

The Haven an Urban Village: Description of Existing Conditions & Scope of Work

March 17, 2023

The property at 469 Brainard Street is currently a vacant parcel without any buildings or structures on it absent a small open air modern gazebo type structure that will be removed. There are a few dirt mounds on the property as well. The entire property is fenced in on all sides with a metal chain link fence - about 7'-8' tall - which doesn't meet the standards of an historic district. Our proposal will be replacing that.

The Scope of Work for this project is outlined as follows...

- The project is the new construction of an “Urban Village” which consists of multiple buildings organized around a courtyard that is central to the site’s plan.
 - The primary building (What we call the ‘Inn Building’) is a 5, 164 SF Hostel building that sits at the front property line and continues the street wall at Brainard Street similar to the existing historic buildings of the area.
 - There are 14 multi-family detached cottages behind the Inn Building ranging from 250 SF to 500 SF in size.
 - Lastly, the ‘Prayer Room” is an auxiliary and support building 303 SF in size that will host additional space to support the program of the Inn Building including: Prayer & Meditation, small weddings, community gatherings and other small local events.
 - All of the buildings together organize themselves around the courtyard providing a calm and green respite in the middle of the city and in the heart of Midtown Detroit.
- Scope specific to the The Inn Building
 - The Inn Building will house 9 transient Sleeping Units each furnished with kitchenette, bathroom and sleeping area. They will not have any cooktops.
 - We are providing an accessible sleeping unit on the ground floor to satisfy our ANSI and FHA requirements.
 - The Inn Building will be Type VA construction - built from wood and will be fully sprinklered with an NFPA 13R approved fire suppression system.
 - An Inn Keeper’s Unit (employee of the tenant tasked with managing the day to day operations of the property and guests.) is located in the basement and is the only full time ‘resident’ of the building as an employee. This residence WILL NOT be rented but is completely dedicated to the building employee.
 - The ground floor of the Inn Building is a common floor dedicated to the support and well-being of the transient and permanent residents of the entire development. Simply Well Communities has a list of programs and services meant to support its residents such as...
 - Cooking class, meeting/office space, healthy breakfast every morning, space to host evening events, learning and technical classes, and much more.
 - The building will have forced air HVAC, metered electrical and plumbing, and gas service for the community kitchen area on the ground floor.
 - The veneer of the Inn Building is composed of a mixture of Cultured Stone (Limestone), modular brick masonry, Cast Stone opening sills and headers, and aluminum clad wood (of fiberglass) double hung, casement windows.
 - The building will have a flat TPO Roof with a parapet to help hide any equipment or service penthouses necessary.
- Scope specific to the rental cottages
 - The cottages will be clad in a combination of architectural fiber-cement panel w/ a Stucco texture (i.e. Hardie Panel) and brick masonry. The roofs will be standing seam metal.

- Each cottage will be furnished with a full 3-piece bathroom, a full kitchen, stacked in unit washer/dryers, tankless water heaters, and both sleeping and living areas.
 - All appliances are electric.
 - One of the cottages will be TYPE A Accessible cottage to satisfy our ANSI & FHA accessibility requirements.
 - Fiberglass or Aluminum Clad Wood Windows per project budget.
- The Prayer Room is a small pavilion at the rear of the site. It will only have electrical power and a small mini-split for HVAC support. There are no appliances or fixtures that require water in the Prayer Room and therefore no water and sanitation facilities will be brought to the building.
- The courtyard and other green spaces will be expertly design and landscape by the project landscape architect. The grasses, trees, plants and shrubs will be maintained by staff and will consist of native plants and greenery.
- The site wall/fence surrounding the property will be constructed of brick masonry similar in color and texture to the Inn Building.
- 14 Off-Street parking spaces will be provided in the rear of the site.
- Trash/recycling bins will be located at the rear of the site along the alley and will be enclosed in a trash enclosure that is also clad in brick masonry matching the site walls and the Inn Building.