

## AFFORDABLE HOUSING INNOVO SELDEN ST

**439 SELDEN ST, DETROIT, MI, 48201** 

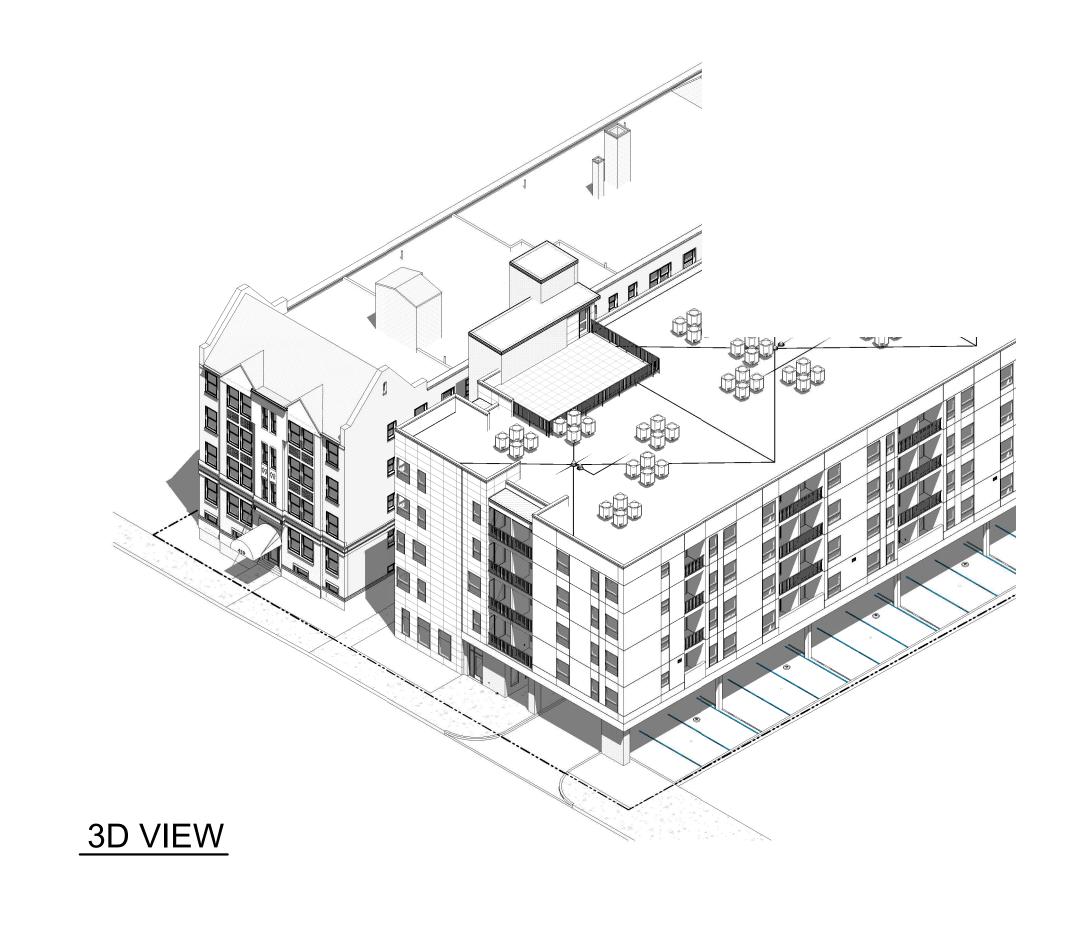


Hooker DeJong Inc 316 Morris Avenue Muskegon, MI 49440

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M1.4 M1.5 M1.6 M2.1 M2.2 M2.3 M2.4 M2.5 M3.1 M4.1 M5.1 M5.2 ELECTRICAL EL1.0 EL1.1 EL1.2 EL1.3 EL1.4 EL1.5 EP1.0 EP1.1	FOURTH FLOOR HVAC PLAN FIFTH FLOOR HVAC PLAN ROOF HVAC PLAN ROOF HVAC PLANS ENLARGED HVAC PLANS MECHANICAL SCHEDULES MECHANICAL DIAGRAMS AND SCHEMATICS MECHANICAL DETAILS MECHANICAL DETAILS  OVERALL BASEMENT LIGHTING PLAN OVERALL 1ST FLOOR LIGHTING PLAN OVERALL 3RD FLOOR LIGHTING PLAN OVERALL 4TH FLOOR LIGHTING PLAN OVERALL 5TH FLOOR LIGHTING PLAN OVERALL BASEMENT POWER & SYSTEMS PLAN OVERALL 1ST FLOOR POWER & SYSTEMS PLAN OVERALL 2ND FLOOR POWER & SYSTEMS PLAN OVERALL 2ND FLOOR POWER & SYSTEMS PLAN	X	2025.02.10 2025.02.10	DESIGN DEVELOPMENT
M1.4 M1.5 M1.6 M2.1 M2.2 M2.3 M2.4 M2.5 M3.1 M4.1 M5.1 M5.2 ELECTRICAL EL1.0 EL1.1 EL1.2 EL1.3 EL1.4 EL1.5 EP1.0 EP1.1 EP1.2 EP1.3 EP1.4 EP1.5 EP1.6 E2.1	FOURTH FLOOR HVAC PLAN FIFTH FLOOR HVAC PLAN ROOF HVAC PLAN ENLARGED HVAC PLANS MECHANICAL SCHEDULES MECHANICAL DIAGRAMS AND SCHEMATICS MECHANICAL DETAILS MECHANICAL DETAILS  OVERALL BASEMENT LIGHTING PLAN OVERALL 1ST FLOOR LIGHTING PLAN OVERALL 2ND FLOOR LIGHTING PLAN OVERALL 3RD FLOOR LIGHTING PLAN OVERALL 5TH FLOOR LIGHTING PLAN OVERALL 5TH FLOOR LIGHTING PLAN OVERALL BASEMENT POWER & SYSTEMS PLAN OVERALL 1ST FLOOR POWER & SYSTEMS PLAN	X	2025.02.10 2025.02.10	DESIGN DEVELOPMENT
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UD UNIVERSAL DESIGN

**ROLL-IN SHOWER** A/V ACCESSIBLE COMMUNICATION FEATURES (MAY ALSO BE INDICATED AS HVI)

LEGAL DESCRIPTION: PER ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO.: 962523

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

PROPERTY ADDRESS: 439 & 453 SELDEN, DETROIT, MI 48201

COMMITMENT DATE: FEBRUARY 25, 2022 (REFERENCE PEA PROJECT NO.: 2022-0521)

LOT(S) 9 AND THE EAST 5 FEET OF LOT 10, ALSO THE WEST 45 FEET OF LOT 10 AND ALL OF LOT 11, BLOCK 91 OF SUBDIVISION OF PART OF CASS FARM ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGES 175 OF WAYNE COUNTY RECORDS. TOGETHER WITH THAT PORTION OF VACATED SELDEN AVENUE, ADJACENT THERETO AS DISCLOSED IN RESOLUTION RECORDED IN LIBER 52415, PAGE 1024, WAYNE COUNTY RECORDS.

EXISTING BUILDING
ID 02000804 439 SELDEN ST. INNOVO DETROIT RAINER
NEW BUILDING
ID 02000805 453 SELDEN ST.

XISTING	NG REHABILITATION UNITS			NEW CONSTRUCTION UNITS				
	0-BR	1-BR	TOTAL		0-BR	1-BR	1-BR	TOTA
В	0	2	2	1	0	0	0	0
	6	6	12	2	9	7	2	18
	6	6	12	3	9	7	2	18
	6	6	12	4	9	7	2	18
4	6	6	12	5	9	7	2	18
TAL	24	26	50	TOTAL	36	28	8	72

EXISTING REHABILITATION AREA			NEW CONSTRUCTION AREA			
В	8,580 SF (?)		1	12,994 SF		
1	8,580 SF		2	13,104 SF		
2	8,580 SF		3	13,104 SF		
3	8,580 SF		4	13,104 SF		
4	8,580 SF		5	13,104 SF		
TOTAL	42,900 SF (?)		ROOF	1,071 SF		
			TOTAL	66,481 SF		

LOCATION	LAND SF	PROPOSED USE	ZONING DESIGNATION	SETBACKS	LOT COVERAGE	BUILDING HEIGHT	PARKING SUMMARY
453 SELDEN ST	20,000 SF	MULTI-FAMILY / MIXED USE	SD2	10' FRONT UTILITY 10' REAR ALLEY	12,994 SF / 20,000 SF = 0.65	62'-8"	27 STANDARD 2 HANDICAP
439 SELDEN ST	10,000 SF	MULTI-FAMILY	SD2	10' FRONT UTILITY 10' REAR ALLEY	8,580 SF / 10,000 SF = 0.86	63'-6"	N/A

## **PROJECT TEAM**

INNOVO DEVELOPMENT GROUP 439 SELDEN ST. DETROIT, MI 48201 P. 269-830-9124 ARCHITECT: HOOKER DEJONG, INC 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407

STRUCTURAL ENGINEER: A. V. SCHWAN & ASSOC. STRUCTURAL ENGINEERS 6000 EAST THOMAS RD., SUITE 1 SCOTTSDALE, AZ, 85251 P. 602-265-4331

MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER, AND FIRE PROTECTION AND FIRE ALARM SCOPE DEVELOPER: HOOKER DEJONG, INC 316 MORRIS AVE., SUITE 410 MUSKEGON, MI 49440 P. 231-722-3407

CIVIL ENGINEER: PEA GROUP 45 W GRAND RIVER AVE., SUITE 501 DETROIT, MI 48226 P. 844-813-2949 GENERAL CONTRACTOR:

ARCHITECT (PRINT NAME)	DATE:
BY (SIGNATURE):	
SPONSOR / DEVELOPER (PRINT NAME) BY (SIGNATURE AND TITLE):	DATE:
CONTRACTOR (PRINT NAME) BY (SIGNATURE AND TITLE):	DATE:
MORTGAGEE / SURETY (PRINT NAME) BY (SIGNATURE AND TITLE):	DATE:
CONTRACTOR'S BONDING COMPANY (PRINT NAME) BY (SIGNATURE AND TITLE):	DATE: