

STAFF REPORT: 5/12/2021 MEETING

PREPARED BY: J. ROSS

PROJECT NUMBER: 21-7270

ADDRESS: 1401 RIVARD/AKA LAFAYETTE WEST* (*ADJACENT TO DISTRICT)

HISTORIC DISTRICT: LAFAYETTE PARK

PROPERTY OWNER: GINOSKO DEVELOPMENT COMPANY

SPONSORING CITY AGENCY/AUTHORITY: CITY OF DETROIT, JOBS AND ECONOMY TEAM

PROPOSED SCOPE: ERECT NEW RESIDENTIAL DEVELOPMENT TO INCLUDE APARTMENT BUILDINGS, CONDOMINIUMS, AND A CLUBHOUSE (**ADVISORY OPINION PER SECTION 21-2-5**)

TODAY'S ACTION IS AN ADVISORY OPINION ONLY AND CANNOT APPROVE/DENY THE PROJECT, NOR CONSIDER A BUILDING PERMIT FOR ANY ALTERATION, CONSTRUCTION OR DEMOLITION. AN ADVISORY OPINION RENDERED BY THE COMMISSION DOES NOT BIND THE COMMISSION TO ANY FUTURE DECISION. SHOULD A PERMIT APPLICATION BE RECEIVED, THE COMMISSION WILL SCHEDULE, ADVERTISE, AND HOLD A PUBLIC HEARING PRIOR TO ANY DECISION OR ACTION FOR IN-DISTRICT PROPERTIES.

EXISTING CONDITIONS

The existing project area is a vacant 5.2-acre site which has been prepared for the location of a new residential development, known as Lafayette West, within its boundaries. The site is located to the west of the Lafayette Park Historic district and is bounded by the Chrysler Freeway East Service Drive to the west, 951 E. Lafayette/the former Woodward Academy parcel to the south, the Horacio Williams Foundation parcel to the north, and Rivard Street to the east.



PROPOSAL

The development team attended the Commission's December 2018 regular meeting to present their proposal to demolish the then extant Shaprio Hall apartment building and to erect a new 347-unit, residential development. As the project was targeted to receive City incentives and is adjacent to the Lafayette Park Historic District, the Commission was required to review the proposal to determine the demonstrable effects that the project may have on the district as per Sec. 21-2-5 of the Detroit City Code. As per the 2018 submission, 59 of the units were to be for sale and 288 were identified as rental units. The "Green Mixed-Rise" development combined medium- and high-density multi-family residential buildings (both low- and high-rise) within a landscaped setting. Specifically, the project included the erection of an 11-story high-rise building; five-story, mid-rise building; and three-story, townhouse buildings. The elevations of the 11-story high rise which faced the district were to be built of a curtainwall with custom aluminum mullion extrusions while the lower-scale buildings were to be clad with brick and bronze corrugated metal. The Commission determined that the proposed development would have a "positive effect" on the adjacent Lafayette Park HD. See the attached for the design presented to the Commission in 2018.

However, since 2018, the development's design has changed significantly. The development team is therefore presenting the current design to the Commission for review and comment re: the demonstrable effects that the new iteration of the project may have on the district per Sec. 21-2-5 of the Detroit City Code. Specifically, please see the submitted new proposal renderings to note the following regarding the Lafayette West development's new design:

- Three, five-story condominium buildings. These building's will be clad with Shou Sugi Ban charred accoya wood
- Three, five-story apartment buildings. These buildings will be clad with lapped cement board siding
- One, two-story clubhouse, which will be centrally located within the development site. This building will be clad with metal panels
- Paved parking areas will be located towards the interior of the development
- A landscaped public gathering area/parklet will be located in the northeast corner of the development

The portion of the new development which will be most highly visible from/will face the district include two of the condos, which will be clad with charred wood siding and a landscaped parklet area.

Please also note that the current design has been vetted with the community via the Detroit Community Benefits process. See the developer's narrative around the process and the community's reaction to the current project design.

STAFF OBSERVATIONS

- The previous building that was located within the project site, Shapero Hall, was a multiple-story, high-rise building that were erected ca. 1951. The current development proposes to erect lower-scale, 5-story buildings. It is staff's opinion that the new development has a scale which is more compatible and sympathetic to the two-story historic townhomes that are adjacent to the new development, on the east side of Rivard Street. Also, all parking will be located towards the inside of the development

- The proposed materiality and neutral finish of the exterior cladding, roof shapes, rhythm of solids to voids and proportion of openings at primary elevations are in compatible with the architecture within the adjacent historic district
- Rivard Street provides an adequate buffer between the district and the new development.

ISSUES

- None

COMMISSION ACTION - Sec. 21-2-5 of the Detroit City Code, Effects of Projects on Districts

The Commission is asked to provide comment under Section 21-2-5 of the 2019 Detroit City Code, as outlined below:

- Section 21-2-5, Effects of projects on districts

The Commission is requested to make a finding concerning the “demonstrable effects of the proposed project and report same to the Mayor and City Council.” The intent of this section is to provide guidance to city government prior to committing to a particular course of action, under the following requirement:

A City-financed, licensed, permitted, authorized or contracted physical development project shall be considered to have a demonstrable effect on a designated or proposed historic district when any condition of the project creates a change, beneficial or adverse, in the quality of the historical, architectural, archeological, engineering, social or cultural significance that qualified the property for designation as an historic district or that may qualify the property for designation as an historic district. Generally, adverse effects occur under conditions, which include:

- (1) Destruction or alteration of all or part of a resource;*
- (2) Isolation from or alteration of the surrounding environment of a resource;*
- (3) Introduction of visual, audible, or atmospheric elements that are out of character with the resource and its setting;*
- (4) Transfer or sale of a City-owned resource without adequate conditions or restrictions regarding preservation, maintenance, or use; and*
- (5) Neglect of a resource resulting in its deterioration or destruction.*

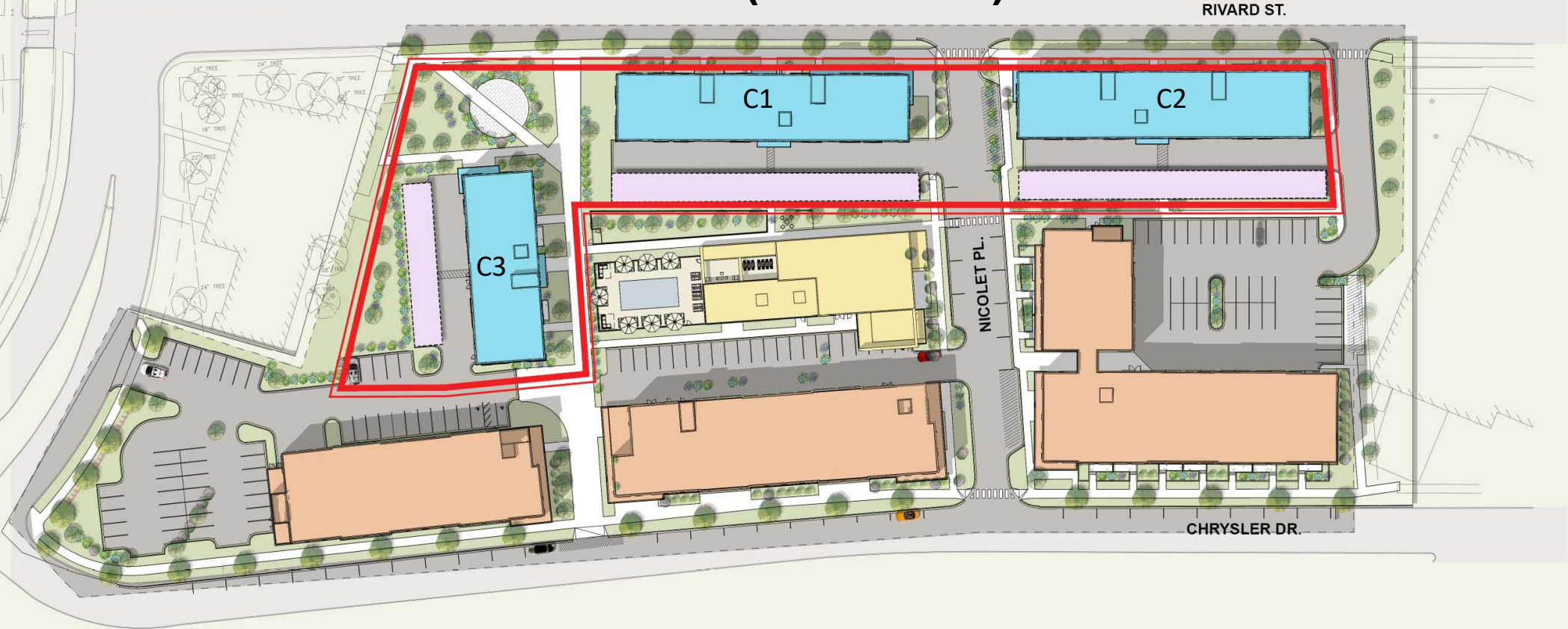
LAFAYETTE WEST DESIGN DEVELOPMENT UPDATE

MAY 01, 2021



LAFAYETTE WEST

SITE PLAN – C BUILDINGS (CONDOS)



SITE SITE PLAN - "C" BUILDINGS (CONDOS)



C2 CONDO-BUILDING EAST FACADE
SOUTHEAST CORNER

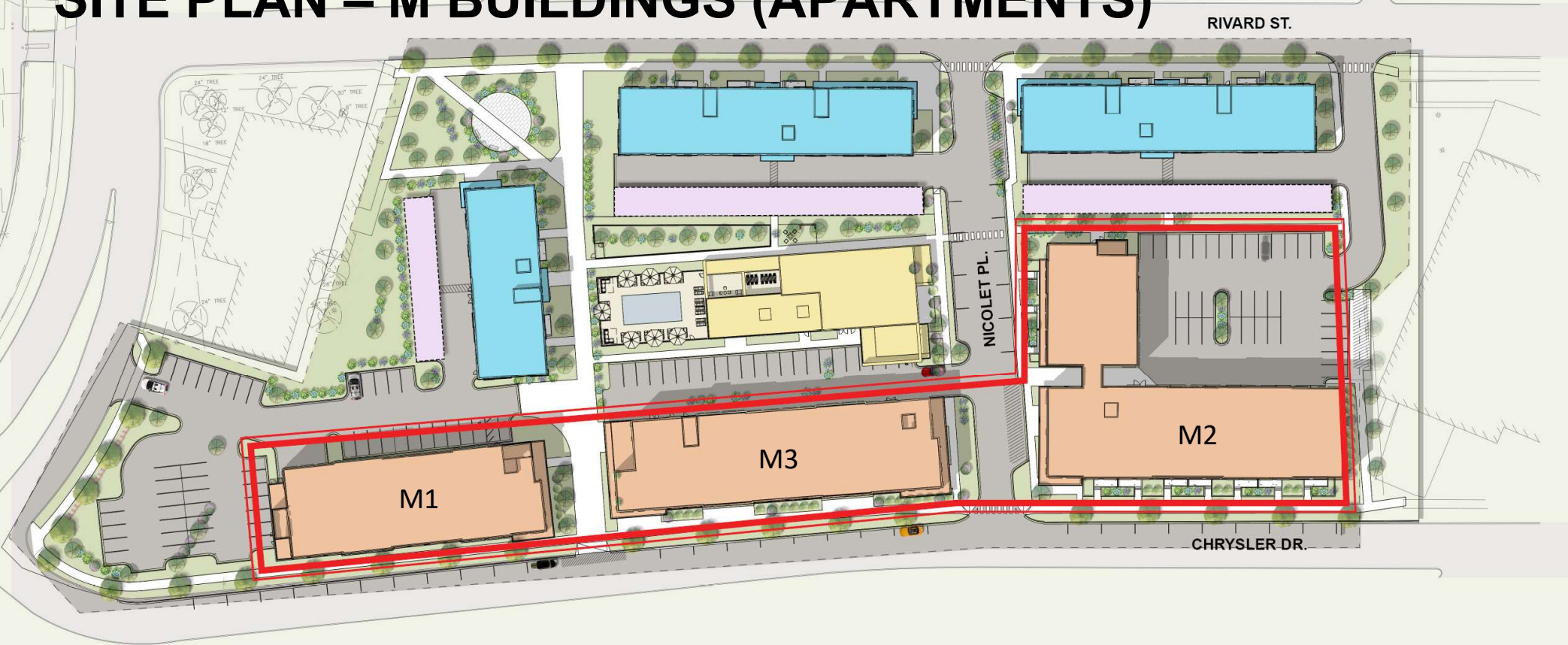


C2-C1 EAST SIDE OF NICOLET PL THROUGH STREET
VIEW WEST



C1-C3 COMMUNITY POCKET PARK
SOUTHEAST CORNER

SITE PLAN – M BUILDINGS (APARTMENTS)



SITE SITE PLAN - "M" BUILDINGS (APARTMENTS)



M2 NICOLET PL PERSPECTIVE
VIEW SW - RESIDENTIAL WALKUPS

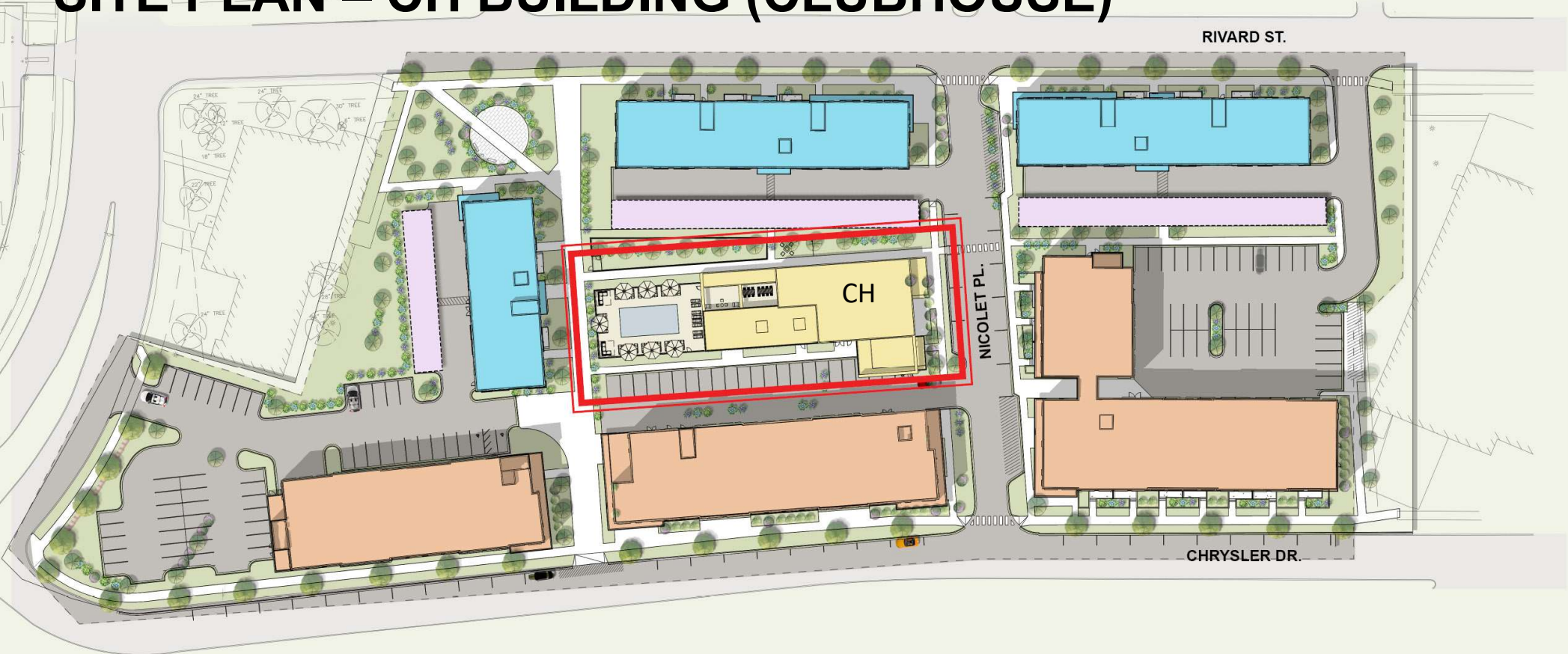


M3-M2 WEST SIDE OF NICOLET PL THROUGH STREET
VIEW NORTHEAST



M1-M3 PEDESTRIAN E-W CONNECTION
VIEW EAST

SITE PLAN – CH BUILDING (CLUBHOUSE)



SITE SITE PLAN - "CH" BUILDING (CLUBHOUSE)



CH
MAY '21

CLUBHOUSE STREET FRONTAGE
NICOLET PL PERSPECTIVE



CH MAY '21 CLUBHOUSE STREET FRONTAGE
NICOLET PL PERSPECTIVE



CH MAY '21 CLUBHOUSE STREET FRONTAGE
STREET EXPERIENCE



CH MAY '21 CLUBHOUSE - POOL AMENITY
VIEW SOUTH



CH MAY '21 CLUBHOUSE - DOG PARK
VIEW SOUTHWEST



HDC Questions & Discussion

PROJECT NAME AND ADDRESS

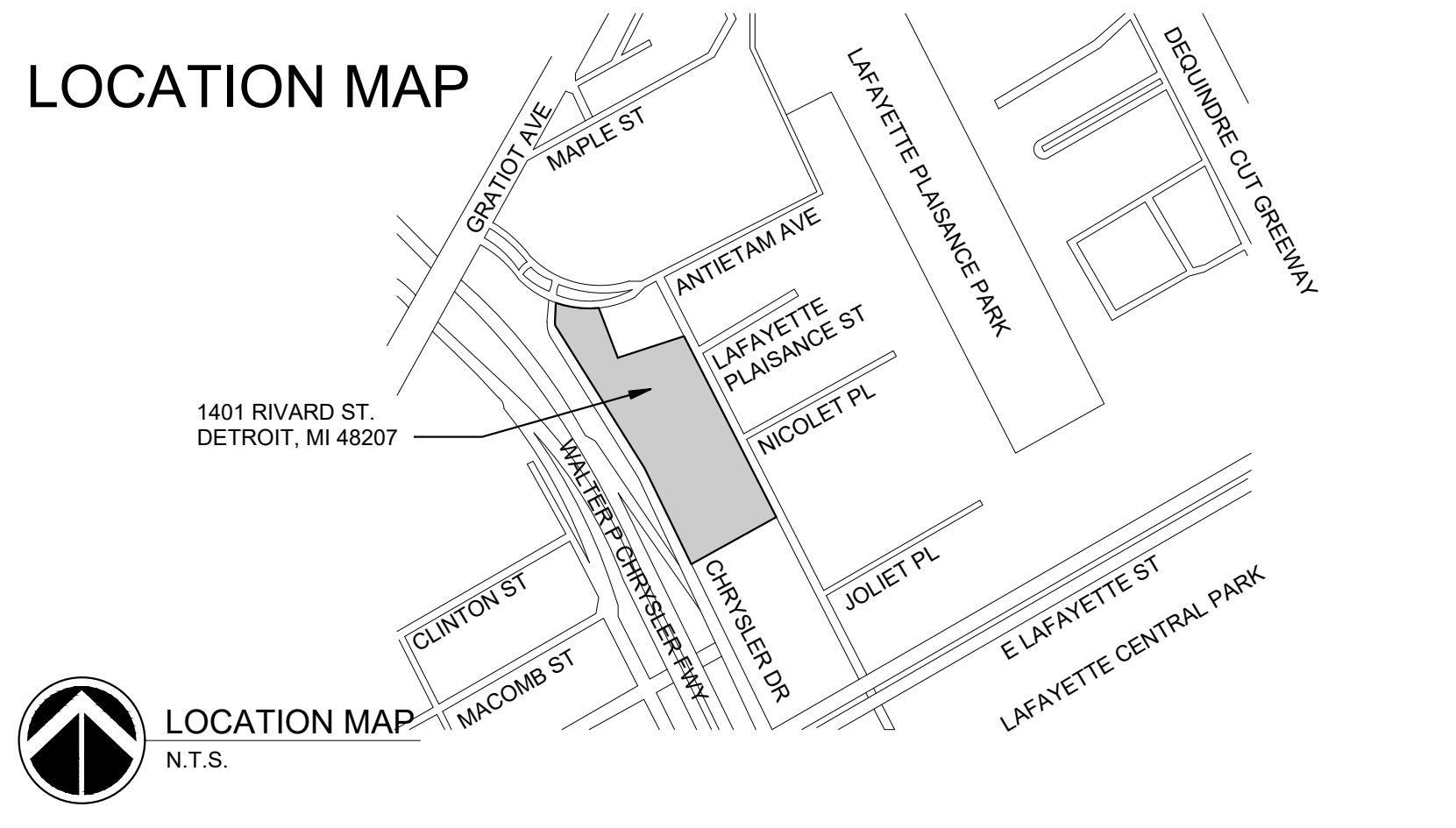
LAFAYETTE WEST

1401 Rivard St. Detroit, MI
48207

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| | • C-02 | SITE PLAN |
| | • C-03 | GRADING PLAN |
| | • C-04 | UTILITY PLAN |
| | • C-05 | FIRE ACCESS PLAN |
| | • C-06 | SITE DETAILS |
| | • C-07 | SITE DETAILS |
| LANDSCAPE | | |
| | • L-01 | LANDSCAPE PLAN |
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| | • A-C1-AE1-03 | ARCHITECTURAL FLOOR PLAN LEVEL 03 |
| | • A-C1-AE1-04 | ARCHITECTURAL FLOOR PLAN LEVEL 04 |
| | • A-C1-AE1-05 | ARCHITECTURAL FLOOR PLAN LEVEL 05 |
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| | • A-C3-AE2-02 | ARCHITECTURAL BUILDING ELEVATIONS |
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| CLUBHOUSE | | |
| 00 GENERAL INFORMATION | | |
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| | • A-CH-AE1-03 | ARCHITECTURAL ROOF PLAN |
| | • A-CH-AE2-01 | ARCHITECTURAL BUILDING ELEVATIONS |
| | • A-CH-AE2-02 | ARCHITECTURAL BUILDING ELEVATIONS |

LOCATION MAP



PROJECT TEAM

GHAFARI

CONCEPT DESIGN

17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

PROJECT INFORMATION

PROJECT NUMBER:2169027
ISSUED FOR:DOC REL 02 - SPA
ISSUE DATE:04/19/21

SITE DATA TABLE

| | | |
|----------------------------------------------------------------------------------|---------------------------------|-----------------------------|
| SITE AREA: | 227,262.93 SF | 5.22 ACRES |
| GROSS FLOOR AREA ALL BUILDINGS: | 344,307.00 SF | |
| FAR: | REQUIRED 2 MAX 454,565.85 SF | PROVIDED 1.51 344,307.00 SF |
| RSR: | REQUIRED 0.07 MIN 24,101.49 SF | PROVIDED 57,033.00 SF |
| FRONT SETBACK: | REQUIRED 20 FT | PROVIDED 4.15 FT |
| RIVARD STREET SIDE SETBACK: FORMULA 'A' (BUILDING LENGTH+(2xBUILDING HEIGHT))/15 | | |
| M1 (ANTIETAM AVE) | (93'x(2'62.83))/15= 12.58 FT | 11.7 FT |
| M1 (EAST LOT LINE) | (44'x(2'62.83))/15= 11.31 FT | 48 FT |
| M2 (SOUTH LOT LINE) | (63'x(2'62.83))/15= 12.58 FT | 24.5 FT |
| C1 (NORTH LOT LINE) | (46'x(2'61.17))/15= 11.22 FT | 135 FT |
| C2 (SOUTH LOT LINE) | (46.58'x(2'61.17))/15= 11.26 FT | 23.35 FT |
| C3 (NORTH LOT LINE) | (130.5'x(2'61.17))/15= 16.86 FT | 47 FT |
| REAR SETBACK: | REQUIRED 20 FT | PROVIDED 1.37 FT |
| CHRYSLER DRIVE | | |

PARKING CALCULATIONS:

| | | |
|----------------------------------------------------------------------------------------------------------|----------------------|---------------------|
| MULTIPLE-FAMILY DWELLING WITHIN 0.50 MILES OF A BUS RAPID TRANSIT, STREET CAR/TROLLEY OR LIGHT RAIL LINE | 0.75 SPACES PER UNIT | |
| MULTIPLE-FAMILY | REQUIRED SPACES 238 | PROVIDED SPACES 241 |
| EMPLOYEE PARKING | 6 | 6 |
| RETAIL SPACE 3175 SF / 200 SF= | 16 | 16 |
| GUEST PARKING PER CBO: 0.06 SPACES x 230 UNITS= | 14 | 14 |
| TOTAL: | 275 | 277 |

OFF-STREET LOADINGS:

| | | |
|-------------------------------------------------|-----------------|-----------------|
| MULTIPLE-FAMILY | REQUIRED SPACES | PROVIDED SPACES |
| (1) 12x35' SPACE FOR 10,000 - 100,000 SF | 0 | 1 |
| (1) 12x55' SPACE FOR EACH ADDITIONAL 100,000 SF | 3 | 3 |
| TOTAL: | 4 | 4 |

REFER TO SHEET L-01 FOR LANDSCAPE ORDINANCE REQUIREMENTS AND CALCULATIONS

SITE DATA TABLE:

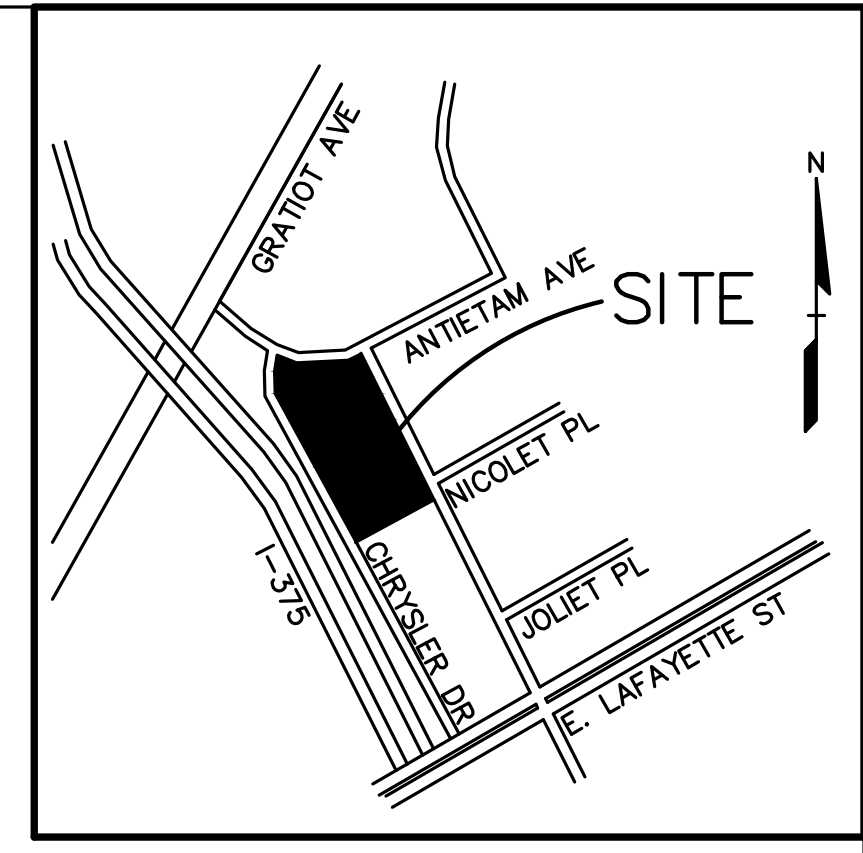
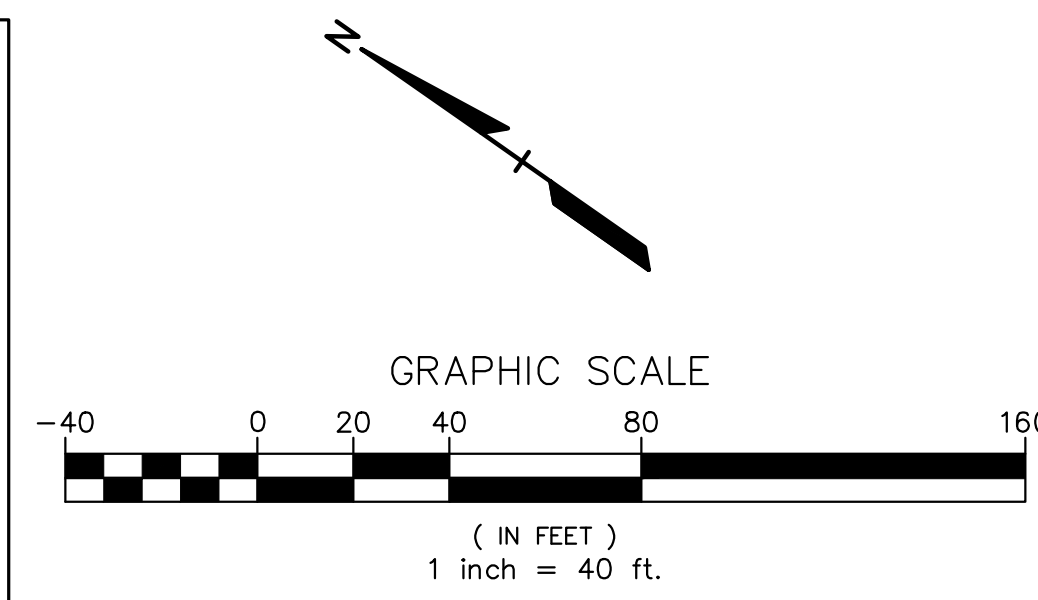
| | |
|------------------------|-------------------------------------------|
| SITE AREA: | 5.22 ACRES, NET AND GROSS |
| ZONING: | R-6 |
| PROPOSED USE: | MULTI-FAMILY |
| PARKING: | |
| SURFACE LOT SPACES: | 97 TOTAL INCLUDING 9 BARRIER FREE SPACES. |
| GARAGE PARKING: | 180 SPACES |
| TOTAL PARKING SPACES = | 277 PARKING SPACES |

SIGN LEGEND:

- 'BARRIER FREE PARKING' SIGN 1
 - 'VAN ACCESSIBLE' SIGN 2
 - 'NO PARKING FIRE LANE' SIGN 3
 - 'STOP' SIGN 4
 - 'RIGHT TURN ONLY' SIGN 5
 - 'EMERGENCY VEHICLES ONLY' SIGN 6
- REFER TO DETAIL SHEET FOR SIGN DETAILS

GENERAL NOTES:

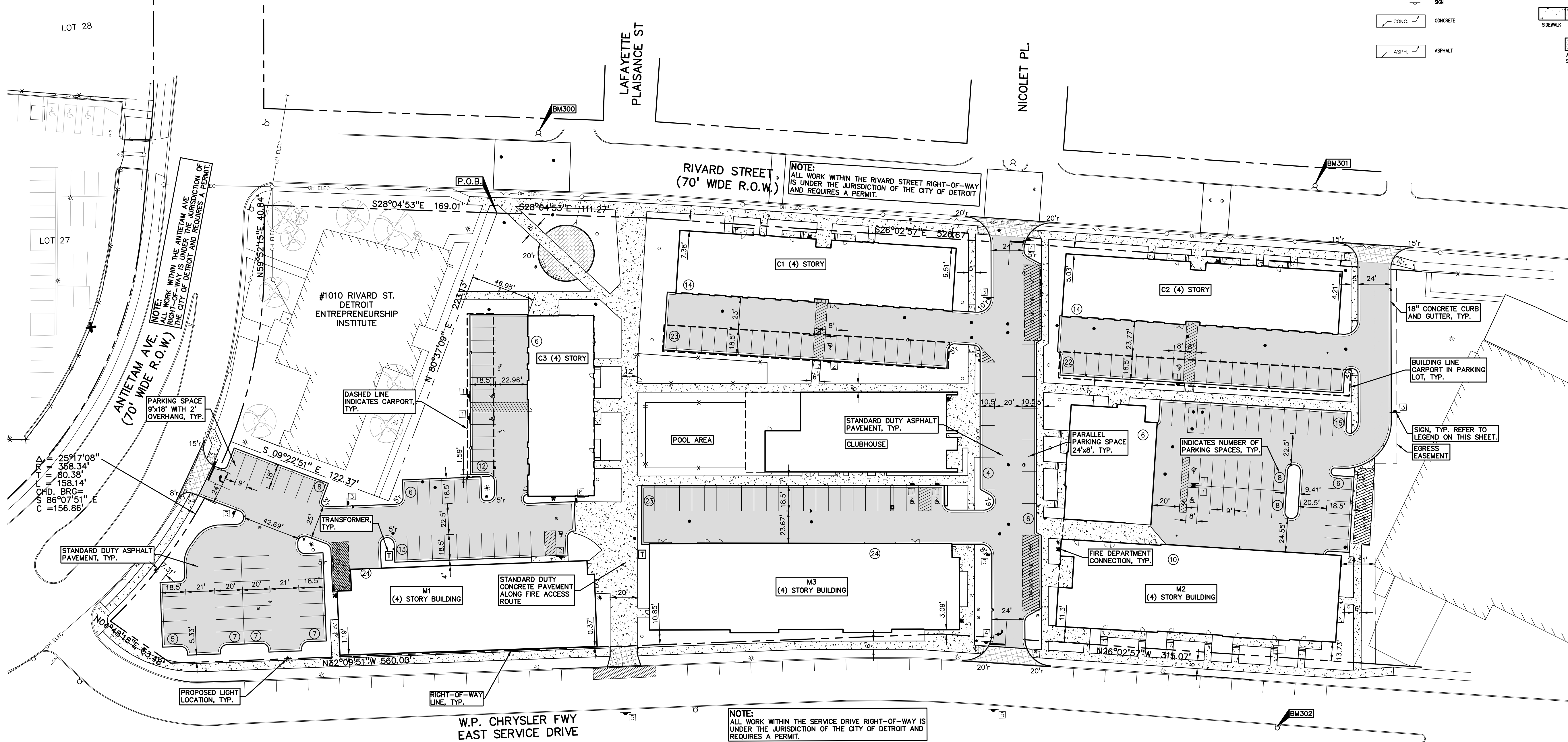
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET C-06 FOR ON-SITE PAVING DETAILS.
 - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - ALL TRASH DISPOSAL IS LOCATED INSIDE THE BUILDINGS. THE REFUSE WILL BE ROLLED OUT AT THE TIME OF COLLECTION.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF DETROIT CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.



LOCATION MAP - NOT TO SCALE

LEGEND

| EXISTING | PROPOSED |
|----------------------------------------------------|----------------------------------------------------|
| -OH-ELEC--VV--C | ELEC. PHONE OR CABLE TV G.A. LINE, POLE & GUY WIRE |
| -UG-CATV--E | UNDERGROUND CABLE TV, CATV PEDESTAL |
| UG-PHONE | TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE |
| -UG-ELEC--E | ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE |
| UG-GAS | GAS MAIN, VALVE & GAS LINE MARKER |
| WATERMAN, HYO, GATE VALVE, TAPPING SLEEVE & VALVE | WATERMAN, HYO, GATE VALVE, TAPPING SLEEVE & VALVE |
| SWIRTYER SEWER, CLEANOUT & MANHOLE | SWIRTYER SEWER, CLEANOUT & MANHOLE |
| STORM SEWER, CLEANOUT & MANHOLE | STORM SEWER, CLEANOUT & MANHOLE |
| COMBINED SEWER & MANHOLE | COMBINED SEWER & MANHOLE |
| SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN | SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN |
| POST INDICATOR VALVE | POST INDICATOR VALVE |
| WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF | WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF |
| MALDIX, TRANSFORMER, IRRIGATION CONTROL VALVE | MALDIX, TRANSFORMER, IRRIGATION CONTROL VALVE |
| UNIDENTIFIED STRUCTURE | UNIDENTIFIED STRUCTURE |
| SPOT ELEVATION 816.06 | SPOT ELEVATION 816.06 |
| CONTOUR LINE 670 | CONTOUR LINE 671 |
| FENCE | FENCE |
| GUARD RAIL | GUARD RAIL |
| STREET LIGHT | STREET LIGHT |
| SIGN | SIGN |
| CONC. | CONCRETE |
| ASPH. | ASPHALT |
| SIDEWALK STD DUTY | SIDEWALK STD DUTY |
| HEAVY DUTY | HEAVY DUTY |
| ASPHALT STD DUTY | ASPHALT STD DUTY |
| PAVEMENT ROW | PAVEMENT ROW |



CONSULTANT

PEA GROUP

t: 844.813.2949
www.peagroup.com

REGISTRATION SEAL

| | |
|----------|---------------------------------|
| 04/19/21 | DOC REL 01 - SITE PLAN APPROVAL |
| REV | DATE |
| | DOC REL ## - DESCRIPTION |

| | |
|-----------------|---------------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | M. VAN WIENEN |
| DESIGNED BY | J. WATKINS |
| DRAWN BY | J. WATKINS |
| QUALITY CHECK | E. BUNEK |
| SHEET TITLE | |

SITE PLAN

C-02
SHEET NUMBER

NOT FOR CONSTRUCTION

CITY OF DETROIT GENERAL NOTES

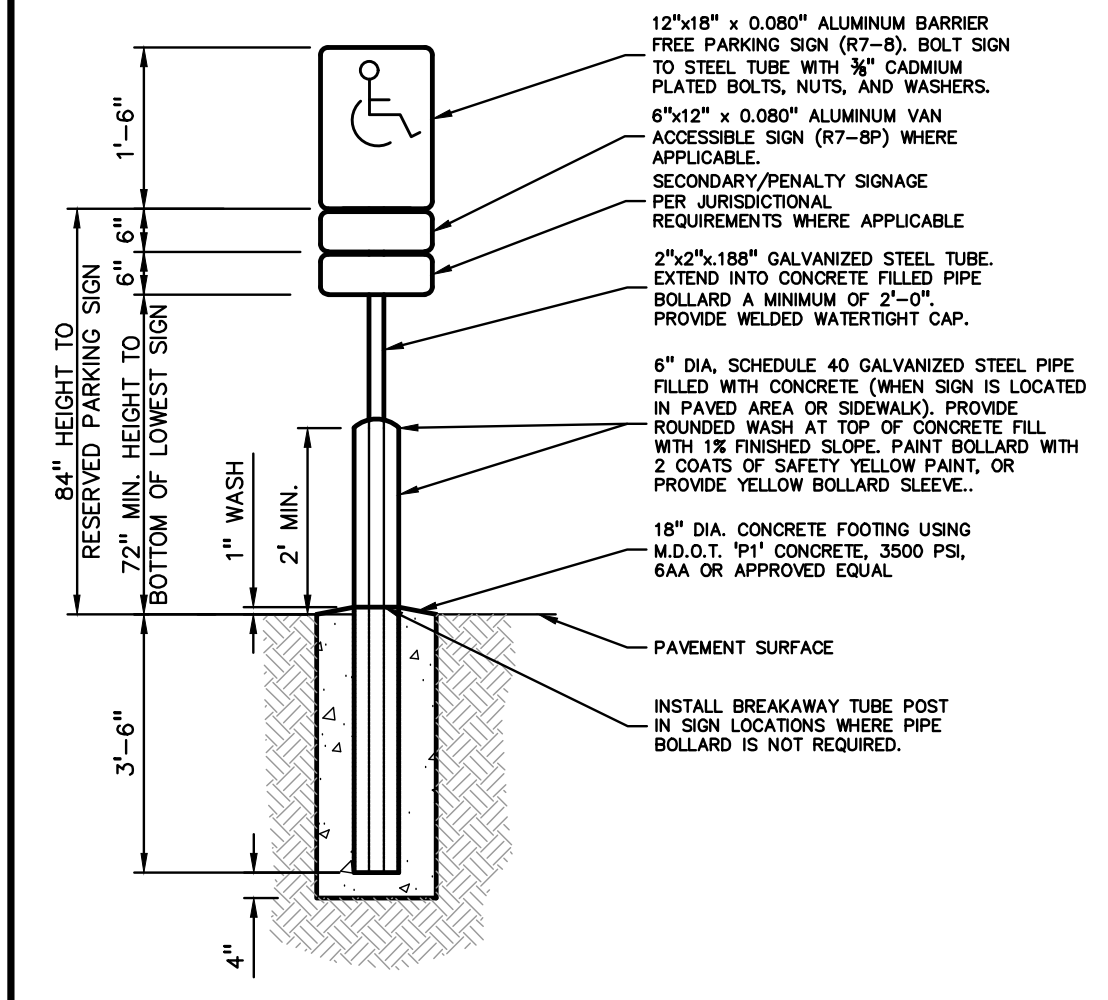
- A. IN COMPLIANCE WITH PUBLIC ACT 53 OF THE STATE OF MICHIGAN (EFFECTIVE) AUGUST 1, 1974, THE CONTRACTOR SHALL NOTIFY IN ADVANCE OF CONSTRUCTION (72 HOURS/3 DAYS) ALL PUBLIC AND PRIVATE UTILITY OWNERS HAVING EXISTING FACILITIES IN OR NEAR THE IMMEDIATE WORKING AREA FOR CONVENIENCE. THE KNOWN UTILITY OWNERS ARE LISTED BELOW. THIS LISTING DOES NOT, HOWEVER, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF VERIFYING UTILITY LOCATIONS AND NOTIFYING ALL UTILITY OWNERS AND MISS DIG (PHONE: 1-800-482-7171).

| | |
|--------------------------------------------|---------------------------------------------------|
| AT&T 313-221-2121 | COMCAST CABLE COMPANY 313-934-1608 |
| DETROIT EDISON COMPANY 313-237-9000 | DETROIT PUBLIC LIGHTING DEPT. 313-224-0500 |
| DETROIT WATER AND SEWERAGE 313-833-8649 | MICHIGAN CONSOLIDATED GAS COMPANY 313-965-0435 |

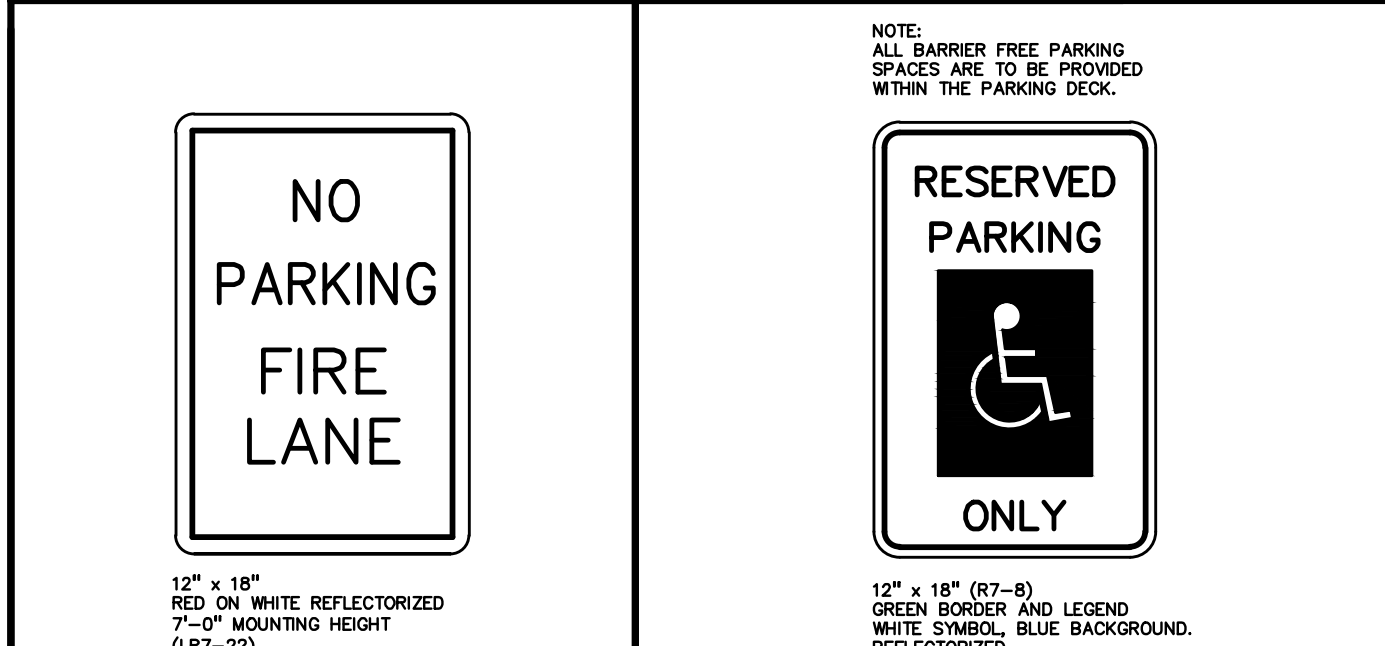
- B. VERIFY EXISTING INVERT ELEVATIONS PRIOR TO START OF CONSTRUCTION.
- C. ALL SEWER WORK ON THESE DRAWINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETROIT WATER AND SEWERAGE DEPARTMENT'S LATERAL CONSTRUCTION SPECIFICATIONS, PERMIT AND INSPECTION.
- D. ALL MANHOLE AND GATCH BASIN COVERS SHALL BE BOLTED DOWN.
- E. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 56 WITH A POLYETHYLENE WRAP IN ACCORDANCE WITH DWSO STANDARDS.
- F. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 6'-0" OF COVER.
- G. CONCRETE THRUST BLOCKS SHALL BE PLACED ON ALL FITTINGS.
- H. ALL WATER MAIN WORK IS TO BE DONE IN ACCORDANCE WITH DETROIT WATER AND SEWERAGE DEPARTMENT'S STANDARD AND SPECIFICATIONS, PERMIT AND INSPECTION.
- I. ALL SEWER MANHOLES ARE TO HAVE ECCENTRIC CONES.
- J. EXISTING OUTLET SEWER INVERT ELEVATIONS ARE TO BE FIELD VERIFIED.
- K. CONSTRUCT 4" THICK CONCRETE WALKS.
- L. RESTORE WALK, CURB AND PAVEMENT TO MATCH EXISTING AFTER UTILITY CUTS.

BARRIER FREE SIGN NOTES:

- 1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
- 2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
- 3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
- 4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
- 5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
- 6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
- 7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH A.D.A. GUIDELINES AND LOCAL REQUIREMENTS.

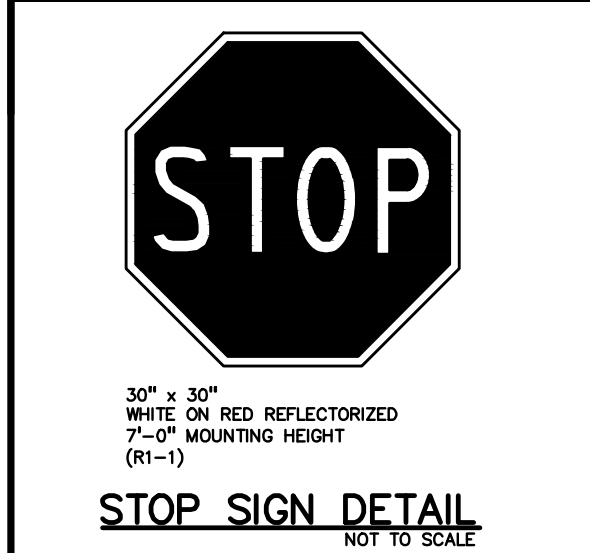


BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



NO PARKING SIGN DETAIL
NOT TO SCALE

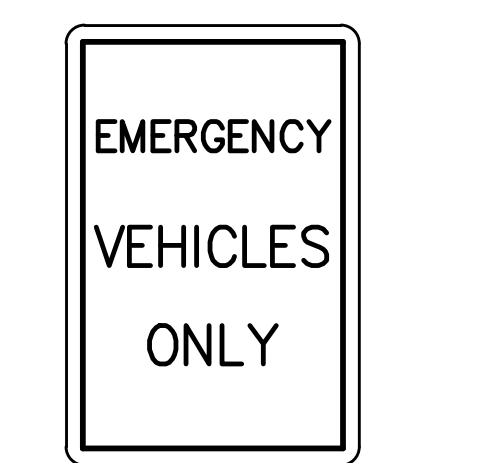
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



STOP SIGN DETAIL
NOT TO SCALE



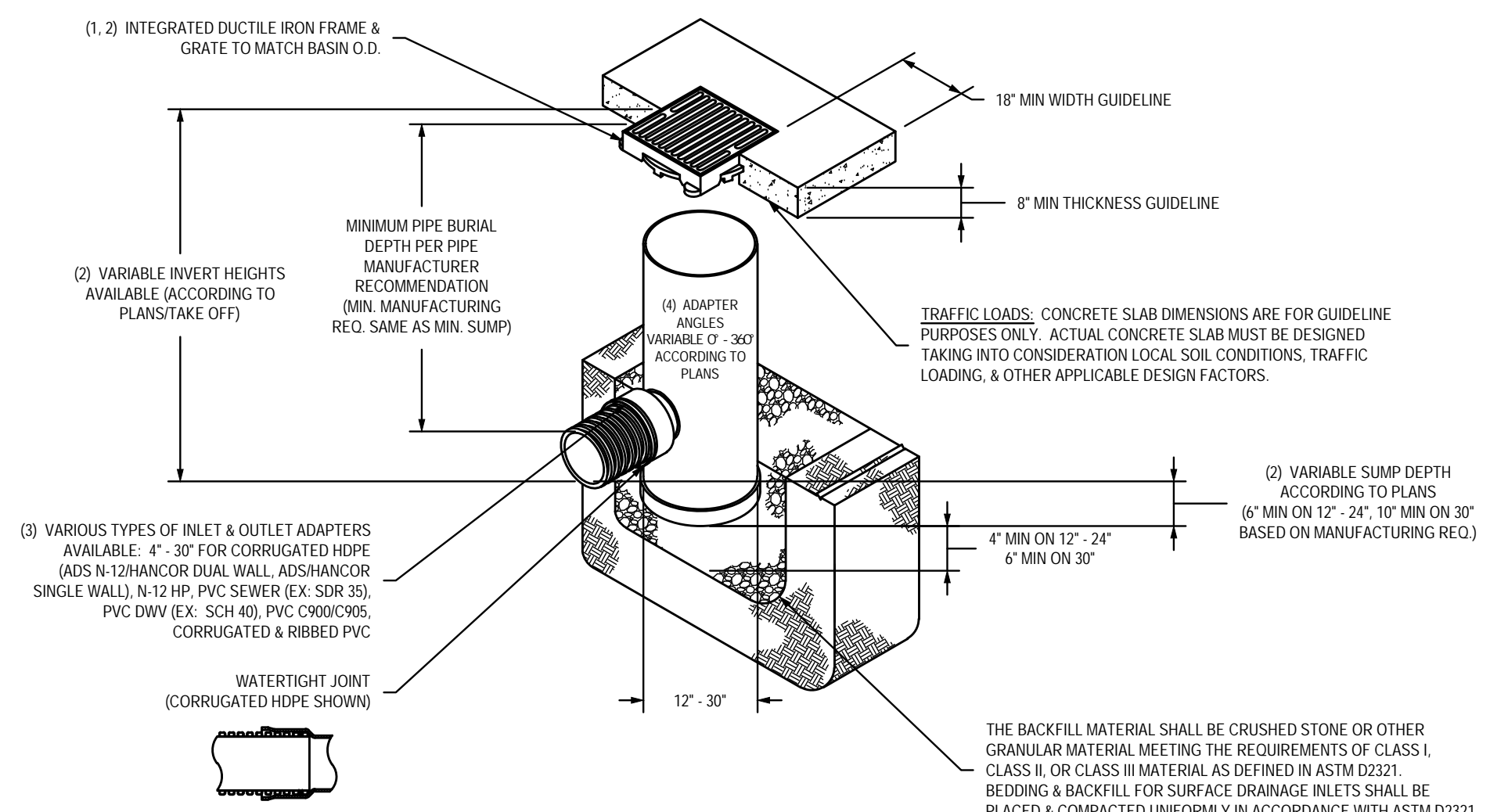
ONE WAY SIGN DETAIL
NOT TO SCALE



EMERGENCY VEHICLES ONLY SIGN DETAIL
NOT TO SCALE

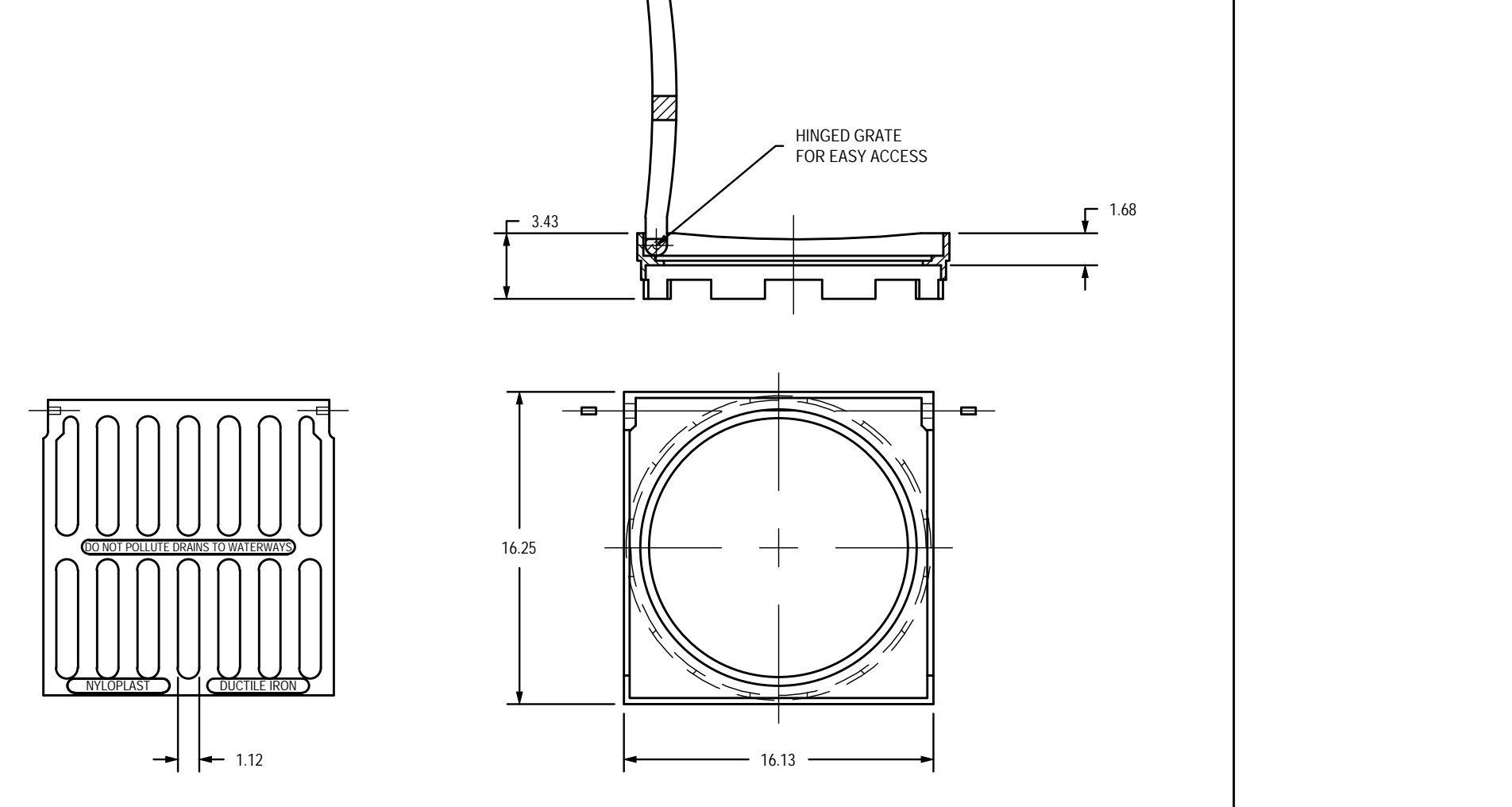
NYLOPLAST 2 FT X 2 FT ROAD & HIGHWAY STRUCTURE:

- 1. 12'-30' FRAMES & GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
- 2. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
- 3. DRAINAGE CONNECTION SUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2122 FOR CORRUGATED HDPE (ADS N-12 HANCOR DUAL WALL, N-12 HP, & PVC SEWER (4'-24').
- 4. ADAPTERS SHALL BE MOUNTED AT AN ANGLE OF 10 TO 300 TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
- 5. ROAD & HIGHWAY GRATE SHALL MEET H-20 LOAD RATING.

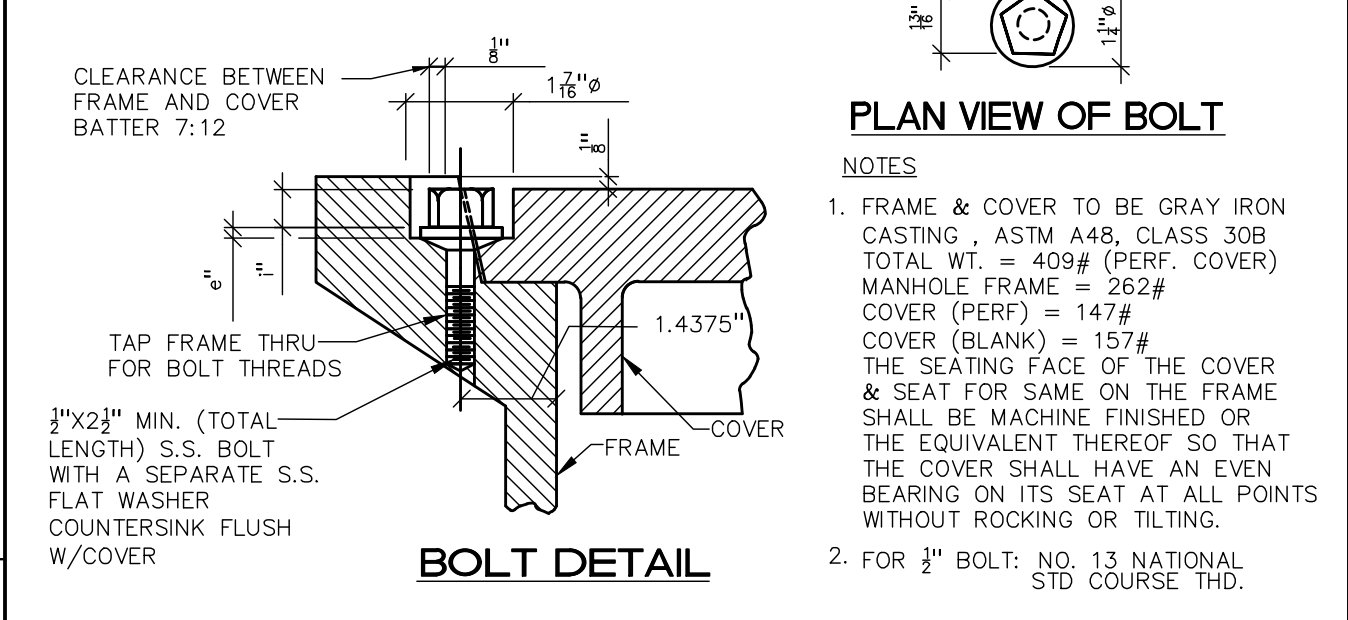
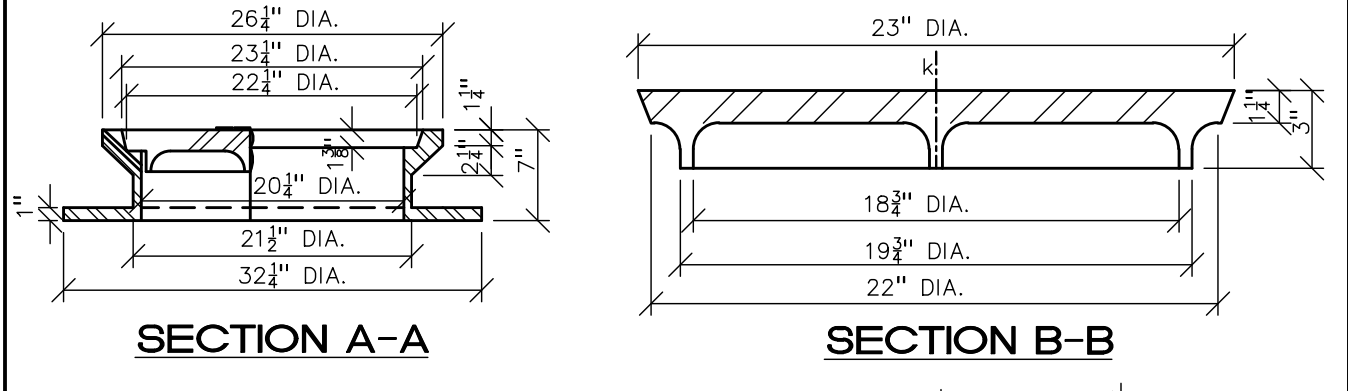
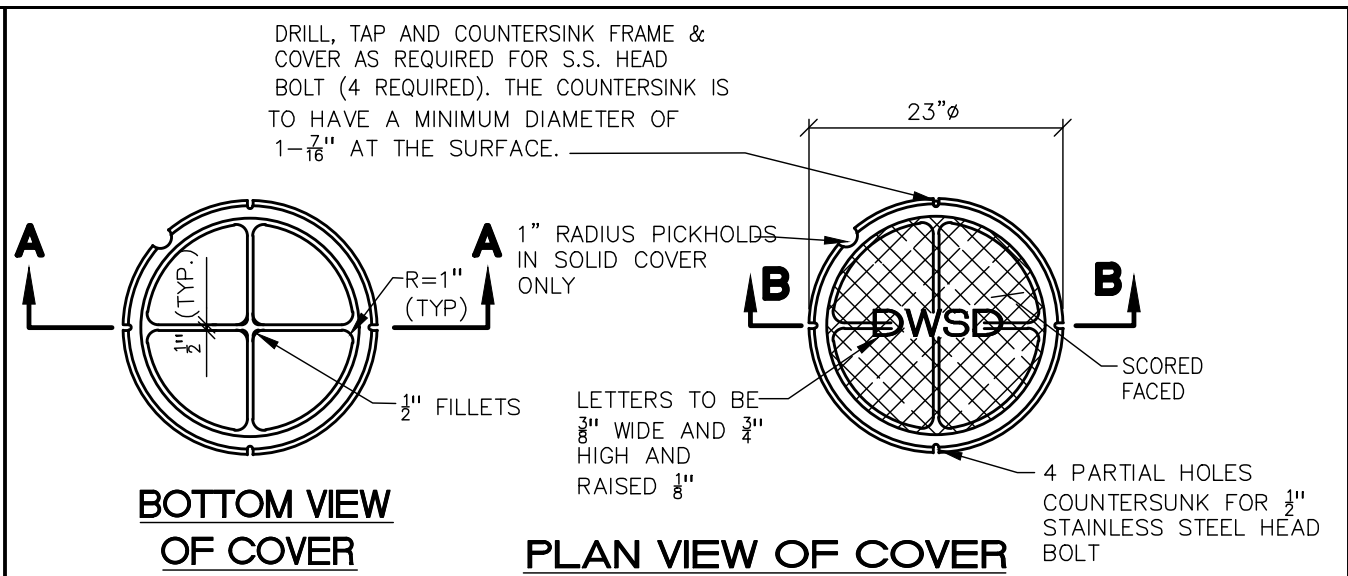


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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST | DRAWN BY: EBC DATE: 1-23-06 | MATERIAL: DUCTILE IRON | 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com | TITLE: DRAIN BASIN WITH 2 FT X 2 FT ROAD & HIGHWAY GRATE QUICK SPEC INSTALLATION DETAIL DWG NO. 7001-110-162 REV G |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|

DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY. DIMENSIONS ARE IN INCHES. GRATE MEETS H-20 LOAD RATING. QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05. PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT. LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-032.



| | | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2010 NYLOPLAST | DRAWN BY: EBC DATE: 3-7-06 | MATERIAL: DUCTILE IRON | 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com | TITLE: 24 IN STANDARD GRATE ASSEMBLY DWG NO. 7001-110-208 REV C |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|



| | |
|-----------------------------------------------------|--------------------------------------------------------------------------|
| MANHOLE COVER WITH FRAME | CITY OF DETROIT WATER AND SEWERAGE DEPARTMENT ENGINEERING DIVISION |
| DESCRIPTION: DRW CKD APP DATE | SHEET: 1 OF 1 |
| REVISIONS: | DWG No. 02600-07 |
| DRAWN BY: S.D.A. CHECKED BY: S.D.A. APPROVED: | SCALE: NONE |

Lafayette Acquisition Partners LLC
41800 West 11 Mile Road Suite 209
Novi MI 48375

LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

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DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT
PEA GROUP
t: 844.813.2949
www.peagroup.com

REGISTRATION SEAL
STATE OF MICHIGAN
EMIL S. BUNEK II
ENGINEER
6201058445

| | |
|----------|---------------------------------|
| 04/19/21 | DOC REL 01 - SITE PLAN APPROVAL |
| REV | DATE |
| | DOC REL # - DESCRIPTION |

PROJECT # 2169027
PROJECT MANAGER M. VAN WIENEN
DESIGNED BY J. WATKINS
DRAWN BY J. WATKINS
QUALITY CHECK E. BUNEK
SHEET TITLE

SITE DETAILS
C-07
SHEET NUMBER

NOT FOR CONSTRUCTION

PROJECT NAME AND ADDRESS

C-1 LAFAYETTE WEST
1401 Rivard St. Detroit, MI
48207

PROJECT DESCRIPTION

NEW FOUR STORY WOOD RESIDENTIAL STRUCTURE ABOVE PODIUM STRUCTURE CONSISTING OF 35 CONDOMINIUM UNITS AND SUPPORTING USES.

CITY SUBMITTALS

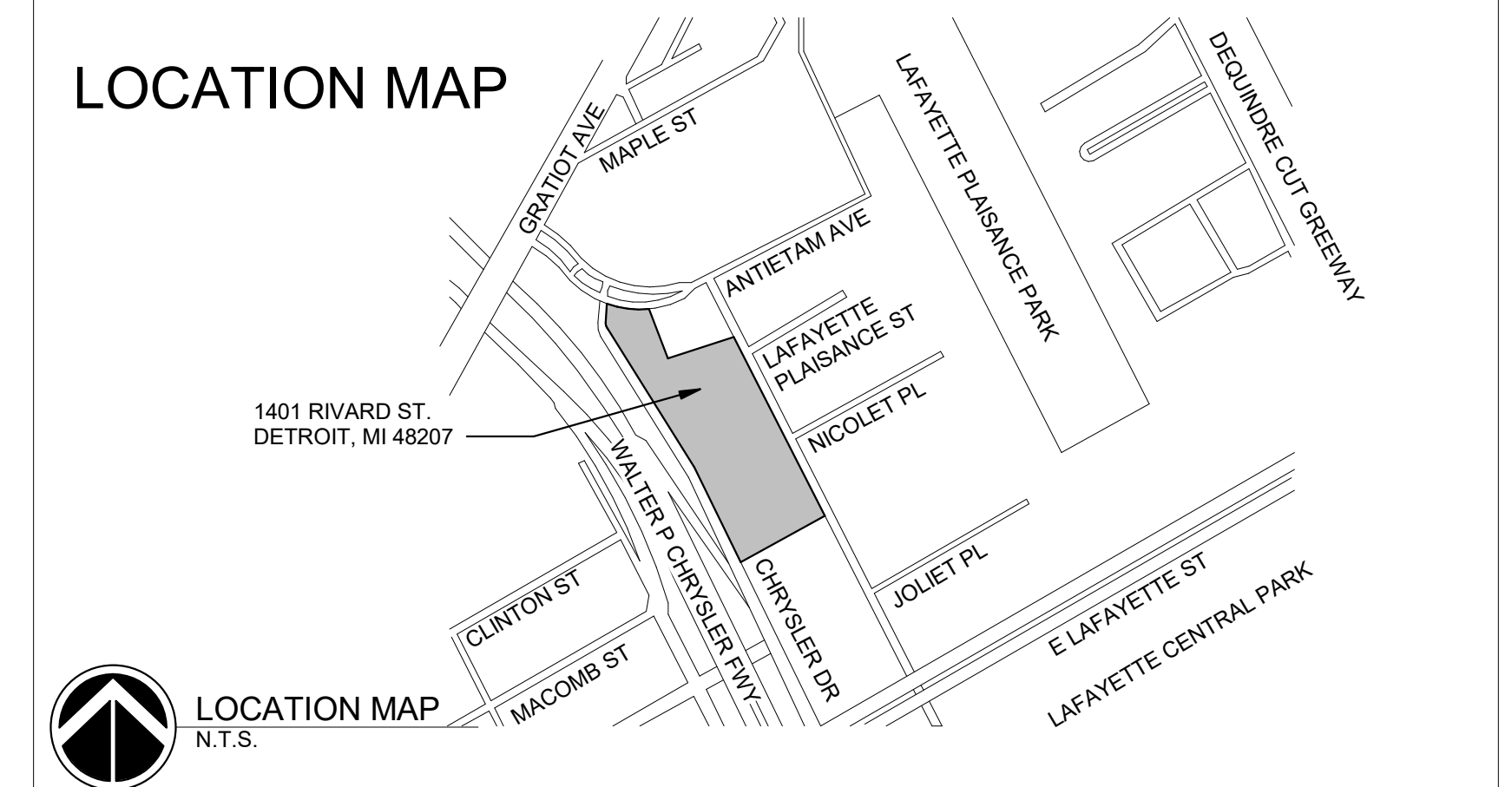
LIST OF CITY SUBMITTALS

- 1.
- 2.
- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS

1. SPRINKLER DRAWINGS AND HYDRAULIC CALCULATIONS WILL BE SUBMITTED BY A LICENSED SPRINKLER CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.
2. FIRE ALARM DRAWINGS WILL BE SUBMITTED BY A LICENSED FIRE ALARM CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.

LOCATION MAP



PROJECT IMAGE



PROJECT TEAM

GHAFARI

17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

PROJECT INFORMATION

PROJECT NUMBER:2169027
ISSUED FOR:DOC REL 02 - SPA
ISSUE DATE:04/19/21

| DRAWING INDEX - PROJECT | | |
|---------------------------|--------------------------|-----------------------------------------------------|
| 04/19/21 DOC REL 02 - SPA | 04/09/21 DOC REL 01 - SD | |
| | SHEET # | SHEET TITLE |
| 00 GENERAL INFORMATION | | |
| | 01 | C1-G00-00 COVER SHEET |
| | 02 | C1-G00-01 GENERAL INFORMATION PROJECT DRAWING INDEX |
| 73 ARCHITECTURAL ELEMENTS | | |
| | 01 | C1-AE1-01 ARCHITECTURAL FLOOR PLAN LEVEL 01 |
| | 02 | C1-AE1-02 ARCHITECTURAL FLOOR PLAN LEVEL 02 |
| | 03 | C1-AE1-03 ARCHITECTURAL FLOOR PLAN LEVEL 03 |
| | 04 | C1-AE1-04 ARCHITECTURAL FLOOR PLAN LEVEL 04 |
| | 05 | C1-AE1-05 ARCHITECTURAL FLOOR PLAN LEVEL 05 |
| | 06 | C1-AE1-06 ARCHITECTURAL ROOF PLAN |
| | 10 | C1-AE1-10 UNIT CA PLANS & ELEVATIONS |
| | 11 | C1-AE1-11 UNIT CB PLANS & ELEVATIONS |
| | 12 | C1-AE1-12 UNIT CC PLANS & ELEVATIONS |
| | 13 | C1-AE1-13 UNIT CD PLANS & ELEVATIONS |
| | 01 | C1-AE2-01 ARCHITECTURAL BUILDING ELEVATIONS |
| | 02 | C1-AE2-02 ARCHITECTURAL BUILDING ELEVATIONS |
| | 01 | C1-AE3-01 ARCHITECTURAL BUILDING SECTIONS |

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 TEL +1.313.441.3000
 www.ghafari.com

CONSULTANT

REGISTRATION SEAL

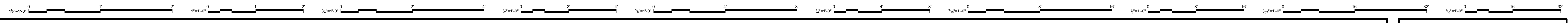
NOT FOR CONSTRUCTION

| REV | DATE | DOC REL ## - DESCRIPTION |
|-----|----------|--------------------------|
| | 04/19/21 | DOC REL 02 - SPA |
| | 04/09/21 | DOC REL 01 - SD |

PROJECT # 2169027
 PROJECT MANAGER M. VAN WIENEN
 DESIGNED BY M. CHRISTIE
 DRAWN BY A. SMITH
 QUAL CHECK M. VAN WIENEN
 SHEET TITLE

**GENERAL INFORMATION
 PROJECT DRAWING
 INDEX**

C1-G00-01
 SHEET NUMBER



Lafayette Acquisition Partners LLC
41800 West 11 Mile Road Suite 209
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C-1 LAFAYETTE WEST
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TEL +1.313.441.3000
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REGISTRATION SEAL

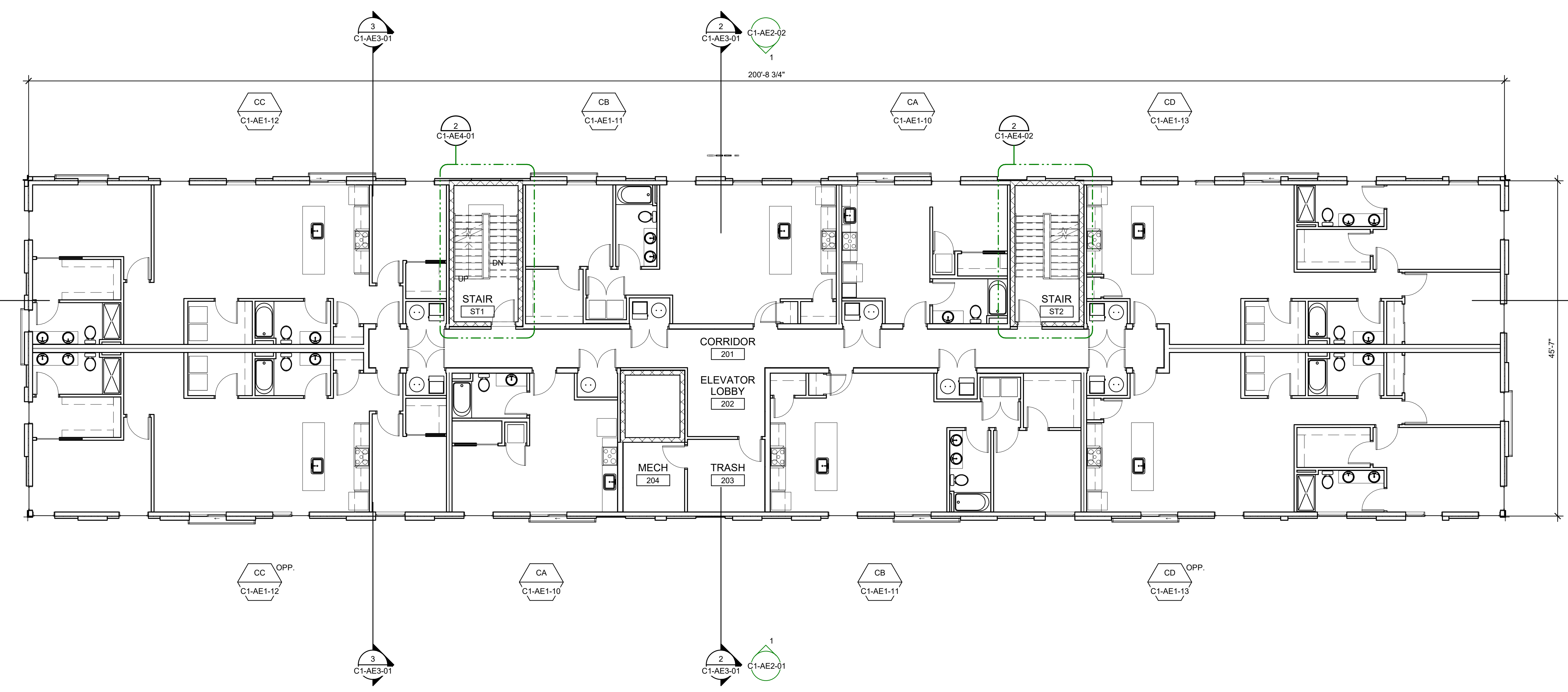
NOT FOR CONSTRUCTION

| REV | DATE | DOC REL # - DESCRIPTION |
|----------|------------------|-------------------------|
| 04/19/21 | DOC REL 02 - SPA | |
| 04/09/21 | DOC REL 01 - SD | |

PROJECT # 2169027
PROJECT MANAGER M. VAN WIENEN
DESIGNED BY M. CHRISTIE
DRAWN BY A. SMITH
QUALCHECK M. VAN WIENEN
SHEET TITLE

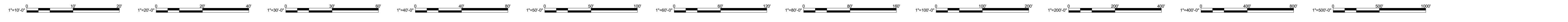
ARCHITECTURAL FLOOR PLAN LEVEL 02

C1-AE1-02
SHEET NUMBER



LEVEL 02 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

GHAFARI ASSOCIATES © 2020 4/16/2021 2:46:45 PM





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C1-CONDOMINIUMS
C-1 LAFAYETTE WEST
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 TEL +1.313.441.3000
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CONSULTANT

REGISTRATION SEAL

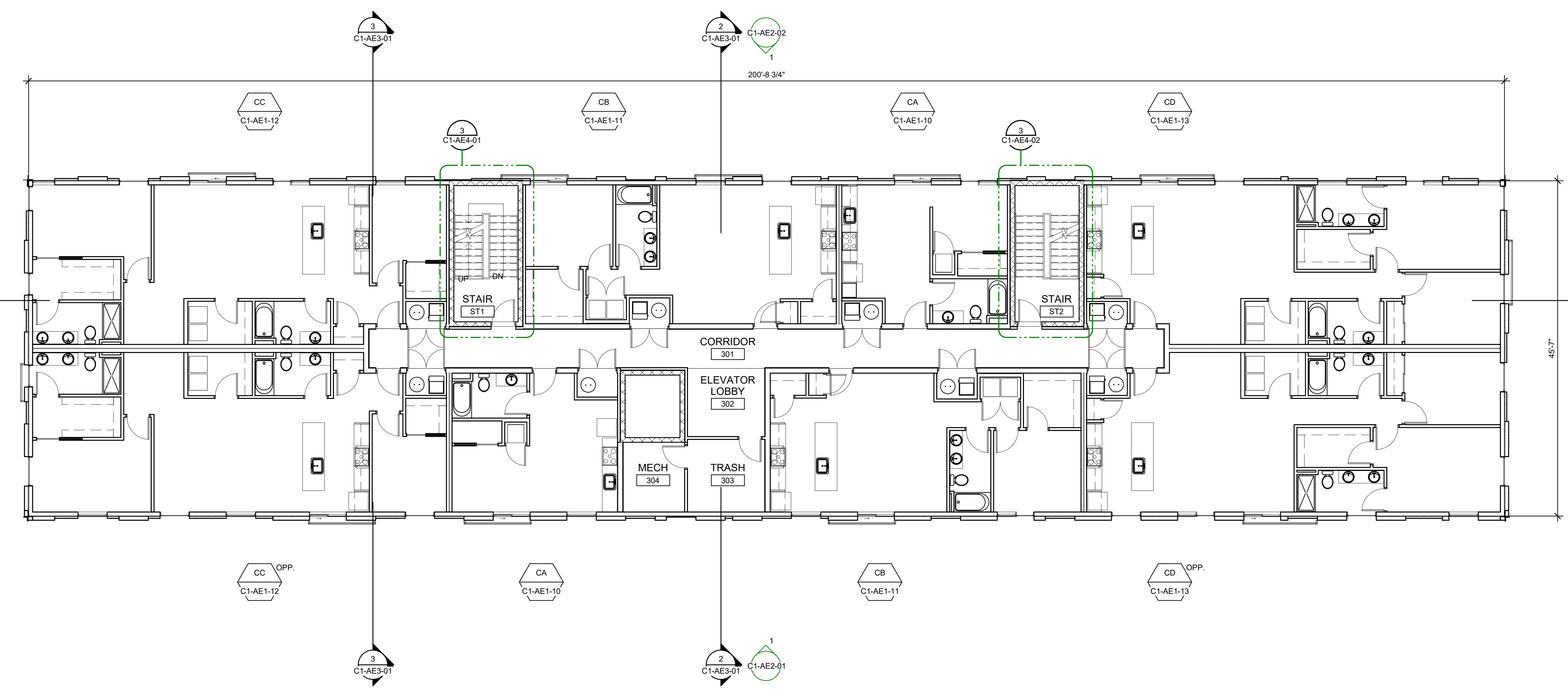
NOT FOR
CONSTRUCTION

| REV | DATE | DOC REL # - DESCRIPTION |
|----------|------------------|-------------------------|
| 04/19/21 | DOC REL 02 - SPA | |
| 04/09/21 | DOC REL 01 - SD | |

PROJECT # 2169027
 PROJECT MANAGER M. VAN WIENEN
 DESIGNED BY M. CHRISTIE
 DRAWN BY A. SMITH
 QUALCHECK M. VAN WIENEN
 SHEET TITLE

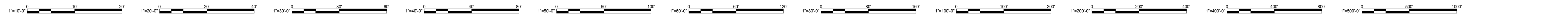
**ARCHITECTURAL
 FLOOR PLAN
 LEVEL 03**

C1-AE1-03
 SHEET NUMBER



LEVEL 03 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

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REGISTRATION SEAL

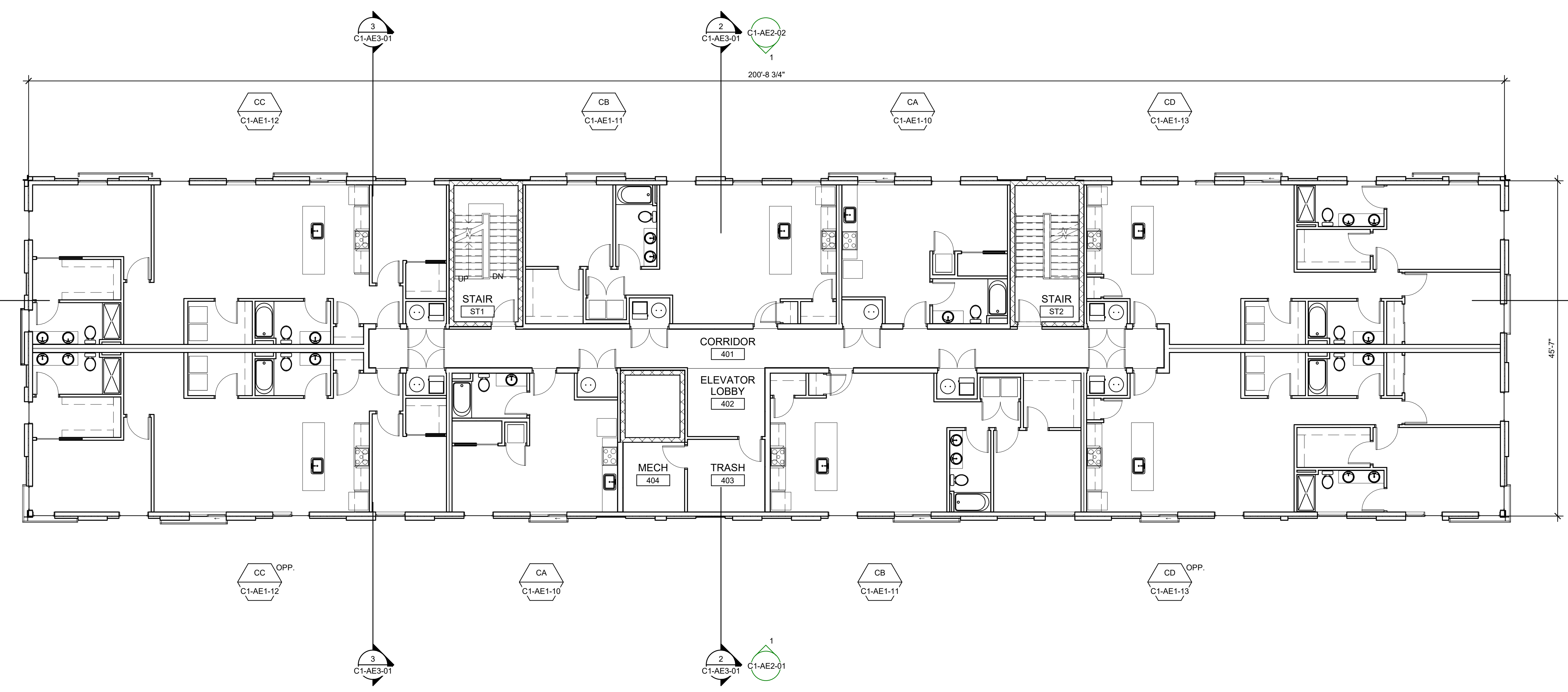
NOT FOR CONSTRUCTION

| REV | DATE | DOC REL # - DESCRIPTION |
|----------|------------------|-------------------------|
| 04/19/21 | DOC REL 02 - SPA | |
| 04/09/21 | DOC REL 01 - SD | |

PROJECT # 2169027
PROJECT MANAGER M. VAN WIENEN
DESIGNED BY M. CHRISTIE
DRAWN BY A. SMITH
QUALCHECK M. VAN WIENEN
SHEET TITLE

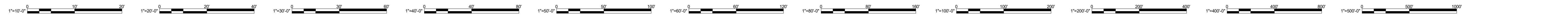
ARCHITECTURAL FLOOR PLAN LEVEL 04

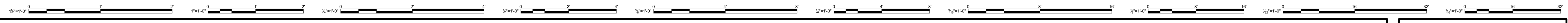
C1-AE1-04
SHEET NUMBER



LEVEL 04 FLOOR PLAN
SCALE: 1/8" = 1'-0"
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REGISTRATION SEAL

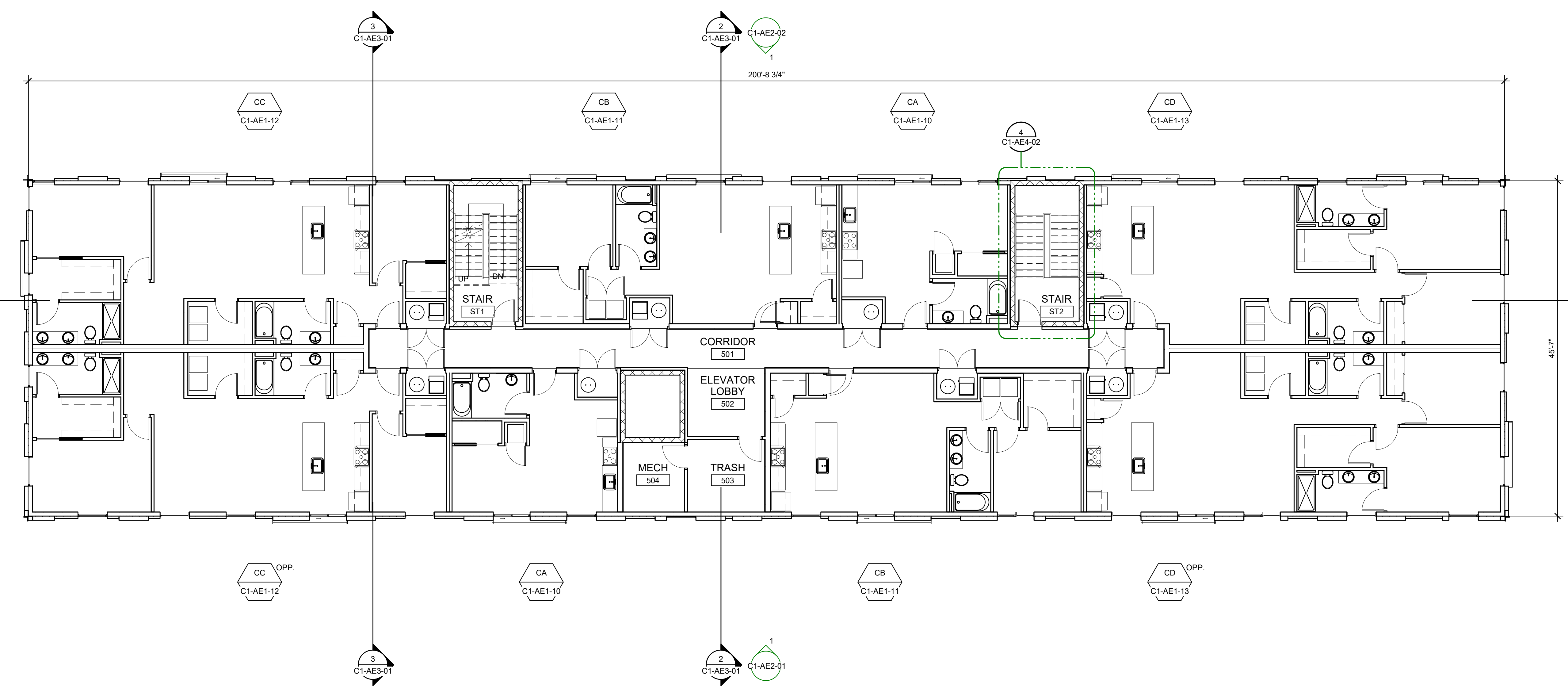
NOT FOR CONSTRUCTION

| REV | DATE | DOC REL # - DESCRIPTION |
|----------|------------------|-------------------------|
| 04/19/21 | DOC REL 02 - SPA | |
| 04/09/21 | DOC REL 01 - SD | |

| | |
|-----------------|---------------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | M. VAN WIENEN |
| DESIGNED BY | M. CHRISTIE |
| DRAWN BY | A. SMITH |
| QUAL CHECK | M. VAN WIENEN |
| SHEET TITLE | |

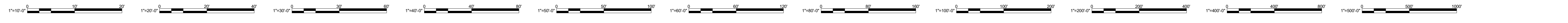
ARCHITECTURAL FLOOR PLAN LEVEL 05

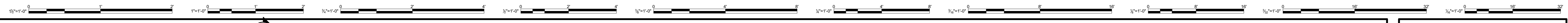
C1-AE1-05
 SHEET NUMBER



LEVEL 05 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

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REGISTRATION SEAL

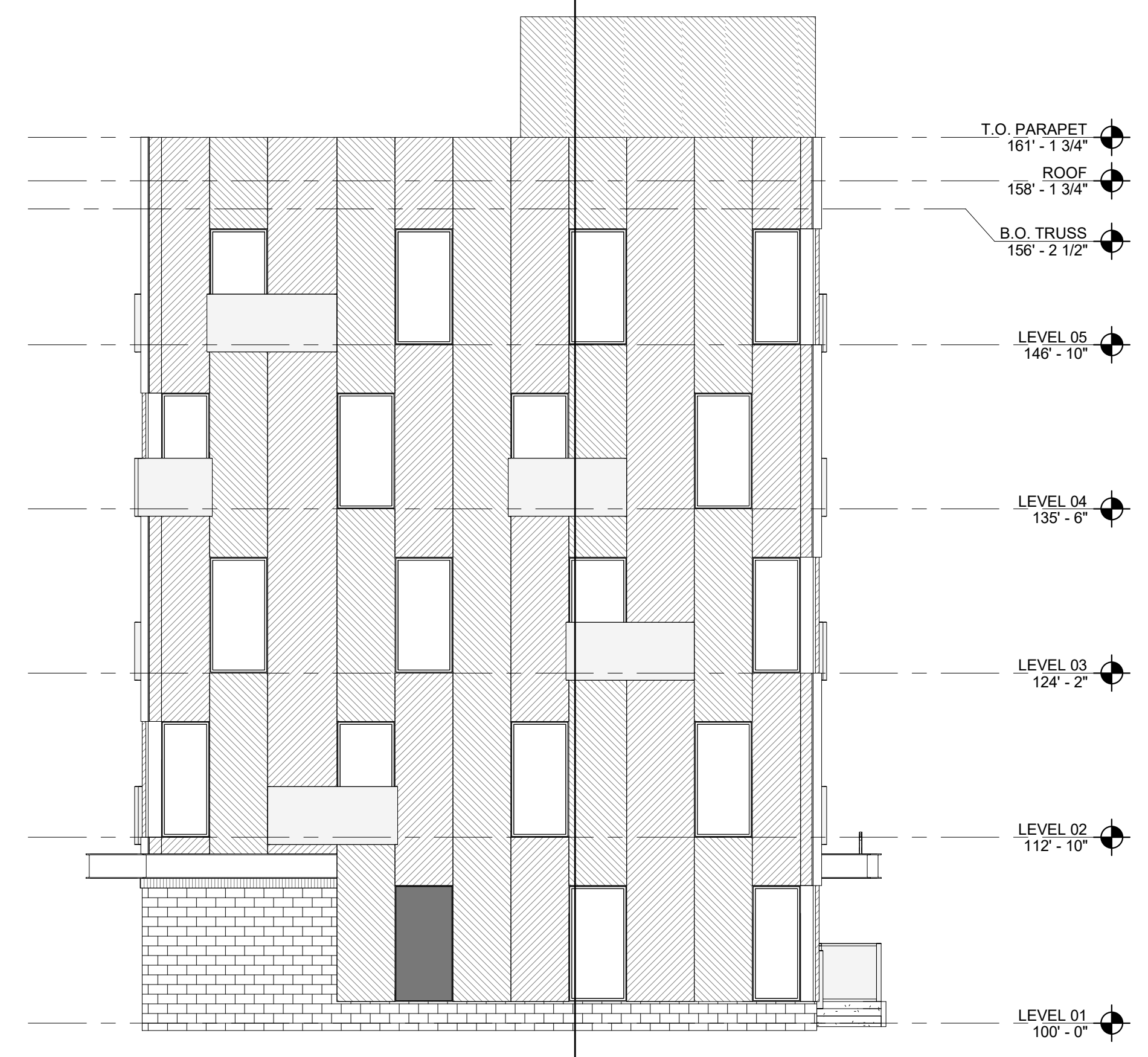
NOT FOR CONSTRUCTION

| REV | DATE | DOC REL # - DESCRIPTION |
|----------|------------------|-------------------------|
| 04/19/21 | DOC REL 02 - SPA | |
| 04/09/21 | DOC REL 01 - SD | |

| | |
|-----------------|---------------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | M. VAN WIENEN |
| DESIGNED BY | M. CHRISTIE |
| DRAWN BY | A. SMITH |
| QUAL CHECK | M. VAN WIENEN |
| SHEET TITLE | |

ARCHITECTURAL BUILDING ELEVATIONS

C1-AE2-02
 SHEET NUMBER

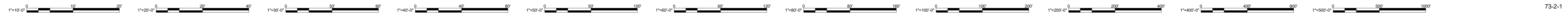


2 EXTERIOR SOUTH ELEVATION
 C1-AE1-01 SCALE: 1/8" = 1'-0"



1 EXTERIOR EAST ELEVATION
 C1-AE1-01 SCALE: 1/8" = 1'-0"

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PROJECT NAME AND ADDRESS

C-3 LAFAYETTE WEST
1401 Rivard St. Detroit, MI
48207

PROJECT DESCRIPTION

NEW FOUR STORY WOOD RESIDENTIAL STRUCTURE ABOVE PODIUM STRUCTURE CONSISTING OF 18 CONDOMINIUM UNITS AND SUPPORTING USES.

CITY SUBMITTALS

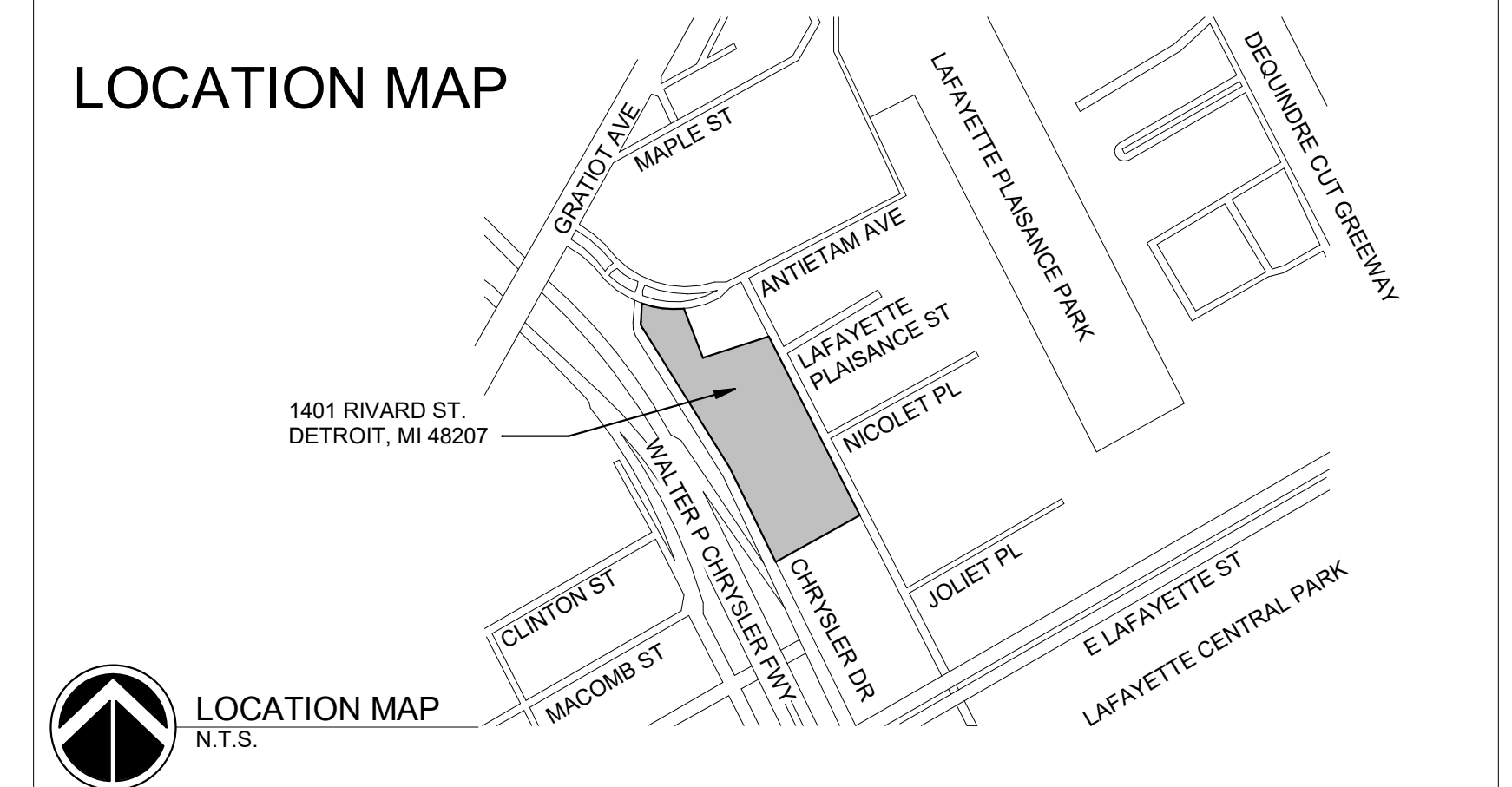
LIST OF CITY SUBMITTALS

- 1.
- 2.
- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS

1. SPRINKLER DRAWINGS AND HYDRAULIC CALCULATIONS WILL BE SUBMITTED BY A LICENSED SPRINKLER CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.
2. FIRE ALARM DRAWINGS WILL BE SUBMITTED BY A LICENSED FIRE ALARM CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.

LOCATION MAP



PROJECT IMAGE

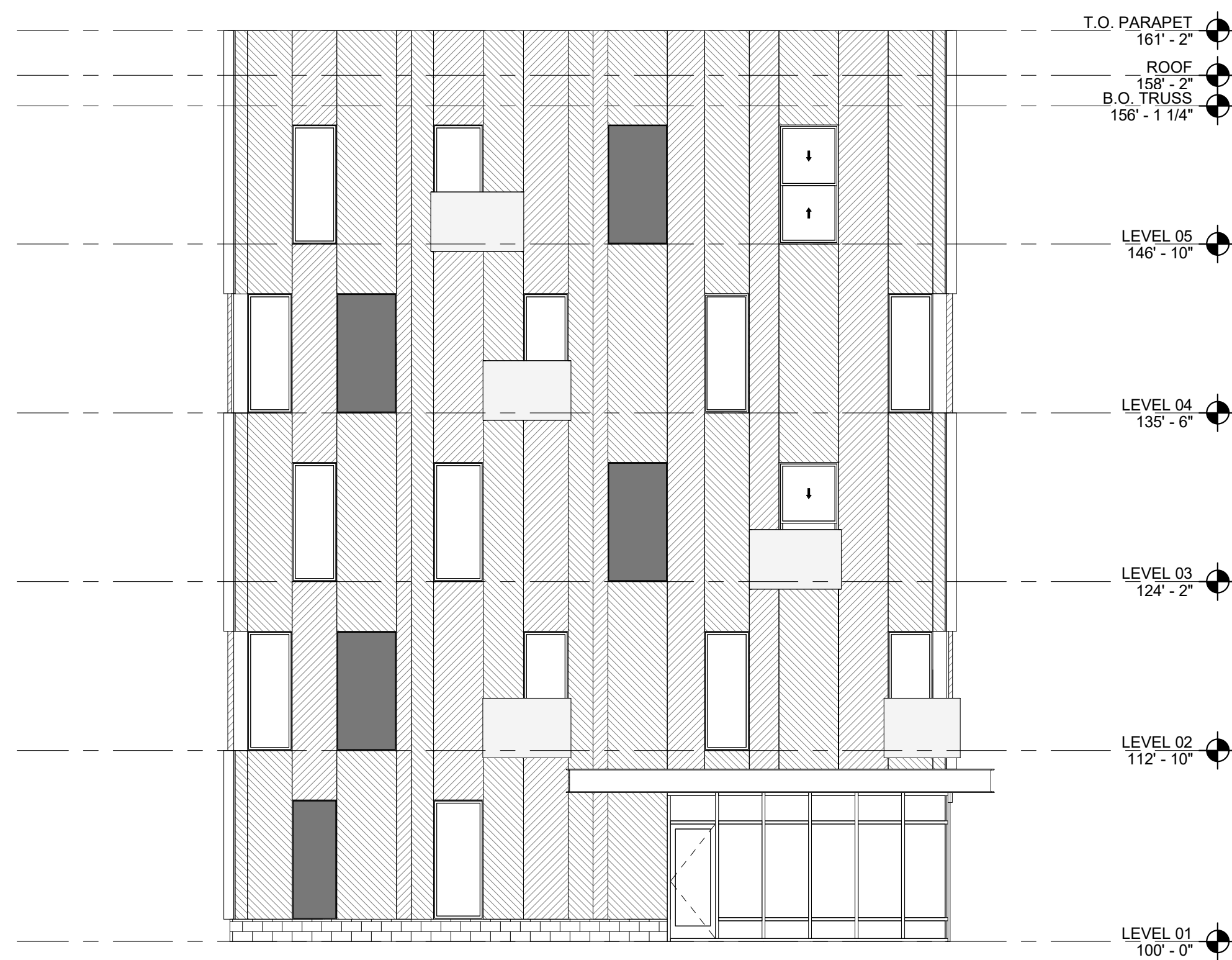
PROJECT TEAM

GHAFARI

17101 MICHIGAN AVENUE
DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

PROJECT INFORMATION

PROJECT NUMBER:2169027
ISSUED FOR:DOC REL 02 - SPA
ISSUE DATE:04/19/21



2 EAST EXTERIOR ELEVATION
C3-AE1-01 SCALE: 1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
C3-AE1-01 SCALE: 1/8" = 1'-0"

Lafayette Acquisition Partners LLC
 41800 West 11 Mile Road SUite 209
 Novi MI 48375

C3-CONDOMINIUMS
C-3 LAFAYETTE WEST
 1401 Rivard St. Detroit, MI 48207

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 TEL +1.313.441.3000
 www.ghafari.com

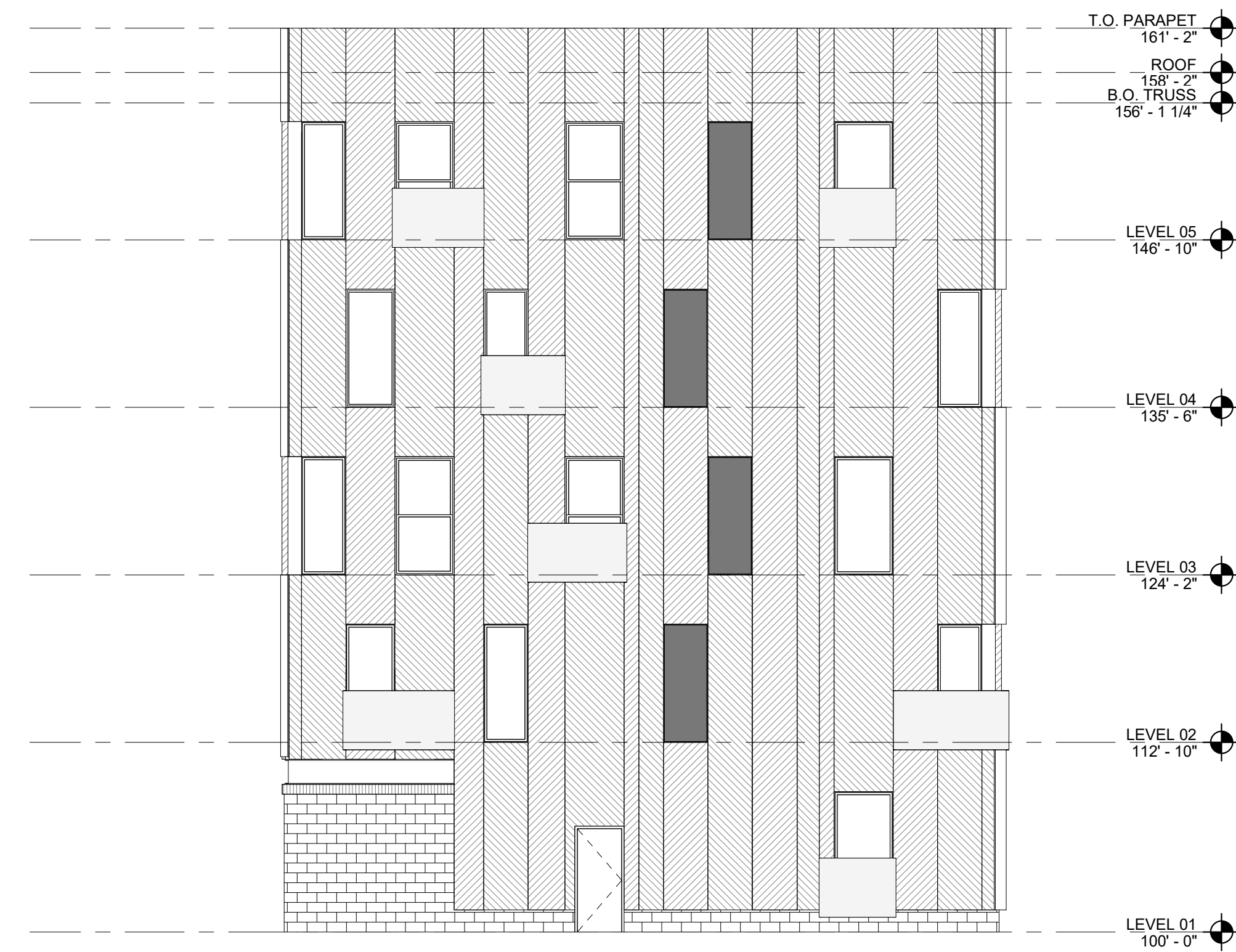
REGISTRATION SEAL
NOT FOR CONSTRUCTION

| REV | DATE | DOC REL # - DESCRIPTION |
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| 04/19/21 | DOC REL 02 - SPA | |
| 04/09/21 | DOC REL 01 - SD | |

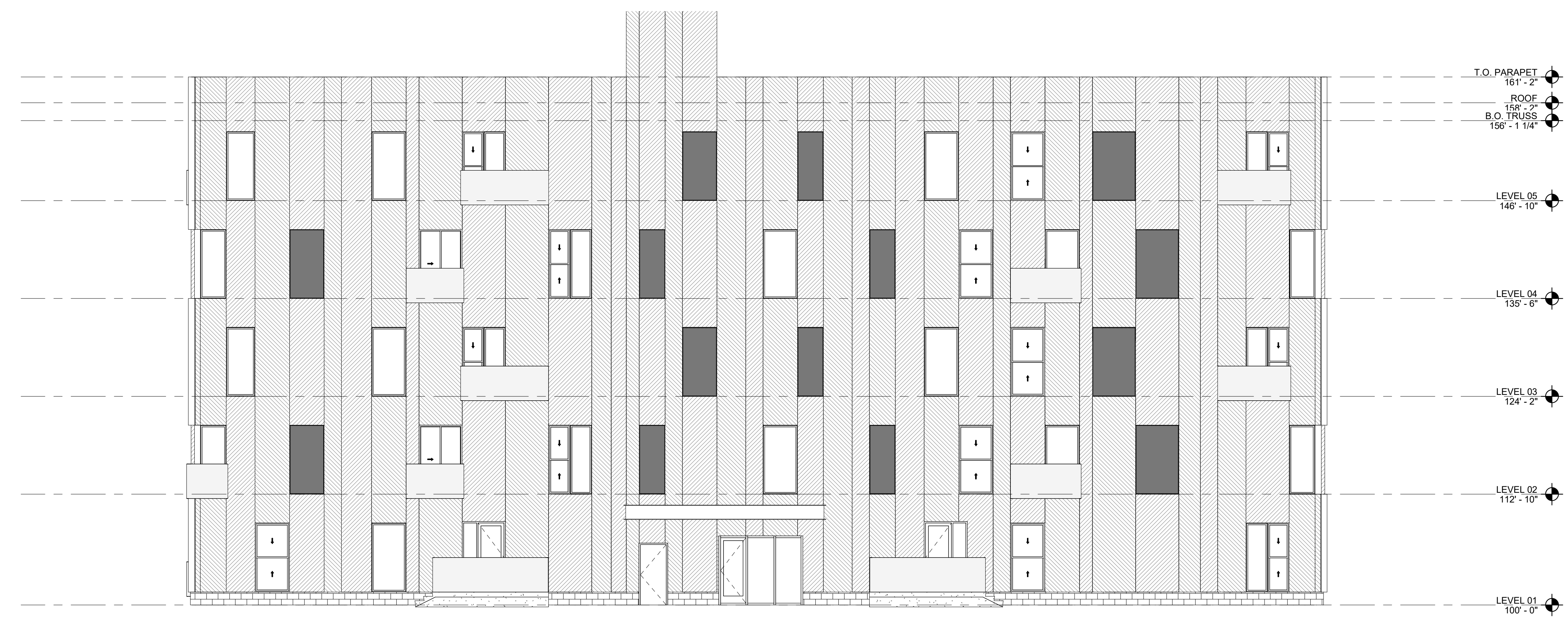
PROJECT # 2169027
 PROJECT MANAGER M. VAN WIENEN
 DESIGNED BY M. CHRISTIE
 DRAWN BY A. SMITH
 QUALCHECK M. VAN WIENEN
 SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

C3-AE2-01
 SHEET NUMBER



WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NORTH



SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NORTH

Lafayette Acquisition Partners LLC
41800 West 11 Mile Road SUite 209
Novi MI 48375

C3-CONDOMINIUMS
C-3 LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

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DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
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REGISTRATION SEAL
NOT FOR CONSTRUCTION

| REV | DATE | DOC REL # - DESCRIPTION |
|-----|----------|-------------------------|
| | 04/19/21 | DOC REL 02 - SPA |
| | 04/09/21 | DOC REL 01 - SD |

PROJECT # 2169027
PROJECT MANAGER M. VAN WIENEN
DESIGNED BY M. CHRISTIE
DRAWN BY A. SMITH
QUAL CHECK M. VAN WIENEN
SHEET TITLE

ARCHITECTURAL BUILDING ELEVATIONS

C3-AE2-02
SHEET NUMBER

PROJECT NAME AND ADDRESS

M-1 LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

PROJECT DESCRIPTION

NEW FIVE STORY 60 UNIT RESIDENTIAL APARTMENT STRUCTURE WITH SUPPORTING USES AT THE FIRST FLOOR PODIUM LEVEL

CITY SUBMITTALS

LIST OF CITY SUBMITTALS

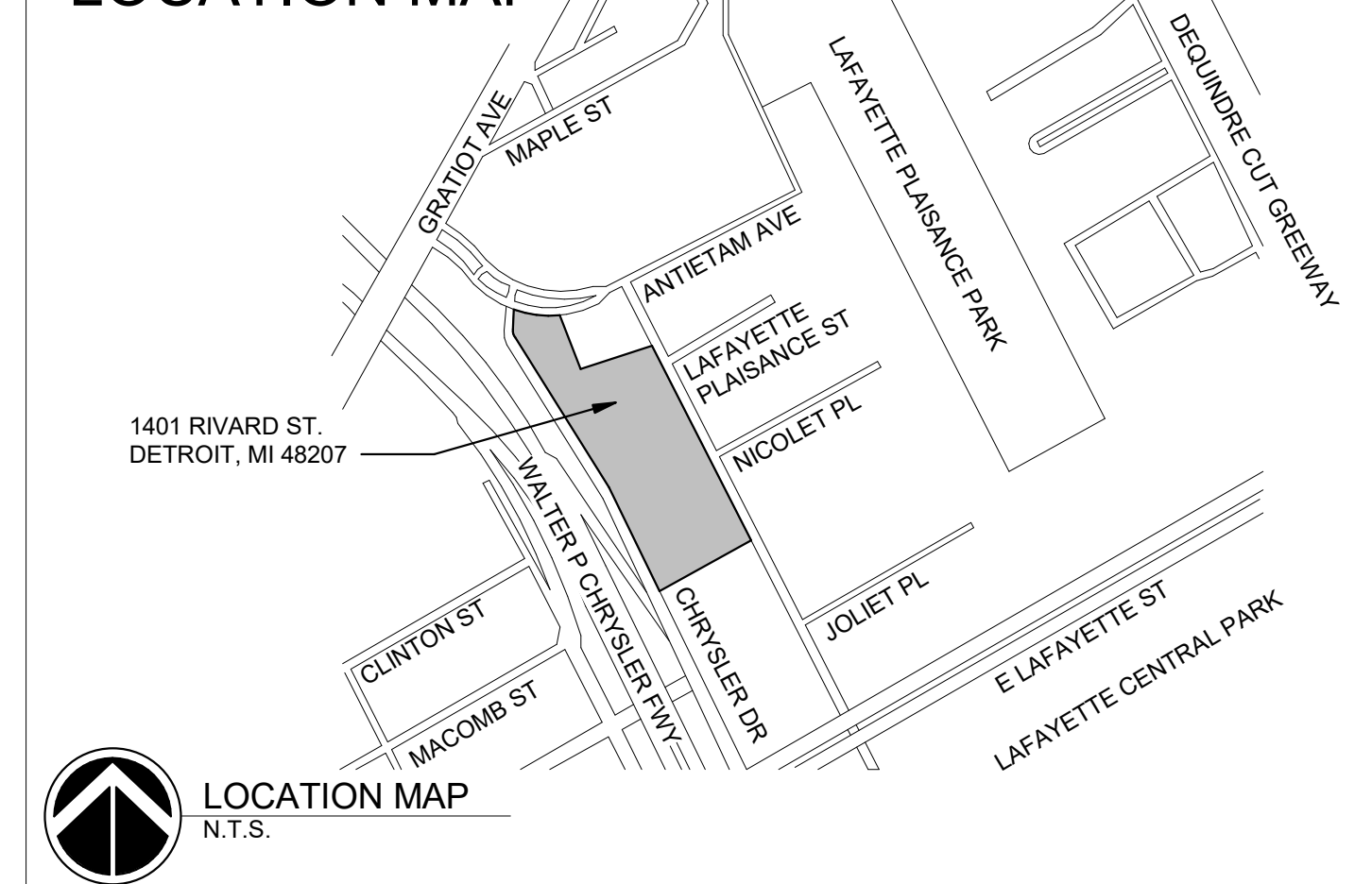
- 1.
- 2.
- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS

- 1.
- 2.
- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS
 1. SPRINKLER DRAWINGS AND HYDRAULIC CALCULATIONS WILL BE SUBMITTED BY A LICENSED SPRINKLER CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.
 2. FIRE ALARM DRAWINGS WILL BE SUBMITTED BY A LICENSED FIRE ALARM CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.

LOCATION MAP



PROJECT IMAGE



PROJECT TEAM

GHAFARI

89 MONROE CENTER STREET NW
 SUITE 400
 GRAND RAPIDS, MI 49503-2900 USA
 TEL +1.616.771.0909
 www.ghafari.com

PROJECT INFORMATION

PROJECT NUMBER:2169027
ISSUED FOR:DOC REL 02 - SPA
ISSUE DATE:04/19/2021

Lafayette Acquisition Partners LLC
41800 West 11 Mile Road Suite 209
Novi MI 48375

M-1 LAFAYETTE WEST
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DEARBORN, MI 48126-2736 USA
TEL +1.313.441.3000
www.ghafari.com

CONSULTANT INFORMATION

REGISTRATION SEAL

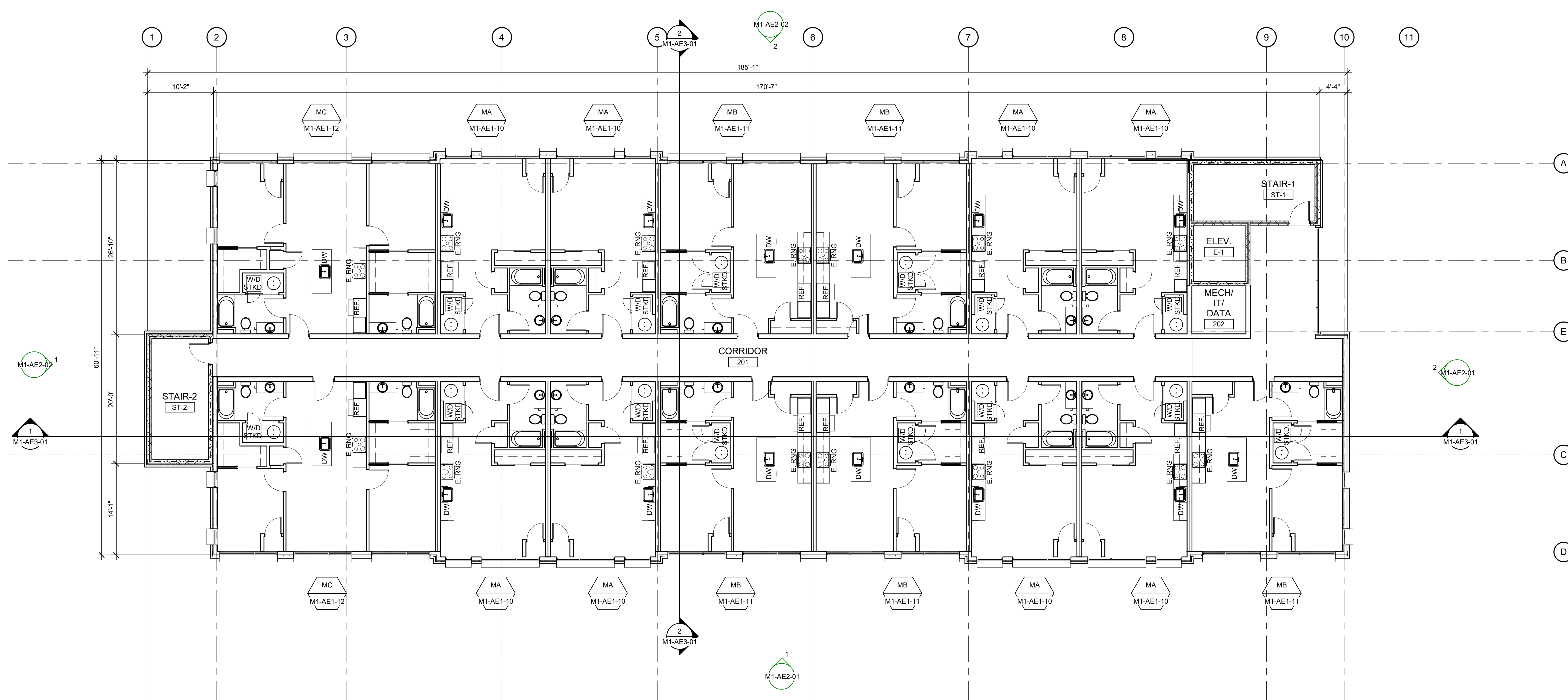
**NOT FOR
CONSTRUCTION**

| REV | DATE | DOC REL # | DESCRIPTION |
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| 04/19/21 | | DOC REL 02 - SPA | |
| 04/09/21 | | DOC REL 01 - SD | |

| | |
|-----------------|-----------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLEY |
| SHEET TITLE | |

**ARCHITECTURAL
FLOOR PLAN -
SECOND THRU
FIFTH FLOOR**

M1-AE1-02
SHEET NUMBER



LEVEL 2-5 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

| KEYNOTE LEGEND | |
|----------------|--------------|
| KEY VALUE | KEYNOTE TEXT |

Lafayette Acquisition Partners LLC
41800 West 11 Mile Road Suite 209
Novi MI 48375

M-1 LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

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17101 MICHIGAN AVENUE
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TEL +1.313.441.3000
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CONSULTANT INFORMATION

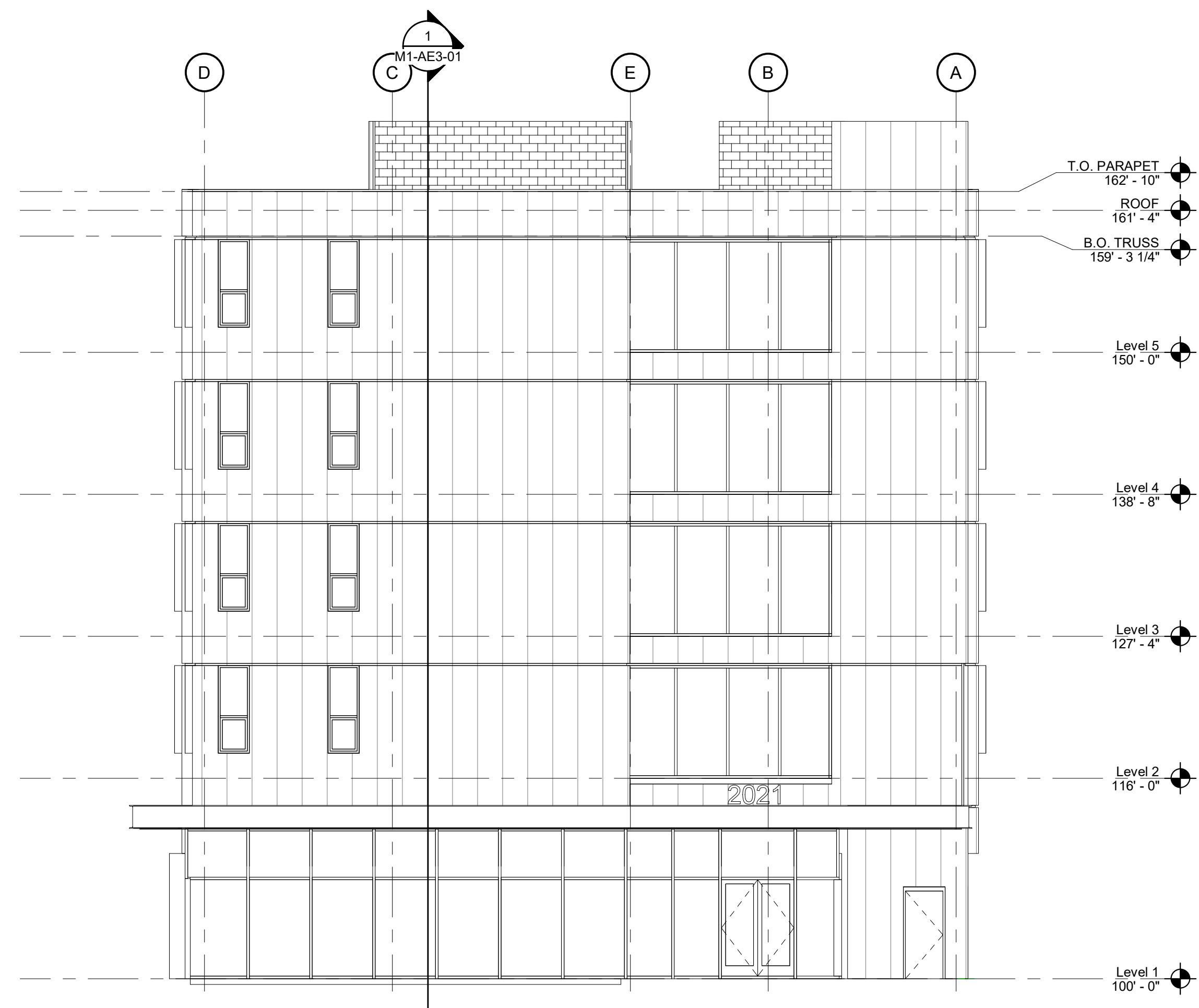
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NOT FOR CONSTRUCTION

| REV | DATE | DOC REL # | DESCRIPTION |
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| 04/19/21 | | DOC REL 02 - SPA | |
| 04/09/21 | | DOC REL 01 - SD | |

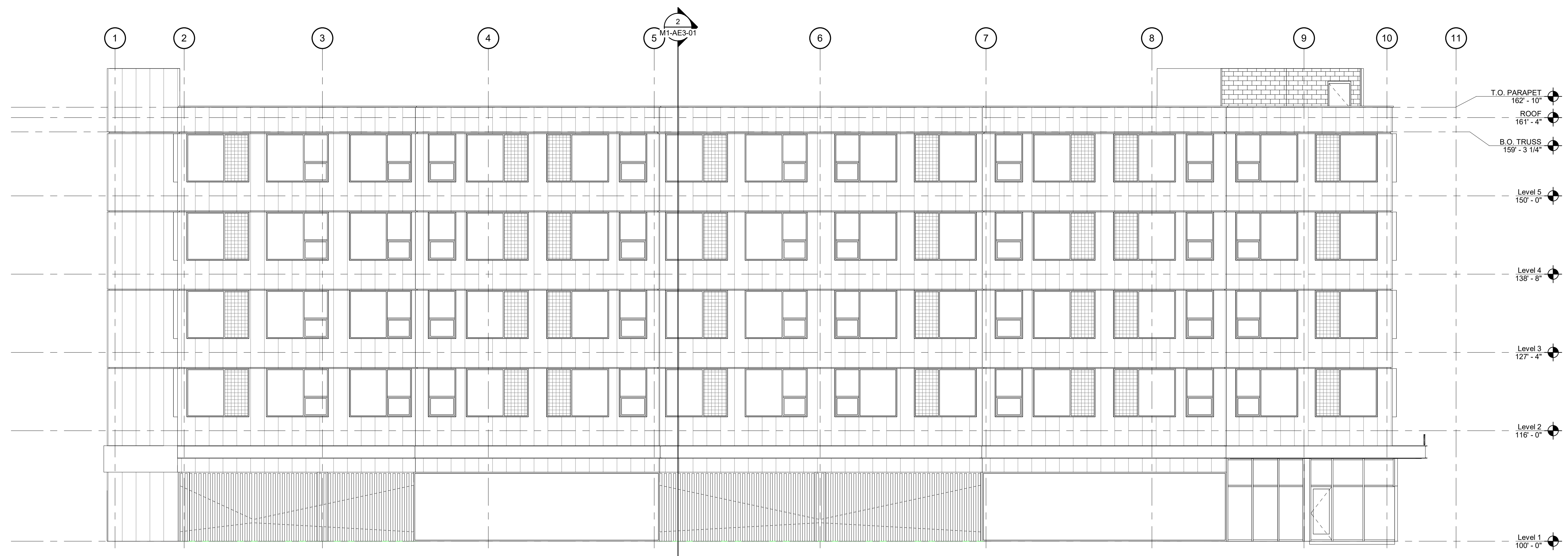
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| PROJECT # | 2169027 |
| PROJECT MANAGER | |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLEY |
| SHEET TITLE | |

ARCHITECTURAL BUILDING ELEVATIONS

M1-AE2-01
SHEET NUMBER



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
M1-1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
M1-1

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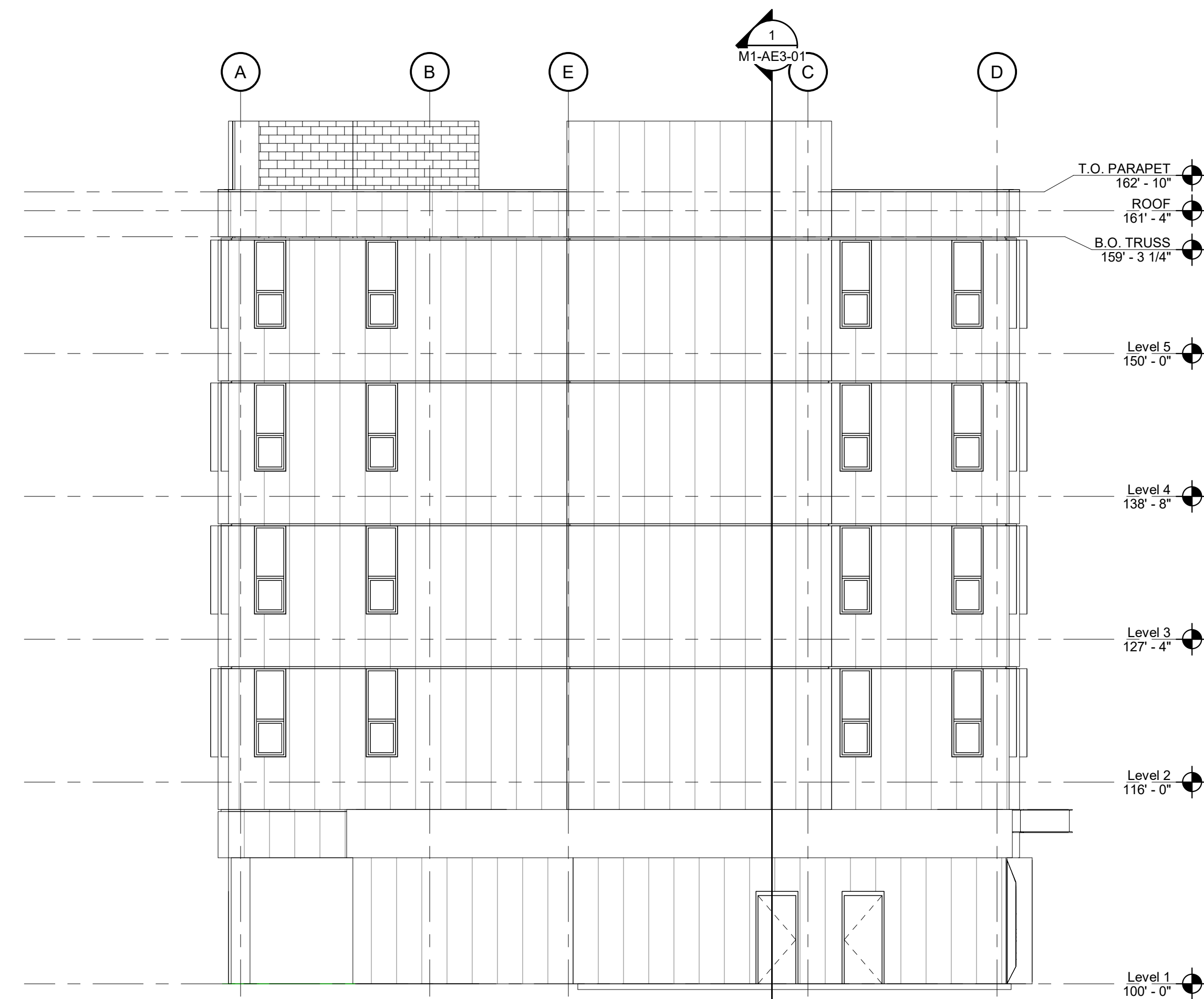
M1-APARTMENTS
M-1 LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

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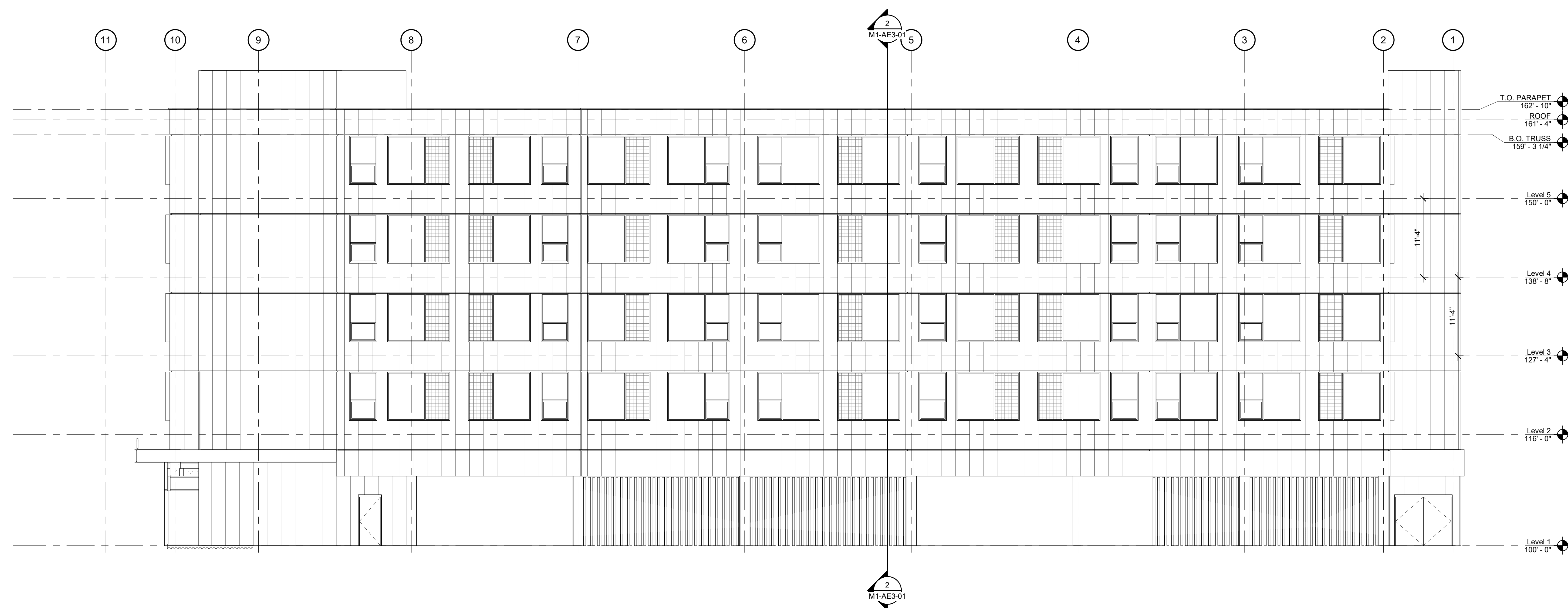
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DEARBORN, MI 48125-2736 USA
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CONSULTANT INFORMATION

REGISTRATION SEAL



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



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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| 04/09/21 | | DOC REL 01 - SD | |

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|-----------------|-----------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLEY |
| SHEET TITLE | |

**ARCHITECTURAL
BUILDING ELEVATIONS**

M1-AE2-02
SHEET NUMBER

PROJECT NAME AND ADDRESS

M-2 LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

PROJECT DESCRIPTION

NEW FIVE STORY 98 UNIT RESIDENTIAL APARTMENT STRUCTURE WITH SUPPORTING USES AT THE FIRST FLOOR PODIUM LEVEL

CITY SUBMITTALS

LIST OF CITY SUBMITTALS

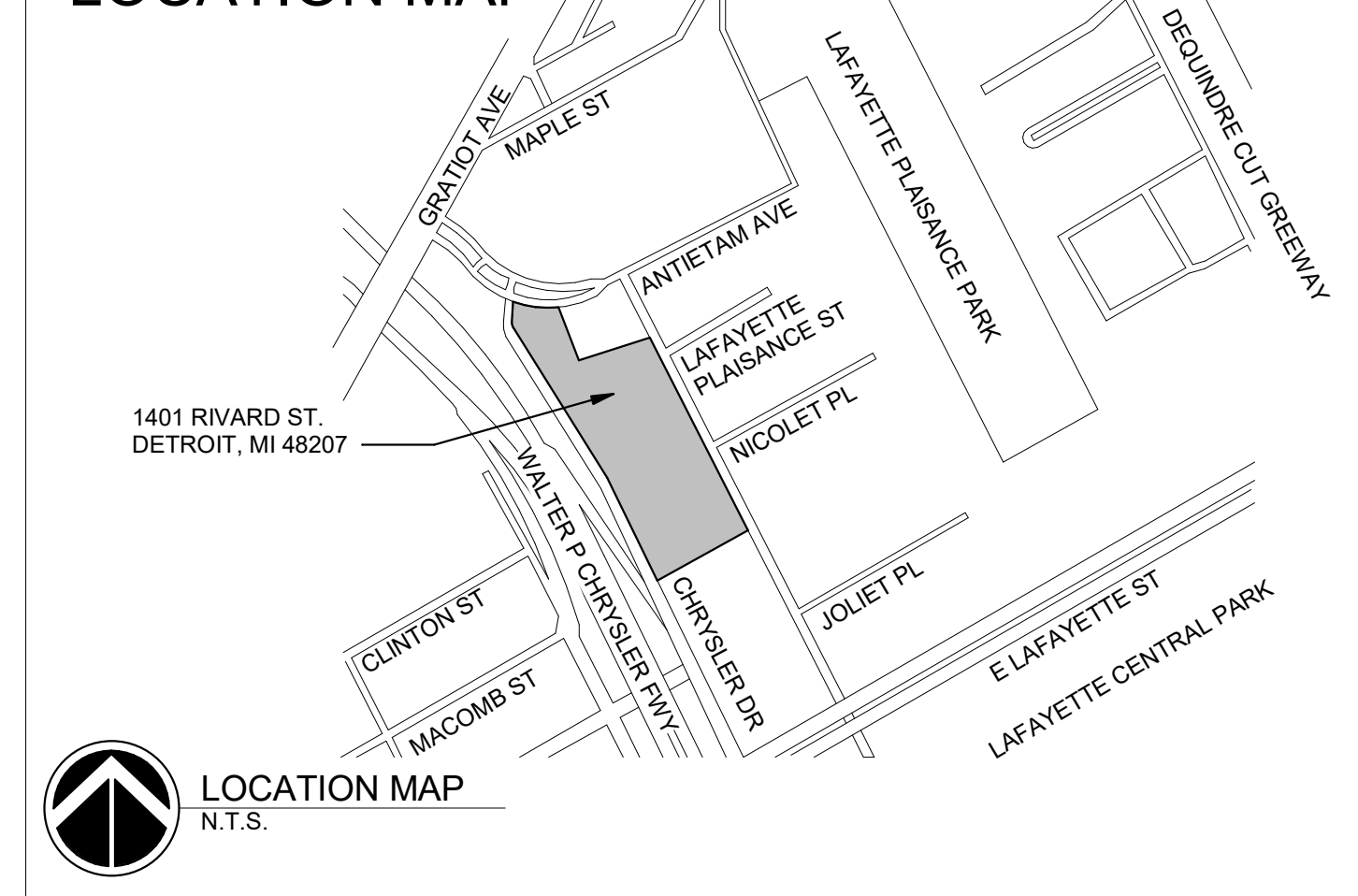
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- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS

- 1.
- 2.
- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS
 1. SPRINKLER DRAWINGS AND HYDRAULIC CALCULATIONS WILL BE SUBMITTED BY A LICENSED SPRINKLER CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.
 2. FIRE ALARM DRAWINGS WILL BE SUBMITTED BY A LICENSED FIRE ALARM CONTRACTOR AT A LATER DATE AND ARE NOT INCLUDED IN THIS SUBMISSION.

LOCATION MAP



PROJECT IMAGE



PROJECT TEAM

GHAFARI

89 MONROE CENTER STREET NW
 SUITE 400
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 TEL +1.616.771.0909
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PROJECT INFORMATION

PROJECT NUMBER:2169027
ISSUED FOR:DOC REL 02 - SPA
ISSUE DATE:04/19/2021

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41800 West 11 Mile Road Suite 209
Novi MI 48375

M2-APARTMENTS
M-2 LAFAYETTE WEST
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CONSULTANT INFORMATION

REGISTRATION SEAL

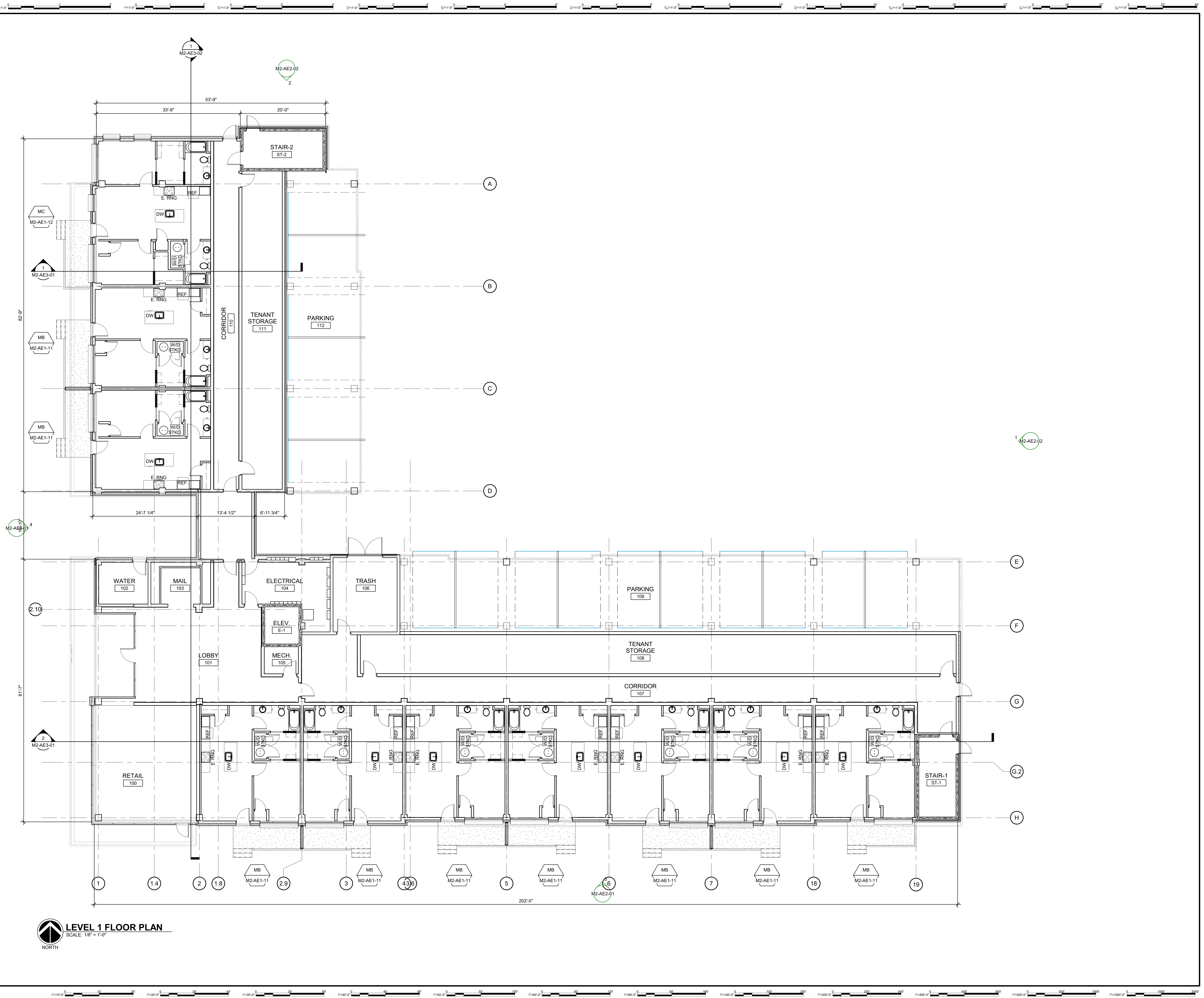
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| 04/19/21 | DOC REL 02 - SPA | |
| 04/09/21 | DOC REL 01 - SD | |
| REV | DATE | DOC REL # - DESCRIPTION |

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|-----------------|---------------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | M. VAN WIENEN |
| DESIGNED BY | Designer |
| DRAWN BY | Author |
| QUALCHECK | Checker |
| SHEET TITLE | |

ARCHITECTURAL FLOOR PLAN - FIRST FLOOR

M2-AE1-01
SHEET NUMBER



LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

Lafayette Acquisition Partners LLC
 41800 West 11 Mile Road Suite 209
 Novi MI 48375

M2-APARTMENTS
M-2 LAFAYETTE WEST
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CONSULTANT INFORMATION

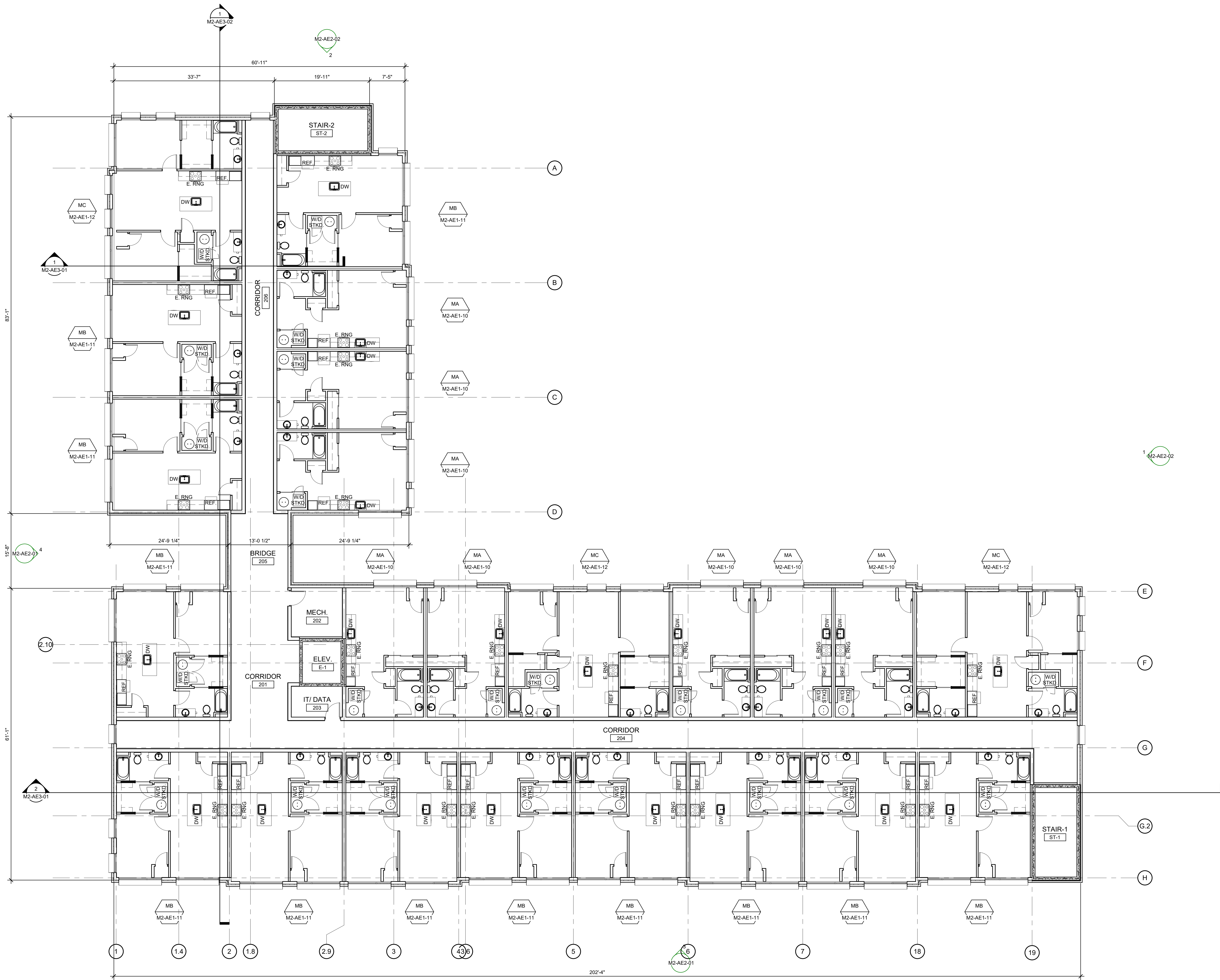
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| 04/09/21 | | DOC REL 01 - SD | |

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|-----------------|---------------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | M. VAN WIENEN |
| DESIGNED BY | Designer |
| DRAWN BY | Author |
| QUALCHECK | Checker |
| SHEET TITLE | |

**ARCHITECTURAL
 FLOOR PLAN - SECOND
 THRU FIFTH FLOOR**

M2-AE1-02
 SHEET NUMBER



LEVEL 2-5 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

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| 04/09/21 | | DOC REL 01 - SD | |

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|-----------------|---------------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | M. VAN WIENEN |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLY |
| SHEET TITLE | |

**ARCHITECTURAL
BUILDING ELEVATIONS**

M2-AE2-01
SHEET NUMBER



4 WEST EXTERIOR ELEVATION
M2-AE1-01 SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
M2-AE1-01 SCALE: 1/8" = 1'-0"

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| PROJECT # | 2169027 |
|-----------------|---------------|
| PROJECT MANAGER | M. VAN WIENEN |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLY |
| SHEET TITLE | |

**ARCHITECTURAL
 BUILDING
 ELEVATIONS**

M2-AE2-02
 SHEET NUMBER



2 NORTH EXTERIOR ELEVATION
 M2-AE1-01 NOT TO SCALE



1 EAST EXTERIOR ELEVATION
 M2-AE1-01 NOT TO SCALE

PROJECT NAME AND ADDRESS

M-3 LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

PROJECT DESCRIPTION

NEW FIVE STORY 72 UNIT RESIDENTIAL APARTMENT STRUCTURE WITH SUPPORTING USES AT THE FIRST FLOOR PODIUM LEVEL

CITY SUBMITTALS

LIST OF CITY SUBMITTALS

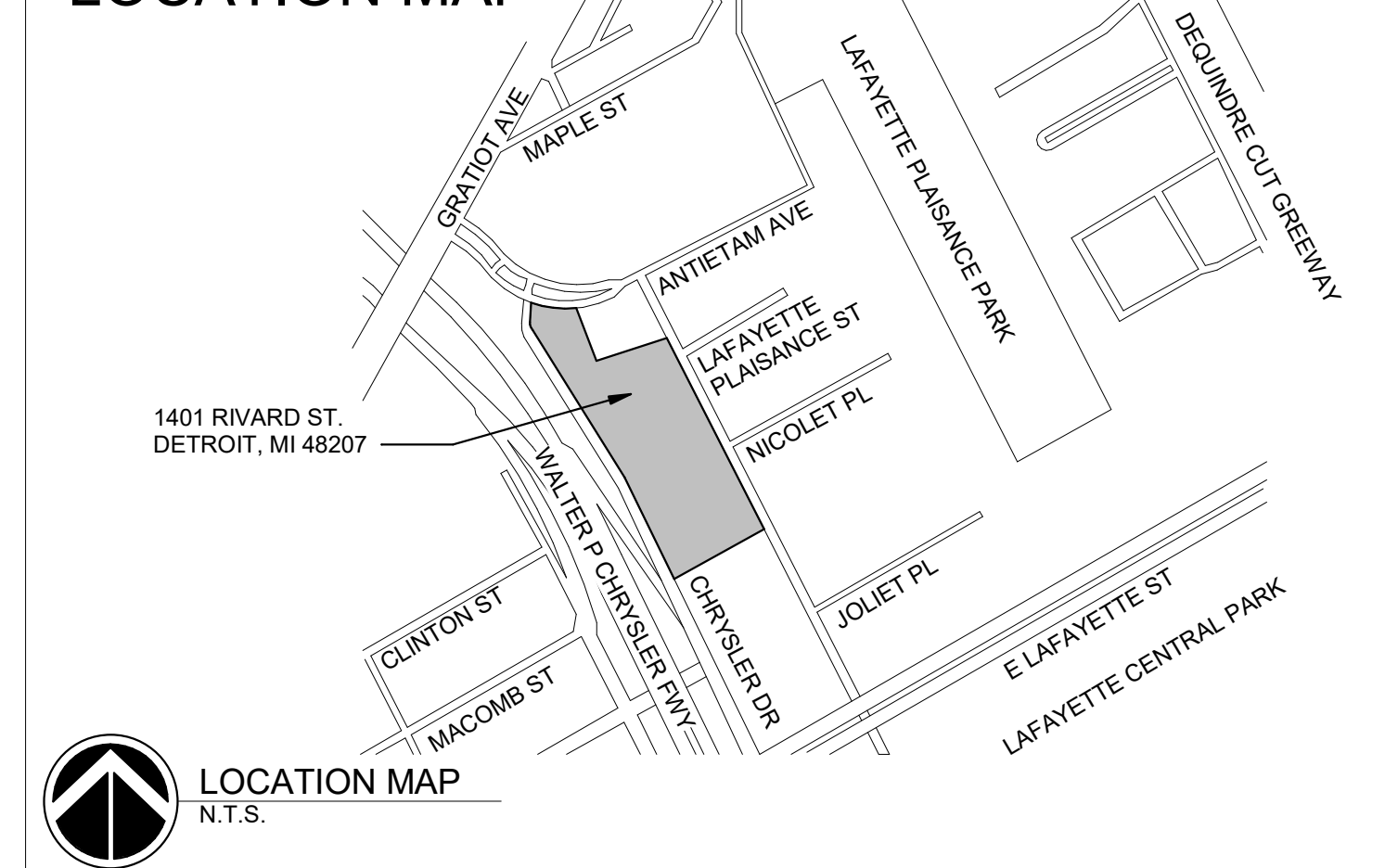
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LIST OF DEFERRED CITY SUBMITTALS

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LIST OF DEFERRED CITY SUBMITTALS
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LOCATION MAP



PROJECT IMAGE



PROJECT TEAM

GHAFARI

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 TEL +1.616.771.0909
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PROJECT INFORMATION

PROJECT NUMBER:2169027

ISSUED FOR:DOC REL 02 - SPA

ISSUE DATE:04/19/2021

Lafayette Acquisition Partners LLC
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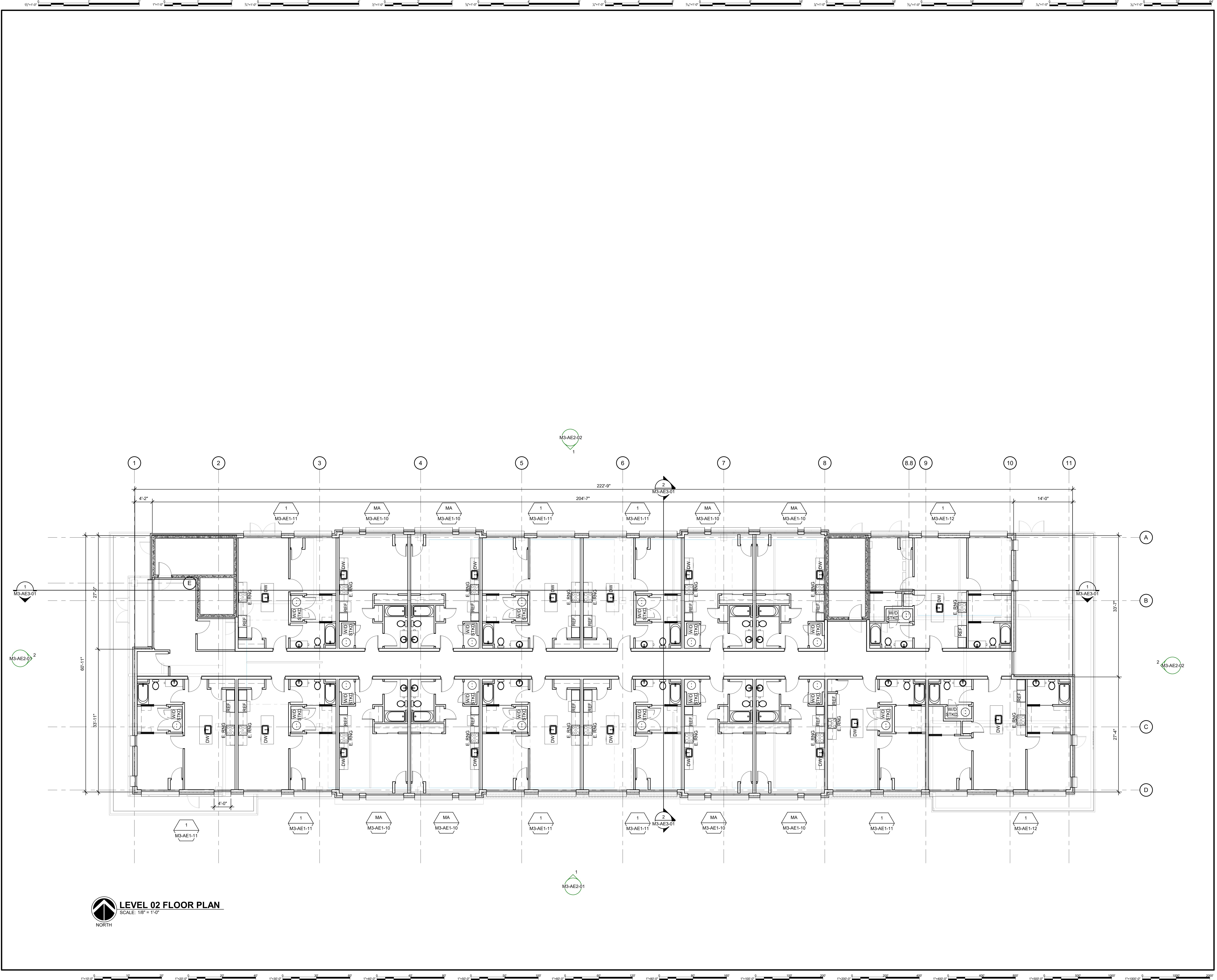
M3-APARTMENTS
M-3 LAFAYETTE WEST
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| PROJECT MANAGER | |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLEY |
| SHEET TITLE | |

**ARCHITECTURAL
FLOOR PLAN -
SECOND THRU FIFTH
FLOOR**

M3-AE1-02
SHEET NUMBER

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LEVEL 02 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH



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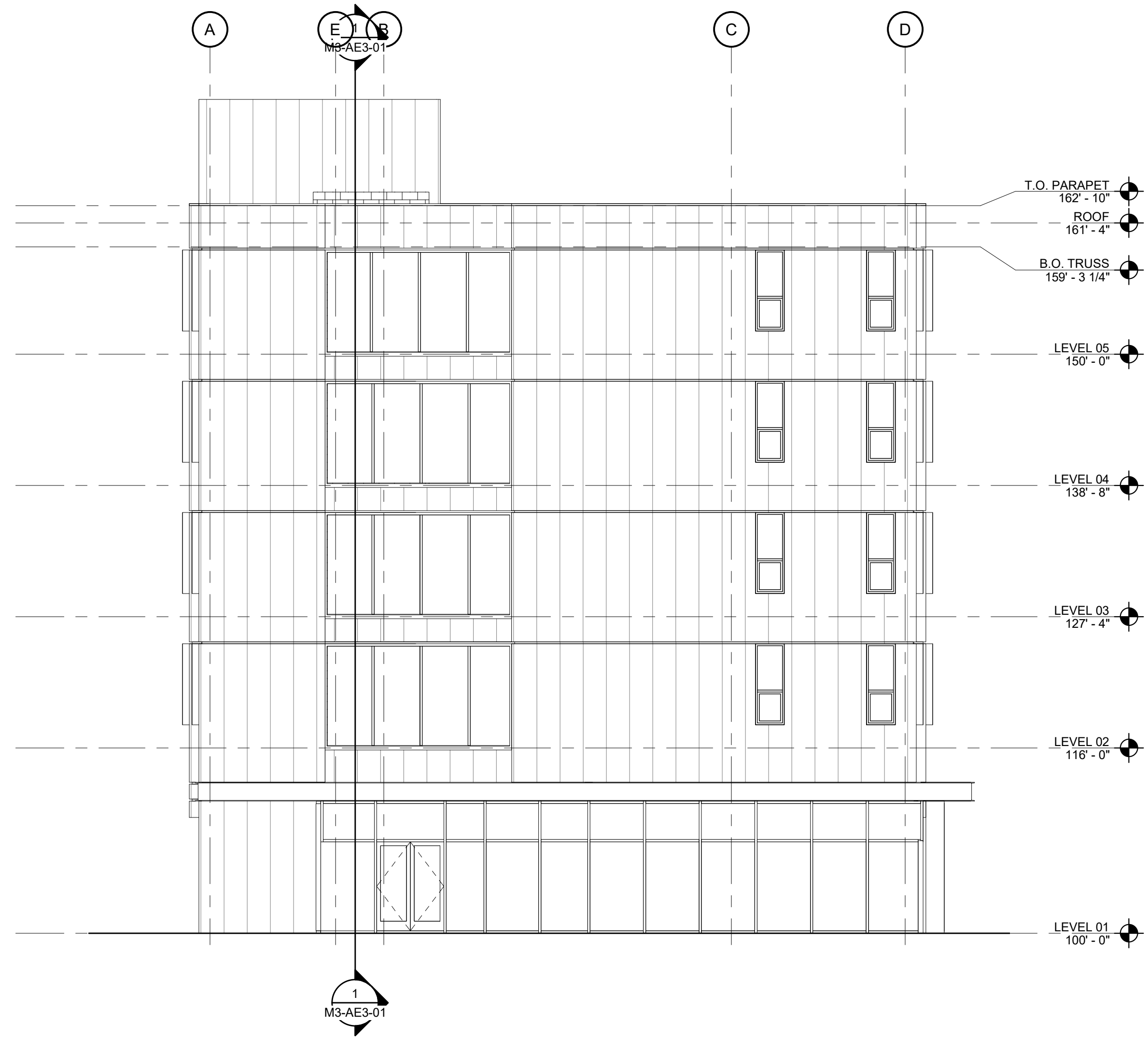
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CONSTRUCTION**

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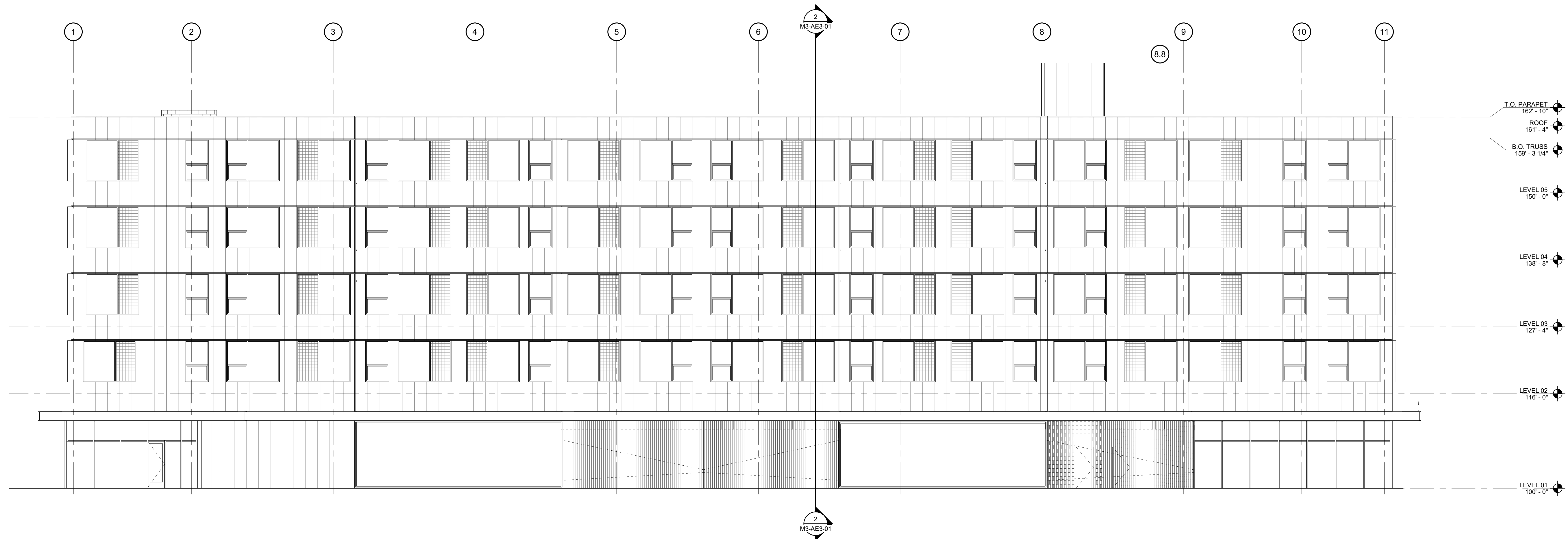
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| PROJECT # | 2169027 |
| PROJECT MANAGER | |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLEY |
| SHEET TITLE | |

**ARCHITECTURAL
BUILDING ELEVATIONS**

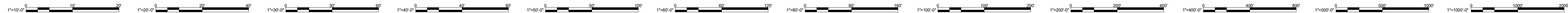
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SHEET NUMBER

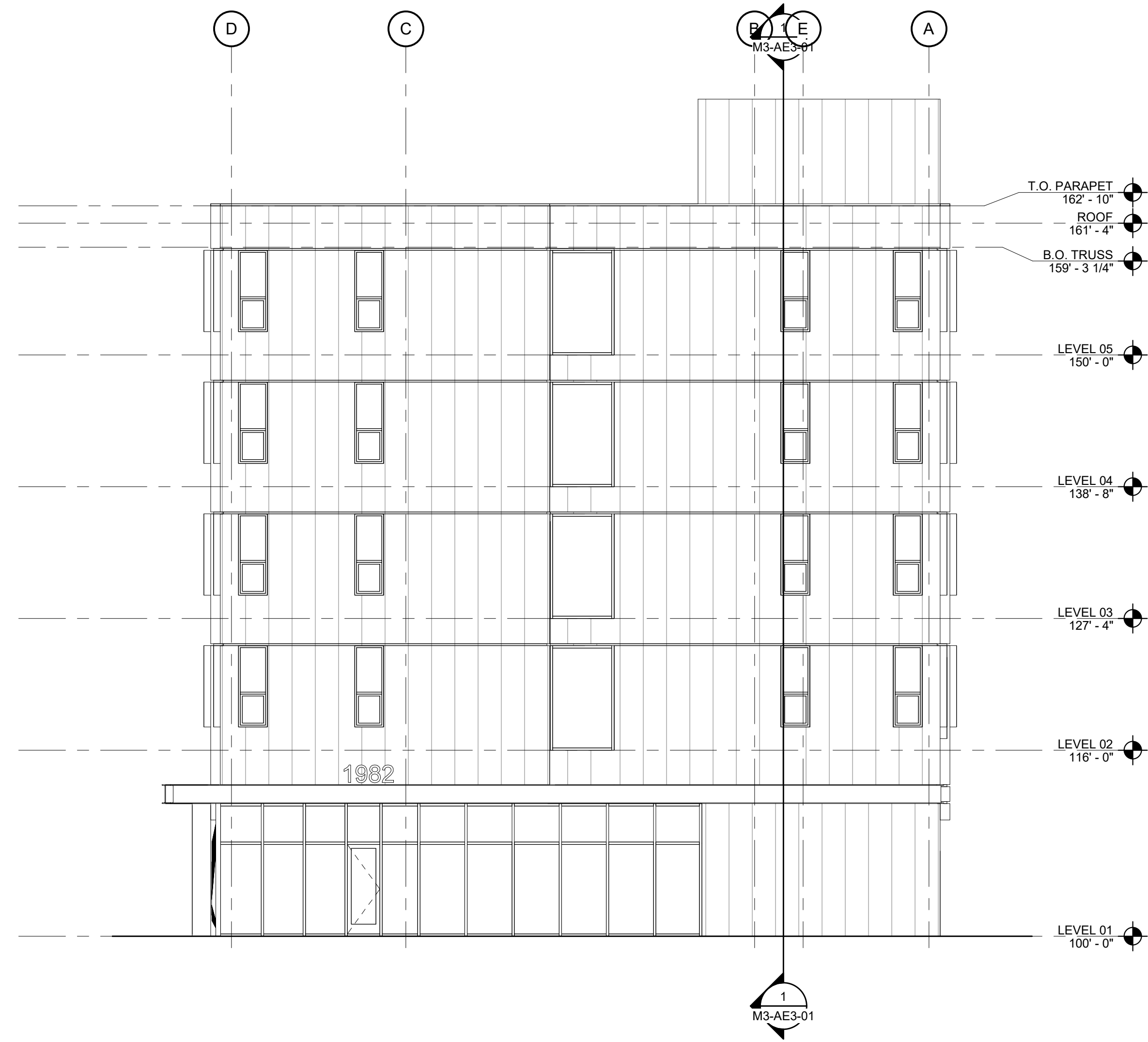


2 EXTERIOR WEST ELEVATION
M3-AE1-01 SCALE: 1/8" = 1'-0"



1 EXTERIOR SOUTH ELEVATION
M3-AE1-01 SCALE: 1/8" = 1'-0"





2 EXTERIOR EAST ELEVATION
M3-AE1-01 SCALE: 1/8" = 1'-0"



1 EXTERIOR NORTH ELEVATION
M3-AE1-01 SCALE: 1/8" = 1'-0"

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|-----------------|-----------|
| PROJECT # | 2169027 |
| PROJECT MANAGER | |
| DESIGNED BY | M. LUCKEY |
| DRAWN BY | M. LUCKEY |
| QUALCHECK | T. TOOLEY |
| SHEET TITLE | |

**ARCHITECTURAL
 BUILDING
 ELEVATIONS**

M3-AE2-02
 SHEET NUMBER

LAFAYETTE WEST

DEVELOPMENT CHANGES FROM INITIALLY APPROVED SUBMISSION

This document provides an overview of the changes to the currently proposed Lafayette Park Development Project. The changes to the new plan were required to achieve an acceptable financial pro forma. The current plan continues to respect the requirements and commitments of the original CBO agreement and the character of Lafayette Park. The following are additional details for your consideration:

1. All curb cuts previously approved remain the same in the current plan so no changes to traffic patterns in the community
2. The site plan has been submitted to PDD for site plan design approval. PDD has supported approval of the site and building design.
3. This site plan and building design package was presented to the NAC on April 7th, 2021 and has received approval for the CBO.
4. The development will provide a private clubhouse with fitness center, gathering space, outdoor pool and amenities for resident use.
5. This design proposes 4 story residential buildings on top of a 1 story podium. The one story podium provides a combination of residential units on activated frontages, covered parking, and some limited retail spaces for community services.
6. The architectural character of the building elevations remain consistent with previous designs. On-grade residential units and limited retail space will provide activated spaces along pedestrian walkways.
7. Exterior materials on the buildings are as follows:
 - Apartments – cement board lap siding
 - Condominiums – shou sugi ban charred accoya wood
 - Clubhouse – metal panel