

DALZELLE COURT

PROPOSED MULTI-FAMILY DEVELOPMENT

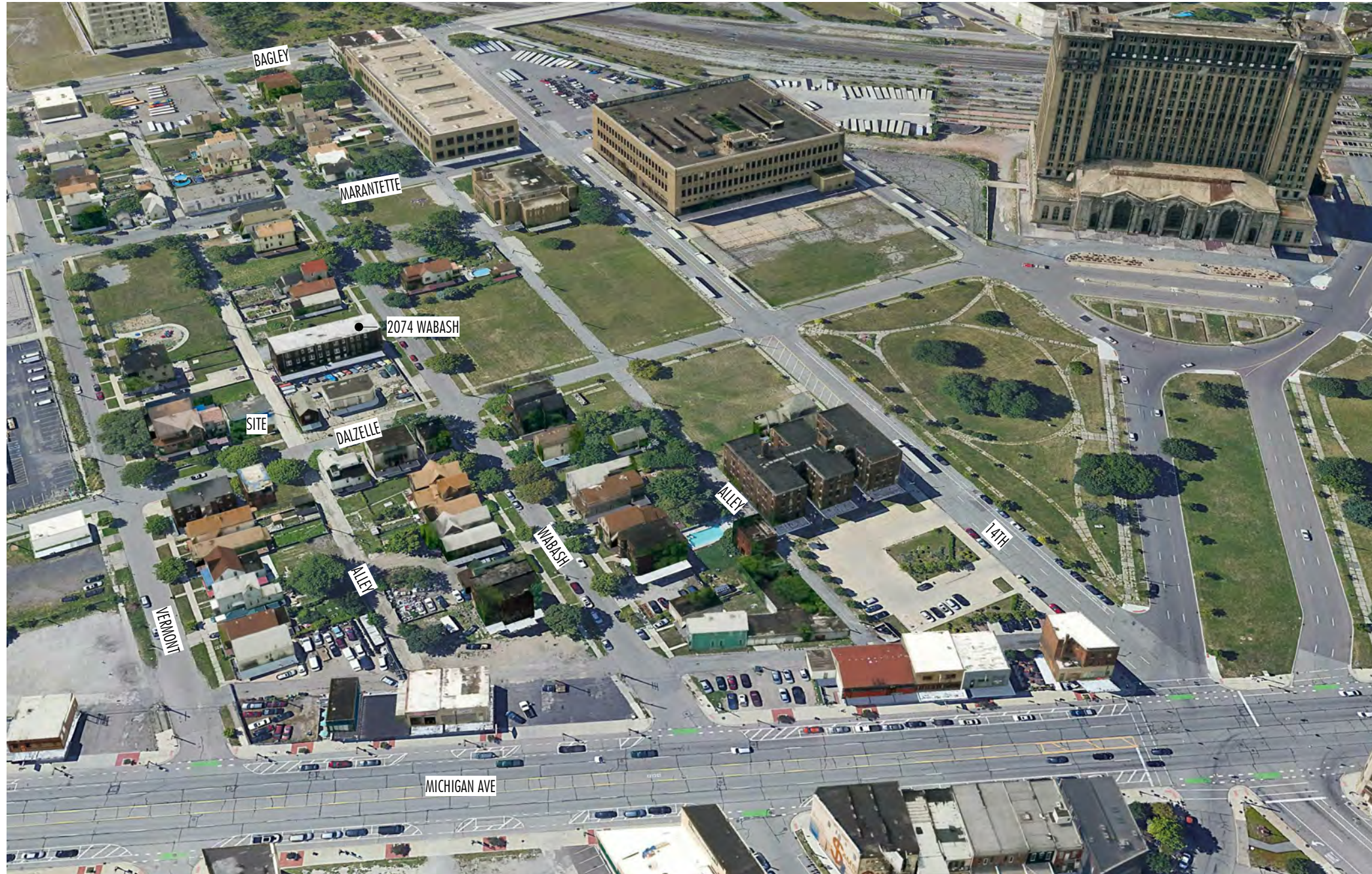


3D STREETVIEW

OWNER/ DEVELOPER
CORKTOWN HISTORIC DEVELOPMENTS, LLC
2014 Wabash St, Detroit, MI
Drake@corktownhd.com

ARCHITECT
PUSH DESIGN, LLC
2255 Wabash St, Detroit, MI
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CONSULTANT
PARKSTONE DEVELOPMENT PARTNERS
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AERIAL LOCATION MAP



NEW TOWNHOUSE & APARTMENT DEVELOPMENT 2019 DALZELLE, DETROIT MI

EXISTING CONDITIONS DESCRIPTION

- 2019 Dalzelle: Existing 3-story house
- 2087 Vermont: Existing 2-story house
- 2081 Vermont: Existing 2-story house

These (3) existing buildings are undergoing renovations previously approved by HDC. New building to occupy the rear of these 3 lots.

- 2075 Vermont: Vacant lot with grass. Existing south lot line wood fence line to remain.

All (4) existing parcels to be combined. Rezoning application has been submitted.

PROJECT DESCRIPTION

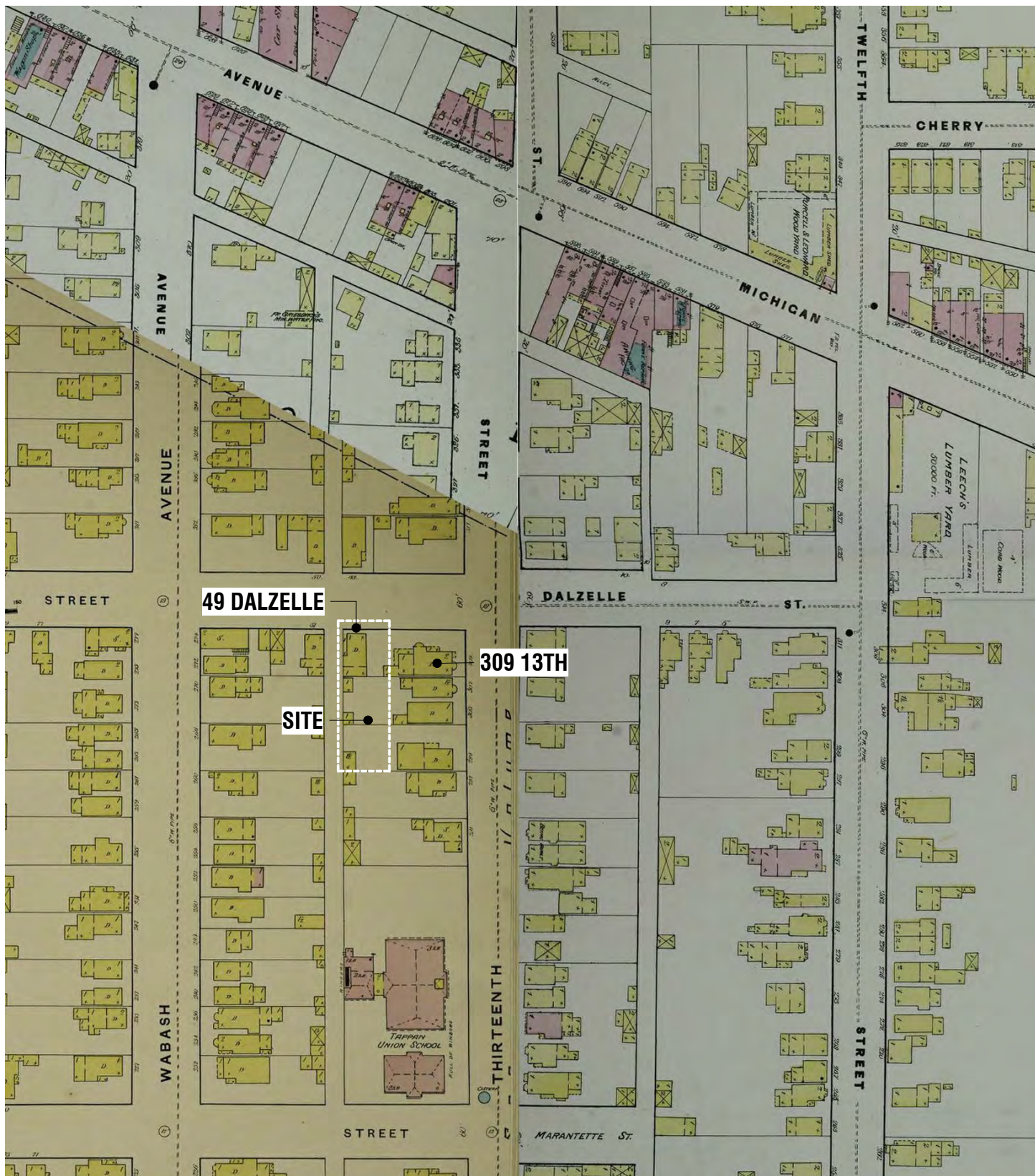
- New 3-story townhouse building with 5 residential 2-bedroom townhouses and 3 residential 1-bedroom apartments located facing Dalzelle Street where previous apartment house stood. Garage parking under structure at first level accessed via alley. Future community space at current 2075 Vermont lot.

