



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2025-00696

Effective Date: 12/16/25

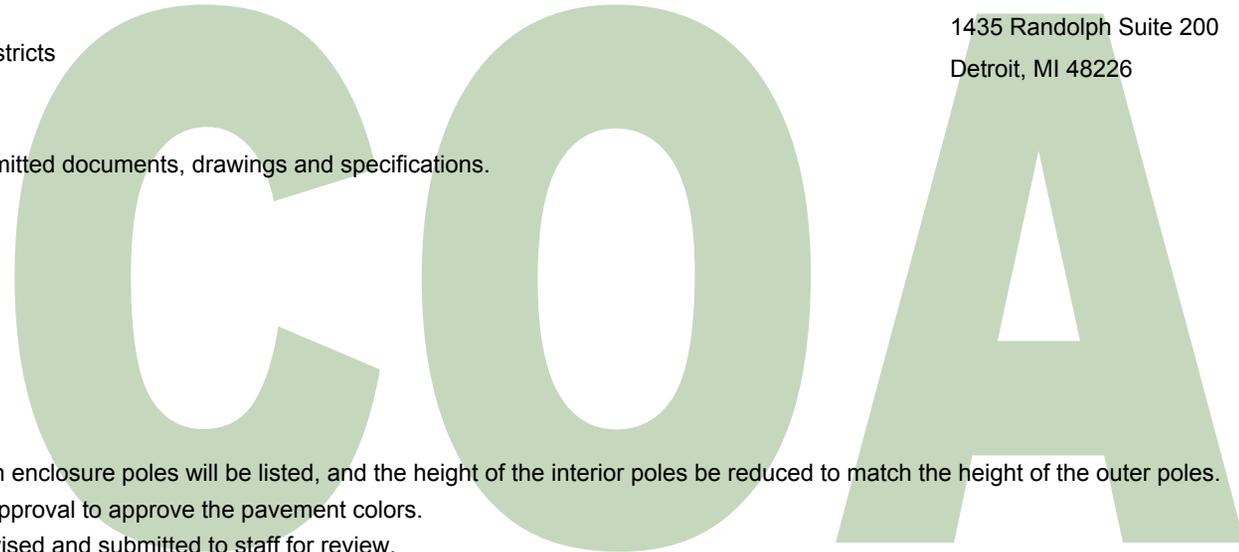
Project Address: 292 Gratiot (Address used for BSEED Application)

Issued to: David M Zanley
1435 Randolph Suite 200
Detroit, MI 48226

Historic District: Multiple Districts

Description of Work:

Alter, rehabilitate alley per the submitted documents, drawings and specifications.



With the Conditions that:

The material/finish color of the trash enclosure poles will be listed, and the height of the interior poles be reduced to match the height of the outer poles.
Staff also will have administrative approval to approve the pavement colors.
The applicant's drawings will be revised and submitted to staff for review.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Audra

251216AD



Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

Hamilton Anderson Associates, Inc
1435 Randolph Suite 200
Detroit, Michigan 48226
p 313 964 0270 f 313 964 0170
www.hamilton-anderson.com

Landscape Architecture JIMA Studio
1401 Vermont St., Suite 220
Detroit, MI 48216
313.262.6880

Civil Engineering PEA
45 W Grand River Ave., Suite 501
Detroit, MI 48226
313.769.5770

Lighting Design Illuminart
5145 Livernois Rd, Suite 100
Troy, MI 48098
248.897.5666

Electrical Engineering PBA
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Client
The Paradise Valley Cultural and Entertainment District Conservancy

13254 Common Road
Warren, MI 48088

HDC SUBMISSION 11-26-2025

BID SET	07.31.2025
REVISED BID SET	08.12.2025
REVISED BID SET	09.05.2025
ADDENDUM #1	09.17.2025
PERMITS	10.17.2025

Project
Paradise Valley Alley

Drawing Title

FURNISHING PLAN

Project Number: 2023035.00

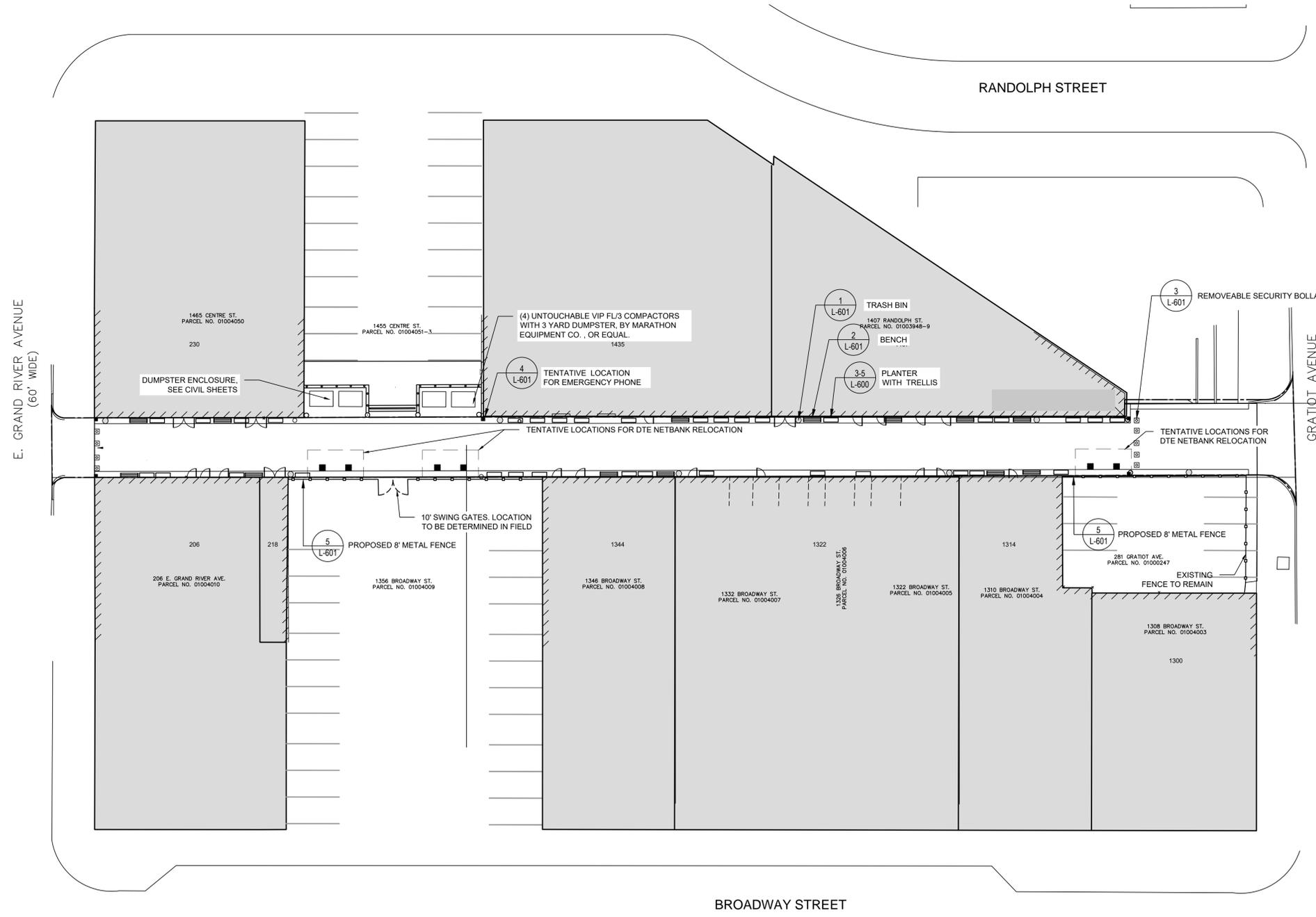
Drawn By: SBP Approved By: UDW

Scale: AS SHOWN

Drawing No:

SHEET NOTES

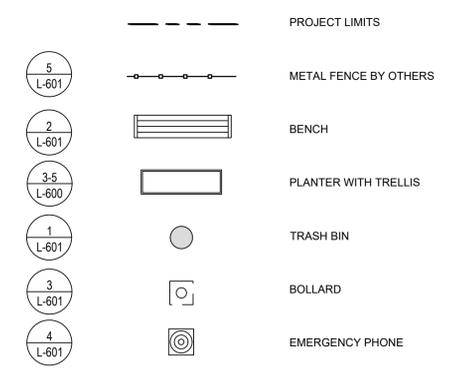
- PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION. TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC. CALL MISS DIG (800) 482-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONFIRM THE LOCATION OF BENCHES, PLANTERS AND TRELLISES IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONFIRM BOLLARD LOCATIONS WITH LANDSCAPE ARCHITECT, CIVIL AND MEP PRIOR TO BEGINNING INSTALLATION.
- SEE PLANTING PLAN FOR PLANT LAYOUT.
- SEE CIVIL SHEETS FOR UTILITIES AND GRADING.
- SEE MEP SHEETS FOR ELECTRICAL SUPPLY AND TELECOM.
- SEE LIGHTING SHEETS FOR LIGHTING LAYOUT, COUNT AND SPECIFICATIONS.



1 FURNISHING PLAN
SCALE : 1" = 20'

FURNISHING SCHEDULE	QTY	PRODUCT	MANUFACTURER	NOTES
BENCH: BASIS OF DESIGN	13	STRATA BEAM BACKLESS BENCH	LANDSCAPE FORMS	SELECT BACKLESS BENCH NATURAL WITH GREY MELDSTONE BASE, WOODGRAIN FOR EXTERIOR JARRAH FINISHING, 21 IN WIDTH, 69 IN LENGTH
BENCH: ALTERNATE	-	530 BENCH	DUMOR, INC.	SELECT POWDER COATED BASE IN TEXTURED SILVER, THERMALLY MODIFIED RED OAK SLATS.
PLANTER: BASIS OF DESIGN	32	1500 SERIES PLANTER	MAGLIN	SELECT MPL-1500-00008, 54.38" L x 18.38" W x 18.19 H, MATTE SILVER POWDER COAT FINISH
PLANTER: ALTERNATE	-	HIGH RECTANGLE PLANTER	ORE, REFINED ENVIRONMENTS	SPECIFY SILVER POWDER COAT, DRAINAGE, AND DRIP TRAY. SIZE L, 60"L x 20"W x 24"H
BOLLARD: BASIS OF DESIGN	9	REMOVABLE BOLLARD	SETON	SELECT STAINLESS STEEL WITH SLEEVE
TRASH BIN: BASIS OF DESIGN	8	LAKESIDE LITTER	LANDSCAPE FORMS	SELECT PLAIN PANELS, MATTE BLACK FINISH, BLACK LINER, SIDE OPENING

LEGEND



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Paradise Valley Alley

Drawing Title

PLANTING PLAN

Project Number: 2023035.00

Drawn By: SBP Approved By: UDW

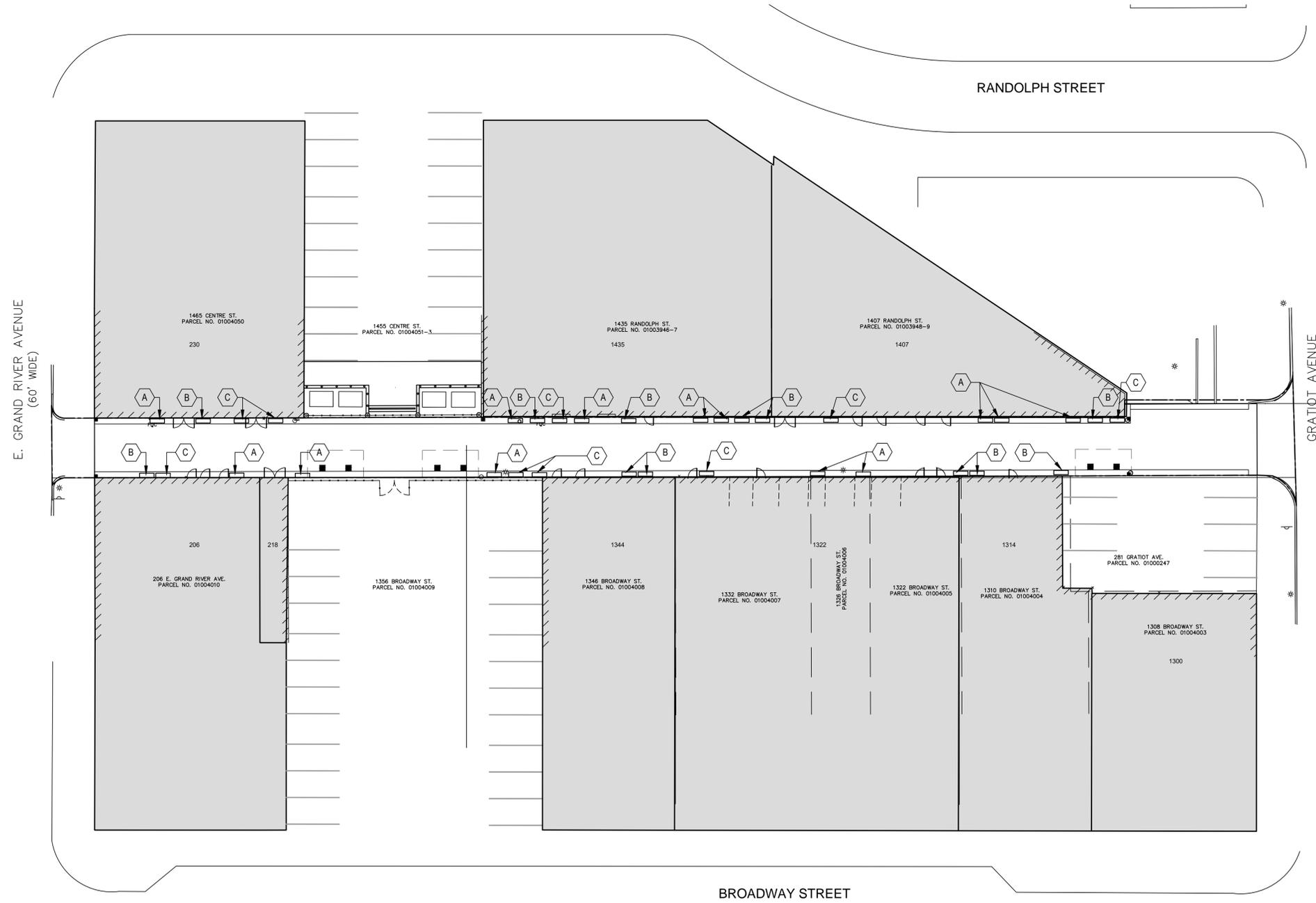
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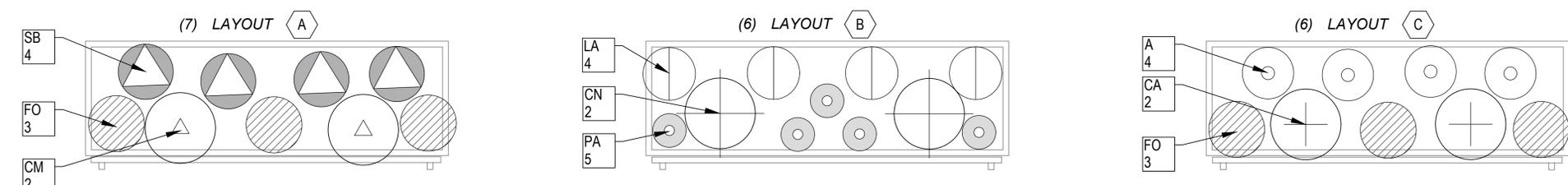
L-400

SHEET NOTES

- PRIOR TO THE COMMENCEMENT OF WORK, VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION. TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, WALLS, DRIVES, CURBS, ETC. CALL MISS DIG (800) 482-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- SEE SHEETS L600 FOR DETAILS AND ADDITIONAL NOTES.
- USE DIMENSIONS SHOWN ON DRAWINGS FOR LAYOUT OF THE WORK. DO NOT USE SCALE DIMENSIONS FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS. VERIFY LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT. DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION.
- DISPOSE ALL ELEMENTS DESIGNATED FOR REMOVAL IN A LEGAL MANNER. PROVIDE RECEIPTS AND LETTERS FROM DISPOSAL SITES TO OWNER AS REQUIRED BY THE OWNER. COORDINATE WORK OF SUBCONTRACTORS AND ALL OTHER CONTRACTORS TO ENSURE ORDERLY AND EFFICIENT COMPLETIONS OF ALL WORK.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- INDEPENDENT OF NUMERIC QUANTITIES ON DRAWINGS OR IN THE PLANT SCHEDULE, DETERMINE THE PLANT MATERIAL QUANTITIES REQUIRED BY THE PLANS. SPACE PLANT MATERIALS AS SHOWN ON PLANS AND INDICATED IN PLANT SCHEDULE. PLANT MATERIALS SHALL CONFORM TO PLANT SCHEDULES AND SIZES SHALL BE THE MINIMUM INDICATED ON THE PLANT SCHEDULE OR LARGER - AT NO ADDITIONAL COST TO OWNER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ANLA "STANDARDS FOR NURSERY STOCK".
- PRIOR TO INSTALLATION, DEMARCGATE LAYOUT OF ALL PLANTING BEDS, SEED AREAS, AND INDIVIDUAL TREES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. INCLUDE PERENNIAL GROUPINGS BY SPECIES FOR INTERNAL LAYOUTS. FLAGGING, OR STAKES MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. THE LANDSCAPE ARCHITECT WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAY MAKE MINOR ADJUSTMENTS AS NECESSARY. SUCH ADJUSTMENTS WILL BE AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTINGS SHALL BE PLANTED DURING APPROPRIATED PLANTING SEASONS, AS RECOMMENDED BY ANLA. FOR THIS TEMPERATE ZONE, IT IS PREFERRED THAT PLANTING OCCUR DURING EITHER THE SPRING SEASON (APRIL - MID-JUNE) OR THE FALL SEASON (SEPTEMBER - MID-NOVEMBER), WHERE TEMPERATURES REMAIN BETWEEN 40-70 DEGREES FAHRENHEIT. THIS WILL ALLOW SUFFICIENT TIME FOR PLANT STABILIZATION AND GERMINATION AND LIMIT SHOCK ASSOCIATED TO TRANSPLANTATION.
- GENERAL CONTRACTOR SELECTED TO PERFORM THE LANDSCAPE WORK FOR THIS SITE MUST INSTALL AND GUARANTEE ALL MATERIALS FOR A MINIMUM OF 2 YEARS. THIS INCLUDES A MINIMUM OF A 90 CONSECUTIVE DAY WATERING PERIOD FROM THE TIME OF FULL INSTALLATION TO ENSURE THE ESTABLISHMENT OF ALL PLANTS INSTALLED SAVE DAYS OF ADEQUATE RAIN. WATERING PERIODS MAY OVERLAP DEPENDENT ON PLANTING SEASON SELECTED. NO IRRIGATION PLAN IS PROPOSED AS SELECTED NATIVE PLANTS ARE ACCLIMATED TO THE LOCAL CLIMATE. AFTER ESTABLISHMENT, ADDITIONAL WATERING WILL BE THE RESPONSIBILITY OF THE OWNER. EXISTING DRAINAGE TO REMAIN IN PLACE.
- ALL PLANTINGS SELECTED SHALL BE NORTHERN NURSERY GROWN, NO.1 GRADE. TO SUPPORT LOCAL SUSTAINABILITY GOALS, IT IS PREFERRED THAT ALL PLANT SELECTION COME FROM WITHIN THE STATE OF MICHIGAN.
- CONFIRM PLANTER AND TRELIS LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT IN FIELD PRIOR TO INSTALLATION.
- ALL PLANTERS SHALL BE LINED WITH FILTER FABRIC. ALL PLANTERS SHALL RECEIVE 2" MULCH SET 1" BELOW TOP OF PLANTER

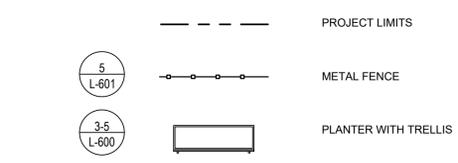


1 PLANTING PLAN
SCALE : 1" = 20'



2 PLANTER LAYOUTS
SCALE : 1" = 1'

LEGEND



PLANT LIST	SYM	QTY	ID	BOTANIC NAME	COMMON NAME	SIZE	SPACING	NOTES
CLIMBING VINES	⊕	24	CN	CLEMATIS 'NELLY MOSER'	'NELLY MOSER' CLEMATIS	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED
	⊕	18	CA	CLEMATIS ALPINA 'PAMELA JACKMAN'	'PAMELA JACKMAN' ALPINE CLEMATIS	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED
	⊕	26	CM	CLEMATIS MONTANA 'MAYLEEN'	'MAYLEEN' MONTANA CLEMATIS	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED
PERENNIALS AND GRASSES	⊙	48	LA	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	'HIDCOTE' ENGLISH LAVENDER	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED
	⊙	60	PA	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE (DWARF)	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED
	⊙	36	A	AGASTACHE 'BLACK ADDER'	GIANT HYSSOP	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED
	⊙	30	FO	FESTUCA OVINA 'EILERS BEAUTY'	EILERS BEAUTY FESCUE GRASS	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED
	⊙	52	SB	STACHS BYZANTINA 'SILVER CARPET'	SILVER CARPET LAMB'S EAR	#1 CONT.	SEE PLANTER LAYOUT	FULL, WELL ROOTED

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SITE DETAILS

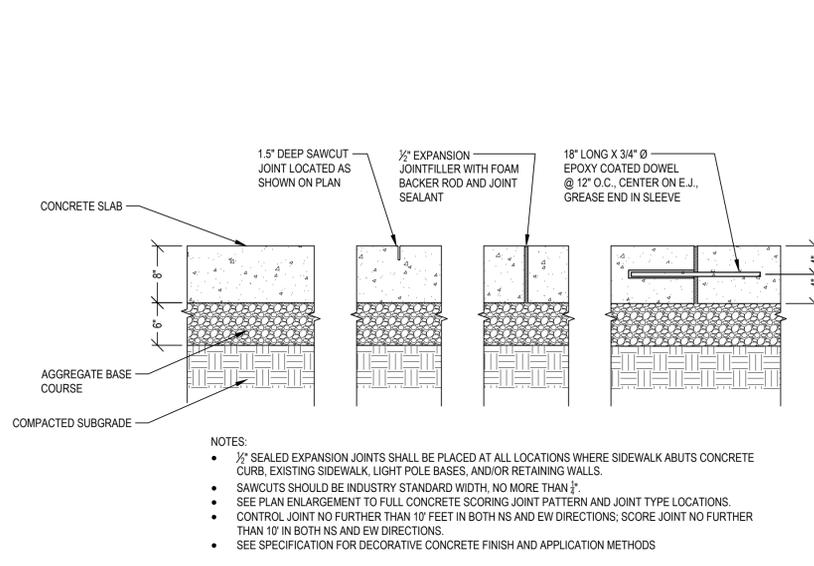
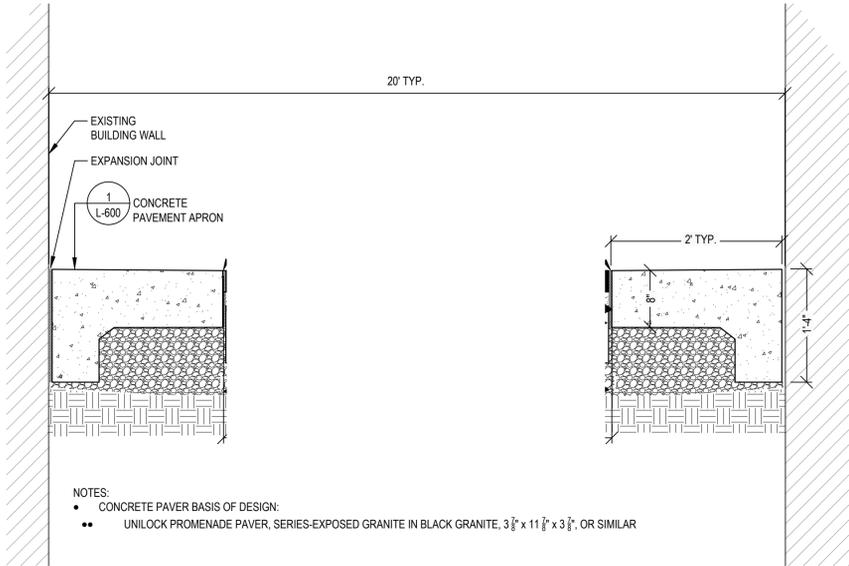
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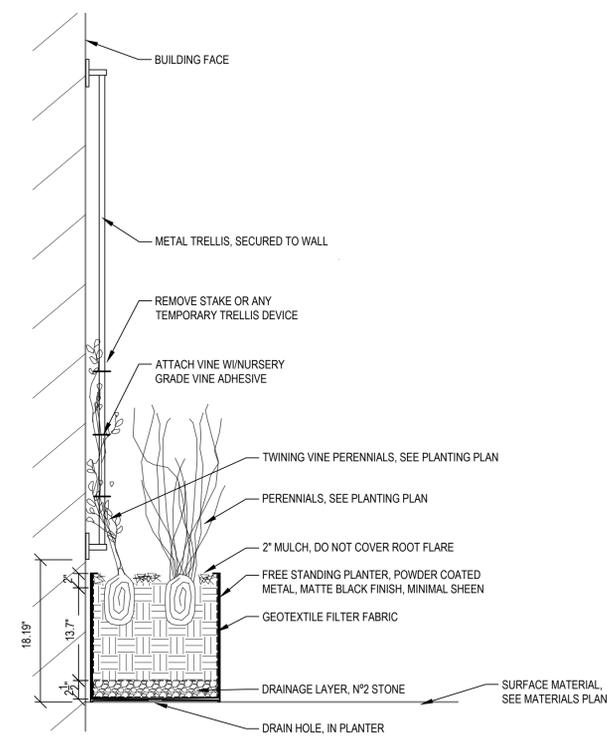
Scale: AS SHOWN

Drawing No:

L-600



- NOTES:
- 1/2" SEALED EXPANSION JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE SIDEWALK ABUTS CONCRETE CURB, EXISTING SIDEWALK, LIGHT POLE BASES, AND/OR RETAINING WALLS.
 - SAWCUTS SHOULD BE INDUSTRY STANDARD WIDTH, NO MORE THAN 1/2".
 - SEE PLAN ENLARGEMENT TO FULL CONCRETE SCORING JOINT PATTERN AND JOINT TYPE LOCATIONS.
 - CONTROL JOINT NO FURTHER THAN 10' FEET IN BOTH NS AND EW DIRECTIONS; SCORE JOINT NO FURTHER THAN 10' IN BOTH NS AND EW DIRECTIONS.
 - SEE SPECIFICATION FOR DECORATIVE CONCRETE FINISH AND APPLICATION METHODS



- NOTES:
- PLANTER BASIS OF DESIGN: MAGLIN 1500 SERIES PLANTER AND CONTAINER
 - TRELLIS BASIS OF DESIGN: JAKOB ROPE SYSTEMS GREENKIT 26" W x 80" H AND 38" W x 80" H STAINLESS STEEL TRELLIS. SECURE TO WALL OR FENCE FOLLOWING MANUFACTURER INSTRUCTIONS.
 - FIELD VERIFY PLANT LOCATIONS WITH LANDSCAPE ARCHITECT, FOLLOW PLANTING INSTRUCTIONS AS INDICATED IN PLANTING DETAILS AND NOTES.
 - PLANTS: REMOVE POTS AND SEPARATE POT BOUND ROOTS AS SPECIFIED. SET ROOT FLARE (COLLAR) AT FINISH GRADE.

1 ALLEY SURFACING (CONCRETE OR BRICK PAVERS)
SCALE: 1"=1'

2 CONCRETE PAVEMENT DETAIL (FOR STAMPED OR BROOM FINISH)
SCALE: 1"=1'

3 PERENNIALS IN PLANTER WITH TRELLIS
SCALE: 1"=1'

Dimension can be enlarged as required

17	8	30922-0400-30	Connecting sleeve for horizontal rod
16	8	30922-0400-00	Horizontal rod
15	8	30922-0400-00-0850	Horizontal rod 850
14	40	30920-0400-02	Cross clamp, plastic
13	80	30858-0400	Cross clamp
12	31	30863-0400	Clamp ring light
11	66	30896-0800	Washer DIN 125A A4
10	54	30892-0800	Hexagon nut DIN 934 M8 A4
9	12	20812-0003-00	Rope style T3, Assembly length b=?
8	9	20812-0002-01	Rope style T2, Assembly length b=?
7	5	20812-0001	Rope style T1, Assembly length b=?
6	3	30896-0802-80	Sliding disc for spacers
5	3	30896-0801-90	Protective disc for spacers
4	2	20842-0350-6000-1	GreenTrellis section connector 350, 6000
3	1	20842-2050-6150-11	GreenTrellis 2050, 6000, 150
2	1	20842-1450-6150-8	GreenTrellis 1450, 6000, 150
1	1	20842-0850-6150-5	GreenTrellis 850, 6000, 150

GreenTrellis System EN technical p. 27, 28

Jakob Rope Systems Jakob AG, 3555 Trubschachen, Switzerland

173351

MFR: JAKOB ROBES
MODEL: GREEN TRELLIS
METAL: STAINLESS STEEL
CONTACT: 561-330-6502
info@jakob-usa.com

4 TRELLIS: BASIS OF DESIGN
SCALE: NTS

MPL-1500-00008
Legacy # MLP1500-MPR-R4

1500 SERIES

MATERIALS: The planter's outer structure is made from formed steel. Liner is made from galvanized steel.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: Planter comes pre-assembled and can be installed freestanding, or surface mounted. A plug in the middle can be removed if drainage is desired.

TO SPECIFY: Select MPL-1500-00008

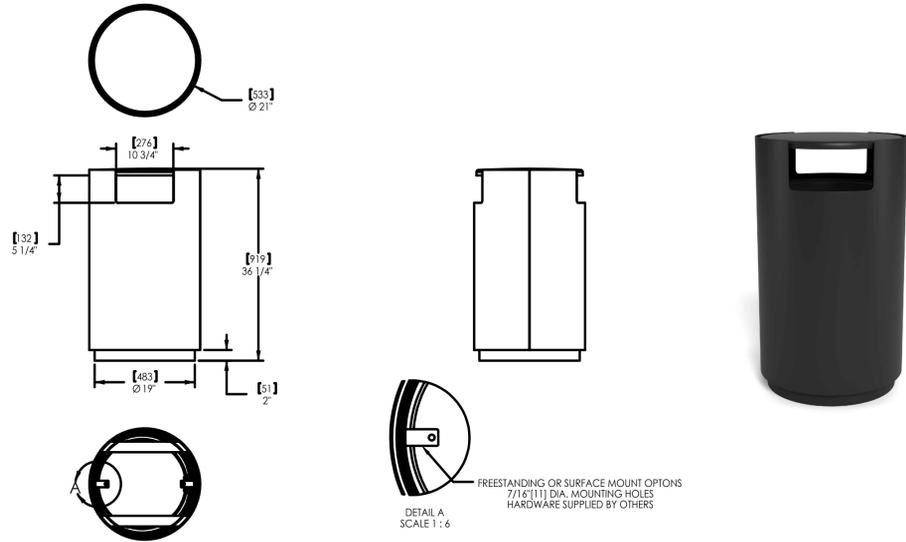
HEIGHT: 18.19" (46.2cm) LENGTH: 54.38" (138.1cm) DEPTH: 18.38" (46.7cm) WEIGHT: 167.36lbs (75.9kg)

MAGLIN Site Furniture

T 800 716 5506
F 877 250 9393
www.maglin.com
sales@maglin.com

- NOTES:
- SELECT RECTANGLE 18.19"H x 54.38" L x 18.38" D, MATTE BLACK FINISH, FREE STANDING

5 PLANTER: BASIS OF DESIGN
SCALE: 1"=1'



landscapiforms Drawing: LS602-01 Dimensions are in inches [mm]
 CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. ©2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

- NOTES:
- SELECT SIDE OPENING, PLAIN PANEL, MATTE BLACK FINISH, BLACK LINER, FREE STANDING.



MFR: LANDSCAPE FORMS
 MODEL: STRATA BEAM, TABLE-LENGTH
 BACKLESS, 21IN WIDTH, 69IN LENGTH,
 FREE STANDING
 WOOD: JARRAH (P) FOR EXTERIOR
 BASE: MELDSTONE NATURAL GRAY

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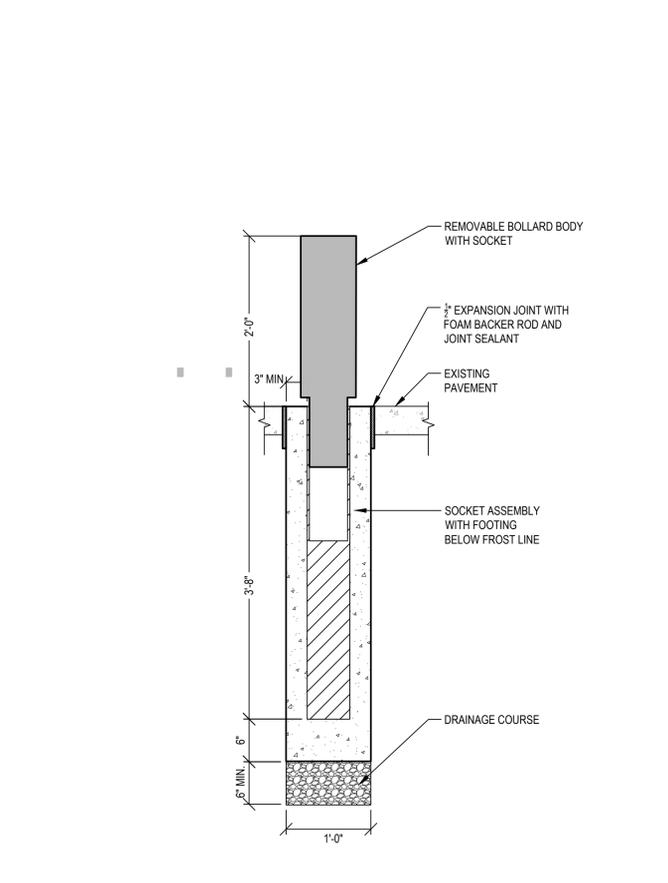
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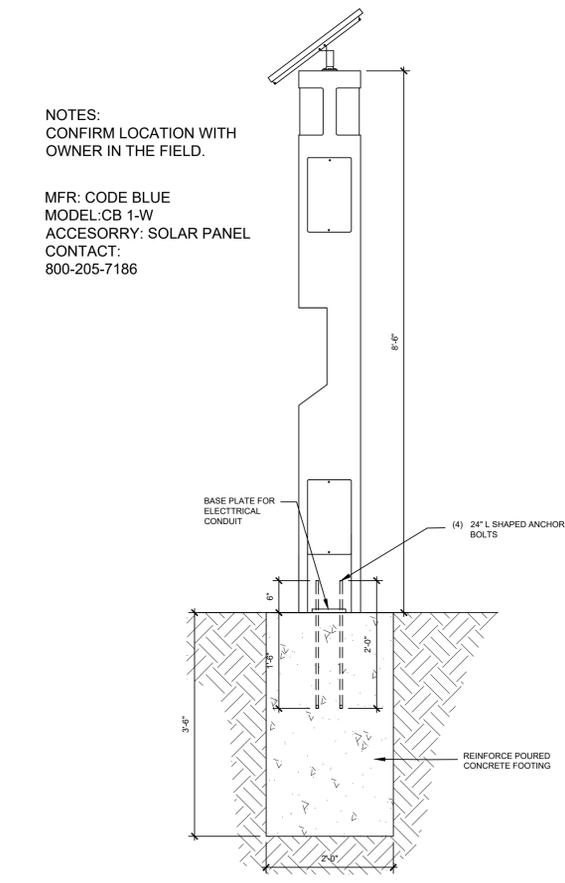
L-601

1 TRASH BIN: BASIS OF DESIGN
 SCALE: NTS

2 BENCH: BASIS OF DESIGN
 SCALE: NTS



3 SECURITY BOLLARD
 SCALE: 1"=1'



4 BLUE PHONE
 SCALE: NTS

NOTES:
 CONFIRM LOCATION WITH OWNER IN THE FIELD.

MFR: CODE BLUE
 MODEL: CB 1-W
 ACCESSORY: SOLAR PANEL
 CONTACT:
 800-205-7186

Ultra™ Louvered Privacy Panels

Low-Maintenance Aluminum
 Never Needs Painting
 Won't Rust, Rot, Crack or Peel
 Lifetime Limited Warranty

HHW-100 180° 3-WAY RANGE 20KVP150-PP04Z LOCKING

145 DEGREE OF ROTATION
 145°
 90°
 45°
 0°
 LEVEL SITE LINE

Although Ultra™ Louvered Privacy is not designed as an AMCA tested product for air flow, but as a visual block only, the following tables represent the product free air information for generator and air condition enclosures.

HEIGHT (IN)*	ULTRA™ LOUVERED PRIVACY FREE AREA CALCULATIONS (SQ. FT)			
	34	46	58	70
48	2.254	3.050	3.845	4.641
60	2.785	3.767	4.750	5.733
72	3.315	4.485	5.655	6.825
84	3.978	5.382	6.786	8.190
96	4.508	6.100	7.691	9.282

HEIGHT (IN)*	ULTRA™ LOUVERED PRIVACY % FREE AIR			
	34	46	58	70
48	20.76%	20.39%	20.75%	20.76%
60	20.34%	20.33%	20.33%	20.34%
72	20.05%	20.06%	20.06%	20.06%
84	20.55%	20.55%	20.54%	20.55%
96	20.32%	20.31%	20.31%	20.32%

*INCLUDES PERIMETER FRAME DEDUCT

- NOTES:
- SELECT MATTE BLACK FINISH, MATCH THE DOORS FOR DUMPSTER ENCLOSURE

5 LOUVERED FENCE: BASIS OF DESIGN
 SCALE: N.T.S.

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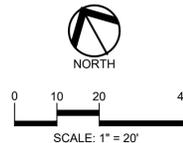
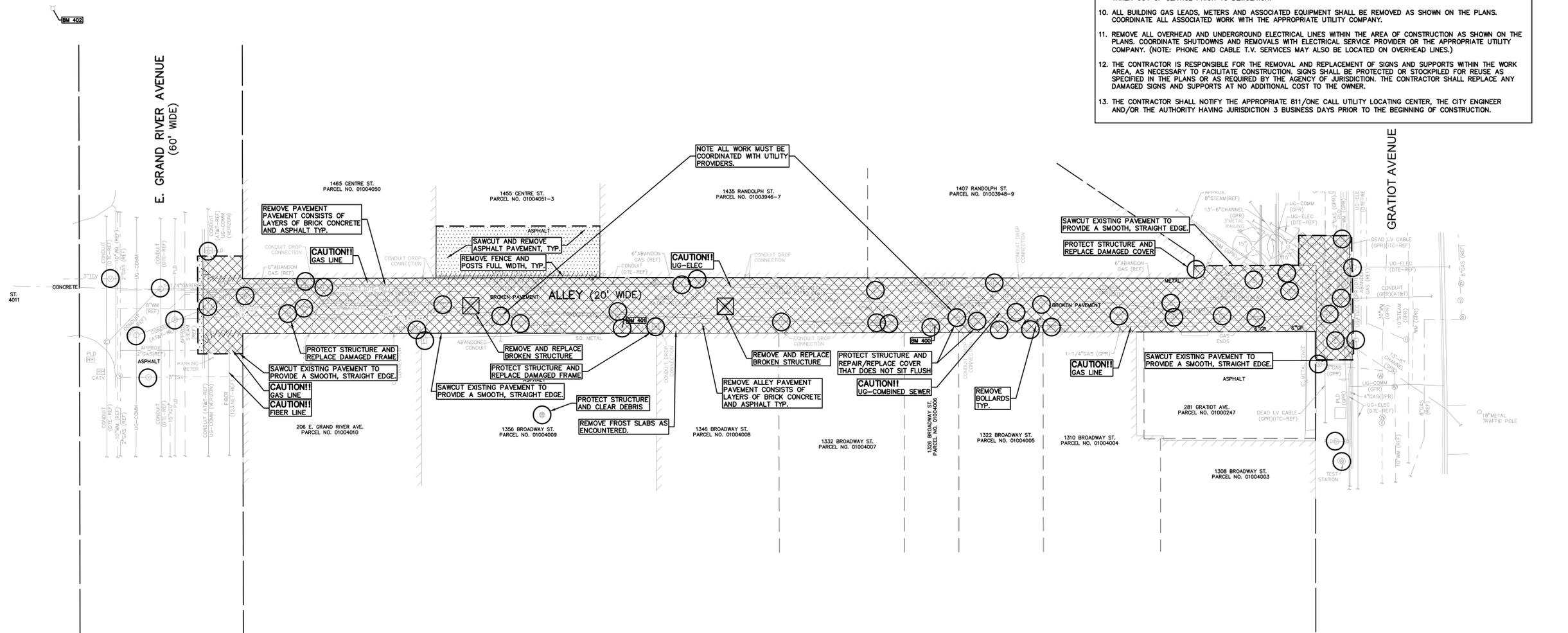
CONTRACTOR TO COORDINATE WORK WITH UTILITY PROVIDERS:

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

DEMOLITION LEGEND:

ITEM TO BE PROTECTED	
ITEM TO BE REMOVED	
CURB/FENCE REMOVAL	
PAVEMENT REMOVAL/MIXED MATERIALS	
AREA OR ITEMS TO BE REMOVED	
UTILITY REMOVAL	
ABANDON UTILITY	
ASPHALT REMOVAL	
TREE REMOVAL	
SAWCUT LINE	

- GENERAL DEMOLITION NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:
- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
 - ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
 - STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
 - REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, FOOTINGS, FLOOR SLABS, UNDERGROUND UTILITIES, CONCRETE, ASPHALT, TREES, ETC.
 - THE CONTRACTOR SHALL, AS A MINIMUM, PROVIDE TREE PROTECTION FENCING AROUND EXISTING TREES TO BE SAVED THAT ARE WITHIN 15 FEET OF CONSTRUCTION ACTIVITIES AND AS INDICATED IN THE PLANS OR PER LOCAL AGENCY REQUIREMENTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
 - THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 - THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
 - ALL BUILDING GAS LEADS, METERS AND ASSOCIATED EQUIPMENT SHALL BE REMOVED AS SHOWN ON THE PLANS. COORDINATE ALL ASSOCIATED WORK WITH THE APPROPRIATE UTILITY COMPANY.
 - REMOVE ALL OVERHEAD AND UNDERGROUND ELECTRICAL LINES WITHIN THE AREA OF CONSTRUCTION AS SHOWN ON THE PLANS. COORDINATE SHUTDOWNS AND REMOVALS WITH ELECTRICAL SERVICE PROVIDER OR THE APPROPRIATE UTILITY COMPANY. (NOTE: PHONE AND CABLE T.V. SERVICES MAY ALSO BE LOCATED ON OVERHEAD LINES.)
 - THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.



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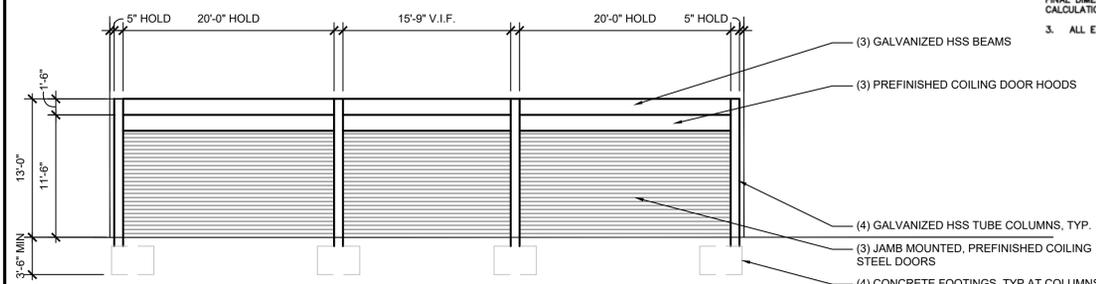
C-2.0

Hamilton Anderson Associates, Inc
1435 Randolph Suite 200
Detroit, Michigan 48226
p 313 964 0270 f 313 964 0170
www.hamilton-anderson.com

Civil Engineering PEA Group
45 W Grand River Ave., Suite 501
Detroit, MI 48226
313.769.5770

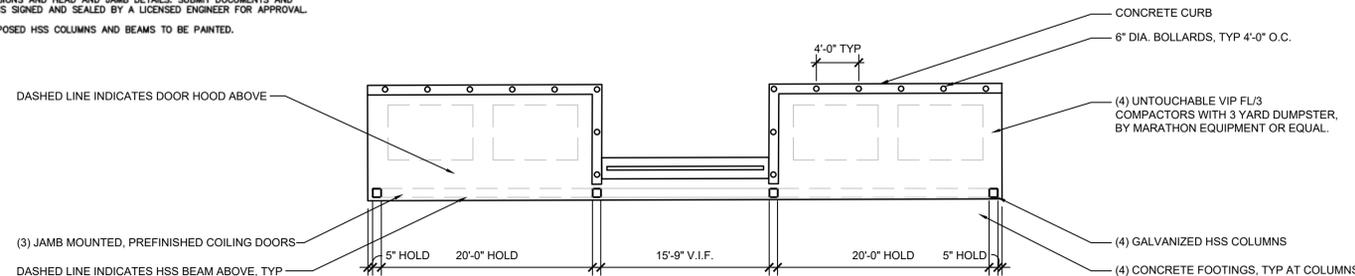
Lighting Design Illuminart
5145 Livernois Rd, Suite 100
Troy, MI 48098
248.897.5666

Electrical Engineering PBA
5145 Livernois Rd, Suite 100
Troy, MI 48098
248.897.5666



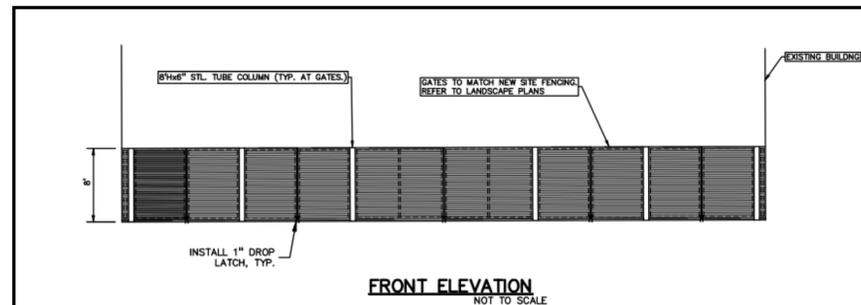
DUMPSTER ENCLOSURE NORTH ELEVATION - BASE BID
SCALE: 1/8" = 1'-0"

- DUMPSTER ENCLOSURE NOTES**
- BETWEEN JAMBS MOUNTED COILING STEEL DOOR; 10'-0" CLEAR HEIGHT OPENING. MOTORIZED SEE SPECIFICATION, 3 TYPICAL. ALL EXPOSED STEEL TO BE GALVANIZED AND PAINTED.
 - GALVANIZED HSS TUBE FRAME STRUCTURE TO BE DELEGATED DESIGN, INCLUDING REINFORCED CONCRETE FOOTINGS, CONNECTIONS, AND FINAL SIZING AND DIMENSIONS OF STEEL. COORDINATE STEEL FRAME WITH COILING DOOR MANUFACTURER, INCLUDING FINAL DIMENSIONS AND HEAD AND JAMB DETAILS. SUBMIT DOCUMENTS AND CALCULATIONS SIGNED AND SEALED BY A LICENSED ENGINEER FOR APPROVAL.
 - ALL EXPOSED HSS COLUMNS AND BEAMS TO BE PAINTED.

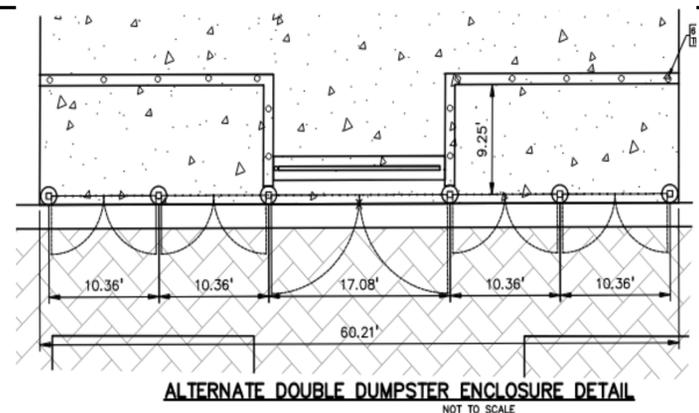


DUMPSTER ENCLOSURE PLAN - BASE BID
SCALE: 1/8" = 1'-0"

**DUMPSTER ENCLOSURE OPTION 1
OVERHEAD DOORS WITH STEEL FRAME.**



**DUMPSTER ENCLOSURE OPTION 2
SWING GATES WITH LOUVER
SCREENING TO MATCH NEW FENCING**



LEGEND:

[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT
[Symbol]	GRAVEL
[Symbol]	WETLAND
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	REVERSE GUTTER PAN
[Symbol]	SETBACK LINE
[Symbol]	SIGN LIGHTPOLE
[Symbol]	FENCE
[Symbol]	GUARD RAIL

Client
**The Paradise Valley Cultural and
Entertainment District Conservancy**

13254 Common Road
Warren, MI 48098

HDC SUBMISSION 11-26-2025

100% DESIGN DEVELOPMENT	08.23.2024
BID SET	07.31.2025
REVISED BID SET	08.12.2025
REVISED BID SET	09.05.2025
ADDENDUM #1	09.17.2025
PERMITS	10.17.2025

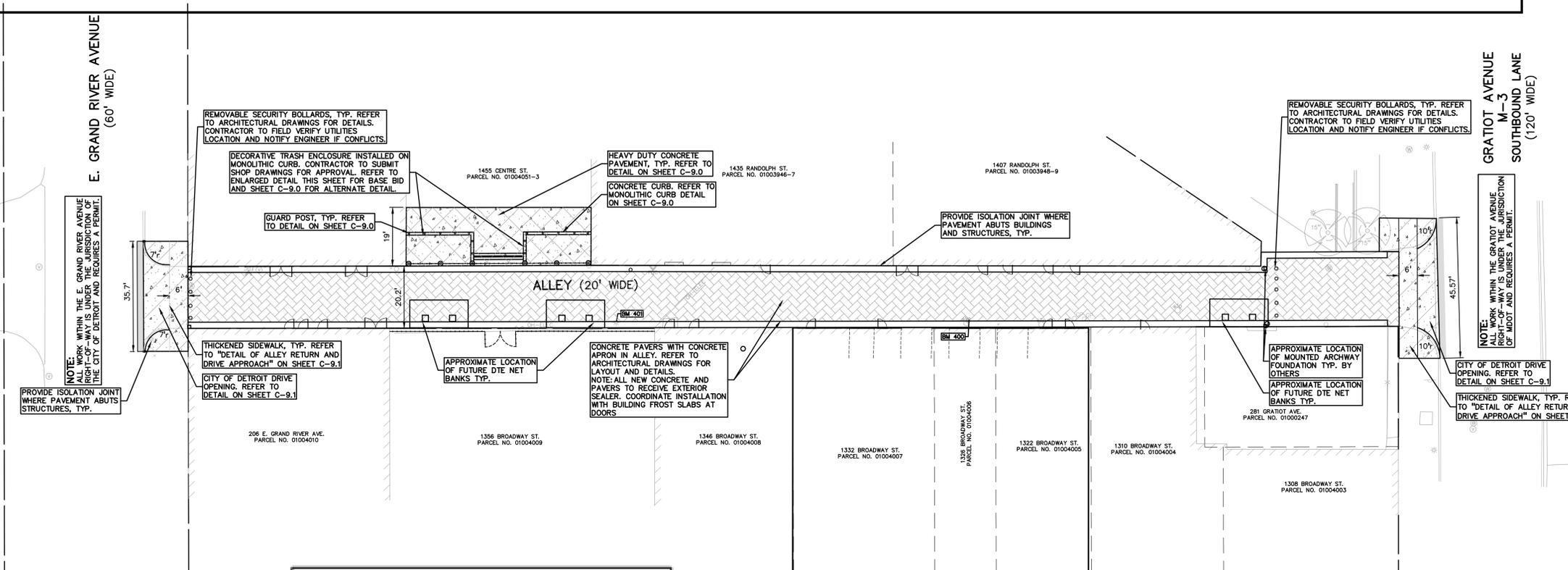
Project
Paradise Valley Alley

Drawing Title
**DIMENSION AND
PAVING PLAN**

Project Number: 2023035.00

Drawn By: CNR/RDW Approved By: ESB

Scale: 1"=20'



- 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.
 - NO PARKING (NO LAND) SIGNS SHALL BE POSTED ALONG ALL FIRE LINES AT 10 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.

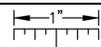
811 Know what's below. Call before you dig.

0 10 20 40
SCALE: 1" = 20'

NORTH

Drawing No:
C-3.0

THE FOLLOWING DIMENSION EQUALS ONE INCH WHEN PRINTED TO SCALE.



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Troy, MI 48098
248.897.5666



Peter Basso Associates
CONSULTING ENGINEERS
5145 Livernois, Suite 100
Troy, Michigan 48098-3276
Tel: 248-879-5666
www.PeterBassoAssociates.com
PBA Project No.: 2024.0248

Client
The Paradise Valley Cultural and Entertainment District Conservancy

13254 Common Road
Warren, MI 48088

HDC SUBMISSION 11-26-2025

Permits	10/17/2025
Addendum #1	09/17/2025
Bid Set	09/05/2025
Progress Set	08/27/2025
Progress Set	07/09/2025
100% Design Development	08/23/2024

Project
Paradise Valley Alley

Drawing Title
POWER PLAN

Project Number: 2023035.00

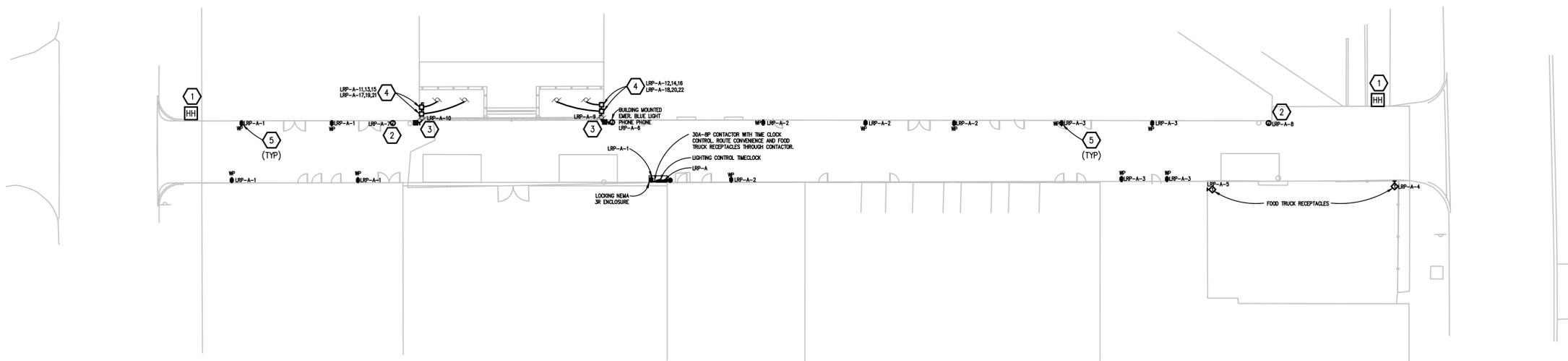
Drawn By: KWA Approved By: EMG

Scale: 1/20"=1'-0"

Drawing No:

E3.1

g:\2024\2024-0248-00\CAD\2024-0248-E0-SP-PP.dwg, E3.1, 10/17/2025 8:42:10 AM, Robert W. MacKinnon, DWG6 ePlot.pc3, 1.76067, Peter Basso Associates Inc.



POWER PLAN
SCALE: 1" = 20'



**Know what's below.
Call before you dig.**

SITE PLAN GENERAL NOTES:

- THESE NOTES ARE GENERIC GUIDELINES ONLY. ELECTRICAL CONTRACTOR'S PERSONNEL ON SITE SHALL BE THOROUGHLY FAMILIAR WITH THE PUBLISHED SPECIFICATIONS FOR EXACT DESCRIPTIONS OF SCOPE, METHODS, AND MATERIAL.
- THESE DRAWINGS REPRESENT THE GENERAL EXTENT AND ARRANGEMENT OF SYSTEMS. COORDINATE EXACT EQUIPMENT LOCATIONS, ELEVATIONS, AND FINAL CONNECTION REQUIREMENTS. PROVIDE EACH SYSTEM COMPLETE, INCLUDING ALL NECESSARY COMPONENTS, FITTINGS AND OFFSETS.
- CONDUCT A SURVEY TO IDENTIFY ALL UNDERGROUND UTILITIES. CALL 811 PRIOR TO EXCAVATION.
- UTILITIES SHOWN ON THESE DRAWINGS ARE FOR REFERENCE ONLY. COORDINATE EXACT LOCATION OF ALL EXISTING UTILITIES, AND ROUTING OF ALL NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
- DEWATER TRENCHES PRIOR TO INSTALLATION OF CONDUITS. PROVIDE WATER TIGHT FITTINGS ON ALL UNDERGROUND CONDUITS.
- COORDINATE DEMOLITION WORK, AND ELECTRICAL AND TELEPHONE SERVICES TO THE SITE, WITH THE RESPECTIVE LOCAL UTILITY COMPANY REPRESENTATIVES PRIOR TO COMMENCEMENT OF WORK. INCLUDE ALL ASSOCIATED COST/FEE'S BY THE UTILITY COMPANIES IN THE BID PRICE.
- INSTALL UNDERGROUND CONDUITS 42" BELOW FINISHED GRADE, MINIMUM, UNLESS NOTED OTHERWISE.
- COORDINATE SERVICE SHUT-DOWNS WITH ALL TRADES INVOLVED ON SITE AND OBTAIN WRITTEN AUTHORIZATION FROM OWNER 72 HOURS PRIOR TO ANY ELECTRICAL AND/OR TELEPHONE SHUT-DOWN.
- REMOVE ALL DE-ENERGIZED CONDUCTORS FROM SITE AT COMPLETION OF THE PROJECT.
- OUTDOOR LIGHTING BRANCH CIRCUIT WIRING SHALL BE MINIMUM #8 AWG CONDUCTORS (XHHW-2), IN MINIMUM 1" DIA. CONDUIT, UNLESS NOTED OTHERWISE.
- SPARE CONDUITS SHALL INCLUDE PULL STRING AND SHALL BE TERMINATED WITH A CAP.
- EXCAVATE THE ENTIRE LENGTH OF TRENCH TO PROPERLY SET DUCT ELEVATIONS.

CONSTRUCTION KEY NOTES:

- PROVIDE HANDHOLE FOR FUTURE SIGNAGE WITH (2) 1-1/4" SPARE CONDUIT BACK TO ELECTRICAL ENCLOSURE. COORDINATE FINAL LOCATION WITH OWNER.
- PROVIDE JUNCTION BOX FOR FUTURE PROJECTOR. COORDINATE LOCATION WITH OWNER. PROVIDE ALLOWANCE FOR 600' OF CONDUIT, 2/0 WIRE, AND DATA CONNECTION FROM ELECTRICAL ENCLOSURE TO EQUIPMENT LOCATION. INCLUDE ALLOWANCE FOR EQUIPMENT REQUIRED TO MOUNT OVER 20' AFF, HANGERS AND SUPPORT, TRENCHING TO LOCATION, AND TO CHANGE THE CB SIZE FOR THE CIRCUIT SHOWN.
- MOTORIZED COILING DOOR FOR TRASH ENCLOSURE.
- PROVIDE POWER AND DISCONNECT FOR UNTOUCHABLE VIP 3 TRASH COMPACTOR.
- LOCATE ADJACENT TO BENCH. REFERENCE LANDSCAPING ARCHITECTURAL DRAWINGS FOR BENCH LOCATIONS.

REMOVABLE BOLLARDS



Removable Bollards - 4" Steel with Sleeve

Convert removable bollards to easily permit or restrict access to certain areas

- Convenient removable bollard system temporarily blocks access to hazardous or restricted areas in your parking lot.
- The included stainless steel embedment sleeve seamlessly installs in the ground and provides a strong foundational locking point for the safety bollard.
- Secure the bollard post to the hinged lid on the embedment sleeve with a padlock (sold separately).

[View full product description](#)

Dimensions ▾

36 in H x 4.5 in W x 4.5 in Dia

[View all options \(2\)](#)

Details

[Details](#) | [Available options](#) | [Specifications](#) ↑

Removable Bollards - Steel with Sleeve

- Stainless steel bollards are designed to withstand long-term exposure to the elements.
- Choose from 4" x 36" or 6" x 36" sizes.

Available options

[Details](#) | [Available options](#) | [Specifications](#) ↑

Dimensions	36 in H x 6.63 in W x 6.63 in Dia, 36 in H x 4.5 in W x 4.5 in Dia.
------------	---

Specifications

[Details](#) | [Available options](#) | [Specifications](#) ↑

Base Length	48"	Base Width	8.75"
California Prop 65	No warning label required	Color	Silver
Country of Origin	Viet Nam	Diameter	4.5"
Dimensions	36" H x 4.5" W x 4.5" Dia	ECCN (Export Commodity Control Number)	EAR99
HTS Code (Harmonized Tariff Schedule)	7326.90.8688	Height	36"
Includes	Steel Bollard & Embedment Sleeve	Item Type	Bollard Sleeve
Material	Carbon Steel, Steel	Mounting Type	Ground Mounting
Reflective Type	Non-reflective	RoHS Compliance Status	Please contact our CS department for more information
Special Properties	Collapsible?: No	Trade Name	Removable Bollard
Weight	54 lb	Width	4.5"

TRASH ENCLOSURE BOLLARDS



Steel Bolt Down Bollard

Bolt down bollards provide safety barriers against unauthorized vehicles

- Steel bolt down bollards feature sturdy design and thick base plates
- Effectively prevent forklifts and other vehicles from hitting facilities, machines and other structures
- No core drilling required for installation

[View full product description](#)

Dimensions *

42 in H x 12 in W x 6.5 in Dia

[View all options \(3\)](#)

* Required Fields

Details

[Details](#) | [Available options](#) | [Specifications](#) ↑

Steel Bolt Down Bollard

- Personnel need only mark hole locations, drill guide holes and bolt steel bollards down using 3/4-inch anchor lags

Available options

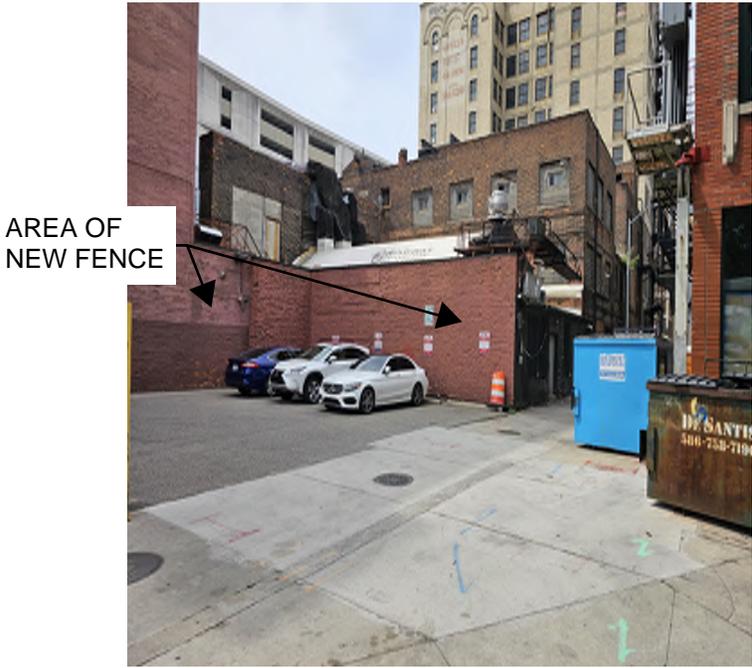
[Details](#) | [Available options](#) | [Specifications](#) ↑

Dimensions 42 in H x 12 in W x 6.5 in Dia, 36 in H x 8 in W x 4.5 in Dia, 42 in H x 8 in W x 4.5 in Dia.

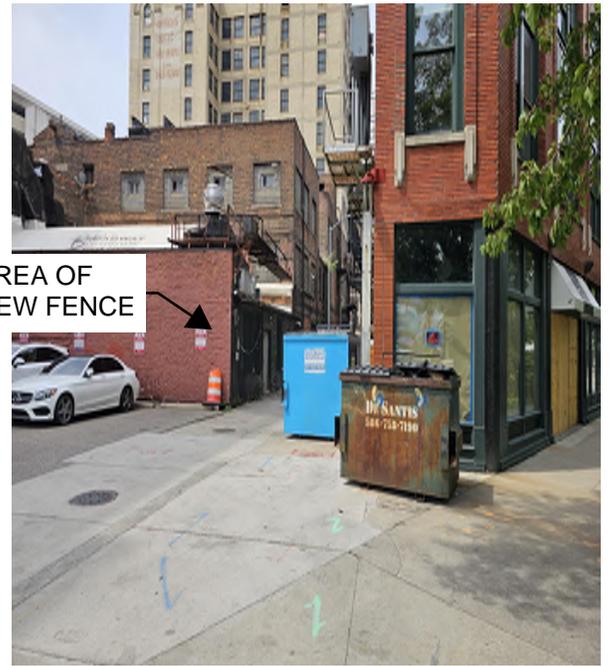
Specifications

[Details](#) | [Available options](#) | [Specifications](#) ↑

Base Length	12"	Base Thickness	0.5"
Base Width	8"	California Prop 65	No warning label required
Coating Material	Powder Coated	Color	Yellow
Country of Origin	United States of America	Diameter	6.5"
Dimensions	42" H x 12" W x 6.5" Dia	ECCN (Export Commodity Control Number)	EAR99
HTS Code (Harmonized Tariff Schedule)	7326.90.8688	Height	42"
Item Type	Bollard	Manufacturer Name	Post Guard
Manufacturer Part Number	BDB6.5R-12	Material	Steel
Mounting Type	Concrete	Packaging	Each
Reflective Type	Non-reflective	RoHS Compliance Status	Not applicable to this product
Special Properties	Collapsible?: No	Trade Name	Bolt Down Bollard
Type	Bollard	UNSPSC	46161533
VM Master Number	L8945	Weight	85 lb
Width	12"		



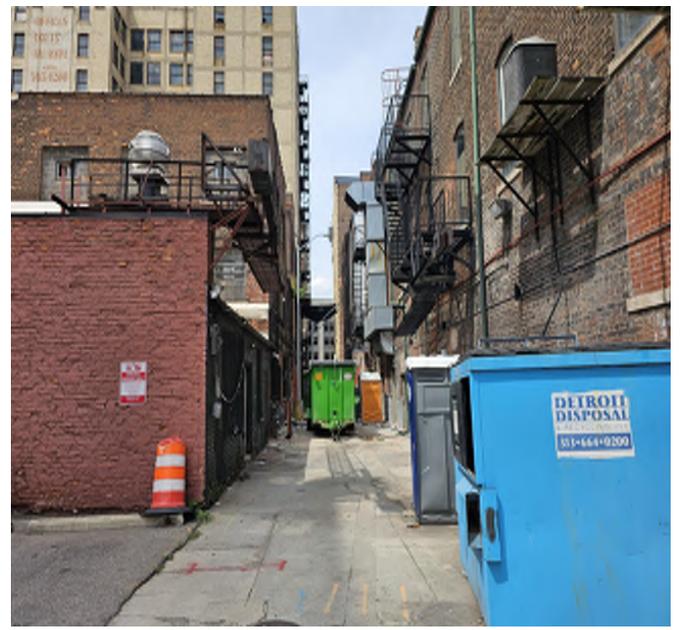
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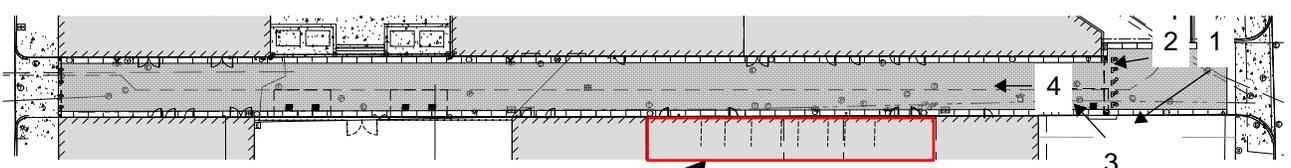
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3.



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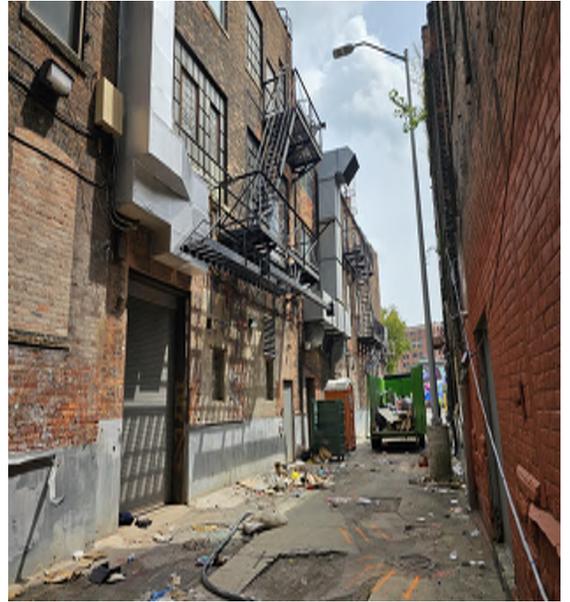


BUILDINGS TO BE REMOVED

KEY PLAN
N.T.S.



5.



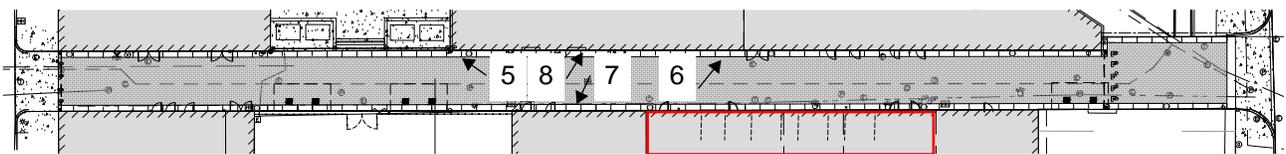
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7.



8.



BUILDINGS TO BE REMOVED

KEY PLAN
N.T.S.

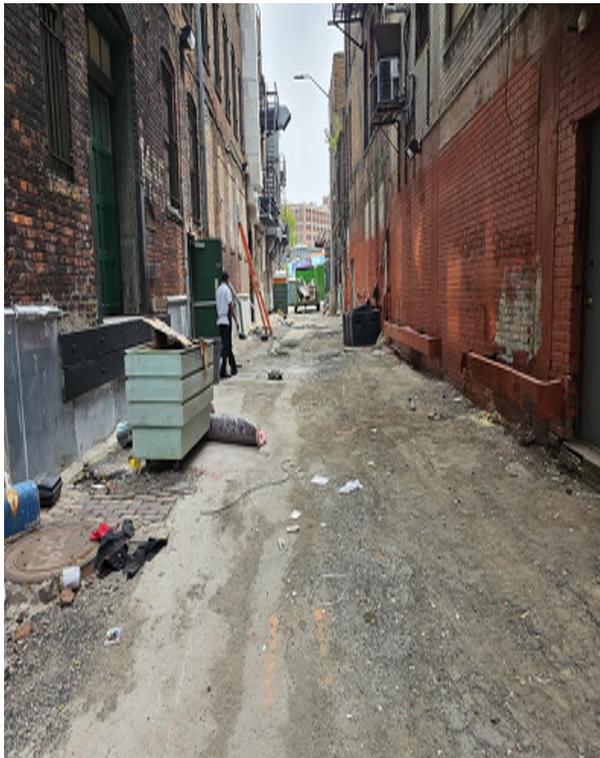
BUILDINGS HAVE BEEN DEMOLISHED



9.



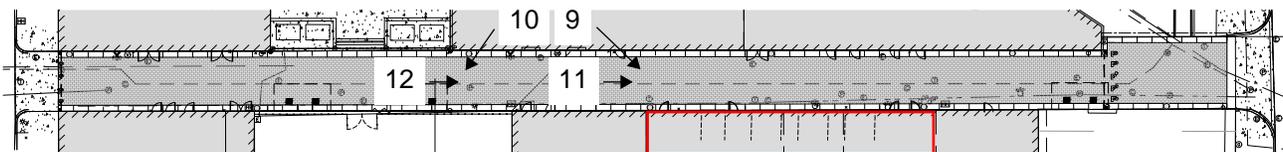
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11.



12.

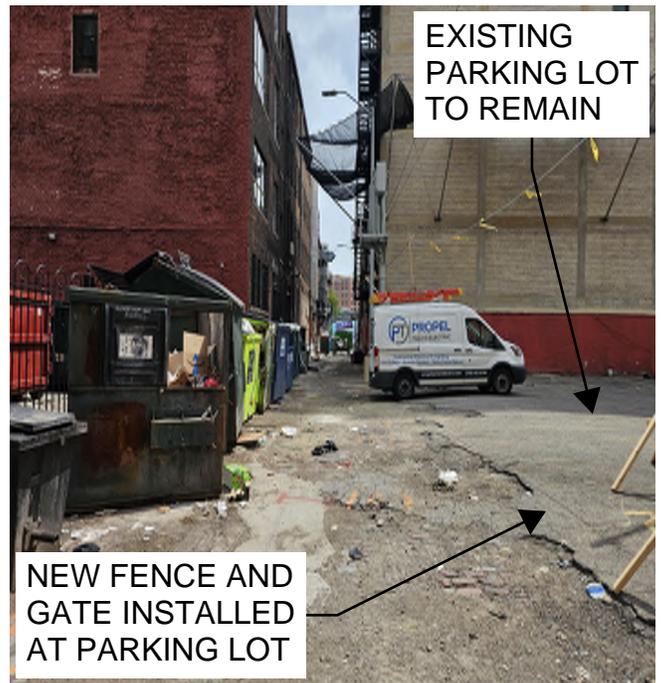


BUILDINGS TO BE REMOVED

KEY PLAN
N.T.S.



13



14.



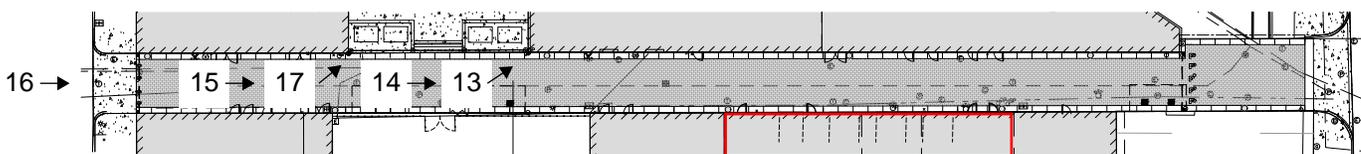
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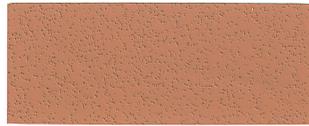


BUILDINGS TO BE REMOVED

KEY PLAN
N.T.S.



Terra Cotta Light



Terra Cotta Medium



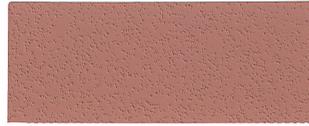
Terra Cotta Dark



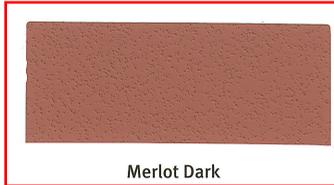
Terra Cotta Deep



Merlot Light



Merlot Medium



Merlot Dark



Merlot Deep



Wheat Light



Wheat Medium



Wheat Dark



Wheat Deep



Brownstone Light



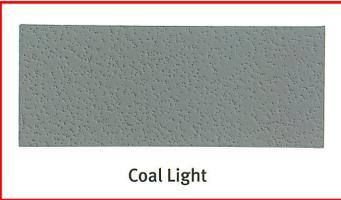
Brownstone Medium



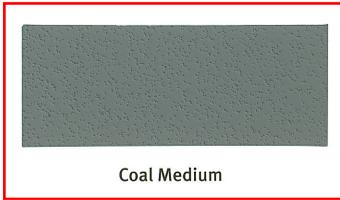
Brownstone Dark



Brownstone Deep



Coal Light



Coal Medium



Coal Dark



Coal Deep



Acorn Light



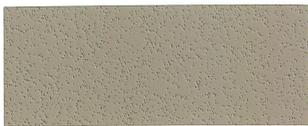
Acorn Medium



Acorn Dark



Acorn Deep



Mocha Light



Mocha Medium



Mocha Dark



Mocha Deep

The color of raw materials or a sample strip is subject to variation from the color chip reproduction above. Colors above are as accurate as can be produced using the finest materials of reproduction. Job site variations from the above color may occur due to the differences in the local raw materials and methods of application. Before final color selection is made, a job site panel should be erected and approved.

