



View from Winder and Brush

KEY DEVELOPMENTS:

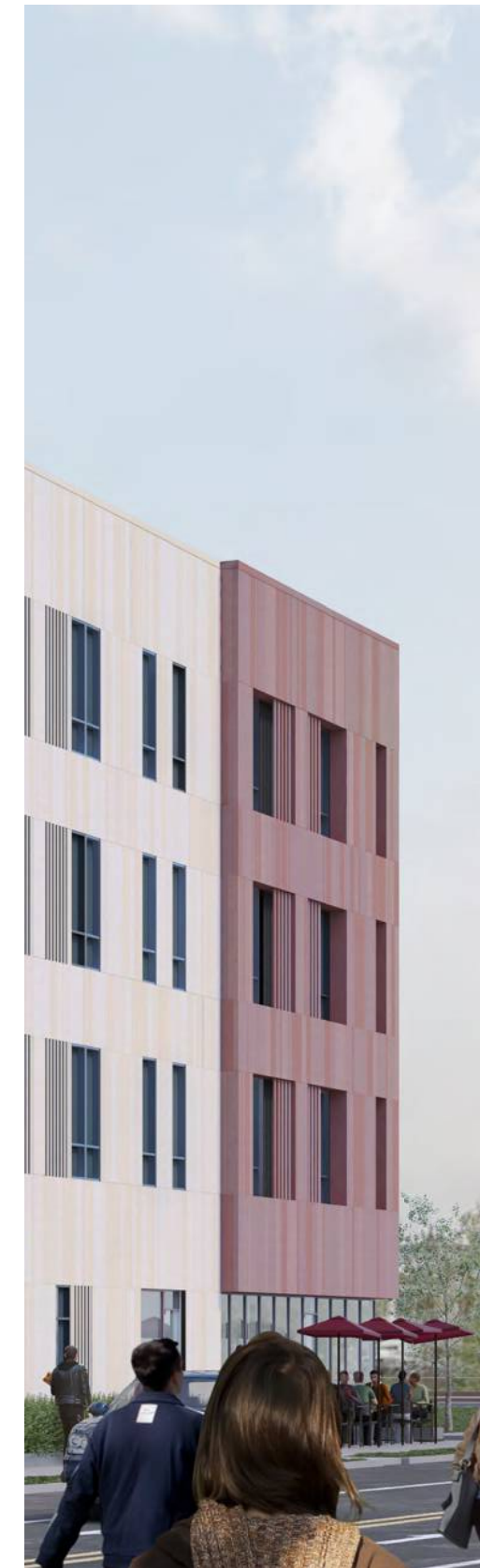
- Variation in tone, texture, and size of concrete planks applied to a simple massing continues to be the basis of design
- Additional projection at Winder-Brush corner adds planar variation
- Red tone is more prevalent, improving the desired historic neighborhood fit and palette (see Materials page)
- Coping at building top



