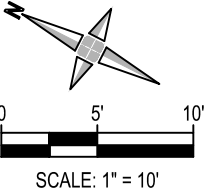
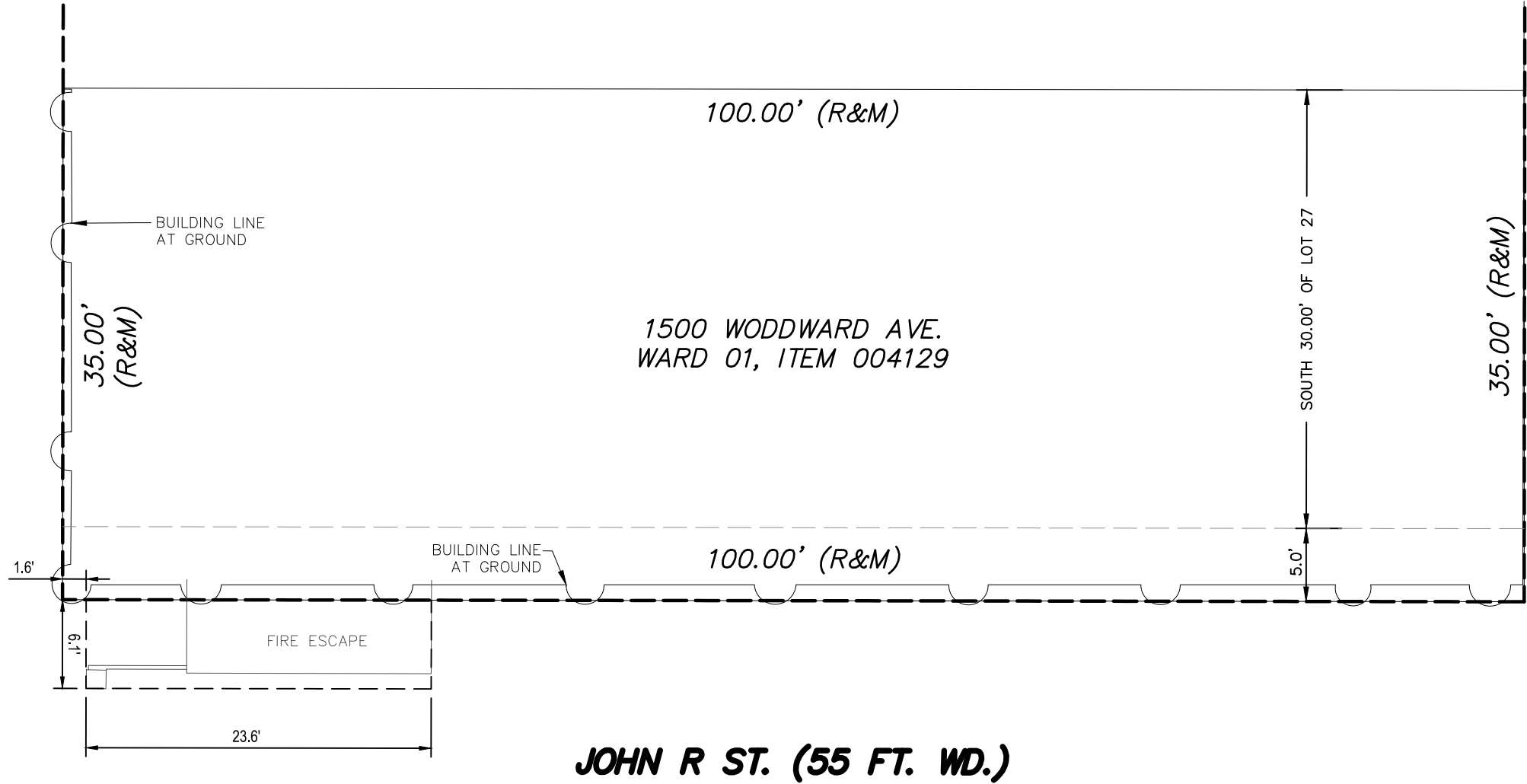


WOODWARD AVE. (120 FT. WD.)



LEGEND

EXISTING FIRE ESCAPE ENCROACHMENT FROM 11'-0" (IN FOLDED POSITION) ABOVE GRADE TO 95'-0" ABOVE GRADE

giffels webster

Engineers
Surveyors
Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	MM/DR
Manager:	DR
Designer:	SC
Quality Control:	DR
Part Of:	GOVERNOR & JUDGES PLAN



DATE:	ISSUE:
2025-03-17	Encroachment Exhibits

FIRE ESCAPE

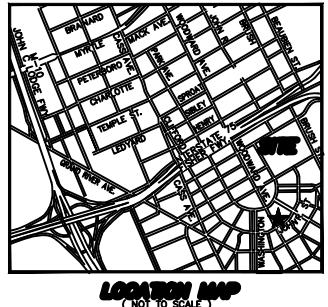
1500 WOODWARD

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date:	03.17.25
Scale:	1"=10'
Sheet:	1 OF 4
Project:	20630.00D

Copyright © 2025 Giffels Webster.
No reproduction shall be made without the prior written consent of Giffels Webster.

WOODWARD AVE. (120 FT. WD.)



giffels webster

Engineers
Surveyors
Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	MM/DR
Manager:	DR
Designer:	SC
Quality Control:	DR
Part Of:	GOVERNOR & JUDGES PLAN

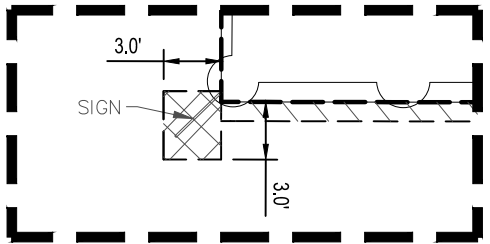
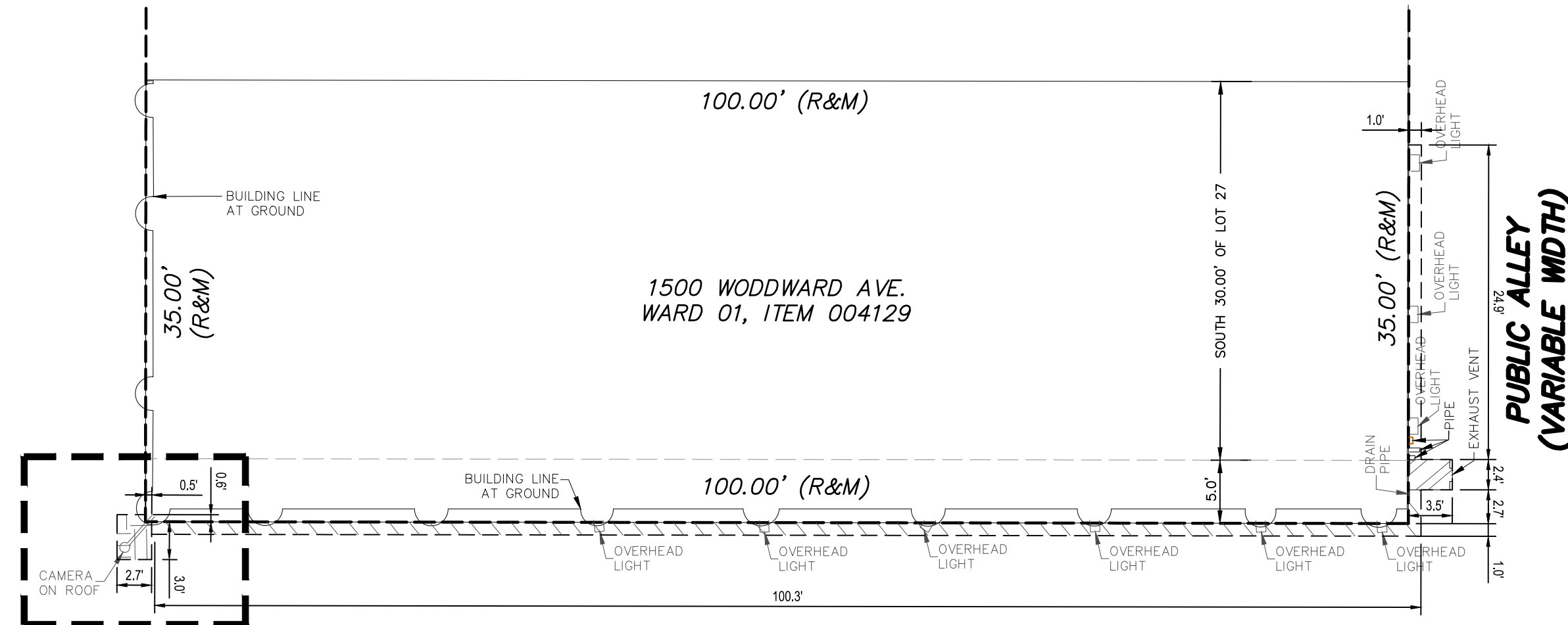


DATE:	ISSUE:
2025-03-17	Encroachment Exhibits

MECHANICAL -
ELECTRICAL
EQUIPMENT
1500 WOODWARD

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

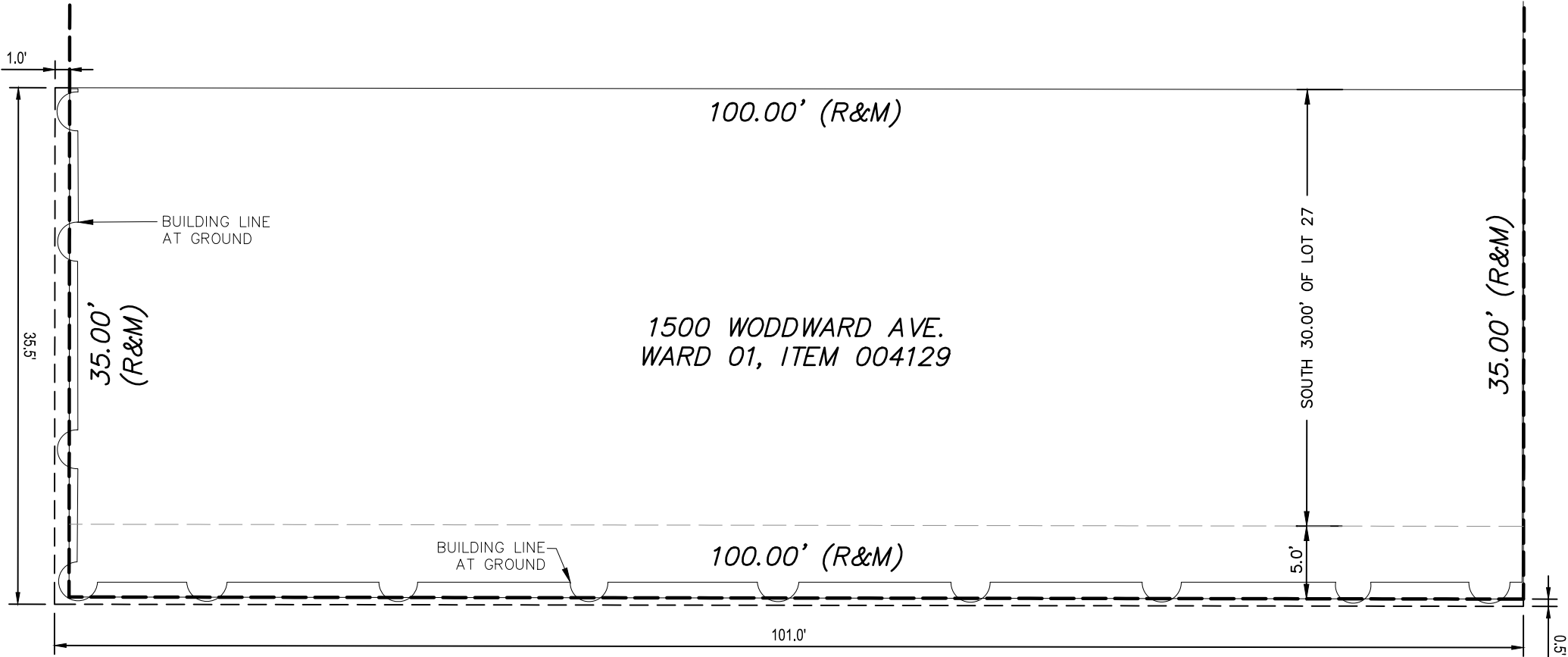
Date:	03.17.25
Scale:	1"=10'
Sheet:	2 OF 4
Project:	20630.00D
Copyright © 2025 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.	



SIGN ENCROACHMENT DETAIL
1" = 10'

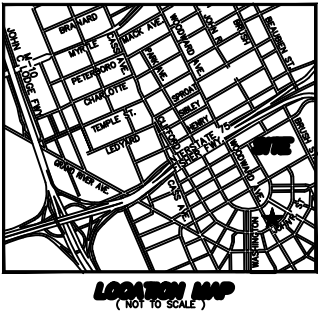
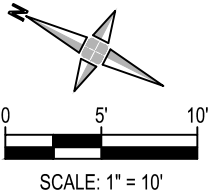
LEGEND	
EXISTING LIGHTING ENCROACHMENT FROM 9'-3" ABOVE GRADE TO 10'-6" ABOVE GRADE	[Symbol]
EXISTING LIGHTING ENCROACHMENT FROM 20'-0" ABOVE GRADE TO 22'-5" ABOVE GRADE	[Symbol]
EXISTING EQUIPMENT ENCROACHMENT FROM 27'-0" ABOVE GRADE TO 36'-0" ABOVE GRADE	[Symbol]
EXISTING CAMERA ENCROACHMENT FROM 93'-0" TO 96'-0" ABOVE GRADE	[Symbol]
EXISTING SIGN ENCROACHMENT FROM 10'-5" TO 15'-0" ABOVE GRADE	[Symbol]

WOODWARD AVE. (120 FT. WD.)



JOHN R ST. (55 FT. WD.)

PUBLIC ALLEY
(VARIABLE WIDTH)



**giffels
webster**

Engineers
Surveyors
Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	MM/DR
Manager:	DR
Designer:	SC
Quality Control:	DR
Part Of:	GOVERNOR & JUDGES PLAN



Know what's below.
Call before you dig.

DATE:	ISSUE:
2025-03-17	Encroachment Exhibits

BUILDING
STRUCTURE

1500 WOODWARD

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date:	03.17.25
Scale:	1"=10'
Sheet:	3 OF 4
Project:	20630.00D

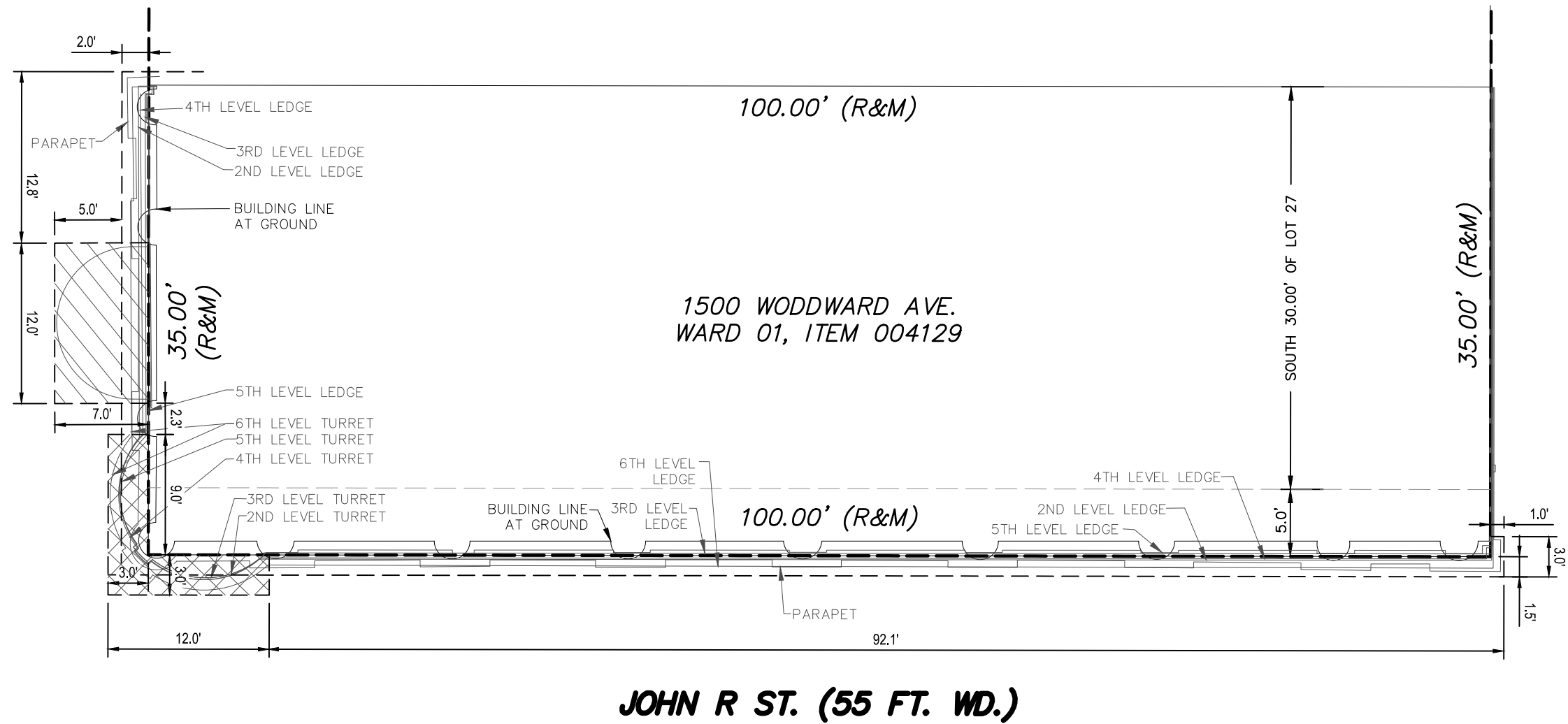
Copyright © 2025 Giffels Webster.
No reproduction shall be made without the
prior written consent of Giffels Webster.

LEGEND

EXISTING COLUMN ENCROACHMENT FROM
GRADE TO 16'-0" ABOVE GRADE



WOODWARD AVE. (120 FT. WD.)



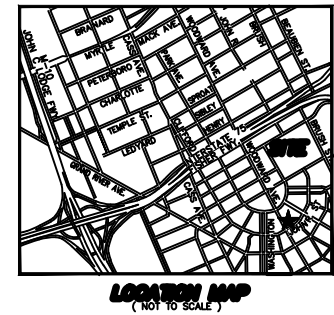
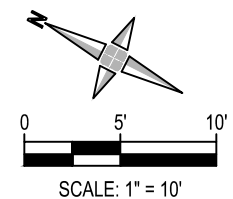
JOHN R ST. (55 FT. WD.)

PUBLIC ALLEY
(VARIABLE WIDTH)

LEGEND

- EXISTING FENESTRATION ENCROACHMENT. EXTENTS. SEE NOTE BELOW
- EXISTING DOOR CANOPY ENCROACHMENT FROM 9'-0" ABOVE GRADE TO 11'-6" ABOVE GRADE
- EXISTING SECOND LEVEL BUILDING FENESTRATION ENCROACHMENT FROM 16'-0" ABOVE GRADE TO 20'-0" ABOVE GRADE

FENESTRATION ENCROACHMENT ELEVATIONS:
2ND FLOOR LEDGE - FROM 16'-0" ABOVE GRADE TO 20'-0" ABOVE GRADE
3RD FLOOR LEDGE - FROM 31'-0" ABOVE GRADE TO 34'-0" ABOVE GRADE
4TH FLOOR LEDGE - FROM 46'-6" ABOVE GRADE TO 51'-0" ABOVE GRADE
5TH FLOOR LEDGE - FROM 60'-0" ABOVE GRADE TO 62'-0" ABOVE GRADE
6TH FLOOR LEDGE - FROM 71'-0" ABOVE GRADE TO 80'-0" ABOVE GRADE
PARAPET - FROM 85'-6" ABOVE GRADE TO 91'-6" ABOVE GRADE



giffels webster

Engineers
Surveyors
Planners
Landscape Architects

28 West Adams Road
Suite 1200
Detroit, MI 48226
p (313) 962-4442
f (313) 962-5068
www.giffelswebster.com

Executive:	MM/DR
Manager:	DR
Designer:	SC
Quality Control:	DR
Part Of:	GOVERNOR & JUDGES PLAN



DATE:	ISSUE:
2025-03-17	Encroachment Exhibits

BUILDING
FENESTRATION

1500 WOODWARD

CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date: 03.17.25
Scale: 1"=10'
Sheet: 4 OF 4
Project: 20630.00D

Copyright © 2025 Giffels Webster.
No reproduction shall be made without the
prior written consent of Giffels Webster.