



FOUNTAIN VIEW BUILDING C JF25-03

JF25-03 FOUNTAIN VIEW – BUILDING C

Consideration of the request of JRJ Group Inc. for a Revised Section 9 Façade Waiver. The subject property contains 5.45 acres and is located in Section 10, on the east side of Dixon Road, north of Twelve Mile Road. The applicant is proposing to modify the façade of Building C, which is to be a total of 8,725 square feet and one-story in height.

Required Action

Approve/Deny the Revised Façade Design of Building C.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval recommended	3-19-25	<ul style="list-style-type: none">• A Section 9 Façade Waiver for an underage of brick (<i>Supported as the design incorporates a combination of stone and brick to comprise at least 50% of the façade</i>).• Section 9 Façade Waiver for an overage of Fiber Cement Panel on the North and East. (<i>The sample shows the color is well coordinated with the other materials and is a high quality material that will enhance the overall design</i>).• A Section 9 Façade Waiver for an overage of Burnished CMU installed in a running bond pattern (<i>The sample shows the color is well coordinated with the other materials and does not look like common block</i>).

MOTION SHEET

Approval – Revised Façade

In the matter of Fountain View Building C, JF25-03, motion to approve the revised building design based on and subject to the following:

- a. Section 9 Façade Waiver for an underage of brick on all facades (9-23% proposed, 30% minimum required) *because the design incorporates a combination of stone and brick to comprise at least 50% of the façade, and meets the intent of the ordinance, which is hereby granted;*
- b. Section 9 Façade Waiver for an overage of Fiber Cement Panels (simulated wood) on the north and east facades (32-33% proposed, 25% permitted) *because the type shown is a high quality material and meets the intent of the ordinance, which is hereby granted;*
- c. Section 9 Façade Waiver for an overage of Burnished CMU installed in a running bond pattern (18-24% proposed, 10% permitted) *because it meets the intent of the ordinance, which is hereby granted;*
- d. The findings of compliance with Ordinance standards in the consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan; and
- e. *(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 – Revised Façade

In the matter of Fountain View Building C, JF25-03, motion to deny the revised building design ... *(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.)*

MAPS

Location

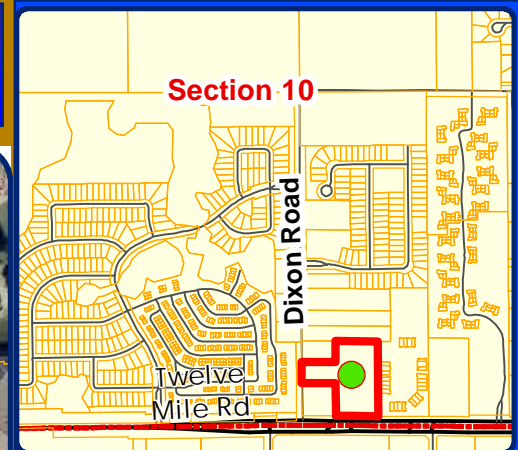
Zoning

Future Land Use


Natural Features

JF25-03 FOUNTAIN VIEW BUILDING C

LOCATION



Legend

 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Lindsay Bell
Date: 4/3/25
Project: FOUNTAIN VIEW BLG C
Version #: 1

