

DHDC 22-7842

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

6/28/22

CERTIFICATE OF APPROPRIATENESS

Greg Sweeney
160 W. Fort St., Ste 400
Detroit, MI 48226

RE: Application Number 22-7842; 241 Madison (Detroit Athletic Club); Madison-Harmonie Historic District

Dear Applicant,

At the Special Meeting that was held on June 22, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on June 28, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- *Expansion of the northwest corner of the basement with the temporary removal of the exterior staircase on the ground floor above per the attached drawings and description.*
- *Construction of a mechanical pad to install HVAC equipment and kitchen exhaust stacks per the attached drawings and description.*
- *Installation of a fence with landscape screening per the attached drawings and description.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Daniel Rieden
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

DATE: 03.29.22

PROPERTY INFORMATION

ADDRESS(ES): 241 Madison St. AKA: DAC

PARCEL ID: 01000275 HISTORIC DISTRICT: Madison-Harmonie Sect. 21-2-151

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Walls/ Siding	<input type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input type="checkbox"/> Major Alteration (3+ scope items)	<input checked="" type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION: Abbey Bowling Center renovation and underground addition. New HVAC units will be added @ street level.

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: James Capo COMPANY NAME: Capo Design Group

ADDRESS: CITY: STATE: MI ZIP:

PHONE: 248.9047263 MOBILE: EMAIL: jcapo@capodesigngroup.com

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

Based on the scope of work, additional documentation may be required.

See www.detroitmi.gov/hdc for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSE&ED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: 03.29.22

PROPERTY INFORMATION

Address: 241 Madison St. Floor: Basement Suite#: Stories: 7
 AKA: DAC Lot(s): Subdivision:
 Parcel ID#(s): 01000275 Total Acres: Lot Width: Lot Depth:
 Current Legal Use of Property: Commercial 26 Proposed Use: Commercial 26
 Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
 Foundation Only Change of Use Temporary Use Other:
 Revision to Original Permit #: BLD2022_00383 / BLD2022_01557 (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Abbey Bowling Center renovation and underground addition. New HVAC units will be added @ street level along John R. in a newly designed and architecturally obstructed mechanical patio.

New on-street mechanical units to be: kitchen exhaust hood (x2), Make-up-air unit, Condensing Units (x2)
 MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
 Other: Size of Structure to be Demolished (LxWxH) cubic ft.
 Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ By Contractor \$ By Department

Structure Use

Residential-Number of Units: Office-Gross Floor Area Industrial-Gross Floor Area
 Commercial-Gross Floor Area: Institutional-Gross Floor Area Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Permit #:

Current Legal Land Use: Proposed Use:

Permit#: Date Permit Issued: Permit Cost: \$

Zoning District: Zoning Grant(s):

Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner Property Owner/Homeowner is Permit Applicant

Name: James Capo Company Name: DAC
Address: 241 Madison Street City: Detroit State: MI Zip: 48302
Phone: (248) 904 7263 Mobile: (248) 904 7263
Driver's License #: C100 307 115 660 Email: JCAPO@CAPODESIGNSGROUP.COM

Contractor Contractor is Permit Applicant

Representative Name: Company Name:
Address: City: State: Zip:
Phone: Mobile: Email:
City of Detroit License #:

TENANT OR BUSINESS OCCUPANT Tenant is Permit Applicant

Name: Phone: Email:

ARCHITECT/ENGINEER/CONSULTANT Architect/Engineer/Consultant is Permit Applicant

Name: DaMarlon Carter State Registration #: 1301067715 Expiration Date: 2024
Address: 160 W. Fort St. Ste. 400 City: Detroit State: MI Zip: 48226
Phone: 313.463.5151 Mobile: 313.999.5156 Email: dcarter@rossetti.com

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: Signature: Date:
(Homeowner)

Subscribed and sworn to before me this ___ day of ___ 20 ___ A.D. ___ County, Michigan
Signature: My Commission Expires:
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: JAMES CAPO Signature: James Capo Date: 09.10.22
(Permit Applicant)

Driver's License #: C100 307 115 660 Expiration: 08.24.2025
Subscribed and sworn to before me this ___ day of ___ 20 ___ A.D. ___ County, Michigan
Signature: My Commission Expires:
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



DAC ABBEY BOWLING CENTER RENOVATION & ADDITION

Scope of Work:

- Add new 532 sf sub-level addition along basement west facade
- Reconfigure and renovate existing Abbey bowling area
- Add new M/W locker rooms
- Add new kitchen & bar
- Add new accessible toilet rooms
- Add new HVAC for Abbey Bowling Center kitchen on-grade in new mechanical patio created atop the existing basement deck.

Existing Conditions:

The existing conditions along the west facade on John R consist of a landscaped berm with mainly grass turf and building base plantings along the building facade.. To the north there is an existing egress stair from the Abbey area adjacent an existing exhaust hood obscured by existing landscape hedging.

Description of Work:

The DAC seeks to add a mechanical patio to the S/W corner of the building along the east side of John R that serves the new Abbey Bowling Center renovation and full service kitchen. The new mechanical patio will exist atop the ~1944 & ~1951 existing basement extensions. The existing basement space shall be converted to a full service kitchen, whereas the new kitchen exhaust and walk-in cooler condensers will be within the new patio above.

The patio will contain additional equipment for HVAC improvements being made within the Abbey Bowling Center. This will include a make-up air unit that will serve the renovated bowling center.

The patio will be enclosed with decorative fencing at the north, west, and south sides of the patio. The enclosure will contain an operable gate on the north side of the patio and will be obscured by mature landscaping.

From: [Greg Sweeney](#)
To: [Dan Rieden](#)
Cc: jcapo@capodesigngroup.com; [Luis Castro](#)
Subject: [EXTERNAL]RE: HDC 6-8-22 MEETING UPDATE: 241 Madison Detroit Athletic Club Exteriors - Madison/Harmonie District
Date: Friday, June 3, 2022 4:45:15 PM
Attachments: [image238090.png](#)
[image806134.png](#)
[image813332.png](#)
[image997262.png](#)
[2022_0121_Basement_Extension_Permit.zip](#)
[2022_0602_DAC_Stack_Color_Brochure.pdf](#)
[2022_0602_DAC_Stack_Product.pdf](#)
[FULL SCOPE A-101.pdf](#)
[FULL SCOPE A-102.pdf](#)

Hello Mr. Rieden,
Per our conversation earlier this afternoon.

You requested for us to include the following for the discussion next week:

- **BASEMENT EXTENSION:** We have proposed extending the existing Basement by @450 SF of useable space North aligning with the existing Basement extension, and creating a break-thru to connect the new area to the existing Basement.
- We will align the Western edge of the foundation walls as well.
- The proposed Basement Extension would be located fully below ground. Some existing exterior elements located at grade, like the entry stairway at the North edge of this work, would be removed temporarily, as indicated on sheets DA-101/ A-102, to allow for the Basement construction to occur, and it would be replaced at the end of the project. We are not changing the existing steps down into the Basement or the existing mechanical equipment that was previously located here. The intent is to restore this area to the previous condition when complete, including the landscaping and shrubs.

This Basement Extension Permit drawings (attached) from 01/21/2022 shows the scope for the initial Building Permit **#BLD 2022-00383**. This is the only addition occurring, and it on the North side of the existing Basement.

The work previously submitted to the HDC related to **MECHANICAL EQUIPMENT**. This is work related to the South portion of the existing Basement. The space below exists today and is being converted from a Men's Locker Room/Toilet Room into a new Kitchen Area. The Mechanical Equipment indicated is at the Ground Level, and all relate to the Kitchen function down below. This equipment will be installed onto the existing concrete roof of the Basement, and would be screened with fencing and landscaping as indicated (refer to FULL SCOPE A-102). There are (2) taller mechanical stacks that will extend above the height of the fencing as well. As part of this item, we have attached some additional documents requested;

- DAC Stack Product Cutsheet
- DAC Stack Color Brochure- Proposed color BLACK, but we are open to discussing other color options with the HDC members as well.

I have also attached some drawings that show the full scope of work on the building; including the Basement Extension and the Mechanical Equipment (labelled FULL SCOPE A-101 and A-102).

Please let me know any questions,
Thanks,

GREG SWEENEY AIA, LEED AP
STUDIO DIRECTOR

ROSSETTI
160 WEST FORT SUITE 400
DETROIT MI 48226
O: 313.463.5151 C: 248.854.1380

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PROJECT
DAC - Bowling Abbey

241 Madison St.
Detroit, MI 48226

CONSULTANT

PROFESSIONAL SEAL

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#	DESCRIPTION	DATE
1	Basement Extension Permit	01/21/22
2	Partial Review	02/14/22
3	Owner Review	02/28/22
4	Plan Check	03/08/22
5	Issued for Construction	03/21/22

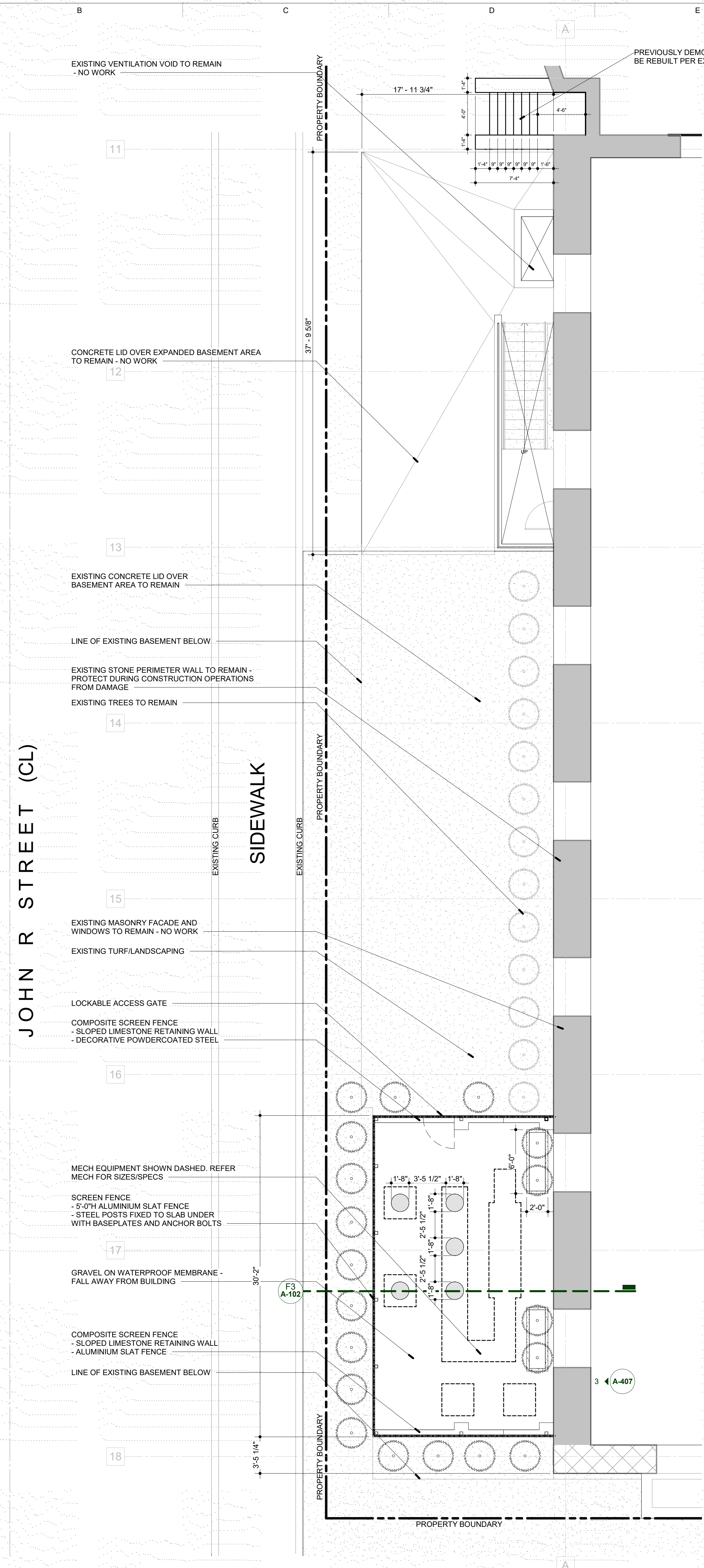
KEY PLAN

SHEET TITLE
Floor Plan - Street Level

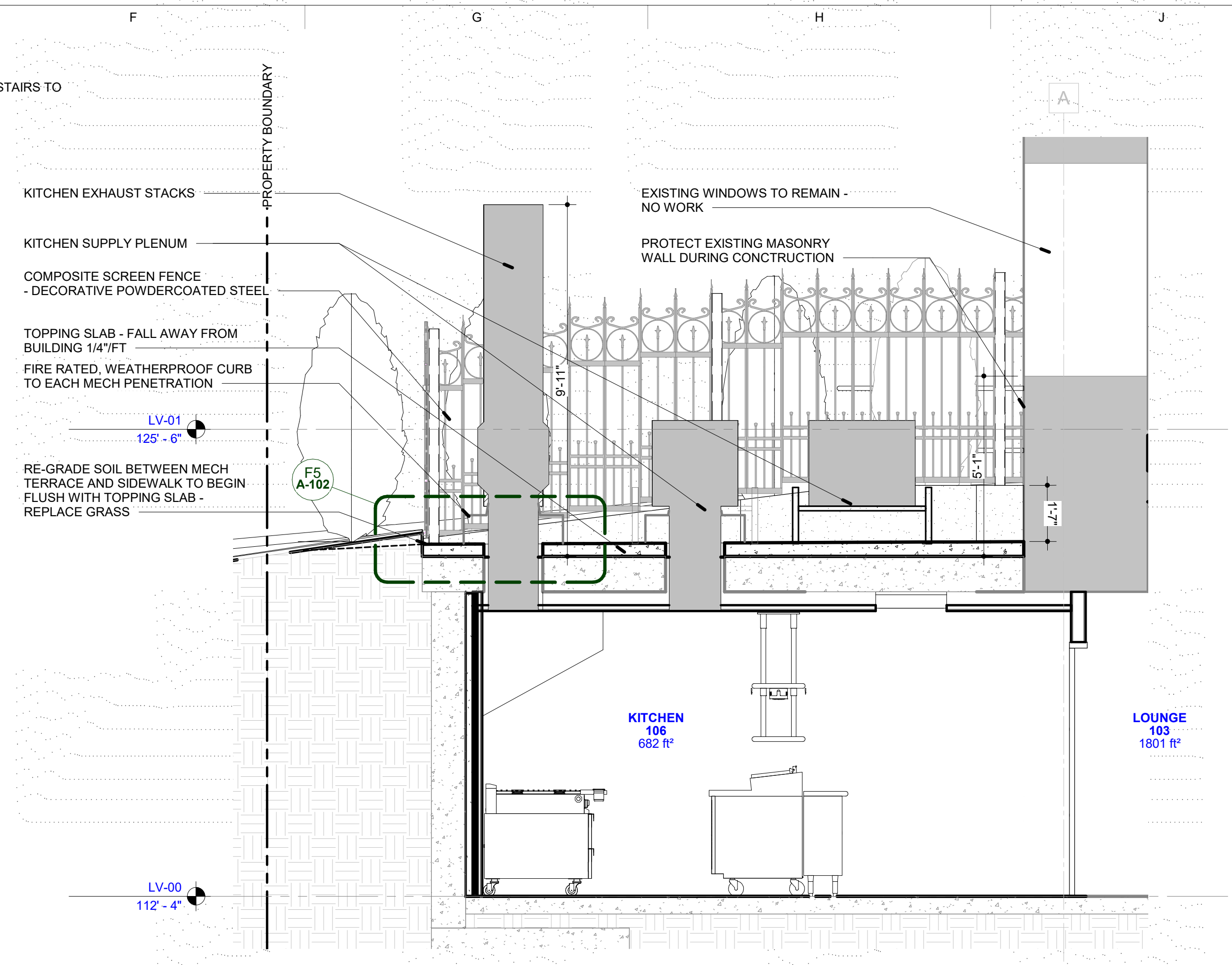
PROJECT #
2021-028

SHEET #

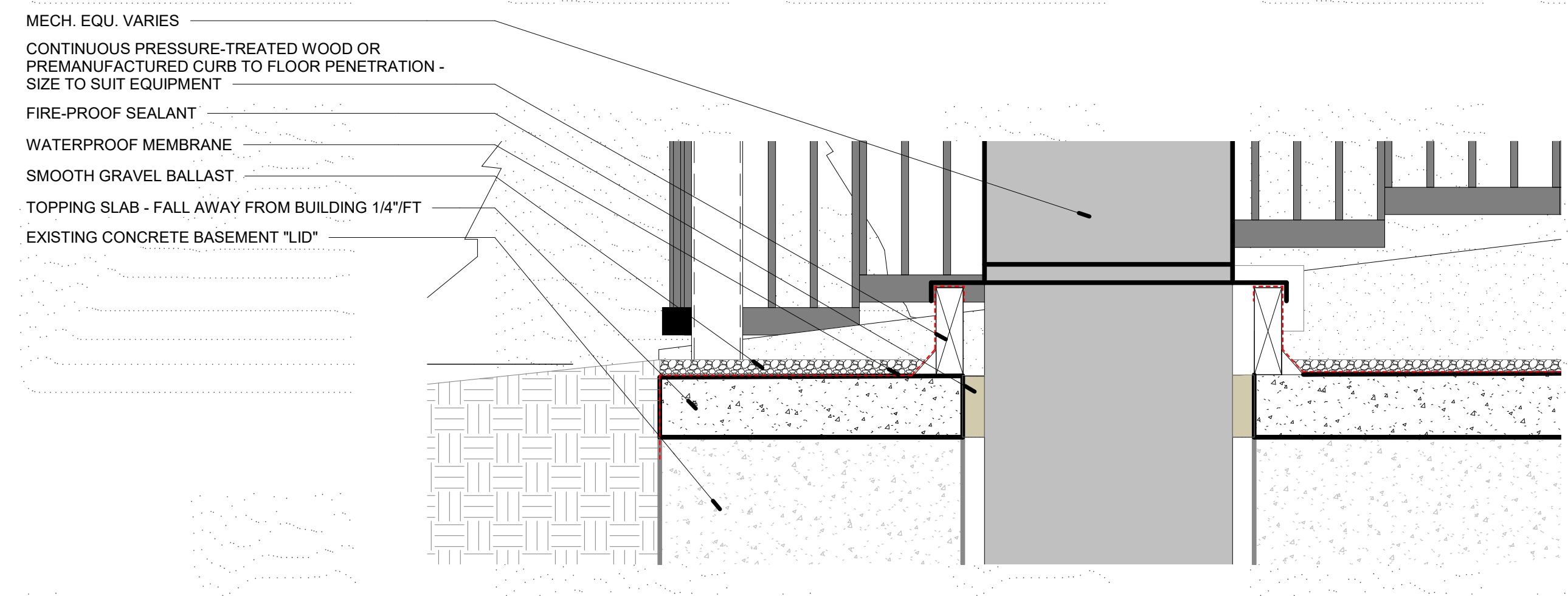
A-102



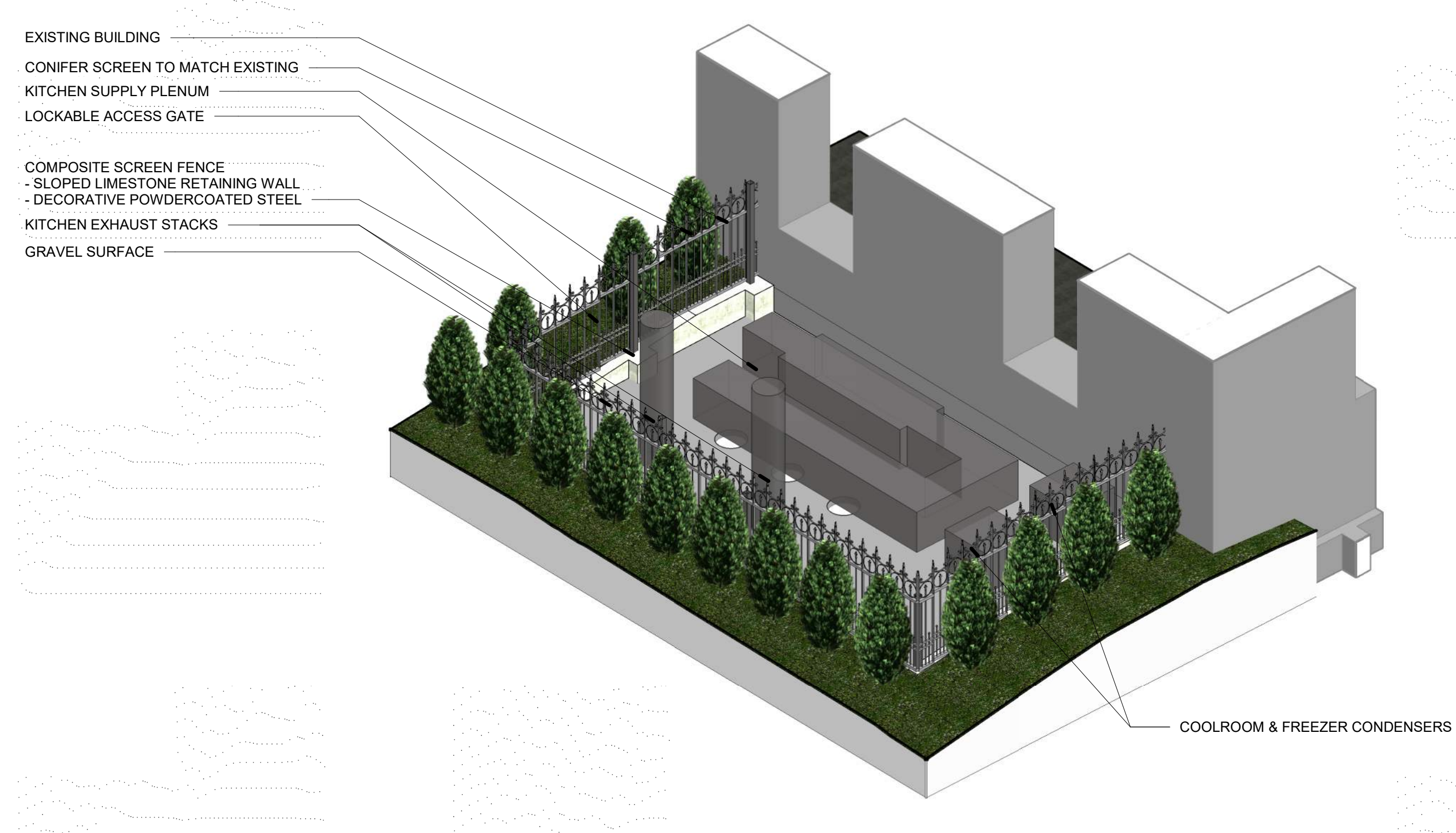
B8 Floor Plan - Street Level
A-102 SCALE: 3/16" = 1'-0"



F3 Kitchen & Mechanical Terrace Section
A-102 SCALE: 3/8" = 1'-0" REF: A-102



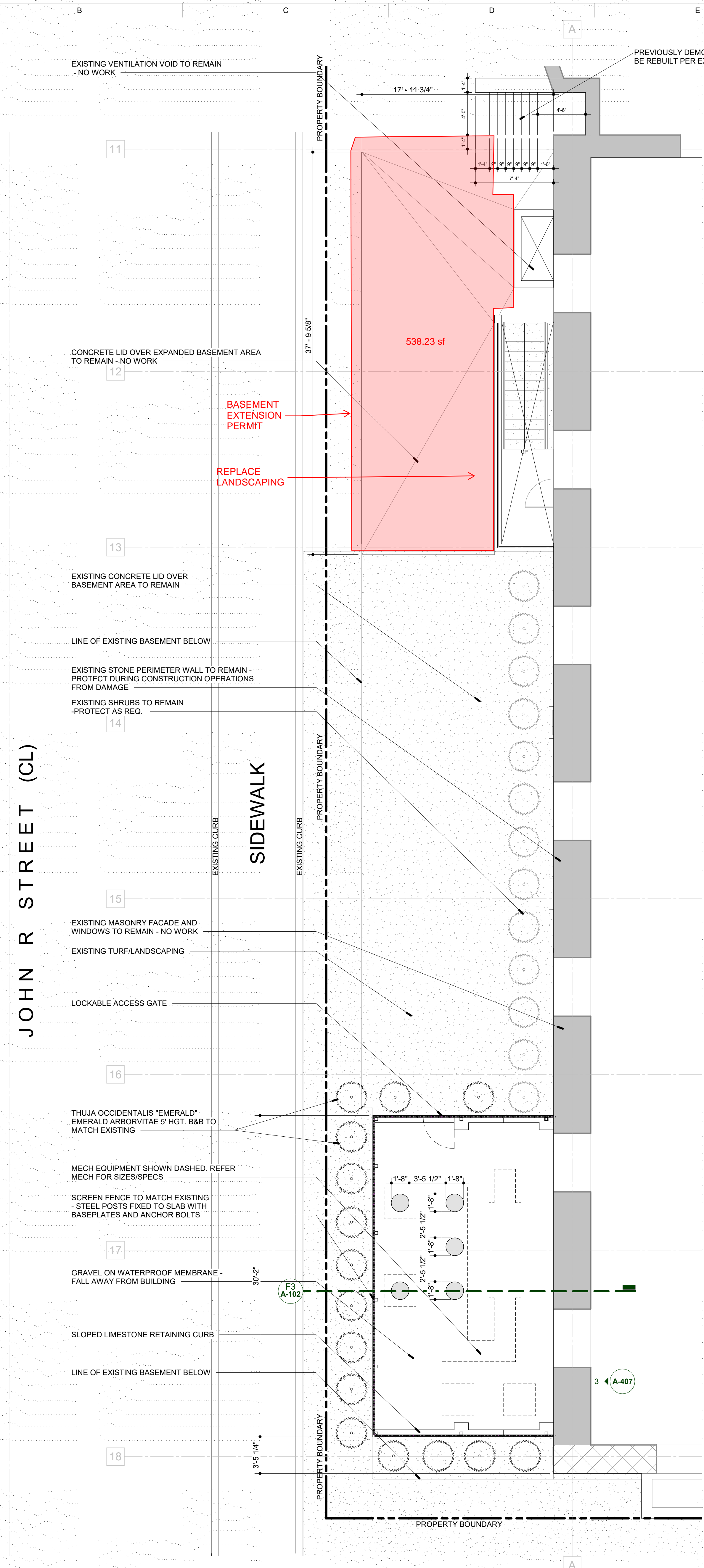
F5 Mech Penetration - Typical Section Detail
A-102 SCALE: 1/2" = 1'-0" REF: A-102



F8 Mechanical Equipment Terrace - Ortho View
A-102 SCALE:

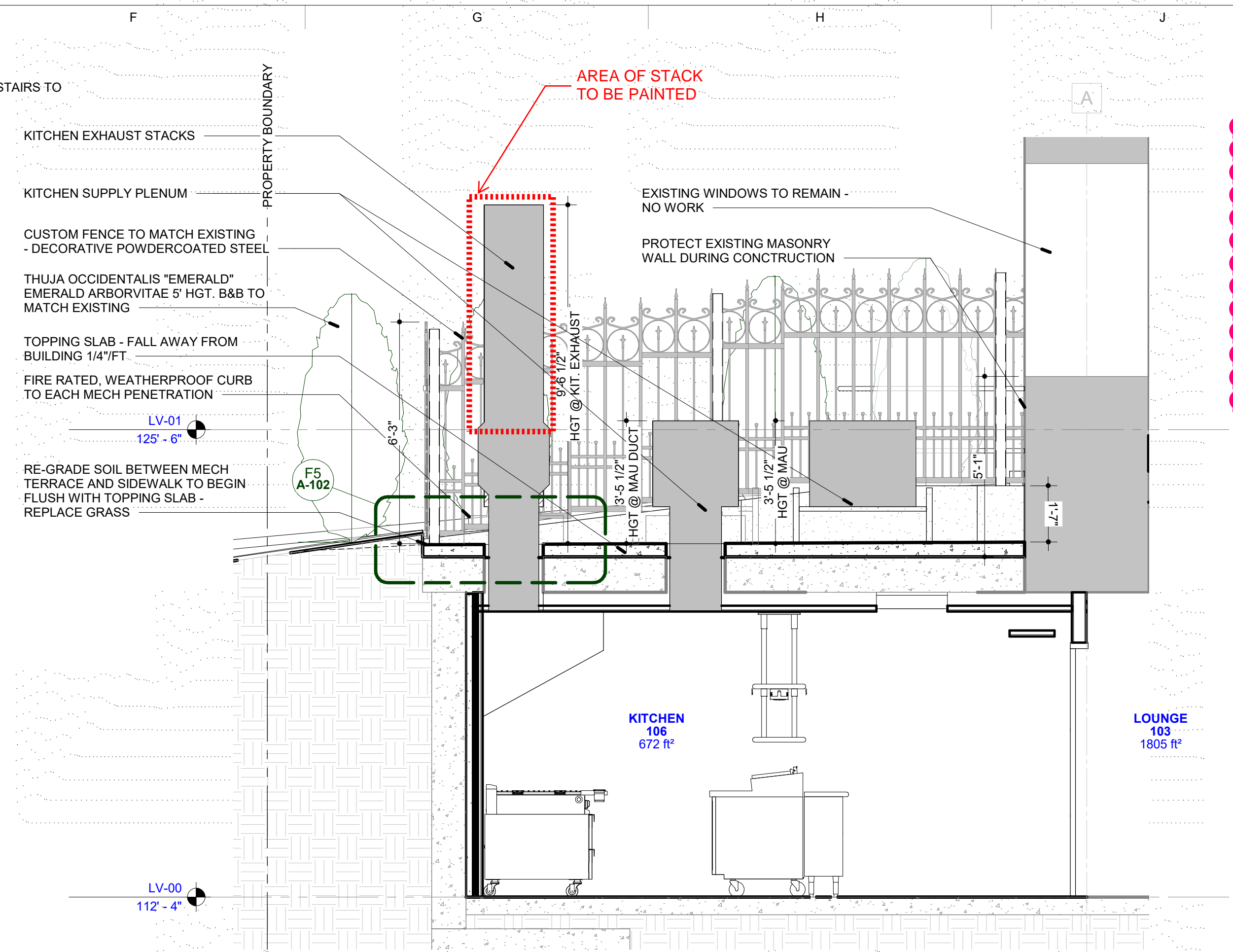
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#	DESCRIPTION	DATE
1	Basement Extension Permit	01/21/22
2	Partial Review	02/14/22
3	Owner Review	02/28/22
4	Plan Check	03/08/22
5	Issued for Construction	03/21/22
6	ASI #4 - Site Conditions Coordination	05/13/22

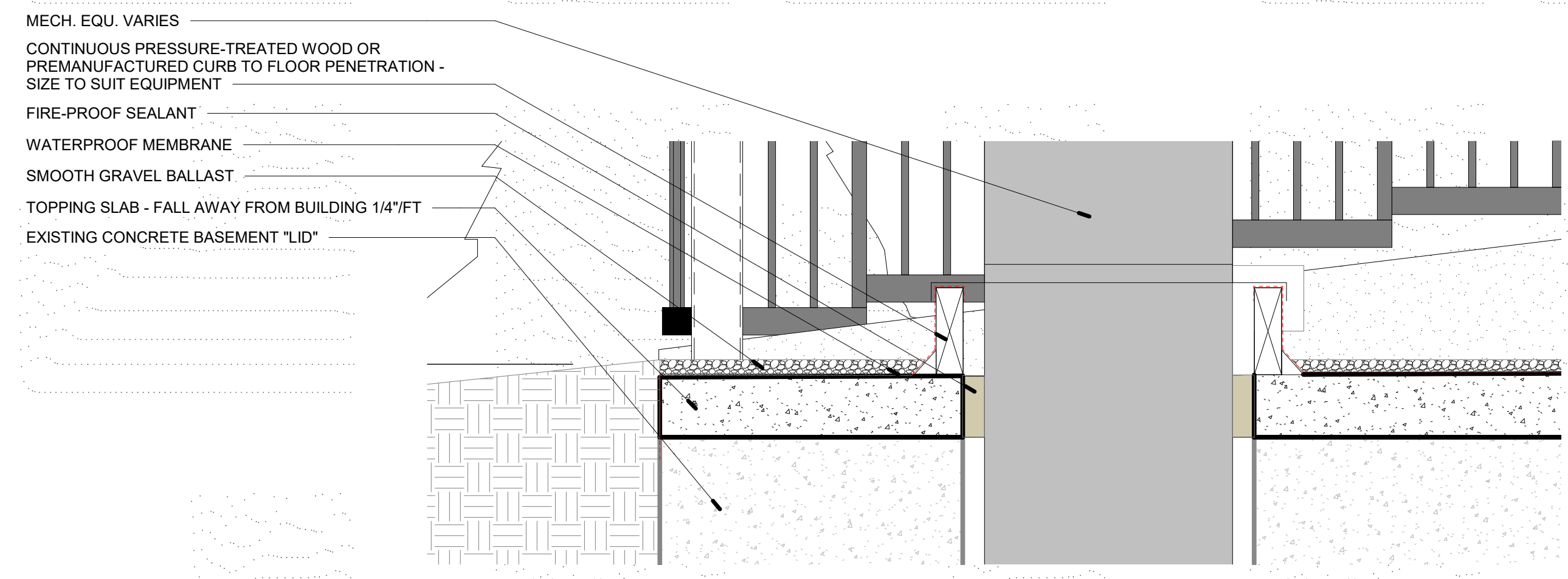


B8 Floor Plan - Street Level
A-102 SCALE: 3/16" = 1'-0"

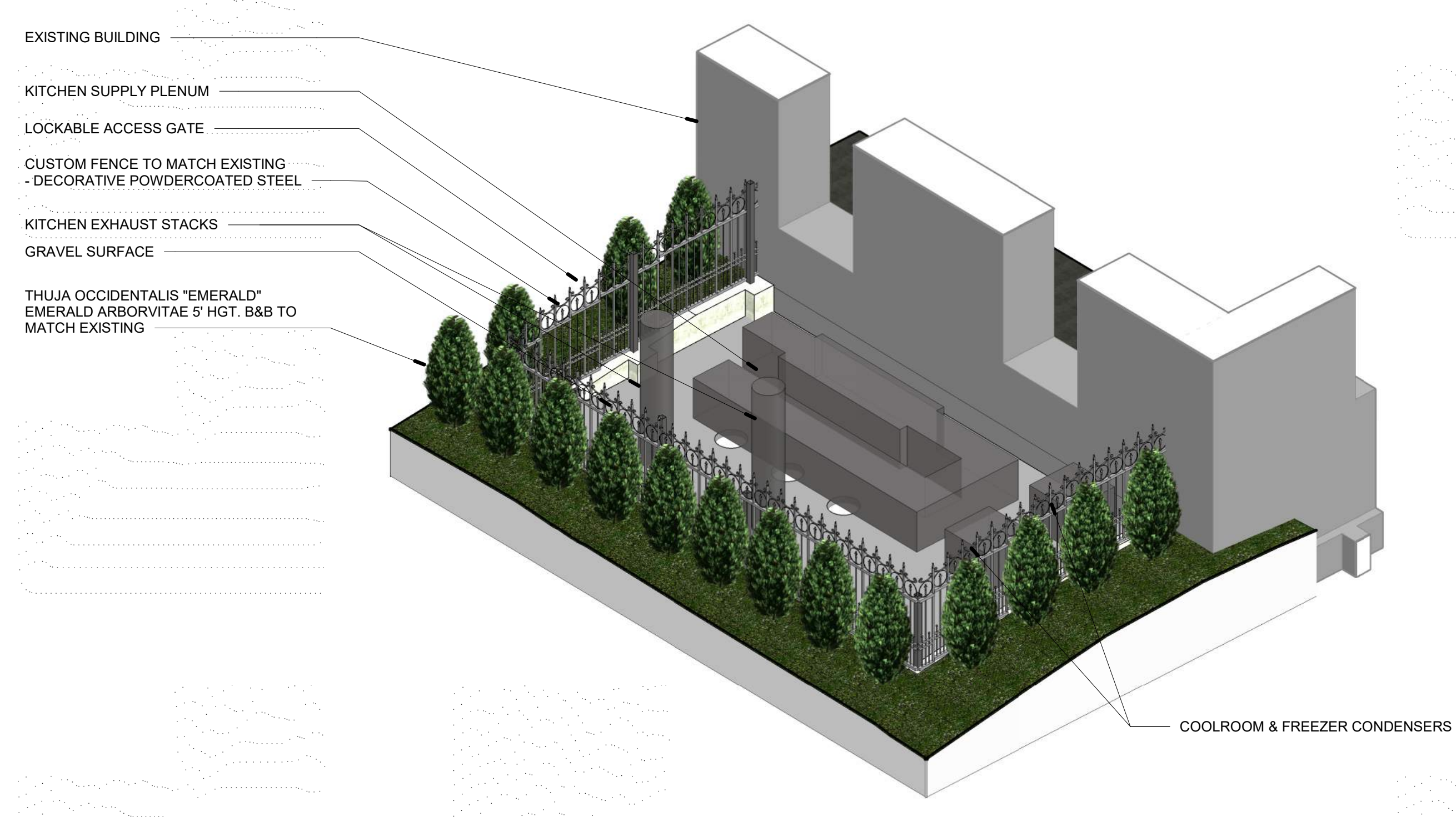
MADISON STREET



F3 Kitchen & Mechanical Terrace Section
A-102 SCALE: 3/8" = 1'-0" REF: A-102



F5 Mech Penetration - Typical Section Detail
A-102 SCALE: 1 1/2" = 1'-0" REF: A-102



F8 Mechanical Equipment Terrace - Ortho View
A-102 SCALE:

EXTERIOR CHANGES NOTED HERE TO BE UNDER FUTURE BUILDING PERMIT & NOT IN CURRENT SCOPE OF WORK. HDC APPROVAL REQUIRED PRIOR TO BSEED REVIEW.

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PROJECT DAC - Bowling Abbey

241 Madison St.
Detroit, MI 48226

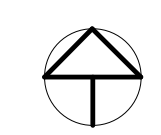
CONSULTANT

PROFESSIONAL SEAL

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#	DESCRIPTION	DATE
1	Basement Extension Permit	01/21/22
2	Partial Review	02/14/22
3	Owner Review	02/28/22
4	Plan Check	03/08/22
5	Issued for Construction	03/21/22
6	ASI #3 - Revised Network Drawings	04/14/22
7	ASI #4 - Site Conditions Coordination	05/13/22

KEY PLAN



SHEET TITLE
Floor Plan - Basement Level

PROJECT #
2021-028

SHEET #
A-101

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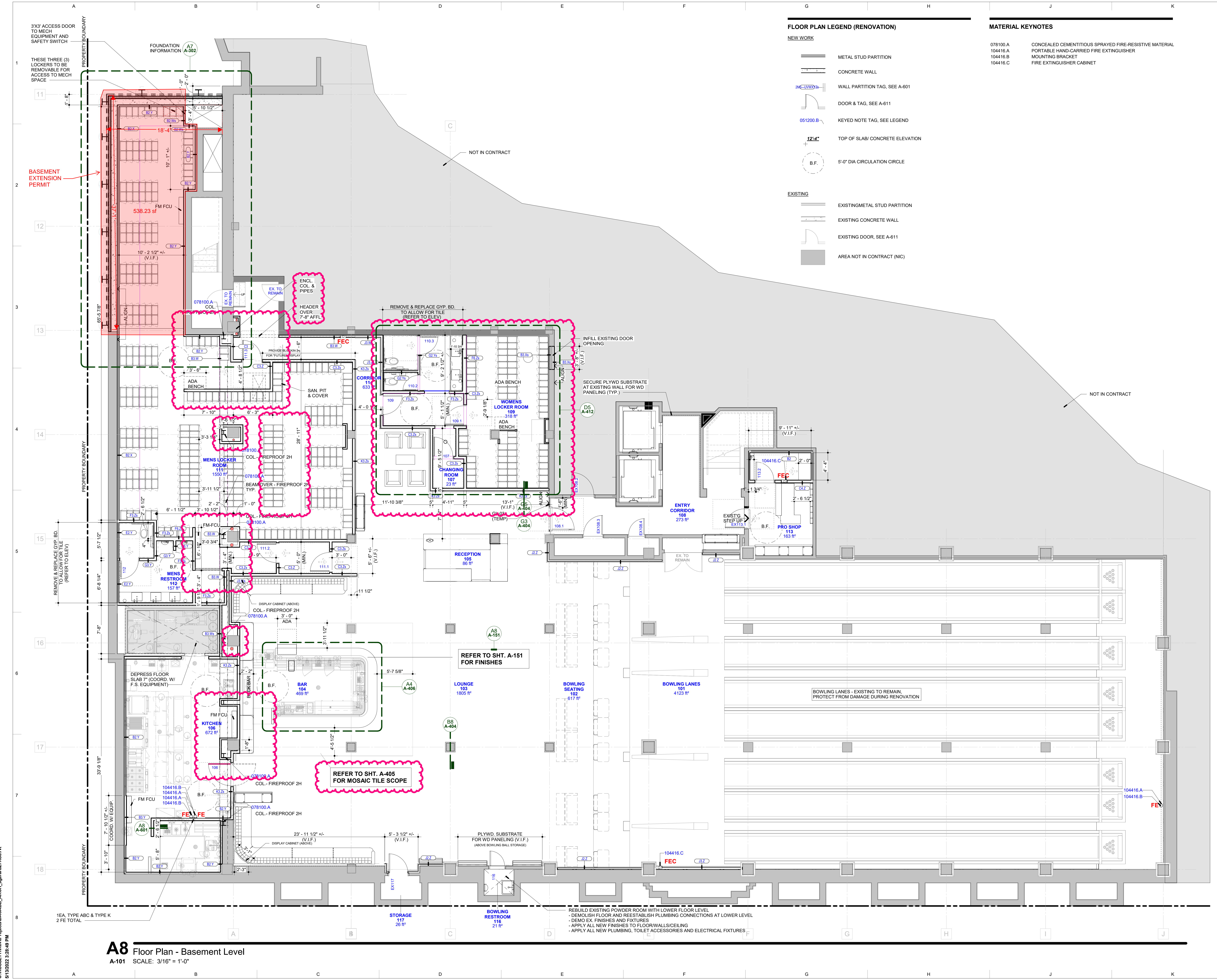
FLOOR PLAN LEGEND (RENOVATION)

NEW WORK	
	METAL STUD PARTITION
	CONCRETE WALL
	WALL PARTITION TAG, SEE A-601
	DOOR & TAG, SEE A-611
	KEYED NOTE TAG, SEE LEGEND
	TOP OF SLAB/ CONCRETE ELEVATION
	5'-0" DIA CIRCULATION CIRCLE

EXISTING	
	EXISTING METAL STUD PARTITION
	EXISTING CONCRETE WALL
	EXISTING DOOR, SEE A-611
	AREA NOT IN CONTRACT (NIC)

MATERIAL KEYNOTES

078100.A	CONCEALED CEMENTITIOUS SPRAYED FIRE-RESISTIVE MATERIAL
104416.A	PORTABLE HAND-CARRIED FIRE EXTINGUISHER
104416.B	MOUNTING BRACKET
104416.C	FIRE EXTINGUISHER CABINET



A8 Floor Plan - Basement Level
A-101 SCALE: 3/16" = 1'-0"

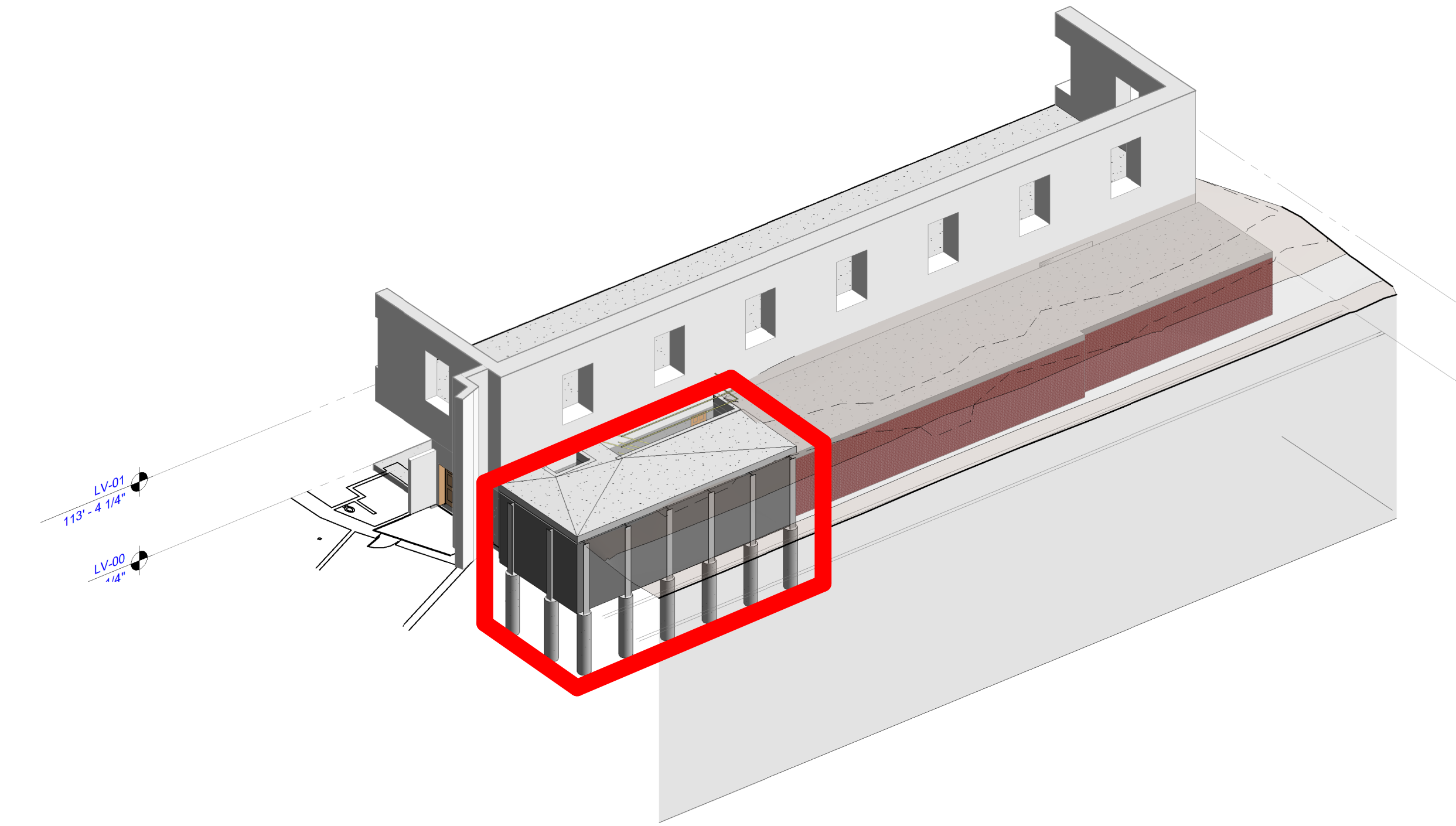
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DAC - Bowling Abbey

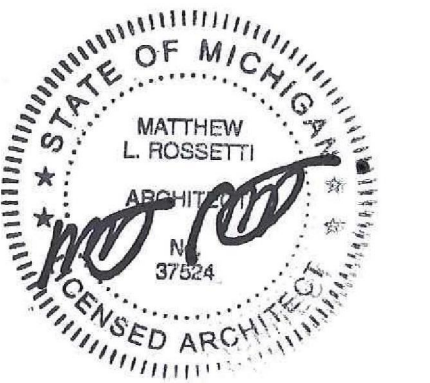
241 Madison St.
Detroit, MI 48226

ROS Project Number: 2021_028

Issued For: Basement Extension Permit



1 3D Orthographic View - Scope of Work
G-000 SCALE:



ARCHITECT OF RECORD / INTERIOR DESIGN:
ROSSETTI

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T: 313.463.5151
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CONTACT: DaMarion Carter
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STRUCTURAL ENGINEER:
RESURGET ENGINEERING

28 WEST ADAMS
SUITE 1710
DETROIT, MI 48226
T: 313.315.3290
CONTACT: Marc Steinhobel
W: www.resurget.engineering

CIVIL ENGINEER:
GIFELS WEBSTER

28 WEST ADAMS
SUITE 1200
DETROIT, MI 48226
T: 313.962.4442
F: 313.962.5068
CONTACT: Michael Marks
W: mmarks@giffelswebster.com

SHEET INDEX - ARCHITECTURAL

"R" REVISED DRAWING, "N" NEW DRAWING

DELETED DRAWINGS: NONE

DWG #	DRAWING NAME	ISSUED FOR	DATE
G-000	Cover Sheet	Basement Extension Permit	01/21/22
DA-101	Demolition Plan	Basement Extension Permit	01/21/22
A-101	Floor Plan - Basement Level	Basement Extension Permit	01/21/22
A-102	Floor Plan - Street Level	Basement Extension Permit	01/21/22
A-103	Detail Plans & Sections	Basement Extension Permit	01/21/22

DRAWINGS: 5

SHEET INDEX - STRUCTURAL

"R" REVISED DRAWING, "N" NEW DRAWING

DELETED DRAWINGS: NONE

DWG #	DRAWING NAME	ISSUED FOR	DATE
S-001	Abbreviations and Symbols	Basement Extension Permit	01/21/22
S-002	General Structural Notes	Basement Extension Permit	01/21/22
S-003	Special Inspections	Basement Extension Permit	01/21/22
S-101	Foundation Plan	Basement Extension Permit	01/21/22
S-102	Level 2 Framing Plan	Basement Extension Permit	01/21/22
S-301	Sections and Details	Basement Extension Permit	01/21/22

DRAWINGS: 6

SHEET INDEX - CIVIL

"R" REVISED DRAWING, "N" NEW DRAWING

DELETED DRAWINGS: NONE

DWG #	DRAWING NAME	ISSUED FOR	DATE
C-100	Partial Topographic Survey - Existing	Basement Extension Permit	01/21/22
C-400	Site Plan	Basement Extension Permit	01/21/22

DRAWINGS: 2

ZONING

Zoning: B4 General Business District
District: Historic
By-Right Use: Commercial (26) Private Club
Front Setbacks: All other uses- None
Side Setbacks: All other uses- None
Rear Setbacks: All other uses- None
Height Restriction: per B4 = 35 feet / existing height @118'-0"

BUILDING CHARACTERISTICS

Existing building assumed IB- Assumed Construction Type

This level to be fully sprinklered

Height- 118 feet and 7 stories (no changes proposed)
Existing High Rise (no changes)

CODE SUMMARY

2015 Michigan Rehabilitation Code-

Chapter 3 Provisions for All Compliance Methods Section 301 Administration

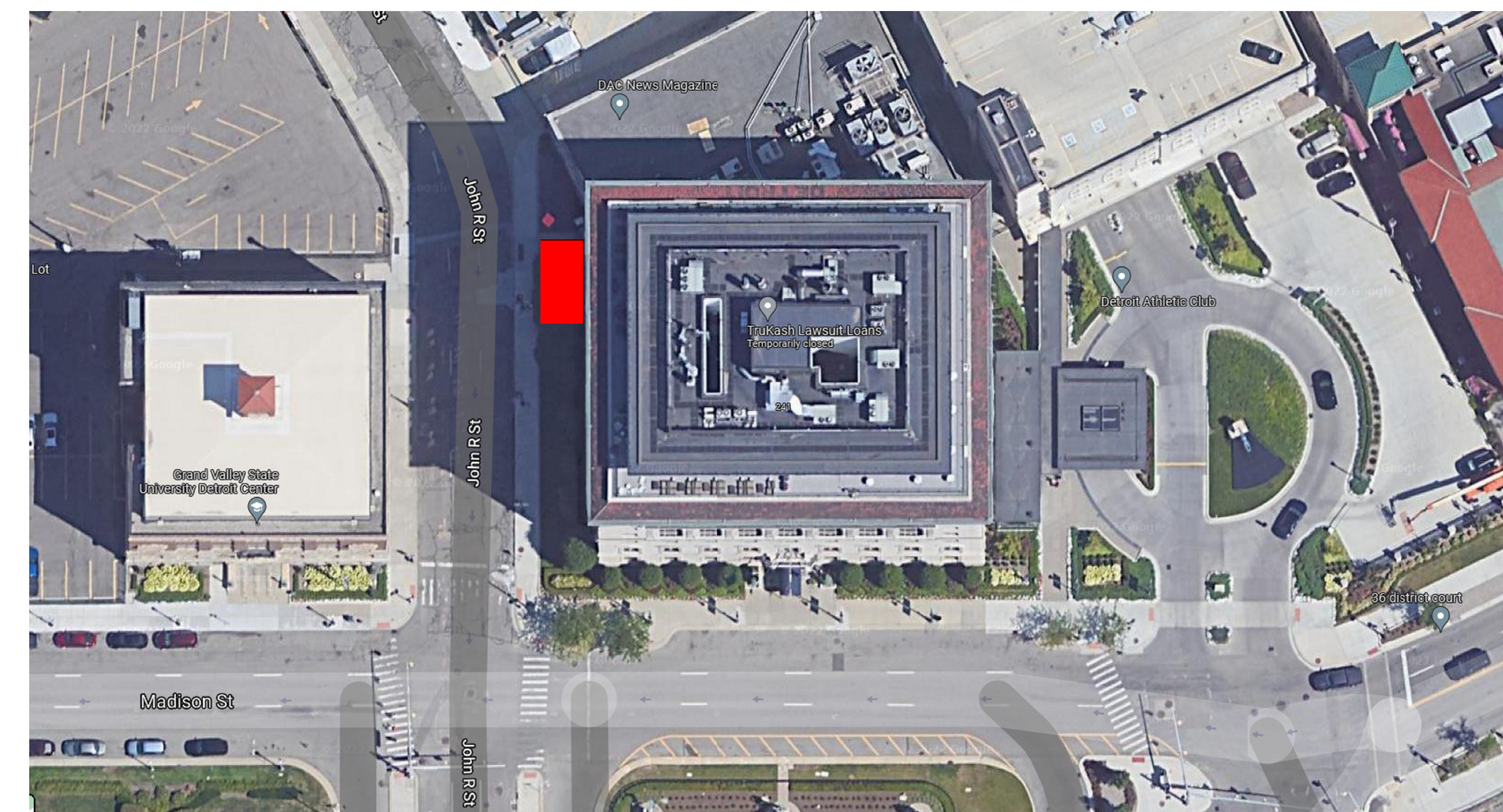
301.1 General
The alteration of an existing buildings shall comply with one of the methods listed in Sections 301.1.1 through 301.1.3 as selected by the applicant.

301.1.2 Work Area Compliance Method
Alterations complying with the applicable requirements of Chapters 5 through 13 of this code shall be considered in compliance with the provisions of this code

Chapter 5 Classifications of Work Section 504 Alteration-Level 2

504.1 Scope
Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

504.2 Application
Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.



LOCATION MAP NOT TO SCALE

ROSSETTI

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SHEET TITLE
Cover Sheet

PROJECT #
2021_028

SHEET #
G-000

LEGEND - EXISTING

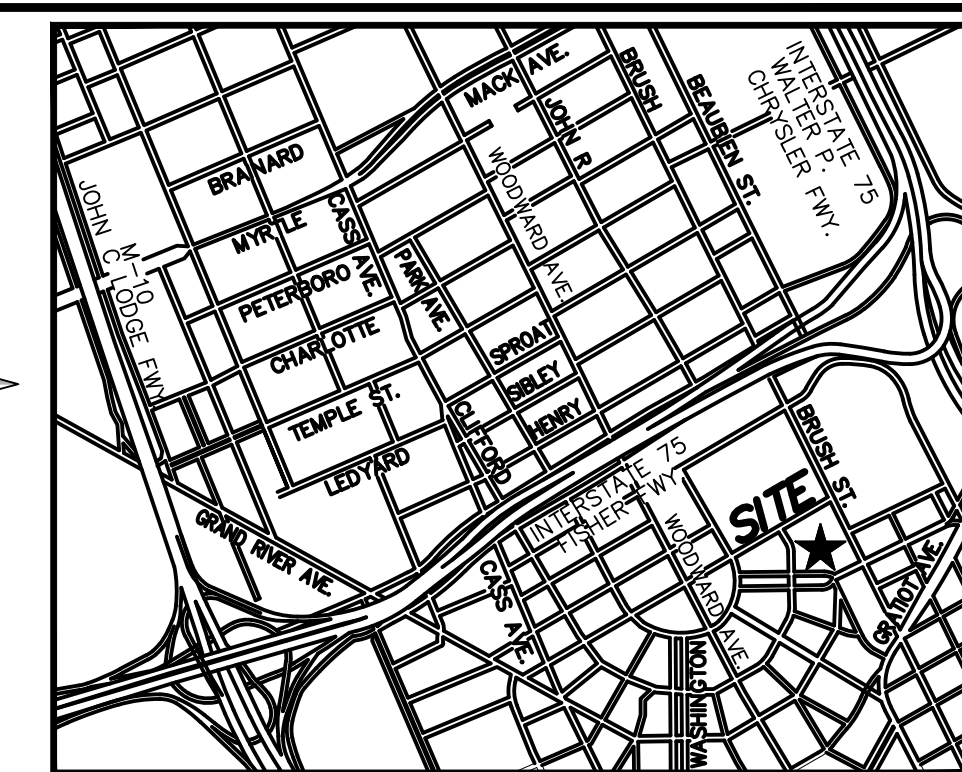
SECTION LINE	○ SAN. MH	⊙ GAS METER	★ MISC. TOPO. FEATURE
E/ PAVEMENT	○ SAN. CLEAN OUT	⊙ GAS RISER	▲ SURVEY CONTROL POINT
E/ CURB	△ SAN. RISER	⊙ GAS VALVE	● FOUND IRON
E/ GRAVEL	⊙ SAN. PUMP STATION	⊙ GAS MH	● FOUND NAIL
E/ CL. ROAD	⊙ COMB. MH	⊙ TELE. RISER	✂ F. CUT CROSS
E/ WALK	⊙ GATE VALVE	⊙ TELE. MH	✂ SECTION COR.
RAILROAD	⊙ HYDRANT	⊙ TELE. CROSS BOX	✂ FENCE POST
E/ BRICK	⊙ WATER VALVE	⊙ CABLE RISER	✂ BENCHMARK
MISC. LINE	⊙ WATER METER	⊙ PAY PHONE	⊙ FOUND PIPE
FENCE	⊙ POST INDICATOR VALVE	⊙ MANHOLE	⊙ FOUND MON.
GUARD RAIL	⊙ WELL HEAD	⊙ ASPH.	⊙ ASPHALT
WALL	⊙ FDC CONNECTION	⊙ CONC.	⊙ CONCRETE
BLDG. LINE	⊙ IRRIGATION CONTROL BOX	⊙ A.C.	⊙ AIR CONDITIONER
OVERHEAD WIRES	⊙ STORM MH	⊙ GUY	⊙ G.P.
RAILING	⊙ CATCH BASIN	⊙ DECIDUOUS TREE	⊙ CHAIN-LINK FENCE
OVERHANG LINE	⊙ BEEHIVE CB	⊙ CONIFEROUS TREE	⊙ D.L.
T/ BANK	⊙ SHRUB LINE	⊙ DEAD TREE	⊙ D.F.
B/ BANK	⊙ CL. DITCH/STREAM	⊙ ROOF/DOWN SPOUT	⊙ O.H.
SHRUB LINE	⊙ TREE LINE	⊙ OVERFLOW/OUTLET STRUCTURE	⊙ F.I.
WATER EDGE	⊙ WATER EDGE	⊙ BLDG. CORNER (FIELD LOCATED)	⊙ FOUND IRON
WETLAND LINE	⊙ STORM LINE	⊙ HANDICAP PARKING	⊙ S.I.
STM	⊙ SAN. LINE	⊙ WETLAND FLAG	⊙ F.I.P.
SAN	⊙ WATER LINE	⊙ LIGHT POLE	⊙ FOUND IRON PIPE
GAS	⊙ GAS LINE	⊙ UTILITY POLE	⊙ (M)
UGE	⊙ UG ELEC. LINE	⊙ ELEC. TRANS.	⊙ RECORD
UGT	⊙ UG TELE. LINE	⊙ AIR CONDITIONER	⊙ (R)
CTV	⊙ UG CABLE TV LINE	⊙ ELEC. MH	⊙ F.M.
PAIN STRIPE	⊙ PLD LINE	⊙ ELEC. METER	⊙ FOUND MONUMENT
COMBINED SEWER	⊙ PLD LINE	⊙ ELEC. RISER	⊙ S.N.
PLD LINE	⊙ STEAM LINE	⊙ TRAFFIC CONTROL BOX	⊙ SET NAIL
STEAM	⊙ ELECTRIC OVERHEAD	⊙ SOIL BORING	⊙ CMP
ELECTRIC OVERHEAD	⊙ TELEPHONE OVERHEAD	⊙ MONITORING WELL	⊙ RCP
TELEPHONE OVERHEAD		⊙ LAWN IRRIG. HEAD	⊙ G.L.
		⊙ CENTERLINE R.R. TRACK	

SCHEDULE OF STRUCTURES

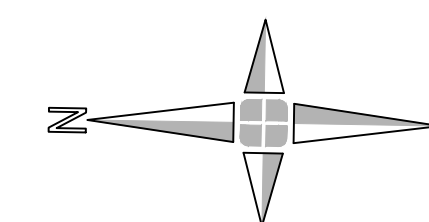
STRUCTURE	TYPE	SIZE OF PIPE	RIM	DROP	INVERT	DIRECTION	COMMENTS
12	PUBLIC LIGHTING MANHOLE	T/DEBRIS	121.71	-5.70	116.01	CABLES NORTHWEST & SOUTHWEST	UNABLE TO OPEN
13	TELEPHONE MANHOLE		121.60				NO FLOW; PIPE IS DRY
14	COMBINED MANHOLE	40"		-12.58	109.10	NORTHWEST	
		40"		-12.53	109.15	SOUTH	
		10"	121.68	-13.56	108.12	EAST-SOUTHWEST	NO FLOW; PIPE IS DRY
		10"		-13.64	108.04	WEST	NO FLOW; PIPE IS DRY
		10"		-12.96	108.72	NORTHEAST	NO FLOW; PIPE IS DRY
15	STEAM MANHOLE	T/PIPE	121.55	-5.58	115.97	EAST & WEST	NO FLOW; PIPE IS DRY
		BOTTOM		-7.15	114.40	NORTHWEST & SOUTH	NO FLOW; PIPE IS DRY
16	ELECTRIC MANHOLE		121.27				BENDS SOUTH
17	PUBLIC LIGHTING MANHOLE	T/DEBRIS	121.30	-3.93	117.37	CABLES SOUTH & EAST	UNABLE TO OPEN; LOCKED
18	PUBLIC LIGHTING MANHOLE	T/DEBRIS	121.53	-4.52	117.01	CABLES NORTH & WEST	UNABLE TO OPEN; LOCKED
19	TELEPHONE MANHOLE	BOTTOM	121.48	-10.50	110.98	CABLES NORTH & SOUTH	UNABLE TO OPEN; LOCKED
23	GATE VALVE		120.51				UNABLE TO OPEN; LOCKED
24	PUBLIC LIGHTING MANHOLE	T/DEBRIS	121.19	-4.00	-4.38	CABLES NORTH, SOUTH, & EAST	UNABLE TO OPEN; LOCKED
25	DETROIT FIRE DEPARTMENT MANHOLE	T/PIPE	120.83	-6.26	114.57	NORTH & SOUTH	UNABLE TO OPEN; LOCKED
26	CATCH BASIN	BOTTOM	120.33	-5.25	115.08		NO PIPES VISIBLE; FULL OF WATER; 18" DIA. STRUCTURE
27	PUBLIC LIGHTING MANHOLE	BOTTOM	121.19	-4.40	116.79		NO PIPES VISIBLE; FULL OF WATER
28	GATE VALVE	T/VALVE	120.96	-4.00	116.96		NO PIPES VISIBLE; FULL OF WATER
32	TELEPHONE MANHOLE	T/DEBRIS	121.07	-4.54	116.53	CABLES SOUTH	UNABLE TO OPEN; LOCKED
328	MANHOLE IN BASEMENT LAUNDRY ROOM	6"	112.56	-1.14	111.42	SOUTH	UNABLE TO DETERMINE SIZE; FULL OF WATER
				-4.74	107.82	NORTH	UNABLE TO DETERMINE SIZE; FULL OF WATER
		BOTTOM		-5.77	106.79		UNABLE TO DETERMINE SIZE; FULL OF WATER

