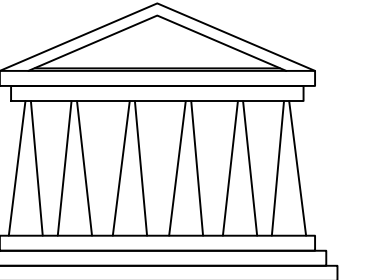


**PROPOSED APARTMENT BUILDING**

441 WEST WILLIS STREET  
DETROIT, MICHIGAN 48201



**STEVEN C. FLUM, INC.**  
architecture•urban planning  
3105 Holbrook Street, Hamtramck, MI 48212  
VM: 313.831.2844 WEB: stevenflum.com

**EXISTING SITE & DEMOLITION PLAN**  
SCALE: 1" = 10'-0"



**ZONING**

PARCEL & ALL SURROUNDING AREAS ARE SD2 HISTORIC, SPECIAL DEVELOPMENT, MIXED USE

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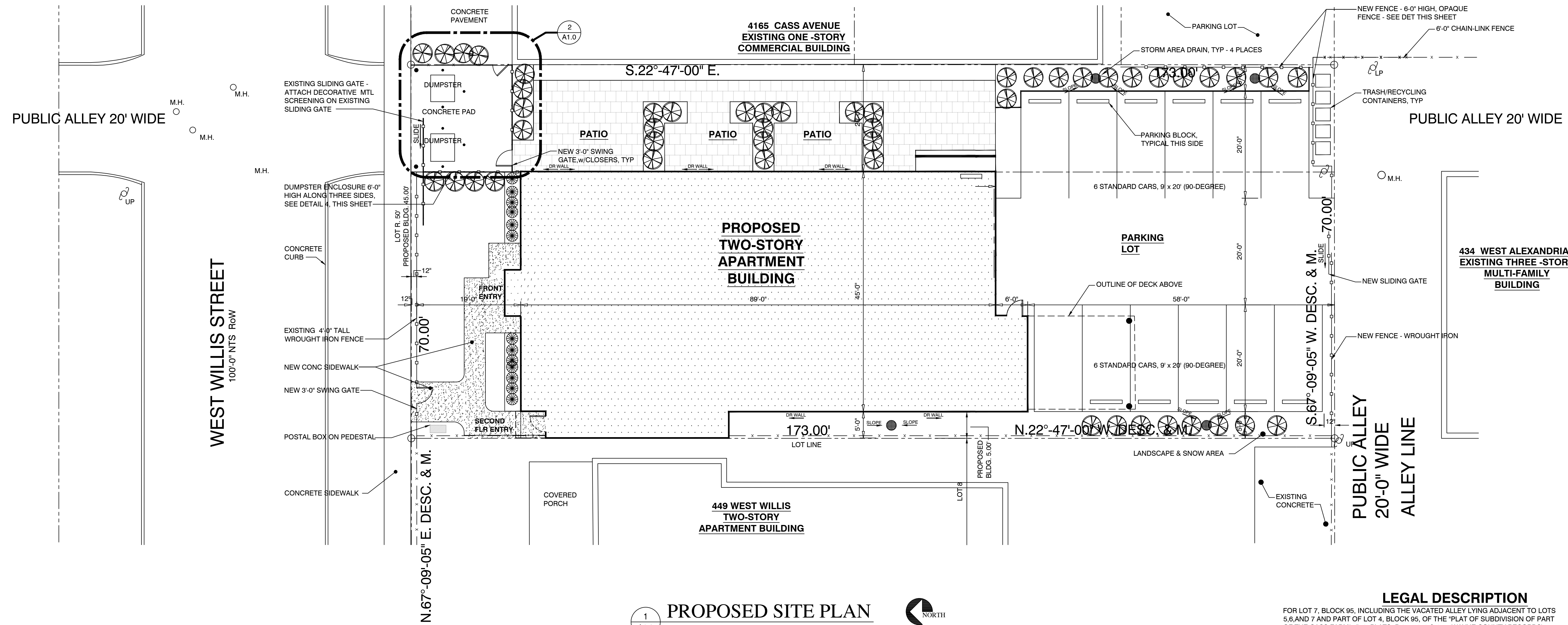
REV.	DESCRIPTION	DATE
	SITE PLAN REVIEW	05.01.2023
	HDC SUBITTAL	04.15.2024

c:\FlumNew\1543...\Prop Site Pl.dwg



SHEET DESCRIPTION:  
**EXISTING SITE PLAN**

DRAWN:	CHECKED: SCF
SCALE: 1" = 10'-0"	
DATE: 18 MARCH 2024	
JOB NO <b>1622</b>	SHEET NO <b>A0.1</b>



1  
A1.0 PROPOSED SITE PLAN  
SCALE: 1" = 10'-0"

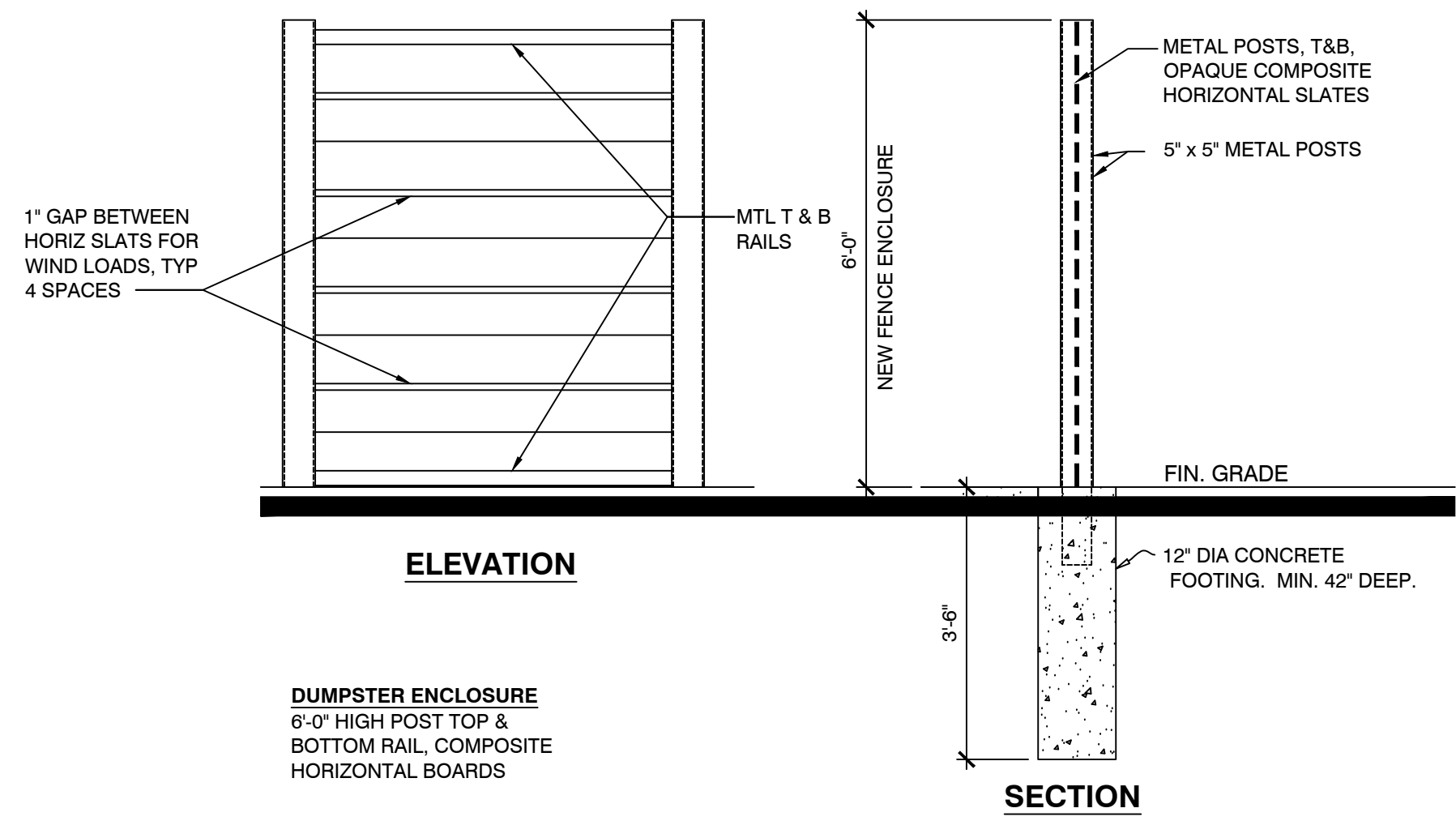


**LEGAL DESCRIPTION**  
 FOR LOT 7, BLOCK 95, INCLUDING THE VACATED ALLEY LYING ADJACENT TO LOTS 5, 6, AND 7 AND PART OF LOT 4, BLOCK 95, OF THE "PLAT OF SUBDIVISION OF PART OF THE CASS FARM", (L-1, PLATS, P. 175, 176 & 177, WAYNE COUNTY RECORDS), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN  
 JANUARY, 22, 2020

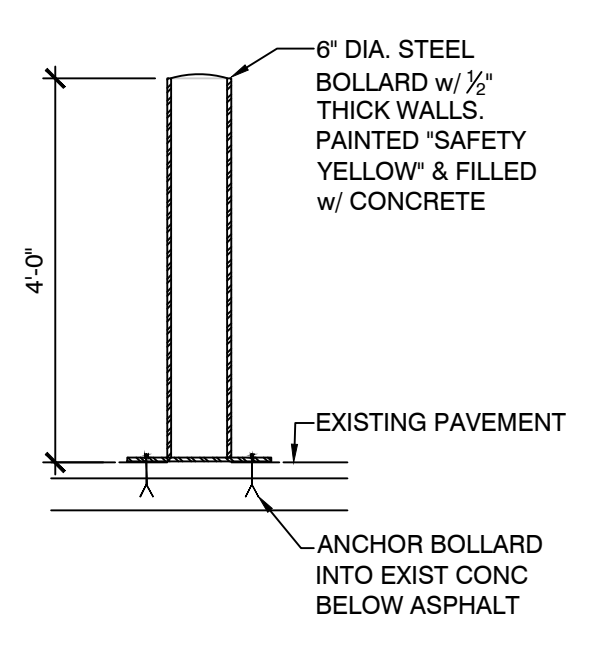
© SCF, inc. MARCH 2024

REV.	DESCRIPTION	DATE
	SITE PLAN REVIEW	05.01.2023
	HDC SUBMITTAL	04.15.2024

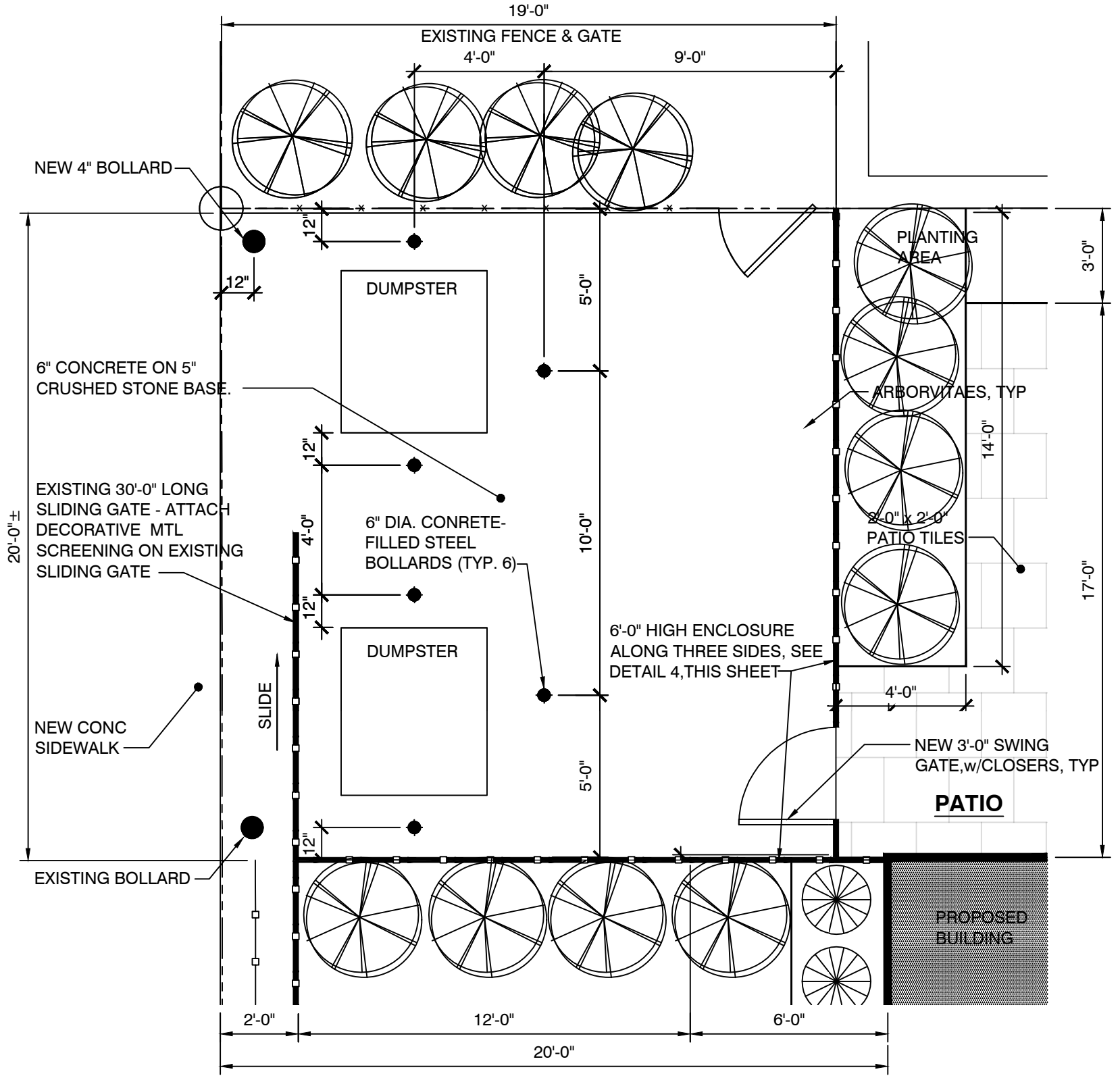
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4  
A1.0 METAL / COMPOSITE OPAQUE FENCE DETAILS  
SCALE: 1/2" = 1'-0"



