

NOTE:
REPLACE, RESTORE ALL CONC. SIDE WALK THAT ARE AFFECTED BY THIS
CONSTRUCTION AS DIRECTED BY THE CITY OF LIVONIA ENGINEER.

EAST GRAND BLVD

ZONING
B4

JOHN R STREET

JOHN R STREET

EX. 20 FT
CONC.
APPROACH

SITE PLAN

SCALE: 1"=20'-0"

COLORFAST CONC. W BRICK
ETCHED EXTERIOR TO MATCH
BUILDING MATERIAL

CLASS A CONCRETE
3500 PSI AT 28 DAYS
TYPICAL

NOTES: 1. SPECIFICATIONS SHOWN CAN BE CHANGED BY COMPANY.
2. FOOTING WIDTH TO BE 4 X POST WIDTH.

FENCE SECTION ELEVATION 3 FT H.
N.T.S.

4"PRE-CAST
CONC. CAP
STRIP W/45
DEG. ANGLE

SPLIT FACE 8"
BLOCK WALL

— 4" BARS 2'-0"
O.C. EVERY
OTHER BAR
BENT INTO
CONC. SLAB

12" X 42"
(MIN.) CONC.
TRENCH
FOOTING W/
(2) #5 BARS
TOP AND
BOTTOM

NEW WALL SECTION
N.T.S.

#6526 JOHN R ST., Detroit, MI, 48202
N E MILWAUKEE N 33 FT OF LOTS 21 THRU 23 FRISBIE & FOXENS SUB OF PT FCL SEC 31 L6
P78 PLATS, W.C.R.1/99 101.60X33
Parcel # 01001901-2

ZONING INFORMATION:

ADDRESS: 3037 E. GRAND BLVD DETROIT, MI 48202

ZONE DISTRICT:

PRIMARY USE(S):

ZONE LOT SIZE (GROSS AREA):

GROSS FLOOR AREA

B-4

GAS STATION
CARRY-OUT

20,592 SF (0. AC)

4,536 SQ.FT

BUILDING HEIGHTS, STORES (OWNERS):

LANDSCAPE AREA (GROSS AREA):

1 STORY, 20 FT HIGH

1,957 SF

STANDARD PARKING SPACES

ACCESSIBLE PARKING SPACES

TOTAL PARKING SPACES

PROVIDED: 21

REQUIRED: 22

PROVIDED: 1

REQUIRED: 1

PROVIDED: 21

REQUIRED: 22

LEGAL DESCRIPTION

#3037 & 3035 E Grand Blvd, Detroit, MI, 48202

S E GRAND BLVD 283-284 FRISBIE & FORDS LE P78 PLATS, W C R 1/99 71.60 & 175.61
Parcel # 0100935.

S E GRAND BLVD 1/2 281 282 FRISBIE & FORDS LE P78 PLATS, W C R 1/99 45 X 177
parcel # 0100934.

SITE PLAN GENERAL NOTES

1. THE INTENT OF THE PLANS IS TO SHOW THE GENERAL SCOPE OF THE WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITY.

2. VERIFY EXACT LOCATION OF ALL UTILITIES IN FIELD. THIS DRAWINGS IS NOT TO BE USED AS A UTILITY REFERENCE.

3. VERIFY ALL DIMENSIONS SHOWN FOR THE NEW BUILD-OUT.

4. NOTIFICATION OF DISCREPANCIES SHOULD BE ISSUED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

5. COMPLY WITH ALL LOCAL, STATE, NATIONAL, AND FEDERAL SAFETY REQUIREMENTS. CONSULT WITH GOVERNING AGENCY NOTIFICATION REGULATIONS BEFORE COMMENCING DEMOLITION. COMPLY WITH ALL HAULING AND DISPOSAL REGULATIONS OF AUTHORIZED JURISDICTION.

BUILDING CODE ANALYSIS

JURISDICTION:

CITY OF DETROIT, MI

GOVERNING CODE:

-2021 MICHIGAN BUILDING CODE.

-2021 MICHIGAN PLUMBING CODE.

-2021 MICHIGAN MECHANICAL CODE.

-2021 MICHIGAN ELECTRICAL CODE.

-2018 NFPA 1 FIRE CODE.

-2015 MICHIGAN UNIFORM ENERGY CODE

-MICHIGAN BARRIER FREE ACCESSIBILITY COMPLIANCE PER 2010 ICC/ANSI A117.1.

USE GROUP:

M(MERCANTILE) (RETAIL STORE, CARRY-OUT)

CONSTRUCTION TYPE:

SECTION 601-BATTLE 601 TYPE III-B

ALLOWABLE BUILDING AREA:

BUILDING SF. (TABLE 506.2) 12,500 S.F.
(NS) PROVIDED 4,536 S.F.

TOTAL BUILDING AREA:

4,536 S.F.

ALLOWABLE HEIGHT:

2 STORIES PROVIDED 1STORY

OCCUPANT LOAD:

TABLE 1004.5 MERCANTILE 60 GROSS
2184 sq ft = 60

KITCHENS, COMMERCIAL STORAGE

396 sq 200 = 2
1956 sq 400 = 5

TOTAL OCCUPANTS LOAD

=43

PER OCCUPANT: TABLE 1006.2.2 - 2 IN. PER OCCUPANT OR 36" MIN. MINIMUM 1' EXITS REQUIRED (3) PROVIDED

MAX. TRAVEL DISTANCE REQUIRED (TABLE 1006.2.1) (NS)

75 FEET

MAX. TRAVEL DISTANCE PROVIDED

60 FEET

ZONE DISTRICT: SD-2

NOTE:
TANK, PUMPS AND CANOPY INSTALLER TO SECURE THEIR OWN PERMIT

NSI CONSTRUCTION INC.
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**A & M
CONSULTANTS**

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PROJECT:
CONSTRUCTION
3037 E GRAND BLVD.
Detroit, MI.48202

CLIENT:
MCORP 3037 E
GRAND BLVD
LLC.
12958 Michigan Ave,
Dearborn, MI. 48126
Issued:

05 / 28 / 2026
08 / 26 / 2026

NOTE:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

SHEET# TITLE:

SITE PLAN

SCALE:

$$1'' = 20' - 0''$$

PROJECT NUMBER:
25-68

SHEET NUMBER:

AS100

SEAL:

