

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: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: \_\_\_\_\_ AKA: \_\_\_\_\_

HISTORIC DISTRICT: \_\_\_\_\_

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

## APPLICANT IDENTIFICATION

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

NAME: \_\_\_\_\_ COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## 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](http://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](mailto:HDC@DETROITMI.GOV)**

# P2 - BUILDING PERMIT APPLICATION

Date: \_\_\_\_\_

## PROPERTY INFORMATION

Address: \_\_\_\_\_ 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)

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: \_\_\_\_\_



**IDENTIFICATION** (All Fields Required)

**Property Owner/Homeowner**  Property Owner/Homeowner is Permit Applicant

Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Email: \_\_\_\_\_

**Contractor**  Contractor is Permit Applicant

Representative Name: \_\_\_\_\_ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

City of Detroit License #: \_\_\_\_\_

**TENANT OR BUSINESS OCCUPANT**  Tenant is Permit Applicant

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT/ENGINEER/CONSULTANT**  Architect/Engineer/Consultant is Permit Applicant

Name: \_\_\_\_\_ State Registration#: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Mobile: \_\_\_\_\_ Email: \_\_\_\_\_

**HOMEOWNER AFFIDAVIT** (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Homeowner)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**PERMIT APPLICANT SIGNATURE**

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Permit Applicant)

Driver's License #: \_\_\_\_\_ Expiration: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_ A.D. \_\_\_\_\_ County, Michigan

Signature: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_  
(Notary Public)

**Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.**

This application can also be completed online. Visit [detroitmi.gov/bseed/elaps](http://detroitmi.gov/bseed/elaps) for more information.



# BAGLEY DEVELOPMENT

NEW MULTI-FAMILY DEVELOPMENT

1628 to 1650 Bagley Street, Detroit



## DETROIT HISTORIC DISTRICT COMMISSION

### PROJECT SUMMARY

#### EXISTING CONDITIONS DESCRIPTION

1628 TO 1650 BAGLEY EXISTING VACANT LOTS WITH EXISTING CURB CUTS.  
GRASS AND GRAVEL.  
TOTAL COMBINED LOTS 0.527 ACRES; 22,946SF (175FT X 131FT)

#### PROJECT DESCRIPTION

NEW MULTI-FAMILY DEVELOPMENT WITH FOUR TOTAL BUILDINGS, GARAGE & SURFACE PARKING, AND LANDSCAPING.

BAGLEY STREET BUILDINGS: TWO FRONT 3-STORY BUILDINGS WITH GROUND LEVEL UNITS AND MULTI-STORY UNITS ABOVE. INCLUDING ROOF DECKS.

ALLEY CARRIAGE HOUSE BUILDINGS: TWO REAR 2-STORY GARAGE BUILDINGS WITH 14 GARAGE PARKING SPACES AND UPPER LEVEL UNITS.

SURFACE PARKING WITH 7 SPACES

TOTAL BUILDING AREAS

11,714sf FOOTPRINT

30,778sf TOTAL SQUARE FOOTAGE (NOT INCLUDING ROOF DECKS)

#### DETAILED SCOPE OF WORK

##### BAGLEY-FACING BUILDINGS (B1 & B2)

- BRICK MASONRY W/ AWNING AT ENTRIES. ENTRY DOORS W/ SIDE LITE
- CEMENTITIOUS PANELS W/ CONCEALED FASTENING CLIPS (BLACK) AT 1ST FLOOR
- SLIDING GLASS PATIO DOORS AND CASEMENT WINDOWS (W/ GLASS JULIET BALCONY RAILINGS AT UPPER LEVELS)
- CEMENTITIOUS PANELS W/ CONCEALED FASTENING CLIPS (OFF-WHITE) AT UPPER FLOORS.
- WOOD BRISE SOLEIL SHADE STRUCTURES W/ GLASS RAILINGS AT FRONT BALCONIES
- FLAT ROOF WITH PARTIAL ROOF DECK
- PREFINISHED ALUMINUM BOX SCUPPERS AT REAR AND SIDES

##### CARRIAGE HOUSE BUILDINGS (G1 & G2)

- CEMENTITIOUS SIDING W/ AWNINGS AT ENTRIES. ENTRY DOORS W/ SIDE LITE.
- SLIDING GLASS PATIO DOORS AND CASEMENT WINDOWS (W/ GLASS JULIET BALCONY RAILINGS AT UPPER LEVELS)
- GABLE ROOF W/ ARCHITECTURAL SHINGLES AND FLAT FIXED SKYLIGHTS
- PREFINISHED ALUMINUM BOX GUTTER AT EACH EAVE
- METAL GARAGE DOORS AT ALLEY

##### SITE

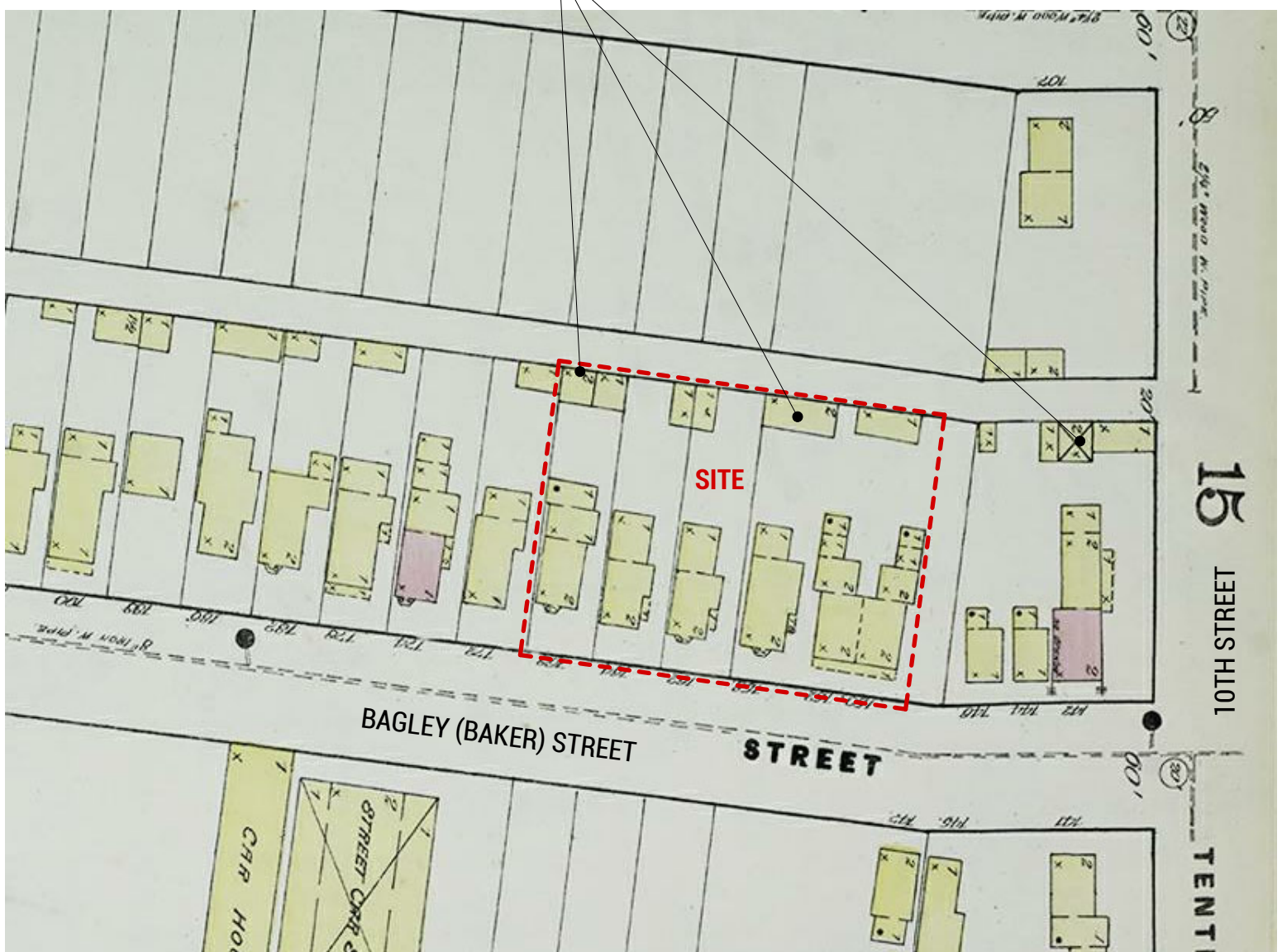
- EXISTING STREET TREES TO REMAIN. NEW TREES AT INTERIOR YARD
- 4FT ALUMINUM "WROUGHT IRON" LOOK FENCING AT BAGLEY
- 6FT ALUMINUM "WROUGHT IRON" LOOK GATE BETWEEN TWO BUILDINGS
- 6FT PT WOOD FENCING AT SIDES
- INSTALL GRASS WITH SHRUB/ORNAMENTAL GRASS BED ALONG BUILDING
- ASPHALT CONCRETE SURFACE PARKING & GARAGE ENTRIES

### SHEET LIST

HDC0 COVER - SITE AERIAL & PHOTOS  
HDC01 SITE HISTORY  
HDC02 SITE HISTORY  
HDC03 SITE PHOTOGRAPHS  
HDC04 SITE AERIAL IMAGE  
HDC06 EXISTING SITE PLAN  
HDC07 PROPOSED SITE PLAN  
HDC08 ELEVATIONS  
HDC09 ELEVATIONS

HDC10 3D STREETVIEW  
HDC11 3D VIEWS  
HDC12 3D VIEWS  
HDC13 PROPOSED FIRST FLOOR PLANS  
HDC14 PROPOSED SECOND FLOOR PLANS  
HDC15 PROPOSED THIRD FLOOR PLANS  
HDC16 PROPOSED ROOF PLAN  
HDC17 CODE SUMMARY  
HDC18 MATERIALS & FINISHES

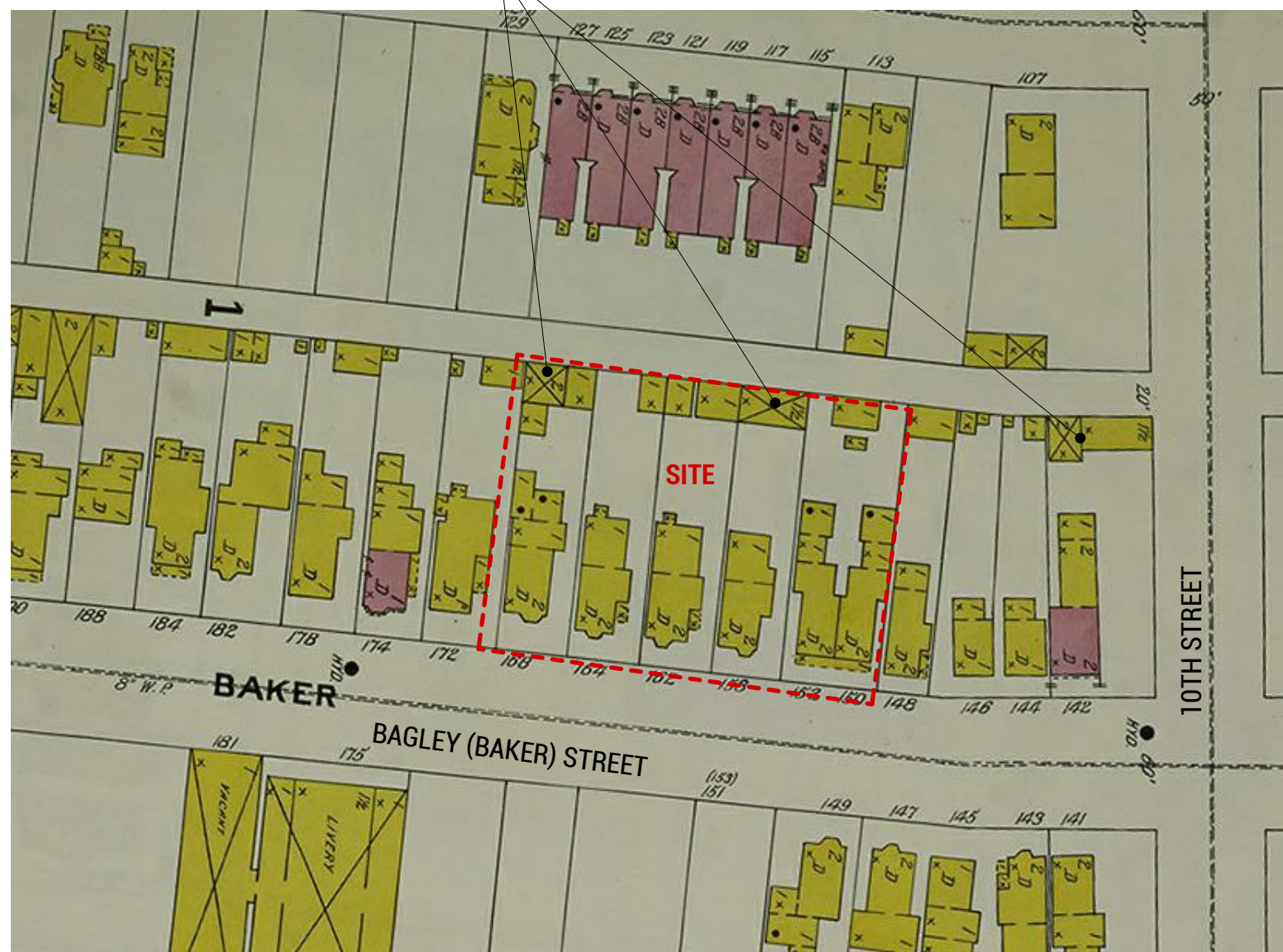
2-STORY OUTBUILDINGS



**1884 DETROIT SANBORN MAP**

- 2-STORY WOOD-FRAMED RESIDENTIAL BUILDINGS
- 1 & 2-STORY REAR OUT BUILDINGS

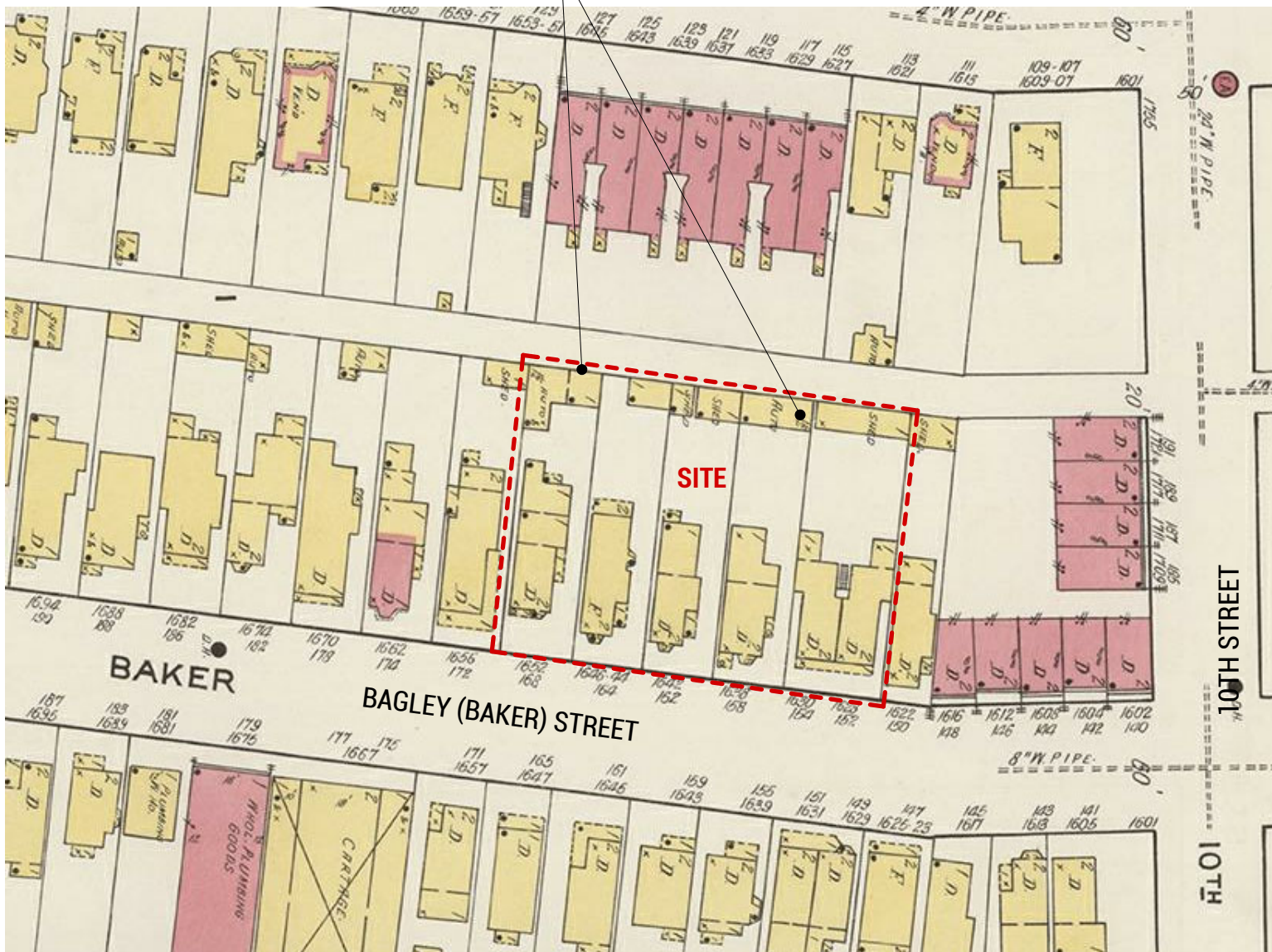
2-STORY OUTBUILDINGS



**1887 DETROIT SANBORN MAP**

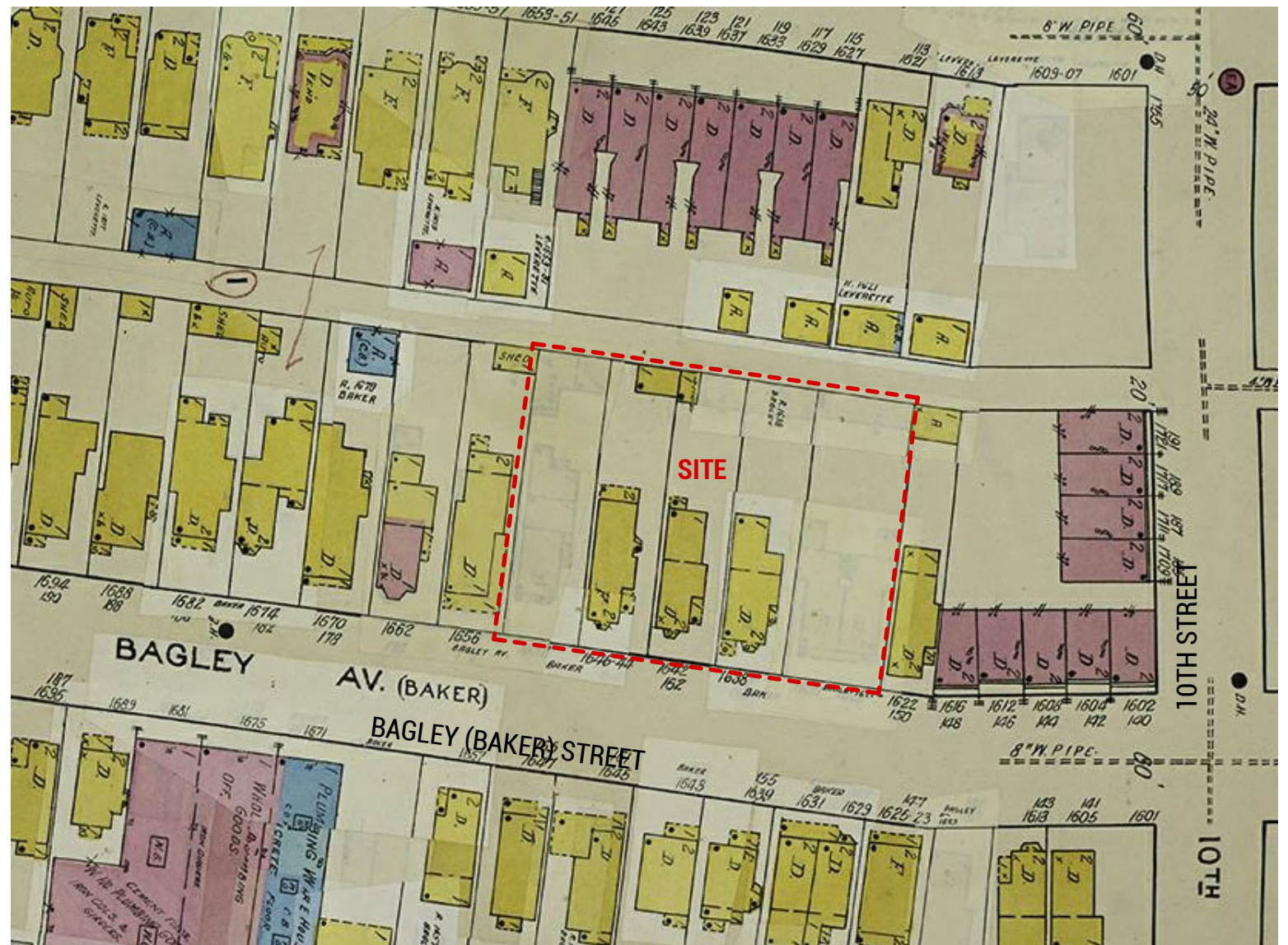
- 2-STORY WOOD-FRAMED RESIDENTIAL BUILDINGS
- 1 & 2-STORY REAR OUT BUILDINGS

2-STORY OUTBUILDINGS



**1938 DETROIT SANBORN MAP**

- 2-STORY WOOD-FRAMED RESIDENTIAL BUILDINGS
- 1 & 2-STORY REAR OUT BUILDINGS



**1938 DETROIT SANBORN MAP (WITH 1950 UPDATES)**

- 2-STORY WOOD-FRAMED RESIDENTIAL BUILDINGS
- -STORY REAR OUT BUILDINGS



PROJECT SITE

LOOKING NORTH



LOOKING SOUTH



LOOKING SOUTH



LOOKING SOUTH (AT CLEMENT KERN GARDENS)





- LEGEND**
- STREET LIGHT
  - POWER POLE
  - LIGHT POLE
  - HYDRANT
  - CLEAN OUT
  - WATER VALVE
  - VENT
  - UTILITY MAN HOLE
  - CATCH BASIN
  - CATCH BASIN W/ SUBROUNDER
  - FOUND IRON
  - EXISTING TREE /SHRUB
  - PROPERTY LINE
- SAN - SAN SANITARY LINE  
 G - G GAS LINE  
 W - W WATER LINE  
 ST - ST STORM LINE  
 X - X FENCE
- 00.00 EXISTING ELEV.

**Schedule B-Section II Exceptions**

**2006 ALTA COMMITMENT** Commitment No.: **TC13-68996**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- Standard Exceptions:
- A. Rights or claims or claims of parties in possession not shown by the Public Records.
  - B. Any encroachment, violation, variation, or adverse circumstances affecting the Title that would be disclosed, by an accurate and complete survey of the Land.
  - C. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.
  - E. Any and all oil, gas, mineral, mining rights and/or reservations thereof.

**Specific Exceptions:**

1. The Company does not make any representation as to the value of the property.
2. Rights of tenants under any unrecorded leases, as to tenants only.
3. Terms, provisions and conditions of Ordinance 605-H, as to the establishment of the Corktown Historic District by the City of Detroit, as set forth in instrument recorded in Liber 22338, Page 688, Wayne County Records.
4. Terms, provisions and conditions of Petition No. 3096, for easements, by City of Detroit as set forth in instrument recorded in Liber 27326, Page 148, Wayne County Records.
5. Rights of the public and any governmental unit in any part of the land taken, dedeed or used for street, road or highway purposes.
6. Taxes which are a lien pursuant to Public Act 143 of 1995 and any other taxes and/or assessments which become a lien or become due and payable subsequent to the date of the commitment, including all assessments for weed cutting, grass cutting or any other matters for which City services were provided but not assessed against the tax rolls prior to the effective date of the Commitment.
7. This Policy does not insure against any delinquent or current water charges pertaining to the subject matter property as the parties failed to produce a final meter reading and/or final paid water bill prior to Closing.

**PARKING**  
 PARKING AVAILABLE IN FRONT OF PROPERTY IN THE RITE-OF-WAY

**STATEMENT OF ENCROACHMENTS**

A. NONE

**B. ACCESS NOTES**  
 VACANT PROPERTY

**BASIS OF BEARINGS**  
 NORTHWEST CORNER OF 10TH AND BAGLEY WOODBRIDGE FARM SUB. (MONUMENT POINT)

FLOOD DATA: THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD HAZARD MAPS. MAP#26163C0290F WHICH HAS AN EFFECTIVE DATE OF DECEMBER 03, 2013 AND THAT THIS PROPERTY IS NOT IN A DANGER FLOOD AREA.

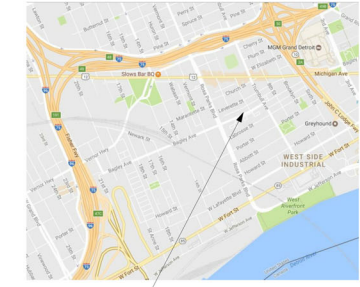
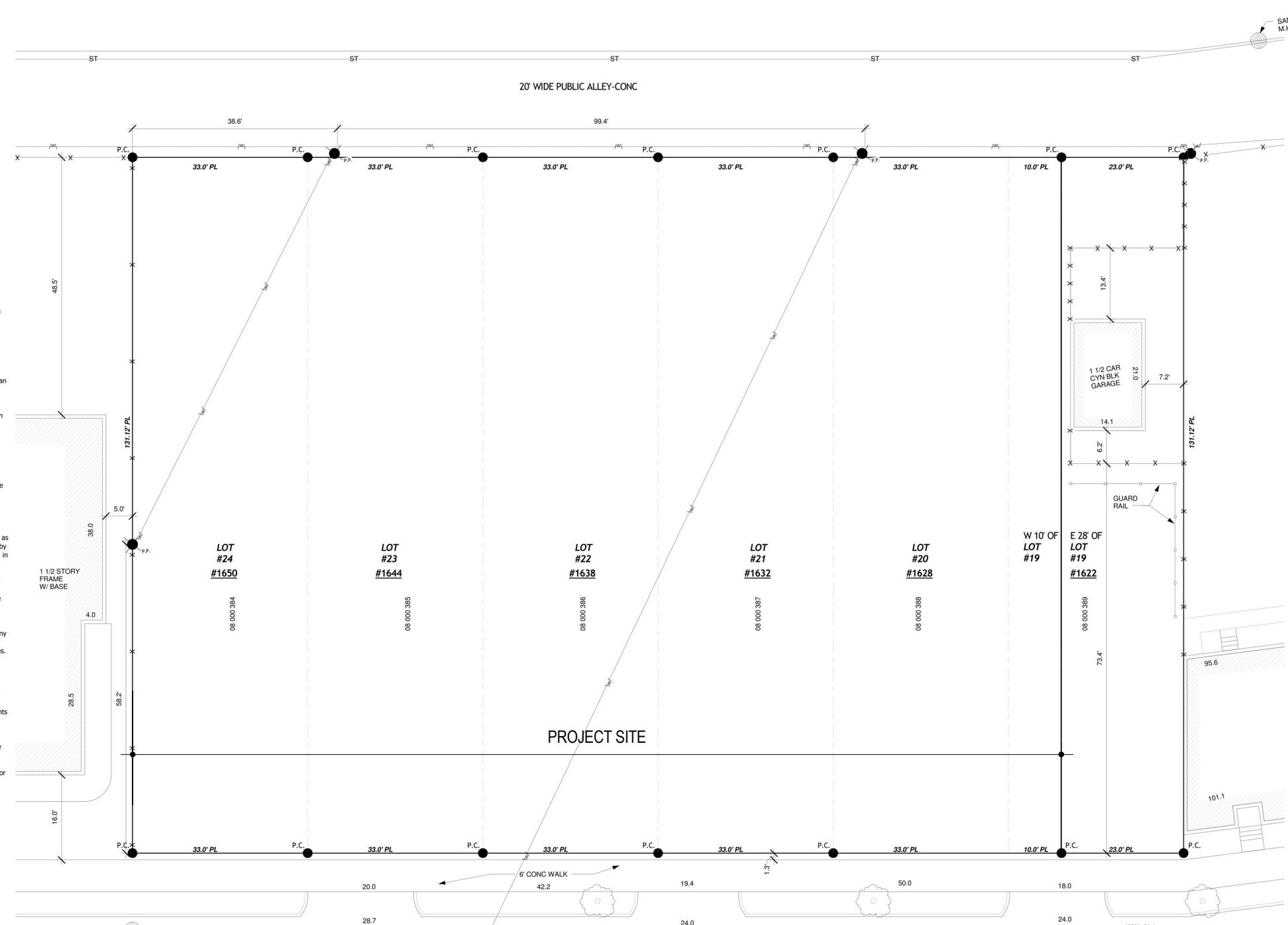
**ZONING:**  
**B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT (CITY OF DETROIT)**

MIN. LOT	MAX. BUILDING HEIGHT	MAX. % LOT COVERAGE	MIN. SETBACKS (FEET)	MIN. FLOOR AREA
(D)	(D)	35	NONE	(G)

**FOOT NOTES:**  
 (D) THE MINIMUM LOT AREA AND WIDTH AND THE MAXIMUM PERCENT OF THE BUILDING COVERAGE SHALL BE DETERMINED ON THE BASIS OF REQUIRED OFF-STREET PARKING, LOADING, GREENBELT SCREENING AND YARD SETBACKS AS PROVIDED HERE IN THE RESPECTIVE USES AND USE DISTRICT.

(G) NO SIDE YARDS ARE REQUIRED ALONG INTERIOR SIDE LOT LINES WITHIN THE DISTRICT, EXCEPT AS REQUIRED IN THE BUILDING CODE PROVIDED THAT IF WALLS OF STRUCTURES FACE SUCH INTERIOR SIDE LOT LINES CONTAINED WINDOW OR DOOR PENETRATION SUCH SIDE YARD SHALL NOT BE LESS THAN TEN FEET WHERE AN INTERIOR SIDE LOT LINE ABUT A DISTRICT ZONED FOR RESIDENTIAL DISTRICT. SUCH SIDE YARD SHALL NOT HAVE LESS THAN THE MINIMUM REQUIRED FRONT YARD OF SAID ADJACEN RESIDENTIAL DISTRICT.

(H) OFF-STREET LOADING SPACE SHALL BE PROVIDED IN REAR YARD AT A RATIO OF AT LEAST ONE SPACE PER EACH ESTABLISHMENT, AND SHALL BE PROVIDED IN ADDITION TO ANY REQUIRED OFF-STREET PARKING AREA. OFF-STREET LOADING SPACE SHALL FURTHER MEET THE REQUIREMENTS OF OFF-STREET LOADING AND UNLOADING.



NOT TO SCALE

**ALTA/ACSM CERTIFICATION**

Effective Date: November 9, 2016 at 8:00 A.M. Commitment No: TC13-68996

To: **Title Connect, LLC., First American Title Insurance company,**

**Corktown Homes, LLC.**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 10a, 11b, 12, 13, 16, 17, 19, and 20a of Table A thereof. The field work was completed March 2, 2017.

Date of Plat Map

William J. Coulter  
 R.L.S. #14760

**Legal Description**

Parcel 3:  
 The East 23 feet of Lot 19, Block 4 of Luther Beecher's Subdivision of part of Lognon Farm, according to the recorded Plat thereof, as recorded in Liber 2, Page 27 of Plats, Wayne County Records.

**Legal Description**

Parcel 4:  
 Lot 20 and the West 10 feet of Lot 19, Block 4 of Luther Beecher's Subdivision of part of Lognon Farm, according to the recorded Plat thereof, as recorded in Liber 2, Page 27 of Plats, Wayne County Records.

**Legal Description**

Parcel 5:  
 Lot 21, Block 4 of Luther Beecher's Subdivision of part of Lognon Farm, according to the recorded Plat thereof, as recorded in Liber 2, Page 27 of Plats, Wayne County Records.

**Legal Description**

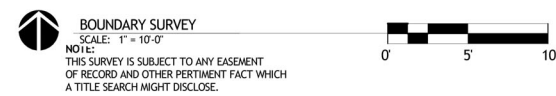
Parcel 6:  
 Lot 22, Block 4 of Luther Beecher's Subdivision of part of Lognon Farm, according to the recorded Plat thereof, as recorded in Liber 2, Page 27 of Plats, Wayne County Records.

**Legal Description**

Parcel 7:  
 Lot 23, Block 4 of Luther Beecher's Subdivision of part of Lognon Farm, according to the recorded Plat thereof, as recorded in Liber 2, Page 27 of Plats, Wayne County Records.

**Legal Description**

Parcel 8:  
 Lot 24, Block 4 of Luther Beecher's Subdivision of part of Lognon Farm, according to the recorded Plat thereof, as recorded in Liber 2, Page 27 of Plats, Wayne County Records.



**LAND S.E.A SURVEY**  
**27390 RYAN ROAD**  
**WARREN, MI 48092**  
**586-459-8990 Sam**  
**EMAIL sea0730@yahoo.com**

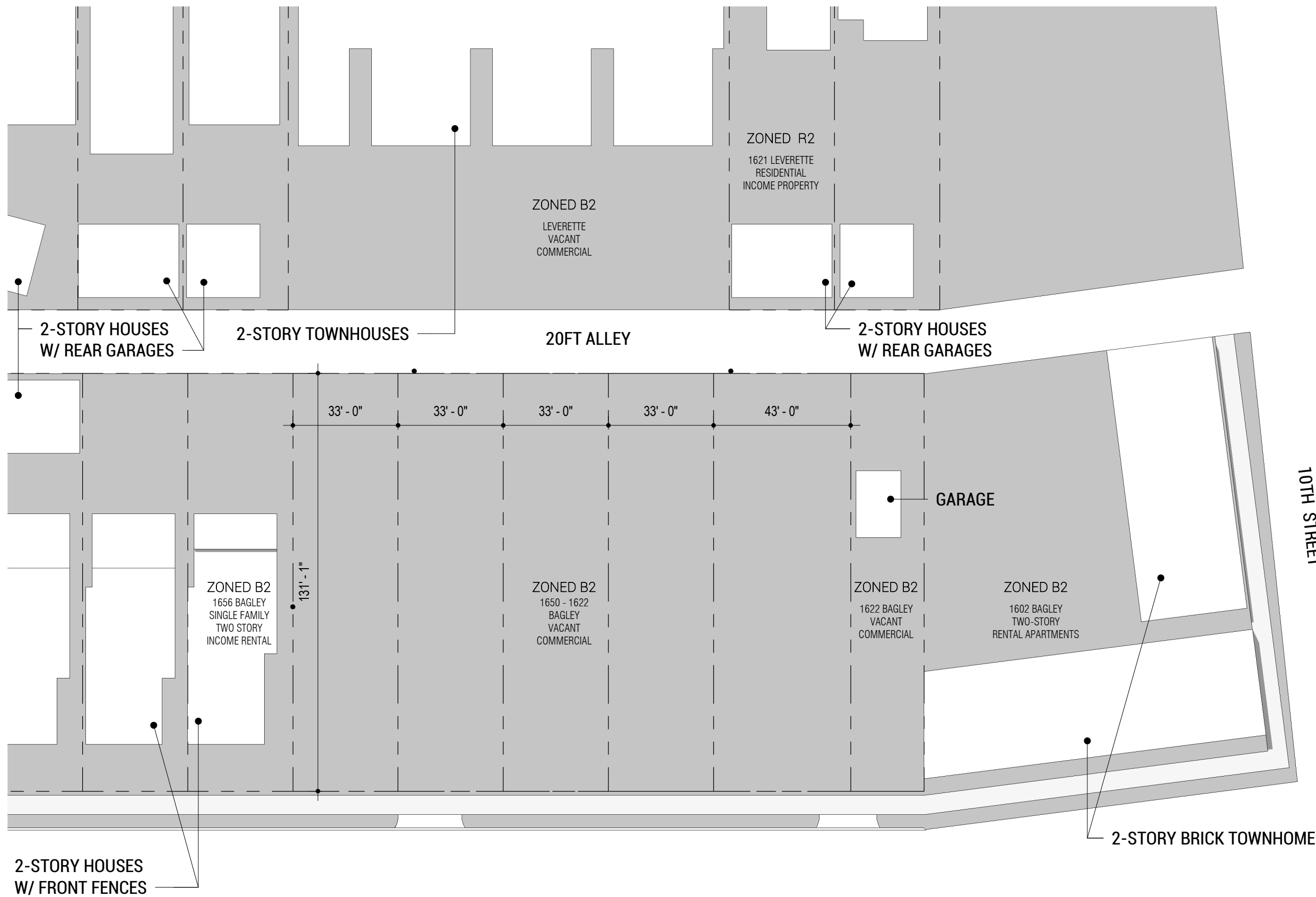
JOB NO.: #2017-0038C	ALTA/ACSM LAND TITLE SURVEY PARCEL 3-8 BAGLEY	REVISIONS
CHECK BY: SK		
ORIGINAL DATE: 01.03.2017		



**SITE SURVEY**

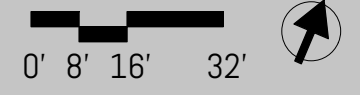
04.27.2021  
 1650-1628 BAGLEY

**HDC05**



BAGLEY STREET

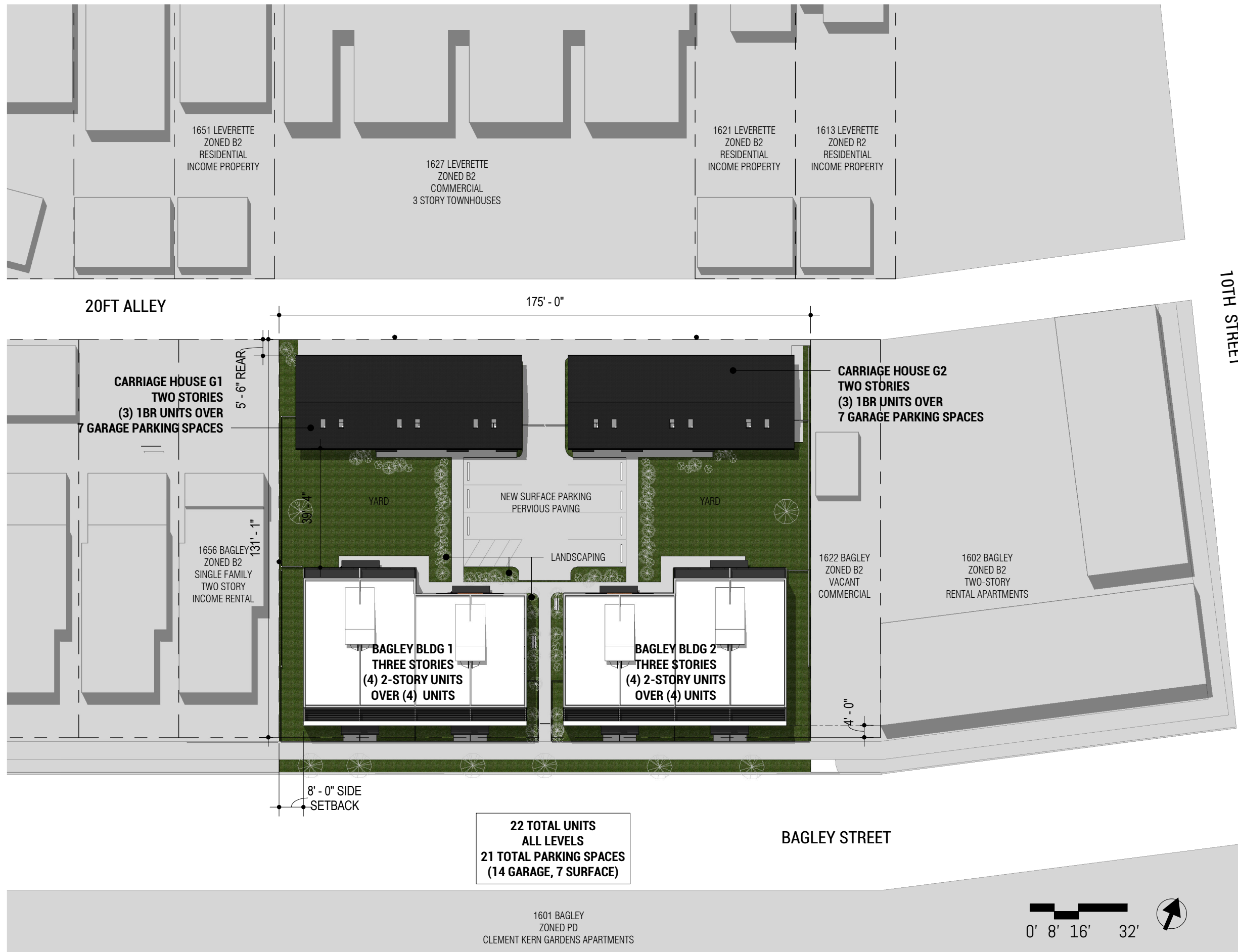
ZONED PD  
1601 BAGLEY  
CLEMENT KERN GARDENS APARTMENTS



**EXISTING SITE PLAN**

04.27.2021  
1650-1628 BAGLEY

**HDC06**



20FT ALLEY

175' - 0"

10TH STREET

**CARRIAGE HOUSE G1**  
TWO STORIES  
(3) 1BR UNITS OVER  
7 GARAGE PARKING SPACES

5' - 6" REAR

**CARRIAGE HOUSE G2**  
TWO STORIES  
(3) 1BR UNITS OVER  
7 GARAGE PARKING SPACES

1656 BAGLEY  
ZONED B2  
SINGLE FAMILY  
TWO STORY  
INCOME RENTAL

13'1" - 1"

NEW SURFACE PARKING  
PERVIOUS PAVING

LANDSCAPING

1622 BAGLEY  
ZONED B2  
VACANT  
COMMERCIAL

1602 BAGLEY  
ZONED B2  
TWO-STORY  
RENTAL APARTMENTS

**BAGLEY BLDG 1**  
THREE STORIES  
(4) 2-STORY UNITS  
OVER (4) UNITS

**BAGLEY BLDG 2**  
THREE STORIES  
(4) 2-STORY UNITS  
OVER (4) UNITS

4' - 0"

8' - 0" SIDE  
SETBACK

**22 TOTAL UNITS  
ALL LEVELS  
21 TOTAL PARKING SPACES  
(14 GARAGE, 7 SURFACE)**

BAGLEY STREET

1601 BAGLEY  
ZONED PD  
CLEMENT KERN GARDENS APARTMENTS

0' 8' 16' 32'





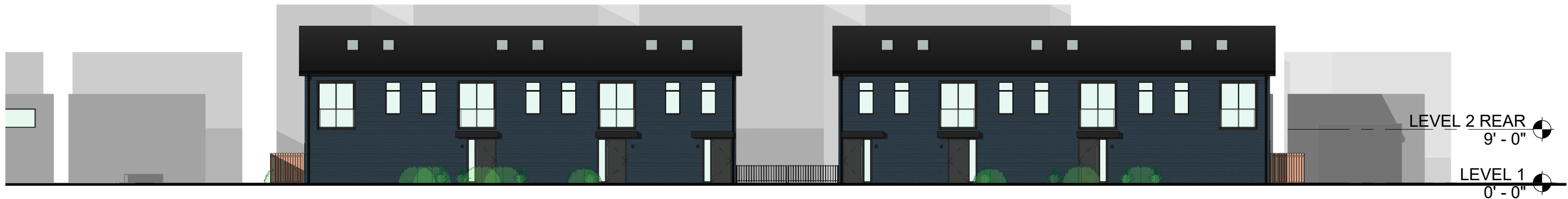
**S BAGLEY SOUTH ELEVATION (STREET)**  
1/16" = 1'-0"



**N BAGLEY NORTH ELEVATION (YARD)**  
1/16" = 1'-0"



**W WEST ELEVATION (EAST OPPOSITE)**  
1/16" = 1'-0"



**S GARAGE SOUTH ELEVATION (STREET)**  
1/16" = 1'-0"



**N GARAGE NORTH ELEVATION (YARD)**  
1/16" = 1'-0"



**W WEST INTERIOR ELEVATION (BETWEEN PHASES)**  
1/16" = 1'-0"





**S** SOUTH ELEVATION 3d



**N** NORTH ELEVATION 3d



3D View YARD



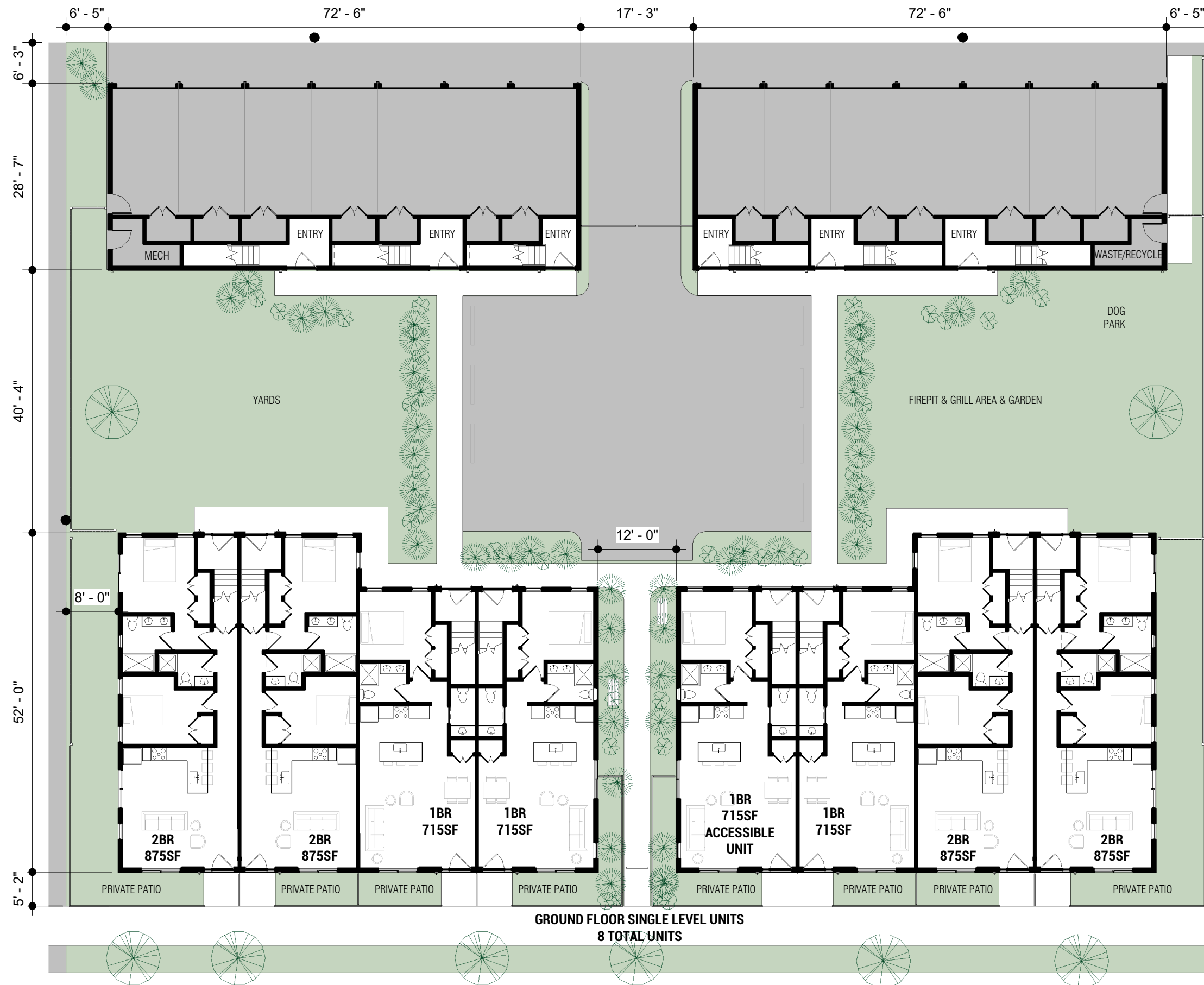
3D VIEWS

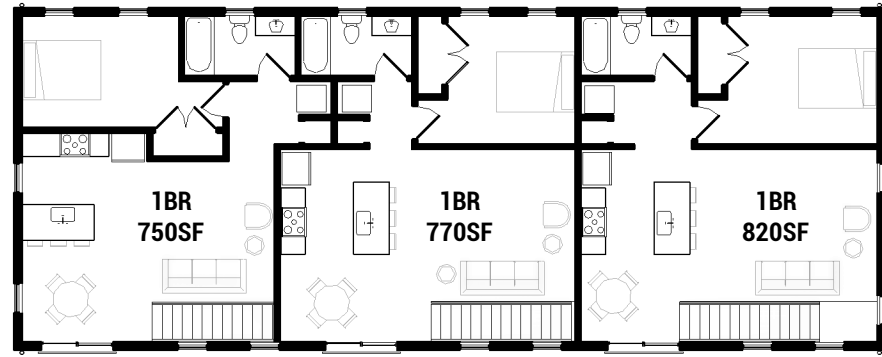
SECTION LOOKING EAST 3d

04.27.2021  
1650-1628 BAGLEY

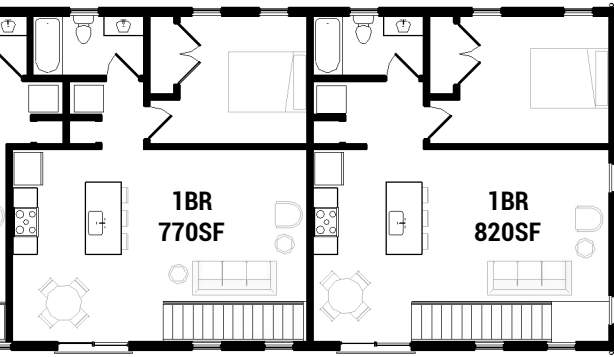
HDC12



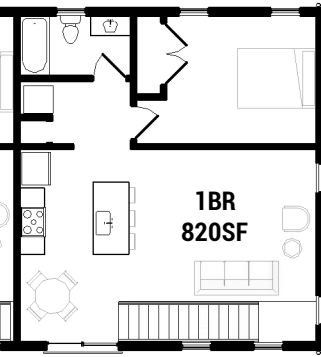




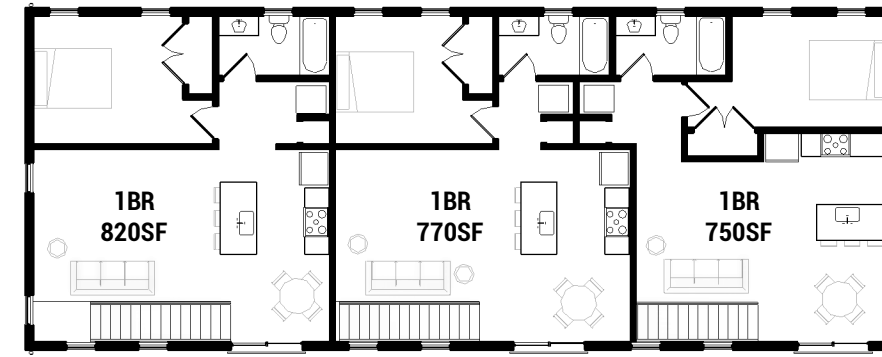
1BR  
750SF



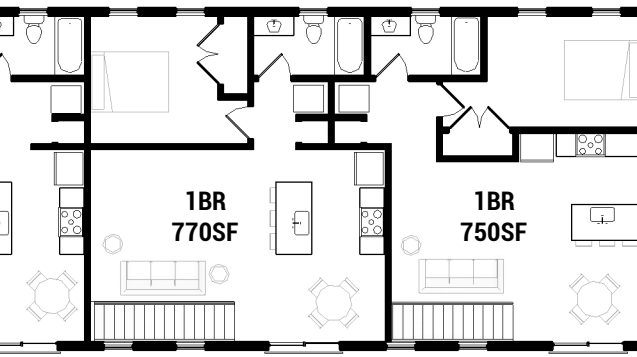
1BR  
770SF



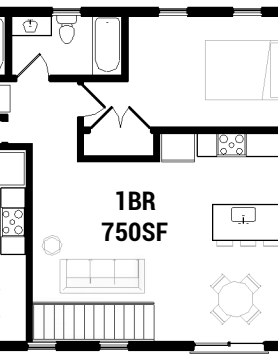
1BR  
820SF



1BR  
820SF

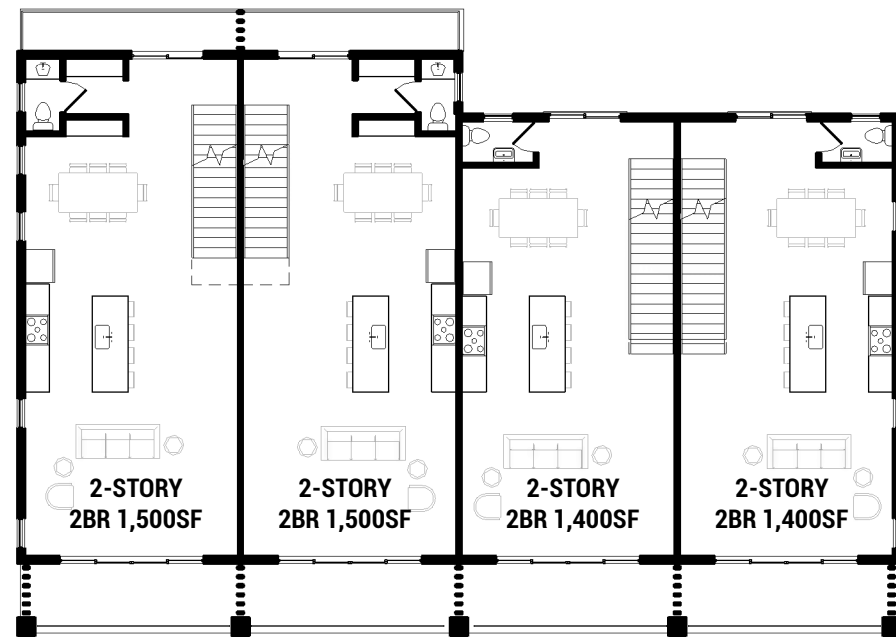
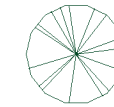
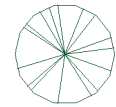


1BR  
770SF

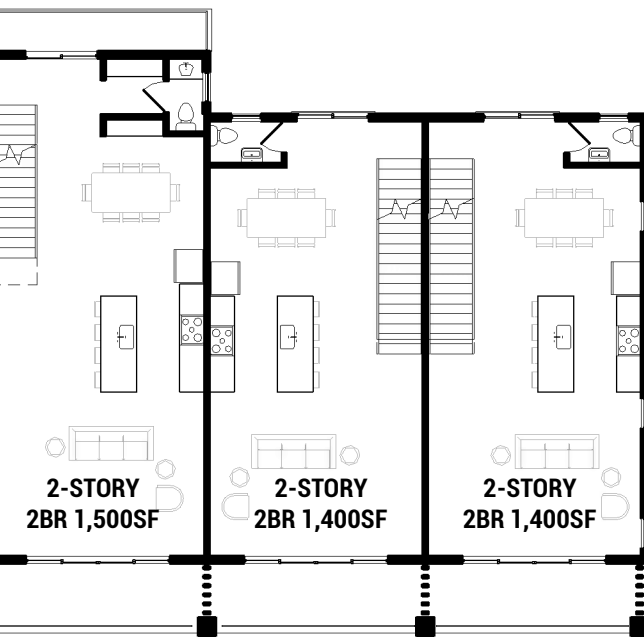


1BR  
750SF

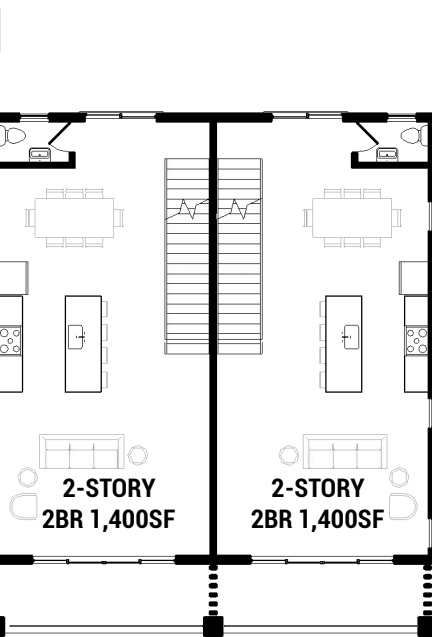
2ND FLOOR ABOVE-GARAGE UNITS  
6 TOTAL UNITS



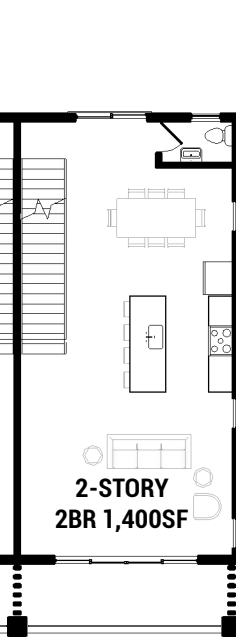
2-STORY  
2BR 1,500SF



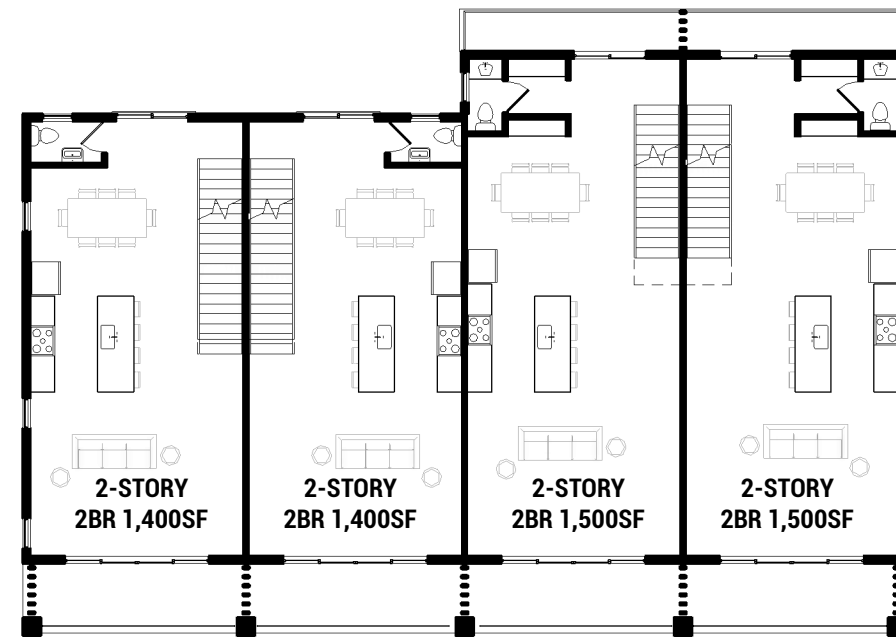
2-STORY  
2BR 1,500SF



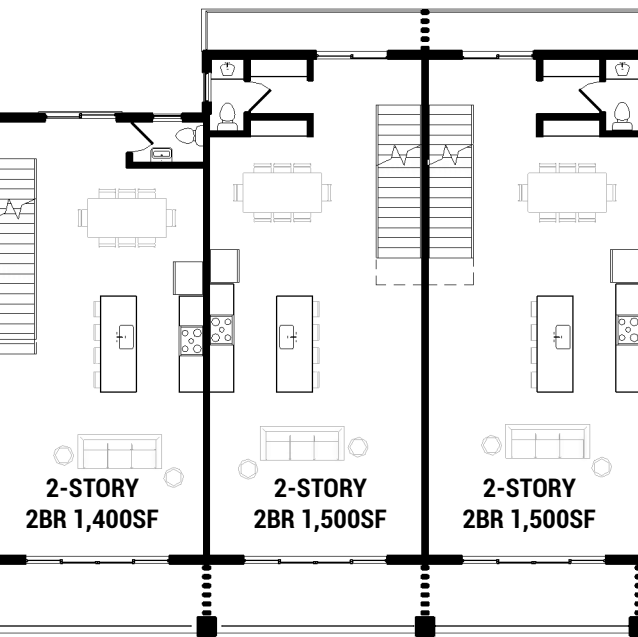
2-STORY  
2BR 1,400SF



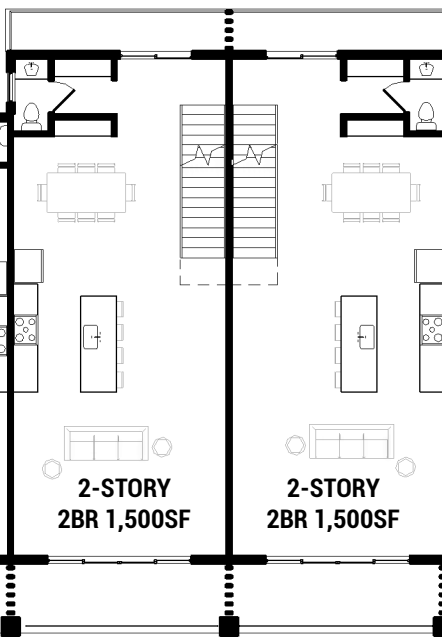
2-STORY  
2BR 1,400SF



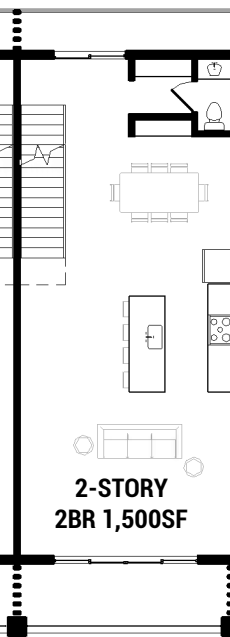
2-STORY  
2BR 1,400SF



2-STORY  
2BR 1,400SF



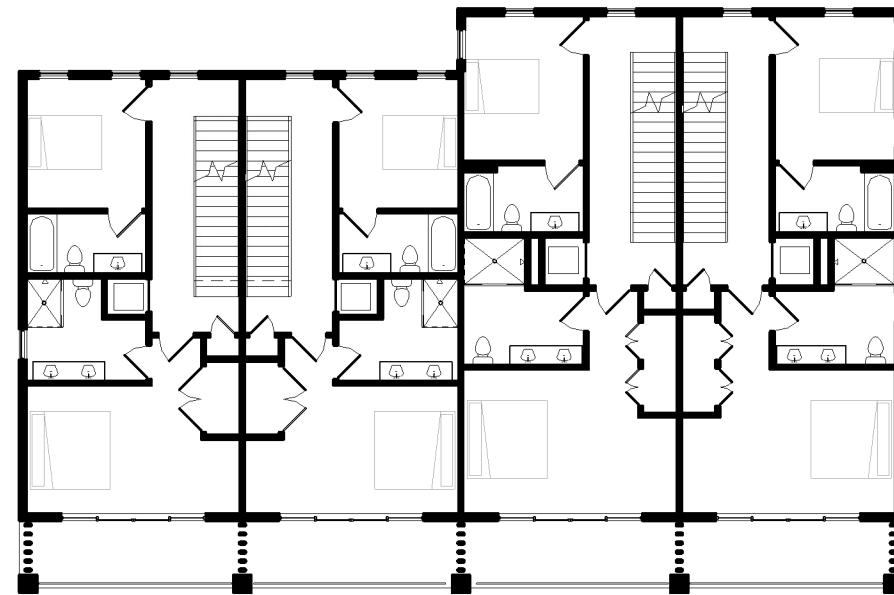
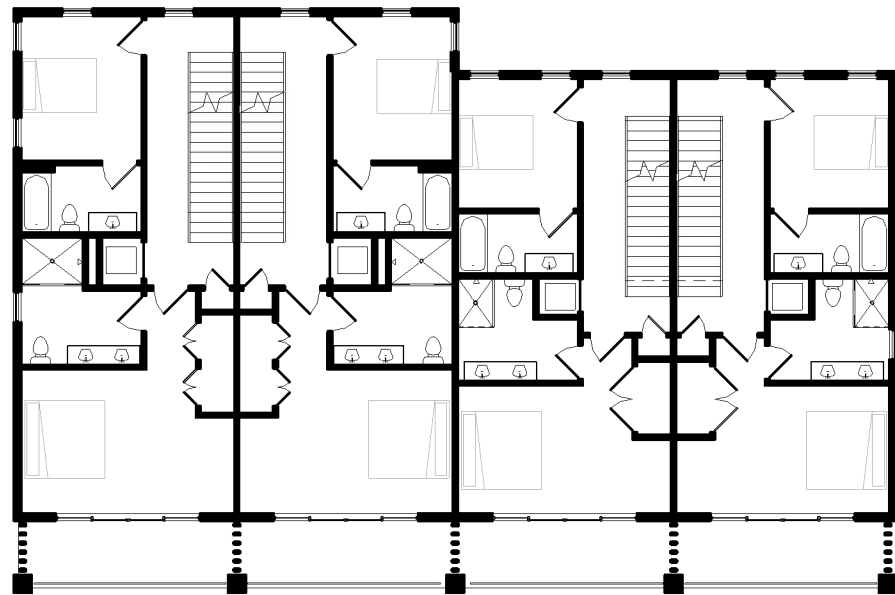
2-STORY  
2BR 1,500SF

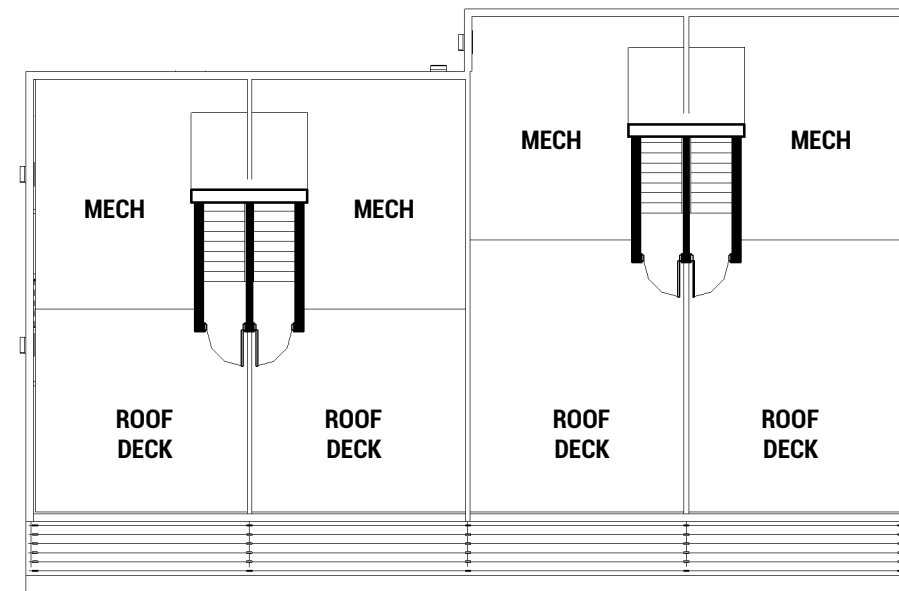
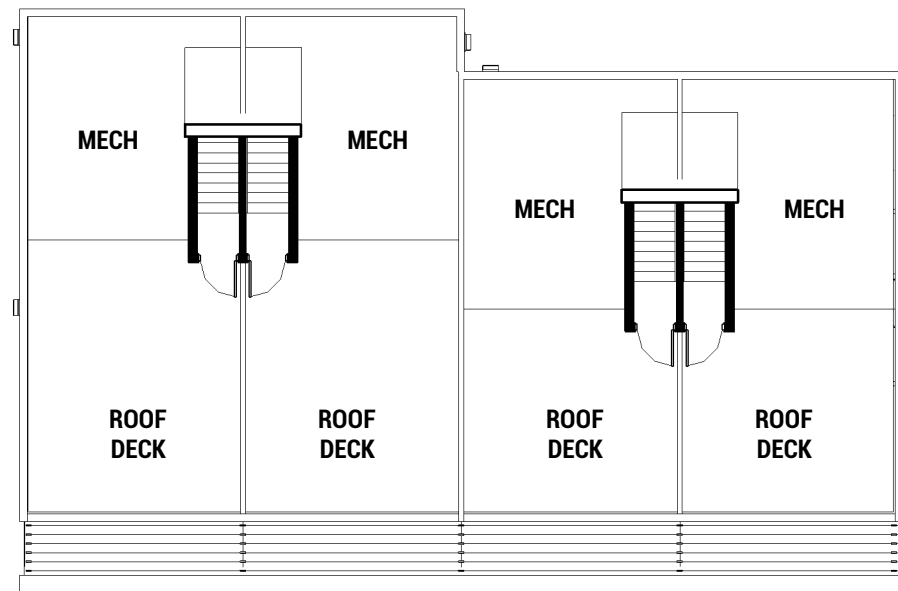
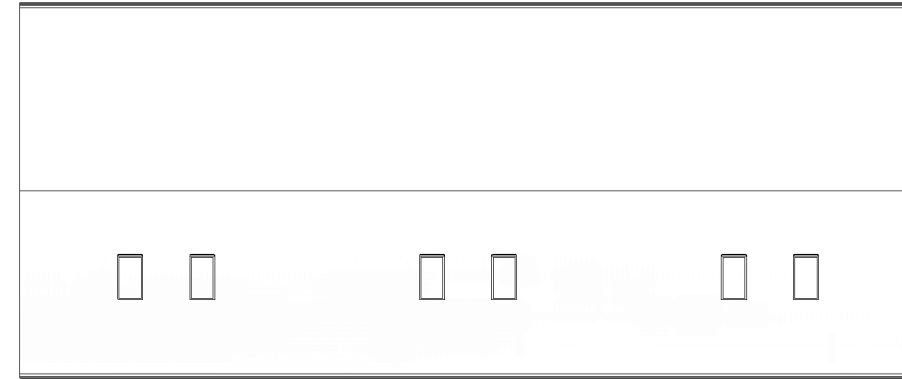


2-STORY  
2BR 1,500SF

2ND & 3RD FLOOR TWO-STORY UNITS  
8 TOTAL UNITS







## PROPOSED SITE SUMMARY

**TOTAL COMBINED LOT**  
0.527 ACRES; 22,946SF (175FT X 131FT)

**GARAGE BUILDINGS (EACH)**  
2,182sf FOOTPRINT  
4,364sf TOTAL

**BAGLEY BUILDINGS (EACH)**  
3,675sf FOOTPRINT  
11,025sf TOTAL

**TOTAL BUILDINGS**  
11,714sf FOOTPRINT  
30,778sf TOTAL SQUARE FOOTAGE (NOT INCLUDING ROOF DECKS)

## ZONING CODE SUMMARY

### GENERAL SITE DATA

**1628 BAGLEY STREET**  
Parcel: 08 000 388 ZONING: B2  
Size: 0.129 acres; 5,680sf (43ft x 131ft)

**1632 BAGLEY STREET**  
Parcel: 08 000 387 ZONING: B2  
Size: 0.09929 acres; 4,327sf (33ft x 131ft)

**1638 BAGLEY STREET**  
Parcel: 08 000 386 ZONING: B2  
Size: 0.09929 acres; 4,327sf (33ft x 131ft)

**1644 BAGLEY STREET**  
Parcel: 08 000 385 ZONING: B2  
Size: 0.09929 acres; 4,327sf (33ft x 131ft)

**1650 BAGLEY STREET**  
Parcel: 08 000 384 ZONING: B2  
Size: 0.09929 acres; 4,327sf (33ft x 131ft)

**TOTAL COMBINED SIZE: 0.527 ACRES; 22,946SF (175FT X 131FT)**

### ZONING

**Detroit Zoning Ordinance (13 DECEMBER 2019)**  
Zoning B2 LOCAL BUSINESS AND RESIDENTIAL DISTRICT  
Corktown Historic District

*Site Plan Review - Required for any multiple-family residential or loft or townhouse development with more than twelve (12) dwelling units.*

### USES

**B2 Zoning**  
**Sec. 50-9-50. - Conditional residential uses.**  
Residential  
(3)Multiple-family dwelling.

### SETBACKS

**B2 Zoning**  
**Table Sec. 50-13-43**  
MINIMUM LOT DIMENSIONS  
7,000sf; 70ft lot width (*this combined lot exceeds this*)

- Front: 4ft (*Align with adjacent per Sec. 50-13-228. - Contextual front setbacks.*) (*20ft per table not valid here*)
- Rear: 30ft (*will seek variance*)
- Side: Formula A (depth +2(height)/15)
  1. 8ft at Bagley ( $50ft + 2(35ft)/15=8ft$ )
  2. 6.25ft at Rear ( $30ft + 2(22ft)/15=6.25ft$ )
- Max FAR: 1.50 (*max building area 34,419sf > 30,778sf proposed*)
- No height restriction when not part of a mixed-use development

### LANDSCAPE BUFFERING

**For Parking Lots**  
*Not visible from public street, no adjacent R2 properties, and less than 25 surface spaces, so not required.*  
**Landscaping of required setbacks**  
One street tree required for each 30ft of front lineage. (*6 street trees required*)

### PARKING

Parking spaces required by use  
• Dwelling units 1.25 space per unit (Sec. 61-14-24.)  
Parking reductions:  
75% of min required because parcel is within .25 miles of light rail/bus.  
**Dwelling Parking Spaces Required:**  
**22 units \*0.75 = 17 spaces, 21 spaces provided**

## BUILDING CODE SUMMARY

MICHIGAN BUILDING CODE 2015

R-2 USE CLASSIFICATION

TYPE 3B CONSTRUCTION

MAXIMUM HEIGHT 60FT OR 4 STORIES  
16,000SF MAX ALLOWABLE AREA PER BUILDING

1HR FIRE RATED SEPARATION BETWEEN DWELLING UNITS AND AT EXIT CORRIDORS

R OCCUPANCIES REQUIRED TO BE SPRINKLERED.  
NFPA 13R SYSTEM IS PERMITTED WHERE BUILDING LESS THAN 4 STORIES, AND 60FT IN HEIGHT

MAY NO BE REQUIRED TO INSTALL MANUAL FIRE ALARM SYSTEM  
IF: Manual fire alarm boxes are not required where the building is equipped throughout with an *automatic sprinkler system* installed in accordance with Section 903.3.1.1 or 903.3.1.2 (NFPA13R) and the occupant notification appliances will automatically activate throughout the notification zones upon a sprinkler water flow.

SMOKE ALARMS REQUIRED

ONE MEANS OF EGRESS REQUIRED PER DWELLING UNIT

125ft MAXIMUM COMMON PATH OF EGRESS TRAVEL

SINGLE EXIT PERMITTED FROM OCCUPIED ROOF WHEN COMMON PATH OF EGRESS TRAVEL DOES NOT EXCEED 125ft

### ACCESSIBILITY

1 VAN ACCESSIBLE PARKING SPACE MUST BE PROVIDED  
ONE TYPE A UNIT REQUIRED

**BAGLEY BUILDINGS**

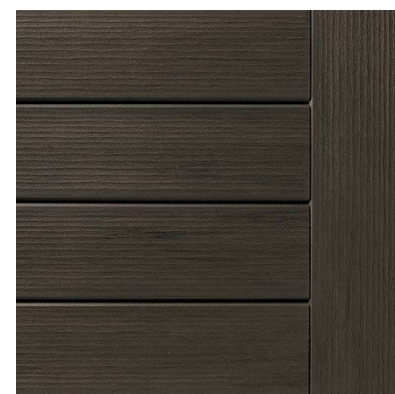
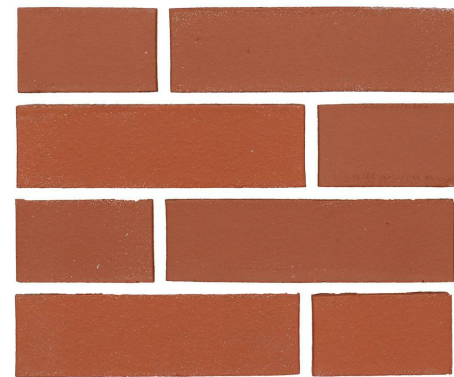
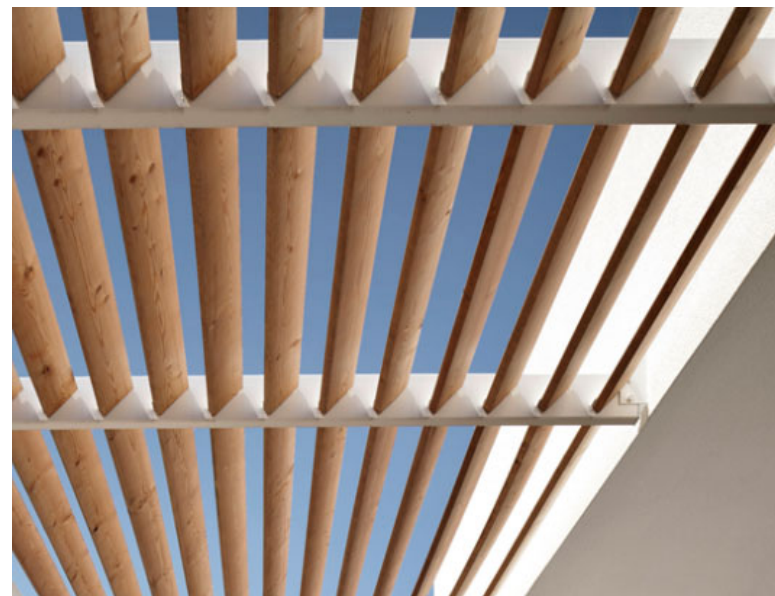
BRICK MASONRY	BOWERSTONE TERRA COTTA SMOOTH BRICK
CEMENTITIOUS PANELS	SMOOTH W/ CONCEALED Z-CLIP SYSTEM
ENTRY DOORS	PELLA STEEL FLAT PANEL ENTRY DOOR W/ SIDE LITE
SLIDING DOORS	PELLA 750 SERIES ALUM CLAD WOOD
WINDOWS	PELLA 750 SERIES ALUM CLAD WOOD
WOOD BRISE SOLEIL	CEDAR TIMBER W/ CLEAR STAIN
ENTRY AWNINGS	MEMBRANE ROOF W/ TIMBERTECH LEGACY FASCIA IN ESPRESSO
OVERFLOW SCUPPERS	ALUM BOX THROUGH-WALL SCUPPERS
BALCONY FLOORING	TIMBERTECH LEGACY COMPOSITE DECKING & FASCIA IN ESPRESSO
RAILING AT BALCONIES	VIEWRAIL U-CHANNEL BASE RAIL W/ LAMINATED GLASS
JULIET RAILING	VIEWRAIL SIDE-MOUNT TALON SPIGOT CLAMPS W/ LAMINATED GLASS
EXTERIOR LIGHTING	TECH LIGHTING FILO SCONCE IN BLACK

**CARRIAGE HOUSES**

CEMENTITIOUS SIDING	SMOOTH 8" V-GROOVE SIDING
ENTRY DOORS	PELLA STEEL FLAT PANEL ENTRY DOOR W/ SIDE LITE
SLIDING DOORS	PELLA 750 SERIES ALUM CLAD WOOD
WINDOWS	PELLA 750 SERIES ALUM CLAD WOOD
SKYLIGHTS	VELUX FS FIXED SKYLIGHT
ENTRY AWNINGS	MEMBRANE ROOF W/ TIMBERTECH LEGACY FASCIA IN ESPRESSO
JULIET RAILING	VIEWRAIL TALON SIDE-MOUNT SPIGOT CLAMPS W/ LAMINATED GLASS
ROOFING	ASPHALT SHINGLE - CERTAINTEED XT25 IN MOIRE BLACK
GUTTER & DOWNSPOUT	ALUMINUM BOX GUTTERS AND RECTANGULAR DOWNSPOUTS
GARAGE DOOR	CLOPAY MODERN STEEL FLUSH PANEL IN BLACK
EXTERIOR LIGHTING	TECH LIGHTING PITCH SCONCE IN BLACK

**SITE**

ALUMINUM FENCING	1" TOP & BOTTOM RAIL W/ 5/8" PICKETS. BLACK
WOOD FENCING	PT WOOD 6FT TALL



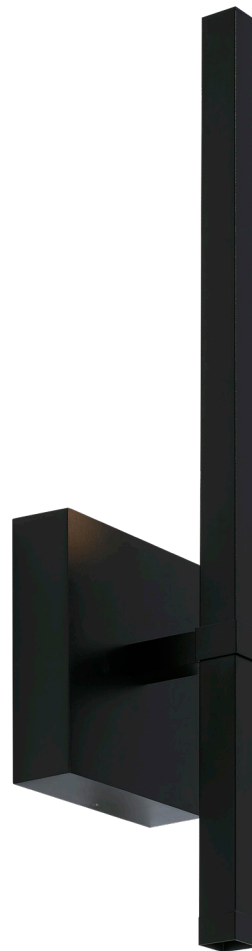
Featuring an elegant minimal design, the Filo 23 outdoor wall sconce is designed for reduced glare wayfinding with indirect light illuminating softly against the wall paired with a downlight illumination to highlight architectural features. Sized to match architectural scale.

- **Universal 120V-227V**
- **Outstanding protection against the elements:**
  - Wet Listed IP65 Rated
  - Stainless Steel Mounting Hardware
  - Powder Coat Finishes

## SPECIFICATIONS

DELIVERED LUMENS	1187.5
WATTS	23.89
VOLTAGE	Universal 120V-277V
DIMMING	Dimmable with most LED compatible ELV & TRIAC dimmers + 0-10V
LIGHT DISTRIBUTION	Symmetric
OPTICS	Downlight optic 30°
MOUNTING OPTIONS	Wall
CCT	3000K
CRI	90+
COLOR BINNING	3 Step
BUG RATING	B1-U3-G1
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	3.5 lbs.

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.



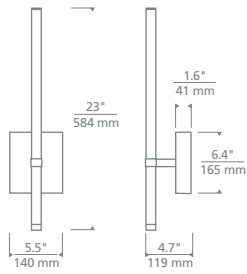
FILO 23 OUTDOOR WALL  
shown in black



FILO 23 OUTDOOR WALL  
shown in bronze

## ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	FINISH	VOLTAGE
700WFLO	930 90 CRI 3000K	23 23"	B BLACK Z BRONZE	UNV 120V - 277V



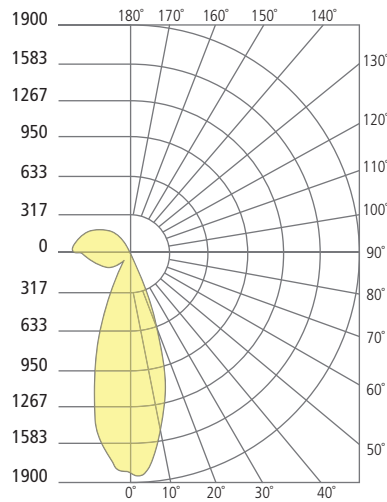
Filo 23 Outdoor Wall

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### FILO 23 OUTDOOR WALL

Total Lumen Output:	1125.0
Total Power:	23.9
Luminaire Efficacy:	47.1
Color Temp:	3000K
CRI:	90
BUG Rating:	B1-U3-G1



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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**TECH LIGHTING**

**VISUAL COMFORT & Co.**

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400



# PITCH SINGLE WALL SCONCE

An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

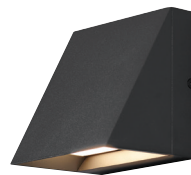
## Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

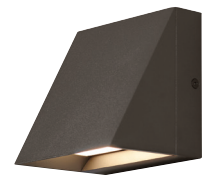
## Can be mounted for up lighting or down lighting

## SPECIFICATIONS

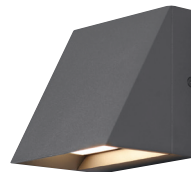
DELIVERED LUMENS	822.6
WATTS	26.2
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; >60,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.



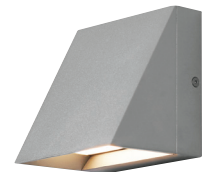
PITCH SINGLE  
shown in black



PITCH SINGLE  
shown in bronze



PITCH SINGLE  
shown in charcoal



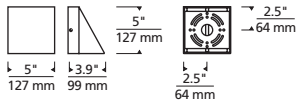
PITCH SINGLE  
shown in silver

\* Visit [techlighting.com](http://techlighting.com) for specific warranty limitations and details.

## ORDERING INFORMATION

PRODUCT	SIZE	FINISH	LAMP
700W5PIT	S SINGLE	B BLACK	-LED827 LED 80 CRI, 2700K 120V
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V

# PITCH SINGLE WALL SCONCE



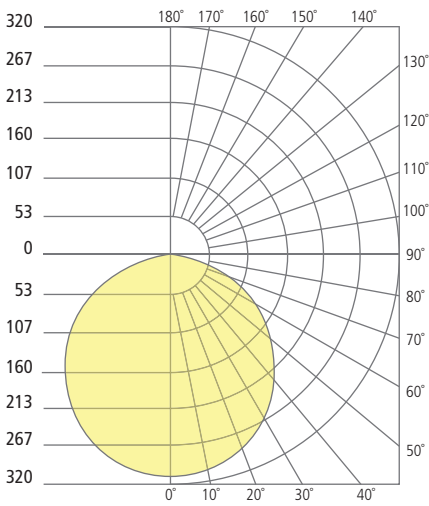
Pitch Single

## PHOTOMETRICS\*

\*For latest photometrics, please visit [www.techlighting.com/OUTDOOR](http://www.techlighting.com/OUTDOOR)

### PITCH SINGLE

Total Lumen Output: 822.6  
 Total Power: 26.2  
 Luminaire Efficacy: 31.4  
 Color Temp: 3000K  
 CRI: 80+  
 BUG Rating: B1-U0-G0



## PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES

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