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PETERBORO HOTEL
444 PETERBORO ST., DETROIT, MI 48201

Revisions:

ISSUE FOR PERMIT

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Project No. Q-51110-0050

Title: ARCHITECTURAL SITE PLAN

Sheet No.

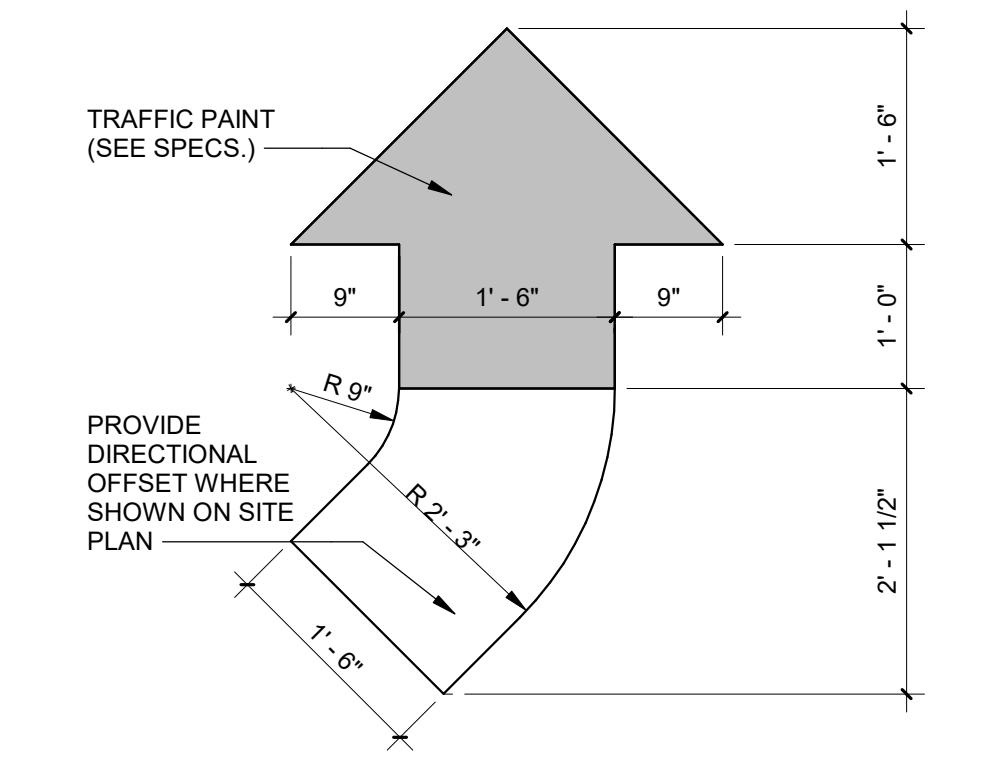
A1.1

GENERAL NOTES - SITE PLAN

- ALL INFORMATION WAS TAKEN FROM CIVIL ENGINEER'S SITE PLAN.
- SEE CIVIL DRAWINGS FOR ALL SITE GRADING, SITE UTILITIES, SITE PAVING, & DIMENSIONS.
- SEE ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING.
- CAUTION TO ALL CONTRACTORS TO FIELD VERIFY LOCATIONS OF UNDERGROUND UTILITIES BEFORE INSTALLATION OF NEW CONSTRUCTION (DO NOT SEVER EXISTING UTILITIES.).
- ALL IMPROVEMENTS SOUTH OF PROPERTY LINE ARE SUBJECT TO ENCROACHMENT PERMIT FROM CITY OF DETROIT.

KEYED NOTES

- 03-02 5'-0" WIDE CONCRETE SIDEWALK. SEE CIVIL DWGS. PROVIDE CONTROL JOINTS AT 5'-0" O.C. AS SHOWN.
- 03-05 CONCRETE CURB & GUTTER. SEE CIVIL DWGS.
- 03-06 CONCRETE CURB RAMP. SEE CIVIL DWGS.
- 12-04 CUSTOM STEEL AND WOOD PLANTERS/SEATING. REFER TO LANDSCAPE SHEET FOR DETAILS.
- 26-04 POLE MOUNTED LIGHT FIXTURE & POLE. SEE ELECTRICAL DWGS.
- 26-13 NEW DOUBLE-HEADED FIXTURE ON EXISTING POLE
- 32-03 PAVEMENT STRIPING. SEE CIVIL DWGS.
- 32-05 PAINTED DIRECTIONAL ARROWS.
- 32-06 NEW PLANTED AREA. SEE LANDSCAPE DWGS.
- 32-07 NEW MASONRY DUMPSTER ENCLOSURE - SEE DETAIL 4 / A1.2
- 32-08 WHEEL STOPS TO BE LOCATED PER CITY CODE.
- 32-10 GRATED STORM WATER INLET - SEE CIVIL DRAWINGS
- 32-11 NEW 72" H X 48" W STEEL GATE WITH PANIC HARDWARE
- 32-12 CONCRETE PAVERS - SEE LANDSCAPE DWGS



C5 DIRECTIONAL ARROW
3/4" = 1'-0"

SETBACK:

- FRONT (SOUTH): 0'-4" (NO MINIMUM SETBACK)
- BACK (NORTH): 112'-6" (NO MINIMUM SETBACK)
- SIDE (WEST): 4'-0" (NO MINIMUM SETBACK)
- SIDE (EAST): 0'-0" (NO MINIMUM SETBACK)

LEGAL DESCRIPTION:

444 PETERBORO - PARCEL 02000707
N PETERBORO E 25 FT 22 23 BLK 87--PLAT PT CASS FARM L1 P172 PLATS, W C R 2/72 75 X 190
DEPTH X FRONTAGE = 190' X 75'
TOTAL ACRES = 0.327

458 PETERBORO - PARCEL 02000706
N PETERBORO W 25 FT 22 BLK 87--PLAT PT CASS FARM L1 P172 PLATS, W C R 2/72 25 X 190
DEPTH X FRONTAGE = 190' X 25'
TOTAL ACRES = 0.109

PARKING:

TOTAL R-1 RESIDENTIAL: 11,111 SF		
3 SPACES PER 4 GUESTROOMS	32 * (3/4) =	24
TOTAL MERCANTILE/RETAIL: 2,469 SF		
RETAIL SALES AND SERVICE (SALES-ORIENTED) LESS THAN 50,000 - PARKING NOT REQUIRED FOR PEDESTRIAN-ORIENTED RETAIL/SERVICE USES <3000SF WITH WAIVER		0
	SUB TOTAL =	24

