



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 06/17/25

Application Number: HDC2025-00393

APPLICANT & PROPERTY INFORMATION

NAME: Reid Mauti

COMPANY NAME: McIntosh Poris Architects

ADDRESS: 36801 Woodward Ave

CITY: Birmingham

STATE: MI

ZIP: 48009

PROJECT ADDRESS: 321 Edmund Place

HISTORIC DISTRICT: Brush Park

REQUESTED INFORMATION

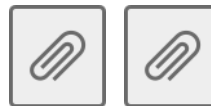
We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not complete. Please provide the following information:

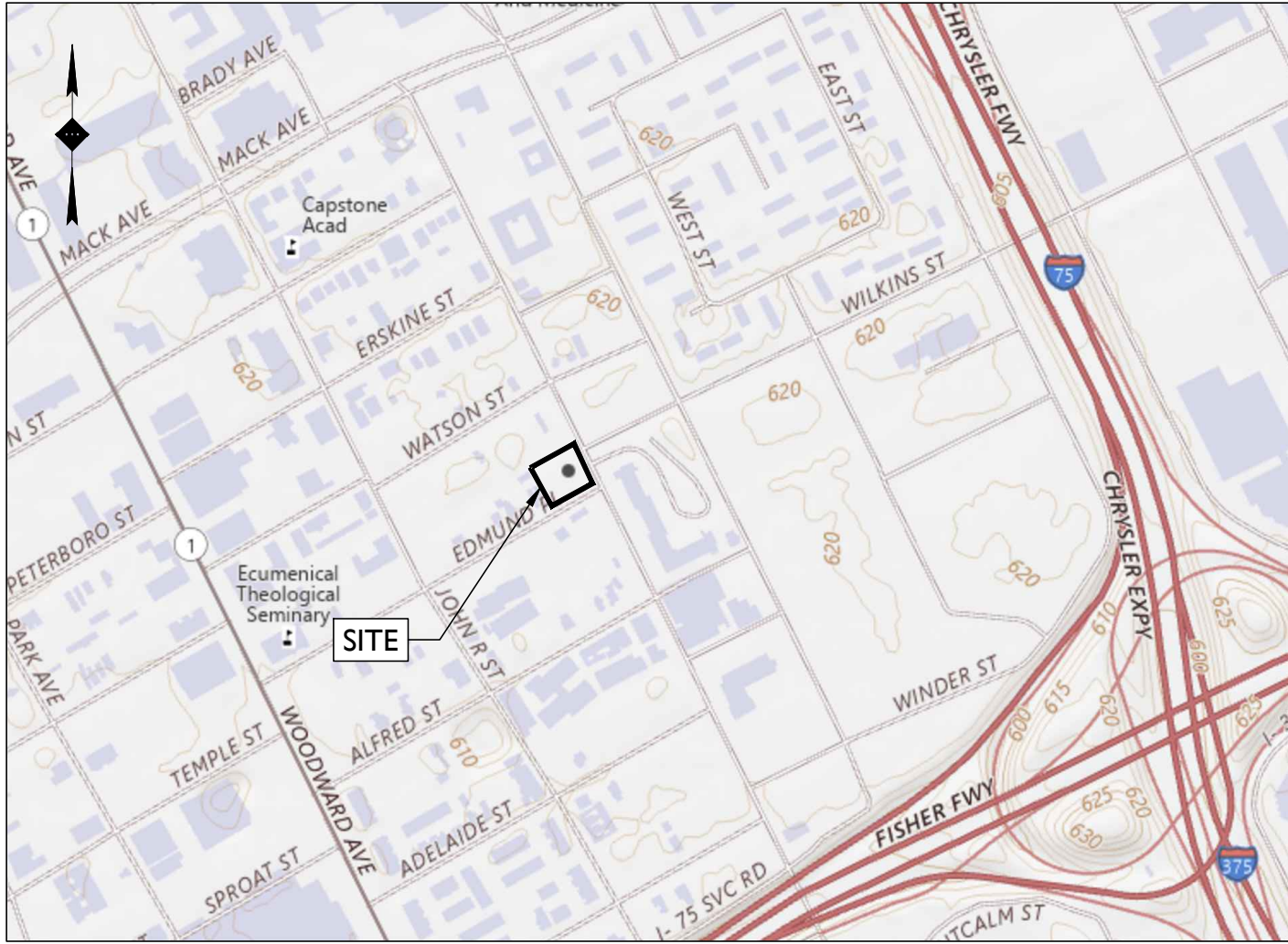
1. Dimensioned drawings (plans and elevations) for the new building which indicate the material of all exterior elements.
2. Dimensioned site plan for both parcels included in the project area. Landscape plan for both parcels included in the project area.
3. Dimensioned elevation drawings for all site elements to include trash enclosures, fencing, walls etc.
4. Product cutsheets for all exterior elements of the building and the site to include doors, windows, siding, railings, fencing, etc.
5. (optional) renderings which depict the new building within the context of the project areas historic surrounds

APPLICANT RESPONSE

Response Date: 06/24/2025



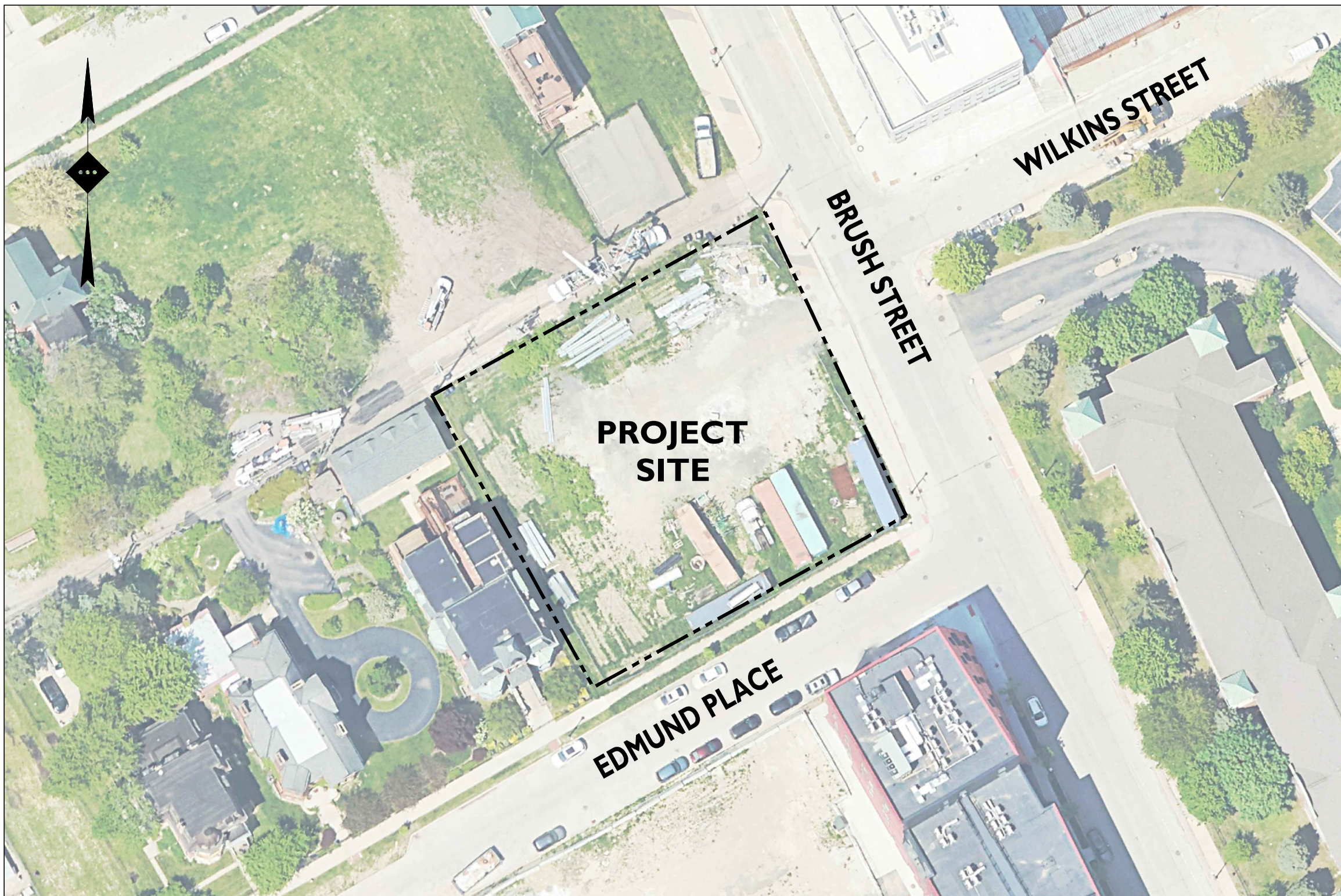
Requested documents have been uploaded



SOURCE: USGS TOPOGRAPHICAL MAPPER, DATE RETRIEVED 2/24/2025

LOCATION MAP

SCALE: 1" = 600'±



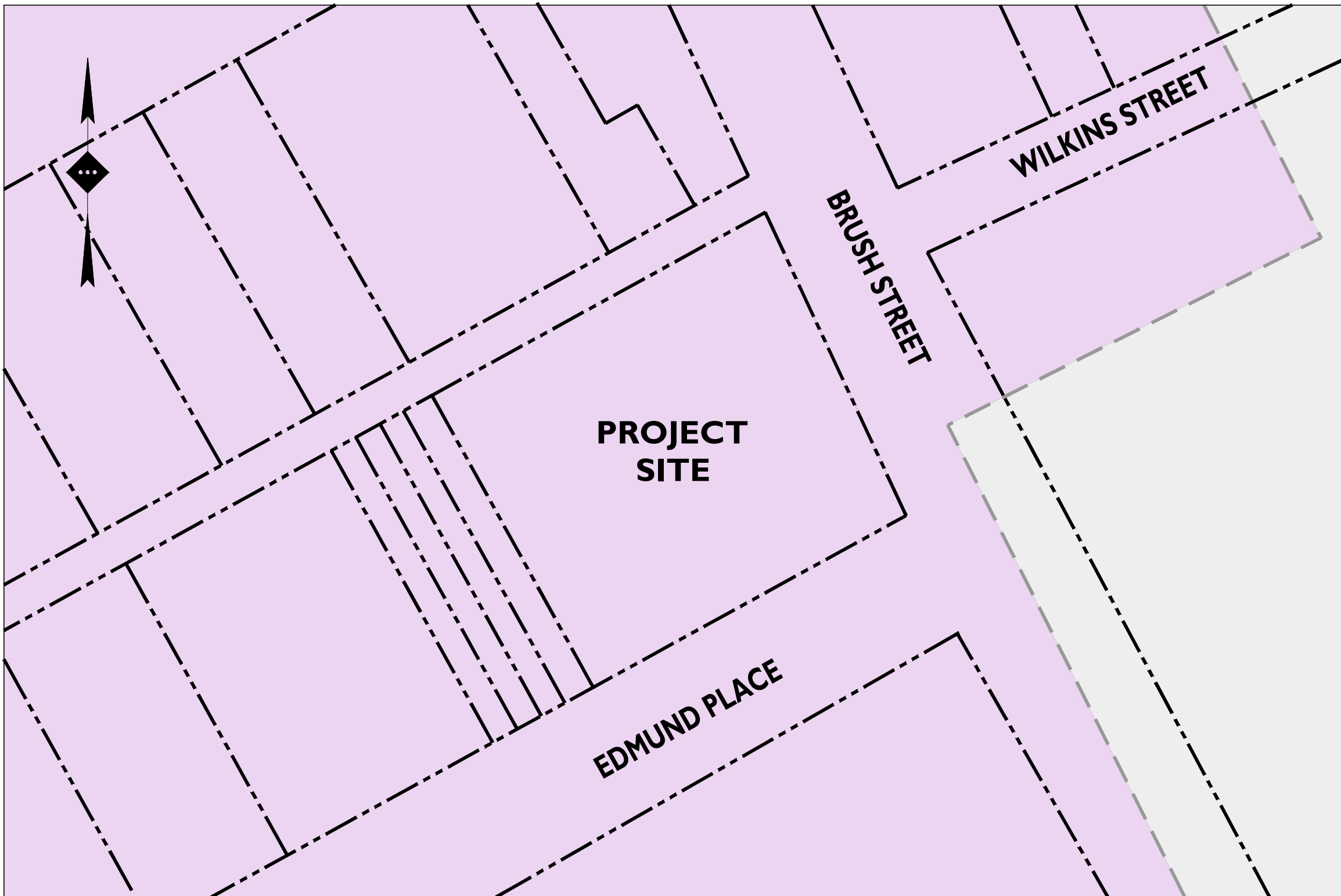
SOURCE: GOOGLE MAPS, DATE RETRIEVED 7/16/2024

AERIAL MAP

SCALE: 1" = 50'±

SITE DEVELOPMENT PLANS
FOR
EDMUND PLACE
PROPOSED MIXED-USE
DEVELOPMENT

PID: 01000725-30 & 01000724.
321 EDMUND PLACE
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN



SOURCE: CITY OF DETROIT ZONING MAP

PLANNED DEVELOPMENT DISTRICT
W/ BUSH PARK HISTORIC OVERLAY (PD-H)
PLANNED DEVELOPMENT DISTRICT (PD)

ZONING MAP

SCALE: 1" = 50'±

APPLICANT

MCINTOSH PORIS ARCHITECTS
155 W. CONGRESS STREET STE. 503
DETROIT, MI 48266
O: 248-258-9346
INFO@MCINTOSHPORIS.COM

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Phone 248.247.1115

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CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: AS SHOWN PROJECT ID: DET-240241

TITLE:

COVER SHEET

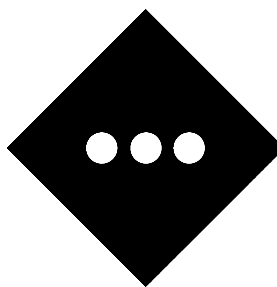
DRAWING:

C-I

PLANS PREPARED BY:



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PLAN REFERENCE MATERIALS:

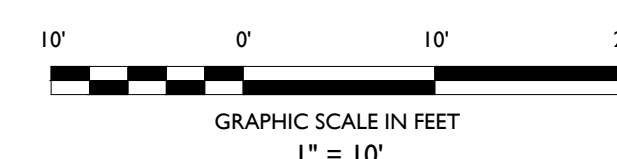
- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/ACSM LAND TITLE & TOPOGRAPHIC SURVEYS PREPARED BY PEA GROUP, DATED 01/04/2023
 - ARCHITECTURAL PLANS PREPARED BY MCINTOSH PORIS ARCHITECTS, DATED 02/05/2025
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH, DATE RETRIEVED 07/16/2024
 - LOCATION MAP OBTAINED FROM USGS TOPOGRAPHICAL MAPPER, DATE RETRIEVED 02/24/2025
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING & STORMWATER MANAGEMENT PLAN	C-4
UTILITY PLAN	C-5
LIGHTING PLAN	C-6
LANDSCAPING PLAN	C-7
LANDSCAPING DETAILS	C-8
CONSTRUCTION DETAILS	C-9

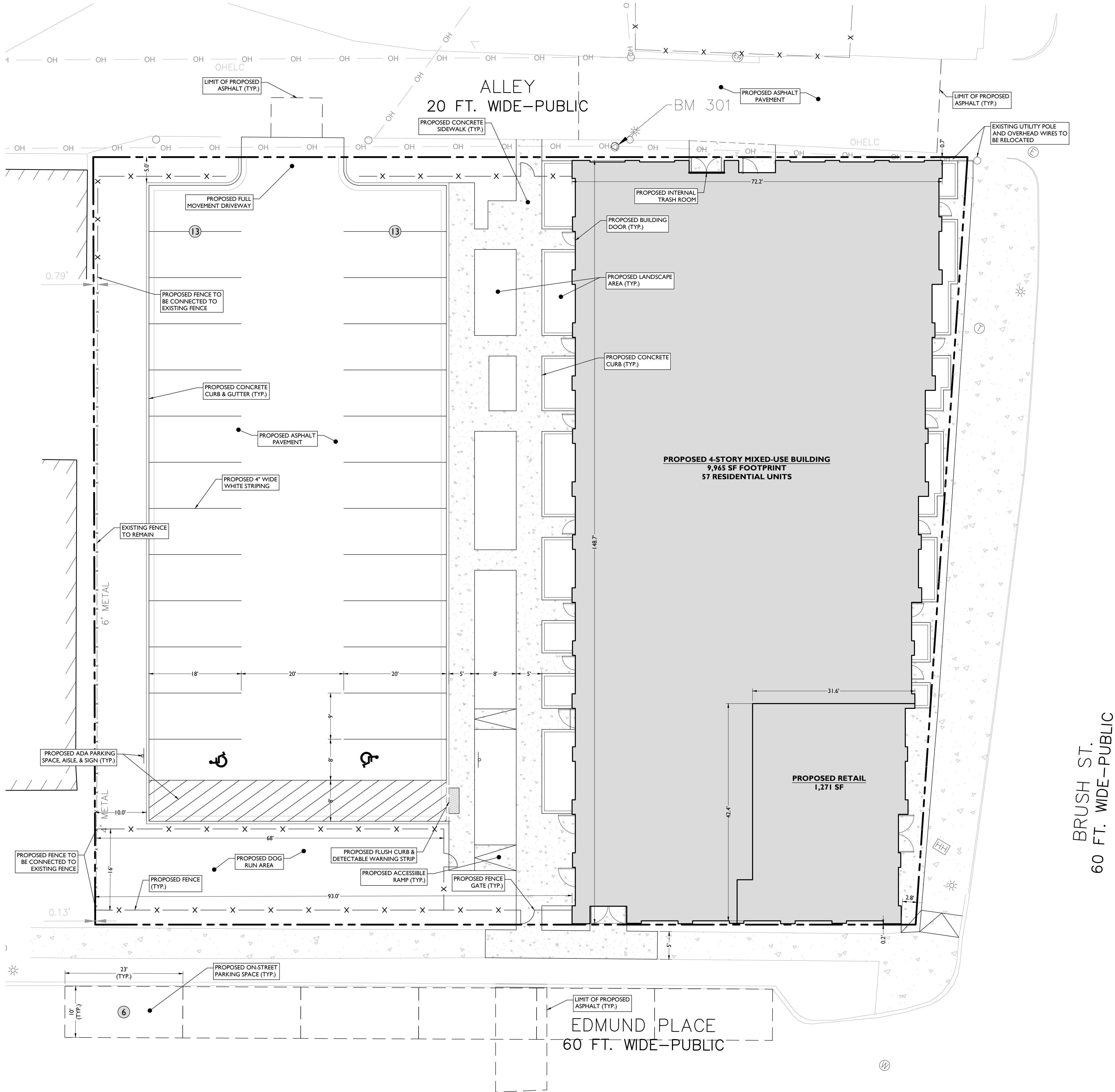
ADDITIONAL SHEETS

DRAWING TITLE	SHEET #
ALTA / ACSM LAND TITLE SURVEY	I OF I
TOPOGRAPHIC SURVEY	I OF I



C-2

V:\0120240517-24041 MICHELM PLACE DETROIT-16CAD009\LOT020P-03 SITE.DWG



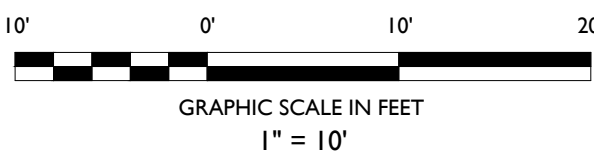
SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED BUILDING DOORS
	PROPOSED CONCRETE CURB & GUTTER
	PROPOSED CONCRETE CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS
	PROPOSED FENCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 61-14-24	MULTIPLE-FAMILY DWELLING MINIMUM: 0.5 SPACES PER UNIT (57 UNITS)(0.5 SPACES / UNIT) = 29 SPACES RETAIL: N/A ⁽¹⁾	26 OFF-STREET SPACES 6 ON-STREET SPACES TOTAL: 32 SPACES
§ 61-14-24	MULTIPLE-FAMILY DWELLING MAXIMUM: 1.5 SPACES PER UNIT (57 UNITS)(1.5 SPACES / UNIT) = 86 SPACES	31 SPACES
§ 61-14-24	REQUIRED LOADING AREA: 12 FT X 35 FT FOR MULTIPLE FAMILY DWELLING	PROVIDED IN ALLEY

(1) PER §50-14-57 OF THE CITY OF DETROIT'S ZONING ORDINANCE, RETAIL SALES AND SERVICE IN MULTIPLE-RESIDENTIAL STRUCTURES DO NOT HAVE A MINIMUM OFF-STREET PARKING SPACE REQUIREMENT.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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engineering & design

SCALE: 1" = 10' PROJECT ID: DET-240241

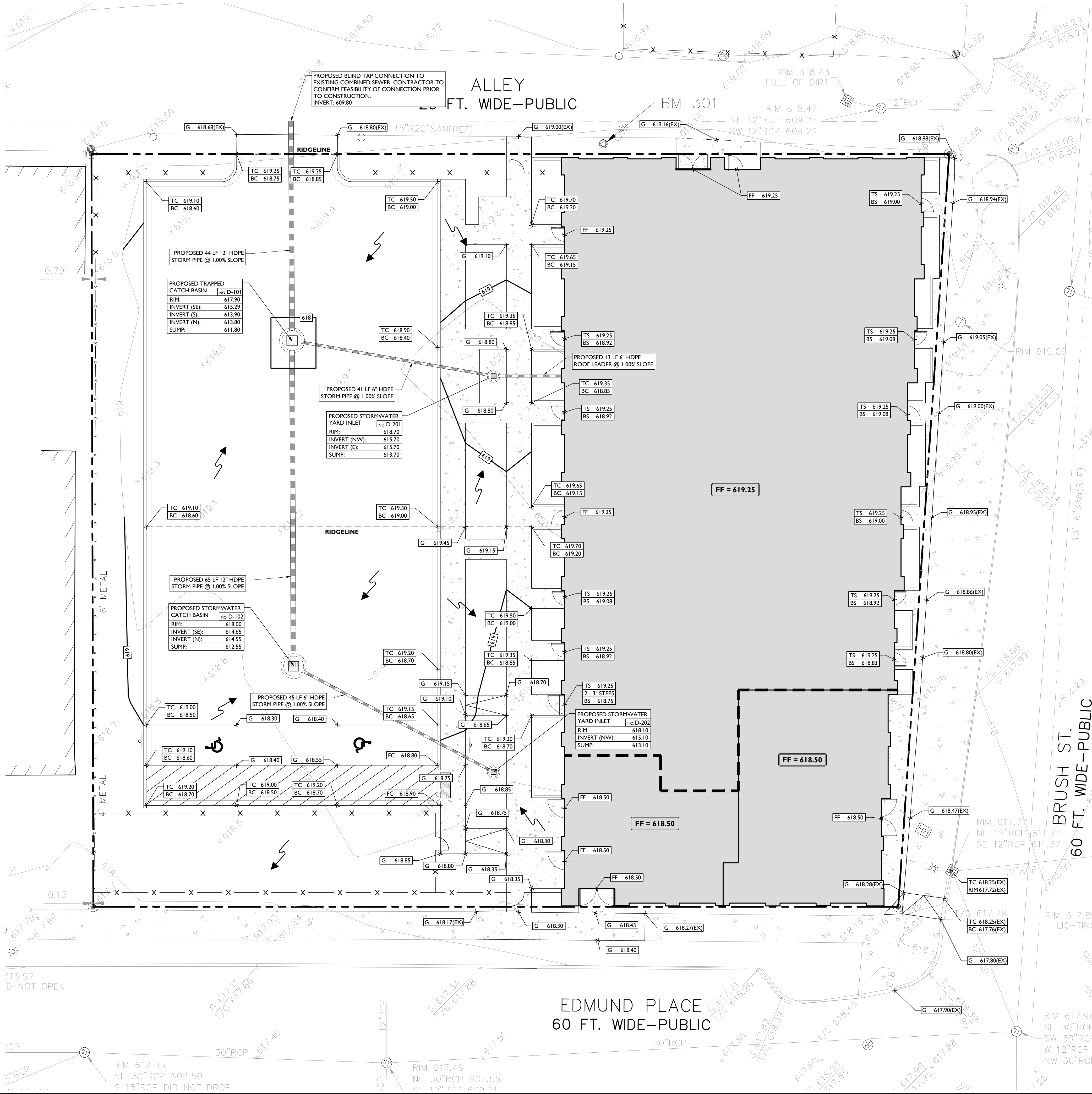
TITLE:

SITE PLAN

DRAWING:

C-3

NOTES: 1. DETROIT PLAC ASSOCIATES - 31 EDMUND PLACE DETROIT, MI 48201-2000 2. DETROIT PLAC ASSOCIATES - 31 EDMUND PLACE DETROIT, MI 48201-2000 3. DETROIT PLAC ASSOCIATES - 31 EDMUND PLACE DETROIT, MI 48201-2000



BENCHMARKS (GPS DERIVED - NAVD88)

BM #300
ARROW ON TOP OF HYDRANT, 1' FROM BACK OF
WEST CURB OF BRUSH ST AND 34' FROM BACK OF
SOUTH CURB OF EDMOND PL.
ELEV. - 620.72

BM #301
BENCH TIE IN WEST SIDE OF POWER POLE, 1' SOUTH
OF ASPHALT ALLEY AND 32' FROM BACK OF WEST
CURB OF BRUSH ST.
ELEV. - 620.71

SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED FINISHED FLOOR SPOT SHOT
	PROPOSED TOP OF STEP / BOTTOM OF STEP SPOT SHOT
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

PER DIVSD POST CONSTRUCTION
STORMWATER ORDINANCE, STORMWATER
MANAGEMENT IS NOT REQUIRED AS NEW
HARD SURFACE IS LESS THAN 0.50 AC

PROPOSED IMPERVIOUS AREA: 0.45 AC

GRADING NOTES

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE
DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL
REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES
SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED
PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL
NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED
GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE
CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF
ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR
PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION
ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO
ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND
STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7
INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE
CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO
STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND
APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY
COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE
PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY
APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY
AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS
FOLLOWS:
 - CURB CUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
- A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL
BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE
FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD
ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS
RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE
LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS
ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL
CONSTRUCTION METHODS SHALL BE UTILIZED AND
REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF
SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED
DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL
FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

ADA NOTES

- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN
ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS
AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL
ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING
SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS
WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR
THE LOCATION OR THE ACCESSIBLE PATH). THE CONTRACTOR IS
RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36
INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN
THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING
SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS
ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB
RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF
A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR
ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE
GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE
TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6
INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH
OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL
CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP
AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A
LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL
ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE
ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
- THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES
VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE
A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS,
CONTRACTOR SHALL ENSURE THAT THE TOP 1/2 INCH CHANGE IN
LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT
VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
- THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR
HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL
NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/2 INCH.

DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO
CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF
EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS.
SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY
NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
- CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT
THE LOWEST INVERT AND WORK UP GRADIENT.
- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE
AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND
UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN
ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO
CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES
IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD
LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN
SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD
ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE
AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND
INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY
DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE
LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE
PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

- THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED
GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE
DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS
BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL
EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE
GEOTECHNICAL ENGINEER OF RECORD.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR
ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE A
SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL
SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD
ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START
OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN
EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE
WITH THE LATEST OSHA REGULATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN
AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED
IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED
PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER
DISPOSAL.

SITE DEVELOPMENT PLANS

EDMUND PLACE
PROPOSED MIXED-USE
DEVELOPMENT

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 10' PROJECT ID: DET-240241

TITLE:

GRADING &
STORMWATER
MANAGEMENT PLAN

DRAWING:

C-4

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Phone 248.247.1115

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NOT APPROVED FOR CONSTRUCTION

DESCRIPTION

FOR SITE PLAN APPROVAL

FOR CLIENT REVIEW

DATE

BY

ISSUE

2

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1/18/2024

02/25/2025

JD

NB

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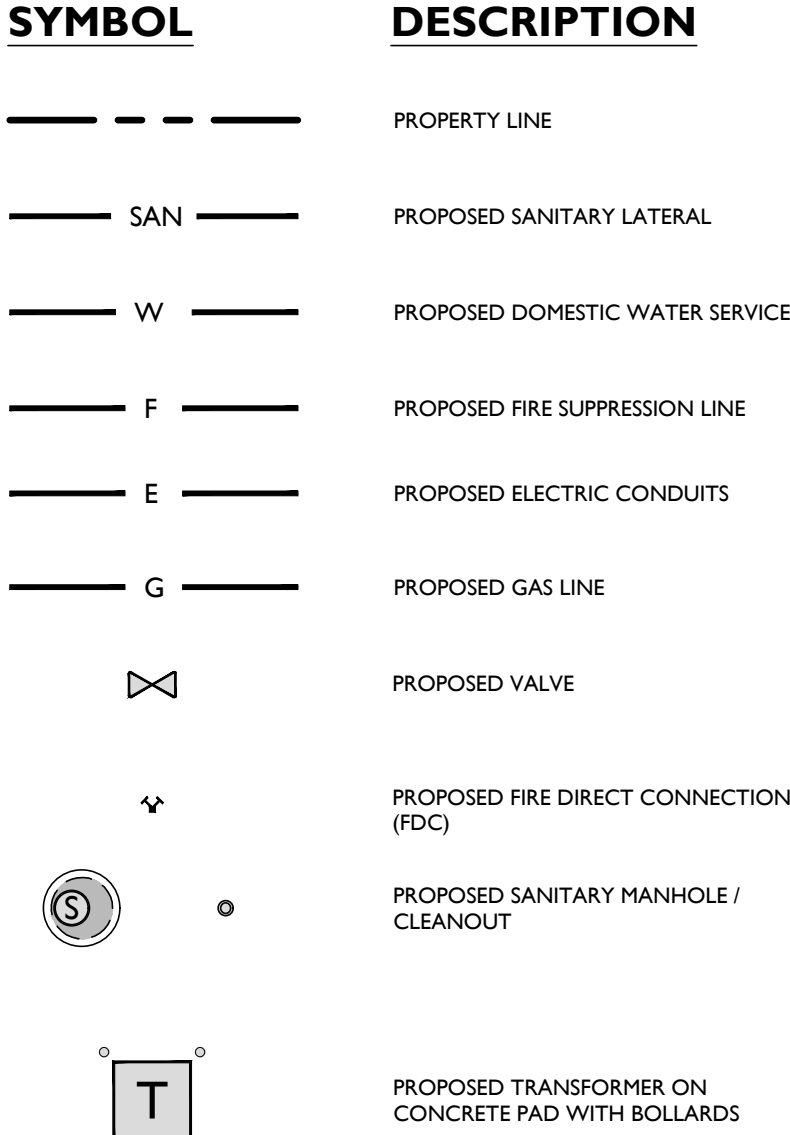
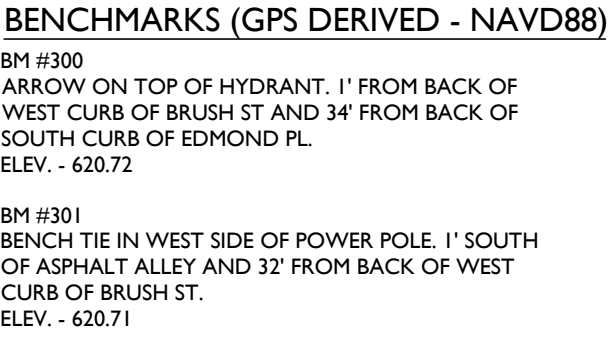
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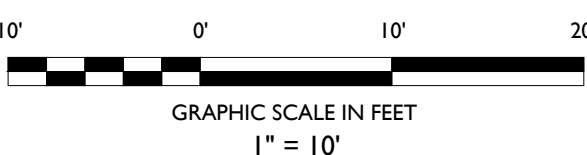
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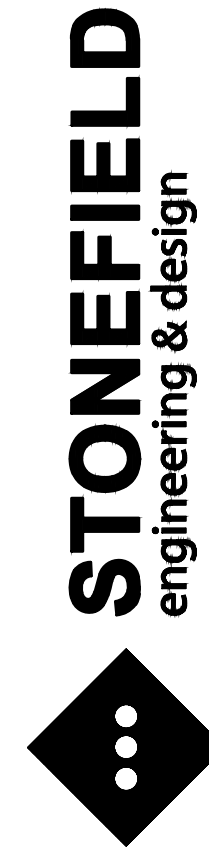


DRAINAGE AND UTILITY NOTES

- THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION (NOC) AND EXCAVATION AND PROTECTION (EAP) PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION AND THE LOCATION SHOWN ON THE CONSTRUCTION SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN LLC IMMEDIATELY IN WRITING. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL UTILITIES AND OPERATIONS NOT DESIGNATED TO BE REMOVED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY IDENTIFIED TO REMAIN WITHIN THE LIMITS OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES. IF SEPARATION OF 10 FEET CANNOT BE MAINTAINED, THEN THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN LLC.
- ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES. IF SEPARATION OF 10 FEET CANNOT BE MAINTAINED, THEN THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASEMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN LLC.
- CONTRACTOR SHALL CONDUCT A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER LINES TO DETERMINE DEPTHS AND LOCATIONS.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN LLC, IN WRITING.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, WATER, AND TELEPHONE UTILITIES TO BE MAINTAINED AT THE APPROPRIATE GOVERNING AUTHORITY.
- CONTRACTOR SHALL START CONSTRUCTION OF ANY GRAVITY SANITARY SEWER LINES PRIOR TO ANY WATER LINES.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CAPPED, ABANDONED, OR RELOCATED BASED ON THE FIELD LOCATION AND DEPTHS. THESE RECORDS SHALL BE IN THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE LOCATION OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS SHOWN ON THE PLANS. THESE RECORDS SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

[illegible]

NOT APPROVED FOR CONSTRUCTION



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CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 10' | PROJECT ID: DET-240241

TITLE:

UTILITY PLAN

DRAWING:

C-5

[illegible]

LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 50-14-236.(1)	ILLUMINATION: BETWEEN 2.0 - 5.0 FC MEASURED AT 5 FT ABOVE GRADE	3.11 FC
§ 50-14-590.(1)	GLARE STANDARD: 0.5 FC MAXIMUM ONTO NEIGHBORING PROPERTIES	0.3 FC



1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNFORSEEN PROBABLE VARIATIONS SUCH AS WEATHER, POWER SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.

