

PROJECT NAME AND ADDRESS

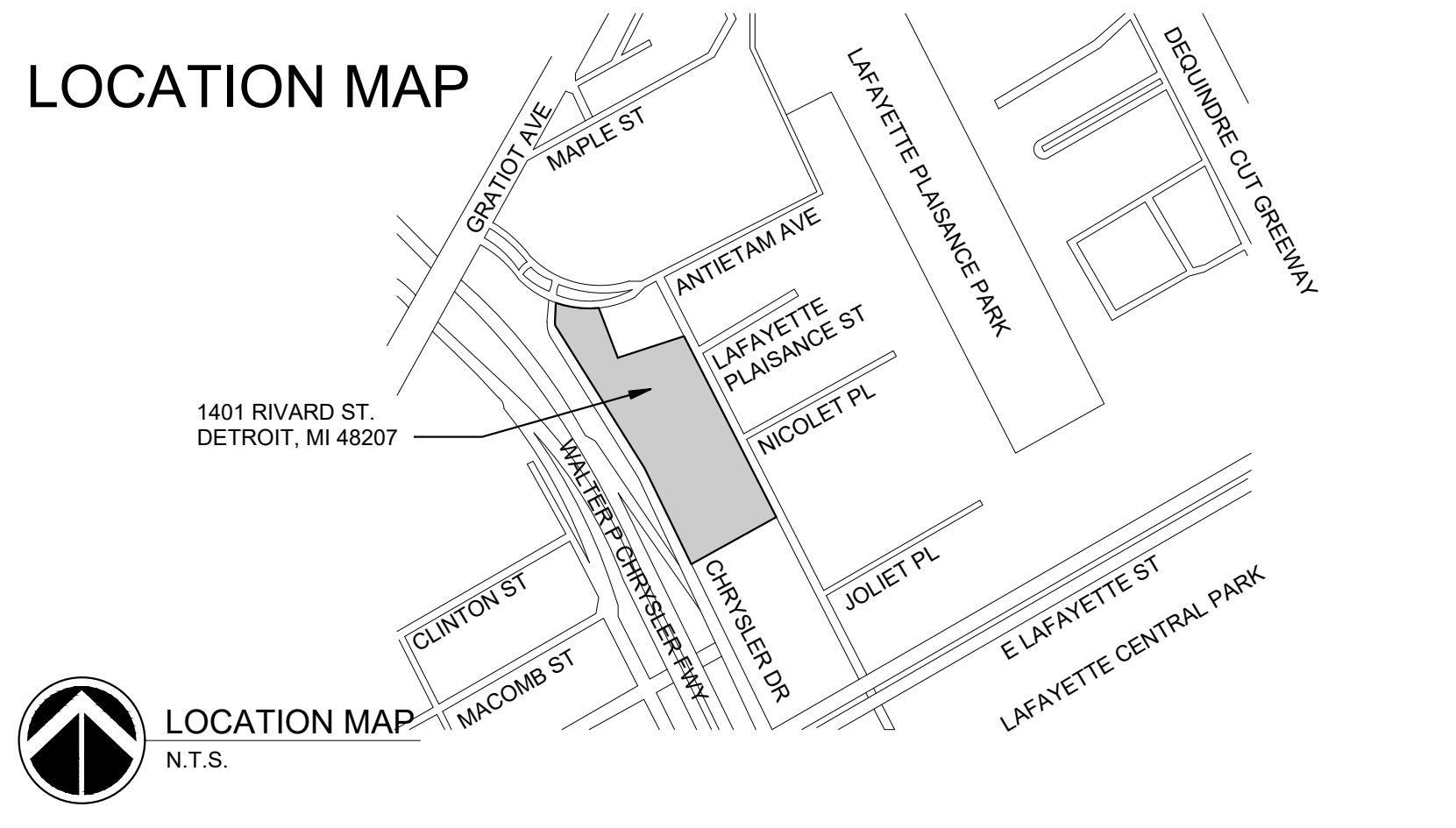
LAFAYETTE WEST

1401 Rivard St. Detroit, MI
48207

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M1 BUILDING		
00 GENERAL INFORMATION		
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	• A-M1-AE1-R1	ARCHITECTURAL ROOF PLAN
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DRAWING INDEX - PROJECT		
04/19/21 - DOC REL 02 - SPA	SHEET #	SHEET TITLE
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00 GENERAL INFORMATION		
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	• A-M2-G00-01	GENERAL INFORMATION PROJECT DRAWING INDEX
73 ARCHITECTURAL ELEMENTS		
	• A-M2-AE1-01	ARCHITECTURAL FLOOR PLAN - FIRST FLOOR
	• A-M2-AE1-02	ARCHITECTURAL FLOOR PLAN - SECOND THRU FIFTH FLOOR
	• A-M2-AE1-R1	ARCHITECTURAL ROOF PLAN
	• A-M2-AE2-01	ARCHITECTURAL BUILDING ELEVATIONS
	• A-M2-AE2-02	ARCHITECTURAL BUILDING ELEVATIONS
M3 BUILDING		
00 GENERAL INFORMATION		
	• A-M3-G00-00	COVER SHEET
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73 ARCHITECTURAL ELEMENTS		
	• A-M3-AE1-01	ARCHITECTURAL FLOOR PLAN - FIRST FLOOR
	• A-M3-AE1-02	ARCHITECTURAL FLOOR PLAN - SECOND THRU FIFTH FLOOR
	• A-M3-AE1-R1	ARCHITECTURAL ROOF PLAN
	• A-M3-AE2-01	ARCHITECTURAL BUILDING ELEVATIONS
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	• A-CH-AE1-01	ARCHITECTURAL FLOOR PLAN LEVEL 01
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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
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PROJECT INFORMATION

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

FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE "X") PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26163C0285E, DATED 2-2-14, A NON-PRINTABLE PANEL.

SURVEY NOTE:
1. BOUNDARY AND EASEMENT INFORMATION IS BASED ON ALTA SURVEY COMPLETE BY NOWAK & FRAUS ON 12-15-17, JOB NUMBER C182-04.
2. AT THE TIME OF THE SURVEY THE SUBJECT PARCEL WAS SNOW COVERED. THEREFORE SOME FEATURES MAY HAVE BEEN OBSURED AND MAY NOT BE SHOWN.

BENCHMARKS
(CITY OF DETROIT DATUM)

BM #300
PUNCH MARK ON ARROW OF A HYDRANT LOCATED APPROX. 17'± NORTHWEST OF LAFAYETTE PLAISANCE ST. CURB LINE, AND APPROX. 6'± NORTHEAST OF RIVARD ST. CURB LINE. ELEV. = 123.07

BM #301
PUNCH MARK ON ARROW OF A HYDRANT LOCATED APPROX. 187'± SOUTHEAST OF NICOLET ST. CURB LINE, AND APPROX. 3'± NORTHEAST OF RIVARD ST. CURB LINE. ELEV. = 123.11

BM #302
PUNCH MARK ON ARROW OF A HYDRANT LOCATED APPROX. 137'± NORTHWEST OF THE NORTHWEST CORNER OF BUILD #1951 LAFAYETTE, AND APPROX. 2'± SOUTHWEST OF W.P. CHRYSLER FWY. EAST SERVICE DRIVE CURB LINE. ELEV. = 122.14

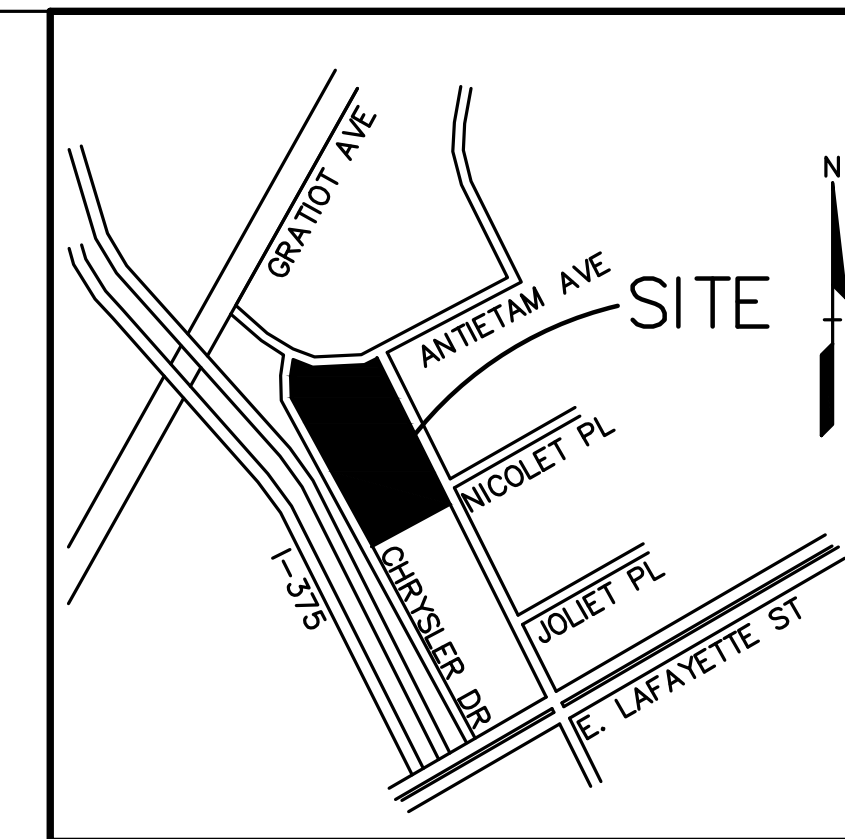
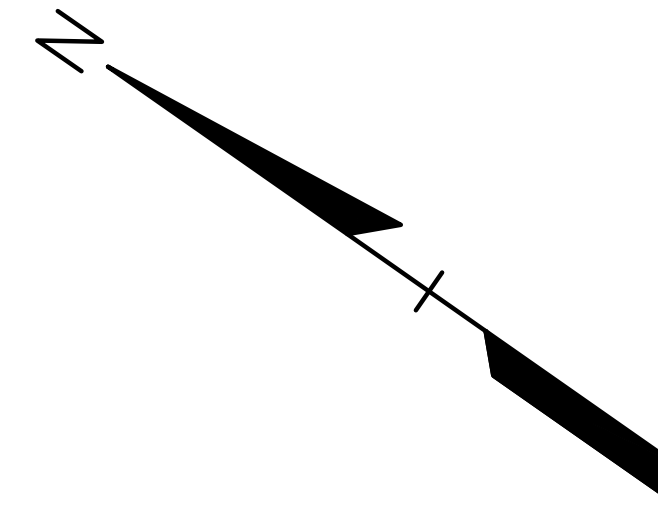
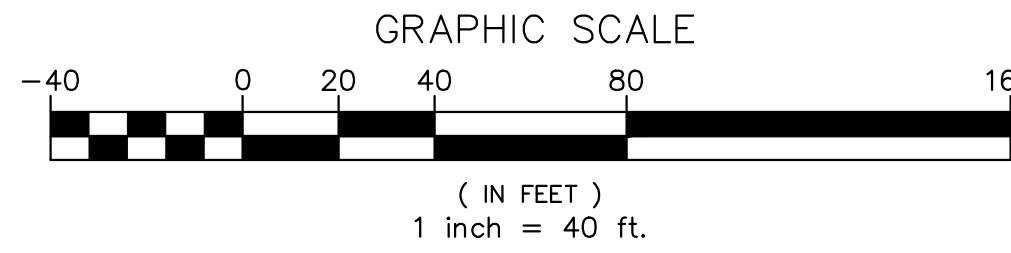
REFERENCE BENCHMARK CITY OF DETROIT BM 38-350-A, SOUTHEAST CORNER OF RIVARD AND JEFFERSON, HAND HOLE IN SIDEWALK. ELEV. = 125.69

LEGAL DESCRIPTION
(Per Nowak and Fraus, ALTA/NSPS Land Title Survey)

Land situated in the State of Michigan, County of Wayne, City of Detroit, described as:

Part of Lot 24 of Lafayette Park Subdivision of Parts of Private Claims 6, 181, 7, 132, 12, 13, 8 and 17, City of Detroit, Wayne County, Michigan, according to the plot thereof recorded in Liber 80 of plats, pages 87, 88, 89, 90 and 91, Wayne County Records, more particularly described as follows: beginning at a point distant S28°04'53"E 169.01 feet from the intersection of the southerly line of Antietam Street and the westerly line of Rivard Street, thence S28°04'53"E 111.27 feet; thence S26°02'57"E 526.67 feet; thence S59°52'15"W 287.05 feet; thence N26°02'57"W 315.07 feet; thence N32°09'51"W 560.00 feet; thence N04°48'18"E 53.48 feet; thence along the southerly line of Antietam Street on a curve to the left whose radius is 358.34; on an arc distance of 158.14 feet, chord of said curve bears S86°07'51"E 158.86 feet; thence S09°22'51"E 122.37 feet; thence N80°37'09"E 223.13 feet to the point of beginning.

Tax Item No.: 3750-82/Ward 5



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

LAFAYETTE WEST
1401 Rivard St. Detroit, MI 48207

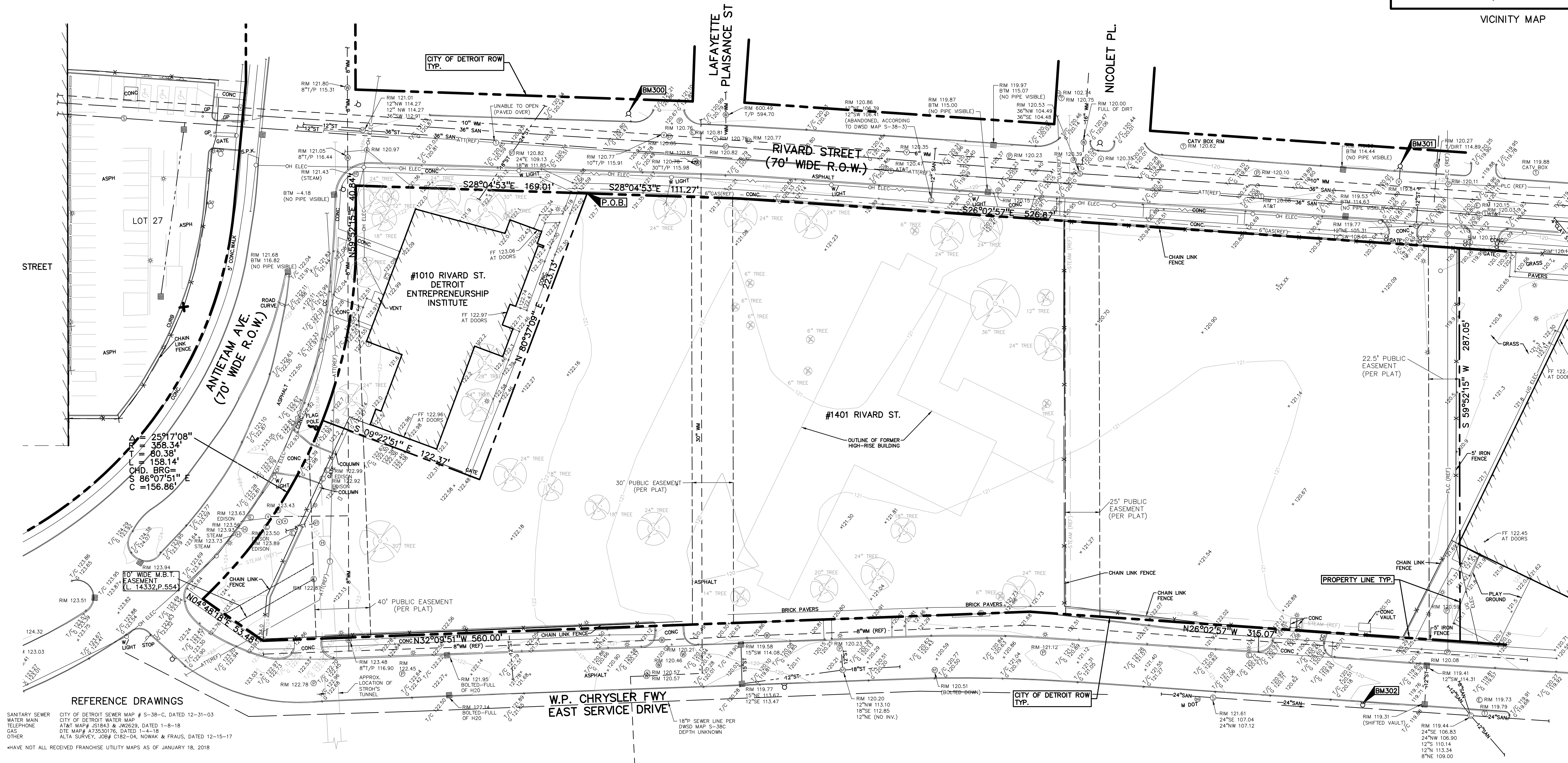
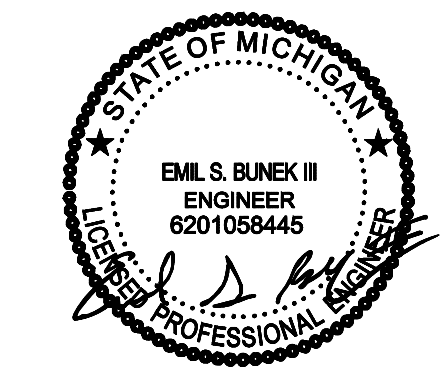
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REGISTRATION SEAL



REFERENCE DRAWINGS

SANITARY SEWER CITY OF DETROIT SEWER MAP # S-38-C, DATED 12-31-03
WATER MAIN CITY OF DETROIT WATER MAP # ATAT MAP# J51843 & J00252, DATED 1-8-18
GAS CITY OF DETROIT GAS MAP # A7353076, DATED 1-4-18
ALTA SURVEY, NOWAK & FRAUS, C182-04, NOWAK & FRAUS, DATED 12-15-17

HAVE NOT ALL RECEIVED FRANCHISE UTILITY MAPS AS OF JANUARY 18, 2018

- LEGEND**
- IRON FOUND
 - ⊗ BRASS PLUG SET
 - ⊙ SEC. CORNER FOUND
 - ⊕ IRON SET
 - ⊙ MONUMENT FOUND
 - ⊕ MONUMENT SET
 - ⊗ NAIL FOUND
 - ⊙ RECORDED
 - ⊕ NAIL & CAP SET
 - ⊙ MEASURED
 - ⊕ CALCULATED
- EXISTING**
- ELEC.—ELEC. OR CABLE TV CH. LINE, POLE & GUY WIRE
 - UG-CATV—UNDERGROUND CABLE TV, CATV PEDESTAL
 - UG-PHONE—TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
 - UG-ELEC.—ELECTRIC U.G. CABLE, MANHOLE, METER & HANDBOLE
 - GAS—GAS MAIN, VALVE & GAS LINE MARKER
 - WATER—WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
 - SEWER—SANITARY SEWER, CLEANOUT & MANHOLE
 - STORM—STORM SEWER, CLEANOUT & MANHOLE
 - COMB.—COMBINED SEWER & MANHOLE
 - CATCH—CATCH BASIN, INLET, YARD DRAIN
 - POST—POST INDICATOR VALVE
 - WATER—WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
 - MTR.—METER BOX, TRANSFORMER, IRRIGATION CONTROL VALVE
 - UNID.—UNIDENTIFIED STRUCTURE
 - ELEV.—SPOT ELEVATION
 - CONTOUR—CONTOUR LINE
 - FENCE—FENCE
 - RAIL—GUARD RAIL
 - LIGHT—STREET LIGHT
 - SIGN—SIGN