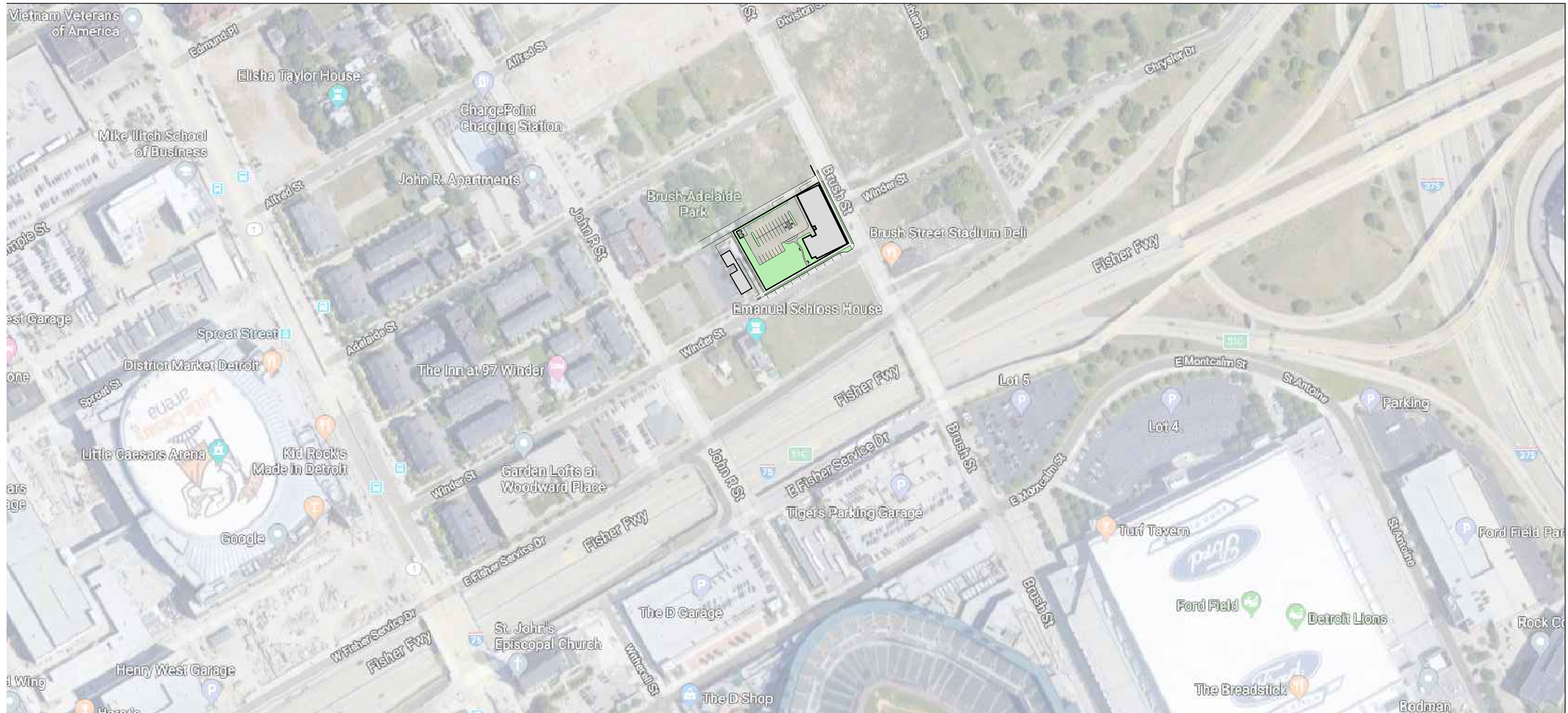
- Red is predominant color on winder



- Projection at Winder corner with recessed window combination and bronze spandrels



- Projection and depth at Northeast corner



NEIGHBORHOOD SITE PLAN
NOT TO SCALE

Jeffrey F. Graham
 ARCHITECT
 No. 36132
 MICHIGAN PROFESSIONAL ARCHITECT

DRAWN BY: JFG SCALE: 1" = 20'-0" DATE: 11/22/19 PROJECT NO: 19-03104	APPLICANT: MHT HOUSING, INC. 32600 TELGRAPH RD. #102 BINGHAM FARMS, MI 48025 PHONE: 586 833-0550	PROFESSIONAL ARCHITECTS KEM-TEC & ASSOCIATES 22556 GRATIOT AVENUE DETROIT, MI 48220 (586) 772-4048 FAX	CLIENT: MHT HOUSING, INC. BRUSH PARK APARTMENTS 269 WINDER., DETROIT, MICHIGAN SITE AREA: 39,501± SF OR 0.907 ± ACRES	REVISION #1 #2 #3 #4	DATE 02-06-2020 02-13-2020 02-24-2020 04/29/2020	BY M.L./JFG JFG M.L.	DESCRIPTION PRR MEETING HDC - PROJECT REVIEW HDC - COMMENTS OPC PACKAGE
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PROJECT: BRUSH PARK APARTMENTS
CLIENT: MHT HOUSING, INC.
LOCATION: 269 WINDER, DETROIT

Scope of Work:

This project is to build a senior living building. The building will be mixed use on the first floor, with retail along Brush Street. The remainder of the first floor will be dedicated to the residential units. Parking for both retail and residents will be provided on site. The first floor will hold the offices, mechanical/utility room, the main community room and 2 ADA public restrooms. The building will be equipped with an elevator and two egress staircases.

Legal Description:

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, DESCRIBED AS:

2515 BRUSH - TAX NUMBER: 01000598-604
 LOT 1, EXCEPT THE WEST 9 FEET, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9" AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

291 WINDER - TAX NUMBER: 01000597
 THE WEST 9 FEET OF LOT 1 AND THE EAST 35 FEET OF LOT 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9" AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

N. WINDER - TAX NUMBER: 01000596
 THE WEST 15 FEET OF LOT 2 AND THE EAST 1/2 OF LOT 3, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9" AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

269 WINDER - 01000595.002L
 THE WEST 1/2 OF LOT 3 AND ALL OF LOT 4, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9" AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

ALSO
 LOT 5, BLOCK 2, BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9" AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS.

THE PERIMETER DESCRIPTION BELOW COMPRISES PARCELS 1 THROUGH 4 AND A PORTION OF PARCEL 5.

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING ALL OF LOTS 1 THROUGH 4 AND PART OF LOT 5 BLOCK 2 BRUSH SUBDIVISION OF THAT PART OF THE BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9" AS RECORDED IN LIBER 1, PAGE 118 OF PLATS, WAYNE COUNTY RECORDS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W 233.30 FEET ALONG THE NORTH LINE OF WINDER STREET; THENCE N30°24'30"W 165.88 FEET TO THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E 242.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.907 ACRES.

PROPERTY INFO:
 LOT AREA: 39,501± SF OR 0.907 ± ACRES

BUILDING
 FLOORS: 4
 HEIGHT: 53'
 BUILDING FOOTPRINT: 11,368 SF
 BUILDING SIZE: 45,631 SF

APARTMENT UNITS
 6 - STUDIO UNITS
 52 - 1 BEDROOM UNITS
 58 UNITS

USE: MIXED USE - FIRST FLOOR RETAIL & RESIDENTIAL
 SECOND TO FOURTH FLOOR RESIDENTIAL

LOT COVERAGE
 11,536/39,501 = 29%

ZONING DESIGNATION
 PD-H: PLANNED DEVELOPMENT DISTRICT - HISTORICAL

"LOT DIMENSIONS, SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE PERCENTAGE AND FLOOR AREA RATIOS SHOULD BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT." (Sec. 50-13-122)

RESIDENTIAL DENSITY
 58 UNITS/0.29 ACRES = 200 UNITS PER ACRE

FAR
 BUILDABLE LAND AREA = 39,501 SF
 GROSS FLOOR AREA = 45,631 SF
 FAR = 45,631/39,501
 FAR = 1.16

LEGEND	
	ELECTRIC MANHOLE
	HAND HOLE
	UTILITY POLE
	GAS VALVE
	LIGHT POLE WITH STREET LAMP
	SANITARY MANHOLE
	SQUARE CATCH BASIN
	FIRE HYDRANT
	WATER GATE MANHOLE
	WATER VALVE
	STEAM VAULT
	LIGHTPOST/LAMP POST
	SINGLE POST SIGN
	DECIDUOUS TREE (AS NOTED)
	OVERHEAD UTILITY LINE
	GAS LINE
	SEWER LINE
	WATER LINE
	STEAM LINE

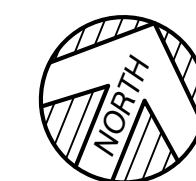
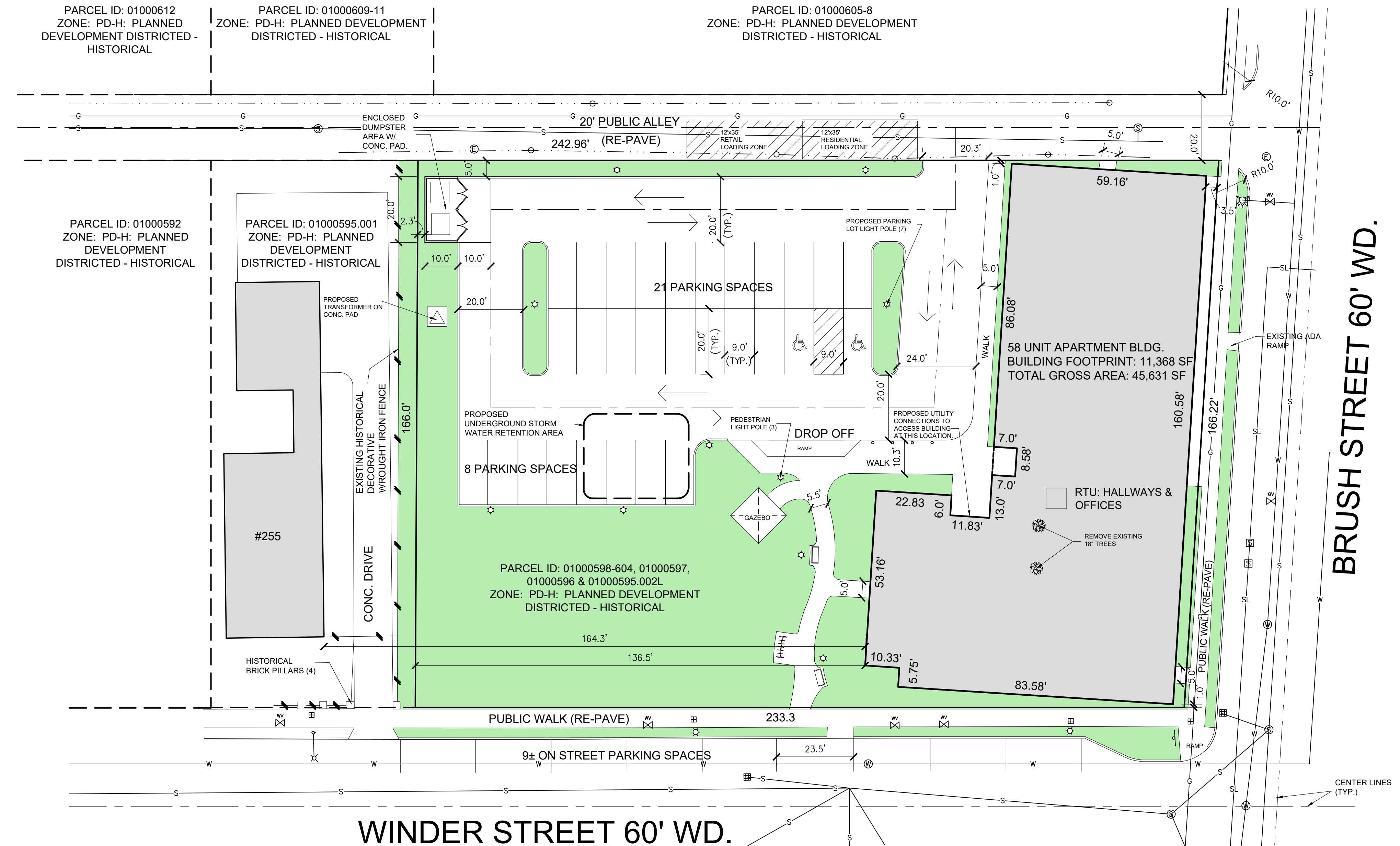
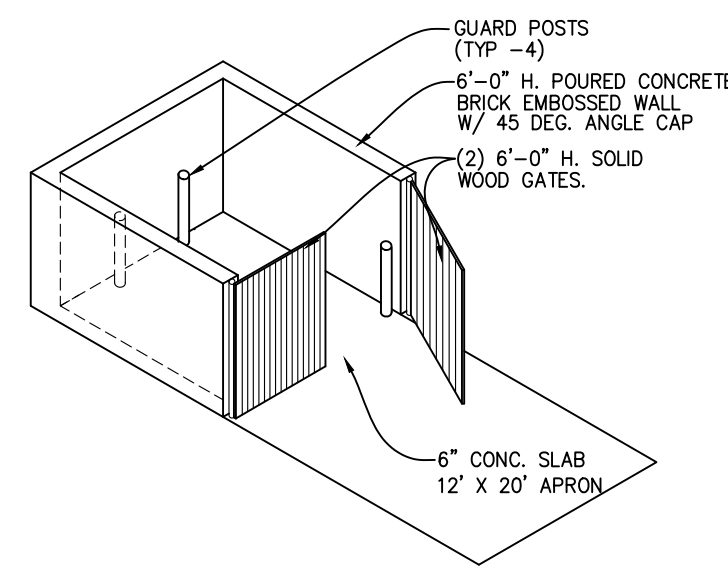
NOTE: ALL UTILITIES SHOWN OUTSIDE THE PROPERTY BOUNDARY ARE EXISTING UNLESS OTHERWISE STATED.

PARKING REQUIREMENTS

PD DISTRICT DESIGN CRITERIA
 "PARKING & LOADING. WHERE APPROPRIATE, ADEQUATE VEHICULAR OFF-STREET PARKING AND LOADING SHOULD BE PROVIDED. THE CITY PLANNING COMMISSION WILL BE GUIDED BY STANDARDS DELINEATED IN THIS CHAPTER WITH ADJUSTMENTS APPROPRIATE TO EACH SPECIFIC SITUATION." (Sec. 50-11-15 e)

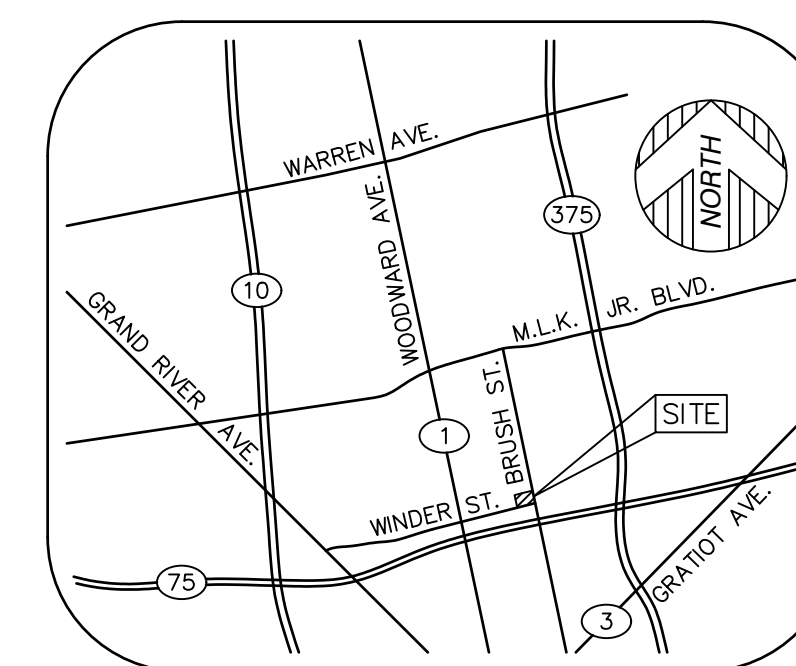
PROVIDED:	
OFF STREET PARKING -	29 SPACES
ON STREET PARKING* -	9± SPACES
TOTAL -	38 SPACES

SHEET INDEX	
ARCHITECTURAL	
ARCHITECTURAL SITE PLAN	ASP.1
NEIGHBORHOOD SITE PLAN	ASP.2
LANDSCAPE PLAN	LP.1
FLOOR PLANS	A.1.1
ENLARGED UNIT FLOOR PLAN	A.1.2
EXTERIOR ELEVATIONS	A.2.1
EXTERIOR ELEVATIONS	A.2.2
BUILDING SECTION	A.3.1
PHOTOMETRIC PLAN	1
SURVEY	
ALTA/TOPOGRAPHIC SURVEY	1
CIVIL	
STORMWATER MANAGEMENT	C.6.0



ARCHITECTURAL SITE PLAN

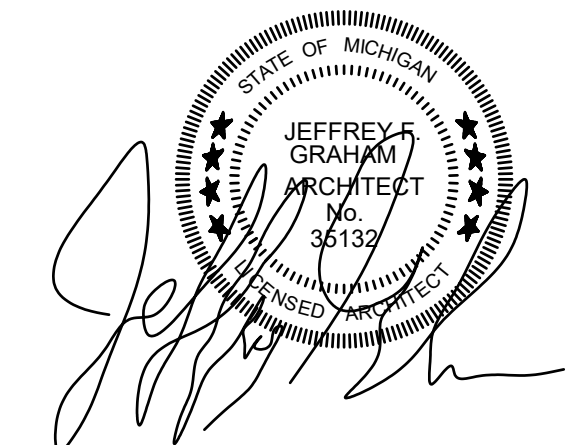
SCALE: 1"=20'-0"



VICINITY MAP
 (NOT TO SCALE)

NOTES

- ADA-COMPLIANT SIDEWALK AND RAMP WITH WARNING STRIP MUST BE PROVIDED AT INTERSECTION CROSSWALKS AND SHALL CONFORM TO MICHIGAN DEPARTMENT OF TRANSPORTATION DETAIL R-28-1.
 - ALLEY IMPROVEMENTS WILL REQUIRE A MAINTENANCE AGREEMENT WITH THE CITY OF DETROIT DEPARTMENT OF PUBLIC WORKS.
 - ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED.
- ALL PROPOSED UTILITIES ARE TO BE PROPERLY LOCATED BY CIVIL ENGINEER FOR BUILDING PERMITS



DATE	BY	REVISION
04/29/2020	M.L.	#4
02-24-2020	J.F.G.	#3
02-13-2020	M.L./J.F.G.	#2
02-06-2020	M.L./J.F.G.	#1

CLIENT:	MHT HOUSING, INC.
PROJECT:	BRUSH PARK APARTMENTS
LOCATION:	269 WINDER, DETROIT, MICHIGAN
AREA:	SITE AREA: 39,501± SF OR 0.907 ± ACRES

PROFESSIONAL ARCHITECTS	KEM-TEC & ASSOCIATES
PROFESSIONAL ENGINEERS	
PROFESSIONAL SURVEYORS	
22556 GRATIOT AVENUE	
(586) 772-2222	
(586) 772-4048 FAX	

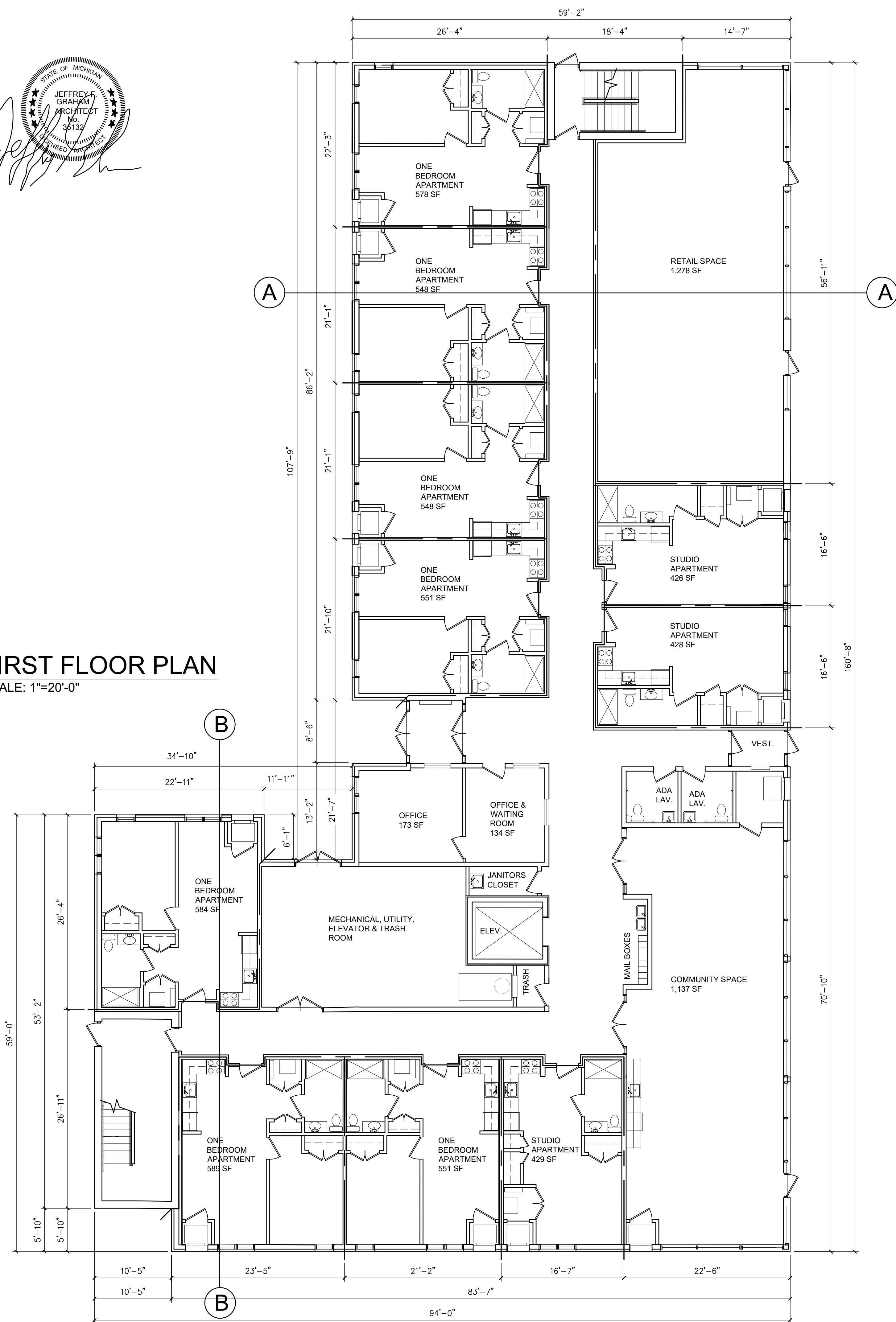
APPLICANT:	MHT HOUSING, INC.
ADDRESS:	32600 TELGRAPH RD. #102
CITY:	BINGHAM FARMS, MI 48025
PHONE:	586 833-0550

DRAWN BY:	J.F.G.
SCALE:	1" = 20'-0"
DATE:	11/22/19
PROJECT NO.:	19-03104

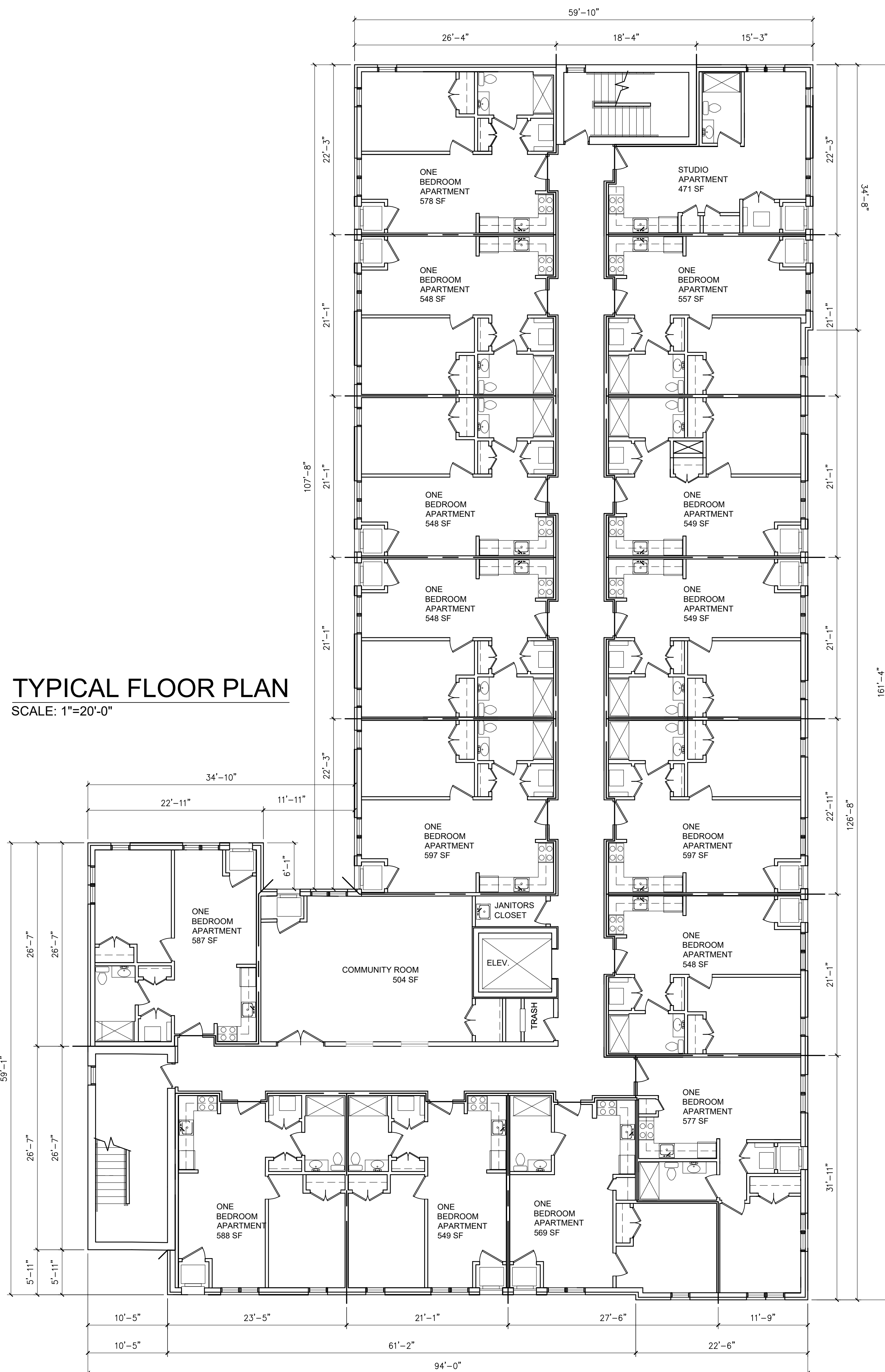
SHEET NO.:	ASP.1
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FIRST FLOOR PLAN
SCALE: 1"=20'-0"



TYPICAL FLOOR PLAN
SCALE: 1"=20'-0"



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