



ARCHITECTURAL SITE PLAN
SCALE: 1"=10'

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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DO NOT SCALE DRAWINGS

ISSUED	
10.5.22	REVIEW
05.29.25	RoW PETITIONS

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SEAL

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SHEET

ARCHITECTURAL SITE PLAN

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