

**Walter Williams - RE: Petition #1768r2 - Elevation Measurements**

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**From:** David Rzyzi <DRzyzi@manniksmithgroup.com>  
**To:** Walter Williams <williamswl@detroitmi.gov>, Breanna Anderson <BAnderson@...>  
**Date:** 9/25/2018 12:56 PM  
**Subject:** RE: Petition #1768r2 - Elevation Measurements  
**Attachments:** K1880004 - Shinola Encroachment 09-18-18.pdf; K1880004\_Site\_Plan.pdf

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Walter:

The second page for encroachments is primarily for all items at grade and below. This will include all the paving of the walks that are paver bricks, grates for the trees, the portion of landscaping below ground and irrigation for the landscaping.

Specifically pave bricks and their base material are located in all the shaded areas shown in the second page. Attached is the site plan showing the location of landscaping, there is no plan showing underground irrigation to the landscaping.

Initially I did not request an encroachment for all the underground items and the pavers, due to them being included into a maintenance agreement. Bedrock's lawyers felt there should also be an encroachment permit for these items in addition to the maintenance agreement, after evaluating I agree.

Thanks,

Dave.

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**From:** Walter Williams [[williamswl@detroitmi.gov](mailto:williamswl@detroitmi.gov)]  
**Sent:** Monday, September 24, 2018 8:34 AM  
**To:** Breanna Anderson  
**Cc:** David Rzyzi  
**Subject:** Petition #1768r2 - Elevation Measurements

Hello Breanna:

After reviewing the documents that you have provided, do you have any documentation on any encroachments that will be below ground?

This is for the Utility Co.

Please advise.

## Walter Williams - RE: Zoomed-In view of Awning - 1400 Woodward

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**From:** Breanna Anderson <BAnderson@manniksmithgroup.com>  
**To:** "williamswl@detroitmi.gov" <williamswl@detroitmi.gov>, "rutledgej@detro...  
**Date:** 8/22/2018 9:37 AM  
**Subject:** RE: Zoomed-In view of Awning - 1400 Woodward  
**Cc:** David Rzyzi <DRzyzi@manniksmithgroup.com>, Meena Antani <antanim@detroit...  
**Attachments:** 1400 Woodward - Updated Encroachment Plan; K1880004 - Shinola Encroachment 08-03-18.pdf

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Janice / Walter / Meena,

We are pulling back the awning on Farmer so that it sits entirely within the encroachment width shown on the attached. This was submitted to CED on August 3<sup>rd</sup>, 2018 (original submittal also attached). I am sending it again per Meena's request.

Thank you,

**Breanna Anderson, P.E.**

Project Engineer

**The Mannik & Smith Group, Inc.**

65 Cadillac Square, Suite 3311

Detroit, MI 48226

[\(313\) 961 - 9500](tel:(313)961-9500) ext. 1011

[www.MannikSmithGroup.com](http://www.MannikSmithGroup.com)



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**From:** Meena Antani <antanim@detroitmi.gov>  
**Sent:** Wednesday, August 22, 2018 9:32 AM  
**To:** Breanna Anderson <BAnderson@manniksmithgroup.com>  
**Cc:** David Rzyzi <DRzyzi@manniksmithgroup.com>  
**Subject:** Re: Zoomed-In view of Awning - 1400 Woodward

Breanna,

I met with Dave earlier and he mentioned that you have revised the awning along Farmer. I was talking to Walter Williams at Survey Bureau and he mentioned that he has not received any revised plan showing the revised encroachment with awning along Farmer. Please send it over to him asap so that he can revise the drawing for petition # 1768.

Meena Antani, P. E.  
Senior Associate Traffic Engineer  
City of Detroit  
Department of Public Works  
Traffic Engineering Division  
2633 Michigan Avenue  
Detroit, MI 48216  
Phone: [\(313\) 224-1610](tel:(313)224-1610)  
Direct Ph: [\(313\) 628-5640](tel:(313)628-5640)  
Fax: [\(313\) 224-1304](tel:(313)224-1304)  
Email: [antanim@detroitmi.gov](mailto:antanim@detroitmi.gov)

Mike Duggan, Mayor

>>> Breanna Anderson <[BAAnderson@manniksmithgroup.com](mailto:BAAnderson@manniksmithgroup.com)> 7/26/2018 2:36 PM >>>  
Meena,

Please let me know if this is acceptable, it shows the awning coming out the to back of the curb on the left side of the Events Entry. We made the encroachment large enough for the awning to be parallel with the building, and with a 6' walkway below it.

If you need anything else, please let me know.

Thanks!  
**Breanna Anderson, P.E.**  
Project Engineer  
**The Mannik & Smith Group, Inc.**  
65 Cadillac Square, Suite 3311  
Detroit, MI 48226  
[\(313\) 961 - 9500](tel:(313)961-9500) ext. 1011  
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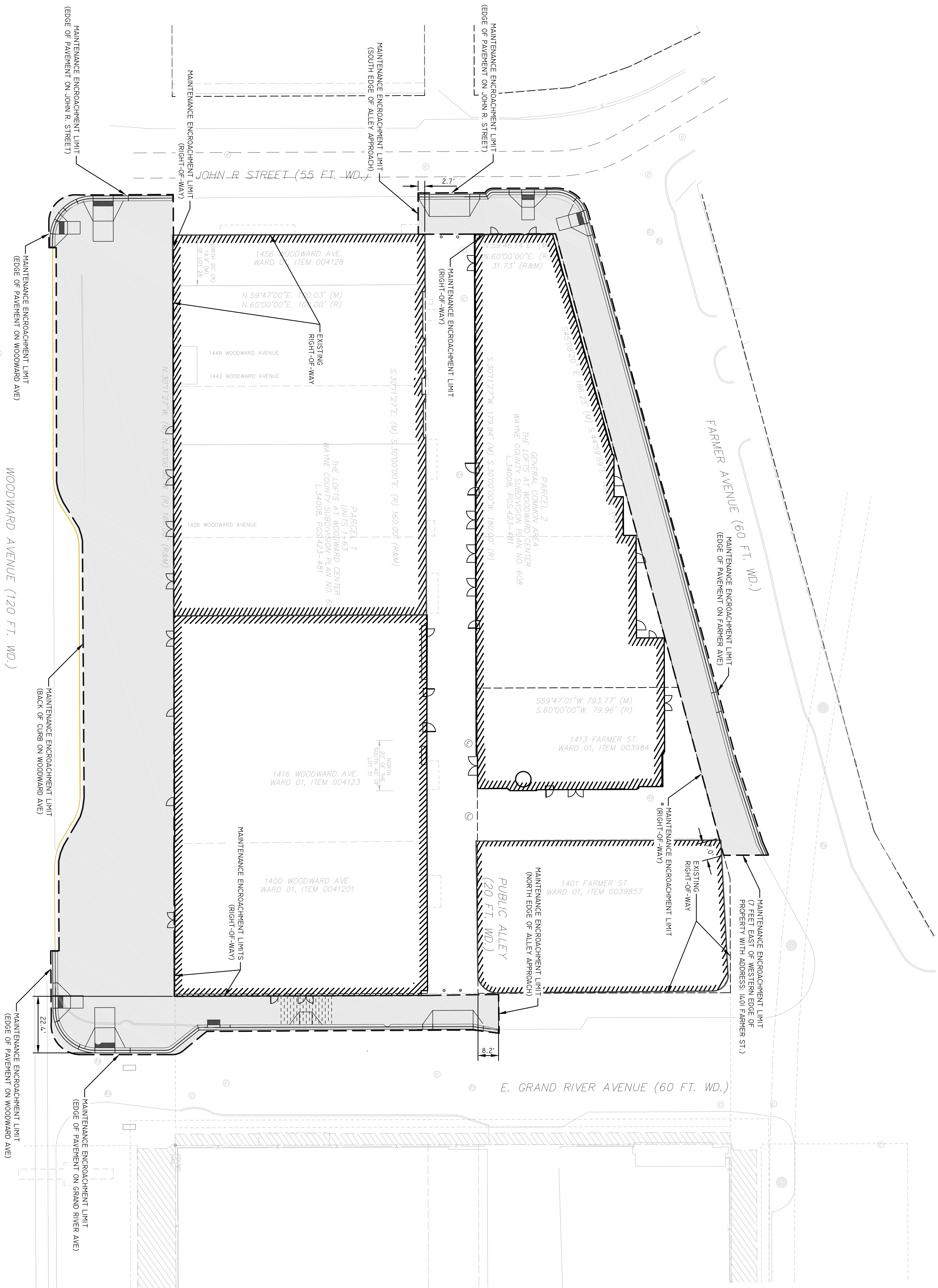
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**PROPOSED ENCROACHMENTS**

MAINTENANCE ENCROACHMENT LIMITS INCLUDES THE AREA BETWEEN THE EXISTING RIGHT-OF-WAY AND THE EDGE OF ROADWAY PAVEMENT FROM THE SOUTH EDGE OF THE ALLEY APPROACH ON JOHN R STREET, TO THE INTERSECTION OF JOHN R STREET AND FARMER STREET; THE AREA BETWEEN THE EXISTING RIGHT-OF-WAY AND THE ROADWAY EDGE OF PAVEMENT FROM THE INTERSECTION OF FARMER STREET AND JOHN R STREET, TO 7 FT EAST OF THE WESTERN EDGE OF THE PARCEL WITH ADDRESS 1401 FARMER STREET; THE AREA BETWEEN THE EXISTING RIGHT-OF-WAY AND THE EDGE OF ROADWAY PAVEMENT FROM THE INTERSECTION OF FARMER STREET AND GRAND RIVER AVENUE TO THE INTERSECTION OF GRAND RIVER AVENUE AND WOODWARD AVENUE; THE AREA BETWEEN THE EXISTING RIGHT-OF-WAY AND THE EDGE OF ROADWAY PAVEMENT EXCEPT WHERE ANY EXISTING STANDARD GRANITE CURB REMAINS. THE BACK OF CURB IS THE LIMIT, FROM THE INTERSECTION OF WOODWARD AVE. AND GRAND RIVER AVE., TO THE INTERSECTION OF WOODWARD AVE. AND JOHN R STREET.

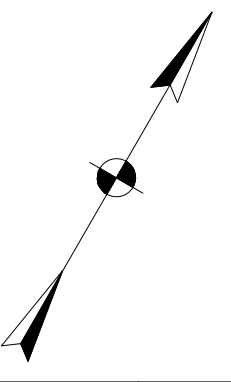
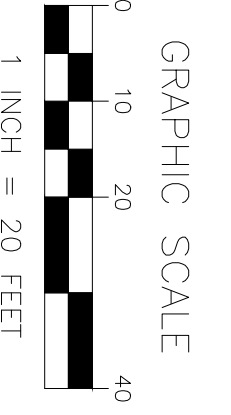
- THESE AREAS SHALL INCLUDE THE MAINTENANCE OF ALL MATERIALS (BEGINNING AT GRADE AND/OR BELOW GRADE) LISTED HERE:
- CONCRETE PAVERS, SAND BEDDING, AGGREGATE BASE
  - NON-STANDARD CONCRETE CURB AND/OR GUTTER
  - ADA-RAMPS AND DETECTABLE WARNING SURFACES
  - IRRIGATION LINES FOR LANDSCAPING
  - TREES AND TREE GRATES
  - LANDSCAPING BEDS AND PLANTS

THESE ENCROACHMENTS WILL NEITHER IMPERE PEDESTRIAN NOR VEHICULAR TRAFFIC NOR WILL IT INTERFERE WITH THE MAINTENANCE OF THE PUBLIC RIGHTS-OF-WAY, INCLUDING UTILITY COMPANY AND FIRE DEPARTMENT ACCESS. THE REQUESTED ENCROACHMENTS MAINTAIN AT MINIMUM, A 6 FOOT WIDE ACCESS WAY WITHIN THE SIDEWALK FOR PEDESTRIAN USE. OBTAINING THESE ENCROACHMENTS ARE CRITICAL TO FULLY UTILIZE THIS PROPERTY AS A COMMERCIAL ESTABLISHMENT AND WILL PROMOTE ACTIVITY ALONG THE STREET.

**LEGEND**

MAINTENANCE ENCROACHMENT AREA: REQUESTED FOR THE MAINTENANCE OF ALL SPECIALTY ITEMS (TREES, TREE GRATES, IRRIGATION, PLANTERS, SPECIAL CURB, ADA RAMPS, ADA CONCRETE PAVERS, BROWNS, METAL CURB, TREE GRATES, SIGNAGE, ETC.) ENCROACHMENTS BUT STILL FALL WITHIN MAINTENANCE BOUNDARY.

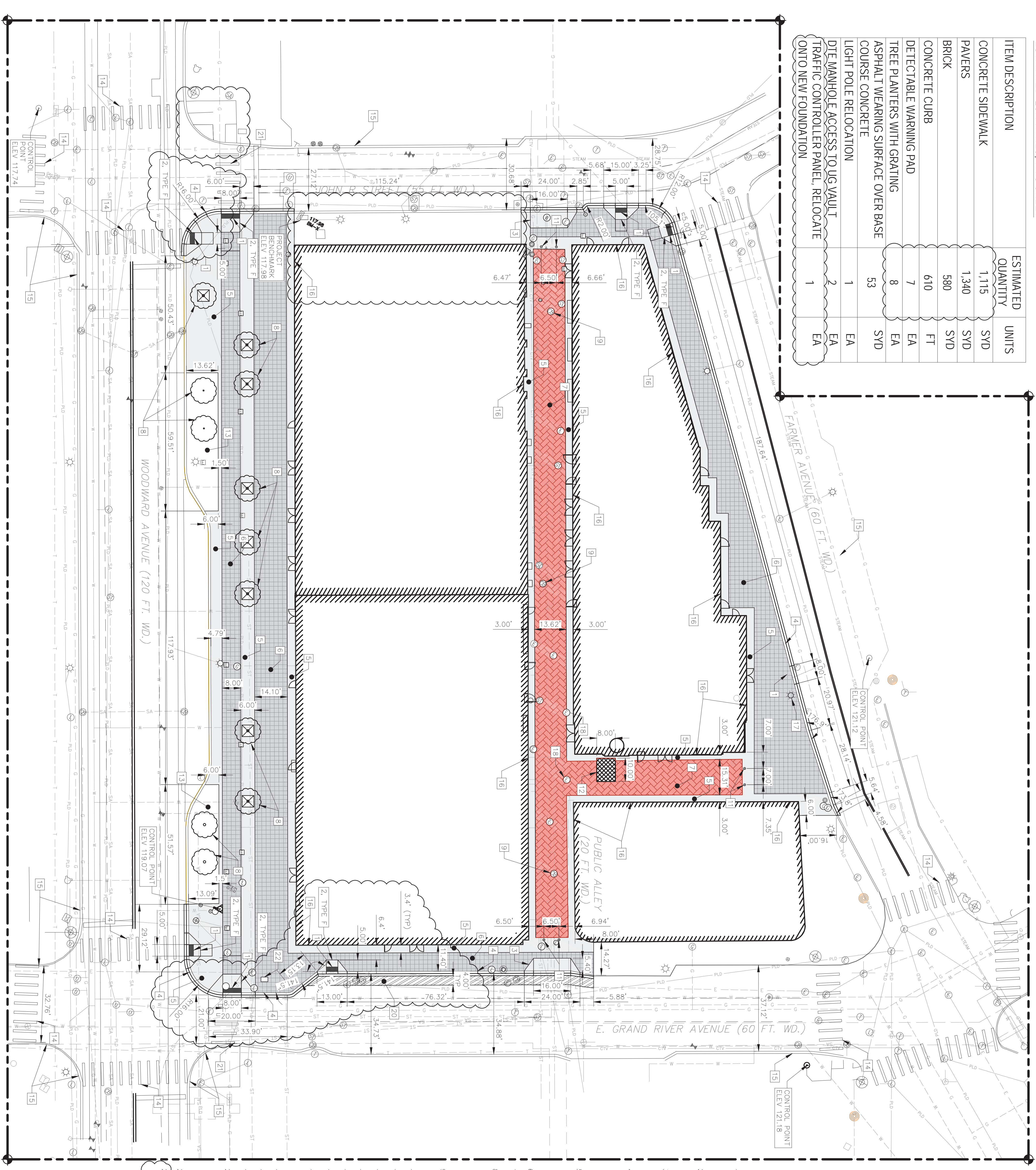
-BEGINNING AT GRADE AND EXTENDING BELOW-GRADE TO MAXIMUM DEPTH OF ANY ITEMS LISTED ABOVE FOR MAINTENANCE



SHT 2 OF 2	SITE PLAN ENCROACHMENTS	1400 WOODWARD HOTEL 1400 WOODWARD AVE. DETROIT, MI	PREPARED FOR: <b>KRAEMER DESIGN GROUP</b> 1420 BROADWAY DETROIT, MI 48226	 www.MannikSmithGroup.com	TECHNICAL SKILL. CREATIVE SPIRIT.	65 CADILLAC SQUARE SUITE 3311 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509	NO. 1 2	DATE 08/30/2018 09/18/2018	BY MSG MSG	DESCRIPTION REVISIONS TO ENCROACHMENT SITE PLAN REVISIONS TO ENCROACHMENT SITE PLAN
						PROJECT DATE: 02/06/2018 PROJECT NO.: K1880004 DRAWN BY: BLA CHECKED BY: DAR				

ESTIMATED QUANTITIES, THIS SHEET

ITEM DESCRIPTION	ESTIMATED QUANTITY	UNITS
CONCRETE SIDEWALK	1,115	SYD
PAVERS	1,340	SYD
BRICK	580	SYD
CONCRETE CURB	610	FT
DETECTABLE WARNING PAD	7	EA
TREE PLANTERS WITH GRATING	8	EA
ASPHALT WEARING SURFACE OVER BASE COURSE CONCRETE	53	SYD
LIGHT POLE RELOCATION	1	EA
DIE MANHOLE ACCESS TO UG VAULT	2	EA
TRAFFIC CONTROLLER PANEL, RELOCATE	1	EA
ONTO NEW FOUNDATION		

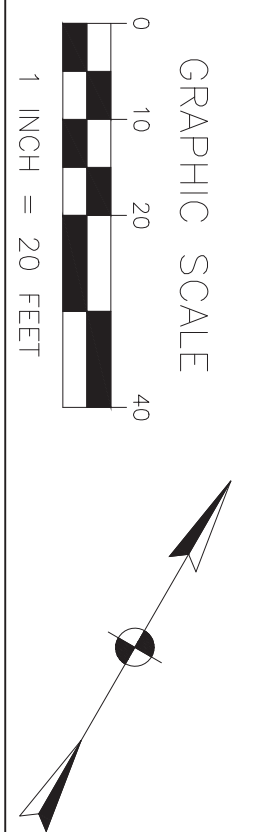


SITE PLAN LEGEND

	PROPOSED CONCRETE SIDEWALK PAVEMENT
	PROPOSED PAVERS
	PROPOSED BRICK
	ASPHALT WEARING SURFACE INSTALLED OVER 9" BASE COURSE CONCRETE
	PROPOSED CONCRETE CURB
	PROPOSED DETECTABLE WARNING PAD
	PROPOSED TREE PLANTER WITH GRATING

SITE PLAN NOTES

- INSTALL CAST IRON DETECTABLE WARNING PADS, ACROSS FULL WIDTH OF CURB RAMP (PER CITY OF DETROIT DETAIL ON SHEET 6.0)
- INSTALL CONCRETE CURB RAMP WITH FLARED SIDES (PER CITY OF DETROIT DETAIL ON SHEET 6.0)
- INSTALL CONCRETE DRIVEWAY APPROACH (PER CITY OF DETROIT DETAIL ON SHEET 6.0)
- INSTALL CONCRETE CURB & GUTTER (PER TYPE II R - CITY OF DETROIT DETAIL ON SHEET 6.0) NOTE: SEE SPECIAL CURB DETAIL ON SHEET 6.0 FOR CURB ALONG GRAND RIVER
- INSTALL CONCRETE SIDEWALK (PER DETAILS ON SHEET 6.2) WITH CONTRACTION JOINTS EVERY 3 FT & EXPANSION JOINTS NO MORE THAN 50 FT APART.
- INSTALL CONCRETE PAVERS (PER DETAILS ON SHEET 6.2)
- INSTALL RECLAIMED BRICK (PER DETAILS ON SHEET 6.2)
- INSTALL TREE, INCLUDE 5X5" GRATING WHEN LOCATED WITHIN 6' CONCRETE STRIP, TREE SPECIES & SIZES TBD BY OWNER. (PER DETAIL ON SHEET 6.3)
- ADJUST EXISTING CATCH BASIN PER ELEVATIONS SHOWN ON PLAN & PROFILE (ALLEY 01) (SHEET 05.0)
- INSTALL REMOVABLE BOLLARD (PER DETAIL ON SHEET 6.3)
- INSTALL HATCH COVER (SEE ERMATIC COVER DETAILS ON SHEET 6.4)
- LEAVE THIS AREA UNFINISHED FOR FLEXIBLE LANDSCAPING BY OWNER
- EXISTING CURB (SHOWN FOR REFERENCE)
- SEAL AT BUILDING FACE W/CONCRETE JOINT SEALANT (PER DETAILS ON SHEET 6.2)
- INSTALL SALVAGED LIGHT POLE
- INSTALL DIE MANHOLE FOR UNDERGROUND VAULT
- INSTALL 1" ASPHALT WEARING COURSE OVER 9" BASE COURSE CONCRETE. SEE SPECIAL CURB DETAIL ON SHEET 6.0 FOR THIS AREA ALONG GRAND RIVER. SEE DETAILED GRADING PLANS FOR FINAL PAVEMENT ELEVATIONS.
- RE-STRIPE CROSSWALKS TO ALIGN WITH NEW RAMPS.
- RE-INSTALL TRAFFIC CONTROLLER CABINET ON NEW FOUNDATION AND RE-CONNECT FEEDS FROM EXISTING WIRES.



<p>SITE PLAN</p> <p>1400 WOODWARD HARDSCAPE</p> <p>1400 WOODWARD, DETROIT, MI</p>	<p>PREPARED FOR:</p> <p><b>KRAEMER DESIGN GROUP</b></p> <p>1420 BROADWAY ST, DETROIT, MI 48207</p>	<p>TECHNICAL SKILL. CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>	<p>65 CADILLAC SQUARE SUITE 3311 DETROIT, MI 48226 TEL: 313.961.9500 FAX: 313.961.9509</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02/14/2018</td> <td>BLA</td> <td>ISSUED FOR BID</td> </tr> <tr> <td>2</td> <td>04/23/2018</td> <td>BLA</td> <td>ADDENDUM #1</td> </tr> <tr> <td>3</td> <td>06/01/2018</td> <td>BLA</td> <td>BULLETIN #1</td> </tr> <tr> <td>4</td> <td>07/02/2018</td> <td>BLA</td> <td>BULLETIN #16</td> </tr> <tr> <td>5</td> <td>07/27/2018</td> <td>BLA</td> <td>ASI - 07/27/2018</td> </tr> <tr> <td>6</td> <td>09/11/2018</td> <td>BLA</td> <td>RFI #0754 RESPONSE</td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION	1	02/14/2018	BLA	ISSUED FOR BID	2	04/23/2018	BLA	ADDENDUM #1	3	06/01/2018	BLA	BULLETIN #1	4	07/02/2018	BLA	BULLETIN #16	5	07/27/2018	BLA	ASI - 07/27/2018	6	09/11/2018	BLA	RFI #0754 RESPONSE
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