DETAILED SCOPE OF WORK

- This new building returns the historic density to this area as per the 1938 & 1951 Sanborn maps (HDC1) and apartment building that previously occupied the site (demolished ~2015)(HDC2).
- The front setback aligns with the adjacent house on Dalzelle.
- The massing is consistent with other multi-family masonry dwellings in the area such as 2074 Wabash which is a 3-story apartment building occupying much of its lot. (Indicated on the aerial to the left.)
- The materials of the proposed building incorporate both masonry brick and horizontal siding which are both present on the block. Fenestration is primarily vertical openings.
- Dalzelle facade with first floor entry reflects the apartment house previously on-site and others on Dalzelle.

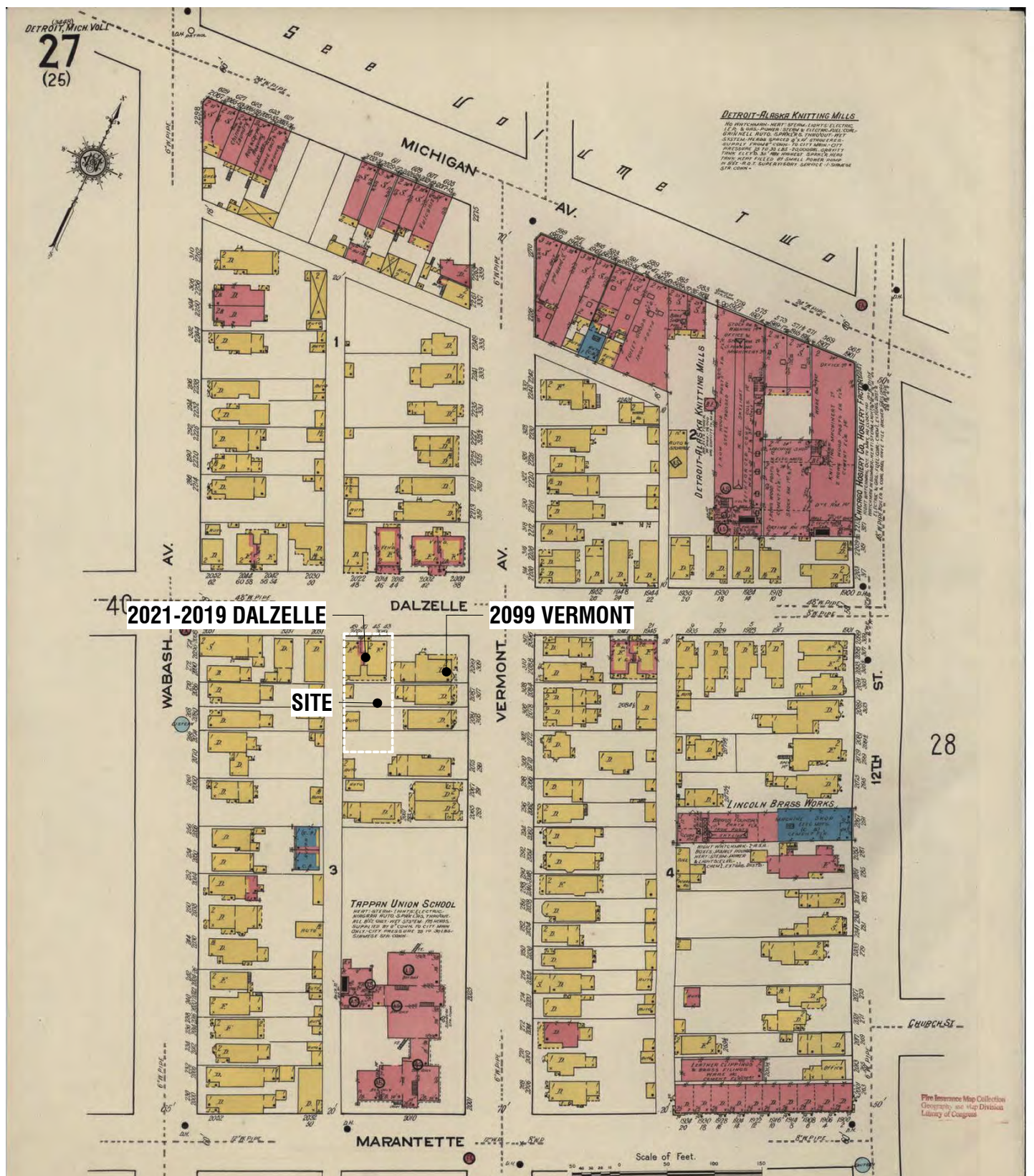
SHEET LIST

A0-0	COVER	A0-9	PROPOSED ELEVATIONS
A0-1	PROJECT INFORMATION	A0-10	PROPOSED ELEVATIONS
A0-2	SITE HISTORY	A0-11	PROPOSED FLOOR PLANS
A0-3	SITE HISTORY	A0-12	3D BIRDS EYE VIEW
A0-4	SURVEY	A0-13	3D STREET VIEWS
A0-5	SITE PHOTOS	A0-14	3D STREET VIEWS
A0-5b	SITE PHOTOS	A0-15	MATERIALS
A0-6	EXISTING SITE PLAN	A0-16	3D STREET VIEWS
A0-7	PROPOSED SITE PLAN	A0-17	SHADOW STUDY
A0-8	PROPOSED SITE PLAN		



1884 & 1887 DETROIT SANBORN MAPS

- 49 DALZELLE ST- SINGLE-STORY DWELLING W/ SHINGLE ROOF
- 309 13TH ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 307- 297 13TH ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR



1921 DETROIT SANBORN MAP

- 2021-2019 DALZELLE ST - TWO-STORY FLAT-ROOFED FRAMED BUILDING W/ CENTER MASONRY WALL & TWO-STORY REAR PORCHES
- 2099 VERMONT ST - TWO-STORY DWELLING W/ SHINGLE ROOF
- 2075-2087 VERMONT ST - SINGLE-STORY DWELLINGS W/ SHINGLE ROOFS & OUTBUILDINGS AT REAR



SITE HISTORY

01.24.2024
2019 DALZELLE

A0-2



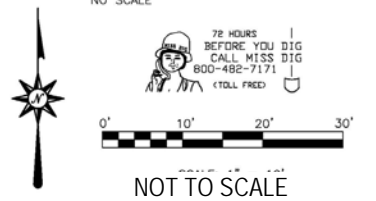
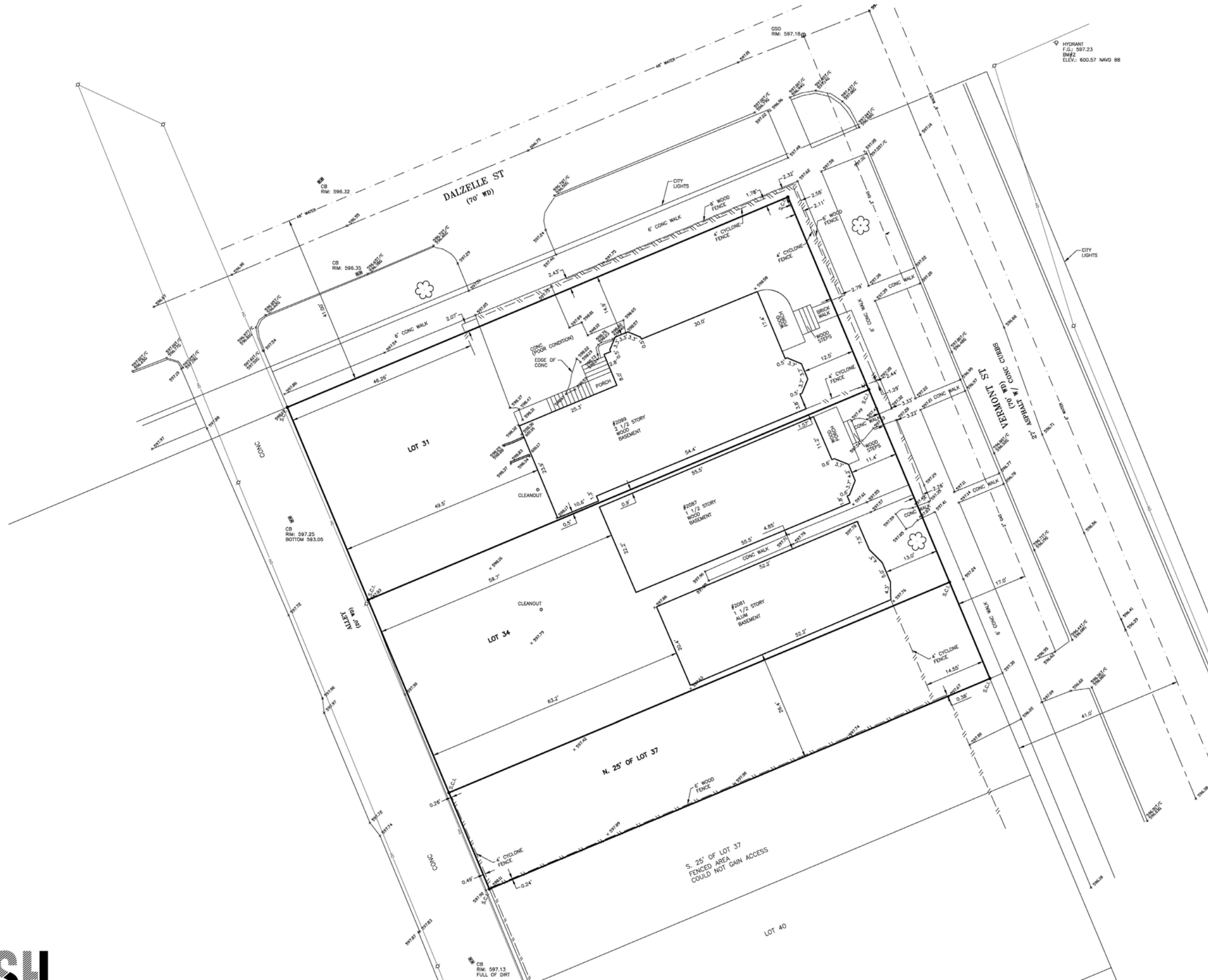
MAY 2019



PREVIOUS 4 UNIT
APARTMENT BUILDING
ON SITE

JUNE 2013

SITE SURVEY



LEGAL DESCRIPTION
 LOTS 31, 34 AND THE NORTH 25 FEET OF LOT 37, SUBDIVISION OF PART OF OUT LOT NO. 1 OF LAFERTY FARM, AS RECORDED IN LIBER 1 OF PLATS, PAGE 193, WAYNE COUNTY RECORDS.

FLOODPLAIN
 SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.
 MAP NUMBER: 26163C0280E
 EFFECTIVE DATE: 02/02/2012

UTILITY NOTE
 UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

GAS MAIN	---	STORM MANHOLE	⊕
WATERMAIN	---	STORM CATCH BASIN	⊕
STORM SEWER	---	SANITARY MANHOLE	⊕
SANITARY SEWER	---	GATE VALVE & WELL	⊕
OVERHEAD WIRES	---	DET. EDISON MANHOLE	⊕
1" WATER SERVICE	---	WATER/SEWER SHUT OFF	⊕
4" SANITARY LEAD	---	FIRE HYDRANT	⊕
FENCE	---	UTILITY POLE	⊕
PROP. ELEVATION	⊕	POLE OR POST	⊕
EX. SPOT ELEVATION	⊕	MALIBOX	⊕
RECORDED DISTANCE	M.	SIGN	⊕
MEASURED DISTANCE	M.	LIGHT	⊕
SET IRON	S.I.	DECIDUOUS TREE	⊕
FOUND IRON	F.I.	EVERGREEN TREE	⊕
FOUND CONC. MON.	F.C.M.	UTILITY PEDESTAL	⊕
POINT OF BEGINNING	P.O.B.	CULVERT	⊕
TOP OF PIPE	T/P	BENCHMARK	B.M.
TOP OF CURB	T/C	FINISHED FLOOR	F.F.
GUTTER	G.	FINISHED GRADE	F.G.
CLEAN OUT	C.O.	EXISTING	EX.
ENCROACHMENT	ENC.	FIELD MEASURE	F.M.
TO BE REMOVED	T.B.R.	INVERT ELEVATION	I.E.

FILE NO.: 3807-031	DWG. NO.: 3807-031
DESIGNED BY: XXX	SHEET No.
DRAWN BY: BGW	1-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

CLIENT: XX/XX/XX
 PATRICK BEAL
 CORKTOWN HISTORIC DEV
 5151 LARAIN ST
 DETROIT, MI 48208

8495 N. TERRITORIAL RD.
 PLYMOUTH, MI 48170
 PHONE: (734) 416-9850
 FAX: (734) 416-9857
 www.glsurveyor.com
GLA
 SURVEYORS &
 ENGINEERS

TOPOGRAPHIC SURVEY
 2075-2081-2087 VERMONT AND 2019 DALZELLE
 LOTS 31, 34, N. 25' OF LOT 37
 PART OF OUTLOT NO. 1 LAFERTY FARM SUB
 DETROIT, WAYNE COUNTY MICHIGAN 48216





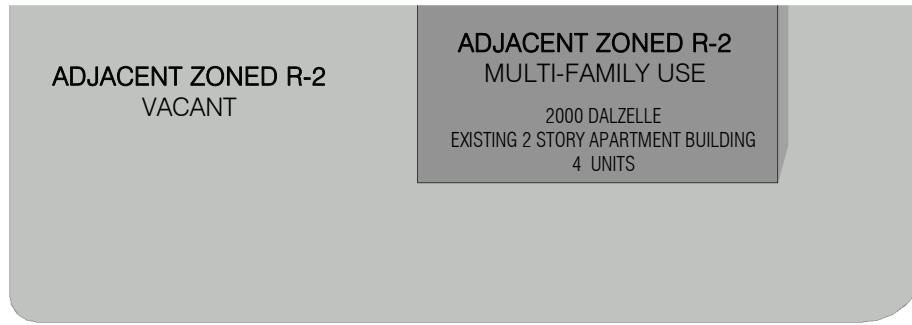
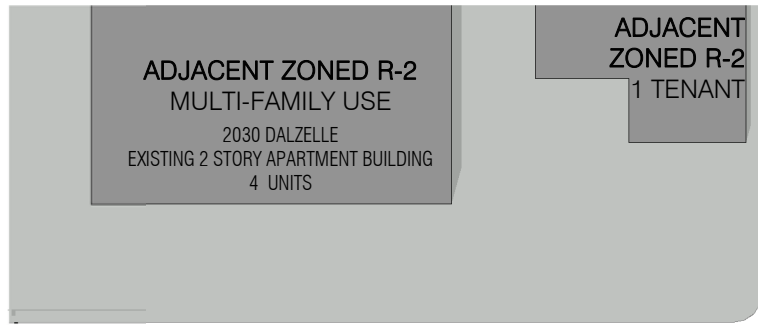
LOOKING EAST



