



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 Capital Partners LLC
1407 Randolph, STE 300
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 within Randolph Street, lying adjacent to the property commonly known as 1407 Randolph Street, for the purpose of gaining approval to occupy the below grade areaway located under the public sidewalk.

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

studiozONE, llc

350 Madison, 4th Floor, Detroit, Michigan • www.studiozonedetroit.com • (313) 549-2790

October 12, 2023

Department of Public Works
City of Detroit

RE: Existing Basement Vault Encroachment at 1427 Randolph

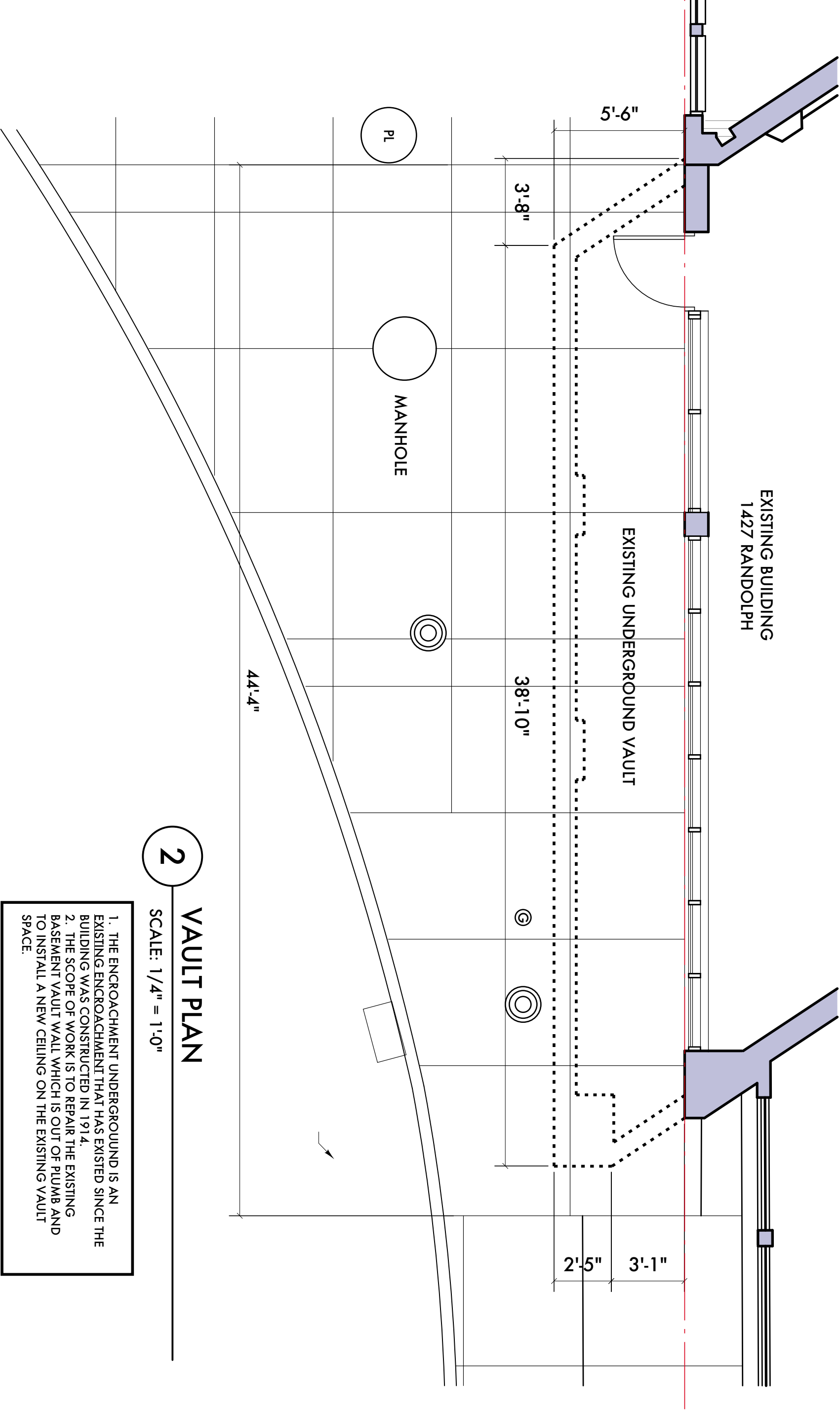
To Whom It May Concern:

The owner of the existing building at 1427 Randolph is requesting the continued use of the existing basement vault in front of 1427 Randolph.

Drawings A2.10 Site Plan, S3.01 Existing Plans and S3.11 Proposed Structural Plans document the existing vault and show the repairs to the existing vault structure.

Sincerely,

John P. Biggar, PA, AIA, NCARB
studiozONE, llc



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VAULT PLAN

SCALE: 1/4" = 1'-0"

1. THE ENCROACHMENT UNDERGROUND IS AN EXISTING ENCROACHMENT THAT HAS EXISTED SINCE THE BUILDING WAS CONSTRUCTED IN 1914.
2. THE SCOPE OF WORK IS TO REPAIR THE EXISTING BASEMENT VAULT WALL WHICH IS OUT OF PLUMB AND TO INSTALL A NEW CEILING ON THE EXISTING VAULT SPACE.

02/01/24 HOW Permit Revisions
 Date: Issued For:
Sidewalk Vault Repair
 1427 Randolph Street
 Detroit, Michigan 48226
studiozone : DETROIT
 architectural urban DESIGN interior
 320 Madison Avenue
 14th Floor
 Detroit, Michigan 48226
 studiozone@studiozone.com
 info@studiozone.com
 Project Number: 2023
 Sheet Title:
VAULT PLAN

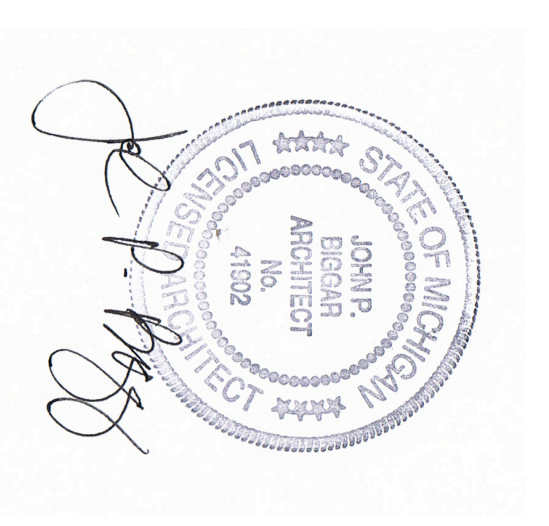
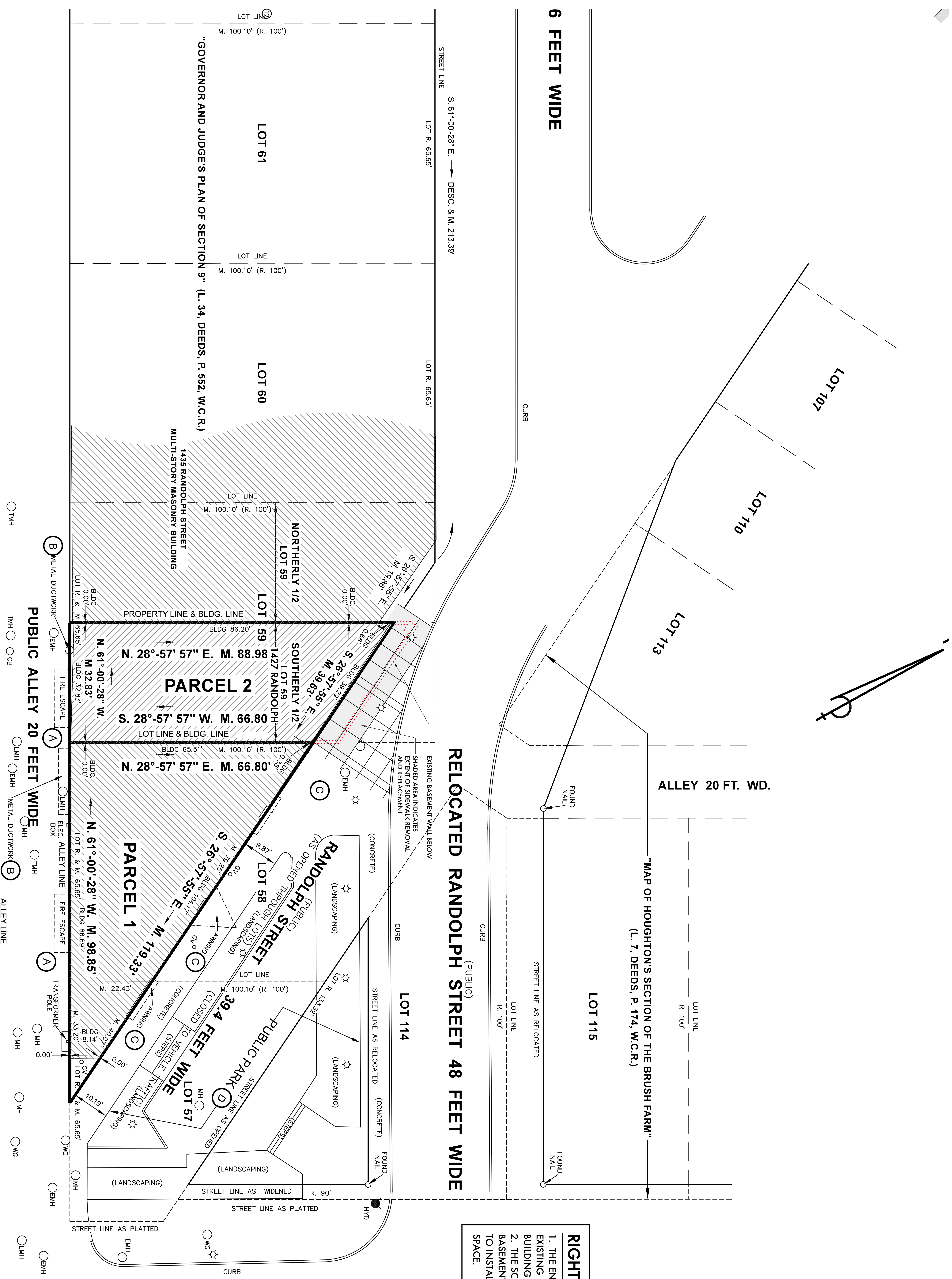
GENERAL NOTES:

