



Letter of Transmittal

Date: 7-16-2026
Petition Map: 26-54

Type of Petition

- | | | |
|---|--|--|
| ☐ Outright Vacation | ☐ Dedication | ☐ Berm Use |
| ☐ Conversion to Easement | ☒ Encroachment | ☐ Temporary Closing |

Review Status

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

- | | |
|--|--|
| ☒ Approved Subject to
Attached Provisions | ☐ Revise and Resubmit |
| ☐ Not Approved | |

Additional Comments (if applicable):

DWSD records indicate there is DWSD assets in the public right-of-way requested for encroachment. DWSD has no objections to the requested encroachment subject to the attached provision for encroachment is followed.
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Attached is the DWSD provision related to the petition.

	Name	Title	Signature	Date
Reviewed by:	Mohammad Siddique	Engineer	<i>Mohammad Siddique</i>	7-16-2026
Approved by:	Syed Ali	Engineering Manager	<i>Mohammad Siddique</i> For Syed Ali	7-16-2026

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.



1401 Farmer Street
Detroit, MI 48226
(313) 285-8019
www.queensbardetroit.com

May 15, 2025

City of Detroit

RE: Encroachment Application

To whom it may concern,

Shoppers Lounge, LLC DBA Queens Bar is the tenant of Farmer Street Development, LLC and represents Farmer Street Development for this application. Both companies are owned solely by Paul Howard.

Our proposal is to receive an encroachment approval for the outdoor dining area as described in the attached site plan. The outdoor dining area was previously approved and erected on May 18, 2018 for a period of 3 years and been maintained without complaint from the neighboring properties. Queens Bar has always maintained and shall continue to maintain the proposed area in accordance with City ordinances, occupancy requirements, and the newly established outdoor ordinance including payment of the annual use-permit fee.

We agree to abide by the previous set forth conditions that said encroachment shall not be assigned or transferred without written approval and subject to expense of removal and restoration of public property restored to a condition satisfactory to the DPW/CED if so directed by City Council.

Furthermore, we agree that the designated outdoor seating area shall be identified through use of the physical barrier as described in the attached site plan to regulate the serving of liquor within the perimeter of the café and that all costs associated with the construction, maintenance, permits, and use of the encroachment shall be borne by Shoppers Lounge, LLC DBA Queens Bar or their assigns.

Queens Bar and Farmer Street Development have exhausted all other options for outdoor dining placement and have received approval from DDP. We look forward to being a long-standing vital business contributing to vibrancy of the neighborhood. The purpose of this encroachment is for outdoor dining only. We have completed the site plan and are unaware of any other permits required.

Respectfully yours,

A handwritten signature in black ink, appearing to read "Paul Howard".
Paul Howard

STUDIO DETROIT LLC

2040 Park Avenue, Suite 200
Detroit, MI 48226
313.919.5886
shane@studio-detroit.com

June 30, 2026

QUEENS BAR OUTDOOR SEATING

35 E. GRAND RIVER AVE.,
DETROIT, MI 48226
ARCHITECT'S PROJECT NO. 26027

BULLETIN 3 DATED JUNE 30, 2026

This Bulletin forms a part of the Contract Documents dated 04.01.26.

This Bulletin consists of two (2) typed sheet and attachment:
Construction Drawings: TS1.1, SP1.1

CONSTRUCTION DRAWINGS

GENERAL

SHEET TS1.1: COVERSHEET: (Re-Issued This Bulletin)

1. Updated Occupancy / Egress Width / Exit Capacity chart.
2. Updated annotations on Architectural Site Plan.
3. Updated dimensions on Architectural Site Plan.
4. Updated site conditions on Architectural Site Plan.

SHEET SP1.1: COVERSHEET: (Issued This Bulletin)

1. Added dimensions /angles of existing sidewalk to the Site Plan.
2. Added dimensions of site conditions in relation to proposed barrier.

END OF BULLETIN 3

1401 Farmer Street



7/10/2026

Wastewater Structures - GLWA

Manhole

Wastewater Mains - GLWA

GLWA Gravity Main

Transmission System Mains - GLWA

Abandoned/Inactive Water Main

Active Water Main

Transmission System Valves - GLWA

Blowoff

Gate

Manual Air

Pressure Reducing

Tapping Sleeve

Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

Material/Size Change

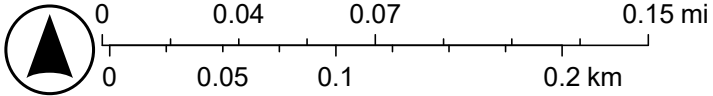
Crown/Main Point

Wastewater Lamp Hole

Wastewater GravityMain

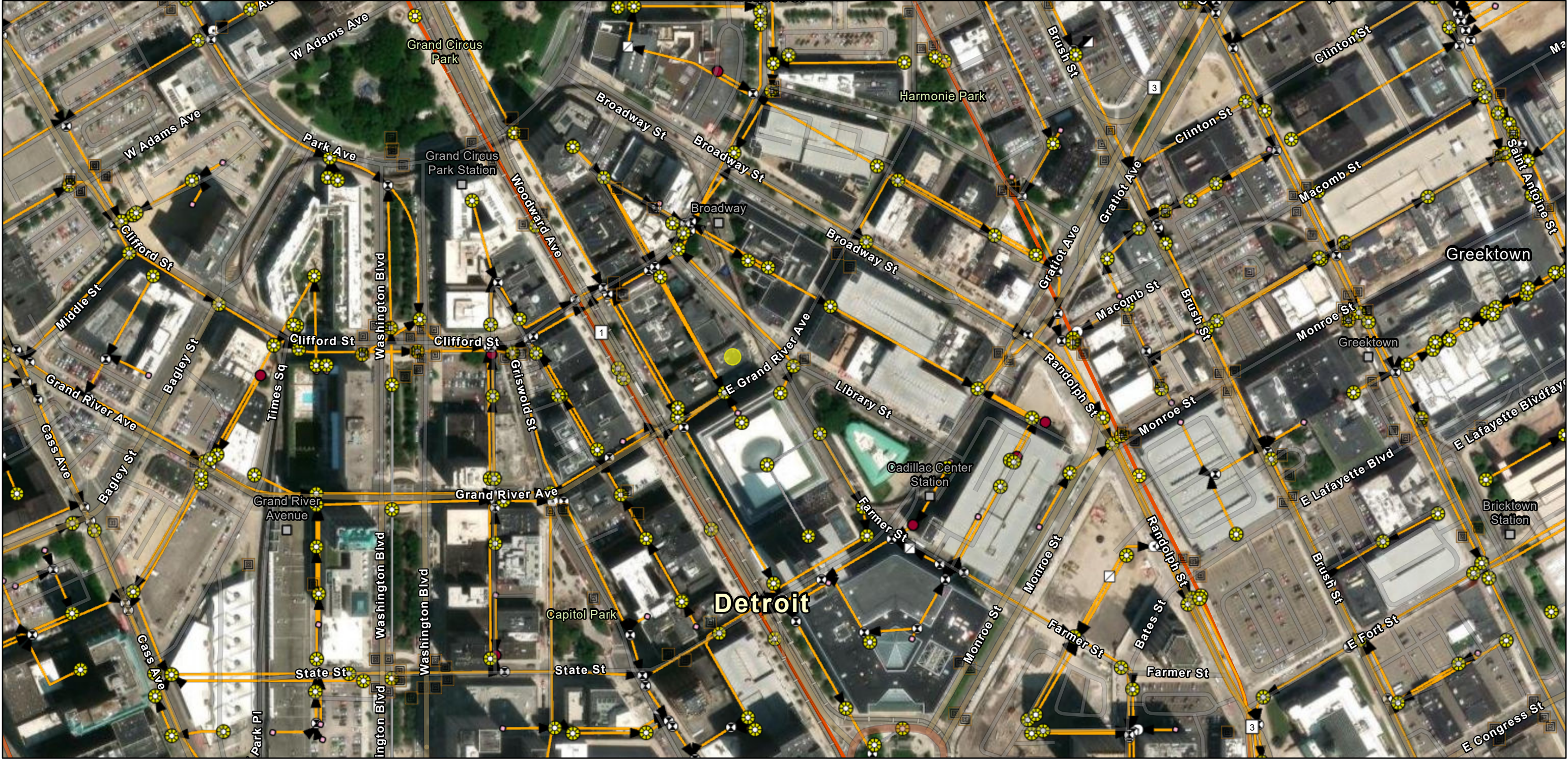
Active

Abandoned/Inactive/Retired



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

1401 Farmer Street



7/10/2026, 5:07:21 PM

● CoD Base Units Geocoder

 Wastewater Catch Basin Wastewater Manhole

Wastewater Fitting

 Bend/Slope Change

 Blind Connection

☒ Bulkhead/Cap

☐ Material/Size Change

- Crown/Main Point

● Wastewater Lamp Hole

► Wastewater Flow Direction

Wastewater Gravity Main

 Active

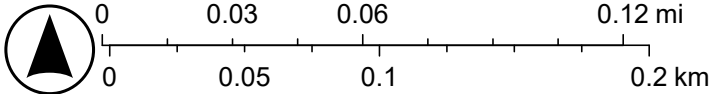
— Abandoned/Inactive/Retired

Wastewater Structures (GLWA)

