



# MASTER PLAN

for  
MARINERS' CHURCH OF DETROIT  
170 E JEFFERSON AVE, DETROIT, MI 48226

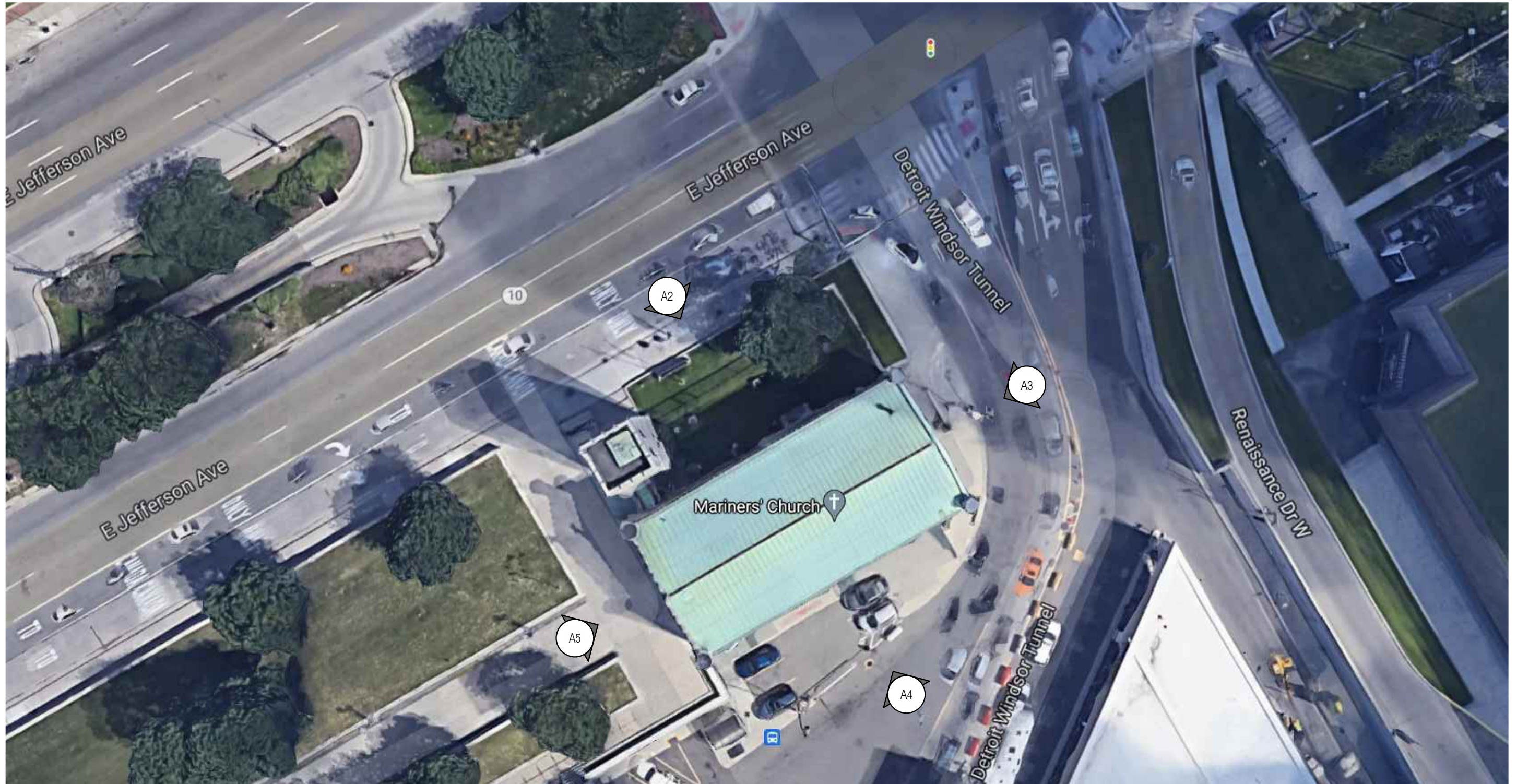
March 6, 2023

<p><u>GENERAL NOTES</u></p> <p>A. THIS MASTER PLAN DOCUMENT OUTLINES THE OWNER'S INTENT FOR DESIGN AND PERFORMANCE. WHILE IT MAY BE USED FOR THE PURPOSE OF A CONTRACTOR'S ORDER OF MAGNITUDE COST ESTIMATE, THIS DOCUMENT SHALL NOT BE USED FOR PERMITS AND / OR CONSTRUCTION.</p> <p>B. THE SPECIFIC SCOPE OF WORK WILL BE DETERMINED AND PROVIDED AT A LATER DATE; INCLUDING DIMENSIONS, DETAILS, SCHEDULES, ETC.</p> <p>C. THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR; INCLUDING BUT NOT LIMITED TO POWER AND LIGHTING ELECTRICAL SERVICE AND CIRCUITING.</p>	<p><u>REVIEWING AGENCIES:</u> CITY OF DETROIT BUILDING AND SAFETY</p> <p><u>REFERENCED CODES/ORDINANCES:</u> BUILDING: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2015 MICHIGAN BUILDING CODE MECHANICAL: 2015 MICHIGAN MECHANICAL CODE PLUMBING: 2018 MICHIGAN PLUMBING CODE ELECTRICAL: 2017 NATIONAL ELECTRICAL CODE LIFE SAFETY &amp; FIRE: 2015 MICHIGAN BUILDING CODE 2015 NFPA 101 LIFE SAFETY CODE BARRIER FREE: ICC/ANSI A117.1 (2009) ZONING ORDINANCE: CITY OF DETROIT</p>
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Owner: Mariners' Church of Detroit  
170 E. Jefferson Ave.  
Detroit, MI 48226  
313.259.2206

Architect: Thomas Roberts Architect  
2927 4th Street  
Wyandotte, MI 48192  
734.250.4032

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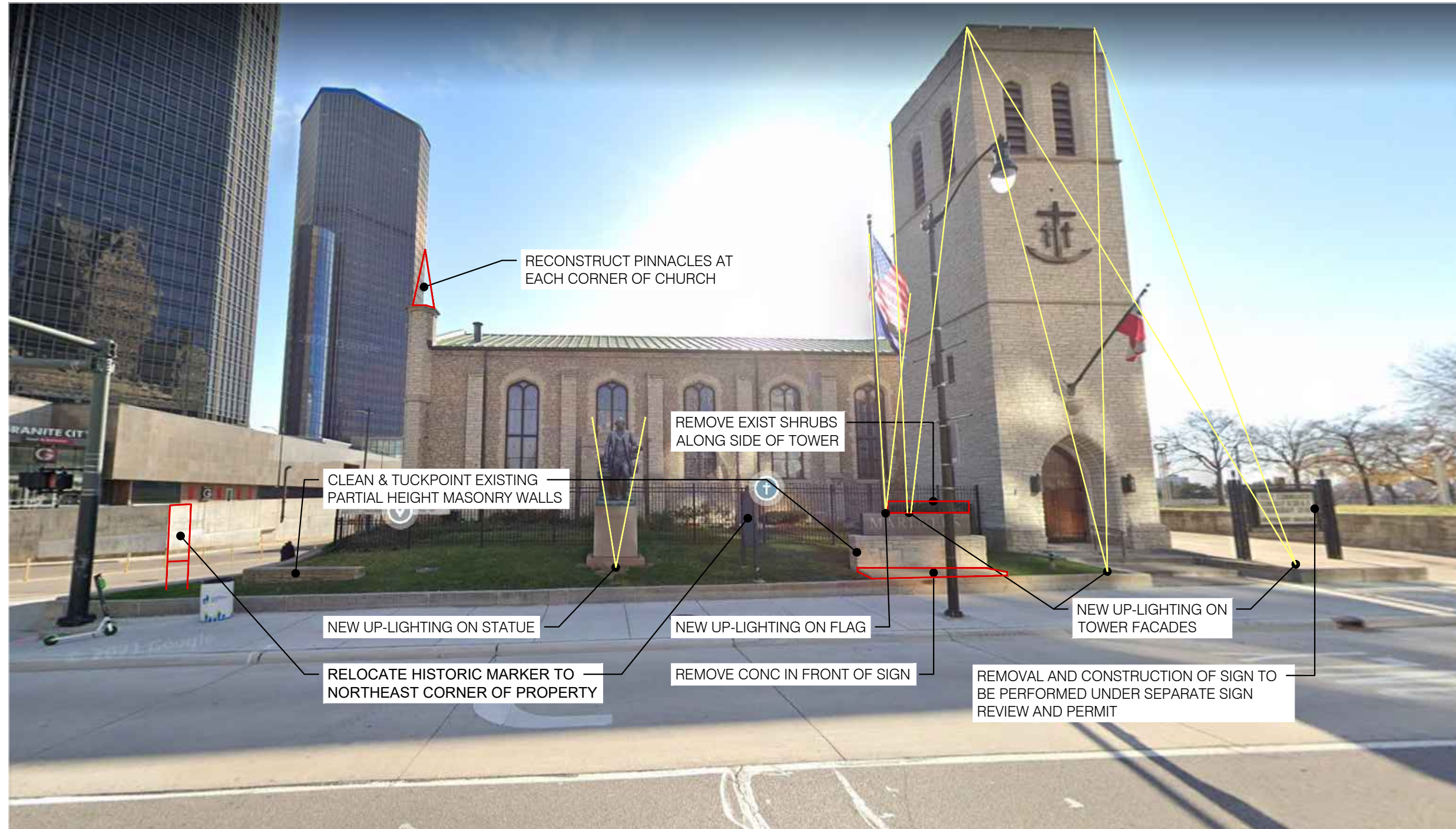


TRUE  
NORTH

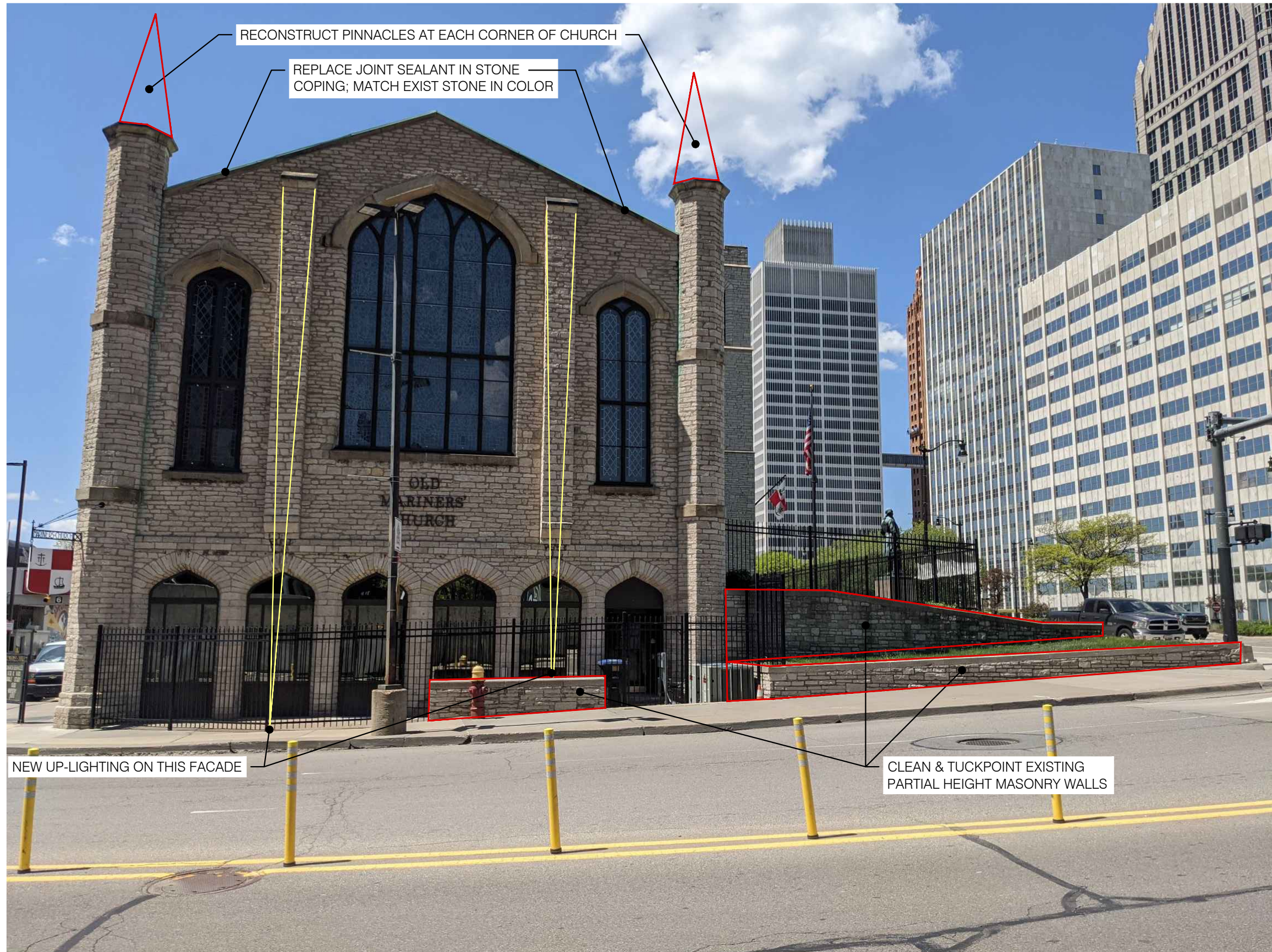
SITE PLAN



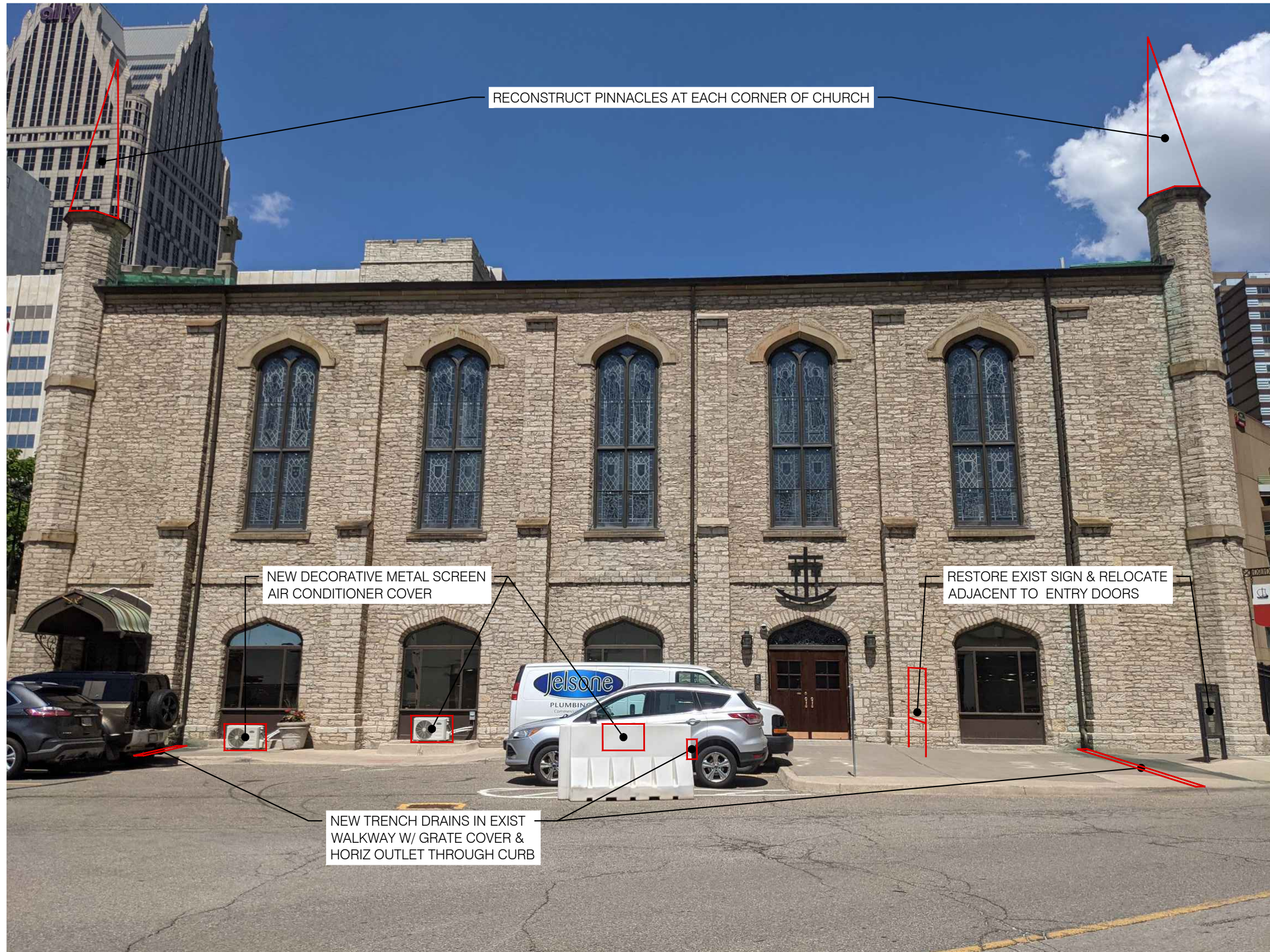
PROJECT  
NORTH



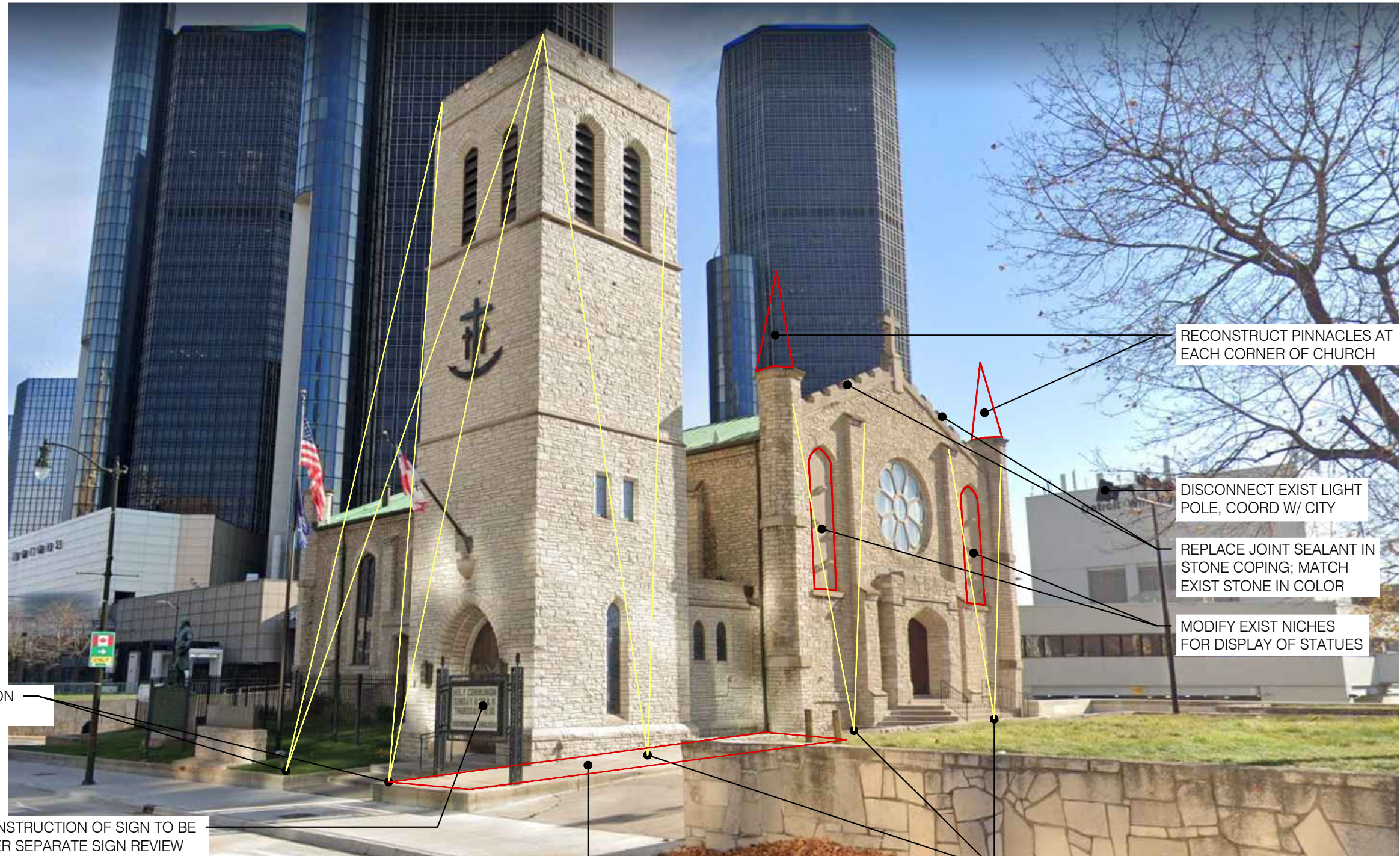
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NEW UP-LIGHTING ON THIS FACADES

REMOVAL AND CONSTRUCTION OF SIGN TO BE PERFORMED UNDER SEPARATE SIGN REVIEW AND PERMIT

REMOVE CONC AND REPLACE W/ LAWN BETWEEN ENTRY STEPS AND DRIVEWAY; EXISTING CURB TO REMAIN

RECONSTRUCT PINNACLES AT EACH CORNER OF CHURCH

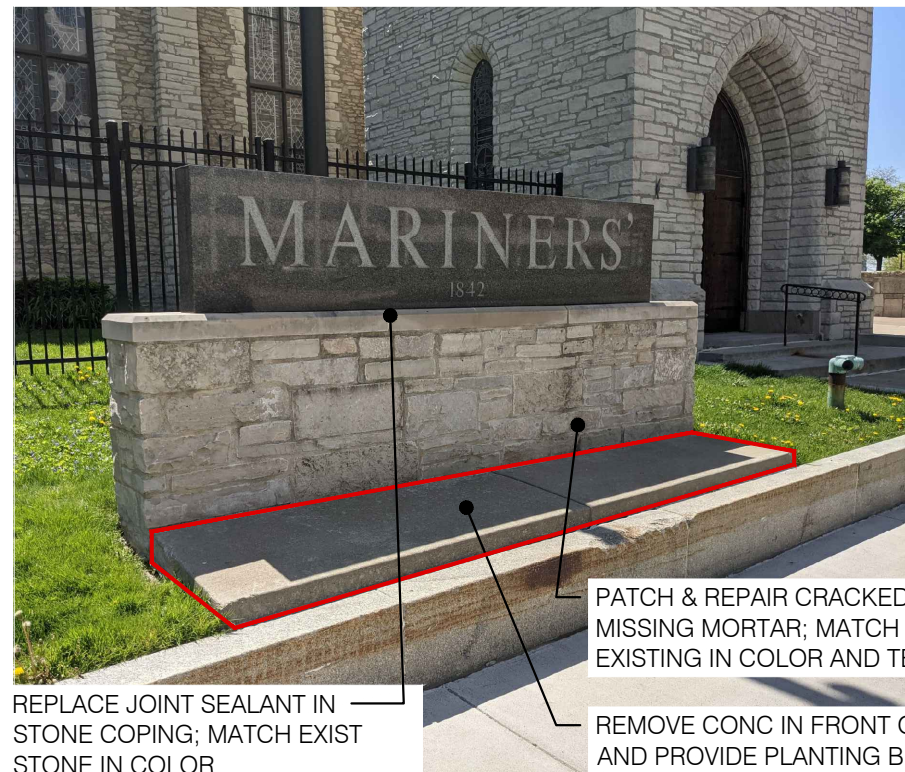
DISCONNECT EXIST LIGHT POLE, COORD W/ CITY

REPLACE JOINT SEALANT IN STONE COPING; MATCH EXIST STONE IN COLOR

MODIFY EXIST NICHES FOR DISPLAY OF STATUES

NEW UP-LIGHTING ON THIS FACADE

### WEST ELEVATION



REPLACE JOINT SEALANT IN STONE COPING; MATCH EXIST STONE IN COLOR

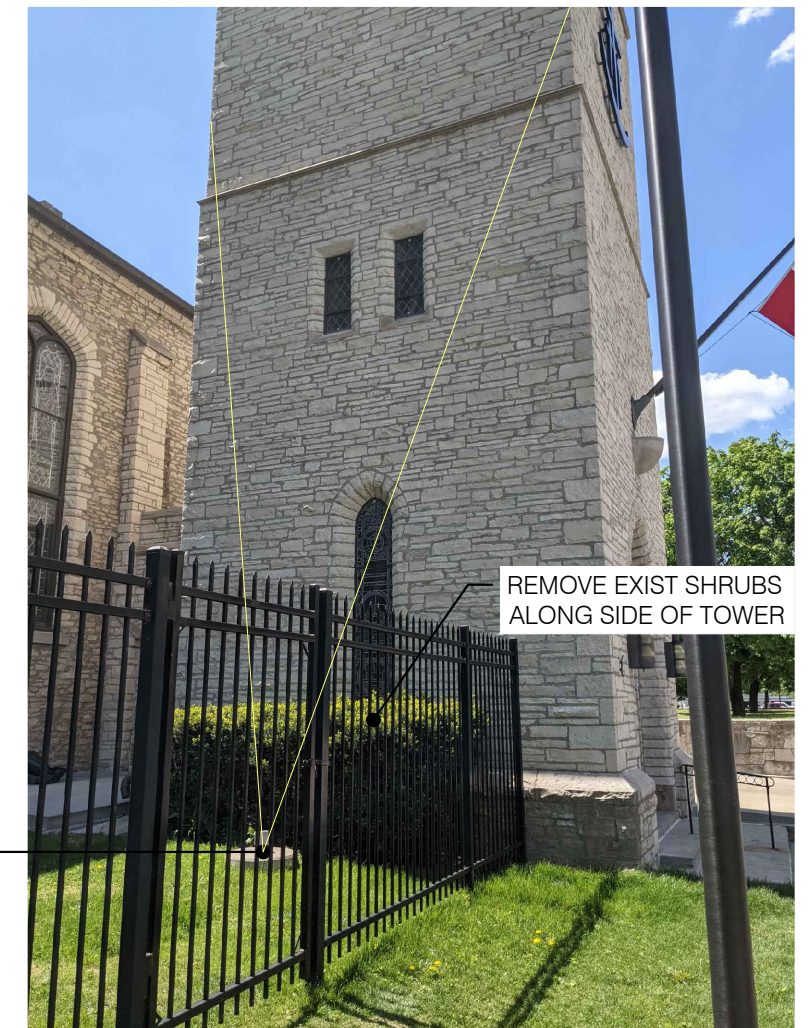
PATCH & REPAIR CRACKED OR MISSING MORTAR; MATCH EXISTING IN COLOR AND TEXTURE

REMOVE CONC IN FRONT OF SIGN AND PROVIDE PLANTING BED

REMOVAL AND CONSTRUCTION OF SIGN TO BE PERFORMED UNDER SEPARATE SIGN REVIEW AND PERMIT



NEW UP-LIGHTING ON TOWER FACADES



REMOVE EXIST SHRUBS ALONG SIDE OF TOWER

## DETAILS



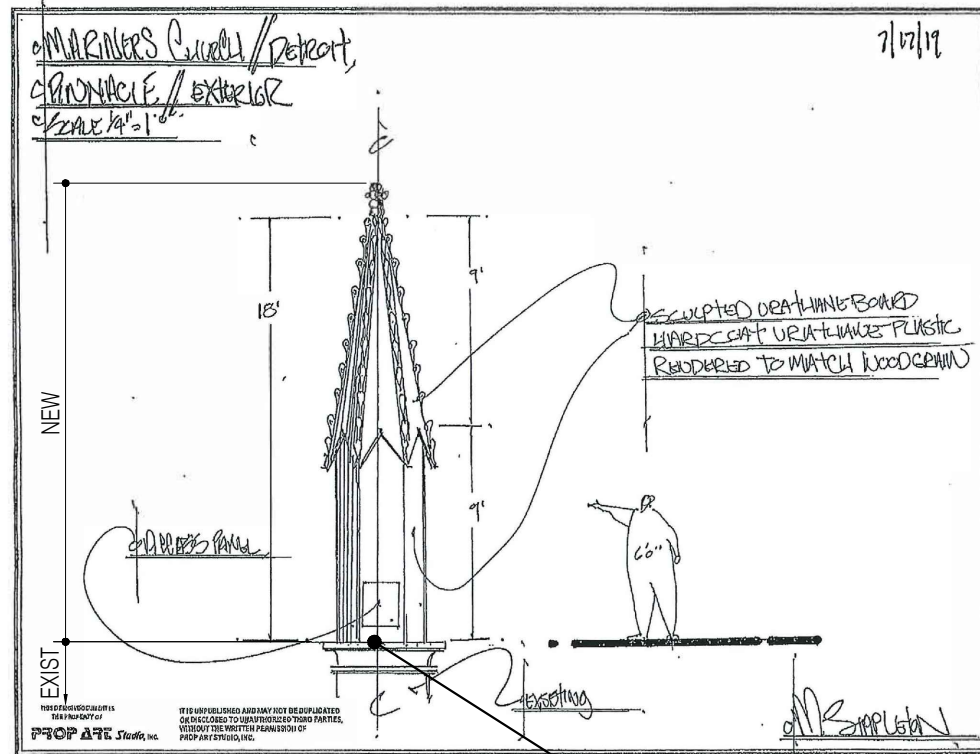
**PRODUCTS:**

**PINNACLES: PROP ART INC. OR EQUAL**

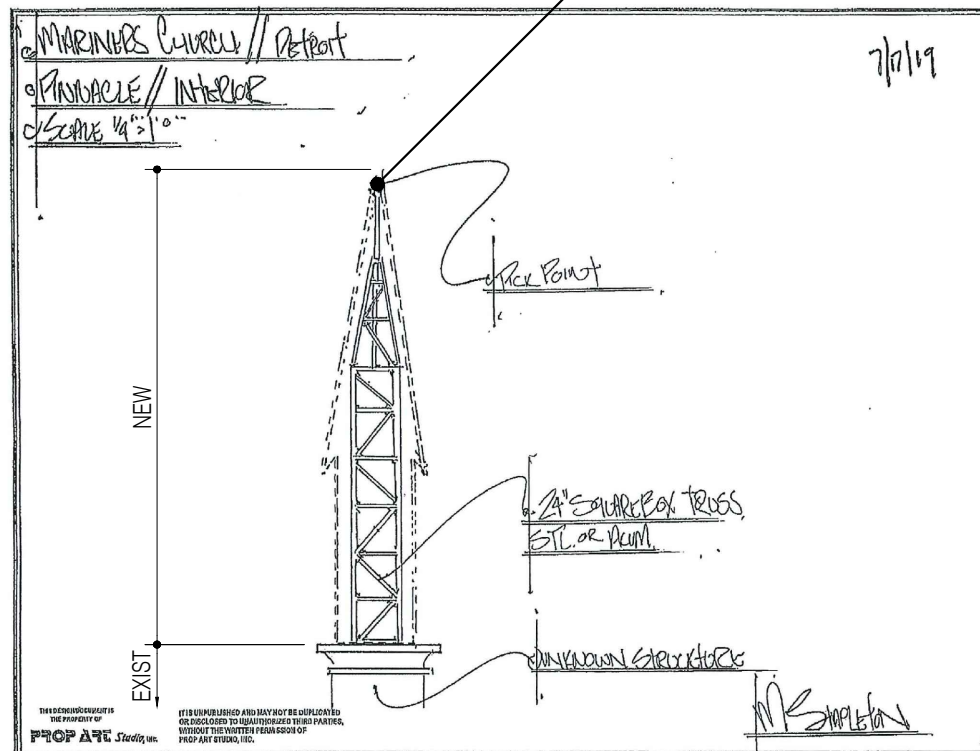
- ALUMINUM OR STEEL INTERIOR SQUARE BOX TRUSS FRAMING WITH ONE-PIECE PICK POINT AT TOP
- ANCHORING HARDWARE TBD
- SCULPTED 6 LB. DENSITY URETHANE BOARD ATTACHED TO BOX FRAME; SEALED AND SANDED SEAMS, JOINTS, AND GAPS
- ACCESS PANEL AT BASE
- SPRAY APPLIED URETHANE PLASTIC HARD COAT; COLOR AND FINISH TO MATCH EXISTING STONE COPING
- AUTOMOTIVE GRADE CLEAR URETHANE TOP COAT
- DIMENSIONS AND PROFILES TO MATCH HISTORIC DRAWINGS AND PHOTOGRAPHS AS BEST POSSIBLE

**LUMINAIRES: LUMENPULSE LUMENBEAM MEDIUM/GRANDE**

- MEDIUM 28W FIXTURE FOR COLUMNS, TREES OR OTHER ARCHITECTURAL AND LANDSCAPE FEATURES
- GRANDE 100W FIXTURE FOR ARCHITECTURAL EXTERIORS AND FACADES
- OPTIONS FOR FLOOD OR ACCENT LIGHTING; COLOR TEMPERATURES AND COLORS; MOUNTING; ACCESSORIES; SPREAD LENSES; AND CONTROLS.

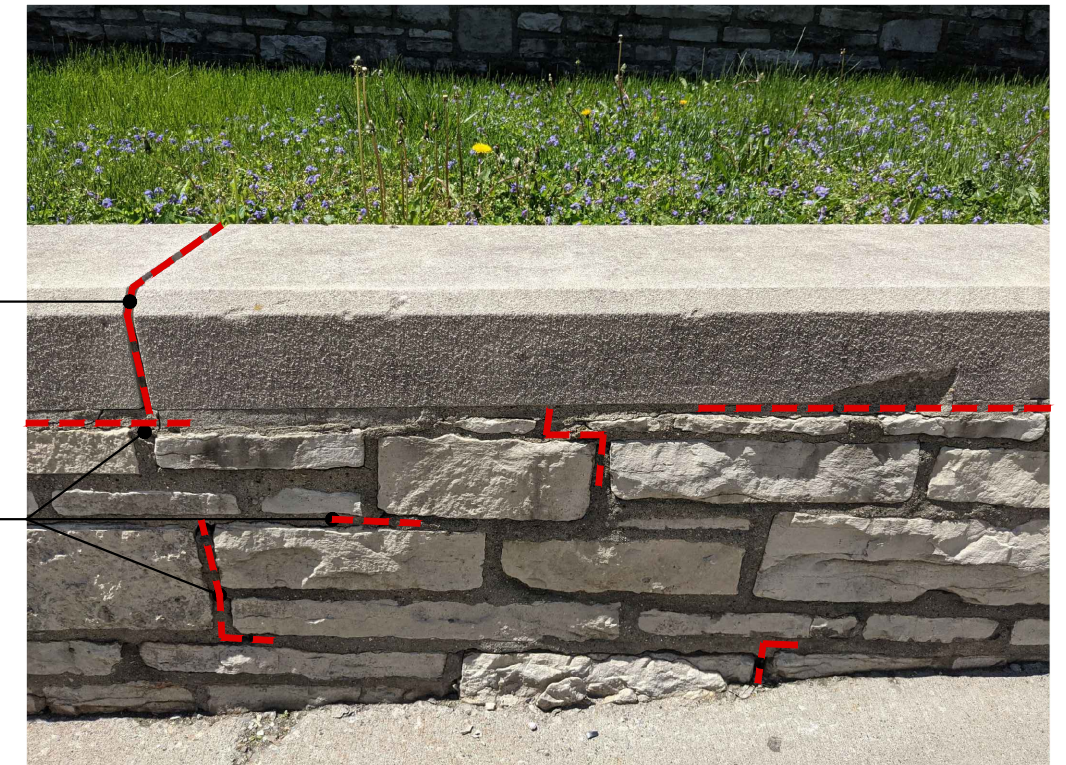


RECONSTRUCT NEW PINNACLES ON EXISTING TURRETS AT EACH OF 4 CORNERS OF THE CHURCH



REPLACE JOINT SEALANT IN STONE COPING; MATCH EXISTING STONE IN COLOR

PATCH & REPAIR CRACKED OR MISSING MORTAR; MATCH EXISTING IN COLOR AND TEXTURE



**DETAILS**

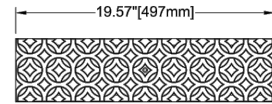




**PRODUCTS:**

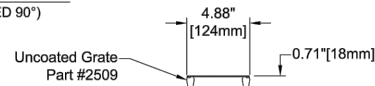
- TRENCH DRAIN: ABT, INC. POLYDRAIN OR EQUAL
- MODULAR PRE-ENGINEERED, PRE-SLOPED 4" CHANNEL MADE FROM POLYMER CONCRETE
  - ENDPLATES WITH HORIZONTAL OUTLET THROUGH CURB
  - ORNAMENTAL DUCTILE IRON SLOTTED GRATING WITH LOCKS

- AIR CONDITIONER COVER: TITAN CUT L.L.C. OR EQUAL
- LASER CUT METAL SCREEN PANELS CUSTOM MADE TO ORDER AS 5-SIDED COVER
  - 14 GA. MILD STEEL OR ALUMINUM
  - POWDERCOAT FINISH IN STANDARD COLOR

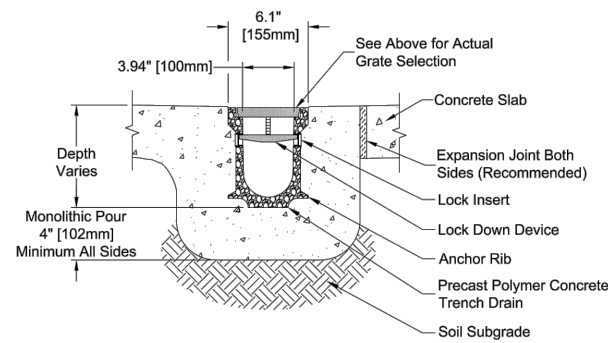


Decorative Pattern: Imperial Star

GRATE TOP VIEW  
(ROTATED 90°)



GRATE END VIEW

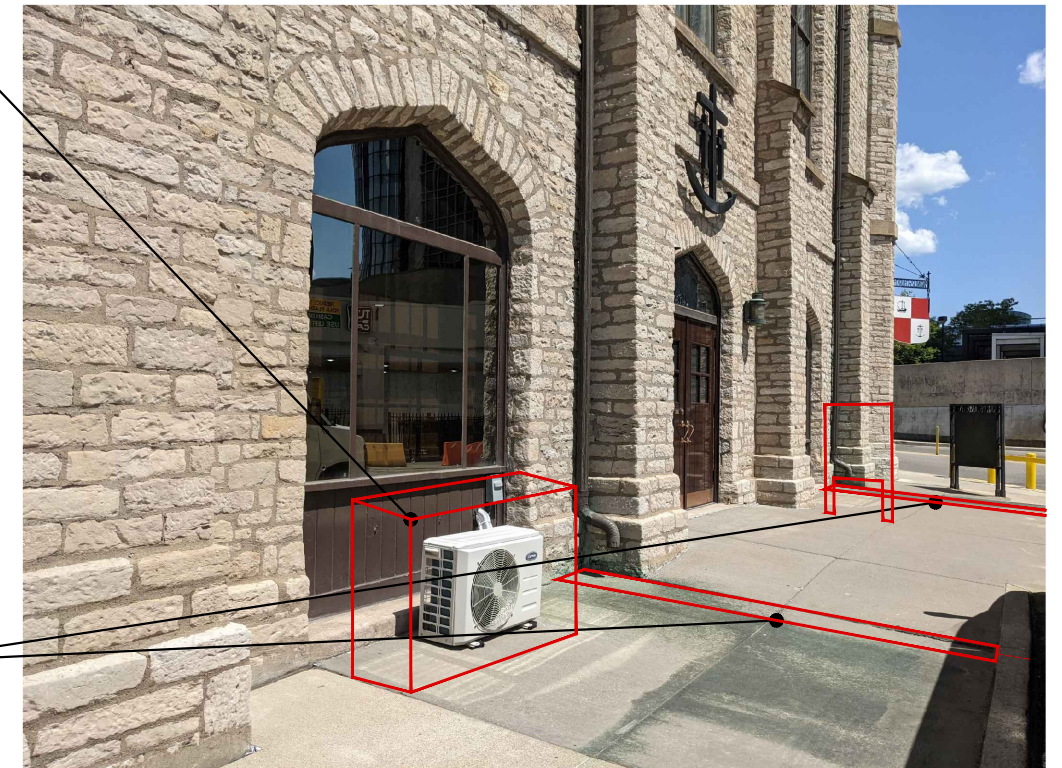


END CROSS SECTION VIEW



(3) NEW DECORATIVE METAL SCREEN AIR CONDITIONER COVERS WITH LOCKABLE ACCESS PANEL FOR MAINTENANCE

SAW CUT EXISTING WALKWAY AND PROVIDE (3) NEW TRENCH DRAINS W/ GRATE COVER & HORIZ OUTLET THROUGH CURB

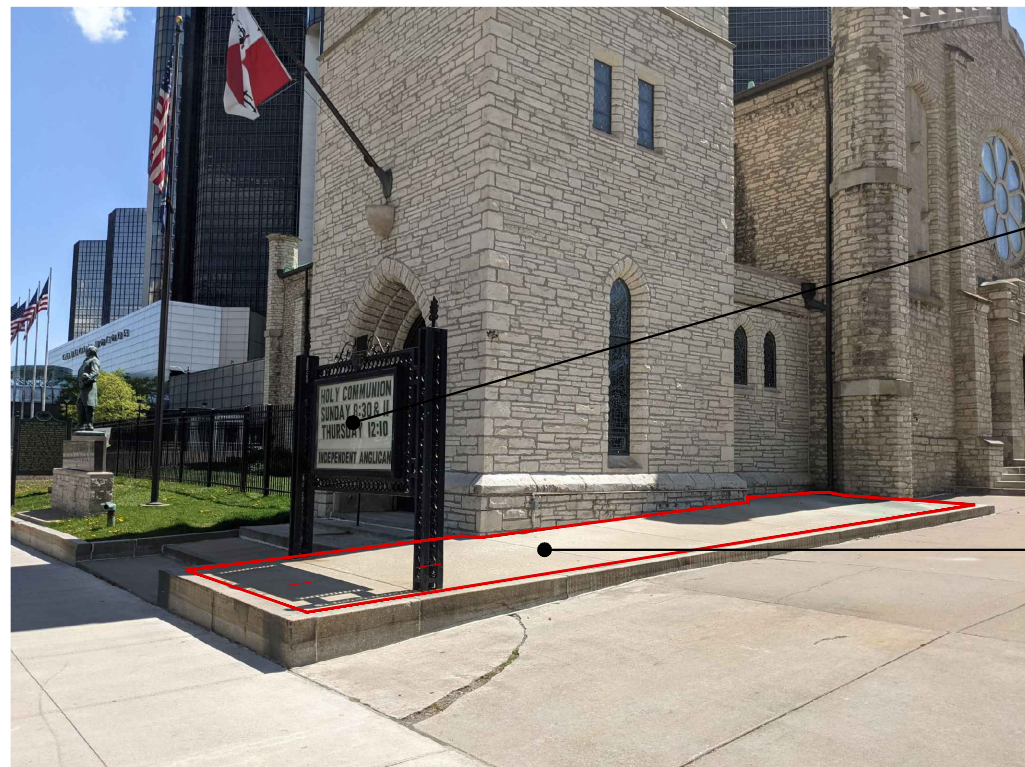


**DETAILS**



**PRODUCTS:**

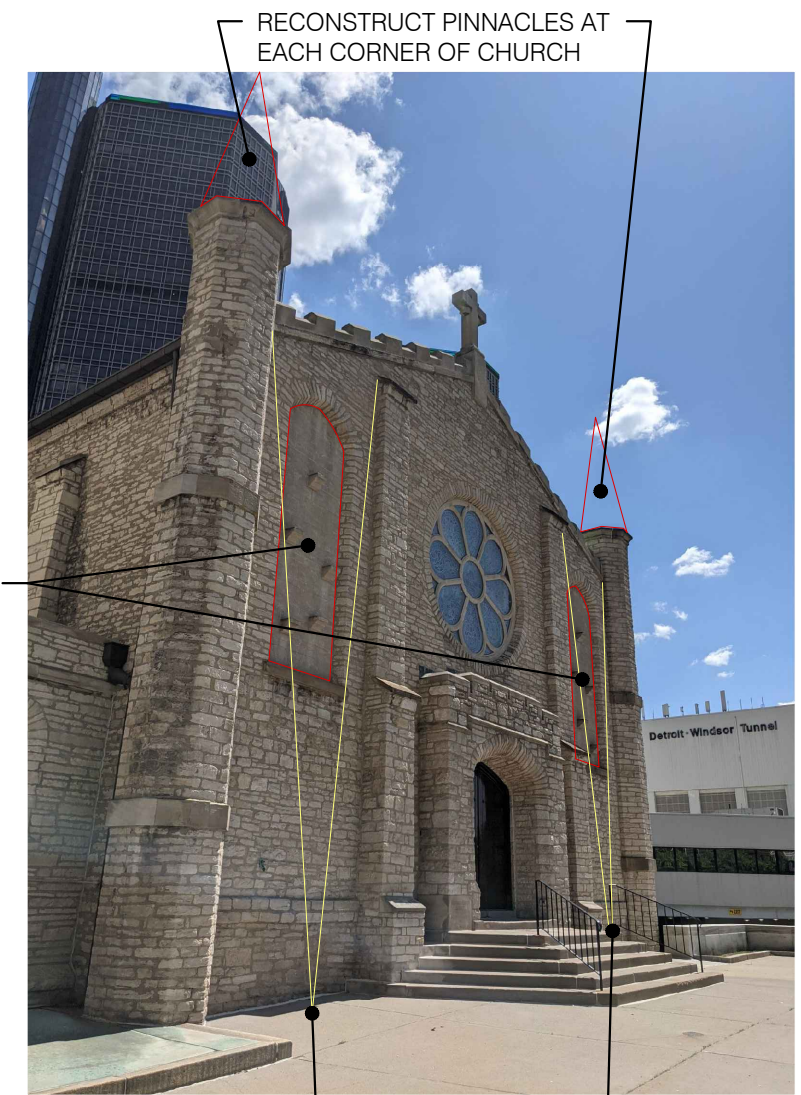
- NICHES: STROMBERG ARCHITECTURAL OR EQUAL
- GLASS FIBER REINFORCED STONE (GFRS): CRUSHED STONE AND RESIN WITH ALKALI RESISTANT GLASS FIBERS MIXED AND SPRAYED INTO A MOLD
  - CUSTOM DESIGN: ORNATE CURVES, SCROLLED EDGES AND DESIGNS THAT COMPLEMENT OTHER ARCHITECTURAL ELEMENTS LIKE ENTRYWAYS OR MEDALLIONS
  - FINAL PRODUCT HAS THE LOOK OF TRADITIONAL HEAVY STONEWORK BUT AT A FRACTION OF THE WEIGHT



REMOVAL AND CONSTRUCTION OF SIGN TO BE PERFORMED UNDER SEPARATE SIGN REVIEW AND PERMIT

REMOVE CONC AND REPLACE W/ LAWN BETWEEN ENTRY STEPS / BUILDING AND DRIVEWAY; WATERPROOF BUILDING FOUNDATION BELOW GRADE EXPOSED DURING CONSTRUCTION

REMOVE EXIST MASONRY INFILL AT ORIGINAL OPENING; INSERT NEW GLASS FIBER REINFORCED CAST NICHE FOR DISPLAY OF STATUES BY OWNER



RECONSTRUCT PINNACLES AT EACH CORNER OF CHURCH

NEW UP-LIGHTING ON THIS FACADE

**DETAILS**