

**SITE CRITERIA:**

PARCEL ADDRESS: 1111 W. NINE MILE RD  
PARCEL SIZE: 0.288 ACRES (12,539.32 SQUARE FEET)

ZONING: CITY OF FERNDALE  
(EXISTING): MXD-2 (MIXED USE 2 DISTRICT)  
(PROPOSED REZONING): C-2 (GENERAL COMMERCIAL DISTRICT)

**DIMENSIONAL REQUIREMENTS (C-2 ZONING):**  
BUILDING HEIGHT  
MAXIMUM- XX' HT.  
PROPOSED - 3 STORIES, 40' HT.

FRONT SETBACK (W. NINE MILE ROAD)  
REQUIRED - 0.0' MINIMUM  
PROPOSED - 1.0' FROM PROPERTY LINE

WEST SIDE SETBACK (PUBLIC ALLEY)  
REQUIRED - 0.0' MINIMUM  
PROPOSED - 0.0' TO PUBLIC ALLEY

EAST SIDE SETBACK (PINECREST DRIVE)  
REQUIRED - 0.0' MINIMUM  
PROPOSED - 1.0' FROM PROPERTY LINE

REAR SETBACK (ABUTTING R-1)  
REQUIRED - 5.0' MINIMUM  
PROPOSED - 5.3' (STAIRWAY AT WEST REAR-1.7')

BUILDING AREA COVERAGE  
REQUIRED - NO REQUIREMENT

**PARKING REQUIREMENTS:**  
LODGING USE  
1.0 SPACE FOR EACH GUEST ROOM  
SPACES REQUIRED = 1.0 x 28 UNITS = 28 SPACES  
RETAIL (80% OF FLOOR AREA)  
1.0 SPACE PER 250 SF (625x.8=500SF)  
SPACES REQUIRED = 2 SPACES  
TOTAL SPACES REQUIRED = 30 SPACES

**PARKING PROVIDED:**  
34 INCLUDING (1) ADA SPACE

**EV STATION PARKING REQUIREMENTS:**  
XXX USE  
XXXX  
TOTAL SPACES REQUIRED = XXXX

**PROVIDED:**  
XXX  
BICYCLE PARKING REQUIREMENTS:  
XXX USE  
XXXX  
TOTAL SPACES REQUIRED = XXXX

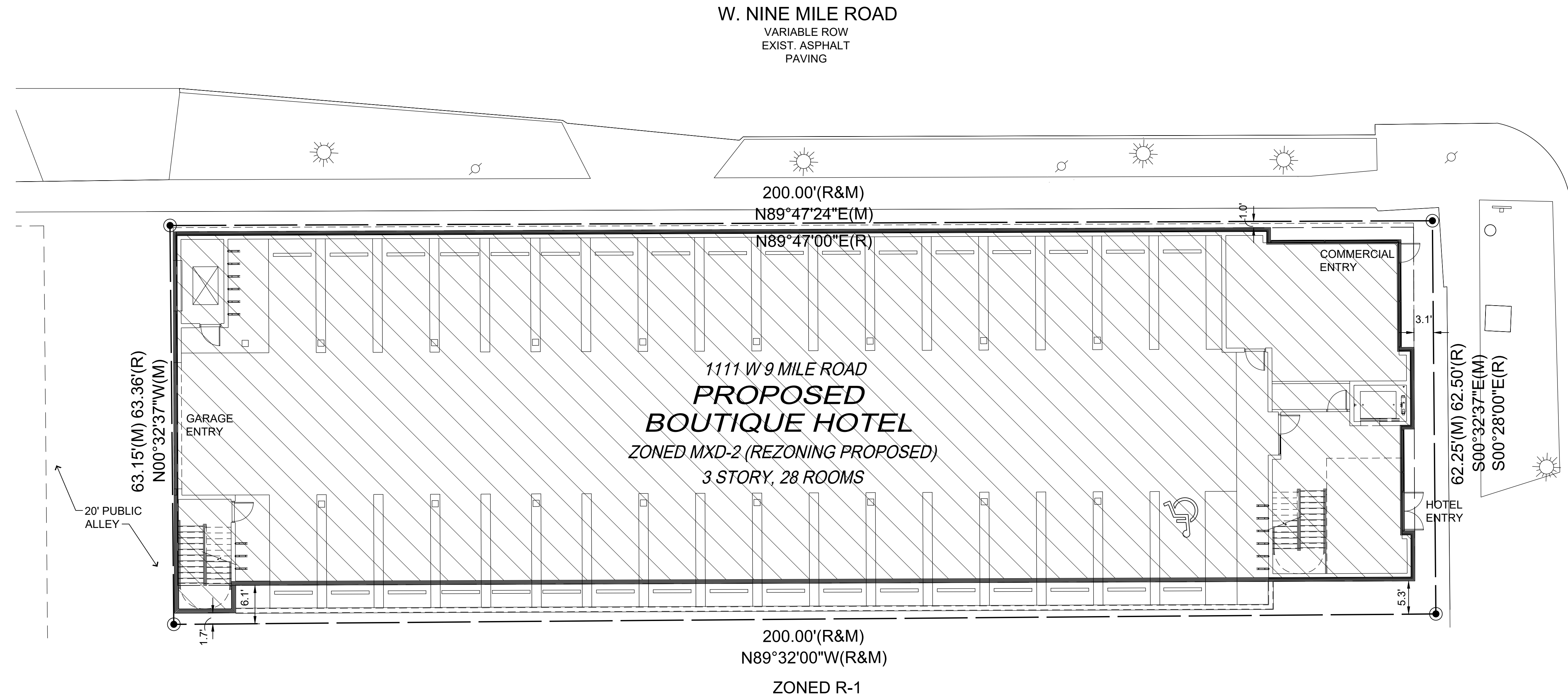
**PARKING PROVIDED:**  
14 ENCLOSED, SECURED SPACES AND 3 EXTERIOR SPACES

**USABLE OPEN SPACE PROVIDED:**  
XXX SF

**ROOM UNIT MAKEUP - (28) ROOMS**

**2ND LEVEL**  
(14) GUEST ROOMS  
(2) 325 SF ROOMS  
(12) 650 SF ROOMS

**3RD LEVEL**  
(14) GUEST ROOMS  
(2) 325 SF ROOMS  
(12) 650 SF ROOMS



**LEGAL DESCRIPTION:**

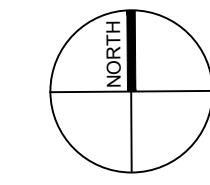
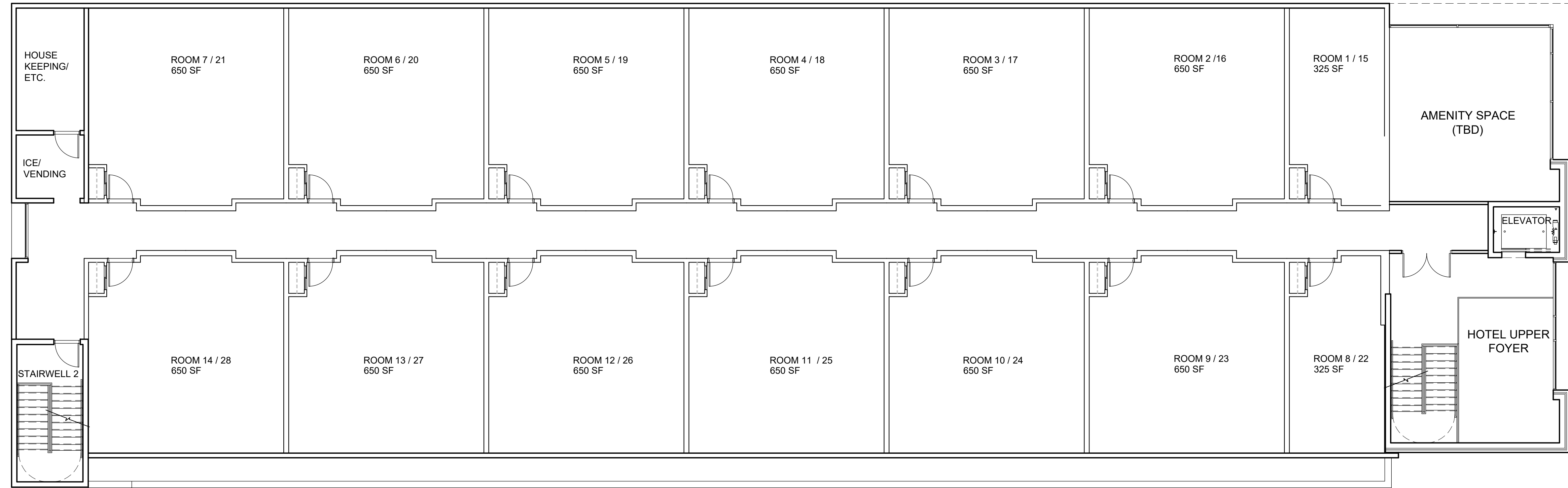
LAND IN THE CITY OF FERNDALE, COUNTY OF OAKLAND, STATE OF MICHIGAN  
LOT 1 OF BLOCK A, OF "LEGGET FARM SUBDIVISION", OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP (NOW CITY OF FERNDALE), AS RECORDED IN LIBER 13, PAGE 21 OF PLATS, OAKLAND COUNTY RECORDS, CONTAINING 0.29 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD, IF ANY.

PARCEL ID: 25-33-201-031

SCALE: 1" = 10.0'

**CONTRACTOR'S NOTE**  
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which may be occasioned by his failure to exactly locate and preserve any and all underground utilities.  
3 WORKING DAYS BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
(TOLL FREE) for the location of underground utilities.

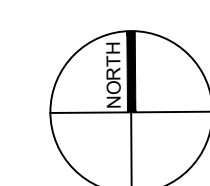
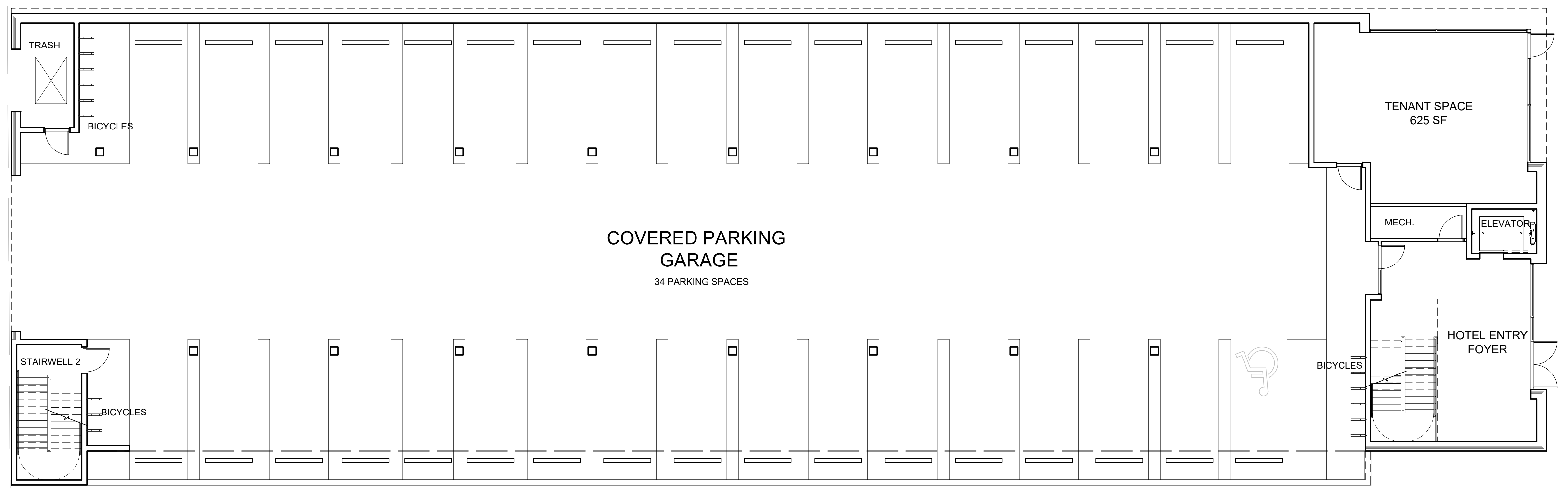
The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.



2/A100 schematic floor plan - level 2 and 3

11,167 GSF  
LEVEL 2 - (14) HOTEL ROOMS  
LEVEL 3 - (14) HOTEL ROOMS

SCALE: 1/8" = 1'-0"



1/A100 schematic floor plan - level 1

11,659 GSF

SCALE: 1/8" = 1'-0"

PROJECT:  
**Proposed Boutique Hotel**  
1111 W. Nine Mile Road  
Ferndale, MI 48220

CLIENT:  
**The Ferlito Group**  
440 Selden Street  
Detroit, MI 48201

| DESCRIPTION                | DATE       |
|----------------------------|------------|
| CONCEPT SITE DESIGN REVIEW | 08/05/2021 |

SHEET TITLE:  
**SCHEMATIC FLOOR PLANS**

PROJECT NUMBER:  
2021-128

DRAWN BY:  
KMB

CHECKED BY:  
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SHEET NUMBER:  
**A100**

Permit No.: