

EXISTING PUBLIC ALLEY

150' LOT LINE

150' LOT LINE

27' LOT LINE

27' LOT LINE

SIDEWALK

EAST GRAND BLVD

PRELIMINARY SITE PLAN 1" = 10'

EXISTING BUILDING

ZONED R-5
1ST FLOOR: 4 RESIDENTIAL UNITS
2ND FLOOR: 2 RESIDENTIAL UNITS

PARKING INFO

6 TOTAL UNITS
RESIDENTIAL:
.75 SPACES PER UNIT = 5 SPACES

SITE DATA

ZONING REQUIREMENTS

PROPOSED USE: MULTI FAMILY HOUSING

ZONING DISTRICT: R-5 - MEDIUM DENSITY RESIDENTIAL

SETBACKS:

REQUIRED	PROVIDED
FRONT 20' FEET	22' FEET
SIDE YARD 6.5' FEET	3 FEET S. SIDE EXISTING 4-6 FEET N. SIDE EXISTING
REAR YARD 20' FEET	186 FEET +/-

MAXIMUM BUILDING

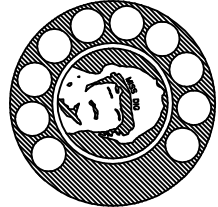
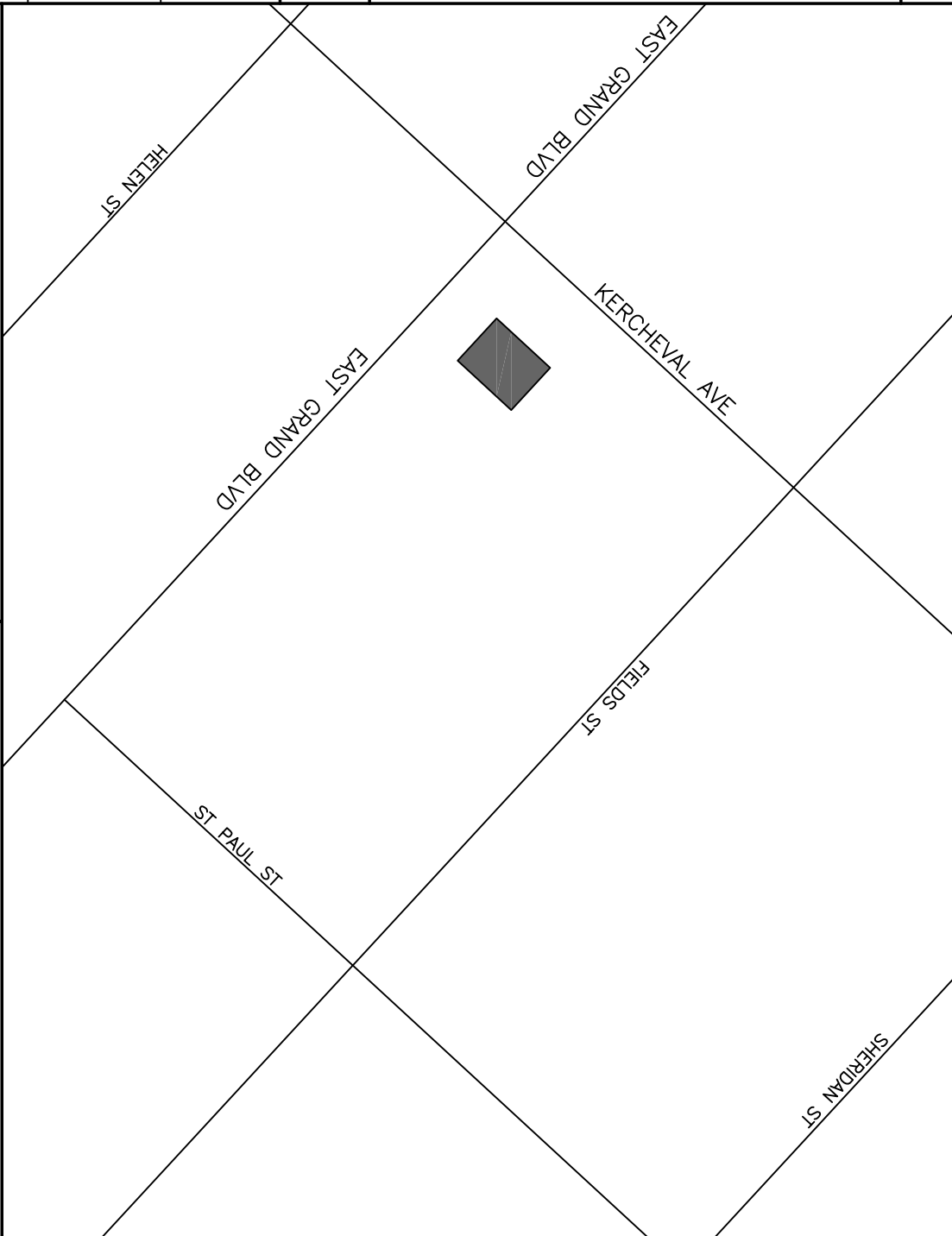
22 FT +/-
1 STORES

BUILDING DATA

USE GROUP:	GROUP "R" MULTI FAMILY
BUILDING AREA:	4000 +/- SQ. FT.
CANOPY AREA:	+/- SQ. FT.
NUMBER OF STORES:	TWO (2)
BUILDING HEIGHT:	30 FEET +/-
CONSTRUCTION TYPE:	5B
ALLOWABLE AREA:	
OCCUPANT LOAD:	
MAX. NO. EMPLOYEES:	
CONSTRUCTION SCHEDULE: (SINGLE PHASE)	

418 + 420
E. GRAND BLVD
DETROIT MI

LOCATION MAP



48 HOURS
(2 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

THE CONTRACTOR IS REQUIRED TO
FIELD VERIFY ALL EXISTING CONDITIONS
WITH REGARD TO THE VIABILITY OF
EXISTING FOUNDATIONS, STRUCTURAL
BEARING LOCATIONS, AND ALL
DIMENSIONS, PRIOR TO THE BEGINNING
OF CONSTRUCTION.

OWNER

LEGEND BUSINESS GROUP
MARK + SHARON VOTO
3917 AMBOY RD
STATEN ISLAND

ARCHITECT

COMPOSITION
WORKSHOP INC
800 JUNCTION ST
PLYMOUTH, MI 48170
313-478-1547

COMPOSITION WORKSHOP
Architecture + Interior Design

800 Junction St
Plymouth, Michigan, 48170

Phone: 313.478.1547
Fax: 734.425.5226

PROJECT

418 + 420 E. GRAND BLVD

DATE

REVISIONS

FILE NUMBER
09_02

DRAWN BY
JFK

DATE ISSUED
XX APRIL 09

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T1.1