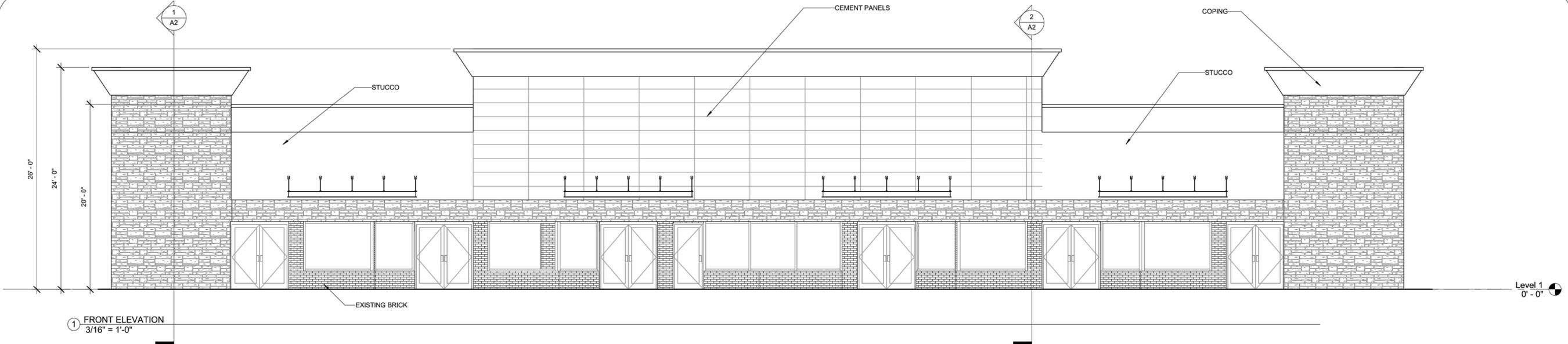
PROJECT NO

DATE  
 5/3/2022

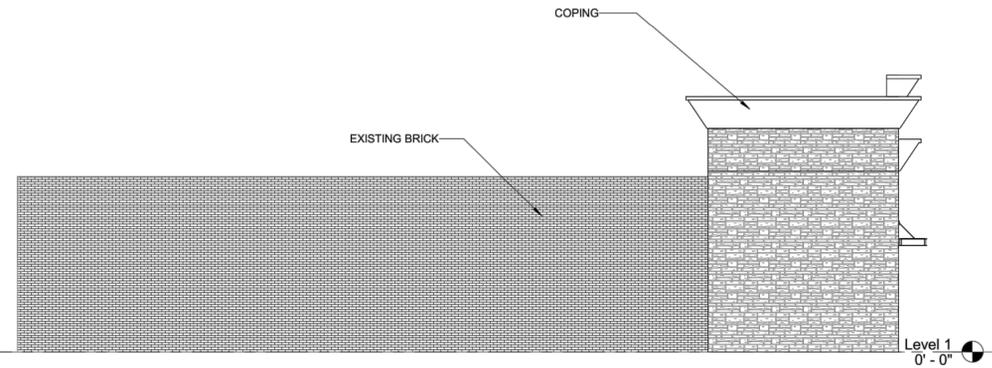
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SHEET TITLE  
 ELEVATIONS

