



**N SITE/1ST FLOOR PLAN**

**SUMMARY TABLE**

SITE AREA		37,010 SF/0.84 ACRES
ZONING	EXISTING	B4-GENERAL BUSINESS DISTRICT/R2-RESIDENTIAL
	PROPOSED	B4-GENERAL BUSINESS DISTRICT/R2-RESIDENTIAL
MINIMUM LOT DIMENSION		
REQUIRED		70 FEET/7,000 SF
PROVIDED		242 FEET/37,010 SF
HEIGHT		
ALLOWABLE		35 FEET
PROPOSED		48 FEET
BUILDING SETBACKS (MIXED-USE/MULTI-FAMILY)		
FRONT SIDE REAR	REQUIRED	PROVIDED
	*0 FEET	0 FEET
	*0 FEET	0/10 FEET
	10 FEET	>10 FEET
PARKING		
REQUIRED		
MULTI-FAMILY RESIDENTIAL		36 SPACES
(.75 PER DU WHERE LOCATED WITHIN .5 MILES FROM A HIGH FREQUENCY TRANSIT CORRIDOR)		
RETAIL (OCCUPANT-ORIENTED)		0 SPACES
		TOTAL 36 SPACES
PROVIDED		
ON-SITE PARKING		46 SPACES
UNIT COUNT/MIX		
STUDIOS (405 SF)		(12%) 6 UNITS
1 BEDROOM (650 SF)		(69%) 33 UNITS
2 BEDROOM (900 SF)		(19%) 9 UNITS
		TOTAL 48 UNITS

BUILDING AREA			
	RESIDENTIAL	RETAIL	TOTAL
1ST FLOOR	5,850 SF	4,650 SF	10,500 SF
2ND FLOOR	13,700 SF	-	13,700 SF
3RD FLOOR	13,700 SF	-	13,700 SF
4TH FLOOR	13,700 SF	-	13,700 SF
TOTAL	46,950 SF	4,650 SF	51,600 SF

**ARRIVE BUTZEL**  
**7737 KERCHEVAL AVENUE**  
**MIXED-USE DEVELOPMENT**  
DETROIT, MICHIGAN

**FSP** FUSCO,  
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ARCHITECTS & PLANNERS

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**A.S.100**