

PROPOSED DEVELOPMENT FOR:

# BREWSTER I, II, III

2900 SAINT ANTOINE  
DETROIT, MI

ARCHITECT'S PROJECT #1275-22

SITE PLAN SUBMITTAL

OCTOBER 17, 2023

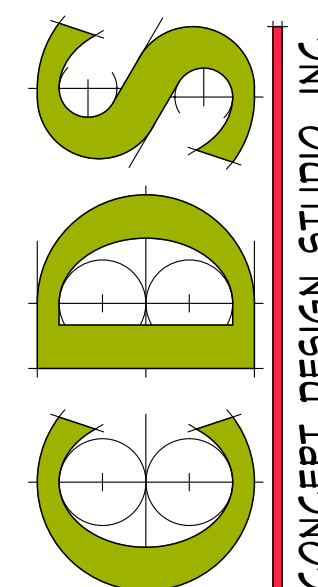
### ABBREVIATIONS

ABOVE FINISH FLOOR	AFF	GALVANIZED	GALV	QUARRY TILE	QT
ACOUSTICAL TILE	ACT	GAUGE	GA	RADIUS	R
ADJACENT	ADJ	GLASS	GL	REFRIGERATOR	REFRIG
AIR ADMITTANCE VALVE	AAV	GRADE	GR	REINFORCEMENT	REINF
ALUMINUM	AL	GYP SUM BOARD	GYP BD	REQUIRED	REQ'D
AMERICAN DISABILITIES ACT	ADA	GLAZED MASONRY UNIT	GMU	ROOF DRAIN	RD
ANODIZED	ANOD.			ROOF VENT	RV
APPROXIMATELY	APPROX			ROOM	RM
AREA DRAIN	AD	HAND DRYER	HD	ROUGH OPENING	RO
AT	@	HANDICAPPED	HDGP	RUBBER FLOOR TILE	RFT
		HARDWOOD	HDWD		
		HEATING	HTG		
		HEATING VENTILATION AND AIR CONDITIONING	HVAC		
		HEIGHT	HT	SANITARY	SAN
BASEMENT	BSMT	HIGH POINT	HP	SECTION	SECT
BEARING	BRG	HIGHWAY	HNY	SHEET	SHT
BENCH MARK	BM	HOLLOW METAL	HM	SHEET METAL	SHT MTL
BETWEEN	BTWN	HORIZONTAL	HORIZ	SIMILAR	SIM
BARRIER FREE	B.F.	HOT WATER	HW	SIMILAR TO	SIM TO
BLOCK	BLK	HOT/COLD WATER	HGW	SMART BOARD	SB
BOARD	BD			SPECIFICATION	SPEC
BOTTOM OF	B.O.			SQUARE	SG
BOTTOM OF STEEL BUILDING	B.O.S. BLDG	INCLUDE	INCL	STAINLESS STEEL	SS
		INFORMATION	INFO	STANDARD	STD
CABINET	CAB	INSIDE DIMENSION	ID	START POINT	SP
CARPET	CPT	INSULATION	INSUL	STEEL	STL
CATCH BASIN	CB			STORAGE	STOR
CEILING	CLG	JANITOR	JAN	STRUCTURAL	STRUCT
CENTER LINE	CL	JANITOR CLOSET	JC	SUSPENDED	SUSP
CLEAN OUT	CO	JOINT	JT		
COLD WATER	CW	JOIST	JST	TACK BOARD	TB
COLUMN	COL			TEMPERED	TEMP
CONCRETE	CONC	LAMINATE	LAM	TONGUE & GROOVE	T & G
CONCRETE MASONRY UNIT	CMU	LINEAR	LIN	TOP OF FOOTING	T.O. FTG
CONTINUOUS	CONT	LONG LEG VERTICAL	LLV	TOP OF FOUNDATION	T.O. FND
CONTROL JOINT	C.J.	LOW POINT	LP	TOP OF STEEL	T.O.S.
CUBIC	CU	LOWER LEVEL	LL	TOP OF WALL	T.O.W.
				THICK	THK
DEMOLITION	DEMO			THROUGH	THRU
DETAIL	DET			TYPICAL	TYP.
DIAMETER	DIA	MAN HOLE	MH		
DIMENSION	DIM	MANUFACTURER	MFR	UNDERWRITER'S LABORATORY	UL
DOWN	DN	MARKER BOARD	MB	UNLESS NOTED OTHERWISE	UNO
DOWNSPOUT	DN	MASONRY OPENING	MO		
DRAWING	DWG	MAXIMUM	MAX	VENT THROUGH ROOF	VTR
		MECHANICAL	MCH	VENTILATION	VENT
EACH	EA	METAL	MTL	VERIFY IN FIELD	V.I.F.
ELECTRIC	ELEC	MINIMUM	MIN	VERTICAL	VERT
ELECTRIC WATER COOLER	EWG	MISCELLANEOUS	MISC	VINYL COMPOSITE TILE	VCT
ELEVATION	EL	MOUNTED	MTD	VINYL WALL COVERING	VWC
ELEVATOR	ELEV			VOLUME	VOL
EQUAL	EQ	NOMINAL	NOM		
EQUIPMENT	EQUIP	NOT IN CONTRACT	NIC	WALL CLEAN OUT	W.C.O.
EXISTING	EXIST	NUMBER	NUM	WELDED WIRE FABRIC	W.W.F.
EXPANSION	EXP			WELDED WIRE MESH	W.W.M.
EXPANSION JOINT	EJ	ON CENTER	O.C.	W/	W/
		OPENING	OPN	WITH	W/O
FEET	FT	OPPOSITE	OPP	WITHOUT	W/D
FINISHED	FIN	OPPOSITE HAND	O.H.	WOOD	WD
FINISHED FLOOR	FF	OUTSIDE DIAMETER	OD	WOLMANIZED	WOLM
FIRE EXTINGUISHER	FE	OVER HEAD DOOR	OHD	WORK POINT	WP
FIRE EXTINGUISHER CABINET	FEC				
FLOOR	FD	PAIR	PR	YARD CLEAN OUT	Y.C.O.
FLOOR DRAIN	FD	PLASTER CEMENT	FLCG		
FOOTING	FTG	PLASTER GYP SUM	FLGG		
FOUNDATION	FND	PLATE	FLT		
FROM FINISHED FLOOR	FFF	PLYWOOD	FLND		
		PORCELAIN CERAMIC TILE	FCT		
		PRESSURE TREATED	PT		

### INDEX OF DRAWINGS

- T1.01 TITLE SHEET
- 1 OF 1 ALTA SURVEY
- C1.01 PRELIMINARY SITE PLAN (THIS IS NOT A SURVEY)
- C1.02 NEIGHBORHOOD AERIAL SITE PLAN (THIS IS NOT A SURVEY)
- C1.03 SITE DETAILS
- C1.04 PHASE I - PROPOSED SITE PLAN (THIS IS NOT A SURVEY)
- C1.05 PHASE I - PROPOSED SITE PLAN (THIS IS NOT A SURVEY)
- C1.06 PHASE III - PROPOSED SITE PLAN (THIS IS NOT A SURVEY)
- L1.01 PRELIMINARY LANDSCAPE PLAN ( THIS IS NOT A SURVEY)
- A1.01 PHASE I SCHEMATIC FIRST FLOOR PLAN
- A1.02 PHASE I SCHEMATIC SECOND THRU FOURTH FLOOR PLAN
- A1.03 PHASE I SCHEMATIC EXTERIOR ELEVATIONS
- A1.04 PHASE I SCHEMATIC EXTERIOR RENDERING
- A2.01 PHASE II SCHEMATIC FIRST FLOOR PLAN
- A2.02 PHASE II SCHEMATIC SECOND THRU FOURTH FLOOR PLAN
- A2.03 PHASE II SCHEMATIC EXTERIOR ELEVATIONS
- A2.04 PHASE II SCHEMATIC EXTERIOR RENDERING
- A3.01 PHASE III SCHEMATIC FIRST FLOOR PLAN
- A3.02 PHASE III SCHEMATIC SECOND THRU FOURTH FLOOR PLAN
- A3.03 PHASE III SCHEMATIC EXTERIOR ELEVATIONS
- A3.04 PHASE III SCHEMATIC EXTERIOR RENDERING
- A5.01 TYPICAL UNIT PLANS & RENDERINGS
- A5.02 AMENITY SPACE RENDERINGS

CONCEPT DESIGN STUDIO, INC.  
800 E. ELLIS ROAD, SUITE 503  
NORTON SHORES, MI 49441  
PH. (231) 799-4836  
FAX (231) 799-4837



CONCEPT DESIGN STUDIO, INC.

# PROPOSED DEVELOPMENT FOR BREWSTER WHEELER I, II, III 2900 SAINT ANTOINE, DETROIT, MI

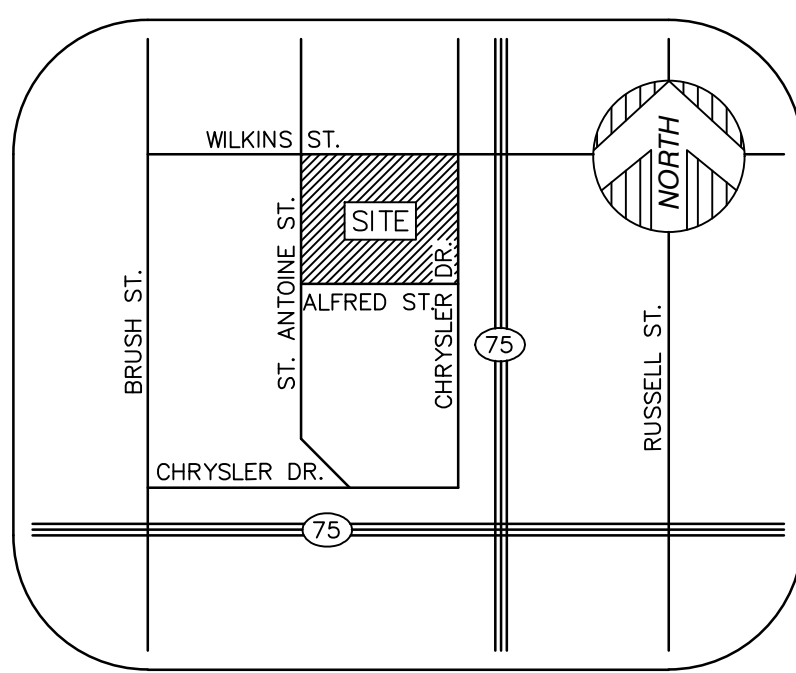
PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved.	
DRAWN BY	XXX

SHEET TITLE  
TITLE SHEET

SHEET NO.

# T1.01

PRELIMINARY  
NOT FOR CONSTRUCTION



**VICINITY MAP**  
(NOT TO SCALE)

**PARKING**  
(NOT TO SCALE)  
HANDICAP PARKING = 0 STALLS  
STANDARD PARKING = 41 STALLS

**PARCEL AREA**  
273,351± SQUARE FEET = 6.27± ACRES

**BASIS OF BEARING**  
NORTH 63°00'01" EAST, BEING THE SOUTHERLY LINE OF WILKINS ST, BASED ON GPS OBSERVATION, MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83.

**BENCHMARK**  
**SITE BENCHMARK #1**  
NAIL IN NORTH SIDE OF POWER POLE AT THE SOUTHWEST CORNER OF ALFRED STREET AND CHRYSLER DRIVE  
ELEVATION = 619.92' (NAVD 88)  
**SITE BENCHMARK #2**  
ARROW ON HYDRANT NORTHWEST OF VEHICULAR APPROACH TO SITE.  
ELEVATION = 622.09' (NAVD 88)  
**SITE BENCHMARK #3**  
ARROW ON HYDRANT AT SOUTH CENTER OF PROPERTY NORTH OF ALFRED STREET.  
ELEVATION = 621.87' (NAVD 88)

**LEGEND**

(R&M)	FOUND MONUMENT (AS NOTED)
(R)	FOUND SECTION CORNER (AS NOTED)
(M)	RECORD AND MEASURED DIMENSION
(M)	RECORD DIMENSION
(M)	MEASURED DIMENSION
○	GROUND ELEVATION
○	ELECTRIC MANHOLE
○	UTILITY POLE
○	GAS METER
○	GAS VALVE
○	LIGHT POLE WITH STREET LAMP
○	PUBLIC LIGHTING MANHOLE
○	CLEANOUT
○	SEWER MANHOLE
○	SQUARE CATCH BASIN
○	FIRE HYDRANT
○	WATER GATE MANHOLE
○	WATER VALVE
○	STEAM VAULT
○	UNKNOWN MANHOLE
○	LIGHTPOST/LAMP POST
○	SINGLE POST SIGN
○	SOIL BORING
○	TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	ADJOINER PARCEL LINE
---	SECTION LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	RAISED CONCRETE
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	FENCE (AS NOTED)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE

**SURVEYOR'S CERTIFICATION**

TO CINNAIRE TITLE SERVICES, LLC, AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B, 8, 9, 10A, 11A, 11B, 13, 16, 17, 19, AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 04/20/23.

DATE OF PLAT OR MAP: 04/28/23

**DRAFT**

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22566 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com

**FLOOD NOTE**  
SUBJECT PARCEL LIES WITHIN:  
AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.  
AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 26163C0285F, DATED 10/21/2021, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.  
**ZONING REGULATIONS**  
PD - PLANNED DEVELOPMENT DISTRICT  
LOT DIMENSIONS, SETBACKS, HEIGHT LIMITATIONS, LOT COVERAGE PERCENTAGES, AND FLOOR AREA RATIOS SHOULD BE APPROPRIATE TO THE NATURE OF THE PROJECT AND RELATE WELL TO SURROUNDING DEVELOPMENT.  
NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF DETROIT WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.

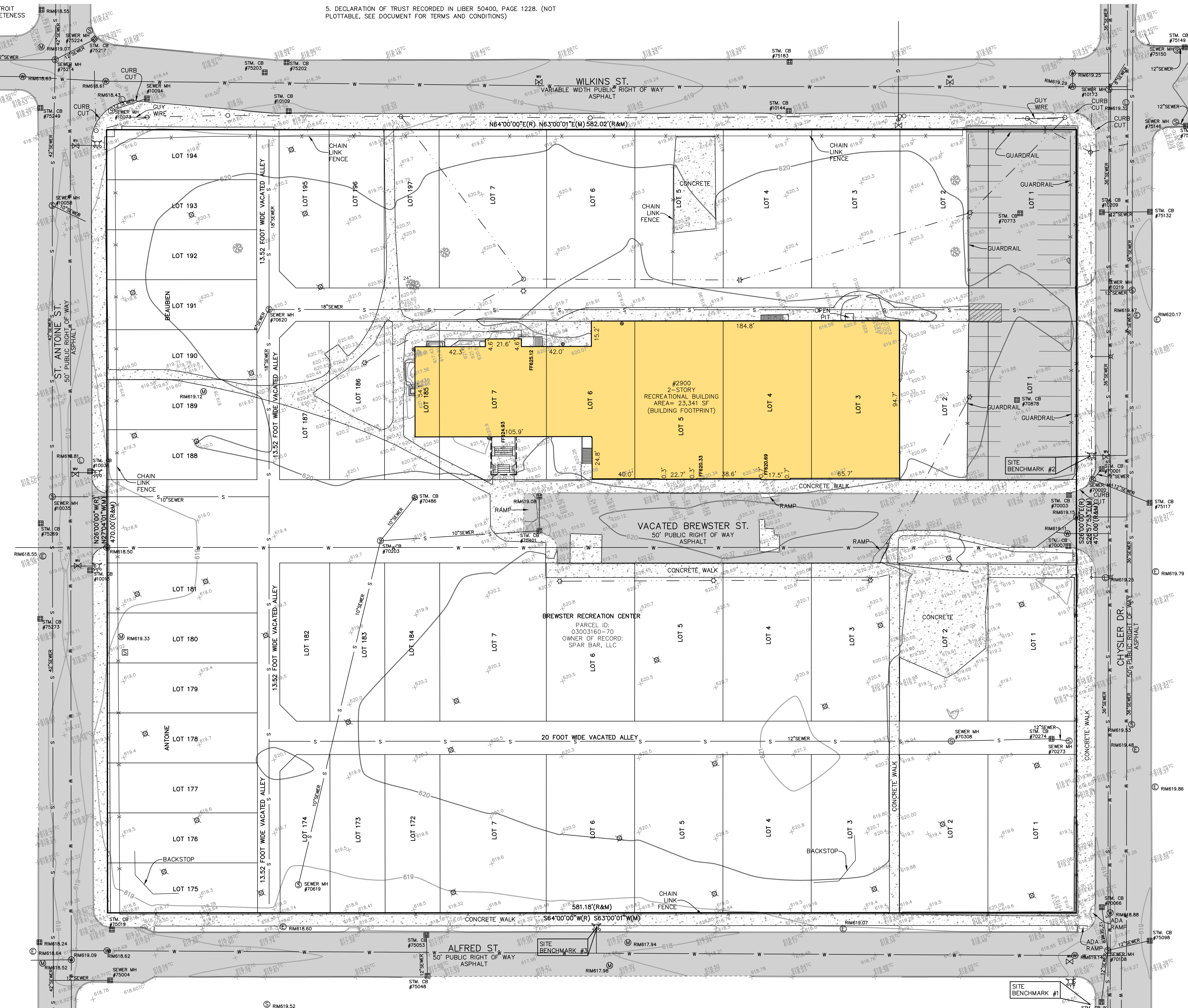
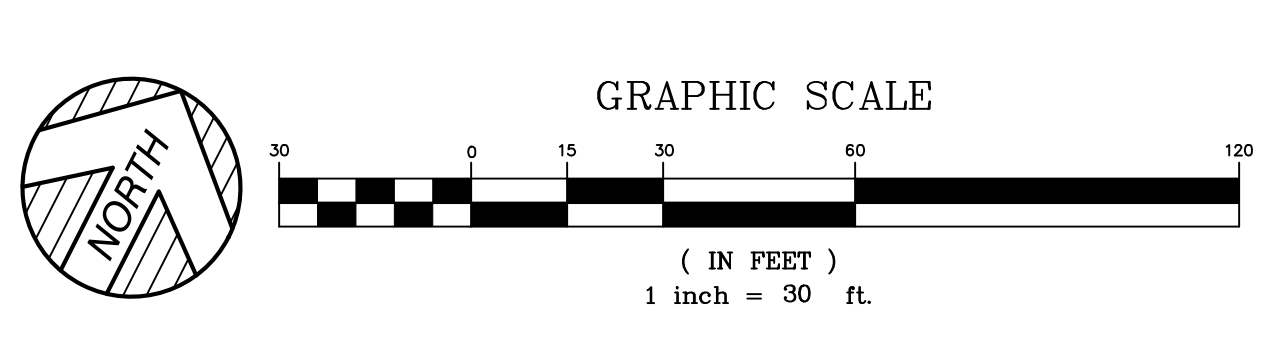
**MANHOLE SCHEDULE**

