

17/04/2019

Janice M. Winfrey  
City Clerk

**City of Detroit**  
**OFFICE OF THE CITY CLERK**

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Monday, March 04, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

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PLANNING AND DEVELOPMENT DEPARTMENT    DPW - CITY ENGINEERING DIVISION

**734**    *E & B Brewery Lofts, request permission to install Universally Accessible Ramp/Stairs at 1551 Winder Street.*

39 D  
| 390 |



February 25, 2019

The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A Young Municipal Center  
Detroit, MI 48226

RE: 1551 Winder Street - Universally Accessible Ramp/Stairs  
Encroachment Permit Petition

Dear Honorable City Council:

Please find attached this petition for Encroachment Permit for a universally accessible ramp located at 1551 Winder Street in the Eastern Market district.

The historic E & B Brewery Lofts building was built in 1891. The building currently is home to 27 residential units and the popular Red Bull House of Art Gallery. E & B Brewery Lofts Management, owner and operator, requests an Encroachment Permit to allow for the installation of a universally accessible ramp. This ramp will allow universal building access for its residents, guests, employees and commercial space customers.

The proposed ramp is scheduled to be installed by late March 2019.

Drawings of the proposed ramp and a legal description of the proposed encroachment is attached to this Petition (Attachment 'A').

Sincerely,



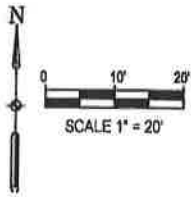
James J. Pellerito

E & B Brewery Lofts  
313.782.4993  
1551 Winder Street  
Detroit, MI 48207

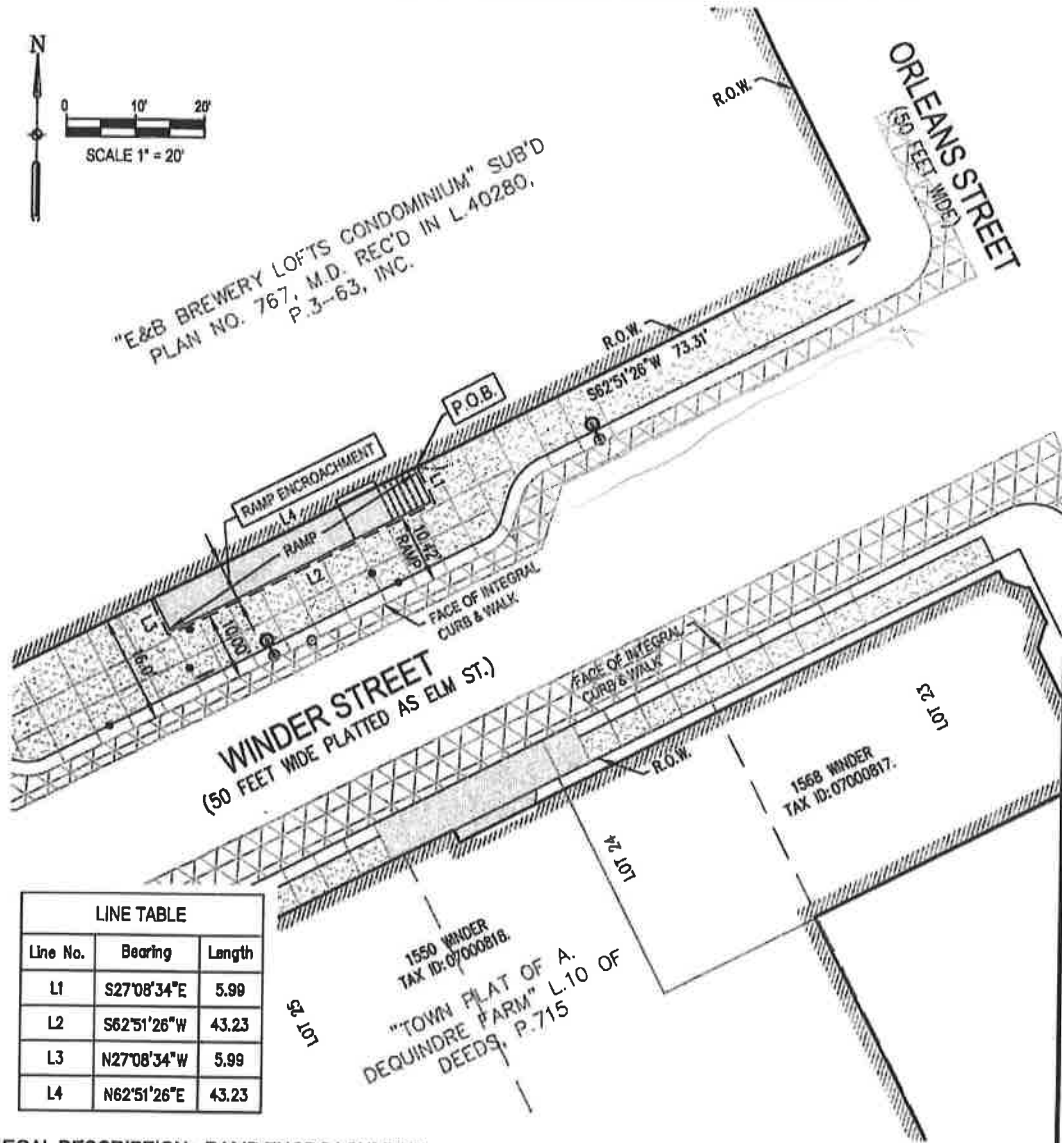
CITY CLERK 27 FEB 2019 PM 2:49

### RAMP ENCROACHMENT EXHIBIT

BEING PART OF WINDER ST. (50 FEET WIDE) PLATTED AS ELM ST. IN "TOWN PLAT OF A. DEQUINDRE FARM" AS RECORDED IN LIBER 10 OF DEEDS, PAGE 715, WAYNE COUNTY RECORDS, WAYNE COUNTY, MICHIGAN



"E&B BREWERY LOFTS CONDOMINIUM" SUB'D  
PLAN NO. 767, M.D. REC'D IN L.40280,  
P.3-63, INC.



LINE TABLE		
Line No.	Bearing	Length
L1	S27°08'34"E	5.99
L2	S62°51'26"W	43.23
L3	N27°08'34"W	5.99
L4	N62°51'26"E	43.23

**LEGAL DESCRIPTION: RAMP ENCROACHMENT**

Commencing at the Northwest corner of the intersection of Orleans Street (50 feet wide) and Winder Street (50 feet wide) platted as Elm Street in "Town Plat of A. Dequindre Farm", as recorded in Liber 10 of Deeds, Page 715, Wayne County Records, Wayne County, Michigan; thence S62°51'26"W 73.31 feet along the Northerly Right-of-Way line of said Winder Street to a PLACE OF BEGINNING; thence S27°08'34"E 5.99 feet; thence S62°51'26"W 43.23 feet; thence N27°08'34"W 5.99 feet; thence N62°51'26"E 43.23 feet along the Northerly Right-of-Way line of said Winder Street to the Point of Beginning, containing 258 square feet, more or less, being a part of said Winder Street, City of Detroit, Michigan.

*[Signature]*  
 CHARLES A. LANGOLF, PS 56210  
 PROFESSIONAL SURVEYOR  
 STATE OF MICHIGAN  
 charlie.langolf@smithgroup.com

JANUARY 29, 2019  
 DATE:



<b>CLIENT</b>		<b>EASTERN MARKET</b>	
ENCROACHMENT EXHIBIT FOR A RAMP LOCATED IN WINDER ST. (50 FEET WIDE) PLATTED AS ELM ST. IN "TOWN PLAT OF A. DEQUINDRE FARM" AS RECORDED IN LIBER 10 OF DEEDS, PAGE 715, WAYNE COUNTY RECORDS			
<b>SMITHGROUP</b>	JOB NO. 10257.000	PAGE 1	OF 1
	DRAWN: GAL	DATE	1/29/2019
	201 DEPOT STREET SECOND FLOOR ANN ARBOR, MI 48104 734.662.4457 www.smithgroup.com		

**LEGEND**

- W.C.R. WAYNE COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- L2 LINE SEGMENT ANNOTATION
- PROPOSED ENCROACHMENT
- RAMP PER CONSTRUCTION PLANS

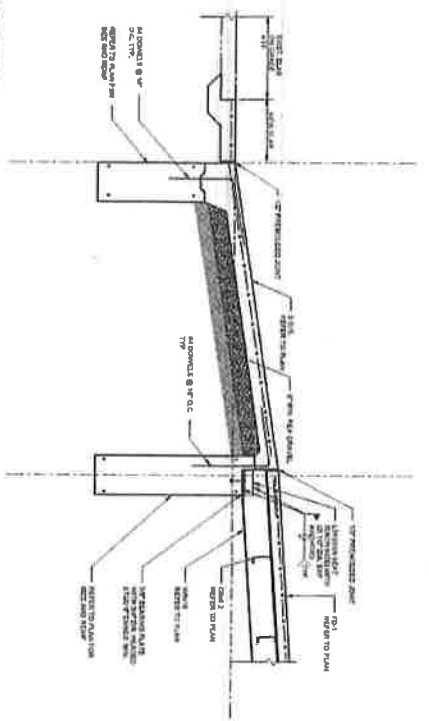
**EASTERN MARKET**  
**SXSE**  
**STREETSCAPE**  
**WINDER STREET RAMP**  
**STRUCTURAL DESIGN BY**  
**RESNAI / NASEN CONSULTING INC. 18-1417**  
**CITY OF DETROIT**  
**EASTERN MARKET**  
**CORPORATION**