 Manhole

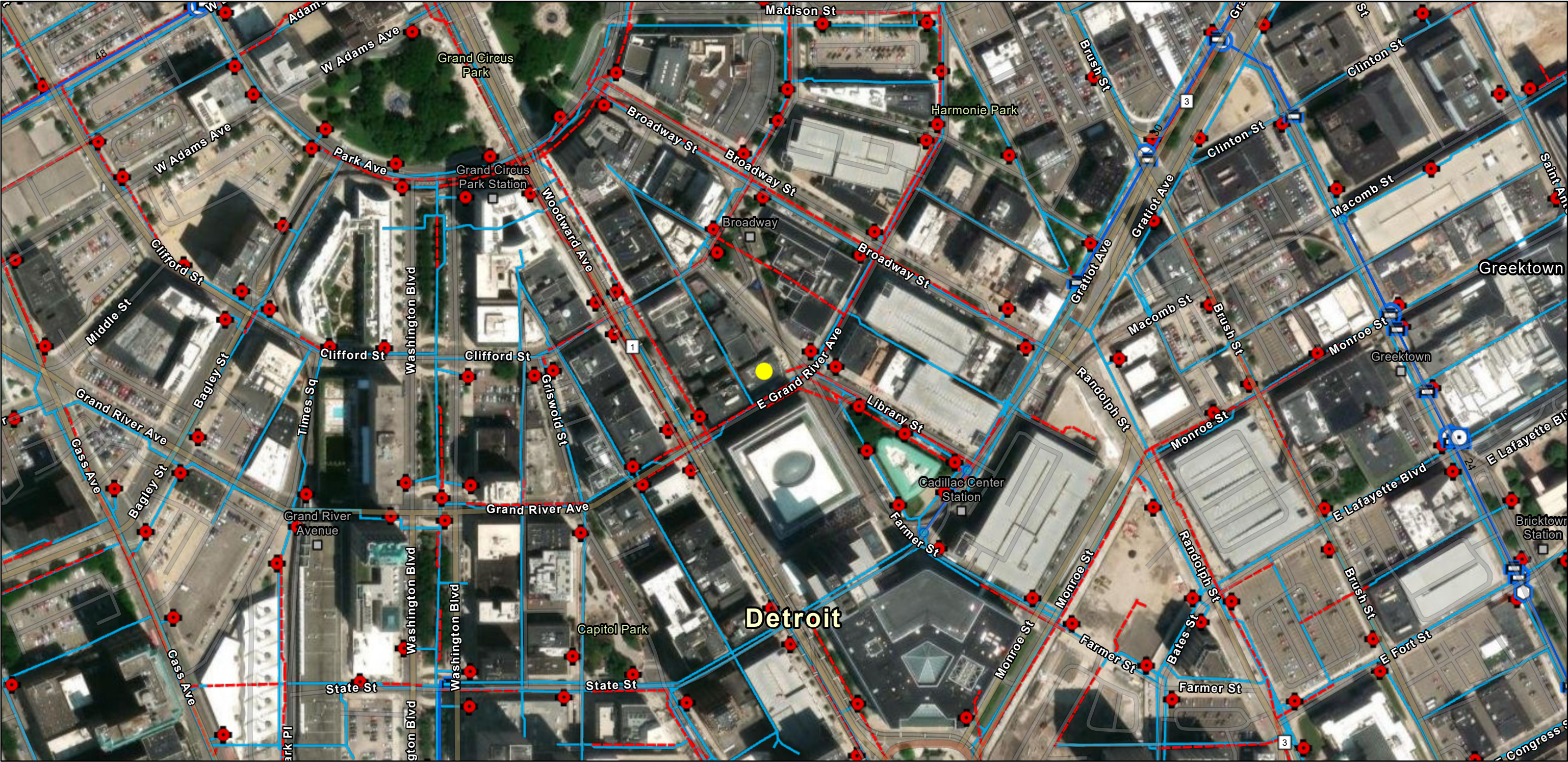
Wastewater Mains (GLWA)

— GLWA Gravity Main



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

1401 Farmer Street



7/10/2026, 5:07:12 PM

CoD Base Units Geocoder

Transmission System Fitting (GLWA)

Coupling

Horizontal Bend

Tap

Tee

Wye

Transmission System Valve (GLWA)

Blowoff

Gate

Transmission System Main (GLWA)

Active Water Main

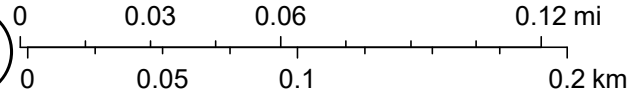
Distribution System Hydrant (DWSD)

DWSD

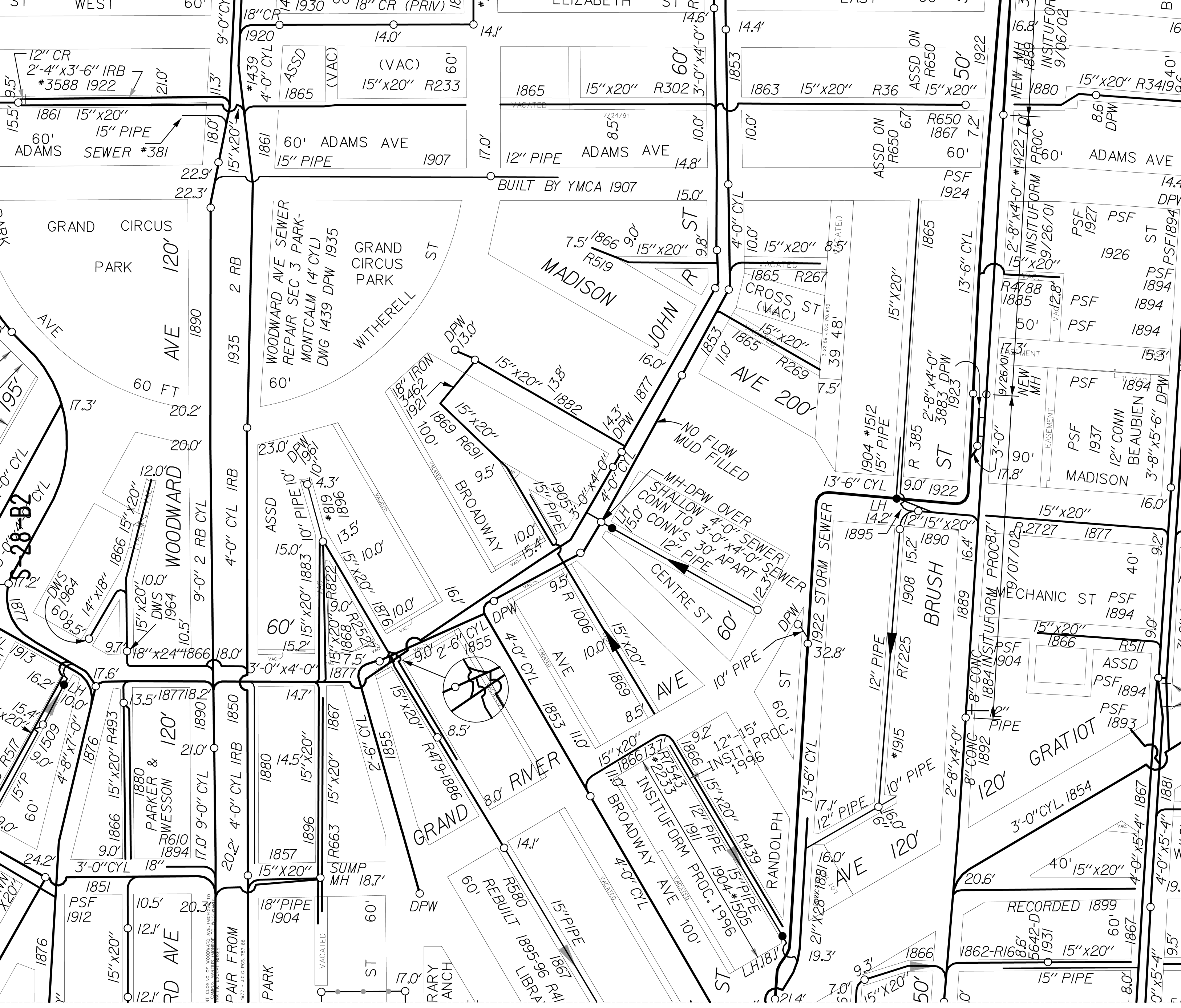
Distribution System Main (DWSD)

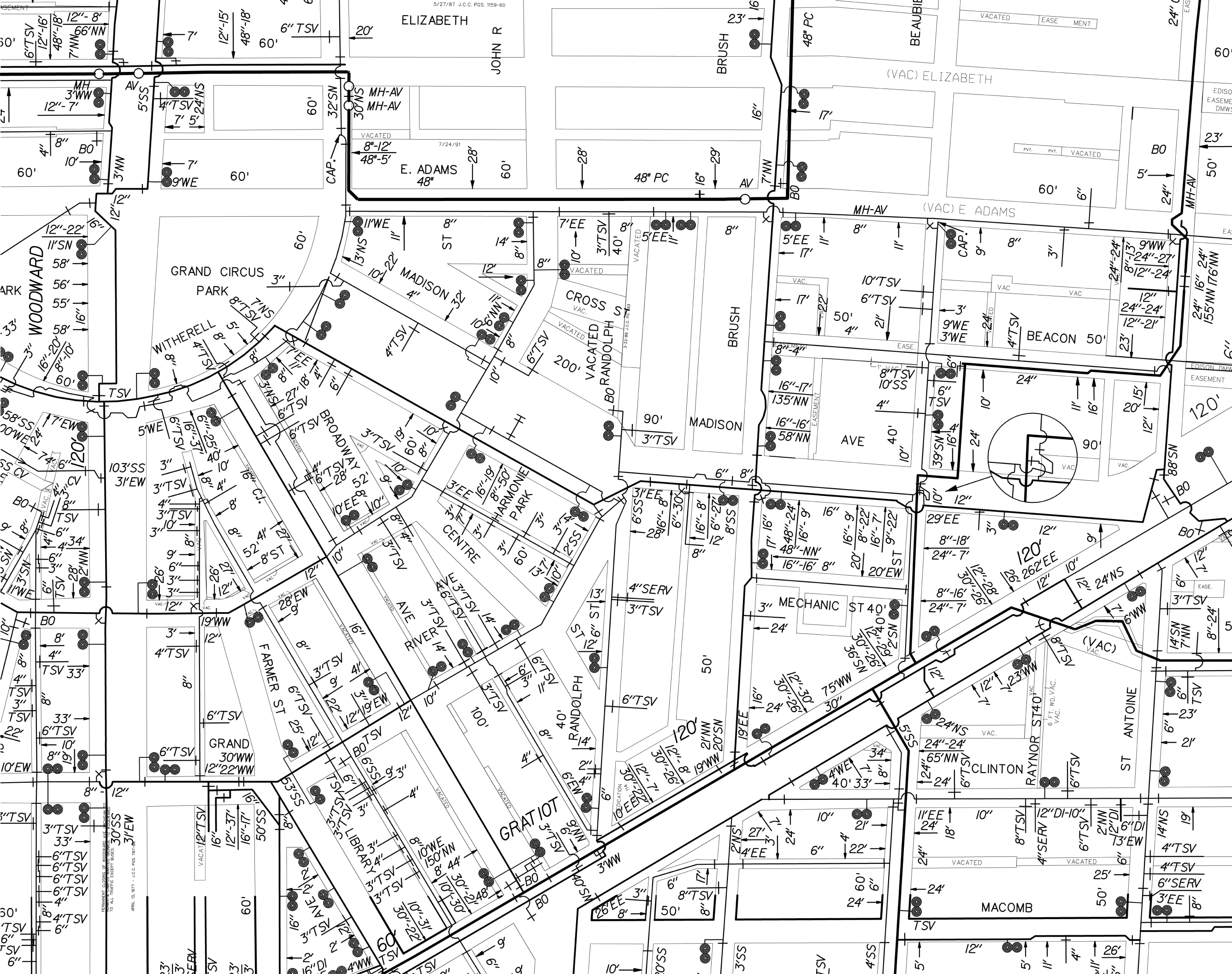
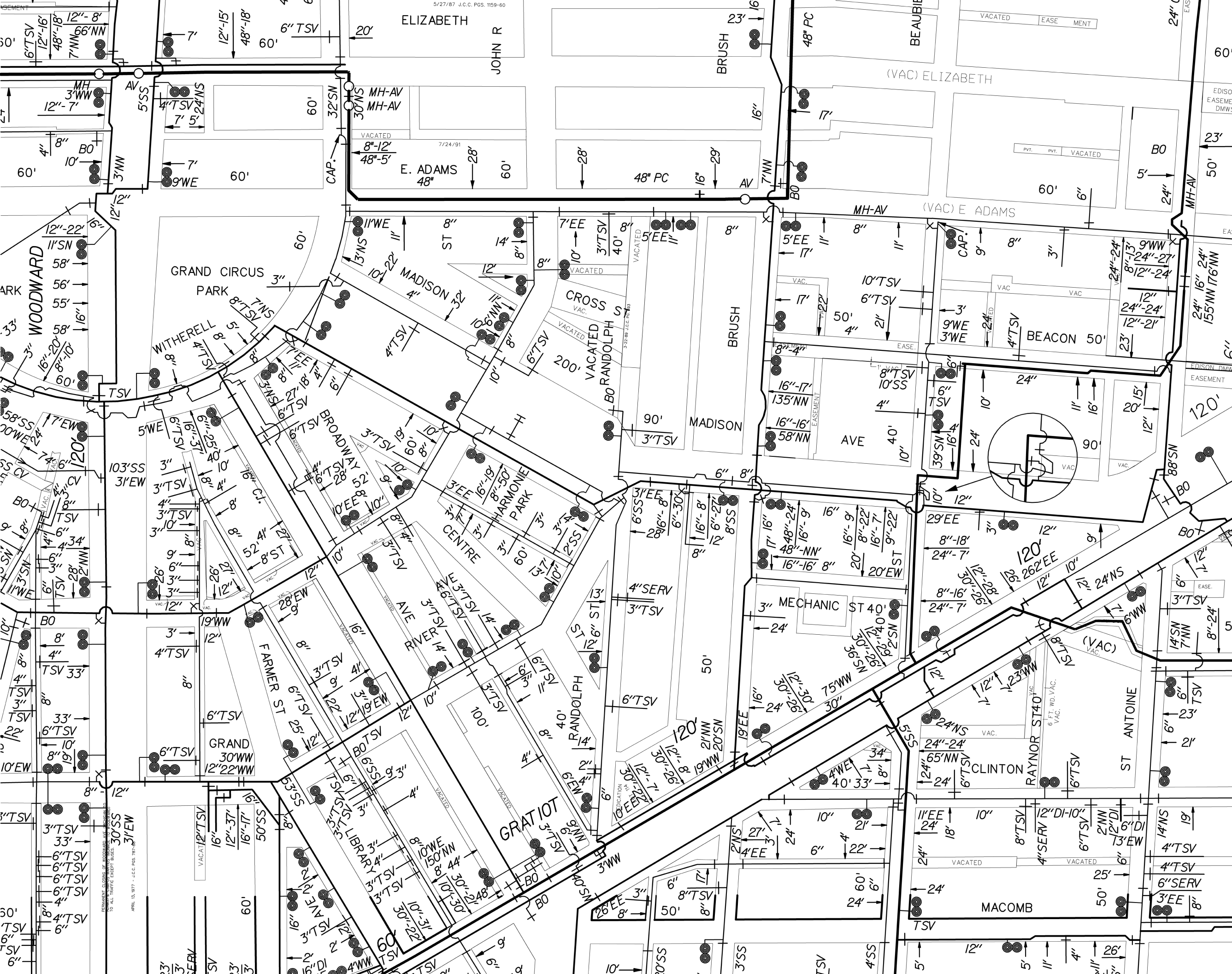
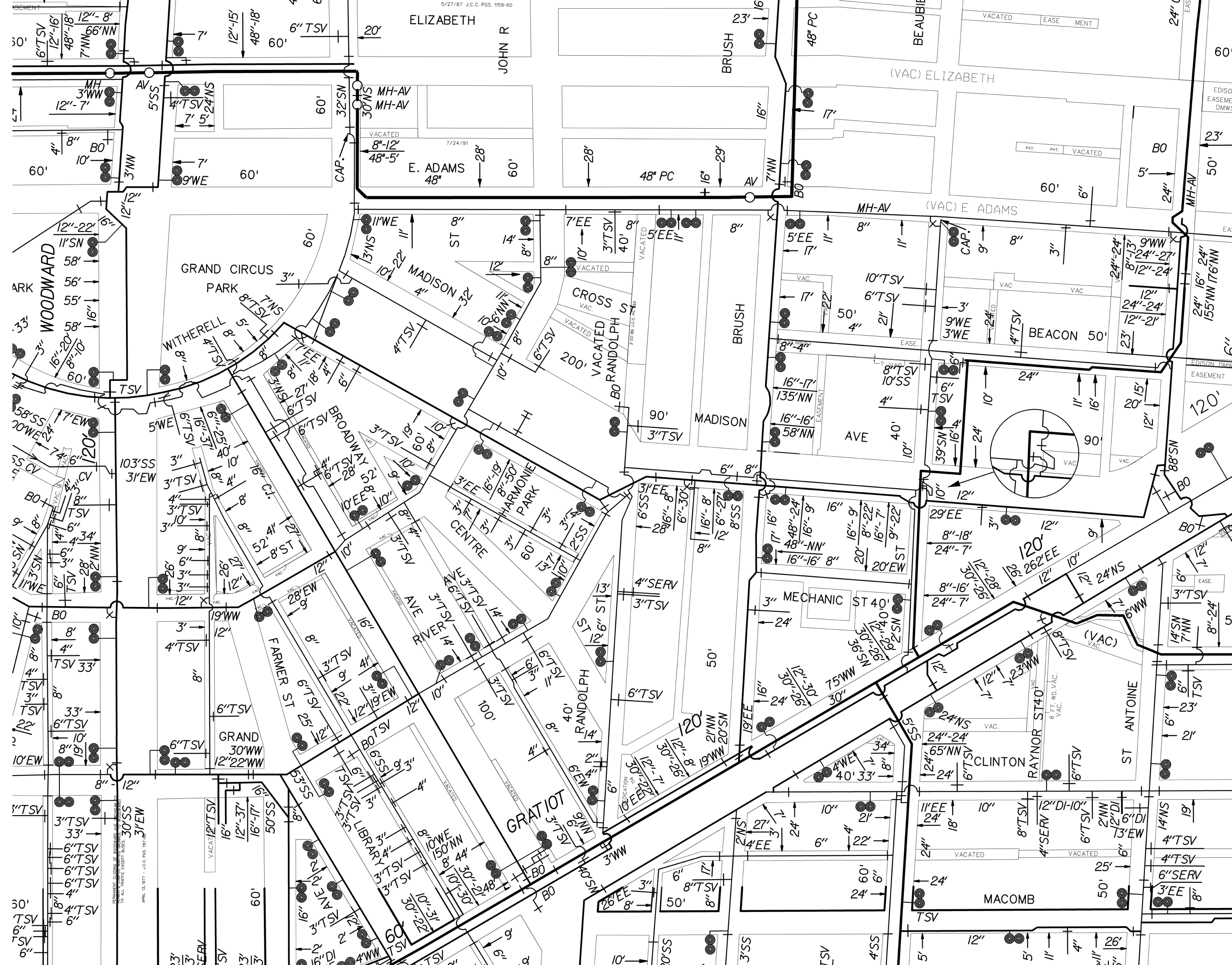
Active

Abandoned



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





MAP-26-54

JOHN R ST. 60 FT. WD.



WOODWARD AVE. 120 FT. WD.

VACATED ALLEY 11/20/2018 JCC PG 2581

71

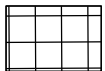
1401 FARMER ST.

EXISTING ALUM. BARRIER
FOR OUTDOOR SEATING AREA
2.62' HIGH X 0.33' WIDE
WITH PAD MOUNTED SUPPORTS
BOLTED INTO THE SIDEWALK
AND ALUM. PLANTERS 4.2' HIGH
WELDED TO BARRIER

FARMER ST. 60 FT. WD.

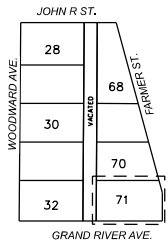
EXISTING
CONCRETE
COLUMN

GRAND RIVER AVE. 60 FT. WD.



