



Letter of Transmittal

Date:
Petition Map:

Type of Petition

- | | | |
|-------------------------------------------------|---------------------------------------|--------------------------------------------|
| <input type="checkbox"/> Outright Vacation | <input type="checkbox"/> Dedication | <input type="checkbox"/> Berm Use |
| <input type="checkbox"/> Conversion to Easement | <input type="checkbox"/> Encroachment | <input type="checkbox"/> Temporary Closing |

Review Status

The above petition has been received and reviewed by this office. Please see below for the review status as marked.

- | | |
|------------------------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Approved Subject to Attached Provisions | <input type="checkbox"/> Revise and Resubmit |
| <input type="checkbox"/> Not Approved | |

Additional Comments (if applicable):

Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:			<i>Mohammad Siddique</i>	
Approved by:			<i>Mohammad Siddique</i> For Syed Ali	

PROVISIONS FOR ENCROACHMENT

1. By approval of this petition the Detroit Water and Sewerage Department (DWSD) does not waive any of its rights to its facilities located in the right of way, and at all time, DWSD, its agents or employees, shall have the right to enter upon the right of way to maintain, repair, alter, service, inspect, or install its facilities. All costs incident to the damaging, dismantling, demolishing, removal and replacement of structures or other improvements herein permitted and incurred in gaining access to DWSD's facilities for maintenance, repairing, alteration, servicing, or inspection by DWSD shall be borne by the petitioner. All costs associated with gaining access to DWSD's facilities, which could normally be expected had the petitioner not encroached into the right of way shall be borne by DWSD.
2. All construction performed under this petition shall not be commenced until after five (5) days written notice to DWSD. Seventy-two (72) hour notice shall also be provided in accordance with P.A. 53 1974, as amended, utilizing the MISS DIG one call system.
3. Construction under this petition is subject to inspection and approval by DWSD. The cost of such inspection shall, at the discretion of DWSD, be borne by the petitioner.
4. DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for all costs incidental to the repair of such broken or damaged water main or sewer facilities. If DWSD facilities located within the street shall break or be damaged as the result of any action on the part of the petitioner, then in such event the petitioner agrees to be liable for all costs incident to the repair, replacement or relocation of such broken or damaged DWSD facilities.
5. The petitioner shall hold DWSD harmless for any damage to the encroaching device constructed or installed under this petition, which may be caused by the failure of DWSD's facilities.
6. If at any time in the future the petitioner shall request removal and / or relocation of DWSD's facilities in the street being encroached upon, the petitioner agrees to pay all costs for such removal and/or relocation.
7. Prior to construction, Easement Encroachment Permit (EEP) should be obtained and the insurance required by the EEP should not expire until after completion of the construction.
8. For any proposed work that involves DWSD water mains and/or sewers, an approval and a permit is required from DWSD before commencement of work.
9. It is DWSD's requirement that any proposed utility crossing DWSD water mains and/or sewers perpendicularly must maintain a minimum of 18 inches vertical clearance. Any proposed utility running adjacent to DWSD water mains and/or sewers must maintain a minimum of 10 feet lateral clearance including any conduit and/or manholes walls. No utility is allowed to run along the top of the water main or/or sewer.
10. It is DWSD's requirement that no encroachment has a vertical clearance of less than 16 feet from the ground surface over DWSD water mains and/or sewers.

November 25, 2025

Dokes Design Architecture
607 Shelby St. Ste. 731
Detroit, MI 48226
248 763 3678

City of Detroit
Attn: Department of Public Works
2 Woodward Ave. Ste. 611
Detroit, MI 48226

RE: Letter of Intent – Right-of-Way Encroachment Permit Application (Foundation Encroachments)

Greetings Reviewer:

On behalf of the development team for the renovation of the mixed-use building located at 7326 W. McNichols Rd., I am submitting this letter of intent in support of our application for a right-of-way encroachment permit. This request pertains to a few modest, sub-grade foundation encroachments identified along the north, south, and west property lines.

These encroachments range from approximately 6 to 12 inches beyond the property line. The building's structural system was designed to maintain the approved architectural layout, bearing wall locations, and overall load path integrity. Due to the angled and non-orthogonal geometry of the property line, the foundation footprint in a few isolated areas extends slightly beyond the boundary in order to:

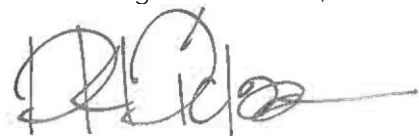
1. **Maintain structural integrity** - The encroaching foundation elements support key bearing and shear walls; removing or shifting them would compromise the structural system and require significant redesign.
2. **Preserve the building's design and functional layout** - Pulling the foundation inward would necessitate redesigning exterior walls, floor systems, accessibility clearances, and unit layouts, creating disproportionate impacts relative to the modest encroachment.
3. **Avoid excessive construction impacts** - Eliminating the encroachments would introduce structural modifications not commensurate with the limited (<12") footing extensions being requested.
4. **Align with common urban site conditions** - Minor foundation encroachments of this scale are not uncommon on irregular parcels where angled property lines intersect uniform wall and footing dimensions.

These encroachments are entirely subsurface, pose no obstruction or public safety concern, and will not adversely affect the public right-of-way. For these reasons, we respectfully request approval of an encroachment permit allowing the existing foundation design to remain unchanged.

We appreciate your consideration and are available to provide any additional information or clarification as needed.

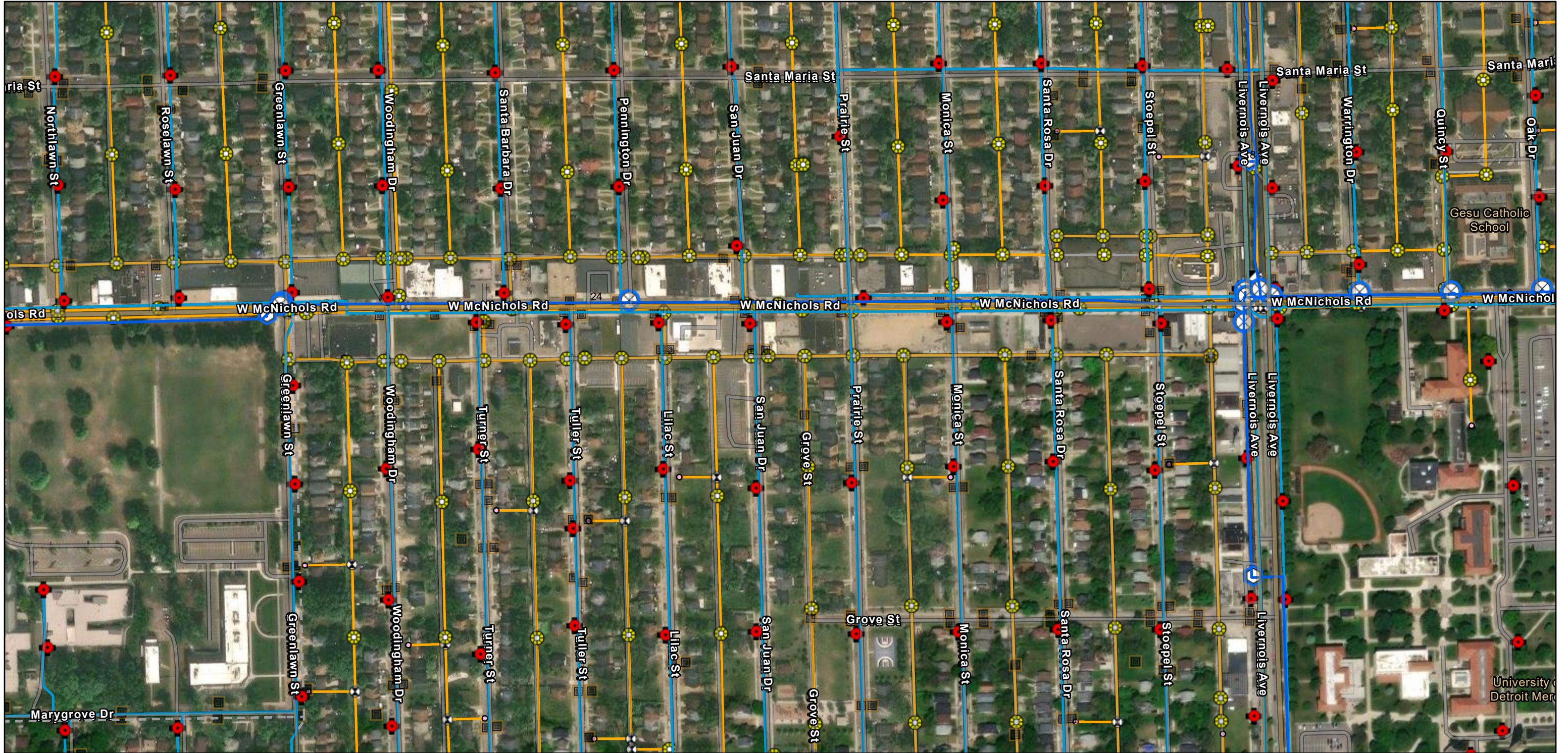
With appreciation,

Dokes Design Architecture, LLC.

A handwritten signature in black ink, appearing to read 'D. Dickerson', with a long horizontal flourish extending to the right.

Damon Dickerson
Associate | Director of Architecture

7326 W. McNichols



3/17/2026

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA

Blowoff

Gate

Tapping Sleeve

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Material/Size Change

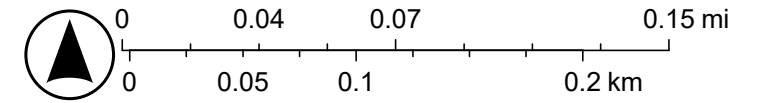
Crown/Main Point

Wastewater Gravity Main

Active

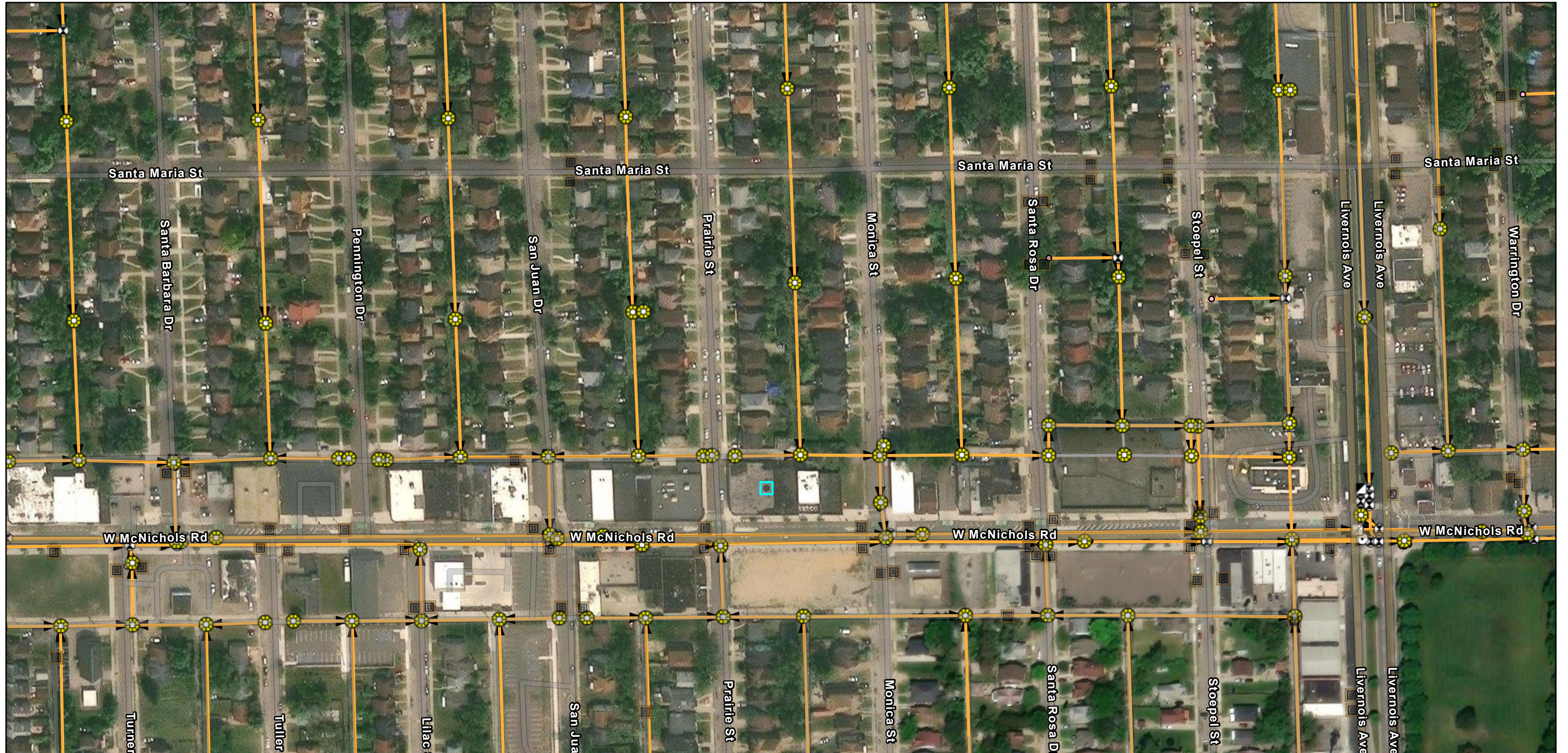
Abandoned/Inactive/Retired

1:4,514



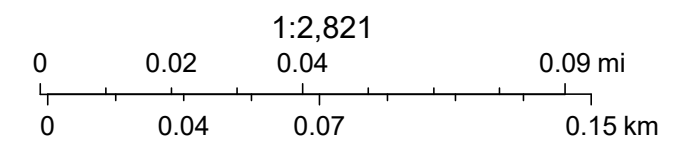
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, GLWA, DWSD, Vantor

7326 W. McNichols



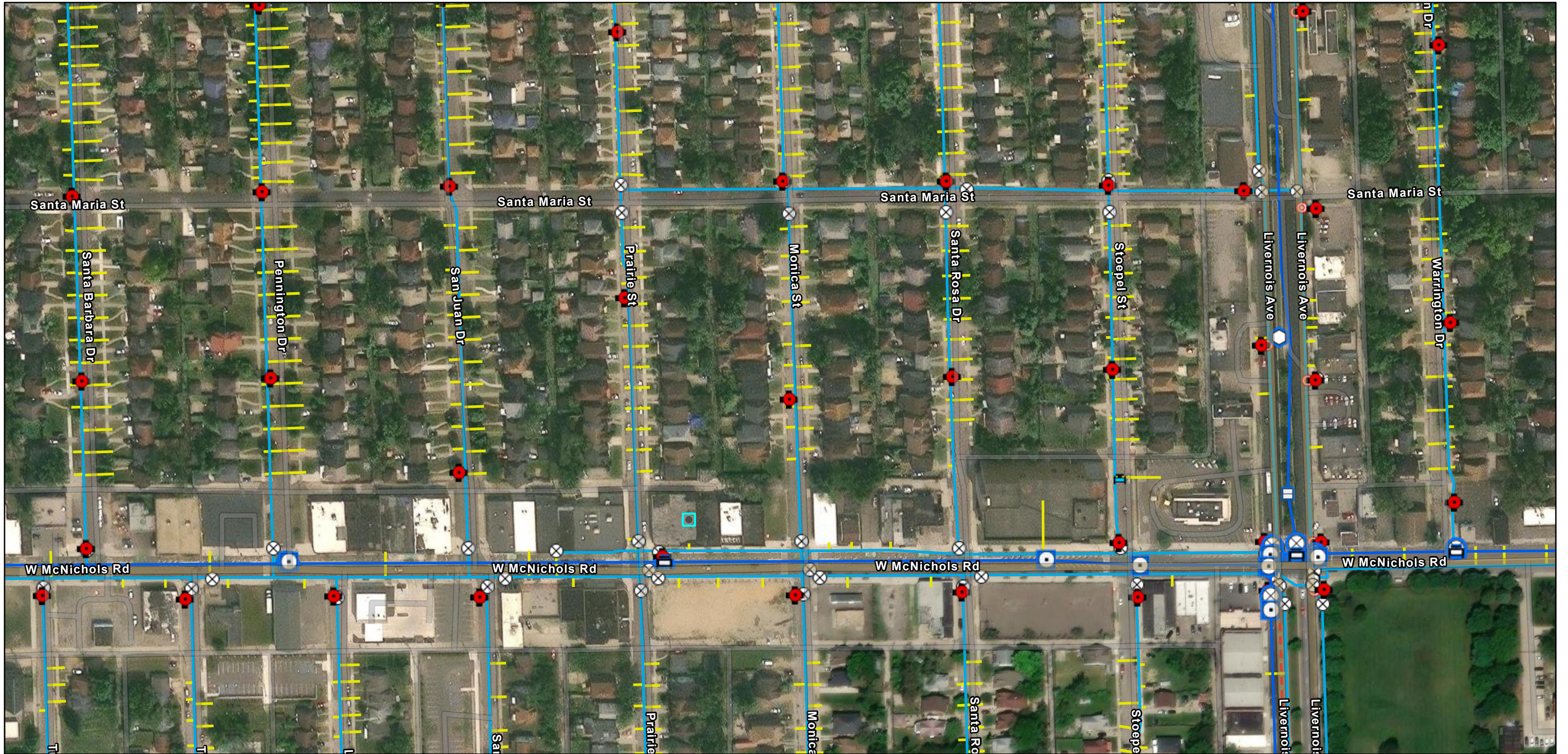
3/17/2026, 4:26:00 PM

- | | | |
|----------------------------------|----------------------|---------------------------------------|
| Wastewater Catch Basin (DWSD) | Blind Connection | Wastewater Gravity Main (DWSD) |
| Wastewater Manhole (DWSD) | Bulkhead/Cap | Active |
| Wastewater Fitting (DWSD) | Material/Size Change | Abandoned/Inactive/Retired |
| Bend/Slope Change | Crown/Main Point | DWSD Wastewater Flow Direction |



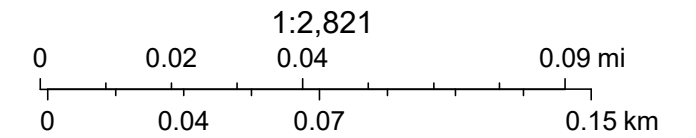
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

7326 W. McNichols



3/17/2026, 4:26:06 PM

- | | | | |
|-------------------------------------|-----------------------------------|-----------------------------|----------------------------------|
| Transmission System Fittings (GLWA) | Transmission System Valves (GLWA) | Distribution System Hydrant | Hydrant |
| Horizontal Bend | Blowoff | DWSD | Hydrant |
| Sleeve | Gate | Distribution System Valve | Distribution System Main |
| Tee | Transmission System Mains (GLWA) | Gate | Active |
| | Active Water Main | Blow Off | Abandoned |
| | | TSV | Distribution System Service Line |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Vantor

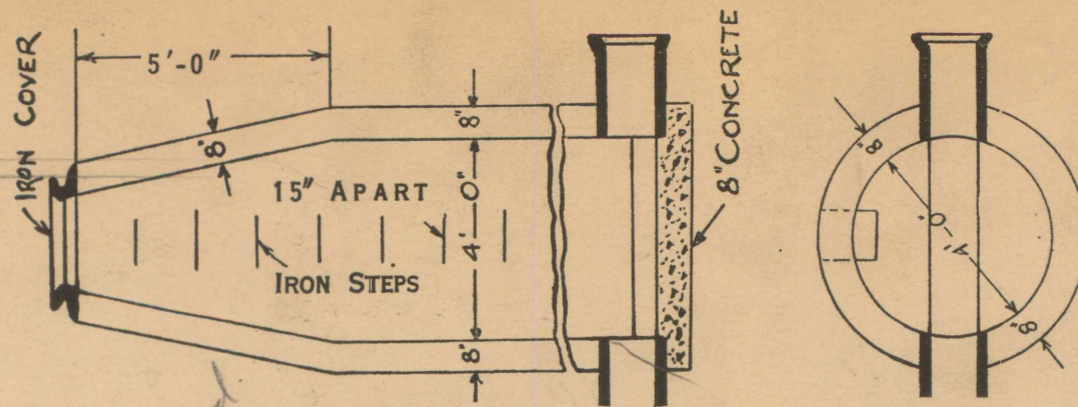
LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY

PRAIRIE - LIVERNOIS - SIX MILE RD - THATCHER

DETAILS

TOTAL LENGTH OF SEWER _____ FT. M. OR L.



