CITY OF DETROIT
48226 HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN
PHONE 313-224-1762

3/16/2021

NOTICE OF DENIAL

Brian R Ellison
The Intersection Consulting Group
2233 Park Avenue, Suite 302
Detroit, MI 48202

RE: Application Number 21-7108 & 21-7130; 664-676 W. Alexandrine Street, Willis - Selden Historic District

Dear Mr. Ellison,

At the regularly scheduled meeting held virtually on March 10, 2021, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 21-2-80 of the 2019 Detroit City Code, the Commission hereby issues a **Notice of Denial** which is effective as of March 16, 2021. The Commission finds that the proposed work *does not* qualify for a Certificate of Appropriateness.

You may file a new application for consideration if the application is corrected, if new information is obtained regarding the application, or if the proposed scope of work changes. Please be advised that a permit applicant that is aggrieved by a decision of the Detroit Historic District Commission concerning a permit application may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey
Michigan Department of Attorney General
2nd Floor G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909
P: 517-335-0665 F: 517-335-3088
Email: stuckeyj@michigan.gov

Once this administrative right of appeal has been exhausted, a permit applicant may file an appeal of the decision of the State Historic Preservation Review Board with the circuit court. If you have any questions regarding the foregoing, please contact Pamela Parrish, Counsel for the Commission at (313) 686-6005.

For the Commission:

Ann Phillips
Staff
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION
PROJECT REVIEW REQUEST

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

Date: 02 FEB 21

PROPERTY INFORMATION

ADDRESS: 664 Alexandrine AKA:

HISTORIC DISTRICT: Willis-Selden

SCOPE OF WORK: (Check ALL that apply)
- ☐ Windows/ Doors
- ☐ Roof/Gutters/ Chimney
- ☐ Porch/ Deck
- ☐ Landscape/Fence/ Tree/Park
- ☐ General Rehab
- ☑ New Construction
- ☐ Demolition
- ☐ Addition
- ☐ Other:

APPLICANT IDENTIFICATION

- ☐ Property Owner/ Homeowner
- ☐ Contractor
- ☐ Tenant or Business Occupant
- ☑ Architect/Engineer/ Consultant

NAME Brian R Ellison COMPANY NAME: The Intersection Consulting Group

ADDRESS: 2233 Park Ave Suite 302 CITY: Detroit STATE: MI ZIP: 48201

PHONE: 313-397-5863 MOBILE: EMAIL: brian@intersectioncg.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:
PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- ☒ **Completed Building Permit Application** (highlighted portions only)
- ☑ **ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)
- ☐ **Photographs** of ALL sides of existing building or site
- ☐ **Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- ☐ **Description of existing conditions** (including materials and design)
- ☑ **Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- ☑ **Detailed scope of work** (formatted as bulleted list)
- ☑ **Brochure/cut sheets** for proposed replacement material(s) and/or product(s), as applicable

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

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 03 FEB 21

PROPERTY INFORMATION

Address: 664-676 Alexandrine Floor: ____ Suite#: ____ Stories: ____

AKA: ____ Lot(s): ____ Subdivision: ____

Parcel ID#(s): ____ Total Acres: ____ Lot Width: ____ Lot Depth: ____

Current Legal Use of Property: ____ Proposed Use: ____

Are there any existing buildings or structures on this parcel? ☐ Yes ☐ No

PROJECT INFORMATION

Permit Type: ☒ New ☐ Alteration ☐ Addition ☐ Demolition ☐ Correct Violations

☐ Foundation Only ☐ Change of Use ☐ Temporary Use ☐ Other: ____

☐ Revision to Original Permit #: ____ (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Construction of a new, 30-unit, multifamily apartment building.

☐ MBC use change ☐ No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

☐ HVAC/Mechanical ☐ Electrical ☐ Plumbing ☐ Fire Sprinkler System ☐ Fire Alarm

Structure Type

☒ New Building ☐ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building

☐ Other: ____ Size of Structure to be Demolished (LxWxH) ____ cubic ft.

Construction involves changes to the floor plan? ☐ Yes ☐ No

(e.g. interior demolition or construction to new walls)

Use Group: ____ Type of Construction (per current MI Bldg Code Table 601) ____

Estimated Cost of Construction $ ____ (By Contractor) $ ____ (By Department)

Structure Use

☐ Residential-Number of Units: ____ ☐ Office-Gross Floor Area ____ ☐ Industrial-Gross Floor Area ____

☐ Commercial-Gross Floor Area: ____ ☐ Institutional-Gross Floor Area ____ ☐ Other-Gross Floor Area ____

Proposed No. of Employees: ____ List materials to be stored in the building: ____

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: ____ Date: ____ Fees Due: ____ DngBld? ☐ No

Permit Description:

Permit #:

Current Legal Land Use: ____ Proposed Use: ____

Permit#: ____ Date Permit Issued: ____ Permit Cost: $ ____

Zoning District: ____ Zoning Grant(s): ____

Lots Combined? ☐ Yes ☐ No (attach zoning clearance)

Revised Cost (revised permit applications only) Old $ ____ New $ ____

Structural: ____ Date: ____ Notes: ____

Zoning: ____ Date: ____ Notes: ____

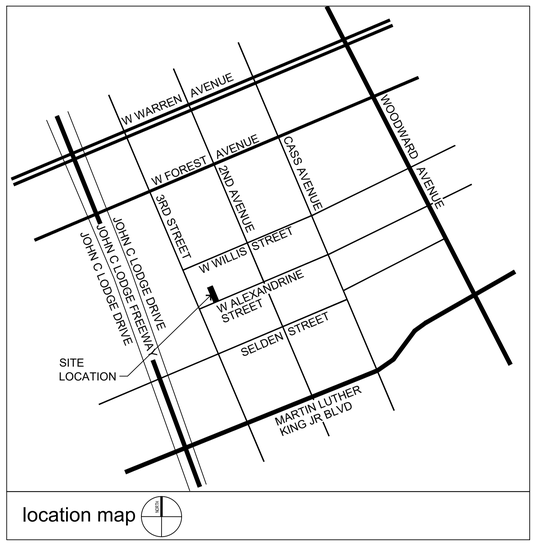
Other: ____ Date: ____ Notes: ____

The Alexandrine Apartments

Proposed Apartment Building

664-667 W. Alexandrine Street Detroit, Michigan 48220

Sheet Index



BmK DESIGN+PLANNING

Feburary 3, 2020

HDC - Review Submittal Set

FERLITO GROUP

WILLIS-SELDEN ELEMENTS OF DESIGN

1. *Height.* Single-family or small multiunit residential structures range in height from one and one-half (1½) to two and one-half (2½) stories in height. Apartment buildings typically range in height from two (2) stories to four (4) stories, often on high basements; a majority of these buildings are three (3) stories in height with high basements. The apartment building at 70 West Alexandrine Avenue is eight stories in height. Commercial and other building types typically range from one (1) to two (2) stories in height. The building at 444 West Willis Avenue, commonly known as the Willys-Overland Building, is historically four (4) stories in height and features a modern, set back, fifth (5th) story addition. The building at 3933 Woodward Avenue, commonly known as the Garden Theater, is three (3) stories in height. The building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, features a sanctuary that is a tall, single story in height, a tower that is approximately one and one-half (1½) times as tall as the sanctuary, and a two-story addition.

The apartment is 3 stories to provide the appropriate density fill along the street.

2. *Proportion of buildings' front façades.* Front façades of single-family or small multi-unit residential structures are typically as tall as wide or slightly taller than wide. Front façades of apartment buildings are commonly as tall as wide or slightly taller than wide, with the exception of broader buildings at 3761 Second Avenue, commonly known as the Coronado Apartments, 711 West Alexandrine Avenue, 495-497 West Willis Avenue, and 477 West Alexandrine Avenue, which are significantly wider than tall. Front façades of single-story commercial buildings are significantly wider than tall, while multi-story commercial buildings and other non-residential buildings tend to be slightly wider than tall. Buildings often occupy most or all of deep lots, resulting in side elevations of buildings that are often substantially wider than tall.

The proposed apartment emphasizes a strong verticality with use of vertical panels and a projected architectural element.

3. *Proportion of openings within the façades.* Openings typically amount to between twenty (20) percent and thirty-five (35) percent of the front façade. Commercial buildings often feature expansive storefront windows on their first (1st) floors, though in many cases these windows have been covered with boards or closed in with brick or concrete block. Sash windows, taller than wide, predominate on all building types. On apartment buildings, sash windows are sometimes arranged in groupings which, together, are square or wider than tall. A significant minority of buildings feature arched, mullioned, semicircular, casement, or dormer windows appropriate to their respective architectural styles. Upper sashes and transoms are occasionally subdivided into smaller panes. Casement windows are usually subdivided into smaller panes. Door openings are typically slightly larger in scale than window openings. Primary entrance openings are usually centered on the façades of commercial and apartment buildings, but usually off-center on the façades of smaller residential buildings.

The apartment building areas of void are approximately 15% of total façade area. Opening proportions are a mix of both horizontal and vertical.

4. *Rhythm of solids to voids in front façades.* Despite a variety of building types, the overall impression is one of regular, repetitive openings arranged horizontally within façades. A repetitive flow of storefront openings, where they exist, creates a rhythm along commercial frontage. Smaller residential buildings as well as the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, display more varied, often asymmetrical, arrangements of openings, but the overall impression is still one of regular, repetitive openings.

The apartment building openings are generally regular, however with differentially spaced arrangements. A material divide is created at the building base.

5. *Rhythm of spacing of buildings on streets.* Rhythm of spacing on streets is generally determined by setbacks from side lot lines. The overall character of the district is one of densely clustered, yet visually distinct, structures separate by narrow setbacks. Commercial buildings frequently abut adjacent buildings, typically featured no setbacks from side lot lines, especially on Woodward Avenue where evenly spaced storefronts create a regular spacing of buildings. There is a general regularity in the widths of subdivision lots from one block to another, contributing to a regular rhythm of spacing of buildings on streets.

The apartment building is a combination of two lots. Side yards are allocated to necessary and required parking for the residents.

