

# CENTRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

## BELLE TIRE - NORTHVILLE P., MI

39931 8 Mile Road  
Northville Twp., MI

### ISSUE DATES

12 February 2016 Owner Review  
26 February 2016 Site Plan / Special Land Use Review  
25 May 2016 Final Site Plan Review  
22 July 2016 REVISED Final Site Plan Review

16 February 2017 Bidding / Permit

### CONSTRUCTION CODE DATA

ZONING CLASSIFICATION	NORTHVILLE TWP ZONING ORD.	(B-3) COMMERCIAL
USE GROUP AND OCCUPANCY CLASSIFICATION	311.2 MBC	MODERATE HAZARD STORAGE GROUP S-1 - MOTOR VEHICLE REPAIR GARAGES COMPLYING WITH THE MAXIMUM ALLOWABLE QUANTITIES OF HAZARDOUS MATERIALS LISTED IN TABLE 307.1
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	406.8.2 MBC 406.8.5 MBC	VENTILATION - REPAIR GARAGES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. THE VENTILATION SYSTEM SHALL BE CONTROLLED AT THE ENTRANCE TO THE GARAGE. GAS DETECTION - REPAIR GARAGES USED FOR REPAIR OF VEHICLES FUELED BY NON-COMBUSTIBLE GASES SUCH AS HYDROGEN AND NON-COMBUSTIBLE LIQUID FUELS SHALL BE PROVIDED WITH AN APPROVED FLAMMABLE GAS DETECTION SYSTEM.
GENERAL BUILDING HEIGHT AND AREA	TABLE 503 MBC TABLE 506.2 MBC	USE S-1 TYPE IIB CONSTRUCTION. MIXED USE - NON SEPARATED (GAS 3 MBC) BUILDING AREA MODIFICATIONS FRONTAGE INCREASE - $A_2 = (A1 + (A1 \times H) + (A1 \times L))$ $A1 = 17,500$ SF $F = 452$ FEET $W = 30$ $H = (F/P) \cdot 251$ W30 = $(452 / 462) \cdot 251$ 30'30" = 75' $A_2 = 307,560 / (7,200 \times .75) + (17,500 \times .9) = 63,425$ SF $9,800$ SF = $63,425$ SF
TYPE OF CONSTRUCTION	602.2 MBC	TYPE IIB - TYPE IIB CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601.4A OF NON-COMBUSTIBLE MATERIALS EXCEPT AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE. TYPE IIB CONSTRUCTION - NO FIRE RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS FIRE SEPARATION DISTANCE = 30' - NO RATING REQUIRED FOR EXTERIOR WALLS
FIRE PROTECTION SYSTEMS	903.2.9.1 MBC	BULK STORAGE OF TILES, BUILDINGS AND STRUCTURES WHERE THE AREA FOR THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

### NOTES:

- OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL MAINTAIN SEASONAL MAINTENANCE PROGRAMS AND MAINTENANCE CONTRACTS FOR THE FACILITY AND PAVEMENTS THROUGHOUT THE DURATION OF CONSTRUCTION OF LANDSCAPING.
- ANY HAZARDOUS MATERIALS USED, STORED OR PROCESSED ON SITE WILL BE SUBJECT TO ALL APPLICABLE REGULATIONS.
- ALL SITE LIGHTING SHALL BE SHIELDED OR DIRECTED TO REMAIN WITHIN THE SITE BOUNDARIES. THIS SHALL INCLUDE SHIELDING FROM VIEW FROM OFFSITE THE HOTSPOT OF LIGHTS
- OWNER AGREES TO PICKUP DEBRIS ON PROPERTY AND BLOWING FROM PROPERTY WEEKLY AS NEEDED.
- OWNER AGREES THAT PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE DESIGNED AND CONSTRUCTED. PARKING LOT STRIPES AND MARKING SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.
- ALL SIGNAGE TO CONFORM TO THE TOWNSHIP OF NORTHVILLE ZONING ORDINANCE
- HAZARDOUS MATERIALS REMOVED FROM THE REPAIR OF VEHICLES IN THE FACILITY ARE TO BE CAPTURED AND DISPOSED OFF-SITE BY LICENSED WASTE HAULERS. USED TILES ARE STORED UNDER THE RECYCLED OFF-SITE BY LICENSED WASTE HAULERS. ALL LICENSES ARE AVAILABLE FOR REVIEW UPON REQUEST.
- NO VEHICLES SHALL BE LEFT OUTSIDE THE BUILDING OVERNIGHT, AND THERE SHALL BE NO OUTDOOR STORAGE OF NEW OR USED AUTO PARTS.
- HOURS OF OPERATION SHALL BE LIMITED TO:  
WEDNESDAY 8 A.M. TO 6 P.M.  
THURSDAY 8 A.M. TO 6 P.M.  
FRIDAY 8 A.M. TO 6 P.M.  
SATURDAY 8 A.M. TO 5 P.M.  
SUNDAY CLOSED
- THE FACILITY PROVIDES FOR THE SALE, SERVICE AND REPAIR OF MOTOR VEHICLES. THE FACILITY IS NOT LIMITED TO THESE CUSTOM WHEELS, ALIGNMENTS, BRAKES, BATTERIES, OIL AND LUBRICATION, SHOCKS, STRUTS, WINDSHIELD CRACKS, SELECTIONS OF AUTOMOBILES SUCH AS CLASSIC SERVICES, ETC. AND OTHER USES AS FOUND IN THE TOWNSHIP OF NORTHVILLE ZONING ORDINANCE.
- MAXIMUM NUMBER OF EMPLOYEES ON ANY SHIFT IS 10.
- ALL WORK ON VEHICLES TO OCCUR INSIDE BUILDING



