



215 West Main Street
Northville, MI. 48167
(248) 449-9902

SPECIAL LAND USE APPLICATION

(A Site Plan Application must also be submitted concurrently with this application)

PLEASE NOTE: DO NOT submit the Special Land Use Application (and Site Plan Application) until you have referred to Article 16 of the City of Northville Zoning Ordinance, "Special Uses." The Zoning Ordinance is available on the City's website www.ci.northville.mi.us.

Submit 20 sets of the Special Land Use Application along with 20 sets of the Site Plan Application. See the application check list and Procedures to Appear before the Planning Commission for more information.

APPLICANT INFORMATION

Name of Applicant: _____

Address _____

Telephone _____ Email _____

PROPERTY OWNER INFORMATION

Name of Property Owner: _____

Address: _____

Telephone _____ Email _____

PROJECT LOCATION

Project Name: _____

Property Address: _____

Type of Project: _____

Cross Streets: _____ and _____

Tax Parcel ID # _____ Lot No: _____

Current Zoning District: _____

STANDARD FOR APPROVAL

The applicant for a special land use shall, to the best of his/her ability, answer in writing the following questions. **Use additional sheets if needed.**

How the proposed activity:

1. Will be harmonious and in accordance with the general objectives or any specific objectives of the Northville City Master Plan.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.

3. Will not be hazardous or disturbing to existing or future nearby use.

4. Will be compatible with adjacent uses of land and will promote the use of land in a socially and economically desirable manner.

5. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will provide adequately any such service or facility.

6. Will not create excessive additional public costs and will not significantly decrease property values of surrounding properties.

7. Will meet all the requirements and standards of this Ordinance and any other applicable laws, standards, Ordinances, and/or regulations.

NOTE: A Site Plan Application must also be submitted concurrently with this application

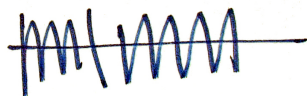
APPLICATION CHECK LIST AND SIGNATURE

- ☐ Special Land Use Application completed in its entirety and signed. Unsigned applications are not accepted.
- ☐ Site Plan Application completed in its entirety and signed. Unsigned applications are not accepted.
- ☐ Sketches, plans, etc. hard copy
- ☐ All of the above assembled into 20 identical packets. No folders, binders, etc. allowed.
(Special Land Use App on top, Site Plan App next, and supporting documents and plans last – folded to same size as application)
- ☐ One PDF file of site plan, sketches, and documents larger than 11x17 emailed to dmassa@ci.northville.mi.us.
- ☐ Fee (See Development Review Fee Schedule) – Applications submitted without fees are not considered a timely submission, and shall be deferred to a future meeting.

I hereby certify that the owner of record authorizes the proposed application meeting and that the owner has authorized me to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. This section must be completed and signed or application will not be accepted.

PRINT name of applicant

Signature



Print the applicant's full legal name (individual or company)

Provide the applicant's complete address

Relationship to owner

Phone #

Procedures to Appear Before the Planning Commission

- Complete this application, including any backup documentation.
- Make **20** copies of the application and backup documentation and assemble into 20 identical packets. Application must be on top and backup documents must be folded to the same size as the application. Submissions in folders, binders, etc are not allowed. **A PDF file of site plans or document larger than 11"x17" must also be provided at time of submission and emailed to dmassa@ci.northville.mi.us.**
- Submit the packets to the Building Department no later than 4:00pm by the application deadline, which is generally 21 days prior to the meeting date. Deadlines are moved due to holidays and newspaper publication schedules. **Follow the submission schedule posted at the Building Department or on the City's website.**
- Planning Commission meetings are held the 1st and 3rd Tuesdays of the month at 7:00pm at City Hall. Location or dates changes are posted on the City's website and at City Hall.
- The applicant or a representative should be present at the Planning Commission meeting to answer any questions.

COMPLETED BY THE CITY

- A. Date filed with Building Department: _____
- B. Date forwarded to City Clerk: _____
- C. Date Submitted to Planning Commission: _____
- D. Action of Planning Commission
- Approval: (Date and signature of Chairperson) _____
- Disapproval: (Date and signature of Chairperson) _____
- Conditional Approval: (Date and signature of Chairperson) _____
- ☐ Conditions for approval attached hereto (use Planning Commission meeting minutes)
- Revised site Plan Submittal Date: _____
- All conditions have been met and the revised Site Plan is in
accordance with the conditions for approval attached hereto: _____
(Date and signature of Chairperson)

SPECIAL LAND USE PERMIT

CITY OF NORTHVILLE ~ OFFICE OF THE BUILDING INSPECTOR RESOLUTION

The Planning Commission hereby approves the Special Land Use Permit application for which is attached to this resolution for applicant: _____

The purpose of the permit is to allow _____

The Special Land Use Permit Application was approved by the Planning Commission on _____ and is subject to the following conditions and safeguards which are condition precedent to the validity and continuation of the Permit and permission granted hereby as stated in the Planning Commission's motion:

☐ **Planning Commission Motion attached**

In the event that the operation or the conditions set forth herein are not complied with, then the Building Inspector shall have the right to compel a Show Cause Hearing by the Planning Commission. Additional conditions may be imposed by the Planning Commission to abate the non-compliance, or failing this, the Permit may be revoked or modified.

Chairperson Signature / Date

Building Inspector Signature / Date

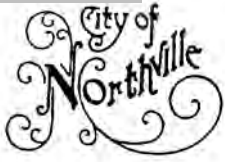
Applicant /Signature / Date

This permit is not valid until requested by the applicant and approved by the City of Northville Building Inspector as indicated by the signature below:

Date of Validity: _____

Applicant Signature / Date

Building Inspector Signature / Date



215 WEST MAIN STREET
NORTHVILLE, MI 48167
(248) 449-9902

SITE PLAN APPLICATION

Refer to Article 19 of the City of Northville Zoning Ordinance for Site Plan Review Procedures and Standards. The Zoning Ordinance is available on the City's website www.ci.northville.mi.us.

See Page 4 for Application Submission requirements and Procedures for Appearing before the Planning Commission. Refer to the Development Review Fee Schedule at www.ci.northville.mi.us for current fees.

Check appropriate review to be completed:

- ☒ **SITE PLAN REVIEW:** Is this for ☒ Preliminary Review ☐ Final Review
☐ **CHANGE OF USE** (for proposed development which requires additional parking)
☐ **MINOR SITE DEVELOPMENT** (review by City Manager, PC Chair, and City Planner)

TO BE COMPLETED BY APPLICANT

Name of Sponsor of Development: 156 N Center, LLC
 Address 42300 West Nine Mile Road Novi, MI 48375
 Telephone 248-349-1009 Email rkuredjian@lathrupindustries.com

Name of Property Owner: 156 N Center, LLC
 Address: 42300 West Nine Mile Road Novi, MI 48375
 Telephone 248-349-1009 Email rkuredjian@lathrupindustries.com

Name of Site Planner: M Architects
 Address: 114 Rayson Street, Suite 2c Northville, MI 48167
 Telephone 248-349-2708 Email robert@marchitects.com

Name of Contractor: TBD Builders License No: _____
 Address: _____

Name of Engineer: Zeimet Wozniak
 Address: 55800 Grand River, Suite 100 New Hudson, MI 48165
 Telephone 248-437-5099 Email awozniak@zeimetwozniak.com

*Point of Contact for this Project/Application to Receive City Department Internal Reviews

Point of Contact information must be provided in order to receive City Department Internal Reviews prior to the Planning Commission Meeting. Only ONE Point of Contact shall be designated. This person is responsible for forwarding the Internal Reviews to the interested parties. The Internal Reviews are sent via EMAIL.

Name Robert E Miller Email Address robert@marchitects.com

LOCATION OF PROJECTProperty Address: 150-156 N Center StreetCross Streets: Dunlap and Center

Subdivision: _____ Lot No: _____

Lot Size: 5,383 sqft (.123 acres) Zoning District: CBDLocated in the Historic District: ☒ *Yes ☐ No *IF YES, APPLICATION MUST ALSO BE MADE TO THE HISTORIC DISTRICT COMMISSION FOR APPROVAL.APPLICATION IS FOR ☒ Preliminary Approval ☐ Final Approval**TYPE AND COST OF BUILDING – All applicants must complete parts A – D****A. TYPE OF IMPROVEMENT:**

New Building

1. ☒ Addition (If residential, enter number of new housing units added, if any in part D 13)
2. ☐ Alteration (see 2 above)
3. ☐ Repair, replacement
4. ☒ Demolition (If multi-family residential, enter number of units in building in part D 12)
5. ☐ Moving (relocation)
6. ☐ Foundation only

B. OWNERSHIP

- 8a. ☒ Private (individual, corporation, non-profit instruction, etc.)
- 8b. ☐ Public (Federal, State, or local government)
9. ☐ Proof of ownership (**required**). Proof shall consist of Title Insurance, Purchase Agreement. **Must** have Names of the principal owners involved in any Corporation, Partnership, etc.

C. COST:

10. ☒ Total Cost of Improvement \$ 3,350,000

To be installed and included in the above cost:

- a. Electrical _____
- b. Plumbing _____
- c. Heating, Air Conditioning _____
- d. Other (elevator, etc.) _____

D. PROPOSED USE – for “demolition” indicate most recent use

- | | |
|--|---|
| 11. <input type="checkbox"/> One Family | 19. <input type="checkbox"/> Industrial |
| 12. <input type="checkbox"/> Multi-family # of units _____ | 20. <input type="checkbox"/> Parking |
| 13. <input type="checkbox"/> Transient hotel, motel, dormitory | 21. <input type="checkbox"/> Service station, repair garage |
| Enter # of units _____ | 22. <input type="checkbox"/> Hospital, institutional |
| 14. <input type="checkbox"/> Garage | 23. <input type="checkbox"/> Office, bank-professional |
| 15. <input type="checkbox"/> Carport | 24. <input type="checkbox"/> Public utility |
| 16. <input checked="" type="checkbox"/> Other – specify <u>Ground level restaurant</u> | 25. <input type="checkbox"/> School, library, etc. |
| <u>with upper level apartments</u> | 26. <input type="checkbox"/> Stores, mercantile |
| 17. <input type="checkbox"/> Amusement, recreational | 27. <input type="checkbox"/> Tanks, towers |
| 18. <input type="checkbox"/> Church, other religious | 28. <input type="checkbox"/> Other - specify _____ |

NON RESIDENTIAL – describe in detail the proposed use of building, e.g. food processing plant, machine shop, laundry building or hospital, elementary school, college, parochial school, parking garage for department store, rental office building, office building at an industrial plant. If use of existing building is being changed, enter proposed use.

Ground level restaurants with apartments on the 2nd and 3rd levels.

SELECTED CHARACTERISTICS OF BUILDING

For new buildings and additions, applicant shall complete parts E – L. For demolition, applicant shall complete only part J.

E. PRINCIPAL TYPE OF FRAME

- | | |
|--|--|
| 29. <input checked="" type="checkbox"/> Masonry (wall bearing) | 32. <input type="checkbox"/> Reinforced Concrete |
| 30. <input type="checkbox"/> Wood Frame | 33. <input type="checkbox"/> Other – specify _____ |
| 31. <input checked="" type="checkbox"/> Structural Steel | |

F. PRINCIPAL TYPE OF HEATING FUEL

- | | |
|---|--|
| 34. <input checked="" type="checkbox"/> Gas | 37. <input type="checkbox"/> Coal |
| 35. <input type="checkbox"/> Oil | 38. <input type="checkbox"/> Other – specify _____ |
| 36. <input type="checkbox"/> Electricity | |

G. TYPE OF SEWAGE DISPOSAL

- | | |
|---|--|
| 39. <input checked="" type="checkbox"/> Public or private company | 40. <input type="checkbox"/> Private (septic tank, etc.) |
|---|--|

H. TYPE OF WATER SUPPLY

- | | |
|---|--|
| 41. <input checked="" type="checkbox"/> Public or private company | 42. <input type="checkbox"/> Private (well, cistern) |
|---|--|

I. TYPE OF MECHANICAL

- | | | |
|-------------|---|---------------------------------|
| Central Air | 43. <input type="checkbox"/> Yes | 44. <input type="checkbox"/> No |
| Elevator | 45. <input checked="" type="checkbox"/> Yes | 46. <input type="checkbox"/> No |

J. DIMENSIONS

47. Number of stories 3
48. Total square feet of floor area, all floors based on exterior dimensions 15,044
49. Total land area, square feet 5383

K. NUMBER OF OFF STREET PARKING SPACES

50. Enclosed _____ 51. Outdoors 19.2

L. BEDROOMS/BATHS

52. Number of bedrooms 12

53. Number of baths 10 Full baths _____ ½ baths _____

M. COMPLETE APPENDIX D “SITE PLAN REVIEW CHECK LIST” Pages 5-9 of this application

Procedures to Appear Before the Planning Commission

- Fill out the application with any backup documentation attached (i.e. blueprints, drawings, plot plans etc.)
- Make **20** copies of the application and backup documentation and assemble them into 20 identical packets. Application must be on top and backup documents must be folded to the same size as the application. Submissions in folders, binders, etc are not accepted. **One PDF file of site plans or document larger than 11”x17” must also be provided at time of submission and emailed to dmassa@ci.northville.mi.us.**
- Submit the documents to the Building Department no later than 4:00 p.m. the day of the deadline. The deadline to submit applications and documentation is **21** days prior to the meeting date. If this date falls on a Saturday or Sunday, applications must be submitted on the Friday prior to the due date. Deadlines may also be moved due to holidays and newspaper publication schedules. Follow the submission schedule posted at the Building Department or on the City’s website www.ci.northville.mi.us.
- Planning Commission meetings are held the 1st and 3rd Tuesdays of the month at 7:00 p.m. in the City Council Chambers. If there is a change in date or location, it will be posted on the City’s website and at City Hall.
- The applicant or a representative should be present at the meeting to answer any questions the commissioners may have. Presentation boards or other large items can be brought to the meeting to help the commissioners in the decision making process.