6. *Rhythm of entrance and/or porch projections.* Porches on smaller residential buildings typically project while those on other types of buildings usually do not. On residential buildings only, entrances are often located several steps above grade to accommodate high basements. Doorways on smaller residential buildings are often set beneath gable-roofed or arched openings, while doorways on other buildings are typically centered on their façades. A regular rhythm of entrances is created by a row of similar commercial buildings along Woodward Avenue.

The apartment building is designed with a large overhanging projection creating a porch-like form.

7. *Relationship of materials.* A majority of buildings are faced with brick and feature stone or cast stone trim. Single-family residential buildings are generally faced with brick and feature wooden brackets, bay windows, vergeboards, timbering, porch supports, dentils, entablature, or other classically inspired elements, and other details depending on style. A small number of single-family residential buildings feature wood clapboard siding. Stone or stone facing defines the foundations of buildings at 643-647 and 748 West Alexandrine Avenue, 481 Brainard Avenue, 3957 and 4107 Cass Avenue, and 500 West Willis Avenue, the lower levels of buildings at 4120 Cass Avenue, 3761 Second Avenue, 495-497 West Willis Avenue, and the entire primary façade of buildings at 624 and 627 West Alexandrine Avenue and 3977 Cass Avenue. The buildings at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, 3900 and 3977 Second Avenue, and 4100 Third Avenue are composed primarily of stone. Sash windows are historically wood but have, in many cases, been replaced with windows of more modern materials. Stone is used for window sills on a majority of buildings within the district. While roofs within the district are generally flat and not visible, pitched roofs typically feature visible slate or asphalt shingles. Buildings at 686 Selden and 711 West Alexandrine Avenue feature clay tile roofs. The building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, features a copper roof on its tower.

The apartment is a combination of brick, stucco and vertical ribbed metal. Balcony rails are clad or painted. Windows are vinyl clad.

8. *Relationship of textures.* On a majority of buildings within the district, the major textural effect is that of brick with mortar joints juxtaposed with cast stone or limestone trim. Patterned brickwork is used to create subtle detail on commercial and apartment buildings, such as spandrels and rectangular panels, and more pronounced textural interest where it exists on the upper stories of buildings, such as at 461 West Alexandrine Avenue, and in an arcaded cornice on the building at 711 West Alexandrine Avenue. Where they exist, detailed wooden vergeboards, gables, brackets, and dormers create considerable textural interest on all single-family residential buildings in the district. Rough-cut stone with thick mortar joints creates considerable textural interest on buildings where it exists, while other buildings feature smooth stone with thin mortar joints. In general, asphalt shingle roofs do not contribute to textural interest.

The brick veneer base is contrasted with the use of stucco and metal panels. Vertically and horizontally orientated materials provide additional contrast.

9. *Relationship of colors.* Natural brick colors in shades of brown, red, and buff predominate on wall surfaces, while natural stone colors in shades of gray, red, and brown also exist. Although most roofs are flat and therefore not visible, sloped roofs typically feature gray asphalt, while some feature red or green clay tile or slate in contrasting colors of gray, red, or green. Wooden architectural details are frequently painted in bold colors, appropriate to the architectural style of the buildings, which contract markedly with brick facing. Brick apartment buildings are generally unpainted, with gray stone trim contracting with brown or buff brickwork. Brick on commercial buildings is frequently painted in shades of yellow or orange. The original colors of any building, as determined by professional analysis, are always acceptable for that building and may provide guidance for similar buildings.

The proposed dark hue brick is compatible with several similar hue in the district. The light-colored stucco and metal panels relate to the lighter stone and brick buildings with-in the district.

10. *Relationship of architectural details.* Buildings in the district exemplify a broad range of architectural styles, and their architectural details relate to their style. Pre-1880 residential buildings, as well as commercial buildings on Woodward Avenue, are Italianate in style. Single-family residential buildings are often Queen Anne or Stick/Eastlake in style. Romanesque Revival structures include the building at 3977 Second Avenue, commonly known as the Campbell-Symington House, and the building at 3901 Cass Avenue, commonly known as the Cass Avenue Methodist Church. Larger apartment buildings include the Spanish Medieval building at 624 West Alexandrine Avenue, commonly known as the El Moore Flats, and several buildings in Beaux Arts and Colonial Revival styles. Also represented are the Jacobethan Revival, Craftsman, Spanish Colonial, Late Gothic, and Neo-Georgian styles. Buildings range from vernacular to high style in appearance, with the level of architectural detail varying greatly from one building to the next.

The apartment building is a contemporary, modern design style. Detail is less elaborate compared to other buildings in the district. The aim is not to recreate but add to the broad range of architectural styles.

11. *Relationship of roof shapes.* Most apartment buildings and all nonresidential buildings have flat roofs that cannot be seen from the ground, with the exception of the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, with prominent cross gables defining its nave and transept and a hip roof defining a two-story addition. Single-family residential buildings feature multiple roof shapes, with steps, intersecting gables, dormers, towers, and tall chimneys creating dramatic silhouettes. Flat-roofed apartment buildings often feature stepped or triangular parapet walls, occasionally with crenellation or balustrades, which add interest to the building's roofline.

As an apartment building the roof form responds to surrounding similar buildings. Extruded canopies and raised roof forms add variety.

12. *Walls of continuity.* Setbacks of residential buildings tend to vary slightly from one building to the next, but generally create a wall or continuity on all streets in the district, except where building demolition has created vacant lots. The continuous façades of commercial buildings, where they exist in rows, create significant walls of continuity in the district. Fencing, often modern steel units that resemble historic cast or wrought iron fencing, exists at the front lot line of many properties, and suggests an additional wall of continuity. Mature trees and public lighting fixtures generally do not contribute to a wall of continuity due to their irregular placement throughout the district.

The apartment building is placed in line with adjacent buildings. A transitional hardscape/green space is activated with benches, plantings and raised planters.

13. *Relationship of significant landscape features and surface treatments.* The overall impression is that east-west streetscapes are abundantly planted whereas north-south streetscapes are not. Typical treatment of individual residential properties is a shallow, flat front lawn in grass turf, subdivided by a straight concrete walk leading to the front entrance. Alleys provide access to the rear of a majority of lots in the district; a small number of these lots contain garages in the rear accessed via the alley. Trees, hedges, and other landscaping features are irregularly spaced. Trees in the front yards of buildings vary in size, age, and species. Most commercial buildings, and a smaller number of apartment buildings, are built up to the front lot line. Public sidewalks run alongside all streets in the district. Curbs, while historically stone, have been replaced with concrete in a majority of the district. Public lighting is generally of the modern, steel, pole-mounted variety, though wrought iron-style light fixtures exist on Woodward Avenue.

A public space has been created in the area between the structure and the sidewalk. The area incorporates specialty concrete paving and includes benches, bike racks, planter boxes and planters. The goal is to create a high-quality pedestrian area for the residents and the public alike.

14. *Relationship of open space to structures.* Front and side yards range from shallow to nonexistent, while most smaller residential buildings feature rear yards. Other than public rights-of-way, large areas of open space exist only where they have been created by building demolition; sometimes these spaces serve as parking lots or are maintained as open lawns.

The side yards of the apartment building are dedicated to parking for the residents. Balconies and covered walkways activate these side yards.

15. *Scale of façades and façade elements.* Single-family residential buildings are moderate to large in scale relative to typical buildings from the period in which they were constructed. Apartment buildings range from small to large in scale, with a small number of buildings, such as the building at 70 West Alexandrine and the building at 3751-73 Second Avenue, commonly known as the Coronado Apartments, being significantly larger in scale than the others. The building at 444 West Willis Avenue, commonly known as the Willys-Overland building, is also large in scale. Elements within the façades are generally small to medium in scale.

The apartment building is a larger scale building similar to the existing, surrounding neighborhood apartments.

16. *Directional expression of front elevations.* Façades of single-family residential structures are generally vertical in directional expression due to tall window and door openings and peaked rooflines. Apartment buildings generally range from neutral to slightly vertical in directional expression, though a smaller number are horizontal in directional expression. Commercial buildings, especially single-story ones, are generally horizontal in directional expression due to broad storefront windows and, where they exist, horizontal cornices.

The apartment building, while horizontally divided at the base, is expressed vertical by the use of vertical metal panes, the stacking of windows and the creation of the a projected architectural element.

17. *Rhythm of building setbacks.* A degree of irregularity is introduced by varying setbacks of front facades; smaller residential buildings tent to be set several feet back from the public sidewalk, while larger apartment buildings and other buildings often occupy their entire lots. While setbacks may vary slightly from one building to the next the overall impression is one of a consistent rhythm of building setbacks. Where building demolition has occurred, the original rhythmic progression of buildings has been disrupted.

The setback of the building aligns with the adjacent buildings to each side.

18. *Relationship of lot coverages.* Lot coverage within the district are generally high, but vary based on building type. Single-family residential buildings and smaller apartment buildings often occupy between twenty (20) percent and forty (40) percent of their lots, with much of the remaining space being devoted to rear yards. Other building types range from fifty (50) percent to one hundred (100) percent lot coverage. Large buildings may have light courts or central courtyard spaces. Commercial buildings, in particular,often occupy a large percentage of their lots.

The apartment building has 33% lot coverage.

19. *Degree of complexity within the façades.* The façades within the district range from simple to complex, depending on style. Overall, front façades tend to be simple in their massing and mostly regular in their fenestration, though a variety of window and door shapes, materials, architectural elements, and details of individual buildings increase the overall level of complexity of the district.

The complexity of the apartment building ranges from simple to complex. The front façade is simple in its massing. The side facades offer complexity with cantilevered balconies, covered, sloping canopies and covered walkways.

20. *Orientation, vistas, overviews.* Buildings generally face the streets and are entered from the front façades by a single or double doorway. The tallest buildings within the district, such as the building at 70 West Alexandrine Avenue, the building at 3901 Cass Avenue, commonly known as Cass Avenue Methodist Church, the building at 3761 Second Avenue, commonly known as the Coronado Apartments, and the building at 444 West Willis Avenue, commonly known as the Willys-Overland Building, constitute landmarks that are clearly visible from several blocks away. The buildings on Woodward Avenue, visible from a considerable distance up and down the street, are a significant component of a broader streetscape.

