

DHDC 22-7803

APPROVAL DOCUMENT - POST AT WORK LOCATION



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

May 18, 2022

CERTIFICATE OF APPROPRIATENESS

Brian Rebain
Kraemer Design
1420 Broadway
Detroit MI 48226

RE: Application Number 22-7803; 1201 Washington Boulevard; Washington Boulevard Historic District

Dear Mr. Rebain,

At the Regular Meeting that was held on May 11, 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 May 17, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

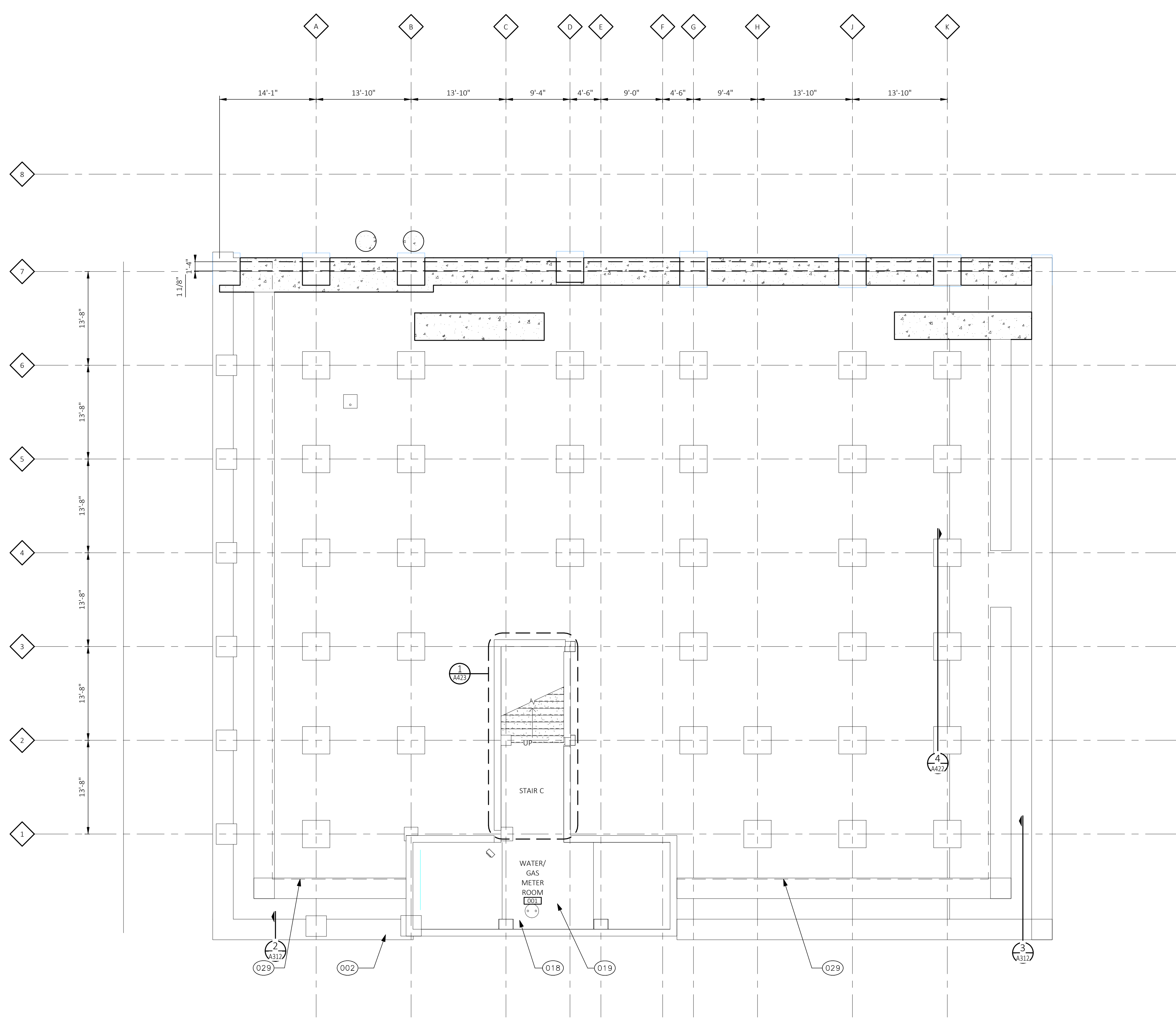
Erect two rooftop penthouses and new roofing system, erect west elevation wall, install new storefront system, install rooftop mechanical equipment, erect recessed entry at northern storefront, clean masonry, install lighting, and install a sidewalk/landscaping design, per the submitted documents, drawings, presentation materials and product data.

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:

Audra Dye
Detroit Historic District Commission

30 x 42 | PLOTTED ON 5/2/2022 2:27:58 PM | C:\Users\theresa.schorr\Documents\2020043_1201 WASH KDG-ARCH-V22_theresa.schorr@thekraemeredge.com.rvt



BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING FOR PARTITION OR FLOOR. SEE SPECIFICATIONS.
 - B FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (I.L. SYSTEM). SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.
 - C PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES.
 - D COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
 - E CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. COORDINATE LOCATIONS AND EXTENTS OF BLOCKING WITH PRODUCT MANUFACTURERS AND SHOP DRAWINGS.
 - F LOCATE DOOR FRAMES 6" FROM INSIDE CORNER TO DOOR OPENING, UNLESS NOTED OTHERWISE.
 - G ALL INTERIOR GLAZING INCL. DOORS, SIDELITES, & BORROWED LITES SHALL BE CLEAR LAMINATED SAFETY GLASS OR CLEAR TEMPERED SAFETY GLAZING. UNLESS NOTED OTHERWISE.
 - H RECESSED ITEMS (GREATER THAN 16 SQ. IN.) IN RATED AND/OR SMOKE WALLS, INCLUDING ELEC PANELS, ELEC DUCTS, MED GAS VALVE BOXES, FIRE EXT CABINETS, ETC. SHALL BE BACKED WITH 5/8" TYPE 'X' GYPSUM BOARD TO MAINTAIN RATING FIRE WALL.
 - I SEMI-RECESSED FIRE EXTINGUISHER (FE) ARE SHOWN ON PLAN - SEE PARTITION SCHEDULE/AS01 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
 - J COORDINATE TELECOMMUNICATIONS, A/V, DATA AND SECURITY SYSTEMS INSTALLATIONS. PROVIDE AND INSTALL TELEPHONE AND ELECTRICAL PANEL BOARDS, PANEL BOARDS SHALL BE 4' X 8' X 3/4" THICK, PLYWOOD, FIRE RETARDANT TREATED.
 - K COORDINATE WITH ROOM FINISH AND MATERIAL SCHEDULE.
 - L COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
 - M SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.
- WORK IN EXISTING STRUCTURES**
- O WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASEMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASEMENT.
 - P WHERE NEW OR IN-FILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
 - Q PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMMODATE NEW OPENINGS, ETC.
 - R ALTERNATE PARTITION ASSEMBLIES THAT VARY FROM THE ASSEMBLIES PROVIDED IN THE PARTITION SCHEDULE TO BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT FOR CONSIDERATION. ALTERNATE ASSEMBLIES MAY REQUIRE REVIEW BY THE LOCAL JURISDICTION. ANY REVIEW SHALL NOT CONSTITUTE A CLAIM FOR DELAY.
 - S WHERE NEW FINISHES ARE SPECIFIED ON THE FINISH PLAN REMOVE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. PREPARE THEM TO ACCEPT NEW SCHEDULED FINISH PER MANUFACTURER'S INSTRUCTIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - T PROVIDE NEW STRUCTURAL LINTELS AT ALL MASONRY WALLS WHERE PREVIOUS OPENING DOES NOT HAVE A LINTEL AND AT NEW OPENINGS. LINTEL SHALL EXTEND MINIMUM 8" EITHER SIDE OF OPENING, UNLESS NOTED OTHERWISE. SEE STRUCTURAL.
 - U PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.
 - V WHERE SLAB ON GRADE REMOVAL IS REQUIRED FOR UTILITY PLACEMENT REFER TO TYPICAL CONCRETE SLAB INFILL DETAIL ON SHEET A...

CONSTRUCTION KEYNOTES

- 002 OUTLINE OF FLOOR ABOVE
- 003 BARREL VAULT CEILING ABOVE
- 006 DTE TRANSFORMER
- 008 CANOPY ABOVE
- 013 GUARDRAIL BY TENANT
- 017 OUTLINE OF FUTURE ROOF DECK
- 018 AREA OF SUNKEN FLOOR
- 019 INFILL FLOOR AS REQUIRED TO PROVIDE LEVEL SURFACE
- 021 NEW ROOF MEMBRANE - SEE SPECIFICATIONS AND STRUCTURAL
- 023 GUTTER AND DOWNSPOUT
- 028 MECHANICAL EQUIPMENT SCREEN WALL BY FUTURE TENANT
- 029 APPROXIMATE CRAWL SPACE EXTENTS - VIF
- 034 FACE OF NEW WALL TO ALIGN W/EDGE OF EXIST PILASTER.



KraemerDesignGroup
Detroit, MI | Toledo, OH | Charleston, SC
1420 Broadway | Detroit, MI 48226 | 313.963.3399 | 313.965.5656
www.kraemerdesigngroup.com

Architect

Consultant

**INNOVATIVE
PROPERTY
PARTNERS LLC**
630 WOODWARD AVE.
DETROIT, MI

Owner

1201 WASHINGTON BLVD.
1201 WASHINGTON BLVD.
DETROIT, MI

Project

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

©COPYRIGHT 2022 KRAEMER DESIGN GROUP, LLC

HDC SUBMISSION 05-02-22

Revision _____ Date _____

Date _____

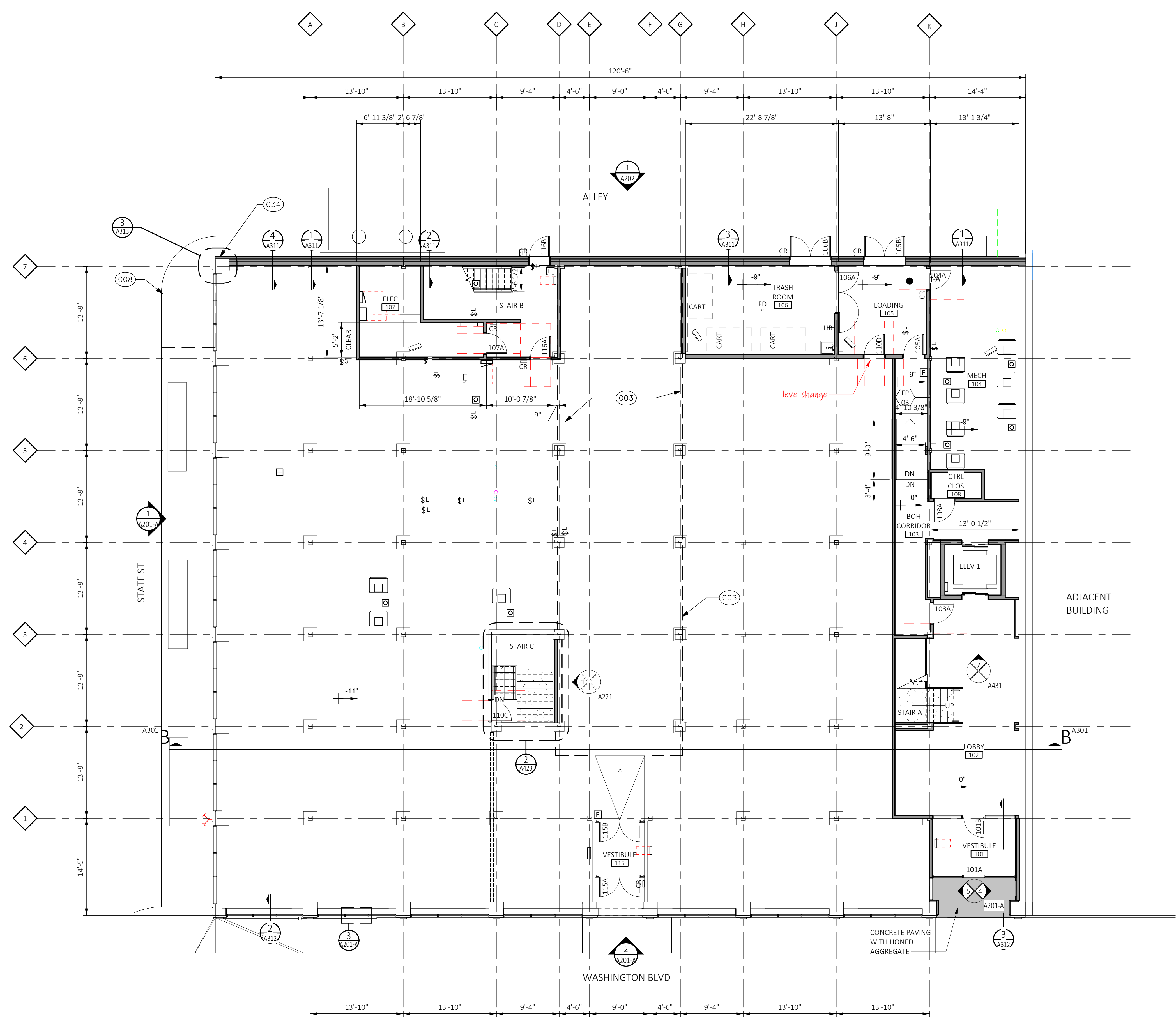
Project Number 2020043

Sheet Title
**BASEMENT FLOOR
PLAN**

Sheet Number

A100

30 x 42 | PLOTTED ON 5/2/2022 2:27:59 PM | C:\Users\theresa.schorr\Documents\2020043_1201 WASH KDG-ARCH-V22_theresa.schorr@thekraemeredge.com.rvt



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING FOR PARTITION OR FLOOR. SEE SPECIFICATIONS.
 - B FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (U.L. SYSTEM). SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.
 - C PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES.
 - D COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
 - E CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. COORDINATE LOCATIONS AND EXTENTS OF BLOCKING WITH PRODUCT MANUFACTURERS AND SHOP DRAWINGS.
 - F LOCATE DOOR FRAMES 6" FROM INSIDE CORNER TO DOOR OPENING, UNLESS NOTED OTHERWISE.
 - G ALL INTERIOR GLAZING INCL. DOORS, SIDELITES, & BORROWED LITES SHALL BE CLEAR LAMINATED SAFETY GLASS OR CLEAR TEMPERED SAFETY GLAZING. UNLESS NOTED OTHERWISE.
 - H RECESSED ITEMS (GREATER THAN 16 SQ. IN.) IN RATED AND/OR SMOKE WALLS, INCLUDING ELEC PANELS, ELEC DUCTS, MED GAS VALVE BOXES, FIRE EXT CABINETS, ETC. SHALL BE BACKED WITH 5/8" TYPE 'X' GYPSUM BOARD TO MAINTAIN RATING FIRE WALL.
 - I SEMI-RECESSED FIRE EXTINGUISHER (FE) ARE SHOWN ON PLAN - SEE PARTITION SCHEDULE/AS01 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
 - J COORDINATE TELECOMMUNICATIONS, A/V, DATA AND SECURITY SYSTEMS INSTALLATIONS. PROVIDE AND INSTALL TELEPHONE AND ELECTRICAL PANEL BOARDS, PANEL BOARDS SHALL BE 4' X 8' X 3/4" THICK, PLYWOOD, FIRE RETARDANT TREATED.
 - K COORDINATE WITH ROOM FINISH AND MATERIAL SCHEDULE.
 - L COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
 - M SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.
- WORK IN EXISTING STRUCTURES**
- O WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASEMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASEMENT.
 - P WHERE NEW OR IN-FILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
 - Q PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMMODATE NEW OPENINGS, ETC.
 - R ALTERNATE PARTITION ASSEMBLIES THAT VARY FROM THE ASSEMBLIES PROVIDED IN THE PARTITION SCHEDULE TO BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT FOR CONSIDERATION. ALTERNATE ASSEMBLIES MAY REQUIRE REVIEW BY THE LOCAL JURISDICTION. ANY REVIEW SHALL NOT CONSTITUTE A CLAIM FOR DELAY.
 - S WHERE NEW FINISHES ARE SPECIFIED ON THE FINISH PLAN REMOVE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. PREPARE THEM TO ACCEPT NEW SCHEDULED FINISH PER MANUFACTURER'S INSTRUCTIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 - T PROVIDE NEW STRUCTURAL LINTELS AT ALL MASONRY WALLS WHERE PREVIOUS OPENING DOES NOT HAVE A LINTEL AND AT NEW OPENINGS. LINTEL SHALL EXTEND MINIMUM 8" EITHER SIDE OF OPENING, UNLESS NOTED OTHERWISE. SEE STRUCTURAL.
 - U PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.
 - V WHERE SLAB ON GRADE REMOVAL IS REQUIRED FOR UTILITY PLACEMENT REFER TO TYPICAL CONCRETE SLAB INFILL DETAIL ON SHEET A...

CONSTRUCTION KEYNOTES

- 002 OUTLINE OF FLOOR ABOVE
- 003 BARREL VAULT CEILING ABOVE
- 006 DTE TRANSFORMER
- 008 CANOPY ABOVE
- 013 GUARDRAIL BY TENANT
- 017 OUTLINE OF FUTURE ROOF DECK
- 018 AREA OF SUNKEN FLOOR
- 019 INFILL FLOOR AS REQUIRED TO PROVIDE LEVEL SURFACE
- 021 NEW ROOF MEMBRANE - SEE SPECIFICATIONS AND STRUCTURAL
- 023 GUTTER AND DOWNSPOUT
- 028 MECHANICAL EQUIPMENT SCREEN WALL BY FUTURE TENANT
- 029 APPROXIMATE CRAWL SPACE EXTENTS - VIF
- 034 FACE OF NEW WALL TO ALIGN W/EDGE OF EXIST PILASTER.

KraemerDesignGroup
Detroit, MI | Toledo, OH | Charleston, SC
1420 Broadway | Detroit, MI 48226 | 313.963.3399 | 313.965.5555
www.kraemerdesigngroup.com

Architect

Consultant

**INNOVATIVE
PROPERTY
PARTNERS LLC**
630 WOODWARD AVE.
DETROIT, MI

Owner

1201 WASHINGTON BLVD.
1201 WASHINGTON BLVD.
DETROIT, MI

Project

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2022 KRAEMER DESIGN GROUP, LLC

HDC SUBMISSION 05-02-22

Revision _____ Date _____

Date _____

Project Number 2020043

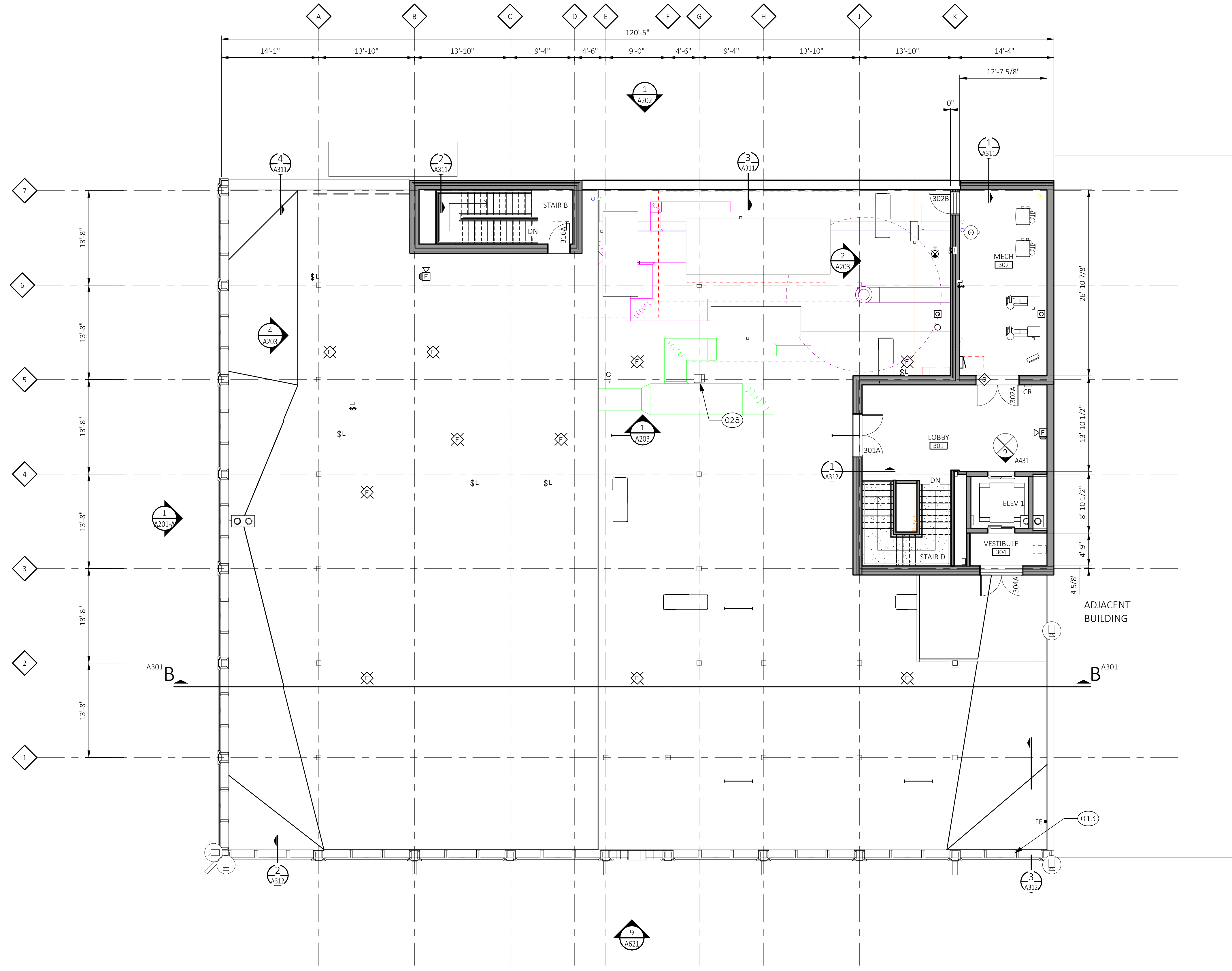
Sheet Title
**FIRST FLOOR
PLAN**

Sheet Number

A101



30 x 42 | PLOTTED ON 5/2/2022 2:28:01 PM | C:\Users\theresa.schorr\Documents\2020043 1201 WASH-KDG-ARCH-V22_theresa.schorr@thekraemeredge.com.rvt



PENTHOUSE FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- A FIRESTOPPING: PROVIDE FIRESTOPPING ASSEMBLIES AT ALL PENETRATIONS AND INTERRUPTIONS TO FIRE RATED ASSEMBLIES WHICH PROVIDE THE SPECIFIED FIRE RATING FOR PARTITION OR FLOOR. SEE SPECIFICATIONS.
- B FIRE RATED PARTITIONS SHALL BE CONTINUOUS FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE FIRE STOPPED TIGHTLY TO STRUCTURE PER CODE (I.L. SYSTEM). SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.
- C PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS MARKED 'CLEAR'. ALLOW FOR THICKNESS OF FINISHES.
- D COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- E CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED. COORDINATE LOCATIONS AND EXTENTS OF BLOCKING WITH PRODUCT MANUFACTURERS AND SHOP DRAWINGS.
- F LOCATE DOOR FRAMES 6" FROM INSIDE CORNER TO DOOR OPENING, UNLESS NOTED OTHERWISE.
- G ALL INTERIOR GLAZING INCL. DOORS, SIDELITES, & BORROWED LITES SHALL BE CLEAR LAMINATED SAFETY GLASS OR CLEAR TEMPERED SAFETY GLAZING. UNLESS NOTED OTHERWISE.
- H RECESSED ITEMS (GREATER THAN 16 SQ. IN.) IN RATED AND/OR SMOKE WALLS, INCLUDING ELEC PANELS, ELEC DUCTS, MED GAS VALVE BOXES, FIRE EXT CABINETS, ETC. SHALL BE BACKED WITH 5/8" TYPE 'X' GYPSUM BOARD TO MAINTAIN RATING FIRE WALL.
- I SEMI-RECESSED FIRE EXTINGUISHER (FE) ARE SHOWN ON PLAN - SEE PARTITION SCHEDULE/AS01 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
- J COORDINATE TELECOMMUNICATIONS, A/V, DATA AND SECURITY SYSTEMS INSTALLATIONS. PROVIDE AND INSTALL TELEPHONE AND ELECTRICAL PANEL BOARDS, PANEL BOARDS SHALL BE 4' X 8' X 3/4" THICK, PLYWOOD, FIRE RETARDANT TREATED.
- K COORDINATE WITH ROOM FINISH AND MATERIAL SCHEDULE.
- L COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
- M SEE PARTITION SCHEDULE/AS01 FOR ADDITIONAL REQUIREMENTS.

WORK IN EXISTING STRUCTURES

- O WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASEMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASEMENT.
- P WHERE NEW OR INFILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
- Q PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMMODATE NEW OPENINGS, ETC.
- R ALTERNATE PARTITION ASSEMBLIES THAT VARY FROM THE ASSEMBLIES PROVIDED IN THE PARTITION SCHEDULE TO BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT FOR CONSIDERATION. ALTERNATE ASSEMBLIES MAY REQUIRE REVIEW BY THE LOCAL JURISDICTION. ANY REVIEW SHALL NOT CONSTITUTE A CLAIM FOR DELAY.
- S WHERE NEW FINISHES ARE SPECIFIED ON THE FINISH PLAN REMOVE ALL EXISTING FINISHES. PATCH AND REPAIR WALLS AND FLOOR TO ENSURE EVEN SURFACE. PREPARE THEM TO ACCEPT NEW SCHEDULED FINISH PER MANUFACTURER'S INSTRUCTIONS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- T PROVIDE NEW STRUCTURAL LINTELS AT ALL MASONRY WALLS WHERE PREVIOUS OPENING DOES NOT HAVE A LINTEL AND AT NEW OPENINGS. LINTEL SHALL EXTEND MINIMUM 8" EITHER SIDE OF OPENING, UNLESS NOTED OTHERWISE. SEE STRUCTURAL.
- U PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.
- V WHERE SLAB ON GRADE REMOVAL IS REQUIRED FOR UTILITY PLACEMENT REFER TO TYPICAL CONCRETE SLAB INFILL DETAIL ON SHEET A...

CONSTRUCTION KEYNOTES

- 002 OUTLINE OF FLOOR ABOVE
- 003 BARREL VAULT CEILING ABOVE
- 006 DTE TRANSFORMER
- 008 CANOPY ABOVE
- 013 GUARDRAIL BY TENANT
- 017 OUTLINE OF FUTURE ROOF DECK
- 018 AREA OF SUNKEN FLOOR
- 019 INFILL FLOOR AS REQUIRED TO PROVIDE LEVEL SURFACE
- 021 NEW ROOF MEMBRANE - SEE SPECIFICATIONS AND STRUCTURAL
- 023 GUTTER AND DOWNSPOUT
- 028 MECHANICAL EQUIPMENT SCREEN WALL BY FUTURE TENANT
- 029 APPROXIMATE CRAWL SPACE EXTENTS - VIF
- 034 FACE OF NEW WALL TO ALIGN W/EDGE OF EXIST PILASTER.

KraemerDesignGroup
 Detroit, MI | Toledo, OH | Charleston, SC
 1420 Broadway | Detroit, MI 48226 | 313.963.3399 | 313.965.9555
 www.kraemerdsgroup.com

Architect

Consultant

**INNOVATIVE
PROPERTY
PARTNERS LLC**
 630 WOODWARD AVE.
DETROIT, MI

Owner

1201 WASHINGTON BLVD.
 1201 WASHINGTON BLVD.
DETROIT, MI

Project

**PRELIMINARY
NOT FOR
CONSTRUCTION**

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

©COPYRIGHT 2022 KRAEMER DESIGN GROUP, LLC

| | |
|----------------|-----------------------------|
| HDC SUBMISSION | 05-02-22 |
| Revision | Date |
| Date | |
| Project Number | 2020043 |
| Sheet Title | PENTHOUSE FLOOR PLAN |
| Sheet Number | A103 |



30 x 42 | PLOTTED ON 5/2/2022 3:03:27 PM | C:\Users\theresa.schorr\Documents\2020043_1201 WASH KDG ARCH v22_theresa.schorr@thekraemerdg.com.rvt

E D C B A

1

2

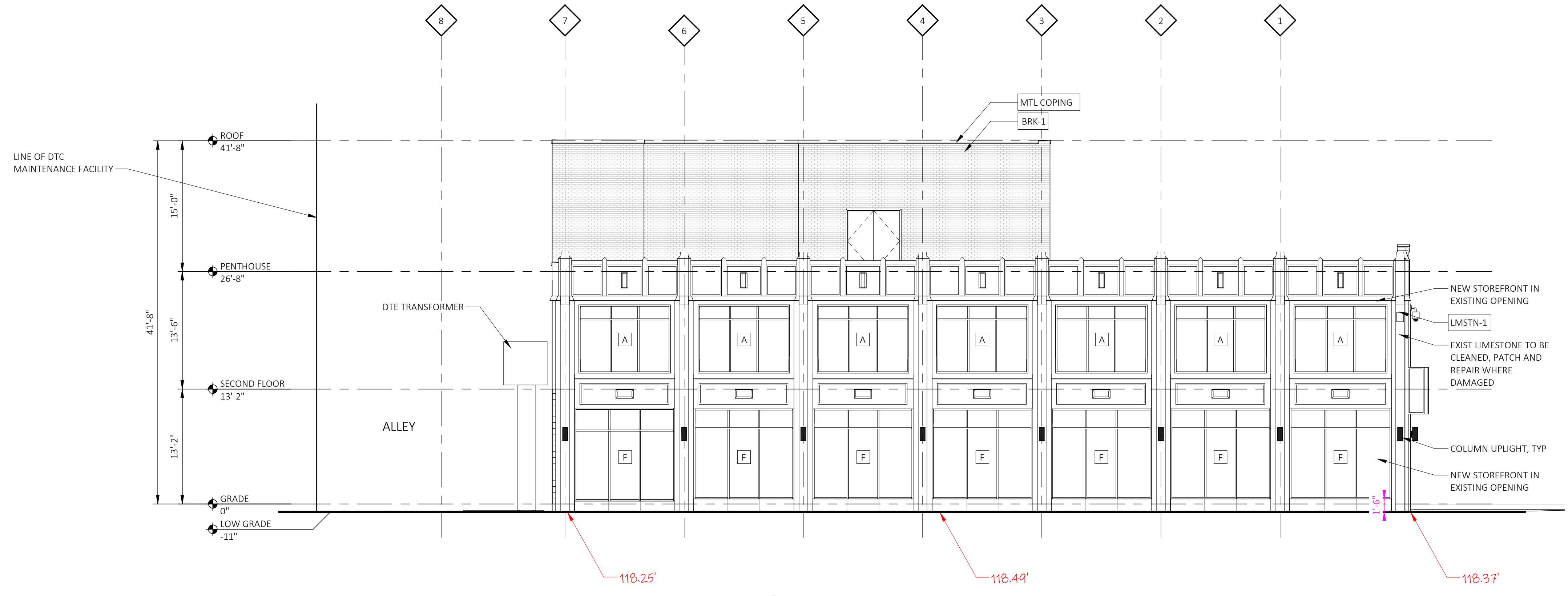
3

4

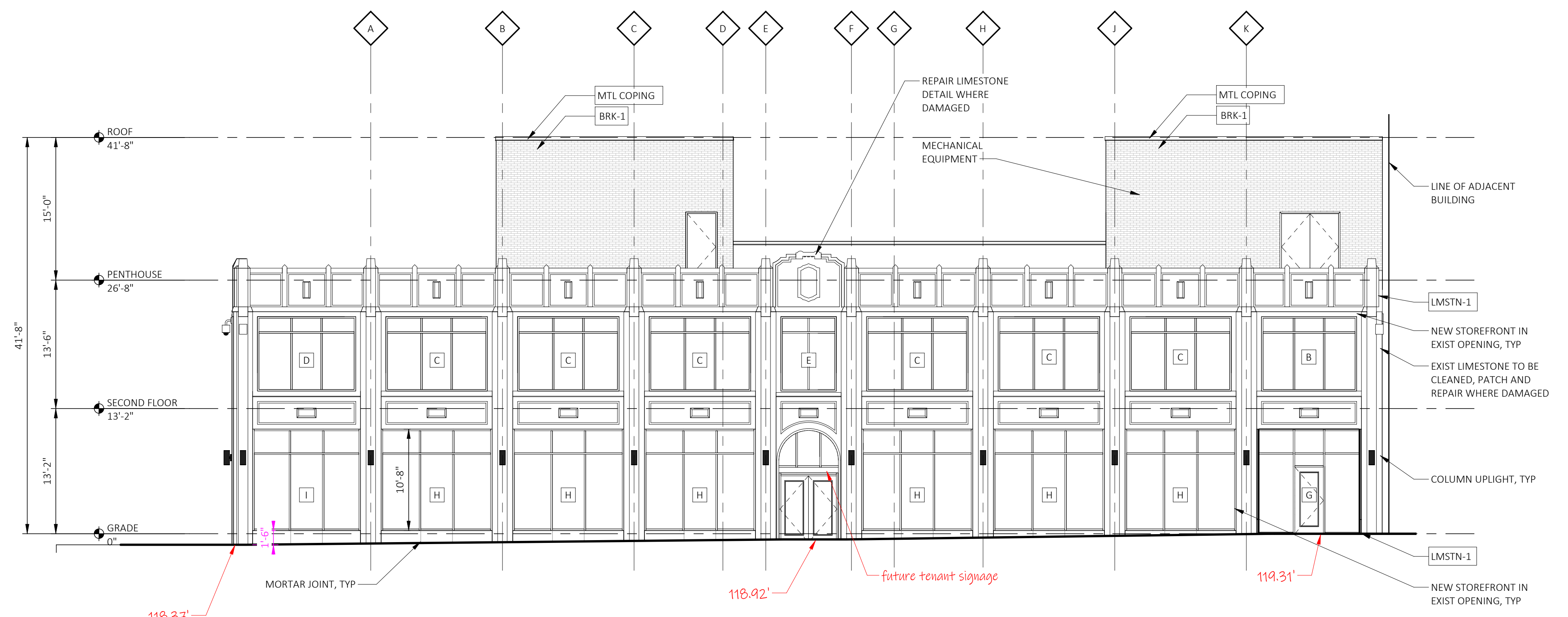
5

RESTORATION GENERAL NOTES

- A. MASONRY/STONE RESTORATION CONTRACTOR ("SUBCONTRACTOR") TO PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, SUPERVISION, PERMITS AND ANY OTHER COSTS OR EXPENSES NECESSARY TO COMPLETE THE WORK. SUBCONTRACTOR JOB MOBILIZATION SHALL INCLUDE, BUT NOT BE LIMITED TO, ANY NECESSARY WORK STATION AND JOB TRAILER, MAST CLIMBING PLATFORMS, AERIAL LIFTS, SWING STAGES, BARRICADES AND WALK THRU SCAFFOLD AS NEEDED.
- B. BUILDING RESTORATION TO INCLUDE ALL TERMS, CONDITIONS AND SPECIFICATIONS OF ORIGINAL CONTRACT AND ANY ADDITIONAL WORK NECESSARY TO MEET THE SECRETARY OF THE INTERIOR STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES. THIS INCLUDES ALL WORK NECESSARY OVER AND ABOVE THAT SPECIFIED IN THE ARCHITECTURAL DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS, INCLUDING ALL NOTES REGARDLESS OF TIME AND MATERIAL NECESSARY TO EXECUTE THIS WORK. ANY AREAS INDICATED WITHIN DRAWINGS ARE ONLY SUGGESTIVE IN NATURE. MASON TO MEET WITH ARCHITECT AND OWNER TO CONFIRM THE SCOPE OF WORK.
- C. RESTORATION CONTRACTOR SHALL INSPECT ALL EXISTING MASONRY, INCLUDING BOTH SIDES OF PARAPET FULL HEIGHT, FOR STRUCTURAL STABILITY PRIOR TO BID. REINSPECT AFTER INITIAL CLEANING OF MASONRY.
- D. ALL ELEVATIONS SHALL UNDERGO COMPLETE STONE CLEANING FROM PARAPET TO GRADE. SEE MASONRY CLEANING SPECIFICATION SECTIONS FOR DETAILS ON APPROVED CLEANING PROCEDURES, PRODUCTS, AND MANUFACTURERS.
- E. CLEAN FACADE USING GENTLEST MEANS POSSIBLE TO ACHIEVE SATISFACTORY RESULTS WITHOUT CHANGING THE SURFACE OF THE MASONRY. PAY SPECIAL ATTENTION TO AREAS OF EXCESSIVE SOILING. CONTRACTOR SHALL CONDUCT TEST PATCHES TO ENSURE THE BEST AND MOST ECONOMICAL MEANS OF CLEANING.
- F. SURFACES TO BE PRE-WET WITH CLEAN WATER. CLEANING SOLUTIONS TO NOT REMAIN ON SURFACES FOR MORE THAN 5 MINUTES FOLLOWED IMMEDIATELY BY LOW-PRESSURE FLOOD RINSE. UNLESS NOTED OTHERWISE IN MASONRY CLEANING SPECIFICATION, CLEANING IS TO BE DONE ON STONE UNIT AS CLOSE AS POSSIBLE TO ORIGINAL COLOR WITHOUT BURNING OR ABRASION.
- G. CLEAN ALL STONE THAT IS TO REMAIN & LET WEATHER FOR TWO WEEKS BEFORE ANY REPLACEMENT OR PATCHING IS TO OCCUR - REPLACEMENT STONE & PATCHED AREAS TO MATCH EXIST' CLEANED' COLOR
- H. 100% OF MORTAR JOINTS TO BE VISUALLY INSPECTED. ALL MORTAR JOINTS DETERIORATED IN EXCESS OF 3/8 INCH BEYOND FACE OF MASONRY/STONE UNIT, OR EVIDENCE OF UNSOUNDNESS OF CRACKING WHETHER STRUCTURAL OR OTHERWISE SHALL BE REMOVED TO A DEPTH OF 1/2" MINIMUM. WRITTEN APPROVAL BY OWNER SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF REPAIR BY SATISFACTORY SUBMISSION OF MOCK-UP OF PROPOSED MORTAR JOINT.
- I. NEW MORTAR APPLIED TO ALL OPEN JOINTS SHALL BE OF NO GREATER STRENGTH THAN ORIGINAL MORTAR OR MASONRY UNITS. MORTAR COLOR, TEXTURE, CONSISTENCY AND JOINT PROFILE WILL MATCH EXISTING AS CLOSE AS POSSIBLE.
- J. APPLY NEW, TWO COMPONENT URETHANE SEALANT AT ALL JOINTS WHERE DISSIMILAR MATERIALS MEET, AND ALL SKYWARD FACING JOINTS. BACKER ROD TO BE INSTALLED IN OPEN JOINT PRIOR TO SEALANT APPLICATION.
- K. NO ACCELERATORS OR OTHER ADMIXTURES SHALL BE USED WITHOUT PRIOR WRITTEN OWNER APPROVAL. ENCLOSURES AND HEAT SUFFICIENT TO PROTECT MORTAR FROM FREEZING PRIOR TO SET SHALL BE THE SOLE RESPONSIBILITY OF SUBCONTRACTOR.
- L. REPLACE/RESET LOOSE MASONRY UNITS AND REPOINT DAMAGED MORTAR JOINTS AS REQUIRED. IF NECESSARY, RECOMMEND FURTHER REHABILITATION TO ENSURE STABILITY OF EXTERIOR WALL AND PARAPET CONSTRUCTION. SEE MASONRY RESTORATION SPECIFICATIONS FOR DETAILS ON APPROVED RESTORATION PROCEDURES, PRODUCTS, AND MANUFACTURERS. ALL MASONRY RESTORATION WORK SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ALL STONE UNITS BE REPLACED WITH OWNER APPROVED MATERIAL WHEREIN SPALLING OR OTHER DETERIORATION ELIMINATED MORE THAN 5% OF THE MASONRY/STONE UNIT (MEASURED BY ORIGINAL BRICK OR STONE FACE AREA).
- N. THE EXTENT OF DEMOLITION SHOULD LEAVE ALL COLUMNS AND GIRDERS ALONG GRIDLINE 7 TO REMAIN AND THE EXTENT OF STRUCTURAL DEMOLITION SHOULD NOT LEAVE ANY FRAMING UNSUPPORTED ONCE COMPLETE. IF, DURING DEMOLITION, THERE IS A PORTION OF STRUCTURE THAT IS UNSUPPORTED OR IF REMOVAL OF FINISHES REVEALS AN EXISTING CONDITION THAT WARRANTS TEMPORARY SHORING AND SUPPORT, CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BRACING, AND SHEETING AND SHALL MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS PROJECT CONDITIONS REQUIRE. SHORING AND SHEETING SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE PROJECT JURISDICTION, HIRED BY THE CONTRACTOR, WHO SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR THE OWNER'S REVIEW.
- O. THE WORK CONDUCTED IN THIS PACKAGE SHOULD LEAVE THE EXISTING STRUCTURE, ITS CONNECTIONS AND ITS FOUNDATION INTACT AND UNDAMAGED ONCE COMPLETE.



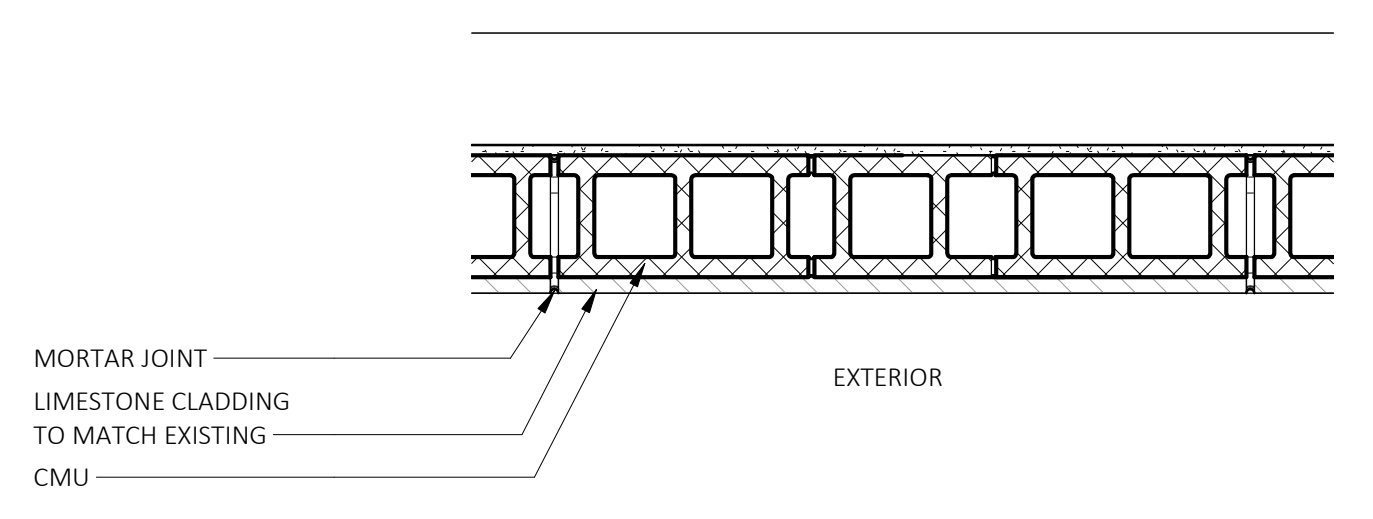
1 SOUTH ELEVATION
A201-A SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS: A101



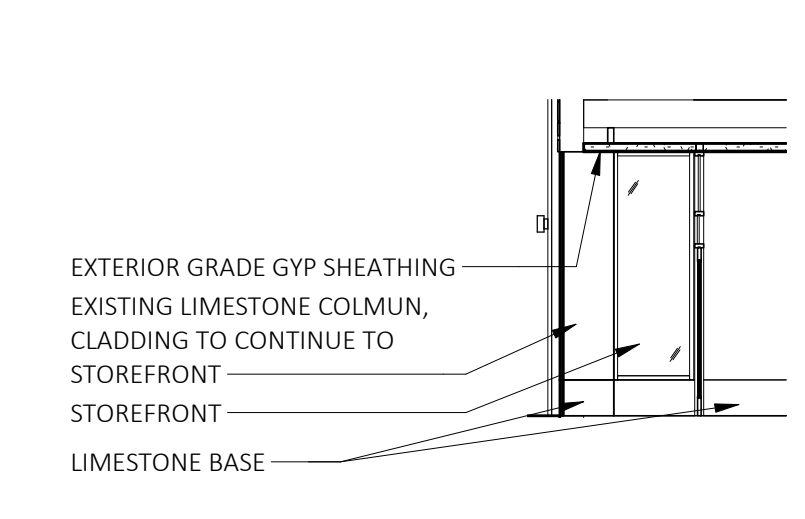
2 EAST ELEVATION
A201-A SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS: A101

EXTERIOR ELEVATION MATERIAL LEGEND

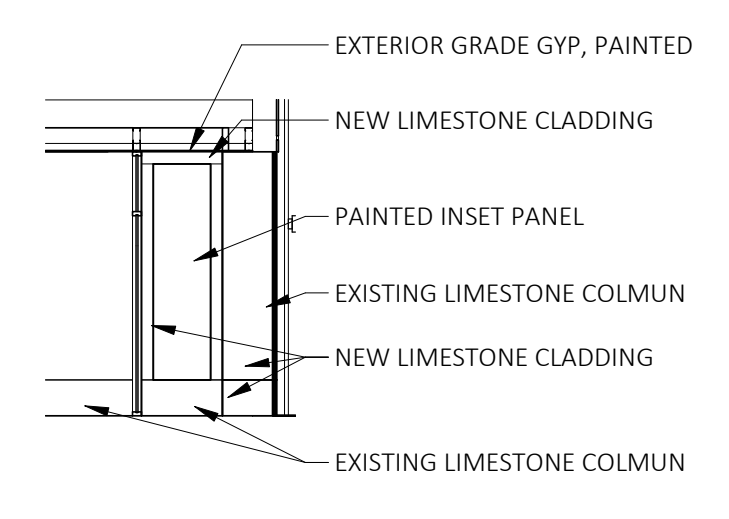
- LMSTN-1 LIMESTONE - EXISTING
- BRK-1 TAN BRICK - NEW
- GRN-1 GRANITE BASE - NEW



3 ENLARGED - PLAN DETAIL @ KNEE WALL
A201-A SCALE: 1" = 1'-0"



5 EL-INT-VESTIBULE LOOK S
A201-A SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS: A101



4 EL-INT-VESTIBULE LOOK N
A201-A SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS: A101



KraemerDesignGroup
Detroit, MI | Toledo, OH | Charleston, SC
1420 Broadway | Detroit, MI 48226 | p 313.963.3399 | f 313.965.9555
www.kraemerdg.com

Architect

Consultant

INNOVATIVE PROPERTY PARTNERS LLC
630 WOODWARD AVE.
DETROIT, MI

Owner

1201 WASHINGTON BLVD.
1201 WASHINGTON BLVD.
DETROIT, MI

Project

PRELIMINARY NOT FOR CONSTRUCTION

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2022 KRAEMER DESIGN GROUP, LLC

HDC SUBMISSION 05-02-22

Revision Date

Date

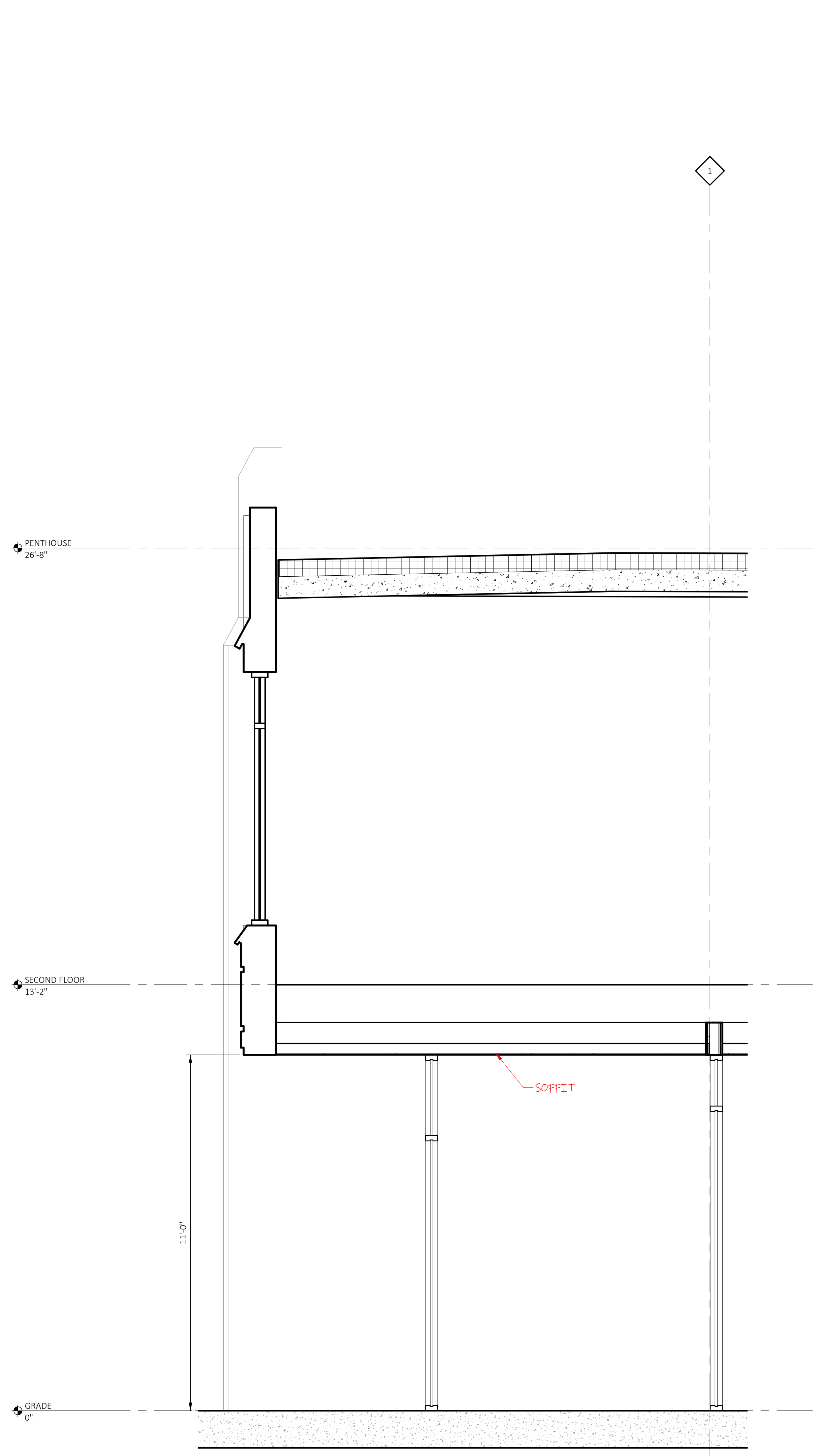
Project Number 2020043

Sheet Title
EXTERIOR ELEVATIONS

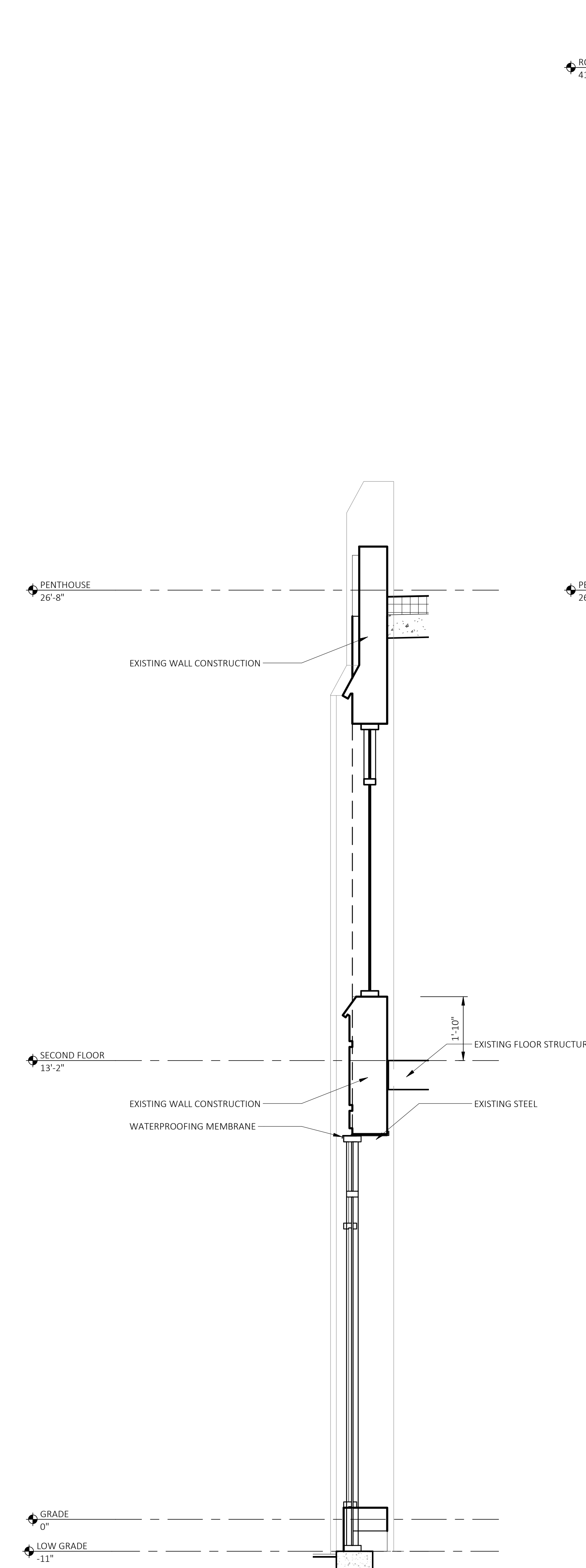
Sheet Number

A201-A

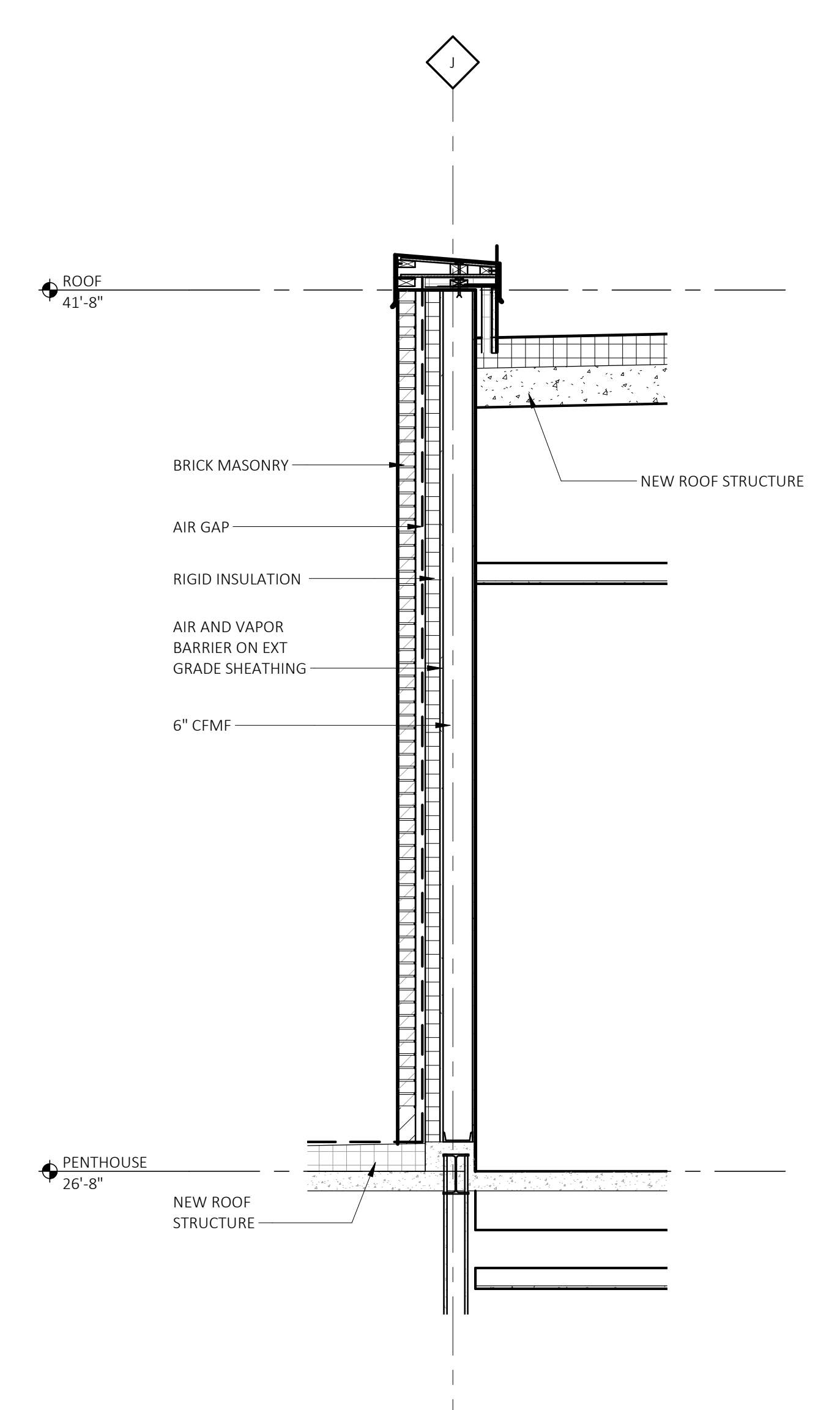
30 x 42 | PLOTTED ON 5/2/2022 2:28:04 PM | C:\Users\theresa.schorr\Documents\2020043_1201 WASH DCG-ARCH-V2_theresa.schorr@thekraemeredge.com.rvt



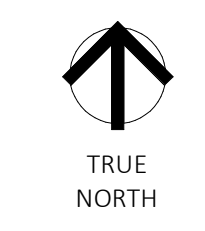
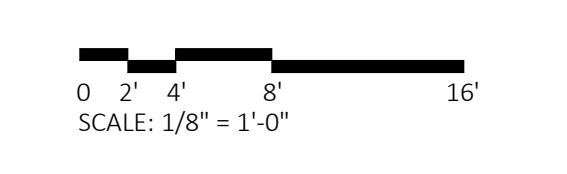
3 EXTERIOR @ TENANT ENTRY
 A312 SCALE: 1/2" = 1'-0"
 REFERENCE LOCATIONS: A100



2 EXTERIOR @ STOREFRONT
 A312 SCALE: 1/2" = 1'-0"
 REFERENCE LOCATIONS: A100



1 EXTERIOR @ PENTHOUSE ROOF
 A312 SCALE: 1/2" = 1'-0"
 REFERENCE LOCATIONS: A103



KraemerDesignGroup
 Detroit, MI | Toledo, OH | Charleston, SC
 1420 Broadway | Detroit, MI 48226 | 313.963.3399 | 313.965.5555
 www.kraemerdesigngroup.com

Architect

Consultant

**INNOVATIVE
 PROPERTY
 PARTNERS LLC**
 630 WOODWARD AVE.
 DETROIT, MI

Owner

1201 WASHINGTON BLVD.
 1201 WASHINGTON BLVD.
 DETROIT, MI

Project

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

© COPYRIGHT 2022 KRAEMER DESIGN GROUP, LLC

HDC SUBMISSION 05-02-22

Revision _____ Date _____

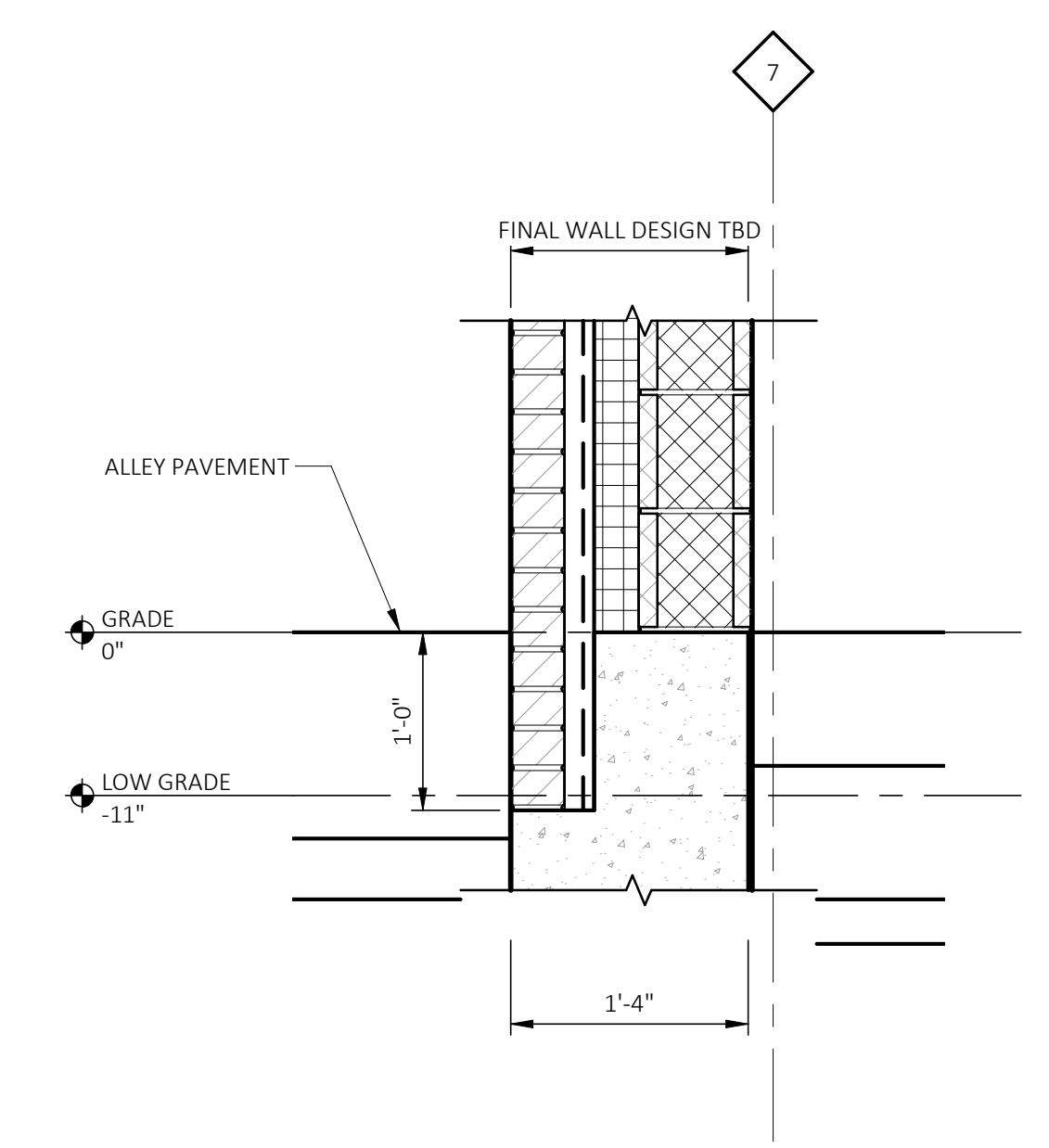
Date _____

Project Number 2020043

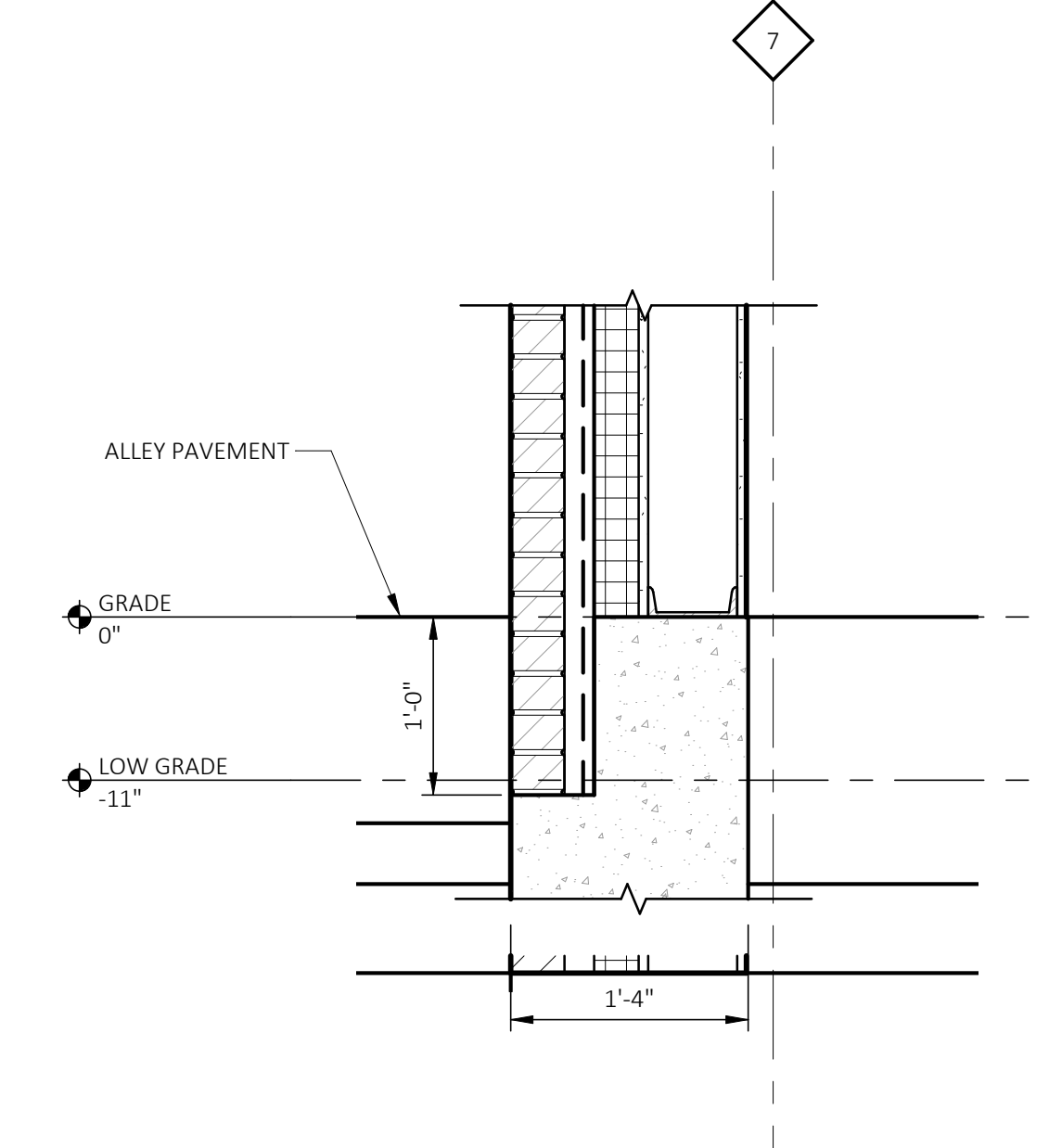
Sheet Title
**EXTERIOR WALL
 SECTIONS**

Sheet Number

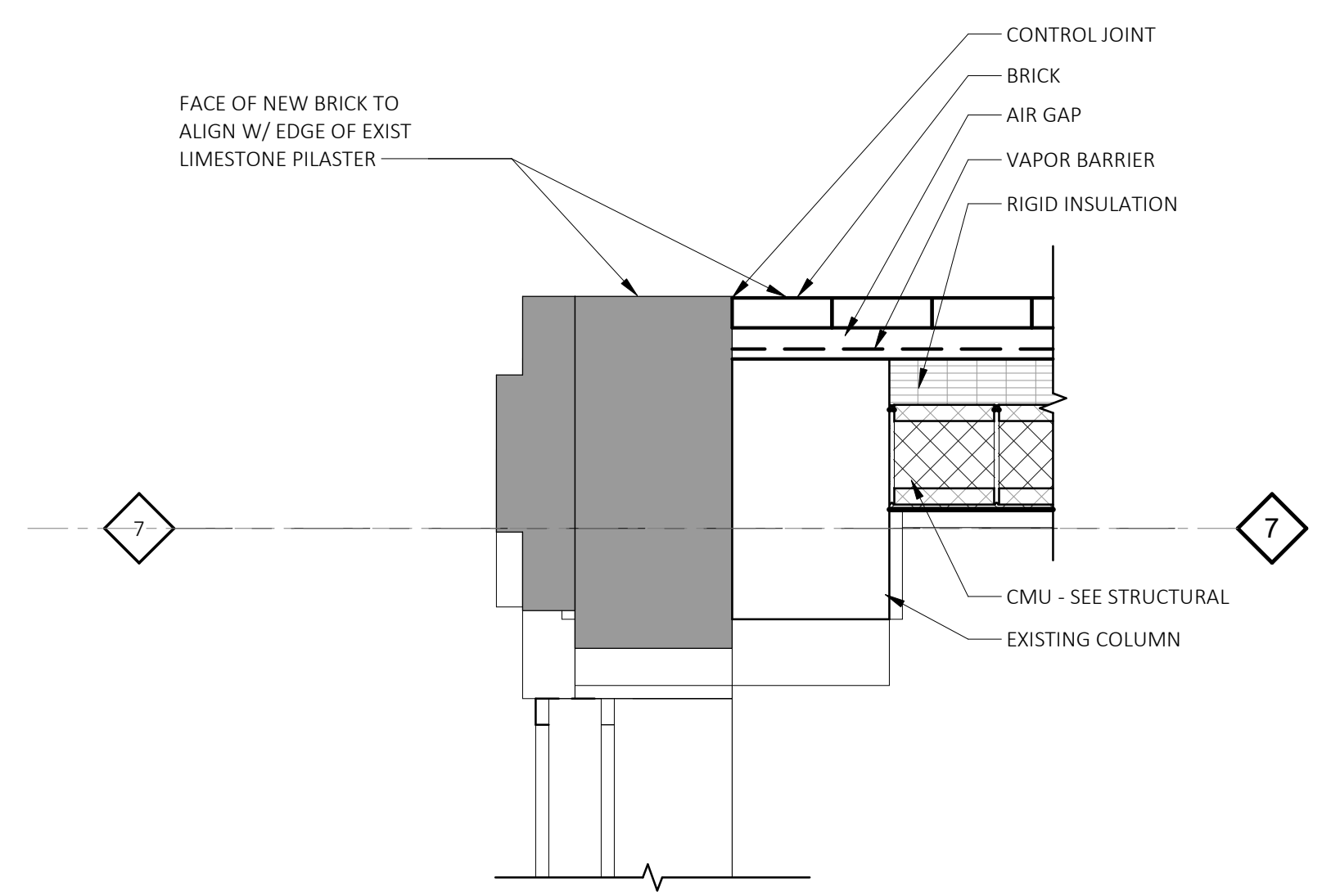
A312



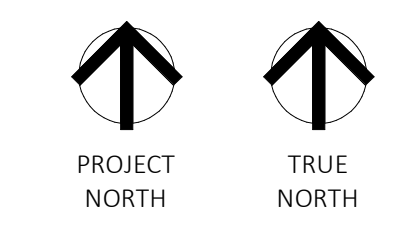
1 BASE WALL DETAIL @CMU
 A313 SCALE: 1" = 1'-0"
 REFERENCE LOCATIONS: A311



2 BASE WALL DETAIL @MTL STUDS
 A313 SCALE: 1" = 1'-0"
 REFERENCE LOCATIONS: A311



3 WALL DETAIL @CORNER
 A313 SCALE: 1" = 1'-0"
 REFERENCE LOCATIONS: A101



KraemerDesignGroup
 Detroit, MI | Toledo, OH | Charleston, SC
 1420 Broadway | Detroit, MI 48226 | 313.963.3399 | 313.965.5555
 www.kraemerdg.com

Architect

Consultant

**INNOVATIVE
 PROPERTY
 PARTNERS LLC**
 630 WOODWARD AVE.
 DETROIT, MI

Owner

1201 WASHINGTON BLVD.
 1201 WASHINGTON BLVD.
 DETROIT, MI

Project

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Seal

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF KRAEMER DESIGN GROUP, LLC AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY REASON WITHOUT THE WRITTEN AUTHORIZATION OF KRAEMER DESIGN GROUP, LLC.

©COPYRIGHT 2022 KRAEMER DESIGN GROUP, LLC

HDC SUBMISSION 05-02-22

Revision Date

Date

Project Number 2020043

Sheet Title
**EXTERIOR WALL
 SECTIONS**

Sheet Number

A313

