

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

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.

Petition No.	2024-056
Name of Petitioner	Randolph Centre 2020 LLC
Description of Petition	Petition for Encroachment into Randolph Street, adjacent to the property commonly known as 1435 Randolph Street, for the purpose of installing an awning and on-site advertising sign.
Type of Petition	Alley Vacation/ Encroachment/ Utility Vacation
Submission Date	2/12/24
Concerned Departments	Department of Public Works, Planning and Development Department, City Engineering Division
Petitioner Contact	Randolph Centre 2020 LLC 1435 Randolph Street, Suite 200 Detroit, MI, 48226



**CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION**

**COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE. SUITE 601
DETROIT, MICHIGAN 48226
PHONE: (313) 224-3949 TTY: 711
WWW.DETROITMI.GOV**

To: Clerk's Office
From: The Department of Public Works
City Engineering Division
MapsandRecordsBureau@DetroitMI.Gov
(313) 224-3970

Petitioner:
Randolph Centre 2020 LLC
1435 Randolph Street, Suite 200
Detroit, MI, 48226

On behalf of the above-mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the action below. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

Petition for Encroachment into Randolph Street, adjacent to the property commonly known as 1435 Randolph Street, for the purpose of installing an awning and on-site advertising sign.

Jered Dean
Manager II
Department of Public Works
City Engineering Division
313-224-3985

HamiltonAnderson

December 7, 2023

To Whom it May Concern,

Randolph Centre LLC is pleased to have Fixins Soul Kitchen Detroit, LLC, as a ten-year tenant in the ground floor space of the Randolph Centre Building located at 1435 Randolph Street, Detroit, MI. 48226. The new restaurant will occupy the currently empty restaurant and lounge spaces. The new restaurant build out is to include new interiors, new kitchen, an exterior vertical sign (replacing the existing), new awnings and a low fencing on the existing sidewalk to define the proposed outdoor dining areas. The outdoor dining area will be re-activated from the former restaurant operation. The existing low metal fence will be removed and replaced.

The new aluminum frame fabric awning system will be ~ 4'8" in height and project off the face of the building ~ 8'0". The top will align with the existing top of curtainwall with the bottom edge +/- 9'10" above grade.

Patio railing will be 36" in height with 2"x1" rectangular top rail, 2" flat bar steel posts at 4'6" o.c. with metal wire mesh infill panels.

The new projecting wall sign of diameter 3'6" with the bottom edge +/- 23'0" above grade.

Please see the attached site plan as well as awning details. Please feel free to contact our office if there are any questions or additional information is required.

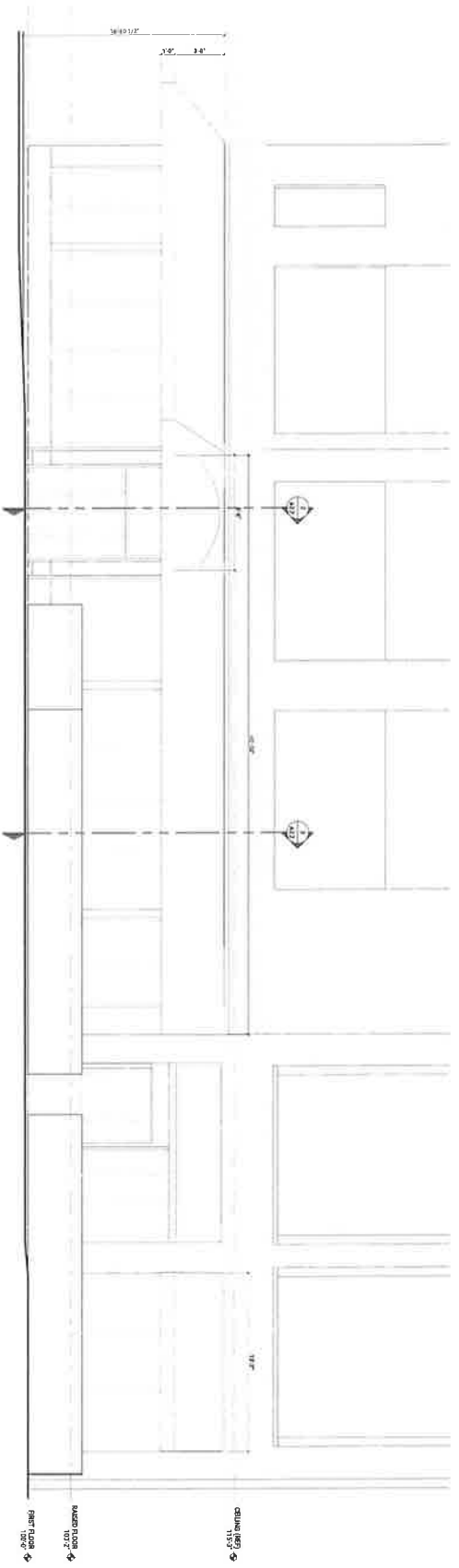
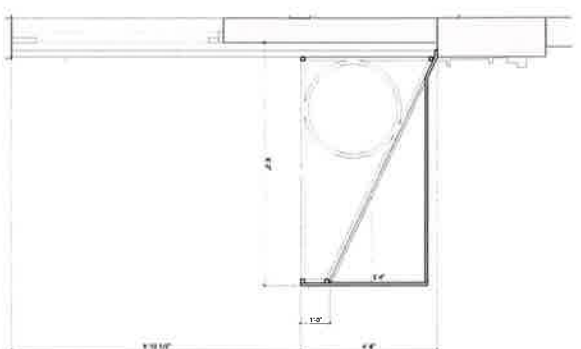
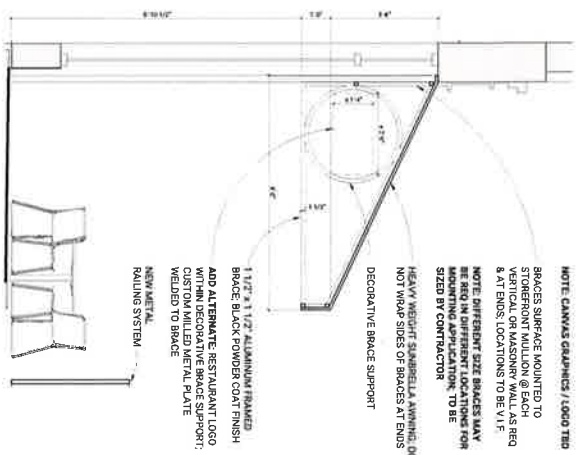
Sincerely,

Hamilton Development Company/Randolph Centre Building LLC

Rainy Hamilton, Jr., FAIA, NOMA
President



AWNING VISUALIZATION



STUDIO DETROIT ARCHITECTS
2040 RAY AVENUE, SUITE 200
DETROIT, MI 48226
PHONE: 313.962.8000
WWW.STUDIODETROIT.COM

DO NOT SCALE DIMENSIONS

SOLID

DATE: 03/20/20

DESIGNER: M.J.C.

CHECKED: K.J.C.

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



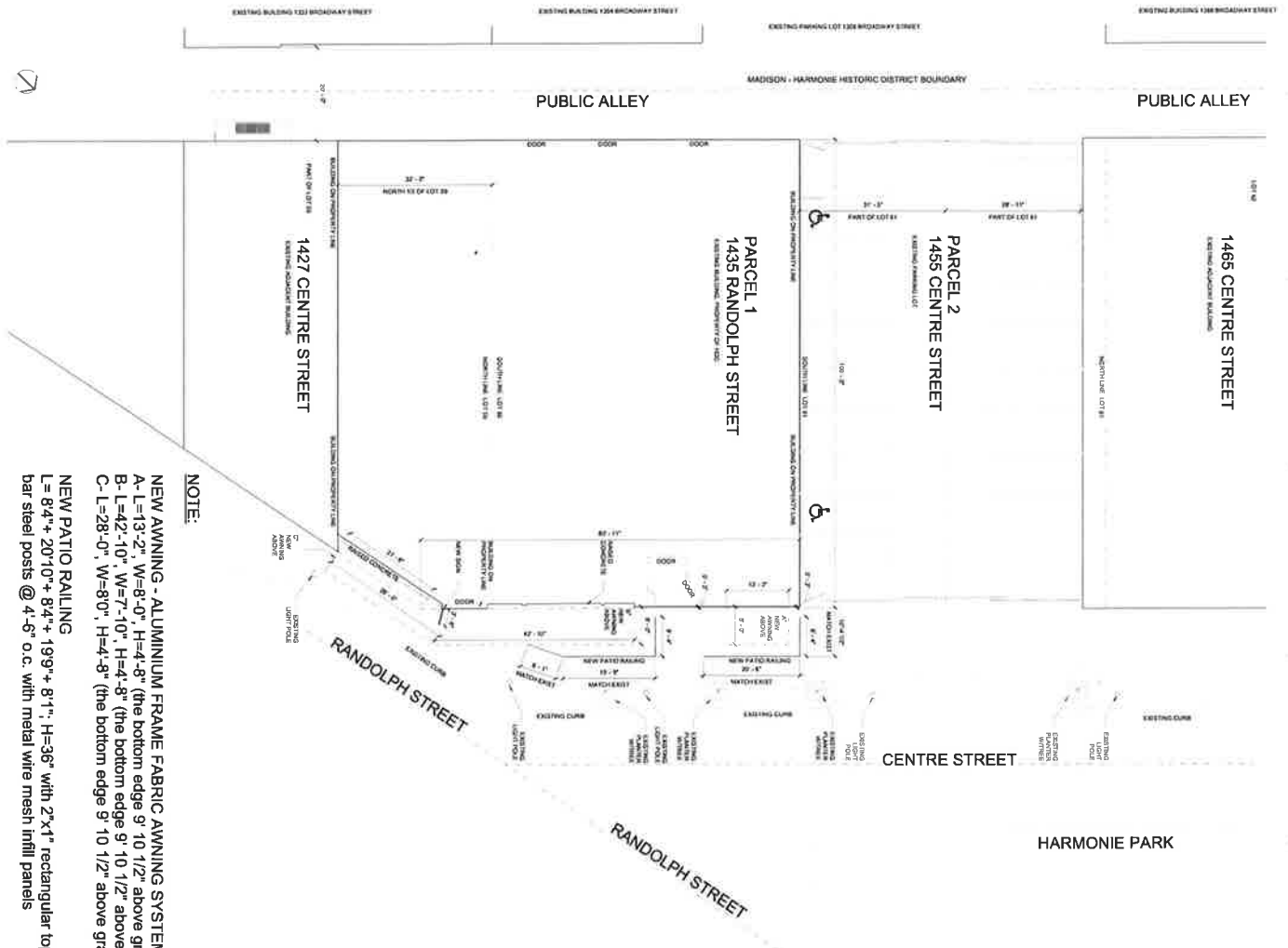
CLIENT

FIXINS SOUL KITCHEN

1415 DECATUR AVE. 3RD FLOOR
DETROIT, MI 48226

PROJECT NUMBER: 1415 DECATUR

DATE: 03/20/20



NOTE:

- NEW AWNING - ALUMINUM FRAME FABRIC AWNING SYSTEM.
- A- L=13'-2", W=8'-0", H=4'-8" (the bottom edge 9" 10 1/2" above grade)
- B- L=42'-10", W=7'-10", H=4'-8" (the bottom edge 9" 10 1/2" above grade)
- C- L=28'-0", W=8'-0", H=4'-8" (the bottom edge 9" 10 1/2" above grade)
- NEW PATIO RAILING
- L= 8'4" + 20'10" + 8'4" + 19'9" + 8'1" + H=36" with 2"x1" rectangular top rail, 2" flat bar steel posts @ 4'-6" o.c. with metal wire mesh infill panels

SIGN

Projection to street: 3'6", Diameter: 3'6", The bottom edge 23'0" above grade

ENCROACHMENT SKETCH

SITE PLAN WITH NEW AWNING AND RAILING

NOT TO SCALE
 12/3/2023

HamiltonAnderson
 ARCHITECTS
 1435 SUNDACH ST. 2ND FLOOR
 DORSET, VERMONT 05825
 TEL: 802.452.4110
 WWW.HAMILTONANDERSON.COM
 13 OF 14 SHEETS
 2023.12.03
 231203.0000

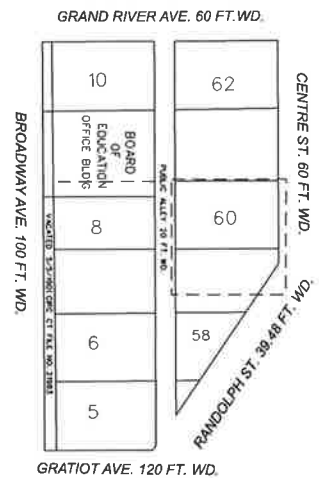
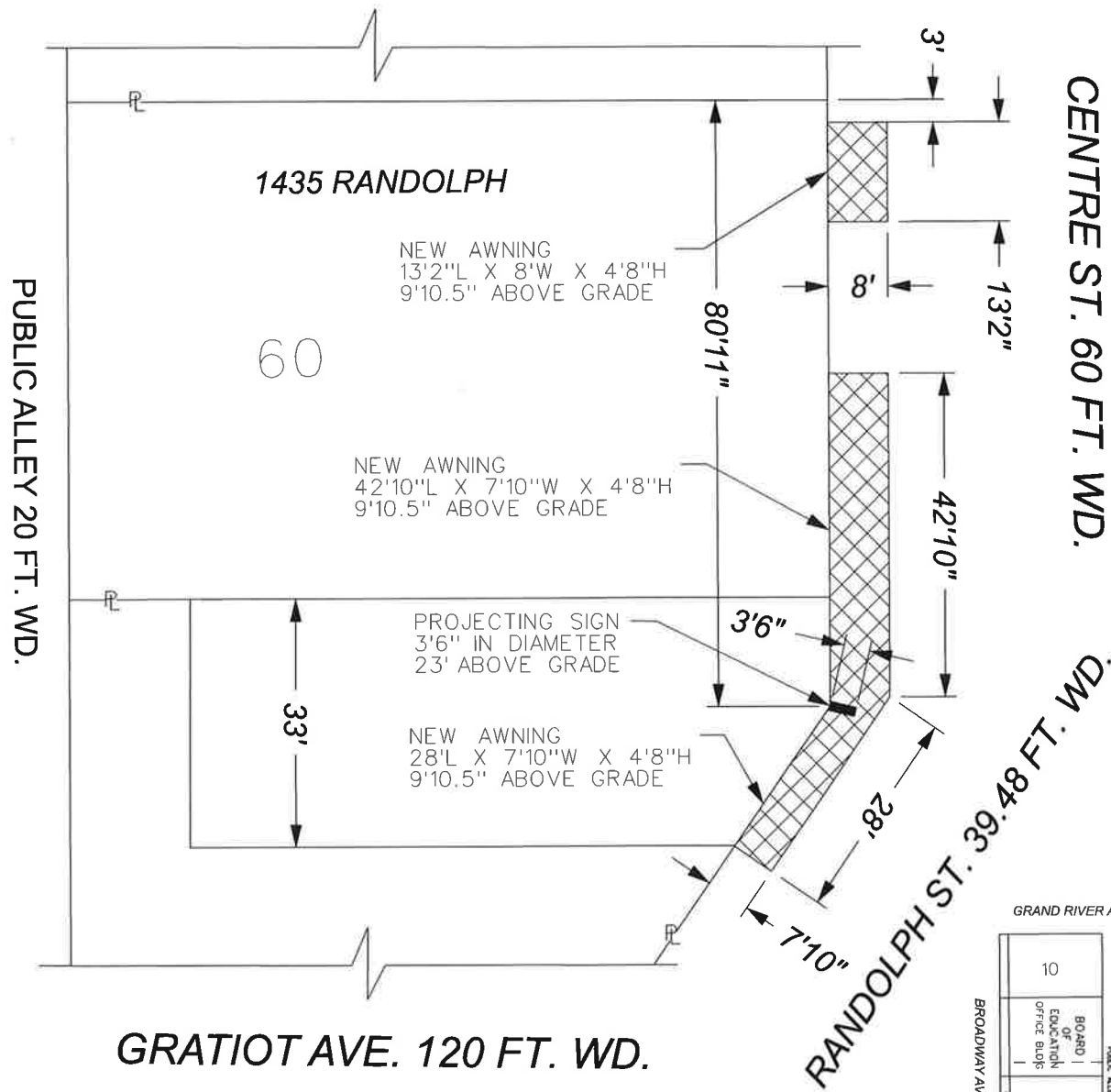
Structural Engineer:
 Daniel J. Gagnier
 201 S. Main Street
 South Ferrisburgh, VT 05477
 802.452.4110
 231203.0000



LOCATION MAP
 NOT TO SCALE



GRAND RIVER AVE. 60 FT. WD.



- REQUEST ENCROACHMENT
(For above grade awnings)



- REQUEST ENCROACHMENT
(For projecting sign)

(FOR OFFICE USE ONLY)

CARTO 28 A

**REQUEST ENCROACHMENT
INTO RANDOLPH ST.,
AND CENTRE ST.
AT 1435 RANDOLPH ST.**

**CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU**

JOB NO. 23-168

DRWG. NO.

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	12-20-2023	APPROVED	JD		