BENCH MARK DATA

(CITY OF DETROIT) DATUM
 SITE BENCH MARK NO. 1
 ARROW ON HYDRANT LOCATED AT THE
 SOUTHWEST CORNER OF JOHN R STREET AND
 ADAMS AVENUE.
 ELEVATION=122.65'

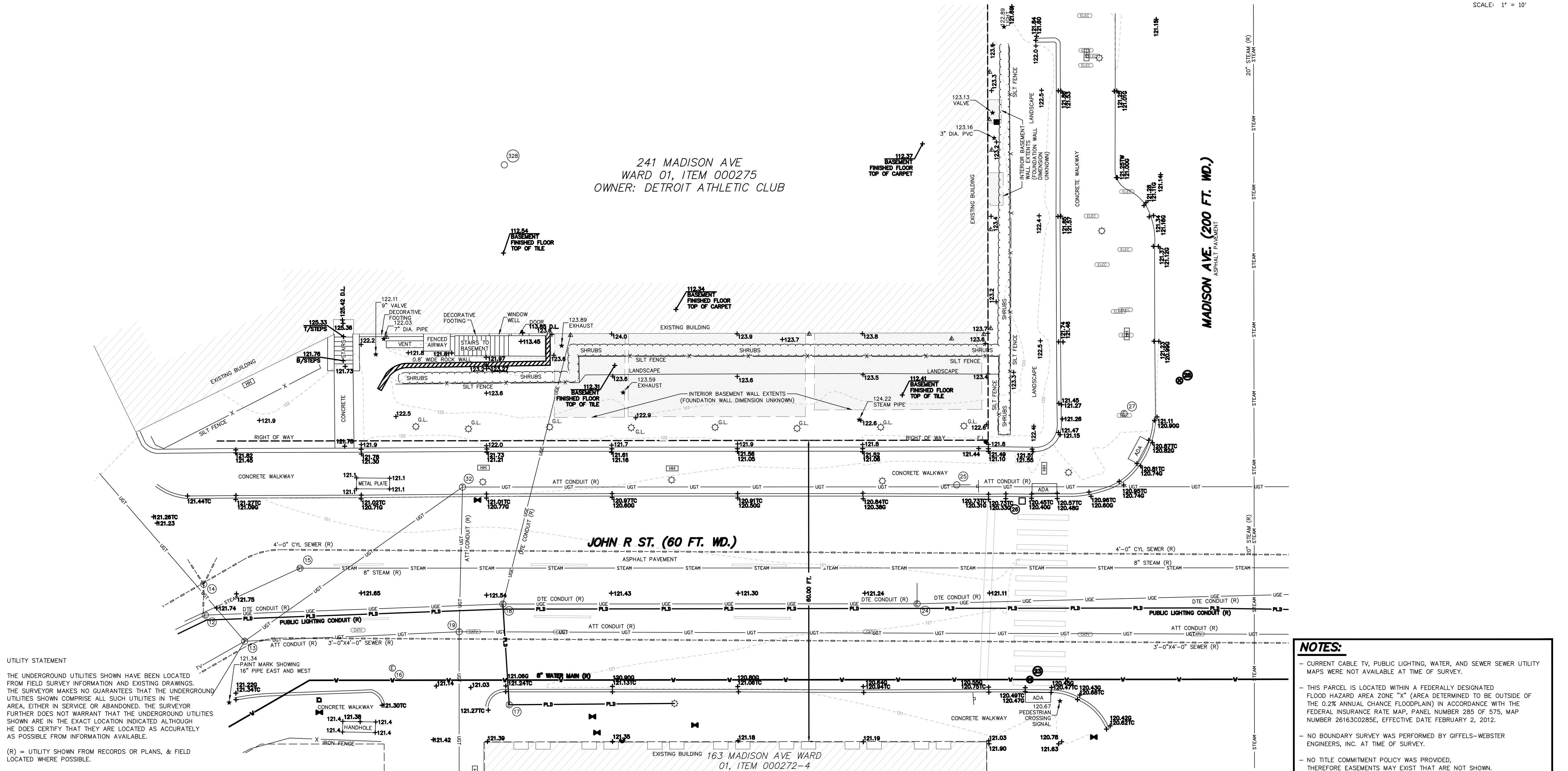


LOCATION MAP
(NOT TO SCALE)



SCALE: 1" = 10'

241 MADISON AVE
 WARD 01, ITEM 000275
 OWNER: DETROIT ATHLETIC CLUB



NOTES:

- CURRENT CABLE TV, PUBLIC LIGHTING, WATER, AND SEWER UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 285 OF 575, MAP NUMBER 26163C0285E, EFFECTIVE DATE FEBRUARY 2, 2012.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.



Engineers
 Surveyors
 Planners
 Landscape Architects

28 West Adams Road
 Suite 1200
 Detroit, MI 48226
 p (313) 962-4442
 f (313) 962-5088
 www.giffelswebster.com

Executive: J.N.R.
 Manager: C.A.A.
 Designer: H.S.R.
 Quality Control: C.A.A.
 Part Of: PRIVATE CLAIM 1

Professional Seal:



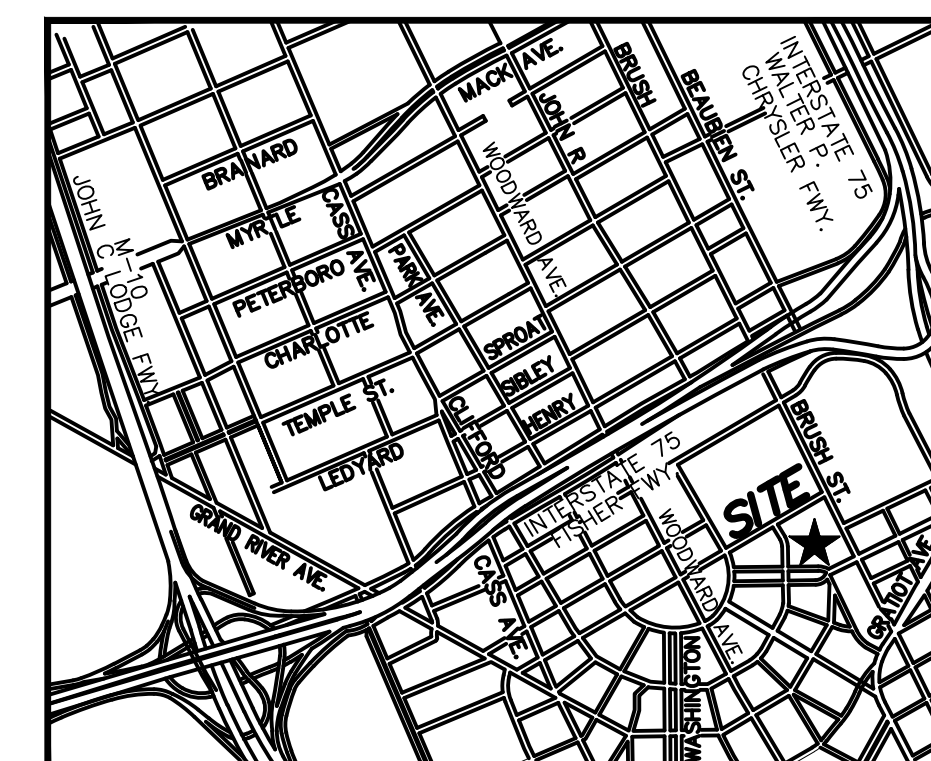
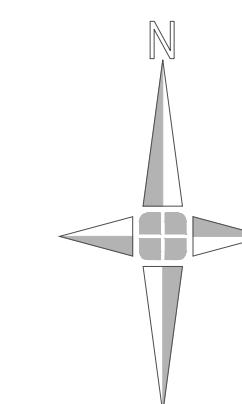
Know what's below.
 Call before you dig.

DATE:	ISSUE:
01-21-2022	Basement Extension Permit

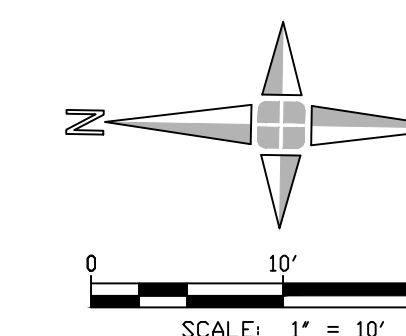
PARTIAL TOPOGRAPHIC SURVEY
 DAC JOHN R AND ABBEY
 CITY OF DETROIT
 WAYNE COUNTY
 MICHIGAN

Date: 01.07.22
 Scale: 1"=10'
 Sheet: C-100
 Project: 20147.00D

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LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION

N MADISON 13 THRU 15 28 THRU 31 65,66,68,69 AND VAC CROSS ST & ALLEYS ADJ PLAT OF SEC 11 GOVERNOR & JUDGES PLAN L34 1954 DEEDS, W C R 1/135 71,68,65,62,59,56 53,50,47,42&41 AND VAC RANDOLPH ST ADJ 41-59 AND W 1/2 OF THE N S ALLEY E OF AND ADJ 42-59 HOUGH, PER CITY OF DETROIT TAX RECORDS

BENCH MARK DATA

(CITY OF DETROIT) DATUM
SITE BENCH MARK NO. 1
ARROW ON HYDRANT LOCATED AT THE SOUTHWEST CORNER OF JOHN R STREET AND ADAMS AVENUE.
ELEVATION=122.65'

NOTES:

- CURRENT CABLE TV, PUBLIC LIGHTING, WATER, AND SEWER SEWER UTILITY MAPS WERE NOT AVAILABLE AT TIME OF SURVEY.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 285 OF 575, MAP NUMBER 2616300285E, EFFECTIVE DATE FEBRUARY 2, 2012.
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS-WEBSTER ENGINEERS, INC. AT TIME OF SURVEY.
- NO TITLE COMMITMENT POLICY WAS PROVIDED, THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.

UTILITY STATEMENT

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.

(S) - UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.

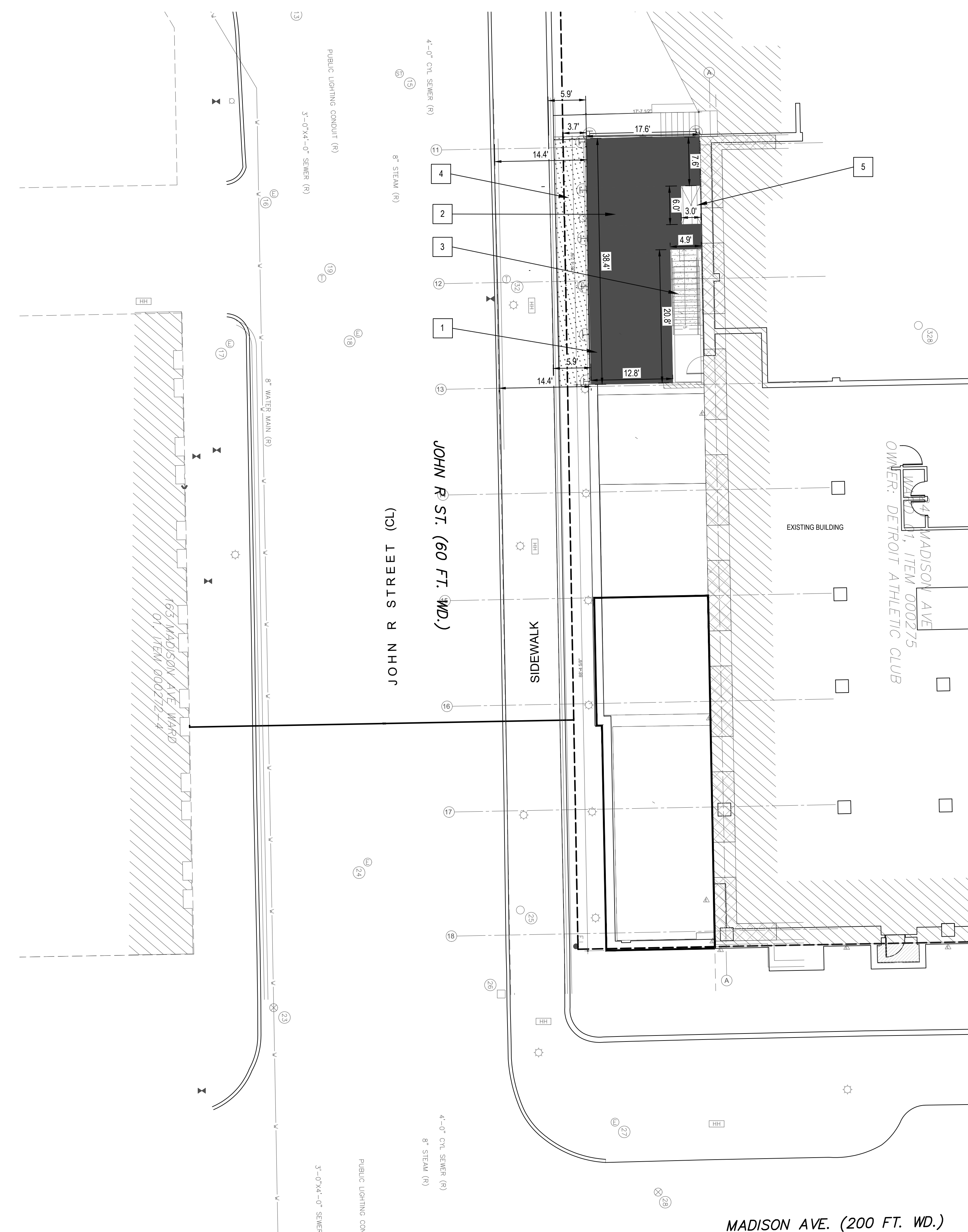
PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/ OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

SITE PLAN - KEYNOTE

- 1 PROPOSED VAULT EXTENSION (BASEMENT EXTENSION)
- 2 PROPOSED CONCRETE LID OVER EXPANDED BASEMENT AREA
- 3 STAIR TO BASEMENT
- 4 REMOVE AND RESTORE LANDSCAPE UPON COMPLETION OF VAULT EXTENSION
- 5 PROPOSED VENTILATION VOID - OPEN TO ATMOSPHERE

SITE PLAN - LEGEND

- PROPOSED CONCRETE LID OVER EXPANDED BASEMENT AREA
- EXISTING CONCRETE CAP
- PROPOSED CONCRETE CAP WITH LANDSCAPE COVER OVER EXISTING BASEMENT LIMITS
- LANDSCAPE RESTORATION PER EXISTING CONDITION



DATE:	ISSUE:
01-21-2022	Basement Extension Permit

Developed For:
DETROIT ATHLETIC CLUB
241 MADISON AVE., DETROIT, MI 48226

SITE PLAN
DAC - BOWLING ABBEY
CITY OF DETROIT
WAYNE COUNTY
MICHIGAN

Date: 01.21.2022
Scale: 1"=10'
Sheet: C-400
Project: 20147.01D

PROJECT DAC - Bowling Abbey

241 Madison St.
Detroit, MI 48226

CONSULTANT

PROFESSIONAL SEAL



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#	DESCRIPTION	DATE
1	Basement Extension Permit	01/21/22

KEY PLAN

SHEET TITLE
Demolition Plan

PROJECT #
2021_028
Scale: 1/8" = 1'-0"

SHEET #
DA-101

DEMO PLAN GENERAL NOTES

- DEMOLITION GENERAL NOTES APPLY TO ALL DEMOLITION SHEETS.
- COORDINATE DEMOLITION AND PHASING EFFORTS WITH ARCHITECT AND OWNER'S REPRESENTATIVES. EVERY EFFORT SHALL BE MADE TO MINIMIZE DISRUPTION OF OWNER'S OPERATIONS AND TO PROVIDE BUILDING USER'S SAFETY. EXCESSIVE NOISE OR VIBRATION SHALL BE PRE-APPROVED AND COORDINATED WITH OWNER'S REPRESENTATIVE.
- COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER AND AS SPECIFIED.
- CONSTRUCT TEMPORARY CONSTRUCTION PARTITIONS WITHIN EXISTING BUILDING WHICH OFFER A ONE-HOUR ENCLOSURE TO ISOLATE DEMOLITION AND CONSTRUCTION WORK FROM GENERAL PUBLIC AND AS DEEMED NECESSARY BY OWNER AND CODE OFFICIAL HAVING JURISDICTION. COORDINATE LOCATIONS WITH OWNER AND MAINTAIN MEANS OF EGRESS THROUGHOUT THE WORK.
- MAINTAIN A SECURE AND WEATHER-TIGHT ENCLOSURE.
- VERIFY EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
- REMOVE EXISTING WALLS, DOORS, MILLWORK, PLUMBING FIXTURES, CEILING, SOFFITS, MARKERBOARDS, ETC. IN THEIR ENTIRETY AND AS REQUIRED TO EXECUTE DEMOLITION AND CONSTRUCTION WORK DESCRIBED ON THE DRAWINGS.
- THE OWNER SHALL RESERVE THE RIGHT TO SALVAGE ANY MATERIALS.
- PROVIDE PROTECTION FOR EXISTING BUILDING MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR CONSTRUCTION-RELATED INCIDENT PERFORMED UNDER THIS CONTRACT.
- REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF DEMOLITION OR CONSTRUCTION TO MATCH EXISTING FINISH AND/OR CONDITION.
- EXISTING MATERIALS SHALL NOT BE REUSED UNLESS NOTED OTHERWISE OR AS AUTHORIZED BY ARCHITECT.
- VERIFY AND MAINTAIN LOCATION OF EXISTING POWER, COMMUNICATION AND DATA CABLES TO PREVENT INTERRUPTION OF SERVICE.
- PATCH FLOOR, WALL AND CEILING PENETRATIONS RESULTING FROM REMOVAL OR REROUTING OF NEW OR EXISTING PIPING, DUCTWORK, CONDUIT, ETC. AS REQUIRED TO MAINTAIN FIRE SEPARATIONS. MATCH FINISH OF NEW OR EXISTING ADJACENT SURFACES.
- CAP DISCONNECTED MECHANICAL PIPING LINES WITHIN WALL OR FLOOR. PATCH AND FINISH AS REQUIRED TO MATCH NEW OR EXISTING ADJACENT SURFACES.
- SEE MECHANICAL AND ELECTRICAL DRAWINGS AND NOTES FOR FURTHER SEQUENCING AND SCOPE OF WORK.
- AVOID DISTURBING OF SOILS WITHIN ZONE OF INFLUENCE AROUND EXISTING FOOTINGS AND FLOOR SLABS AS DIRECTED BY GEOTECHNICAL ENGINEER.
- WHERE CMU WALLS ARE INDICATED TO BE REMOVED, PREPARE ADJACENT WALLS TO RECEIVE NEW PATCH/FINISH BY REMOVING CMU IN TOOTHIN PATTERN BOTH SIDES OF DEMOLITION FOR CONTRACTOR TO TOOTH IN NEW CMU PATCHES.
- WHERE PLASTER/STUD WALLS ARE INDICATED TO BE REMOVED, PREPARE ADJACENT WALLS TO RECEIVE NEW PATCH/FINISH BY SAWCUTTING ADJACENT PLASTER FINISH A MINIMUM OF 12 INCHES BEYOND DEMOLITION.

MATERIAL KEYNOTES

DEMO PLAN LEGEND

EXISTING	[MEDIUM]
[Symbol]	EXISTING SMOKE SEPARATION TO REMAIN
[Symbol]	EXISTING 1 HOUR FIRE SEPARATION TO REMAIN
[Symbol]	EXISTING 2 HOUR FIRE SEPARATION TO REMAIN
[Symbol]	EXISTING 3 HOUR FIRE SEPARATION TO REMAIN
[Symbol]	EXISTING METAL STUD PARTITION TO REMAIN
[Symbol]	EXISTING CMU PARTITION TO REMAIN
[Symbol]	EXISTING CONCRETE WALL TO REMAIN
[Symbol]	EXISTING DOOR TO REMAIN, SEE A-611
[Symbol]	EXISTING ROOM TO REMAIN, SEE A-621
[Symbol]	AREA NOT IN CONTRACT (NIC)

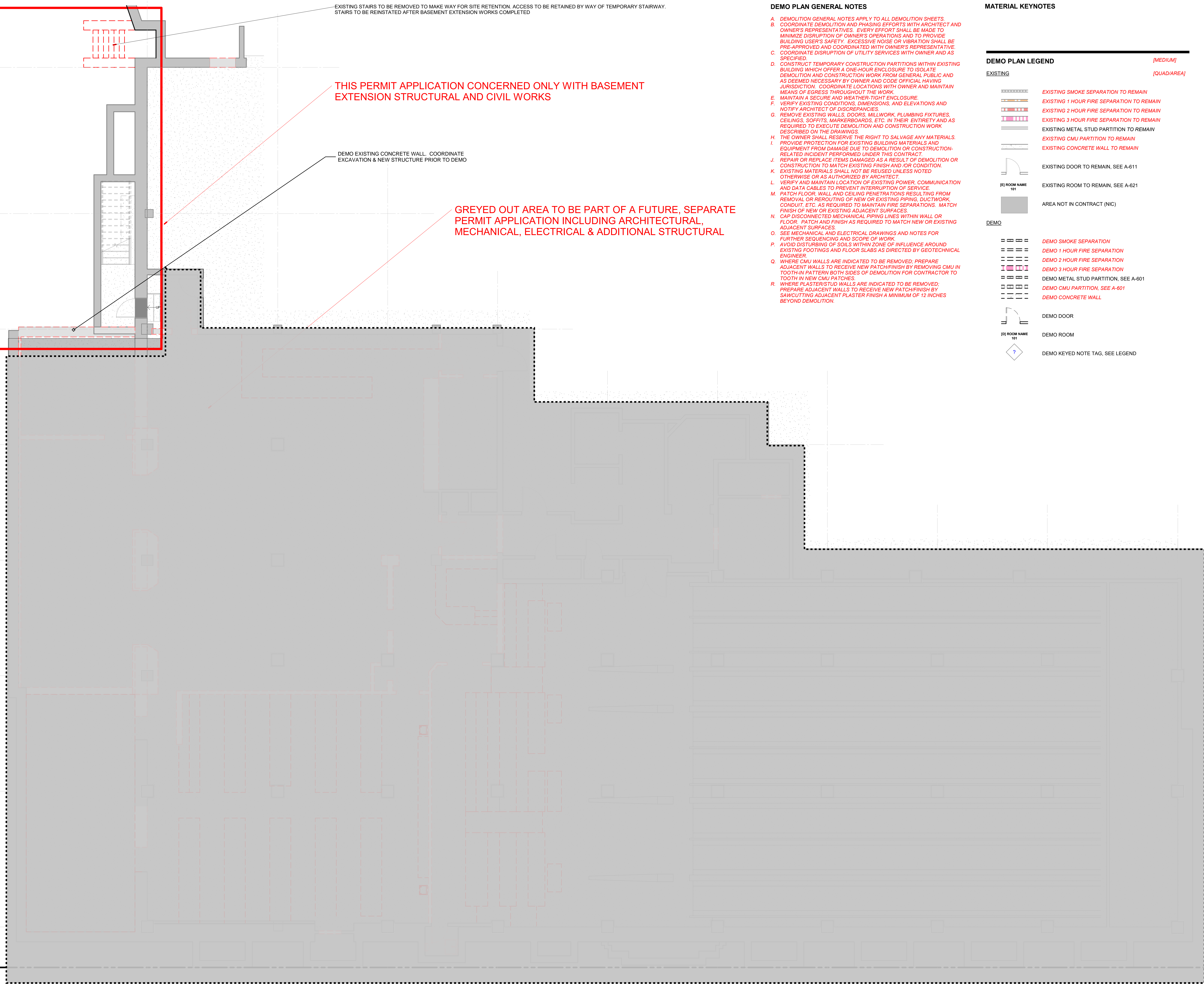
DEMO	[MEDIUM]
[Symbol]	DEMO SMOKE SEPARATION
[Symbol]	DEMO 1 HOUR FIRE SEPARATION
[Symbol]	DEMO 2 HOUR FIRE SEPARATION
[Symbol]	DEMO 3 HOUR FIRE SEPARATION
[Symbol]	DEMO METAL STUD PARTITION, SEE A-601
[Symbol]	DEMO CMU PARTITION, SEE A-601
[Symbol]	DEMO CONCRETE WALL
[Symbol]	DEMO DOOR
[Symbol]	DEMO ROOM
[Symbol]	DEMO KEYED NOTE TAG, SEE LEGEND

EXISTING STAIRS TO BE REMOVED TO MAKE WAY FOR SITE RETENTION. ACCESS TO BE RETAINED BY WAY OF TEMPORARY STAIRWAY. STAIRS TO BE REINSTATED AFTER BASEMENT EXTENSION WORKS COMPLETED

THIS PERMIT APPLICATION CONCERNED ONLY WITH BASEMENT EXTENSION STRUCTURAL AND CIVIL WORKS

DEMO EXISTING CONCRETE WALL. COORDINATE EXCAVATION & NEW STRUCTURE PRIOR TO DEMO

GREYED OUT AREA TO BE PART OF A FUTURE, SEPARATE PERMIT APPLICATION INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL & ADDITIONAL STRUCTURAL



A8 Demo Plan
DA-101 SCALE: 3/16" = 1'-0" REF: A-103

PROJECT
**DAC - Bowling
Abbey**

241 Madison St.
Detroit, MI 48226

CONSULTANT

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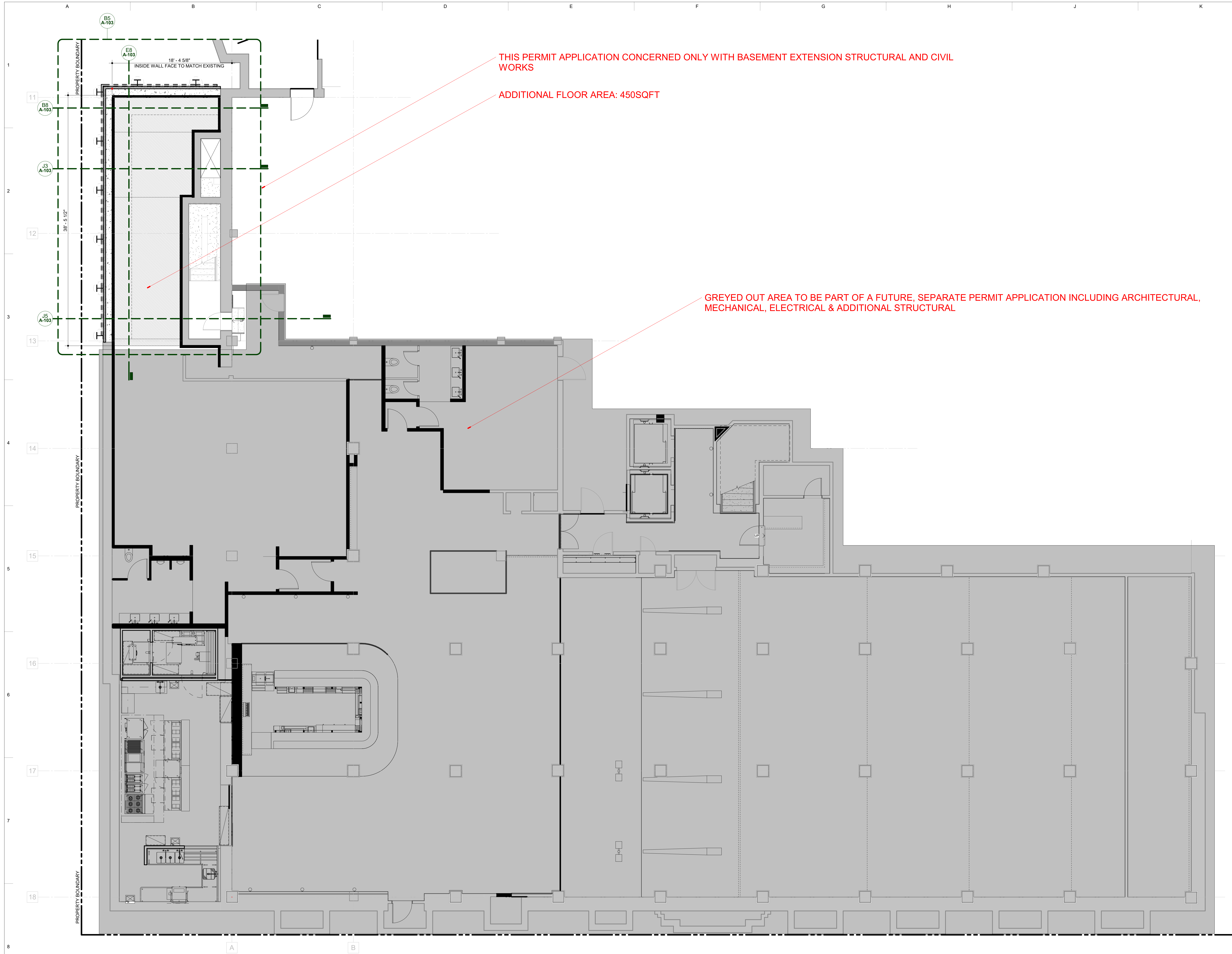
#	DESCRIPTION	DATE
1	Basement Extension Permit	01/21/22

KEY PLAN

SHEET TITLE
Floor Plan - Basement Level

PROJECT #
2021_028

SHEET #
A-101



A8 Floor Plan - Basement Level
A-101 SCALE: 3/16" = 1'-0" REF: A-103

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30x42

PROJECT
**DAC - Bowling
 Abbey**

241 Madison St.
 Detroit, MI 48226

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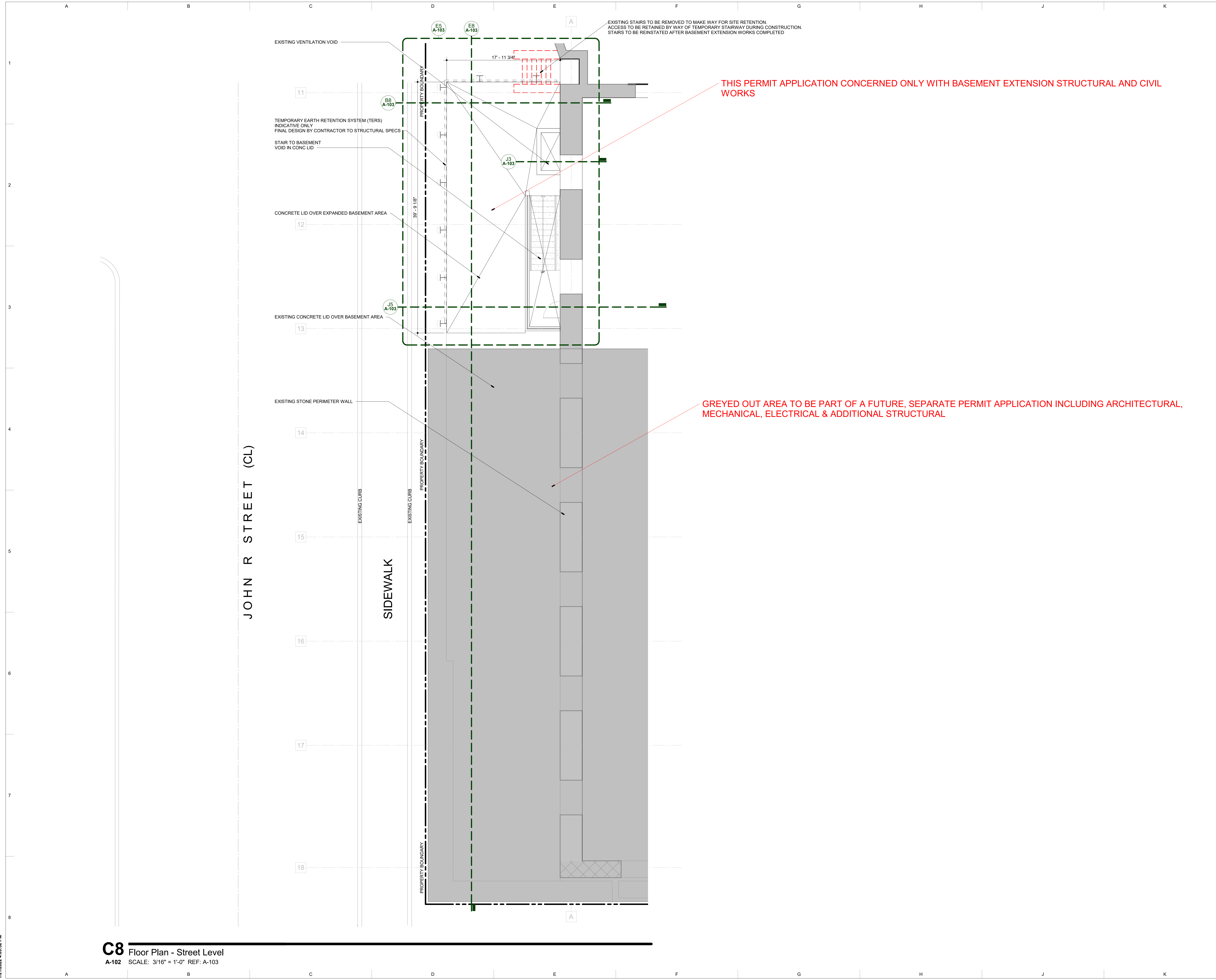
#	DESCRIPTION	DATE
1	Basement Extension Permit	01/21/22

KEY PLAN

SHEET TITLE
 Floor Plan - Street Level

PROJECT #
 2021_028

SHEET #
A-102



C8 Floor Plan - Street Level
 A-102 SCALE: 3/16" = 1'-0" REF: A-103

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PROJECT
DAC - Bowling Abbey

241 Madison St.
Detroit, MI 48226

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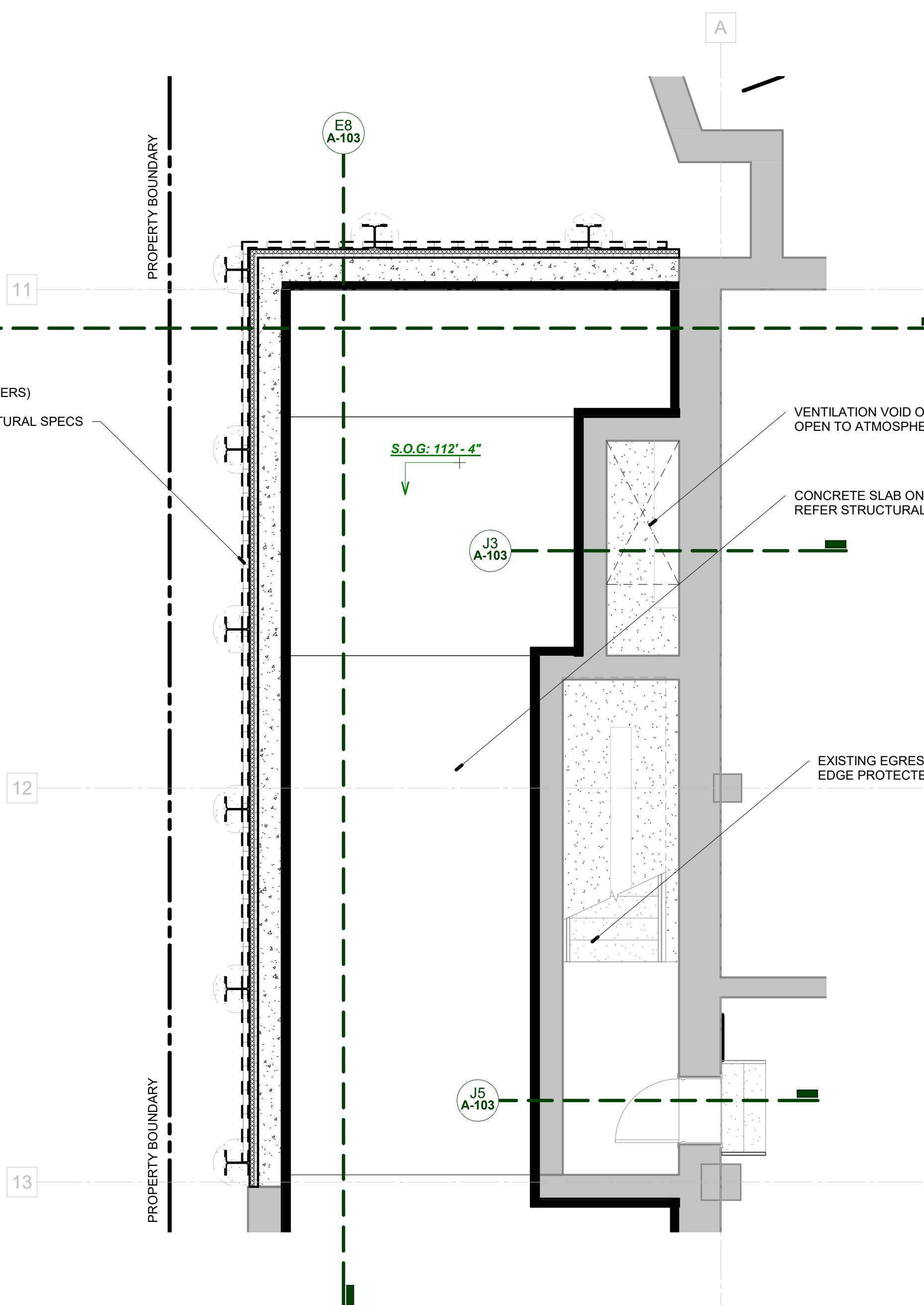
#	DESCRIPTION	DATE
1	Basement Extension Permit	01/21/22

KEY PLAN

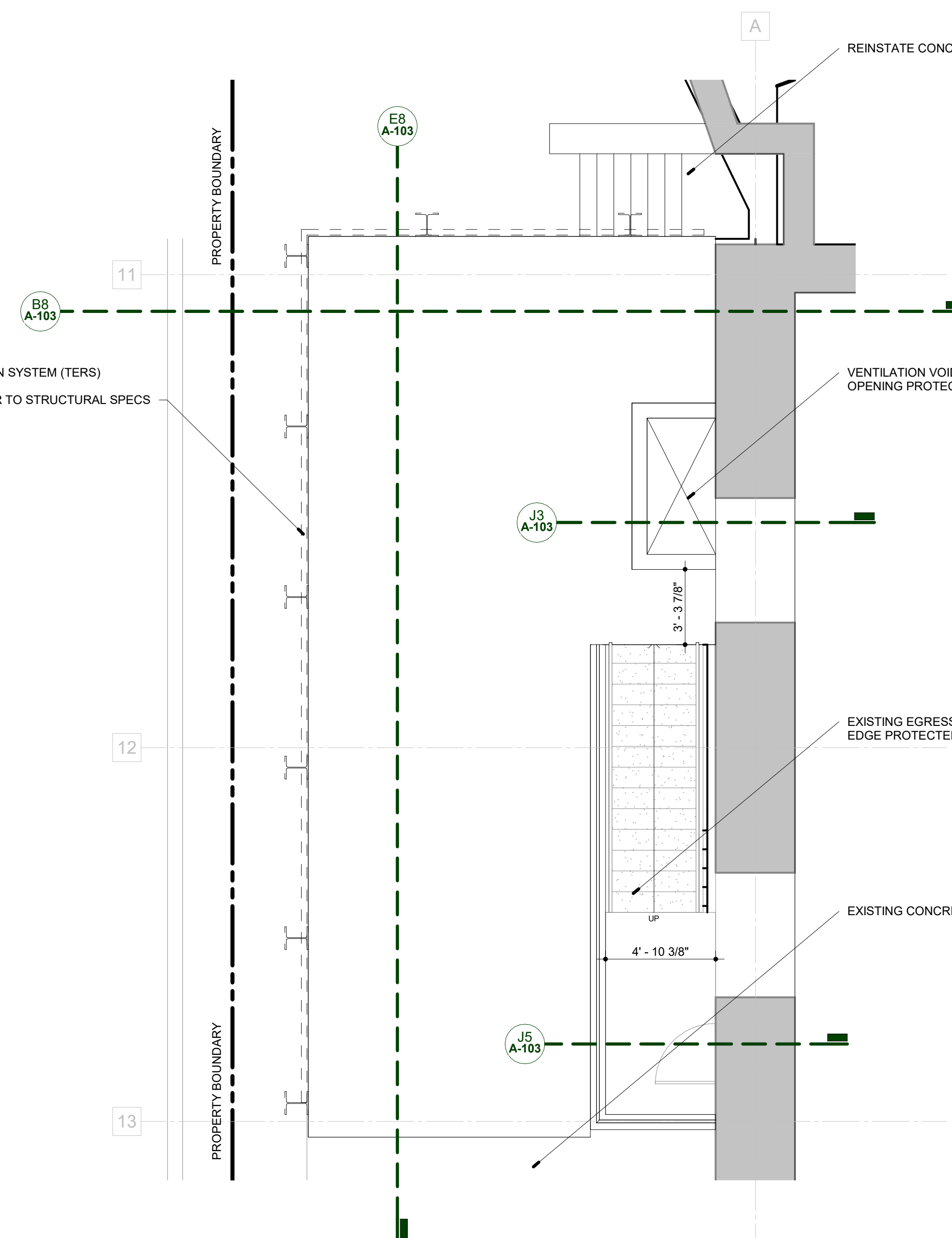
SHEET TITLE
Detail Plans & Sections

PROJECT #
2021_028

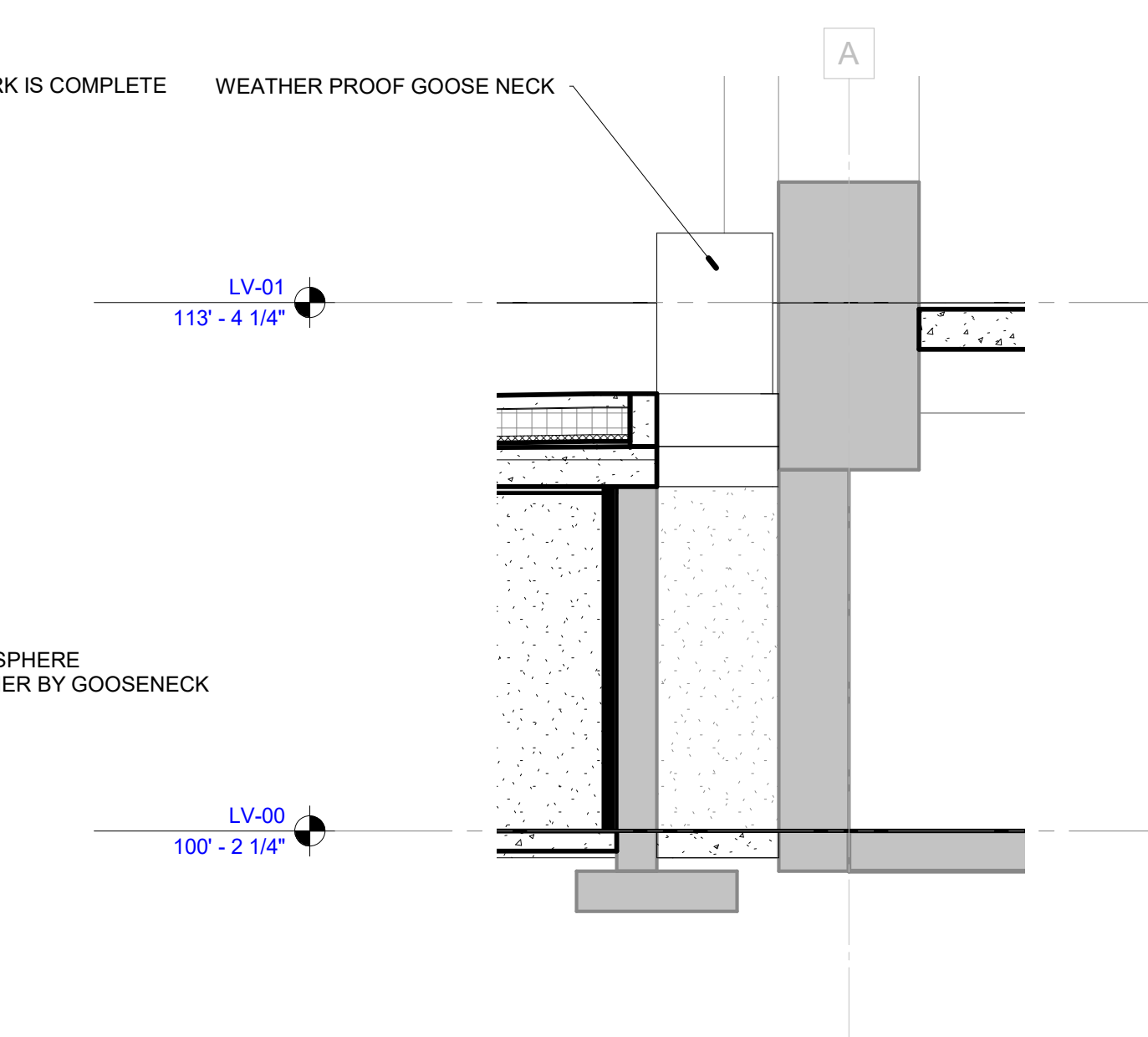
SHEET #
A-103



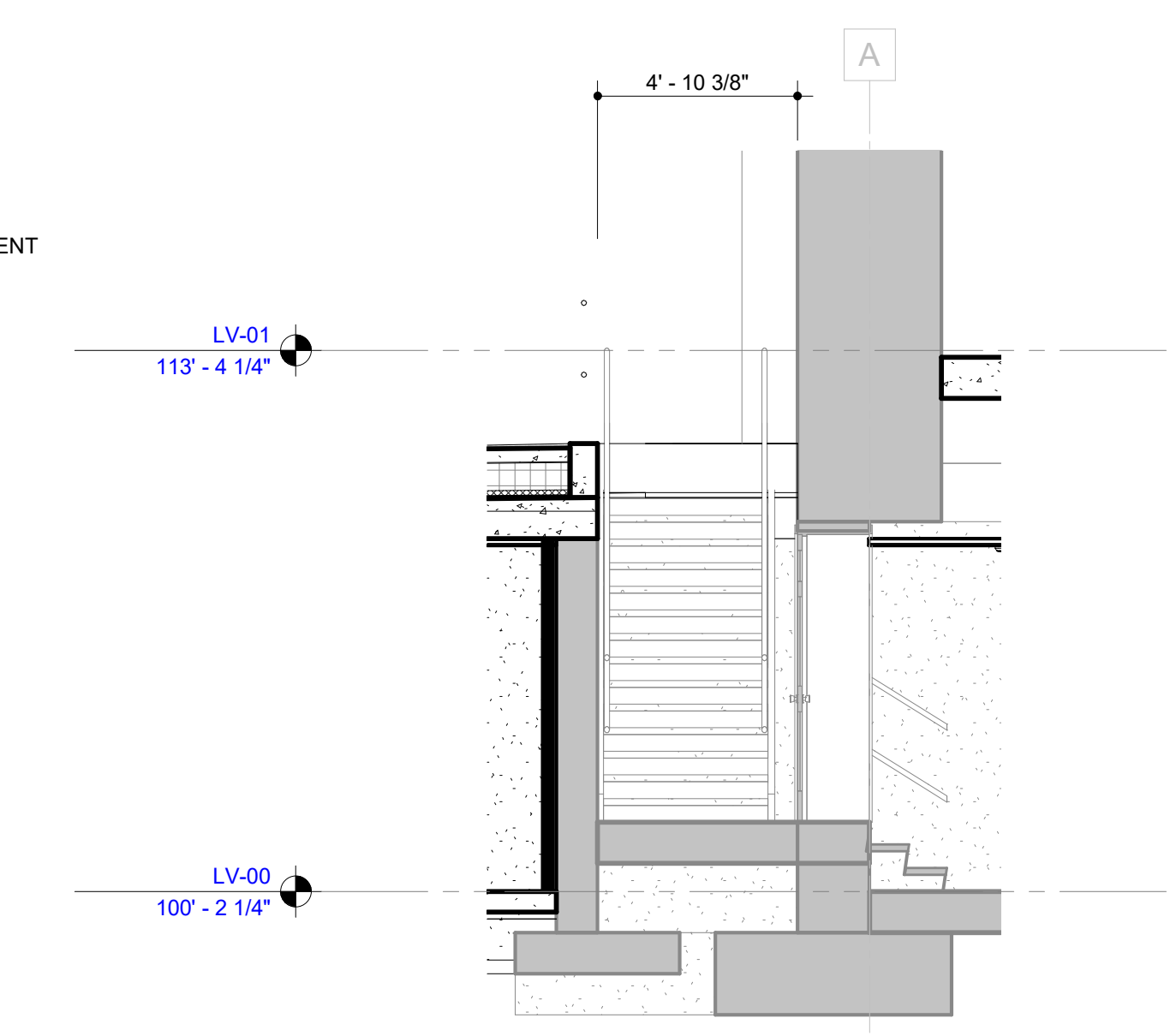
B5 Floor Plan - Basement Level - Vault Extension
A-103 SCALE: 1/4" = 1'-0" REF: A-101



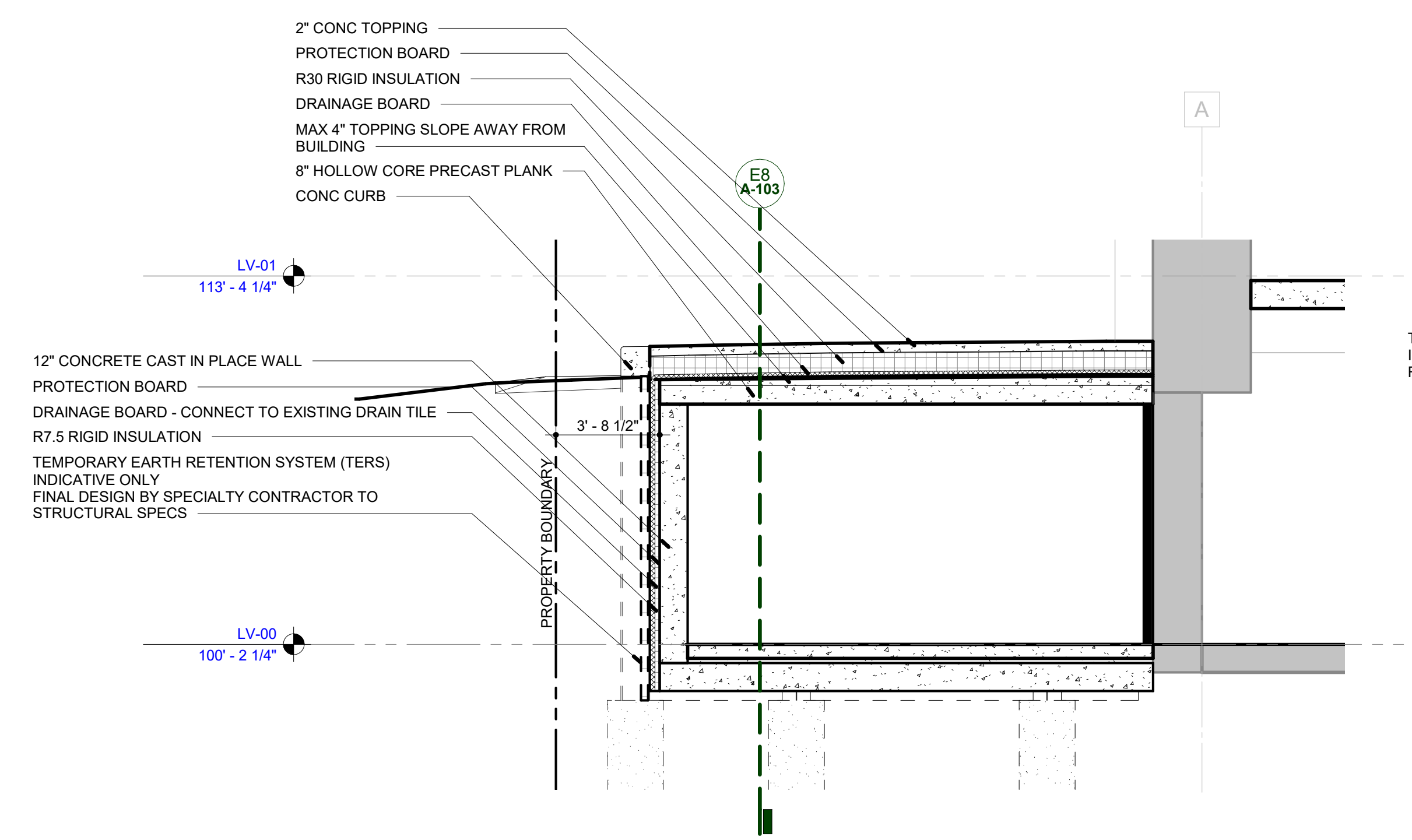
E5 Floor Plan - Street Level - Vault Extension
A-103 SCALE: 1/4" = 1'-0" REF: A-102



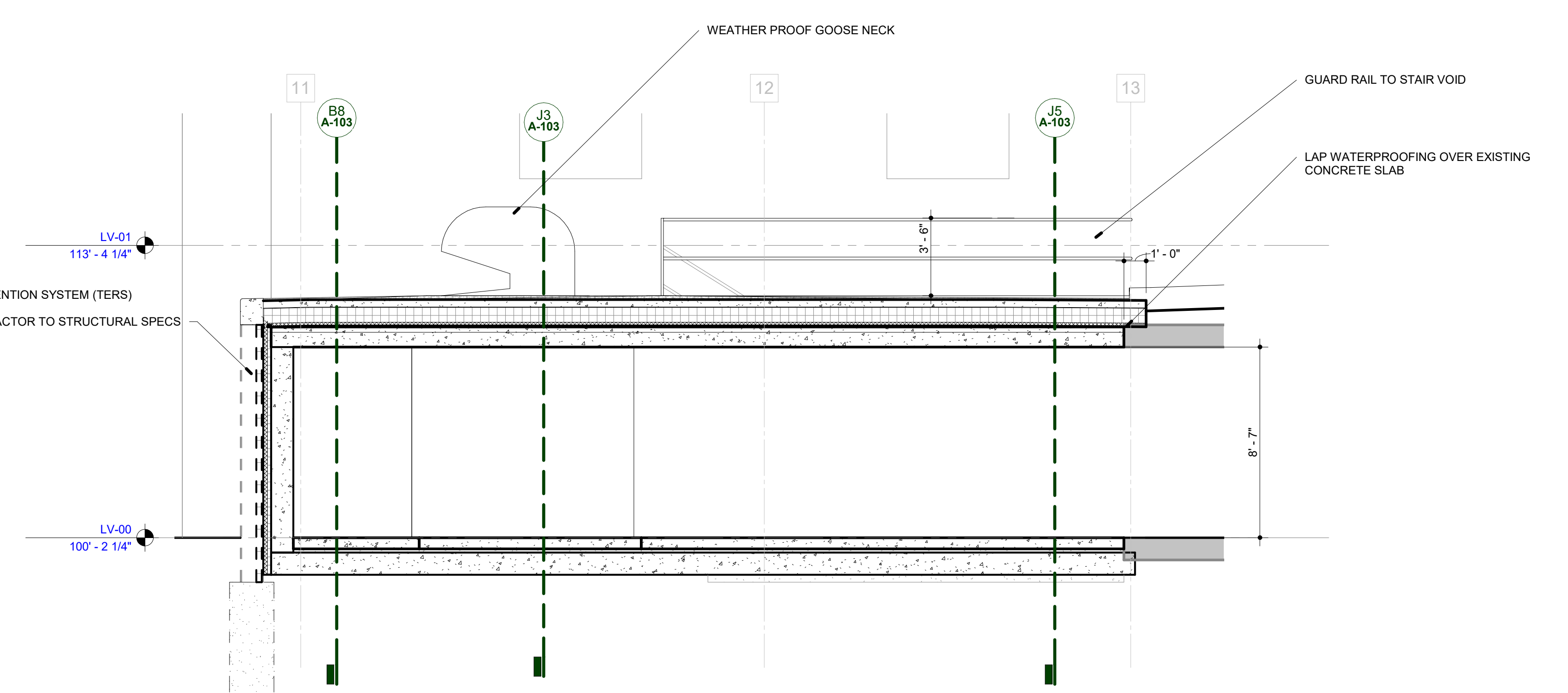
J3 Basement Extension - East-West Section - ventilation void
A-103 SCALE: 1/4" = 1'-0" REF: A-101



J5 Basement Extension - East-West Section - stair void
A-103 SCALE: 1/4" = 1'-0" REF: A-101



B8 Basement Extension - East-West Section - typical
A-103 SCALE: 1/4" = 1'-0" REF: A-101



E8 Basement Extension - North-South Section
A-103 SCALE: 1/4" = 1'-0" REF: A-101

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COOK

QMXU

DATE: _____



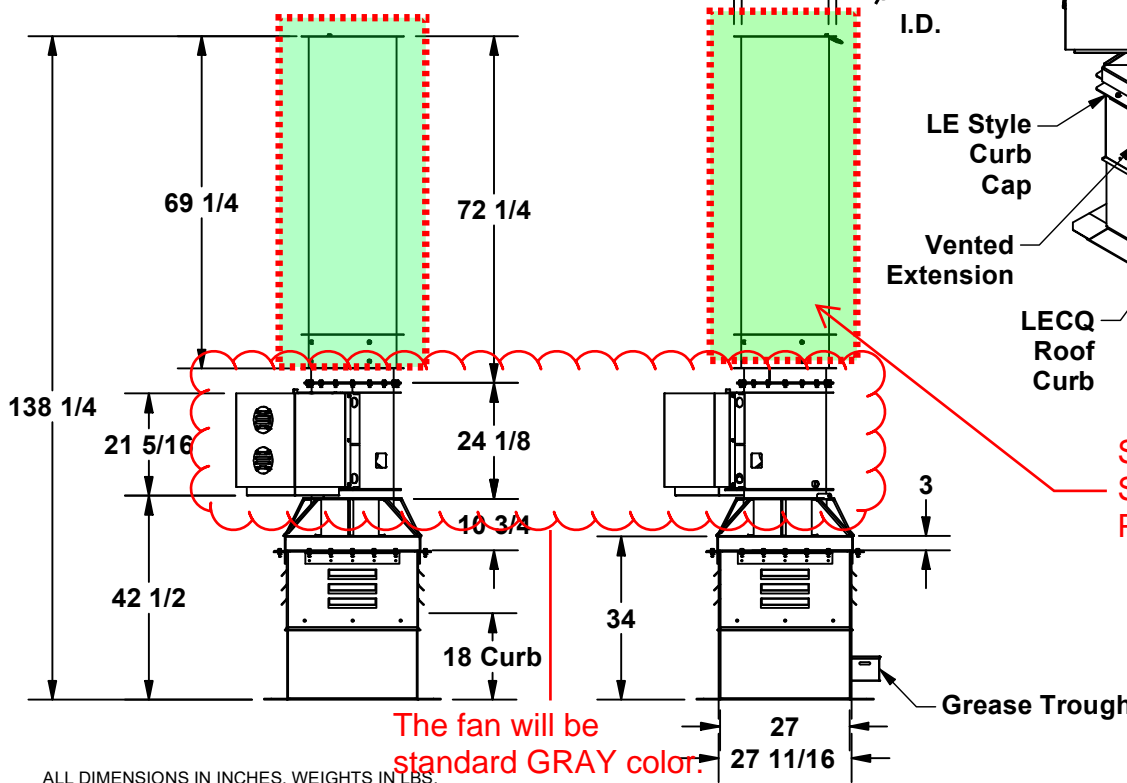
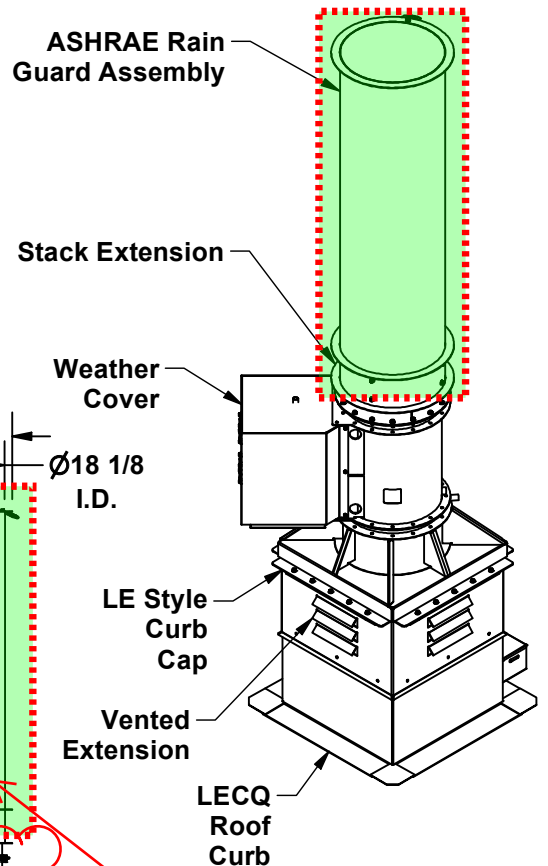
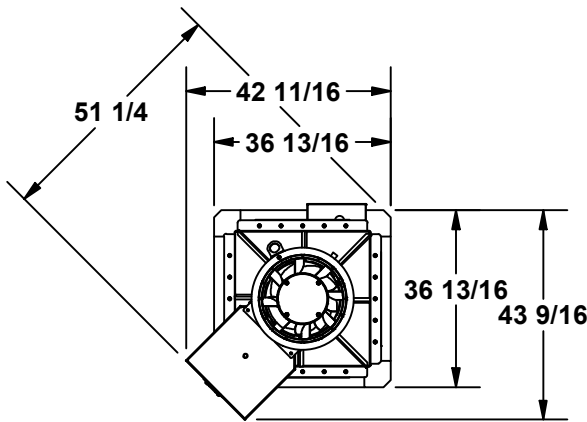
PROJECT: DAC Abbey Fans

LOCATION: EF-1 & 2

Note: Weight includes roof curb, curb cap, fan, motor, stack extension, vented extension and rain guard assembly. A motor weight of 48 lbs. was used, this may vary dependent upon motor availability at time of order.

Mixed-Flow Upblast Blower
Low Pressure
Arrangement 9
Belt Drive
69-1/4 RAIN GUARD (SS)
LE Style Curb Cap
Vented Extension
Size 120
Weight = 938

Motor Information					
HP	Encl	V/P/H	RPM	Efficiency	SGR
1-1/2	TEFC	208/3/60	1725	Premium	No



STAINLESS STEEL STACK TO BE TO BE PAINTED= BLACK.

The fan will be standard GRAY color.

ALL DIMENSIONS IN INCHES. WEIGHTS IN LBS.

PLEASE REFERENCE THIS DRAWING ON THE ORDER BY THIS NUMBER: SD220330-01-A

LORENIZED™ DETAILS



Cook's **LORENIZED** coating offers great performance at a great value. For rapid comparison to other coatings, see page 2.

COATING DATA

LORENIZED COATING

- ▶ An electrostatically applied, baked polyester powder coating.
- ▶ This coating technology offers good chemical resistance, excellent mechanical performance and excellent protection from outdoor elements.

PROPERTY	TEST METHOD	PERFORMANCE
Salt Spray (hrs)	ASTM B117	1000+
Humidity Resistance (hrs)	ASTM D2247	1000+
Impact Resistance (in-lbs)	ASTM D2794	100
Mandrel Flexibility	ASTM D522	1/8" pass
Pencil Hardness	ASTM D3363	2H
Crosshatch Adhesion	ASTM D3359-B	100%
Max. Service Temperature	N/A	230°F
Coating Thickness (mil)	N/A	1.5–2.5
Weather Resistance	N/A	Excellent
Chemical Resistance*	N/A	Good
Relative Cost**	N/A	1.0
Standard Color	N/A	Gray

* For more information on chemical resistance, consult the *Chemical Resistance Guide* in Compute-A-Fan® or at lorencook.com.

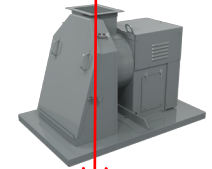
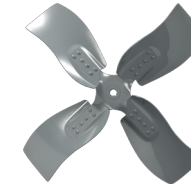
** Actual cost relationship may vary. For general consideration only.

COLOR SELECTION

Standard Color



GRAY



PAINTED COLOR OF STACK.

Optional Colors



BLIZZARD WHITE



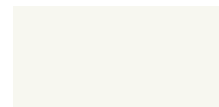
CARTHAGE STONE



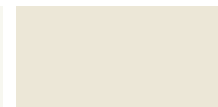
STORM GRAY



ONYX BLACK



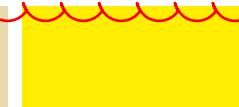
OYSTER



OATMEAL



WHEAT



SAFETY YELLOW



MIDNIGHT BLUE



PINE GREEN



COOK RED



ARCHITECTURAL BRONZE

Colors represent appearance as close as possible. Actual appearance may vary.