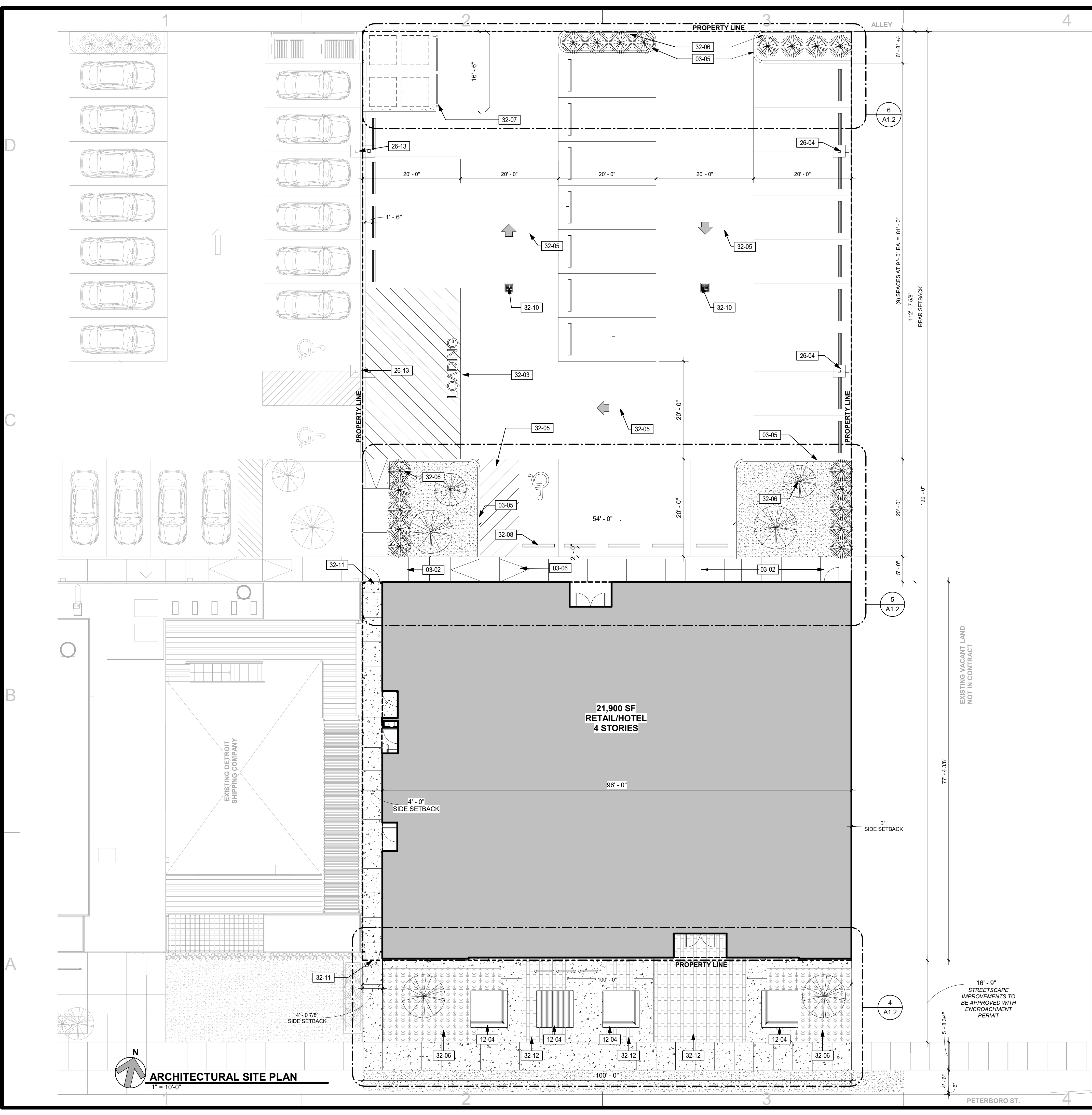
RETAIL, SERVICE, AND COMMERCIAL USES LOCATED ON LAND ZONED SD1 OR SD2 - WHERE THE USE IS LOCATED WITHIN 0.25 MILES OF A BUS RAPID TRANSIT, STREET CAR/TROLLEY OR LIGHT RAIL LINE, 0.75 OF THE MINIMUM REQUIRED OFF-STREET SPACES SPECIFIED IN SECTIONS 50-14-50 THROUGH 50-14-60. ANY "RETAIL SALES AND SERVICE (SALES-ORIENTED)" USE LOCATED WITHIN 0.50 MILES OF A BUS RAPID TRANSIT, STREET CAR/TROLLEY OR LIGHT RAIL LINE, QUANTITY SPECIFIED IN THIS SECTION FOR THE USE X 0.75

GRAND TOTAL : 24 * 0.75 = **18 PARKING SPOTS REQUIRED, 25 PROVIDED.**

SEC. 50-14-7. - OFF-STREET PARKING EXEMPTIONS AND ALLOWANCES.
(2) FOR RETAIL, SERVICE, AND COMMERCIAL USES ON ZONING LOTS ABUTTING A TRADITIONAL MAIN STREET OR ON LAND ZONED SD1 OR SD2, THE MAXIMUM DISTANCE THAT OFF-STREET PARKING SHALL BE PROVIDED FROM THE PRINCIPAL USE SPECIFIED IN SUBDIVISION B OF THIS DIVISION, MAY BE INCREASED TO 1,320 FEET WHERE THE APPLICANT CAN SHOW TO THE SATISFACTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT THAT A "DISTRICT APPROACH" TO PARKING IS BEING USED IN THE TRADITIONAL MAIN STREET OVERLAY AREA OR OTHER AREA NEARBY. TO SHOW A DISTRICT APPROACH TO PARKING, THE APPLICANT SHALL PROVIDE THE FOLLOWING:

A. A SIGNAGE PLAN TO SHOW HOW THE BUSINESS WILL DIRECT CUSTOMERS AND EMPLOYEES TO THE OFF-SITE PARKING LOT, INCLUDING PARKING SIGNAGE AND WAYFINDING;
B. A PLAN FOR WHO WILL MANAGE AND MAINTAIN THE OFF-SITE PARKING FACILITY, INCLUDING SAFETY AND SECURITY MEASURES;

C. WHERE THE PARKING AREA OR PARKING STRUCTURE IS OWNED BY SOMEONE OTHER THAN THE APPLICANT, A SHARED PARKING AGREEMENT SHALL BE REQUIRED ACCORDING TO SECTION 50-14-156 AND SECTION 50-14-159 OF THIS CODE.



ARCHITECTURAL SITE PLAN
1" = 10'-0"