

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, November 16, 2017

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

1833 *Roman Bonislawski, encroach in to the right-of-way of property located at 438 Selden Street.*

R O N A N D R O M A N

November 8, 2017

*Application for Encroachment into Right of Way
City of Detroit*

*Applicant: Roman Bonislawski
Architect as representative for
SheWolf Pastificio & Bar*

*Project location: 438 Selden Street
Detroit, MI 48201*

The SheWolf restaurant will soon be under construction, as a tenant build-out in an existing newly constructed building in the New Center area. A main portion of the restaurant will occupy a recently approved addition onto the front of the new building which abuts the front property line. There is a seasonal outdoor café seating for 30 proposed on the sidewalk, similar to other outdoor cafes in the city.

In conjunction with the cafe, we are proposing three integral components in the Selden Street Right of Way: a retractable awning with a support structure, a planting bed with a hedge, and a sculpture.

Awning framework:

In order to shield the patio seating from sun & rain we are proposing a retractable canvas awning along Selden Street. In order to support the awning framework when open a painted steel tube framework is being proposed. This acts as not only a structural support but a decorative framework in front of the building when the awning is closed. Minimal foundations (with tops at 12" below grade) are proposed at the post bases to prevent the frame from heaving, but could be covered with concrete paving if needed in the future. Stainless steel cables are proposed between the posts, so that flowering vine tendrils can climb up in the warmer months as a soft accent detail. This framework would remain throughout the year, but is located within the proposed planting bed so as not to be an obstacle on the sidewalk.

Planting bed:

The planting bed is proposed as an opening in the concrete sidewalk, with a viburnum hedge. The hedge acts as a screening element for the patrons seated in the café, but also brings much needed landscaping up closer to the street. This hedge falls in line with similar landscaping areas along Selden (specifically the neighboring church building), and would allow for the same 6' clear path for walking along the sidewalk.

Sculpture:

As a civic component to the project, a custom made sculpture is proposed in a prominent location along Selden Street. This sculpture would sit on a hollow steel plate base, anchored to the sidewalk with

tamper-proof bolts. The statue base would have sign letters for the restaurant, and integral lighting for the sculpture. Though this would remain year round, the installation would be easily removable if needed in the future, no differently than the typical removable metal railings in the city. Power to this sign and to the landscape lights within the planting bed would be supplied from the building, and run in a conduit under the sidewalk. This power supply could also be easily terminated at the building if needed in the future.

All of these components have intentionally been brought up as close as possible to Selden Street itself, in order to enliven the street, create a pedestrian scale and engage pedestrian traffic. Selden Street has an large right of way, and the current 18' deep sidewalk more than accommodates these improvements.

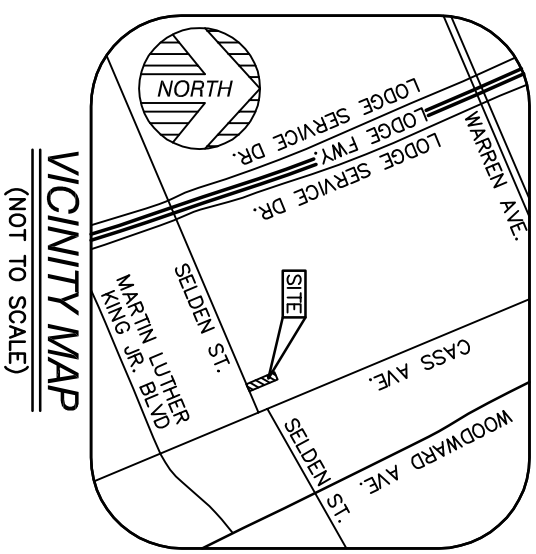
Please feel free to contact me if any additional information is needed to process this request. We understand that this will need approval from the various departments within the city, and if a hearing before the city council is also required for approval we would request that if needed.

Thank you,

Roman Bonislowski, R.A.

*Enclosed, three copies:
A101 floor plan, A201 elevations
Two sheets of renderings
Two sheets of material finishes
Civil survey
Two sheets of site photos*

PARTIAL TOPOGRAPHIC SURVEY



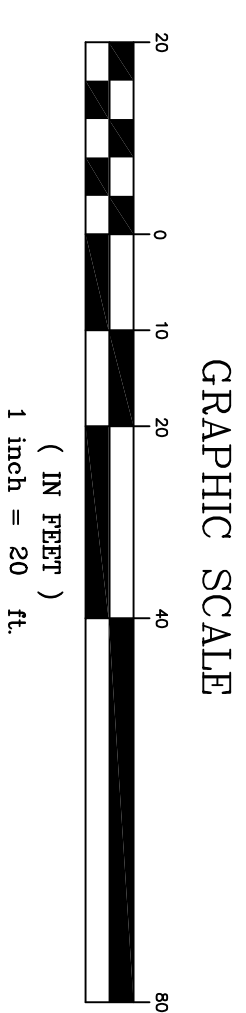
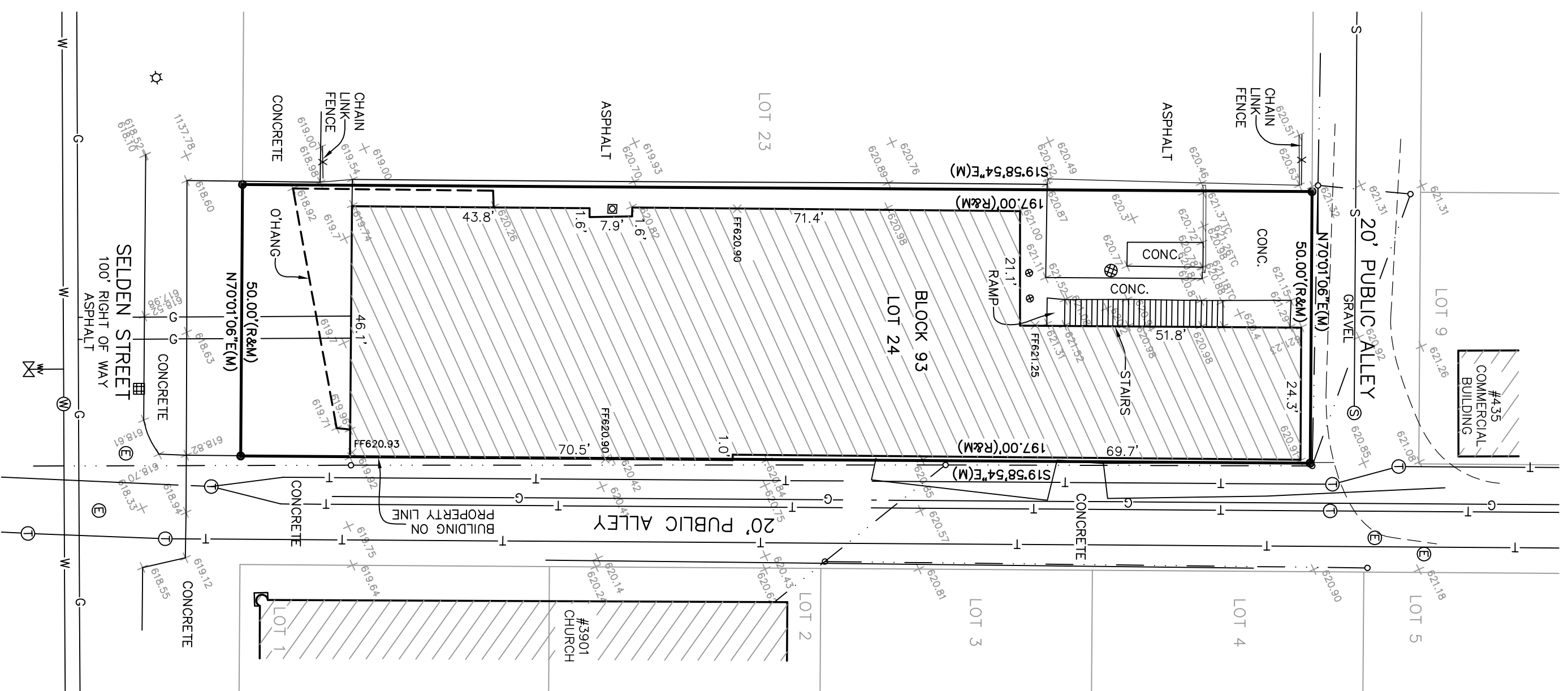
PARCEL AREA
±9,850 SQUARE FEET = ±0.23 ACRES

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

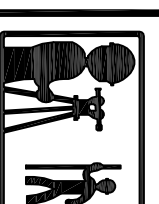
LEGEND

	FOUND MONUMENT (AS NOTED)
	FOUND SECTION CORNER (AS NOTED)
	RECORD AND MEASURED DIMENSION
	MEASURED DIMENSION
	ELECTRIC MANHOLE
	UTILITY POLE
	TELEPHONE MANHOLE
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	WATER GATE MANHOLE
	WATER VALVE
	UNKNOWN MANHOLE
	LIGHTPOST/LAMP POST
	PARCEL BOUNDARY LINE
	PLATTED LOT LINE
	BUILDING
	BUILDING HATCH
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	FENCE (AS NOTED)
	COMMUNICATION LINE
	GAS LINE
	SANITARY LINE
	WATER LINE



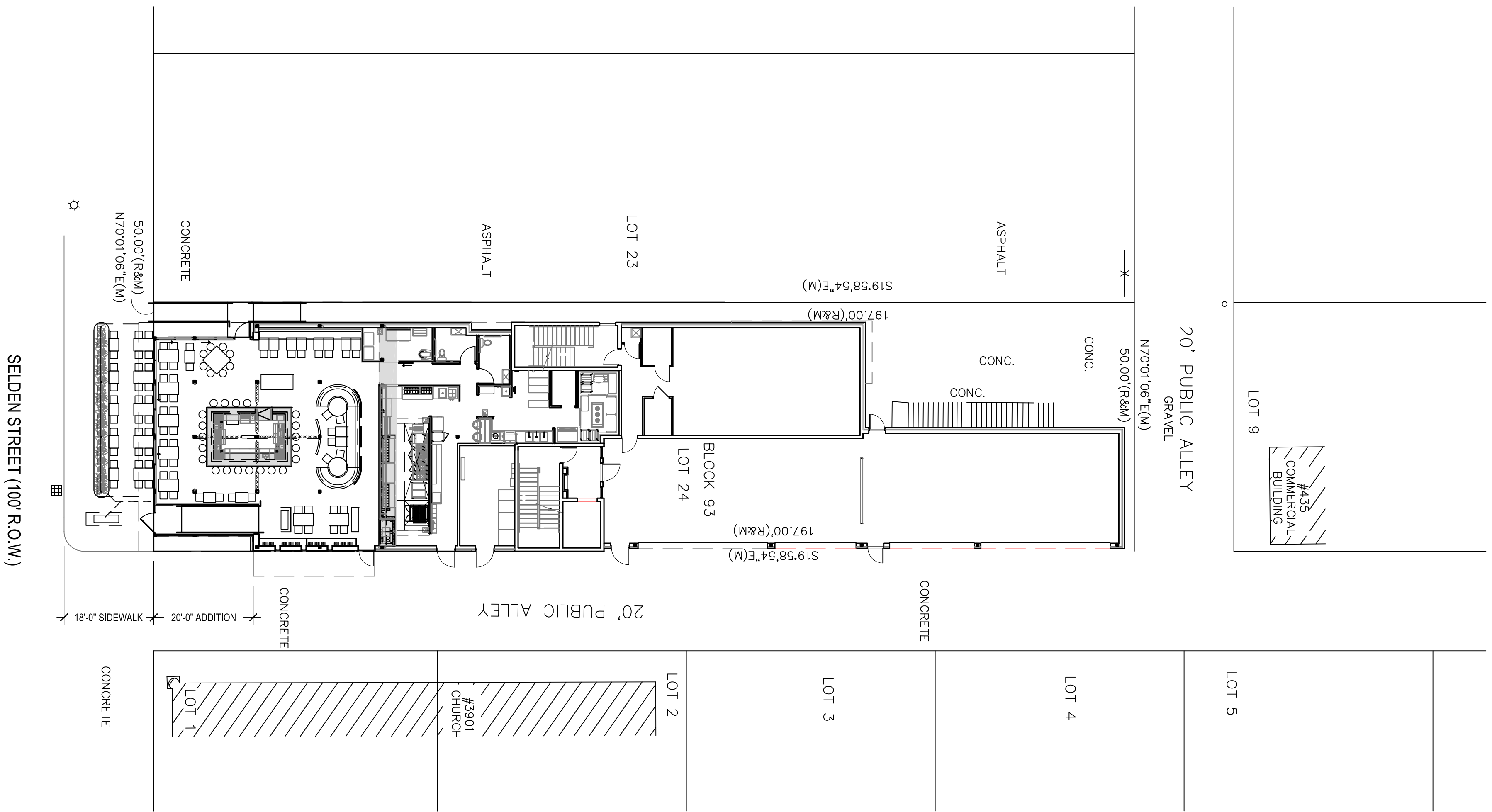
PROPERTY DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
LOT 24, BLOCK 93, SUBDIVISION OF PART OF THE CASS FARM SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGES 175, 176 AND 177, WAYNE COUNTY RECORDS.

