

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, January 12, 2018

To: *The Department or Commission Listed Below*

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

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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.

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DPW - CITY ENGINEERING DIVISION  
PLANNING AND DEVELOPMENT DEPARTMENT

**116** *Ron and Roman, request for encroachment into the right of way along Erskine Street.*

R O N A N D R O M A N

March 2, 2018

*Application for Encroachment into Right of Way*

*City of Detroit  
The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48201*

*Applicant: Darrell J. Dinges, Ron and Roman, Architects, et al.  
Architect as representative for  
Brush Park Kitchen and Bar  
(Submitted for Building Permit as "The Erskine")*

*Project Location: 3150 Woodward Avenue  
Detroit, MI 48201*

*The Honorable City Council:*

*Brush Park Kitchen and Bar is a new restaurant proposed for the Scott Building, currently in review for a building permit, owned by Michael Abrams and Brian Adelman. When complete, it will be a 3,150 square foot casual restaurant and bar, designed to be the corner café and bar for the neighborhood. Along the Erskine façade is a continuous sloped canopy that covers three areas: At the corner (west) is the heated 550 square foot four-season outdoor café with a painted steel railing, a glazed wood airlock entry vestibule and east of the airlock is another covered café for warm weather pre-function private parties of approximately 330 square feet. Along the Woodward façade are folded fabric canopies at each bay of windows and a painted continuous raised planter that both screens the hustle and bustle of the street and establishes a recognizable identity for the restaurant on the street. At the north end of this façade is the second exit from the restaurant and a small area to step outside the restaurant that is also sheltered by the canopy and planters. These elements along Woodward are all on private property. The proposed planters along the cafes along Erskine are all on public property.*

*We request the encroachment into the right of way along Erskine Street for:*

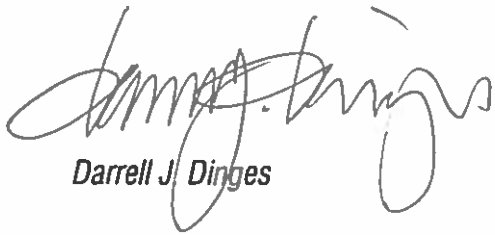
- 1. The two planters that extend into that right of way by approximately 1'-8" which leaves approximately 9'-1" and 15'-10-1/2" clear to the curb. (Please see attached plan.)*
- 2. And one (1) planter adjacent to the entrance to the restaurant that extend into the right of way approximately 4'-0" which leaves 6'-11-1/2" clear to the curb. (Please see attached plan.)*

*These planters are proposed to be in place and planted or filled with seasonal greenery year-round. They provide a planted buffer on both Woodward and frame the cafes on Erskine. This planted buffer is an important component of the cafes to both define the cafes as well as provide friendly greenery on an otherwise hardscaped sidewalk for both diners as well as passersby to enjoy.*

*Per enclosed revised drawings we have eliminated the planters at all locations which would interfere with your direction to provide a 6'-0" clear pedestrian path at all trees and light poles. Please note that the existing placement of the tree and pole in the right of way outside of our property line does not provide 6'-0" clear and is outside of our control.*

*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,*

A handwritten signature in black ink, appearing to read 'Darrell J. Dinges', written over a printed name.

*Darrell J. Dinges*

**Attached:**

**A101 Site/Floor Plan**

**A102 Exterior Elevations**

**A103 Proposed Exterior Perspectives**

**A104 Proposed Exterior Materials**

**A105 Existing Building Photographs**

**Sheets 1 and 2 – Land Title Survey**

WOODWARD AVENUE  
N. SIDE OF HWY 1

ERSKINE STREET  
N. SIDE OF HWY 1

1 SITE / FLOOR PLAN  
SCALE: 1/8" = 1'-0"

A101

SITE / FLOOR PLAN

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

DATE: 10/15/11

PROJECT: THE ERSKINE

CLIENT: THE ERSKINE

ARCHITECT: RON ANDERSON

2150 Woodward Avenue, Detroit, MI 48201

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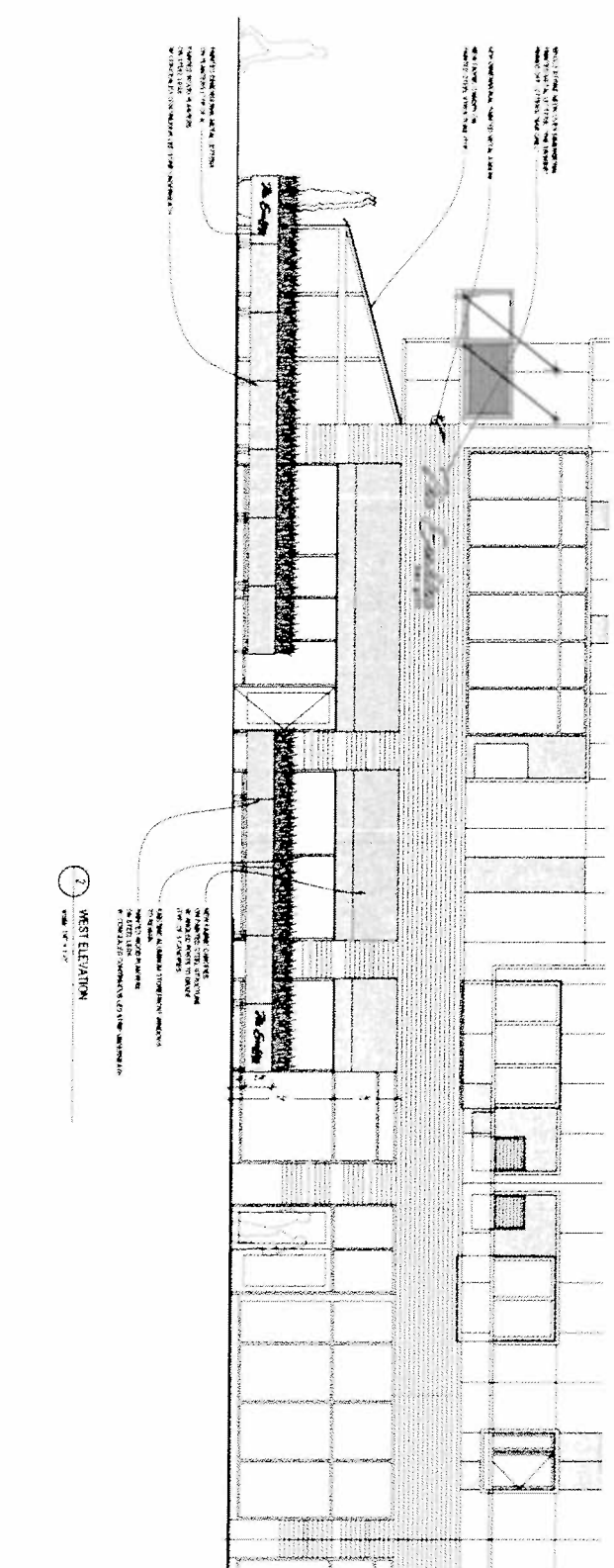
### The Erskine

New Restaurant in The South of Grand Park  
2150 Woodward Avenue, Detroit, MI 48201

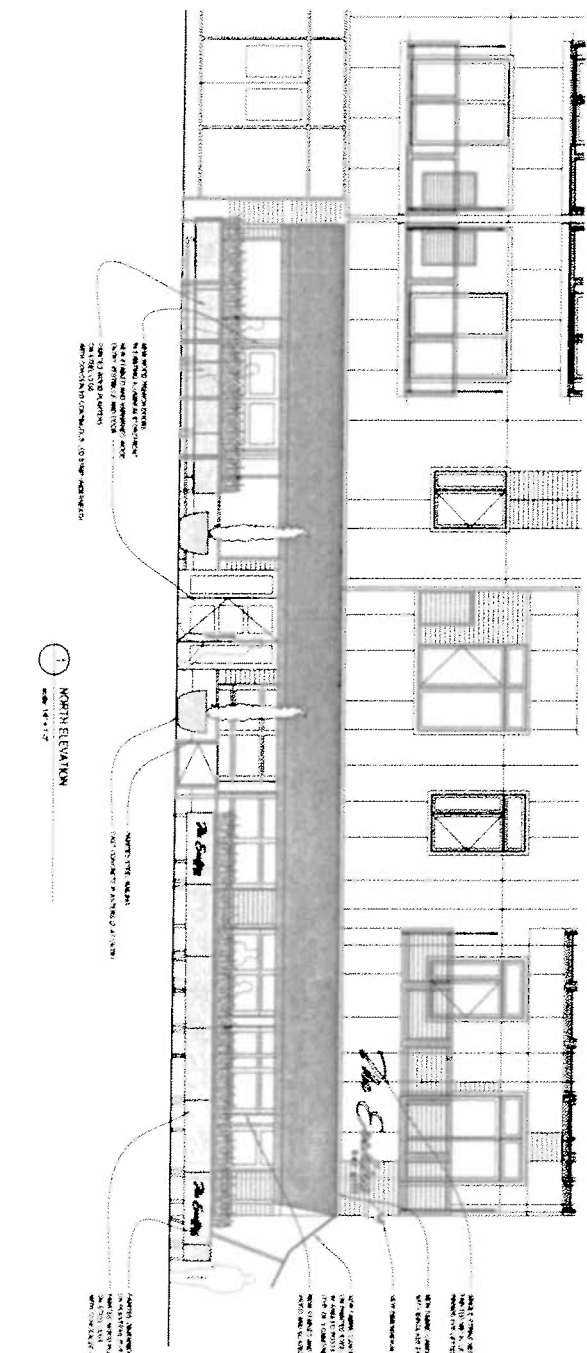
RON ANDERSON

ARCHITECTS, LLC

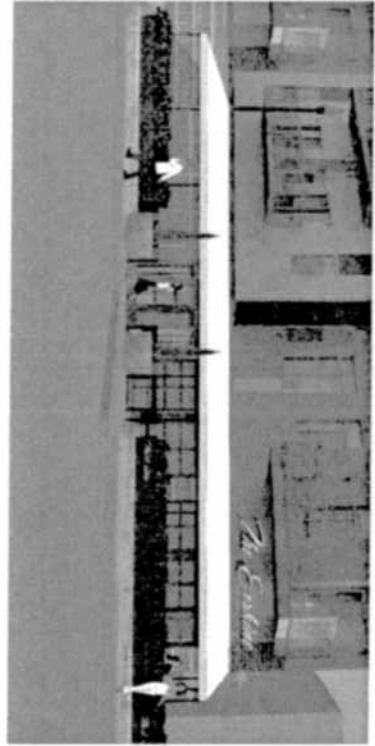
2150 Woodward Avenue, Detroit, MI 48201  
Tel: 313.223.8100 | Fax: 313.223.8100



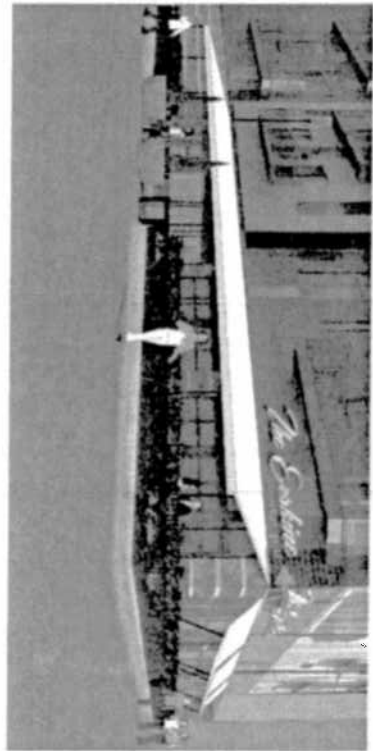
2 WEST ELEVATION



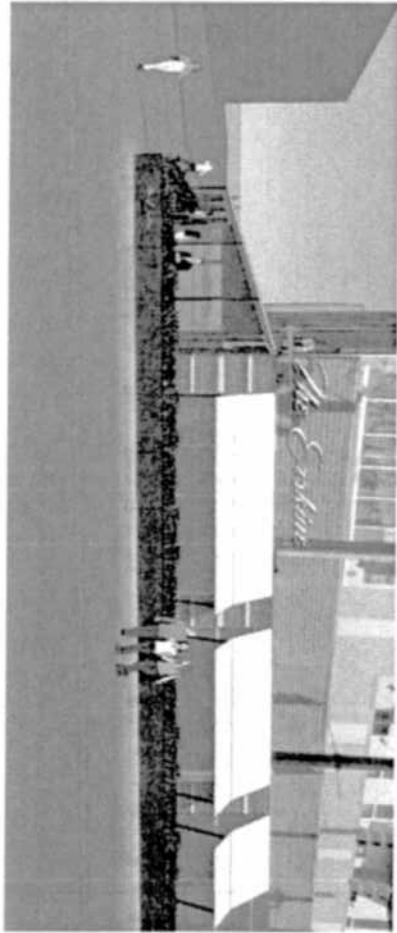
1 NORTH ELEVATION



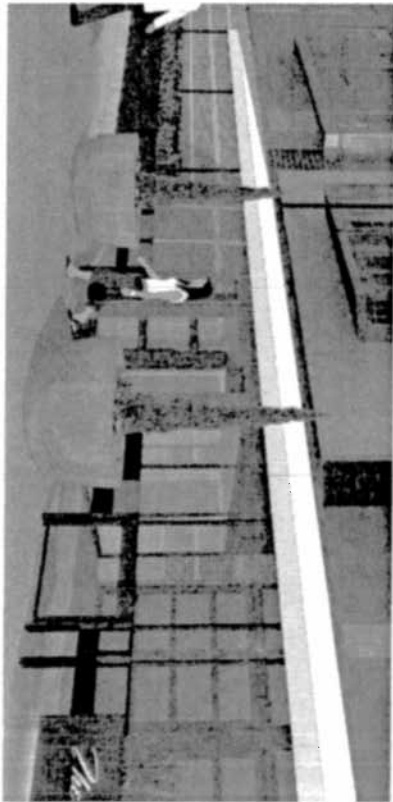
4. PROPOSED ERASING VIEW



3. PROPOSED CORNER VIEW



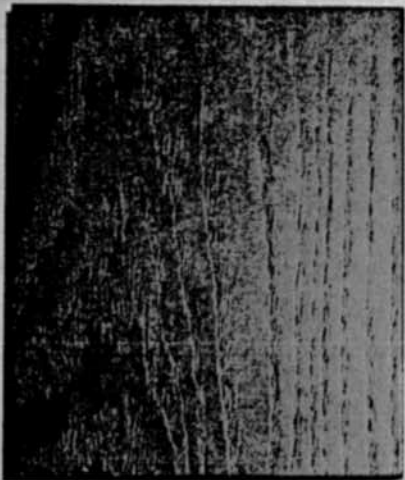
2. PROPOSED WESTWARD VIEW



1. PROPOSED ENTRY

NOTES:  
 1. THESE RENDERINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND DO NOT REPRESENT A CONTRACT.  
 2. ALL DIMENSIONS AND MATERIALS ARE SUBJECT TO CHANGE WITHOUT NOTICE.  
 3. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS.

NEW AIRLOCK (PAINTED) VESTIBULE  
STANDARD MOORE SYSTEM BELLAIR SYSTEM AIR-LOCK



STANDARD PAINTED SYSTEM  
CLAMP MOUNTED ALUMINUM TO MATCH EXISTING



PAINTED  
CAST CONCRETE - SHIMMOOK ONLY



CASTER FLOOR  
STANDARD MOORE SYSTEM  
ON THE SHIMMOOK



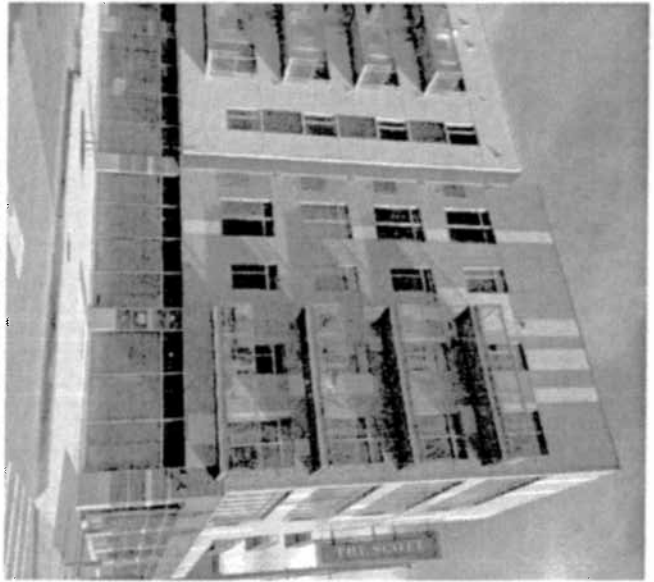
STANDARD  
PAINTED BELLAIR MOORE SYSTEM BELLAIR

CASTER FLOOR 100% PAINTED PAINTERS  
PAINTED BELLAIR MOORE SYSTEM

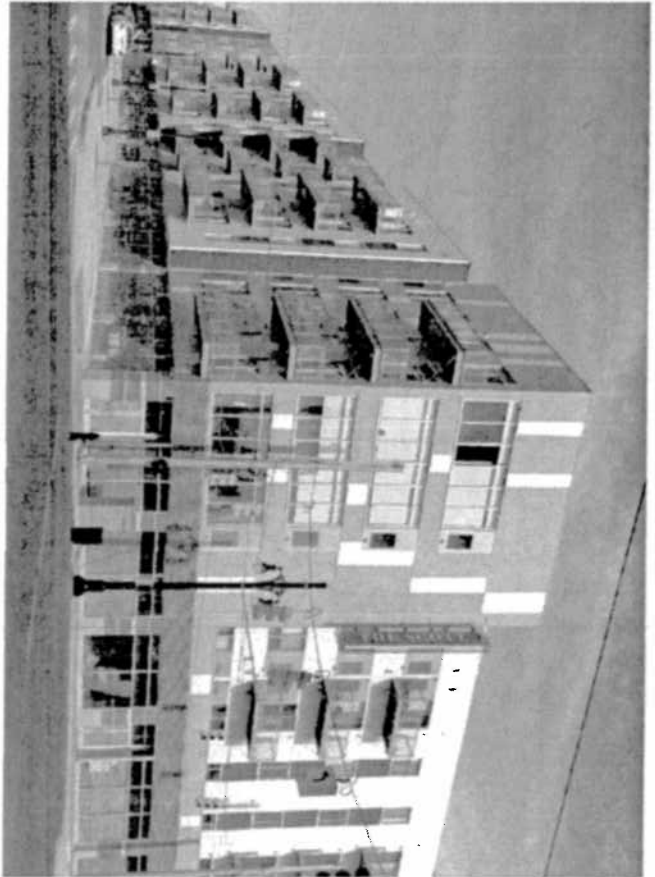


STANDARD  
MOORE MOUNTED OVER CONCRETE LETTERS





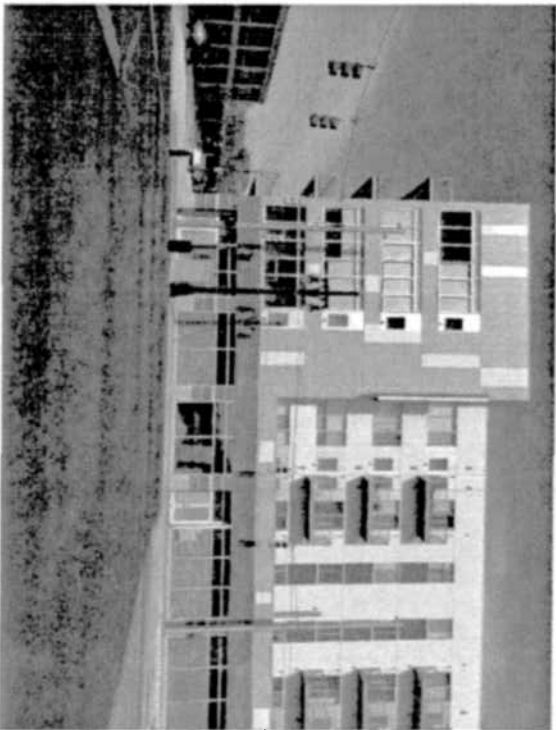
1 WOODWARD & EPSILON INTERSECTION (SOUTHEAST CORNER)



2 WOODWARD & EPSILON INTERSECTION (SOUTHEAST CORNER)



3 EPSILON NORTH ELEVATION



4 WOODWARD WEST ELEVATION

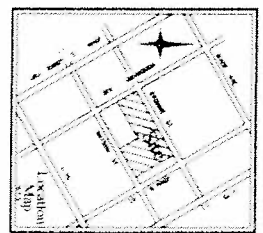
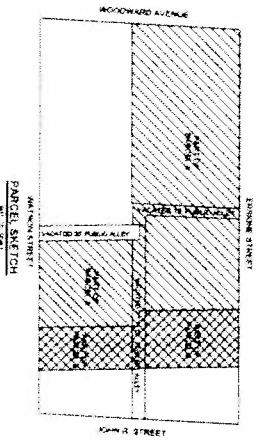
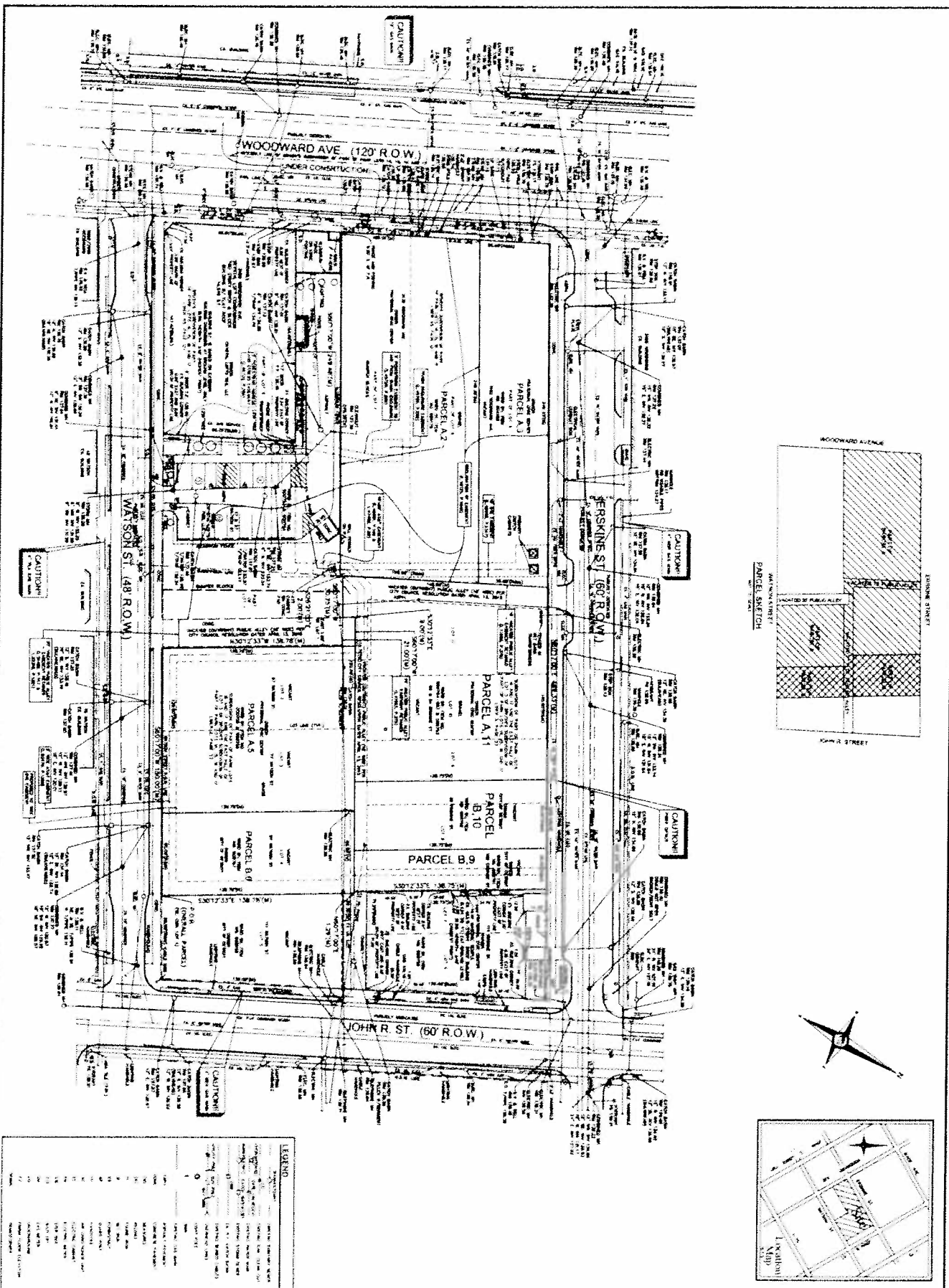
A105

Item	Description	Quantity	Unit
1	WOODWARD WEST ELEVATION	1	Sheet
2	WOODWARD & EPSILON INTERSECTION (SOUTHEAST CORNER)	2	Sheet
3	EPSILON NORTH ELEVATION	1	Sheet

Restaurant  
 New Restaurant in The Scott at Shopp Park  
 2100 Woodward Avenue, Detroit, MI 48201

**RON ANDROMAN**  
 ARCHITECTS P.C.  
 115 E. Grand St., Birmingham, MI 48203  
 TEL: 248-722-5748 FAX: 248-722-5749





LEGEND	
1	Proposed Building Footprint
2	Proposed Driveway
3	Proposed Parking
4	Proposed Landscaping
5	Proposed Utility Lines
6	Proposed Easements
7	Proposed Setbacks
8	Proposed Fences
9	Proposed Signs
10	Proposed Other

811  
 Call before you dig  
 1-800-485-5742  
 www.811.com

Project: 12345  
 Date: 1/15/2024  
 Engineer: J. Smith  
 1/26/24 1 of 2

**811**  
 Call before you dig  
 1-800-485-5742  
 www.811.com

**ATLANTIC**  
 Land Use Services  
 300 E. Main St., Suite 300  
 Portsmouth, NH 03801  
 Phone: 603-430-1100  
 Fax: 603-430-1101

**PROFESSIONAL ENGINEER**  
 License No. 12345  
 State of New Hampshire

**INF ENGINEERS**  
 CIVIL ENGINEERS  
 LAND SURVEYORS  
 LAND PLANNERS  
 123 Main St.  
 Portsmouth, NH 03801  
 Phone: 603-430-1100  
 Fax: 603-430-1101

**TITLE REPORT NOTES -**  
**PER TITLE COMMITMENT NO. 16274208**

1. THE REPORTING ENGINEER HAS REVIEWED THE RECORDS OF THE REGISTERED PROFESSIONAL ENGINEER AND THE RECORDS OF THE REGISTERED PROFESSIONAL SURVEYOR AND HAS FOUND THAT THE RECORDS OF THE REGISTERED PROFESSIONAL ENGINEER AND THE RECORDS OF THE REGISTERED PROFESSIONAL SURVEYOR ARE IN ACCORD WITH THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL ENGINEER AND THE REGISTERED PROFESSIONAL SURVEYOR. THE RECORDS OF THE REGISTERED PROFESSIONAL ENGINEER AND THE RECORDS OF THE REGISTERED PROFESSIONAL SURVEYOR ARE IN ACCORD WITH THE REQUIREMENTS OF THE REGISTERED PROFESSIONAL ENGINEER AND THE REGISTERED PROFESSIONAL SURVEYOR.

**LEGAL DESCRIPTIONS - PER TITLE COMMITMENT**

1. THE LEGAL DESCRIPTION OF THE PROPERTY IS AS FOLLOWS: [Detailed legal description text]

**PER TITLE COMMITMENT NO. 16274208**

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**EXISTING SITE DATA**

1. THE EXISTING SITE DATA IS AS FOLLOWS: [Detailed site data text]

**BOUNDARY NOTE**

1. THE BOUNDARY NOTE IS AS FOLLOWS: [Detailed boundary note text]

**CERTIFICATE OF SURVEY**

1. THE CERTIFICATE OF SURVEY IS AS FOLLOWS: [Detailed certificate of survey text]

**FLOOD HAZARD NOTE**

1. THE FLOOD HAZARD NOTE IS AS FOLLOWS: [Detailed flood hazard note text]

**BOUNDARY NOTE**  
 1. THE BOUNDARY NOTE IS AS FOLLOWS: [Detailed boundary note text]

**CERTIFICATE OF SURVEY**  
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**FLOOD HAZARD NOTE**  
 1. THE FLOOD HAZARD NOTE IS AS FOLLOWS: [Detailed flood hazard note text]

**ATLAS SURVEY NOTES**  
 1. THE ATLAS SURVEY NOTES IS AS FOLLOWS: [Detailed atlas survey notes text]

**BOUNDARY NOTE**  
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2018-01-12

**116**

**116** *Petition of Ron and Roman, request  
for encroachment into the right of way  
along Erskine Street.*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION  
PLANNING AND DEVELOPMENT DEPARTMENT