

DHDC 23-8276

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

04/18/23

CERTIFICATE OF APPROPRIATENESS

Marques King
Fabrick Design LLC
3421 Burns St.
Detroit, MI 48214

**RE: Application Number 23-8276; 469 Brainard; Willis-Selden Local Historic District
Project Scope: Erect multiple-building village-style development**

Dear Applicant,

At the Regular Meeting that was held on April 12, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on April 18, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Erect multiple-building village-style development per submitted drawings and renderings.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Garrick B. Landsberg
Director, HDC Staff

The Haven an Urban Village: Description of Existing Conditions & Scope of Work

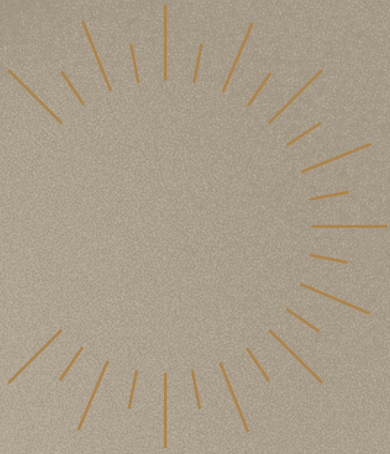
March 17, 2023

The property at 469 Brainard Street is currently a vacant parcel without any buildings or structures on it absent a small open air modern gazebo type structure that will be removed. There are a few dirt mounds on the property as well. The entire property is fenced in on all sides with a metal chain link fence - about 7'-8' tall - which doesn't meet the standards of an historic district. Our proposal will be replacing that.

The Scope of Work for this project is outlined as follows...

- The project is the new construction of an "Urban Village" which consists of multiple buildings organized around a courtyard that is central to the site's plan.
 - The primary building (What we call the 'Inn Building') is a 5, 164 SF Hostel building that sits at the front property line and continues the street wall at Brainard Street similar to the existing historic buildings of the area.
 - There are 14 multi-family detached cottages behind the Inn Building ranging from 250 SF to 500 SF in size.
 - Lastly, the 'Prayer Room" is an auxiliary and support building 303 SF in size that will host additional space to support the program of the Inn Building including: Prayer & Meditation, small weddings, community gatherings and other small local events.
 - All of the buildings together organize themselves around the courtyard providing a calm and green respite in the middle of the city and in the heart of Midtown Detroit.
- Scope specific to the The Inn Building
 - The Inn Building will house 9 transient Sleeping Units each furnished with kitchenette, bathroom and sleeping area. They will not have any cooktops.
 - We are providing an accessible sleeping unit on the ground floor to satisfy our ANSI and FHA requirements.
 - The Inn Building will be Type VA construction - built from wood and will be fully sprinklered with an NFPA 13R approved fire suppression system.
 - An Inn Keeper's Unit (employee of the tenant tasked with managing the day to day operations of the property and guests.) is located in the basement and is the only full time 'resident' of the building as an employee. This residence WILL NOT be rented but is completely dedicated to the building employee.
 - The ground floor of the Inn Building is a common floor dedicated to the support and well-being of the transient and permanent residents of the entire development. Simply Well Communities has a list of programs and services meant to support its residents such as...
 - Cooking class, meeting/office space, healthy breakfast every morning, space to host evening events, learning and technical classes, and much more.
 - The building will have forced air HVAC, metered electrical and plumbing, and gas service for the community kitchen area on the ground floor.
 - The veneer of the Inn Building is composed of a mixture of Cultured Stone (Limestone), modular brick masonry, Cast Stone opening sills and headers, and aluminum clad wood (of fiberglass) double hung, casement windows.
 - The building will have a flat TPO Roof with a parapet to help hide any equipment or service penthouses necessary.
- Scope specific to the rental cottages
 - The cottages will be clad in a combination of architectural fiber-cement panel w/ a Stucco texture (i.e. Hardie Panel) and brick masonry. The roofs will be standing seam metal.

- Each cottage will be furnished with a full 3-piece bathroom, a full kitchen, stacked in unit washer/dryers, tankless water heaters, and both sleeping and living areas.
 - All appliances are electric.
 - One of the cottages will be TYPE A Accessible cottage to satisfy our ANSI & FHA accessibility requirements.
 - Fiberglass or Aluminum Clad Wood Windows per project budget.
- The Prayer Room is a small pavilion at the rear of the site. It will only have electrical power and a small mini-split for HVAC support. There are no appliances or fixtures that require water in the Prayer Room and therefore no water and sanitation facilities will be brought to the building.
- The courtyard and other green spaces will be expertly design and landscape by the project landscape architect. The grasses, trees, plants and shrubs will be maintained by staff and will consist of native plants and greenery.
- The site wall/fence surrounding the property will be constructed of brick masonry similar in color and texture to the Inn Building.
- 14 Off-Street parking spaces will be provided in the rear of the site.
- Trash/recycling bins will be located at the rear of the site along the alley and will be enclosed in a trash enclosure that is also clad in brick masonry matching the site walls and the Inn Building.



THE

Haven



Concept

SIMPLY WELL COMMUNITIES

4444 2ND AVENUE
DETROIT MI 48201

Vision

Wholeness for all.

Mission

Inspire healthy living in urban neighborhoods—spirit, mind, body



Description

The Haven is an urban village, anchored in the rhythms of simplicity and hospitality; where residents, neighbors, and guests together pursue wholeness.

The Haven, provides respite for slow and gentle living where relationships take priority over the many demands of 21st century urban living.

The Haven offers attractive, efficiently designed housing, accommodations, educational events, and services that support spiritual, mental, and physical well-being.





Goals.

1

Shrink the health disparity gap in Detroit – through contextualized health information & experiences.

2

Create a diverse community designed to encourage people on their path toward wholeness – spirit, mind, and body.

3

Serve as an example for sustainable, economically viable, micro real-estate and community development projects in urban neighborhoods.



Business Model

- Haven Cottages- Accessible market rate annual rentals in a desirable location
- Haven Inn - Overnight accommodations providing an urban retreat experience
- Haven Gatherings - Various events, workshops, classes for shared learning

Team Members

- Kimberly Williamson – Chief Visionary and Managing Director
- Lawrence Williamson – Real Estate and Development Director
- Mary Butler – Services and Operations Director
- Don Butler – Business and Program Management Director

THE HAVEN AN URBAN VILLAGE

469 BRAINARD STREET
DETROIT, MICHIGAN 48202



DESIGN TEAM

OWNER/CLIENT:

SIMPLY WELL COMMUNITIES, LLC
4444 SECOND AVENUE
DETROIT, MICHIGAN 48201

ARCHITECT:

FABRICK[K] DESIGN, LLC
3421 BURNS STREET
DETROIT, MICHIGAN 48214
313-727-8550



SCHEMATIC DESIGN PACKAGE

for HISTORIC DISTRICT COMMISSION REVIEW & SITE PLAN REVIEW

PROJECT MISSION:

THE HAVEN IS AN URBAN VILLAGE THAT SEEKS TO INSPIRE COMMUNITY HEALTH AND WELL-BEING. THE HAVEN IS...

1. ANCHORED IN THE RHYTHMS OF SIMPLICITY AND HOSPITALITY; WHERE RESIDENTS, NEIGHBORS AND GUESTS TOGETHER PURSUE WHOLENESS.
2. PROVIDES A RESPITE FOR SLOW AND GENTLE LIVING WHERE RELATIONSHIPS TAKE PRIORITY OVER THE DEMANDS OF THE 21ST CENTURY URBAN LIVING.
3. OFFERS ATTRACTIVE AND EFFICIENTLY DESIGNED HOUSING ACCOMMODATIONS, GREEN SPACES;
4. OFFERS EDUCATIONAL EVENTS AND SERVICES THAT SUPPORT SPIRITUAL, MENTAL AND PHYSICAL WELL-BEING.
5. AN EXAMPLE FOR SUSTAINABLE, ECONOMICALLY VIABLE DEVELOPMENT USING GENTLE DENSITY PRINCIPLES IN AN URBAN NEIGHBORHOOD.

FABRICK
DESIGN

COVER PAGE

DATE: 11 April 2023

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PROJECT DESCRIPTION:

THIS PROJECT IS THE NEW CONSTRUCTION OF AN URBAN VILLAGE CONSISTING OF MULTIPLE BUILDINGS ORGANIZED AROUND A COURTYARD WITH A COMMON GREEN SPACE. THE LARGEST OF THE BUILDINGS IS A 2-STORY +/- 5,100 SF INN BUILDING WITH 2,700 SF OF COMMON SPACE PROGRAM ON THE GROUND FLOOR AND 8 TRANSIENT SLEEPING UNITS ON THE SECOND FLOOR FOR SHORT TERM STAYS. THESE UNITS CONSIST OF A BATHROOM AND SMALL KITCHENETTE WITH NO RANGE OR STOVE. THE BUILDING ALSO HAS A BASEMENT FOR STORAGE AND MECHANICAL PURPOSES ONLY.

BEHIND THE INN BUILDING HIDES A GREEN SPACE FLANKED BY 10 SMALL COTTAGES OF VARYING SIZES. THE COTTAGES WILL BE LONG-TERM RENTALS LANDSCAPED FROM THE COMMON SPACE WITH FENCES AND SHRUBBERY. EACH OF THE 10 LONG TERM COTTAGES ARE FULL DWELLINGS COMPLETE WITH A FULL BATHROOM AND KITCHEN WITH ELECTRIC POWERED APPLIANCES.

THE LAST BUILDING ON THE SITE IS "THE PRAYER ROOM" - A ONE ROOM 303 SF BUILDING PRESCRIBED TO BE BUILT IN STONE OR SOME SORT OF MASONRY MATERIAL. THE BUILDING IS ANCHORED IN THE CLIENT'S ORGANIZATION IDEALS. IT IS NOT ONLY AN EXTENSION OF THE COMMON SPACE INSIDE THE INN, BUT A PHYSICAL OPPORTUNITY FOR TRANSIENT OR LONG TERM RESIDENTS & VISITORS ALIKE TO TAKE A MOMENT OF MEDITATION, PRAYER AND FELLOWSHIP BEFORE GOING BACK INTO THE WORLD. TO THE REAR AND OFF TO THE SIDE. AND CONSISTING OF A OVERNIGHT AND LONG TERM STAY RENTALS. WHILE THE INN BUILDING PROVIDES A STRONG URBAN EDGE ALONG BRAINARD STREET TO THE NORTH, THE "PRAYER ROOM" ANCHORS THE REAR OF THE SITE.

THE ENTIRE PERIMETER OF THE PARCEL WILL BE EDGED WITH A BRICK SITE WALL APPROX. 60" IN HEIGHT. A FEW EXISTING TREES WILL BE REMOVED FROM THE SITE TO MAKE WAY FOR THE NEW BUILDINGS BUT THEY WILL BE REPLACED WITH NEW TREES TO SUPPORT THE GREEN SPACE.

14 OFF-STREET PARKING SPACES ARE PROVIDED OFF OF THE PUBLIC ALLEY IN THE REAR AND GARBAGE AND REFUSE DISPOSAL ARE ALSO SERVICED FROM THE REAR ALLEY. 5 ON-STREET PARKING SPACES CAN BE PROVIDED IN PUBLIC RIGHT OF WAY IN THE FRONT.

PROJECT DATA

ZONING/BUILDING AREA:

WARD:	WARD 6
ZONING DISTRICT:	SD1 - SPECIAL DEVELOPMENT DISTRICT; SMALL SCALE MIXED USE
HISTORIC DISTRICT:	WILLIS SELDEN LOCAL HISTORIC DISTRICT
EXISTING USE:	VACANT COMMERCIAL
PROPOSED USE:	HOSTEL & LONG TERM RENTAL COTTAGES
PARCEL/LOT AREA:	22,100 SF
PROPOSED LOT COVERAGE:	7,188 SF/ 32.5%
PROPOSED GFA/ FAR:	9,883 SF/ .45 FAR
OFF-STREET PARKING PROV.	14 OFF-STREET PARKING SPACES
LOADING AREAS:	NOT REQUIRED
REQ. RECREATION SPACE:	35%/ 7,735 SF
PROVIDED RECREATION SPACE:	40.3%/ 9,000 SF
BUILDING HEIGHT(S):	INN BUILDING - 25'-4" TO TOP OF ROOF STRUCTURE/ 30'-0" TO PARAPET LONG TERM COTTAGES - 22'-0" TO TOP OF RAFTER RIDGE PRAYER ROOM - 18'-0" TO TOP OF RAFTER RIDGE

PROPOSED FRONT SETBACK:	0'-0" (0'-0" REQ.)
PROPOSED REAR SETBACK:	25'-0" (10'-0" REQ.)
PROPOSED SIDE SETBACK:	5'-0" (0'-0" REQ.)

BUILDING AREA DETAIL:	<u>INN BUILDING</u> - 5,164 SF ABV. GRADE (W/ FULL BASEMENT) <u>LONG-TERM RENTAL COTTAGES</u> - 4,416 SF (14) <u>PRAYER ROOM</u> - 303 SF <u>TOTAL BUILDING AREA</u> - <u>9,883 SF</u>
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CONSTRUCTION/CODE SUMMARY:

CONSTRUCTION TYPE: V-A & V-B/ LIGHT FRAME WOOD CONSTRUCTION
OCCUPANCY GROUP: R-1 (TRANSIENT) & R-3 (1-2 DWELLING NON-TRANSIENT)

INN BUILDING (HOSTEL):

9 SLEEPING UNITS/ 1 INNKEEPERS UNIT IN THE BASEMENT. (1 TYPE A ACCESSIBLE SLEEPING UNIT @ GND. FLOOR)
TWO FIRE RATED EGRESS STAIRS; NO ELEVATOR (ACCESSIBLE SLEEPING UNITS PROVIDED AMONGST COTTAGES)
INN BUILDING WILL BE FULLY SPRINKLERED WITH AN APPROVED NFPA 13R SPRINKLER
HOUSE WATER/ FORCED AIR HVAC

LONG TERM RENTAL COTTAGES (MULTI-FAMILY ZONING CLASSIFICATION):

14 DWELLING UNITS.
ALL WILL BE AT LEAST TYPE B ACCESSIBLE OR ACCESSIBLE ADAPTABLE (1 TYPE A ACCESSIBLE UNIT PROVIDED)
FULL KITCHENS
FULL BATHROOMS
IN-UNIT WASHER/DRYERS
ELECTRIC WATER HEATERS
MINI-SPLIT HVAC

APPLICABLE CODES:

DETROIT ZONING ORDINANCE (NOVEMBER 8, 2022)
2015 MICHIGAN RESIDENTIAL CODE
2015 MICHIGAN ENERGY CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN PLUMBING CODE
2014 NATIONAL ELECTRIC CODE

JURISDICTION:

CITY OF DETROIT
BUILDING, SAFETY, ENGINEERING, AND ENVIRONMENTAL DEPARTMENT (BSEED)
COLEMAN A. YOUNG MUNICIPAL, 4TH FLOOR
2 WOODWARD AVENUE
DETROIT, MICHIGAN 48226



PROJECT INFORMATION

DATE: 11 April 2023





THE INN BUILDING
(HOSTEL)

FREESTANDING PERGOLA
ARCHITECTURAL SHADE

COMMON GREEN SPACE

EXISTING MIXED USE OR
LIVE/WORK BUILDING

FOUR (4) ADDT.'L
RENTAL COTTAGES

5'-0" TALL BRICK MASONRY
SITE WALL AROUND PERIMETER

EXISTING MULTI-FAMILY
WALK UP APARTMENT
BUILDING

TEN (10) RENTAL COTTAGES
ORGANIZED AROUND COMMON
GREEN

THE PRAYER ROOM

LOCATION FOR TRASH
AND RECYCLING

BLACKENED IRON
SECURITY GATE

14 OFF STREET
PARKING SPOTS
1 ACCESSIBLE PARKING
SPACE

THE INN BUILDING (HOSTEL)

BASEMENT: STORAGE & INN-KEEPERS UNIT
GROUND FLOOR: 2,000 SF OF COMMON SPACE
 SHARED SPACE/ 1 ACCESS. SLEEPING UNIT
SECOND FLOOR: 8 TRANSIENT/SHORT STAY
 RENTAL SLEEPING ROOMS

BLK. IRON GATED ENTRY OFF OF
 BRAINARD ST. AT BOTH ENDS OF BUILDING

WINDOW WELL FOR INN KEEPER'S UNIT
 IN THE BASEMENT

COMMON GREEN/GARDEN SPACE

4X - MICRO COTTAGES
 256 SF EACH

14 OFF-STREET PARKING SPOTS

ARCHITECTURAL PERGOLA

4X - MICRO COTTAGE
 255 SF EACH.

4X - 1 BEDROOM COTTAGES
 310 SF EACH.

2X - TWO BEDROOM COTTAGES
 450 SF + 116 SF LOFT EACH

INTIMATE GREEN

TRASH AND RECYCLING DISPOSAL

PRAYER ROOM COMMON SPACE

AESTHETIC BLK. IRON SECURITY GATE AT SITE PATH



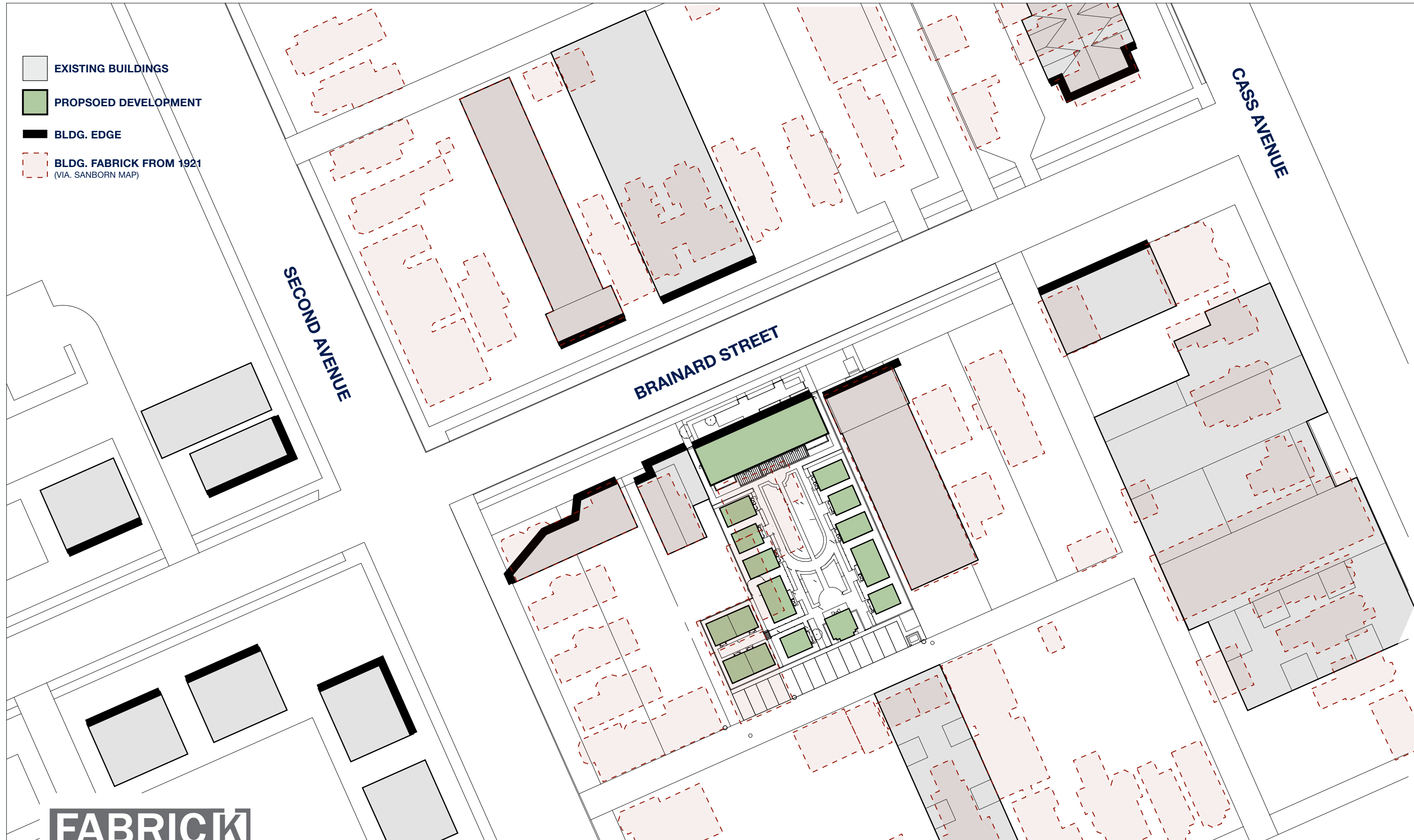
- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- BLDG. EDGE
- MISSING STREET WALL EDGE



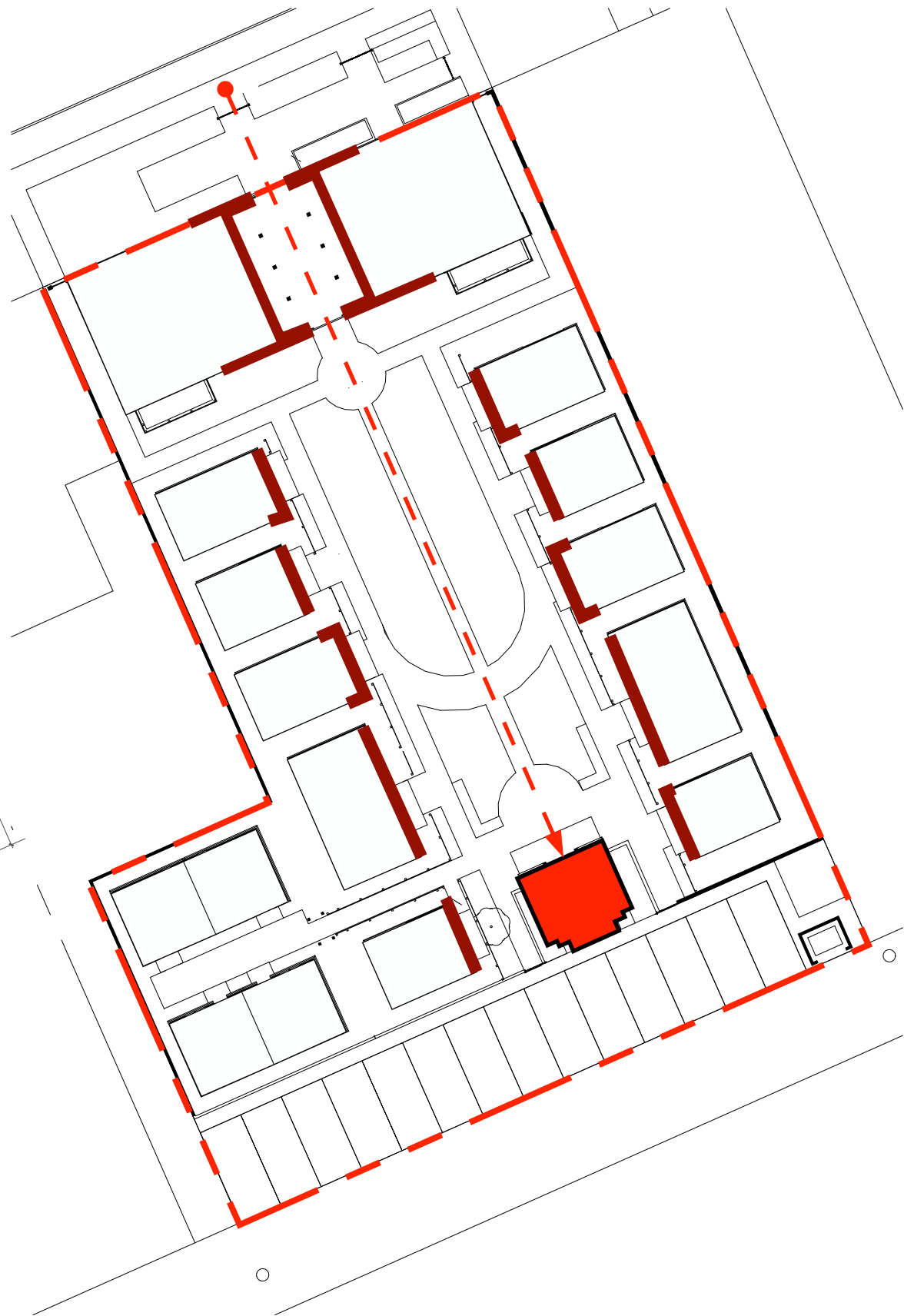
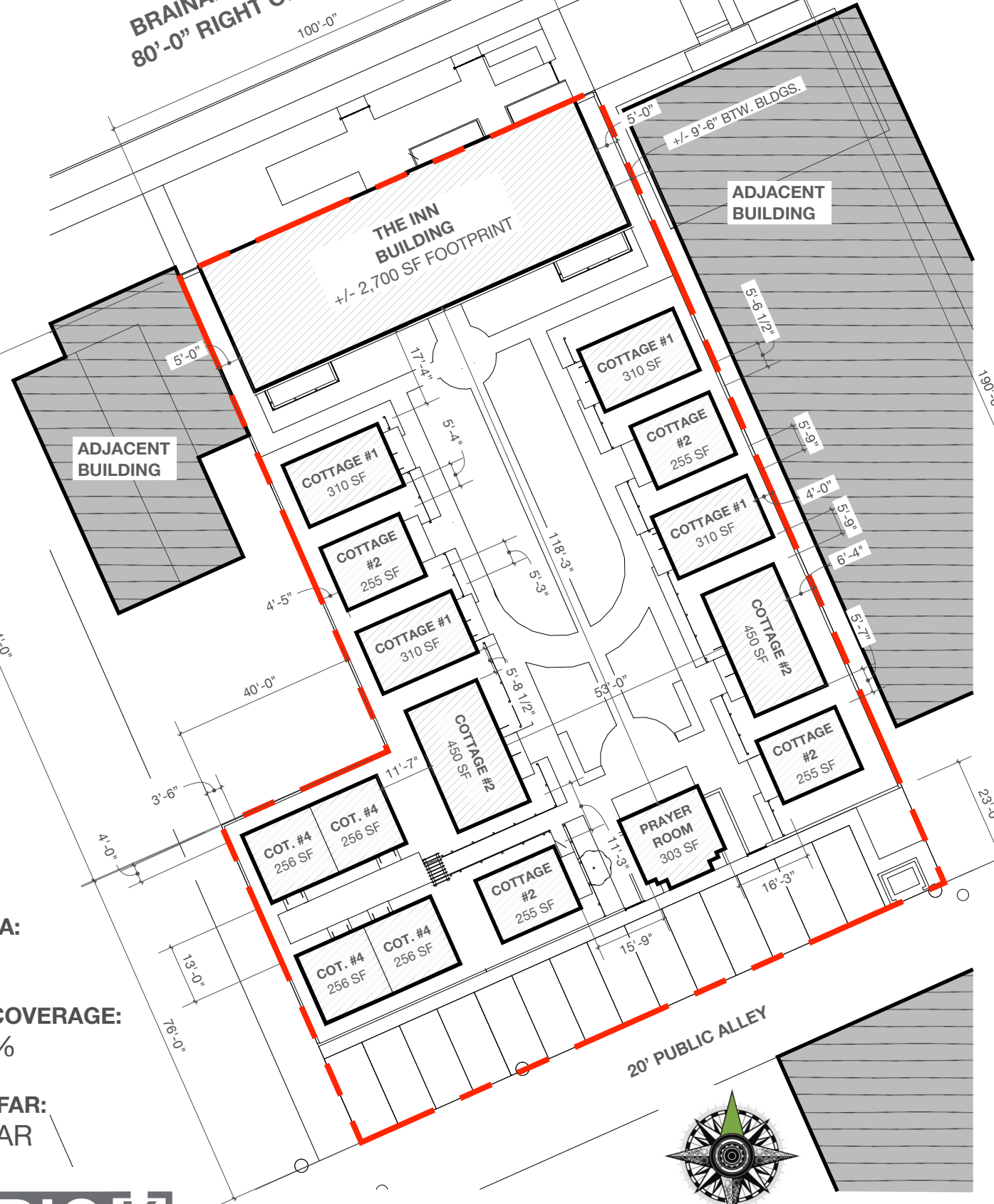
- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- BLDG. EDGE
- MISSING STREET WALL EDGE



- EXISTING BUILDINGS
- PROPSOED DEVELOPMENT
- BLDG. EDGE
- BLDG. FABRICK FROM 1921
(VIA. SANBORN MAP)



BRAINARD STREET
80'-0" RIGHT OF WAY



PARCEL/LOT AREA:
22,100 SF

PROPOSED LOT COVERAGE:
7,188 SF/ 32.5%

PROPOSED GFA/ FAR:
9,883 SF/ .45 FAR



LOT COVERAGE PLAN & COURTYARD DIAGRAM

DATE: 11 April 2023



THE PRAYER ROOM ACCESSORY STRUCTURE IS ALIGNED WITH THE ARCHED ENTRY AND VAULT OF THE INN BUILDING, SETTING UP AN AXIAL PROCESSION WITH A TERMINATED VISTA THROUGH THE COMMON GREEN.





THE TWO ANCHOR BUILDINGS - THE PRAYER ROOM & THE INN - HAVE A “CONVERSATION” WITH ON ANOTHER AS THEY TERMINATE THE VISTAS OF ONE ANOTHER.

FABRICK
DESIGN

MASTERPLAN PERSPECTIVES

DATE: 11 April 2023

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PROJECT: THE HAVEN AN URBAN VILLAGE

CLIENT/OWNER: SIMPLY WELL COMMUNITIES, LLC

ADDRESS: 469 BRAINARD STREET
DETROIT, MICHIGAN 48202

A11



LOOKING FROM THE SOUTHSIDE OF THE SITE.



THE COMMON GREEN IS SHARED AMONG ALL. THE PRAYER ROOM BUILDING IN THE REAR ANCHORS THE INTIMATE GARDENS BEHIND.

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MASTERPLAN PERSPECTIVES

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MASTERPLAN PERSPECTIVES

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LOOKING WEST TOWARD THE GATEWAY AND THE ROWS OF OVERNIGHT COTTAGES. THE PRAYER ROOM AND INTIMATE PARK IN THE FOREGROUND.





LOOKING BACK NORTH TOWARD THE INN BUILDING AND THE MORE OPEN COMMON GREEN

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MASTERPLAN PERSPECTIVES

DATE: 11 April 2023

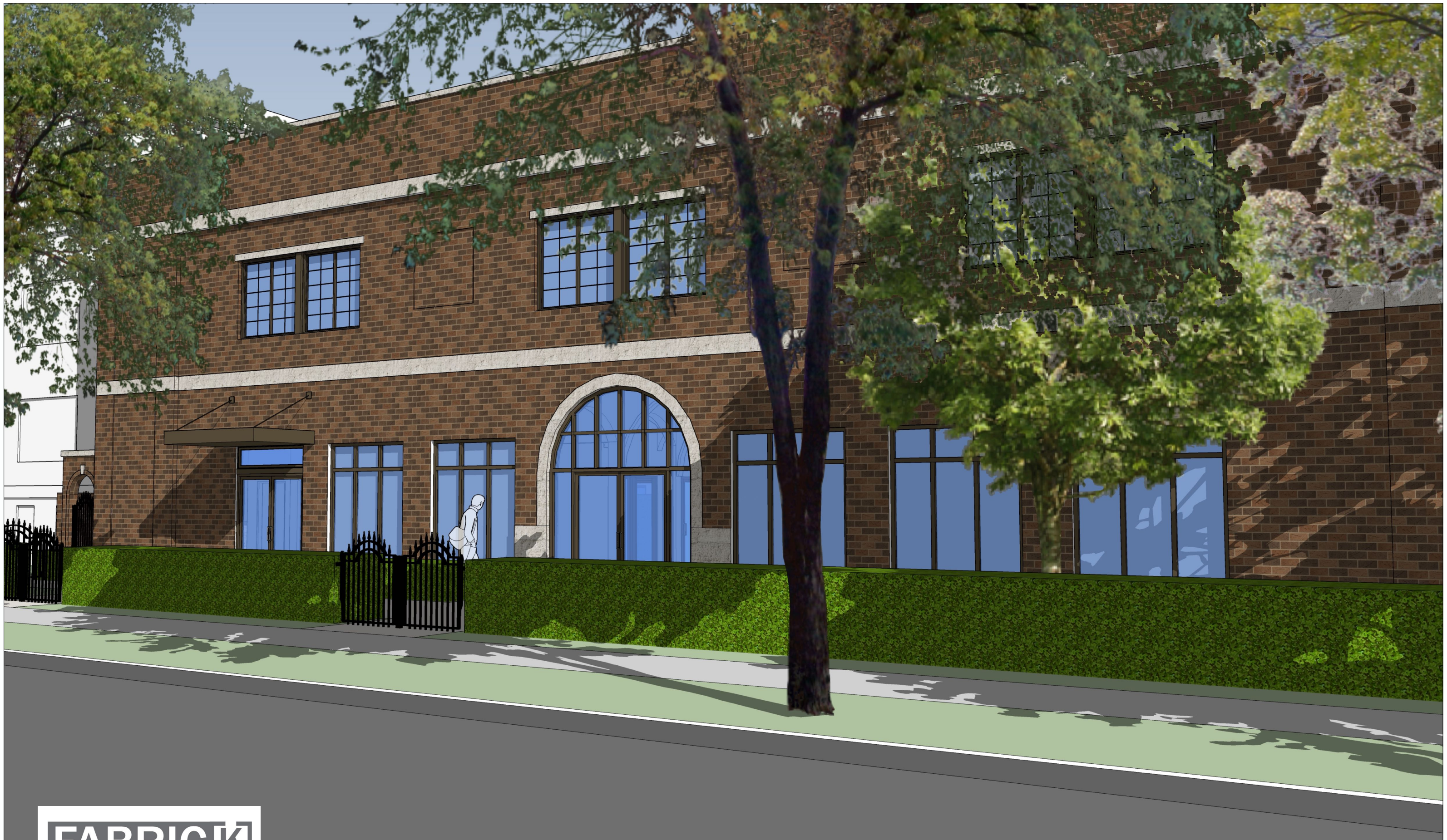
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MASTERPLAN PERSPECTIVES

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DATE: 11 April 2023

A20



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PROJECT: THE HAVEN AN URBAN VILLAGE

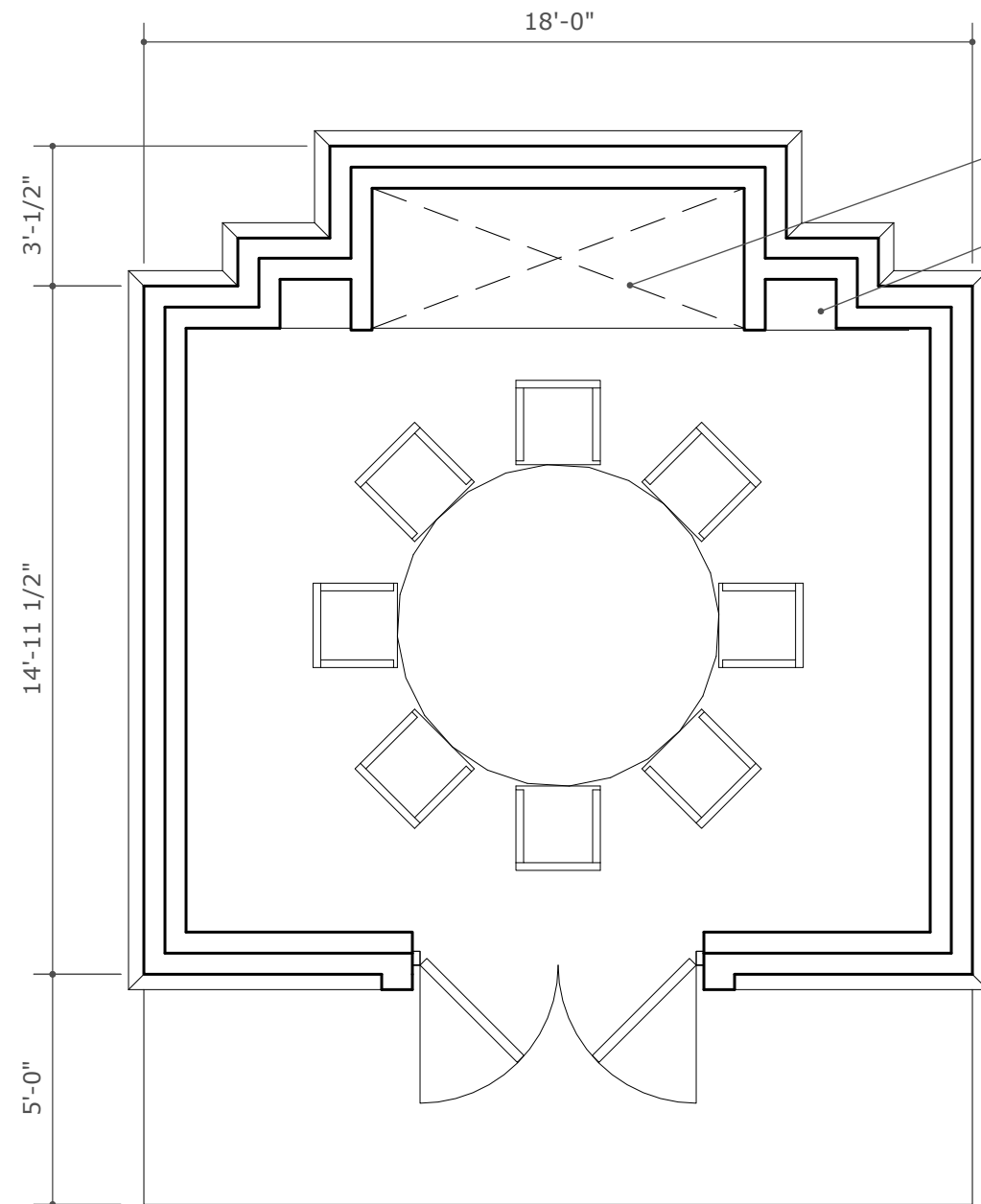
MASTERPLAN PERSPECTIVES

CLIENT/OWNER: SIMPLY WELL COMMUNITIES, LLC

ADDRESS: 469 BRAINARD STREET
DETROIT, MICHIGAN 48202

DATE: 11 April 2023

A21



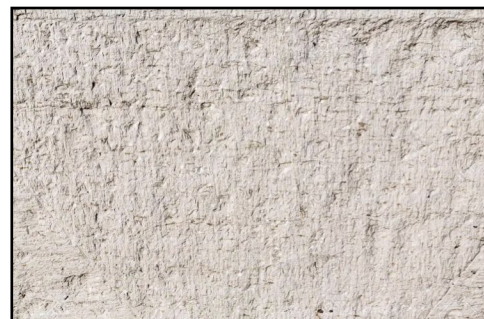
LIGHT WELL ABOVE
4" RAISED FLOOR PLATFORM

SHELF STORAGE IN EACH
CORNER

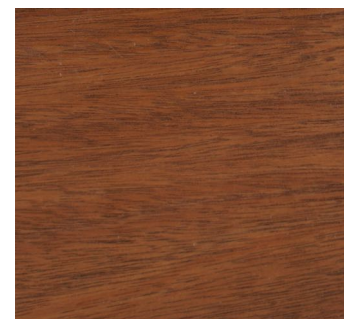


**LIMESTONE IN A FINE ASHLAR
MASONRY PATTERN - GROUND FLR.
VENEER AT COURTYARD FACADE**

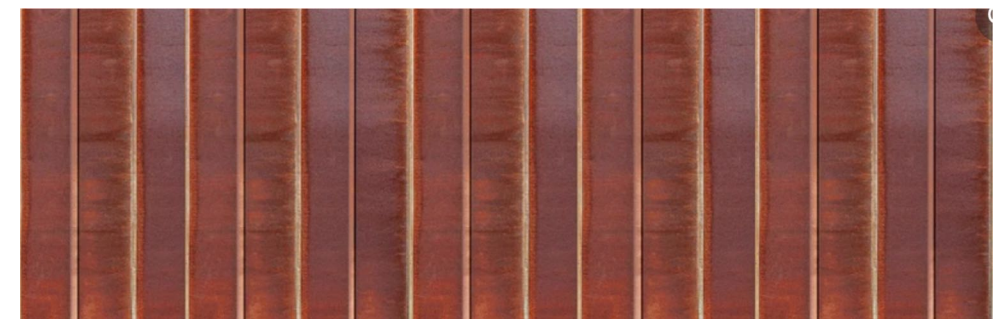
(PRECAST OR CAST STONE TO LOOK LIKE QUARRY
STONE ARE MORE ECONOMICAL OPTIONS)



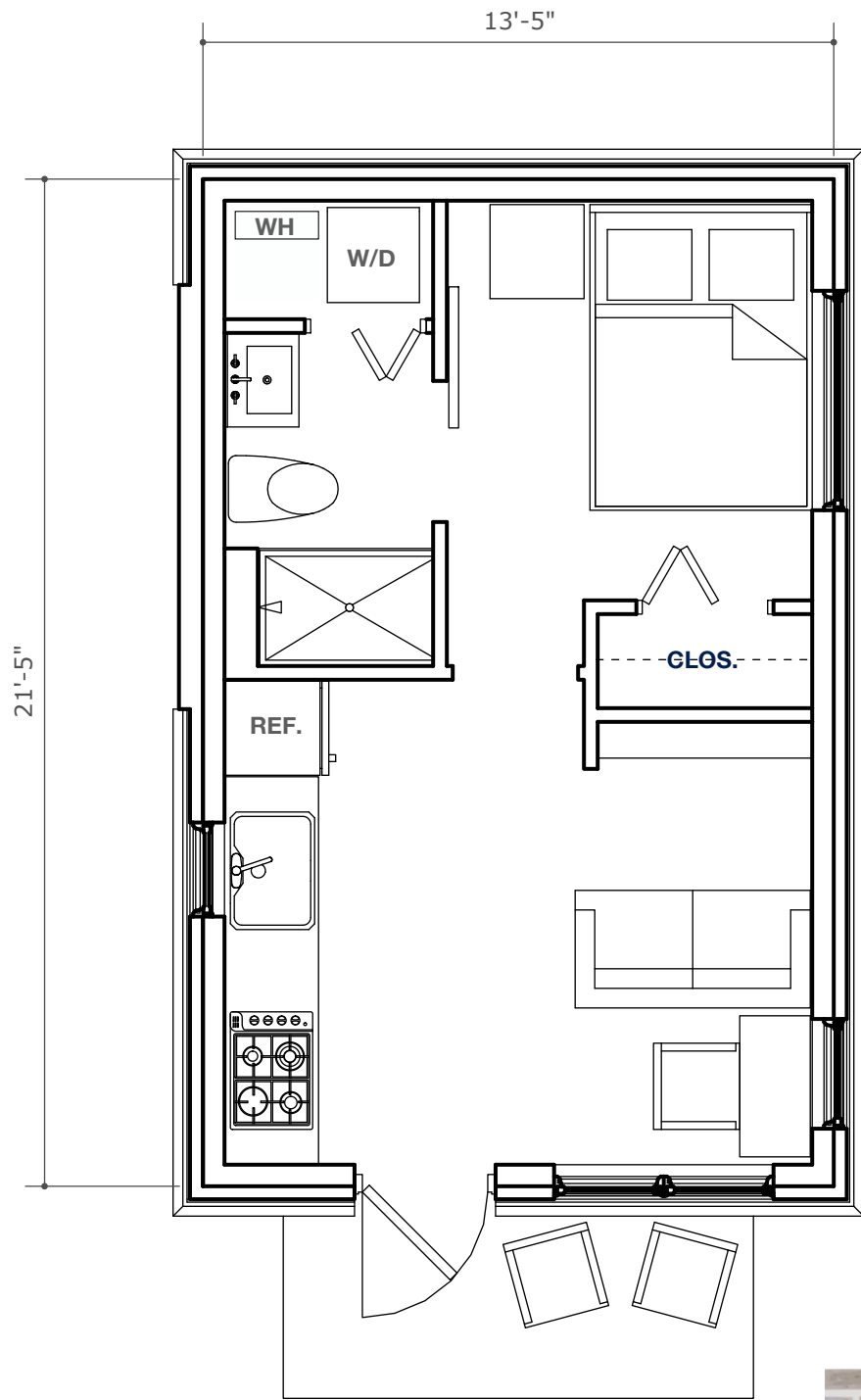
**LIMESTONE SLAB - TRIM, BASE AND
CORNICE**



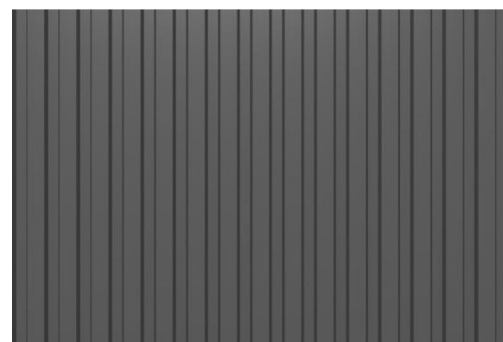
**WOOD VENEER OR COPPER
PAINTED ALUMINUM- TRIM,
WINDOWS AND DOORS**



COPPER METAL ROOF SEAMED ROOF OR COPPER PAINTED METAL ROOF



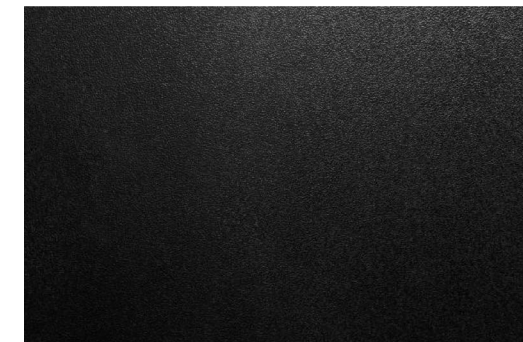
GREY BRICK BLEND - PRIMARY VENEER



CHARCOAL STANDING SEAM METAL ROOF



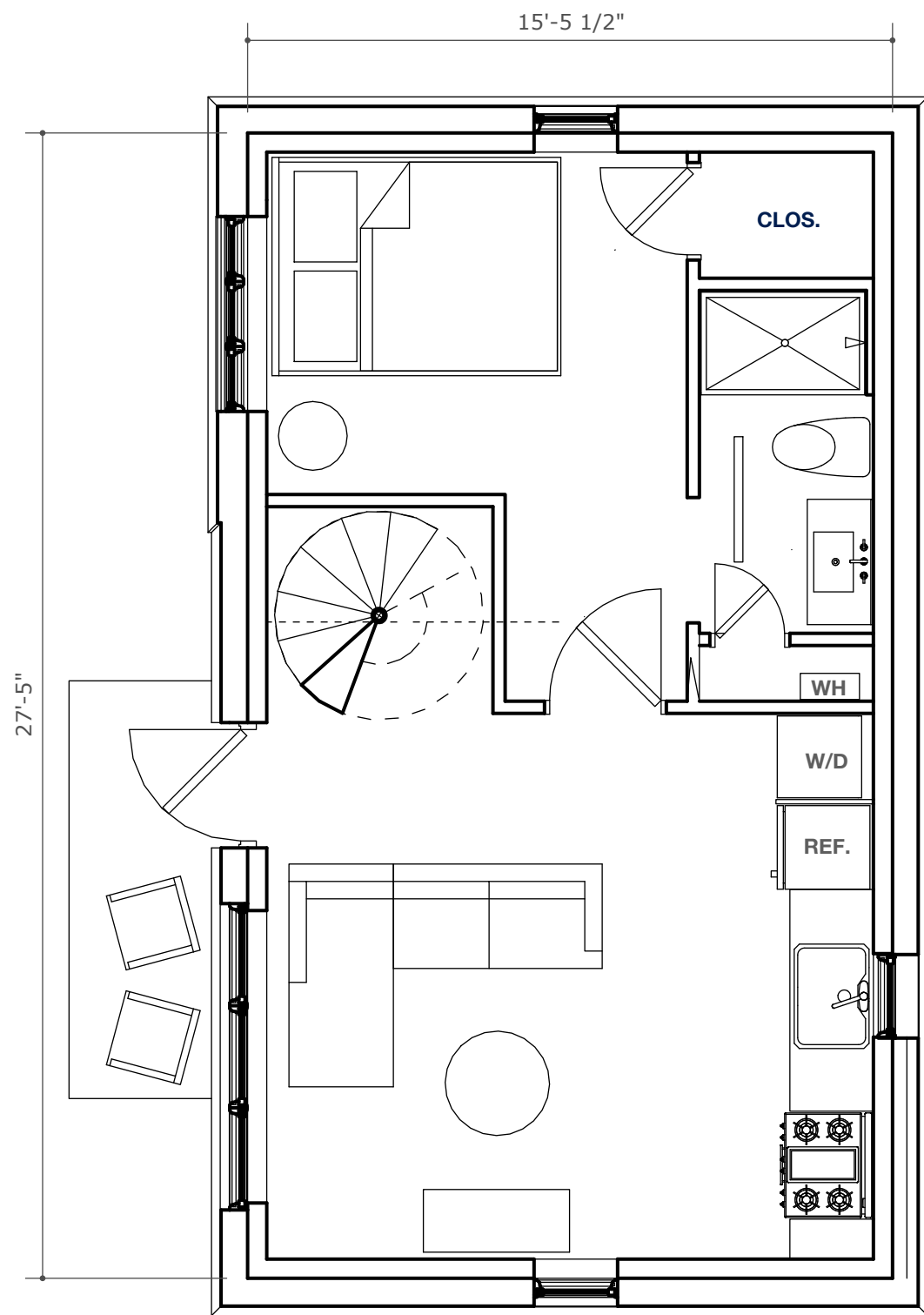
FIBER-CEMENT HARDIE PANEL; FINE STUCCO FINISH - MAIN VENEER



POWDER COATED PAINTED BLK. ALUMINUM - TRIM, WINDOWS AND DOORS

COTTAGE #1

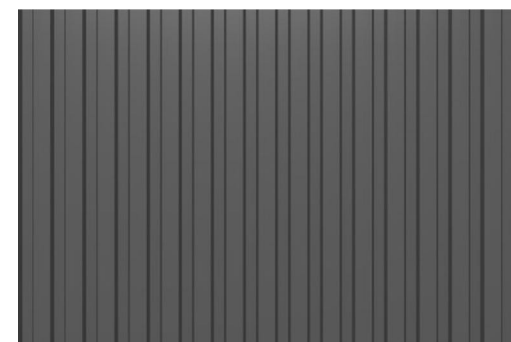
FABRICK
DESIGN



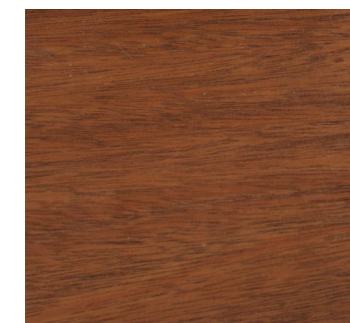
GROUND FLOOR PLAN



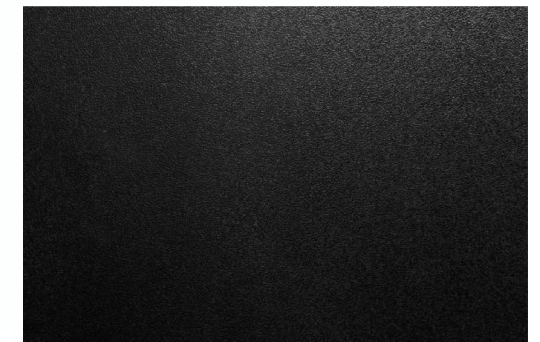
GREY BRICK BLEND - PRIMARY VENEER



CHARCOAL STANDING SEAM METAL ROOF



WOOD VENEER - TRIM, WINDOWS AND DOORS

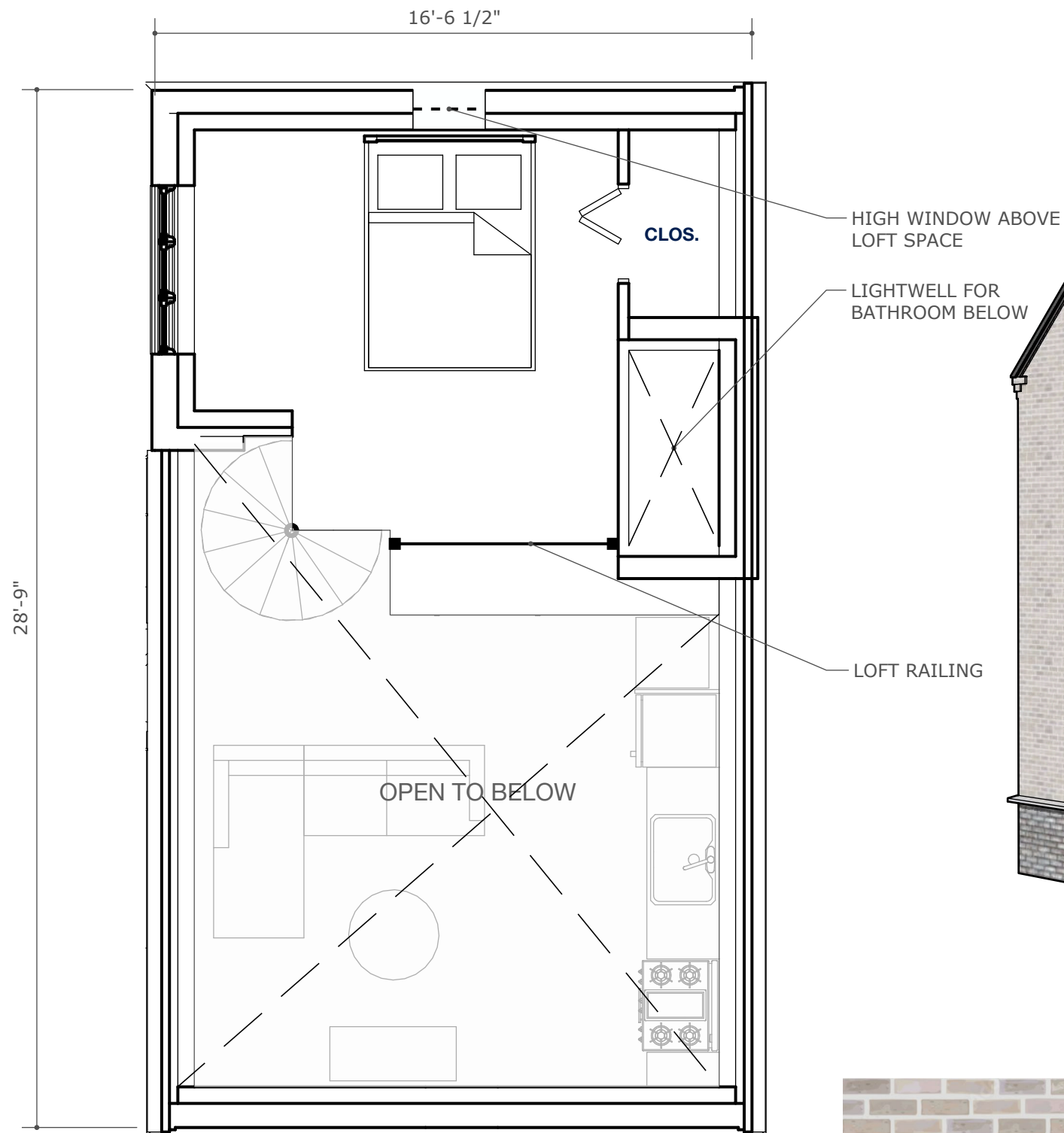


POWDER COATED PAINTED BLK. ALUMINUM - TRIM, WINDOWS AND DOORS

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COTTAGE #2

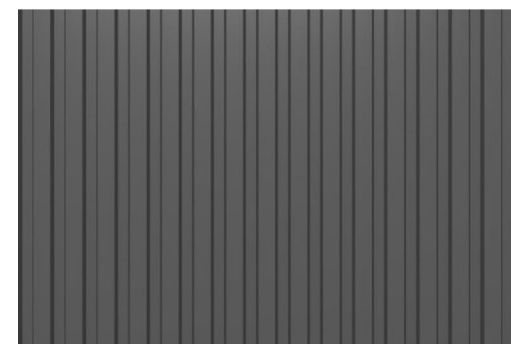
DATE: 11 April 2023



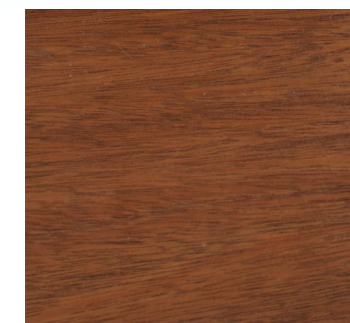
LOFT FLOOR PLAN



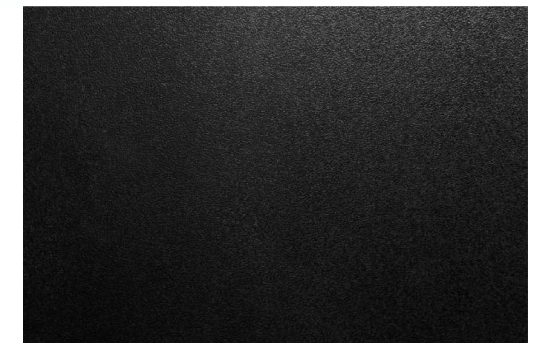
GREY BRICK BLEND - PRIMARY VENEER



CHARCOAL STANDING SEAM METAL ROOF



WOOD VENEER - TRIM, WINDOWS AND DOORS

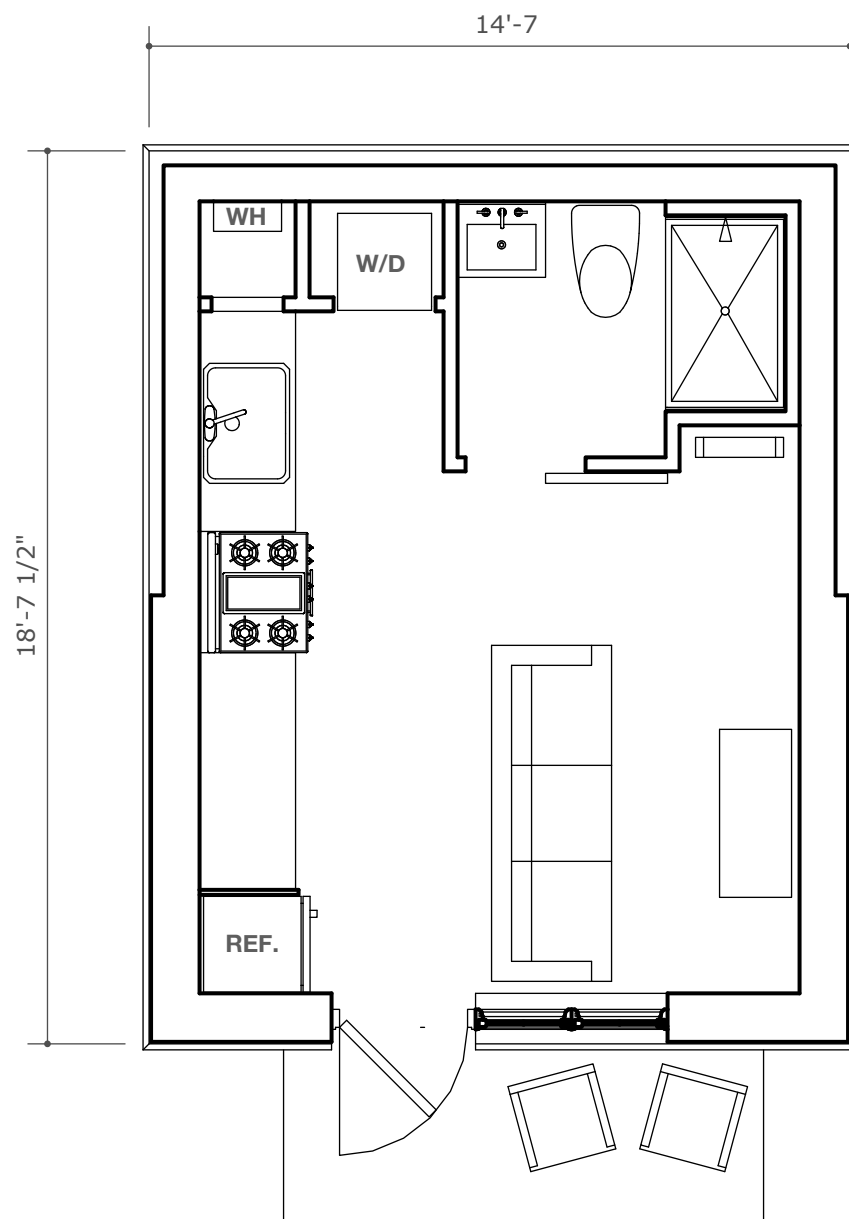


POWDER COATED PAINTED BLK. ALUMINUM - TRIM, WINDOWS AND DOORS

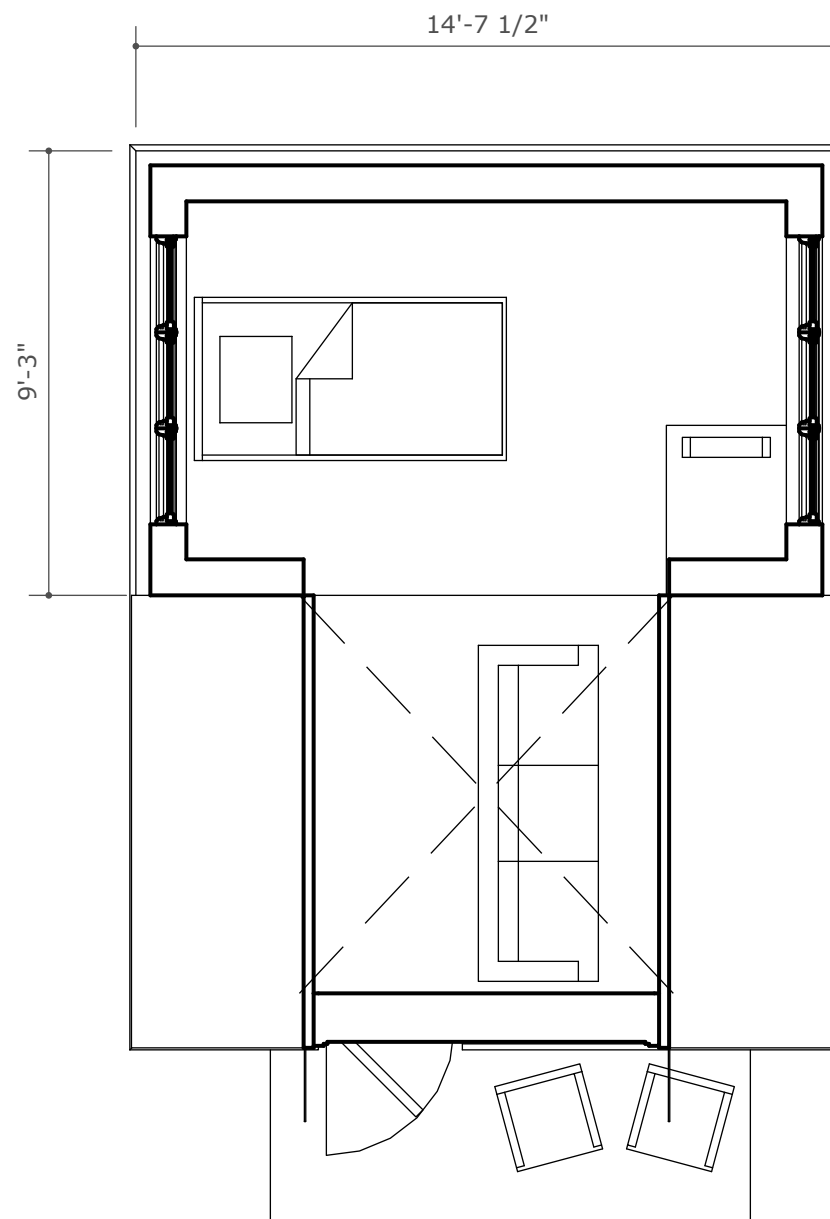
FABRICK
DESIGN

COTTAGE #2

DATE: 11 April 2023



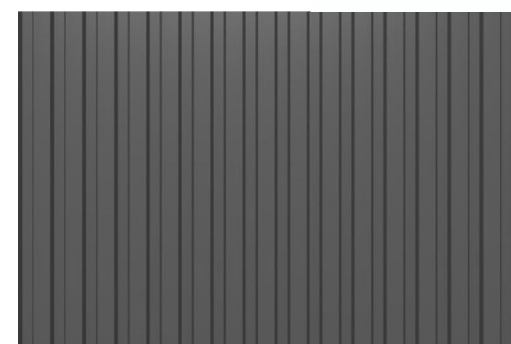
GROUND FLOOR LEVEL



LOFT LEVEL



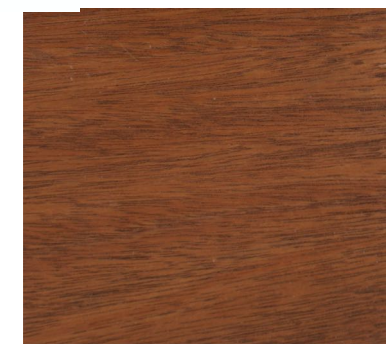
GREY BRICK BLEND - PRIMARY VENEER



CHARCOAL STANDING SEAM METAL ROOF



FIBER-CEMENT HARDIE PANEL; FINE STUCCO FINISH - MAIN VENEER

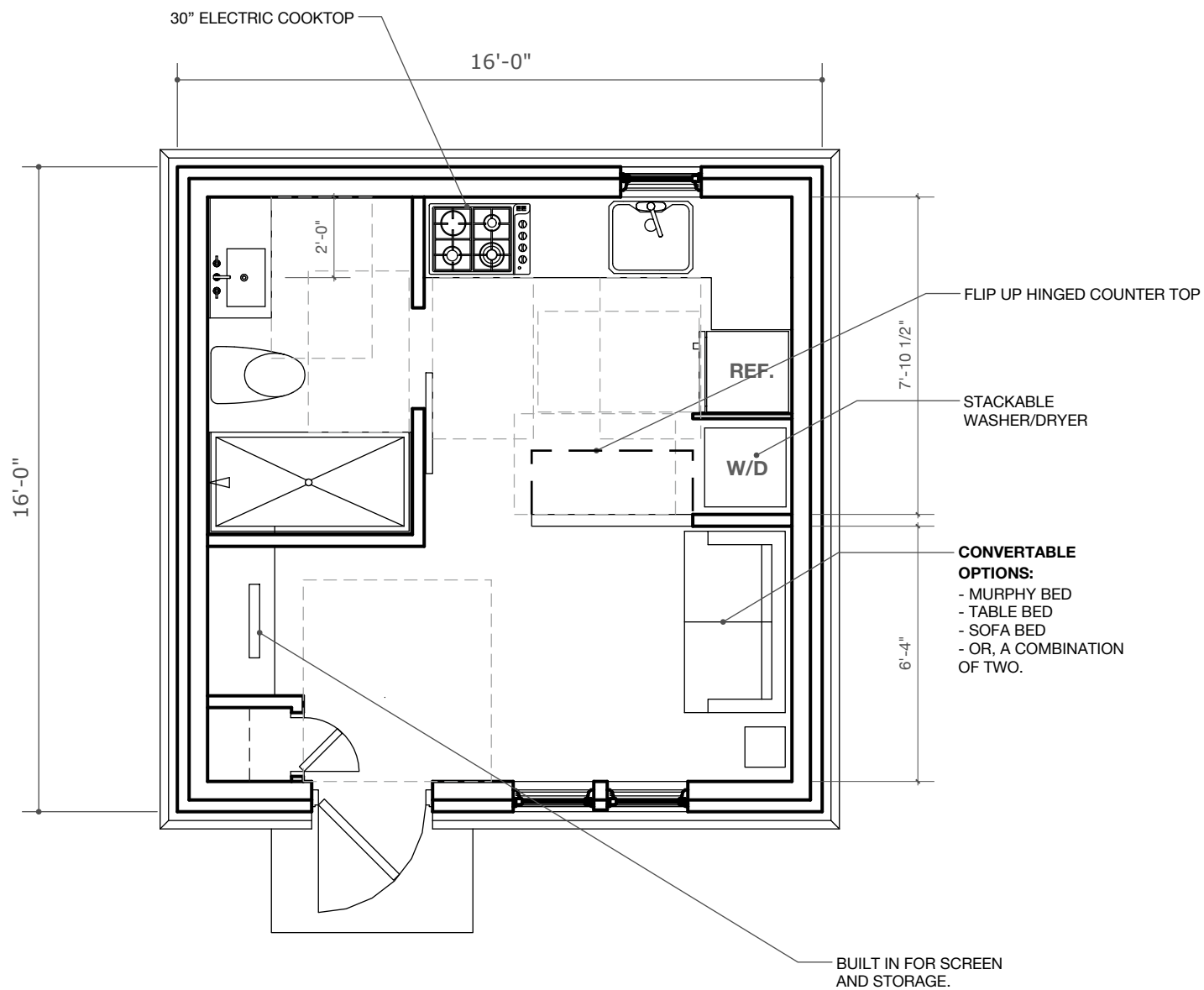


WOOD VENEER OR COPPER VENEER; PAINTED ALUMINUM- TRIM, WINDOWS AND DOORS

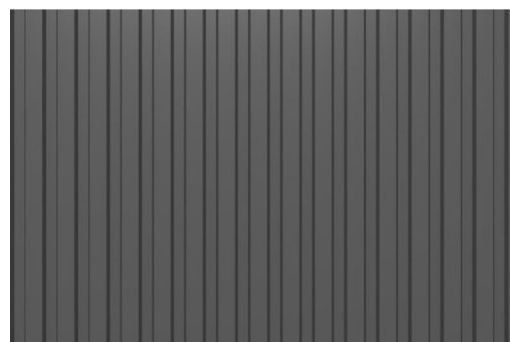
FABRICK
DESIGN

COTTAGE #3

DATE: 11 April 2023



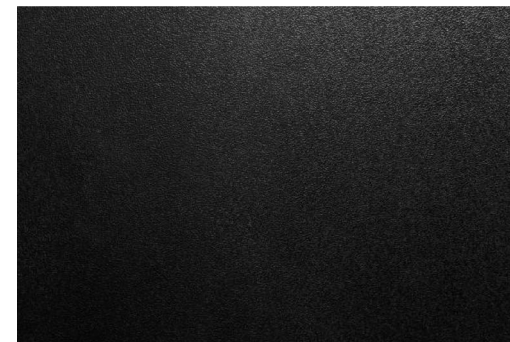
WARM GREY BRICK BLEND - BASE VENEER



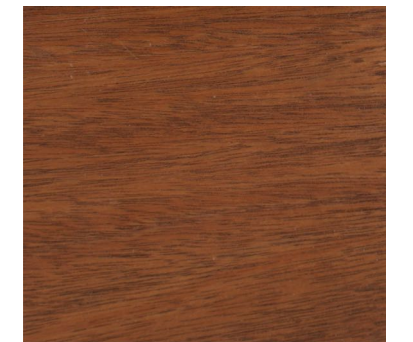
CHARCOAL METAL SHINGLE ROOF



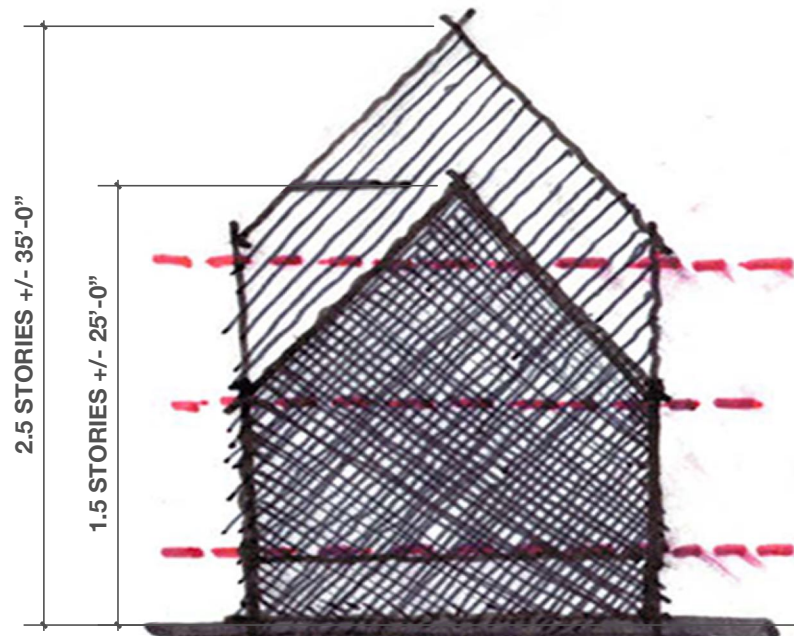
FIBER-CEMENT HARDIE PANEL;
FINE STUCCO FINISH - MAIN VENEER



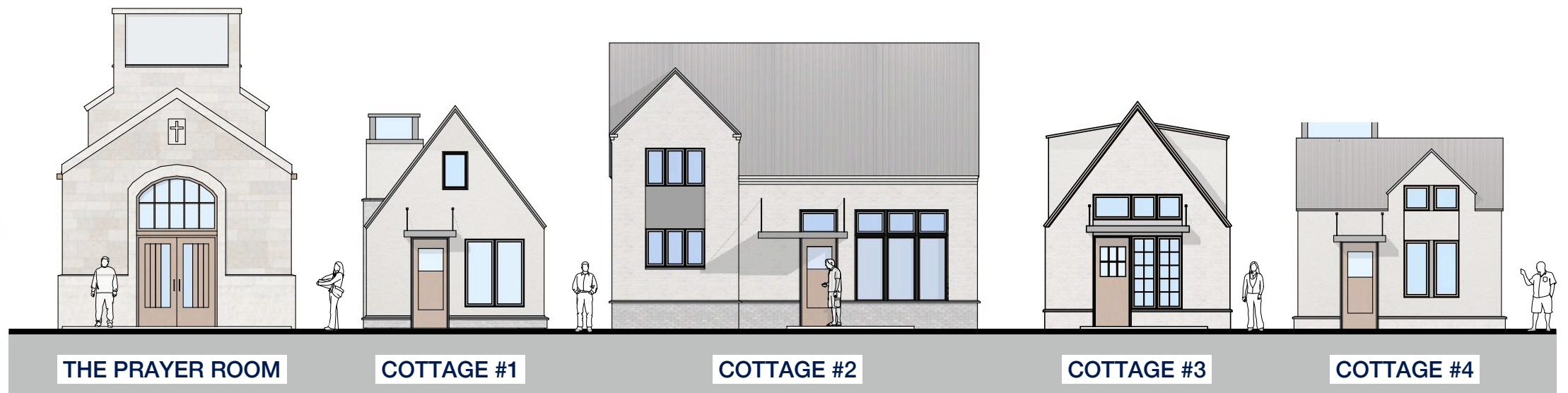
POWDER COATED PAINTED BLK. ALUMINUM - TRIM, WINDOWS AND DOORS



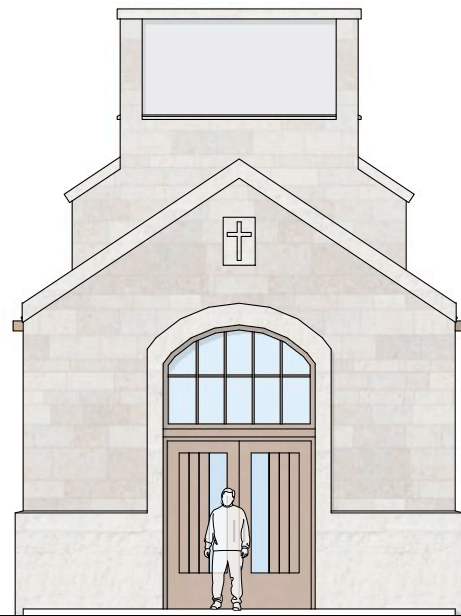
WOOD VENEER OR COPPER PAINTED ALUMINUM- TRIM, WINDOWS AND DOORS



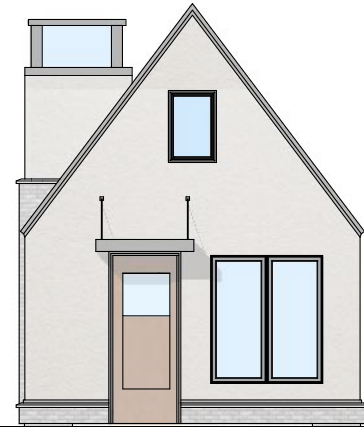
1.5/2.5 FACADE PROPORTION



ALL OF THE COTTAGES AND THE PRAYER ROOM ARE BETWEEN 1.5 STORY AND THE 2.5 STORY PROPORTIONS OF THE SINGLE FAMILY DETACHED HOUSES FORMERLY OF THE NIEGHBORHOOD.



THE PRAYER ROOM



COTTAGE #1



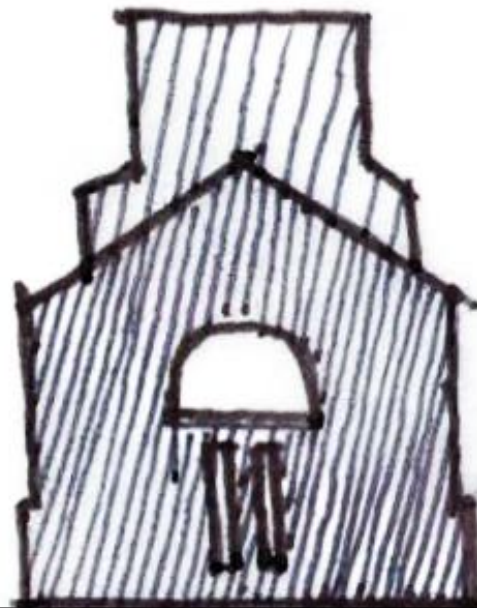
COTTAGE #2



COTTAGE #3



COTTAGE #4



10% VOID TO SOLID



20% VOID TO SOLID



25% VOID TO SOLID RATIO

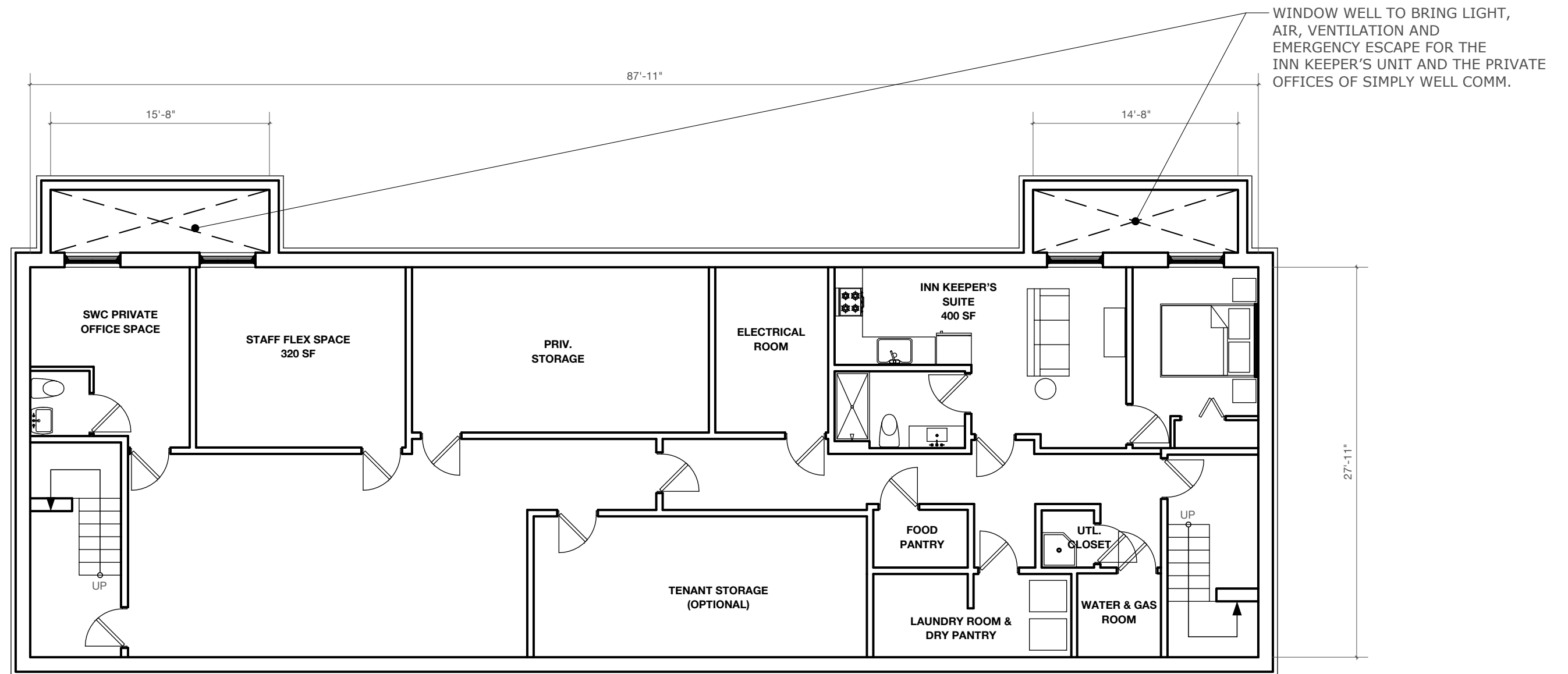


23% VOID TO SOLID

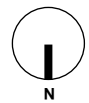
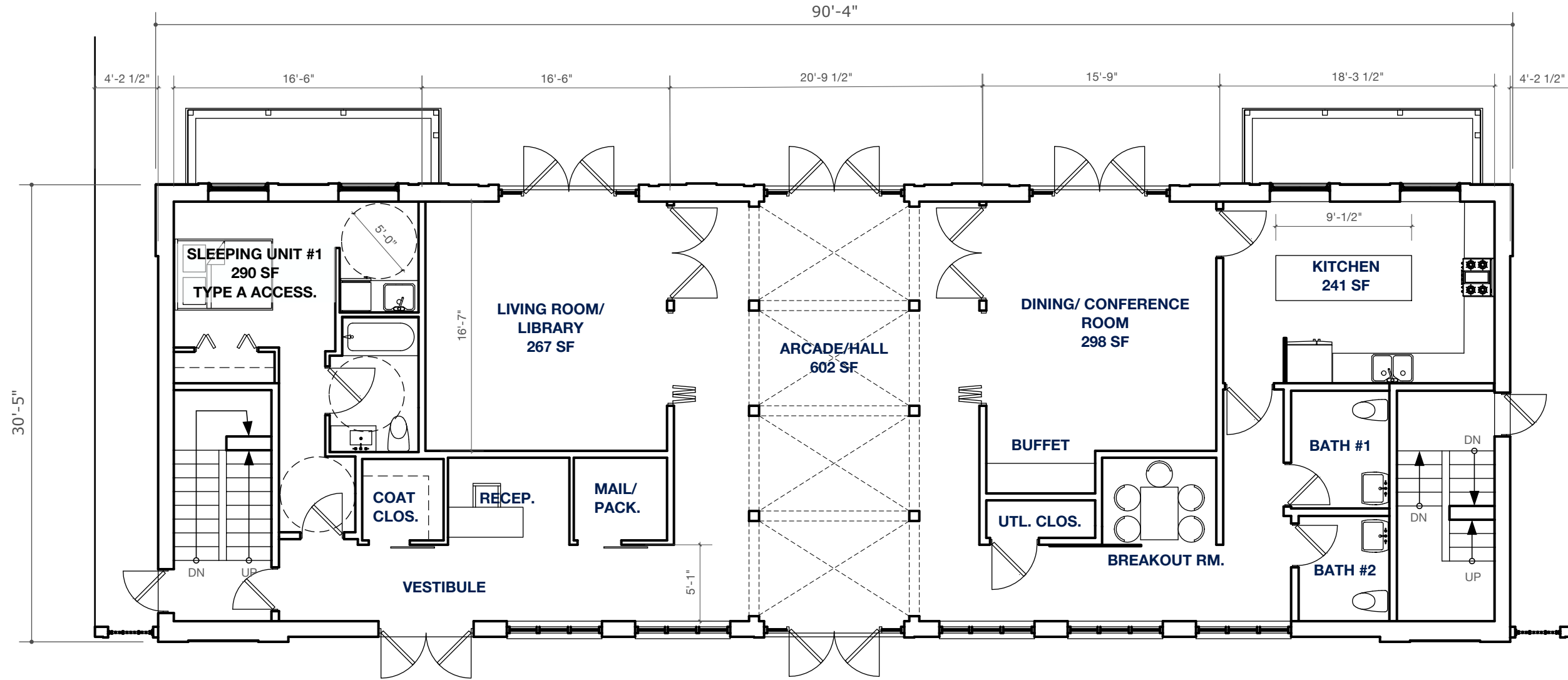


20% VOID TO SOLID

SOLID TO VOID RELATIONSHIPS OF THE NEW COTTAGES RANGE FROM 20 - 25% WHICH FALLS IN THE HISTORIC RANGE FOR THIS DISTRICT OF BEING BETWEEN 20-40%. THE PRAYER ROOM ACCESSORY PAVILLION BUILDING IS THE ONLY STRUCTURE THAT DOES NOT FALL WITH IN THE HISTORIC RANGE AT 10%




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



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

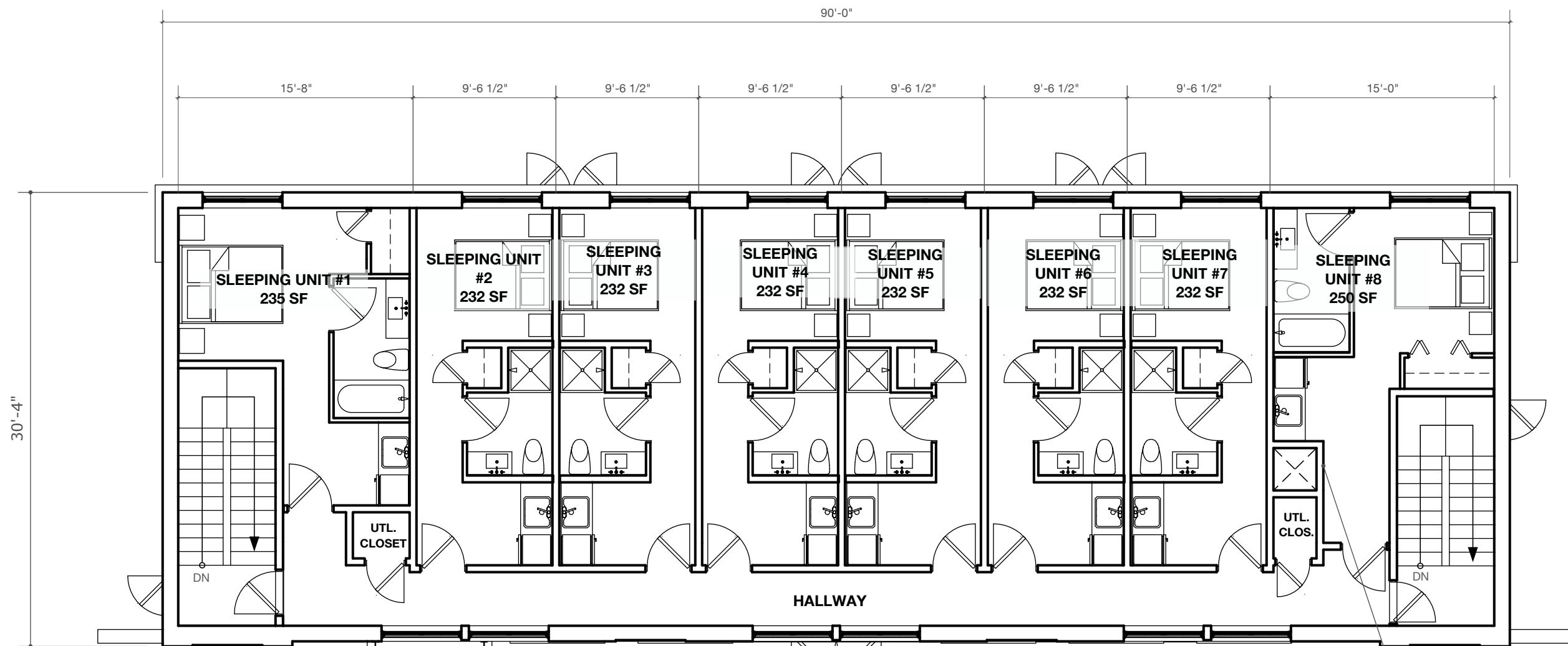
BRAINARD STREET

*NOTE: NANA WALLS CAN OPEN AND CLOSE LIKE AN ACCORDION TO SECTION OFF SMALLER SPACES OR TO CREATE LARGER SPACES BOTH INSIDE THE BUILDING AND OUTSIDE OF THE BUILDING. THE ARCADE/HALL CAN EASILY BE ADDED TO THE DINING ROOM OR THE LIBRARY AND, CAN ALSO STRETCH INTO THE FRONT YARD ALONG BRAINARD ST. OR THE REAR TERRACE BEHIND THE BUILDING.

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THE INN - GROUND FLOOR PLAN

DATE: 11 April 2023



FUTURE SHAFT FOR DUCT WORK AND OTHER MECHANICAL RISERS.



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

*NOTE: SECTION 1208.4 OF THE MICH. BLDG. CODE STATES THAT ' NO DWELLING UNIT CAN BE SMALLER THAN 220 SF. THIS IS THE SMALLEST WE CAN MAKE ONE OF THE UNITS. BECAUSE OF THE SMALL FOOTPRINT, IT IS LESS THE OVERALL SF AND MORE ABOUT THE WIDTH OF UNIT BECAUSE OF THE 'CRAMMING' THAT MAKES IT A CHALLENGE TO GET ALL OF THE REQUIRED CLEARANCES INSIDE THE UNIT.

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DESIGN

THE INN_SECOND FLOOR PLAN

DATE: 11 April 2023

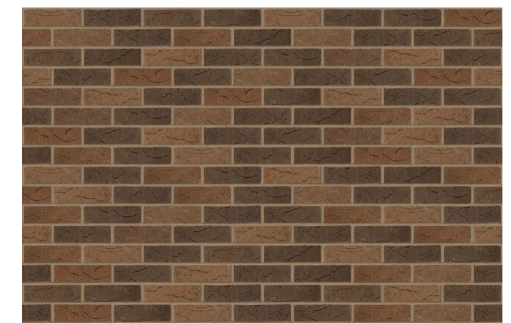
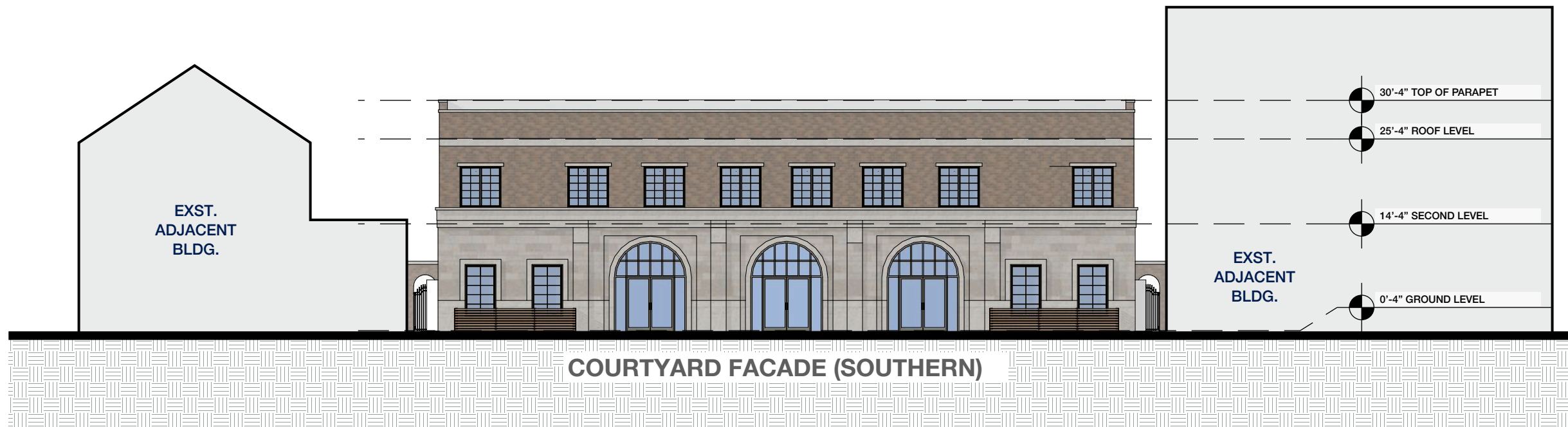
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PROJECT: THE HAVEN AN URBAN VILLAGE

CLIENT/OWNER: SIMPLY WELL COMMUNITIES, LLC

ADDRESS: 469 BRAINARD STREET
DETROIT, MICHIGAN 48202

A32



BROWN BRICK BLEND - PRIMARY VENEER



LIMESTONE IN A FINE ASHLAR MASONRY PATTERN - GROUND FLR. VENEER AT COURTYARD FACADE

(PRECAST OR CAST STONE TO LOOK LIKE QUARRY STONE ARE MORE ECONOMICAL OPTIONS)



LIMESTONE SLAB - TRIM, BASE AND CORNICE



DARK BRONZE PAINTED ALUMINUM - WINDOW SASH & FRAMES

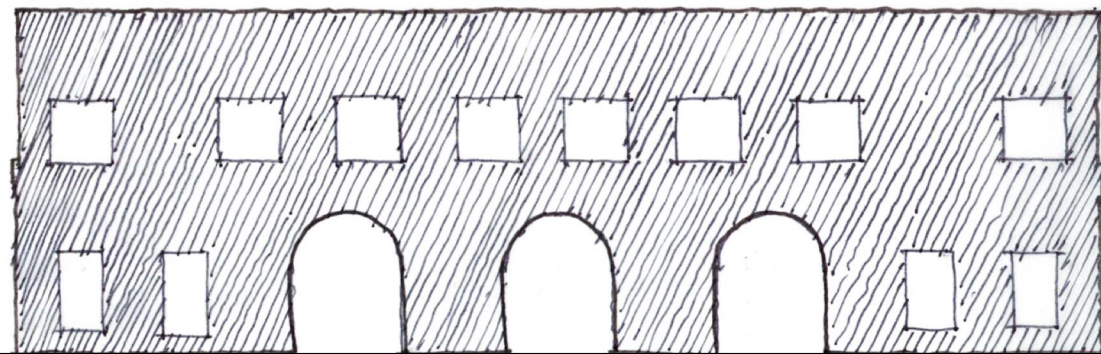




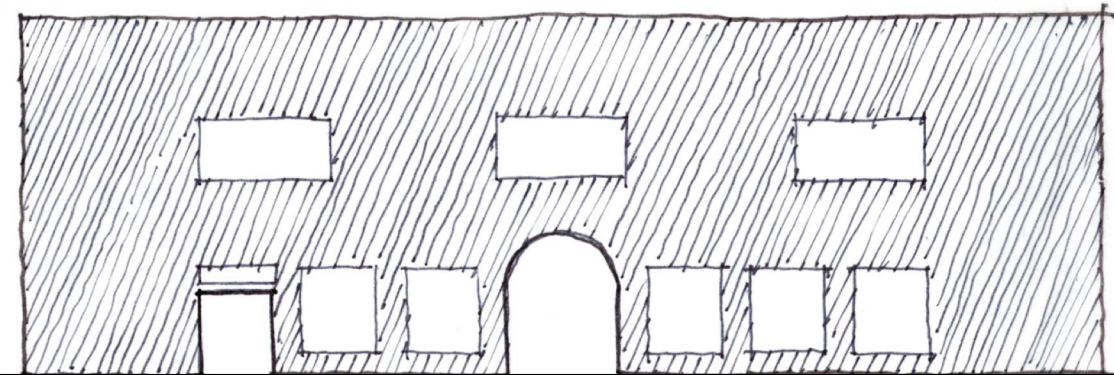
INN BUILDING - REAR FACADE



INN BUILDING - FRONT FACADE (BRAINARD ST.)



24.5% VOID TO SOLID RATIO



20% VOID TO SOLID RATIO

BOTH THE FRONT A REAR FACADES OF THE INN BUILDING HAVE A SOLID TO VOID RELATIONSHIP BETWEEN THE HISTORIC RANGE FOR THE NEIGHBORHOOD AT 24.5% AND 20% RESPECTIVELY. THE HISTORIC RANGE/IDEAL FOR THE WILLIS-SELDEN DISTRICT HAS BEEN LISTED AS BEING BETWEEN 20%-40%.



Thank you!

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