



## BELLE TIRE- BUILDING IMPROVEMENTS JSP 15-23

### **BELLE TIRE – BUILDING IMPROVEMENTS JSP 15-23**

Approval at the request of Enright Architects for approval of the Preliminary Site Plan and a Section 9 Façade Waiver. The subject property is located in Section 23, on Grand River Avenue, west of Meadowbrook Road, in the B-3, General Business District. This project consists of the replacement of virtually all façade material on the existing building and existing mansard roof material. The building improvements also include a new entry tower.

### **Required Action**

Approval of the Preliminary Site Plan and Section 9 Façade Waiver

REVIEW	RESULT	DATE	COMMENTS
Facade	Approval Recommended	03-27-15	<b>Section 9 Waiver is required for the overage of Standing Seam Metal</b>
Planning	Approval Recommended	03-31-15	Additional items to be addressed with Final Site Plan
Landscape	Approval Recommended	03-31-15	Additional items to be addressed with Final Site Plan

Motion sheet

Approval – Preliminary Site Plan and Section 9 Façade Waiver

In the matter of Belle Tire Building Improvements JSP 15-23, motion to **approve** the Preliminary Site Plan based on and subject to the following:

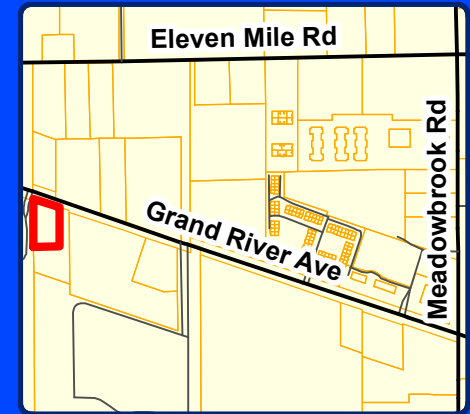
- a. To allow the overage of Standing Seam Metal on the basis that the deviation from the Ordinance is results from existing construction and does not detract for the appearance of the building. The proposed modifications represent a significant enhancement to the overall aesthetic quality of the building
- b. The plan is generally consistent with the intent and purpose of Section 5.15 of the Zoning Ordinance
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- d. *(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.)*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

# JSP15-23: Belle Tire Building Improvements

Location



**Subject  
Property**  
**Section 23**



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

Map Author: Sri Komaragiri  
Date: 04/01/2015  
Project: Belle Tire Building Improvements  
Version #: 1



1 inch = 63 feet

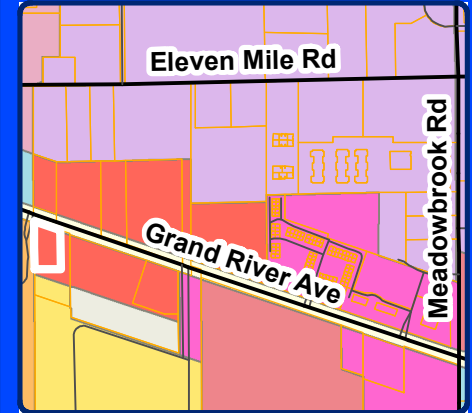
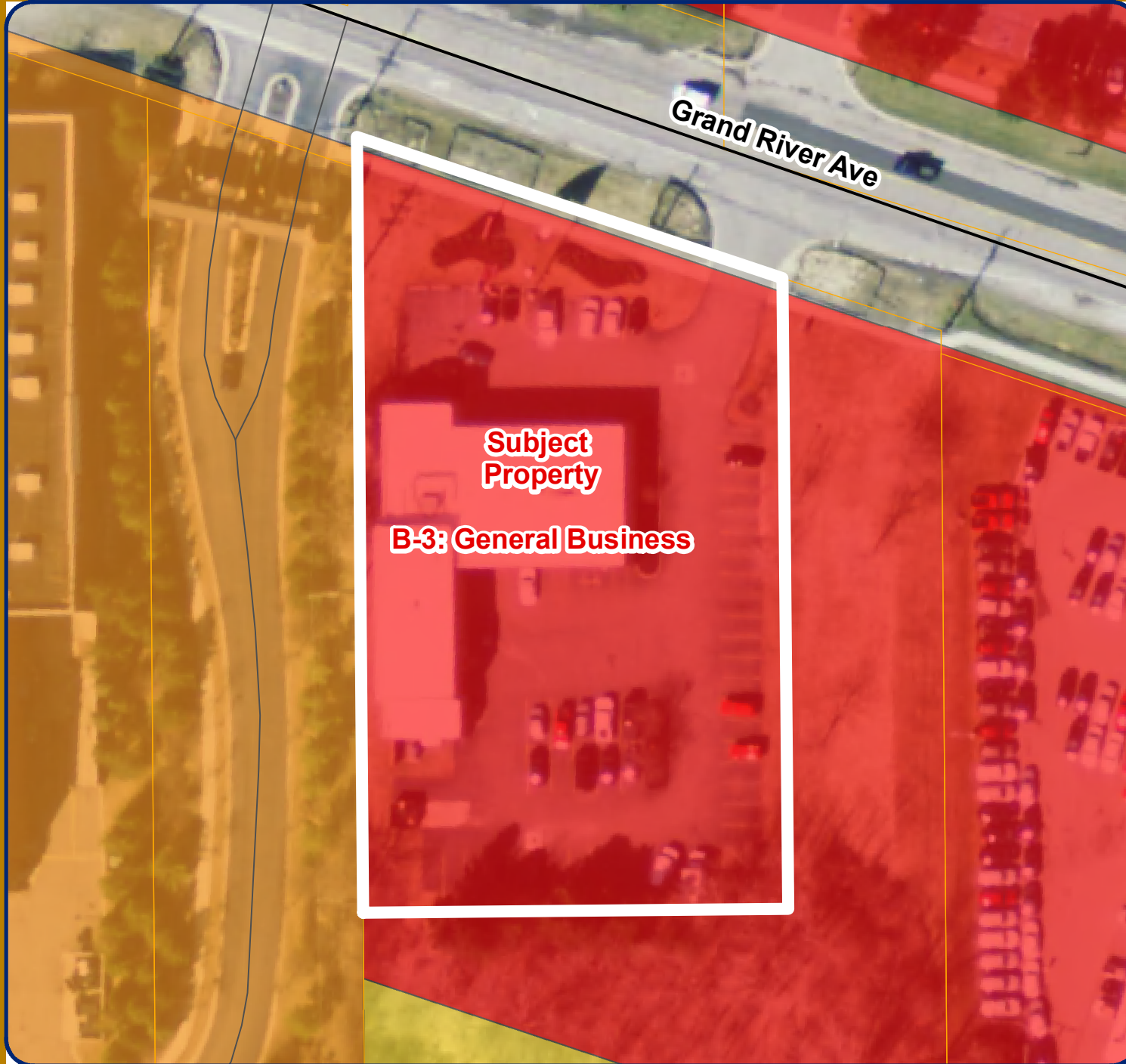


### MAP INTERPRETATION NOTICE

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# JSP15-23: Belle Tire Building Improvements

Zoning



### Legend

- RM-1: Low-Density Multiple Family
- B-3: General Business District
- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- P-1: Vehicular Parking District
- TC-1: Town Center -1 District



### City of Novi

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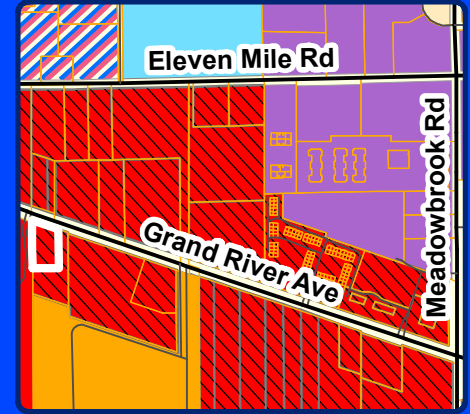
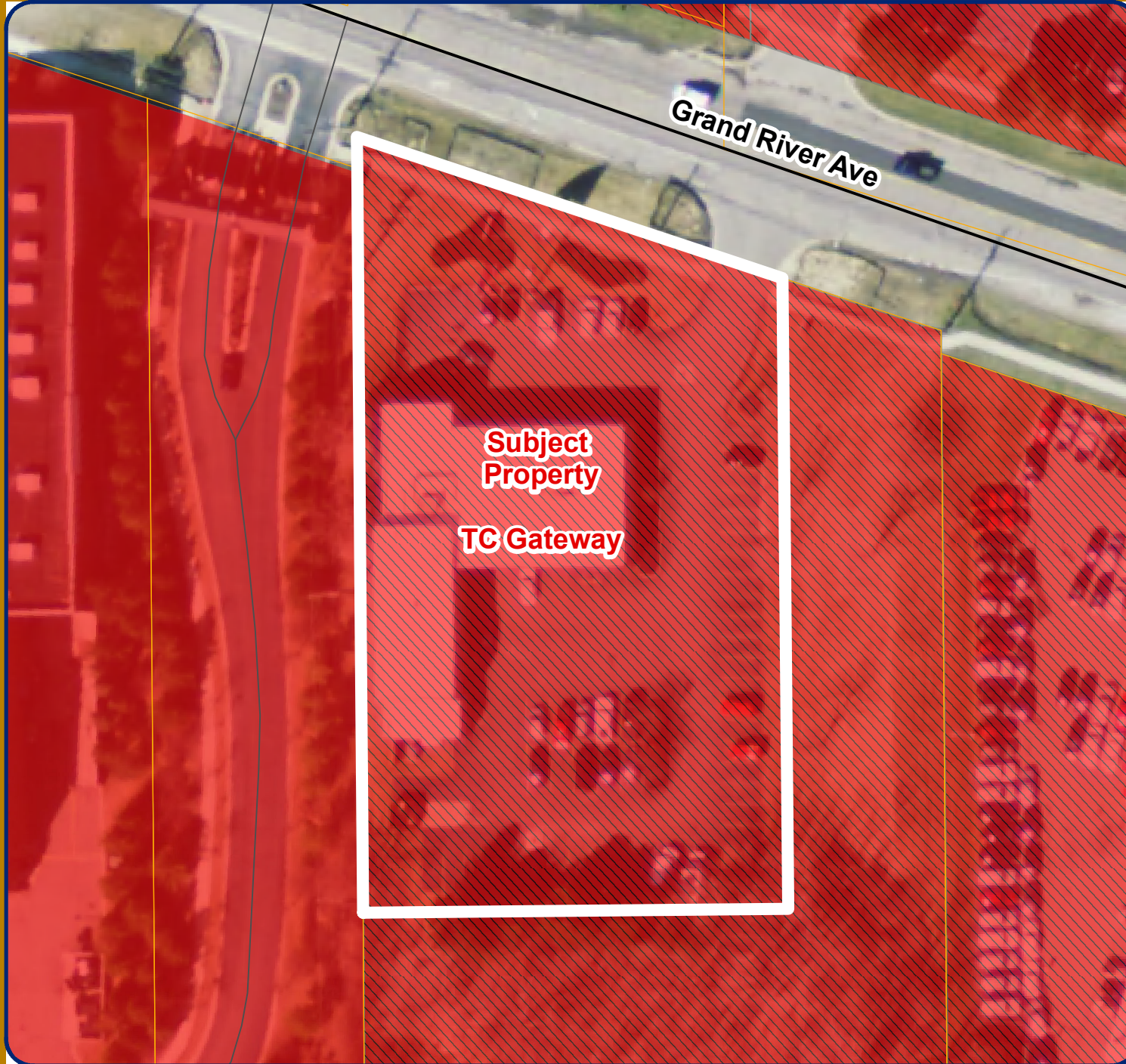


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# JSP15-23: Belle Tire Building Improvements

Future Land Use



## Legend

Future Land Use - 2010

- MULTIPLE FAMILY
- OFFICE COMMERCIAL
- INDUSTRIAL RESEARCH DEV TECH
- TC COMMERCIAL
- TC GATEWAY
- EDUCATIONAL FACILITY
- PUBLIC



## City of Novi

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City Hall / Civic Center  
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Novi, MI 48375  
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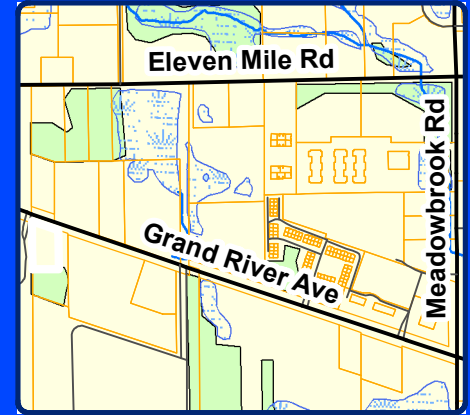
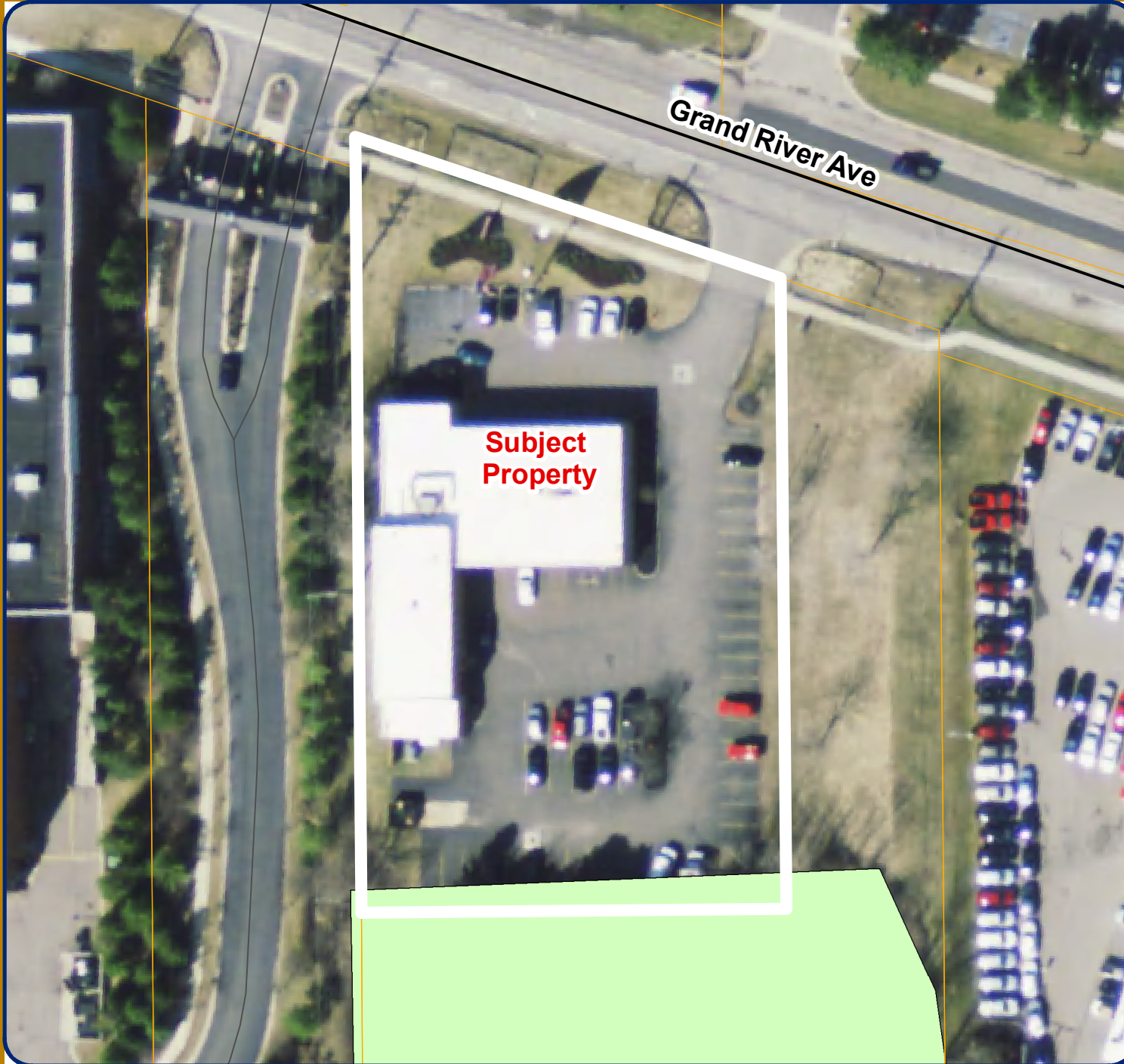


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# JSP15-23: Belle Tire Building Improvements

## Natural Features



### Legend

-  Wetlands
-  Woodlands



### City of Novi

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**SITE PLAN**

(Full plan set available for viewing at the Community Development Department.)





## BELLE TIRE - STORE 17

42409 Grand River  
Novi, MI 48379

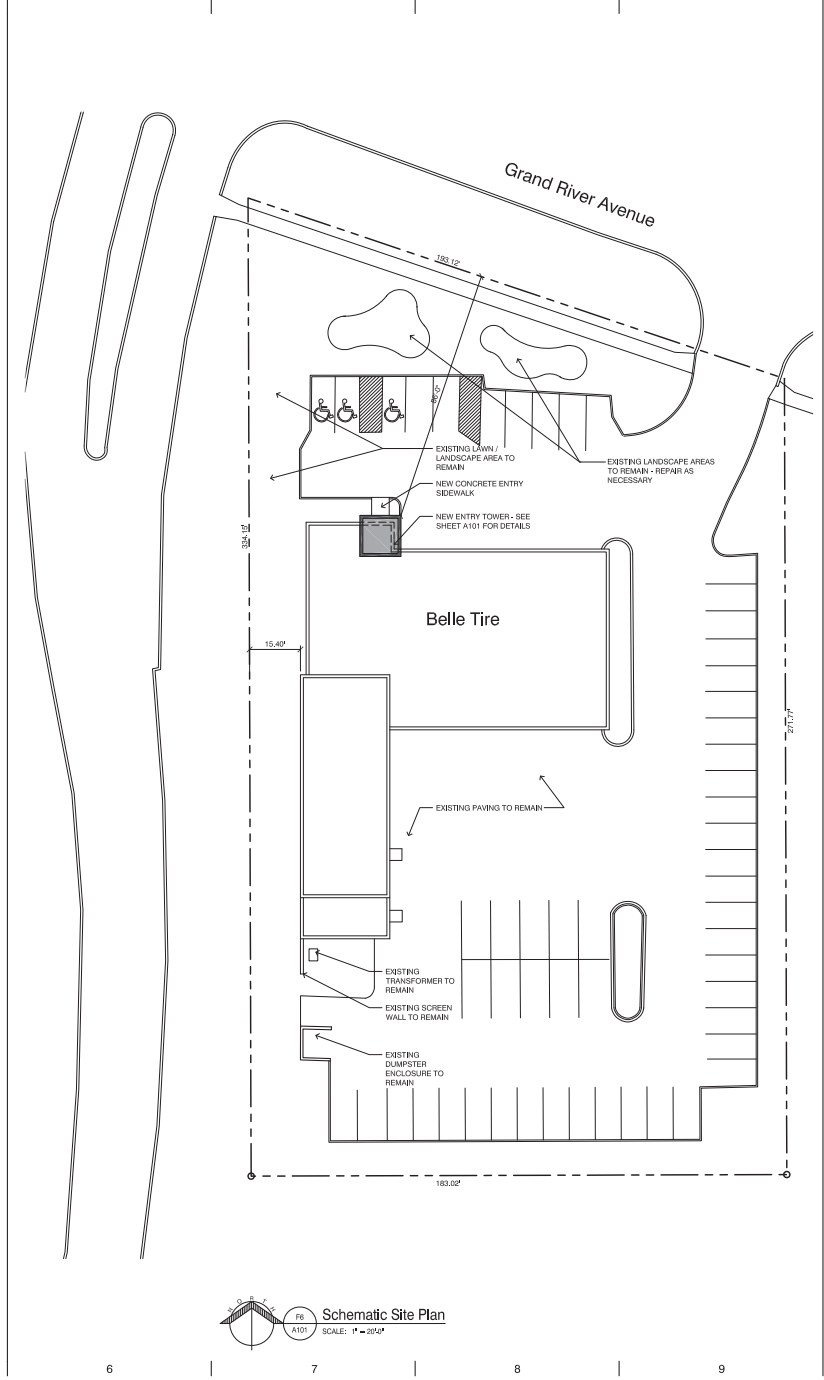
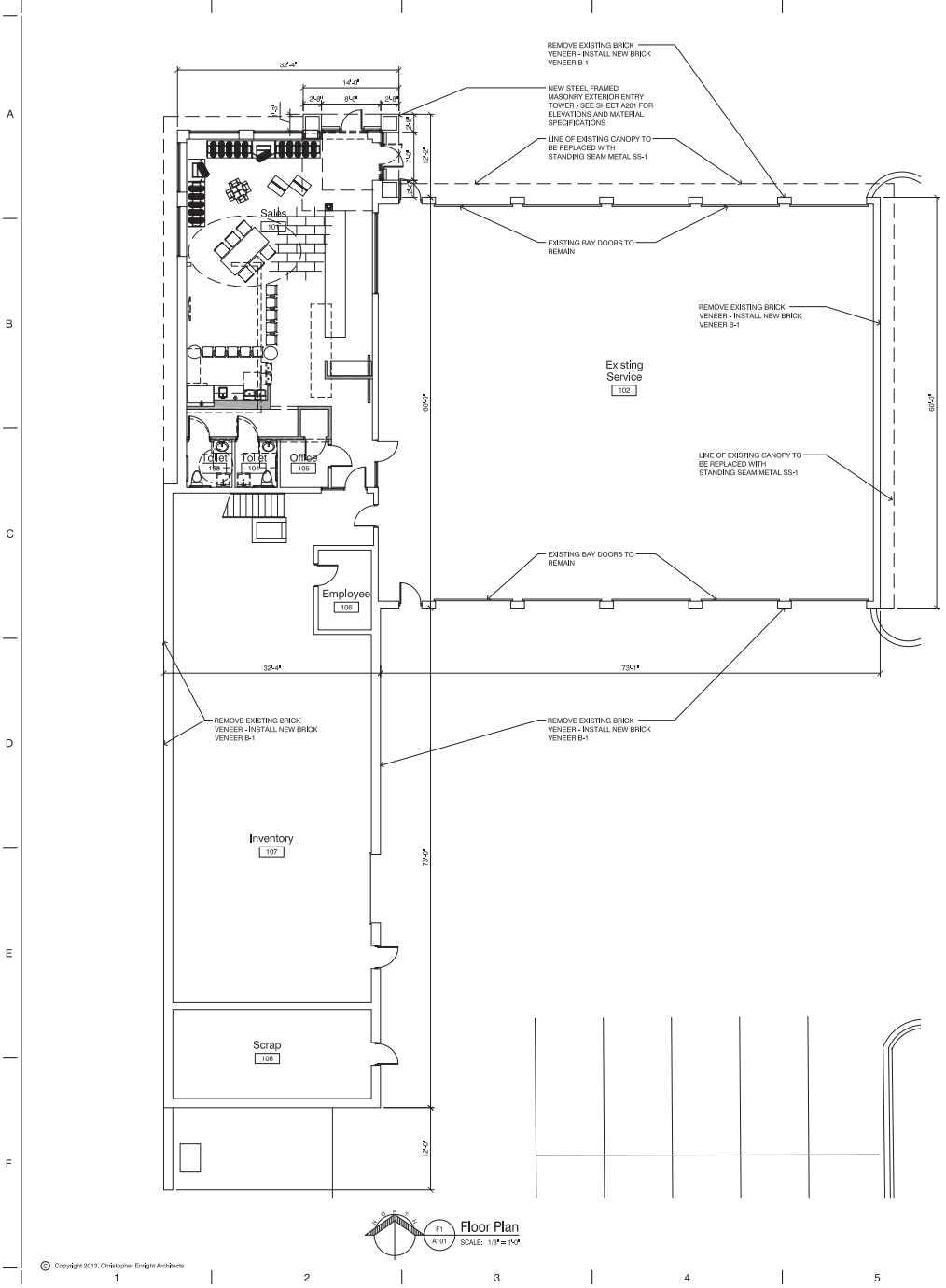
12 March 2015

PERMIT

13-000  
BELLE TIRE - STORE 17  
Site Plan (Revision: 12 March 2015)

CONSTRUCTION CODE DATA			DRAWING INDEX			NOTES		
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	MEANS OF EGRESS	TABLE 1005.1 TABLE 1005.1 1015.2.1 MBC  1016.1 MBC	32 INCHES MINIMUM CLEAR WIDTH PROVIDED  EXIT STAIR WIDTH - 48" BETWEEN HANDRAILS  TWO EXITS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING.  EXIT ACCESS TRAVEL DISTANCE USE "B" WITHOUT SPRINKLER SYSTEM = 200 FEET USE "S-1" WITHOUT SPRINKLER SYSTEM = 200 FEET	COVER 1 COVER SHEET / GENERAL INFORMATION A101 SURVEY A201 SCHEMATIC SITE PLAN, FLOOR PLAN A201 ELEVATIONS	COVER SHEET / GENERAL INFORMATION SURVEY SCHEMATIC SITE PLAN, FLOOR PLAN ELEVATIONS	<ol style="list-style-type: none"> <li>OWNER AGREES TO SEASONAL MAINTENANCE PROGRAM AND WILL REPLACE ALL DISEASED, DEAD OR DAMAGED PLANTS, REPLENISH MULCH, CONTROL WEEDS, FERTILIZE AND PRUNE BEGINNING UPON COMPLETION OF CONSTRUCTION OF LANDSCAPING</li> <li>ANY HAZARDOUS MATERIALS USED, STORED OR PROCESSED ON SITE WILL BE SUBJECT TO ALL APPLICABLE REGULATIONS.</li> <li>ALL SITE LIGHTING EXISTING TO REMAIN</li> <li>OWNER AGREES THAT PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES AND SURFACES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED. PAVING LOT STRIPING AND MARKINGS SHALL BE MAINTAINED IN A CLEARLY VISIBLE CONDITION.</li> <li>ALL SIGNAGE TO CONFORM TO THE CITY OF NOVI ZONING ORDINANCE</li> <li>HAZARDOUS MATERIALS: ALL WASTE LIQUIDS GENERATED FROM THE REPAIR OF VEHICLES IN THE FACILITY ARE TO BE CAPTURED AND DISPOSED OFF SITE BY LICENSED WASTE HAULERS. USED TIRES ARE STORED INSIDE THE FACILITY IN SPECIFICALLY DESIGNATED AREAS AND ARE DISPOSED/RECYCLED OFF-SITE BY LICENSED WASTE HAULERS. ALL LICENSES ARE AVAILABLE FOR REVIEW UPON REQUEST.</li> <li>NO VEHICLES SHALL BE LEFT OUTSIDE THE BUILDING OVERNIGHT AND THESE SHALL BE NO OUTDOOR STORAGE OF NEW OR USED AUTO PARTS.</li> <li>HOURS OF OPERATION SHALL BE LIMITED TO: MONDAY 8 A.M. TO 6 P.M. TUESDAY 8 A.M. TO 6 P.M. 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</li> <li>THE FACILITY PROVIDES FOR THE SALE, SERVICE AND INSTALLATION OF AUTOMOTIVE TIRES, INCLUDING BUT NOT LIMITED TO TIRES, CUSTOM WHEELS, ALIGNMENTS, BRAKES, BATTERIES, OIL AND LUBRICATION SERVICES, STRAPS, WINDSHIELD REPAIR. SERVICES SHALL NOT INCLUDE THE REBUILDING OF ENGINES, RECONDITIONING OF AUTOMOBILES SUCH AS COLLISION SERVICES, ETC.</li> <li>MAXIMUM NUMBER OF EMPLOYEES ON ANY SHIFT IS 10.</li> <li>ALL WORK ON VEHICLES TO OCCUR INSIDE BUILDING</li> </ol>
SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY	406.6.3 MBC	NOT APPLICABLE IN CURRENT WORK AREA	EXISTING RENOVATION	304.1 MRCEB	LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT			
GENERAL BUILDING HEIGHT AND AREA	TABLE 503 MBC  TABLE 506.2 MBC	USE "S-1" TYPE VB CONSTRUCTION MAX AREA PER STORY = 9,000 SF 2-STORY MIXED USE - NON SEPARATED (506.3 MBC)  <u>BUILDING AREA MODIFICATIONS</u> FRONTAGE INCREASE - $A_a = (A1 + (A1 \times I)) + (A1 \times I_a)$ AREA = 9,500 SF  $A1 = 9,000$ SF $F = 486$ F $P = 486$ F $W = 30$ $I = (F/P \times .25) W/30 = (360 / 480 \times .25) 30/30 = .50$ $I_a = 0$ (BUILDING IS NOT SUPPRESSED) $A_a = 9,000 + (9,000 \times .50) = 13,450$ SF $13,450$ SF > $9,500$ SF	APPLICABLE CODES	BUILDING CODE 2012 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS STRUCTURAL CODE 2012 MICHIGAN BUILDING CODE PLUMBING CODE 2012 MICHIGAN PLUMBING CODE MECHANICAL CODE 2012 MICHIGAN MECHANICAL CODE ELECTRICAL CODE STATE OF MICHIGAN ELECTRICAL CODE 2011 NEC W/ PART 8 AMENDMENTS	FIRE / LIFE SAFETY CODE 2007 NFPA 13 (FIRE SUPPRESSION) 2007 NFPA 72 (FIRE ALARM) MICHIGAN FIRE PREVENTION CODE 2006 INTERNATIONAL FIRE CODE ACCESSIBILITY BUILDING CODE 2012 MICHIGAN BUILDING CODE (CHAPTER 11) ADAAG (ADA ACCESSIBILITY GUIDELINES) 2003 ICC/ANSI A117.1 ENERGY CODE 2012 MICHIGAN BUILDING CODE (CHAPTER 13) 2009 MICHIGAN UNIFORM ENERGY CODE, PART 10a RULES 2007 ANSI / ASHRAE 90.1 GAS CODE 2009 INTERNATIONAL FUEL GAS CODE			
TYPE OF CONSTRUCTION	602.5 MBC  TABLE 601MBC  TABLE 602 MBC	TYPE IIB - TYPE IIB CONSTRUCTION ALLOW STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS TO BE CONSTRUCTED OF ANY MATERIALS PERMITTED BY 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 MBC	<b>AUTOMATIC SPRINKLER SYSTEM NOT PROVIDED</b>						
MEANS OF EGRESS	TABLE 1004.1.1	OCCUPANT LOAD  TOTAL AREA - 8,500 SF SHOWROOM (1,600 SF) - USE "BUSINESS AREAS / MERCANTILE" 1,600 SF / 100 SF/OCC = 16 OCCUPANTS INVENTORY (2,700 SF) - USE "WAREHOUSE" 2,280 SF / 500 SF/OCC = 5 OCCUPANTS SERVICE (4,900 SF) - USE "S-1" (PARKING GARAGES) 4,620 SF / 200 SF/OCC = 23 OCCUPANTS TOTAL OCCUPANTS = 44  <b>TOTAL OCCUPANTS IN FACILITY - 44 TOTAL OCCUPANTS IN WORK AREA - 16</b>						







**Christopher Enright Architects**  
A PROFESSIONAL CORPORATION

390 Park Street  
Suite 202  
Birmingham, Michigan 48009  
TEL: 248.268.8488  
FAX: 877.709.9787  
conrigh@enrightarchitects.com

Client:

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**Belle Tire Store #17  
Novi, MI**

42409 Grand River  
Novi, MI 48375

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**Schematic Site Plan  
Floor Plan**

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Notes:

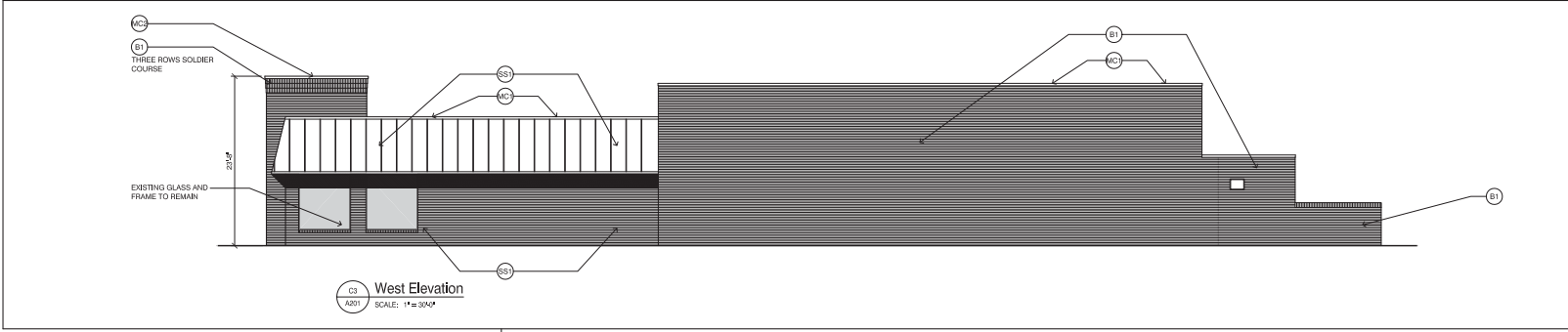
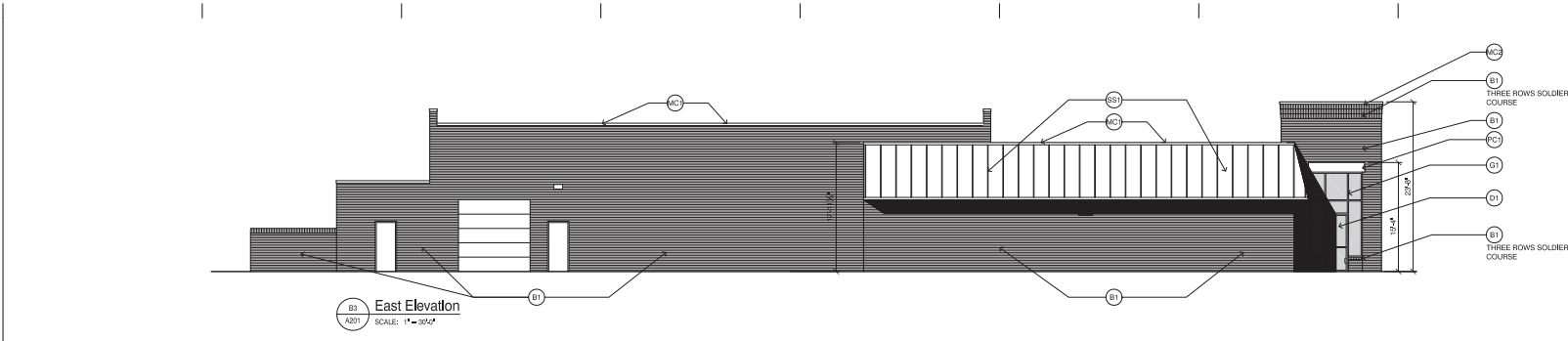
Site Plan Review: 12 March, 2015

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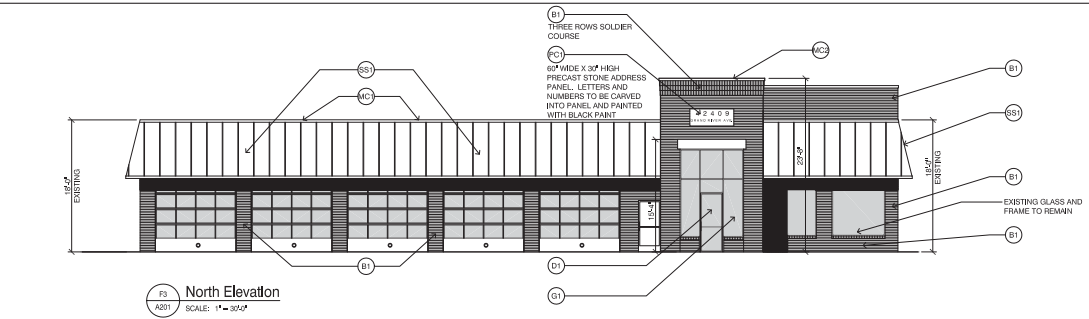
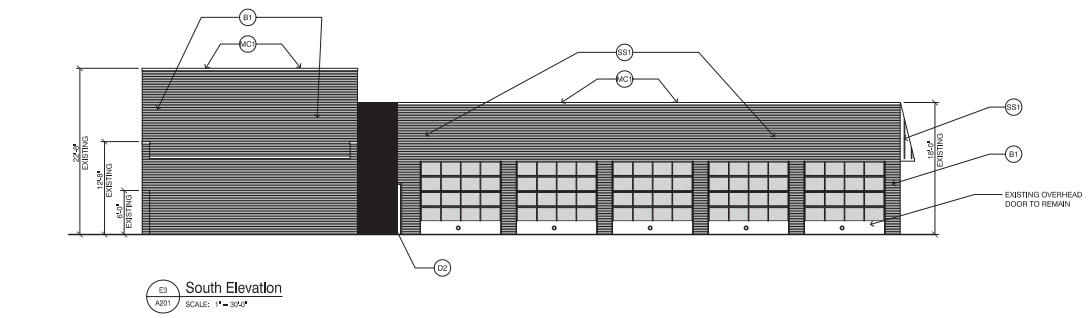
13-490

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**A 101**



EXTERIOR FINISH NOTES	
B1	CMS: CLAY BRICK "HEARTLAND WOODBURY" BY THE GLENCORY BRICK COMPANY. STANDING SEAM (NSM) PATTERN. RUNNING BOND. JOINTS: STANDARD CONCAVE GROUT JOINT. GROUT COLOR: STANDARD GRAY. W/ WATER REPELLANT PENETRATING CONCRETE STAIN BY OKON, INC. INSTALL AT NEW CONSTRUCTION AND REPLACE EXISTING BRICK.
D1	ALUMINUM FRAME ENTRY DOOR: STOREFRONT - 1" INSUL - PPG SOLARBRAND 60 SOLAR CONTROL LOW E CLEAR. LOW REFLECTIVE INSULATING GLASS - IN BRONZE ANODIZED FRAMING SYSTEM TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL PROVIDE TEMPERED GLASS AS REQUIRED.
D2	EXISTING HOLLOW METAL DOOR TO BE REPLACED IN HM FRAME. PAINT TO MATCH BUILDING
D3	GLAZING: STOREFRONT - 1" INSUL - PPG SOLARBRAND 60 SOLAR CONTROL LOW E CLEAR. LOW REFLECTIVE INSULATING GLASS - IN BRONZE ANODIZED FRAMING SYSTEM TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL PROVIDE TEMPERED GLASS AS INDICATED ON A101
EP1	EXTERIOR PAINT (EP-1): COLOR: "SRENAIDER RED" INDUSTRIAL ENAMEL BY PRATT & LAMBERT. V.J.F. ALL SUBSTRATE PRIOR TO APPLICATION
MC1	METAL COPING: FINISHED, KYMAR COLOR TO MATCH STANDING SEAM METAL ROOFING (SS1)
MC2	METAL COPING: FINISHED, KYMAR COLOR TO MATCH BRICK VENEER
PC1	PRECAST STONE MASONRY: ARCHITECTURAL CAST STONE. MASONRY PRODUCT UTILIZING PORTLAND CEMENT, COARSE AGGREGATES, FINE AGGREGATES AND PRIMITIVES AS MANUFACTURED BY ADVANCED ARCHITECTURAL STONE. COLOR: BUFT
S1	SIGNAGE - BY OTHERS. COORDINATE ELEC. RED W/ SUPPLIER - G.C. TO COORD. SUPPORT AND CONNECTION POINTS. RED AT BUILDING WITH VENDOR SIGNAGE REQUIRES SEPARATE PERMIT AND SUBMITTALS TO CITY OF FENTON.
SS1	24 GAUGE SNAP ON STANDING SEAM METAL ROOF W/ 12 5/8" PAN WIDTH AND KYMAR 200 FINISH - COLOR: "REGAL BLUE" ON SUPPLIER RECOMMENDED UNDERLAMENT ON 1/2" PLT PLYWOOD SHEATHING. SEE FINISH SCHEDULE FOR COLORS



**Christopher Enright Architects**  
A PROFESSIONAL CORPORATION

390 Park Street  
Suite 202  
Birmingham, Michigan 48009  
TEL: 248.258.8468  
FAX: 877.728.9787  
conrigh@enrightarchitects.com

**Belle Tire Store #17**  
Novi, MI

42409 Grand River  
Novi, MI 48375

Exterior Elevations

Site Plan Review: 12 March, 2015

13-490

**A 202**

**PLANNING REVIEW**



# PLAN REVIEW CENTER REPORT

March 31, 2015

## Planning Review

Belle Tire Building Improvements

JSP 15-23

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### Petitioner

Enright Architects

### Review Type

Preliminary Site Plan

### Property Characteristics

- Site Location: 42409 Grand River Ave
- Site School District: Walled Lake
- Site Zoning: B-3: General Business District
- Adjoining Zoning: TC-1 on the west; B-3 on north and east and B-3 on south
- Site Use(s): Commercial
- Adjoining Uses: Commercial on east and west; Office on north
- Site Size: Approximately 1.8 acres
- Building Size: Total 8,869 square feet
- Plan Date: 03/12/2015

### Project Summary

This project consists of the replacement of virtually all façade material on the existing building and existing mansard roof material. The building improvements also include a new entry tower.

### Recommendation

Approval of the *Preliminary Site Plan is recommended.*

### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.0 (Zoning Districts), Article 4.0(Use Standards), Article 5.0(Site Standards) and any other applicable provisions of the Zoning Ordinance.

1. Sidewalk: **Specify the width of the proposed sidewalk from the entry tower to the parking lot.**
2. Economic Impact Information: **Please provide the following in the response letter prior to Planning Commission Meeting.**
  - Total cost of the proposed building & site improvements
  - Number of anticipated jobs created (during construction & after building is occupied, if known)
3. Other Reviews:
  - a. Landscape Review: Additional comments to be addressed during Final Site Plan. Landscape recommends approval.
  - b. Facade Review: **The Planning Commission's approval for a section 9 waiver is required for the overage of Standing Seam Metal.**

**Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to Planning Commission Meeting.

**Signage**

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or [skomaragiri@cityofnovi.org](mailto:skomaragiri@cityofnovi.org).



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Sri Ravali Komaragiri – Planner

## LANDSCAPE REVIEW





# PLAN REVIEW CENTER REPORT

March 31, 2015

## Preliminary Site Plan - Landscaping

Belle Tire Addition

### Review Type

Preliminary Site Plan Landscape Review

### Project Number

JSP15-0023

### Property Characteristics

- Site Location: 42409 Grand River Ave
- Site Zoning: B-3
- Adjacent Zoning: TC-1 West, B-3 North, East and South
- Plan Date: March 12, 2015

### Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Preliminary Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

### Recommendation

**Recommend approval with condition that items below are addressed in Final Site Plans.**

## LANDSCAPE PLAN

Please add a landscape plan to the plan set that addresses the items below.

## EXISTING ELEMENTS

### Existing Soils (Preliminary Site Plan checklist #10, #17)

Please show existing soils on site – type and boundaries – on Landscape Plan or Topographic Plan

### Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

Please show existing and proposed underground and overhead utilities on Landscape Plan.

### Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. No woodland trees exist on site.
2. Please show and label existing vegetation.

### Existing Trees Protection (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2) )

Add tree protection fencing for landscaping in area of work

### Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

Please indicate what trees in work area will be saved/removed.

## LANDSCAPING REQUIREMENTS

### Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

1. No berm will be required at this time as attractive existing landscaping would be lost.
2. Please add at least 3 ornamental trees in front setback to replace those missing from original approved plan (dated 8-2-90).

### Parking Lot Landscape (Zoning Sec. 5.5.3.C.)

No changes required.

### Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

No changes required.

### Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. No changes required.
2. Please protect existing foundation landscaping and replace any landscaping damaged during construction.

## OTHER REQUIREMENTS

### Plant List (LDM 2.h. and t. and 3.b.c.)

Please provide plant list per Landscape Design Manual requirements.

### Planting Notations and Details (LDM 2)

1. Please provide planting notes and details per Landscape Design Manual.
2. If desired, applicant can include City of Novi standard landscape detail sheet, which will be provided upon request.

### Cost estimates for Proposed Landscaping (LDM 2.i.)

Include cost estimates for plantings, per the Landscape Design manual and the City of Novi fee schedule <http://cityofnovi.org/City-Services/Community-Development/Fees/Planning/FeeSchedule-OtherReviewFees.aspx>

### Corner Clearance (Zoning Sec 5.9)

Please show corner clearance triangle on plan.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).

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Rick Meader – Landscape Architect

FACADE REVIEW



March 27, 2015

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

**Re: FACADE ORDINANCE - Facade Review – Preliminary Site Plan**  
**Bell Tire Renovation, PSP15-0023**  
 Façade Region: 1, Zoning District: B-3, Building Size: 8,869 S.F.

Dear Ms. McBeth;

The following is the Facade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Christopher Enright Architects, dated 3/12/15. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	North (front)	South	East	West	Ordinance Maximum (Minimum)
Brick (existing)	34%	100%	75%	80%	100% (30%)
Standing Seam Metal (existing, repainted)	<b>66%</b>	0%	25%	20%	25%

As shown above the percentage of Standing Seam Metal exceeds the maximum amount allowed by Façade Ordinance on the north facade. This project consists of the replacement of virtually all façade material on the existing building. This application has therefore been treated as a new structure with respect to the Façade Ordinance. The color sample board provided indicates that the “royal blue” color proposed for the standing seam roof is consistent with Section 15.5.2 regulating color.

**Recommendation** - The proposed modifications represent a significant enhancement to the overall aesthetic quality of the building. The deviation from the Ordinance is results from existing construction and does not detract for the appearance of the building. It is our recommendation the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of Standing Seam Metal. The drawings show no roof equipment screening. It should be noted that all roof top equipment must be screened form all vantage points both on and off site with compliant materials.

**Notes to the Applicant:** Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. 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. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,  
DRN & Architects PC

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

Douglas R. Necci, AIA

RESPONSE LETTER

# CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

Sri Ravali Komaragiri  
Staff Planner  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

April 1, 2015

RE: Belle Tire  
42409 Grand River Avenue  
City of Novi File JSP 15-23

Dear Sri,

Pursuant to your review letter dated March 31<sup>st</sup>, I offer the following responses:

- The proposed sidewalk width to the new north entry door is to be 6' wide and constructed of poured concrete.
- The total cost of all building improvements is anticipated to be approximately \$250,000.
- Total construction jobs created is anticipated to be approximately 10.
- Please see attached pdf files of drawings submitted.
- We can provide colored renderings to your office at a later date, but are not able to create them by today.
- All landscape requirements will be shown on the final site plan.

Best Regards,

**CHRISTOPHER ENRIGHT - ARCHITECT, P.C.**

A handwritten signature in dark ink, reading "Chris Enright", is written over a horizontal line. The signature is fluid and cursive.