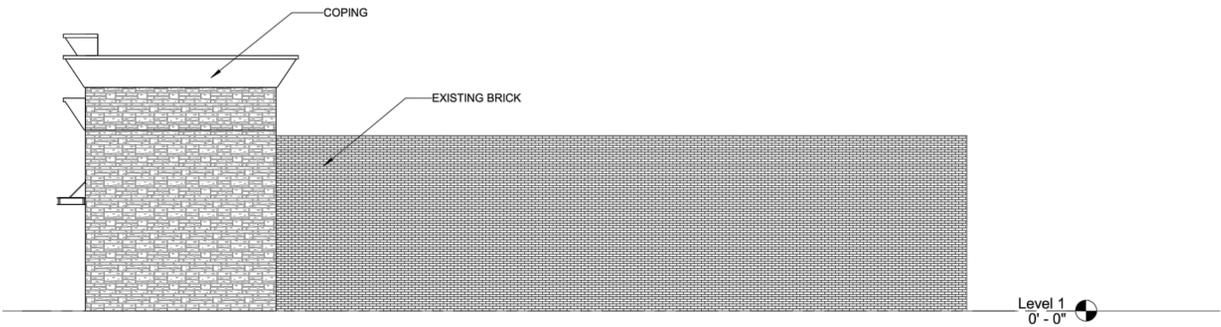
SHEET #  
 A1



1 FRONT ELEVATION  
 3/16" = 1'-0"



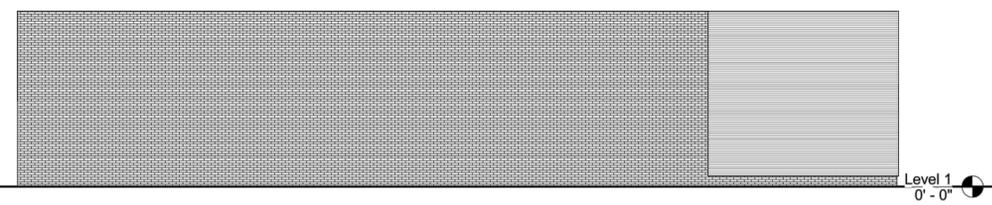
2 NORTH ELEVATION  
 1/8" = 1'-0"



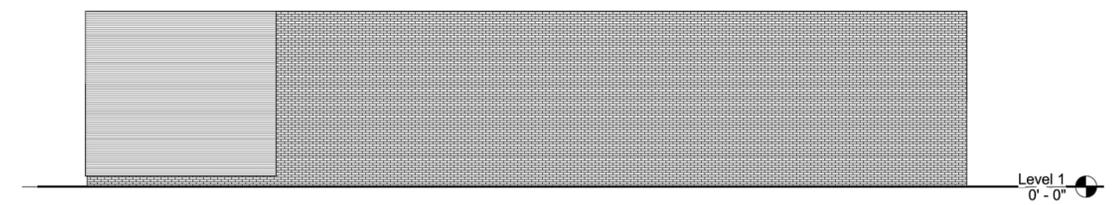
4 SOUTH ELEVATION  
 1/8" = 1'-0"



3 FRONT ELEVATION - EXISTING  
 3/16" = 1'-0"



5 EXISTING NORTH ELEVATION  
 1/8" = 1'-0"



6 EXISTING SOUTH ELEVATION  
 1/8" = 1'-0"



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PROJECT:  
ELEVATIONS  
REMODELING

ADDRESS  
21524 Novi Road, Novi,  
MI

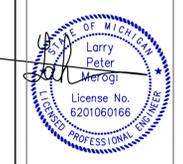
OWNER

CONTRACTOR

SUBMITTALS

APPROVED BY:  
LARRY MEROGI

REVISIONS	
#	Revision Date



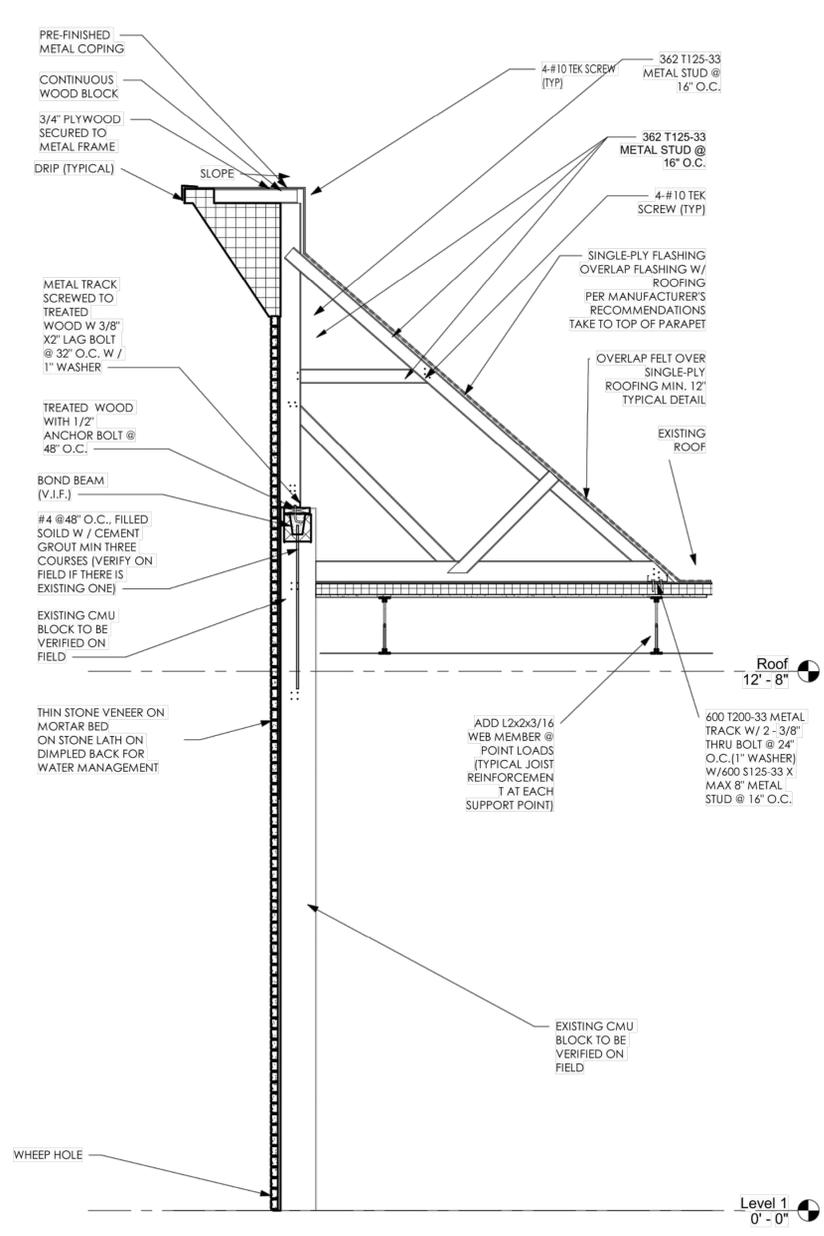
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DATE  
5/3/2022