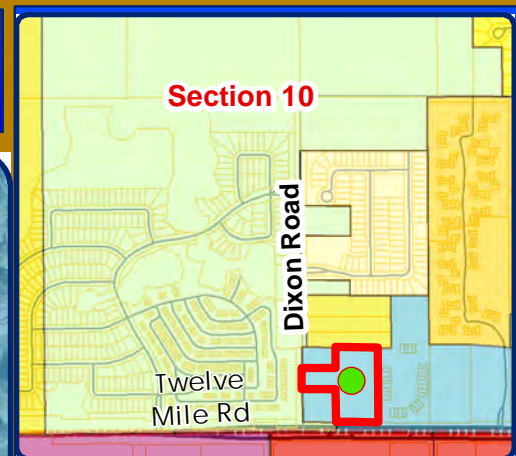
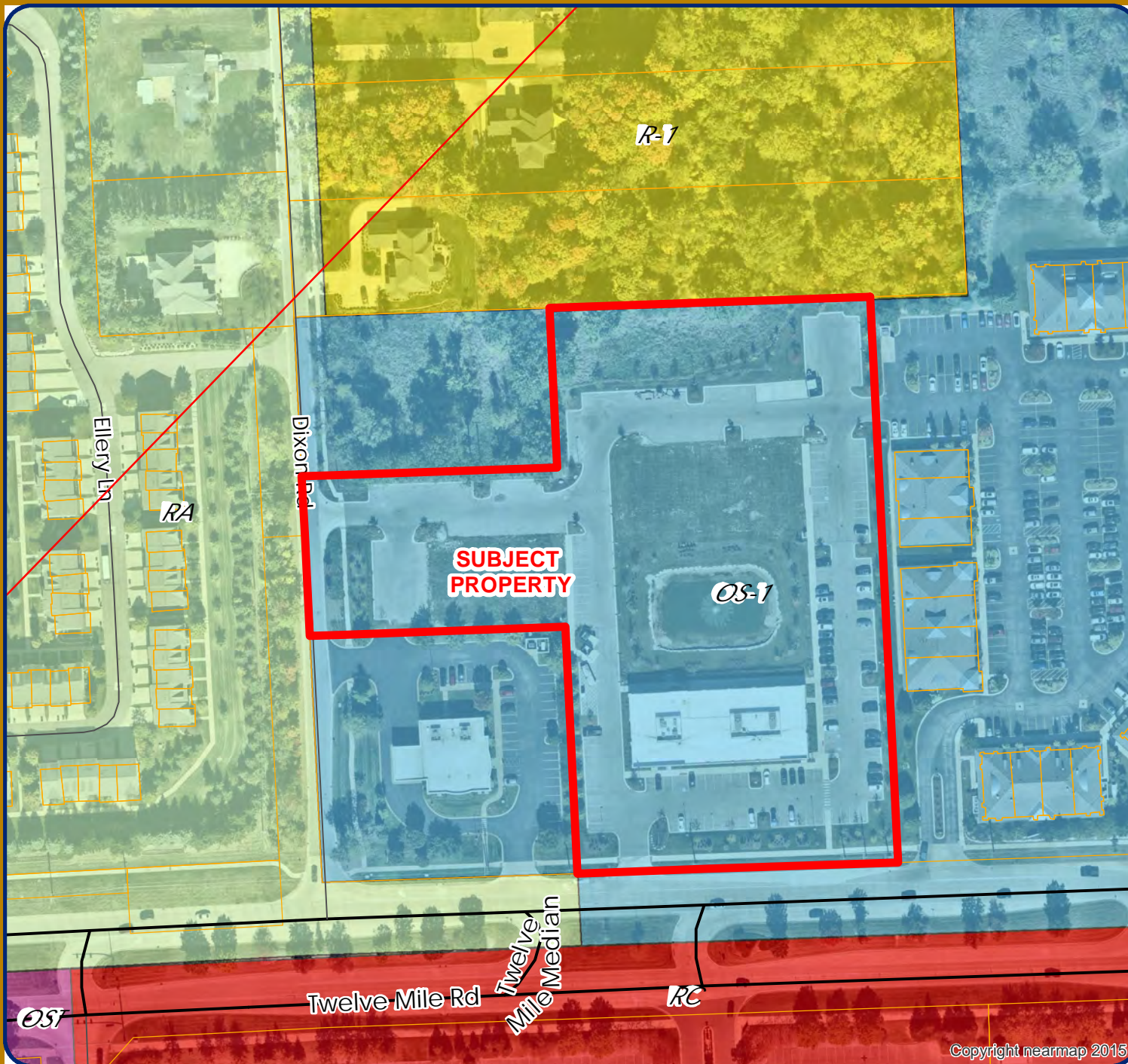
0 30 60 120 180 Feet
1 inch = 150 feet



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.

JF25-03 FOUNTAIN VIEW BUILDING C ZONING



Legend

- R-A: Residential Acreage
- RT: Two-Family Residential
- R-1: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- OS-1: Office Service District
- OST: Office Service Technology
- RC: Regional Center District
- Subject Area



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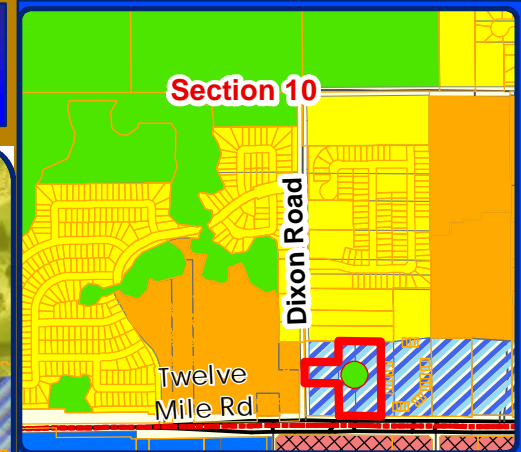
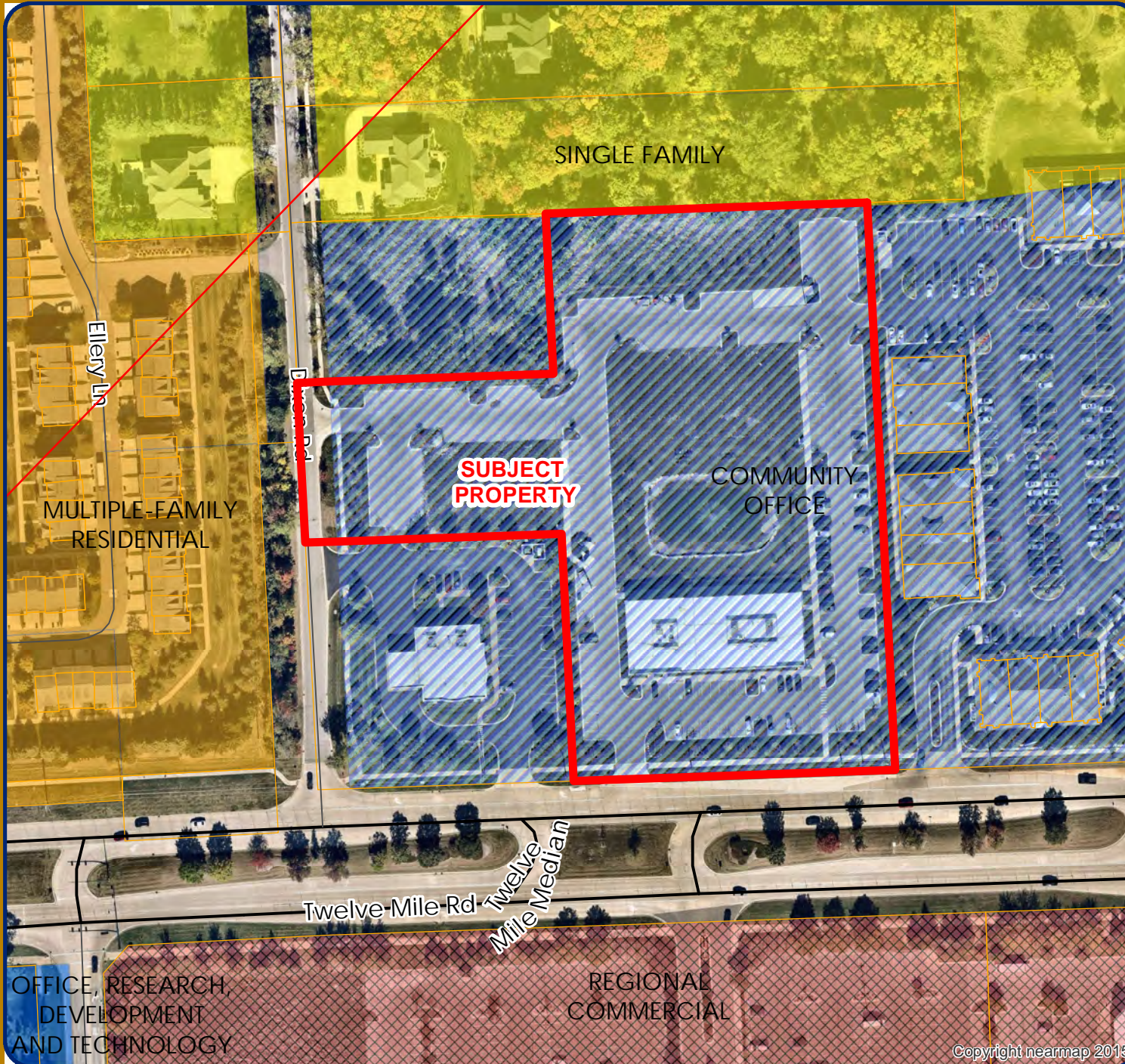


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JF25-03 FOUNTAIN VIEW BUILDING C

FUTURE LAND USE



Legend

- Single Family
- Multiple-Family Residential
- Community Office
- Office, Research, Development and Technology
- Regional Commercial
- Public Park
- Subject Area



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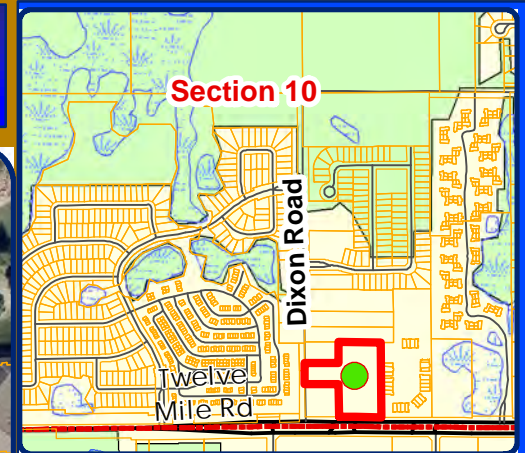


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JF25-03 FOUNTAIN VIEW BUILDING C

NATURAL FEATURES



Legend

- WETLANDS
- WOODLANDS
- Subject Area



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PREVIOUSLY APPROVED SITE PLAN
(DATED 5-23-2022)

Owner / Developer

ACQUIRA REALTY HOLDINGS
44090 12 MILE ROAD,
NOVI, MI 48377
CONTACT:
JOSEPH SCHIMIZZI
888.560.5540 PHONE

Architect

THE RON JONA COLLABORATIVE
1066 COMMERCE STREET
BIRMINGHAM, MI 48009-2001
CONTACT:
RON JONA
248.789.2001 PHONE

Civil Engineer

NOWAK & FRAUS, PLLC
46777 WOODWARD AVE.
PONTIAC, MI 48342
CONTACT:
Michael Peterson, P.E.
248-332-7931 PHONE
248-332-8257 FAX

Landscape Architect

NOWAK & FRAUS, PLLC
46777 WOODWARD AVE.
PONTIAC, MI 48342
CONTACT:
MR. GEORGE OSTROWSKI, LL.A, LEED AP
248-332-7931 PHONE
248-332-8257 FAX

City of Novi, Oakland County, Michigan CONSTRUCTION PLAN Prepared For Acquira Realty Holdings

PART OF THE SE. 1/4 OF SECTION 10,
CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN



Project Name

Fountain View Professional Center

SHEET INDEX

C0	Cover Sheet
C1	Boundary / Topographic Survey
C2	Demolition Plan
C3	Stringer Dimension Plan
C4	Paving and Grading Plan
C4A	Detailed Paving and Grading Plan
C5	Utility Plan
C6	Wetland Plan
C7	Storm Water Management Plan
C8	Storm Water Drainage Area Plan
C9	Storm Calculations and Details Plan
C10	Storm Profile Plan 1
C11	Storm Profile Plan 2
C12	Sanitary Profile Plan
C13	Water Main Profile Plan 1
C14	Water Main Profile Plan 2
C15	Details Plan
C16	Soil Erosion and Sedimentation Control Plan
C17	Soil Boring Logs Plan
C18	Soil Boring Logs Plan
C19	Soil Boring Logs Plan
C20	Soil Boring Logs Plan
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C22	Contractor's Duties, Additional Notes and Details Plan
L1	Landscape Plan Tree Preservation
L2	Landscape Plan
L3	Landscape Plan Notes and Details
IRL	Irrigation Plan
LP	Lighting Plan
A-1	Building A Floor Plan
A-2	Building A Elevations
A-3	Building B Floor Plan
A-4	Building B Elevations
A-5	Building C Floor Plan
A-6	Building C Elevations
A-7	Building C Elevations
Standard Details	
City of Novi Sanitary Sewer Detail (3 Sheets)	
City of Novi Storm Sewer Detail (2 Sheets)	
City of Novi Water Main Detail (5 Sheets)	
City of Novi Paving Standard Details (2 Sheets)	
OCWRC Soil Erosion Control Details (1 Sheet)	

R.C.O.C. NOTES:
CALL INSPECTOR OR PERMIT SUPERVISOR BEFORE
BEGINNING ANY WORK IN R.O.W.

PROPER SIGNING IS REQUIRED BEFORE ANY WORK IN
R.O.W. IS STARTED.

FLAG PERSON REQUIRED FOR TEMPORARY ONE LANE
CLOSURES.

LANE CLOSURES RESTRICTED TO 9am-3pm MON - FRI

MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.

ALL BORING PITS ARE TO BE SITUATED AT LEAST TEN
FEET FROM EDGE OF PAVEMENT.

JACK CASING AND BORE.

SUITABLE BASE TO BE DETERMINED BY R.C.O.C.
INSPECTOR IN THE FIELD

PROJECTS EXCEEDING 3 DAYS REQUIRE GROUND
MOUNTED SIGNS PER MDOT SSC/SEC 812.03

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

NCTE:
WATER MAIN SHALL CONFORM TO CHAPTER 11 OF THE
NOVI CODE OF ORDINANCES, 04/21/1986

REVISIONS:

11-13-2020	ISSUED FOR SITE PLAN APPROVAL
04-25-2021	REVISED PER PRELIMINARY SITE PLAN REVIEW
05-16-2021	REVISED PER 2ND PRELIM SITE PLAN REVIEW
07-14-2021	ISSUED FOR FINAL SITE PLAN REVIEW
08-21-2021	REVISED PER FINAL SITE PLAN REVIEW
08-31-2021	REVISED PER FINAL SITE PLAN REVIEW
09-06-2021	REVISED PER RCOC REVIEW
09-22-2021	REVISED PER FINAL SITE PLAN REVIEW
10-08-2021	ELECTRONIC STAMPING SET SUBMITTAL
10-23-2021	REVISED PER STAMPING SET REVIEW
11-04-2021	REVISED PER SSC REVIEW
11-16-2021	REVISED PER RCOC REVIEW
03-07-2022	REVISED STORM AND WATER MAIN
03-22-2022	REVISED STORM AND WATER MAIN PER NOVI REVIEW
05-25-2022	REVISED STAMPING SET SUBMITTAL

LEGAL DESCRIPTION: COMBINED PARCEL

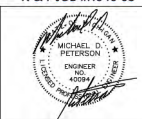
Part of the Southwest 1/4 of the Southeast 1/4 of Section 10,
Town 1 North, Range 8 East, City of Novi, Oakland County,
Michigan, described as: Commencing at the South 1/4 corner of
said Section 10; thence along the South line of said Section 10,
Due East 264.00 feet; thence N. 00° 53' 35" W. 75.01 feet to a
point on the Northerly Right-of-Way line of 12 Mile Road (width
varies) and the point of beginning; thence continuing, N. 00° 53'
36" W. 254.89 feet; thence DUE WEST, 264.00 feet; thence N. 00°
53' 36" W. 165.00 feet; thence DUE EAST, 264.00 feet; thence N.
00° 53' 36" W. 165.00 feet; thence DUE EAST, 332.00 feet; thence N.
00° 53' 36" E. 284.90 feet to a point on said Northerly
Right-of-Way line of 12 Mile Road; thence along said Northerly
Right-of-Way line, Due West 332.00 feet to the point of beginning.
Containing 237,748 square feet or 5.458 acres.