APPLICATION CHECK LIST

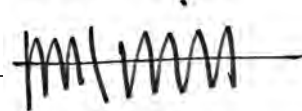
- ☒ Site Plan Application – completed in its entirety and signed. Unsigned applications are not accepted.
- ☒ Site plans, Sketches, etc. – hard copy
- ☒ Appendix D – Site Plan Review Checklist
- ☒ Proof of ownership (See page 2)
- ☐ All of the above assembled into 20 identical packets – no binders, folders, etc.
- ☒ PDF file of any sketch, site plan, or document larger than 11”x17” **emailed to dmassa@ci.northville.mi.us.**
- ☒ Fee (see Development Review Fee Schedule) – Applications submitted without fees are not considered a timely submission, and shall be deferred to a future meeting.

I hereby certify that the owner of record authorizes the proposed work and that the owner has authorized me to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. The applicant hereby expressly acknowledges and agrees that by signing this document, the applicant is fully responsible for any and all fees, costs, and/or expenses which are associated with this application whether approval of the application is granted or not. In the event that the City of Northville is required to take any type of action, legal or otherwise, to collect any amount due or owing by the applicant, then the applicant expressly agrees to pay for any and all costs and expenses, including attorney fees, incurred by the City of Northville in having to collect any such amount due or owing by the applicant. This section must be completed and signed or application will not be accepted.

Robert E Miller

PRINT name of applicant

Signature



Robert E Miller

Print the applicant’s full legal name (individual or company)

114 Rayson Street, Suite 2C Northville, MI 48167

Provide the applicant’s complete address

Architect

248-349-2708

Relationship to owner

Phone #

APPENDIX D

SITE PLAN REVIEW CHECKLIST

To be Completed by Applicant A - G

General Requirement of Overall Development Plan

Submission shall consist of drawings shown at a scale of not less than 1 inch equals 50 feet on a standard sheet size of 24' x 36'. A scale of 1 inch equals 100 feet when conditions warrant or do not allow the use of the standard sheet size at a scale of 1 inch equals 50 feet may be permitted. Architectural elevations and floor plan details shall be drawn to a minimum scale of 1/8 inch equals 1 foot. The appropriate number of drawing/plans as provided in the adopted administrative rules together with the required application and fees shall be submitted to the Building Department. **One PDF file of drawings larger than 11x17 must also be provided at time of submission, email to dmassa@ci.northville.mi.us**

Included in the development plan shall be the following information. If required items of information are not applicable, the applicant shall indicate reason why the information is not necessary. The Planning Commission shall determine if a waiver for the required items of information is appropriate for preliminary and final site plan submittal.

A. TITLE BLOCK INFORMATION

1. Proprietor's Name and Address
2. Name of community where project is proposed
3. Scale of drawing
4. Revision block (month, day, year)
5. Name of Architect, Engineer, Surveyor, Landscape Architect or Planner and Professional Seal.
6. Legal Description of the Parcel

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

B. LEGEND INFORMATION

1. Area of Parcel Proposed for Development
2. Zoning Classification of the Site
3. If Residential, show density calculations
(i.e.: dwelling units per acre or bedrooms per acre)
4. If Commercial or Industrial show gross and useable floor area
5. Proposed and Existing Land Uses
6. Number of Parking Spaces Provided and Number Required by the Zoning Ordinance
7. Number of Loading & Unloading Spaces if Required & Number Required by the Zoning Ordinance
8. Percent of Parcel Covered by Main & Accessory Buildings

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>		
<input type="checkbox"/>		
		<input type="checkbox"/>
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

C. AREA PLAN/COMMUNITY LOCATION

1. Relationship of the Proposed Development to a larger portion of the Community, generally with respect to the closest major arterial intersection.
2. Extent of Proprietors land if more than subject property
3. Zoning classification of all contiguous properties
4. Location of all contiguous buildings
5. Location of driveways opposite development and nearest driveways on contiguous street fronting property
6. Location and size of all off site utilities and utility easements
7. North Arrow

INFORMATION

Provided	Not Provided	Reason N/A
<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		

D. SITE PLAN DEVELOPMENT

1. Location and uses of all proposed and existing buildings
2. Dimensions from all exterior property lines to proposed and existing buildings
3. Existing and proposed grades shall be shown throughout site
4. If development is in phases, total over all conceptual development shall be shown together with details of Phase I
5. On site utilities, their location and connection to off-site utilities
6. Internal circulation pattern and points of ingress and egress to the site and relationship to external points of ingress and egress near or opposite the site
7. Location and design of all parking facilities & loading & unloading areas
8. Construction standards for all drives, walks and parking lots
9. Provisions of acceleration, deceleration and passing lanes
10. Location of trash receptacles, transformer pads or other utility surface structure
11. Applicable barrier free design rules

INFORMATION

Provided	Not Provided	Reason N/A
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		

E. ARCHITECTURAL PLAN DETAILS

1. Proposed architectural elevations
2. Floor plan layout to show:
 - a. Dwelling unit type (for multiples)
 - b. Useable floor space (for other)
 - c. Proposed use (for other)
3. Structural details for application of performance bonds

INFORMATION

Provided	Not Provided	Reason N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

INFORMATION

Provided	Not Provided	Reason N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

F. LANDSCAPING, LIGHTING AND SIGN DETAILS

1. Green spaces, screening walls and/or berms and fencing with details and cross-section around parking stations, trash receptacles, utility structures and for screening adjacent properties
2. Landscaping specifications showing planting materials, species and number noted in landscape legend
3. Exterior lighting with locations and methods of shielding
4. Directional signs, location and size and design
5. Advertising signs, location, size and design

INFORMATION

Provided	Not Provided	Reason N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

G. GENERAL REMARKS

NOTE: FAILURE TO SUBMIT PLANS THAT DO NOT ALLOW THE PLANNING COMMISSION TO ADEQUATELY ADDRESS ALL THE CRITERIA PROVIDED FOR THE REVIEW BY THE PLANNING COMMISSION ACCORDING TO ARTICLE 19 OF THE ZONING ORDINANCE AND THE SITE PLAN CHECK LIST SHALL RESULT IN A DELAY TO THE APPLICANT.

TO BE COMPLETED BY THE CITY

CASE # _____

DATE _____

Application Fee: \$ _____ Date filed with Building Dept: _____

Date submitted to Planning Commission: _____

Approval: Date and Signature of Secretary: _____

Disapproval*: Date and Signature of Secretary: _____
(*Reason for disapproval attached)

Conditional Approval*: Date and Signature of Secretary: _____
(*Conditions of approval attached)

Revised Site Plan submitted: (Date) _____

All conditions have been met and the revised Site Plan is in accordance with the conditions of approval attached.

Revised Site Plan Approved:

(Signature of Building Inspector)

(Date)

Comments:

NOTE: THIS PROCESSING FORM, TOGETHER WITH ALL CORRESPONDENCE, IS TO BE ATTACHED TO THE PLANNING COMMISSION'S "OFFICIAL COPY" OF THE SITE PLAN, FORMING A PERMANENT RECORD REGARDING THE PLAN SUBMITTED. THE "OFFICIAL COPY" TOGETHER WITH ALL ATTACHED DATA SHALL BE RETURNED TO THE PLANNING COMMISSION FILES AFTER PROCESSING.

CITY USE ONLY

PLAN REVIEW RECORD

Plan Reviews Required

Date Plans Approved

Approved By

Building

Plumbing

Mechanical

Electrical

Police Department

Fire Department

City Engineer

Other

Building Permit #

FOR DEPARTMENTAL USE ONLY

Building Permit Issued _____
(date)

Use Group _____

Building Permit Fee \$ _____

Fire Grading _____

Live Loading _____

Certificate of Occupancy \$ _____

Occupancy Load _____

Drain Title \$ _____

Plan Review Fee: \$ _____

Approved By:

(signature)

(title)

150-156 NORTH CENTER STREET NEW BUILDING AND BUILDING ADDITION

NORTHVILLE, MICHIGAN

Owner |
156 N Center LLC
42300 West Nine Mile Road
Novi, Michigan 48375
248 | 349 | 1009

Architect
M Archictecs
114 Rayson Street
Suite 2C
Northville, Michigan 48167
248 | 349 | 2708

Civil Engineer |
Zeimet Wozniak & Associates
55800 Grand River
Suite 100
New Hudson, Michigan 48165
248 | 437 | 5099

PARKING CALCULATIONS - EXISTING					
USE	PARKING REQUIREMENTS	USE AREA	CALCULATION	TOTAL SPACES REQUIRED	EXISTING PARKING SPACES
RESTAURANT	1 space / 150 sqft	150 N CENTER (TUSCAN CAFE): 1,505 sqft 156 N CENTER: 0	1,505 / 150 = 10 SPACES	21.5 SPACES	150 N CENTER: 9.0 SPACES PREVIOUSLY PURCHASED BY BUILDING OWNER 156 N CENTER: 4.0 SPACES ON SITE (THESE WILL BE REMOVED) 10.2 SPACES PREVIOUSLY PURCHASED BY BUILDING OWNER TOTAL EXISTING: 23.2 SPACES
RESIDENTIAL	1 space / Bedroom	150 N CENTER: (3) TOTAL BEDROOMS 156 N CENTER: 0	3 * 1 = 3 SPACES		
OFFICE	1 space / 250 sqft	150 N CENTER: 0 156 N CENTER: 2,105 sqft	2,105 / 250 = 8.5 SPACES		

PARKING CALCULATIONS - PROPOSED					
USE	PARKING REQUIREMENTS	USE AREA	CALCULATION	TOTAL SPACES REQUIRED	PARKING SPACES PROVIDED
RESTAURANT	1 space / 150 sqft	150 156 N CENTER: 3,525 sqft (NEW RESTAURANT 2,434 sqft / NEW TUSCAN 1,091 sqft)	3,525 / 150 = 23.5 SPACES	23.5 + 12 = 35.5 SPACES	EXISTING: 19.2 SPACES THEREFORE: 16.3 PARKING SPACES WILL REQUIRE CASH IN LIEU.
RESIDENTIAL	1 space / Bedroom	FIRST FLOOR SECOND FLOOR THIRD FLOOR TOTAL	12 * 1 = 12 SPACES		
	# of Bedrooms / Flex Rooms	- 6 6 12			

UNIT CALCULATIONS					
FLOOR	UNIT #	UNIT AREA	# BEDROOMS	# FLEX ROOMS	
2	1	1,341 sqft	2	0	
2	2	1,139 sqft	1	1	
2	3	579 sqft	1	0	
2	4	600 sqft	1	0	
3	5	1,341 sqft	2	0	
3	6	1,139 sqft	1	1	
3	7	1,195 sqft	1	1	
TOTALS	7	7,334 sqft	9	3	

PROJECT INFORMATION - EXISTING																
ZONING	EXISTING LAND USE	EXISTING LOT SIZE		EXISTING LOT COVERAGE	EXISTING BUILDING SIZE					EXISTING BUILDING USE			EXISTING F.A.R.			
CBD	COMMERCIAL / RESIDENTIAL	150 N CENTER: 1,588 sqft (.036 ACRES) 156 N CENTER: 3,795 sqft (.087 ACRES) PROJECT TOTAL: 5,383 sqft (1.123 ACRES)		150 N CENTER: 94.7% 156 N CENTER: 55.4%		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	BUILDING TOTAL	BUILDING FOOTPRINT		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR		BUILDING / LOT
				150 N CENTER:	1,505 sqft	1,216 sqft	-	2,721 sqft	1,505 sqft	150 N CENTER:	RESTAURANT	RESIDENTIAL	-	150 N CENTER:	2721 / 1588 = 1.71	
				156 N CENTER:	2,105 sqft	-	-	2,105 sqft	2,105 sqft	156 N CENTER:	OFFICE	-	-	156 N CENTER:	2105 / 3795 = 0.55	
PROJECT INFORMATION - PROPOSED																
ZONING	PROPOSED LAND USE	LOT SIZE		PROPOSED LOT COVERAGE	PROPOSED BUILDING SIZE					PROPOSED BUILDING USE			PROPOSED F.A.R.			
CBD - SEE INFO BELOW	COMMERCIAL / RESIDENTIAL	PROJECT TOTAL: 5,383 sqft (1.123 ACRES)		150-156 N CENTER: 95.5%		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	BUILDING TOTAL	BUILDING FOOTPRINT		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR		BUILDING / LOT
				150-156 N CENTER:	5,142 sqft	5,138 sqft	4,764 sqft	15,044 sqft	5,142 sqft	150-156 N CENTER:	RESTAURANT	RESIDENTIAL	RESIDENTIAL	150-156 N CENTER:	15,044 / 5,383 = 2.79	
ZONING REGULATIONS		MIN. LOT SIZE	MAX. BUILDING HEIGHT	MINIMUM YARD SETBACK		MAXIMUM FLOOR AREA RATIO	MINIMUM LANDSCAPE AREA	MAXIMUM LOT COVERAGE	MINIMUM FLOOR AREA	PROPOSED FOOTNOTES						
REQUIRED PROPOSED	AREA	WIDTH	STORIES	FEET	FRONT	LEAST SIDE	TOTAL	REAR			(a) PROPOSED BUILDING HEIGHT IS MEASURED TO THE FLAT ROOF ELEVATION. THE TOWER ELEMENT IS 41'-6". THE HEIGHT TO THE TALLEST PARAPET IS 39'-4"; THE HEIGHT TO THE TOP OF THE ELEVATOR/STAIR TOWER IS 43'-8". (b) THE PROJECT IS SEEKING PLANNING COMMISSION APPROVAL FOR A ZERO (0) REAR YARD SETBACK, AS THE PROJECT PROPOSES TO UTILIZE A NEWLY CONSTRUCTED DROP OFF AND LOADING ZONE ALONG DUNLAP STREET. THE INTENTION OF THIS ZONE IS TO REDUCE TRAFFIC IN THE EXISTING PARKING LOT.					
	N/A	N/A	3	34'-6" (a)	N/A	N/A	N/A	20'	3.0	N/A						N/A
			3	34'-6" (a)				0' (b)	2.79							

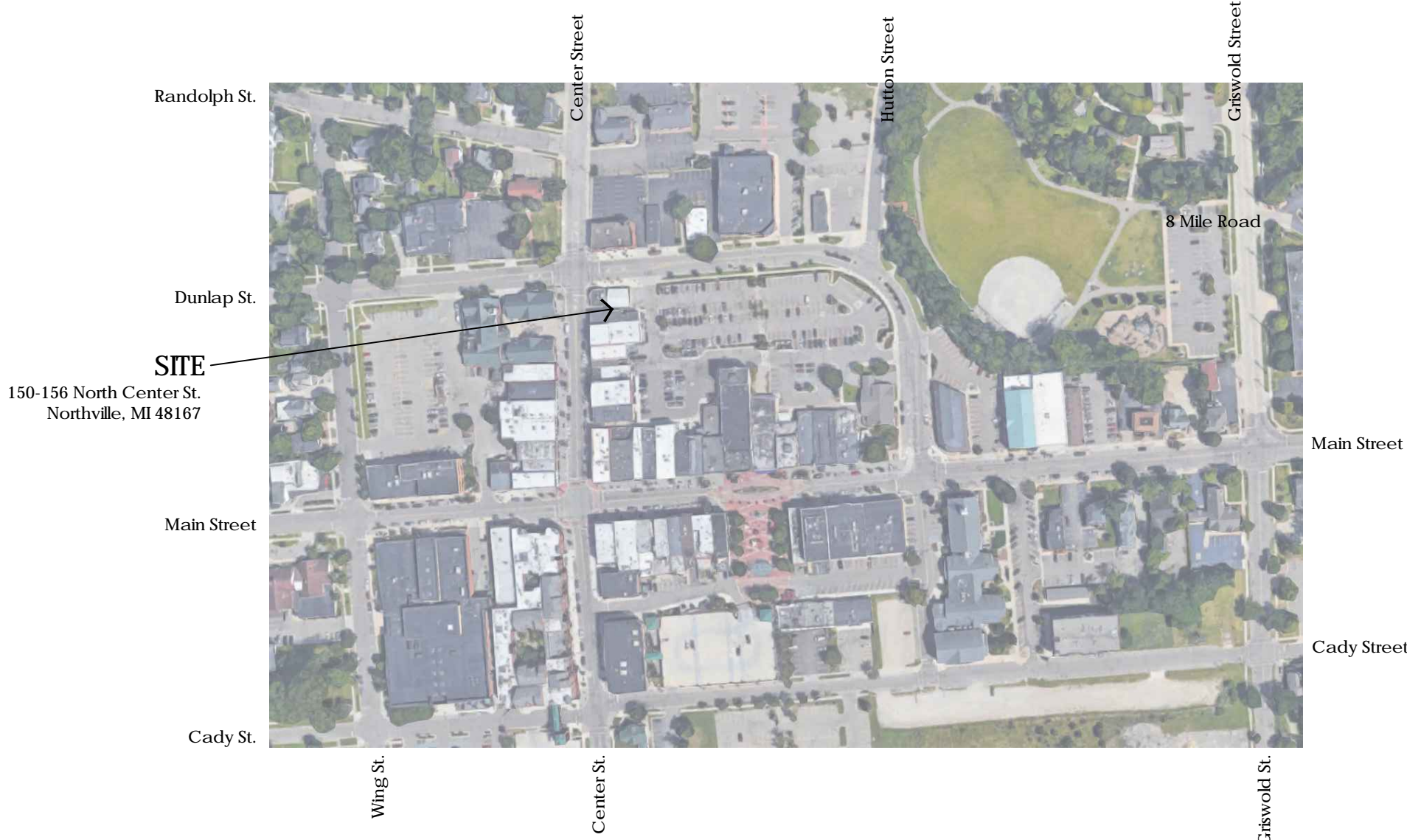
DRAWING SHEET INDEX

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SHEET TITLE

SHEET NUMBER

ISSUE DATE



LOCATION MAP
NO SCALE

ISSUE DATE
09.09.19
P.C. REVIEW

NOT FOR CONSTRUCTION

PRESLEY ARCHITECTURE

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NORTHVILLE, MICHIGAN
48167
PHONE 248-348-2708
marchitects.com

PROJECT
NEW BUILDING AND
BUILDING ADDITION
at
150 / 156 North Center Street
Northville, MI 481467

PROJECT ADDRESS
150 / 156 North Center Street
Northville, MI 48167

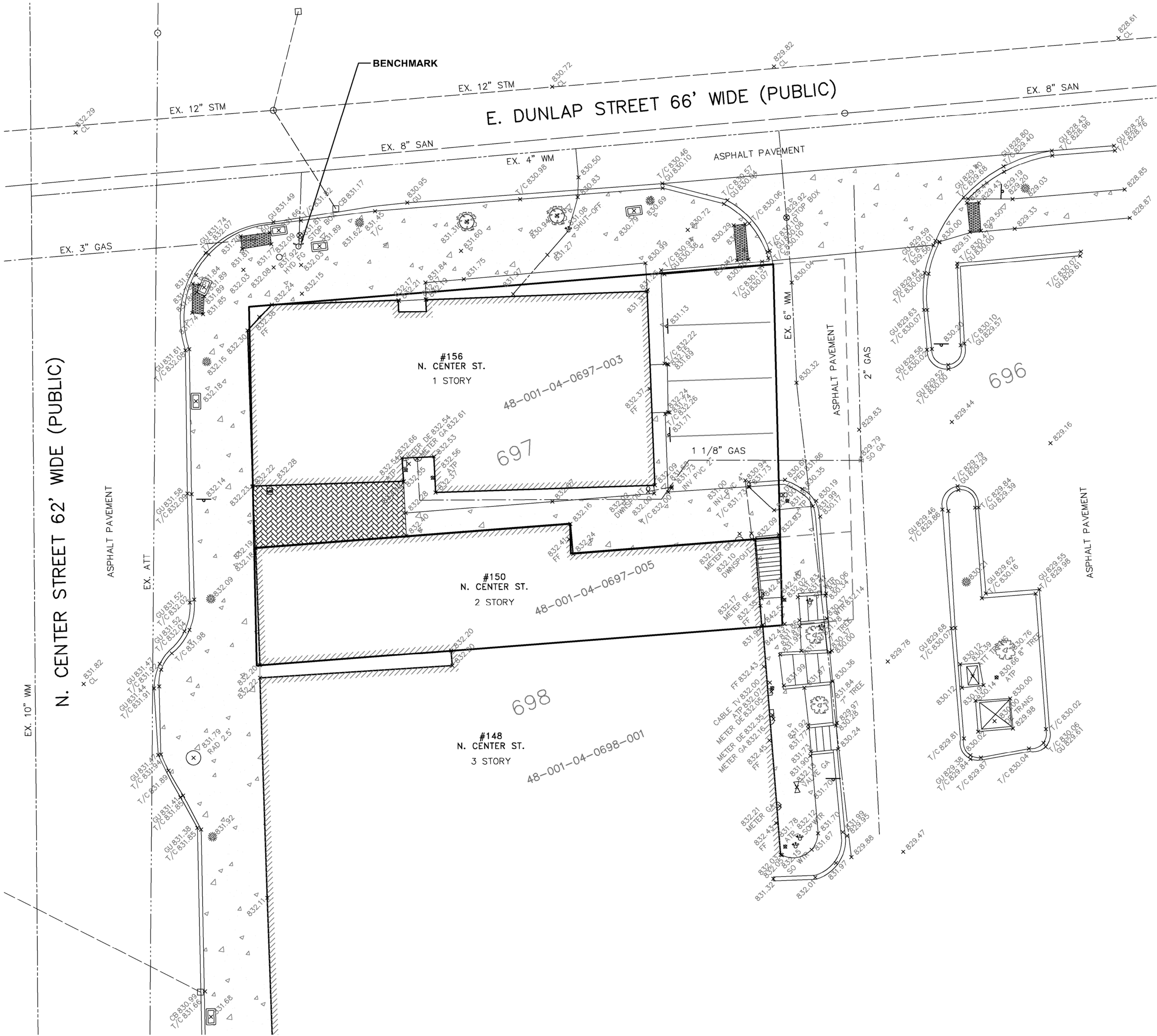
PROJECT NUMBER
19.18

SHEET NAME
COVER SHEET

SHEET NUMBER
C1.0

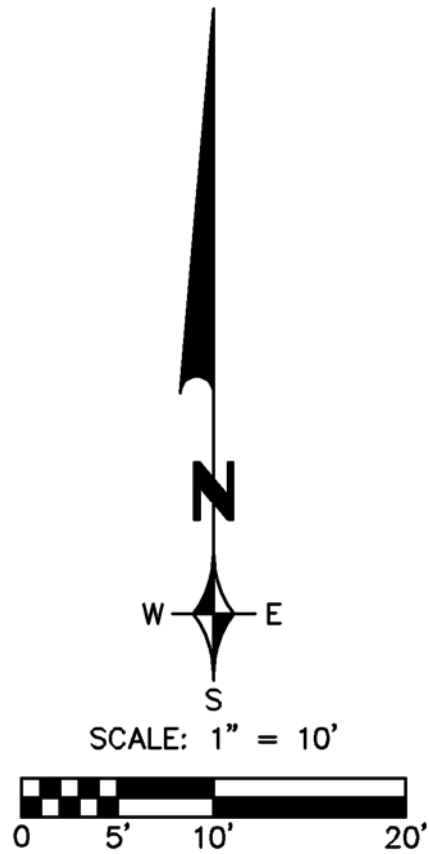
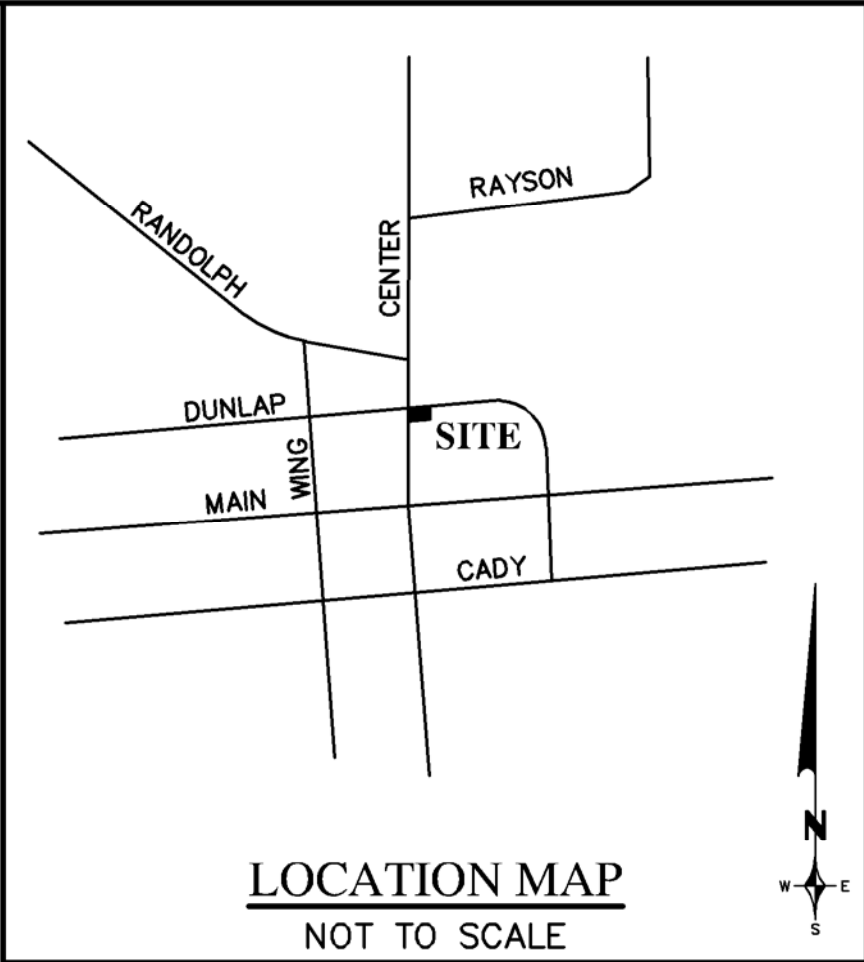
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BENCHMARK:

ARROW ON HYDRANT
AT SOUTHWEST CORNER
OF N. CENTER STREET
AND E. DUNLAP STREET
ELEVATION: 834.24
USGS DATUM



LEGEND

- BOUNDARY LINE
- PARCEL LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC CABLE
- CATCH BASIN
- ROOF DRAIN
- GATE VALVE
- HYDRANT
- WATER SHUT-OFF
- LIGHT POLE
- SIGN
- TREE
- CENTERLINE
- CL
- FF
- T/C
- GU
- +100.00
- SPOT ELEVATION

PARCEL 48-001-04-0697-003
LEGAL DESCRIPTION

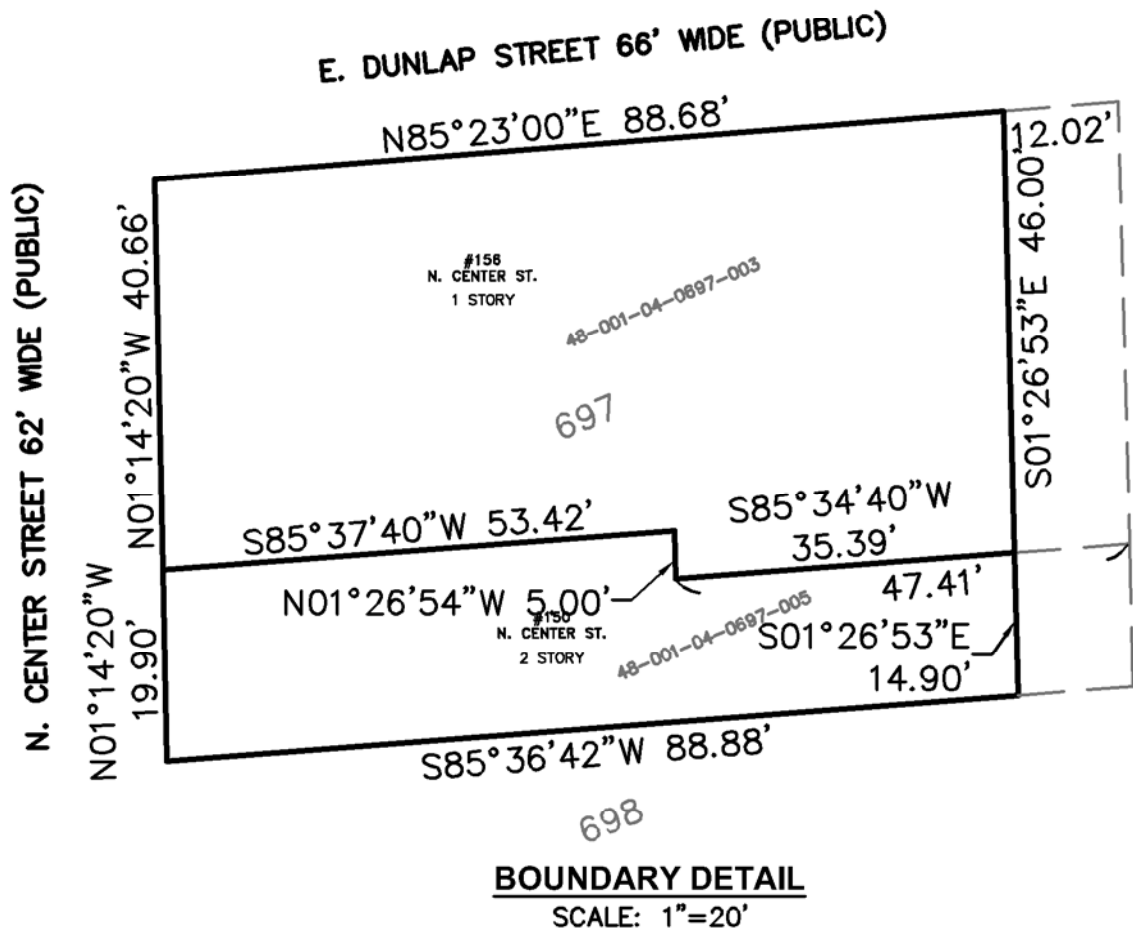
A PARCEL OF LAND LOCATED IN THE N.E. 1/4 OF SECTION 3, T. 1 S., R. 8 E., CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBES AS:

PART OF LOT 697 OF ASSESSOR'S NORTHVILLE PLAT NO. 7 OF BLOCKS 9, 10 AND 11 OF PLAT OF THE VILLAGE OF NORTHVILLE, AS RECORDED IN LIBER 66 OF PLATS, PAGE 47, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 697; THENCE NORTH 85°23'00" EAST 88.68 FEET ALONG THE NORTH LINE OF SAID LOT 697, SAID LINE ALSO BEGIN THE SOUTH LINE OF DUNLAP STREET (66 FEET WIDE); THENCE SOUTH 01°26'54" EAST 46.00 FEET; THENCE SOUTH 85°34'40" WEST 35.39 FEET; THENCE NORTH 01°26'54" WEST 5.00 FEET; THENCE SOUTH 85°34'40" WEST 53.42 FEET TO A POINT ON THE EAST LINE OF NORTH CENTER STREET (62 FEET WIDE); AND THENCE NORTH 01°14'20" WEST 40.66 FEET ALONG THE WEST LINE OF SAID LOT 697, SAID LINE ALSO BEING SAID EAST LINE OF NORTH CENTER STREET (62 FEET WIDE) TO THE POINT OF BEGINNING.

PARCEL 48-001-04-0697-005
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE N.E. 1/4 OF SECTION 3, T. 1 S., R. 8 E., CITY OF NORTHVILLE, WAYNE COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBES AS:

THE SOUTH 19.90 FEET OF THE WEST 53.42 FEET OF LOT 697, AND THE SOUTH 14.90 OF THE EAST 47.71 FEET OF LOT 697, EXCEPT THE EAST 12 FEET THEREOF, OF ASSESSOR'S NORTHVILLE PLAT NO. 7, OF BLOCKS 9, 10 AND 11 AS RECORDED IN LIBER 66 OF PLATS, PAGE 47, WAYNE COUNTY RECORDS.



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.
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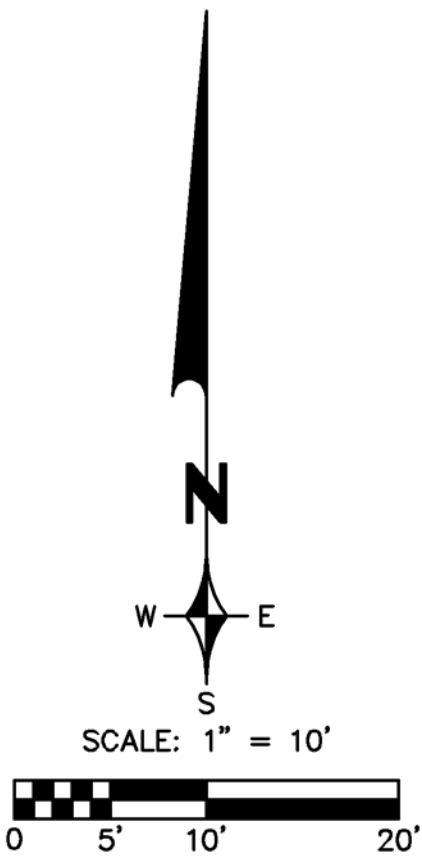
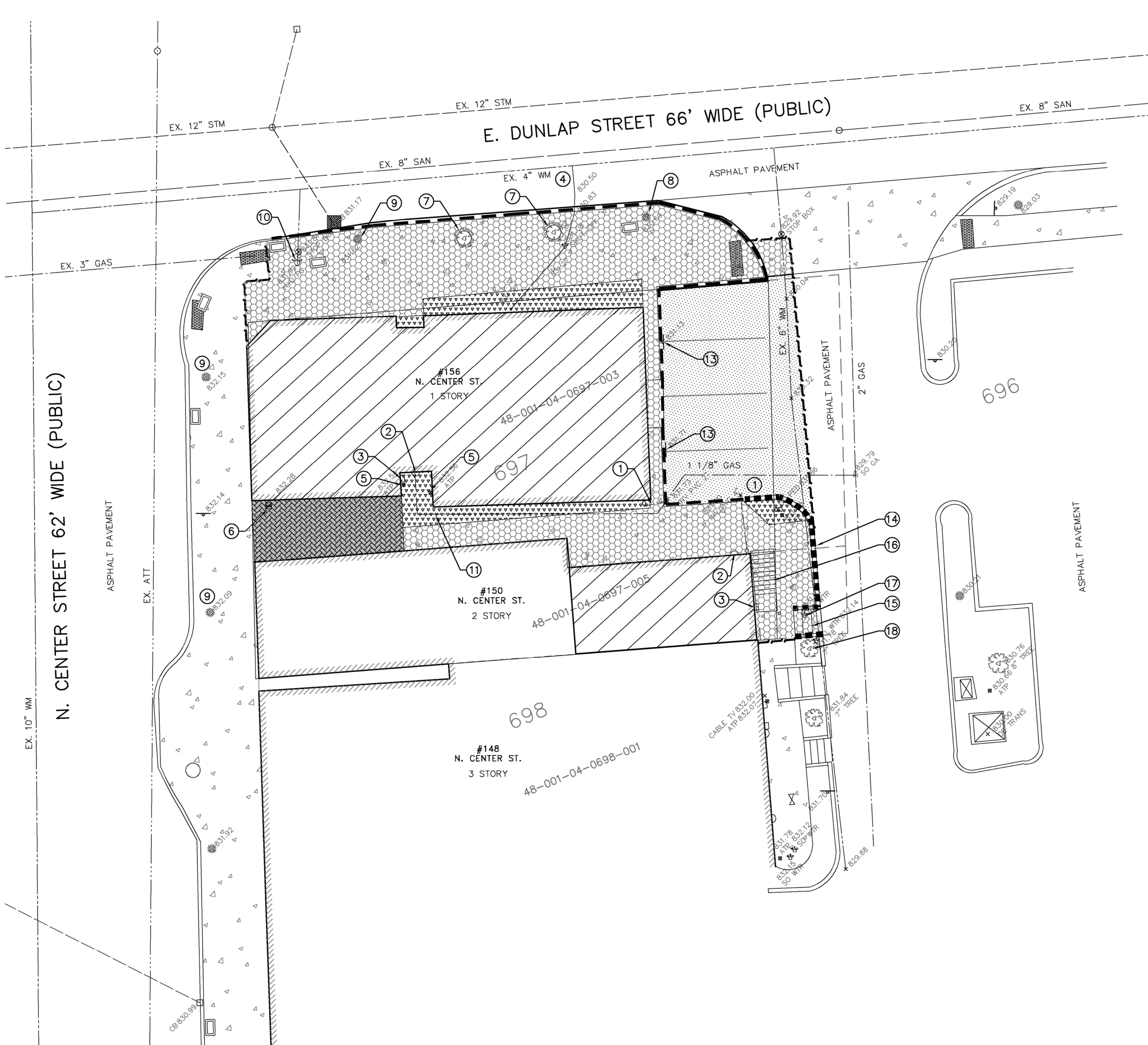
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NORTHVILLE, MI 48167
248.349.2708

EXISTING CONDITIONS
156 N. CENTER STREET
NORTHVILLE, MICHIGAN

DATE: 3/17/20
SCALE: HOR: 1" = 10'
VER: 1" = N/A
DESIGNED BY: SRB
JOB NO.: 19125
DRAWN BY: SRB
SHEET: S-1





REMOVALS LEGEND:

- REMOVE BUILDING AND FOUNDATION
- REMOVE EXISTING BRICK PAVERS
- REMOVE EXISTING ASPHALT PAVEMENT AND BASE
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING LANDSCAPING/VEGETATION
- REMOVE EXISTING CURB AND GUTTER
- REMOVE EXISTING WALL
- FULL DEPTH SAWCUT (EXACT LIMITS TO BE DETERMINED IN FIELD)
- INLET FILTER (SILT SACK)

NOTE KEY:

- 1. REMOVE EXISTING PVC PIPE.
- 2. REMOVE EXISTING GAS METER. (COORDINATE WITH GAS COMPANY)
- 3. REMOVE EXISTING ELECTRIC METER. (COORDINATE WITH ELECTRIC COMPANY)
- 4. CUT AND CAP EXISTING WATER SERVICE AT SHUT-OFF. (COORDINATE WITH CITY DPW)
- 5. REMOVE EXISTING PEDESTAL. (COORDINATE WITH UTILITY COMPANY)
- 6. REMOVE/RELOCATE EXISTING MAILBOX. (COORDINATE WITH POSTAL SERVICE)
- 7. REMOVE EXISTING TREE, ROOTS, STUMP AND WELL.
- 8. REMOVE EXISTING LIGHT POLE, ELECTRICAL BOX AND BASE.
- 9. PROTECT EXISTING LIGHT POLE THROUGHOUT CONSTRUCTION.
- 10. PROTECT EXISTING HYDRANT THROUGHOUT CONSTRUCTION.
- 11. REMOVE EXISTING GAS SERVICE. CUT AND CAP AT MAIN.
- 12. LOCATION OF EXISTING SANITARY SERVICE IS UNKNOWN. CONTRACTOR TO LOCATE IN FIELD AND CUT CAP SERVICE OUTSIDE OF PROPOSED BUILDING LIMITS.
- 13. REMOVE EXISTING SIGN AND POST.
- 14. REMOVE EXISTING WALL.
- 15. REMOVE EXISTING STEPS.
- 16. REMOVE EXISTING STAIRWAY.
- 17. ADJUST EXISTING SHUT-OFF TO PROPOSED GRADE.
- 18. PROTECT EXISTING TREE THROUGHOUT CONSTRUCTION.



NOTES:

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REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY	REVISIONS	DATE	BY

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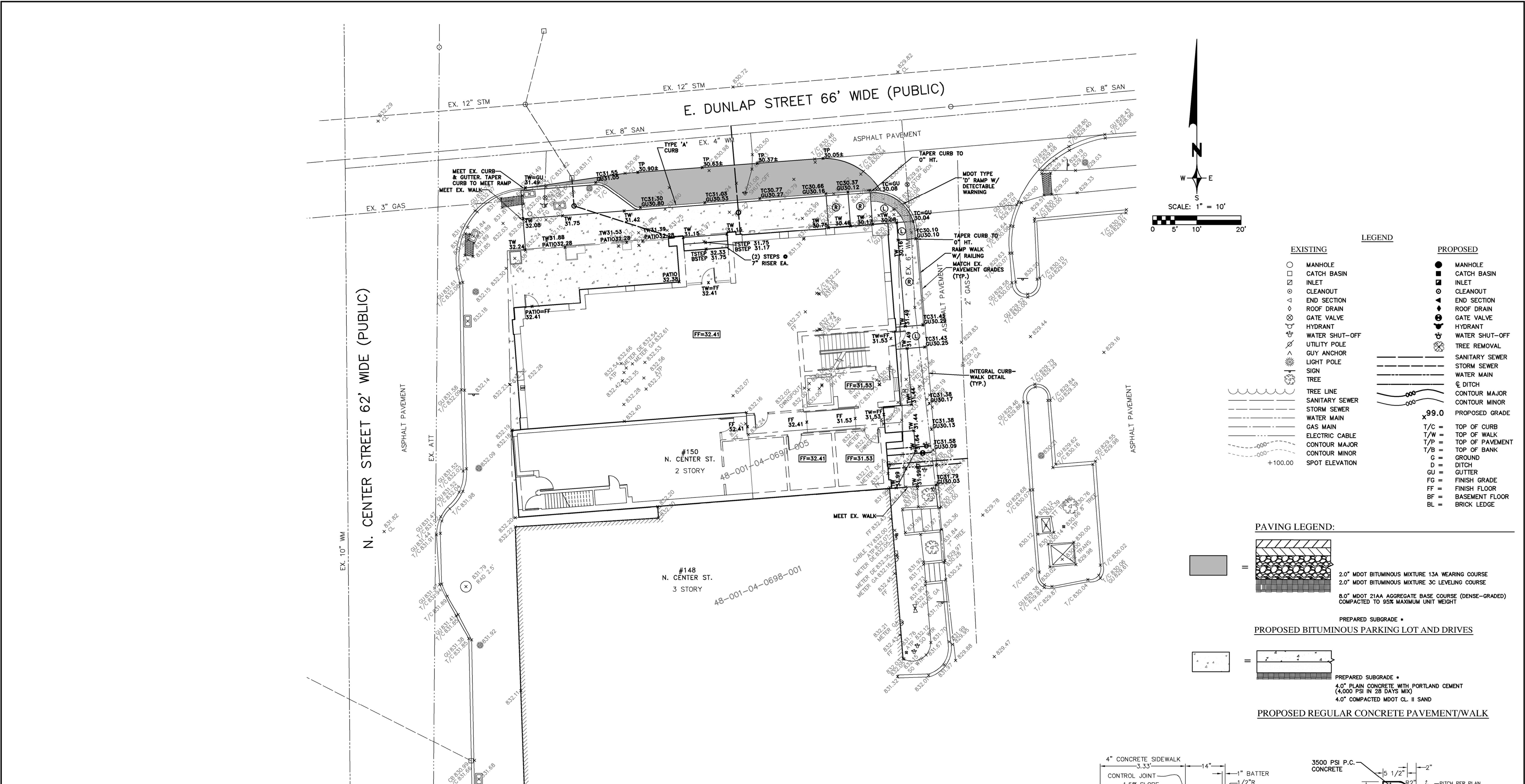
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SITE PREPARATION PLAN
156 N. CENTER STREET
NORTHVILLE, MICHIGAN

