

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENT PETITION REFERENCE COMMUNICATION

*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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Petition No.	2023-301
Name of Petitioner	1208 Woodward LLC
Description of Petition	Petition for various at-grade encroachments within Woodward Avenue, East Grand River Avenue, Farmer Street, and Gratiot Avenue, adjacent to the property commonly known as 1208 Woodward Avenue.
Type of Petition	<b>Alley Vacation/Encroachment/Utility Vacation:</b>
Submission Date	08/25/2023
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	1208 Woodward LLC 630 Woodward Avenue Detroit, MI, 48226



**CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION**

**COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 TTY: 711  
WWW.DETROITMI.GOV**

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To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
MapsandRecordsBureau@DetroitMI.Gov  
(313) 224-3970

Petitioner:  
1208 Woodward LLC  
630 Woodward Avenue  
Detroit, MI, 48226

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition for various at-grade encroachments within Woodward Avenue, East Grand River Avenue, Farmer Street, and Gratiot Avenue, adjacent to the property commonly known as 1208 Woodward Avenue.

Jered Dean  
Manager II  
Department of Public Works  
City Engineering Division  
313-224-3985



July 07, 2022

**Honorable Detroit City Council  
C/o Detroit City Clerk  
200 Coleman A. Young Municipal Center  
2 Woodward Avenue  
Detroit, Michigan 48226**

RE: Giffels Webster - Request to encroach into the rights-of-way within the block bounded by Woodward Ave (120 feet wide), E. Grand River (60 feet wide), Farmer Street (71 feet wide), and Gratiot Ave (60 feet wide) in the city of Detroit.

Giffels Webster, 28 W. Adams, Suite 1200, Detroit, Michigan 48226 on behalf of Hudson Real Property LLC, 630 Woodward Ave., Detroit, Michigan, 48226 respectfully requests to encroach the following portions of the City of Detroit Rights-of-Way for the proposed Hudson site development:

- An at grade encroachment into the adjacent rights-of-way for streetscape elements. Included within this encroachment would be a 10-foot clear pedestrian accessway on Woodward Avenue, Farmer Street and Gratiot Avenue. A six-foot clear pedestrian accessway would be maintained on E. Grand River.
- An indemnification agreement with the City Engineering Department indemnification for maintenance of non-standard items in the adjacent rights-of-way such as pavers, benches, bollards, trench drains, tree grates and other streetscape elements.

These encroachments will not impede pedestrian or vehicular traffic. They will also not interfere with the maintenance of the public rights-of-way, including public and private utilities and Fire Department access. An exhibit of the proposed encroachment locations is attached.

If you should have any questions, please do not hesitate to contact me at (P) 313.962.4442 (M) 248.318.7988 or [tthomas@giffelswebster.com](mailto:tthomas@giffelswebster.com).

Respectfully,

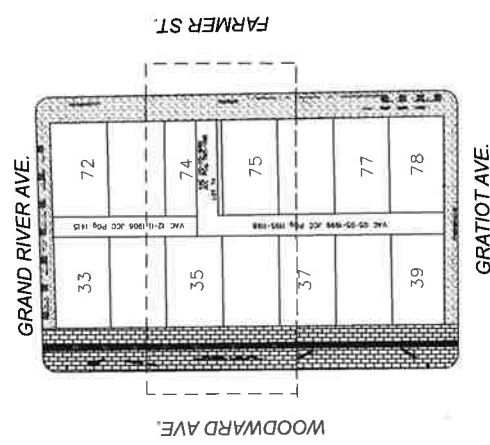
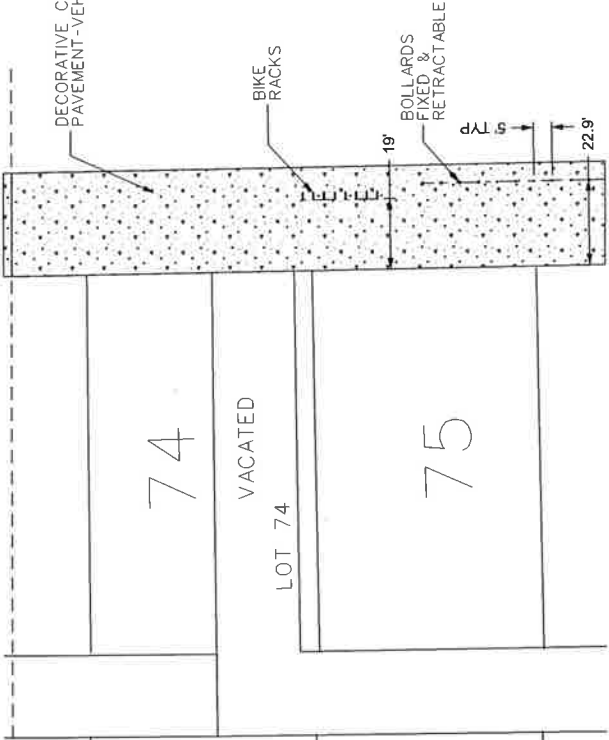
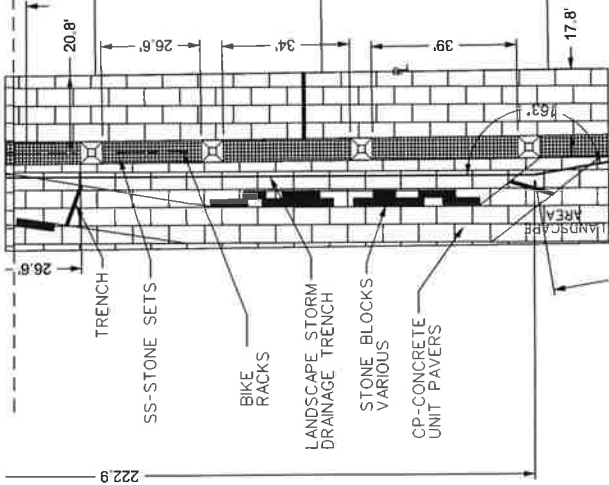
A handwritten signature in black ink that reads "Terence Thomas".

Terence Thomas  
Partner  
Giffels Webster

attachments

MAP-22-52

WOODWARD AVE. 120 FT. WD.



FARMER ST. 71 FT. WD.

74  
VACATED  
LOT 74  
75

35

- REGULATION AND ELECTRICAL CONDUIT TRENCH
- ▣ TREE PLANTER GRATE 6'x6'
- BOLLARD
- BIKE RACK 2'x2'10"x3"
- 2"x3/5" DEEP TRENCH FOR LANDSCAPE STORM DRAINAGE
- STONE BLOCK - VARIOUS SIZES
- TRASH RECEPTACLE

- DECORATIVE CONCRETE PAVEMENT-VEHICULAR
- CP-CONCRETE UNIT PAVERS
- SS-STONE SETS

- REQUEST ENCROACHMENT

CARTO 28 A

B					
A					
REVISIONS					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
DRAWN BY LC					
DATE 04-05-2023					
	CHECKED				
	APPROVED				

REQUEST ENCROACHMENT INTO THE RIGHTS OF WAY WITHIN THE BLOCK BOUNDED BY WOODWARD AVE., E. GRAND RIVER, FARMER ST., AND GRATIOT AVE. FOR STREETSCAPE ELEMENTS FOR THE PROPOSED HUDSON SITE

CITY OF DETROIT  
CITY ENGINEERING DIVISION  
SURVEY BUREAU

JOB NO. 22-52  
DRWG. NO. 22-52-2

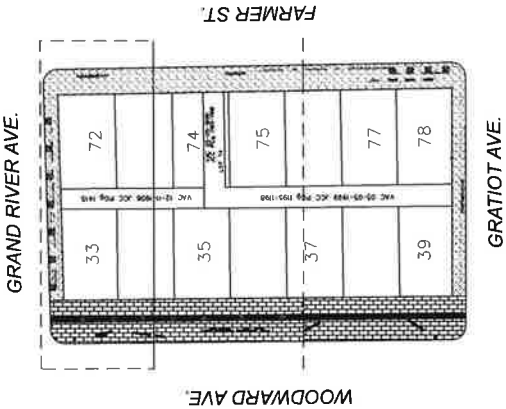
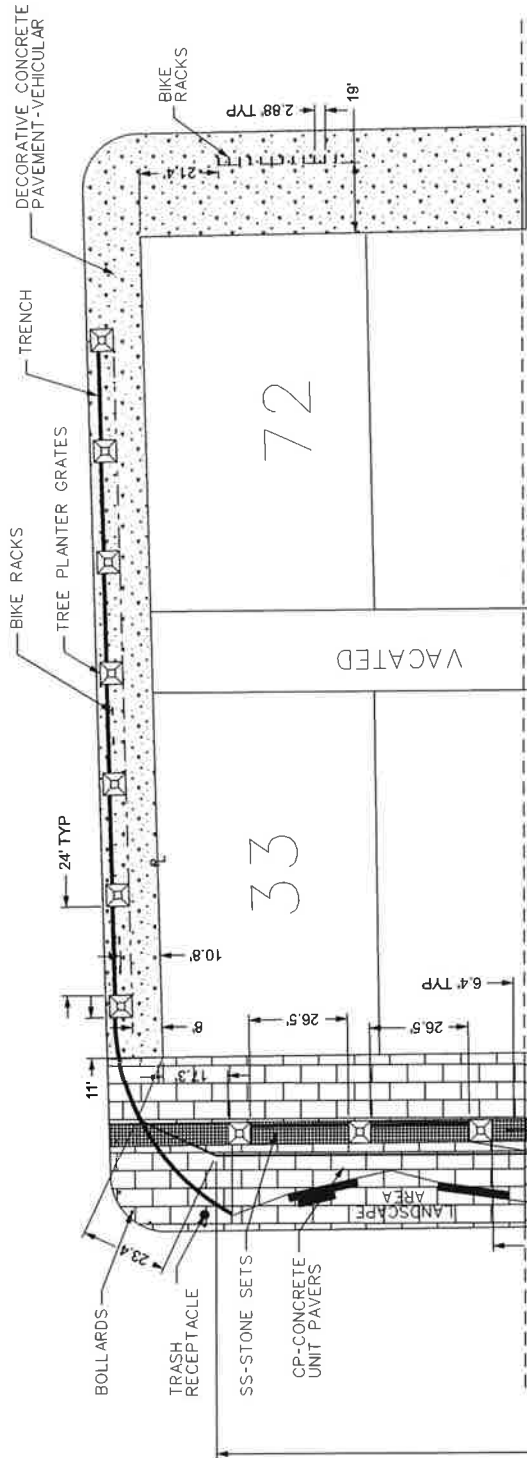
MAP-22-52

GRAND RIVER AVE. 60 FT. WD.

WOODWARD AVE. 120 FT. WD.



FARMER ST. 71 FT. WD.



- 2'-3" WIDE BY 3" DEEP TRENCH FOR BOLLARDS, BIKE RACKS, TREE PLANTER GRATES, AND LANDSCAPE STORM DRAINAGE AND IRRIGATION CONDUIT
- STONE BLOCK - VARIOUS SIZES
- TRASH RECEPTACLE

- 2'-3" WIDE BY 3" DEEP TRENCH FOR BOLLARDS, BIKE RACKS, TREE PLANTER GRATES, AND LANDSCAPE STORM DRAINAGE AND IRRIGATION CONDUIT
- STONE BLOCK - VARIOUS SIZES
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CARTO 28 A

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REVISIONS		DRWN	CHKD	APPD	DATE
DRAWN BY	LC	CHECKED	JD		
DATE	04-05-2023	APPROVED	JD		

REQUEST ENCROACHMENT INTO THE RIGHTS OF WAY WITHIN THE BLOCK BOUNDED BY WOODWARD AVE., E. GRAND RIVER, FARMER ST., AND GRATIOT AVE. FOR STREETSCAPE ELEMENTS FOR THE PROPOSED HUDSON SITE

CITY OF DETROIT  
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SURVEY BUREAU

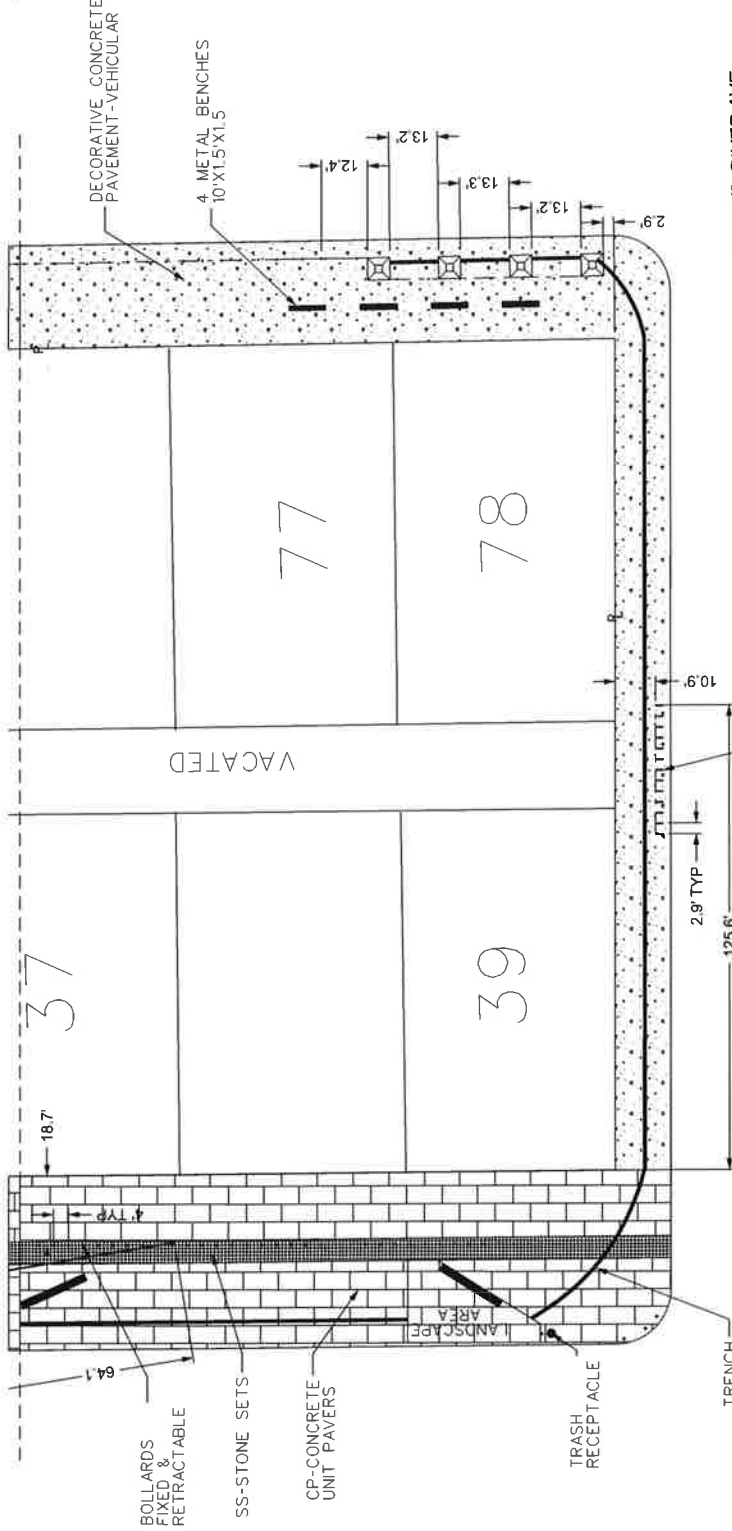
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DRWG. NO. 22-52-1

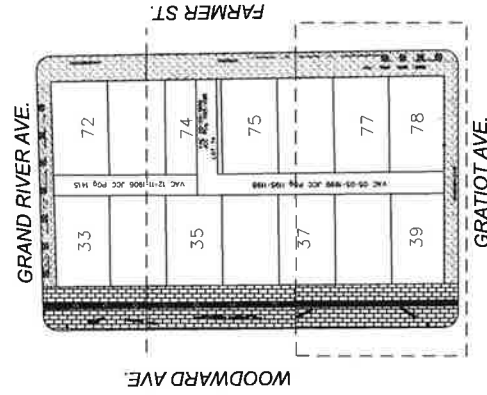
MAP-22-52

WOODWARD AVE. 120 FT. WD.

FARMER ST. 71 FT. WD.



GRATIOT AVE. 60 FT. WD.



CARTO 28 A

- IRRIGATION AND ELECTRICAL CONDUIT TRENCH
- FREE PLANTER GRATE 6'X6'
- BOLLARDS: FIXED AND RETRACTABLE
- BIKE RACK 2'X2'10"X3"
- METAL BENCH 10'X1.5'X1.5'
- 2'X 3.5' DEEP TRENCH FOR LANDSCAPE STORM DRAINAGE
- STONE BLOCK - VARIOUS SIZES
- TRASH RECEPTACLE

- DECORATIVE CONCRETE PAVEMENT-VEHICULAR
- CP-CONCRETE UNIT PAVERS
- SS-STONE SETS

**- REQUEST ENCROACHMENT**

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REVISIONS		DRWN	CHKD	APPD	DATE
DRAWN BY		CHECKED		JD	
DATE		APPROVED		JD	
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CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	22-52
DRWG. NO.	22-52-3



HUDSON'S SITE  
DE TRUIT, MICHIGAN

- HUDSON REAL PROPERTY, LLC  
Sponsor
- ARCHITECT  
BISHOP & PARTNERS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106  
Architect of Record
- GENERAL CONTRACTOR  
KERRILL ASSOCIATES, INC.  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- MECHANICAL CONTRACTOR  
HARRINGTON ASSOCIATES  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- ELECTRICAL CONTRACTOR  
SUNBELT ELECTRICAL, INC.  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- PLUMBING CONTRACTOR  
BISHOP & PARTNERS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- LANDSCAPE ARCHITECT  
GRANDVIEW LANDSCAPE ARCHITECTS, INC.  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- PAVING CONTRACTOR  
WALKER CONSULTANTS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- INTERIORS CONTRACTOR  
BISHOP & PARTNERS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- GENERAL CONTRACTOR  
KERRILL ASSOCIATES, INC.  
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ANN ARBOR, MI 48106
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WALKER CONSULTANTS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- INTERIORS CONTRACTOR  
BISHOP & PARTNERS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106

- ARCHITECT OF RECORD  
BISHOP & PARTNERS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106
- MECHANICAL CONTRACTOR  
HARRINGTON ASSOCIATES  
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ANN ARBOR, MI 48106

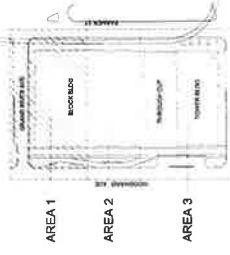
- INTERIORS CONTRACTOR  
BISHOP & PARTNERS  
2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106

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2000 EAST TOWN SQUARE  
ANN ARBOR, MI 48106

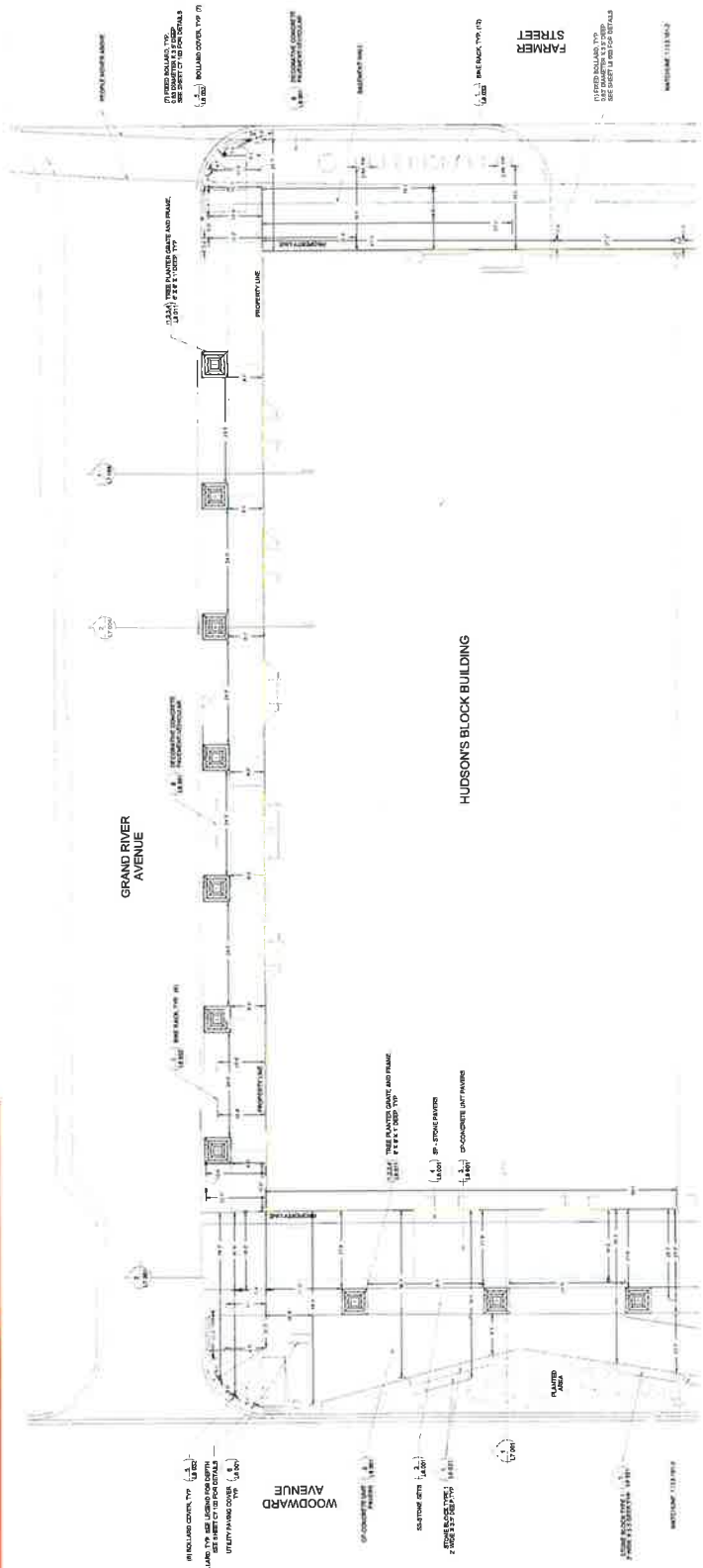
MATERIALS PLAN  
- LEVEL 1 - AREA 1

MATERIALS LEGEND

- LEFT OF WORK
- PROPERTY LINE
- EXISTING
- PROPOSED
- STRUCTURAL SLAB
- SLIP
- SLIP & STRUCTURAL SLAB
- ALL VERTICAL SURFACES
- SMALL ON-MOUNT BOLLARD
- DEEP ANCHOR BOLLARD
- 1/2" DIA. BOLLARD
- 3/4" DIA. BOLLARD
- CONCRETE CURB
- EXISTING CURB POLE
- ASPHALT DRIVE
- STONE BLOCK CURB
- CONCRETE CURB
- CONCRETE SLAB
- ASPHALT
- TREE CURB



MAP 22-52  
HUDSONS AT-GRADE ENCROACHMENT  
PLAN SHEETS AND DETAILS



WOODWARD AVENUE  
1/2" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
3/4" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
CONCRETE CURB  
CONCRETE SLAB  
ASPHALT DRIVE

GRAND RIVER AVENUE  
1/2" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
3/4" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
CONCRETE CURB  
CONCRETE SLAB  
ASPHALT DRIVE

FARMER STREET  
1/2" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
3/4" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
CONCRETE CURB  
CONCRETE SLAB  
ASPHALT DRIVE

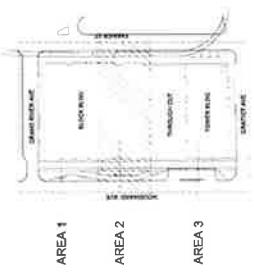
WOODWARD AVENUE  
1/2" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
3/4" DIA. BOLLARD TYP. SEE SHEET L3-101-1 FOR DETAILS  
CONCRETE CURB  
CONCRETE SLAB  
ASPHALT DRIVE



**HUDSON'S SITE**  
DETROIT, MICHIGAN

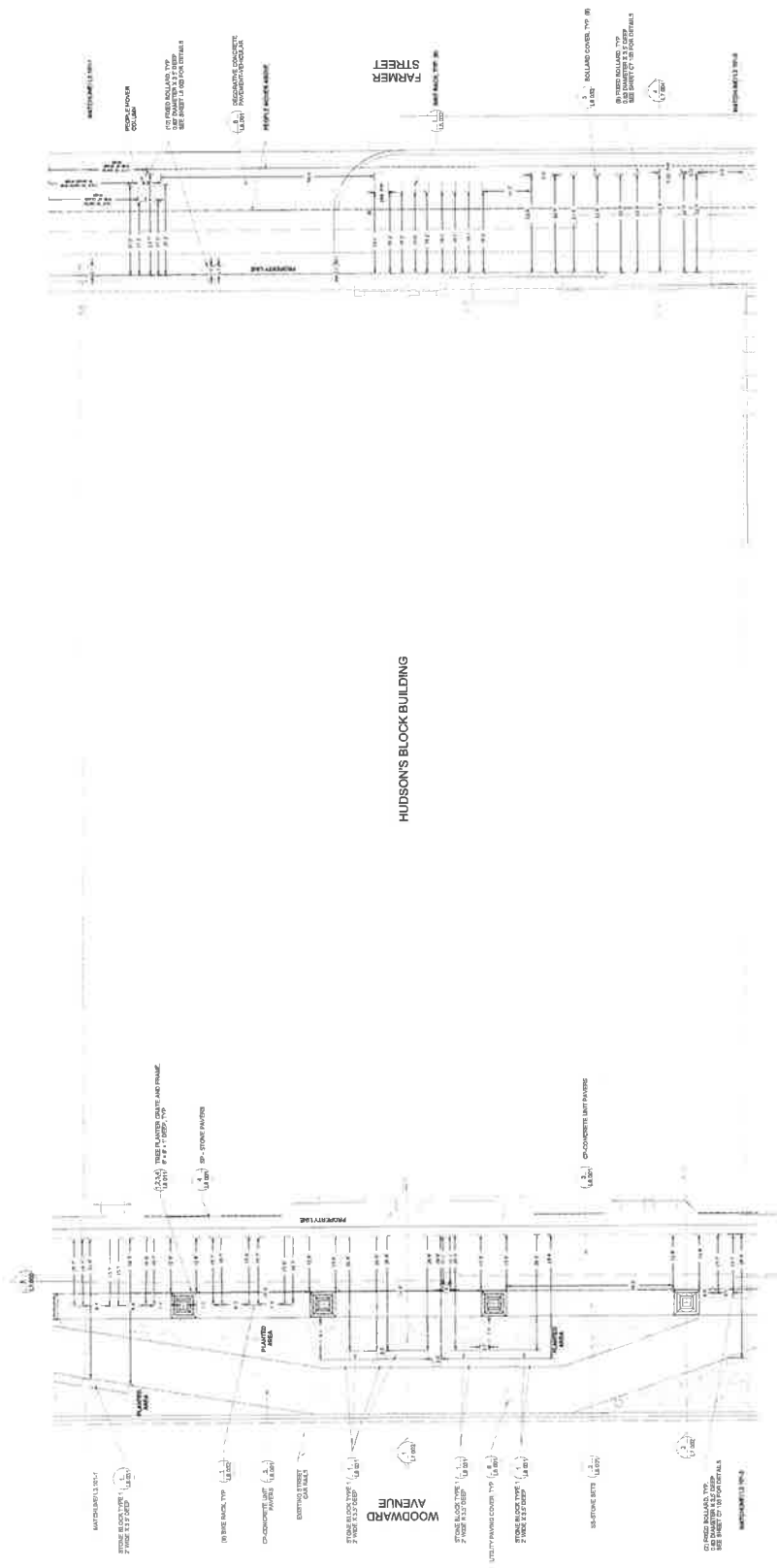
- HUDSON REAL PROPERTY, LLC**  
**ARCHITECTS**  
 KIMBALL HORN & ASSOCIATES  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**MECHANICAL ENGINEERING**  
 HANSEN ENGINEERING ASSOCIATES  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**ELECTRICAL ENGINEERING**  
 HANSEN ENGINEERING ASSOCIATES  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**PLUMBING ENGINEERING**  
 HANSEN ENGINEERING ASSOCIATES  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**GENERAL CONTRACTOR**  
 BARKER MOHRAN & ASSOCIATES  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**WALKER CONSULTANTS**  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**INTERIORS ARCHITECT**  
 ALBERT GROUP LIMITED  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**TRUCKING CONSULTANT**  
 ALBERT GROUP LIMITED  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**MECHANICAL ENGINEERING**  
 HANSEN ENGINEERING ASSOCIATES  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**CONCRETE CONSULTANT**  
 LERCH WATERS & ASSOCIATES  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606  
**LANDSCAPE ARCHITECT**  
 AQUA TERRA  
 1000 W. WABASH AVENUE, SUITE 1000  
 CHICAGO, ILLINOIS 60606

**KEY MAP**



**MATERIALS LEGEND**

- WALLS**  
 CONCRETE  
 BRICK  
 STONE  
 GLASS  
 METAL  
 WOOD  
 PLASTER  
 Gypsum Board  
 Drywall  
 Acoustic Tile  
 Carpet  
 Hardwood  
 Laminate  
 Vinyl  
 Tile  
 Paint  
 Stain  
 Sealant  
 Caulk  
 Adhesive  
 Grout  
 Mortar  
 Screed  
 Substrate  
 Insulation  
 Vapor Barrier  
 Membrane  
 Waterproofing  
 Drainage  
 Slope  
 Finish  
 Trim  
 Hardware  
 Fasteners  
 Anchors  
 Bolts  
 Screws  
 Nails  
 Spacers  
 Shims  
 Brackets  
 Plates  
 Straps  
 Clips  
 Washers  
 Gaskets  
 Seals  
 Gaskets  
 Seals  
 Gaskets  
 Seals



**MATERIALS PLAN**  
**- LEVEL 1 - AREA 2**  
 DRAWING NUMBER: L3.101-2





**IRRIGATION LEGEND**

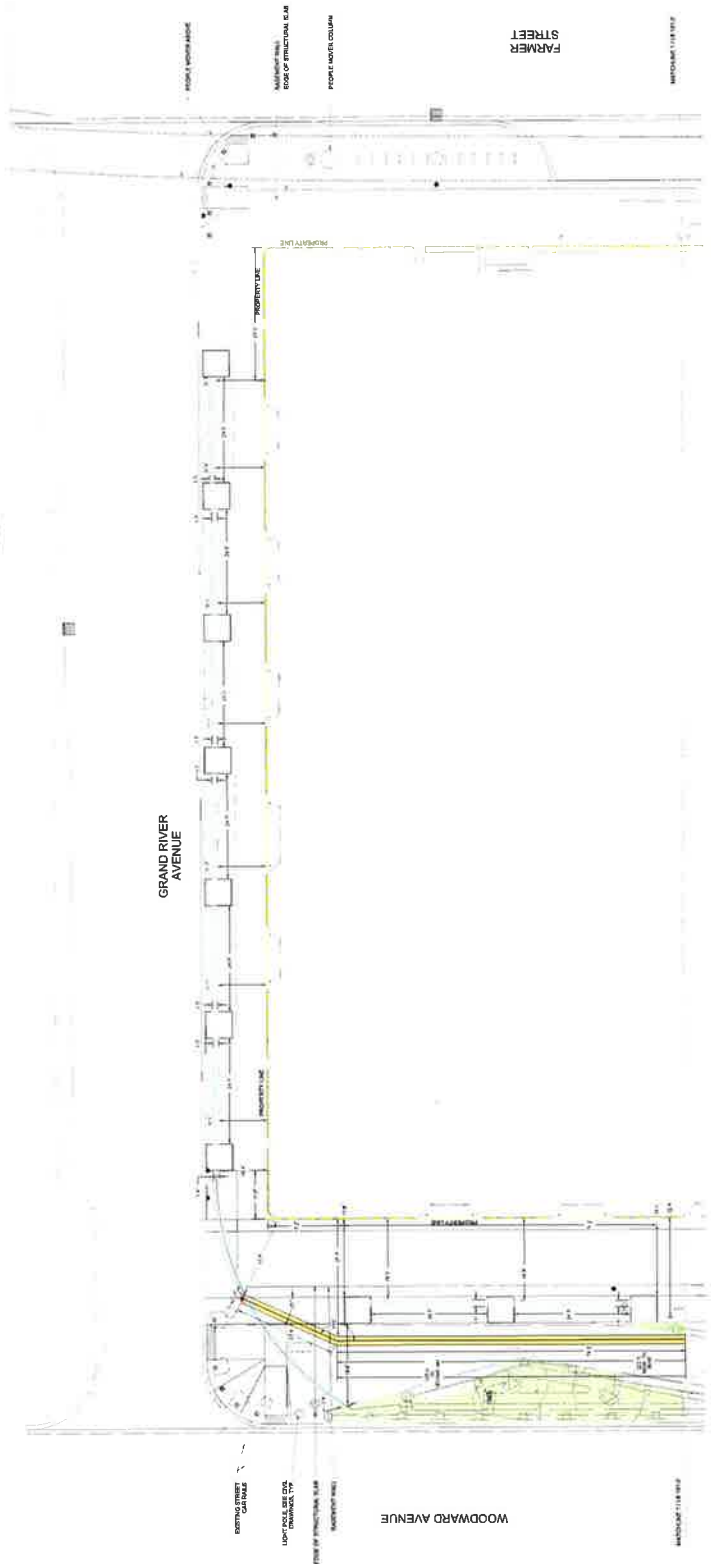
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- 80.00' - 80.00' (80.00' x 80.00')
- 81.00' - 81.00' (81.00' x 81.00')
- 82.00' - 82.00' (82.00' x 82.00')
- 83.00' - 83.00' (83.00' x 83.00')
- 84.00' - 84.00' (84.00' x 84.00')
- 85.00' - 85.00' (85.00' x 85.00')
- 86.00' - 86.00' (86.00' x 86.00')
- 87.00' - 87.00' (87.00' x 87.00')
- 88.00' - 88.00' (88.00' x 88.00')
- 89.00' - 89.00' (89.00' x 89.00')
- 90.00' - 90.00' (90.00' x 90.00')
- 91.00' - 91.00' (91.00' x 91.00')
- 92.00' - 92.00' (92.00' x 92.00')
- 93.00' - 93.00' (93.00' x 93.00')
- 94.00' - 94.00' (94.00' x 94.00')
- 95.00' - 95.00' (95.00' x 95.00')
- 96.00' - 96.00' (96.00' x 96.00')
- 97.00' - 97.00' (97.00' x 97.00')
- 98.00' - 98.00' (98.00' x 98.00')
- 99.00' - 99.00' (99.00' x 99.00')
- 100.00' - 100.00' (100.00' x 100.00')

**KEY MAP**

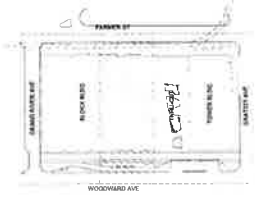


**HUDSON'S SITE**  
DETROIT, MICHIGAN

- HUDSON REAL PROPERTY, LLC
- SHUP ARCHITECTS  
Design Architects
- KENDALL HEATON ASSOCIATES, INC.  
Architect of Record
- HAMILTON ANDERSON ASSOCIATES  
700 North Dearborn Street, Suite 1000  
Detroit, MI 48226
- BUROMARPOLO ENGINEERING  
Structural and MEP/FP Engineer  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- GRITEL & WISNIEWSKI, INC.  
Civil Engineering  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- BANKET MOHANDAS LLC  
Vertical Transportation Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- WALKER CONSULTANTS  
Parking Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- HERBERTS ASSOCIATES ARCHITECTS & ENGINEERS P.C.  
Fields Systems Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- ARUP GROUP LIMITED  
Acoustic, V.I.T. Security Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- TREASURE PARTNERS ARCHITECTS  
Interior Design Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- WCA PARTNERS  
Kitchen and Food Service Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- CODE CONSULTANTS, INC.  
Code Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- LESLIE BATES & ASSOCIATES  
Lighting Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226
- AGMATECHNOC  
Pool Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, MI 48226



KEY MAP



IRRIGATION LEGEND

- LIMIT OF IRRIGATION
- PROPERTY LINE
- STRUCTURAL FLOOR
- LANDSCAPE ZONE
- ZONE 1: 1/2" DRAINAGE
- ZONE 2: 1/2" DRAINAGE
- ZONE 3: 1/2" DRAINAGE
- LANDSCAPE ZONE DAMAGE



HUDSON'S SITE  
DETROIT, MICHIGAN

- HUDSON REAL PROPERTY, LLC  
Real Estate
- SHAW ARCHITECTS  
Design Architect
- KENDALHEATON ASSOCIATES, INC.  
Architect of Record
- HAMILTON ANDERSON ASSOCIATES  
Architect of Record
- TRAVIS ARCHITECTURE & DESIGN  
Design Architect
- BURKHARDT ENGINEERING  
Structural and MEP Engineer
- TRAVIS ARCHITECTURE & DESIGN  
Design Architect
- BUROHAPPOLD ENGINEERING  
Structural and MEP Engineer
- GRITEL & WENSTEN, INC.  
Civil Engineering
- BANNER MOHANDAS LLC  
Vertical Transportation Consultant
- WALKER CONSULTANTS  
Energy Consultant
- HERTZBERG ENGINEERS ARCHITECTS & ENGINEERS P.C.  
Energy Consultant
- ARUP GROUP LIMITED  
Acoustic, Air, and Lighting Consultant
- TRAVIS ARCHITECTURE & DESIGN  
Design Architect
- MECHPARTNERS  
Mechanical Consultant
- RITHELM and FROST NORDAL Consultant  
Code Consultant
- CODE CONSULTANTS, INC.  
Code Consultant
- LEPORA BATES & ASSOCIATES  
Lighting Consultant
- LEPORA BATES & ASSOCIATES  
Lighting Consultant
- AGUATECTONIC  
Pool Consultant
- 2 X 4  
Spray Consultant



PROJECT NUMBER: 1101-2  
DRAWING TITLE:  
DATE: 11/11/2011  
PROJECT LOCATION: 1101-2

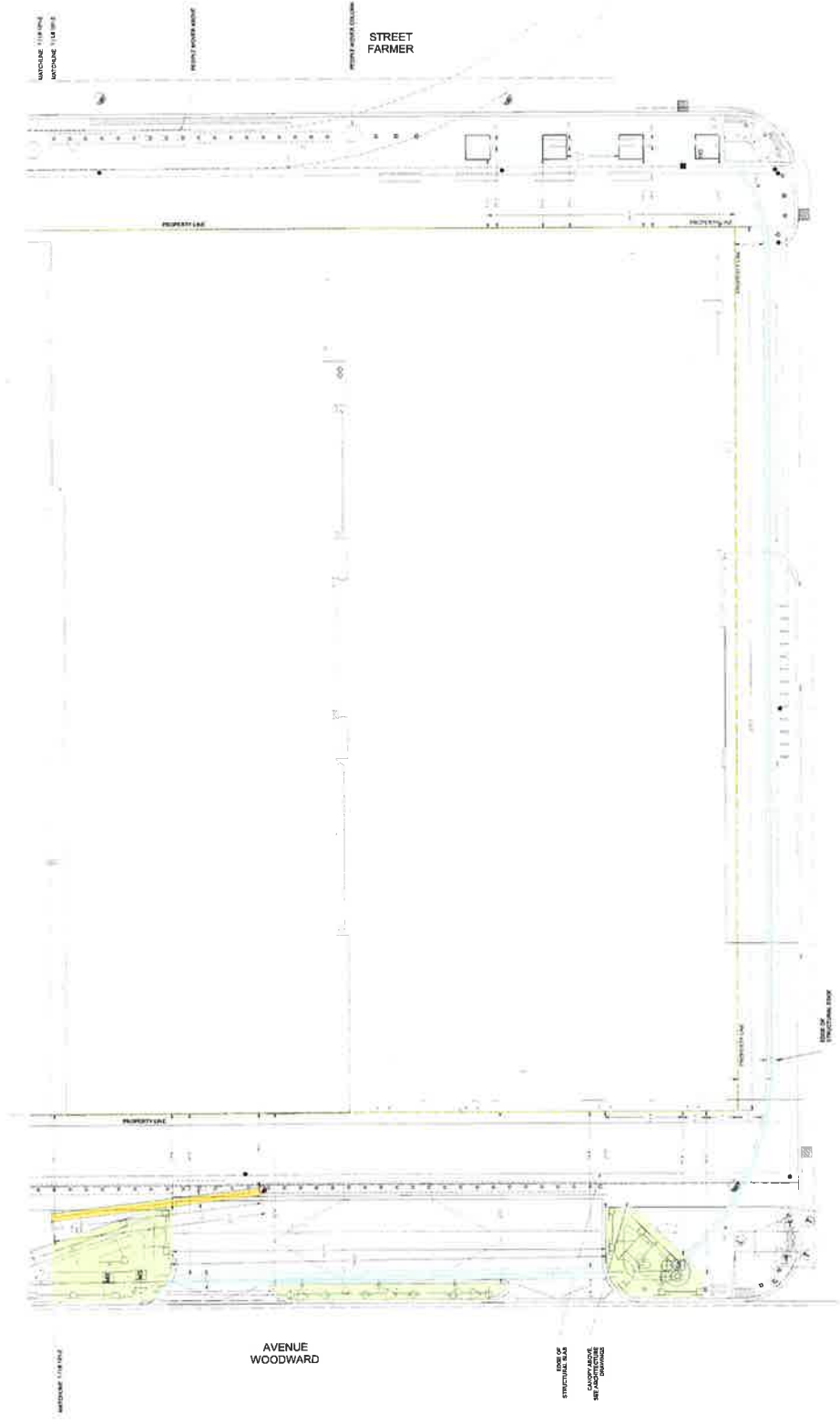
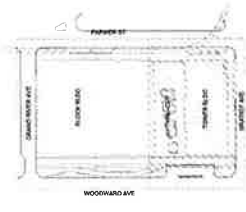
IRRIGATION PLAN  
- LEVEL 1 - AREA 2

IR1.101-2

**IRRIGATION LEGEND**

- LINE OF WALKWAY
- PERIMETER WALL
- STRUCTURAL SLAB
- LANDSCAPE AREA
- 2" WIDE BY 1/2" DEEP TRENCH FOR PERIMETER WALL
- 2" WIDE BY 1/2" DEEP TRENCH FOR LANDSCAPE TRENCH CHANNEL

**KEY MAP**



**HUDSON REAL PROPERTY, LLC**  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**SHUP ARCHITECTS**  
 Design Architects  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**HAMILTON AMERSON ASSOCIATES**  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**RENOUVEAU ASSOCIATES, INC.**  
 Architects of Record  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**BRIDGMAN ENGINEERING**  
 Structural Engineers  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**OTTELL & WEBSTER, INC.**  
 Civil Engineering  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**BARKER MOHANDAS LLC**  
 Vertical Transportation Consultant  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**WALKER CONSULTANTS**  
 Mechanical Engineering  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**HEWITT CONSULTING SERVICES & ENGINEERS P.C.**  
 Facility Systems Consultant  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**ARUP GROUP LIMITED**  
 Architectural, MEP, Electrical, and  
 Mechanical Engineering  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**TERRACON CONSULTANTS**  
 Mechanical Engineering  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**MCB PARTNERS**  
 Kitchen and Bath Services Consultant  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**ODDE CONSULTANTS, INC.**  
 Civil Consultant  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**LEIGH BATES & ASSOCIATES**  
 Landscape Architect  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**JOHN BARTON**  
 Lighting Consultant  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**AGUATEC INC.**  
 Pool Consultant  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**2 X 4**  
 Slump Concrete  
 1500 WOODWARD AVE  
 DETROIT, MI 48226

**IRRIGATION PLAN**  
**- LEVEL 1 - AREA 3**

Drawing Number: **IR1-101-3**



**HUDSON'S SITI**  
DETROIT, MICHIGAN

- HUDSON REAL ESTATE, LLC**  
Owner
- SKM ARCHITECTS**  
Design Architect
- REHABILITATION ASSOCIATE, INC.**  
Interior Architect
- INTERIOR ARCHITECTURE ASSOCIATES**  
Interior Architect and Interior Environments
- SERAFIN DESIGN, INC.**  
Design Consultant
- BRONKHORST ENGINEERING**  
Structural Engineer  
1875 W. 10th and Ave. N
- EMPIRE WHEELER, INC.**  
Civil Engineering
- BAKER INTERNATIONAL**  
Mechanical/Electrical/HVAC Engineer
- WATSON CONSULTANTS**  
Water/Wastewater Engineer
- MANHATTAN CONSULTING ARCHITECTS & ENGINEERS P.C.**  
Construction Consultant
- THEATRE PROJECTS CONSULTANTS**  
Theatre and Performance Arts Consultant
- WCPARTNERS**  
Printer and Post Services Consultant
- COOR CONSULTANTS, INC.**  
Construction Consultant
- URBAN VITAL ASSOCIATES**  
Public Participation Consultant
- DOT DASH**  
Utility Consultant
- AQUADYNAMIC**  
Civil Consultant
- J. E. GARDNER**  
Structural Consultant

**PROPERTY LINE**

**WOODWARD AVE**

**LOT 1**

**LOT 2**

**LOT 3**

**LOT 4**

**LOT 5**

**LOT 6**

**LOT 7**

**LOT 8**

**LOT 9**

**LOT 10**

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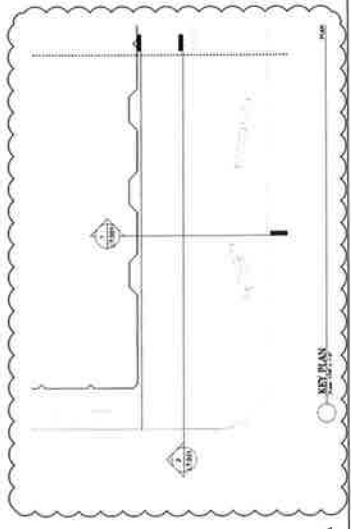
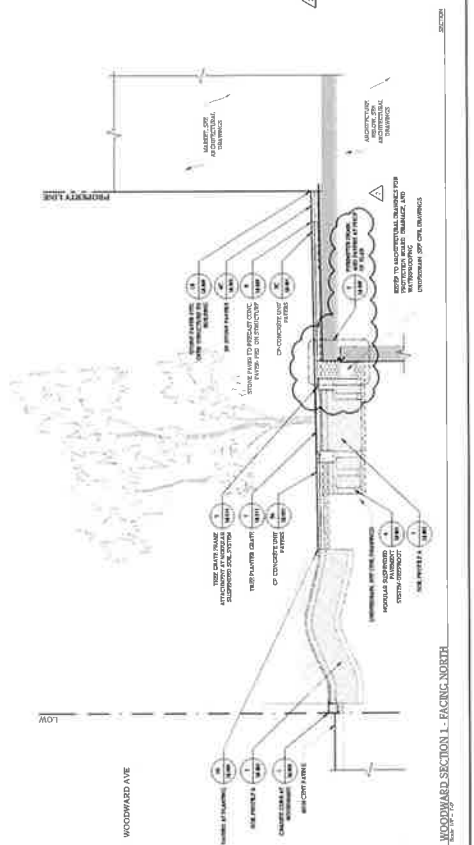
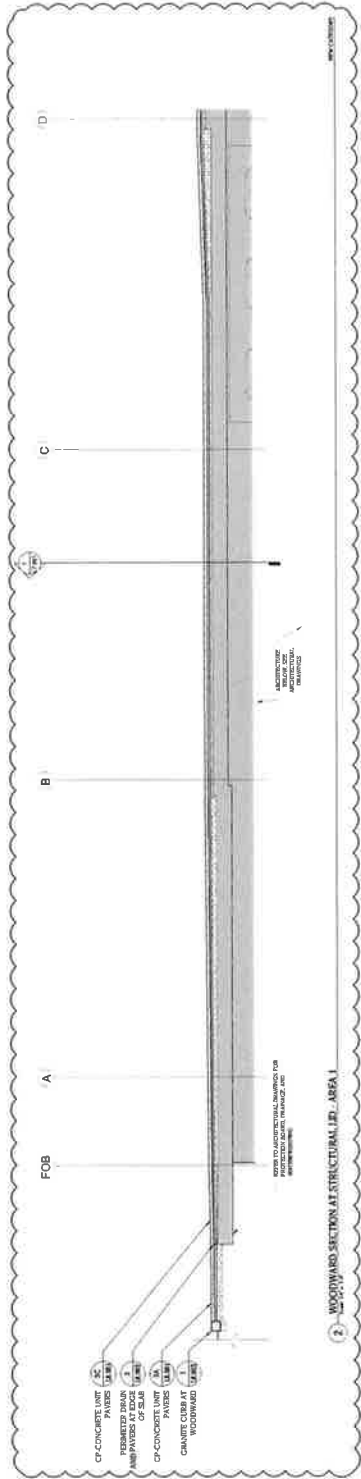
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**LOT 500**

**SITE SECTIONS - LEVEL 1**

**L7.001**



**WOODWARD SECTION A STRUCTURAL L.P. AREA 1**

**WOODWARD SECTION L - FACING NORTH**

**KEY PLAN**



**HUDSON'S SITE**  
DETROIT, MICHIGAN

**HUDSON REAL PROPERTY, LLC**  
Owner

**SKID ARCHITECTS**  
Design Architect

**REHABILITATION ASSOCIATES, INC.**  
Architect of Record  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

**SEKALCZAK, INC.**  
Design Architect

**MICHIGAN FINE BUILDING**  
Interior Architect  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

**OFFICE WEBSTER, INC.**  
Civil Engineering

**BARBER KROMANIDIS LLC**  
Mechanical Engineering  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

**HERYNGER CONSULTING ARCHITECTS**  
Architect of Record

**A. SHUMBERS P.C.**  
Structural Engineering  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

**THEATRE PROJECTS CONSULTANTS**  
Theater and Performance Design  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

**W.P. JACOBS**  
Interior Architect  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

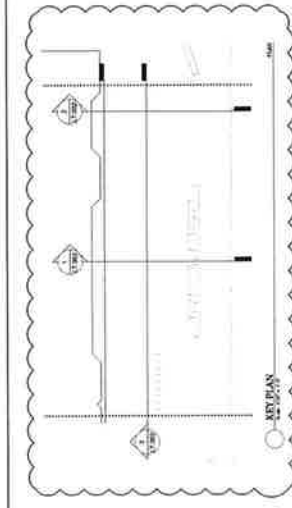
**COOK CONSULTANTS, INC.**  
Mechanical Engineering  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

**LEVIN & ASSOCIATES**  
Mechanical Engineering  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

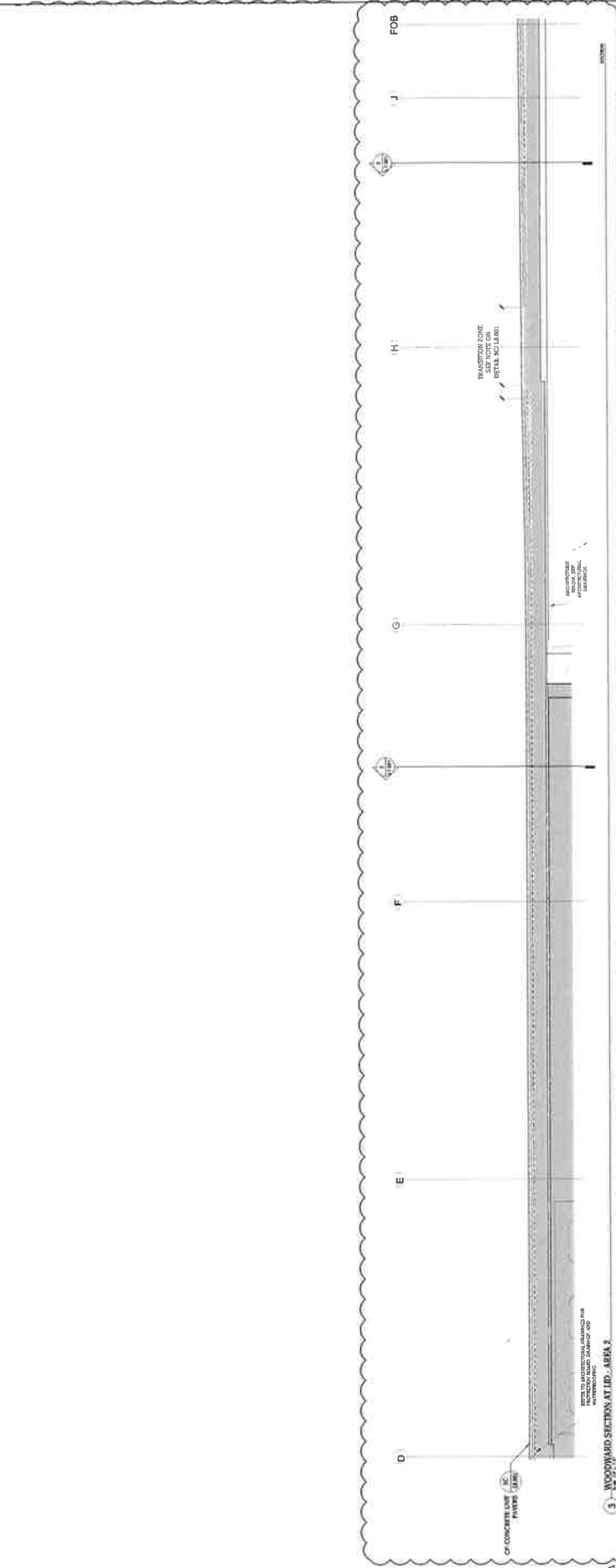
**DOT DASH**  
Lighting Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

**AGUSTINICONE**  
Acoustic Consultant  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226

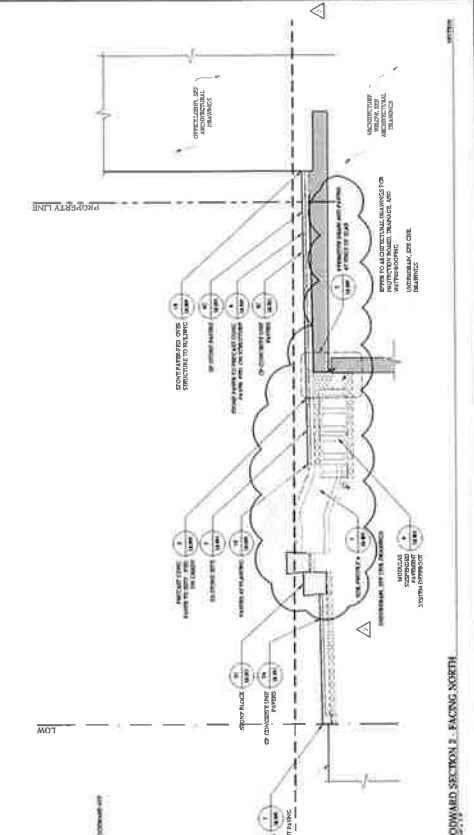
**SPRUELL**  
Structural Engineering  
1000 Woodward Avenue, Suite 1000  
Detroit, Michigan 48226



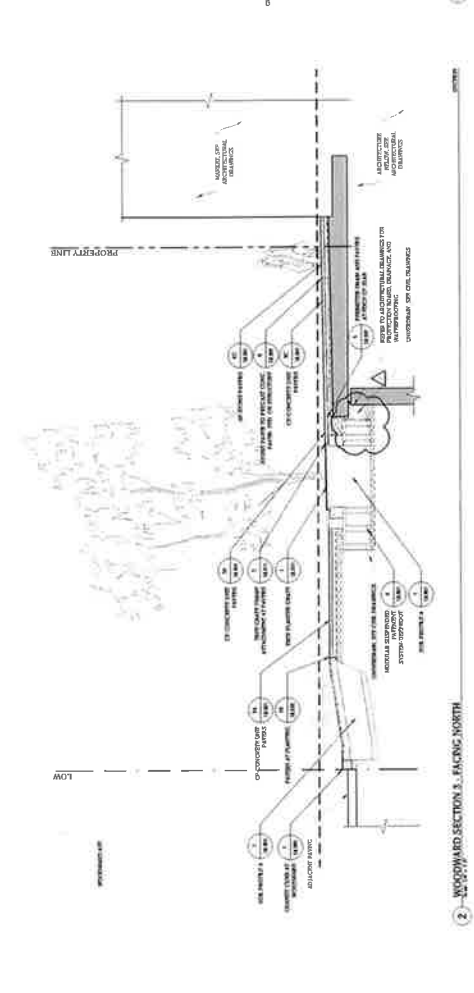
1. SITE PLAN



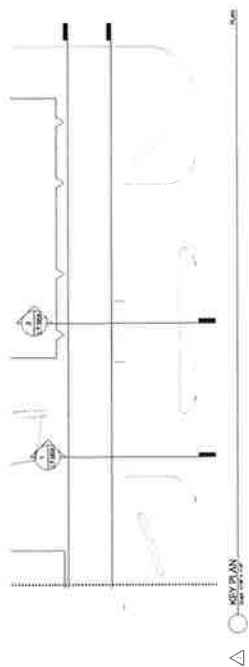
2. WOODWARD SECTION AT I.D. - AREA 2



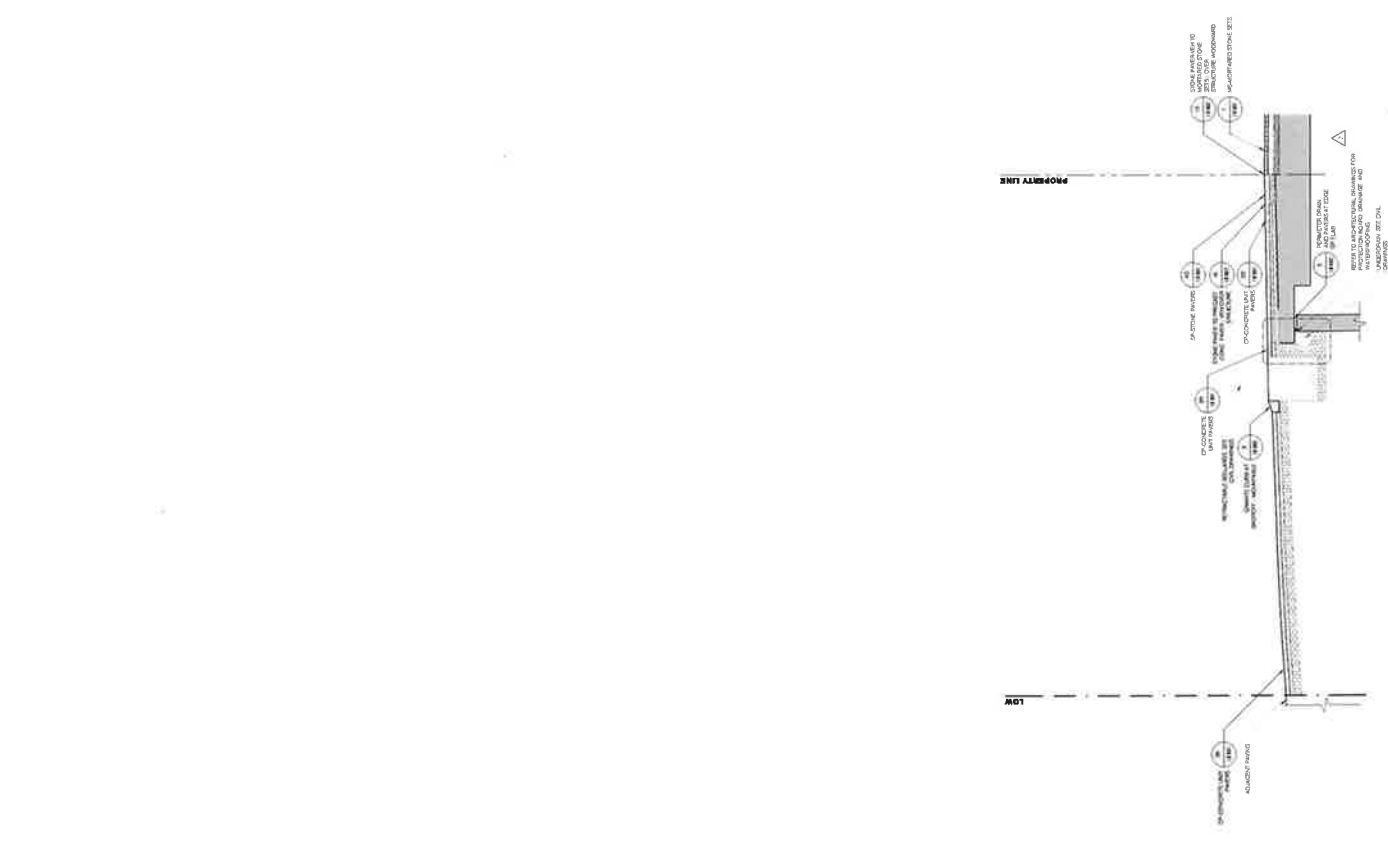
3. WOODWARD SECTION 1 - FACING NORTH



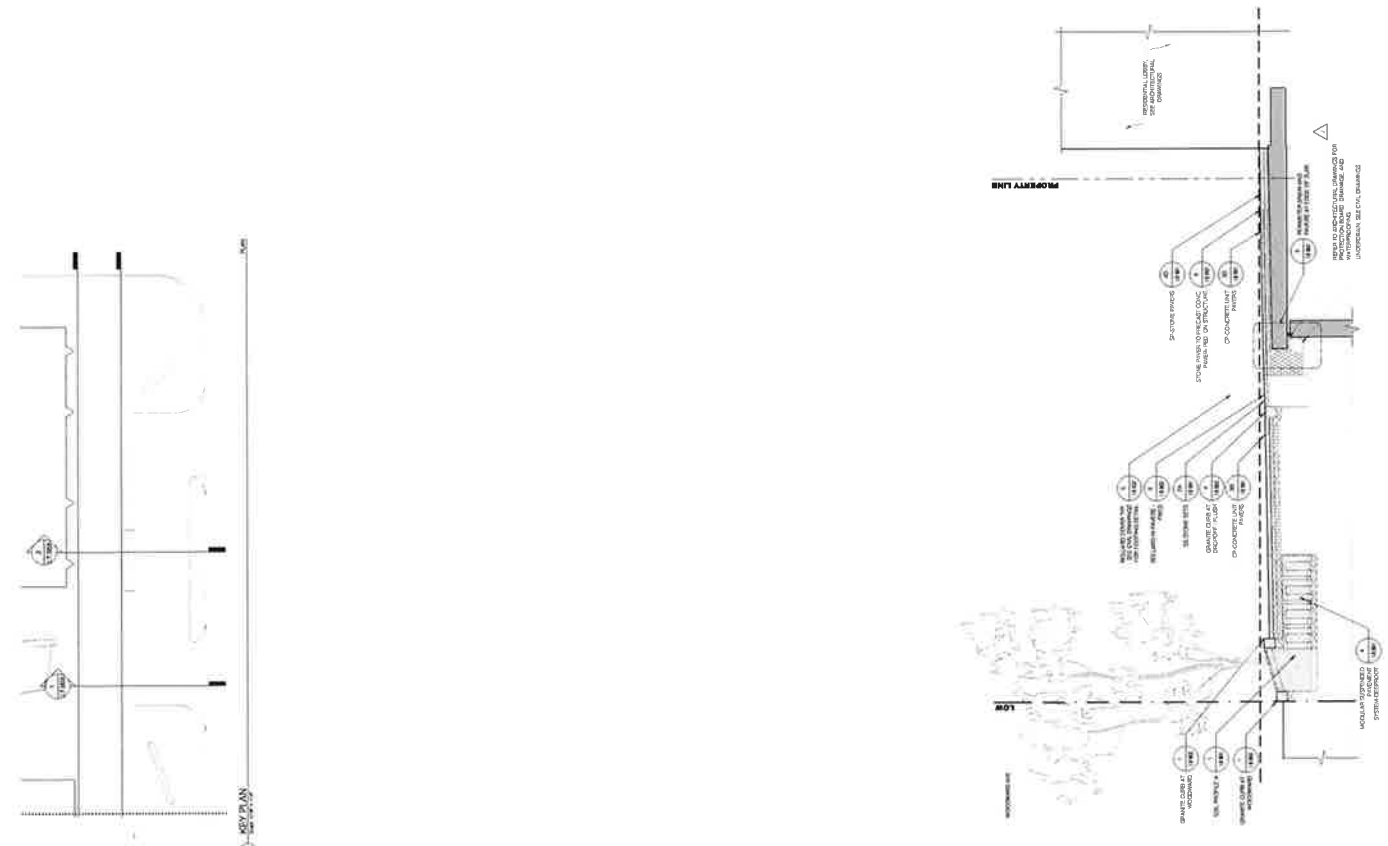
4. WOODWARD SECTION 2 - FACING NORTH



△ SECTION 1



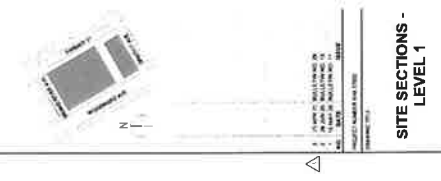
① WOODWARD SECTION 1 - HOTEL AND RESIDENTIAL DROP-OFF



② WOODWARD SECTION 2 - HOTEL AND RESIDENTIAL DROP-OFF

### HUDSON'S SITE

- REGIONAL SECURITY, LLC  
 Owner
- DEB ARCHITECTS  
 Design Architect
- KENHALLATION ASSOCIATES, INC.  
 Architect of Record
- HAMILTON JONKSON ASSOCIATES  
 Landscape Architect
- SRM DESIGN, INC.  
 Design/Construction Manager
- RESCHPODD ENGINEERING  
 Structural Engineer  
 EIR, PE, SE, LEED Accredited
- OFFICE WESTER, INC.  
 Civil Engineering
- BAKER MOHANDAS LLC  
 Vertical Transportation Consultant
- WATKINS CONSULTANTS  
 Vertical Transportation Consultant
- RODNEY CONSULTING ARCHITECTS  
 & ENGINEERS P.A.C.  
 Fluids System Consultant
- ALLIANT ENGINEERING  
 Mechanical/Electrical/HVAC
- THE MTR PROJECT CONSULTANTS  
 Mechanical, Electrical, Plumbing, Fire, and Security  
 Systems And Telecommunications
- WCP PARTNERS  
 Erosion and Fecal Solids Consultant
- ORIE CONSULTANTS, INC.  
 Civil Consultant
- LEIGHT CONSULTANTS  
 Mechanical, Electrical, and Controls
- DOT BASH  
 Lighting Consultant
- AGUAYTICORP  
 Fuel Consultant
- 315  
 Street Consultant

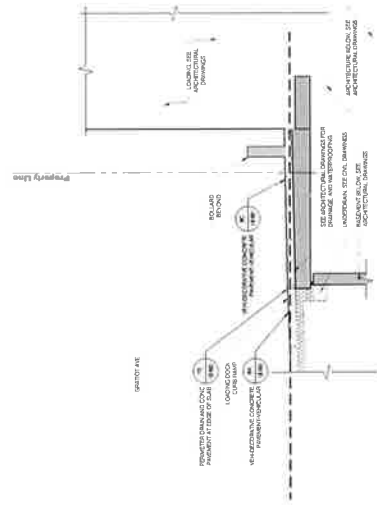


### SITE SECTIONS - LEVEL 1

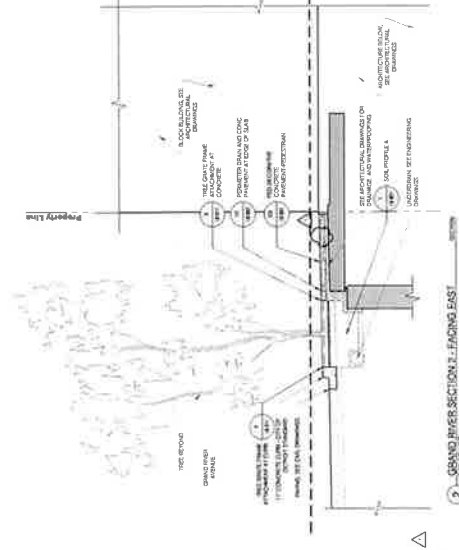


HUDSON'S SITE  
BIRKBECK, MICHIGAN

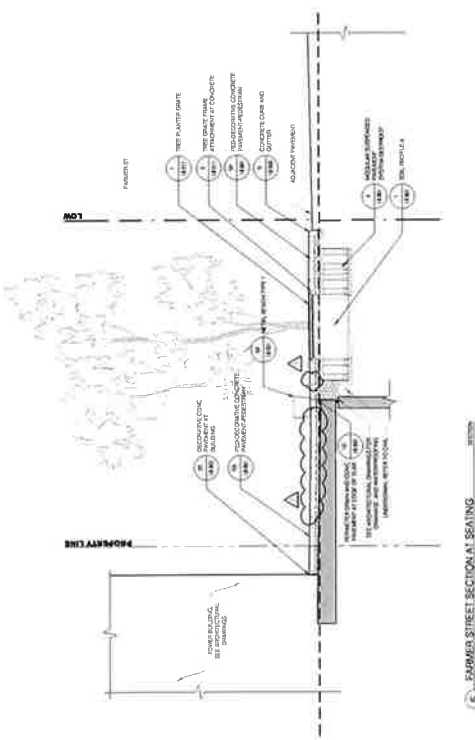
- HUDSON REAL ESTATE, LLC  
Owner
- SHW ARCHITECTS  
Design Architect
- REBALLINGTON ASSOCIATES, INC.  
Architect of Record
- HANCOCK ASSOCIATES  
Structural Engineer
- SEAFLEX DESIGN, INC.  
Design/Constructive Architect
- MECHAMPOD ENGINEERING  
Site/Utility and Foundation Engineer
- OPRELL WELBY, INC.  
Civil Engineering
- BAKER MONMADAL LLC  
Vertical Transportation Consultant
- WALDE CONSULTANTS  
Mechanical/Electrical/HVAC
- HERITAGE CONSULTING ARCHITECTS  
& ENGINEERS P.C.  
Architectural Consultant
- ALPAC CONSULTING  
Architectural Consultant
- TRIPLE P PARTNERS CONSULTANTS  
Mechanical/Electrical/HVAC
- WCA PARTNERS  
Kitchen and Food Service Consultant
- COSE CONSULTANTS, INC.  
Civil Consultant
- LEWIS AND CLARK ARCHITECTS  
Interior Architect
- DOT BASH  
Lighting Consultant
- AQUATRONIC  
Pool Consultant
- 3 1/4  
Square Footage



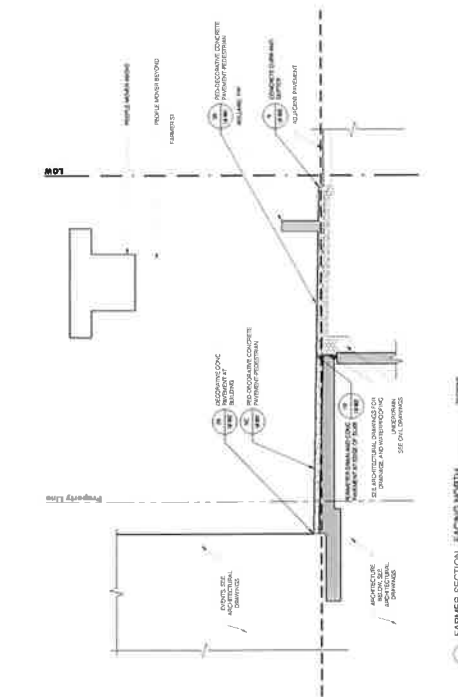
3 GRAND RIVER SECTION - FACING WEST



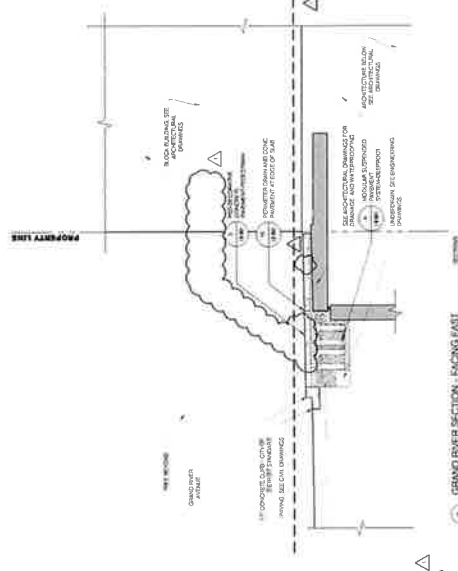
2 GRAND RIVER SECTION - FACING EAST



5 FARMER STREET SECTION - SEATING



4 FARMER STREET SECTION - FACING NORTH



1 GRAND RIVER SECTION - FACING EAST

PROJECT NUMBER: 17000  
DATE: 10/15/2014  
SCALE: 1/4" = 1'-0"

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/15/2014	ISSUED FOR PERMIT
2	10/15/2014	ISSUED FOR PERMIT
3	10/15/2014	ISSUED FOR PERMIT
4	10/15/2014	ISSUED FOR PERMIT
5	10/15/2014	ISSUED FOR PERMIT
6	10/15/2014	ISSUED FOR PERMIT
7	10/15/2014	ISSUED FOR PERMIT
8	10/15/2014	ISSUED FOR PERMIT
9	10/15/2014	ISSUED FOR PERMIT
10	10/15/2014	ISSUED FOR PERMIT

PROJECT: HUDSON'S SITE  
SHEET: 17000-101

SITE SECTIONS - LEVEL 1  
L7.004



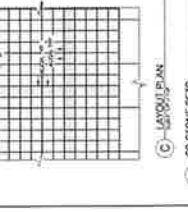
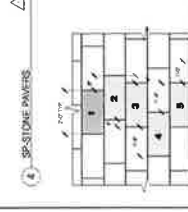
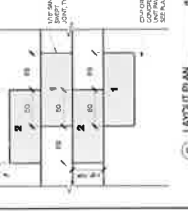
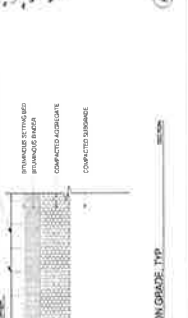
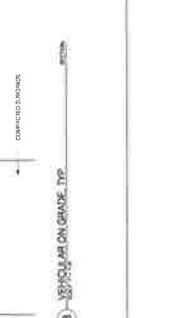
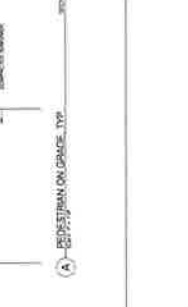
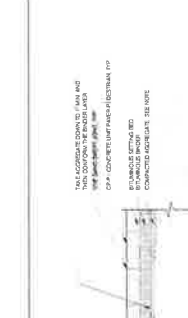
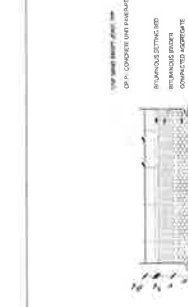
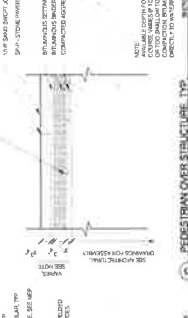
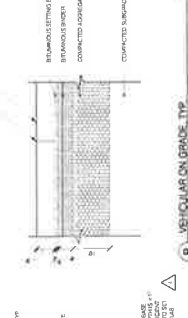
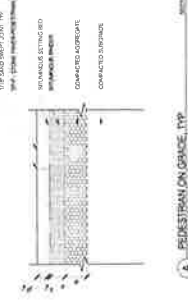
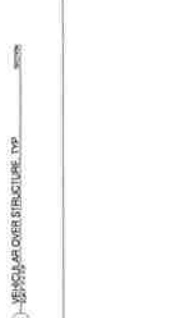
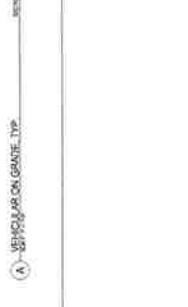
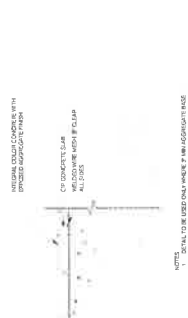
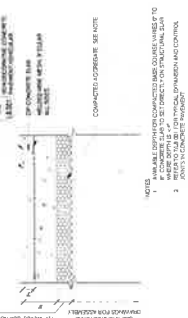
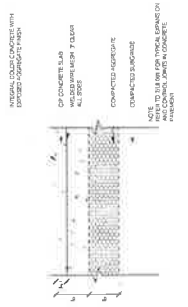


- HUDSON'S SITE**  
 1000 Hudson Avenue  
 Hudson, MA 01754
- HUDSON BILKOWSKI, LLC**  
 Civil Engineer  
 Design Architect
- EMERSON ASSOCIATES, INC.**  
 Architect at Large
- HAMILTON ANDERSON ASSOCIATES**  
 Landscape Architect
- DAVE ANDERSON, INC.**  
 Design/Constructive Architect
- BIOGRAPHIC ENGINEERING**  
 Structural Engineer  
 1000 Hudson Avenue, 3rd Floor  
 Hudson, MA 01754
- OPRELL WEBSTER, INC.**  
 Civil Engineering
- BAKER MONAHAN LLC**  
 Vertical Transportation Consultant
- WALKER CONSULTANTS**  
 Vertical Transportation Consultant
- HERBERT GREENBERG ARCHITECTS & ENGINEERS P.C.**  
 Vertical Transportation Consultant  
 1000 Hudson Avenue, 3rd Floor  
 Hudson, MA 01754
- ALPAC GROUP LIMITED**  
 Architectural  
 1000 Hudson Avenue, 3rd Floor  
 Hudson, MA 01754
- TRIMBLE CONSULTANTS**  
 Traffic and Safety  
 1000 Hudson Avenue, 3rd Floor  
 Hudson, MA 01754
- WCA ENGINEERS**  
 Planning and Survey Consultant
- COBE CONSULTANTS, INC.**  
 Civil Consultant
- LEVIN BLUMS & ASSOCIATES**  
 Civil Consultant
- DOVE DASH**  
 Utility Consultant
- AQUATECHNICAL**  
 Pool Consultant
- 3 E.A.**  
 Survey Consultant



**PAVING DETAILS - LEVEL 1**

PROJECT NO. 18.001

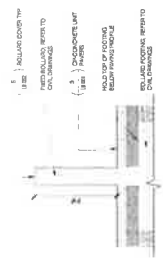


PROJECT NO. 18.001



HUDSON'S SITE  
S I T E P L A N

- HUDSON REAL ESTATE, LLC  
Owner
- SHAF ARCHITECTS  
Design Architect
- RENOVATION ASSOCIATES, INC.  
Architect of Record
- HAMILTON ANDERSON ASSOCIATES  
Architectural Consultant
- REDACTED, INC.  
Design Consultant - Interior
- REDACTED ENGINEERING  
Structural Engineer  
100 West 42nd Street  
New York, NY 10018
- ORFELD WEBSTER, INC.  
Civil Engineering
- BANKER HONOLD LLC  
Vertical Transportation Consultant
- WALZ & ASSOCIATES  
Mechanical Consultant
- BERNARDINI CONSULTING ARCHITECTS  
& INTERIORS P.C.  
Furniture System Consultant
- ALLEN DESIGN GROUP  
Acoustic Consultant
- THE BUREAU OF ARCHITECTURAL CONSULTANTS  
Energy Analysis Consultant  
100 West 42nd Street, 11th Floor  
New York, NY 10018
- MCALPIN/BEL  
Elevator and Escalator Consultant
- CORE CONSULTANTS, INC.  
Code Consultant
- REDACTED ASSOCIATES  
Interior Design Consultant
- DOT DATA  
Lighting Consultant
- ACUSTEONIC  
Acoustic Consultant
- 3 E.A.  
Specialty Contractor



9 BOLLARD IN PAVEMENT EDGE



1. BOLLARD COVER TOP  
2. BOLLARD COVER  
3. BOLLARD  
4. BOLLARD BASE  
5. BOLLARD FOOTING  
6. BOLLARD REINFORCING  
7. BOLLARD REINFORCING  
8. BOLLARD REINFORCING  
9. BOLLARD REINFORCING

PAVING DETAILS -  
LEVEL 1

L8.003



**HUDSON'S CITY**  
MICHIGAN

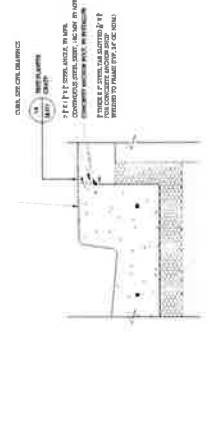
- HUDSON REAL ESTATE, LLC**  
Owner
- DMF ARCHITECTS**  
Design Architect
- PERKINS+WILL ASSOCIATES, INC.**  
Architect of Record
- HAMILTON AMERSON ASSOCIATES**  
Mechanical Engineer
- STRAUSSERSON, INC.**  
Design Landscape Architect
- BERCHAMPOUS ENGINEERING**  
Professional Engineer  
LED, VAV, and Energy
- OPPERLE WHEELER, INC.**  
Civil Engineering
- BAKERS MOHANDAS LLC**  
Vertical Transportation Consultant
- WALTON CONSULTANTS**  
Civil Engineer
- WESTROE CONSULTING ARCHITECTS & ENGINEERS P.C.**  
Acoustic System Consultant
- ALPAC VEHICLE LIFTING**  
Acoustic Consultant
- TRINITY PROJECT CONSULTANTS**  
Thermal And Thermal AV Consultant
- WCP PARTNERS**  
Interior and Food Service Consultant
- COBE CONSULTANTS, INC.**  
Cost Consultant
- LEONARDI & ASSOCIATES**  
Electrical Engineer
- DOT FLASH**  
Lighting Consultant
- AQUALECTRONIC**  
Pool Consultant
- SPRUE CONSULTANT**



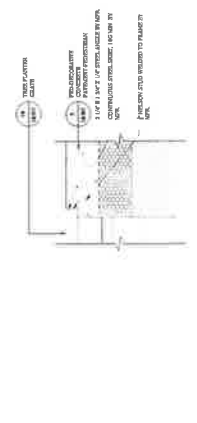
REVISIONS

NO.	DATE	DESCRIPTION
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3	11/14/2018	ISSUED FOR PERMITS
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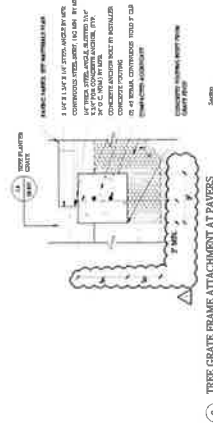
**SITE DETAILS - LEVEL 1**  
DRAWING NUMBER: **L8.011**



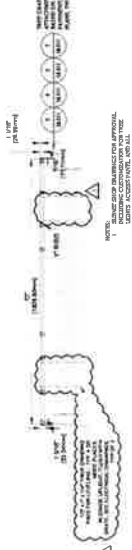
**4 - TREE GRATE FRAME ATTACHMENT AT CURB**



**3 - TREE GRATE FRAME ATTACHMENT AT CONCRETE**



**2 - TREE GRATE FRAME ATTACHMENT AT PAVEMENT**

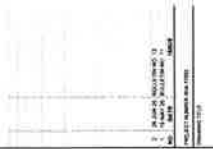


**B - TYPICAL TREE PLANTER GRATE - SECTION**

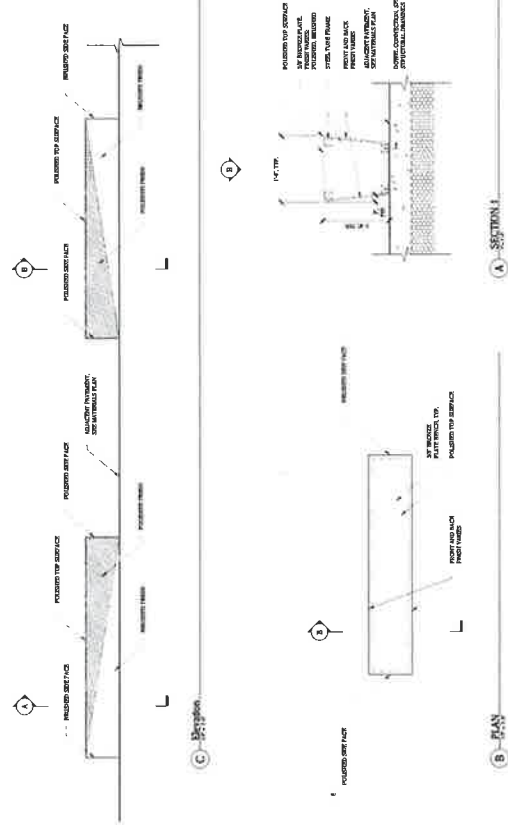
**1 - TREE PLANTER GRATE**



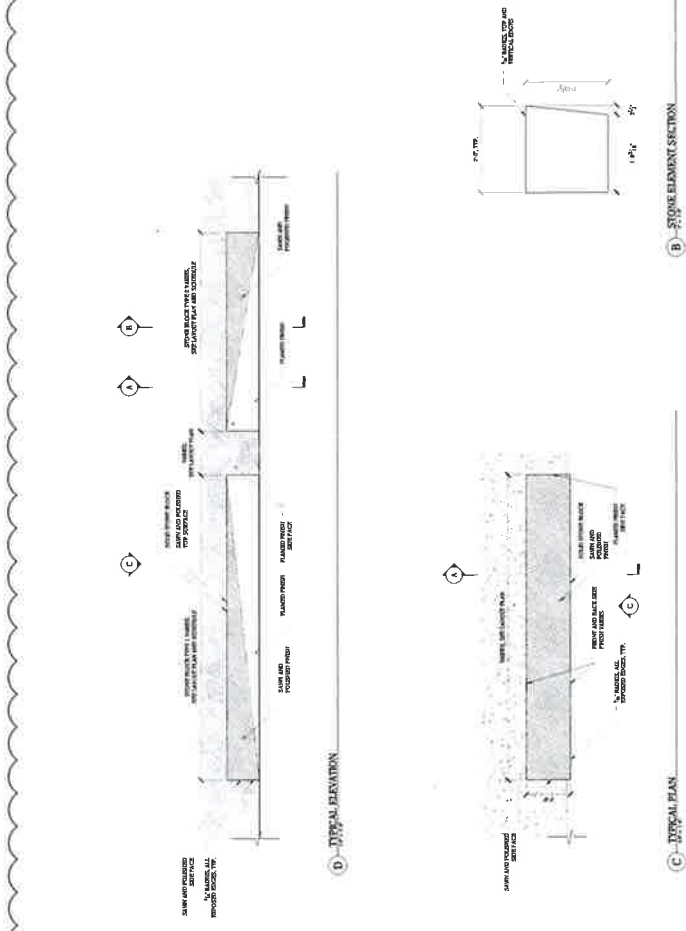
- INNOVATION MOBILITY, LLC  
 CIVIL ENGINEER
- SLIP ARCHITECTS  
 Design Architect
- KEMAL/REYNOLDS ASSOCIATES, INC.  
 Architect of Record
- MAXWELL ANDERSON ASSOCIATES  
 ARCHITECTURAL INTERIORS  
 Design/Interior Architect
- EMERSON ASSOCIATES  
 Design/Interior Architect
- MEADOWS ENGINEERING  
 Structural and MEP/PE Engineer
- MEADOWS ENGINEERING  
 Mechanical and Electrical Engineer
- OPTELLA ASSOCIATES, INC.  
 Civil Engineering
- BAKER DONOHUE LLC  
 Vertical Transportation Consultant
- WALKER CONSULTANTS  
 Mechanical Engineering
- WESTBURY CONSULTING ARCHITECTS  
 & ENGINEERS P.C.  
 Firelife Systems Consultant
- ALAN W. BECK LIMITED  
 Acoustic, V.I.B. Lighting Consultant  
 Fire Alarm, Life Safety, EYE CONSULTANT
- WILSON JONES ARCHITECTS  
 Interior and Exterior Design Consultant
- WCA PARTNERS  
 Interior and Exterior Design Consultant
- COOK CONSULTANTS, INC.  
 Civil Consultant
- RECHNITE & ASSOCIATE  
 Landscape Architect
- DOY PALM  
 Lighting Consultant
- AQUACRESCENT  
 Pool Consultant



METAL BENCHES			
QUANTITY	LENGTH	QUANTITY	LENGTH
4	10'-0"		
<b>TOTAL</b>		<b>4</b>	<b>40'-0"</b>



STONE BLOCK			
STONE BLOCK TYPE 1	STONE BLOCK TYPE 2	STONE BLOCK TYPE 3	STONE BLOCK TYPE 4
QUANTITY	LENGTH	QUANTITY	LENGTH
1	19'-3"	1	11'-2"
2	9'-0"	2	13'-10"
3	10'-0"	1	6'-5"
4	14'-10"	1	5'-10"
5	16'-11"	1	9'-0"
6	23'-2"	1	23'-2"
<b>TOTAL</b>	<b>89'-0"</b>	<b>7</b>	<b>74'-3"</b>





# HUDSON'S SITE DESIGN MEMORANDUM

**HUDSON REAL ESTATE, LLC**  
Owner

**SNP ARCHITECTS**  
Design Architect

**KENALLINGTON ASSOCIATE, INC.**  
Architect of Record  
Architectural Consultant  
Architectural Consultant

**DESI ARCHITECTURE, INC.**  
Design Architect

**BRUNNENBERG ARCHITECTURE**  
Architectural Consultant

**OPTELS CONSULTING, INC.**  
Civil Engineering

**BARBER NORMANDI, LLC**  
Vertical Transportation Consultant

**PAULIN & COMPANY**  
Mechanical Consultant

**HEINRICH CONSULTING ARCHITECTS  
& ENGINEERS P.C.**  
Facade System Consultant

**ALCO, INC. U.S. LIMITED**  
Acoustical Consultant

**TRISTAR PROJECT CONSULTANTS**  
Roofs And Shells, NY Consultant

**INCANTATIONS**  
Electrical And Panel Service Consultant

**COOR CONSULTANTS, INC.**  
Civil Consultant

**URBAN DESIGN ARCHITECTS**  
Mechanical And Air Consultant

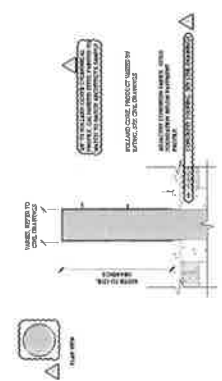
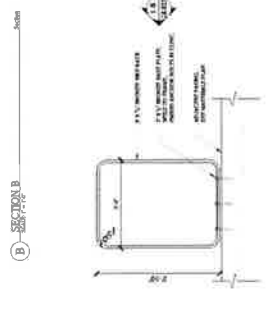
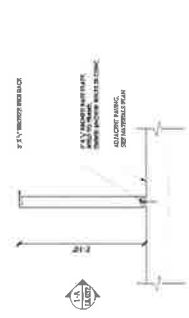
**DOT BAL**  
Lighting Consultant

**AGUIRRETICORNE**  
Pool Consultant

**3 C**  
Structural Consultant



**SITE FURNISHINGS  
DETAILS - LEVEL 1**  
L8.032



**SECTION A**  
**SECTION B**  
**5-5**



# HUDSON'S SITE DETROIT, MICHIGAN

**MISSION REAL ESTATE, LLC**  
Client

**SLIP JACKETS**  
Design Architect

**RENNALINGTON ASSOCIATES, INC.**  
Architect of Record

**HAMILTON ANDERSON ASSOCIATES**  
ASD Industrial Systems and Products

**WALTON ENGINEERING, INC.**  
Structural Engineer

**MICHAEL BOLD ENGINEERING**  
Structural Steel Detailer

**OPPEL ENGINEER, INC.**  
Civil Engineering

**BANKER MONAGHAN LLC**  
Vertical Transportation Consultant

**WALKER CONSULTANTS**  
Mechanical Consultant

**HEMPHREY CONSULTANTS ARCHITECTS  
& ENGINEERS P.C.**  
Fire Alarm Consultant

**ALTMAN GROUP LIMITED**  
Architectural Safety Consultant

**THE HUB GROUP, LLC**  
Mechanical Consultant

**MECHANICAL CONSULTANTS**  
Mechanical Consultant

**MECH PARTS & ASSOCIATES**  
Mechanical Consultant

**MECH PARTS & ASSOCIATES**  
Mechanical Consultant

**MECH PARTS & ASSOCIATES**  
Mechanical Consultant

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Mechanical Consultant

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Mechanical Consultant

**MECH PARTS & ASSOCIATES**  
Mechanical Consultant