1. CONTRACTOR RESPONSIBLE FOR CONTACTING ALL UTILITIES IN THE RIGHT OF WAY WORK AREA. DO NOT PROCEED W/ RIGHT-OF-WAY WORK UNTIL THE APPROPRIATE APPROVALS ARE GRANTED.

RIGHT OF WAY ENCROACHMENT:

1. THE ENCROACHMENT UNDERGROUND IS AN EXISTING ENCROACHMENT THAT HAS EXISTED SINCE THE BUILDING WAS CONSTRUCTED IN 1914.
2. THE SCOPE OF WORK IS TO REPAIR THE EXISTING BASEMENT VAULT WALL WHICH IS OUT OF PLUMB AND TO INSTALL A NEW CEILING ON THE EXISTING VAULT SPACE.

(PUBLIC)
GRATIOT AVENUE WIDTH VARIES



10/17/23 ADD #2 - Encroachment Permit
 10/03/23 ADD #1 - Review Comments
 Date: Issued For:
Sidewalk Vault Repair
 1427 Randolph Street
 Detroit, Michigan 48226
studio:ONE : DETROIT
 350 Madison Avenue
 10th Floor
 New York, NY 10017
 Project Number: 2023
 Sheet Title:
SITE PLAN
 Sheet Number:
A2.10

CENTRE ST. 60 FT. WD.

RANDOLPH ST. 39.48 FT. WD.

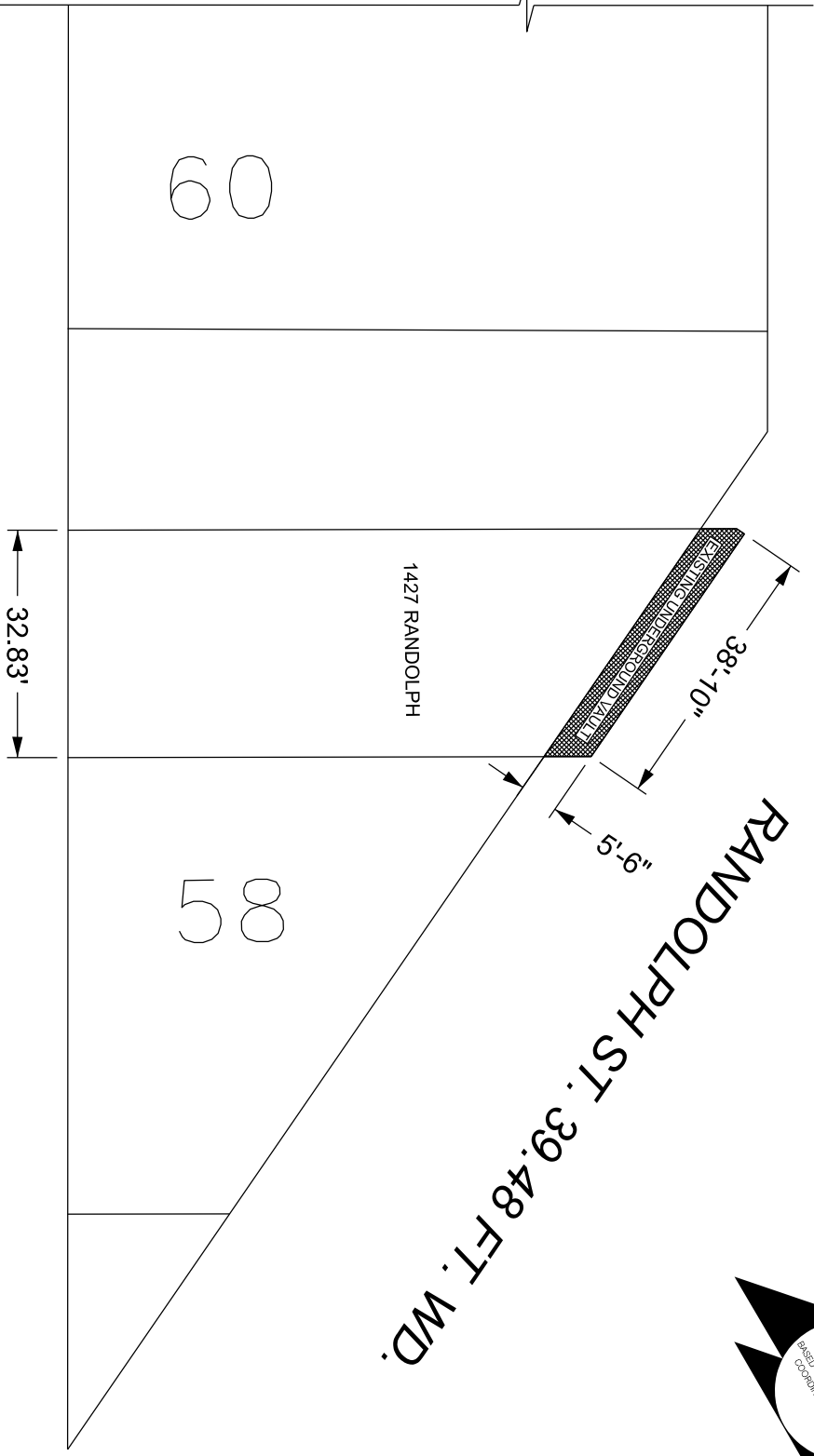
GRAND RIVER AVE. 60 FT. WD.

PUBLIC ALLEY 20 FT. WD.

- REQUEST ENCROACHMENT
(For Existing Underground Vault)

(FOR OFFICE USE ONLY)

CARTO 28 A



B					
A					
DESCRIPTION		DRWN	CHD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED	AP		
DATE	02-06-2024	APPROVED	JD		

REQUEST BELOW GRADE ENCROACHMENT
AT 1427 RANDOLPH

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 23-150
DRWG. NO.