

PROPOSED FULL DEPTH ASPHALT OVER
CONCRETE PAVEMENT RESTORATION

CONCRETE PAVEMENT AND SIDEWALK

HARDSCAPE DECORATIVE PAVERS

CONCRETE CURB

DETECTABLE WARNING PAD

C3.0	SITE PLAN	PARK AVENUE BUILDING 2001 PARK AVENUE DETROIT, MI 48226	INFINITY - ACQUISITIONS, LLC. 42409 GRAND RIVER SUITE 112 NOVI, MI 48275	 www.MannikSmithGroup.com		TECHNICAL SKILL: CREATIVE SPIRIT.	PROJECT DATE: 12/12/2025 PROJECT NO.: I1860001 DRAWN BY: TDB CHECKED BY:	DAR	TDB	DATE: 12/12/25	BY: TDB	DESCRIPTION: SITE PLAN SUBMITTAL
------	-----------	---	--	------------------------------	--	--------------------------------------	---	-----	-----	----------------	---------	-------------------------------------

DEVELOPMENT SUMMARY 50-3-135 (9)			
SUBJECT	CODE REQUIREMENT	PROPOSED	SECTION
ZONING	B5 – HISTORICAL	NO CHANGE	50-9-134 (6)
LOT SIZE	MIN AREA: 7,000 SQFT MIN WIDTH: 70 FT	PROPERTY AREA: 8,000 SQFT PROPERTY WIDTH: 80 FT	50-13-46
PARKING	B5 EXEMPT	NONE	50-14-7 (1)
LOADING	12 FT X 35 FT REQ'D FOR 10,000 TO 100,000 SQFT GROSS AREA	LOADING AREA: 12 FT X 35 FT IN ALLEY	50-14-111(o) 50-14-112
SETBACKS	MIN FRONT: NONE MIN REAR: NONE MIN SIDE: FORMULA B: NONE	EXISTING FRONT SETBACK: 0 FT EXISTING REAR SETBACK: 0 FT EXISTING SIDE SETBACKS: 0 FT	50-13-46
BUILDING HEIGHT	MAX HEIGHT: 180 FT	EXISTING BLDG. HEIGHT: 156 FT – 9 INCH	50-13-46
BUILDING FOOTPRINT	NO MAXIMUM SPECIFIED	8,000 SQFT	50-13-236
LOT COVERAGE	NO MAXIMUM LOT COVERAGE OR F.A.R. SPECIFIED	100% LOT COVERAGE 12 F.A.R.	50-13-46