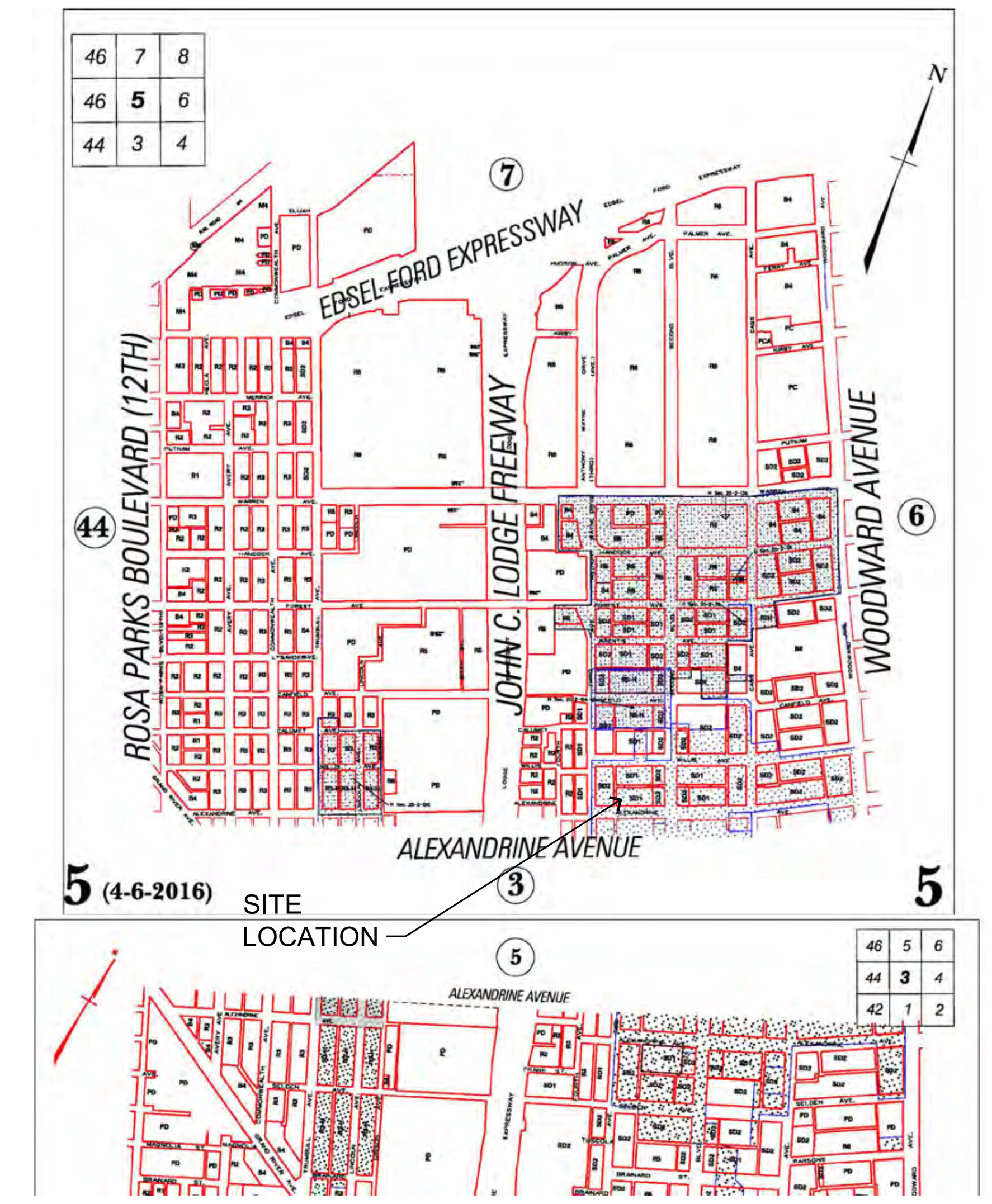
The apartment building, typical to others in the district, face the street. While the front doors to not orientate to the front, an implied entry is formed by the covered walkways and stairwells.

21. *Symmetric or asymmetric appearance.* The appearance of front façades in the district is, for the most part, symmetrical. Single-family residential buildings tend to display a modest degree of asymmetry in massing and architectural detail.

The apartment building is presented in a balanced yet asymmetrical expression.

22. *General environmental character.* The general character of the district is that of a medium-density, mixed-use, urban neighborhood of small to large apartment buildings interspersed with other building types. The distinct maintains a sense of vitality as a result of its mixture of uses and the correspondingly diverse physical appearance of its buildings.

The proposed apartment building is a complement to the diverse mixture of the neighborhood. The project is sensitive to its historic neighbors, builds on aspects of the other new developments and general spirit and attitude of contemporary, modern architecture, yet proposes its own unique identity and purpose.



ZONING MAP


4100 3rd St

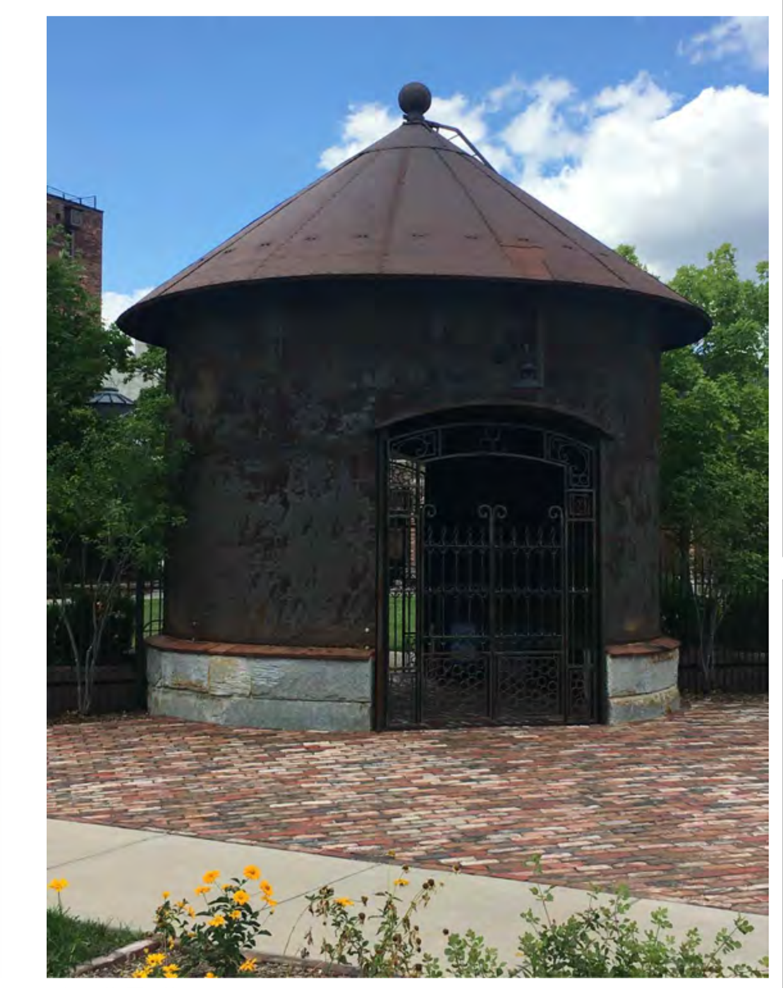

690 W Alexandrine St


664-676 W Alexandrine St
(Proposed Development)


654 W Alexandrine St


640 W Alexandrine St


624 W Alexandrine St

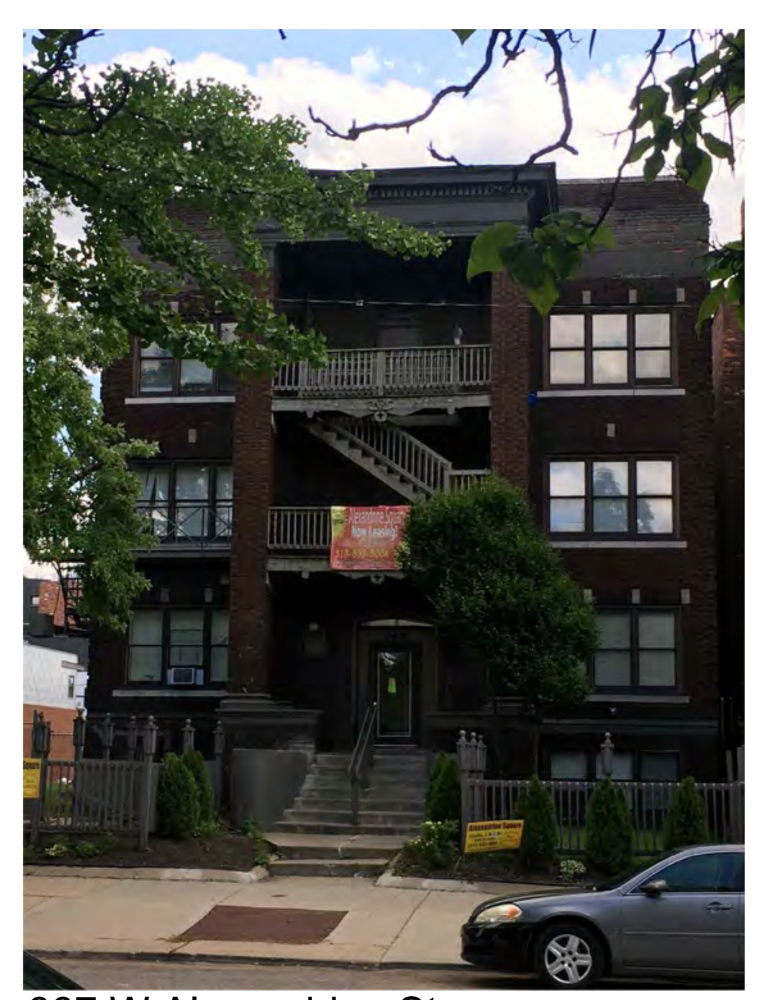

4125 2nd Ave

STREET NORTH SIDE


3977 2nd Ave (Alexandrine side)


