DHDC 22-7803

APPROVAL DOCUMENT - POST AT WORK LOCATION



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:

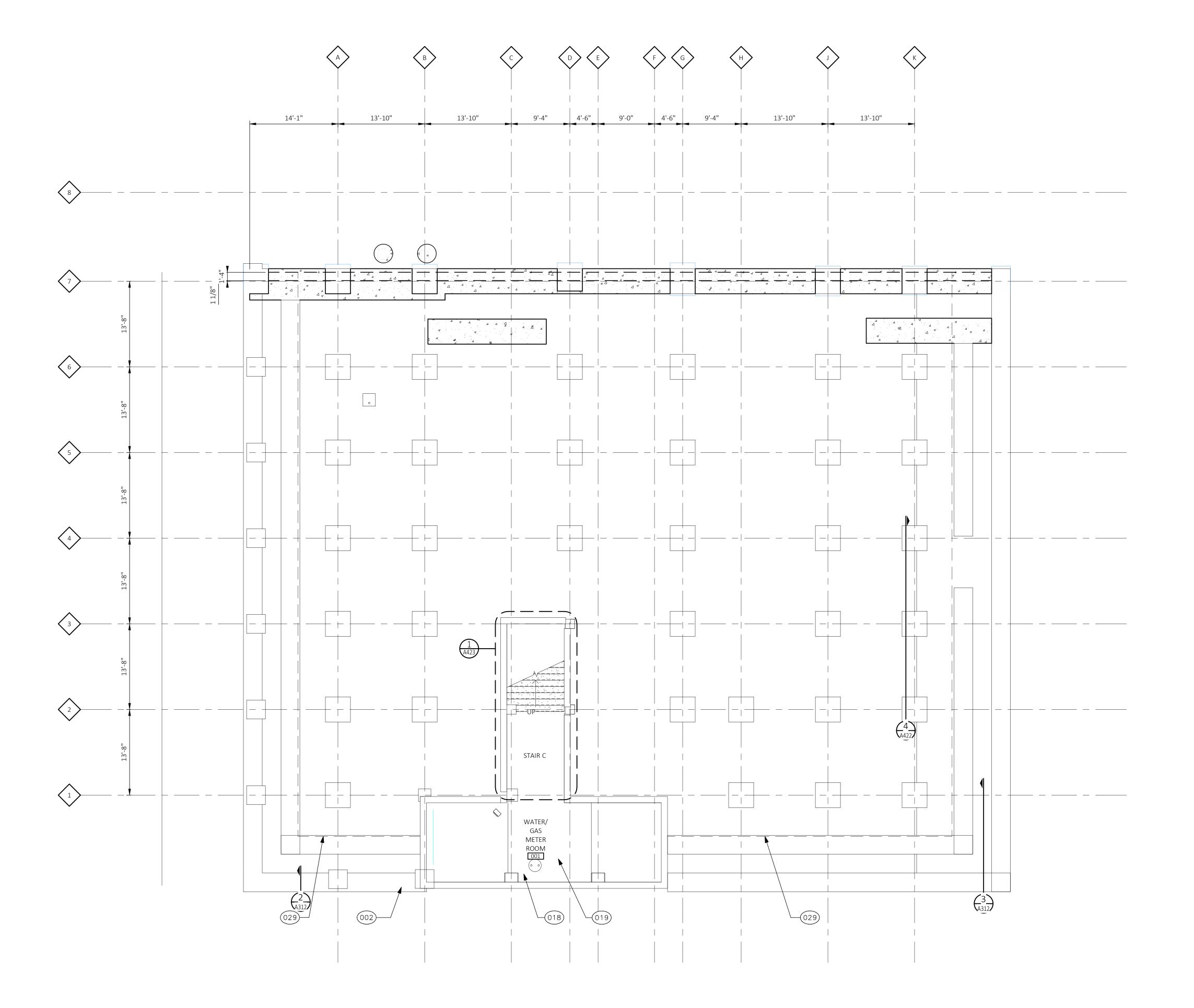
Erect two rooftop penthouses and new roofing system, erect west elevation wall, install new storefront system, install rooftop mechanical equipment, erect recessed entry at northern storefront, clean masonry, install lighting, and install a sidewalk/landscaping design, per the submitted documents, drawings,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

Detroit Historic District Commission



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 (U.L. SYSTEM). SEE PARTITION SCHEDULE/A501 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.

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- 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
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 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/A501 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.

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- L COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
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- 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
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- 008 CANOPY ABOVE013 GUARDRAIL BY TENANT
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Consultant

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Revision

Date

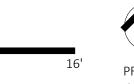
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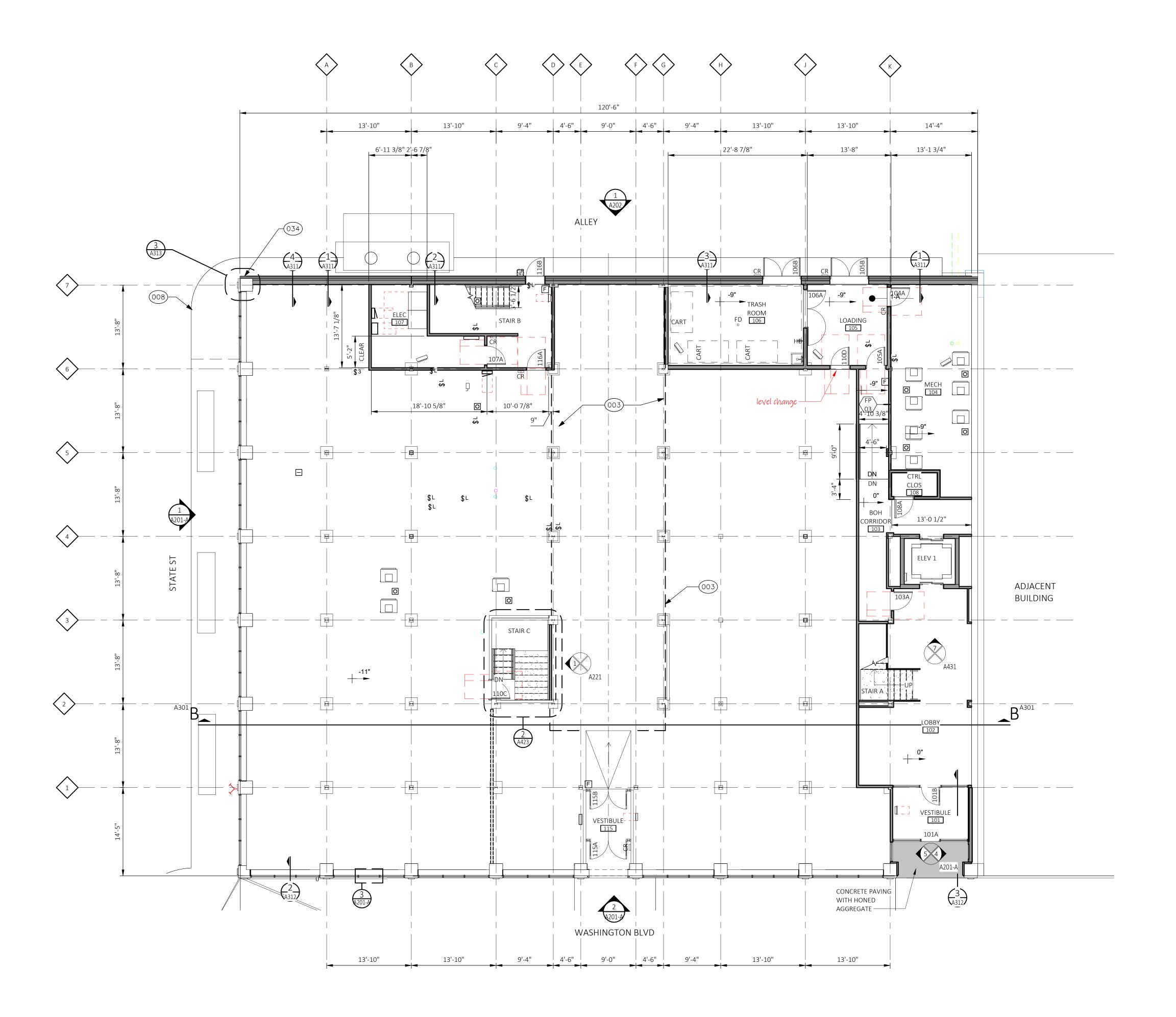
Sheet Title

BASEMENT FLOOR

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

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Consultant

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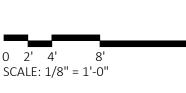
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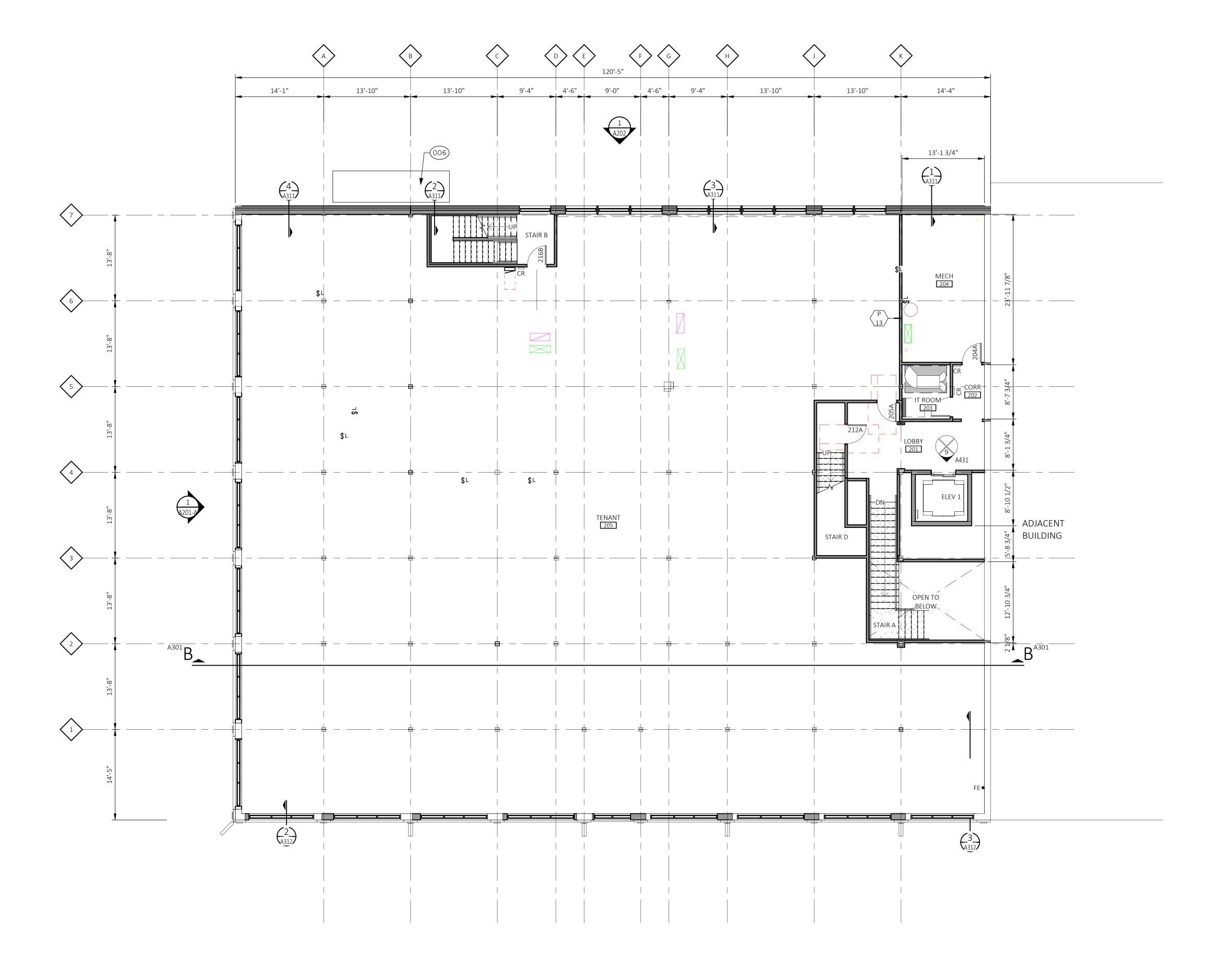
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FIRST FLOOR PLAN

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

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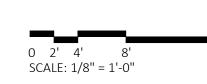
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SECOND FLOOR

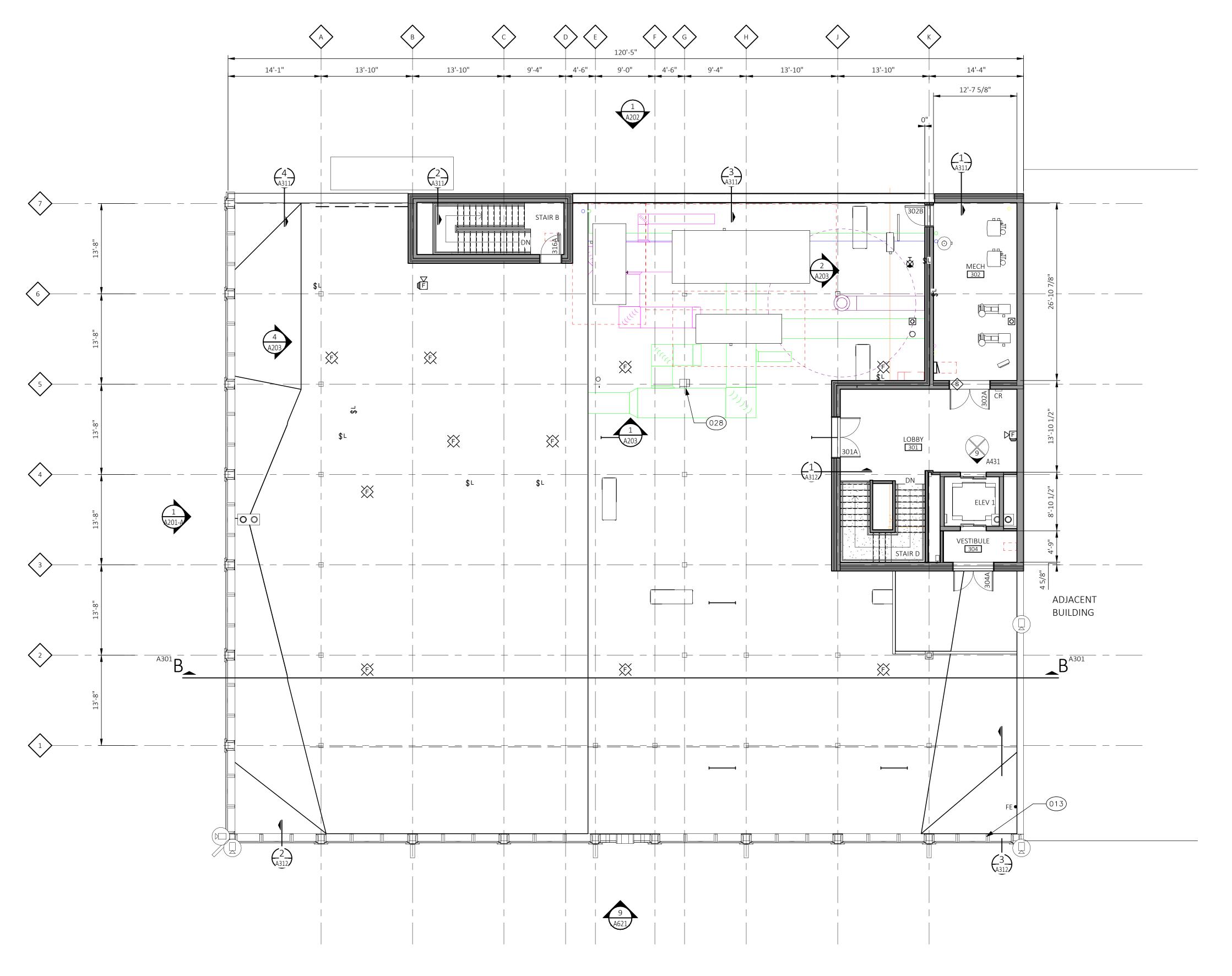
PLAN

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PENTHOUSE FLOOR PLAN

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

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raemerbesignGroup

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Consultant

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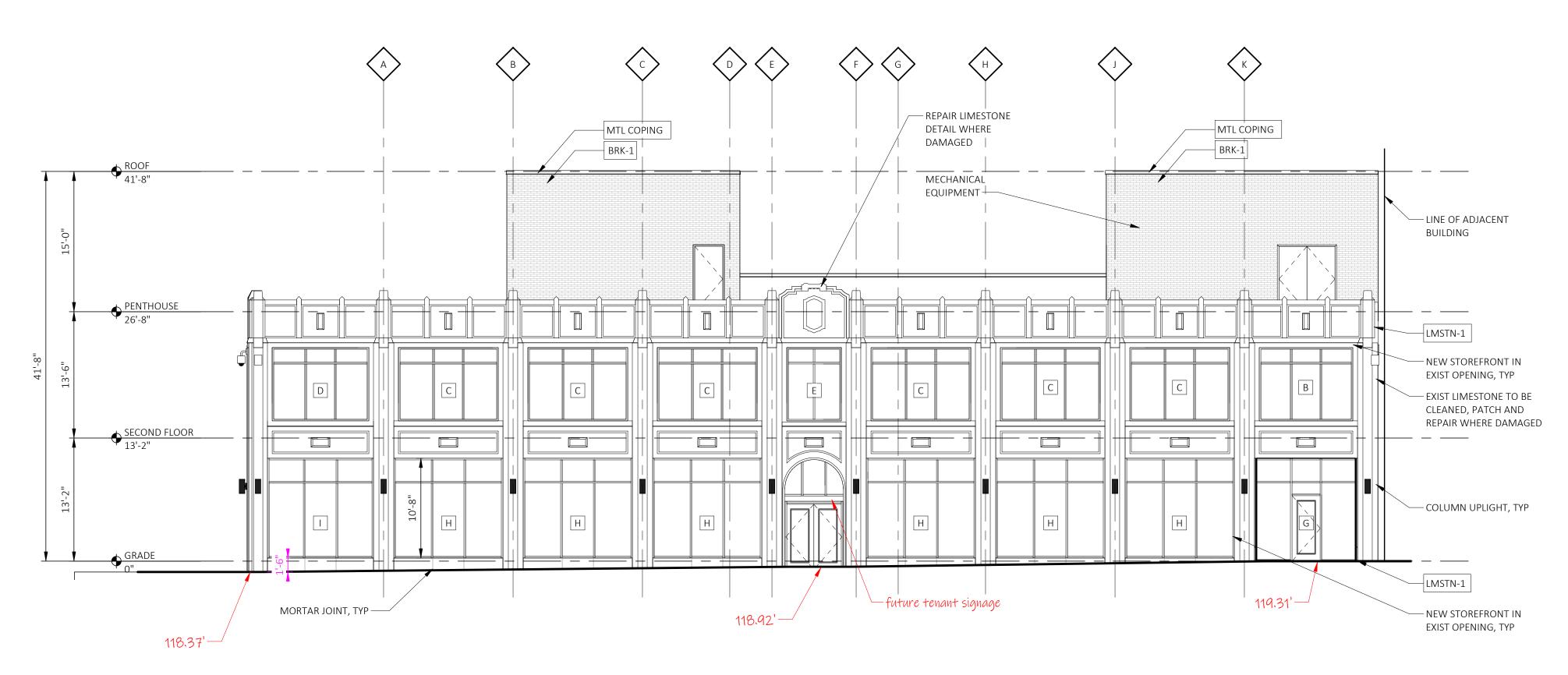
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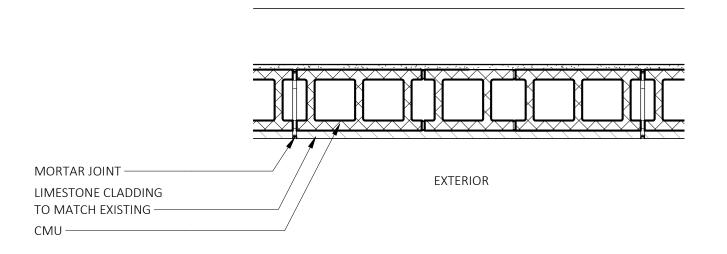
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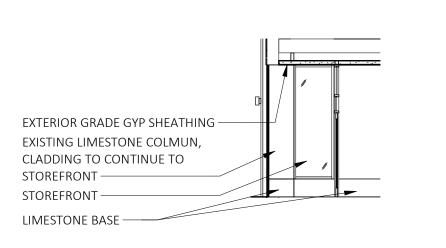


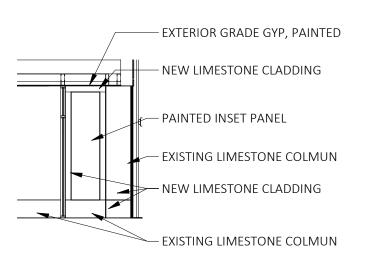






SCALE: 1" = 1'-0"









RESTORATION GENERAL NOTES

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EXTERIOR ELEVATION MATERIAL LEGEND

LMSTN-1 LIMESTONE - EXISTING

BRK-1 TAN BRICK - NEW

GRN-1 GRANITE BASE - NEW

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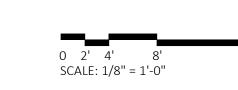
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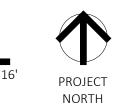
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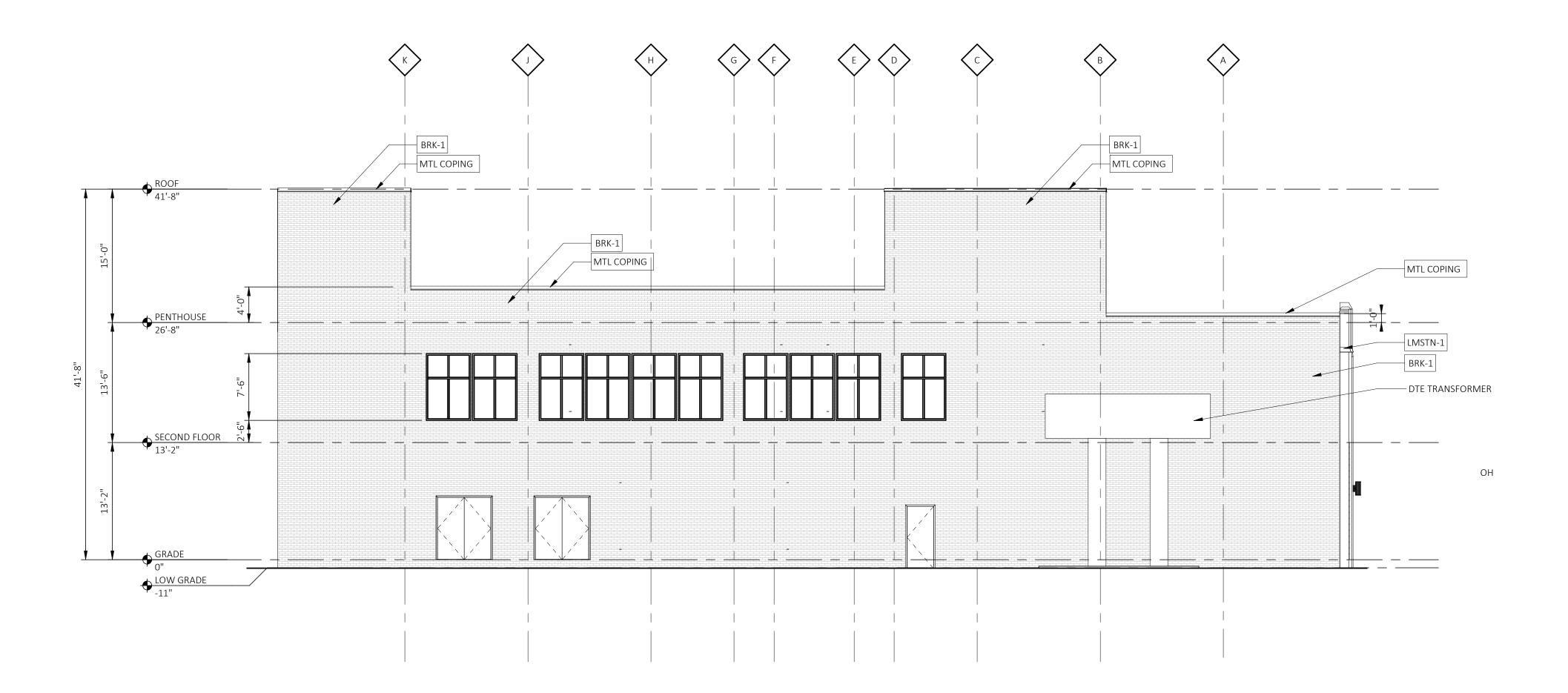
Sheet Title

EXTERIOR ELEVATIONS

Sheet Number









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LMSTN-1 LIMESTONE - EXISTING

BRK-1 TAN BRICK - NEW

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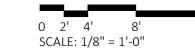
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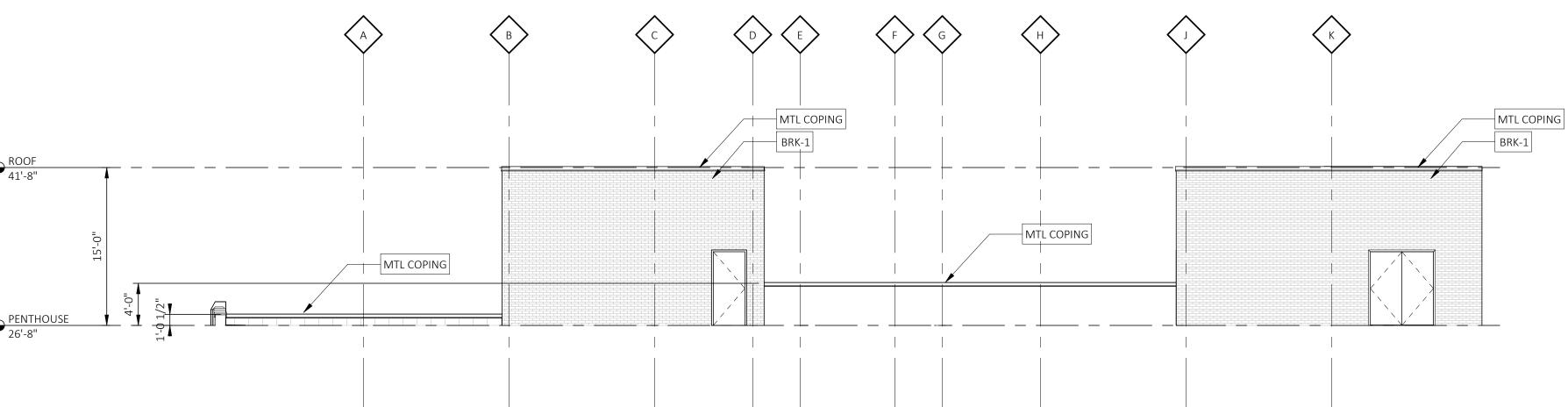
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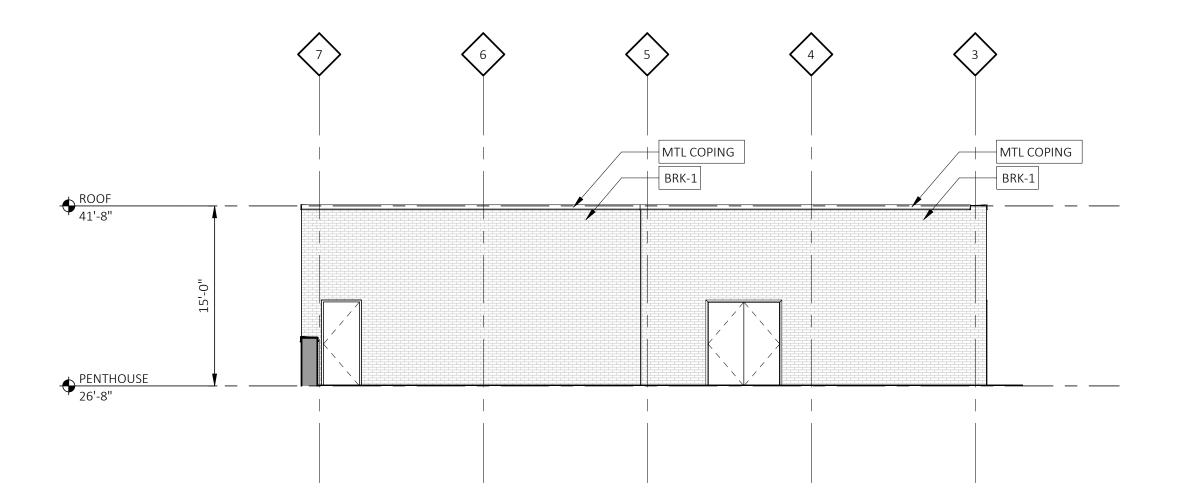
EXTERIOR ELEVATIONS

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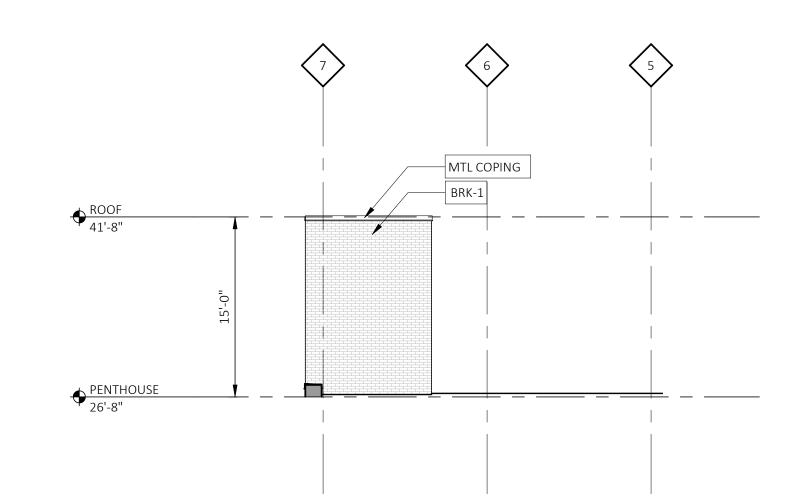






2 SOUTH PENTHOUSE ELEVATION

SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS: A103



4 SOUTH PENTHOUSE ELEVATION

SCALE: 1/8" = 1'-0"
REFERENCE LOCATIONS: A103

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EXTERIOR ELEVATION MATERIAL LEGEND

LMSTN-1 LIMESTONE - EXISTING

BRK-1 TAN BRICK - NEW

GRN-1 GRANITE BASE - NEW

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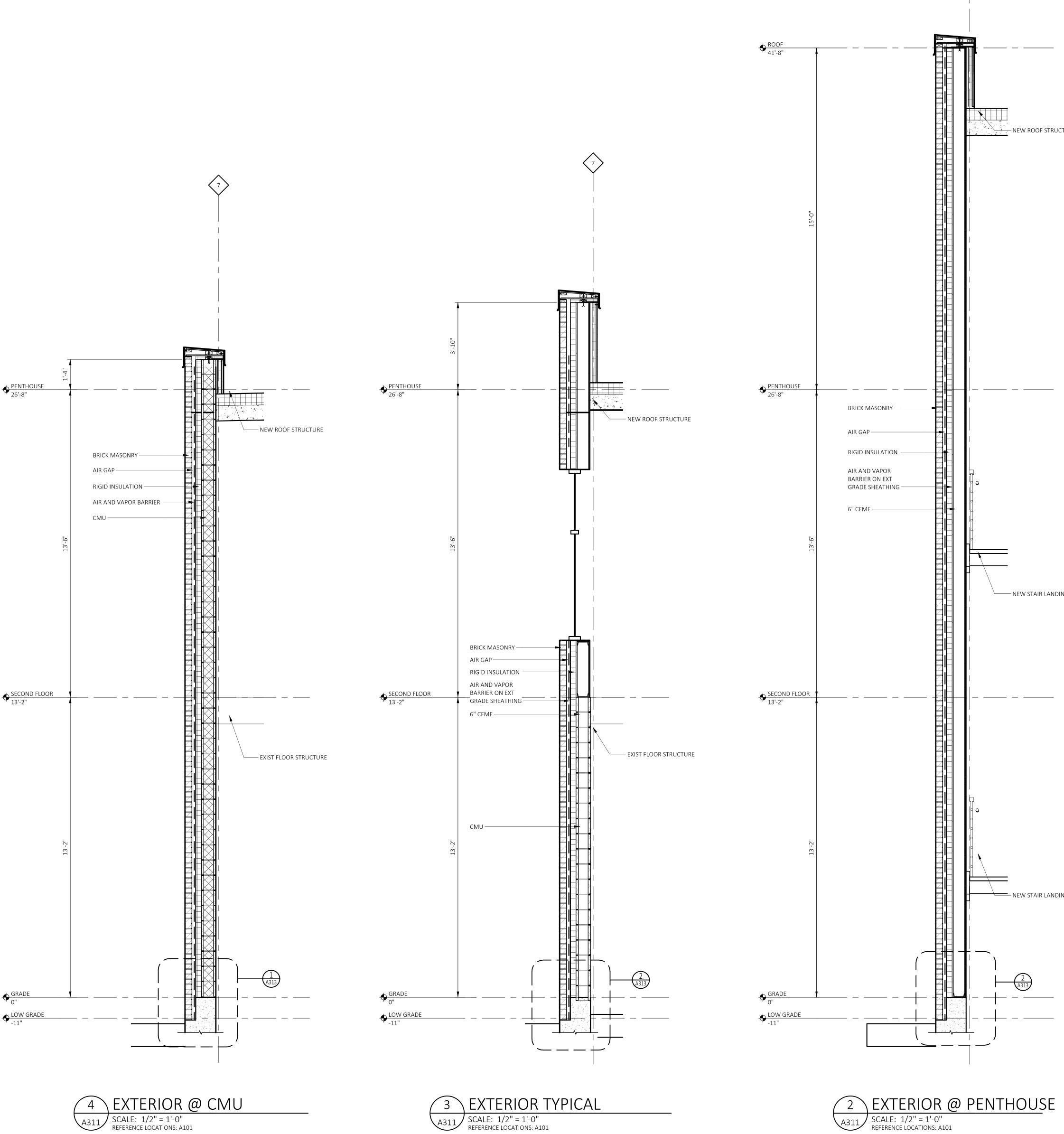
EXTERIOR

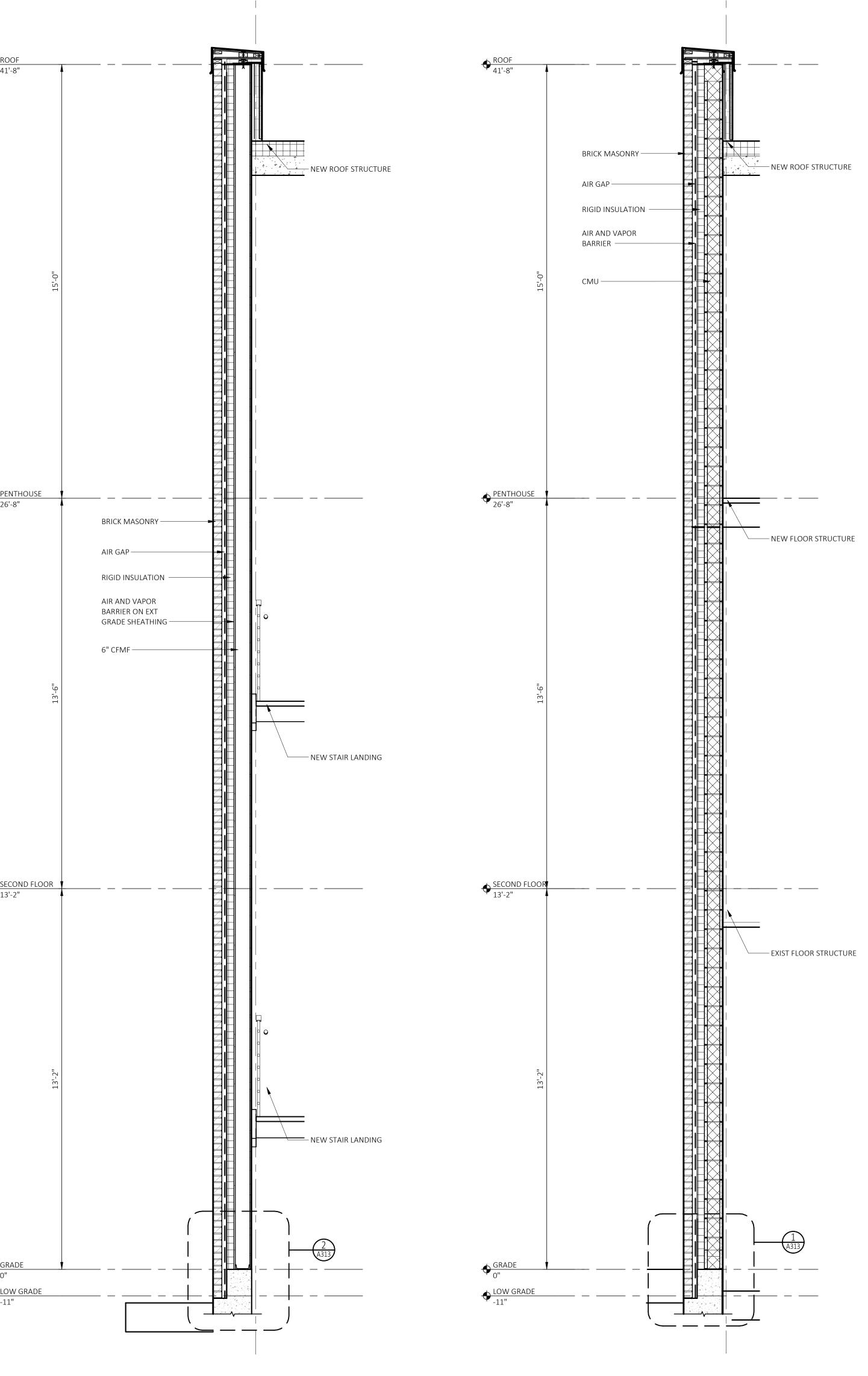
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Sheet Number

A203

0 2' 4' 8' SCALE: 1/8" = 1'-0"





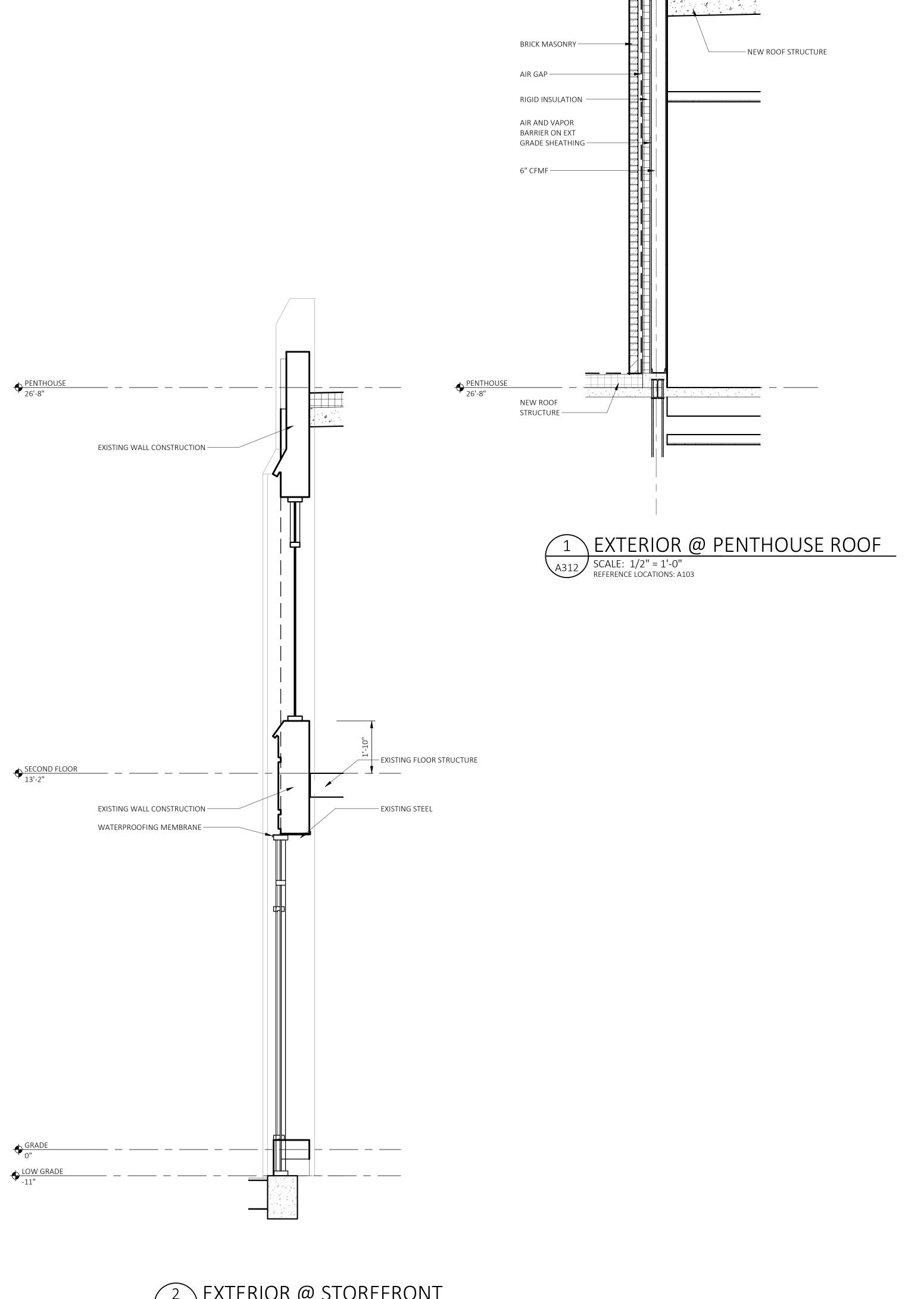
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EXTERIOR WALL
SECTIONS Sheet Number

1 EXTERIOR @ CMU PENTHOUSE

SCALE: 1/2" = 1'-0"
REFERENCE LOCATIONS: A101

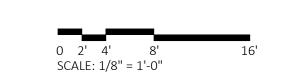
-SOFFIT 3 EXTERIOR @ TENANT ENTRY

SCALE: 1/2" = 1'-0"
REFERENCE LOCATIONS: A100



2 EXTERIOR @ STOREFRONT

SCALE: 1/2" = 1'-0"
REFERENCE LOCATIONS: A100



TRUE NORTH KraemerDesignGroup

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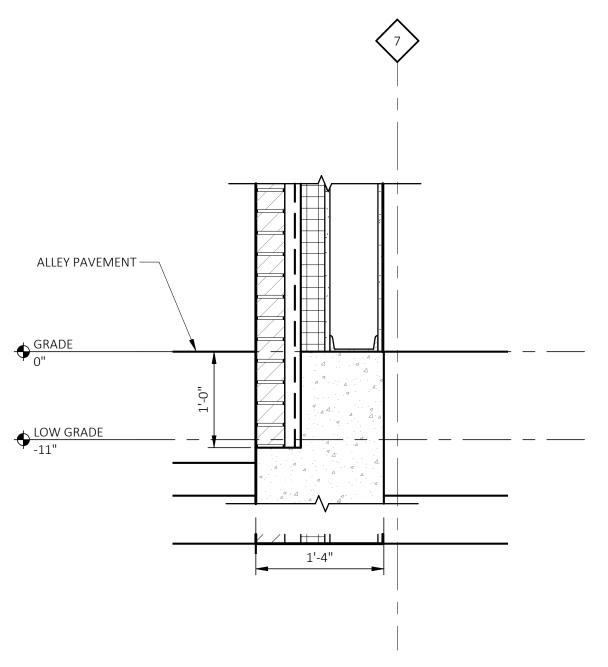
EXTERIOR WALL

SECTIONS

Sheet Number

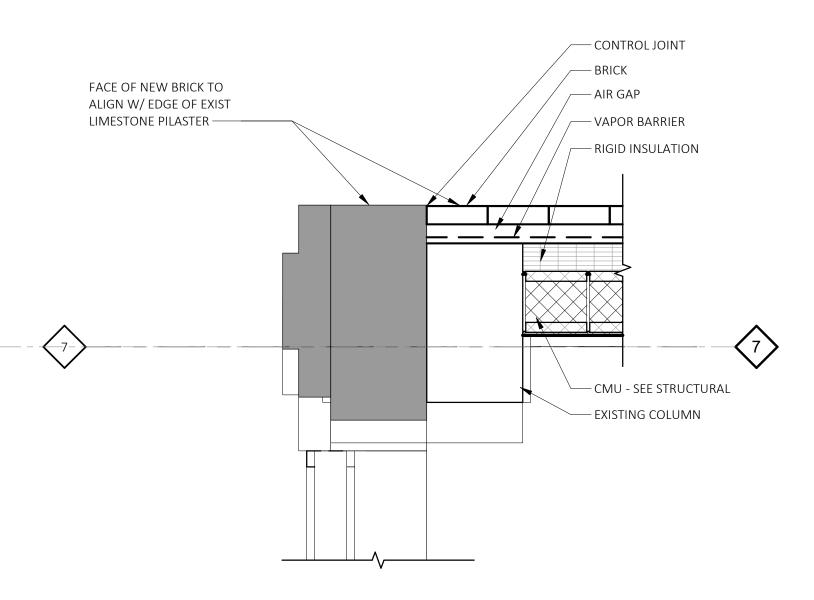
1 BASE WALL DETAIL @CMU

SCALE: 1" = 1'-0"
REFERENCE LOCATIONS: A311



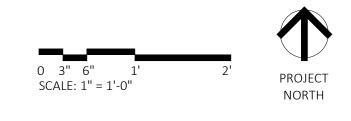
BASE WALL DETAIL @MTL STUDS

SCALE: 1" = 1'-0"
REFERENCE LOCATIONS: A311



3 WALL DETAIL @ CORNER

SCALE: 1" = 1'-0"
REFERENCE LOCATIONS: A101





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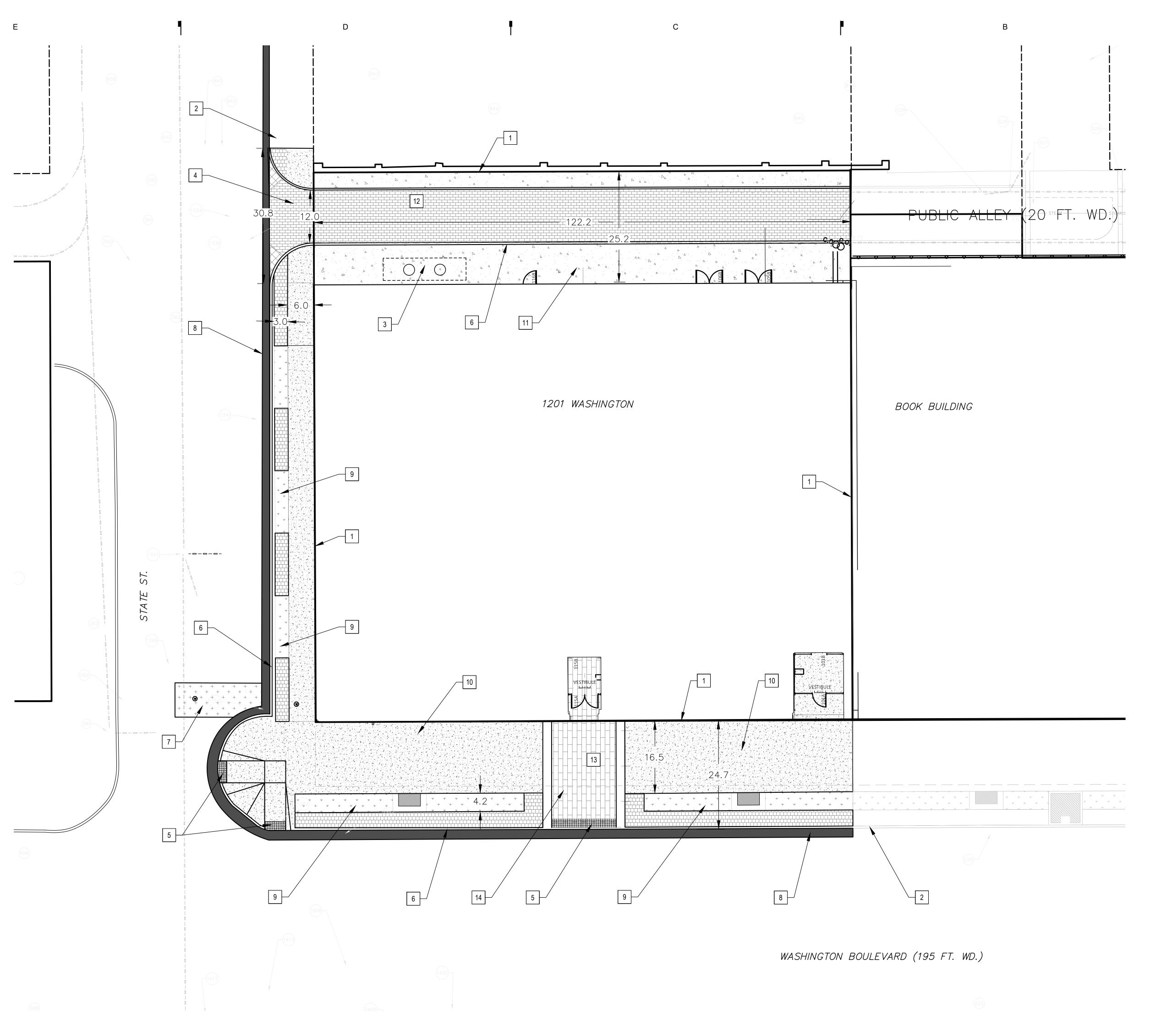


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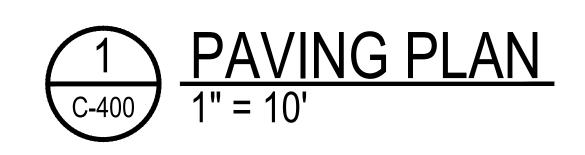
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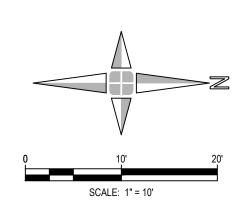
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EXTERIOR WALL
SECTIONS

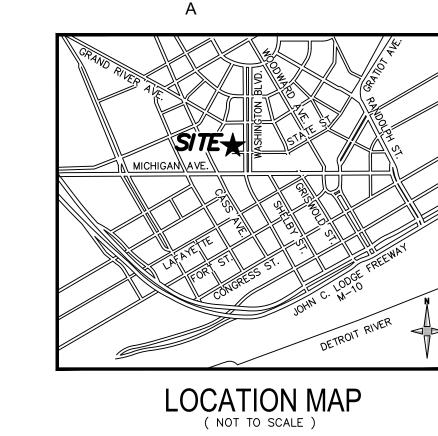
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OLD Plan - Revised Paving Plan on following page







PAVING PLAN - LEGEND

COMPOSITE PAVEMENT REPAIR	+ + + + + + + + + + + + + + + + + + + +
ASPHALT PAVEMENT REPAIR	
LANDSCAPE	\(\psi \ \psi \psi
CONCRETE SIDEWALK PAVEMENT	
CONCRETE ALLEY PAVEMENT	
COBBLE PAVERS	
PERMEABLE PAVERS	
LIMESTONE PAVERS - TYPE A	
LIMESTONE PAVERS - TYPE B	

PAVING PLAN - KEY NOTES

- EXISTING PROPERTY LINE, TYP. PROTECT ADJACENT EXISTING CURB THROUGH CONSTRUCTION, TYP.
- PROPOSED LOCATION FOR NEW DTE NETWORK/TRANSFORMER PEDESTAL
- NEW DRIVE APPROACH WITH 6" CONCRETE SIDEWALK ON BOTH SIDES, SEE DETAIL SHEET X-XXX, TYP.
- NEW DETECTABLE WARNING STRIP PER CITY OF DETROIT STANDARDS, SEE DETAIL SHEET X-XXX, TYP.
- NEW GRANITE CURB, SEE DETAIL SHEET X-XXX, TYP.
- COMPOSITE PAVEMENT REPAIR FOR INSTALLATION OF NEW UTILITIES PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS, SEE DETAIL SHEET X-XXX, TYP.
- ASPHALT PAVEMENT REPAIR, 2'-0" WIDE (MIN.), PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS. EXISTING STREET ASPHALT PAVEMENT SHALL BE MILLED AND REPAIRED TO NEW GUTTER GRADE PER GRADING PLAN. ASPHALT PAVEMENT SHALL HAVE UNIFORM SLOPE TOWARDS FACE OF CURB. SEE DETAIL SHEET X-XXX, TYP.
- NEW LANDSCAPE, SEE SHEET X-XXX, TYP.
- NEW CONCRETE SIDEWALK PAVEMENT, SEE DETAIL SHEET X-XXX, TYP.
- NEW CONCRETE ALLEY PAVEMENT, SEE DETAIL SHEET X-XXX, TYP.
- NEW COBBLE PAVERS, SEE DETAIL SHEET X-XXX, TYP.
- NEW STONE PAVERS TYPE A, SEE DETAIL SHEET X-XXX, TYP.

NEW STONE PAVERS - TYPE B, SEE DETAIL SHEET X-XXX, TYP.

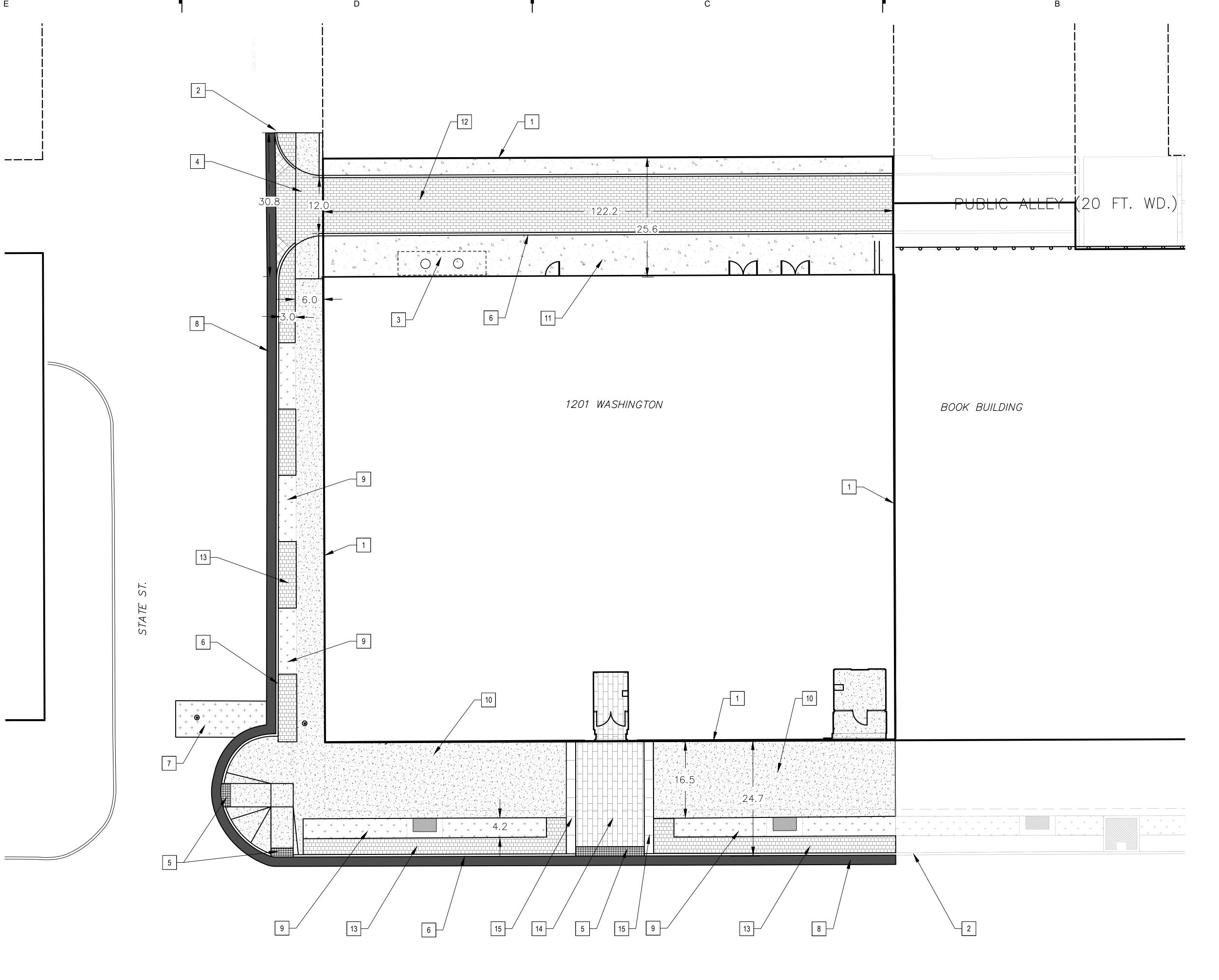
GIFFELS WEBSTER

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02-23-21 SCHEMATIC DESIGN 12-10-20

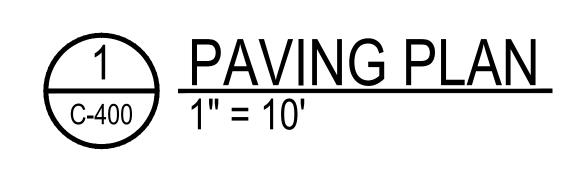
Sheet Title
PAVING PLAN

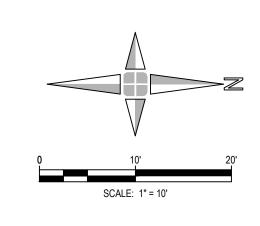
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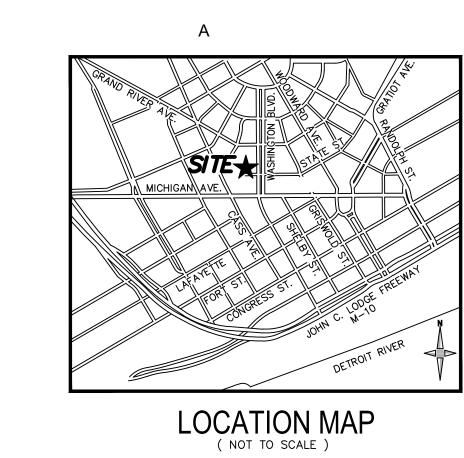


WASHINGTON BOULEVARD (195 FT. WD.)

05-10-22 Revised Paving Plan







PAVING PLAN - LEGEND

COMPOSITE PAVEMENT REPAIR	+ + + + + + + + + + + + + + + + + + + +
ASPHALT PAVEMENT REPAIR	
LANDSCAPE	\(\psi\) \(\
CONCRETE SIDEWALK PAVEMENT	
CONCRETE ALLEY PAVEMENT	A A A A
COBBLE PAVERS	
PERMEABLE PAVERS (6" X 12")	
LIMESTONE PAVERS - TYPE A (18" X 24")	
LIMESTONE PAVERS - TYPE B (24" X 36")	

EXISTING PROPERTY LINE, TYP.

NEW GRANITE CURB, SEE DETAIL SHEET X-XXX, TYP.

COMPOSITE PAVEMENT REPAIR FOR INSTALLATION OF NEW UTILITIES PER CITY OF DETROIT STANDARDS AND SPECIFICATIONS, SEE DETAIL SHEET X-XXX, TYP.

AND SPECIFICATIONS. EXISTING STREET ASPHALT PAVEMENT SHALL BE MILLED AND REPAIRED TO NEW GUTTER GRADE PER GRADING PLAN. ASPHALT PAVEMENT SHALL

NEW CONCRETE ALLEY PAVEMENT, SEE DETAIL SHEET X-XXX, TYP.

NEW LIMESTONE PAVERS - TYPE A (18" X 24"), SEE DETAIL SHEET X-XXX, TYP.

NEW LIMESTONE PAVERS - TYPE B (24" X 36"), SEE DETAIL SHEET X-XXX, TYP.

COMPOSITE PAVEMENT REPAIR	+ + + + + + + + + + + + + + + + + + + +
ASPHALT PAVEMENT REPAIR	
LANDSCAPE	· · · · · · · · · · · · · · · · · · ·
CONCRETE SIDEWALK PAVEMENT	
CONCRETE ALLEY PAVEMENT	A A A A A A A A A A A A A A A A A A A
COBBLE PAVERS	
PERMEABLE PAVERS (6" X 12")	
LIMESTONE PAVERS - TYPE A (18" X 24")	
LIMESTONE PAVERS - TYPE B (24" X 36")	

PAVING PLAN - KEY NOTES

PROTECT ADJACENT EXISTING CURB THROUGH CONSTRUCTION, TYP.

PROPOSED LOCATION FOR NEW DTE NETWORK/TRANSFORMER PEDESTAL

NEW DRIVE APPROACH WITH 6" CONCRETE SIDEWALK ON BOTH SIDES, SEE DETAIL SHEET X-XXX, TYP.

NEW DETECTABLE WARNING STRIP PER CITY OF DETROIT STANDARDS, SEE DETAIL SHEET X-XXX, TYP.

ASPHALT PAVEMENT REPAIR, 2'-0" WIDE (MIN.), PER CITY OF DETROIT STANDARDS HAVE UNIFORM SLOPE TOWARDS FACE OF CURB. SEE DETAIL SHEET X-XXX, TYP.

NEW LANDSCAPE, SEE SHEET X-XXX, TYP.

NEW CONCRETE SIDEWALK PAVEMENT, SEE DETAIL SHEET X-XXX, TYP.

NEW COBBLE PAVERS, SEE DETAIL SHEET X-XXX, TYP.

NEW PERMEABLE PAVERS (6" X 12"), SEE DETAIL SHEET X-XXX, TYP.

02-23-21 SCHEMATIC DESIGN 12-10-20 PAVING PLAN

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HVAC GENERAL NOTES

THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF THE WORK. PROVIDE HVAC SYSTEMS COMPLETE PER SPECIFICATION, SMACNA STANDARDS, AND PER APPLICABLE CODES INCLUDING ALL NECESSARY OFFSETS, FITTINGS, SPECIAL RADIUS OR MITERED ELBOWS WHICH ARE REQUIRED DUE TO SPACE CONSTRAINTS OR STRUCTURAL CONDITIONS OR OTHER CONDITIONS.
 CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF ALL OTHER TRADES. ALL DUCTWORK IS TO BE ROUTED AS HIGH AS POSSIBLE. PROVIDE ACCESS AROUND ALL NEW EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. VERIFY ALL CLEARANCES PRIOR TO THE FABRICATION OF ANY WORK.

3. DUCTWORK/PIPING SHALL BE ROUTED AS HIGH AS POSSIBLE AND SHALL NOT BE LOCATED OVER ELECTRICAL EQUIPMENT/PANELS. PROVIDE REQUIRED CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT. DUCTWORK/PIPING SHALL NOT INTERFERE WITH ELECTRICAL EQUIPMENT CLEARANCE.

DUCTWORK/PIPING SHALL NOT BE INSTALLED IN A LOCATION THAT RESTRICTS THE ACCESS TO MECHANICAL DEVICES REQUIRING ACCESS.
 THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL, ETC. FOR THE PROPER INSTALLATION OF ALL MECHANICAL SYSTEMS.
 COORDINATE FLOOR, WALL, ROOF PENETRATIONS, LOUVER SIZES, PAD LOCATIONS ETC. WITH ARCHITECTURAL TRADES. SEAL ALL PIPING AND DUCT PENETRATIONS.

THE CONTRACTOR SHALL REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF GRILLES, REGISTERS, AND DIFFUSERS.
 COORDINATE AND PROVIDE ACCESS DOORS IN HARD CEILING AREAS FOR ACCESS TO BALANCING DAMPERS, ETC. REFER TO ARCHITECTURAL DRAWINGS FOR CEILING TYPES.
 BRANCH DUCTWORK TO GRILLES, REGISTERS AND DIFFUSERS SHALL BE THE SAME SIZE AS THE GRILLE, REGISTER OR DIFFUSER NECK SIZE WHERE NO DUCT SIZE IS INDICATED

MAXIMUM LENGTH OF FLEXIBLE DUCT SHALL BE 5'-0".
 FOR EQUIPMENT VALVING, COMPONENT, AND PIPING ARRANGEMENT, REFER TO PIPING DIAGRAMS AND DETAILS.
 PAINT ALL VISIBLE INTERIOR SURFACES OF EXHAUST/RETURN GRILLES, REGISTERS AND VISIBLE ASSOCIATED DUCTWORK FLAT BLACK.

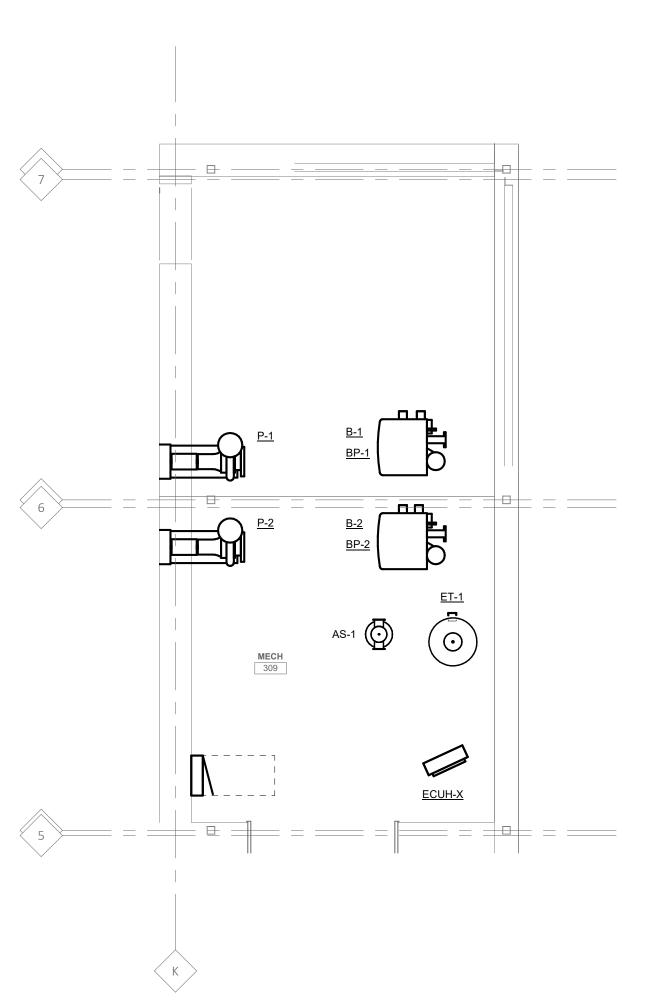
THE CEILING SPACE IS USED AS A RETURN AIR PLENUM. NO PLASTIC MATERIALS INCLUDING PVC PIPING, CONDUIT, WIRING, ETC. SHALL BE USED. ALL MATERIAL IN THE CEILING SPACE IS TO BE PLENUM RATED.
 PROVIDE CODE REQUIRED CLEARANCE/ACCESS DOORS FOR DAMPERS, VALVES, AND CLEANOUTS LOCATED IN WALLS OR ABOVE HARD CEILINGS. COORDINATE LOCATIONS WITH ARCHITECT. REFER TO ARCHITECTURAL PLANS FOR CEILING TYPES.

15. DUCTWORK TO AND FROM VAV BOXES/TERMINAL UNITS SHALL BE EQUAL TO THE BOX CONNECTIONS SIZES UNLESS INDICATED OTHERWISE.
16. CONNECTION TO EQUIPMENT SHALL BE VERIFIED WITH MANUFACTURER'S CERTIFIED DRAWINGS. TRANSITIONS TO ALL EQUIPMENT SHALL BE VERIFIED AND PROVIDED FOR EQUIPMENT FURNISHED.

EQUIPMENT FURNISHED.

17. ALL BRANCH PIPING TO TERMINAL UNITS TO BE 3/4" UNLESS OTHERWISE NOTED.

HVAC KEYED NOTES



PENTHOUSE AND LOWER ROOF ENLARGED MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

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SES Project # 20 0018 01

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05-13-22

Revision

Project Numbe Sheet Title

PENTHOUSE AND LOWER ROOF MECHANICAL PLAN

Sheet Number

M-103