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV ELEV (FT)
10013	STORM CB	618.35	8"/STRUCTURE		614.45
			NO PIPES VISIBLE		
10035	SEWER MH	618.84	10 E		608.54
		618.84	42 NW		606.14
		618.84	42 SE		606.14
10038	STORM CB	618.42	8"/STRUCTURE		614.72
			NO PIPES VISIBLE		
10058	SEWER MH	618.84	10 E		608.34
		618.84	42 SE		606.34
		618.84	42 NW		606.34
10073	SEWER MH	618.75	12 NE		615.50
10094	STORM CB	618.30	8"/STRUCTURE		615.10
			NO PIPES VISIBLE		
10109	STORM CB	617.78	8"/STRUCTURE		612.98
			NO PIPES VISIBLE		
10144	STORM CB	618.49	8"/STRUCTURE		613.59
			NO PIPES VISIBLE		
10173	SEWER MH	619.36	8 NE		609.26
		619.36	8 NW		615.16
		619.36	36 SE		609.16
		619.36	36 NW		609.16
10209	STORM CB	619.08	12 NE		611.18
10219	SEWER MH	619.40	36 NW		602.90
		619.40	36 SE		602.90
		619.40	12 SW		610.90
70001	STORM CB	618.90	12 S		614.60
70002	SEWER MH	618.86	12 N		614.26
		618.86	12 SE		614.16
70003	STORM CB	618.99	8"/STRUCTURE		614.99
			NO PIPES VISIBLE		
70007	STORM CB	618.85	8"/STRUCTURE		614.65
			NO PIPES VISIBLE		
70066	STORM CB	618.83	8"/STRUCTURE		612.63
			NO PIPES VISIBLE		
70108	SEWER MH	619.00	12 NE		608.00
		619.00	36 NW		607.70
		619.00	12 SE		613.55
		619.00	36 SE		607.70
		619.00	6 N		615.20
		619.00	12 NW		609.40
70203	STORM CB	619.57	10 N		614.37
		619.57	10 NE		614.67
70273	SEWER MH	619.52	12 W		612.27
70274	STORM CB	619.62	T/DEBRIS		617.62
70308	SEWER MH	619.56	12 W		614.36
		619.56	T/WATER		616.36
		618.43	T/WATER		616.63
70401	STORM CB	618.43	8"/STRUCTURE		615.93
			POSSIBLE LEACHING BASIN		
70486	STORM CB	619.40	T/WATER		615.50
		619.40	8"/STRUCTURE		615.30
			POSSIBLE LEACHING BASIN		
70619	SEWER MH	618.62	10 N		612.87
70620	SEWER MH	620.03	18 N		607.93
		620.03	18 NE		608.03
		620.03	18 S		607.88
		620.03	6 SW		617.73
70773	STORM CB	619.07	T/WATER		614.82
		619.07	8"/STRUCTURE		614.07
			POSSIBLE LEACHING BASIN		
70878	STORM CB	619.29	T/DEBRIS		617.19
			POSSIBLE LEACHING BASIN		
75004	STORM CB	618.17	12 SW		613.82
75019	STORM CB	618.25	T/DEBRIS		614.15
75048	STORM CB	617.34	NO PIPES VISIBLE		615.34
			8"/STRUCTURE		
			NO PIPES VISIBLE		
75053	STORM CB	616.99	12 S		612.64
75087	STORM CB	619.12	8"/STRUCTURE		609.92
75098	STORM CB	618.90	T/DEBRIS		607.60
75117	STORM CB	619.17	T/DEBRIS		613.07
			NO PIPES VISIBLE		
75132	STORM CB	619.07	8"/STRUCTURE		613.07
			NO PIPES VISIBLE		
75145	STORM CB	619.78	12 W		616.43
75146	SEWER MH	619.79	12 E		607.88
		619.79	T/DEBRIS		614.29
75149	STORM CB	619.83	NO PIPES VISIBLE		616.73
75150	SEWER MH	619.77	12 NE		616.37
		619.77	T/DEBRIS		615.67
75183	STORM CB	618.41	NO PIPES VISIBLE		613.41
			8"/STRUCTURE		
75202	STORM CB	618.02	T/DEBRIS		616.77
75203	STORM CB	618.36	CANNOT OPEN		
75214	SEWER MH	619.22	42 NW		606.87
		619.22	42 SE		608.12
		619.22	42 SW		606.97
75217	STORM CB	618.46	12 SW		615.06
75224	SEWER MH	618.57	CANNOT OPEN/LOCKED		
75249	STORM CB	618.28	T/DEBRIS		617.18
75269	STORM CB	618.43	8"/STRUCTURE		615.18
			NO PIPES VISIBLE		
75273	STORM CB	618.11	T/DEBRIS		617.61

**SURVEYOR'S NOTES**  
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.  
2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTS.  
3. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

**TITLE REPORT NOTE**  
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE CINNAIRE TITLE SERVICES, LLC COMMITMENT NO. 705658, DATED JANUARY 18, 2023, AND RELATED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.  
2. INTEREST OF THE CITY OF DETROIT AS EVIDENCED BY QUIT CLAIM DEED RECORDED IN LIBER 54245, PAGE 343 AND BY AFFIDAVIT RECORDED IN LIBER 57879, PAGE 1148. (NOT PLOTTABLE, SEE DOCUMENTS FOR TERMS AND CONDITIONS)  
3. DECLARATION OF TRUST RECORDED IN LIBER 51568, PAGE 505. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)  
4. DECLARATION OF TRUST AND RESTRICTIVE COVENANT RECORDED IN LIBER 50371, PAGE 1370. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)  
5. DECLARATION OF TRUST RECORDED IN LIBER 50400, PAGE 1228. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

**PROPERTY DESCRIPTION**  
THE LAND SITUATED IN THE COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
LOTS 172 THROUGH 197 OF THE CRANE & WESSONS SUBDIVISION, AS RECORDED IN LIBER 1, PAGE 9 OF PLATS, WAYNE COUNTY RECORDS, ALSO NORTH ALFRED LOTS 1 THROUGH 7, SOUTH BREWSTER LOTS 1 THROUGH 7, NORTH BREWSTER LOTS 1 THROUGH 7, SOUTH WILKINS LOTS 1 THROUGH 7 AND VACATED BREWSTER AND ALLEYS ADJACENT C. MORAN FARM SUBDIVISION, AS RECORDED IN LIBER 1 PAGE 254 OF PLATS WAYNE COUNTY RECORDS.  
ADDRESS: 2900 S. ANTOINE STREET



PROFESSIONAL ENGINEERING SURVEYING & ENVIRONMENTAL SERVICES  
**KEM-TEC**  
A GROUP OF COMPANIES  
Grand Blanc  
Ann Arbor  
Eastpointe  
Detroit  
(800) 255-7222 (616) 758-0077 (734) 954-0888  
www.kemtccgroupofcompanies.com

**ALTA / NSPS LAND TITLE SURVEY**  
PREPARED FOR: MHT HOUSING, INC.  
2900 ST. ANTOINE STREET, DETROIT, MICHIGAN.

DATE	BY	REVISION	DESCRIPTION
04/28/23	JDM		
04/28/23	ATS		
APRIL 28, 2023			
		23-00677	
			SCALE 1" = 30'

**1**

1 OF 1 SHEETS

### PARKING CALC'S

MIN. DU PARKING REQ'D (0.5 PER UNIT)	= 108 SPACES TOTAL
MAX. DU PARKING REQ'D (1.5 PER UNIT)	= 320 MAX. SPACES TOTAL
<b>TOTAL PARKING SPACES REQUIRED:</b>	
- PHASE I	= 21 SPACES MINIMUM / 80 SPACES MAX.
- PHASE II	= 21 SPACES MIN. / 80 SPACES MAX.
- PHASE III	= 21 SPACES MIN. / 80 SPACES MAX.
- PHASE IV	= 26 SPACES MIN. / 80 SPACES MAX.
<b>TOTAL PARKING SPACES:</b>	
- PHASE I	= 28 SPACES
- PHASE II	= 28 SPACES
- PHASE III	= 28 SPACES
- PHASE IV	= 31 SPACES
- TOTAL	= 127 SPACES
ALL PARKING SPACES = 9'-0" WIDE x 20'-0" DEEP W/ MIN. 20'-0" DRIVE LANE	

### LEGEND



### WASTE COLLECTION

FOR THE NEW BUILDING, THE OWNERS INTENT FOR WASTE COLLECTION IS TO HAVE A SCREENED IN DUMPSTER LOCATION ON SITE. REFER TO DETAILS ON SHEET C1.03. TRASH & RECYCLABLES WOULD BE COLLECTED BY A DISPOSAL COMPANY AS NECESSARY.

### PROPERTY DESCRIPTION FURNISHED / TO BE REVISED BY SURVEYOR:

#### PARENT PARCEL DESCRIPTION

WARD 03, ITEM 003160-20  
(PER RECORD TAX DESCRIPTION)

EAST OF ST ANTOINE, LOTS 112 THROUGH 141, CRANE & WESSON'S SUBDIVISION, LIBER 1, PAGE 9 OF PLATS, WAYNE COUNTY RECORDS, ALSO NORTH OF ALFRED STREET LOTS 1 THROUGH 7, SOUTH OF BREWSTER STREET LOTS 1 THROUGH 7, NORTH OF BREWSTER STREET LOTS 1 THROUGH 7, SOUTH OF WILKINS STREET LOTS 1 THROUGH 7, MORAN FARM, LIBER 1, PAGE 254 OF PLATS, WAYNE COUNTY RECORDS, AND VACATED BREWSTER STREET AND ALLEYS ADJACENT.

#### BREWSTER WHEELER PARENT PARCEL OVERALL LEGAL DESCRIPTION (AS SURVEYED)

LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN AND IS DESCRIBED AS FOLLOWS: EAST OF ST. ANTOINE LOTS 112 THROUGH 141, INCLUSIVE PART OF CRANE AND WESSON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET, LIBER 1, PAGE 9 OF PLATS, WAYNE COUNTY RECORDS, ALSO ALL OF LOTS 1 THROUGH 7 NORTH OF ALFRED STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 7 SOUTH OF BREWSTER STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 7 NORTH OF BREWSTER STREET, INCLUSIVE, ALSO ALL OF LOTS 1 THROUGH 7 SOUTH OF WILKINS STREET, INCLUSIVE, SUBDIVISION OF THE CHARLES MORAN FARM BETWEEN GRATIOT AND INDIANA STREETS, LIBER 1 PAGE 254 OF PLATS, WAYNE COUNTY RECORDS, ALSO, INCLUDING THE REVERSIONARY INTEREST IN BREWSTER STREET AND ALLEYS INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARY, ALL BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT SOUTHWEST CORNER OF LOT 115 OF PART OF CRANE AND WESSON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY LINE OF ALFRED STREET (50 FT WIDE) AND THE EASTERLY LINE OF SAINT ANTOINE STREET (50 FT WIDE); THENCE N 27°04'11" W, 470.00 FEET SAID SAID EASTERLY LINE OF SAINT ANTOINE STREET TO A POINT ON THE SOUTHERLY LINE OF WILKINS STREET (86 FT WIDE), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 144 OF SAID PART OF CRANE AND WESSON'S SECTION OF THE ANTOINE BEAUBIEN FARM NORTH OF ELIZABETH STREET; THENCE N 63°00'01" E, 582.02 FEET ALONG THE NORTHERLY LINE OF SAID WILKINS STREET TO A POINT ON THE WESTERLY LINE OF CHRYSLER DRIVE (VARIABLE WIDTH), SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION OF THE CHARLES MORAN FARM BETWEEN GRATIOT AND INDIANA STREETS; THENCE S 26°51'53" E, 470.00 FEET ALONG SAID WESTERLY LINE OF CHRYSLER DRIVE TO A POINT ON THE NORTHERLY LINE OF ALFRED STREET (50 FT WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1 NORTH OF ALFRED STREET OF SAID SUBDIVISION OF THE CHARLES MORAN FARM BETWEEN GRATIOT AND INDIANA STREETS; THENCE S 63°00'01" W, 581.18 FEET ALONG THE NORTHERLY LINE OF SAID ALFRED STREET TO THE POINT OF BEGINNING AND CONTAINING 6.21 ACRES.

### PROPOSED UNIT MIX

**BREWSTER PHASE I**  
- 53 TOTAL UNITS  
- 21 TWO BEDROOMS  
- 26 ONE BEDROOMS  
- ADA UNITS = 15% MINIMUM

**BREWSTER PHASE II**  
- 53 TOTAL UNITS  
- 21 TWO BEDROOMS  
- 26 ONE BEDROOMS  
- ADA UNITS = 15% MINIMUM

**BREWSTER PHASE III**  
- 53 TOTAL UNITS  
- 21 TWO BEDROOMS  
- 26 ONE BEDROOMS  
- ADA UNITS = 15% MINIMUM

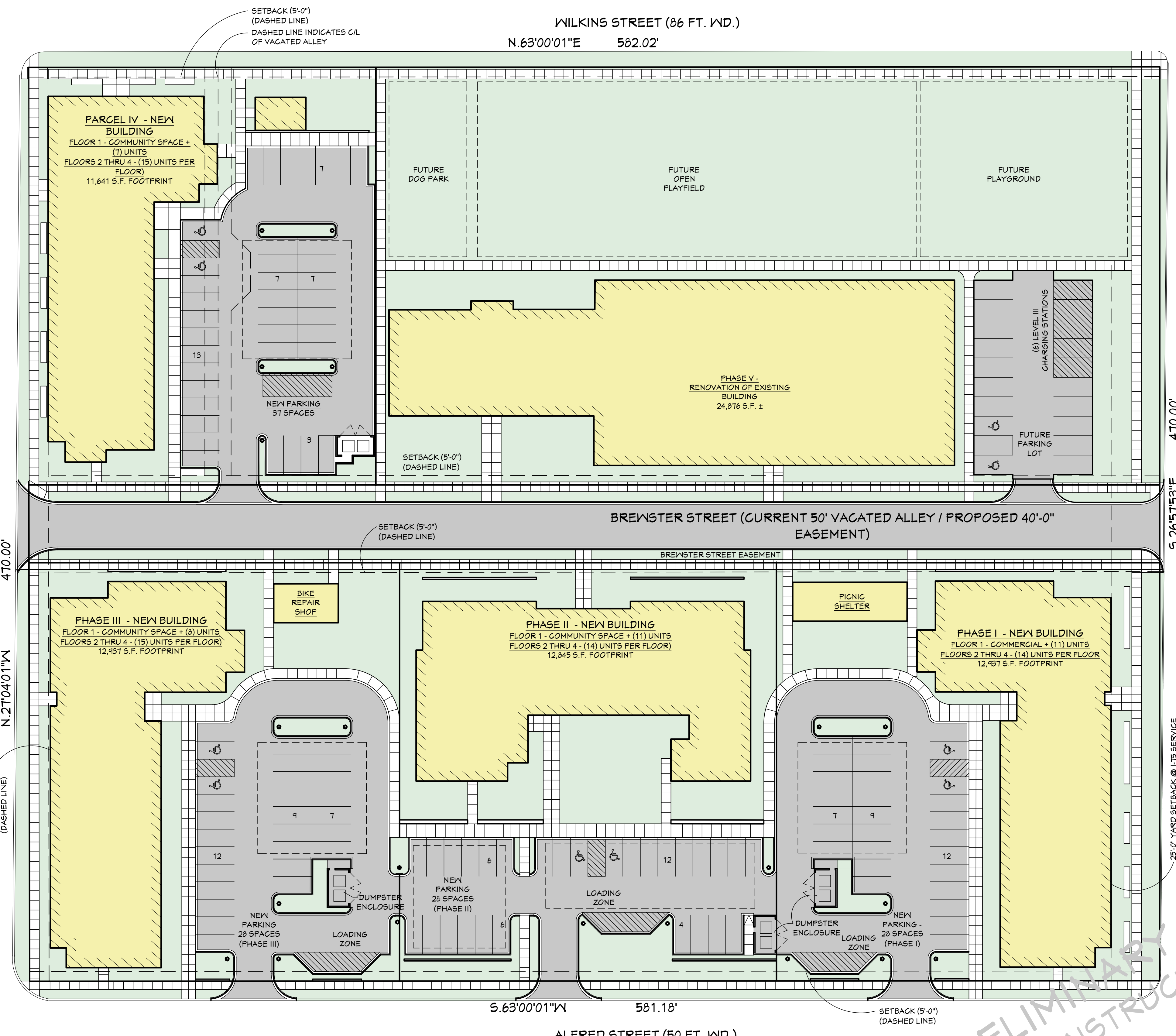
**BREWSTER PHASE IV (NOT PART OF THIS APPLICATION)**  
- 52 TOTAL UNITS  
- 52 ONE BEDROOMS  
- ADA UNITS = 15% MINIMUM

### SURROUNDING DEVELOPMENT NOTE

IT IS THE INTENT OF THIS DEVELOPMENT TO COORDINATE WITH THE SURROUNDING DEVELOPMENTS STREETSCAPE AS MUCH AS FEASIBLE. UPON RECEIVING PLANS FROM THE SURROUNDING DEVELOPMENT GROUP, MHT HOUSING WILL REASSESS THE STREETSCAPE.

### THE SANCTUARY BREWSTER

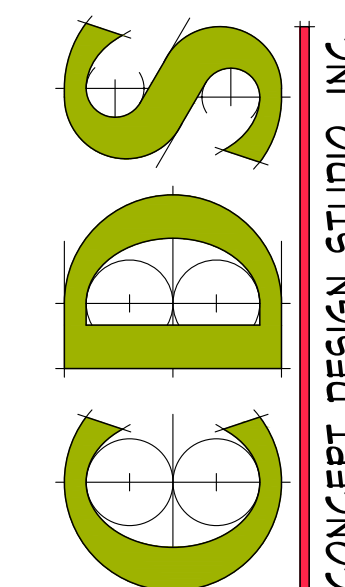
THE SANCTUARY BREWSTER & THE BREWSTER WHEELER RECREATION CENTER DEVELOPMENT ARE NOT INCLUDED IN THIS APPLICATION. MHT HOUSING & CONCEPT DESIGN STUDIO WANTED TO PROVIDE THE CURRENT PLANS FOR THOSE IMPROVEMENTS FOR PLANNING'S REFERENCE ONLY.