627 W Alexandrine St


643 W Alexandrine St


667 W Alexandrine St


677 W Alexandrine St


711 W Alexandrine St

STREET SOUTH SIDE

W ALEXANDRINE STREET CONTEXT
(between 2nd avenue and 3rd street)

BmK DESIGN+PLANNING

BmK DESIGN + PLANNING, LLC
122 South Laurel Street - Royal Oak - Michigan - 48067
Ph 248.303.1446 kmb@bmkdp.com

PROJECT:

The Alexandrine Apartment

664-676 W. Alexandrine St.
Detroit, MI 48201

CLIENT:

The Ferlito Group

440 Selden Street
Detroit, MI 48201

DESCRIPTION	DATE
HDC SUBMITTAL-REVISED	02/03/21
HDC SUBMITTAL	11/20/20
SITE PLAN REVIEW SUBMITTAL	09/22/20
CONCEPT DESIGN REVIEW	06/30/20
CONCEPT DESIGN REVIEW	12/30/19

SHEET TITLE:
CONTEXT / HISTORICAL

PROJECT NUMBER: 2019-130

DRAWN BY: KMB

CHECKED BY: AEK

SHEET NUMBER:
A005

Permit No.:

SITE CRITERIA:

PARCEL ADDRESS: 664 W. ALEXANDRINE STREET
676 W. ALEXANDRINE STREET

PARCEL SIZE: 0.39 ACRES (17,300 SQUARE FEET)
COMBINED PROPERTIES

ZONING: SD1(SPECIAL DEVELOPMENT DISTRICT, SMALL-SCALE)
WILLIS-SELDEN LOCAL HISTORIC DISTRICT

PROJECT: 30 UNIT, 3-STORY APARTMENT BUILDING

BUILDING HEIGHT
MAXIMUM- 35' HT.
PROVIDED - 3 STORIES, 35.0' HT.

FRONT SETBACK
REQUIRED - 0' MINIMUM FROM R.O.W. LINE
PROVIDED - 20' FROM R.O.W. LINE

REAR SETBACK
REQUIRED - 0' MINIMUM
PROVIDED - 2.0'

WEST SIDE SETBACK
REQUIRED - 0' MINIMUM
PROVIDED - 26.25'

EAST SIDE SETBACK
REQUIRED - 0' MINIMUM
PROVIDED - 34.0'

REQUIRED PARKING REQUIREMENTS:
MULTIPLE-FAMILY DWELLING, WHERE LOCATED WITHIN 0.50 MILES OF A HIGH-FREQUENCY TRANSIT CORRIDOR
0.75 SPACES PER DWELLING UNIT
(30 x 0.75 = 22.5 SPACES
TOTAL SPACES REQUIRED = 23 SPACES

PROPOSED PARKING PROVIDED:
27 SPACES INCLUDING (1) ADA SPACE

RECREATIONAL SPACE REQUIREMENTS
REQUIRED:
MINIMUM RECREATIONAL SPACE= GSF x REC. SPACE RATIO
17,744 GSF x 0.07 = 1,240.0 SF
PROVIDED:

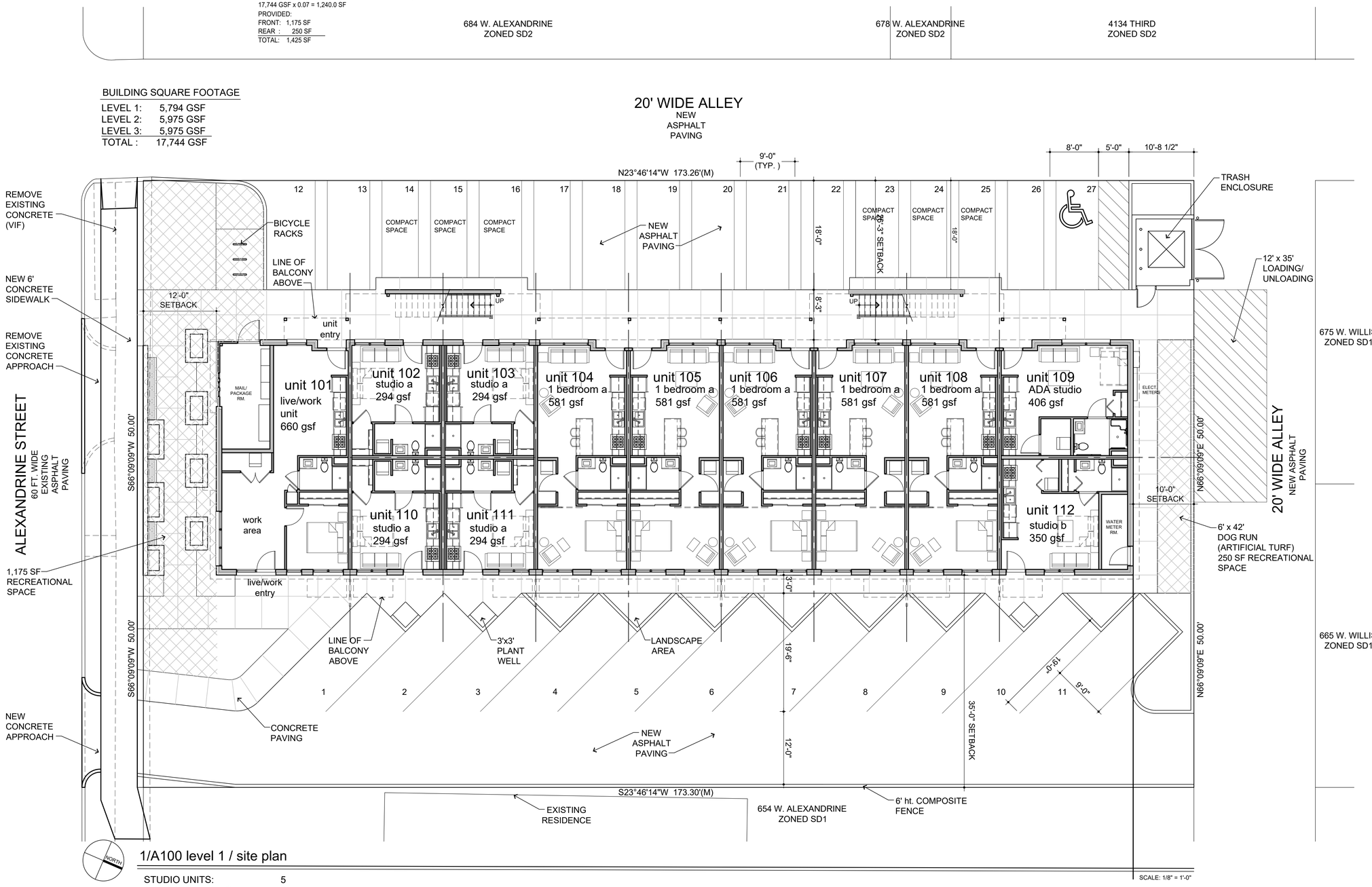
FRONT:	1,175 SF
REAR :	250 SF
TOTAL:	1,425 SF

BUILDING UNIT BREAKDOWN

STUDIO UNITS:	5
STUDIO ADA UNIT:	1
1 BEDROOM UNITS:	19
2 BEDROOM UNITS:	4
LIVE/WORK UNIT:	1
TOTAL UNITS:	30

BUILDING SQUARE FOOTAGE

LEVEL 1:	5,794 GSF
LEVEL 2:	5,975 GSF
LEVEL 3:	5,975 GSF
TOTAL :	17,744 GSF



1/A100 level 1 / site plan

STUDIO UNITS:	5
1 BEDROOM UNITS:	5
STUDIO ADA UNIT:	1
LIVE/WORK UNIT:	1
TOTAL:	12

BmK DESIGN+PLANNING
BmK DESIGN + PLANNING, LLC
122 South Laurel Street - Royal Oak - Michigan - 48067
Ph 248.303.1446
kmb@bmkdp.com

PROJECT:
The Alexandrine Apartment
664-676 W. Alexandrine St.
Detroit, MI 48201

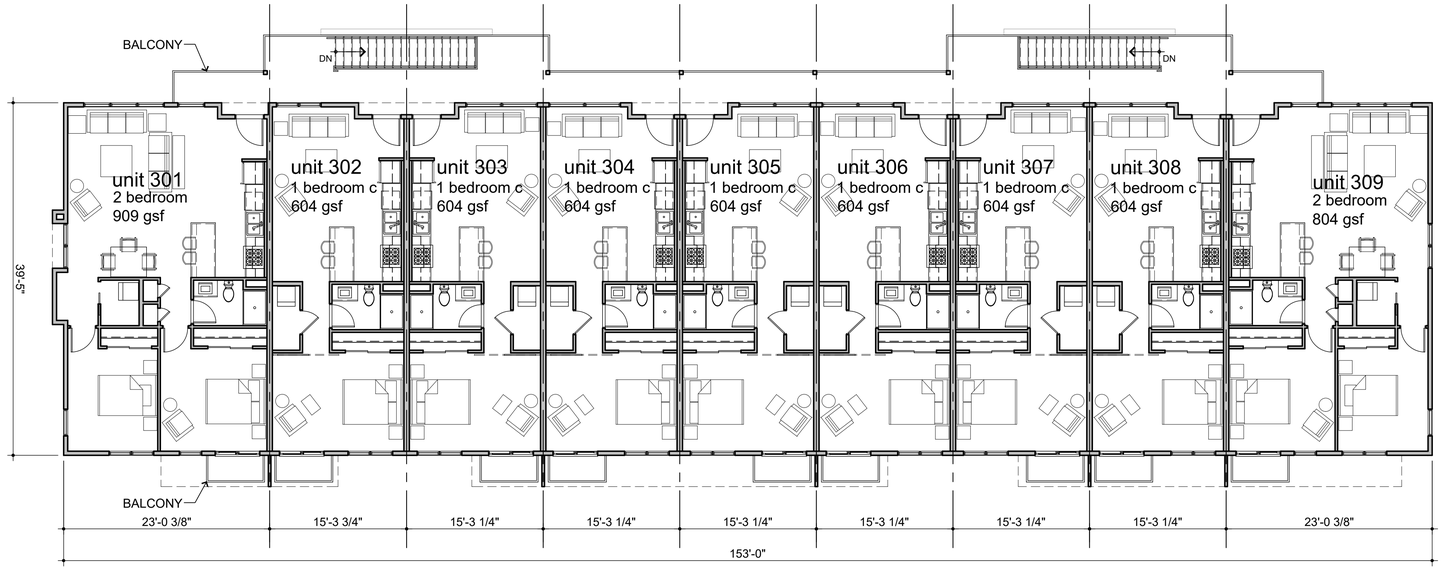
CLIENT:
The Ferlito Group
440 Selden Street
Detroit, MI 48201