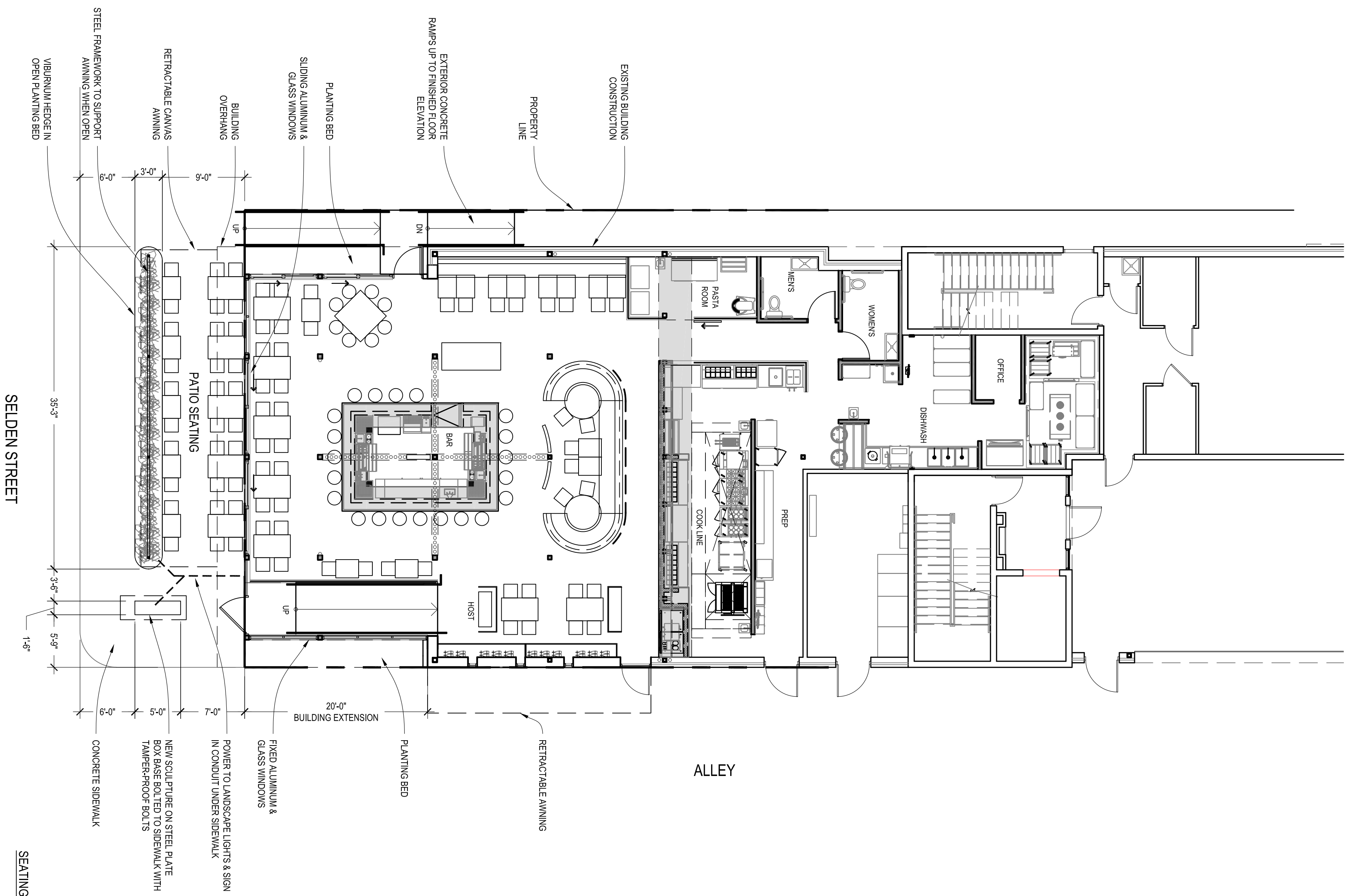


KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021
(586) 772-2222 * (800) 295-7222 * FAX (586) 772-4048

PREPARED FOR: STONFIELD ENGINEERING AND DESIGN	JOB #: 17-04148
DATE: OCTOBER 12, 2017	SHEET: 1 OF 1
SCALE: 1" = 20'	REV.:
DRAWN BY: JDM	



SITE PLAN
Scale: 1/16" = 1'-0"



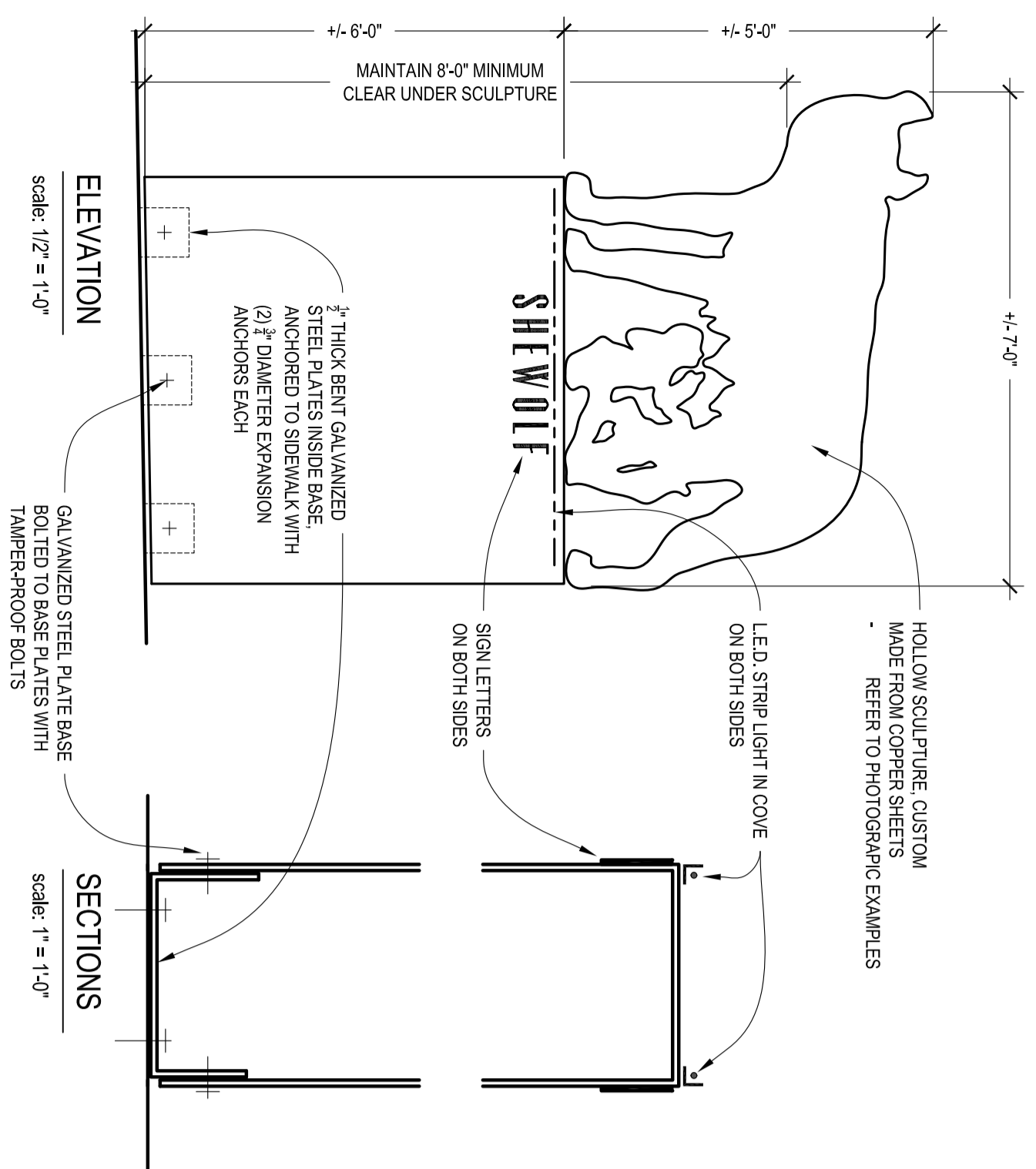
FLOOR PLAN
Scale: 1/8" = 1'-0"



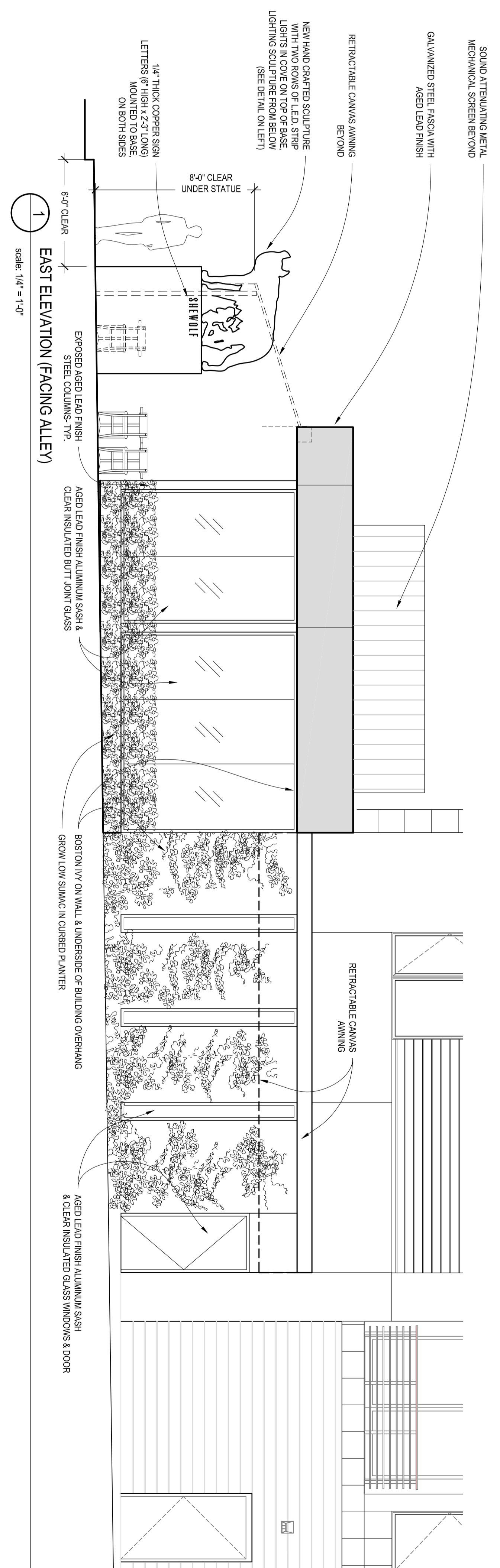
SEATING CAPACITY

- 21 AT BAR
- 34 BAR DINING
- 40 DINING
- 95 TOTAL INTERIOR
- 30 SEASONAL PATIO

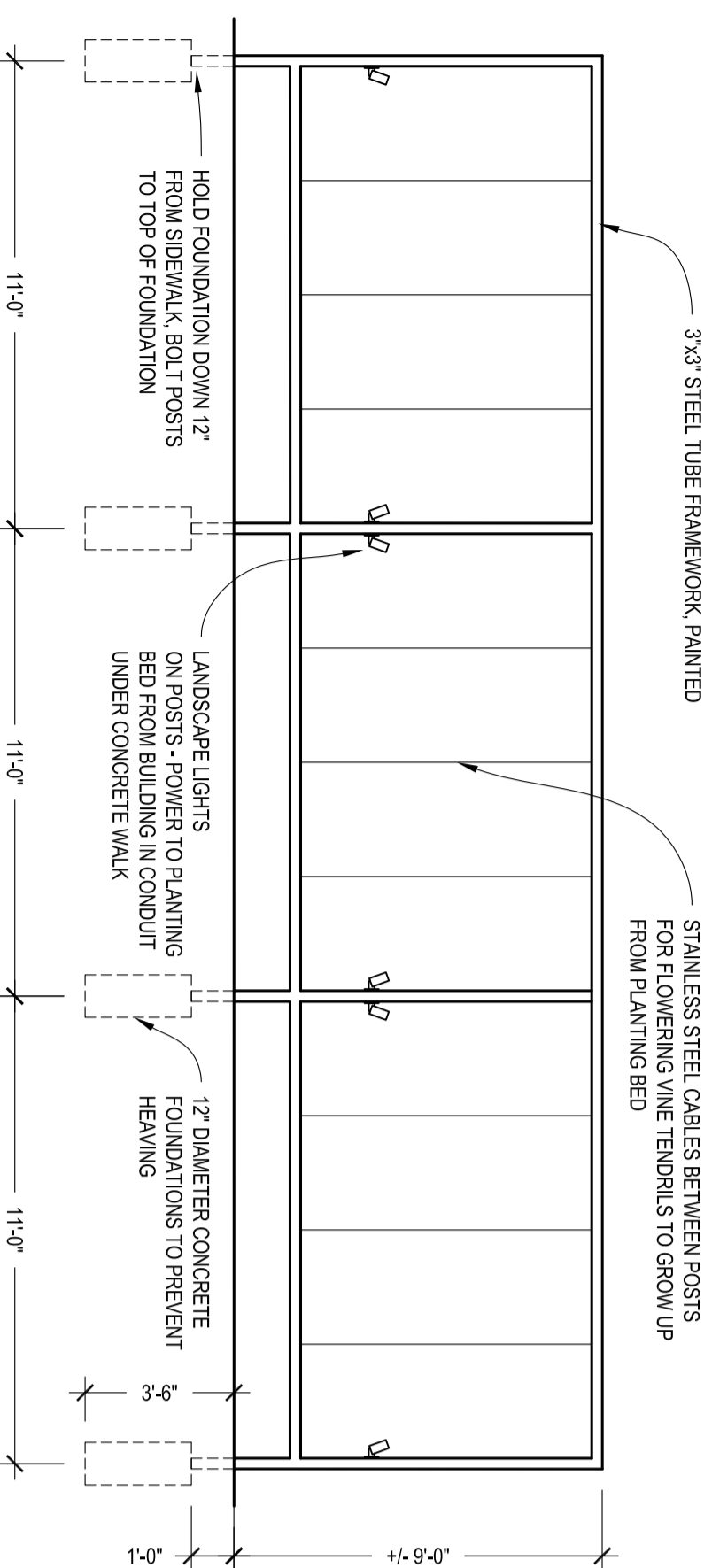
Issue Date:	11/8/2017
R.O.W. ENCROACHMENT	
Sheet Title:	FLOOR PLAN
Sheet Number:	A101



