



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.

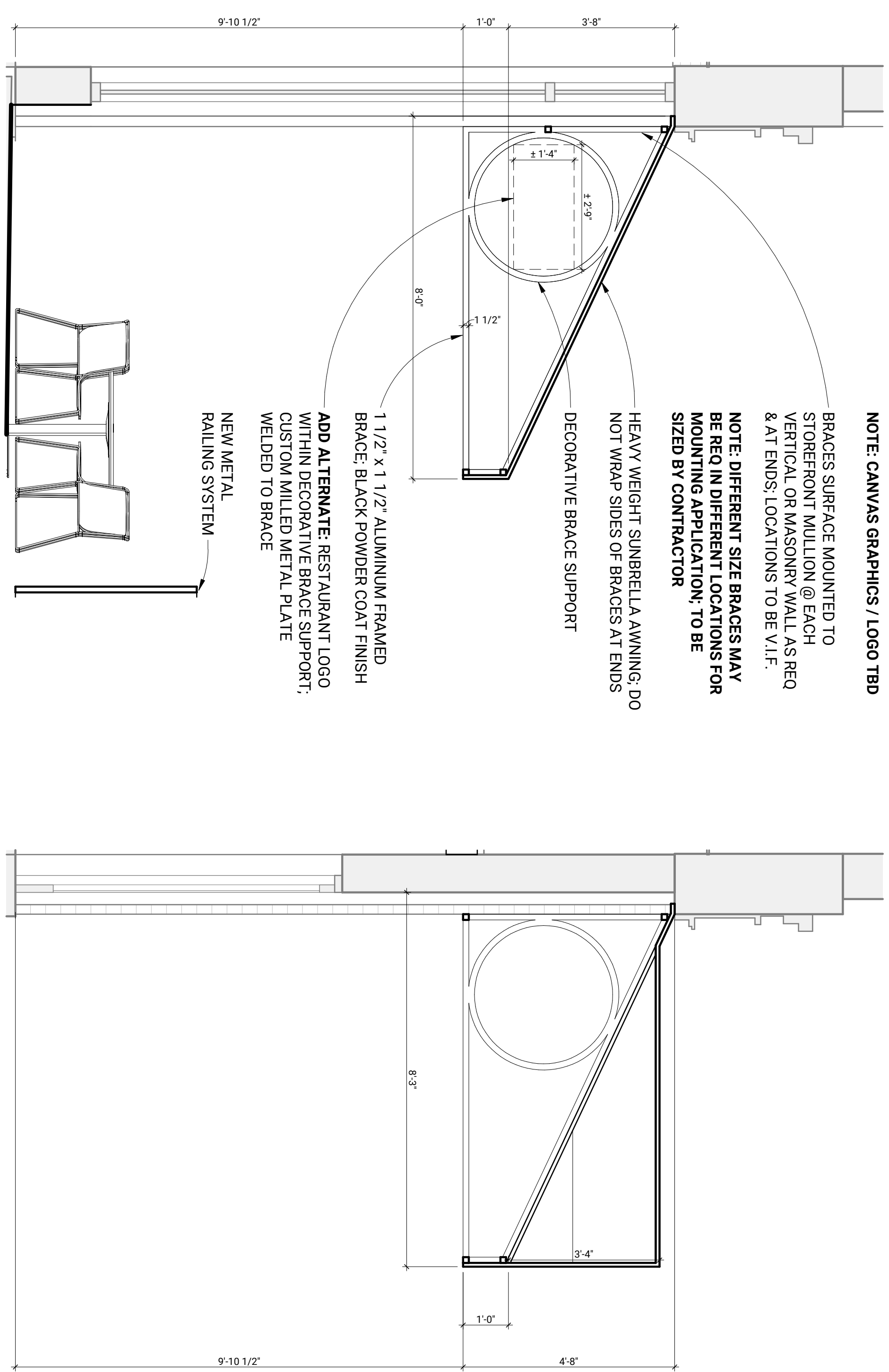
The new projecting wall sign of diameter 3'6" with the bottom edge +/- 23'0" above grade.

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

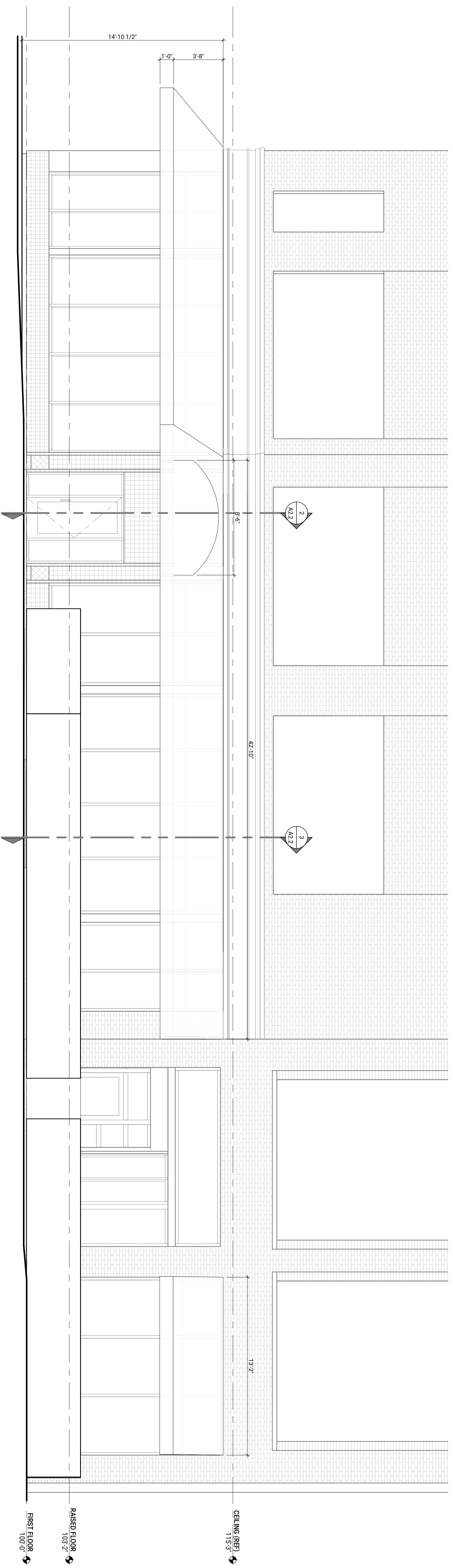
Rainy Hamilton, Jr., FAIA, NOMA
President



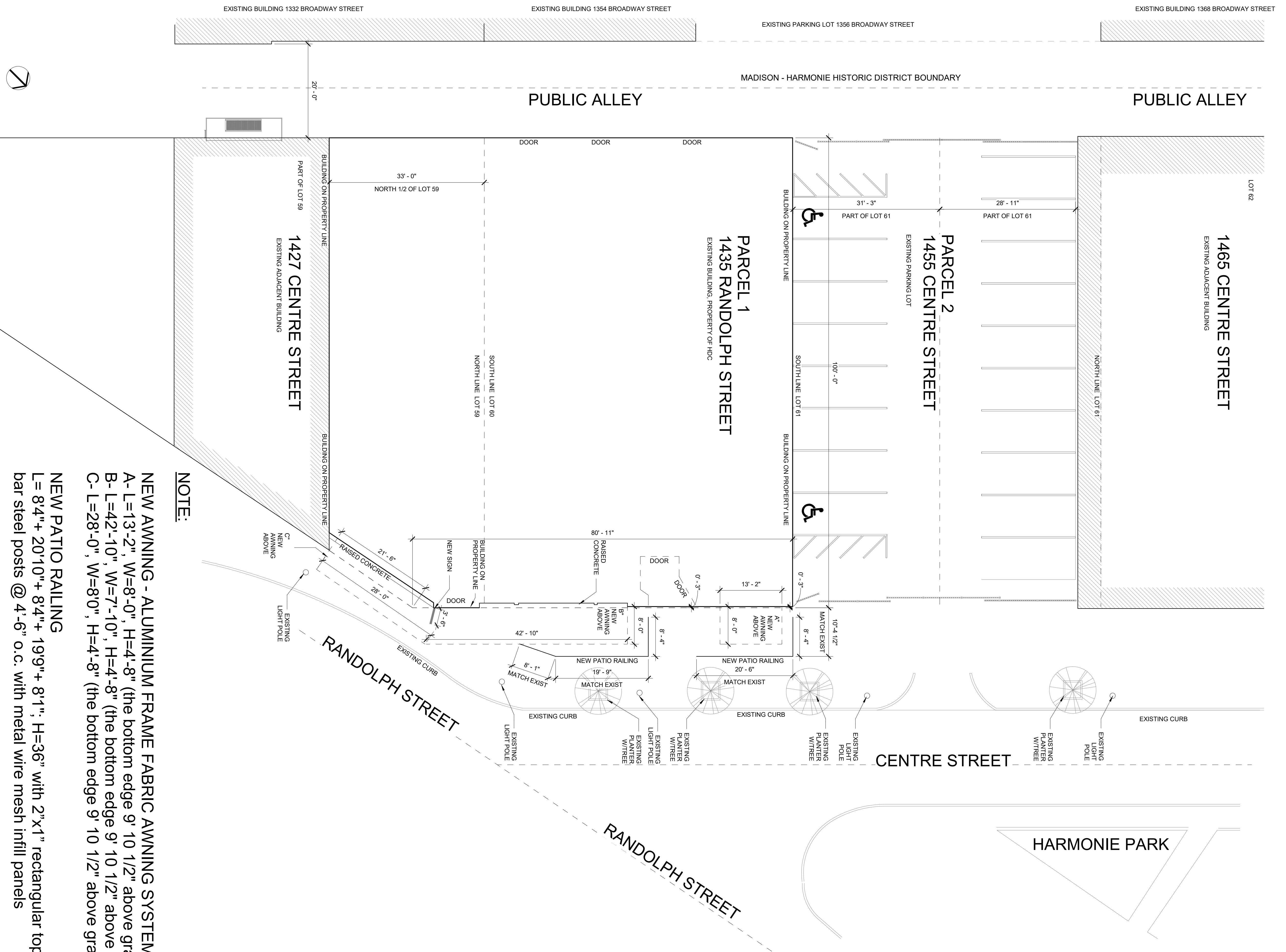
AWNING VISUALIZATION

3 AWNING SECTION @ TABLES

2 AWNING SECTION @ ENTRANCE



1 PARTIAL EAST ELEVATION



NOTE:

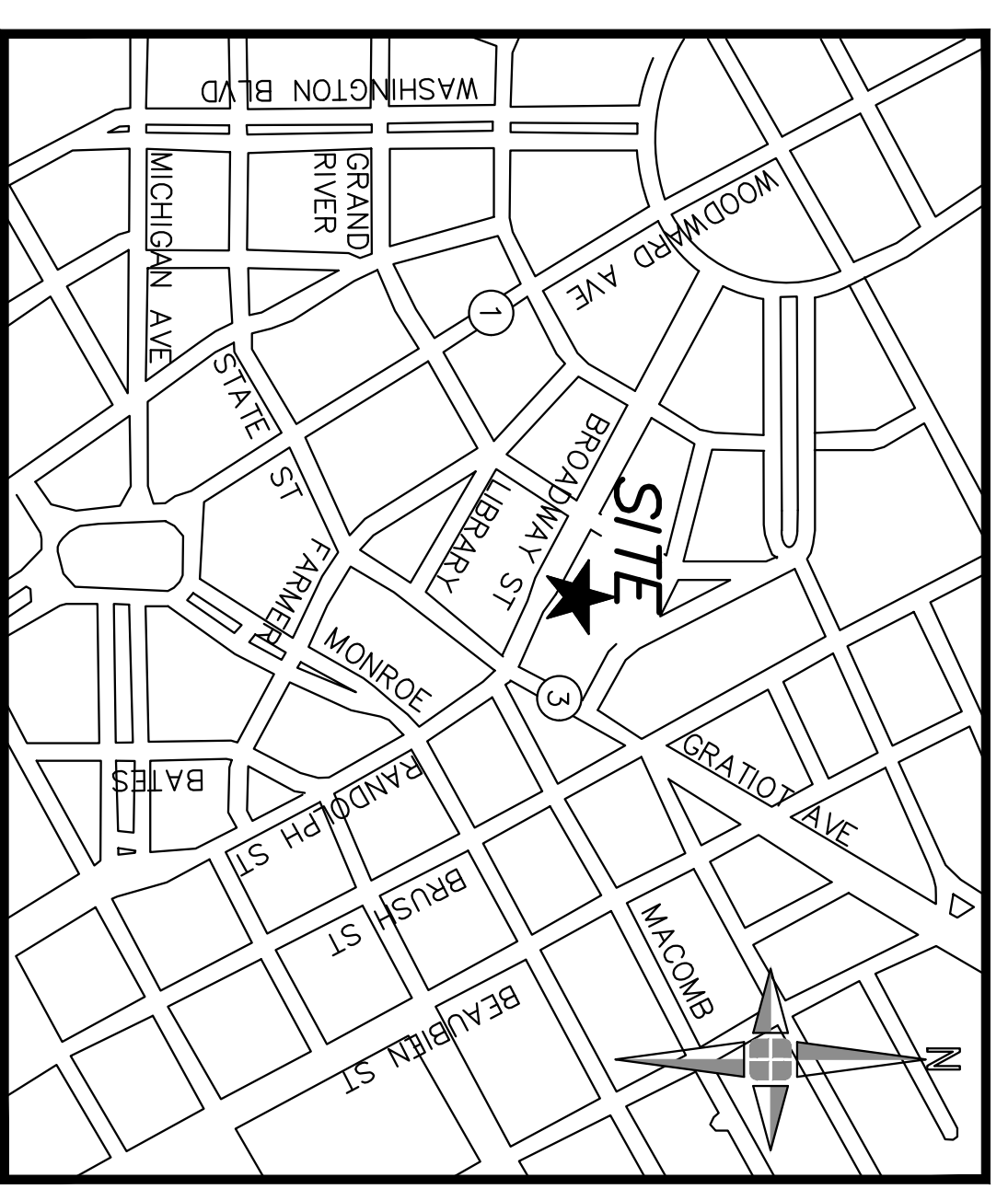
- A- L=13'-2", W=8'-0", H=4'-8" (the bottom edge 9' 10 1/2" above grade)
- B- L=42'-10", W=7'-10", H=4'-8" (the bottom edge 9' 10 1/2" above grade)
- C- L=28'-0", W=8'-0", H=4'-8" (the bottom edge 9' 10 1/2" above grade)