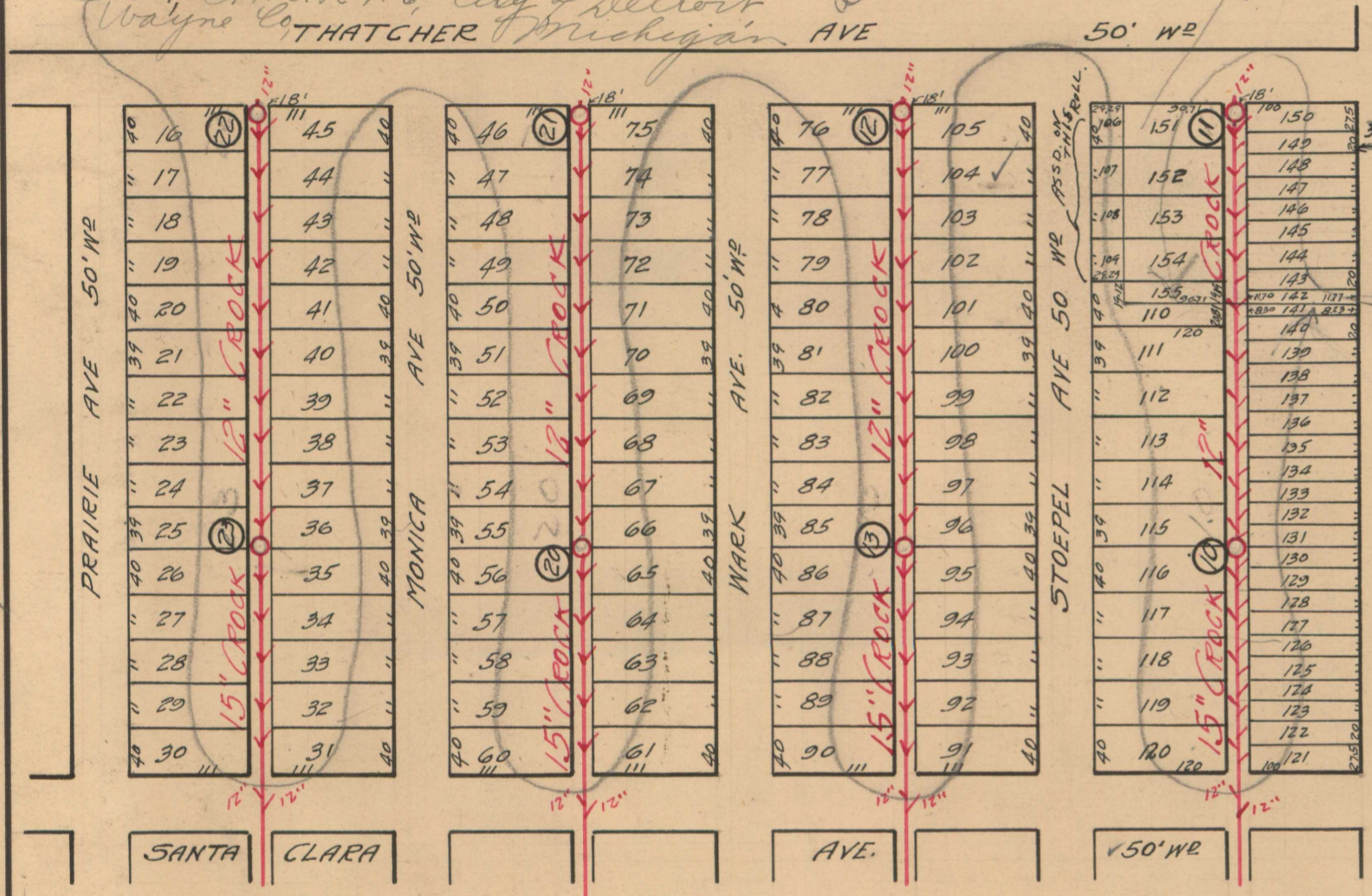
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

SEWER No. 4449
ROLL No. 9759

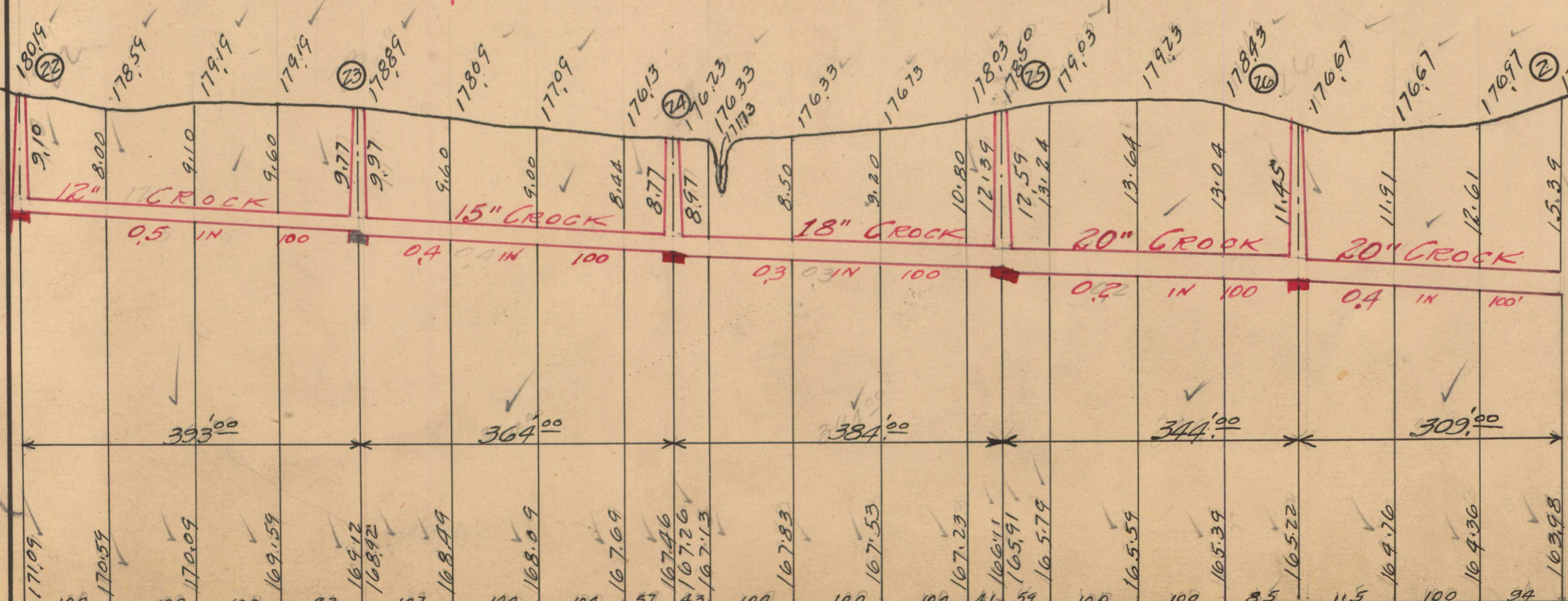
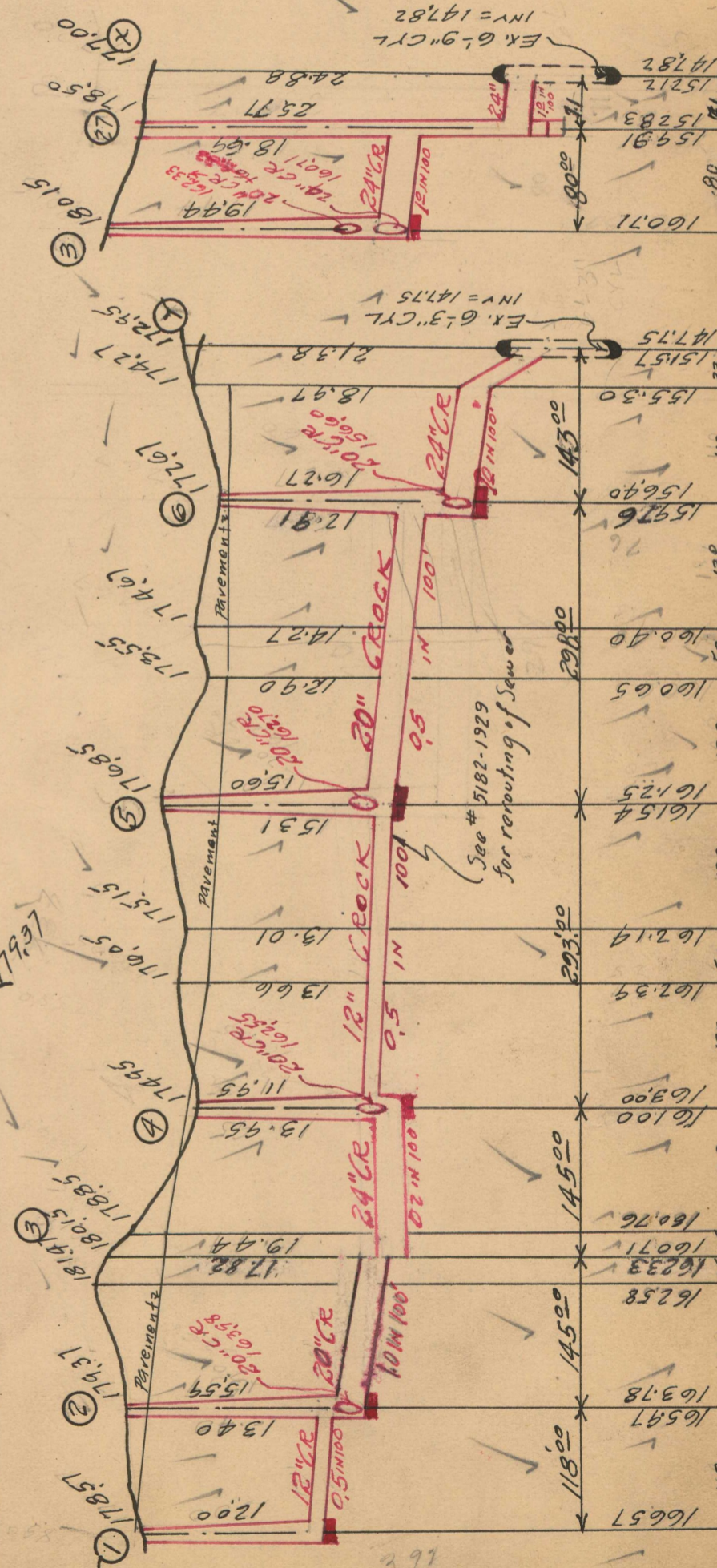
PETITION No. _____
PETITION DATE _____
RESOLUTION _____
BIDS OPENED _____
CONTRACT CONF'D _____
COMPLETED _____
CONT'R _____

SECTS OF M.H.

*Ardenwood Subn lots
A, B and part of C of
John M. Dwyer's Arden Subn
of the S 1/2 of the NE 1/4 of the
SE 1/4 and SE 1/4 of the SE 1/4 of
Sec 9, D. I. S. R. 11 E, City of Detroit
Wayne Co. Michigan*



*Ardenwood Subn
No 1 of part of the
S 1/2 of NE 1/4 of SE 1/4
of Sec 9, D. I. S. R. 11 E,
City of Detroit, Wayne
County, Michigan.*



NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long

NOTE:--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

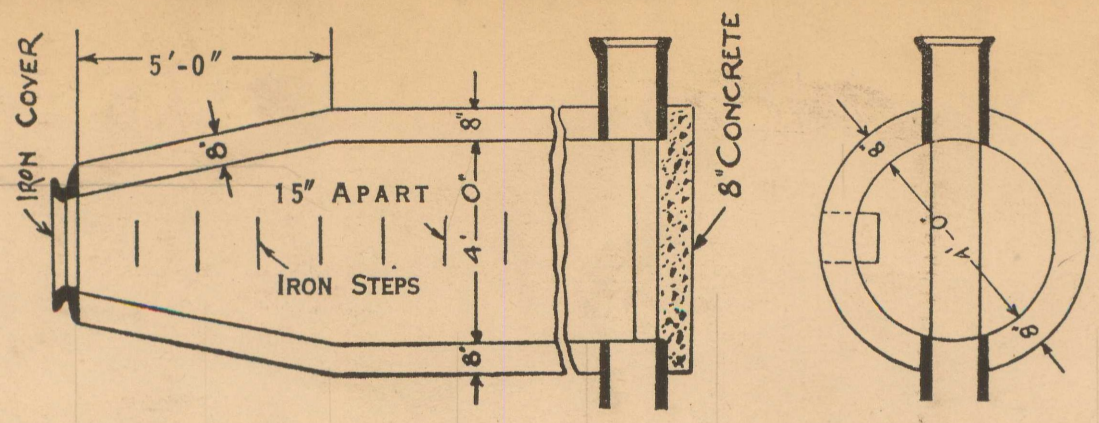
SCALE	VERTICAL 1" = 10"	DRAWN	DK	CHECK	OFFIC.
	HORIZONTAL 1" = 150	TRACED	JB	NOTE BOOK	ZAB

LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
PRAIRIE - LIVERNOIS - SIX MILE RD - THATCHER

DETAILS

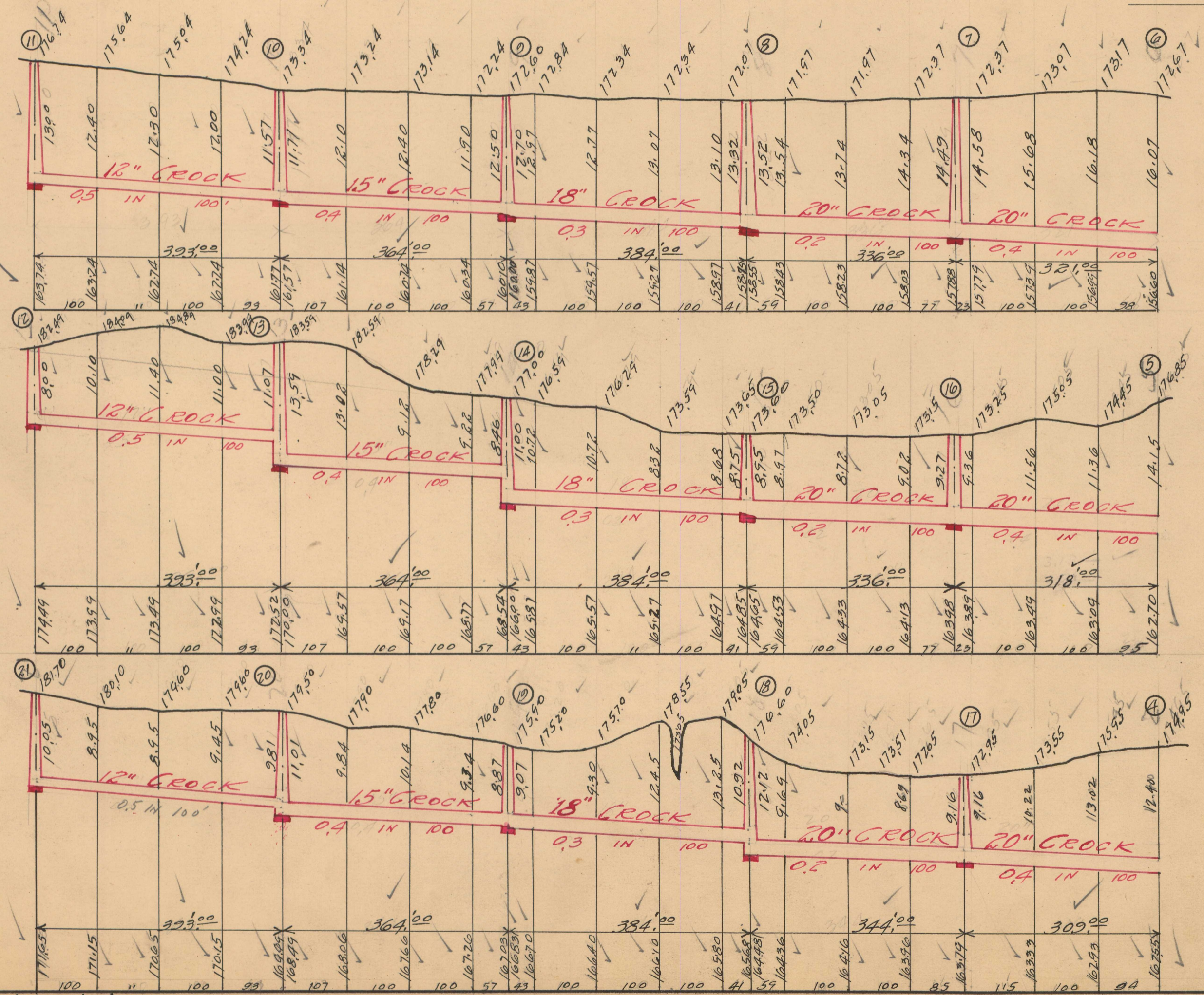
TOTAL LENGTH OF SEWER _____ FT. M. OR L.



DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

SEWER NO. 4449
ROLL NO. 9759

PETITION NO. _____
 PETITION DATE _____
 RESOLUTION _____
 BIDS OPENED _____
 CONTRACT CONF'D _____
 COMPLETED _____
 CONT'R _____



32139

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

SCALE	VERTICAL 1"=10'	DRAWN	OK	CHECK	_____
	HORIZONTAL 1"=150'	TRACED	N	NOTE BOOK	243 4946

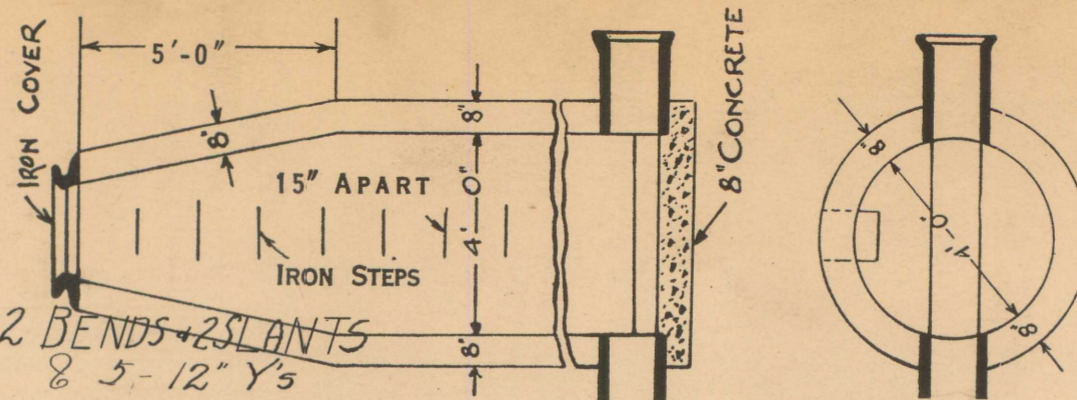
LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY
PRAIRIE-LIVERNOIS-SIXMILE RD-THATCHER

DETAILS

TOTAL LENGTH OF SEWER 8474.00 FT. M. OR L.

24" CROCK	439.00	INC. 13-6" Y's	2 BENDS + 2 SLANTS
20" "	3060.00	" 161-6" Y's	8 5-12" Y's
18" "	1536.00	" 88-6" Y's	
15" "	1456.00	" 71-6" Y's	8 8-12" Y's
12" "	1983.00	" 110-6" Y's	8 12-12" Y's
(26) TWENTY-SIX MANHOLES	INCL. 250 IRON STEPS 6-12" CONNS		
(1) ONE DROP MANHOLE	INCL. 250 IRON STEPS 4-6" "		



DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER'S OFFICE
DETROIT, MICH.

SEWER No. 4449
ROLL No. 9759

PETITION No. 9034, 3216, 5970, 6475, 4000
PETITION DATE 7-22-24
RESOLUTION 8-4-25
BIDS OPENED 8-17-25
CONTRACT CONF'D 9-1-25
COMPLETED 12-29-25
CONT'R Wm. Blauvelt & Co.
\$ 33185.00

SECTS OF M.H.

SANTA CLARA AVE 50' W.P.

127	126	95	94	63	62	31	30
128	125	96	93	64	61	32	29
129	124	97	92	65	60	33	27
130	123	98	91	66	59	34	26
131	122	99	90	67	58	35	25
132	121	100	89	68	57	36	24
133	120	101	88	69	56	37	23
134	119	102	87	70	55	38	22
135	118	103	86	71	54	39	21
136	117	104	85	72	53	40	20
137	116	105	84	73	52	41	19
138	115	106	83	74	51	42	18
139	114	107	82	75	50	43	17
140	113	108	81	76	49	44	16
141	112	109	80	77	48	45	15
142	111	110	79	78	47	46	14

Note:- Sewer is to be constructed in tunnel and backfilled with Class "C" Concrete bet^w M.H 27 & Point X Also Bet^w W.L of Livernois and Point Y.

"J. LEE BAKER CO'S. LIVERNOIS SUBN. OF D.E.F. & G. OF J.M. DWYER'S ACRES" BEING SUBN. OF THE S. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SEC. 9 T15 R11E CITY OF DETROIT WAYNE COUNTY MICHIGAN

NOTE
Portions in red are assessed on this roll.

JOHN M. DWYER'S ACRES BEING SUBN. OF THE S. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 & THE S.E. 1/4 OF THE S.E. 1/4. ALL IN SECT 9 T15 R11E CITY OF DETROIT WAYNE COUNTY MICHIGAN.

UNIVERSITY VIEW SUBN. OF PART OF LOT I AND PARTS OF LOTS H & J. OF JNO. M. DWYER'S ACRES SUBN. OF THE 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 AND THE S.E. 1/4 OF S.E. 1/4 SEC. 9 T15 R11E CITY OF DETROIT WAYNE COUNTY MICHIGAN.

STAFFORD'S INTER-COLLEGE SUBN. OF PART OF LOT J OF JNO. M. DWYER'S ACRES BEING SUBN. OF THE S. 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4 AND THE S.E. 1/4 OF THE S.E. 1/4 OF SEC. 9 T15 R11E CITY OF DETROIT, WAYNE COUNTY, MICHIGAN.

Line of sewer was changed from this location

32137

NOTE--Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE--Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

SCALE	VERTICAL 1" = 100'	DRAWN	R.	CHECK
	HORIZONTAL 1" = 150'			

See Sewer # 5182-1929 for Rerouting of Sewer



50' AVENUE

THATCHER AVENUE

AVE

12" CROCK

12" CROCK

12" CROCK

THATCHER AVENUE

12" CROCK

WOODINGHAM DRIVE
4-6" CYL
16.6' 3-0" CONC

SANTA CLARA DRIVE
3-0" CONC
9.6' 12" CROCK
9.0' 9" CROCK
4.224

PENNINGTON DRIVE
24" CONC
8.0' 12" CROCK
9.4' 9.4" CROCK
4.224

SANTA JUAN DRIVE
18" CONC
8.0' 12" CROCK
9.3' 9.3" CROCK
4.224

PRAIRIE AVENUE
12" CROCK
8.0' 12" CROCK
8.3' 8.3" CROCK
4.224

MONICA AVENUE
15" CR
10.0' 10.0" CROCK
4.449

SANTA ROSA DRIVE
15" CR
11.0' 11.0" CROCK
4.449

STOEPEL AVENUE
15" CR
13.6' 13.6" CROCK
4.449

WOODINGHAM DRIVE
18" CROCK
8.7' 8.7" CROCK
4.224

SANTA BARBARA DRIVE
15" CROCK
9.9' 9.9" CROCK
4.224

PENNINGTON DRIVE
15" CROCK
13.7' 13.7" CROCK
4.224

SANTA JUAN DRIVE
18" CROCK
9.6' 9.6" CROCK
4.224

PRAIRIE AVENUE
18" CROCK
10.4' 10.4" CROCK
4.224

MONICA AVENUE
15" CR
9.0' 9.0" CROCK
4.449

SANTA ROSA DRIVE
15" CR
9.0' 9.0" CROCK
4.449

STOEPEL AVENUE
15" CR
11.0' 11.0" CROCK
4.449

WOODINGHAM DRIVE
18" CROCK
11.5' 11.5" CROCK
4.224

SANTA BARBARA DRIVE
18" CROCK
13.6' 13.6" CROCK
4.224

PENNINGTON DRIVE
20" CR
17.4' 17.4" CROCK
4.224

SANTA JUAN DRIVE
20" CROCK
15.6' 15.6" CROCK
4.224

PRAIRIE AVENUE
20" CR
12.1' 12.1" CROCK
4.224

MONICA AVENUE
20" CR
19.4' 19.4" CROCK
4.449

SANTA ROSA DRIVE
20" CR
13.8' 13.8" CROCK
4.449

STOEPEL AVENUE
20" CR
12.7' 12.7" CROCK
4.449

WOODINGHAM DRIVE
18" CROCK
12.2' 12.2" CROCK
4.224

SANTA BARBARA DRIVE
20" CR
14.0' 14.0" CROCK
4.224

PENNINGTON DRIVE
20" CR
16.9' 16.9" CROCK
4.224

SANTA JUAN DRIVE
20" CR
17.0' 17.0" CROCK
4.224

PRAIRIE AVENUE
20" CR
12.3' 12.3" CROCK
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MONICA AVENUE
20" CR
12.4' 12.4" CROCK
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SANTA ROSA DRIVE
20" CR
12.4' 12.4" CROCK
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STOEPEL AVENUE
20" CR
12.7' 12.7" CROCK
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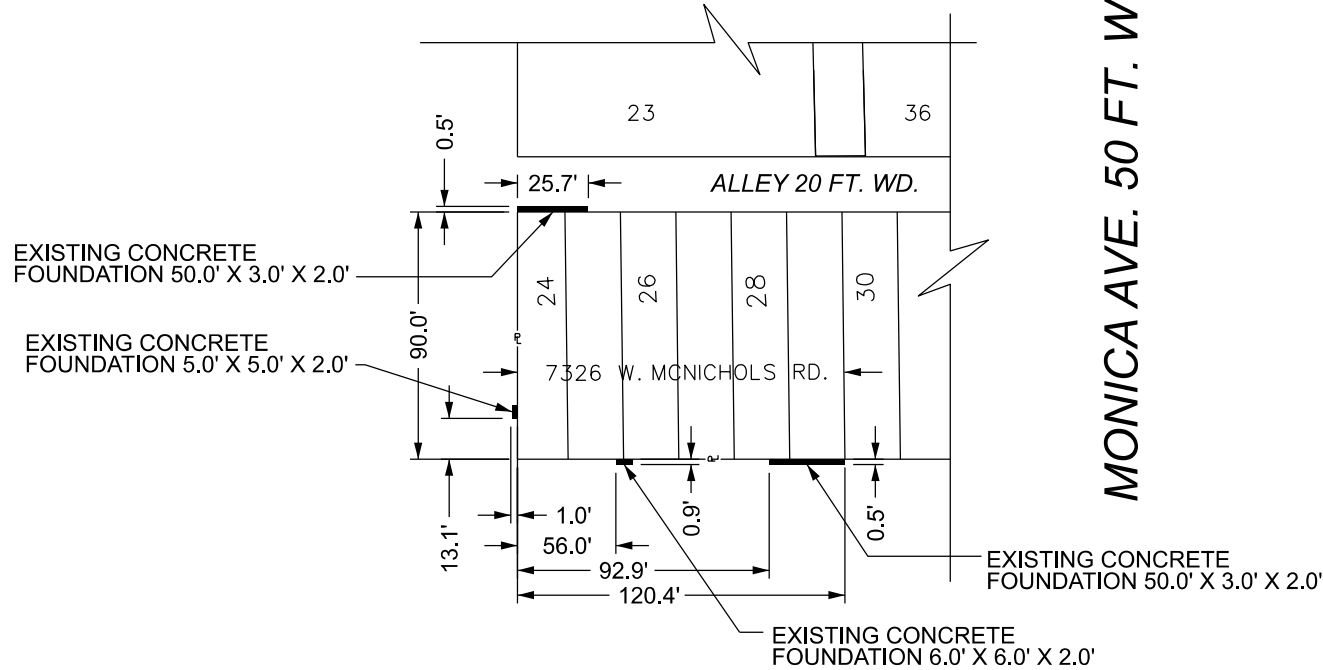
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S. 1/4 SEC. 95
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S. 1/4 SEC. 99
S. 1/4 SEC. 100



SANTA MARIA AVE. 50 FT. WD.



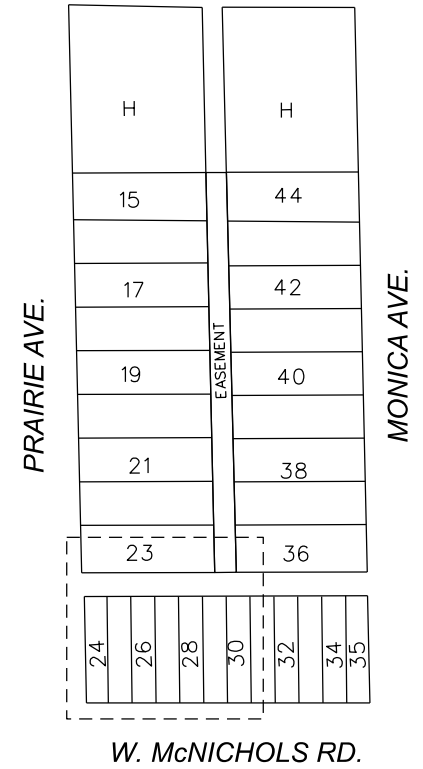
PRAIRE AVE. 50 FT. WD.



MONICA AVE. 50 FT. WD.

W. McNICHOLS RD. 66 FT. WD.

SANTA MARIA AVE.



NOTE:

ALL EXISTING (50.0' X 3.0' X 2.0') CONCRETE FOUNDATION HAS A MAX 0.5' ENCROACHMENT GRADUALLY DECREASES TO 0.0' AS THE ENCROACHMENT MOVES ALONG THE PROPERTY LINE THE PROPERTY LINE IS NOT ORTHOGONAL

■ - REQUEST ENCROACHMENT (FOR CONCRETE FOUNDATION)

(FOR OFFICE USE ONLY)

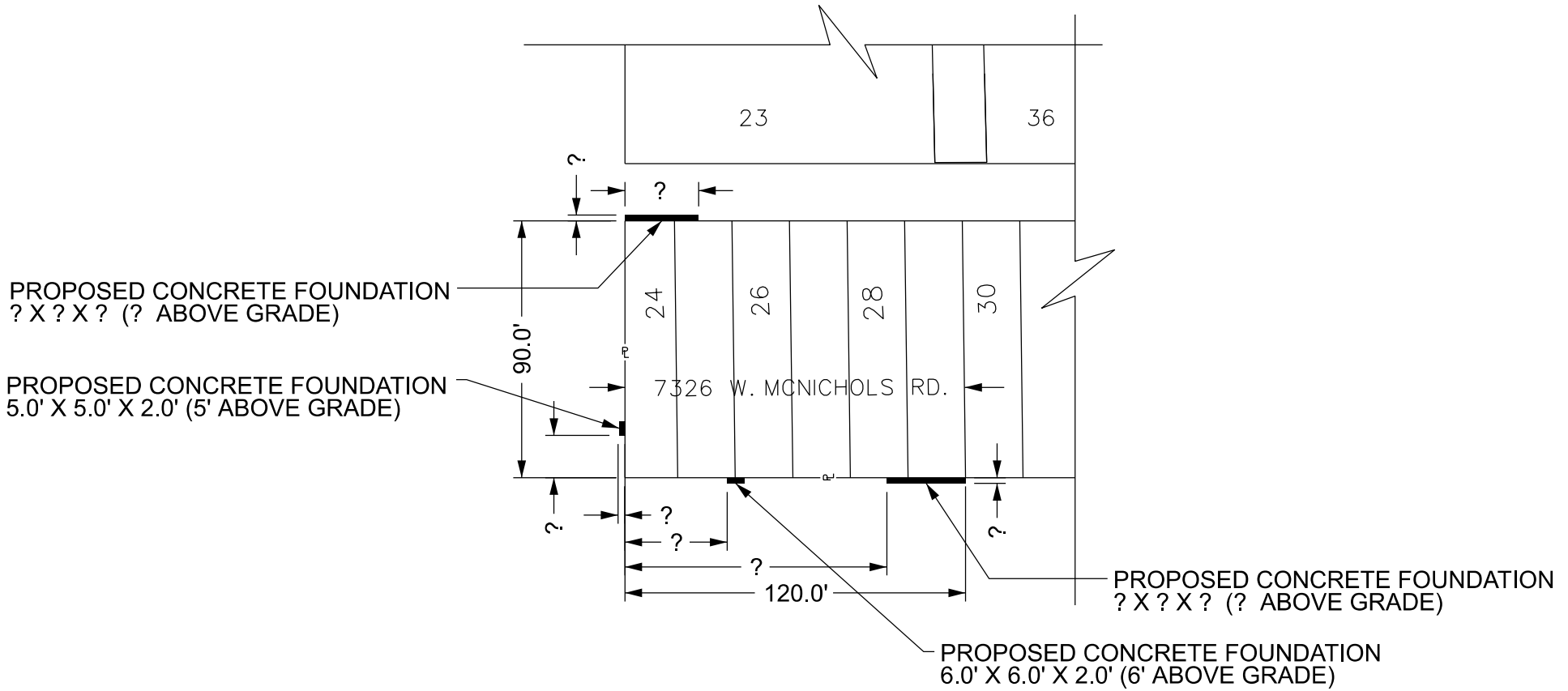
CARTO 89 F

DRAWN BY	AP
DATE	03/10/2026
CHECKED	LC
APPROVED	GE

REQUEST ENCROACHMENTS INTO THE EAST/WEST ALLEY, 20 FT. WD., PRAIRE AVE. 50 FT. WD., AND W. McNICHOLS RD. 66 FT. WD. AT 7326 W. McNICHOLS RD.

CITY OF DETROIT	
CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU	
JOB NO.	25-117
DRWG. NO.	

PRAIRE AVE. 50 FT. WD.



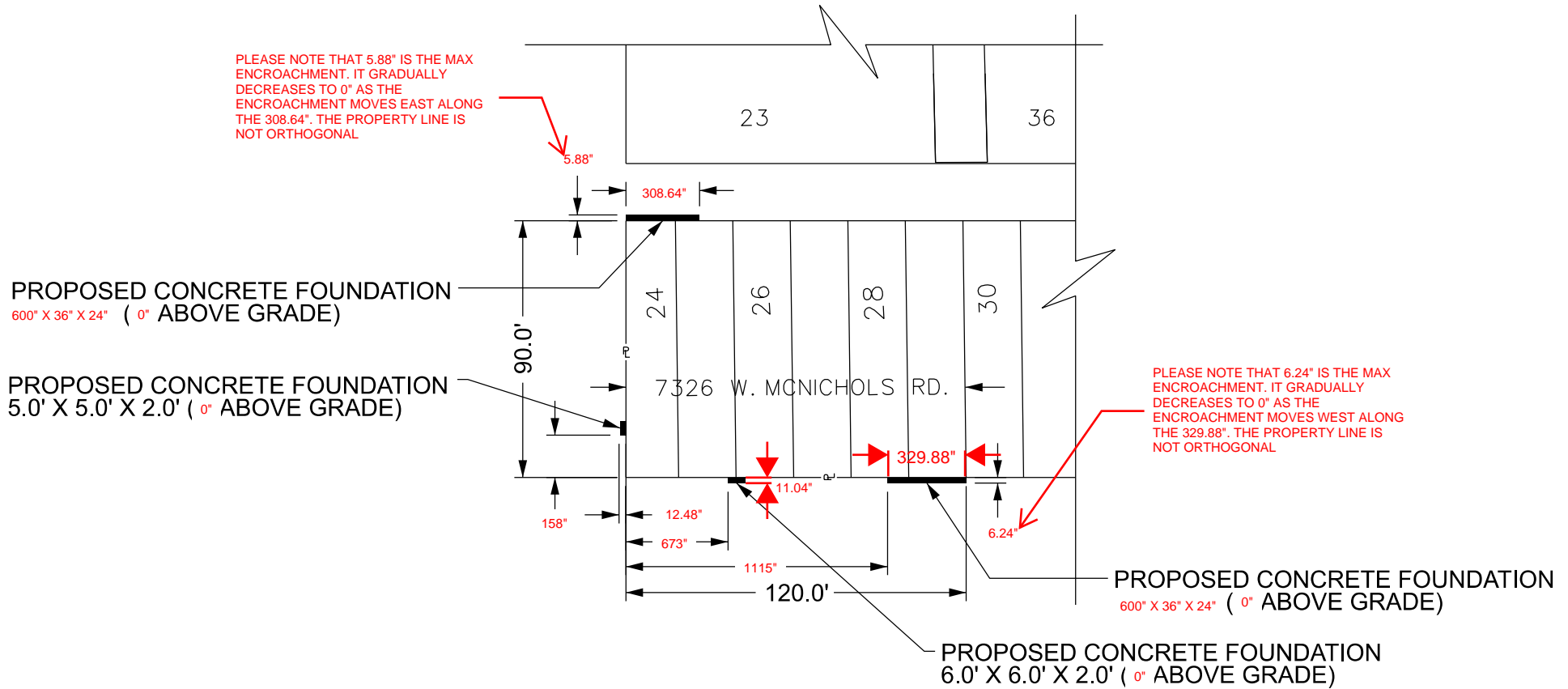
W. McNICHOLS RD. 66 FT. WD.

CLARIFICATION SKETCH

NOTE:

ANY WHERE THERE ARE QUESTION MARKS,
WILL NEED DIMENSION VALUES IN INCHES.

PRAIRE AVE. 50 FT. WD.

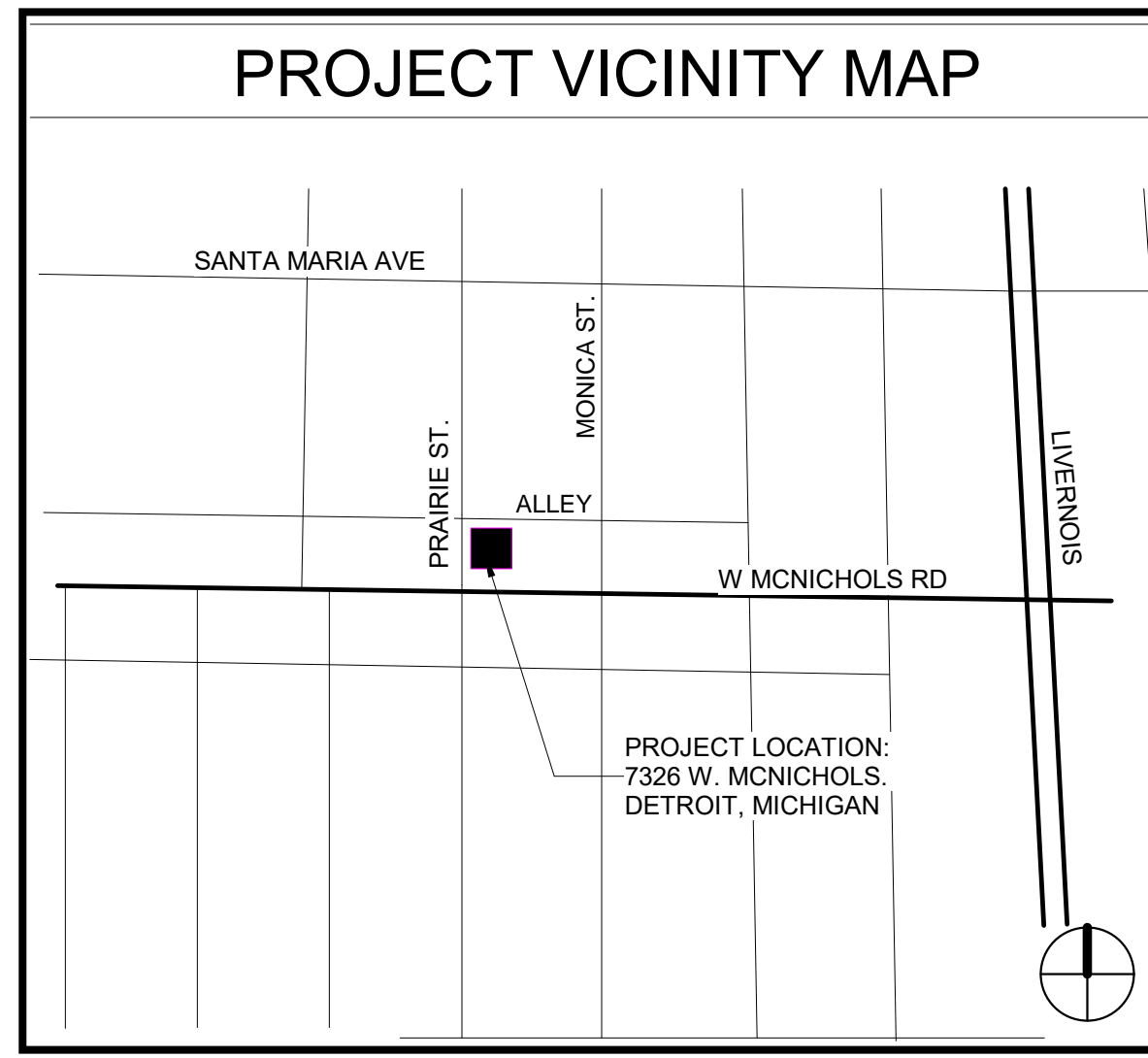


W. McNICHOLS RD. 66 FT. WD.

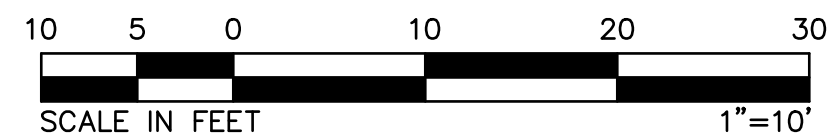
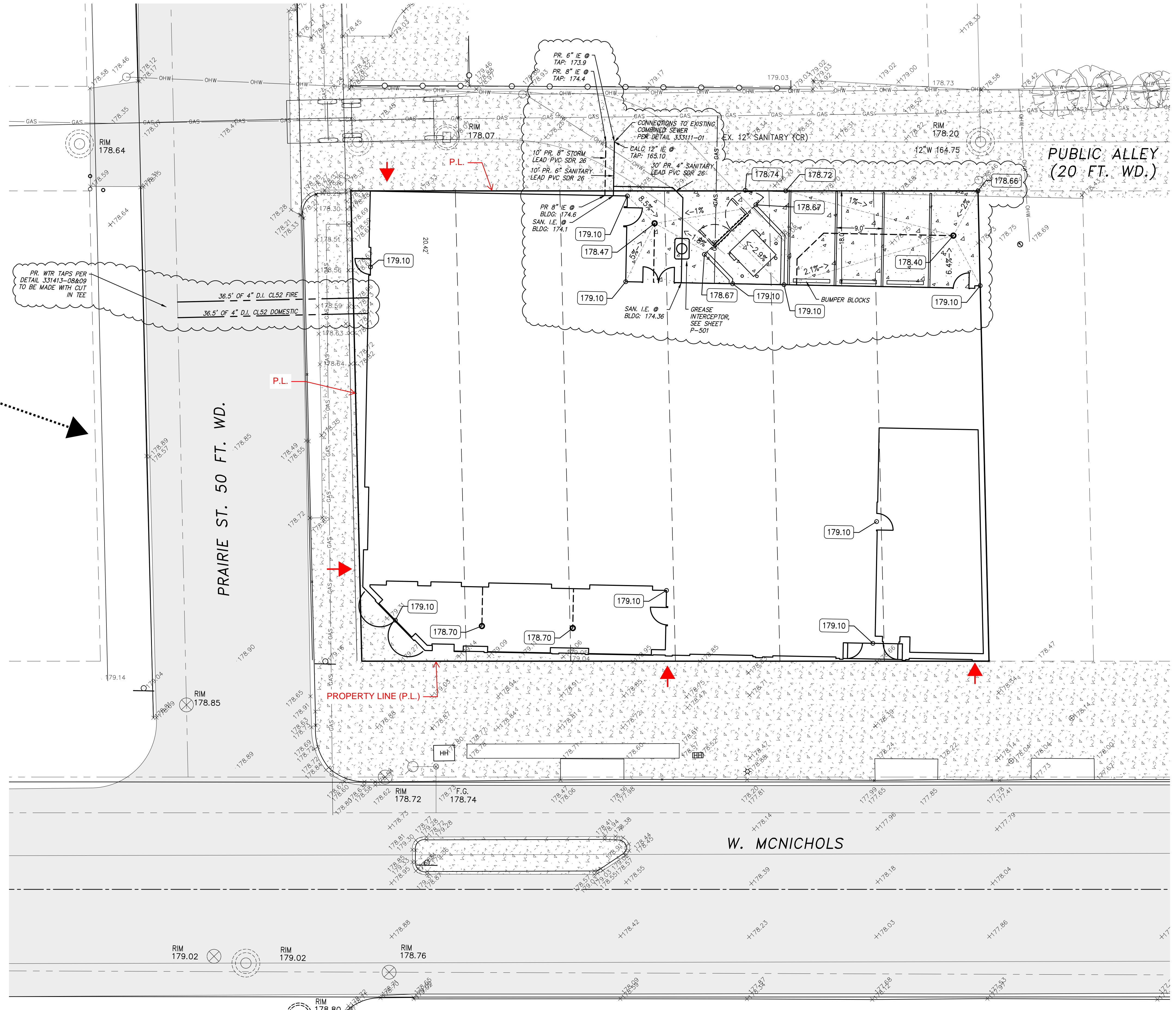
CLARIFICATION SKETCH

NOTE:

ANY WHERE THERE ARE QUESTION MARKS,
WILL NEED DIMENSION VALUES IN INCHES.



PROPOSED FOUNDATION ENCROACHMENT - SEE '02-DETAIL SHEET' FOR DIMENSIONS



PROPRIETOR

DATE: 07-09-2025
 FIRM: ABE
 ENG. EMP
 SURV. ALC
 CAD: ABE
 LOCATION: CITY OF DETROIT
 SCALE: 1" = 10'

STATUS:

10-07-2025 ADDENDUM 1, REVISION 2

Michael L. Priest & Associates, Inc.
 40655 Koppemick Road, Canton, MI 48187
 phone: (734) 459-8560
 fax: (734) 459-2585

MLP
 ENGINEERS, SURVEYORS
 AND ASSOCIATES, INC.

SITE PLAN

7326 W. McNichols

PART OF THE SOUTHEAST 1/4 OF SECTION 9, T.1S., R.11E.
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SHEET C02

PROPRIETOR
 DOKES DESIGN ARCHITECTURE, LLC
 607 SHELBY ST., SUITE 731
 DETROIT, MI 48226
 ATTN: DAMON DICKERSON
 ddickerson@dokedesign.com

DATE: 11/19/2025
 PM: ADB
 ENG: EMP
 SURV: AEC
 CAD: ADB
 VDATUM: CITY OF DETROIT
 SCALE: 1" = 10'

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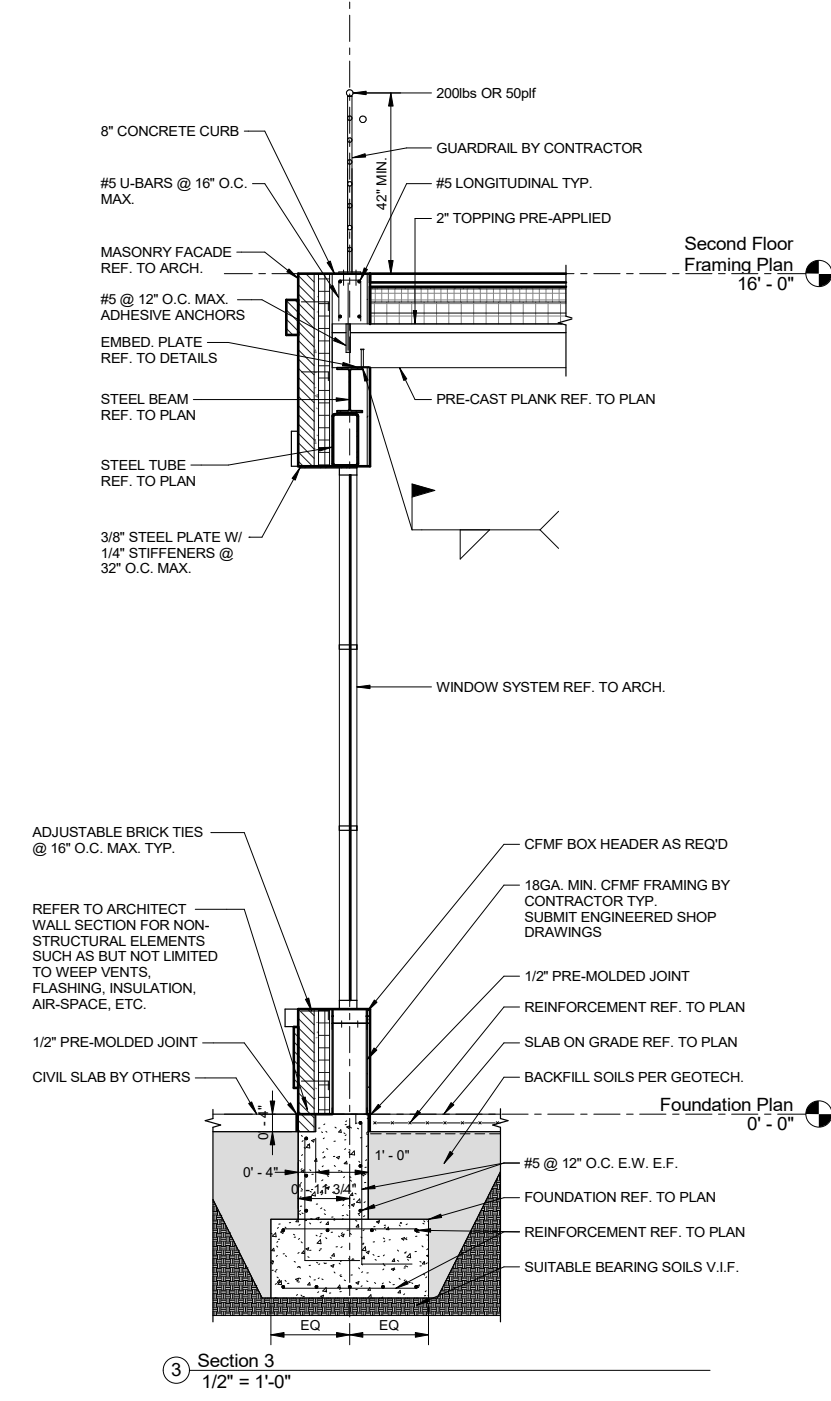
ENGINEERS, SURVEYORS
MLP
 AND ASSOCIATES, INC.

7326 W. McNICHOLS
 PART OF THE SOUTHEAST 1/4 OF SECTION 9,
 T.1S., R.11E
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

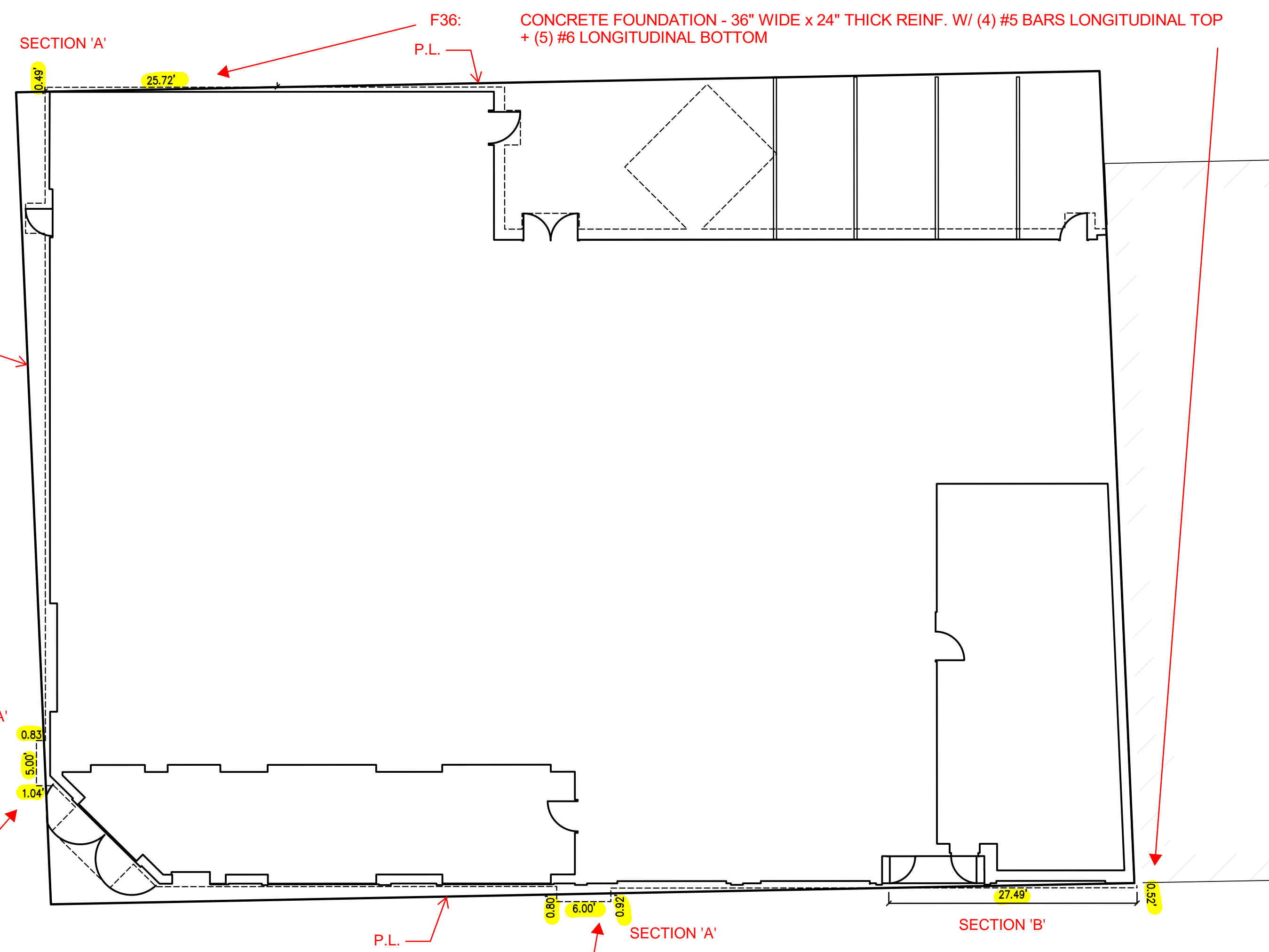
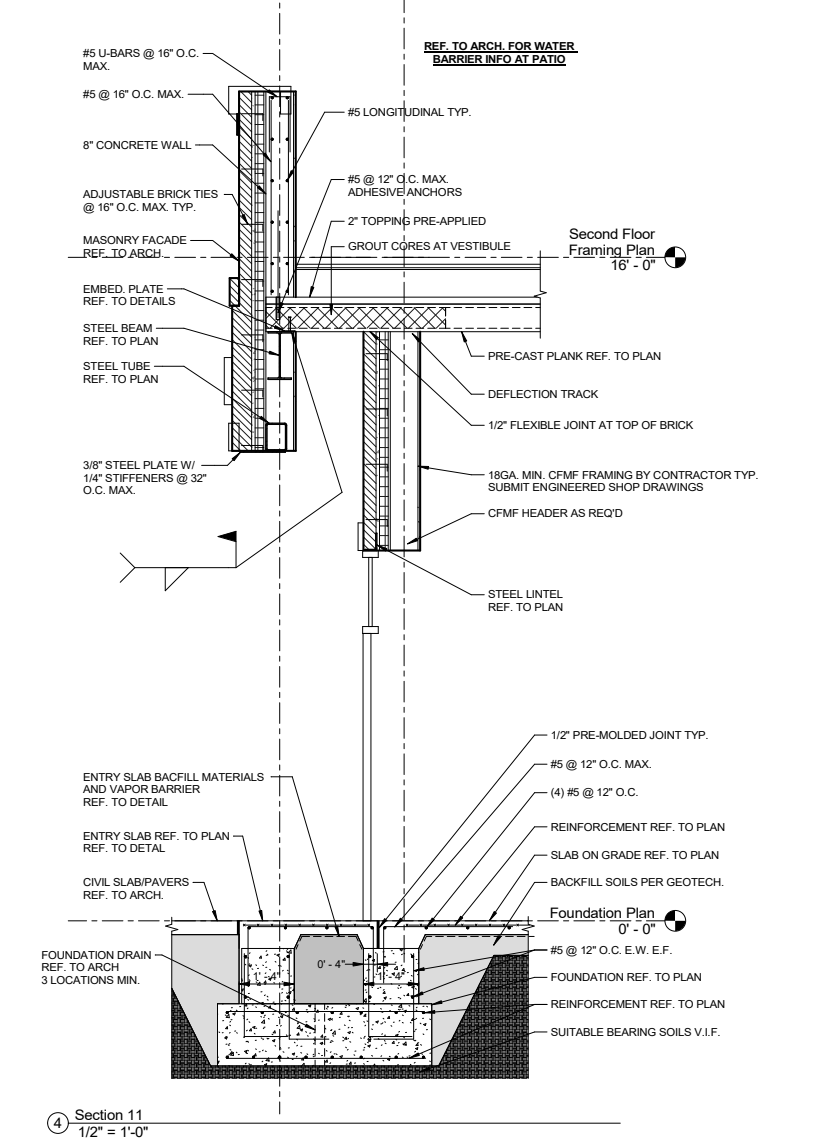
SHEET

LEGEND
 PROPERTY LINE _____
 FOUNDATION - - - - -

SECTION 'A'

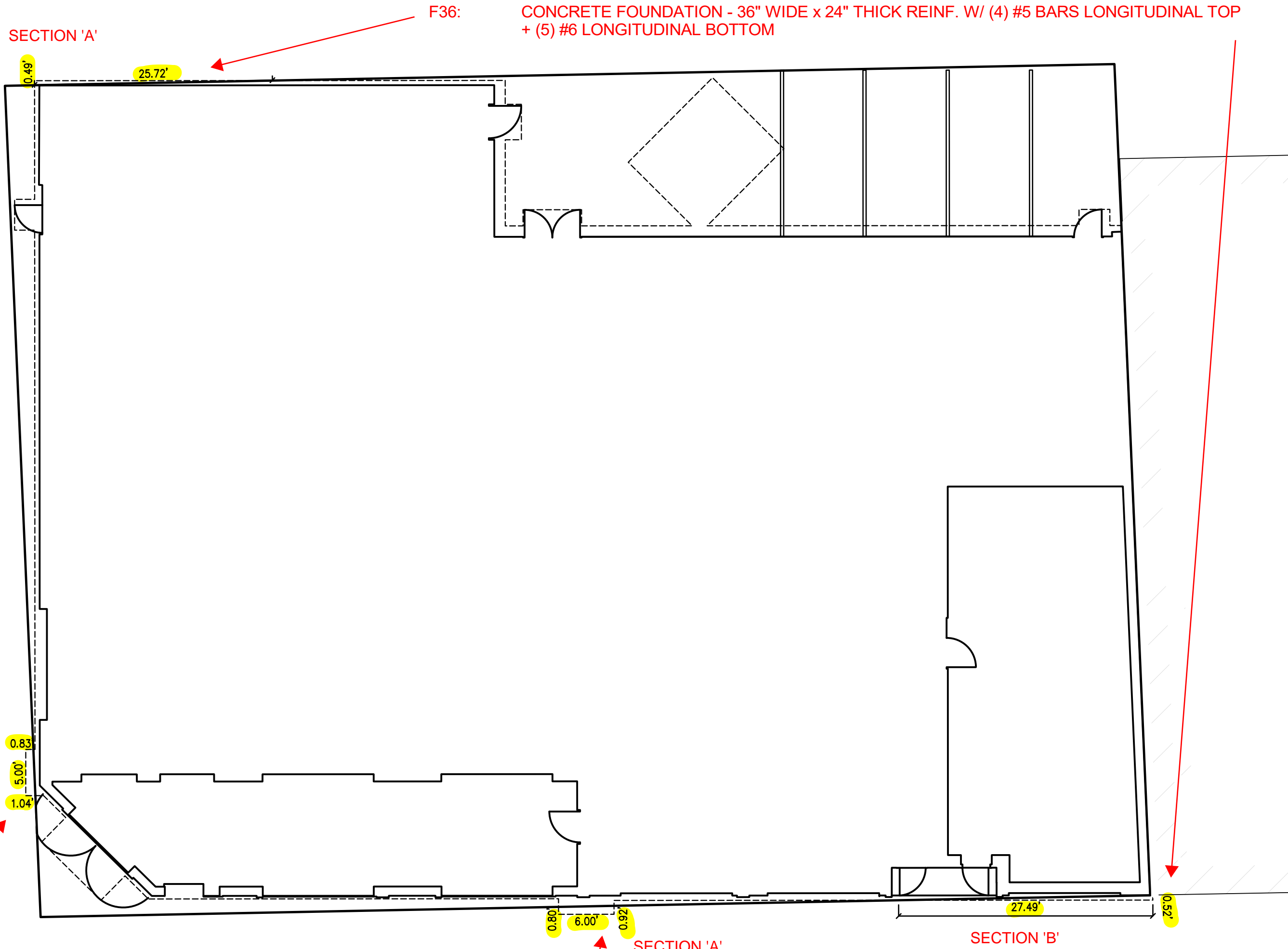


SECTION 'B'



F5x5: CONCRETE FOUNDATION - 5'x5'x2' (LxWxT) REINF. W/ (6) #6 BARS E.W. BOTTOM
F6x6: CONCRETE FOUNDATION - 6'x6'x2' (LxWxT) REINF. W/ (7) #6 BARS E.W. BOTTOM

F36: CONCRETE FOUNDATION - 36" WIDE x 24" THICK REINF. W/ (4) #5 BARS LONGITUDINAL TOP + (5) #6 LONGITUDINAL BOTTOM



SECTION 'A'

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SECTION 'A'

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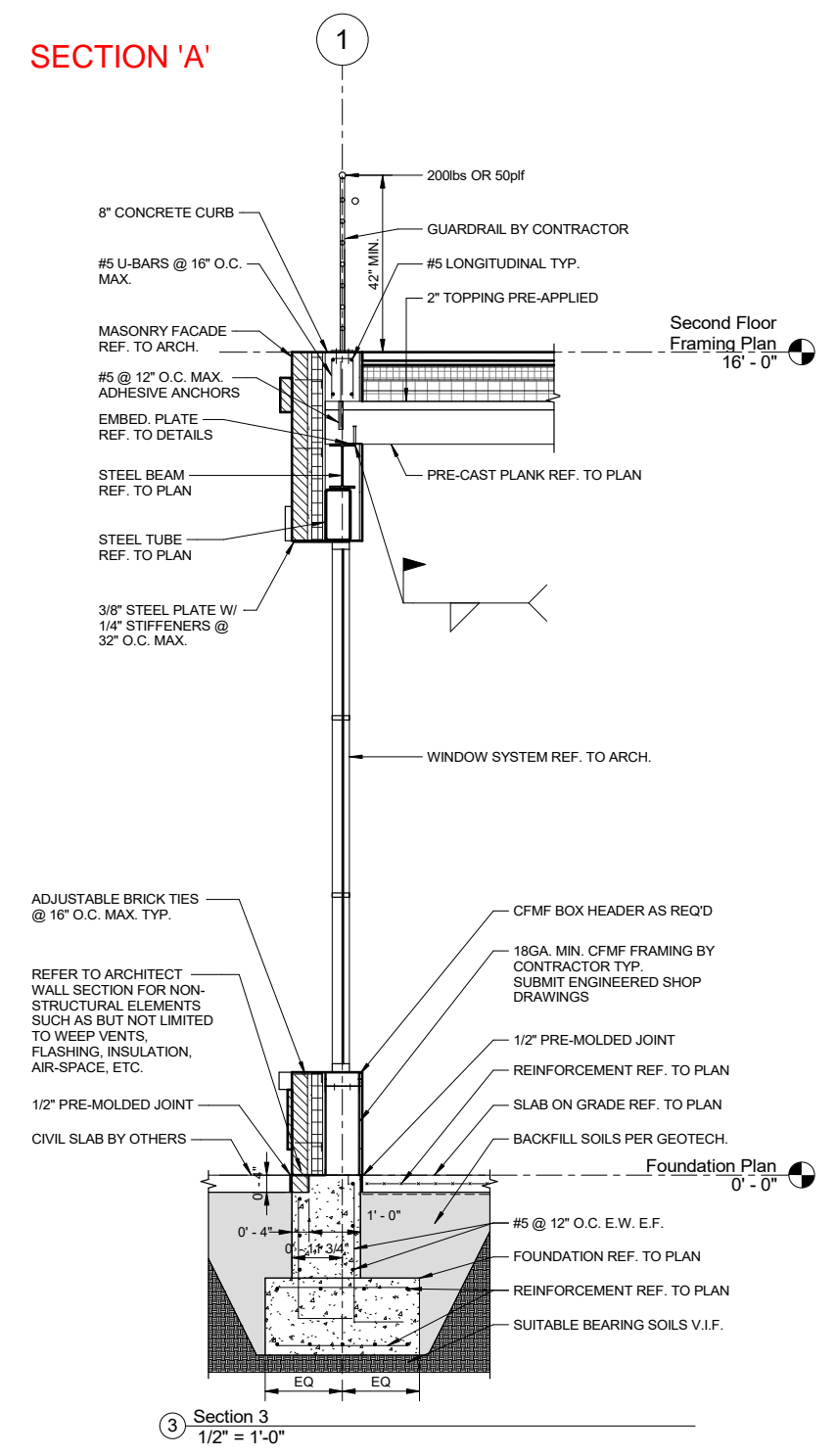
F6x6: CONCRETE FOUNDATION - 6'x6'x2' (LxWxT) REINF. W/ (7) #6 BARS E.W. BOTTOM

SECTION 'A'

SECTION 'B'

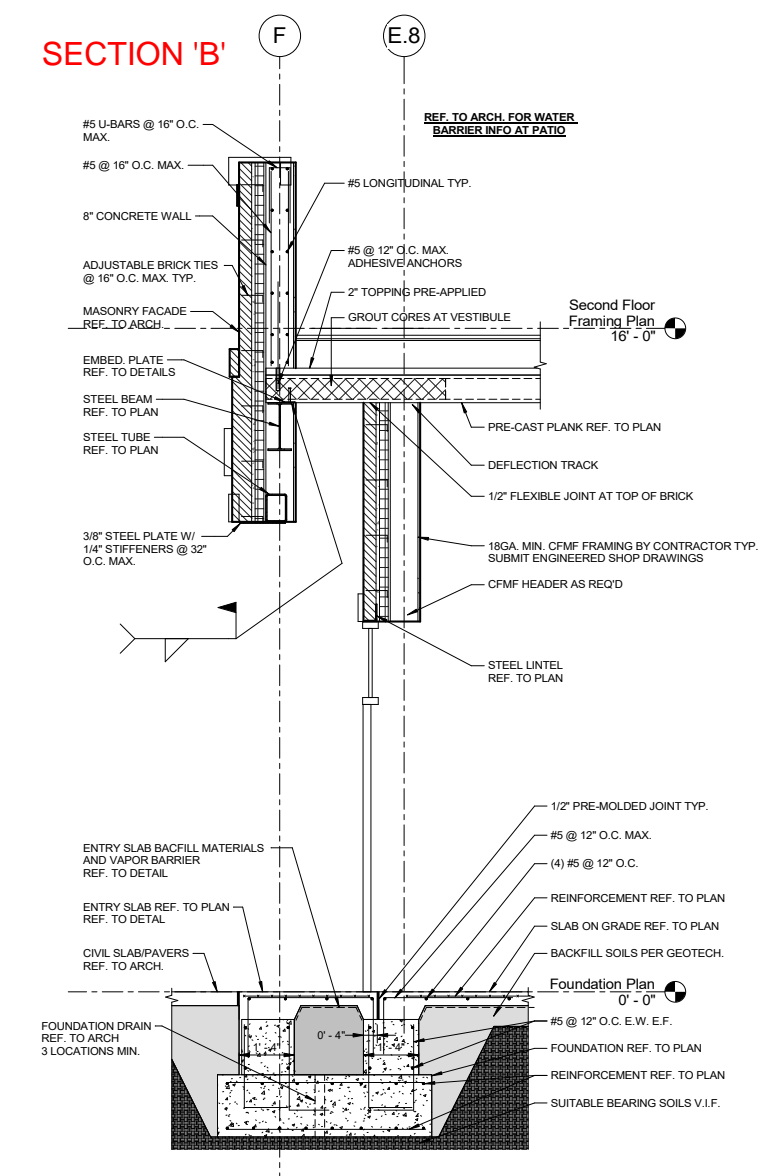
LEGEND
PROPERTY LINE
FOUNDATION

SECTION 'A'



Section 3
1/2" = 1'-0"

SECTION 'B'



Section 11
1/2" = 1'-0"

PROPRIETOR
DOKES DESIGN ARCHITECTURE, LLC
607 SHELBY ST., SUITE 731
DETROIT, MI 48226
ATTN: DAMON DICKERSON
ddickerson@dokedesign.com

DATE: 11/19/2025
PM: ADB
ENG: EMP
SURV: AEC
CAD: ADB
VDATUM: CITY OF DETROIT
SCALE: 1" = 10'

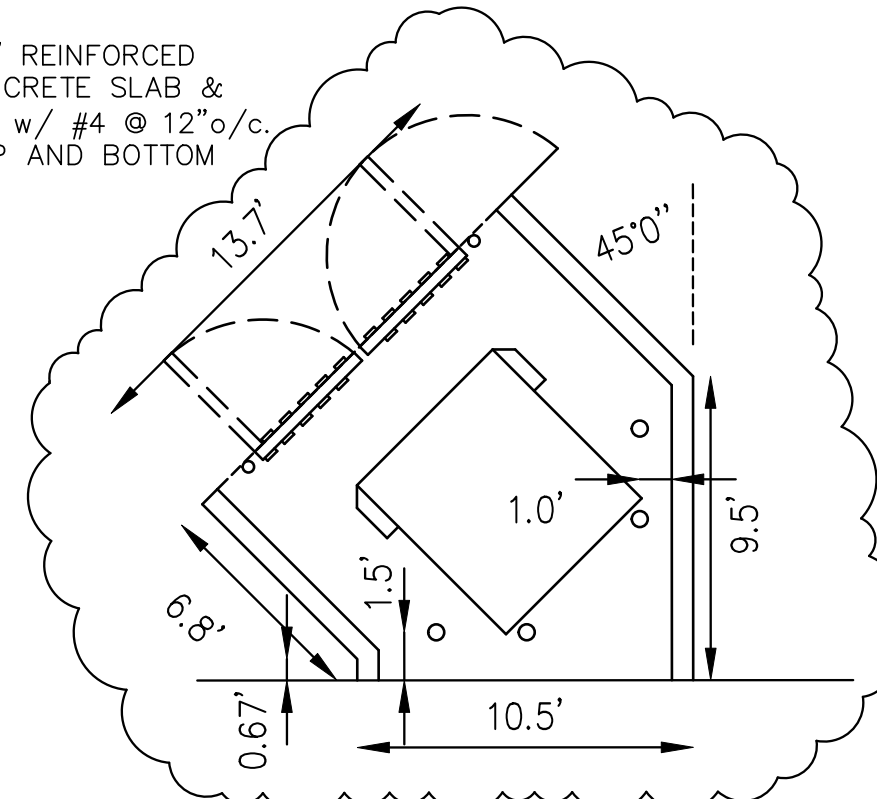
Michael L. Priest & Associates, Inc.
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phone: (734) 459-8560
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ENGINEERS, SURVEYORS
MLP
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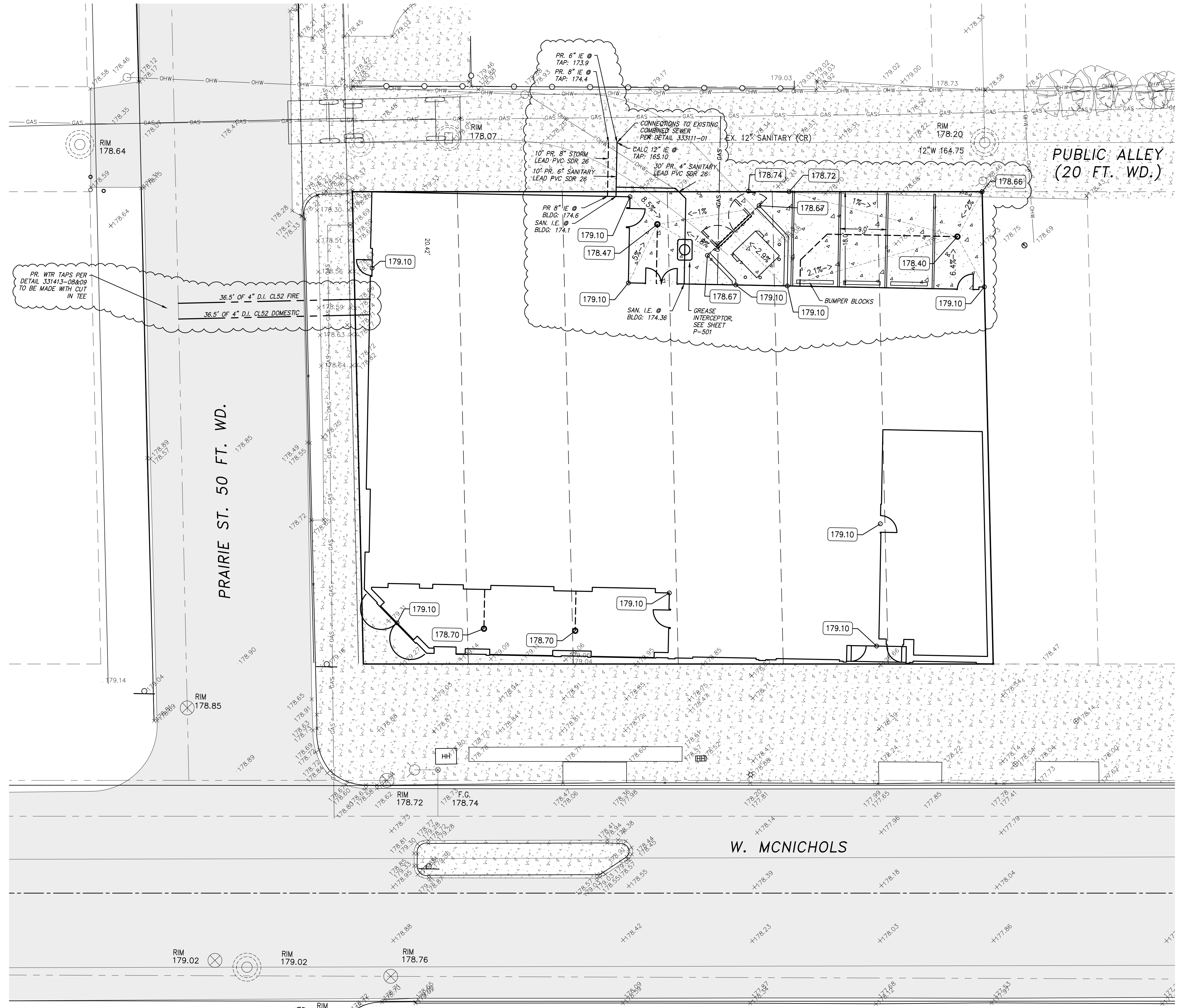
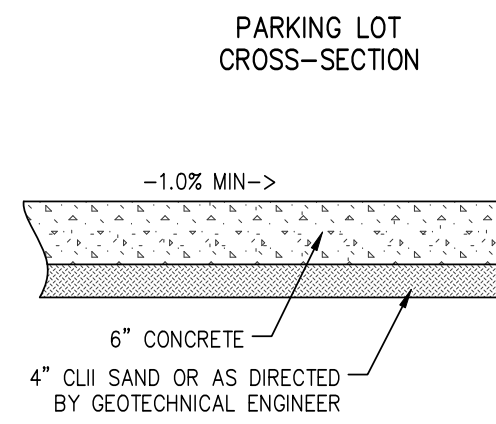
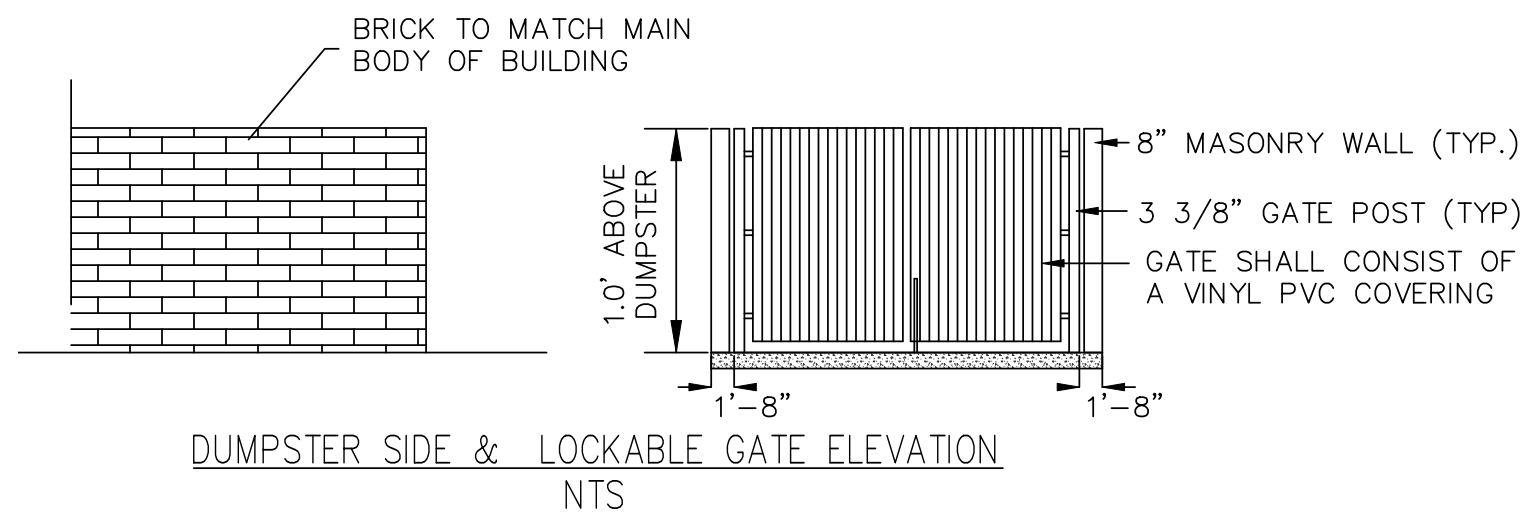
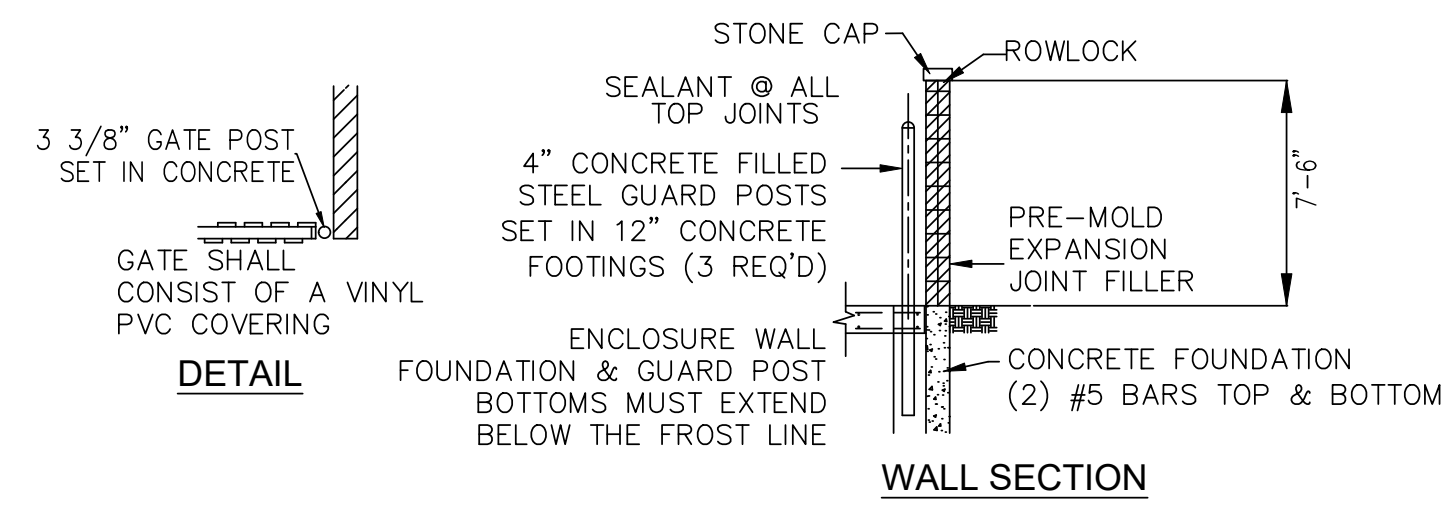
7326 W. McNICHOLS
PART OF THE SOUTHEAST 1/4 OF SECTION 9,
T.1S., R.11E
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

SHEET

6" REINFORCED CONCRETE SLAB & APRON W/ #4 @ 12" o/c TOP AND BOTTOM



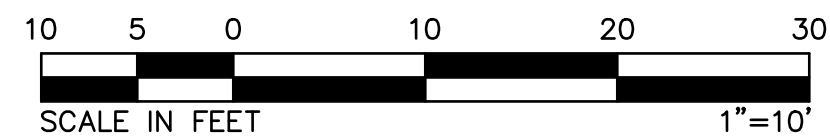
- AREA INSIDE TRASH RECEPTACLE SCREEN WALL STRUCTURE SHALL BE MAINTAINED IN AN ORDERLY AND STRUCTURALLY SOUND CONDITION, CLEAN AND FREE FROM REFUSE CLUTTER.
- TRASH REMOVAL SERVICES BY THE CITY WILL NOT BE AVAILABLE FOR THIS SITE.



PUBLIC ALLEY (20 FT. WD.)

PRAIRIE ST. 50 FT. WD.

W. McNICHOLS



SITE PLAN

7326 W. McNICHOLS

PART OF THE SOUTHEAST 1/4 OF SECTION 9, T.1S., R.11E.
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

PROPRIETOR
 DATE: 07-09-2025
 FIRM: ADB
 ENG. EMP: DOOKS DESIGN ARCHITECTURE, LLC
 SURV. ALC: 807 SHELBY ST., SUITE 731
 CAD: ADB DETROIT, MI 48226
 ATTN: DAMON DICKERSON
 ddickerson@dokeysdesign.com

STATUS:
 JOB NO. 202259
 10-07-2025 ADDENDUM 1, REVISION 2

ENGINEERS, SURVEYORS
MLP
 AND ASSOCIATES, INC.
 Michael L. Priest & Associates, Inc.
 40655 Koppemick Road, Canton, MI 48187
 phone: (734) 459-8560
 fax: (734) 459-2585

SHEET
C02

PROPRIETOR
 DOKES DESIGN ARCHITECTURE, LLC
 607 SHELBY ST., SUITE 731
 DETROIT, MI 48226
 ATTN: DAMON DICKERSON
 ddickerson@dokedesign.com

DATE: 11/19/2025
 PM: ADB
 ENG: EMP
 SURV: AEC
 CAD: ADB
 VDATUM: CITY OF DETROIT
 SCALE: 1" = 10'

Michael L. Priest & Associates, Inc.
 40655 Koppemick Road, Canton, MI 48187
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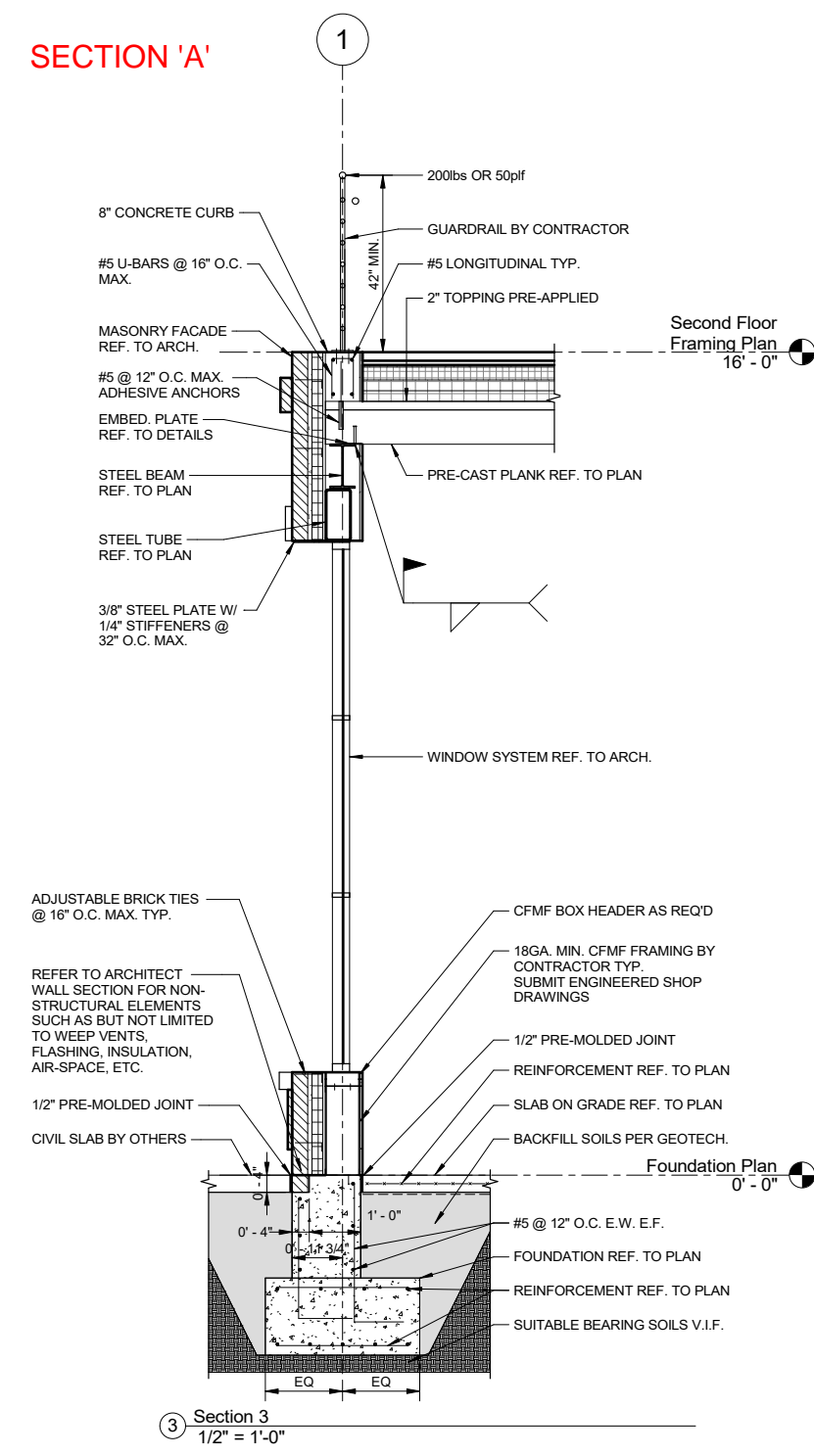
ENGINEERS, SURVEYORS
MLP
 AND ASSOCIATES, INC.

7326 W. McNICHOLS
 PART OF THE SOUTHEAST 1/4 OF SECTION 9,
 T.1S., R.11E
 CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

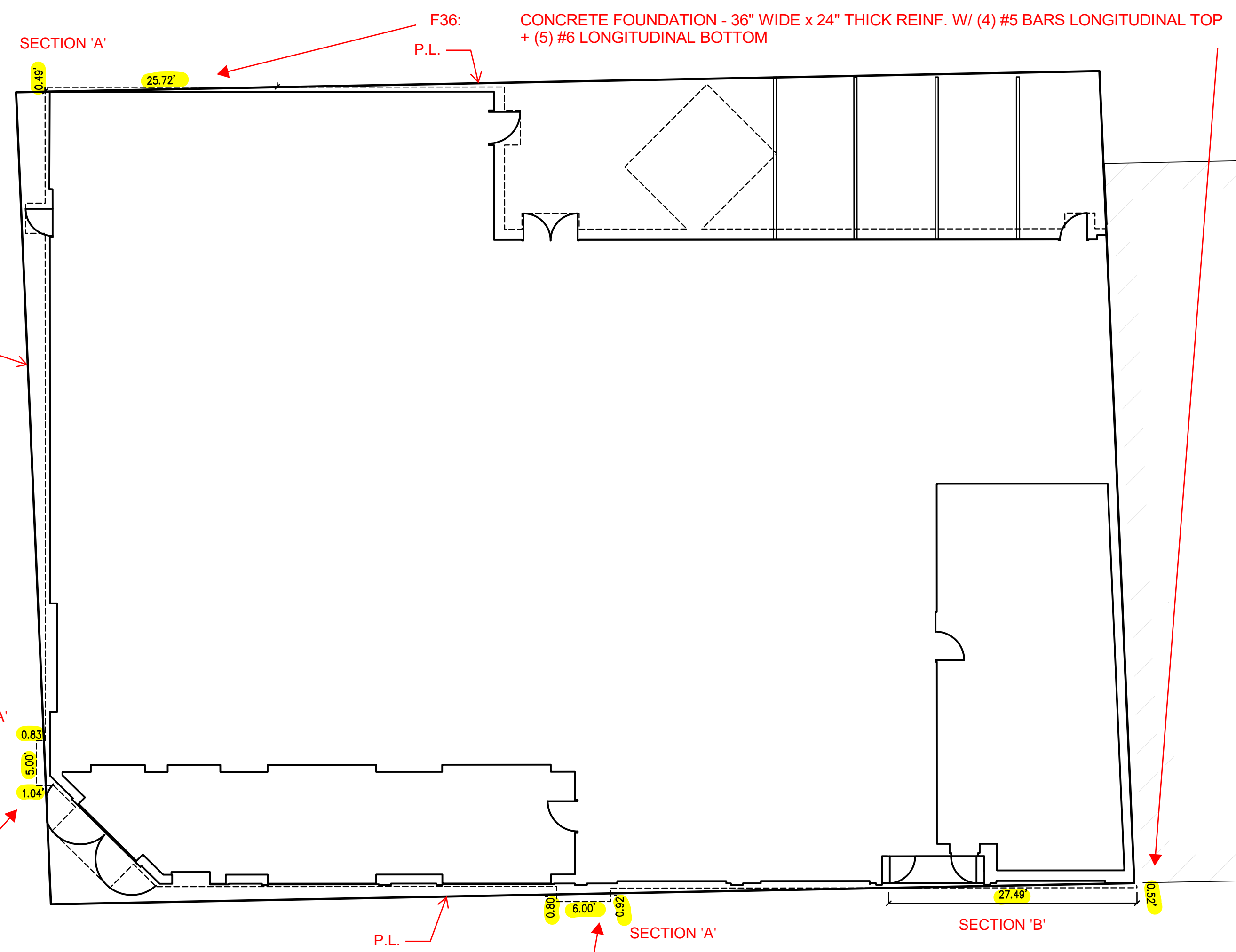
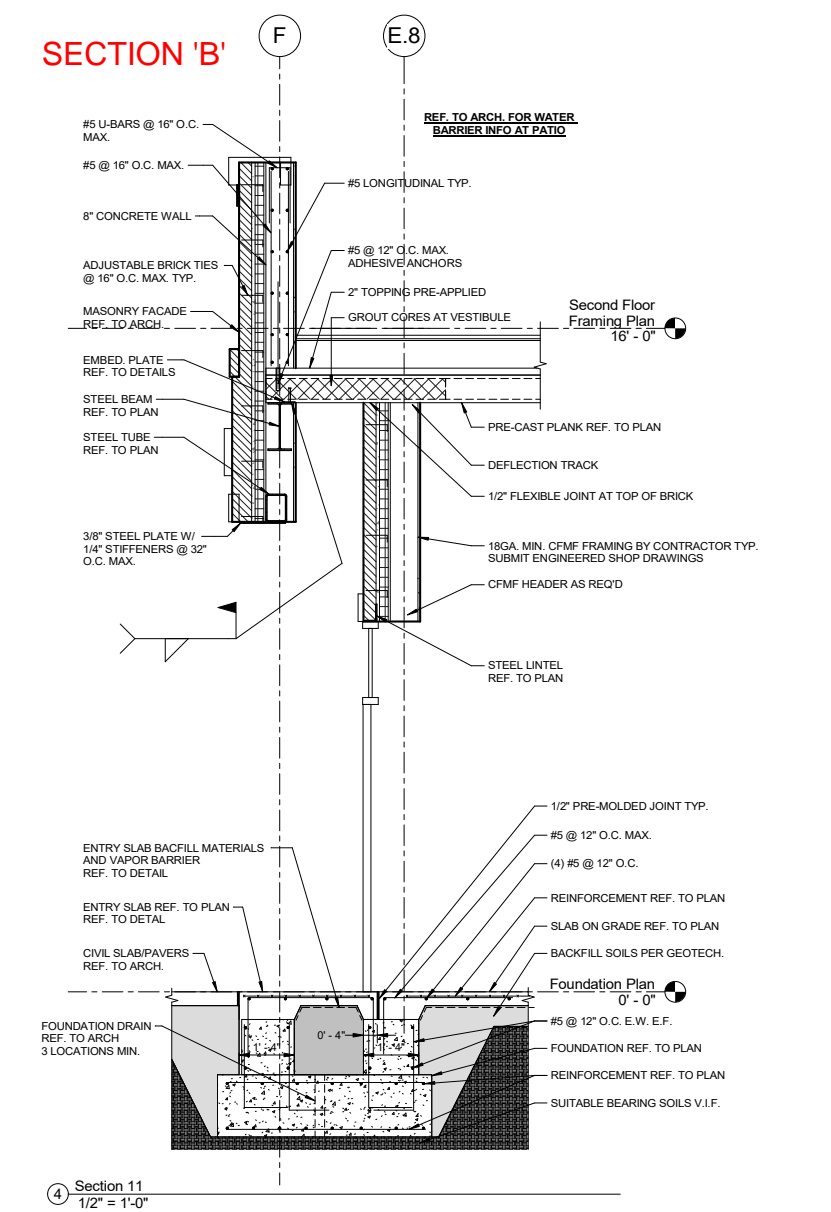
SHEET

LEGEND
 PROPERTY LINE _____
 FOUNDATION - - - - -

SECTION 'A'



SECTION 'B'



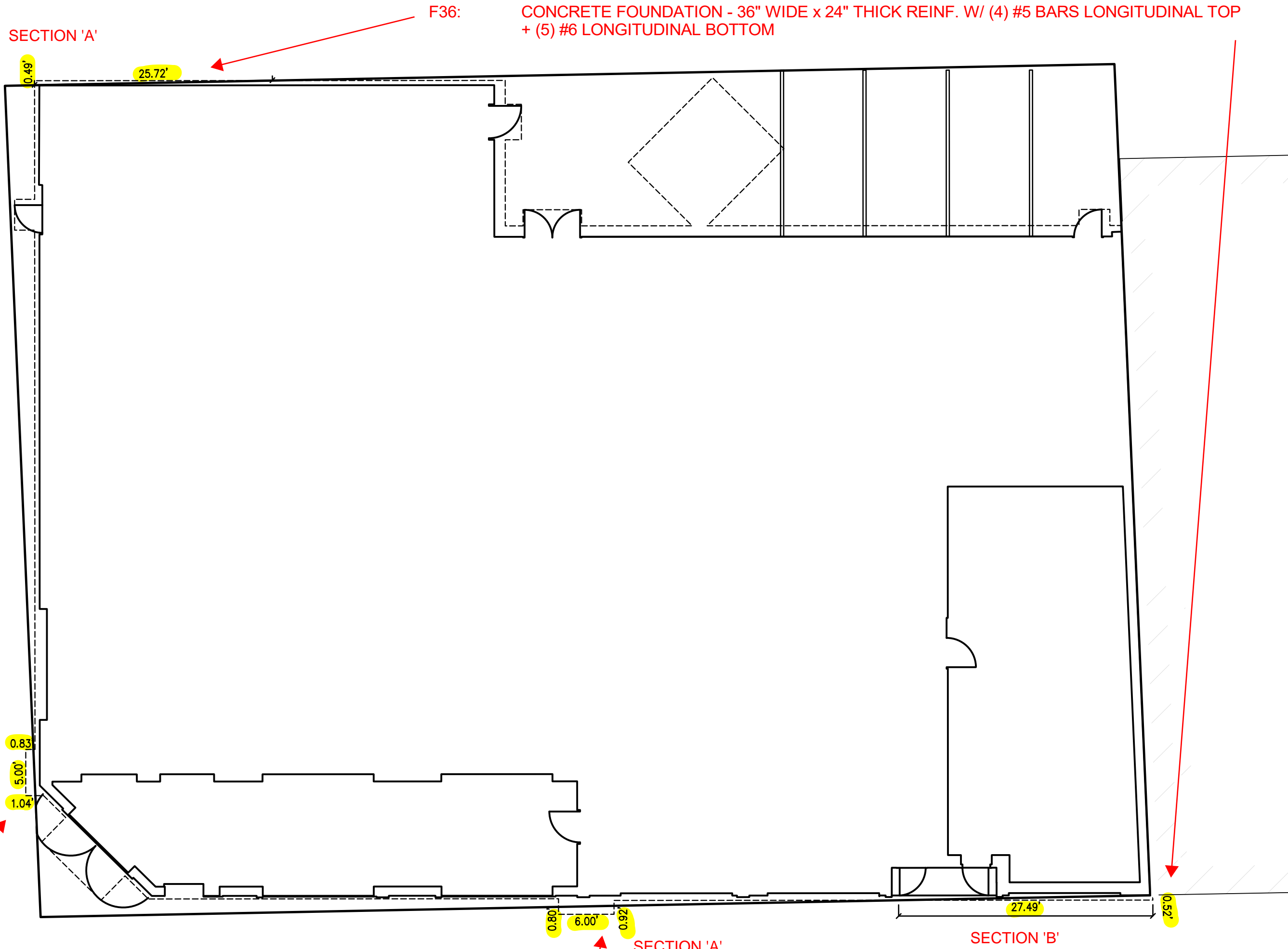
F36: CONCRETE FOUNDATION - 36" WIDE x 24" THICK REINF. W/ (4) #5 BARS LONGITUDINAL TOP + (5) #6 LONGITUDINAL BOTTOM

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F6x6: CONCRETE FOUNDATION - 6'x6'x2' (LxWxT) REINF. W/ (7) #6 BARS E.W. BOTTOM

Section 3
1/2" = 1'-0"

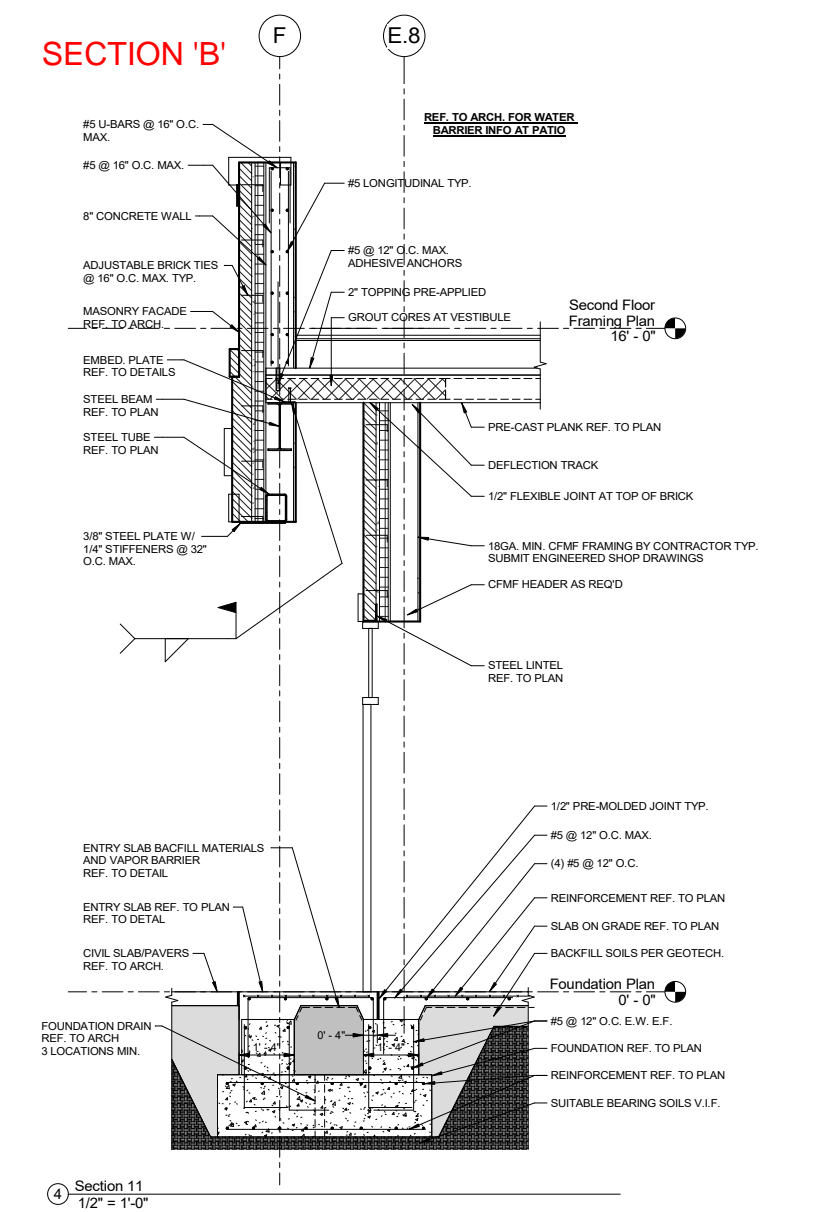
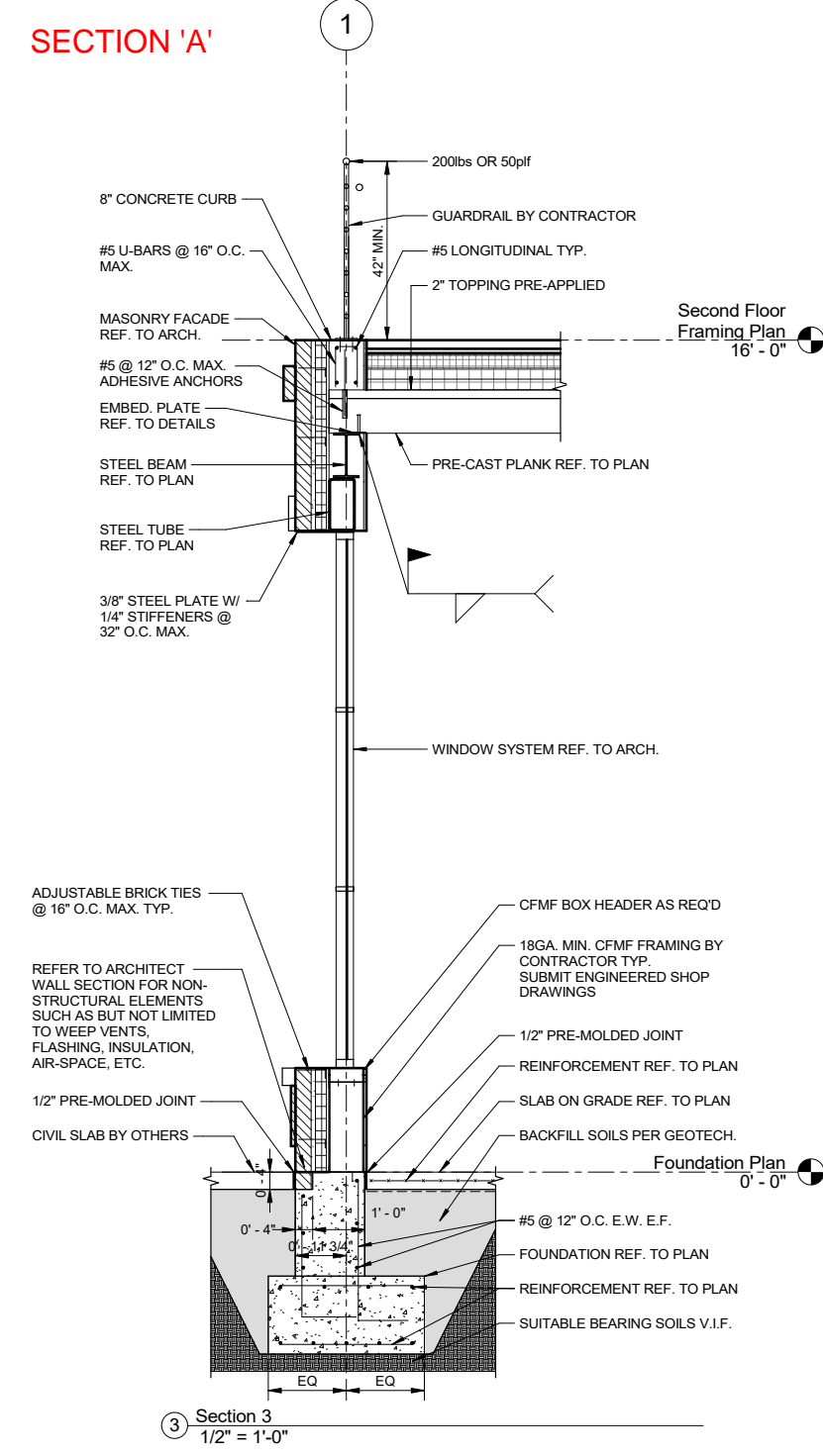
Section 11
1/2" = 1'-0"



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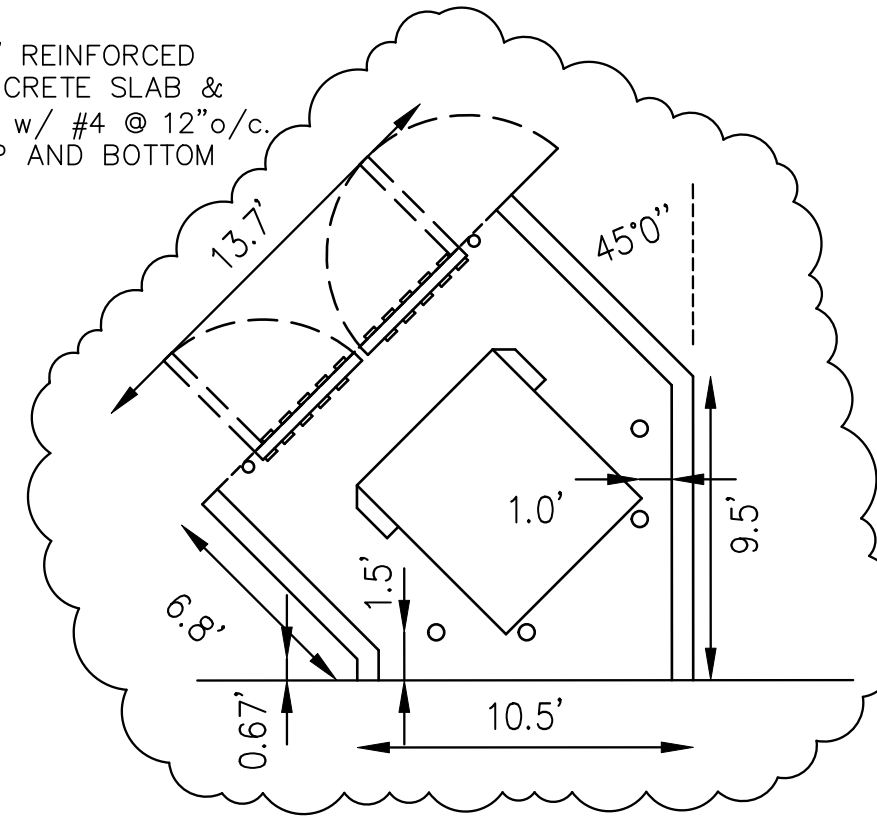
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LEGEND
 PROPERTY LINE _____
 FOUNDATION - - - - -

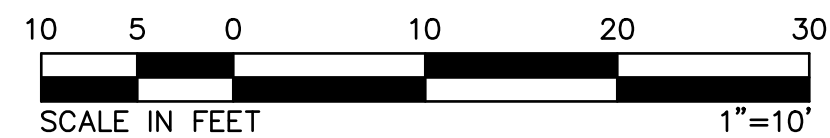
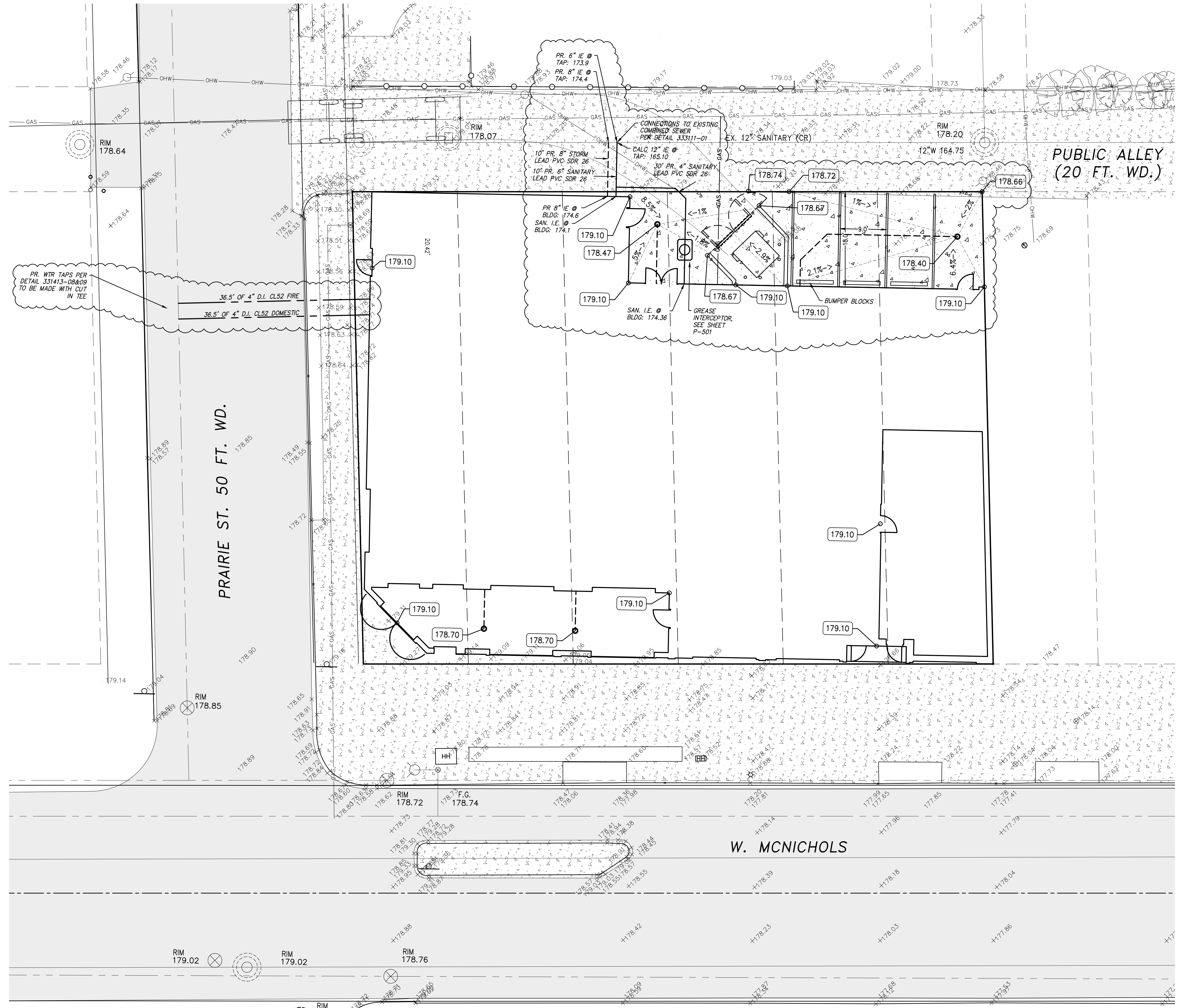
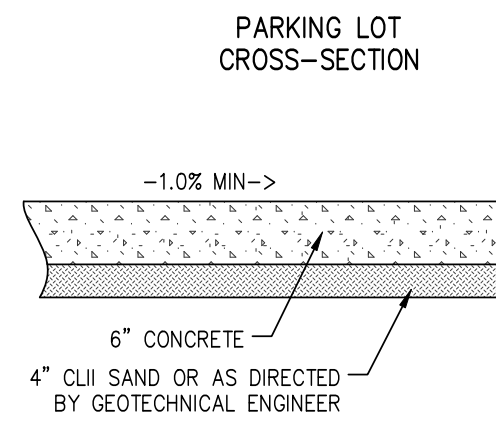
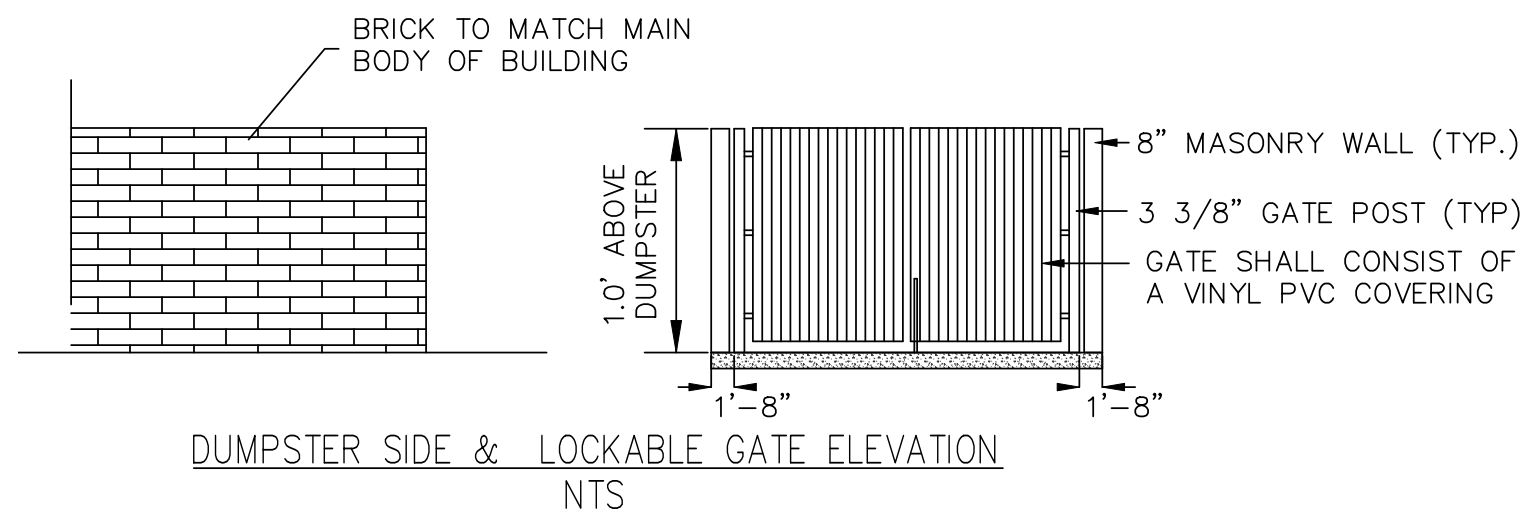
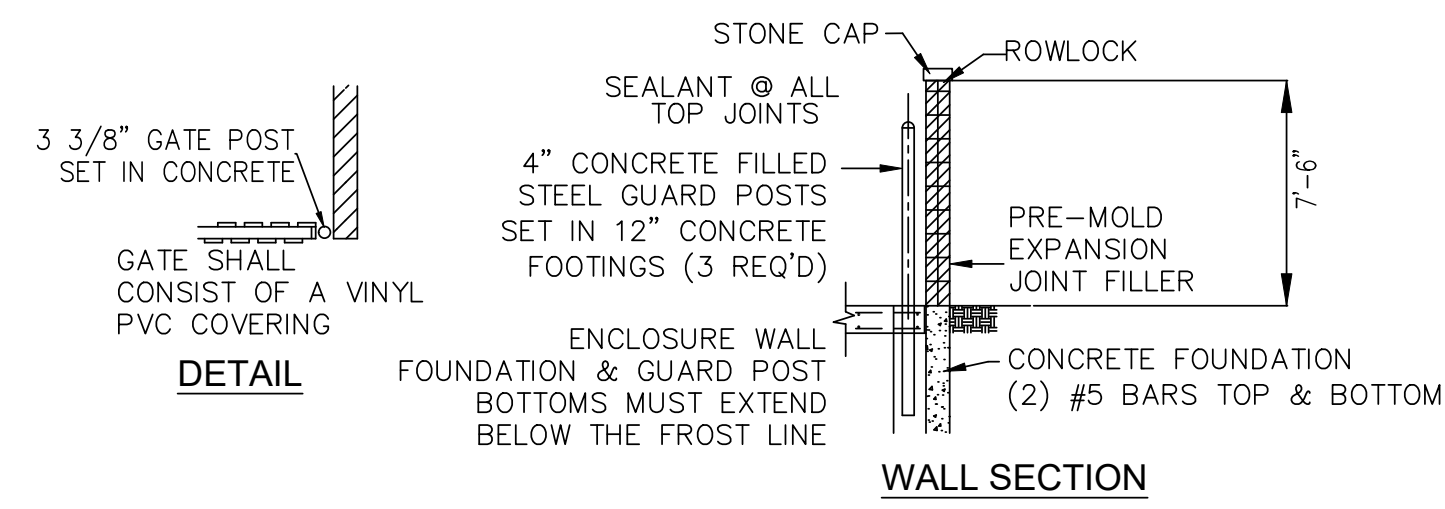


PROPRIETOR	DOKES DESIGN ARCHITECTURE, LLC 607 SHELBY ST., SUITE 731 DETROIT, MI 48226 ATTN: DAMON DICKERSON ddickerson@dokdesign.com
DATE: 11/19/2025 PM: ADB ENG: EMP SURV: AEC CAD: ADB VDATUM: CITY OF DETROIT SCALE: 1" = 10'	Michael L. Priest & Associates, Inc. 40655 Koppemick Road, Canton, MI 48187 phone: (734) 459-8560 fax: (734) 459-2585
ENGINEERS, SURVEYORS	MLP AND ASSOCIATES, INC.
7326 W. McNICHOLS PART OF THE SOUTHEAST 1/4 OF SECTION 9, T.1S., R.11E CITY OF DETROIT, WAYNE COUNTY, MICHIGAN	
SHEET	

6" REINFORCED CONCRETE SLAB & APRON W/ #4 @ 12" o/c. TOP AND BOTTOM



- AREA INSIDE TRASH RECEPTACLE SCREEN WALL STRUCTURE SHALL BE MAINTAINED IN AN ORDERLY AND STRUCTURALLY SOUND CONDITION, CLEAN AND FREE FROM REFUSE CLUTTER.
- TRASH REMOVAL SERVICES BY THE CITY WILL NOT BE AVAILABLE FOR THIS SITE.



SITE PLAN

7326 W. McNICHOLS

PART OF THE SOUTHEAST 1/4 OF SECTION 9, T.1S., R.11E.
CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

PROPRIETOR
 DATE: 07-09-2025
 FIRM: ADB
 ENG. EMP: DOOKS DESIGN ARCHITECTURE, LLC
 SURV. ALC: 807 SHELBY ST., SUITE 731
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STATUS:
 10-07-2025 ADDENDUM 1, REVISION 2

ENGINEERS, SURVEYORS
MLP
 AND ASSOCIATES, INC.
 Michael L. Priest & Associates, Inc.
 40655 Koppemick Road, Canton, MI 48187
 phone: (734) 459-8560
 fax: (734) 459-2585

SHEET
C02

MAP RESPONSE 03/06/2026

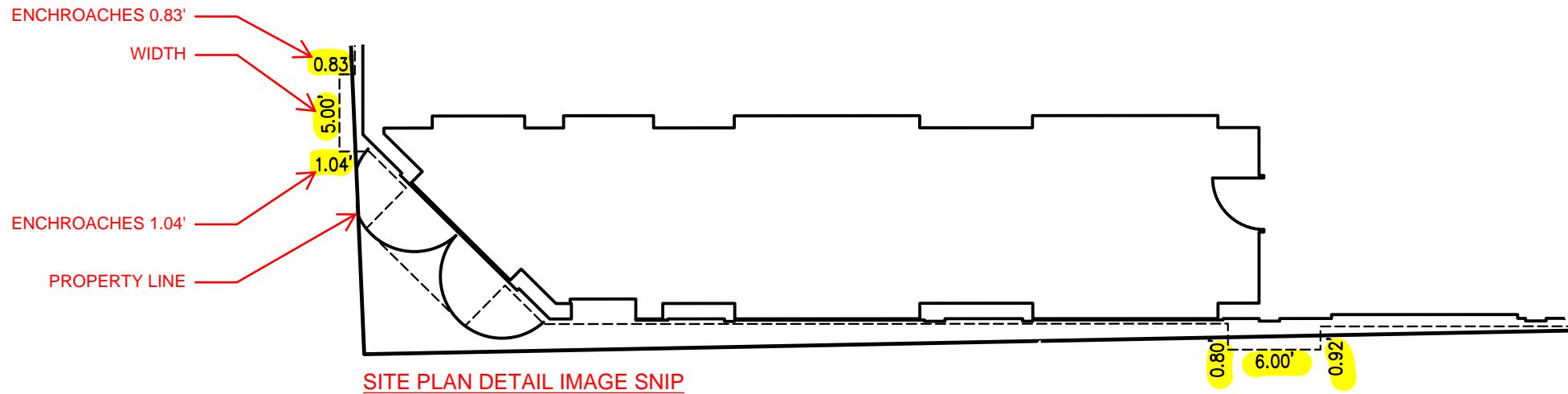
Mar 5, 2026 at 10:56 am
Raven Wright

Good afternoon, Damon, I just spoke with the draft technicians. There are a few questions and issues that need to be addressed with their site plan. I see the dimensions on the second page, but it is not clear how far the foundation is encroaching into the right-of-way. Also, I believe I see a facade encroachment that you will be installing on the building. We will need the dimensions for the facade encroachment as well. Also, I believe that I see that you will encroach out into the alley. Based upon our measurements from the property line to the alley is not 18ft. Please clarify this measurement.

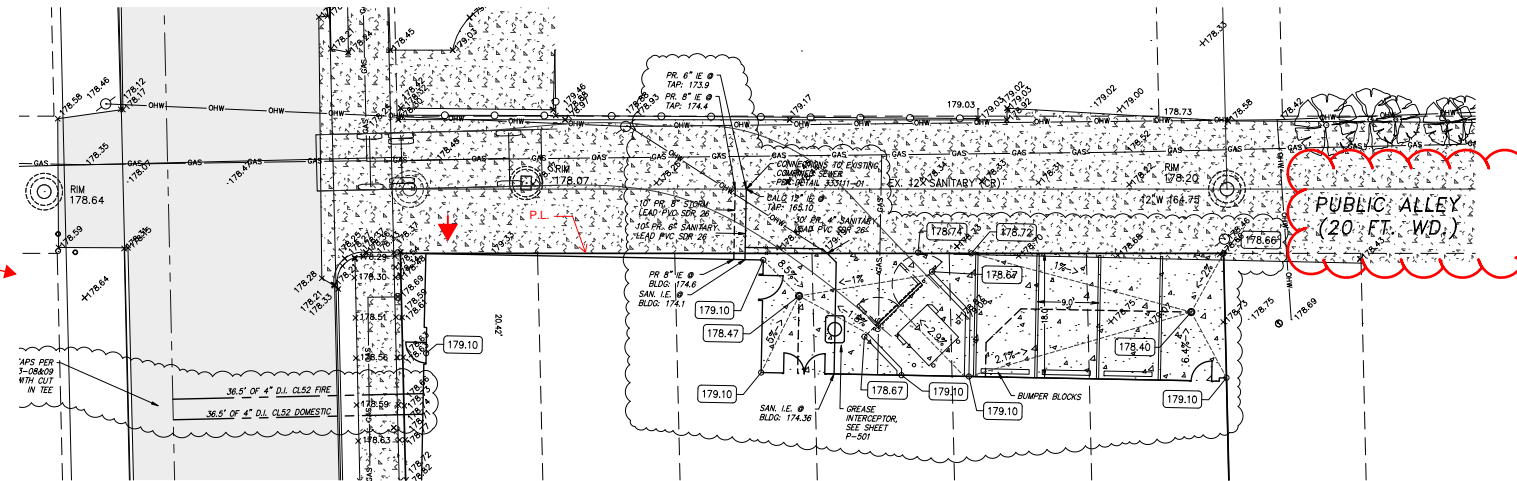
The highlighted dimensions express the width of each foundation and the distance that its encroaching.

Please note that this project went through plan review (BLD2025-01480) and was issued a permit. Per our records and understanding, no element of the facade is encroaching. Please confirm the area in question.

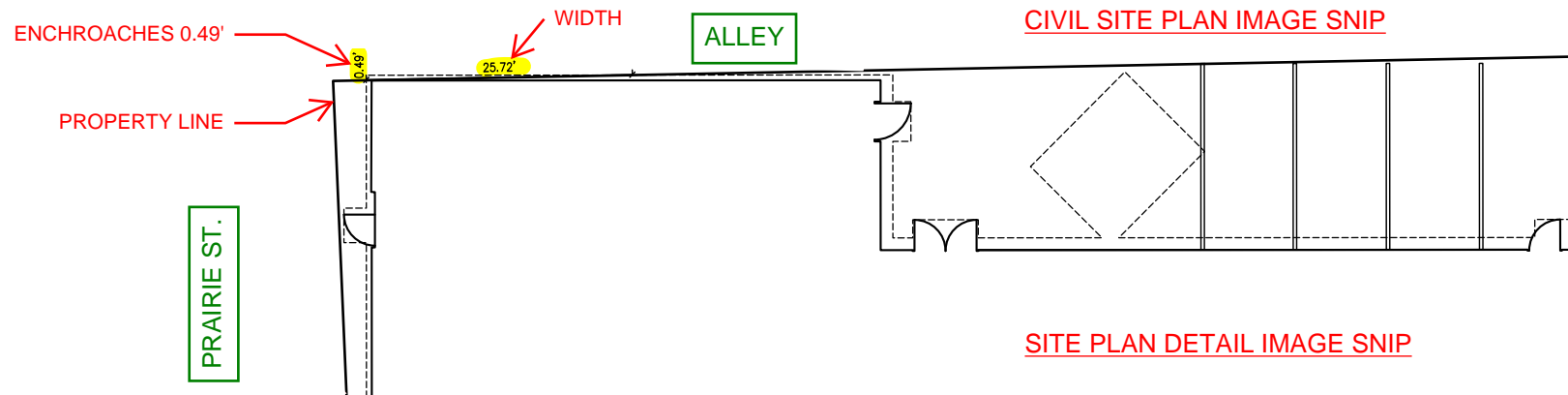
Please note that this project went through plan review (BLD2025-01480) and was issued a permit. Per our records and understanding, the property line is based on our civil survey. The alley is documented at 20' per our survey. The only alley encroachment we are aware of at this time is the proposed footing documented on the site plan. Please confirm the area in question.



SITE PLAN DETAIL IMAGE SNIP



DOCUMENTED WIDTH OF THE ALLEY



CIVIL SITE PLAN IMAGE SNIP

SITE PLAN DETAIL IMAGE SNIP