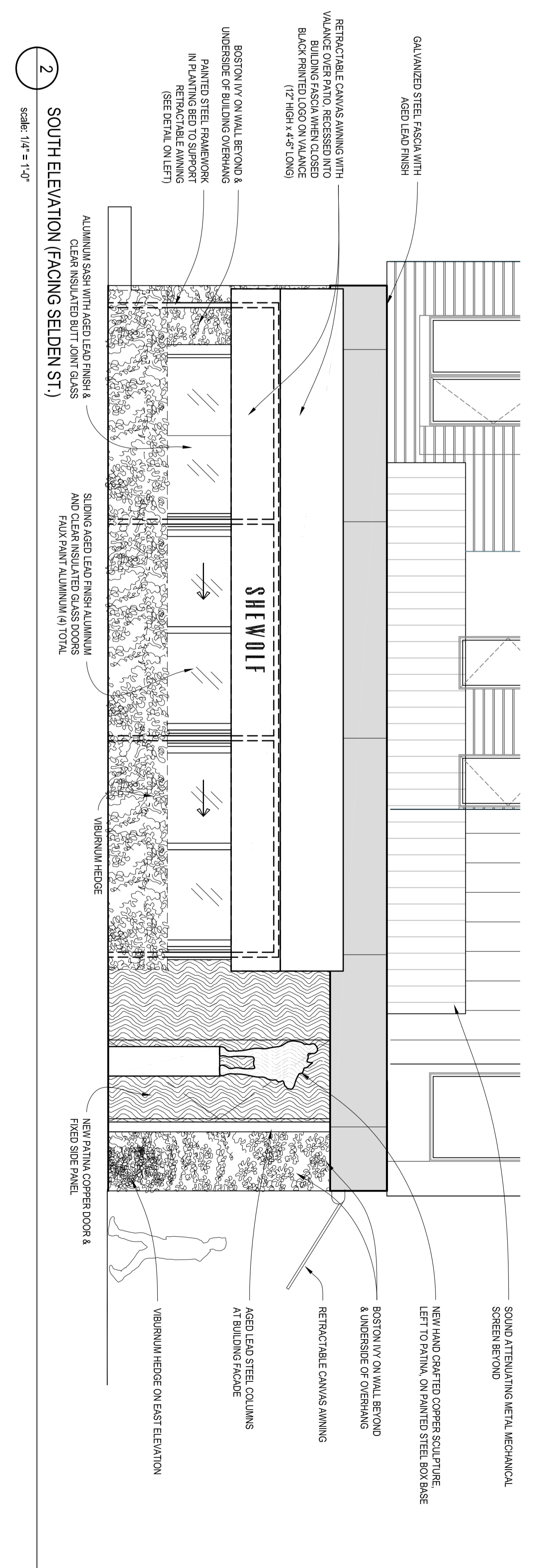
4 SIGN DETAILS



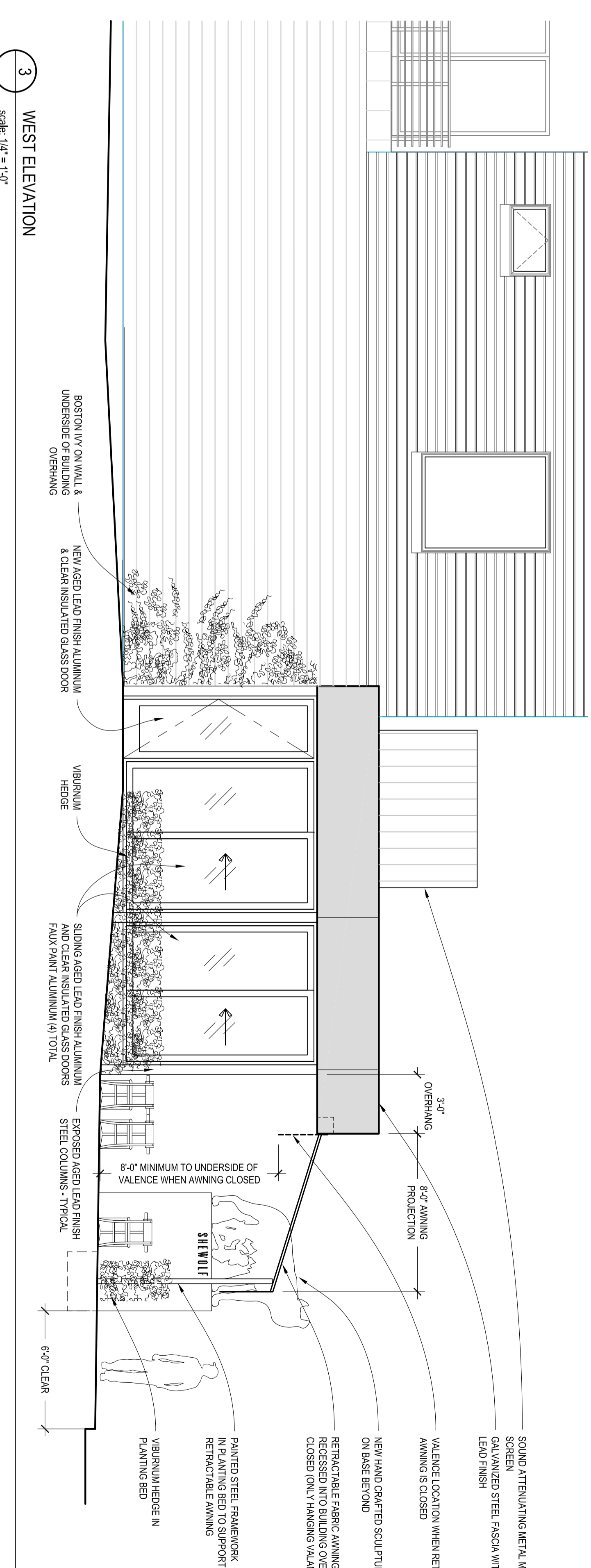
1 EAST ELEVATION (FACING ALLEY)