COMBINED PARCEL APN: 50-22-10-400-074
NEW NUMBER WILL BE IN EFFECT IN 2022

R.C.O.C. #21-1139



N & F JOB #H046-03



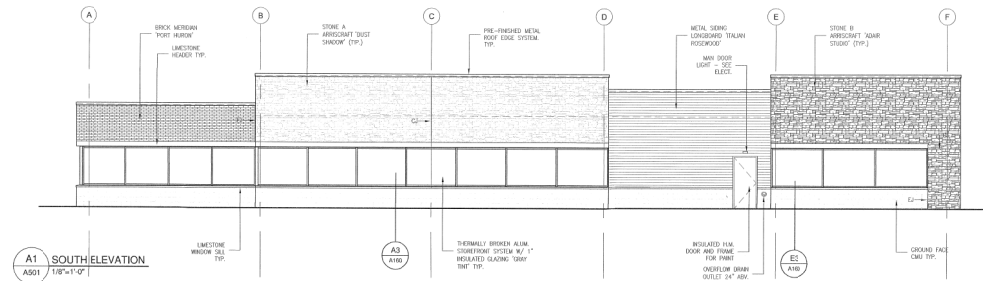
NF
ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

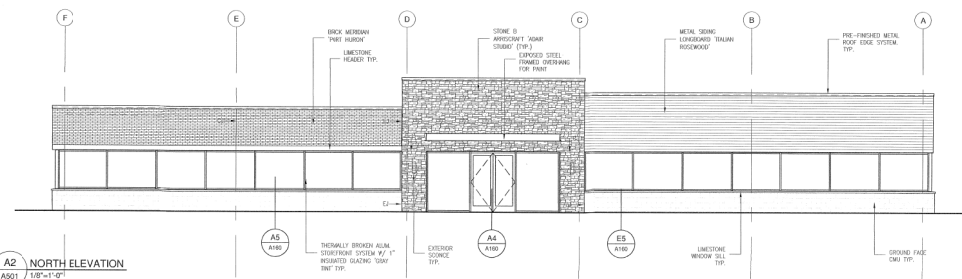
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257

FACADE MATERIALS AND ELEVATIONS

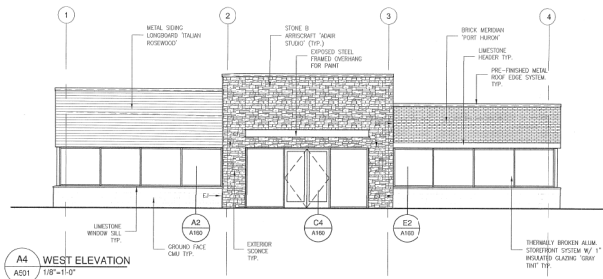
Key Notes



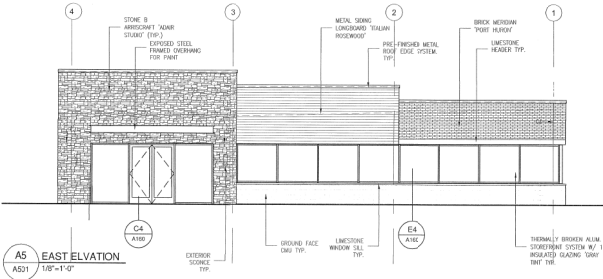
A1 SOUTH ELEVATION
A501 1/8"=1'-0"



A2 NORTH ELEVATION
A501 1/8"=1'-0"



A4 WEST ELEVATION
A501 1/8"=1'-0"



A5 EAST ELEVATION
A501 1/8"=1'-0"

TOTAL SOUTH ELEVATION: 2,030 SF.

BRICK: MERIDIAN 'PORT HURON':	121 SF (6%)
METAL SIDING: LONGBOARD 'ITALIAN ROSEWOOD':	277 SF (14%)
STONE A: ARRISCRAFT 'DUST SHADOW':	431 SF (21%)
STONE B: ARRISCRAFT 'DUST STUDIO':	273 SF (13%)
GROUND FACE CMU:	310 SF (15%)
GLAZING: GRAY TINT:	502 SF (25%)

TOTAL NORTH ELEVATION: 1,876 SF.

