

STAFF REPORT: FEBRUARY 10, 2021 MEETING

PREPARED BY: B. CAGNEY

APPLICATION NUMBER: 21-7084

ADDRESS: 93 -109 SEWARD AVENUE

HISTORIC DISTRICT: NEW CENTER AREA

APPLICANT: CASSANDRA TALLEY / KRAEMER DESIGN GROUP LLC

PROPERTY OWNER: MIDTOWN SQUARE II LDHA LP

SCOPE OF WORK: DEMOLISH PARKING STRUCTURE, WINDOW REPLACEMENT, ASSORTED EXTERIOR MODIFICATIONS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/15/2021

DATE OF STAFF VISIT: 2/4/2021



93 Seward, from Seward Ave., staff photo.



109 Seward, from Seward Ave., staff photo.

Existing Conditions

93 Seward Avenue is a 9-story, multi-family apartment building, erected in 1926. Once known as the “Malvern Apartments” and now known as “Midtown Square Apartments,” 93 Seward and its adjacent parking lot (109 Seward) are located on the south side of the street, **midblock between Woodward Avenue and Second Street**. The building is of similar scale with the other multi-family buildings on Seward Avenue. The structure features a rectangular plan on the first floor, but takes an “I” shaped floor plan on the second floor to the ninth floor penthouse. A steeply pitched hip roof crowns the penthouse clad in aluminum with a faux-copper finish. The first and second floors of the primary, north-facing façade are clad in **limestone that features articulated relief ornamentation**, while floors 3-9 floors are **primarily dark red brick with limestone accents**. The sides and rear of the building are clad in **common brick and were painted brown with a latex waterproofing paint in 2004** by the previous owner during renovations.

The applicant states that **areas of brick on the north, east and west facades near the top of the building** were repaired in 1982 with mismatched mortar and brick materials. There appears to be concentrated areas of **cracking, spalling and deteriorated masonry units and missing mortar around the limestone window lintels**. Corresponding with the areas of the building that were painted and unpainted, the building features two different window types: The areas without painted brick have 4/1 double-hung, **copper clad wood** units. These were installed in 2004 and appear to be in **“fair-to-good condition”** according to the applicant. On the rest of the building, the windows were replaced with 1/1 single-hung

aluminum windows (also installed in 2004) but are generally in “poor” conditions as stated by the applicant with failing sash seals, missing or damaged panning pieces, leading to air and water infiltration at many places. This had led to the deterioration of lintels above the windows requiring repair or replacement. Along the western façade of the one-story garage, several window openings have been infilled with brick by a prior owner.

At the rear of the building on the first floor is a brick clad garage, which was erected at the same time as the main building. The adjacent parking lot at 109 Seward features a flat roof, one-story, concrete framed, brick clad garage structure that was added in 1938, extending from the southwest corner of the building. The garage extension connects to the original garage at the rear of the building, however it is a separate and distinct structure. The applicant states that the garage was “heavily modified” during the 2004 renovation, when the previous owner took out all the doors and windows to create a covered, open parking area. The applicant proposes to remove this structure and fill the wall that connected it with the original garage. Once this garage has been removed, the applicant is proposing to regrade and repave the parking lot with additional site work such as new lighting, fencing and driveway gate replacement.

HDC digital archives confirm that a COA was issued in 2004 to allow for the replacement of all wood windows with aluminum clad windows. BSEED records show more than 80 records in various stages of completion for 93 Seward, many of them issued for mechanical, electrical and elevator work, as well as dangerous building complaints and residential inspections.

Proposed Scope of Work: With the current proposal, the applicant is seeking the Commission’s approval to demolish the adjacent garage structure at 109 Seward, replace windows, along with other items, as detailed below:

- Demolish the one-story garage structure at 109 Seward.
 - Where this garage connects with the original garage structure at the rear of the building, a new CMU wall will be built to enclose the opening after demolition. The CMU wall will be painted to match the existing western façade of the building at 93 Seward.
 - The existing garage at 93 Seward will be retained and will be used as a sheltered area for the storage of the building’s waste receptacles.
 - The wall along the alley will remain and be reduced to 6’ and a coping cap will be installed on top.
- Overhead Garage Door Repair or Replacement at facing the alley:
 - The applicant proposes to repair the (4) four existing coiling doors facing the alley, if it is possible. If these elements have deteriorated beyond repair, the applicant proposes to replace them with similar coiling units.
- Site Work:
 - Regrade and repave the existing parking lot.
 - Install a new pedestrian gate from the parking lot to the northward sidewalk.
 - Replace the existing fence around the parking lot.
 - Replace the automobile gate at the driveway on to Seward Ave.
 - Reduce height of 11’ CMU wall running along the to 6’.
 - A new coping similar to coping that exists on the penthouse roof deck will cap the wall after the height reduction.
- Masonry:
 - Inspect all surfaces, clean and repair damaged brick on façade that has deteriorated.

- Where necessary, brick and stone will be repointed, with mortar matching the existing color, texture, width and profile of the existing mortar.
 - If any brick, stone or mortar has deteriorated beyond repair and cannot be reset, the new will match the old in color, profile and finish.
 - Brick and stone to be cleaned with a light duty detergent and low pressure water rinse prior to any masonry work to allow matching stone and mortar color.
- Windows:
 - Replace **non-historic aluminum window units** throughout the building with 1/1 aluminum replica windows.
 - The proposed units are to match the existing elements such as head, sill, jambs, sash and depth. **The applicant has submitted a basis of design** that will be finalized once a manufacturer is selected.
 - Existing sealant around the windows will be removed and a new sealant will be applied to achieve a water-tight finish.
 - Restore **a window opening on west façade** was previously sealed with brick and install **two new 1/1 single aluminum units**.
 - The remaining bricked in windows are to remain.
- Doors
 - Replace **the non-historic primary entrance** doors on the north facade with new glazed **aluminum double door unit**.
 - Replace non-historic steel door on west façade with new **glazed aluminum door**.
 - Replace **steel doors on south and east facades** with new steel doors.
- West Entrance Awning
 - Add a **new awning to the west façade over the exterior door**.
 - The awning will be attached to the building above the door.
 - The awning is composed of **canvas over an aluminum frame**.
- Façade Lighting
 - Add **architectural lighting on the primary façade**.
 - Add **security lighting** as proposed to the **east, west, and south facades**.
 - Replace existing sconces on east and west walls of penthouse.
- Roof
 - Replace existing **black EPDM on flat portions of roof** with new to match existing.
 - Remove and replace existing **HVAC equipment on roof**.
 - Add **new chiller bank on main roof**.
 - Add **new generator on lower rear garage roof**.
 - Replace **existing wood stairways** that show deterioration with new **prefabricated steel** stairway.
 - Install new **EPDM surface on 1st floor roofs**.

Staff Observations and Research:

- The New Center Area Historic District was designated in 1982.
- It is staff's opinion that the garage structure at 109 Seward in its current state does not contribute to the character defining fabric of the New Center Area Historic District. While it was erected in 1938 and is of historic age, the material and overall design gives one the sense that this appendage

to the apartments at 93 Seward was designed to play a subordinate and purely utilitarian role. Further, due to its location along the rear property line and setback from the right of way, the garage is not a significant feature of the streetscape on Seward Avenue. After visiting the site, staff feels that the removal of the garage at 109 Seward will not result in the loss of any historic character to the building at 93 Seward or the surrounding New Center Area Historic District.

- The applicant has provided a **sightline study** which shows that the proposed rooftop equipment will not be visible from the primary right of way. The new generator on the first floor roof at the rear of the building will only be partially visible from the alley.
- Staff feels that replacing the failing, non-historic aluminum windows is appropriate as proposed, and does not result in the removal of any historic character to the building.
- The proposed awning on the west side of the building conforms to the HDC sign and awning guidelines.

Issues:

- Specs for the replacement fence and gate have not been submitted, however, based on the plan, the applicant is proposing to **replace the existing 6' tall, black aluminum fence around the parking with a new 7' tall aluminum picket fence, painted black**. This does not conform to HDC fence **guidelines**. Staff recommends the Commission approve this with the condition that the new fence does not exceed 6' tall along the Seward Avenue right of way.

Recommendation:

It is staff's opinion the proposed work scope is appropriate under the Elements of Design for the New Center Area Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67). Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the application with the following conditions:

- The applicant submits final details for proposed windows to show they conform with basis of design reviewed in this proposal prior to staff signing off on the permit.
- The fence along Seward Ave. does not exceed 6' in height and the applicant submits manufacturer specs for the proposed fence and gate prior to HDC staff signing off on permit.
- The applicant submits to staff documentation of masonry "test patches" prior to commencing full scale cleaning of brick and limestone, in accordance with **HDC masonry cleaning guidelines**.



93 Seward, 1989 HDC designation photo.



93 Seward, primary (north) entrance, staff photo.



109 Seward, parking lot, staff photo.



93 Seward, east elevation, staff photo.



93 Seward, west elevation, staff photo.

January 15, 2021

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

RE: 93 Seward – Midtown Square Apartments (The Malvern)

Dear Ms. Ross,

Kraemer Design Group, LLC (KDG) is writing to the Historic District Commission on behalf of Midtown Square LDHA LP regarding the building located at 93 Seward (a.k.a. Midtown Square Apartments and Malvern Apartments). The Midtown Square Apartment building was originally called the Malvern Apartments and was built in 1926. The building has a rectangular footprint on the first floor while the second through eighth floors have an "I" shaped footprint set atop the rectangular plinth of the first floor. The primary façade located on the end of the "I" which faces north onto Seward Avenue. The building is an eight-story brick and limestone clad, occupied multi-family residential building with a ninth-floor residential penthouse located at the front of the building. A faux-copper finished aluminum clad, steeply pitched hip roof crowns the ninth-floor penthouse. The rest of the roof on the building is flat. The front section of the building is clad in dark red and brown brick with limestone accents while the back portion of the building is clad in common brick which has been painted a dull brown color.

There is a flat roof, brick-clad garage structure on the back of the building along the alley which is original to the building and another flat-roof brick clad garage along the rear part of the west wall at the SW corner of the building which was constructed later in 1938. The remainder of the site is an asphalt parking lot servicing the building. The garages have a utilitarian design without any architectural styling.

Executed in the late Gothic Revival style, the Midtown Square Apartments was originally built as a residential or apartment hotel catering to middle- and upper-class individuals and families desiring the convenience of apartment living. Renovations were completed on the building by a prior owner in 2004 which included complete replacement of windows, installation of the aluminum metal roof on the 9th floor penthouse, masonry cleaning, masonry repair, and painting of the common brick on the back half of the building. The 1938 garage structure has masonry openings with chain link fencing in place of windows, which were removed during the 2004 renovations. Modern coiling metal doors on the south façade were installed at that time as well.

The building is located in a Certified Local Historic District, the New Center Area Historic District.

Scope of Work

This application will present the following exterior work planned for the building: site improvements, partial garage demolition, canopy over west entrance, masonry cleaning and restoration, gutter repairs, window repair of the four-over-one units and window replacement of the one-over-one units, door replacements, façade lighting, and rooftop work. The following is a detailed description of each work item:

Demolition of the Attached Garage

There are two existing, separate garage structures on the building. The original garage was a small one-story appendage isolated to the south façade of the building connecting it to the service alley behind. It is a concrete framed structure clad in brick with a flat roof and a series of overhead doors opening onto the alley. A second one story concrete frame and brick garage, was added in 1938 and extends out from the SW corner of the building. The garage extension connects to the original garage, although the structures are distinct and separate, and was heavily modified during the 2004 renovation, when the prior owner took out all the doors and windows to create a covered but largely open parking area. The added garage is very large for the size of the building, and comprises a non-characteristic trait appended onto this large apartment when compared to other apartment buildings in the district. As a result, the garage addition appears to be an anomaly in the district and does not contribute to the significance



of the district. Note that the historic district report for the New Center Area does not give a specific period of significance but it does note that the apartment buildings in the district were built between 1914 to 1940, so the garage was added at the end of this noted period.

The added garage has no unique or well-crafted traits, nor does it possess any important history or other notable traits that would merit deeming this structure as significant. Moreover, it was built at the tail end of the period of significance and does not have much of its original integrity given the removal of all original windows and doors during the 2004 renovation. The addition does not fit within the rhythm, scale, and style of the surrounding apartment buildings, and because this garage is not architecturally or historically significant, we seek approval to remove the western portion of this garage to improve the parking situation for the residents of 93 Seward. The portion of the garage located directly behind the building will be retained to provide a sheltered area storage of the building's waste receptacles. A new CMU wall will be built to enclose the open west wall of the original garage directly south of the building once the western portion of the garage is demolished. The CMU will be painted to blend in with the western façade of the building. The four coiling doors facing the south alley will be repaired if possible and replaced with similar coiling units if too far deteriorated.

Site Work

Once the western portion of the one-story garage is removed, the parking lot will be repaved and the area where the garage used to be located will be regraded. A new pedestrian gate from the parking lot to the sidewalk to the north will be installed. The fence around the parking lot will be replaced. The automobile gate will also be replaced. Site lighting will also be added with two new poles with lighting affixed to poles in the parking lot. The brick wall between the west garage and the alley will be removed down to a height of 48" above grade to create a partial height wall. Coping similar in color to the coping on the walls at the penthouse roof decks will cap the partial height wall. The south alley will be left as is and the grassy area to the east of the building will remain as is. Please see page AS100 in the attached drawing package for additional details.

Masonry

The building is built of concrete and is faced in brick and limestone. Large areas of brick on the north, east, and west facades near the top of the building were repaired in 1982 with mismatched mortar and brick materials. It appears from old photos that some of these replaced areas were originally limestone spandrels similar to the center bays of the north façade. The rest of the building is clad in common brick that was painted with a latex "Drylok" type waterproofing paint in a dull brown color during the 2004 renovation by the previous owner. The brick that is visible (unpainted) is in good-to-fair condition with limited cracking, spalling, damaged units, and missing mortar visible. Despite a non-compliant painted treatment with a waterproofing paint, the painted brick generally appears to be in good-to-fair condition with the paint flaking and peeling in some locations. Areas of more concentrated damage are isolated to window lintels in various locations exhibiting cracking, spalling, and deteriorated masonry units, and missing mortar visible. The limestone is in fair condition with some staining and cracking present.

The limestone and brick will be inspected for damage, cleaned, and repaired. Where needed, brick and stone will be repointed, and mortar will match the color, texture, compressive strength, joint width, and joint profile of the existing mortar. The poorly matched brick and mortar on the north portion of the building will remain, but any damaged mortar will be replaced with new. The painted brick will be left as-is, with any loose or deteriorating paint scraped off. Damaged brick and stone will be repaired as necessary and loose or displaced pieces will be reset. If any brick or stone is too badly deteriorated to repair or reset, they will be replaced—new brick and stone will be selected to match the existing in color, profile, and finish. The stone and brick will be cleaned with a light duty detergent and low-pressure water rinse prior to any masonry work to allow matching of stone and mortar color.

Windows

There are two different types of windows currently installed in the building: on the front part of the building—corresponding with the section of the building which does not have painted brick—the windows are four-over-one double hung copper clad wood units. These windows were replacement units installed in 2004 and are not historic but appear to be a compatible replacement and are in fair-to-good condition. On the back part of the building, one-over-one single-hung aluminum windows were installed during the 2004 renovations and these units are in poor



condition: the sash seals have failed; the panning has no blocking behind the brake metal and, thus, most of the panning pieces are heavily damaged or missing entirely. This has caused water and air infiltration at the windows in many places. Additionally, the sealant around the windows has failed in many places. The lintels above some of the windows are in poor condition and will need to be repaired or replaced as noted above. Along the western façade in the one-story garage, several window openings have been infilled with brick by a prior owner.

Because the copper clad units on the front part of the building appear to be in good condition, these units will remain and will be minimally repaired where necessary. Because the aluminum units on the back part of the building are in such poor condition, and because replacement parts for these aluminum units are obsolete and not widely available, these windows will be replaced with one-over-one aluminum historic replica windows. The new units will feature aluminum panning with a profile complimentary to the character of the building and simulated putty glazing details on the sashes and the new units will match the existing windows regarding the position in the wall and the dimensions of the individual elements including but not limited to muntins, head, sill, panes, jambs, sash, and overall depth. The final model is still to be determined but will be similar to the Quaker H503, Traco TR-9700, or Graham 2000H historic replica models. Further, old sealant around the windows will be removed, and new sealant will be applied and will be gunned and tooled to a watertight finish.

Finally, a pair of aluminum historic replica, single hung windows will be added on the west façade at the first floor: the community room sits against the west wall where several windows have been infilled with brick. One of these openings will have the infill brick removed and a new window (two one-over-one aluminum units) will be inserted to provide natural light to the community room. The rest of the infilled openings on this façade will remain as is.

Gutters

Gutters are currently located on the secondary facades (east, west, and south) of the hipped roof that covers the ninth-floor penthouse as well as along the south alley façade of the one-story garage. Overall, the gutters are in good condition with some limited damaged components. To provide proper water drainage, the gutters on the hipped roof over the penthouse will be maintained while the gutters on the west façade of the garage will be removed when the garage is demolished. The gutter found along the south façade of the garage will remain.

Exterior Doors

There is a double set of doors in fair condition at the main entrance on the north façade. These doors are glazed panel wood doors and do not appear to be historic. They were likely installed during the 2004 renovation. A non-historic steel door is located on the west façade which leads into the garage. A non-historic steel door is located at the south façade, also leading into the garage. On the east façade there are three doors: A single steel door at the midpoint of the façade, a set of non-historic steel double doors just south of the first steel door, and, finally, another single steel door. All steel doors are in fair condition. The primary entrance doors on the north façade will be removed and replaced with a new glazed aluminum double door unit. The non-historic steel door on the west façade will be replaced with a glazed aluminum door. The door openings on the south and east facades will remain as is but the steel doors will be removed and will be replaced with new painted flush steel door units.

Awning West Entrance

There are no awnings on the building at present. A new awning is proposed to be added to the west façade over the exterior door located on this façade. The awning will be attached to the building above the door and will be made of canvas over an aluminum frame and will complement the historic character of the building without appearing falsely historic.

Façade Lighting

Architectural lighting will be added on the primary (north) façade and safety/security lighting will be added to the east, west, and south facades. Existing sconces on the east and west walls of the ninth-floor penthouse at the existing patios will be replaced.



Roof

At the northern portion of the building, the ninth-floor penthouse is crowned by a steeply pitched hipped roof clad in a faux-copper color aluminum metal finish which was installed during the 2004 renovation. The rest of the building is covered in a flat, black EPDM roof in fair condition. There are two penthouses (one on the northern end and one on the southern end, both of which are clad in brick and in fair condition with some poorly matched brick infill in old window openings and some areas painted. Mechanical equipment is placed just south of the southern penthouse and is not visible from Seward. A wood access stair is located on the northern end of the roof to provide access to the flat portion of the ninth floor. The wood stair is in poor condition with broken treads and general decrepitness. A similar wood stair, also in poor condition, provides access to the upper level of the rear penthouse. There are two small roof areas on the first floor where the building steps back at the second floor: these areas are covered in a black EPDM roof in fair condition. The black EPDM roofing located on the flat portion of the roof is in fair condition and will be removed and replaced with new black EPDM roof. The standing seam faux copper roof on the steeply pitched hipped roof will remain as is. The rooftop equipment currently located on the roof will be removed and replaced with new units, including a new chiller bank on the main roof and new generator on the lower rear garage roof. The chiller equipment is currently located behind the elevator penthouse and this location will be utilized for the new generator and new equipment so these new units will not be visible from the street. Finally, both rooftop wood stairs that access the elevator penthouses will be replaced with new stair—these are also not visible from the street given the steeply pitched hipped roof in front of it. The wood stairs will be removed and replaced with a new, prefabricated steel stair. A new black EPDM roof will also be installed on the 1st floor roofs in the two spaces where the floor plan pulls in at the second floor.

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 and photos. Please contact me if you have further questions.

Sincerely,

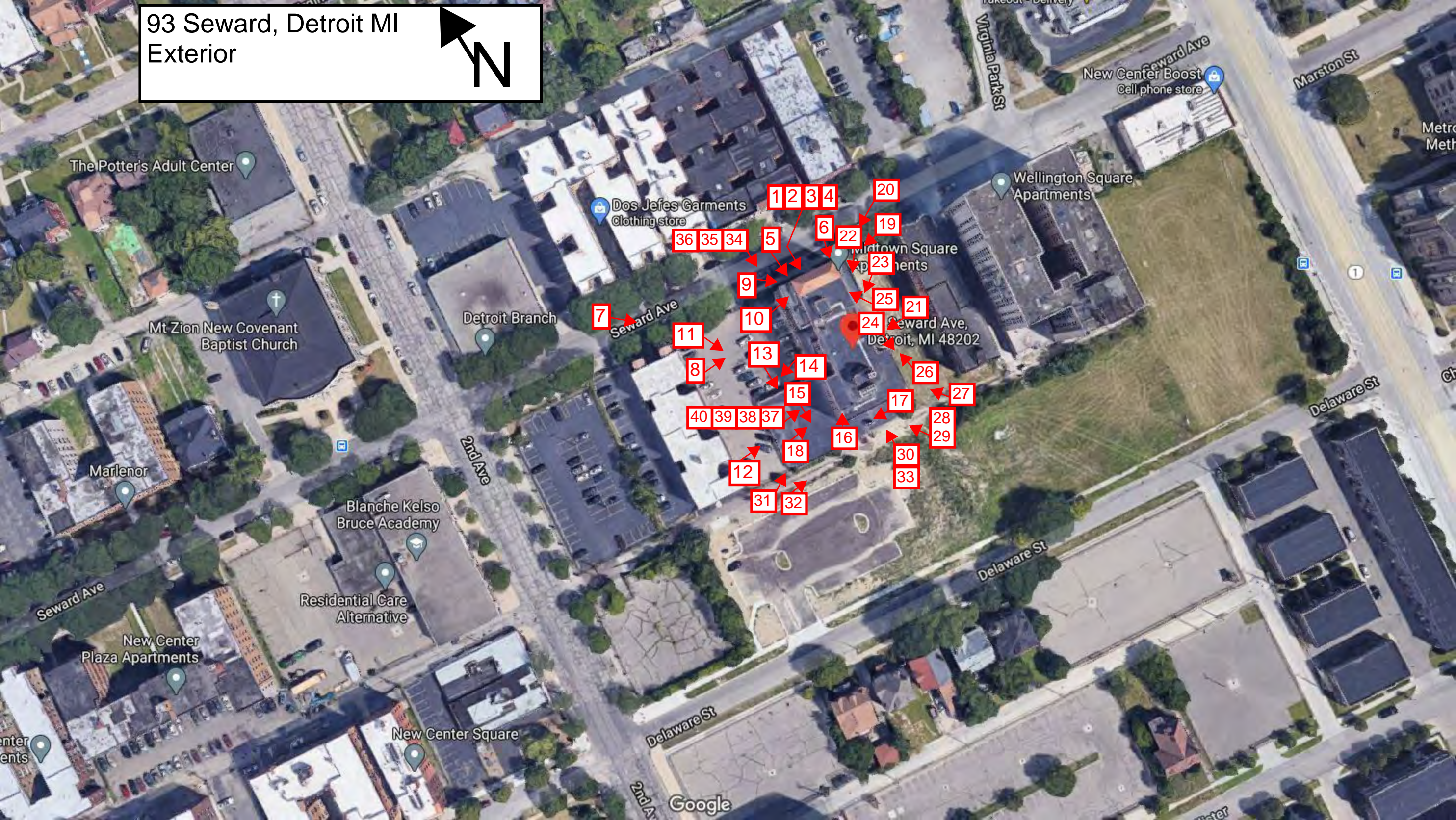
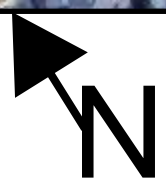
Kraemer Design Group, LLC



Cassandra Talley
Architectural Historian



93 Seward, Detroit MI Exterior



The Potter's Adult Center

Mt Zion New Covenant Baptist Church

Marlenor

Blanche Kelso Bruce Academy

Residential Care Alternative

New Center Plaza Apartments

New Center Square

Dos Jefes Garments Clothing store

Detroit Branch

Seward Ave

2nd Ave

Delaware St

2nd Ave

Google

Virginia Park St

New Center Boost Cell phone store

Marston St

Wellington Square Apartments

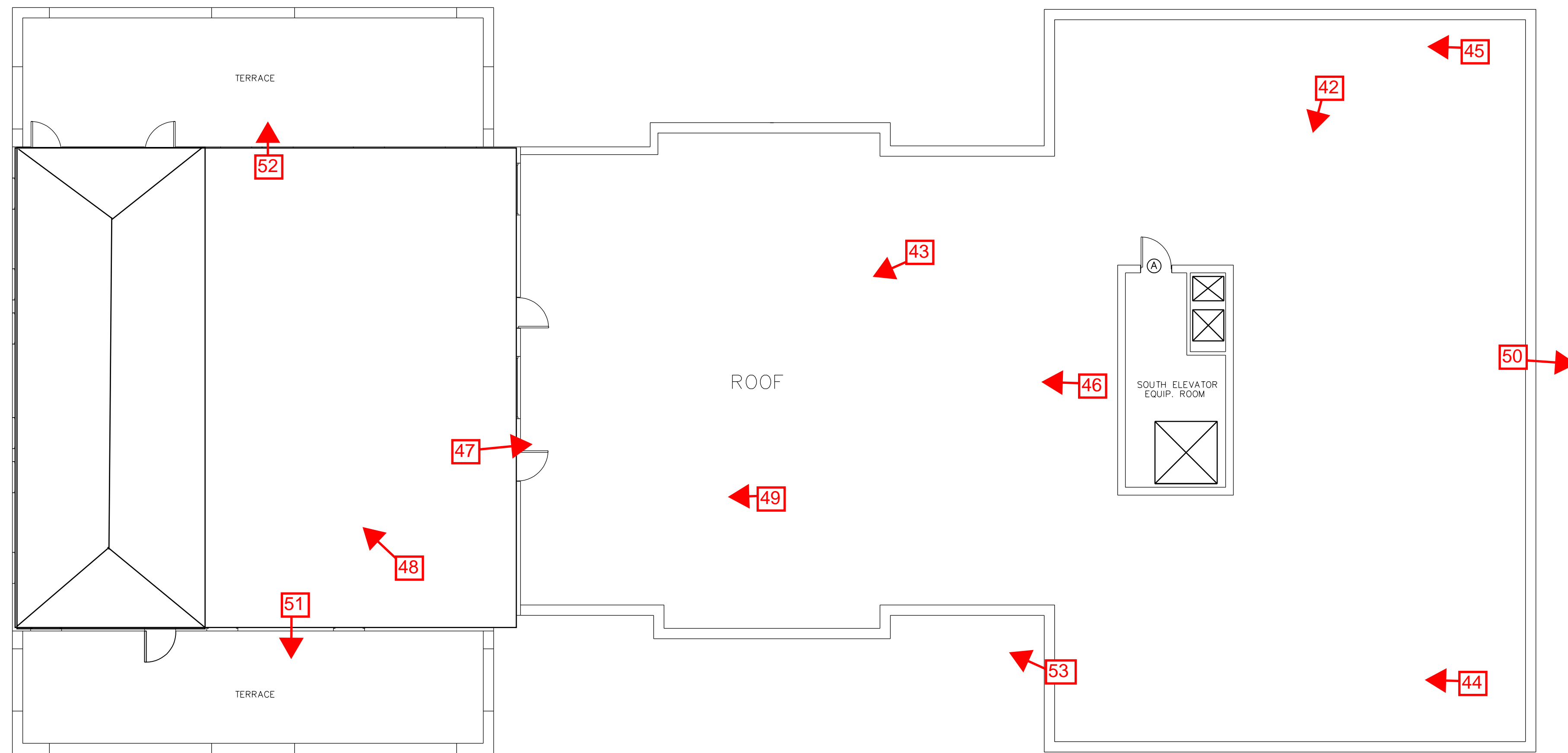
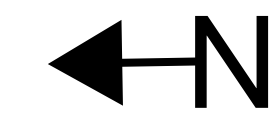
Midtown Square Apartments

Seward Ave, Detroit, MI 48202

Delaware St

Delaware St

Metro Meth



DOOR TYPE DESCRIPTIONS

- A-DWELLING UNIT ENTRY 22 GA STEEL, RAISED STILE FACTORY FINISHED.
- B-DWELLING UNIT INTERIOR SOLID CORE WOOD
- C-DWELLING UNIT INTERIOR HOLLOW CORE WOOD
- D-EXIT STAIRS, COMMON AREAS 18 GA. HOLLOW METAL WITH SAFETY GLAZING.
- E-RESTRICTED ACCESS 18 GA. HOLLOW METAL, FLUSH.
- F-STOREFRONT/ENTRY 18 GA. HOLLOW METAL WITH SAFETY GLAZING.