5 FRAMEWORK ELEVATION

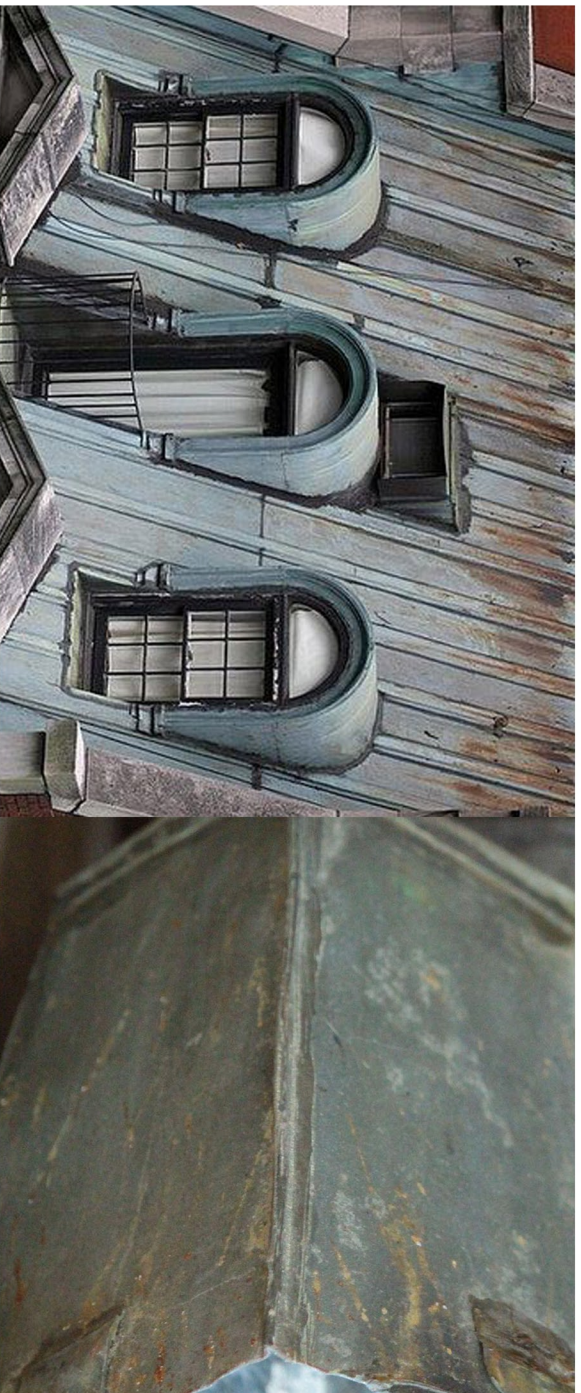


2 SOUTH ELEVATION (FACING SELDEN ST.)



3 WEST ELEVATION

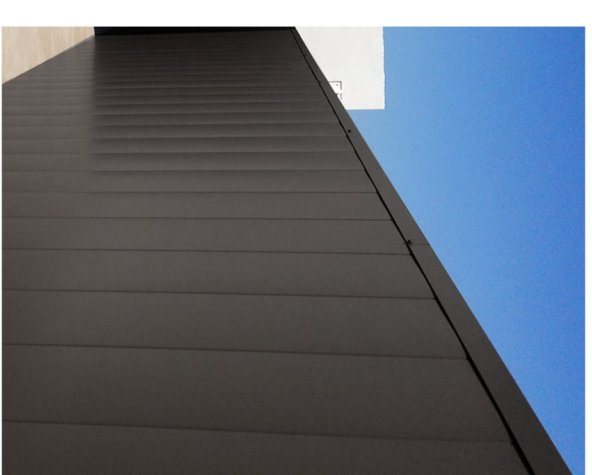
Issue Date:	
Rev.:	
ENFORCEMENT	1/18/201
Sheet Title:	
Sheet Number:	



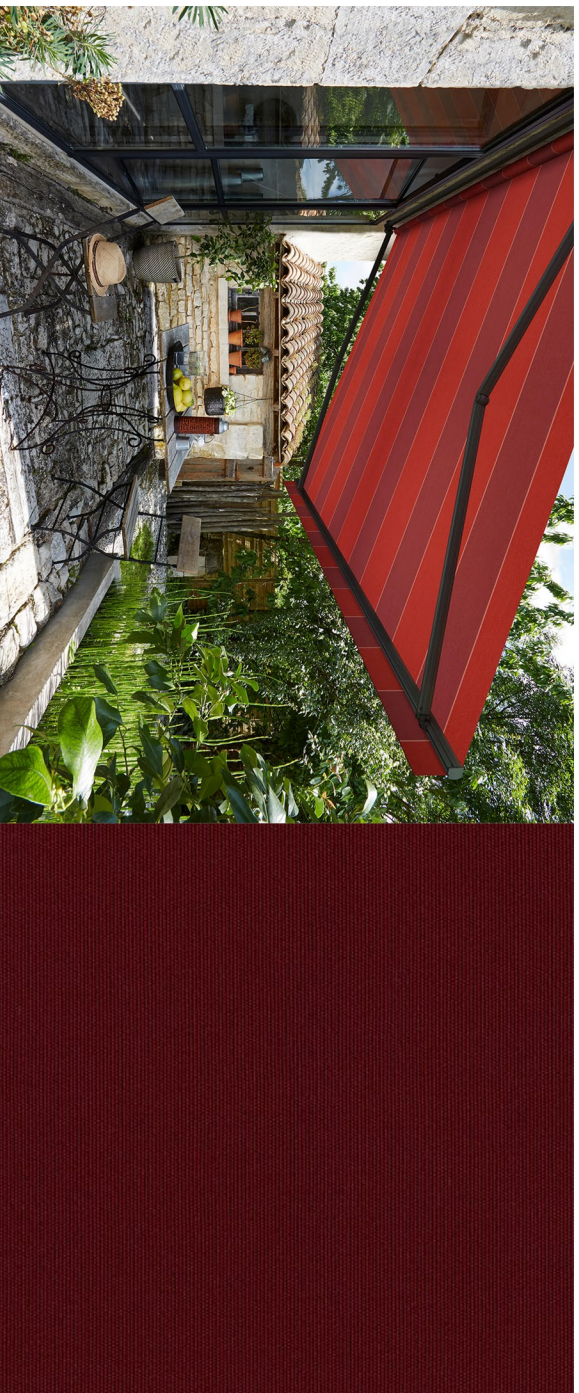
AGED LEAD FINISH - ON METAL FASCIA PANELS & ALUMINUM WINDOW SASH



METAL FASCIA PANELS



METAL ROOFTOP UNIT SCREEN



RETRACTABLE CANVAS AWNING WITH BURGUNDY FABRIC

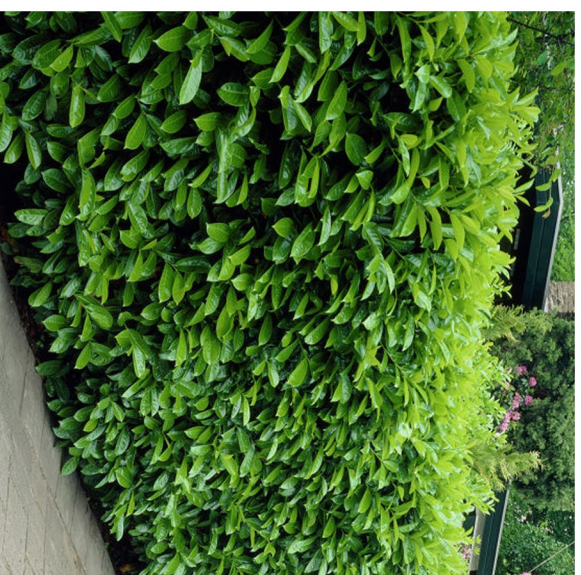


SLIDING ALUMINUM & GLASS WINDOWS

FIXED ALUMINUM & BUTT GLAZED GLASS WINDOWS



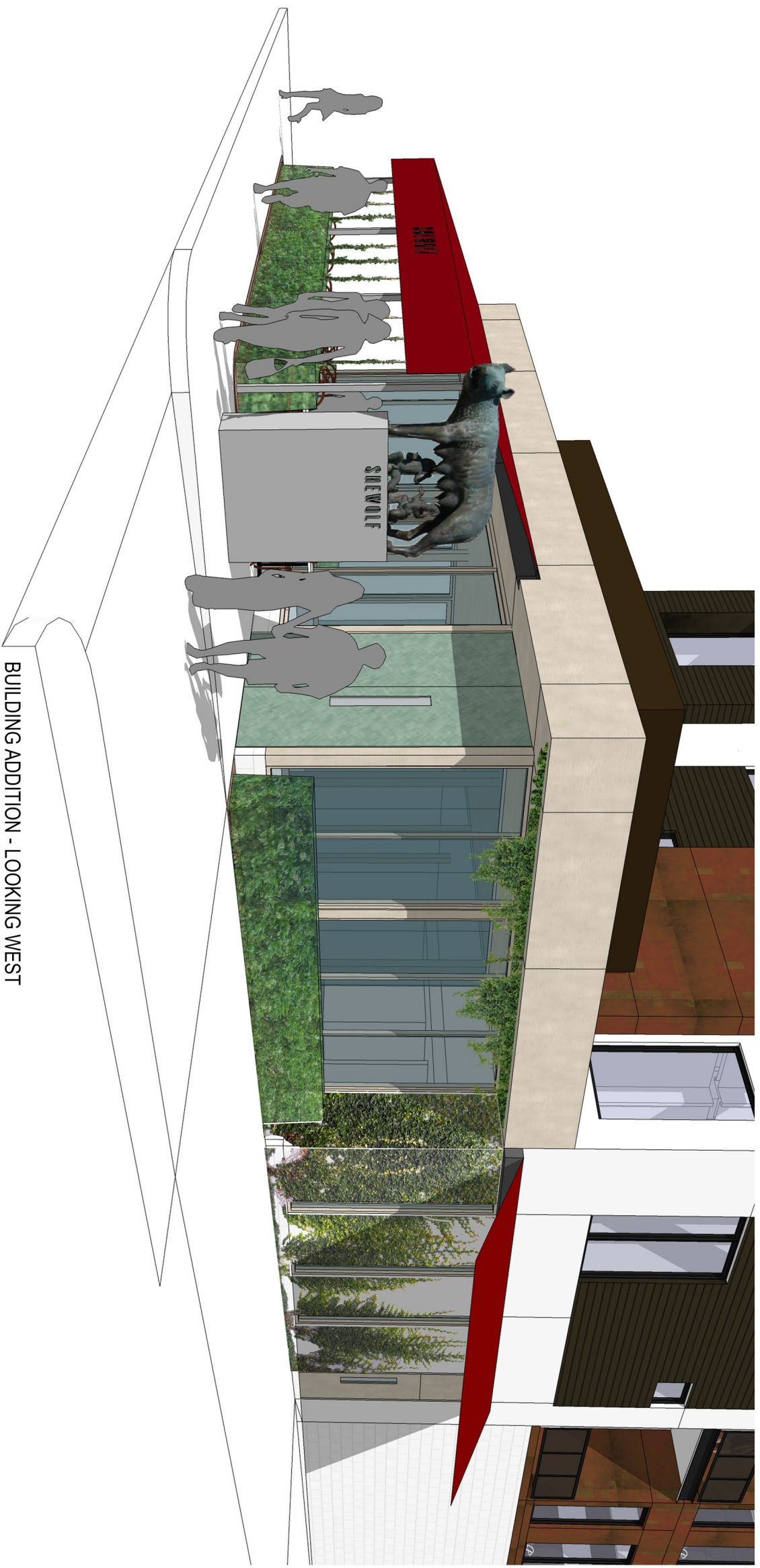
BOSTON IVY ON WALLS & GROWING UP ONTO BUILDING OVERHANG



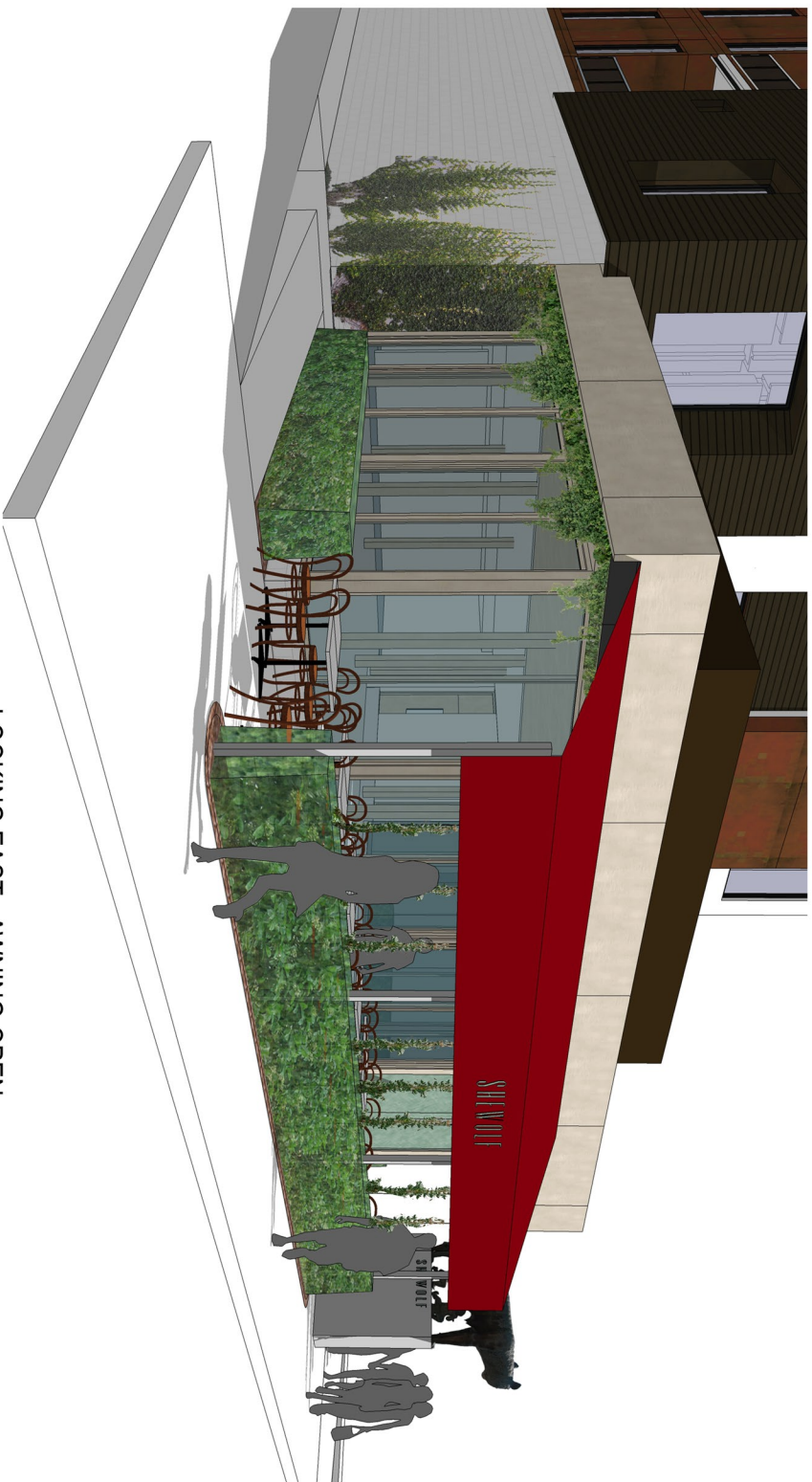
PRUNED VIBURNUM HEDGE



PATINA COPPER FINISH ON ENTRY DOOR



BUILDING ADDITION - LOOKING WEST



LOOKING EAST - AWNING OPEN



LOOKING EAST - AWNING CLOSED