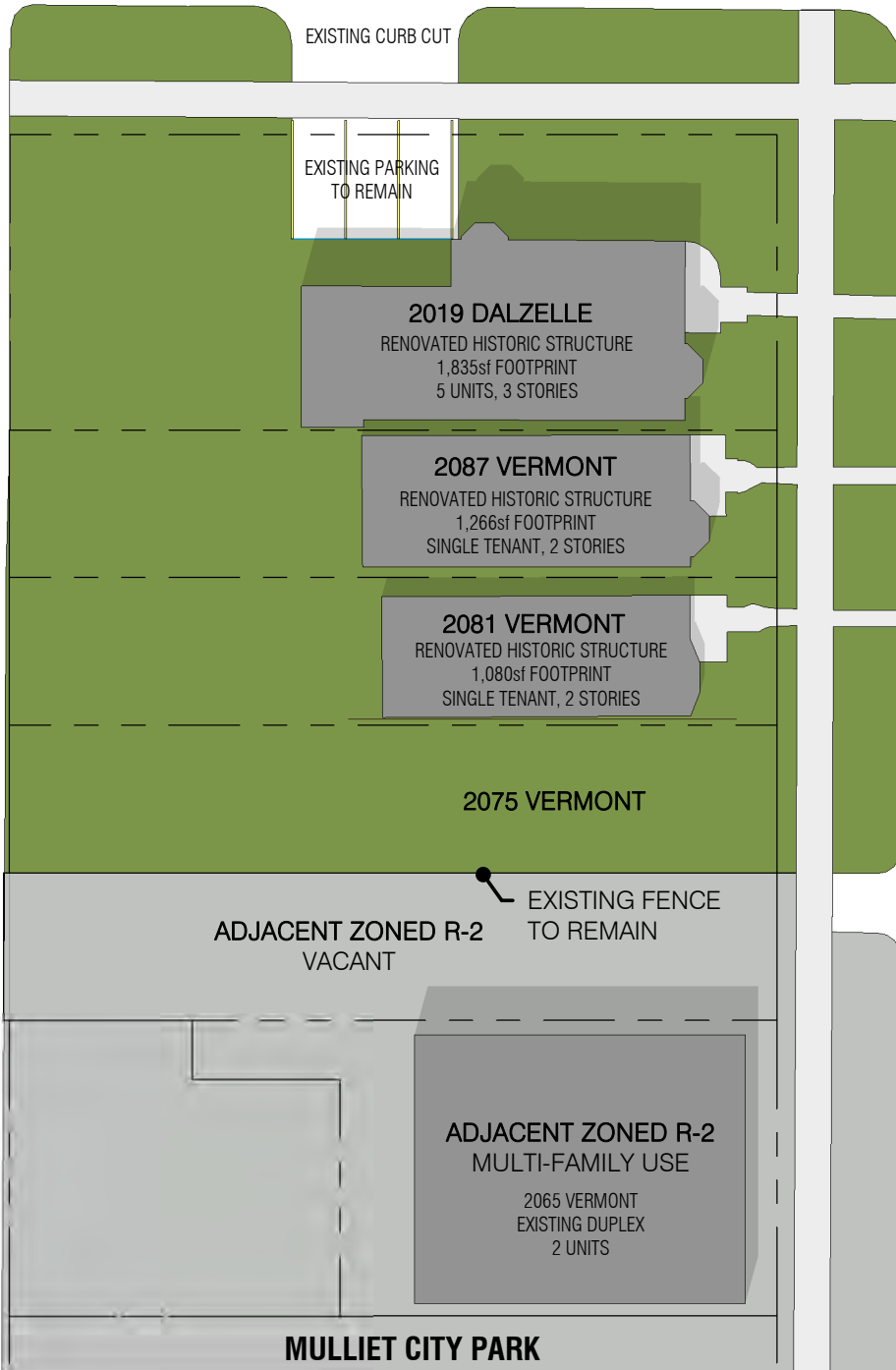
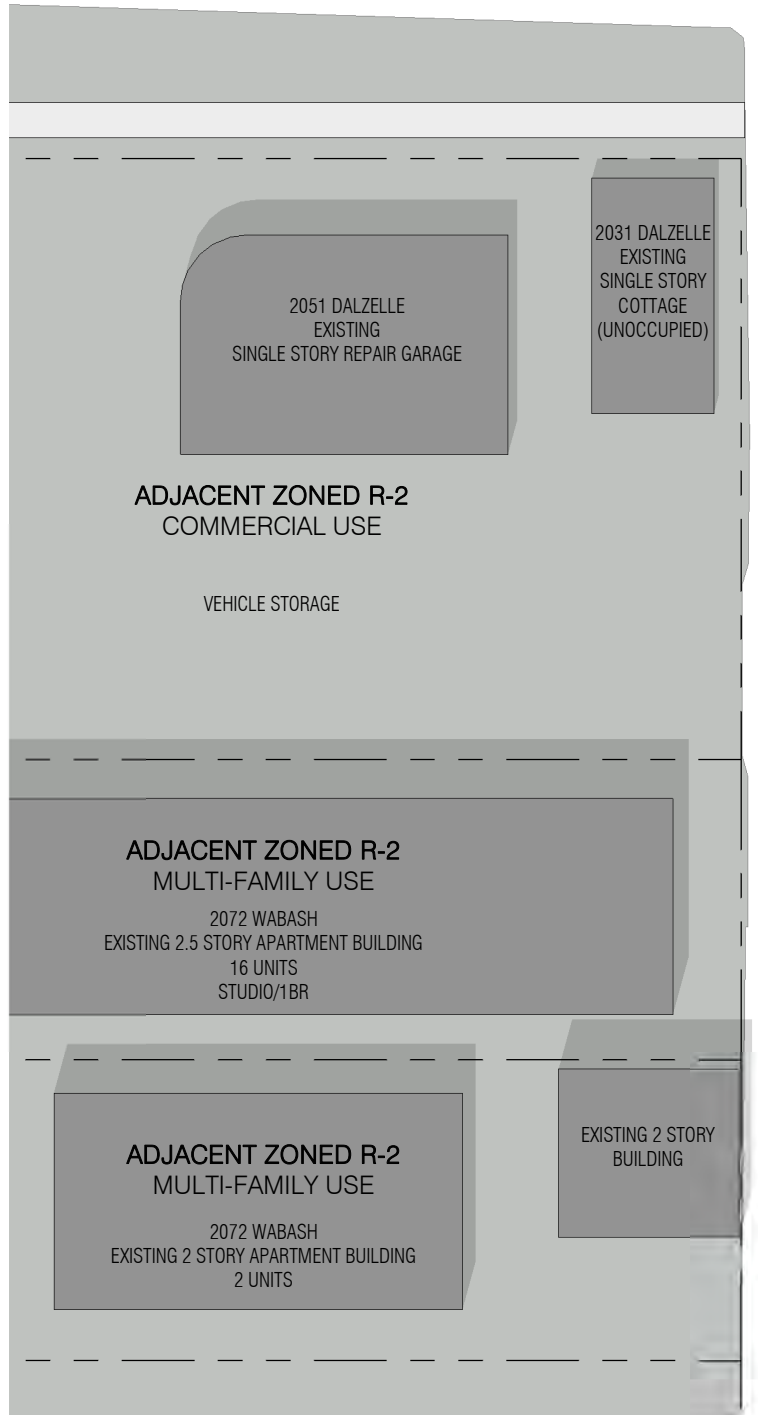
LOOKING SOUTH



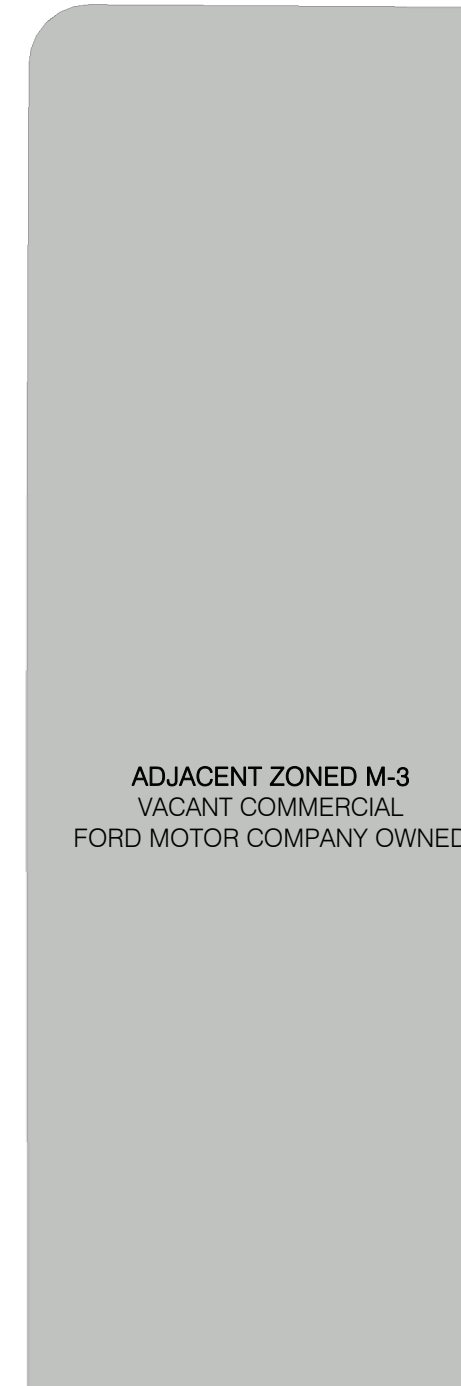
LOOKING WEST



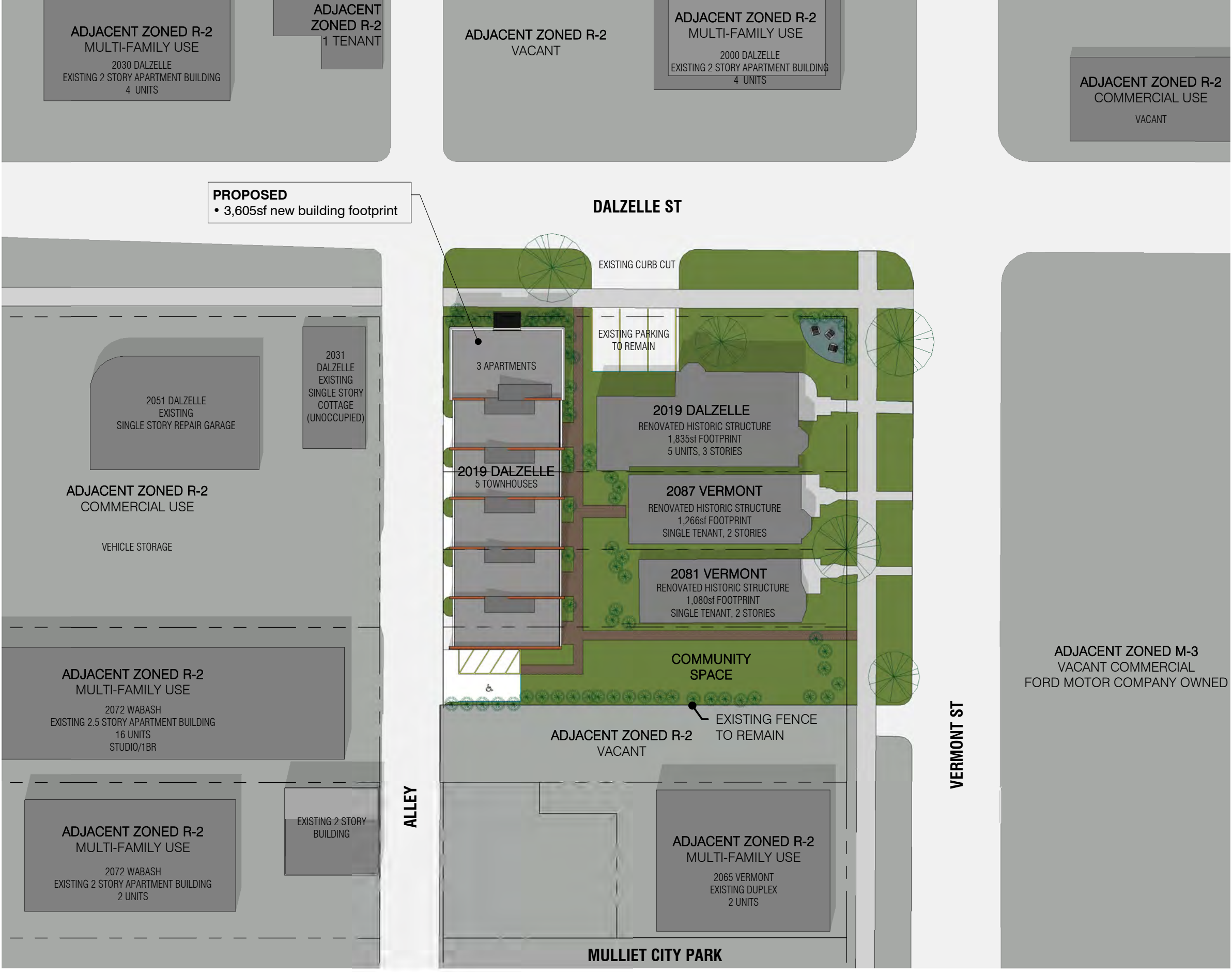
DALZELLE ST

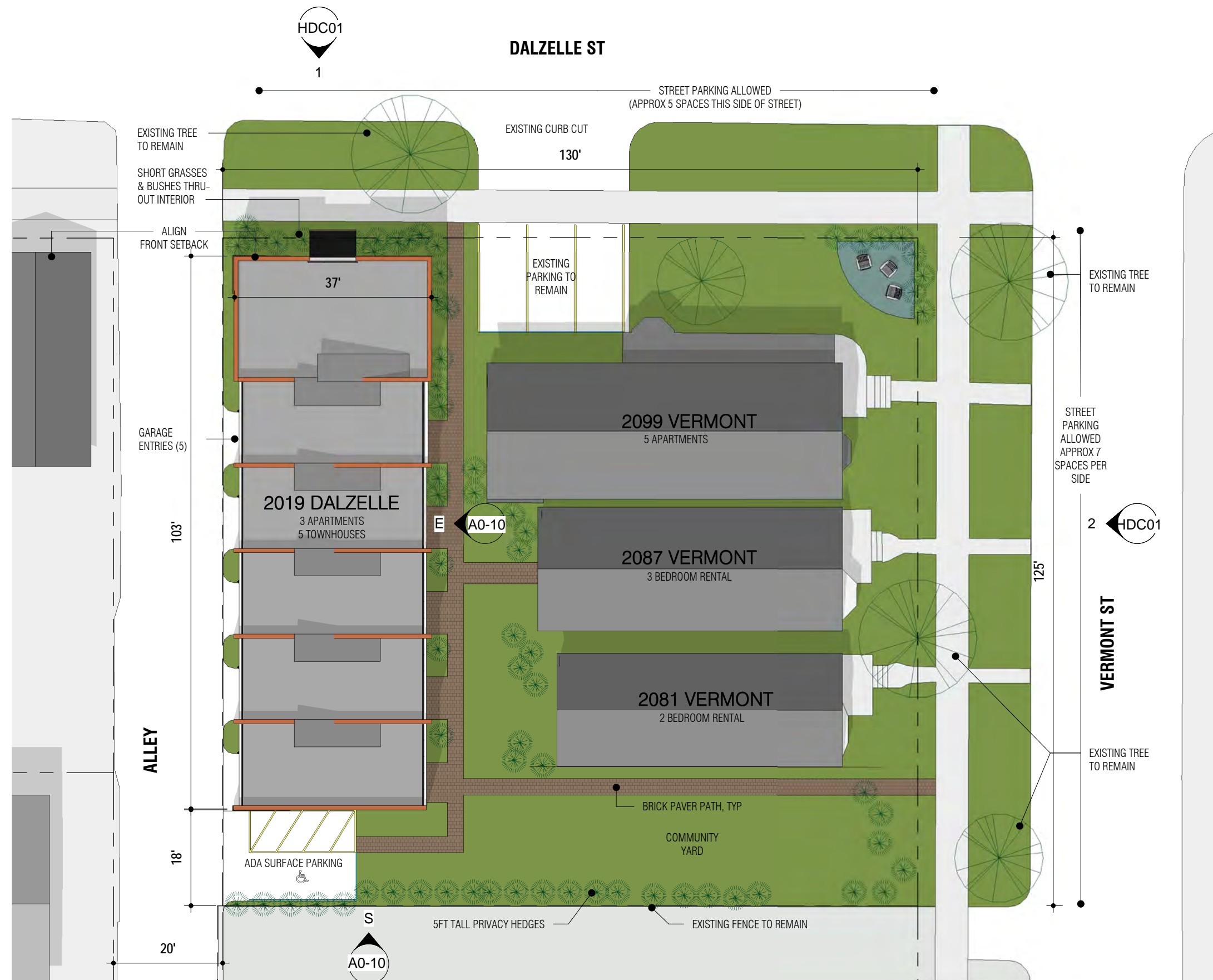


VERMONT ST



EXISTING SITE PLAN





PROJECT SUMMARY

PROJECT NARRATIVE

Addition of 5 townhouses and 3 apartments to the combined site to form a residential court. Existing buildings are residential and vary from 2 to 3 stories. New townhouses will be 3 stories in height with parking on lower level. Common amenities include a garden, and green lawn gathering space.

