



## SITE DATA

**SITE AREA**  
EXISTING 0.8622 AC

**ZONING**  
EXISTING MULTIPLE FAMILY - R4C  
PROPOSED PLANNED UNIT DEVELOPMENT - PUD

**LOT AREA**  
REQUIRED MINIMUM 60' WIDE - 8,500 S.F.  
EXISTING 263' WIDE - 37,557 S.F.

**OPEN SPACE**  
REQUIRED 40%  
PROPOSED 37,557 S.F. 41.4%

**PARKING - APARTMENTS**  
REQUIRED (2.5 SPACES/1 D.U.) \*\*\* 50 SPACES  
PROVIDED (INCLUDING 1 PH SPACE) 14 SPACES\*  
[EXISTING 15 SPACES W/ 28 UNITS]

**BICYCLE PARKING**  
REQUIRED (1 SPACE/5 UNITS) 7 SPACES  
PROVIDED (INCLUDING 4 INTERIOR STOR. SPACES) 7 SPACES

**PAVEMENT AREA** 6,580 S.F.

**PARKING LANDSCAPE**  
REQUIRED (1:20 S.F. PAVEMENT) 329 S.F.  
PROVIDED 365 S.F.

**PARKING ISLAND TREES**  
REQUIRED (1 TREE/ 250 S.F. ISLAND) 2 TREES  
PROVIDED 2 TREES

## BUILDING DATA

**BUILDING FOOTPRINT AREA** 13,188 S.F.

**TOTAL BUILDING AREA** 38,268 S.F.

**BUILDING HEIGHT**  
MAXIMUM ALLOWABLE 30'  
PROPOSED APARTMENTS 30' - 3 STORIES

**BUILDING LENGTH** 223 FT.

**DENSITY (LOT SIZE/UNIT)**  
ALLOWED (37,557 ÷ 2,175 S.F./D.U.) 17 D.U.  
PROPOSED 32 D.U.\*

**DENSITY (D.U./AC.)**  
ALLOWED 20.0 D.U./AC.  
PROPOSED 37.1 D.U./AC.

**UNIT COUNT**  
1 BR UNITS (816 GSF) 23 D.U.  
2 BR UNITS (900 GSF) - FIRST FLOOR ONLY 9 D.U.  
TOTAL 32 D.U.\*

## NOTES:

- \* 1. DOES NOT MEET ORDINANCE REQUIREMENTS - VARIANCE REQ'D
- \*\* 2. FRONT SETBACK DETERMINED BY AVERAGE OF ADJACENT BLDGS ON SAME SIDE OF STREET WITHIN 100' EACH SIDE. FURTHER SURVEY REQ'D
- \*\*\* 3. PAYMENT IN LIEU OF PARKING AVAILABLE.
- 4. ALL FIRST FLOOR UNITS ARE 2 BR. U.N.O.

**NORSTAR DEVELOPMENT USA, L.P.**  
**PROPOSED APARTMENT DEVELOPMENT**

ANN ARBOR MICHIGAN

**FSP FUSCO,**  
**SHAFFER & PAPPAS, INC.**

ARCHITECTS & PLANNERS  
550 E. NINE MILE RD.  
FERNDALE, MICHIGAN 48220  
PHONE 248.543.4100 FAX 248.543.4141

CITY PLANNING  
FEBRUARY 09, 2014  
PRE-PETITION SUBMISSION  
MARCH 04, 2014

SHEET 1 OF 3



NORTH

## CONCEPTUAL SITE PLAN





**HENRY STREET ELEVATION (SOUTH)**

1/8" = 1'-0"



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**WHITE STREET ELEVATION (EAST)** 1/8" = 1'-0"



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