



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

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

Petitioner:
Francisco Cardona Sanchez
6401 Otis St.
Detroit, MI, 48210

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. 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 into Otis St. and Gilbert Ave. for two existing staircases.

Raven Wright
Supervisor of Maps & Records
Department of Public Works
City Engineering Division
313-224-3985



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Aug 6 2024

Coversheet;

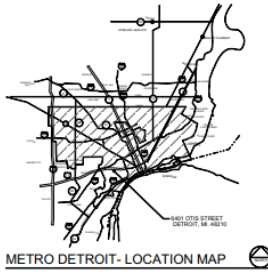
Re; 6401 Otis a/k/a 3201 Gilbert

While at SLU2024-00009 hearing to convert an existing two-family dwelling into a four-unit Multiple-Family Dwelling, one of the conditions for approval (8) was to petition DPW for an encroachment permits for two existing staircases that encroach on the public sidewalk.



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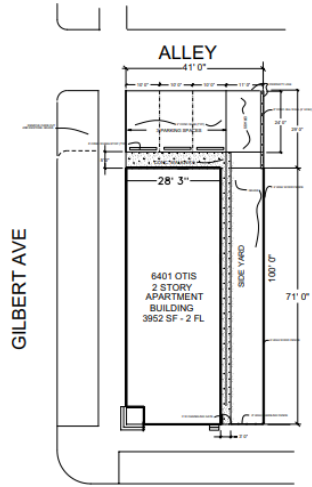
METRO DETROIT- LOCATION MAP

LEGAL ADDRESS: 6401 OTIS STREET, DETROIT, MI 48210
 LEGAL DESCRIPTION: S. OTIS ST SUB L 28 PEG PLATS, WOR 1W 212 41 X 100
 PARCEL NUMBER: 18081841
 EXISTING USE GROUP: DC - COMMERCIAL, TWO-FAMILY FAMILY
 CONSTRUCTION TYPE: TYPE-V, WOOD SHED FRAMING

INDEX OF DRAWINGS:
 SHEET #1: LOCATION MAP, SITE PLAN, CODE DATA AND GENERAL NOTES
 SHEET #2: FLOOR PLANS
 SHEET #3: ELEVATIONS
 SHEET #4: SECTION A-A

CODES APPLICABLE TO THIS PROJECT:
 2016 MICHIGAN REHABILITATION CODES FOR EXISTING BUILDINGS: MRCSB 2016
 2017 NATIONAL ELECTRICAL CODE, NEC 2017: STATE PART AMENDMENTS
 2018 MICHIGAN MECHANICAL CODE, IMC 2018
 2018 MICHIGAN PLUMBING CODE, MPC 2018

- General Notes:**
1. ALL WORK UNDER THE CONTRACT SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, STANDARDS & REGULATIONS.
 2. THE GENERAL CONTRACTOR SHALL THROUGH CATEGORY ASSIGNMENT ARRANGE FOR ALL INSPECTIONS AND PAY FOR ALL PERMITS, FEES, & INSURANCE REQUIRED.
 3. THE GENERAL CONTRACTOR AS WELL AS SUBCONTRACTOR SHALL BE FAMILIAR WITH & COMPLY WITH ALL PROCEDURES SET FORTH BY FEDERAL, STATE, & LOCAL GOVERNING AGENCIES IN THE CONSTRUCTION OF THIS PROJECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FURNISH AFFIDAVITS, CERTIFICATES, AND REPORTS AS MAY BE REQUIRED BY ANY AND ALL AGENCIES UPON REQUEST.
 4. ALL CONSTRUCTION DOCUMENTS ARE BASED UPON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED.
 5. THE GENERAL CONTRACTOR THROUGH CATEGORY ASSIGNMENT SHALL BE RESPONSIBLE FOR BARRICADES OR ENCLOSURES TO ENSURE TO ASSURE PUBLIC CONTRACTOR, SUBMITTALS AND HAZARD PROTECTION AT AREAS OF CONSTRUCTION.
 6. INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNER'S REP. WITH A MINIMUM 14-DAY NOTICE.



SITE PLAN
 TOTAL LOT SF: 4100 SF
 TOTAL HOUSE COVERAGE 1988 SF
 TOTAL LOT COVERAGE 48%

SCOPE OF WORK: REMOVE FIRST FLOOR BAR AND CONVERT SPACE TO TWO APARTMENT UNITS

6401 OTIS STREET, DETROIT, MI, 48210- LOCATION MAP, SITE PLAN & NOTES



SHEET 1 OF 4
 11/25/23
 R/S/25/24
 R/S/6/24



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METRO DETROIT - LOCATION MAP

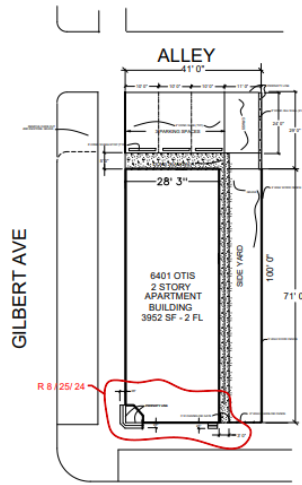
LEGAL ADDRESS: 6401 OTIS STREET, DETROIT, MI 48219
 LEGAL DESCRIPTION: LOT 15 OTIS ST SUBL. RE PLATS, WGR 18 212 41 X 100
 PARCEL NUMBER: 18071541
 EXISTING USE: RES. COMMERCIAL, TWO FAMILY FAMILY
 CONSTRUCTION TYPE: TYPE V - WOOD STUD FRAMING

INDEX OF DRAWINGS:
 SHEET #1: LOCATION MAP, SITE PLAN, CODE DATA AND GENERAL NOTES
 SHEET #2: FLOOD PLANS
 SHEET #3: ELEVATIONS
 SHEET #4: SECTION A-A

CODES CURRENTLY IN EFFECT:
 2015 MICHIGAN REPAIR AND MAINTENANCE CODE FOR EXISTING BUILDINGS, MINOR 2015 - PRESCRIPTIVE COMPLIANCE METHOD USED
 ALL ALTERATIONS BE LEVEL 2 - MINOR RECONSTRUCTION OF FIRST FLOOR PLAN
 2015 MICHIGAN MECHANICAL CODE, MINOR 2015 - PRESCRIPTIVE COMPLIANCE METHOD USED
 2015 MICHIGAN MECHANICAL CODE, MINOR 2015 - PRESCRIPTIVE COMPLIANCE METHOD USED
 2015 MICHIGAN PLUMBING CODE, MINOR 2015 - PRESCRIPTIVE COMPLIANCE METHOD USED

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 5. THE GENERAL CONTRACTOR THROUGH CATEGORY ASSIGNMENT SHALL BE RESPONSIBLE FOR BARRETTING OR ENCLOSURES TO INSURE TO ASSURE PUBLIC CONTRACTOR EMPLOYEES AND WORKER PROTECTION AT AREAS OF CONSTRUCTION.
 6. WITH THE EXCEPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNER'S REP WITH A MINIMUM 72 HR NOTICE.

R 8 / 25 / 24



SITE PLAN
 TOTAL LOT SF: 4100 SF
 TOTAL HOUSE COVERAGE: 1988 SF
 TOTAL LOT COVERAGE 48%

SCOPE OF WORK: REMOVE FIRST FLOOR BAR AND CONVERT SPACE TO TWO APARTMENT UNITS

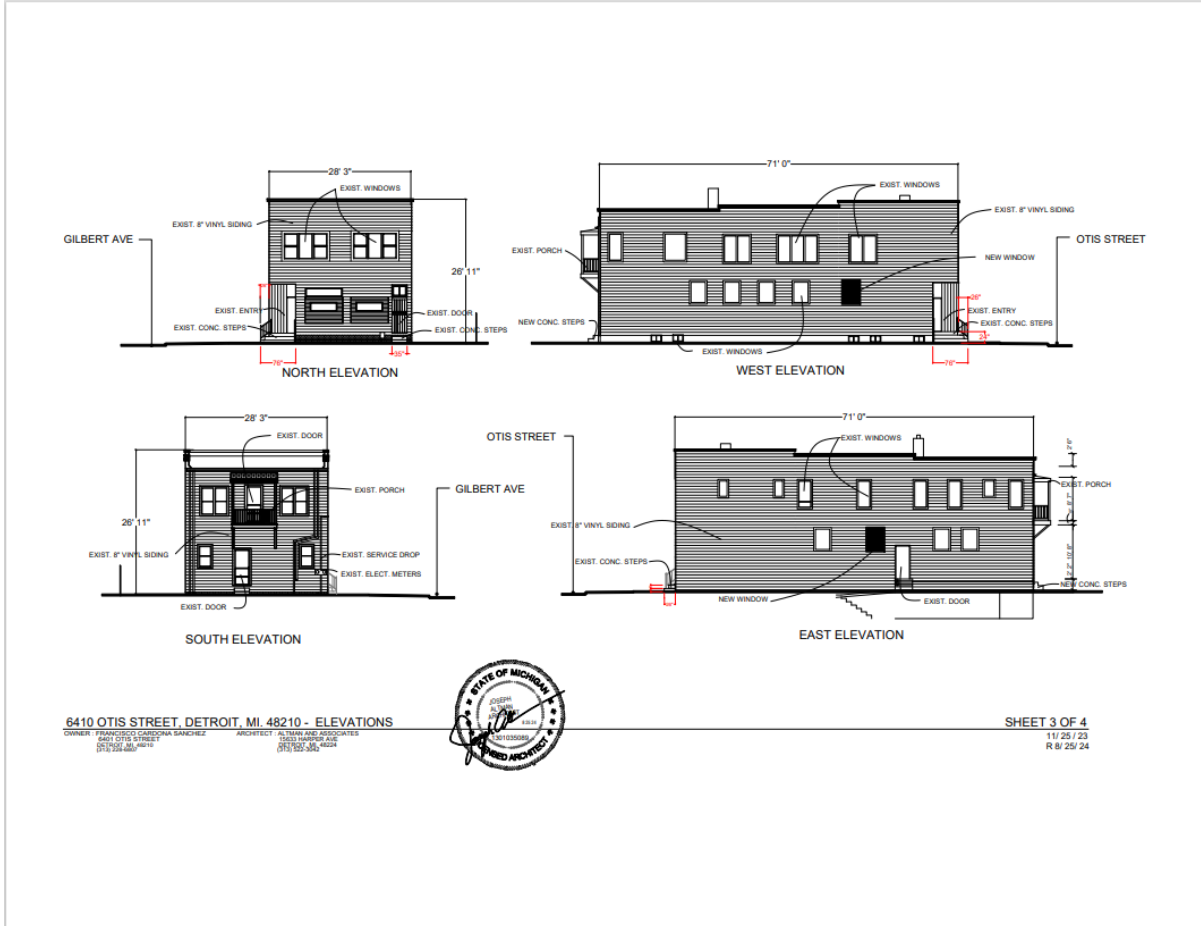
6401 OTIS STREET, DETROIT, MI 48210 - LOCATION MAP, SITE PLAN & NOTES

OWNER: FRANCISCO CARDENAS SANCHEZ
 6401 OTIS STREET
 DETROIT, MI 48210
 DT19-204660



SHEET 1 OF 4

11/25/23
 R 5 / 25 / 24
 R 6 / 08 / 24
 R 8 / 21 / 24
 R 8 / 25 / 24





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