



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: August 12, 2025

REGARDING: 21420 Novi Road #50-22-35-101-037 (PZ25-0040)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Kap and Rich Restaurant Group LLC

Variance Type

Dimensional Variance

Property Characteristics

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

Location: on Novi Road, south of Nine Mile Road

Parcel #: 50-22-35-101-037

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.2.12.E for a reduction in required parking spaces to 103 (105 parking spaces required, a reduction variance of 2 parking spaces).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance to be allowed to reduce the total amount of required parking spaces by (2) parking spaces.

The new building expansion is within the confines of a tightly designed existing site plan.

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. **PZ25-0040**, 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. _____.

Zoning Board of Appeals

Kap and Rich Restaurant Group LLC
Case # PZ25-0040

August 12, 2025

Page 3 of 3

2. I move that we **deny** the variance in Case No. **PZ25-0040** 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

JUN 31 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION Kap and Rich Restaurant				Meeting Date: <u>8/12/25</u>	
ADDRESS 21420 Novi Road		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 25 - 0040</u>	
SIDWELL # <u>50-22-</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Novi Rd and Galway Dr					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				REQUEST IS FOR: <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					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS mike@bensteingrille.com		CELL PHONE NO. 734-612-2568	
NAME Mike Richardson/Glenn Kaplan		TELEPHONE NO. 2487366700			
ORGANIZATION/COMPANY Kap and Rich Restaurant Group		FAX NO.			
ADDRESS 2435 Benstein Rd		CITY Commerce		STATE MI	ZIP CODE 48390
B. PROPERTY OWNER <input checked="" 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				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<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 type="checkbox"/> OTHER <u>B-3</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>5.2.12</u> Variance requested <u>two parking spaces</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<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. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none">• 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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ZONING BOARD OF APPEALS VARIANCE APPLICATION CHECKLIST

The following items are required for a complete Variance application. Incomplete applications will be returned.

☒ **Signed Application Form**

Complete the Zoning Board of Appeals application form. Application must be signed by the applicant and the property owner (if different).

☒ **Response to Variance Review Standards – Dimensional, Use, or Sign**

Select the applicable Review Standards for the requested Variance and complete in full. Use additional paper if needed. If you don't know which Review Standards to complete, call the Community Development Department at 248.347.0415 for guidance.

☒ **Dimensioned Site Plan (1 copy & 1 digital copy submitted as a PDF)**

- Existing or proposed buildings or additions on the property.
- Number and location of all on-site parking spaces.
- Existing and proposed distances to adjacent property lines.
- Location of existing and proposed signs, if applicable.
- Any other information relevant to the Variance application.

☒ **Dimensioned Drawings and Plans (1 copy & 1 digital copy submitted as a PDF)**

- Floor plans and elevations with all proposed buildings and additions.
- All existing and proposed signs on the property (photographs may be used).
- For use variances, include floor plan showing the existing and proposed layout and functions of each area.
- For multi-family residential structures or projects, a summary showing the existing and proposed number of dwelling units by type (efficiency, one-bedroom, two-bedroom, etc.)

☒ **Other Helpful Information – Optional (1 copy & 1 digital copy submitted as a PDF)**

- Photographs of the lot or structure that shows the special conditions or circumstances described in the application.
- Photographs or maps that show how other properties in the area enjoy the same type of property rights related to the Variance.
- Letters of support from the neighbors who would be most affected by your request.

☐ **Fee** (make check payable to the City of Novi)

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

Additional Information

In the course of reviewing the application, the Planning Department staff may request additional information from the applicant.



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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 existing parking lot layout, accommodating new barrier free requirements which reduces our total count. Plus, we had to add one landscaping island to break up long row of parking spaces per the city's site standards limiting to 15 spaces in a row without landscape break.

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 variance issues relate only to parking, based on the description provided above.

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.

In order to meet existing zoning requirements for landscape break at long runs of parking, plus our requirement to provide appropriate barrier free spaces per existing code result in our request for the proposed parking variance.

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.

We're dealing with existing conditions, whereas we cannot provide additional parking spaces, but attempt to meet as close as we can the parking requirements for the building.

NEW PROPOSED RESTAURANT

NEW TENANT BUILDOUT IN EXISTING RESTAURANT SPACE (FORMER BORDER CANTINA) KAP AND RICH RESTAURANT GROUP

CODE DATA:

ZONING:	B-3 GENERAL BUSINESS
CONSTRUCTION TYPE:	II B
PREVIOUS USE GROUP:	(B) BUSINESS
PROPOSED USE GROUP:	(B) BUSINESS
EXISTING GROSS AREA:	4,391 SQ FT
PROPOSED GROSS AREA:	6,167 SQ FT
FIRE SUPPRESSION:	SPRINKLED

CURRENT CODES:

- 2021 MICHIGAN BUILDING CODE
- 2017 ICC/ANSI A 117.1 MICHIGAN BARRIER FREE DESIGN LAW
- 2021 MICHIGAN PLUMBING CODE
- 2021 MICHIGAN MECHANICAL CODE
- 2023 NATIONAL ELECTRICAL CODE
- 2021 MICHIGAN ENERGY CODE, ANSI/ASHRAE/IESNA STANDARD 90.1-1999
- INTERNATIONAL FIRE CODE 2015

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODE IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS, AND SUPPLIERS INVOLVED WITH THE PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS, AND/OR CITY OF NOVI CONSTRUCTION BOARD OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE -
ROMAN BONISLAWSKI, R.A. LICENSE #: 37397

SCOPE OF WORK:

INTERIOR FITOUT OF RESTAURANT INCLUDING:

- * ENCLOSURE OF EXISTING PATIO TO EXPAND DINING ROOM
- * NEW PROPOSED COVERED YEAR-ROUND PATIO DINING
- * NEW BAR AND BAR DINING
- * ADDITION TO REAR OF BUILDING FOR NEW BACK OF HOUSE SPACES
- * TWO NEW EXTERIOR COOLERS AT REAR OF BUILDING

DEFERRED SUBMITTALS:

- * PHOTOMETRIC PLAN
- * SEPARATE SIGNAGE SUBMITTAL BASED ON CITY OF NOVI SIGNAGE ORDINANCE

GENERAL NOTES:

- G.C. SHALL EXAMINE SITE, FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS. G.C. IS TO BECOME FAMILIAR WITH CONDITIONS AFFECTING CONSTRUCTION PRIOR TO SUBMITTING A BID.
- THIS PROJECT INVOLVES CONSTRUCTION ON AN EXISTING STRUCTURE. AS SUCH, THE EXISTING BUILDING AND ITS PRESENT CONDITION STAND AS CONSTRUCTION DOCUMENTS OF EQUAL IMPORTANCE TO THE PLANS AND SPECIFICATIONS. BY SUBMITTING A BID, CONTRACTORS ARE ASSUMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK. NO CLAIMS FOR EXTRA COST WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BUILDING AND GROUNDS.
- THIS PROJECT IS TO INCLUDE APPROPRIATE TEMPORARY BARRIERS AND DEVICES AS MAY BE REQUIRED TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE GENERAL PUBLIC AND EMPLOYEES.
- G.C. SHALL SUPERVISE AND DIRECT ALL WORK USING HIS BEST SKILL AND ATTENTION. G.C. SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, AND INSURING THAT ALL MANUFACTURER REQUIREMENTS FOR EACH PORTION OF WORK BE FOLLOWED.
- DIMENSIONS:
ALL DIMENSIONS SHALL BE MEASURED FROM FINISH FACE OF PROPOSED CONSTRUCTION. G.C. IS RESPONSIBLE FOR BACKING OFF THICKNESSES OF MATERIALS AS REQUIRED TO DIMENSION ROUGH CONSTRUCTION.
 - G.C. SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE CONTINUATION OF THE WORK.
 - G.C. SHALL COORDINATE ALL FINAL DIMENSIONS WITH ALL TRADES IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
 - G.C. SHALL COORDINATE THE DIMENSIONS OF ROUGH-INS AS DESCRIBED IN FOOD SERVICE DOCUMENTS BY OTHERS.
- G.C. SHALL PROVIDE ALL NECESSARY PERMITS AND FEES.
- ALL CONTRACTORS SHALL MEET ALL LOCAL GOVERNING CODE REQUIREMENTS.
- G.C. TO GUARANTEE LABOR AND MATERIALS FOR 12 MONTHS.
- CONTRACTORS SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION. COMMENCEMENT OF FABRICATION/INSTALLATION PRIOR TO APPROVAL SHALL BE DONE AT CONTRACTOR'S RISK.
- IN CASE OF CONFLICT IN DRAWINGS, THE G.C. SHALL NOT PROCEED WITH THAT PART OF THE WORK UNTIL THE ARCHITECT HAS CLARIFIED THE DISCREPANCY.
- G.C. SHALL NOTIFY ARCHITECT OF ANY CONDITIONS WHERE IN HIS JUDGMENT IT WOULD BE DESIRABLE TO MODIFY THE REQUIREMENTS TO PRODUCE THE BEST RESULTS.
- G.C. TO COORDINATE AND PROVIDE WOOD BLOCKING AND STEEL FRAMING IN EXISTING FRAMED WALLS AS MAY BE REQUIRED TO SECURE STRUCTURE, FIXTURES AND EQUIPMENT TO WALLS. ALL WOOD BLOCKING, FRAMING AND/OR FIRE STOPPING USED WITHIN PARTITIONS, PLATFORMS, ETC., SHALL BE OF FIRE RETARDANT TREATED LUMBER AS REQUIRED BY CODE. PROVIDE FIRE RETARDANT WOOD BLOCKING AT ALL ROUGH OPENINGS IN GYPSUM BOARD PARTITIONS AS REQUIRED BY CODE.
- THE G.C. IS RESPONSIBLE FOR ANY PATCHING, FILLING, STAINING AND FINISHING REQUIRED AFTER TRANSPORTATION, ASSEMBLY AND INSTALLATION OF MATERIALS TO ENSURE THE HIGHEST QUALITY FINAL APPEARANCE.
- WORK IN PLACE THAT IS SUBJECT TO INJURY BECAUSE OF OPERATIONS BEING CARRIED ON THERE SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT UPON COMPLETION THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN PRIOR, WHOLE AND UNBLEMISHED CONDITION. WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REPLACED WITH NEW WORK, AT THE EXPENSE OF THE G.C.
- G.C. IS RESPONSIBLE TO PATCH AND REPAIR EXISTING WALLS, CEILINGS AND FLOOR AS REQUIRED SO AS TO PROVIDE A SMOOTH SURFACE, FREE FROM DEFECTS, READY FOR FINISHING. THIS INCLUDES ALL DAMAGE CAUSED BY EXISTING FINISH REMOVAL, PREVIOUS DAMAGE, EQUIPMENT REMOVAL AND DAMAGE BY OTHER TRADES.
- THE APPLICATION OF ANY FINISH MATERIAL SHALL INDICATE SUBCONTRACTOR'S ACCEPTANCE OF THE SUBSURFACE CONDITIONS AND SUB WILL BE HELD RESPONSIBLE FOR ANY DEFECTS AFTER MATERIAL APPLICATION.
 - SCARIFY, GRIND OR ETCH SUBSURFACE TO REMOVE IRREGULARITIES DUE TO PREVIOUS FINISH APPLICATION.
 - SUBCONTRACTOR SHALL NOTIFY THE G.C. IN WRITING, WITH COPY ISSUED TO ARCHITECT, IF ANY CONDITIONS EXIST THAT WILL BE DETRIMENTAL TO PROPER FINISH MATERIAL INSTALLATION.
- THE G.C. IS RESPONSIBLE FOR FINAL CLEANUP OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS INCLUDES BEFORE FINISHES (PAINTERS, CARPET, ETC.) AND AFTER FINISHES. ALL WASTE MATERIALS TO BE DISPOSED OF IN PROPER RECEPTACLES REMOVED FROM SITE AND LEGALLY DISPOSED OF.
- G.C.'S BASE BID IS TO INCLUDE ALL ARCHITECTURAL, DESIGN-BUILD PLUMBING, DESIGN-BUILD MECHANICAL MODIFICATIONS, DESIGN-BUILD ELECTRICAL WORK AND DESIGN BUILD FIRE SPRINKLER MODIFICATIONS AS MAY BE REQUIRED TO COMPLETE THE WORK DESCRIBED IN THESE DOCUMENTS. CUSTOM DECORATIVE FIXTURES, AND ACCESSORY ITEMS AS NOTED WILL BE PROVIDED BY OWNER AND INSTALLED AND /OR COORDINATED BY G.C.
- G.C. SHALL PROVIDE (1) COMPLETE SET OF RED MARKED BLUEPRINTS TO THE ARCHITECT DOCUMENTING ALL ARCHITECT-APPROVED CHANGES AND CORRECTIONS DISCOVERED IN THE FIELD.
- IT SHALL BE THE FULL RESPONSIBILITY OF THE G.C. TO COORDINATE AND EXPEDITE ALL PHASES OF ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, FIRE SPRINKLER AND CUSTOM MILLWORK AND FIXTURE WORK, REGARDLESS OF WHETHER THE OWNER AWARDS SEPARATE CONTRACTS FOR ANY TRADES, BRANCHES OR ITEMS OF WORK AND EQUIPMENT. ALL OTHER TRADES, SUBCONTRACTORS AND/OR SEPARATE CONTRACTORS SHALL COOPERATE FULLY WITH THE G.C.
- THE G.C. MUST SECURE A CERTIFICATE OF OCCUPANCY FROM THE JURISDICTIONAL AUTHORITY BY THE DATE OF COMPLETION AS SPECIFIED IN THE CONTRACT, AND WILL DELIVER A COPY OF THE CERTIFICATE TO THE OWNER.

SHEET INDEX		
SHEET #	SHEET TITLE	PRE-APP
G100	GENERAL INFORMATION	X
SP100	EXISTING SITE PLAN	X
SP101	PROPOSED SITE PLAN	X
SP102	PHOTOMETRIC SITE PLAN	TO FOLLOW
D100	DEMOLITION SITE PLAN	X
D101	DEMOLITION FLOOR PLAN	X
A101	PROPOSED GROUND FLOOR PLAN	X
A102	PROPOSED UPPER FLOOR PLAN	X
A103	ROOF PLAN	X
A401	EXTERIOR ELEVATIONS	X
A402	EXTERIOR ELEVATIONS CONT.	X
A501	SPECIFICATIONS & DETAILS	X



LOCATION MAP
N.T.S.

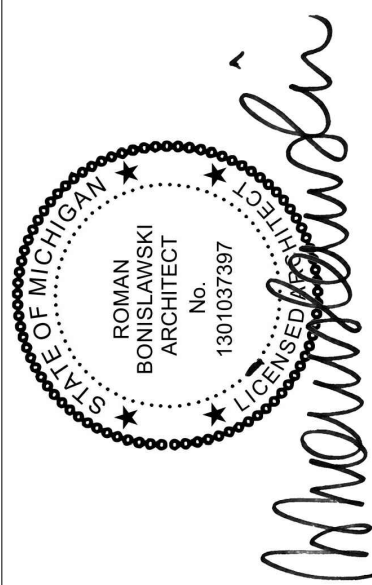


RON ANDROMAN
architects et al.
275 E. Frank St. Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

NEW PROPOSED RESTAURANT
RENOVATION OF EXISTING RESTAURANT SPACE
21420 NOVI ROAD,
NOVI, MICHIGAN

Seal:



Issue Date:

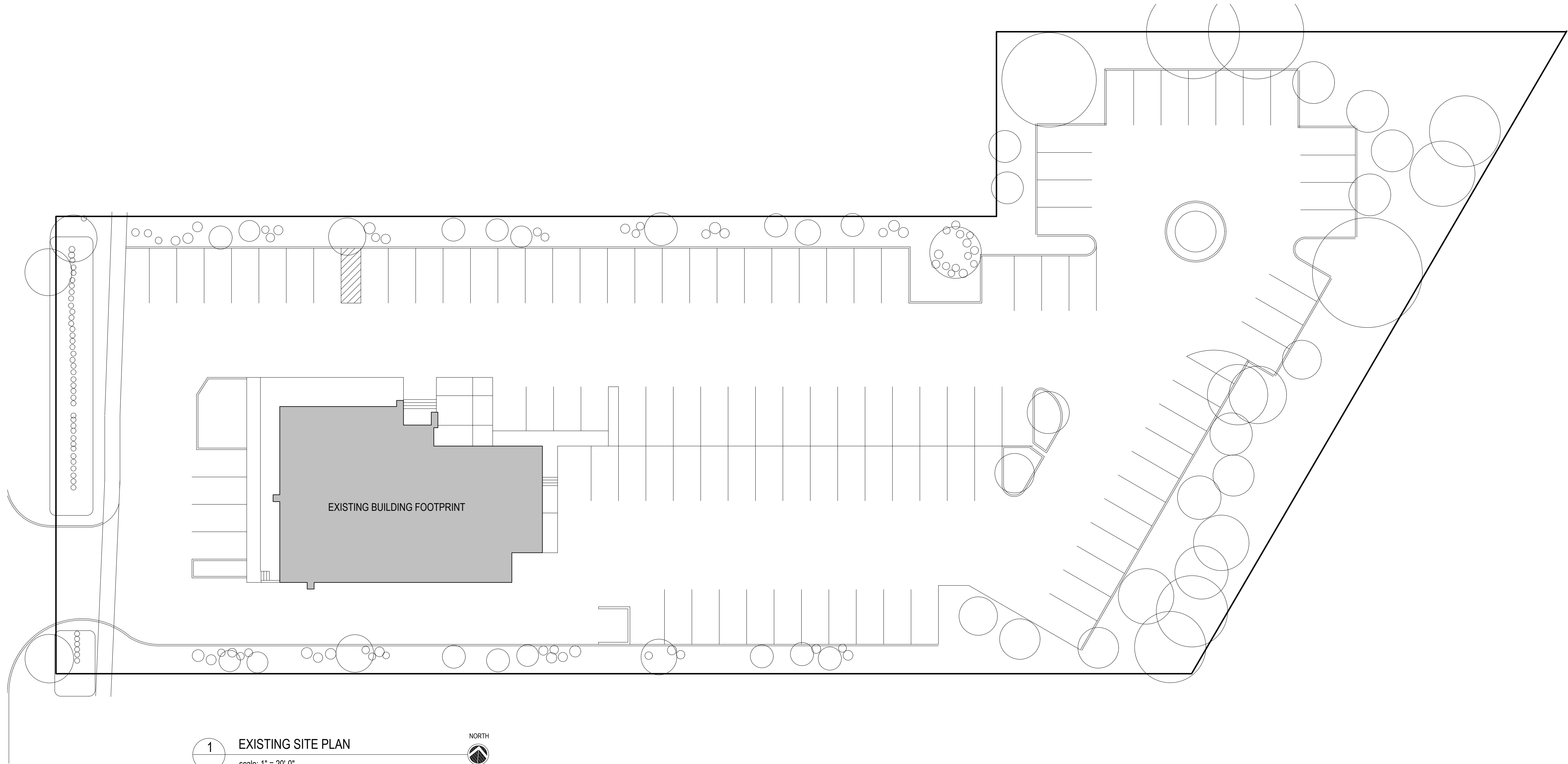
PRE-APP	6/3/2025

Sheet Title:

GENERAL
INFORMATION

Sheet Number:

G100



1 EXISTING SITE PLAN
scale: 1" = 20'-0"

EXISTING BUILDING
4,391 GROSS SQUARE FEET

EXISTING PARKING:
112 SPACES

NORTH

Project:

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Issue Date:

PRE-APP	6/3/2025

Sheet Title:

EXISTING SITE PLAN

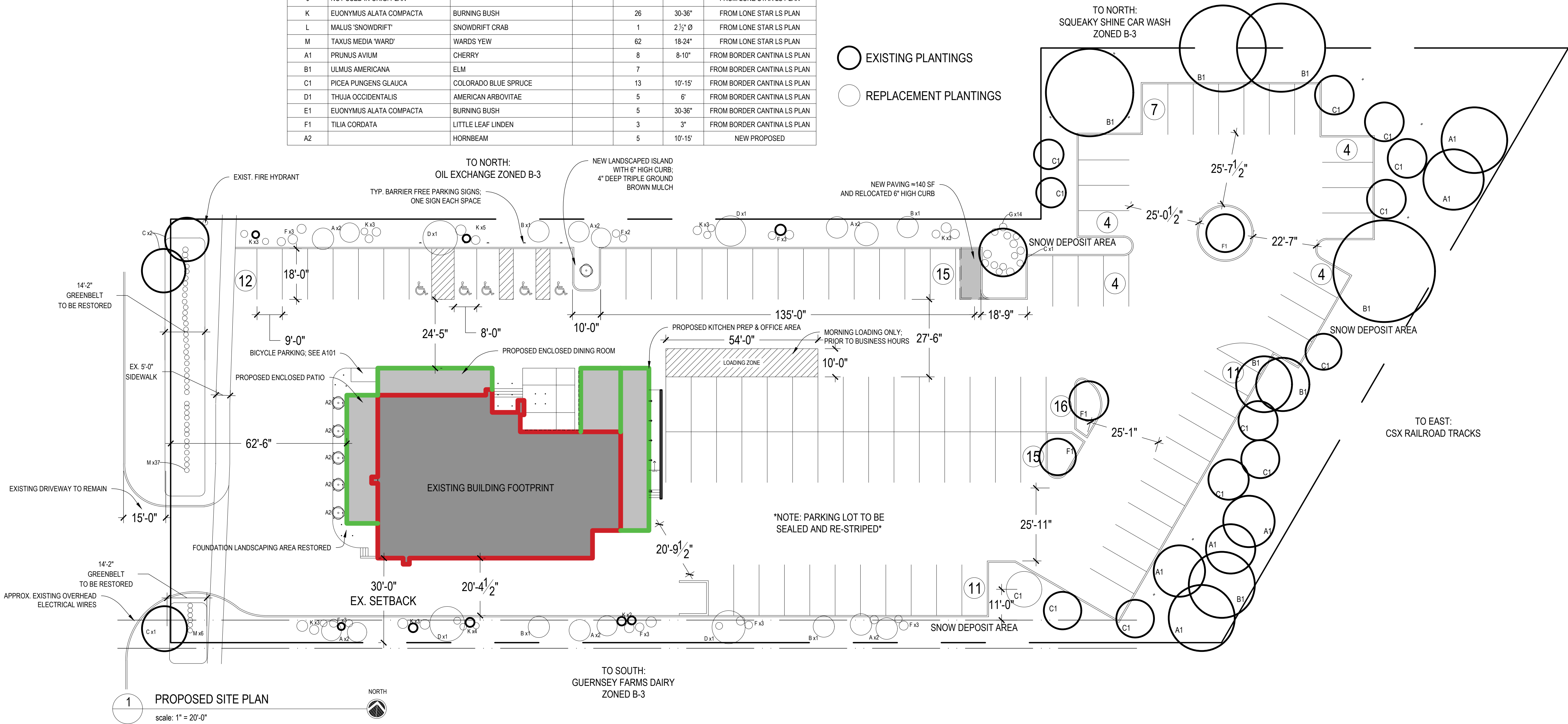
Sheet Number:

SP100

GENERAL NOTES

- 1
- ALL LANDSCAPING WILL BE EXECUTED ACCORDING TO "CITY OF NOVI LANDSCAPING STANDARDS"
- 2
- LANDSCAPING FOR THIS PROJECT IS PROPOSED TO BE PLANTED IN THE SUMMER OF 2025. PROVISIONS TO KEEP PLANTINGS PROPERLY WATERED WILL BE MADE BY THE OWNER.
- 3
- IRRIGATION WILL BE INSTALLED BY OWNER BEFORE LANDSCAPING IS INSTALLED. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND OWNER FOR REVIEW.
- 4
- LAWN AREAS TO BE "HYDROSEEDED"
- 5
- ALL SIGNAGE SHALL MEET THE CITY OF NOVI SIGNAGE ORDINANCES AND STANDARDS. TO BE PERMITTED SEPARATELY
- 6
- ALL MULCHED AREAS TO BE 4" DEEP TRIPLE GROUND BROWN MULCH
- 6
- PHRAGMITES CONTROL: NO JAPANESE KNOTWEED FOUND ON SITE

REPLACEMENT PLANTING SCHEDULE (BASED ON PREVIOUS LS PLANS)						
ITEM	BOT. NAME	COMMON NAME	EX. QTY.	REP. QTY.	SIZE	REMARKS
A	PINUS NIGRA	AUSTRIAN PINE		13	7'-8"	FROM LONE STAR LS PLAN
B	PSEUDOTSUGA MENZIESII	DOUGLAS FIR		4	7'-8"	FROM LONE STAR LS PLAN
C	GLEDITSIA TRICANTHOS 'INERMIS'	SUNBURST HONEYLOCUST		5	3" Ø	FROM LONE STAR LS PLAN
D	PYRUS CALLERYA	BRADFORD PEAR		4	3" Ø	FROM LONE STAR LS PLAN
E	JUNIPERUS 'BLUE RUG'	BLUE RUG JUNIPER		33		FROM LONE STAR LS PLAN
F	CORNUS SERECIA	VAR. REDTWIG DOGWOOD		23	30-36"	FROM LONE STAR LS PLAN
G	TAXUS DENSIFORMIS	DENSE YEW		14	23-30"	FROM LONE STAR LS PLAN
H	NOT USED IN ORIG. PLAN					FROM LONE STAR LS PLAN
I	NOT USED IN ORIG. PLAN					FROM LONE STAR LS PLAN
J	NOT USED IN ORIG. PLAN					FROM LONE STAR LS PLAN
K	EUONYMUS ALATA COMPACTA	BURNING BUSH		26	30-36"	FROM LONE STAR LS PLAN
L	MALUS 'SNOWDRIFT'	SNOWDRIFT CRAB		1	2 1/2" Ø	FROM LONE STAR LS PLAN
M	TAXUS MEDIA 'WARD'	WARDS YEW		62	18-24"	FROM LONE STAR LS PLAN
A1	PRUNUS AVIUM	CHERRY		8	8-10"	FROM BORDER CANTINA LS PLAN
B1	ULMUS AMERICANA	ELM		7		FROM BORDER CANTINA LS PLAN
C1	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE		13	10'-15'	FROM BORDER CANTINA LS PLAN
D1	THUJA OCCIDENTALIS	AMERICAN ARBOVITAE		5	6'	FROM BORDER CANTINA LS PLAN
E1	EUONYMUS ALATA COMPACTA	BURNING BUSH		5	30-36"	FROM BORDER CANTINA LS PLAN
F1	TILIA CORDATA	LITTLE LEAF LINDEN		3	3"	FROM BORDER CANTINA LS PLAN
A2		HORNBEAM		5	10'-15'	NEW PROPOSED



EXISTING BUILDING
4,391 GROSS AREA

PROPOSED BUILDING
6,167 GROSS AREA

PROPOSED PARKING:

190 SEATS / 2 = 95
20 EMP. / 2 = 10

89 SPACES REQUIRED PER CALCULATION BY GROSS AREA
105 SPACES REQUIRED PER CALCULATION BY INTERIOR SEATING

103 SPACES PROVIDED INCLUDING 5 ADA SPACES
WILL PURSUE VARIANCE FOR TWO SPACES

- EXISTING PLANTINGS
- REPLACEMENT PLANTINGS

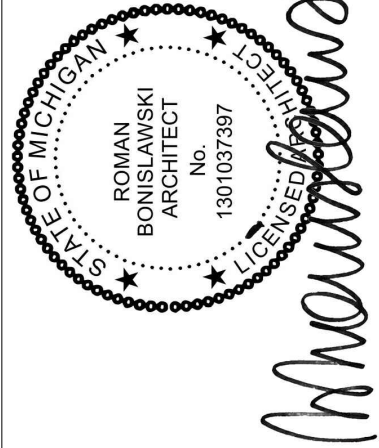


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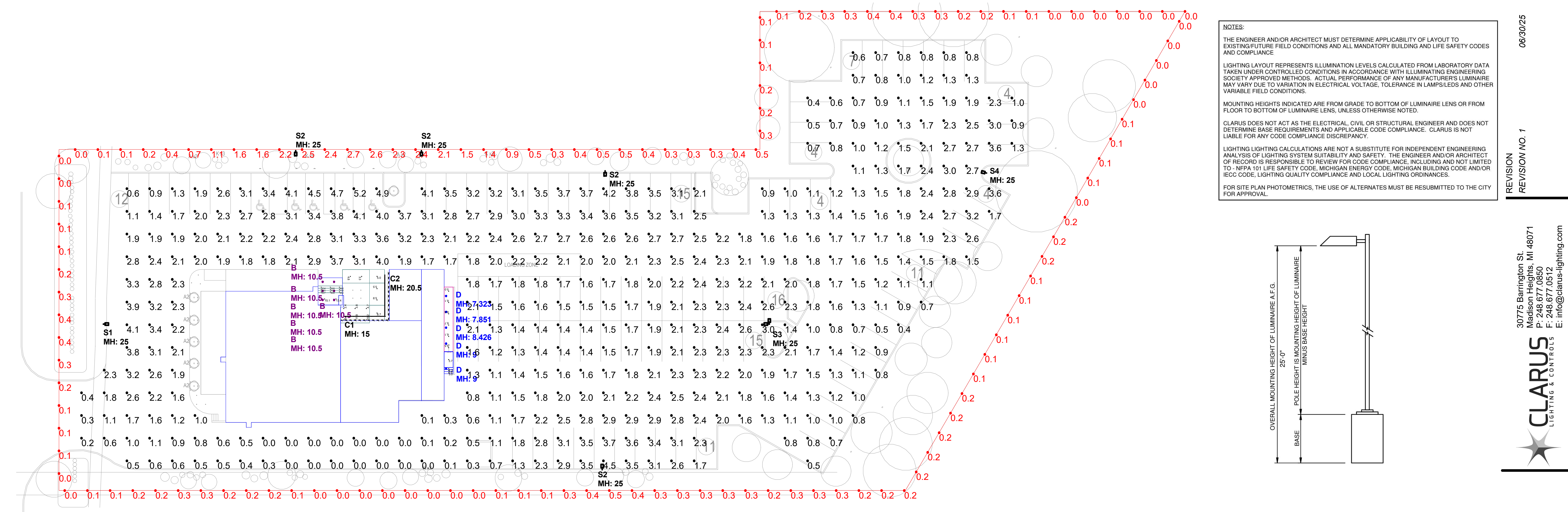
PRE-APP	6/3/2025

Sheet Title:

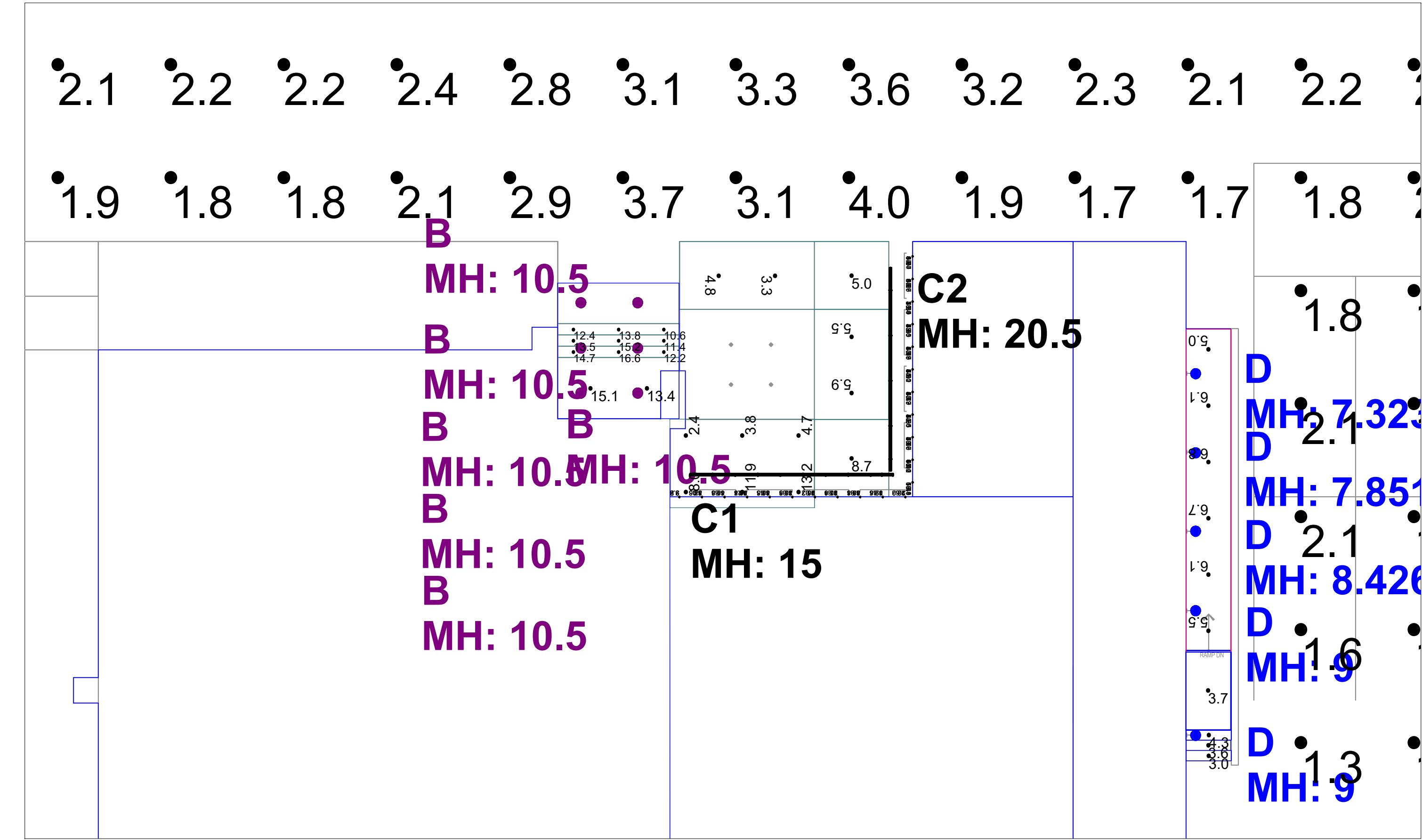
PROPOSED
SITE PLAN

Sheet Number:

SP101



Scale: 1 inch= 20 Ft.



ENLARGED PLAN - BUILDING ENTRANCES
Scale: 1 inch= 8 Ft.

Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Arrangement t Watts	Arrangement t Luminaire Lumens	Mounting Height
	6	B	0.900	ATLANTIC SV58INC-BL-DRLB-X - 60W EQUIVALENT PAR30S LED LAMP, 3000K - NOT TO EXCEED 900 LUMENS	11	895	10.5
	1	C1	0.900	ELLIPTIPAR S151-L-18FT-HGC 2FT-08- M-O-930-EL	59	6953	15
	1	C2	0.900	ELLIPTIPAR S151-S-18FT-HGC 2FT-08- M-O-930-EL	121	13859	20.5
	5	D	0.700	KICHLER 9234BA-BLACK - PROVIDE 65W EQUIVALENT BR30 LED LAMP, 3000K - NOT TO EXCEED 900 LUMENS	8.7	895	7.323, 7.851, 8.426, 9
	1	S1	0.900	MCGRAW EDISON GALN-SA3C-730-U-SL4 - MOUNTED ON EXISTING POLE	160	18709	25
	4	S2	0.900	MCGRAW EDISON GALN-SA3C-730-U-SL4- HSS - MOUNTED ON EXISTING POLE	160	15722	25
	1	S3	0.900	MCGRAW EDISON GALN-SA2B-730-U-5WQ	164	21814	25
	1	S4	0.900	MCGRAW EDISON GALN-SA3C-730-U-T4FT	160	19071	25

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
East Ramp Landing_Top_1	Fc	3.70	3.7	3.7	1.00	1.00
East Ramp Stair 1_Top_1	Fc	4.30	4.3	4.3	1.00	1.00
East Ramp Stair 2_Top_1	Fc	3.60	3.6	3.6	1.00	1.00
East Ramp Stair 3_Top_1	Fc	3.00	3.0	3.0	1.00	1.00
East Ramp_Side_3	Fc	6.03	6.8	5.0	1.36	1.21
Facade Wall 1_Side_4	Fc	22.08	81.1	3.1	26.16	7.12
Facade Wall 2_Side_5	Fc	19.23	48.1	3.2	15.03	6.01
North Main Entrance_Top	Fc	14.25	15.1	13.4	1.13	1.06
North Ramp 1_Side_3	Fc	4.05	4.8	3.3	1.45	1.23
North Ramp 2_Side_4	Fc	5.70	5.9	5.5	1.07	1.04
North Ramp 3_Side_3	Fc	7.33	13.2	2.4	5.50	3.05
North Ramp Landing 1_Top_1	Fc	5.00	5.0	5.0	1.00	1.00
North Ramp Landing 2_Top_1	Fc	8.70	8.7	8.7	1.00	1.00
North Stair 1_Top_1	Fc	14.50	16.6	12.2	1.36	1.19
North Stair 2_Top_1	Fc	13.37	15.2	11.4	1.33	1.17
North Stair 3_Top_1	Fc	12.27	13.8	10.6	1.30	1.16
Parking Lot	Fc	1.90	5.2	0.0	N.A.	N.A.
Property Line	Fc	0.37	2.7	0.0	N.A.	N.A.

CALCULATION POINTS TAKEN AT GRADE AND/OR ARCHITECTURAL SURFACE.

NOTES:

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE

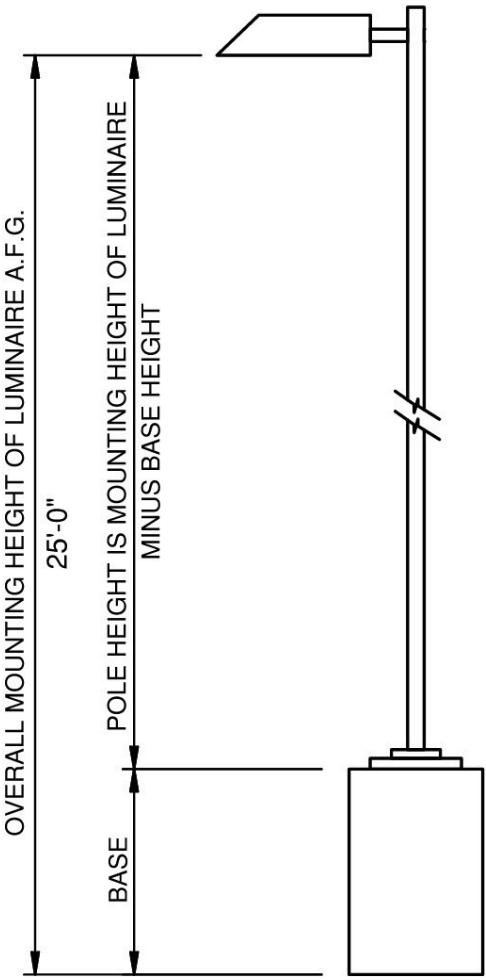
LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS.

MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.

CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.

LIGHTING LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO - NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.

FOR SITE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL



06/30/25

REVISION

REVISION NO. 1

30775 Barrington St.
Madison Heights, MI 48071
P: 248.677.0850
F: 248.677.0512
E: info@clarus-lighting.com

CLARUS
LIGHTING & CONTROLS

PROJECT TITLE

KAP AND RICH RESTAURANT
21420 NOVI RD.
NOVI, MI

SHEET TITLE

PHOTOMETRIC CALCULATION

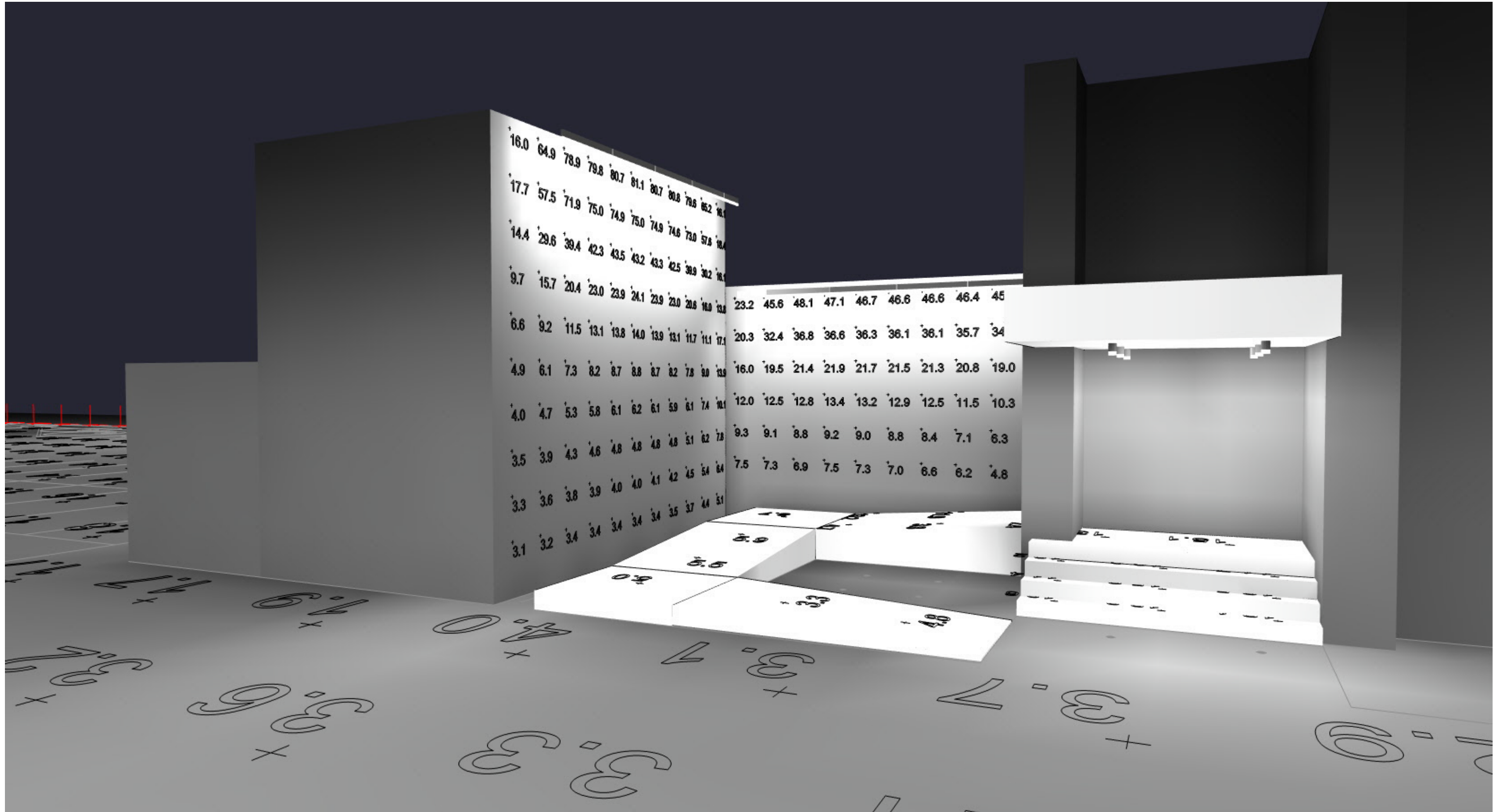
DATE

06/30/25

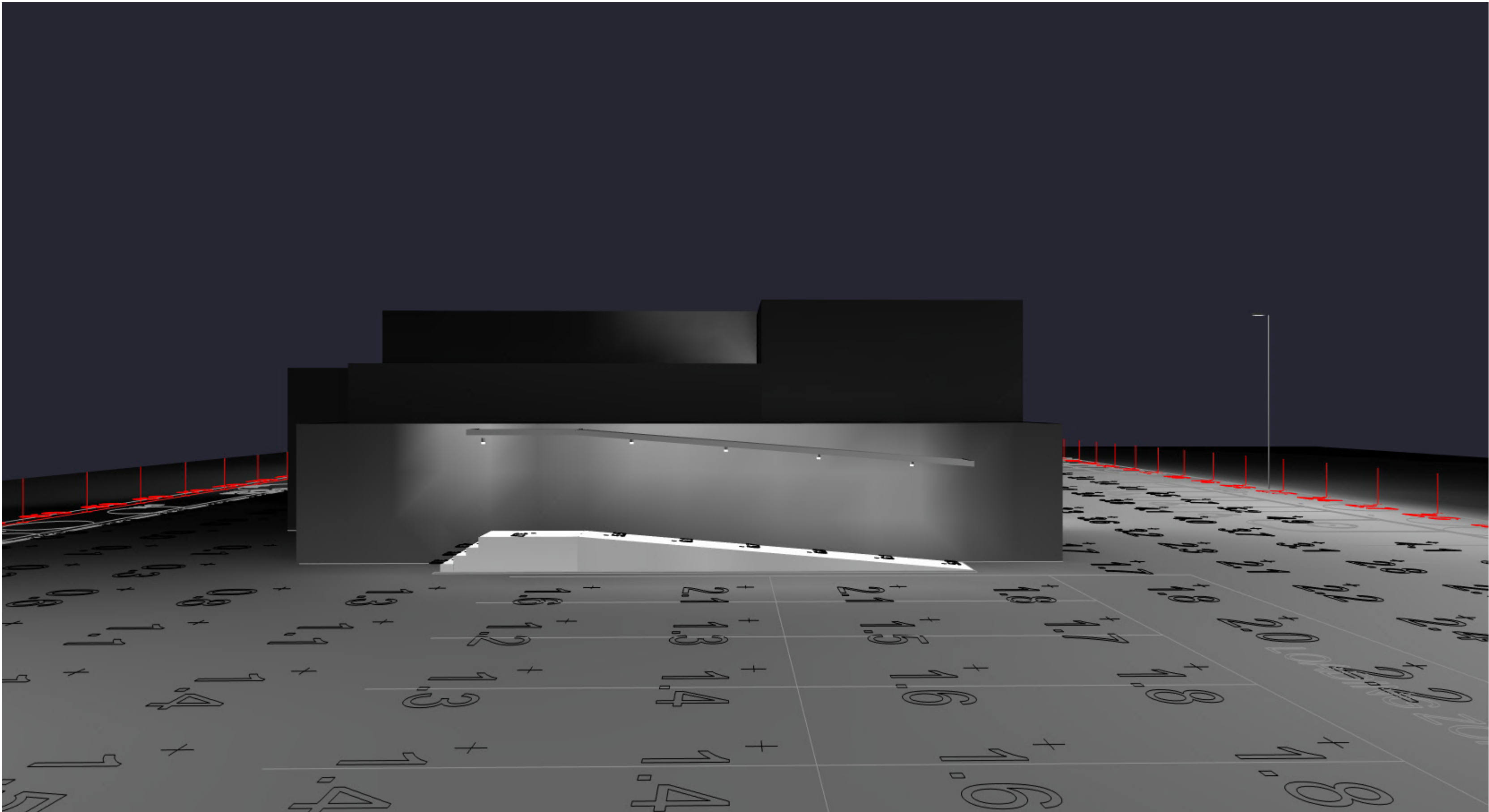
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CLC25-128745

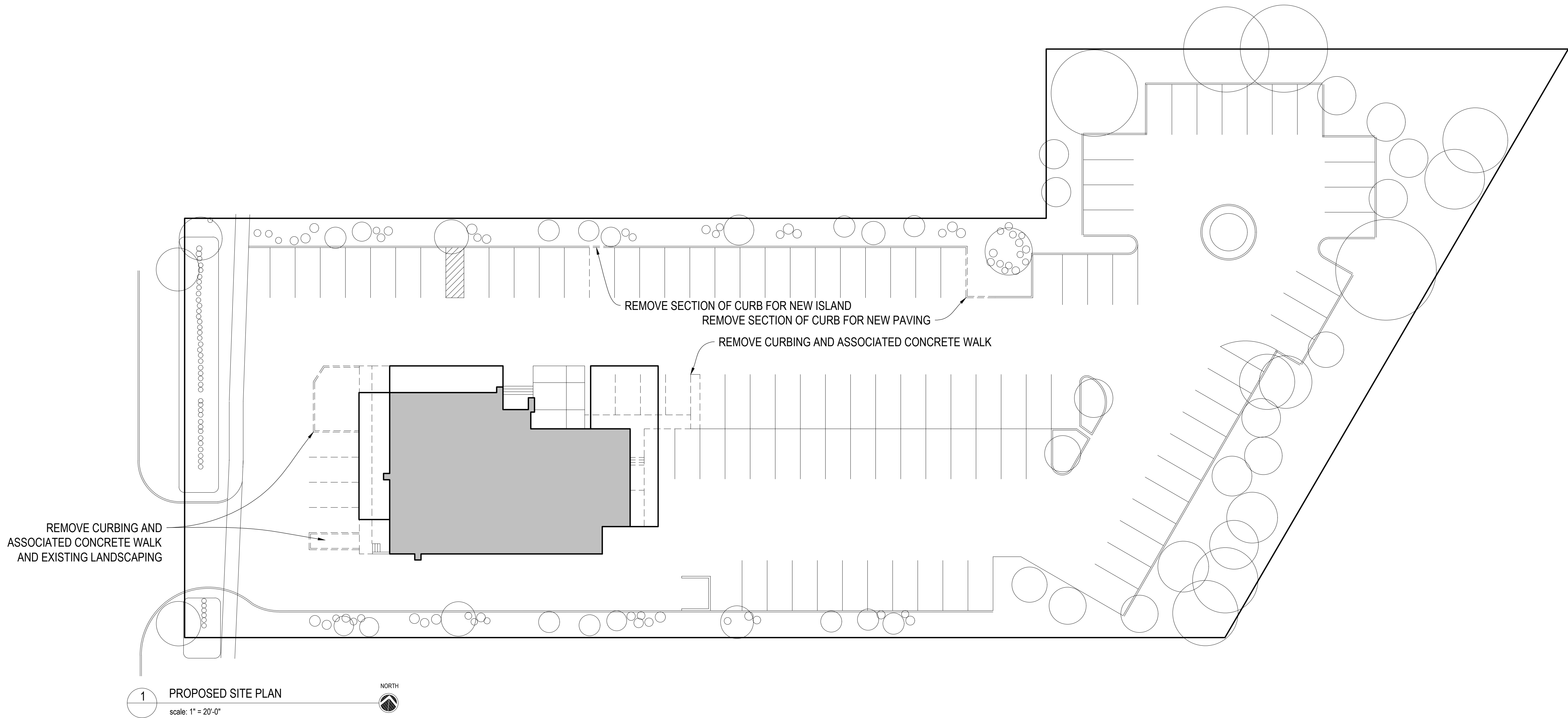
SHEET No.



NORTH ENTRANCE AND BUILDING FACADE



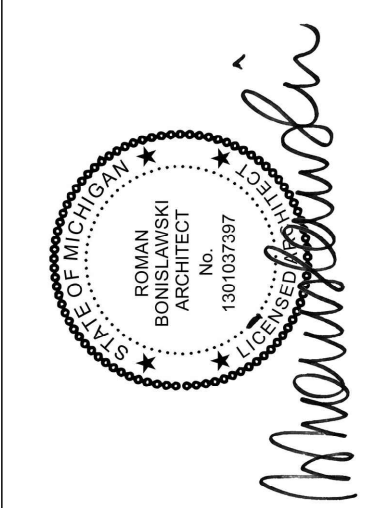
EAST RAMP



Project:

NEW PROPOSED RESTAURANT
RENOVATION OF EXISTING RESTAURANT SPACE
21420 NOVI ROAD,
NOVI, MICHIGAN

Seal:



Issue Date:

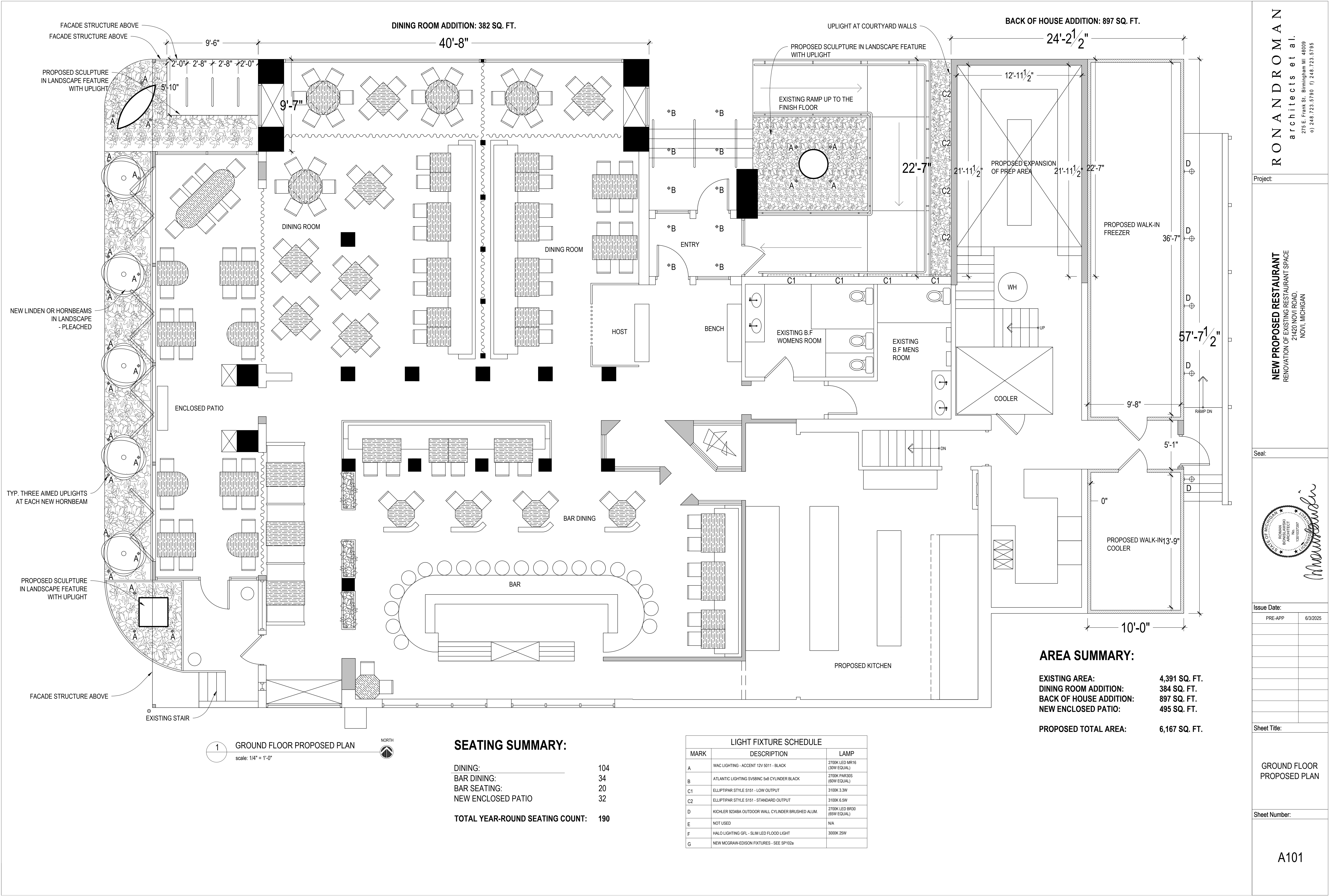
PRE-APP	6/3/2025

Sheet Title:

DEMOLITION
SITE PLAN

Sheet Number:

D100



RON ANDROMAN
architects et al.
275 E. Frank St., Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

NEW PROPOSED RESTAURANT
RENOVATION OF EXISTING RESTAURANT SPACE
21420 NOVI ROAD,
NOVI, MICHIGAN

Seal:

STATE OF MICHIGAN
ROMAN
ANDROMAN
ARCHITECT
1301007397

Roman Androman

Issue Date:

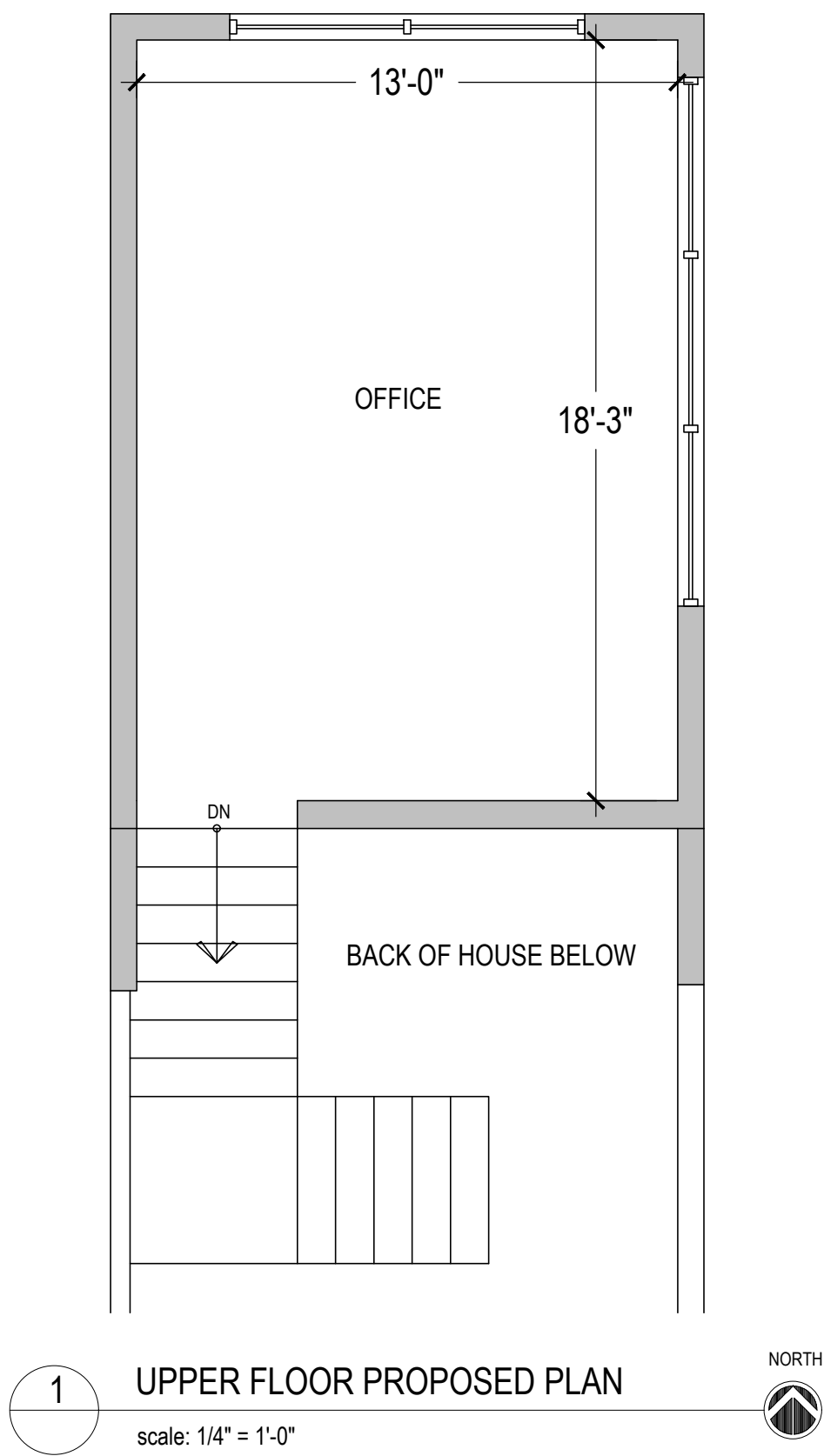
PRE-APP	6/3/2025

Sheet Title:

GROUND FLOOR
PROPOSED PLAN

Sheet Number:

A101



RON ANDROMAN
architects et al.
275 E. Frank St., Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

NEW PROPOSED RESTAURANT
RENOVATION OF EXISTING RESTAURANT SPACE
21420 NOVI ROAD,
NOVI, MICHIGAN

Seal:

STATE OF MICHIGAN
ROMAN
BONISLAWSKI
ARCHITECT
1301037397
LICENSED PROFESSIONAL ARCHITECT

Issue Date:

PRE-APP6/3/2025

Sheet Title:

UPPER FLOOR
PROPOSED PLAN

Sheet Number:

A102

NEW ROOFS AT NEW BUILDING EXPANSIONS

NEW BACK OF HOUSE ADDITION

EXISTING HVAC UNIT
TO REMAIN

EXISTING HVAC
UNIT
TO REMAIN

EXISTING HVAC
UNIT
TO REMAIN

EXISTING HVAC
UNIT
TO REMAIN

EXISTING HVAC
UNIT
TO REMAIN

EXISTING HVAC UNIT
TO REMAIN

EXISTING MECHANICAL SCREEN WALL TO REMAIN

EXISTING PARAPET WALL TO BE MADE TALLER;
WILL PROVIDE SCREENING FROM NOVI ROAD
FOR ANY NEW ROOFTOP UNIT

1 ROOF PLAN W/ EXISTING EQUIP.
scale: 1/4" = 1'-0"



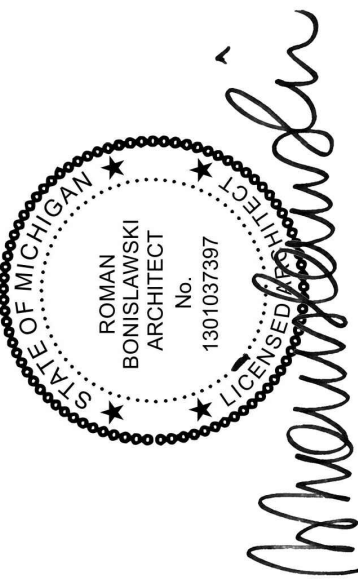
*NOTE: HEIGHTENED PARAPET WALL AT WEST AND NORTH WILL PROVIDE SUFFICIENT
SCREENING FOR ANY FUTURE ROOFTOP UNITS*

RON ANDROMAN
architects et al.
275 E. Frank St., Birmingham MI 48009
o) 248.723.5790 f) 248.723.5795

Project:

NEW PROPOSED RESTAURANT
RENOVATION OF EXISTING RESTAURANT SPACE
21420 NOVI ROAD,
NOVI, MICHIGAN

Seal:



Issue Date:

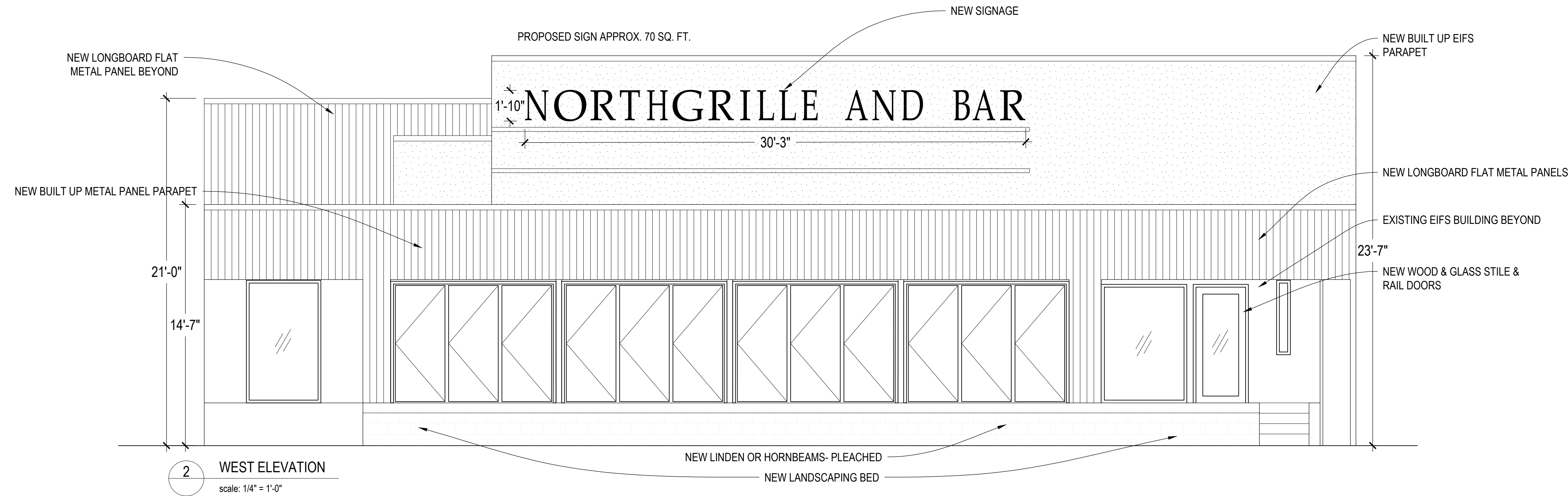
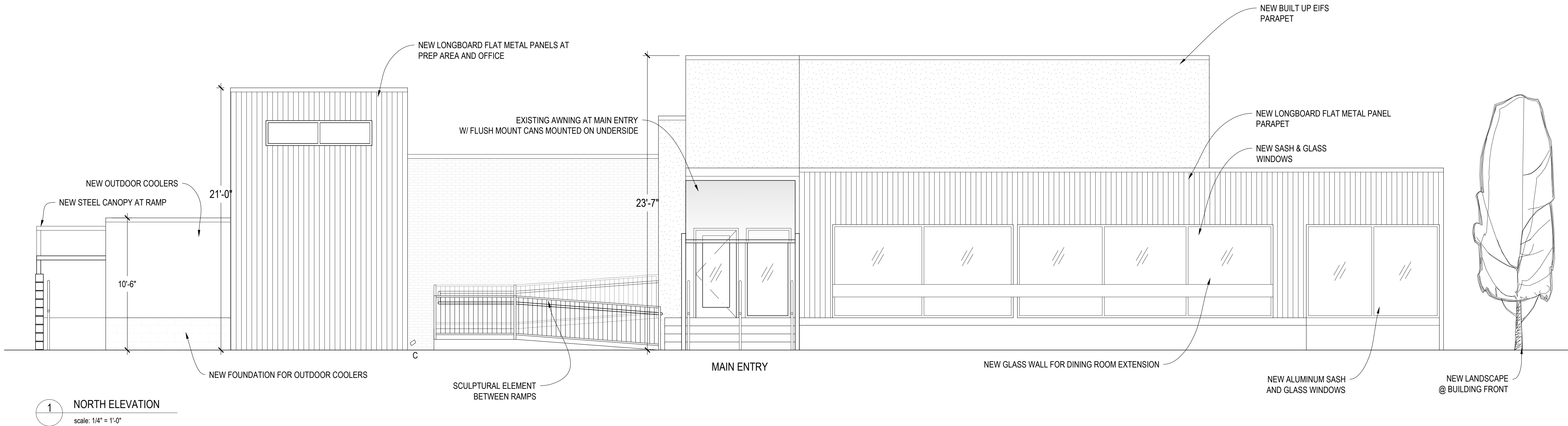
PRE-APP	6/3/2025

