

Donovan Smith
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Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

January 26, 2024

RE: Request of The Albert M. Higley Co. on behalf of Courtyard by Marriott for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations to 333 East Jefferson Avenue – Millender Center (**RECOMMEND APPROVAL WITH CONDITIONS**)

REQUEST

The City Planning Commission (CPC) has received a request from The Albert M. Higley Co. on behalf of Courtyard by Marriott for PCA (Public Center Adjacent) Special District Review of proposed exterior alterations at the Millender Center located at 333 East Jefferson Avenue. This request is being made consistent with the provisions of Sections 50-3-222 and 50-11-96 of the Detroit Zoning Ordinance.

PROPOSED PROJECT

The applicant is requesting improvements to the Courtyard by Marriott guest arrival area located on the north side of East Jefferson Avenue between Randolph Street to the west and Brush Street to the east. This area is covered by upper floors of the building and functions as the main hotel entrance for vehicles, pedestrians, and includes a valet area as part of the drop-off area. The Demolition Plan indicates that existing surface treatment of this area, being primarily brick pavers would be scraped to the ground and replaced with an improved design and other enhancements. At the end of this report is a Google Street View image from October 2023 prior to improvements.

Proposed Site Improvements

The current vehicle use arrival area would be reduced near the building entrance and along the right-of-way area. Near the building entrance, vehicle use area has been removed to accommodate a greatly expanded pedestrian landing zone area of approximately 25 feet of depth. From this area, pedestrian walkways connected to the East Jefferson Avenue sidewalk would be added along the façade walls to each side of the entrance with flush concrete curbing. Surface treatment of the vehicle use area would be colored concrete pavement.

Along the right-of-way area, the large concrete island centered along East Jefferson Avenue would be replaced with a landscaped island, and two new landscaped islands would be added at each end of this area to help define vehicle travel lanes and to soften the amount of pavement while working around existing building support columns that will remain through this area.

Proposed Building Improvements

As part of the proposed enhancements to the guest arrival area, building improvements are proposed for the main building entrance and adjacent restaurant area, please refer to the Guest Arrival Rendering for a depiction of these improvements. Proposed improvements include:

- Walls. The existing curtain wall system at the main building entrance and Applebee's entrance would be replaced with new curtain wall that includes architectural elements not currently present, including a masonry wall at the base, greater window transparency, metal siding at each end of the new curtain wall, and a new metal canopy along the top.
- A new Courtyard by Marriott sign is proposed above the new doorway. Please refer to the Exterior Elevations for details. Details for this proposed sign, as well as existing façade signage along East Jefferson Avenue have not been provided. The applicant has requested that signage be reviewed separately from this request as the sign design has not been finalized. Staff supports this request, and this is included as a recommended condition of approval for tracking purposes.
- Doors. Existing revolving doors for the main building entrance and Applebee's entrance would be replaced with new doorframes and doors as part of the proposed wall system and new vestibules for each entrance.
- Lighting. As shown in the attached Guest Arrival Rendering, a proposed decorative light fixture would be suspended above the entrance area, in addition to recessed lighting upgrades and the replacement of light fixtures attached to the building columns. The decorative light fixture would include seven bars of light angled in different directions and heights. At its lowest point, the proposed fixture would have 17.5 feet of clearance above the vehicle use area.

REVIEW AND ANALYSIS – PCA District Review Criteria

There are eighteen PCA District Review Criteria provided in Section 50-11-97 of the Zoning Ordinance. The relevant criteria are listed below with staff analysis in italics:

(1) The proposed development should reflect applicable policies stated in the Master Plan. *The Planning and Development Department has submitted a letter dated January 22, 2024, that states: The proposed renovations are consistent with the Master Plan of Policies goal of improving the appearance of commercial areas. Policy 5.1 states, "Introduce façade improvements, street furniture and landscaping to facilitate pedestrian activity along major retail nodes".*

(3) The proposed development should be compatible with surrounding development in terms of land use, general appearance and function and should not adversely affect the value of adjacent properties.

The Millender Center is a large mixed-use development covering two city blocks north of East Jefferson Avenue. The proposed alterations to the hotel main entrance off East Jefferson Avenue are relatively minor and should not adversely affect adjacent properties.

(4) Vehicular and pedestrian circulation facilities should be adequately designed to meet expected demands; disruption of traffic flow in surrounding areas should be minimized; truck traffic should be carefully planned and controlled.

Proposed site improvements would enhance pedestrian circulation facilities near the main building entrance north of the valet area, and through the sidewalk zone along East Jefferson Avenue. Near the main building entrance, a significant portion of vehicle use area would be replaced with an expanded pedestrian landing zone at the entrance.

Currently, from the revolving door to the edge of the vehicle use area measures only eight feet in depth. With the proposed improvements, this pedestrian area would be expanded to approximately 25 feet of depth.

Additionally, the large concrete island along East Jefferson Avenue would be replaced with a landscaped island, and two new landscaped islands would be added at each end of this area to help define vehicle travel lanes and to soften the amount of pavement. Much of these landscape improvements would be located within the right-of-way of East Jefferson Avenue. East Jefferson Avenue in this location is under the jurisdiction of MDOT, and MDOT has approved the proposed landscape improvements within the right-of-way.

For vehicular circulation facilities, the proposed site improvements appear to formalize how the main entrance currently functions with temporary valet signs and planters used to separate travel lanes, valet areas, and pedestrian areas. The proposed landscaped islands at each end of the vehicular areas should provide improved circulation as the drop-off lane and valet areas would be better defined through permanent site improvements. MDOT has approved the proposed design.

(12) Security considerations, especially avoidance of visually isolated public spaces, should be a major element of the design program.

As shown in the attached Guest Arrival Rendering, a proposed decorative light fixture would be suspended above the entrance area, in addition to recessed lighting upgrades. This decorative light fixture should provide a focal point for the main entrance which is recessed from the street wall and located under a skywalk and the People Mover track.

(13) Barrier-free access and public safety features should be carefully planned.

The Planning and Development Department has submitted a letter dated January 22, 2024, that states: The proposed renovation maintains barrier-free access from Jefferson Avenue to the hotel entrance. All changes provided will meet MDOT standards. The applicant has indicated that per DDOT, the existing bus stop in front of the hotel will be temporarily removed during the 4-week construction period. DDOT has confirmed this temporary construction closure and signage will be provided to redirect pedestrians to the next closest bus stop located in front of the CAYMAC.

(15) Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or “vest pocket parks” where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas.

The Planning and Development Department has submitted a letter dated January 22, 2024, that states: The existing covered building entrance will be maintained with the addition of decorative lighting, landscaping and dedicated lanes for the valet and for pick-up and drop-off of hotel guests. New storefront doors and windows will include exterior views of interior dining areas providing a visual interest at the street level.

(16) Special attention should be given to amenity and comfort considerations such as provision for outdoor seating, restrooms for public use, bicycle storage, convenience of

access points and protection from harsh weather through such features as enclosed walkways and arcaded pedestrian areas.

The Millender Center development includes multiple internal amenities and convenient and protected pedestrian access points and paths. However, staff was not able to identify any existing or proposed outdoor seating or bicycle storage amenities within or near the area of improvements. While this area functions primarily as a pass-through zone for hotel patrons and staff, it still may be beneficial to provide outdoor seating and/or a bicycle rack within or near the area of improvements as these outdoor amenities are not apparent. Additionally, the expanded pedestrian area near the building entrance should provide an opportunity for these amenities to be added to the site. Staff recommends outdoor seating, such as a bench, and/or a bicycle rack be added per this criteria.

P&DD Design Review

The Planning and Development Department has submitted a letter of support for the proposal. This letter is included as an attachment.

CONCLUSION AND RECOMMENDATION

Consistent with the findings provided in this report, City Planning Commission staff recommends approval of the exterior alterations with the following conditions:

1. That an outdoor seating area and/or a bicycle rack being added to the site plan in accordance with PCA District Review Criteria 16.
2. That the sign indicated on the Exterior Elevations be reviewed separately for compliance with Chapter 4 of the 2019 Detroit City Code.

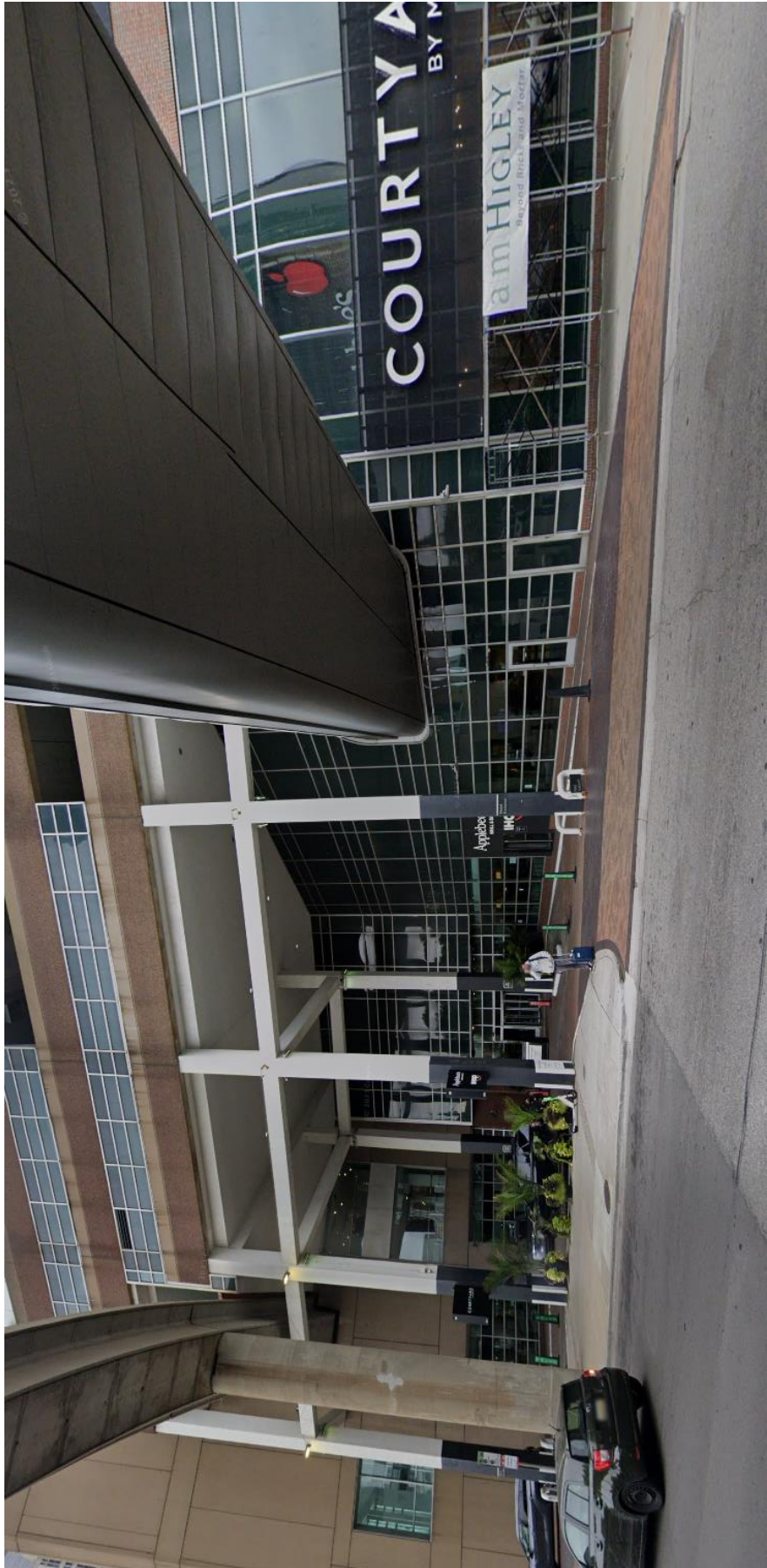
Respectfully submitted,



Marcell R. Todd, Jr., Director
Eric Fazzini, City Planner

Attachments: Resolution
Existing Conditions Plan
Site Plan
Paving Plan
Exterior Elevations
Decorative Light Fixture Plan
Guest Arrival Rendering
P&DD Recommendation 01222024

cc: Antoine Bryant, Director, P&DD
Greg Moots, P&DD
David Bell, Director, BSEED
CPC



October 2023 Google Street View- [link](#)

January 26, 2024

**A RESOLUTION AUTHORIZING ALTERATIONS IN A PCA
ZONING DISTRICT AT 333 EAST JEFFERSON AVE.**

BY COUNCIL MEMBER _____:

WHEREAS, The Albert M. Higley Co, on behalf of Courtyard by Marriott, proposes exterior alterations to the guest arrival area at 333 East Jefferson Avenue; and

WHEREAS, 333 East Jefferson Avenue is located within an established PCA (Public Center Adjacent) zoning district; and

WHEREAS, work to be performed within a PCA zoning district requires Special District Review and the purpose of the PCA zoning district classification is provided for in Section 50-11-81 of the Zoning Ordinance as follows:

The Public Center Adjacent District (Restricted Central Business District) includes property in close proximity to the Public Center District, and the controls specified in this division are designed to prevent any uses or structures within the district from having a deleterious effect upon the public center. Uses in this district shall include, to the maximum extent possible, ground-floor commercial space or other space oriented to pedestrian traffic, to enhance the public streetscape and street-level activity; and

WHEREAS, the City Council has received the CPC staff recommendation and concurrent support of the Planning and Development Department in the CPC report dated January 26, 2024.

NOW, THEREFORE, BE IT RESOLVED, that the Detroit City Council hereby approves the proposed exterior alterations to the guest arrival area, depicted in drawings prepared by Giffels Webster and Neumann Smith Architecture referenced in the staff report, with the following conditions:

1. That an outdoor seating area and/or a bicycle rack being added to the site plan in accordance with PCA District Review Criteria 16.

That the sign indicated on the Exterior Elevations be reviewed separately for compliance with Chapter 4 of the 2019 Detroit City Code



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

City Planning Commission
208 CAYMC
Detroit, MI 48226

January 22, 2024

Commissioners:

Following is the review by the Planning and Development Department for the demolition and renovation of the existing main hotel entrance submitted by Albert M. Higley Co. Renovations include new paving surfaces, lighting, glass and entry façade replacement, new landscaping and lane reconfiguration on the southern face of 333 E. Jefferson Ave. (BSEED Permit number BLD2023-002267) As the property is zoned PCA (Public Center Adjacent), this review is required under Sec. 50-11-96.

The relevant PCA criteria from Sec. 50-11-97 of the Zoning Ordinance are followed by our analysis in italics:

Criterion 3: The proposed development should reflect applicable policies stated in the Detroit Master Plan of Policies; *The proposed renovations are consistent with the Master Plan of Policies goal of improving the appearance of commercial areas. Policy 5.1 states, "Introduce façade improvements, street furniture and landscaping to facilitate pedestrian activity along the major retail nodes.*

Criterion 13: Barrier-free access and public safety features should be carefully planned; *The proposed renovation maintains barrier-free access from Jefferson Ave. to the hotel entrance. All changes provided will meet MDOT standards. The applicant has indicated that per DDOT, the existing bus stop in front of the hotel will be removed, as there is another nearby.*

Criterion 15: Urban design elements of form and character should be carefully considered; such elements include, but are not limited to: richness/interest of public areas through the provision of storefronts, window displays, landscaping, and artwork; color, texture and quality of structural materials; enclosure of public spaces; variations in scale; squares, plazas and/or "vest pocket parks" where appropriate; continuity of experience, visual activity and interest; articulation and highlighting of important visual features; preservation/enhancement of important views and vistas; *The existing covered building entrance will be maintained with the addition of decorative lighting, landscaping and dedicated lanes for the valet and for pick-up and drop-off of hotel guests. New storefront doors and windows will include exterior views of interior dining areas providing a visual interest at the street level.*

The Planning and Development Department supports the proposed renovations at the 333 East Jefferson site. We conclude that the proposed exterior renovation changes will not change the character of the surrounding downtown area adjacent to the Public Center.

Respectfully submitted,

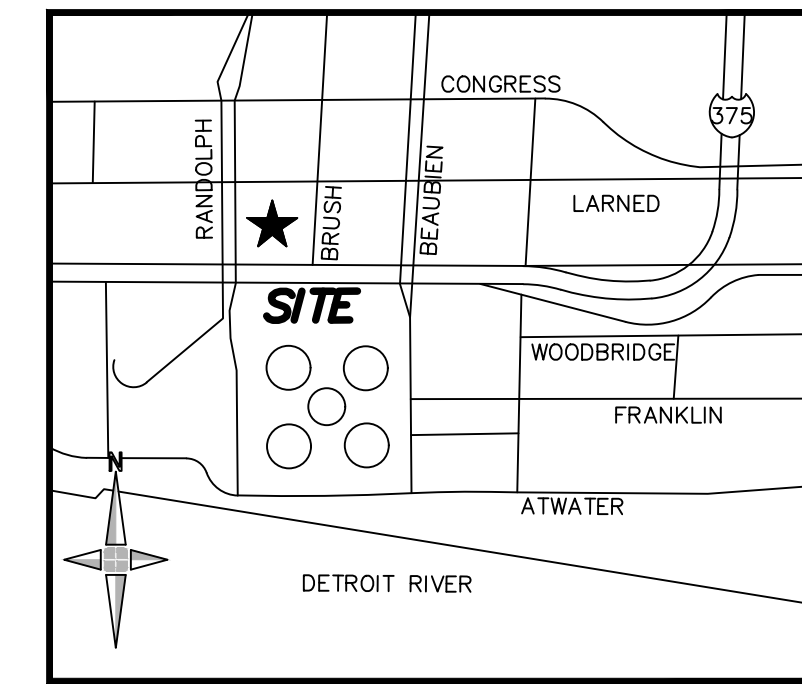
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Gregory Moots
Lead Planner-Office of Zoning Innovation
Planning and Development Department

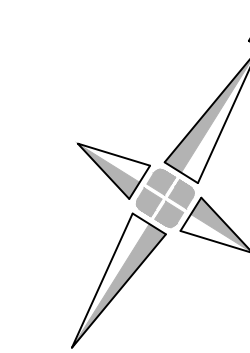
CC: Antoine Bryant, Director
Karen Gage

SITE PLAN - KEY NOTES

- 1 EXISTING PROPERTY LINE, TYP
- 2 EXISTING COLUMN TO REMAIN
- 3 HIGH BUILDING OVERHEAD.
- 4 PEOPLE MOVERS OVERHEAD RAILWAY.
- 5 NOT USED
- 6 OVERHEAD PEDESTRIAN WALKWAY.
- 7 PROPOSED VEGETATION, BY OWNERS.
- 8 PROPOSED GRASS, SEE ARCHITECTURE PLANS.
- 9 PROPOSED ADA DETECTABLE TILE, TYP.

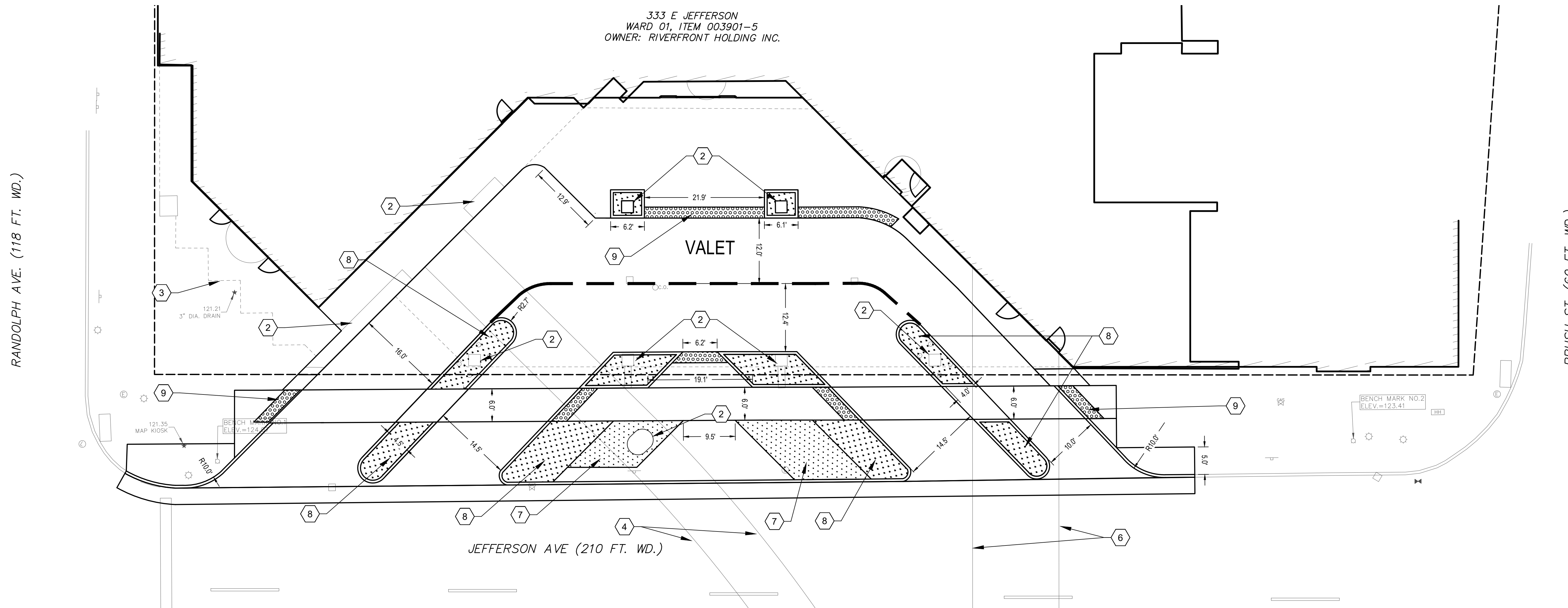


LOCATION MAP
(NOT TO SCALE)



0 10' 20'
SCALE: 1" = 10'

333 E JEFFERSON
WARD 01, ITEM 003901-5
OWNER: RIVERFRONT HOLDING INC.



SOUTHFIELD • DETROIT
400 Galleria Officentre
Suite 555
Southfield, Michigan 48034
phone 248.352.8310
fax 248.352.1821
www.neumannsmith.com



Engineers
Surveyors
Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Courtyard by Marriott
Detroit Downtown

333 East Jefferson Ave.
Detroit, MI

Revisions



09-22-2023	100% CD
08-31-2023	MDOT PLAN REVIEW
08-29-2023	95% OWNER REVIEW
08-18-2023	CD PROGRESS SET
06-02-2023	CD PROGRESS SET
05-01-2023	BP3: SD-DD

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FG	<input checked="" type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
Approved	Do not scale
LE	Use figured dimensions only

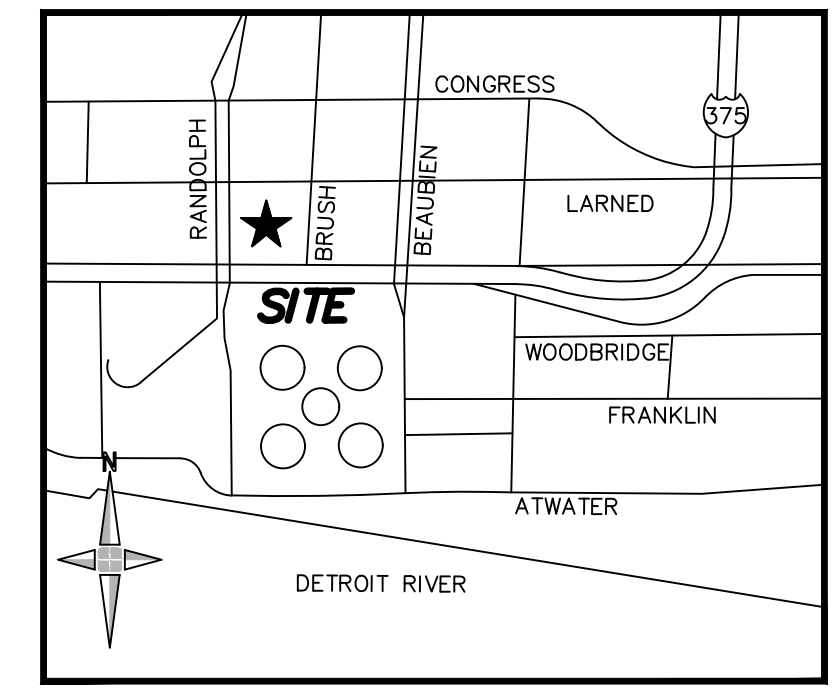
BP-3
Job Number
2021029
Title
SITE PLAN

Sheet
C-400

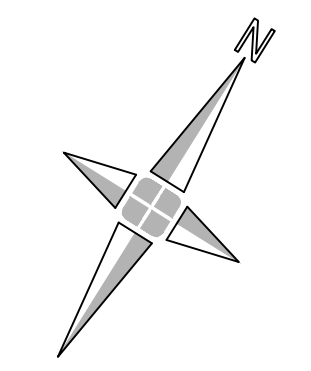
PROJ. NO

EXISTING CONDITIONS - LEGEND

<p>— E/ SITE BOUNDARY</p> <p>— E/ PAVEMENT CURB</p> <p>— E/ GRAVEL</p> <p>— CL ROAD</p> <p>— E/ WALK</p> <p>— RAILROAD</p> <p>— E/ BRICK</p> <p>— MISC. LINE</p> <p>— FENCE</p> <p>— GUARD RAIL</p> <p>— WALL</p> <p>— BLDG. LINE</p> <p>— OVERHEAD WIRES</p> <p>— RAILING</p> <p>— OVERHANG LINE</p> <p>— T/ BANK</p> <p>— B/ BANK</p> <p>— CL DITCH/STREAM</p> <p>— SHRUB LINE</p> <p>— TREE LINE</p> <p>— WATER EDGE</p> <p>— WETLAND LINE</p> <p>— STORM LINE</p> <p>— SAN. LINE</p> <p>— WATER LINE</p> <p>— GAS LINE</p> <p>— UG ELEC. LINE</p> <p>— UG TELE. LINE</p> <p>— UG CABLE TV LINE</p> <p>— PAVEMENT STRIPE</p> <p>— COMBINED SEWER</p> <p>— PLD LINE</p> <p>— STEAM</p> <p>— TEL</p>	<p>○ SAN. MH</p> <p>○ SAN. CLEAN OUT</p> <p>△ SAN. RISER</p> <p>□ SAN. PUMP STATION</p> <p>○ COMB. MH</p> <p>⊗ GATE VALVE</p> <p>○ HYDRANT</p> <p>⊗ WATER VALVE</p> <p>⊗ WATER METER</p> <p>⊗ POST INDICATOR VALVE</p> <p>⊗ WELL HEAD</p> <p>⊗ FDC CONNECTION</p> <p>⊗ IRRIGATION CONTROL BOX</p> <p>⊗ STORM MH</p> <p>⊗ CATCH BASIN</p> <p>⊗ BEEHIVE CB</p> <p>⊗ CULVERT E.S.</p> <p>⊗ ROOF/DOWN SPOUT</p> <p>⊗ OVERFLOW/OUTLET STRUCTURE</p> <p>⊗ STORM CLEAN OUT</p> <p>⊗ ROUND CB</p> <p>⊗ LIGHT POLE</p> <p>⊗ UTILITY POLE</p> <p>⊗ ELEC. TRANS.</p> <p>⊗ AIR CONDITIONER</p> <p>⊗ ELEC. MH</p> <p>⊗ ELEC. METER</p> <p>⊗ ELEC. RISER</p> <p>⊗ TRAFFIC CONTROL BOX</p> <p>⊗ STEAM MH</p>	<p>○ PROT. POST/GUARD POST</p> <p>○ GUY</p> <p>○ DECIDUOUS TREE</p> <p>○ CONIFEROUS TREE</p> <p>○ DEAD TREE</p> <p>○ UTILITY FLAG</p> <p>★ BLDG. CORNER (FIELD LOCATED)</p> <p>○ HANDICAP PARKING</p> <p>○ WETLAND FLAG</p> <p>○ BUSH/SHRUB</p> <p>○ PARKING METER</p> <p>○ RESIDENTIAL MAILBOX</p> <p>○ U.S. MAILBOX</p> <p>○ EXISTING ELEVATION</p> <p>○ SOIL BORING</p> <p>○ MONITORING WELL</p> <p>○ LAWN IRRIG. HEAD</p> <p>○ CENTERLINE R.R. TRACK</p> <p>○ MISC. TOPO. SHOT</p> <p>○ SURVEY CONTROL POINT</p> <p>○ FOUND IRON</p> <p>○ FOUND NAIL</p> <p>○ F. CUT CROSS</p> <p>○ SECTION COR.</p> <p>○ FENCE POST</p> <p>○ BENCHMARK</p> <p>○ FOUND PIPE</p> <p>○ FOUND MON.</p> <p>○ ASPH.</p>	<p>○ PUBLIC LIGHTING MH</p> <p>○ GAS METER</p> <p>○ GAS RISER</p> <p>○ GAS VALVE</p> <p>○ GAS MH</p> <p>○ TELE. RISER</p> <p>○ TELE. MH</p> <p>○ TELE. CROSS BOX</p> <p>○ CABLE RISER</p> <p>○ PAY PHONE</p> <p>○ MANHOLE</p> <p>○ SIGN</p>	<p>CONC.</p> <p>CONCRETE</p> <p>A.C.</p> <p>AIR CONDITIONER</p> <p>G.P.</p> <p>GUARD POST</p> <p>C.L.F.</p> <p>CHAIN-LINK FENCE</p> <p>D.L.</p> <p>DOOR LEDGE</p> <p>F.F.</p> <p>FINISHED FLOOR</p> <p>O.H.</p> <p>OVERHANG</p> <p>F.I.</p> <p>FOUND IRON</p> <p>S.I.</p> <p>SET IRON</p> <p>F.I.P.</p> <p>FOUND IRON PIPE</p> <p>M.</p> <p>MEASURED</p> <p>R.</p> <p>RECORD</p> <p>F.M.</p> <p>FOUND MONUMENT</p> <p>S.N.</p> <p>SET NAIL</p> <p>CMP</p> <p>CORRUGATED METAL PIPE</p> <p>RCP</p>
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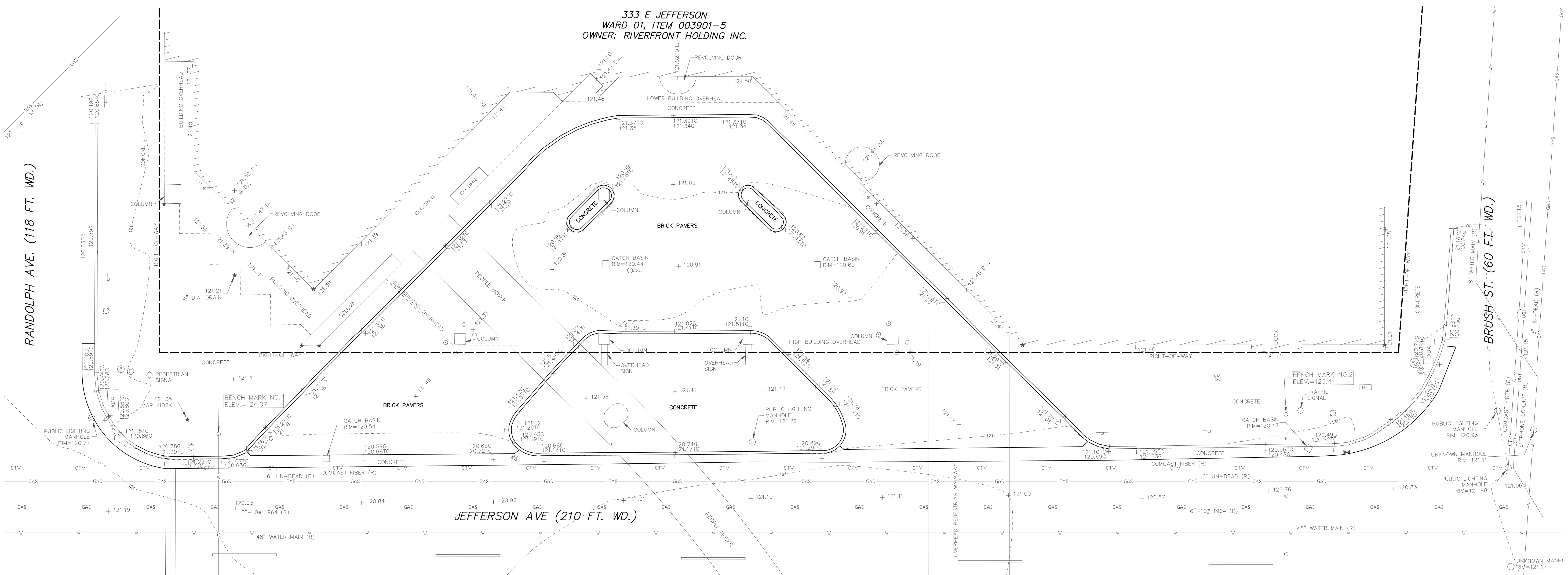


LOCATION MAP
(NOT TO SCALE)



0 10' 20'
SCALE: 1" = 10'

333 E JEFFERSON
WARD 01, ITEM 003901-5
OWNER: RIVERFRONT HOLDING INC.



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400 Galleria Offcentre
Suite 555
Southfield, Michigan 48034
phone 248.352.8310
fax 248.352.1821
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Engineers
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28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Courtyard by Marriott
Detroit Downtown

333 East Jefferson Ave.
Detroit, MI

Revisions

09-22-2023	100% CD
08-31-2023	MDOT PLAN REVIEW
08-28-2023	95% OWNER REVIEW
08-18-2023	CD PROGRESS SET
06-02-2023	CD PROGRESS SET
05-01-2023	BP-3: SD-DD

Drawn	FG	Preliminary
Checked	FG	Construction
Approved	LE	Record
Bidpak Number		Do not scale
BP-3		Use figured dimensions only

Job Number
2021029

Title
EXISTING CONDITIONS

Sheet
C-100

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

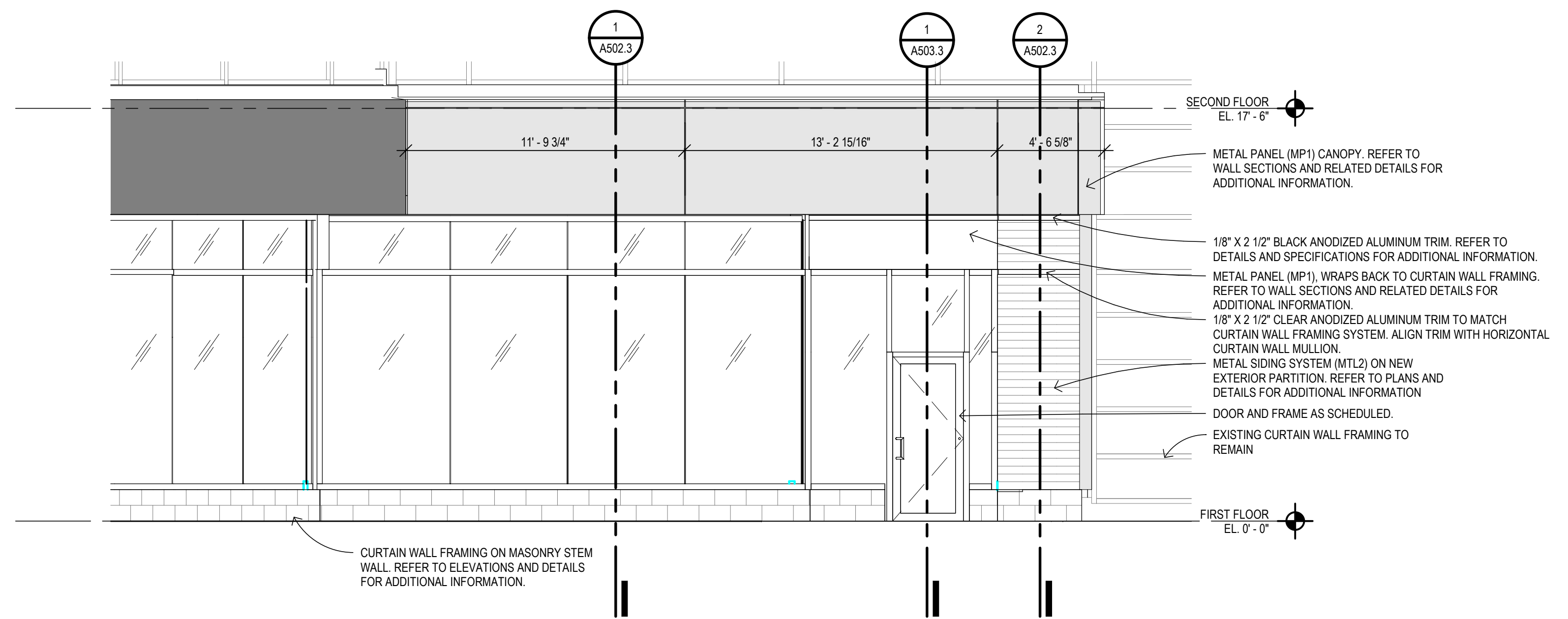
(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

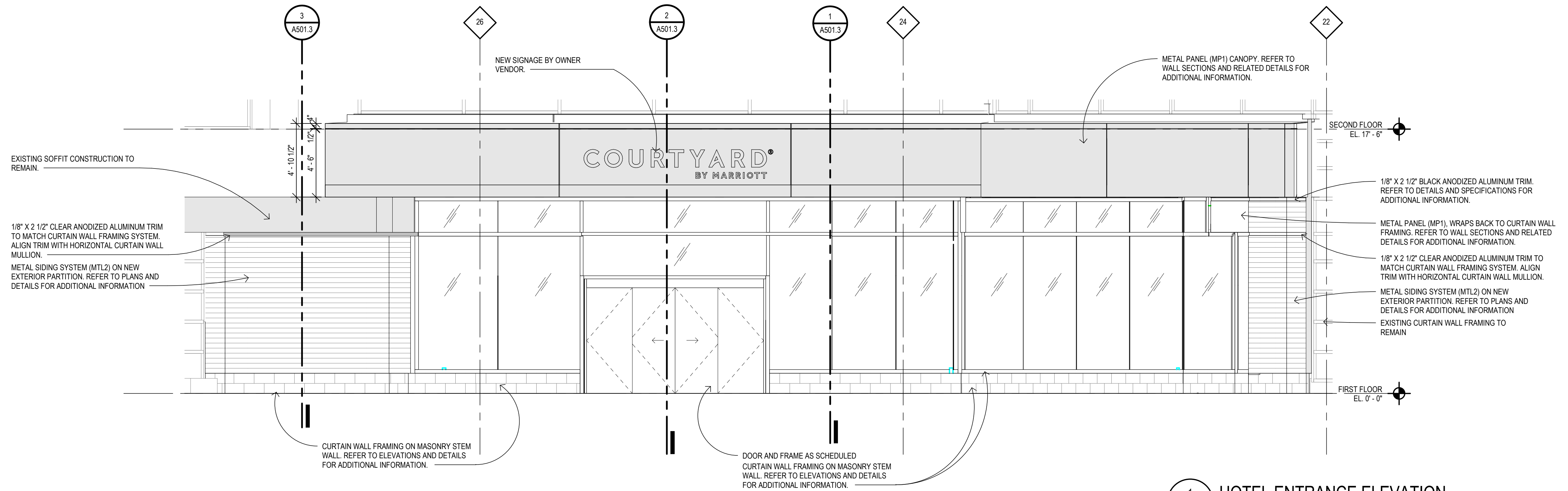
NOTES

- PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- STEAM UTILITY LINE WITHIN BRUSH STREET HAS BEEN REMOVED PER RECORD MAPS PROVIDED BY DETROIT THERMAL.
- BOUNDARY LINES ARE BASED ON A SURVEY BY PROFESSIONAL ENGINEERING ASSOCIATES (PEA), JOB NO. 2011-054, DATED NOVEMBER 13, 2018.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.
- NO TITLE COMMITMENT POLICY WAS PROVIDED.
- THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.

PROJ. NO



2 RESTAURANT ENTRANCE ELEVATION
A101.3 SCALE: 1/4" = 1'-0"



1 HOTEL ENTRANCE ELEVATION
A101.3 SCALE: 1/4" = 1'-0"

Revisions



- 09-22-2023 BP3: GUEST ARRIVAL - PERMIT AND BID
- 08-28-2023 BP3: GUEST ARRIVAL - 95% OWNER REVIEW
- 05-01-2023 BP3: SD/DD

- | | |
|---------------|--|
| Drawn | <input type="checkbox"/> Preliminary |
| Checked | <input checked="" type="checkbox"/> Construction |
| Approved | <input type="checkbox"/> Record |
| MW | Do not scale |
| Bidpak Number | Use figured dimensions only |


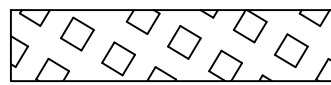
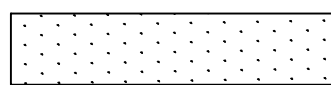
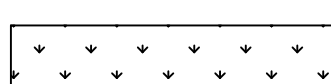



BP-3
Job Number
2021029
Title
EXTERIOR ELEVATIONS

Sheet
A401.3

SITE VIEW
GROUND FLOOR

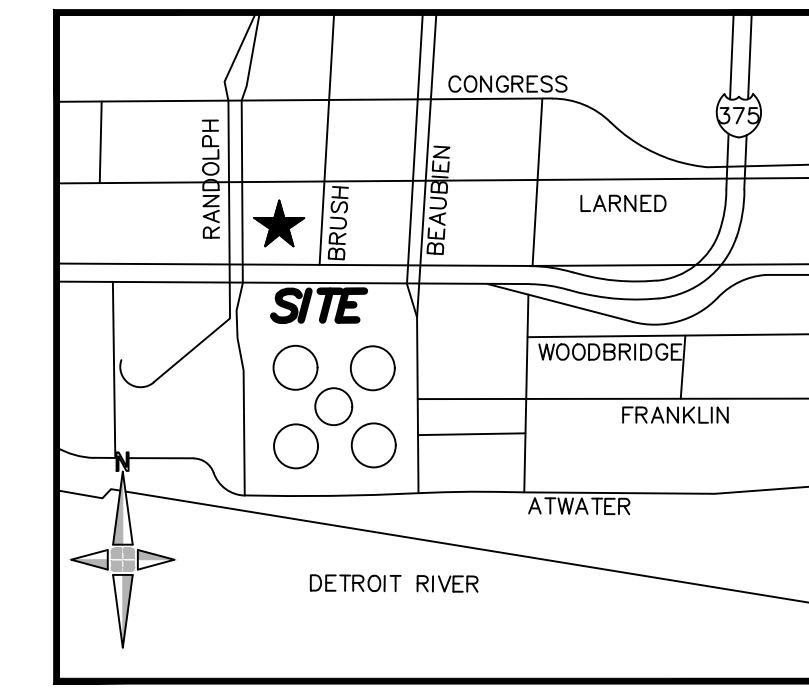


PAVING PLAN - LEGEND

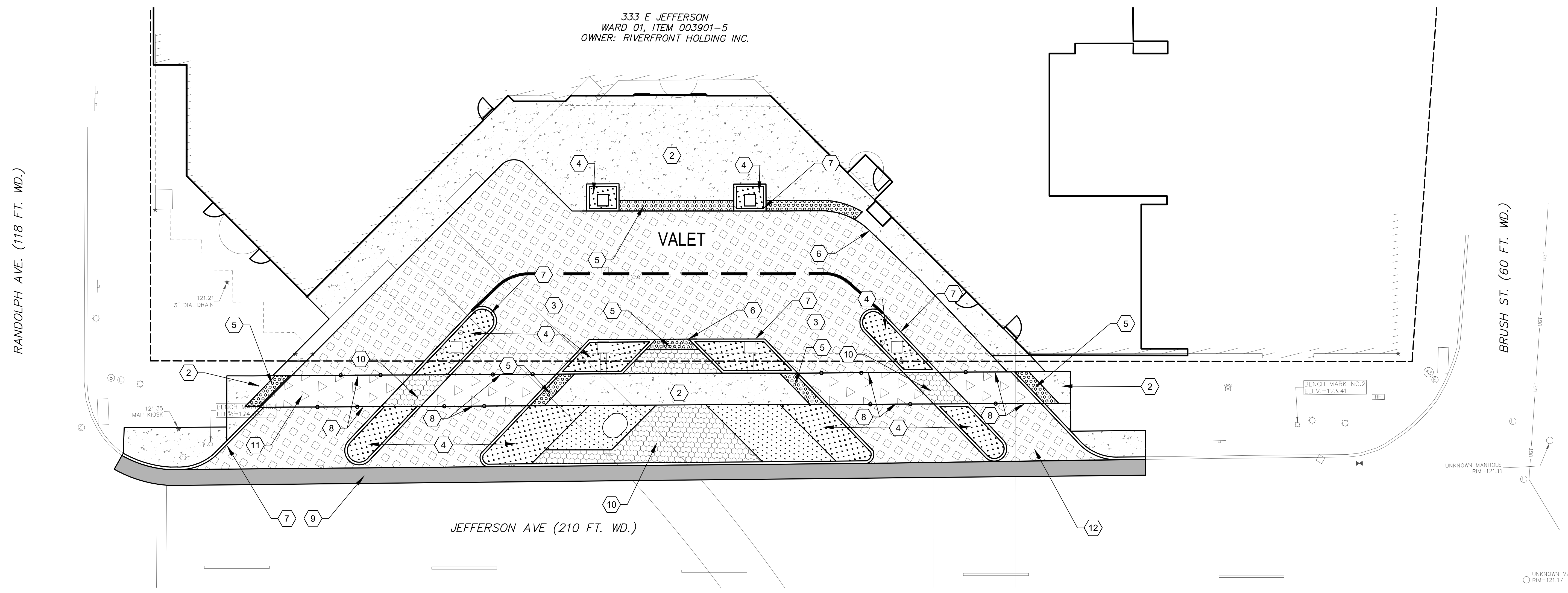
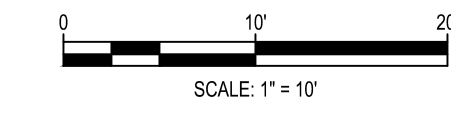
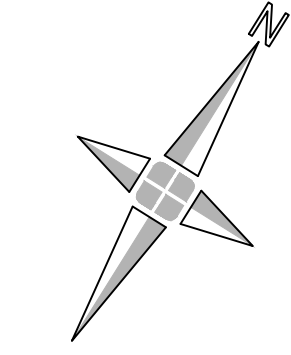
- 6" COLORED CONCRETE SIDEWALK PAVEMENT 
- 8" COLORED AND TEXTURED CONCRETE PAVEMENT 
- PROPOSED VEGETATION 
- PROPOSED GRASS 
- ASPHALT PAVEMENT REPAIR 
- 8" COLORED CONCRETE PAVEMENT 
- 8" COLORED CONCRETE PAVEMENT 

PAVING PLAN - KEY NOTES

- 1 PROPERTY LINE
- 2 NEW 6" COLORED CONCRETE SIDEWALK PAVEMENT. SEE DETAIL ON SHEET C-800, TYP.
- 3 NEW 8" COLORED CONCRETE PAVEMENT. SEE DETAIL ON SHEET C-800.
- 4 PROPOSED LANDSCAPE. SEE ARCHITECTURE PLANS.
- 5 NEW DETECTABLE WARNING STRIP PER MDOT STANDARDS. COLOR TO BE SELECTED BY ARCHITECT
- 6 PROPOSED FLUSH CONCRETE CURB. SEE DETAIL ON SHEET C-800.
- 7 PROPOSED 6" CURB. SEE DETAIL ON SHEET C-810
- 8 1" EXPANSION JOINT.
- 9 ASPHALT PAVEMENT REPAIR, 3'-0" WIDE (MIN.), PER MDOT STANDARDS AND SPECIFICATIONS. EXISTING STREET ASPHALT PAVEMENT SHALL BE MILLED AND REPAIRED TO NEW GUTTER GRADE PER GRADING PLAN. ASPHALT PAVEMENT SHALL HAVE UNIFORM SLOPE TOWARDS FACE OF CURB.
- 10 NEW 8" COLORED CONCRETE PAVEMENT, COLOR TO BE SELECTED BY ARCHITECT, TYP.
- 11 NEW 8" COLORED CONCRETE PAVEMENT, COLOR TO BE SELECTED BY ARCHITECT, TYP.
- 12 NEW DRIVE APPROACH PER MDOT STANDARDS. SEE DETAIL ON SHEET C-800.



LOCATION MAP
(NOT TO SCALE)



333 E JEFFERSON
WARD 01, ITEM 003901-5
OWNER: RIVERFRONT HOLDING INC.

VALET

JEFFERSON AVE (210 FT. WD.)

BRUSH ST. (60 FT. WD.)

RANDOLPH AVE. (118 FT. WD.)



SOUTHFIELD • DETROIT
400 Galleria Officentre
Suite 555
Southfield, Michigan 48034
phone 248.352.8310
fax 248.352.1821
www.neumannsmith.com



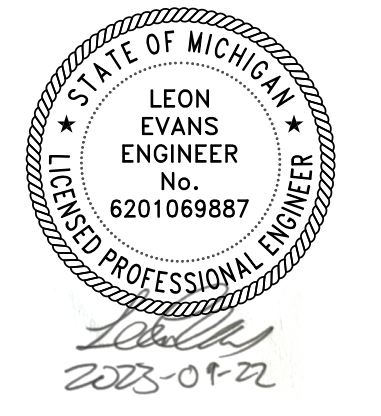
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333 East Jefferson Ave.
Detroit, MI

Revisions



09-22-2023	100% CD
08-31-2023	MDOT PLAN REVIEW
08-28-2023	95% OWNER REVIEW
08-18-2023	CD PROGRESS SET
06-02-2023	CD PROGRESS SET
05-01-2023	BP3: SD-DD

Drawn	<input type="checkbox"/> Preliminary
FG	<input checked="" type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
FG	
Approved	Do not scale
LE	Use figured dimensions only

Bidpak Number
BP-3
Job Number
2021029
Title
GEOMETRIC & PAVING PLAN

Sheet
C-500