

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF 21-UNIT RESIDENTIAL STACKED MULTI-FAMILY DEVELOPMENT AT 808/816 VIRGINIA PARK WITHIN THE NEW CENTER AREA HISTORIC DISTRICT. VACANT LOTS TO BE COMBINED PROPERTIES, 816 VIRGINIA PARK. AS PROPOSED DEVELOPMENT. PARKING WILL BE ENCLOSED WITHIN SHARED 2-CAR GARAGES ON GRADE LEVEL AND COVERED SURFACE SPACES ON SITE. THE DEVELOPMENT CONSISTS OF (2) INDIVIDUAL BUILDING STRUCTURES UPON ONE SITE. THREE-STORY RESIDENTIAL BUILDINGS ARE WOOD FRAME CONSTRUCTION WITH AUTOMATIC SPRINKLER SYSTEM. EACH FRONT BUILDING ENTRY WILL ACCESS 3-UNITS, 1 PER FLOOR. SITE WORK CONSISTS OF NEW WALKWAYS, CONCRETE DRIVE, TRASH ENCLOSURE AND LANDSCAPING.

LEGAL DESCRIPTION

816 VIRGINIA PARK = ALL OF LOT 32 AND A PORTION OF LOT 31, 25 FEET EAST OF NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 75' X 163'.

PARCEL #04001907 VIRGINIA PARK TOWNES

808 VIRGINIA PARK = LOT 33, NORTH VIRGINIA PARK OF "PEERLESS ADDITION NO. 3 SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 18, PAGE 40 OF PLATS, WAYNE COUNTY RECORDS 4/80. DESCRIBED AS THE WEST LINE OF 3RD AVENUE 50' X 163'.

PARCEL #04001908 DETROIT LAND BANK PROPERTY

SITE DATA

VACANT, NO EXISTING STRUCTURES

PARCEL AREAS:

816 VIRGINIA PARK: 12,225 SF (EXISTING) (0.2806 ACRE)
 808 VIRGINIA PARK: 8,150 SF (EXISTING) (0.1871 ACRE)

COMBINED PARCELS CONTAINING 0.4677 ACRES OF LAND.

816 VIRGINIA PARK COMBINED

LOT SIZE: 125' x 163'
 20,375 SF (0.4677 ACRE)
 LOT AREA MINIMUM: 7,000 SF MAX < 20,375 SF OK
 WIDTH MINIMUM: 70' < 125' OK
 SETBACKS:

BUILDING 1 VIRGINIA PARK

FRONT MINIMUM: 20' MIN. > 16' PROPOSED, **BZA VARIANCE REQUESTED, DEFICIENT 4'-0"**
 REAR MINIMUM: 30' MIN. > 25' (15'+10' OF 1/2 OF ALLEY) PROPOSED, **BZA VARIANCE REQUESTED, DEFICIENT 5'-0"**
 SIDE YARD FORMULA A: (BUILDING DEPTH + 2 x HEIGHT)/15 = 70' + 80'/15 = 10' MIN. = 10' PROPOSED
 HEIGHT MAXIMUM: NO REQUIREMENT, **TOP OF PARAPET = 40'-0"**

BUILDING 2 3RD AVENUE

FRONT MINIMUM: 20' MIN. > 10' PROPOSED, **BZA VARIANCE REQUESTED, DEFICIENT 10'-0"**
 REAR MINIMUM: 30' MIN. < 45' PROPOSED
 SIDE YARD FORMULA A: (BUILDING DEPTH + 2 x HEIGHT)/15 = 70' + 80'/15 = 10' MIN. < 25' (15'+10' OF 1/2 OF ALLEY) PROPOSED
 HEIGHT MAXIMUM: NO REQUIREMENT, **TOP OF PARAPET = 40'-0"**

RECREATIONAL SPACE REQUIRED (RSR): 0.12 x 22,050 GSF = 2,646 SF MIN.

UNIT PRIVATE BALCONIES (14) x 69 SF: **966 TOTAL SF**
 RESIDENCE RECREATION SPACE: 2,646 SF MINIMUM > 966 SF (69 SF/UNIT x 14 UNITS), **DEFICIENT 1,680 SF BZA VARIANCE REQUESTED**

BUILDING DATA:

10,290 GSF	2ND FLOOR (7 UNITS)
10,290 GSF	3RD FLOOR (7 UNITS)
7,350 GSF	GRADE FLOOR (7 UNITS)
2,940 GSF	ATTACHED GARAGES

TOTAL 30,870 GSF BUILDING GROSS SF
 27,930 NSF RESIDENTIAL NET SF

LOT COVERAGE PROPOSED: 10,290 GSF/20,375 GSF = 0.50 (50%)

FLOOR AREA RATIO (FAR): 0.70 x 20,375 SF (LOT AREA) = 14,262 SF MAX < 28,530 SF
DEFICIENT 14,268 SF - BZA VARIANCE REQUESTED

OFF STREET PARKING: 21 UNITS x 0.75 SPACES/DWELLING UNIT = 15.75
 16 SPACES MINIMUM < 18 SPACES PROVIDED

816 VIRGINIA PARK REQUIRED (R-2) = *NOTE: BUS RAPID TRANSIT ON WOODWARD AVENUE 0.34 MILES DISTANCE. SPECIAL DISTRICT ALLOWS A PARKING REDUCTION FOR THIS AREA; MINIMUM PARKING 0.75 PER DWELLING UNIT. THEREFORE-

TOTAL PARKING REQUIRED: **16 SPACES MINIMUM**

ACCESSIBLE PARKING REQUIRED: 1 SPACE REQUIRED = 1 PROVIDED (1 PER BARRIER FREE UNIT)

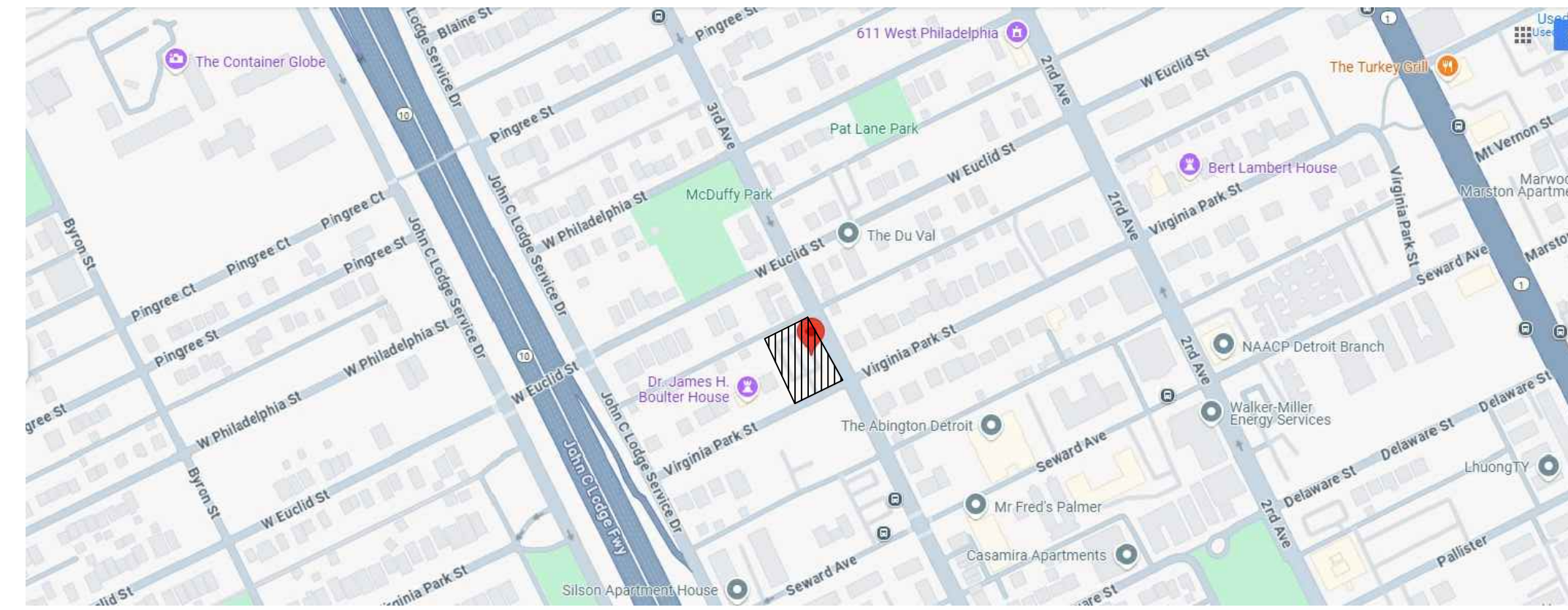
TOTAL PARKING PROVIDED: 14 GARAGE SPACES + 4 SURFACE CARPORT SPACES = 18 SPACES (17 SPACES + 1 BF/VAN ACCESSIBLE)

LOADING AREA: 0 REQUIRED PER FOR PARKING LESS THAN 25 SPACES

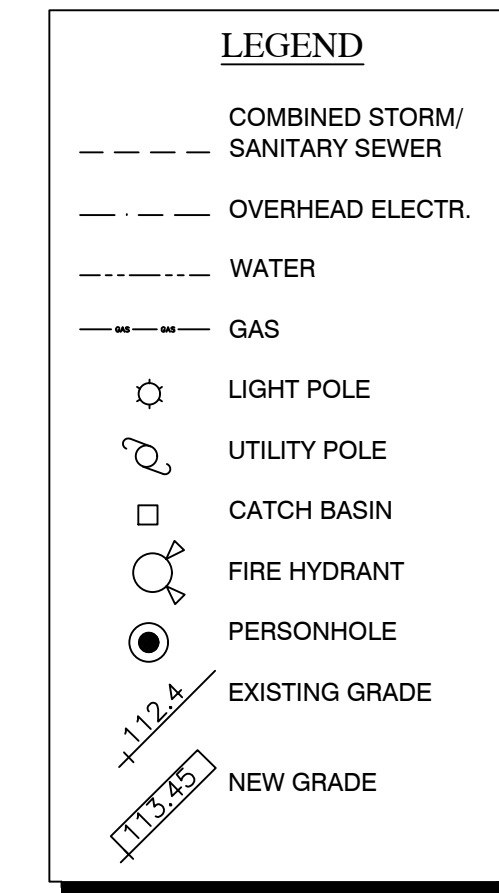
BUILDING CODE REVIEW

APPLICABLE CODES: 2015 MICHIGAN BUILDING CODE
 2009 ICC A117.1 ACCESSIBLE CODE
 2015 NFPA1 FIRE PREVENTION AND PROTECTION CODE
 2015 PLUMBING CODE
 2015 MICHIGAN PLUMBING CODE
 2015 MICHIGAN MECHANICAL CODE
 2017 NATIONAL ELECTRICAL CODE
 2019 DETROIT CITY CODE PART IV, CHAPTER 8
 2015 MICHIGAN ENERGY CODE

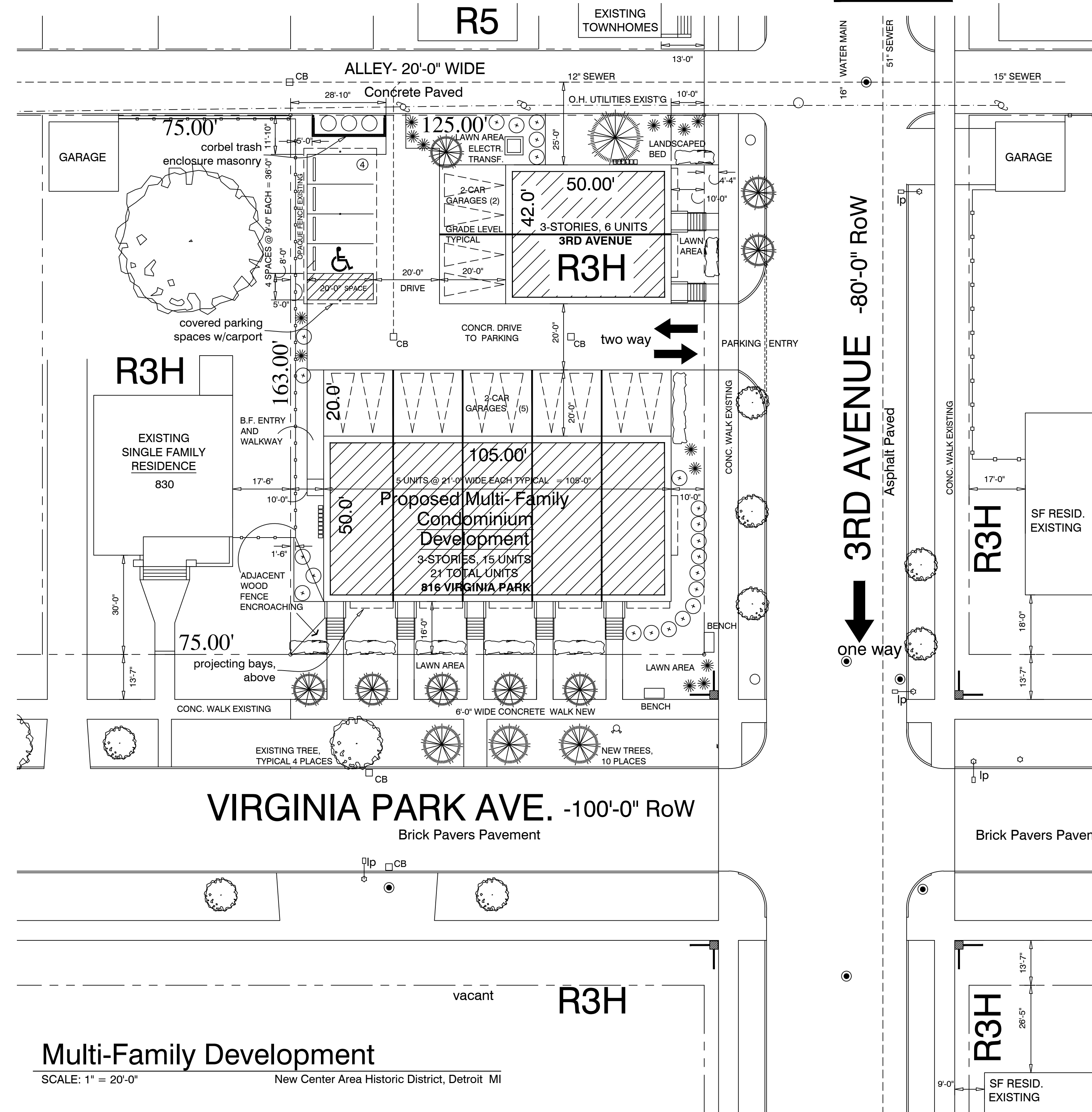
PROPOSED USE GROUP: R-2 RESIDENTIAL MULTI-FAMILY
 PROPOSED OCCUPANCY: APARTMENT HOUSE
 CONSTRUCTION TYPE: VA (NON-COMBUSTIBLE UNPROTECTED), SPRINKLED



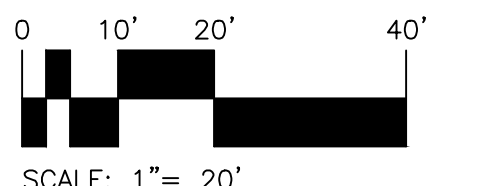
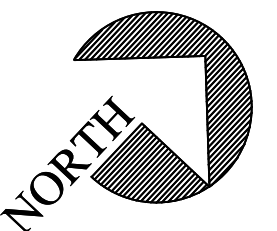
Location Map
 NO SCALE



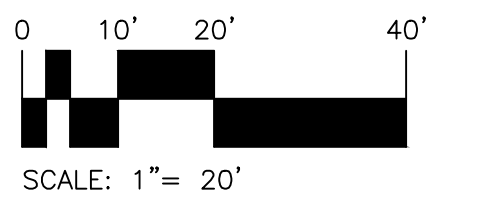
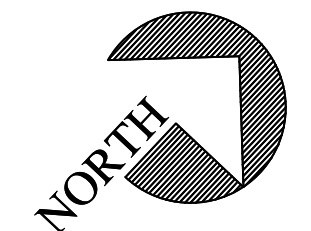
NOTE: MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



VIRGINIA PARK CONDOMINIUMS
 Proposed multi-family development
 Proposed overall site plan



VIRGINIA PARK APARTMENTS
Proposed multi-family development
Existing Conditions site demolition plan



PROPOSED RENOVATION KEY

Site Demolition Notes

- 1 EXISTING IVY/TREES AND VEGETATION IN PLACE TO REMOVE ALONG ENTIRE SITE WITHIN PROPERTY BOUNDARY.
- 2 EXISTING CONDITIONS TO REMAIN.
- 3 REMOVE CONCRETE PAVING, ROW CURBS AND SIDEWALK AT SOUTH BOUNDARY ONLY AND CONCRETE DRIVES/CURB CUTS EXISTING AT ALL LOCATIONS SHOWN.
- 4 EXISTING CATCH BASIN INTACT, CROCK, TRAP AND UNDERGROUND CONNECTIONS TO REMOVE ENTIRELY. CAP AT SEWER WITHIN ALLEY PRIOR TO DEMOLITION.
- 5 AREA OF PREVIOUS BUILDING FOUNDATIONS POSSIBLE. ASSESS FOLLOWING SURFACE DEMOLITION.
- 6 EXISTING CONCRETE RETAINING KNEE WALL TO DEMOLISH ALONG ALLEY, INCLUDING FOOTINGS WITHIN PROPERTY BOUNDARY ONLY. THAT EXISTING ADJACENT WEST TO RETAIN. REMOVE FOLLOWING SITE EXCAVATION, CLEARING.

LEGEND

- COMBINED STORM/SANITARY SEWER
- - - OVERHEAD ELECTR.
- - - WATER
- - - GAS
- LIGHT POLE
- UTILITY POLE
- CATCH BASIN
- FIRE HYDRANT
- PERSONHOLE
- EXISTING GRADE
- NEW GRADE

NOTE: MATCH EXISTING GRADES WHERE NO PROPOSED GRADES ARE SHOWN



LOOKING NORTHEAST ALONG VIRGINIA PARK



LOOKING NORTHWEST FROM VIRGINIA PARK



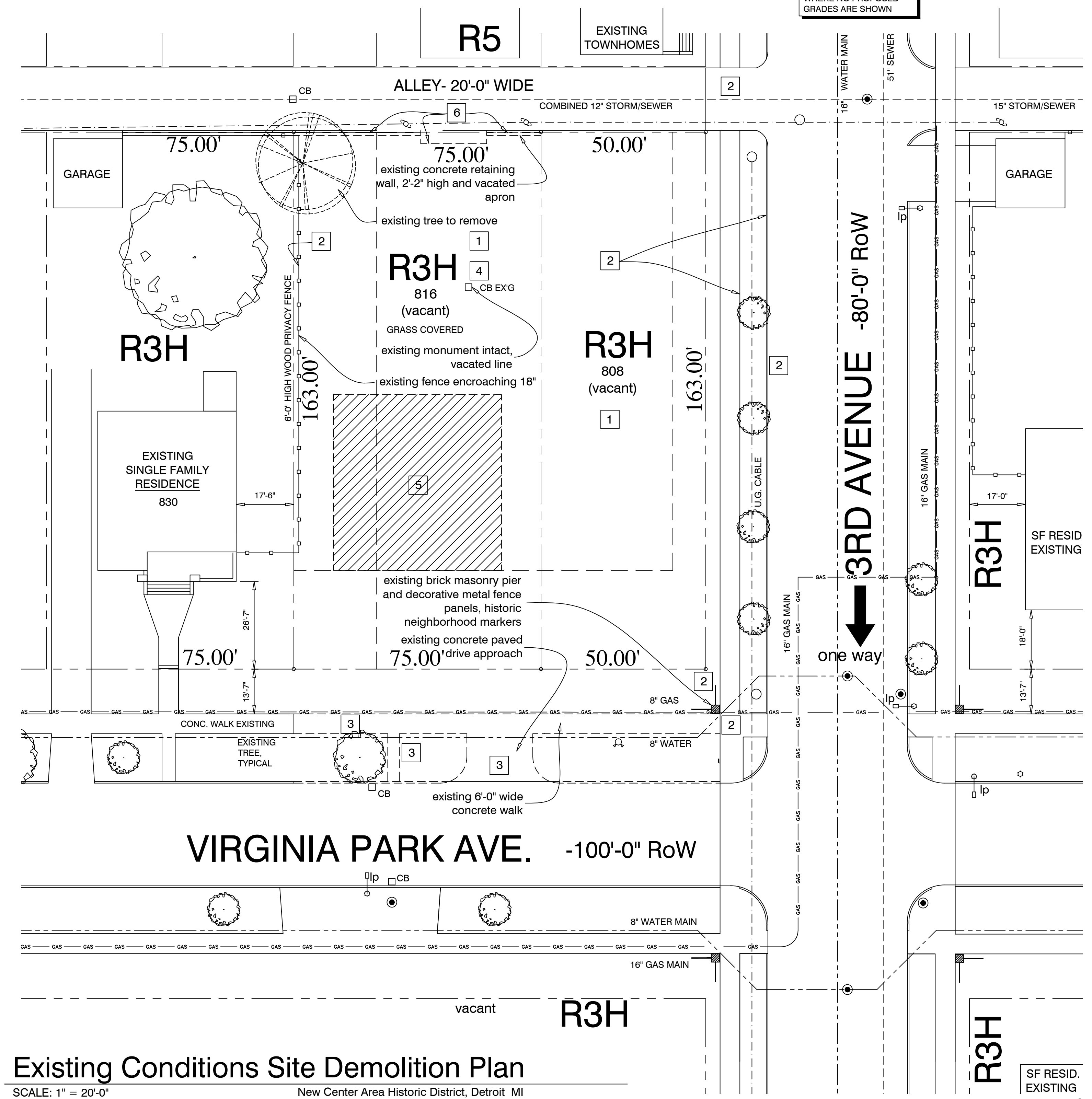
LOOKING SOUTHWEST ALONG 3RD AVENUE



LOOKING SOUTHEAST AT ALLEY



LOOKING SOUTH AT VIRGINIA PARK

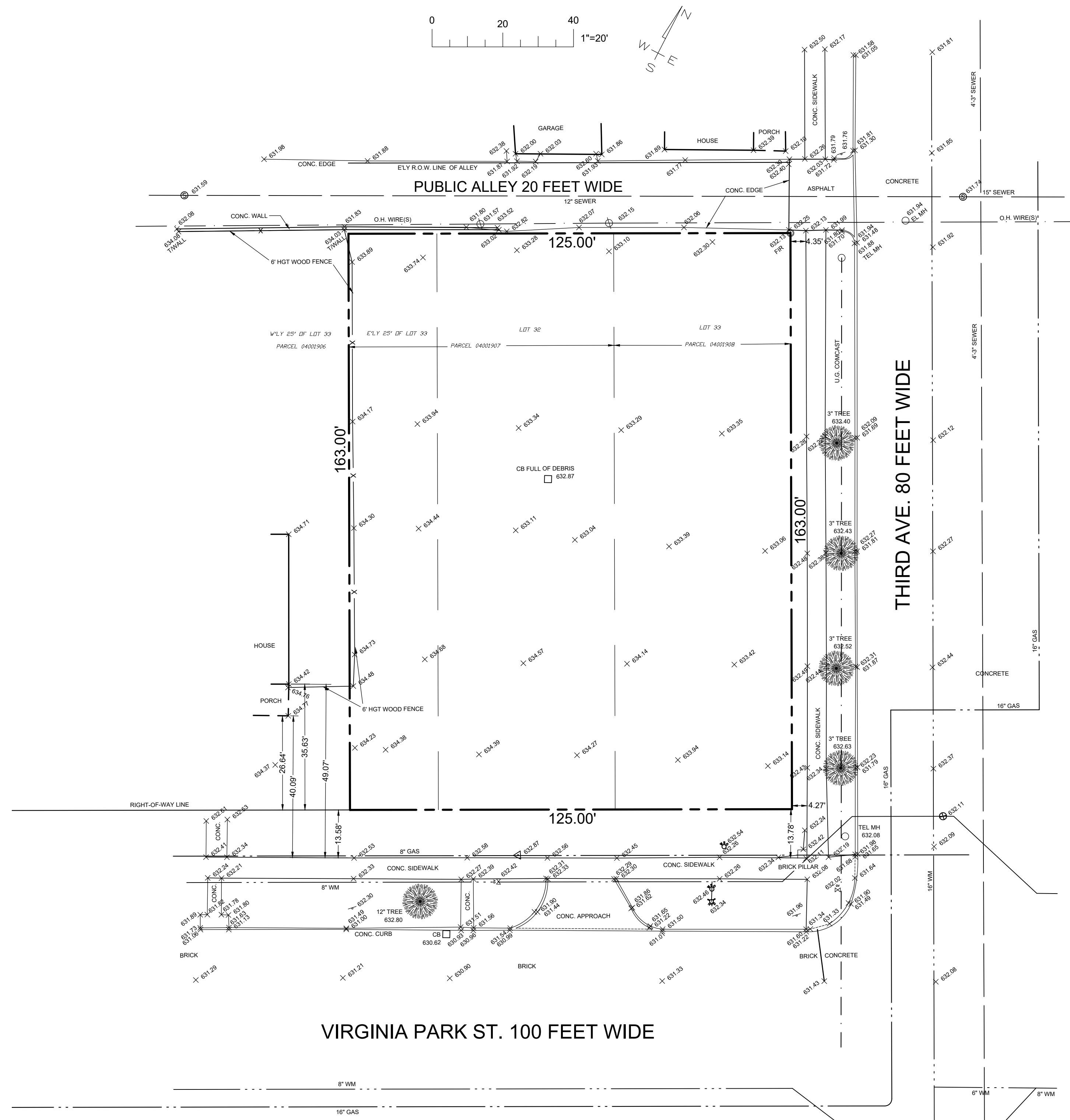


Existing Conditions Site Demolition Plan

SCALE: 1" = 20'-0" New Center Area Historic District, Detroit MI

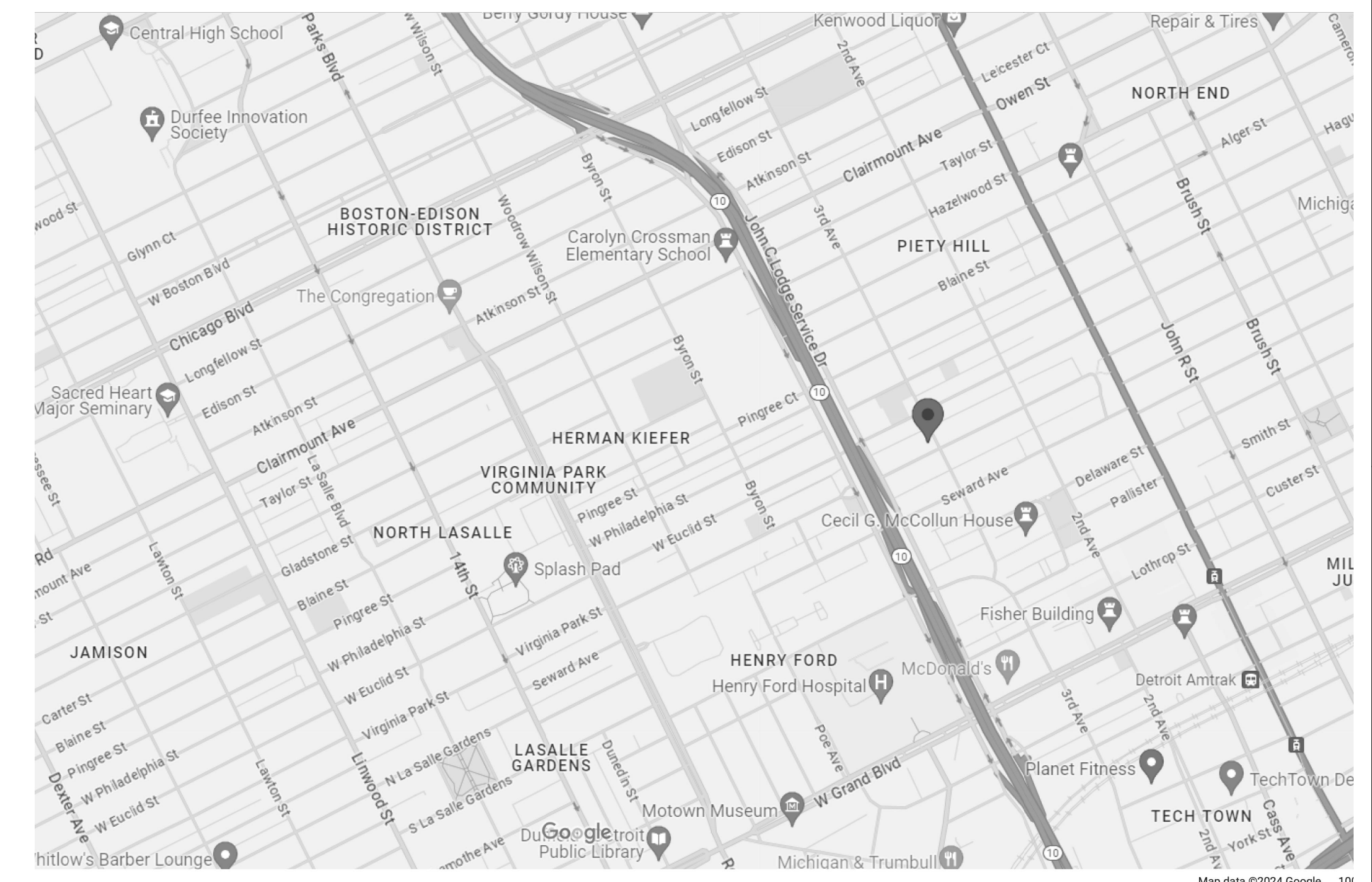


Know what's below.
Call before you dig.



LEGEND

- ⊕ EX. SPOT ELEVATION
- ⊙ EX. STORM SEWER MANHOLE
- ⊙ EX. SANITARY SEWER MANHOLE
- EX. CATCH BASIN
- * EX. LIGHT POLE
- ⊙ EX. UTILITY POLE
- EX. ELEVATION CONTOUR
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. WATER MAIN
- EX. GAS MAIN
- EX. UNDERGROUND ELECTRIC/PHONE/CATV
- PROP. STORM SEWER
- PROP. SANITARY SEWER SERVICE LEAD
- PROP. WATER SERVICE LEAD
- PROP. CATCH BASIN
- ▭ PROP. CONCRETE PAVEMENT
- ▭ PROP. ASPHALT PAVEMENT
- ⊕ PROP. SPOT ELEVATION
- PROP. ELEVATION CONTOUR
- △ PROP. SILT FENCE
- △ TEMP. INLET PROTECTION FILTER



LEGAL DESCRIPTION (PER CITY RECORDS)

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, DESCRIBED AS:
 ALL OF LOTS 31 AND 32 AND THE EASTERLY 25 FEET OF LOT 33, "PEERLESS ADDITION No. 3" AS RECORDED IN LIBER 18 OF PLATS, PAGE 40, WAYNE COUNTY RECORDS

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE HEREON DESCRIBED SITE AND THAT ALL MEASUREMENTS AS SHOWN ON THE PLAN ARE CORRECT, AND THAT THERE ARE NO ENCROACHMENTS, UNLESS OTHERWISE SHOWN.

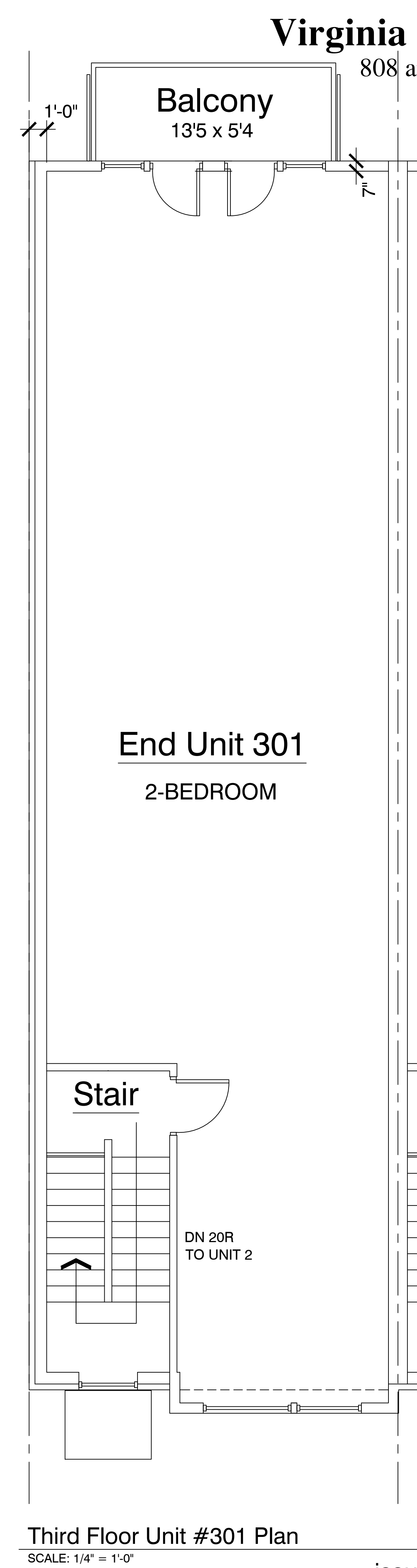
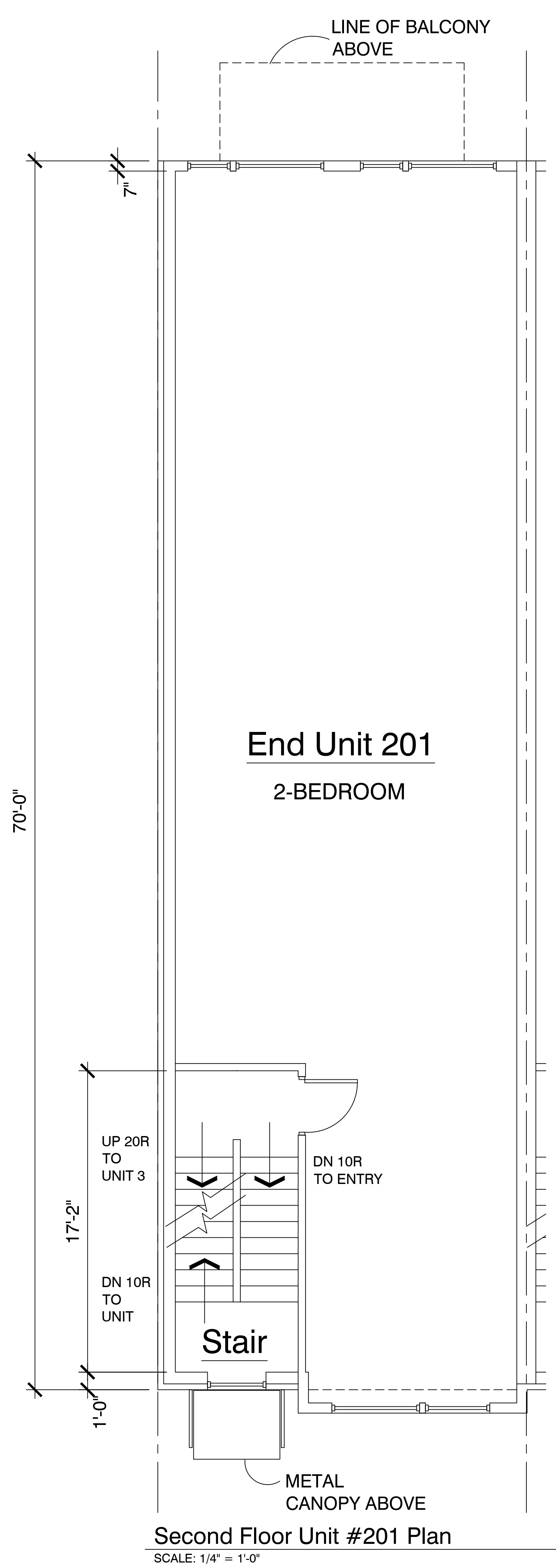
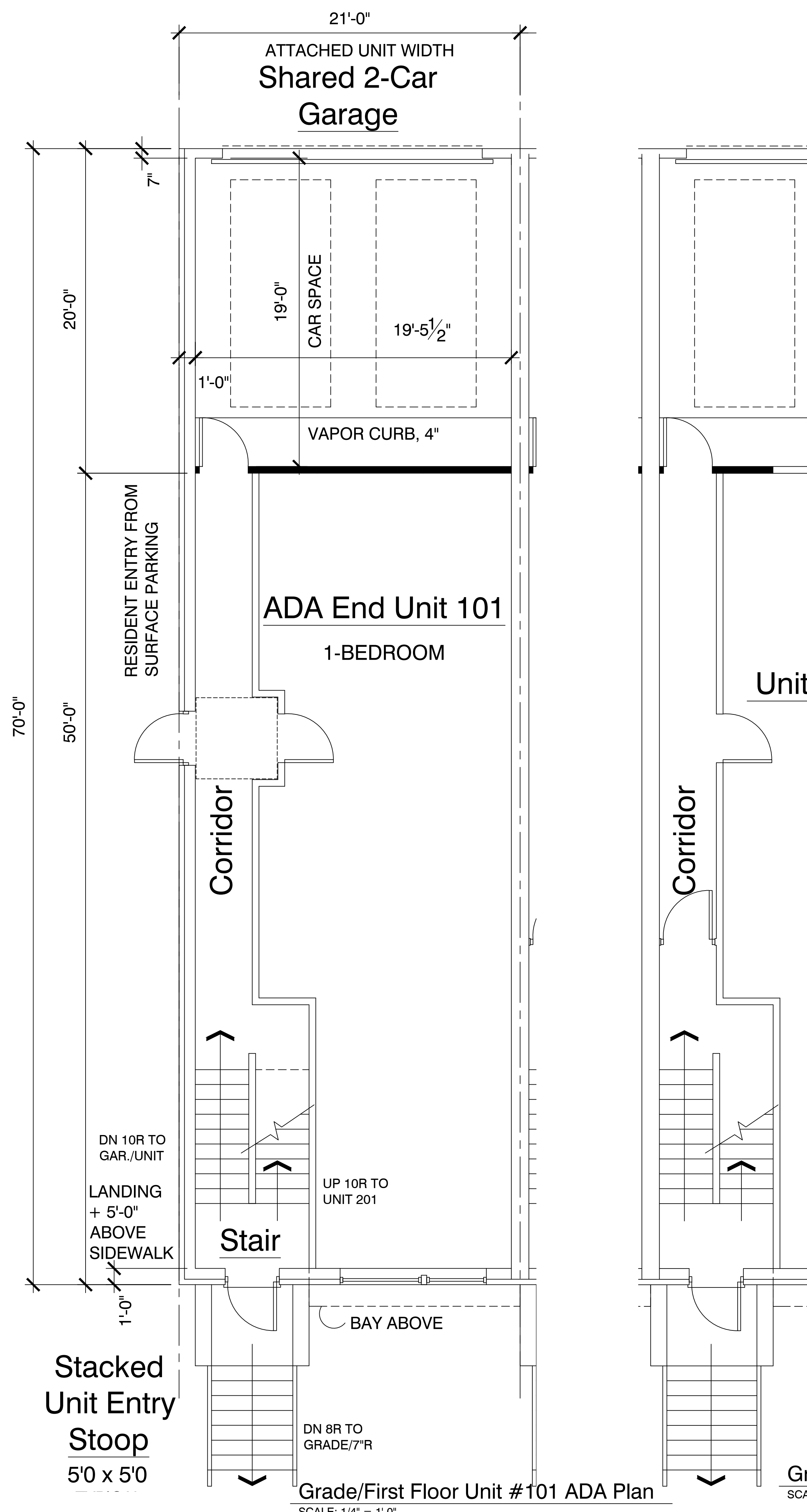
Neal Tonnemacher



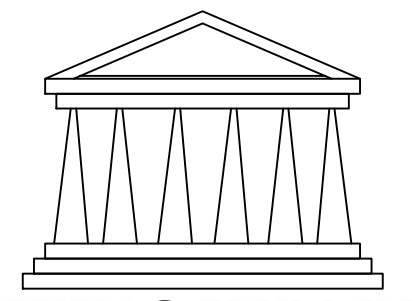
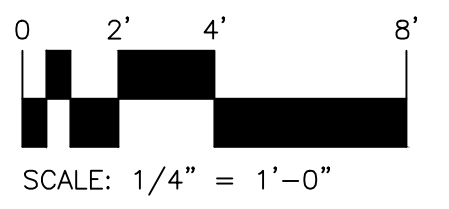
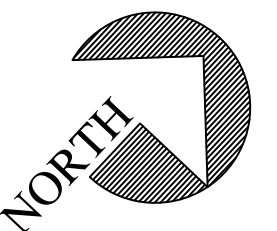
ADD UTILITY DATA
2024-08-10

MASON BROWNS ASSOCIATES, LLC CIVIL ENGINEERS & SURVEYORS BLOOMFIELD HILLS, MICHIGAN 48304 (248) 225-9789 mason_brown@mbgaol.com	
PROPOSED DEVELOPMENT PLAN OF EXISTING CONDITIONS	
DESIGN: 24-033.DWG	REVISIONS:
DRAWN: mb	DATE: 07-26-2024
CHECKED: MB	JOB NO. 24-033
FIELD CR: net	SHEET 1

STEVEN C. FLUM, INC.
 Hamtramck, Michigan 48212
 3105 Holbrook Avenue

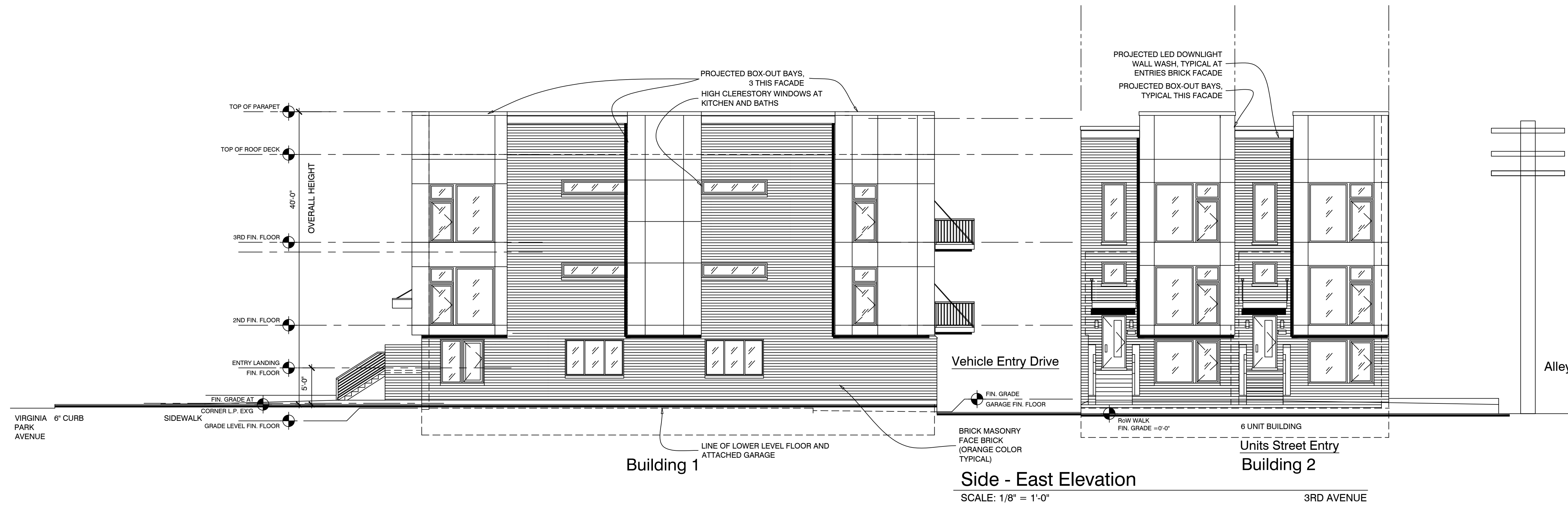


VIRGINIA PARK APARTMENTS
Proposed Multi-Family development
Enlarged Proposed Unit Floor Plans

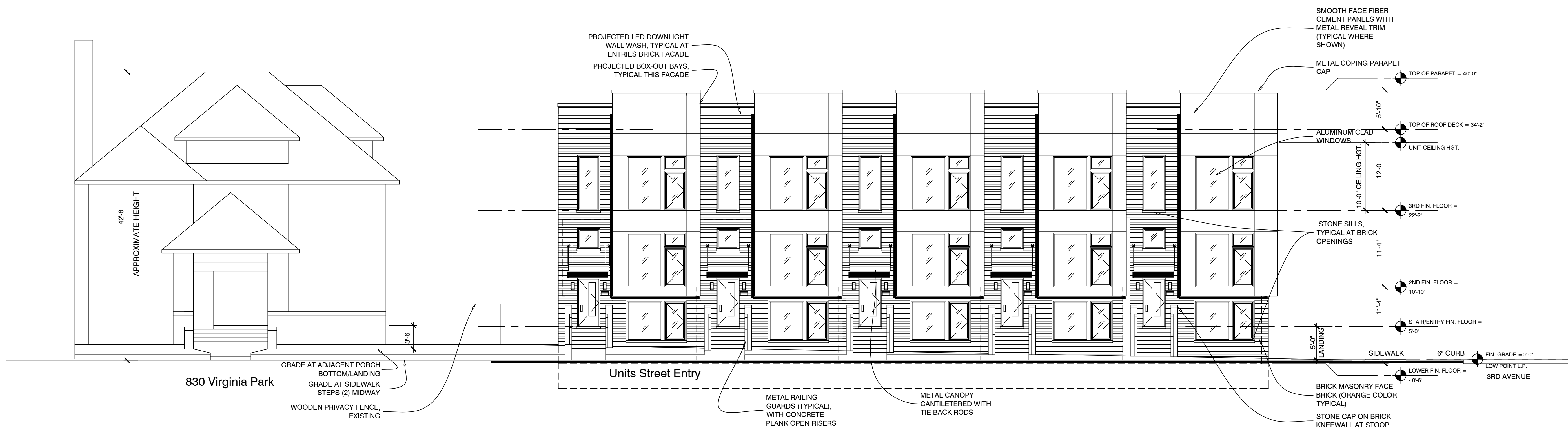


STEVEN C. FLUM, INC.
architecture urban planning
3105 Holbrook Street, Hamtramck, MI 48212
VM: 313.831.2844 WEB: stevenflum.com

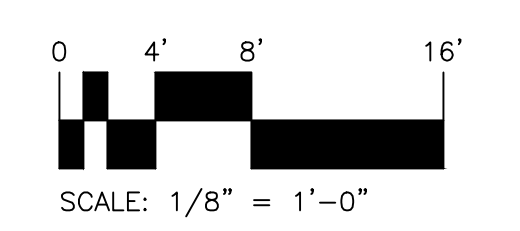
VIRGINIA PARK APARTMENTS
 Proposed Multi-family development
 Proposed Exterior Elevations



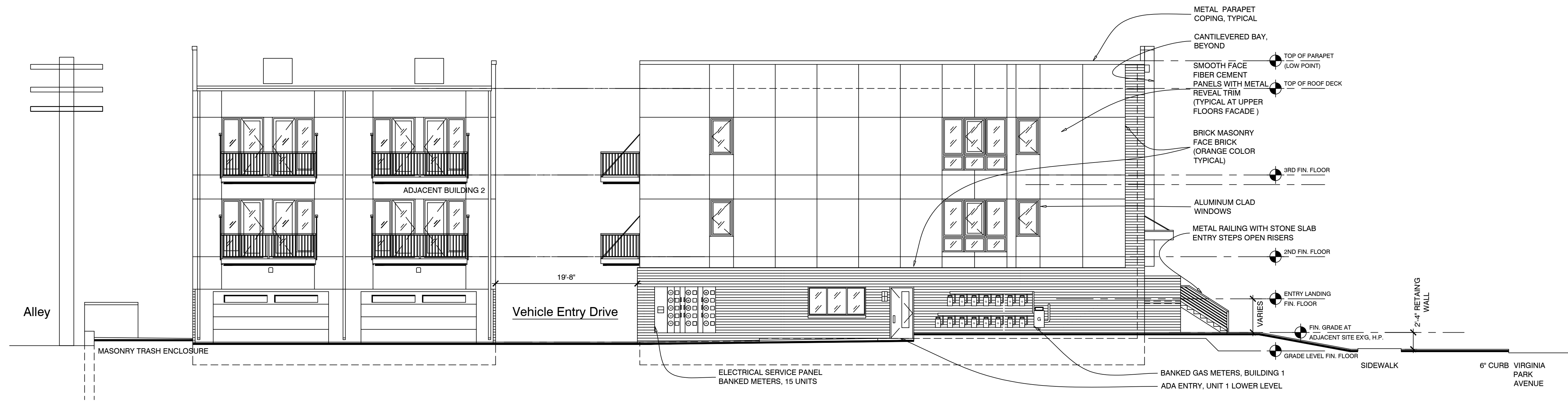
Side - East Elevation
 SCALE: 1/8" = 1'-0"



Front - South Elevation - Building 1
 SCALE: 1/8" = 1'-0"



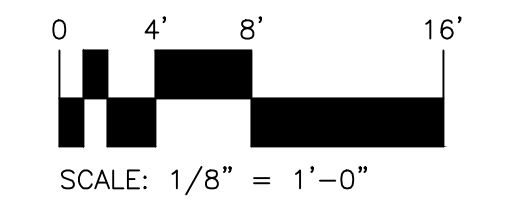
VIRGINIA PARK APARTMENTS
 Proposed Multi-family development
 Proposed Exterior Elevations



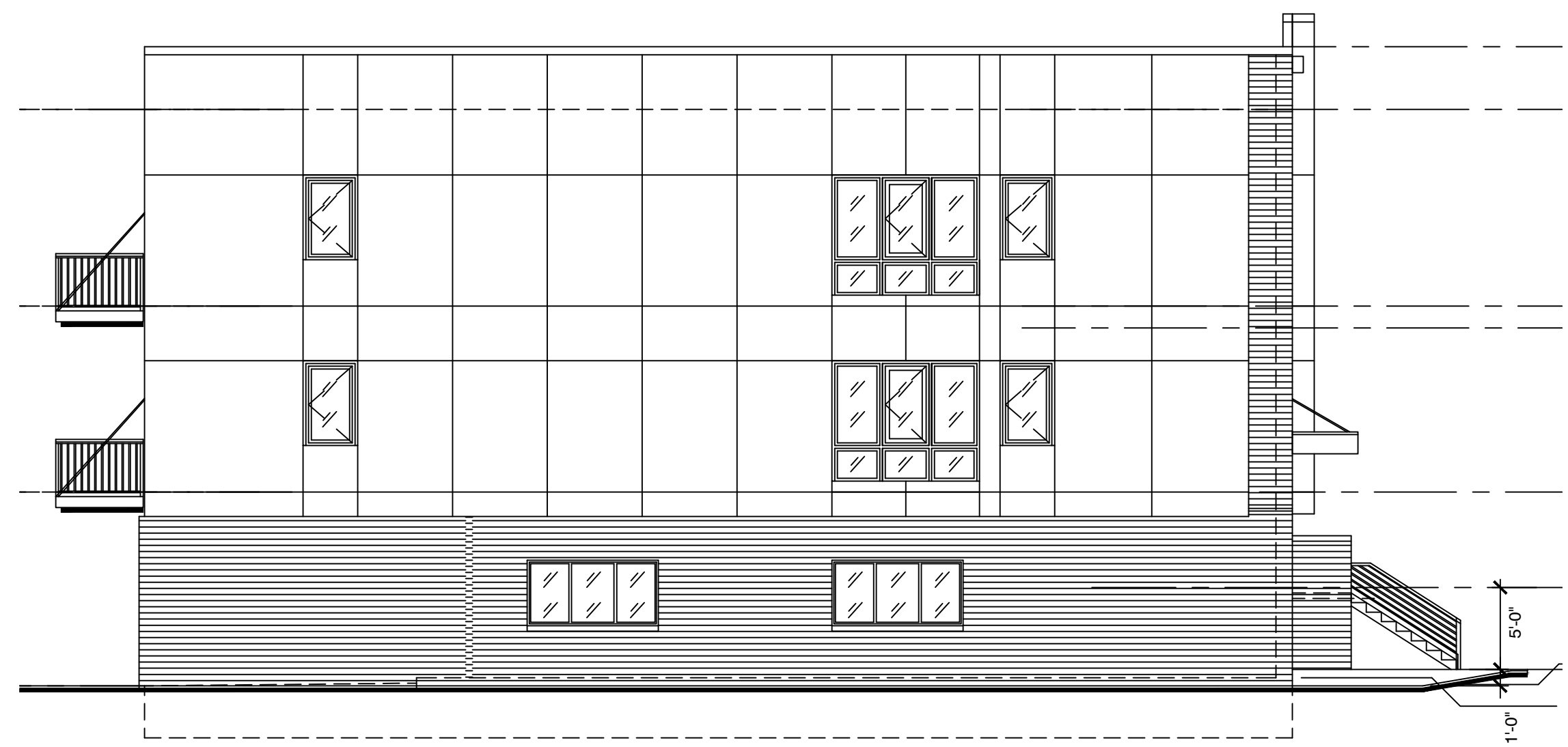
Side Building 1 - West Elevation
 SCALE: 1/8" = 1'-0" 15-UNIT BUILDING



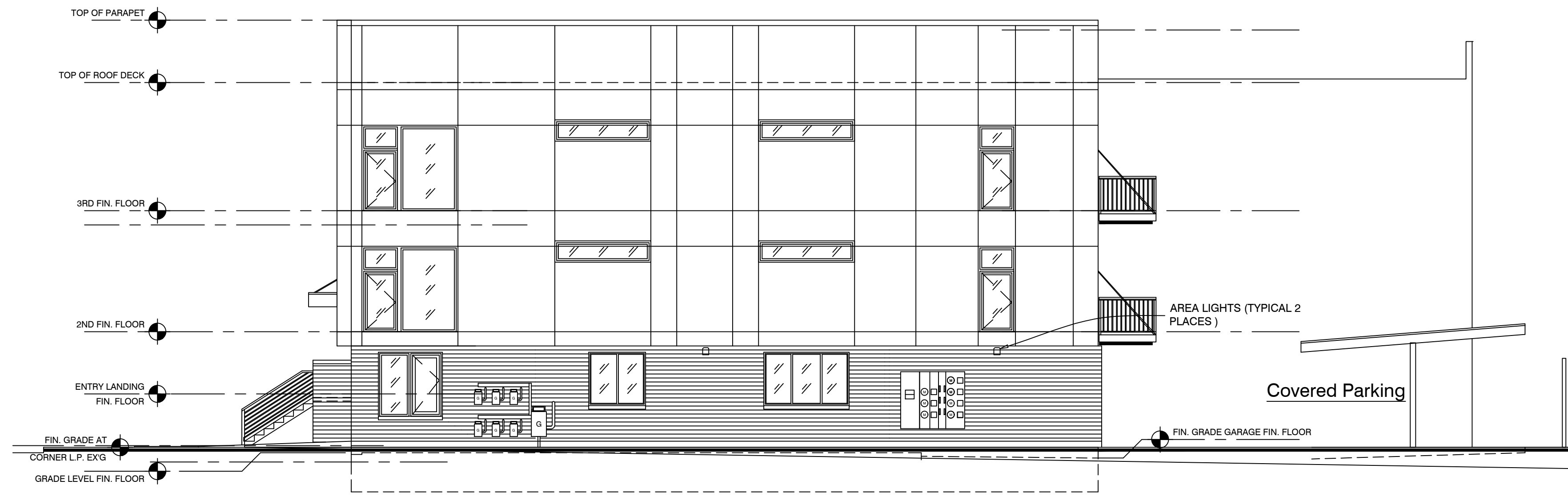
Rear Building 1 - North Elevation
 SCALE: 1/8" = 1'-0" 15-UNIT BUILDING



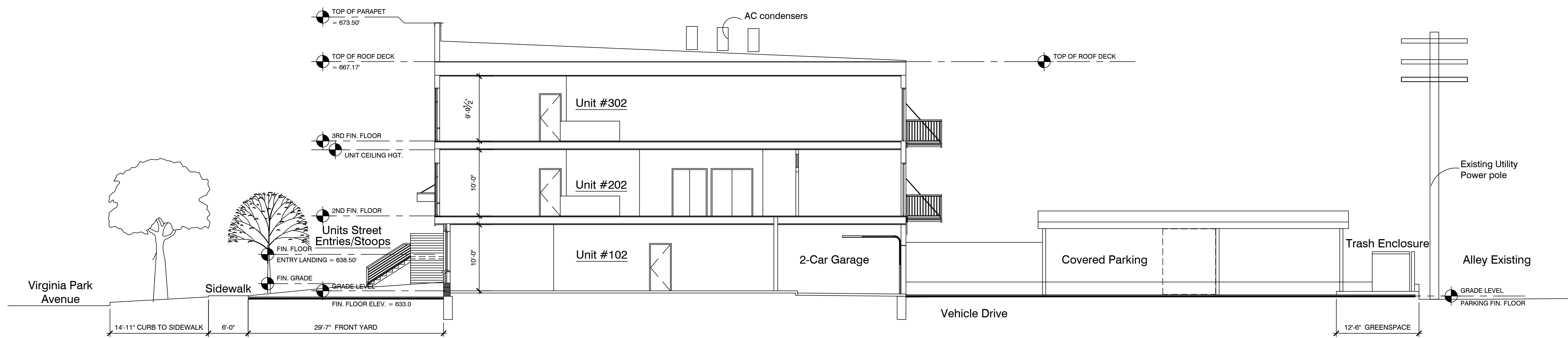
VIRGINIA PARK APARTMENTS
 Proposed Multi-family development
 Conceptual Building and Site Section, Elevations



Side Building 2 - South Elevation Vehicle Drive
 SCALE: 1/8" = 1'-0" 6-UNIT BUILDING



Side Building 2 - North Alley Elevation
 SCALE: 1/8" = 1'-0" 6-UNIT BUILDING



Building Section N/S - Looking West
 SCALE: 1/8" = 1'-0" BUILDING #1, VIRGINIA PARK