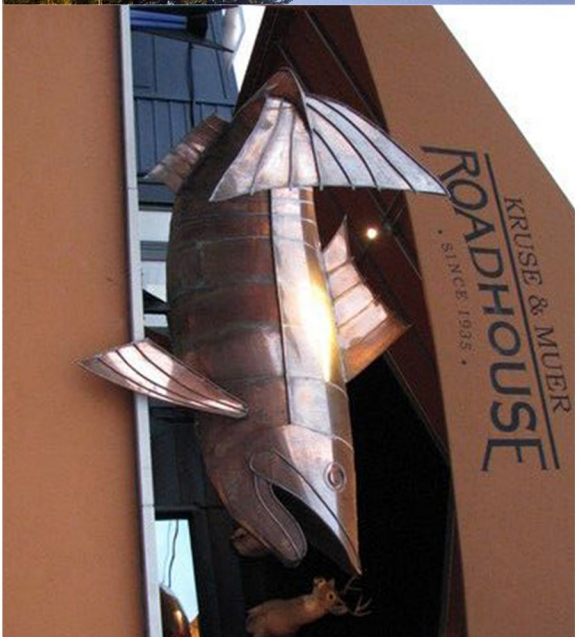
BUILDING OVERVIEW - LOOKING NORTHWEST



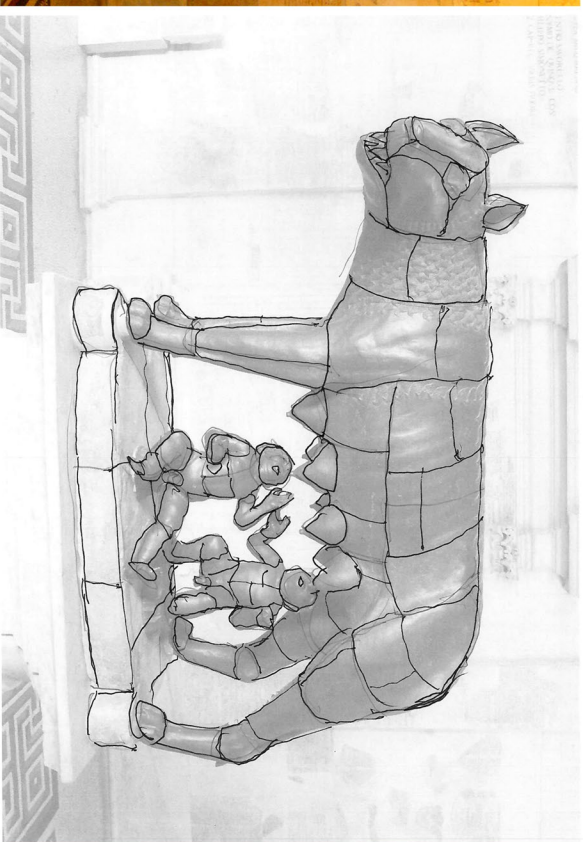
SIDE VIEW - LOOKING EAST







SIX EXAMPLES OF SCULPTURES MADE WITH SOLDERED METAL SHEETS

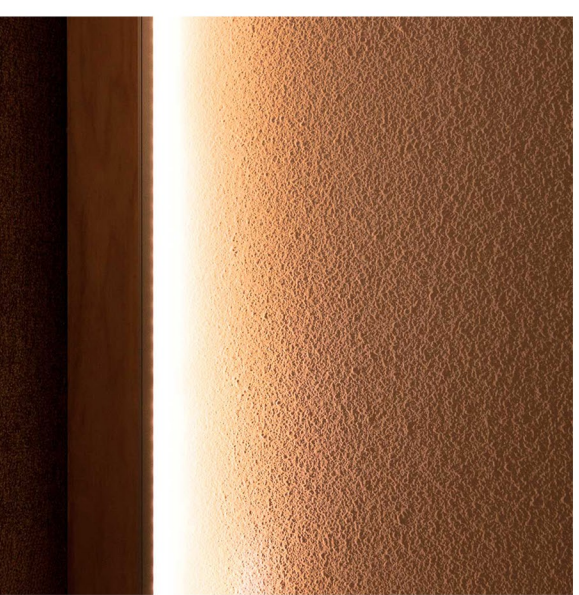


"CAPITOLINE WOLF" STATUE IN ROME, HAND CRAFTED INTO A CUSTOM COPPER SHEET SCULPTURE FORM IN A PATINA FINISH



SHEWOLF

RESTAURANT LOGO, IN FLAT CUT COPPER LETTERS



L.E.D. STRIP IN COVE, UP ONTO SCULPTURE

1833

1833 *Petition of Roman Bonislawski,
encroachment in to the right-of-way of
property located at 438 Selden Street.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION