

7303 W MCNICHOLS
DETROIT, MI 48221

PROJECT TEAM

OWNER
7303 WEST MCNICHOLS LLC

GENERAL CONTRACTOR
LEWAND CONSTRUCTION

ARCHITECT
ISA

CIVIL ENGINEER
MANNIK & SMITH

STRUCTURAL ENGINEER
IMEG

MEP ENGINEER
BERBIGLIA

ENVIRONMENTAL ENGINEER
MANNIK & SMITH

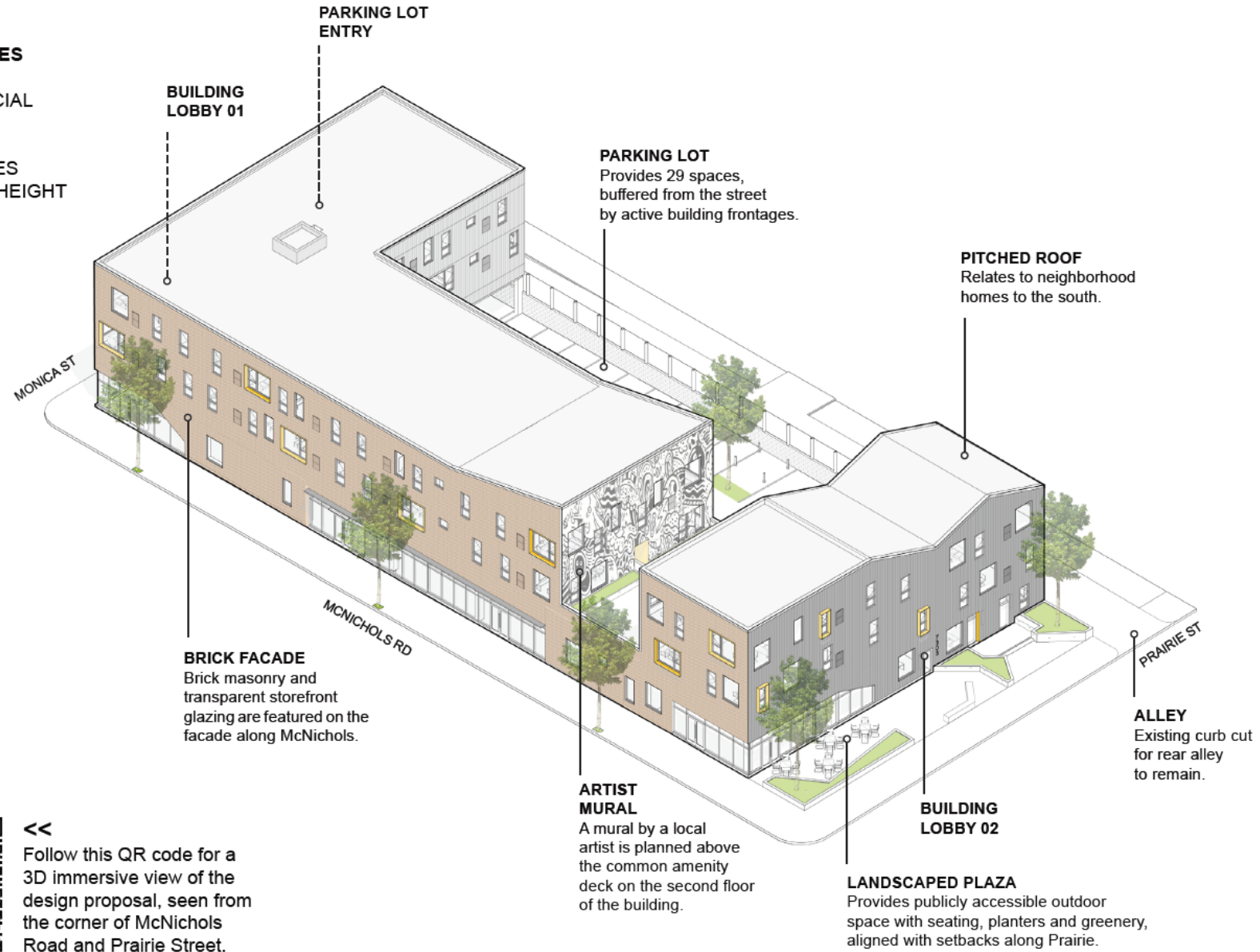
View from
McNichols & Prairie:



**7303 W MCNICHOLS
DETROIT, MI**

PROJECT FEATURES

5850 SF COMMERCIAL
38 APARTMENTS
38,000 GSF
29 PARKING SPACES
41' AVG BUILDING HEIGHT



Follow this QR code for a 3D immersive view of the design proposal, seen from the corner of McNichols Road and Prairie Street.

PROJECT DESIGN

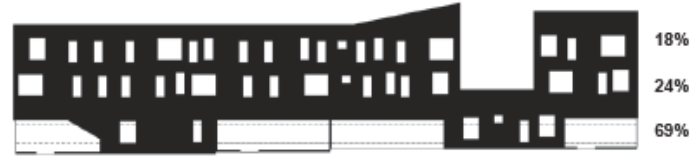
The building is designed to activate an important frontage along the McNichols corridor with a community-friendly mix of modestly scaled ground floor commercial spaces totalling 5600 SF and 38 affordable 1-bed, 2-bed and studio apartments above.

The building relates both to the scale and form of nearby structures on McNichols and homes to the south, wrapping around corners at Monica and Prairie Streets and providing a buffer between the street and the building's 29-space parking lot. A landscaped setback and sloping roofline along Prairie are designed to relate to the pitched roofs prominent in the neighborhood. A mural by a local artist is planned for a key facade visible to the public from McNichols.

These features require four points of zoning relief: minimum front setback, facade transparency above the ground floor and maximum height and FAR.

MIN TRANSPARENCY

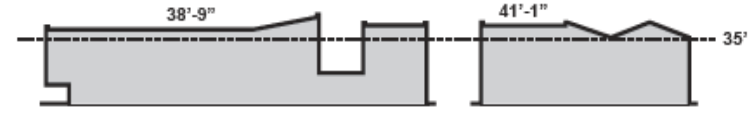
The zoning requires 60% of transparent facade at the ground floor and 40% at floors 2 and 3. The proposal exceeds the ground floor glazing requirement with 69%, but limits glazing to 18-24% on residential floors above to allow for privacy.



MCNICHOLS ELEVATION DIAGRAM

MAX HEIGHT

A maximum of 35' in height is required by zoning. The proposal provides a 38'-9" height max at the majority of its flat roof, and a maximum average height of 41'-1" at its sloping roofline meeting the corner of Prairie.



SECTION DIAGRAMS

MAX FAR

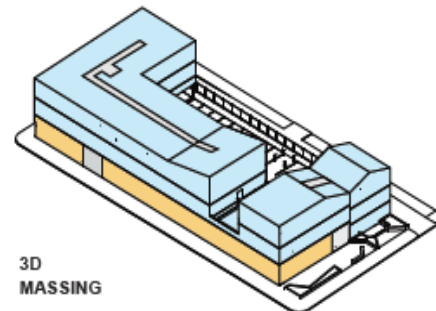
The zoning allows a maximum floor area ratio of 1.5 (36,000 SF). The proposal provides an FAR of 1.57 (37,700 SF).



GROUND FLOOR

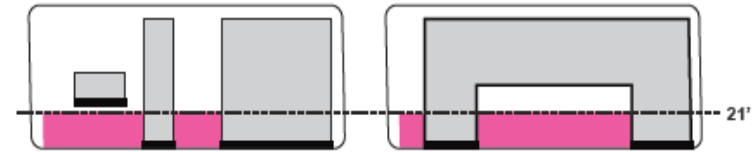
FLOORS 2 + 3

- COMMERCIAL
- RESIDENTIAL
- LOBBY / COMMON



REAR SETBACK

A 21' rear setback is required by zoning. The proposal provides a 0' rear setback, like many other existing buildings facing the rear alley. This allows the building to serve as a buffer between the parking area and Prairie and Monica Streets.



EXISTING REAR SETBACK

PROPOSED REAR SETBACK



CONTEXT MAP

