



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:  
Peterboro Investments LLC  
458 Peterboro  
Detroit, MI, 48201

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 encroachment within the northerly part of Peterboro Street, adjacent to the parcel commonly known as 444 Peterboro Street, for the purpose of installing awnings, planters, and non-standard paving.

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



Ronnisch Construction Group  
4327 Delemere Court  
Royal Oak, MI 48073

August 3, 2023

**City of Detroit Right of Way Management  
Department of Public Works - Maps and Records Bureau  
313-224-3970**

**RE: 444 Peterboro Encroachment Petition ENG-23-942**

To Whom it May Concern:

Ronnisch Construction Group, LLC, on behalf of 444 Peterboro, LLC, is submitting the following letter of intent for the encroachment petition involving the awning, planters, and pavers located at 444 Peterboro (formerly known as 458 Peterboro), Detroit MI, 48201. The site plan (attached) calls for the following streetscape items to be reviewed and approved along Peterboro street:

**Awning:** Located at +/-11'0" above finished floor (A.F.F)

Height: 3'0"

Width: 55'0"

Depth: 5'8"

**Planters:**

Height: 19"

Width: 7'6"

Depth: 7'6"

**Pavers:**

Height: flat – flush with sidewalk

Width: 100'0" (length of building)

Depth: 16'9"

Thank you for your time and consideration in our proposal for this project. Please direct any questions or concerns directly to Victoria Oldfield at [voldfield@ronnisch.com](mailto:voldfield@ronnisch.com) or at 586-246-8089.

Sincerely,



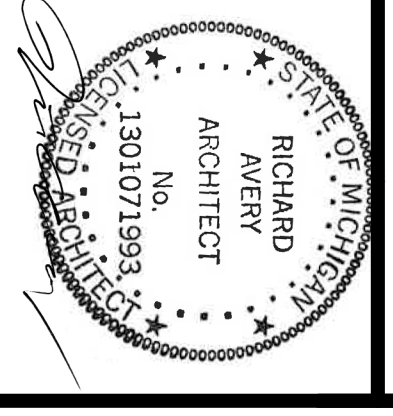
Victoria Oldfield  
Project Engineer

Ronnisch Construction Group, LLC



**ARCHITECT**  
 Richard Avery  
 1255 Oak St. Suite 100  
 Detroit, MI 48207  
 313.263.7700

**CONSULTANTS**  
 NewGround International, Inc.  
 13001 Oldfield Ave. Suite 200  
 Detroit, MI 48207  
 Certificate No.: 2010000268



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# PETERBORO HOTEL

444 PETERBORO ST, DETROIT, MI 48201

## ISSUE FOR PERMIT

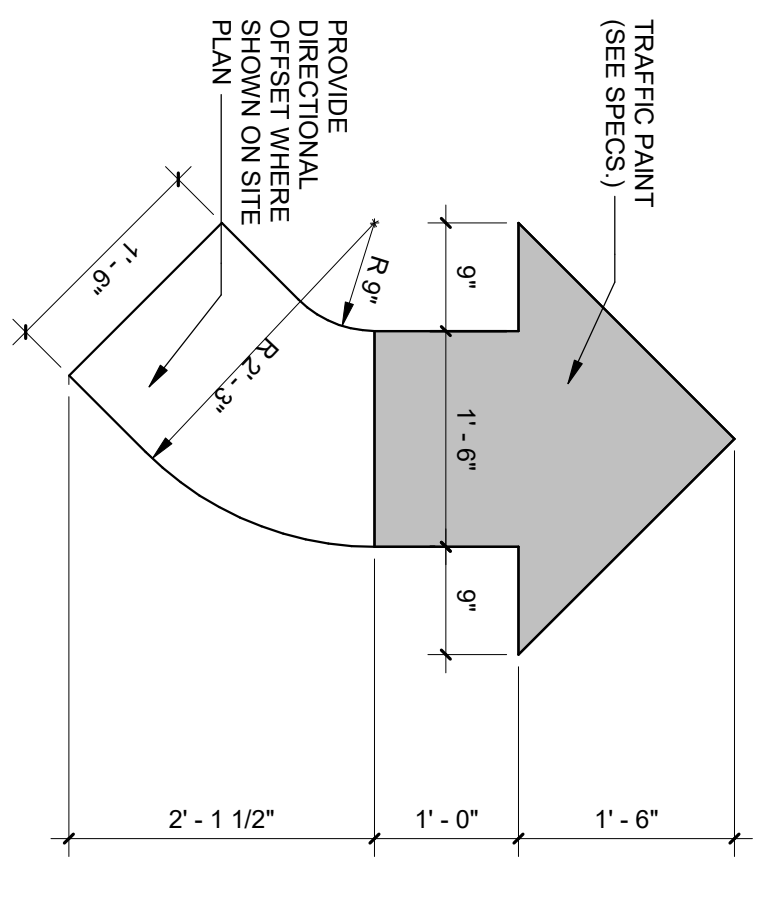
ISSUE FOR PERMIT	6/13/2023
Issue Date:	6/13/23
Architect:	R. AVERY
Drawn By:	R. SOJINSKI
Check By:	R. AVERY
Project No.:	CS-1110-0050
Title:	ARCHITECTURAL SITE PLAN
Sheet No.:	A1.1

### GENERAL NOTES - SITE PLAN

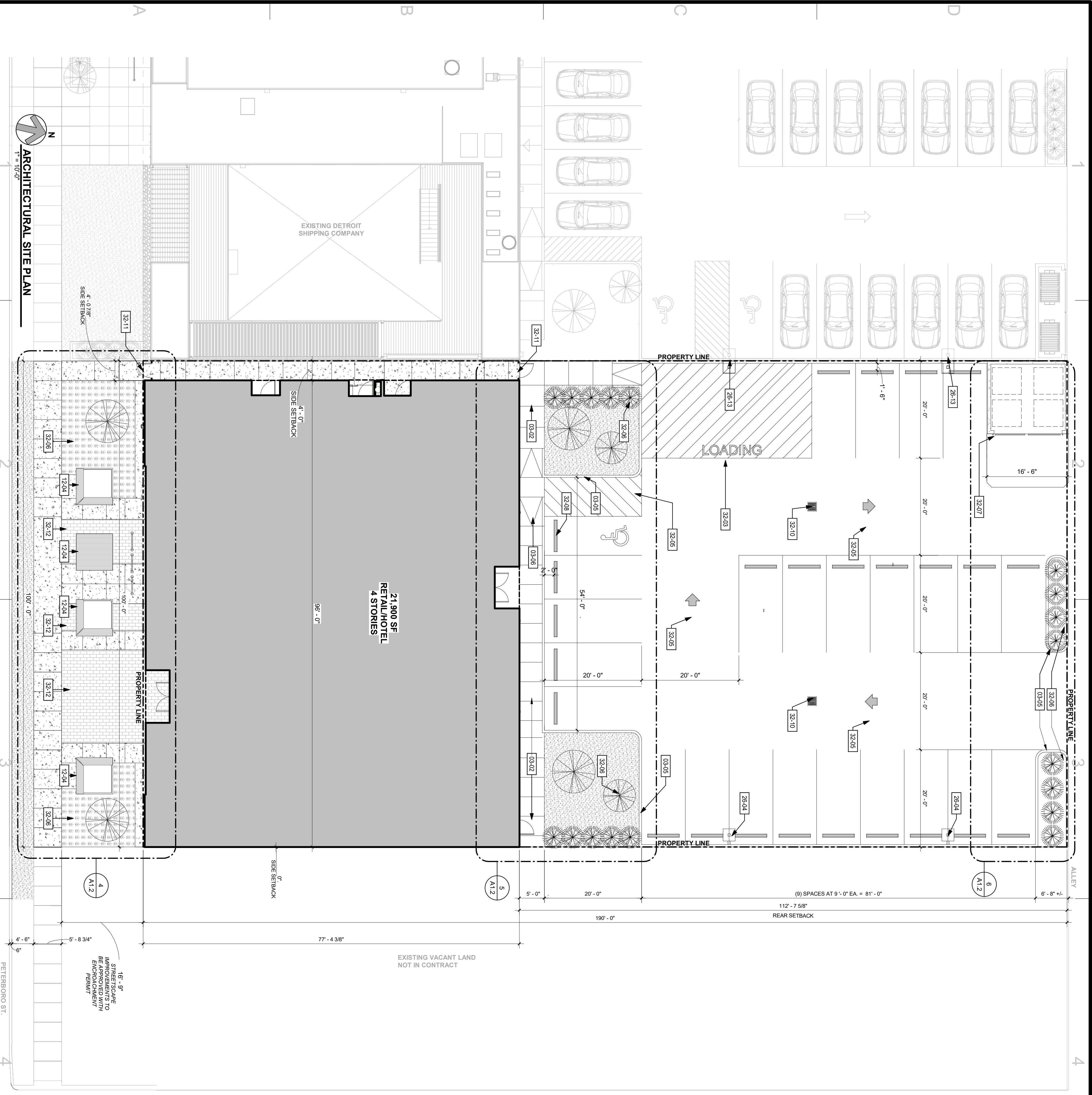
1. ALL INFORMATION WAS TAKEN FROM CIVIL ENGINEER'S SITE PLAN.
2. SEE CIVIL DRAWINGS FOR ALL SITE GRADING, SITE UTILITIES, SITE PAVING, & DIMENSIONS.
3. SEE ELECTRICAL DRAWINGS FOR ALL SITE LIGHTING.
4. CAUTION TO ALL CONTRACTORS TO FIELD VERIFY LOCATIONS OF UNDERGROUND UTILITIES BEFORE INSTALLATION OF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

### KEYED NOTES

03-02	5/8" WIDE CONCRETE SPERNAK. 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 DOORMASTER ENCLOSURE. SEE DETAIL 4/A1.2
32-08	WHEEL STOPS TO BE LOADED PER CITY CODE.
32-10	GRATED STORM WATER INLET. SEE CIVIL DRAWINGS FOR DETAILS.
32-12	CONCRETE PAVERS. SEE LANDSCAPE DWGS.



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



**SETBACK:**  
 FRONT (SOUTH): 0'-4" (NO MINIMUM SETBACK)  
 REAR (NORTH): 4'-0" (NO MINIMUM SETBACK)  
 SIDE (WEST): 0'-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 2772 75 X 190  
 DEPTH X FRONTAGE = 190 X 75  
 TOTAL ACRES = 0.287  
 458 PETERBORO - PARCEL 02000706  
 N PETERBORO W 25 FT 22 BLK 87--PLAT PT CASS FARM L1 P172 PLATS. W C R 2772 25 X 190  
 DEPTH X FRONTAGE = 190 X 25  
 TOTAL ACRES = 0.109

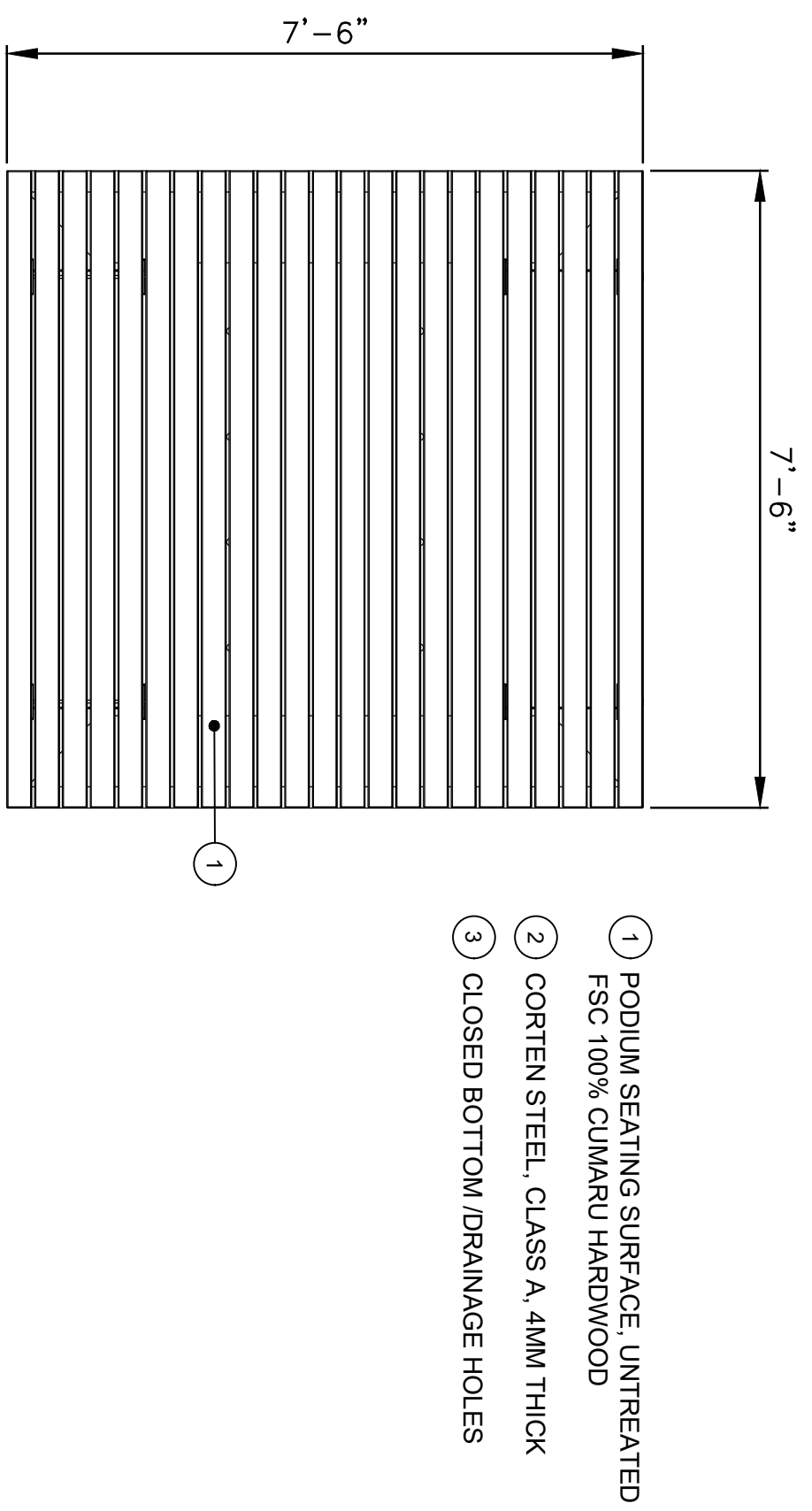
**PARKING:**  
 TOTAL 24 RESIDENTIAL, 11,111 SF  
 3 SPACES PER 4 GUESTROOMS  
 32' (3x1) = 24  
 SUB TOTAL = 24

TOTAL MERCHANDISE/RETAIL: 2,489 SF  
 RETAIL SALES AND SERVICE (SALES-ORIENTED) LESS THAN 80,000.  
 FEDERAL/STATE/FEDERATION-ORIENTED RETAIL SERVICE  
 USES - 4500USF WITH WAIVER  
 0

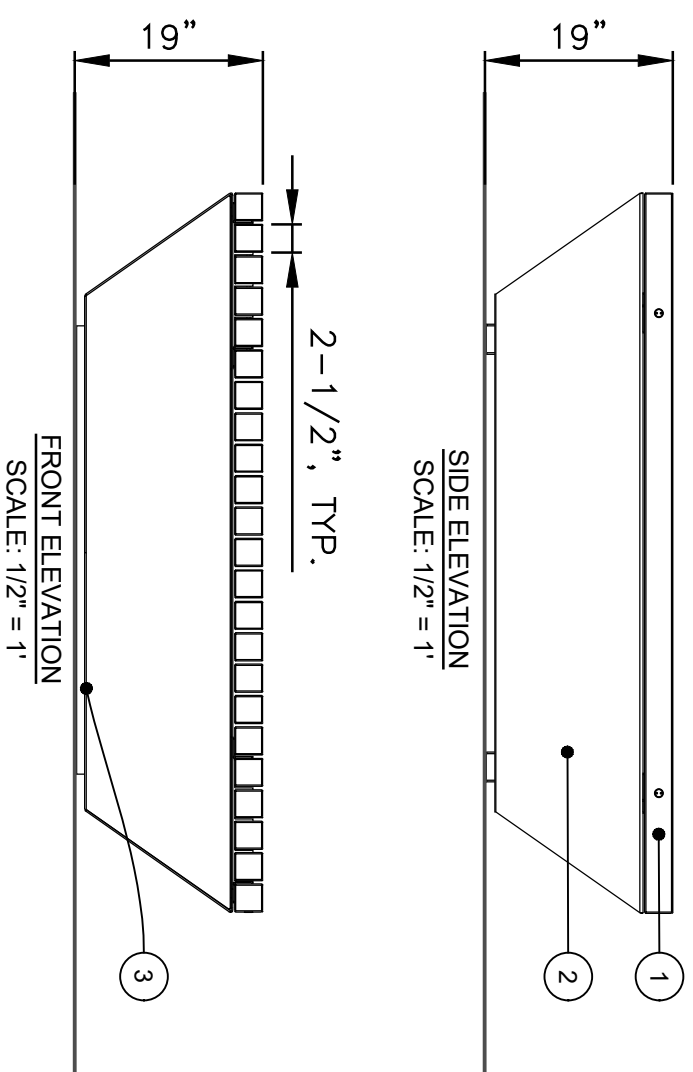
SEC. 30-147 - OFF-STREET PARKING EXEMPTIONS AND ALLOWANCES.  
 OFF-STREET PARKING IS REQUIRED BY THE ZONING ORDINANCE UNLESS A TRADITIONAL MAIN STREET OR  
 CO-PLAN ZONED S01 OR S02. THE MAXIMUM DISTANCE FROM OFF-STREET PARKING SHALL BE PROVIDED FROM  
 THE PRINCIPAL USE SPECIFIED IN SUBDIVISION B OF THE 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  
 AREAS 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 TO SHOW HOW THE BUSINESS 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.





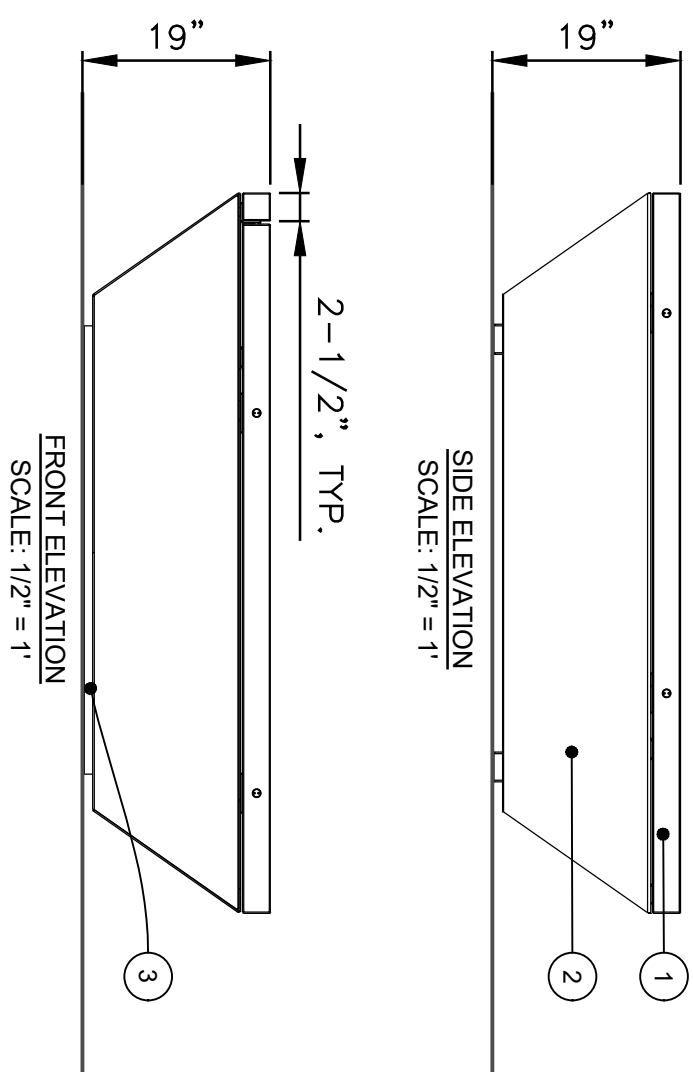
- ① PODIUM SEATING SURFACE, UNTREATED FSC 100% CUMARU HARDWOOD
- ② CORTEN STEEL, CLASS A, 4MM THICK
- ③ CLOSED BOTTOM DRAINAGE HOLES



**WOODSTEEL PODIUM SEATING DETAIL**

SCALE: AS NOTED

- ① PODIUM SEATING SURFACE, UNTREATED FSC 100% CUMARU HARDWOOD
- ② CORTEN STEEL, CLASS A, 4MM THICK
- ③ CLOSED BOTTOM DRAINAGE HOLES



**"L" SHAPED BENCH/PLANTER DETAIL**

SCALE: AS NOTED

**PLANT LIST**

**Perennials/Ornamental Grasses**

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Ic	36	<i>Impatiens cylindrica</i> 'Red Baron'	Japanese Blood Grass	1 gal.	24" o.c.	
Hh	20	<i>Hemerocallis</i> 'Happy Returns'	Happy Returns Daylily	1 gal.	30" o.c.	mix randomly with Hs
Hs	20	<i>Hemerocallis</i> 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	30" o.c.	mix randomly with Hh
Sm	68	<i>Salvia sylvestris</i> 'May Night'	May Night Salvia	1 gal.	24" o.c.	
Ss	12	<i>Scandelynum scoparium</i> 'The Blues'	Little Bluestem	1 gal.	24" o.c.	

**Shrubs**

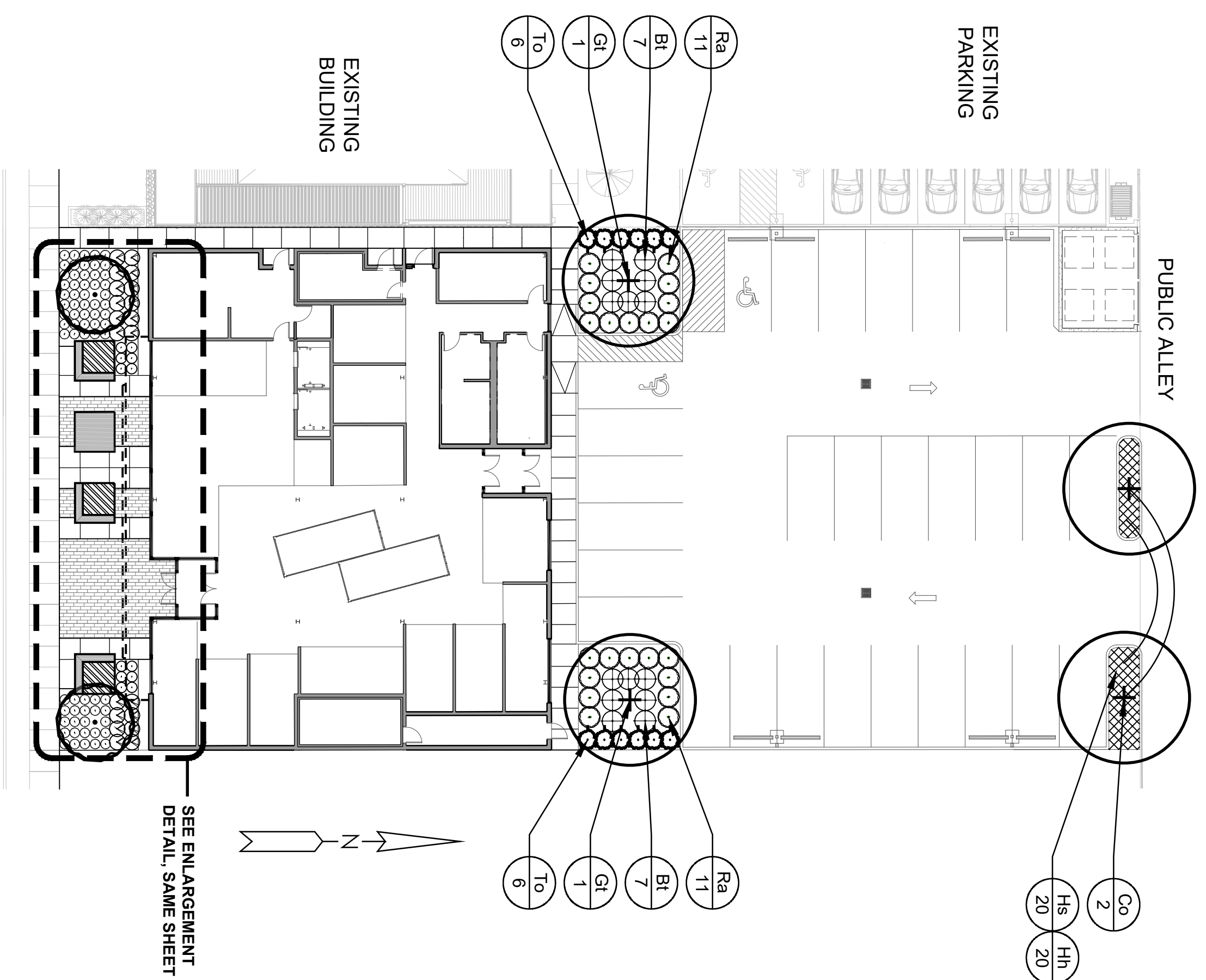
SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Bt	14	<i>Berberis thunbergii</i> 'Atropurpurea'	Red Barberry	3 gal.	48" o.c.	
Rp	20	<i>Myrica pensylvanica</i>	Northern Bayberry	3 gal.	36" o.c.	
Ra	22	<i>Rhus aromatica</i> 'Grow Low'	Grow Low Fragrant Sumac	3 gal.	48" o.c.	
To	12	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	6 ht.	36" o.c.	

**Trees**

SYMB.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
Co	2	<i>Celtis occidentalis</i>	Common Hackberry	2-1/2" cal.	As Shown	B&B
Gp	2	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry 'Naldenhair' Tree	7" cal.	As Shown	B&B
Gt	2	<i>Gleditsia trancantinos nemris</i> 'Skyline'	Skyline Honey Locust	2-1/2" cal.	As Shown	B&B, thornless variety

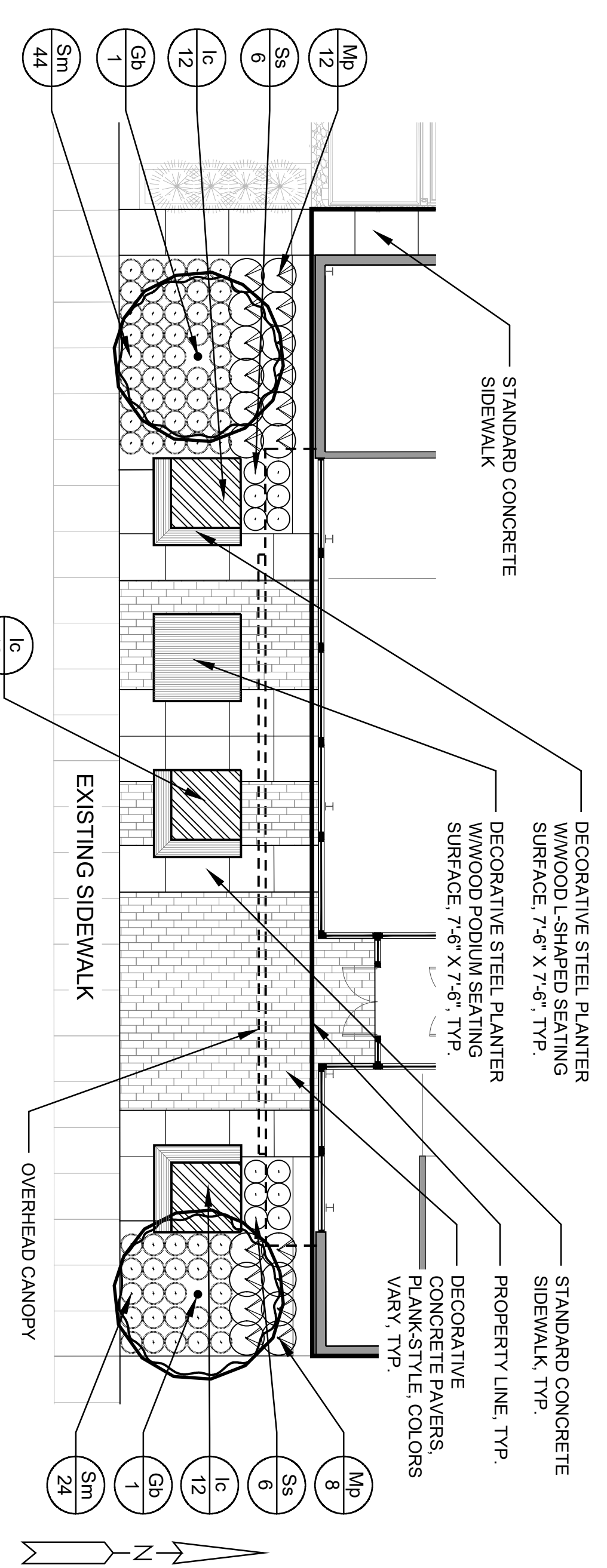
**LANDSCAPING NOTES:**

- ALL PAVEMENT, UTILITIES, IRRIGATION, AND FINAL GRADING SHALL BE COMPLETED BY OTHERS AS SPECIFIED PRIOR TO INSTALLATION OF PLANTS.
- ALL LANDSCAPE PLANTING BEDS SHALL BE IRRIGATED WITH AN AUTOMATED IRRIGATION SYSTEM THAT IS CONNECTED TO THE BUILDING WATER SUPPLY. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY CERTIFIED IRRIGATION PROFESSIONAL. CONTRACTOR SHALL SUBMIT IRRIGATION SYSTEM DRAWINGS/DESIGN FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE SPRINKLER PERIOD AND REQUIREMENTS FOR ALL PLANT MATERIAL SUPPLIED BY THE CONTRACTOR SHALL CONFORM WITH ALL SPECIFICATIONS AND/OR AS AGREED UPON IN THE CONTRACT PRIOR TO INSTALLATION OF ALL PLANTING MATERIALS. DISINTEGRATING SHALL BE PLANTED AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE.
- THE BURLAP AND WIRE BASKETS FOR BALLED AND BURLAPPED MATERIAL SHALL BE REMOVED FROM THE TOP HALF OF THE ROOT BALL PRIOR TO FINISHING THE BACKFILLING OF THE PLANT PIT.
- SPACING OF PLANT MATERIALS SHALL BE AS SHOWN AND NOTED ON PLANS. THE LANDSCAPE ARCHITECT SHALL REVIEW THE PLACEMENT OF PLANT MATERIALS PRIOR TO INSTALLATION AND RESERVE THE RIGHT TO ADJUST PLANT LAYOUT AND SPACING TO ACCOMMODATE SITE CONDITIONS AND DESIGN INTENT IF NEEDED AFTER INSTALLATION.
- ALL PLANT MATERIAL SHALL CONFORM TO THE PLANT SCHEDULE. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "AN STANDARDS FOR NURSERY STOCK". ANY REQUEST FOR PLANT SUBSTITUTIONS FOR SIZE AND/OR SPECIES MUST BE SUBMITTED IN WRITING BY THE CONTRACTOR IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALL PLANT MATERIAL SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT UPON ARRIVAL. ANY PLANTS NOT ACCEPTABLE WILL BE REJECTED. IF FOR ANY REASON BALLED AND BURLAPPED MATERIALS OR CONTAINER GROWN STOCK, NEED TO BE STORED ON SITE LONGER THAN A 24-HOUR PERIOD, THEIR ROOT BALLS SHALL BE PROTECTED AND HEALED-IN WITH SOIL AND MULCH IN A DRY-OUT AS DETERMINED BY THE LANDSCAPE ARCHITECT. EACH DAY THEY ARE STORED ON SITE, ANY PLANTS ALLOWED TO DRY-OUT AS DETERMINED BY THE LANDSCAPE ARCHITECT WILL BE REJECTED.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING IS COMPLETED.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE INDICATED ON THE PLANS AND SPECIFICATIONS. ALL GUYS AND STAKES MUST BE LOCATED WITHIN EACH TREE'S MULCHED BED TO ELIMINATE THE POSSIBILITY OF MOVER CONTACT AND TO REDUCE MAINTENANCE.
- ALL DAMAGE TO EXISTING GRASS, LANDSCAPE AREAS, OR PAVED AREAS CAUSED BY CONSTRUCTION AND PLANTING ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION. THE COST OF REPAIRS AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



**PLAN VIEW**

SCALE: 1" = 20'



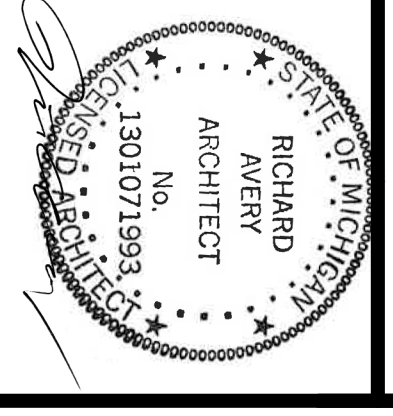
**ENLARGEMENT DETAIL**

SCALE: 1" = 10'



**ARCHITECT**  
**Richard Avery**  
 1255 CHASE ST. SUITE 200  
 ANN ARBOR, MI 48106  
 313.263.7700

**CONSULTANTS**  
**NewGround International, Inc.**  
 1301071993  
 313.263.7700  
 Certificate No. 2010000268



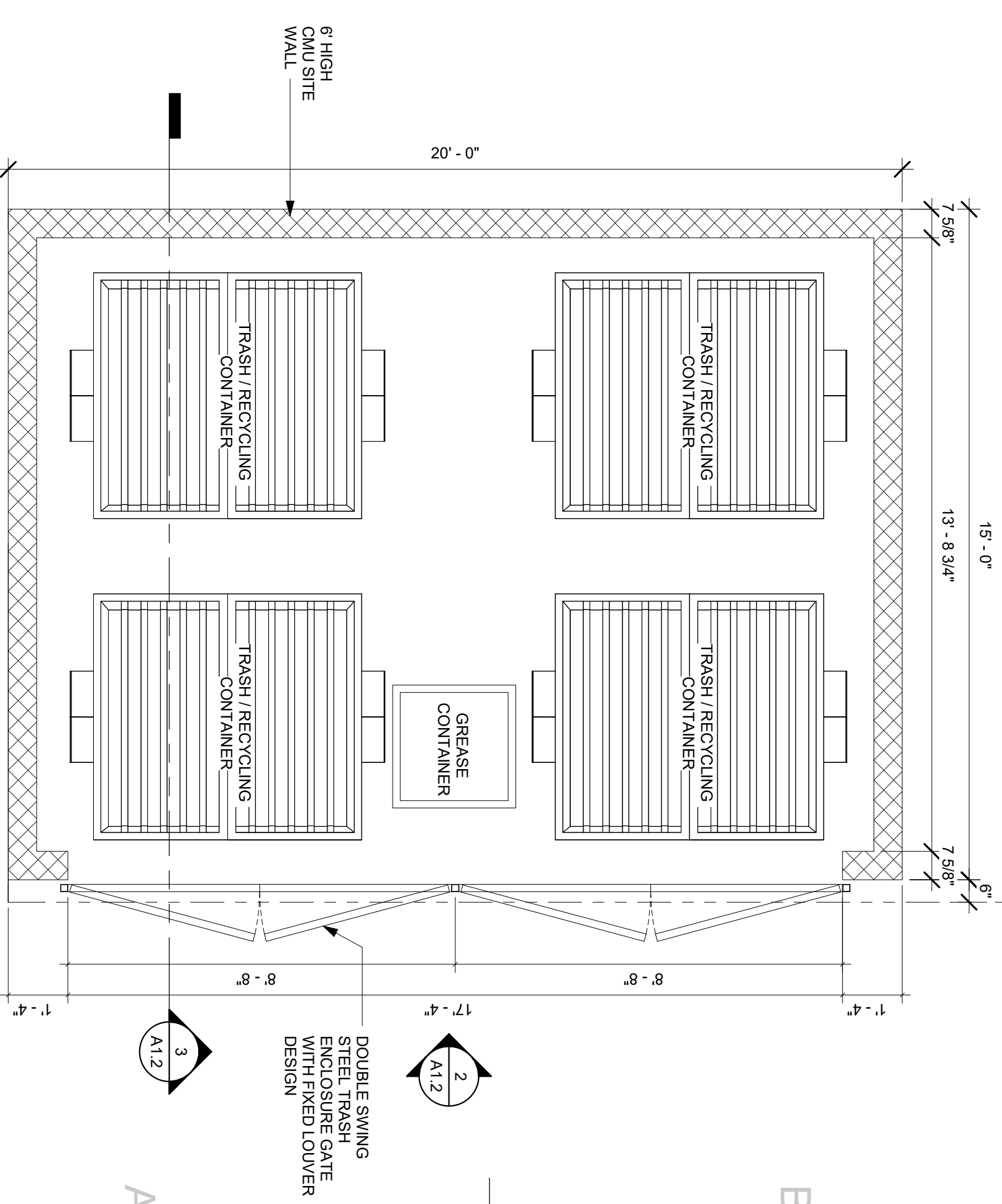
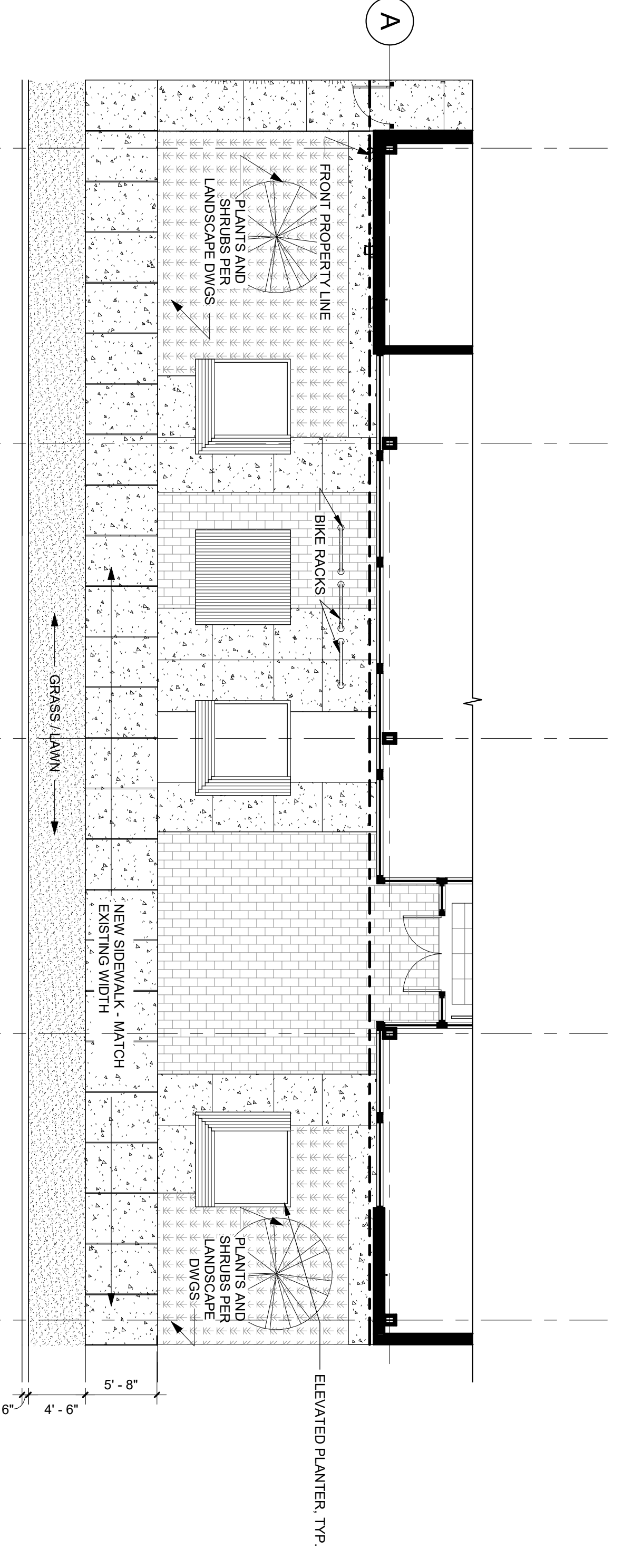
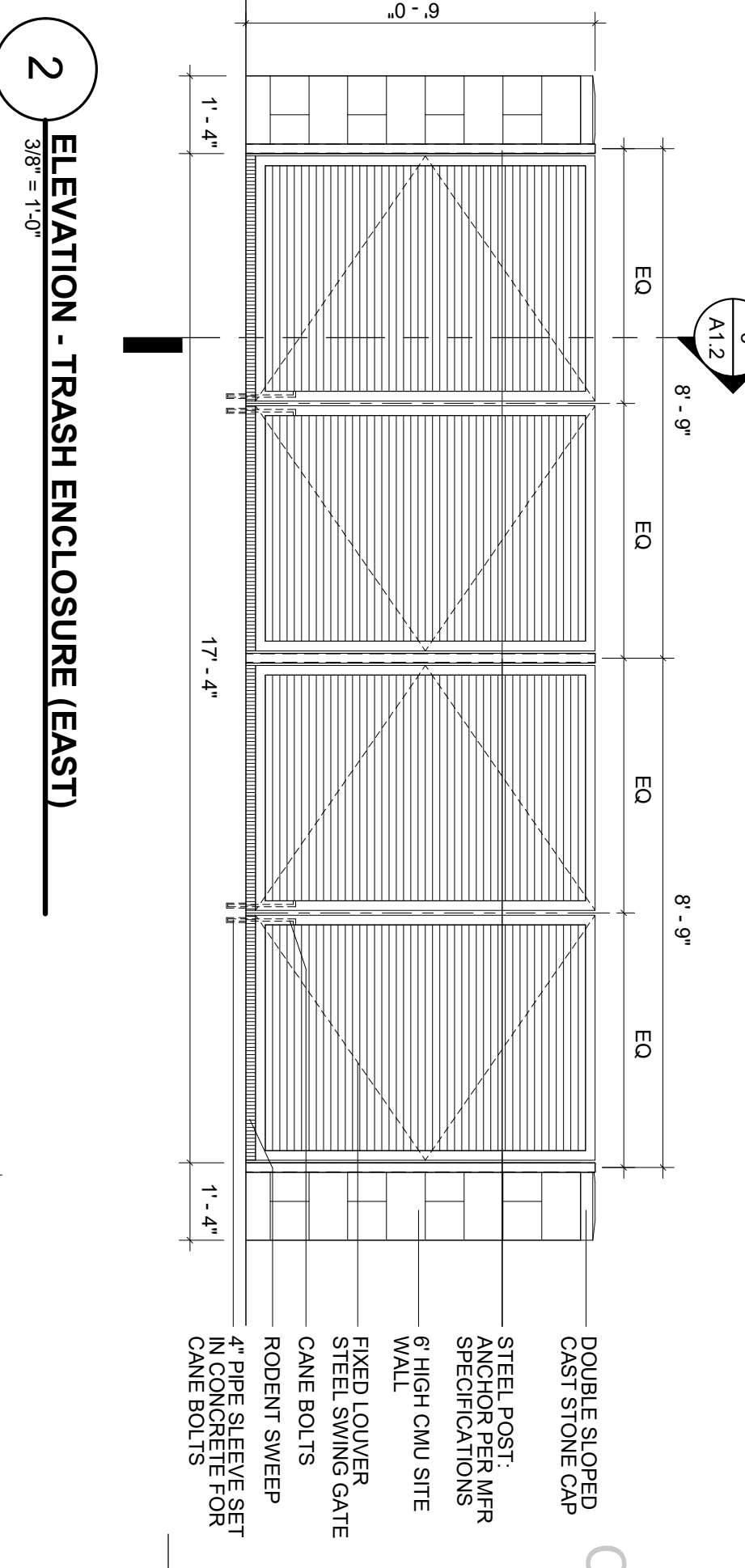
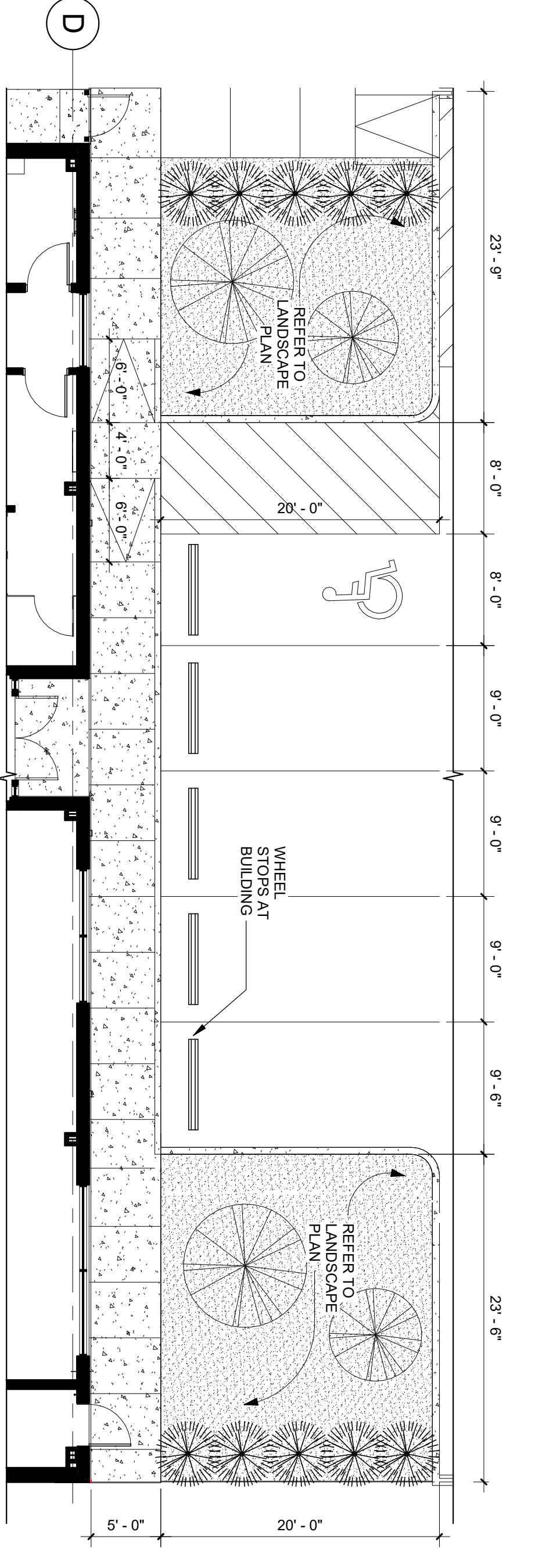
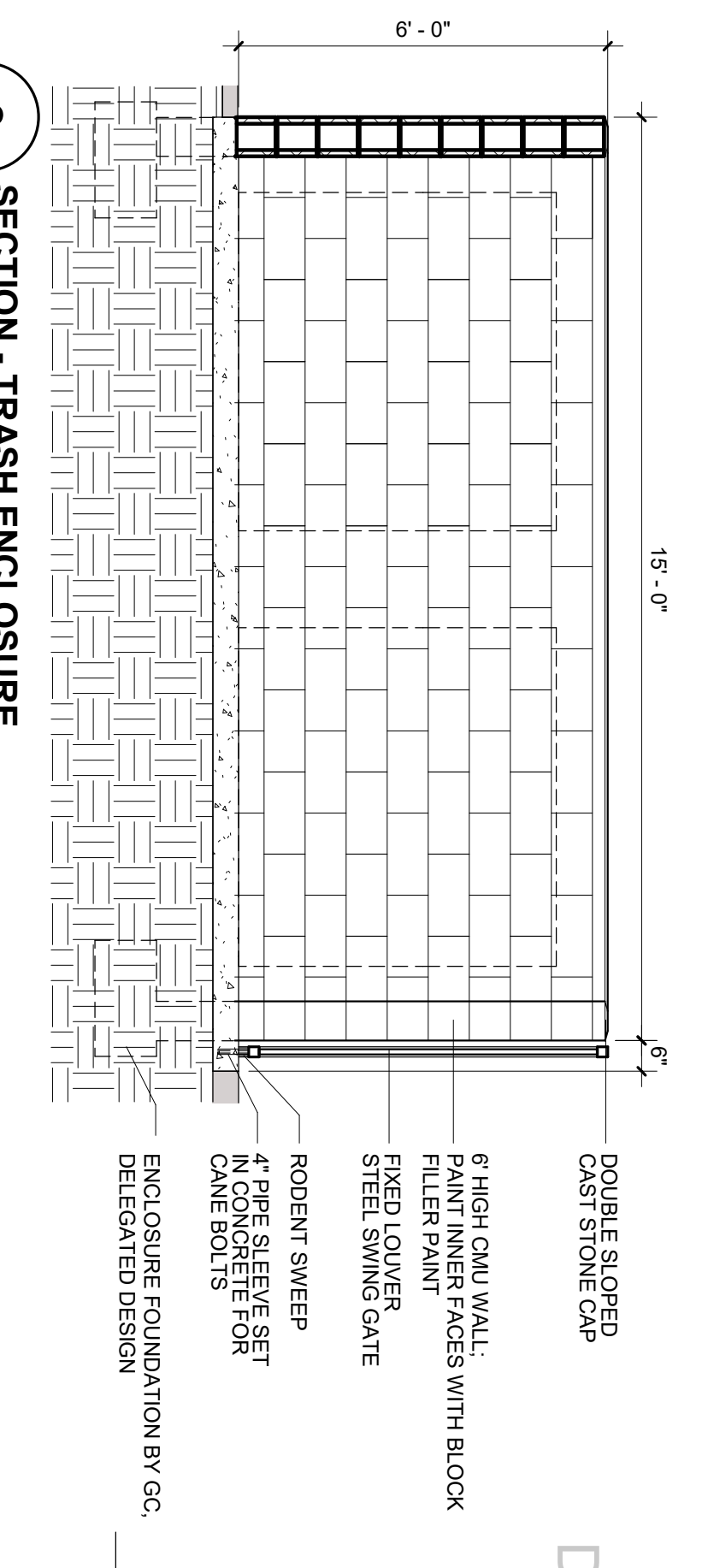
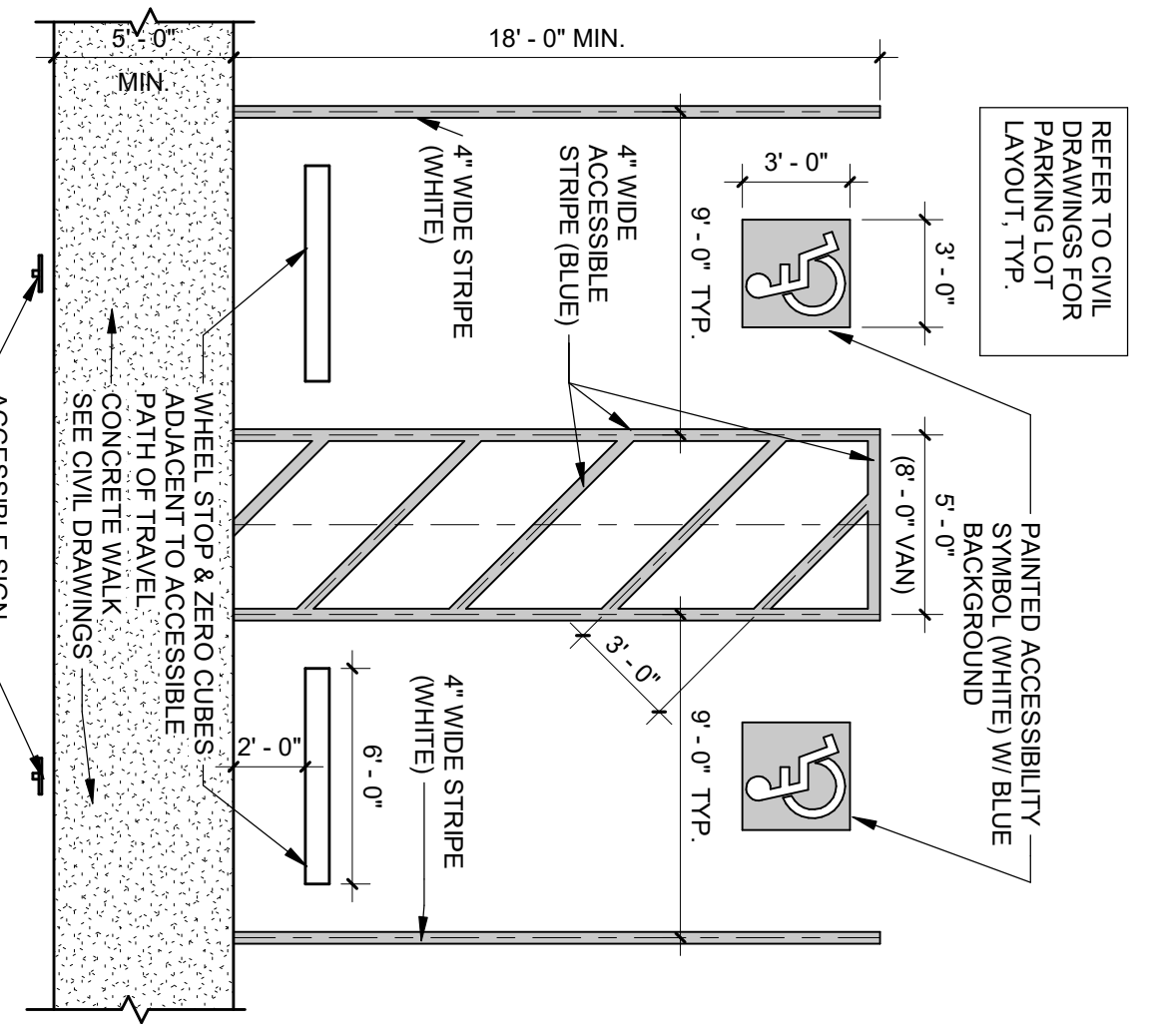
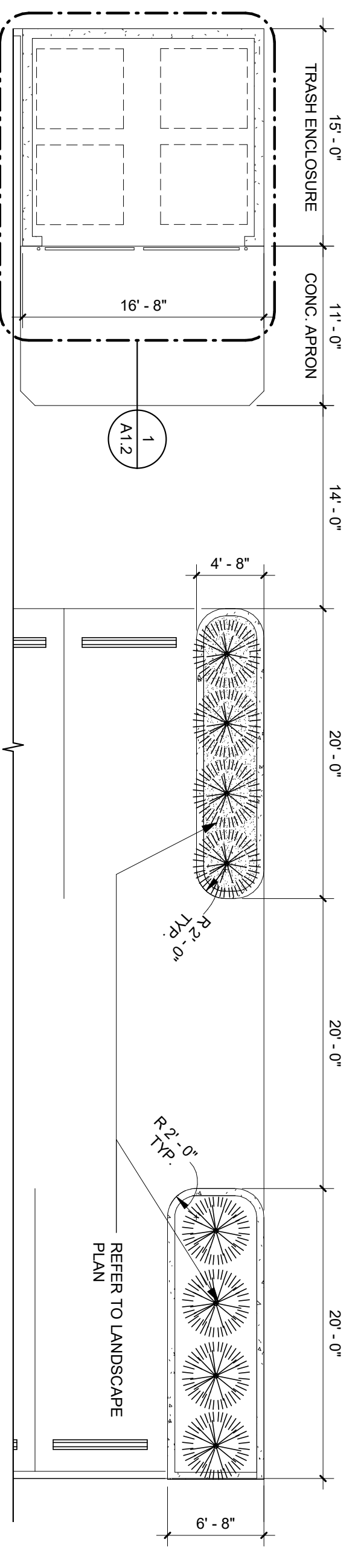
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**PETERBORO HOTEL**  
 444 PETERBORO ST, DETROIT, MI 48201

**ISSUE FOR PERMIT**

Issue Date: 6/1/2023  
 Architect: R. AVERY  
 Drawn By: R. SOULINSKI  
 Check By: R. AVERY  
 Project No.: C-51110-0060  
 Title: ARCHITECTURAL SITE DETAILS

Sheet No. **A1.2**

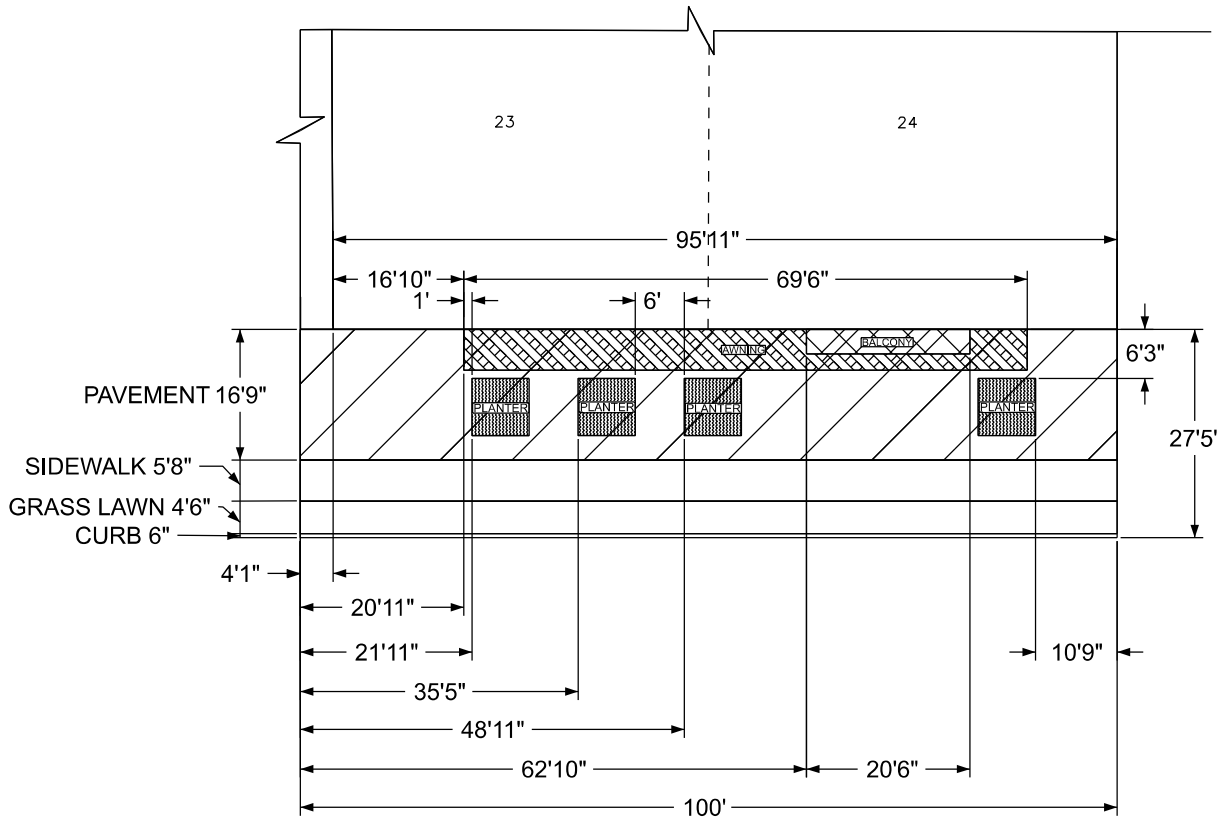








SECOND BLVD. 100 FT. WD.

PUBLIC ALLEY 20 FT. WD.

PUBLIC ALLEY 20 FT. WD.

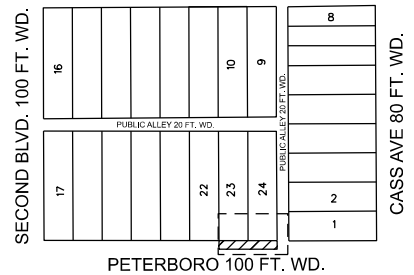


PETERBORO 100 FT. WD.

-  - 20'6" X 3'8" BALCONY AT 4TH FLOOR
-  - 69'6" X 5'0" AWNING AT 10'6" ABOVE FINISHED FLOOR
-  - 4 PLANTERS (7'6"L X 7'6"W X 19"H)
-  - REQUEST ENCROACHMENT (balcony, awning, planters, and 100' X 16'9" pavement)

(FOR OFFICE USE ONLY)

MARTIN LUTHER KING JR. BLVD. 100 FT. WD.



PETERBORO 100 FT. WD.

CARTO 29B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	SR	CHECKED	LC		
DATE	08-25-2023	APPROVED	JD		

REQUEST ENCROACHMENT  
 PETERBORO ST.  
 AT 444 PETERBORO ST.  
 (with balcony, awning, planters, and pavers)

<b>CITY OF DETROIT</b>	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	23-109
DRWG. NO.	