



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2025-00004

PROPERTY INFORMATION

ADDRESS(ES): 2900 St. Antoine
HISTORIC DISTRICT: Brewster-Wheeler Recreation Center

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|--|---|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input checked="" type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

<p>BRIEF PROJECT DESCRIPTION: The Sanctuary At Brewster- Construction of a new 4 story apartment building, site improvements and parking lot. Part of the north end of the parking lot is located in within the Historic District Boundary.</p>
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APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner			
NAME: Don Tilicki		COMPANY NAME: The Sanctuary at Brewster LDHA, LLC	
ADDRESS: 32500 Telegraph Rd., Ste. 100		CITY: Bingham Farms	STATE: MI ZIP: 48025
PHONE: +1 (248) 515-0292		EMAIL: dtilicki@mhtconstruction.net	

I AGREE TO AND AFFIRM THE FOLLOWING:

- I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- I hereby certify that I am the legal owner and occupant of the subject property and that the information on this application is true and correct.

Signed by:

6BC2B574AAAB485...

01/06/2025
DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

BLD2024-01953

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

The area in question is currently a vacant field with no structures.

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

Items within the historic boundary will include a parking lot, several proposed trees along the Wilkins St. south sidewalk, a small green space, a proposed pavilion, and a dumpster enclosure. There is also a parking lot island with two trees and a parking lot light. Attached is here is a site plan showing details of proposed improvements.

4. DETAILED SCOPE OF WORK


In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

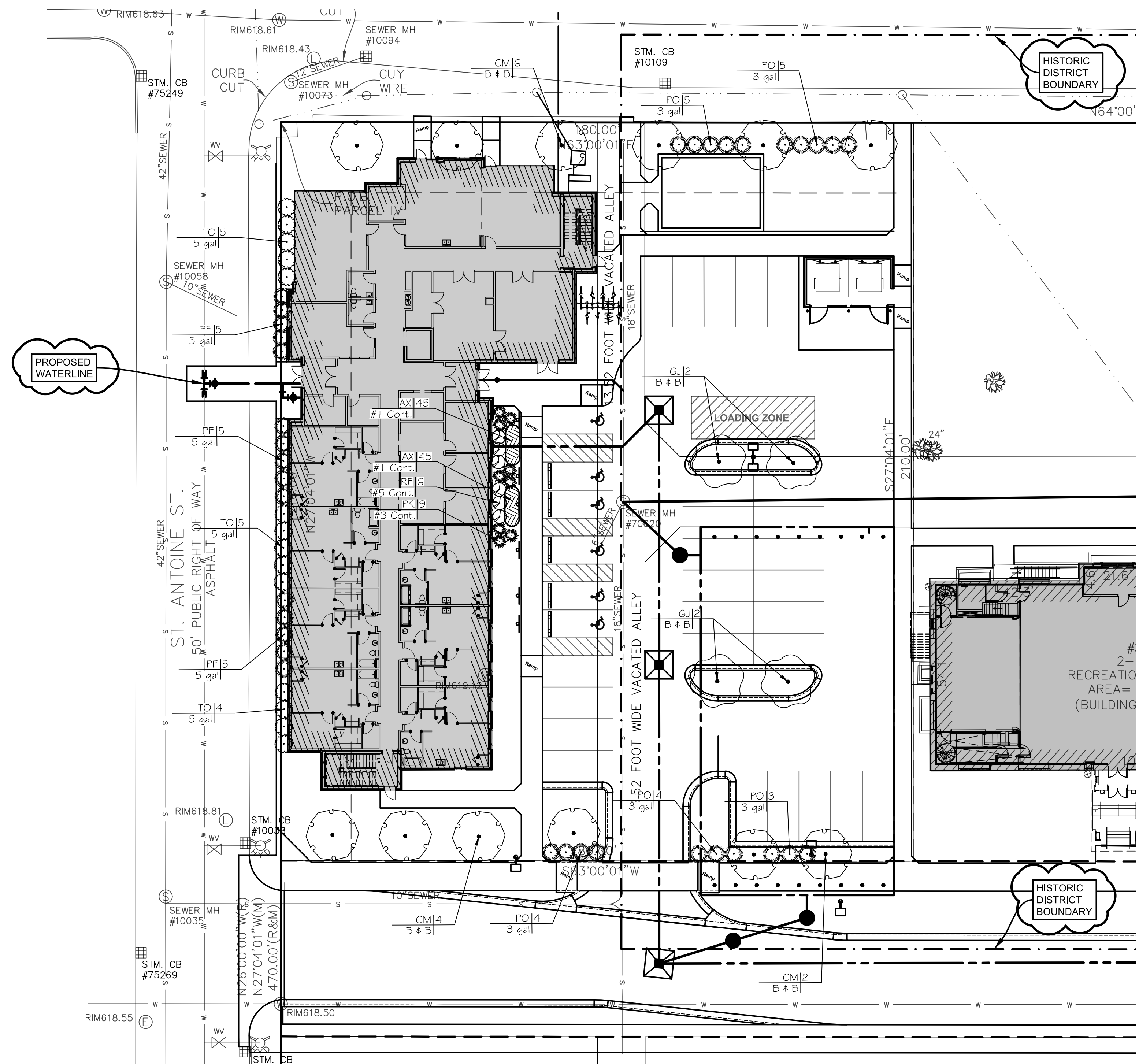
Remove existing grassy areas and soils. Construct new asphalt parking lot and curbs.
Install landscaping, dumpster enclosure, pavilion and light pole per proposed plans.

5. BROCHURES/CUT SHEETS

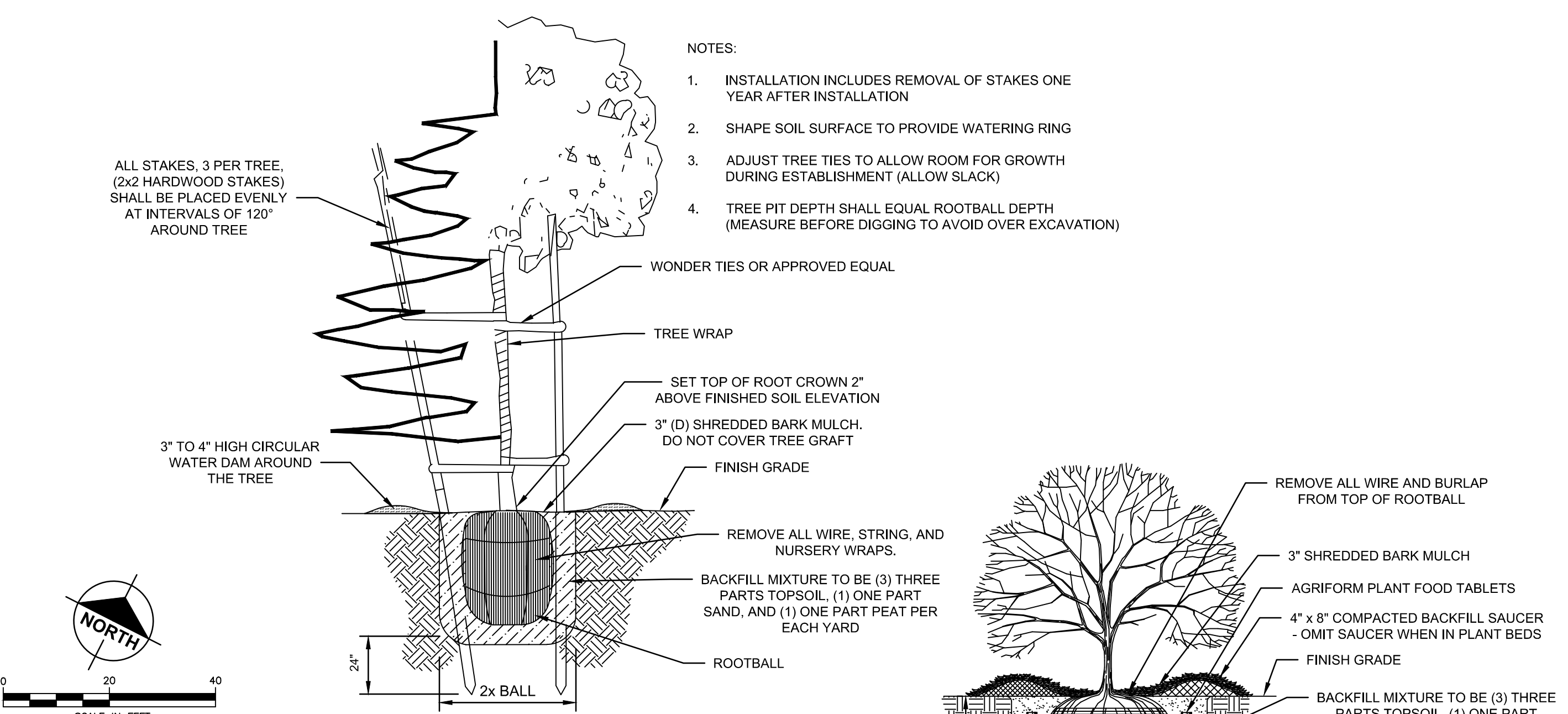
Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

<p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	
<p>9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	



PLANT SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	CAL	QTY	
TREES						
	CM	Celtis x 'Magnifica' / Magnifica Common Hackberry	B & B	2.5' Cal	12	
	GJ	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	B & B	2.5' Cal	4	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	HEIGHT	QTY	
SHRUBS						
	PK	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#3 Cont.		4	
	PO	Physocarpus opulifolius 'Jefam' / First Editions® Amber Jubilee® Ninebark	3 gal		20	
	PF	Potentilla fruticosa 'Pink Beauty' / Pink Beauty Bush Cinquefoil	5 gal		15	
	RF	Rhamnus frangula 'SMNRFBT' / Fine Line® Improved Buckthorn	#5 Cont.	Min. 5' - 6' Ht.	6	
	TO	Thuja occidentalis 'Little Giant' / Little Giant Arborvitae	5 gal		14	
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	SPACING	QTY
GROUND COVERS						
	AX	Allium x 'Millenium' / Millenium Ornamental Onion	#1 Cont.		12" o.c.	90



LANDSCAPE DATA

OFF STREET PARKING AREAS

REQUIRED - 61-14-221 RIGHT OF WAY SCREENING
 BUFFER STRIP WITH A MINIMUM WIDTH OF FIVE FEET BETWEEN THE OFF-STREET PARKING AREA AND THE RIGHT-OF-WAY.
 ONE TREE SHALL BE PROVIDED FOR EACH 30 LFT. OF BUFFER. 152 LFT./30 = 6 TREES
 VEGETATION, A BERM, OR MASONRY WALL FORMING A CONTINUOUS SCREEN AT LEAST 30 INCHES, BUT NOT MORE THAN 36 INCHES, IN HEIGHT, SHALL BE LOCATED WITHIN THE LANDSCAPE BUFFER.
 VEGETATIVE SCREENING MATERIAL THAT IS DESIGNED TO PROVIDE 75 PERCENT OPACITY ON A YEAR-ROUND BASIS.

PROPOSED
 6 TREES
 SHRUBS AT LEAST 30", BUT NOT MORE THAN 36".
 VEGETATIVE SCREENING MATERIAL THAT IS DESIGNED TO PROVIDE 75 PERCENT OPACITY ON A YEAR-ROUND BASIS.

PARKING LOT

REQUIRED - 61-14-223 INTERIOR LANDSCAPING
 25-100 SPACES - 18 SQUARE FEET OF LANDSCAPE AREA PER PARKING SPACE.
 34 PARKING SPACES X 18 SFT. = 612 SFT.

THE TOTAL NUMBER OF TREES REQUIRED TO BE PLANTED IN THE INTERIOR OF AN OFF-STREET PARKING AREA SHALL BE CALCULATED AND PROVIDED AT A RATE OF ONE SHADE TREE FOR EACH 250 SQUARE FEET.
 612 SFT. / 250 SFT. = 3 TREES

EACH ISLAND SHALL INCLUDE 1 SHADE TREE.

PROPOSED
 723 SFT. LANDSCAPE AREA.
 ONE SHADE TREE PER 250 SFT. = 4 TREES
 EACH ISLAND INCLUDES 1 SHADE TREE.

LANDSCAPING IN REQUIRED SETBACKS.

REQUIRED - 50-14-362. - LANDSCAPING OF REQUIRED SETBACKS.
 WHERE CERTAIN LAND USES REQUIRE A SETBACK FROM A PUBLIC STREET, AT LEAST ONE TREE SHALL BE PROVIDED FOR EACH 30 LINEAR FEET OF LOT WIDTH.
 173 LFT. / 30 LFT. = 6 TREES

PROPOSED 6 TREES

PLANT SIZE

REQUIRED - 61-14-205 SHRUBS AND TREES
 SHRUBS MIN. SIZE EQUAL TO OR GREATER THAN A NUMBER 3 CONTAINER AND HAVE A MIN. HT. OF 18" AT TIME OF PLANTING.
 TREES MIN. DIA. OF 2" MEASURED AT 12" ABOVE ROOT BALL. CLEAR STEM OF AT LEAST 5".

PROPOSED
 COMPLIES

REQUIRED - 61-14-206 GROUND TREATMENT
 ALL UNPAVED AREAS ARE TO BE TREATED WITH GROUNDCOVER, MULCHED AREAS, SOD OR SEED LAWNS, OR PAVERS.

PROPOSED
 COMPLIES

Callen Engineering, Inc.
 108 East Savidge Street
 Spring Lake, MI 49456
 T. 616.414.5260
 www.callenengineering.com

callen
 civil engineers

THE SANCTUARY BREWSTER LDHA, LLC
 32500 TELEGRAPH ROAD, SUITE 100
 DETROIT, MICHIGAN 48025
 248-833-0552

NO.	ISSUANCE / REVISION	BY	DATE
1	BUILDING PERMIT	B.A.C.	06-21-24
2	FOR PERMITS	B.A.C.	07-09-24
3	ADDENDUM #1	B.A.C.	07-31-24
4	ADDENDUM #2	B.A.C.	11-12-24

REVISION IN ACCORDANCE WITH CONSTRUCTION RECORDS

THE SANCTUARY AT BREWSTER
 2900 SAINT ANTOINE STREET
 DETROIT, MI 48201
 WAYNE COUNTY, MICHIGAN

LANDSCAPE PLAN

Plan Prepared By:
 Bruce A. Callen, PE
 Callen Engineering, Inc.
 108 E. Savidge St.
 Spring Lake, Michigan 49456
 Tel: 616-414-5260
 email: bcallen@callenengineering.com

