655 W WILLIS DETROIT
MIDTOWN DETROIT / HOSEY DEVELOPMENT

06.14.2017

ISA

SITE

WESTWILL APARTMENTS

W WILLIS

NORTH CASS COMMUNITY GARDEN

100'

153'
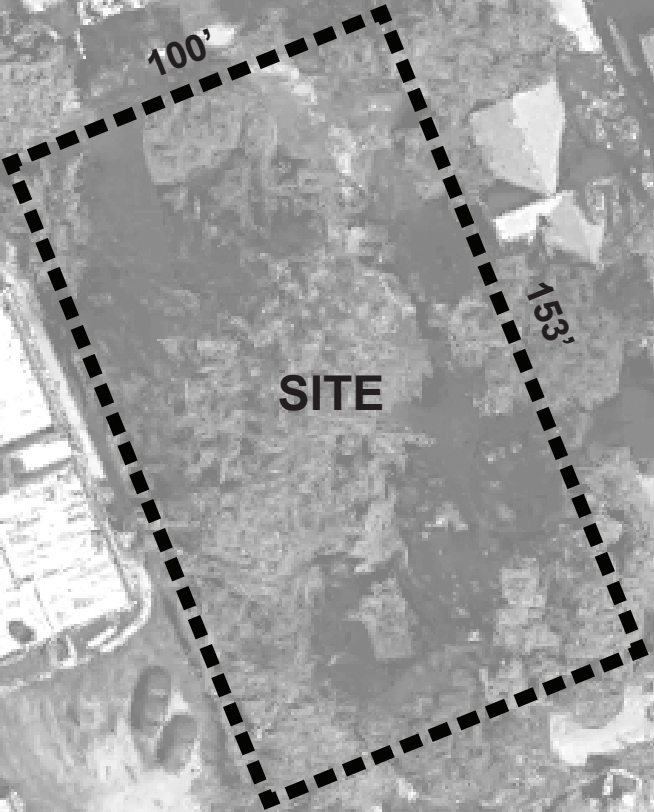
SITE

ALLEY

BLOSSOMS

2ND AVE

EL MOORE

3RD AVE

ALLEY

CINEMA DETROIT

N

655 W WILLIS ST DETROIT   ISA

SITE PLAN

SETBACKS AND COURTYARD ADDRESS CONTEXT AND PROVIDE LIGHT AND AIR TO UNITS
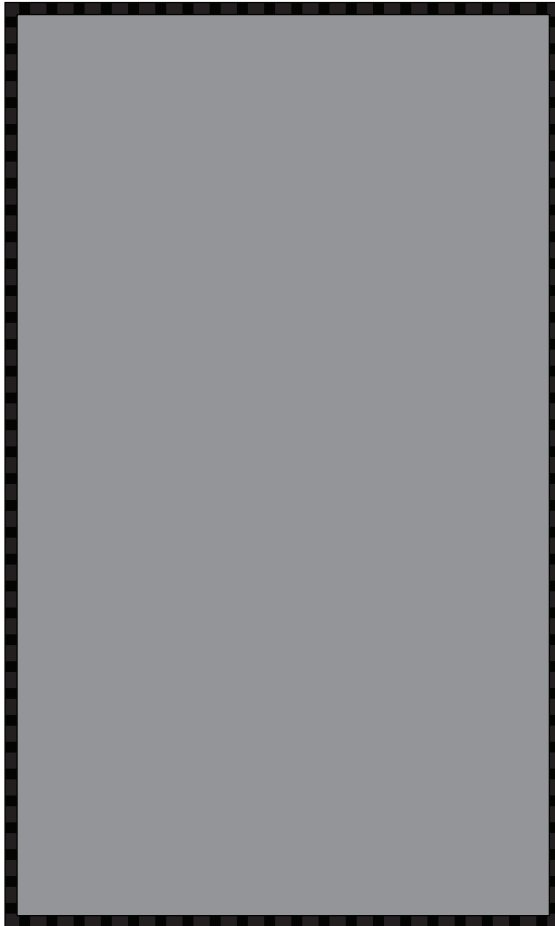
SITE
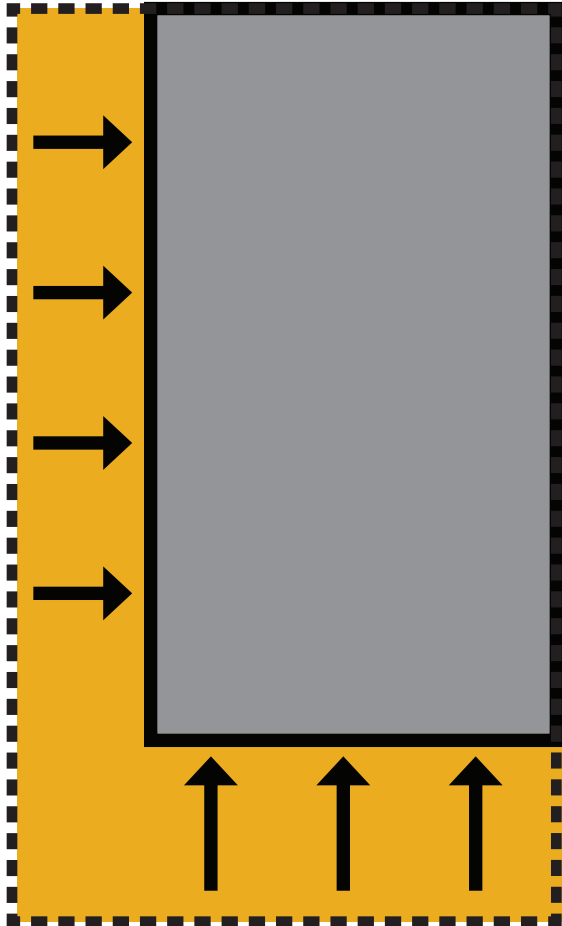
CONTEXTUAL SETBACKS

LIGHT WELLS

PORCHES + FACADE TEXTURE

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FRONT YARD

COMMUNITY
GARDEN

SINGLE
FAMILY

APARTMENT
BUILDING

STREETSCAPE

WEST WILLIS
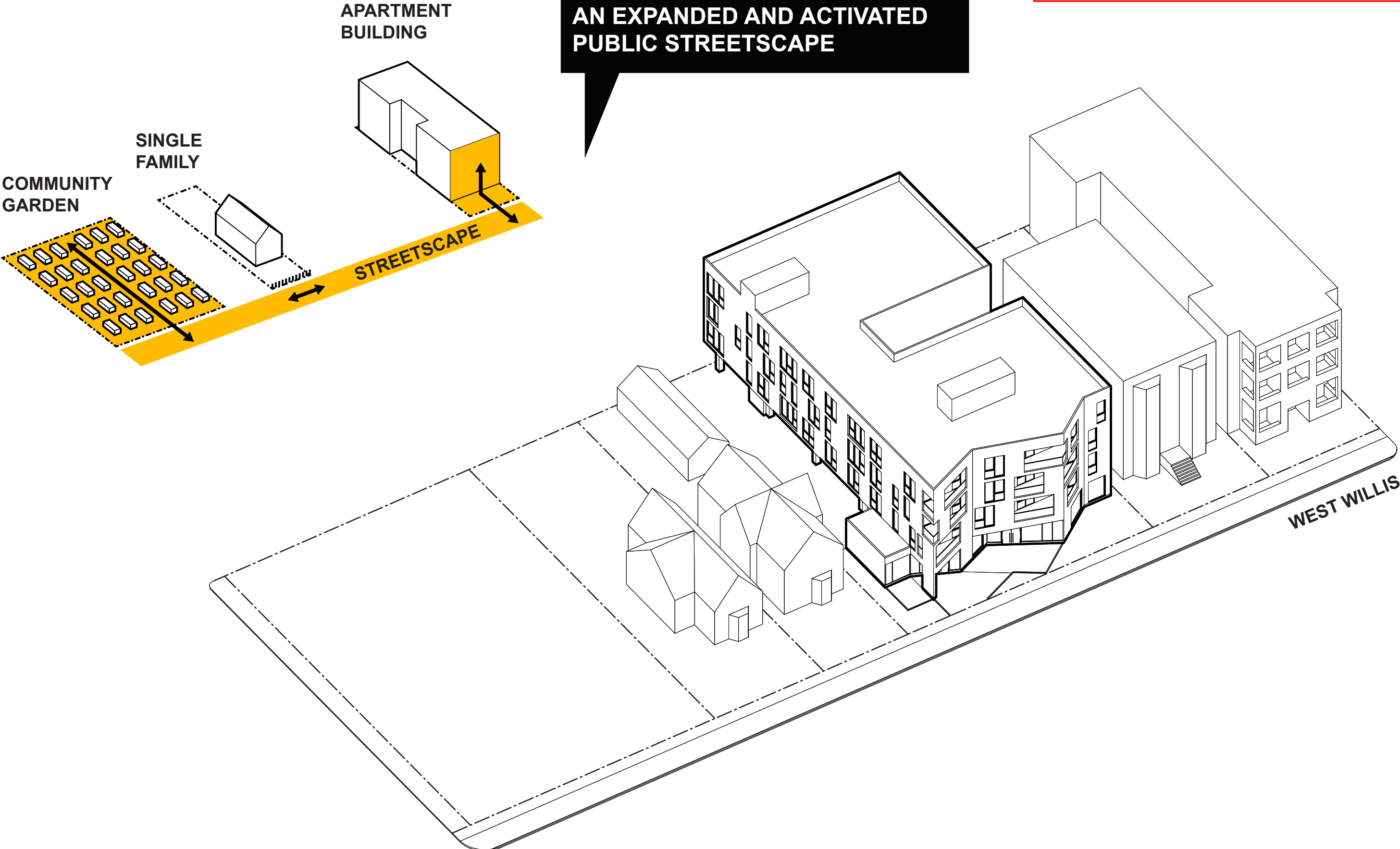
CONTEXT

PROJECTING BAYS AND
PORCHES OCCUPY SETBACKS,
CREATING OPPORTUNITIES
FOR SOCIAL GATHERING

655 W WILLIS ST DETROIT   **ISA**

CONTEXT

**ADJACENT BUILDINGS
TO THE EAST**

**ADJACENT BUILDINGS
TO THE WEST**

ELEVATIONS

NORTH ELEVATION

- PT WOOD ROOF TRELIS BEYOND
- FIBER CEMENT PANEL, DARK GREY
- CORRUGATED METAL PANEL
- STANDING SEAM METAL PANEL
- STANDING SEAM METAL PANEL
- CORRUGATED METAL PANEL
- FIBER CEMENT PANEL, ORANGE AT TERRACES, TYP.
- FIBER CEMENT PANEL, DARK GREY
- EXPANDED METAL MESH GUARDRAIL, TYP.

- T.O. PILOT HOUSE 60' - 0" MAX.
- T.O. ROOF 50' - 0" MAX.
- FOURTH FLOOR 35' - 6"
- THIRD FLOOR 24' - 6"
- SECOND FLOOR 13' - 6"
- AVERAGE GRADE 0' - 0"

EAST ELEVATION

- FIBER CEMENT PANEL, DARK GREY
- PT WOOD ROOF TRELIS BEYOND
- FIBER CEMENT PANEL, DARK GREY
- CORRUGATED METAL PANEL
- EXPANDED METAL MESH GUARDRAIL, TYP.
- FIBER CEMENT PANEL, DARK GREY
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- FOURTH FLOOR 35' - 6"
- THIRD FLOOR 24' - 6"
- SECOND FLOOR 13' - 6"
- AVERAGE GRADE 0' - 0"

SOUTH ELEVATION

- FIBER CEMENT PANEL, DARK GREY
- STANDING SEAM METAL PANEL
- FIBER CEMENT PANEL, ORANGE
- FIBER CEMENT PANEL, ORANGE
- FIBER CEMENT PANEL, DARK GREY
- FIBER CEMENT PANEL, DARK GREY

- T.O. PILOT HOUSE 60' - 0" MAX.
- T.O. ROOF 50' - 0" MAX.
- FOURTH FLOOR 35' - 6"
- THIRD FLOOR 24' - 6"
- SECOND FLOOR 13' - 6"
- AVERAGE GRADE 0' - 0"

WEST ELEVATION

- STANDING SEAM METAL PANEL
- CORRUGATED METAL PANEL
- FIBER CEMENT PANEL, DARK GREY
- PT WOOD ROOF TRELIS BEYOND
- FIBER CEMENT PANEL, DARK GREY
- CORRUGATED METAL PANEL
- EXPANDED METAL MESH GUARDRAIL, TYP.

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- FOURTH FLOOR 35' - 6"
- THIRD FLOOR 24' - 6"
- SECOND FLOOR 13' - 6"
- AVERAGE GRADE 0' - 0"

0'   20'   40'

655 W WILLIS ST DETROIT   **ISA**

PLANNING

THE BUILDING DESIGN
ADHERES TO THE DETROIT
PLANNING AND DEVELOPMENT
GUIDING PRINCIPLES.

PARKING

SUSTAINABLE &
EQUITABLE DEVELOPMENT

OPEN SPACE

PUBLIC REALM

WALKABLESTREETS

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HISTORIC

1. HEIGHT
The proposed building is 4-stories and 46'-6" ft height, in keeping with the prevailing density and massing of the district.

2. PROPORTION OF BUILDINGS' FRONT FACADES
The facade design divides a wider face into three narrow folds that are taller than they are wide.

3. PROPORTION OF OPENINGS WITHIN FRONT FACADES
The upper residential windows are grouped into larger openings and storefront windows are used on the ground to showcase the lobby, bike storage, and small commercial space. The overall proportion of openings (including porch aperatures) are designed to be in keeping with other buildings on the block.

4. RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADES
The facade design plays with a balance between repetition and asymmetry in keeping with the building's larger context.

5. RHYTHM OF SPACING OF BUILDING ON STREETS
The project obeys the pattern of adjacent building-to-lot relationships and meters the front facade to transition from higher to lower density in a visually comfortable way.

6. RHYTHM OF ENTRANCES AND PORCHES
The facade design is inspired by contextual entry and porch conditions found on adjacent buildings to the west of the site. Expanded porches and balconies are also a prevailing and charming typology found throughout the Willis-Selden Local Historic District.

7. RELATIONSHIP OF MATERIALS
While masonry is prevalent in the historic buidings in the area, we have elected to explore a cladding palette that is in keeping with a more contemporary design aesthetic. The varied and vertically oriented metal cladding expresses joints much like the typical residential siding products found throughout the area. We see this as a way of integrating contemporary aesthetics comfortably within the residential vernacular of the neighborhood. We also see the use of metal facade materials as a way to celebrate Detroit's long history of metal fabrication and industrial production.

8. RELATIONSHIP OF TEXTURES
The building design produces textural interest through a palette mixing standing seam and corrugated metal with panels of varying widths. The folded massing, inset balconies, and recessed entry points produce additional facade depth and shadow lines, and the distribution of window openings further creates a varied yet ordered facade texture.

9. RELATIONSHIP OF COLORS
The building facade employs tones (warm grays) in keeping with the nature of metal cladding. An accent color is used in combination to produce a dynamic color relationship that points to an animated and more architecturally diverse future.

10. RELATIONSHIP OF ARCHITECTURAL DETAILS
The design concept updates the "super porch" element found in the historic context with a contemporary presentation of local typologies and details.

11. RELATIONSHIP OF ROOF SHAPES
The building's flat roof is designed in keeping with similar buildings in the district.

12. WALLS OF CONTINUITY
The building facade aligns with and continues the strong building edge along the south side of Willis that frames the adjacent pedestrian experience.

13. RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES
The building design works with the predominant front lawn condition, creating a landscaped and hardscaped extension of the pedestrian life of the street while also allowing the program activation from the building lobby and commercial tenant to influence that space.

14. RELATIONSHIP OF OPEN SPACE TO STRUCTURES
Shallow side yards and a front yard that respects adjacent context hold site edges in a way that respects the district's general pattern.

15. SCALE OF FACADES
The building's mid-scale facade fits within the district's and block's pattern of variable scales.

16. DIRECTIONAL EXPRESSION OF FRONT ELEVATIONS
The building is approximately 50% wider than it is tall, but its folded facade creates a series of more vertically oriented surfaces that respect the district's pattern.

17. RHYTHM OF BUILDING SETBACKS
A variable setback animates the pedestrian experience, adding "eyes on the street" and transitioning between large- and small-scale adjacent residential buildings.

18. RELATIONSHIP OF LOT COVERAGES
With a lot coverage of 65%, the project respects the district's pattern. The design includes side yard setbacks as well as a courtyard to maximize building efficiency and natural light and air exposures.

19. DEGREE OF COMPLEXITY WITHIN FACADES
The building design features a simple massing with a folded facade that achieves variety through patterns of inset porches and fenestration.

20. ORIENTATION, VISTAS, OVERVIEWS
The building facade generally faces West Willis, but its folded geometry amplifies its frontage to the street by creating multiple dynamic visual relationships.

21. SYMMETRIC OR ASYMMETRIC APPEARANCE
This project lies between two disparate conditions, with asymmetric single family homes to the East and symmetric mid-scale apartment buildings to the West. The building design explores asymmetry and repetition as a means to transition between these different architectural scales.

22. GENERAL ENVIRONMENTAL CHARACTER
The project respects the mid-density, mixed-use, urban character of the district, adding to its diverse physical appearance with a contextual yet contemporary design for a mid-scale apartment building.
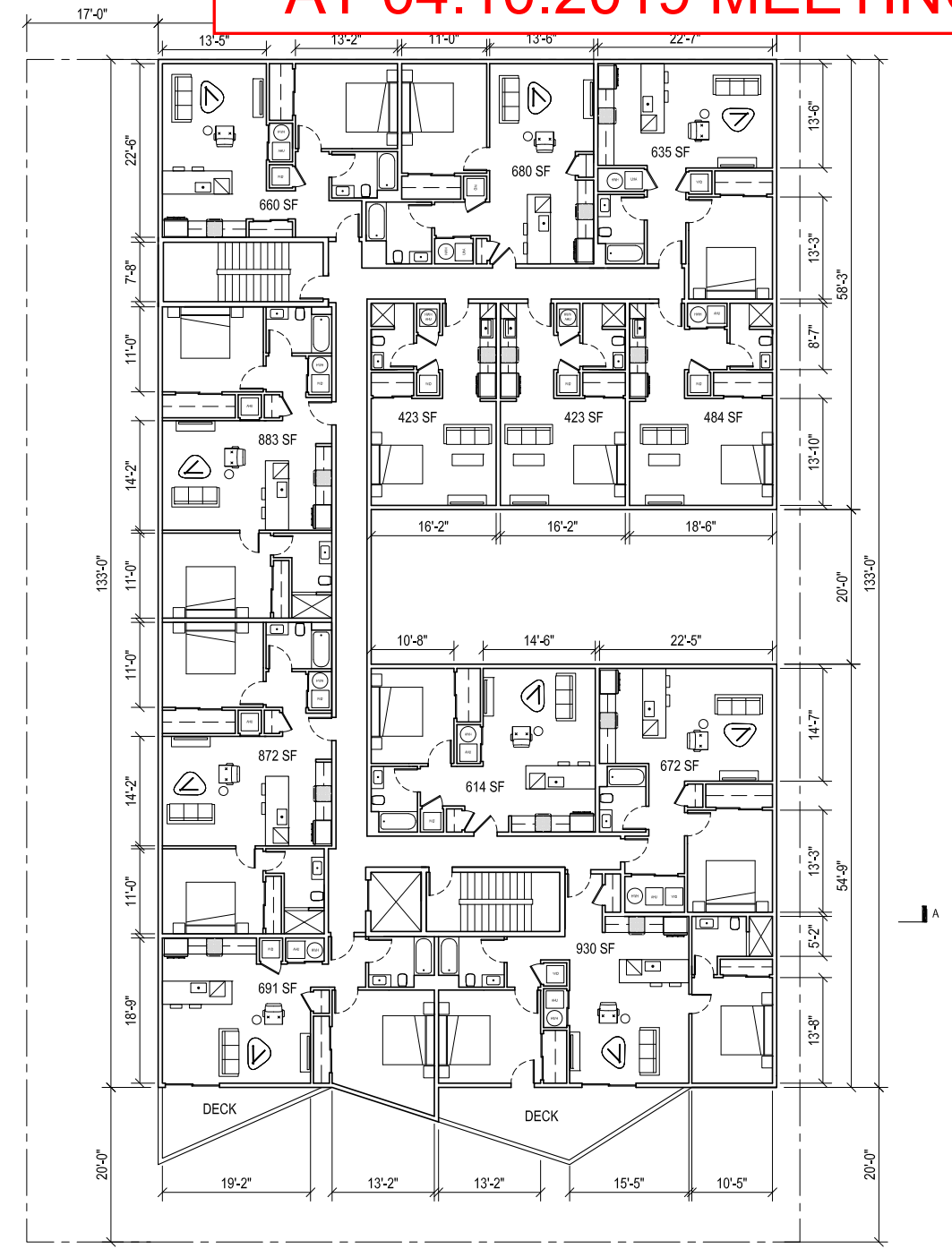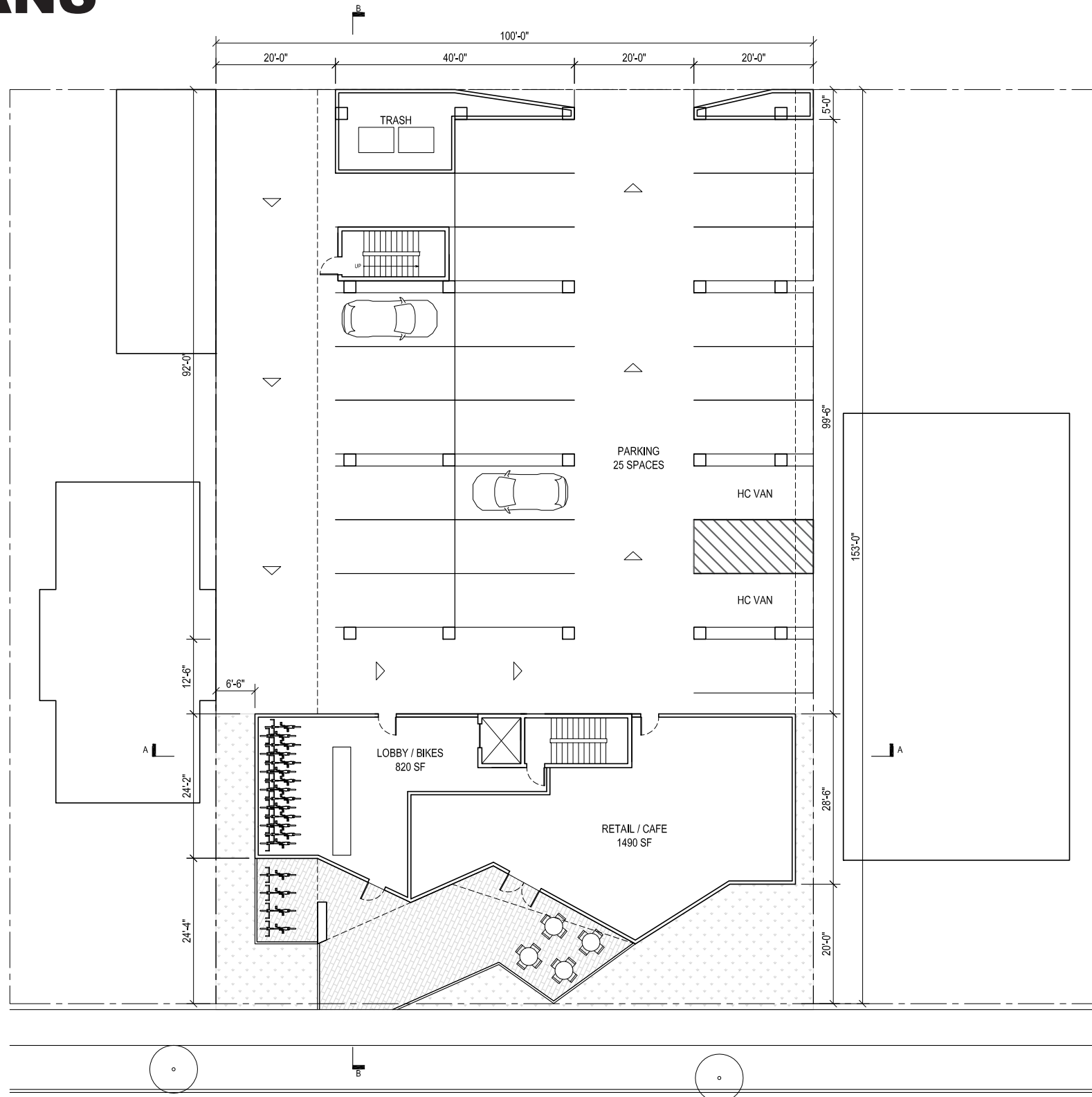
655 W WILLIS ST DETROIT   ISA

PLANS

L1

TYP

0'   20'   40'   N

2 BR 2 BATH	9	RESIDENTIAL GSF	25,700	LOT COVERAGE	65 %
1 BR 1 BATH	18	COMMERICAL GSF	1,500	FAR	2.1
STUDIO	9	CIRC / MECH / STORAGE	4,800	PARKING RATIO	.69
TOTAL UNITS PER FLOOR	**36**	**TOTAL GSF**	**32,000**		
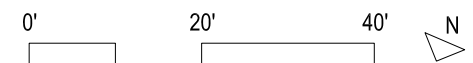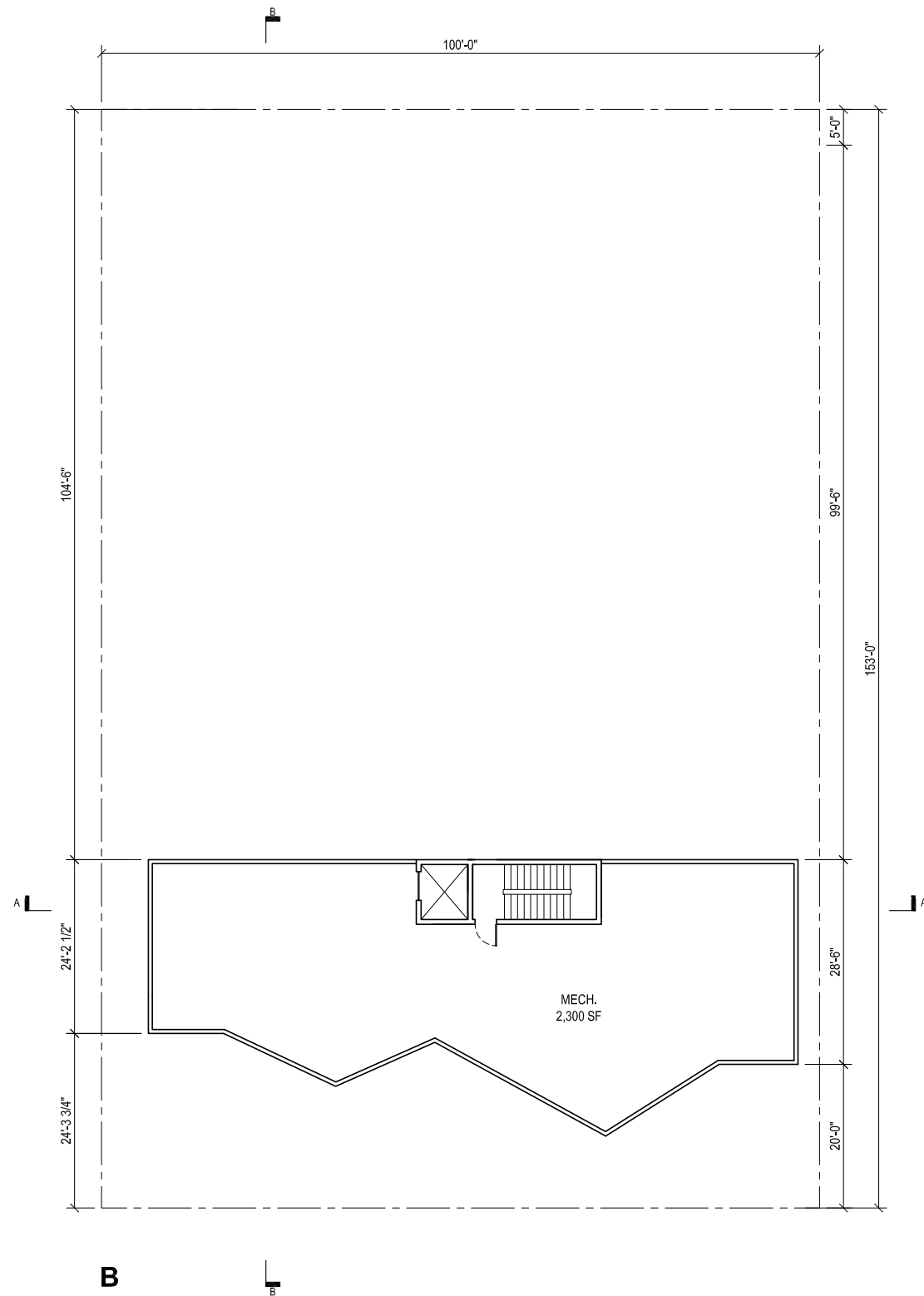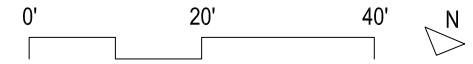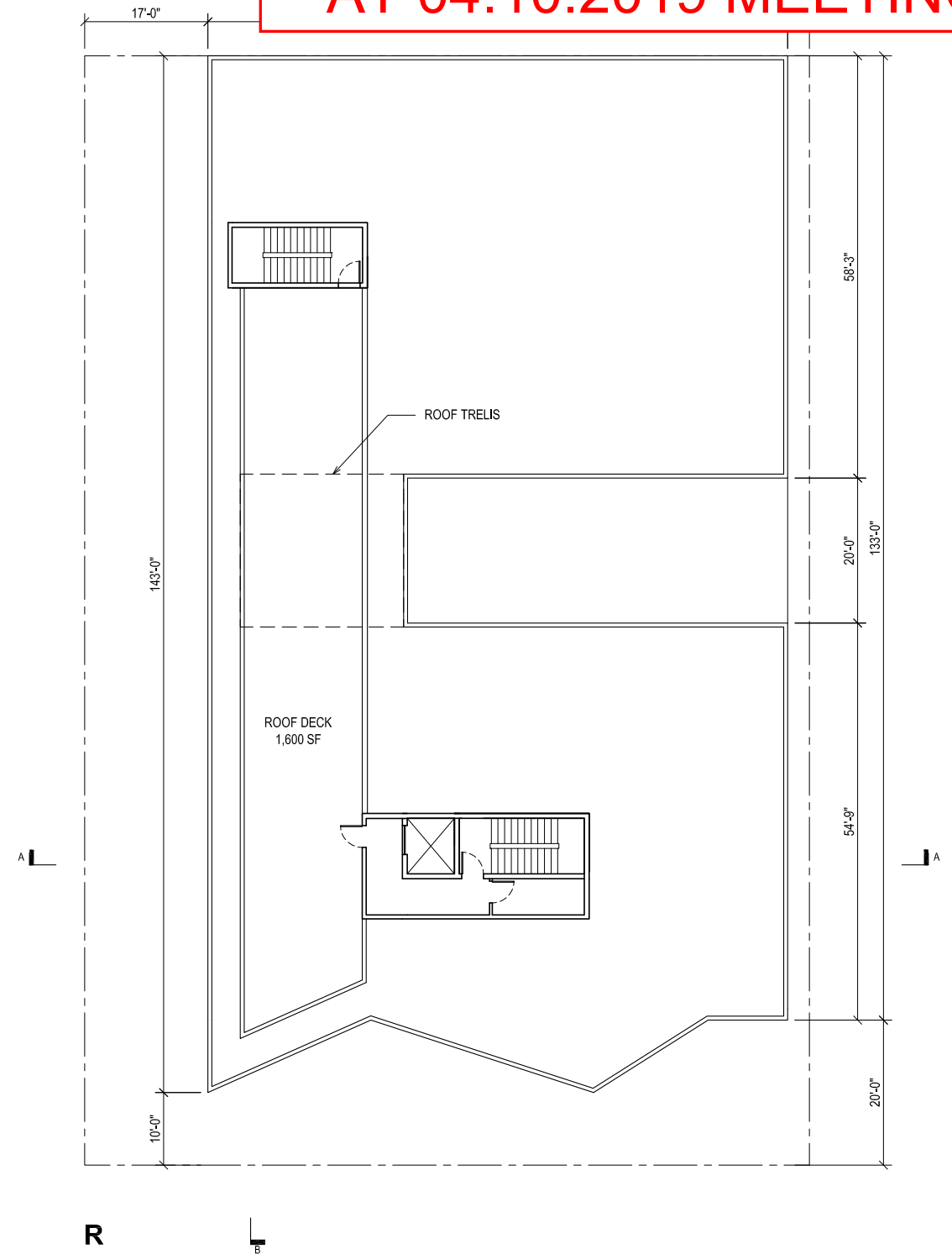
655 W WILLIS ST DETROIT   ISA

PLANS

100'-0"

5'-0"

104'-6"

99'-6"

153'-0"

24'-2 1/2"

28'-6"

24'-3 3/4"

20'-0"

MECH.
2,300 SF

B

17'-0"

58'-3"

143'-0"

20'-0"

133'-0"

ROOF TRELIS

ROOF DECK
1,600 SF

54'-9"

10'-0"

20'-0"

R

0'   20'   40'   N

655 W WILLIS ST DETROIT   ISA

SECTIONS

SECTION A

ROOF TRELIS BEYOND

ELEVATOR PILOT HOUSE

T.O. PILOT HOUSE
60' - 0" MAX.

T.O. ROOF
50' - 0" MAX.

FOURTH FLOOR
35' - 6"

THIRD FLOOR
24' - 6"

SECOND FLOOR
13' - 6"

AVERAGE GRADE
0' - 0"

BASEMENT
-10' - 0"

UNIT | UNIT

UNIT | UNIT

UNIT | UNIT

BIKE STORAGE | LOBBY | RETAIL

MECH.

SECTION B

ROOF TRELIS BEYOND

ELEVATOR PILOT HOUSE BEYOND

T.O. PILOT HOUSE
60' - 0" MAX.

T.O. ROOF
50' - 0" MAX.

FOURTH FLOOR
35' - 6"

THIRD FLOOR
24' - 6"

SECOND FLOOR
13' - 6"

AVERAGE GRADE
0' - 0"

UNIT | UNIT | UNIT | UNIT

UNIT | UNIT | UNIT | UNIT

UNIT | UNIT | UNIT | UNIT

TRASH | LOBBY

MECH.

0'   20'   40'

655 W WILLIS ST DETROIT   **ISA**
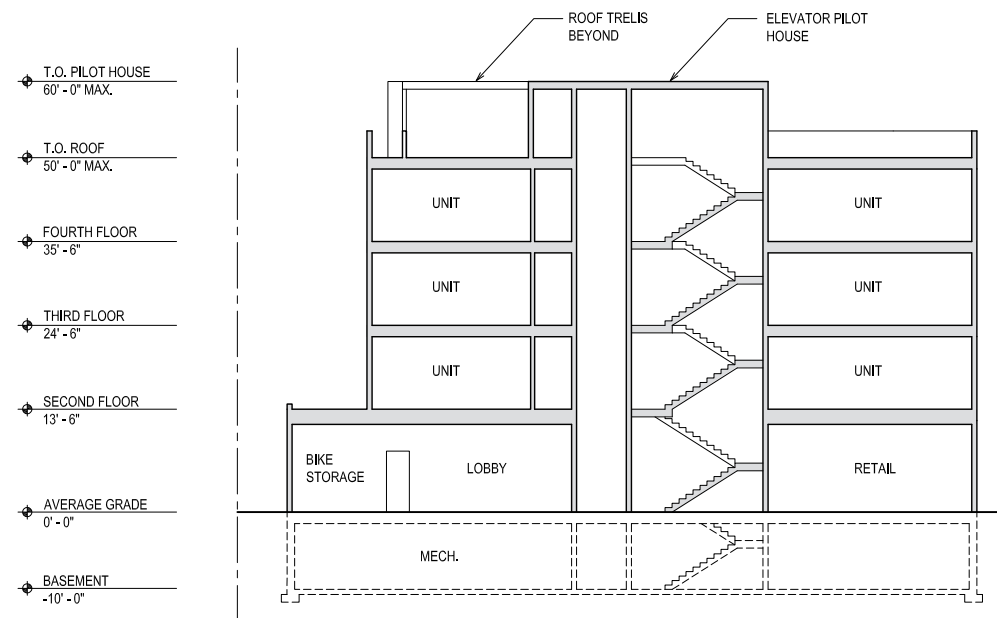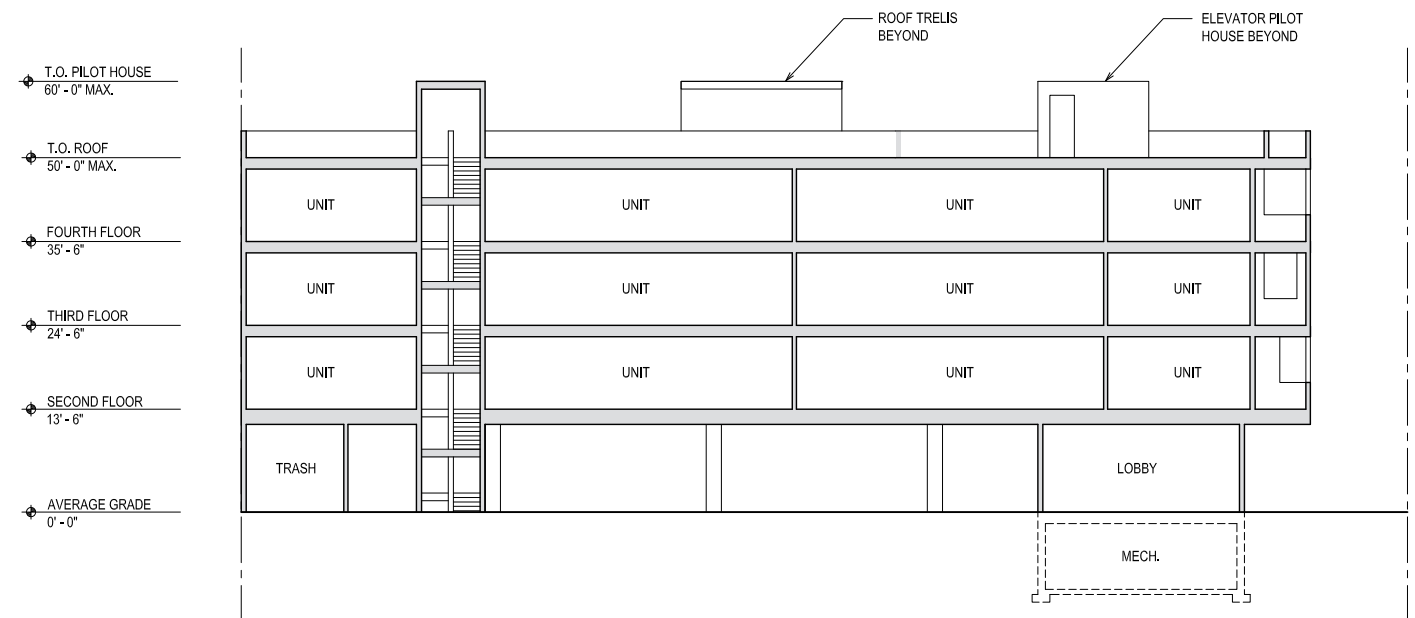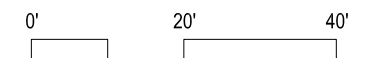
MATERIALS

STANDING SEAM
METAL PANEL

CORRUGATED
METAL PANEL

EXPANDED METAL MESH
GUARDRAILS

FIBER CEMENT

FIBER CEMENT PANEL,
ACCENT COLOR

FIBER CEMENT PANEL,
DARK GRAY COLOR

WINDOWS

WINDOWS TBD,
DARK FRAMES

STOREFRONT
GLAZING SYSTEM,
DARK FRAMES

655 W WILLIS ST DETROIT   **ISA**

MATERIALS

TEXTURED METAL MATERIALS PAY HOMAGE TO DETROIT'S HISTORY OF METAL FABRICATION AND INDUSTRIAL PRODUCTION.

STANDING SEAM METAL PANEL

CORRUGATED METAL PANEL

EXPANDED METAL MESH GUARDRAILS

FIBER CEMENT PANEL, ACCENT COLOR

FIBER CEMENT PANEL, DARK GRAY COLOR

METAL

FIBER CEMENT

655 W WILLIS ST DETROIT   ISA

ZONING

	SD-1		655 WILLIS
USE			
PERMITTED	MULTIPLE-FAMILY DWELLING RETAIL / RESTAURANT / GALLERY / OFFICE ACCESSORY PARKING LOT / AREA		
DIM STANDARDS			
LOT AREA	N/A		15,300 SF
LOT COVERAGE			65%
FAR			2.1
FRONT SETBACK	MIN	N/A	
	MAX	AVG ADJACENT OR 20' (LEAST)	< 20'
REAR SETBACK	MIN	10' WITH ALLEY	0'
SIDE SETBACK	MIN	N/A	3'
MAX HEIGHT	50' - 60' / 4 STORIES (MIXED-USE) [5]		46'6" / 4 STORIES
PARKING			
LOCATION	PROHIBITED B/N STREET / FRONT OF BLDG		
MULTI-FAM DWELLING	1.0 (36) / .75 (27) WITHIN .25 MI OF TRANSIT		.69 (25)
RETAIL / OFFICE	1/100 SF - 1/400 SF (DEPENDING ON USE)		0
SPACE SIZE	9' X 20' / 20' DRIVE AISLE		

[5]   Maximum height: thirty-five (35) feet for non-mixed-use, fifty (50) feet for mixeduse, not to exceed four (4) stories. Where a lot fronts on a right-of-way which is more than fifty (50) feet wide and where the outermost point of the proposed building is at least forty (40) feet from all R1, R2, and R3 Districts, the maximum height may be increased one (1) foot for each one (1) foot of right-of-way width greater than fifty (50) feet. The building shall not exceed sixty (60) feet in height.

655 W WILLIS ST DETROIT   ISA

PROPOSED ELEVATIONS
655 W WILLIS ST

CORRUGATED

STANDING SEAM

STANDING SEAM

FIBER CEMENT

FIBER CEMENT AT
BALCONIES

NORTH ELEV / WILLIS ST
ALL FACADE MATERIALS TO MATCH
PREVIOUSLY APPROVED ELEVATIONS

CORRUGATED

FIBER CEMENT
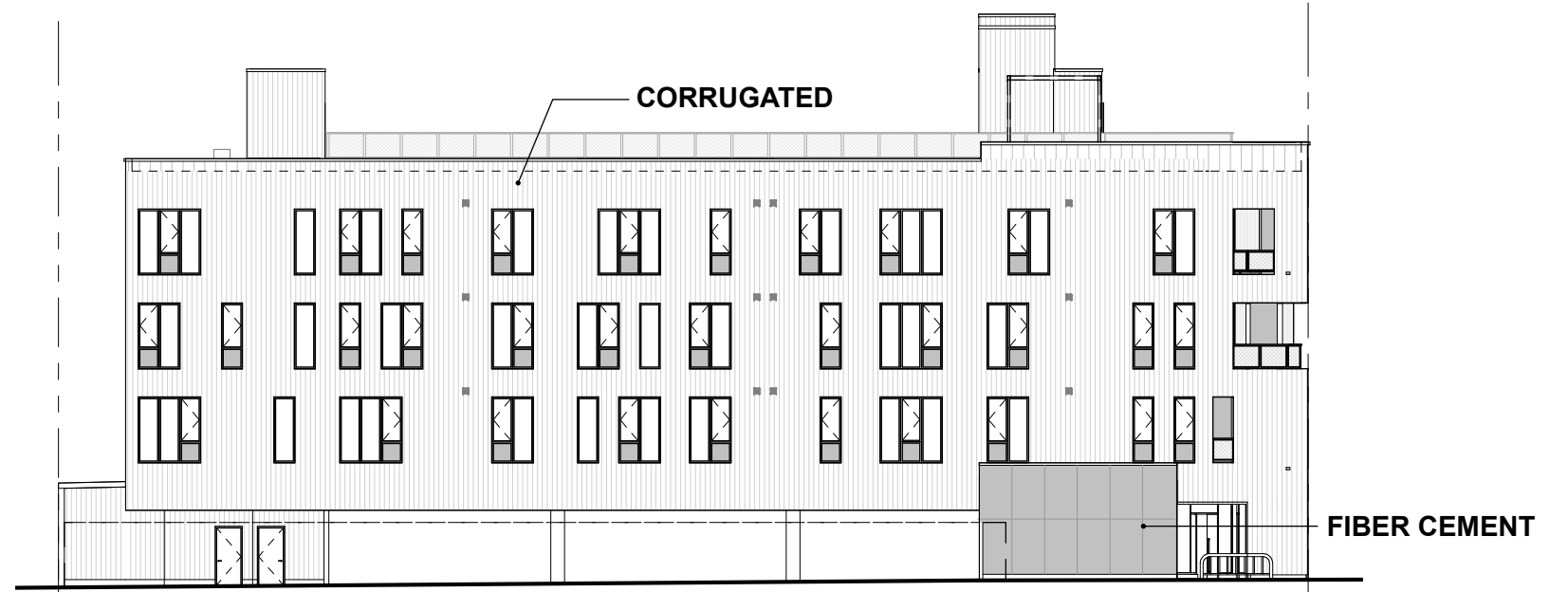
EAST ELEV
ALL FACADE MATERIALS TO MATCH
PREVIOUSLY APPROVED ELEVATIONS

CORRUGATED
CHANGE FROM
HDC APPROVAL

REAR ELEV / ALLEY

CORRUGATED AT INTERIOR
OF COURTYARD

CORRUGATED

STANDING SEAM

WEST ELEV
ALL FACADE MATERIALS TO MATCH
PREVIOUSLY APPROVED ELEVATIONS

655 W WILLIS / 01.12.2022 ISA
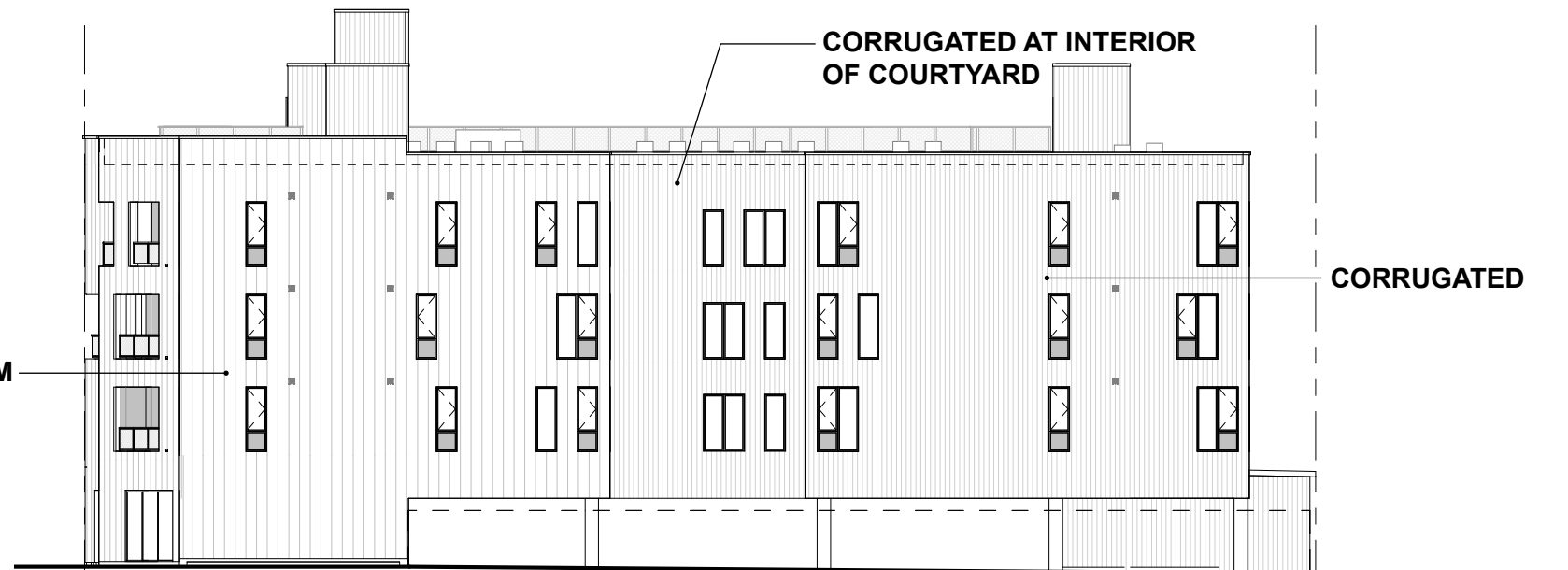
MATERIAL COMPARISON

655 W WILLIS ST

ORIGINAL - KALZIP

KALZIP
ALUPLUSZINC COLOR

KALZIP
VARIABLE WIDTHS - WITH STIFFENING RIBS
644 SELDEN, DETROIT

PROPOSED

CMG STANDING SEAM WITH STIFFENING FOLDS
WEATHERED ZINC
(PROPOSED PRODUCT WILL USE STIFFENING RIBS, SIMILAR TO KALZIP)

STANDING SEAM PROFILE IDENTICAL TO CMG PRODUCT
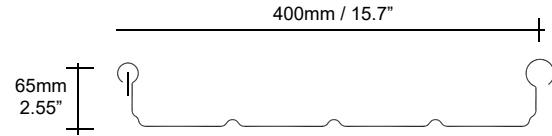VARIABLE WIDTHS (16" TO 8") - NO STIFFENING RIBS
SONO, PHILADELPHIA (IN PROGRESS)

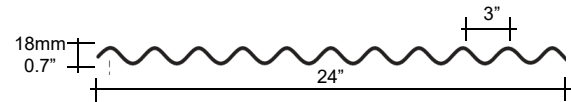# MATERIAL COMPARISON
655 W WILLIS ST

ORIGINAL SAMPLE:

STANDING SEAM: KALZIP 65/400

400mm / 15.7"
65mm 2.55"

MATERIAL: ALUMINUM, 1mm (.039")

FASTENERS: CONCEALED "E-CLIPS"

CORRUGATED: KALBAU/KALZIP W 80/76

18mm 0.7" 3" 24"

AluPlusZinc color limited to 24" wide panel

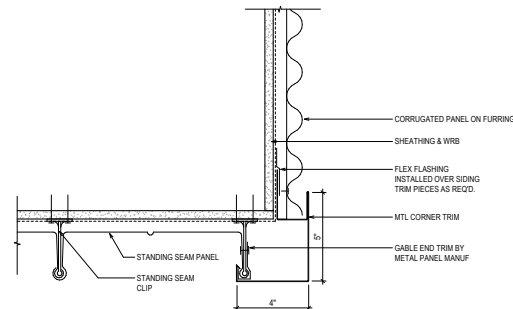**MATERIAL:** ALUMINUM, 1mm (.039")

FASTENERS: EXPOSED; COLOR TO MATCH

COLOR: AluPlusZinc
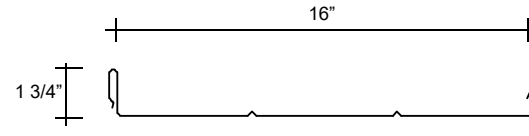REFLECTIVITY NOT PROVIDED
(SIM ZINC PRODUCTS (VMZINC) IN
20-30% RANGE)

AluPlusZinc

WARRANTY: 20 YEARS
FINISH AND PRODUCT

TYPICAL INSTALLATION DETAIL:

CORRUGATED PANEL ON FURRING
SHEATHING & WRB
FLEX FLASHING INSTALLED OVER SIDING TRIM PIECES AS REQ'D.
MTL CORNER TRIM
GABLE END TRIM BY METAL PANEL MANUF
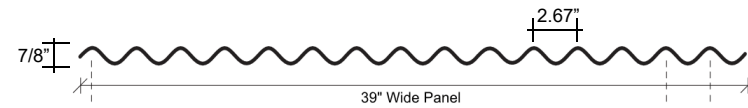STANDING SEAM PANEL
STANDING SEAM CLIP

PROPOSED CHANGE:

STANDING SEAM: CMG SNAP-LOCK

16"
1 3/4"

MATERIAL: STEEL, 24 GA

FASTENERS: CONCEALED SNAP-CLIPS

CORRUGATED: CMG ULTRA-CORRUGATED

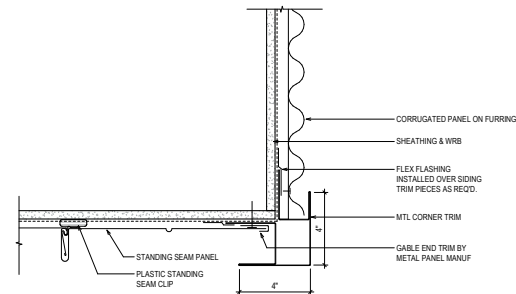
2.67"
7/8" 39" Wide Panel

MATERIAL: STEEL, 24 GA

FASTENERS: EXPOSED, COLOR TO MATCH

COLOR: WEATHERED ZINC
38% REFLECTIVITY

WARRANTY: 35 YEARS
FINISH

TYPICAL INSTALLATION DETAIL:

CORRUGATED PANEL ON FURRING
SHEATHING & WRB
FLEX FLASHING INSTALLED OVER SIDING TRIM PIECES AS REQ'D.
MTL CORNER TRIM
GABLE END TRIM BY METAL PANEL MANUF
STANDING SEAM PANEL
PLASTIC STANDING SEAM CLIP

WINDOWS DETAILS:

STANDING SEAM:

NOTE: DETAILS FOR ORIGINAL AND PROPOSED
STANDING SEAM PRODUCTS WILL BE SIMILAR.
BOTH RELY ON HIDDEN PROPRIETARY CLIPS
TO ATTACH TO THE FACADE AND ALLOW THE
PANELS TO RESIST BUILDING EXPANSION.
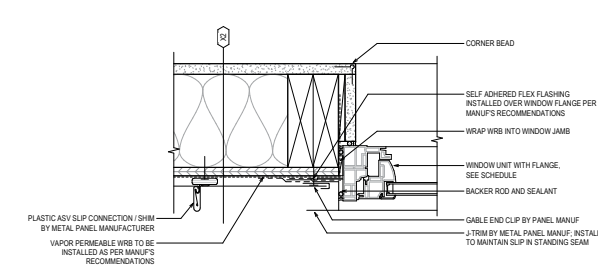
01 WINDOW JAMB DETAIL
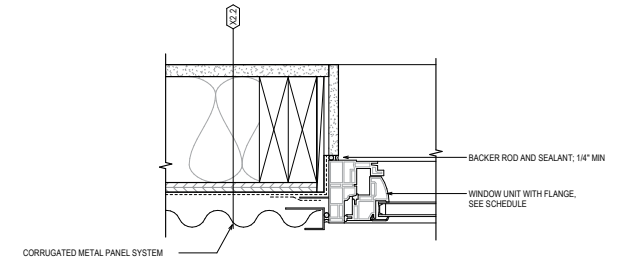STANDING SEAM / CORRUGATED METAL
SCALE [3" = 1'-0"]
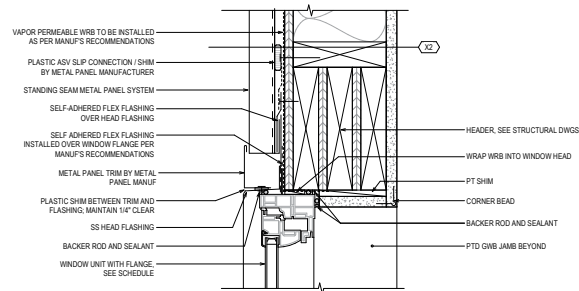
02 WINDOW HEAD DETAIL
STANDING SEAM / CORRUGATED METAL
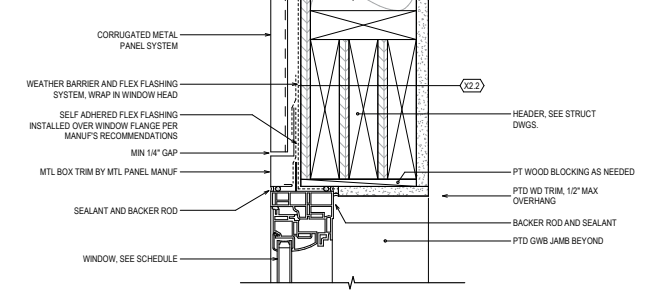SCALE [3" = 1'-0"]
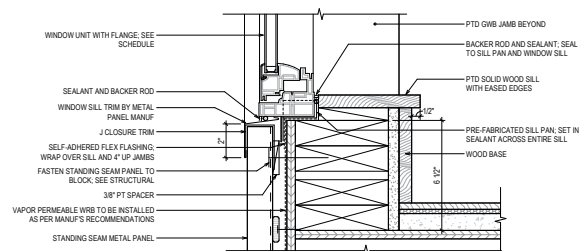
03 WINDOW SILL DETAIL
STANDING SEAM / CORRUGATED METAL
SCALE [3" = 1'-0"]

CORRUGATED:

NOTE: DETAILS FOR ORIGINAL AND PROPOSED
CORRUGATED PANEL WILL BE SIMILAR. THE
ORIGINAL PANEL WILL HAVE MORE SEAMS, AS
THE ZINC FINISH COMES IN 24" WIDE PANELS
(VS 39" FOR THE PROPOSED).

13 WINDOW JAMB DETAIL
CORRUGATED METAL @ WOOD
SCALE [3" = 1'-0"]   SEE 01 / A_611 FOR TYP NOTES

17 WINDOW HEAD DETAIL
CORRUGATED METAL @ WOOD
SCALE [3" = 1'-0"]   SEE 05 / A_611 FOR TYP NOTES
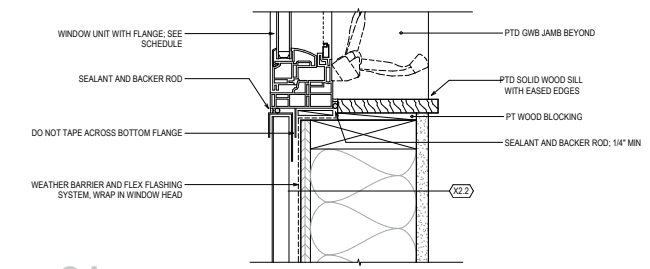
21 WINDOW SILL DETAIL
CORRUGATED METAL @ WOOD
SCALE [3" = 1'-0"]   SEE 09 / A_611 FOR TYP NOTES