### PROPOSED SITE PLAN (THIS IS NOT A SURVEY)

SCALE: 1" = 30'-0"

CONCEPT DESIGN STUDIO, INC.  
800 E. ELLIS ROAD, SUITE 508  
NORTON SHORES, MI 48441  
PH. (231) 799-4836  
FAX (231) 799-4837



PROPOSED DEVELOPMENT FOR  
**BREWSTER WHEELER I, II, III**  
2900 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023

SITE PLAN SUBMITTAL 10.11.2023  
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved

DRAWN BY KO

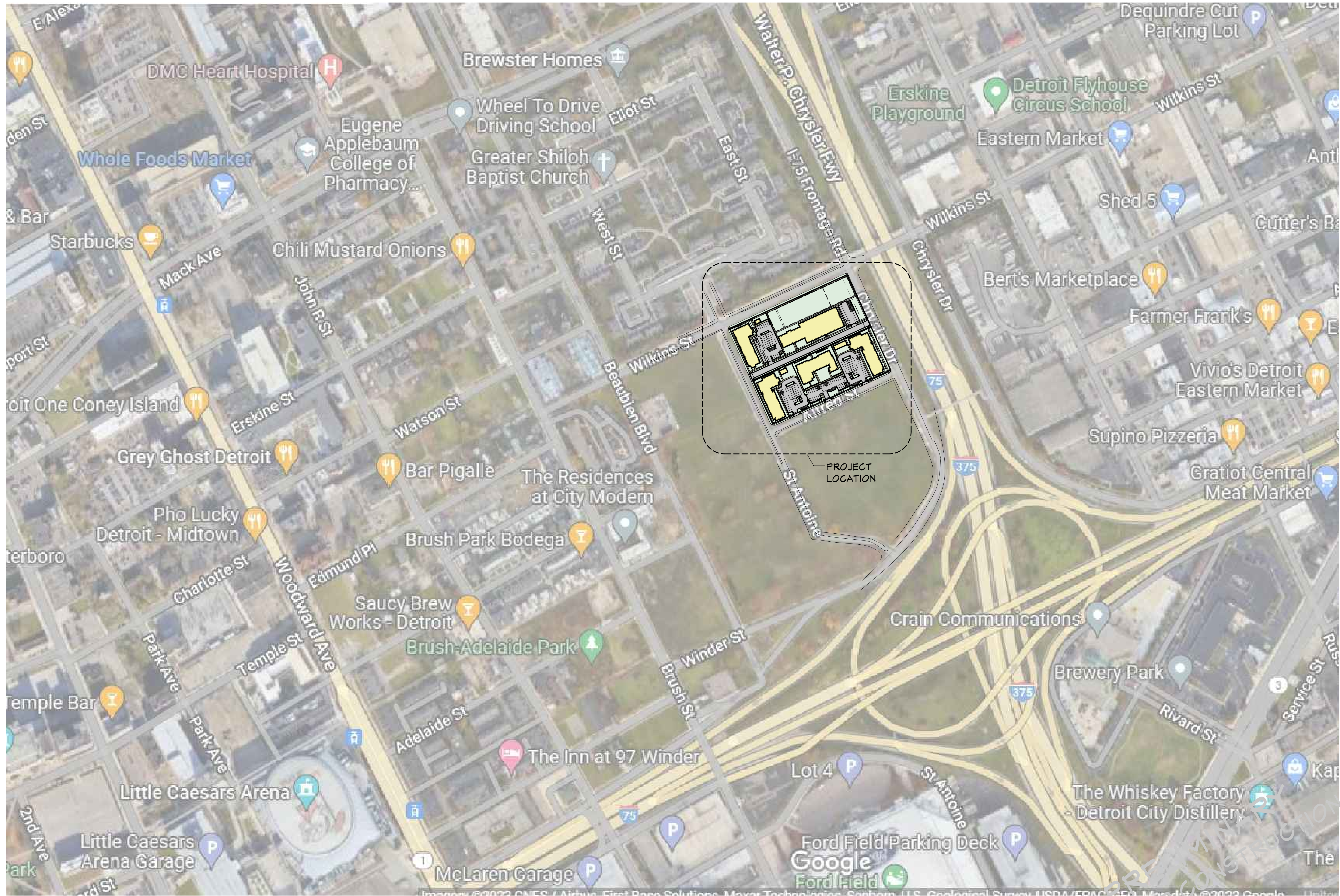
SHEET TITLE  
**PRELIMINARY SITE PLAN (THIS IS NOT A SURVEY)**

SHEET NO.

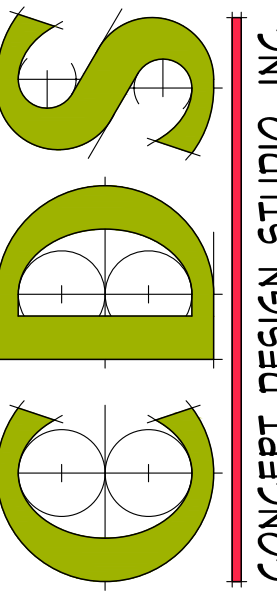
**C1.01**

PRELIMINARY  
NOT FOR CONSTRUCTION

10/17/2023 2:38 PM Z:\PROJECTS\1275-22\_MHT\_Housing - Brewster Phase I, II, III\3-Drawing\1275-22-C1\_1\_Mht\_C023.dwg



CONCEPT DESIGN STUDIO, INC.  
 800 E. ELLIS ROAD, SUITE 503  
 NORTON SHORES, MI 48441  
 PH. (231) 799-4936  
 FAX (231) 799-4937



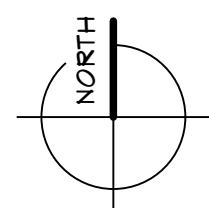
PROPOSED DEVELOPMENT FOR  
**BREWSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023

DRAWN BY KO  
 SHEET TITLE  
**NEIGHBORHOOD SITE AERIAL**

SHEET NO.

**C1.02**



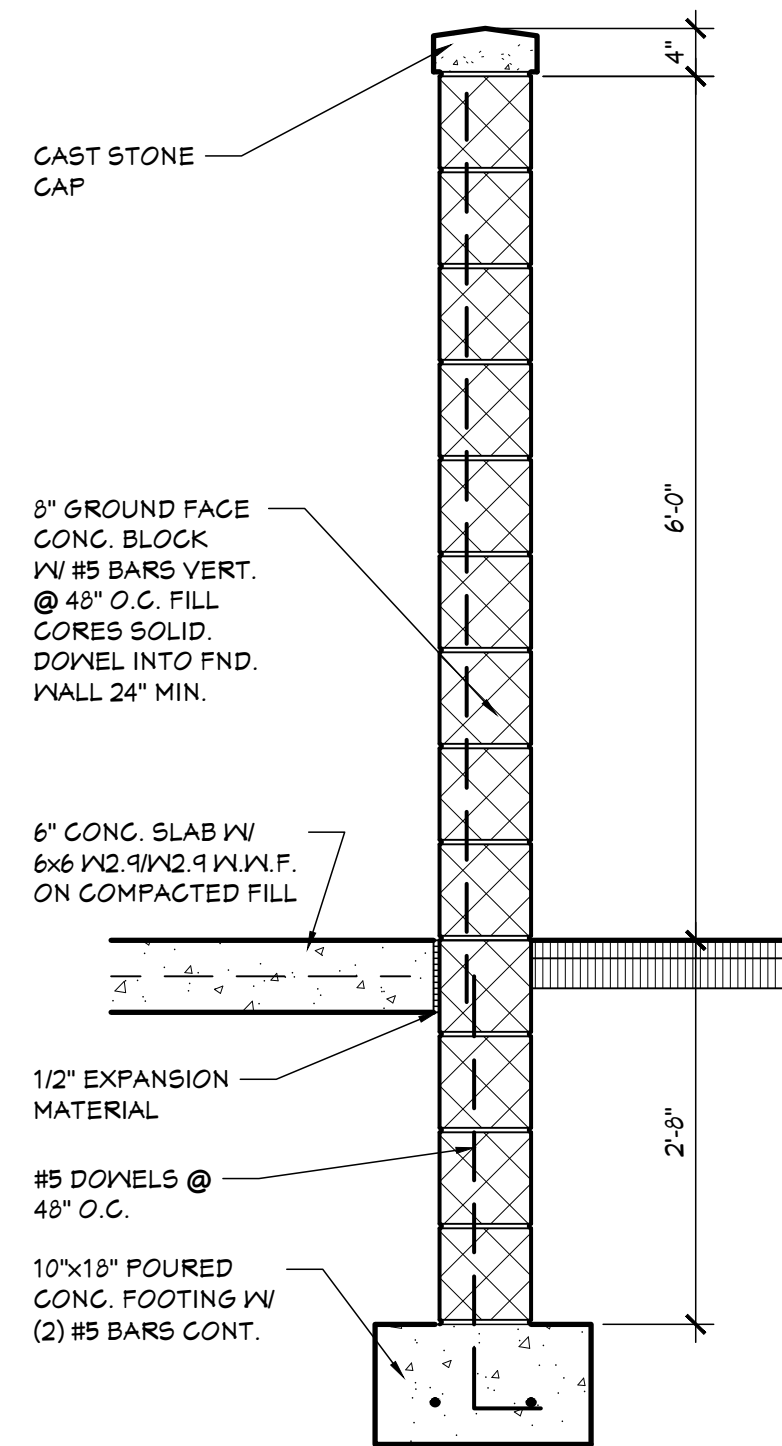
NEIGHBORHOOD SITE AERIAL (THIS IS NOT A SURVEY)  
 SCALE: NTS

NOT FOR CONSTRUCTION

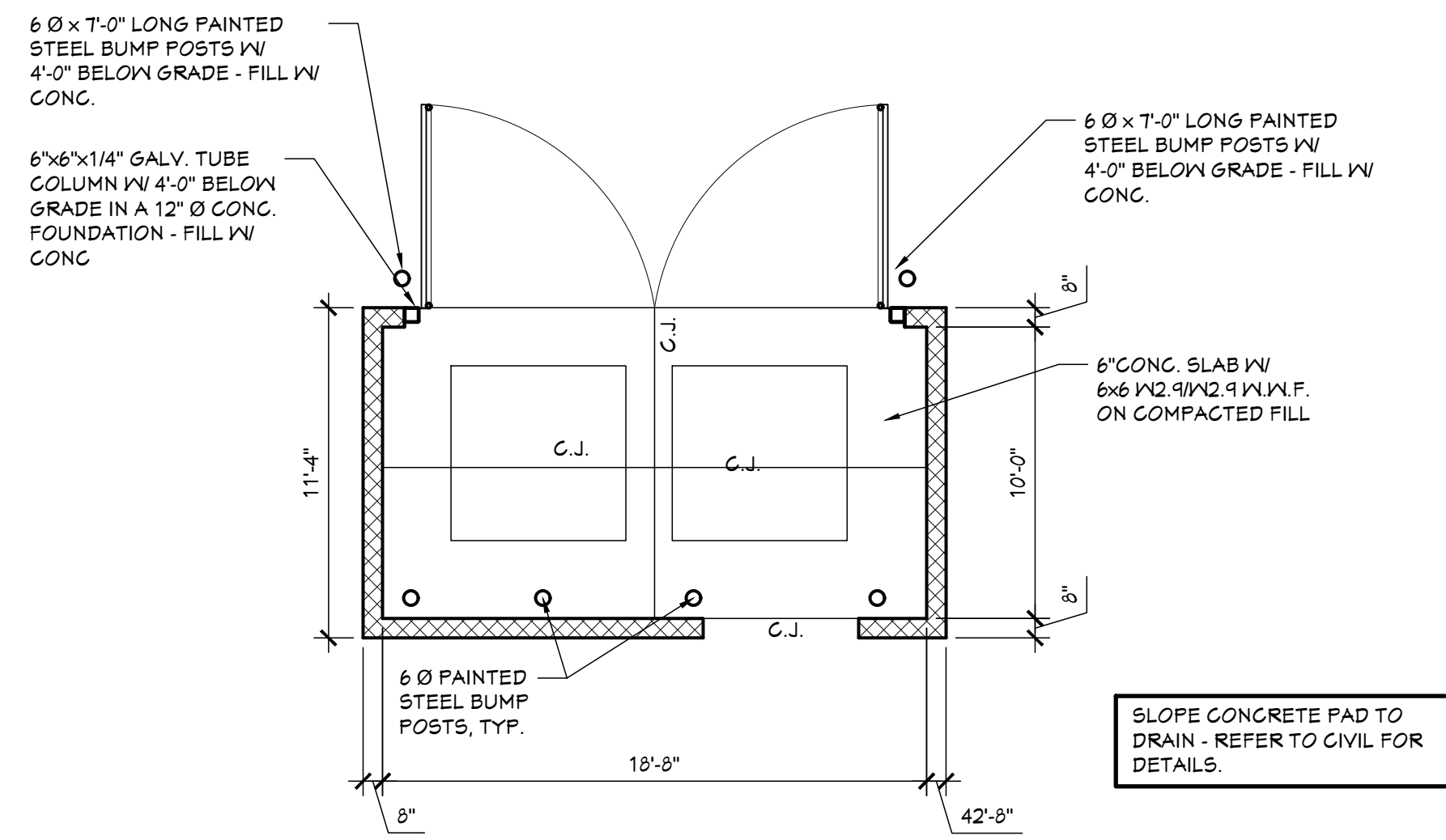
10/17/2023 2:39 PM Z:\PROJECTS\1275-22 MHT Housing - Brewster Phase I, II, III\Drawings\1275-22\01\_Maps\0203.aia

## GENERAL SITE NOTES

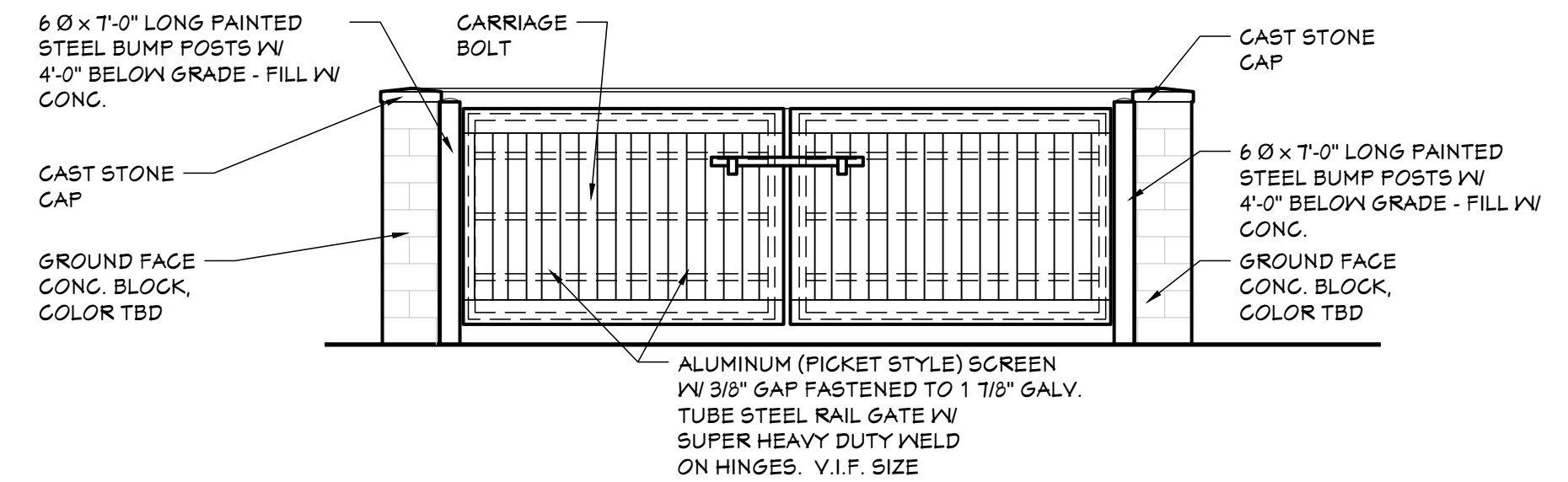
- CONTRACTOR SHALL REPAIR AND PUT BACK TO THERE ORIGINAL CONDITION ALL AREAS OUTSIDE THE CONSTRUCTION LIMIT LINE WHICH WERE DISTURBED DURING CONSTRUCTION.
- SEE SPECIFICATIONS FOR AGGREGATE BASE AND FILL MATERIALS AND INSTALLATION INSTRUCTIONS.
- CONCRETE WALKS SHALL BE NON REINFORCED IN A THICKNESS AS SPECIFIED. SPACE CONTROL JOINTS MINIMUM OF 1X THE WALK WIDTH OR AS SHOWN ON THE DRAWINGS. BROOM FINISH. PROVIDE DETECTABLE WARNING AT RAMP.
- INSTALLATION OF SLEEVES FOR ELECTRICAL, IRRIGATION, ETC., SHALL BE COMPLETED PRIOR TO THE INSTALLATION OF BASE ASPHALT PAVING COURSE. SLEEVES TO BE FURNISHED BY INDIVIDUAL TRADES FOR THE INTENDED USE.
- GRADING AT BUILDING TO SLOPE AWAY FROM STRUCTURE A MINIMUM OF 6" OF FALL IN THE FIRST 10'-0" AND A MINIMUM OF 2% THEREAFTER.
- REFER TO SURVEY SHEET FOR BENCH MARK INFORMATION.
- REFER TO GEOTECHNICAL EVALUATION IN THE SPECIFICATION FOR SOIL BORINGS AND RECOMMENDATIONS FOR SUB GRADE PREPARATIONS FOR FOUNDATIONS, GRADE-SLABS, AND CONSTRUCTION CONSIDERATIONS.
- DURING ENTIRE CONSTRUCTION PHASE OF THE PROJECT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CLEAN-UP OPERATIONS ALONG & ON THE ROADWAY WHERE DIRT AND/OR DEBRIS HAS BEEN DEPOSITED DUE TO THE CONSTRUCTION ACTIVITIES AND/OR RELATED WORK. AS A MINIMUM, CLEAN-UP WILL BE DONE ON A DAILY BASIS; ADDITIONAL CLEAN-UP WILL BE PERFORMED AS DEEM NECESSARY BY THE CITY.



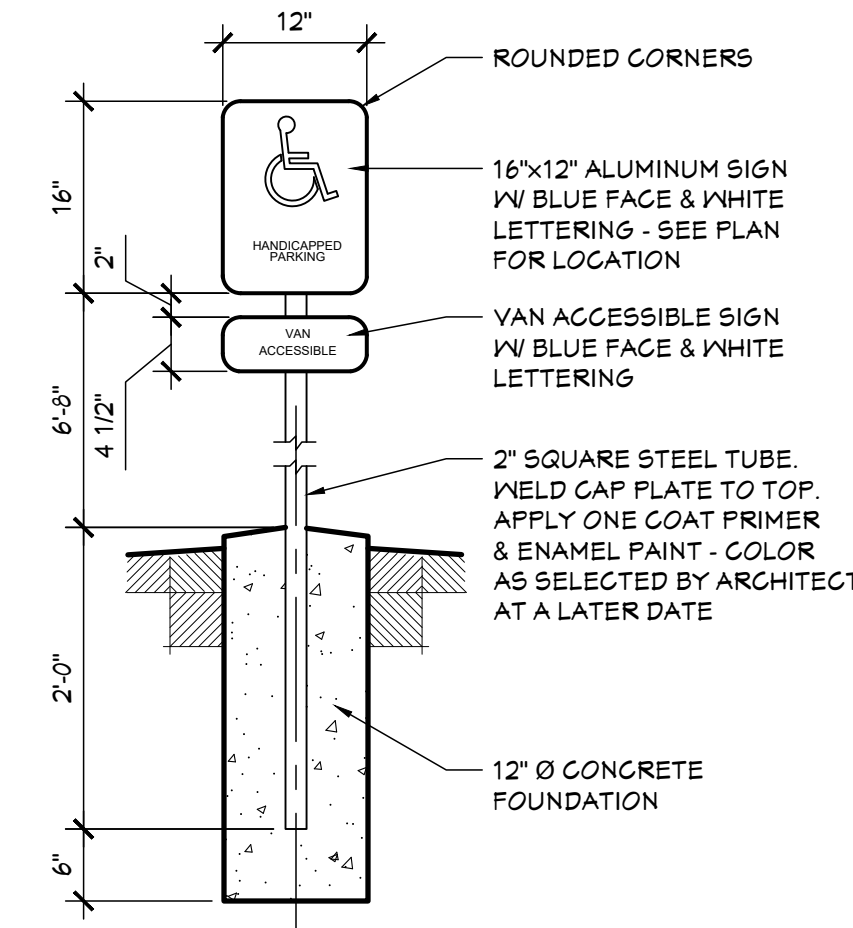
09 DUMPSTER ENCLOSURE SECTION  
C1.02 SCALE: 3/4" = 1'-0"



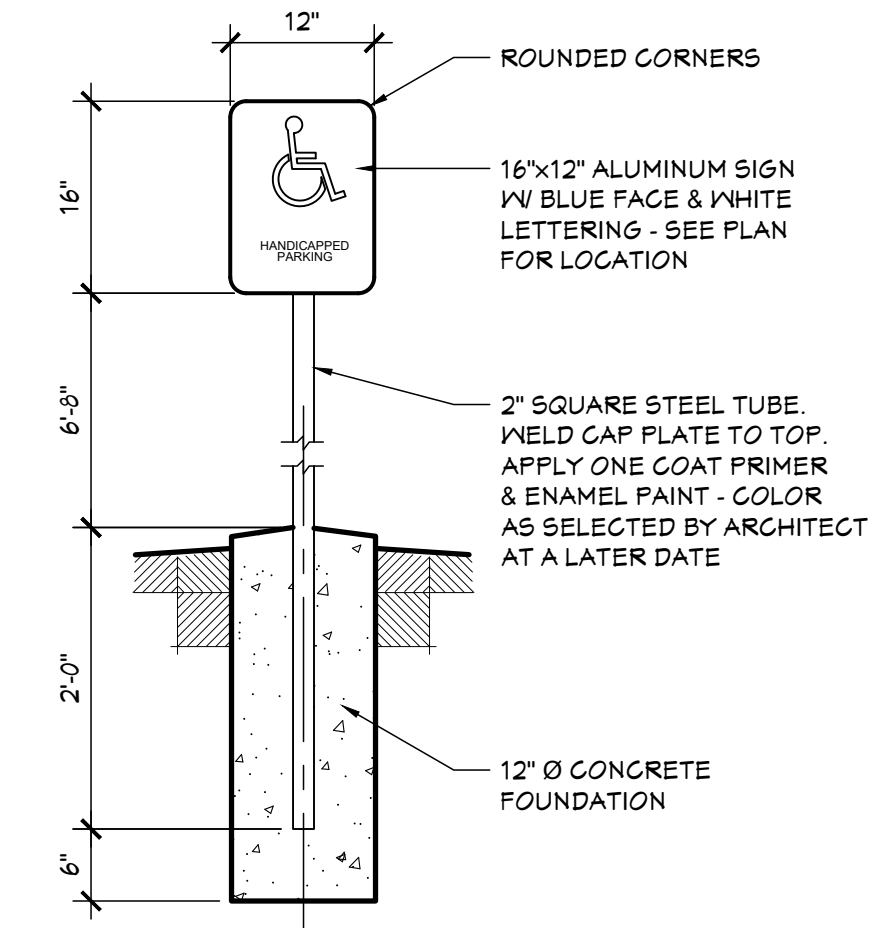
08 TYP. DUMPSTER ENCLOSURE PLAN  
C1.02 SCALE: 3/16" = 1'-0"



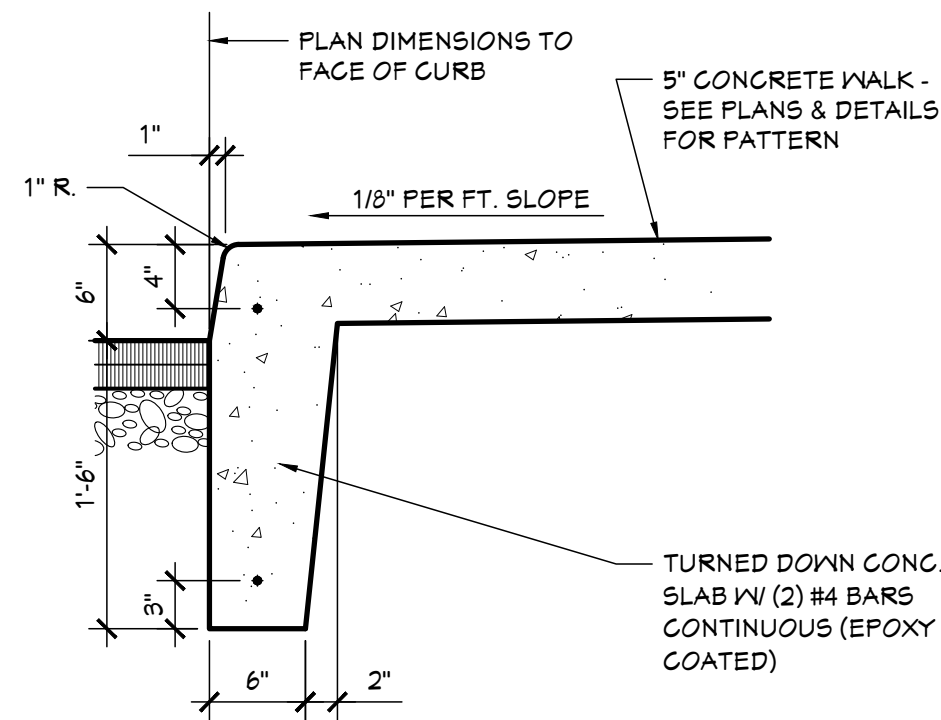
10 DUMPSTER ENCLOSURE FRONT ELEVATION  
C1.02 SCALE: 1/4" = 1'-0"



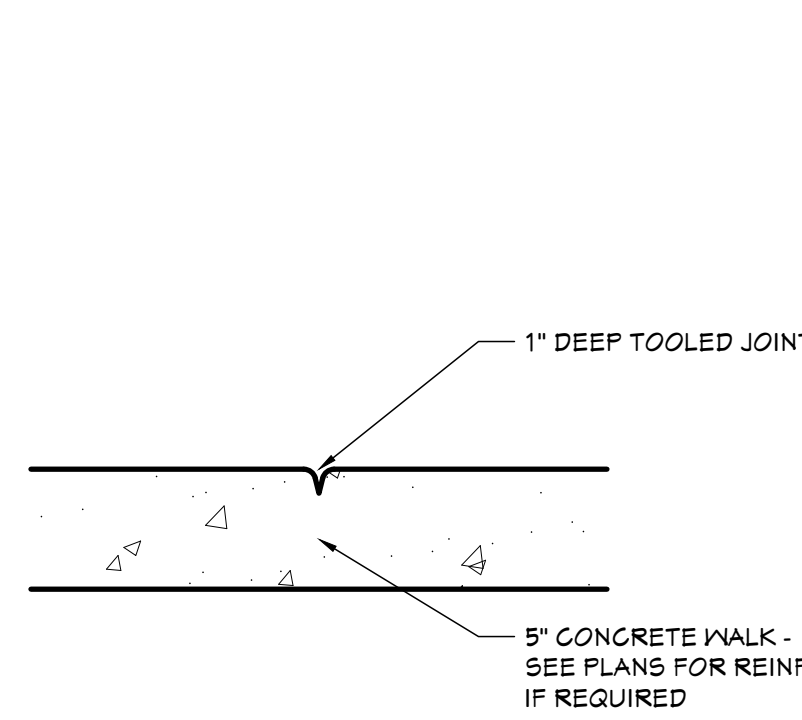
07 B.F. SIGN (VAN) DETAIL  
C1.02 SCALE: 3/4" = 1'-0"



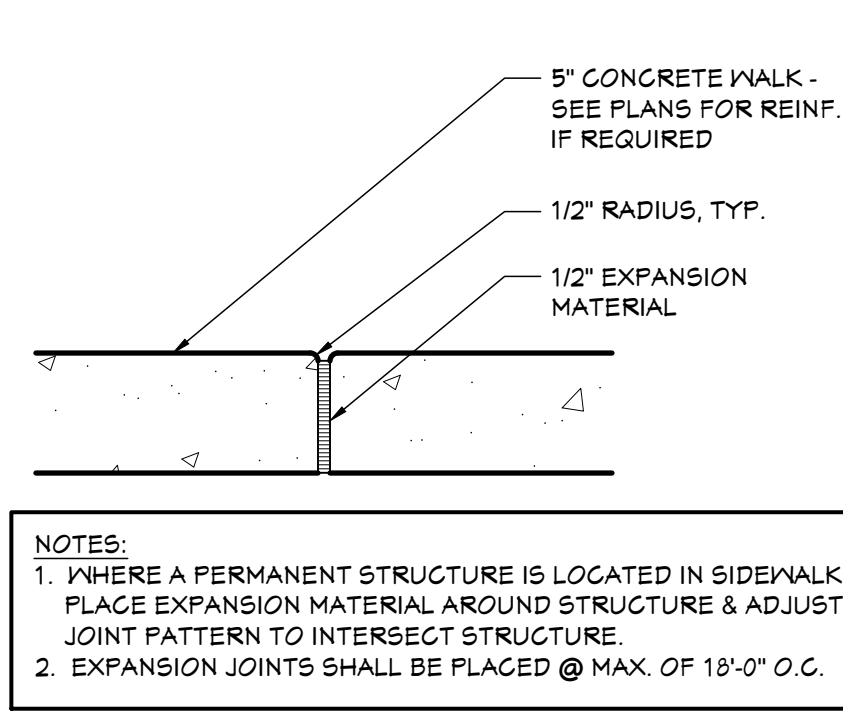
06 B.F. SIGN DETAIL  
C1.02 SCALE: 3/4" = 1'-0"



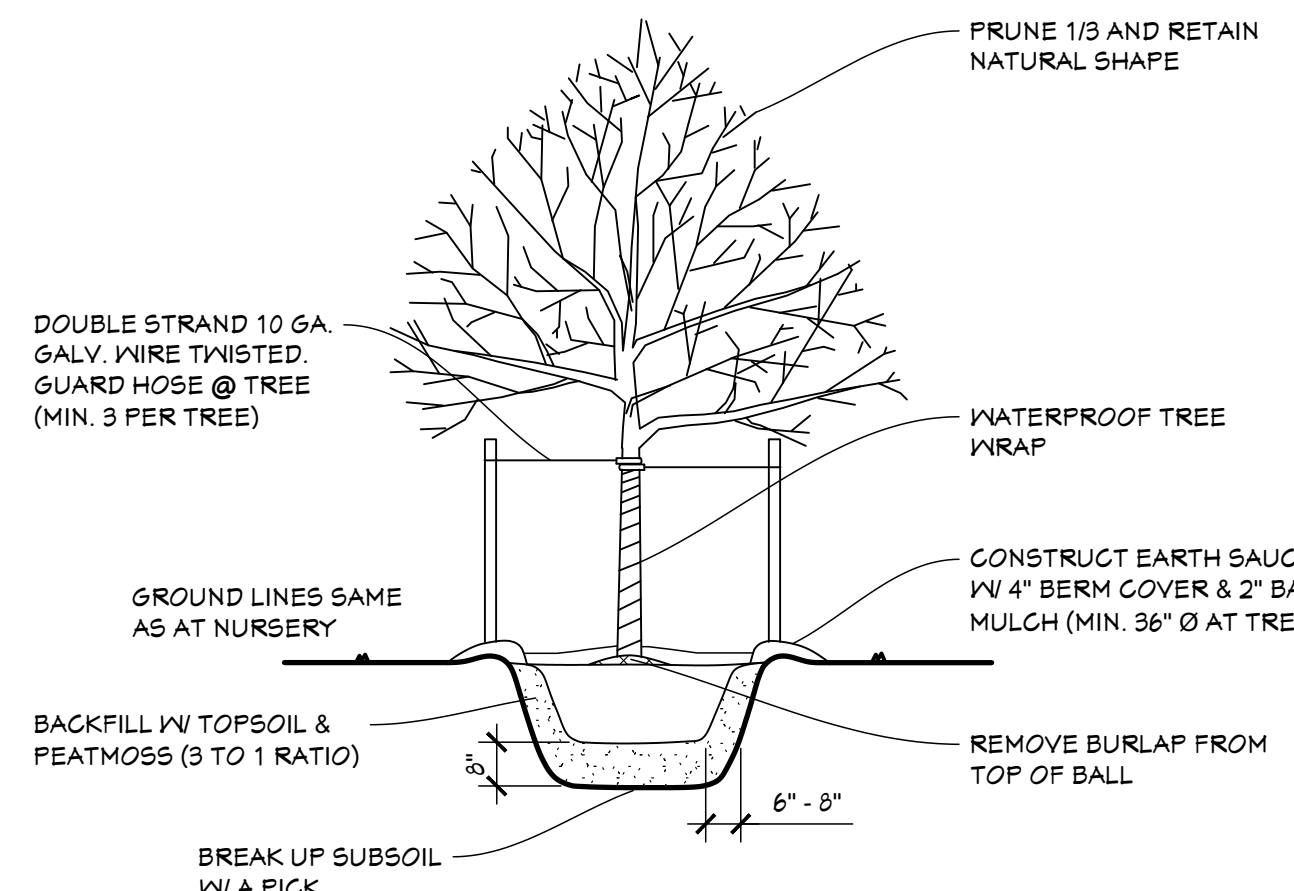
05 SIDEWALK CURB DETAIL  
C1.02 SCALE: 1" = 1'-0"



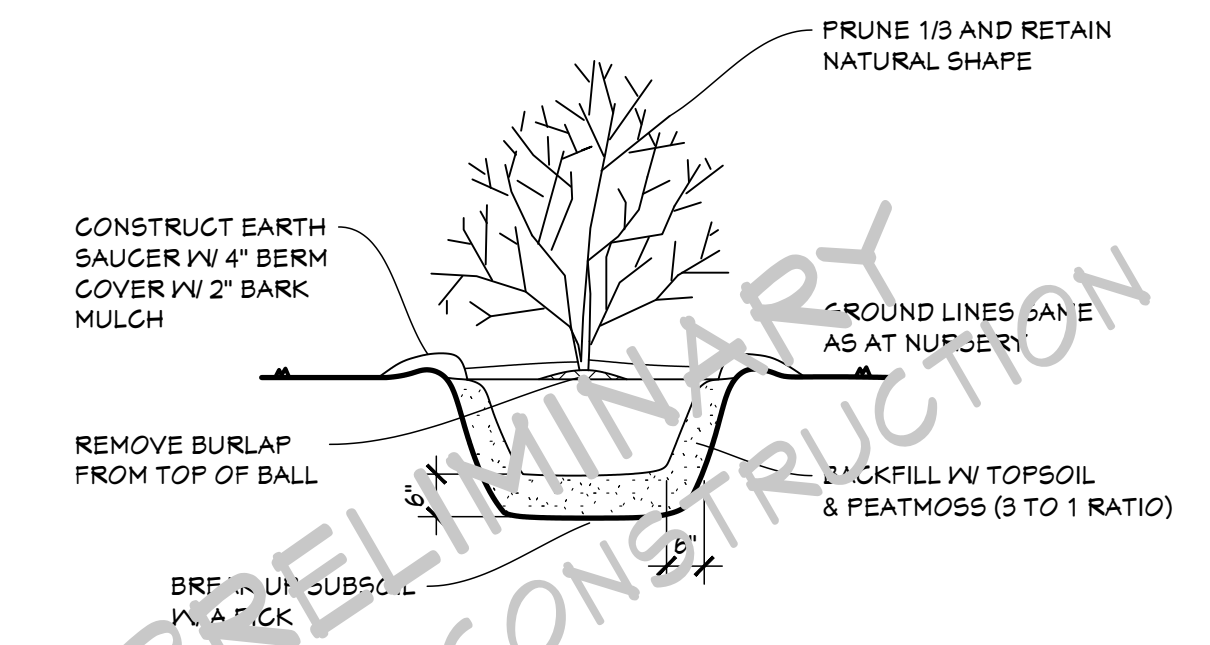
04 WALK CONTROL JOINT  
C1.02 SCALE: 1 1/2" = 1'-0"



03 WALK EXPANSION JOINT  
C1.02 SCALE: 1 1/2" = 1'-0"



02 TREE PLANTING DETAIL  
C1.02 SCALE: 3/8" = 1'-0"



01 SHRUB PLANTING DETAIL  
C1.02 SCALE: 3/8" = 1'-0"

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**SITE DETAILS**

SHEET NO.

