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 **MEETINGDATE:** September 8, 2026

REGARDING: **43485 Crescent Boulevard #50-22-15-476-013 (PZ26-0047)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant
Shirvanian Office Building

Variance Type
Dimensional Variance

Property Characteristics

Zoning District:	this property is zoned Town Center (TC)
Location:	north of Grand River Avenue, west of Novi Road
Parcel #:	50-22-15-476-013

Request
The applicant is requesting a variance from Section 5.2.12 of the City of Novi Zoning Ordinance to reduce the required parking from 32 spaces to 26 spaces, resulting in a variance of 6 parking spaces.

II. STAFF COMMENTS:

The applicant is seeking a variance to reduce the required parking allotment by (6) parking spaces. (32) parking spaces are required, the request is to have (26) parking spaces total.

The Planning Department is neutral and understands the request.

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. **PZ26-0047**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____ _____ _____.

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

   (b) The property is unique because_____ _____ _____.

   (c) Petitioner did not create the condition because_____ _____ _____.

   (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____ _____ _____.

   (e) The relief if consistent with the spirit and intent of the ordinance because _____ _____.

   (f) The variance granted is subject to:

      1. _____.
      2. _____.
      3. _____.
      4. _____.

2. I move that we ***deny*** the variance in Case No. **PZ26-0047** 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

RECEIVED
JUL 31 2026
CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: $330.00
Meeting Date: 9/08/26
ZBA Case #: PZ 26-0047

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION: Diamond Medical Clinic

ADDRESS: 43485 Crescent Blvd. | LOT/SIUTE/SPACE #:

SIDWELL #: 50-22-15 - 476 - 013 (May be obtain from Assessing Department (248) 347-0485)

CROSS ROADS OF PROPERTY: Crescent Blvd. and Novi Road

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.
	248-

NAME: Norayr Shirvanian | ELEPH

ORGANIZATION/COMPANY: | FAX NO.

ADDRESS	CITY	STATE	ZIP CODE
43485 Crescent Blvd.	Novi	MI	48375

B. PROPERTY OWNER ☑ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

CELL PHONE NO.:

Norayr and Hasmig Shirvanian | TELEPHONE NO.:

ORGANIZATION/COMPANY: Hasmig, LLC | FAX NO.:

ADDRESS	CITY	STATE	ZIP CODE
43485 Crescent Blvd.	Novi	MI	48375

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. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section 5.2.12 Variance requested 3 parking spaces
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
4. Section _____ Variance requested _____

IV. FEES AND DRAWNINGS

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

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REVIEW STANDARDS
DIMENSIONAL VARIANCE

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:

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 parking lot is existing, and the requirement for additional parking came into being based on a change in the use of part of the building from general office to a doctor's office.

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.

Standard #4. Minimum Variance Necessary.

