



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2025-00433

PROPERTY INFORMATION

ADDRESS(ES): 467 West Alexandrine

HISTORIC DISTRICT: Willis-Selden

SCOPE OF WORK: (Check ALL that apply)

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

BRIEF PROJECT DESCRIPTION:

This proposal outlines the renovation and re-occupancy of the Alexandrine Historic Apartments, a mixed-use building located at 467 W Alexandrine St, Detroit, MI 48201. The project will transform the existing structure into residential and commercial units, with 14 residential units and two commercial spaces. The residential units will include one studio apartment, nine one-bedroom apartments, and four two-bedroom apartments.

Key proposed changes include the removal of existing exterior staircases centrally located within the building. The justification for their removal is two-fold: they do not meet current code requirements for distance from the primary staircase (MBC 2015 10

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Mohammed Sadiqually

COMPANY NAME: Ilmara, Inc

ADDRESS: 45 North Dean St.

CITY: Englewood

STATE: NJ

ZIP: 07631

PHONE: +1 (313) 995-5571

EMAIL: abdullah081974@gmail.com

I AGREE TO AND AFFIRM THE FOLLOWING:

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

Signed by:

Mohammed Sadiqually

Ilmara, Inc

Mohammed Sadiqually

06/24/2025

SIGNATURE

DATE

45 North Dean St.

Englewood

NJ

07631

+1 (313) 995-5571

abdullah081974@gmail.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

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

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

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

ePLANS PERMIT NUMBER:

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

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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

Exterior brick is in semi poor condition. Balconies are worn and tattered. Staircases are not to code and need to be replaced. Masonry has cracks. Most windows are cracked or extremely drafty.

Interior is 70% gutted. 4 apartments are finished and in need for a major refresh with new walls, appliances, electrical, HVAC and plumbing repairs. Interior stair cases need to be repaired. Some flooring is salvageable and some is not. Common areas are primarily gutted.



2. PHOTOGRAPHS

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



3. DESCRIPTION OF PROJECT

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

Complete renovation to all gutted areas. Plumbing, electrical, HVAC, flooring, drywall etc. Apartments that are finished will be repaired and refreshed as needed depending on the repair needed in each unit.

4. DETAILED SCOPE OF WORK

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

See attached document



5. BROCHURES/CUT SHEETS

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

ADDITIONAL DETAILS




<p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p>7. DEMOLITION <i>If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.</i></p>	
<p>8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	
<p>9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	











Photo #1
May 2025
467 W Alexandrine St
South View
Apt 3A Bedroom
Apt 3A bedroom



Photo #2
May 2025
467 W Alexandrine St
North View
Apt 3A Main
Apt 3A Main



Photo # 3
May 2025
467 W Alexandrine St
South View
Apt 3A Bathroom
Apt 3A Bathroom



Photo #4
May 2025
467 W Alexandrine St
East View
Apt 3A Deck
Apt 3A Deck

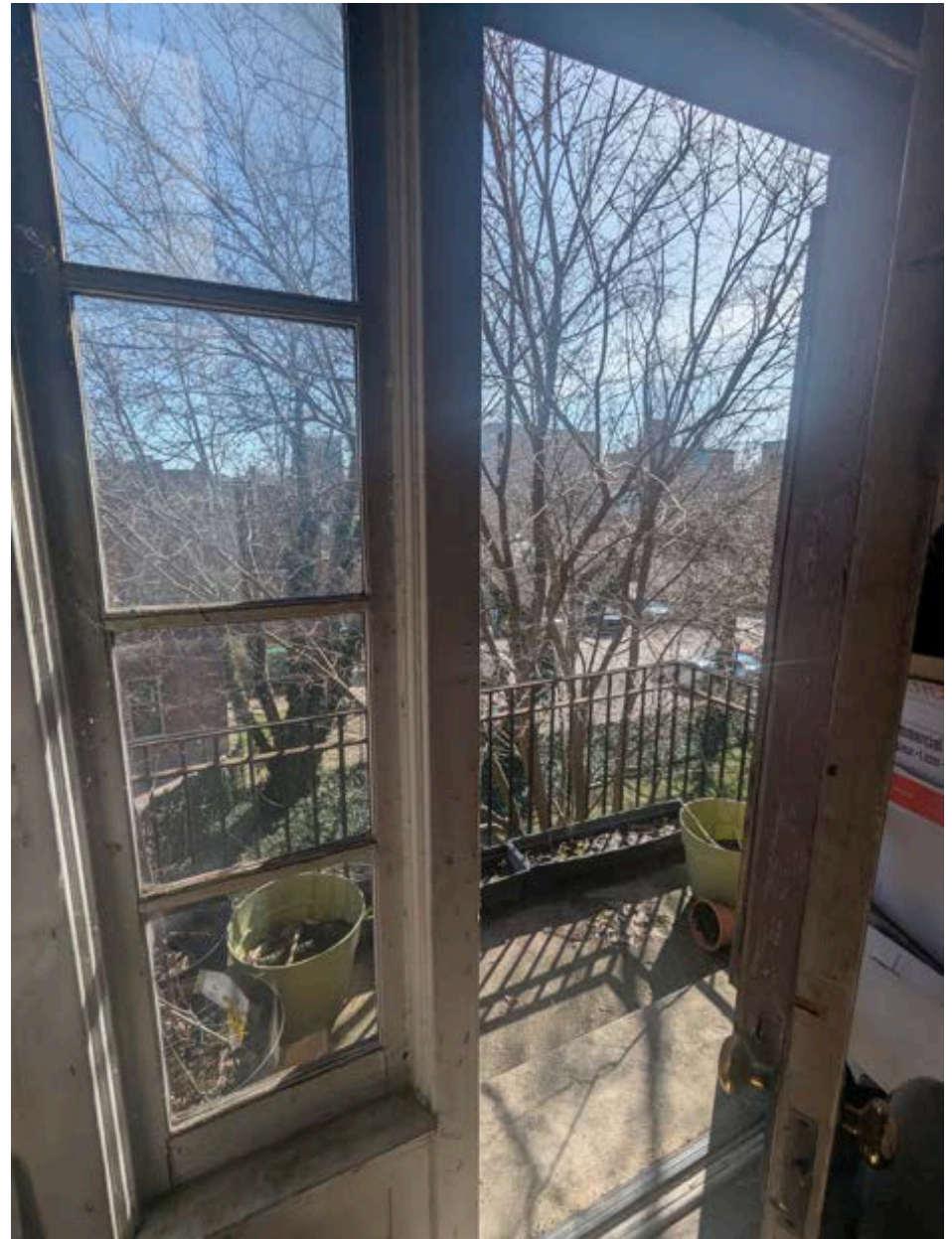


Photo #5
May 2025
467 W Alexandrine St
North View
Apt 3A Northside
Apt 3A Northside



Photo # 6
May 2025
467 W Alexandrine St
West View
Apt 3A Kitchen
Apt 3A Kitchen



Photo #7
May 2025
467 W Alexandrine St
West View
Apt 3B View towards deck
Apt 3B View towards deck



PHOTO #8

May 2025

467 W Alexandrine St

South View

Apt 3B Bedroom

Apt 3B Bedroom



Photo #9
May 2025
467 W Alexandrine St
North View
Apt 3B Main area
Apt 3B Main area



Photo #10

May 2025

467 W Alexandrine St

East View

Apt 3B Kitchen

Apt 3B Kitchen



Photo #11
May 2025
467 W Alexandrine St
South View
3rd FL Hallway looking South
3rd FL Hallway looking South

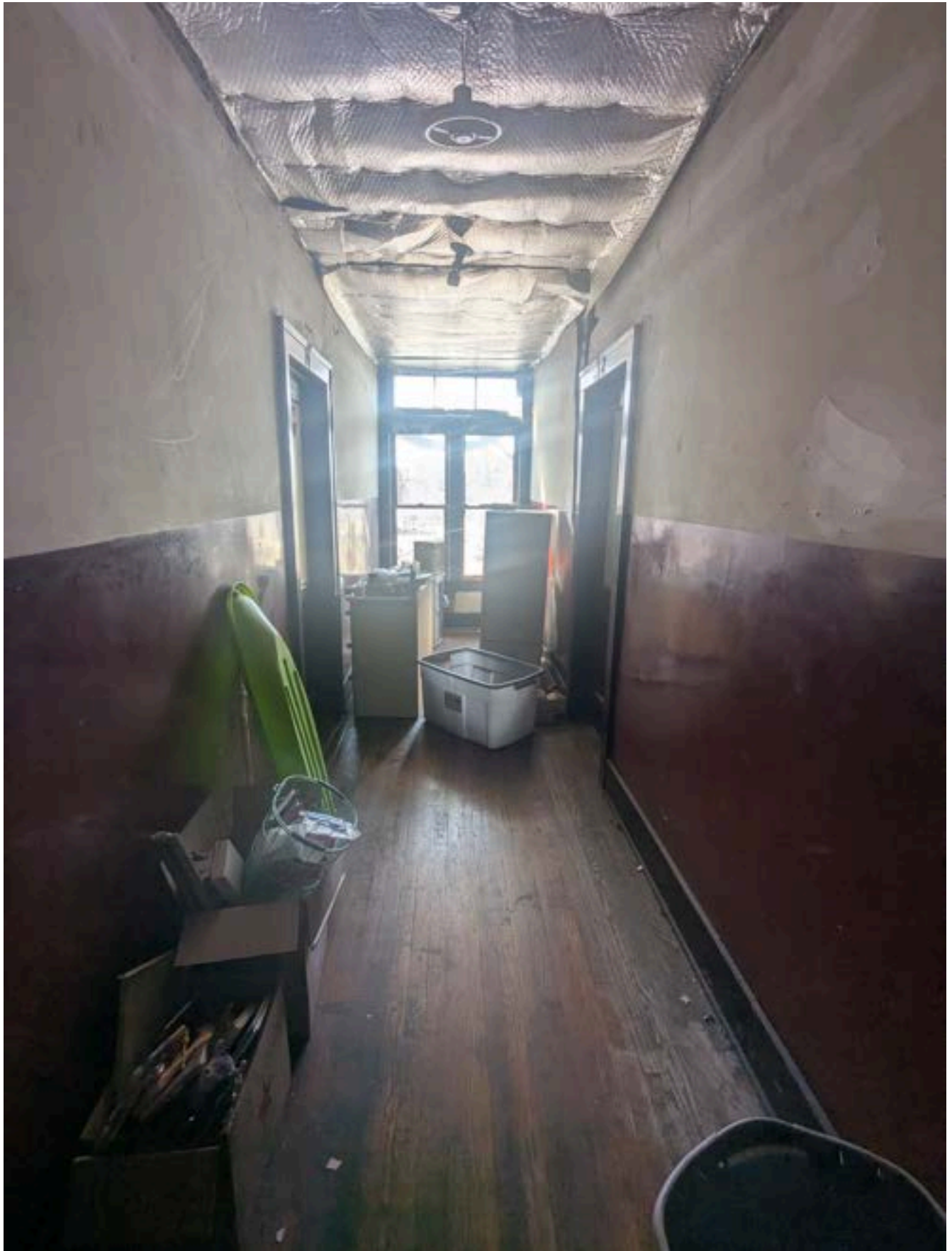


Photo #12

May 2025

467 W Alexandrine St

North View

3rd FL Hallway looking North

3rd FL Hallway looking North



PHOTO #13

May 2025

467 W Alexandrine St

West View

3rd FL Landing facing West

3rd FL Landing facing West



Photo #14

May 2025

467 W Alexandrine St

North View

Stairwell going from 3rd to 2nd FL

Stairwell going from 3rd to 2nd FL



Photo #15

May 2025

467 W Alexandrine St

South View

Apartment 2A Towards kitchen

Apartment 2A Towards kitchen



Photo #16
May 2025
467 W Alexandrine St
North View
Apartment 2A Towards deck
Apartment 2A Towards deck



Photo #17
May 2025
467 W Alexandrine St
East View
Apartment 2B Little room
Apartment 2B Little room

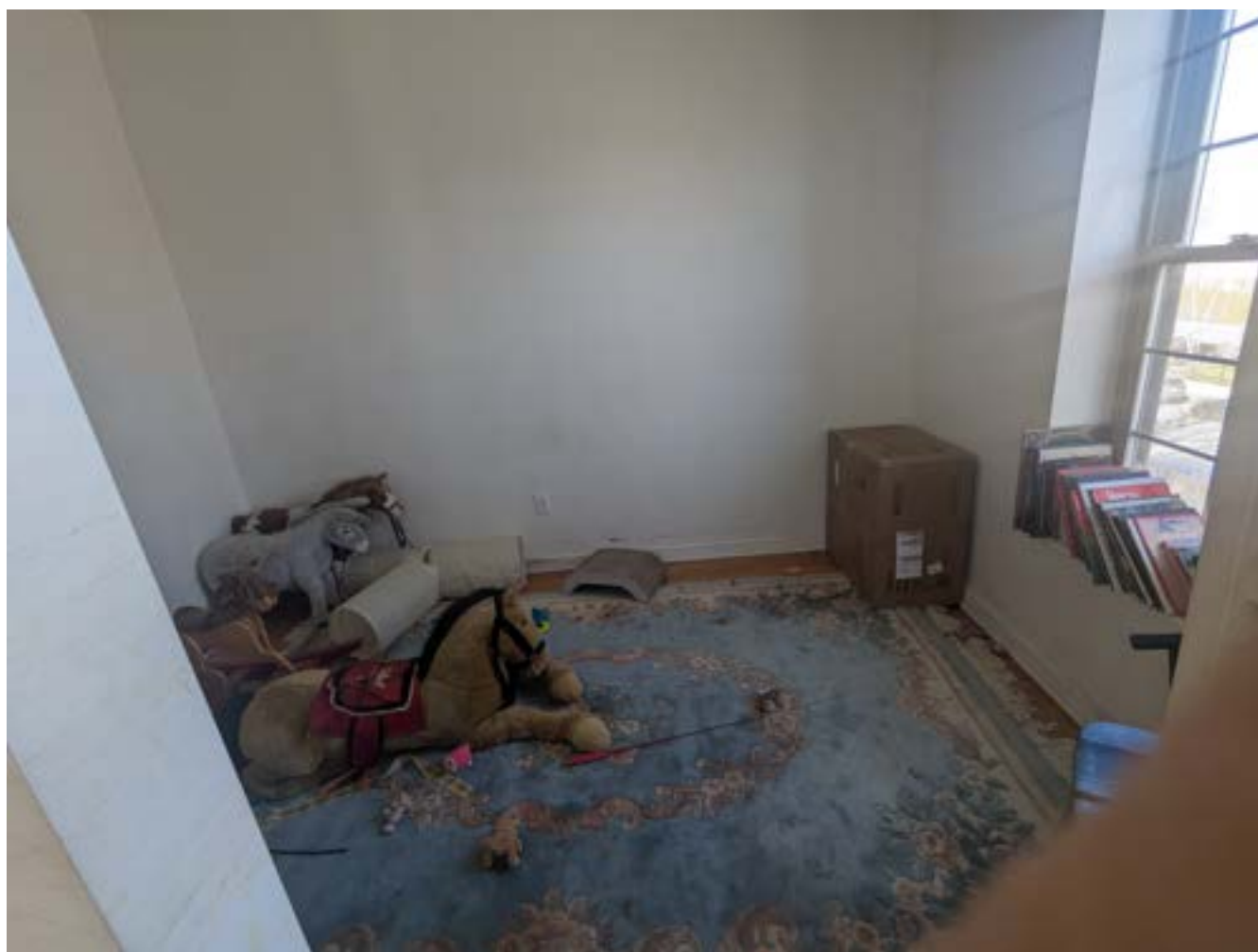


Photo #18

May 2025

467 W Alexandrine St

North View

Apartment 2B Deck

Apartment 2B Deck



Photo #19

May 2025 467 W

Alexandrine St

East View

Apartment 2B Bathroom

Apartment 2B Bathroom



Photo #20
May 2025
467 W Alexandrine St
South View
Apartment 2B Towards kitchen
Apartment 2B Towards kitchen



Photo #21
May 2025
467 W Alexandrine St
South View
Apartment 3C Bathroom
Apartment 3C Bathroom



Photo #22

May 2025

467 W Alexandrine St

North View

Apartment 3C Towards deck

Apartment 3C Towards deck



Photo #23

May 2025

467 W Alexandrine St

East View

Apartment 3C Bedroom

Apartment 3C Bedroom



Photo #24
May 2025
467 W Alexandrine St
West View
Apartment 3C Living area
Apartment 3C Living area



Photo #25
May 2025
467 W Alexandrine St
South View
Stairwell 2nd to 3rd FL
Stairwell 2nd to 3rd FL



Photo #26

May 2025

467 W Alexandrine St

South View

2nd FL hallway

2nd FL hallway

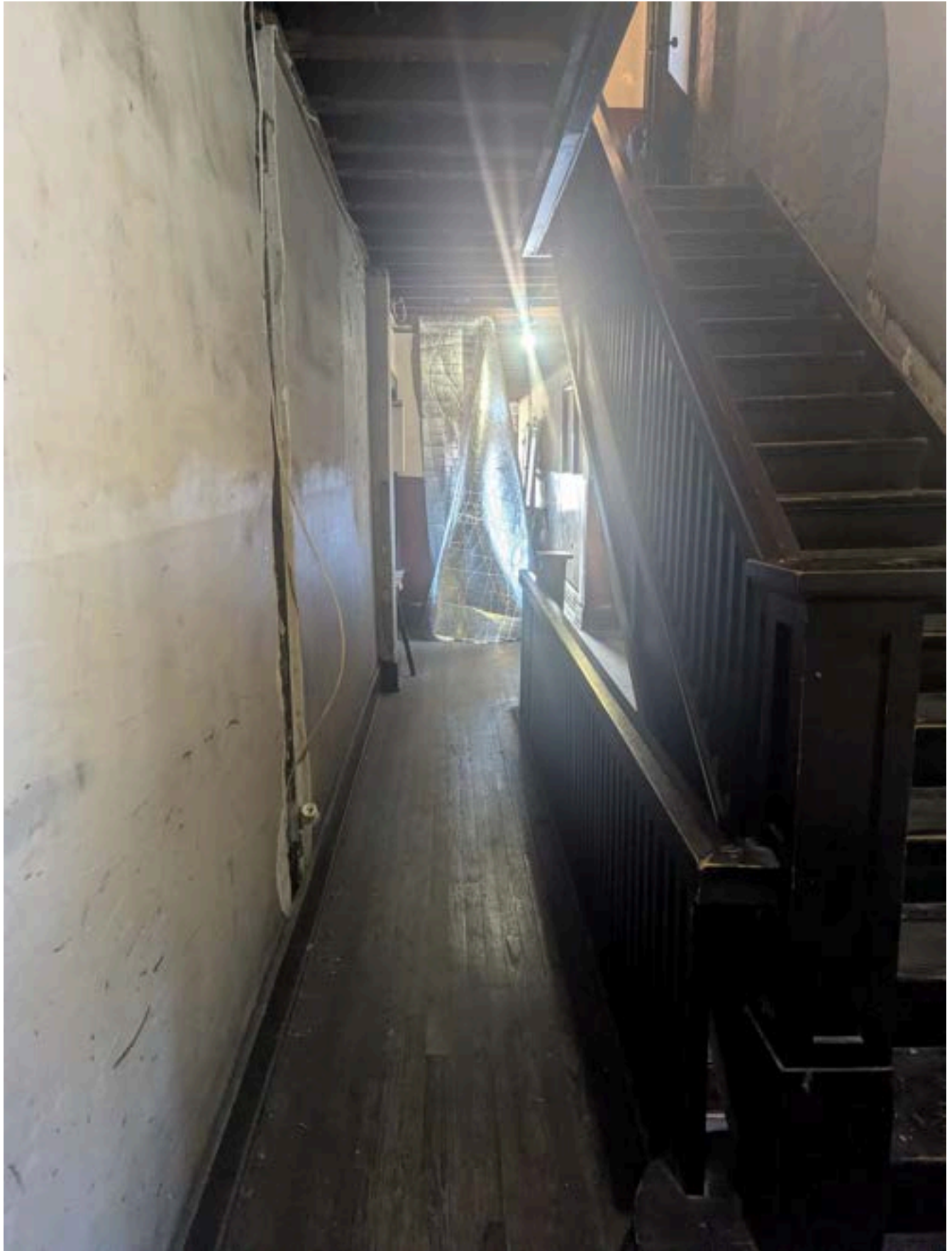


Photo #27

May 2025

467 W Alexandrine St

South View

1st FL hallway

1st FL hallway



PHOTO #28

May 2025

467 W Alexandrine St

South View

Apartment 1A Kitchen

Apartment 1A Kitchen



Photo #29

May 2025

467 W Alexandrine St

North View

Apartment 1A Towards deck

Apartment 1A Towards deck



Photo #30

May 2025

467 W Alexandrine St

West View

Apartment 1A Bedroom

Apartment 1A Bedroom



Photo #31

May 2025

467 W Alexandrine St

Southwest View

Apartment 1A Bathroom

Apartment 1A Bathroom



Photo #32
May 2025
467 W Alexandrine St
North View
Apartment 2C Main Area
Apartment 2C Main Area



Photo #33
May 2025
467 W Alexandrine St
South View
Apartment 2C Main Area 2nd view
Apartment 2C Main Area 2nd view



Photo #34
May 2025
467 W Alexandrine St
North View
Apartment 2D Main Area
Apartment 2D Main Area



Photo #35

May 2025

467 W Alexandrine St

South View

Apartment 2D Main area 2nd view

Apartment 2D Main area 2nd view



Photo #36
May 2025
467 W Alexandrine St
South View
Apartment 3D Main area
Apartment 3D Main area



Photo #37
May 2025
467 W Alexandrine St
North View
Apartment 3D Towards balcony
Apartment 3D Towards balcony



Photo #38
May 2025
467 W Alexandrine St
South View
Apartment 3D Bathroom
Apartment 3D Bathroom



Photo #39

May 2025

467 W Alexandrine St

South View

Apartment 1B Main Area

Apartment 1B Main Area



PHOTO 7-10

May 2025

467 W Alexandrine St

North View

Apartment 1B Towards balcony

Apartment 1B Towards balcony



Photo #41

May 2025

467 W Alexandrine St

South View

Apartment 1B Bathroom

Apartment 1B Bathroom



Photo #42
May 2025
467 W Alexandrine St
South View
Basement A main room
Basement A main room



Photo #43

May 2025

467 W Alexandrine St

North View

Basement B main room

Basement B main room



Photo #44
May 2025
467 W Alexandrine St
North View
Basement C main room
Basement C main room



Photo #45

May 2025

467 W Alexandrine St

South View

Basement hall

Basement hall



Photo #46
May 2025
467 W Alexandrine St
North View
Apartment 1C Main room
Apartment 1C Main room



Photo #47

May 2025

467 W Alexandrine St

North View

1st Floor Staircase

1st Floor Staircase



Photo #48
May 2025
467 W Alexandrine St
North View
Apartment 1D main room
Apartment 1D main room



Photo #49
May 2025
467 W Alexandrine St
North View
Stairwell to basement
Stairwell to basement



Photo #50
May 2025
467 W Alexandrine St
South View
Basement B main room
Basement B main room



Photo #51
May 2025
467 W Alexandrine St
West View
Basement D main room
Basement D main room



Photo #52

May 2025

467 W Alexandrine St

South View

Basement back door

Basement back door



Photo #53
May 2025
467 W Alexandrine St
Southwest View
Basement electric meters
Basement electric meters



Key Considerations:

- This timeline is aggressive and assumes no major delays in approvals or construction.
- Environmental testing and remediation could take longer depending on findings.
- Coordination between different agencies (DBRA, EGLE, SHPO, City of Detroit, MEDC) is crucial.
- Regular communication and follow-up are essential for timely approvals.

Assumptions:

- Project Start: 03/17/2025
- Duration: 2 years
- Full renovation of 15-unit residential building
- Seeking multiple approvals and certifications (Brownfield, Historic Tax Credit, PILOT, BMC Grant, LIHTC)

Project Timeline:

Phase 1: Planning, Approvals, and Environmental (Estimated Duration: 8 months)

- **03/17/2025 - 04/16/2025 (30 days):** Pre Planning Review Drawings
 - *Task:* Architectural drawings for BSEED PPR
 - *Deliverable:* Drawings and Questions
- **03/17/2025 - 04/16/2025 (30 days):** Phase I Environmental Testing
 - *Task:* Conduct Phase I Environmental Site Assessment (ESA)
 - *Deliverable:* Phase I ESA Report
- **03/17/2025 - 05/31/2025 (75 days):** Historic Tax Credit Application Part 1 (Tax Credit = 45% of Construction Cost)
 - *Task:* Prepare and submit Part 1 application for Historic Tax Credit.
 - *Deliverable:* Part 1 Approval
- **04/01/2025 - 5/30/2025 (61 days):** PILOT Application (Property tax reduction)
 - *Task:* Prepare and submit Payment in Lieu of Taxes (PILOT) application to the City of Detroit.
 - *Deliverable:* PILOT Approval
- **04/17/2025 - 05/16/2025 (30 days):** Phase II Environmental Testing

- *Task:* Conduct Phase II Environmental Site Assessment (ESA) based on Phase I findings.
 - *Deliverable:* Phase II ESA Report
- **05/15/2025 (1 day):** Target Pre Planning Review Meeting
- **05/19/2025 - 11/30/2025 (245 days, 6 mos):** Brownfield Certification Application
 - *Task:* Prepare and submit Brownfield Certification application to DBRA.
 - *Deliverable:* Brownfield Certification from DBRA
 - DBRA staff accepts the brownfield application and performs financial review of the project
 - DBRA staff presents the Brownfield Plan to DBRA Board of Directors for approval on next steps:
 - Submit the Brownfield Plan to the DBRA Community Advisory Committee
 - Conduct a local public hearing on the Brownfield Plan
 - DBRA staff holds a Community Advisory Committee meeting to present the Brownfield Plan for recommendation of approval
 - DBRA staff holds a public hearing for the proposed Brownfield Plan in the project location area for the purpose of collecting public feedback
 - The results of the Community Advisory Committee meeting and the local public hearing are presented to the DBRA Board of Directors for final Brownfield Plan approval and submittal to Detroit City Council
 - A public hearing is held on the Brownfield Plan at Detroit City Council's Planning and Economic Development Standing Committee
 - Detroit City Council votes on approval of the Brownfield Plan
 - The plan is submitted to the Michigan Economic Development Corporation for review and approval of non-environmental eligible activities by the Michigan Strategic Fund
 - Plan is submitted to the Michigan Department of Environment, Great Lakes and Energy for review and approval of environmental activities, as applicable
- **5/18/2025 - 6/1/2025 (61 days):** Drawing revisions from PPR
- **6/02/2025 - 6/4/2025 (2 days):** Submit final site plan for permit approval
- **6/05/2025 - 7/30/2025 (61 days):** \$350,000 BMC Grant Application with preliminary drawing set
 - *Task:* Prepare and submit BMC Grant application to MEDC.

- *Deliverable:* Letter of Intent (LOI) from MEDC
- **06/06/2025 - 8/31/2025 (90 days):** Historic Tax Credit Part 2 with pre-approved drawing set
 - *Task:* Prepare and submit Part 2 application for Historic Tax Credit.
 - *Deliverable:* Part 2 Approval
- **06/06/2025 - 12/31/2025 (180 days):** LIHTC (Low Income Housing Tax Credit) Application (4% or 9%, annual 10 year credit)
 - *Task:* Submit application for either a 4% or 9% annual tax credit
 - *Deliverable:* Approval and Funding
 - *Sale:* Best to sell credits to bank @ 85% value
- **07/01/2025 - 08/31/2025 (62 days):** EGLE Review and Approval
 - *Task:* EGLE review and approval of environmental activities.
 - *Deliverable:* EGLE Approval

Phase 2: Construction and Approvals (Estimated Duration: 12 months)

- **12/01/2025 - 01/31/2026 (62 days):** MEDC Statutory and Financial Review
 - *Task:* MEDC completes full statutory and financial review.
 - *Deliverable:* Project Approval from MEDC Leadership
- **01/01/2026 - 02/28/2026 (59 days):** MEDC Legal Agreement
 - *Task:* MEDC drafts legal agreement.
 - *Deliverable:* Signed Legal Agreement
- **01/01/2026 - 12/31/2026 (365 days):** Construction Begins
 - *Task:* Full renovation of the 15-unit building.
 - *Substantial Completion:* 12/31/2026
- **01/01/2026 - 12/31/2026 (365 days):** Historic Tax Credit Part 3
 - *Task:* Complete Part 3 of the Historic Tax Credit process during construction.
 - *Deliverable:* Part 3 Approval

Phase 3: Project Completion and Closeout (Estimated Duration: 4 months)

- **01/01/2027 - 02/28/2027 (59 days):** BMC Grant Milestones and Disbursement
 - *Task:* Complete project milestones for disbursement of BMC Grant funds.
 - *Deliverable:* Disbursed Grant Funds

- **01/01/2027 - 02/28/2027 (59 days):** Project Reporting
 - *Task:* Complete required reporting for all approvals and certifications.
 - *Deliverable:* Submitted Reports
- **03/01/2027 - 04/30/2027 (61 days):** Compliance Verification and Closeout
 - *Task:* MEDC completes compliance verification and project closeout.
 - *Deliverable:* Project Closeout
- **03/01/2027 - 04/30/2027 (61 days):** PILOT Part 2 approval and submission to Assessors Office for 2028 property tax reduction start

PROJECT DATA

PROPOSED WORK:	
• WE ARE PROPOSING THE RENOVATION AND RE-OCCUPANCY OF THIS EXISTING BUILDING WITHIN THE HISTORIC DISTRICT. THE BUILDING WILL CONSIST OF 13 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS. THE COMMERCIAL UNITS AND 1 RESIDENTIAL UNIT WILL BE BELOW GRADE AND 12 RESIDENTIAL UNITS WILL BE 3 LEVELS ABOVE GRADE (4 UNITS PER FLOOR).	
- NEW PARKING LOT IN THE REAR.	
- NEW EXTERIOR STAIRCASE IN THE REAR	
- REMOVAL OF 2 EXTERIOR STAIRCASES LOCATED CENTRALLY IN THE BUILDING.	
- NEW SMALL GRADE LEVEL PATIO W/ DECORATIVE GUARD RAILS AT THE FRONT OF THE BUILDING FOR COMMERCIAL TENANTS.	
BUILDING GROSS FLOOR AREA - PROPOSED	
- BASEMENT	= 3,025
- 1ST LEVEL	= 2,827
- 2ND LEVEL	= 2,871
- 3RD LEVEL	= 2,871
- TOTAL (ABOVE GRADE)	= 8,569
PROPOSED UNIT SIZES BASEMENT LEVEL	
- COMMERCIAL SPACE 1	= 740SF
- COMMERCIAL SPACE 2	= 740SF
- RESIDENTIAL LAUNDRY ROOM	= 270SF
- (1) ONE BEDROOM APRT.	= 550SF
PROPOSED UNIT SIZES 1ST LEVEL	
- (2) STUDIO APRTS.	= 540SF EACH
- (2) TWO BEDROOM APRTS.	= 680SF EACH
PROPOSED UNIT SIZES 2ND LEVEL	
- (2) ONE BEDROOM APRTS.	= 570SF EACH
- (2) TWO BEDROOM APRTS.	= 680SF EACH
PROPOSED UNIT SIZES 3RD LEVEL	
- (2) ONE BEDROOM APRTS.	= 570SF EACH
- (2) TWO BEDROOM APRTS.	= 680SF EACH
BUILDING / SITE INFORMATION:	
• SITE ZONING	= SD-1 (SPECIAL DEVELOPMENT DISTRICT, SMALL SCALE, MIXED-USE)
• PROPOSED USES	= B SMALL CAFE (WHITE BOX INITIALLY), R-2 RESIDENTIAL
• CONSTRUCTION TYPE:	= TYPE 3B
• FIRE SPRINKLER SYSTEM:	= NO
• FIRE SEPARATION	= 1-HOUR BETWEEN RESIDENTIAL UNITS
	= 2-HOUR BETWEEN COMMERCIAL UNITS AND MIXED USE UNITS
• BUILDING HEIGHT:	= 40'
• TOTAL LOT AREA	= 10,395 SF (239 ACRES)
• BUILDING FOOTPRINT AREA	= 3,222 SF
• BUILDING COVERAGE	= 3,222 SF / 10,395 = 31.0%
• ASPHALT COVERAGE	= 4,000 SF / 10,395 = 38.5%
• CONCRETE COVERAGE	= 1,913 SF / 10,395 = 18.4%
• LANDSCAPE COVERAGE	= 1,260 SF / 10,395 = 12.1%
PARKING INFORMATION	
TOTAL PROVIDED PARKING SPACES	= 9 SPACES INCLUDING 1 ACCESSIBLE
TRASH COLLECTION	
	= CURBSIDE
APPLICABLE CODES:	
-2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - WORK AREA METHOD, ALTERATION-LEVEL 3	
-2015 MICHIGAN BUILDING CODE	
-2021 MICHIGAN PLUMBING CODE	
-2021 MICHIGAN MECHANICAL CODE	
-2015 INTERNATIONAL FUEL GAS CODE	
-2023 NATIONAL ELECTRIC CODES, WITH PART 8 RULES	
-2015 INTERNATIONAL FIRE CODE	
-ASHRAE 90.1 2013 ENERGY CODE	
-ICC/ANSI A117.1-2009 (ACCESSIBILITY)	
-DETROIT ZONING ORDINANCE	

APPLICABLE CODES:

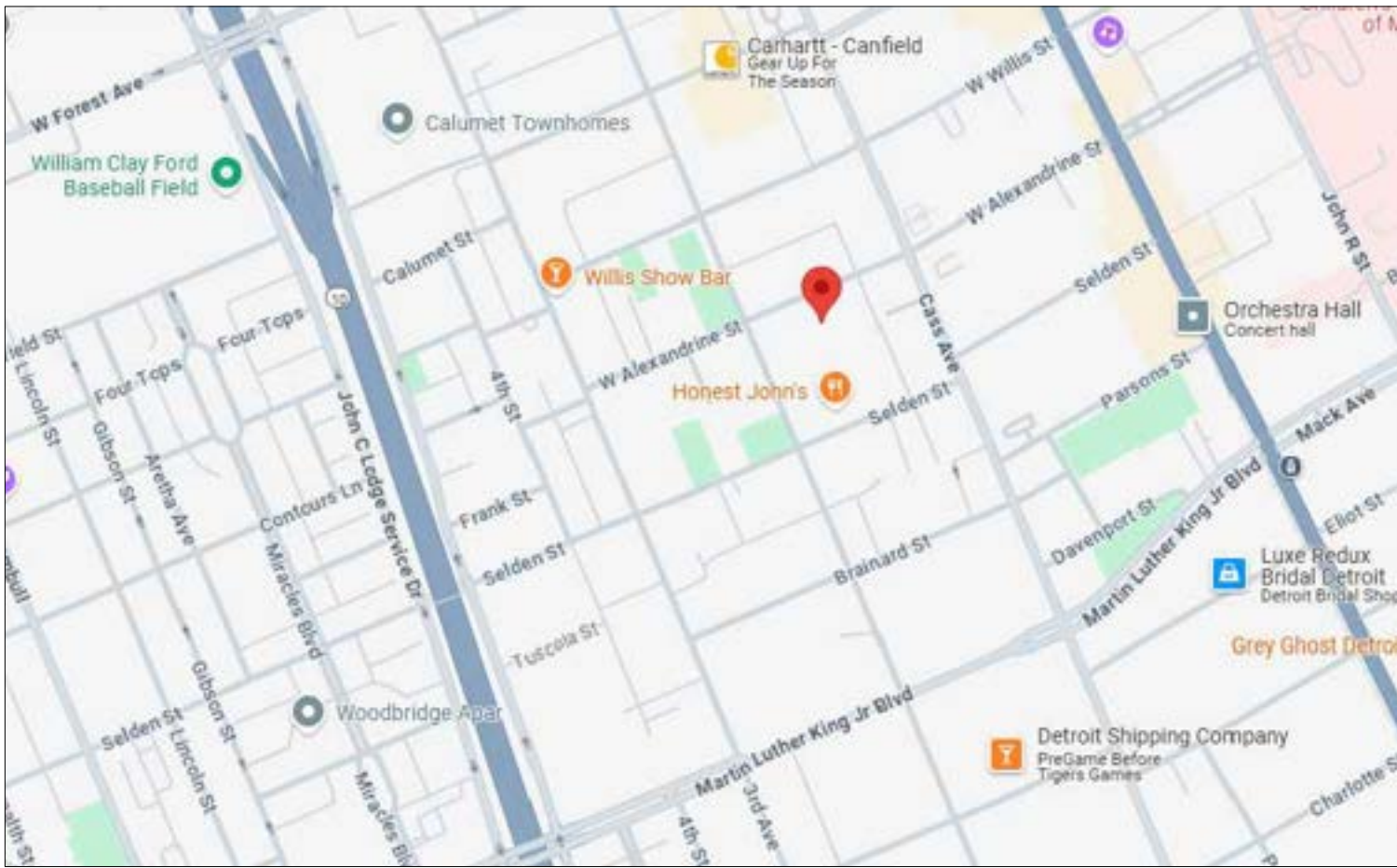
- 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - WORK AREA METHOD, ALTERATION-LEVEL 3
- 2015 MICHIGAN BUILDING CODE
- 2021 MICHIGAN PLUMBING CODE
- 2021 MICHIGAN MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2023 NATIONAL ELECTRIC CODES, WITH PART 8 RULES
- 2015 INTERNATIONAL FIRE CODE
- ASHRAE 90.1 2013 ENERGY CODE
- ICC/ANSI A117.1-2009 (ACCESSIBILITY)
- DETROIT ZONING ORDINANCE

ALEXANDRINE MIXED USE

467 W ALEXANDRINE ST, DETROIT, MI 48201

TAX PARCEL I.D.#:
PARCEL 1: 02000840

ASSESSOR LEGAL DESCRIPTION:
THE WEST 49.5 FEET OF LOT 12, BLOCK 93 OF "CASS FARM SUBDIVISION", AS BEING RECORDED IN LIBER 1 OF PLATS, ON PAGE 175- 177, WAYNE COUNTY RECORDS. CONTAINING: 10,395 SQUARE FEET---0.239 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER: # 02000840. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.



LOCATION MAP
N.T.S.

INQUIRY NOTES

1	HISTORIC DISTRICT COMMISSION QUESTION: WE ARE PROPOSING THE REMOVAL OF THE 2 EXTERIOR STAIRCASES THAT ARE RECESSED INTO THE MIDDLE OF THE BUILDING, ON BOTH SIDE ELEVATIONS. THE JUSTIFICATION FOR THEIR REMOVAL IS 2 FOLD: 1- THEY DO NOT MEET THE REQUIREMENT FOR DISTANCE FROM THE PRIMARY STAIRCASE TO MEET CURRENT CODE, THEY ARE BOTH LOCATED ONLY FEET AWAY FROM THE MAIN STAIRCASE. PER MBC 2015 - 1007.1.1, THE STAIRS "SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM". WE ARE PROPOSING AN EXTERIOR SECONDARY STAIRCASE LOCATED AT THE BACK OF THE BUILDING. 2- THE EXISTING STAIRCASES THAT ARE RECESSED INTO THE BUILDING ARE TAKING AWAY FROM USABILITY WITHIN THE KITCHENS, AND LIMITING THE UNITS IN GENERAL. IF REMOVED, WE CAN SET UP A MUCH MORE FUNCTIONAL AND LARGER SPACE WITHIN ALL THE UNITS. SEE PROPOSED PLANS. QUESTION- WILL THE HISTORIC COMMISSION HAVE ANY ISSUE WITH THE REMOVAL OF THESE STAIRS? PLEASE SEE THE PLANS AND RENDERINGS FOR OUR PROPOSAL FOR THEIR REMOVAL AND INFILL.
	HISTORIC DISTRICT COMMISSION QUESTION: WE ARE NOT SURE IF THE CURRENT GUARDRAILS INSTALLED ON THE BALCONIES LOCATED AT THE FRONT OF THE BUILDING ARE AN ORIGINAL DESIGN OR SOMETHING THAT WAS REPLACED AT A LATER DATE. WE ARE WONDERING IF THEY CAN BE CHANGED TO WROUGHT IRON GUARDRAILS/BALUSTERS TO MATCH THE BALCONIES ON THE SIDE ELEVATIONS OR IF THEY MUST BE RESTORED AS IS.
2	HISTORIC DISTRICT COMMISSION QUESTION: DO REPLACEMENTS OF EXTERIOR DOOR AND WINDOW SURROUNDS HAVE TO MATCH THE ORIGINALS EXACTLY OR CAN THEY BE OF A SIMILAR STYLE?
3	HISTORIC DISTRICT COMMISSION QUESTION: WE ARE PROPOSING THE REPLACEMENT OF ALL WINDOWS AND DOORS. DO MUNTIN PATTERNS NEED TO MATCH WHAT IS CURRENTLY THERE? MANY OF THE WINDOWS HAVE BEEN PREVIOUSLY REPLACED AND WE ARE NOT SURE WHAT THE ORIGINAL PATTERN WAS.
4	SANITATION QUESTION: WILL WE BE REQUIRED TO BUILD A DUMPSTER ENCLOSURE @ THE REAR OF THE PROPERTY IN THE NEW PARKING LOT? SPACE IS ALREADY LIMITED FOR PARKING AND WE HAVE NOTICED THAT OTHER MIXED USE BUILDINGS ON THIS BLOCK ARE USING SEVERAL CURB SIDE CONTAINERS FOR THEIR TRASH NEEDS.
5	
6	
7	
8	
9	

ABBREVIATIONS

ADJ. ADJUSTABLE	DBL. DOUBLE	F.D. FLOOR DRAIN	INSUL. INSULATION	R.A. RETURN AIR	T. TREAD
A.F.F. ABOVE FINISH	DIA. DIAMETER	FDN. FOUNDATION	INT. INTERIOR	R.D. ROOF DRAIN	TO BE DETERMINED
ALUM. ALUMINUM	DISP. DISPENSER	FIBRGL. FIBERGLASS	JT. JOINT	REF. REFERENCE	T.B.S. TO BE SELECTED
ALT. ALTERNATE	DIST. DISTANCE	FIN. FINISH GRADE	LAV. LAVATORY	REINF. REINFORCED	TEL. TELEPHONE
ASPH. ASPHALT	DN. DOWN	FIN. FINISH	MAX. MAXIMUM	REID. REQUIRED	THK. THICK
BD. BOARD	DR. DOOR	FLR. FLOOR	MECH. MECHANICAL	RM. ROOM	T.O.P. TOP OF
BLDG. BUILDING	DTL. DETAIL	FLUOR. FLUORESCENT	MEMB. MEMBRANE	R.O. ROUGH	T.O.C. TOP OF CURB
BM. BEAM	DWG. DRAWING	FRMG. FRAMING	MTL. METAL	S.A. SUPPLY AIR	T.O.W. TOP OF WALL
B.O. BOTTOM OF	DWR. DRAWER	FOOT OR FEET	MFR. MANUFACTURER	S.C. SOLID CORE	T.S. TUBE STEEL
BT. BOTTOM	E.A. EACH	FTG. FOOTING	MIR. MIRROR	SCH. SCHEDULE	TYP. TYPICAL
C.T. CERAMIC TILE	E.J. EXPANSION	FURN. FURNITURE	MISC. MISCELLANEOUS	SECT. SECTION	UR. URINAL
CLG. CEILING	ELEC. ELECTRICAL	FUR. FURRING	NO. NUMBER	S.F. SQUARE FEET	VERT. VERTICAL
CL. CLOSET	ELEV. ELEVATION	GA. GAUGE	N.T.S. NOT TO SCALE	SH. SHOE	VENT-THRU ROOF
C.M.U. CONCRETE MASONRY UNIT	EQ. EQUIPMENT	GALV. GALVANIZED	O.A. OVERALL	SHR. SHOWER	W/ W/O WITH/ WITHOUT
C.O. COLUMN	ENCL. ENCLOSURE	GYP. BD. GYPSUM BOARD	O.C. ON CENTER	SIM. SIMILAR	W.C. WATER CLOSET
CONC. CONCRETE	EQ. EQUIPMENT	H.B. HOSE BIBB	OPP. OPPOSITE	SPEC. SPECIFICATION	WD. WOOD
CONN. CONNECTION	EXP. EXPANSION	HW. HARDWARE	O.S.B. ORIENTED STRAND BOARD	SQ. SQUARE	WT. WEIGHT
CONT. CONTINUOUS	EXT. EXTERIOR	H.M. HOLLOW METAL	PNLG. PANELING	STL. STEEL	W.T. CENTERLINE
CONTR. CONTRACTOR		HORIZ. HORIZONTAL	PAR. PARAPET	STOR. STORAGE	Ø CENTERLINE
CORR. CORRIDOR		HT. HEIGHT	PARTN. PARTITION	SUSP. SUSPENDED	Ø DIAMETER
CTR. CENTER		HT. HOT WATER	PLAS. PLASTER	SYM. SYMMETRICAL	Ø PROPERTY LINE
C.W. COLD WATER			P.V.C. POLYVINYL CHLORIDE		AT



SHEET INDEX

T101	• TITLE PAGE • CODE ANALYSIS
C-1	• TOPO SURVEY
SP101	• PROPOSED - ARCH. SITE PLAN
A101	• EXISTING - BASEMENT LEVEL FLOOR PLAN • PROPOSED - BASEMENT LEVEL FLOOR PLAN
A102	• EXISTING - 1ST LEVEL FLOOR PLAN • PROPOSED - 1ST LEVEL FLOOR PLAN
A103	• EXISTING - 2ND & 3RD LEVEL FLOOR PLAN • PROPOSED - 2ND & 3RD LEVEL FLOOR PLAN
A201	• EXISTING ELEVATIONS (PHOTOS)
A202	• PROPOSED ELEVATIONS
A203	• PROPOSED 3D COLOR RENDERINGS

PROJECT / OWNER

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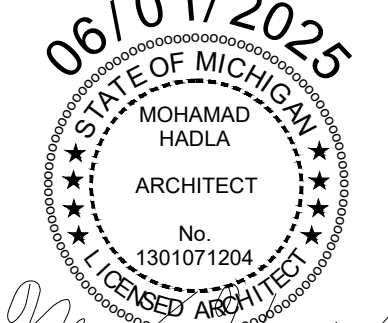
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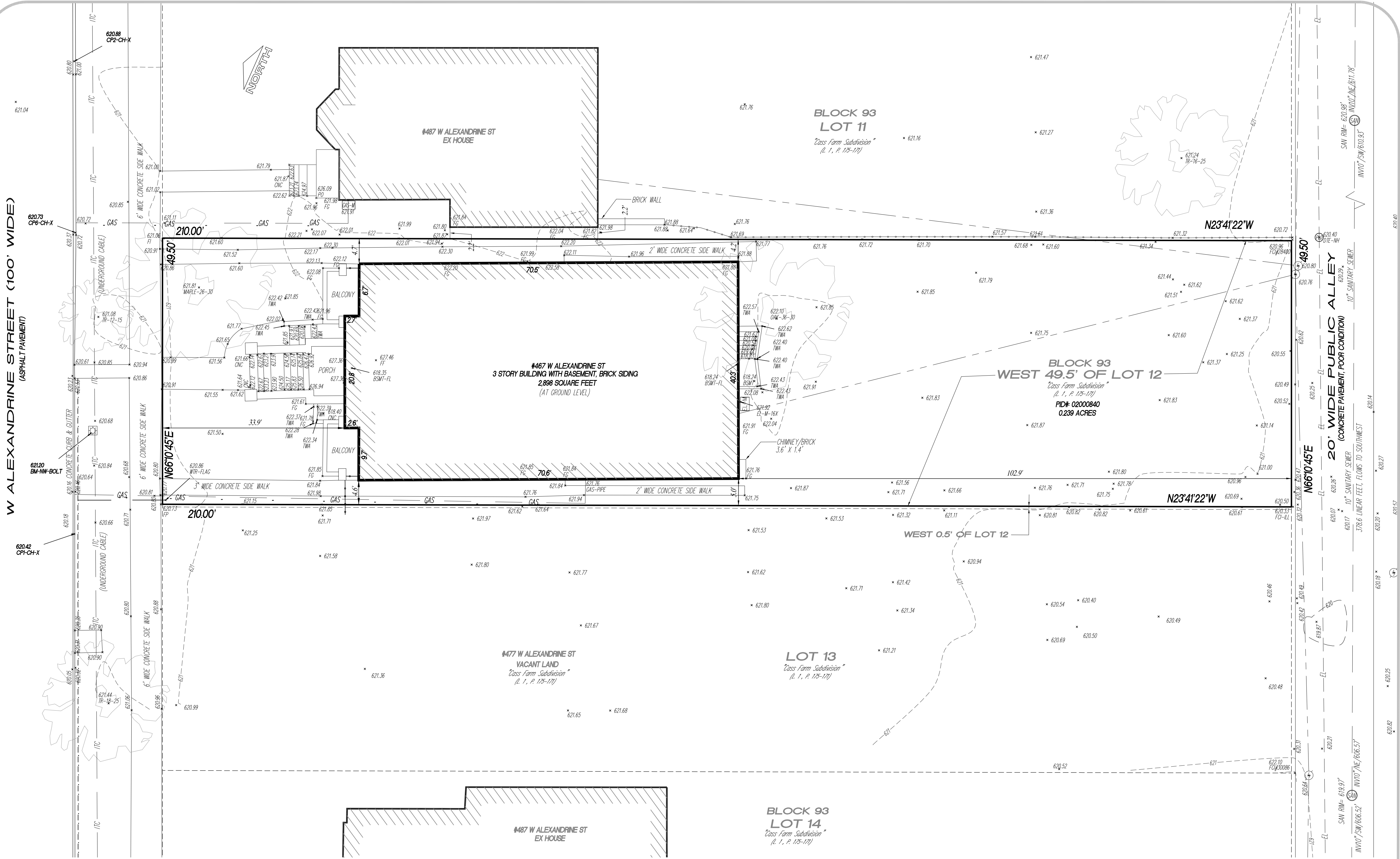
TITLE SHEET

PROJECT #

DRAWING DIRECTION

DRAWING #

TOPOGRAPHIC SURVEY



LAND AREA
10,395 ± SQUARE FEET
0.239 ± ACRES

BEARINGS ORIGIN
TRUE NORTH

BENCH MARK INFORMATION

Site Bench Mark No. 1:
Top of NW Bolt of a Light Pole in front of the the subject property.
EL=621.20' (NAVD88).

FLOOD NOTE

Subject property as depicted herein,
DOES NOT LIE in a Special Flood
Hazard Area (SFHA), according to Flood
Insurance Rate Map (FIRM) No. 260222,
Panel No. 0280, Suffix "E", being
effective as of February 2, 2012.

LEGEND

	= UTILITY POLE		= CONTROL POINT
	= OVER HEAD WIRE		= CHISELED "X" IN CONCRETE
	= PRIVACY FENCE		= EXISTING
	= EX. SANITARY M.H.		= INVERT
	= GAS METER		= LIGHT POLE
	= ELECTRIC METER		= ILLEGIBLE
	= EX. DETROIT PUBLIC LIGHT MH (OTE MH)		= TOP OF WALL
	= ELEVATION		= WATER FLAG
	= FINISH FLOOR		= PORCH
	= BASEMENT FLOOR		= CONCRETE
	= FINISH GRADE		= EXISTING
	= PARCEL IDENTIFICATION NUMBER		= STREET
	= TREE-8' TRUNK-8FT SPREAD		
	= TOWN/RANGE		
	= LIBER/PAGE		
	= FOUND PIPE		
	= FOUND IRON/CAPPED IRON		
	= BENCH MARK		
	= NORTH AMERICAN VERTICAL DATUM AS OF 1988		

VICINITY MAP

(NOT TO SCALE)



GENERAL NOTES

—Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.

—Client/contractor shall obtain all pertinent permits when connecting to public utilities and comply to City's requirements.

—All measurements as shown herein are existing.

—All symbols as shown herein are not to scale.

—All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)

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LEGAL DESCRIPTION

#467 W Alexandrine Street, Detroit, MI, 48201
Part of the Cass Farm Subdivision, Town 2 South, Range 12 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
The WEST 49.5 feet of LOT 12, BLOCK 93 of "Cass Farm Subdivision", as being recorded in Liber 1 of Plats, on Page 175-177, Wayne County Records.
Containing: 10,395 Square Feet---0.239 Acres, more or less. Parcel Identification Number:# 02000840.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

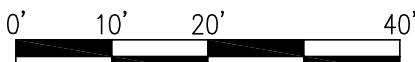
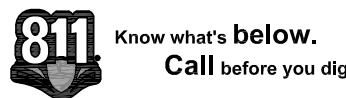
Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.



Mende Bezanovski

Mende Bezanovski, P.S.#4001049430
State of Michigan

MISSDIG TICKET NO.: 2025042201909



AB-SB LAND SURVEY, P.C.
36636 North Pointe Dr. New Baltimore, MI 48047
TEL (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com;
www.ab-sb-landsurvey.com

SCALE: 1" = 20'	PAGE: 1 OF 1
JOB NUMBER: 2025-04-16-150-MH	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 05-03-2025
CLIENT: HADLA DESIGN ARCHITECTS	
ADDRESS:	TEL: (313)-492-5347
467 W Alexandrine Street	FAX: (313)-908-7645
Detroit, MI, 48201	

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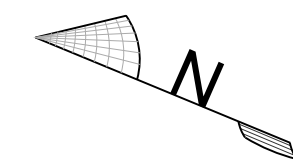
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PROPOSED:

- ARCH. SITE PLAN

PROJECT #

DRAWING DIRECTION



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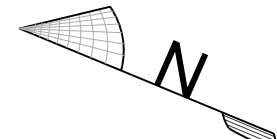
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EXISTING:
• BASEMENT FLOOR
PLAN

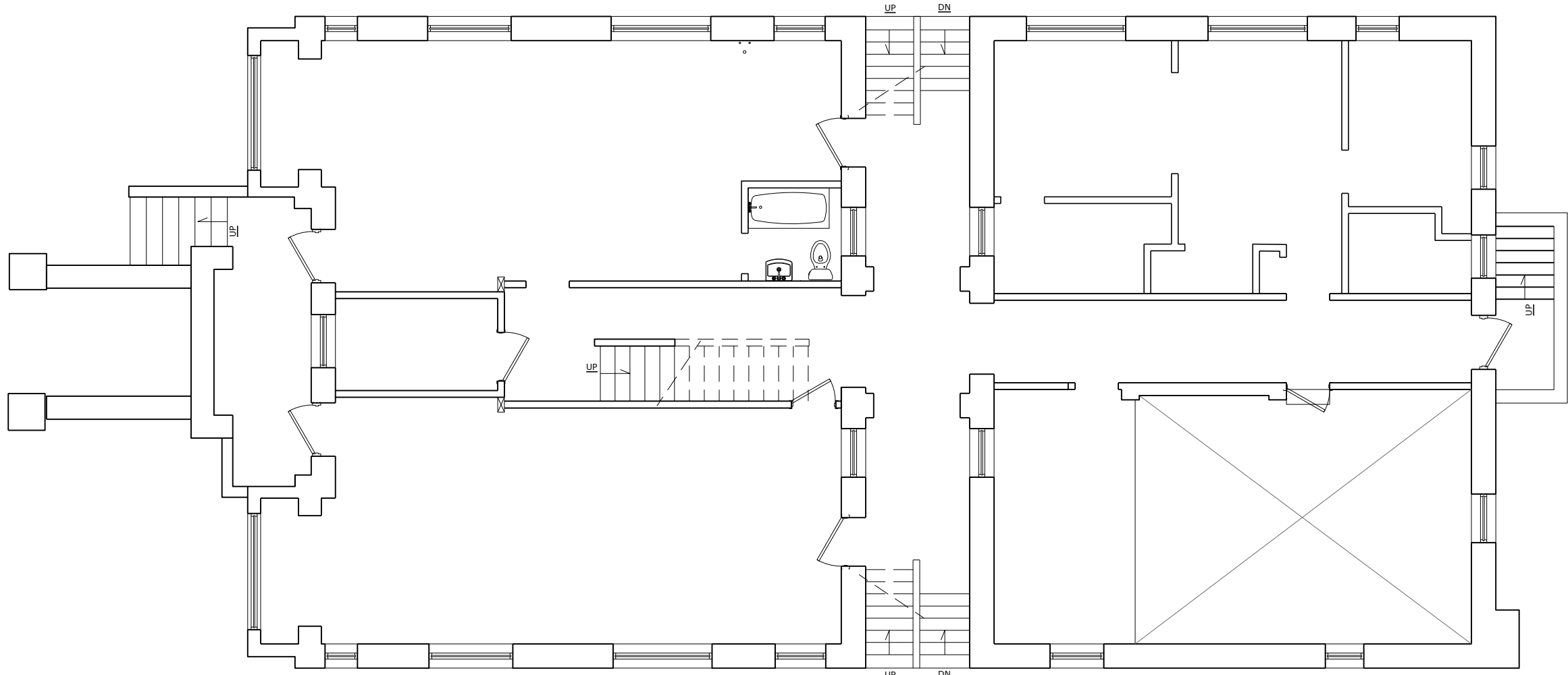
PROPOSED:
• BASEMENT FLOOR
PLAN

PROJECT #

DRAWING DIRECTION



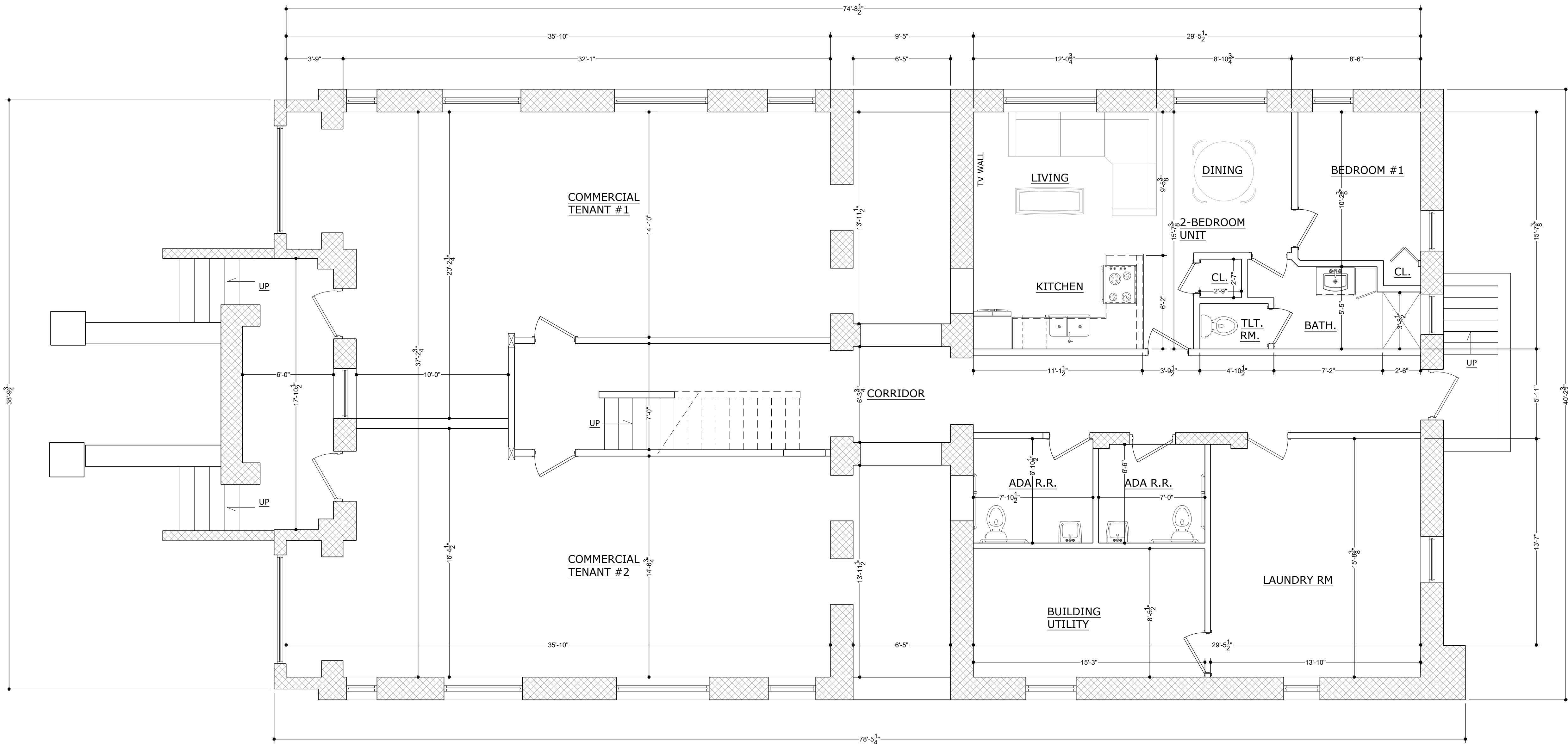
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EXISTING - BASEMENT PLAN

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

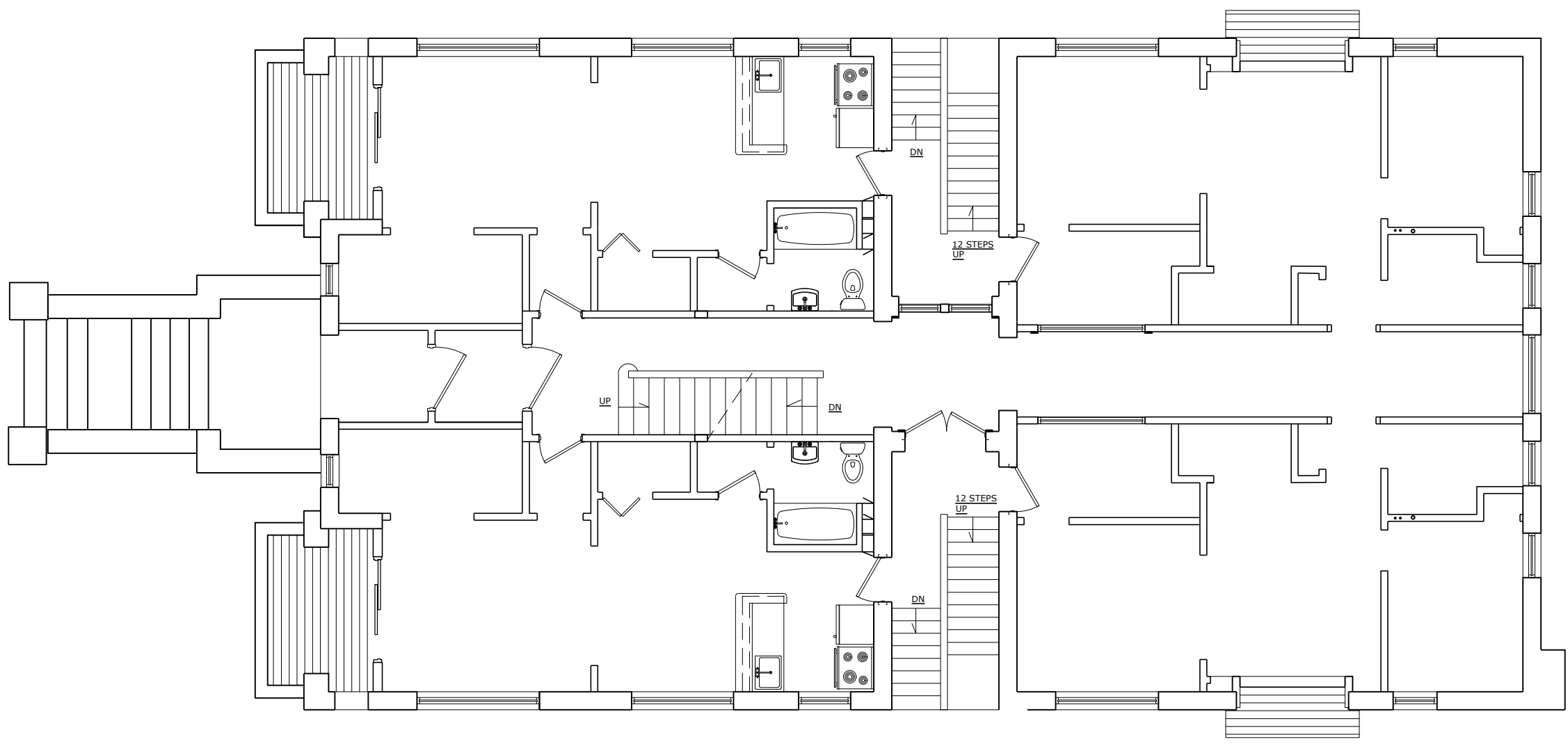
1E



PROPOSED - BASEMENT FLOOR PLAN

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

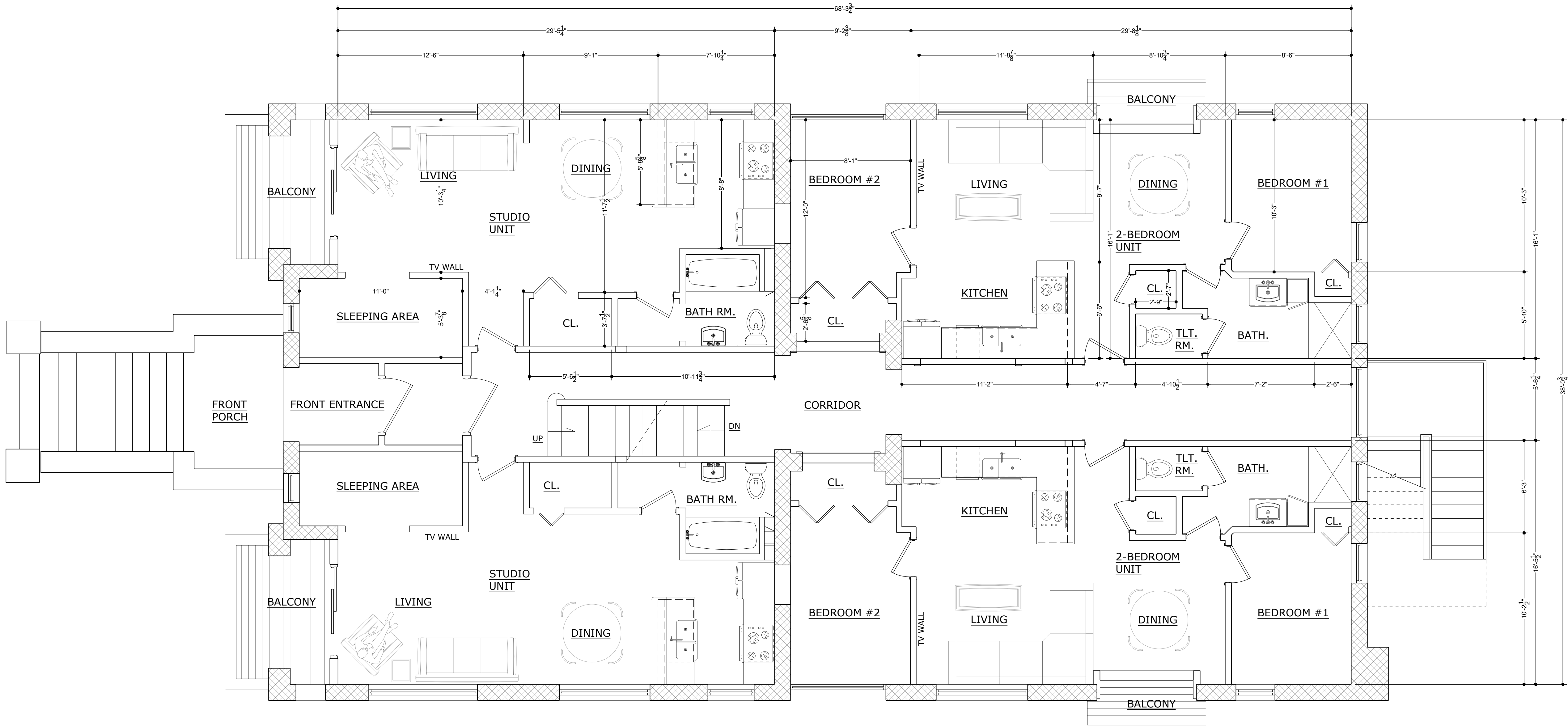
1A



EXISTING - 1ST LEVEL FLOOR PLAN

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

1E



PROPOSED - 1ST LEVEL FLOOR PLAN

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

1A

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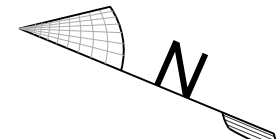
• 1ST LEVEL FLOOR
PLAN

PROPOSED:

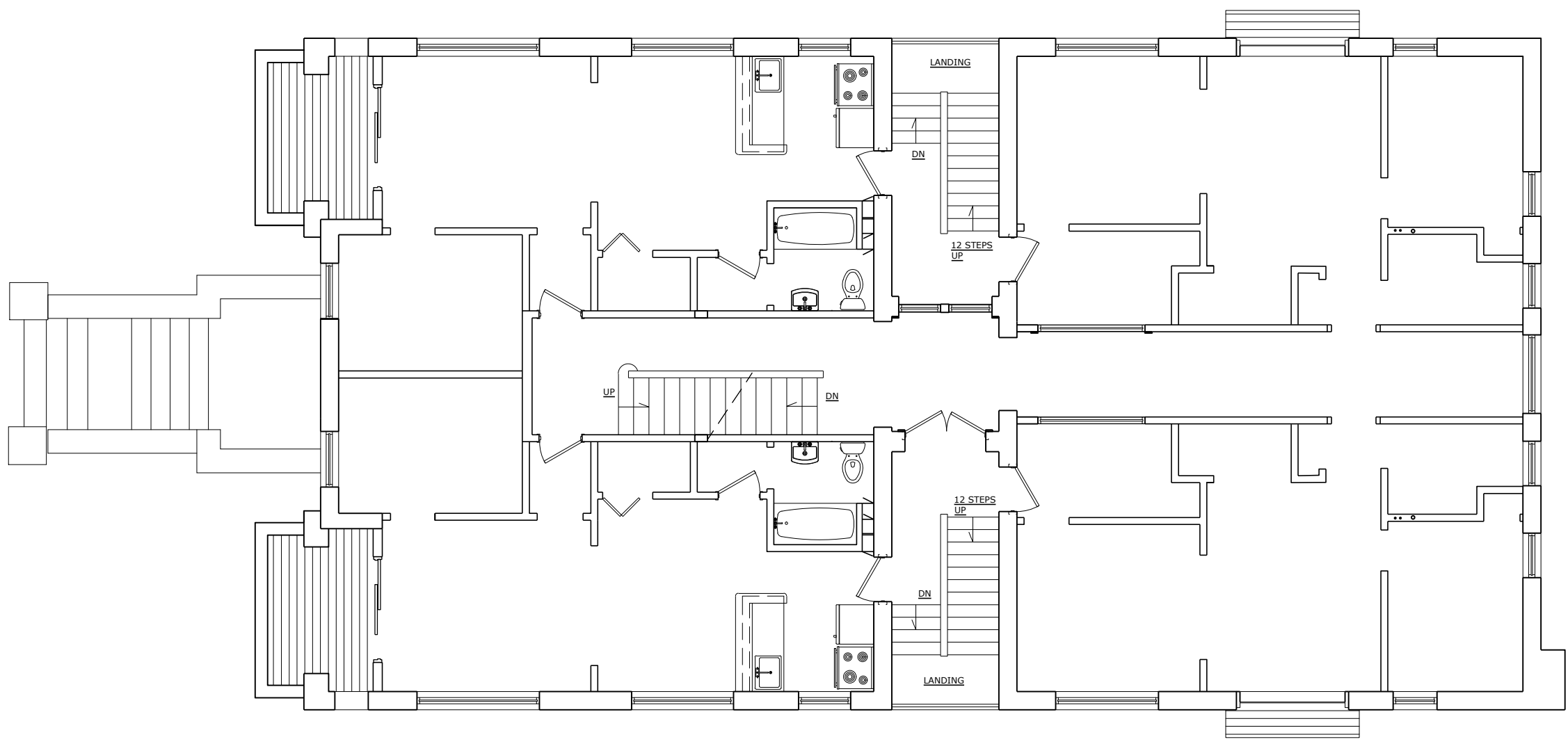
• 1ST LEVEL FLOOR
PLAN

PROJECT #

DRAWING DIRECTION



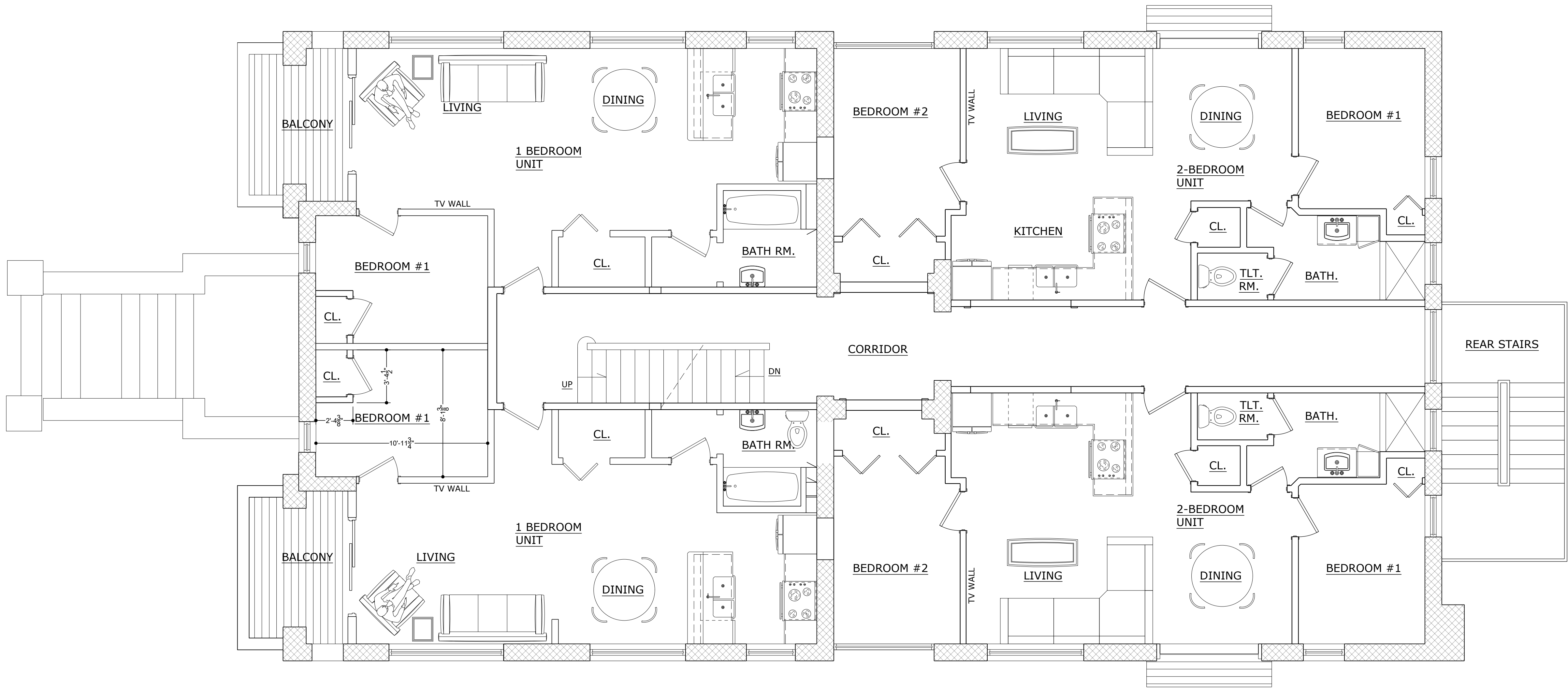
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EXISTING - 2ND LEVEL FLOOR PLAN

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

1E



PROPOSED - 2ND & 3RD LEVEL FLOOR PLAN

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

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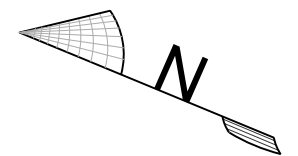
- 2ND & 3RD LEVEL
FLOOR PLAN

PROPOSED:

- 2ND & 3RD LEVEL
FLOOR PLAN

PROJECT #

DRAWING DIRECTION



DRAWING #

1A

A103



PROPOSED - FRONT / NORTH WEST ELEVATION
SCALE: 3/16"=1'-0"

1D



PROPOSED - SIDE / SOUTH WEST ELEVATION
SCALE: 3/16"=1'-0"



4D



PROPOSED - REAR / SOUTH EAST ELEVATION
SCALE: 3/16"=1'-0"

1A

PROPOSED - SIDE / NORTH EAST ELEVATION
SCALE: 3/16"=1'-0"

SAME AS SOUTH SIDE

4A

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EXISTING:

• ELEVATIONS
(PHOTOS)

PROJECT #

DRAWING DIRECTION

DRAWING #



PROPOSED - FRONT / NORTH WEST ELEVATION

SCALE: 3/16"=1'-0"

1D

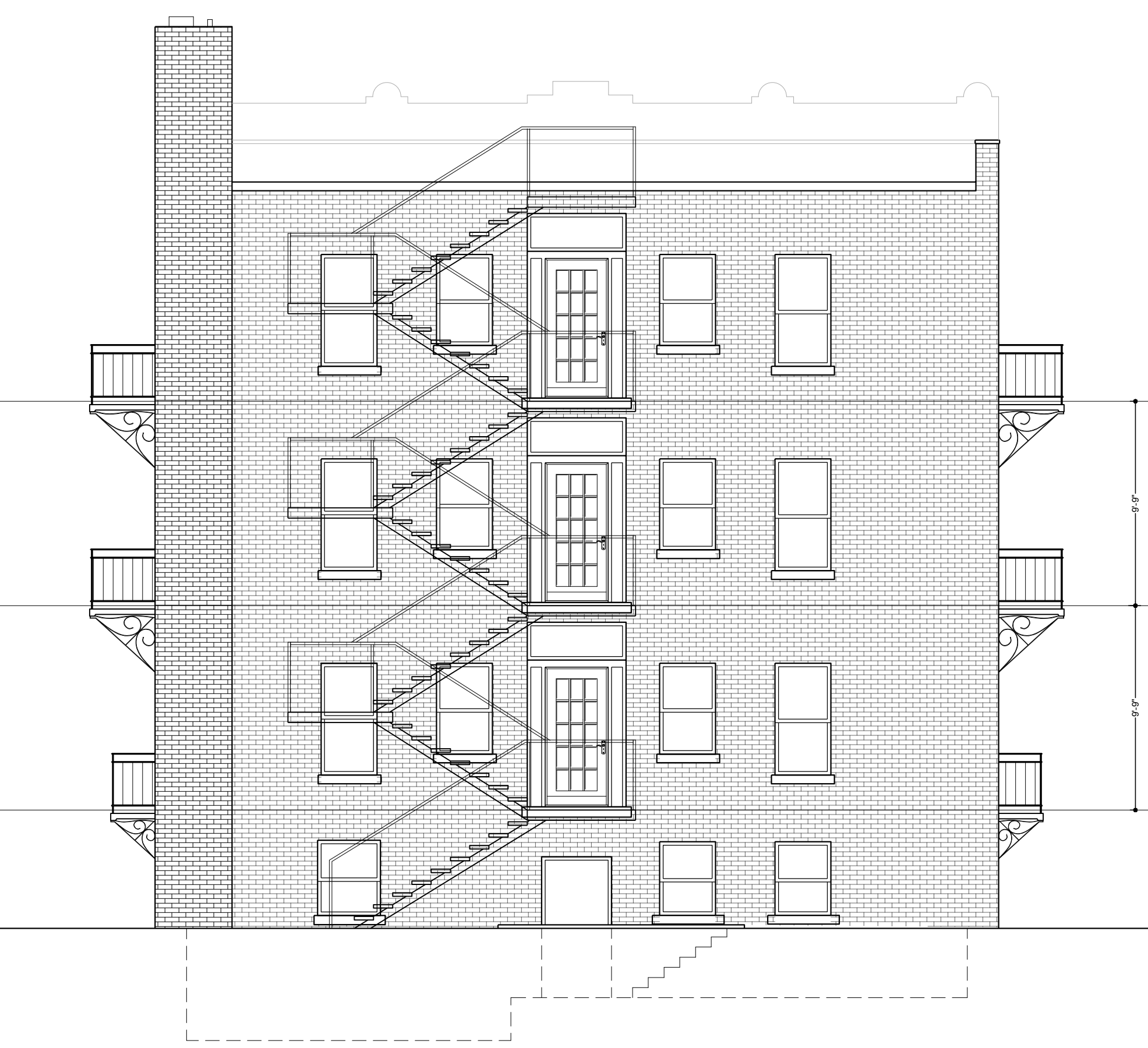


PROPOSED - SIDE / SOUTH WEST ELEVATION

SCALE: 3/16"=1'-0"

4D

NOTES:
- STAIRCASE BALUSTERS NOT SHOWN FOR CLARITY
- STAIRCASE NOT SHOWN IN SIDE ELEVATIONS FOR THIS REVIEW



PROPOSED - REAR / SOUTH EAST ELEVATION

SCALE: 3/16"=1'-0"

1A



PROPOSED - SIDE / NORTH EAST ELEVATION

SCALE: 3/16"=1'-0"

4A

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PROPOSED:

• ELEVATIONS

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**Architecture
Engineering
Construction**

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PROPOSED:

- **3D COLOR
RENDERINGS**

PROJECT #

DRAWING DIRECTION

DRAWING #



PROJECT DATA

PROPOSED WORK:

- WE A PROPOSING THE RENOVATION AND RE-OCCUPANCY OF THIS EXISTING BUILDING WITHIN THE HISTORIC DISTRICT. THE BUILDING WILL CONSIST OF 13 RESIDENTIAL UNITS AND 2 COMMERCIAL UNITS. THE COMMERCIAL UNITS AND 1 RESIDENTIAL UNIT WILL BE BELOW GRADE AND 12 RESIDENTIAL UNITS WILL BE 3 LEVELS ABOVE GRADE (4 UNITS PER FLOOR).

- NEW PARKING LOT IN THE REAR.
- NEW EXTERIOR STAIRCASE IN THE REAR
- REMOVAL OF 2 EXTERIOR STAIRCASES LOCATED CENTRALLY IN THE BUILDING.
- NEW SMALL GRADE LEVEL PATIO W/ DECORATIVE GUARD RAILS AT THE FRONT OF THE BUILDING FOR COMMERCIAL TENANTS.

BUILDING GROSS FLOOR AREA - PROPOSED

- BASEMENT	= 3,025
- 1ST LEVEL	= 2,827
- 2ND LEVEL	= 2,871
- 3RD LEVEL	= 2,871
- TOTAL (ABOVE GRADE)	= 8,569

PROPOSED UNIT SIZES BASEMENT LEVEL

- COMMERCIAL SPACE 1	= 740SF
- COMMERCIAL SPACE 2	= 740SF
- RESIDENTIAL LAUNDRY ROOM	= 270SF
- (1) ONE BEDROOM APRT.	= 550SF

PROPOSED UNIT SIZES 1ST LEVEL

- (2) STUDIO APRTS. = 540SF EACH
- (2) TWO BEDROOM APRTS. = 680SF EACH

PROPOSED UNIT SIZES 2ND LEVEL

- (2) ONE BEDROOM APRTS. = 570SF EACH
- (2) TWO BEDROOM APRTS. = 680SF EACH

PROPOSED UNIT SIZES 3RD LEVEL

- (2) ONE BEDROOM APRTS. = 570SF EACH
- (2) TWO BEDROOM APRTS. = 680SF EACH

BUILDING / SITE INFORMATION:

- | | |
|---------------------------|---|
| • SITE ZONING | = SD-1
(SPECIAL DEVELOPMENT DISTRICT, SMALL SCALE, MIXED-USE) |
| • PROPOSED USES | = B SMALL CAFE (WHITE BOX INITIALLY), R-2 RESIDENTIAL |
| • CONSTRUCTION TYPE: | = TYPE 3B |
| • FIRE SPRINKLER SYSTEM: | = NO |
| • FIRE SEPARATION | = 1-HOUR BETWEEN RESIDENTIAL UNITS
= 2-HOUR BETWEEN COMMERCIAL UNITS AND MIXED USE UNITS |
| • BUILDING HEIGHT: | = 40' |
| • TOTAL LOT AREA | = 10,395 SF (.239 ACRES) |
| • BUILDING FOOTPRINT AREA | = 3,222 SF |
| • BUILDING COVERAGE | = 3,222 SF / 10,395 = 31.0% |
| • ASPHALT COVERAGE | = 4,000 SF / 10,395 = 38.5% |
| • CONCRETE COVERAGE | = 1,913 SF / 10,395 = 18.4% |
| • LANDSCAPE COVERAGE | = 1,260 SF / 10,395 = 12.1% |

PARKING INFORMATION
TOTAL PROVIDED PARKING SPACES = 9 SPACES INCLUDING 1 ACCESSIBLE

TRASH COLLECTION = CURBSIDE

INQUIRY NOTES

HISTORIC DISTRICT COMMISSION QUESTION:
WE ARE PROPOSING THE REMOVAL OF THE 2 EXTERIOR STAIRCASES THAT ARE RECESSED INTO THE MIDDLE OF THE BUILDING, ON BOTH SIDE ELEVATIONS. THE JUSTIFICATION FOR THEIR REMOVAL IS 2 FOLD:
1- THEY DO NOT MEET THE REQUIREMENT FOR DISTANCE FROM THE PRIMARY STAIRCASE TO THE SECONDARY STAIRCASE PER CODE 107.07.1.1. THE MAXIMUM DISTANCE FROM THE PRIMARY STAIRCASE, PER MBC 2015 - 1007.11, THE STAIRS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE.
2- WE CALL THEM "WE ARE PROPOSING AN EXTERIOR SECONDARY STAIRCASE LOCATED AT THE BACK OF THE BUILDING."

2- THE EXISTING STAIRCASES THAT ARE RECESSED INTO THE BUILDING ARE TAKING AWAY FROM USABILITY WITHIN THE KITCHENS, AND LIMITING THE UNITS. IN GENERAL, IF REMOVED, WE CAN SEIZE UP A MUCH MORE FUNCTIONAL AND LARGER SPACE WITHIN ALL THE UNITS, SEE ATTACHED PLANS.

QUESTION: WILL THE HISTORIC COMMISSION HAVE ANY ISSUE WITH THE REMOVAL OF THESE STAIRS? PLEASE SEE THE PLANS AND RENDERINGS FOR OUR PROPOSAL FOR THEIR REMOVAL AND INFILL.

2 HISTORIC DISTRICT COMMISSION QUESTION:
WE ARE NOT SURE IF THE CURRENT GUARDRAILS INSTALLED ON THE BALCONIES LOCATED AT THE FRONT OF THE BUILDING ARE AN ORIGINAL DESIGN OR SOMETHING THAT WAS REPLACED AT A LATER DATE. WE ARE WONDERING IF THEY CAN BE CHANGED TO WROUGHT IRON GUARDRAILS/BALUSTERS TO MATCH THE BALCONIES ON THE SIDE ELEVATIONS OR IF THEY MUST BE RESTORED AS IS.

3	HISTORIC DISTRICT COMMISSION QUESTION: DO REPLACEMENTS OF EXTERIOR DOOR AND WINDOW SURROUNDS HAVE TO MATCH THE ORIGINALS EXACTLY OR CAN THEY BE OF A SIMILAR STYLE?
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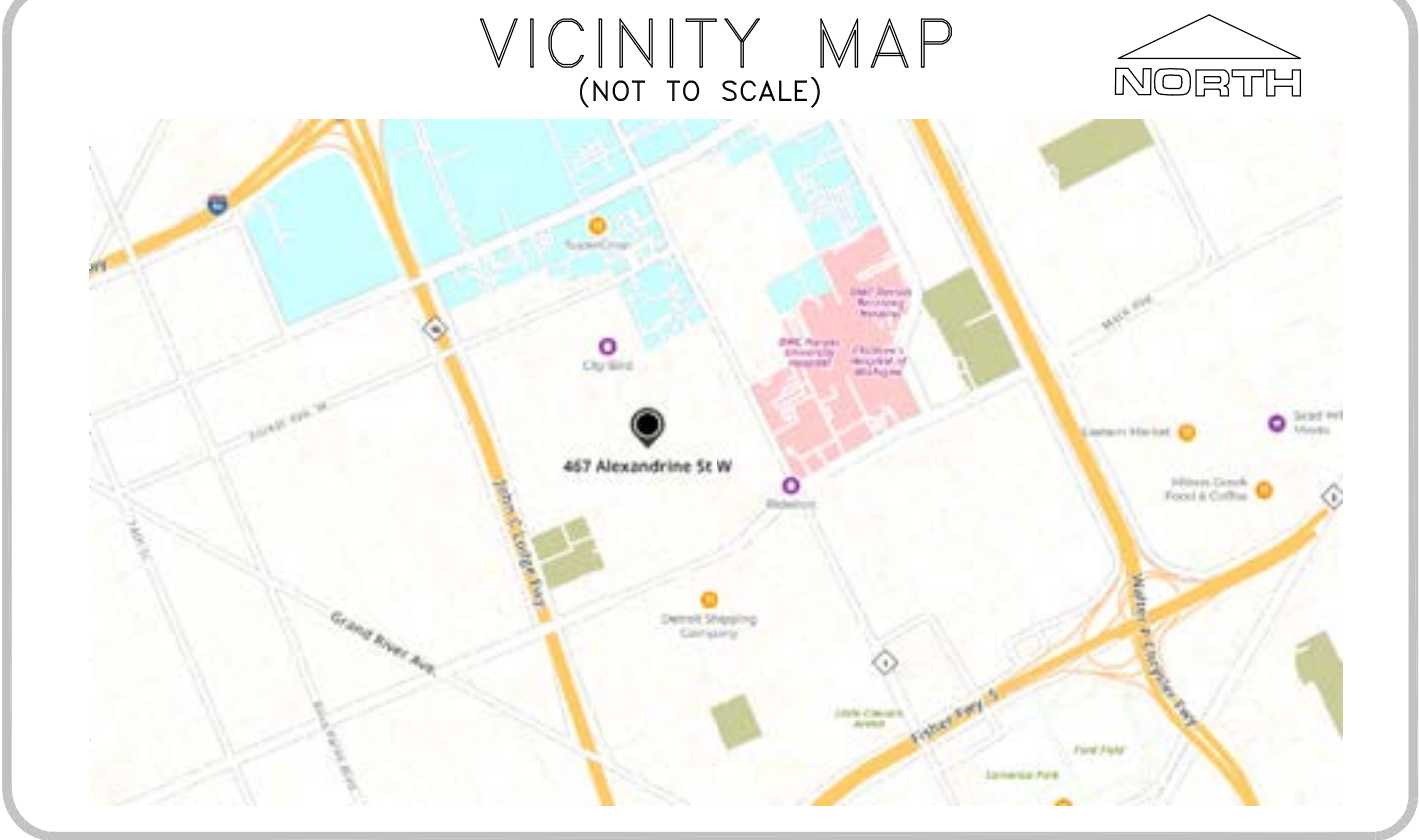
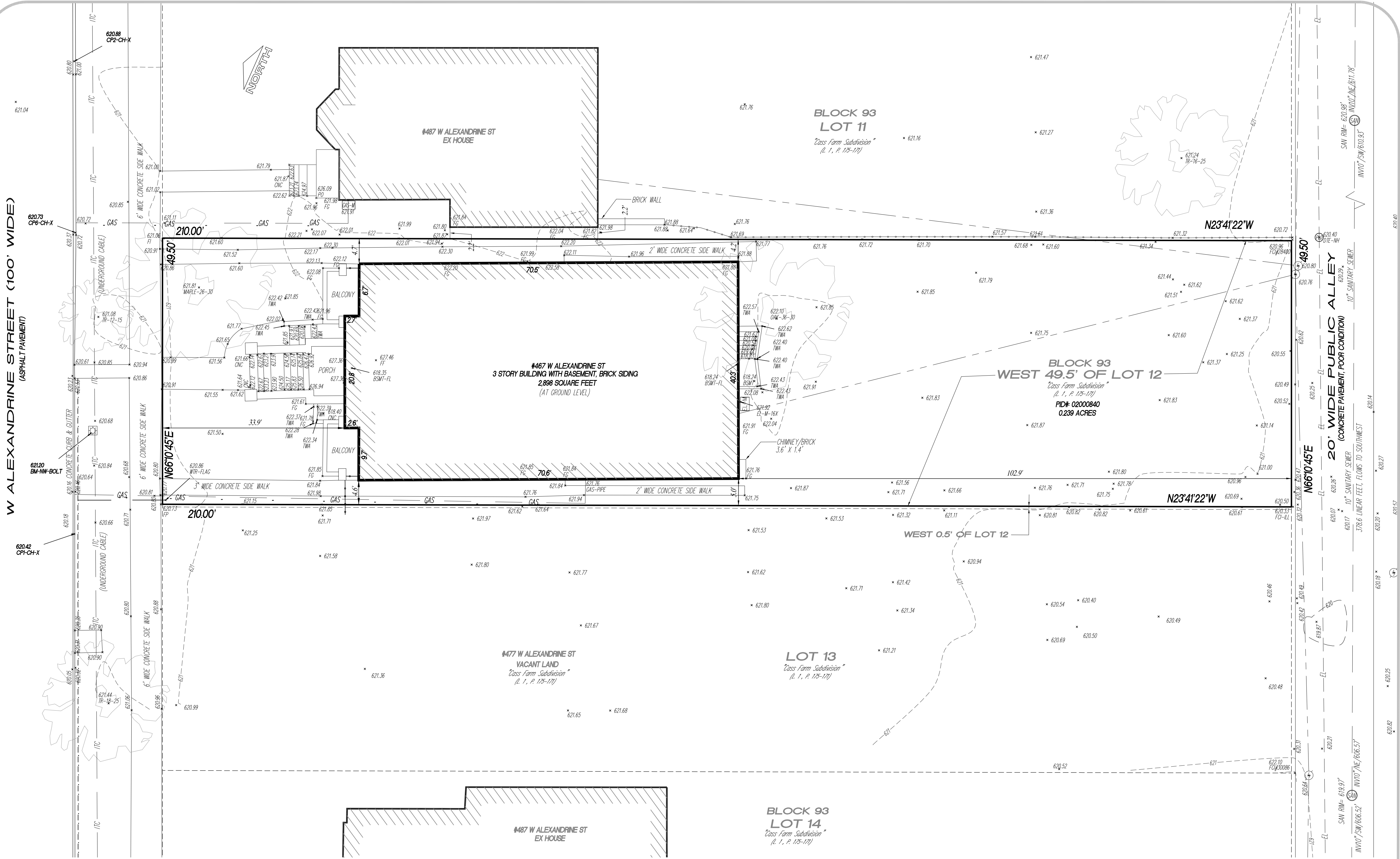
4 HISTORIC DISTRICT COMMISSION QUESTION:
WE ARE PROPOSING THE REPLACEMENT OF ALL WINDOWS AND DOORS. DO MUNTIN PATTERNS
NEED TO MATCH WHAT IS CURRENTLY THERE? MANY OF THE WINDOWS HAVE BEEN
PREVIOUSLY REPLACED AND WE ARE NOT SURE WHAT THE ORIGINAL PATTERN WAS.

5 SANITATION QUESTION:
WILL WE BE REQUIRED TO BUILD A DUMPSTER ENCLOSURE @ THE REAR OF THE PROPERTY IN THE NEW PARKING LOT? SPACE IS ALREADY LIMITED FOR PARKING AND WE HAVE NOTICED THAT OTHER MIXED USE BUILDINGS ON THIS BLOCK ARE USING SEVERAL CURB SIDE CONTAINERS FOR THEIR TRASH NEEDS.

ABBREVIATIONS

ADJ.	ADJUSTABLE	DBL.	DOUBLE	F.D.	FLOOR DRAIN	INSUL.	INSULATION	R.A.	RETURN AIR	T.	TREAD
ADF.	AFTER FINISH	DIA.	DIAMETER	FDN.	FOUNDATION	INT.	INTERIOR	R.D.	ROOF DRAIN	T.B.D.	TO BE DETERMINED
ALUM.	ALUMINUM	DISP.	DISPENSER	FIBGL.	FIBERGLASS	J.	JAW	REIN.	REINFORCED	T.B.S.	TO BE SELECTED
ALT.	ALTERNATE	DIST.	DISTANCE	F.G.	FINISH	L.	LAV.	REQD.	REQUIRED	TEL.	TELEPHONE
ASPH.	ASPHALT	DN.	DOWN	F.F.	FIRE FIGHTING	LX.	LUXURY	R.	ROUGH	THK.	THICK
BDG.	BOARD	DR.	DOOR	FLR.	FLOOR	MECH.	MECHANICAL	R.O.	ROUGH	T.O.C.	TOP OF CURB
BDG.	BOARDING	EM.	EMERGENCY	FRM.	FRAMING	M.	MATERIAL	R.	ROUGH	T.O.P.	TOP OF PARTITION
B.D.	BUILDING	DWG.	DRAWING	FRMG.	FRAMING	MTL.	METAL	S.A.	SUPPLY AIR	T.C.	TYPE OF CURB
B.O.	BOTTOM OF	DWR.	DRAINAGE	FTG.	FOOT OR FEET	MTL.	METAL	S.C.	SOLID CORE	T.S.	TUBE STEEL
B.O.	BOTTOM OF	EAL.	ELECTRICAL	FUR.	FURNITURE	MISC.	MISCELLANEOUS	SEC.	SECTION	TY.	TYPICAL
C.	CERAMIC TILE	E.J.	EXPANSION JOINT	GA.	GAUGE	N.T.S.	NOT TO SCALE	S.F.	SQUARE FEET	V.	VERTICAL
CLG.	CEILING	ELEC.	ELECTRICAL	GALV.	GALVANIZED	O.A.	OVERALL	SHR.	SHOWER	VTR.	VERT-THR
C.M.G.	CONCRETE MASONRY CONSTRUCTION	ELEV.	ELEVATION	G.P.D.	GRIP BAND	O.C.	OVERLAP	SHR.	SHOWER	VTR.	VERT-THR
C.	COLOR	EMER.	EMERGENCY	ENCL.	ENCLOSURE	O.P.	OPPOSITE	SPEC.	SPECIFICATION	W.	WITH
C.O.	COLUMN	ENCL.	ENCLOSURE	H.B.	HOSE BIBS	O.S.B.	OSB	S.S.	STAINLESS STEEL	W/O	WITHOUT
C.O.	COLUMN	ENCL.	ENCLOSURE	H.B.	HOSE BIBS	O.S.B.	OSB	S.S.	STAINLESS STEEL	W/O	WITHOUT
CON.	CONCRETE	ENCL.	ENCLOSURE	H.B.	HOSE BIBS	O.S.B.	OSB	S.S.	STAINLESS STEEL	W/O	WITHOUT
CONN.	CONNECTION	EQUIP.	EQUIPMENT	H.M.	HOLLOW METAL	P.NLG.	PANELING	STL.	STEEL	WD.	WOOD
CONT.	CONTINUOUS	EXIST.	EXISTING	HORIZ.	HORIZONTAL	PARAPET	PARAPET	STL.	STEEL	WT.	WEIGHT
CORR.	CORROSION	EXT.	EXTERIOR	HT.	HOT	PLASTER	PLASTER	SUSP.	SUSPENDED	WTR.	WATER
CORR.	CORROSION	EXT.	EXTERIOR	HT.	HOT	P.V.C.	POLYVINYL CHLORIDE	SUSP.	SUSPENDED	WTR.	WATER
C.W.	COLD WATER	EXT.	EXTERIOR	HT.	HOT	P.V.C.	POLYVINYL CHLORIDE	SUSP.	SUSPENDED	WTR.	WATER
C.W.	COLD WATER	EXT.	EXTERIOR	HT.	HOT	P.V.C.	POLYVINYL CHLORIDE	SUSP.	SUSPENDED	WTR.	WATER

TOPOGRAPHIC SURVEY



GENERAL NOTES

—Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.

—Client/contractor shall obtain all pertinent permits when connecting to public utilities and comply to City's requirements.

—All measurements as shown herein are existing.

—All symbols as shown herein are not to scale.

—All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)

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LEGAL DESCRIPTION

#467 W Alexandrine Street, Detroit, MI, 48201
Part of the Cass Farm Subdivision, Town 2 South, Range 12 East, City of Detroit, Wayne County, Michigan, being more particularly described as follows:
The WEST 49.5 feet of LOT 12, BLOCK 93 of "Cass Farm Subdivision", as being recorded in Liber 1 of Plats, on Page 175-177, Wayne County Records.
Containing: 10,395 Square Feet---0.239 Acres, more or less. Parcel Identification Number:# 02000840.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.



Mende Bezanovski, P.S.#4001049430
State of Michigan

MISSDIG TICKET NO.: 2025042201909



SCALE: 1" = 20'	PAGE: 1 OF 1
JOB NUMBER: 2025-04-16-150-MH	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 05-03-2025
CLIENT: HADLA DESIGN ARCHITECTS	
ADDRESS:	TEL: (313)-492-5347
36636 North Pointe Dr. New Baltimore, MI, 48047	
TEL: (586) 822-4964, FAX: (586) 591-5930	
info@ab-sb-landsurvey.com;	
www.ab-sb-landsurvey.com	FAX: (313)-908-7645

LAND AREA
10,395 ± SQUARE FEET
0.239 ± ACRES

BEARINGS ORIGIN
TRUE NORTH

LEGEND

	= UTILITY POLE		= CONTROL POINT
	= OVER HEAD WIRE		= CHISELED "X" IN CONCRETE
	= PRIVACY FENCE		= EXISTING
	= EX. SANITARY M.H.		= INVERT
	= GAS METER		= LIGHT POLE
	= ELECTRIC METER		= ILLEGIBLE
	= EX. DETROIT PUBLIC LIGHT MH (OTE MH)		= TOP OF WALL
	= ELEVATION		= WATER FLAG
	= FINISH FLOOR		= PORCH
	= BASEMENT FLOOR		= CONCRETE
	= FINISH GRADE		= EXISTING
	= PARCEL IDENTIFICATION NUMBER		= STREET
	= TREE-8' TRUNK-8FT SPREAD		
	= TOWN/RANGE		
	= LIBER/PAGE		
	= FOUND PIPE		
	= FOUND IRON/CAPPED IRON		
	= BENCH MARK		
	= NORTH AMERICAN VERTICAL DATUM AS OF 1988		

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260222, Panel No. 0280, Suffix "E", being effective as of February 2, 2012.

BENCH MARK INFORMATION

Site Bench Mark No. 1:
Top of NW Bolt of a Light Pole in front of the the subject property.
EL=621.20' (NAVD88).

ALEXANDRINE
MIXED
USE

ADDRESS
467 W ALEXANDRINE ST,
DETROIT, MI 48201

COMMISSION
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RENOVATION



15800 Michigan Avenue
Dearborn MI 48126

Phone: 313-492-5347

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06.01.2025
PPR
ISSUE

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PROJ. MGR. M. HADLA
PROJ. TEAM M. HADLA
A. SALHA

CHECKED BY M. HADLA

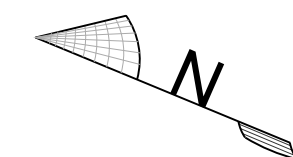
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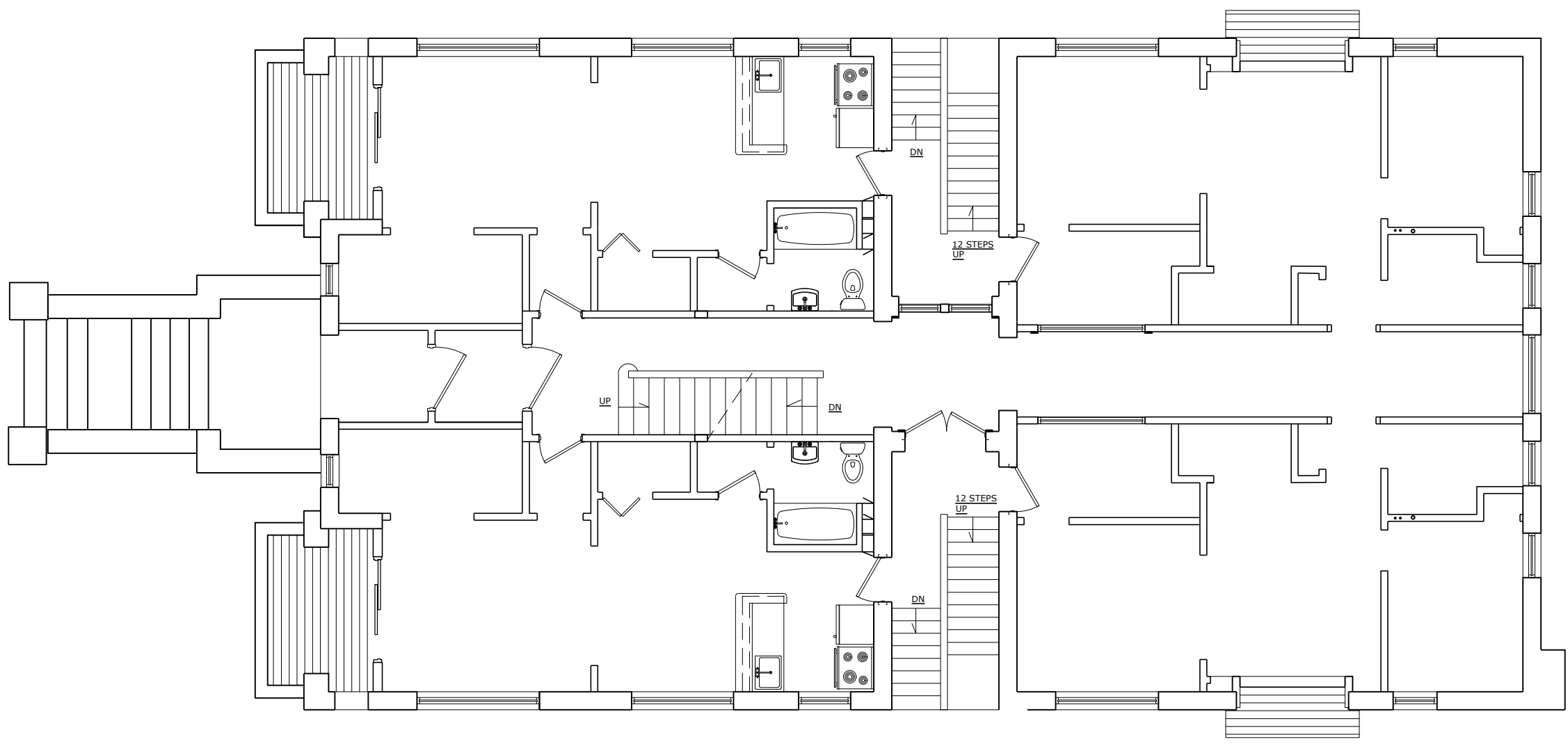
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PROJECT #

DRAWING DIRECTION



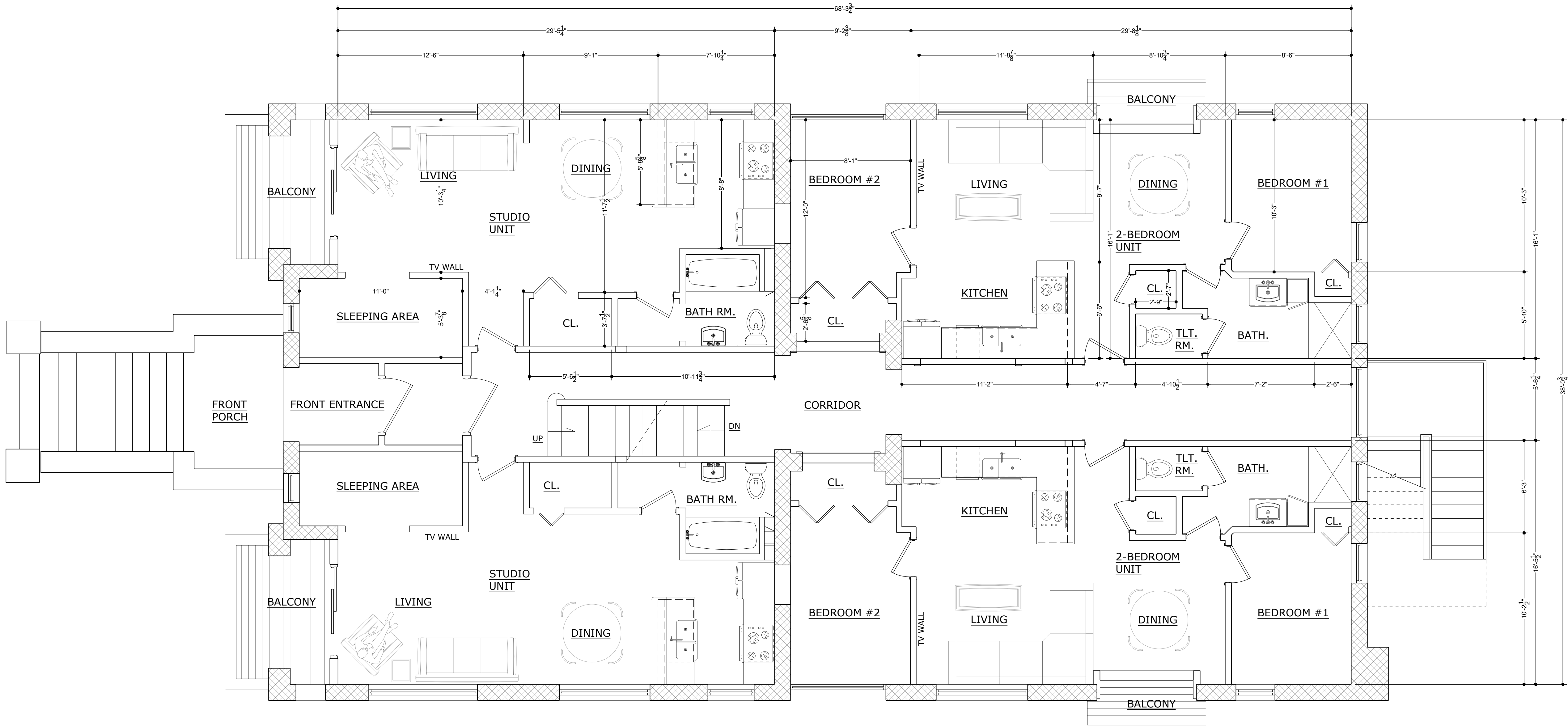
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EXISTING - 1ST LEVEL FLOOR PLAN

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

1E



PROPOSED - 1ST LEVEL FLOOR PLAN

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

1A

PROJECT/DOWNER

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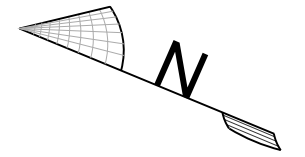
• 1ST LEVEL FLOOR
PLAN

PROPOSED:

• 1ST LEVEL FLOOR
PLAN

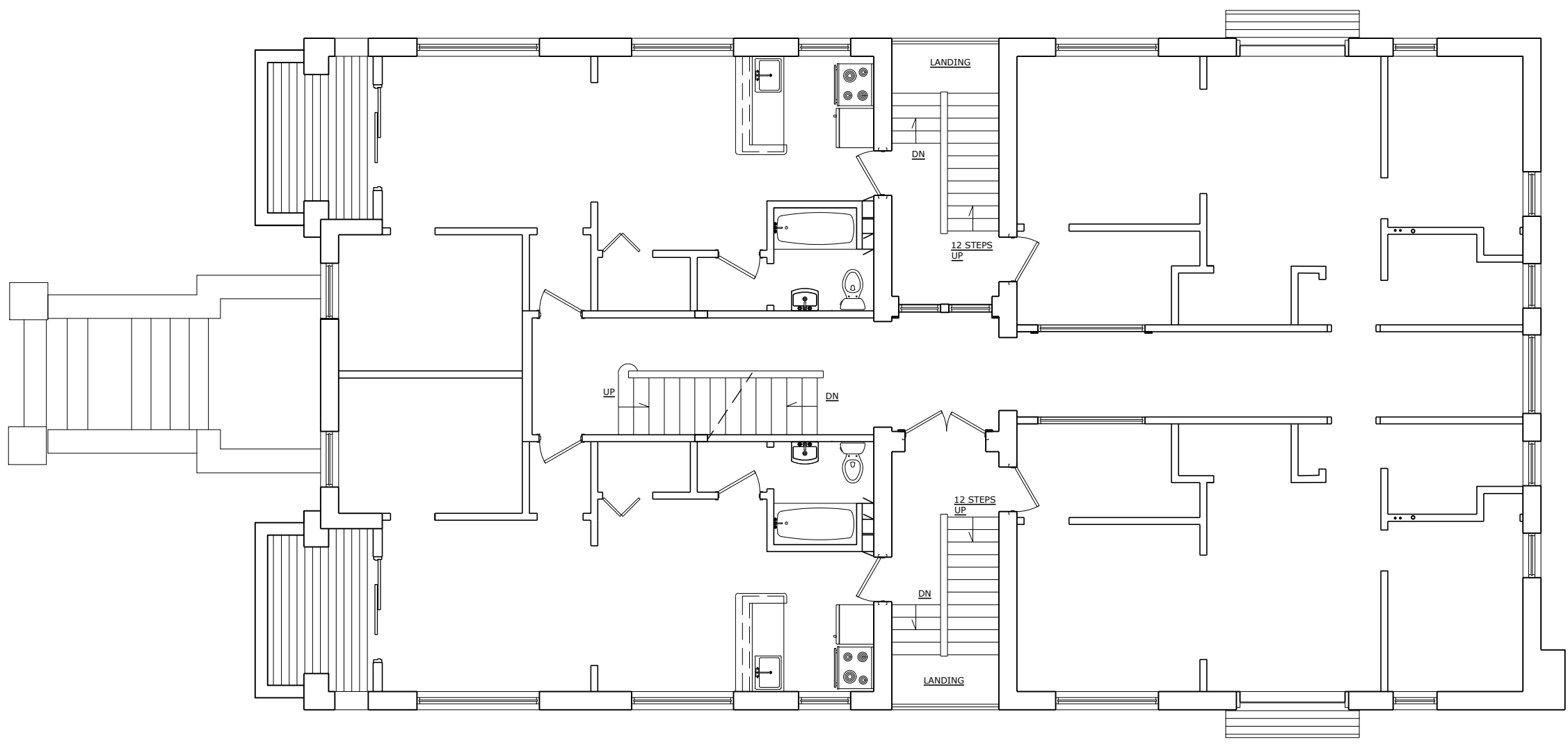
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DRAWING DIRECTION



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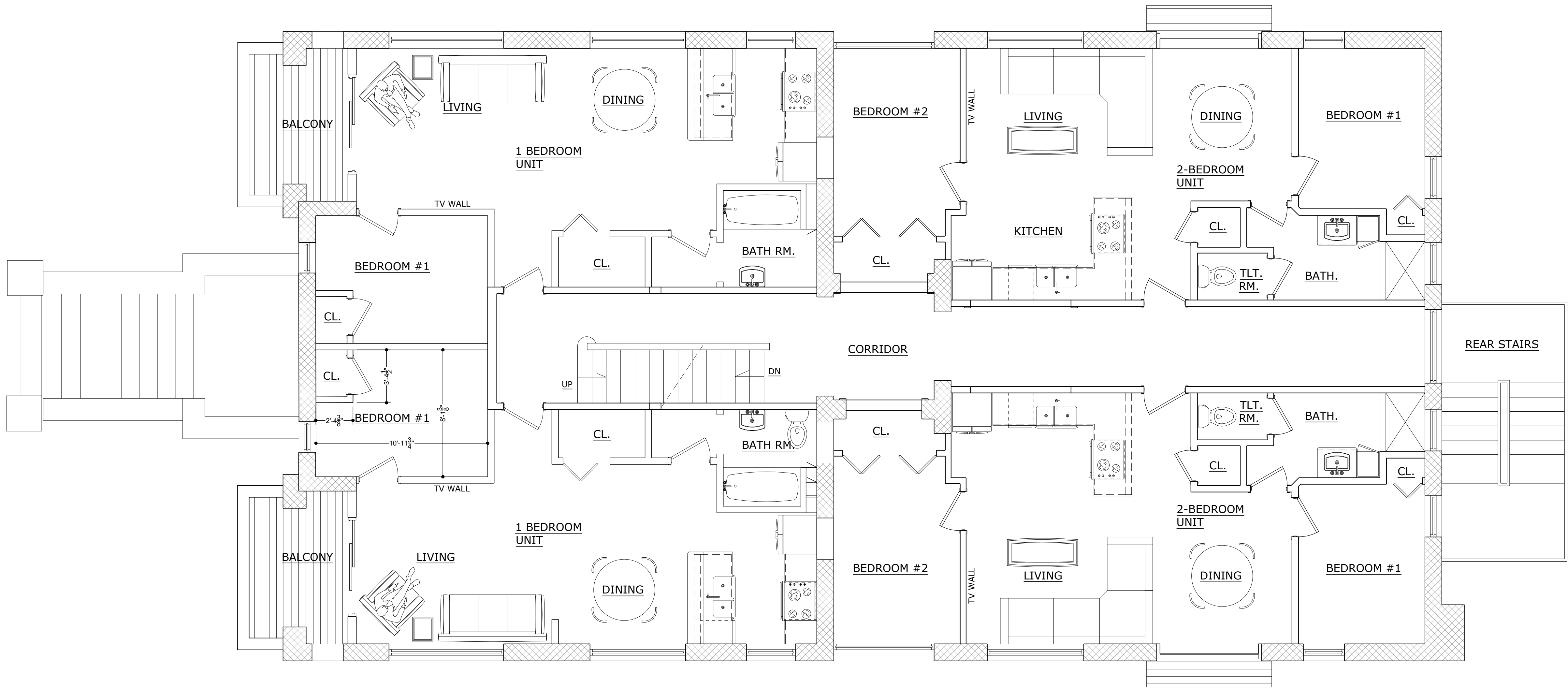
A102



EXISTING - 2ND LEVEL FLOOR PLAN

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

1E



PROPOSED - 2ND & 3RD LEVEL FLOOR PLAN

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

PROJECT/DOWNER

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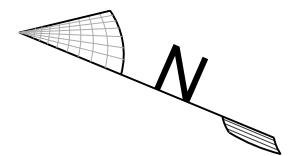
- 2ND & 3RD LEVEL
FLOOR PLAN

PROPOSED:

- 2ND & 3RD LEVEL
FLOOR PLAN

PROJECT #

DRAWING DIRECTION



DRAWING #

1A

A103



PROPOSED - FRONT / NORTH WEST ELEVATION
SCALE: 3/16"=1'-0"

1D



PROPOSED - SIDE / SOUTH WEST ELEVATION
SCALE: 3/16"=1'-0"



4D



PROPOSED - REAR / SOUTH EAST ELEVATION
SCALE: 3/16"=1'-0"

1A

PROPOSED - SIDE / NORTH EAST ELEVATION
SCALE: 3/16"=1'-0"

SAME AS SOUTH SIDE

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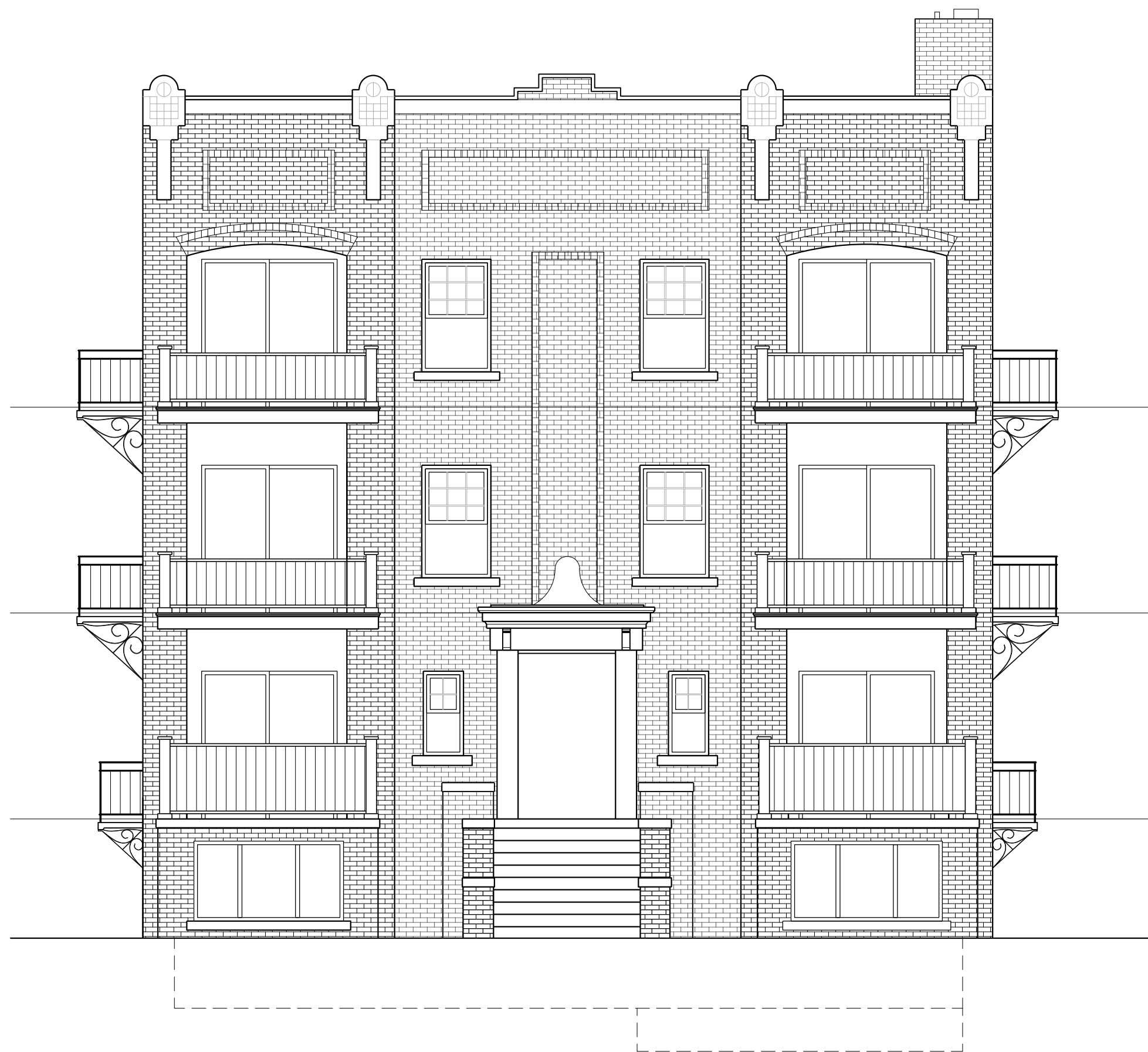
• ELEVATIONS
(PHOTOS)

PROJECT #

DRAWING DIRECTION

4A

DRAWING #



PROPOSED - FRONT / NORTH WEST ELEVATION

SCALE: 3/16"=1'-0"

1D

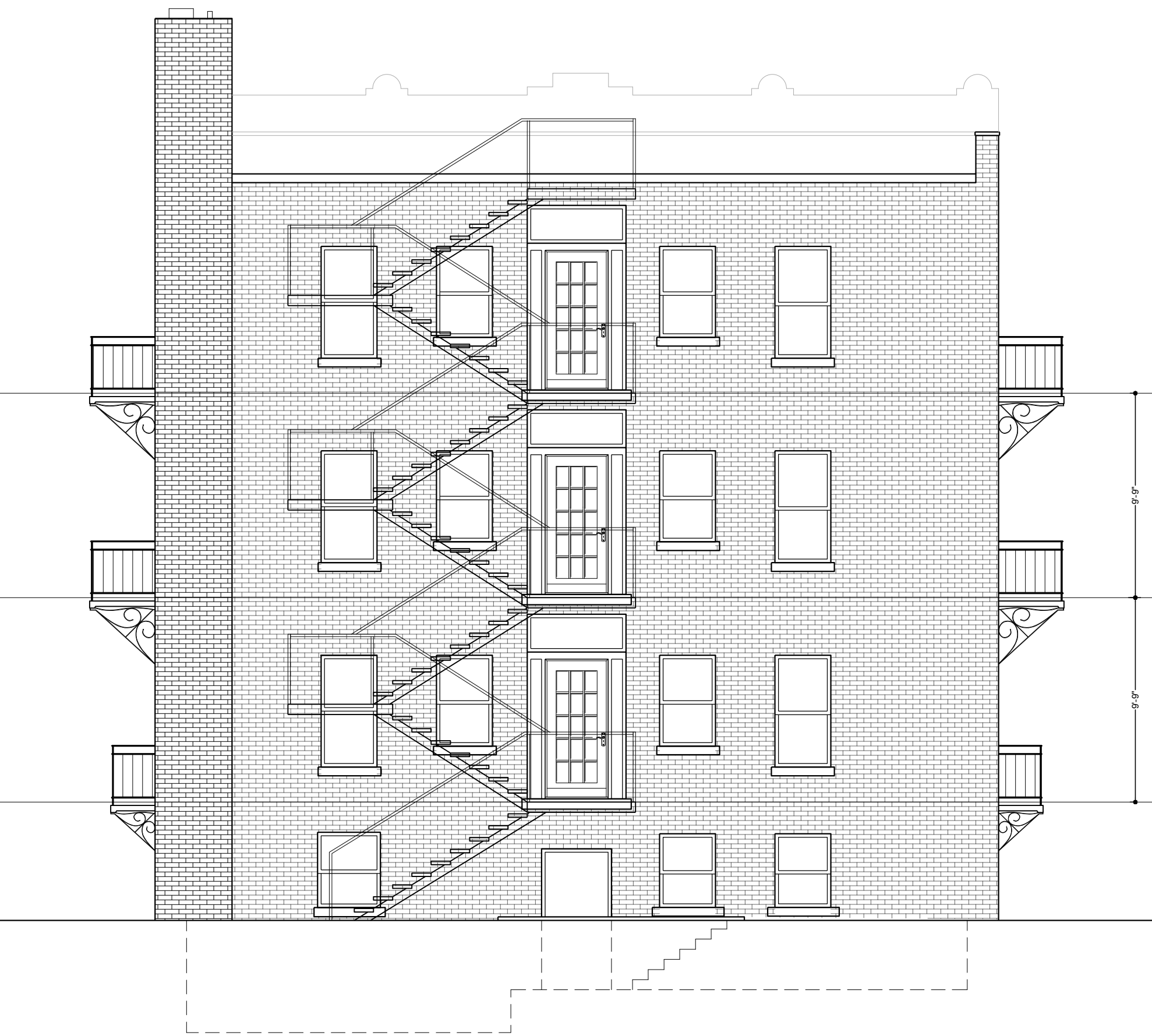


PROPOSED - SIDE / SOUTH WEST ELEVATION

SCALE: 3/16"=1'-0"

4D

NOTES:
- STAIRCASE BALUSTERS NOT SHOWN FOR CLARITY
- STAIRCASE NOT SHOWN IN SIDE ELEVATIONS FOR THIS REVIEW



PROPOSED - REAR / SOUTH EAST ELEVATION

SCALE: 3/16"=1'-0"

1A



PROPOSED - SIDE / NORTH EAST ELEVATION

SCALE: 3/16"=1'-0"

4A

PROJECT/OWNER
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PROPOSED:

• ELEVATIONS

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**Architecture
Engineering
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PROPOSED:

- **3D COLOR
RENDERINGS**

PROJECT #

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No proposed demolition