PROPOSED SITE

- 16,250sf total combined parcel area
- 4,181sf existing building footprints
- 3,605sf new building footprint
- Lot Coverage 48%
- Floor Area Ratio (FAR): 1.07
- Recreational Space Ratio (RSR): 0.38 (6,220sf rec area / 16,460sf gross area)

PROPOSED NEW BUILDING

- 10,815sf total new building (3,605sf Footprint)
- 3 stories, 33' height to parapet
- 5 residential 2-bedroom townhouses
- 3 residential 1-bedroom apartments

PARKING

- 1 Garage parking space per unit (5 total)
- 1 van accessible surface parking space
- Approx 12 street parking spots bordering property.

COMMUNITY COURT

- Shared Green Yard Space
- Tenant Amenities

SUSTAINABILITY & EFFICIENCY

- Install EV charging stations in garages and at street in agreement with City of Detroit.
- High-efficiency Heat Pumps
- 100% electric development. No natural gas.



N NORTH (DALZELLE) ELEVATION - PROPOSED
1/16" = 1'-0"

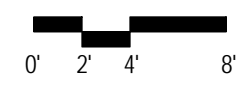
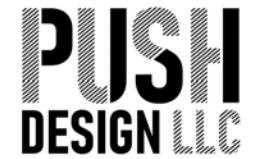


E EAST (VERMONT) ELEVATION - PROPOSED
1/16" = 1'-0"



W WEST ELEVATION - PROPOSED
1/16" = 1'-0"

PROPOSED ELEVATIONS



01.24.2024
2019 DALZELLE

A0-9



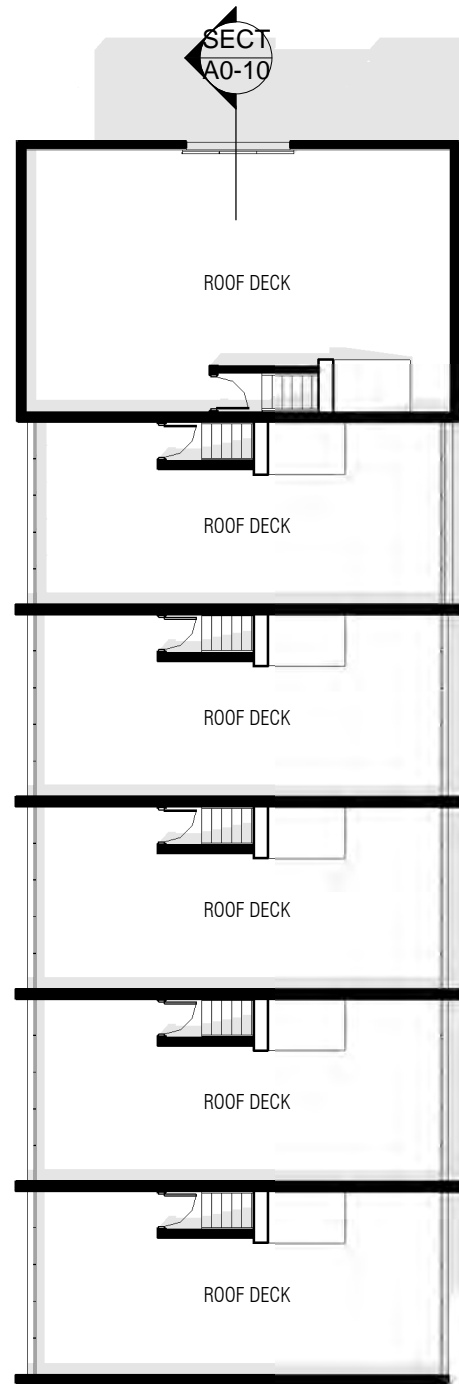
S SOUTH ELEVATION - PROPOSED
1/16" = 1'-0"



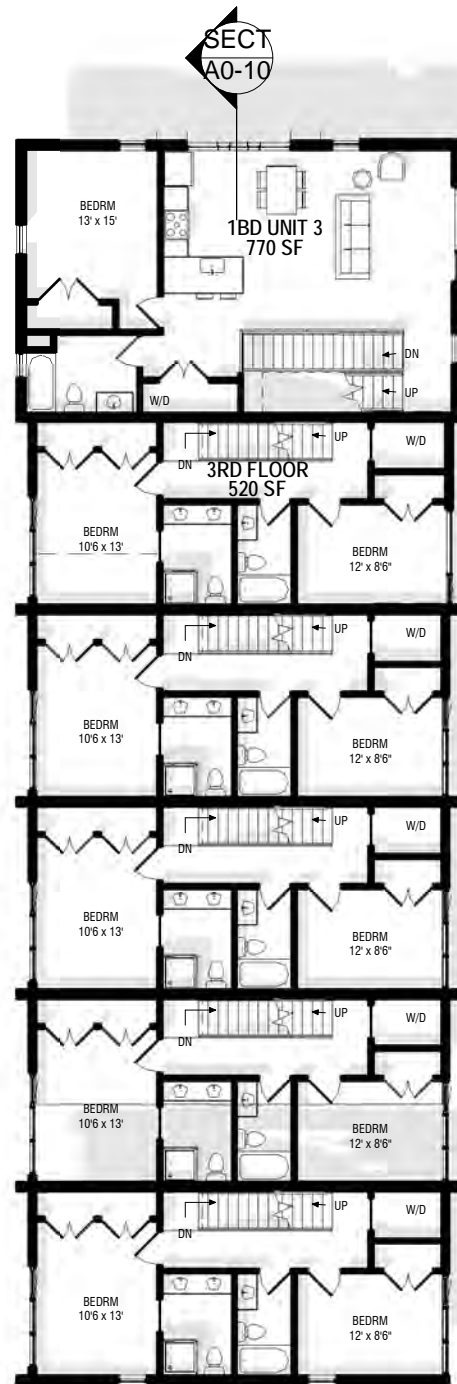
E EAST (VERMONT) ELEVATION - PROPOSED INTERIOR
1/16" = 1'-0"



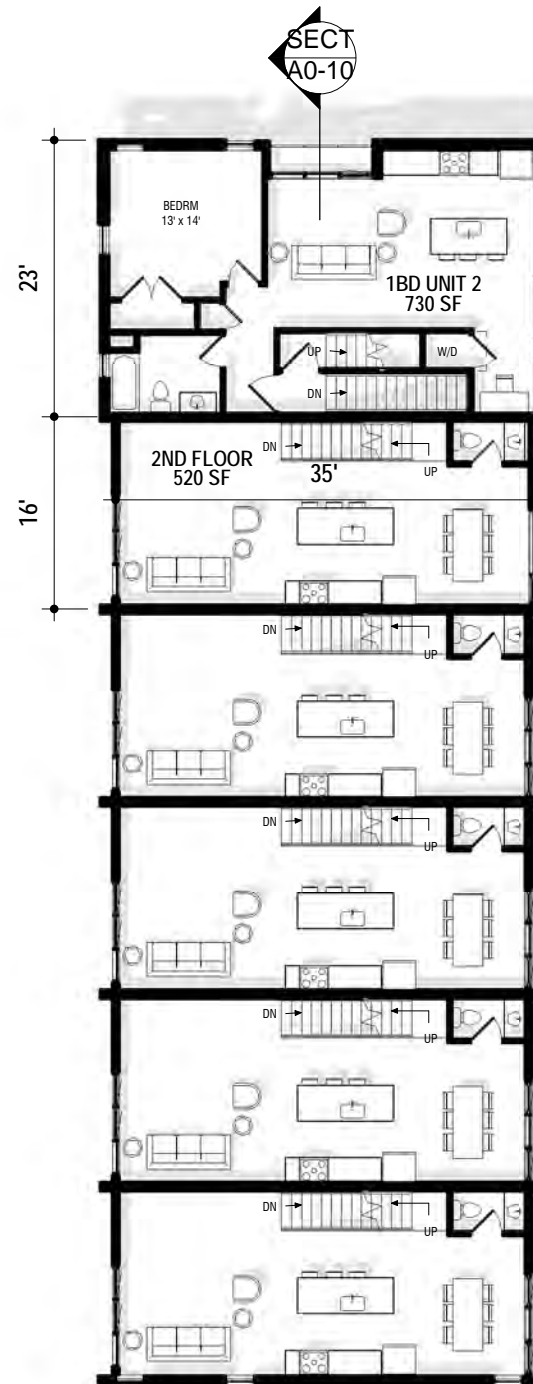
SECT BUILDING SECTION
1/16" = 1'-0"



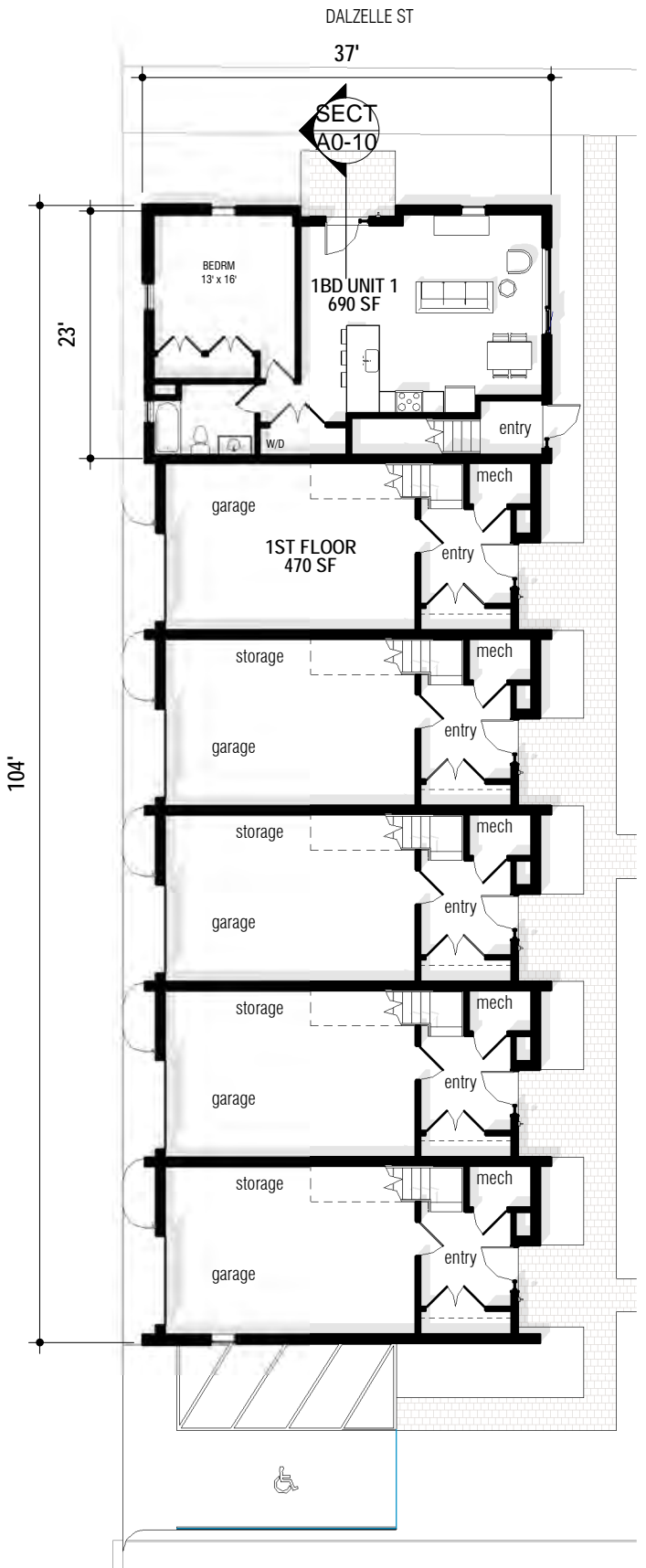
4 PROPOSED ROOF PLAN
1/16" = 1'-0"



3 PROPOSED 3RD FLOOR PLAN
1/16" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN
1/16" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
1/16" = 1'-0"





3D VIEW FROM CORNER OF VERMONT & DALZELLE (LOOKING SOUTHWEST)

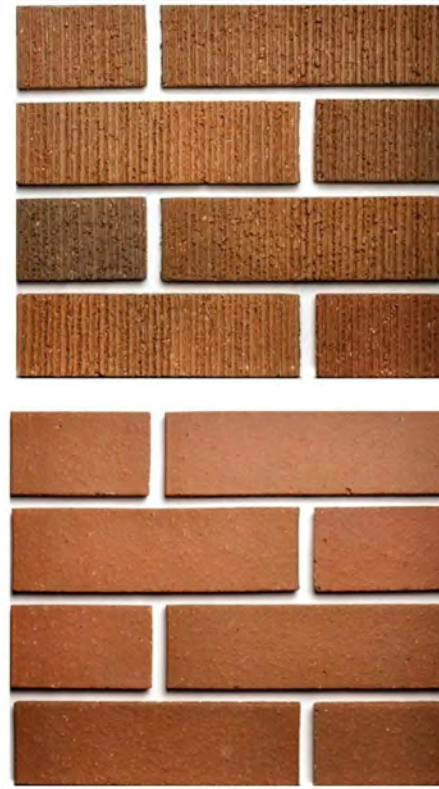


3D VIEW FROM CORNER OF WABASH & DALZELLE (LOOKING SOUTHEAST)



HARDI ARTISAN 6" LAP SIDING (SMOOTH) WITH MITERED CORNERS
COLOR SHERWIN WILLIAMS NEEDLEPOINT NAVY

SIDING



BOWERSTON BLUSH BUFF SMOOTH WITH FLASH
VERTICAL ACCENT BANDS

BRICK

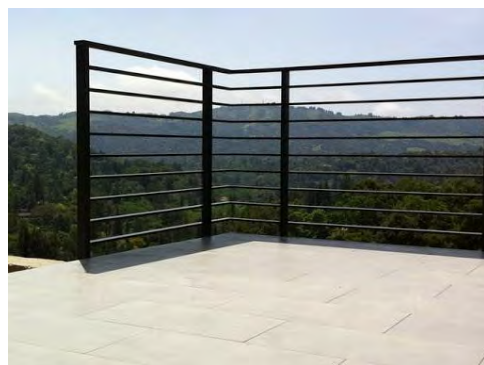


@ ENTRY DOORS TECHLIGHTING - LYFT CLEAR SCONCE



@ GARAGES TECHLIGHTING - WINDFALL DOWNLIGHT SCONCE

EXTERIOR LIGHT FIXTURES



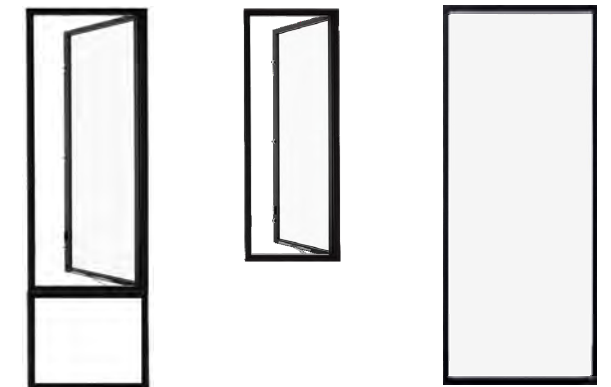
FLAT ALUMINUM BAR STOCK
PAINTED BLACK

RAILINGS



CLOPAY RESIDENTIAL ALUMINUM GARAGE DOOR, MARVIN MODERN MULTI-SLIDE (3 PANEL & 2 PANEL)
MARVING ULTIMATE SWING DOORS WITH GLASS, SOLID WOOD SWING ENTRY DOOR W/ SIDELITE

DOORS

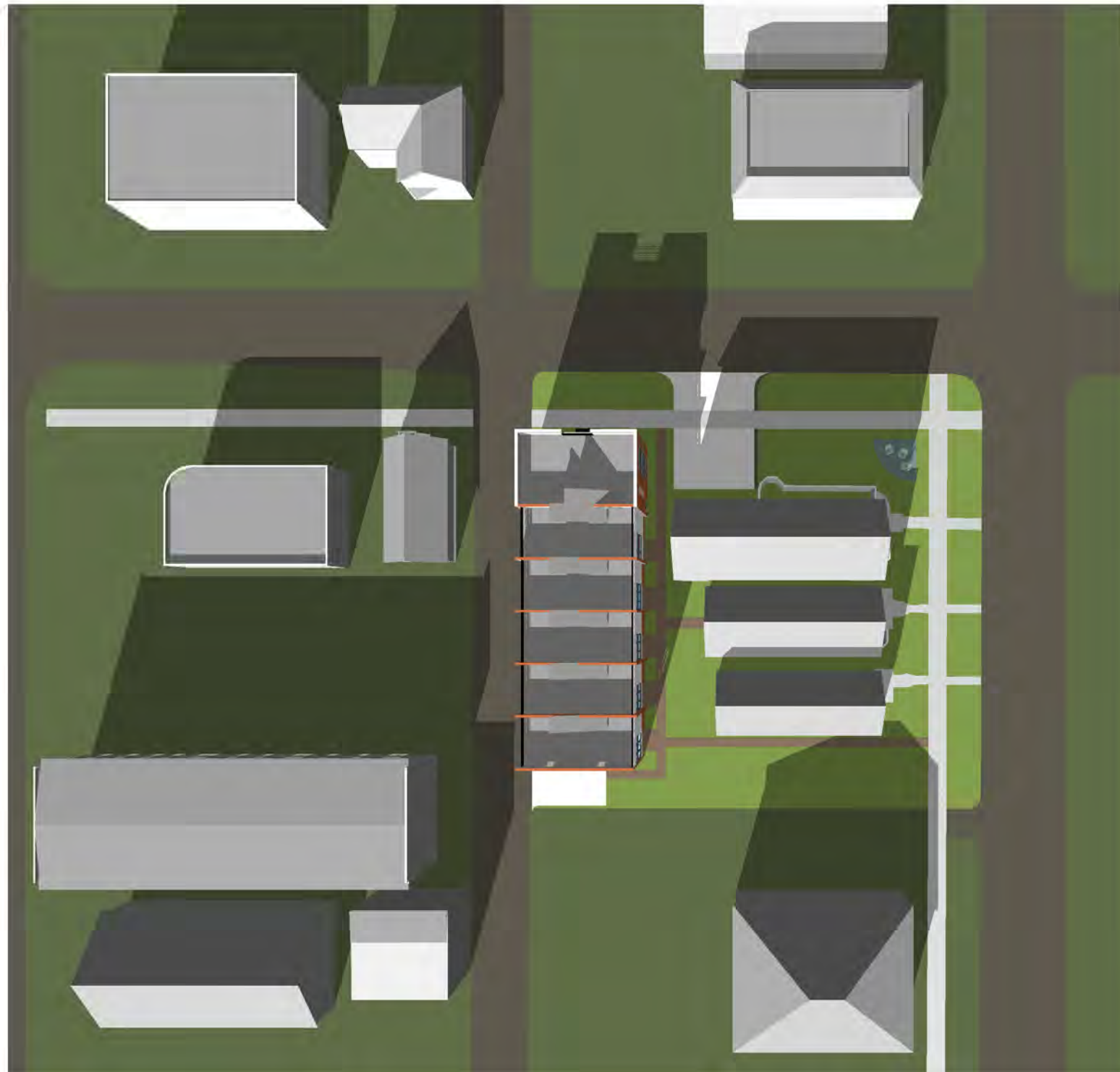


MARVIN MODERN CASEMENT, SLIDING
& FIXED WINDOW

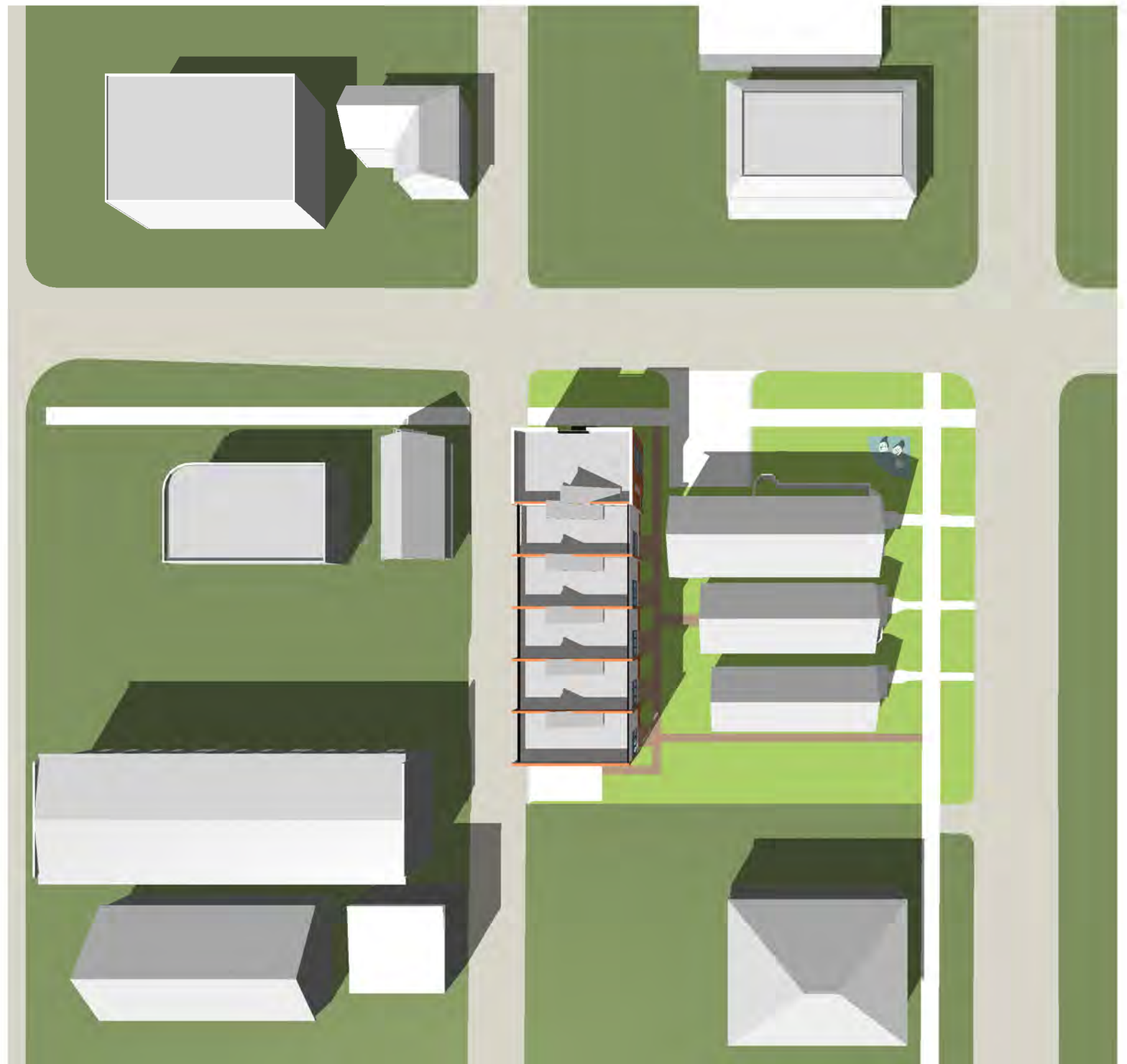
WINDOWS



3D VIEW FROM VERMONT ST (LOOKING WEST)



3D AERIAL VIEW - WINTER SOLTICE (DEC 21)



3D AERIAL VIEW - SPRING EQUINOX (MARCH 21)

SHADOW STUDY 