**SMITHGROUP JJR**

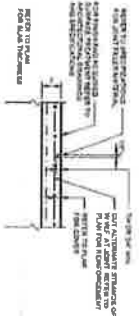
80 CHANICAL STREET  
 SUITE 1700  
 DETROIT, MI 48226  
 313.963.8000  
 www.smithgroup.com



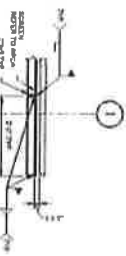
**E1 SECTION**  
 3/16" = 1'-0"



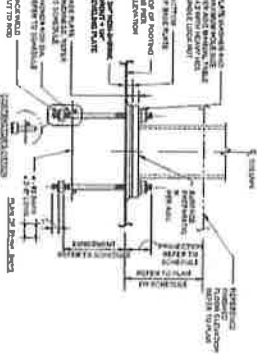
**E2 SECTION**  
 3/16" = 1'-0"



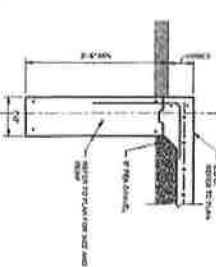
**E3 TRACK**  
 3/16" = 1'-0"



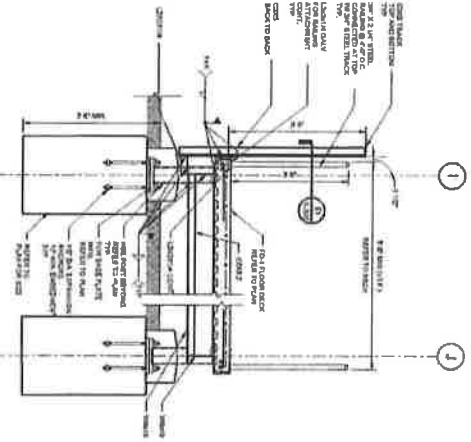
**E4 ANCHOR ROD DETAIL W/ LEVELING PLATE - BASE PLATE**  
 3/16" = 1'-0"



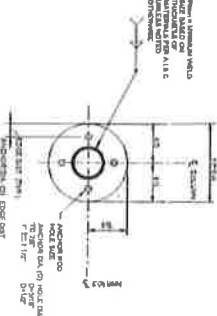
**E5 SECTION**  
 3/16" = 1'-0"



**E6 SECTION**  
 3/16" = 1'-0"



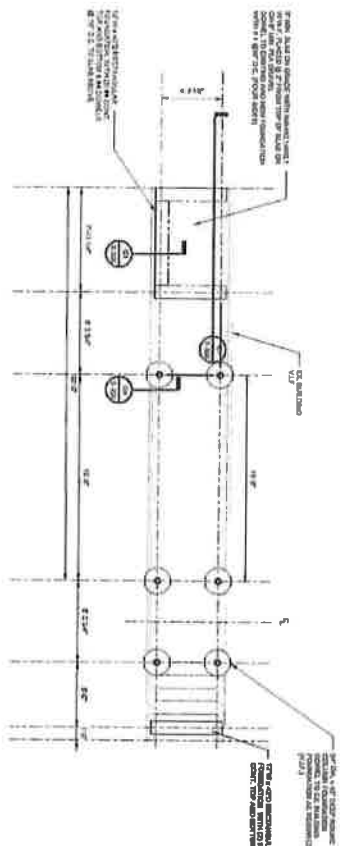
**E7 TYPICAL HSS ROUND COLUMN BASE PLATE**  
 3/16" = 1'-0"



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/23/2018
2	ISSUED FOR CONSTRUCTION	01/23/2018
3	ISSUED FOR CONSTRUCTION	01/23/2018
4	ISSUED FOR CONSTRUCTION	01/23/2018
5	ISSUED FOR CONSTRUCTION	01/23/2018
6	ISSUED FOR CONSTRUCTION	01/23/2018
7	ISSUED FOR CONSTRUCTION	01/23/2018
8	ISSUED FOR CONSTRUCTION	01/23/2018
9	ISSUED FOR CONSTRUCTION	01/23/2018
10	ISSUED FOR CONSTRUCTION	01/23/2018

