



DEPARTMENT OF  
**Planning &  
Development**

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☐ **APPROVED**

☒ **APPROVED WITH CHANGES NOTED**



☐ **REVISE AND RESUBMIT**

☐ **REJECTED**

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

## STAFF BRIEF

This document is the staff's comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.

**Date:** 09/29/2022

**Project:** Woodward Apartments

**Design Review Meeting:** staff review 09/29/2022

**Address:** 10101 WOODWARD

**Staff:** Russell Baltimore ([baltimorer@detroitmi.gov](mailto:baltimorer@detroitmi.gov)), Zach Funk ([Zachary.Funk@detroitmi.gov](mailto:Zachary.Funk@detroitmi.gov))

**Year structure built:** NA

**Applicant:** George Etheridge ([getheridge@thomasgroupconsulting.com](mailto:getheridge@thomasgroupconsulting.com))

**Project Scope Under Review:** New Construction

### Project Summary:

MHT Housing is looking to construct a new 4-story, 53-unit apartment building.

### Design Review Guiding Principles:

- ✓ IN COMPLIANCE
- ✗ NOT IN COMPLIANCE
- ⊘ NOT APPLICABLE
- ↻ MORE INFORMATION NEEDED

- ⊘ **Historic Preservation:** The intent of development is to preserve existing structures and compliment the urban fabric through a thoughtful and intentional approach to design.

- ✓ **Activate the Public Realm:** All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.
- ✓ **Appropriate Density:** Any new building shall be appropriate in scale with surroundings.
- ✓ **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.
- ✓ **Maintain/Integrate the Street Grid:** Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.
- ✓ **Street Frontage:** All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
- ✓ **Pedestrian Experience:** Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.
- ✓ **Parking and Access:** All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.
- ⊗ **Buffering:** Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.

**General Notes:**

- Adhere to zoning requirements (setbacks, use, parking, etc.),
- Follow design standards for parking lots outlined in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.).
- Contact the HDC to inquire if an advisory review is required since this is adjacent to the Boston Edison Historic District.

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.



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# WOODWARD APARTMENTS

MSHDA # 3990 (4%) & 3996 (9%)  
MHT HOUSING, INC. & MOONEY REAL ESTATE (AOD)  
10201 WOODWARD AVENUE, DETROIT MI, 48202



## PROJECT SUMMARY

SITE AREA  
54,471± SF OR 1.25 ACRES

BUILDING  
FLOORS: 4  
HEIGHT: 52'-0"  
UNITS: 53 (2) BEDROOM UNITS  
FIRST FLOOR (GROSS & NET): 17,466 SF / 16,438 SF  
SECOND FLOOR (GROSS & NET): 16,295 SF / 15,579 SF  
THIRD FLOOR (GROSS & NET): 16,295 SF / 15,579 SF  
FOURTH FLOOR (GROSS & NET): 16,295 SF / 15,579 SF  
TOTAL BUILDING SIZE (GROSS & NET): 66,351 SF / 63,175 SF

RETAIL AREA (GROSS & NET): 6,524 SF / 6,075 SF  
OFFICE AREA (GROSS & NET): 361 SF / 328 SF  
UNITS AREA (GROSS & NET): 43,312 SF / 40,602 SF  
COMMUNITY AREAS (GROSS & NET): 2,832 SF / 2,576 SF

PARKING  
UNITS: 0.75 per dwelling unit (Bus stop within 0.5 miles of site)  
Retail: (1 per 200 SF gross floor area) x 0.75 (Bus stop within 0.5 miles of site.)

Required:  
Apartments: 0.75 X 53 = 40 Spaces  
Retail: (5,793 SF (FLOOR AREA) /200)x0.75 = 22 Spaces  
TOTAL: 62 SPACES

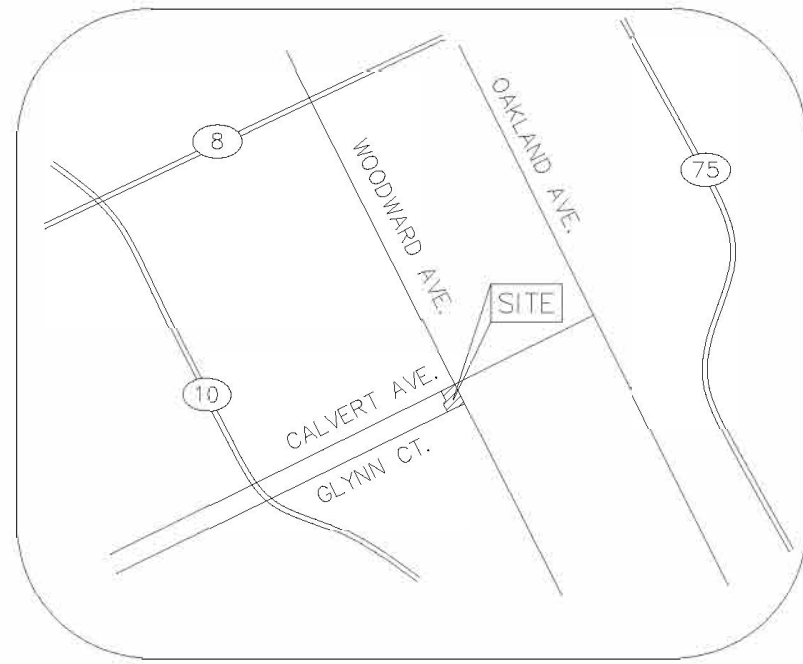
PROVIDED:  
ON SITE 67 Spaces

21,766 SF OF PARKING ON SITE

## UNIT SUMMARY

UNIT TYPE	UNIT ADDRESS(ES)	DESCRIPTION	UNIT AREA (GROSS / NET) (SF)	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS
TYPE A	101	TYPE A: 2	783 / 717	1				
TYPE A -1	403	BED, 1 BATH	783 / 732	0			1	2
TYPE B	102	TYPE A: 2	768 / 705	1			0	
TYPE B -1	402	BED, 1 BATH	768 / 712	0	0	0	1	2
TYPE C	103	TYPE A: 2	804 / 723	1			0	
TYPE C -1	401	BED, 1 BATH	804 / 774	0	0	0	1	2
TYPE D	104	2 BED, 1 BATH	815 / 725	1	0	0	0	1
TYPE E	105	2 BED, 1 BATH	792 / 726	1	0	1	1	1
TYPE F	201*, 301*	2 BED, 1 BATH	838 / 774	0	1	1	0	2
TYPE G	202, 302	2 BED, 1 BATH	768 / 715	0	1	1	0	2
TYPE H	203, 303	2 BED, 1 BATH	784 / 731	0	1	1	0	2
TYPE I	204, 304, 404	2 BED, 1 BATH	897 / 824	0	1	1	1	3
TYPE J	205, 305, 405	2 BED, 1 BATH	823 / 773	0	1	1	1	3
TYPE K	206, 306, 406	2 BED, 1 BATH	822 / 765	0	1	1	1	3
TYPE L	207, 307, 407	2 BED, 1 BATH	811 / 755	0	1	1	1	3
TYPE M	208, 308, 408	2 BED, 1 BATH	817 / 761	0	1	1	1	3
TYPE N	209, 309, 409	2 BED, 1 BATH	801 / 746	0	1	1	1	3
TYPE O	210, 310, 410	2 BED, 1 BATH	887 / 820	0	1	1	1	3
TYPE P	211, 311, 411	2 BED, 1 BATH	892 / 805	0	1	1	1	3
TYPE Q	212, 312, 412	2 BED, 1 BATH	791 / 735	0	1	1	1	3
TYPE R	213, 313, 413	2 BED, 1 BATH	762 / 707	0	1	1	1	3
TYPE S	214, 314, 414	2 BED, 1 BATH	779 / 724	0	1	1	1	3
TYPE T	215, 315, 415	2 BED, 1 BATH	792 / 736	0	1	1	1	3
TYPE U	216, 316, 416	2 BED, 1 BATH	844 / 774	0	1	1	1	3
TOTAL UNITS				5	16	16	16	53

\* = UNITS 201 & 301 WILL BE EQUIPPED FOR HEARING AND VISUALLY IMPAIRED RESIDENTS. SEE ENLARGED FLOOR PLANS FOR MORE DETAIL



VICINITY MAP  
(NOT TO SCALE)

## OWNER

MHT HOUSING, INC.  
T.VAN FOX - PRESIDENT  
32600 TELEGRAPH ROAD  
BINGHAM FARMS, MI 48025  
PHONE: 248 833-0550 CONTACT: T. VAN FOX  
(FAX): 248 833-0551

## ARCHITECT

KEM-TEC & ASSOCIATES  
JEFFREY F. GRAHAM - LEED AP, R.A.  
22556 GRATIOT AVENUE  
EASTPONTE, MI 48021  
PHONE: 586 772-2222 CONTACT: JEFF GRAHAM  
FAX: 586 772-4048

## CIVIL ENGINEER

KEM-TEC & ASSOCIATES  
JOSEPH ROCCO DATILO  
22556 GRATIOT AVENUE  
EASTPONTE, MI 48021  
PHONE: 248 835-3553 CONTACT: PAUL MODI  
FAX: 586 772-4048

## SURVEYOR

KEM-TEC & ASSOCIATES  
ANTHONY SYCKO, PS  
22556 GRATIOT AVENUE  
EASTPONTE, MI 48021  
PHONE: 586 772-2222 CONTACT: ANTHONY SYCKO  
FAX: 586 772-4048

## MEP ENGINEER

MEP ENGINEERS LLC  
JOSEPH A. MALKOUN, PE  
380 NORTH MAIN STREET  
CLAWSON, MI 48017  
PHONE: 248 488-9822 CONTACT: JOSEPH A. MALKOUN  
FAX: 248 488-9811

## STRUCTURAL ENGINEER

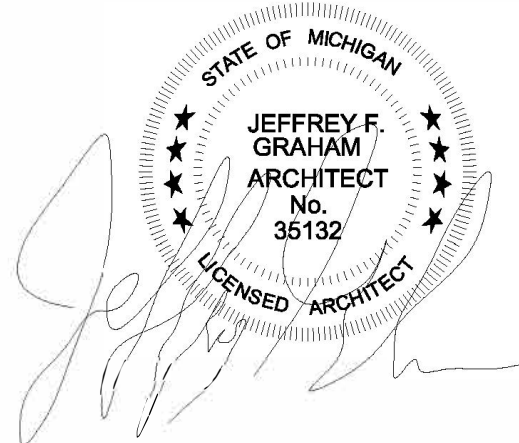
EFI GLOBAL OF MICHIGAN, LLC  
LARRY LESNIAK, P.E.  
33955 HARPER AVENUE  
CLINTON TOWNSHIP, MI 48035  
PHONE: 586 868-0220 CONTACT: LARRY LESNIAK  
FAX: 586 868 0221

## ENERGY ENGINEER

ENERGY DIAGNOSTICS  
405 E. ARCHER WAY  
VALPARAISO, INC 46383  
PHONE: 219 301-8932 CONTACT: NETTIE GREULICH

## GENERAL CONTRACTOR

MHT CONSTRUCTION, LLC  
DON DAY  
32600 TELEGRAPH ROAD  
BINGHAM FARMS, MI 48025  
PHONE: 248 833-0553 CONTACT: DON DAY  
FAX: 248 833-0551



DRAWN BY: M.L.		APPLICANT: MHT HOUSING, INC. 32600 TELEGRAPH RD. #102 BINGHAM FARMS, MI 48025 PHONE: 586 833-0550		 KEM-TEC & ASSOCIATES		PROFESSIONAL ARCHITECTS PROFESSIONAL ENGINEERS PROFESSIONAL SURVEYORS 22556 GRATIOT AVENUE DETROIT MI 48202 (586)772-2222 PHONE (586)772-4048 FAX		TITLE SHEET		CLIENT: MHT HOUSING, INC.  WOODWARD APARTMENTS  10201 WOODWARD AVE. DETROIT MI SITE AREA: 54,471± SF OR 1.25± ACRES			
SCALE: NO SCALE		DATE: 07/25/22		PROJECT NO: 19-03249				#1		07/25/22		M.L.	
								REVISION		DATE		BY	



LANDSCAPING NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL MATERIALS AND PLANTS SHOWN ON THE PLAN WHETHER OR NOT INCLUDED IN THE "PLANT LIST".
- ALL NURSERY STOCK TO BE WELL BRANCHED, HEALTHY, FULL, VIGOROUS, PRE INOCULATED, AND FERTILIZED. DECIDUOUS TREES TO BE FREE OF FRESH SCARS AND BRANCHES TO BE A HEIGHT OF 5' ABOVE ROOTBALL. TRUNKS SHALL BE WRAPPED, IF NECESSARY, TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPER SHALL REMOVE SAID WRAP AT THE PROPER TIME AS PART OF HIS CONTRACT.
- ALL NURSERY STOCK SHALL BE GUARANTEED.
- TOPSOIL, 4" THICK, SHALL BE PROVIDED AND GRADED BY THE LANDSCAPE CONTRACTOR AND SUBJECT TO APPROVAL BY THE OWNER.
- ALTERNATIVES MAY ONLY BE USED IN THE EVENT OF UNAVAILABILITY OF THE SELECTED SPECIES WITHIN A REASONABLE DISTANCE OR DUE TO SEASON. PROOF MAY BE REQUESTED BY THE ARCHITECT.
- EVERGREEN TREES SHALL NOT BE PLANTED DURING JUNE, JULY, OR AUGUST.
- MULCH SHALL NOT CONTAIN ANY FARM WASTE AND SHALL BE INDICATED ON PLAN FOR EACH AREA.
- A CHEMICAL WEED PREVENTATIVE BARRIER SHALL BE APPLIED IN ALL NON-GRASS AREAS WHICH DO NOT HAVE POLYETHYLENE FILM MULCH INDICATED.
- REMOVE ALL TWINE, WIRE, AND BURLAP FROM SHRUB AND TREE EARTH BALLS AND FROM TREE TRUNKS.
- LAWN TREES TO BE MULCHED WITH A 2' WIDE BY MINIMUM 6" DEEP SHREDDED BARK RING.
- SHRUB BEDS TO BE MULCHED WITH 3" OF SHREDDED WOOD BARK.
- ALL SOD AND SEED TO BE KENTUCKY BLUE BLEND.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXITING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE MAXIMUM SLOP ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
- EXAMINATION OF SITE
- THE CONTRACTOR SHALL VISIT THE JOB SITE BEFORE HE SUBMITS HIS BID TO TO BECOME FAMILIAR WITH THE ACTUAL JOB CONDITIONS AND TO CHECK FOR ANY INTERFERENCE BETWEEN THE WORK AND THAT OF OTHER TRADES AND/OR ANY APPARENT VIOLATIONS OF LOCAL OR STATE CODES, LAWS, ORDINANCES, AND REGULATIONS. IF ANY INTERFERENCE OR VIOLATIONS APPEAR AND DEPARTURE FROM THE DESIGN INTENT OF THE CONTRACT DOCUMENT S IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER/OWNER. FAILURE TO NOTIFY THE ARCHITECT/ENGINEER/OWNER WILL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS WITH NO EXCEPTIONS.

CLEANING

- PREMISES SHALL BE CLEANED UP AND REMOVED UPON COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL TEST TO INSURE THE PROPERTY IS CLEAN.

MAINTENANCE

- THE PROPERTY OWNER SHALL MAINTAIN THE LANDSCAPING MAINTENANCE ENTERPRISE GREEN COMMUNITIES REQUIREMENTS PER THE BUILDING AND OPERATIONS MANUAL AND WILL BE PROVIDED AT A LATER DATE.