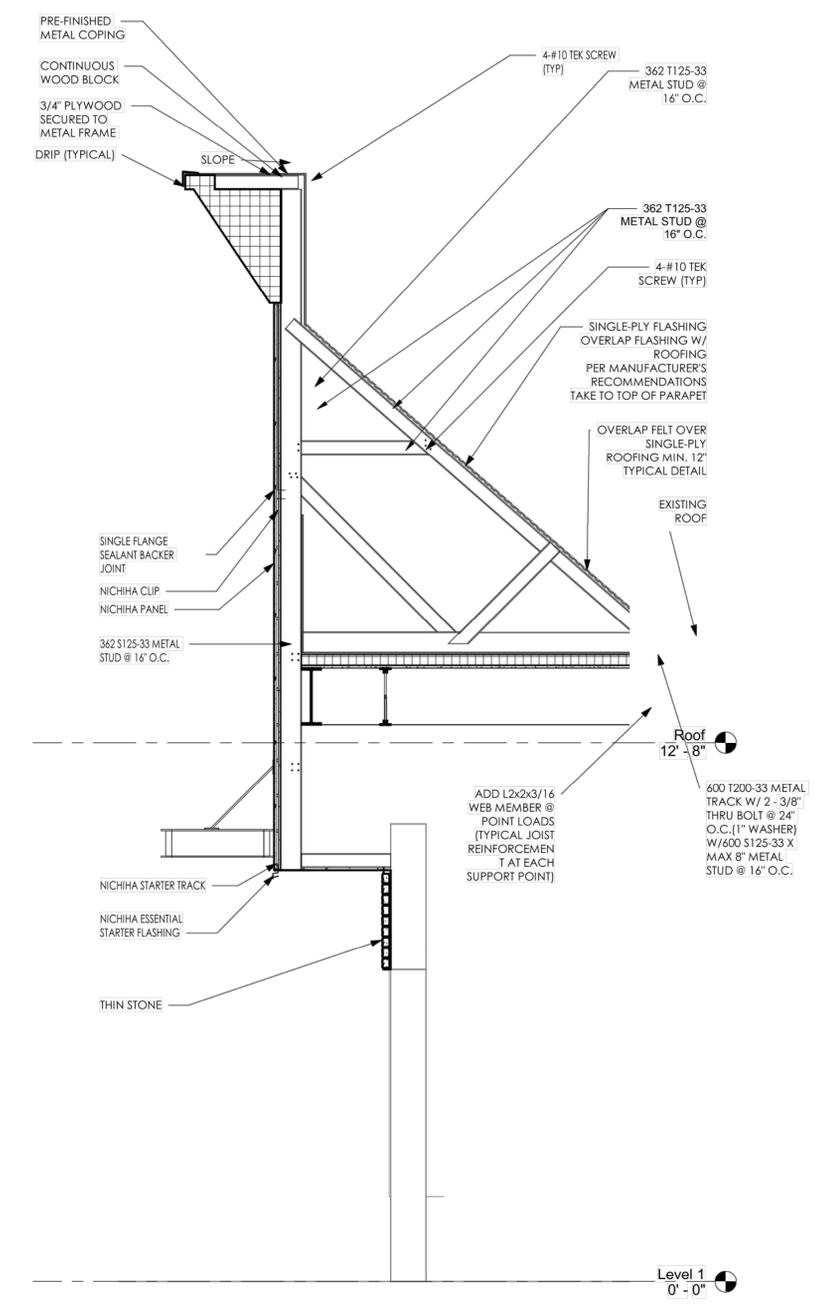
SCALE

SHEET TITLE  
WALL SECTIONS

SHEET #  
A2



1 Section 1  
1/2" = 1'-0"



2 Section 2  
1/2" = 1'-0"



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PROJECT:  
 ELEVATIONS  
 REMODELING

ADDRESS  
 21524 Novi Road, Novi,  
 MI

OWNER

CONTRACTOR

SUBMITTALS

APPROVED BY:  
 LARRY MEROGI

REVISIONS	Revision Date
#	



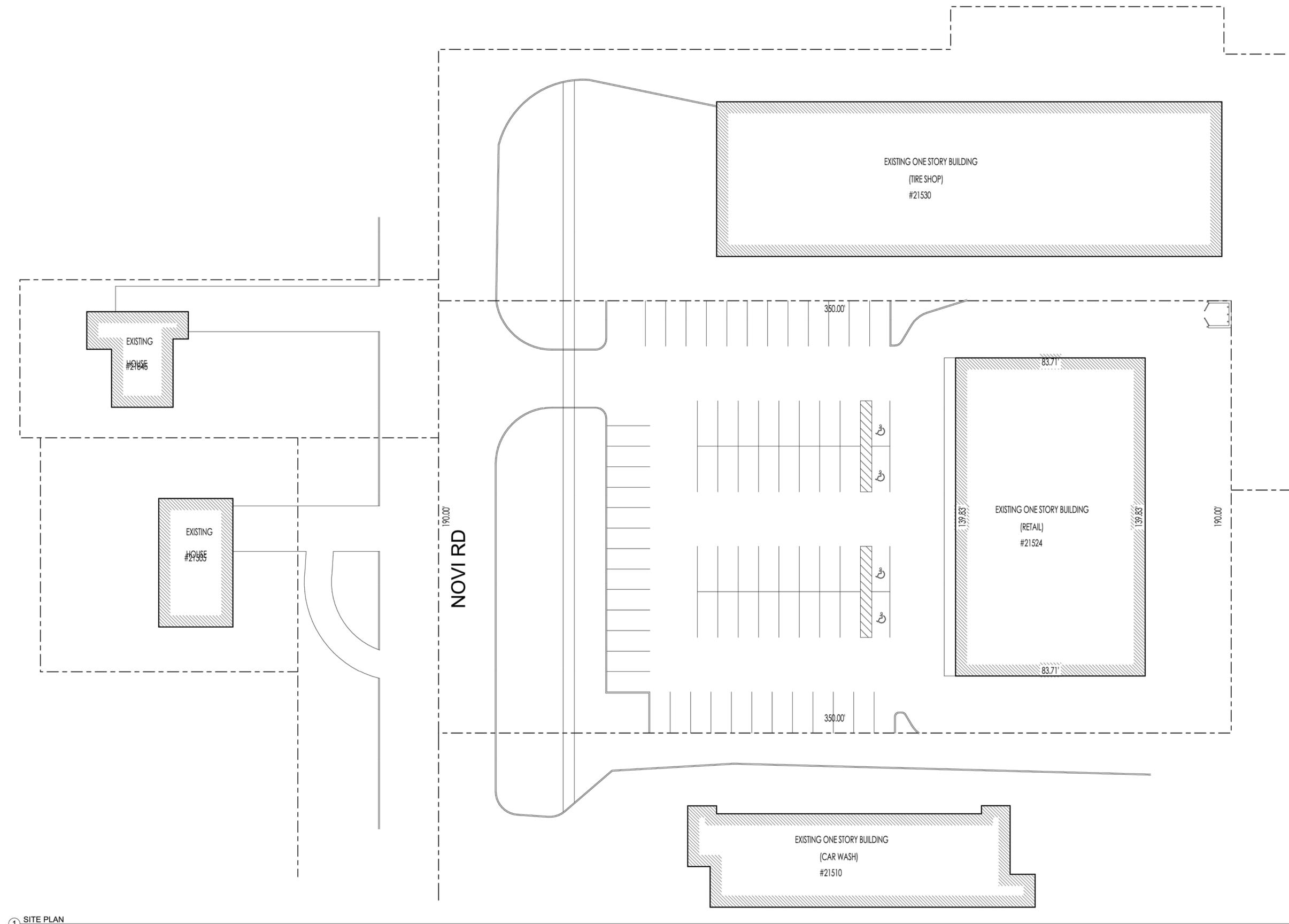
PROJECT NO

DATE  
 5/3/2022

SCALE

SHEET TITLE  
 EXISTING SITE PLAN

SHEET #  
 SP-1



1 SITE PLAN  
 1" = 20'-0"





JF22-01  
Breckenridge  
Plaza Remodeling  
Façade Material



## FAÇADE REVIEW



April 13, 2022 (Updated 7/12/22)

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

*Façade Review Status Summary:*  
**Section 9 Waiver Recommended**

Re: **FACADE ORDINANCE – Breckenridge Plaza Remodeling, JF22-01**  
 Façade Region: 1, Zoning District: I-1

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project. This review is based on the drawings prepared by Scope Data Design, dated 5/3/22. The project consists of façade alterations to the building located at 21514 Novi Road. Material percentages that are in noncompliance are indicated in **red** in the chart below.

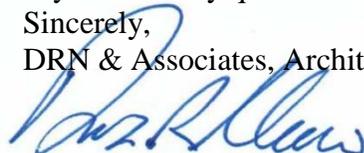
	<b>West (Front)</b>	<b>East</b>	<b>North</b>	<b>South</b>	<b>Ordinance Maximum (Minimum)</b>
Brick (existing)	<b>8%</b>	UN	70%	70%	100% (30%)
Stone	30%	UN	24%	24%	50%
Fiber Cement Panels	<b>32%</b>	UN	0%	0%	25%
EIFS	15%	UN	0%	0%	25%
Flat Metal (canopies)	2%	UN	0%	0%	50%
Cornice (EIFS)	13%	UN	6%	6%	15%

This project is considered a façade alteration as described in Sections 5.15.6 of the Façade Ordinance. As shown above the percentage of Brick is below the minimum required and the percentage of Cement Fiber Panels is above the maximum amount allowed on the front façade. A Section 9 Waiver would be required for these deviations. In this case the intent and purpose of the Façade Ordinance has been met because the combined percentage of masonry (Brick and Stone) exceeds the minimum of 30%. It should be noted that painting of the existing Brick is not permitted. Care should be taken to harmonize the color of the existing Brick with the other proposed materials. The applicant has provided samples indicating that the proposed materials and colors will be harmonious with the existing brick top remain.

Façade Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”. <http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,  
 DRN & Associates, Architects, PC



Douglas R. Necci, AIA