BRICK: MERIDIAN 'PORT HURON':	238 SF (13%)
METAL SIDING: LONGBOARD 'ITALIAN ROSEWOOD':	365 SF (19%)
STONE A: ARRISCRAFT 'DUST SHADOW':	-
STONE B: ARRISCRAFT 'DUST STUDIO':	295 SF (16%)
GROUND FACE CMU:	260 SF (14%)
GLAZING: GRAY TINT:	656 SF (35%)

TOTAL WEST ELEVATION: 1,102 SF.

BRICK: MERIDIAN 'PORT HURON':	113 SF (10%)
METAL SIDING: LONGBOARD 'ITALIAN ROSEWOOD':	175 SF (16%)
STONE A: ARRISCRAFT 'DUST SHADOW':	-
STONE B: ARRISCRAFT 'DUST STUDIO':	282 SF (25%)
GROUND FACE CMU:	124 SF (11%)
GLAZING: GRAY TINT:	362 SF (33%)

TOTAL EAST ELEVATION: 1,111 SF.

BRICK: MERIDIAN 'PORT HURON':	114 SF (10%)
METAL SIDING: LONGBOARD 'ITALIAN ROSEWOOD':	168 SF (15%)
STONE A: ARRISCRAFT 'DUST SHADOW':	-
STONE B: ARRISCRAFT 'DUST STUDIO':	101 SF (9%)
GROUND FACE CMU:	122 SF (11%)
GLAZING: GRAY TINT:	375 SF (34%)



FENDT

MADE IN MICHIGAN

22005 Giff Road
Farmington Hills, MI 48335
(248) 513-8804 ext.
(248) 478-3212 office



ANDY HALSTED

Arriscraft
Building Stone - Brick - Limestone

BLACKROCK
HIGHFALLS LEDGESTONE
COLOR MAY VARY FROM SAMPLE

DAVID

BELDEN BRICK SALES
GARY TENNEY
586-404-8195
GARY@BELDENBRICKSALES.COM

Masonry
Solutions
Fountain view
85% wetting

Michigan Brick™

Brick

Italian
Rosewood
Table Walnut
Light National Walnut
Dark National Walnut

FAÇADE REVIEW



March 19, 2025

Status: Buildings C

Approved - Section 9 Waiver Recommended

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE –
Fountain View Professional Center, Building C, JSP25-03,
Façade Region: 1, Zoning District: FS

Dear Ms. McBeth:

The following Façade Review is based on the revised drawings prepared by Pasma Group Architects, dated 7/11/23. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right-hand column. Materials in non-compliance with the Façade Schedule are highlighted.

Building C	South	North	East	West	Ordinance Maximum (Minimum)
Brick	9%	20%	23%	17%	30% Minimum
Stone (In lieu of Brick)	49%	25%	20%	40%	50%
Fiber Cement Panels (Longboard Simulated Wood, Italian Rosewood)	20%	32%	33%	25%	25%
Burnished CMU, Running Bond Pattern	22%	23%	24%	18%	10%

As shown above there are several deviations from the Façade Ordinance, as follows;

- Brick is below the minimum amount required on all facades.
- Fiber Cement Panel exceeds the maximum amount allowed on the north and east facades.
- Burnished CMU exceeds the maximum amount allowed on all, facades.

In this case the underage of Brick is offset by the large percentage of stone. The type of Fiber Cement Panels; Longboard Simulated Wood, Italian Rosewood is a high quality material that will enhance the overall façade. The Ordinance prohibits the use of Burnished CMU in running bond pattern because in some cases, depending on color, it can take on the appearance of common block. The applicant has provided physical sample that indicate carefully coordinated colors and textures.

Recommendation - It is our recommendation that the deviations listed above are not detrimental to the overall design and the facades are consistent with the intent and purpose of the Façade Ordinance. A Section 9 Waiver is therefore justified for said deviations.

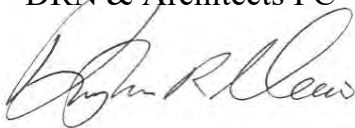
Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board (in this case the adjacent existing material) will be compared to materials to be installed. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link.

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

Sincerely,
DRN & Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci", is written over the printed name below.

Douglas R. Necci, AIA