MADISON SITE LOCATION MAP

(NOT TO SCALE)

Extents of sub-basement. Refer to drawing sheet A1.0.

BENCH MARK DATA

(CITY OF DETROIT) DATUM

SITE BENCH MARK NO. 1 ARROW ON HYDRANT ON THE WEST SIDE OF JOHN R STREET +/- 45 FEET SOUTH OF ADAMS STREET. ELEVATION: 122.65' (NOT GRAPHICALLY SHOWN)

SITE BENCH MARK NO. 2 ARROW ON HYDRANT AT THE SOUTHWEST CORNER OF GRAND RIVER AVENUE AND CENTRE STREET. ELEVATION: 123.63'

SITE BENCH MARK NO. 3 ARROWN ON HYDRANT ON THE WEST SIDE OF GRAND RIVER AVENUE, +/- 10 NORTH OF THE NORTH LINE OF A 20 FOOT WIDE ALLEY. ELEVATION: 123.00'

Engineers Surveyors Planners

Landscape Architects

28 West Adams Road Suite 1200 Detroit, MI 48226 p (313) 962-4442 f (313) 962-5068 www.giffelswebster.com

Executive:	C.A.A.
Manager:	C.A.A.
Designer:	J.A.B.
Quality Control:	C.A.A.
Part of Governors a	nd Judges Plan
of Section 9	



DATE: ISSUE:

	l

100% DD SET

Harmonie Social Club -

TOPOGRAPHIC SURVEY

Project Number: 2016112.01

19646.00D

04.23.19

1"=20'

1 OF 1

ALTA / NSPS

LAND TITLE &

TOPOGRAPHIC

SURVEY

311 E GRAND RIVER

CITY OF DETROIT

WAYNE COUNTY

MICHIGAN

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Sheet:

Project:

Know what's **below**. **Call** before you dig.

BASCO / 311 E. Grand River, LLC 607 Shelby Street Suite 600 Detroit, MI 48226 Key Plan

HamiltonAnderson

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248 488 9822

LM Engineering

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25315 Dequindre Rd

Madison Heights, MI 48071

09 / 06 / 19 BID / PERMIT SET

Core & Shell

Drawing Title

Approved By:

Scale: AS NOTED

Drawn By:

Signature:

Drawing No:

----- STEAM ------ STEAM LINE TEL— TELEPHONE OVERHEAD 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.

(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD

OOOOOO GUARD RAIL

—— CL DITCH/STREAM SHRUB LINE

TREE LINE

— UGE — UG ELEC. LINE

— STM — STORM LINE

----- GAS -----

---- T/ BANK

BLDG, LINE

- RAILING

---- B/ BANK

- SAN. LINE

— WATER LINE

- UG CABLE TV LINE

— PAINT STRIPE

---- GAS LINE

- OVERHEAD WIRES

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

 FOUND MON. ASPH. ASPHALT

CONC. CONCRETE A.C. AIR CONDITIONER G.P. GUARD POST

C.L.F. CHAIN-LINK FENCE D.L. DOOR LEDGE F.F. FINISHED FLOOR O.H. OVERHANG ★ BLDG. CORNER (FIELD LOCATED) F.I. FOUND IRON

PAY PHONE

PROT. POST/GUARD POST

HANDICAP PARKING

RESIDENTIAL MAILBOX

DECIDUOUS TREE

CONIFEROUS TREE

¥ WETLAND FLAG

PARKING METER

U.S. MAILBOX

000.00+6 EXISTING ELEVATION

SOIL BORING

MONITORING WELL

→ LAWN IRRIG. HEAD

▲ CENTERLINE R.R. TRACK

BUSH/SHRUB

DEAD TREE

CUTFLAGO UTILITY FLAG

MANHOLE

SIGN

< GUY

POST INDICATOR VALVE

IRRIGATION CONTROL BOX

WELL HEAD

STORM MH

CATCH BASIN

BEEHIVE CB

CULVERT E.S.

Oc.o. STORM CLEAN OUT

LIGHT POLE

UTILITY POLE

ELEC. TRANS.

ELEC. METER

ELEC. RISER

TRAFFIC CONTROL BOX

PUBLIC LIGHTING MH

ELEC. MH

AIR CONDITIONER

ROUND CB

ROOF/DOWN SPOUT

FDC CONNECTION

S.I. SET IRON F.I.P. FOUND IRON PIPE M. MEASURED R. RECORD

F.M. FOUND MONUMENT S.N. SET NAIL CMP CORREGATED METAL PIPE RCP REINFORCED CONCRETE PIPE

AS FIELD SURVEYED IS BASED ON THE STATE PLANE PLANE COORDINATE SYSTEM. (MICHIGAN SOUTH N.A.V.D. 88) G.L. GROUND LIGHT

INFORMATION IS NOT SHOWN ON THIS DRAWING.

THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY

TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE

PROVIDED TO THE SURVEYOR BY THE CLIENT. THEREFORE SETBACK

OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD

THERE IS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK, UNLESS OTHERWISE NOTED.

SURVEY.

- DTE AND PUBLIC LIGHTING UTILITY MAPS WERE NOT AVAILABLE AT TIME OF 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 26163C0285

DIRECTED TO A QUALIFIED FORESTER.

THE BASIS OF BEARING FOR THE PROPERTY DESCRIPTION OVERALL PARCEL

EFFECTIVEDATE ON 02/02/2012

WITH REGARD TO TABLE A, ITEM 6, NO ZONING REPORT LETTER HAS BEEN

THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION,

THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK, UNLESS OTHERWISE NOTED.

PROPERTY DESCRIPTION (PER TAX RECORDS)

Subdivision J

Article XIII,

Division 1,

Subdivision J

Subdivision J Article XIV, Division 1, Formula A Town houses (attached Division 1, Formula A 20

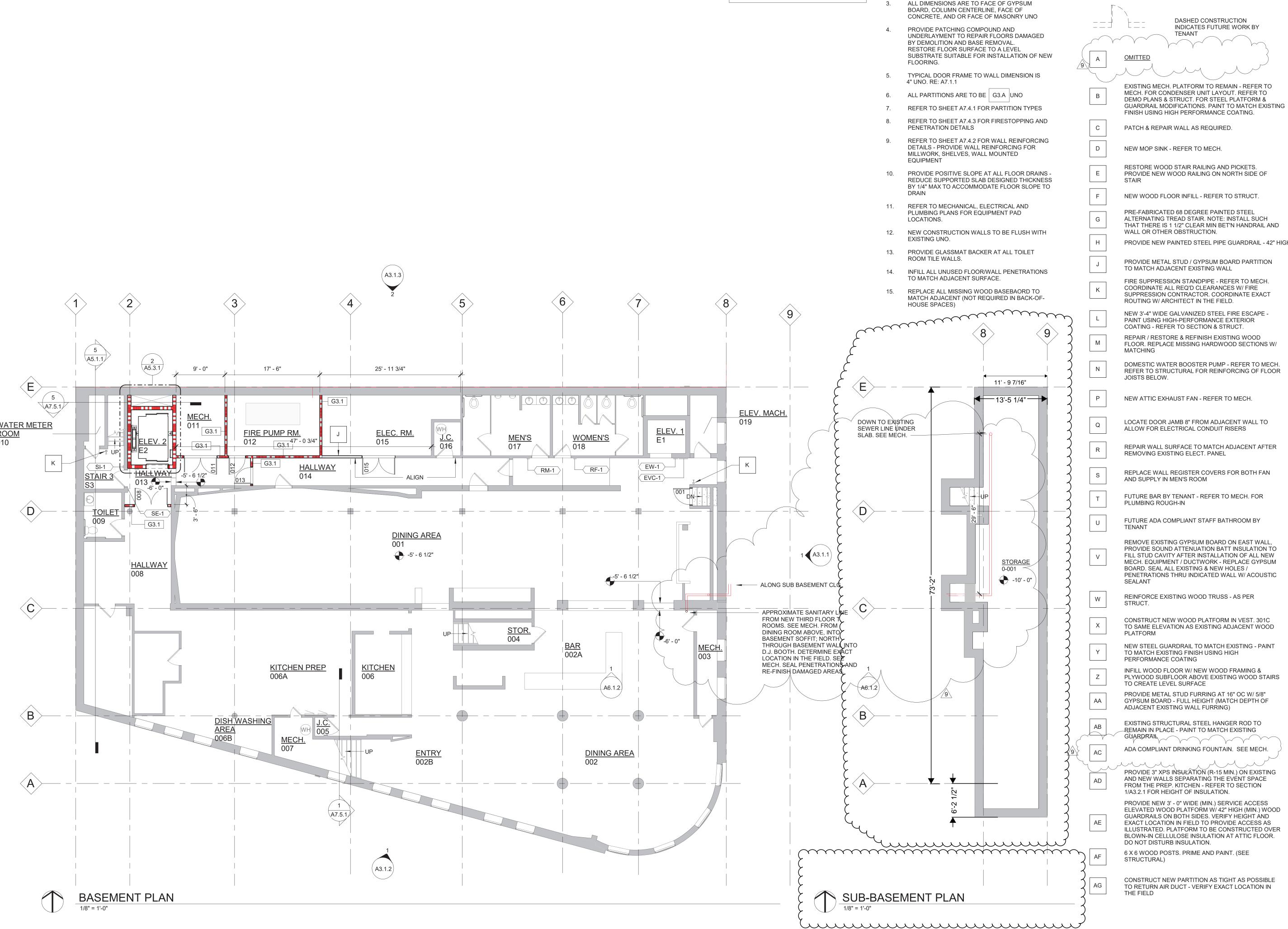
Sec. Reference Motor vehicle filling Multiple-family dwellings 7000 Parking lots or parking Rooming houses

Sec. 61-13-26. B5.

All other uses

(Ord. No. 11-05, §1, 5-28-05; ORd. No. 26-12-, §1, 11-21-12)

LOTS 70 AND 71 OF GOVERNOR & JUDGES PLAN OF SECTION 9, L.34, P.552, DEEDS WAYNE COUNTY RECORDS



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248 488 9822 Stuctural Engineer LM Engineering

25315 Dequindre Rd. Madison Heights, MI 48071 248 850 8265

Civil Engineer OHM Advisors 1145 Griswold Street Suite 200 Detroit, MI 48226

313 481 1250

ALTERNATING TREAD STAIR. NOTE: INSTALL SUCH

EXISTING PARTITION

NEW PARTITION WALL

1 HOUR RATED WALL

2 HOUR RATED WALL

PROVIDE NEW PAINTED STEEL PIPE GUARDRAIL - 42" HIGH

PROVIDE METAL STUD / GYPSUM BOARD PARTITION

FLOOR PLAN LEGEND

FLOOR PLAN NOTES

WORK OR INSTALLATION

ARCH ELEV 4'-6" = EXISTING FIRST FLOOR ELEV.

CONTRACTOR TO COORDINATE WITH ARCHITECT

ALL DISCREPANCIES BETWEEN THE DRAWINGS

AND EXISTING CONDITIONS PRIOR TO ANY

VERIFY ALL ELEVATIONS IN THE FIELD.

BASEMENT LEGAL OCCUPANCY:

THE BASEMENT IS CURRENTLY CLASSIFIED

THIS PROJECT IS AN INTERIOR RENOVATION

AS BAR/RESTAURANT USE. THE SCOPE OF

OCCUPANCY IS INTENDED TO REMAIN THE

OF THE BAR/RESTAURANT SPACE. THE

COORDINATE ALL REQ'D CLEARANCES W/ FIRE SUPPRESSION CONTRACTOR. COORDINATE EXACT

REPAIR / RESTORE & REFINISH EXISTING WOOD

FLOOR. REPLACE MISSING HARDWOOD SECTIONS W/

DOMESTIC WATER BOOSTER PUMP - REFER TO MECH. REFER TO STRUCTURAL FOR REINFORCING OF FLOOR

REPAIR WALL SURFACE TO MATCH ADJACENT AFTER

REPLACE WALL REGISTER COVERS FOR BOTH FAN

REMOVE EXISTING GYPSUM BOARD ON EAST WALL, PROVIDE SOUND ATTENUATION BATT INSULATION TO FILL STUD CAVITY AFTER INSTALLATION OF ALL NEW MECH. EQUIPMENT / DUCTWORK - REPLACE GYPSUM PENETRATIONS THRU INDICATED WALL W/ ACOUSTIC

CONSTRUCT NEW WOOD PLATFORM IN VEST. 301C

PLYWOOD SUBFLOOR ABOVE EXISTING WOOD STAIRS

PROVIDE METAL STUD FURRING AT 16" OC W/ 5/8" GYPSUM BOARD - FULL HEIGHT (MATCH DEPTH OF

ADA COMPLIANT DRINKING FOUNTAIN. SEE MECH.

PROVIDE 3" XPS INSULATION (R-15 MIN.) ON EXISTING AND NEW WALLS SEPARATING THE EVENT SPACE FROM THE PREP. KITCHEN - REFER TO SECTION

PROVIDE NEW 3' - 0" WIDE (MIN.) SERVICE ACCESS ELEVATED WOOD PLATFORM W/ 42" HIGH (MIN.) WOOD GUARDRAILS ON BOTH SIDES. VERIFY HEIGHT AND EXACT LOCATION IN FIELD TO PROVIDE ACCESS AS ILLUSTRATED. PLATFORM TO BE CONSTRUCTED OVER BLOWN-IN CELLULOSE INSULATION AT ATTIC FLOOR.

CONSTRUCT NEW PARTITION AS TIGHT AS POSSIBLE TO RETURN AIR DUCT - VERIFY EXACT LOCATION IN

BASCO / 311 E. Grand River, LLC

607 Shelby Street Suite 600 Detroit, MI 48226

Key Plan

BULLETIN 9 03/09/2022 BULLETIN 8 01/31/2022~ BULLETIN 3 04 / 26 / 21 **BULLETIN 1** 05 / 22 / 20 BID / PERMIT SET 09 / 06 / 19

Harmonie Club - Core & Shell

Drawing Title

BASEMENT PLAN

Project Number: 2016112.01

Approved By: DMZ Drawn By: JAB

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

Seal:



Signature:

Drawing No: