

12/15/2020

CERTIFICATE OF APPROPRIATENESS

Kraemer Design Group, LLC
1420 Broadway
Detroit, MI 48226

**RE: Application Number 20-6985; 427 Henry; Cass-Henry Historic District
Project Scope: Rehabilitate Apartment Building**

Dear Applicant,

At the regular scheduled meeting that was held on December 9, 2020, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of December 15, 2020.

The Commission issued a Certificate of Appropriateness for the following work as it meets the Secretary of Interior’s Standards for Rehabilitation:

Brick and stone

- *Inspected for damage*
- *Brown paint to be removed (process not provided)*
- *Masonry cleaned with a light duty detergent and low pressure water rinse*
- *Brick and stone will be repointed, and loose or displaced units will be reset*
- *Repointed mortar will match the color, texture, compressive strength, joint width, and joint profile of the existing historic mortar*
- *Damaged brick and stone will be repaired as necessary*
- *Any units too badly deteriorated to repair will be replaced, with salvaged brick to be reused where replacements are needed before new units are used*
- *If new units are necessary, they will be selected to match the existing in size, profile, color, and finish*

Rear balconies/fire escape

- *Balcony structure rebuilt in each end bay, with steel structure and a composite decking surface*

Cornice

- *A new cornice made of GFRP or fiberglass, supported by paired brackets and based upon the existing cornices on 439 and 489 Henry, as referenced in (revised) drawing 5A401 received 11-25-20*

Main entrance and doors

- *Remove existing concrete masonry units (CMU) and rudimentary plywood door*
- *Install a new glazed panel door compatible with the historic nature of the building (color TBD) (material not provided)*
- *Create a defined entrance area in front of the door with new concrete porch, and a raised concrete curb to enclose ornamental trees and plants*
- *New glazed panel doors at balconies installed within existing frames*
- *ADA lift to be installed at grade in between the balconies on the south (rear) façade to provide access to the first floor porches*

Windows

- *New historic replica aluminum-clad wood windows throughout: Marvin Ultimate Double Hung G2 per attached data sheet (color TBD)*
- *On the north (primary) façade, two 1/1 windows will replace the existing (non-historic) 1/1 windows in the center bay. At the two end bays, 6/1 windows will be installed at the first and third floors. The bay windows will receive new 8/1 and 6/1 windows, some of them replacing historic-age windows.*
- *The existing fixed historic-age wood windows flanking the entrance (with diagonal wood muntins) will be replaced with units that match existing profiles and sight lines.*
- *At the west (alley) elevation, the bay window structure will be reclad with new wood (and first floor reconstructed) with the existing sightlines and applied wood trim maintained or rebuilt if too deteriorated. 6/1 windows will be installed at the bays*
- *Remaining openings at secondary elevations (east, west and south) will receive 1/1 single hung units*
- *Basement windows will be fixed pane aluminum-clad wood units with no dividing mullion*

Lighting

- *Exterior building lighting will be provided and designed to highlight building features*
- *Lighting locations may include up-lights on the east façade (presumably north?) and wall-mounted fixtures flanking the entrance*

Signage

- *Future signage is proposed to be reinstated on the building at the entrance (exact location TBD)*
- *Final signage drawings (including size, color, and design) will be submitted for staff approval before installation*

Roof, rooftop mechanicals, and penthouses

- *Current poor condition membrane roof to be removed and replaced with a new EPDM roof*
- *Small condensers will be added to the center and western side of the roof with painted metal panel mechanical screens to obscure the condensers*
- *Existing rooftop penthouses will be rehabilitated and retained*

And, as per the submitted documents, specifically drawings 5A101 (floor/roof plans), 5A401, 5A401.1 (elevations), and 5A421 (window details).

The Certificate of Appropriateness is issued with the following conditions:

- Staff review of the submitted construction drawings will include the identification of specific standards concerning repair and/or replacement of deteriorated character-defining features, and related standards concerning the qualifications of historic preservation contractors retained to perform the work.
- Staff review of the submitted construction drawings to specifically include review of specifications/cut sheets for lighting, windows, doors, ADA lifts, signage, and other exterior elements/color selections not yet finalized, with staff authority to approve if per the Secretary of the Interior's Standards, the district's Elements of Design, and otherwise consistent with Commission intent and guidelines.
- The historic name of the building, set in stone above the entryway, be preserved and remain visible.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission 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 me at 313-224-3521.

For the Commission:



Garrick Landsberg
Director/Staff
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: _____

PROPERTY INFORMATION

ADDRESS: _____ AKA: _____

HISTORIC DISTRICT: _____

SCOPE OF WORK: (Check ALL that apply)

<input type="checkbox"/> Windows/ Doors	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/ Deck	<input type="checkbox"/> Landscape/Fence/ Tree/Park	<input type="checkbox"/> General Rehab
<input type="checkbox"/> New Construction	<input type="checkbox"/> Demolition	<input type="checkbox"/> Addition	<input type="checkbox"/> Other: _____	

APPLICANT IDENTIFICATION

Property Owner/
Homeowner

Contractor

Tenant or
Business Occupant

Architect/Engineer/
Consultant

NAME: _____ COMPANY NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

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)
- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- 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 (BSEED) to perform the work.

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

P2 - BUILDING PERMIT APPLICATION

Date: _____

PROPERTY INFORMATION

Address: _____ Floor: _____ Suite#: _____ Stories: _____

AKA: _____ Lot(s): _____ Subdivision: _____

Parcel ID#(s): _____ Total Acres: _____ Lot Width: _____ Lot Depth: _____

Current Legal Use of Property: _____ Proposed Use: _____

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 #: _____ (Original permit has been issued and is active)

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

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: _____ Company Name: Olympia Development of Michigan

Address: 2211 Woodward Avenue City: _____ State: _____ Zip: _____

Phone: 313 725 3621 Mobile: 248 225 9188

Driver's License #: _____ Email: Eric.Tuomey@olydev.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: _____ State Registration#: _____ Expiration Date: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

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: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

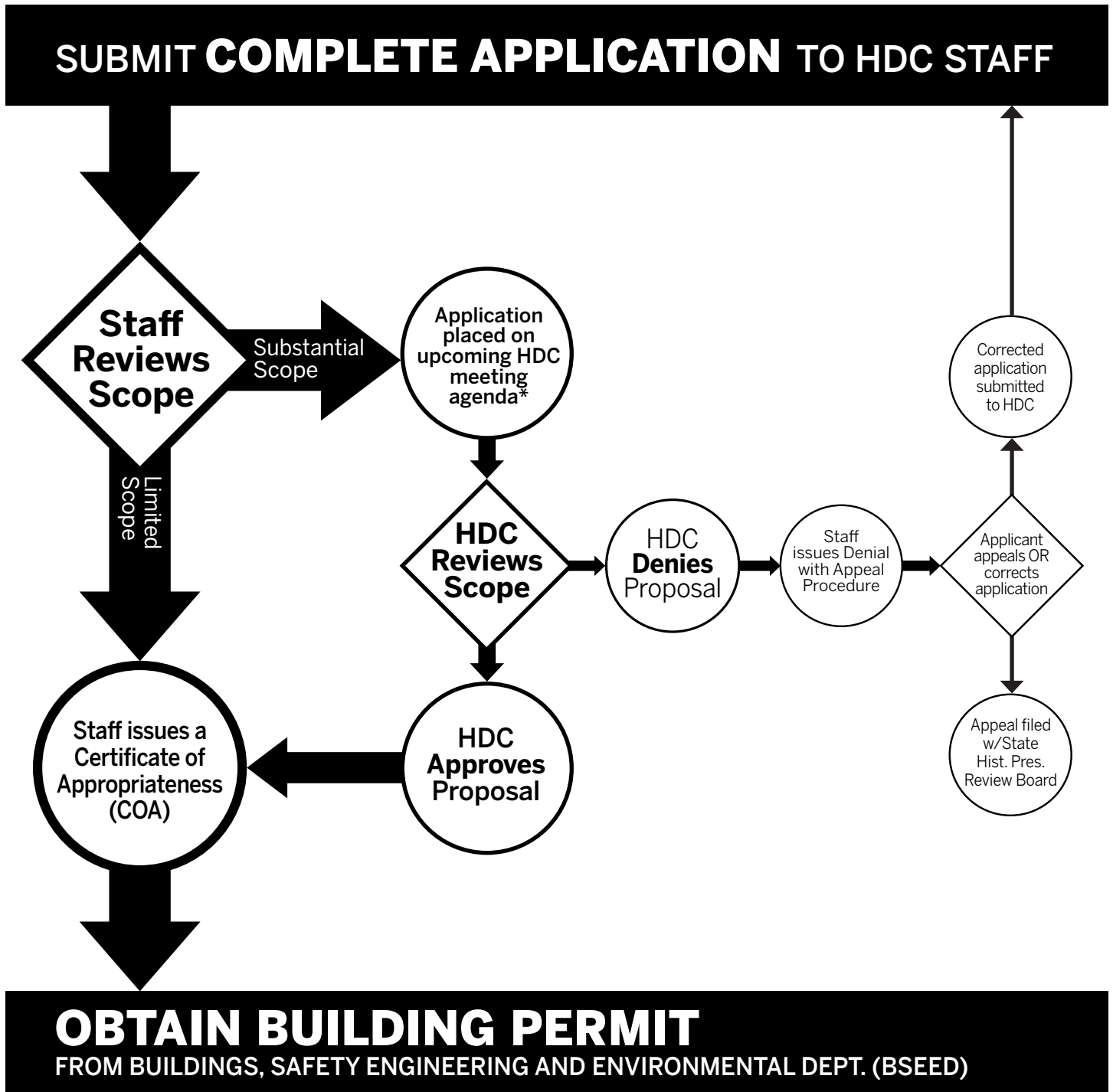
Signature: _____ My Commission Expires: _____
(Notary Public)

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.



HISTORIC DISTRICT COMMISSION REVIEW & PERMIT PROCESS



OBTAIN BUILDING PERMIT

FROM BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPT. (BSEED)

* THE COMMISSION MEETS REGULARY AT LEAST ONCE PER MONTH, TYPICALLY ON THE SECOND WEDNESDAY OF THE MONTH. (SEE WEBSITE FOR MEETING SCHEDULE/AGENDAS)

FIND OUT MORE AT www.detroitmi.gov/hdc

November 20, 2020

City of Detroit
Ms. Jennifer Ross
Historic District Commission
2 Woodward Ave., Suite 800
Detroit, MI 48226

RE: 427 Henry—The Henry

Dear Ms. Ross,

Kraemer Design Group, LLC (KDG) is writing on behalf of Cass Village Apartments, LLC to the Historic District Commission regarding the building located at 427 Henry (also known as The Henry/Henry Apartments/Henry Flats). The building is currently vacant, and this project will rehabilitate the building for new residential occupancy. The exterior rehabilitation plan for 427 Henry includes brick and stone repairs, metal repairs, repairs to the entrance and new exterior doors, installation of new windows, new cornice, façade lighting, signage, new roofing, repairs to the rooftop penthouse, and rooftop equipment placement. The following is a detailed description of each exterior feature proposed to be rehabilitated.

The building at 427 Henry Street is the oldest building in the district with the earliest estimates putting the build date at 1900 (based upon building permits). At three stories tall and faced in light brown and red brick, this building was known, alternately, as "The Henry" and "Henry Apartments" and "Henry Flats." The building at 427 Henry faces north onto Henry Street and consists of two bays flanking a narrower central bay. The central bay contains the main entrance at the first floor, which is flanked by two small window openings on each side and two larger window openings beyond that. The door surround consists of two Tuscan columns which support a denticulated, classical entablature. "THE HENRY" is incised onto the frieze in simple block lettering. The main entrance and the window openings on the first floor have been in-filled with CMU blocks.

On the north facade, the two end bays have projecting wood bay windows on the second floor and rectangular window openings at the third floor. One single hung window is found in the central bay on the second floor and a similar single hung window also found in the central bay at the third floor. The building has no cornice but bears a lighter colored parge coating where a cornice likely used to be located. The first floor of the building on all facades has been painted brown. The window openings in the end bays of the second and third floor have been boarded over. The other three facades are largely devoid of ornamentation although arch-headed windows are found on all facades while the west façade features a three story bay window structure with two bay windows at the second and third floor near the center-point of the façade (first floor bay structure is missing.) There is also a full height bay window structure on the east facade near the rear of the building. The west facade faces an alley which separates 427 Henry from it's neighbor Bretton Hall while a narrow concrete walkway is found in between 427 Henry and 2467 Cass.

Overall Site Plan

The district will be rehabilitated as a whole to create a unified, cohesive design. The local district comprises nearly the entire city block at the southwest corner of Cass Avenue and Henry Street with the western-most parking lot and the areas directly south of all buildings not included in the district. That being said, although the areas south of the buildings are not included in the district, because work is being proposed in two such areas—on the grassy area south of 2447 Cass and on an area directly south of 439 Henry—both areas will be discussed. The district consists of seven buildings situated along Cass Avenue and Henry Street.

The streetscape on Henry Street will be re-designed to eliminate most of the curb cuts as access to the parking lot between 489 Henry and 459 Henry will be accessed from the alley not from Henry Street. Further, that parking lot will be re-designed with a wide landscape buffer to shield the occupants of 489 Henry and 459 Henry from noise and headlight glare. A tot lot will be added to the area directly adjacent to the parking lot and 459 Henry. The sidewalk along the southern side of Henry Street will be retained, a wide greenbelt will be planted, and a decorative hardscape and patterned concrete will be used directly in front of 447 Henry for the anticipated retail/dining tenant. A forecourt will be created in front of each residential building by construction of a 12" concrete planter curb with ornamental plantings found within the forecourt. For the buildings along Cass Avenue – 2447 and 2467 Cass - an 18" aluminum



garden fence will be placed in front of each building as well. The landscaping in front of each building will have a slightly different arrangement of landscaping and trees to provide greenery and visual interest to the buildings.

There is currently an alley running north to south between 439 and 427 Henry. This alley will be recreated into additional outdoor gathering spaces as well as parking for residents. The northern end of the alley will become a seating area with a granite chip surface—it will be surrounded by plantings and accessed through an aluminum fence and gate set back from Henry Street. The southern end of where alley currently runs will become a surface parking lot with 15 parking spaces. The drive aisle will be accessed from the W. Fisher Service Drive. New concrete paving will be installed along the parking lot and provide access to 2447 Cass, 2467 Cass, 427 Henry, and 439 Henry. The concrete paving will also extend in between 427 Henry and 2467 Cass. This area will have lawn furniture and will also be accessible via an aluminum fence and gate facing Henry Street. The alley that runs east to west, just south of the 439 Henry, 447 Henry, 459 Henry, and 489 Henry will be re-paved with asphalt and will remain accessible to vehicular traffic and barrier-free access to 439 Henry. A consolidated site refuse enclosure will be located along this alley and will be screened from the W. Fisher Service Drive with both plantings and a masonry screen wall. Along the service drive a staggered 6' tall ornamental aluminum fence will be built just south of 2447 Cass Avenue and the open green space south of 427 Henry to provide privacy from the I-75 service drive. In between 2467 and 2447 Cass, a public/private gathering space will be created with ornamental plantings and lawn furniture located closer to Cass Avenue, while a larger outdoor park for residents will be nestled further into the site, between the buildings, and will be accessed by an aluminum fence and gate off Cass Avenue.

Brick and stone

The building is clad in light brown brick on the primary façade (north) and red brick on the three secondary façades. The brick is in fair condition in most areas with staining, missing mortar, puncture holes, and some missing units found throughout. At the base of the building on all four sides the brick has been painted brown. Stone is found at the entry surround, at most windowsills, and a stone water table that runs on the primary façade only, just below the first-floor windows. The stone windowsills have been painted. The stone appears to be in fair condition overall with some cracking and staining visible.

All brick and stone are to be inspected for damage. Brick and stone will be repointed, and loose or displaced units will be reset. Re-pointed mortar will match the color, texture, compressive strength, joint width and joint profile of the existing historic mortar. Damaged brick and stone will be repaired as necessary and loose or displaced units to be reset. If any units are too badly deteriorated to repair, they will be replaced—any salvaged brick will be reused where replacements are needed before new units are used. If new units are necessary, they will be selected to match the existing in size, profile, color, and finish. The brown paint will be removed from any painted masonry and then all masonry will be cleaned with a light duty detergent and low-pressure water rinse prior to masonry work to allow matching of the existing mortar color.

Balconies

Historically there was a fire escape/balcony located on the south side of the building as holes are visible at regular intervals on this façade where the balcony structure was anchored to the building. The rear fire escape/balcony structure is no longer extant. To provide a private outdoor space for each unit, this balcony structure will be rebuilt in each end bay—it will be made of a steel framing with a composite decking surface with individual balconies for each unit. Please see attached drawings for more detail.

Entrance Doors and ADA Lift

The main entrance is currently closed in with CMU units with a rudimentary plywood door set into the CMU. These CMU units and the plywood door will be removed, and a new glazed panel door will be installed in the stone surround. The door will be compatible with the historic nature of the building without appearing falsely historic. A defined entrance area will be created in front of the door with a new concrete porch, and a raised concrete curb to enclose ornamental trees and plants. Doors on the back of the building will be installed in the existing door frames for access to each balcony. These doors will be compatible with the historic character of the building and will have glazed panels.

An ADA lift will be installed at grade in between the balconies on the south façade to provide access to the first-floor porches. Please see the attached drawings for further details.



Cornice

Historically there was a cornice on the building, but it is no longer extant. No photos have been found of this cornice so the cornice design will be based upon the existing cornices on 439 Henry and 489 Henry. The new cornice will be made of GFRP or fiberglass, will be supported by paired brackets, and will be painted green or have integral green color. Please see drawings for additional details.

Windows

Most windows in the building are missing although a few historic windows are partially intact, are in poor condition, and are used as the basis of design for the new windows. The existing windows include: an anachronistic one-over-one wood window that is in very poor condition on the north facade, a modern vinyl window in poor condition also on the north facade, a triple bay window on the second floor of the north facade with central eight-over-one double hung and two side six-over-one double hung wood windows flanking it, two fixed wood windows with diagonal wood muntins on either side of the main entrance on the north facade, and a bay window in poor condition on the second floor of the west facade with center six-over-one double hung wood window and flanking six-over-one windows of similar construction.

On the north facade, two new aluminum clad one-over-one window will replace the two one-over-one windows in the center bay. Further, the north facade will receive six-over-one windows at the first floor and third floor in the two end bays. The two bay windows on the primary facade are framed and clad in wood with a hipped metal roof covering. The wood is in poor condition so these bay windows will be reclad with new wood with the existing sightlines and applied wood trim maintained or rebuilt if too deteriorated. The bay windows on the north facade will receive six-over-one and eight-over-one aluminum clad wood windows. Finally, on the primary facade, there are currently two fixed wood windows with diagonal wood muntins found on either side of the main entrance, behind the CMU infill. These two windows will be replaced to match existing profiles and sight lines.

There is also a bay window structure on the west facade that runs from the first floor to the third floor. This bay window is also framed and clad in wood with a hipped metal roof covering and is in poor condition (first floor structure is missing.) This bay window structure will also be reclad with new wood (and first floor reconstructed) with the existing sightlines and applied wood trim maintained or rebuilt if too deteriorated. The bay windows on the west facade will receive six-over-one aluminum clad wood windows.

For the rest of the building on the secondary facades on floors 1-3 it is proposed that historic replica, aluminum clad one-over-one wood windows will be used. The basement windows will be fixed pane aluminum clad wood units with no dividing mullion.

Façade Lighting

Exterior building lighting will be provided and designed to highlight building features. Lighting locations may include up lights on east facade and wall mounted fixtures flanking the entrance. Final lighting cut sheets are not yet available and will be provided to staff for review once ready.

Signage

Currently there is no signage on the building beyond the stone-inscribed "HENRY" over the main entry door. It is proposed that future signage may be reinstated on the building at the entrance. Once this location is approved, final signage drawings (including size, color and design) will be submitted for staff approval before installation.

Roof, Rooftop Mechanicals, and Skylights

The building currently has a flat membrane roof in poor condition; it will be removed and replaced with a new EPDM roof. Small condensers will be added to the center of the roof with metal panel mechanical screens added to obscure the condensers. This location was selected so that the units will only be minimally visible from the street—please see attached sightline study. The metal screens will be painted gray.

There are two skylights (both in the center of the roof) both in poor condition. The skylights will be removed as the metal is too severely corroded to repair. New skylights will be fitted in place of the two deteriorated units.



The items listed above provide a synopsis of the proposed scope of work for the rehabilitation of the building. Further detail is provided in the attached drawings, renderings, reports, and photos. Please contact me if you have further questions.

Sincerely,

Kraemer Design Group, LLC



Brian Rebain, RA, NCARB
Principal



HENRY STREET REDEVELOPMENT

489 HENRY, 459 HENRY, 447 HENRY, 439 HENRY, 427 HENRY,
2467 CASS, 2447 CASS
DETROIT, MICHIGAN 48201

OWNER
OLYMPIA DEVELOPMENT OF MICHIGAN,LLC
2211 WOODWARD AVENUE
DETROIT, MICHIGAN 48201

ARCHITECT
NEUMANN/SMITH ARCHITECTURE
400 GALLERIA OFFICENTRE, SUITE 555
SOUTHFIELD, MICHIGAN 48034
248.352.8310

PRE-CONSTRUCTION SERVICES
O'BRIEN CONSTRUCTION COMPANY
966 LIVERNOIS
TROY, MI 48083
248.334.2470

CIVIL ENGINEER
GIFFELS WEBSTER
28 W. ADAMS STREET, SUITE 1200
DETROIT, MICHIGAN 48226
313.962.4442

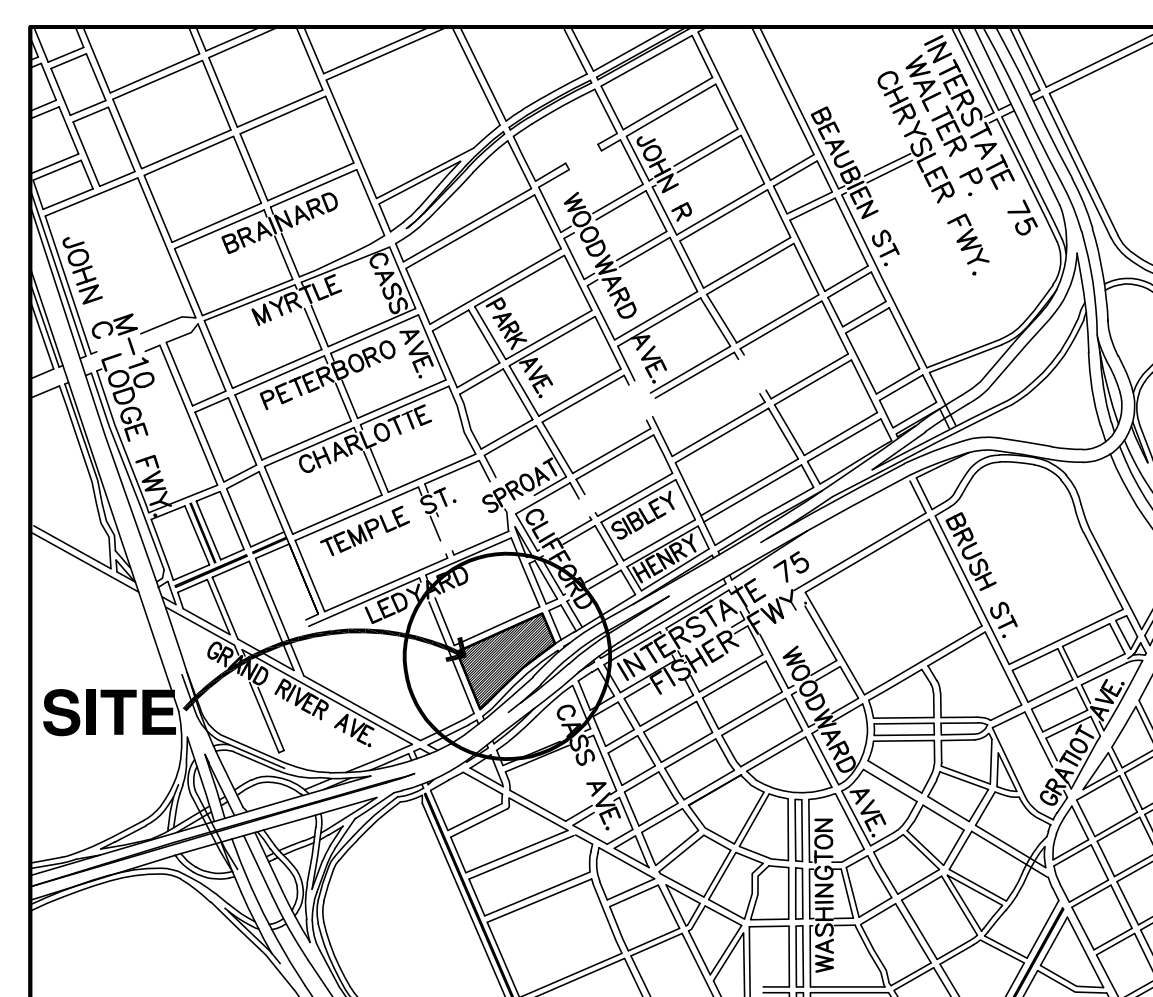
LANDSCAPE ARCHITECT
GRISSIM METZ ANDRIESE ASSOCIATES
311 EAST CADY STREET
SUITES A&B
NORTHVILLE, MICHIGAN 48167
248.347.7010

STRUCTURAL ENGINEER
RESURGET ENGINEERING
4219 WOODWARD AVENUE, SUITE 306
DETROIT, MICHIGAN, 48201
313.315.3290

MECH / ELECT ENGINEER
STRATEGIC ENERGY SOLUTIONS, INC.
4000 WEST 11 MILE RD
BERKLEY, MICHIGAN 48072
248.399.1900

CODE DATA	
CODES OF JURISDICTION: CITY OF DETROIT	
1.	2015 MICHIGAN BUILDING CODE /2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
2.	2015 MICHIGAN PLUMBING CODE INCORPORATING THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE
3.	2015 MICHIGAN MECHANICAL CODE INCORPORATING THE 2015 EDITION OF THE MECHANICAL CODE
4.	MICHIGAN UNIFORM ENERGY CODE RULES PART 10 WITH ANSI/ASHRAE/IESNA STANDARD 90.0-2009
5.	2015 NATIONAL ELECTRICAL CODE (NEC) (WITH MICHIGAN ELECTRICAL CODE.)
6.	BARRIER FREE CODE: ICC/ANSI 117.1 2003 & 2010 MICHIGAN BARRIER FREE DESIGN & AMERICANS WITH DISABILITIES ACT DESIGN GUIDELINES (ADAAG)

INDEX OF DRAWINGS	
NO.	SHEET TITLE
GENERAL	
A001	TITLE SHEET
LANDSCAPE	
L100	RENDERED LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L201	LANDSCAPE DETAILS
L301	SITE LIGHTING DESIGN INTENT
ARCHITECTURAL	
1A101	BASEMENT & GROUND FLOOR PLANS
1A102	2ND - 4TH FLOOR & ROOF PLANS
2A101	BASEMENT & GROUND FLOOR PLANS
2A102	2ND - 4TH FLOOR & ROOF PLANS
3A101	BASEMENT & GROUND FLOOR PLANS
3A102	ROOF PLAN
4A101	BASEMENT & GROUND FLOOR PLANS
4A102	2ND - 4TH FLOOR & ROOF PLANS
5A101	BASEMENT, 1ST, 2ND, 3RD, ROOF PLAN
6A101	BASEMENT & GROUND FLOOR PLAN
6A102	2ND - 4TH FLOOR & ROOF PLAN
7A101	BASEMENT & GROUND FLOOR PLANS
1A401	EXTERIOR ELEVATIONS 489 HENRY
1A401.1	EXTERIOR ELEVATIONS 489 HENRY
1A402	EXTERIOR ELEVATIONS 489 HENRY
1A402.1	EXTERIOR ELEVATIONS 489 HENRY
2A401	EXTERIOR ELEVATIONS 459 HENRY
2A401.1	EXTERIOR ELEVATIONS 459 HENRY
2A402	EXTERIOR ELEVATIONS 459 HENRY
2A402.1	EXTERIOR ELEVATIONS 459 HENRY
3A401	EXTERIOR ELEVATIONS 447 HENRY
3A401.1	EXTERIOR ELEVATIONS 447 HENRY
4A401	EXTERIOR ELEVATIONS 439 HENRY
4A401.1	EXTERIOR ELEVATIONS 439 HENRY
4A402	EXTERIOR ELEVATIONS 439 HENRY
4A402.1	EXTERIOR ELEVATIONS 439 HENRY
5A401	EXTERIOR ELEVATIONS 427 HENRY
5A401.1	EXTERIOR ELEVATIONS 427 HENRY
6A401	EXTERIOR ELEVATIONS 2467 CASS
6A401.1	EXTERIOR ELEVATIONS 2467 CASS
7A401	EXTERIOR ELEVATIONS 2447 CASS
7A401.1	EXTERIOR ELEVATIONS 2447 CASS
5A421	ENLARGED ELEVATIONS DETAILS
ELECTRICAL	
ES101	ELECTRICAL SITE PLAN



LOCATION MAP
NORTH

• DRAWINGS ISSUED
○ DRAWINGS ISSUED FOR REFERENCE ONLY

PRELIMINARY DOCUMENT - NOT FOR CONSTRUCTION

Issued for

11.20.2020 - HISTORIC DISTRICT COMMISSION

Drawn Preliminary
Checked Construction
RMM Record
Approved Do not scale
MW Bidpak Number Use figured dimensions only

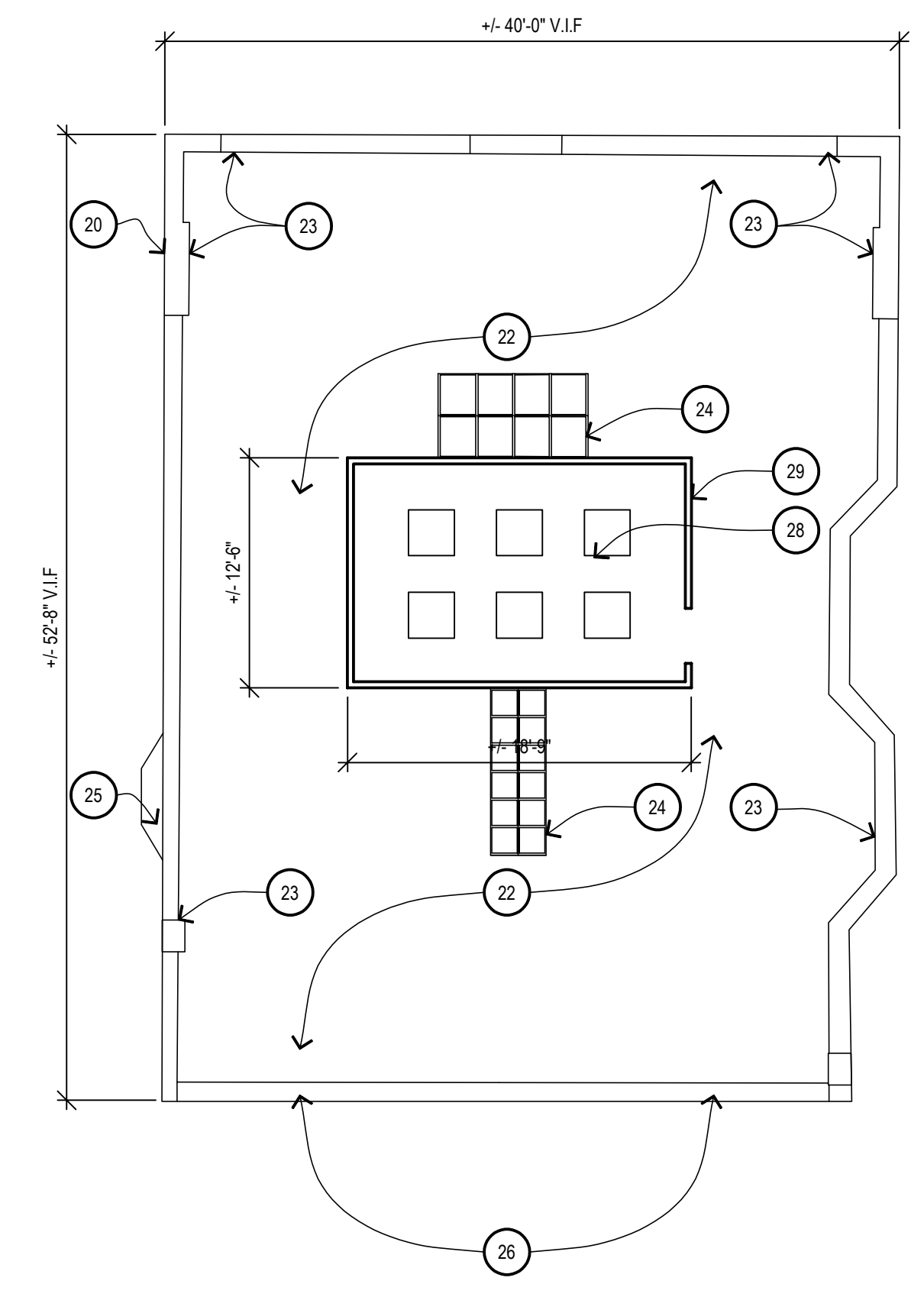
Job Number
2020078

Title
TITLE SHEET

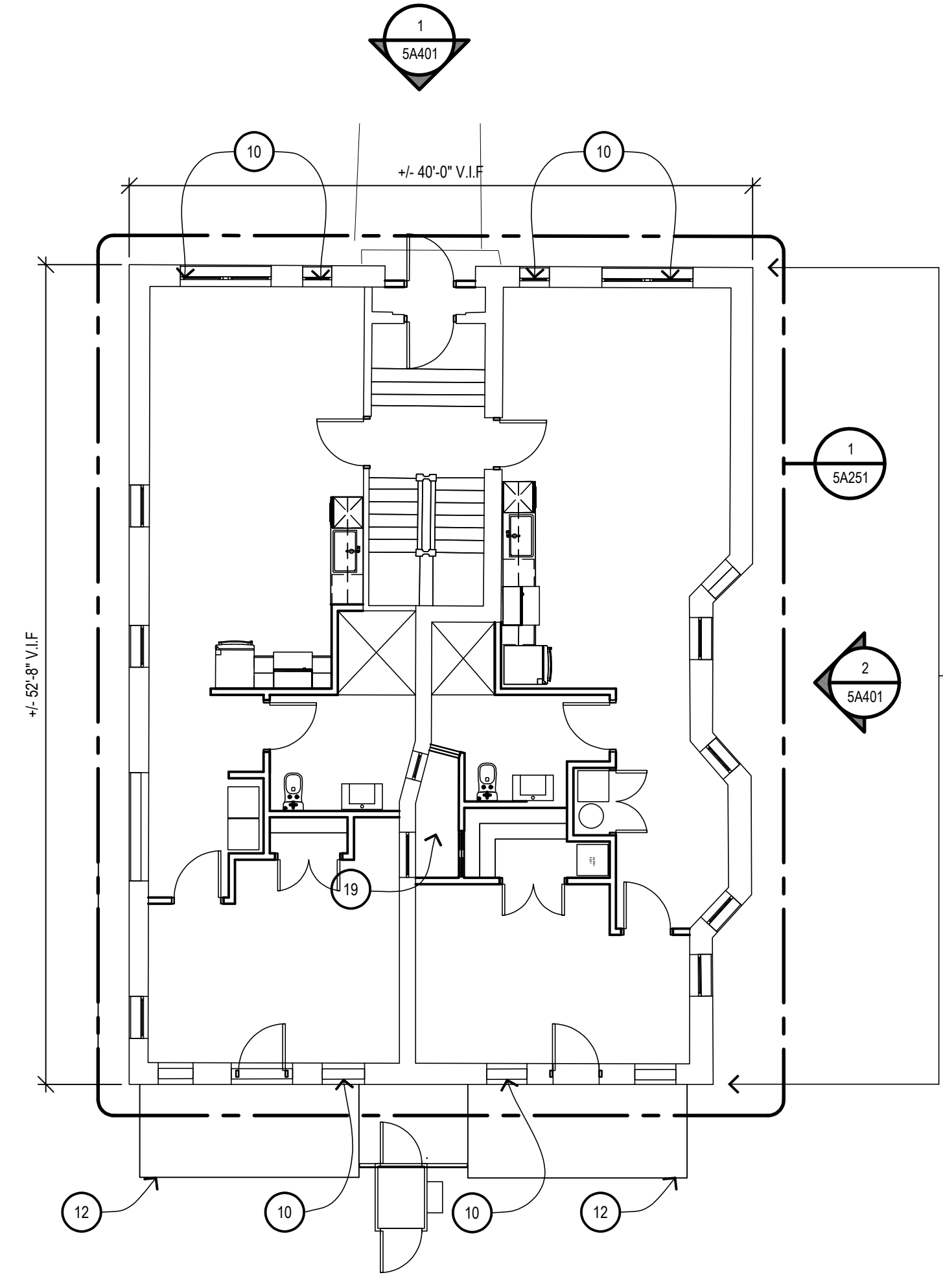
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A001

KEYNOTES:

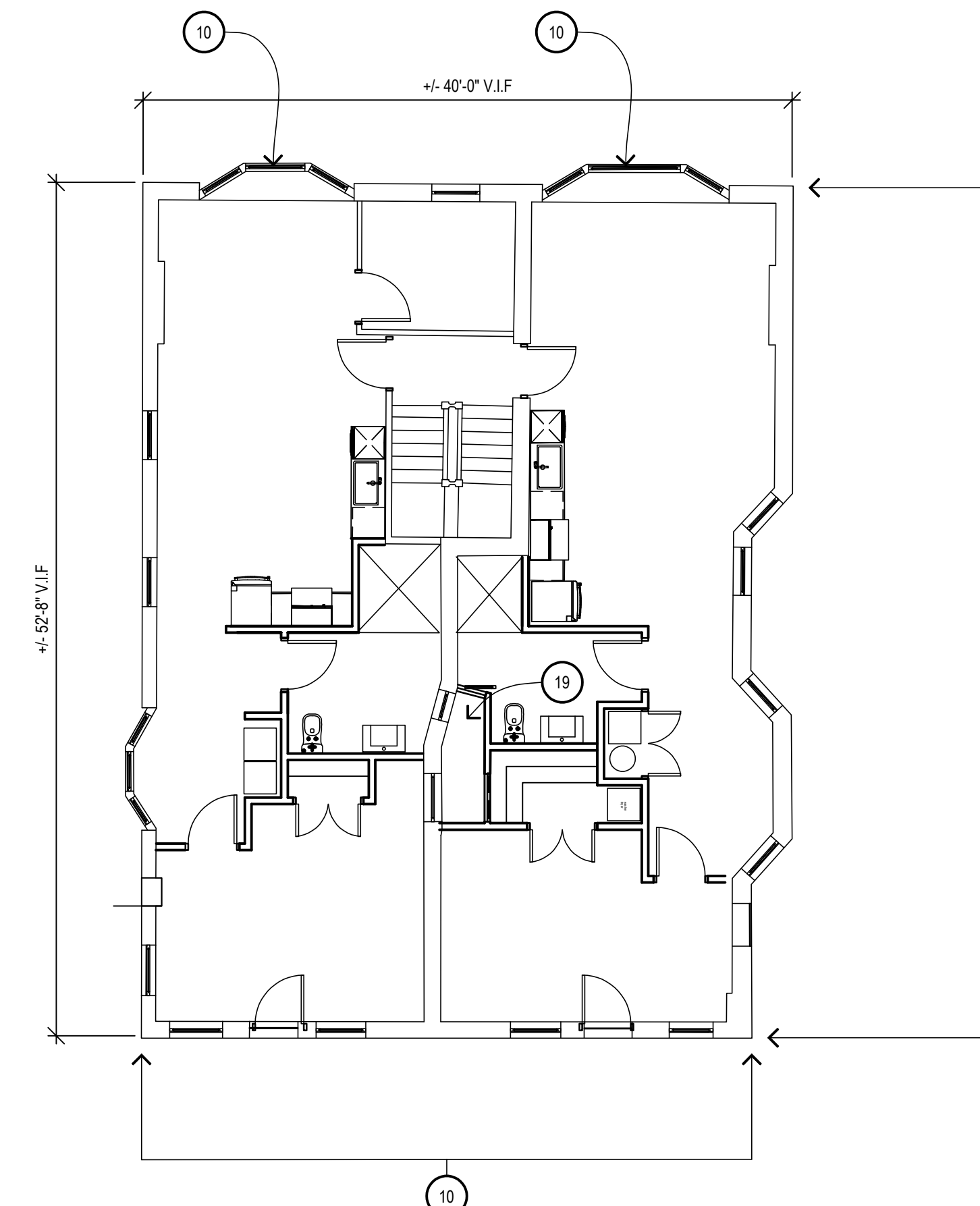
- 1 RECONSTRUCTED DOUBLE WOOD/GLASS DOORS
- 2 NEW METAL RAILING, PAINTED
- 3 NEW METAL HAND/GUARD RAIL AT EXTERIOR STAIR, PAINTED
- 4 NEW METAL HAND/GUARD RAIL AT EXTERIOR STAIR, PAINTED
- 5 RECONSTRUCTED CONCRETE PORCH LANDING
- 6 RECONSTRUCTED CONCRETE STEPS
- 7 RECONSTRUCTED MASONRY STAIRWELL RETAINING WALL W/ LIMESTONE CAPS
- 8 RECONSTRUCTED CONCRETE STEPS & REPLACEMENT METAL HANDRAILS (PAINTED)
- 9 NEW INSULATED PRE-FINISHED ALUM ENTRANCE/STOREFRONT SYSTEM
- 10 NEW WINDOW UNIT W/ INSULATED GLASS
- 11 NEW METAL GUARD RAIL SYSTEM AT BALCONY
- 12 RECONSTRUCTED WOOD BALCONY W/ SYNTHETIC DECKING/TRIM
- 13 RECONSTRUCTED MASONRY PORCH KNEE WALL AND ASSOCIATED REINFORCED CONCRETE FOOTING
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- 15 RECONSTRUCTED EXTERIOR STAIR SYSTEM: FRAMING, LANDINGS, STAIRS, RAILS, GUARDRAILS HISTORICALLY APPROPRIATE
- 16 RECONSTRUCTED FLOOR ASSEMBLY
- 17 RECONSTRUCTED STAIRS, LANDINGS, RAIL/GUARD RAIL SYSTEM W/ HISTORICALLY APPROPRIATE MATERIALS/ FINISHES
- 18 RECONFIGURED ELEVATOR HOIST WAY WITH NEW ELEVATOR (RAILS, PIT) & RECONFIGURED FLOOR FRAMING TO ACCEPT NEW FLOOR OPENING
- 19 EXISTING LIGHT WELL WITH NEW 2 HR RATED SHAFT WALL ASSEMBLY INNER LINING, PROVIDE RATED GLAZING AT EXISTING OPENINGS
- 20 EXISTING MASONRY FIREPLACE
- 21 NEW ADA COMPLIANT LIFT, PROVIDE POWER
- 22 NEW SINGLE PLY ROOF MEMBRANE ON MIN R-30 INSULATION
- 23 PROVIDE NEW SHEATHING AT VERTICAL PORTION OF PARAPET FOR NEW ROOFING
- 24 NEW SKYLIGHT WITH INTEGRAL CURB
- 25 PROVIDE NEW SINGLE PLY ROOF FLASHING AT PROJECTED BAY WINDOWS/ PORCH ROOFS
- 26 PROVIDE NEW GUTTERS/ DOWNSPOUTS
- 27 PROVIDE NEW FLASHING AT ROOF/ STAIR ENCLOSURE
- 28 MECHANICAL UNITS ON PREFABRICATED EQUIPMENT CURBS
- 29 PREFINISHED GALV METAL ROOF SCREEN, 5'-0" HIGH, 12" ABOVE ROOF. PROVIDE GALV SUPPORTS AT 6'-0" O.C. PROVIDE BLOCKING AT EXISTING ROOF STRUCTURE TO ACCOMMODATE.
- 30 NEW MECHANICAL SHAFT
- 31 EXISTING STAIR CONSTRUCTION TO REMAIN, EXISTING RAILS TO REMAIN, PAINT
- 32 NEW MECHANICAL ROOF PENETRATION, PROVIDE INSULATED CURBS WITH INTEGRAL FLASHING
- 33 NEW INSULATED OVERHEAD DOOR
- 34 EXISTING DTE PEDESTAL
- 35 PROVIDE WATERPROOFING AT BASEMENT FOUNDATION WALLS
- 36 NEW ELEVATOR OVER RUN ENCLOSURE, INSULATED METAL SIDING ON COLD FORM FRAMING



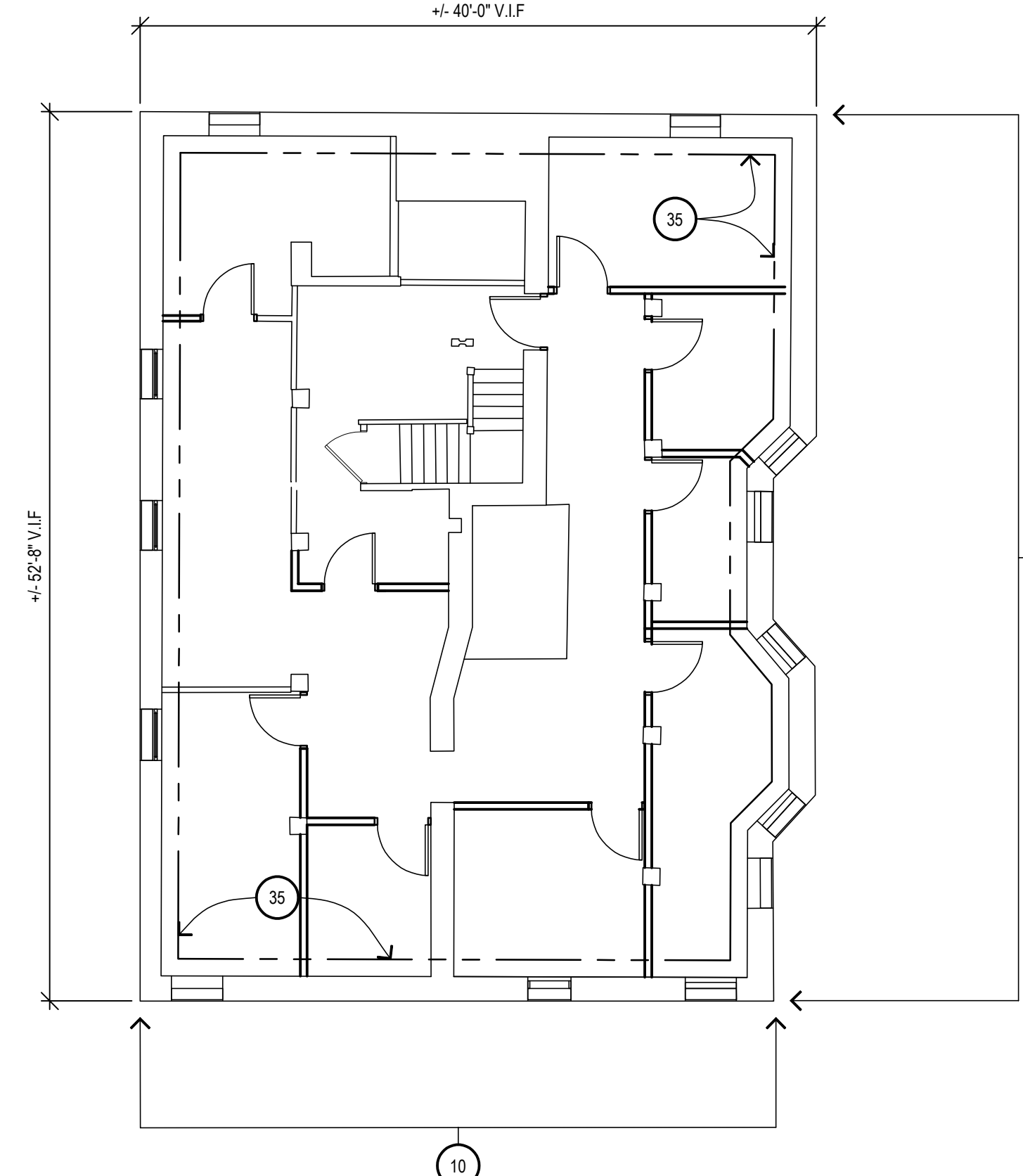
4
 427 HENRY ROOF PLAN
 1/8" = 1'-0"
 PROJECT NORTH



2
 427 HENRY GROUND FLOOR
 1/8" = 1'-0"
 GROSS AREA: 1,791 SF
 PROJECT NORTH



3
 427 HENRY FLOOR PLAN 2-3
 1/8" = 1'-0"
 PROJECT NORTH



1
 427 HENRY BASEMENT
 1/8" = 1'-0"
 PROJECT NORTH

NEW WORK LEGEND:

	EXISTING WALL TO REMAIN
	NEW WALL CONSTRUCTION
	EXISTING DOOR AND FRAME TO REMAIN
	NEW DOOR AND FRAME
	PARTITION TYPE, SEE SHEET AXXX FOR DETAILS
	ROOM NAME AND NUMBER
	DOOR NUMBER

PRELIMINARY DOCUMENT - NOT FOR CONSTRUCTION

11.20.2020 - HISTORIC DISTRICT COMMISSION

Drawn	<input checked="" type="checkbox"/> Preliminary
Checked	<input type="checkbox"/> Construction
Approved	<input type="checkbox"/> Record

RMM
Approved

MW
Bidpak Number

Do not scale
Use figured dimensions only

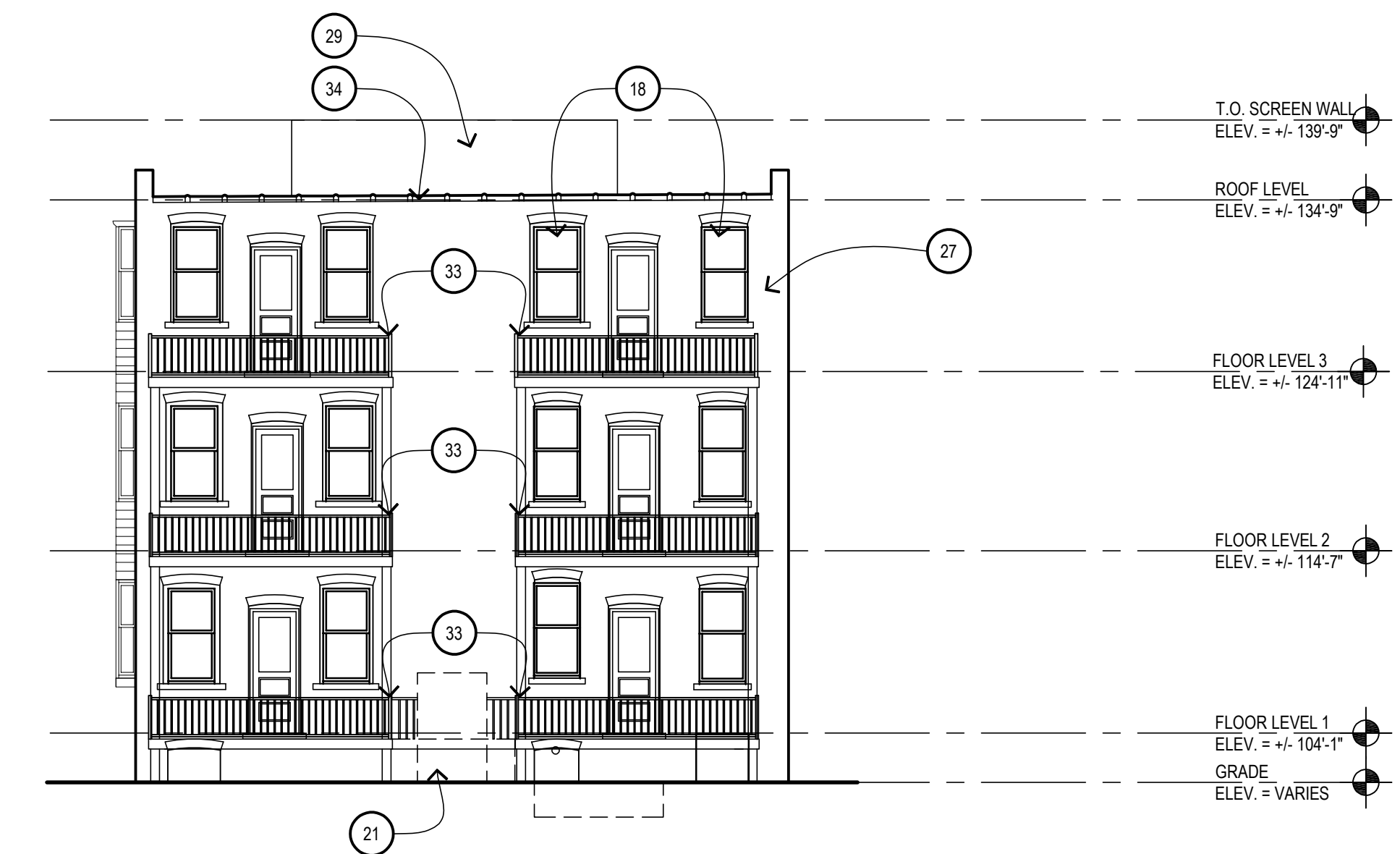
Job Number
2020078

Title
BASEMENT, 1ST, 2ND, 3RD, ROOF PLANS

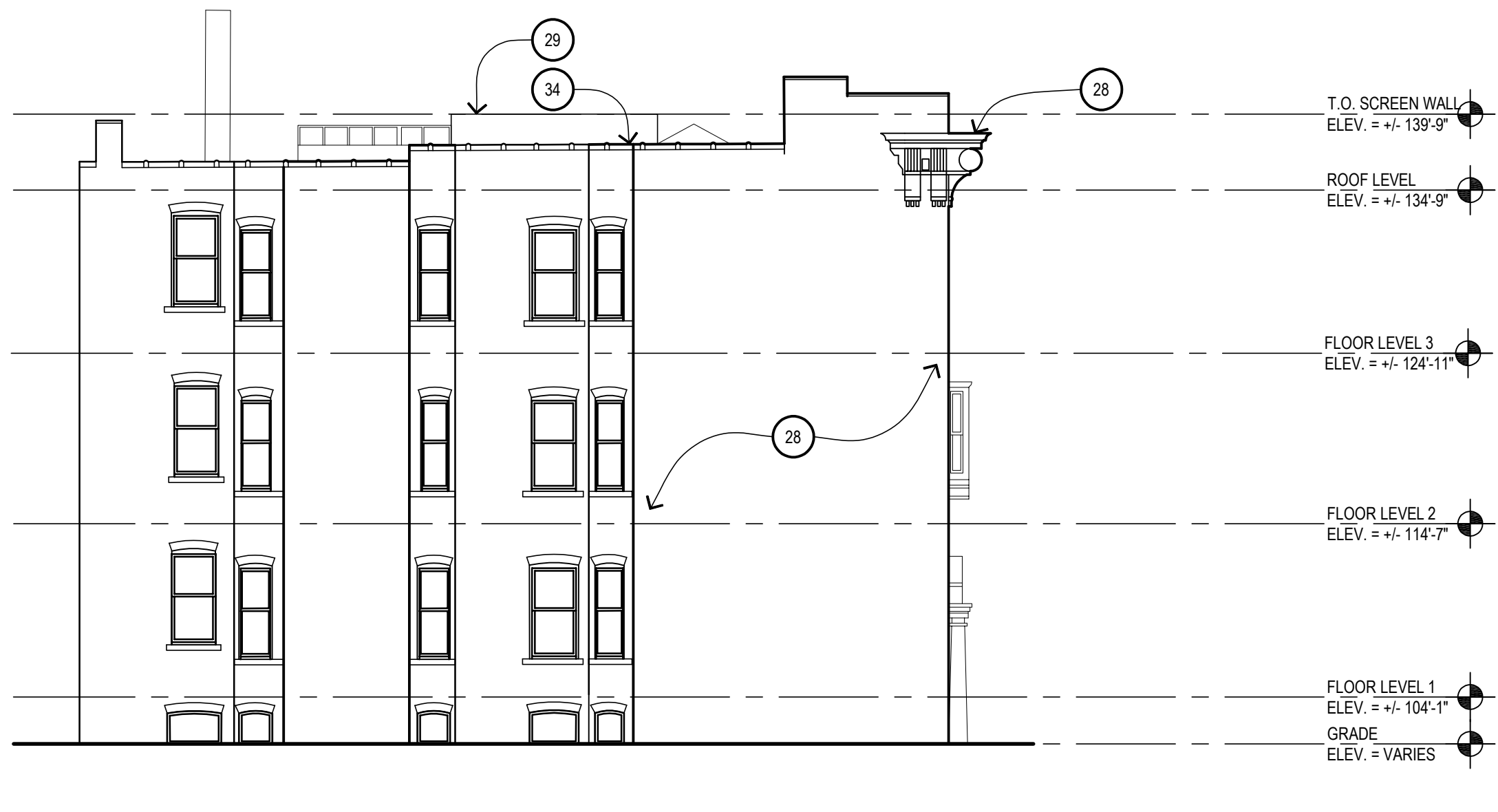
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KEYNOTES:

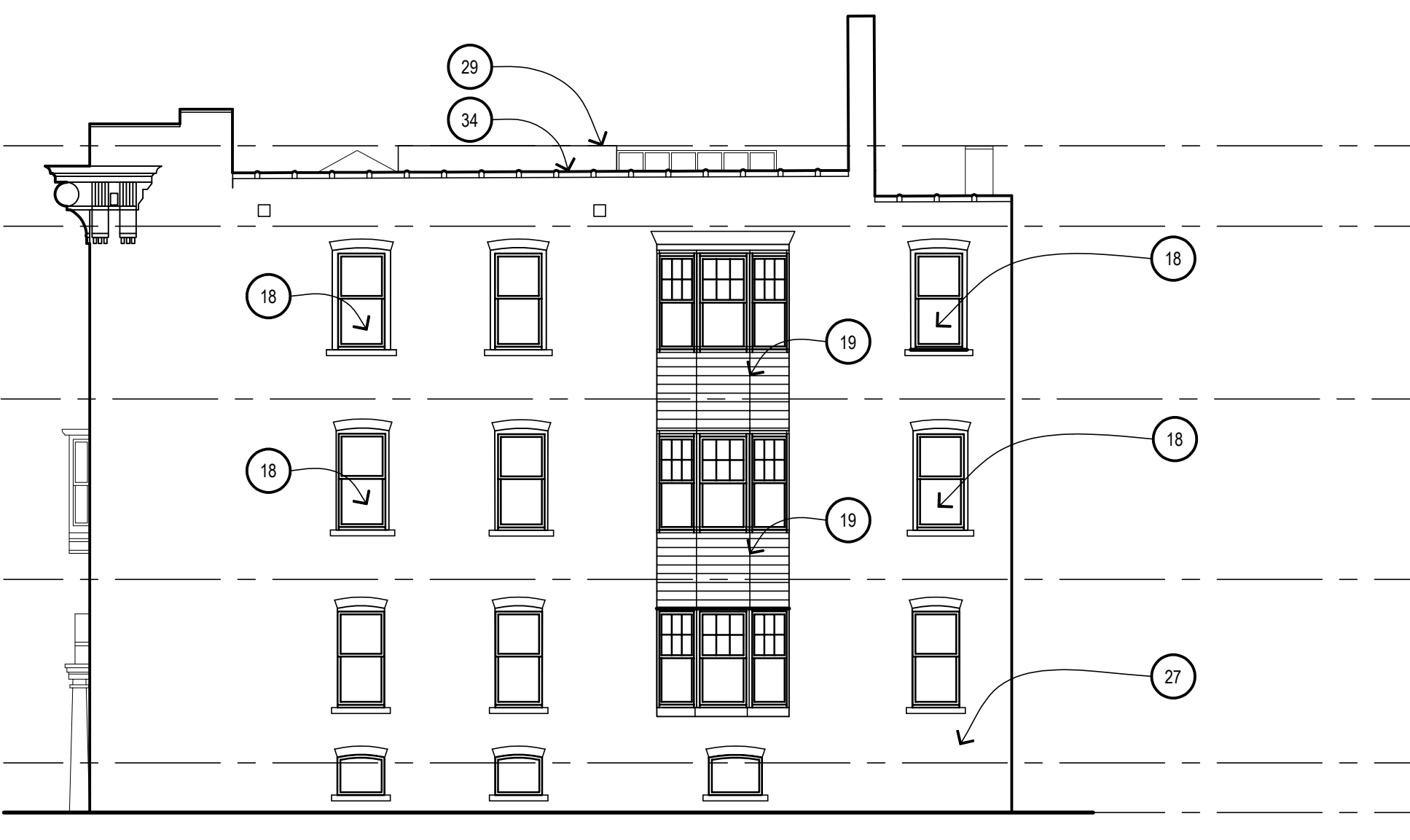
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- 18 NEW WINDOW UNIT WITH INSULATED GLAZING
- 19 NEW HISTORICALLY APPROPRIATE CLADDING
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- 32 RECONSTRUCTED BAY WINDOW PROJECTIONS W/ NEW INSULATED GLAZING
- 33 NEW BALCONY CONSTRUCTION, METAL RAIL/GUARD RAIL SYSTEM, SYNTHETIC DECKING ON TREATED WOOD, PROVIDE REINF CONCRETE FOOTINGS
- 34 EXISTING CLAY TILE PARAPET COPING, REFER TO FUTURE RESTORATION DRAWINGS
- 35 NEW WOOD ENTRY DOOR SYSTEM W/ GLAZING
- 36 NEW INSULATED OVERHEAD DOOR



4
 5A401
427 HENRY SOUTH EXTERIOR ELEVATION
 1/8" = 1'-0"



2
 5A401
427 HENRY EAST EXTERIOR ELEVATION
 1/8" = 1'-0"



3
 5A401
427 HENRY WEST EXTERIOR ELEVATION
 1/8" = 1'-0"



1
 5A401
427 HENRY NORTH EXTERIOR ELEVATION
 1/8" = 1'-0"

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Job Number
2020078

Title
EXTERIOR ELEVATIONS 427 HENRY

Sheet
5A401

GENERAL NOTE
 *PER CIVIL 129.6 = 100'-0"



4
 5A401.1
 1/8" = 1'-0"
 427 HENRY SOUTH
 EXTERIOR ELEVATION

2
 5A401.1
 1/8" = 1'-0"
 427 HENRY EAST
 EXTERIOR ELEVATION



3
 5A401.1
 1/8" = 1'-0"
 427 HENRY WEST
 EXTERIOR ELEVATION

1
 5A401.1
 1/8" = 1'-0"
 427 HENRY NORTH
 EXTERIOR ELEVATION

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Job Number
 2020078

Title
 EXTERIOR ELEVATIONS
 427 HENRY

Sheet
 5A401.1

GENERAL NOTE
 PER CIVIL 129.6 = 100'-0"



17
5A401
427 HENRY
EXISTING PHOTO
SCALE AS NOTED



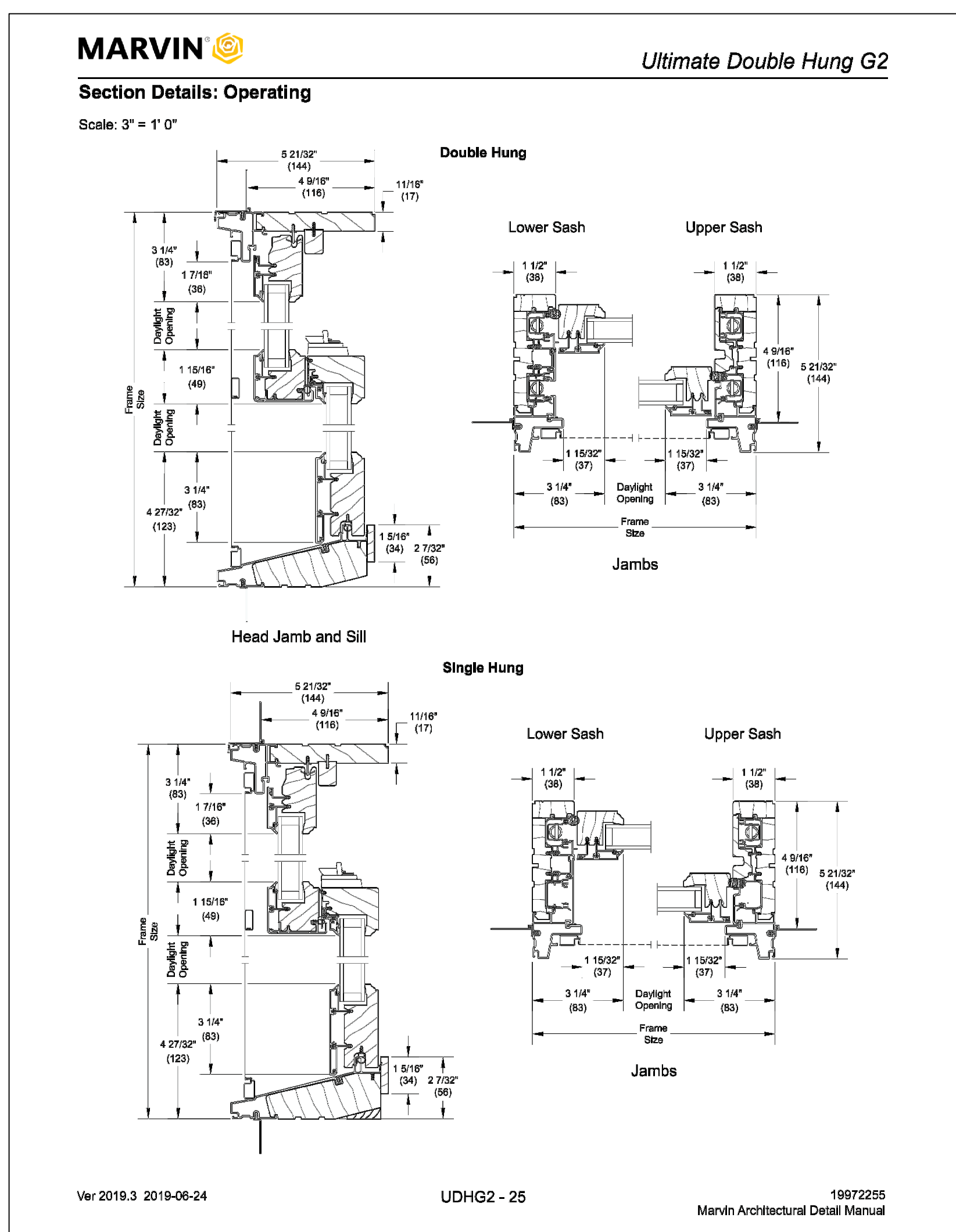
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5A401
427 HENRY
EXISTING PHOTO
SCALE AS NOTED



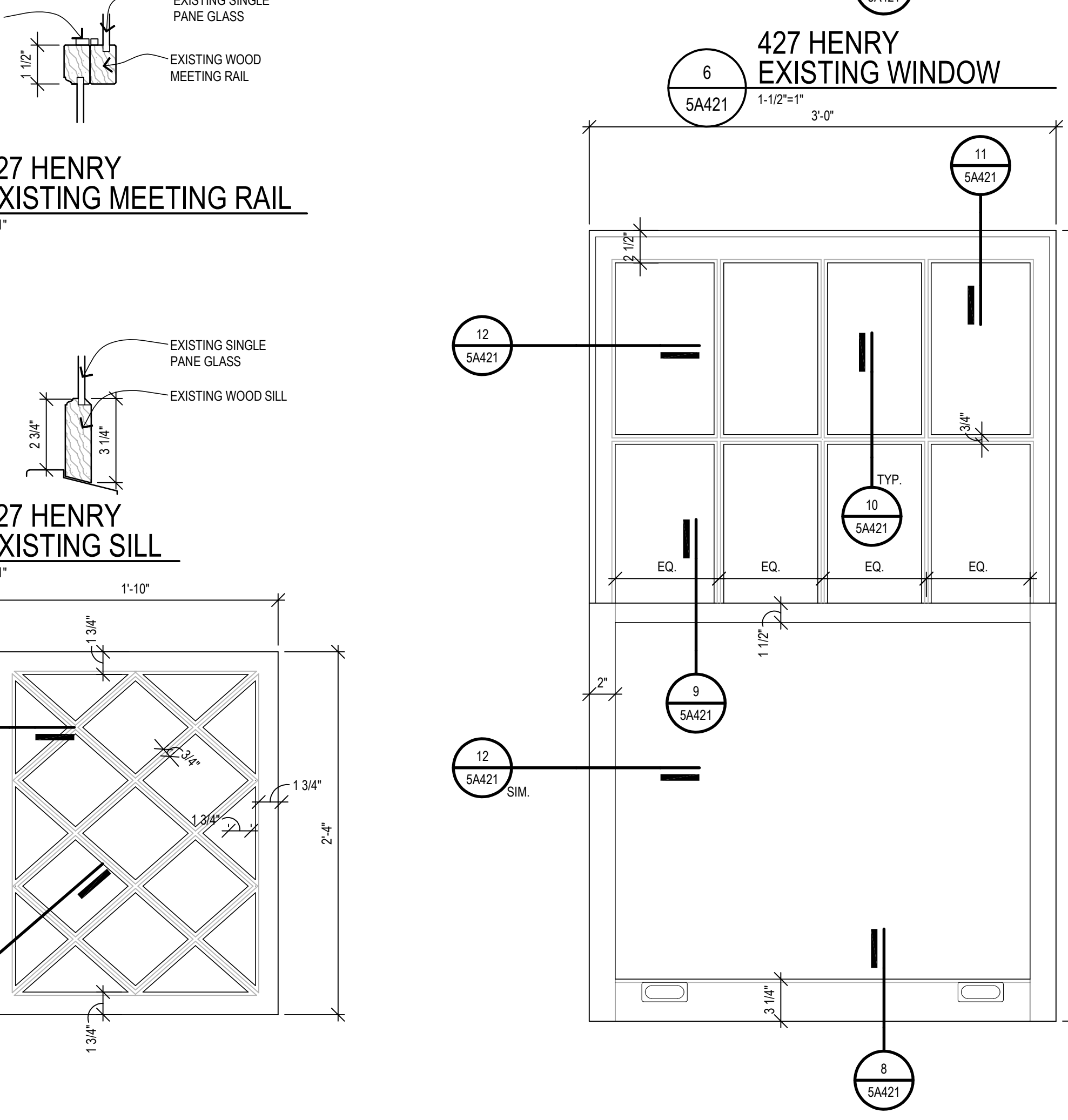
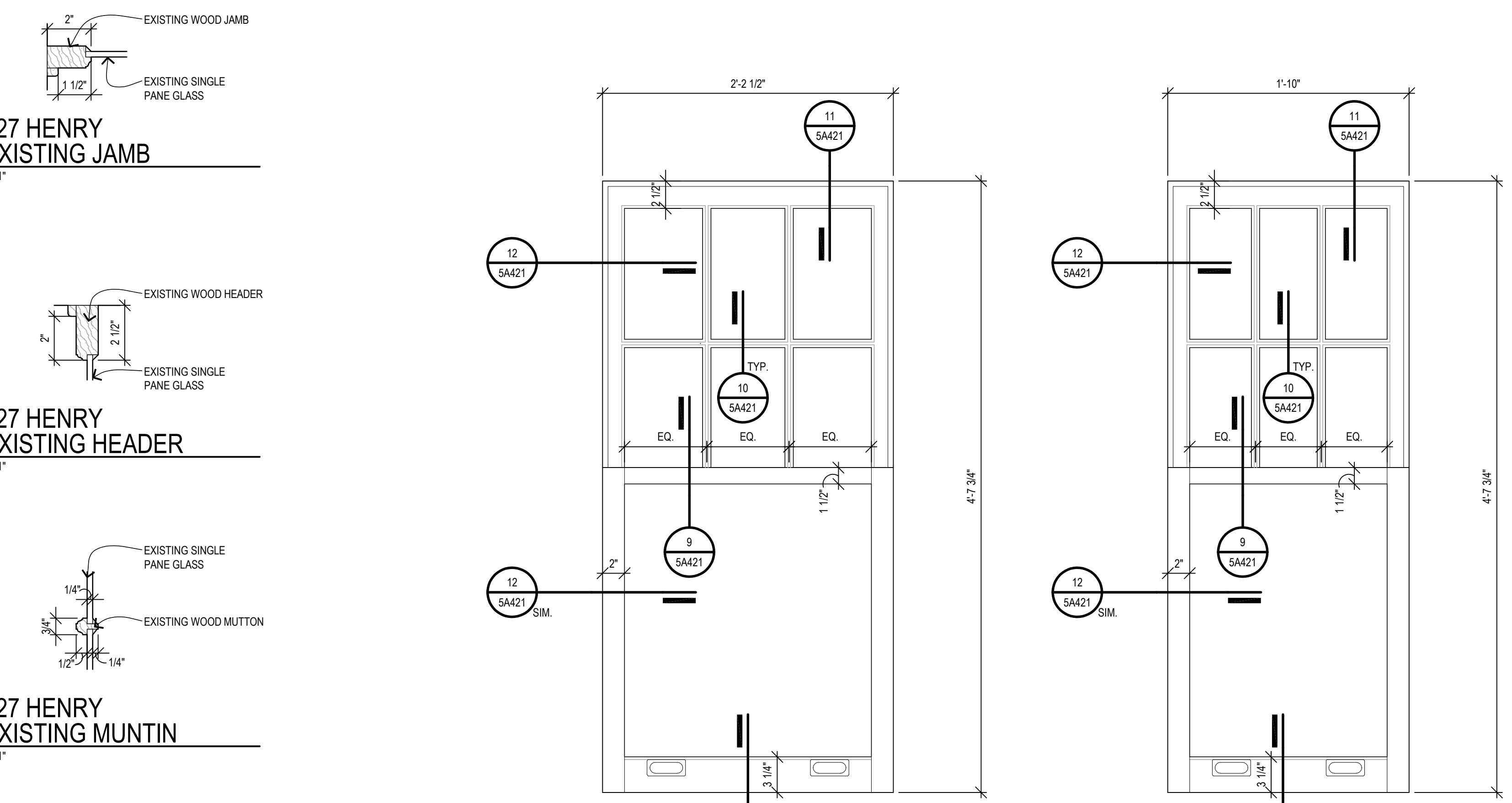
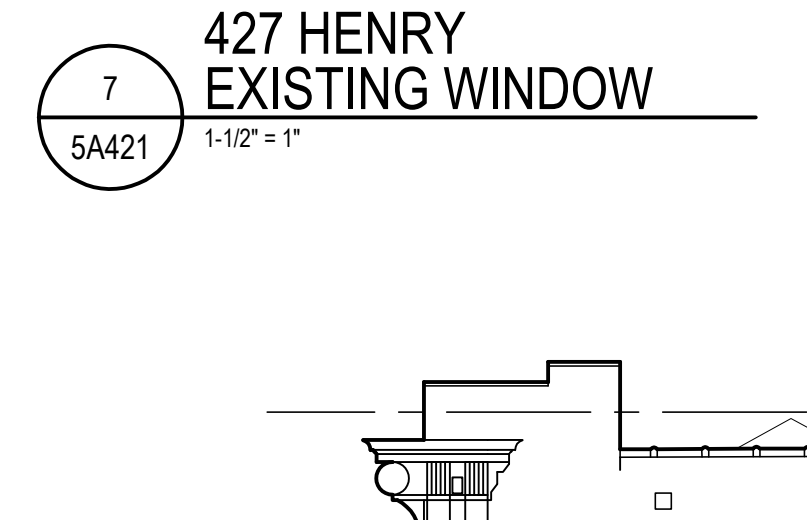
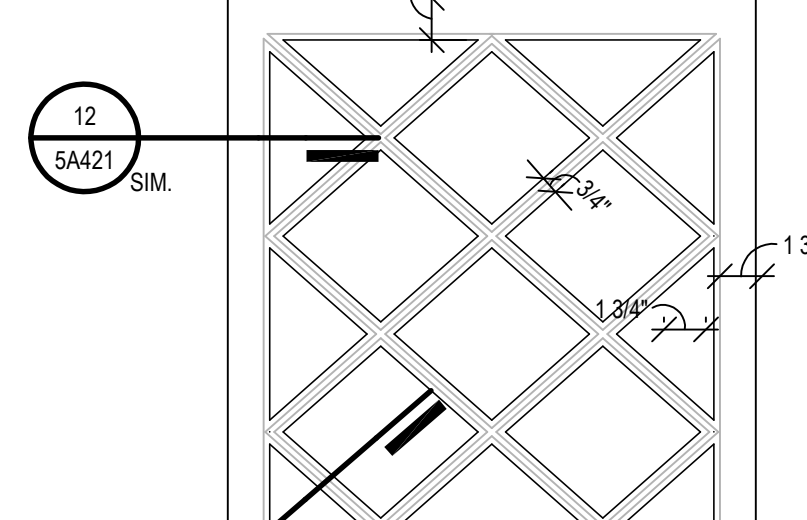
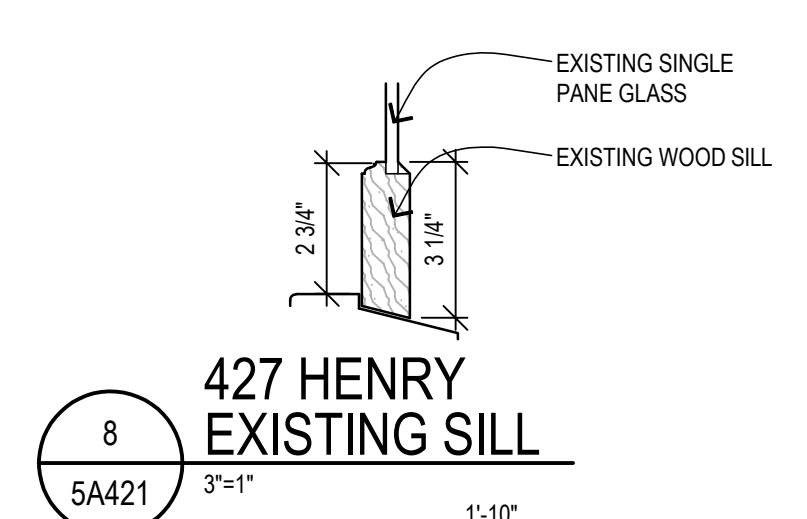
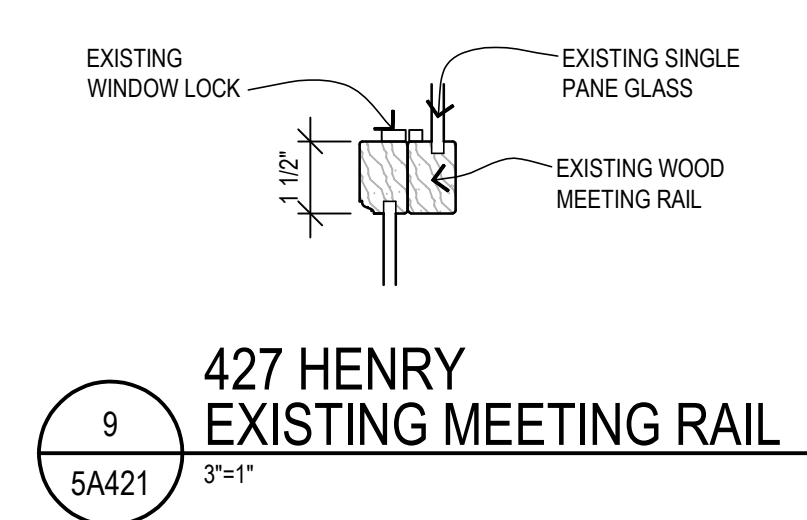
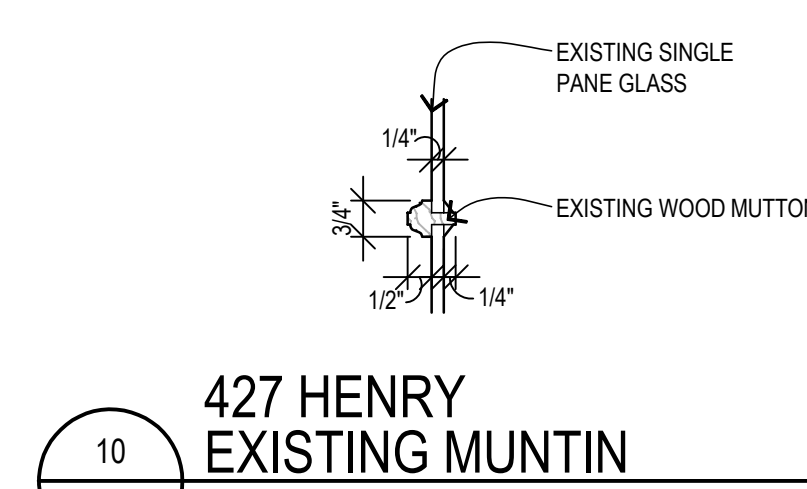
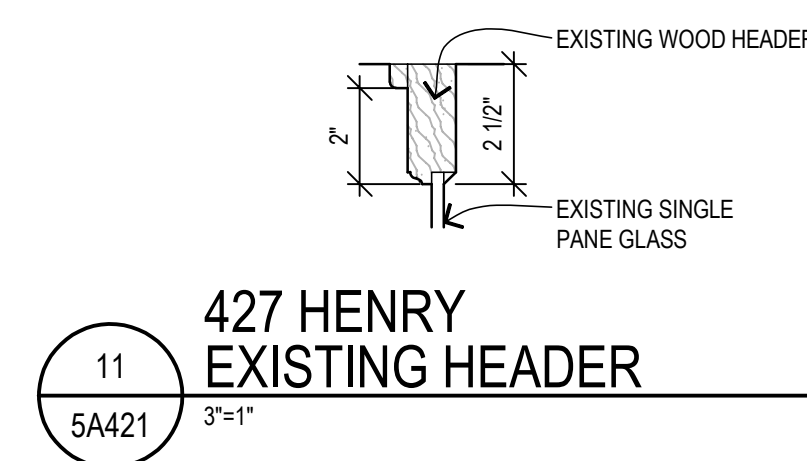
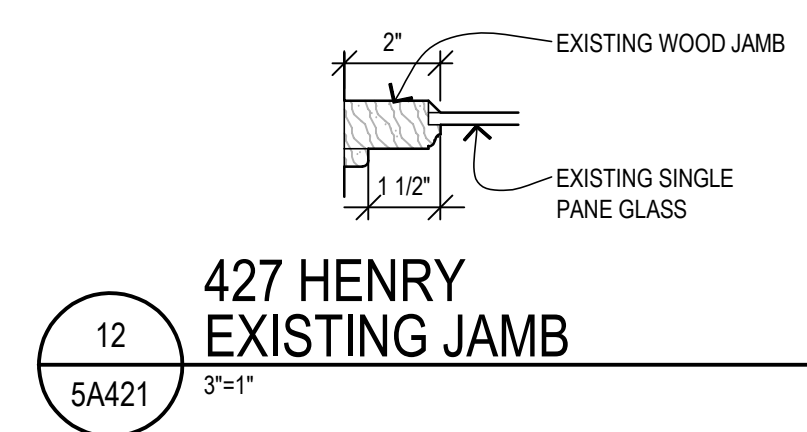
15
5A401
427 HENRY
EXISTING PHOTO
SCALE AS NOTED

WITH SPACER
5/8" (16)

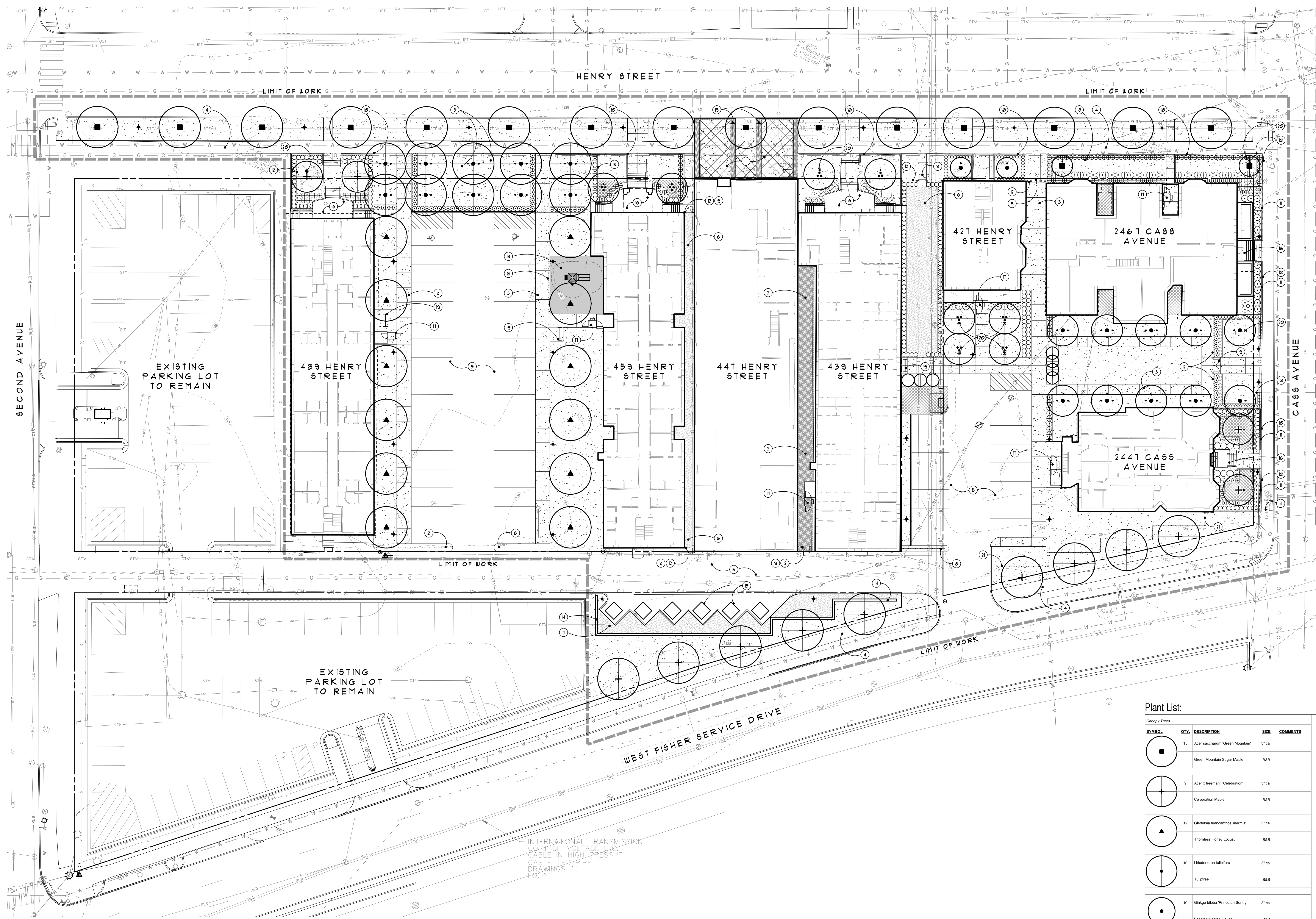
14
5A401
427 HENRY
NEW MUNTIN DETAIL
Not to Scale



13
5A401
427 HENRY
PROPOSED WINDOW DETAIL
SCALE AS NOTED



PRELIMINARY DOCUMENT - NOT FOR CONSTRUCTION



- Legend:**
- LIMIT OF WORK
 - W WATER MAIN
 - G GAS LINE
 - OH OVERHEAD ELECTRIC WIRE
 - SD STORY DRAIN
 - + PEDESTRIAN LIGHT POLE - REFER TO SITE ELECTRICAL DRAWINGS
 - ⊙ EXISTING COBRA HEAD STREET LIGHTS TO REMAIN
 - IRRIGATED BODDED LAWN
 - RIGHT OF WAY

- Note Key:**
- 1 SCORED CONCRETE PAVING WITH PAVER INLAY AND BORDER
 - 2 PAVERS
 - 3 CONCRETE PAVING - REFER TO CIVIL PLANS
 - 4 EXISTING SIDEWALK TO REMAIN
 - 5 ASPHALT PARKING LOT AND DRIVE AILE - REFER TO CIVIL PLANS
 - 6 4" DEPTH DECOMPOSED GRANITE
 - 7 4" DEPTH CRUSHED AGGREGATE MULCH
 - 8 4"-0" HT. ORNAMENTAL ALUMINUM FENCE - REFER TO DETAIL ON SHEET L201
 - 9 ORNAMENTAL ALUMINUM GATE
 - 10 2" HT. x 6" WIDE CONCRETE PLANTER CURB
 - 11 30" HT. ORNAMENTAL ALUMINUM GARDEN FENCE - REFER TO DETAIL ON SHEET L201
 - 12 6"-0" HT. ORNAMENTAL ALUMINUM FENCE WITH 3/4" PICKET SPACING - REFER TO DETAIL ON SHEET L201
 - 13 TOT LOT PLAYGROUND - SURFACE TO BE 12" DEPTH ENGINEERED WOOD MULCH
 - 14 MASONRY SCREEN WALL - REFER TO DETAIL ON SHEET L201
 - 15 DUMPSTER, TYP.
 - 16 EXISTING BUILDING PORCH - REFER TO ARCHITECTURAL DRAWINGS
 - 17 BARRIER FREE PORCH LIFT - REFER TO ARCHITECTURAL DRAWINGS
 - 18 STEEL EDGING BETWEEN LAWN AND PLANT BEDS, TYP.
 - 19 BIKE RACK
 - 20 TREE UPLIGHT, TYP.
 - 21 6"-0" HT. ORNAMENTAL ALUMINUM FENCE WITH 1/2" PICKET SPACING - REFER TO DETAIL ON SHEET L201

- General Notes:**
- 1 PROVIDE 4" DEPTH TOPSOIL AT ALL BODDED LAWN AREAS
 - 2 PROVIDE SHREDDED BARK MULCH AT ALL PLANT BEDS PER DETAILS
 - 3 REFER TO TYPICAL PLANTING DETAILS, SHEET L201
 - 4 IRRIGATION SYSTEM IS TO BE PROVIDED FOR ALL PLANTING BEDS AND LAWN AREAS.

Plant List:

SYMBOL	QTY.	DESCRIPTION	SIZE	COMMENTS
■	15	Acer saccharum 'Green Mountain'	3" cal.	
●		Green Mountain Sugar Maple	B&B	
+	9	Acer x freemari 'Celebration'	3" cal.	
○		Celebration Maple	B&B	
▲	12	Gleditsia triacanthos 'nervis'	3" cal.	
●		Thornless Honey Locust	B&B	
●	10	Liquidambar styraciflua	3" cal.	
●		Tulipree	B&B	
●	10	Ginkgo biloba 'Princeton Sentry'	3" cal.	
●		Princeton Sentry Ginkgo	B&B	
+	2	Miksa 'Royal Raindrops'	3" cal.	
●		Royal Raindrops Crabapple	B&B	
●	2	Cercis canadensis	10" ht.	multi-stem
●		Eastern Redbud	B&B	3 trunk min.
+	4	Magnolia soulangeana	10" ht.	multi-stem
●		Saucer Magnolia	B&B	3 trunk min.
+	2	Cornus florida	10" ht.	multi-stem
●		Flowering Dogwood	B&B	3 trunk min.
+	2	Prunus serotina 'Wenzari'	3" cal.	
●		Kwanan Cherry	B&B	
●	2	Carpinus betulus 'Frans Fontaine'	3" cal.	
●		Frans Fontaine Hornbeam	B&B	
+	2	Miksa 'Prairiefire'	2.5' cal.	tree form
●		Prairie Fire Crabapple	B&B	
+	7	Quercus x warei 'Nutter'	3" cal.	
●		Knotted Spill Oak	B&B	

SYMBOL	QTY.	DESCRIPTION	SIZE	COMMENTS
○	88	Buxus 'Green Mountain'	18" ht. min.	Plant 18" o.c.
●		Green Mountain Boxwood	B&B	
⊕	140	Ilex glabra 'Shamrock'	24" ht. min.	Plant 24" o.c.
●		Isleberry	B&B	
○	10	Ilex x meserveae 'Blue Prince'	30" ht. min.	Plant 30" o.c.
●		Blue Prince Holly	B&B	
⊗	14	Rhododendron 'Daleware Valley'	30" ht. min.	Plant 30" o.c.
●		Daleware Valley Azalea	B&B	
○	213	Taxus x media 'Densiformis'	24" ht. min.	Plant 24" o.c.
●		Dense Yew	B&B	
○	86	Taxus x media 'Nicksal'	30" ht. min.	Plant 24" o.c.
●		Nicksal Yew	B&B	
⊕	12	Thuja occidentalis 'Emerald Green'	6" ht.	Plant 30" o.c.
●		Emerald Green Arborvitae	B&B	Hedge to 5' ht.
Deciduous Shrubs, Groundcover, and Perennials				
SYMBOL	QTY.	DESCRIPTION	SIZE	COMMENTS
⊕	49	Ilex verticillata 'Henry's Garnet'	#3	Plant 24" o.c.
●		Virginia Sweetgum	cont.	
⊕	35	Hydrangea macrophylla 'Pae Wae'	#5	Plant 30" o.c.
●		Pae Wae Oakleaf Hydrangea	cont.	
⊕	16	Hydrangea paniculata 'Tumbo'	#5	Plant 30" o.c.
●		Bobo Hydrangea	cont.	
○	21	Syringa patula 'Miss Kim'	#5	Plant 30" o.c.
●		Miss Kim Lilac	cont.	
○	10	Hippocrepis emerus 'Sonic Bloom'	#5	Plant 30" o.c.
●		Sonic Bloom Wajigala	cont.	
○	21	Hosta x Patriot	1 gal.	Plant 18" o.c.
●		Patriot Hosta	cont.	
1100		Pachysandra terminalis	1 gal.	Plant 12" o.c.
		Japanese pachysandra	cont.	

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

SCALE: 1"=20'

0' 10' 20' 40'

North Arrow

NEUMANN SMITH architecture

SOUTHFIELD • DETROIT

400 Galleria Office Centre
Suite 555
Southfield, Michigan 48034
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www.neumannsmith.com

GRISSIM METZ ANDRIESE ASSOCIATES
Landscape Architects

OLYMPIA DEVELOPMENT OF MICHIGAN

HENRY STREET REDEVELOPMENT

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Job Number: 2020078
 Title: Landscape Plan

Sheet L101



MEMO

Date 11.25.2020

Subject HDC Sheet Revisions

Project Name Henry Street Redevelopment

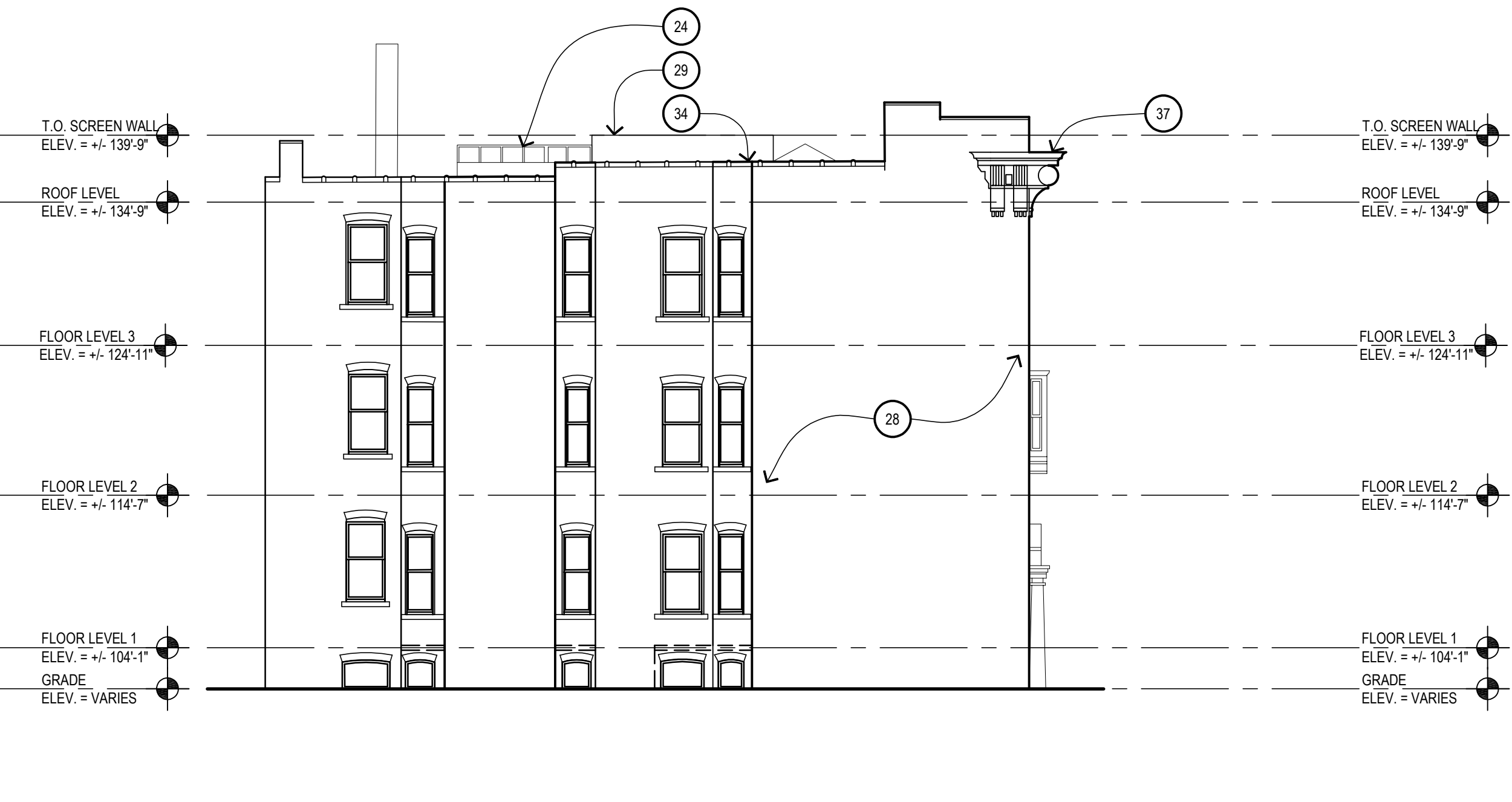
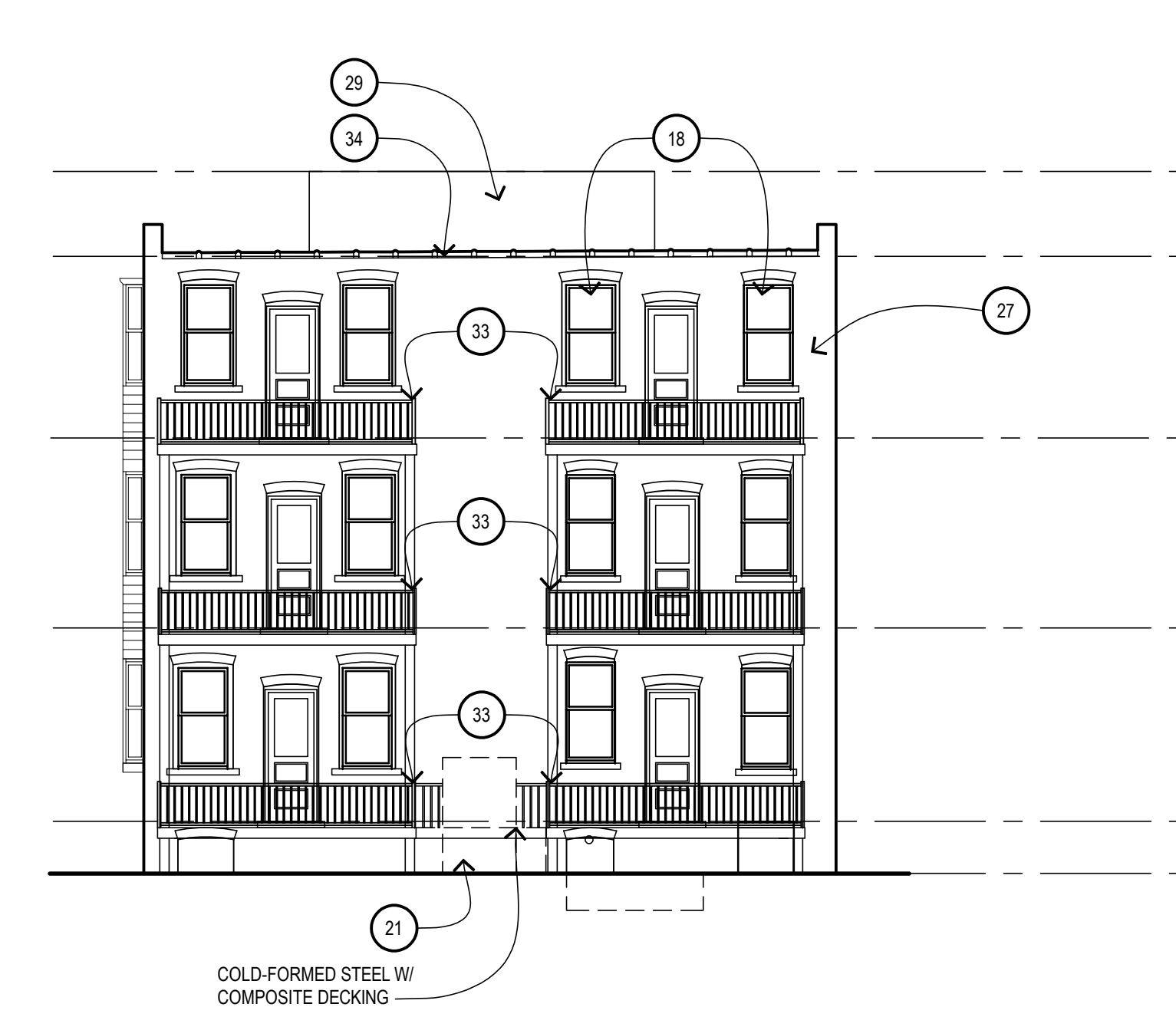
Project Number 2020078

Message:

<u>Sheets</u>	<u>Revisions</u>
3A101	Added Second Means of Egress in assembly area. Placed door in existing window opening.
2A401	Added Keynote 37 – “New Cornices, Reference Adjacent Building as Basis of Design”
2A401.1	Replace all instances of “Crown Molding” with “Cornice”
3A401	Added new door location on drawing 2/3A401 based on Sheet 3A101 Location
3A401.1	Revised rendered elevations based on Sheet 3A401
4A401.1	Replace all instances of “Crown Molding” with “Cornice”
5A401	Revised Bay-Window sizes based on site measurements Added keynote 37 – “New Cornices, Reference Adjacent Building as Basis of Design”
5A401.1	Revised rendered elevations based on Sheet 5A401 Replace all instances of “Crown Molding” with “Cornice”
5A421	Revised Bay-Window sizes based on site measurements

KEYNOTES:

- 1 RECONSTRUCTED DOUBLE WOOD/GLASS DOORS
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- 36 NEW INSULATED OVERHEAD DOOR
- 37 NEW CORNICES, REFERENCE ADJACENT BUILDINGS AS BASIS OF DESIGN



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**EXTERIOR ELEVATIONS
 427 HENRY**

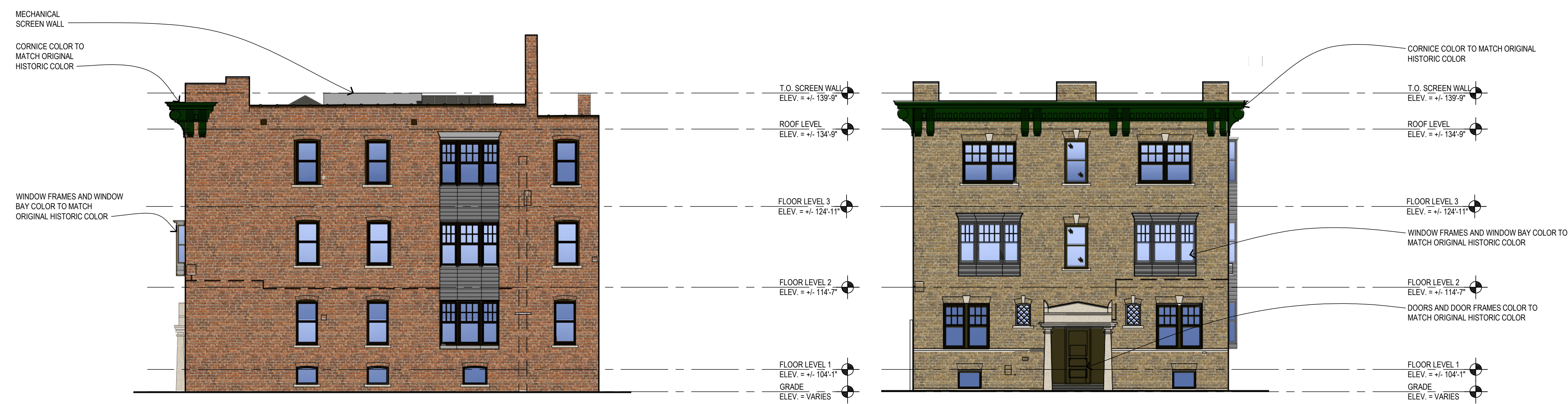
Sheet
5A401

GENERAL NOTE
 *PER CIVIL 129.6 = 100'-0"



4
 427 HENRY SOUTH
 EXTERIOR ELEVATION
 5A101 1/8" = 1'-0"

2
 427 HENRY EAST
 EXTERIOR ELEVATION
 5A101 1/8" = 1'-0"



3
 427 HENRY WEST
 EXTERIOR ELEVATION
 5A101 1/8" = 1'-0"

1
 427 HENRY NORTH
 EXTERIOR ELEVATION
 5A101 1/8" = 1'-0"

PRELIMINARY DOCUMENT - NOT FOR CONSTRUCTION

Issued for _____

11.25.2020 - HISTORIC DISTRICT COMMISSION

Drawn Preliminary
 Checked Construction
 RMM Approved Record
 MW Bidpak Number Do not scale Use figured dimensions only

Job Number
 2020078

Title
 EXTERIOR ELEVATIONS
 427 HENRY

Sheet
 5A401.1

GENERAL NOTE
 *PER CIVIL 129.6 = 100'-0"



17
5A401
427 HENRY
EXISTING PHOTO
SCALE AS NOTED



16
5A401
427 HENRY
EXISTING PHOTO
SCALE AS NOTED

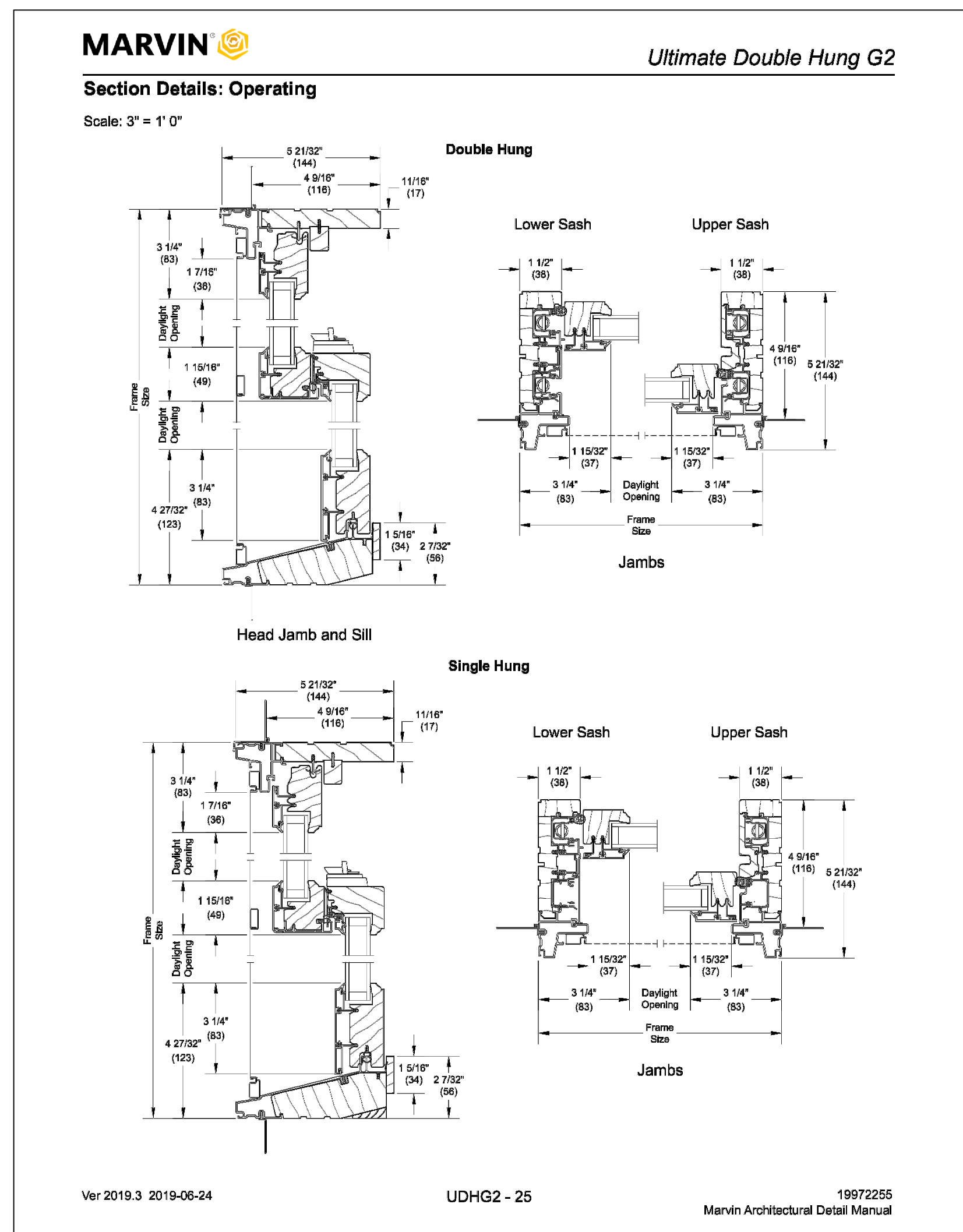


15
5A401
427 HENRY
EXISTING PHOTO
SCALE AS NOTED

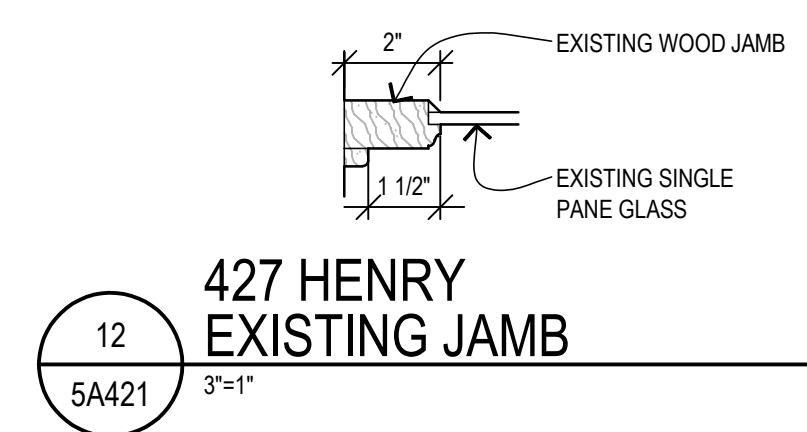
WITH SPACER

5/8" (16)

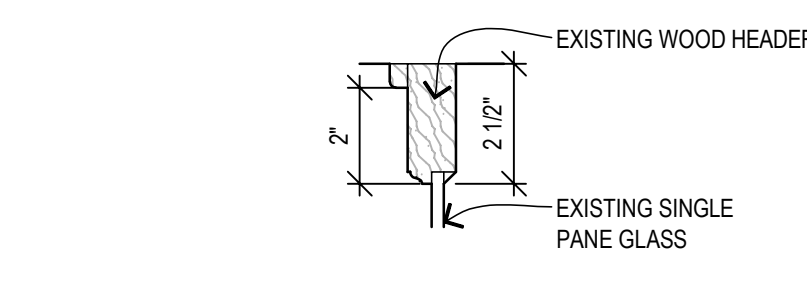
14
5A401
427 HENRY
NEW MUNTIN DETAIL
Not to Scale



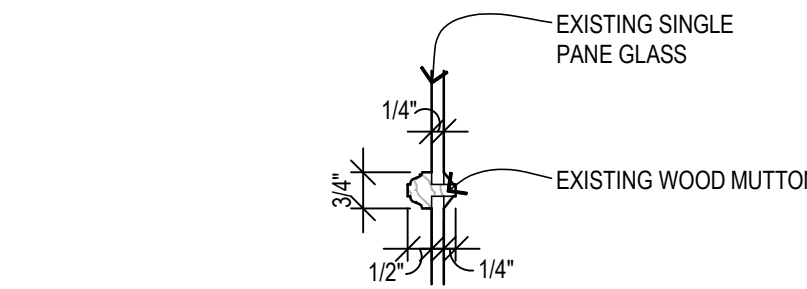
13
5A401
427 HENRY
PROPOSED WINDOW DETAIL
SCALE AS NOTED



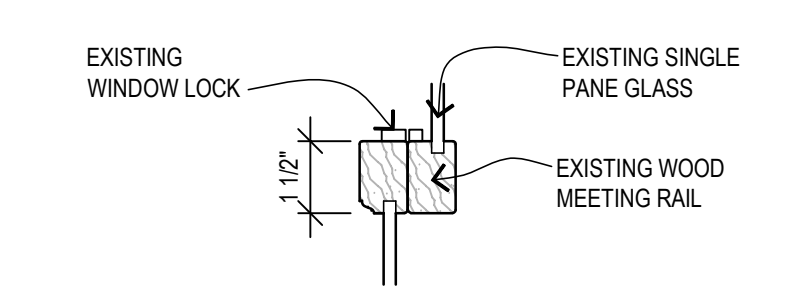
12
5A421
427 HENRY
EXISTING JAMB
3/4" = 1"



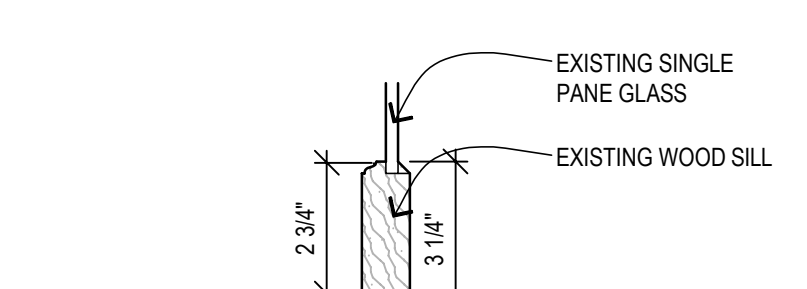
11
5A421
427 HENRY
EXISTING HEADER
3/4" = 1"



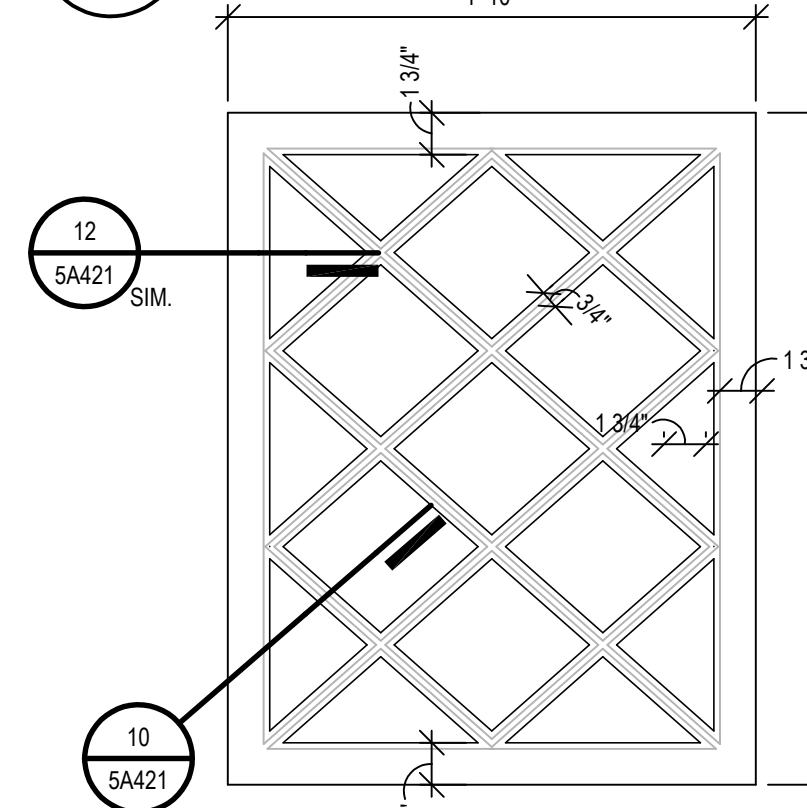
10
5A421
427 HENRY
EXISTING MUNTIN
3/4" = 1"



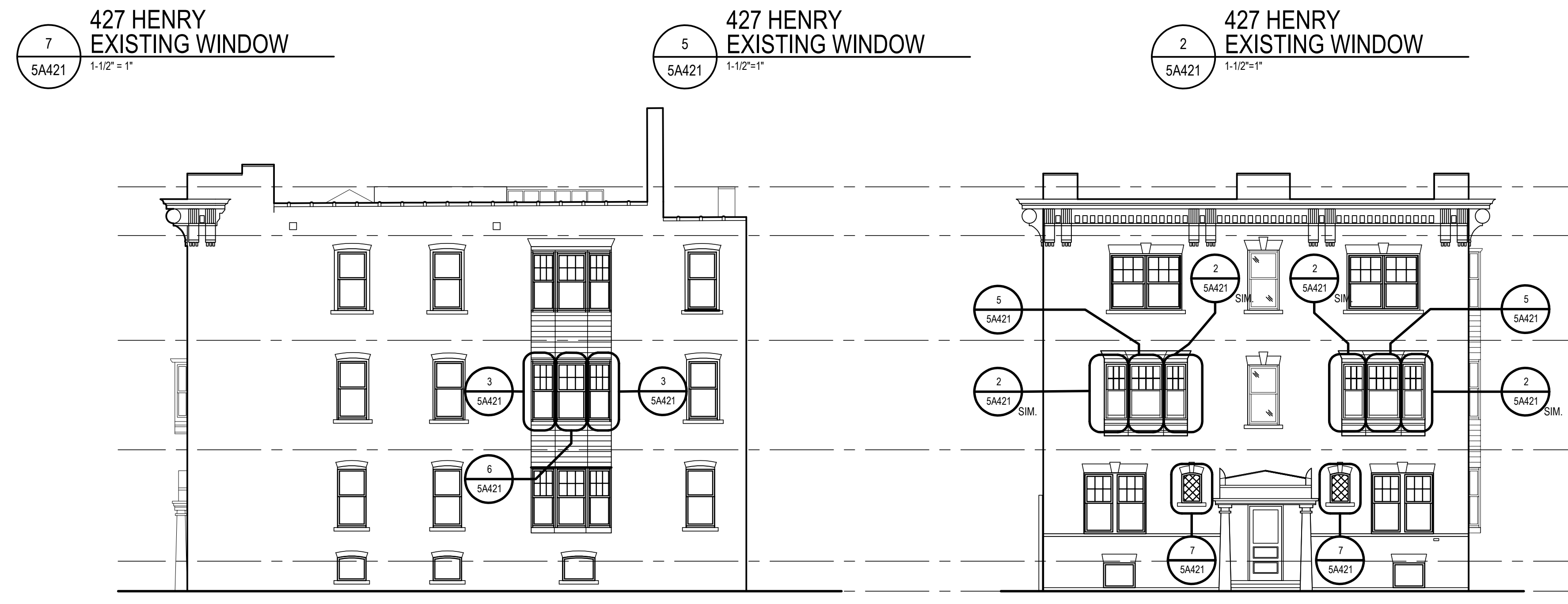
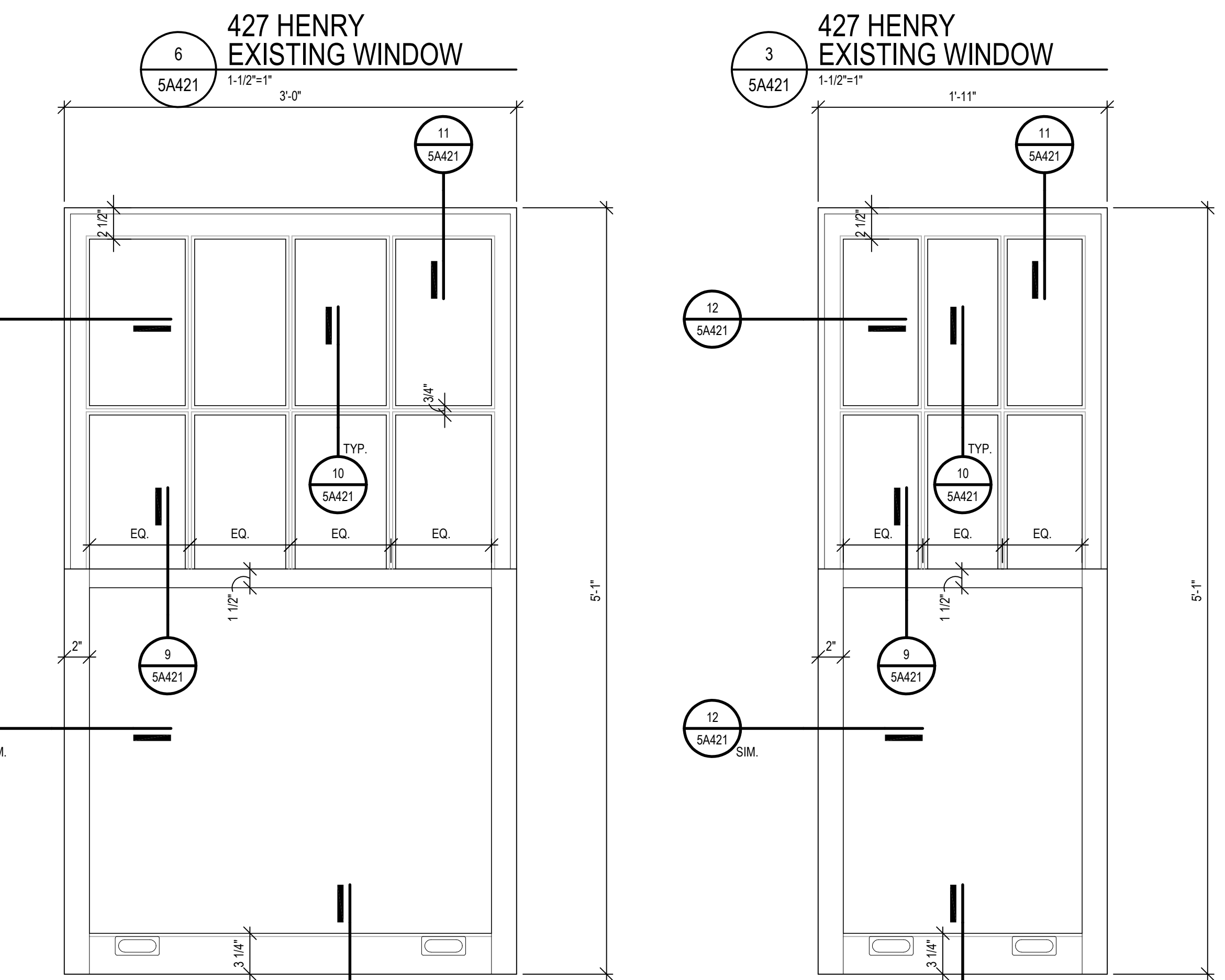
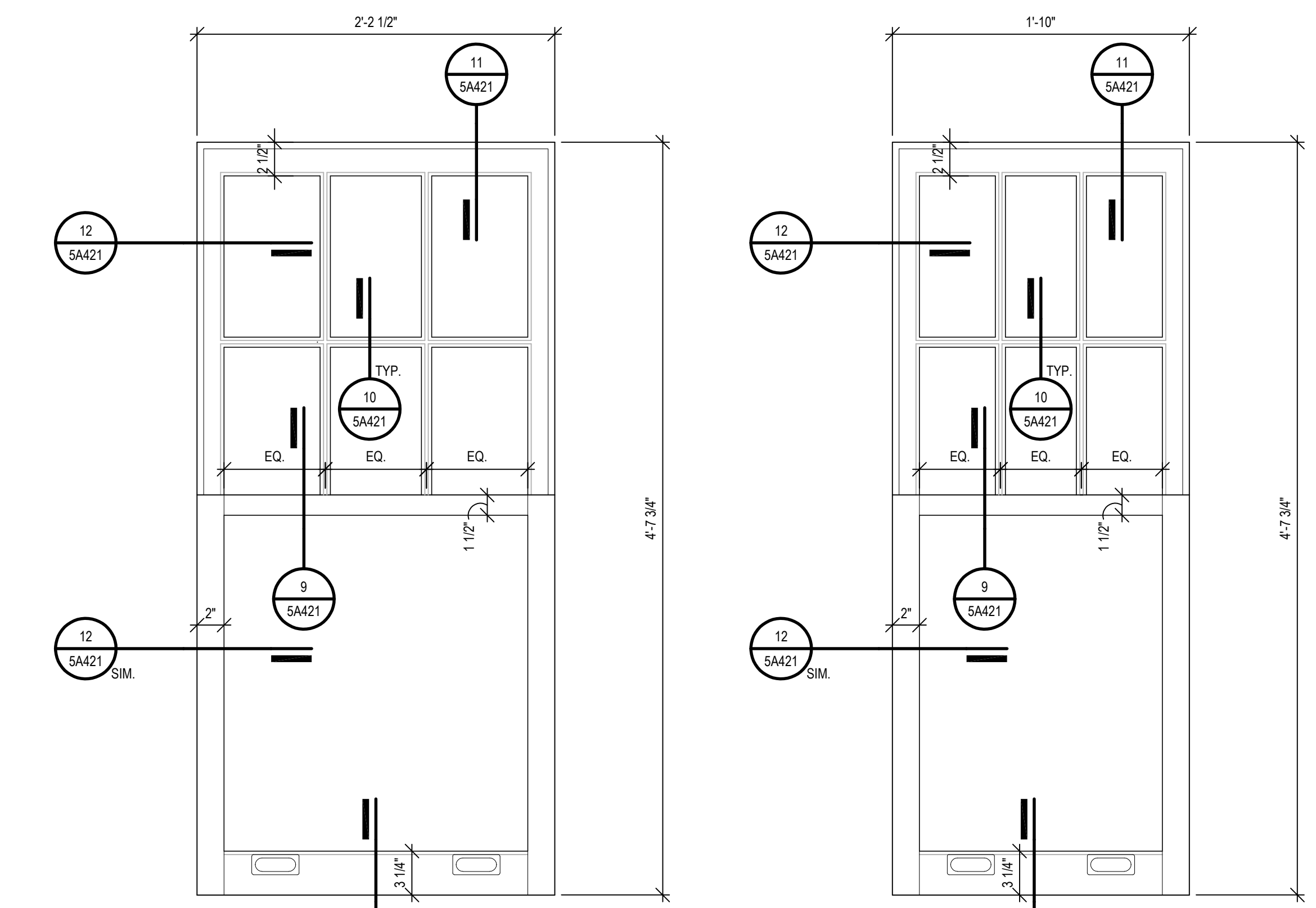
9
5A421
427 HENRY
EXISTING MEETING RAIL
3/4" = 1"



8
5A421
427 HENRY
EXISTING SILL
3/4" = 1"



7
5A421
427 HENRY
EXISTING WINDOW
1/12" = 1"



4
5A401
427 HENRY WEST
EXTERIOR ELEVATION
1/8" = 1'-0"

1
5A401
427 HENRY NORTH
EXTERIOR ELEVATION
1/8" = 1'-0"

PRELIMINARY DOCUMENT - NOT FOR CONSTRUCTION

11.25.2020 - HISTORIC DISTRICT COMMISSION

Drawn Preliminary
Checked Construction
Approved Record
RMM
MW
Bidpak Number

Job Number
2020078
Title
ENLARGED ELEVATION DETAILS

Sheet
5A421

GENERAL NOTE
*PER CIVIL 129.6 = 100'-0"