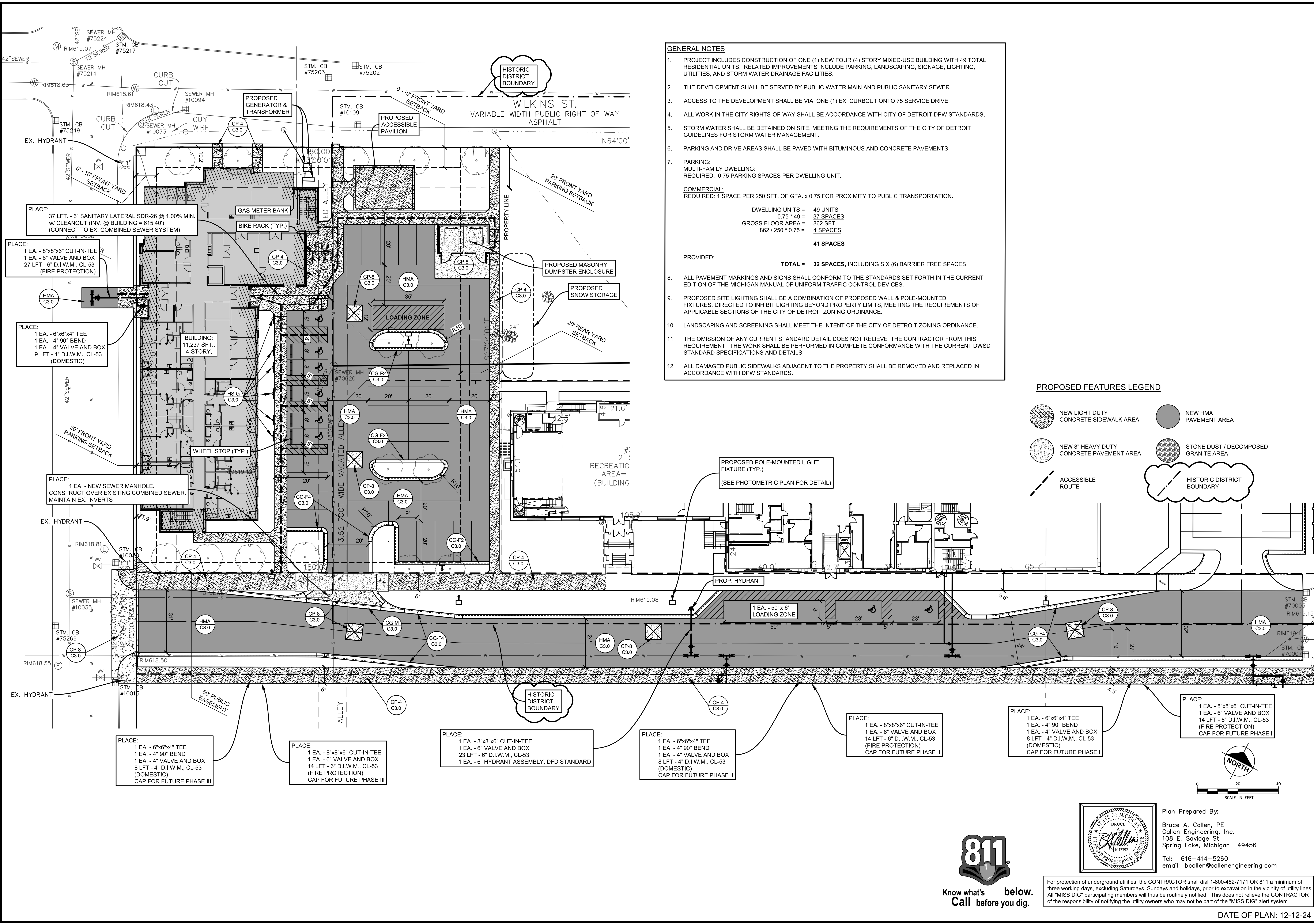
811
 Know what's below.
 Call before you dig.

For protection of underground utilities, the CONTRACTOR shall dial 1-800-482-7171 OR 811 a minimum of three working days, excluding Saturdays, Sundays and holidays, prior to excavation in the vicinity of utility lines. All "MISS DIG" participating members will thus be routinely notified. This does not relieve the CONTRACTOR of the responsibility of notifying the utility owners who may not be part of the "MISS DIG" alert system.

DATE OF PLAN: 12-12-24

PROJECT: 023 BREWSTER SANCTUARY
 SHEET NO. **L1.0**

PRELIMINARY - NOT FOR CONSTRUCTION



GENERAL NOTES

- PROJECT INCLUDES CONSTRUCTION OF ONE (1) NEW FOUR (4) STORY MIXED-USE BUILDING WITH 49 TOTAL RESIDENTIAL UNITS. RELATED IMPROVEMENTS INCLUDE PARKING, LANDSCAPING, SIGNAGE, LIGHTING, UTILITIES, AND STORM WATER DRAINAGE FACILITIES.
- THE DEVELOPMENT SHALL BE SERVED BY PUBLIC WATER MAIN AND PUBLIC SANITARY SEWER.
- ACCESS TO THE DEVELOPMENT SHALL BE VIA ONE (1) EX. CURB CUT ONTO 75 SERVICE DRIVE.
- ALL WORK IN THE CITY RIGHTS-OF-WAY SHALL BE ACCORDANCE WITH CITY OF DETROIT DPW STANDARDS.
- STORM WATER SHALL BE DETAINED ON SITE, MEETING THE REQUIREMENTS OF THE CITY OF DETROIT GUIDELINES FOR STORM WATER MANAGEMENT.
- PARKING AND DRIVE AREAS SHALL BE PAVED WITH BITUMINOUS AND CONCRETE PAVEMENTS.
- PARKING:
MULTI-FAMILY DWELLING:
REQUIRED: 0.75 PARKING SPACES PER DWELLING UNIT.
COMMERCIAL:
REQUIRED: 1 SPACE PER 250 SFT. OF GFA. x 0.75 FOR PROXIMITY TO PUBLIC TRANSPORTATION.

DWELLING UNITS =	49 UNITS
0.75 * 49 =	37 SPACES
GROSS FLOOR AREA =	862 SFT.
862 / 250 * 0.75 =	4 SPACES
41 SPACES	

PROVIDED: **TOTAL = 32 SPACES, INCLUDING SIX (6) BARRIER FREE SPACES.**

- ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PROPOSED SITE LIGHTING SHALL BE A COMBINATION OF PROPOSED WALL & POLE-MOUNTED FIXTURES, DIRECTED TO INHIBIT LIGHTING BEYOND PROPERTY LIMITS, MEETING THE REQUIREMENTS OF APPLICABLE SECTIONS OF THE CITY OF DETROIT ZONING ORDINANCE.
- LANDSCAPING AND SCREENING SHALL MEET THE INTENT OF THE CITY OF DETROIT ZONING ORDINANCE.
- THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT. THE WORK SHALL BE PERFORMED IN COMPLETE CONFORMANCE WITH THE CURRENT DWSD STANDARD SPECIFICATIONS AND DETAILS.
- ALL DAMAGED PUBLIC SIDEWALKS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH DPW STANDARDS.

PROPOSED FEATURES LEGEND

- NEW LIGHT DUTY CONCRETE SIDEWALK AREA
- NEW HMA PAVEMENT AREA
- NEW 8" HEAVY DUTY CONCRETE PAVEMENT AREA
- STONE DUST / DECOMPOSED GRANITE AREA
- ACCESSIBLE ROUTE
- HISTORIC DISTRICT BOUNDARY

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NO.	ISSUANCE / REVISION FOR REVISIONS	DATE	BY
1		07-09-24	B.A.C.
2		07-31-24	B.A.C.
3		12-12-24	B.A.C.

REVISION IN ACCORDANCE WITH CONSTRUCTION RECORDS

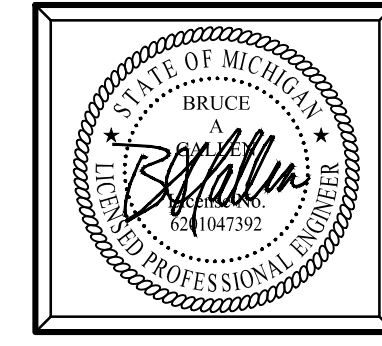
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2900 SAINT ANTOINE STREET
DETROIT, MI 48201
WAYNE COUNTY, MICHIGAN

SITE PLAN

NO.	ISSUANCE / REVISION FOR REVISIONS	DATE	BY
1		DEC '23	J.W.C.
2		DEC '23	B.A.C.
3		DEC '24	J.W.C.

SCALE
DRAWING: 1" = 40'
PLOT SCALE: AS NOTED 1:1

PROJECT: 023 BREWSTER SANCTUARY
SHEET NO. **C1.0**



Plan Prepared By:
Bruce A. Callen, PE
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DATE OF PLAN: 12-12-24