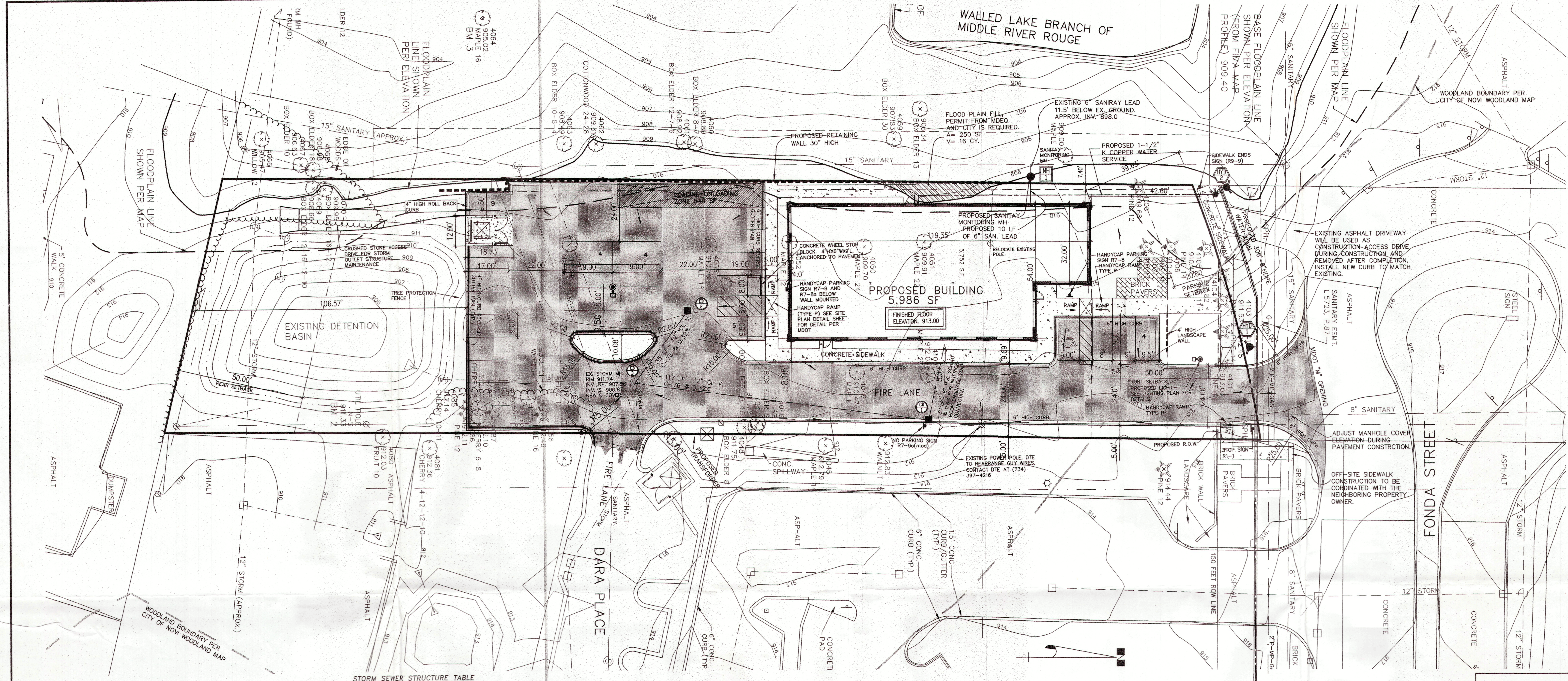
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

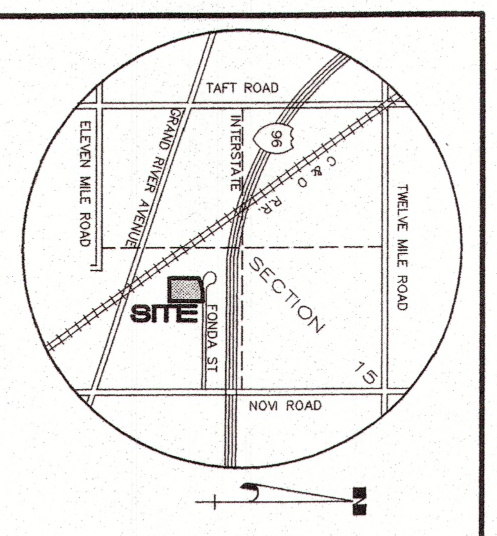
The request for three additional parking spaces will allow the property owner to use part of the building for a doctor's office.

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 dimensional variance requested will not alter the configuration, or use of the existing parking lot. No physical changes are proposed, thus there are no adverse affects on the surrounding neighborhood.





LOCATION MAP
SCALE: NONE

NOTE:
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, INVERTS AND GRADES PRIOR TO START OF ANY WORK.

ALL EQUIPMENT STAGING STAGING SHALL OCCUR ON THE PROJECT SITE.

ALL TRAFFIC SIGNS SHALL BE ACCORDING TO THE CITY OF NOVI STANDARDS.

TWO COPIES OF THE AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER WITHIN THIRTY DAYS OF THE COMPLETION OF THE UTILITY INSTALLATION AS PER SECTION 31-7 (A), CITY OF NOVI ORDINANCE.

GENERAL NOTES:

1. NOTIFY THE CITY OF NOVI, A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF NOVI.
3. ALL UTILITIES TO BE UNDERGROUND.
4. CALL MISS DIG (800-482-7171) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL EXCAVATION UNDER THE 45 DEGREE ZONE OF INFLUENCE LINE OF PAVEMENTS, BIKE PATHS, SIDEWALKS, AND/OR DRIVE APPROACHES, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT) TO AT LEAST 95% OF MAXIMUM DRY DENSITY OF THE SOIL USED.
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES FROM HIS OPERATIONS.
8. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
9. ALL SIGNS AND TRAFFIC CONTROLS DURING CONSTRUCTION AND MAINTENANCE ACTIVITIES SHALL BE ACCORDING TO THE MOST CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
10. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.
11. A MINIMUM OF 18" VERTICAL SEPARATION SHALL BE MAINTAINED WHERE UTILITIES ARE CROSSING EACHOTHER. IADDITIONAL BEDDING MEASURES SHALL BE UTILIZED AT THE POINT OF CROSSING WHERE ADEQUATE CLEARANCE CANNOT BE MAINTAINED.

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL MAINTAIN A MINIMUM OF 5.5' OF COVER GENERALLY, AND A MINIMUM OF 6' OF COVER WHEN UNDER THE INFLUENCE OF PAVEMENT.

SANITARY SEWER NOTES:

1. THE PROPOSED SANITARY LEADS SHALL BE A MINIMUM SDR 23.5, AND SANITARY MAINS SHALL BE SDR 26.

NOTE 1:
DETECTABLE WARNING SURFACES ARE REQUIRED AT ALL BARRIER FREE RAMPS AND HAZARDOUS VEHICULAR WAYS. DETECTABLE WARNING SURFACES MUST BE MANUFACTURED OF A MATERIAL APPROVED BY THE CITY ENGINEER. BARRIER FREE RAMPS SHALL COMPLY WITH CURRENT MDOT SPECIFICATIONS FOR ADA SIDEWALK RAMPS.

NOTE 2:
A DETAILED SOIL INVESTIGATION IS CONDUCTED BY APPLIED GEOTECHNICAL SERVICES AND A SOIL REPORT IS AVAILABLE UPON REQUEST. THIS REPORT IS SUBMITTED TO THE CITY WITH PRELIMINARY SITE PLAN SUBMITTAL.

STORM SEWER STRUCTURE TABLE

CB 1	PROP. CATCH BASIN 4' DIA. MDOT K COVER (EJIW 7045) RIM EX.910.88 PROP. 12" SW INV. 907.63 PROP. 8" NW INV. 907.80
CB 2	PROP. CATCH BASIN 4' DIA. MDOT C COVER (EJIW 1040, TYP 02) RIM EX.910.62 PROP. 12" SE INV. 907.37
CB 3	EX. STORM MH 4' DIA. MDOT C COVER (EJIW 1040, TYP 02) ADJUST RIM ELAVATION RIM EX.911.74 RIM PRO. 910.80 EX. 12" INV. NE. 907.36 EX. 15" INV. S. 907.16 PROP. 12" NW INV. 907.26 PROP. 12"N INV. 907.26

SANITARY SEWER

SANITARY SEWER BASIS OF DESIGN

	NUMBER OF UNITS	TOTAL POP.
OFFICE BUILDING, 0.4 REU/1000 SF OF BUILDING BUILDING AREA = (5684 SF)/1000*0.40 = 2.274 REU	2.274	7
TOTAL	2.274	7

Average Flow

$Q_{avg.}$ = 100 Gal. Per capita per day (assumed)

$Q_{avg.}$ = **700** GPD

$Q_{avg.}$ = 1day / 86,400 sec **0.0081** gps x 1 ft³ / 7.48 gal = **0.0011** cfs

$Q_{avg.}$ = x 60 min / sec **0.49** gpm x 1 ft³ / 7.48 gal = **0.06** cfm

Peak Flow

$$\text{Peaking Factor} = \frac{18 + \sqrt{(\text{population}/1000)}}{4 + \sqrt{(\text{population}/1000)}}$$

In order to determine the population to use in this equation
Convert the Avg. Daily Flow 700 GPD to equivalent population

Assume 100 gpcd

Equivalent Population = 700 GPD/100 (7 persons

$$\text{Peaking Factor} = \frac{18 + \sqrt{(POP./1000)}}{4 + \sqrt{(POP./1000)}} = \mathbf{4.43}$$

$Q_{peak.}$ = $Q_{avg.}$ x Peaking Factor

$Q_{peak.}$ = **2.15** gpm which is equivalent to **0.005** cfs

STORM SEWER COMPUTATIONS

I=(175/T+25)
N=0.013 CONCRETE

FROM	TO	ACRES A	RUNOFF COEFF C	EQUIV. AREA A*C	ADD'L AREA A*C	SUM OF A*C	INTEN-SITY I	TIME OF CONC. Tc	RUNOFF (CFS) Q	PIPE LENGTH (LF)	PIPE DIA. (IN)	HYDRAULIC GRADIENT SLOPE %	ACTUAL SLOPE USED	MANNING FLOW CAPACITY	MANNING'S VELOCITY (FT/SEC)	TIME (MIN)	HG ELEV UPPER END	HG ELEV LOWER END	RIM ELEV UPPER END	INVERT UPPER END	INVERT LOWER END	PIPE CON. CLASS OR OTHERS	STRUCTURE DIA. FT.	STRUCTURE COVER
								15														OTHERS		
CB-1	CB-3	0.33	0.74	0.24		0.24	4.38	15.00	1.07	115	12	0.09%	0.32%	2.02	2.57	0.74	908.43	908.06	910.88	907.63	907.26		4	MDOT K
CB-2	CB-3	0.20	0.74	0.15		0.15	4.38	15.00	0.65	35	12	0.03%	0.32%	2.02	2.57	0.23	908.17	908.06	910.62	907.37	907.26		4	MDOT C
CB-3		0.20																	910.80					MDOT C

QUANTITY LIST WATER MAIN

ITEM	DESCRIPTION	QUANTITY
1	8" HDPE PIPE	306 LF
2	1-1/2" K COPPER LEAD	136 LF
3	HYDRANT AND ASSEMBLY	2

QUANTITY LIST SANITARY SEWER

ITEM	DESCRIPTION	QUANTITY
1	6" SDR 23.5 LEAD	10 LF
2	4' DIA. MONITORING MH	1
3	ADJUST MH COVERS	2

QUANTITY LIST STORM SEWER

ITEM	DESCRIPTION	QUANTITY
1	12" CL IV RCP	150 LF
2	8" PVC FOR ROOF DRAIN SCH 40	30 LF
3	4' DIA CB	2
4	ADJUST EX. MH COVER	1

NOTES

1. EXISTING ZONING: TC- TOWN CENTER
   TOTAL PROJECT/SITE AREA = 0.94 ACRES
2. SETBACKS

REQUIRED:	PROPOSED:
A) 50' FT. (MIN.) FRONT SETBACK	A) 39.63 FT FRONT SETBACK @ FONDA ST.
B) 50' SIDE SETBACK	B) 36' AND 7.39' SIDE SETBACK
C) 50' FT. (MIN.) REAR SETBACK	C) 234 FT. REAR SETBACK

3. PROPOSED SEWAGE SYSTEM = EXISTING PUBLIC SANITARY SEWER SYSTEM AND 6" SANITARY LEAD TO THE BUILDING WITH MONITORING MANHOLE WHERE NECESSARY.
4. PROPOSED WATER SUPPLY = 1-1/2" SERVICE LEADS FROM PUBLIC WATERMAIN
5. PROPOSED ELECTRICAL SUPPLY = UNDERGROUND DETROIT EDISON
6. PROPOSED GAS SERVICE = UNDERGROUND CONSUMERS ENERGY
7. PROPOSED TELEPHONE SERVICE = UNDERGROUND AMERITECH
8. DUMPSTER/INDIVIDUAL TRASH PICK-UP WILL BE PROVIDED.
9. PROPOSED ENTRANCE RADIUS= 25 FEET.
10. PROPOSED BUILDING HEIGHT= 30 FEET.
11. ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED TOWARDS AND CONFINED TO THE GROUND AREAS OF LAWNS OR PARKING LOTS.
12. FLOOR DRAINS SHALL NOT BE CONNECTED TO THE SANITARY SEWER.
13. DETENTION, RETENTION AND SEDIMENTATION CHAMBERS SHALL BE UNDER THE JURISDICTION OF THE CITY OF NOVI.
14. ON-SITE SPRINKLER SYSTEM WILL BE PROVIDED FOR ALL THE LANDSCAPED AREAS INCLUDING THE ISLANDS.
15. A R.O.W. PERMIT WILL BE REQUIRED FROM CITY OF NOVI FOR ANY WORK DONE IN THE CITY OF NOVI R.W.O. AND/OR ANY PROPERTY OWNED BY THE CITY OF NOVI.
16. ACCORDING TO FIRE MARSHALL, ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION OF THE PROPOSED BUILDINGS.
17. ACCORDING TO FIRE MARSHALL, ALL WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION OF THE PROPOSED BUILDINGS.
18. THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION PROCESS. THE ADDRESS SHALL BE AT LEAT 3 INCHES IN HIGH ON A CONTRASTING BACKGROUND.
19. A DETECTABLE WARNING DEVICE SHALL BE PROVIDED IN THE AREAS WHERE SIDEWALK CROSSES OR ADJOINS THE PARKING LOT OR ROADWAY.

PARKING REQUIREMENTS

PARKING SPACES

	AREA	SF PER PARKING	NUMBER OF SPACES
TOTAL BUILDING SF-GSF	5986		
NET LEASE AREA	5519	222	24.9
NUMBER OF PARKING SPACES REQUIRED			25
NUMBER OF PARKING SPACES PROVIDED			26

TWO HANDICAP PARKING SPACES ARE PROVIDED, ONE PER 25 SPACES. ONE SPACE IS VAN ACCESSIBLE.

ROAD AND PARKING SIGNS TABLE

	SIGN TYPE	DESIGNATION	NO. OF SIGNS
1	STOP SIGNS	R1-1	1
2	HADICAP PARKING SIGNS	R7-8 R7-8a	2 1
3	NO PARKING/FIRE LANE SIG	R7-1	1
4	SIDEWALK ENDS	R9-9 MOD.	1

ALL ROAD SIGNS SHALL BE PER CURRENT MMUTCD STANDARDS

NOTE:
SEE SITE PLAN DETAIL SHEET FOR PAVEMENT, CURB, AND ROAD SIGN DETAILS.

ON-SITE SOIL TYPES

A DETAILED SOIL INVESTIGATION IS CONDUCTED BY TES AND A SOIL REPORT IS AVAILABLE AT REQUEST. THIS REPORT WAS SUBMITTED TO THE CITY DURING PRELIMINARY SITE PLAN APPROVAL. SOIL BORING LOGS ARE INCLUDED ON SHEET C-14 OF THIS SET OF DRAWINGS FOR REFERENCE.

LEGEND

EXISTING | PROPOSED

EXISTING		PROPOSED
000	CONTOUR	913 / 915
× 736.2	SPOT ELEVATION	T/W 912.60
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	REAR YARD CATCH BASIN	
	INLET	
	CLEANOUT	
	END SECTION	
	GATE VALVE	
	HYDRANT	
	WATER SHUT-OFF	
	UTILITY POLE	
	GUY ANCHOR	
	LIGHT POLE	
	SIGN	
	TREE	
	STORM ARROW	
	SANITARY SEWER	
	STORM SEWER	CSB
	WATER MAIN	
	GAS MAIN	
	ELECTRIC CABLE	
	PARCEL LINE	
	SECTION LINE	
	EASEMENTS	
	FENCE LINE	
	GRADING LIMITS	
	WETLAND	
	ASPHALT	
	CONCRETE	
	SECTION CORNER	
	FIP, FIB	
FIP	FOUND IRON PIPE	
FIB	FOUND IRON BAR	
FD MON	FOUND MONUMENT	
M	MEASURED	
R	RECORDED	
℄	CENTERLINE	℄
R.O.W.	RIGHT OF WAY	R.O.W
T/C	TOP OF CURB	T/C
E/P	EDGE OF PAVEMENT	E/P
FG	FINISHED GROUND	FG
FF	FINISHED FLOOR	FF
CSB	COMPACTED SAND BACKFILL	CSB
	SILT FENCE	
	RETAINING WALL	

DATE	ISSUE	BY	DATE	ISSUE	BY
12/10/07	PER CITY AND CLIENT	MM			
03/18/08	PER CITY AND CLIENT	MM			
05/14/08	PER CITY AND CLIENT	MM			

PROPRIETORS:

HASMIG LLC
24404 CATHERINE IND, SUITE 320
NOVI, MI 48375

FAIRWAY ENGINEERING LLC
23965 NOVI ROAD, SUITE 140
NOVI, MI 48375
(248) 214-5913
FAX (248) 380-0201

DATE 10/24/07	CKD. BY	DATE
DRAWN MDM		
DESIGN MDM		
SECTION 15	T- 1 -S, R- 8 -E.	

72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

GENERAL SITE & UTILITY PLAN
SHIRVANION OFFICE
CITY OF NOVI, MICHIGAN

SCALE 1' = 20'
SHEET C-3
FE07525

2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - REVIEW

(NOTE: MBC REFERS TO THE 2021 MICHIGAN BUILDING CODE)

GENERAL BUILDING INFORMATION:

EXISTING AND PROPOSED USE: (B) BUSINESS (MBC 304)

CONSTRUCTION TYPE: IIB (MBC 602.2)

SCOPE OF WORK: INTERIOR RENOVATION.

THE EXISTING BUILDING IS NOT SPRINKELED.

CHAPTER ONE - ADMINISTRATION:

106.3.4 - DEFERRED SUBMITTALS: NONE

106.6 - DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:
KARL F. VOLLMAR, MICHIGAN LICENSE # 1301094372, EXPIRES 10-14-2027

CHAPTER SIX - CLASSIFICATION OF WORK:

AREA OF RENOVATION = 2,847 GSF
PERCENTAGE OF RENOVATION = 2,847/5,918 = 48%

THE AREA OF RENOVATION IS LESS THAN 50% OF THE BUILDING AREA.

603.1 - ALTERATION LEVEL #2 (INCLUDING REQUIREMENTS FOR ALTERATION LEVEL # 1)

603.2 - COMPLY WITH CHAPTERS 7 AND 8.

CHAPTERS 7 AND 8 REQUIREMENTS:

306 - ACCESSIBILITY: AN ELEMENT THAT HAS AN ALTERATION SHALL COMPLY WITH CHAPTER 11 OF THE MBC, ANSI A117.1-2017, AND THE 2010 ADA.

802.4+702.1 - INTERIOR FINISH REQUIREMENTS COMPLYING WITH MBC CHAPTER 8:
WALL AND CEILING FINISHES (MBC T.803.13):
EXIT PASSAGEWAYS (NOTE b) = CLASS 'B' = FLAME SPREAD = 0-75
ROOMS AND ENCLOSED SPACES = CLASS 'C' = FLAME SPREAD OF 0-200
ALL AREAS: SMOKE DEVELOPED INDEX = 0-450

702.2 - FLOOR FINISHES PER MBC SECT. 804:
EXIT PASSAGEWAYS = CLASS II (0.22 WATTS/CM^2 MIN.)
ALL AREAS SHALL COMPLY WITH DOC FF-1 "PILL TEST" (CPSC 16 CFR PART 1630).

702.3 - INTERIOR TRIM: COMPLY WITH 806 OF THE MBC.
MBC 806.1 - CLASS C FLAME SPREAD OF 0-200
DECORATIONS AND TRIM SHALL NOT EXCEED 10% OF THE WALL.

804+704 - MEANS OF EGRESS:
OCCUPANT LOAD CRITERIA PER MBC T.1004.5
BUSINESS AREAS = 1 OCC./150 GSF
5,545/150 = 37 OCCUPANTS MIN.

EGRESS REQUIREMENTS:
EGRESS WIDTH REQ'D. (MBC 1005.3.2) = EGRESS COMPONENTS = .2" PER OCCUPANT
REQ'D. = .2" x 37 = 8" MINIMUM
EXISTING = (2) DOORS @ 32" CLEAR = 64" (COMPLIES)

805.4.2 - DOOR SWING: ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.

806 - ELECTRICAL: ALL NEW AND EFFECTED WORK SHALL COMPLY WITH THE 2023 NEC.

807 - MECHANICAL: ALL NEW AND EFFECTED WORK SHALL COMPLY WITH THE 2021 MMC.

804+708 - ENERGY CONSERVATION: ALTERATIONS SHALL COMPLY WITH THE 2021 MICHIGAN ENERGY CODE.

810 - PLUMBING: ALL NEW AND EFFECTED WORK SHALL COMPLY WITH THE 2021 MPC.

MINIMUM NUMBER OF PLUMBING FACILITIES PER THE 2021 MICHIGAN PLUMBING CODE - TABLE 403.1

OCCUPANCY AND OCCUPANT LOAD	WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	SERVICE SINKS
BUSINESS 37 OCCUPANTS	REQ'D. @ 1 PER 25 = 37 / 25 = 1.48 REQ'D.= 2	REQ'D. @ 1 PER 40 = 37 / 40 = 0.93 REQ'D.= 1	REQ'D. @ 1 PER 100 = 37 / 100 = 0.37 REQ'D.= 2	1
TOTAL FIXTURES PROVIDED	2 ADA UNISEX 1 NON-ADA UNISEX	2 ADA UNISEX 1 NON-ADA UNISEX	1 HIGH 1 LOW	1

NOTE:
F.E. = FIRE EXTINGUISHER

BUILDING AREAS:

JEWELER'S OFFICES = 1,657 GLA
MEDICAL OFFICES = 3,888 GLA
TOTAL AREA = 5,545 GLA

ZONING ORDINANCE REQUIREMENTS:

ZONING = TC TOWN CENTER

PARKING:
5.2.10 - WHEN UNITS OR MEASUREMENTS DETERMINING THE NUMBER OF REQUIRED PARKING SPACES RESULT IN THE REQUIREMENT OF A FRACTIONAL SPACE, ANY FRACTION UP TO AND INCLUDING ONE-HALF (1/2) SHALL BE DISREGARDED AND FRACTIONS OVER ONE-HALF (1/2) SHALL REQUIRE ONE (1) PARKING SPACE.

5.2.12 - MINIMUM NUMBER REQUIRED:
BUSINESS OFFICES = 1 SPACE PER 222 GLA
DOCTOR'S OFFICES = 1 SPACE PER 167 GLA

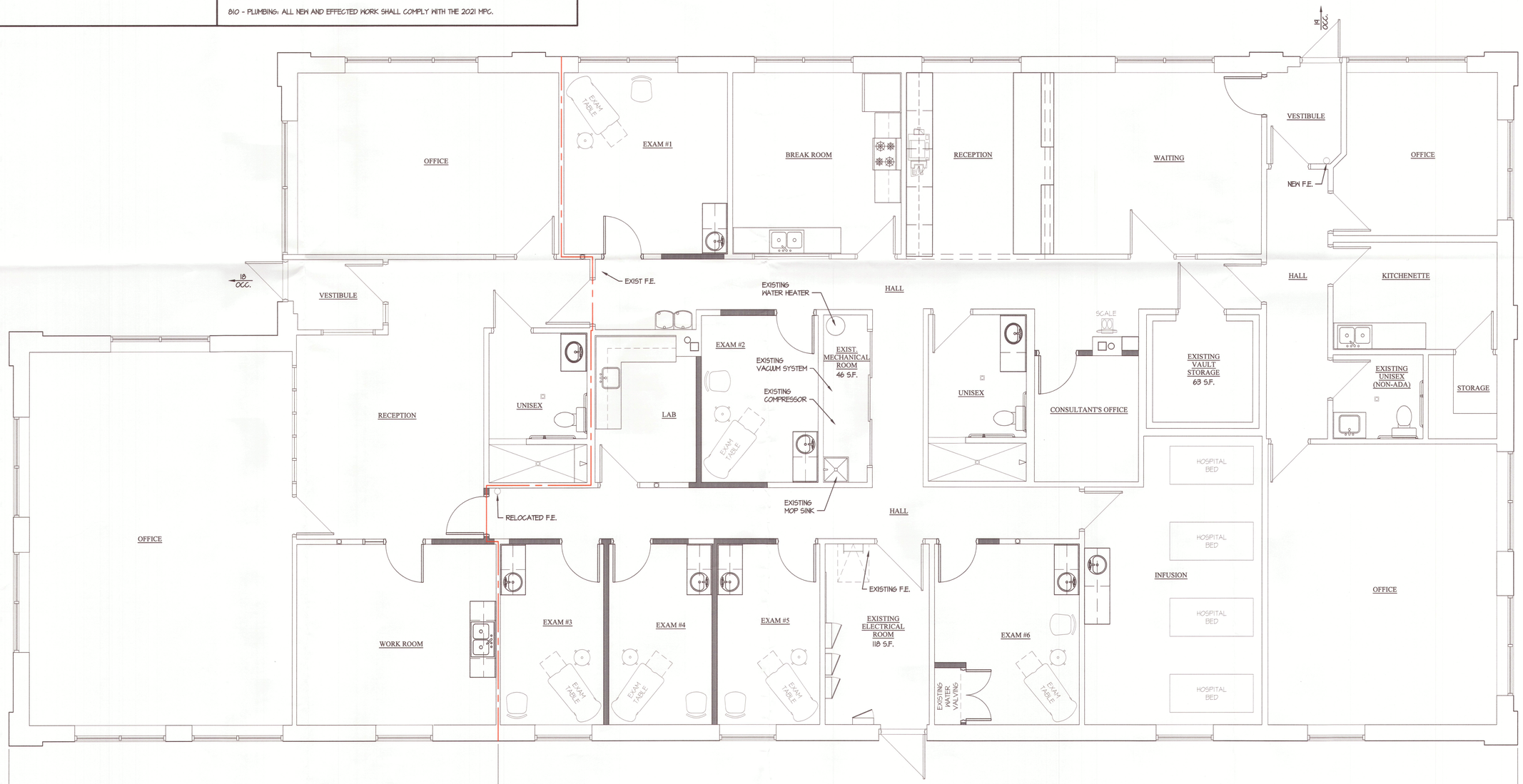
CHAPTER 2 GLA DEFINITION = THE WHOLE FLOOR AREA MEASURED TO THE INSIDE FINISHED SURFACE OF THE "DOMINANT PORTION" OF THE PERMANENT OUTER WALLS, EXCLUDING:
1.) AREAS DESIGNED EXCLUSIVELY FOR STORAGE OR MECHANICAL EQUIPMENT.

JEWELRY OFFICES = 1,657 GLA / 222 = 7.47 = 7 SPACES REQ'D.
DOCTOR'S OFFICES = 3,888 S.F. - 227 S.F. (MECH. AREAS + VAULT)
=3,661 GLA / 167 = 21.92 = 22 SPACES REQ'D.

TOTAL NUMBER OF PARKING SPACES REQUIRED = 29

TOTAL NUMBER OF EXISTING PARKING SPACES = 26

A VARIANCE IS REQUESTED FOR (3) PARKING SPACES



NORTH

LIFE SAFETY PLAN = 5,545 GLA
SCALE: 1/4" = 1'-0"

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STATE OF MICHIGAN
KARL VOLLMAR
ARCHITECT
No. 1301094372
LICENSED ARCHITECT

PROJECT: DIAMOND MEDICAL CLINIC
43485 CRESCENT BOULEVARD
NOVI, MICHIGAN

SHEET TITLE: LIFE SAFETY PLAN

DATE:	ISSUED FOR:
1-30-2026	ZBA SUBMITTAL
6-26-2026	REVISED PER OWNER REVIEW
2-12-2026	UPDATED PER FIELD CONDITIONS
2-4-2026	OWNER REVIEW

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

DRAWN BY: KV
APPROVED BY: KV

PROJECT: 2544

SHEET: LS1