2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS OBSERVED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD DELECTIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.


3. LIGHTING LEVELS WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:

- LIGHT EMITTING DIODES (LED): 0.90
- HIGH PRESSURE SODIUM: 0.72
- METAL HALIDE: 0.72

4. THE CONTRACTOR SHALL NOTIFY STONFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH ANY PROPOSED OR EXISTING UTILITIES.

5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF THE LIGHTING AND PROVIDE IT TO THE OWNER AND STONFIELD ENGINEERING & DESIGN, LLC.

NOT APPROVED FOR CONSTRUCTION



Birmingham, MI • New York, NY • Salem, MA
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www.stonefieldeng.com
355 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

SITE DEVELOPMENT PLANS

EDMUND PLACE

PROPOSED MIXED-USE DEVELOPMENT

PID: 01000725-30 & 01000724.
3321 EDMUND PLACE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 620106942
LICENSED PROFESSIONAL ENGINEER



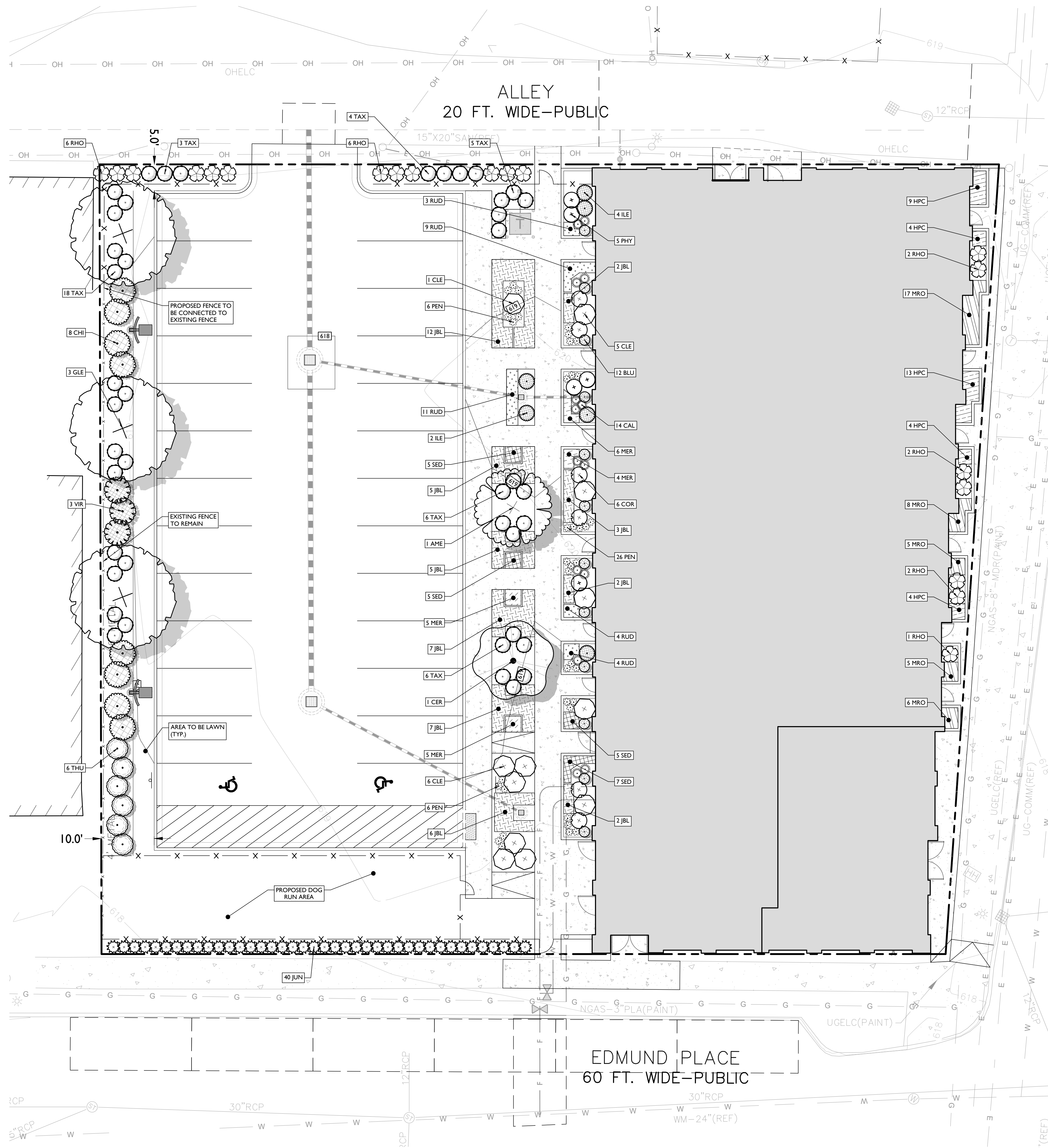
SCALE: 1" = 10' PROJECT ID: DET-240241

TITLE:

LIGHTING PLAN

DRAWING:

C-6



PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUIOUS TREES						
	GLE	3	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2" - 2.5" CAL	B&B
EVERGREEN TREES						
	CHI	8	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' - 6' HT	B&B
	BLU	12	JUNIPERUS SCOPULORUM 'BLUE ARROW'	BLUE ARROW JUNIPER	5' - 6' HT	B&B
	JUN	40	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5' - 6' HT	B&B
	VIR	3	JUNIPERUS VIRGINIANA J.N. SELECT GREEN	EMERALD FEATHER™ EASTERN REDCEDAR	5' - 6' HT	B&B
	THU	6	THUJA OCCIDENTALIS 'SMARTGARD'	EMERALD GREEN ARBORVITAE	5' - 6' HT	B&B
ORNAMENTAL TREES						
	AME	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" - 2.5" CAL	B&B
	CER	1	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	B&B
SHRUBS						
	CLE	12	CLETHRA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SUMMERSWEET	18" - 24"	POT
	COR	6	CORNUS STOLONIFERA 'FARLOW'	ARCTIC FIRE RED TWIG DOGWOOD	18" - 24"	POT
	PHY	5	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	18" - 24"	POT
EVERGREEN SHRUBS						
	ILE	6	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18" - 24"	B&B
	RHO	19	RHOODENDRON X 'PJM'	PJM RHOODENDRON	18" - 24"	POT
	TAX	42	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	18" - 24"	POT
GRASSES						
	CAL	14	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	POT
	PEN	38	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL	POT
GROUND COVERS						
	JBL	51	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	1 GAL	POT, 36" O.C.
PERENNIALS AND GRASSES						
	MER	20	COREOPSIS X 'MERCURY RISING'	BIG BANG MERCURY RISING TICKSEED	1 GAL	POT, 18" O.C.
	HPC	34	HEUCHERA X 'TNHEUFF'	FOREVER PUPPET CORAL BELLS	1 GAL	POT, 18" O.C.
	MRO	41	HEUCHERA X 'TNHEUNEST'	NORTHERN EXPOSURE SIENNA CORAL BELLS	1 GAL	POT, 18" O.C.
	RUD	31	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONFLOWER	1 GAL	POT, 18" O.C.
	SED	22	SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	1 GAL	POT, 18" O.C.

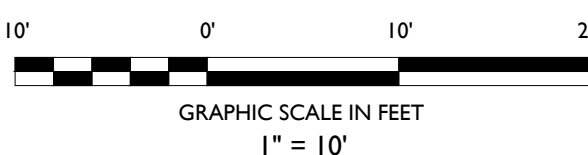
LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
	<u>LANDSCAPING STANDARDS</u>	
\$ 50-14-326.	ALL UNPAVED AREAS SHALL BE LANDSCAPED	COMPLIES
\$ 50-14-327.(3)	ALL HEDGES SCREENING PLACED WITHIN 20 FT OF PUBLIC SIDEWALK SHALL BE MAXIMUM 3 FT HIGH	COMPLIES
	<u>RIGHT-OF-WAY SCREENING</u>	
\$ 50-14-341.(1)	OFF-STREET PARKING VISIBLE FROM A PUBLIC STREET SHALL INCLUDE A LANDSCAPE BUFFER STRIP MINIMUM 5 FT WIDE ALONG THE RIGHT-OF-WAY	5.0 FT
\$ 50-14-341.(1)a.	1 TREE FOR EVERY 30 LF OF BUFFER FRONTAGE	
	PUBLIC ALLEY: 39 FT	
	$(39 \text{ FT}) * (1 \text{ TREE} / 30 \text{ FT FRONTAGE}) = 1 \text{ TREE}$	1 TREE
\$ 50-14-341.(1)b.	MINIMUM TREE PLANTING AREA: 18 5F	COMPLIES
	VEGETATION: A BERM, OR MASONRY WALL FORMING A CONTINUOUS SCREEN REQUIRED	COMPLIES
	MINIMUM HEIGHT: 30-36 INCHES	COMPLIES
	<u>RESIDENTIAL SCREENING REQUIREMENTS</u>	
\$ 50-14-342.(1)a.	OPAQUE SCREENING REQUIRED BETWEEN PARKING AND ADJACENT RESIDENTIAL	EXISTING FENCE TO REMAIN
\$ 50-14-342.(1)b.	MINIMUM LANDSCAPED SETBACK: 10 FT	10.0 FT
	<u>INTERIOR LANDSCAPING REQUIREMENTS</u>	
\$ 50-14-343.(1)	PARKING AREAS 25-100 SPACES: 18 5F OF LANDSCAPING FOR EVERY PARKING SPACE (26 SPACES) * (18 5F) = 468 5F	1,198 5F
\$ 50-14-343.(2)	MINIMUM LANDSCAPE AREA: 150 5F MINIMUM WIDTH: 7 FT 1 SHADE TREE FOR EVERY LANDSCAPE AREA	COMPLIES COMPLIES COMPLIES
	<u>PARKING LOT TREES</u>	
\$ 50-14-343.(4)	1 TREE FOR EVERY 250 5F OF REQUIRED LANDSCAPING (468 5F) * (1 TREE / 250 5F) = 2 TREES	2 TREES
	<u>OPEN SPACE REQUIREMENTS</u>	
\$ 50-14-361.	ANY PORTION OF A LOT THAT IS NOT USED FOR BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, ETC., SHALL BE LANDSCAPED	COMPLIES

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAIN LINE SITE DYNAMIC WATER PRESSURE AVAILABLE. MEASURED IN PSI, PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPES, HEADS, BACKFLOW PREVENTERS, CONTROLLERS, AND SLEEPING WITHIN HARDSCAPE AREAS.

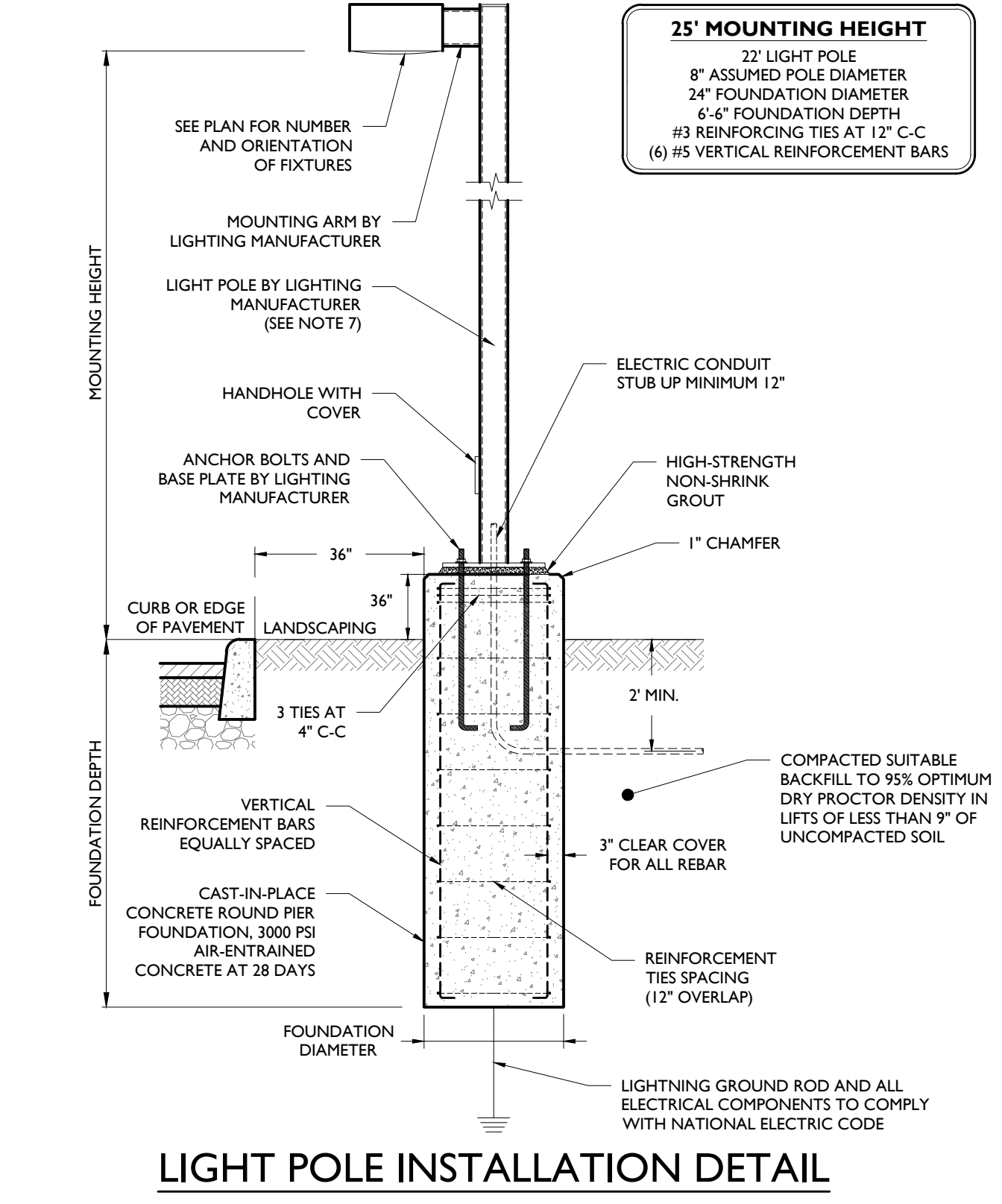
LANDSCAPING NOTES

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 4 INCH LAYER OF MULCH.
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AN AREA OF EXISTING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABUTMENT AREAS IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



SITE DEVELOPMENT PLANS		EDMUND PLACE		PROPOSED MIXED-USE DEVELOPMENT		PID: 01000725-30 & 01000724. 321 EDMUND PLACE CITY OF DETROIT WAYNE COUNTY, MICHIGAN	
J. REID COOKSEY, P.E. MICHIGAN LICENSE No. 6201069428 LICENSED PROFESSIONAL ENGINEER		STONEFIELD engineering & design		SCALE: 1" = 10'		PROJECT ID: DET-240241	
LANDSCAPING PLAN		DRAWING:		C-7			
NOT APPROVED FOR CONSTRUCTION		STONEFIELD engineering & design		Birmingham, MI · New York, NY · Salem, MA Princeton, NJ · Tampa, FL · Rutherford, NJ www.stonefieldeng.com		555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009 Phone 248.247.1115	
SCALE: 1" = 10'		PROJECT ID: DET-240241		TITLE:			
LANDSCAPING PLAN		DRAWING:		C-7			
J. REID COOKSEY, P.E. MICHIGAN LICENSE No. 6201069428 LICENSED PROFESSIONAL ENGINEER		STONEFIELD engineering & design		SCALE: 1" = 10'		PROJECT ID: DET-240241	
LANDSCAPING PLAN		DRAWING:		C-7			

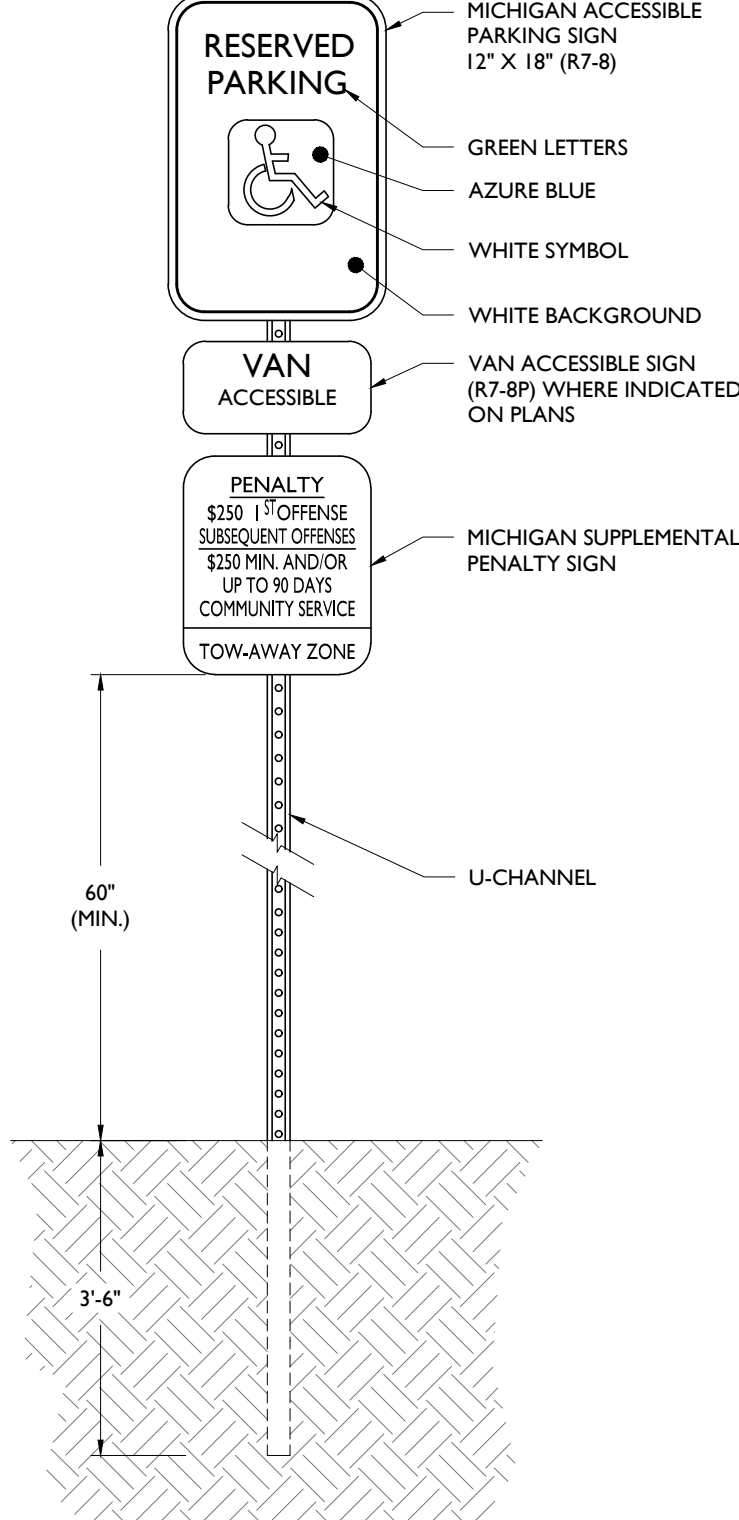
NOTES: 1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL. 2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR. 3. ALL REBAR TO BE NEW GRADE 60 STEEL. 4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER. 5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE. 6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE). 7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93. 8. POUR TO BE TERMINATED AT A FORM. 9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS. 10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.



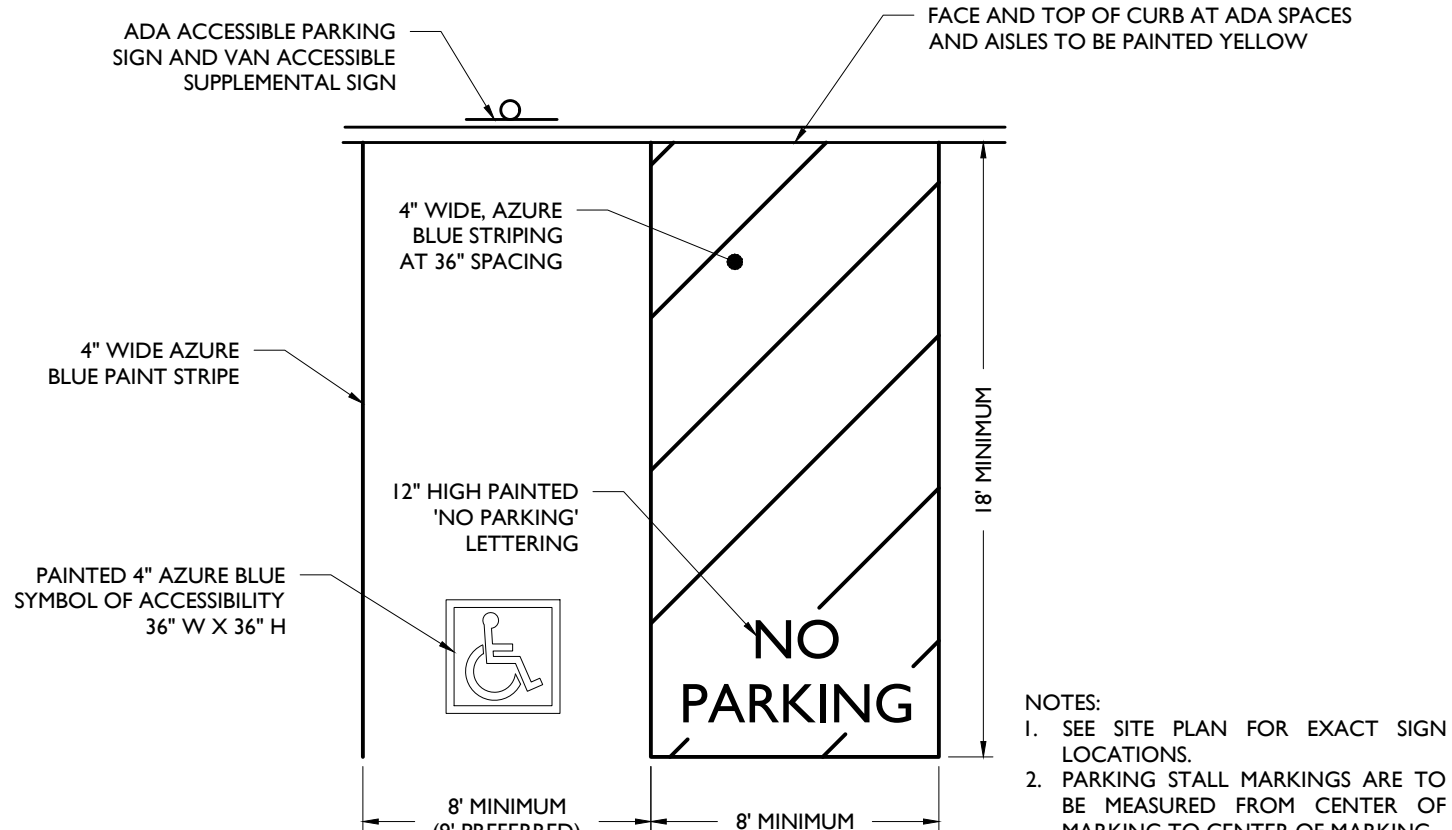
LIGHT POLE INSTALLATION DETAIL

8

ACCESSIBLE PARKING SIGN DETAIL

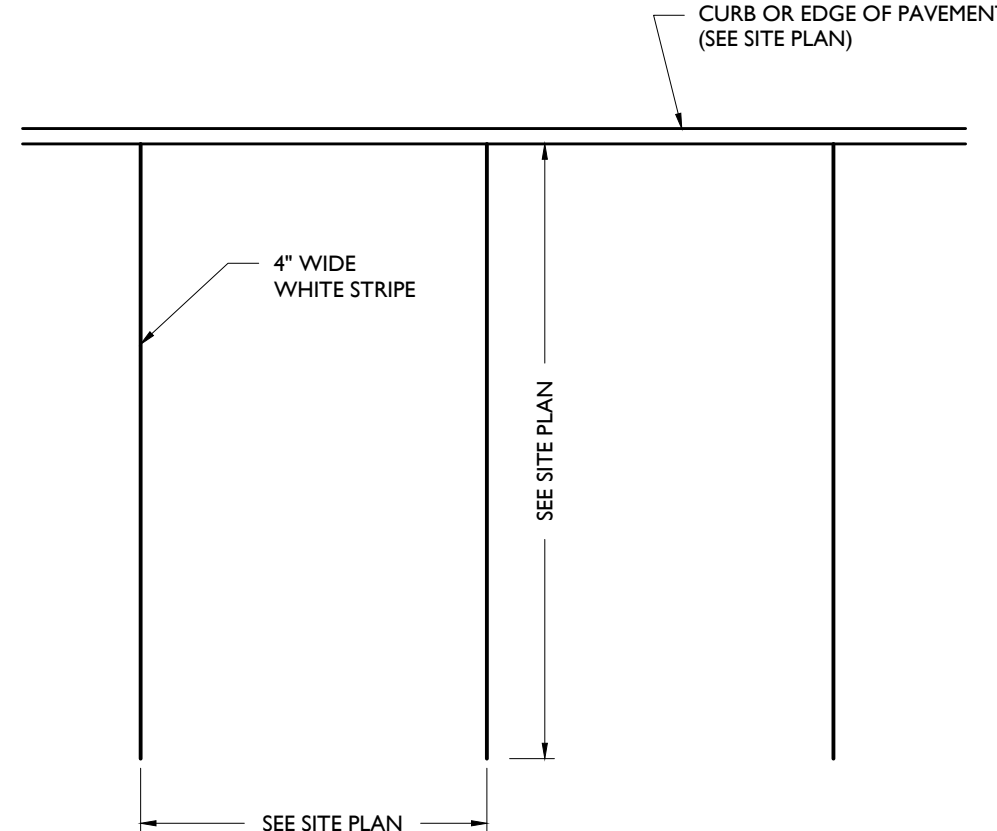


ACCESSIBLE PARKING STALL MARKINGS



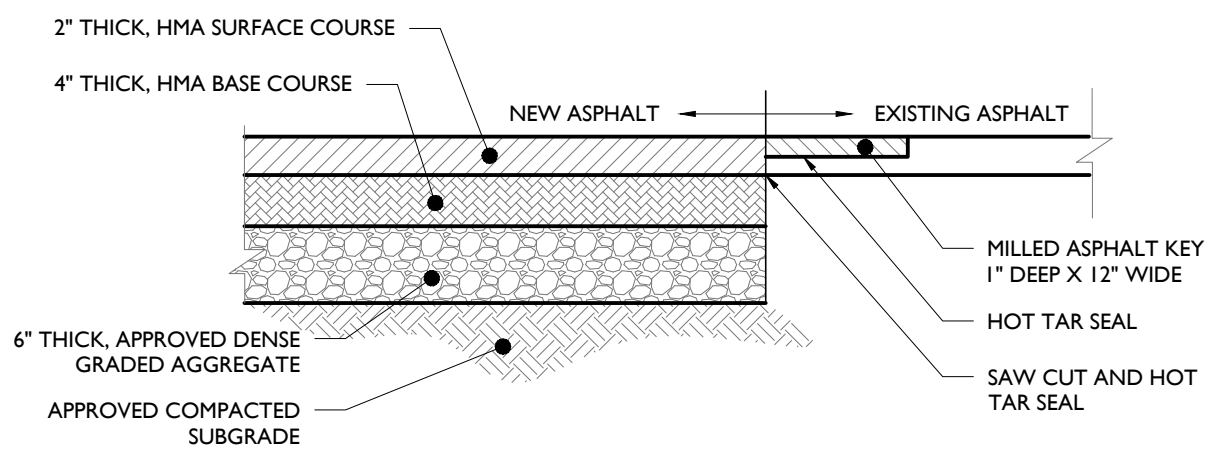
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PARKING STALL MARKINGS



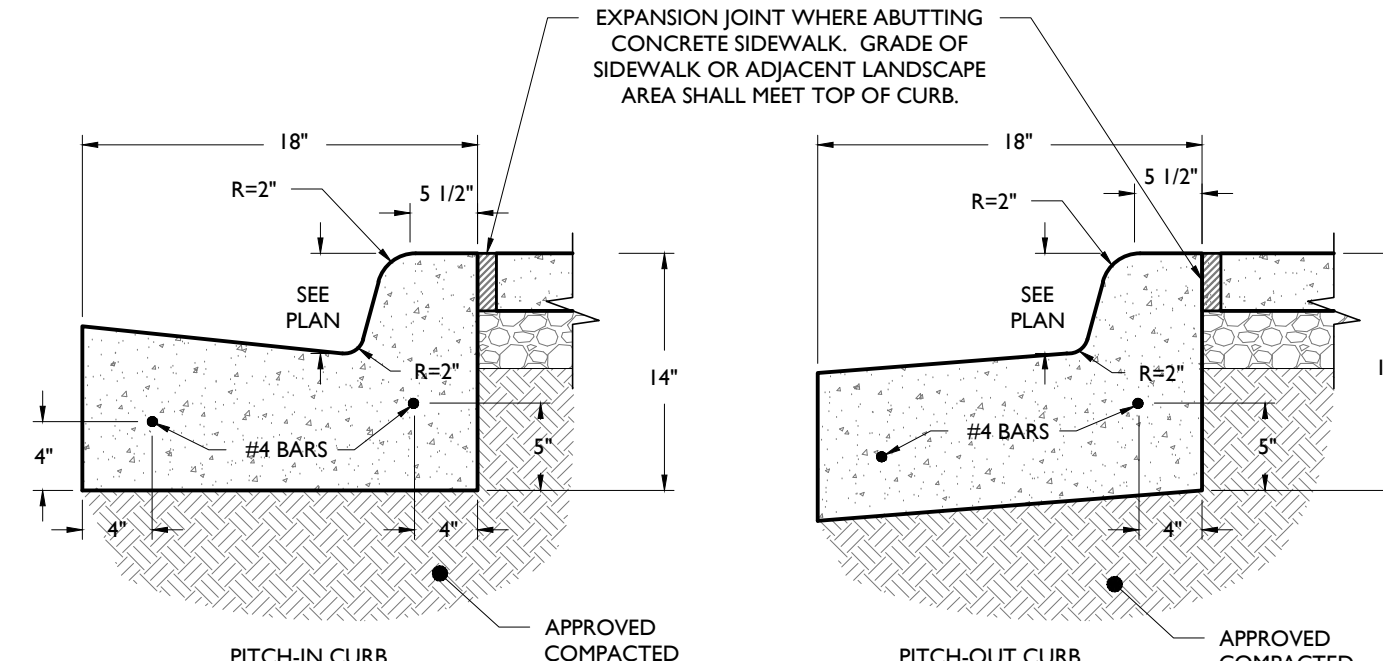
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FULL DEPTH ASPHALT PAVEMENT DETAIL



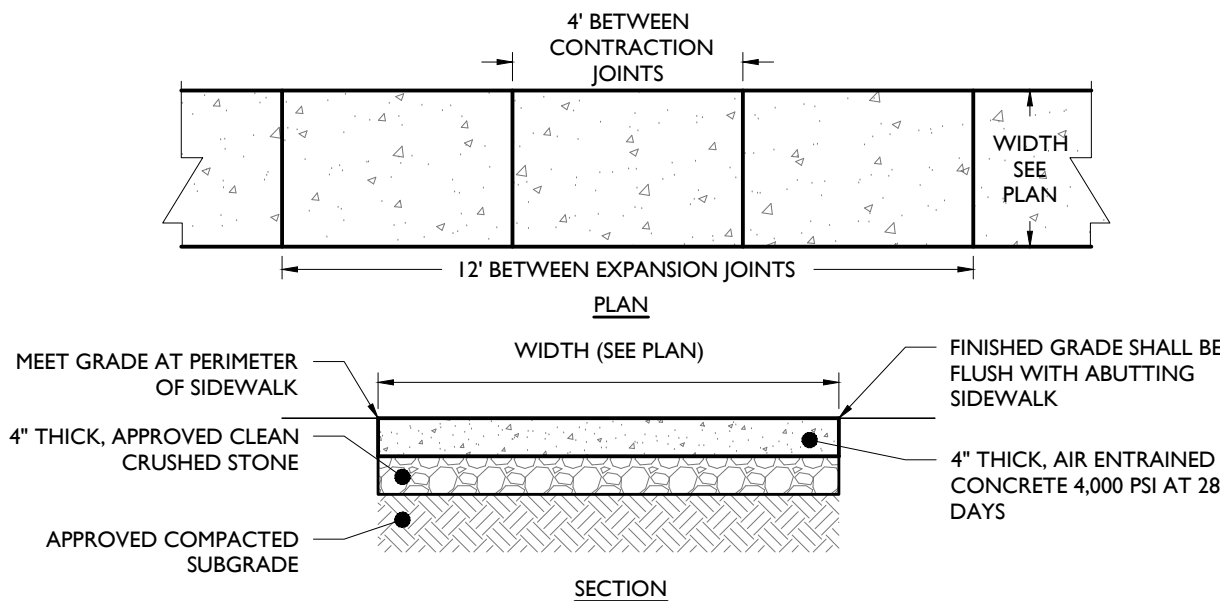
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CONCRETE CURB AND GUTTER DETAIL



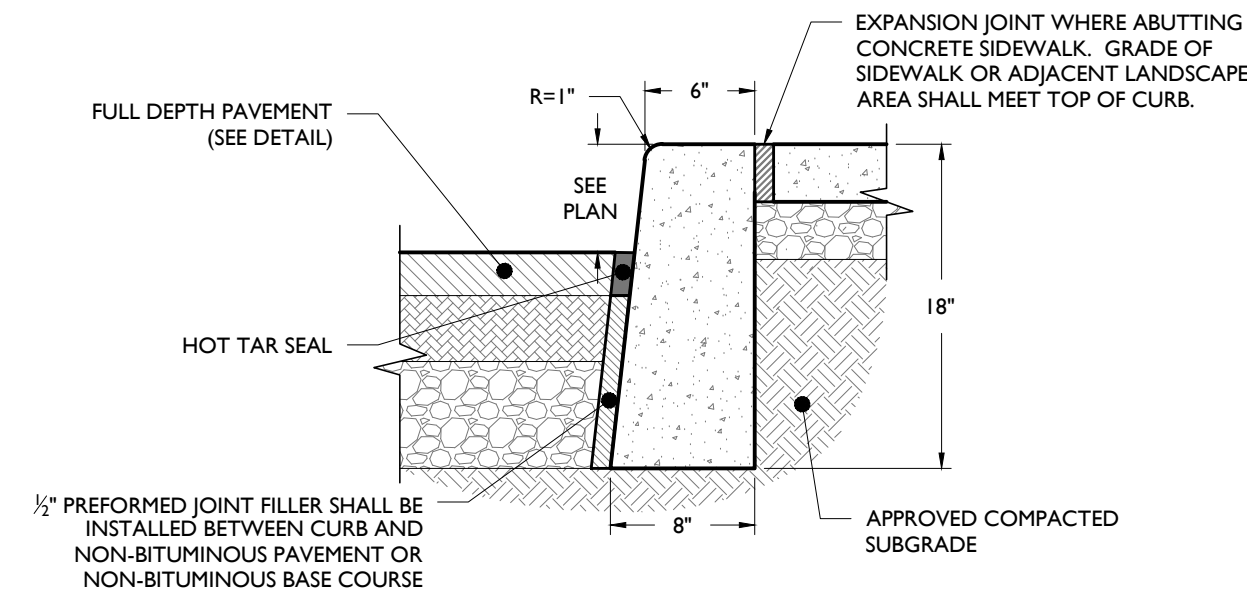
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CONCRETE WALKWAY DETAIL



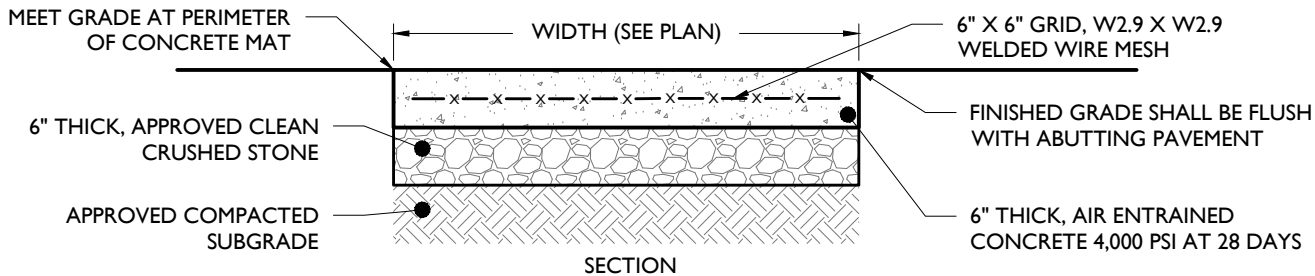
4

CONCRETE CURB DETAIL



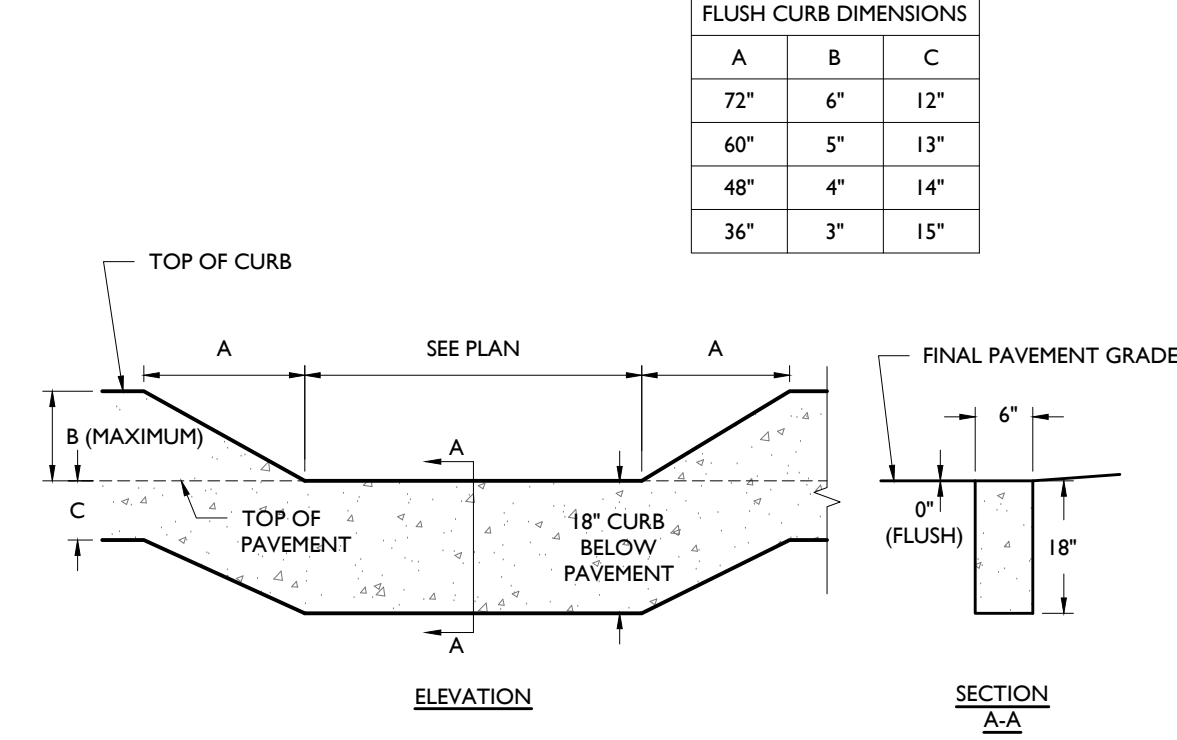
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REINFORCED 6" CONCRETE MAT



10

FLUSH CURB DETAIL



11

SITE DEVELOPMENT PLANS
EDMUND PLACE
PROPOSED MIXED-USE
DEVELOPMENT

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: DET-240241

TITLE:
CONSTRUCTION
DETAILS

DRAWING:

C-9

NOT APPROVED FOR CONSTRUCTION

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PID: 01000725-30 & 01000724.
321 EDMUND PLACE
CITY OF DETROIT
WAYNE COUNTY, MICHIGAN

FOR SITE PLAN APPROVAL	FOR CLIENT REVIEW	DATE	BY	DESCRIPTION
2	1	02/25/2025	JR	ISSUE
		11/06/2024	NB	

SURVEYOR'S NOTES

Table A Items

- the subject property is monument as shown on the survey map.
- The subject property is identified as:
Parcel 1
321 Edmond Pl.
TAX ID: 01000725-30
Parcel 2
301 Edmond Pl.
TAX ID: 01000724
- By graphic plotting, subject parcel is in "Zone X" (Areas determined to be outside of 0.2% annual chance floodplain) Flood Insurance Rate Map Numbers 26163C0285F, bearing an Effective Date of October 21, 2021.
- The surveyed property covers approximately
Parcel 1 - 0.38 Acres (16,502 square feet) of land
Parcel 2 - 0.19 Acres (8,229 square feet) of land
Overall - 0.57 Acres (24,731 square feet) of land
- 1 foot contour based on construction plans.
- Substantial features observed in the process of conducting the fieldwork are shown on the survey map and are depicted as observed
- No pavement striping for parking were observed in the process of conducting the fieldwork.

SURVEYOR'S NOTES

Table A Items

- (a) Evidence of underground utilities existing on or serving the surveyed Property, plans not provided by Client.
- Names of adjoining owners according to current tax records are noted and shown on the survey map.
- No evidence of recent earth moving work, building construction, or building additions were observed in the process of conducting the fieldwork.
- Parts of the east side of Bush St. and south side of Edmund Place has evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

Other Notes:

- Bearings established from BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.
- There was no observable evidence of cemeteries, burial grounds, or individual grave sites on the subject property.
- Fence runs over parcel 2 (as shown)
- Subject property is use as a staging area for off-site construction at the time of the survey.

EXHIBIT A - PROPERTY DESCRIPTION

First American Title Insurance Company
Commitment Number: 981925
Property Address: 301 & 321 Edmund Place, Detroit, MI 48201
Commitment Date: November 14, 2022

The Land referred to herein below is situated in the City of Detroit, County of Wayne, State of Michigan, and is described as follows:

PARCEL 1:

Lot(s) 1 and East 45 feet of Lot(s) 2, Block 7 of BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.

PARCEL 2:

Lot(s) 3 and West 5 feet of Lot(s) 2, Block 7 of BRUSH SUBDIVISION OF PART OF PARK LOTS 14 AND 15 AND PART OF BRUSH FARM ADJOINING according to the plat thereof recorded in Liber 2 of Plats, Page 25 of Wayne County Records.

SCHEDULE B-II (EXCEPTIONS)

First American Title Insurance Company
Commitment Number: 981925
Property Address: 301 & 321 Edmund Place, Detroit, MI 48201
Commitment Date: November 14, 2022

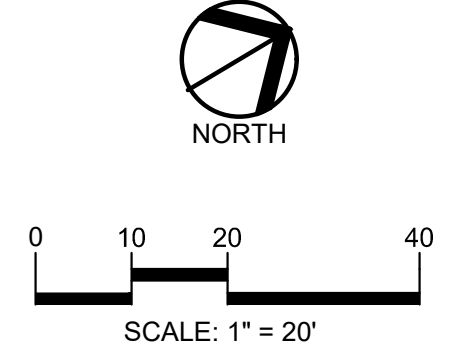
Items 1 through 6, and 19 through 24, are not plottable land survey matters.

- Interest of Central Brush Park, LLC, as disclosed by Quit Claim Deed recorded in Liber 45397, page 1633.
[SUBJECT PROPERTY IS INCLUDED IN EXHIBIT A BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Claim of Interest by City of Detroit, a Municipal corporation by its Department of Public Works as evidenced by instrument dated February 13, 1974, recorded March 8, 1974, in Liber 18745, page 682, Register No. J300795, as to lot 2.
[PART OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Claim of Interest by City of Detroit, a Municipal corporation by its Department of Public Works as evidenced by instrument dated April 22, 1974, recorded May 8, 1974, in Liber 18796, page 596, Register No. F908697, as to Parcel 2.
[PART OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Interest of Greater Detroit Resource Recovery Authority, a Michigan public authority and body corporate, Lessee, and Terms, Conditions and Provisions of Lease, as evidenced by Lease, dated April 4, 1986, recorded May 5, 1986, in Liber 22760, page 908, as to Lot 1 of Parcel 1.
[SUBJECT PROPERTY IS INCLUDED IN EXHIBIT B BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Regulatory Agreement with Respect to Housing Development Fund Grant as disclosed by instrument recorded in Liber 19045, page 535, Register No. J365777.
[SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Ordinance as disclosed by instrument recorded in Liber 20782, page 634, Register No. G481677. Affidavit of Historic Designation Restrictions recorded in Liber 21244, page 693, Register No. G615454.
[SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Oil, gas, mineral, and aboriginal antiquities reserved by the State of Michigan, and the terms, covenants and provisions contained in instrument recorded in Liber 21572, page 532, Register No. G715922, as to Parcel 1. This exception does not constitute a statement as to the ownership of this interest or right. There may be leases, grants, exceptions or reservations of such interests that are not listed.
[PARCEL 1 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Ordinance as disclosed by instrument recorded in Liber 28459, page 602.
Ordinance recorded in Liber 29551, page 1900.
Ordinance recorded in Liber 40535, page 209.
[SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 45397, page 1633.
[SUBJECT PROPERTY IS INCLUDED IN EXHIBIT A BUT THERE IS NO PLOTTABLE SURVEY MATTERS. SAME AS EXCEPTION 7.]
- Terms, covenants, conditions, restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as disclosed by Quit Claim Deed recorded in Liber 51007, page 197, as to Parcel 2.
[PARCEL 2 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]
- Reversionary interest of Raymond J. Wojtowicz, Treasurer of the Charter County of Wayne as disclosed by Quit Claim Deed dated September 3, 2013 and recorded September 3, 2013 in Liber 51007, page 197, as to Parcel 2.
[PARCEL 2 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS. SAME AS EXCEPTION 16.]
- Terms and Conditions contained in Quit Claim Deed as disclosed by instrument recorded in Liber 52333, page 252, as to Parcel 1.
[PARCEL 1 OF SUBJECT PROPERTY IS INCLUDED THEREIN BUT THERE IS NO PLOTTABLE SURVEY MATTERS.]

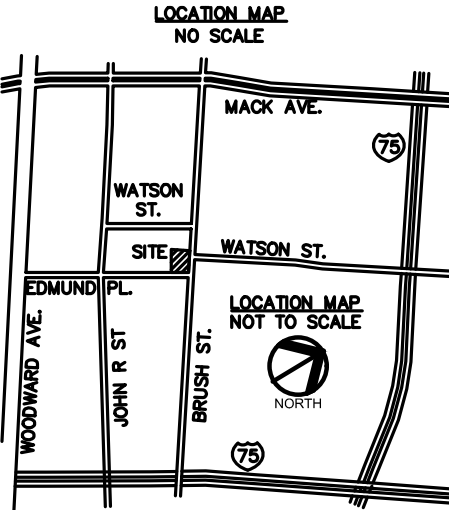
LEGEND:

- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- - - - - EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- - - - - EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- - - - - EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED
- CONCRETE
- ASPHALT

PEA GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

WOODWARD CAPITAL
3977 SECOND AVENUE
DETROIT, MI 48201

PROJECT TITLE

EDMUND PLACE
301 EDMUND PLACE
DETROIT, MI

REVISIONS

ORIGINAL ISSUE DATE:
January 04, 2023

DRAWING TITLE

ALTA/ACSM
LAND TITLE
SURVEY

PEA JOB NO. 2022-0533

P.M. DLC

DN. JSH

DES.

DRAWING NUMBER:

SURVEYOR'S CERTIFICATE

To:

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 ALT A/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 8, 9, 11, 13, 16, and 17 of Table A thereof. The fieldwork was completed on December 02, 2022.

Daniel L. Cole, P.S.
Michigan Professional Surveyor No. 4001059791
Agent for PEA Group

Date

\\pea\pea\projects\2022\2022-0531 EDMUND PLACE\DWG\DWG\2022-0531-TOPOGRAPHIC.dwg PLOT DATE: 12/9/2022
BY: JSH

LEGAL DESCRIPTION
(Per Wayne County GIS)

PARCEL ID 01000725-30

N EDMUND PL E 45 FT OF 2 1 BLK 7 BRUSH SUB OF PT OF PK LOTS 14 & 15 L2 P25
PLATS W C R 1/43 105 IRREG

PARCEL ID 01000724

N EDMUND PL 3 W 5 FT OF 2 BLK 7 BRUSH SUB L2 P25 PLATS, WCR 1/43 55 X150

BENCHMARKS

(GPS DERIVED - NAVD83)

BM #300

ARROW ON TOP OF HYDRANT, 1' FROM BACK OF
WEST CURB OF BRUSH ST AND 34' FROM BACK
OF SOUTH CURB OF EDMOND PL
ELEV. - 620.72

BM #301

BENCH TIE IN WEST SIDE OF POWER POLE. 1'
SOUTH OF ASPHALT ALLEY AND 32' FROM BACK
OF WEST CURB OF BRUSH ST.
ELEV. - 620.71

LEGEND:

- OH-ELEC—W—O—< EX. OH. ELEC. POLE & GUY WIRE
—UG-CATV— EX. U.G. CABLE TV & PEDESTAL
—UG-COMM—B—O— EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG-ELEC—B—E— EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
— EX. GAS LINE
⊗ EX. GAS VALVE & GAS LINE MARKER
⊠ EX. TRANSFORMER & IRRIGATION VALVE
— EX. WATER MAIN
⊗ ⊗ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊗ EX. WATER VALVE BOX & SHUTOFF
— EX. SANITARY SEWER
⊗ ⊗ EX. SANITARY CLEANOUT & MANHOLE
⊗ EX. COMBINED SEWER MANHOLE
--- EX. STORM SEWER
⊗ ⊗ EX. CLEANOUT & MANHOLE
⊗ ⊗ EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
⊗ ⊗ EX. YARD DRAIN & ROOF DRAIN
⊗ EX. UNIDENTIFIED STRUCTURE
⊗ EX. MAILBOX, SIGN & LIGHTPOLE
X EX. FENCE
— EX. GUARD RAIL
— EX. SPOT ELEVATION
— EX. CONTOUR
— EX. WETLAND
- ⊗ IRON FOUND / SET
● ⊗ NAIL FOUND / NAIL & CAP SET
● ⊗ BRASS PLUG SET
● ⊗ MONUMENT FOUND / SET
● ⊗ SECTION CORNER FOUND
R M C RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS

- BRUSH'S SUBDIVISION OF PART OF PARK LOTS 15, 16 & 17 AND PART OF BRUSH FARM ADJOINING
- WATER MAIN GLWA, DWSD MAP 20-K
DWSD MAP (EMAIL DATED 01/02/2020)
- STORM SEWER GLWA, DWSD MAP S-29-A
DWSD MAP (EMAIL DATED 01/02/2020)
- CABLE AT&T MAP A1, DATED 12/30/2019 (EMAIL DATED 12/31/2019)
- GAS DTE GAS COMPANY MAP DATED JANUARY 02, 2020
- FIBER COMCAST MAP (EMAIL DATED 01/13/2020)
- ELECTRIC HAVE NOT RECEIVED AS OF JANUARY 14, 2020

PEA
GROUP

t: 844.813.2949
www.peagroup.com

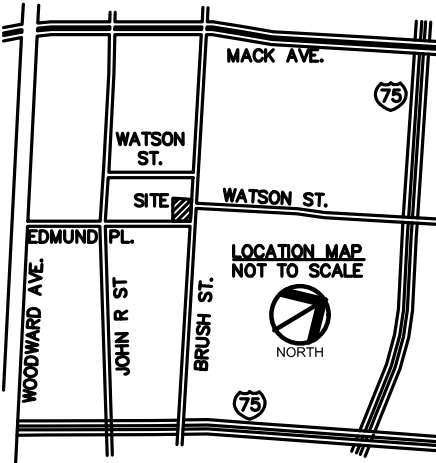


0 10 20 40
SCALE: 1" = 20'



CAUTION!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND
UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY
APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR
IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR
DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS
PRIOR TO THE START OF CONSTRUCTION.



CLIENT

**WOODWARD
CAPITAL**
3977 SECOND AVENUE
DETROIT, MI 48201

PROJECT TITLE

EDMUND PLACE
301 EDMUND PLACE
DETROIT, MI

REVISIONS

NO.	DESCRIPTION	DATE

ORIGINAL ISSUE DATE:
DECEMBER 06, 2022

DRAWING TITLE

**TOPOGRAPHIC
SURVEY**

PEA JOB NO. 2022-0533

P.M. DLC

DN. JSH

DES. XXX

DRAWING NUMBER:

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X1' AREA
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER
28163C0285F DATED OCTOBER 21, 2021.

NOT FOR CONSTRUCTION

1 OF 1

EDMUND PLACE

HDC PRESENTATION | 06.24.2025

Project Narrative

Edmund Place is a 4 story, new construction, mixed-use building located in the Brush Park Historic District. The proposed project will occupy 301 and 321 Edmond Place at the Northwest corner of Edmond and Brush.

There will be 57 units spread across the 4 floors. The ground floor will consist of a lobby and commercial space at the south end of the building with the rest of the floor being occupied by walk-up units.




The building will have a masonry facade on all 4 sides with regular bays. These bays step out going north along Brush to accommodate the angle of the street. The regularity of these bays is broken up by opaque panels that are placed between the large windows. Horizontal cast stone elements will be introduced at window sills and the parapet

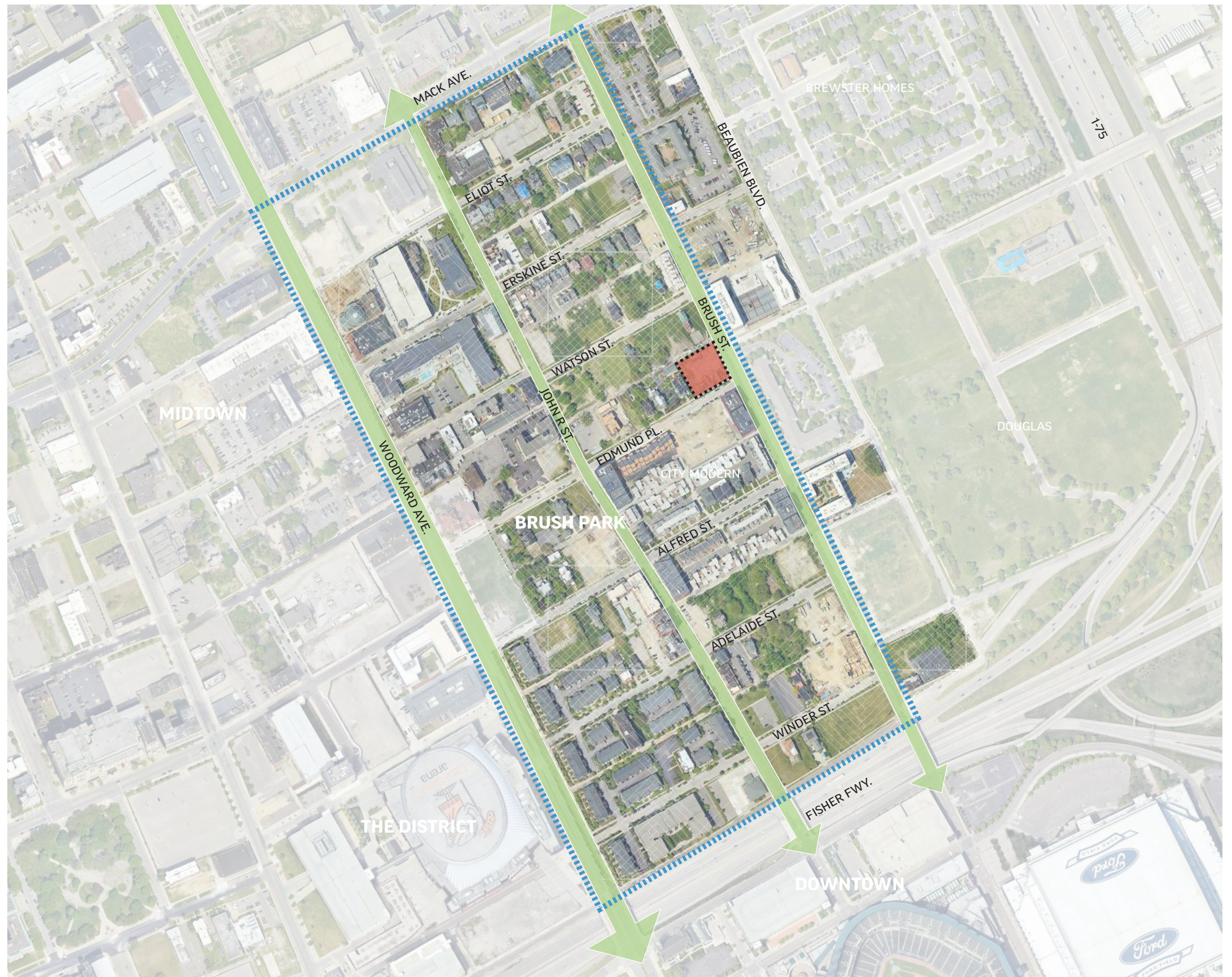
The proposed building occupies the East portion of the site along Brush while the rest of the site is occupied by a linear private park separating the building from parking along the West side of the property. This parking will be accessed from the alley to avoid additional curb cuts along Edmond. .



**WOODWARD
CAPITAL
PARTNERS**

**MCINTOSH
PORIS
ARCHITECTS**

-  PROJECT SITE
-  THOROUGHFARES
-  BRUSH PARK





(1) Height.

The apartment building consists of 4 stories of residential with a lobby and small commercial space along the south at the corner of Edmund and Brush. The architectural articulation of the apartment building breaks up the visual massing of the project, creating a gradation in scale. The elements of design note that the height of buildings in the district vary from 1 to 11 stories. The report also notes that later redevelopment in the district included "Apartment buildings not more than four stories tall, most often located on Brush." This situates the proposed development well in the context of the overall neighborhood at the street it has the largest frontage on.

(2) Proportion of building's front facades.

Due to the nature of the corner site, the building has 2 front facades. The elements of design note that buildings are typically taller than they are wide, which is the case for this building on it's shorter face along Edmund. Along Brush, the building is wider to fill out the block but the stepped massing breaks up this length with a series of appropriately proportioned volumes

(3) Proportion of openings within the facade.

The building has a consistent proportion of openings along all facades besides the northern facade facing the alley. This elevation is consistent with the rest of the building except for the ground floor which is more opaque to do it's proximity to the alley. The percent open on the building varies between 35% and 37% which is at the higher end of the range listed in the elements of design (15%-35%). We feel it is harmonious with the rest of the district. The openings are taller than they are wide which is also consistent with the elements of design.

(4) Rhythm of solids to voids in the front facades.

This building looks to situate itself somewhere in between the elements of design description of facade rhythm. The bays are very regular but they are broken open by an opaque panel that provides variation in the rigor of the openings.

(5) Rhythm of spacing of buildings on streets.

This project occupies 3 lots while the lot furthest to the West will be used for parking. This is consistent with noted irregular spacing and size of lots in the district. The Building's facade along Brush helps restore the street wall on the block providing a context similar to when Brush was lined with apartment buildings.

(6) Rhythm of entrance and/or porch projections.

While there are no enclosed projections, the walk-up units on the ground floor along Brush provide reference to the entrances of the Victorian homes and create a similar language to many of the townhomes built in the district recently

(7) Relationship of materials.

The elements of design note that overwhelmingly the most prevalent material in the district is common brick. This building follows that direction with all four elevations being predominantly brick. Cast stone sills and parapet compliment the brick

(8) Relationship of textures.

The elements of design state that "the most common relationship of textures in the district is the low-relief pattern of mortar joints in brick contrasted to the smoother or rougher surfaces of stone or wood trim." The brick facade on th is building is broken up by a hierarchy of bays. There is a primary bay which is most clear on the East facade along Brush as it steps out going North. Each of these steps comprises two bays. The intermediate bay is recessed between each floor line to provide hierarchy and a small shadow line. The brick and ,mortar is broken up by horizontal cast stone elements providing a contrast in texture.

(9) Relationship of colors.

The building will be clad in a natural brick blend ranging from light to dark tones of warm gray/ brown This is complimented by the cast stone detailing

(10) Relationship or architectural details.

The architectural details of this building emphasize the detailing around openings with the solid panels that break-up the regularity of the windows. The case stone sills provide a shadow line, and the intermediate pilaster provides a hierarchy of vertical elements. This is in reference to the Victorian homes emphasizing openings as described in the elements of design.

(11) Relationship of roof shapes.

While many of the Victorian homes have elaborate pitched roofs, the apartment and commercial buildings that followed were predominately design with flat roofs. This building follows that pattern to be consistent with the building typology in the district.

(12) Walls of continuity.

The apartment building abuts the front and side property lines, creating a wall on continuity consistent with what is described in the elements of design: " On John R. and Brush, and east of Brush, buildings are typically placed at or near the sidewalk with little or no front yard. Where buildings are continuous, a wall of continuity is created. " The stepping of the building along Brush provides the wall of continuity while breaking down the mass of the building to a scale more similar to the historic homes of the district.

(13) Relationship of significant landscape features and surface treatments.

The elements of design mainly note the amount of vacant land in the district. The lack of curb cuts for drive aisles is also mentioned. This project follows that pattern by providing parking access via the alley. The parking is offset from Edmund to provide the required landscape buffer and allow for a pleasant street frontage.

(14) Relationship of open space to structures.

This project looks to contribute to building out of the large amount of opens space noted in the elements of deign. By holding the corner at Brush and Edmund, it helps reintroduce the street wall. Where there is open space on the site, it is landscaped to provide an intentional green space and respite from development

(15) Scale of Facades and Facade Elements

The elements of design note a large variety in how different buildings approach this relationship. This building strikes a balance between a cohesive overall massing that is broken down into different scales. There is the vertical brick pilasters that step back on Brush. The bays and window openings provide regularity while the opaque panels within in the window bays breaks this up. Horizontal banding helps provide shadow lines and breaks of the monolithic brick wall to provide scale.

(16) Directional expression of front elevation.

The elements of design note that the vast majority of buildings in the district have vertical expressed front facades. This is project follows that direction with it's shorter facade along Edmund. The longer facade on Brush is broken up by stepping to help emphasize verticality as well

(16) Rhythm of building setbacks.

This building abuts the sidewalk which is consistent with the other buildings that are on a corner lot.

(17) Relationship of lot coverage.

The elements of design note the difference between the single family home lot coverage compared to the apartment buildings. This project is more consistent with the older buildings in the district by occupying less than half of the lot.

(19) Degree of complexity within the facades.

This district is characterized by Victorian homes with a high degree of complexity and apartment buildings that have more classic, simpler ornamentation. This building looks to provide a reference to ornamentation but still be of it's time. Brick insets at secondary bays, cast stone sills, and horizontal elements, as well as deep inset windows provide a rich level of detail while remaining contemporary

(20) Orientation, vistas, overviews.

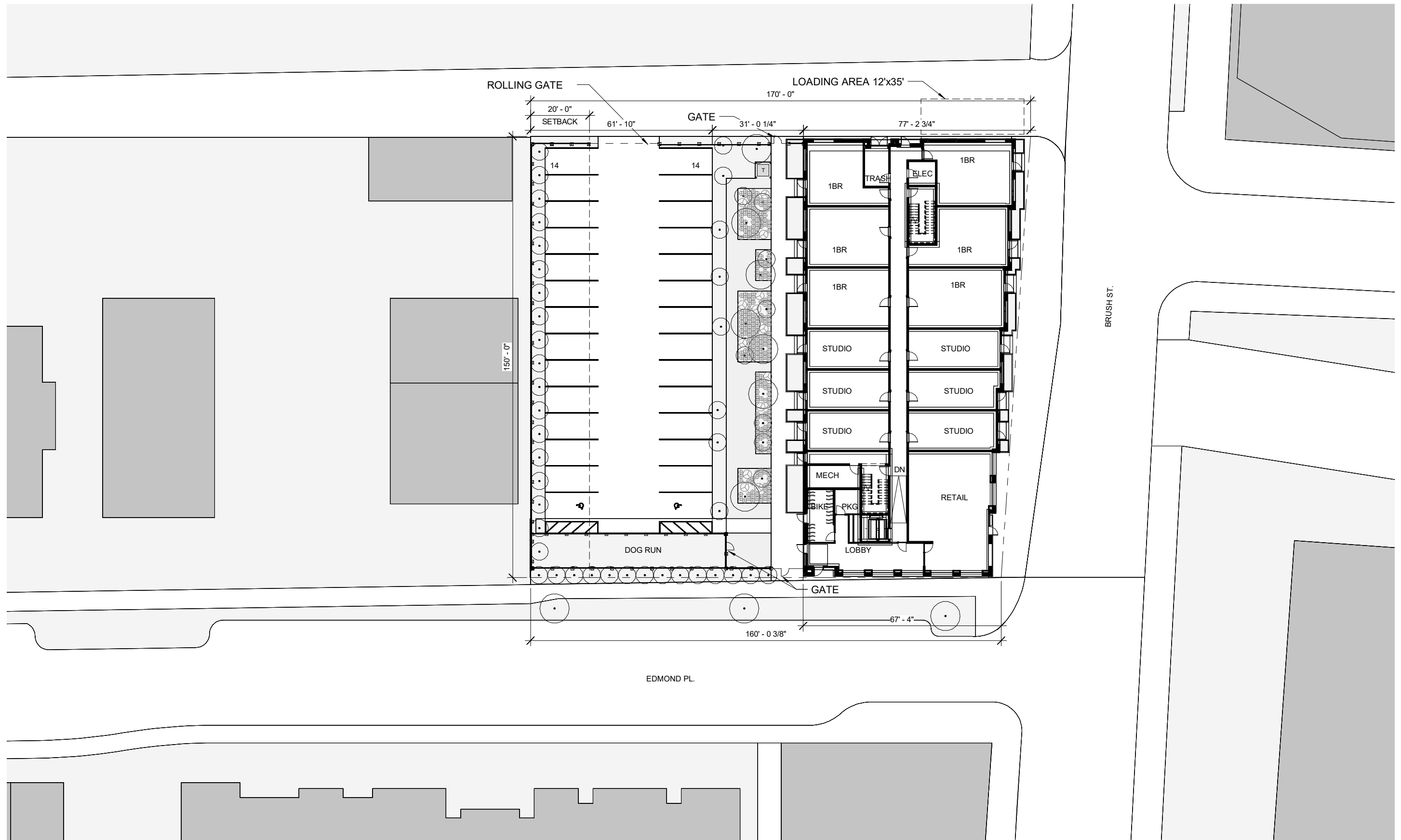
The building is oriented to both Edmund and Brush as it is on a corner lot. The main entrance to the building is off of Edmund while walk-up entries to units line the Brush frontage.

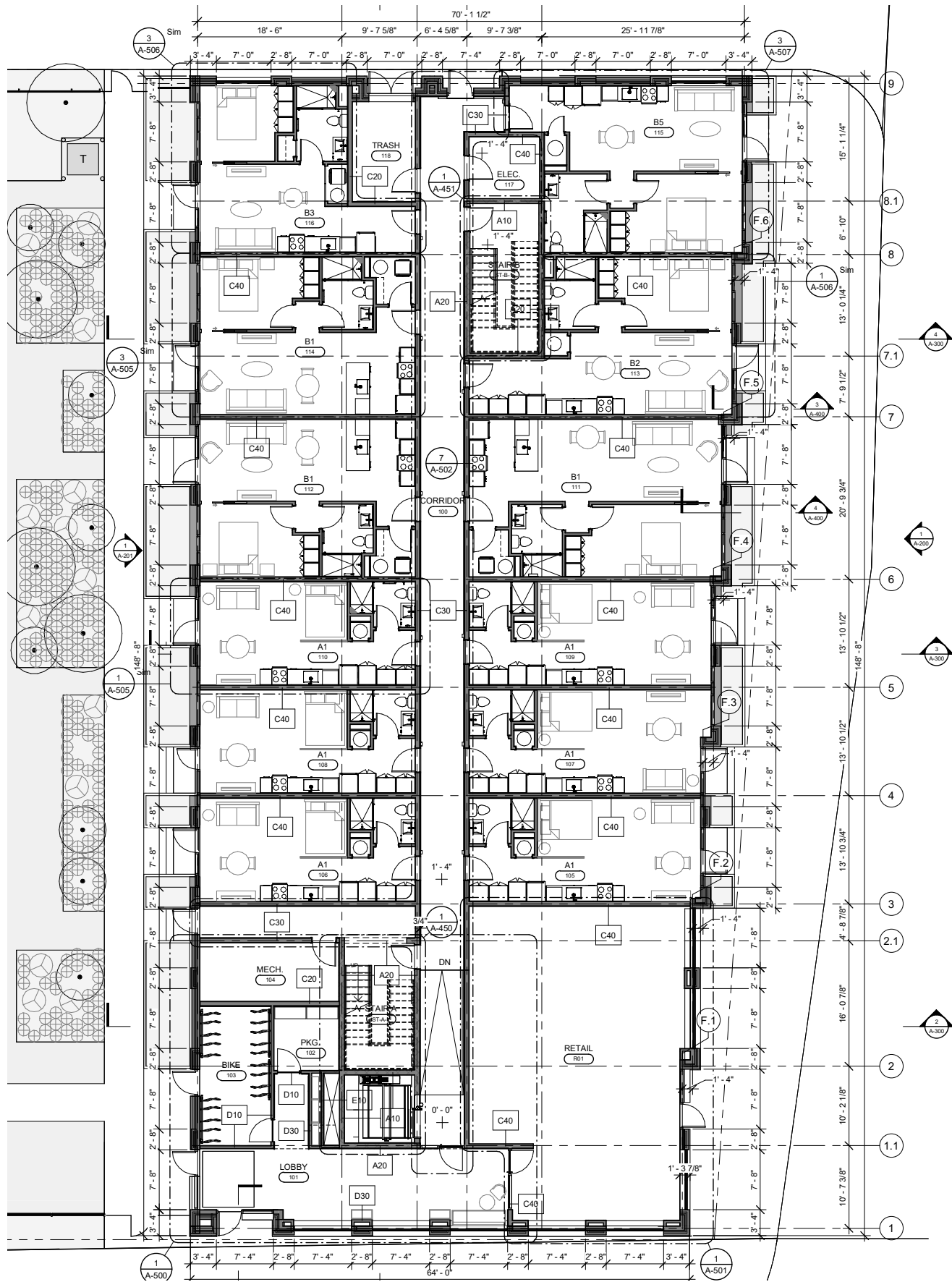
(21) Symmetric or asymmetric appearance.

This building provides an generally symmetrical, regular appearance that has sub-elements to break up the rigor of pure symmetry. This is consistent with the elements of design that note; "Asymmetrical but balanced compositions are common".

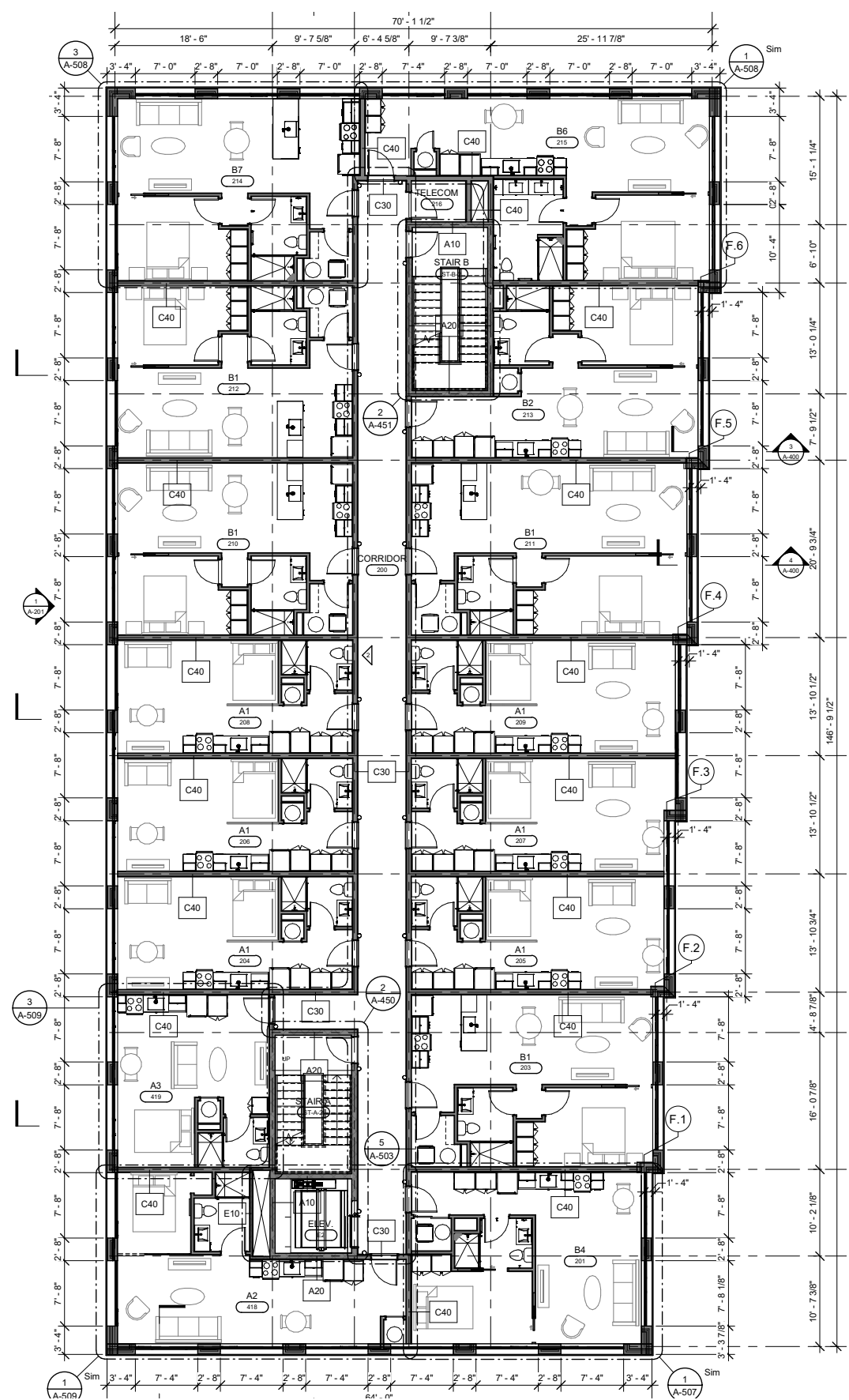
(22) General Environmental character.

The elements of design state "The environmental character is of an old urban neighborhood which has undergone, and is undergoing, considerable change." This considerable change has drastically increased in the recent years of development in the district. We are striving for a building that is timeless yet not derivative. This will create a link between the beautiful historic homes and the dramatic, contemporary developments in the district.

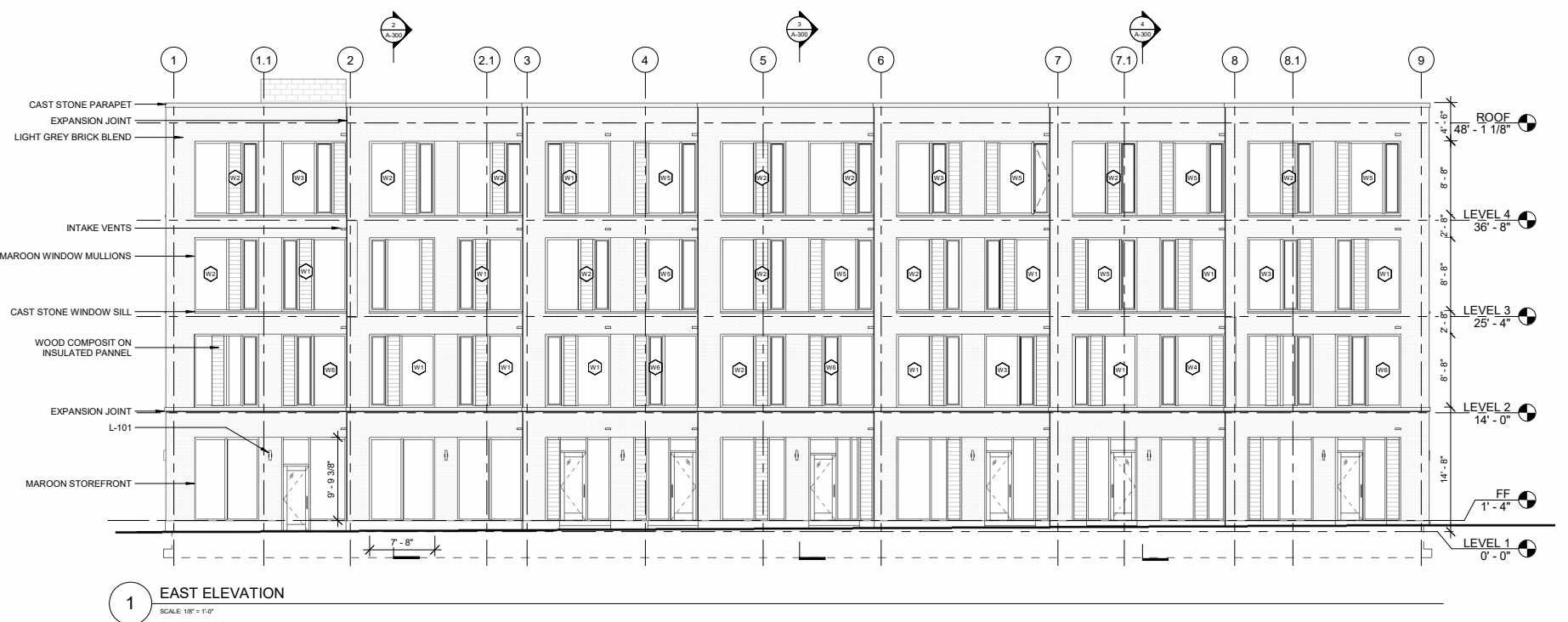
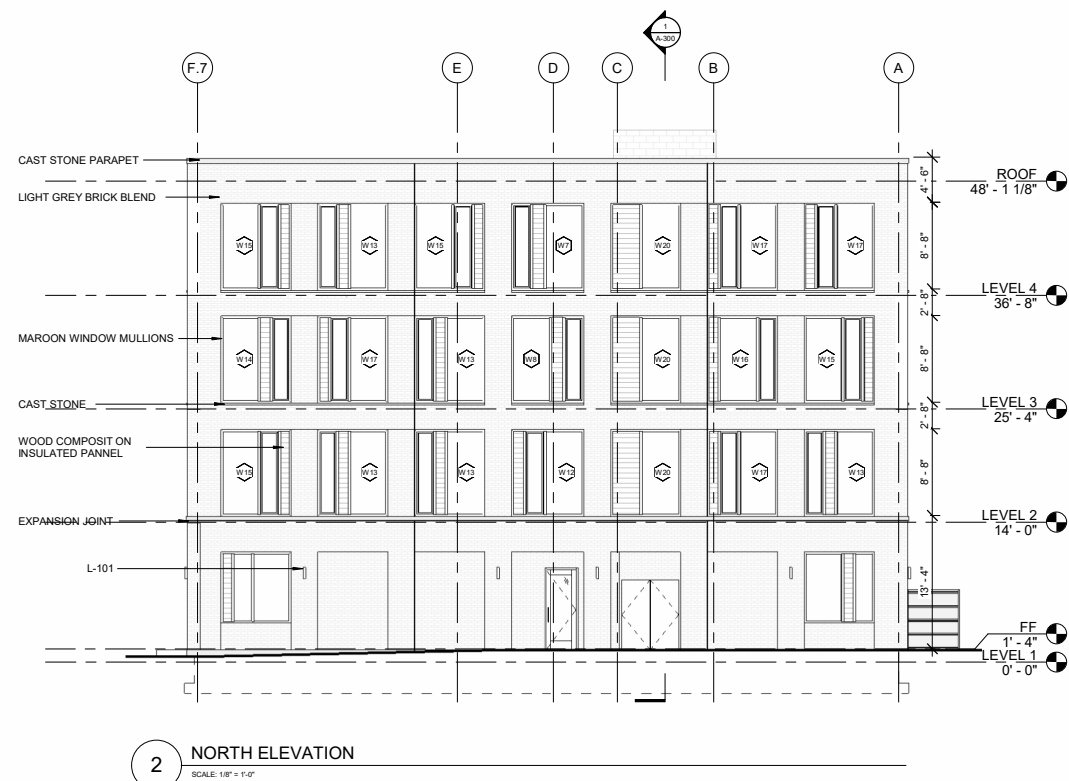
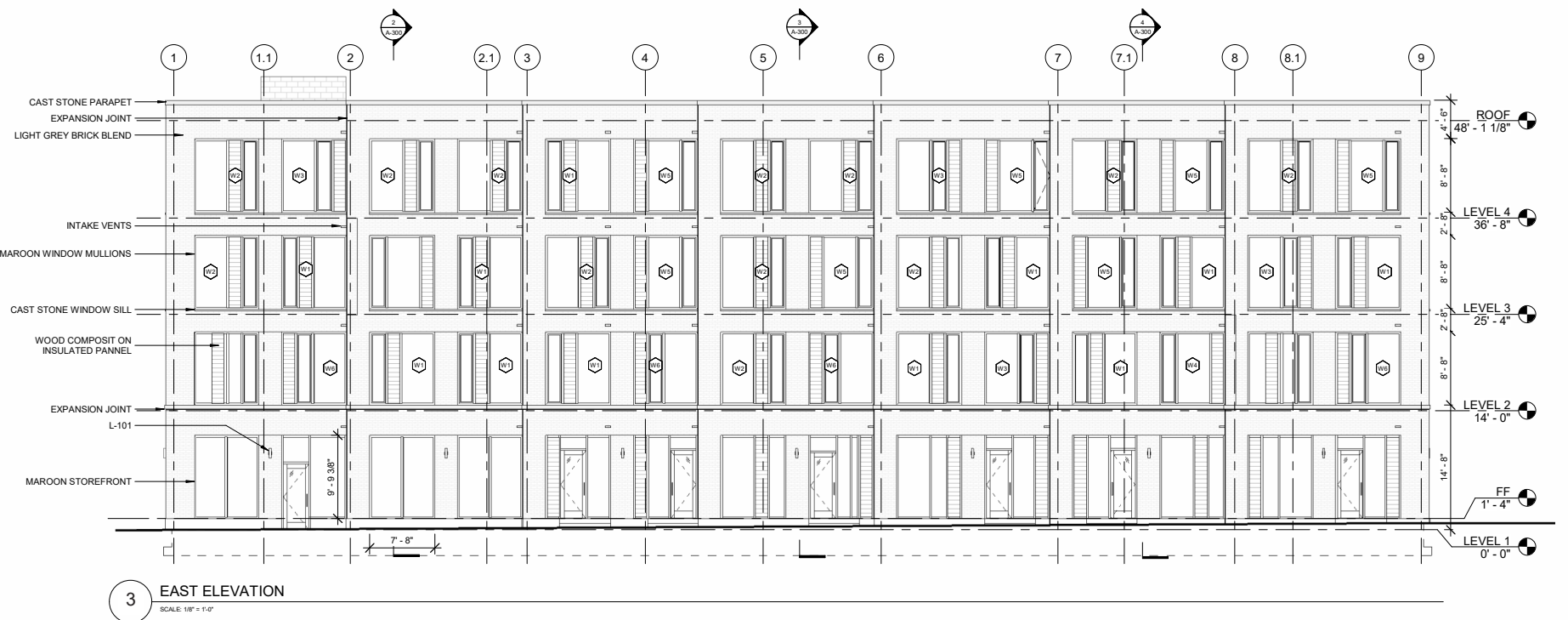
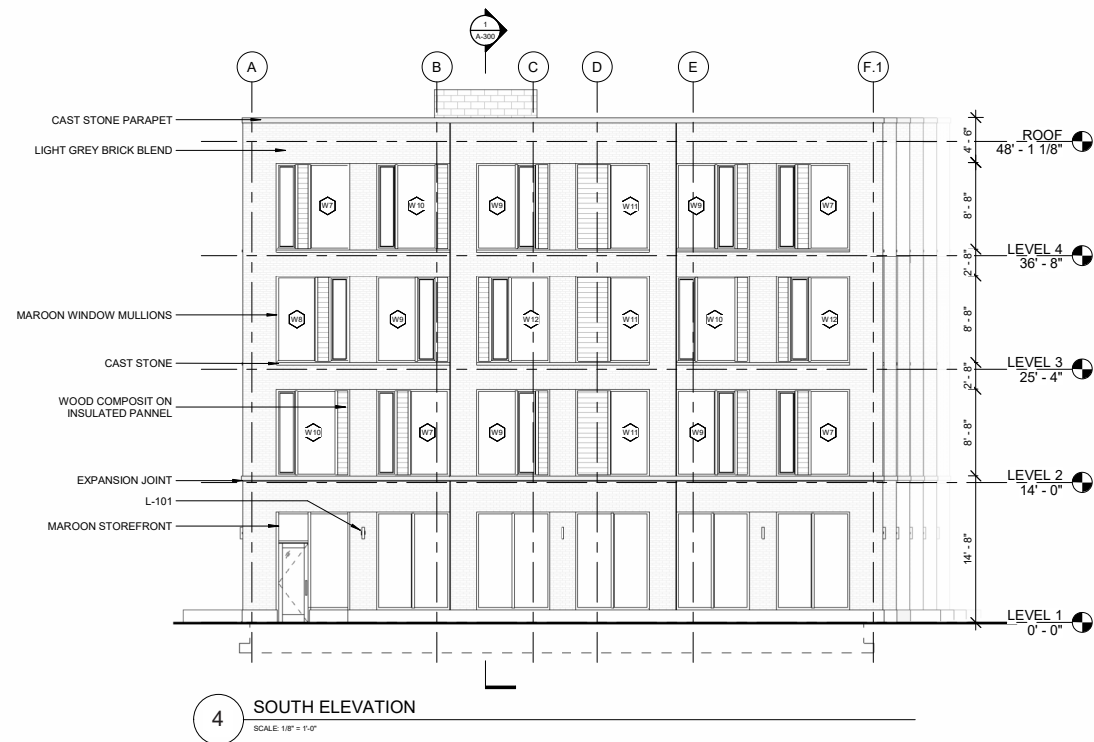




GROUND FLOOR



2-4



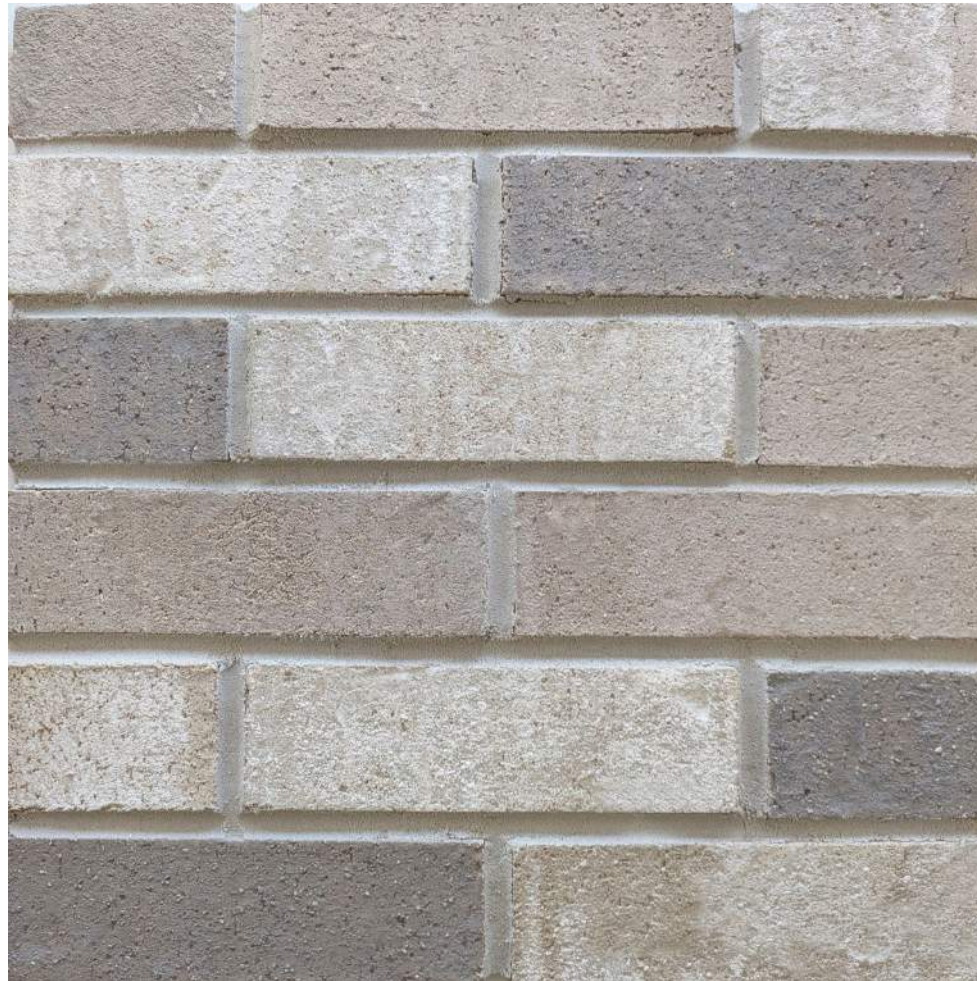




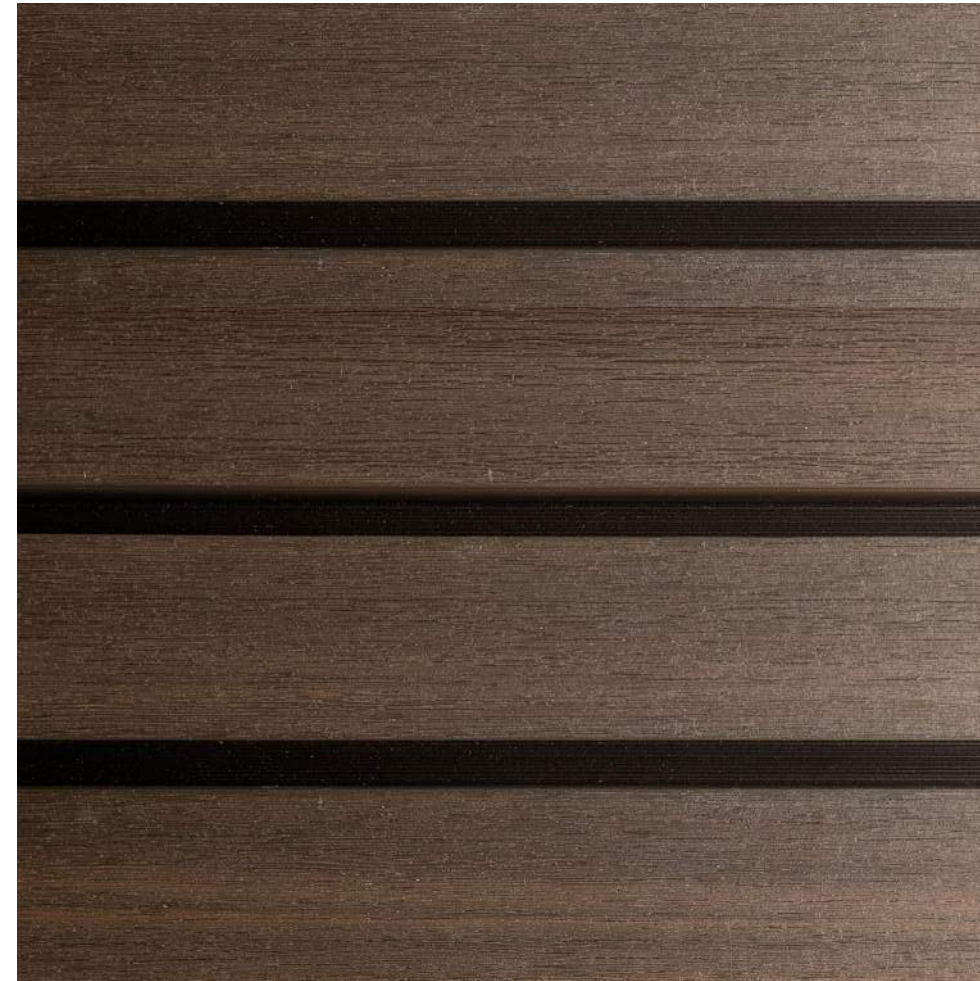








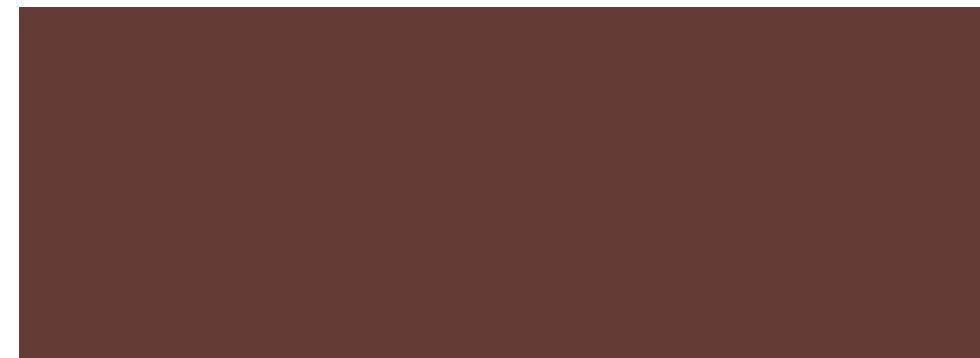
BRICK BLEND - WINTER MIST



FAUX-WOOD INFILL PANEL - BRAZILIAN IPE



CAST STONE SILLS - STANDARD BUFF

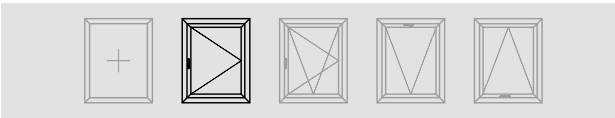


WINDOW MULLION RAL - 8015



SIMPLE, BUT ALL YOU NEED!

- Category: Windows
- System: Supera CW
- Operation Type: Casement
- Glazing: Double, argon gas filled
- Spacers: Warm edge with dessicant
- Glass: Guardian® Glass
- Reinforcement: Steel



FEATURES



1 tree planted for every window/door sold



Price to quality ratio



Top-selling product

NFRC	Intertek	PHI	PHIUS	LEED	NetZero	STC/OITC
Tested	Tested	Not Certified	Not Certified	Up to 44 points	Capable	Tested

Insulated Glass Unit Options

Thickness (in.)

5/32 – 25/64

Glass Types



Annealed



Tempered



High Altitude

Low-E Coating

Premium SunGuard® ClimaGuard®

Extras



Laminated



Ceramic Enamel



Frosted



Sound Glazing



Bird Safe Glazing

Performance Grade							
CW40	CW50	CW60	CW70	AW40	AW50	AW60	AW70
✓	✓	✓	✓	✗	✗	✗	✗



WINDOWS AND DOORS

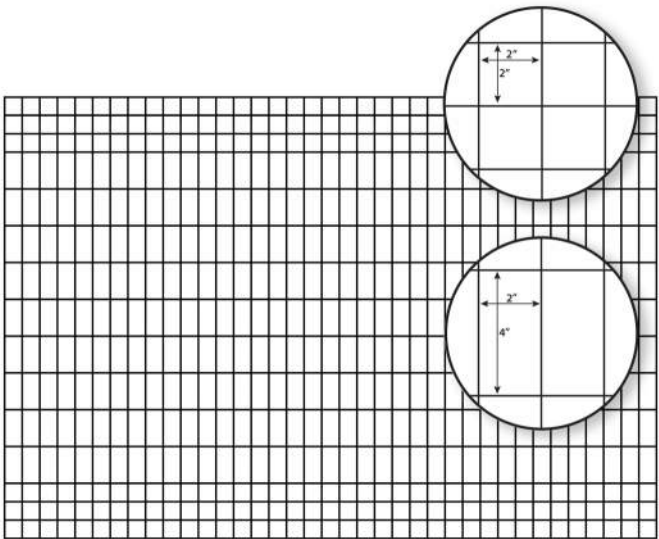


Residential Deco Steel Fencing Specifications Chart

PANELS
Material: Galvanized Q195 Steel
Horizontal/Vertical Grid: 4.0mm Steel Rod (approx. 9 gauge)
Grid Spacing: 2" x 2" top and bottom grid spacing, 2" x 4" middle grid spacing
Available Heights: 48", 60" and 72"
Available Colors: Black
Finish: Black Powder Coating
Warranty: 10-Year Limited Warranty
Welded grid construction
Standard Packaging: 1 panel per carton

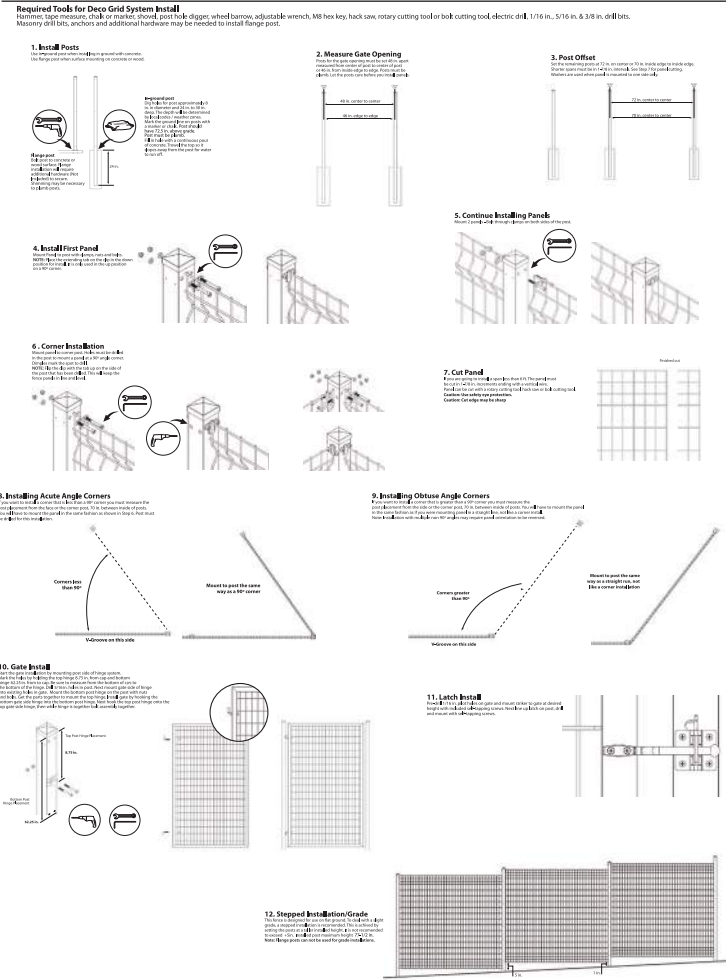
Posts:
Material: Galvanized Q195 Steel
Universal Posts: 0.059" wall thickness
Available Standard Heights: 74", 86", and 98"
Available Flange Heights: 50", 62", and 74"
Available Colors: Black
Finish: Black Powder Coating
Warranty: 10-Year Limited Warranty
All posts are pre-punched to accept Euro Clip Kits
Standard Packaging: 6 posts per carton
Post Spacing: 72" center to center, 70" post edge to post edge.

Gates:
Material: Galvanized Q195 Steel Frame: 1.57" square x 0.059" thick
Grid Spacing: 2" x 2" top and bottom grid spacing, 2" x 4" middle grid spacing
Welded frame and grid construction
Available Heights: 48", 60" and 72"
Available Widths: 4' and 5'
Available Colors: Black
Finish: Black Powder Powder Coating
Warranty: 10-Year Limited Warranty
Standard Packaging: 1 gate per carton



6 ft. Deco Grid Install

Note: Clamps and Hardware are inside posts. Remove parts from the bottom of post.



FENCING



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