

CITY OF DETROIT // HISTORIC DISTRICT COMMISSION

ELEMENTA BRUSH PARK – SITE PLAN MODIFICATIONS

This site plan modification was prepared in direct response to easements and access points required by DTE Energy. With those dimensional restrictions eliminating the carriage homes that were previously designed and approved, the design intentions behind this updated site layout are outlined below.

- Keep the townhomes as they were originally positioned and approved by HDC.
- Reorient the site to the rear of the townhomes to meet the DTE easements/access dimensional (both along the north alley and the west fence lines).
- Appropriately distribute and program the open space to create both public and private greenspace/patios.
- Maintain the original 12 parking spaces that were approved for the townhomes at a 1:1 ratio but cover all of them. [Originally, ten (10) were covered, two (2) were surface spaces, and the (4) carriage homes had self-contained parking within their lower-level garages];
- Use the carport that was originally approved as cover for ten (10) parking spaces and reorient it both to fit within the new dimensional constraints and to cover all twelve (12) parking spaces.

MATERIALITY NOTES:

- Carport material is the same as the original approved submission.
- Fencing Material is the same as the original approved submission.
- Landscape plant materials remain the same, but quantities and layout adjusted for the revised site plan.