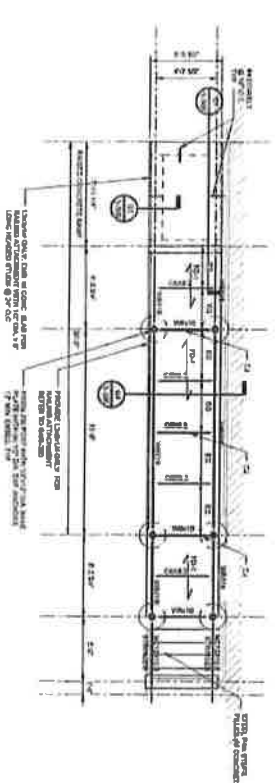
**SECTIONS AND DETAILS**

PROJECT NO: 10257/001  
 PROJECT NAME: S-300  
 SHEET NO: 10257/001



- GENERAL NOTES:**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  2. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  3. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  4. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  5. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.

**RAMP FOUNDATION PLAN**



- GENERAL NOTES:**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  2. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  3. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  4. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.
  5. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE OTHERWISE.

**RAMP FRAMING PLAN**

**EASTERN MARKET**

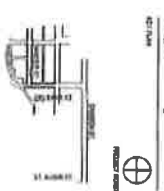
**STREETSCAPE**  
**WINDEN STREET RAMP**  
**STRUCTURAL DESIGN BY**  
**DEBAI / RAJAN CONSULTING**  
**ENGINEERS**  
 14-1117  
 14-1117  
**CITY OF DETROIT**  
**EASTERN MARKET**  
**CORPORATION**

**SMITHGROUP JJR**

501 CHURCH STREET  
 DETROIT, MI 48226  
 313.224.1000  
 www.smithgroup.com



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11
4	ISSUED FOR PERMIT	11/11/11
5	ISSUED FOR PERMIT	11/11/11
6	ISSUED FOR PERMIT	11/11/11
7	ISSUED FOR PERMIT	11/11/11
8	ISSUED FOR PERMIT	11/11/11
9	ISSUED FOR PERMIT	11/11/11
10	ISSUED FOR PERMIT	11/11/11



**RAMP FOUNDATION AND FRAMING PLAN**

10257.001  
**S-100**



The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A Young Municipal Center  
Detroit, MI 48226

RE: 1551 Winder Street - Universally Accessible Ramp/Stairs  
Encroachment Permit Petition

Dear Honorable City Council:

Eastern Market Corporation is in full support of E & B Brewery Lofts petition for Encroachment Permit for the universally accessible ramp located at 1551 Winder Street in the Eastern Market district.

Eastern Market funded and managed the sidewalk reconstruction on Winder Street between Orleans and Market streets. This \$500k project in our neighborhood represents our continued investment in the evolving Eastern Market district. The replacement of the 1551 Winder ramp was overdue and necessary to meet the needs of this important building in the district.

Council's continued support in Eastern Market is appreciated.

Sincerely,

David Tobar, ASLA  
President  
Eastern Market Development Corporation

313 5A9 3785

## LEGAL DESCRIPTION FOR A PEDESTRIAN RAMP ENCROACHMENT

Project No. 10257.000

Date: 11/20/18

Revised: 1/29/19

CAL

Commencing at the Northwest corner of the intersection of Orleans Street (50 feet wide) and Winder Street (50 feet wide) platted as Elm Street in "Town Plat of A. Dequindre Farm", as recorded in Liber 10 of Deeds, Page 715, Wayne County Records, Wayne County, Michigan; thence S62°51'26"W 73.31 feet along the Northerly Right-of-Way line of said Winder Street to a PLACE OF BEGINNING; thence S27°08'34"E 5.99 feet; thence S62°51'26"W 43.23 feet; thence N27°08'34"W 5.99 feet; thence N62°51'26"E 43.23 feet along the Northerly Right-of-Way line of said Winder Street to the Point of Beginning, containing 258 square feet, more or less, being a part of said Winder Street, City of Detroit, Michigan.

2019-03-04

**734**

**734** *Petition of E & B Brewery Lofts,  
request permission to install  
Universally Accessible Ramp/Stairs at  
1551 Winder Street.*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT    DPW -  
CITY ENGINEERING DIVISION