DATE 3/17/20	SCALE HOR: 1" = 10' VER: 1" = N/A
DESIGNED BY SRB	JOB NO. 19125
DRAWN BY SRB	SHEET S-2

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- NOTES:
1. 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.
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248.349.2708

SITE GRADING PLAN
156 N. CENTER STREET
NORTHVILLE, MICHIGAN

DATE: 3/17/20 SCALE: HOR: 1" = 10' VER: 1" = N/A
DESIGNED BY: SRB JOB NO.: 19125
DRAWN BY: SRB SHEET: S-3



GENERAL UTILITY NOTES:

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTHVILLE.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES, WHICH MIGHT AFFECT THIS JOB.
- ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
- WHENEVER EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
- EXACT GRADES AND DEPTHS OF UTILITIES ARE TO BE CHECKED CLOSELY PRIOR TO INSTALLATION.
- REFER TO CITY OF NORTHVILLE STANDARD DETAIL SHEETS FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTES:

- DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
- ALL SANITARY LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 AT 1.00% MINIMUM SLOPE WITH A MINIMUM DIAMETER OF 6 INCHES.
- ALL SANITARY SEWER MAIN SHALL BE CONSIDERED OF SDR 26 PIPE WITH A MINIMUM DIAMETER OF 8" PER CITY REQUIREMENTS.
- JOINTS FOR P.V.C SOLID WALL PIPE SHALL BE ELASTOMERTRIC (RUBBER GASKET) AS SPECIFIED IN ASTM DESIGNATION D-3212.
- REFER TO CITY OF NORTHVILLE DETAILS FOR PIPE BEDDING DETAILS.
- REFER TO CITY OF NORTHVILLE SANITARY SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.

WATER MAIN NOTES:

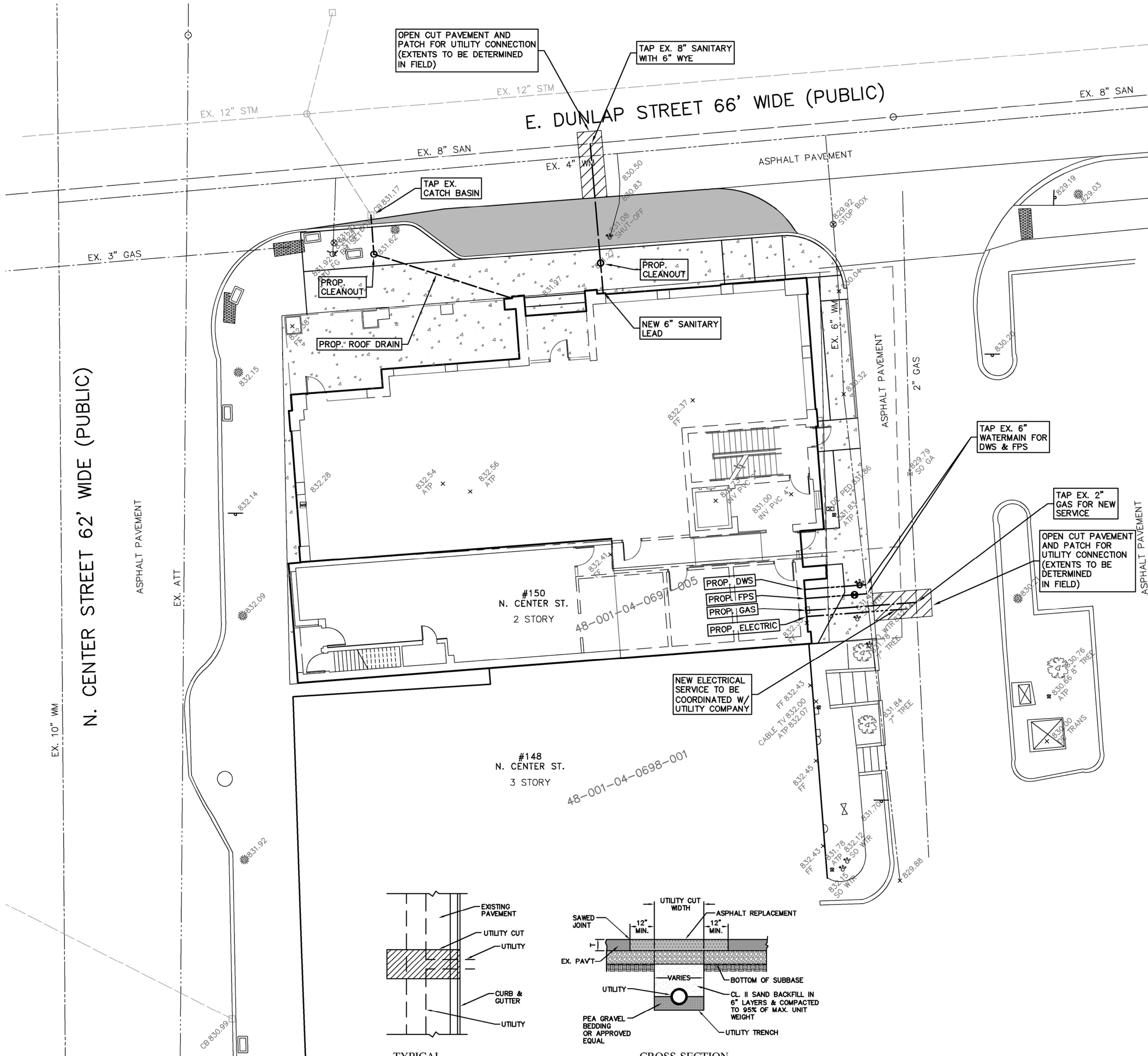
- ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 6.0' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5") DEGREE BENDS, PROPERLY ANCHORED.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTHVILLE.
- ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY FIVE (45") DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95%) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
- ALL TEE'S, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
- PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL TESTING IS SATISFACTORILY COMPLETED.
- MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATER MAIN AND ANY SANITARY SEWER OR STRUCTURE.
- ALL WATER MAIN 3 INCHES OR LARGER SHALL BE DUCTILE IRON CLASS 54 WITH POLYETHYLENE WRAP.
- ALL WATER SERVICES SMALLER THAN 3 INCHES SHALL BE TYPE "K" COPPER.
- REFER TO CITY OF NORTHVILLE WATER MAIN DETAIL SHEETS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES:

- ALL STORM SEWER 12" AND LARGER SHALL BE RCP CLASS IV UNLESS OTHERWISE NOTED. REFER TO CITY OF NORTHVILLE STANDARD DETAILS SHEET FOR STANDARD BEDDING DETAILS.
- JOINTS FOR ALL STORM SEWER 12" AND LARGER SHALL BE MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
- ALL STORM SEWER LEADS SHALL BE CONSTRUCTED OF PVC SDR 23.5 PIPE AT 1.00% MINIMUM SLOPE WITH GLUED JOINTS, UNLESS OTHERWISE NOTED. REFER TO CITY OF NORTHVILLE DETAILS FOR BEDDING DETAILS.
- REFER TO CITY OF NORTHVILLE STORM SEWER DETAIL SHEETS FOR ADDITIONAL INFORMATION.

NOTES:

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NOTES:

- WHERE PAVEMENT REPLACEMENT DOES NOT IMMEDIATELY FOLLOW BACK-FILL OPERATION, A TEMPORARY SURFACING SHALL BE PLACED AS DIRECTED BY THE CITY ENGINEER.
- ASPHALT PAVEMENT SHALL MEET CURRENT M.DOT SPECIFICATIONS.
- WHEN REPLACING PAVEMENT, REPLACE IN KIND AND THICKNESS.
- THE BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 9" IN THICKNESS, AND COMPACTED WITH A MECHANICALLY OPERATED HAND-HELD VIBRATING OR IMPACT TYPE COMPACTOR. WHEN CONTROLLED DENSITY IS CALLED FOR, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- WHEN THE PATCH IS AGGREGATE AND BITUMINOUS, THE ASPHALTIC MIXTURE SHALL BE #100 OR BETTER. COMPACTION SHALL BE ACCOMPLISHED BY MEANS OF A POWERED ROLLER OR VIBRATORY COMPACTOR.
- WHEN CURB, CURB AND GUTTER, VALLEY GUTTER AND/OR SHOULDERS ARE REMOVED OR DAMAGED AS PART OF THE UTILITY CUT, THEY SHALL BE REPAIRED OR REPLACED IN KIND USING TIE BARS.
- EXCESS EXCAVATED MATERIAL SHALL BE PROMPTLY REMOVED.

UTILITY CUT AND PAVEMENT REPLACEMENT
NOT TO SCALE



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SITE UTILITY PLAN
156 N. CENTER STREET
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DATE 3/17/20	SCALE HOR: 1" = 10' VER: 1" = N/A
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DUNLAP STREET CONSTRUCTION NOTES:

3. ALL WORK WITHIN THE DUNLAP STREET R.O.W. SHALL BE TO CURRENT CITY OF NORTHVILLE STANDARDS AND SPECIFICATIONS.
2. TRAFFIC CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. ANY STRUCTURES WITHIN THE PROPOSED WORK AREA SHOULD BE ADJUSTED AND CHANGED AS NEEDED TO MATCH PROPOSED CONDITION. STRUCTURES SHALL BE REPAIRED OR RECONSTRUCTED AS NEEDED.
4. RESTORE ALL DISTURBED NON-PAVED AREAS WITH A MINIMUM 3" TOPSOIL, SEED AND MULCH.
5. MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.
6. CONTRACTOR SHALL NOT POUR CURBS AND GUTTERS UNTIL FORMS ARE CHECKED AND APPROVED BY THE CITY INSPECTOR.
7. ALL MUD AND DIRT TRACKED ONTO EXISTING ROADS FROM THIS SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
8. "PROPER SIGNING" IS REQUIRED BEFORE ANY WORK IN RIGHT-OF-WAY IS STARTED.
9. LANE CLOSURES RESTRICTED TO 9 AM TO 3 PM, MONDAY TO FRIDAY.
10. FIXED OBJECTS SHALL BE A MINIMUM 6 FEET FROM THE BACK OF THE FINISHED CURB LINE. REMOVE OR RELOCATE ALL FIXED OBJECTS PRIOR TO EXCAVATION.
11. ANY PEDESTRIAN FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) GUIDELINES.
12. EXCAVATIONS WITHIN A 1:1 INFLUENCE OF THE ROADWAY WILL REQUIRE MDOT CLASS II BACKFILL COMPACTED TO 95% MAXIMUM DENSITY.
13. MATCH AND TIE PROPOSED CURB TO EXISTING CURB. EPOXY COATED #4 REBAR REQUIRED.

GENERAL SITE NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NORTHVILLE STANDARDS AND SPECIFICATIONS.
2. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE CURRENT EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MMUTCD).
3. CONTRACTOR SHALL NOTIFY THE CITY OF NORTHVILLE A MINIMUM OF 72 HOURS PRIOR TO THE START OF ANY WORK.
4. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
6. ALL EXCAVATION UNDER OR WITHIN A 1:1 INFLUENCE OF PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II MATERIAL).
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, CURBS, WALKS, DRIVES, ETC. AS A RESULT OF HIS OPERATIONS.
8. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO THE CITY FOR REVIEW.
9. CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE DESIGN ENGINEER IF ANY CONFLICTS ARE APPARENT.

GRADING NOTES:

3. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTHVILLE.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCE ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL THE CITY INSPECTION FEES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL DURING THE PERIODS OF CONSTRUCTION. THIS SHALL BE CONSIDERED INCIDENTAL TO THE JOB.
4. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT MISS DIG (811) TO VERIFY THE LOCATION OF ANY EXISTING UNDERGROUND UTILITIES AND SHALL NOTIFY OTHER REPRESENTATIVES OF OTHER UTILITIES IN THE VICINITY OF THE WORK.
5. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
6. MANHOLE, CATCH BASIN, GATE VALVES AND HYDRANT FINISH GRADES MUST BE CLOSELY CHECKED AND APPROVED BY THE ENGINEER BEFORE THE CONTRACTOR'S WORK IS CONSIDERED COMPLETE.
7. CONTRACTOR SHALL REMOVE AND DISPOSE OF OFF-SITE ANY TREES, BRUSH, STUMPS, TRASH OR OTHER UNWANTED DEBRIS AT THE OWNER'S DIRECTION, INCLUDING OLD BUILDING FOUNDATIONS AND FLOORS. BURNING OF TRASH, STUMPS OR OTHER DEBRIS SHALL NOT BE PERMITTED.
8. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY CONTAIN TRAFFIC IN ACCORDANCE WITH "MMUTCD".
9. ALL EXCAVATIONS SHALL BE SLOPED, SHORED OR BRACED IN ACCORDANCE WITH MI-OSHA REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE AN ADEQUATELY CONSTRUCTED AND BRACED SHORING SYSTEM FOR EMPLOYEES WORKING IN AN EXCAVATION THAT MAY EXPOSE EMPLOYEES TO THE DANGER OF MOVING AROUND.
10. ALL REFERENCES TO M.D.O.T. SPECIFICATIONS ARE TO BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

PAVING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NORTHVILLE AND M.D.O.T.
2. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
3. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL SECTIONS OR BELOW SUBGRADE IN CUT SECTIONS, WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
4. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED WITH SAND OR OTHER SIMILAR APPROVED MATERIAL. BACKFILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM UNIT WEIGHT (PER ASTM D-1557) UNLESS OTHERWISE SPECIFIED.
5. BACKFILL UNDER PAVED AREAS SHALL BE AS SPECIFIED ON DETAILS.
6. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

TRAFFIC SIGNING AND STRIPING REQUIREMENTS:

1. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE CURRENT EDITION OF THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MMUTCD).
2. SIGNS SHALL BE MOUNTED ON 1 1/2" SQUARE GALVANIZED STEEL POST, WALL, OR FENCE AS NOTED ON THE PLANS.
3. STRIPING FOR HANDICAPPED (BARRIER FREE) PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED (STANDARD) PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ABUTS A NON-HANDICAPPED PARKING SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
4. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE.

GENERAL LAYOUT NOTES:

1. PLACE 1/2" EXPANSION PAPER AT ALL LOCATIONS WHERE NEW CONCRETE WALK ABUTS OR MEETS BUILDINGS, CONCRETE CURBS, EXISTING SIDEWALKS, AND RETAINING WALLS.
2. INSTALL EXPANSION JOINTS IN CONCRETE WALKS AS FOLLOWS:
 - 6' WD. SIDEWALK - 18' O.C. TYP.
 - 5' WD. SIDEWALK - 20' O.C. TYP.
 - 4' WD. SIDEWALK - 20' O.C. TYP.
 - 3' WD. SIDEWALK - 18' O.C. TYP.SEAL ALL EXPANSION JOINTS.
3. INSTALL CONTROL JOINTS IN CONCRETE WALKS AS FOLLOWS:
 - 6' WD. SIDEWALK - 6'X6' PANEL
 - 5' WD. SIDEWALK - 5'X5' PANEL
 - 4' WD. SIDEWALK - 4'X4' PANEL
 - 3' WD. SIDEWALK - 3'X3' PANELALL CONTROL JOINTS SHALL BE 1/4" WIDE AND SAWCUT TO 2" DEEP.
4. ALL CONCRETE WALKS SHALL BE BROOM FINISHED PARALLEL TO JOINTS.

CONSTRUCTION NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE CITY'S REPRESENTATIVE IMMEDIATELY.
2. CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. ALL EXISTING CONDITIONS DESIGNATED TO REMAIN WITHIN THE NEW CONSTRUCTION AREA (INCLUDING MAILBOXES) SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING DEMOLITION OPERATIONS AND THROUGHOUT CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
5. CONTRACTOR SHALL LIMIT ALL WORK AND DISTURBANCE TO WITHIN DESIGNATED PROJECT AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY DAMAGE OR DISTURBANCE OUTSIDE THESE LIMITS.
6. STREETS, SIDEWALKS AND ADJACENT PROPERTY SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE CITY.
7. ALL MATERIAL SPECIFIED TO BE REMOVED BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE PER APPLICABLE CODES AND REGULATIONS EXCEPT THAT PRIOR TO DISPOSAL OF ANY CASTINGS, SIGNS, OR POSTS THEY SHALL BE MADE AVAILABLE TO THE CITY OF NORTHVILLE FOR THE CITY'S SALVAGE YARD.
8. DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
10. DURING CONSTRUCTION THE CONTRACTOR SHALL PROVIDE WATCHMEN AND FLAGMEN AS MAY BE REQUIRED FOR THE SAFETY AND CONVENIENCE OF THE PUBLIC AND SHALL FURNISH ALL BARRICADES, SIGNS, AND LIGHTS NECESSARY TO PROTECT THE PUBLIC. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE AUTHORIZED BY THE CITY OF NORTHVILLE. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF TRAFFIC CONTROL DEVICES, CURRENT EDITION BY THE MICHIGAN DEPARTMENT OF TRANSPORTATION.

GENERAL SITE NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NORTHVILLE STANDARDS AND SPECIFICATIONS.
2. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCE ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL THE CITY INSPECTION FEES.
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[illegible]

PROJECT SPONSOR:
M ARCHITECTS
114 RAYSON ST., STE. 2C
NORTHVILLE, MI 48167

248.349.2708

NOTES AND DETAILS
156 N. CENTER STREET
NORTHVILLE, MICHIGAN

FIELD BOOK	DATE 3/17/20	SCALE HOR: 1" = N/A VER: 1" = N/A	© COPYRIGHT 2020
	DESIGNED BY SRB	JOB NO. 19125	
	DRAWN BY SRB	SHEET S-5	



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EXISTING LOOKING SOUTHEAST

IMAGE NUMBER
E-6.0



EXISTING LOOKING WEST

IMAGE NUMBER
E-3.0



EXISTING LOOKING SOUTHEAST

IMAGE NUMBER
E-8.0



EXISTING LOOKING SOUTH

IMAGE NUMBER
E-5.0



EXISTING LOOKING SOUTHWEST

IMAGE NUMBER
E-2.0



EXISTING LOOKING EAST

IMAGE NUMBER
E-7.0



EXISTING LOOKING NORTHEAST

IMAGE NUMBER
E-4.0



EXISTING LOOKING NORTHWEST

IMAGE NUMBER
E-1.0

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NORTH CENTER STREET

DUNLAP STREET



EXTERIOR LIGHT FIXTURE E1

SITE ELECTRICAL LIGHTING SCHEDULE						NOTE: EC TO VERIFY QUANTITIES PRIOR TO ORDERING
TYPE	QTY.	TYPE	INPUT WATTAGE	MANUFACTURER	MODEL	FIXTURE NOTES
E1	7	INGROUND GUDE LIGHT	38.0 W	LICMAN MASK	UMK 60685 6w LED W40 05 120 DIM	MOUNT IN CONCRETE SIDEWALK
						● = DIRECTION OF LIGHT

ISSUE DATE
09.09.19
P.C. REVIEW

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PROJECT
NEW BUILDING AND
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at
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Northville, MI 481467

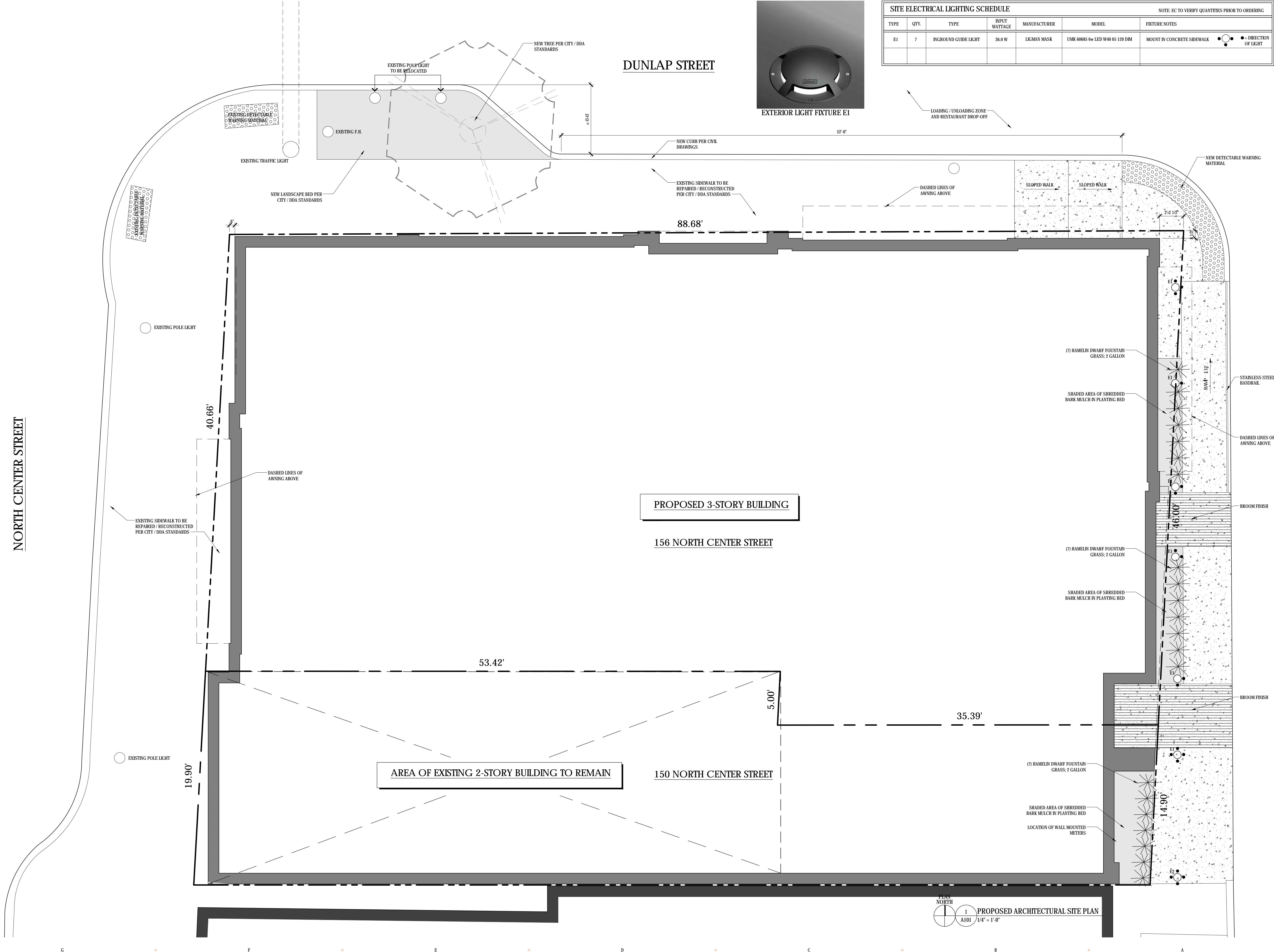
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PROJECT NUMBER
19.18

SHEET NAME
PROPOSED ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A101



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NORTH CENTER STREET

DUNLAP STREET

41'-0" OVERALL NEW BUILDING DIMENSION

86'-6" OVERALL NEW BUILDING DIMENSION

LOADING / UNLOADING ZONE
AND RESTAURANT DROP-OFF

DASHED LINES OF
AWNING ABOVE

OUTDOOR SEATING

ENTRY

DINING

HOST

BAR

KITCHEN

DINING

STAIR

ELEV.

LOBBY

CORRIDOR

ENTRY

DASHED LINES OF
CANOPY ABOVE

EXISTING DINING

EXISTING DOOR TO BE
REPLACED WITH NEW
WOOD DOOR WITH FULL
CLEAR GLASS LIFE

UP

EXISTING BUILDING GAP

OUTLINE OF EXISTING ROOF



PLAN
NORTH
1
A102 1/4" = 1'-0"
FIRST LEVEL FLOOR PLAN

STAINLESS STEEL
HANDRAIL

DASHED LINES OF
AWNING ABOVE

ISSUE DATE
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SHEET NAME
FIRST LEVEL FLOOR PLAN

SHEET NUMBER

A102

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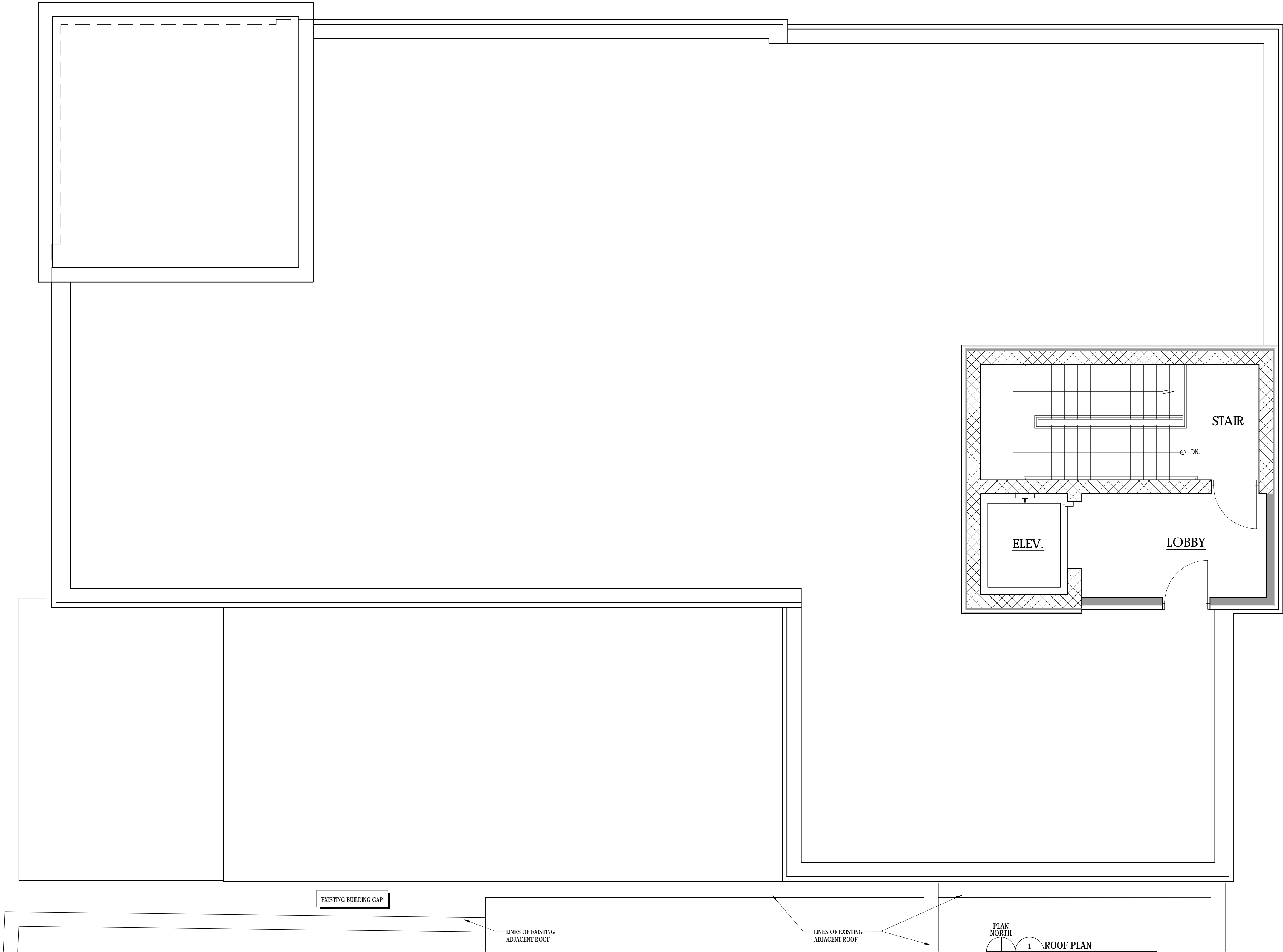
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SHEET NAME
THIRD LEVEL FLOOR PLAN

SHEET NUMBER

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SHEET NAME

ROOF PLAN

SHEET NUMBER

A105

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SHEET NAME

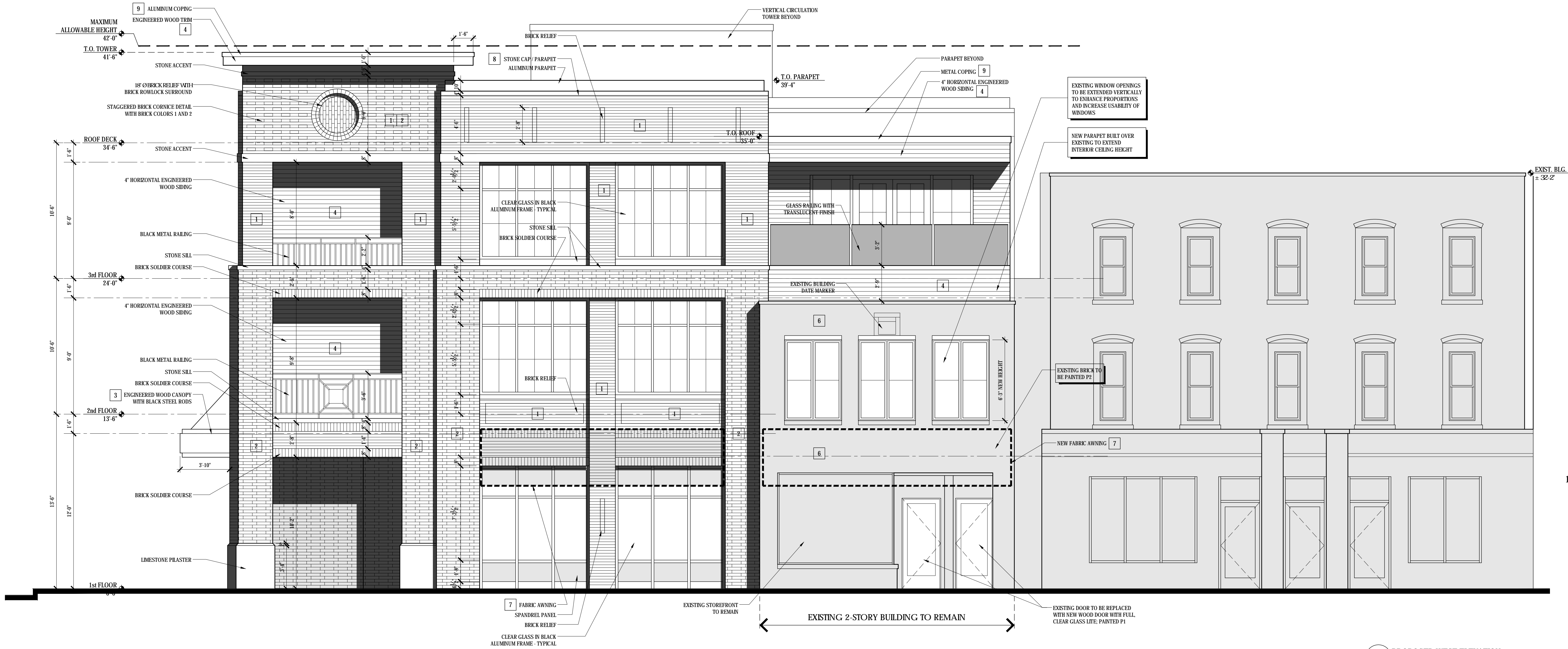
EXISTING EXTERIOR
ELEVATIONS

SHEET NUMBER

A301

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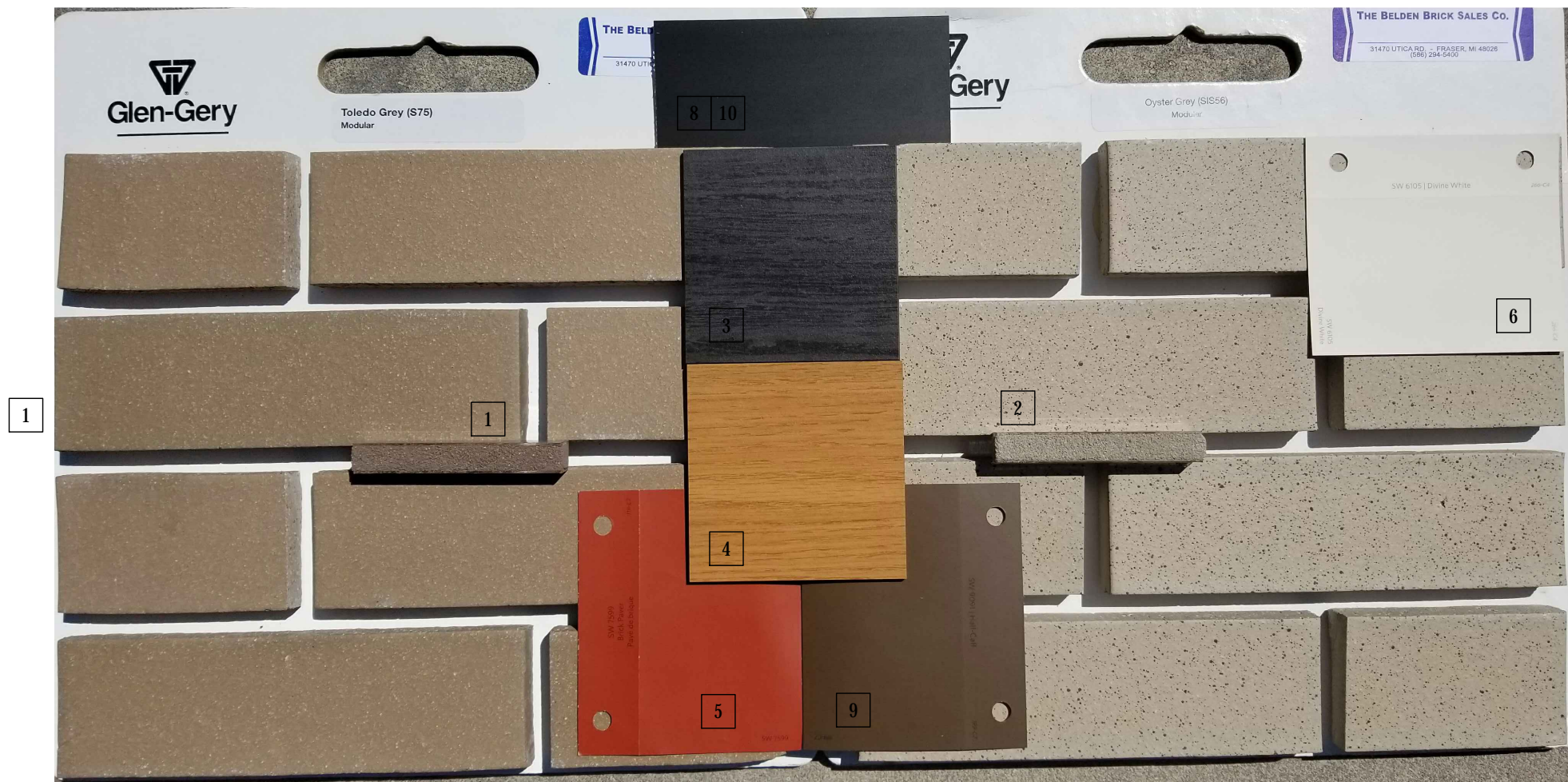
SHEET NAME
PROPOSED EXTERIOR
ELEVATIONS

SHEET NUMBER

A302

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MATERIAL LEGEND
NOT TO SCALE

MATERIAL INFORMATION	
1	BRICK 1: GLEN-GERY BRICK TOLEDO GREY S75 MODULAR GROUT 1: SOLOMON DEEP BROWN 37X
2	BRICK 2: GLEN-GERY OYSTER GREY S856 MODULAR GROUT 2: SOLOMON LIGHT BUFF 10X
3	ENGINEERED WOOD 1: SIMILAR TO TRESPA METEORA SLATE WOOD NW22ST
4	ENGINEERED WOOD 2: SIMILAR TO TRESPA METEORA HARMONY OAK NW03
5	PAINT 1: SHERWIN WILLIAMS: SW7599 BRICK PAVER
6	PAINT 2: SHERWIN WILLIAMS: SW6105 DIVINE WHITE
7	FABRIC AWNING: MATCH PAINT 1
8	ALUMINUM COPING 1: SIMILAR TO PAC-CLAD: MATTE BLACK
9	ALUMINUM COPING 2: SIMILAR TO SHERWIN WILLIAMS: SW9091 HALF-CAFF
10	WINDOW FRAMES: ANODIZED BLACK

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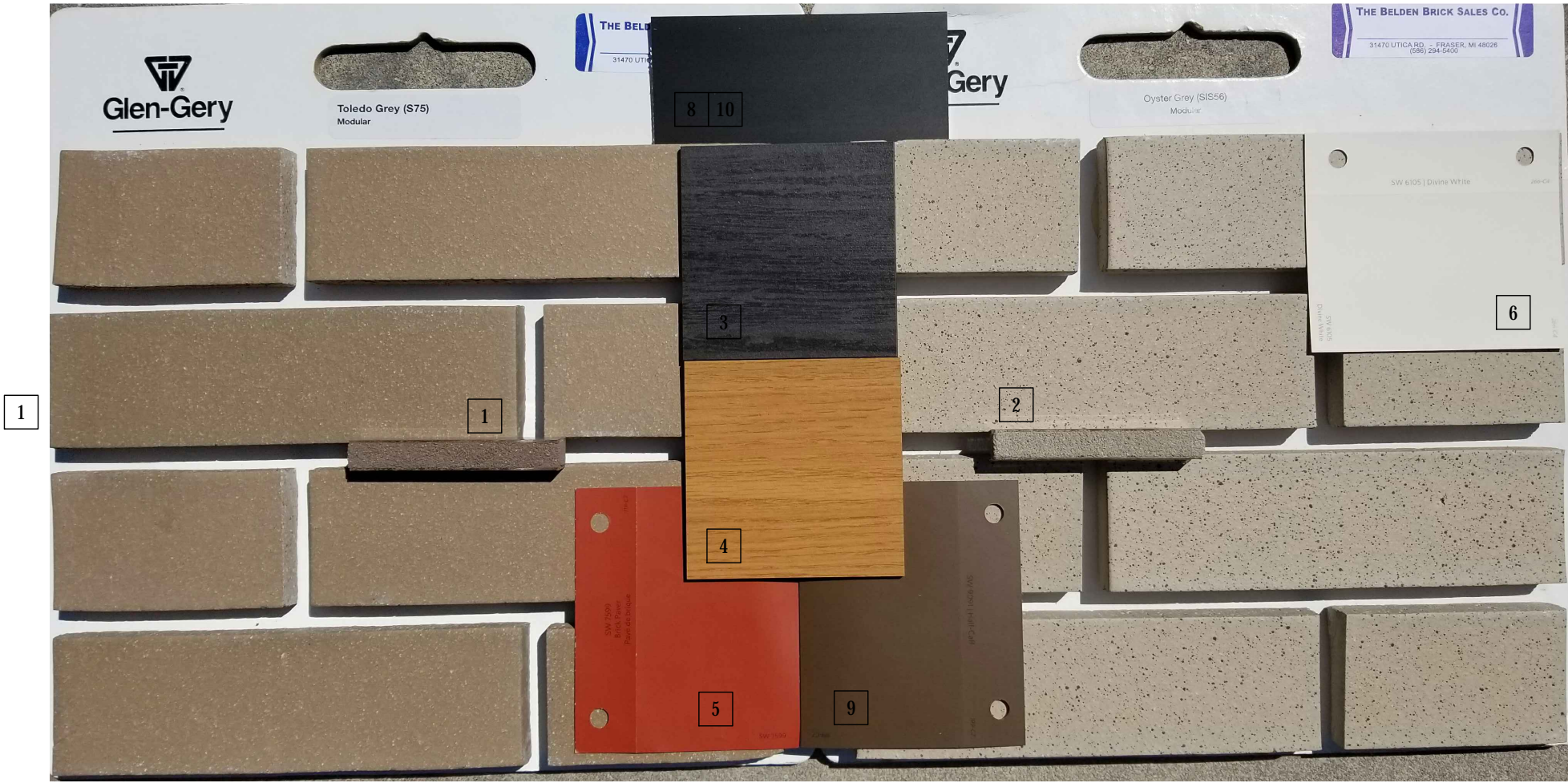
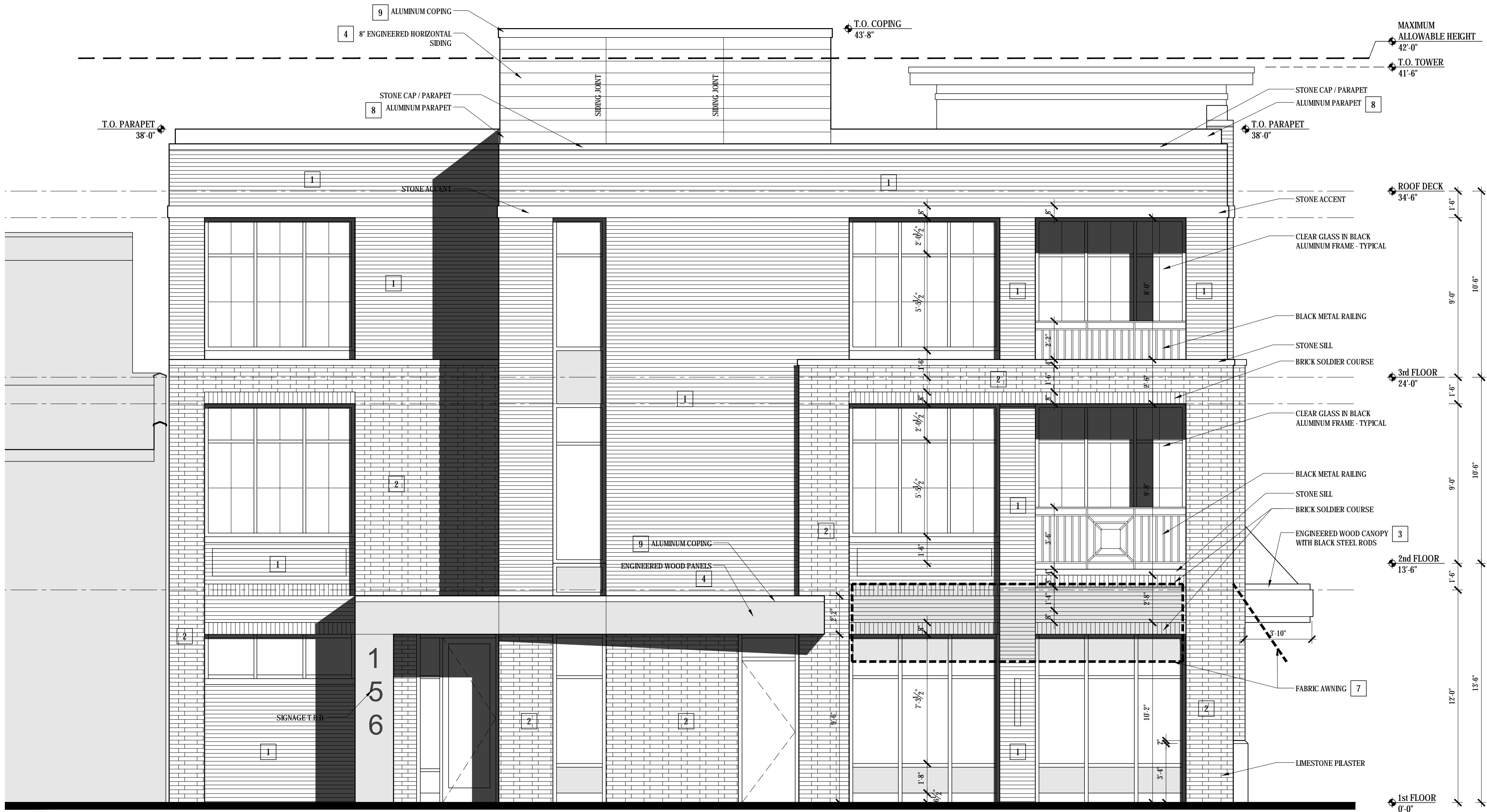
SHEET NAME
PROPOSED EXTERIOR
ELEVATIONS

SHEET NUMBER

A303

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MATERIAL LEGEND
NOT TO SCALE

MATERIAL INFORMATION

1	BRICK 1:	GLEN-GERY BRCK TOLEDO GREY S75 MODULAR
	GROUT 1:	SOLOMON DEEP BROWN 37X
2	BRICK 2:	GLEN-GERY OYSTER GREY S856 MODULAR
	GROUT 2:	SOLOMON LIGHT BUFF 10X
3	ENGINEERED WOOD 1:	SIMILAR TO TRESPA METEON SLATE WOOD NW22ST
4	ENGINEERED WOOD 2:	SIMILAR TO TRESPA METEON HARMONY OAK NW03
5	PAINT 1:	SHERWIN WILLIAMS: SW7599 BRICK PAVER
6	PAINT 2:	SHERWIN WILLIAMS: SW6105 DAVINE WHITE
7	FABRIC AWNING:	MATCH PAINT 1
8	ALUMINUM COPING 1:	SIMILAR TO PAC-CLAD: MATTE BLACK
9	ALUMINUM COPING 2:	SIMILAR TO SHERWIN WILLIAMS: SW9091 HALF-CAFF
10	WINDOW FRAMES:	ANODIZED BLACK

1
A304 1/4" = 1'-0"

PROPOSED EAST ELEVATION

NOT FOR CONSTRUCTION

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SHEET NAME
PROPOSED EXTERIOR
ELEVATIONS

SHEET NUMBER

A304

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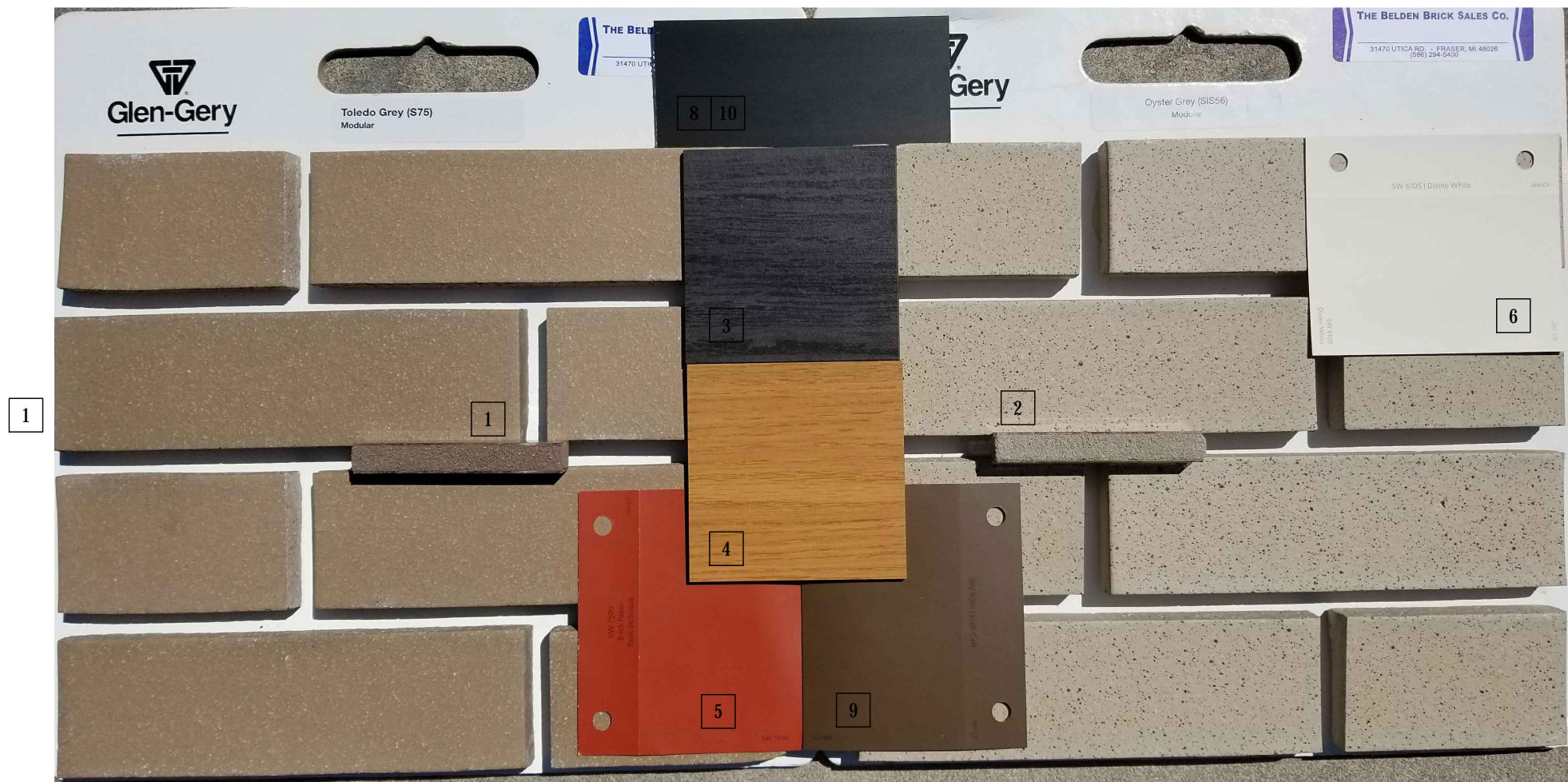
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19.18

SHEET NAME
PROPOSED EXTERIOR
ELEVATIONS

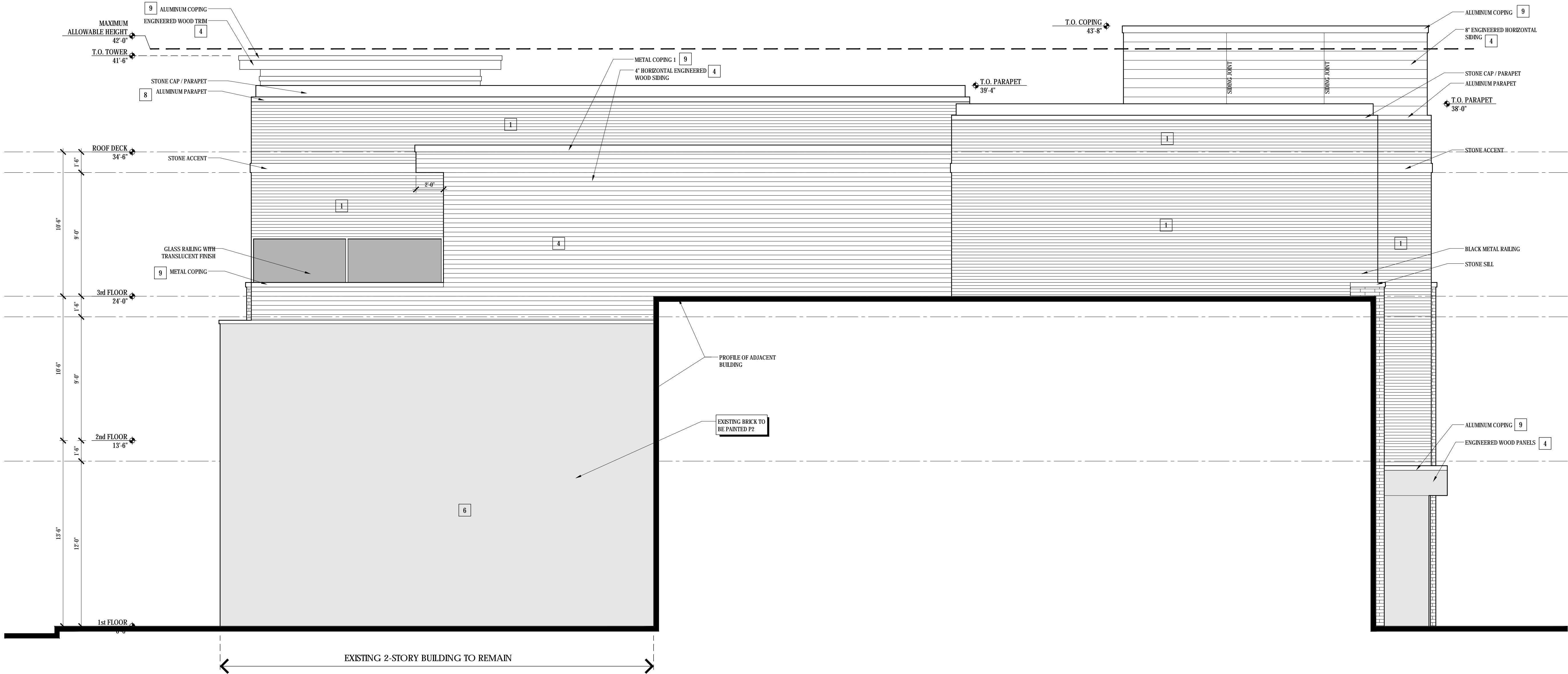
SHEET NUMBER

A305



MATERIAL LEGEND
NOT TO SCALE

MATERIAL INFORMATION	
1 BRICK 1: GROUT 1:	GLEN-GERY BRICK TOLEDO GREY S75 MODULAR SOLOMON DEEP BROWN 37X
2 BRICK 2: GROUT 2:	GLEN-GERY OYSTER GREY S856 MODULAR SOLOMON LIGHT BUFF 10X
3 ENGINEERED WOOD 1:	SIMILAR TO TRESPA METEON SLATE WOOD NW22ST
4 ENGINEERED WOOD 2:	SIMILAR TO TRESPA METEON HARMONY OAK NW03
5 PAINT 1:	SHERWIN WILLIAMS: SW7599 BRICK PAVER
6 PAINT 2:	SHERWIN WILLIAMS: SW6105 DIVINE WHITE
7 FABRIC AWNING:	MATCH PAINT 1
8 ALUMINUM COPING 1:	SIMILAR TO PAC-CLAD: MATTE BLACK
9 ALUMINUM COPING 2:	SIMILAR TO SHERWIN WILLIAMS: SW9091 HALF-CAFF
10 WINDOW FRAMES:	ANODIZED BLACK



1 PROPOSED SOUTH ELEVATION
A305 1/4" = 1'-0"