

PARKING CALC'S

MIN. DU PARKING REQ'D (0.5 PER UNIT) = 106 SPACES TOTAL
 MAX. DU PARKING REQ'D (1.5 PER UNIT) = 311 MAX. SPACES TOTAL
 TOTAL PARKING SPACES REQUIRED:
 - PHASE I = 31 SPACES MINIMUM / 82 SPACES MAX.
 - PHASE II = 25 SPACES MIN. / 74 SPACES MAX.
 - PHASE III = 25 SPACES MIN. / 74 SPACES MAX.
 - PHASE IV = 26 SPACES MIN. / 78 SPACES MAX.
 TOTAL PARKING SPACES:
 - PHASE I = 38 SPACES
 - PHASE II = 41 SPACES
 - PHASE III = 38 SPACES
 - PHASE IV = 52 SPACES
 TOTAL = 169 SPACES

ALL PARKING SPACES = 9'-0" WIDE x 20'-0" DEEP W/ MIN. 20'-0" DRIVE LANE

LEGEND

NEW CONCRETE SIDEWALK
 NEW BITUMINOUS PAVING

WASTE COLLECTION

FOR THE NEW BUILDING, THE OWNERS INTENT FOR WASTE COLLECTION IS TO HAVE A SCREENED IN DUMPSTER LOCATION ON SITE. REFER TO DETAILS ON SHEET C1.03. TRASH & RECYCLABLES WOULD BE COLLECTED BY A DISPOSAL COMPANY AS NECESSARY.

PROPERTY DESCRIPTION FURNISHED:

PARENT PARCEL DESCRIPTION

WARD 03, ITEM 003160-20
 (PER RECORD TAX DESCRIPTION)

EAST OF ST ANTOINE, LOTS 112 THROUGH 147, CRANE & WESSON'S SUBDIVISION, LIBER 1, PAGE 9 OF PLATS, WAYNE COUNTY RECORDS, ALSO NORTH OF ALFRED STREET LOTS 1 THROUGH 7, SOUTH OF BREWSTER STREET LOTS 1 THROUGH 7, NORTH OF BREWSTER STREET LOTS 1 THROUGH 7, SOUTH OF WILKINS STREET LOTS 1 THROUGH 7, MORAN FARM, LIBER 1, PAGE 254 OF PLATS, WAYNE COUNTY RECORDS, AND VACATED BREWSTER STREET AND ALLEYS ADJACENT.

BREWSTER WHEELER PARENT PARCEL OVERALL LEGAL DESCRIPTION (AS SURVEYED)

LAND REFERRED TO HERIN IS SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND IS DESCRIBED AS FOLLOWS: EAST OF ST. ANTOINE LOTS 112 THROUGH 147, INCLUSIVE PART OF CRANE AND WESSON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET, LIBER 1, PAGE 9 OF PLATS, WAYNE COUNTY RECORDS, ALSO ALL OF LOTS 1 THROUGH 7 NORTH OF ALFRED STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 7 SOUTH OF BREWSTER STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 7 NORTH OF BREWSTER STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 7 SOUTH OF WILKINS STREET, INCLUSIVE, SUBDIVISION OF THE CHARLES MORAN FARM BETWEEN GRATIOT AND INDIANA STREETS, LIBER 1 PAGE 254 OF PLATS, WAYNE COUNTY RECORDS. ALSO, INCLUDING THE REVERSIONARY INTEREST IN BREWSTER STREET AND ALLEYS INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARY, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT SOUTHWEST CORNER OF LOT 115 OF PART OF CRANE AND WESSON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY LINE OF ALFRED STREET (50 FT WIDE) AND THE EASTERLY LINE OF SAINT ANTOINE STREET (50 FT WIDE); THENCE N. 21°04'01" W., 470.00 FEET ALONG SAID EASTERLY LINE OF SAINT ANTOINE STREET TO A POINT ON THE SOUTHERLY LINE OF WILKINS STREET (86 FT WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 144 OF SAID PART OF CRANE AND WESSON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET; THENCE N. 63°00'01" E., 582.02 FEET ALONG THE NORTHERLY OF SAID WILKINS STREET TO A POINT ON THE NORTHERLY LINE OF CHRYSLER DRIVE (VARIABLE WIDTH), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION OF THE CHARLES MORAN FARM BETWEEN GRATIOT AND INDIANA STREETS; THENCE S. 26°57'53" E., 470.00 FEET ALONG SAID NORTHERLY LINE OF CHRYSLER DRIVE TO A POINT ON THE NORTHERLY LINE OF ALFRED STREET (50 FT WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1 NORTH OF ALFRED STREET OF SAID SUBDIVISION OF THE CHARLES MORAN FARM BETWEEN GRATIOT AND INDIANA STREET; THENCE S. 63°00'01" W., 581.18 FEET ALONG THE NORTHERLY LINE OF SAID ALFRED STREET TO THE POINT OF BEGINNING AND CONTAINING 6.21 ACRES.

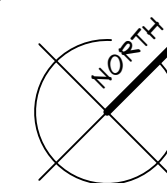
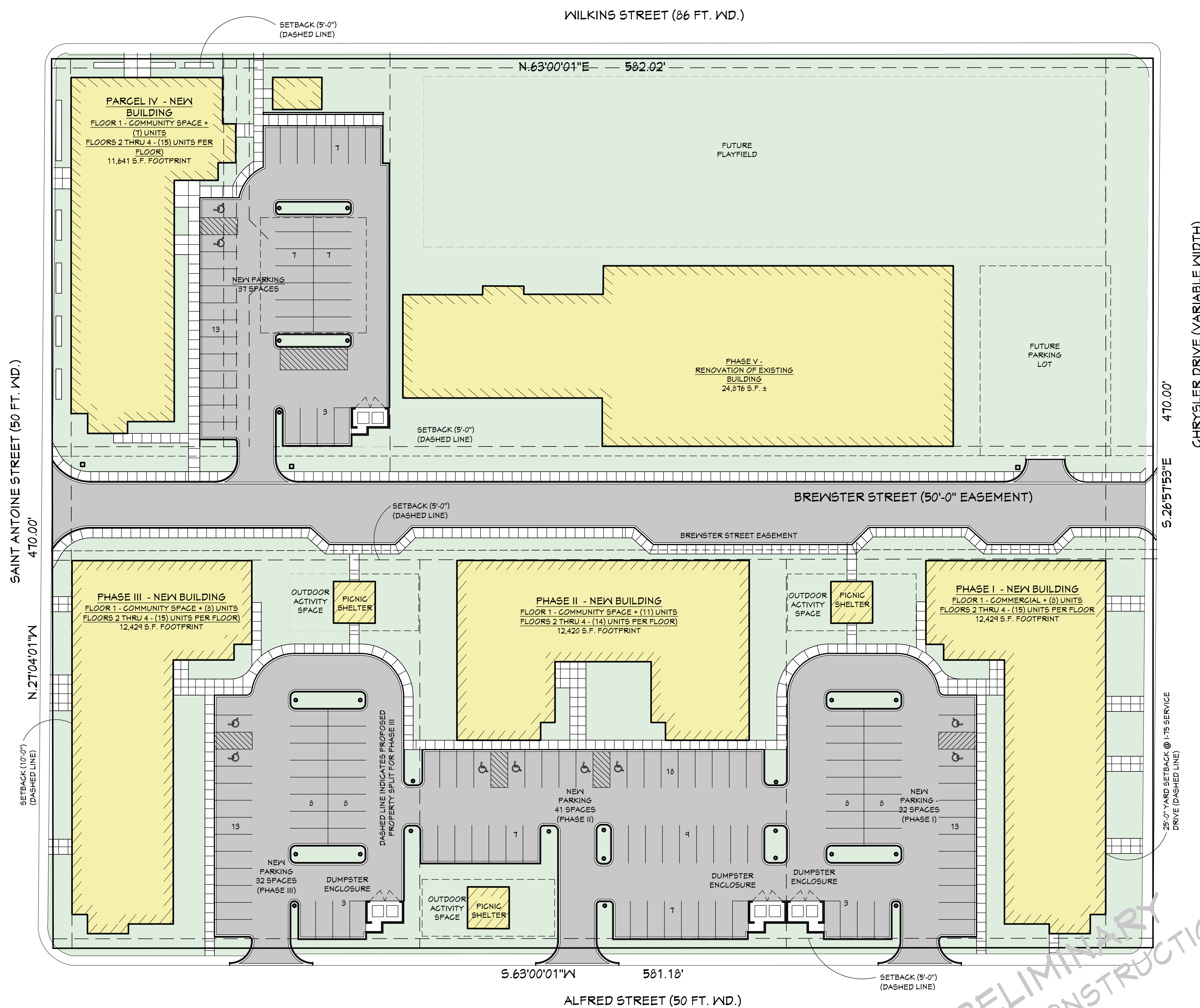
PROPOSED UNIT MIX

BREWSTER PHASE I
 - 53 TOTAL UNITS
 - 21 TWO BEDROOMS
 - 25 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (3 ONE BEDROOM UNITS / 3 TWO BEDROOM UNITS)

BREWSTER PHASE II
 - 53 TOTAL UNITS
 - 21 TWO BEDROOMS
 - 25 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (3 ONE BEDROOM UNITS / 3 TWO BEDROOM UNITS)

BREWSTER PHASE III
 - 53 TOTAL UNITS
 - 21 TWO BEDROOMS
 - 25 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (3 ONE BEDROOM UNITS / 3 TWO BEDROOM UNITS)

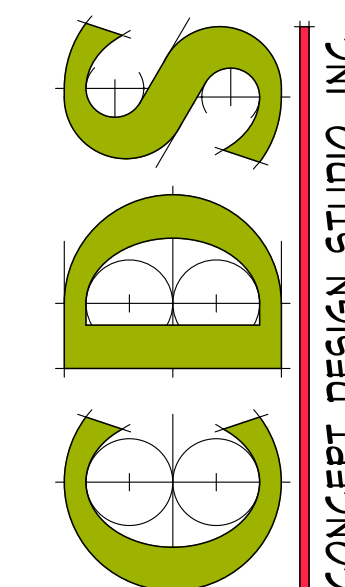
BREWSTER PHASE IV
 - 52 TOTAL UNITS
 - 52 ONE BEDROOMS
 - ADA UNITS = 10% MINIMUM (6 ONE BEDROOM UNITS)



PROPOSED SITE PLAN (THIS IS NOT A SURVEY)

SCALE: 1" = 30'-0"

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SCHEMATIC PLAN FOR BREWSTER WHEELER I, II, III 2900 SAINT ANTOINE, DETROIT, MI

PROJECT # 1275-22

ISSUANCES

OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023

REVISIONS

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DRAWN BY KO

SHEET TITLE

PRELIMINARY
 SITE PLAN (THIS IS NOT A SURVEY)

SHEET NO.

C1.01

PRELIMINARY
NOT FOR CONSTRUCTION

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