



DEPARTMENT OF
**Planning &
Development**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone: 313.224.1339
Fax: 313.224.1310
www.detroitmi.gov/pdd

- APPROVED
- APPROVED WITH CHANGES NOTED

- REVISE AND RESUBMIT**
- REJECTED

SUBMITTAL WAS REVIEWED FOR DESIGN CONFORMITY AND GENERAL CONFORMANCE TO CITY OF DETROIT DESIGN GUIDELINES. THE APPLICANT IS RESPONSIBLE FOR CONFIRMING AND CORRELATING DIMENSIONS AT JOBSITE FOR TOLERANCE, CLEARANCE, QUANTITIES, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AS WELL AS COORDINATION OF THE WORK WITH OTHER TRADES AND FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS.

STAFF BRIEF

This document is the staff's comparison of the City of Detroit Design Review Guiding Principles, Design Guidelines for City of Detroit Zoning Ordinance and other applicable adopted area guidelines as applied to the proposed application. It is intended to provide guidance during the City Planning and Development Design Review of the proposed application.

Date: 1/25/23

Project: The Haven

Design Review Meeting: 1/24/23

Address: 469 Brainard St.

Staff: Russell Baltimore (baltimorer@detroitmi.gov), Zach Funk (Zachary.Funk@detroitmi.gov)

Year structure built: NA

Applicant: Kimberly Williams (kimberlywilliamson8@gmail.com); Marques King (marquesking@fabrick-design.com)

Project Scope Under Review: New Construction

Project Summary:

The development team is looking to create a place for both short term rentals and overnight cottages. The development is made up of 6 over night cottages, 2 two-bedroom cottages, 4 one-bedroom cottages, 4 micro cottages, and a two-story inn with 8 units. There is also a small common space in the 'Prayer Room'.

Design Review Guiding Principles:

- ✓ IN COMPLIANCE
- ✗ NOT IN COMPLIANCE
- ⊘ NOT APPLICABLE
- 🔄 MORE INFORMATION NEEDED

🔄 **Historic Preservation:** The intent of development is to preserve existing structures and complement the urban fabric through a thoughtful and intentional approach to design.

🔄 **Activate the Public Realm:** All projects shall build upon the walkable environment, providing a transparent and interactive building frontage and ground level meant to intrigue pedestrians through design and active uses.

🔄 **Appropriate Density:** Any new building shall be appropriate in scale with surroundings.

- 🔄 **Building Form and Material:** The site shall incorporate sound urban design and established development principles. The built environment shall provide interesting building typologies of varied architectural styles and compliment, not mimic, the nature of the existing urban fabric.
- 🚫 **Maintain/Integrate the Street Grid:** Many city blocks have been combined into superblocks or developments built facing inwards. The goal is for new development to be directly integrated into the existing street grid - not to create an isolated development site.
- 🔄 **Street Frontage:** All new construction shall be designed along the front lot line of the property adjacent to the public right-of-way. Parking shall not be provided between the building frontage and the street edge.
- 🔄 **Pedestrian Experience:** Where appropriate, alleyways will serve as the main point of automotive ingress and egress. Curb cuts onto public right-of-way will be minimized or obsolete in order to provide a safe, walkable, pedestrian oriented street design.
- 🔄 **Parking and Access:** All on-site parking shall be appropriately landscaped or be screened from view, preferably developing parking lot edges of the site with new construction in order to shield the parking from view.
- 🔄 **Buffering:** Expand the use of green belts and natural buffer zones to protect residential areas from commercial and industrial areas which are environmentally detrimental to nearby residential neighborhoods. Minimize and screen outdoor storage and work areas.
- 🔄 **Sustainable Design:** All developments should strive to embrace sustainable practices that create healthier living environments while aiming to minimize the negative impacts of the built environment and achieving long-term energy and resource efficiency as well as universal design.

Design Review Notes:

The applicant needs to provide more information and further concept development to fully understand the extent of the development. The applicant needs to engage with HDC for architectural appropriateness. Please submit a full Conceptual Design Package that includes but is not limited to:

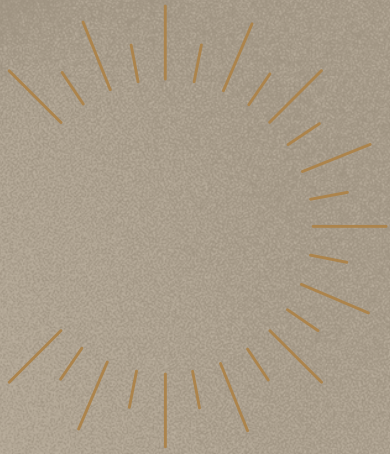
- Existing Site Survey with an aerial photo of the development site
- Site Land Use Map (showing surrounding context, identifying any historic buildings and with adjacent building heights)
- Conceptual Site & Landscape Plan – including conceptual stormwater and green roof design
- Conceptual Exterior Elevations showing material scope, pattern & transitions (with images of proposed design within the context of the adjacent buildings, if any, and the neighborhood)
- Conceptual Building Section – thru the building showing the street, parking, and rear alley
- Architectural Precedent Imagery that speaks to the character of each of the development
- Conceptual diagram illustrating the overall parking approach for the entire development

General Notes:

- Adhere to zoning requirements (setbacks, use, etc.)
- Contact DPW for maintenance agreement for the public alley.
- Contact HDC for design appropriateness.
- Consult a landscape architect for design of landscaping and site amenities.
- Follow design standards for onsite parking in the zoning ordinance (including paving surfaces, interior landscaping, screening, etc.)
- The development team is encouraged to contact Russell Baltimore (baltimorer@detroitmi.gov) or Zachary Funk (Zachary.Funk@detroitmi.gov) to schedule a follow-up design review meeting once these initial comments have been addressed.

- Consider the use of sustainable building practices whenever possible:
 - Minimize energy use – reducing energy loads through appropriate insulation, efficient equipment and lighting, and incorporating renewable energy systems.
 - Conserving and protecting water by reducing and controlling stormwater runoff.
 - Use of environmentally preferable products – products made with recycled and renewable content.
 - Enhance indoor environmental quality by maximizing daylight, providing adequate ventilation, and using low-or no-VOC products.
 - Optimizing operations and maintenance practices by using products that require less maintenance, less toxic chemical and cleaners, and less water and energy usage.
 - Design for end of life of the structures so that building components and materials can be disassembled, reused, and/or recycled at the end of their useful life.

SEE ATTACHED DESIGN SUBMITTAL PACKAGE MARK-UP FOR ADDITIONAL COMMENTS.



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



Thank you!

SWCHaven@gmail.com

4444 2ND AVENUE
DETROIT, MI 48201
313-757-6811



THE HAVEN AN URBAN VILLAGE

469 BRAINARD STREET
DETROIT, MICHIGAN 48202

COMMENTS IN RED ARE
REQUIRED CHANGES



DESIGN TEAM

OWNER/CLIENT:
SIMPLY WELL COMMUNITIES, LLC

-
DETROIT, MICHIGAN

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



SCHEMATIC DESIGN REVIEW/PRELIMINARY PLAN REVIEW SET

GENERAL HDC COMMENTS:

1. HDC REQUIRED REVIEW Sec. 21-2-78. WILLIS AND SELDEN Sec. 21-2-217
2. IF PURSUING CITY INCENTIVES WILL NEED HDC ADVISORY REVIEW. Sec. 21-2-5
3. RECOMMEND A CONFERENCE WITH HDC AND PDD AS DESIGN PROGRESSES.

GENERAL NOTES:

PROVIDE A CONCEPTUAL DESIGN PACKAGE THAT INCLUDES BUT IS NOT LIMITED TO:

1. Existing Site Survey with an aerial photo of the development site
2. Site Land Use Map (showing surrounding context, identifying any historic buildings and with adjacent building heights)
3. Conceptual Site & Landscape Plan – including conceptual stormwater and green roof design
4. Conceptual Exterior Elevations showing material scope, pattern & transitions (with images of proposed design within the context of the adjacent buildings, if any, and the neighborhood)
5. Conceptual Building Section – thru the building showing the street, parking, and rear alley
6. Conceptual Exterior Material Palette with sample images illustrating finish and desired texture
7. Architectural Precedent Imagery that speaks to the character of each of the development
8. Conceptual diagram illustrating the overall parking approach for the entire development

COVER PAGE

DATE: 23 January 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 +/- 5,400 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 COLLECTION OF COTTAGES ARE 6 "OVERNIGHT" TINY HOUSES WHICH WILL SERVE AS SHORT-TERM RENTALS. THEY ARE EACH APPROXIMATELY 150 SF EACH AND ONLY PROVIDE THE BARE ESSENTIALS INCLUDING A WATER CLOSET, SHOWER, SINK, MINI-FRIDGE AND COMPACT WASHER AND DRYER. NO STOVE OR RANGE IS PROVIDED IN THESE UNITS.

THE LAST BUILDING ON THE SITE IS "THE PRAYER ROOM" - A ONE ROOM 225 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 AN OPAQUE SITE WALL (PERHAPS BRICK OR STONE. 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:	SHORT TERM INN W/ MULTIPLE LONG TERM RENTAL COTTAGES
PARCEL/LOT AREA:	22,100 SF
PROPOSED LOT COVERAGE:	6,701 SF/ 30.3%
PROPOSED GFA/ FAR:	9,879 SF/ .44 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 - 20'-0" TO TOP OF RAFTER RIDGE OVERNIGHT COTTAGES - 15'-10" TO TOP OF RAFTER RIDGE PRAYER ROOM - 18'-0" TO TOP OF RAFTER RIDGE

PROPOSED FRONT SETBACK:	0'-0"
PROPOSED REAR SETBACK:	25'-0"
PROPOSED SIDE SETBACK:	5'-0"

BUILDING AREA DETAIL:	INN BUILDING - 5,460 SF ABV. GRADE (W/ 2,730 SF BASEMENT) LONG-TERM RENTAL COTTAGES - 3,181 SF (10) PRAYER ROOM - 326 SF OVERNIGHT COTTAGES - 912 SF (6) TOTAL BUILDING AREA - 9,879 SF
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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:

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
ONE INN KEEPERS UNIT & SEVEN SLEEPING UNITS
HOUSE WATER/ FORCED AIR HVAC

LONG TERM RENTAL COTTAGES:

ALL WILL BE ACCESSIBLE OR ACCESSIBLE ADAPTABLE
FULL KITCHENS
FULL BATHROOMS
IN-UNIT WASHER/DRYERS
ELECTRIC WATER HEATERS
MINI-SPLIT HVAC

SHORT TERM/ OVERNIGHT COTTAGES:

WATER CLOSET & LAVATORY
MINI-FRIDGE
SLEEPING SPACE
ELECTRIC WATER HEATER
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: 23 January 2023



COMMENTS IN RED ARE
REQUIRED CHANGES

THE INN BUILDING

COMMON GREEN SPACE

EXISTING MIXED USE OR
LIVE/WORK BUILDING

SHORT-TERM OVERNIGHT
COTTAGES

OPAQUE SITE WALL TO DEFINE
BOUNDARIES OF PROPERTY

TRELLIS SEEM TO BE
COVERING THE
EXPRESSION OF THE
FACADE

EXISTING
MULTI- FAMILY
WALK UP
APARTMENT BUILDING

THE PRAYER ROOM

LOCATION FOR TRASH
AND RECYCLING

WHAT IS THE
MATERIAL OF
THE FENCE?

HIRE A LANDSCAPE
ARCHITECT

PARKING SPOTS

TRASH ENCLOSURE WILL
BE NEEDED
Sec.50-14-364

EXISTING DTE
SERVICE MOUNT



ANY WORK DONE IN THE PUBLIC RIGHT OF WAY WILL REQUIRE AN ENCROACHMENT - CONTACT DPW

COMMENTS IN RED ARE REQUIRED CHANGES

THE INN BUILDING
GROUND FLOOR: 2,700 SF OF COMMON SPACE
SHARED SPACE
SECOND FLOOR: 7-8 TRANSIENT/SHORT STAY
RENTAL SLEEPING ROOMS

GATED ENTRY OFF OF BRAINARD STREET
AT BOTH ENDS OF BUILDING

TERRACE AND OPEN AIR VERANDA

COMMON GREEN/GARDEN SPACE

BRAINARD STREET
80'-0" RIGHT OF WAY

THE INN BUILDING

ADJACENT BUILDING

ADJACENT BUILDING

4X - MICRO COTTAGE
252 SF EACH.

4X - 1 BEDROOM COTTAGES
308 SF EACH.

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

6 OVERNIGHT TRANSIENT COTTAGES
152 SF EACH

TRASH MUST BE IN AN ENCLOSURE THAT DOES NOT SWING INTO ALLEY.
Sec. 50-14-364

14 OFF-STREET PARKING SPOTS

INTIMATE GREEN

TRASH AND RECYCLING DISPOSAL

PRAYER ROOM COMMON SPACE

AESTHETIC SECURITY GATE AT SITE PATH

EXISTING DTE POLE MOUNTED

PARKING COUNT DEFICIENT

CONTACT DPW FOR THE POSSIBILITY OF THE REQUIREMENT OF AN ALLEY MAINTENANCE AGREEMENT

WILL THERE BE A TRANSFORMER ON SITE?

HIRE A LANDSCAPE ARCHITECT



MASTERPLAN





COMMENTS IN RED ARE
REQUIRED CHANGES



BUILDING MATERIALS WILL NEED TO BE
REVIEWED BY HDC TO MAKE A DETERMINATION OF
ARCHITECTURAL APPROPRIATENESS

WHAT IS THE
WALL MATERIAL?

HAVE A "CONVERSATION" WITH ON ANOTHER AS THEY TERMINATE THE VISTAS OF ONE ANOTHER.

SPECTIVES

DATE: 23 January 2023

A5

ADDRESS: 469 BRAINARD STREET
DETROIT, MICHIGAN 48202





LOOKING FROM THE SOUTHSIDE OF THE SITE.









FABRICK
DESIGN

TALL HEDGES SHIELD THE INTIMATE PARKETTE FROM THE MORE OPEN GREEN SPACE AND PROVIDE OUTDOOR SANCTUARY IN FRONT OF THE PRAYER ROOM

MASTERPLAN PERSPECTIVES

DATE: 23 January 2023

A10

© 2022 - FABRICK DESIGN, LLC

PROJECT: THE HAVEN AN URBAN VILLAGE

CLIENT/OWNER: SIMPLY WELL COMMUNITIES, LLC

ADDRESS: 469 BRAINARD STREET
DETROIT, MICHIGAN 48202





COMMENTS IN RED ARE
REQUIRED CHANGES

ARE THERE
SCUPPERS OR
DOWNSPOUTS?



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



ARE THERE SCUPPERS OR DOWNSPOUTS?

COMMENTS IN RED ARE REQUIRED CHANGES

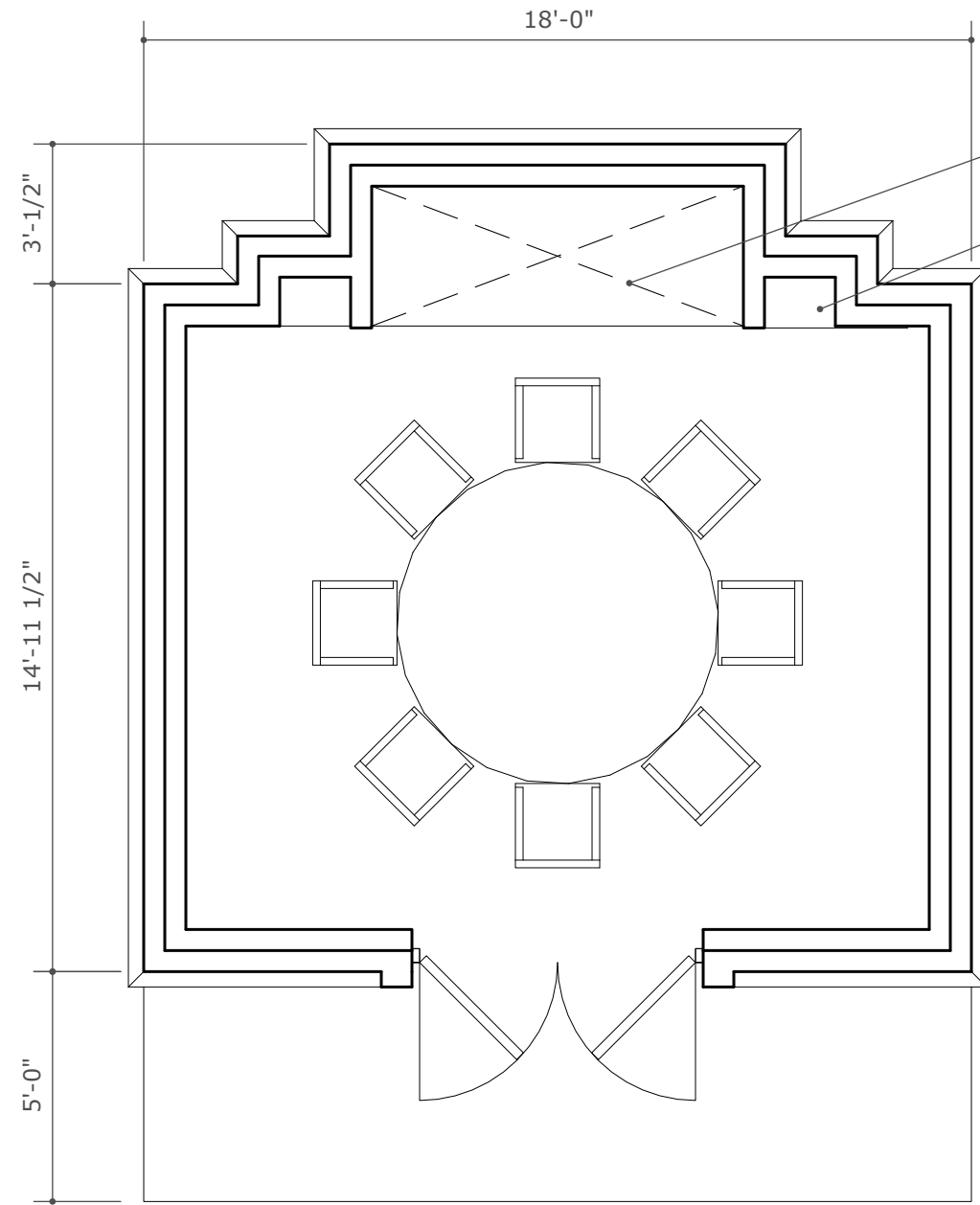
CONTACT DPW ON ENCROACHMENT INTO RIGHT OF WAY



VIEW THROUGH THE INN BUILDING PORTAL. A GLIMPSE OF THE GARDENS AND PRAYER ROOM IS IN THE DISTANCE FROM THE STREET.



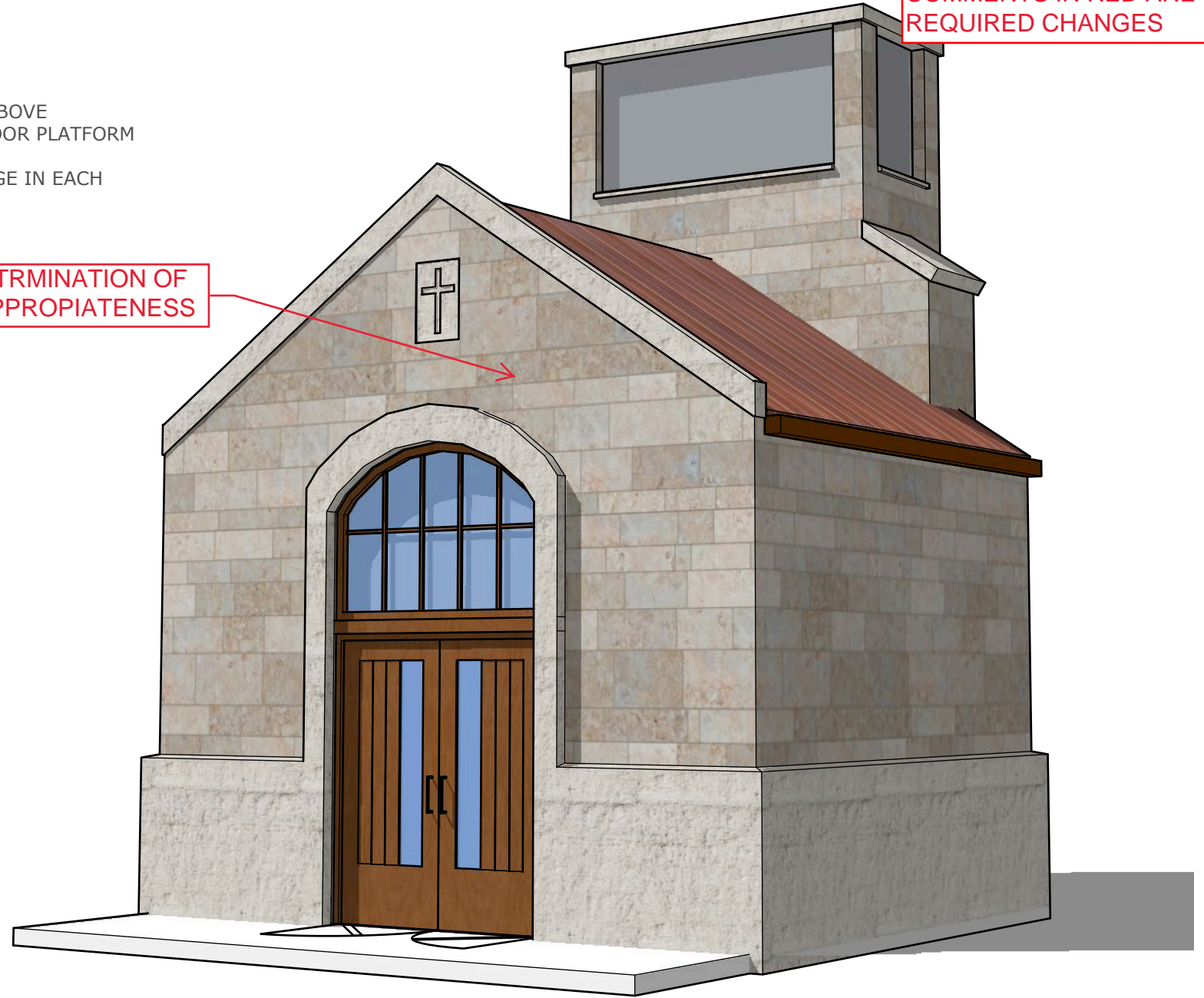
COMMENTS IN RED ARE
REQUIRED CHANGES



LIGHT WELL ABOVE
4" RAISED FLOOR PLATFORM

SHELF STORAGE IN EACH
CORNER

HDC WILL MAKE DETRMINATION OF
ARCHITECTURAL APPROIATENESS

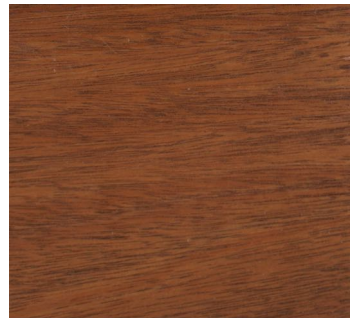


LIMESTONE IN A FINE ASHLAR
MASONRY PATTERN - GROUND FLR.
VENEER AT COURTYARD FACADE

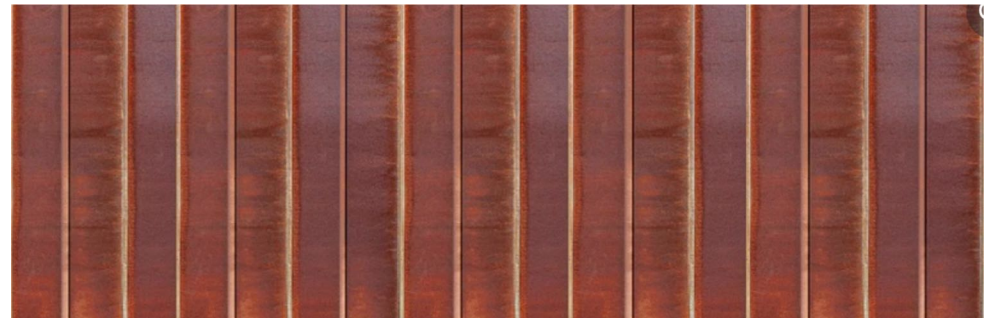
(PRECAST OR CAST STONE TO LOOK LIKE QUARRY
STONE ARE MORE ECONOMICAL OPTIONS)



LIMESTONE SLAB - TRIM, BASE AND
CORNICE



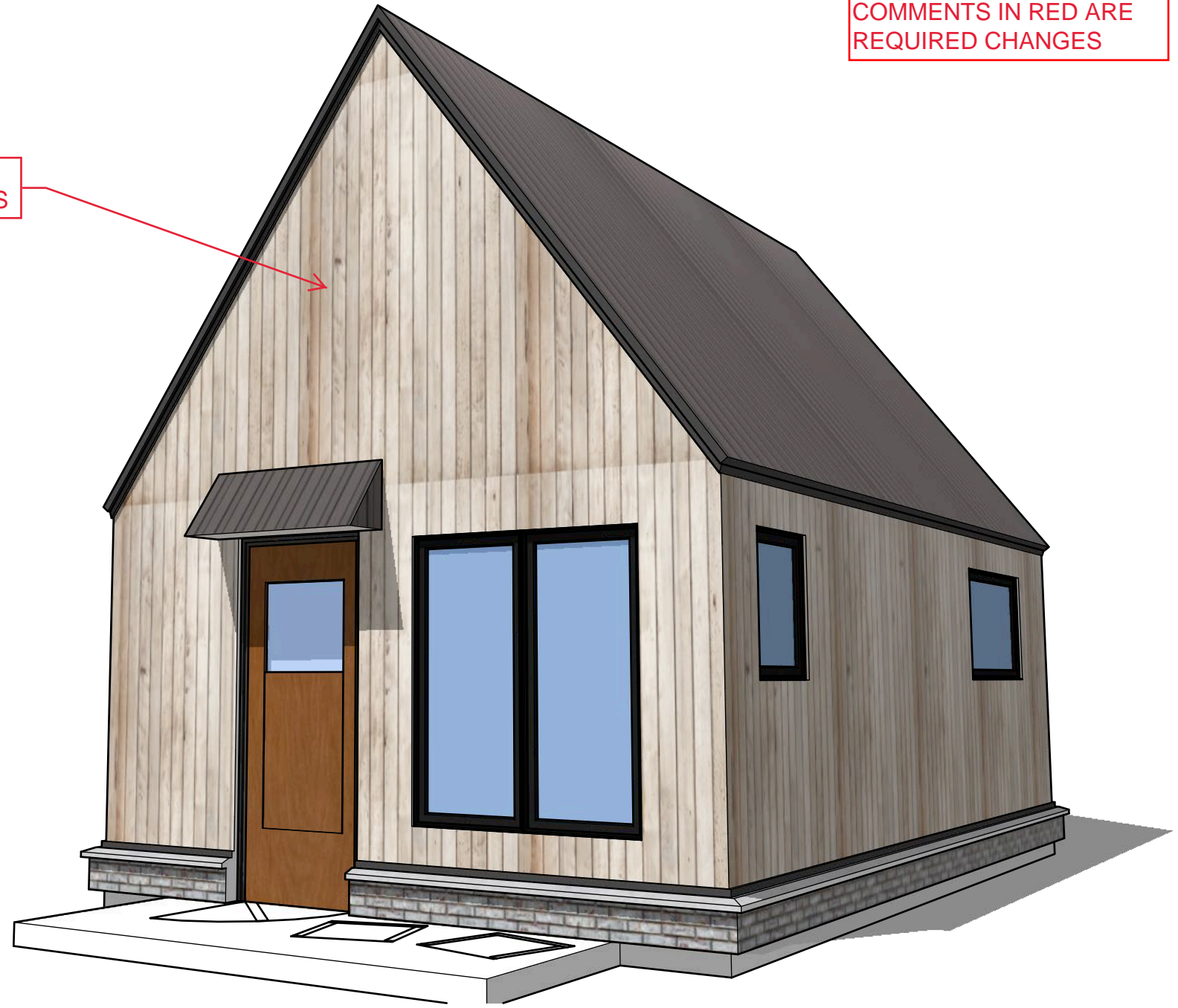
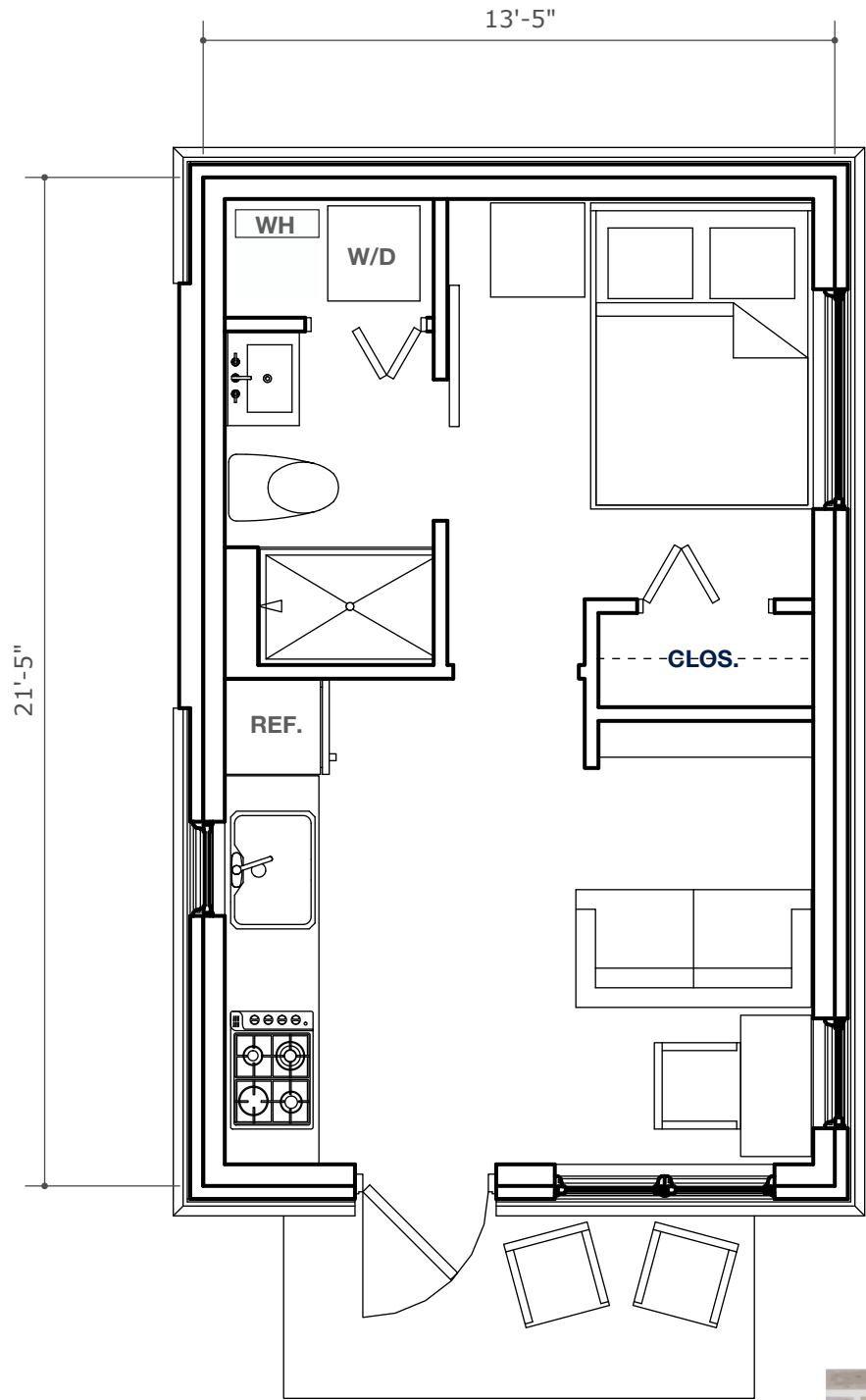
WOOD VENEER OR COPPER
PAINTED ALUMINUM- TRIM,
WINDOWS AND DOORS



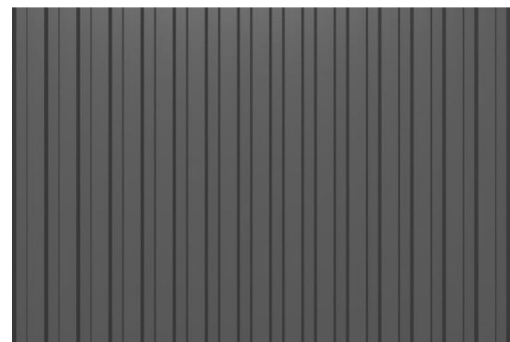
COPPER METAL ROOF SEAMED ROOF OR COPPER PAINTED METAL ROOF

COMMENTS IN RED ARE
REQUIRED CHANGES

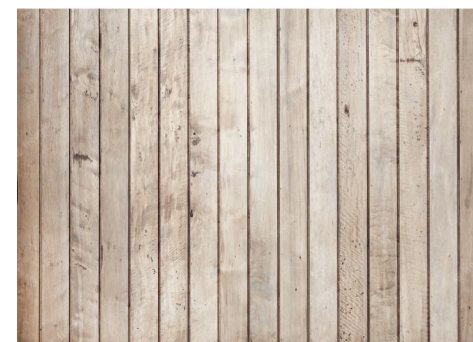
HDC WILL MAKE DETERMINATION OF
ARCHITECTURAL APPROPRIATENESS



GREY BRICK BLEND - PRIMARY
VENEER



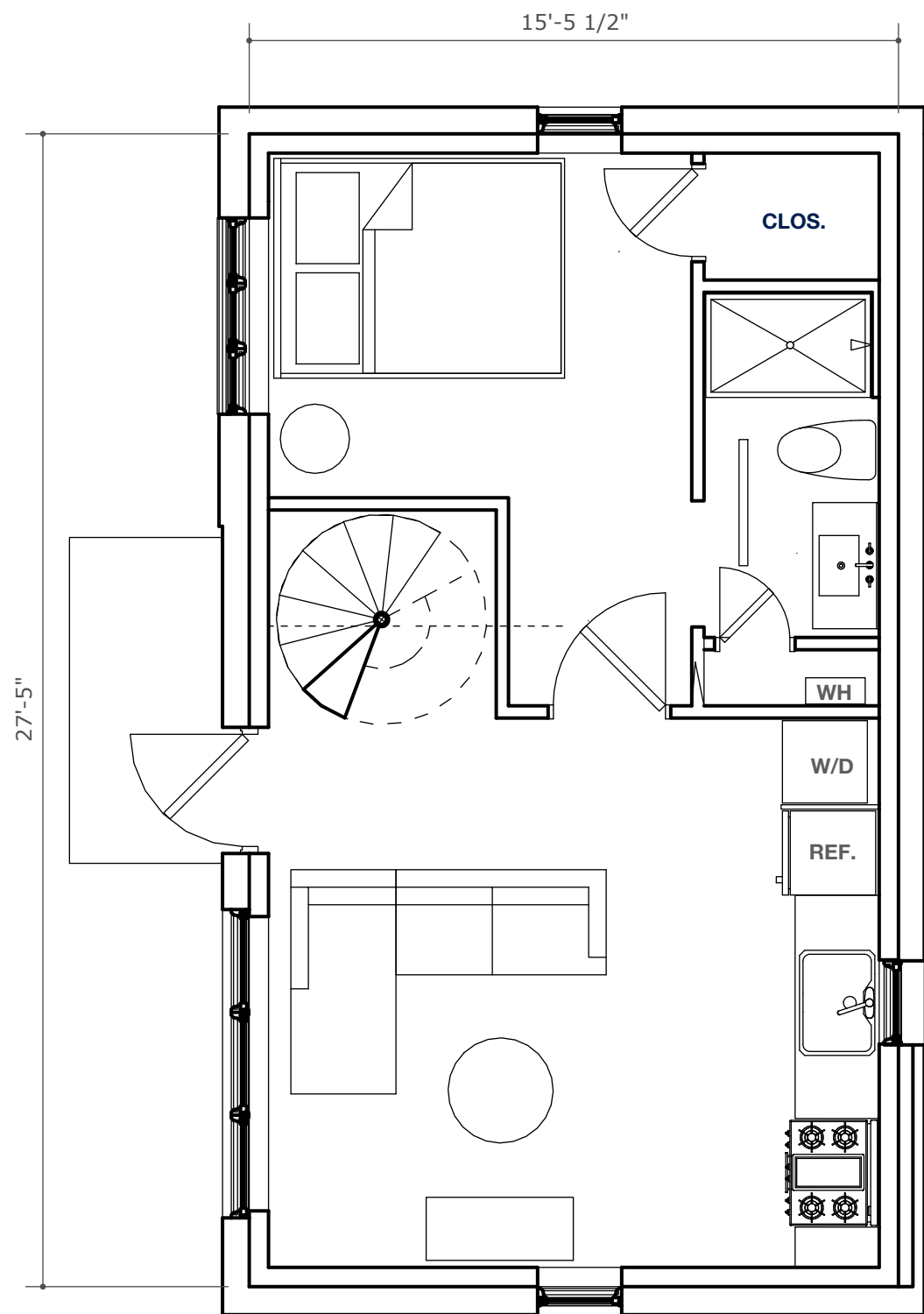
CHARCOAL STANDING SEAM METAL
ROOF



3-4" WIDE VERTICAL WOOD SIDING
VENEER (SOFTWOOD SPECIES) -
LIGHTLY STAINED AND SEALED



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



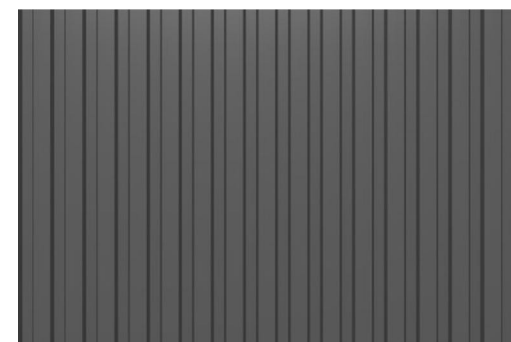
GROUND FLOOR PLAN

HDC WILL MAKE DETERMINATION OF ARCHITECTURAL APPROPRIATENESS

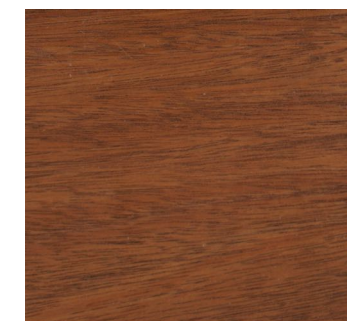
COMMENTS IN RED ARE REQUIRED CHANGES



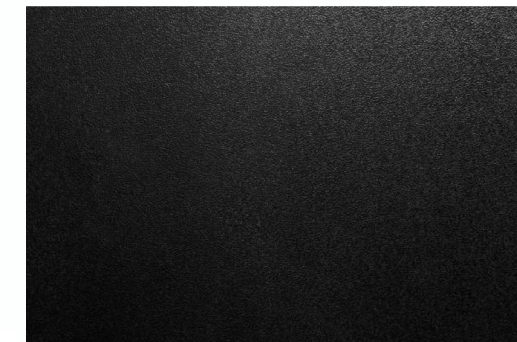
GREY BRICK BLEND - PRIMARY VENEER



CHARCOAL STANDING SEAM METAL ROOF



WOOD VENEER - TRIM, WINDOWS AND DOORS



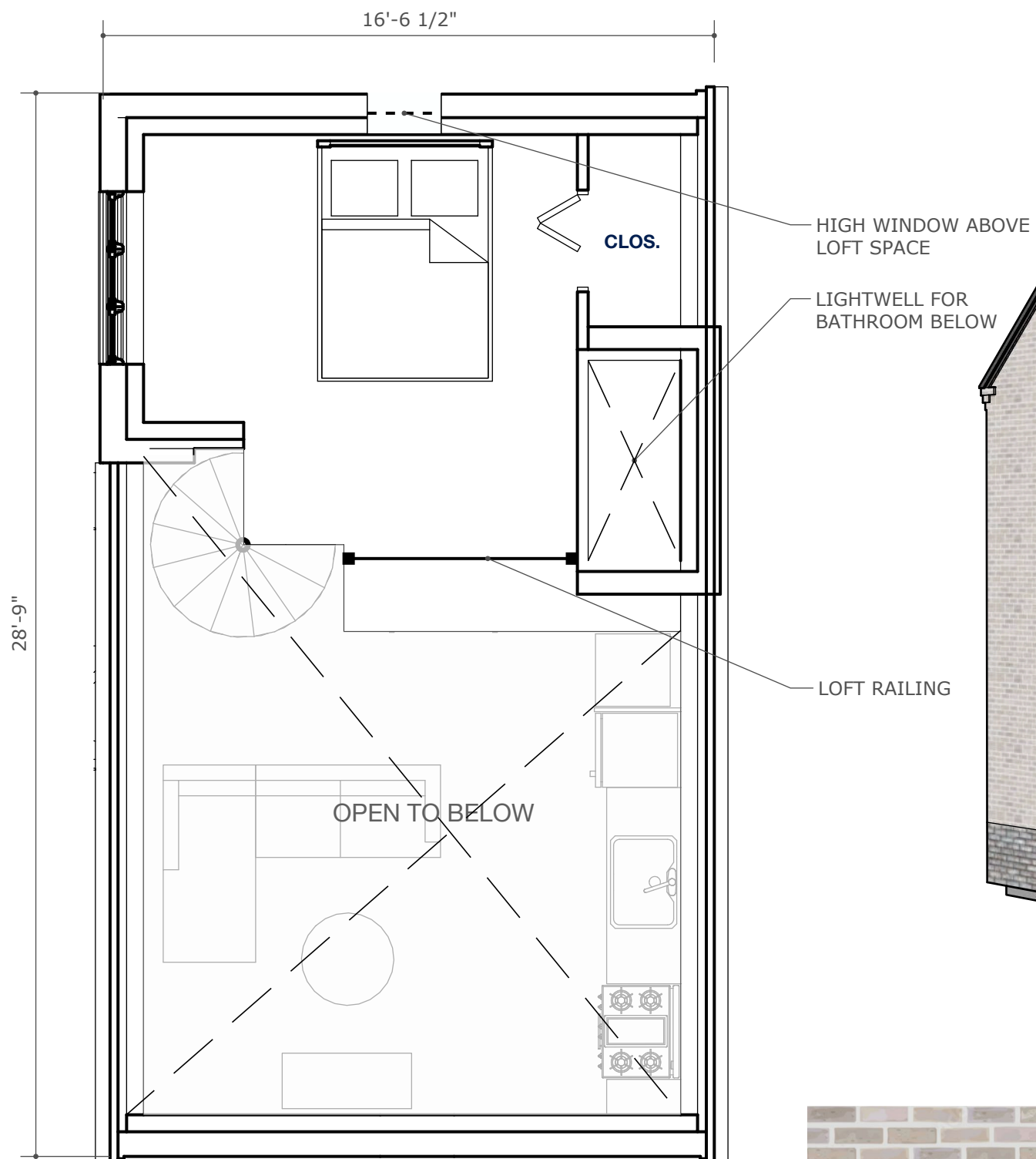
POWDER COATED PAINTED BLK. ALUMINUM - TRIM, WINDOWS AND DOORS

FABRICK
DESIGN

COTTAGE #2

DATE: 23 January 2023

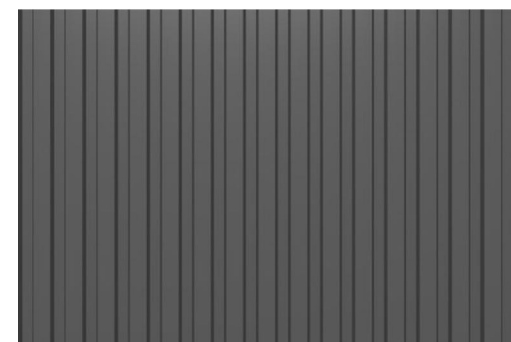
A19



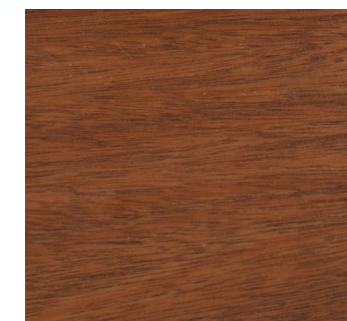
LOFT FLOOR PLAN



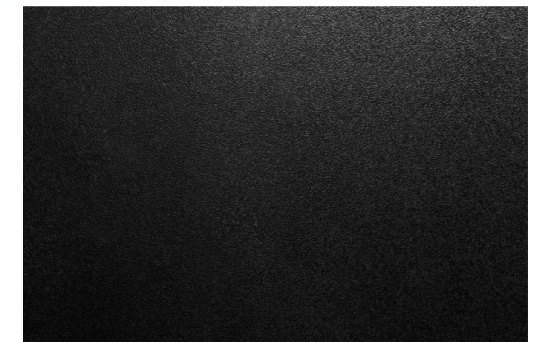
GREY BRICK BLEND - PRIMARY VENEER



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: 23 January 2023

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PROJECT: THE HAVEN AN URBAN VILLAGE

CLIENT/OWNER: SIMPLY WELL COMMUNITIES, LLC

ADDRESS: 469 BRAINARD STREET
DETROIT, MICHIGAN 48202

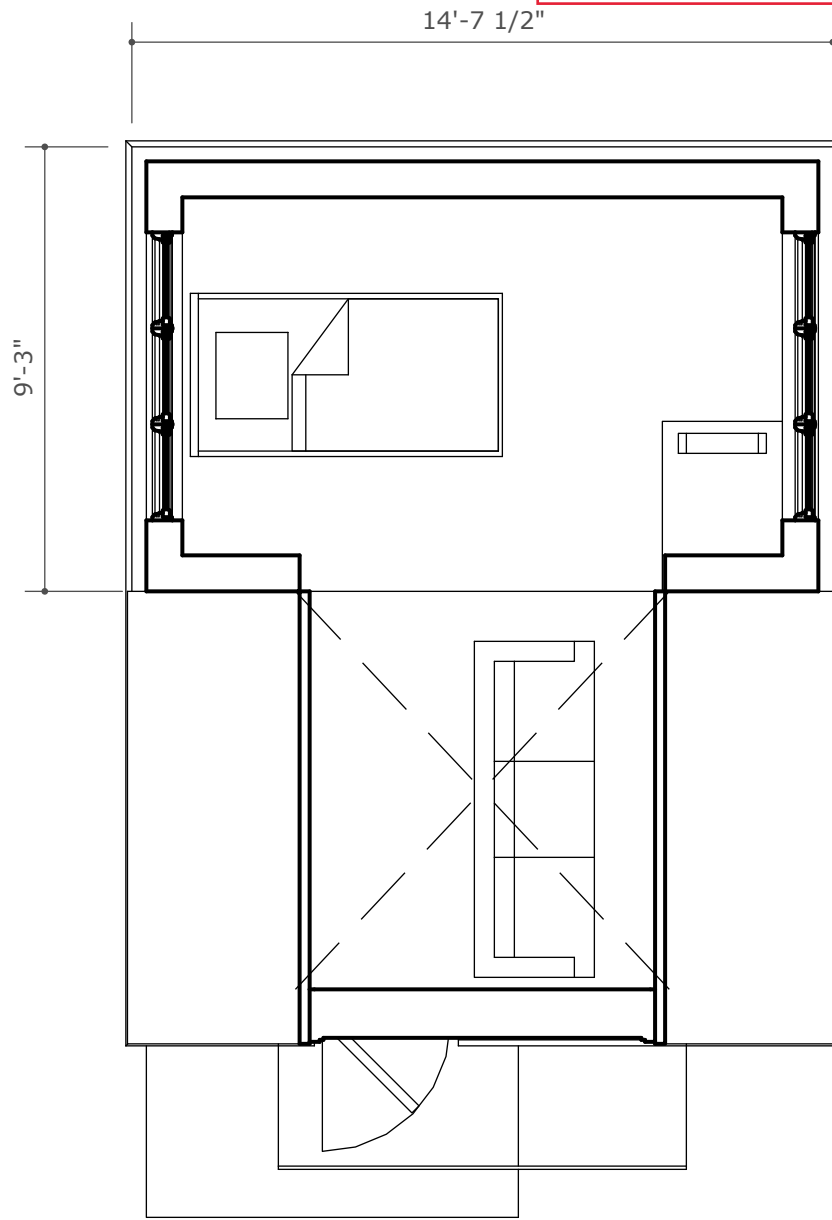
A20

COMMENTS IN RED ARE
REQUIRED CHANGES

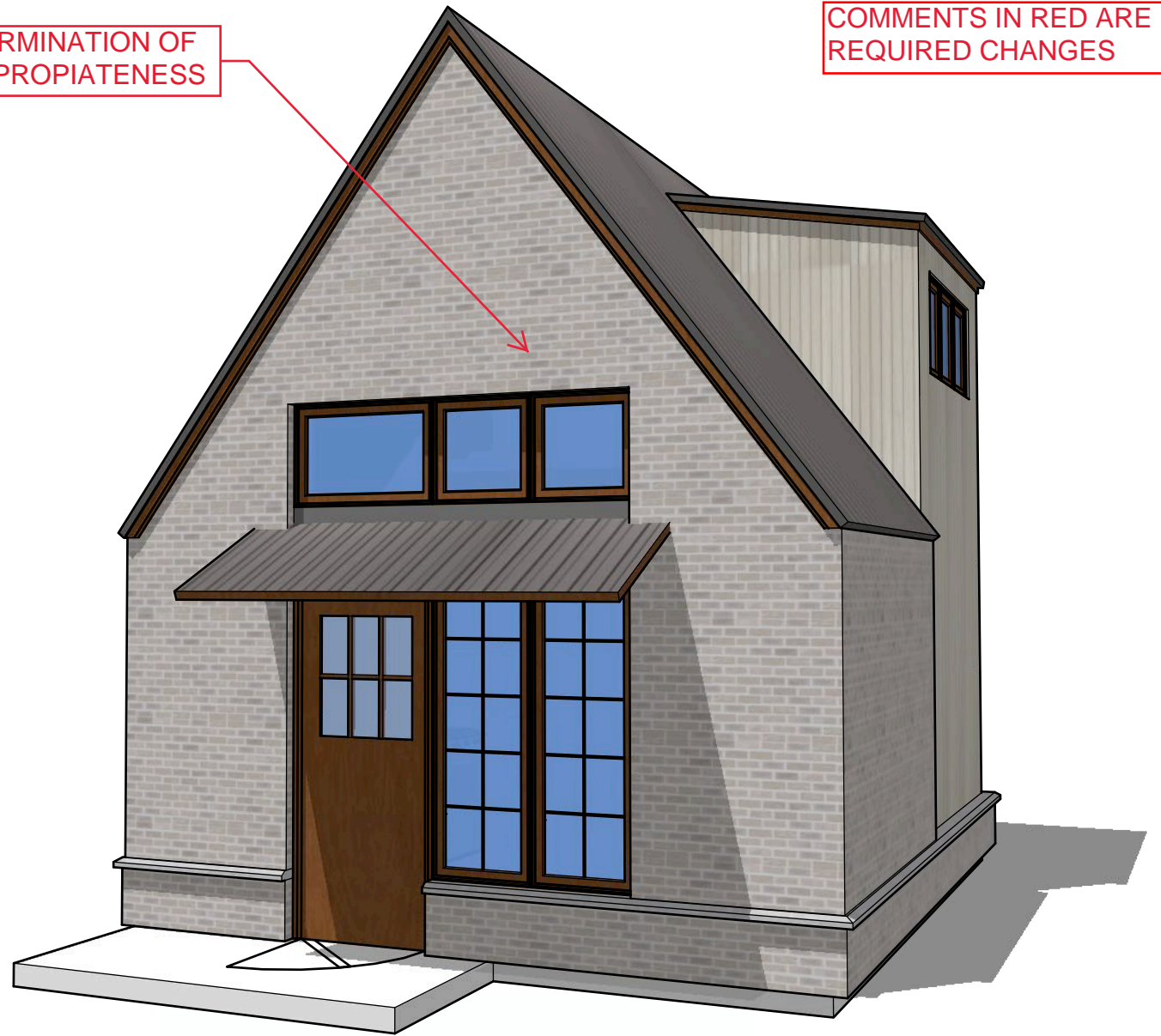
HDC WILL MAKE DETRMINATION OF
ARCHITECTURAL APPROPRIATENESS



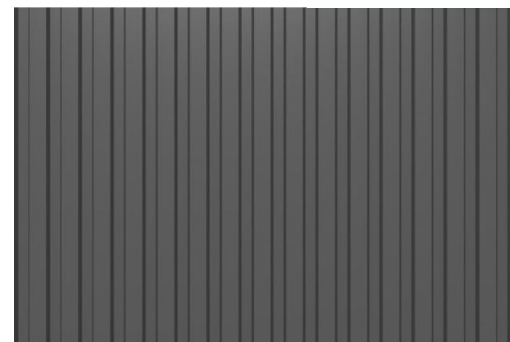
GROUND FLOOR LEVEL



LOFT LEVEL



GREY BRICK BLEND - PRIMARY
VENEER



CHARCOAL STANDING SEAM METAL
ROOF



3-4" WIDE TREATED
ENGINEERED WOOD
SIDING - CEDAR TEXTURE



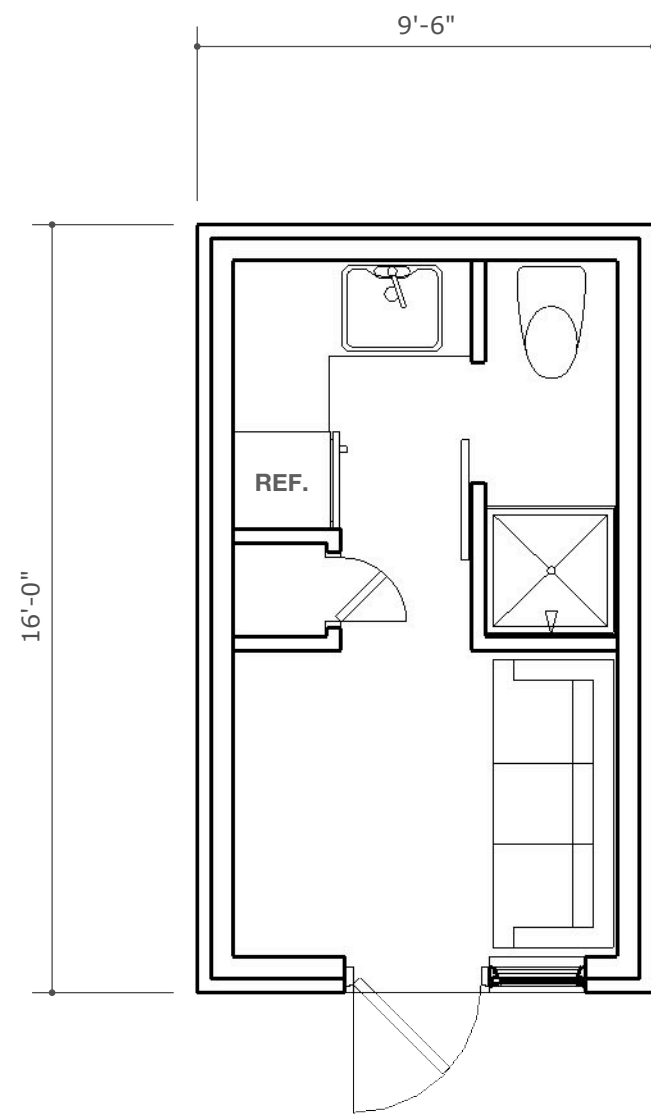
WOOD VENEER OR COPPER
PAINTED ALUMINUM- TRIM,
WINDOWS AND DOORS

FABRICK
DESIGN

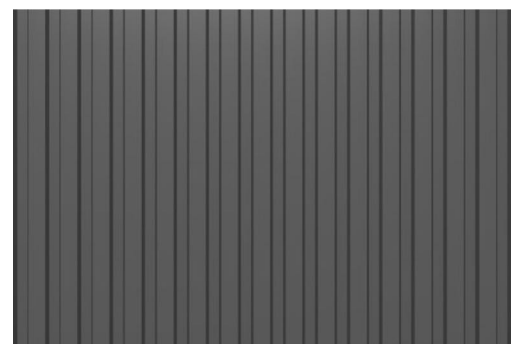
COTTAGE #3

DATE: 23 January 2023

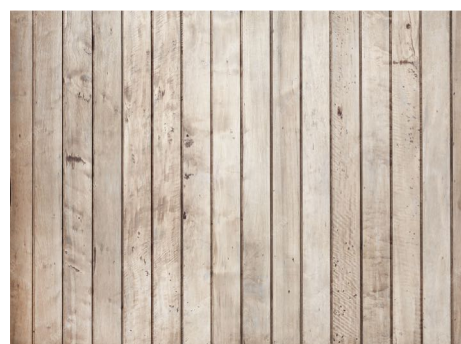
COMMENTS IN RED ARE
REQUIRED CHANGES



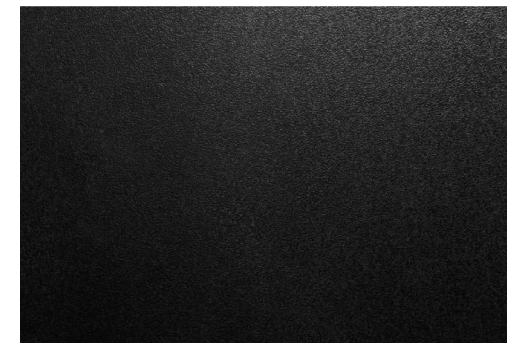
HDC WILL MAKE DETERMINATION OF
ARCHITECTURAL APPROPRIATENESS



CHARCOAL METAL
SHINGLE ROOF



3-4" WIDE WOOD SIDING
VENEER



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

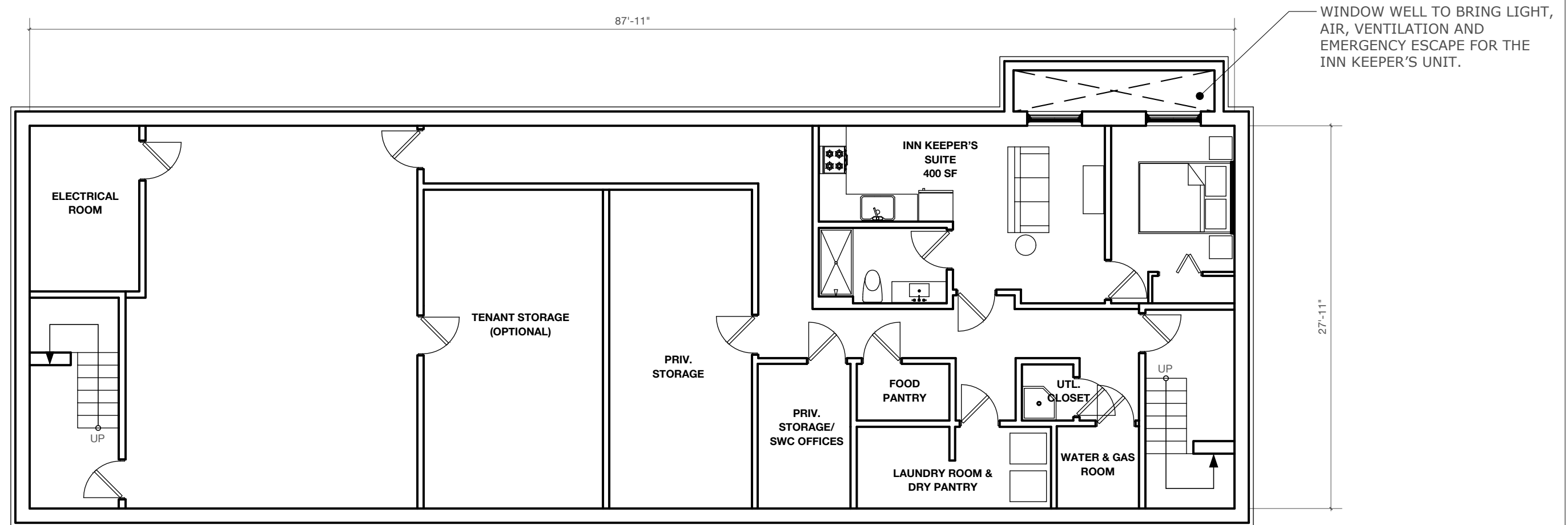


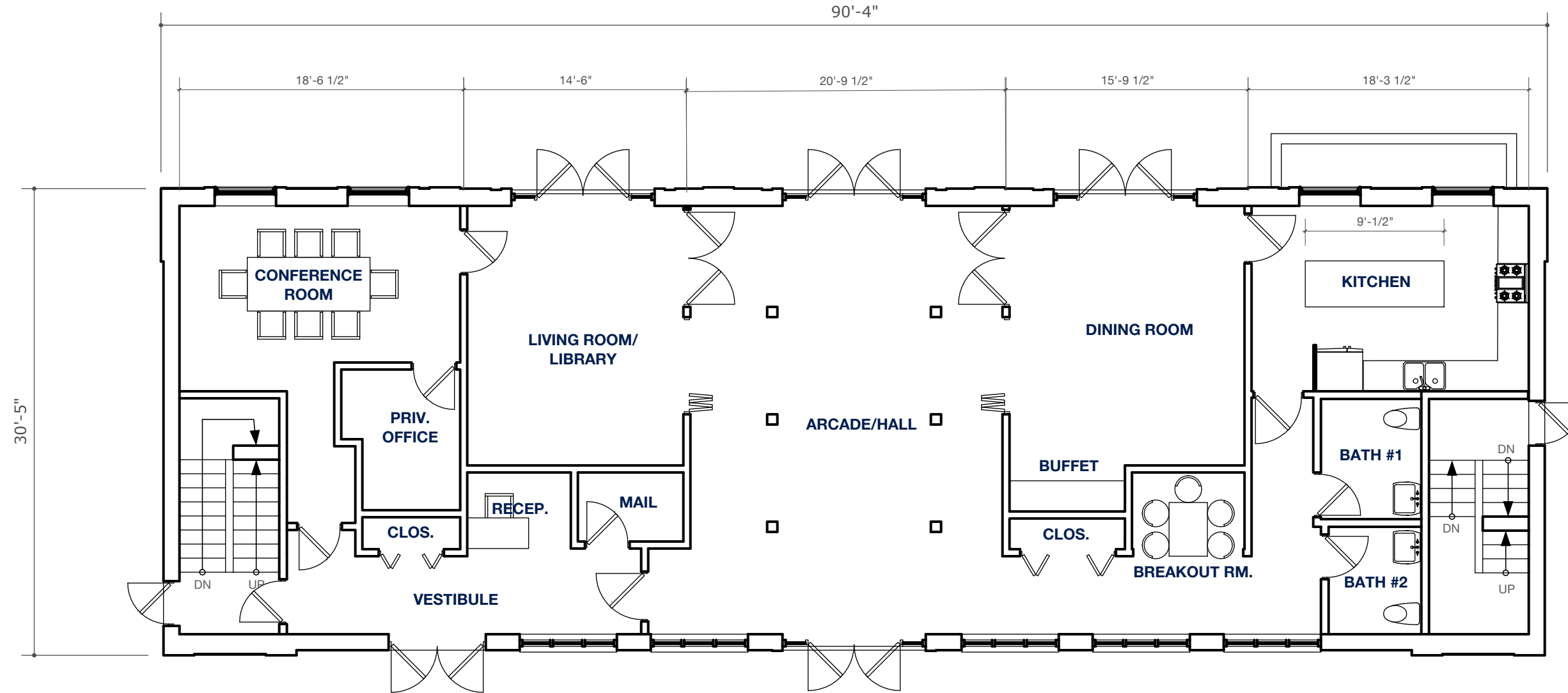
WOOD VENEER OR COPPER
PAINTED ALUMINUM- TRIM,
WINDOWS AND DOORS

FABRICK
DESIGN

OVERNIGHT/TINY COTTAGE

DATE: 23 January 2023



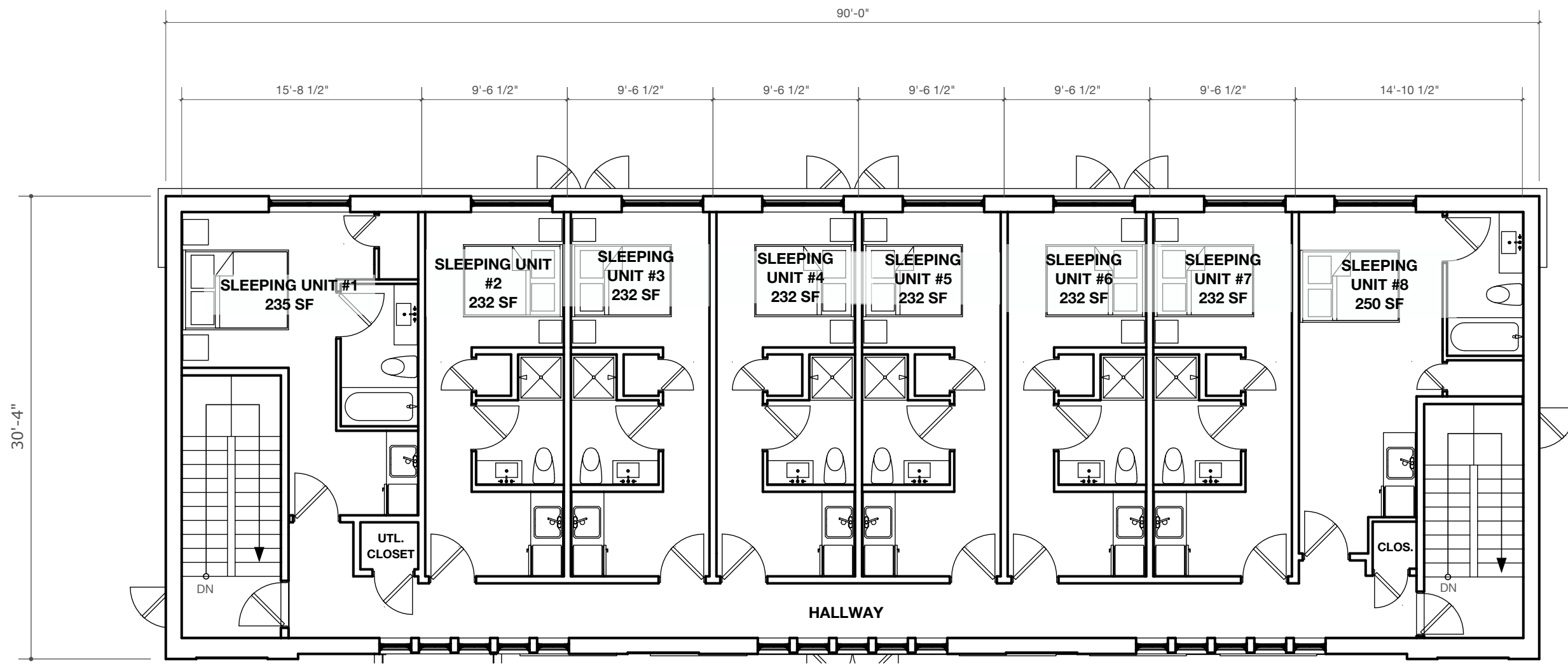


BRAINARD STREET

*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.

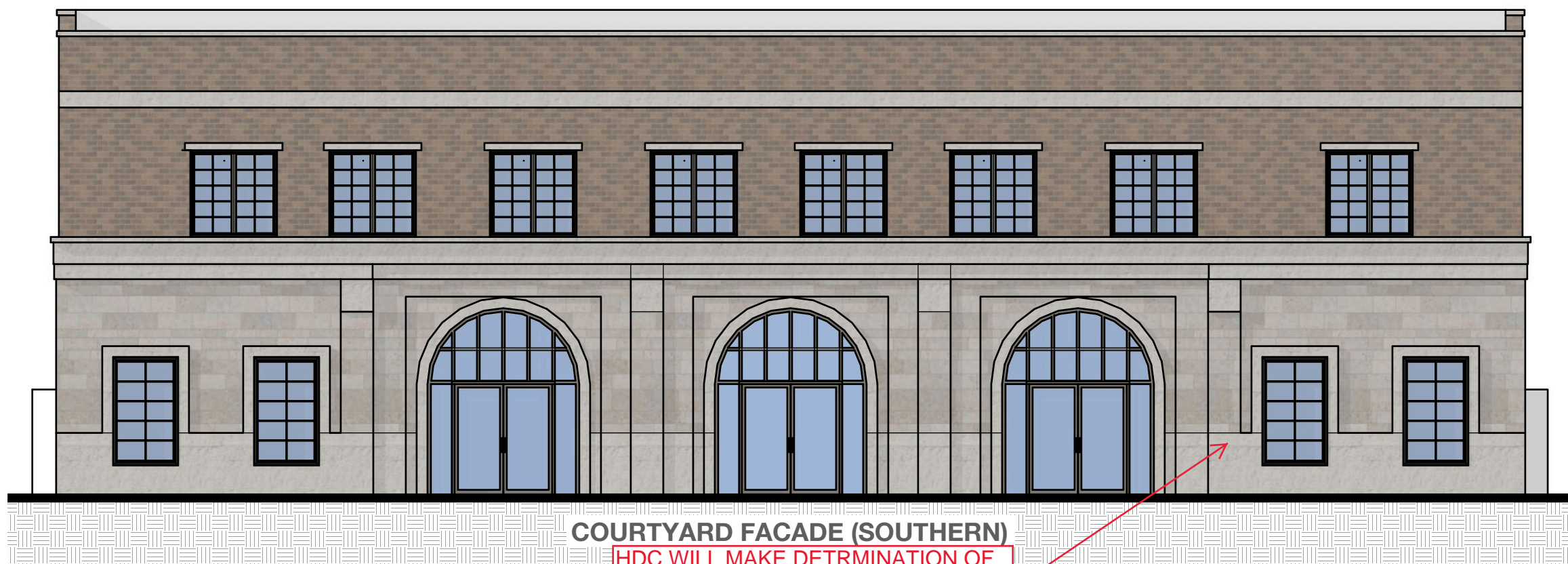
THE INN_GROUND FLOOR PLAN

DATE: 23 January 2023



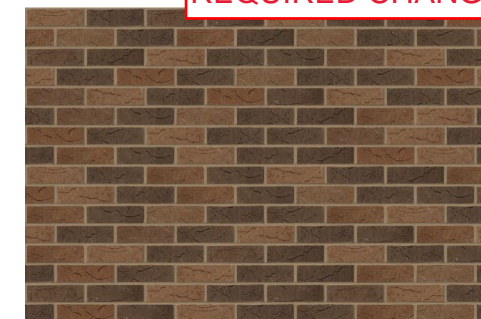
*NOTE: SECTION 1208.4 OF THE MICH. BLDG. CODE STATES THAT ' NO DWELLING UNIT CAN BE SMALLER THAN 220 SF. THIS IS THE SMALLEST WE CAN MAKE ONE OF THE UNITS. BECAUSE OF THE SMALL FOOTPRINT, IT IS LESS THE OVERALL SF AND MORE ABOUT THE WIDTH OF UNIT BECAUSE OF THE 'CRAMMING' THAT MAKES IT A CHALLENGE TO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

COMMENTS IN RED ARE
REQUIRED CHANGES

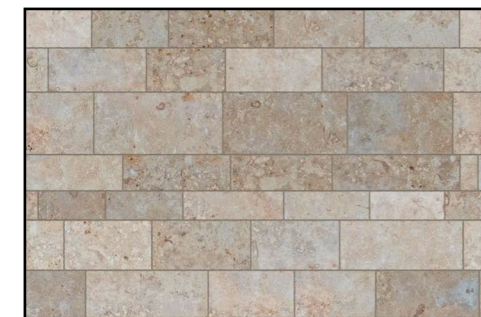


COURTYARD FACADE (SOUTHERN)

HDC WILL MAKE DETERMINATION OF
ARCHITECTURAL APPROPRIATENESS



**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)



BRAINARD STREET FACADE (NORTHERN)



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



**DARK BRONZE PAINTED ALUMINUM -
WINDOW SASH & FRAMES**