- REQUEST ENCROACHMENT
(FOR OUTDOOR DINING AREA)

(FOR OFFICE USE ONLY)



CARTO 28 A

DRAWN BY LC

DATE 07/09/2026

CHECKED AP

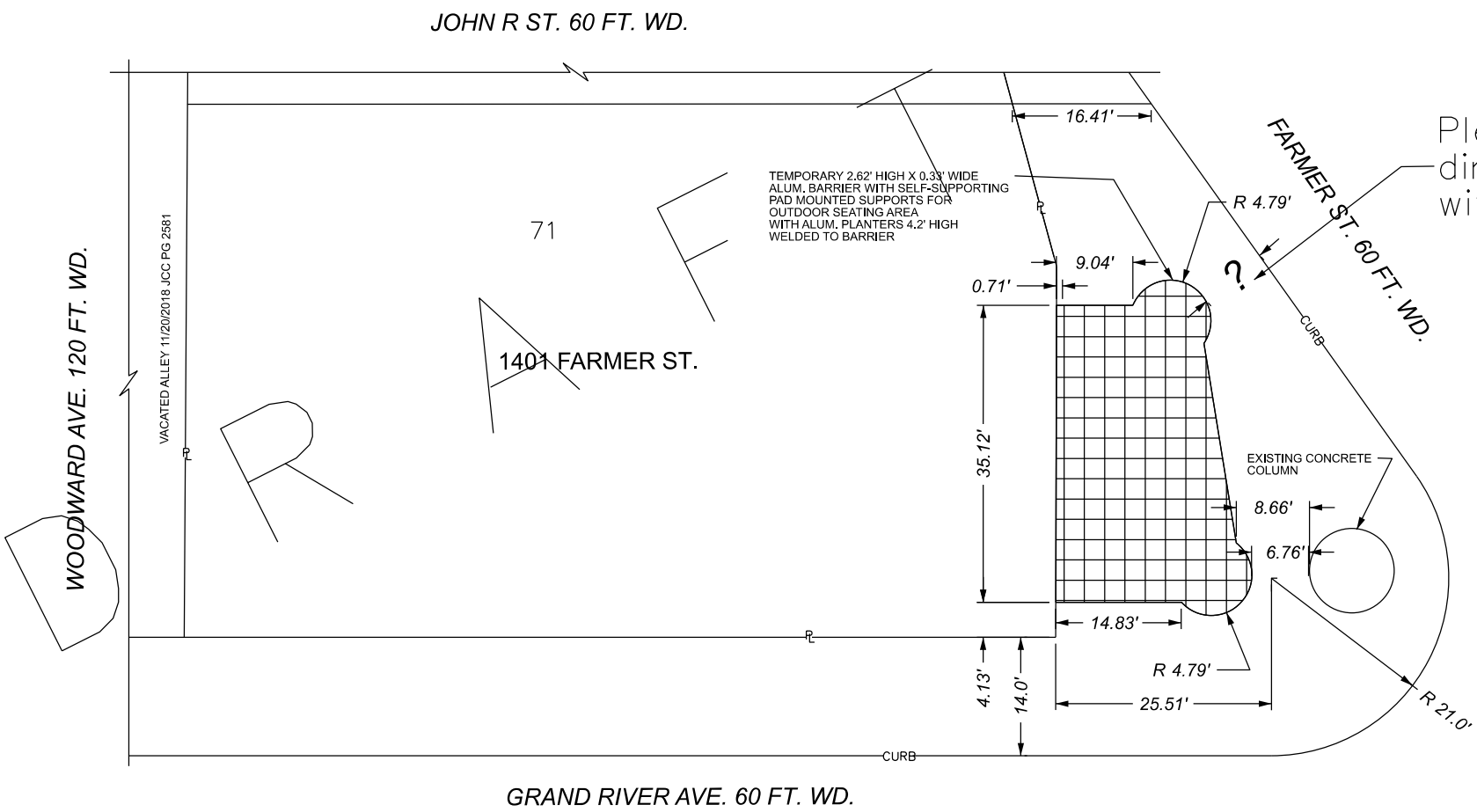
APPROVED GE

REQUEST ENCROACHMENT
INTO FARMER ST. BETWEEN
GRAND RIVER AVE. AND JOHN R ST.
AT 1401 FARMER ST.

CITY OF DETROIT
CITY ENGINEERING DIVISION
MAPS & RECORDS BUREAU

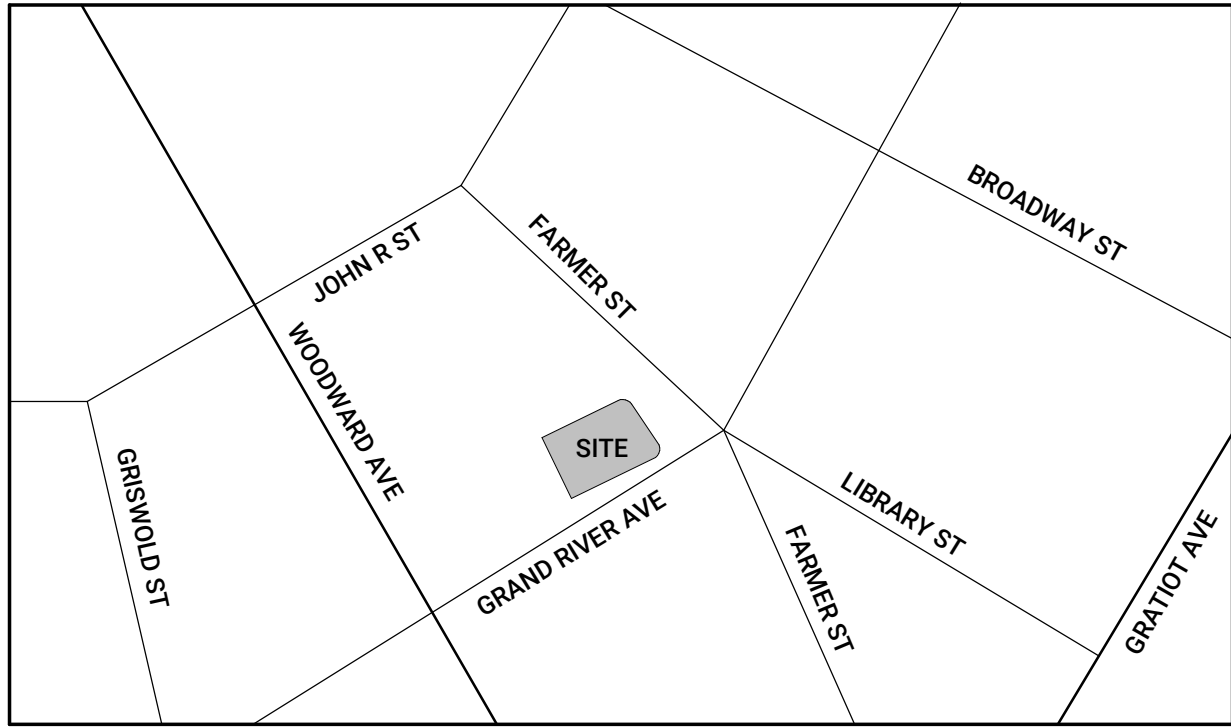
JOB NO. 26-54

DRWG. NO.



Please provide the dimension marked with "?"

VICINITY MAP



PROJECT DATA

OWNER
PAUL HOWARD
P: 313.598.2319
E: PAUL@CLIFFBELLS.COM

BUILDING CODE AUTHORITY
CITY OF DETROIT, MI

BUILDING CODES
BUILDING CODE
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS INCORPORATING 2021 MICHIGAN BUILDING CODE (MBC 2021) FOR ALL NEW WORK AND AS REFERENCED - **PRESCRIPTIVE COMPLIANCE METHOD**

AMERICANS WITH DISABILITIES ACT; ALSO KNOWN AS ADA
ICC . ANSI 117.1 - 2017
MBC-2021 CHAPTER 11

2021 INTERNATIONAL FIRE CODE

NFPA 72 - 2019

CONSTRUCTION CLASSIFICATION
I-B (EXISTING ASSUMED)

OCCUPANCY CLASSIFICATION
A-2 ASSEMBLY (RESTAURANT/BAR)

PROJECT SUMMARY

PROJECT INCLUDES THE ADDITION OF AN EXTERIOR PATIO SPACE ON THE EAST SIDE OF THE SITE.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

SHANE M. BURLEY, AIA, NCARB
STUDIO DETROIT, LLC
2040 PARK AVENUE, SUITE 200
DETROIT, MI 48226
E: SHANE@STUDIO-DETROIT.COM
P: 313.919.5886
MICHIGAN LICENSE NUMBER 1301058978
EXPIRES: 03.09.27

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY. CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

SHEET INDEX

DRAWING INDEX KEY		ISSUED FOR			
☐	NOT ISSUED				
☐	PREVIOUSLY ISSUED				
☒	ISSUED				
☒	REFERENCE				
GENERAL					
TS1.1	COVERSHEET				
ARCHITECTURAL					
SP1.1	ARCHITECTURAL SITE PLAN				

OCCUPANCY / EGRESS WIDTH / EXIT QUANTITY :

2021 MICHIGAN BUILDING CODE				
A. TABLE 1004.5 - MAXIMUM FLOOR AREA ALLOWANCE (SEE PLAN FOR FACTORED COUNT)				
USE (FIRST FLOOR)	AREA	SF / OCCUPANT	OCCUPANTS	
UNCONCENTRATED TABLES & CHAIRS	939	1/15 NET	63	
BACK BAR	333	1/200	2	
STORAGE	65	1/300	1	
TOILET ROOMS (NON-SIMULTANEOUS)	-	N/A		
OUTDOOR SEATING	522	1/15 NET	35	
TOTAL OCCUPANCY (FIRST FLOOR w/ OUTDOOR SEATING)			101	

B. SECTION 1005 - EGRESS WIDTH PER OCCUPANT SERVED				
OCCUPANCY / FLOOR	STAIRWAY FACTOR	OTHER COMPONENT	REQUIRED STAIR WIDTH	REQUIRED OTHER WIDTH
FIRST FLOOR = 66	0.3	0.2	N/A	13.2 INCHES
OUTDOOR SEATING = 35	0.3	0.2	N/A	7 INCHES
TOTAL = 101	0.3	0.2	N/A	20 INCHES

- STAIR / EXIT PASSAGEWAYS SHALL NOT BE LESS THAN 44 INCHES.
- ACTUAL EXIT WIDTH PROVIDED: 3 EXIT DOORS @ 33" MIN = 108" TOTAL EGRESS WIDTH

C. TRAVEL DISTANCES			
TABLE / SECTION	ITEM	DISTANCE ALLOWED	
TABLE 1006.2.1	COMMON PATH OF TRAVEL	A-2 ASSEMBLY = 75 FT	
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE	A-2 ASSEMBLY = 200 FT	
SECTION 1020.5	DEAD END CORRIDOR LENGTH	A-2 ASSEMBLY = 20 FT	

D. TABLE 803.11 - WALL AND CEILING FINISHES (NON-SPRINKLERED)			
GROUP	VERTICAL EXITS AND PASSAGEWAYS	EXIT ACCESS CORR'S AND OTHER EXITWAYS	ROOMS AND ENCLOSED SPACES
A-2	A	A	B

2021 MICHIGAN BUILDING CODE
1018.2 AISLES IN ASSEMBLY SPACES: AISLES AND AISLE ACCESSWAYS SERVING A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES SHALL COMPLY WITH SECTION 1030.

1030.13.1 SEATING AT TABLES: WHERE SEATING IS LOCATED AT A TABLE OR COUNTER AND IS ADJACENT TO AN AISLE OR AISLE ACCESSWAY, THE MEASUREMENT OF REQUIRED CLEAR WIDTH OF THE AISLE OR AISLE ACCESSWAY SHALL BE MADE TO A LINE 19 INCHES (483 MM) AWAY FROM AND PARALLEL TO THE EDGE OF THE TABLE OR COUNTER. THE 19-INCH (483 MM) DISTANCE SHALL BE MEASURED PERPENDICULAR TO THE SIDE OF THE TABLE OR COUNTER. IN THE CASE OF OTHER SIDE BOUNDARIES FOR AISLES OR AISLE ACCESSWAYS, THE CLEAR WIDTH SHALL BE MEASURED TO WALLS, EDGES OF SEATING AND TREAD EDGES.

1030.13.1.1 AISLE ACCESSWAY CAPACITY AND WIDTH FOR SEATING AT TABLES: AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL COMPLY WITH THE CAPACITY REQUIREMENTS OF SECTION 1005.1 BUT SHALL NOT HAVE LESS THAN 12 INCHES (305 MM) OF WIDTH PLUS 1/2 INCH (12.7 MM) OF WIDTH FOR EACH ADDITIONAL 1 FOOT (305 MM), OR FRACTION THEREOF, BEYOND 12 FEET (3658 MM) OF AISLE ACCESSWAY LENGTH MEASURED FROM THE CENTER OF THE SEAT FARTHEST FROM AN AISLE.

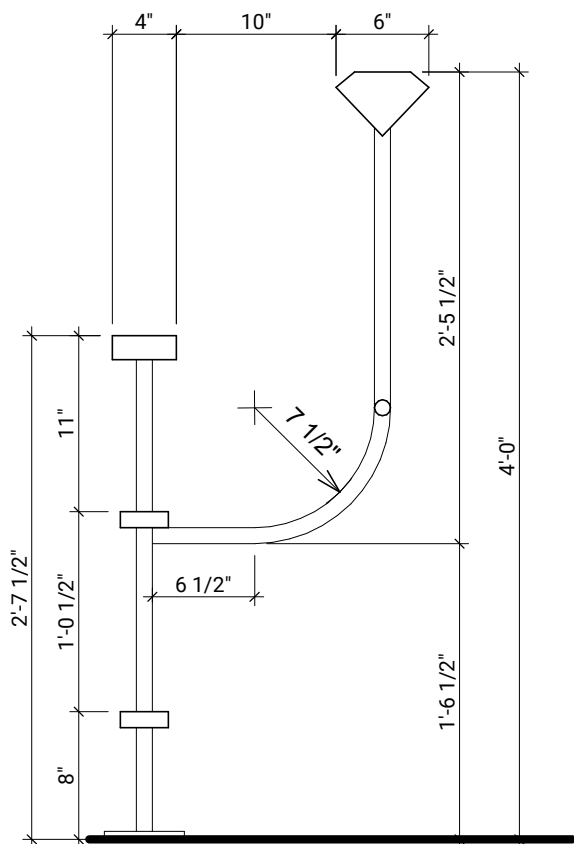
1030.2 ASSEMBLY MAIN EXIT: WHERE THE BUILDING IS CLASSIFIED AS A GROUP A OCCUPANCY, THE MAIN EXIT SHALL FRONT ON NOT LESS THAN ONE STREET OR AN UNOCCUPIED SPACE OF NOT LESS THAN 10 FEET (3048 MM) IN WIDTH THAT ADJOINS A STREET OR PUBLIC WAY.

1030.6.3 OPEN-AIR ASSEMBLY SEATING: IN OPEN-AIR ASSEMBLY SEATING, THE REQUIRED CAPACITY IN INCHES (MM) OF AISLES SHALL BE NOT LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE EGRESS ELEMENT MULTIPLIED BY 0.08 (2.0 MM) WHERE EGRESS IS BY STEPPED AISLE AND MULTIPLIED BY 0.06 (1.52 MM) WHERE EGRESS IS BY LEVEL AISLES AND RAMPED AISLES.
EXCEPTION: THE REQUIRED CAPACITY IN INCHES (MM) OF AISLES SHALL BE PERMITTED TO COMPLY WITH SECTION 1030.6.2 FOR THE NUMBER OF SEATS IN THE OPEN-AIR ASSEMBLY SEATING WHERE SECTION 1030.6.2 PERMITS LESS CAPACITY.

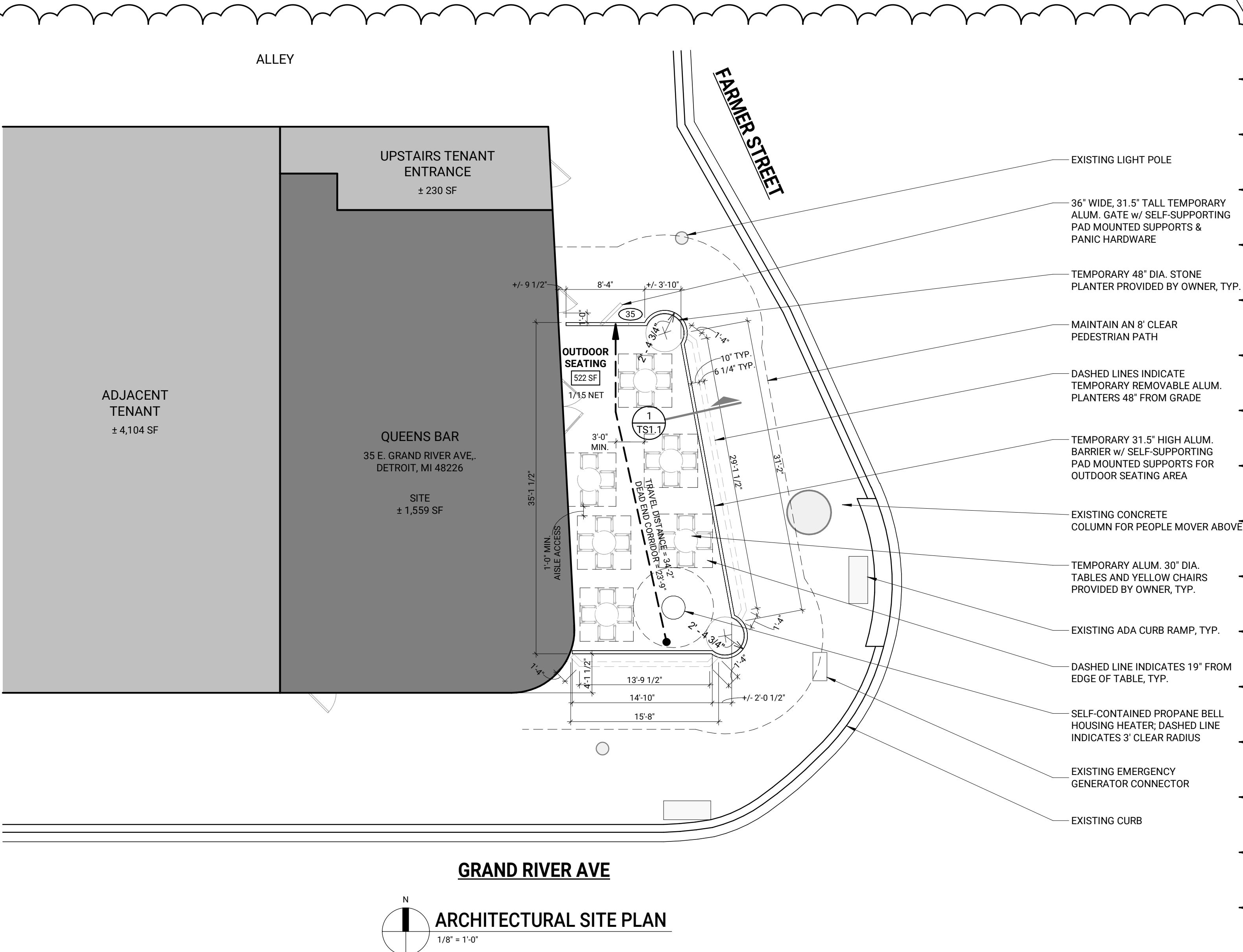
1030.9.1 MINIMUM AISLE WIDTH: THE MINIMUM CLEAR WIDTH FOR AISLES SHALL COMPLY WITH ONE OF THE FOLLOWING:
1. FORTY-EIGHT INCHES (1219 MM) FOR STEPPED AISLES HAVING SEATING ON BOTH SIDES.
EXCEPTION: THIRTY-SIX INCHES (914 MM) WHERE THE STEPPED AISLES SERVE LESS THAN 50 SEATS.
2. THIRTY-SIX INCHES (914 MM) FOR STEPPED AISLES HAVING SEATING ON ONLY ONE SIDE.
EXCEPTION: TWENTY-THREE INCHES (584 MM) BETWEEN A STEPPED AISLE HANDRAIL AND SEATING WHERE A STEPPED AISLE DOES NOT SERVE MORE THAN FIVE ROWS ON ONE SIDE.
3. TWENTY-THREE INCHES (584 MM) BETWEEN A STEPPED AISLE HANDRAIL OR GUARD AND SEATING WHERE THE STEPPED AISLE IS SUBDIVIDED BY A MID-AISLE HANDRAIL.
4. FORTY-TWO INCHES (1067 MM) FOR LEVEL OR RAMPED AISLES HAVING SEATING ON BOTH SIDES.
EXCEPTIONS:
1. THIRTY-SIX INCHES (914 MM) WHERE THE AISLE SERVES LESS THAN 50 SEATS.
2. THIRTY INCHES (762 MM) WHERE THE AISLE SERVES LESS THAN 15 SEATS AND DOES NOT SERVE AS PART OF AN ACCESSIBLE ROUTE.
3. THIRTY-SIX INCHES (914 MM) FOR LEVEL OR RAMPED AISLES HAVING SEATING ON ONLY ONE SIDE.
EXCEPTION: THIRTY INCHES (762 MM) WHERE THE AISLE SERVES FEWER THAN 15 SEATS AND DOES NOT SERVE AS PART OF AN ACCESSIBLE ROUTE.



IMAGES ARE FOR MATERIAL REFERENCE AND PATIO DESIGN



1
A1.0
1" = 1'-0"



STUDIO
DETROIT
ARCHITECTS

2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER

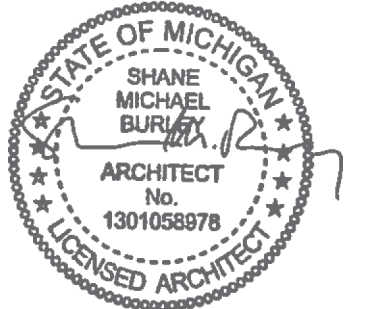
BELLA WAGENER
248.980.6689
BELLA@STUDIO-DETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED	
04.01.26	PERMIT
06.01.26	PERMIT RESUBMIT
06.08.26	PERMIT RESUBMIT
06.30.26	PERMIT RESUBMIT

DRAWN BGW
CHECKED PNP

SEAL



THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN IS THE SOLE POSSESSION OF STUDIO DETROIT AND SHALL NOT BE ALTERED OR MODIFIED WITHOUT THE EXPRESS WRITTEN PERMISSION OF STUDIO DETROIT. ANY MODIFICATION OR ALTERATION THEREOF SHALL INDEMNIFY AND HOLD HARMLESS STUDIO DETROIT OF ALL EXPENSES, CLAIMS AND/OR LIABILITY RESULTING FROM SUCH MODIFICATIONS OR ALTERATIONS.
© 2026 STUDIO DETROIT LLC

CLIENT

PAUL HOWARD
PAUL@CLIFFBELLS.COM

PROJECT

**QUEENS BAR
OUTDOOR SEATING**
35 E. GRAND RIVER AVE.,
DETROIT, MI 48226

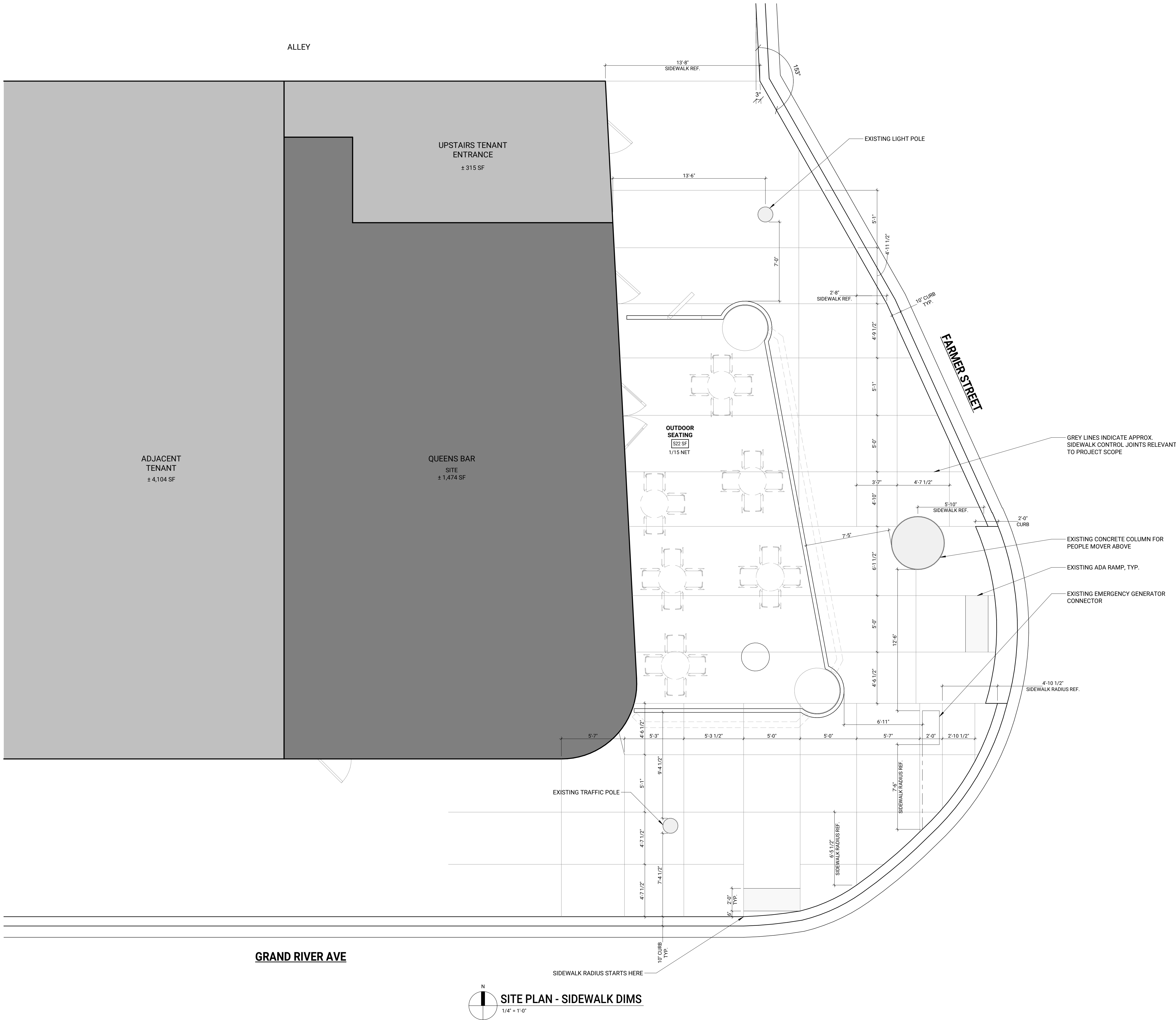
PROJECT NO. 26027

COVERSHEET

TS1.1



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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

WRITTEN ACCEPTANCE OF THE TERMS AND CONDITIONS OF
DETROIT CITY COUNCIL RESOLUTION
PETITION NUMBER , ADOPTED

Shoppers Lounge, LLC DBA Queens Bar, whose address is

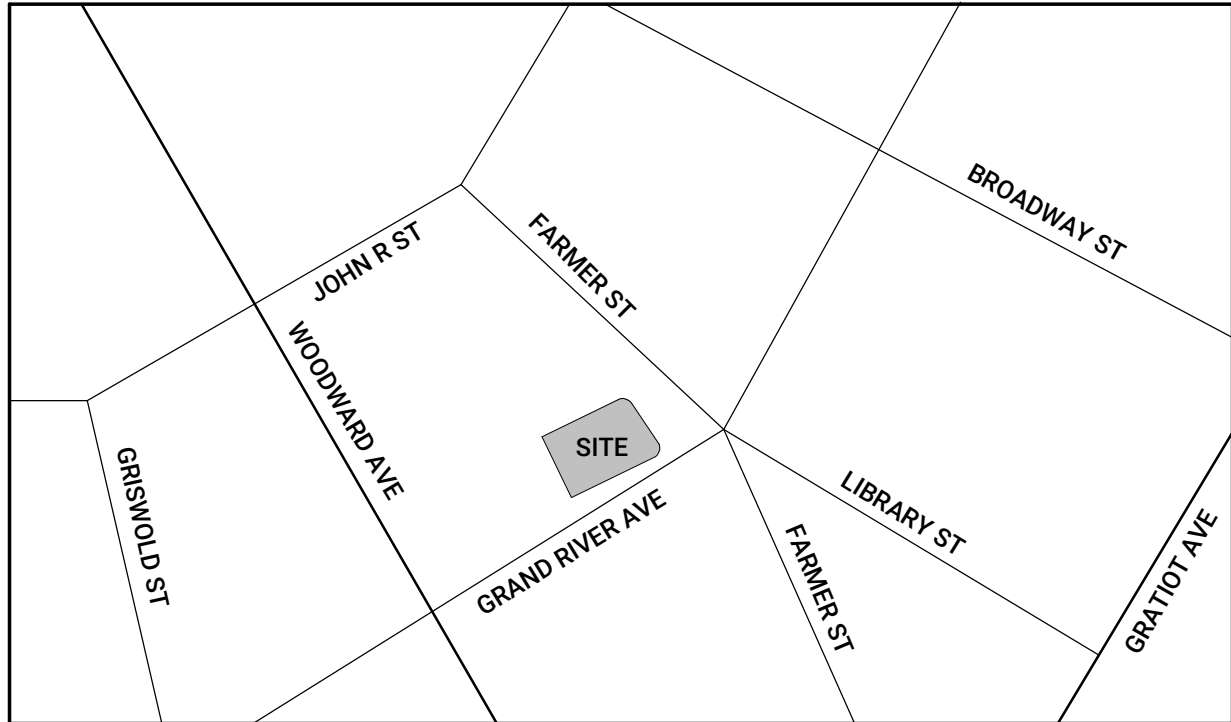
35 E. Grand River, Detroit, Michigan 48226, (hereinafter referred to as the "Permittee") do hereby accept the terms and conditions of the City Council Resolution granting Petition Number , and agrees to comply with its requirements; and further, that pursuant to the said Resolution, Permittee does hereby agree to defend, indemnify and save harmless the City of Detroit from any and all claims, liabilities, obligations, penalties, costs, charges, demands, losses, damages, or expenses (including without limitation, fees, and expenses of attorneys, expert witness and other consultants) that may be imposed upon, incurred by or asserted against the City of Detroit or its departments, officers, employees, or agents by reason of the issuance of said permit(s), or the performance or non-performance by the Permittee of the terms of the permit(s) hereof, or that may rise out of its activities described in said Resolution by Permittee and its personnel, agents, representatives and employees.

Permittee agrees to waive, release and discharge the City of Detroit or its departments, officers, employees, or agents from any and all liability, claims, demands, and causes of action whatsoever, legal and equitable, because of damages, losses, or injuries to Permittee or Permittee's property or both, arising from or related to Permittee's activities described in said Resolution. Permittee agrees and covenants not to sue the City of Detroit or its departments, officers, employees, or agents, and to refrain from instituting, continuing, presenting, subrogating, collecting or in any way aiding or proceeding upon any claims, judgments, debts, causes of action, suits and proceedings of any kind at law or in equity arising from or related to Permittee's activities described in said Resolution.

Date July 9, 2026

Permittee Signature: _____

VICINITY MAP



PROJECT SUMMARY

PROJECT INCLUDES THE ADDITION OF AN EXTERIOR PATIO SPACE ON THE EAST SIDE OF THE SITE.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

SHANE M. BURLEY, AIA, NCARB
STUDIO DETROIT, LLC
2040 PARK AVENUE, SUITE 200
DETROIT, MI 48226
E: SHANE@STUDIO-DETROIT.COM
P: 313.919.5886
MICHIGAN LICENSE NUMBER 1301058978
EXPIRES: 03.09.27

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PROJECT DATA

OWNER
PAUL HOWARD
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BUILDING CODE AUTHORITY
CITY OF DETROIT, MI

BUILDING CODES
BUILDING CODE
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS INCORPORATING 2021 MICHIGAN BUILDING CODE (MBC 2021) FOR ALL NEW WORK AND AS REFERENCED - **PRESCRIPTIVE COMPLIANCE METHOD**

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OCCUPANCY CLASSIFICATION
A-2 ASSEMBLY (RESTAURANT/BAR)

SHEET INDEX

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☐	PREVIOUSLY ISSUED	06.01.26	PERMIT RESUBMIT
☒	ISSUED	06.08.26	PERMIT RESUBMIT
☒	REFERENCE		
GENERAL			
TS1.1	COVERSHEET	☐	☒

OCCUPANCY / EGRESS WIDTH / EXIT QUANTITY :

2021 MICHIGAN BUILDING CODE			
A. TABLE 1004.5 - MAXIMUM FLOOR AREA ALLOWANCE (SEE PLAN FOR FACTORED COUNT)			
USE (FIRST FLOOR)	AREA	SF / OCCUPANT	OCCUPANTS
UNCONCENTRATED TABLES & CHAIRS	939	1/15 NET	63
BACK BAR	333	1/200	2
STORAGE	65	1/300	1
TOILET ROOMS (NON-SIMULTANEOUS)	-	N/A	
OUTDOOR SEATING	738	1/15 NET	49
TOTAL OCCUPANCY (FIRST FLOOR w/ OUTDOOR SEATING)			115

B. SECTION 1005 - EGRESS WIDTH PER OCCUPANT SERVED				
OCCUPANCY / FLOOR	STAIRWAY FACTOR	OTHER COMPONENT	REQUIRED STAIR WIDTH	REQUIRED OTHER WIDTH
FIRST FLOOR = 66	0.3	0.2	N/A	13.2 INCHES
OUTDOOR SEATING = 49	0.3	0.2	N/A	9.8 INCHES
TOTAL = 115	0.3	0.2	N/A	23 INCHES

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- ACTUAL EXIT WIDTH PROVIDED: 3 EXIT DOORS @ 33" MIN = 108" TOTAL EGRESS WIDTH

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A-2	A	A	B

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1030.13.1.1 AISLE ACCESSWAY CAPACITY AND WIDTH FOR SEATING AT TABLES: AISLE ACCESSWAYS SERVING ARRANGEMENTS OF SEATING AT TABLES OR COUNTERS SHALL COMPLY WITH THE CAPACITY REQUIREMENTS OF SECTION 1005.1 BUT SHALL NOT HAVE LESS THAN 12 INCHES (305 MM) OF WIDTH PLUS 1/2 INCH (12.7 MM) OF WIDTH FOR EACH ADDITIONAL 1 FOOT (305 MM), OR FRACTION THEREOF, BEYOND 12 FEET (3658 MM) OF AISLE ACCESSWAY LENGTH MEASURED FROM THE CENTER OF THE SEAT FARTHEST FROM AN AISLE.

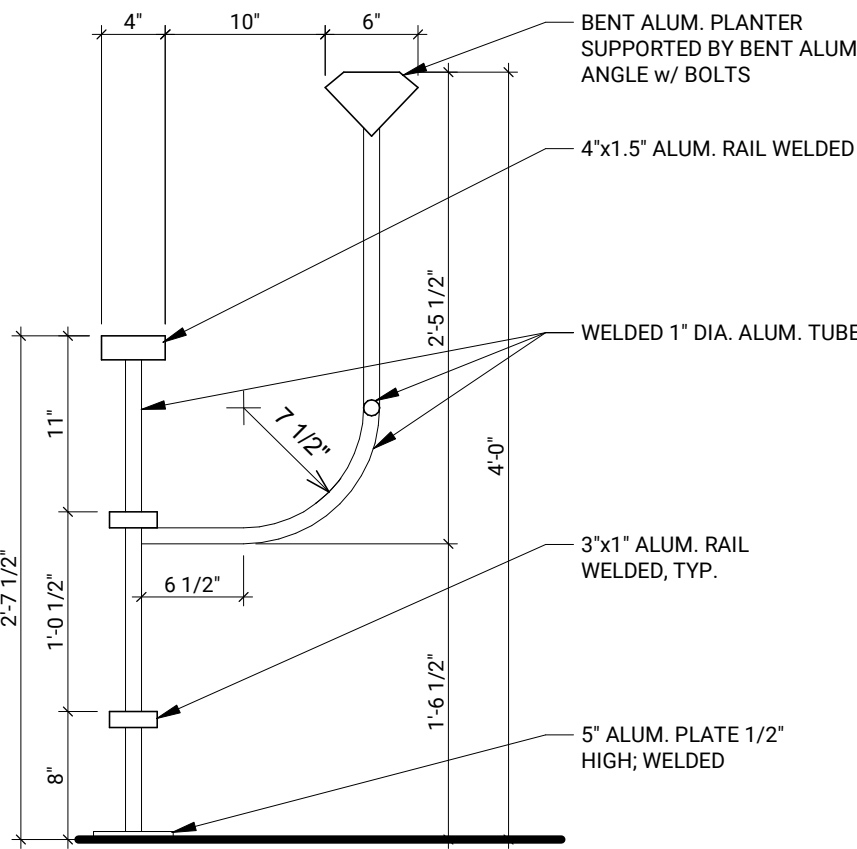
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1030.6.3 OPEN-AIR ASSEMBLY SEATING: IN OPEN-AIR ASSEMBLY SEATING, THE REQUIRED CAPACITY IN INCHES (MM) OF AISLES SHALL BE NOT LESS THAN THE TOTAL OCCUPANT LOAD SERVED BY THE EGRESS ELEMENT MULTIPLIED BY 0.08 (2.0 MM) WHERE EGRESS IS BY STEPPED AISLE AND MULTIPLIED BY 0.06 (1.52 MM) WHERE EGRESS IS BY LEVEL AISLES AND RAMPED AISLES.
EXCEPTION: THE REQUIRED CAPACITY IN INCHES (MM) OF AISLES SHALL BE PERMITTED TO COMPLY WITH SECTION 1030.6.2 FOR THE NUMBER OF SEATS IN THE OPEN-AIR ASSEMBLY SEATING WHERE SECTION 1030.6.2 PERMITS LESS CAPACITY.

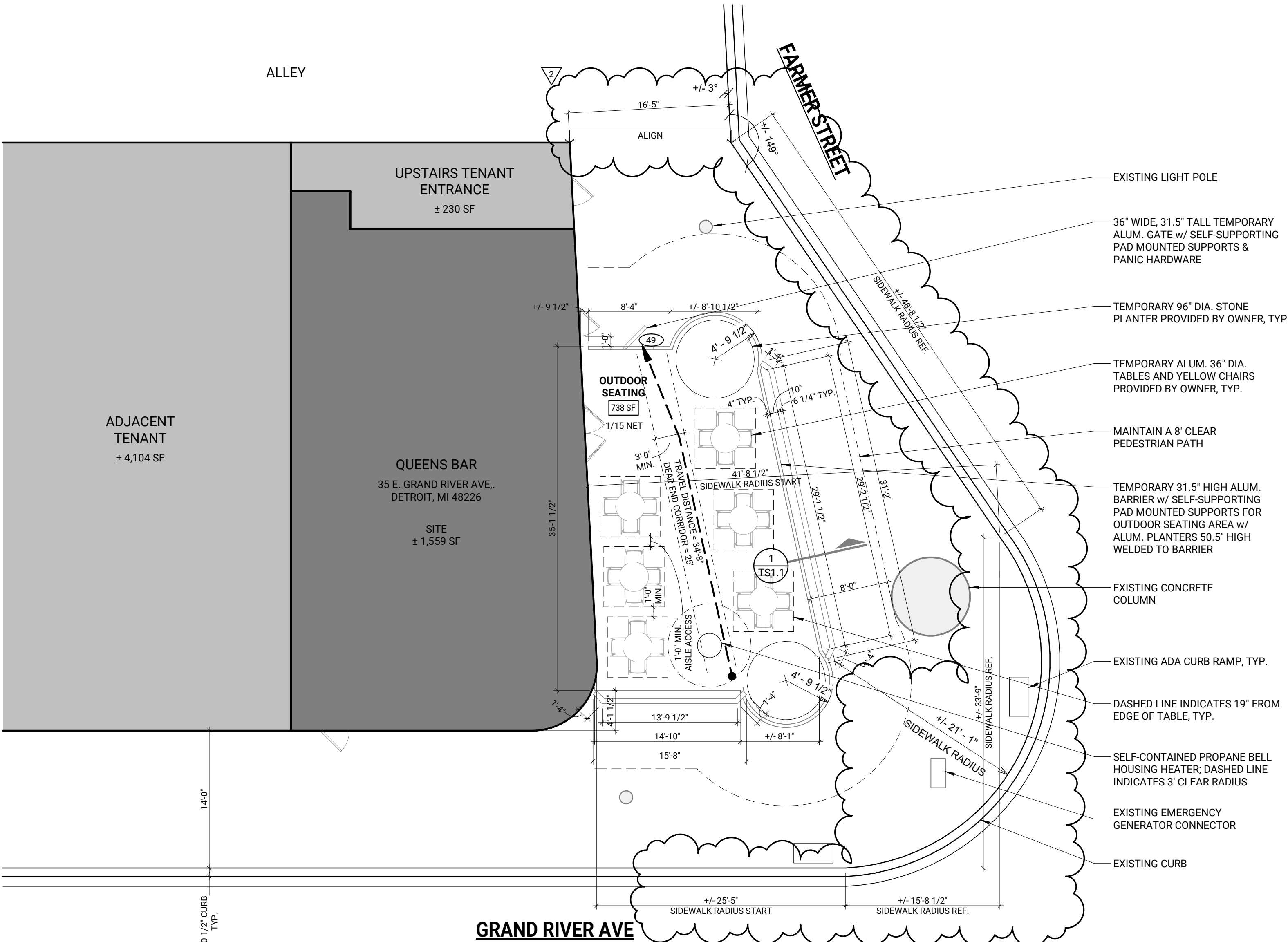
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IMAGES ARE FOR MATERIAL REFERENCE AND PATIO DESIGN



1 BARRIER SECTION
SP1.1 1" = 1'-0"



ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

STUDIO
DETROIT
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2040 PARK AVENUE, SUITE 200
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PROJECT MANAGER

BELLA WAGENER
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CLIENT

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PROJECT

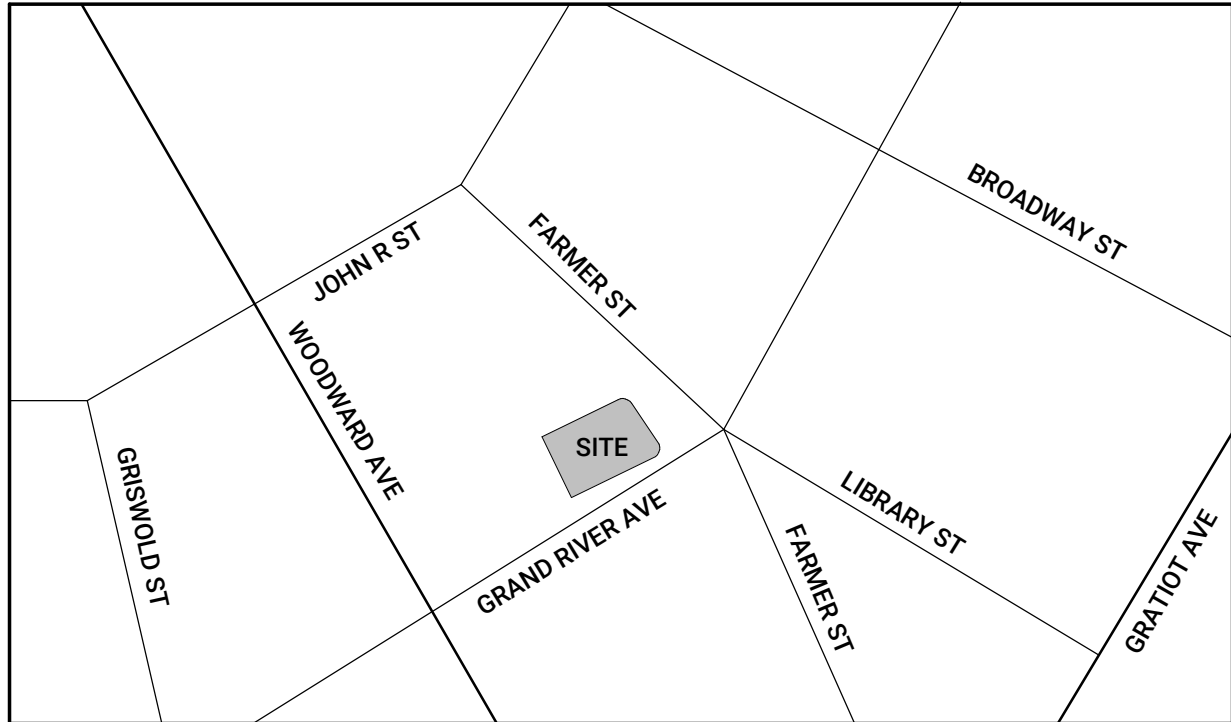
QUEENS BAR
OUTDOOR SEATING
35 E. GRAND RIVER AVE.,
DETROIT, MI 48226

PROJECT NO. 26027

COVERSHEET

TS1.1

VICINITY MAP



PROJECT SUMMARY

PROJECT INCLUDES THE ADDITION OF AN EXTERIOR PATIO SPACE ON THE EAST SIDE OF THE SITE.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

SHANE M. BURLEY, AIA, NCARB
STUDIO DETROIT, LLC
2040 PARK AVENUE, SUITE 200
DETROIT, MI 48226
E: SHANE@STUDIO-DETROIT.COM
P: 313.919.5886
MICHIGAN LICENSE NUMBER 1301058978
EXPIRES: 03.09.27

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY. CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

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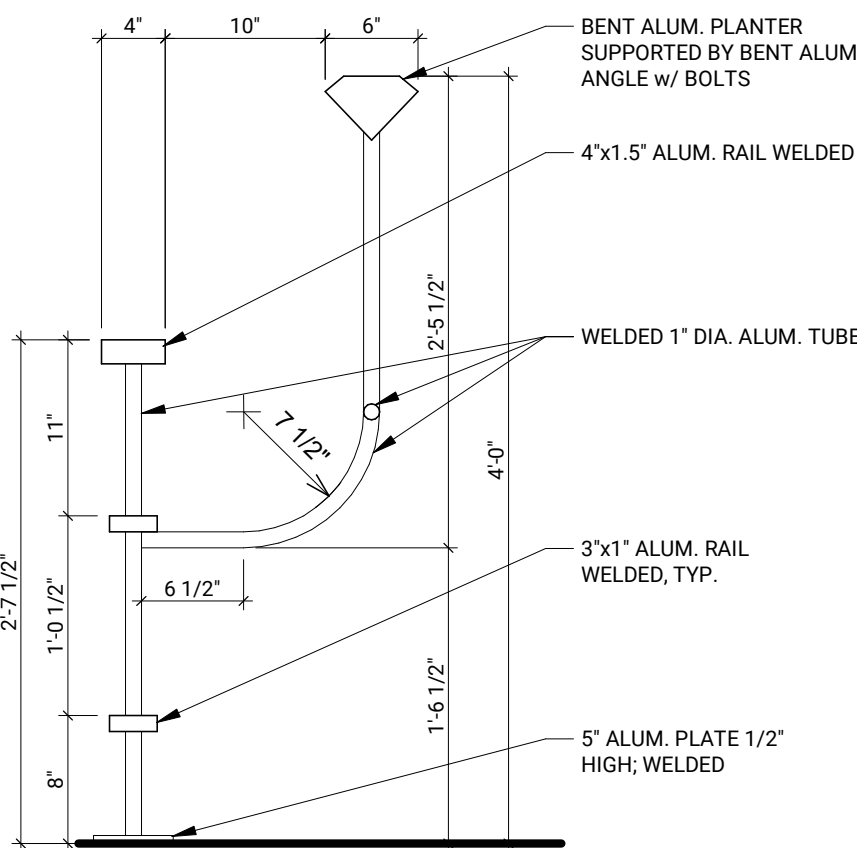
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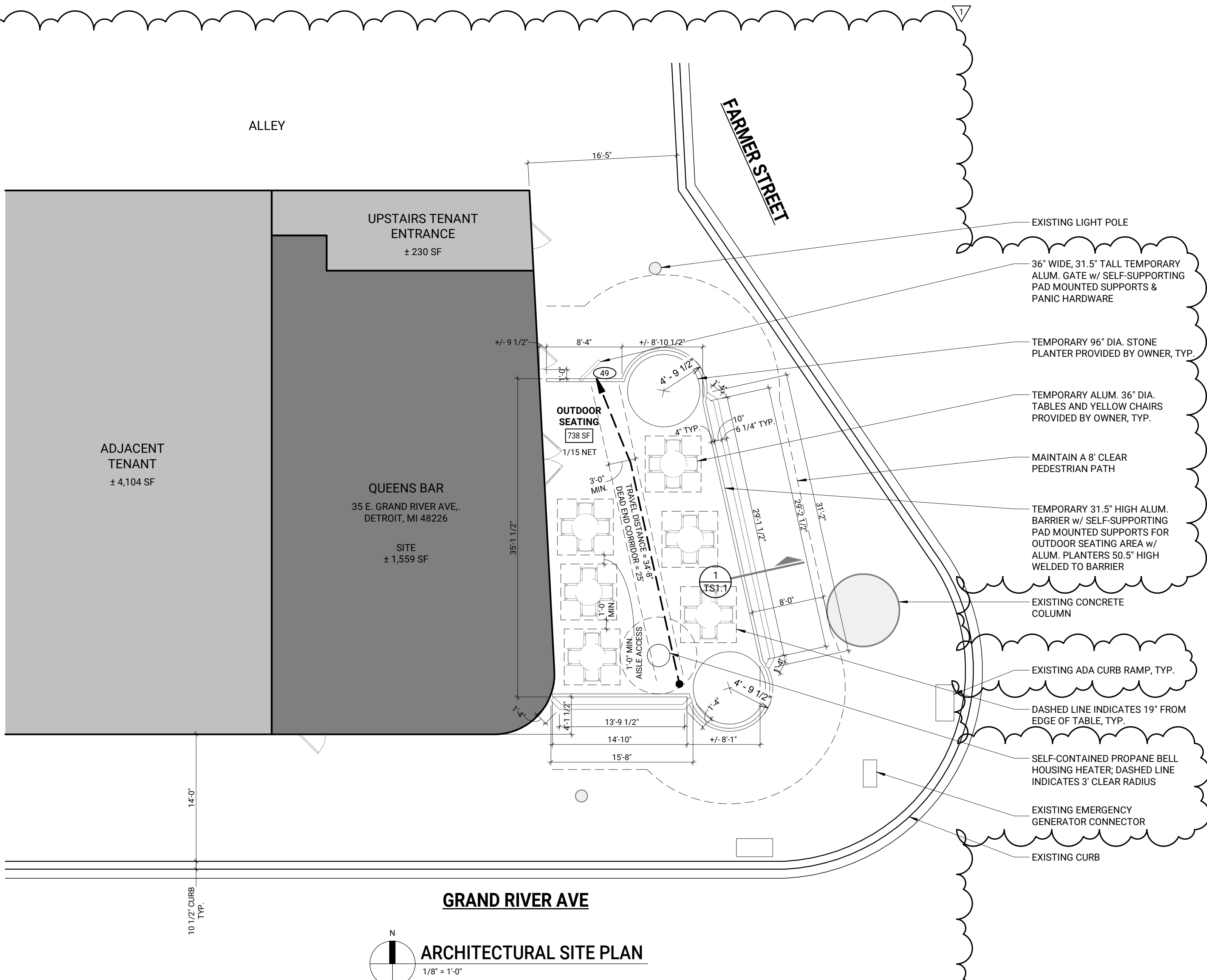
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