### STATEMENT OF SPECIAL INSPECTIONS

CONSTRUCTION OPERATION	CODE SECTION	SPECIAL INSPECTIONS REQ'D?	YES	NO	AGENCY TO PERFORM SPECIAL INSPECTION	CONSTRUCTION OPERATION	CODE SECTION	SPECIAL INSPECTIONS REQ'D?	YES	NO	AGENCY TO PERFORM SPECIAL INSPECTION
STEEL CONSTRUCTION	(17M4.9)	X	-	-	MCDOWELL ASSOC.	PIER FOUNDATIONS	(17M4.9)	-	-	-	-
CONCRETE CONSTRUCTION	(17M4.9)	X	-	-	MCDOWELL ASSOC.	WALL PANELS & VENEERS	(17M4.10)	-	-	-	-
MASONRY CONSTRUCTION	(17M4.9)	X	-	-	MCDOWELL ASSOC.	SHAVED PRESSETT MAINTENALS	(17M4.11)	-	-	-	-
WOOD CONSTRUCTION	(17M4.6)	-	-	X	-	EXTERIOR INSULATION / FINISH SYSTEMS	(17M4.12)	X	-	-	MCDOWELL ASSOCIATES
SOILS	(17M4.7)	X	-	-	MCDOWELL ASSOC.	SPECIAL CASES	(17M4.13)	-	-	-	-
THE FOUNDATIONS	(17M4.8)	-	-	X	-	SINGLE COLUMN	(17M4.14)	-	-	-	-

### DRAWING INDEX

CIVIL	COVER SHEET	ENGINEERING COVER SHEET	ALTA SURVEY	UTILITY PLAN	SITE GRADING PLAN	STORM SEWER PROFILES AND DETAILS	LANDSCAPE PLAN	SESC PLAN
S-1	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS
S-2	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS
S-3	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL SANITARY SEWER STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS
ST-1	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS
W-1	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS
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W-3	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS	MUNICIPAL WATER SERVICE STANDARDS
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### CONTACT INDEX

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Foundation / Soil Block Dimension Plan	Foundation Details	Foundation Details	Foundation Details	Foundation Details	Foundation Details	Foundation Details	Foundation Details	Foundation Details	Foundation Details
MECHANICAL/ELECTRICAL	PLUMBING PLAN	ROOF DRAINAGE PLAN	MECHANICAL/ELECTRICAL	PLUMBING PLAN	ROOF DRAINAGE PLAN	MECHANICAL/ELECTRICAL	PLUMBING PLAN	ROOF DRAINAGE PLAN	MECHANICAL/ELECTRICAL
M 101	M 102	M 201	M 101	M 102	M 201	M 101	M 102	M 201	M 101
E 101	E 101	E 201	E 101	E 101	E 201	E 101	E 101	E 201	E 101
ES 101	ES 101	ES 201	ES 101	ES 101	ES 201	ES 101	ES 101	ES 201	ES 101

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