Sheet Title:

ROOF PLAN

Sheet Number:

A103



LIGHT FIXTURE SCHEDULE		
MARK	DESCRIPTION	LAMP
A	VOLT LIGHTING VAL-180-BBK CAST BRASS SPOTLIGHT BLACK	2700K LED MR16 (30W EQUAL)
B	PROGRESS LIGHTING P5774-31 FLUSH MOUNT CYLINDER BLACK	
C	ELLIPTIPAR STYLE S175 - 4' LENGTH	3500K 52W
D	KICHLER 9234BA OUTDOOR WALL CYLINDER BRUSHED ALUM.	2700K LED BR30 (65W EQUAL)
E	NOT USED	N/A
F	WEN LIGHTING WEN-FLO6-50WCT1A1-aaK LED FLOOD LIGHT	4000K 50W

Project:

NEW PROPOSED RESTAURANT
RENOVATION OF EXISTING RESTAURANT SPACE
21420 NOVI ROAD,
NOVI, MICHIGAN

Seal:



Issue Date:

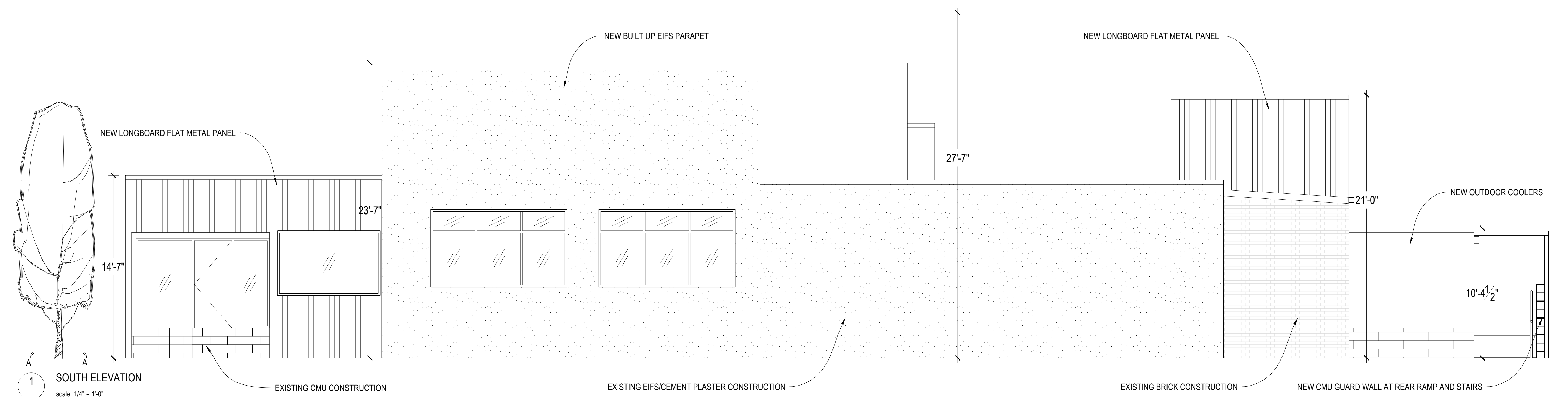
PRE-APP 6/3/2025

Sheet Title:

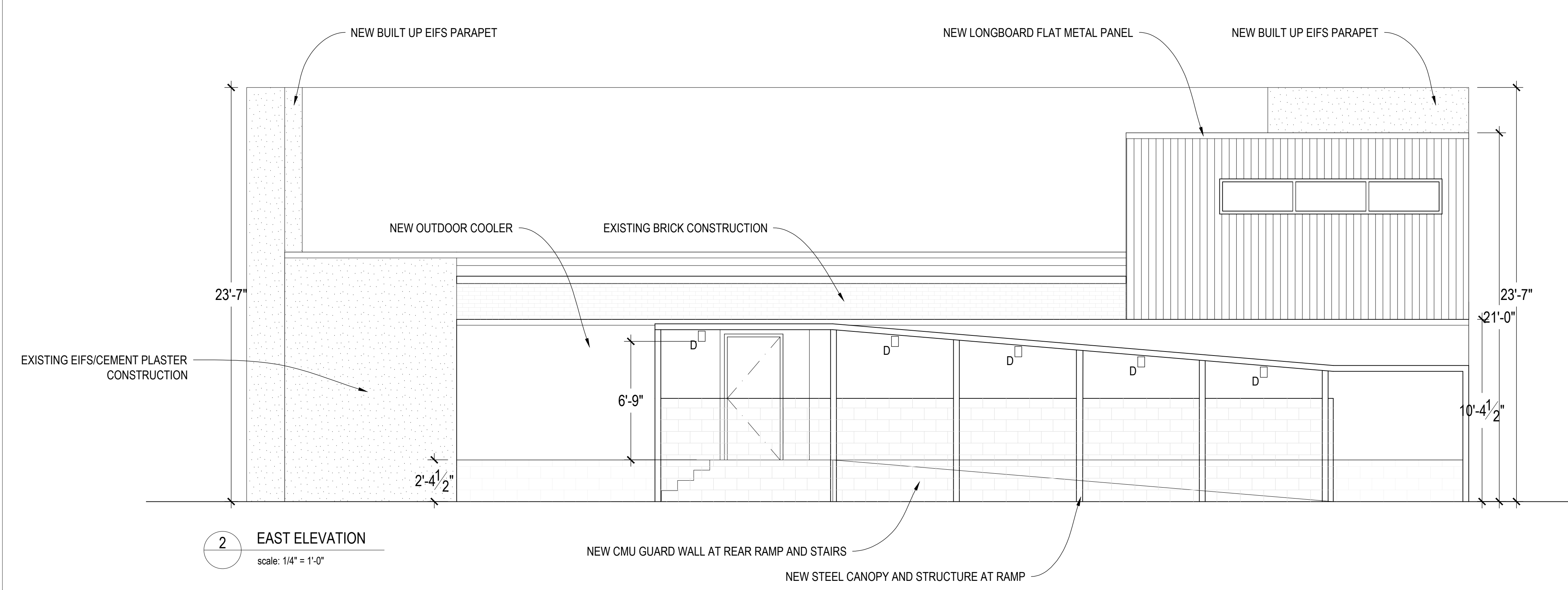
EXTERIOR
ELEVATIONS

Sheet Number:

A401



1 SOUTH ELEVATION
scale: 1/4" = 1'-0"



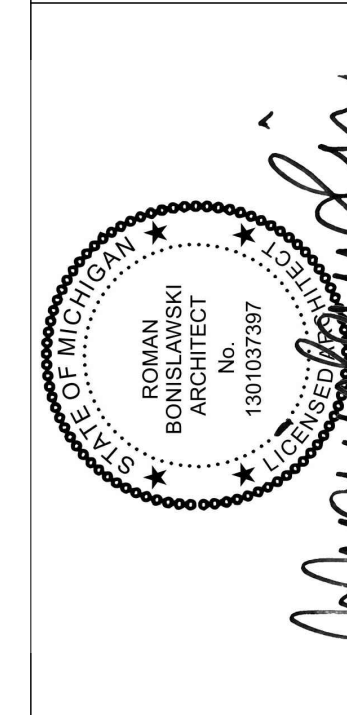
2 EAST ELEVATION
scale: 1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE		
MARK	DESCRIPTION	LAMP
A	VOLT LIGHTING VAL-180-BBK CAST BRASS SPOTLIGHT BLACK	2700K LED MR16 (30W EQUAL)
B	PROGRESS LIGHTING P5774-31 FLUSH MOUNT CYLINDER BLACK	
C	ELLIPTIPAR STYLE S175 - 4' LENGTH	3500K 52W
D	KICHLER 92348A OUTDOOR WALL CYLINDER BRUSHED ALUM.	2700K LED BR30 (65W EQUAL)
E	NOT USED	N/A
F	WEN LIGHTING WEN-FL06-50WCT1A1-bbk LED FLOOD LIGHT	4000K 50W

Project:

NEW PROPOSED RESTAURANT
RENOVATION OF EXISTING RESTAURANT SPACE
21420 NOVI ROAD,
NOVI, MICHIGAN

Seal:



Issue Date:

PRE-APP	6/3/2025

Sheet Title:

EXTERIOR
ELEVATIONS
CONTINUED

Sheet Number:

