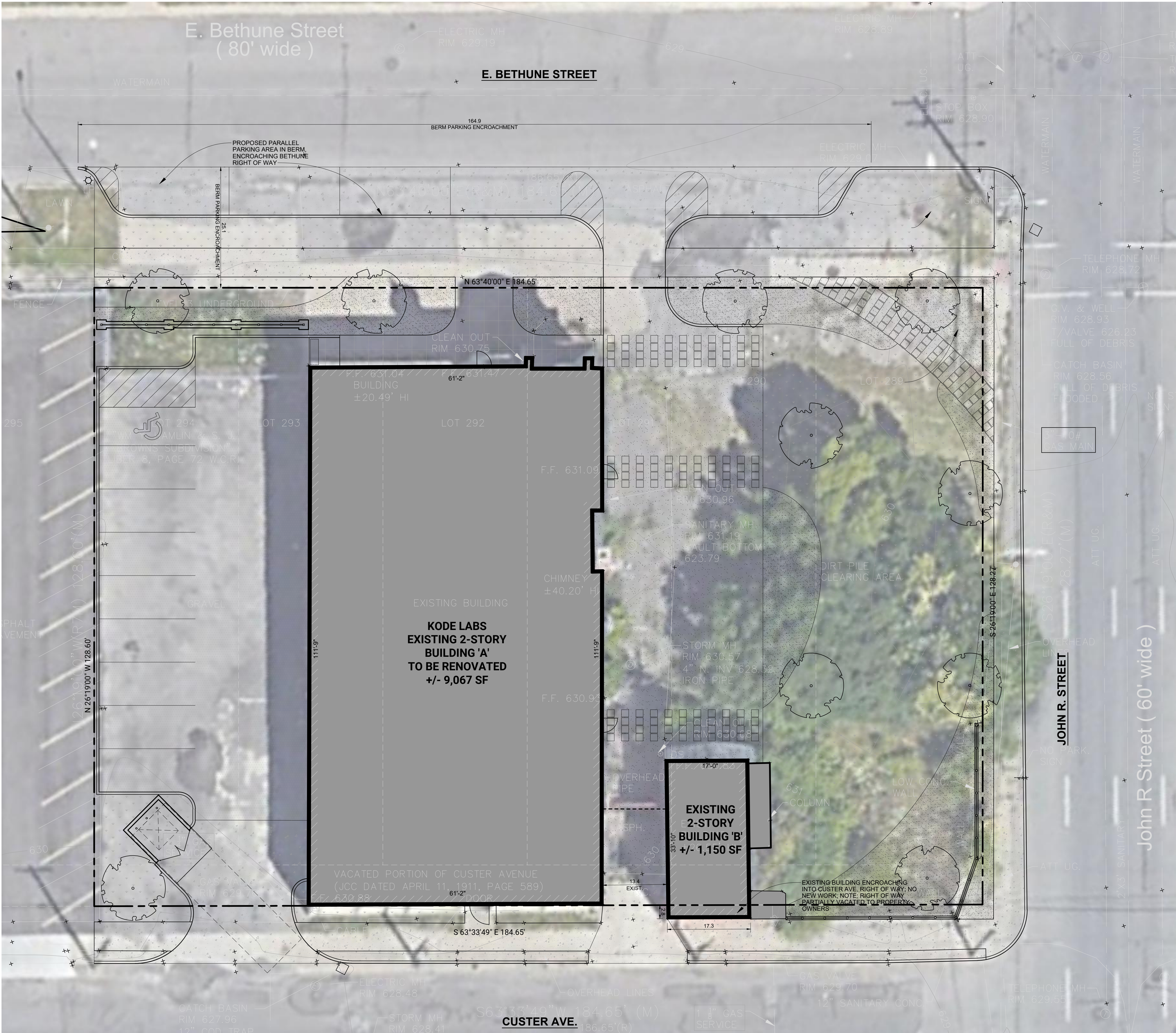




SITE DATA SUMMARY TABLE			
DETROIT ZONING ORDINANCE 210 E BETHUNE ST. DETROIT, MI			
CURRENT ZONING	B-4, GENERAL BUSINESS DISTRICT		
SEC. 50-9-106 BY RIGHT RETAIL, SERVICE, AND COMMERCIAL USES OFFICE / BUSINESS IS A BY-RIGHT USE IN THE B-4 DISTRICT			
B-4 MINIMUM LOT DIMENSIONS	NONE		
TOTAL SITE AREA	23,680 SF		
B-4 MINIMUM LOT WIDTH	NONE		
EXISTING LOT WIDTH	185 FEET		
PRIMARY STRUCTURE BUILDING 'A' AREA			
BASEMENT	465 SF		
FIRST FLOOR	6,430 SF		
SECOND FLOOR	2,172 SF		
TOTAL	9,067 SF		
ACCESSORY STRUCTURE BUILDING 'B' AREA			
FIRST FLOOR	475 SF		
SECOND FLOOR	475 SF		
TOTAL	950 SF		
TOTAL BUILDING LOT COVERAGE 7,394 GSF			
PRIMARY STRUCTURE	6,819 GSF		
ACCESSORY STRUCTURE	575 GSF		
PROPOSED TOTAL LOT COVERAGE 31.2%			
MAX LOT COVERAGE (B4)	NONE		
SEC. 50-13-45 B4 BUILDING SETBACKS (OFFICE/ COMMERCIAL IN B4 DISTRICT)			
FRONT	REQUIRED: NONE		
	PROPOSED: 16 FT (EXISTING)		
SIDE	REQUIRED: NONE		
	PROPOSED: 43.9 FT (ONE SIDE EXISTING)		
	PROPOSED: 79.7 FT (ONE SIDE EXISTING)		
REAR	REQUIRED: NONE		
	PROPOSED: 0.25 FEET (EXISTING)		
BUILDING HEIGHT			
SEC. 50-13-45 (OFFICE/ COMMERCIAL IN B4 DISTRICT)			
MAX HEIGHT:	35 FT		
PROPOSED HEIGHT (BUILDING 'A'):	32 FT (EXISTING)		
PROPOSED HEIGHT (BUILDING 'B'):	22 FT (EXISTING)		
SEC. 50-14-52 OFF STREET PARKING SCHEDULE (OFFICE USE)			
OFFICE BUSINESS OR PROFESSIONAL			
MINIMUM OFF STREET PARKING SPACES - 1 PER 400 SF			
MAXIMUM DISTANCE	100 FT		
REQUIRED SPACES	17		
50-14-49 OFF STREET PARKING SCHEDULE			
NOTE: RETAIL, SERVICE AND COMMERCIAL USES WHERE THE USE IS LOCATED WITHIN 0.50 MILES OF A HIGH FREQUENCY TRANSIT CORRIDOR REQUIRES 0.75 OF THE MINIMUM REQUIRED OFF-STREET SPACES SPECIFIED IN SEC. 50-14-52			
REQUIRED SPACES	13		
PROPOSED	14 (INCLUDING 1 ADA)		

HATCH LEGEND

	CLOVER/ GRASS MIX LAWN AREA
	BUILDING FOOTPRINT
	CONCRETE
	DECORATIVE CONC. PAVING
	DECOMPOSED GRANITE
	ASPHALT PAVING
	NATIVE POLLINATOR GARDEN LANDSCAPE BEDS

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10.5.22	REVIEW
05.29.25	RoW PETITIONS

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CHECKED KJC

SEAL

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SHEET

ARCHITECTURAL SITE PLAN

SP1.1