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 2'-0" above grade



LOCATION MAP
 NOT TO SCALE

ENCROACHMENT SKETCH

SITE PLAN WITH NEW AWNING AND RAILING
 NOT TO SCALE
 12/3/2023

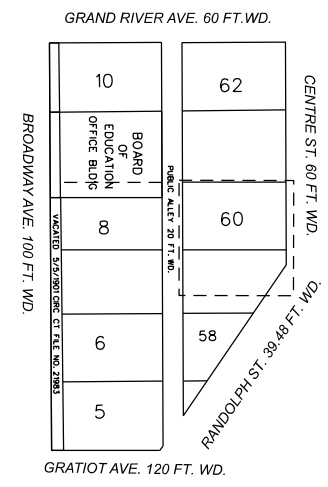
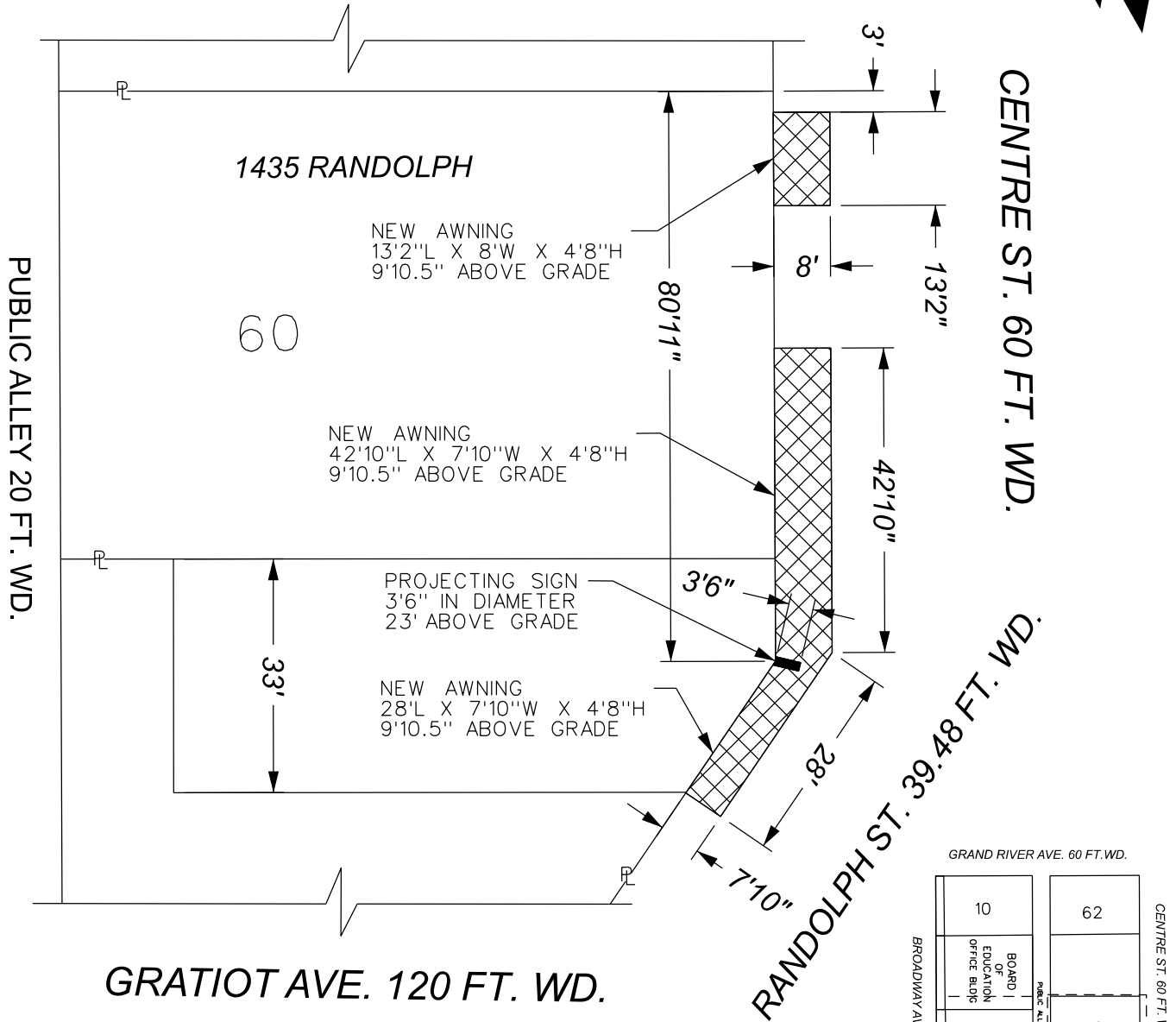
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 Detroit, MI 48226
 248 822 2070

Civil Engineer
 HHI Engineering
 220 Bagley
 Detroit, MI 48226
 313 860 0580



GRAND RIVER AVE. 60 FT. WD.



- REQUEST ENCROACHMENT (For above grade awnings)
- REQUEST ENCROACHMENT (For projecting sign)

(FOR OFFICE USE ONLY)

CARTO 28 A

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

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.	