2/1/19

NEW BUSINESS

1 37

OFFICE OF CONTRACTING AND PROCUREMENT

January 16, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6001859 100% Revenue – Student Transit Agreement To Provide Qualifying DPSCD Students Access to Transportation through City Operated Bus Transit Services. – Contractor: DPSCD – Location: 3011 W. Grand Blvd., Detroit, MI 48202 – Contract Period: 2018 – 2019 Academic Year and Continuing for a Period of 2 years. – Total Revenue Amount: $1,855,000.00. **DEPARTMENT OF TRANSPORTATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER BENSON

RESOLVED, that Contract No. 6001859 referred to in the foregoing communication dated January 16, 2019, be hereby and is approved.

ENTERED JAN 28 2019 M.T.F. under NB JA 3-0

OFFICE OF CONTRACTING AND PROCUREMENT

2 ~~1A~~ ~~4S~~

January 8, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

3030359 100% City Funding – To Provide Furniture (Couches and Recliners) for the Fire Department. – Contractor: Audio Visual Equipment & Supplies, DBA AVE. – Location: 25325 Shiawassee Cir., Ste. 203, Southfield, MI 48033 – Contract Period: Upon City Council Approval through January 21, 2020 – Total Contract Amount: $30,166.00. **FIRE**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER BENSON

RESOLVED, that Contract No. 3030359 referred to in the foregoing communication dated January 8, 2019, be hereby and is approved.

ENTERED JAN 28 2019 M.T.F. under NB JA 3-0

3 ~~44~~

~~70~~

OFFICE OF CONTRACTING AND PROCUREMENT

January 8, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6001689 100% City Funding – Revenue – To Provide Emergency Medical Services Billing. – Contractor: Advanced Data Processing, Inc. DBA Intermedix – Location: 6451 N. Federal Hwy., Ft. Lauderdale, FL 33308 – Contract Period: Upon City Council Approval through January 15, 2021 – Total Contract Amount: Not to Exceed $3,900,000.00. **FIRE**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER BENSON

RESOLVED, that Contract No. 6001689 referred to in the foregoing communication dated January 8, 2019, be hereby and is approved.

ENTERED JAN 28 2019 M.T.F. under NB (JA) 3-0

M.O.

~~58~~

~~34~~ 4

OFFICE OF CONTRACTING AND PROCUREMENT

January 8, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

3029687 80% Federal Funding, 20% State Funding – To Provide Premium Labor, and Additional Materials Required to Complete 2018 DDOT Bus Wrap Project. – Contractor: Accuform Printing & Graphics, Inc. – Location: 7231 Southfield Rd., Detroit, MI 48228 – Contract Period: Upon City Council Approval through January 1, 2020 – Total Contract Amount: $113,977.50. **DEPARTMENT OF TRANSPORTATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER BENSON

RESOLVED, that Contract No. 3029687 referred to in the foregoing communication dated January 8, 2019, be hereby and is approved.

ENTERED JAN 28 2019 M.T.F. under NB (RM) 3-0

M.O.

~~59~~ 5

~~35~~

OFFICE OF CONTRACTING AND PROCUREMENT

January 8, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6001175 100% City Funding– AMEND 1 – To Provide Waste Removal Services (For all Spills and Liquid Waste) for the City of Detroit, Department of Transportation. – Contractor: Birks Works Environmental, LLC – Location: 19719 Mt. Elliot, Detroit, MI 48234 – Contract Period: Upon City Council Approval through January 1, 2020 – Contract Increase: $240,000.00 – Total Contract Amount: $440,000.00. **DEPARTMENT OF TRANSPORTATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER BENSON

RESOLVED, that Contract No. 6001175 referred to in the foregoing communication dated January 8, 2019, be hereby and is approved.

ENTERED JAN 28 2019 M.T.F. under NB (RM) 3-0

M.O.

OFFICE OF CONTRACTING AND PROCUREMENT

January 8, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6001477 100% City Funding – AMEND 1 – To Provide Additional Services to the Gilbert Transit Center. (Additional Carpet, Painting of Doors and Walls to the Union Room, and Adding LED Lighting to the Breastfeeding Room). – Contractor: The Diamond Firm – Location: 19115 W. Eight Mile Rd., Detroit, MI 48219 – Contract Period: Upon City Council Approval through October 31, 2020 – Contract Increase: $12,675.00 –Total Contract Amount: $96,996.00. **DEPARTMENT OF TRANSPORTATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER BENSON

RESOLVED, that Contract No. 6001477 referred to in the foregoing communication dated January 8, 2019, be hereby and is approved.

ENTERED JAN 28 2019 M.T.F. under NB (RM) 3-0

CITY OF DETROIT
OFFICE OF THE CFO
OFFICE OF CONTRACTING
AND PROCUREMENT

USE! 1 ~~Vol~~ ~~37~~

M.O.

1008 COLEMAN A. YOUNG
MUNICIPAL CENTER
DETROIT, MICHIGAN 48226
PHONE 313 • 224 • 4600
FAX 313 • 628 •1160

January 15, 2019

TO: HONORABLE CITY COUNCIL

Re: Contracts and Purchase Orders Scheduled to be considered at the Formal Session for January 15, 2019

Please be advised that the Contract listed was submitted on January 9, 2019 for the City Council Agenda for January 15, 2019 has been amended as follows:

1. The **Contract Expiration Date** was Submitted Incorrectly by the Buyer of this Contract. Please see the correction(s) below:

Submitted as: **Page 2**

DEPARTMENT OF TRANSPORTATION

6001625 80% Federal, 20% State Funding – To Provide Bus Shelter Advertising Services. - Contractor: Brooklyn Outdoor, LLC Location: 2501 Russell St., Ste. 400, Detroit, MI 48207 – Contract Period: Upon City Council Approval through **November 14, 2020** – Total Contract Amount: $864,904.00.

Should read as: **Page 2**

DEPARTMENT OF TRANSPORTATION

6001625 80% Federal, 20% State Funding – To Provide Bus Shelter Advertising Services. – Contractor: Brooklyn Outdoor, LLC – Location: 2501 Russell St., Ste. 400, Detroit, MI 48207 – Contract Period: Upon City Council Approval through **January 8, 2022** – Total Contract Amount: $864,904.00.

Respectfully Submitted,

Boysie Jackson

Boysie Jackson
Chief Procurement Officer
BJ/CD

ENTERED JAN 28 2019 M.T.F. under NB (RM) 3-0

BY COUNCIL MEMBER: _____

RESOLVED, that **Contract #6001625** referred to in the foregoing communication dated January 15, 2019 be hereby and is approved.

M.O.

8 49 38

OFFICE OF CONTRACTING AND PROCUREMENT

January 11, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

2844928 80% Federal Funding, 20% State Funding – AMEND 2 – To Provide an Extension of the Current Expiration Date. – Contractor: AECOM Great Lakes, Inc. – Location: 27777 Franklin Rd., Southfield, MI 48034 – Contract Period: November 21, 2018 through February 19, 2019 – Contract Increase: $0.00. **DEPARTMENT OF TRANSPORTATION** ***(No Funds are being Added. Time Only, Original Contract November 20, 2012 through November 20, 2018. Contract Stays the same, $18,000,000.00.)***

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER _____ BENSON _____

RESOLVED, that Contract No. 2844928 referred to in the foregoing communication dated January 11, 2019, be hereby and is approved.

ENTERED JAN 28 2019 M.T.F. under NB (RM) 3-0

9 ~~20~~ 4

OFFICE OF CONTRACTING AND PROCUREMENT

January 16, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6001335 100% City Funding– AMEND 2 – To Provide Additional Time to Complete Payroll Audit Renovations. – Contractor: R.E. Leggette Co. – Location: 9335 St. Stephens, Dearborn MI 48126 – Contract Period: Upon City Council Approval through December 17, 2019 – Contract Increase: $0. – Total Contract Amount: $510,022.00. **GENERAL SERVICES** ***(Time only is being added. No Additional Funds.)***

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL PRESIDENT PRO TEM SHEFFIELD

RESOLVED, that Contract No. 6001335 referred to in the foregoing communication dated January 16, 2019, be hereby and is approved.

ENTERED JAN 24 2019 MTNB RCL (2,0)

2+ 10 5

OFFICE OF CONTRACTING AND PROCUREMENT

January 16, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6001854 100% Federal Funding – To Provide Meals for Child and Adult Food Program. – Contractor: Edibles Rex – Location: 5555 Conner, Ste. 1058, Detroit, MI 48213 – Contract Period: Upon City Council Approval through June 14, 2019 –Total Contract Amount: $43,776.00. **RECREATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL PRESIDENT PRO TEM SHEFFIELD

RESOLVED, that Contract No. 6001854 referred to in the foregoing communication dated January 16, 2019, be hereby and is approved.

ENTERED JAN 24 2019 MTNB RCL (10)

CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

January 24, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Resolution Establishing the AK Owner, LLC Neighborhood Enterprise Zone in the area bounded by 7430 Second Avenue, Detroit, Michigan in accordance with Public Act 147 of 1992. (Petition #493)

Honorable City Council:

Attached for your consideration please find a resolution and legal description which will establish the **AK Owner, LLC** Neighborhood Enterprise Zone (NEZ) in accordance with Public Act 147 of 1992 ("the Act").

Your Honorable Body conducted a public hearing on this matter on **October 25, 2018** as required by the Act. No impediments to the establishment of the NEZ were presented at the public hearing.

The developer proposes to rehabilitate the 1st floor of both buildings for retail and commercial uses and the upper floors will be converted to 1-bedroom, open, loft style apartments for rent.

We request your Honorable Body's approval of the resolution.

Respectfully submitted,

Kelly R. Vickers
Associate Director

KV/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD

1/24/19 (PED) — Move To Formal - SR (310)

Received @ table 1/24/19 (Planning & Economic Development)

BY COUNCIL MEMBER _____

WHEREAS, Michigan's Public Act 147 of 1992, the Neighborhood Enterprise Zone Act ("the Act"), provides for the establishment of Neighborhood Enterprise Zones (NEZs), the exemption from *ad valorem* taxes, and the imposition of a specific property tax in lieu of *ad valorem* real property taxes within NEZs; and

WHEREAS, the City of Detroit meets all the distress criteria set forth within the Act; and

WHEREAS, the Detroit City Council finds that designation of certain areas as NEZs is consistent with the adopted Master Plan, as amended, and will further the economic and physical development goals and objectives of the City by encouraging new housing starts and housing rehabilitation, thereby aiding in the preservation of existing neighborhoods and preventing further decay in others; and

WHEREAS, the Detroit City Council has found the establishment of the **AK Owner, LLC** NEZ to be consistent with the Detroit Master Plan of Policies and the neighborhood preservation and development goals of the City; and

WHEREAS, the Detroit City Council has adopted a statement of goals, objectives and policies relative to the maintenance, preservation, improvement, and development of housing for all persons regardless of income level living within proposed NEZs; and

WHEREAS, the Detroit City Council has enacted a housing inspection ordinance requiring that before the sale of a unit in a new or rehabilitated facility for which an NEZ Certificate is in effect, an inspection is to be made of the unit to determine compliance with Chapter 26 of the Code of the City of Detroit; and

WHEREAS, the Act requires that the designation of NEZs must be approved by a resolution adopted by the local governmental unit subsequent to a public hearing at which any taxpayer or resident, or representative of any taxing authority levying a property tax in the City of Detroit, was give the opportunity to address the requested establishment of an NEZ; and

WHEREAS, a public hearing on the issue of establishing the **AK Owner, LLC** NEZ was conducted before the Detroit City Council on **October 25, 2018** with notice of the public hearing having been given to the general public and by certified mail to every taxing authority levying a property tax with the City of Detroit; and

WHEREAS, no impediments to the establishment of the **AK Owner, LLC** NEZ where cited; and

WHEREAS, after the public hearing, City Council legally established a Neighborhood Enterprise Zone in the area located at **7430 Second Avenue**, on **January 29, 2019.**

NOW THEREFORE BE IT

RESOLVED, that the land area described in the attached legal description, and shown on the attached map, is hereby established as the **AK Owner, LLC** NEZ pursuant to Public Act 147 of 1992, the Neighborhood Enterprise Zone Act.

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, August 09, 2018

To: *The Department or Commission Listed Below*

From: *Janice M. Winfrey, Detroit City Clerk*

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
FINANCE DEPARTMENT LAW DEPARTMENT

493 *AK Owner LLC, request to establish a Neighborhood Enterprise Zone in the area of 7430 Second Avenue.*

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400
(313) 224 3260 • Fax (313) 224-1466

HONIGMAN

Honigman Miller Schwartz and Cohn LLP
Attorneys and Counselors

Richard A. Barr

(313) 465-7308
Fax: (313) 465-7309
rbarr@honigman.com

By Hand Delivery

August 7, 2018

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: Request for Establishment of Neighborhood Enterprise Zone

Ladies and Gentlemen:

On behalf of AK Owner LLC, a Michigan limited liability company (the "Owner"), please accept this letter as a request to establish a Neighborhood Enterprise Zone pursuant to MCL 207.771 for the parcel of property described on Attachment A and depicted on Attachment B.

The Owner proposes to rehabilitate the Albert Kahn Building at 7430 Second Avenue to create approximately 211 rental apartments and 75,652 square feet of retail and other commercial space. The commercial components of the building will be located on the main floor, a portion of the basement, the mezzanine and a portion of the second floor, and the balance of the building will be used for residential purposes, approximately as depicted on the attached schematic drawings. Further information about the project will be included in the forthcoming application for a neighborhood enterprise zone certificate.

Each of the apartments will constitute a "rehabilitated facility" within the meaning of the Neighborhood Enterprise Zone Act (the "NEZ Act"). The property is located in a "Qualified Downtown Revitalization District" pursuant to the NEZ Act because it is in an area zoned and primarily used for business. The true cash value of each apartment currently is less than the $80,000 per unit limitation provided in MCL 207.772(m). The owner intends to make improvements significantly in excess of the thresholds set forth in MCL 207.772(m). Due to being located in a "Qualified Downtown Revitalization District" the proposed rehabilitation of ten or more apartments, each of which is a "facility" within the meaning of the NEZ Act, satisfies the requirements of MCL 207.773(1) for the establishment of a neighborhood enterprise zone.

Thank you for your attention to this matter.

Very truly yours,

Honigman Miller Schwartz and Cohn LLP

Richard A. Barr

Enclosures
cc: Matthew Sosin

Attachment A

Parcel Tax ID Number	Address	Owner
Ward 2, 001104-14	7430 Second Avenue	AK Owner LLC

Proposed Neighborhood Enterprise Zone Legal Description

Land situated in the City of Detroit, Wayne County, Michigan, described as follows:

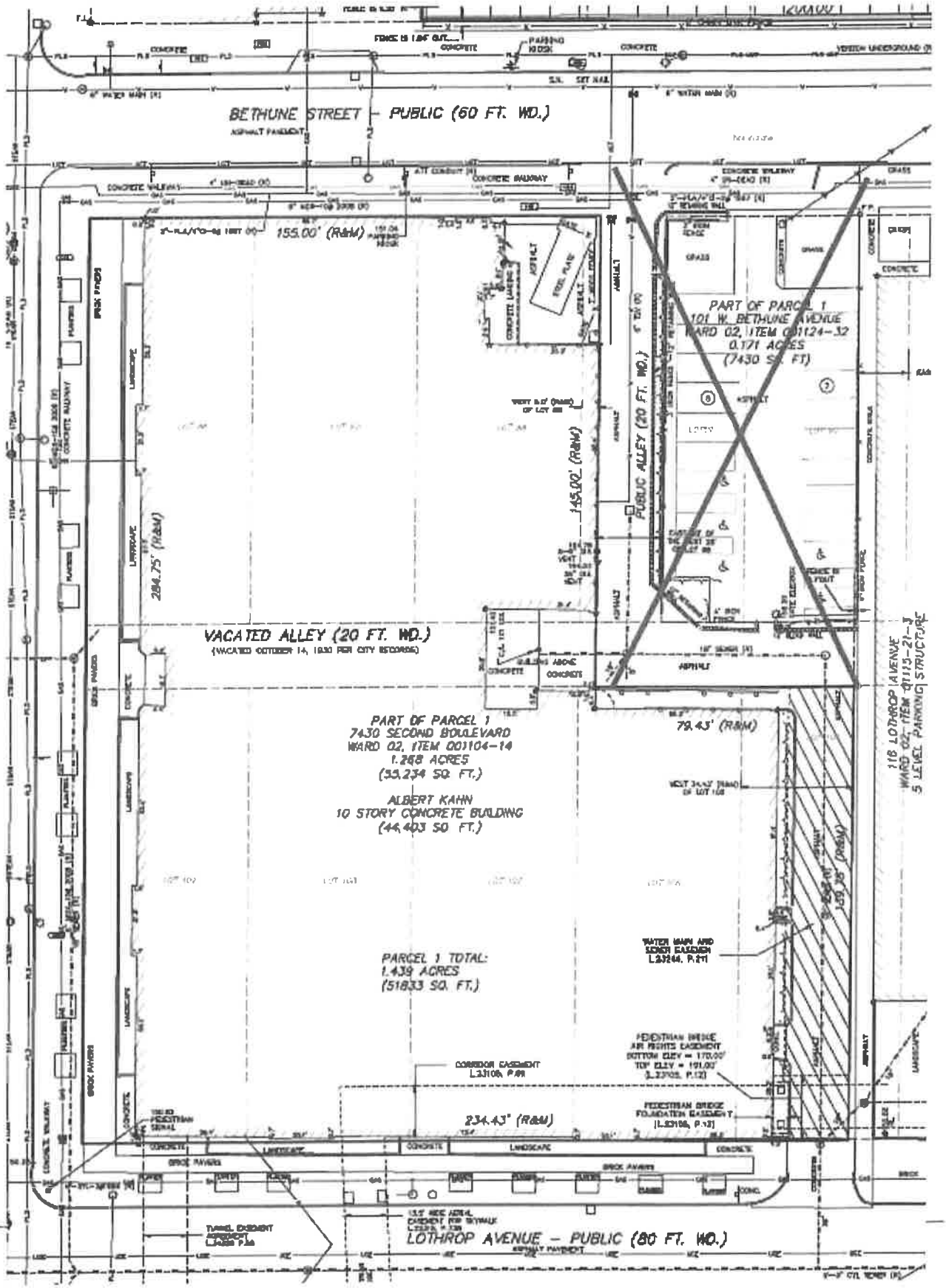
Parcel 1:

Lots 86, 87, 88 and 89, EXCEPT the East 20 feet of the West 25 feet of said Lot 89, ALSO Lot 90, EXCEPT the East 15.57 feet, ALSO Lot 105, EXCEPT the East 15.57 feet, ALSO all of Lots 106, 107, 108, 109 AND all of vacated public alley (20 feet wide) adjoining the Southerly line of Lots 86, 87, and 88 and adjoining the Southerly line of the West 5 feet of Lot 89 of LOTHROP AND DUFFIELD'S SUBDIVISION OF PART OF 1/4 SECTION 55 AND 56 OF 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 17 of Plats, Page 22 of Wayne County Records.

Attachment B

Survey of Parcel

(See attached)


BETHUNE STREET – PUBLIC (60 FT. WD.)
155.00' (R&M)
PART OF PARCEL 1
101 W. BETHUNE AVENUE
WARD 02, ITEM 001124-32
0.171 ACRES
(7430 SQ. FT.)
PUBLIC ALLEY (20 FT. WD.)
145.00' (R&M)
284.75' (R&M)
VACATED ALLEY (20 FT. WD.)
(VACATED OCTOBER 14, 1930 PER CITY RECORDS)
PART OF PARCEL 1
7430 SECOND BOULEVARD
WARD 02, ITEM 001104-14
1.268 ACRES
(55,234 SQ. FT.)
ALBERT KAHN
10 STORY CONCRETE BUILDING
(44,403 SQ. FT.)
79.43' (R&M)
118 LOTHROP AVENUE
WARD 02, ITEM 001113-21-3
5 LEVEL PARKING STRUCTURE
PARCEL 1 TOTAL:
1.439 ACRES
(51833 SQ. FT.)
WATER MAIN AND SEWER EASEMENT
L.33244, P.211
PEDESTRIAN BRIDGE AIR RIGHTS EASEMENT
CORRIDOR EASEMENT
L.33106 P.69
PEDESTRIAN BRIDGE FOUNDATION EASEMENT
234.43' (R&M)
LOTHROP AVENUE – PUBLIC (80 FT. WD.)

Attachment C

Schematic Drawings

(See attached)

SHEET INDEX

#	SHEET TITLE	SHEET ISSUED SCHEMATIC DESIGN 06.28.18
	COVER	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■
[illegible]	[illegible]	■

THE AK

SCHEMATIC DESIGN
06/28/2018

PROJECT LOCATION:	7430 SECOND AVE DETROIT, MI
OWNER:	**AK DEVELOPER LLC** 39000 COUNTRY CLUB DRIVE FARMINGTON HILLS, MI 48331
ARCHITECT OF RECORD	**KRAEMER DESIGN GROUP, PLC** ROBERT J. KRAEMER, RA, NCARB, IIDA STATE OF MICHIGAN CERTIFICATE NO 1301040246 1420 BORADWAY DETROIT, MI 48226 www.thekraemeredge.com (313) 965-3399
MECHANICAL DESIGN/BUILD CONTRACTOR:	**R.W. MEAD** AKHIL BHATT 33795 RIVIERA DRIVE FRASER, MI 48026
ELECTRICAL ENGINEER:	**STRATEGIC ENERGY SOLUTIONS, INC.** JOHN ABRAAM 4000 WEST 11 MILE ROAD BERKLEY, MI 48072
CONSTRUCTION MANAGER/ GENERAL CONTRACTOR:	**CUNNINGHAM-LIMP** SAMUEL ASHLEY 28970 CABOT DRIVE, SUITE 100 NOVI, MI 48377

CODE SUMMARY

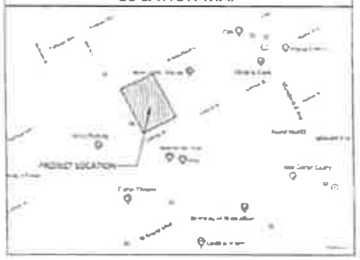
[illegible]

BID ALTERNATES

DEFERRED SUBMITTALS

[illegible]

LOCATION MAP



KraemerDesignGroup

Consultant

AK DEVELOPER LLC
39000 COUNTRY CLUB
DRIVE
FARMINGTON HILLS, MI

Owner

THE AK
7430 SECOND AVE
DETROIT, MI

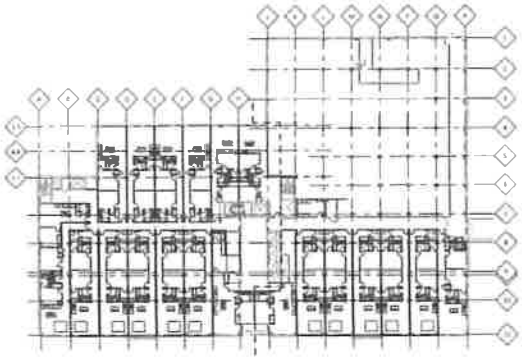
Project

PRELIMINARY
NOT FOR
CONSTRUCTION

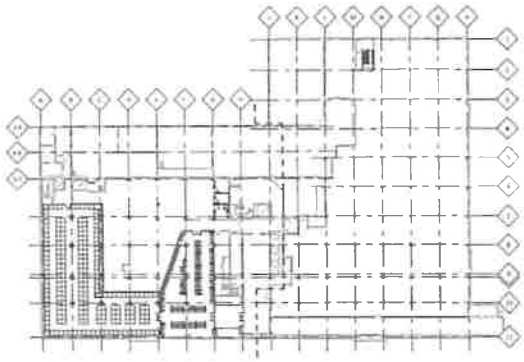
SCHEMATIC DESIGN 06.28.18

Revision	Date
Date	[illegible]
Project Number	[illegible]

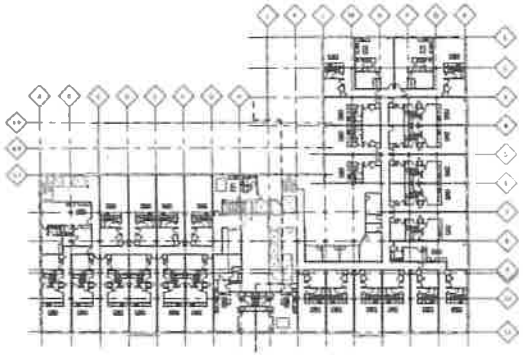
Sheet Title
COVER



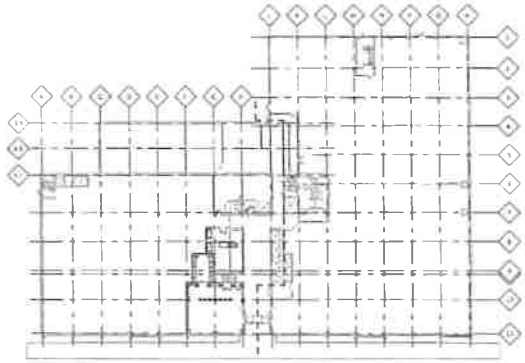
SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"



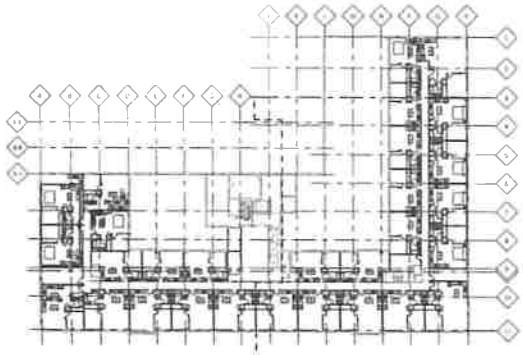
BASEMENT FLOOR PLAN
SCALE: 1/32" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/32" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"



FOURTH - SEVENTH FLOOR PLAN
SCALE: 1/32" = 1'-0"

FIRST FLOOR MEZZANINE FLOOR PLAN
SCALE: 1/32" = 1'-0"

NORTH

0 8 16 32
SCALE: 1/32" = 1'-0"

Architect
KraemerDesignGroup
[illegible]

Consultant

Owner
AK DEVELOPER LLC
PINOOD COUNTRY CLUB DRIVE
FARMINGTON HILLS, MI

Project
THE AK
7410 SECOND AVE
DETROIT, MI

PRELIMINARY NOT FOR CONSTRUCTION

Seal

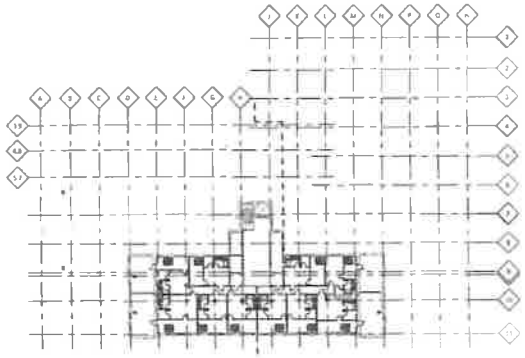
SCHEMATIC DESIGN 06.09.18

Revision	Date

Date 06/28/2018
Project Number 2018022

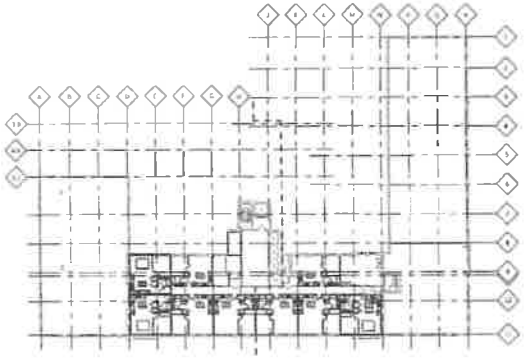
Sheet Title
COMPOSITE FLOOR PLANS

Sheet Number
G103A



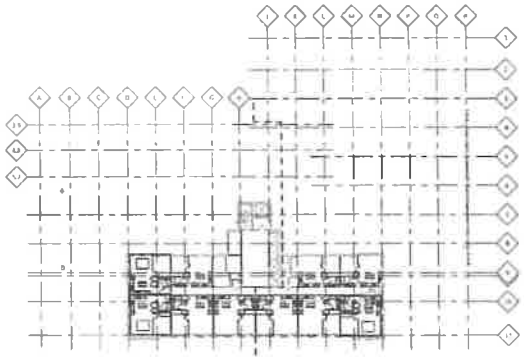
ELEVENTH FLOOR PLAN

SCALE: 1/32" = 1'-0"



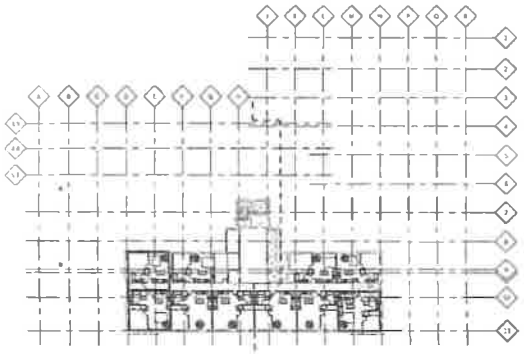
EIGHTH FLOOR PLAN

SCALE: 1/32" = 1'-0"



NINTH FLOOR PLAN

SCALE: 1/32" = 1'-0"



TENTH FLOOR

SCALE: 1/32" = 1'-0"

NORTH

0' 8' 16' 32'

SCALE: 1/16" = 1'-0"

Architect

KraemerDesignGroup

Consultant

Owner

AK DEVELOPER LLC

29000 COUNTRY CLUB DRIVE

FARMINGTON HILLS, MI

Project

THE AK

2 AND SECOND AVE

DETROIT, MI

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 06.09.16

Revision	Date

Date 06/09/2016

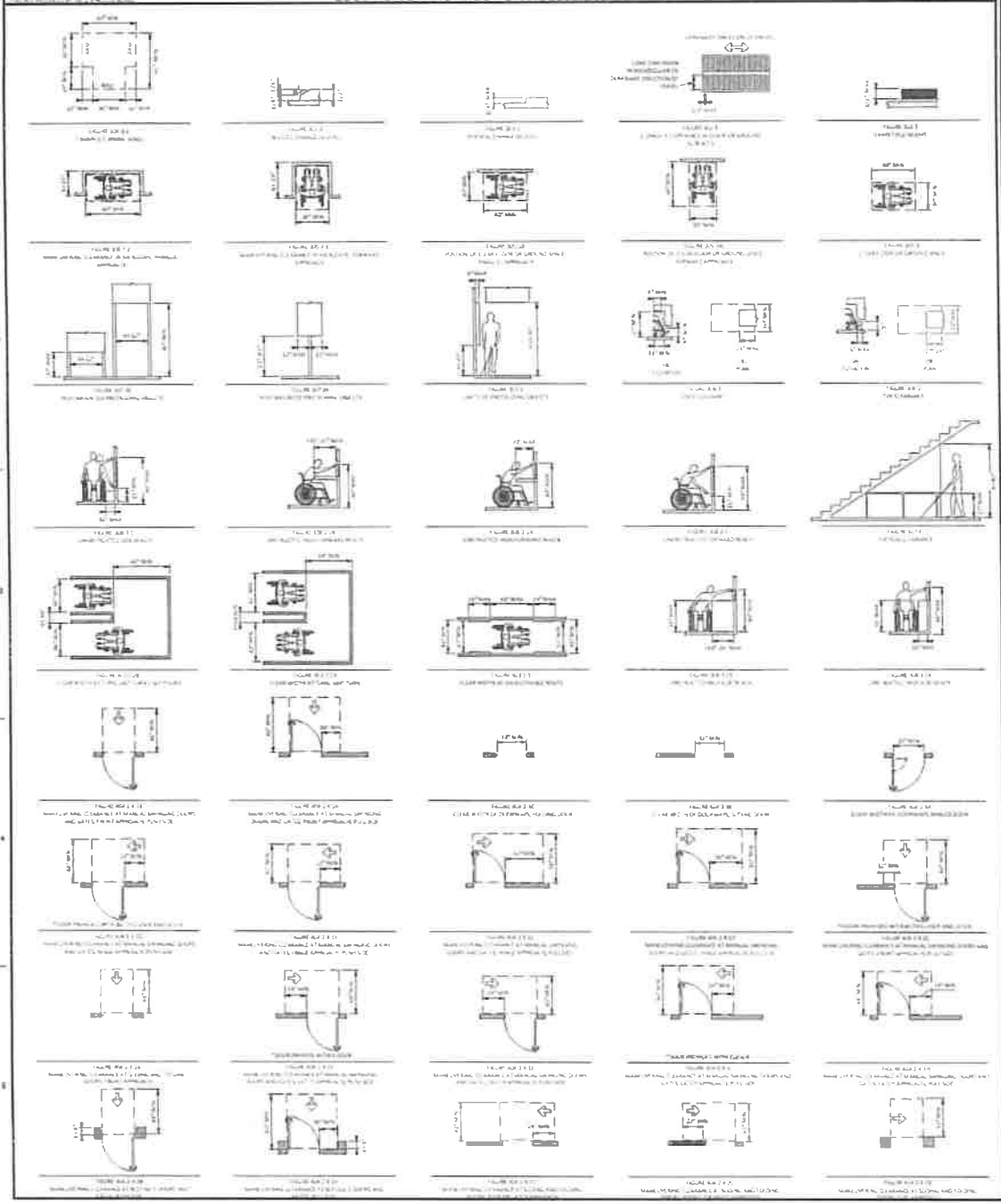
Project Number 2016022

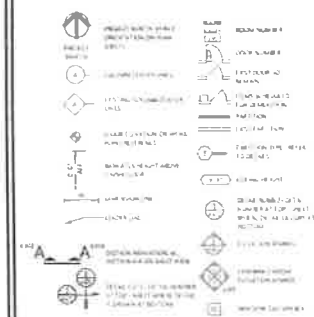
Sheet Title

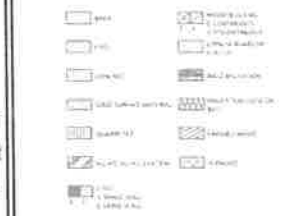
COMPOSITE FLOOR PLANS

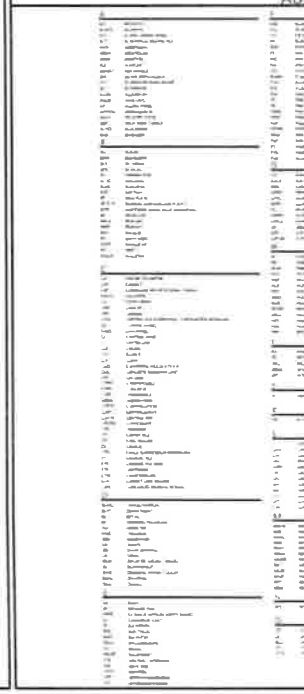
Sheet Number

G103B









2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ARCHITECTURAL SYMBOLS

MATERIALS LEGEND

GENERAL ARCHITECTURAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. [illegible]
13. [illegible]

ABBREVIATIONS

[illegible]

Architect

KraemerDesignGroup

Consultant

AK DEVELOPER LLC
8000 COUNTRY CLUB
DRIVE
FARMINGTON HILLS, MI

Owner

THE AK
7430 SECOND AVE
DETROIT, MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

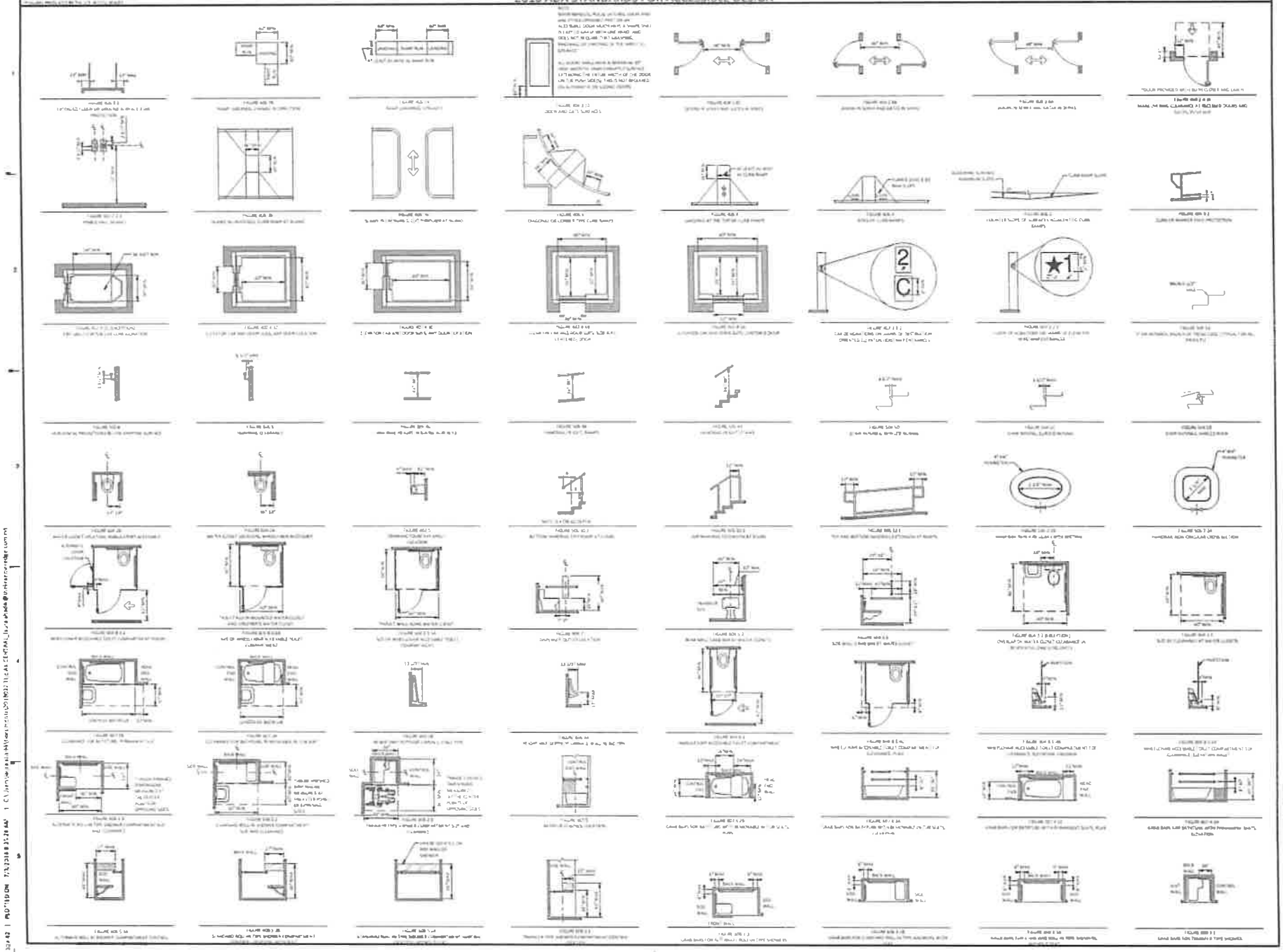
SCHEMATIC DESIGN [illegible]

Revision Date

Sheet Title
GENERAL ARCHITECTURAL NOTES

Sheet Number
A001

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



Architect
KraemerDesignGroup

Consultant

Owner
AK DEVELOPER LLC
8 WOOD COUNTRY CLUB
DRIVE
FARMINGTON HILLS, MI

Project
THE AK
2550 SECOND AVE
DETROIT, MI

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

SCHEMATIC DESIGN 06.28.18

Revision	Date

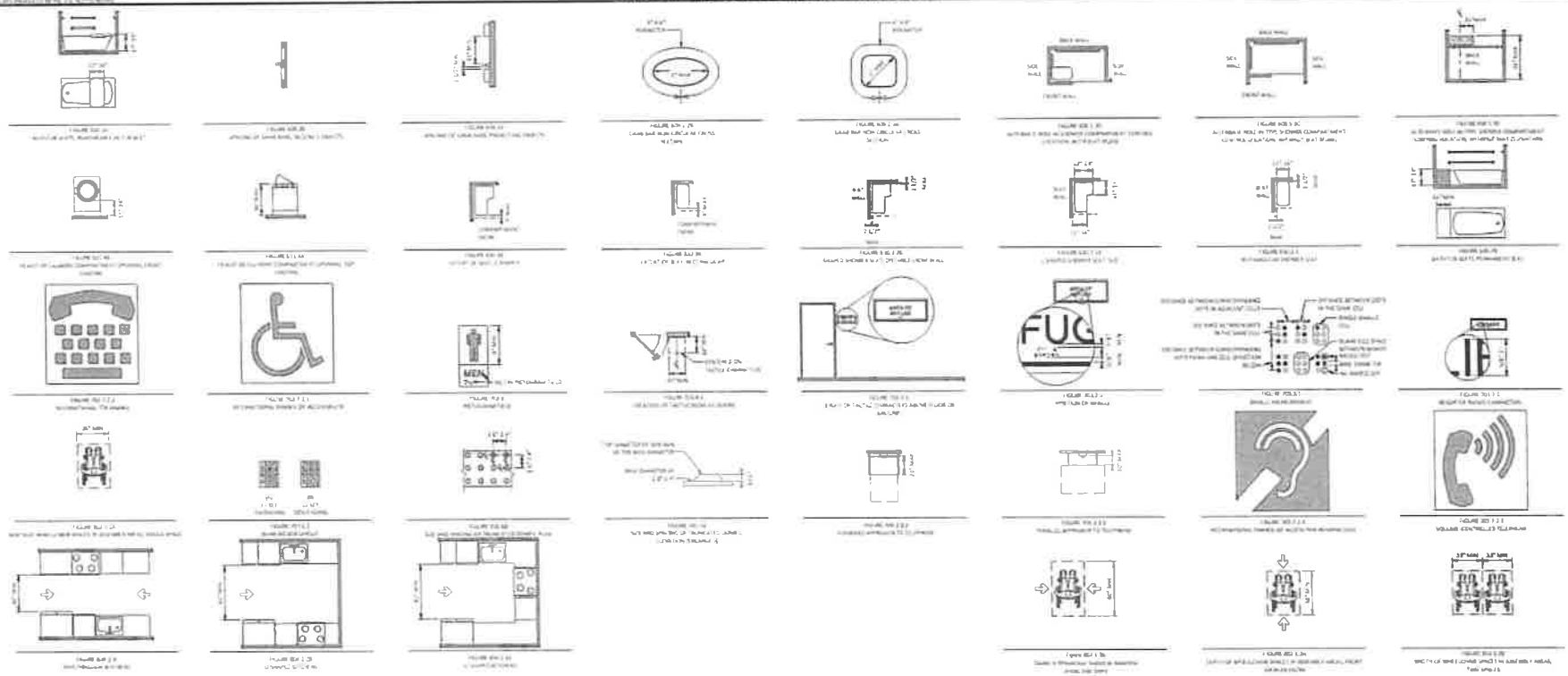
Date 06/26/2018

Project Number 2018022

Sheet Title
GENERAL
ARCHITECTURAL
NOTES

Sheet Number
A002

2010 ADA STANDARDS FOR ACCESSIBLE DESIGN



Architect
KraemerDesignGroup

Consultant

Owner
AK DEVELOPER LLC
8 BOOOO COUNTRY CLUB DRIVE
FARMINGTON HILLS, MI

THE AK
7450 SECOND AVE
DETROIT, MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

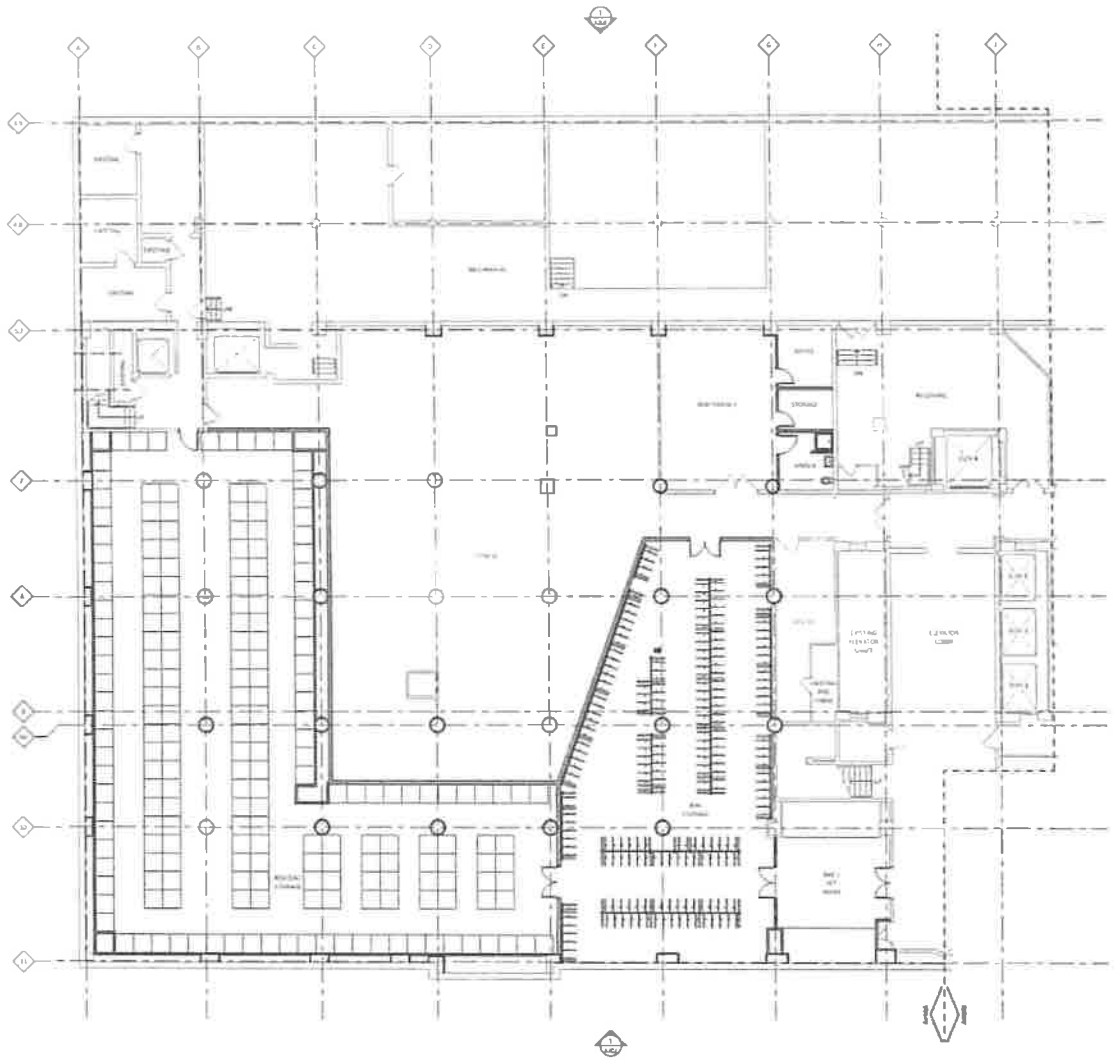
SCHEMATIC DESIGN 05.08.18

Revisions	Date

Date	06/26/2018
Project Number	2018002.1

Sheet Title
GENERAL ARCHITECTURAL NOTES

Sheet Number
A003



BASEMENT FLOOR PLAN - NORTH

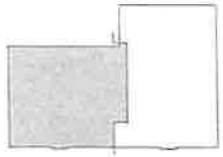
SCALE: 1/8" = 1'-0"

GENERAL NOTES

[illegible]

CONSTRUCTION KEYNOTES

[illegible]



SCALE: 1/8" = 1'-0"

Architect

KraemerDesignGroup

Consultant

Owner

AK DEVELOPER LLC

Project

THE AK

DETROIT, MI

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 08.15.18

Revision	Date

Date 08/24/2018

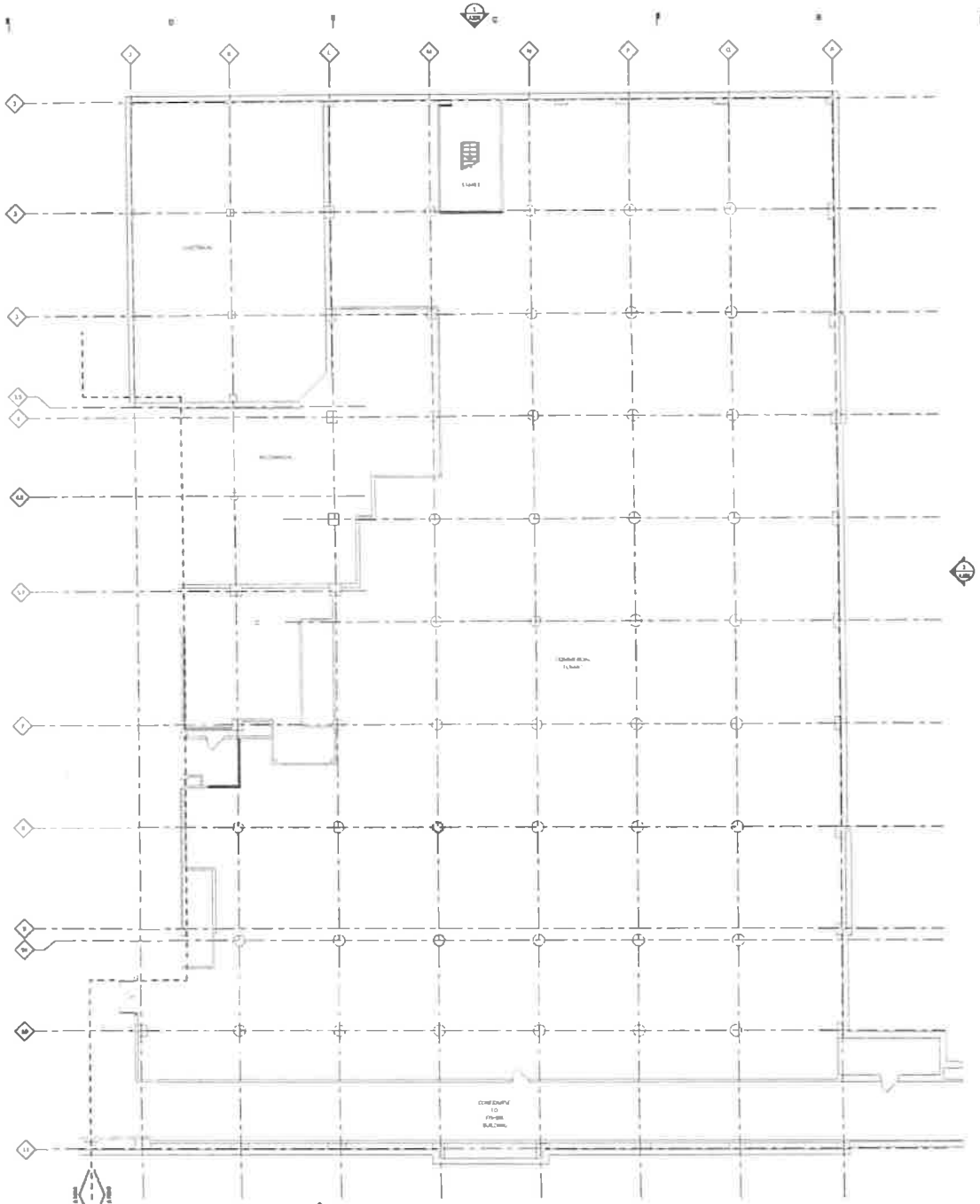
Project Number 2018012

Sheet Title

BASEMENT FLOOR PLAN NORTH

Sheet Number

A100A



BASEMENT FLOOR PLAN - SOUTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

A [illegible]

B [illegible]

C [illegible]

D [illegible]

E [illegible]

F [illegible]

G [illegible]

H [illegible]

I [illegible]

J [illegible]

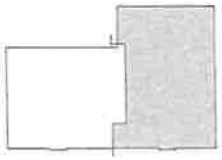
K [illegible]

L [illegible]

M [illegible]

N [illegible]

CONSTRUCTION KEYNOTES



NORTH

0 2' 4' 8' 16'

SCALE: 1/8" = 1'-0"

KraemerDesignGroup

Architect

Consultant

AK DEVELOPER LLC

BROOD COUNTRY CLUB

FARMINGTON HILLS, MI

Owner

THE AK

7430 SECOND AVE

DETROIT, MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

Revision	Date
SCHEMATIC DESIGN	08.08.18

Date 04/26/2018

Project Number 2018022

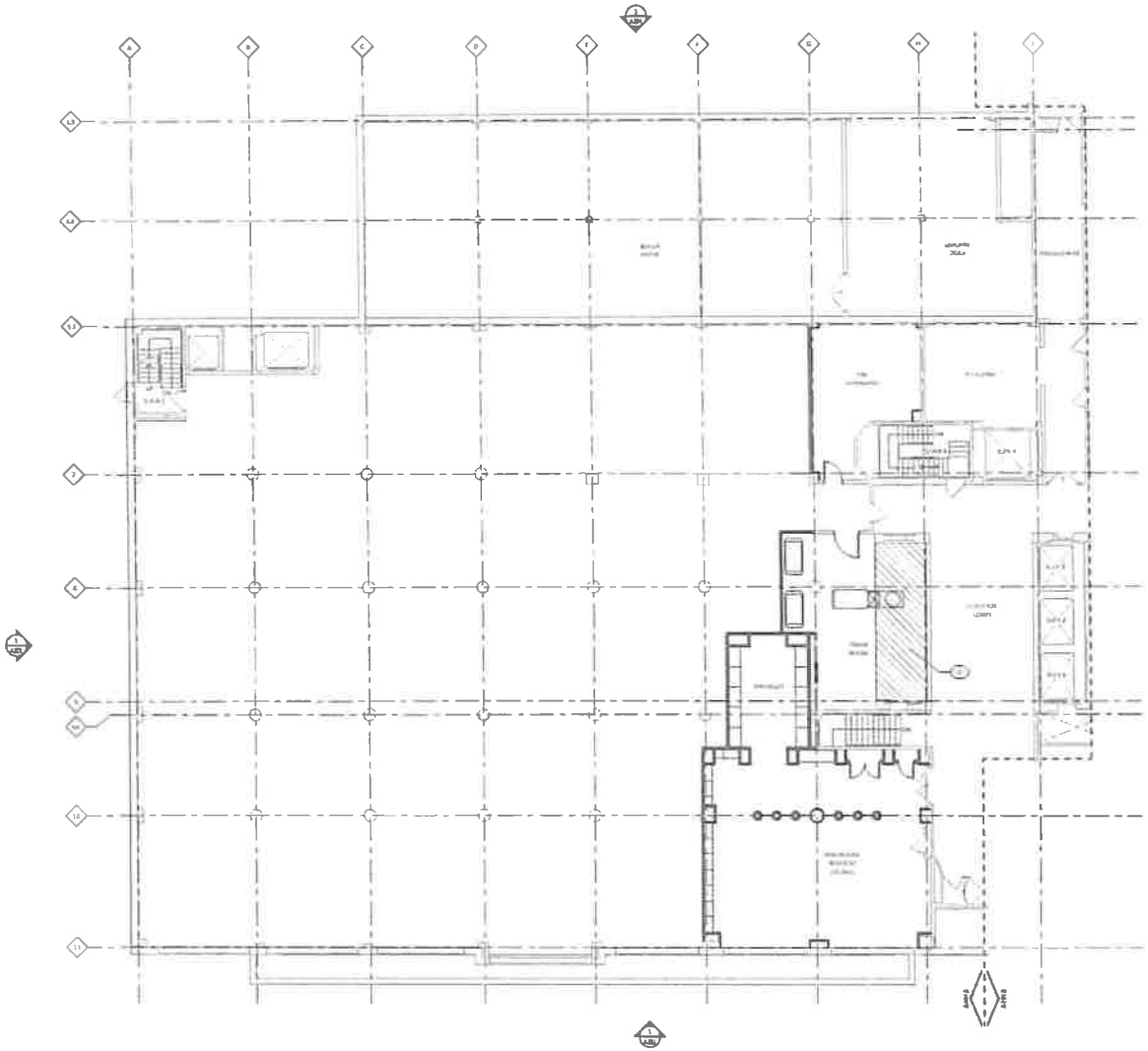
Sheet Title

BASEMENT FLOOR PLAN SOUTH

Sheet Number

A100B

30x42 | PLOT:1:0.04 7/4/2018 2:45 AM | C:\users\de\Documents\AT18052 The AK CENTRAL_back shade@hotmail.com.rvt

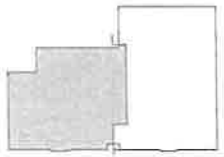


1ST FLOOR PLAN - NORTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



NORTH

SCALE: 1/8" = 1'-0"

KraemerDesignGroup

Architect

Consultant

AK DEVELOPER LLC

Owner

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN

Revision	Date

Date

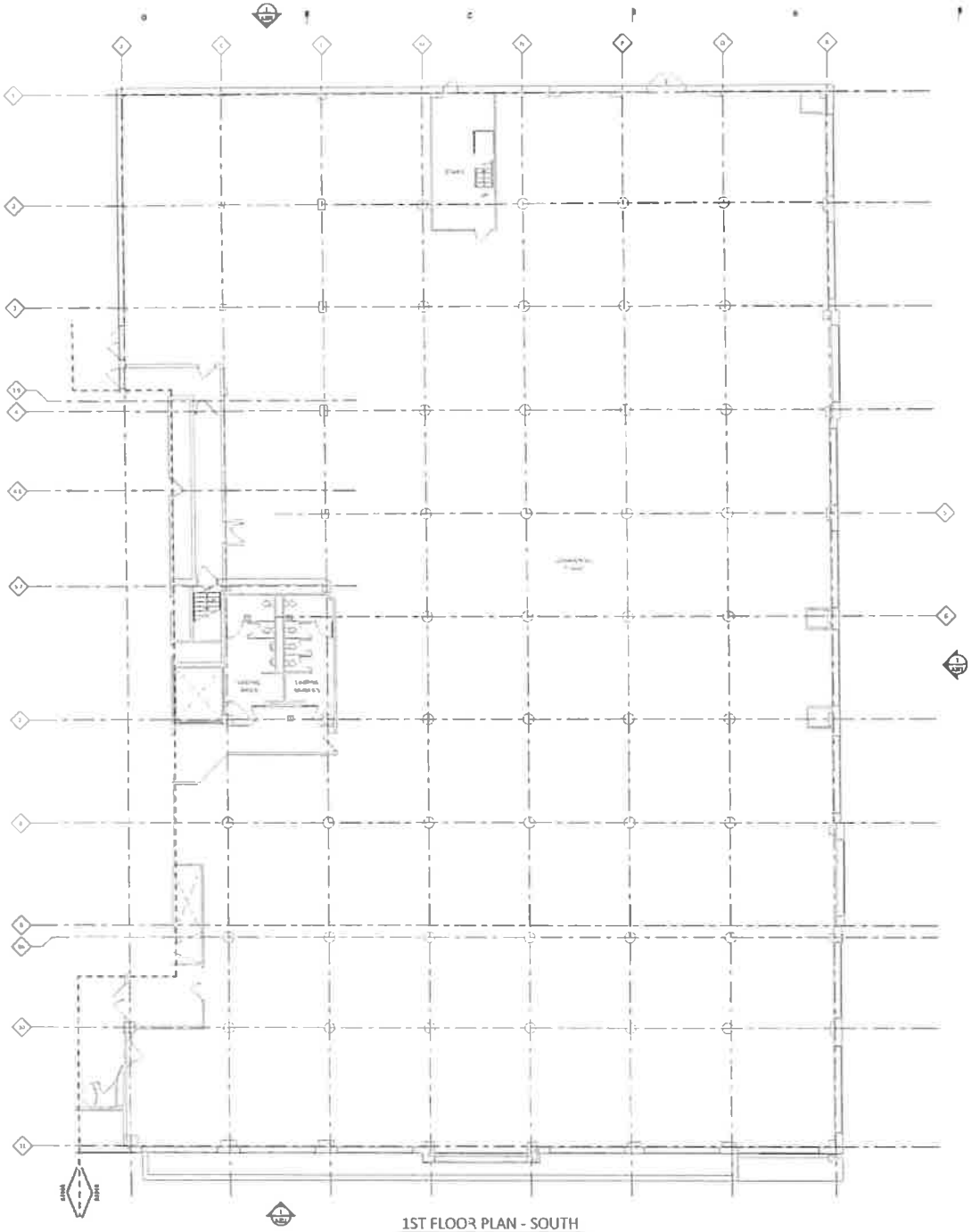
Project Number

Sheet Title

FIRST FLOOR PLAN NORTH

Sheet Number

A101A

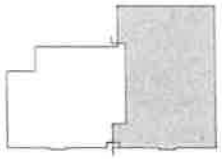


1ST FLOOR PLAN - SOUTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



NORTH

SCALE: 1/8" = 1'-0"

KraemerDesignGroup

Architect

AK DEVELOPER LLC

29000 COUNTRY CLUB DRIVE

FARMINGTON HILLS, MI

Owner

THE AK

2450 SECOND AVE

DETROIT, MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 08-09-18

Revision	Date

Date 08/28/2018

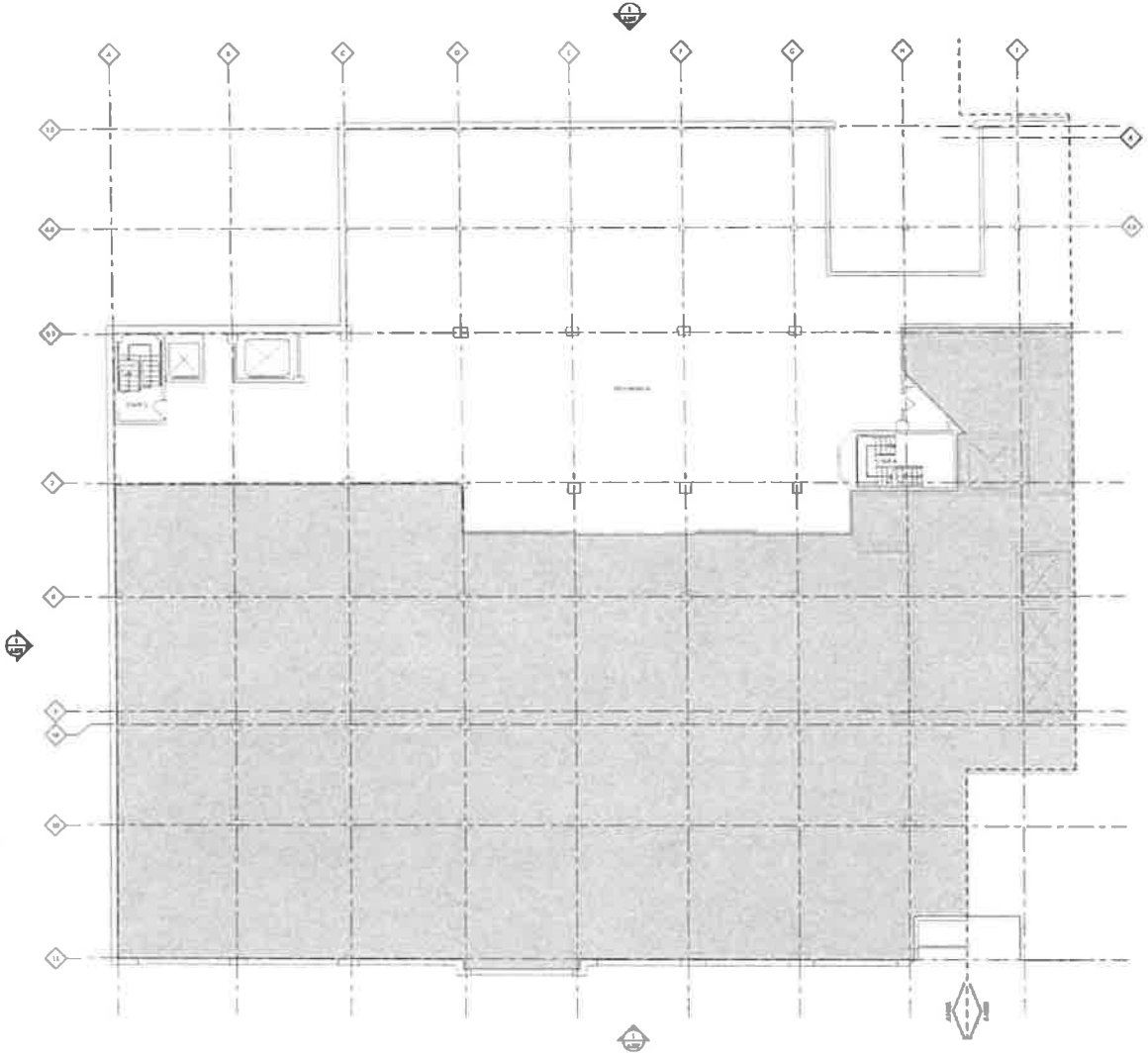
Project Number 2018022

Sheet Title

FIRST FLOOR PLAN SOUTH

Sheet Number

A101B

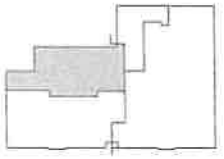


1ST FLOOR MEZZANINE - NORTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



Architect

KraemerDesignGroup

Consultant

Owner

AK DEVELOPER LLC

Project

THE AK

7430 SECOND AVE

DETROIT, MI

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 08.28.18

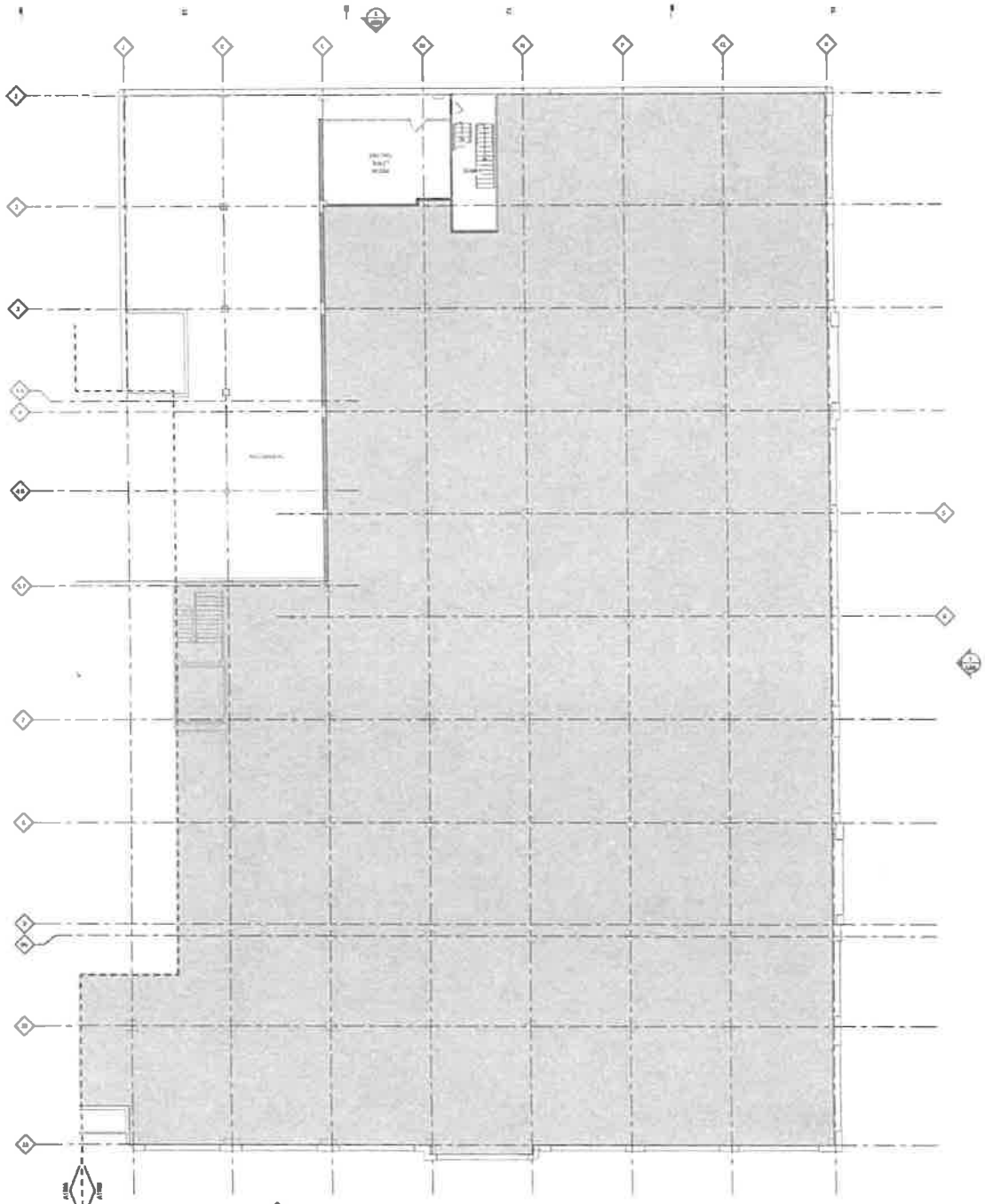
Revision	Date
Date	06/28/2018
Project Number	2018022

Sheet Title

FIRST FLOOR MEZZANINE PLAN NORTH

Sheet Number

A102A



1ST FLOOR MEZZANINE - SOUTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES

SCALE: 1/8" = 1'-0"

Architect

KraemerDesignGroup

Consultant

Owner

AK DEVELOPER LLC

BIRMID COUNTRY CLUB DRIVE

FARMINGTON HILLS, MI

Project

THE AK

7600 SECOND AVE

DETROIT, MI

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 02.28.18

Revision	Date

Date 06/29/2018

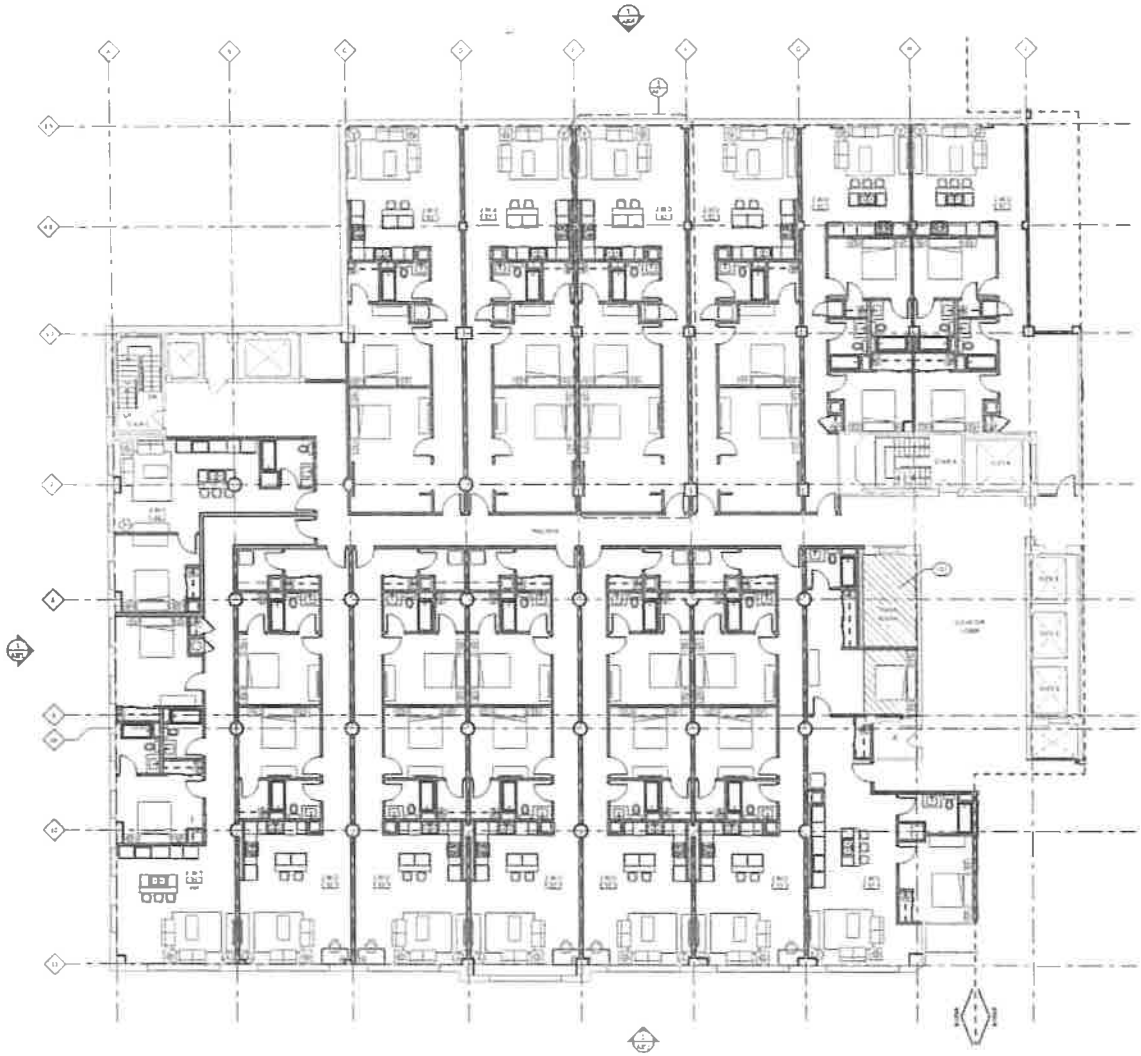
Project Number 2018002

Sheet Title

FIRST FLOOR MEZZANINE PLAN SOUTH

Sheet Number

A102B

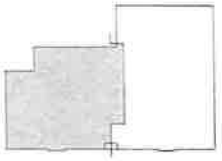


2ND FLOOR PLAN - NORTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



Kraemer Design Group

Architect

AK DEVELOPER LLC

Owner

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 08.08.18

Revision	Date

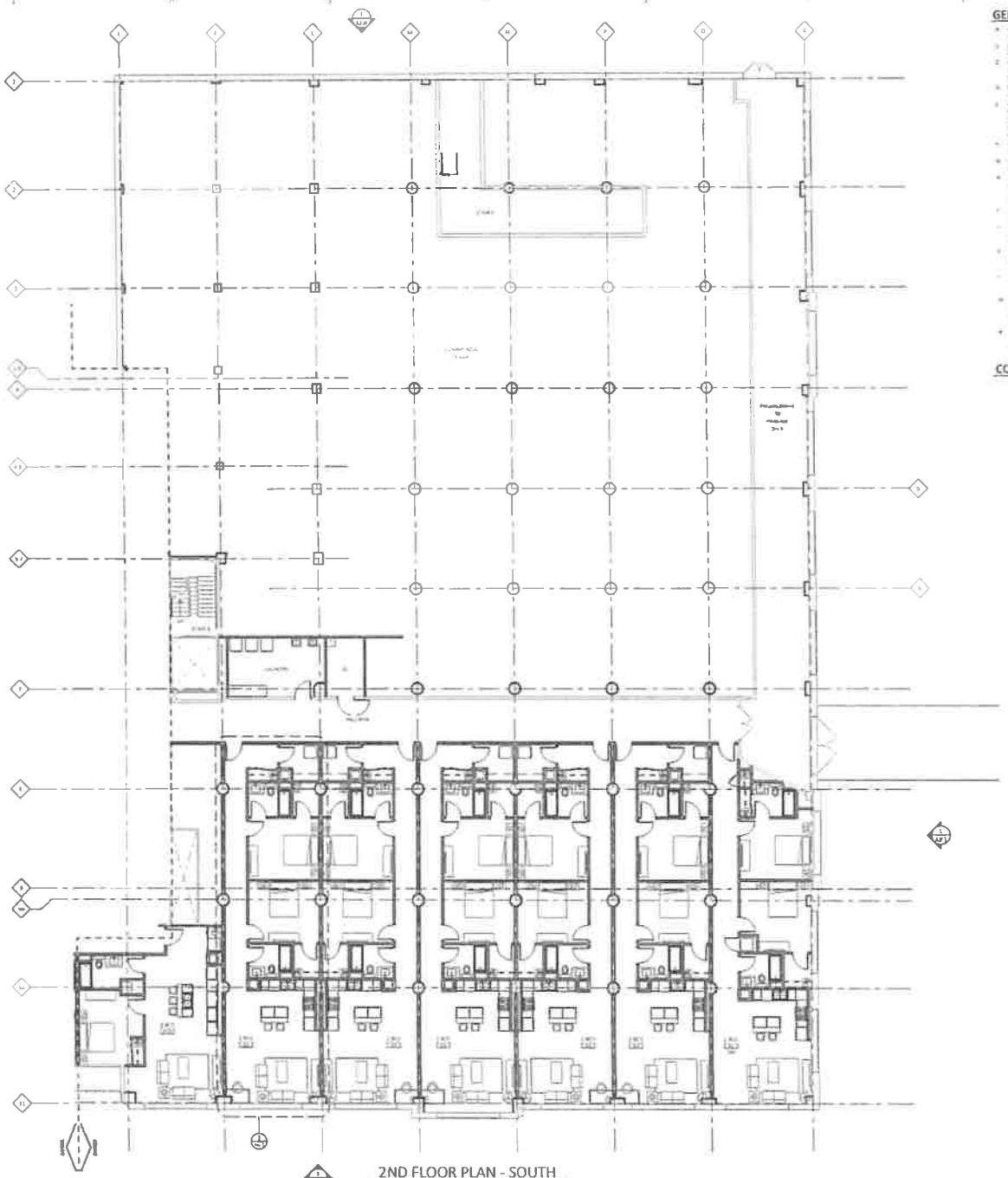
Date	08/08/2018
Project Number	2018022

Sheet Title

SECOND FLOOR PLAN NORTH

Sheet Number

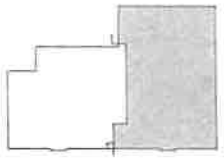
A103A



2ND FLOOR PLAN - SOUTH

GENERAL NOTES

CONSTRUCTION KEYNOTES



Architect

KraemerDesignGroup

Consultant

Owner

AK DEVELOPER LLC

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN

Revision Date

Date

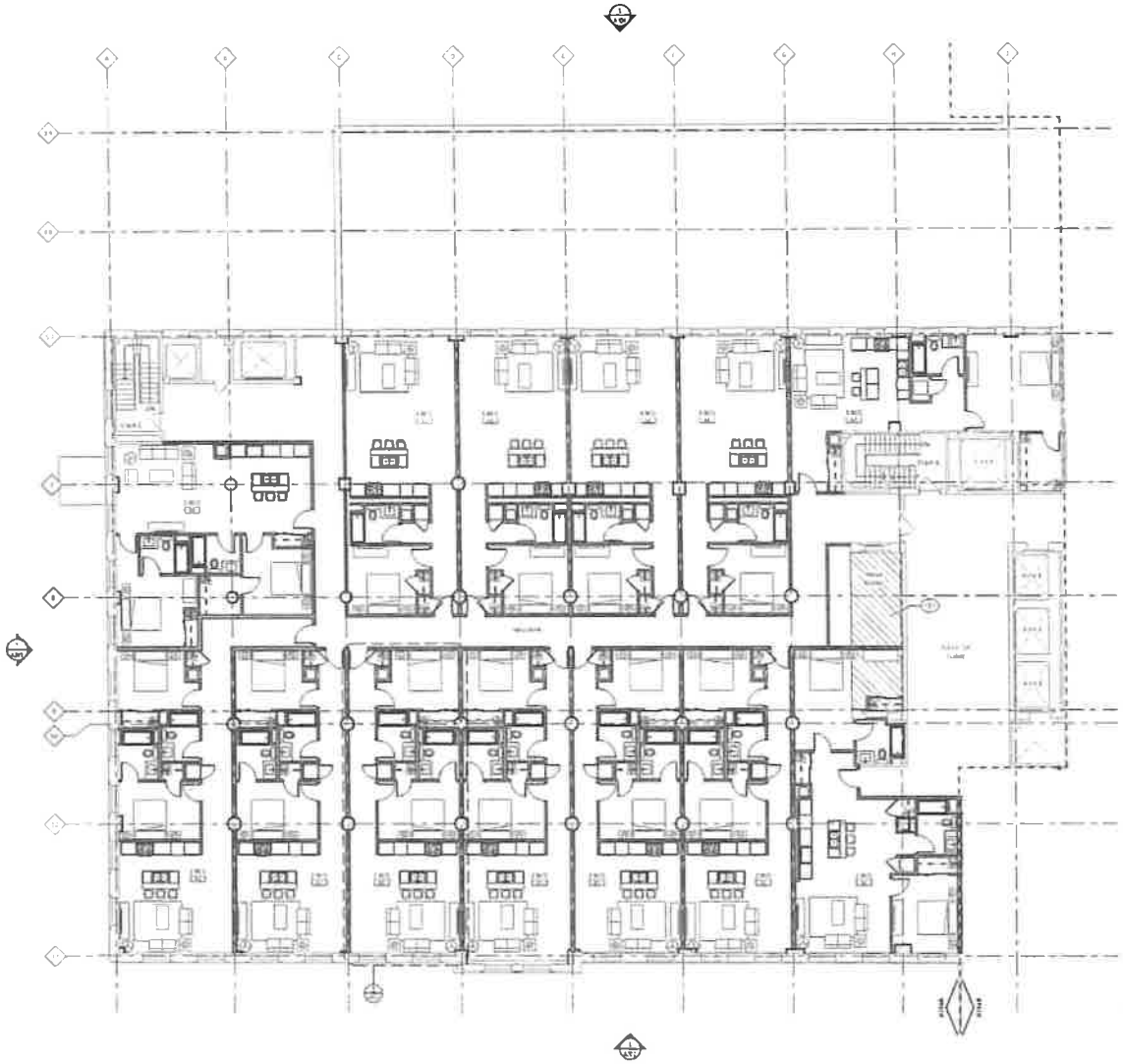
Project Number

Sheet Title

SECOND FLOOR PLAN SOUTH

Sheet Number

A103B

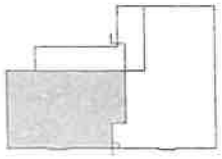


3RD FLOOR PLAN - NORTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



NORTH

SCALE: 1/8" = 1'-0"

KraemerDesignGroup

Architect

Consultant

AK DEVELOPER LLC

PROJECT: COUNTRY CLUB OFFICE

LAKE ORION HILLS, MI

Owner

THE AK

7440 SECOND AVE

DETROIT, MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

Revision	Date
SCHEMATIC DESIGN	06.26.18

Date 06/26/2018

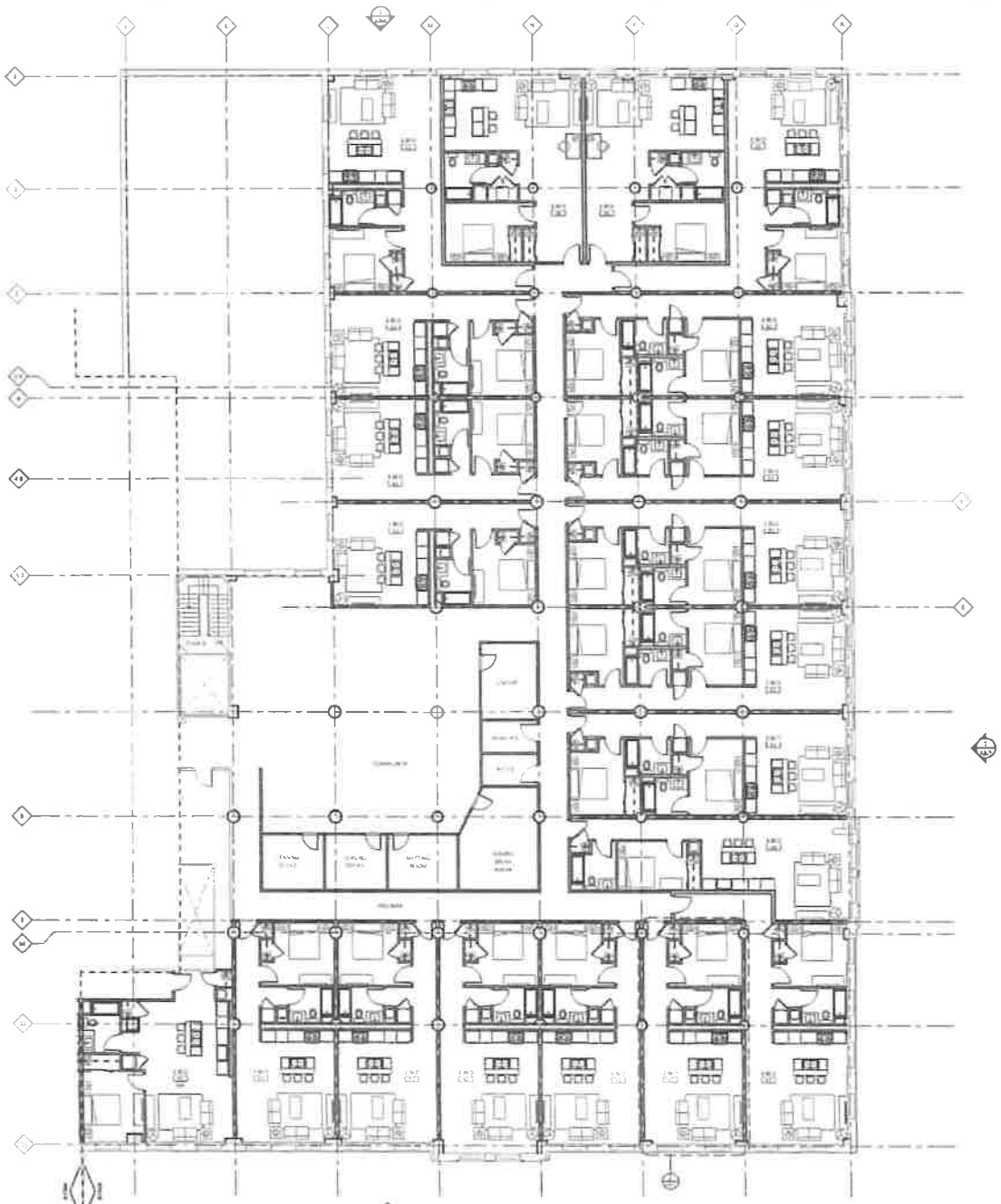
Project Number 2018023

Sheet Title

THIRD FLOOR PLAN NORTH

Sheet Number

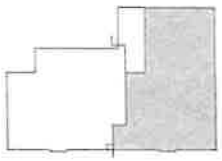
A104A



3RD FLOOR PLAN - SOUTH

GENERAL NOTES

CONSTRUCTION KEYNOTES



Architect

KraemerDesignGroup

Consultant

Owner

AK DEVELOPER LLC

Project

THE AK

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 08.16.18

Revision	Date

Date

Project Number

Sheet Title

THIRD FLOOR PLAN SOUTH

Sheet Number

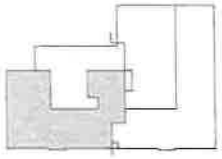
A104B

4TH - 7TH FLOOR PLAN - NORTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



KraemerDesignGroup

Consultant

AK DEVELOPER LLC

Owner

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 06.28.18

Revision	Date

Date 06/28/2018

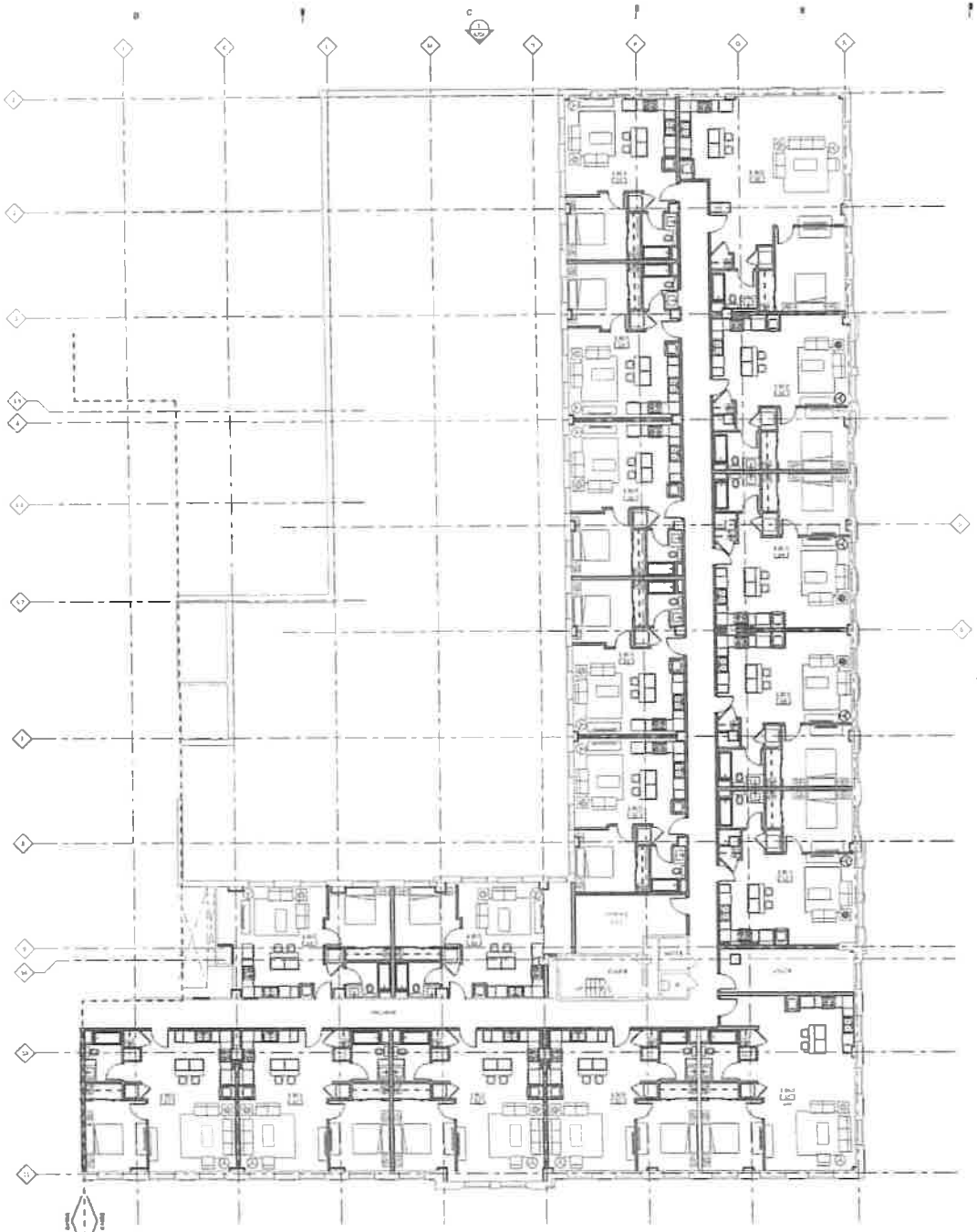
Project Number 2018022

Sheet Title

FOURTH-SEVENTH FLOOR NORTH

Sheet Number

A105A

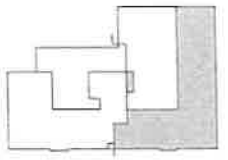


4TH - 7TH FLOOR PLAN - SOUTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



KreamerDesignGroup

AK DEVELOPER LLC

THE AK

PRELIMINARY NOT FOR CONSTRUCTION

SCHEMATIC DESIGN 08.09.18

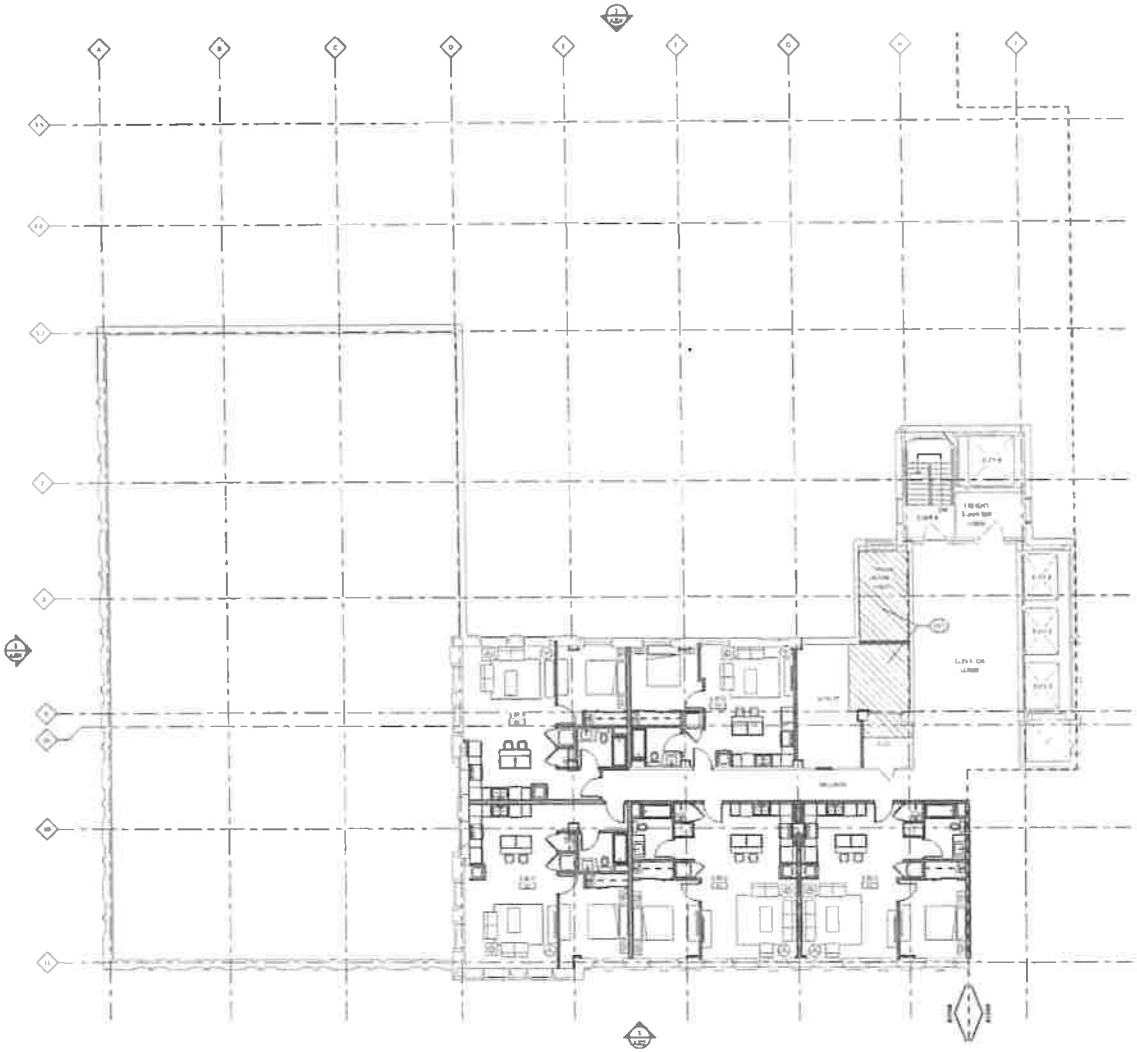
Revision	Date
Date	08/09/2018
Project Number	2018002

Sheet Title

FOURTH-SEVENTH FLOOR SOUTH

Sheet No. Number

A105B

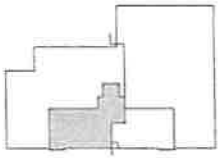


8TH FLOOR PLAN - NORTH

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



NORTH

0 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

Architect

KreamerDesignGroup

Consultant

Owner

AK DEVELOPER LLC
8 MILE COUNTRY CLUB DRIVE
FARMINGTON HILLS, MI

THE AK
740 31 COND AVE
DETROIT, MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 08.08.18

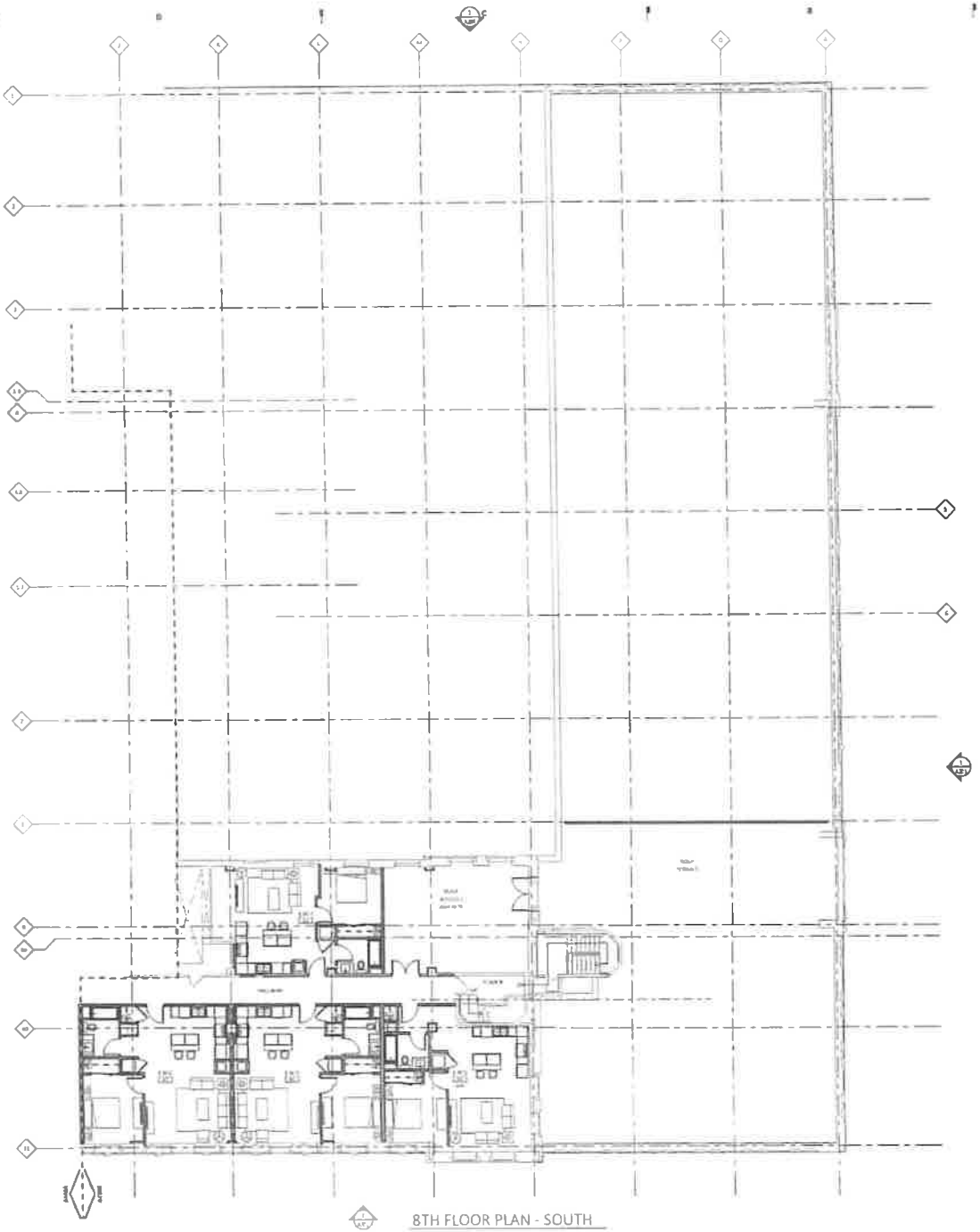
Revision	Date
Date	08/08/2018
Project Number	2018022

Sheet Title

EIGHTH FLOOR PLAN NORTH

Sheet Number

A106A

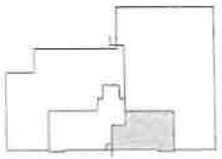


8TH FLOOR PLAN - SOUTH

SCALE 1/8" = 1' 0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



KraemerDesignGroup

Architect

AK DEVELOPER LLC

Owner

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 06.28.18

Revision	Date

Date 06/28/2018

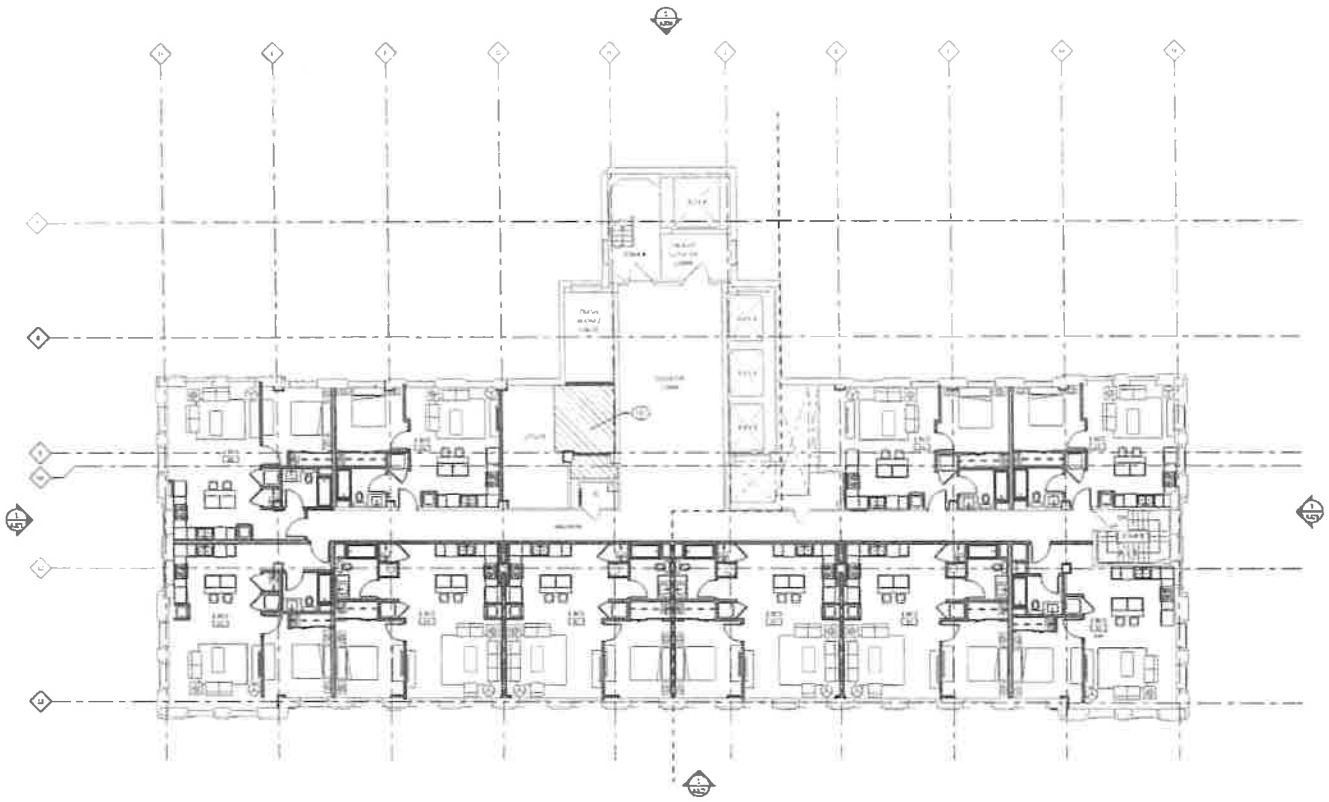
Project Number 2018022

Sheet Title

EIGHTH FLOOR PLAN SOUTH

Sheet Number

A106B

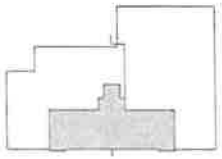


9TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



NORTH

0 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

KraemerDesignGroup

Architect

Consultant

AK DEVELOPER LLC
FOOD COUNTRY CLUB
BIRMY
FARMINGTON HILLS, MI

Owner

THE AK
74301 COND AVE
DETROIT, MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

SCHEMATIC DESIGN 08.28.18

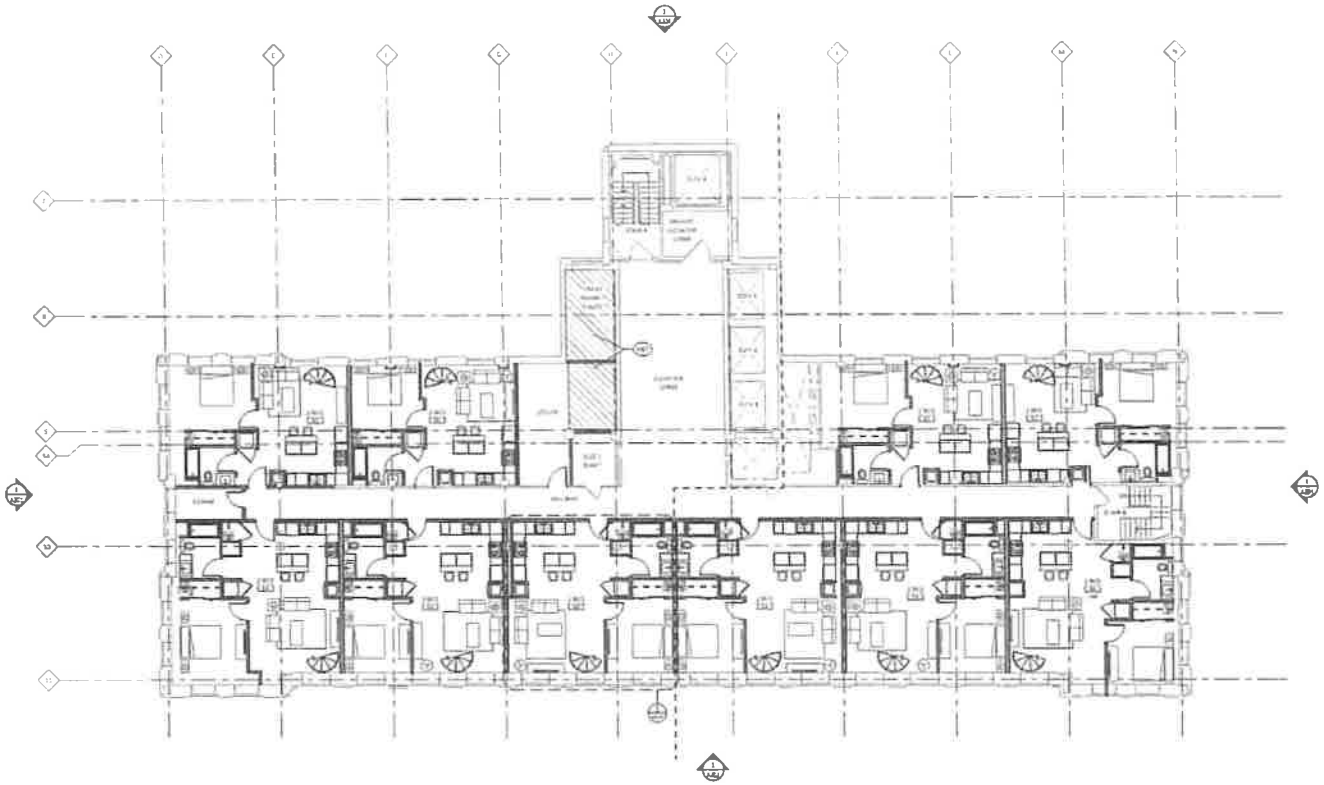
Revisions	Date

Date: 08/28/2018

Project Number: 2018023

Sheet Title
NINTH FLOOR PLAN

Sheet Number
A107

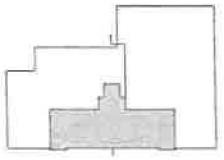


10TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



KraemerDesignGroup

AK DEVELOPER LLC

THE AK

PRELIMINARY NOT FOR CONSTRUCTION

SCHEMATIC DESIGN 08.28.18

Revision Date

Date

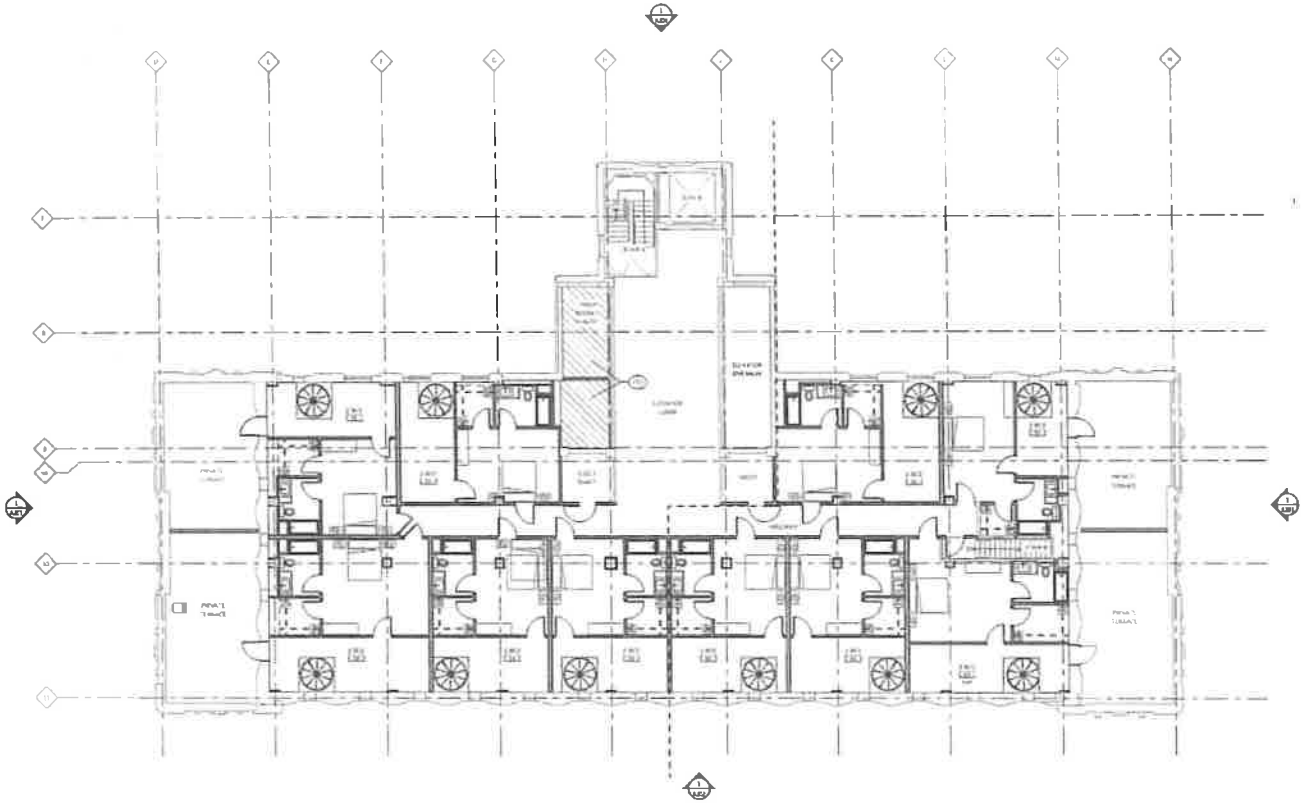
Project Number

Sheet Title

TENTH FLOOR PLAN

Sheet No. Issued

A108

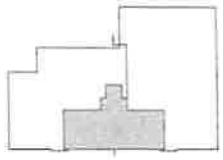


11TH FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



NORTH

SCALE: 1/8" = 1'-0"

KraemerDesignGroup

Architect

AK DEVELOPER LLC

Owner

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 05.28.19

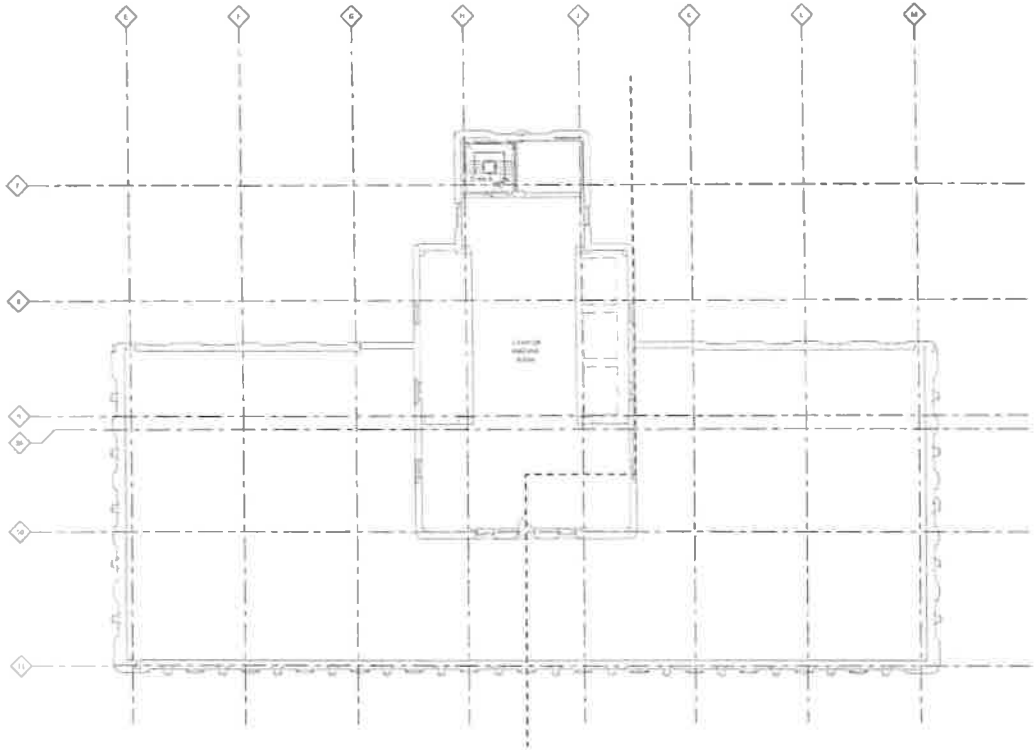
Revision	Date
Date	06/28/2019
Project Number	2018011

Sheet Title

ELEVENTH FLOOR PLAN

Sheet Number

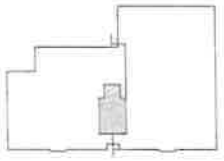
A109



12TH FLOOR
SCALE: 1/8" = 1'-0"

GENERAL NOTES

CONSTRUCTION KEYNOTES



KreemerDesignGroup

Architect

Consultant

AK DEVELOPER LLC
BLOOD COUNTRY CLUB
DRIVE
FARMINGTON HILLS, MI

Owner

THE AK
7400 SECOND AVE
DETROIT, MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

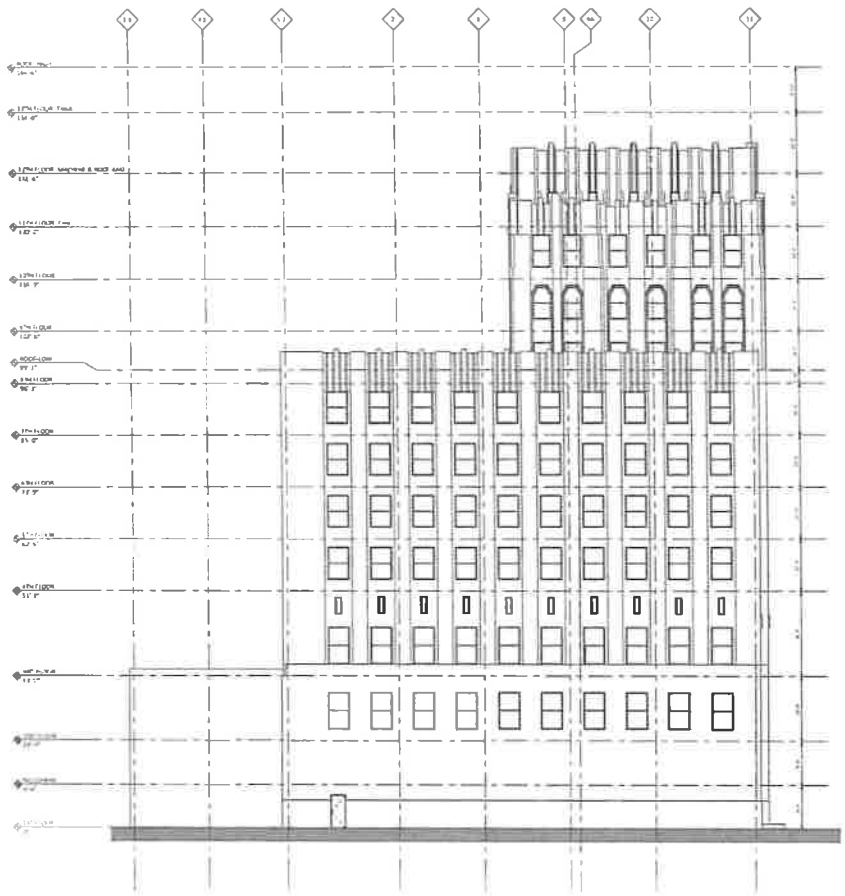
Seal

SCHEMATIC DESIGN 08.28.18

Revision:	Date
Date:	06/26/2018
Project Number:	2018022

Sheet Title
TWELTH FLOOR PLAN

Sheet Number
A110



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

MTL 1 NEBULA™ 50 METAL PANEL GRAZ

RESTORATION GENERAL NOTES

A. ALL EXTERIOR WORK SHALL MEET AND COMPLY WITH BRICK, STONE, AND TERRA COTTA CLEANING, REPAIR, AND REPOINTING GUIDELINES, PRODUCTS, AND METHODS, AS APPROVED.

B. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE THE DESIRED RESULTS BY PROCEEDING CHANGING THE SUBSTRATE OF THE MASONRY FOR SPECIAL ATTENTION TO AREAS OF SUCH TYPE SUBJECT TO CONSTRUCTION SEAM, CONTRACTOR SHALL COORDINATE WITH ARCHITECT TO ENSURE THE BEST AND MOST CONSIDERABLE MEANS OF CLEANING. ALL MASONRY AND TERRA COTTA CLEANING WORK MUST BE PERFORMED BY EXPERIENCED MASONRY CONTRACTORS.

C. CLEAN ALL STONE, TERRA COTTA TO REMOVE ALL DIRT AND FOREIGN MATERIALS BEFORE ANY REPLACEMENT OR REPOINTING IS COMPLETE. REPLACEMENT STONE & PATCHED AREAS TO MATCH REST CLEANED STONE.

D. REPOINT MASONRY WITH MATCHING MORTAR. ALL DEFECTIVE MASONRY, INCLUDING BRICK BLOCK, PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO ANY PROTECTIVE COATING.

E. REPLACE ALL DEFECTIVE MASONRY UNITS WITH REPLACEMENT MATERIALS. ALL REPLACEMENT MASONRY UNITS SHALL BE PARAPET FULL HEIGHT FOR STRUCTURAL STABILITY PRIOR TO ANY PROTECTIVE COATING. REPLACEMENT MASONRY UNITS SHALL BE PARAPET CONSTRUCTION, BE MASONRY REPLACEMENT MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND APPROVED BY THE HISTORIC DISTRICT COMMISSION.

F. REPAIR ALL TERRA COTTA, STONE, BRICK, AND PARAPET CONSTRUCTION. REPAIR MASONRY REPLACEMENT MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND APPROVED BY THE HISTORIC DISTRICT COMMISSION.

G. REMOVE ALL TERRA COTTA, STONE, BRICK, AND PARAPET CONSTRUCTION. REPAIR MASONRY REPLACEMENT MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND APPROVED BY THE HISTORIC DISTRICT COMMISSION.

H. REMOVE TERRA COTTA, STONE, BRICK, AND PARAPET CONSTRUCTION. REPAIR MASONRY REPLACEMENT MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND APPROVED BY THE HISTORIC DISTRICT COMMISSION.

I. REPAIR ALL TERRA COTTA, STONE, BRICK, AND PARAPET CONSTRUCTION. REPAIR MASONRY REPLACEMENT MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND APPROVED BY THE HISTORIC DISTRICT COMMISSION.

CONSTRUCTION KEYNOTES

SCALE: 3/32" = 1'-0"

Architect

KraemerDesignGroup

Consulting

Owner

AK DEVELOPER LLC
6900 COUNTRY CLUB
DRIVE
FARMINGTON HILLS, MI

Project

THE AK
1400 SECOND AVE
DETROIT, MI

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

SCHEMATIC DESIGN 08.28.18

Revision	Date

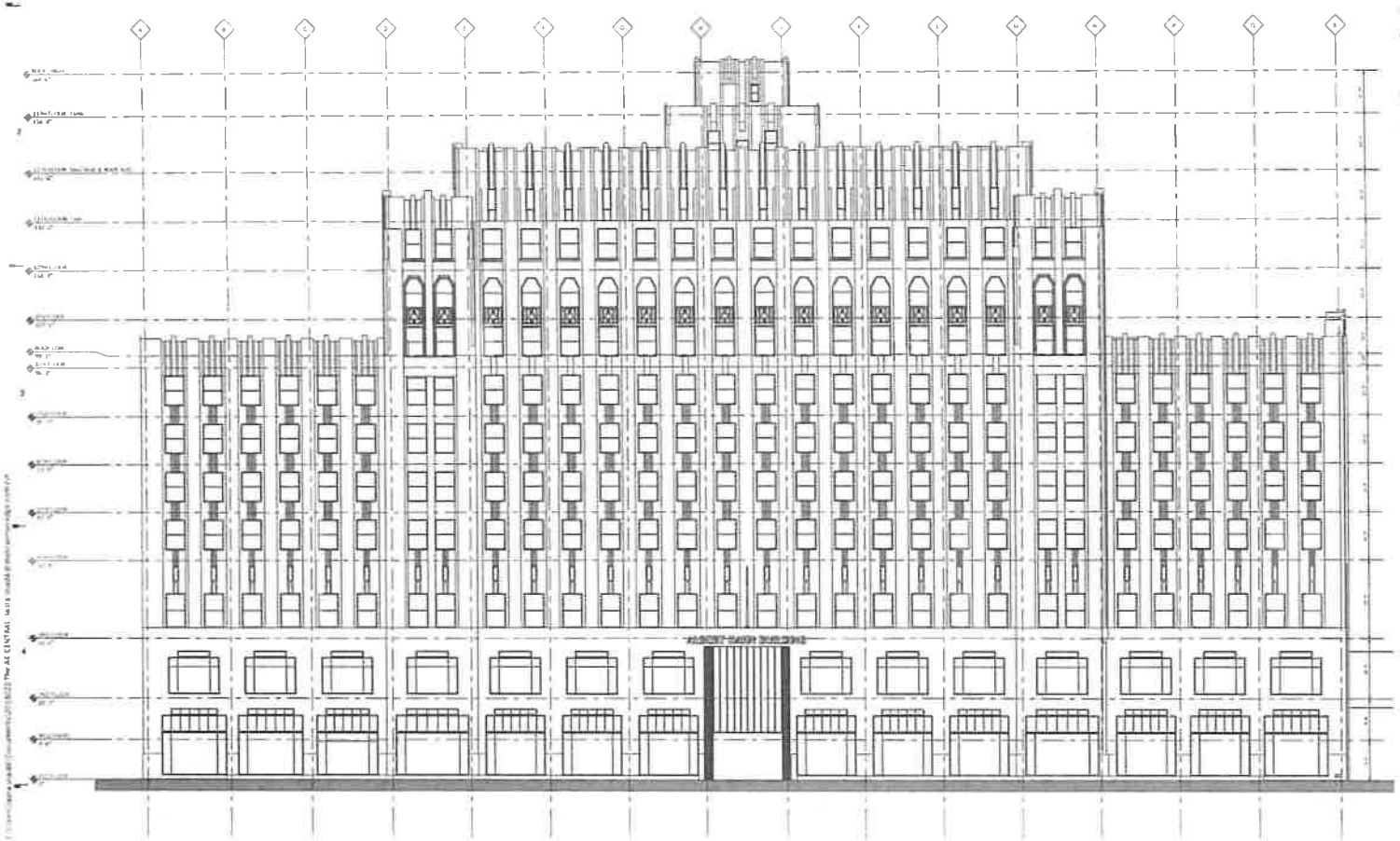
Date	08/28/2018
Project Number	2018022

Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A201



WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

RESTORATION GENERAL NOTES

CONSTRUCTION KEYNOTES

KraemerDesignGroup

Architect

Consultant

AK DEVELOPER LLC

Owner

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 06.20.18

Revisions	Date

Date

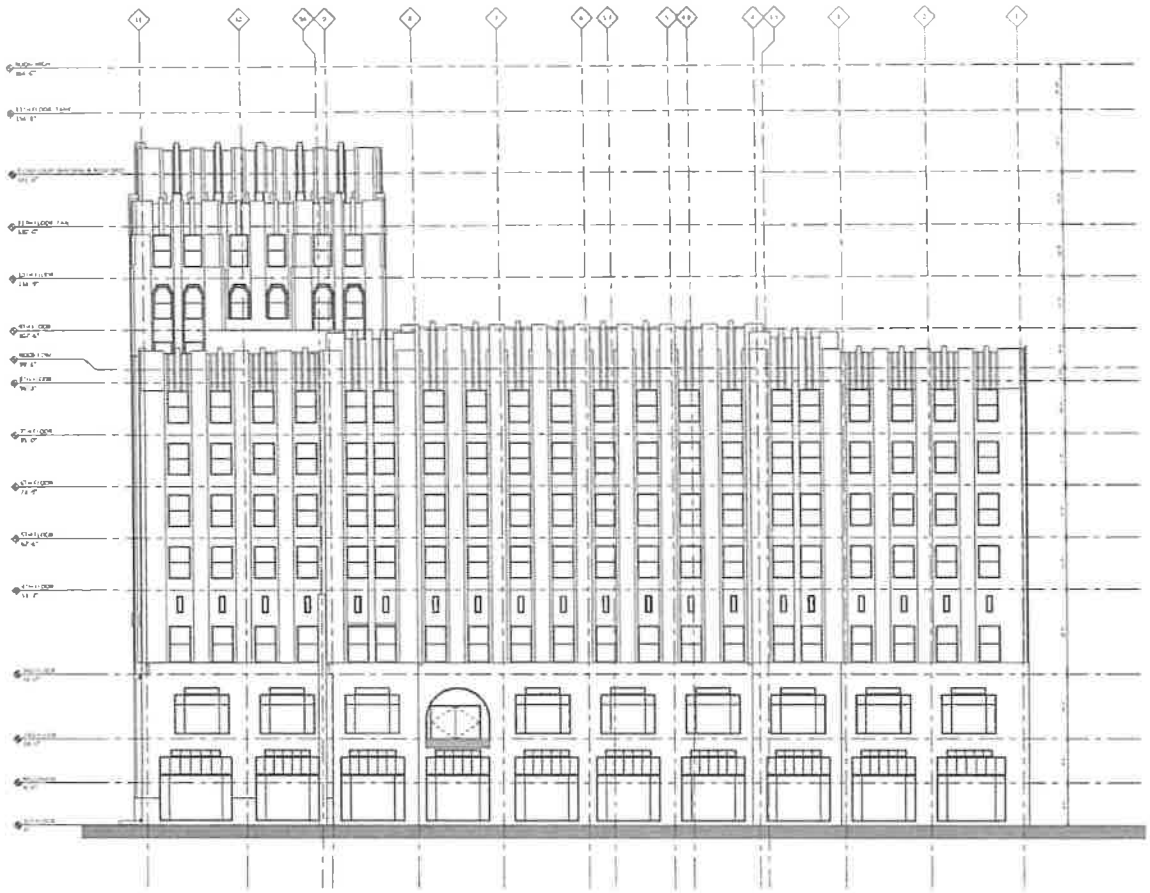
Project Number

Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A202



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

RESTORATION GENERAL NOTES

CONSTRUCTION KEYNOTES

Architect

KraemerDesignGroup

Consultant

Owner

AK DEVELOPER LLC

BIRDS COUNTRY CLUB DRIVE

FARMINGTON HILLS, MI

Project

THE AK

7400 SECOND AVE

DETROIT, MI

PRELIMINARY NOT FOR CONSTRUCTION

Site

SCHEMATIC DESIGN 08.20.18

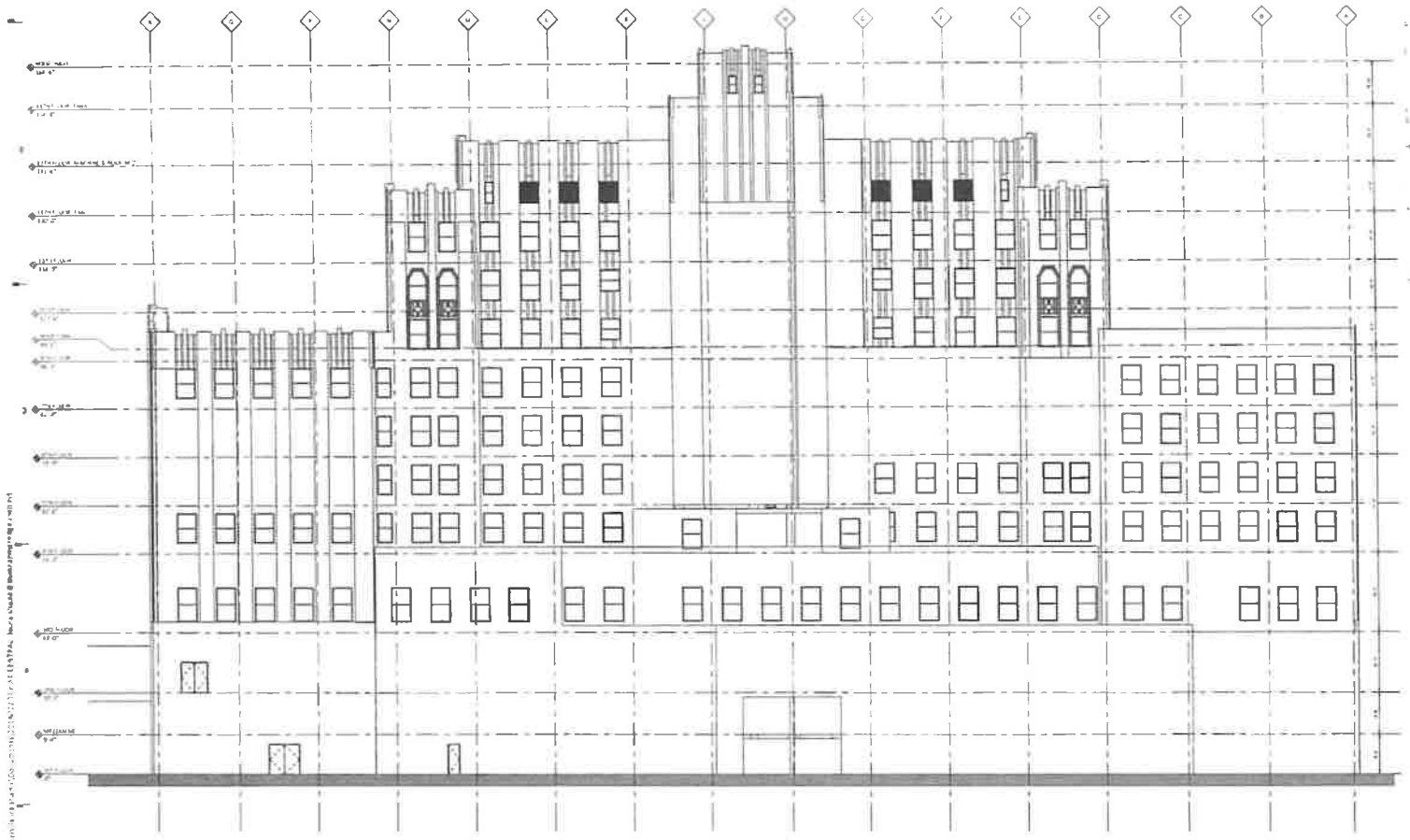
Issuance	Date
Date	08/20/2018
Project Number	2018071

Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A203



EAST ELEVATION

SCALE: 1/32" = 1'-0"

EXTERIOR ELEVATION MATERIAL LEGEND

RESTORATION GENERAL NOTES

CONSTRUCTION KEYNOTES

KraemerDesignGroup

Consultant

AK DEVELOPER LLC

Project

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

Revision	Date

SCHEMATIC DESIGN 06.28.18

Date

Project Number 2018-011

Sheet Title

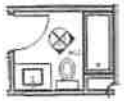
EXTERIOR ELEVATIONS

Sheet Number

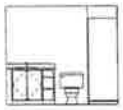
A204

5 A411 TYPICAL BATHROOM C
SCALE: 1/4" = 1'-0"

3 A411 TYPICAL BATHROOM A-SIM
SCALE: 1/4" = 1'-0"



1 A411 TYPICAL BATHROOM A
SCALE: 1/4" = 1'-0"



6 A411 TYPICAL BATHROOM C
SCALE: 1/4" = 1'-0"

4 A411 TYPICAL BATHROOM A
SCALE: 1/4" = 1'-0"

2 A411 TYPICAL BATHROOM
SCALE: 1/4" = 1'-0"

RESTROOM ACCESSORY NOTES

A. [illegible]

B. [illegible]

C. [illegible]

D. [illegible]

E. [illegible]

F. [illegible]

G. [illegible]

H. [illegible]

I. UPON COMPLETION OF THE WORK, OR PRIOR TO OPERATION, REMOVE ALL TRACES OF PROTECTIVE COATINGS FROM

J. [illegible]

K. [illegible]

L. [illegible]

A400 - RESTROOM ACCESSORIES LEGEND

TYPE MARK	DESCRIPTION	FINISH MATERIAL	CAPACITY	MOUNTING HEIGHT (TOP)	MOUNTING NOTES

NORTH

0 1' 2' 4'
SCALE: 1/4" = 1'-0"

KraemerDesignGroup
Architect

Consultant

AK DEVELOPER LLC
BWOOD COUNTRY CLUB
BWY
FARMINGTON HILLS, MI

Owner

THE AK
7400 SECOND AVE
DETROIT, MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

SCHEMATIC DESIGN 06.04.19

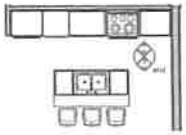
Revision	Date

Date 06/28/2019

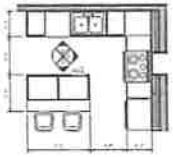
Project Number 2019022

Sheet Title
ENLARGED RESTROOM PLANS/ELEVATIONS

Sheet Number
A411

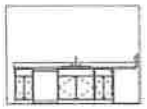


2 A412 TYPICAL KITCHEN B
SCALE: 1/4" = 1'-0"

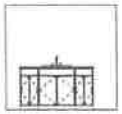


1 A412 TYPICAL KITCHEN A
SCALE: 1/4" = 1'-0"

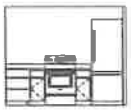
6 A412 TYPICAL KITCHEN B
SCALE: 1/4" = 1'-0"



3 A412 TYPICAL KITCHEN A
SCALE: 1/4" = 1'-0"



7 A412 TYPICAL KITCHEN B
SCALE: 1/4" = 1'-0"



4 A412 TYPICAL KITCHEN A
SCALE: 1/4" = 1'-0"

5 A412 TYPICAL KITCHEN A
SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. SEE OVERALL FLOOR PLANS FOR ADDITIONAL INFORMATION.
2. WHERE NEW GYP. WALL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
3. WAINSCOTING FOR NEW GYP. BOARD PARTITIONS ARE TO EXTEND UNTIL ON EXISTING UNLESS NOTED OTHERWISE.
4. ALL WALL TRIMS, EQUIPMENT, MACHINERY, AND ACCESSORIES, PIPEWORK, WALL MOUNTING, EQUIPMENT OFF OF SUBS. NEW FOAMS & WALL BASED BLOCKING OR OTHER METAL STRUCTURAL SUPPORT SHALL BE PROVIDED FOR LOCATION & FOR TO BIDDING.
5. ALL ATTACHED TO OR PROVIDED AND INSTALLED BY CONTRACTOR UNLESS NOTED OTHERWISE.

Architect
KraemerDesignGroup
[illegible]

Consultant
AK DEVELOPER LLC
6900 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MI

Owner

THE AK
7320 SECOND AVE
DETROIT, MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

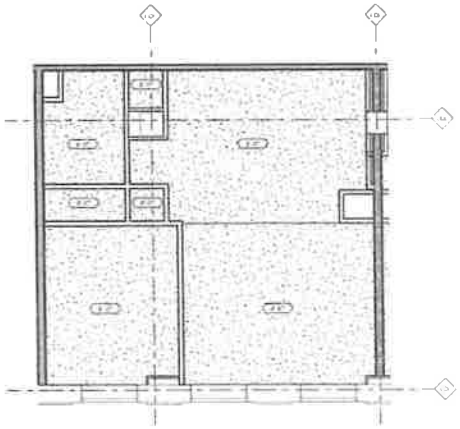
Seal

Revision	Date
SCHEMATIC DESIGN	08.28.18

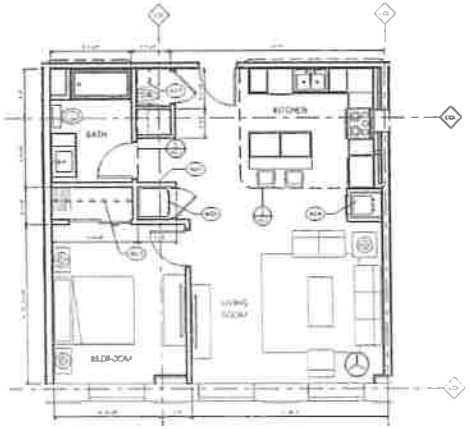
Date	08.28.2018
Project Number	2018073

Sheet Title
ENLARGED KITCHEN PLANS/ELEVATIONS

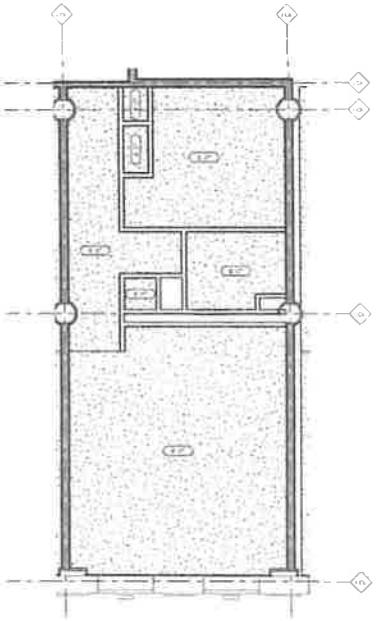
Sheet Number
A412



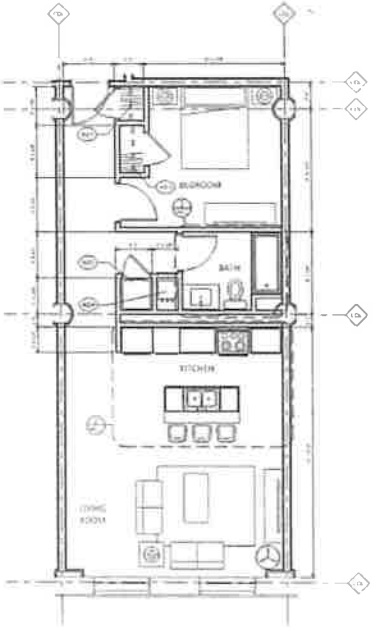
3 A421 A1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 A421 A1 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



4 A421 A2 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



2 A421 A2 ENLARGED PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

[illegible]

GENERAL RCP NOTES

[illegible]

CONSTRUCTION KEYNOTES

401 [illegible]
402 ENTRY CLOSET / SHELVING / ROD
403 BEDROOM CLOSET / SHELVING / ROD
404 MECHANICAL CLOSET
405 STACKED WASHER / DRYER UNIT

LEGEND

KEY TO CEILING	
▦	[illegible]
▨	GYPSUM BOARD
EXP	EXPOSED CONSTRUCTION
9'-0"	CEILING HEIGHT
⊗	[illegible]
▣	[illegible]
☐	[illegible]
-○	[illegible]
⊠	EXIT SIGN
[illegible]	EMERGENCY LIGHTING
[illegible]	EXHAUST FAN
[illegible]	TRACK LIGHTING
[illegible]	[illegible]
▭	[illegible]
▬	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
⊠	ACCESS PANEL
[illegible]	[illegible]
⊠	SUPPLY AIR DIFFUSER
☐	RETURN AIR DIFFUSER
[illegible]	[illegible]
KEY TO WALLS	
═	[illegible]
▬	[illegible]
╌	PARTITION BELOW CEILING PLANE

Architect
KraemerDesignGroup
[illegible]

Consultant

AK DEVELOPER LLC
8 [illegible] COUNTRY CLUB
DRIVE
FARMINGTON HILLS, MI

Owner

THE AK
[illegible] SECOND AVE
DETROIT, MI

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

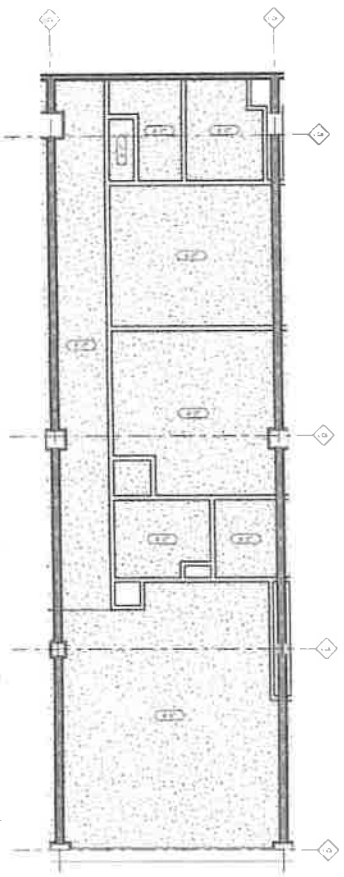
Seal

[illegible]

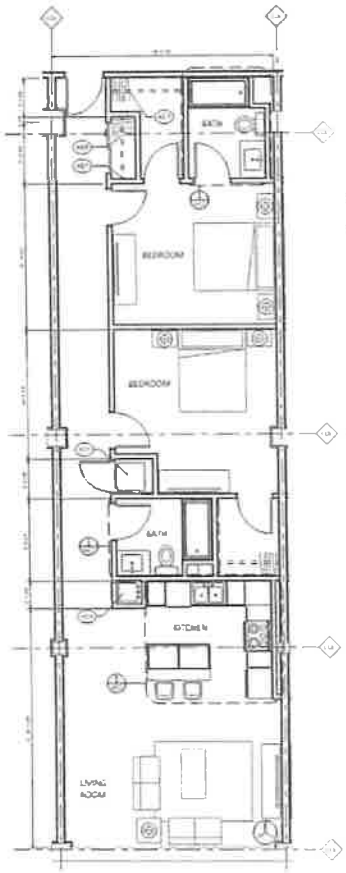
SCHEMATIC DESIGN [illegible]

Revision Date
Date [illegible]
Project Number [illegible]
Sheet Title
ENLARGED UNIT PLANS/ELEVATIONS

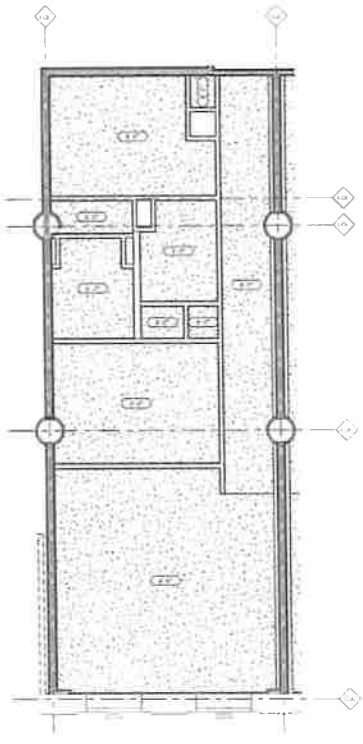
Sheet Number
A421



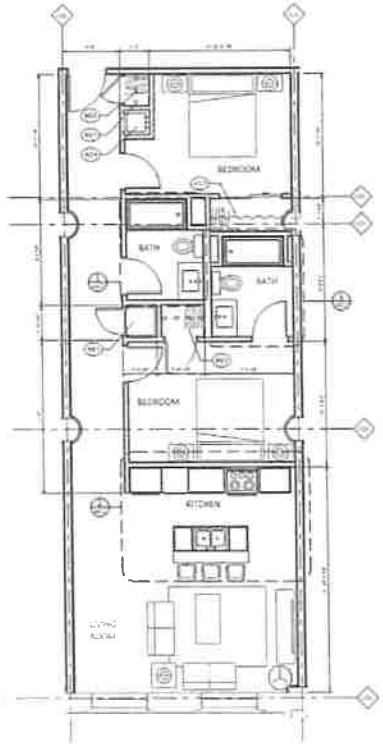
4 B2 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



3 B2 ENLARGED PLAN
SCALE: 1/4" = 1'-0"



2 B1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



1 B1 ENLARGED PLAN
SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

GENERAL RCP NOTES

CONSTRUCTION KEYNOTES

LEGEND

KEY TO CEILING

KEY TO WALLS

NORTH

KraemerDesignGroup

Architect

Consultant

AK DEVELOPER LLC
8000 COUNTRY CLUB
LENEXA

Owner

THE AK
7101 COLLEGE BLVD
LENEXA, KS

Project

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

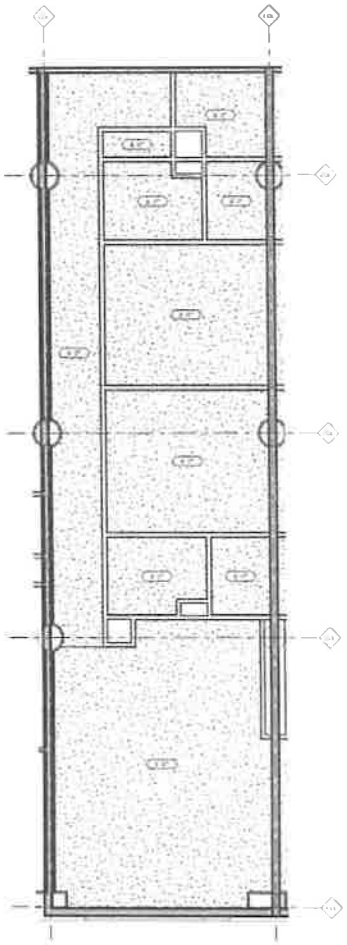
SCHEMATIC DESIGN 06.19.18

Revision	Date

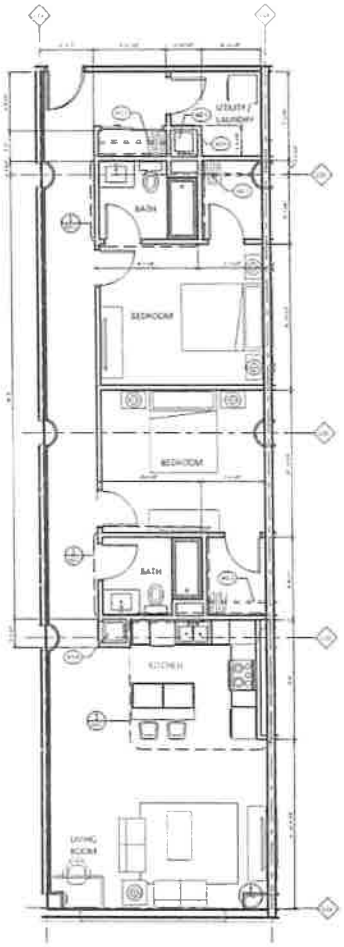
Date	06/26/2018
Project Number	2018021

Sheet Title
ENLARGED UNIT PLANS/ELEVATIONS

Sheet Number
A422



2 UNIT B3 REFLECTED CEILING PLAN
A421 SCALE: 1/4" = 1'-0"



1 UNIT B3 ENLARGED PLAN
A421 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

GENERAL RCP NOTES

CONSTRUCTION KEYNOTES

LEGEND

KEY TO CEILING

KEY TO WALLS

KraemerDesignGroup

Architect

AK DEVELOPER LLC

Consultant

THE AK

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

SCHEMATIC DESIGN 06.29.18

Revisions	Date

Date

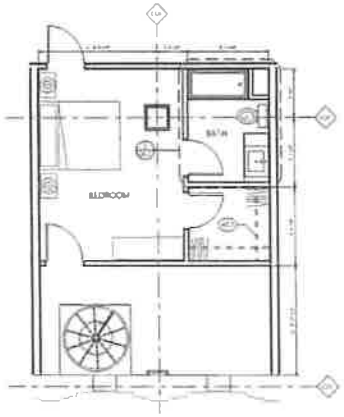
Project Number

Sheet Size

ENLARGED UNIT PLANS/ELEVATIONS

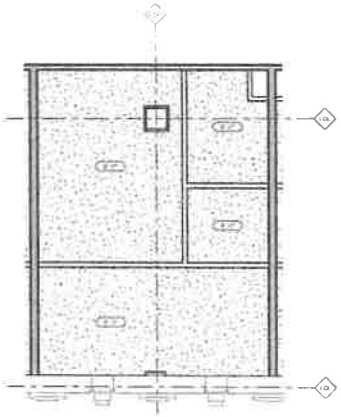
Sheet Number

A423

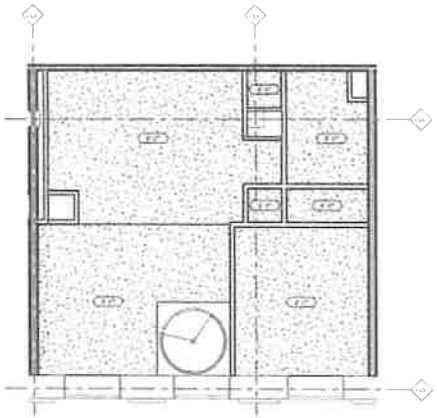


3 B4 ENLARGED PLAN - UPPER
A424 SCALE: 1/4" = 1'-0"

1 B4 ENLARGED PLAN - LOWER
A424 SCALE: 1/4" = 1'-0"



4 B4 REFLECTED CEILING PLAN - UPPER
A424 SCALE: 1/4" = 1'-0"



2 B4 REFLECTED CEILING PLAN - LOWER
A424 SCALE: 1/4" = 1'-0"

GENERAL PLAN NOTES

GENERAL RCP NOTES

CONSTRUCTION KEYNOTES

LEGEND

KEY TO CEILING

KEY TO WALLS

SCALE: 1/4" = 1'-0"

KraemerDesignGroup
Architect

Consultant
AK DEVELOPER LLC
BROOK COUNTRY CLUB DRIVE
FARMINGTON HILLS MI

Project
THE AK
34203 GRAND RIVER
FARMINGTON, MI

Seal
PRELIMINARY NOT FOR CONSTRUCTION

Revision	Date
SCHEMATIC DESIGN	08.06.18

Date 06/29/2018
Project Number 2018023

Sheet Title
ENLARGED UNIT PLANS/ELEVATIONS

Sheet Number
A424

City of Detroit
Department of Public Works
City Engineering Division

12

Coleman A. Young Municipal Center
2 Woodward Ave. Suite 601
Detroit, Michigan 48226
Phone: (313) 224-3949 • TTY:711
Fax: (313) 224-3471
www.detroitmi.gov

September 24, 2018

Honorable City Council:

RE: Petition No.231 — Michael E. Williams, request to vacate Burgess Street between Lyndon and Acacia.

Petition No. 231 — Michael E. Williams to outright vacate and subsequently revised to temporary close Burgess Avenue, 50 feet wide, from Acacia Avenue, 60 feet wide, to the east-west alley, 18 feet wide, first south of Lyndon Avenue.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request is being made by the property owners located on Burgess. The area is subject to crime, including illegal dumping. The property owners have been issued citations and charged with the removal of the debris discarded by others. There is also a problem with stolen cars being stripped and abandoned on the block. The residents would like to improve the block and allow only pedestrian traffic by blocking both ends of the block with planters and maintaining a green space on the block.

The Department of Public Works (DPW) objects to the closure because there are residents serviced with garbage pickup by DPW. There are also concerns regarding access for residents, emergency vehicles, and maintenance vehicles for city-owned lots. Street closure has been an ineffective method for prevention of illegal dumping. DPW will consider installing surveillance cameras on Burgess, as well as ensuring that the street is regularly monitored for any necessary debris removal.

Planning and Development Department (P&DD) objects to the closure. The Department of Neighborhoods has been contacted and will follow-up with the petitioner to address the dumping issue in the neighborhood. P&DD supports addressing this important issue, but does not support the street closure.

The request was approved by all other involved City Departments and utility companies provided that easement access the full width of the street is reserved.

(Received at the table 10/22/18)

City Engineering Division – DPW concludes that Burgess Avenue should remain an open public right-of-way and respectfully recommends **DENIAL** of this petition request.

Respectfully submitted,

Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

/JK
Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER_____

Whereas, Michael E. Williams has petitioned to temporary close Burgess Avenue, 50 feet wide, from Acacia Avenue, 60 feet wide, to the east-west alley, 18 feet wide, first south of Lyndon Avenue to abate illegal dumping and other crime in the neighborhood; and

Whereas, the petition was referred to the City Engineering Division – DPW for investigation (utility review) and during the course of their investigation the Department of Public Works and the Planning and Development Department have objected to the street closure; and

Whereas, The Department of Public Works (DPW) objects to the closure because there are residents serviced with garbage pickup by DPW; also DPW has concerns regarding access for residents, emergency vehicles, and maintenance vehicles for city-owned lots; and

Whereas, The Department of Public Works (DPW) will consider installing surveillance cameras on Burgess, as well as ensuring that the street is regularly monitored for any necessary debris removal, and

Whereas, The Planning and Development Department (P&DD) objects to the closure; and the Department of Neighborhoods has been contacted and will follow-up with the petitioner to address the dumping issue in the neighborhood; Now, Therefore, Be It

RESOLVED, that The Detroit City Council accepts the findings and recommendation of the Department of Public Works and **Denies** the requested temporary closure of Burgess Avenue, 50 feet wide, from Acacia Avenue, 60 feet wide to the east-west alley, 18 feet wide, first south of Lyndon Avenue.

Janice M. Winfrey
City Clerk

City of Detroit

OFFICE OF THE CITY CLERK

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, March 13, 2018

To: *The Department or Commission Listed Below*

From: *Janice M. Winfrey, Detroit City Clerk*

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION

231 *Michael E. Williams, request to vacate Burgess Street between Eaton and Acacia.*

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400
(313) 224 3260 • Fax (313) 224-1466

PETITION FOR A SEMI PERMANENT STREET CLOSURE

Burgess Street between Eaton and Acacia

To the Honorable Members of the Detroit City Council:

We the owners of properties located on Burgess Street, addresses between 14300 and 14430 requests a permit to semi permanently close this street to vehicular traffic. We also ask that the city's land development department initiate a study to consider a permanent closure.

For several years this street has been an attractive nuisance for crime and illegal dumping. Often we the property owners are targeted, issued citations for and charged with the responsibility of removing debris discarded by other. There is constantly a stream of stolen automobiles transported to this stretch of roadway to be stripped and discarded.

We feel that the best way to combat or curtail this illegal activity is to close the street to automobile traffic and restrict access to pedestrians only. We would like to create park-like setting which will include two large cement plant boxes at each end of the street. The property owner would utilize their grass spaces to place benches and tables for use by the neighborhood. We will find funding sources or bear the expense of the closures. The property owners will continue to maintain their respective lots, and collectively maintain those that belong to the City of Detroit or the Detroit Land Bank Authority.

Attached are recently photographed images of illegally discarded debris. Please take into consideration this request and notify me of your decision.

Respectfully,

Michael E. Williams

14371 Chapel Street

Detroit, Michigan

(313) 638-5048

MICHAEL E. WILLIAMS

MICHE
MEWIII@44TH.NET

Property Owners:

Michael Williams

14350 Burgess, 14356 Burgess, 14370 Burgess, 14378 Burgess, 14384 Burgess, 14216 Darcy, 14230 Darcy

Author Collective, Inc.

14330 Burgess, 14336 Burgess

Alesia Ruffin

14211 Burgess, 14236 Darcy

Brightmoor Collaborative, Inc.

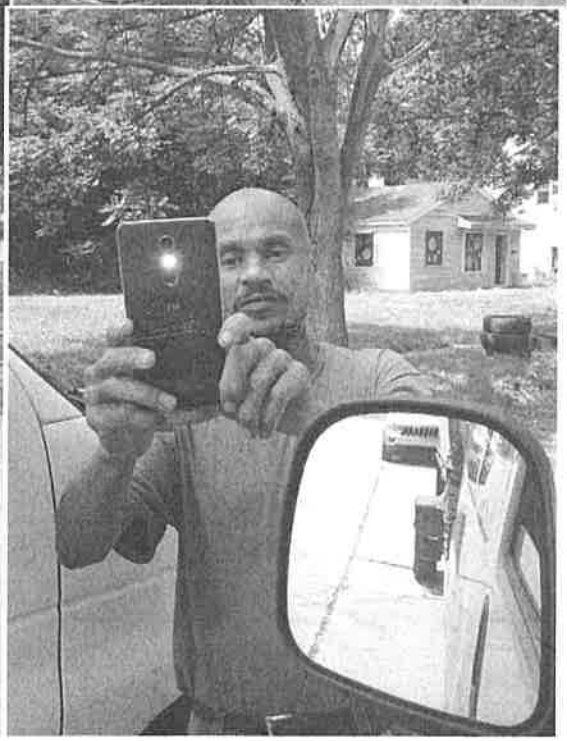
14593 Burgess

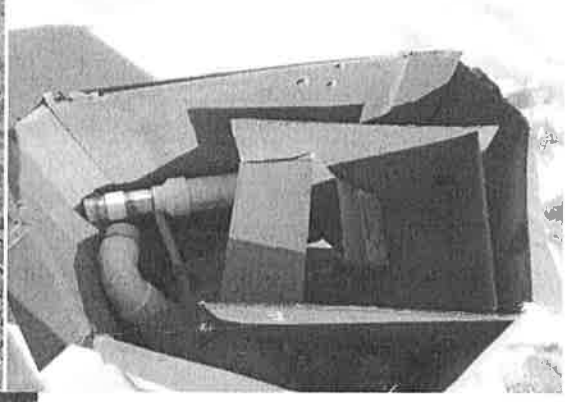












DISCARDED MARCH 6, 2018

Traced to Mutual Property Management, 33004 Grand River, Farmington, MI, Dawn Sutton, Mgr.


GEORGE DRAYTON
IMPORTANT PLAN INFORMATION


SHIP FROM
GEORGE DRAYTON
SHIP GEORGE DRAYTON
TO: 4685 CALHOUN ST
DEARBORN, MI 48126
USPS TRACKING

USE!

13

M.O.

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
FAX: (313) 224-3471
WWW.DETROITMI.GOV

January 18, 2019

Honorable City Council:

RE: Amended Petition No. 140 – PVS Chemicals, Inc. request to vacate various streets and alleys surrounding its headquarters located at 10900 Harper

Amended Petition No. 140 – PVS Chemicals, Inc. requesting the vacation and conversion to easement of Venice Avenue, 50 feet wide, from Harper Avenue to Devine Avenue; and Montclair Avenue, 60 feet wide, from Ford Freeway West Bound Service Drive to Harper Avenue; and east-west alleys, 15 and 20 feet wide, and north-south alley, 15 feet wide, all in the block of Harper Avenue, Devine Avenue, and Venice Avenue.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request is being made to consolidate the PVS properties in the area of their World Headquarters. At the present site, in addition to their World Headquarters, PVS has extensive facilities including: Water-Treatment Chemical Manufacturing Facility, Transportation Terminal, Warehouse Facility, and a Landscaped Park area. PVS has acquired the properties adjoining the streets and alleys, and maintains the properties. The street closures will help prevent illegal dumping and other illicit activities in the area.

The request was approved by the Solid Waste Division – DPW, Traffic Engineering Division – DPW (TED), and City Engineering Division – DPW. The petition originally included a vacation of Athens Avenue from Devine Street to Harper Avenue, and the creation of a turnaround area; however, the request was amended to not include Athens Avenue or the turnaround.

Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution.

DTE Energy – Electric reports having facilities in the subject streets. Provisions for DTE to have unimpeded access to maintain their facilities are a part of the resolution.

1/28/19 rec'd @ table

All other involved City Departments, and privately owned utility companies have reported no objections to the conversion of the public rights-of-way into private easements for public utilities. Provisions protecting utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, P.E., City Engineer
City Engineering Division – DPW

/JK
Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER_____

RESOLVED, that all of Venice Avenue, 50 feet wide, from Harper Avenue to Devine Avenue; and Montclair Avenue, 60 feet wide, from Ford Freeway West Bound Service Drive to Harper Avenue; and east-west alleys, 15 and 20 feet wide, and north-south alley, 15 feet wide, all in the block of Harper Avenue, Devine Avenue, Athens Avenue, and Venice Avenue. All of the above being land in the City of Detroit, Wayne County, Michigan described as:

1) Venice Avenue, 50 feet wide, lying easterly of and adjoining the easterly line of Lots 50 through 64, both inclusive, also, lying westerly of and adjoining the westerly line of Lots 37 through 49, both inclusive "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records; also lying easterly of and adjoining the easterly line of Lots 106 through 113, both inclusive, also lying westerly of and adjoining the westerly line of Lots 114 through 121, both inclusive "Bessenger & Moore's Gratiot Avenue, Subdivision No. 2 of Part of P.C. 12 and Fractional Sections 22 and 23 T.1S.,R.12E., Gratiot Township, Wayne County, Michigan" as recorded in Liber 28, Page 30 of Plats, Wayne County Records.
2) Montclair Avenue, 60 feet wide, lying easterly of and adjoining the easterly line of Lots 256 through 281, both inclusive, also, lying westerly of and adjoining the westerly line of Lots 229 through 255, both inclusive, and vacated Harper adjoining said Lot 255 "'St. Clair Heights', Eugene Sloman's Subdivision of that part of P.C. 387 lying North of Center of Mack Avenue, Grosse Pointe Twp., Wayne County, Michigan" as recorded in Liber18, Page 50 of Plats, Wayne County Records; said part of Montclair Avenue, bounded on the North by the South line of Harper Avenue, and bounded on the South by the North line of the Ford Freeway West Bound Service Drive.
3) East-west public alley, 15 feet wide, lying northerly of and adjoining the northerly line of Lots 28 through 37, both inclusive, and lying southerly of and adjoining the southerly line of Lots 27, and 38 and alley adjoining "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records.
4) North-south public alley, 15 feet wide, lying easterly of and adjoining the easterly line of Lots 38 through 49, both inclusive, and lying westerly of and adjoining the westerly line of Lots 17 through 27, both inclusive "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records.
5) East-west public alley, 20 feet wide, dedicated on May 13, 1981 in J.C.C. pages 1086-1087, and described as: the southerly 20 feet of Lot 17 "Good's Subdivision of part of Fractional Sections 22 and 23, T.1S.,R.12E., known as Private Claim 12, Gratiot Township, Wayne County, Michigan" as recorded in Liber 31, Page 51 of Plats, Wayne County Records.

Be and the same are hereby vacated as a public rights-of-way and converted into a private easements for public utilities of the full width of the rights-of-way, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be

observed by the owners of the lots abutting on said right-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public streets and alleys herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public right-of-way in the City of Detroit, with the right to ingress and egress at any time to and over said easement for the purpose above set forth,

Second, said utility easement or right-of-way in and over said vacated streets and alleys herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls (except necessary line fences), shall be built or placed upon said easements, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, that if the owners of any lots abutting on said vacated streets and alleys shall request the removal and/or relocation of any existing poles or other utilities in said easement; such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, that if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and

Provided, that the petitioner maintain Fire Department vehicle access to all buildings, structures, fire hydrants, and fire department connections, and further

Provided, that an easement, the full width of the existing right-of-way is reserved for DTE Electric Company (DTE) for the purpose of installing, maintaining, repairing, removing, or replacing any overhead and underground utilities facilities which may consist of underground vaults, pipelines, poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers, and accessories

(collectively DTE facilities) with the right of ingress/egress at any time to, and over said easement for the purpose above set forth, and further

Provided, that free and easy access (i.e. gated access with DTE locks at all ends of the easement) to the DTE facilities and within the easement is reserved for DTE equipment including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the facilities, and further

Provided, said owners of the adjoining property for themselves, their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, nor changes or storage of materials, shall be made within said easement without prior written approval of DTE, and further

Provided, that an easement, the full width of the existing right-of-way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth; and be it further

Provided, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities; and be it further

Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

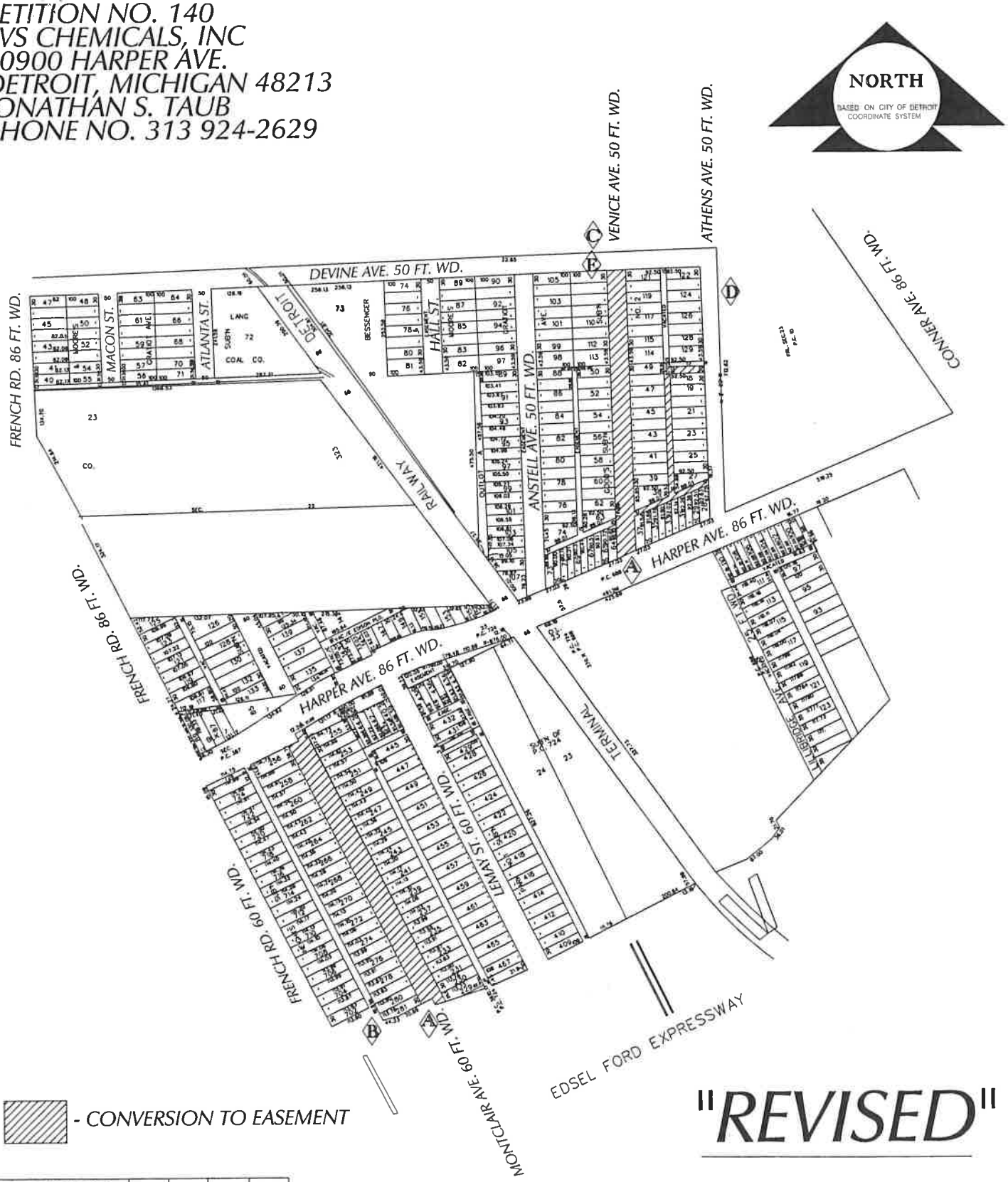
Provided, that if any time in the future, the owners of any lots abutting on said vacated street shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action; and be it further

Provided, that if it becomes necessary to remove any of the paved street or alley returns at the entrances (into Harper Avenue, and/or Devine Avenue and/or Ford Freeway Service Drive) such removal and construction of new curb and sidewalk shall be done under city permit and inspection

according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and further

Provided, that the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

PETITION NO. 140
PVS CHEMICALS, INC
10900 HARPER AVE.
DETROIT, MICHIGAN 48213
JONATHAN S. TAUB
PHONE NO. 313 924-2629



- CONVERSION TO EASEMENT

"REVISED"

E	REMOVING 20' X 40' DEDICATED AREA FOR VEHICLE MANEUVERING.	WLW	KSM	KSM	1/14/19
D	REMOVING CONVERSION TO EASEMENT FROM ATHENS AVE.	WLW	KSM	KSM	1/14/19
C	20' X 40' DEDICATED AREA FOR VEHICLE MANEUVERING	WLW	KSM	KSM	7/25/18
B	REMOVING CONVERSION TO EASEMENT FROM ALLEYWAY	WLW	KSM	KSM	6/01/18
A	CHANGING FROM OUTRIGHT VACATION TO CONVERSION TO EASEMENT	WLW	KSM	KSM	3/20/18
	DESCRIPTION	DRWN	CHKD	APPD	DATE

REVISIONS

DRAWN BY	WLW	CHECKED	KSM
DATE	03-15-18	APPROVED	

(FOR OFFICE USE ONLY)

CARTO 57 B & E

CONVERSION TO EASEMENT
VARIOUS PUBLIC STREETS AND ALLEYS
VARIOUS WIDTHS
IN THE AREA BOUND BY
FRENCH RD, DEVINE AND CONNER AVE.
AND EDSEL FORD FWY.

CITY OF DETROIT
CITY ENGINEERING DEPARTMENT
SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 140