**C1.03**

NOT FOR CONSTRUCTION

### PHASE I PARKING CALC'S

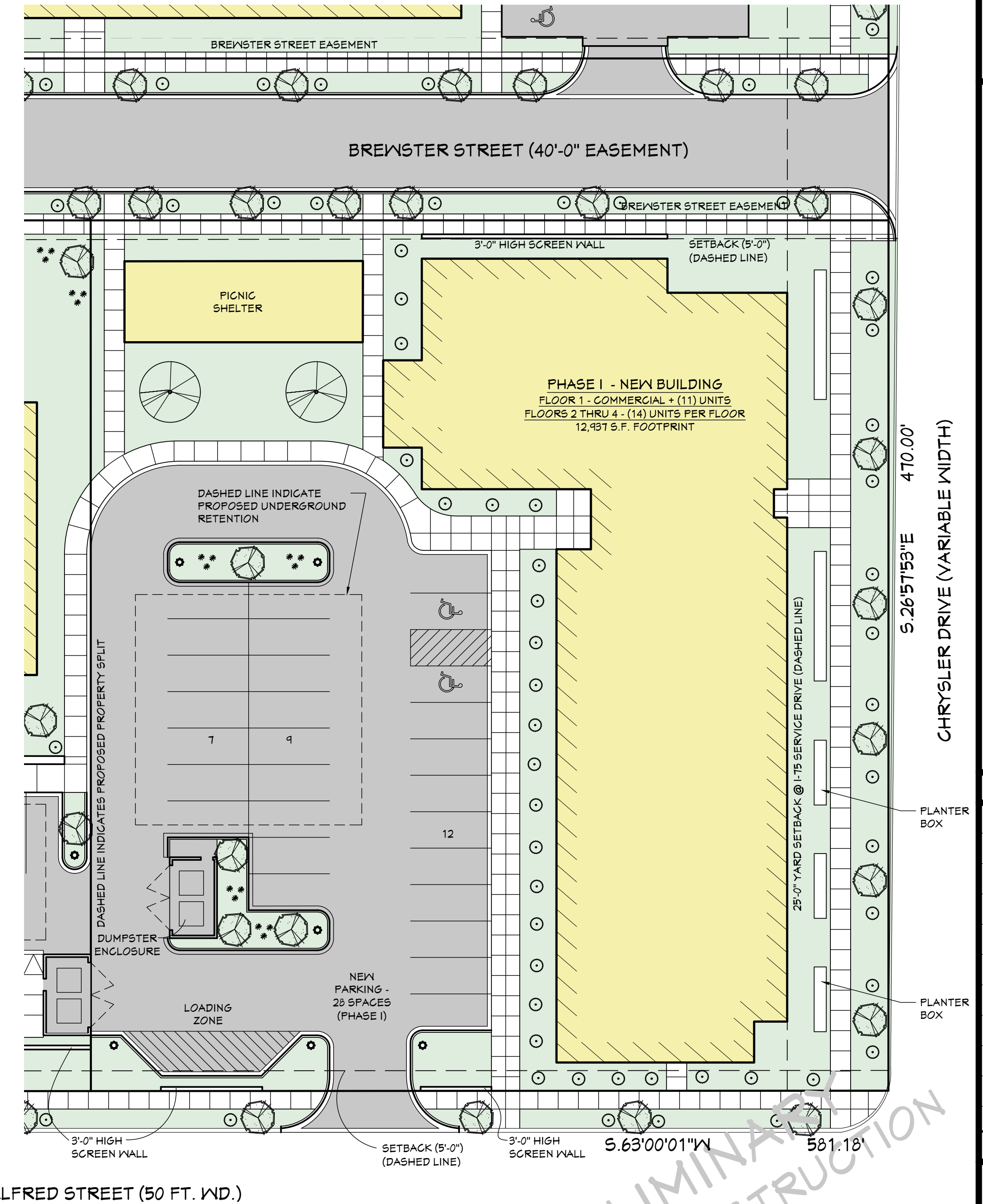
MIN. DU PARKING REQ'D	= 21 SPACES TOTAL / (0.5 PER UNIT)
MAX. DU PARKING REQ'D	= 80 MAX. SPACES TOTAL / (1.5 PER UNIT)
TOTAL PARKING SPACES:	= PHASE I = 28 SPACES
ALL PARKING SPACES SIZES:	= 9'-0" WIDE x 20'-0" DEEP W/ MIN. 20'-0" DRIVE LANE

### LEGEND

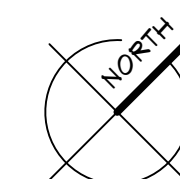
	NEW CONCRETE SIDEWALK
	NEW BITUMINOUS PAVING

### PHASE I PROPOSED UNIT MIX

BREWSTER PHASE I	
- 53 TOTAL UNITS	
- 21 TWO BEDROOMS	
- 26 ONE BEDROOMS	
- ADA UNITS = 15% MINIMUM (4 ONE BEDROOM UNITS / 4 TWO BEDROOM UNITS)	



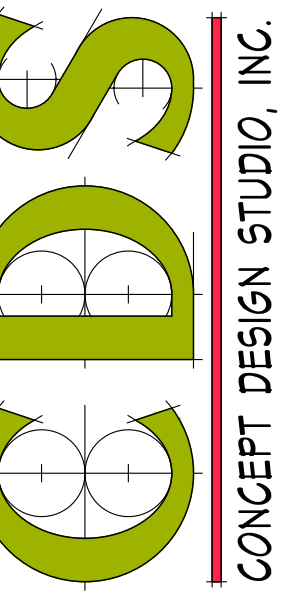
ALFRED STREET (50 FT. WD.)



### PHASE I - PROPOSED SITE PLAN (THIS IS NOT A SURVEY)

SCALE: 1" = 20'-0"

CONCEPT DESIGN STUDIO, INC.  
800 E. ELLIS ROAD, SUITE 508  
NORTON SHORES, MI 48441  
PH. (231) 799-4936  
FAX (231) 799-4937



## PROPOSED DEVELOPMENT FOR BREWSTER WHEELER I, II, III 2900 SAINT ANTOINE, DETROIT, MI

PROJECT # 1275-22

OWNER REVIEW 10.14.2022

OWNER REVIEW 01.21.2023

OWNER REVIEW 02.03.2023

OWNER REVIEW 03.06.2023

OWNER REVIEW 05.04.2023

OWNER REVIEW 08.28.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 10.12.2023

SITE PLAN SUBMITTAL 10.11.2023

Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved

DRAWN BY KO

SHEET TITLE  
PHASE I -  
PROPOSED SITE  
PLAN (THIS IS  
NOT A SURVEY)

SHEET NO.

# C1.04

PRELIMINARY  
NOT FOR CONSTRUCTION

10/17/2023 2:31 PM Z:\PROJECTS\1275-22\1103-Drawing\1275-22\1103\_1.dwg

### PHASE II PARKING CALC'S

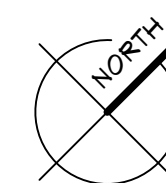
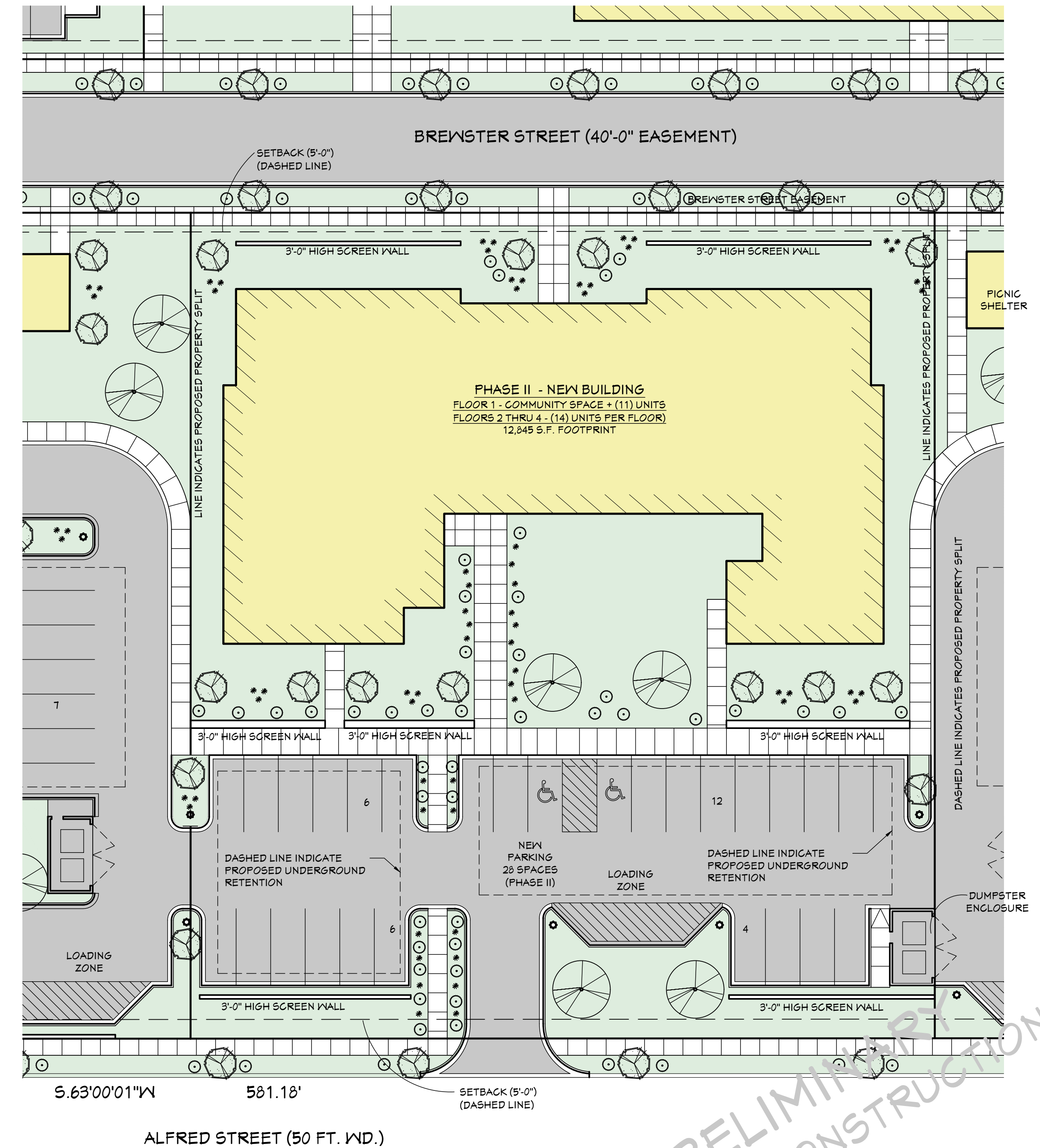
MIN. DU PARKING REQ'D	= 21 SPACES TOTAL / (0.5 PER UNIT)
MAX. DU PARKING REQ'D	= 80 MAX. SPACES TOTAL / (1.5 PER UNIT)
TOTAL PARKING SPACES:	= PHASE II = 28 SPACES
ALL PARKING SPACES SIZES:	= 9'-0" WIDE x 20'-0" DEEP W/ MIN. 20'-0" DRIVE LANE

### LEGEND

	NEW CONCRETE SIDEWALK
	NEW BITUMINOUS PAVING

### PHASE II PROPOSED UNIT MIX

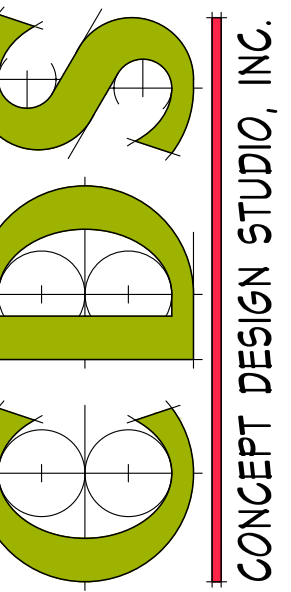
BREWSTER PHASE II	
- 53 TOTAL UNITS	
- 21 TWO BEDROOMS	
- 26 ONE BEDROOMS	
- ADA UNITS = 15% MINIMUM (4 ONE BEDROOM UNITS / 4 TWO BEDROOM UNITS)	



### PHASE II - PROPOSED SITE PLAN (THIS IS NOT A SURVEY)

SCALE: 1" = 20'-0"

CONCEPT DESIGN STUDIO, INC.  
800 E. ELLIS ROAD, SUITE 508  
NORTON SHORES, MI 49441  
PH. (231) 799-4936  
FAX (231) 799-4937



## PROPOSED DEVELOPMENT FOR BREWSTER WHEELER I, II, III 2900 SAINT ANTOINE, DETROIT, MI

PROJECT # 1275-22

OWNER REVIEW 10.14.2022

OWNER REVIEW 01.21.2023

OWNER REVIEW 02.03.2023

OWNER REVIEW 03.06.2023

OWNER REVIEW 05.04.2023

OWNER REVIEW 08.28.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 10.12.2023

SITE PLAN SUBMITTAL 10.11.2023

Copyright ©2023 Concept Design Studio, Inc. All Rights Reserved

DRAWN BY KO

SHEET TITLE  
PHASE II  
PROPOSED SITE  
PLAN (THIS IS  
NOT A SURVEY)

SHEET NO.

# C1.05

PRELIMINARY  
NOT FOR CONSTRUCTION

### PHASE III PARKING CALC'S

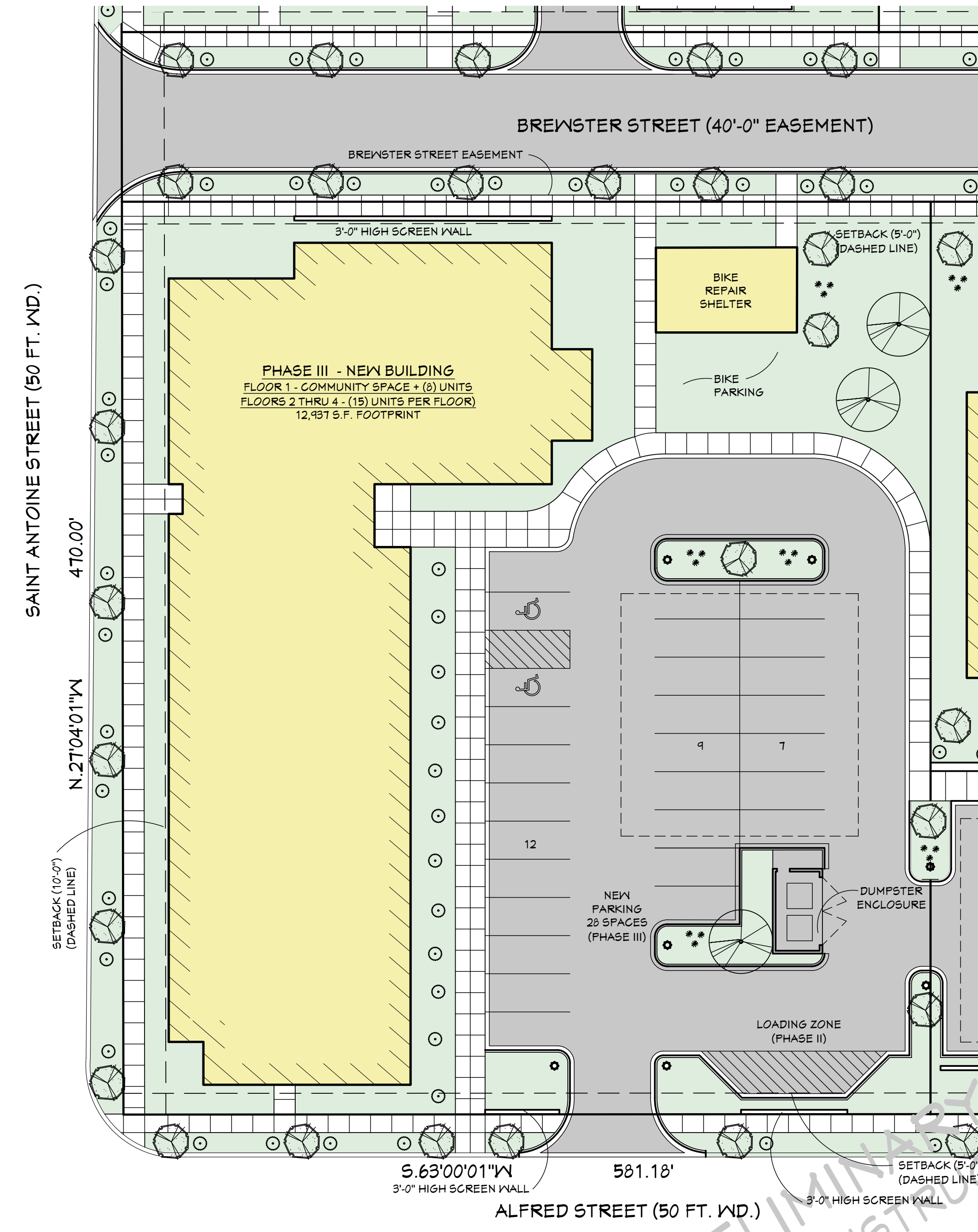
MIN. DU PARKING REQ'D	= 21 SPACES TOTAL / (0.5 PER UNIT)
MAX. DU PARKING REQ'D	= 80 MAX. SPACES TOTAL / (1.5 PER UNIT)
TOTAL PARKING SPACES:	= PHASE III = 28 SPACES
ALL PARKING SPACES SIZES:	= 9'-0" WIDE x 20'-0" DEEP W/ MIN. 20'-0" DRIVE LANE

### LEGEND

	NEW CONCRETE SIDEWALK
	NEW BITUMINOUS PAVING

### PHASE III PROPOSED UNIT MIX

BREWSTER PHASE III	- 53 TOTAL UNITS
	- 21 TWO BEDROOMS
	- 26 ONE BEDROOMS
	- ADA UNITS = 15% MINIMUM (4 ONE BEDROOM UNITS / 4 TWO BEDROOM UNITS)



**PHASE III - PROPOSED SITE PLAN (THIS IS NOT A SURVEY)**  
SCALE: 1" = 20'-0"

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**PHASE III - PROPOSED SITE PLAN (THIS IS NOT A SURVEY)**

SHEET NO.  
**C1.06**

10/17/2023 2:31 PM Z:\PROJECTS\1275-22\MHT\_Housing - Brewster Phase I, II, III\3-Drawings\1275-22\01\_1275-22.dwg



## LANDSCAPE NOTES

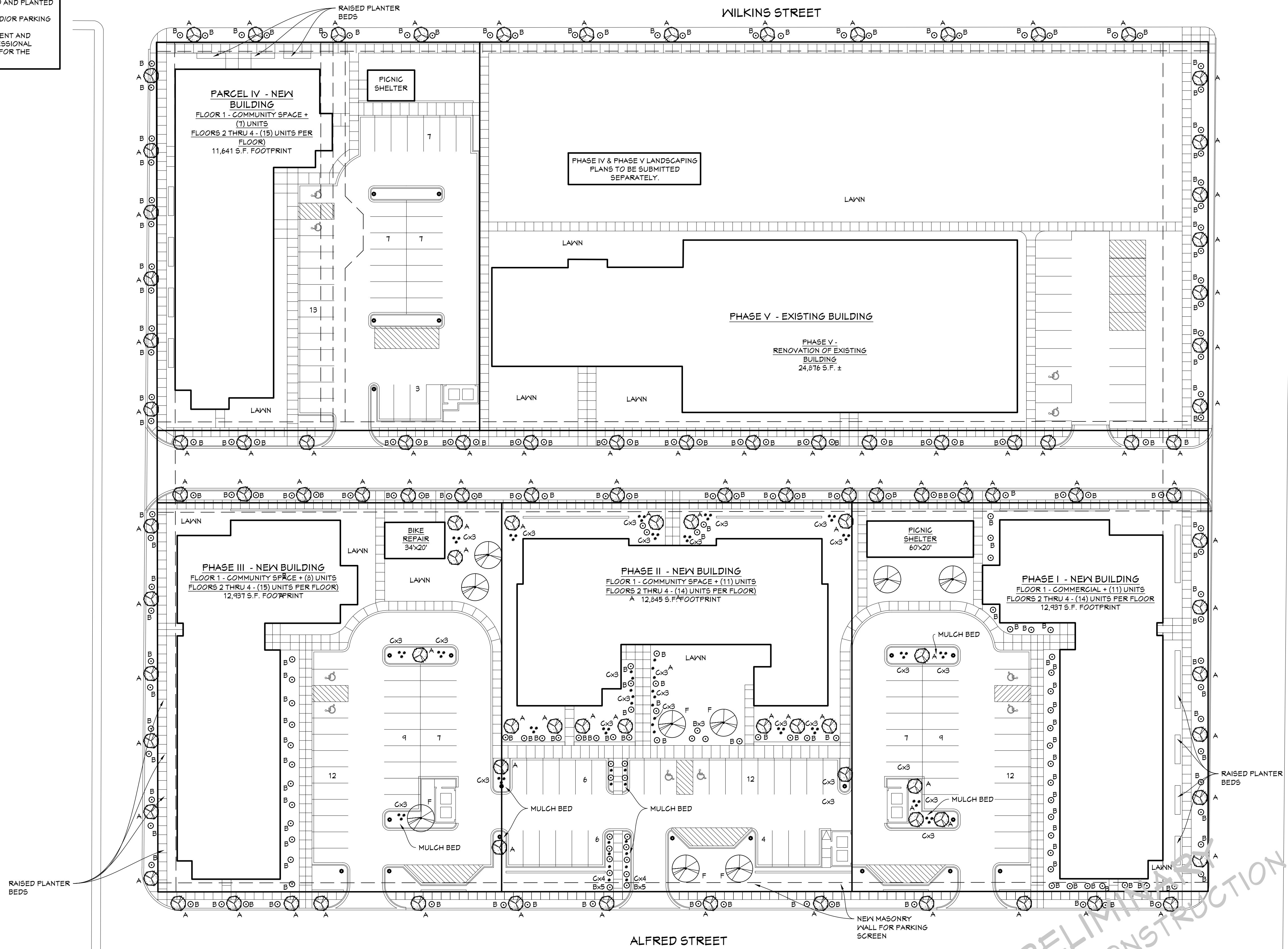
1. ALL PLANTS BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED HARDWOOD BARK MULCH. THE EXACT LOCATION OF ALL TREES AND SHRUBS SHALL BE DETERMINED IN THE FIELD. PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE FULL YEAR AFTER COMPLETION. REPLACEMENT PLANTS SHALL CARRY SAME GUARANTEE.
2. ALL LAWN AREAS SHALL BE TREATED AS NOTED ON THE PLAN BY SODDING WITH CLASS 'A' SOD.
3. TREAT ALL SOILS IN PLANTING BEDS WITH APPROVED HERBICIDE PRIOR TO INSTALLATION OF ANY BARK MULCH. ANY NEW WEED GROWTH DURING 45 DAY PERIOD FOLLOWING COMPLETION SHALL ALSO BE TREATED BY THE LANDSCAPE CONTRACTOR.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VISIT THE SITE AND VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING BID.
5. THE LOCATION OF UTILITY LINES AND OTHER UNDERGROUND PIPES, WIRES, ETC. SHALL BE VERIFIED BY THE LANDSCAPE CONTRACTOR PRIOR TO PLANTING.
6. ALL TREES SHRUBS, GROUND COVER AND PERENNIALS USED ON THIS PROJECT SHALL BE OF SPECIMEN AND QUALITY CALLED FOR UNLESS APPROVED BY ARCHITECT PRIOR TO PLANTING AND SHALL BE HANDLED AND PLANTED IN A METHOD SO RECOGNIZED AS PROPER HORTICULTURAL PROCEDURE BY THAT TRADE.
7. LANDSCAPE CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE THE SIDEWALK, ASPHALT PAVING AND/OR PARKING LOT STRIPING AND SHALL BE RESPONSIBLE FOR THE CLEANING UP OF ALL LANDSCAPE MATERIALS.
8. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TRANSPORTATION, EQUIPMENT AND SUPERVISION AND SHALL EXECUTE, CONSTRUCT AND COMPLETE WORK IN AN EXPEDITIOUS AND PROFESSIONAL WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER. THE COMPLETE SITE LANDSCAPING FOR THE PROJECT AS SHOWN AND IMPLIED ON THIS SHEET.

### PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
A	AMUR MAPLE		
B	FOERSTER'S FEATHER REED GRASS		
C	EVERGREEN GIANT LILY TURF		
F	SUGAR MAPLE		

### SURROUNDING DEVELOPMENT NOTE

IT IS THE INTENT OF THIS DEVELOPMENT TO MATCH, OR REFLECT, THE SURROUNDING DEVELOPMENTS STREETSCAPE AS MUCH AS FEASIBLE. UPON RECEIVING PLANS FROM THE SURROUNDING DEVELOPMENT GROUP, MHT HOUSING WILL REASSESS THE STREETSCAPE.



## PRELIMINARY LANDSCAPE PLAN (THIS IS NOT A SURVEY)

SCALE: 1" = 30'-0"

PROJECT # 1275-22

OWNER REVIEW 10.14.2022

OWNER REVIEW 01.21.2023

OWNER REVIEW 02.03.2023

OWNER REVIEW 03.06.2023

OWNER REVIEW 05.04.2023

OWNER REVIEW 08.28.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 10.12.2023

SITE PLAN SUBMITTAL 10.11.2023  
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved

DRAWN BY KO

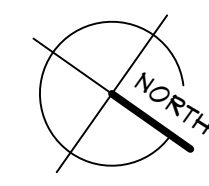
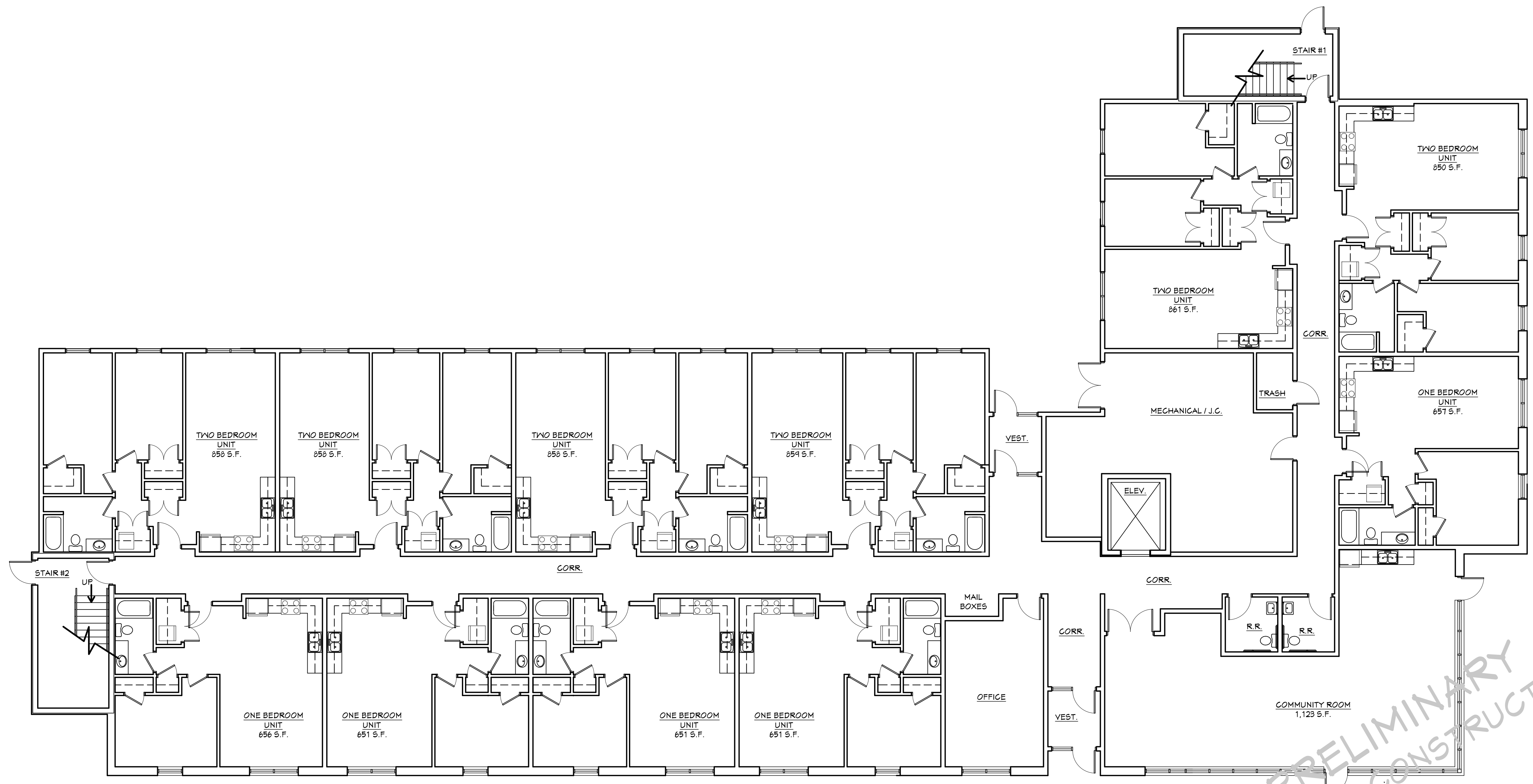
SHEET TITLE  
**PRELIMINARY LANDSCAPE PLAN (THIS IS NOT A SURVEY)**

SHEET NO.

L1.01

PRELIMINARY  
NOT FOR CONSTRUCTION

PROPOSED DEVELOPMENT FOR  
**BREUNSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI



**PHASE I - FIRST FLOOR PLAN (12,938 S.F.)**

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

PRELIMINARY  
 NOT FOR CONSTRUCTION

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023

SITE PLAN SUBMITTAL 10.11.2023  
 Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved

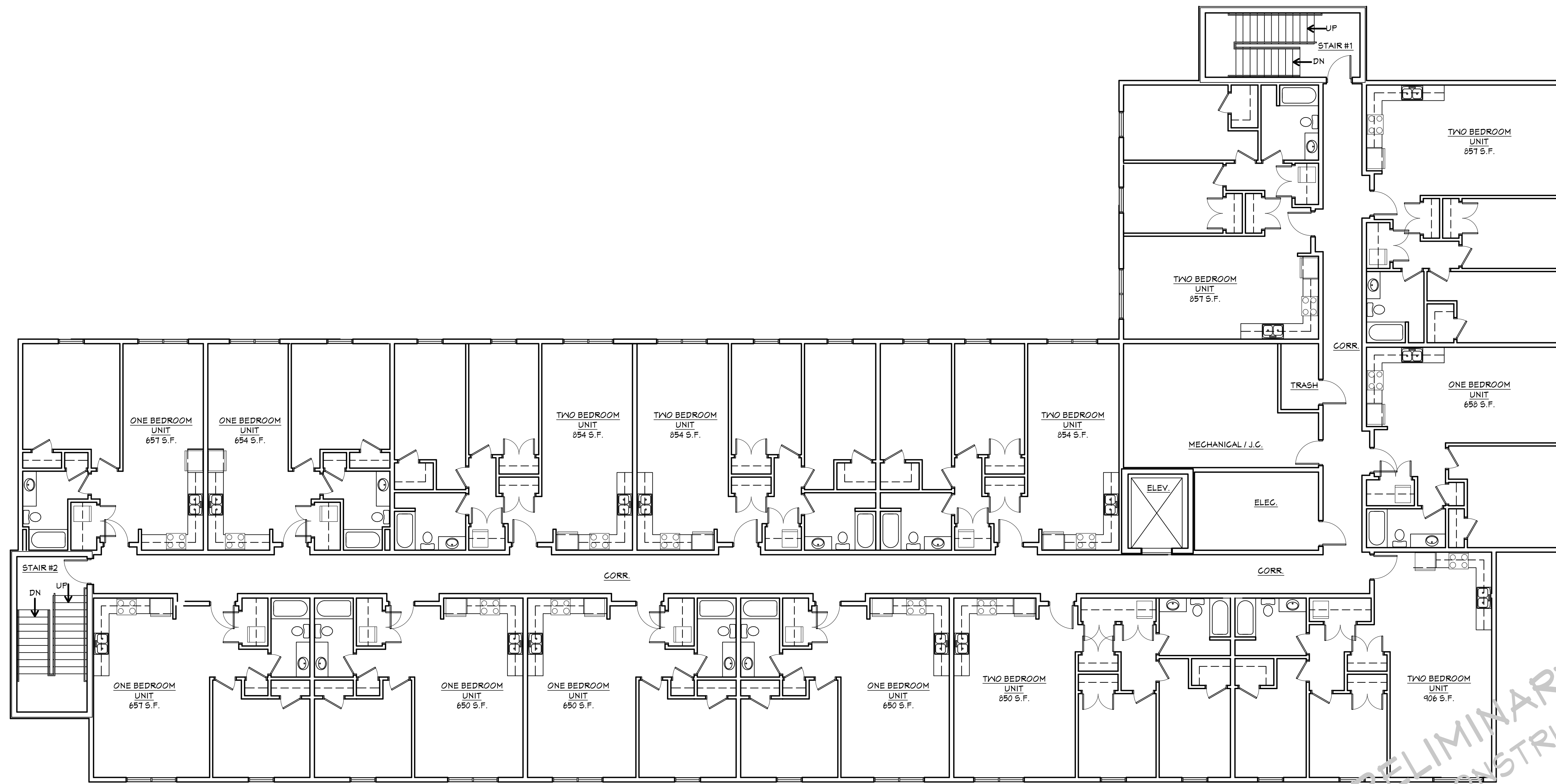
DRAWN BY KO

SHEET TITLE  
**SCHEMATIC PHASE I FIRST FLOOR PLAN**

SHEET NO.

**A1.01**

PROPOSED DEVELOPMENT FOR  
**BRENGSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI



**PHASE I - SECOND THRU FOURTH FLOOR PLAN (13,086 S.F.)**  
 SCALE: 1/8" = 1'-0"

PRELIMINARY  
 NOT FOR CONSTRUCTION

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**SCHEMATIC  
 PHASE I SECOND  
 THRU FOURTH  
 FLOOR PLAN**

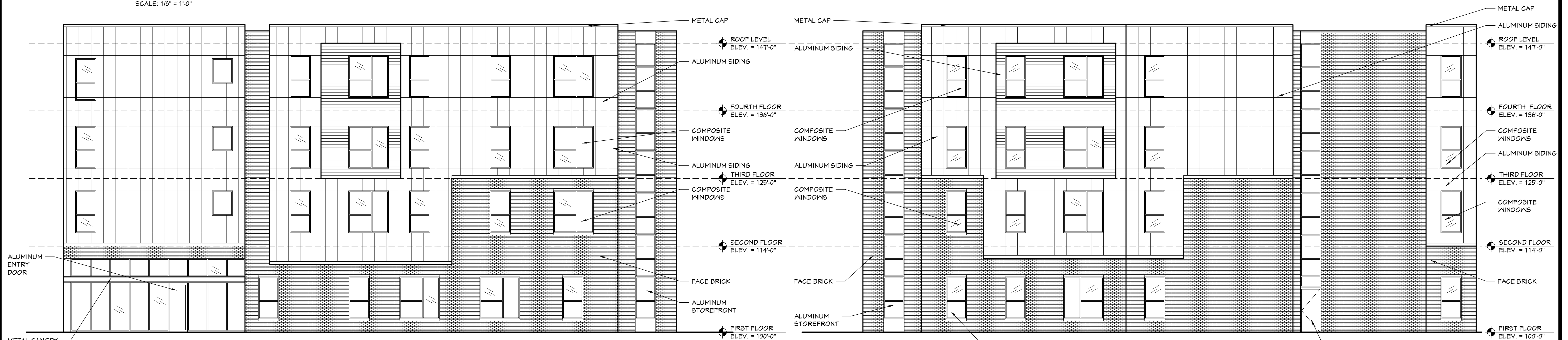
SHEET NO.  
**A1.02**

10/17/2023 2:34 PM Z:\PROJECTS\1275-22 MHT Housing - Brengster Phase I, II, III\Drawings\1275-22A1.01.dwg



**WEST ELEVATION**

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

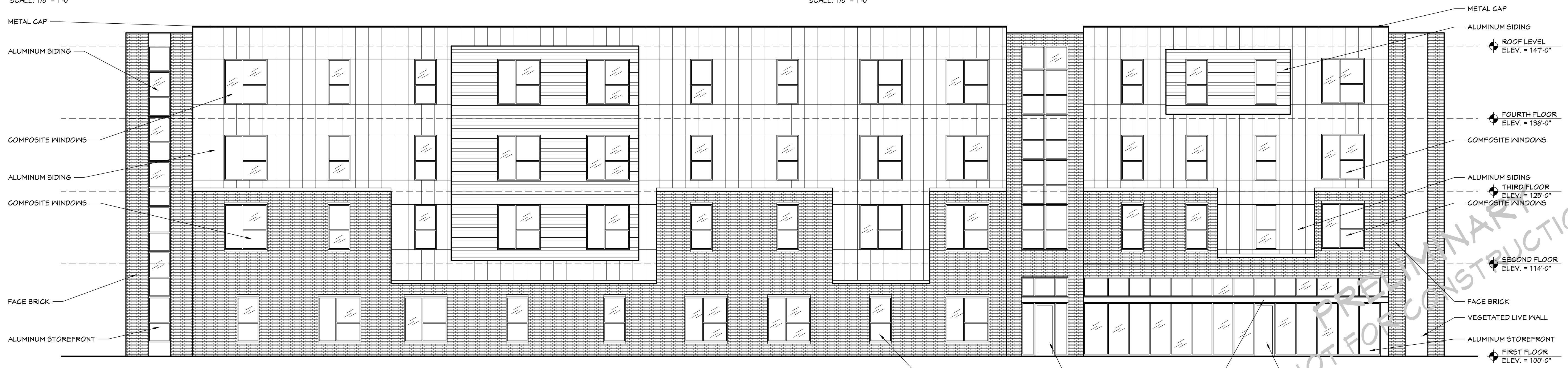


**NORTH ELEVATION**

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

**SOUTH ELEVATION**

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



**EAST ELEVATION**

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

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright © 2022 Concept Design Studio, Inc. All Rights Reserved.	
DRAWN BY	KO

SHEET TITLE  
**SCHEMATIC  
 PHASE I  
 EXTERIOR  
 ELEVATIONS**

SHEET NO.

**A1.03**

NOT FOR CONSTRUCTION

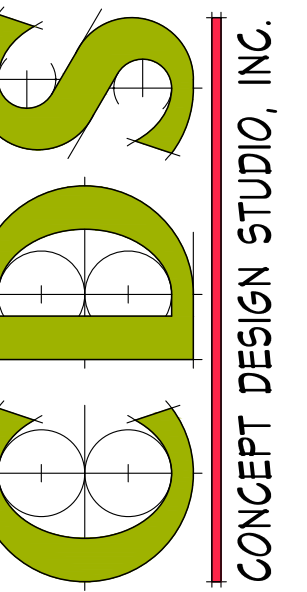
10/17/2023 2:34 PM Z:\PROJECTS\1275-22\_MHT\_Housing - Brengster Phase I, II, III\Drawings\1275-22A1.03.dwg



**BREWSTER I - SCHEMATIC RENDERING**

SCALE: 1/4" = 1'-0"

CONCEPT DESIGN STUDIO, INC.  
 800 E. ELLIS ROAD, SUITE 508  
 NORTON SHORES, MI 49441  
 PH. (231) 799-4838  
 FAX (231) 799-4837



PROPOSED DEVELOPMENT FOR  
**BREWSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**BREWSTER I - SCHEMATIC RENDERING**

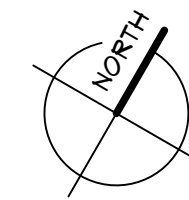
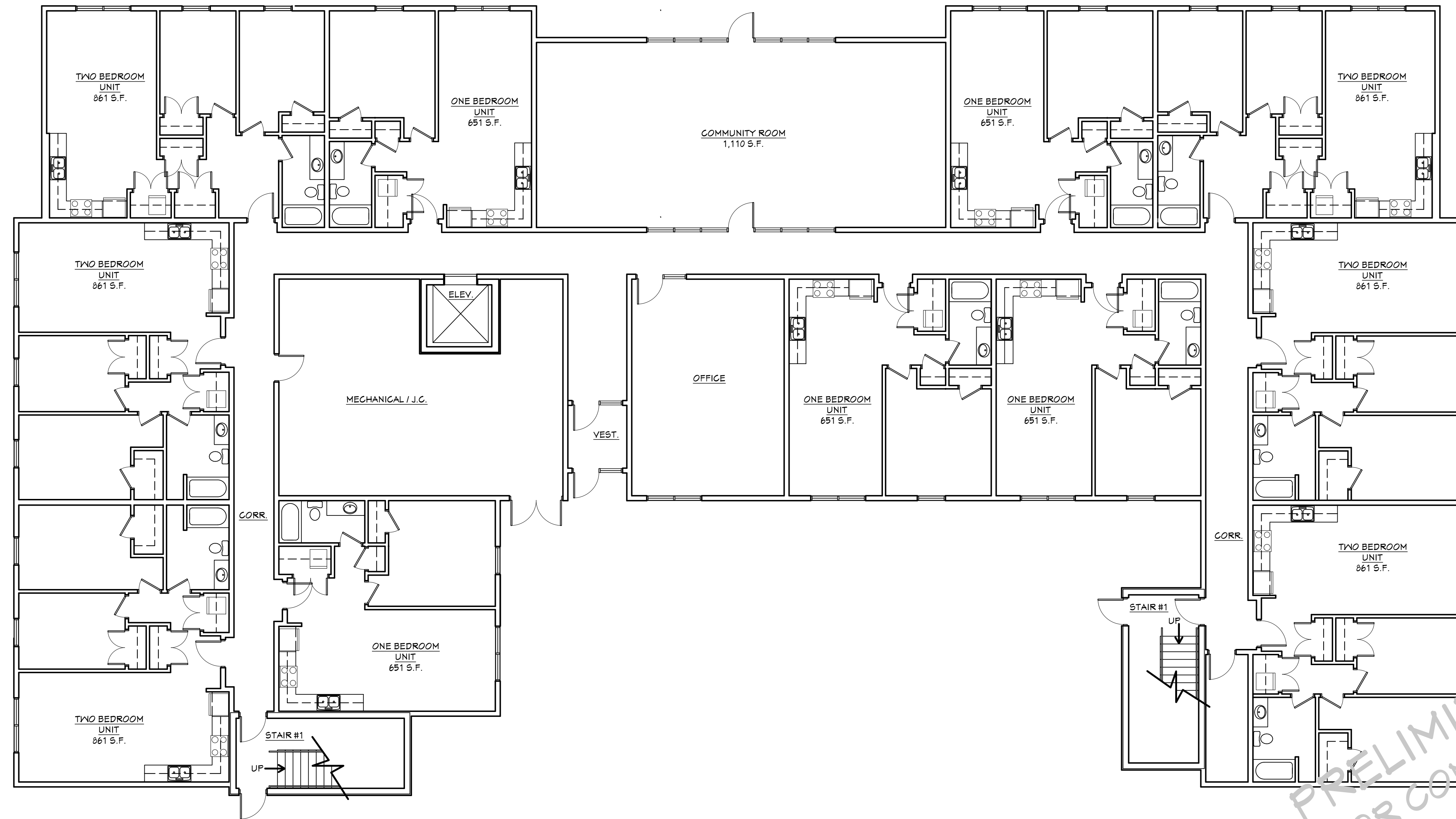
SHEET NO.

**A1.04**

PRELIMINARY  
 NOT FOR CONSTRUCTION

10/17/2023 2:34 PM Z:\PROJECTS\1275-22\MT\_Housing - Brewster Phase I, II, III\Drawings\1275-22A101.dwg

PROPOSED DEVELOPMENT FOR  
**BRENSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI



**PHASE II - FIRST FLOOR PLAN (12,845 S.F.)**

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

PRELIMINARY  
 NOT FOR CONSTRUCTION

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**SCHEMATIC  
 PHASE II - FIRST  
 FLOOR PLAN**

SHEET NO.

**A2.01**

PROJECT # 1275-22

OWNER REVIEW 10.14.2022

OWNER REVIEW 01.21.2023

OWNER REVIEW 02.03.2023

OWNER REVIEW 03.06.2023

OWNER REVIEW 05.04.2023

OWNER REVIEW 08.28.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 04.01.2023

OWNER REVIEW 10.12.2023

SITE PLAN SUBMITTAL 10.11.2023

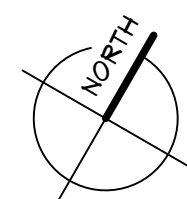
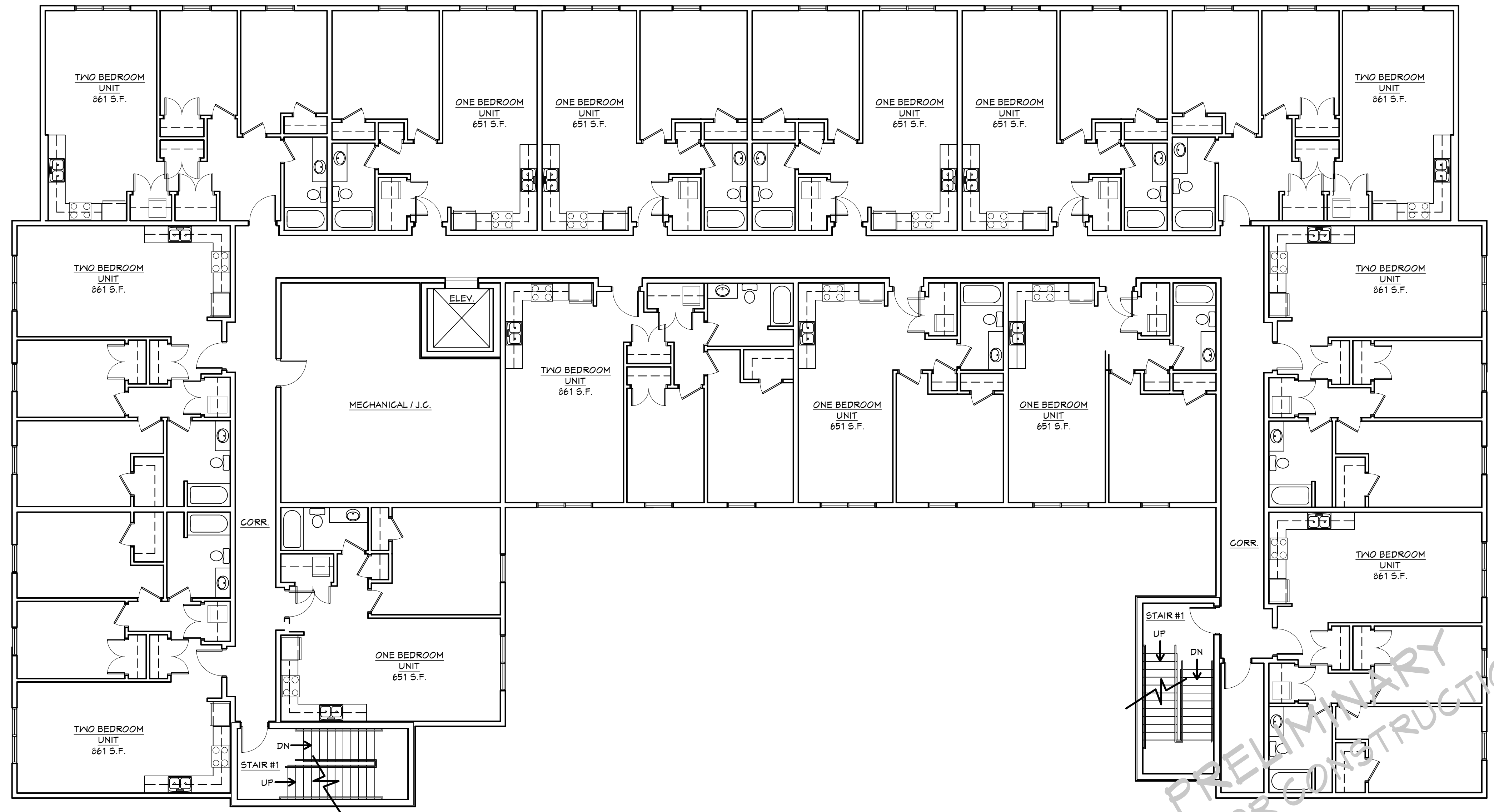
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved

DRAWN BY KO

SHEET TITLE  
**SCHEMATIC  
 PHASE II -  
 SECOND THRU  
 FOURTH FLOOR  
 PLAN**

SHEET NO.

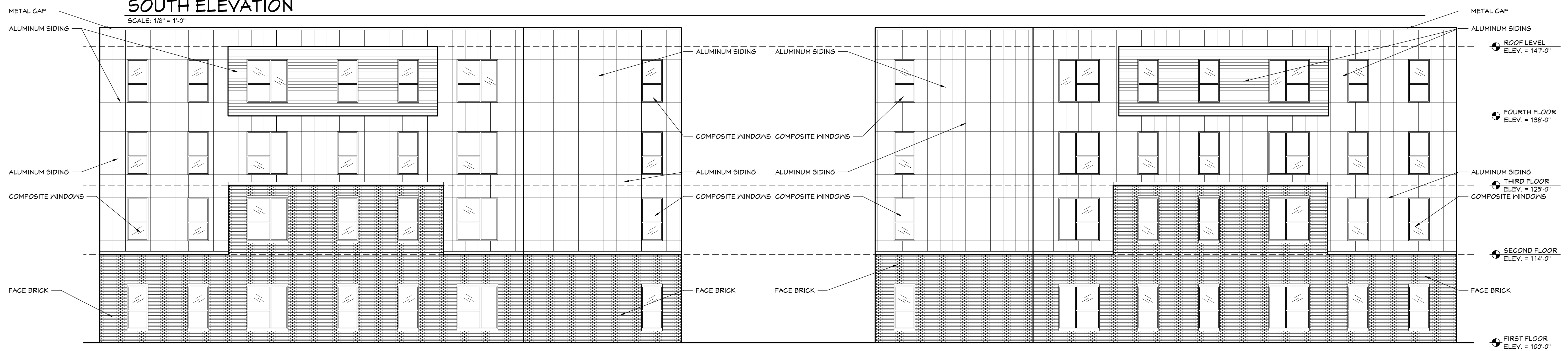
**A2.02**



**PHASE II - SECOND THRU FOURTH FLOOR PLAN (13,026 S.F.)**

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

PRELIMINARY  
 NOT FOR CONSTRUCTION

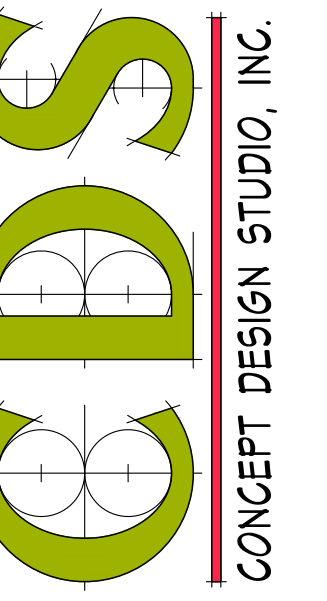


**PRELIMINARY  
 NOT FOR CONSTRUCTION**

10/17/2023 2:35 PM Z:\PROJECTS\1275-22\_MHT\_Housing - Breunster Phase I, II, III\3-Drawing\1275-22A101.dwg



CONCEPT DESIGN STUDIO, INC.  
800 E. ELLIS ROAD, SUITE 503  
NORTON SHORES, MI 49441  
PH. (231) 799-4838  
FAX (231) 799-4837



PROPOSED DEVELOPMENT FOR  
**BREWSTER WHEELER I, II, III**  
2900 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2023 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**BREWSTER II - SCHEMATIC RENDERING**

SHEET NO.

**A2.04**



**BREWSTER II - SCHEMATIC RENDERING**  
SCALE: 1/4" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

10/17/2023 2:35 PM Z:\PROJECTS\1275-22\MT\_Housing - Brewster Phase I, II, III\Drawings\1275-22A101.dwg

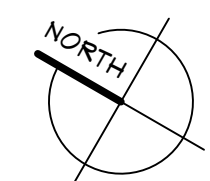
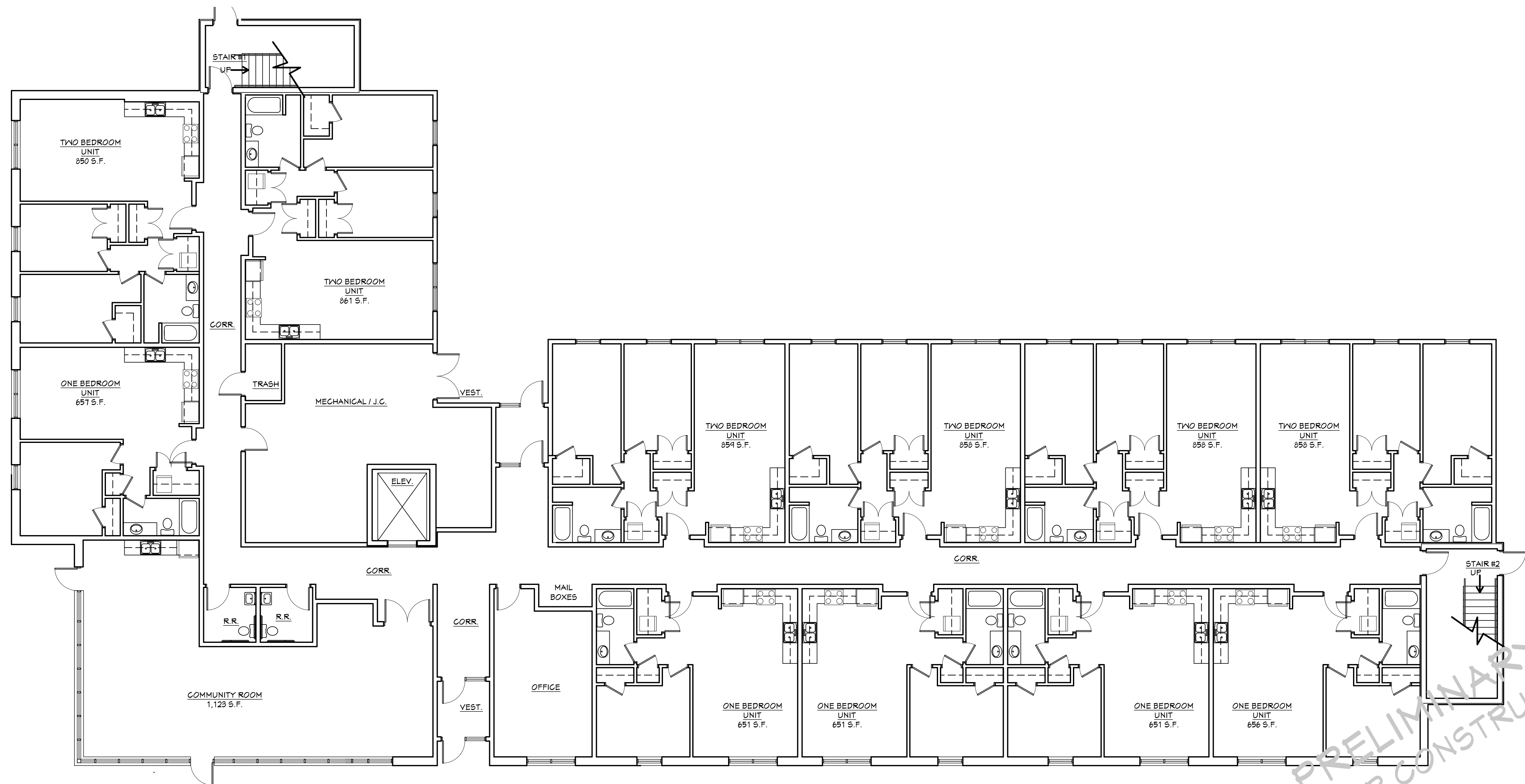
PROPOSED DEVELOPMENT FOR  
**BRENNSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**SCHEMATIC  
 PHASE III - FIRST  
 FLOOR PLAN**

SHEET NO.

**A3.01**

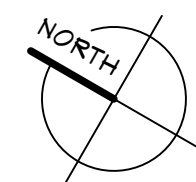
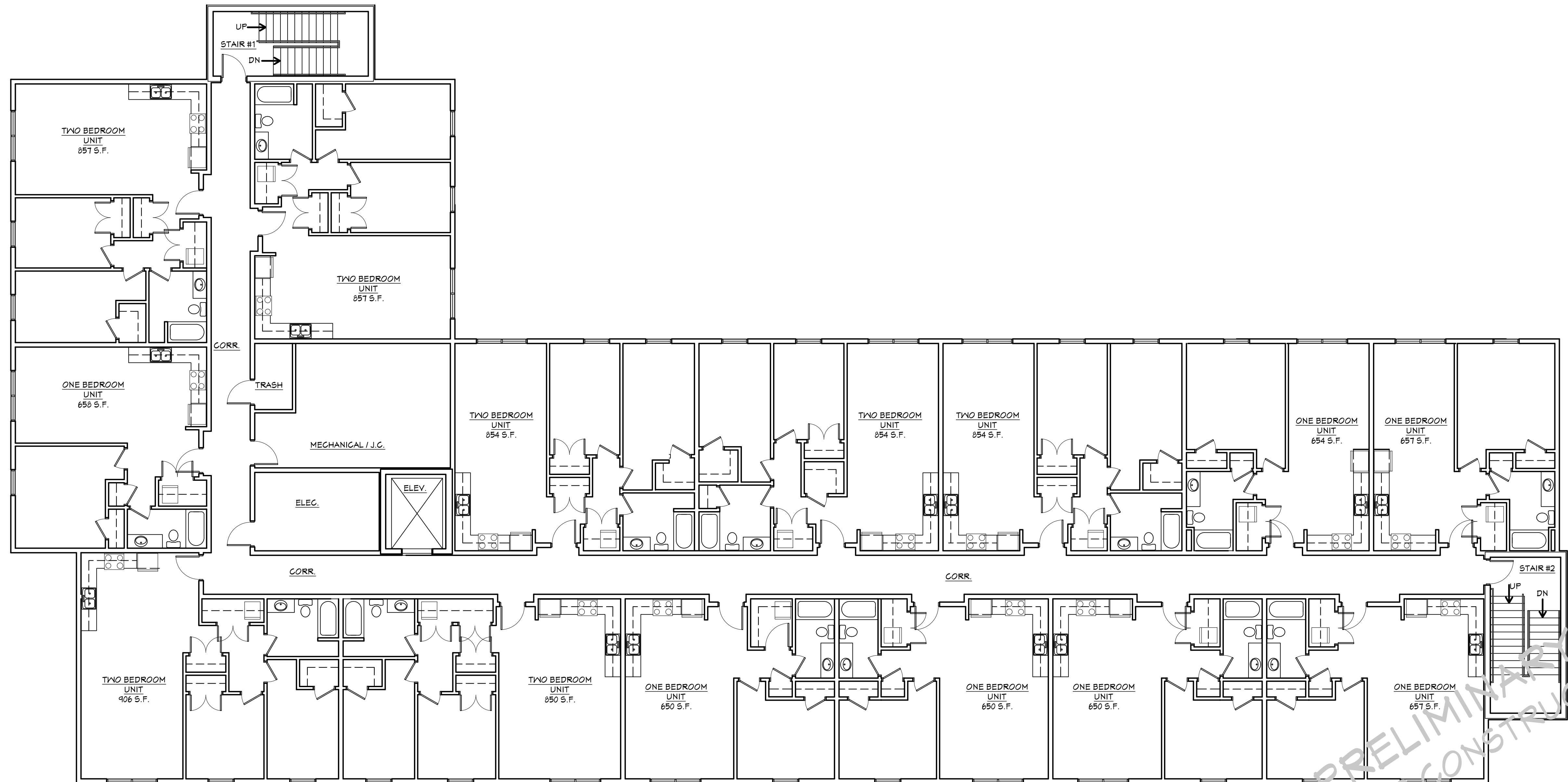


**PHASE III - FIRST FLOOR PLAN (12,937 S.F.)**

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

PRELIMINARY  
 NOT FOR CONSTRUCTION

PROPOSED DEVELOPMENT FOR  
**BRENNSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI



**PHASE III - SECOND THRU FOURTH FLOOR PLAN (13,086 S.F.)**

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

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023

SITE PLAN SUBMITTAL 10.11.2023  
 Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved

DRAWN BY KO

SHEET TITLE  
**SCHEMATIC  
 PHASE III -  
 SECOND THRU  
 FOURTH FLOOR  
 PLAN**

SHEET NO.

**A3.02**

PRELIMINARY  
 NOT FOR CONSTRUCTION



**EAST ELEVATION**

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



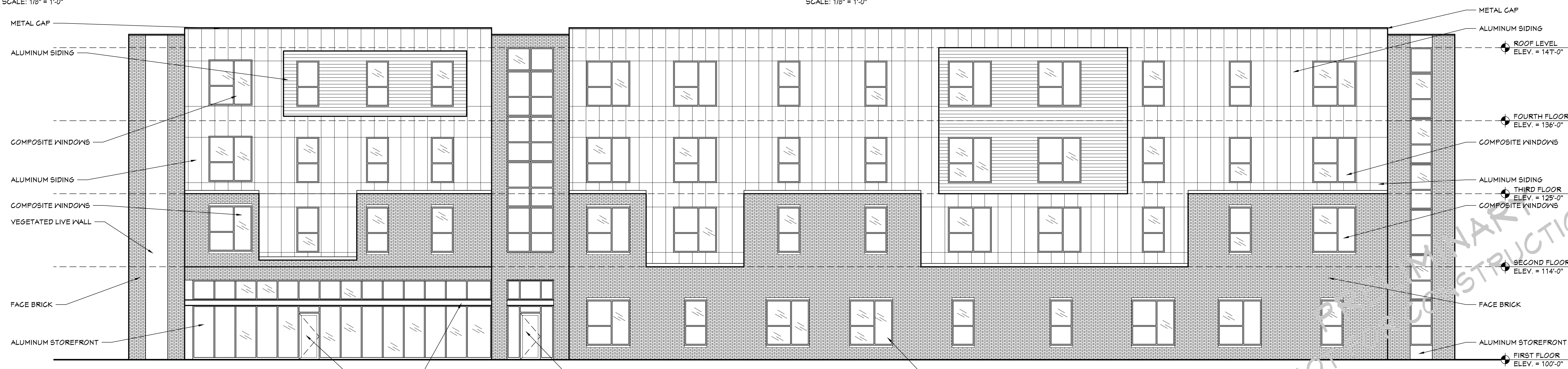
**SOUTH ELEVATION**

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



**NORTH ELEVATION**

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



**WEST ELEVATION**

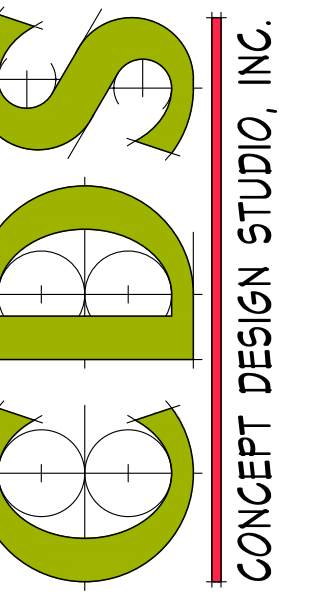
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION



**BREWSTER III - SCHEMATIC RENDERING**  
 SCALE: 1/4" = 1'-0"

CONCEPT DESIGN STUDIO, INC.  
 800 E. ELLIS ROAD, SUITE 508  
 NORTON SHORES, MI 49441  
 PH. (231) 799-4838  
 FAX (231) 799-4837



PROPOSED DEVELOPMENT FOR  
**BREWSTER WHEELER I, II, III**  
 2900 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2023 Concept Design Studio, Inc., All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**BREWSTER III - SCHEMATIC RENDERING**

SHEET NO.  
**A3.04**

PRELIMINARY  
 NOT FOR CONSTRUCTION

10/17/2023 2:36 PM Z:\PROJECTS\1275-22\MT\_Housing - Brewster Phase I, II, III\Drawings\1275-22A\101.dwg

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc. All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**ENLARGED TYPICAL UNIT PLANS & RENDERINGS**

SHEET NO.

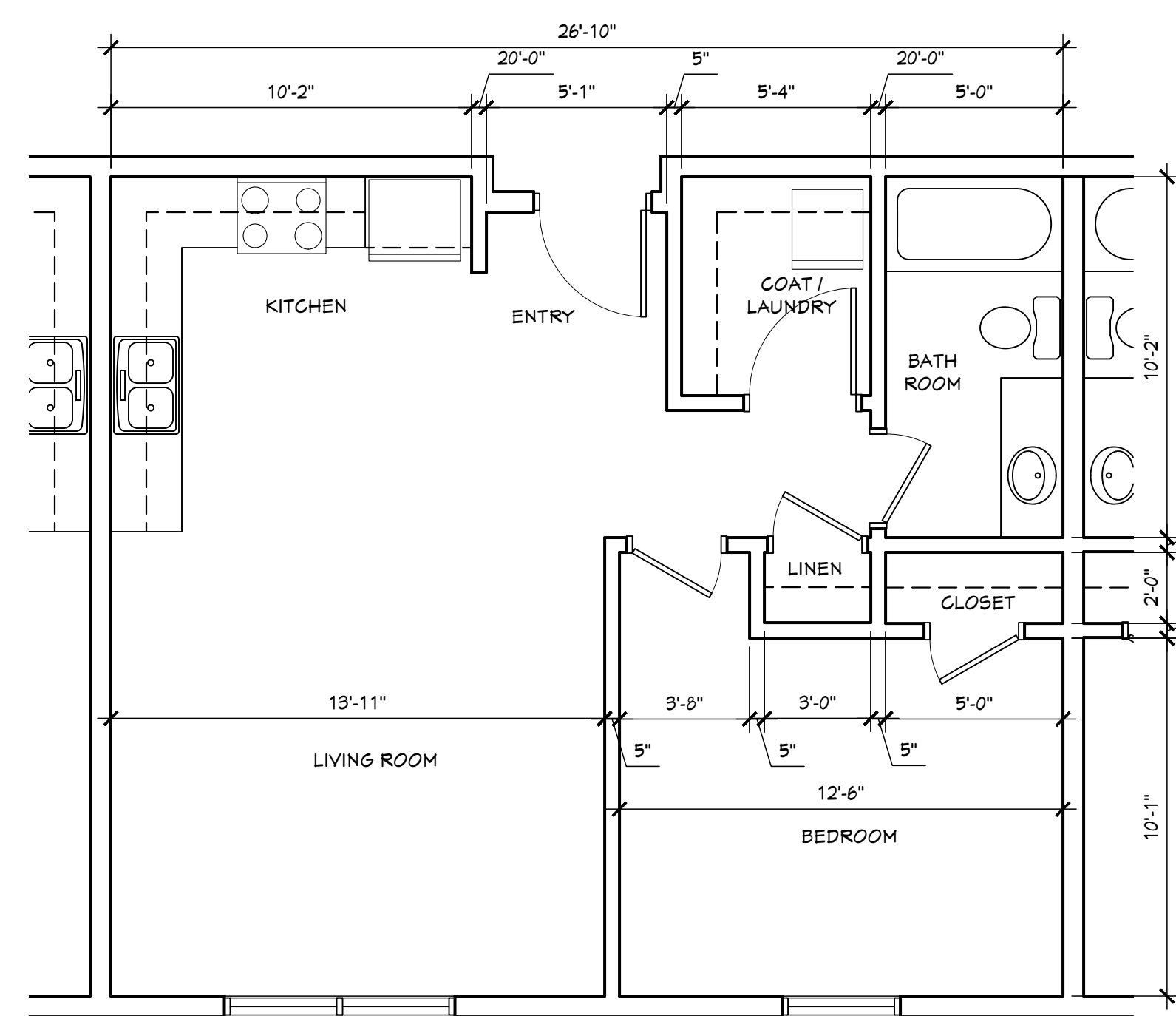
**A5.01**



TYPICAL (2) BEDROOM PLAN (ISOMETRIC)

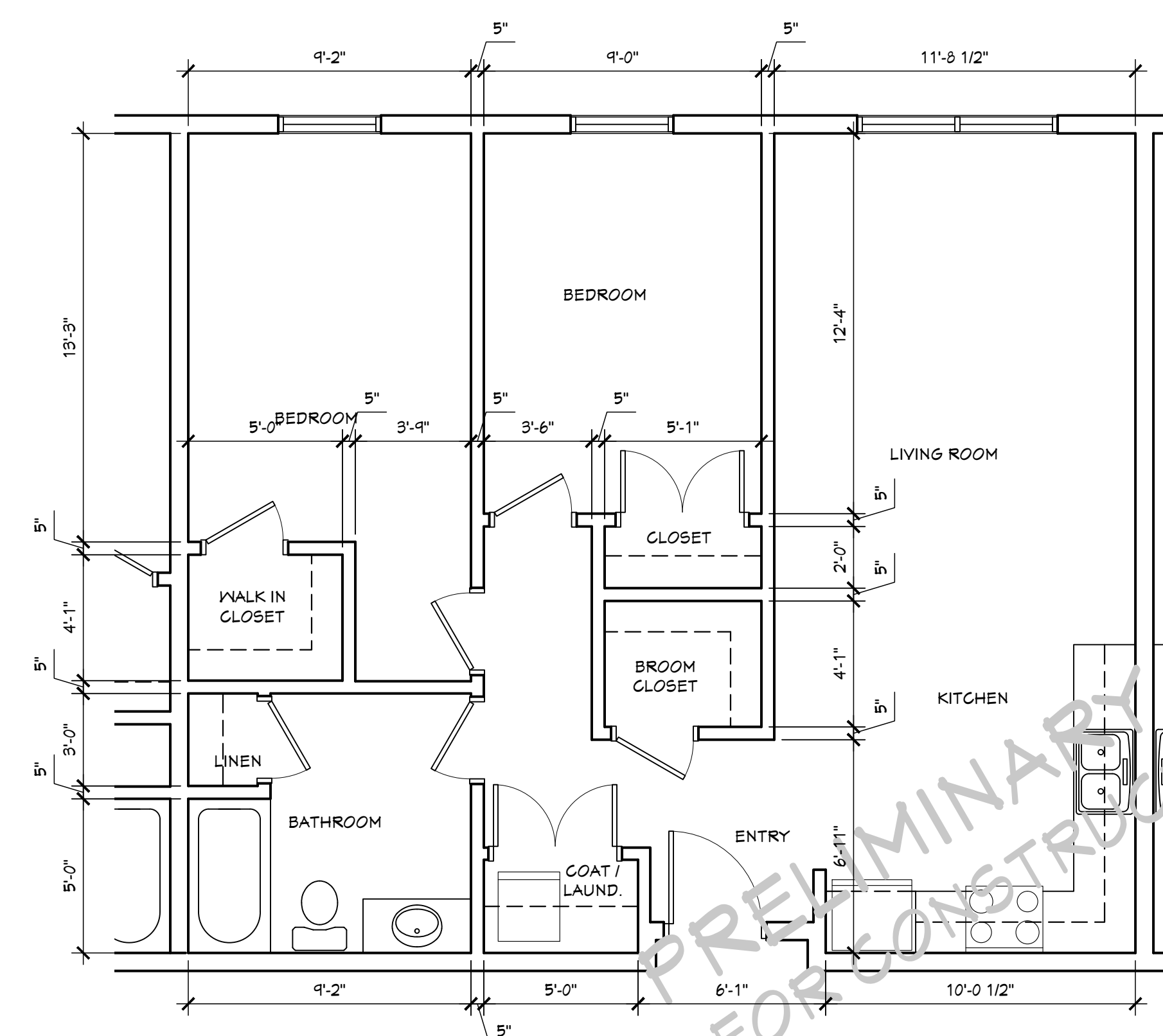


TYPICAL (2) BEDROOM PLAN (TOP VIEW)



TYPICAL (1) BEDROOM PLAN

SCALE: 1/4" = 1'-0"



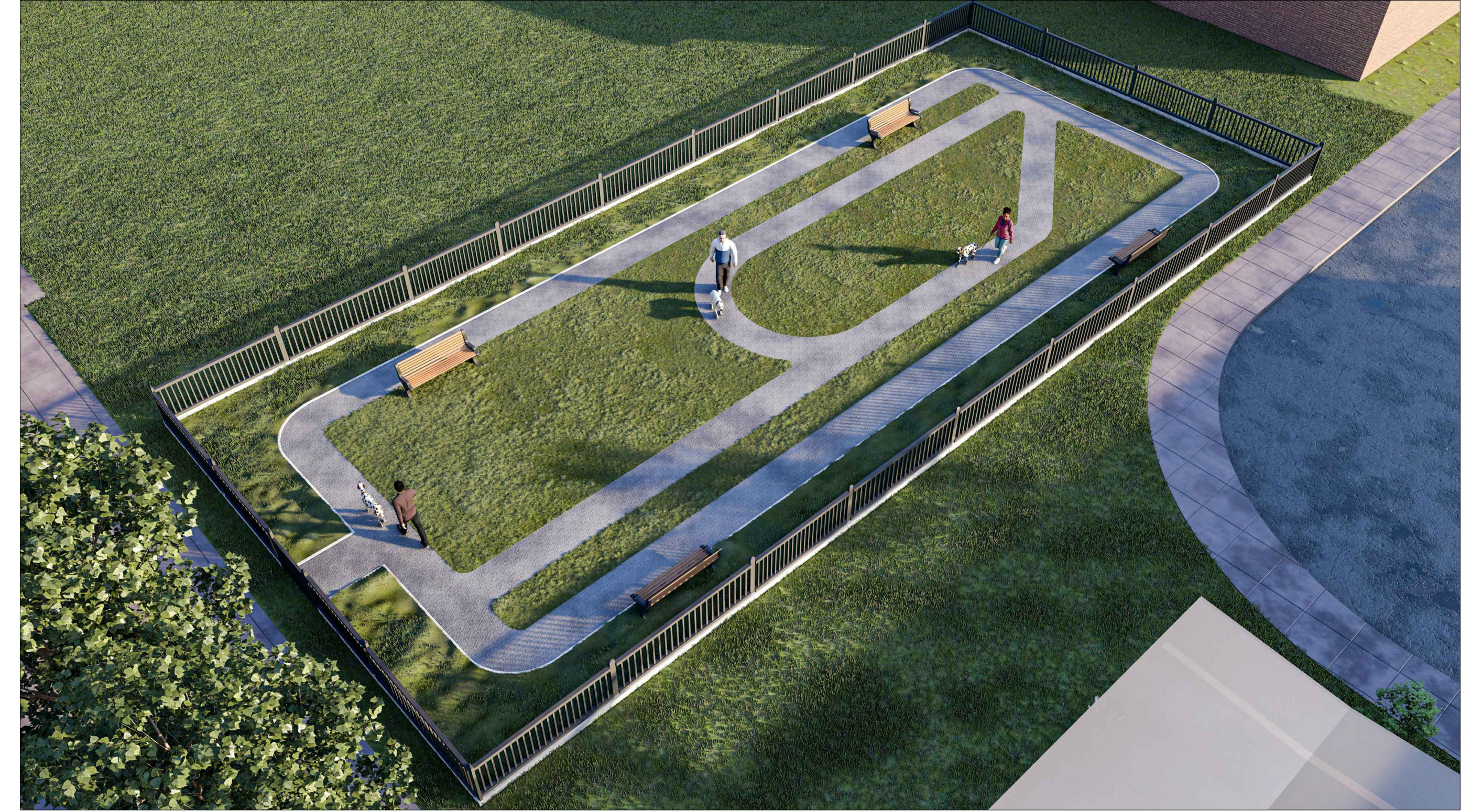
TYPICAL (2) BEDROOM PLAN

SCALE: 1/4" = 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION



BREWSTER IV RENDERING (FOR REFERENCE)



DOG PARK

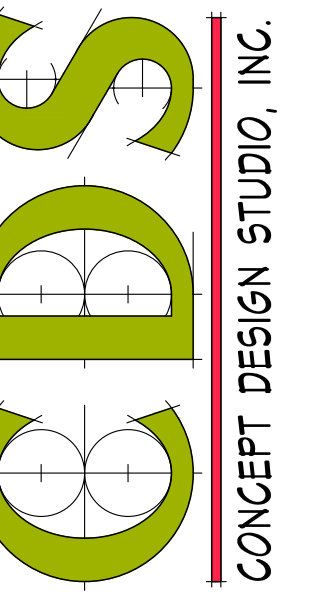


PLAYGROUND



COMMUNITY ROOM

CONCEPT DESIGN STUDIO, INC.  
800 E. ELLIS ROAD, SUITE 503  
NORTON SHORES, MI 49441  
PH. (231) 799-4838  
FAX (231) 799-4837



PROPOSED DEVELOPMENT FOR  
**BREWSTER WHEELER I, II, III**  
2900 SAINT ANTOINE, DETROIT, MI

PROJECT #	1275-22
OWNER REVIEW	10.14.2022
OWNER REVIEW	01.21.2023
OWNER REVIEW	02.03.2023
OWNER REVIEW	03.06.2023
OWNER REVIEW	05.04.2023
OWNER REVIEW	08.28.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	04.01.2023
OWNER REVIEW	10.12.2023
SITE PLAN SUBMITTAL	10.11.2023
Copyright ©2022 Concept Design Studio, Inc., All Rights Reserved	
DRAWN BY	KO

SHEET TITLE  
**AMENITY SPACE RENDERINGS**

SHEET NO.  
**A5.02**

PRELIMINARY  
NOT FOR CONSTRUCTION

10/17/2023 2:36 PM Z:\PROJECTS\1275-22 MHT Housing - Brewster Phase I, II, III\Drawings\1275-22A\101.dwg