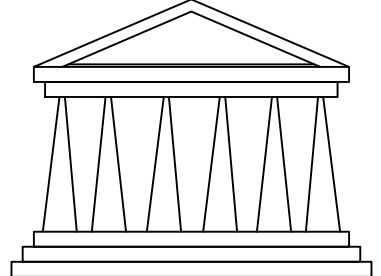
3  
A1.0 6" BOLLARD DETAIL  
SCALE: 1/2" = 1'-0"



2  
A1.0 DUMPSTER ENLARGED PLAN  
SCALE: 1/4" = 1'-0"

**PROPOSED APARTMENT BUILDING**

441 WEST WILLIS STREET  
 DETROIT,  
 MICHIGAN 48201

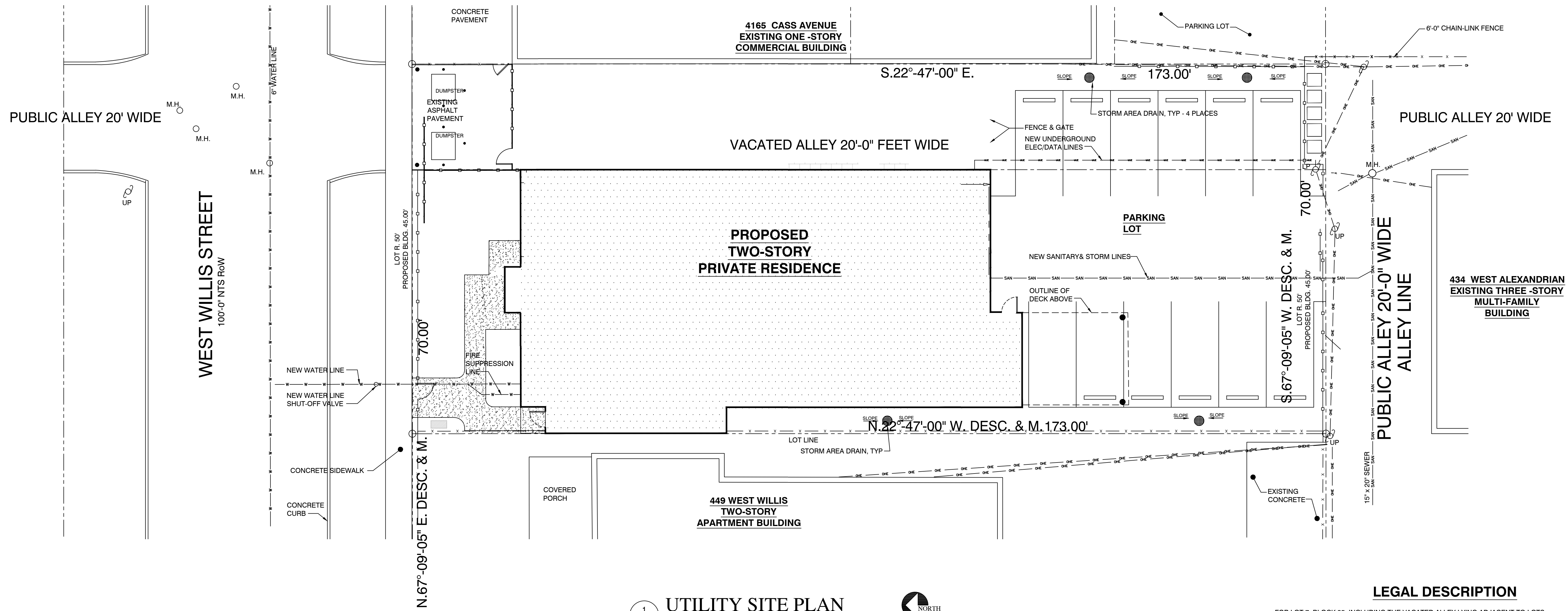


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SHEET DESCRIPTION:  
**PROPOSED SITE PLAN**

DRAWN:	CHECKED:
SCALE: 1" = 10'-0"	SCF
DATE: 18 MARCH 2024	
JOB NO	SHEET NO
1622	A1.0



1  
U1.0 UTILITY SITE PLAN  
SCALE: 1" = 10'-0"



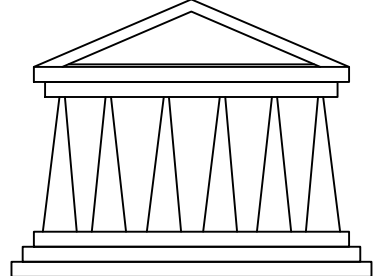
LEGAL DESCRIPTION

FOR LOT 7, BLOCK 95, INCLUDING THE VACATED ALLEY LYING ADJACENT TO LOTS 5, 6, AND 7 AND PART OF LOT 4, BLOCK 95, OF THE 'PLAT OF SUBDIVISION OF PART OF THE CASS FARM', (L.1, PLATS, P.175, 176 & 177, WAYNE COUNTY RECORDS), CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

JANUARY, 22, 2020

PROPOSED  
APARTMENT  
BUILDING

441 WEST  
WILLIS STREET  
DETROIT,  
MICHIGAN 48201



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REV.	DESCRIPTION	DATE
	SITE PLAN REVIEW	04.08.2024
	HDC SUBMITTAL	04.15.2024

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SHEET DESCRIPTION:  
PROPOSED  
SITE PLAN

DRAWN: CHECKED:  
SCF

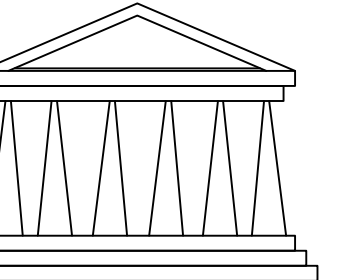
SCALE: 1" = 10'-0"

DATE: 18 MARCH 2024

JOB NO SHEET NO  
1622 U1.0

**PROPOSED APARTMENT BUILDING**

441 WEST WILLIS STREET  
DETROIT,  
MICHIGAN 48201



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REV.	DESCRIPTION	DATE
	OWNER REVIEW	04.08.2024
	HDC SUBMITTAL	04.15.2024

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SHEET DESCRIPTION:  
**PROPOSED LANDSCAPE PLAN**

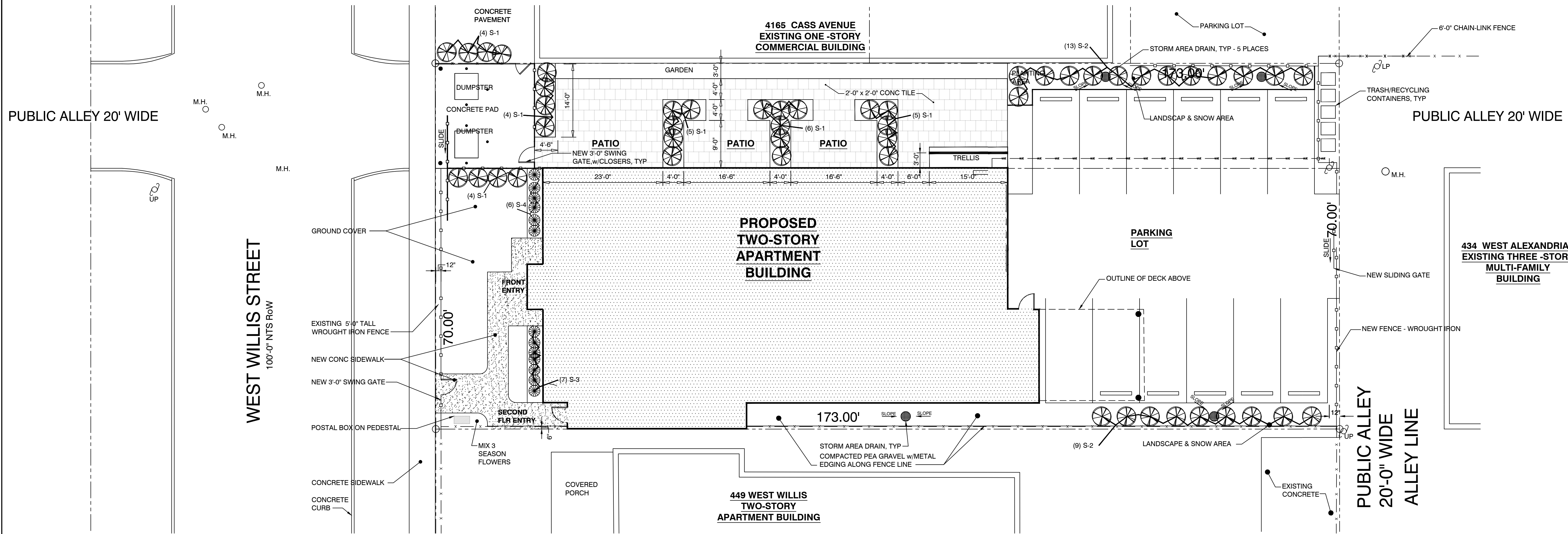
DRAWN: CHECKED:  
SCF

SCALE: 1" = 10'-0"

DATE: 25 MARCH 2024

JOB NO SHEET NO

1622 L1.0



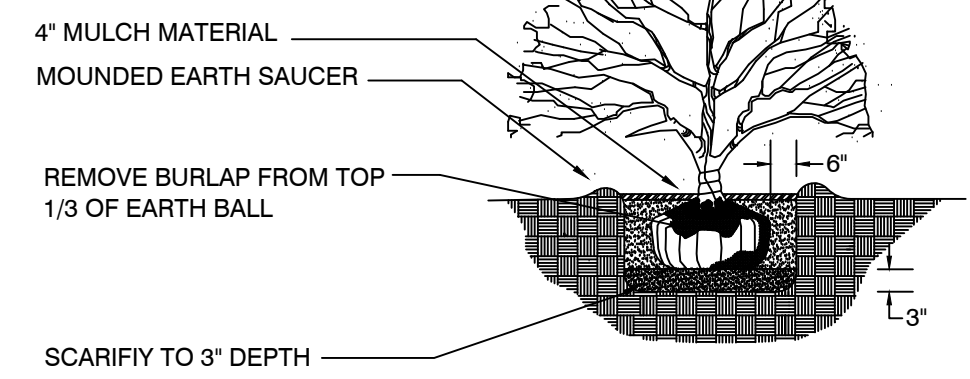
**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 10'-0"



**LANDSCAPE SCHEDULE**

- GC Ground Cover, Periwinkle plant 6" apart
- S-1 Shrub, Emerald Green Arborvitae, 2.5 gallon
- S-2 Shrub, Weigela water loving plant, full sun, 2 gallon
- S-3 Shrub, Beyond Midnight Blue Beard, shade, 1 gallon
- S-4 Shrub, Encore Azalea, shade, 1 gallon

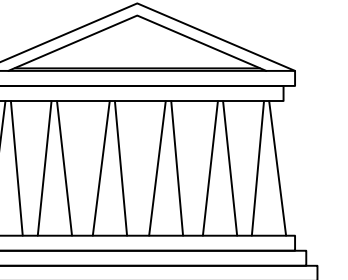
NOTE:  
SHRUB SHALL BEAR SAME  
RELATION TO FURNISH GRADE AS IT  
BORE TO PREVIOUS EXISTING  
GRADE.



**SHRUB PLANTING DETAIL**  
NOT TO SCALE

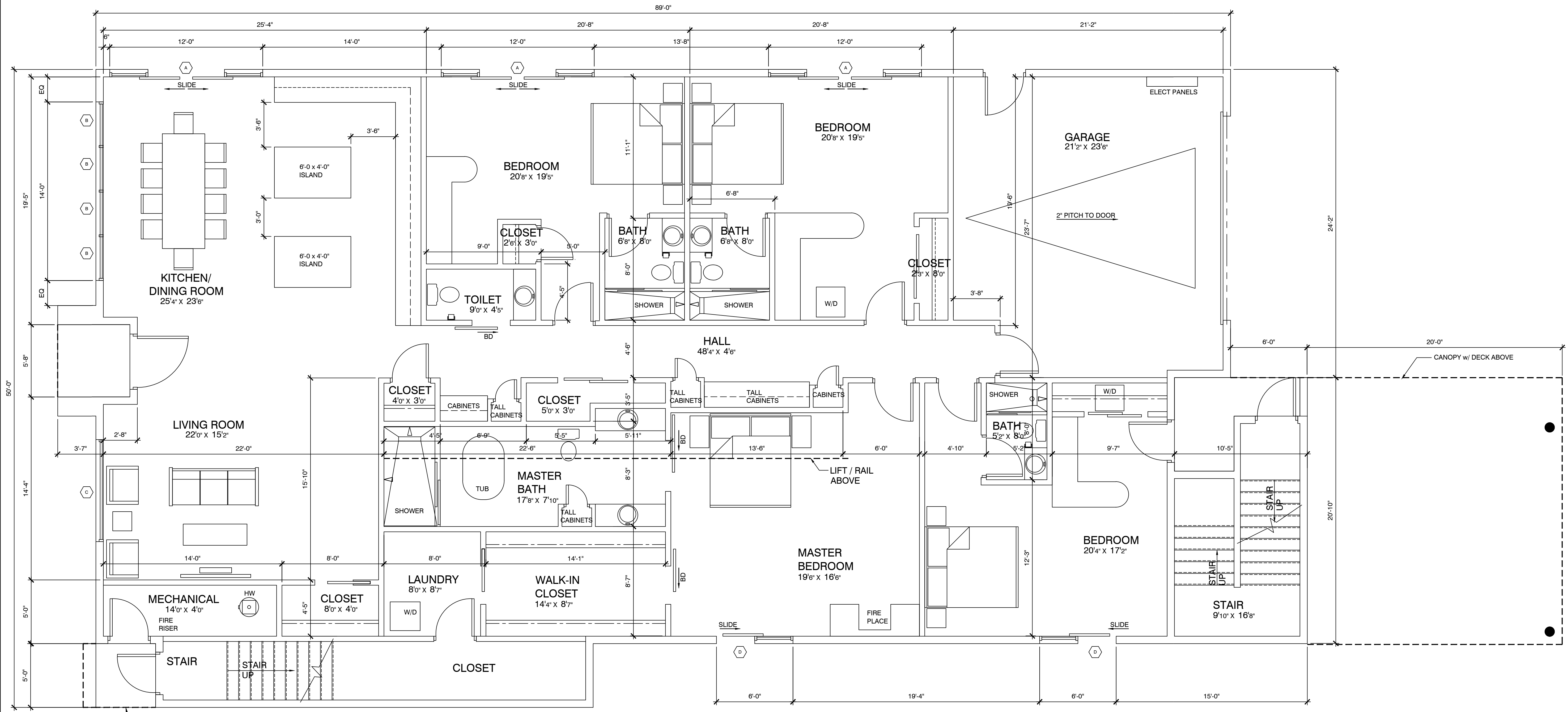
**PROPOSED  
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48201, MICHIGAN



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**1**  
A2.0 **FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**WINDOW SCHEDULE**

ID	SIZE	TYPE
A	11'-9" x 8'-0"	DOOR WALL/SIDE LITES
B*	3'-6" x 5'-0"	FIXED
C*	8'-0" x 6'-6"	FIXED
D	6'-0" x 8'-0"	FIXED

\*HEAD HEIGHT = 8'-0" AFF

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REV.	DESCRIPTION	DATE
	OWNER REVIEW	03.11.2024

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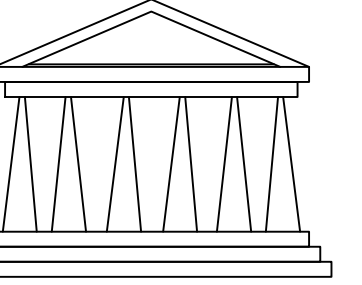


SHEET DESCRIPTION:  
**FIRST FLOOR PLAN**

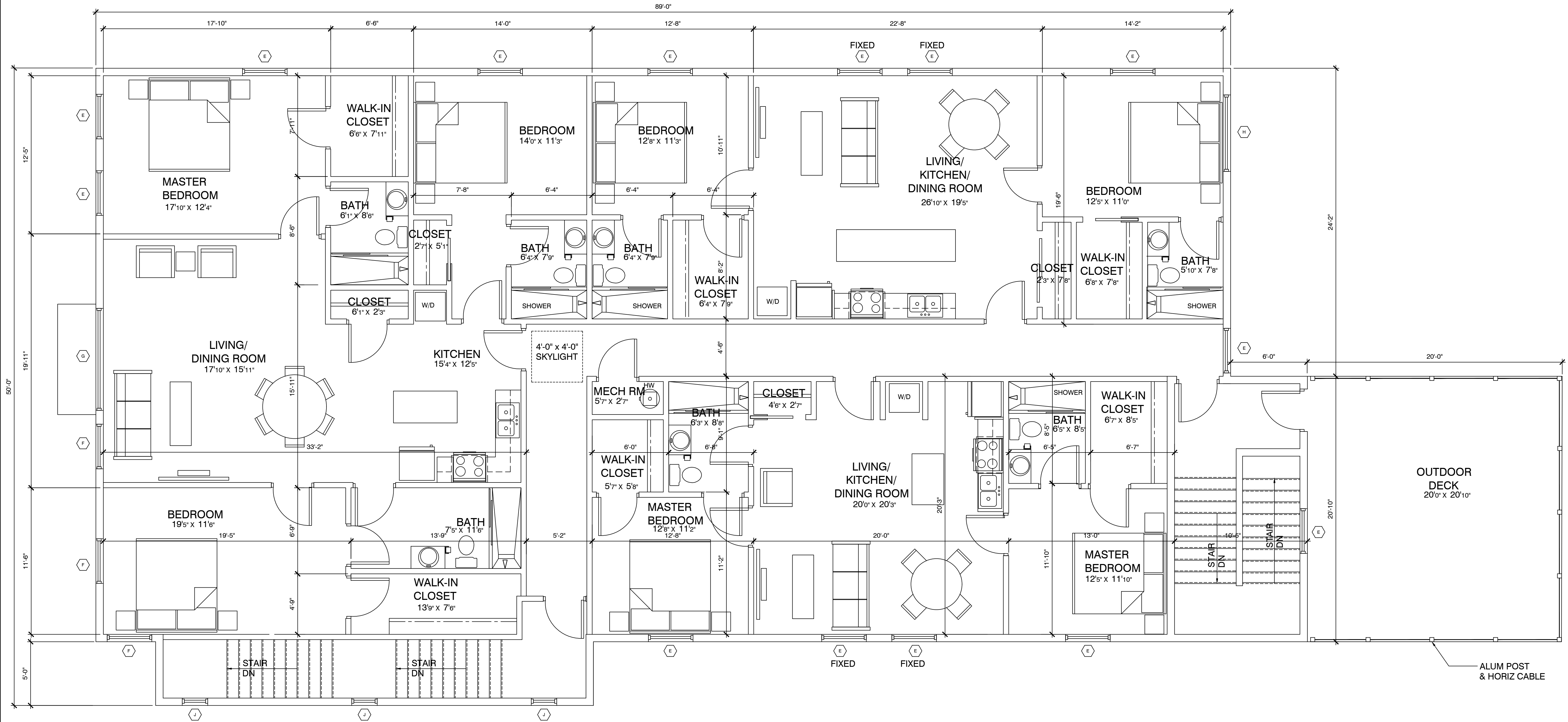
DRAWN:	CHECKED: SCF
SCALE: 1/4" = 1'-0"	
DATE: 05 MARCH 2024	
JOB NO <b>1622</b>	SHEET NO <b>A2.0</b>

**PROPOSED  
APARTMENT  
BUILDING**

441 WEST  
WILLIS STREET  
DETROIT,  
48201, MICHIGAN



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**1**  
A3.0 **SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**WINDOW SCHEDULE**

ID	SIZE	TYPE
E*	3'-6" x 4'-0"	CASEMENT
F*	3'-6" x 5'-0"	CASEMENT
G*	8'-0" x 2'-0"	FIXED
H*	6'-0" x 2'-0"	FIXED
J	2'-0" x 2'-0"	FIXED

\*HEAD HEIGHT = 7'-6" AFF

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REV.	DESCRIPTION	DATE
	OWNER REVIEW	04.09.2024

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SHEET DESCRIPTION:  
**SECOND FLOOR PLAN**

DRAWN:	CHECKED: SCF
SCALE:	1/4" = 1'-0"
DATE:	08 MARCH 2024
JOB NO	SHEET NO
<b>1622</b>	<b>A3.0</b>