

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 Bonislowski
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.

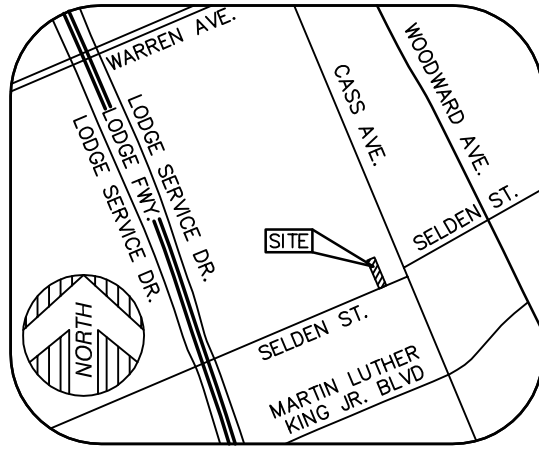
Please feel free to contact me if any additional information is needed to process this request. We understand that this will need approval from the various departments within the city, and if a hearing before the city council is also required for approval we would request that if needed.

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



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

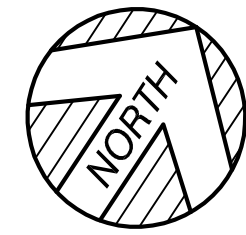
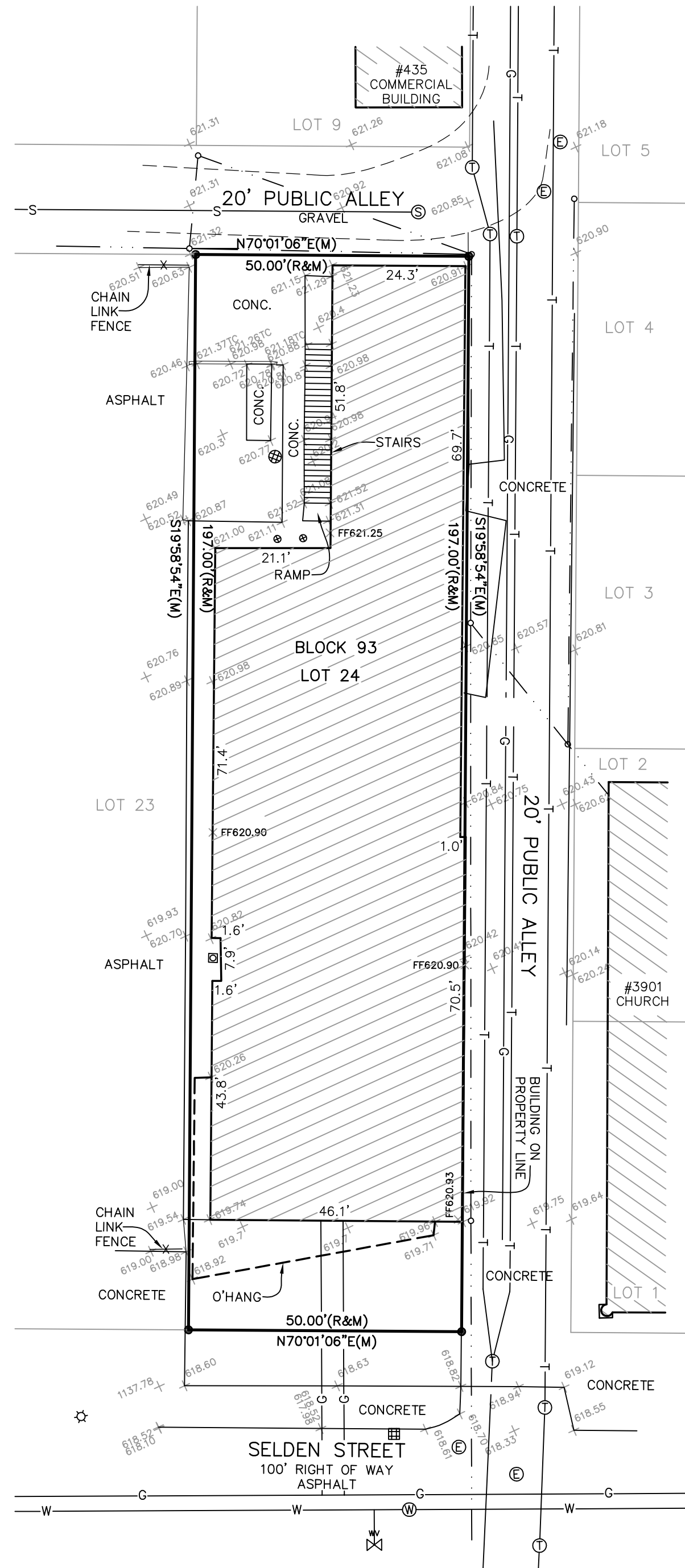
±9,850 SQUARE FEET = ±0.23 ACRES

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)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	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
x	FENCE (AS NOTED)
T	COMMUNICATION LINE
G	GAS LINE
S	SANITARY LINE
W	WATER LINE



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

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.

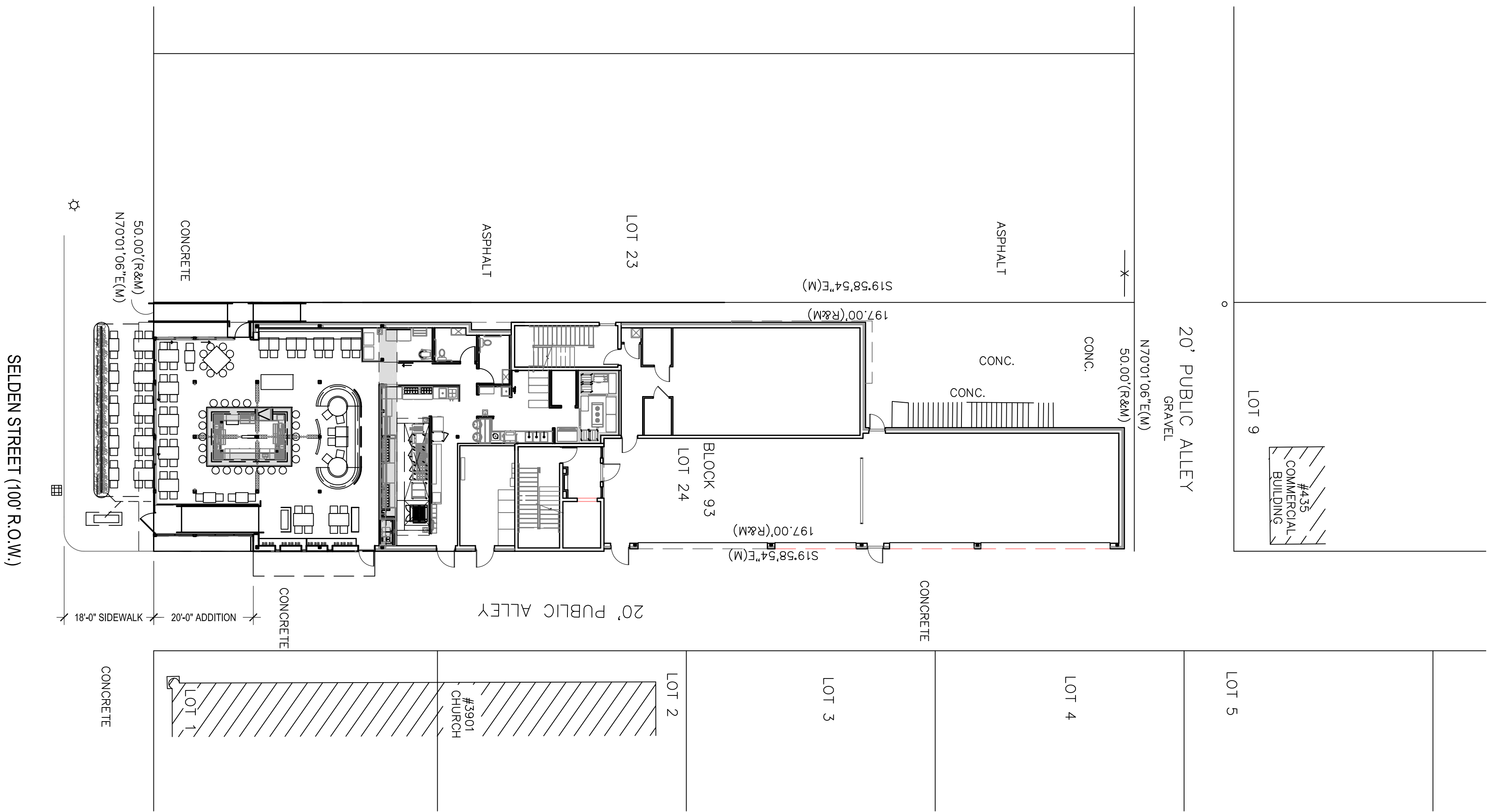
KEM-TEC & ASSOCIATES
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
22556 GRATIOT AVE * EASTPOINTE, MICHIGAN 48021
(586)772-2222 * (800)295-7222 * FAX (586)772-4048

PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN

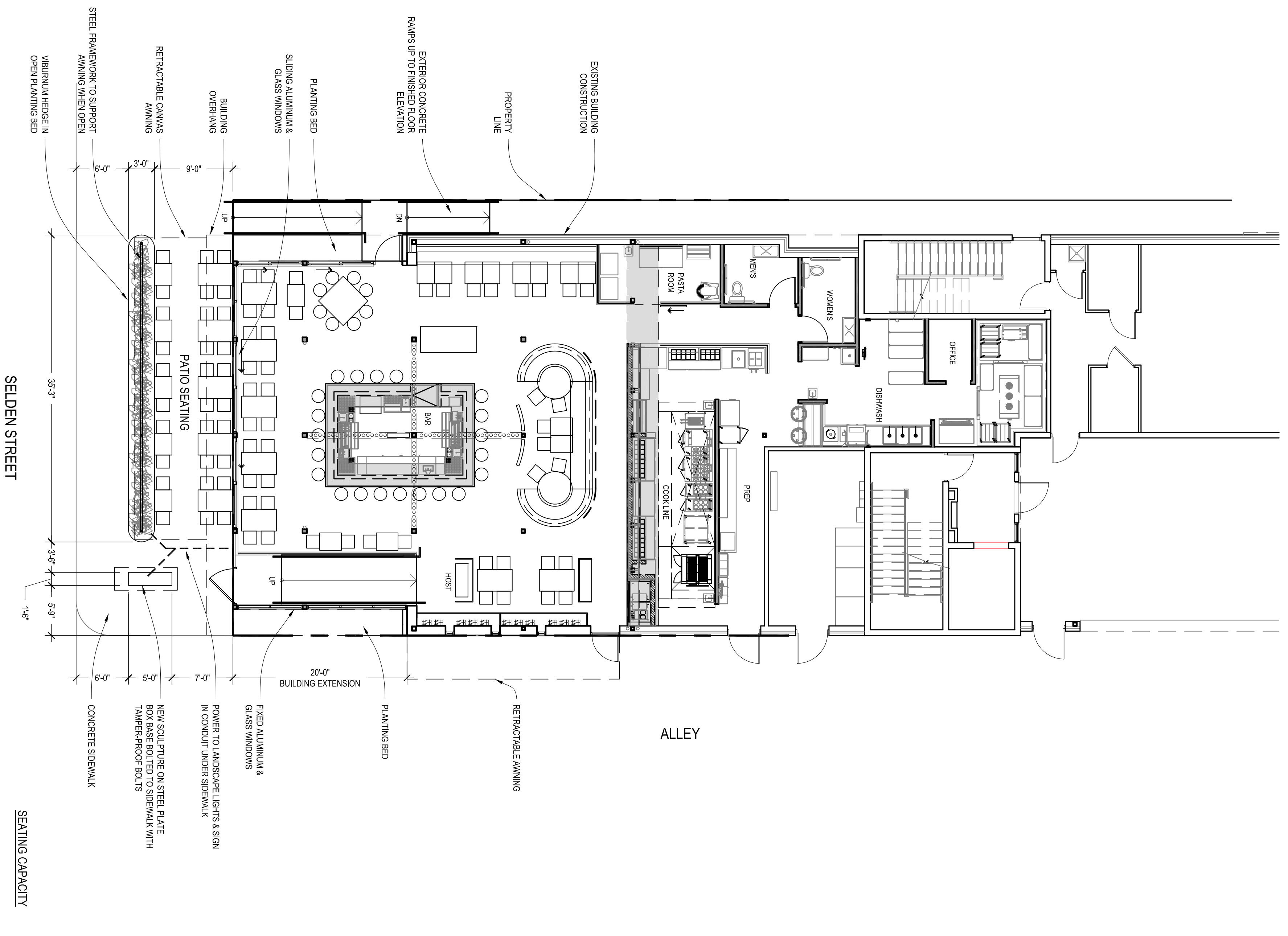
DATE: OCTOBER 12, 2017 JOB #: 17-04148

SCALE: 1" = 20' SHEET: 1 OF 1

DRAWN BY: JDM REV.:



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



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

SEATING CAPACITY

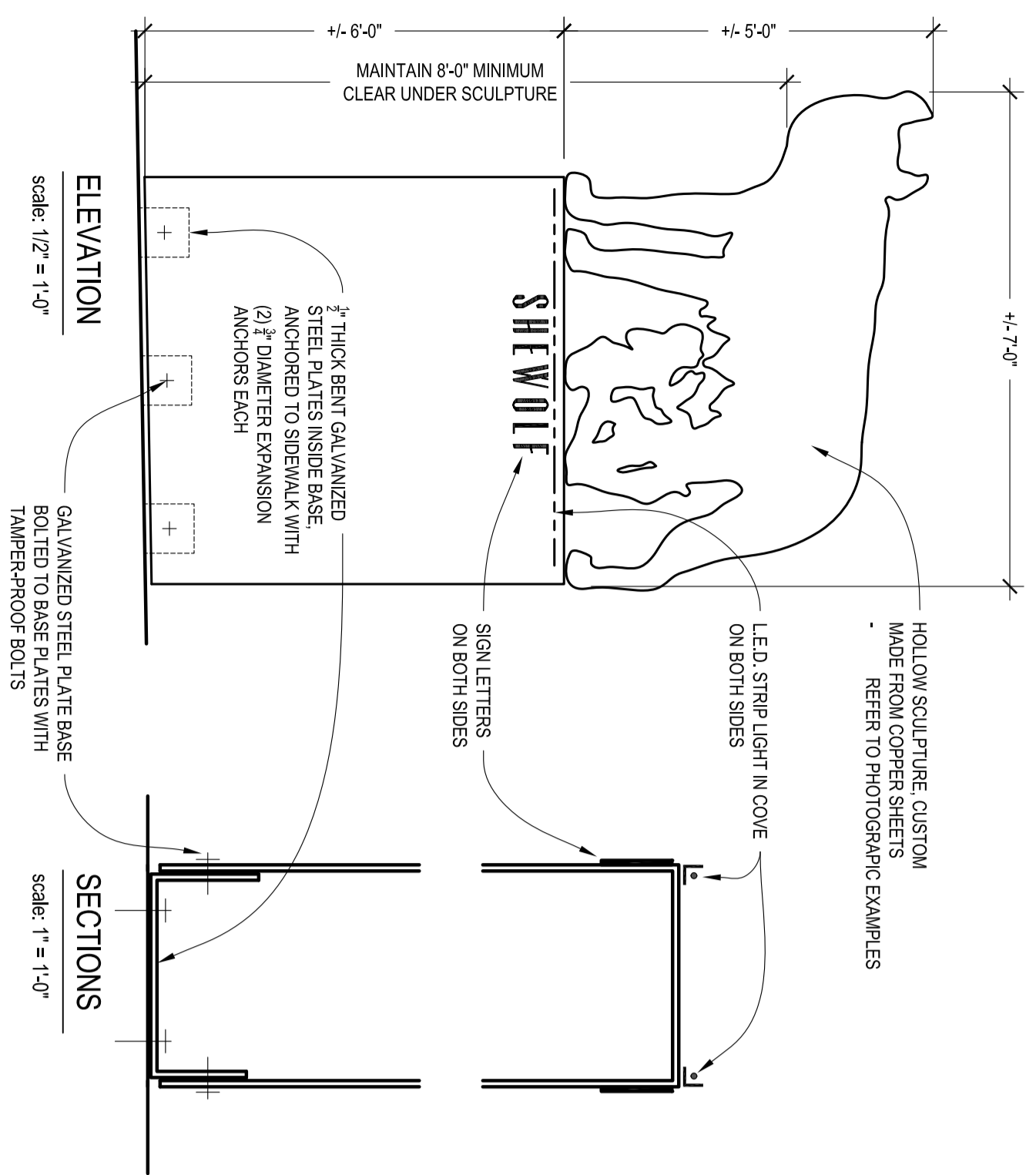
- 21 AT BAR
- 34 BAR DINING
- 40 DINING
- 95 TOTAL INTERIOR
- 30 SEASONAL PATIO

Issue Date:	11/8/2017
R.O.W. ENCROACHMENT	

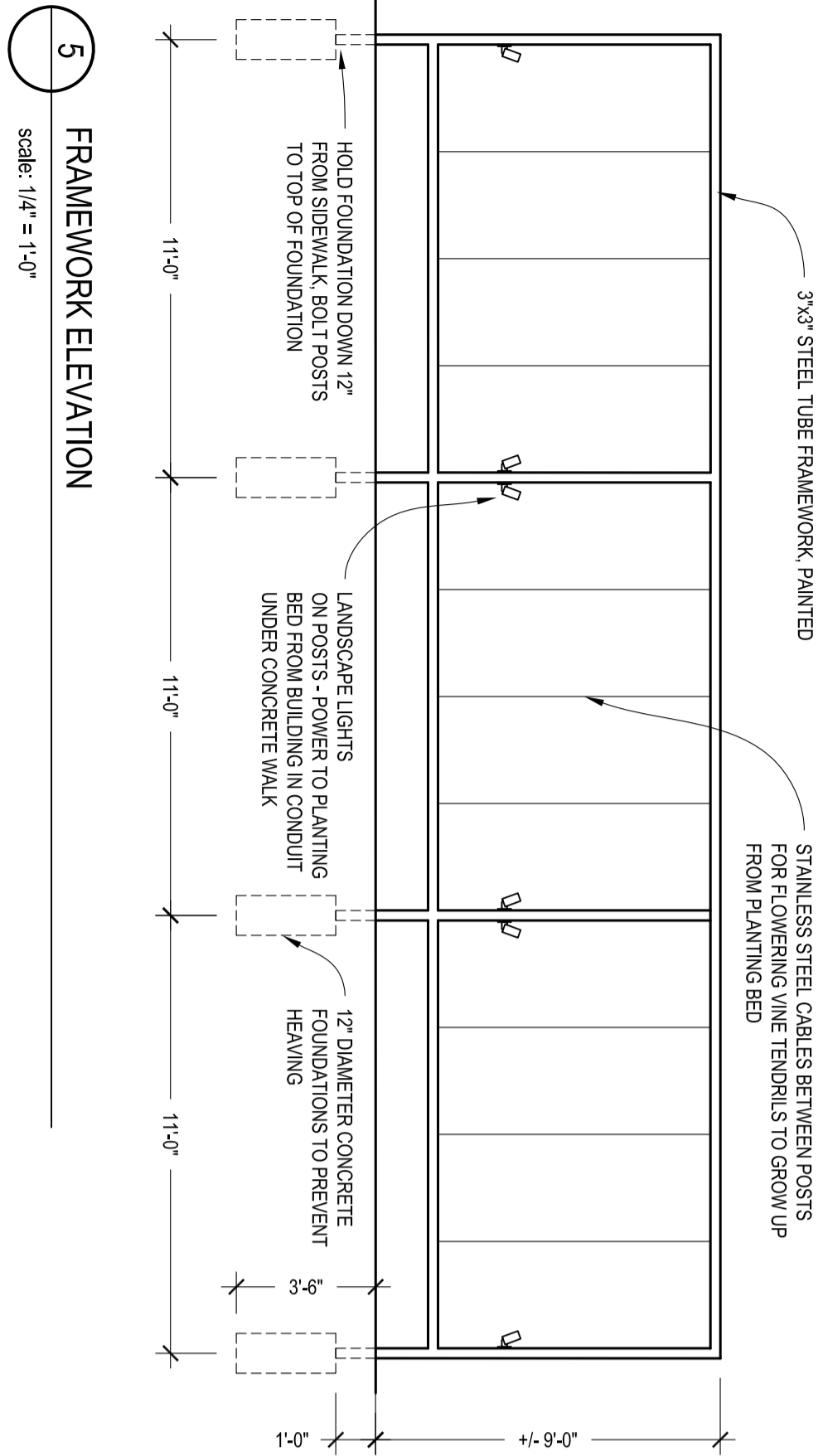
Sheet Title:

FLOOR PLAN

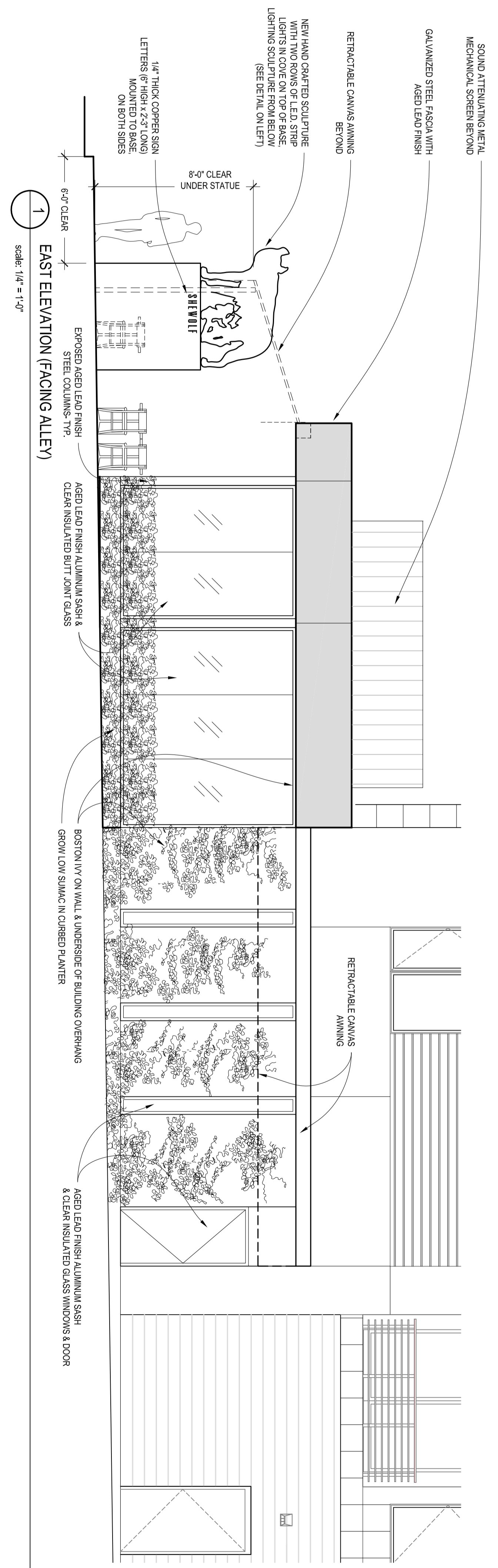
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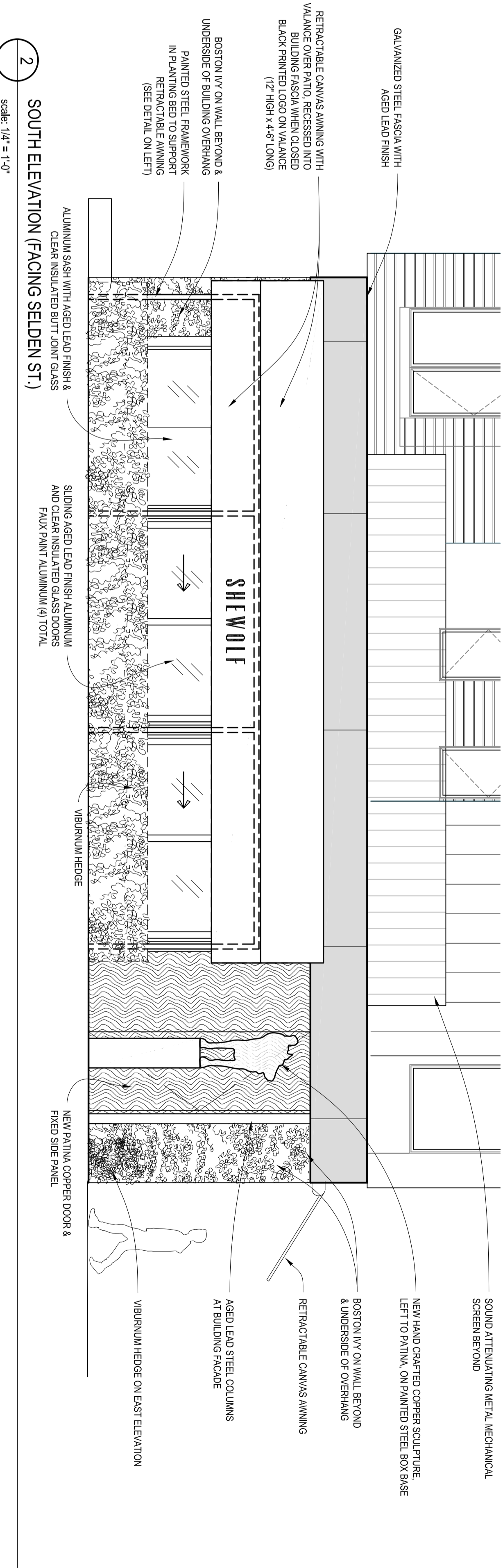
4 SIGN DETAILS
Scale: 1/2" = 1'-0"



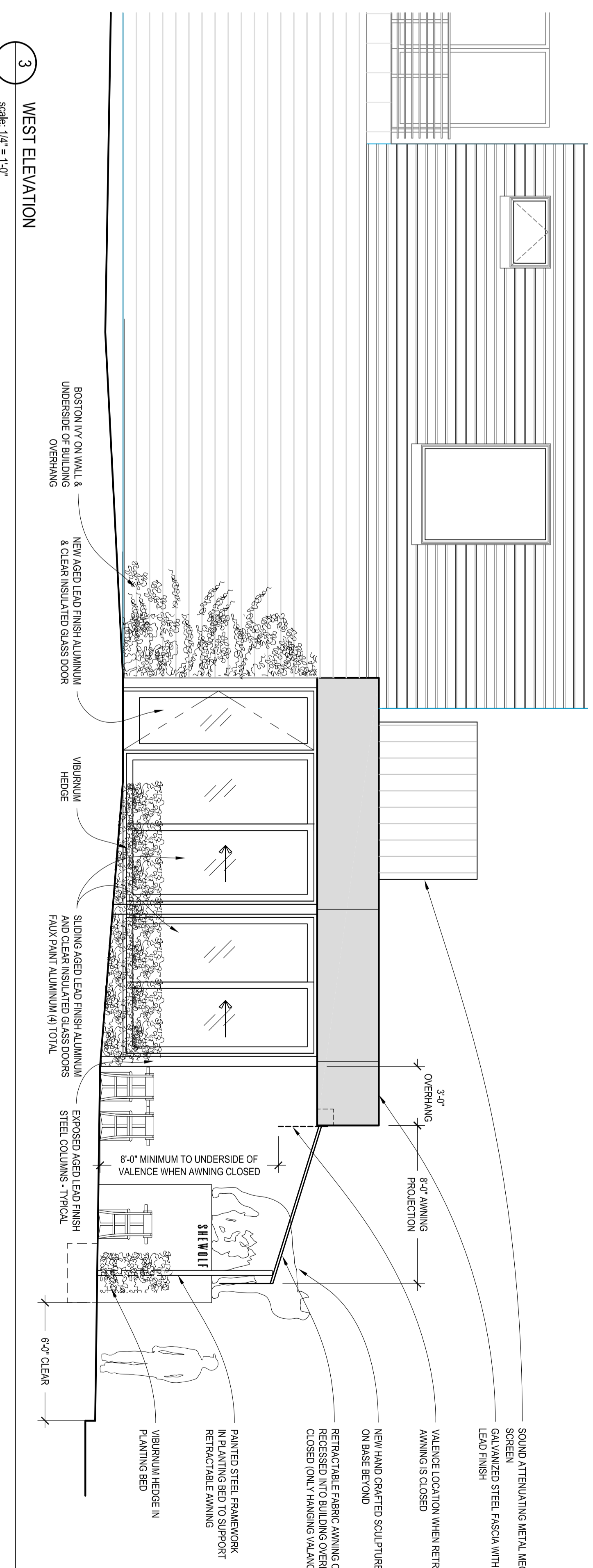
5 FRAMEWORK ELEVATION
Scale: 1/4" = 1'-0"



1 EAST ELEVATION (FACING ALLEY)
Scale: 1/4" = 1'-0"

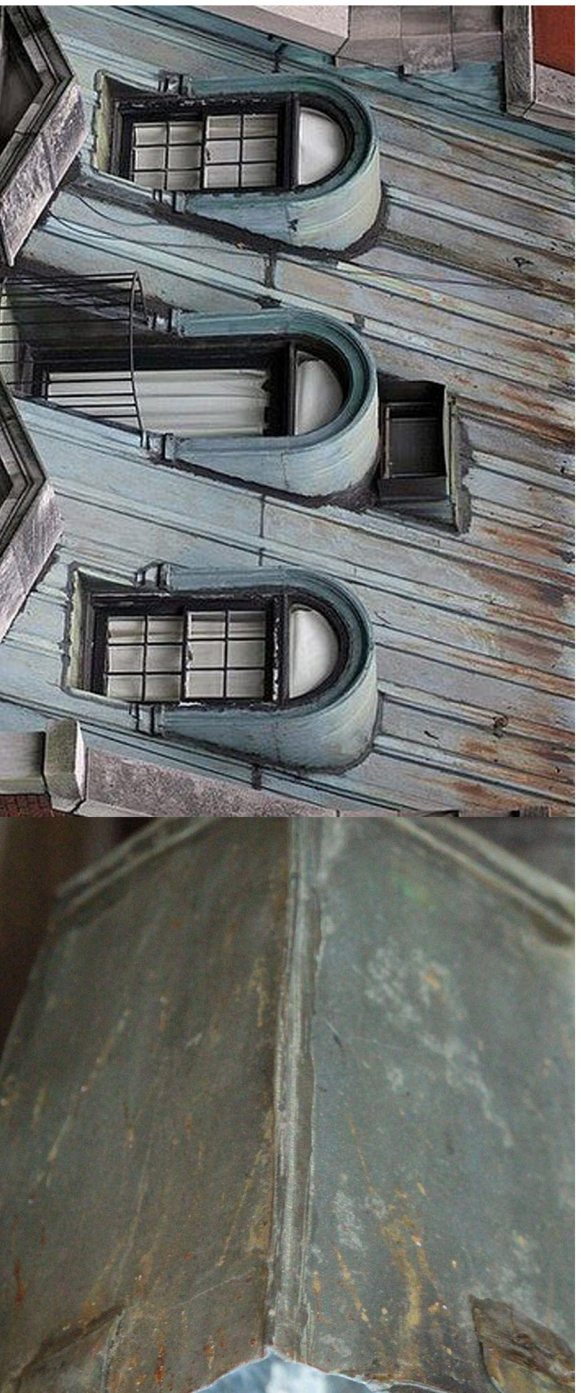


2 SOUTH ELEVATION (FACING SELDEN ST.)
Scale: 1/4" = 1'-0"



3 WEST ELEVATION
Scale: 1/4" = 1'-0"

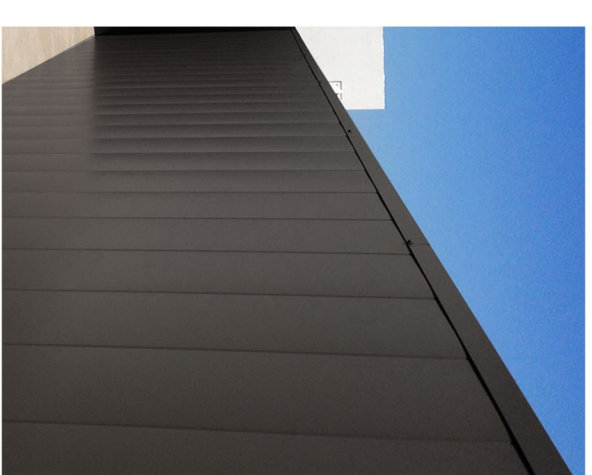
Issue Date:	
Rev.:	
ENFORCEMENT	1/18/201
Sheet Title:	EXTERIOR ELEVATIONS
Sheet Number:	A201



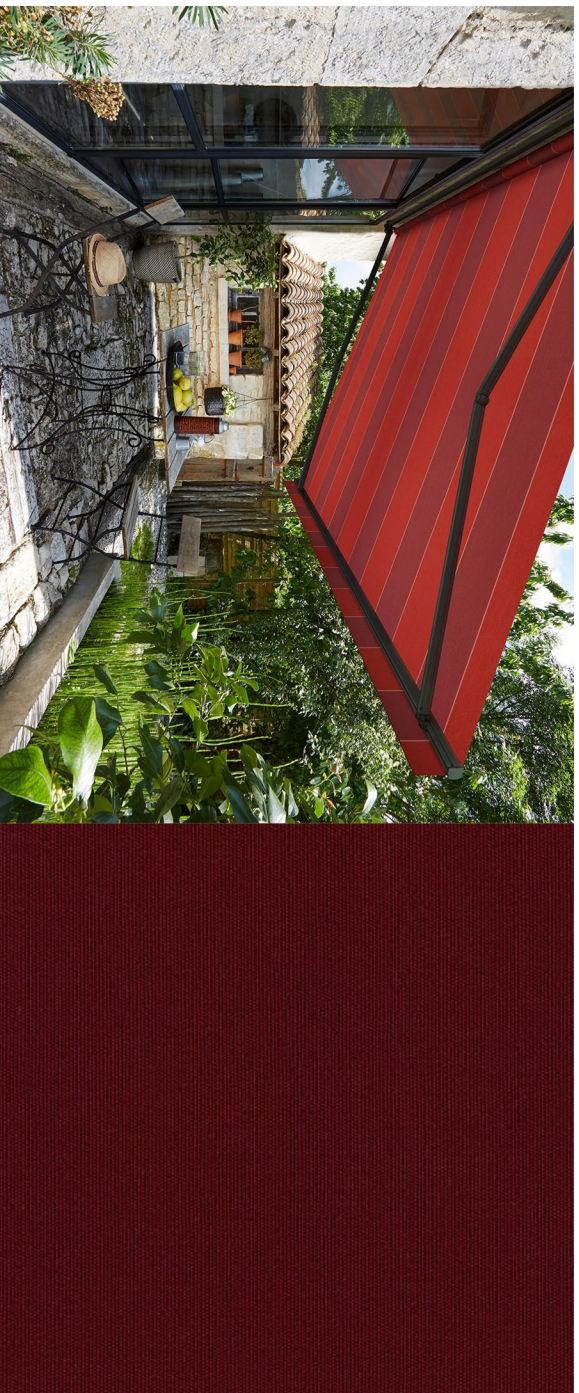
AGED LEAD FINISH - ON METAL FASCIA PANELS & ALUMINUM WINDOW SASH



METAL FASCIA PANELS



METAL ROOFTOP UNIT SCREEN



RETRACTABLE CANVAS AWNING WITH BURGUNDY FABRIC

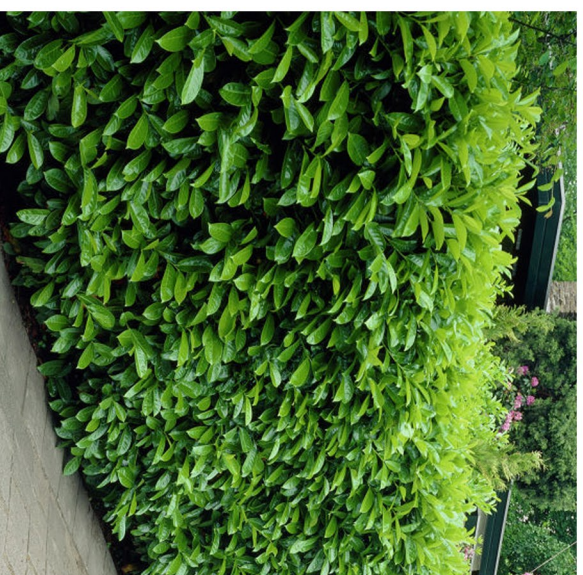


SLIDING ALUMINUM & GLASS WINDOWS

FIXED ALUMINUM & BUTT GLAZED GLASS WINDOWS



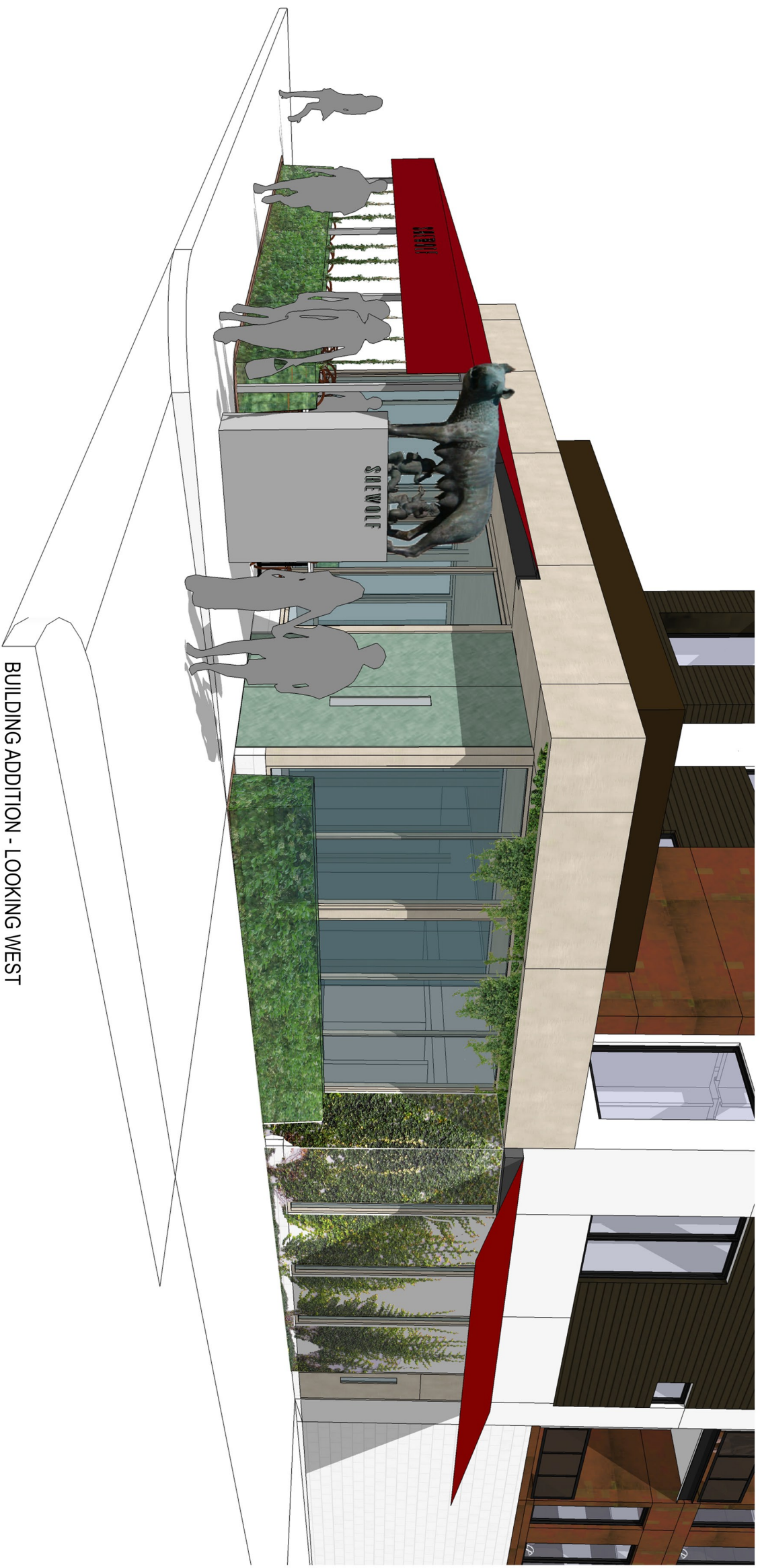
BOSTON IVY ON WALLS & GROWING UP ONTO BUILDING OVERHANG



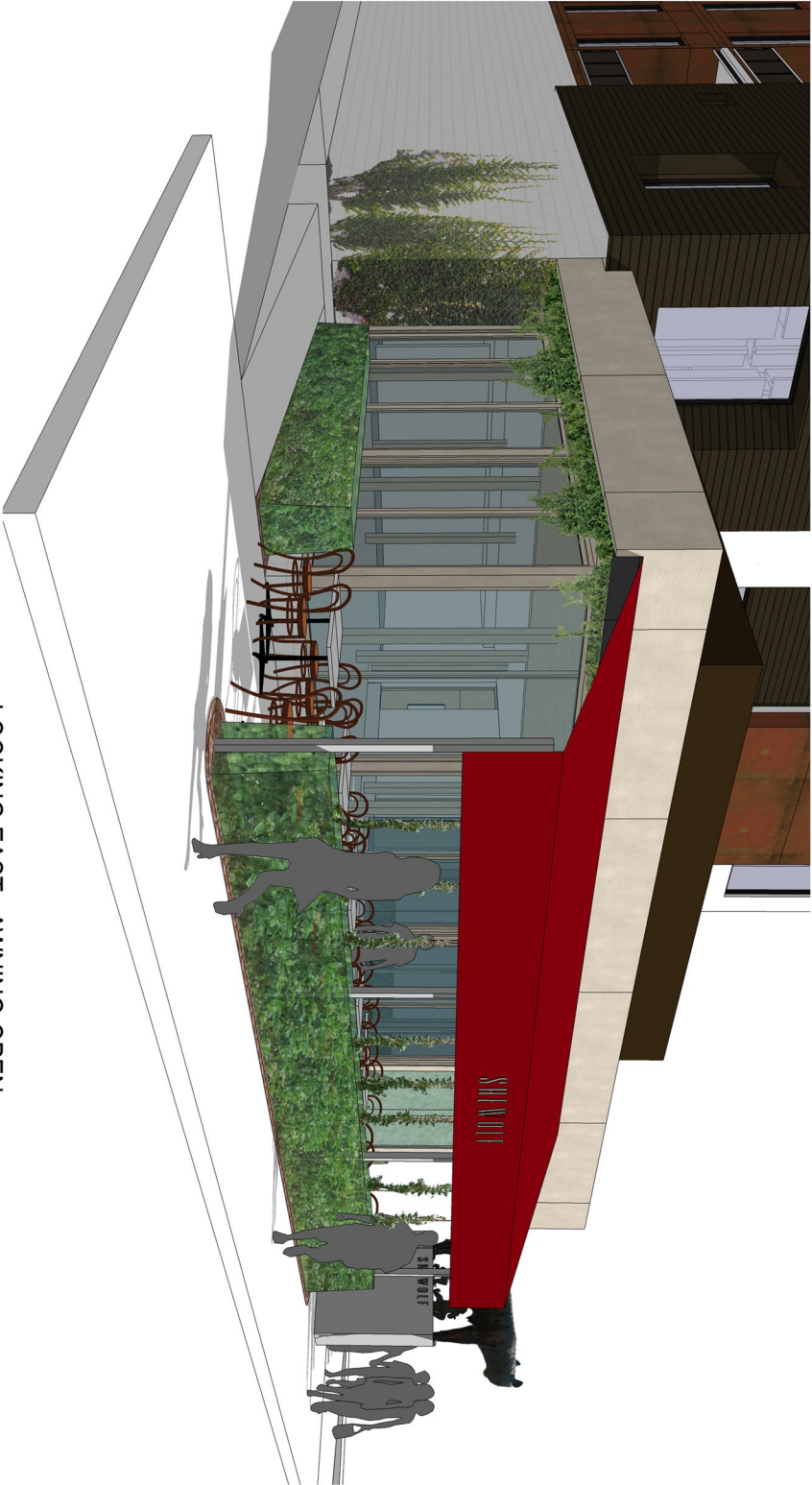
PRUNED VIBURNUM HEDGE



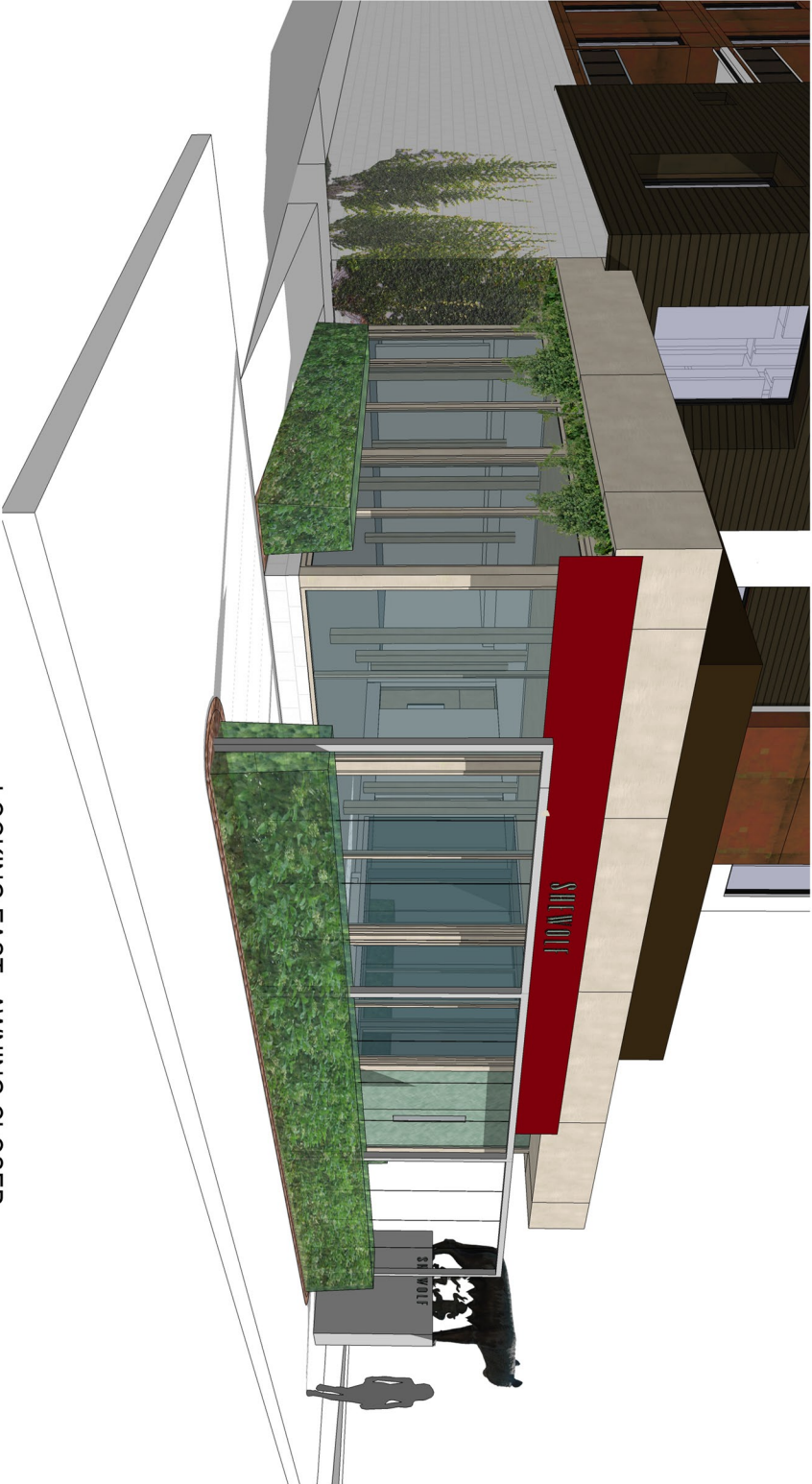
PATINA COPPER FINISH ON ENTRY DOOR



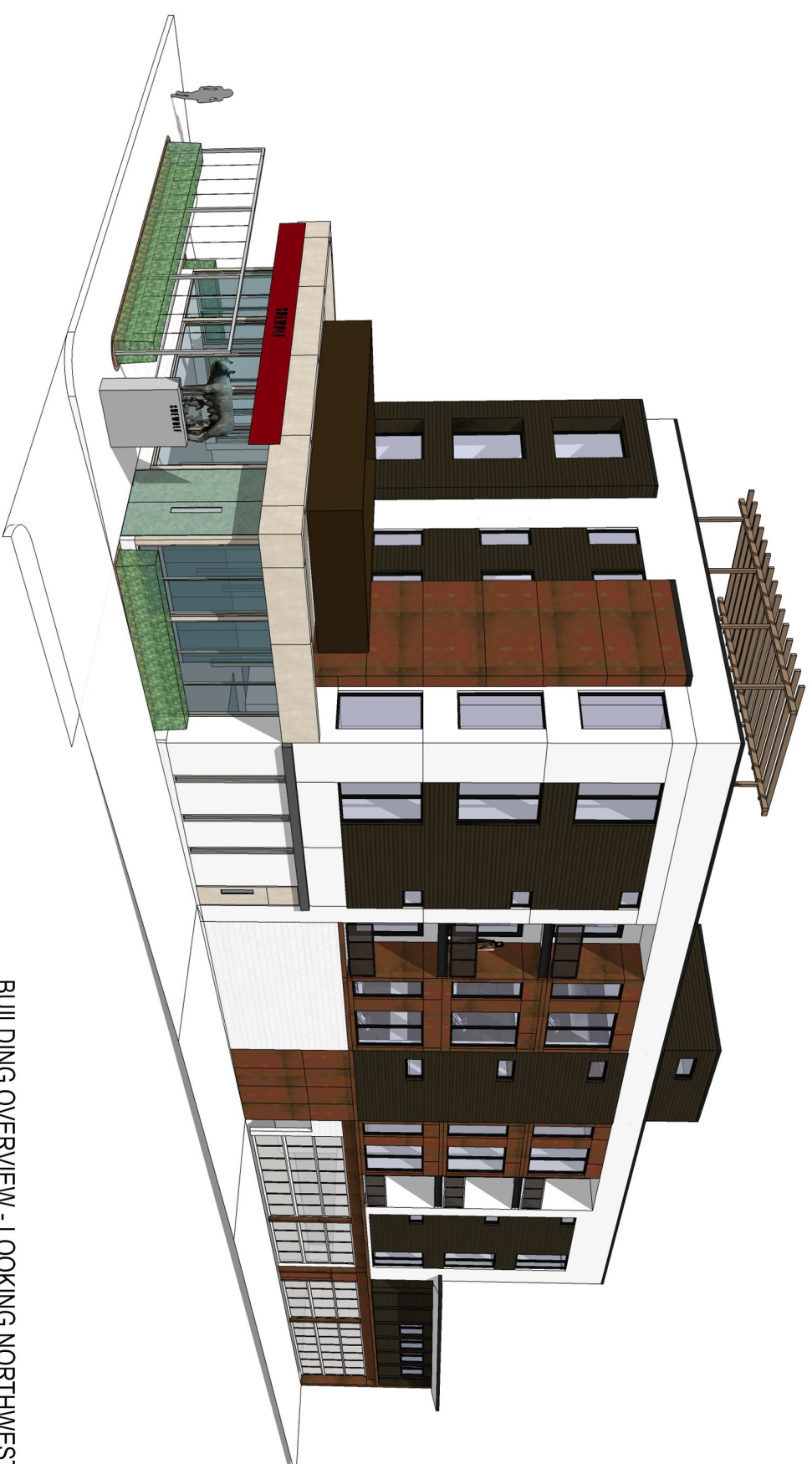
BUILDING ADDITION - LOOKING WEST



LOOKING EAST - AWNING OPEN



LOOKING EAST - AWNING CLOSED



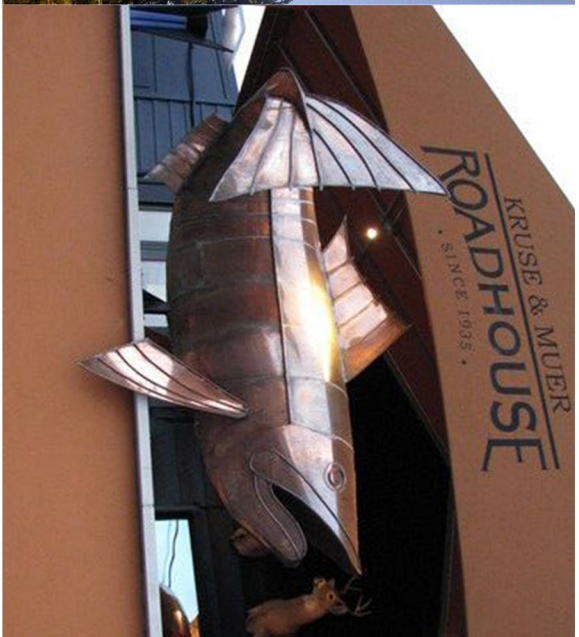
BUILDING OVERVIEW - LOOKING NORTHWEST



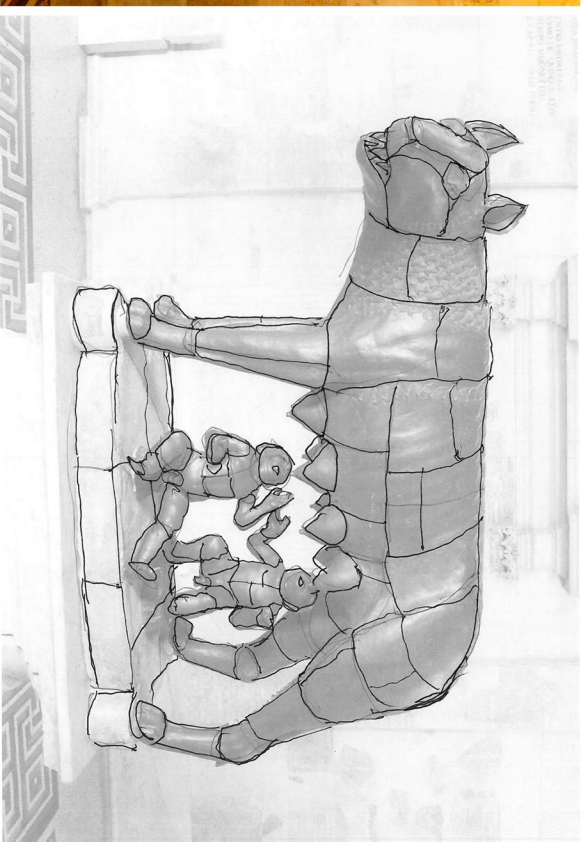
SIDE VIEW - LOOKING EAST







SIX EXAMPLES OF SCULPTURES MADE WITH SOLDERED METAL SHEETS

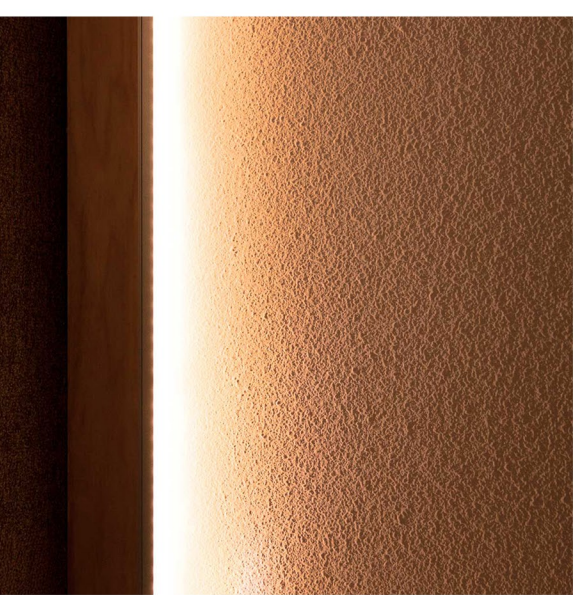


"CAPITOLINE WOLF" STATUE IN ROME, HAND CRAFTED INTO A CUSTOM COPPER SHEET SCULPTURE FORM IN A PATINA FINISH



SHEWOLF

RESTAURANT LOGO, IN FLAT CUT COPPER LETTERS



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