REV	DATE	DOC REL #1 - SITE PLAN APPROVAL	DOC REL #2 - DESCRIPTION

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

TOPOGRAPHIC SURVEY

C-01
SHEET NUMBER

NOT FOR CONSTRUCTION

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
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	REQUIRED SPACES 238	PROVIDED SPACES 241
MULTIPLE-FAMILY		REQUIRED SPACES 6	PROVIDED SPACES 6
EMPLOYEE PARKING		REQUIRED SPACES 16	PROVIDED SPACES 16
RETAIL SPACE 3175 SF / 200 SF=		REQUIRED SPACES 14	PROVIDED SPACES 14
GUEST PARKING PER CBO: 0.06 SPACES x 230 UNITS=		REQUIRED SPACES 14	PROVIDED SPACES 14
TOTAL:		REQUIRED SPACES 275	PROVIDED SPACES 277

OFF-STREET LOADINGS:

MULTIPLE-FAMILY	REQUIRED SPACES 1	PROVIDED SPACES 1
(1) 12x35' SPACE FOR 10,000 - 100,000 SF		
(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:

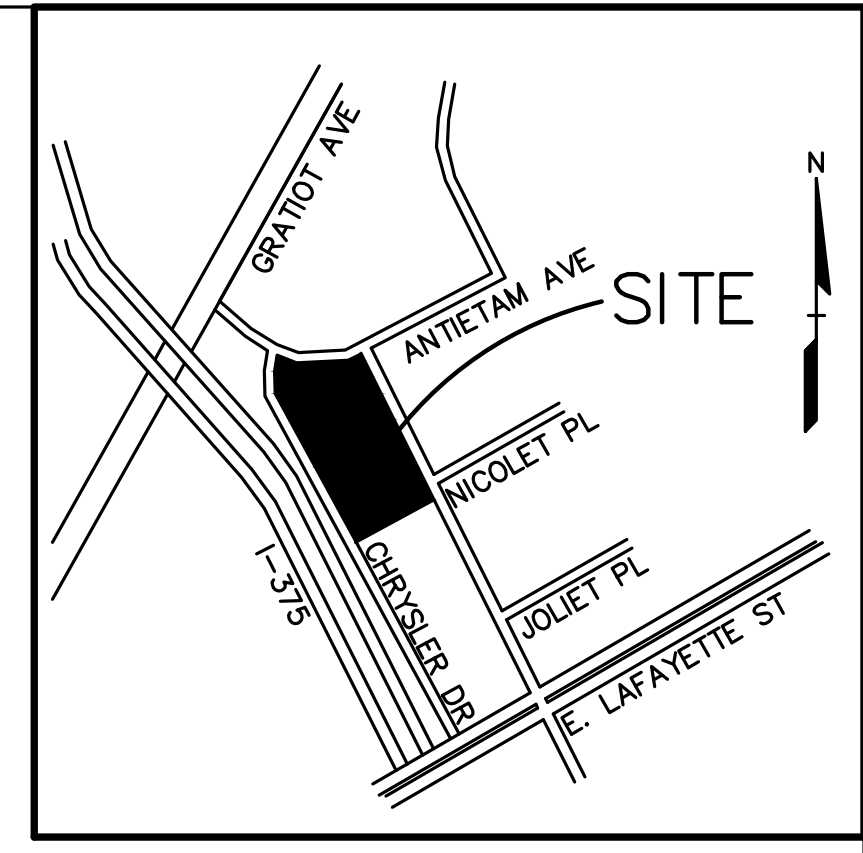
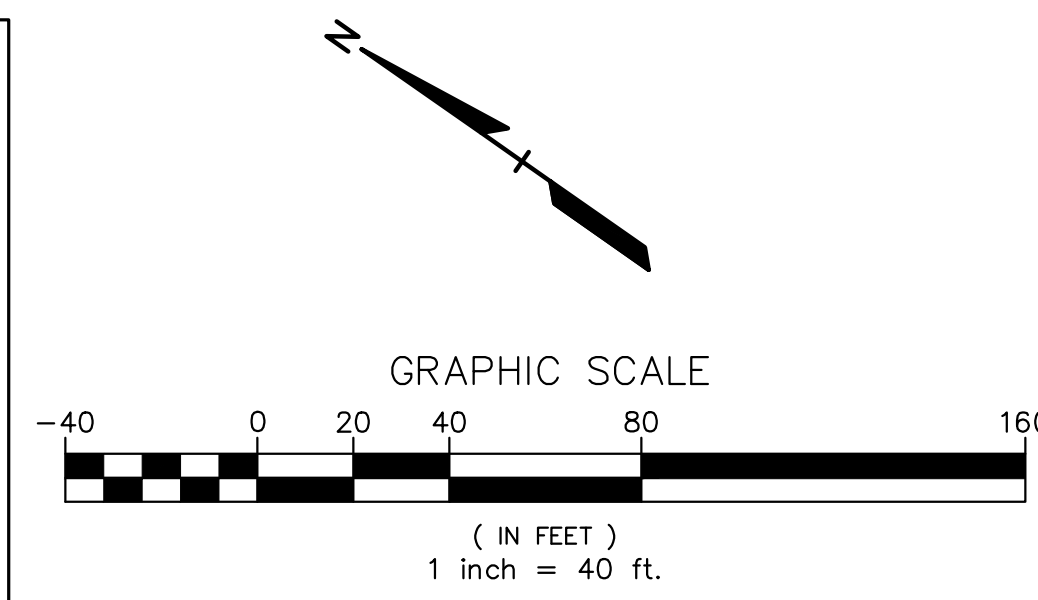
SITE AREA:	5.22 ACRES, NET AND GROSS
ZONING:	R-6
PROPOSED USE:	MULTI-FAMILY
PARKING:	
SURFACE LOT SPACES:	97 TOTAL INCLUDING 9 BARRIER FREE SPACES.
GARAGE PARKING:	180 SPACES
TOTAL PARKING SPACES =	277 PARKING SPACES

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:

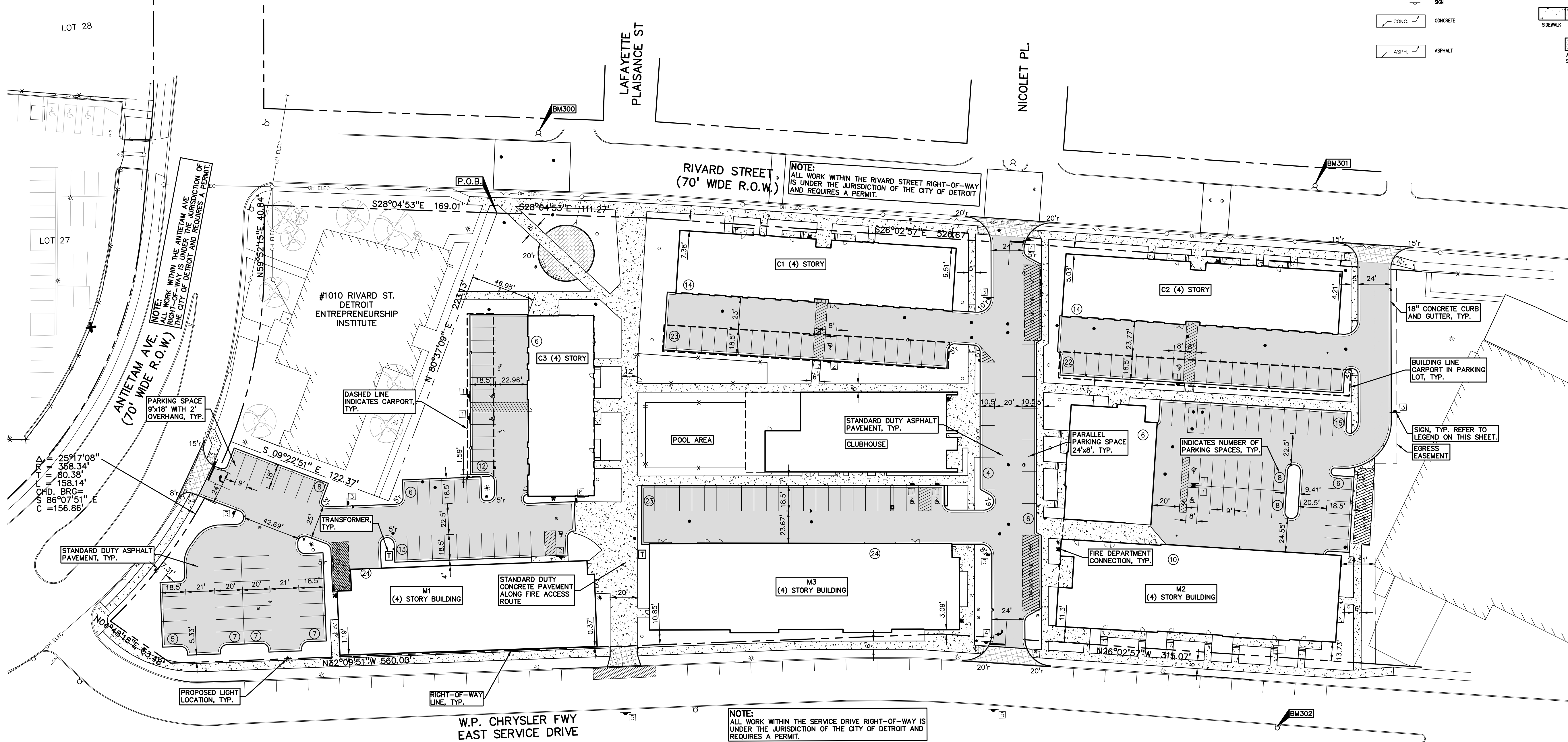
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - REFER TO SHEET C-06 FOR ON-SITE PAVING DETAILS.
 - '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-EE	UNDERGROUND CABLE TV, CATV PEDESTAL
UG-PHONE-EE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG-ELEC-EE	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
UG-GAS-EE	GAS MAIN, VALVE & GAS LINE MARKER
WATERMAN, H2O, GATE VALVE, TAPPING SLEEVE & VALVE	
SWIFTWAY SEWER, CLEANOUT & MANHOLE	
STORM SEWER, CLEANOUT & MANHOLE	
COMBINED SEWER & MANHOLE	
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
POST INDICATOR VALVE	
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
MALDIX, TRANSFORMER, IRRIGATION CONTROL VALVE	
UNIDENTIFIED STRUCTURE	
SPOT ELEVATION 816.06	
CONTOUR LINE 670	
FENCE	
GUARD RAIL	
STREET LIGHT	
SIGN	
CONC.	CONCRETE
ASPH.	ASPHALT
SIDEWALK STD DUTY	
HEAVY DUTY	
ASPHALT STD DUTY	
PAVEMENT ROW	



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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

UNDERGROUND DETENTION CALCULATIONS (NORTH PORTION OF SITE)

10 YR STORM DESIGN (AREA<5 ACRES)

Areas:		"C" Value
Buildings and Pavement =	1.20 acres	0.95
Landscape Areas =	0.51 acres	0.35
Total =	1.71 Acres	0.77

Q _a =	0.15 cfs/acre =	0.256 cfs
Q _o =	Q _a /(A ^{0.75}) =	0.19
T ₁₀ =	-19.9+(SQRT(4530/Q _o)) =	132.72
	(9108*T ₁₀)/(T ₁₀ +19.9) =	
Vs ₁₀ =	40Q _o * T ₁₀ =	6887.97
Vt ₁₀ =	Vs ₁₀ * A * C =	9,084 cf

Pipe Dia. =	96.00 in
Pipe Area per L.F. =	50.27 sf
Pipe Length =	181 ft
Volume Provided =	9,084 cf

UNDERGROUND DETENTION CALCULATIONS (SOUTH PORTION OF SITE)

10 YR STORM DESIGN (AREA<5 ACRES)

Areas:		"C" Value
Buildings and Pavement =	3.20 acres	0.95
Landscape Areas =	0.65 acres	0.35
Total =	3.85 Acres	0.85

Q _a =	0.15 cfs/acre =	0.578 cfs
Q _o =	Q _a /(A ^{0.75}) =	0.18
T ₁₀ =	-19.9+(SQRT(4530/Q _o)) =	140.17
	(9108*T ₁₀)/(T ₁₀ +19.9) =	
Vs ₁₀ =	40Q _o * T ₁₀ =	6984.36
Vt ₁₀ =	Vs ₁₀ * A * C =	22,830 cf

Pipe Dia. =	108.00 in
Pipe Area per L.F. =	63.62 sf
Pipe Length =	359 ft
Volume In Pipe =	22,830 cf

GENERAL UTILITY NOTES:

- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE DWS&D AND CITY OF DETROIT.
- ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 56.
- WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
- ALL WATER MAIN SHALL BE PROVIDED WITH A MINIMUM OF 5' OF COVER.
- ALL FIRE HYDRANTS SHALL BE E.I.W. #56R MODEL #250 PER CITY STANDARDS.
- ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.I.W. #1565 BOX OR EQUAL.
- ALL STORM SEWER 10" DIAMETER OR SMALLER SHALL BE PVC SCH.40 WITH GLUED JOINTS UNLESS OTHERWISE NOTED.
- ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).

LEGEND

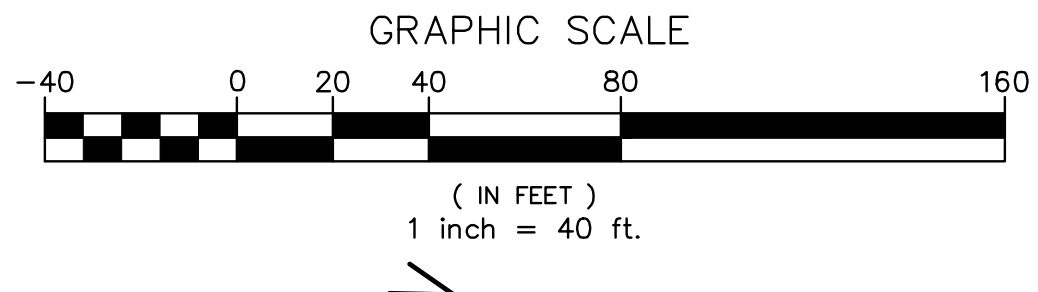
● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ RECORDED
⊗ NAIL FOUND	⊗ MONUMENT SET	⊗ MEASURED
⊗ NAIL & CAP SET		⊗ CALCULATED

EXISTING

- OH-ELEC—W/O
- UG-CATV—
- UG-PHONE—
- UG-ELEC—
- GAS—
- WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & REDUCE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MOTOR, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNDESIGNED STRUCTURE
- SPOT ELEVATION
- OUTLINE LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

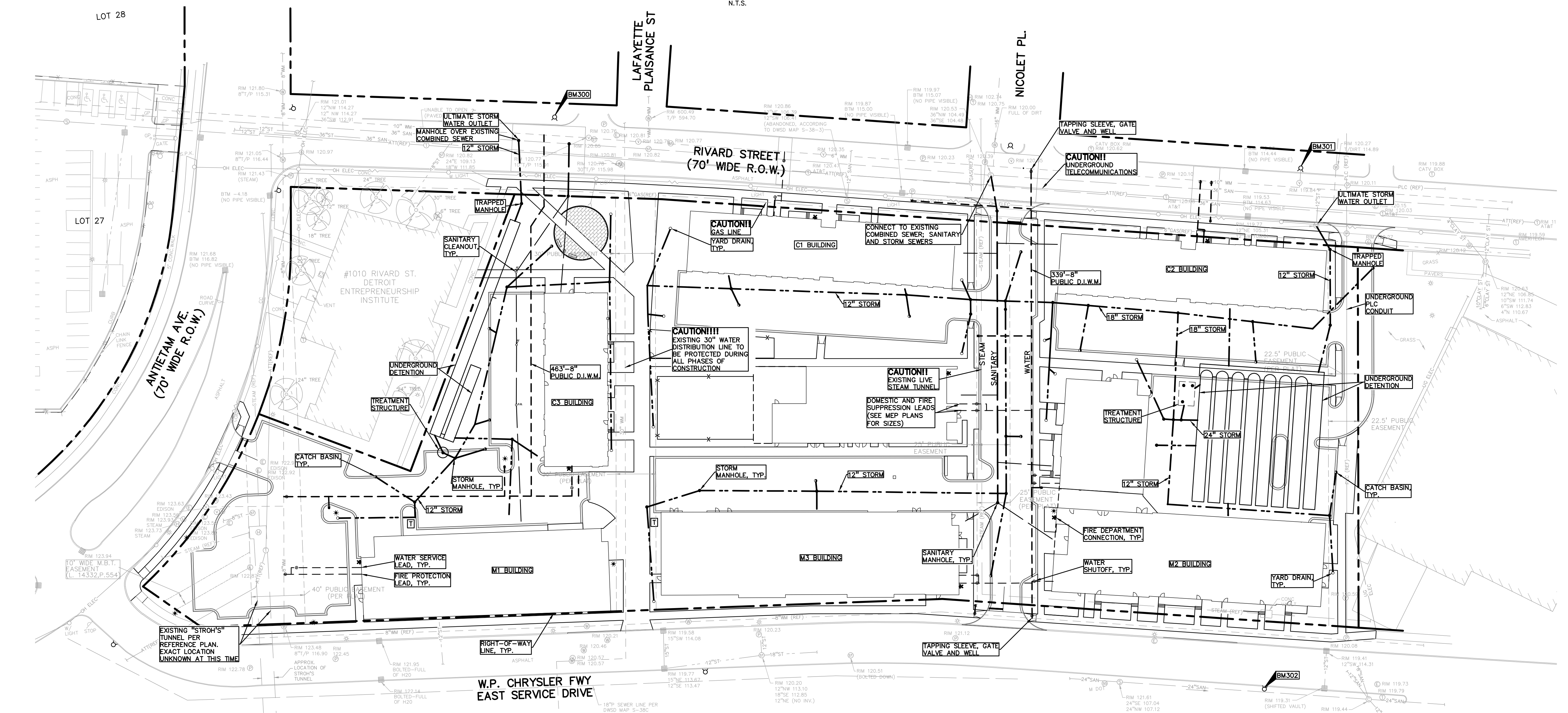
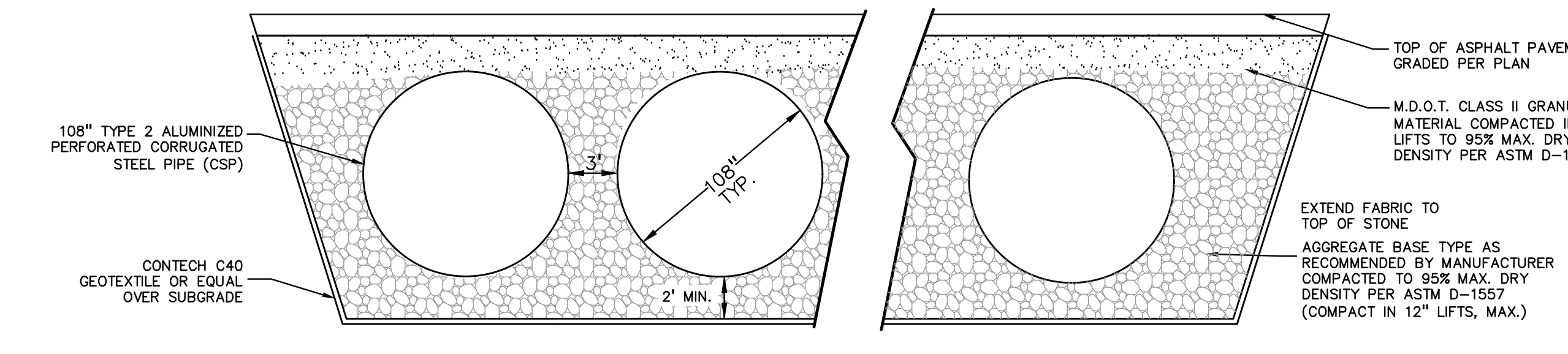
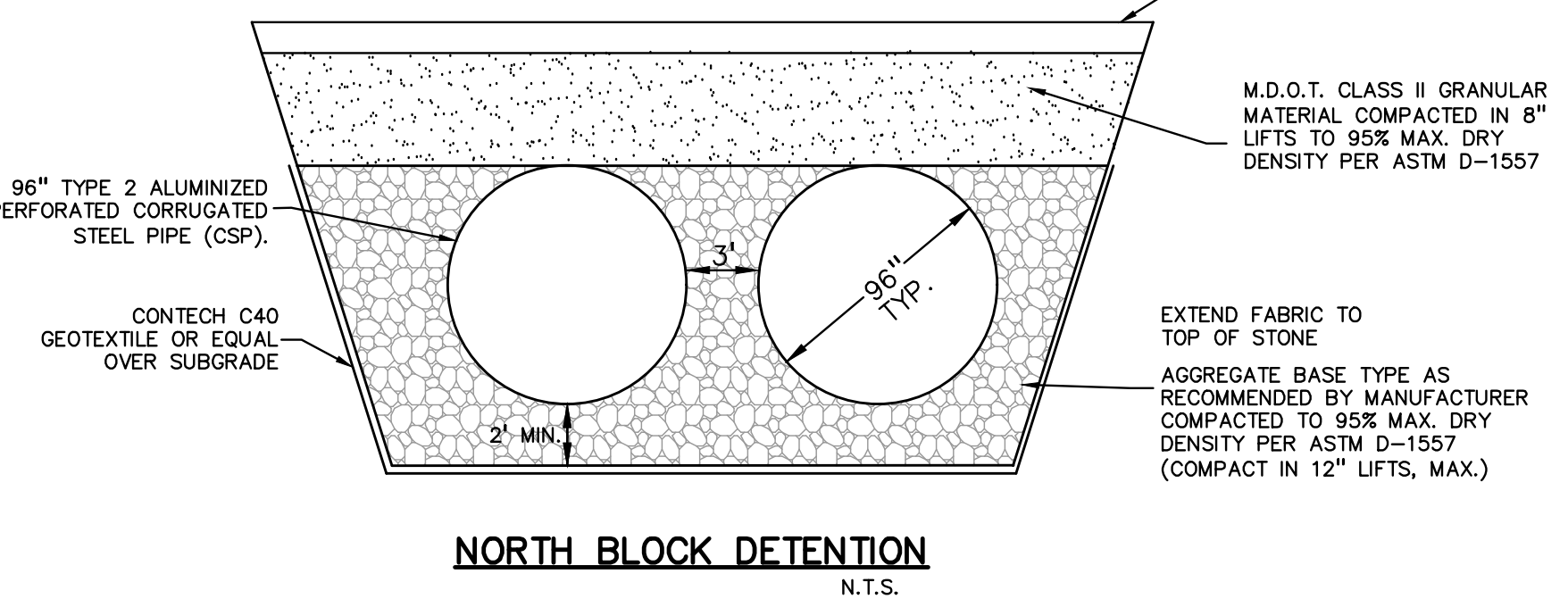
PROPOSED

- ELEC. PHONE OR CABLE TV OR LINE, POLE & GUY WIRE
- TELEPHONE U.G. CABLE, PRECAST MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD. GATE VALVE, TAPPING SLAVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
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- UNDESIGNED STRUCTURE
- SPOT ELEVATION
- OUTLINE LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN



SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

- GENERAL NOTES:**
- THE SCHEMATIC PLAN ASSUMES THE PROPOSED SANITARY SEWER AND WATERMAIN WILL BE PUBLIC AND THE DWS&D WILL ACCEPT JURISDICTION FOR THE IMPROVEMENTS.
 - IF THE DWS&D WILL NOT ACCEPT THE SANITARY AND WATERMAIN AND MANDATES THAT THE UTILITIES REMAIN PRIVATE, THEN THE WATERMAIN WILL BE RECONFIGURED TO REDUCE THE NUMBER OF CONNECTION POINTS. WHEREVER A PRIVATE MAIN CONNECTS TO A PUBLIC MAIN A METERING SYSTEM AND BACKFLOW PREVENTION IS REQUIRED.
 - IT IS ASSUMED THAT BOTH 36" SEWER LINES IN RIVARD STREET ARE COMBINED SEWERS. ADDITIONAL INVESTIGATION IS REQUIRED.



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

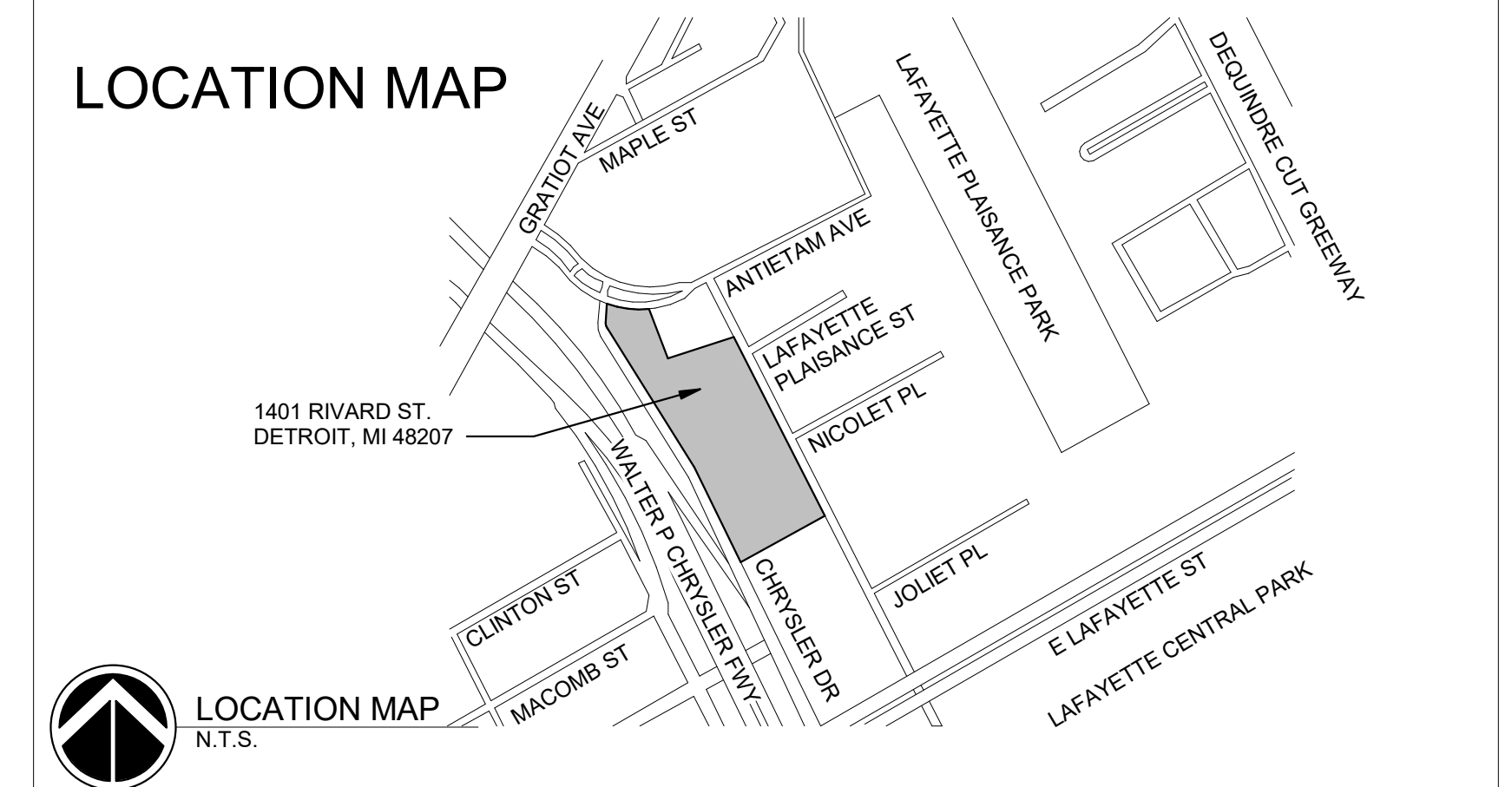
LIST OF CITY SUBMITTALS

- 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

Lafayette Acquisition Partners LLC
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C1-CONDOMINIUMS
C-1 LAFAYETTE WEST
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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

**GENERAL INFORMATION
 PROJECT DRAWING
 INDEX**

C1-G00-01
 SHEET NUMBER



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

C1-CONDOMINIUMS
C-1 LAFAYETTE WEST
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REGISTRATION SEAL

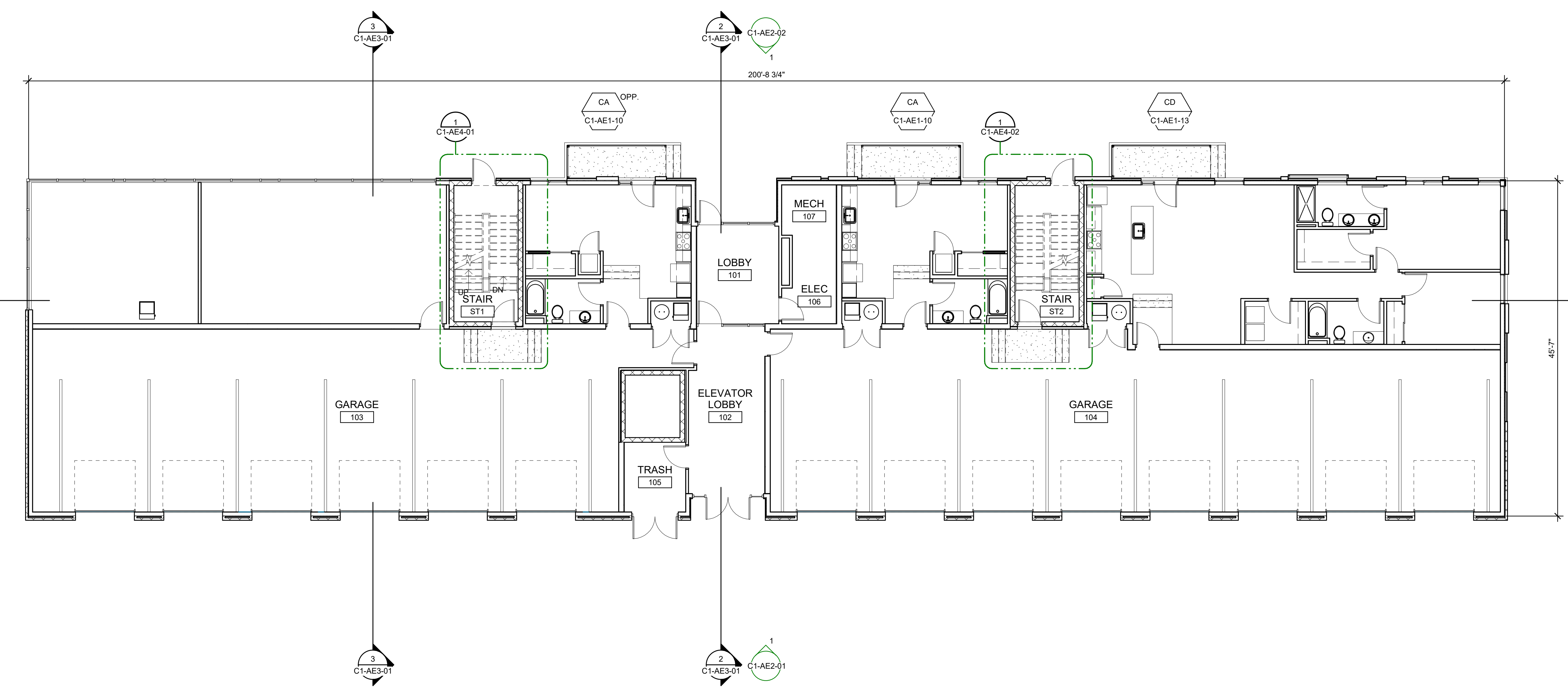
NOT FOR CONSTRUCTION

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

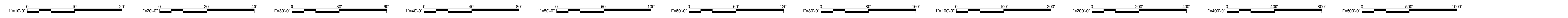
ARCHITECTURAL FLOOR PLAN LEVEL 01

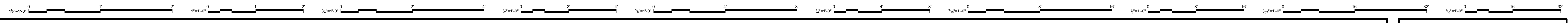
C1-AE1-01
SHEET NUMBER



LEVEL 01 FLOOR PLAN
SCALE: 1/8" = 1'-0"
NORTH

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REGISTRATION SEAL

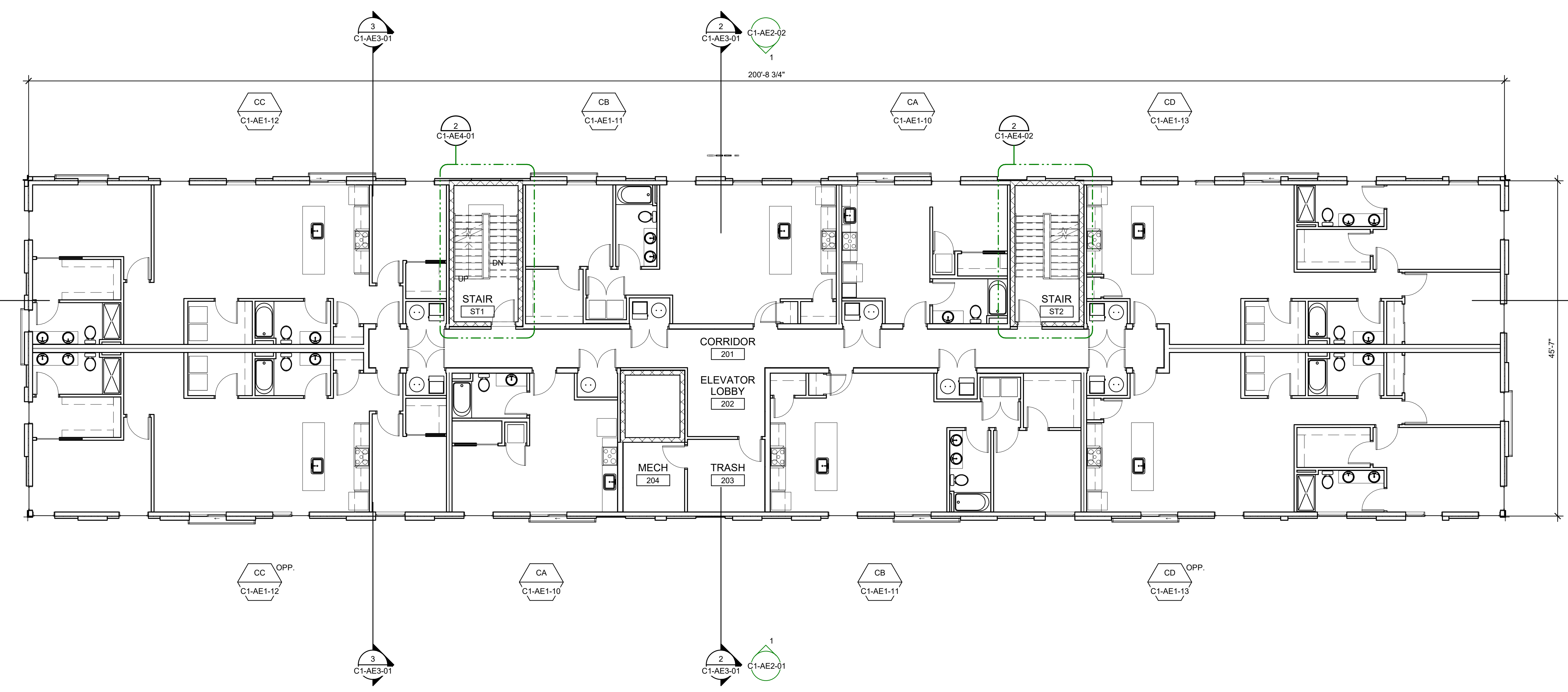
NOT FOR CONSTRUCTION

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	

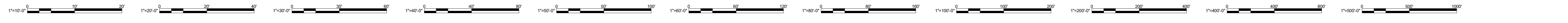
ARCHITECTURAL FLOOR PLAN LEVEL 02

C1-AE1-02
 SHEET NUMBER



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

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REGISTRATION SEAL

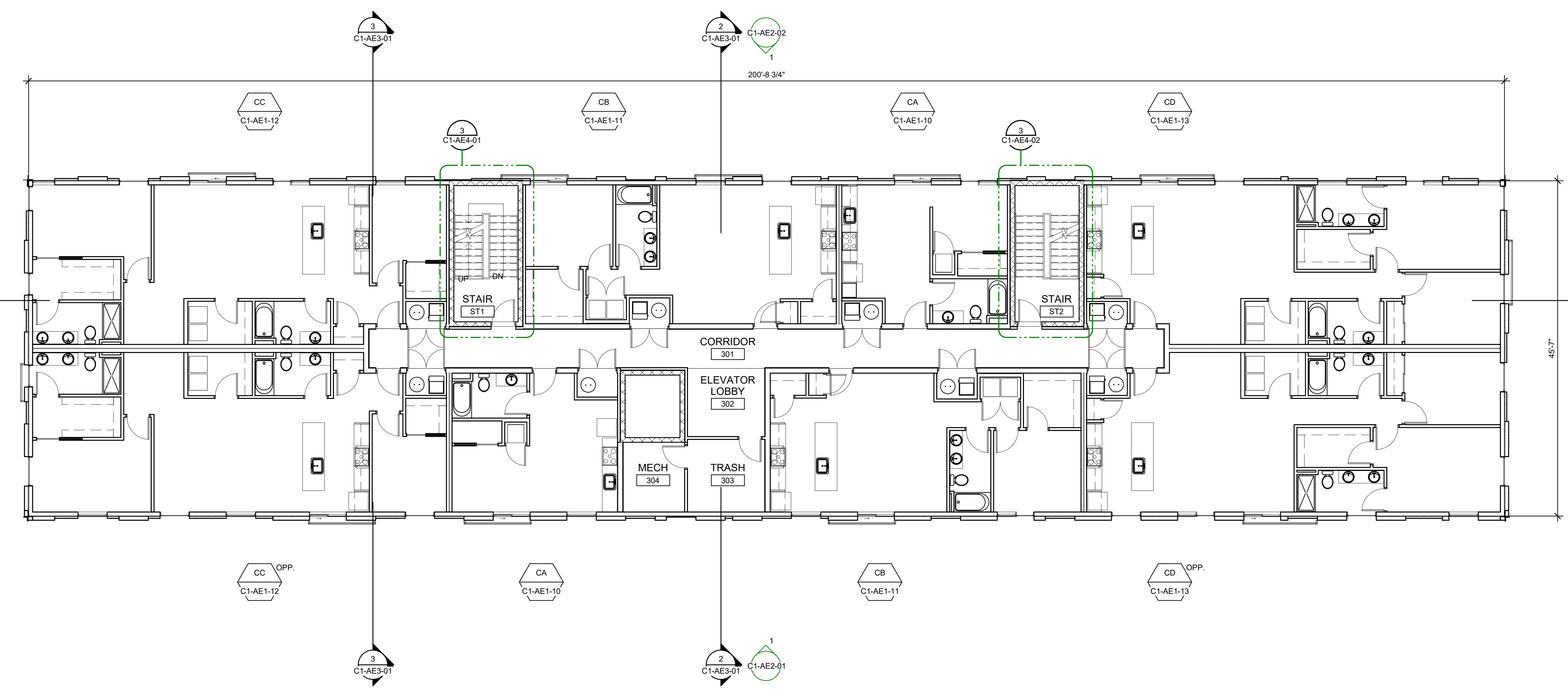
NOT FOR
CONSTRUCTION

REV	DATE	DOC REL # - DESCRIPTION
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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

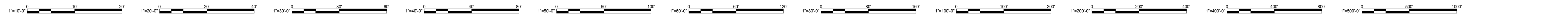
**ARCHITECTURAL
FLOOR PLAN
LEVEL 03**

C1-AE1-03
SHEET NUMBER



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

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REGISTRATION SEAL

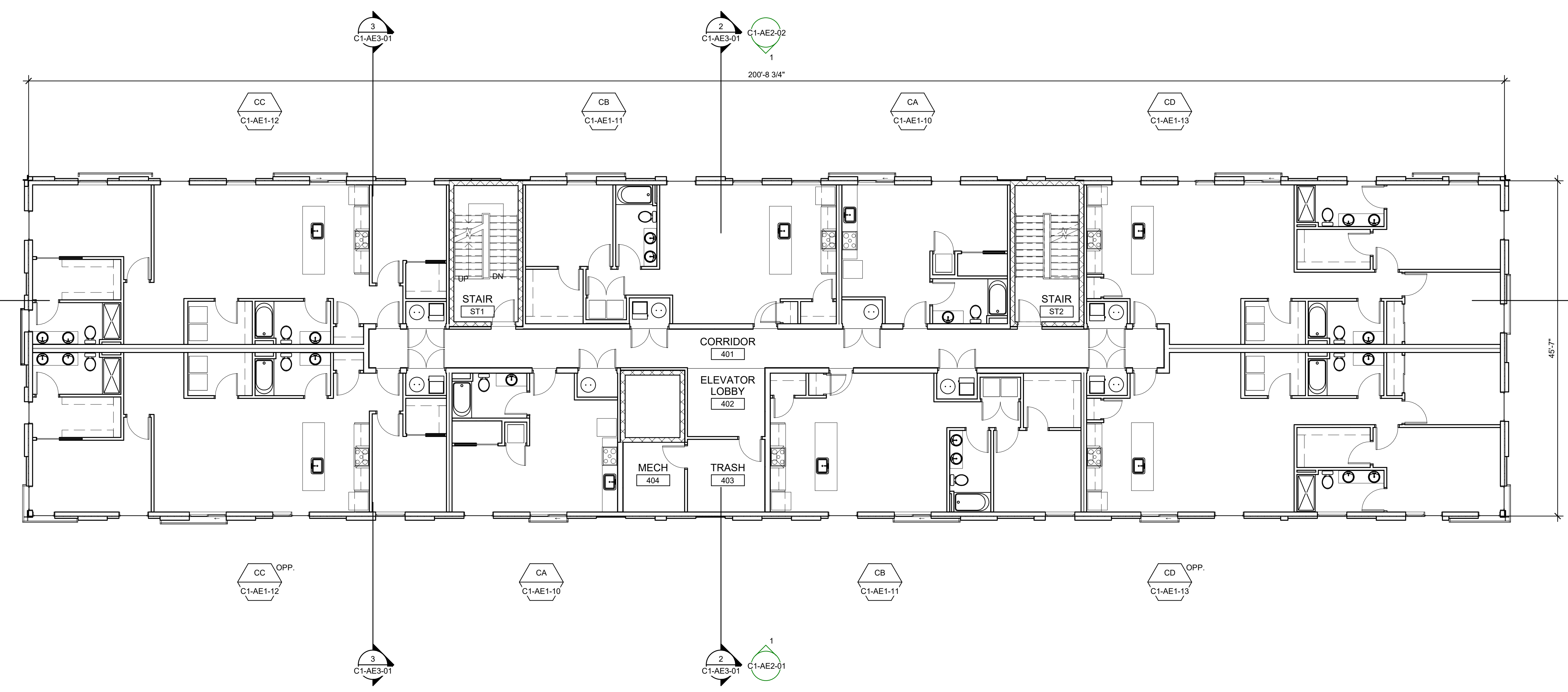
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REV	DATE	DOC REL # - DESCRIPTION
04/19/21	DOC REL 02 - SPA	
04/09/21	DOC REL 01 - SD	

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

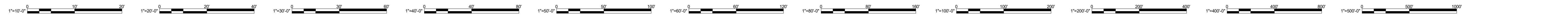
ARCHITECTURAL FLOOR PLAN LEVEL 04

C1-AE1-04
SHEET NUMBER



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

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REGISTRATION SEAL

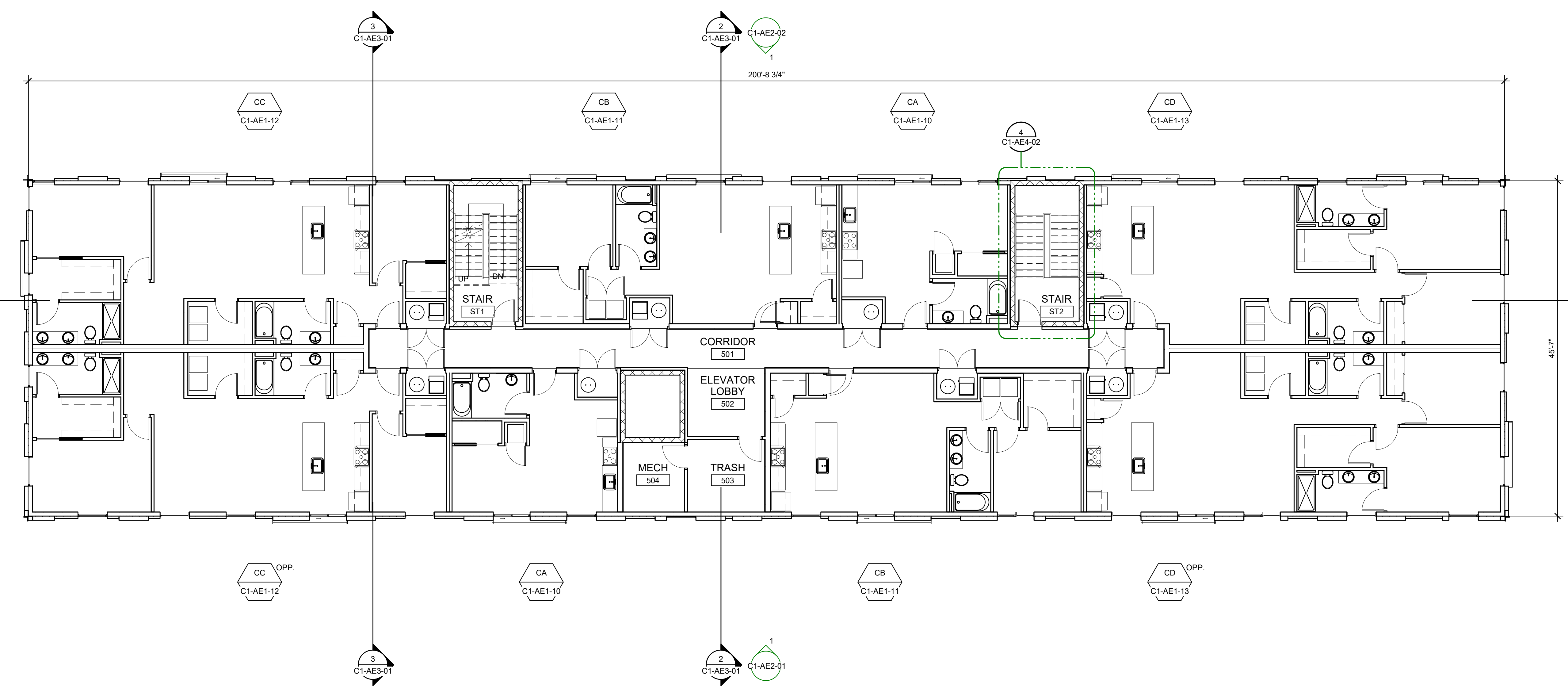
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04/09/21	DOC REL 01 - SD	

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

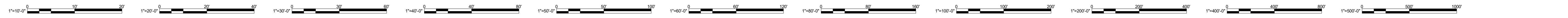
ARCHITECTURAL FLOOR PLAN LEVEL 05

C1-AE1-05
 SHEET NUMBER



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

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REGISTRATION SEAL

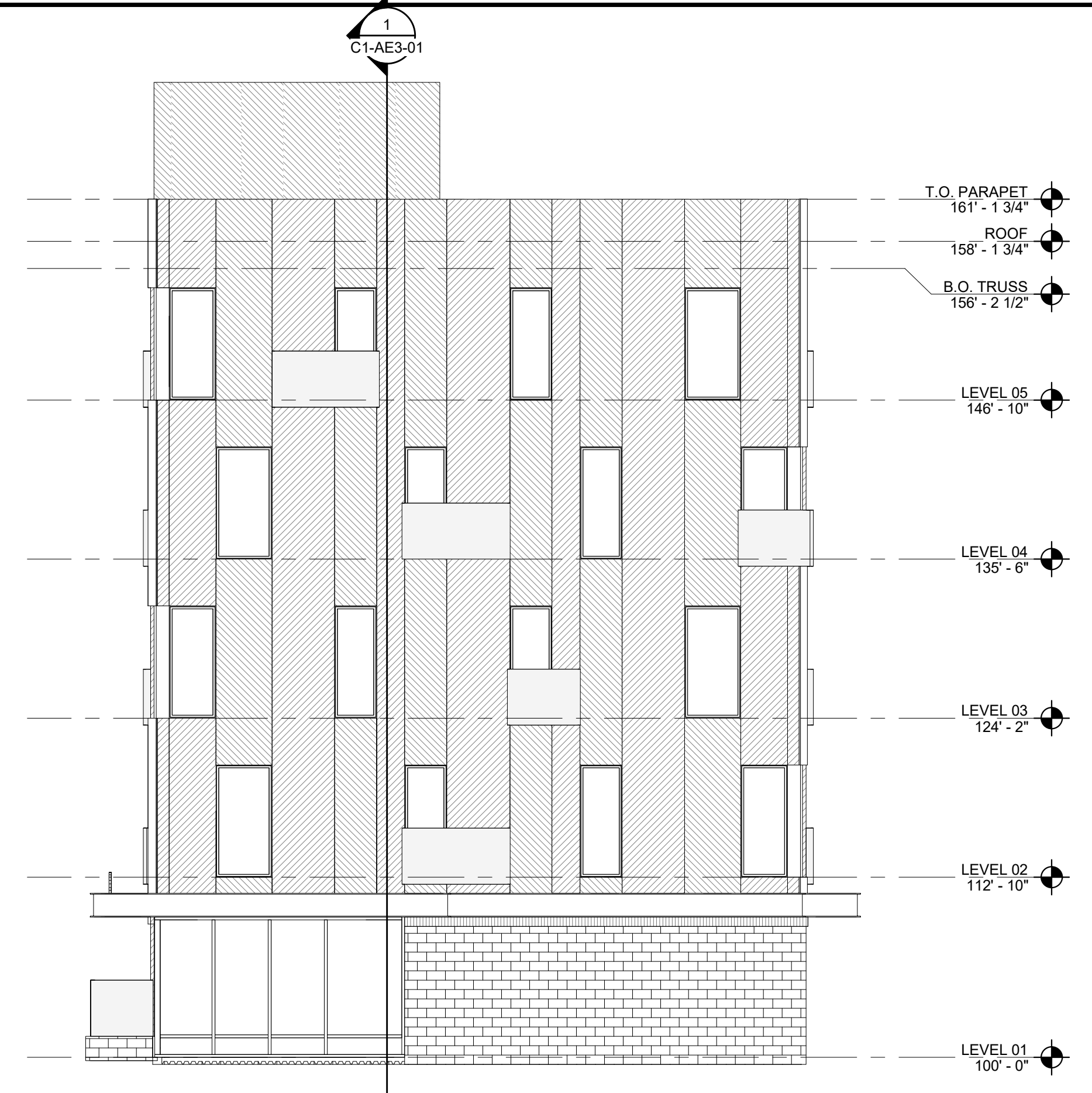
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REV	DATE	DOC REL # - DESCRIPTION
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04/09/21	DOC REL 01 - SD	

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

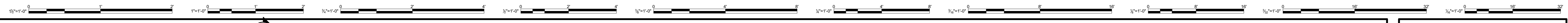
C1-AE2-01
SHEET NUMBER



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



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



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C1-CONDOMINIUMS
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1401 Rivard St. Detroit, MI 48207

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DEARBORN, MI 48126-2736 USA
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CONSULTANT

REGISTRATION SEAL

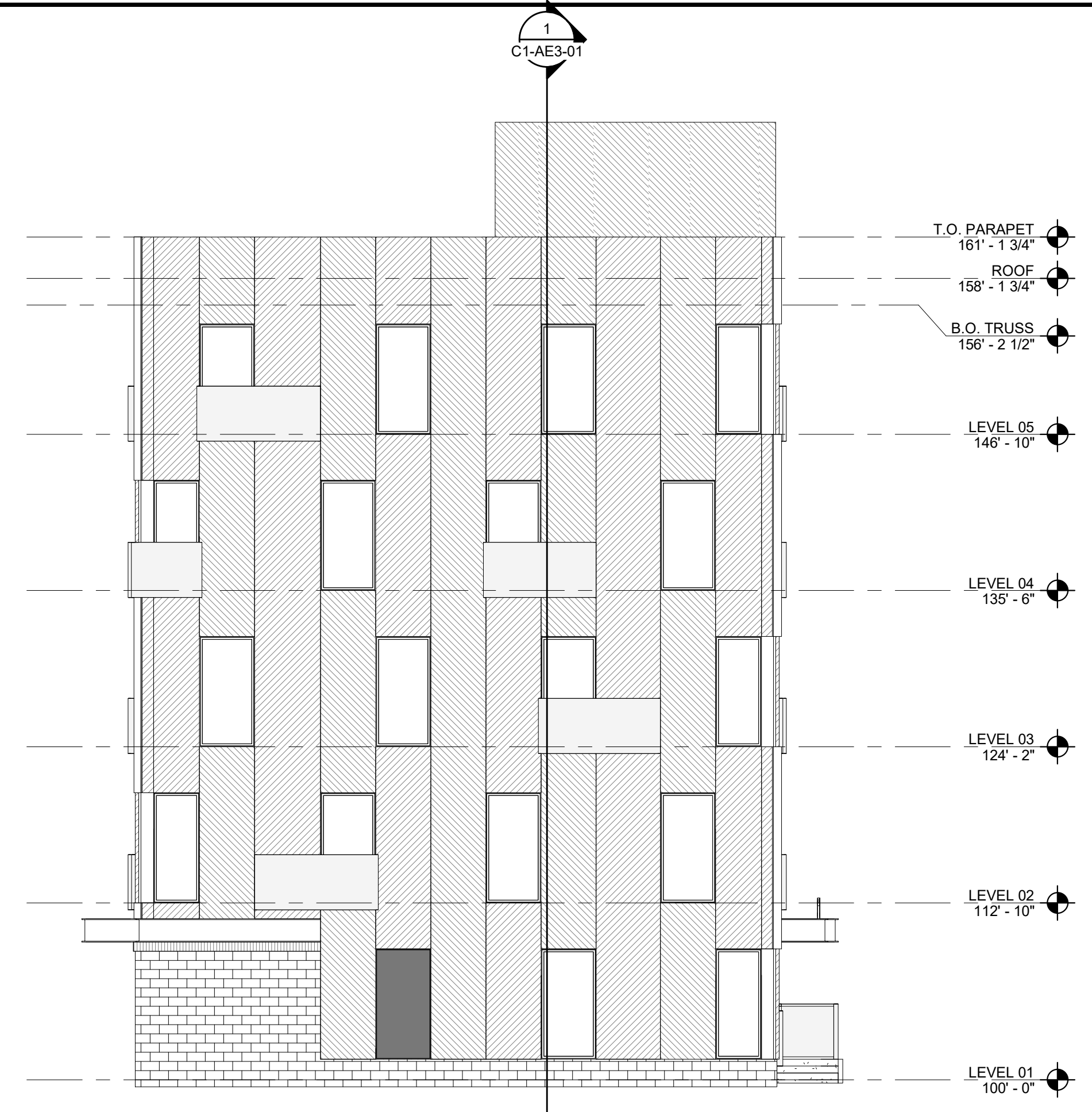
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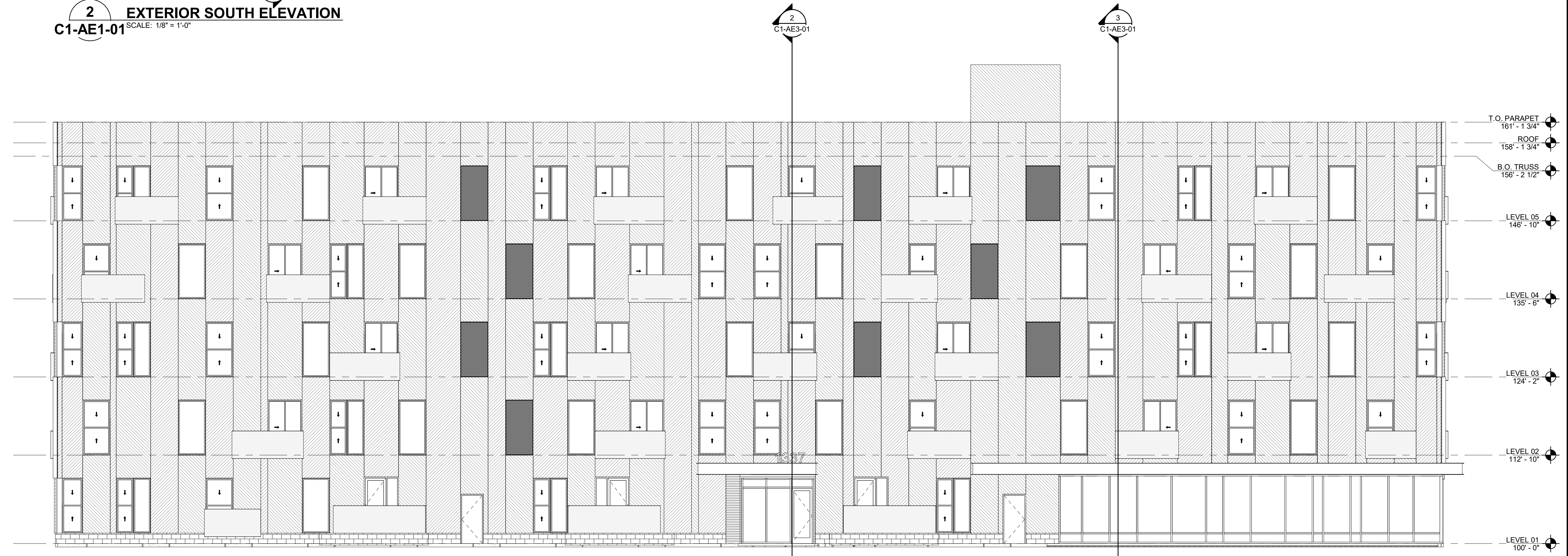
PROJECT #	2169027
PROJECT MANAGER	M. VAN WIENEN
DESIGNED BY	M. CHRISTIE
DRAWN BY	A. SMITH
QUAL CHECK	M. VAN WIENEN
SHEET TITLE	

ARCHITECTURAL BUILDING ELEVATIONS

C1-AE2-02
SHEET NUMBER

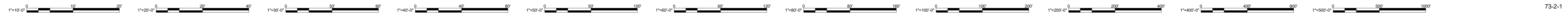


2 EXTERIOR SOUTH ELEVATION
C1-AE1-01 SCALE: 1/8" = 1'-0"



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

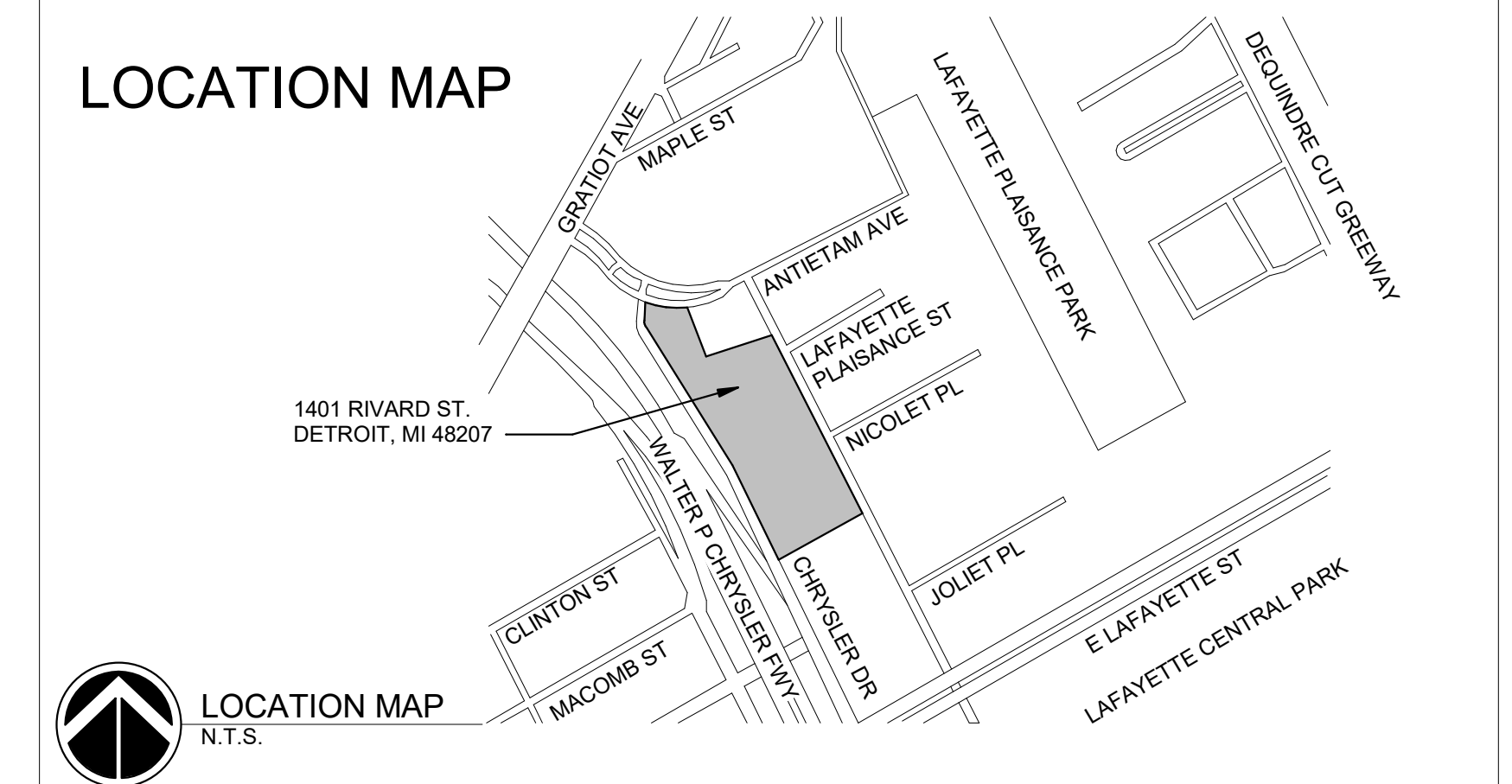
LIST OF CITY SUBMITTALS

- 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



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

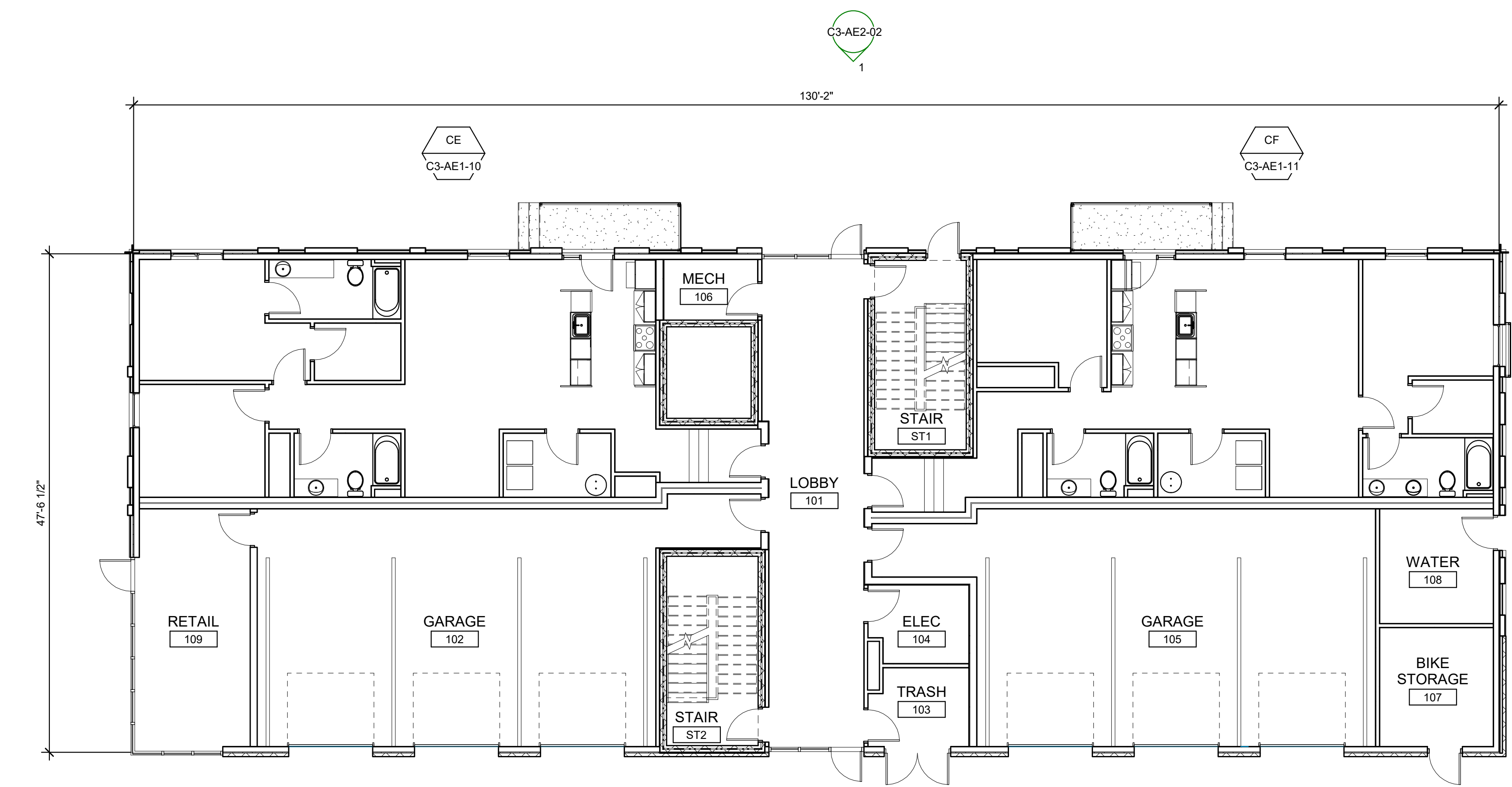
C3-CONDOMINIUMS
C-3 LAFAYETTE WEST
 1401 Rivard St. Detroit, MI 48207

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 DEARBORN, MI 48126-2736 USA
 TEL +1.313.441.3000
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REGISTRATION SEAL

NOT FOR CONSTRUCTION



LEVEL 01 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

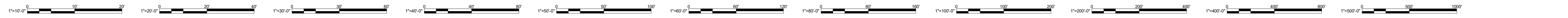
REV	DATE	DOC REL ## - DESCRIPTION
04/19/21		DOC REL 02 - SPA
04/09/21		DOC REL 01 - SD

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 01

C3-AE1-01
 SHEET NUMBER

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 DEARBORN, MI 48126-2736 USA
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REGISTRATION SEAL

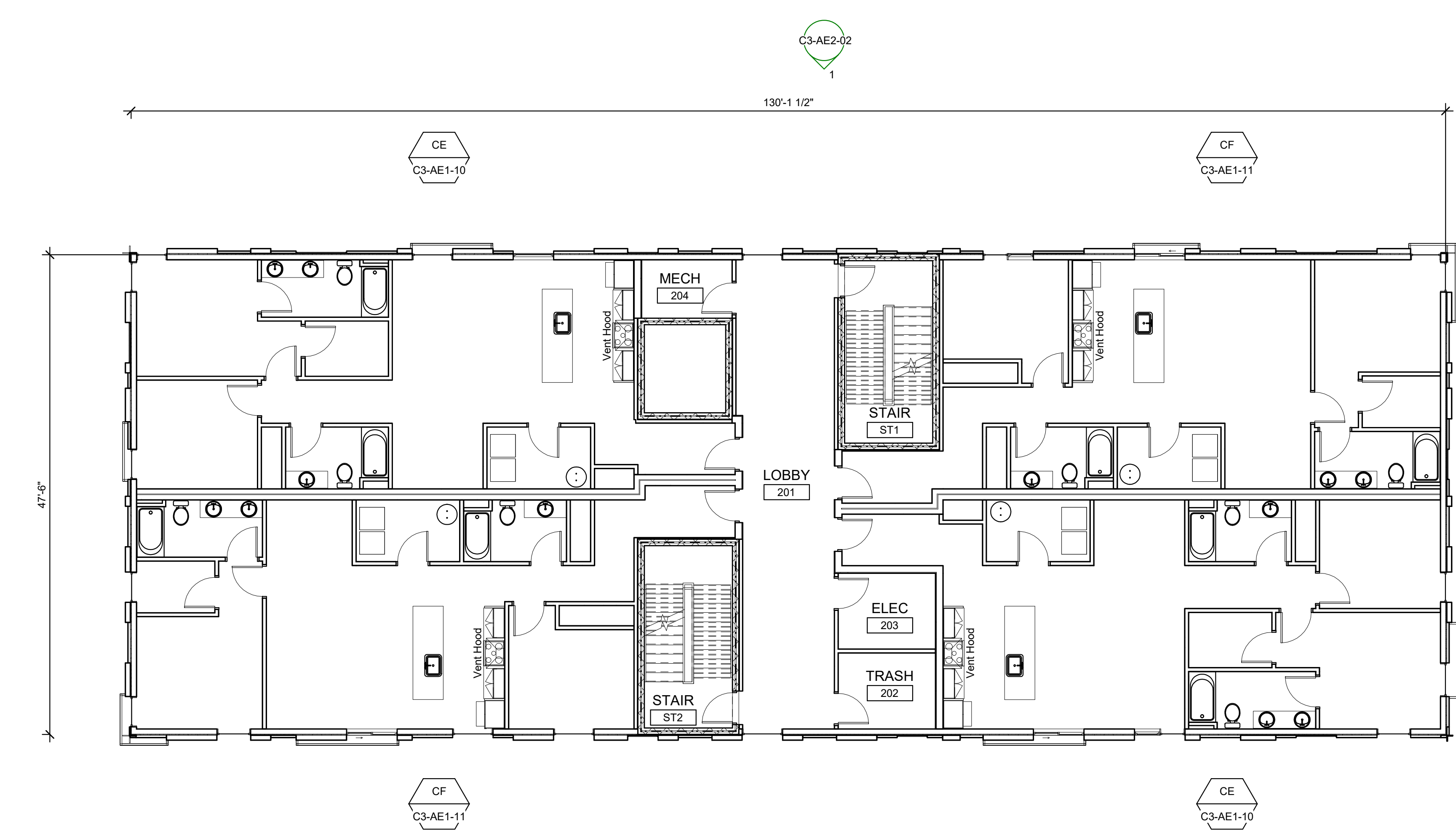
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	04/09/21	DOC REL 01 - SD

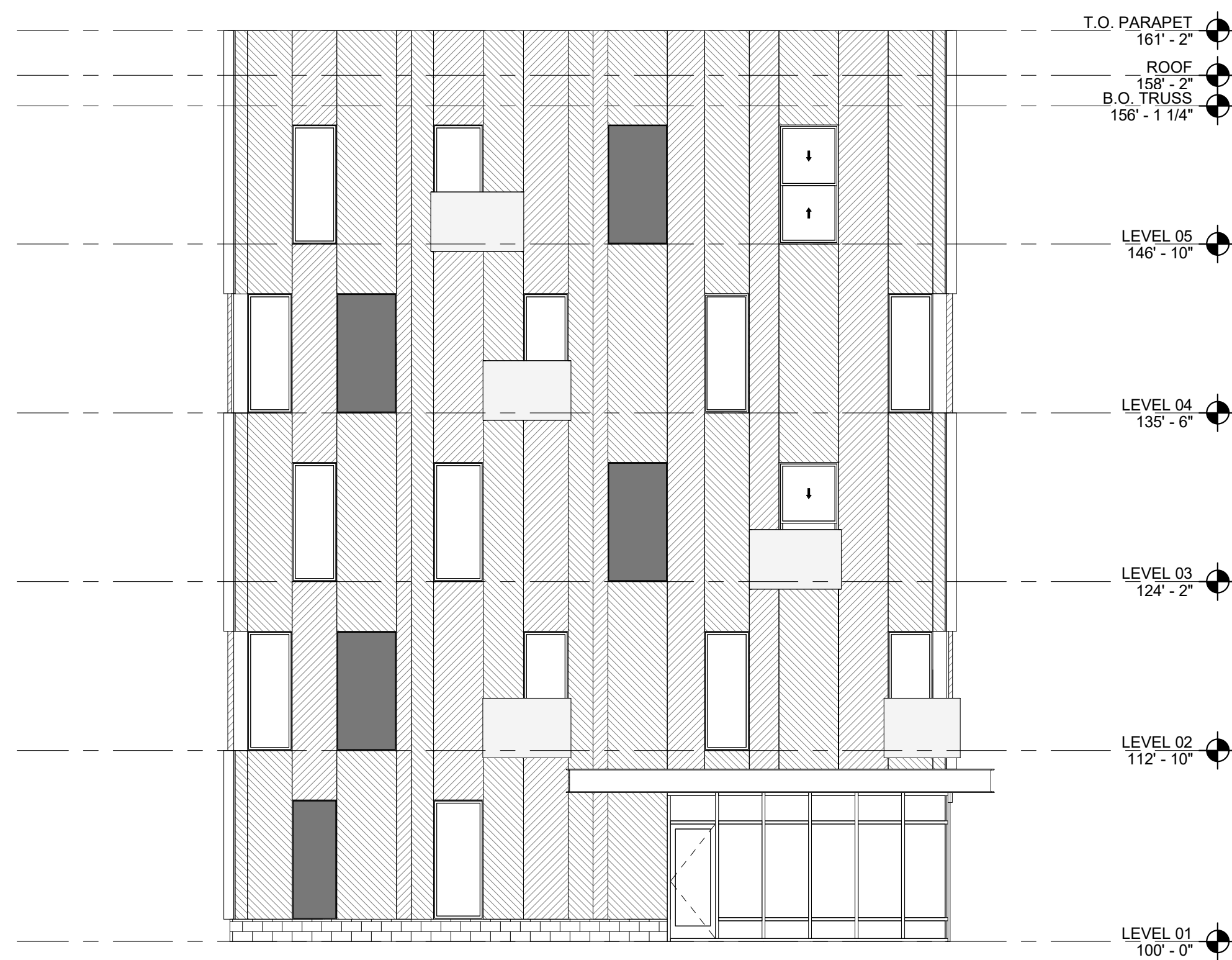
PROJECT # 2169027
 PROJECT MANAGER M. VAN WIENEN
 DESIGNED BY M. CHRISTIE
 DRAWN BY A. SMITH
 QUALCHECK M. VAN WIENEN
 SHEET TITLE

ARCHITECTURAL FLOOR PLAN LEVEL 02

C3-AE1-02
 SHEET NUMBER



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



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



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

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 41800 West 11 Mile Road SUite 209
 Novi MI 48375

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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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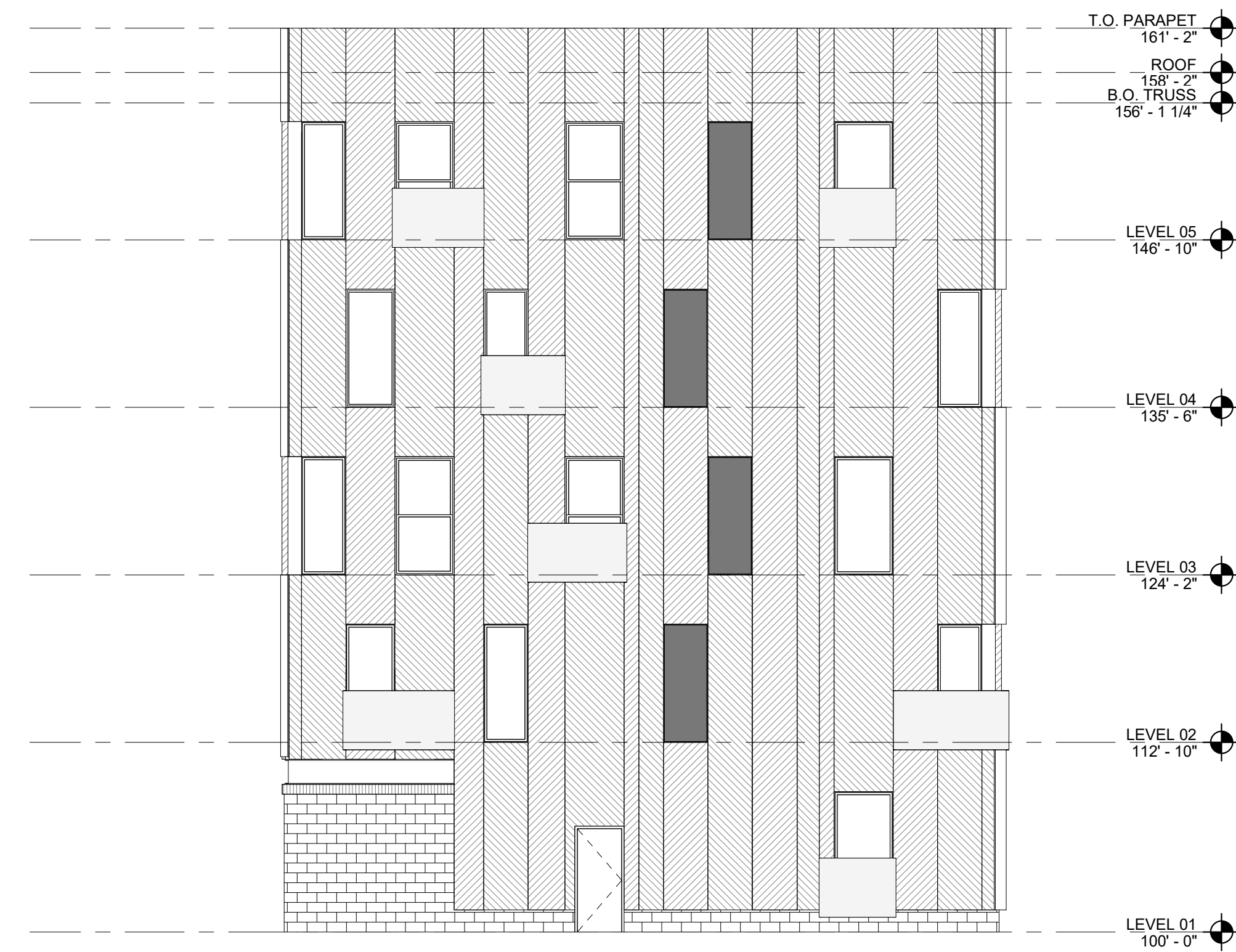
REGISTRATION SEAL
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REV	DATE	DOC REL # - DESCRIPTION
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	04/09/21	DOC REL 01 - SD

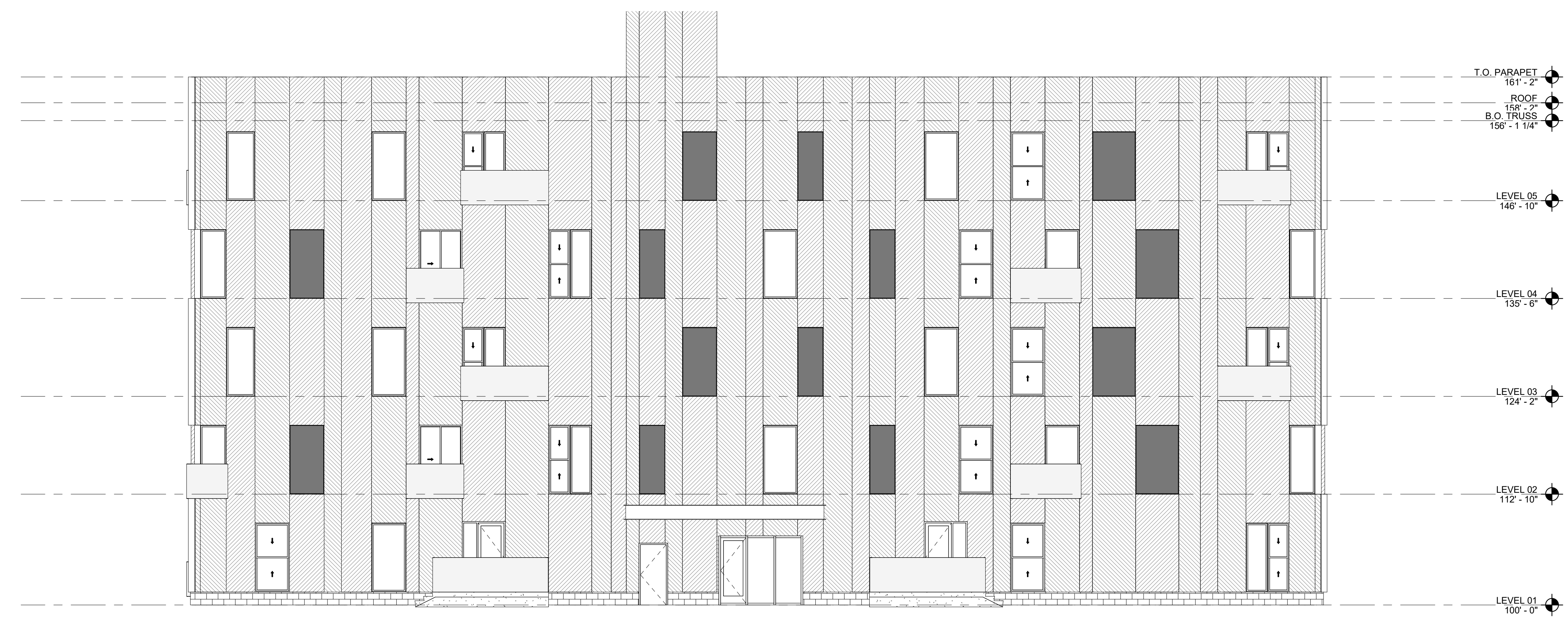
PROJECT # 2169027
 PROJECT MANAGER M. VAN WIENEN
 DESIGNED BY M. CHRISTIE
 DRAWN BY A. SMITH
 QUALCHECK M. VAN WIENEN
 SHEET TITLE

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

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Novi MI 48375

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C-3 LAFAYETTE WEST
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REGISTRATION SEAL

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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

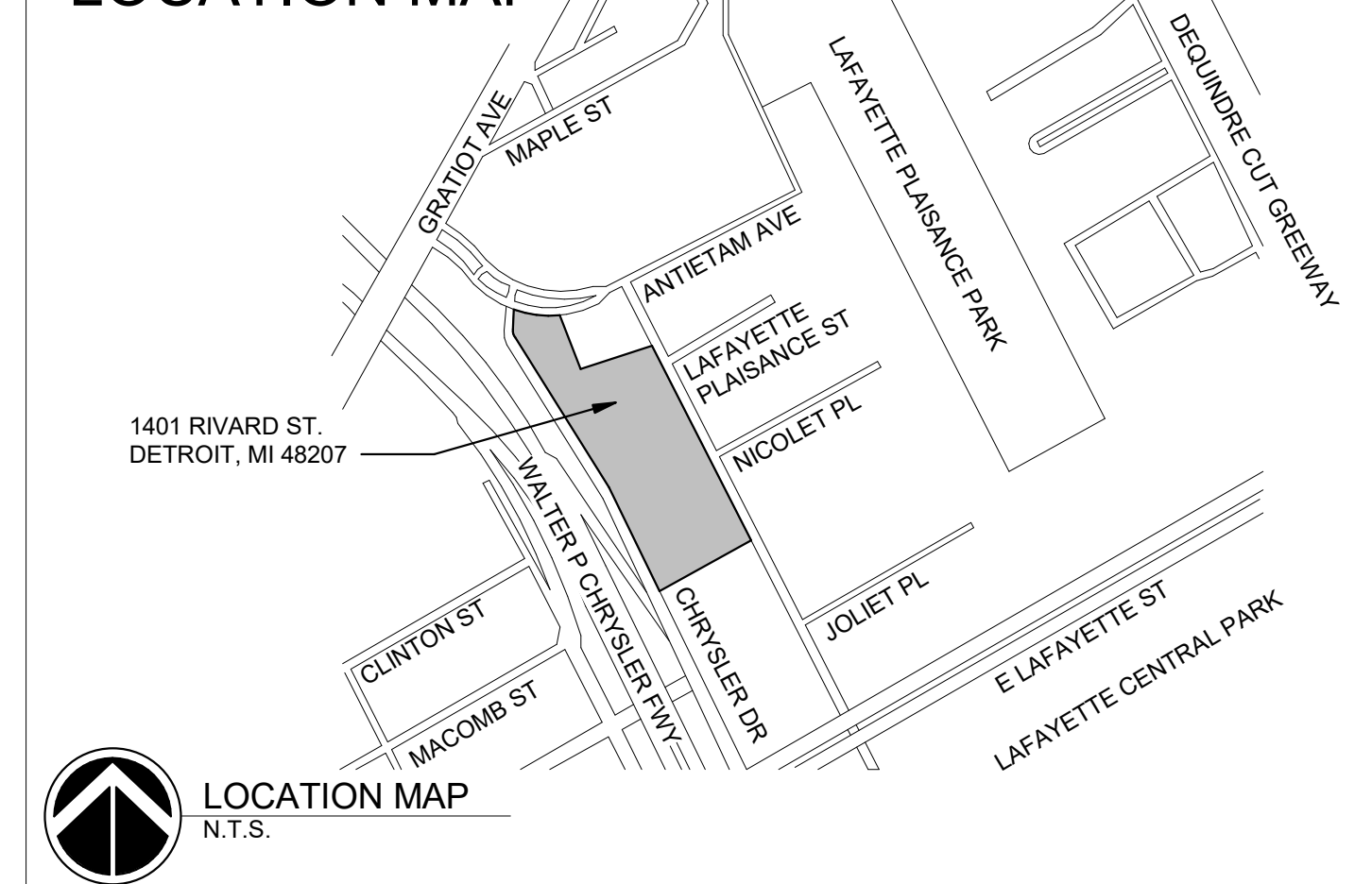
- 1.
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LIST OF DEFERRED CITY SUBMITTALS

- 1.
- 2.
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LIST OF DEFERRED CITY SUBMITTALS
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 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
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 DEARBORN, MI 48126-2736 USA
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CONSULTANT INFORMATION

REGISTRATION SEAL

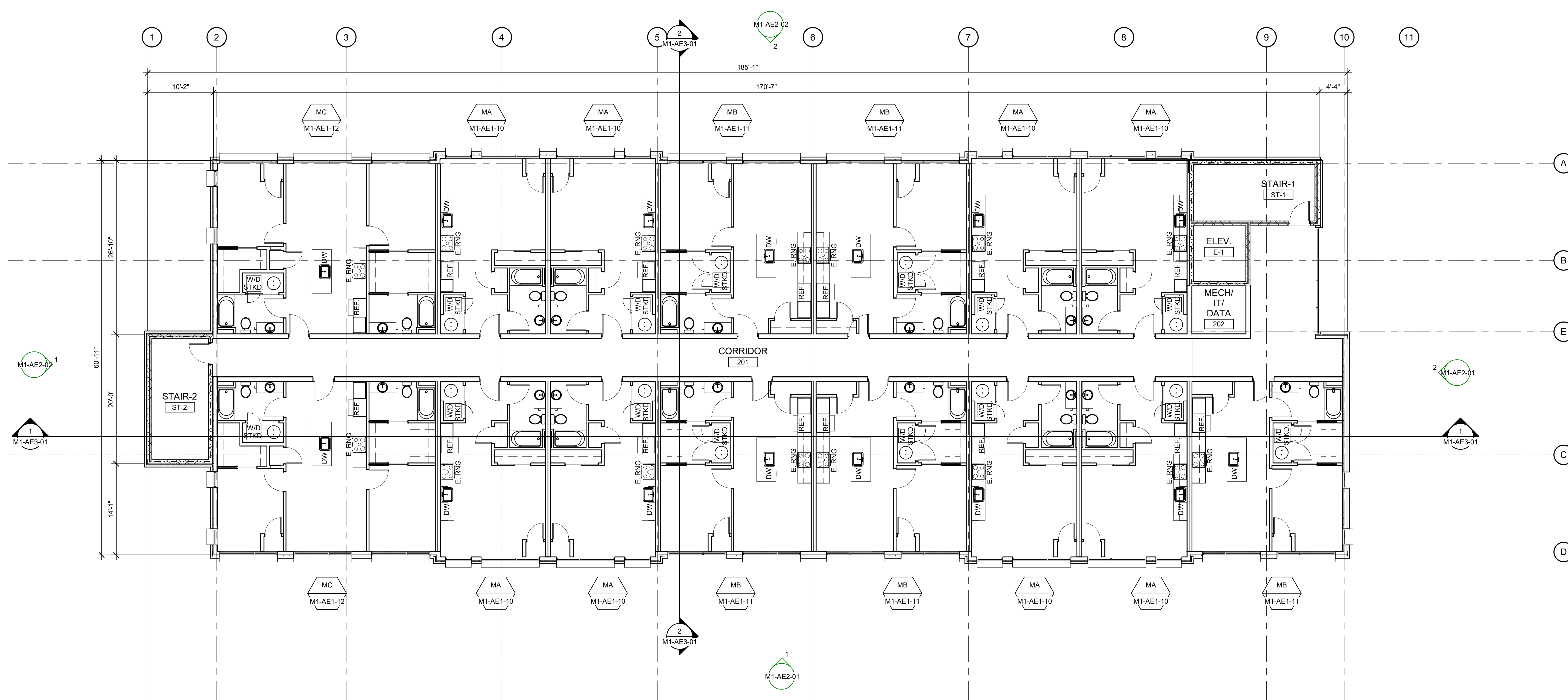
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REV	DATE	DOC REL #	DESCRIPTION
04/19/21		DOC REL 02 - SPA	
04/09/21		DOC REL 01 - SD	

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
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Novi MI 48375

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

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17101 MICHIGAN AVENUE
DEARBORN, MI 48125-2736 USA
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CONSULTANT INFORMATION

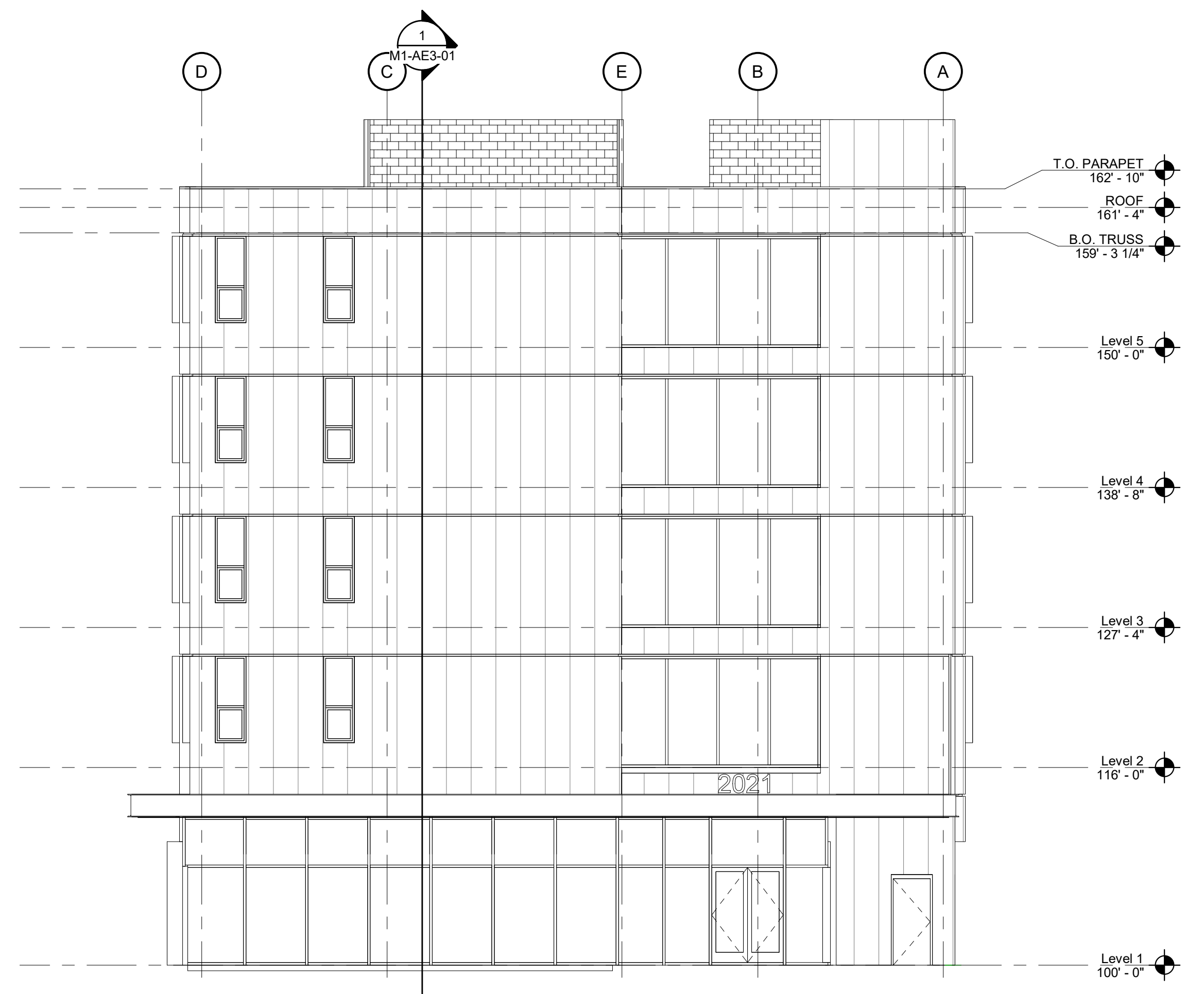
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NOT FOR CONSTRUCTION

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

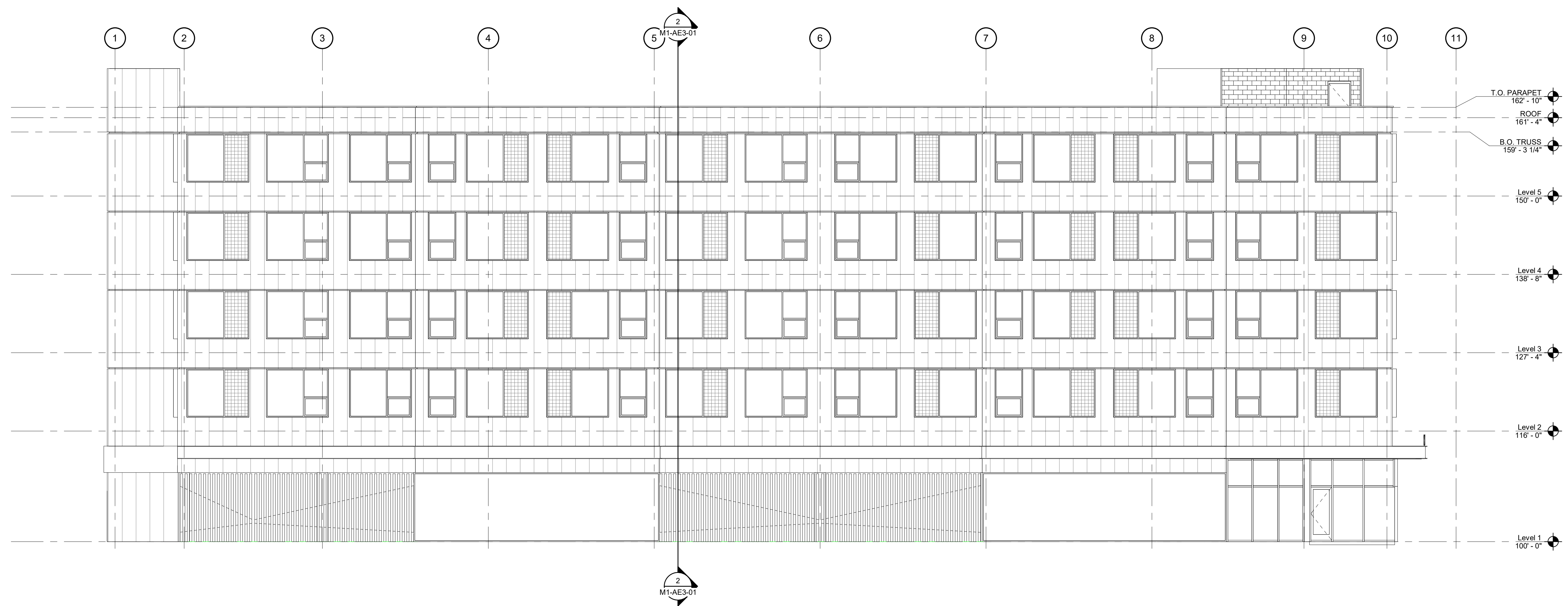
PROJECT #	2169027
PROJECT MANAGER	
DESIGNED BY	M. LUCKEY
DRAWN BY	M. LUCKEY
QUALCHECK	T. TOOLEY
SHEET TITLE	

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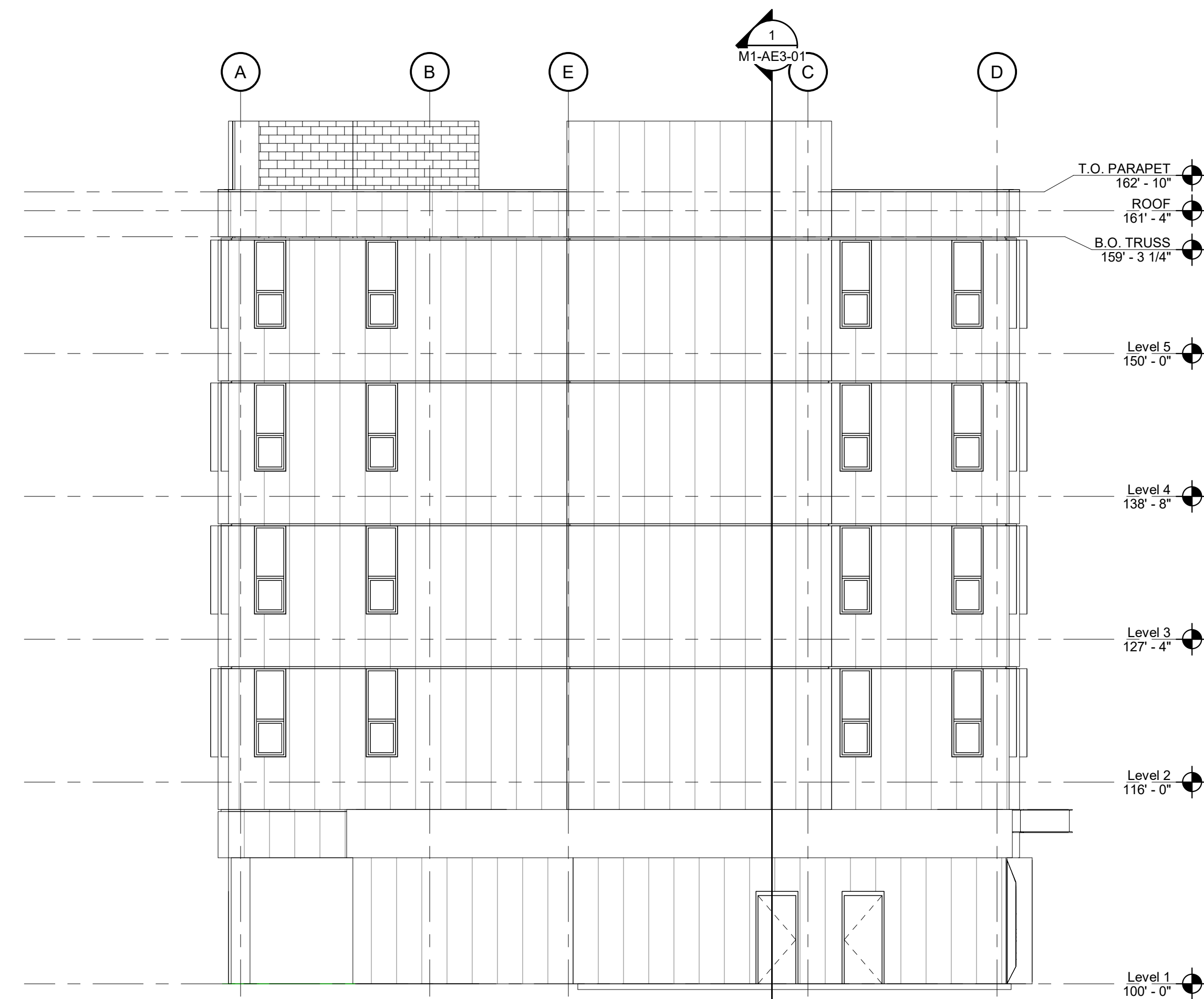
M1-APARTMENTS
M-1 LAFAYETTE WEST
 1401 Rivard St. Detroit, MI 48207

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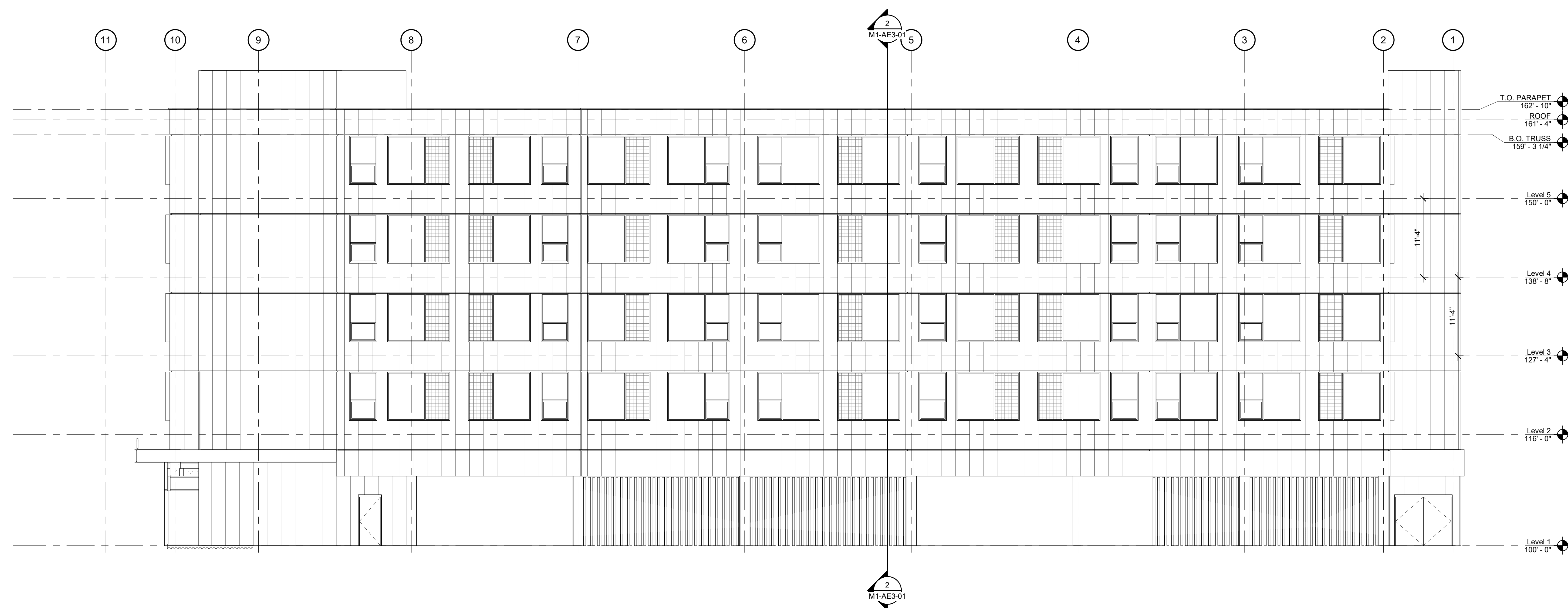
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CONSULTANT INFORMATION

REGISTRATION SEAL



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



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

REV	DATE	DOC REL #	DESCRIPTION
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
 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

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

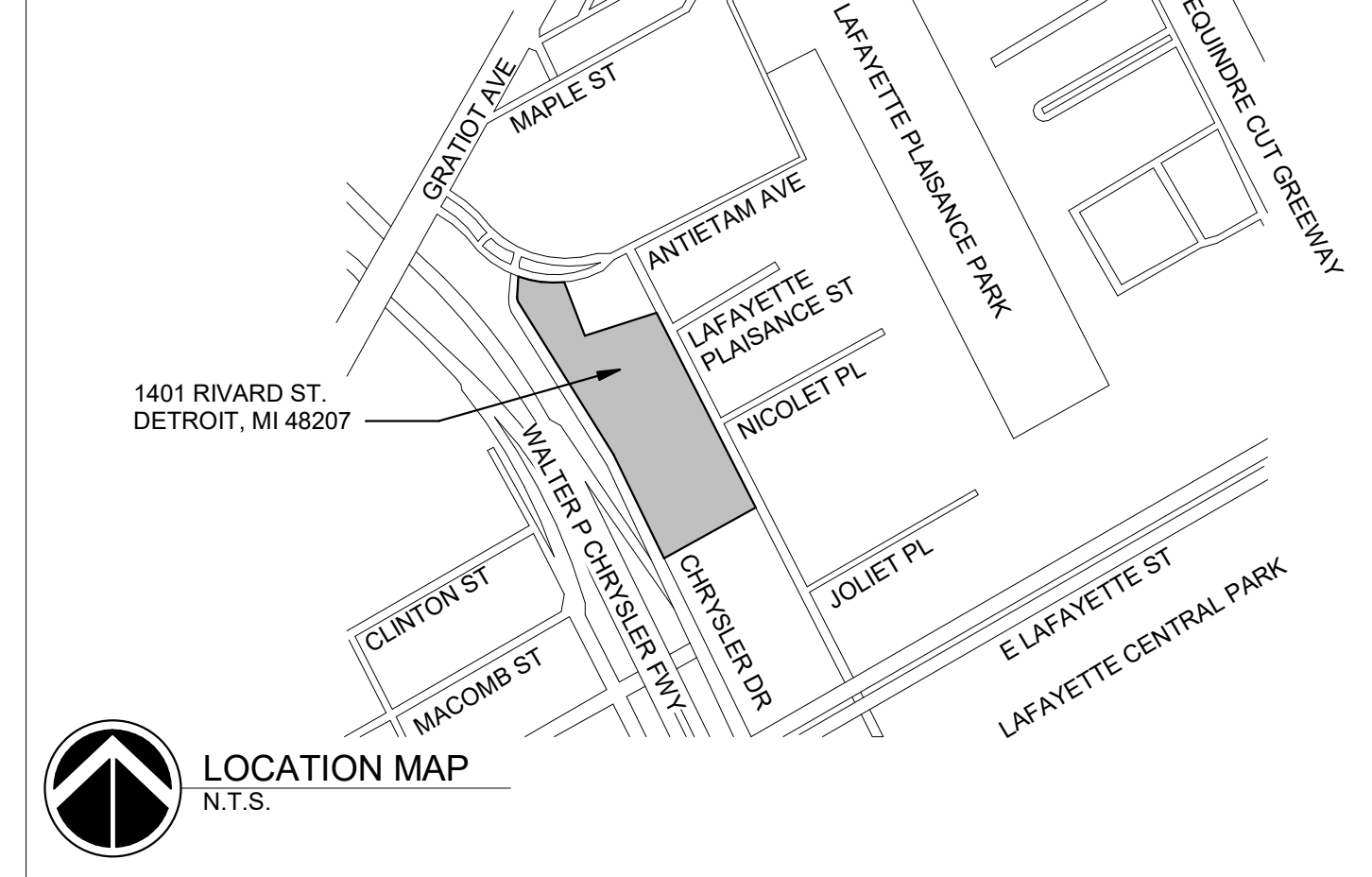
LIST OF DEFERRED CITY SUBMITTALS

- 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

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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

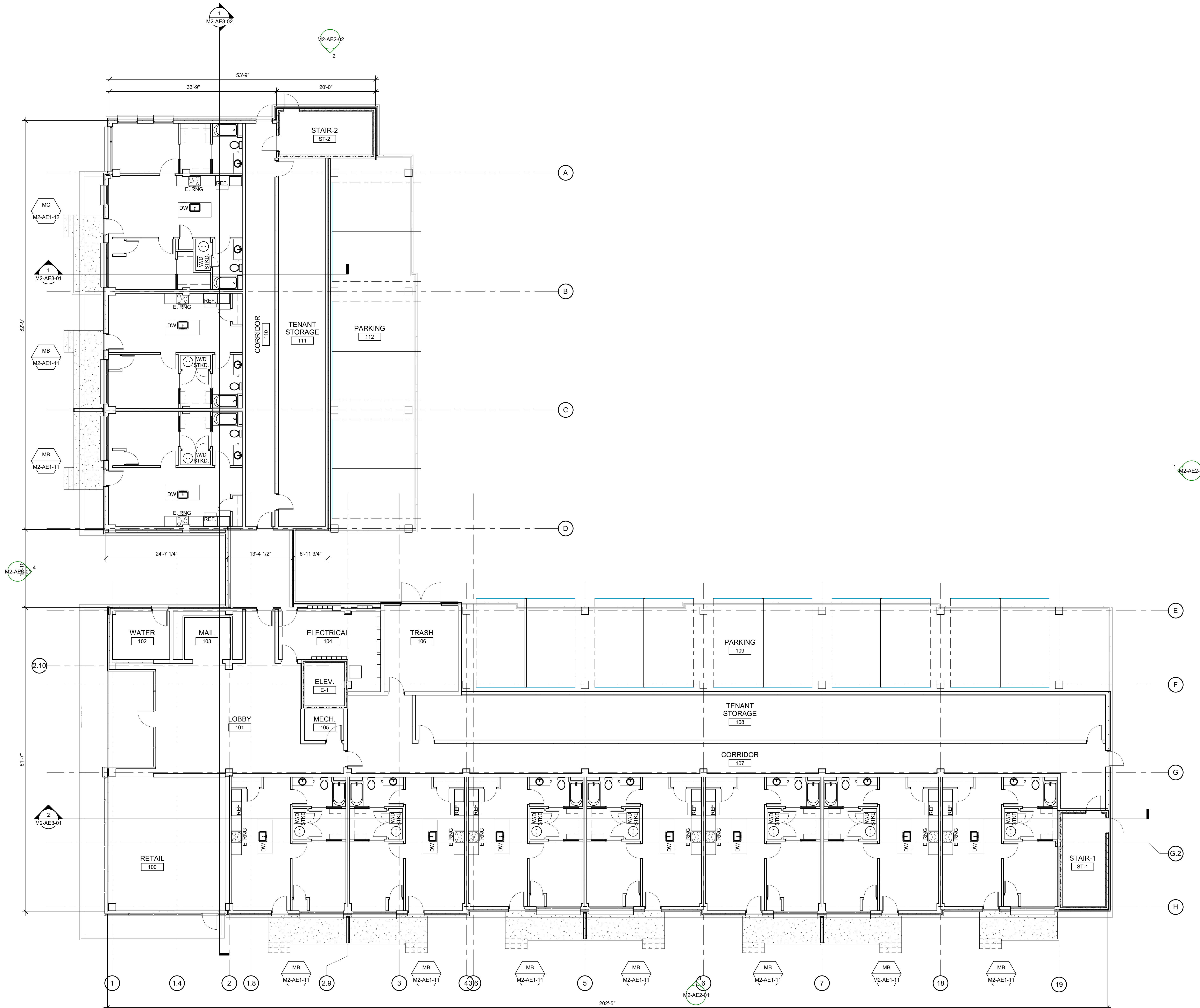
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CONSTRUCTION**

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

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

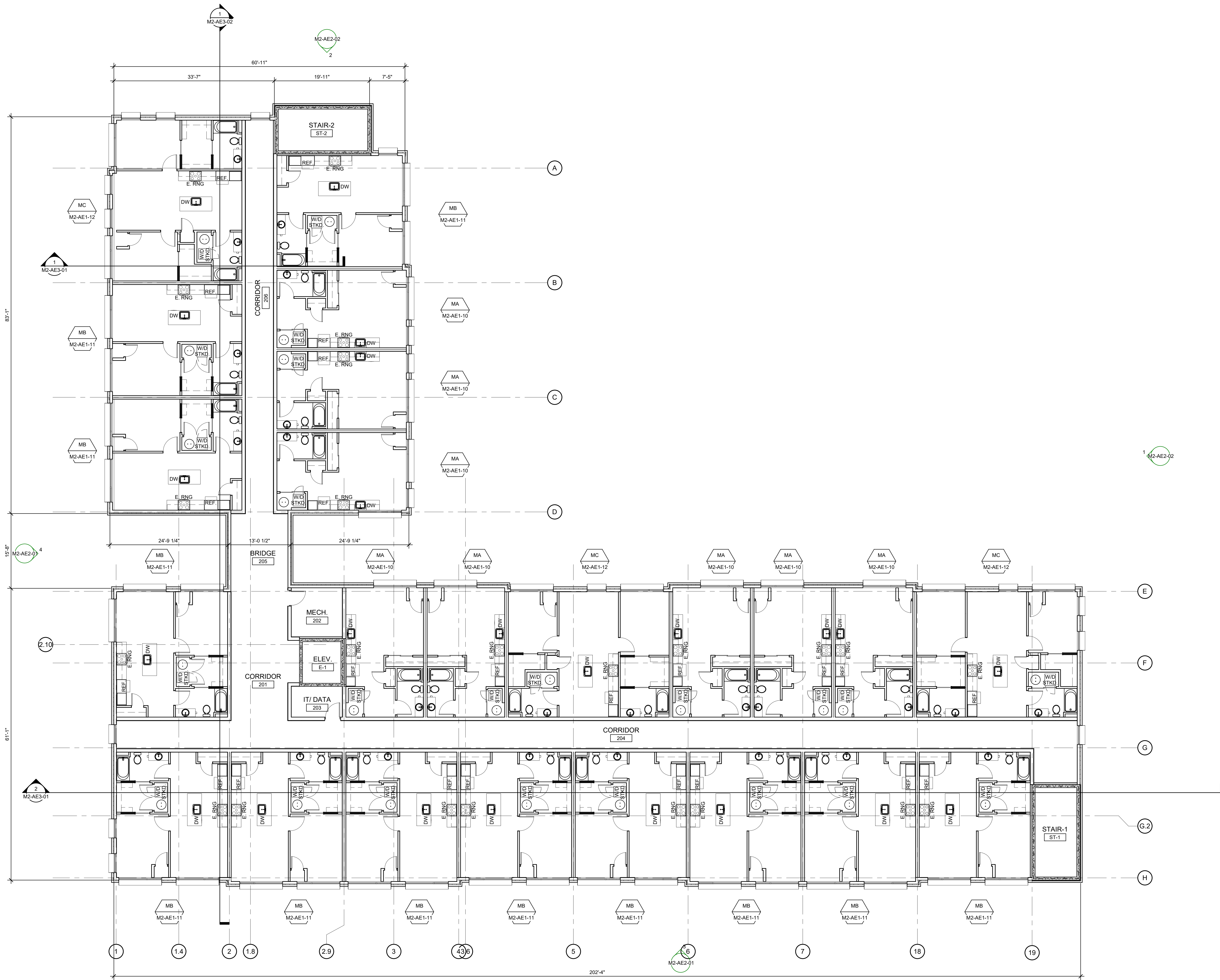
REGISTRATION SEAL

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 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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CONSULTANT INFORMATION

REGISTRATION SEAL

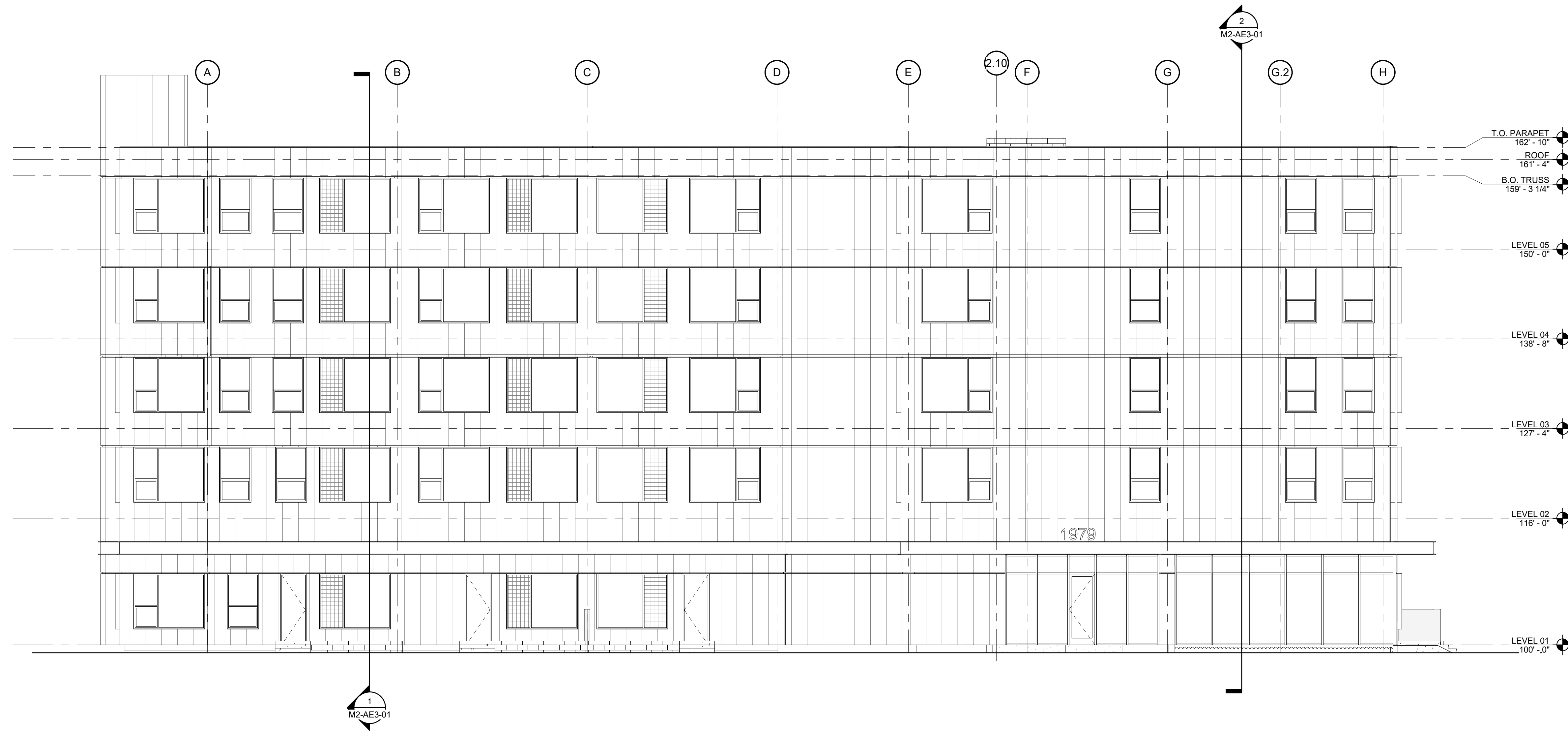
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CONSTRUCTION**

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. 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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M2-APARTMENTS
M-2 LAFAYETTE WEST
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CONSULTANT INFORMATION

REGISTRATION SEAL

REV	DATE	DOC REL #	DESCRIPTION
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04/09/21		DOC REL 01 - SD	

PROJECT #	2169027
PROJECT MANAGER	M. VAN WIENEN
DESIGNED BY	M. LUCKEY
DRAWN BY	M. LUCKEY
QUALCHECK	T. TOOLLEY
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

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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

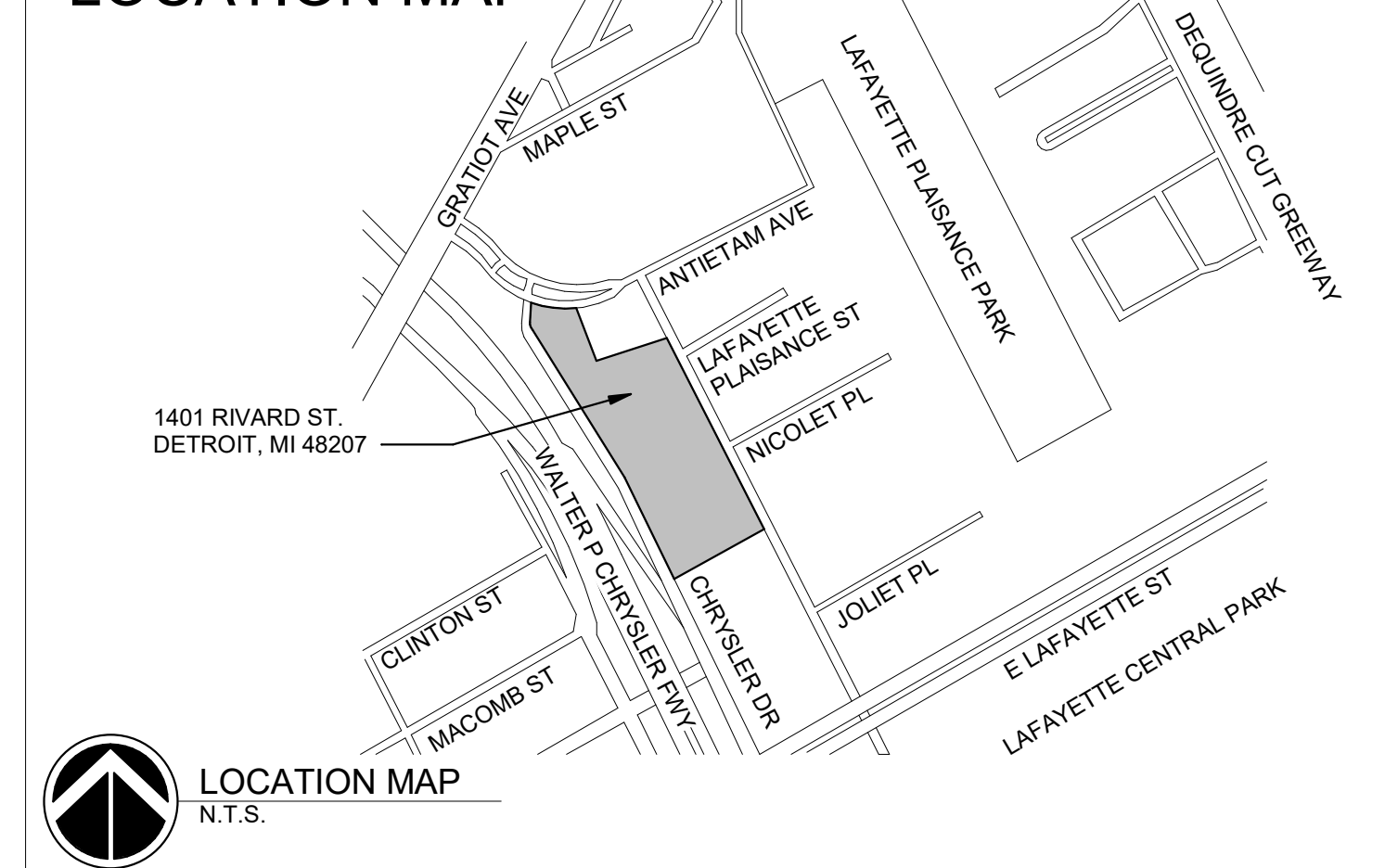
- 1.
- 2.
- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS

- 1.
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- 3.
- 4.

LIST OF DEFERRED CITY SUBMITTALS
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LOCATION MAP



PROJECT IMAGE



PROJECT TEAM

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PROJECT INFORMATION

PROJECT NUMBER:2169027

ISSUED FOR:DOC REL 02 - SPA

ISSUE DATE:04/19/2021

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M3-APARTMENTS
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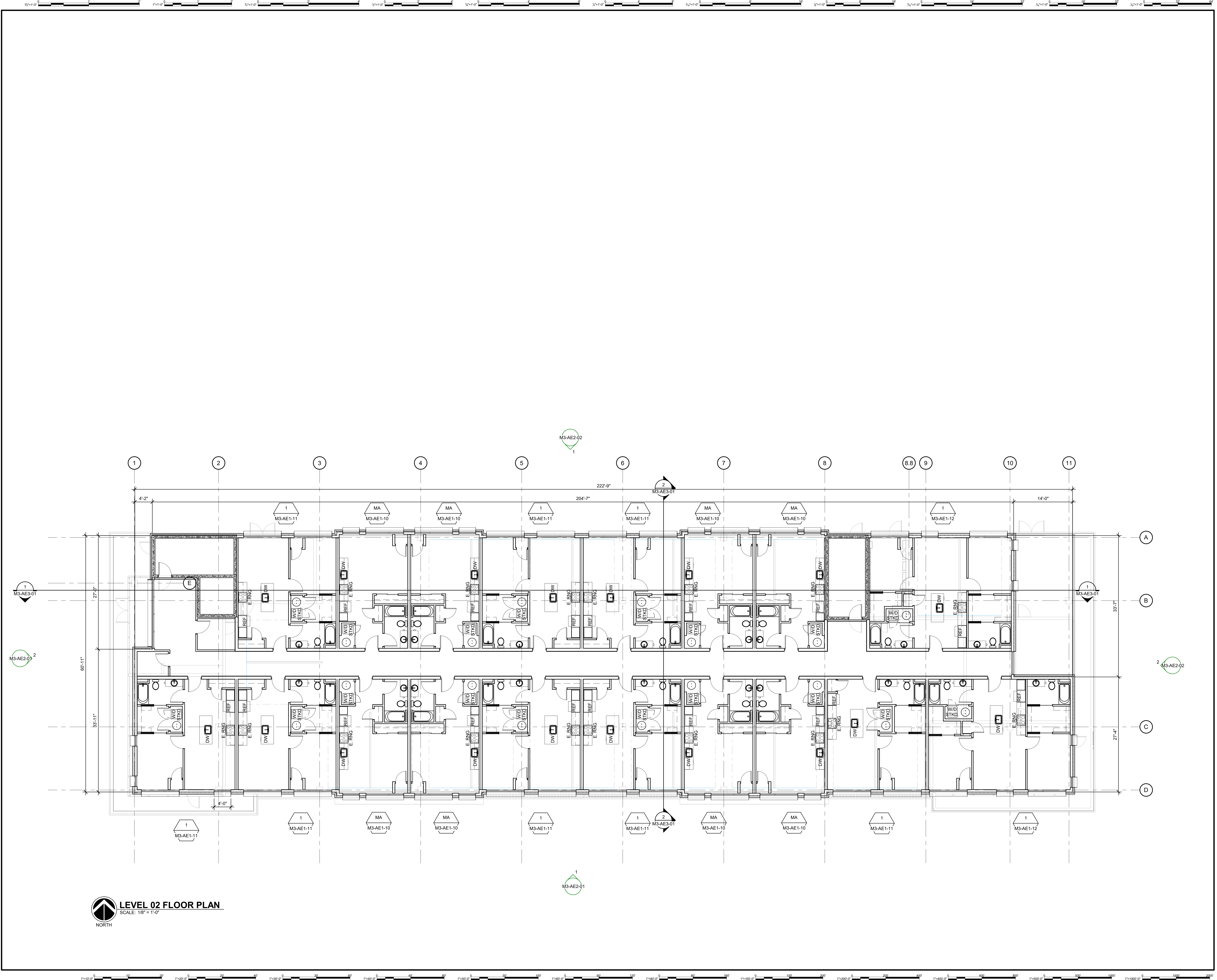
REGISTRATION SEAL

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

PROJECT #	2169027
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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DEARBORN, MI 48126-2736 USA
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REGISTRATION SEAL

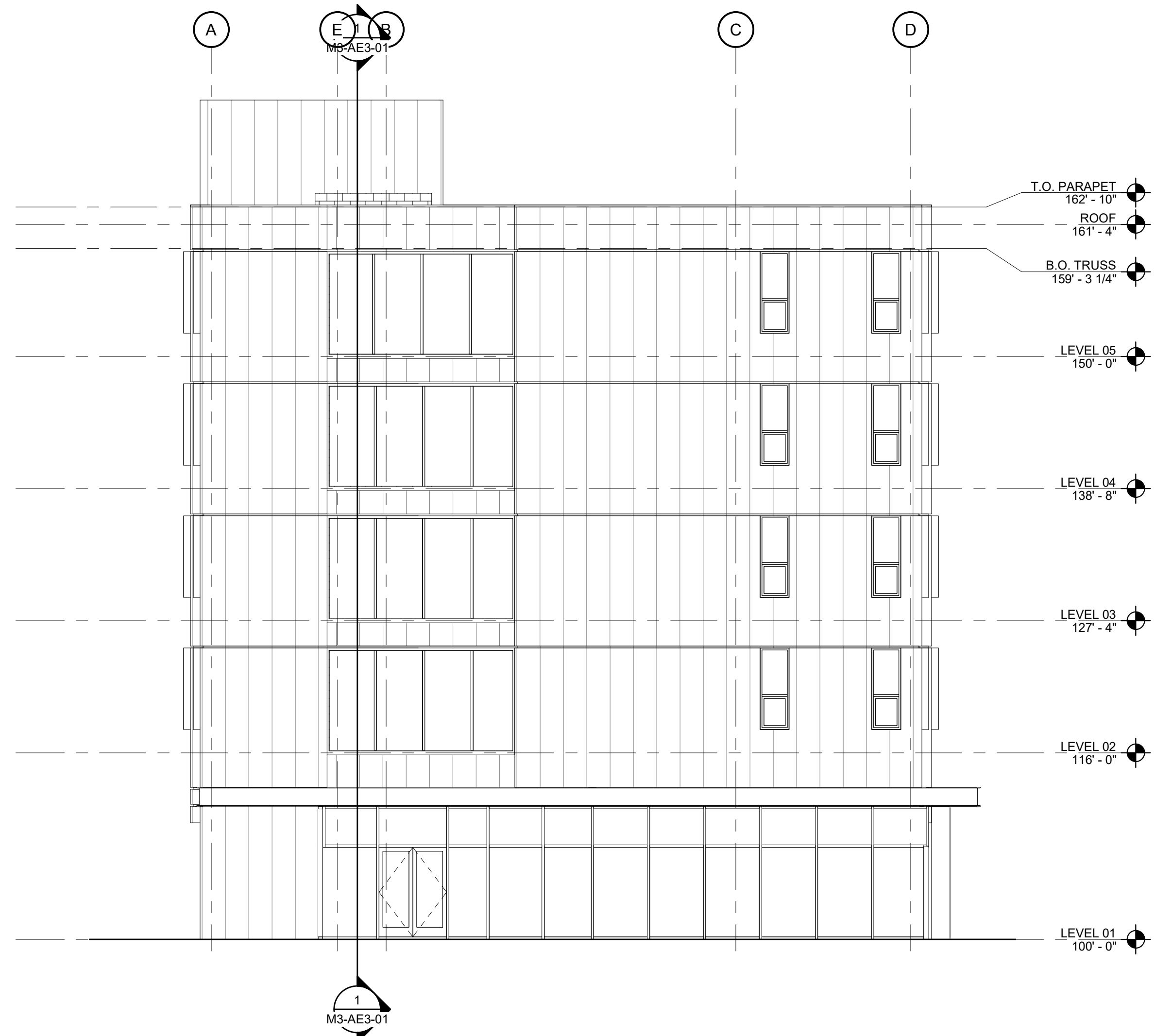
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04/09/21		DOC REL 01 - SD	

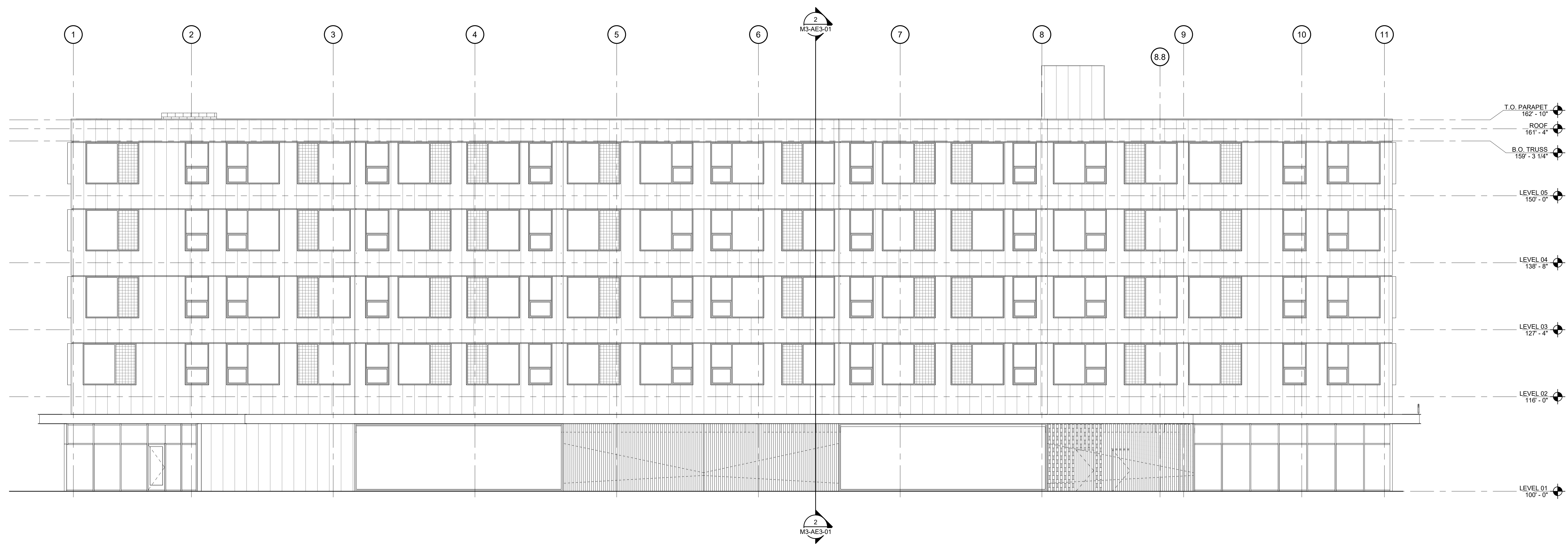
PROJECT #	2169027
PROJECT MANAGER	
DESIGNED BY	M. LUCKEY
DRAWN BY	M. LUCKEY
QUALCHECK	T. TOOLEY
SHEET TITLE	

**ARCHITECTURAL
BUILDING ELEVATIONS**

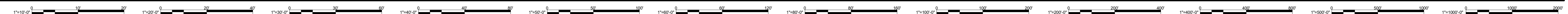
M3-AE2-01
SHEET NUMBER

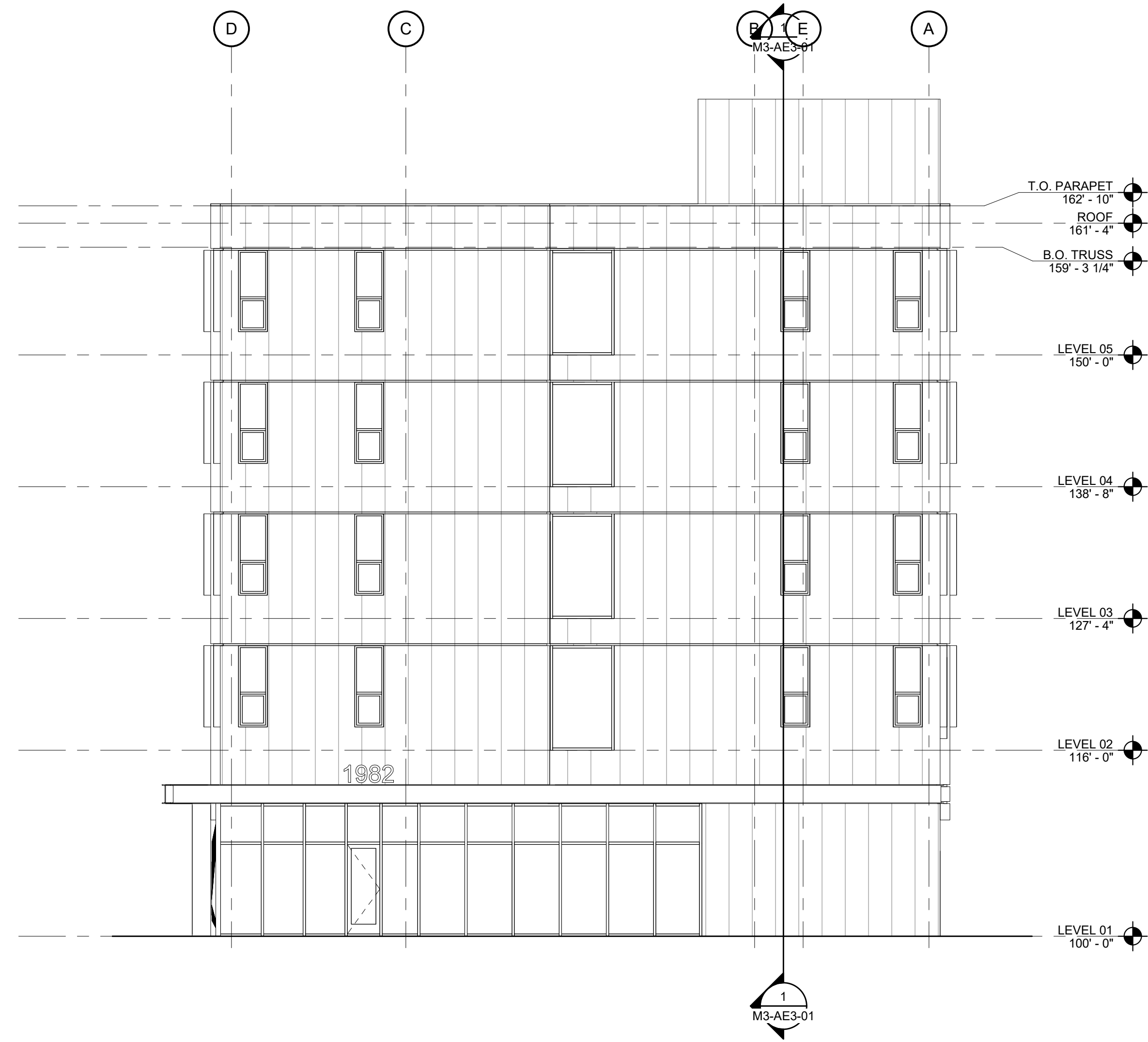


2 EXTERIOR WEST ELEVATION
M3-AE1-01 SCALE: 1/8" = 1'-0"



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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M-3 LAFAYETTE WEST
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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
 BUILDING
 ELEVATIONS**

M3-AE2-02
 SHEET NUMBER