



84 Edmund Place

Brush Park Form Based Code Development Review Application

Submission Date: November 3, 2021

Project Narrative

84 Edmund Place will be a new 12 unit multi-family residential development

Development Attributes:

3 Multi-Story Townhomes appx 2400 SF each, at street frontage on Edmund Place

3 Story

3BR, 3Bath, Elevator, Designed for ADA Accessible retrofit, Roof Terrace

2 Car garage at grade accessible at rear of townhomes

3 Apartments appx 1250 SF above the Townhome garages

2 Story

2BR, 2Bath, Outdoor Balconies

6 Townhomes appx 1400 SF at alley

3 Story

2BR, 2Bath, Outdoor Balconies

1 Car garage at grade

Site Information:

Current site faces Edmund Place with dimensions of 95.5' x 167.05'

Site Area: 15,953.275

Current Use: Surface Parking

No indications of adverse environmental conditions on the site

Proposed structural approach:

Wood Frame construction

Brick veneer facade

Lightweight cementitious rainscreen accent material

Operable windows

Parking Calculations:

.5 space/DU x 12 DU = 6 min parking spaces

Title Sheet

Property Address

84 Edmund Place
Detroit MI, 48201

Property Legal Description

S EDMUND PL 10 W 45.50 FT 11 BLK 5 BRUSH SUB L1 P191 PLATS, WCR 1/40 95.5 X 167.05 SPLIT/COMBINED ON 09/30/2019 FROM 01000702., 01000703., 01000704.;

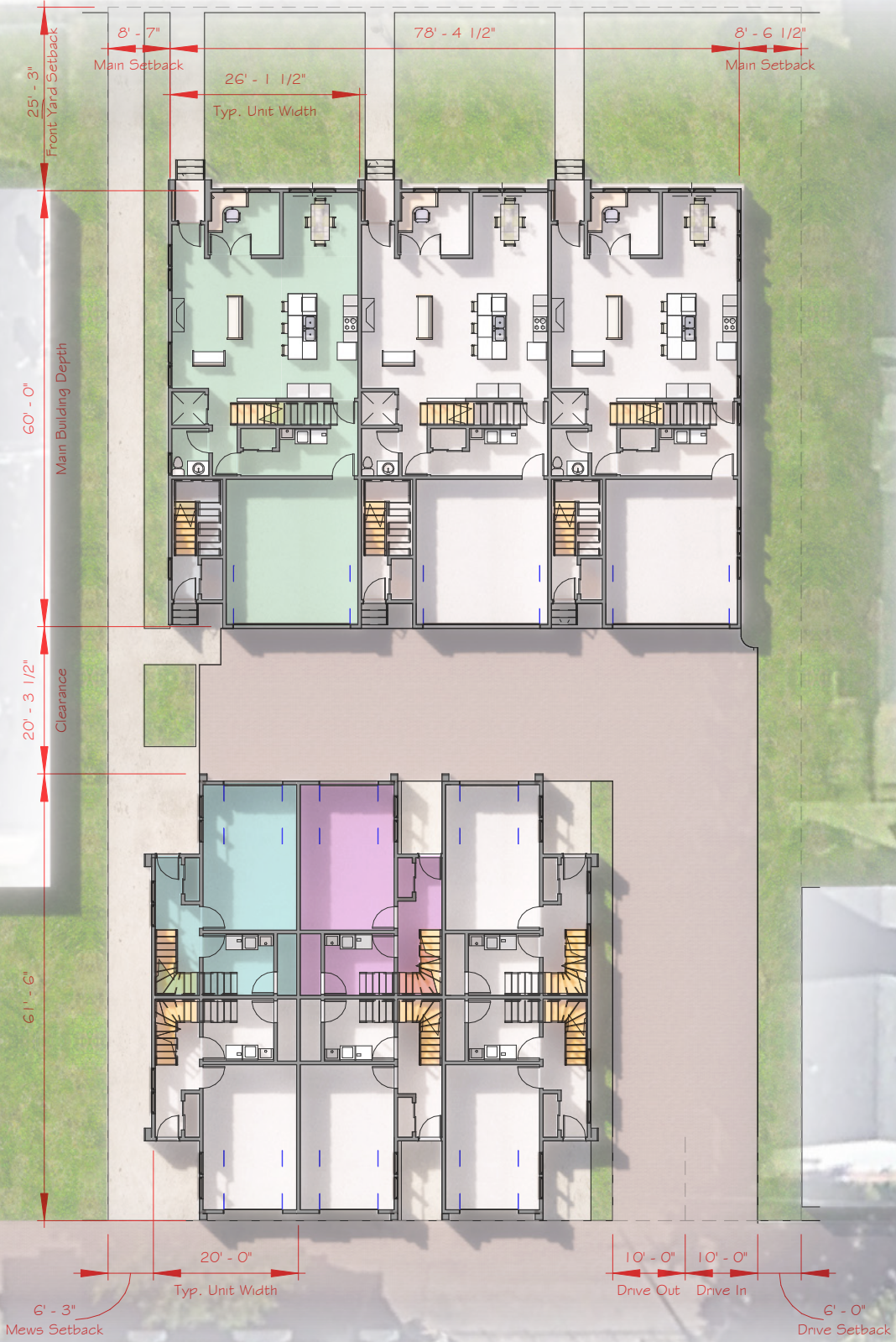
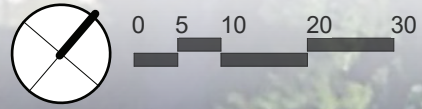
Architect

Immersive Design Studio
Pierre Roberson, AIA, NOMA
24875 Thorndyke Street
Southfield MI, 48033
734-330-0927

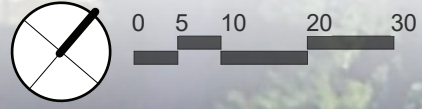


Location Map

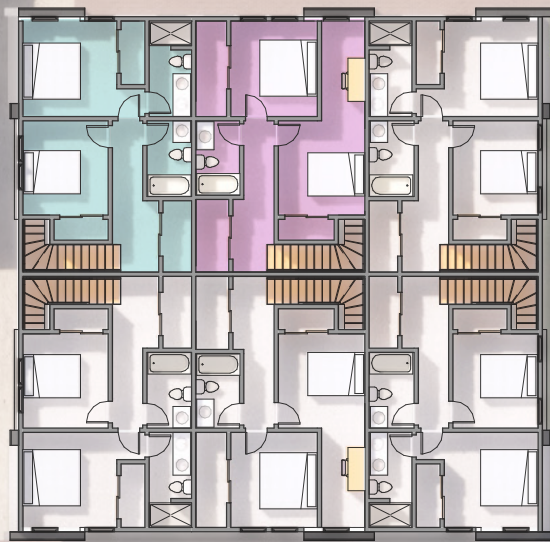
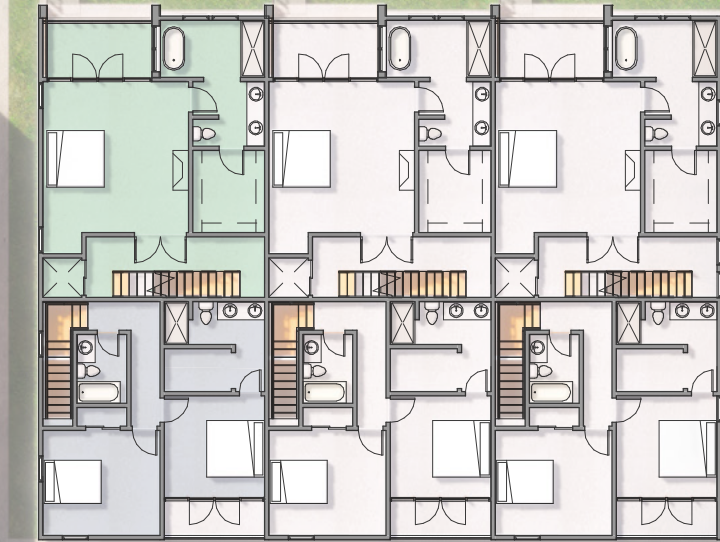
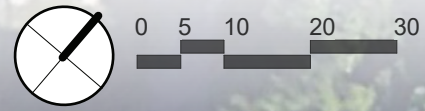
Site Plan / First Floor Plan



Second Floor Plan



Third Floor Plan



Roof Plan



0 5 10 20 30



Elevations - North Street Frontage Elevation



104 Edmund Pl - Eastlake Style

- Red brick exterior
- Painted wood trim
- Tall, paired, narrow windows (appx 3'x6.75')
- Dormer windows
- Small entry porch with posts
- Dark Window trim
- Tall narrow massing rhythm (11'-16' wide)

84 Edmund Pl

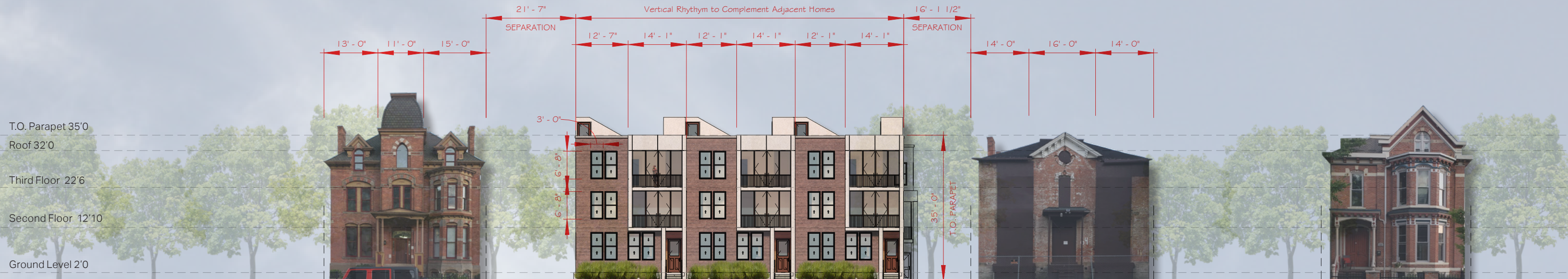
- Red brick exterior
- Fiber cement accent to complement adjacent trim
- Tall, paired, narrow windows (appx 3'x6.75')
- Dark Window trim
- Tall narrow massing rhythm (11'-14' wide)

64 Edmund Pl - Italianate Style

- Low hipped roof
- Wood cornice
- Wide eaves
- Entry porch
- Cubic symmetrical massing with tall narrow facade areas (14'-16' wide)
- Tall narrow window

46 Edmund Pl - Eastlake Style

- Red brick exterior
- Painted wood trim
- Tall, singular, narrow windows (appx 3'x6.75')
- Dormer windows
- Small entry porch with posts
- Light Window trim
- Tall narrow massing rhythm (11'-16' wide)



Elevations



West Elevation (East Opp. Hand)



Main Building South Elevation



Mews Building North Elevation



Mews Building South Elevation

84 Edmund Place Street Frontage

Red Brick

Lightweight Fiber Cement
Rainscreen - Color to
complement Historic homes

Recessed volume creates break
in vertical plane - safe private
balcony for homeowner

Tall Narrow Paired
Fenestration to
Match Eastlake
Style

Dark Accent
Color @
window Trim

Wood
Accent

84 Edmund Place Mews Building

Red Brick

Lightweight Fiber Cement
Rainscreen - Color to
complement Historic homes

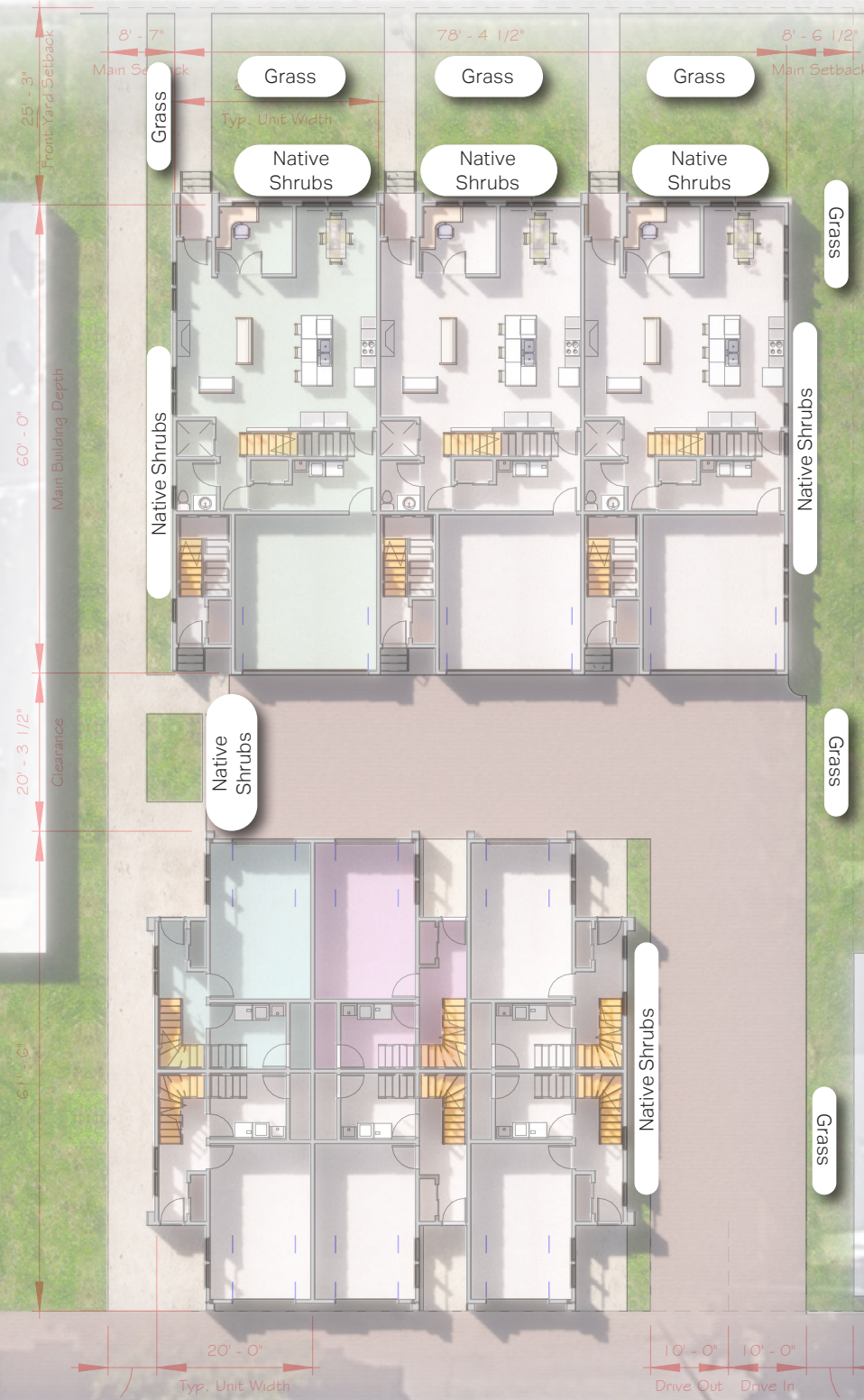
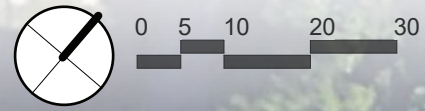
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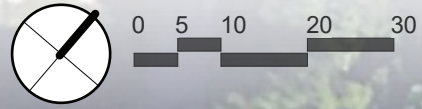
Wood
Accent

Preliminary Landscape Strategy*



* Landscape architect to be engaged at future date. General landscape strategy indicates high-level design intent for location of grass, plantings, and pavement

Preliminary Storm water Management Strategy





84 Edmund Place

Thank you for reviewing!



Accompanying Documents

- FBC Application
- Architect Representation Authorization
- Signed Purchase Agreement