HDC SUBMITTAL-REVISED	02/03/21
HDC SUBMITTAL	11/20/20
SITE PLAN REVIEW SUBMITTAL	09/22/20
CONCEPT DESIGN REVIEW	06/30/20
CONCEPT DESIGN REVIEW	12/30/19
DESCRIPTION	DATE

SHEET TITLE:
LEVEL 1 FLOOR PLAN / SITE PLAN

PROJECT NUMBER: 2019-130
DRAWN BY: KMB
CHECKED BY: AEK
SHEET NUMBER: A100

Permit No.:

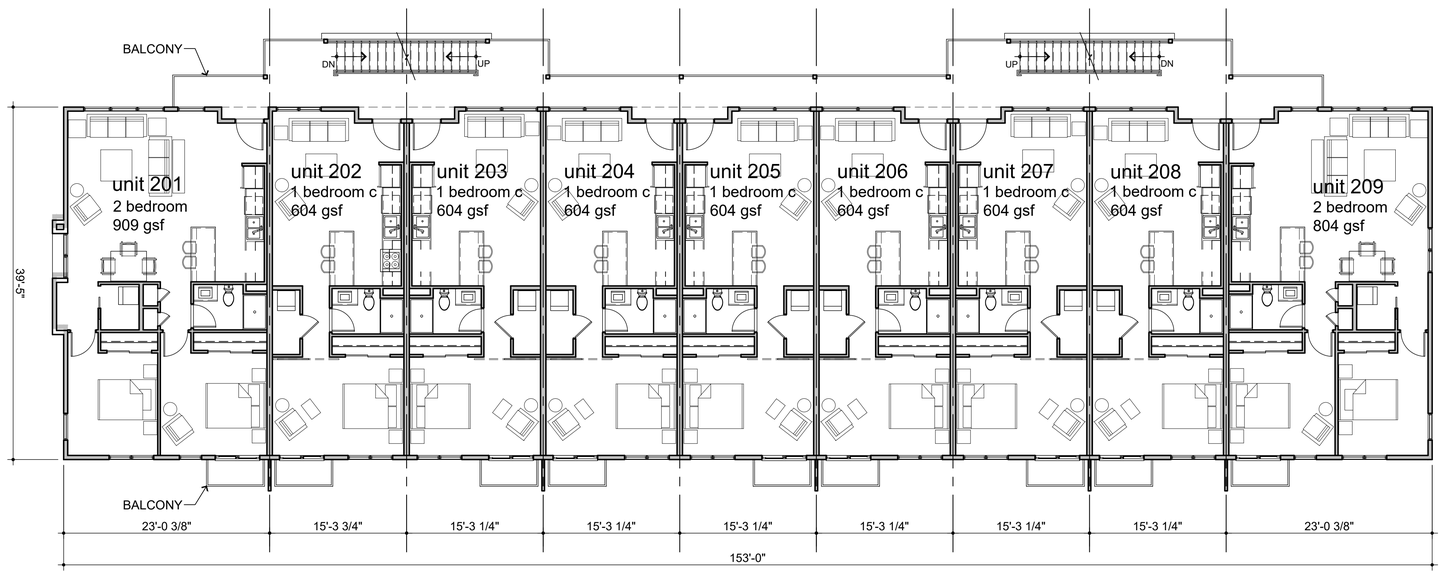


NORTH

2/A101 floor plan - level 3

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

1 BEDROOM UNITS:	7
2 BEDROOM UNITS:	2
TOTAL:	9



NORTH

1/A101 floor plan - level 2

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

1 BEDROOM UNITS:	7
2 BEDROOM UNITS:	2
TOTAL:	9

BmK DESIGN+PLANNING

BmK DESIGN + PLANNING, LLC
122 South Laurel Street - Royal Oak - Michigan - 48067
Ph 248.303.1446 kmb@bmkdp.com

PROJECT:

The Alexandrine Apartment
664-676 W. Alexandrine St.
Detroit, MI 48201

CLIENT:

The Ferlito Group
440 Selden Street
Detroit, MI 48201

DESCRIPTION	DATE
HDC SUBMITTAL-REVISED	02/03/21
HDC SUBMITTAL	11/20/20
SITE PLAN REVIEW SUBMITTAL	09/22/20
CONCEPT DESIGN REVIEW	06/30/20
CONCEPT DESIGN REVIEW	12/30/19

SHEET TITLE:

LEVEL 2-3
FLOOR PLANS

PROJECT NUMBER: 2019-130

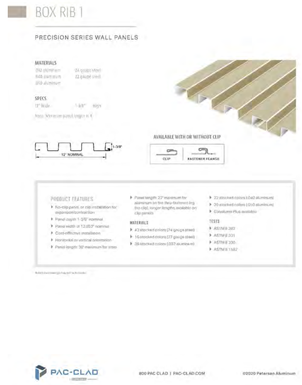
DRAWN BY: KMB

CHECKED BY: AEK

SHEET NUMBER:

A101

Permit No.:



vertical metal panel profile

window frame color | steel color | balcony color | roof coping color

accent color palette

All materials to be of a non-reflective, matte finish

sample window example

DF HYBRID WINDOWS BYJELD-WEN
COLOR: DP WHITE

1x HORIZONTAL WOOD SLATES

EXTERIOR STUCCO SYSTEM - STO ITS WHITE/SILVER LINING (50:50) STO TIQUE TEXTURE

VERTICAL METAL PANELS - PAC-CLAD BOX RIB 1, ZINC

BRICK VENEER FACING - GLEN-GERY CHARCOAL

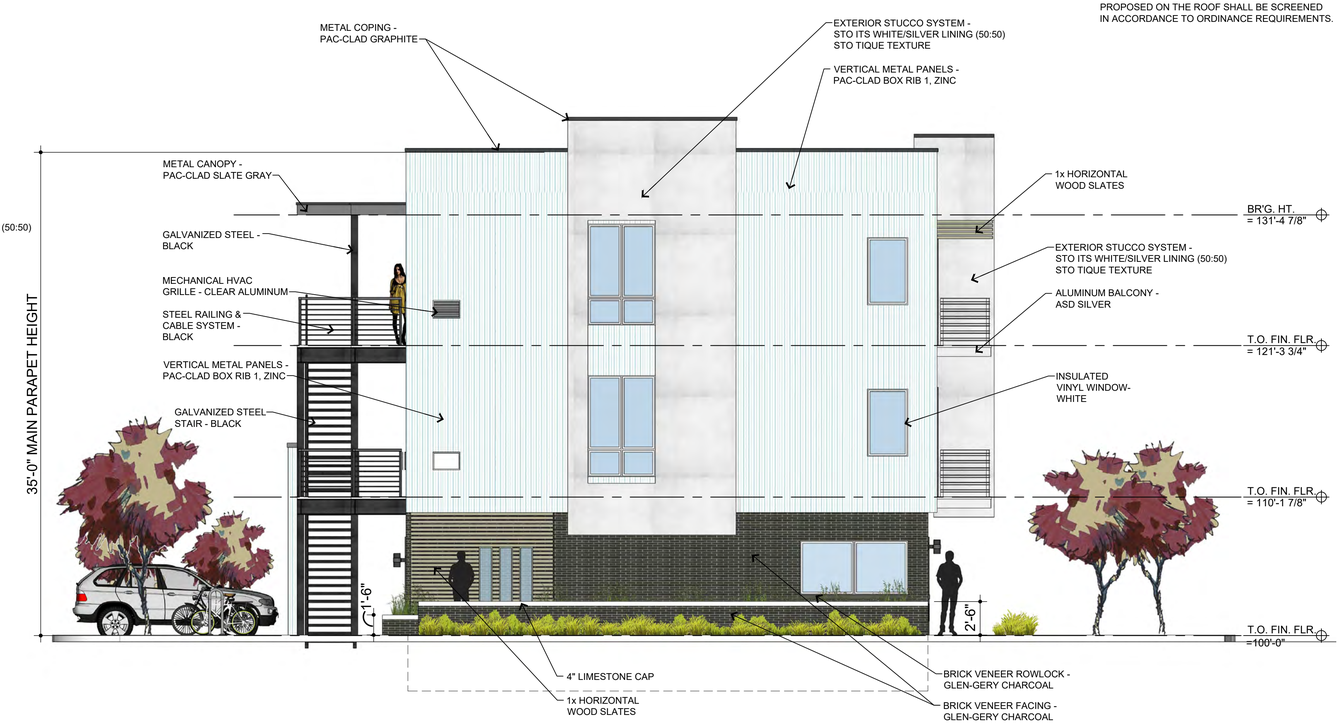
main building color palette

All materials to be of a non-reflective, matte finish

dwelling unit entry light fixture

GLACIER INTEGRATED LED WALL
LIGHT BY ARTIKA

ROOF TOP MECHANICAL EQUIPMENT NOTE:
EXTENT OF MECHANICAL EQUIPMENT ON ROOF IS NOT YET DETERMINED. ANY EQUIPMENT PROPOSED ON THE ROOF SHALL BE SCREENED IN ACCORDANCE TO ORDINANCE REQUIREMENTS.



2/A300 southeast (front) elevation

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

1/A300 southwest (left) elevation

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

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DESCRIPTION	DATE

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT NUMBER:

2019-130

DRAWN BY:

KMB

CHECKED BY:

AEK

SHEET NUMBER:

A300

Permit No.:

ROOF TOP MECHANICAL EQUIPMENT NOTE:
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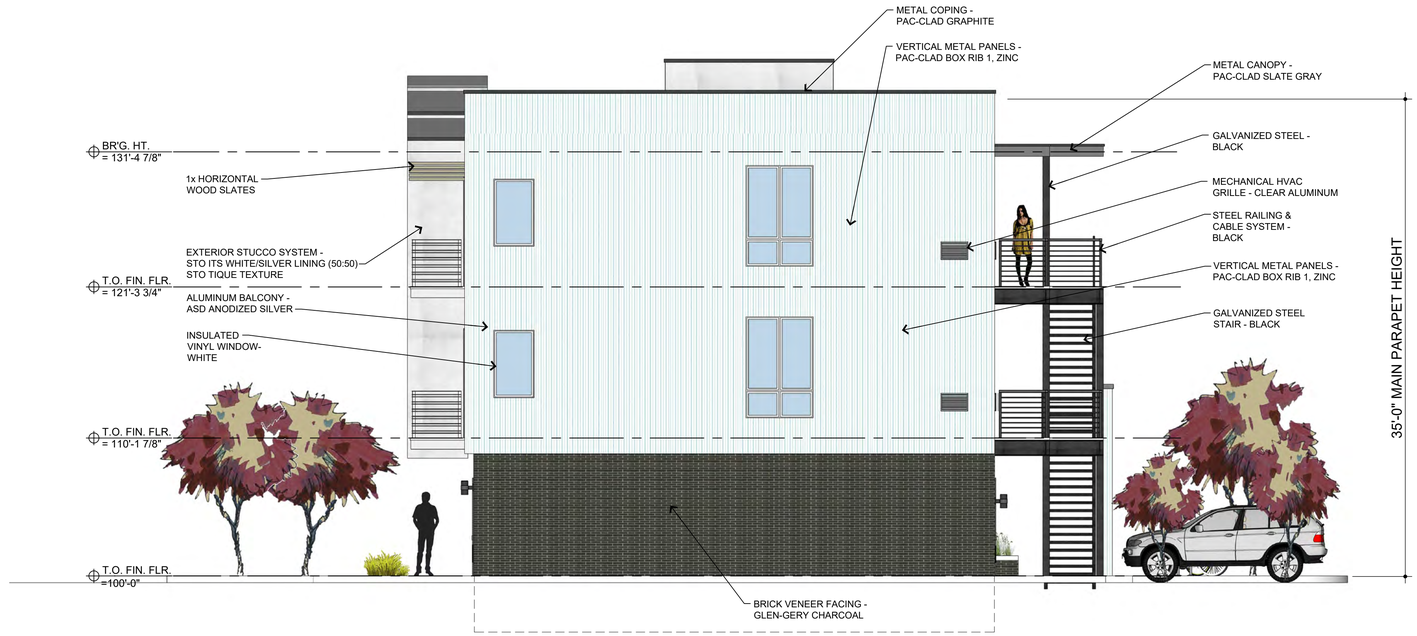

2/A301 northwest (rear) elevation

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

1/A301 northeast (right) elevation

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

BmK DESIGN+PLANNING

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CONCEPT DESIGN REVIEW	06/30/20
CONCEPT DESIGN REVIEW	12/30/19
DESCRIPTION	DATE

SHEET TITLE:

EXTERIOR ELEVATIONS

PROJECT NUMBER:
2019-130

DRAWN BY:
KMB

CHECKED BY:
AEK

SHEET NUMBER:

A301

Permit No.:

BmK DESIGN+PLANNING

BmK DESIGN + PLANNING, LLC
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4/A400 view from the northwest

3/A400 view from the southwest

2/A400 view from the northeast

1/A400 view from the southeast

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CONCEPT DESIGN REVIEW	12/30/19
DESCRIPTION	DATE

SHEET TITLE:

EXTERIOR IMAGES

PROJECT NUMBER:

2019-130

DRAWN BY:

KMB

CHECKED BY:

AEK

SHEET NUMBER:

A400

Permit No.:

BmK DESIGN+PLANNING

BmK DESIGN + PLANNING, LLC
122 South Laurel Street - Royal Oak - Michigan - 48067
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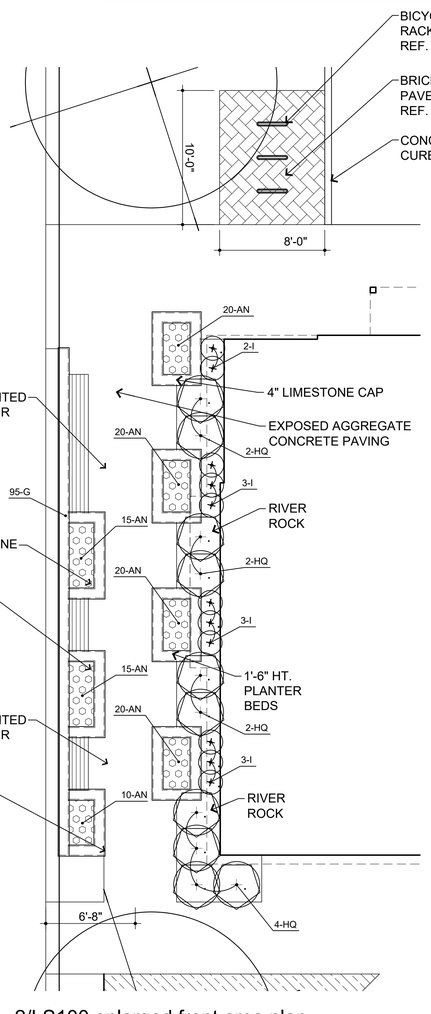
3/LS100 enlarged front image

INTERIOR LANDSCAPESPACEREQUIREMENTS
REQUIRED:
(25-100 SPACES) 18 SF PER PARKING SPACE
27 PARKING SPACES x 18 SF = 486 SF
AND 2 SHADE TREES

560.1 SF PROVIDED WITH 3 SHADE TREES

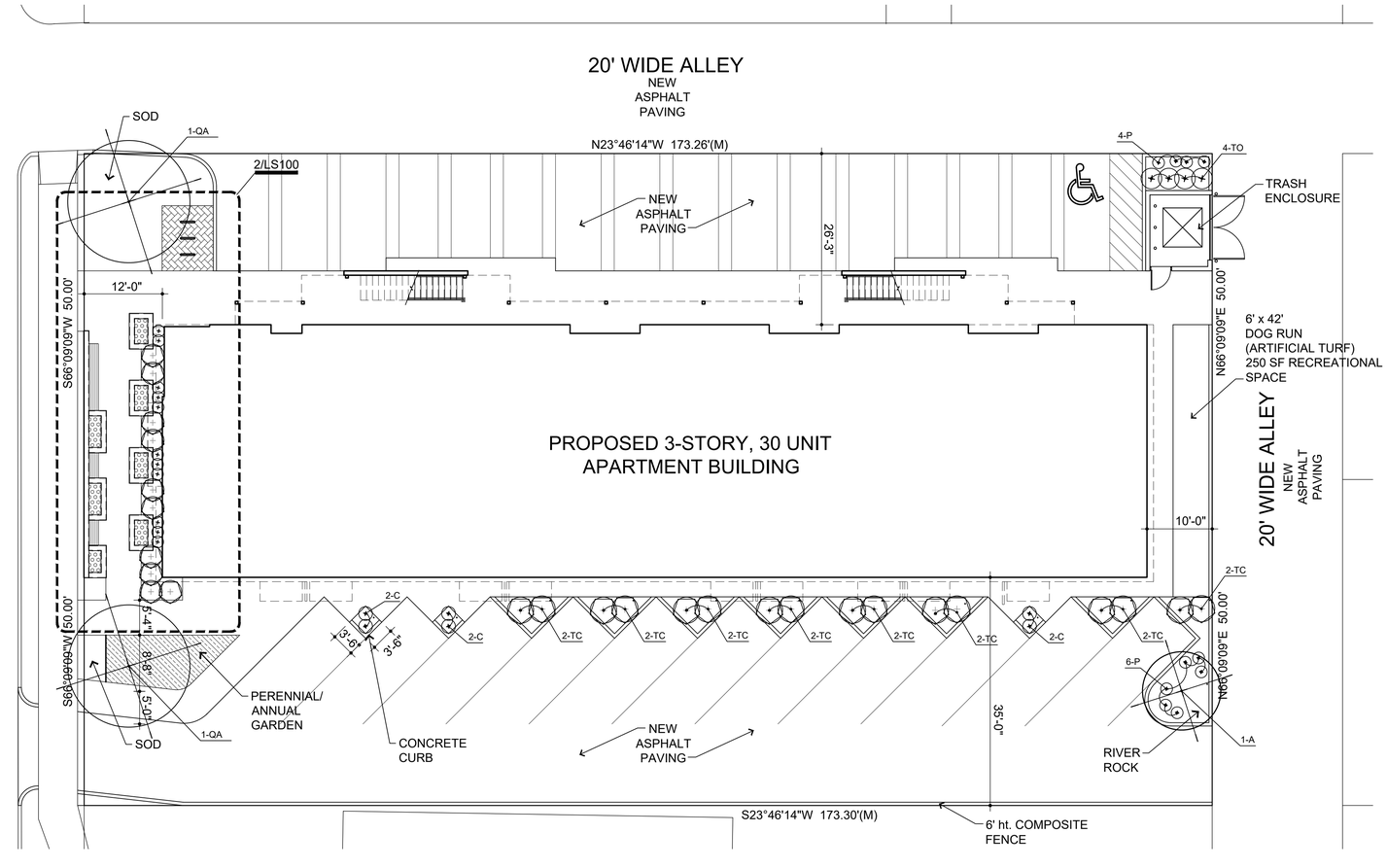
PLANT LIST

SYM.	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	1	Amelanchier laevis	Allegheny Serviceberry	10' Ht.	B&B	Mulitstem
AN	240	Annuals	Annuals	24 Cell	Flat	Plant 6" O.C.
C	6	Calamagrostis 'Cheju-Do'	Dwarf Feather Reed Grass	1 Gal.	Container	Plant 36" O.C.
G	95	Geranium 'Johnson's Blue'	Johnson's Blue Cranesbill	1 Gal.	Container	Plant 18" O.C.
HQ	10	Hydrangea quercifolia	Oakleaf Hydrangea	24"-30"	Container	Plant 48" O.C.
I	11	Imperata Cylindrica 'Rubra'	Japanese Red Baron Blood Grass	1 Gal.	Container	Plant 18" O.C.
P	10	Panicm Virgatum	Switch Grass	1 Gal.	Container	Plant As Shown
QA	2	Quercus alba	White Oak	3" Cal	B&B	Plant As Shown
TO	4	Thuja occidentalis 'Dark Green'	Dark Green Arborvitae	6'-7' Ht.	B&B	Plant 20" O.C.
TC	16	Taxus cuspidata 'Monloo'	Emerald Spreader Japanese Yew	24"-30"	B&B	Plant 36" O.C.



2/LS100 enlarged front area plan

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



1/LS100 landscape/hardscape plan

SCALE: 3/32" = 1'-0"

IRRIGATION:
ALL LANDSCAPED, ROW AND SODDED AREAS TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

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CONCEPT DESIGN REVIEW	12/30/19
DESCRIPTION	DATE

SHEET TITLE:

LANDSCAPE/ HARDSCAPE PLAN

PROJECT NUMBER: 2019-130

DRAWN BY: KMB

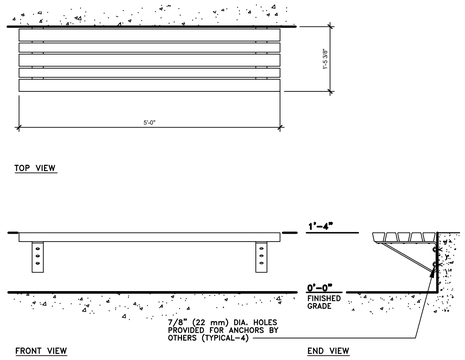
CHECKED BY: AEK

SHEET NUMBER:

LS100

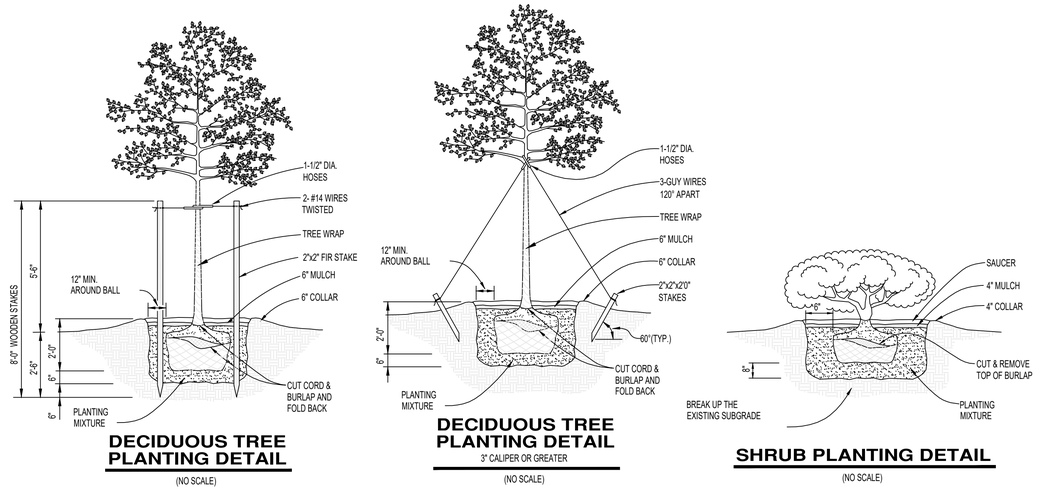
Permit No.:

SAMPLE IMAGE

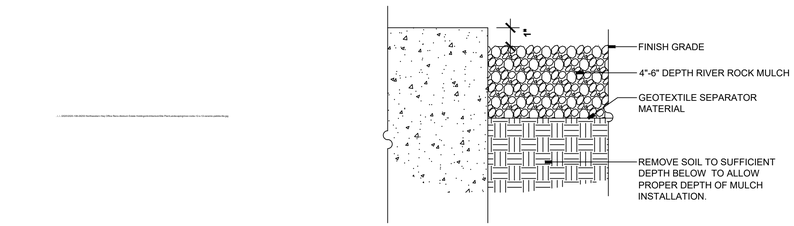


4/LS101 wall mounted bench detail

TIMBERFORM GREENWAY
MODEL NO. 2144-6
WALL-MOUNT SEAT



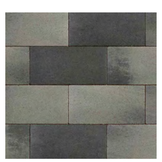
5/LS101 planting details



SAMPLE IMAGE

3/LS101 river rock mulch detail

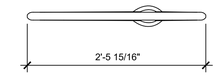
SAMPLE PATTERN



SWATCH

2/LS101 brick paver material and detail

UNILOCK: NUVOLA

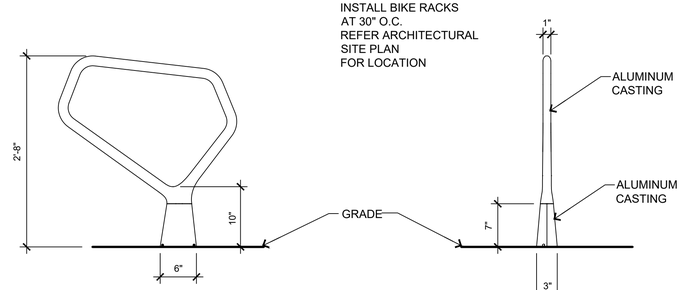


PLAN

EMBEDDED OPTION INCLUDES TWO EACH:
M12 x 1.75 THREADED RODS, 120 MM LENGTH
M12 x 1.75 HEAVY HEX NUTS
M12 FLAT WASHERS
ALL CARBON STEEL WITH MAGNI-COAT

SAMPLE IMAGE

INSTALL BIKE RACKS AT 30" O.C.
REFER ARCHITECTURAL SITE PLAN FOR LOCATION



1/LS101 bicycle rack

LANDSCAPE FORMS: FGP BIKE RACK

SCALE: 1" =1'-0"

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SHEET TITLE:
LANDSCAPE DETAILS

PROJECT NUMBER:
2019-130

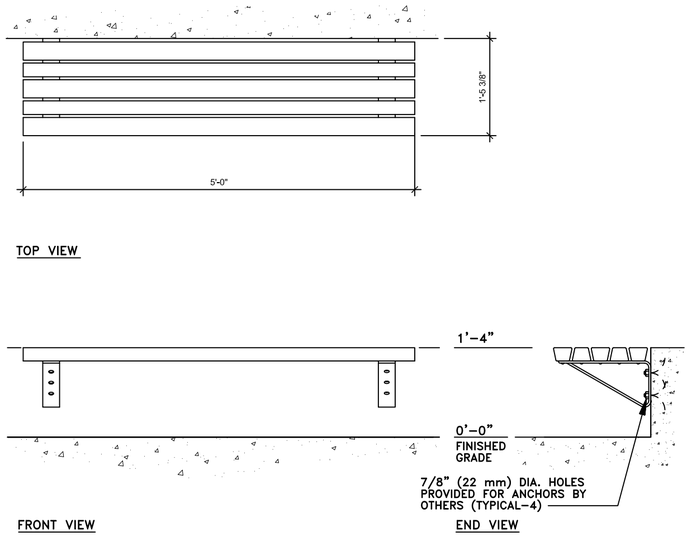
DRAWN BY:
KMB

CHECKED BY:
AEK

SHEET NUMBER:
LS101

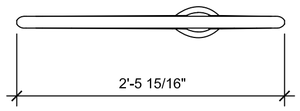
Permit No.:

PRODUCT IMAGE



wall mounted bench detail

TIMBERFORM GREENWAY
MODEL NO. 2144-6
WALL-MOUNT SEAT



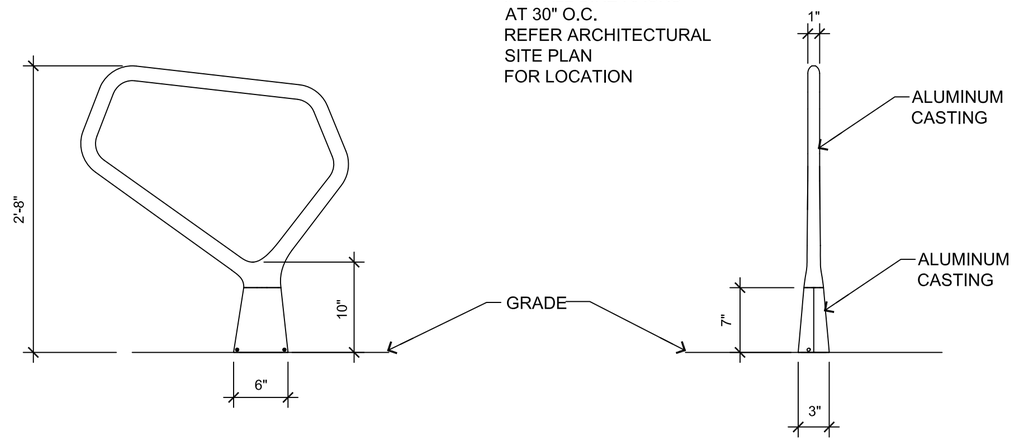
PLAN

EMBEDDED OPTION INCLUDES TWO EACH:
- M12 x 1.75 THREADED RODS, 120 MM LENGTH
- M12 x 1.75 HEAVY HEX NUTS
- M12 FLAT WASHERS

ALL CARBON STEEL WITH MAGNI-COAT

PRODUCT IMAGE

INSTALL BIKE RACKS
AT 30" O.C.
REFER ARCHITECTURAL
SITE PLAN
FOR LOCATION



SIDE ELEVATION

FRONT ELEVATION

bicycle rack

LANDSCAPE FORMS: FGP BIKE RACK

HDC Supplemental
Alexandrine Apartments
664 Alexandrine Street
02-22-2021

MS1 MODULAR

Titanium Black

Beauty in flatness!

The MS 1 Modular offers you a world of design possibilities. The slender lines and large flat surfaces that characterize this profile with multiple widths will inevitably add a unique cachet to the projects on which it is used. Without visible screws, this triangular pinch-shaped profile will inevitably create a distinct size effect.

CHARACTERISTICS

- Maintenance free
- 40 year warranty
- No visible joints for a clean and modern style
- Triangular pinch stick

AVAILABLE COLORS

SIGNATURE COLLECTION

RENAISSANCE BRONZE · ANTHRACITE · BRUSHED ZINC · SMOKY QUARTZ

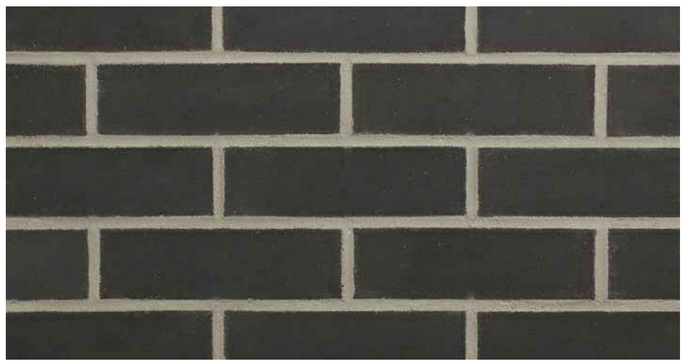
INSPIRATION COLLECTION

TITANIUM WHITE · TITANIUM BLACK · ONYX BLACK · METALLIC GREY · METALLIC COPPER · SLATE GREY · CHARCOAL GREY · BRIGHT RED · SANDSTONE RED · DARK BROWN · ENGLISH GREEN · AUTUMN BLUE

MS1
19.2" x 1 1/16" x 3' @ 60'

MS1.1
15.695" x 1 1/16" x 3' @ 60'

MS1.2
11.375" x 1 1/16" x 3' @ 60'



brick veneer facing
Glen-Gery
Chacoal (S85)

vertical metal panel profile
MAC Metal Architectural

HARRYWOOD

Torrified

Style without concessions!

AVAILABLE COLORS

WOOD COLLECTION

TORRIFIED · CEDAR · SCANDINAVIAN FIR · SMOKED BIRCH · ASH GREY · BLACK WALNUT

SIGNATURE COLLECTION

RENAISSANCE BRONZE · ANTHRACITE · BRUSHED ZINC · SMOKY QUARTZ

INSPIRATION COLLECTION

TITANIUM BLACK · TITANIUM WHITE · METALLIC GREY

Of European influence, this profile with fine and clean lines will bring a sure value to the contemporary and classic designs in which it is integrated. Combining style, robustness and durability, it will inevitably enhance the look of your project by giving it an unparalleled elegance.

6 1/16" x 3/8" x 12'

The look of wood, the durability of steel!

unit entry alcoves
vertical metal panel profile
MAC Metal Architectural

System Bulletin

Building with conscience.

StoTherm® ci Classic

Decorative cladding with continuous insulation and continuous air/moisture barrier for heat, air and moisture control

Substrate: Glass Mat Gypsum sheathing in compliance with ASTM C 1177, Exterior or Exposure I wood-based sheathing (plywood or OSB), code compliant concrete, concrete masonry or portland cement plaster, existing structurally sound, uncoated brick or other masonry wall construction.

1)	StoGuard® Air and Moisture Barrier
2)	Three adhesive options: Sto TurboStick™, Sto BTS® Plus, or Sto BTS Xtra
3)	Sto EPS Insulation Board
4)	Sto Mesh (embedded in Sto base coat)
5)	Three base coat options: Sto BTS Plus, Sto BTS Xtra, or Sto RFP
6)	StoPrime Sand (optional)
7)	Sto Textured Finish: Stolit® or Stolit® X

System Description

StoTherm ci Classic is a decorative and protective exterior wall cladding that combines superior air and weather tightness with excellent thermal performance and durability. It incorporates continuous exterior insulation and a continuous air/moisture barrier with Sto's high performance finishes in a fully tested wall cladding assembly.

Uses

StoTherm ci Classic can be used in residential or commercial wall construction where energy efficiency, superior aesthetics, and air and moisture control are essential in the climate extremes of North America

Features	Benefits
Design versatility	Aesthetic and curb appeal easy to achieve
Continuous exterior insulation, no mechanical fasteners	Energy efficient, reduced heating and cooling costs
Lightweight	Reduced structural costs
Continuous air and moisture barrier	Protects against mold and moisture problems
ICC-ES listed and evaluated	Fully tested building code compliant assembly
Properties	
Weight (not including sheathing and frame)	< 2 psf (10 kg/m2)
Thickness (insulation)	1 to 12 inches (25 – 305 mm)
R-value (not including sheathing and frame)	3.6 – 43.2 ft^2•h•°F / Btu (0.63 – 7.60 m^2•K / W)
Wind Load Resistance	Tested up to + 188 psf (9.00 kPa)
Compliance	• IBC and IRC (2006, 2009, 2012) • ASHRAE 90.1-2010
Construction Types and Fire Resistance	• I-V, NFPA 285 tested for types I-IV • ASTM E 119 tested for 1&2 hour walls

Warranty

12 year Limited Warranty

Maintenance

Requires periodic cleaning to maintain appearance, repair to cracks and impact damage if they occur, recoating to enhance appearance of weathered finish. Sealants and other façade components must be maintained to prevent water infiltration.

StoTherm® ci Classic

Decorative cladding with continuous insulation and continuous air/moisture barrier for heat, air and moisture control

Precautions and Limitations
Minimum insulation board thickness 1 inch (25 mm). Maximum insulation board thickness 12 inches (305 mm).
Fire resistance rated assemblies limited to 4 inch (102 mm) maximum insulation board thickness and non-load bearing steel frame.
Structural back-up wall must be level to within ¼ inch in 10 ft (6mm in 3.0)
Wind load resistance: ± 188 psf (9.00 kPa) ultimate loads achieved. Ultimate wind load resistance also depends on sheathing, sheathing attachment, and stiffness of supporting construction. Design for maximum allowable deflection of L/240.
Impact resistance: supplemental reinforcing mesh layers, cement board overlay or other design adjustments may be prudent for areas adjacent to heavy pedestrian traffic or other areas of high impact or abuse. Refer to Sto Guide Details.
For use on vertical above grade walls only. Do not use below grade or on roofs or roof-like surfaces.
Insulation material is flammable. Keep away from flame, ignition sources, high heat and temperatures in excess of 165°F [74° C]).
Dark finish colors with LRV (Light Reflectance Value) < 20 are not recommended.
Air Barrier, insulation board, and base coat materials are not intended for prolonged weather exposure. Allow 180 days maximum between application of air/moisture barrier and insulation board.
Refer to specific component product bulletins and packaging for other limitations that may apply involving use, handling and storage of component materials.

Sustainable Design	
Air Quality and VOC Compliance	
All finish coatings, adhesives, air barrier joint treatments and coatings meet US EPA (40 CFR 59) and SCAQMD (Rule 1113) emission standards for architectural coatings.	
LEED Credit Eligibility	
System has high potential for LEED and other sustainability program credits based on efficient and effective use of continuous exterior insulation and resulting reductions in greenhouse gas emissions.	
Regulatory Compliance and Standards Testing	
ICC ESR No. 1748 covering StoTherm NExT Systems	Complies with 2009, 2012, 2015 IBC and IRC
ICC ESR No. 1233 covering StoGuard Air & Moisture Barrier	Complies with 2009, 2012, 2015 IBC, IRC and IECC
ASHRAE 90.1-2016[1]	Complies with Section 5, Building Envelope, air barrier and continuous insulation requirements
ASTM E 2357[2]	Air/Moisture barrier meets air leakage resistance criteria of ≤ 0.04 cfm/ft^2 at 1.57 psf (0.2 L/s•m^2 at 75 Pa)
NFPA 285[3]	Meets flame propagation criteria for use on Types I, II, III, IV construction with up to 12 inches (305 mm) of Sto EPS insulation board
ASTM E 119[4]	Meets requirements for 1 or 2 hour rating over non load-bearing fire-resistance-rated steel frame construction, does not change the rating over selected combustible exterior fire-resistance-rated assemblies (refer to ICC ESR 1748)

1. *Energy Standard for Buildings Except Low-Rise Residential Buildings*
2. *Standard Test Method for Determining Air Leakage of Air Barrier Assemblies*
3. *Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components*
4. *Standard Test Methods for Fire Test of Building Construction and Materials*

Sto Corp.
3800 Camp Creek Parkway
Building 1400, Suite 120
Atlanta, GA 30331

Tel: 404-346-3666
Toll Free: 1-800-221-2397
Fax: 404 346-3119

www.stocorp.com

SB-A100G
Revision: 003
Date: 11/2019

exterior insulation finish system
Sto Corp.
Color: Cream/Buff Mix
Finish: Fine

dwelling unit entry light fixture

GLACIER INTEGRATED LED WALL LIGHT BY ARTIKA
DIMENSIONS: 5.1" x 3.2" x 11.8"
9.3 WATTS, 3000K, 650 LUMENS
FRAME: ALUMINUM
LENS: GLASS

dwelling unit entry door

THERMA TRU
SMOOTH-STAR S118
DOOR FINISH: ONYX
FRAME FINISH: ONYX

dwelling unit windows

UZOR WINDOWS
FINISH: BLACK

egress balcony railing

FEENEY
CABLE RAIL SYSYTEM
STEEL POSTS
1/8" DIAM. CABLE RAIL
FRAME FINISH: BLACK