



411 Piquette
Site Narrative
February 17, 2022

Proposed 411 Piquette Site Narrative

PROJECT SUMMARY

The project involves the renovation the 411 Piquette Building and Site in the City of Detroit. Proposed use is to include residential/multifamily/loft. The parking lot, loading and building access will be improved to support the renovated first floor and project needs. Likewise, new utility leads and services will be provided including domestic water, fire suppression service, storm and sanitary leads, DTE gas and DTE Electric. Scope will be included to facilitate the planning for new electrical service and easements for DTE equipment.

The site is currently zoned M4 and based on the proposed program a conditional use approval from BSEED is required.

SITE DESIGN

The existing 411 Piquette building will be developed to accommodate both residential and commercial spaces. The existing parking lot will be redone to accommodate 199 parking spaces, a new loading zone, dog run, and electrical services. The structure adjacent to the elevated railway will be partially demolished to accommodate the new parking layout and improve the pavement conditions. The concrete platform adjacent to the current loading dock in the rear of the building will also be removed to accommodate the new layout.

A new catch basin will be installed in the rear of the parking lot adjacent to the elevated railway to improve the drainage conditions in that area.

A new entrance to the front door on Piquette Avenue will be installed with a new ADA ramp to improve accessibility.

PRIVATE ACCESS DRIVES AND ACCESS SECURITY

An existing curb cut on Brush Street with an existing sliding electric gate will serve as a private driveway for all vehicles. This loading zone will provide access to the back of house areas of the building. Bollards and an iron fence will protect the electrical equipment at the northwest corner of the building from vehicles performing turning maneuvers in the loading zone. Bollards will protect the new generator and transformer assemblies between the eastern edge of the building and the drive lane in the parking lot.

Another existing curb cut on Piquette Avenue with an existing electric gate will serve as an additional private driveway for all vehicles.

The existing fencing around the parking lot will be protected and maintained throughout construction for the development's future use.

UTILITIES

There is an existing 12" water main in the eastern portion of Brush Street. This water main will be tapped via a single cut in tee per DWSD standards which is then split into a 6" fire service and a 6" domestic service will be brought onto the site into the fire pump room on the first floor.

A new gas service will be provided from the existing 16" gas main on the western side of Brush Street. This gas service will be brought into the site and enter the northern side of the building.

The existing underground electric line in Brush Street will be tapped to provide electrical services for the new transformer and generator being installed in the parking lot on site.

The existing sanitary and storm services will be reused for the future development since they are in good working condition. A new catch basin will be added to the rear of the parking lot and connected to the existing storm system to improve the drainage in that area.

Since less than 0.5 acres of impervious area is being replaced, the Post-Construction Stormwater Ordinance will not apply to this site.

CODE SUMMARY

The building will comply with the codes, standards and guidelines listed below, as they are amended by the Michigan Department of Energy, Labor and Economic Growth, Bureau of Construction Codes, and local amendments published and enforced by the Authorities Having Jurisdiction (AHJ).

APPLICABLE BUILDING CODES AND STANDARDS

Applicable current codes and industry standards will be used in the site design of the project based on the selected systems and materials.