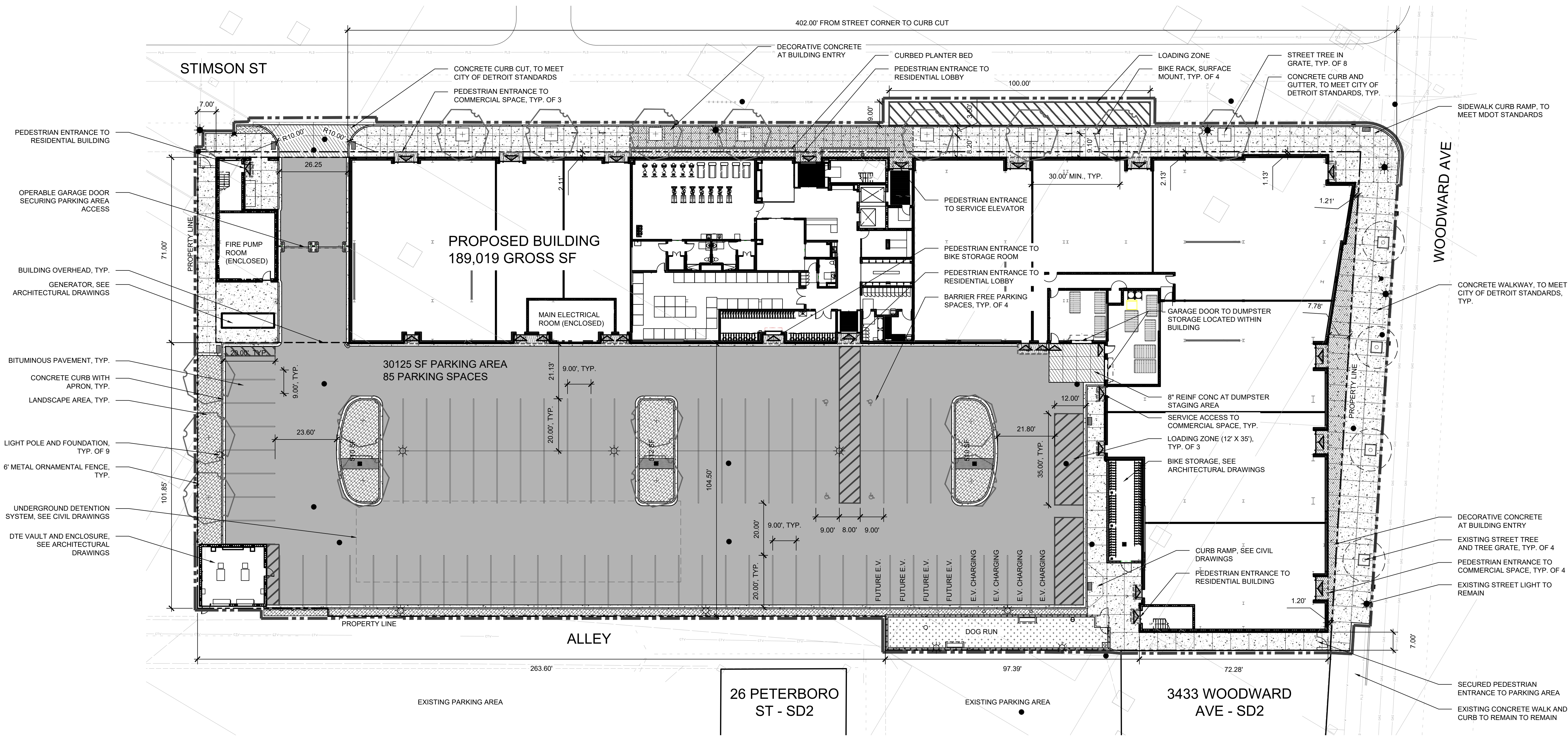
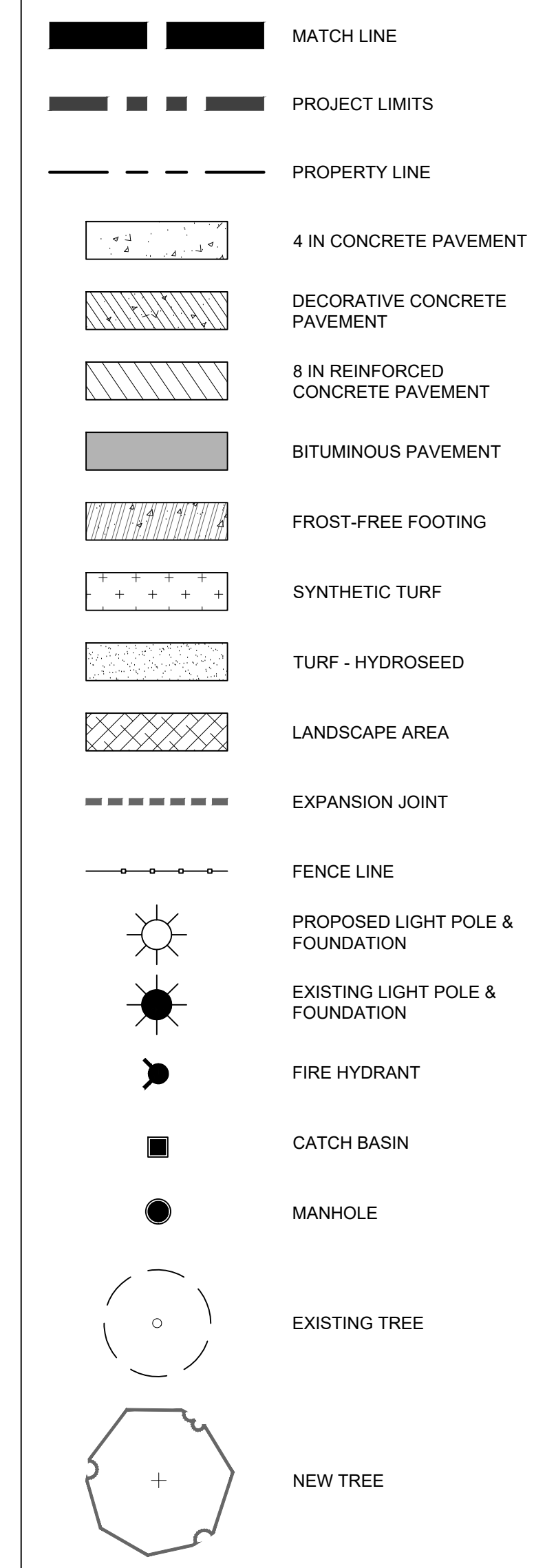


3501 WOODWARD AVE - SD2



LEGEND



NOTES

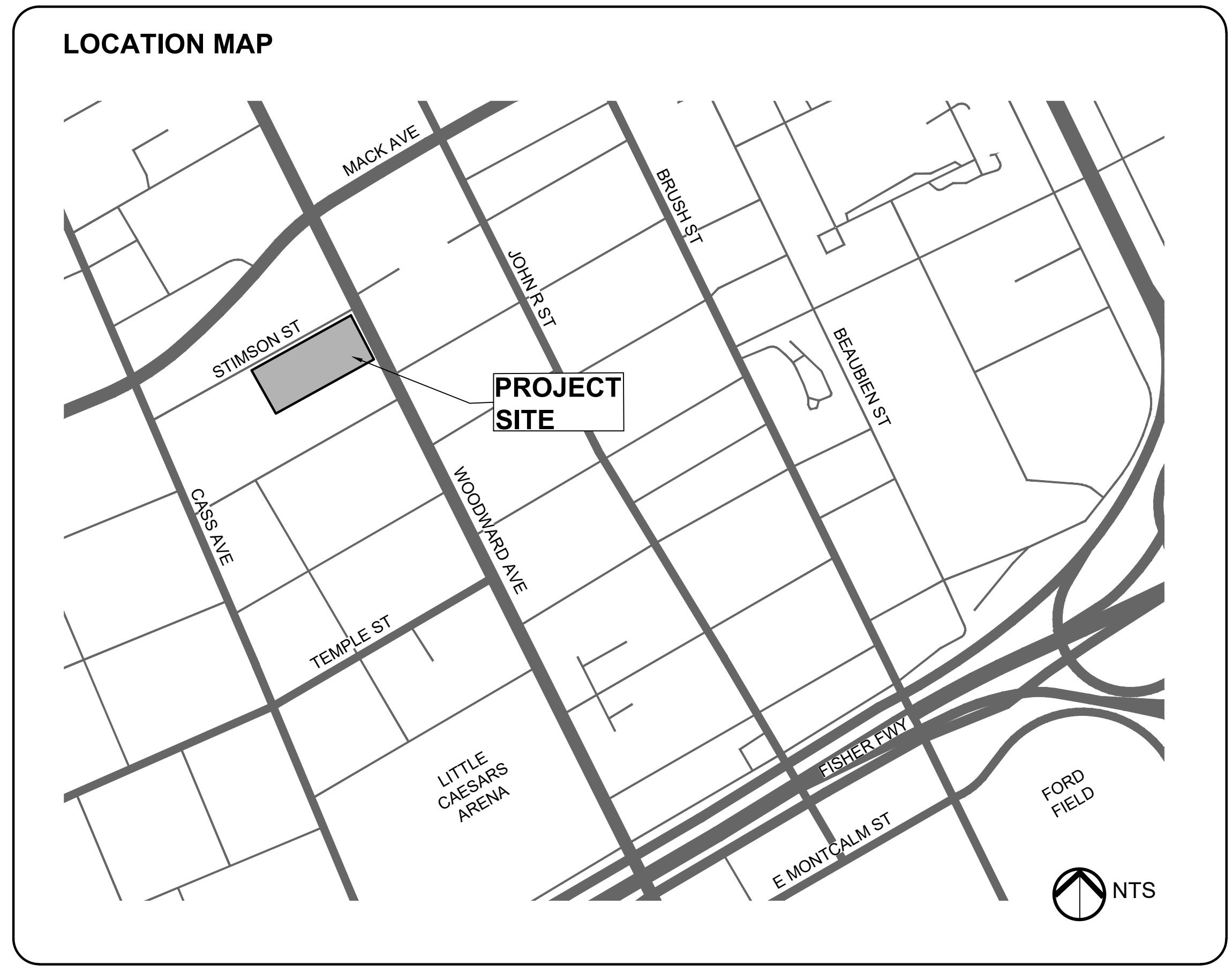
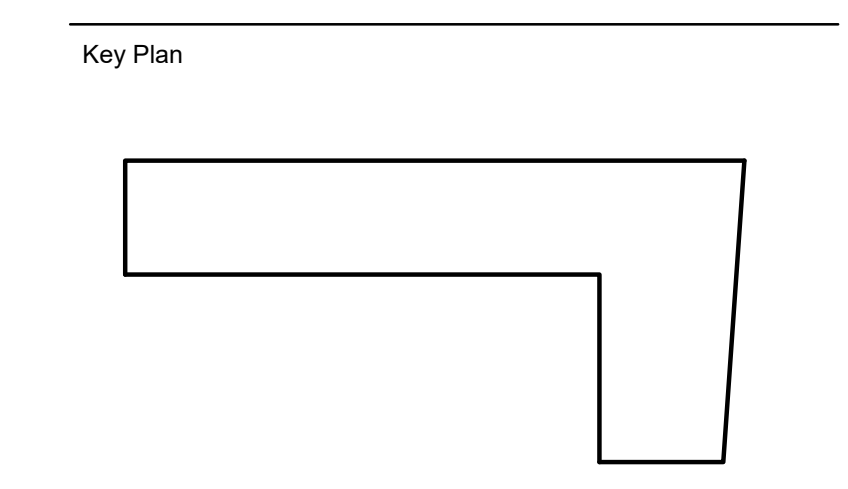
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DEVELOPMENT SUMMARY	
BUILDING	
1ST FLOOR (WOODWARD FRONTAGE)	COMMERCIAL SPACE - 12,620 SF (2) TENANTS MINIMUM
1ST FLOOR (STIMSON FRONTAGE)	COMMERCIAL SPACE - 12,120 SF (2) TENANTS MINIMUM
UPPER FLOORS	204 DWELLING UNITS
LOT SIZE	1.87 ACRES (81,457 SF)
LOT COVERAGE	
MAX. ALLOWABLE	NO REQUIREMENT FOR MIXED USE IN SD 2
ZONING	
SITE	SD2 - SPECIAL DEVELOPMENT DISTRICT - MIXED USE
ADJACENT SITES	SD2 - SPECIAL DEVELOPMENT DISTRICT - MIXED USE
BUILDING SETBACKS	
NOTE:	GIVEN CORNER CONDITION, IT IS ASSUMED WOODWARD AND STIMSON ARE BOTH TREATED AS PROPERTY "FRONTS"
FRONT SETBACK: REQUIRED	ALIGNED WITH ADJACENT BUILDING OR 20'-0" MAX. WHICHEVER IS LESS
PROVIDED	WOODWARD - ALIGNED WITH ADJACENT BUILDING STIMSON - 2'-1"
SIDE SETBACK: REQUIRED	NO REQUIREMENT
PROVIDED	WEST - 7'-0" SOUTH - 7'-0"
REAR SETBACK: REQUIRED	MIN. 10'-0" IF ALLEY IS PRESENT
PROVIDED	WEST - 97'-5" SOUTH - 101'-10"
BUILDING HEIGHT	
MAX. ALLOWABLE	74'-0"
PROVIDED	66'-11", 5 STORIES
PARKING LOT	
SCREENING REQUIRED	NONE - NOT VISIBLE FROM R.O.W.
PROVIDED	NONE - NOT VISIBLE FROM R.O.W.
INTERIOR LANDSCAPING REQUIRED	1530 SF (185' X 85' PARKING SPACES)
PROVIDED	1532 SF
PARKING REQUIREMENTS	
TYPICAL PARKING SPACE	9' X 20'
COMMERCIAL PARKING	
REDUCTIONS	-3,000 SF CREDIT FOR MIXED USE OR COMMERCIAL RETAIL SPACE IN SD2 DISTRICT -25% REDUCTION IN PARKING FOR 1/4 MILE PROXIMITY TO LIGHT RAIL
RETAIL PARKING REQUIRED	1 SPACE / 200 SF 82 (21,740 SF / 200 SF, REDUCED BY 25%)
RESIDENTIAL PARKING	
REDUCTIONS	-RATIO OF .75 SPACE PER UNIT FOR 1/4 MILE PROXIMITY TO LIGHT RAIL
RESIDENTIAL PARKING REQUIRED	.75 SPACES / UNIT 153 (204 UNITS X .75)
TOTAL PARKING REQUIRED	235 SPACES
TOTAL PARKING PROVIDED	235 SPACES (85 ON SITE, 150 IN ADJACENT PARKING DECK VIA AGREEMENT)
LOADING REQUIREMENTS	
TYPICAL LOADING SPACE	12' X 35'
TOTAL LOADING REQUIRED	3 SPACES
TOTAL LOADING PROVIDED	3 SPACES

PROJECT CLOSE-OUT	08/26/2022
BULLETIN #2	11/05/2020
BULLETIN #1	10/14/2020
PRICING / PERMIT SET	07/10/2020

Project
WOODWARD WEST
3439 Woodward Ave, Detroit, MI 48201

Drawing Title
GENERAL DEVELOPMENT PLAN

Project Number: 2019067.00
Drawn By: DQ Approved By: MS
Scale: 1 INCH = 20 FEET

Signature: _____
Drawing No:
L002

