



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: February 10, 2026

REGARDING: 27225 Wixom Road #50-22-18-200-027 (PZ25-0070)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Catholic Central

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-1)

Location: west of Wixom Road, south of 12 Mile Road

Parcel #: 50-22-18-200-027

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.7.3.F to allow the use of CCT 4000 Kelvin lighting fixtures (3000 Kelvin allowed, variance of 1000 Kelvin).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance regarding the color temperature of their new lights.

The graphics provided here are intended to provide some context to their request.

The lower the "K" (or kelvin) the warmer the light (or more yellow in the light emitting appearance)



The request is for a "whiter" light color (4000 k) than what the ordinance allows (3000 K). This matches the existing lights on the site which were approved before this ordinance was adopted.

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. **PZ25-0070**, 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. **PZ25-0070**, 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

COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION

Catholic Central Classroom Addition

ADDRESS

27225 Wixom Road

LOT/SIUTE/SPACE #

SIDWELL #

50-22-18 -200 -021

May be obtain from Assessing
Department (248) 347-0485

Application Fee:

\$330.00

Meeting Date:

Feb 10, 26

ZBA Case #:

PZ 25-0070

CROSS ROADS OF PROPERTY
Wixom and Grand River

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?

☐ YES

☒ NO

REQUEST IS FOR:

☐ RESIDENTIAL

☒ COMMERCIAL

☐ VACANT PROPERTY

☐ SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?

☐ YES

☒ NO

II. APPLICANT INFORMATION

A. APPLICANT

EMAIL ADDRESS

CELL PHONE NO.

NAME

Michael Wilson

TELEPHONE NO.

ORGANIZATION/COMPANY

Catholic Central High School

FAX NO.

ADDRESS

27225 Wixom Road

CITY

Novi

STATE

MI

ZIP CODE

48374

B. PROPERTY OWNER



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

TELEPHONE NO.

ORGANIZATION/COMPANY

FAX NO.

ADDRESS

CITY

STATE

ZIP CODE

III. ZONING INFORMATION

A. ZONING DISTRICT

☐ R-A

☒ R-1

☐ R-2

☐ R-3

☐ R-4

☐ RM-1

☐ RM-2

☐ MH

☒ I-1

☐ I-2

☐ RC

☐ TC

☐ TC-1

☒ OTHER B-1

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section 5.7.3.F Variance requested to allow the use of CCT 4000 Kelvin lighting fixtures

2. Section Variance requested

3. Section Variance requested

4. Section Variance requested

IV. FEES AND DRAWINGS

A. FEES

☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275

☒ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440

☐ House Moves \$330

☐ Special Meetings (At discretion of Board) \$660

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

• 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 scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled 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

Applicant Signature

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.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

☐ GRANTED

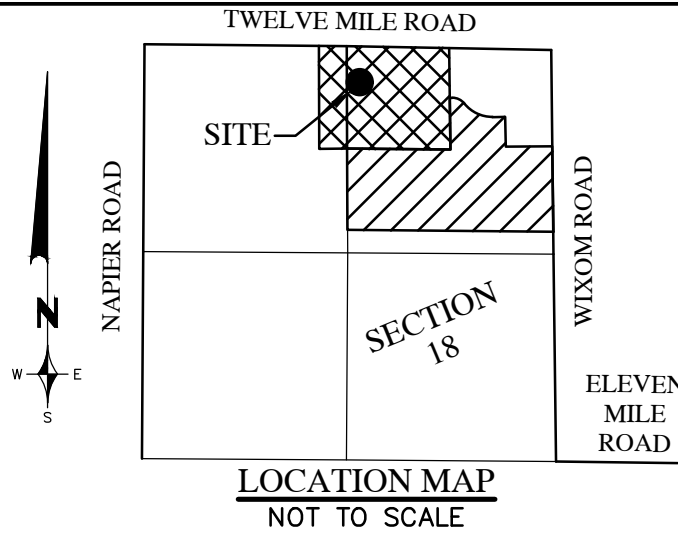
☐ DENIED

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

Chairperson, Zoning Board of Appeals

Date

PRELIMINARY SITE PLAN FOR
CLASSROOM ADDITION
CATHOLIC CENTRAL HIGH SCHOOL
SECTION 18, NOVI, MICHIGAN



PARCEL 22-18-200-027 LEGAL DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, S. 00°15'03" E. 1320.00 FEET TO THE POINT OF BEGINNING; THENCE S. 89°31'51" E. 1327.47 FEET; THENCE N. 00°44'12" W. 676.15 FEET; THENCE S. 89°31'51" E. 29.92 FEET; THENCE 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET; THENCE 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET; THENCE N. 89°19'00" E. 165.00 FEET; THENCE S. 00°41'00" E. 384.00 FEET; THENCE N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET ALONG SAID NORTH-SOUTH 1/4 LINE TO THE POINT OF BEGINNING CONTAINING 70.27 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD.

OVERALL LEGAL DESCRIPTION:

PART OF THE NORTH 1/2 OF SECTION 18, T. 1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 18 AND PROCEEDING ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE CENTERLINE OF 12 MILE ROAD (33 FEET WIDE, 1/2 WIDTH) S. 88°55'17" E. 1316.65 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG BERKSHIRE POINTE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2080, 1) S. 00°44'12" E. 630.03 FEET, 2) S. 89°31'51" E. 29.92 FEET, 3) 177.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 200.00 FEET, CENTRAL ANGLE 50°49'12" AND A CHORD THAT BEARS S. 64°07'16" E. 171.64 FEET, 4) 417.22 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 459.96 FEET, CENTRAL ANGLE 51°58'21" AND A CHORD THAT BEARS S. 64°41'50" E. 403.07 FEET, 5) N. 89°19'00" E. 165.00 FEET, 6) S. 00°41'00" E. 384.00 FEET AND 7) N. 89°19'00" E. 539.99 FEET TO A POINT ON THE 60 FOOT RIGHT OF WAY LINE OF WIXOM ROAD; THENCE ALONG SAID LINE S. 00°41'00" E. 1098.12 FEET TO A POINT ON THE NORTH LINE OF ISLAND LAKE VINEYARDS, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 1271; THENCE ALONG SAID LINE N. 89°23'05" W. 2585.76 FEET TO A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 18, ALSO BEING THE EAST LINE OF ANDELINA RIDGE, OAKLAND COUNTY CONDOMINIUM PLAN NUMBER 2063; THENCE ALONG SAID LINE N. 00°15'03" W. 1028.05 FEET; THENCE N. 89°31'51" W. 165.00 FEET; THENCE N. 00°15'03" W. 1320.00 FEET TO A POINT ON SAID NORTH LINE OF SECTION 18, ALSO BEING THE CENTERLINE OF 12 MILE ROAD; THENCE ALONG SAID LINE S. 89°31'51" E. 165.00 FEET TO SAID NORTH 1/4 CORNER OF SECTION 18 AND POINT OF BEGINNING CONTAINING 115.11 ACRES MORE OR LESS, BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND THE RIGHTS OF THE PUBLIC OR ANY GOVERNMENTAL AGENCY OVER WIXOM ROAD AND 12 MILE ROAD.

NOTICE:

THESE PLANS ARE THE PROPERTY OF ZEIMET-WOZNAK & ASSOCIATES, INC. NO CONSTRUCTION STAKING OR CONSTRUCTION INSPECTION OR CONSTRUCTIVE USE OF THESE PLANS SHALL BE MADE BY ANYONE WITHOUT THE WRITTEN AUTHORIZATION BELOW.

AUTHORIZATION BY: _____

ZEIMET-WOZNAK & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL ZEIMET-WOZNAK & ASSOCIATES, INC. BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSONS, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OR EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

ALL CONTRACTORS SHALL NAME ZEIMET-WOZNAK & ASSOCIATES, INC. AS ADDITIONALLY INSURED ON ALL INSURANCE POLICIES.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS 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 LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

APPLICANT/OWNER:

CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374
PHONE: (248) 596-3899
CONTACT: MICHAEL WILSON

CIVIL ENGINEER/LAND SURVEYOR:

ZEIMET WOZNAK AND ASSOCIATES, INC.
55800 GRAND RIVER, SUITE 100
NOVI, MI 48374
PHONE: (248) 437-5099 FAX: (248) 437-5222
CONTACT: ANDY WOZNAK

WETLAND/WOODLAND CONSULTANT:

BARR ENGINEERING
3005 BOARDWALK DR.
ANN ARBOR, MI 48108
PHONE: (734) 922-4414
CONTACT: FRAN THOMPSON

LANDSCAPE ARCHITECT:

GRISSIM METZ ANDRIESE ASSOCIATES
15000 N. EDWARD HINES DRIVE
PLYMOUTH, MI 48170
PHONE: (248) 347-7010
CONTACT: RICH HOUDEK

ARCHITECT:

IDS
1441 WEST LONG LAKE, SUITE 200
TROY, MI 48068
PHONE: (248) 823-2100
CONTACT: ADRIAN LaTONA

CONSTRUCTION MANAGER:

VIG CONSTRUCTION
15040 CLEAT STREET
PLYMOUTH, MI 48170
PHONE: (734) 283-3002
CONTACT: JOSEPH S. VIG

SHEET INDEX:

CIVIL DRAWINGS:

- CE-1 COVER SHEET
- CE-2 EXISTING CONDITIONS PLAN
- CE-3 REMOVALS PLAN
- CE-4 SITE PAVING AND GRADING PLAN
- CE-5 WATERMAIN PLAN
- CE-6 SANITARY SEWER PLAN
- CE-7 SOIL EROSION CONTROL PLAN
- CE-8 DRAINAGE CONDITIONS PLAN

ARCHITECTURAL DRAWINGS:

- 2.A1 COMPOSITE AND PARTIAL FIRST FLOOR PLANS
- 2.A2 COMPOSITE AND PARTIAL SECOND FLOOR PLANS
- 2.A3 COMPOSITE AND PARTIAL ROOF PLANS
- 2.A4 EXTERIOR ELEVATIONS
- 2.A5 RENDERINGS

LANDSCAPE DRAWINGS:

- L101 LANDSCAPE PLAN & DETAILS

SITE ELECTRICAL DRAWINGS:

- 1 OF 2 PHOTOMETRIC PLAN
- 2 OF 2 SPECIFICATIONS

PHASING NARRATIVE

Construction will be completed in two phases. Phase 1 will include relocating the existing sanitary sewer and water main, this will entail installation of soil erosion control and woodland protection measures, removal of three regulated trees, relocation of the utilities, and restoration of all disturbed areas and wetland buffer. The balance of the work, including construction of the building addition and landscaping will be completed during Phase 2.

SITE DATA:

PROPOSED USE: CLASSROOM ADDITION FOR CATHOLIC CENTRAL HIGH SCHOOL

ZONED: R-1

SITE AREA: 115.11 ACRES

DENSITY/AREA CALCULATIONS:	GROSS BUILDING AREA	LOT COVERAGE
EXISTING SCHOOL	223,375	4.45%
NORTH ATHLETICS	6,775 S.F.	0.14%
CLASSROOM ADDITION	6,292 S.F.	0.13%
TOTAL	236,439 S.F.	4.72%

BUILDING SETBACKS:

PROPOSED FRONT (NORTH)	702.56'
SIDE (EAST)	731.01'
SIDE (WEST)	1,750.58'
REAR (SOUTH)	674.00'

BUILDING HEIGHT:

ALLOWED	35'
PROPOSED	34'- 7 3/8"

SITE DEVELOPMENT NOTES:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF NOVI.
- CALL MISS DIG (1-800-647-7344 / 1-800-MISS DIG) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UNDERGROUND UTILITIES CAUSED BY HIS OPERATIONS.
- TRENCHES UNDER OR WITHIN 3 FT. OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, AND/OR SIDEWALKS SHALL BE BACKFILLED AND COMPACTED WITH MDOT CLASS II SAND.
- WHERE UTILITIES CROSS, PROVIDE POROUS BACKFILL TAMPED IN 12" LAYERS TO THE UNDERSIDE OF THE HIGHER UTILITY. A 6" MIN. SAND CUSHION SHALL BE PROVIDED BETWEEN UTILITIES.
- ALL SEWER CONSTRUCTION SHALL HAVE MDOT CLASS II BEDDING UNLESS OTHERWISE SPECIFIED ON THE PROFILES.
- ALL ELEVATIONS SHOWN ARE BASED ON U.S.G.S. DATUM.
- ALL DISTURBED AREAS BE PROMPTLY RESTORED BY THE CONTRACTOR.
- ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
- THE CONTRACTOR SHALL AT ALL TIMES PROVIDE EMERGENCY ACCESS TO PROPERTY FOR THE POLICE, FIRE DEPARTMENT, AMBULANCES OR OTHER EMERGENCY VEHICLES TO PROTECT LIFE, HEALTH AND PROPERTY.
- PAVED STREET AND DRIVEWAYS MUST BE MAINTAINED IN A REASONABLE STATE OF CLEANLINESS AND THE CONTRACTOR SHALL REMOVE ACCUMULATIONS OF DEBRIS CAUSED BY CONSTRUCTION OPERATIONS.
- CONTRACTOR MUST PROVIDE ALL NECESSARY SHEETING, SHORING, DEWATERING, BRACING, TRENCH BOXES, ETC. TO PERFORM WORK SAFELY AND PROTECT EXISTING UTILITIES AND IMPROVEMENTS IN ACCORDANCE TO MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (MOSHA).



GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

NOT FOR
CONSTRUCTION

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PRE-APP SUBMITTAL	10/24/25								
PSP SUBMITTAL	11/19/25								

ZEIMET WOZNAK
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwoznak.com

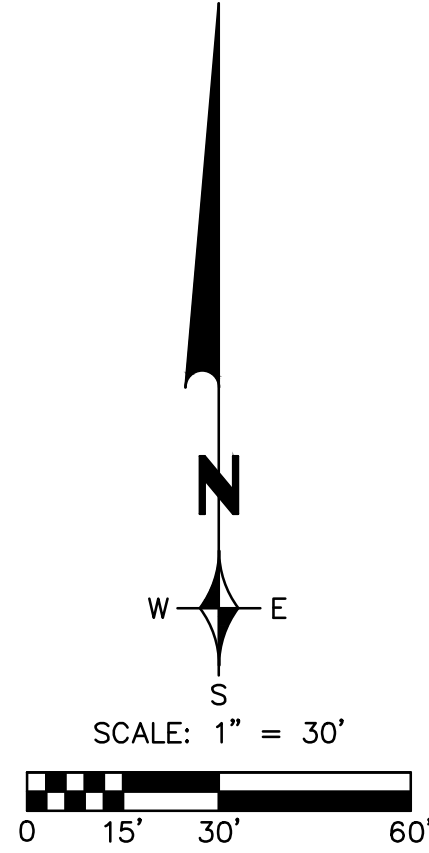
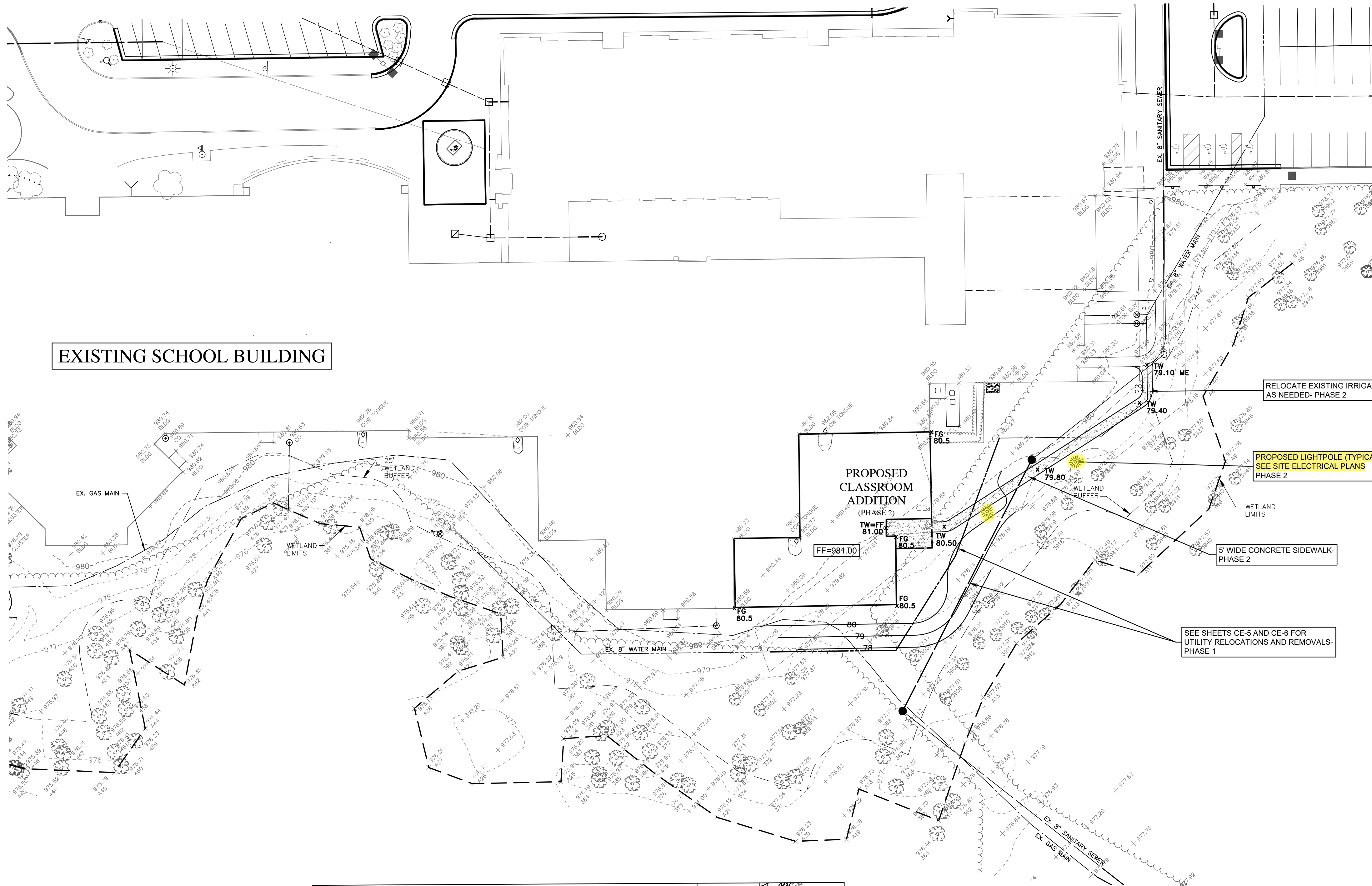


PROJECT SPONSOR:
CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374

COVER SHEET
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25 SCALE HOR: 1" = 200' VER: 1" = N/A
DESIGNED BY SRE JOB NO. 19120.7
DRAWN BY SRE SHEET CE-1

© COPYRIGHT 2025



UTILITY LEGEND	
EXISTING	PROPOSED
○ MANHOLE	● MANHOLE
□ CATCH BASIN	■ CATCH BASIN
⊠ INLET	⊠ INLET
⊙ CLEANOUT	⊙ CLEANOUT
△ END SECTION	△ END SECTION
◇ ROOF DRAIN	◇ ROOF DRAIN
⊗ GATE VALVE	⊗ GATE VALVE
⊕ HYDRANT	⊕ HYDRANT
⊖ WATER SHUT-OFF	⊖ WATER SHUT-OFF
⊙ UTILITY POLE	⊙ UTILITY POLE
⊙ GUY ANCHOR	⊙ GUY ANCHOR
⊙ LIGHT POLE	⊙ LIGHT POLE
⊙ SIGN	⊙ SIGN
⊙ TREE	⊙ TREE
⊙ TREE LINE	⊙ TREE LINE
— SANITARY SEWER	— SANITARY SEWER
— STORM SEWER	— STORM SEWER
— WATER MAIN	— WATER MAIN
— GAS MAIN	— GAS MAIN
— ELECTRIC CABLE	— ELECTRIC CABLE
	⊙ DITCH
	TC = TOP OF CURB
	TW = TOP OF WALK
	TP = TOP OF PAVEMENT
	G = GROUND
	FG = FINISH GRADE
	FF = FINISH FLOOR

EXISTING SCHOOL BUILDING

PROPOSED CLASSROOM ADDITION (PHASE 2)

PROPOSED LIGHTPOLE (TYPICAL) SEE SITE ELECTRICAL PLANS PHASE 2

5' WIDE CONCRETE SIDEWALK PHASE 2

SEE SHEETS CE-5 AND CE-6 FOR UTILITY RELOCATIONS AND REMOVALS PHASE 1

RELOCATE EXISTING IRRIGATION AS NEEDED- PHASE 2

EXISTING SCHOOL BUILDING

RESTORE DISTURBED AREAS TO PRECONSTRUCTION CONDITION OR BETTER

RELOCATE SANITARY SEWER

RELOCATE WATERMAIN

PHASE 1 CONSTRUCTION SCALE: 1"=30'

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTES:

- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNSHOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

GENERAL NOTE:
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

NOT FOR CONSTRUCTION

ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE	ISSUED FOR	DATE
PRE-APP SUBMITTAL	10/24/25								
PSP SUBMITTAL	11/19/25								

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE., SUITE 100
NEW HUDSON, MICHIGAN 48163
P: (248) 437-5099 F: (248) 437-3222 www.zeimetwozniak.com



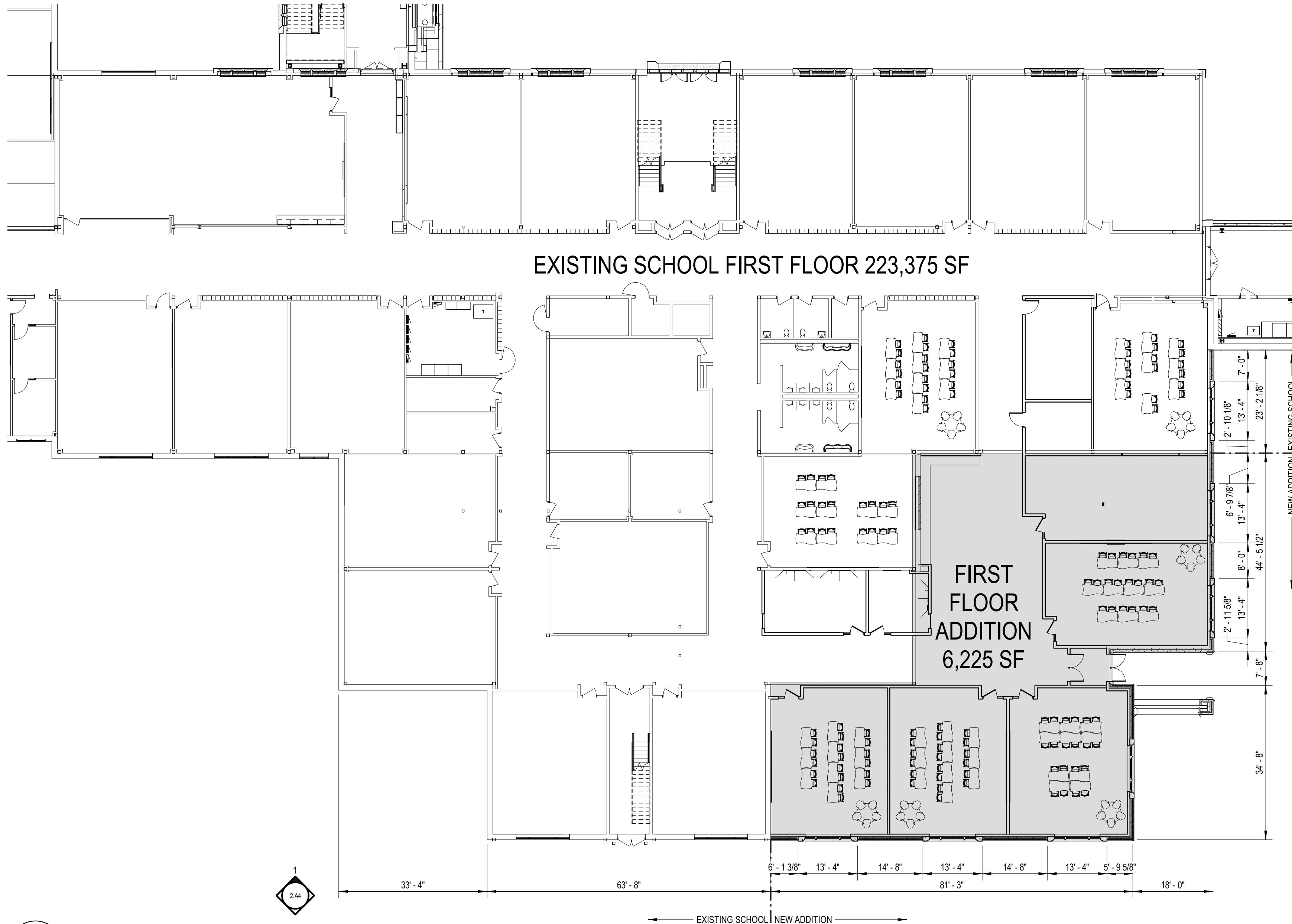
PROJECT SPONSOR:
CATHOLIC CENTRAL HIGH SCHOOL
27225 WIXOM ROAD
NOVI, MI 48374

SITE PAVING AND GRADING PLAN
CLASSROOM ADDITION
SECTION 18, NOVI, MICHIGAN

DATE 10/17/25	SCALE HOR: 1" = 30' VER: 1" = N/A
DESIGNED BY SRB	JOB NO. 19120.7
DRAWN BY SRB	SHEET CE-4

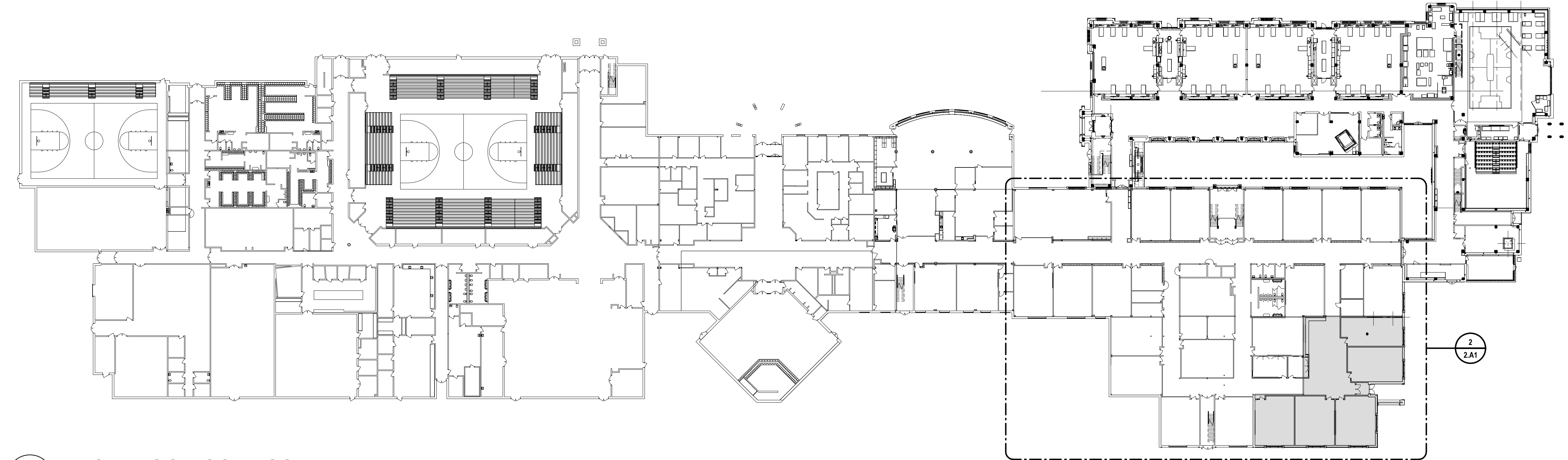
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2
1.A_4.1
1/16" = 1'-0"

FIRST FLOOR PARTIAL FLOOR PLAN



1
1.A_4.1
1" = 40'-0"

FIRST FLOOR COMPOSITE PLAN

LEGEND

NEW WORK PLAN
NOTE: NOT ALL SYMBOLS MAY BE USED



EXISTING CONSTRUCTION

NEW ADDITION



INTEGRATED design SOLUTIONS
architecture engineering interiors & technology

1441 west long lake, suite 200
troy, michigan 48098

100 cesar e. chavez ave sw, suite 300
grand rapids, michigan 49503

248.823.2100
www.ids-michigan.com

Project Title



Detroit Catholic Central
Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan

Project Administrator

A. Everett

Project Designer

A. LaTona

Project Architect / Engineer

M. Brown

Drawn By

M. Brown

Q.M. Review

C. Allick

Approved

N. LaForest

Drawing Scale

As Noted

Issued for

Issue Date

Pre-App Submittal

10-24-2025

PSP Update

11-19-2025

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IDS Drawing Title

Composite and Partial First Floor Plans

IDS Project Number

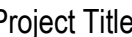
24215-3000

Drawing Number

2.A1



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Detroit Catholic Central Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan



Project Administrator	
A. Everet	
Project Designer	
A. LaTona	
Project Architect / Engineer	
M. Brown	
Drawn By	
M. Brown	
Q.M. Review	
C. Allich	
Approved	
N. LaFores	
Drawing Scale	
As Noted	
Issued for	Issue Date
Pre-App Submittal	10-24-2025
PSP Update	11-19-2025

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IDS Drawing Title

Composite and Partial Second Floor Plans

TDS Project Number Drawing Number

24215-3000 2.A2

Project Title



Detroit Catholic Central
Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan

Project Administrator

A. Everett

Project Designer

A. LaTona

Project Architect / Engineer

M. Brown

Drawn By

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Drawing Scale

As Noted

Issued for Issue Date

Pre-App Submittal 10-24-2025

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IDS Drawing Title

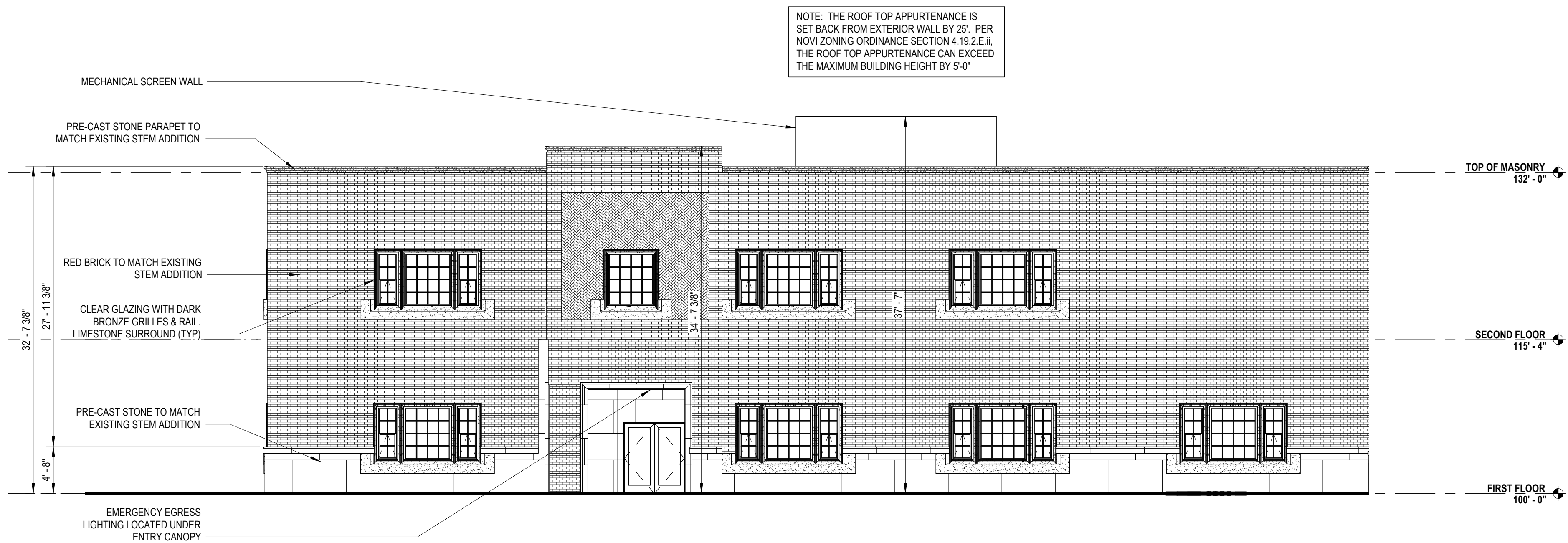
Exterior Elevations

IDS Project Number

24215-3000

Drawing Number

2.A4



2 EAST ELEVATION
2.A1 1/8" = 1'-0"



1 SOUTH ELEVATION
2.A1 1/8" = 1'-0"

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CLASSROOM ADDITION SOUTH RENDERING - NTS



CLASSROOM ADDITION EAST RENDERING - NTS



CLASSROOM ADDITION EAST RENDERING - NTS



CLASSROOM ADDITION BIRDS EYE RENDERING - NTS



Project Title
Detroit Catholic Central
Classroom Addition

27225 Wixom Rd.
Novi, MI 48374

Key Plan

Project Administrator	A. Everett
Project Designer	A. LaTona
Project Architect / Engineer	M. Brown
Drawn By	M. Brown
Q.M. Review	C. Allick
Approved	N. LaForest
Drawing Scale	As Noted

Issued for	Issue Date
Pre-App Submittal	10-24-2025
PSP Update	11-19-2025

GENERAL NOTES

- 1.) ALL NEW LIGHTING FIXTURES ARE FULL CUT-OFF, NIGHT-TIME FRIENDLY.
- 2.) ALL NEW LIGHTING FIXTURES ARE 4000K CCT AND 70 CRI.
- 3.) LIGHT LEVELS SHOWN AT THE NEAREST PROPERTY LINE. EXISTING ESTIMATED VALUES
ARE SHOWN FOR REFERENCE ONLY AND ARE NOT INCREASED BY NEW WORK.
- 4.) ALL ELECTRICAL SERVICES SHALL BE UNDERGROUND. SEE DETAIL SHEET S.ES.04.
- 5.) NO FIXTURES ARE SPECIFIED WITH FLASHING FEATURES.
- 6.) ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS
WILL REMAIN ON AFTER SITE'S HOURS OF OPERATION.





Existing Lights
CCT 4000K



Existing Lights
CCT 4000K