IRRIGATION NOTE:

- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF THE IRRIGATION SYSTEM WITH SEPARATING PLANTING BEDS FROM LAWN AREA, PRIOR TO THE START OF CONSTRUCTION.
- IRRIGATIONS DESIGN WILL NEED TO BE APPROVED BY THE PROJECT ARCHITECT.
- IRRIGATION CONTRACTOR WILL NEED TO VERIFY THE MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE. (MEASURED IN PSI)
- BOOSTER PUMPS (OR SIMILAR DEVICES) SHALL BE PROVIDED TO MEET THE SYSTEM PRESSURE REQUIREMENTS.
- IRRIGATION CONTRACTOR IS REQUIRED TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS AND SLEEVES WITHIN HARDSCAPE AREAS ON THEIR DESIGN.
- CONTRACTOR WILL FOLLOW 2015 ENTERPRISE GREEN COMMUNITIES REQUIREMENTS:
  - A DRIP IRRIGATION SYSTEM FOR LANDSCAPE PLANTING BEDS
  - SEPARATELY ZONED TURF AND BEDDING AREAS, BASED ON WATERING NEEDS OF TURF/PLANTINGS
  - A TIMER/CONTROLLER THAT ACTIVATES THE VALVES FOR EACH WATERING ZONE AT THE BEST TIME OF DAY TO MINIMIZE EVAPORATIVE LOSSES WHILE MAINTAINING HEALTHY PLANS AND OBEYING LOCAL REGULATIONS AND WATER-USE GUIDANCE.
  - A MOISTURE SENSOR CONTROLLER OR RAIN DELAY CONTROLLER.
  - WATERING TUBES FOR TREES ARE ALLOWED FOR A PERIOD OF TWO YEARS.

LANDSCAPING & BUFFER REQUIREMENTS			
CODE	REQUIRED	PROPOSED	
61-14-205	PLANT SIZE: SHRUBS: MINIMUM SIZE EQUAL TO OR GREATER THAN A NUMBER 3 CONTAINER AND HAVE A MINIMUM HEIGHT OF 18" AT TIME OF PLANTING.  DECIDUOUS TREES: MINIMUM DIAMETER OF 2" MEASURED AT 12" ABOVE ROOT BALL. CLEAR STEM OF AT LEAST 5"  EVERGREEN TREES: MINIMUM HEIGHT: 5'	COMPLIES	
61-14-206	GROUND TREATMENT: ALL UNPAVED AREAS ARE TO BE TREATED WITH GROUND COVER, MULCHED AREAS, SOD OR SEED LAWNS, OR PAVERS.	COMPLIES	
61-14-221	RIGHT OF WAY SCREENING: 5' WISE LANDSCAPING BUFFER BETWEEN PARKING AREA AND THE STREET (A FENCE CAN BE USED WHERE 5' IS NOT PRACTICAL)  1 TREE PER 30 LINEAR FEET OF LANDSCAPE BUFFER AND SHRUBS HEDGE OF AT LEAST 30" BUT NOT MORE THAN 36"	COMPLIES	
61-14-222.(1).(A)	RESIDENTIAL SCREENING: OPAQUE WALL REQUIRED TO SCREEN RESIDENTIALLY ZONED LOTS FROM PARKING OR DRIVE AISLES	COMPLIES	
61-14-222.(1).(B)	RESIDENTIAL		
61-14-223	INTERIOR LANDSCAPING MINIMUM LANDSCAPED AREA: 18 SF PER PARKING SPACE 64 PARKING SPACES x 18 SF = 1,152 SF MINIMUM LANDSCAPED AREA: 150 SF MINIMUM DIMENSION: 7 FEET MUST INCLUDE 1 SHADE TREE 1 TREE PER 250 SF REQUIRED LANDSCAPED AREA 1152/250 = 5 REQUIRED TREES	COMPLIES 1,470 SF INTERIOR LANDSCAPING  5 SHADE TREES PROVIDED	
61-14-234	SCREENING OF TRASH RECEPTACLES AND WASTE REMOVAL AREAS REQUIRED	COMPLIES	

LANDSCAPE SCHEDULE				
SYM.	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
"A"	15	HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL.
"B"	8	GINKGO	GINKGO BILOBA	2.5" CAL.
"C"	15	WILD RED COLUMBINE	AQUILEGIA CANADENSIS	2'-0"

PROVIDE REQUIRED RESIDENTIAL SCREENING:

Sec. 50-14-342. - Residential screening.

(1)Abutting Residentially-zoned lots containing dwelling units.a.Where a zoning lot that has a dwelling unit on land zoned R1, R2, R3, R4, R5, R6, or residential PD and abuts, or is located across an alley or public street not exceeding 60 feet in width from, a parking area visible from the residential lot, an opaque wall shall be placed at the edge of the parking area to screen the parking area. Opaque screening, such as the following, is acceptable:1.A brick wall;2.A masonry wall with brick facing;3.A masonry wall with decorative metal fence topping;4.A concrete wall with brick design;5.A stone wall; or6.Other opaque wall which, in the determination of the Planning and Development Department, is both suitable for the site and compatible with, and similar to, the building frontages nearest the parking area.b.The nearest parking space, drive aisle, or other paved surface within the parking area shall be located at least ten feet from the abutting residential lot. Said setback area shall be landscaped. (See Figure 50-14-342.)

COMMENTS IN RED ARE REQUIRED CHANGES

COMMENTS IN BLUE ARE SUGGESTED CHANGES

PARKING SPACES SHOULD ALIGN WITH ADJACENT RESIDENTIAL SETBACK.

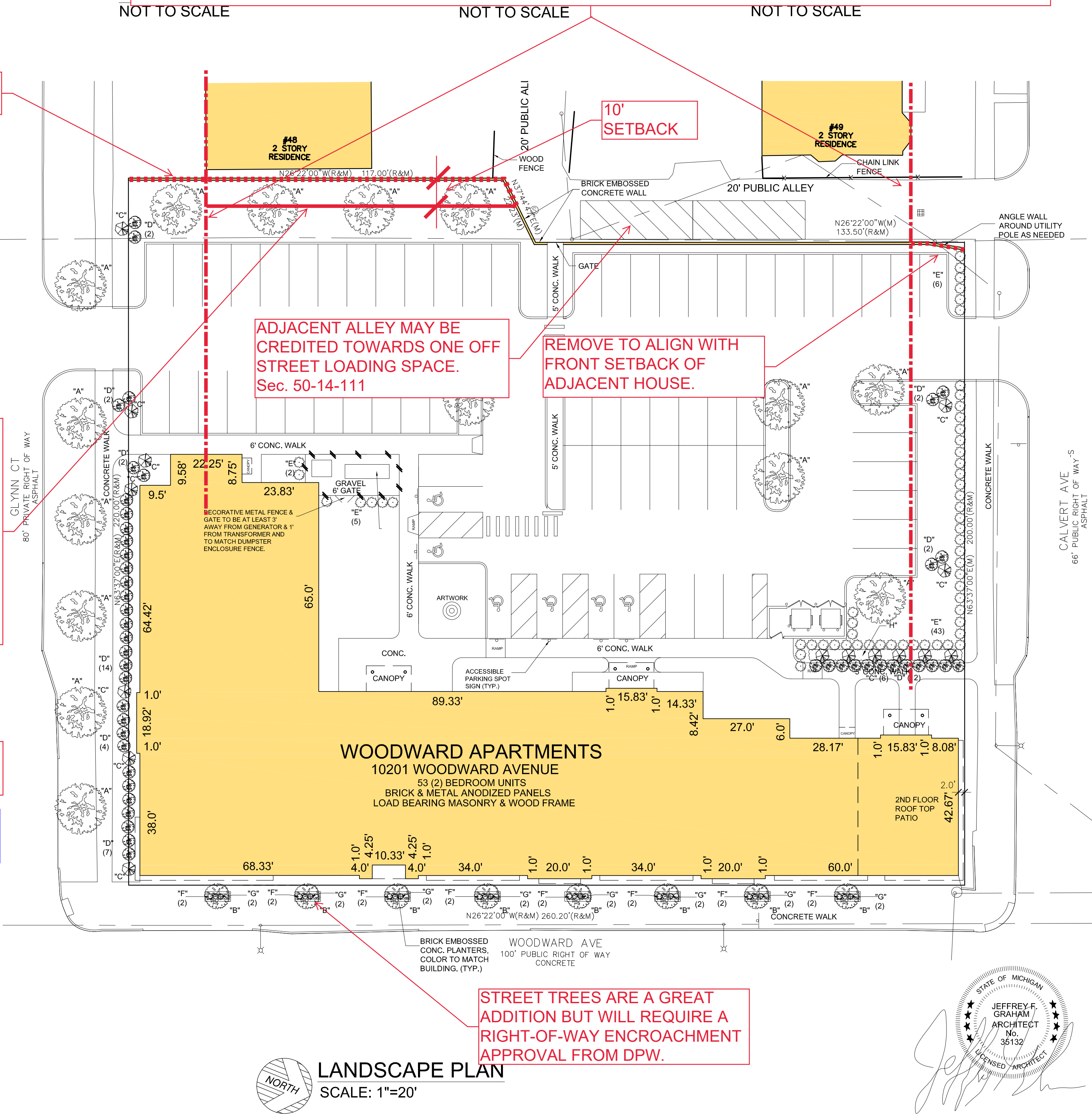
Sec. 50-14-223. - Layout and setback.

(b)Front setback. Where the side zoning lot line of a parking area is contiguous to, or across an alley from, land that is zoned R1, R2, R3, R4, R5, R6, or residential PD, a front setback equal to the front yard of the abutting lot shall be provided, except in those instances where residential structures have been erected on the rear one-half of the zoning lot. In such instances, and in those cases where the abutting lot or parcel is vacant, a front setback of 20 feet in depth shall be provided.

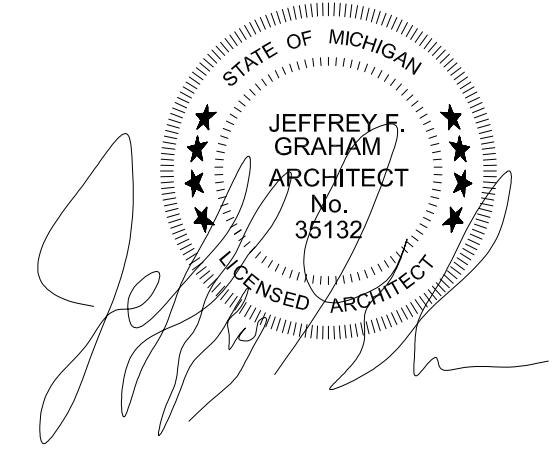
Sec. 50-13-182. - Parking lots or parking areas.

Parking lots and parking areas shall be subject to the following requirements:

(1)Where the zoning lot upon which the parking lot or parking area is to be located is bounded on one side by a street or alley and on the other side by a zoning lot already built upon with a front setback, the required minimum depth of the front setback for the parking lot or parking area shall be equal to the existing front setback on the adjoining lot, except as provided for in Section 50-14-223(b) of this Code;



LANDSCAPE PLAN  
SCALE: 1"=20'

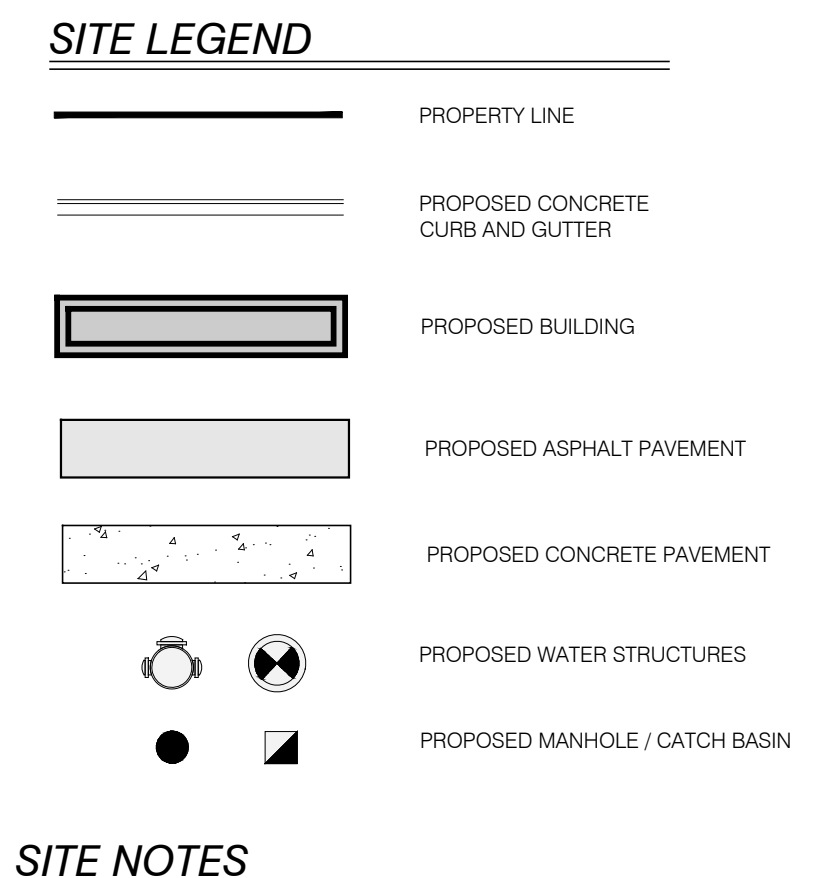


CLIENT:		MHT HOUSING, INC.		WOODWARD APARTMENTS		10201 WOODWARD AVE, DETROIT MI 48202		SITE AREA: 54,471± SF OR 1.25± ACRES	
APPLICANT:		MHT HOUSING, INC.		32600 TELEGRAPH RD, #102		BINGHAM FARMS, MI 48025		PHONE: 586 833-0550	
DRAWN BY:		M.L.		SCALE:		SEE DRAWING		PROJECT NO.	
DATE:		07/25/22		DATE:		07/25/22		REVISION	
BY:		M.L.		DATE:		07/25/22		BY:	
CITY PERMIT SET		#1		DATE:		07/25/22		DESCRIPTION	
SHEET NO:		L.P.1		CITY PERMIT SET		DESCRIPTION			









- ## SITE NOTES
- 
1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET REQUIREMENTS OF THE LOCAL ZONING ORDINANCE. SEE LIGHTING PLAN FOR ADDITIONAL INFORMATION.
  2. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED AS REQUIRED IN THE LOCAL ZONING ORDINANCE.
  3. ALL SIGNS TO MEET REQUIREMENTS OF CITY CODE OF ORDINANCES AND BE APPROVED BY BUILDING DEPARTMENT
  4. PARKING SPACES SHALL BE STRIPPED PER LOCAL ZONING ORDINANCE.
  5. RESTORATION OF ANY EXISTING HARD SURFACE AREA, OF ANY TYPE, REQUIRED AS A RESULT OF REMOVAL OF EXISTING SURFACING BY CITY OF DETROIT FORCES OR AGENTS DURING THE COURSE OF MAINTENANCE OF WATER MAIN OR SANITARY SEWER LOCATED UNDER PAVEMENT, IS THE RESPONSIBILITY OF THE OWNER OF THIS SITE AND WILL NOT BE PERFORMED, NOR PAID FOR BY CITY OF DETROIT.

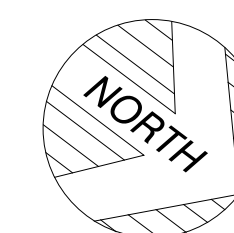
**S.M.**  
**ENGINEERS**  
CIVIL ENGINEER/ SURVEY /  
LAND PLANNER /  
LANDSCAPE ARCHITECT

4071 KEATS DRIVE,  
TROY, MI 48085  
T: 248.835.3553



**Table 1. Sample Operation and Routine Maintenance Schedule**

Stormwater BMP	Activity	Spring			Summer			Fall			Winter		
		M	A	M	J	J	A	S	O	N	D	J	F
Rain Garden	Inspections	X	X	X	X	X	X	X	X	X	X	X	X
	Pull weeds		X	X									
	Mow or remove plant litter		X						X				
Detention basin – dry	Inspections	X	X	X	X	X	X	X	X	X	X	X	X
	Mow			X	X	X	X	X					



## SITE LAYOUT AND PAVING PLAN

SCALE: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

# C3.0

PROJECT NO. 18-00000

DATE: JUNE 20, 2022

CHECKED BY: S.M. ENGINEERS

SCALE: 1" = 30'

## SITE LAYOUT AND PAVING PLAN

PREPARED FOR: WOODWARD APARTMENTS  
10201 WOODWARD AVE., DETROIT MICHIGAN

REVISION	DATE	BY	DESCRIPTION
	03.19.2021	S.M. ENG.	DWSD SUBMISSION
	04.19.2021	S.M. ENG.	DWSD REVIEW
	06.10.2021	S.M. ENG.	REVISED LAYOUT
	09.17.2021	S.M. ENG.	CITY SUBMISSION
	06.03.2022	GAE	CITY SUBMISSION

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(688) 594-0001

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EAST ELEVATION - TRADITIONAL MAIN STREET  
OVERLAY CALCULATIONS

- REQUIREMENTS: MINIMUM OF 60% OF STREET LEVEL FACADE, BETWEEN 2' TO 8' ABOVE THE GRADE, NEED TO BE TRANSPARENT WINDOWS AND DOORS.
- TOTAL FACADE: 1,528 SF
- TOTAL GLASS FACADE: 1,002 SF
- $1,002/1,528 = 65.6\% = \text{COMPLIES}$

FOR ALL BUILDINGS, MINIMUM OF 40% OF THE UPPER LEVEL FACADE ALONG A TRADITIONAL MAIN STREET SHALL CONSIST OF OPENINGS FOR WINDOWS OR WINDOW WALL SYSTEM.

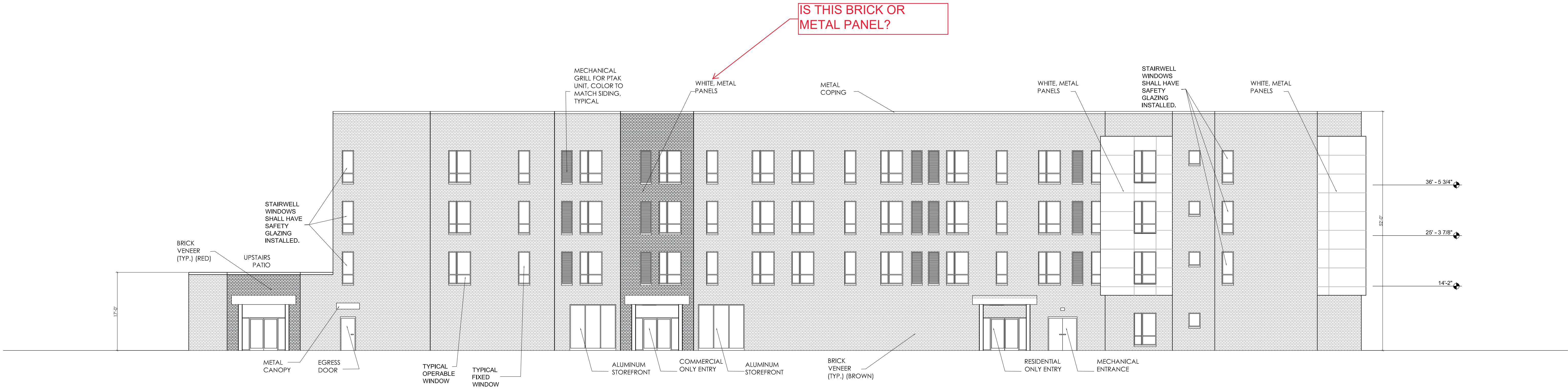
- AVERAGE UPPER LEVEL FACADE: 2,480 SF
- AVERAGE WINDOW AREA: 1,127 SF
- $1,127/2,480 = 45.4\% = \text{COMPLIES}$

STANDARD 50-14-440 (B) (1) CALCULATIONS

- REQUIREMENTS: MINIMUM OF 80% BUILDING FACADE, EXCLUDING WINDOWS AND DOORS, SHALL BE THE FOLLOWING BUILDING MATERIAL: MASONRY, STONE, OR PORCELAIN.
- 85% OF FACADE IS BRICK

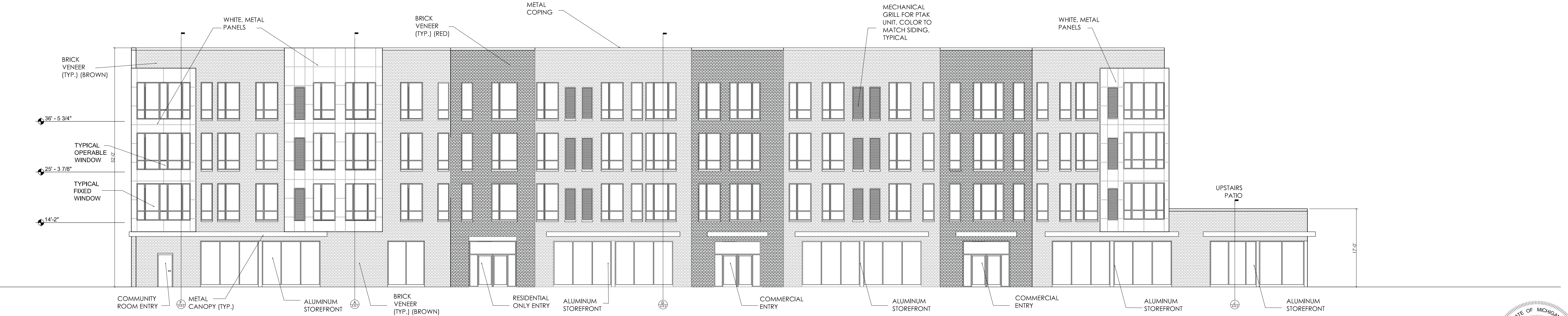
COMMENTS IN RED ARE  
REQUIRED CHANGES

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES



WEST ELEVATION

SCALE: 3/32"=1'-0"



EAST ELEVATION

SCALE: 3/32"=1'-0"

CLIENT: MHT HOUSING, INC.

WOODWARD  
APARTMENTS

10201 WOODWARD AVE, DETROIT MI

SITE AREA: 54,471± SF OR 1.25± ACRES

EXTERIOR ELEVATIONS  
EAST & WEST

PROFESSIONAL ARCHITECTS  
PROFESSIONAL ENGINEERS  
PROFESSIONAL SURVEYORS  
22556 GRATIOT AVENUE  
DETROIT, MI 48224  
(586)772-2222 PHONE  
(586)772-4048 FAX



APPLICANT: MHT HOUSING, INC.  
32600 TELEGRAPH RD, #102  
BINGHAM FARMS, MI 48025  
PHONE: 586 833-0550

DRAWN BY: JFG  
SCALE: 3/32" = 1'-0"  
DATE: 07/25/22  
PROJECT NO: 19-03249

SHEET NO:

A.2.1



- REQUIREMENTS: MINIMUM OF 40% OF STREET LEVEL FACADE, BETWEEN 4' TO 8' ABOVE THE GRADE, NEED TO BE TRANSPARENT WINDOWS AND DOORS.
- TOTAL FACADE: 523 SF
- TOTAL GLASS FACADE: 228 SF
- $228/523 = 43.6\%$  = COMPLIES

STANDARD 50-14-440 (B) (1) CALCULATIONS

- REQUIREMENTS: MINIMUM OF 80% BUILDING FACADE, EXCLUDING WINDOWS AND DOORS, SHALL BE THE FOLLOWING BUILDING MATERIAL: MASONRY, STONE, OR PORCELAIN.
- 87.9% OF FACADE IS MASONRY.

COMMENTS IN BLUE ARE  
SUGGESTED CHANGES



- REQUIREMENTS: MINIMUM OF 40% OF STREET LEVEL FACADE, BETWEEN 4' TO 8' ABOVE THE GRADE, NEED TO BE TRANSPARENT WINDOWS AND DOORS.
- TOTAL FACADE: 524 SF
- TOTAL GLASS FACADE: 214 SF
- 214/524 = 40.8% = COMPLIES

STANDARD 50-14-440 (B) (1) CALCULATIONS

- REQUIREMENTS: MINIMUM OF 80% BUILDING FACADE, EXCLUDING WINDOWS AND DOORS, SHALL BE THE FOLLOWING BUILDING MATERIAL: MASONRY, STONE, OR PORCELAIN.
- 81.5% OF FACADE IS MASONRY.



10201 WOODWARD AVE. DETROIT MI  
SITE AREA: 54,471± SF OR 1.25± ACRES

EXTERIOR ELEVATIONS  
NORTH & SOUTH

PROFESSIONAL ARCHITECTS  
PROFESSIONAL ENGINEERS  
PROFESSIONAL SURVEYORS  
22556 GRATIOT AVENUE  
EASTPONTE, MI 48021  
(586)772-2222 PHONE  
(586)772-4048 FAX



**APPLICANT:**  
**MHT HOUSING, INC.**  
22600 TELEGRAPH RD. #102  
BINGHAM FARMS, MI 48025  
PHONE: 586 833-0550

DRAWN BY:	JFG
SCALE:	1/8" = 1'-0"
DATE:	07/25/22
PROJECT NO:	19-03249

SHEET NO:

## A.2.2



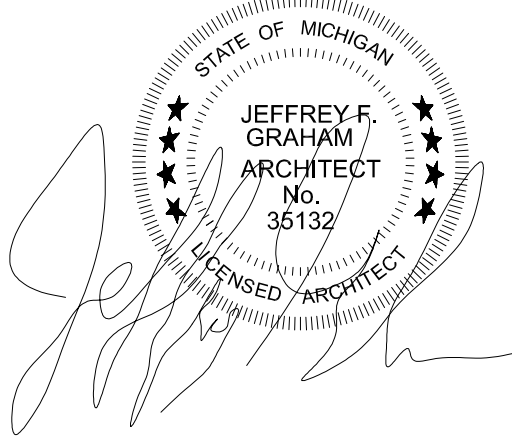
FINISH CEILING LEGEND

- ACT: ACOUSTICAL CEILING TILE
- DC: DRYWALL CEILING
- DCS: DRYWALL CEILING SOFFIT



FIRST FLOOR CEILING FINISH PLAN  
SCALE:3/32"=1'-0"

SECOND FLOOR CEILING FINISH PLAN  
SCALE:3/32"=1'-0"



APPLICANT:		MHT HOUSING, INC.		CLIENT:		MHT HOUSING, INC.	
DRAWN BY:		JFG		REVISION		#1	
SCALE:		3/32" = 1'-0"		DATE		07/25/22	
DATE:		07/25/22		BY		M.L.	
PROJECT NO:		19-03249		CITY PERMIT SET		DESCRIPTION	
SHEET NO:		A.3.1		WOODWARD APARTMENTS		10201 WOODWARD AVE. DETROIT MI	
						SITE AREA: 54,471± SF OR 1.25± ACRES	