FLOOR PLAN SYMBOLS KEY

- EXISTING WALL TO REMAIN
- KEY NOTE
- NEW DOOR
- EXISTING DOOR

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

ISSUE DATES:

KEY PLAN
JUNE/19/2002
50% REVIEW
JULY/02/2002
75% REVIEW
AUG/06/2002
BIDS
NOV/22/2002

Historic District Commission



Figure #1: Exterior, Looking South. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI

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Figure #2: Exterior, Looking South. 11/6/20



Figure #3: Exterior, Looking Up. 12/18/20

Midtown Square Apartments 93 Seward, Detroit, MI

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Figure #4: Exterior, Main Doors, Looking South. 11/18/20



Figure #5: Exterior, Looking up. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI



Figure #6: Exterior, Looking Up. 12/18/20

Midtown Square Apartments
93 Seward, Detroit, MI

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Figure #7: Exterior, Looking East. 11/6/20



Figure #8: Exterior, Looking East. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI



Figure #9: Exterior, Looking up. 11/18/20

Midtown Square Apartments
93 Seward, Detroit, MI



Figure #10: Exterior, Looking North. 11/18/20

Midtown Square Apartments
93 Seward, Detroit, MI

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Figure #11: Exterior, Garage, Looking East. 11/6/20



Figure #12: Exterior, Garage, Looking Northeast. 11/18/20

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Figure #13: Exterior, Garage, Looking South. 11/6/20



Figure #14: Exterior, Garage, Looking Southwest. 11/18/20

Midtown Square Apartments 93 Seward, Detroit, MI

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Figure #15: Garage, Looking South. 11/6/20



Figure #16: Garage, Where south area of garage meets west area of garage. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI

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Figure #17: Garage, Looking West. 11/18/20



Figure #18: Garage, Looking East. 11/18/20

Midtown Square Apartments 93 Seward, Detroit, MI



Figure #19: Exterior, Looking West. 12/18/20

Midtown Square Apartments
93 Seward, Detroit, MI

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Figure #20: Exterior, Looking West. 11/18/20



Figure #21: Exterior, East façade, Looking up. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI

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Figure #22: Exterior, Looking South. 11/18/20



Figure #23: Exterior, Looking Up. 11/18/20

Midtown Square Apartments 93 Seward, Detroit, MI

Historic District Commission



Figure #24: Exterior, looking South. 11/6/20



Figure #25: Exterior, Looking North. 11/18/20

Midtown Square Apartments
93 Seward, Detroit, MI

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Figure #26: Exterior, looking North. 11/18/20



Figure #27: Exterior, looking Northwest. 11/18/20

Midtown Square Apartments 93 Seward, Detroit, MI

Historic District Commission



Figure #28: Exterior, Looking Up. 11/18/20



Figure #29: Exterior, Looking West. 11/20/18

Midtown Square Apartments 93 Seward, Detroit, MI

Historic District Commission



Figure #30: Exterior, Looking North. 11/18/20



Figure #31: Exterior, Looking Northeast. 11/18/20

Midtown Square Apartments 93 Seward, Detroit, MI

Historic District Commission



Figure #32: Exterior, looking east. 11/18/20



Figure #33: Exterior, Looking up. 11/18/20

Midtown Square Apartments 93 Seward, Detroit, MI



Figure #34: Exterior, Window, Looking South. 11/6/20

Midtown Square Apartments
93 Seward, Detroit, MI



Figure #35: Exterior, Window, Looking Up. 11/18/20



Figure #36: Exterior, Window, Looking Up. 11/18/20

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission



Figure #37: Exterior, Window, Looking East, 11/18/20



Figure #38: Exterior, Window, Looking Down. 11/18/20

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission



Figure #39: Exterior, Window, Looking Up. 11/18/20



Figure #40: Exterior, Window, Looking Up. 11/18/20

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission

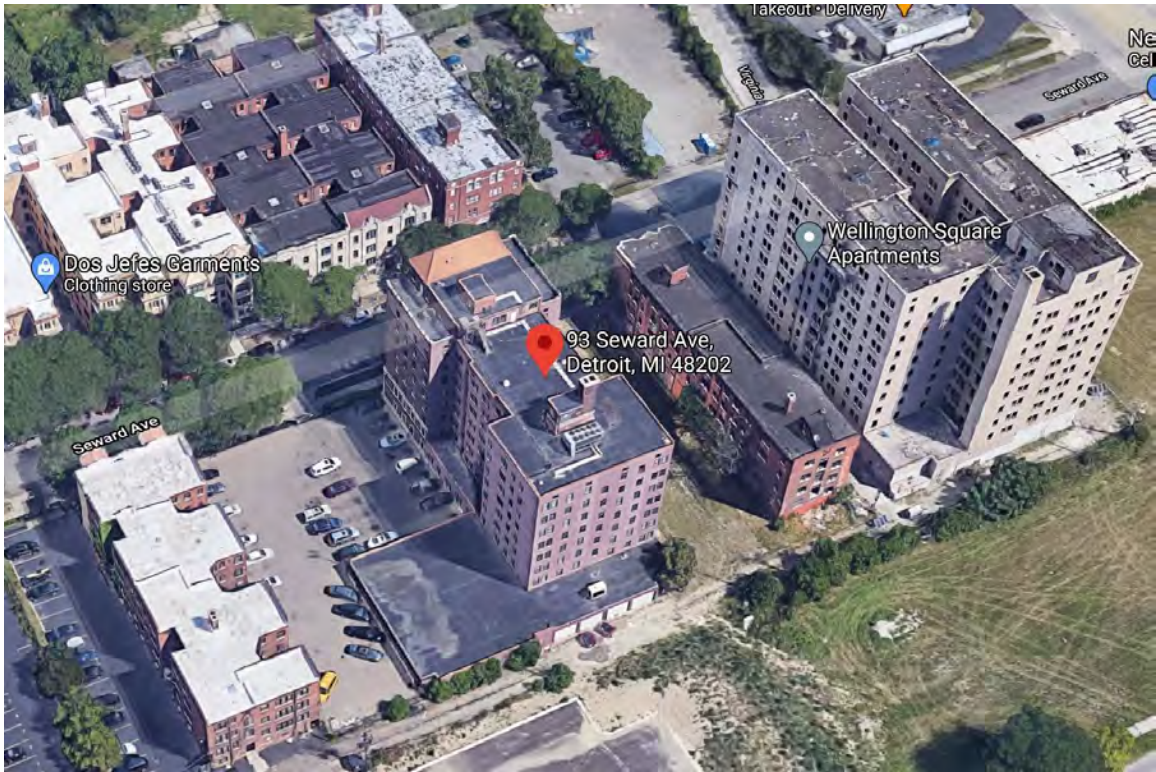


Figure #41: Exterior, Google Maps, 2020.



Figure #42: Exterior, Roof, Looking Northwest. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI

Historic District Commission



Figure #43: Exterior, Roof, Looking North. 11/6/20



Figure #44: Exterior, Roof, Looking North. 11/6/20

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission



Figure #45: Exterior, Roof, Looking North. 11/6/20



Figure #46: Exterior, Roof, Looking North. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI

Historic District Commission



Figure #47: Exterior, Roof, Looking South. 11/6/20



Figure #48: Exterior, Roof, Looking Northeast. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI



Figure #49: Exterior, Roof, Looking North. 11/6/20

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission



Figure #50: Exterior, South Roof Over Garage, From Above. 11/6/20

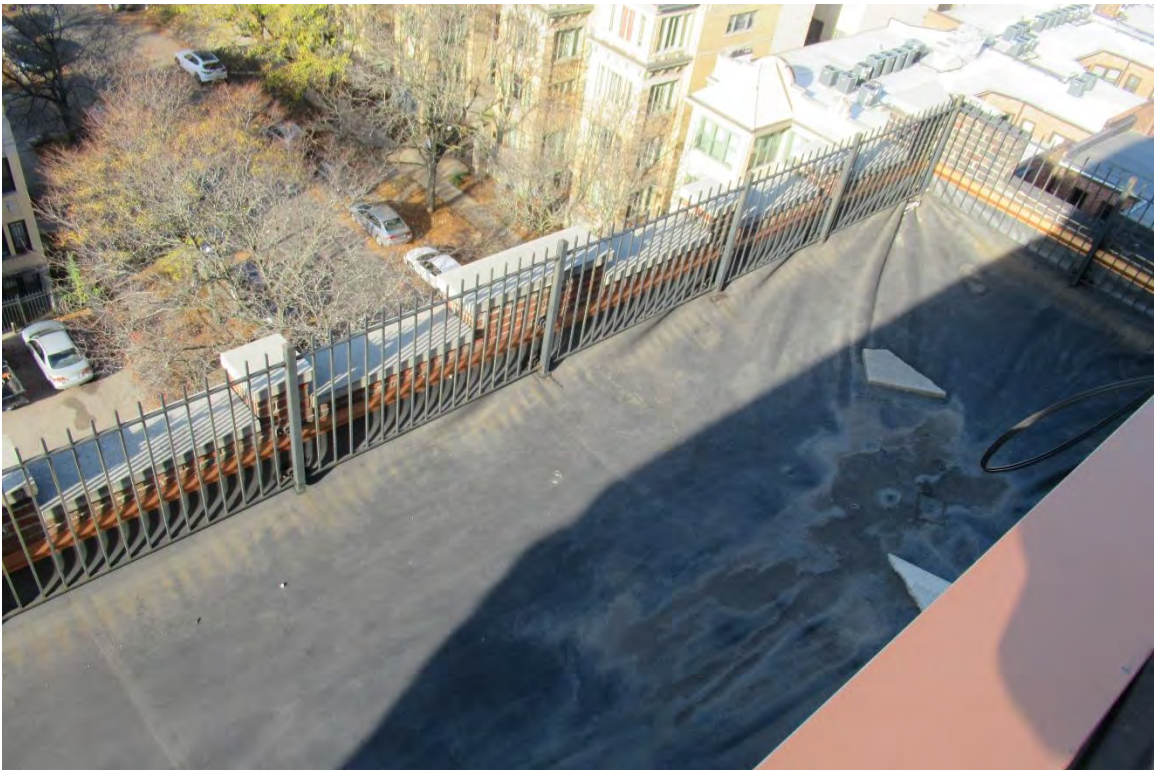


Figure #51: Exterior, Penthouse Patio (West), Looking Down. 11/6/20

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission



Figure #52: Exterior, Penthouse Patio (East), Looking Down. 11/6/20



Figure #53: Exterior, Close up on painted brick, Looking Down. 11/6/20

Midtown Square Apartments 93 Seward, Detroit, MI



Figure #54: Exterior, Historic Photo. 1989 Image

Midtown Square Apartments
93 Seward, Detroit, MI

We offer and recommend when, as and if issued, subject to prior sale



\$425,000
**First Mortgage Serial 6½%
Real Estate Gold Bonds**

Secured by
MALVERN Apartments
Detroit, Michigan

Total Security \$712,000

*Normal Federal Income Tax Up to 2% Paid by Borrower
Tax Free in Michigan*

Building: Now under construction is a modern eight-story fireproof apartment house and has a reinforced concrete frame with concrete floors and roof. It contains one hundred and eighteen apartments.

Location: The property is Number 93 Seward Avenue, Detroit, Michigan, between Woodward Avenue and Second Avenue, having a frontage of 91.44 feet on Seward Avenue and a depth of 175 feet.

Situated in a district ideally located for apartment buildings of the highest type, the **Malvern** is five short blocks north of Grand Boulevard and a half block west of Woodward Avenue, the main thoroughfare of Detroit. Transportation facilities in this district are unequalled.

Earnings: The net annual rental income is \$82,000.00, which is practically three times the greatest annual interest charge and more than ample for both interest and payments. More than 30% of the total amount of the loan is retired before the final maturity date, thus increasing the margin of safety from year to year.

Security: The bonds are directly secured by a closed first mortgage on the land owned in fee simple and the building now in course of construction thereon, also by a first lien on the net income from the rentals.

Form of Bonds: Bonds are in coupon form and may be registered as to principal without charge. Callable at 102 and accrued interest on any date up to May 1, 1931, and at 101 and accrued interest from May 1, 1931, to maturity.

Maturities and Denominations: Dated May 1, 1926. Interest payable May 1 and October 1, \$15,000 maturing May 1, 1929. \$15,000 maturing May 1, 1930. \$20,000 maturing May 1, 1931. \$20,000 maturing May 1, 1932. \$20,000 maturing May 1, 1933. \$20,000 maturing May 1, 1934. \$20,000 maturing May 1, 1935. \$295,000 maturing May 1, 1936. \$500 and \$1000 denominations in all maturities. \$100 denominations in 1936 maturity only.

Price: Par and accrued interest to yield 6½%.

Federal Bond &

Figure #55: 1926 Advertisement for Malvern Apartments with sketch

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission

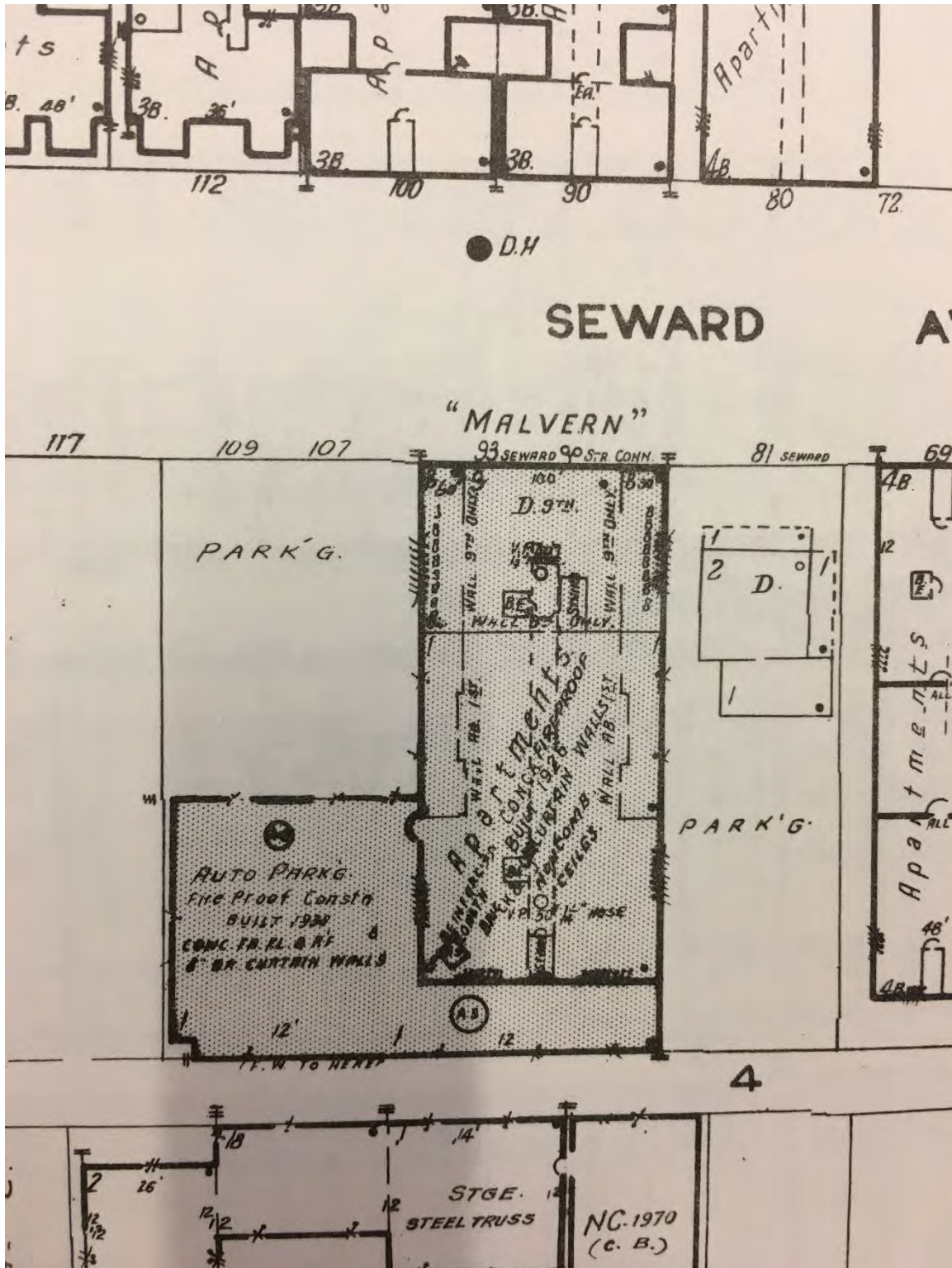


Figure #56: 1970 Sanborn Map

Midtown Square Apartments
93 Seward, Detroit, MI

Historic District Commission



93 Seward, photo of front before work started on the building. Notice the painted green and gold details above the door and central window.

Figure #57: Pre-renovation Image from 2004 HDC File



Figure #58: Post-Renovation in 2004

Midtown Square Apartments 93 Seward, Detroit, MI

EXISTING STRUCTURE

THIS BUILDING IS REVIEWED UNDER THE 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS, CHAPTER 7: ALTERATION LEVEL 1 AND CHAPTER 8: ALTERATION LEVEL 2.

SECTION 503 ALTERATION-LEVEL 1

503.1 SCOPE. LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

503.2 APPLICATION. LEVEL 1 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7.

SECTION 504 ALTERATION-LEVEL 2

504.1 SCOPE. LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

504.2 APPLICATION. LEVEL 2 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 7 FOR LEVEL 1 ALTERATIONS AS WELL AS THE PROVISIONS OF CHAPTER 8.

SECTION 508 HISTORIC BUILDINGS

508.1 SCOPE. HISTORIC BUILDING PROVISIONS SHALL APPLY TO BUILDINGS CLASSIFIED AS HISTORIC AS DEFINED IN CHAPTER 2.

508.2 APPLICATION. EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED.

SECTION 705 ACCESSIBILITY

705.1 GENERAL. A BUILDING, FACILITY, OR ELEMENT THAT IS ACCESSIBLE SHALL REMAIN ACCESSIBLE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILIZATION OF PUBLIC FACILITIES BY PHYSICALLY LIMITED, 1966 PA 1, MCL 125.1351 TO 125.1356, AND THE MICHIGAN BUILDING CODE, R 408.30401 TO R 408.30499, R 408.30574.

SECTION 806 ACCESSIBILITY

806.1 GENERAL. A BUILDING, FACILITY, OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THIS SECTION AND SECTION 410. R 408.30577

410.9 HISTORIC BUILDINGS

THESE PROVISIONS SHALL APPLY TO FACILITIES DESIGNATED AS HISTORIC STRUCTURES THAT UNDERGO ALTERATIONS OR A CHANGE OF OCCUPANCY, UNLESS TECHNICALLY INFEASIBLE.

WHERE COMPLIANCE WITH THE REQUIREMENTS FOR ACCESSIBLE ROUTES, ENTRANCES OR TOILET ROOMS WOULD THREATEN OR DESTROY THE HISTORIC SIGNIFICANCE OF THE FACILITY, AS DETERMINED BY THE APPLICABLE GOVERNING AUTHORITY, THE ALTERNATIVE REQUIREMENTS OF SECTIONS 410.9.1 THROUGH 410.9.4 FOR THAT ELEMENT SHALL BE PERMITTED.

EXCEPTION: TYPE B DWELLING OR SLEEPING UNITS REQUIRED BY SECTION 1107 OF THE INTERNATIONAL BUILDING CODE ARE NOT REQUIRED TO BE PROVIDED IN HISTORICAL BUILDINGS.

410.9.1 SITE ARRIVAL POINTS. AT LEAST ONE ACCESSIBLE ROUTE FROM A SITE ARRIVAL POINT TO AN ACCESSIBLE ENTRANCE SHALL BE PROVIDED.

410.9.2 MULTILEVEL BUILDINGS AND FACILITIES. AN ACCESSIBLE ROUTE FROM AN ACCESSIBLE ENTRANCE TO PUBLIC SPACES ON THE LEVEL OF THE ACCESSIBLE ENTRANCE SHALL BE PROVIDED.

410.9.3 ENTRANCES. AT LEAST ONE MAIN ENTRANCE SHALL BE ACCESSIBLE.

EXCEPTIONS:

1. IF A MAIN ENTRANCE CANNOT BE MADE ACCESSIBLE, AN ACCESSIBLE NONPUBLIC ENTRANCE THAT IS UNLOCKED WHILE THE BUILDING IS OCCUPIED SHALL BE PROVIDED;

OR

2. IF A MAIN ENTRANCE CANNOT BE MADE ACCESSIBLE, A LOCKED ACCESSIBLE ENTRANCE WITH A NOTIFICATION SYSTEM OR REMOTE MONITORING SHALL BE PROVIDED. SIGNS COMPLYING WITH SECTION 1111 OF THE INTERNATIONAL BUILDING CODE SHALL BE PROVIDED AT THE PRIMARY ENTRANCE AND THE ACCESSIBLE ENTRANCE.

410.9.4 TOILET AND BATHING FACILITIES. WHERE TOILET ROOMS ARE PROVIDED, AT LEAST ONE ACCESSIBLE FAMILY OR ASSISTED-USE TOILET ROOM COMPLYING WITH SECTION 1109.2.1 OF THE INTERNATIONAL BUILDING CODE SHALL BE PROVIDED.

WORK DOES NOT INCLUDE A CHANGE IN USE OR OCCUPANCY TO THE BUILDING.

WORK DOES NOT INCLUDE AN ADDITION TO THE EXISTING BUILDING

SEE SHEET G102 CODE SUMMARY FOR FURTHER INFORMATION.

AREA TABULATION

NUMBER OF 1 BEDROOM	REFER TO SHEET G102
NUMBER OF 2 BEDROOM	REFER TO SHEET G102
NUMBER OF 3 BEDROOM	REFER TO SHEET G102
NUMBER OF PARKING SPACES, OPEN AND COVERED	48/13



MIDTOWN SQUARE

PROJECT LOCATION: 93 SEWARD AVENUE
DETROIT, MI 48202

OWNER: MIDTOWN SQUARE II LDHA LP
93 SEWARD AVENUE
DETROIT, MI 48202

ARCHITECT OF RECORD: KRAEMER DESIGN GROUP, LLC
ROBERT J. KRAEMER, RA, NCARB, IIDA
STATE OF MICHIGAN CERTIFICATE NO. 1301040246
1420 BROADWAY
DETROIT, MI 48226
www.thekraemeredge.com
(313) 965-3399

CIVIL/LANDSCAPE ENGINEER: GIFFELS WEBSTER
MICHAEL DARGA, PE
28 W. ADAMS STREET, SUITE 1200
DETROIT, MI 48226
www.giffelswebster.com
(313) 962-4442

CONSULTING ARCHITECT: EGI INC.
RON EDWARDS
440 BURROUGHS STREET, #653
DETROIT, MI 48202
(313) 965-4200

ENERGY CONSULTANT: MCNEELY BUILDING GROUP, LLC
KEVIN MCNEELY
3534 E. JOY ROAD
ANN ARBOR, MI 48105
(248) 677-6508

MECHANICAL AND ELECTRICAL ENGINEER: MA ENGINEERING
JOHN RICHARDS, PE
400 S. OLD WOODWARD, #100
BIRMINGHAM, MI 48009
(248) 258-1610

CONSTRUCTION MANAGER: KATERRA
CHRIS SWAGERTY
9305 EAST VIA DE VENTURA, #200
SCOTTSDALE, AZ 85258
(480) 416-0125

CODE SUMMARY

PROJECT DESCRIPTION:	ALTERATIONS TYPE 1 AND 2 TO AN EXISTING 8-STORY R-2 APARTMENT BUILDING COMPRISING 73 APARTMENTS. NO INCREASE IN HEIGHT OR AREA.
ZONING:	R5-H
OCCUPANCY CLASSIFICATION:	R-2
CONSTRUCTION TYPE:	TYPE 1B, SPRINKLERED, FIRE ALARM SYSTEM
OCCUPANT LOAD:	422 PERSONS
APPLICABLE CODES:	<p>BUILDING: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB) 2015, CHAPTER 5</p> <p>MECHANICAL: MICHIGAN MECHANICAL CODE (MMC) 2015</p> <p>PLUMBING: MICHIGAN PLUMBING CODE (MPC) 2015</p> <p>ELECTRICAL: MICHIGAN/NATIONAL ELECTRICAL CODE (NEC) 2014 WITH PART 8 AMENDMENTS</p> <p>LIFE SAFETY: NFPA 101 2000 / DETROIT FIRE CODE</p> <p>ENERGY: MICHIGAN UNIFORM ENERGY CODE 2015 A BUILDING THAT HAS BEEN SPECIFICALLY DESIGNATED AS HISTORICALLY SIGNIFICANT BY THE ADOPTING AUTHORITY OR IS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES OR HAS BEEN DETERMINED TO BE ELIGIBLE FOR LISTING BY THE U.S. SECRETARY OF THE INTERIOR NEED NOT COMPLY WITH THE PROVISIONS OF SECTIONS 5, 6, 7, 8, 9 AND 10 OF THE ASHRAE 90.1 STANDARD (ASHRAE 90.1, EXCEPTION 1 TO PARAGRAPH 4.2.1.3, REFERENCED BY MEC C503.1)</p> <p>ACCESSIBILITY: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB) 2015, SECTION 410. ALTERATIONS REFERENCE MBC 2015, ICC/ANSI A117.1 2009 EX 611/707. ADA ACCESSIBILITY GUIDELINES (ADAAG)</p> <p>ELEVATOR: DETROIT ELEVATOR CODE 1997 REFERENCE ASME A17.1-1993, ASME A18.1-2003</p>

BID ALTERNATE 1:
BASE BID:
DEDUCT ALTERNATE:

BID ALTERNATE 2:
BASE BID:
DEDUCT ALTERNATE:

DEFERRED SUBMITTALS

NOTE: THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE LOCAL CONSTRUCTION CODES IN EFFECT AT TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR LOCAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

THE FOLLOWING SUBMITTALS SHALL BE PREPARED BY OTHERS AND INCLUDED AS PART OF THE CONSTRUCTION DOCUMENTS AS THEY BECOME AVAILABLE: (PER SECTION 107.3.4.2)

- AUXILIARY POWER SYSTEMS
- AWNINGS
- ELECTRICAL SYSTEMS (DESIGN-BUILD)
- EMERGENCY CALL SYSTEMS
- EXIT ILLUMINATION
- FIRE ALARM SYSTEMS
- FIRE STOPPING SYSTEMS
- FIRE SUPPRESSION SYSTEMS
- INTERCOM SYSTEMS
- IRRIGATION SYSTEMS
- MATERIAL SAFETY AND DATA SHEETS (MSDS) FOR INTERIOR FINISHES
- PLUMBING SYSTEMS
- PREFABRICATED STAIRS
- SIGNAGE

LOCATION MAP



KraemerDesignGroup
1420 Broadway | Detroit, MI 48226 | p 313 965 3399 | f 313 965 3555
www.thekraemeredge.com

Architect

Consultant

Project / Owner

MIDTOWN SQUARE
93 SEWARD ST
DETROIT, MICHIGAN

MIDTOWN SQUARE II
LDHA LP
300 SOUTH GRAND AVE, 14TH FLR
LOS ANGELES, CA 90071

PRELIMINARY
NOT FOR
CONSTRUCTION

Seal

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HDC	01-15-21
75% O.R.	01-12-21
HPCA PART 2	01-04-21
issued for	date
Revision	Date

Date

Project Number 2020051

Sheet Title
COVER

Sheet Number

GENERAL DESCRIPTION

PROJECT NAME: 93 SEWARD STREET, DETROIT AKA MIDTOWN SQUARE
PROJECT DESCRIPTION: ALTERATION LEVEL 1 & 2 TO AN EXISTING HISTORIC 8-STORY APARTMENT BUILDING
APPLICABLE CODES: MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2015-CHAPTER 7 AND CHAPTER 8 (MRC)
MECHANICAL: MICHIGAN PART 99 MECHANICAL CODE 2015 (MMC)
PLUMBING: MICHIGAN PLUMBING CODE (MPC) 2015
ELECTRICAL: MICHIGAN/NATIONAL ELECTRICAL CODE 2017 WITH PART 8 AMENDMENTS (NEC)
LIFE SAFETY: MICHIGAN BUILDING CODE 2015 (MBC)
ENERGY: MICHIGAN ENERGY CODE 2015 (MEC)
ACCESSIBILITY: MICHIGAN BUILDING CODE 2015 (MBC)
ELEVATOR: ASME A17.1-2004

STRUCTURAL FRAME: 2 HRS
EXTERIOR BEARING WALLS: 2 HRS
INTERIOR BEARING WALLS: 2 HRS
EXTERIOR NONBEARING WALLS AND PARTITIONS (TABLE 602): SEE BELOW
INTERIOR NONBEARING WALLS AND PARTITIONS: 0 HRS
FLOOR CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS: 2 HRS
ROOF CONSTRUCTION - INCLUDING SUPPORTING BEAMS AND JOISTS: 1 HRS
FIRE RESISTANCE RATING FOR ALL FIRE WALLS (SECTION 706, TABLE 706.4): 3 HRS
FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DIST
X<5 FT = 1 HT
5FT <= X < 10 FT = 1 HR
10FT <= X < 30 FT = 1 HR
X >= 30 FT = 0 HRS
COMBUSTIBLE MATERIALS PERMITTED (SECTION 603.1: INCLUDING MILLWORK, WALL & CEILING FINISHES, & BLOCKING)

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

FIRE RESISTIVE REQUIREMENTS FOR OPENINGS IN FIRE-RATED EXTERIOR WALLS
(SECTIONS 705 AND 716, TABLE 705.8):
ALLOWABLE AREA OF OPENINGS PER STORY - EAST WALL (SECTION 705.8):
0% PROTECTED + 25% UNPROTECTED
MAX EXISTING AREA OF OPENINGS/STORY (SECTION 705.8.4):
0% PROTECTED + 15.3% UNPROTECTED
FIRE RESISTIVE RATING OF OPENINGS (SECTION 716, TABLE 716.5): 3/4 HR RATED DOORS

EXCEPTION TO PROTECTED OPENINGS IN EXTERIOR WALLS (SECTION 705.8.2): BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM, OPENINGS PROTECTED BY WATER CURTAIN(S)
FIRE RESISTANCE RATINGS FOR ALL VERTICAL/HORIZONTAL FIRE BARRIERS (SECTION 707):
EXIT ENCLOSURES (SECTION 1023.2): 2 HRS (4 STORIES OR MORE)
1 HR (LESS THAN 4 STORIES)
EXIT PASSAGEWAY (SECTION 1024.3): 1 HR MIN (NOT LESS THAN ANY CONNECTING EXIT ENCLOSURE)
HORIZONTAL EXIT (SECTION 1026.2): 2 HRS

SINGLE OCCUPANCY FIRE AREAS (SECTIONS 707 & 711.2.4.2, TABLE 707.3.10): NOT APPLICABLE
FIRE RESISTANCE RATING FOR ALL SHAFT ENCLOSURES (SECTION 713):
FOUR-STORY (OR GREATER) SHAFTS: 2 HRS (OR FLOOR RATING IF GREATER)
SHAFTS LESS THAN FOUR STORIES: 1 HR (OR FLOOR RATING IF GREATER)
HORIZONTAL ASSEMBLIES: 2 HRS
HOISTWAY ENCLOSURES (SECTION 713.14): 2 HRS
REFUSE CHUTE AND CONNECTED WASTE ROOM (SECTION 713.13): 2 HRS

FIRE RESISTANCE RATING FOR FIRE PARTITIONS (SECTION 708):
CORRIDOR WALLS (TABLE 1020.1): 1 HRS
DEMISING WALLS (SECTIONS 420.2 AND 708): 1 HRS
ELEVATOR LOBBY SEPARATION (SECTION 713.14.1): NO REQ FOR EXISTING BUILDING, SPRINKLERED

CHAPTER 8 - INTERIOR FINISHES

REQUIRED FINISH LEVEL: (TABLE 803.11): SEE SHEET A501 FOR FINISH DESCRIPTIONS
EXIT PASSAGEWAYS AND INTERIOR EXIT STAIRWAYS AND RAMPS: C
CORRIDORS AND INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS: C
ROOMS AND ENCLOSED SPACES: C

CHAPTER 9 - FIRE PROTECTION SYSTEMS

DEFERRED SUBMITTAL: DESIGN/BUILD FIRE SUPPRESSION DRAWINGS
SMOKE DETECTION AND FIRE ALARM SYSTEM (SECTION 907):
REQUIRED: AUTOMATIC SMOKE DETECTORS
PROPOSED: SEE ELECTRICAL AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFO
AUTOMATIC SPRINKLER SYSTEM (SECTIONS 903 AND 904):
REQUIRED: FULLY SPRINKLED
PROPOSED: FULLY SPRINKLED PER MBC SECTION 903, SEE FIRE PROTECTION DRAWINGS
STANDPIPE SYSTEM (SECTION 905):
REQUIRED: CLASS 1 WET STANDPIPES
PROPOSED: PROVIDED PER MBC SECTION 905, SEE FIRE PROTECTION DRAWINGS

EXTERIOR OPENINGS PROTECTED BY WATER CURTAIN (SECTION 705.8.2): NO
ADDITIONAL FIRE PROTECTION NOTES: NONE
PORTABLE FIRE EXTINGUISHERS (SECTION 906): MAX TRAVEL DISTANCE TO EXTINGUISHER = 75 FEET
PROVIDE FIRE DEPARTMENT CONNECTIONS PER APPLICABLE NFPA STANDARD (SECTION 912).
SEE FIRE PROTECTION DRAWINGS FOR ADDITIONAL INFO

CHAPTER 10 - MEANS OF EGRESS

FOR OCCUPANT LOADS (SECTION 1004), SEE LIFE SAFETY DIAGRAMS.
NUMBER OF EXITS (SECTION 1006, TABLES 1006.2.1 AND 1006.3.1):
REQUIRED PER FLOOR: 2
PROVIDED PER FLOOR: 2
CORRIDOR WIDTH (SECTIONS 1005 & 1020.2):
MINIMUM REQUIRED AT EACH FLOOR: 44"
MINIMUM PROVIDED AT EACH FLOOR: 59" EXISTING
EGRESS DOOR WIDTH (SECTIONS 1005 & 1010.1):
MINIMUM REQUIRED AT EACH FLOOR: 32"
MINIMUM PROVIDED AT EACH FLOOR: 33.75"
STAIRWAY WIDTH (SECTIONS 1005):
MINIMUM REQUIRED: 44"
MINIMUM PROVIDED: 44" EXISTING
COMMON PATH OF EGRESS TRAVEL (SECTION 1006.2.1):
MAXIMUM ALLOWABLE LENGTH: 125 FT
MAXIMUM LENGTH PROVIDED: 111 FT
EXIT SEPARATION DISTANCE (SECTION 1007):
MINIMUM ALLOWABLE: 55 FT
MINIMUM PROVIDED: 95 FT EXISTING
EXIT ACCESS TRAVEL DISTANCE (SECTION 1017.2, AS REFERENCED BY MRC 1401.6.13):
MAXIMUM ALLOWABLE LENGTH: 250 FT PER YABLE 1017.2 (SEE ALSO MRC CH 14 SUMMARY)
MAXIMUM PROVIDED: 111 FT
DEAD END CORRIDORS (SECTION 1401.6.12):
MAXIMUM ALLOWABLE LENGTH: 50 FT PER 1020.4 (SEE ALSO MRC CH 14 SUMMARY)
MAXIMUM PROVIDED: 111 FT

ADDITIONAL EGRESS NOTES
• THE MEANS OF EGRESS SHALL BE ILLUMINATED AT ALL TIMES (SEE MRC SECTION 1401.6.15)
• ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO BE PROVIDED IN EXISTING BUILDINGS. (MBC SECTION 1009.1, EXCEPTION 1)
• AN AREA OF REFUGE IS NOT PROVIDED AT EXIT STAIRWAYS PER MBC SECTION 1009.3 EXCEPTION 5

CHAPTER 11 - ACCESSIBILITY

REQUIRED BARRIER-FREE DWELLING/SLEEPING UNITS
'ACCESSIBLE' UNITS (TABLE 1107.6.1.1)
WITHOUT ROLL-IN SHOWERS:
REQUIRED: 3
PROVIDED: 3
WITH ROLL-IN SHOWERS:
REQUIRED: 1
PROVIDED: 1
'TYPE A' UNITS (SECTION 1107.6.2.2.1):
REQUIRED: 2
PROVIDED: 0 EXISTING
'TYPE B' UNITS: NOT REQUIRED PER MRC SECTION 410.9, EXCEPTION FOR HISTORIC BUILDINGS
R-2 DWELLING UNITS WITH COMMUNICATIONS FEATURES: (SECTION 907.5.2.3.3)
ALL DWELLING UNITS ARE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH CH. 1006 OF ICC A117.1

CHAPTER 12 - INTERIOR ENVIRONMENT

MINIMUM CEILING HEIGHT (SECTION 1208.2): 7'-6" AFF
MINIMUM CEILING HEIGHT IN TOILET ROOMS, KITCHENS, STORAGE ROOMS, AND LAUNDRY (SECTION 1208.2): 7'-0" AFF
ROOMS WITH EXISTING NON-COMPLIANT CEILING HEIGHTS (SEE ALSO REFLECTED CEILING PLANS): NONE
TOILET ROOM & BATHROOM FINISH MATERIALS (SECTION 1210):
IN ALL TOILET, BATHING AND SHOWER ROOMS, FLOOR FINISHES AND FINISHES ON WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL BE HARD AND NONABSORBENT.

CHAPTER 13 - ENERGY EFFICIENCY

HISTORIC BUILDING EXCEPTION (MUEC SECTION 101.4.2): ANY BUILDING OR STRUCTURE THAT IS LISTED IN THE STATE OR NATIONAL REGISTER OF HISTORIC PLACES; DESIGNATED AS A HISTORIC PROPERTY UNDER LOCAL OR STATE DESIGNATION LAW OR SURVEY; CERTIFIED AS A CONTRIBUTING RESOURCE WITH A NATIONAL REGISTER LISTED OR LOCALLY DESIGNATED HISTORIC DISTRICT; OR WITH AN OPINION CERTIFICATION THAT THE PROPERTY IS ELIGIBLE TO BE LISTED ON THE NATIONAL OR STATE REGISTERS OF HISTORIC PLACES EITHER INDIVIDUALLY OR AS A CONTRIBUTING BUILDING TO A HISTORIC DISTRICT BY THE STATE HISTORIC PRESERVATION OFFICER OR THE KEEPER OF THE NATIONAL REGISTER OF HISTORIC PLACES, ARE EXEMPT FROM THIS CODE.

CHAPTER 17 - SPECIAL INSPECTIONS & TEST

SPECIAL INSPECTIONS:
ARCHITECTURAL SPECIAL INSPECTIONS:
SPRAYED FIRE-RESISTANT MATERIALS (MBC SECTION 1705.14)
MASTIC AND INTUMESCENT FIRE-RESISTANT COATINGS (MBC SECTION 1705.15)
FIRE-RESISTANT PENETRATIONS AND JOINTS (MBC SECTION 1705.17)
FOR OTHER SPECIAL INSPECTIONS, SEE STRUCTURAL AND MEP DRAWINGS.

CHAPTER 29 - PLUMBING SYSTEMS

SEE MBC SECTION 1109.5 RE: NUMBER OF ACCESSIBLE FIXTURES REQUIRED.
TOILET FIXTURES REQUIRED (MPC TABLE 403.1):
1 PER DWELLING UNIT
TOILET FIXTURES PROVIDED:
1 PER DWELLING UNIT
DRINKING FOUNTAINS (MPC TABLE 403.1, SECTION 410.1; MBC SECTION 1109.5):
NONE REQUIRED FOR R-2
SERVICE SINKS (MPC TABLE 403.1):
1 KITCHEN SINK PER DWELLING UNIT REQUIRED.
1 KITCHEN SINK PER DWELLING UNIT PROVIDED.

CHAPTER 30 - ELEVATORS AND CONVEYING SYSTEMS

PROVIDE DESCRIPTION OF ELEVATOR HOISTWAY CONDITION IN EXISTING BUILDINGS. ARE EXISTING SHAFTS BEING UTILIZED AND MODERNIZED? ARE NEW SHAFTS BEING BUILT? EXPLAIN SCOPE OF WORK FOR MODERNIZED CABS/HOISTWAYS. IF MULTIPLE CONDITIONS EXIST, DESCRIBE EACH AND PROVIDE DETAIL IN EACH OF THE SECTIONS NOTED BELOW.

HOISTWAY ENCLOSURE (MBC SECTION 3002):
EXISTING HOISTWAYS: EXISTING HOISTWAY ENCLOSURE, 2 HRS
RATED PER PRESCRIPTIVE FIRE RESISTANCE RATING
MBC TABLE 721.1 (SEE MRC SECTION 1401.6.6)

AMBULANCE STRETCHER CLEARANCE:
EXISTING ELEVATORS: NOT PROVIDED (SEE MRC SECTION 1401.6.14)

EMERGENCY OPERATIONS PHASE I/II RECALL:
EXISTING ELEVATORS: PROVIDED/NOT PROVIDED (SEE MRC SECTION 1401.6.14)
NEW ELEVATORS: PROVIDED/NOT REQUIRED PER MBC SECTION 3003

MACHINE AND CONTROLLER ROOMS (MBC SECTION 3005):
MACHINE ROOM LOCATED IN ELEVATOR PENTHOUSE; CONTROLLER ROOM LOCATED REMOTELY; BOTH ARE PROVIDED WITH DEDICATED AIR CONDITIONING ON EMERGENCY POWER TO PREVENT ELECTRICAL EQUIPMENT FROM OVERHEATING.

ELEVATOR LOBBIES AND HOISTWAY OPENING PROTECTION (SECTION 3006):
EXISTING ELEVATORS: LOBBIES DO NOT EXIST IN EXISTING BUILDING AND ARE NOT PROVIDED

FIRE SERVICE ACCESS ELEVATORS (SECTION 3007):
EXISTING ELEVATORS: PROVIDED/NOT PROVIDED (SEE MRC SECTION 1401.6.14)
NEW ELEVATORS: PROVIDED/NOT REQUIRED PER MBC SECTION 403

LOCAL ZONING REQUIREMENTS

ZONING ORDINANCE: CITY OF DETROIT
ZONING DISTRICT: RS-1H MAP 7
USE CATEGORY: EXISTING MULTI-FAM RES
PROPOSED - MULTI-FAM RES
INTENSITY AND DIMENSIONAL STANDARDS: N/A-EXISTING BUILDING
OFF-STREET PARKING REQUIREMENTS: 0.75 SPACES PER D.U. (WITHIN 0.5 MILES OF A HIGH-FREQUENCY TRANSIT CORRIDOR - WOODWARD AVENUE IS CORRIDOR #4). 73 D.U. X 0.75 = 55 PARKING SPACES
OFF-STREET LOADING REQUIREMENTS: 1 SPACE AT 12' X 35' FOR TOTAL GFA BTWN 10K & 100K
OTHER REQUIREMENTS AND CONSIDERATIONS: NONE

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

EXISTING USE GROUP(S): GROUP R-2
PROPOSED USE GROUP(S): GROUP R-2
MIXED OCCUPANCY: NO

OCCUPANT LOAD (SECTION 1004.1):
SEPARATED BY OCCUPANT LOAD, PER FUNCTION, PER FLOOR (TABLE 1004.1.2):

Table with 5 columns: FLOOR, FUNCTION, OCC LOAD, SQUARE FT, OCCUPANCY. Rows include NO EXISTING BASEMENT, FIRST FLOOR (APARTMENTS, MGT. OFFICE, COMMUNITY ROOM, MEETING ROOM, MECH & ELEC, LAUNDRY), SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, PENTHOUSE, and TOTAL BUILDING.

CHAPTER 4 - SPECIAL DETAILED REQ. BASED ON USE AND OCC.

SPECIAL OCCUPANCIES: NONE
HIGHRISE BUILDING (SECTION 403): YES

CHAPTER 5 - GENERAL BUILDING HEIGHT AND AREAS

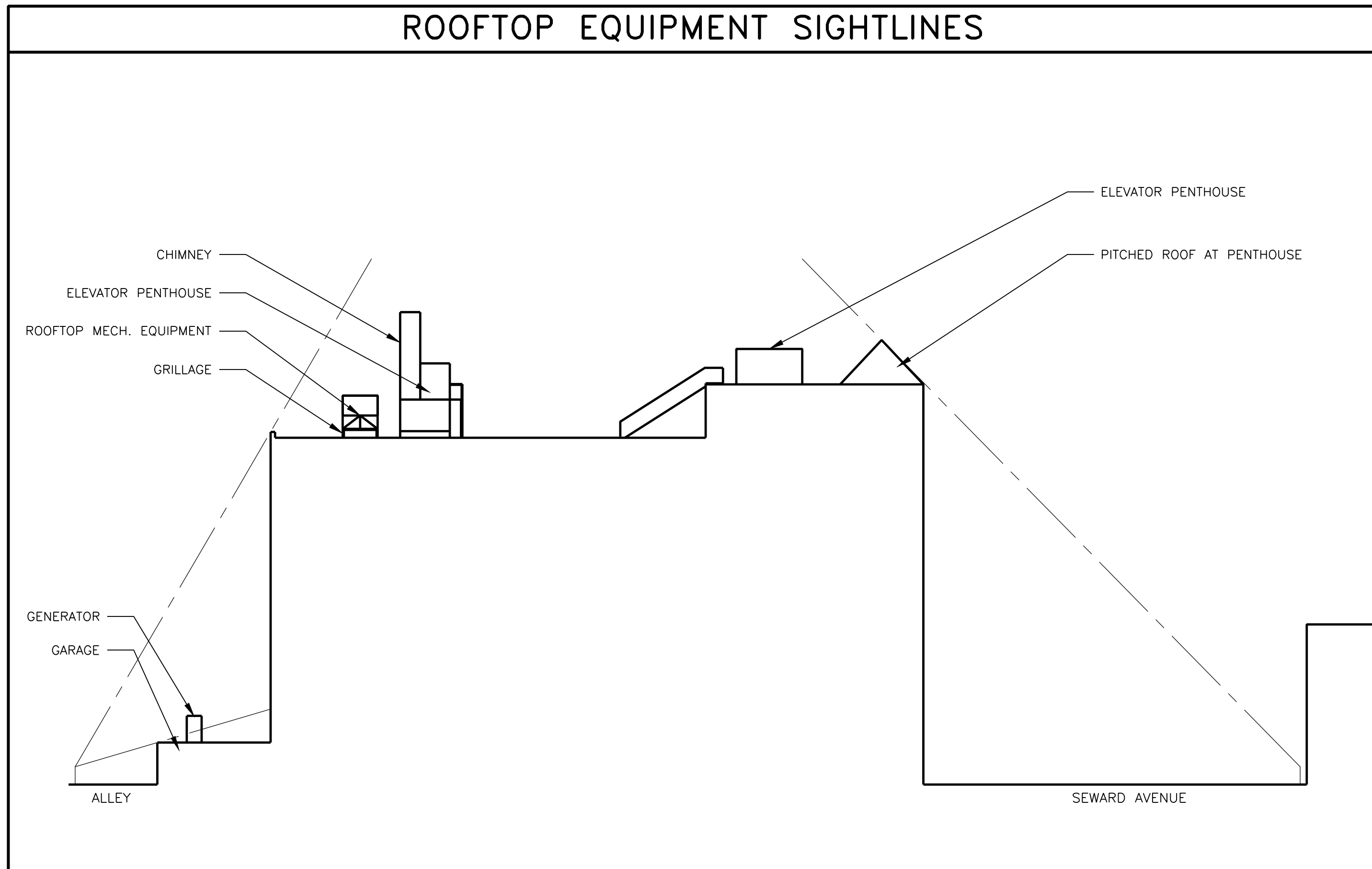
USE GROUP: GROUP R-2 (SEE CHAPTER 3 SUMMARY)
CONSTRUCTION CLASSIFICATION: TYPE 1B (SEE CHAPTER 6 SUMMARY)
SPRINKLER TYPE: NS (SEE CHAPTER 9 SUMMARY)
ALLOWABLE BUILDING HEIGHT AND STORIES: (TABLES 504.3 AND 504.4): 160 FEET, 11 STORIES
EXISTING/PROPOSED BUILDING HEIGHT: EXISTING: 100 FEET, 8 STORIES - NO CHANGE
BUILDING AREA: NO CHANGE TO BUILDING AREA, UNLIMITED AREA FOR R-2 IN 1B CONSTR.

ACCESSORY OCCUPANCIES (SECTION 508.2): MECHANICAL AND ELECTRICAL ROOMS ON 1ST FLOOR
NON-SEPARATED OCCUPANCIES (SECTION 508.3): INCIDENTAL ELECTRICAL/TELCO CLOSETS ON EACH FLOOR
SEPARATION OF MIXED OCCUPANCIES (SECTION 508.4):
VERTICAL SEPARATIONS (SECTIONS 508.4.4, 707.3.9, 711.2.4.1, AND 712.1.13, (TABLE 508.4): BUILDING IS NOT MIXED-USE
HORIZONTAL SEPARATIONS (SECTION 510.2): BUILDING IS NOT MIXED-USE

INCIDENTAL USE AREAS (SECTION 509, TABLE 509):
WASTE COLLECTION ROOMS OVER 100 SF: 1 HR FIRE RATING OR AUTOMATIC SPRINKLER SYSTEM
LAUNDRY ROOMS OVER 100 SF: 1 HR FIRE RATING OR AUTOMATIC SPRINKLER SYSTEM
FURNACE/BOILER ROOMS: 1 HR FIRE RATING OR AUTOMATIC FIRE-EXTINGUISHING SYSTEM

CHAPTER 6 - TYPES OF CONSTRUCTION

CONSTRUCTION CLASSIFICATION (SECTION 602, TABLE 601): 1B
FIRE RESISTANCE RATING FOR INDIVIDUAL STRUCTURAL ELEMENTS (TABLE 601):

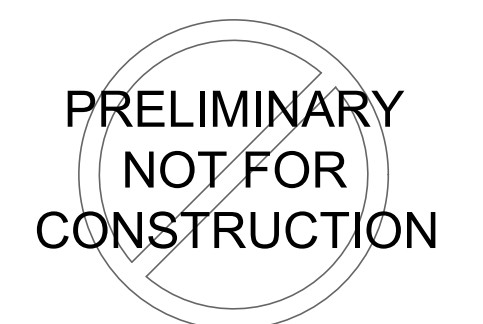


Architect

Consultant

MIDTOWN SQUARE
93 SEWARD ST
DETROIT, MICHIGAN
MIDTOWN SQUARE II
LDHA LP
300 SOUTH GRAND AVE, 14TH FLR
LOS ANGELES, CA 90071

Project / Owner



Seal

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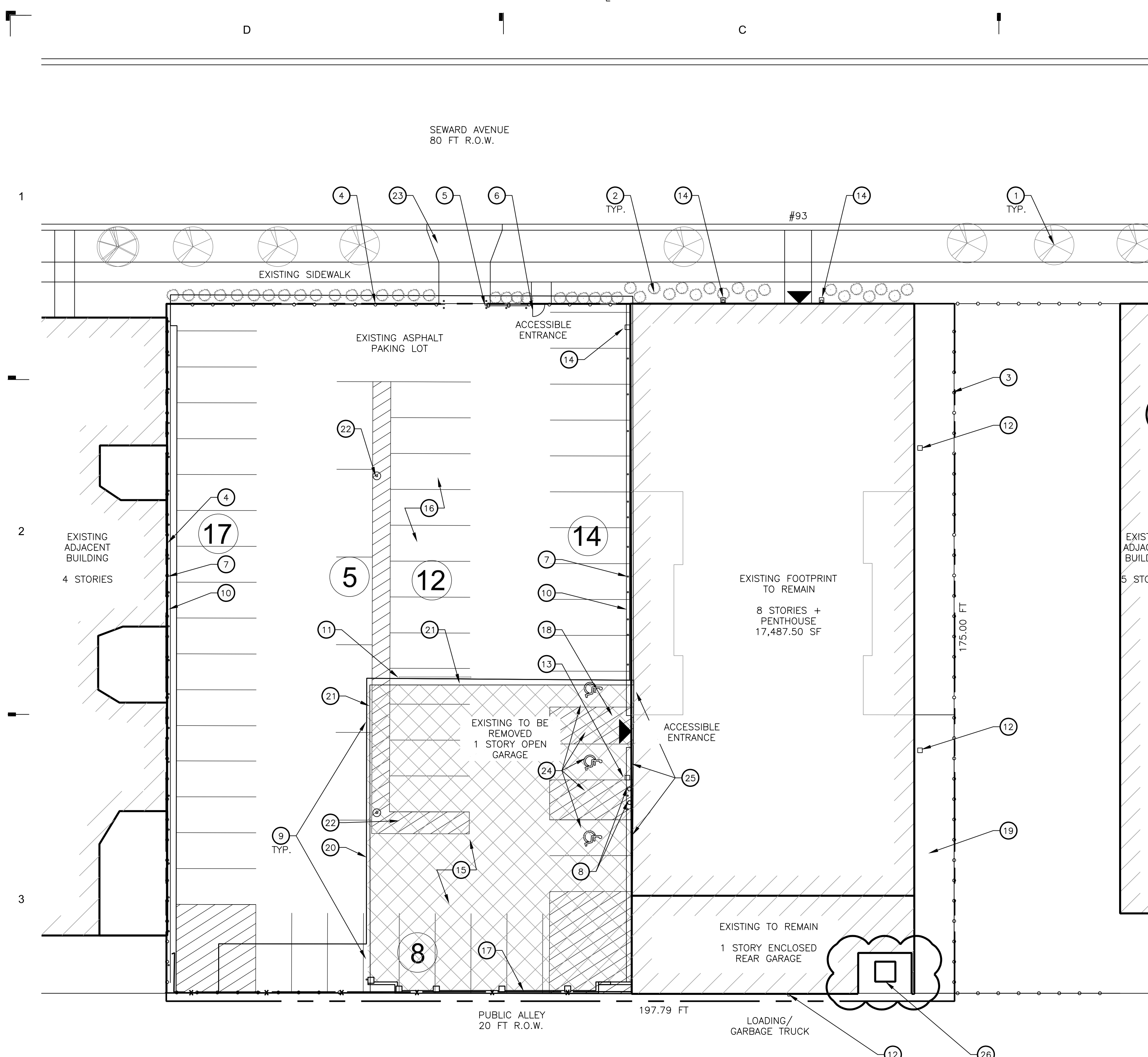
Table with 2 columns: Description, Date. Rows include HDC (01-15-21), 75% O.R. (01-12-21), Issued for, Revision, Date.

Date

Project Number 2020051

Sheet Title
CODE SUMMARY

Sheet Number



SITE PLAN KEYNOTES

- 1 EXISTING STREET TREES.
- 2 EXISTING PLANTINGS.
- 3 EXISTING 6FT HIGH CHAIN LINK FENCE.
- 4 REPLACE FENCE - 7 FT HIGH ALUMINUM PICKET, BLACK PAINT.
- 5 REPLACE VEHICLE GATE - ALUMINUM PICKET, BLACK. + CARD READER
- 6 NEW PEDESTRIAN GATE, W/ CARD READER
- 7 EXISTING BOLLARDS.
- 8 NEW BOLLARDS - MATCH HEIGHT OF EXISTING. YELLOW PAINT.
- 9 REMOVE EXISTING BOLLARD, TYPICAL.
- 10 EXISTING CURB.
- 11 REMOVE EXISTING POLE LIGHT FIXTURE
- 12 REPLACE WALL-MOUNTED SITE LIGHTING.
- 13 NEW WALL-MOUNTED SITE LIGHTING.
- 14 REPLACE WALL-MOUNTED FACADE LIGHTING.
- 15 REMOVE ONE-STORY GARAGE.
- 16 REPAVE ASPHALT PARKING LOT INCLUDING AREA OF FORMER GARAGE.
- 17 REAR WALL OF GARAGE TO BE REMOVED DOWN TO HEIGHT SHOWN ON 1/A202. PROVIDE NEW CONCRETE COPING, MATCH COLOR OF COPING ON BUILDING ROOF DECKS.
- 18 NEW AWNING - ALUMINUM FRAME WITH CANVAS. SEE PROFILE IN DETAIL.
- 19 EXISTING PAVED SERVICE AREA.
- 20 REMOVE EXISTING CURB. SAWCUT WHERE NECESSARY.
- 21 REMOVE EXISTING WALL
- 22 NEW POLE LIGHT FIXTURE.
- 23 EXISTING CURB CUT AND DRIVEWAY - NO CHANGE.
- 24 BARRIER FREE PAVEMENT MARKINGS
- 25 BARRIER FREE PARKING SIGNAGE.
- 26 EXISTING ELECTRICAL TRANSFORMER

GENERAL SITE NOTES

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE PLANS AND/OR PROJECT SPECIFICATIONS. ANY WORK NOT COVERED SHALL CONFORM TO THE CITY'S STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS OR THE "STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, MICHIGAN DEPARTMENT OF TRANSPORTATION, LATEST EDITION AND SUPPLEMENTALS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE TO THE PROJECT SCHEDULE ESTABLISHED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE.
3. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. ALL PAVEMENT STRIPING SHALL BE FOUR (4) INCHES WIDE, UNLESS SHOWN OTHERWISE ON THE PLANS.
4. THE CONTRACTOR SHALL PROVIDE A MEDIUM BROOM ON ALL CONCRETE WALKS, RAMPS, AND PAVING SURFACES.
5. MAINTENANCE OF SEEDED AND SODDED AREAS SHALL INCLUDE ALL NECESSARY FERTILIZATION AND WATERING UNTIL SUCH TIME AS PROPER VEGETATION AND ROOT GROWTH IS ESTABLISHED.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER.
7. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SIDEWALKS AND ACCESSIBLE RAMPS ARE IN COMPLIANCE WITH THE ADAAG REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DESIGN INFORMATION AND ADAAG REGULATIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL SATISFY HERSELF/HIMSELF AS TO EARTHWORK QUANTITIES PRIOR TO BIDDING.

PROPERTY DESCRIPTION

(PER WAYNE CO RECORDS)

93 SEWARD AVENUE
WARD 02, ITEM 001189
THE WEST 16.11 FEET OF LOT 13 AND ALL OF LOT 12 AND THE EAST 7 FEET OF LOT 11
SCHMIDT'S SUBDIVISION L.19, P.66 PLATS, WAYNE CO RECORDS.

109 SEWARD AVENUE
WARD 02, ITEM 001190
THE WEST 51.33 FEET OF LOT 11 AND THE EAST 8.73 FEET OF LOT 10
SCHMIDT'S SUBDIVISION L.19, P.66 PLATS, WAYNE CO RECORDS.

117 SEWARD AVENUE
WARD 02, ITEM 001191
THE WEST 46.29 FEET OF LOT 10
SCHMIDT'S SUBDIVISION L.19, P.66 PLATS, WAYNE CO RECORDS.

DEVELOPMENT DATA

SITE DATA:
ZONING MAP: 7
ZONING DISTRICT: R5-H
LOT AREA: 0.795 ACRES
BUILDING DATA:
SEE CODE SUMMARY SHEET FOR BUILDING DATA

PARKING:
EXISTING # OF PARKING SPACES: 61:
48 OPEN / 13 COVERED
PROPOSED # OF PARKING SPACES: 71
REQUIRED # OF PARKING SPACES: 55
PROPOSED # OF ACCESSIBLE SPACES: 3
LOADING DOCK: EXISTING REAR GARAGE AND EXISTING PAVED SERVICE AREA


SITE PLAN LEGEND

	HANDICAP PARKING SIGN
	BOLLARD
	CATCH BASIN
	GROUND LIGHT - REFER TO ELECTRICAL
	LIGHT POLE
	UTILITY POLE
	FLAG POLE
	FIRE HYDRANT
	BUILDING ENTRANCE
	LANDSCAPING

ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0"

EXTERIOR LIGHTING - BASIS OF DESIGN



RSX3 LED Area Luminaire

Specifications


EPA (ft²@0°): 0.70 ft² (0.07 m²)

Length: 33.8" (85.9 cm) (SFA mount)

Width: 16.1" (40.9 cm)

Height: 3.0" (7.6 cm) Main Body
7.2" (18.3 cm) Arm

Weight (max): 48.0 lbs (21.8 kg)



D-Series Size 1 LED Flood Luminaire

Specifications

EPA: 0.6 ft² (0.05 m²)

Depth: 3-1/8" (82 mm)

Width: 8-7/8" (224 mm)

Height: 7-3/4" (198 mm)

Overall Height: 12" (305 mm)

Weight: 7.2 lbs (3.3 kg)

KraemerDesignGroup
 1420 Broadway / Detroit MI 48226 | P 313 965 3399 | F 313 965 3555
 www.kraemerdsg.com

Architect

Consultant

MIDTOWN SQUARE
 93 SEWARD ST
 DETROIT, MICHIGAN
MIDTOWN SQUARE II
LDHA LP
 300 SOUTH GRAND AVE, 14TH FLR
 LOS ANGELES, CA 90071

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issued for	date
Revision	Date

Date

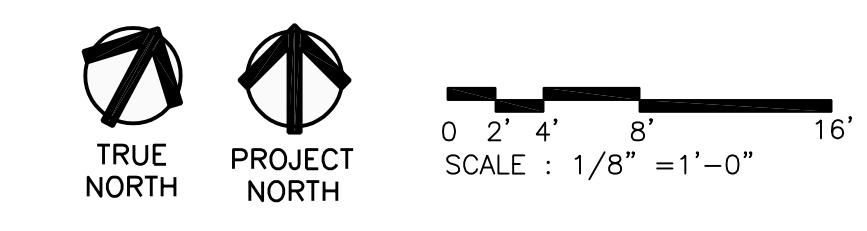
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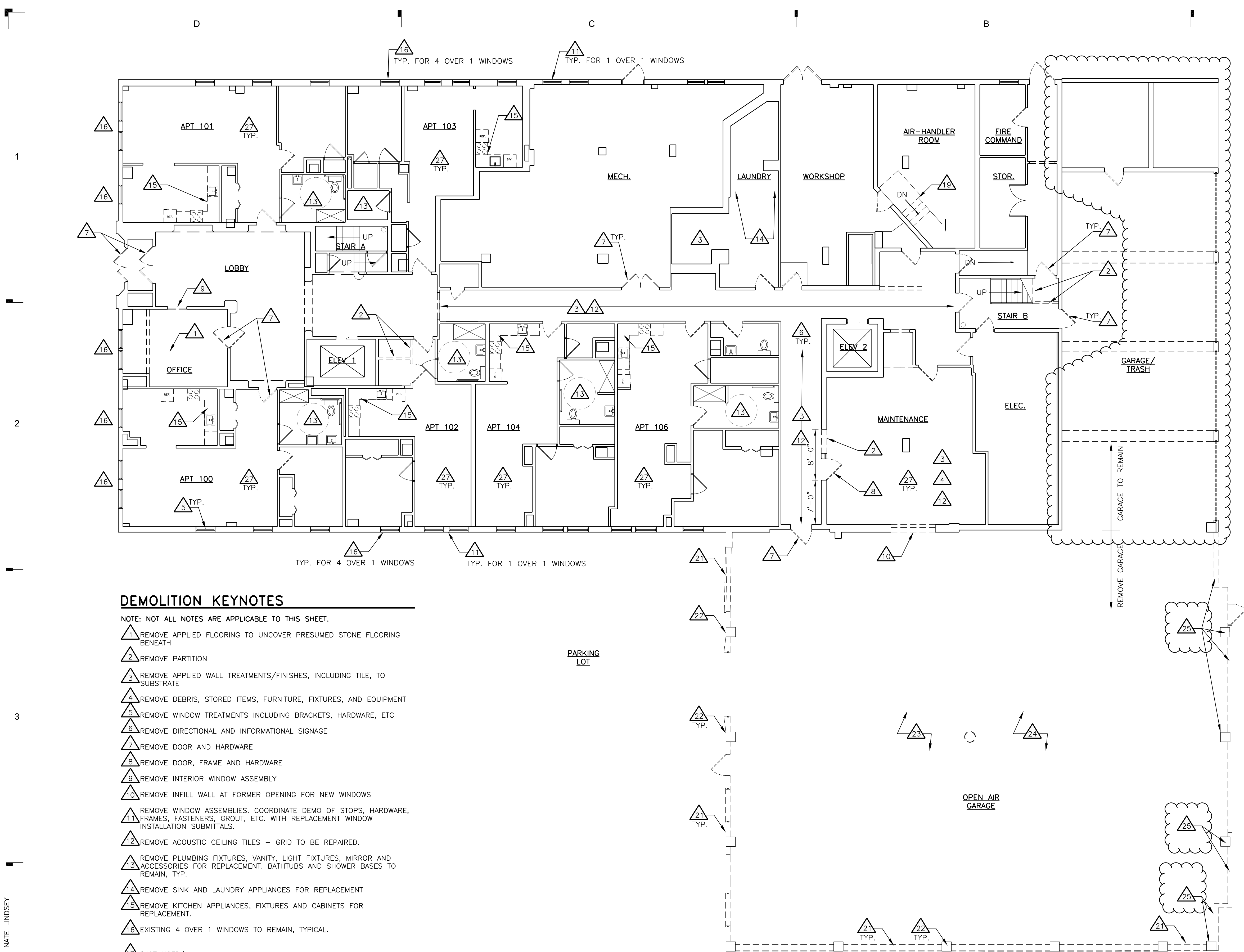
Sheet Title
ARCHITECTURAL SITE PLAN

Sheet Number

AS100

PLOTTED ON 2/8/2021 3:40 PM | PLOTTED BY NATE LINDSEY





DEMOLITION KEYNOTES

- NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
- 1 REMOVE APPLIED FLOORING TO UNCOVER PRESUMED STONE FLOORING BENEATH
 - 2 REMOVE PARTITION
 - 3 REMOVE APPLIED WALL TREATMENTS/FINISHES, INCLUDING TILE, TO SUBSTRATE
 - 4 REMOVE DEBRIS, STORED ITEMS, FURNITURE, FIXTURES, AND EQUIPMENT
 - 5 REMOVE WINDOW TREATMENTS INCLUDING BRACKETS, HARDWARE, ETC
 - 6 REMOVE DIRECTIONAL AND INFORMATIONAL SIGNAGE
 - 7 REMOVE DOOR AND HARDWARE
 - 8 REMOVE DOOR, FRAME AND HARDWARE
 - 9 REMOVE INTERIOR WINDOW ASSEMBLY
 - 10 REMOVE INFILL WALL AT FORMER OPENING FOR NEW WINDOWS
 - 11 REMOVE WINDOW ASSEMBLIES. COORDINATE DEMO OF STOPS, HARDWARE, FRAMES, FASTENERS, GROUT, ETC. WITH REPLACEMENT WINDOW INSTALLATION SUBMITTALS.
 - 12 REMOVE ACOUSTIC CEILING TILES - GRID TO BE REPAIRED.
 - 13 REMOVE PLUMBING FIXTURES, VANITY, LIGHT FIXTURES, MIRROR AND ACCESSORIES FOR REPLACEMENT. BATHTUBS AND SHOWER BASES TO REMAIN, TYP.
 - 14 REMOVE SINK AND LAUNDRY APPLIANCES FOR REPLACEMENT
 - 15 REMOVE KITCHEN APPLIANCES, FIXTURES AND CABINETS FOR REPLACEMENT.
 - 16 EXISTING 4 OVER 1 WINDOWS TO REMAIN, TYPICAL.
 - 17 (NOT USED.)
 - 18 REMOVE LIGHTING FIXTURES FOR REPLACEMENT.
 - 19 REMOVE WOOD STAIRS FOR REPLACEMENT.
 - 20 (NOT USED.)
 - 21 REMOVE WALL
 - 22 REMOVE COLUMN
 - 23 REMOVE STRUCTURE AND ROOF.
 - 24 REMOVE SLAB, CURBS, FLOOR DRAIN AND RESURFACE GARAGE AREA ALONG WITH PARKING LOT PER CIVIL.
 - 25 REMOVE WALL AND COLUMNS DOWN TO SCREEN WALL HEIGHT - REFER TO REAR ELEVATION.
 - 26 PROVIDE LINTEL AND SAW CUT NEW OPENING FOR EXIT DOOR.
 - 27 REMOVE EXISTING CARPETING, PADDING, TACKS, ADHESIVE. PATCH AND LEVEL SUB-FLOOR AS NEEDED. HISTORIC WALL BASE TO REMAIN. SALVAGE AS NECESSARY.

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

GENERAL NOTES

- A. CONTRACTOR TO CONDUCT WALK-THROUGH OF ENTIRE BUILDING TO GAIN UNDERSTANDING OF COMPLETE SCOPE OF DEMOLITION. PREMISES WILL BE ACCEPTED IN AN "AS-IS" CONDITION AND "WHERE IS."
- B. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- C. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
- D. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING.
- E. CONTRACTOR TO PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AS NECESSARY TO PROVIDE FOR ADEQUATE FIRE PROTECTION AND FIRE FIGHTING.
- F. CONTRACTOR TO MAINTAIN REQUIRED MEANS OF EGRESS DURING DEMOLITION AND CONSTRUCTION.
- G. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
- H. SAW CUT THROUGH EXISTING MATERIALS TO PROVIDE A SMOOTH, STRAIGHT EDGE (CLEAN EDGE) FROM WHICH TO REMOVE EXISTING MATERIALS.
- I. LIMIT THE SPREAD OF DUST, DIRT AND DEBRIS. BROOM CLEAN ALL WORK AREAS ON A DAILY BASIS.
- J. CONTRACTOR TO LEGALLY DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE.
- K. UNLESS NOTED OTHERWISE, FIREPROOFING TO REMAIN.
- L. UNLESS NOTED OTHERWISE, REMOVE ALL INTERIOR PARTITIONS WITH THE EXCEPTION OF STAIR SHAFTS AND ELEVATOR SHAFTS.
- M. REMOVE ALL EXISTING CARPETING, PADDING, TACKS, AND ADHESIVE AT ALL PUBLIC CORRIDORS AND APARTMENTS THROUGHOUT. PATCH AND LEVEL SUBFLOOR AS NEEDED.

ITEMS TO BE SALVAGED

SALVAGED ITEMS SHALL BE REMOVED AND RELOCATED TO AREA IN BUILDING AS DIRECTED BY THE OWNER UNLESS NOTED OTHERWISE. AFTER RELOCATION, CONTRACTOR SHALL PROVIDE PHOTOGRAPHIC EVIDENCE OF PLACEMENT ALONG WITH AN INVENTORY OF ITEMS. ITEMS SHALL BE LABELED AND PROTECTED. CONTRACTOR SHALL CONSULT WITH OWNER PRIOR TO REMOVAL OF ANY REMAINING ARTIFACTS.

- A. EXTERIOR SIGNAGE
- B. MARBLE THRESHOLDS

ITEMS TO REMAIN

ANY MATERIALS THAT ARE UNCOVERED WHICH APPEAR ORIGINAL OR SIGNIFICANT ARE TO REMAIN FOR EVALUATION, CONTACT THE ARCHITECT FOR EVALUATION BEFORE ANY WORK CONTINUES. PROTECT FROM DAMAGE THROUGHOUT CONSTRUCTION OR REMOVE AND PROTECT FOR RE-INSTALLATION. UNLESS NOTED OTHERWISE IN THE DRAWINGS THE FOLLOWING ITEMS SHALL REMAIN.

- A. ROOF SUMPS, CONDUCTORS, AND ASSOCIATED PIPING AND HANGERS
- B. MECHANICAL SYSTEM SHALL REMAIN OPERATIONAL
- C. PLATFORMS AND STRUCTURAL SUPPORT FOR ROOFTOP MECHANICAL EQUIPMENT.
- D. FIREPROOFING ON STRUCTURAL MEMBERS
- E. WALL-MOUNTED FIRE EXTINGUISHERS
- F. FIRE EXTINGUISHER CABINETS
- G. MARBLE FLOORING
- H. WOOD WALL BASE
- I. STONE WALL BASE
- J. CEILING PLASTER CROWN MOLDINGS
- K. DOORS, FRAMES WITHIN APARTMENTS EXCEPT WHERE DAMAGED
- L. APARTMENT ENTRANCE DOOR FRAMES EXCEPT WHERE DAMAGED
- M. ELEVATOR DOORS
- N. ELEVATOR FRAMES
- O. STAIR SYSTEMS INCLUDING TREADS, STRINGER, LANDING, GUARDRAIL AND HANDRAILS
- P. GUARDRAILS AND HANDRAILS
- Q. COLUMNS: FIREPROOFING, PLASTER FINISH, PLASTER OVERHEAD BRACKETS AND WOOD BASE
- R. PERIMETER WALLS - PLASTER FINISH
- S. CEILING MEDALLIONS

DEMOLITION LEGEND

- - - PARTITION TO BE DEMOLISHED
- PARTITION TO REMAIN
- DOOR AND FRAME TO BE REMOVED
- DOOR AND FRAME TO REMAIN



0 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

KraemerDesignGroup
1420 Broadway / Detroit MI 48226 | P 313 965 3399 | F 313 965 5555
www.kraemerdsgroup.com

Architect

Consultant

MIDTOWN SQUARE
93 SEWARD ST
DETROIT, MICHIGAN

MIDTOWN SQUARE II
LDHA LP
300 SOUTH GRAND AVE, 14TH FLR
LOS ANGELES, CA 90071

Project / Owner

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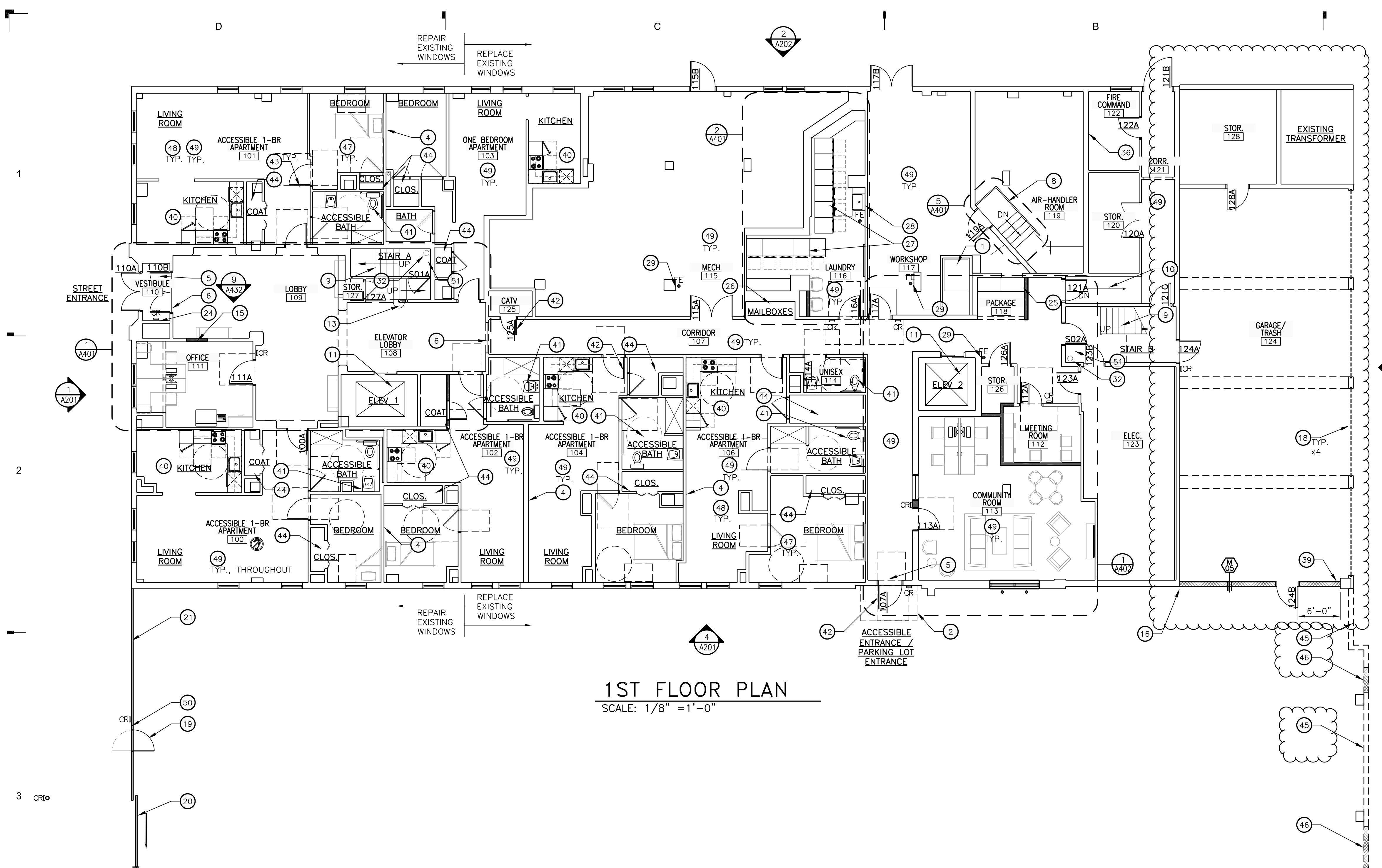
Project Number 2020051

Sheet Title
FIRST FLOOR
DEMOLITION PLAN

Sheet Number

AD101

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

CONSTR. KEYNOTES

NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

- 1 OUTLINE OF SHAFT ABOVE
- 2 OUTLINE OF CANOPY ABOVE
- 3 PROPERTY LINE
- 4 DEMISING WALL
- 5 WALK-OFF MAT - REPLACE W/ SIMILAR LAY-DOWN MAT
- 6 FLOORING TRANSITION
- 7 THRESHOLD
- 8 REPLACE WITH STEEL STAIRS.
- 9 EXISTING STAIR TO REMAIN
- 10 EXISTING RAMP TO REMAIN
- 11 EXISTING ELEVATOR - REFER TO SPECS FOR NEW FINISHES AND REPAIRS
- 12 EXISTING GUARDRAIL - REPAINT
- 13 DECORATIVE METAL RAILING
- 14 PARTITION
- 15 INFILL OPENING

- 16 ALIGN WITH FACE OF EXISTING
- 17 ACCESS PANEL
- 18 OVERHEAD SECTIONAL DOOR - REPLACE MOTOR AND CONTROLS.
- 19 NEW PEDESTRIAN GATE, SEE SITE PLAN
- 20 REPLACE VEHICLE GATE, SEE SITE PLAN
- 21 FENCE - REFER TO CIVIL
- 22 SHELVING
- 23 ROD AND SHELF
- 24 INTERCOM - REPLACE EXISTING
- 25 PARCEL STORAGE LOCKERS - SEE ENLARGED PLAN
- 26 REPLACE MAILBOXES
- 27 LAUNDRY EQUIPMENT - SEE ENLARGED PLAN
- 28 REPLACE UTILITY SINK - SEE PLUMBING
- 29 FIRE EXTINGUISHER
- 30 FIRE EXTINGUISHER CABINET
- 31 SEMI-RECESSED FIRE EXT. CABINET
- 32 EXISTING STANDPIPE
- 33 TELEPHONE D-MARK
- 34 SECURITY EQUIPMENT
- 35 SERVER RACK
- 36 FIRE CONTROL PANEL
- 37 REPLACE EXISTING FINISH FLOORING THROUGHOUT, TYP.
- 38 NEW FINISH FLOORING OVER EXISTING.
- 39 REINFORCED CMU BLOCK WALL, PAINTED
- 40 REPLACE KITCHEN CABINETS, APPLIANCES AND FIXTURES, TYP.
- 41 REPLACE PLUMBING FIXTURES, VANITY AND ACCESSORIES, TYP.
- 42 REPLACE DOOR AND HARDWARE, TYP.
- 43 REPLACE HARDWARE, TYP.
- 44 ADD NEW CLOSET SYSTEMS TO ALL APARTMENT CLOSETS, TYP.
- 45 EXISTING WALL AND COLUMNS ALONG ALLEY TO BE CUT DOWN TO SCREEN WALL HEIGHT. REFER TO REAR ELEVATION.

- 46 INFILL OPENING AT EXISTING WALL TO MATCH ADJACENT LOW WALLS. PAINTED FINISH.
- 47 PROVIDE SMOKE DETECTOR IN EACH BEDROOM
- 48 PROVIDE CARBON MONOXIDE DETECTOR IN EACH APARTMENT
- 49 REPAIR PARTITIONS AS NEEDED
- 50 DOOR BELL AT PEDESTRIAN GATE
- 51 PROVIDE NEW CANE RAIL AT FIRE RISERS

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 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.
 - 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 AT FIRE WALL.
 - I. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED BY CONTRACTOR IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
 - 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 NOTES ON SHEET A501 FOR ADDITIONAL REQUIREMENTS.
- WORK IN EXISTING STRUCTURES
- N. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASUREMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASUREMENT.
 - O. WHERE NEW OR INFILL PARTITION ABUTS EXISTING PARTITION, FACE OF PARTITIONS SHALL ALIGN, UNLESS NOTED OTHERWISE.
 - P. PARTITIONS WITH EXISTING FRAMING MAY REQUIRE REWORK TO ACCOMMODATE NEW OPENINGS, ETC.
 - Q. WHERE EXISTING FIRE-RESISTANCE RATED PARTITIONS ARE DAMAGED OR HAVE EXISTING OPENINGS, PARTITION TO BE PATCHED AND REPAIRED WITH MATERIALS MATCHING THE EXISTING ASSEMBLY TO MEET THE REQUIRED FIRE RESISTANCE RATING. CONTRACTOR TO REVIEW THE CONDITION OF ALL PARTITIONS IN THE FIELD.
 - 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 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. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
 - V. PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.
 - W. WORK INCLUDES REPAIRS TO EXISTING PLASTER AND GYP. BOARD AT ALL CORRIDORS, ELEVATOR LOBBIES, STAIR SHAFT ENCLOSURES, AND PARTITIONS IN APARTMENTS.
 - X. LUMINOUS EGRESS PATH MARKINGS: PROVIDE A SOLID AND CONTINUOUS STRIPE AT THE LEADING EDGE OF EACH STEP AND EXTEND THE FULL LENGTH OF THE STEP. OUTLINE STRIPES SHALL HAVE A MIN. HORIZ. WIDTH OF 1 INCH AND MAX WIDTH OF 2 INCHES. THE LEADING EDGE OF THE STRIPE SHALL NOT BE MORE THAN 1/2 FROM THE LEADING EDGE OF THE TREAD. THE SAME REQUIREMENTS APPLY TO THE STAIR LANDINGS EXCEPT AT THE HISTORIC LOBBY.

KraemerDesignGroup
1420 Broadway / Detroit MI 48226 | P: 313.965.3399 | F: 313.965.5555
www.kraemerdsg.com

Architect

Consultant

MIDTOWN SQUARE
99 SEWARD ST
DETROIT, MICHIGAN

MIDTOWN SQUARE II
LDHA LP
300 SOUTH GRAND AVE, 14TH FLR
LOS ANGELES, CA 90071

Project / Owner

Seal

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FIRST FLOOR PLAN

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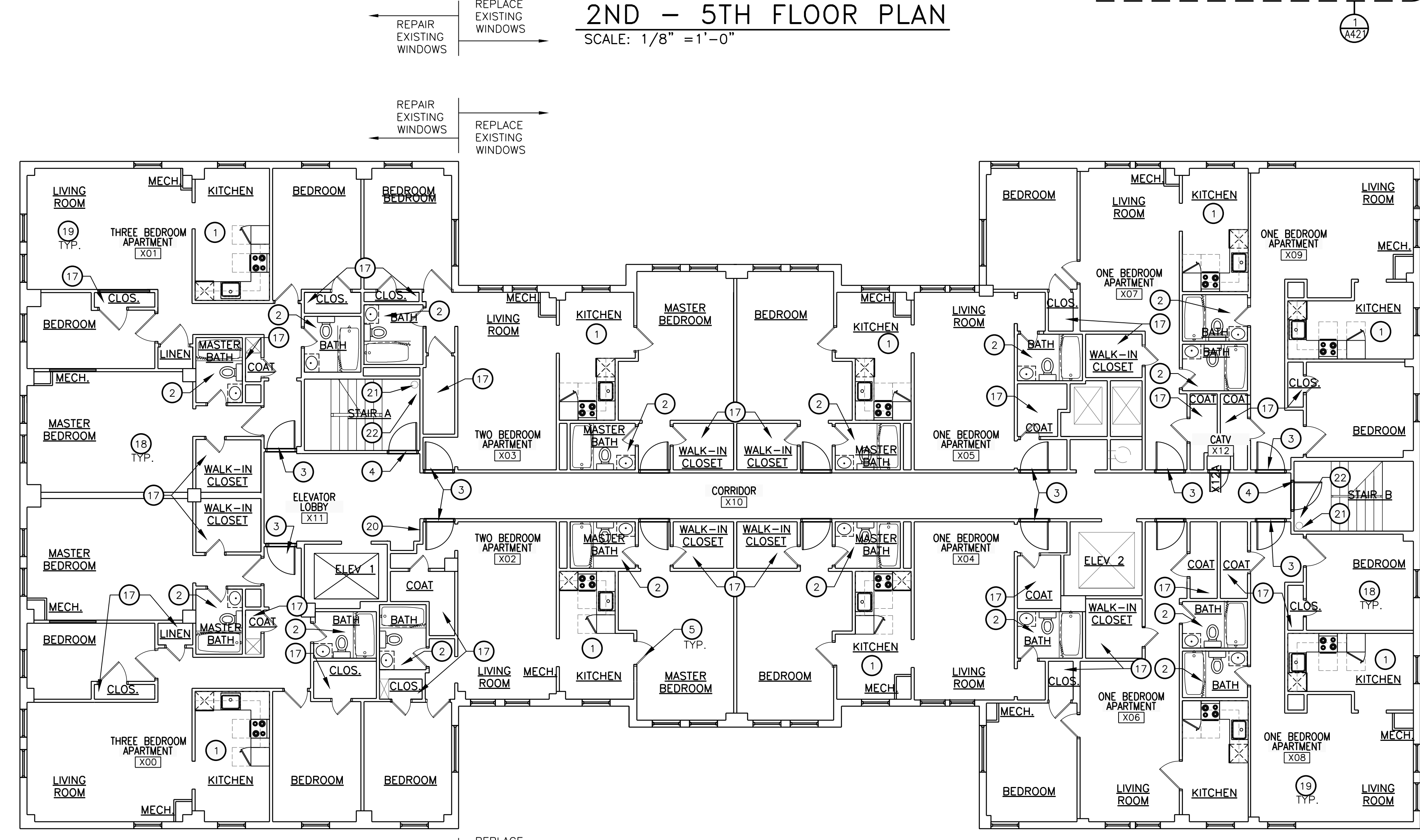
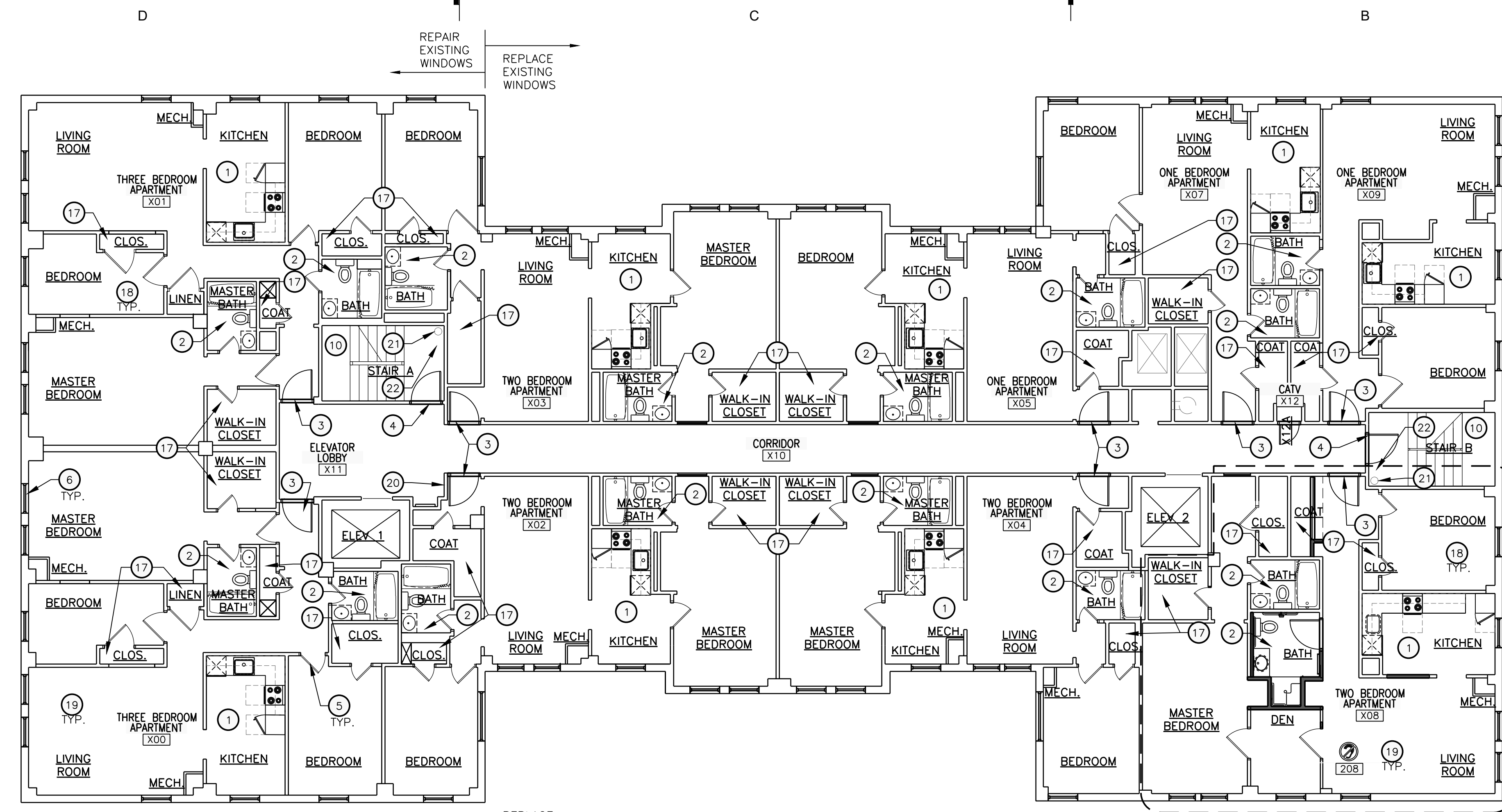
A101

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0' 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

PLOTTED ON 1/14/2021 7:27 PM | PLOTTED BY NATE LINDSEY



CONSTR. KEYNOTES

- NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
- 1 REPLACE KITCHEN CABINETS, APPLIANCES, AND FIXTURES, TYP.
 - 2 REPLACE BATHROOM FIXTURES, VANITIES, AND ACCESSORIES, TYP.
 - 3 REPLACE ENTRANCE DOOR, TYP.
 - 4 REPLACE DOOR AND HARDWARE
 - 5 REPLACE DOOR HARDWARE, TYP.
 - 6 REPLACE WINDOW TREATMENTS, TYP.
 - 7 FLOORING TRANSITION
 - 8 THRESHOLD
 - 9 STAIR
 - 10 EXISTING STAIR TO REMAIN
 - 11 EXISTING ELEVATOR
 - 12 SHAFT
 - 13 SHAFT ENCLOSURE
 - 14 ACCESS PANEL
 - 15 SHELVING -
 - 16 ROD AND SHELF -
 - 17 ADD NEW CLOSET SYSTEMS TO ALL APARTMENT CLOSETS, TYP.
 - 18 PROVIDE SMOKE DETECTOR IN EACH BEDROOM
 - 19 PROVIDE A CARBON MONOXIDE DETECTOR IN EACH APARTMENT
 - 20 EXISTING FIRE EXTINGUISHER
 - 21 EXISTING STANDPIPE
 - 22 PROVIDE NEW CANE RAIL AT FIRE RISERS

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 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.
- 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. CONTRACTOR SHALL PROVIDE AND INSTALL CORNER GUARDS (CG) AS IDENTIFIED ON PLANS. CG SHALL BE FULL HEIGHT FROM TOP OF BASE TO CEILING. TYP. EXCEPT AT WWC - INSTALL FROM TOP OF WWC TO CLG.
- I. 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 AT FIRE WALL.
- J. SEMI-RECESSED FIRE EXTINGUISHER (FE) ARE SHOWN ON PLAN - REFER TO SHEET A501 FOR TYPICAL DETAILS. FINAL LOCATION OF FIRE EXTINGUISHERS SHALL BE REVIEWED IN FIELD WITH BUILDING OFFICIAL PRIOR TO INSTALLATION ROUGH-IN.
- K. 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.
- L. COORDINATE WITH ROOM FINISH AND MATERIAL SCHEDULE.
- M. COORDINATE WITH ENLARGED ROOM PLAN FOR ADDITIONAL REQUIREMENTS.
- N. SEE PARTITION NOTES ON SHEET A501 FOR ADDITIONAL REQUIREMENTS. WORK IN EXISTING STRUCTURES
- O. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASUREMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE NEW GYPSUM BOARD PARTITION IS SHOWN INTERSECTING A COLUMN ENCASUREMENT THE CENTERLINE OF THE WALL SHALL BE CENTERED ON THE COLUMN ENCASUREMENT.
- 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. WHERE EXISTING FIRE-RESISTANCE RATED PARTITIONS ARE DAMAGED OR HAVE EXISTING OPENINGS, PARTITION TO BE PATCHED AND REPAIRED WITH MATERIALS MATCHING THE EXISTING ASSEMBLY TO MEET THE REQUIRED FIRE RESISTANCE RATING. CONTRACTOR TO REVIEW THE CONDITION OF ALL PARTITIONS IN THE FIELD.
- S. 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.
- T. WHERE 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.
- U. 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.
- V. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
- W. PROVIDE TEMPORARY DUSTPROOF PARTITIONS AS REQUIRED TO PROTECT ALL EXISTING AREAS FROM DAMAGE.

KraemerDesignGroup
1420 Broadway | Detroit, MI 48226 | P 313 965 3399 | F 313 965 3555
www.kraemerdsg.com

Architect

Consultant

MIDTOWN SQUARE
93 SEWARD ST
DETROIT, MICHIGAN

MIDTOWN SQUARE II
LDHA LP
300 SOUTH GRAND AVE, 14TH FLR
LOS ANGELES, CA 90071

Project / Owner

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Sheet Title
**2ND-5TH FLOOR PLAN
& 6TH-8TH FLOOR
PLAN**

Sheet Number



0 2' 4' 8' 16'
SCALE: 1/8" = 1'-0"

A102

Architect

Consultant

MIDTOWN SQUARE
 99 SEWARD ST
 DETROIT, MICHIGAN

MIDTOWN SQUARE II
 LDHA LP
 300 SOUTH GRAND AVE, 14TH FLR
 LOS ANGELES, CA 90071

Project / Owner

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Sheet Title
**PENTHOUSE PLAN
 AND ROOF PLAN**

Sheet Number

A103

ROOFING GENERAL NOTES

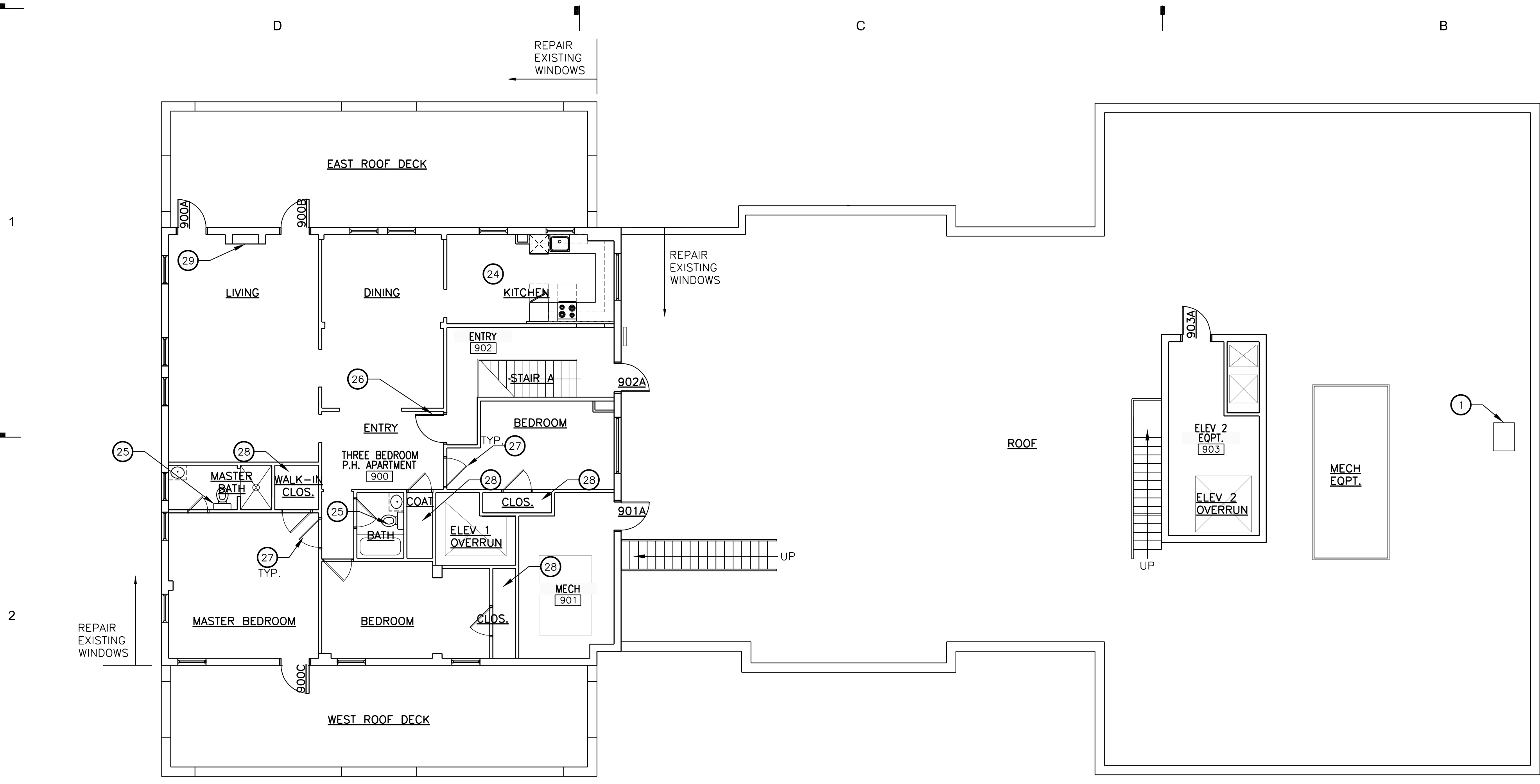
- A. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, AND STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURER'S PRINTED INSTRUCTIONS AND NRCA STANDARDS.
- B. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM AND COORDINATE.
- C. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM. AREAS MARKED WITH DESIGNATED LETTER, SEE ROOF PLAN AND NOMENCLATURE.
- D. MINIMUM SLOPE ALLOWABLE ON THE ROOF SHALL BE NO LESS THAN 1/4" PER FOOT. CRICKET THE UP-SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS OVER 20" IN WIDTH.
- E. CONTRACTOR TO ENSURE RUNOFF PITCHES AWAY FROM ROOF EXPANSION JOINTS AND ROOF AREA SEAMS. ELEVATE ROOF EXPANSION JOINTS A MINIMUM OF 8" ABOVE THE ROOF MEMBRANE.
- F. ALL CRICKET AND TAPERED INSULATION SHALL BE INSTALLED WITH A FINISH 1/4" PER FOOT MIN. SLOPE. CRICKET THE UP-SLOPE SIDE OF ALL SQUARE CURBS AND PROJECTIONS.
- G. PROVIDE 22 GAUGE STAINLESS STEEL, 2D FINISH, TREATED WOOD CURB AND BOX HOOD AT ALL GAS LINE AND WATER LINE ROOF PENETRATIONS. SEE A321 FOR TYPICAL ROOF DETAILS.
- H. PROVIDE WALKWAY PROTECTION PADS AROUND ALL ROOF HATCHES, MECHANICAL UNITS, AT ROOF TOP ACCESS DOORS, AND LADDERS (TOP & BOTTOM).
- I. CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY, WHERE APPLICABLE.
- J. OVERFLOW DRAINS SHALL BE SET 2" HIGHER THAN MAIN ROOF DRAIN ELEVATIONS UNLESS NOTED OTHERWISE. OVERFLOW DRAINS SHALL NOT HAVE STRAINERS UNLESS REQUIRED BY LOCAL CODES.
- K. AVOID THE USE OF PITCH PANS ON LOW-PITCH ROOFS EXCEPT WHERE NO OTHER SOLUTION CAN BE USED.
- L. SECURE NAILERS AND CANT STRIPS TO ROOF DECK NOT TO PARAPETS OR ADJACENT WALLS, TYPICAL.
- M. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT CURBS AND STANDS NECESSARY FOR ROOFTOP EQUIPMENT.

REROOFING GENERAL NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING, OCCUPANTS, AND WORKERS THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS AND COMPLY WITH ALL APPLICABLE REGULATIONS INCLUDING OSHA SAFETY REGULATIONS FOR ROOF REPLACEMENT AND DEMOLITION OPERATIONS.
- B. THE CONDITION OF THE EXISTING ROOF ASSEMBLY INCLUDING ROOF COVERING, SUBSTRATE AND DECKING IS UNKNOWN AND MAY BE DAMAGED OR DETERIORATED.
- C. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AND MAKE MINOR ADJUSTMENTS AS NECESSARY. NOTIFY ARCHITECT OF ANY DISCREPANCIES WHICH MAY AFFECT THE OUTCOME OF THE WORK.
- D. THE CONTRACTOR SHALL REMOVE AND REINSTALL ALL EXISTING ROOF OR WALL MOUNTED EQUIPMENT AND ACCESSORIES TO REMAIN IN AREAS OF ROOF REPLACEMENT AS NECESSARY TO COMPLETE THE WORK. ALL CURBED ROOF PENETRATIONS SHALL EXTEND A MIN. OF 12" ABOVE THE FINISHED ROOF SURFACE. PROVIDE OR MODIFY EXISTING CONSTRUCTION WITH NEW TREATED WOOD BLOCKING AS NECESSARY. FIELD VERIFY SIZE, QUANTITY, AND LOCATION OF ALL ROOF PENETRATIONS, EQUIPMENT AND ACCESSORIES. MODIFY/EXTEND EXISTING CONTROL WIRING, CONDUIT, DUCTWORK OR PIPING AS NECESSARY. NOTIFY THE OWNER AND COORDINATE ANY INTERRUPTION IN EQUIPMENT SERVICE PRIOR TO REMOVAL.
- E. PROTECT EXISTING UTILITIES DURING CONSTRUCTION. FLASH ALL UTILITY, CONDUIT, AND PIPING PENETRATIONS IN ACCORDANCE WITH THE ROOF MANUFACTURER'S PUBLISHED INSTRUCTIONS. FIELD VERIFY SIZE, QUANTITY AND LOCATION.
- F. ALL EXISTING FINISHES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO A CONDITION AT LEAST EQUAL IN MATERIAL AND APPEARANCE TO THAT WHICH EXISTED BEFORE CONSTRUCTION BEGAN.
- G. CONTRACTOR TO MAINTAIN DRAINAGE FLOWS AT ALL TIMES DURING THE PERFORMANCE OF THE WORK.
- H. CONTRACTOR TO REMOVE EXISTING ROOFING MATERIALS AT PARAPET WALL AND INSPECT CONDITION OF EXISTING PARAPET WALL. CONTRACTOR SHALL REPORT TO ARCHITECT ANY UNSTABLE CONDITIONS REQUIRING REPAIR PRIOR TO PROCEEDING WITH WORK.
- I. CONTRACTOR SHALL PROVIDE PLYWOOD OR COVER BOARD BEHIND MEMBRANE ROOFING AT ALL EXISTING WALL SURFACES TOO ROUGH FOR PROPER INSTALLATION.

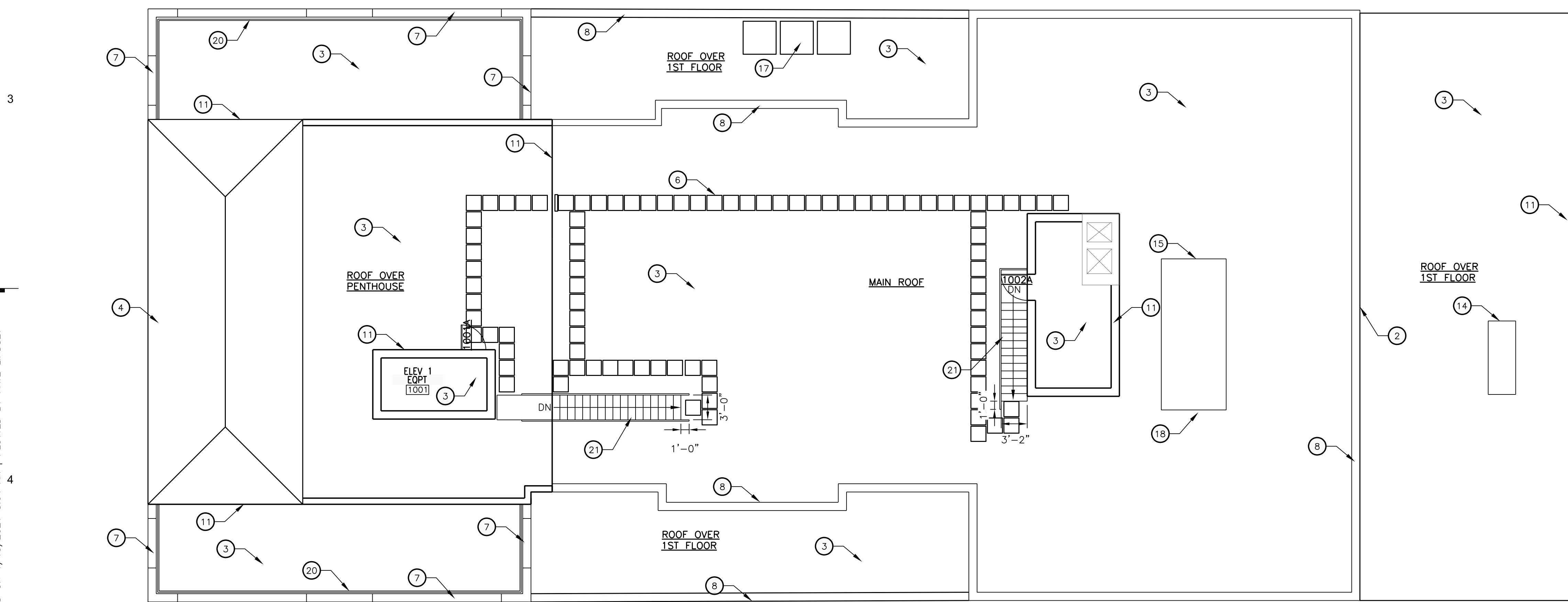
CONSTRUCT. KEYNOTES

- NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.
- 1 EXISTING ROOF HATCH -
 - 2 ROOF ACCESS THRU WINDOW (BELOW)
 - 3 REPLACE ROOFING - EPDM
 - 4 EXISTING STANDING SEAM TO REMAIN
 - 5 TAPERED ROOF INSULATION
 - 6 WALK-WAY PAD
 - 7 EXISTING STONE COPING TO REMAIN
 - 8 EXISTING WELDED COPPER COPING
 - 9 REPLACE METAL COPING, MATCH EXIST'G
 - 10 EXISTING SCUPPER
 - 11 GUTTER AND DOWNSPOUT - REPAIR EXISTING
 - 12 EXISTING ROOF DRAIN
 - 13 TRASH CHUTE VENT -
 - 14 GENERATOR - REPLACE EXISTING
 - 15 ROOFTOP EQPT. - REPLACE - SEE MECH.
 - 16 REPLACE EXHAUST FAN - SEE MECH.
 - 17 EXISTING VENT
 - 18 EXISTING GRILLAGE
 - 19 CURB
 - 20 EXISTING GUARDRAIL
 - 21 MECH PH ACCESS STAIRS - REPLACE WOOD STAIRS WITH NEW STEEL STAIRS
 - 22 FAÇADE LIGHTING - SEE ELECTRICAL
 - 23 WEATHER PROOF ELECTRICAL OUTLET - SEE ELECTRICAL
 - 24 REPLACE KITCHEN CABINETS, APPLIANCES, AND FIXTURES, TYP.
 - 25 REPLACE PLUMBING FIXTURES, VANITY AND ACCESSORIES, TYP.
 - 26 REPLACE DOOR AND HARDWARE, TYP.
 - 27 REPLACE HARDWARE, TYP.
 - 28 ADD NEW CLOSET SYSTEMS TO ALL APARTMENT CLOSETS, TYP.
 - 29 EXISTING FIREPLACE - REPAIR, CLEAN AND INSPECT



PENTHOUSE PLAN

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



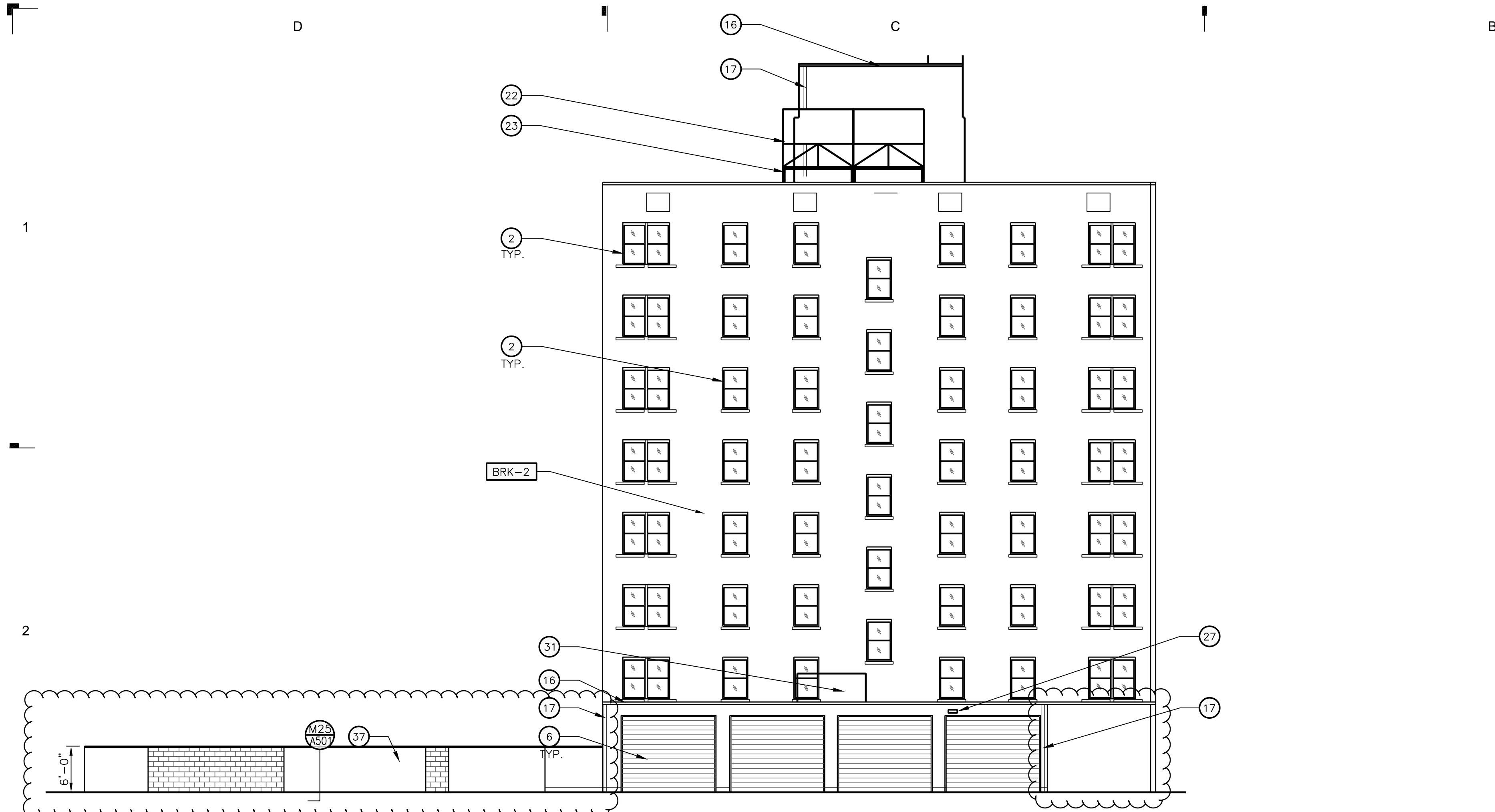
ROOF PLAN

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



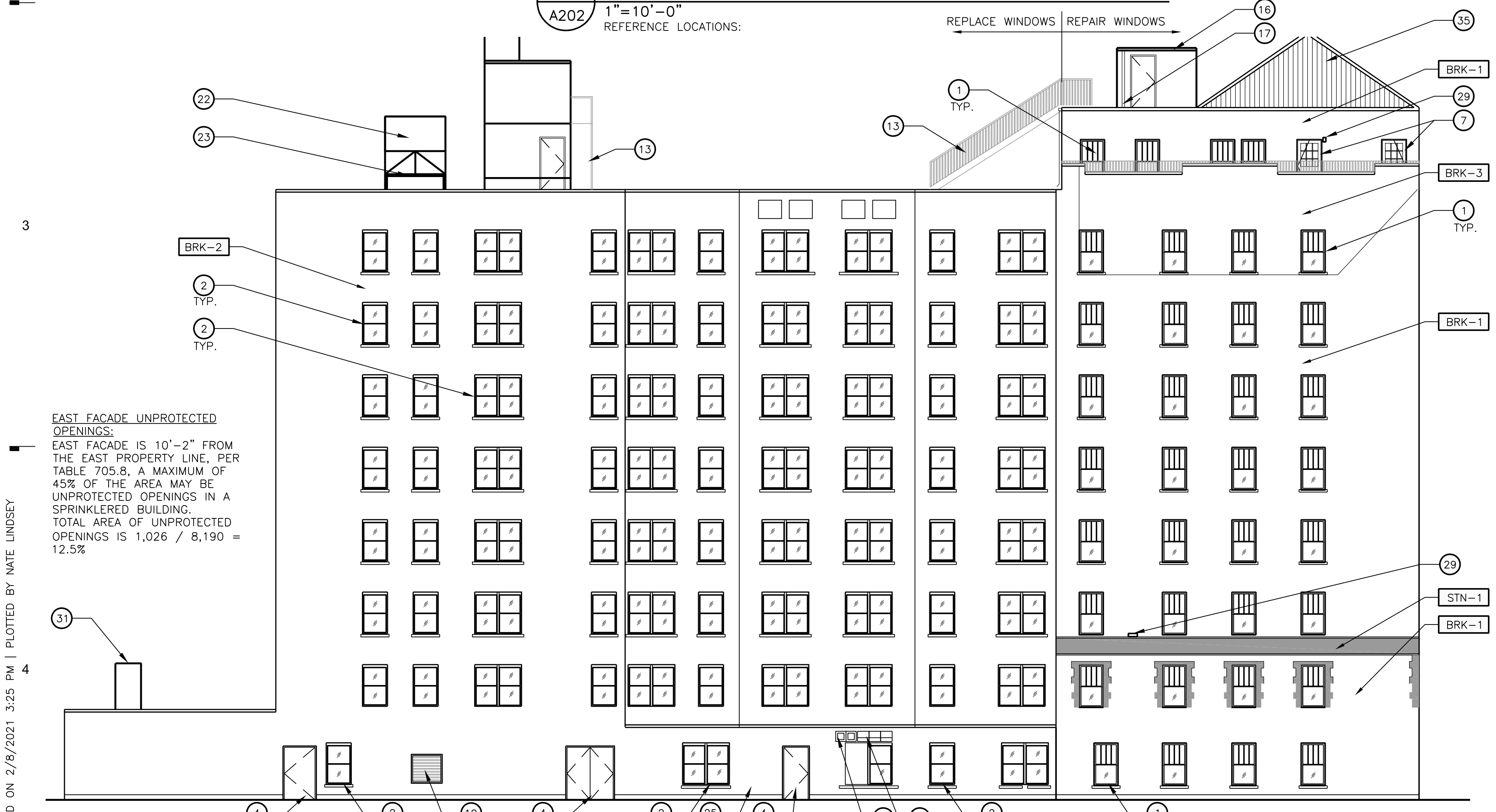
0 2' 4' 8' 16'
 SCALE: 1/8" = 1'-0"

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1 EXTERIOR ELEVATION - REAR FACADE

1" = 10'-0"
REFERENCE LOCATIONS:



2 EXTERIOR ELEVATION - RIGHT SIDE / WEST FACADE

1" = 10'-0"
REFERENCE LOCATIONS:

EAST FACADE UNPROTECTED OPENINGS:
EAST FACADE IS 10'-2" FROM THE EAST PROPERTY LINE, PER TABLE 705.B, A MAXIMUM OF 45% OF THE AREA MAY BE UNPROTECTED OPENINGS IN A SPRINKLERED BUILDING. TOTAL AREA OF UNPROTECTED OPENINGS IS 1,026 / 8,190 = 12.5%

CONSTRUCTION KEYNOTES

NOTE: NOT ALL NOTES ARE APPLICABLE TO THIS SHEET.

- 1 WINDOW- REPAIR EXISTING
- 2 WINDOW- REPLACE WITH HISTORIC REPLICA WINDOW
- 3 STOREFRONT
- 4 DOOR- REPLACE EXISTING
- 5 DOOR- NEW
- 6 OVERHEAD SECTIONAL DOOR
- 7 TERRACE FRENCH DOOR - REPLACE EXISTING
- 8 GATE- NEW PEDESTRIAN GATE
- 9 GATE- REPLACE VEHICLE GATE
- 10 FENCE- REPLACE EXISTING
- 11 EXISTING COPING- SEE ROOF PLAN
- 12 EXISTING GUARD RAIL
- 13 REPLACE EXTERIOR ELEVATOR PENTHOUSE ACCESS STAIR
- 14 NEW WINDOW AT BRICKED UP FORMER OPENING
- 15 AWNING - CF/CI
- 16 GUTTER- REPAIR EXISTING - SEE ROOF PLAN
- 17 DOWNSPOUT - REPAIR EXISTING- SEE ROOF PLAN
- 18 EXISTING ADDRESS SIGNAGE
- 19 EXISTING LOUVER
- 20 EXISTING VENT
- 21 EXHAUST FAN- REPLACE EXISTING
- 22 ROOFTOP EQUIPMENT- REPLACE EXISTING EQUIPMENT
- 23 GRILLAGE - EXISTING TO REMAIN
- 24 SIAMESE FIRE HOSE CONNECTOR- SEE PLUMBING
- 25 FIRE PUMP TEST CONNECTION- SEE PLUMBING
- 26 FROST FREE HOSE BIB- SEE PLUMBING
- 27 SECURITY LIGHT
- 28 WALL MOUNTED LIGHT FACADE LIGHT FIXTURE- REPLACE EXISTING
- 29 WALL MOUNTED LIGHT FIXTURE- REPLACE EXISTING
- 30 WALL MOUNTED LIGHT FIXTURE- NEW
- 31 EMERGENCY POWER GENERATOR- REPLACE EXISTING - SEE ELECTRICAL
- 32 BLOCK WALL- NEW INFILL - PAINT TO MATCH EXISTING PAINTED BRICK
- 33 ORNAMENTAL STONE DETAILS- EXISTING
- 34 ENTRANCE DOOR, REPLACE EXISTING
- 35 EXISTING STANDING SEAM ROOF TO REMAIN
- 36 NEW DOOR IN NEW OPENING
- 37 EXISTING WALL, DEMOLISH DOWN TO HEIGHT INDICATED ON ELEVATION AND PROVIDE COPING.
- 38 LINE OF WEST GARAGE TO BE REMOVED
- 39 EXISTING BOLLARD
- 40 NEW BOLLARD TO MATCH EXISTING

GENERAL NOTES

- A. REFER TO A600 SERIES FOR WINDOW AND DOOR SCHEDULE AND DETAILS.
- B. REFER TO ROOF PLAN FOR PARAPET AND OVERHANG INFORMATION.
- C. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL LIGHTING REQUIREMENTS AND FIXTURE TYPES.
- D. PROVIDE BACKING AND/OR STRUCTURAL SUPPORT AS REQUIRED FOR SIGNAGE AND LIGHTING.
- E. APPLY SEALANT WHENEVER DISSIMILAR MATERIALS MEET.

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 BRICK, STONE AND TERRA COTTA 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. ALL MASONRY AND TERRA COTTA CLEANING SHALL MEET THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- 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 BRING MASONRY/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 EVIDENCING UNSOUNDNESS OR 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 STAISFACTORY 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 THE INTERIOR STANDARDS FOR REHABILITATION AS WELL AS ALL APPLICABLE NATIONAL PARK SERVICE TECHNICAL BRIEFS.
- M. ANY MASONRY/STONE UNIT SHALL 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.)

EXTERIOR ELEVATION MATERIAL LEGEND

- STN-1 GRAY LIMESTONE - EXISTING - CLEAN AND REPAIR
- BRK-1 BRICK, DARK RED - EXISTING ORIGINAL - CLEAN AND REPAIR
- BRK-2 BRICK, LIGHT TAUPE PAINTED- EXISTING - CLEAN AND REPAIR
- BRK-3 BRICK, RED, FROM PRIOR REPAIR WORK - CLEAN AND REPAIR

0' 2' 4' 8' 16'
SCALE : 1/8" = 1'-0"

KraemerDesignGroup
 1420 Broadway / Detroit MI 48226 | P: 313.965.3399 | F: 313.965.5555
 www.kraemerdsg.com

Architect

Consultant

MIDTOWN SQUARE
 99 SEVARD ST
 DETROIT, MICHIGAN
MIDTOWN SQUARE II
LDHA LP
 300 SOUTH GRAND AVE, 14TH FLR
 LOS ANGELES, CA 90071

Project / Owner

Seal

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HDC	02-08-21
PERMIT BID	02-01-21
100% O.R.	01-25-21
HDC	01-15-21
issued for	date
Revision	Date

Date

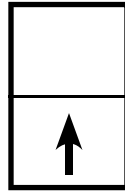
Project Number 2020051

Sheet Title
EXTERIOR ELEVATION

Sheet Number

A202

PLOTTED ON 2/8/2021 3:25 PM | PLOTTED BY NATE LINDSEY



**H500 Series
AW-PG50
3 1/4" Frame Depth
Single Hung**

H500 SERIES SINGLE HUNG

The Quaker Historical H500 Series Single Hung window is ideal for a variety of applications including - Historical, Landmarks, Institutions, Education, Apartments and Assisted Living.

FEATURES

- ◇ Commercial Framing System
 - 3 1/4" main frame
 - 0.062" wall thickness of interior and exterior walls
- ◇ Thermally Enhanced Design
 - Azon pour and debridge thermal break is 1/2" wide in all main frame and vent rail extrusions
- ◇ Glazing
 - 5/8" insulated glass
- ◇ Hardware
 - Gravity latch
- ◇ Screen
 - Extruded aluminum screen frame with BetterVue™ mesh

BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings
- ◇ Historically accurate panning and trim styles to help your project meet Historic Preservation codes

PERFORMANCE

- ◇ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Single Hung
AAMA/WDMA/CSA 101/I.S.2/A440-08 Rating	AW-PG50
Structural Load P.S.F.	75.19
Air at 50 MPH (cfm/ft ²)	0.17
Water (No Penetration) P.S.F.	10.03
U-Value (with Low-E and Argon)	0.40 - 0.49
SHGC (with Low-E and Argon)	0.14 - 0.31

Window test size: 60" x 99"

Operating Force: 25.3 lbf (maintain motion), 14 lbf (latches)

OPTIONS

- ◇ Available Configurations
 - **Single Hung**
 - Oriel single hung
- ◇ Muntin Choices
 - Internal or simulated divided lites available **NO LITES**
- ◇ Limited travel hardware
- ◇ Screen
 - Extruded aluminum screen frame with aluminum wire mesh
 - Extruded aluminum screen frame with sunscreen mesh
 - Extruded aluminum screen frame with stainless steel 0.009" thickness mesh
 - Security screen **NO SCREENS**
- ◇ Glazing
 - Capillary tubes
 - Argon gas
 - Wide variety of glazing, tinting and thickness options
- ◇ Panning & Trim Choices
 - Wide variety of panning, receptor and trim available **SEE MARKED PANNING BROCHURE**
- ◇ Mulling
 - Wide variety of structural mulls
- ◇ Specialty
 - Attached exterior or interior storm window
 - Extension jambs
 - Screen track cut-out
 - Ogee lugs



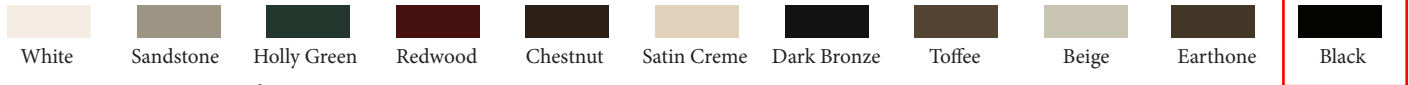
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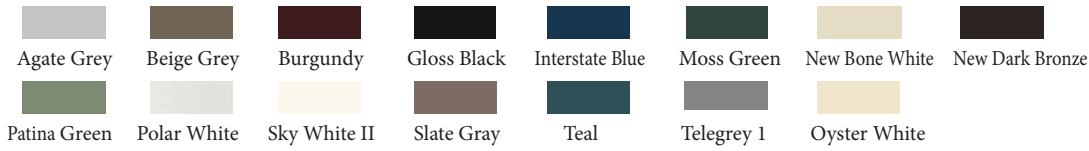
ARCHITECTURAL PAINT COATINGS AND FINISHES

◇ Baked on powder coat finish meets ANSA/AAMA 2604 specs and is available in unlimited colors

- 11 Popular Colors



- 15 Impressive Colors



- 7 Resemble Colors (painted finish resembling anodized)



- Unlimited Custom Colors

◇ ANSA/AAMA 2605 powder coat finishes

◇ AAMA 611-98 Class I clear and tinted anodized finishes

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

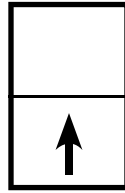
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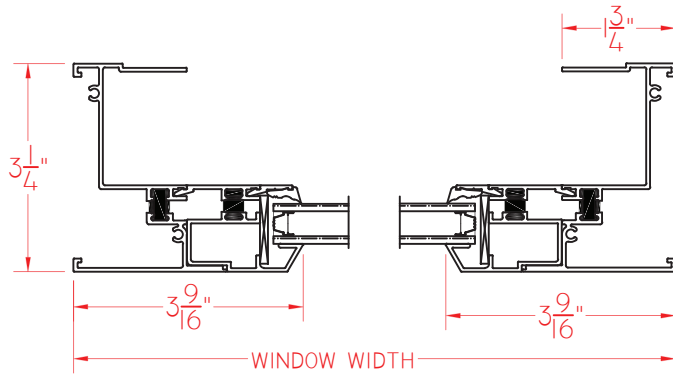


**H500 Series
AW-PG50
3 1/4" Frame Depth
Single Hung**



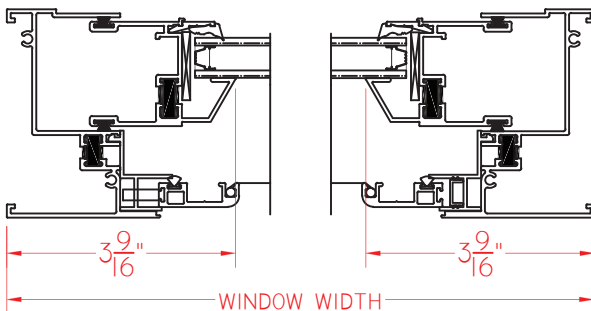
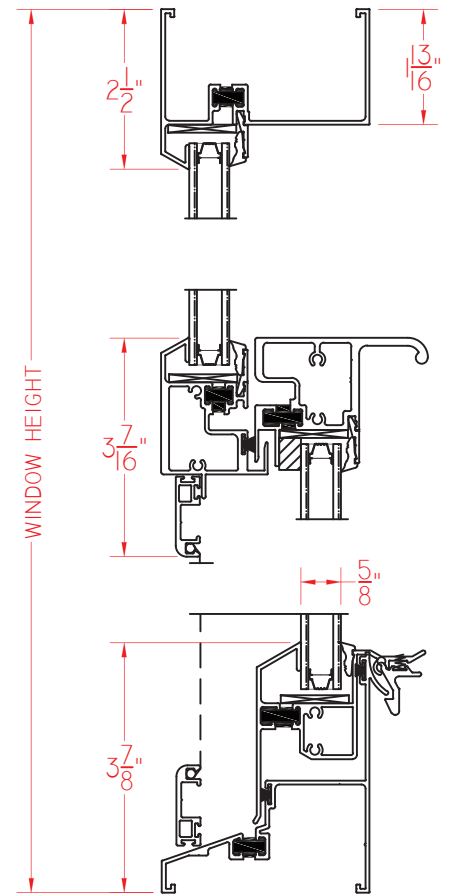
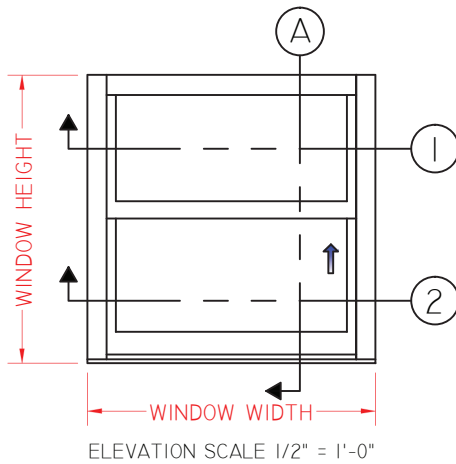
H500 SH

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① HORIZONTAL CROSS SECTION

Ⓐ VERTICAL CROSS SECTION



② HORIZONTAL CROSS SECTION

H500 SINGLE HUNG 02.04.2015 VERSION 1.0

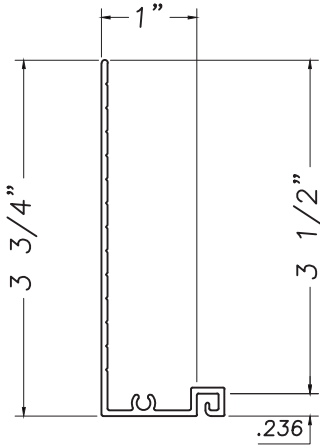
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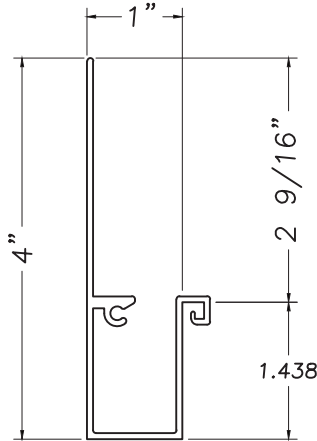




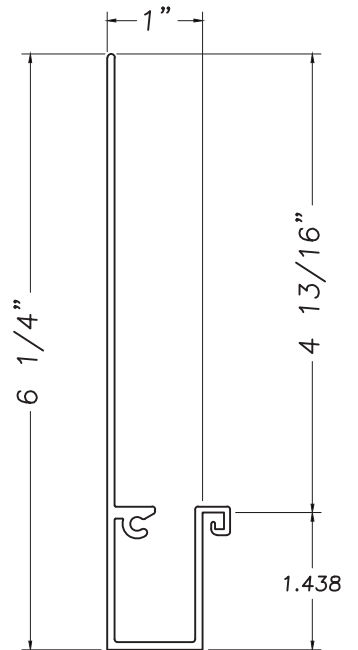
Rosenthal Hall Panning
M3040



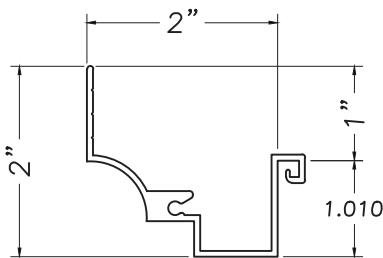
Panning
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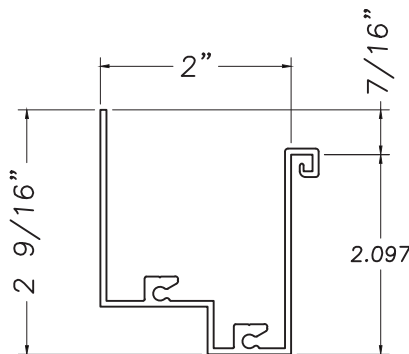
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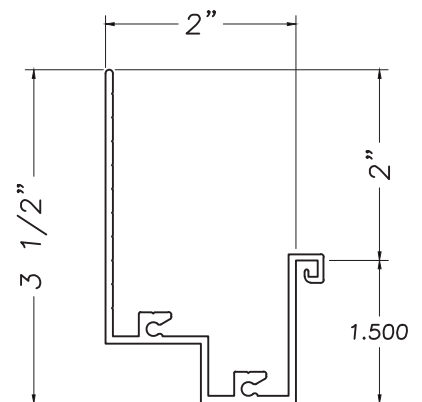
Panning
M16175



Colt Panning
MAX19893



Exterior Panning
M20861

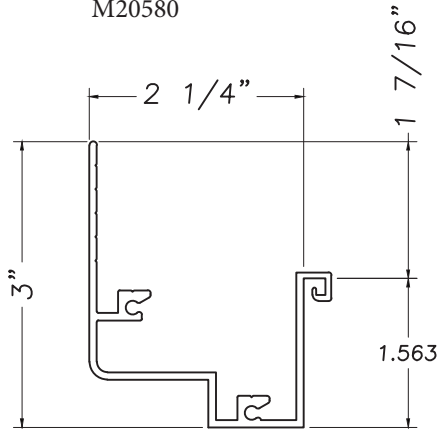


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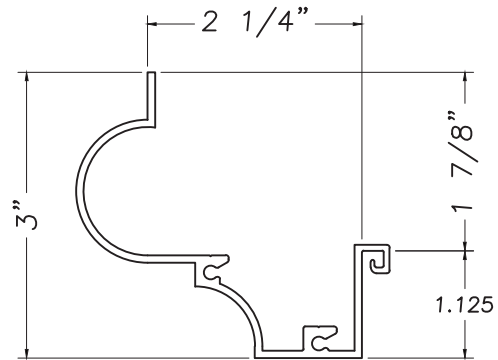




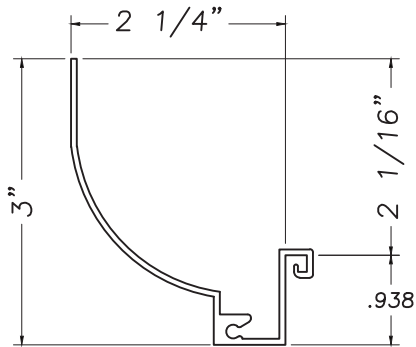
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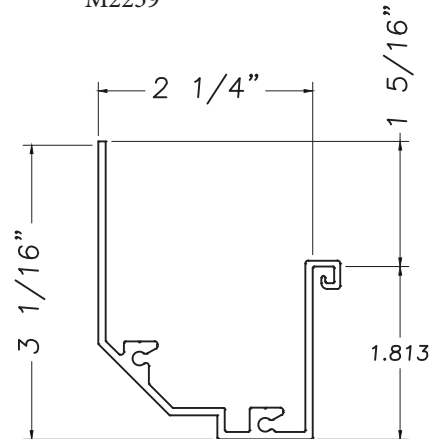
Panning
M20923



Historic Panning
M16249

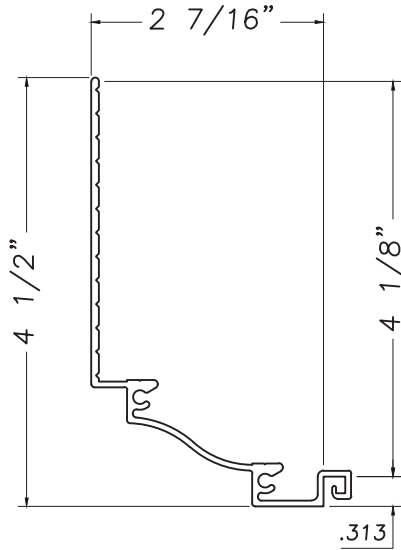


Panning
M2239

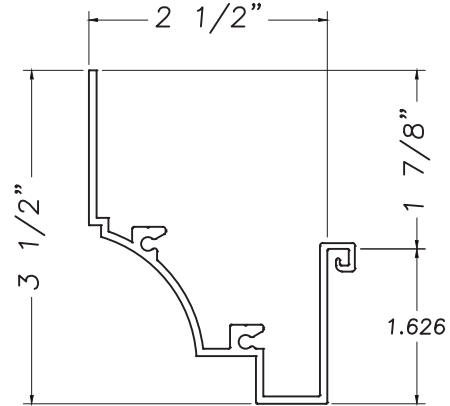




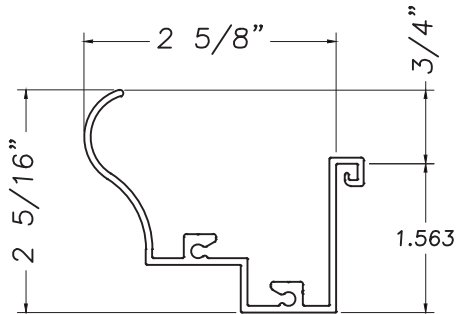
Panning
MAX18291



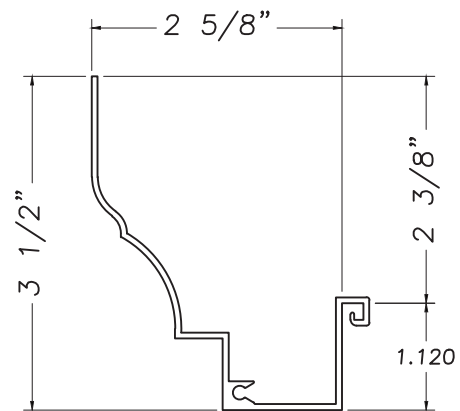
Panning
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Windemere Panning
M19887



Historic Panning
M16353

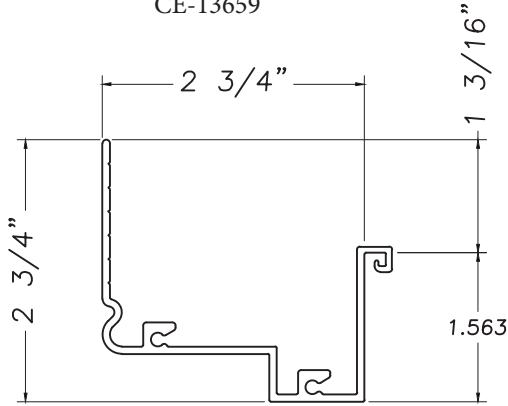


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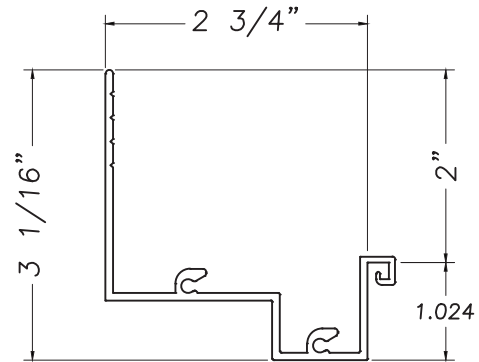




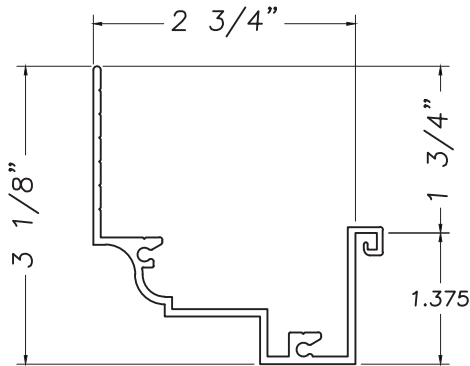
Crown Panning
CE-13659



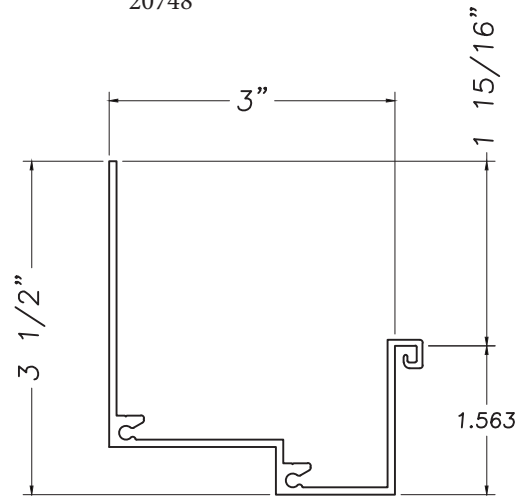
Broadview Panning
M2109



Lennex Panning
M20590



Panning
20748



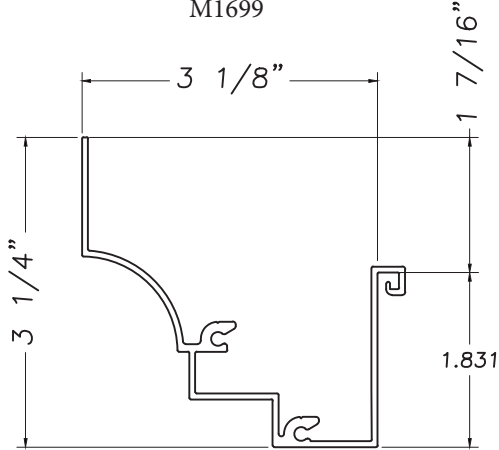
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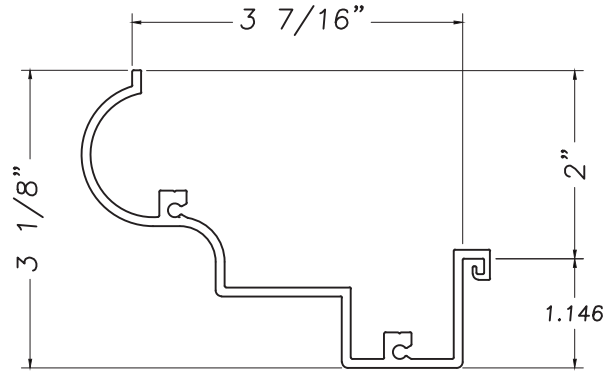
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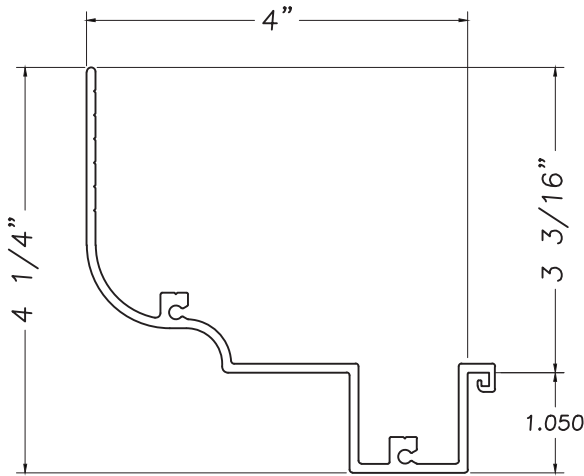
Panning
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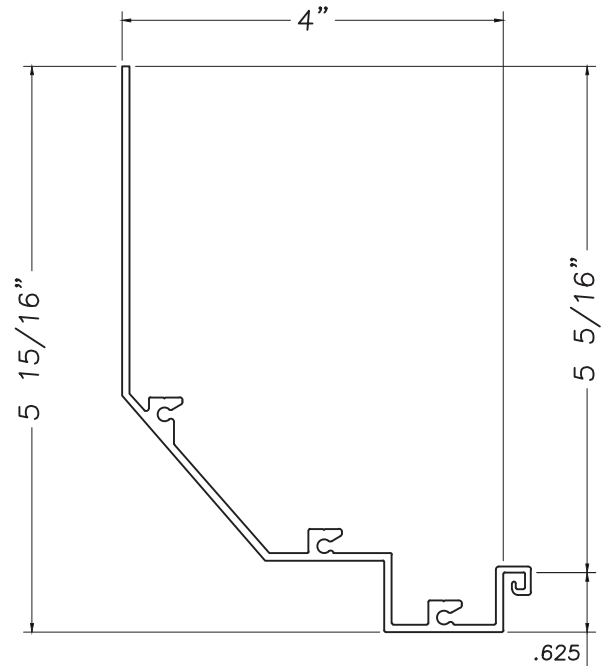
Panning
M13939



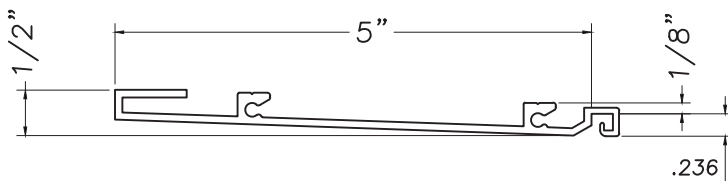
4" Panning
M14271



Panning
M18518



Panning
M21553

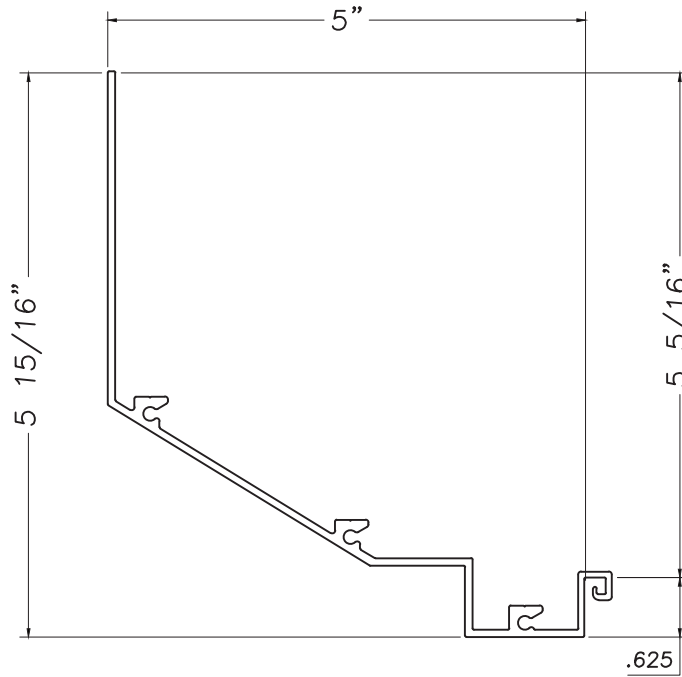


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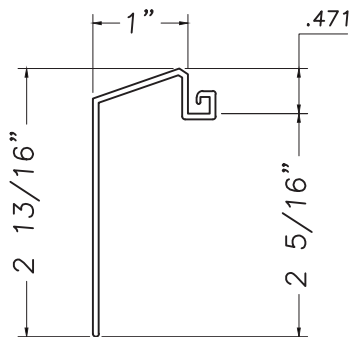




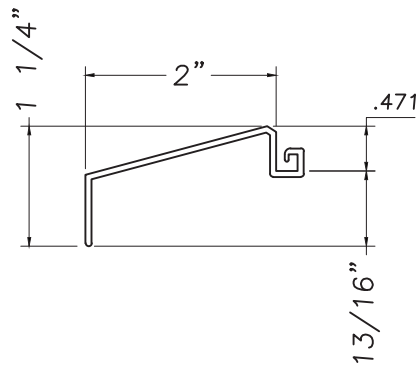
Panning
M18400



Offset Panning Sill
M19810

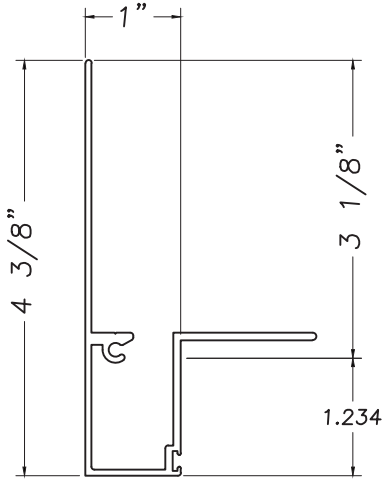


Colt Panning Sill
M19894

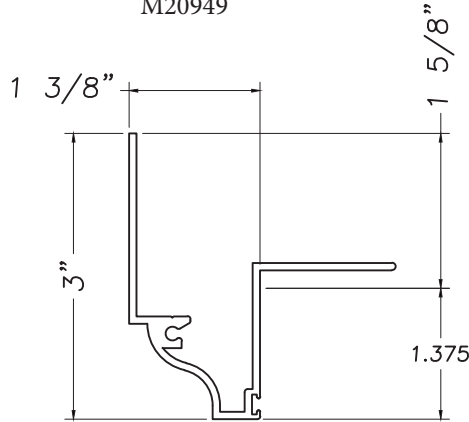




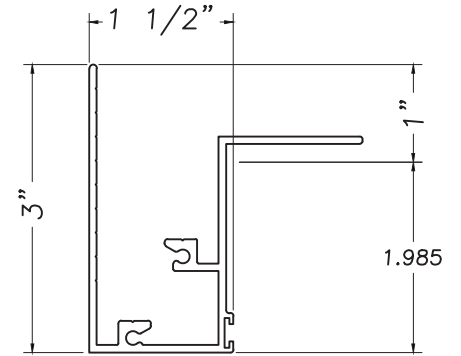
Wiley Panning
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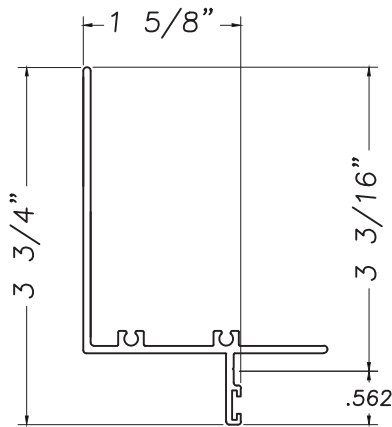
Exterior Panning
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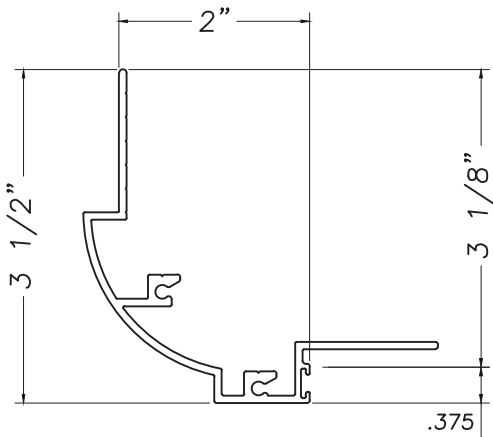
Exterior Panning
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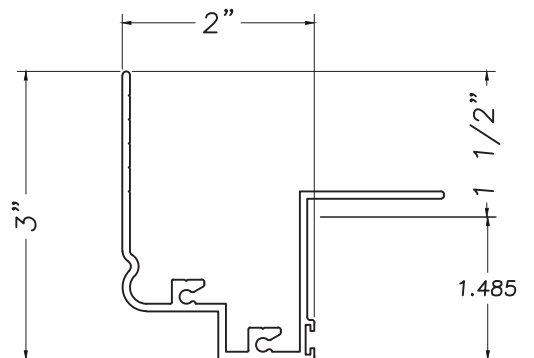
Panning
M14957



Fixed Panning
M3033



Historical Panning
M21663



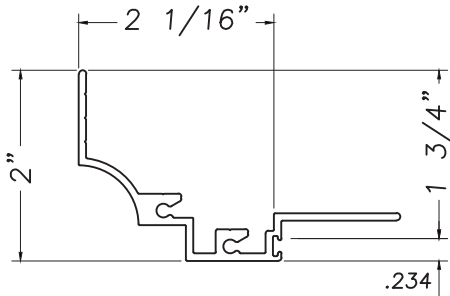
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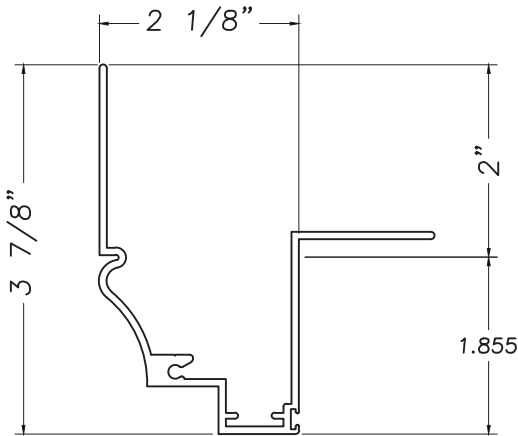
Distrikt Bldg Panning

M3046



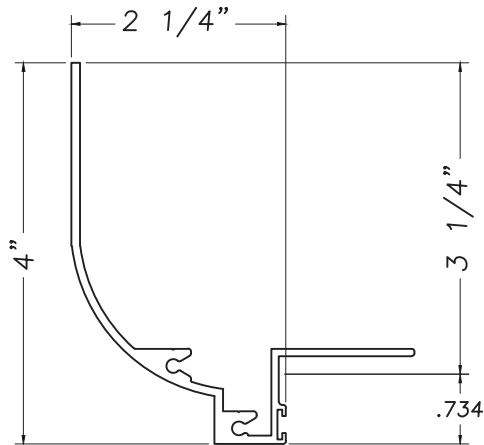
Historical Panning

M2098



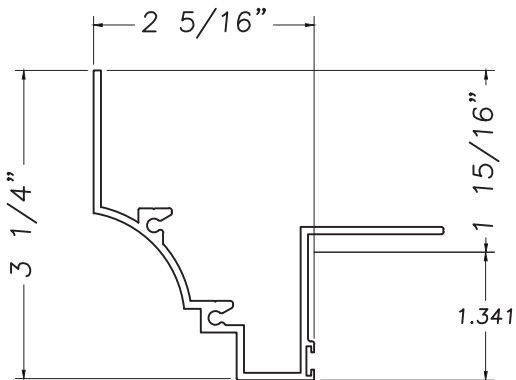
Shoreland Panning

M19663



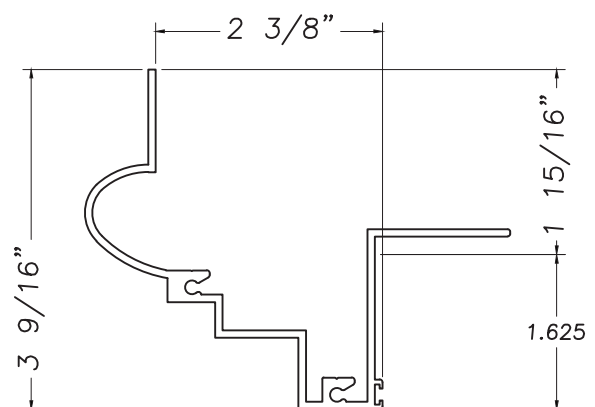
Goldblat Panning

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Auburn Panning

M21345



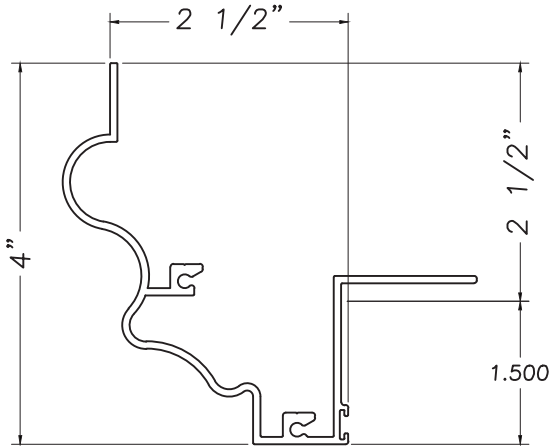
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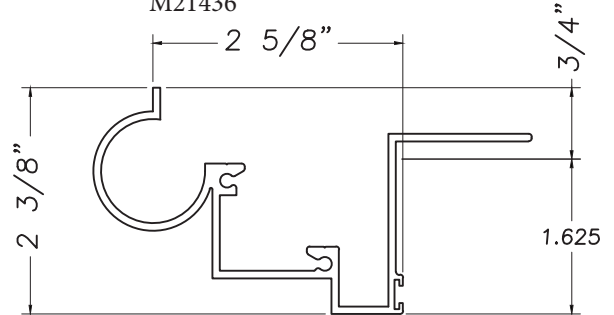
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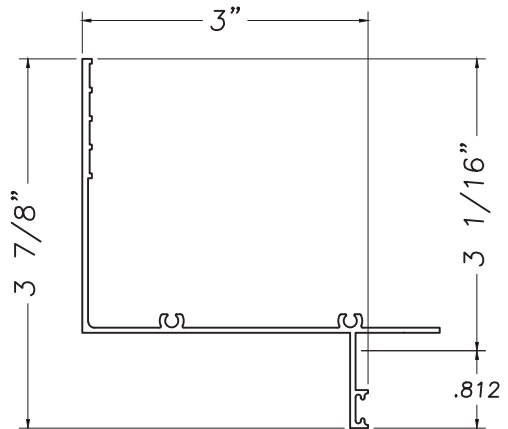
St. Mary's School Panning
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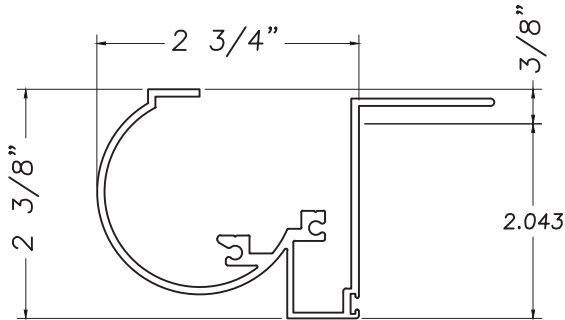
Vinton Panning
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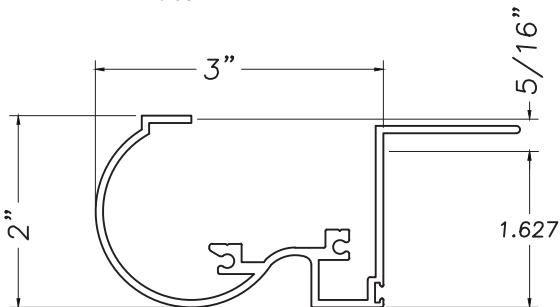
3" Head & Jamb Panning
M6938



Crossroads Panning
M21366



Panning
M21705



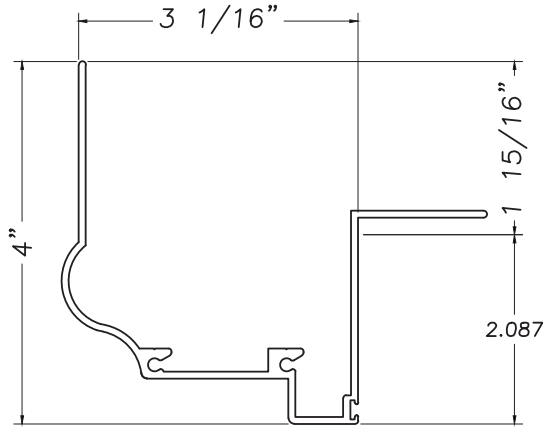
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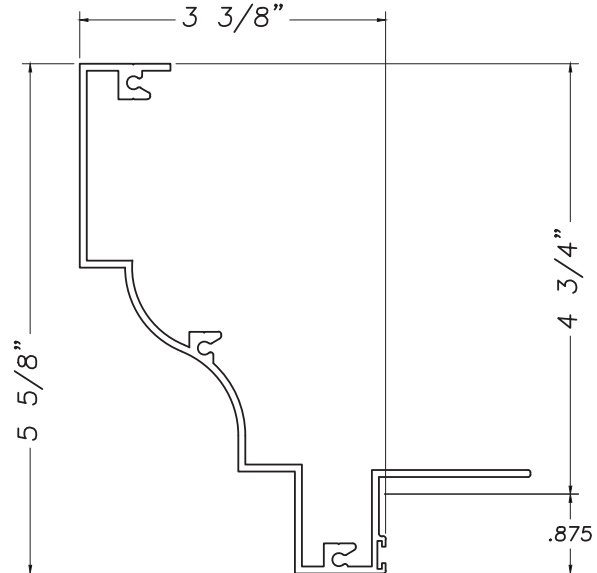
Historical Panning

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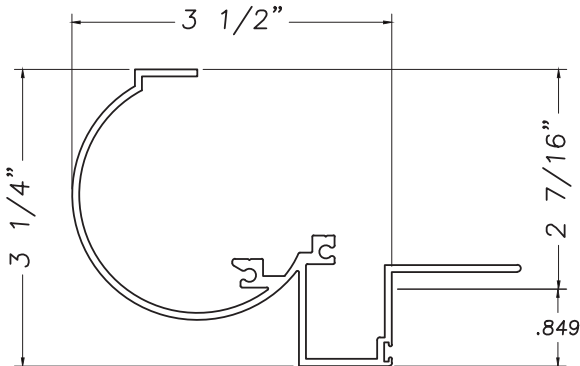
Flanged Panning

M20440



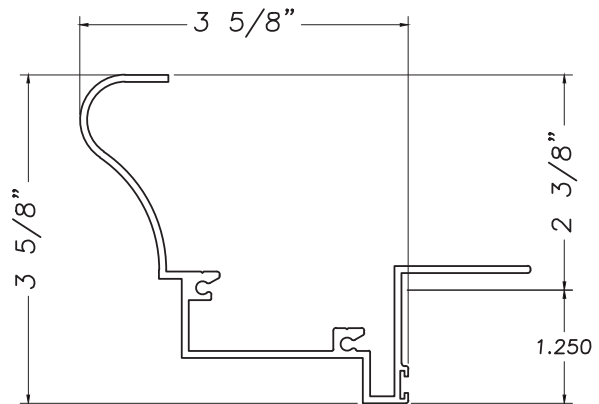
Spring St. Panning

M21661



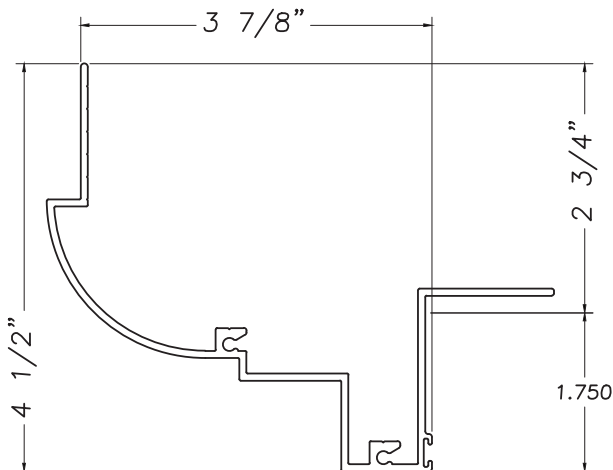
Drayton Mill Panning

M20844



Hung Panning

M3034



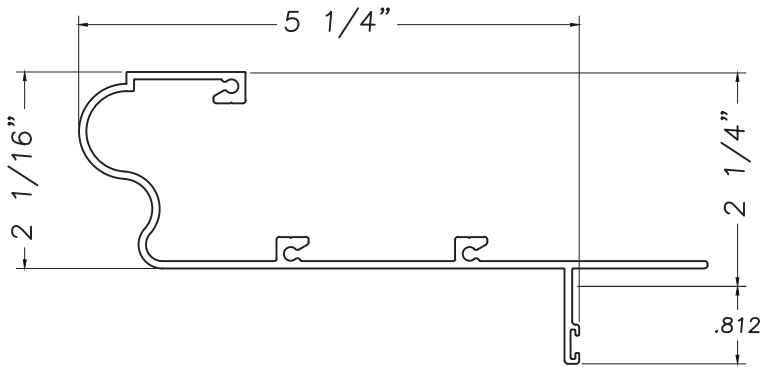
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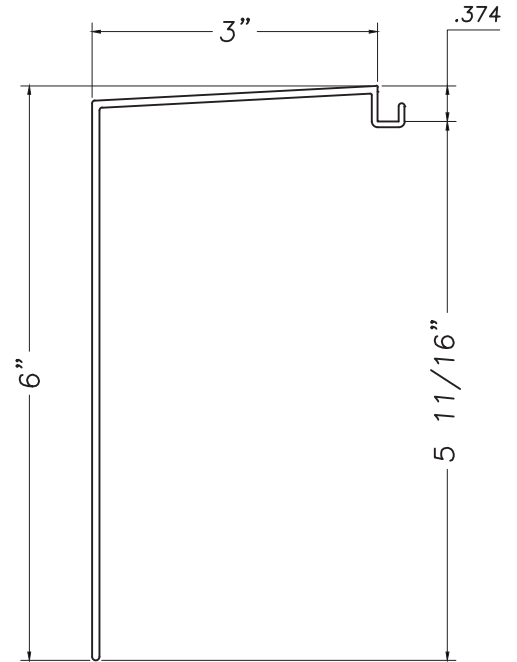
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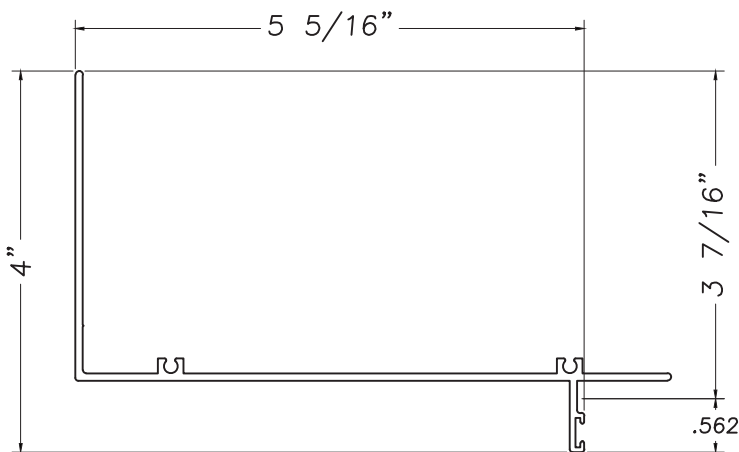
Broadway Lofts Panning
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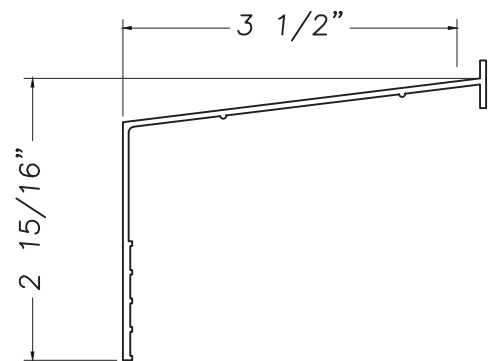
3" Sill Panning
M45725



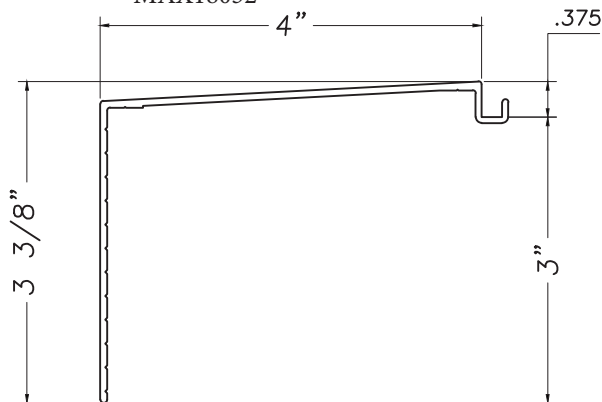
6" Head Panning
MAX9523-18'



3" Sill Panning
M6939



4" Sill Panning
MAX18052

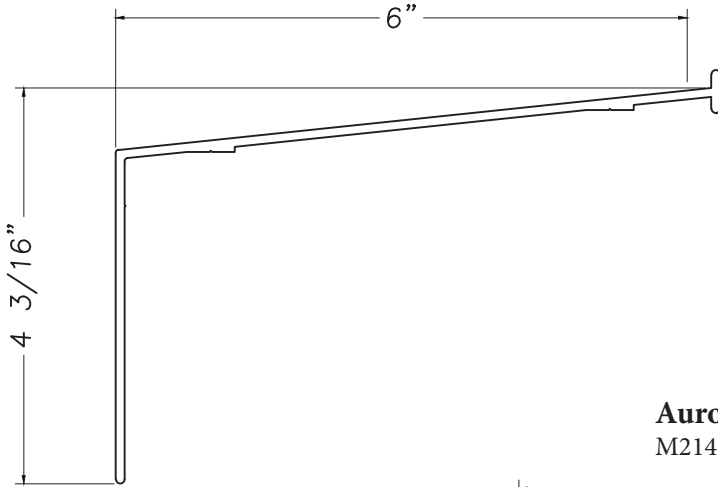


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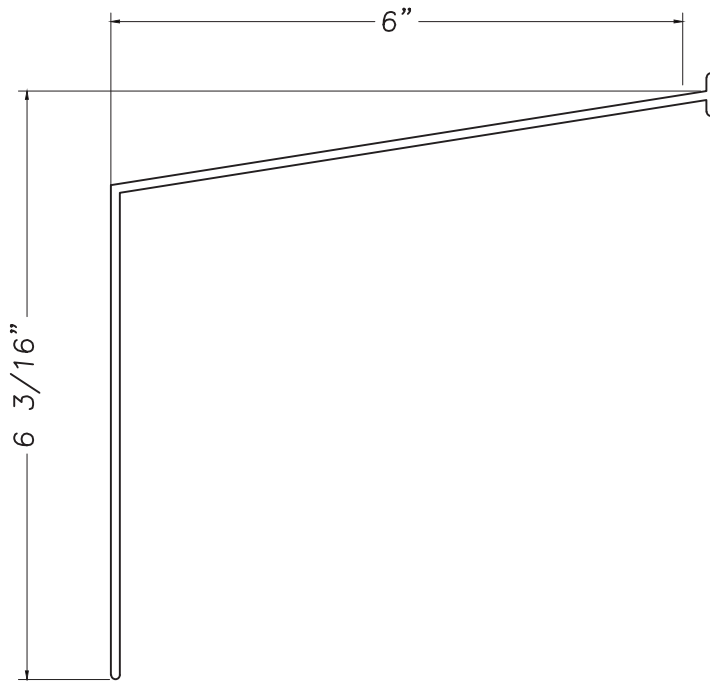




6" Sill Panning
MAX9522



Aurora Sill Panning
M21471



Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.

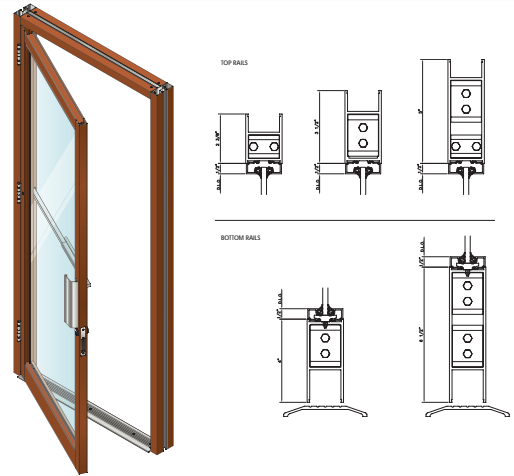


QUAKER
COMMERCIAL WINDOWS AND DOORS

SERIES D200, D300, D500 SWING ENTRANCE DOORS



Narrow Stile (2-1/8") • Medium Stile (3-1/2") • **Wide Stile (5")**
 EFCO's standard 1-3/4" entrances are designed for educational facilities, shopping centers, offices and other facilities requiring security and egress capabilities. EFCO standard entrances are joint plug welded at every corner to provide superior strength in all applications. Offered in narrow, medium and wide stiles, EFCO standard entrances can accommodate a wide range of applications. Multiple glazing options provide flexibility to meet specific design requirements, and the product's ability to accommodate most hardware applications increases its versatility. EFCO's standard entrances provide the complete solution for your fenestration needs.

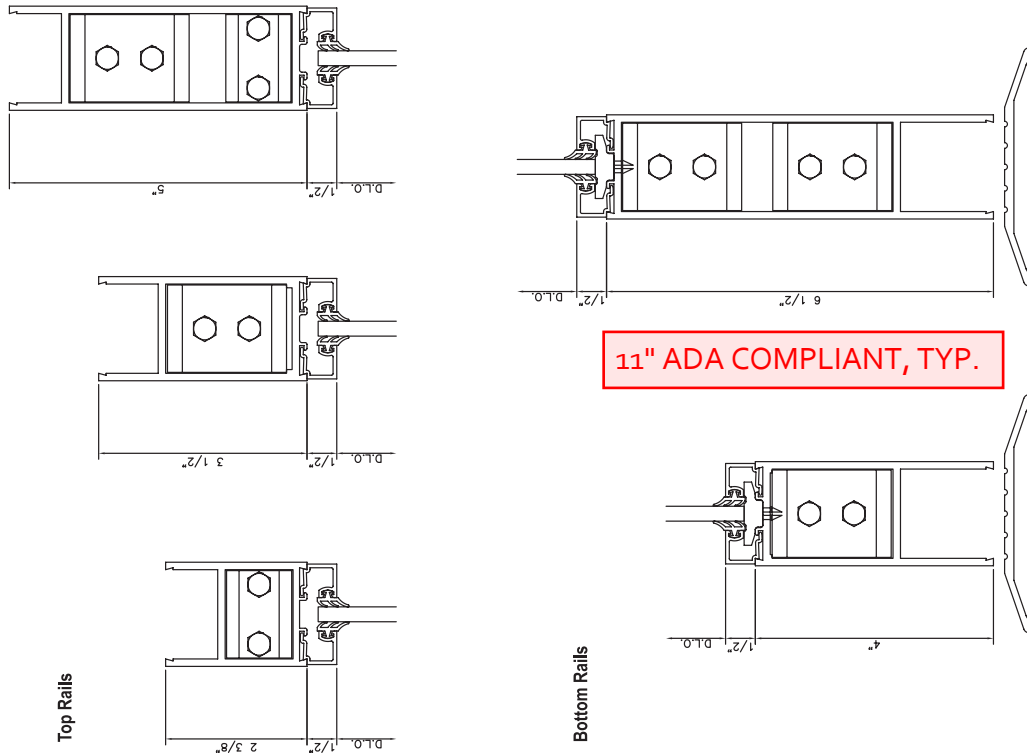


STRUCTURAL LOAD (ASTM E330) VISIT EFCOCORP.COM		WATER RESISTANCE (ASTM E547 & E331) N/A	
AIR INFILTRATION (ASTM E283) <0.5 CFM/FT ²		CRF (AAMA 1503) D300: 30 (406) D300: 25 (5600)	
U-FACTOR* (ANSI/NFRC 100/200) VISIT EFCOCORP.COM		OITC* (ASTM E90 & E413) N/A	
STC* (ASTM E90 & E413) N/A			

STANDARD FEATURES

- Bracket reinforced and deep penetration welded corners
- Accepts most major brands of locking hardware and panic devices
- Accommodates up to 1" glazing
- Accommodates all surface mounted, concealed overhead and floor closers
- Tall bottom rails available
- Variety of cross rails, door sweeps, and crash bars available
- Anodized and painted finishes available

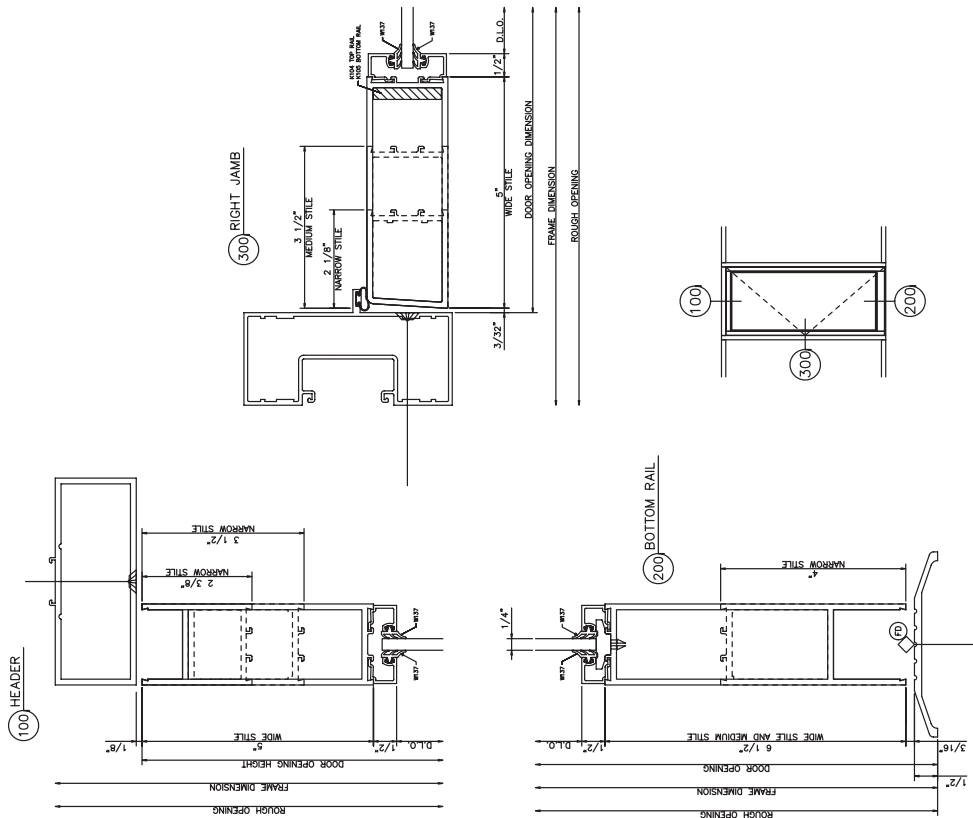
* Performance dependent on glass selection. Please contact your EFCO sales rep for project specific performance.



D200 – D500 Top & Bottom Rails

Top Rails

Bottom Rails



D200, D300, D500

100 HEADER

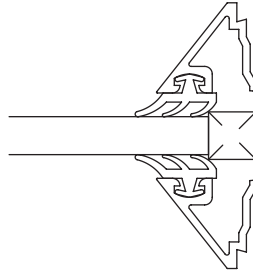
200 BOTTOM RAIL

300 RIGHT JAMB

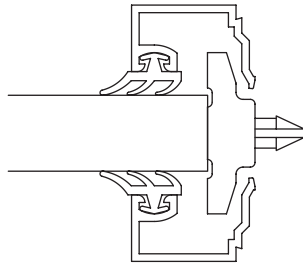


D200, D300, D500 Glazing

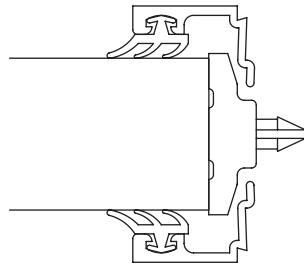
1/4" GLAZING



1/2" GLAZING

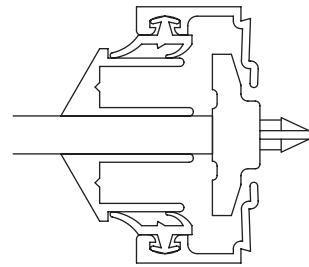


1" GLAZING

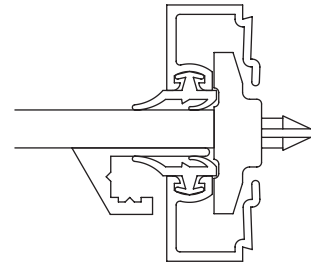


NO GRID

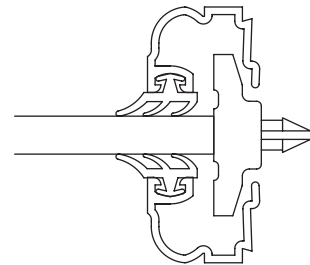
1/4" GLAZING WITH EXTERIOR AND INTERIOR GRID

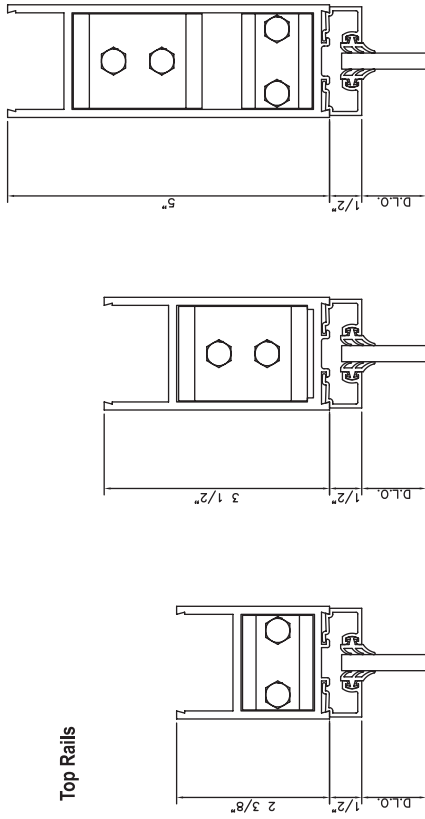


1/4" GLAZING WITH EXTERIOR GRID

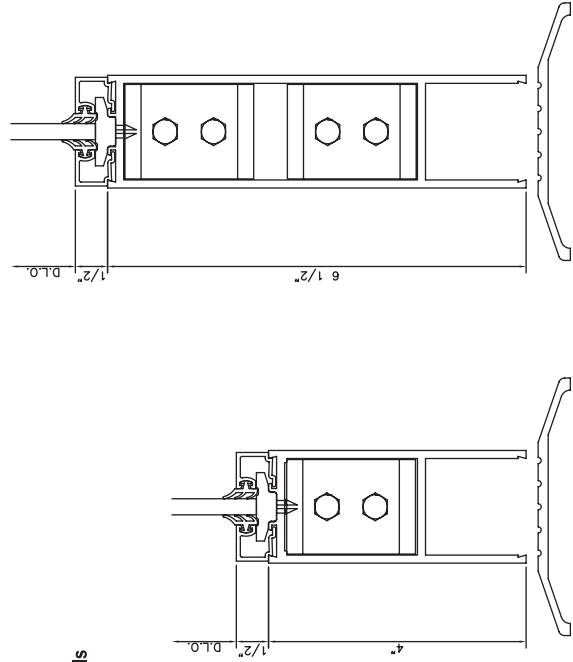


1/4" GLAZING

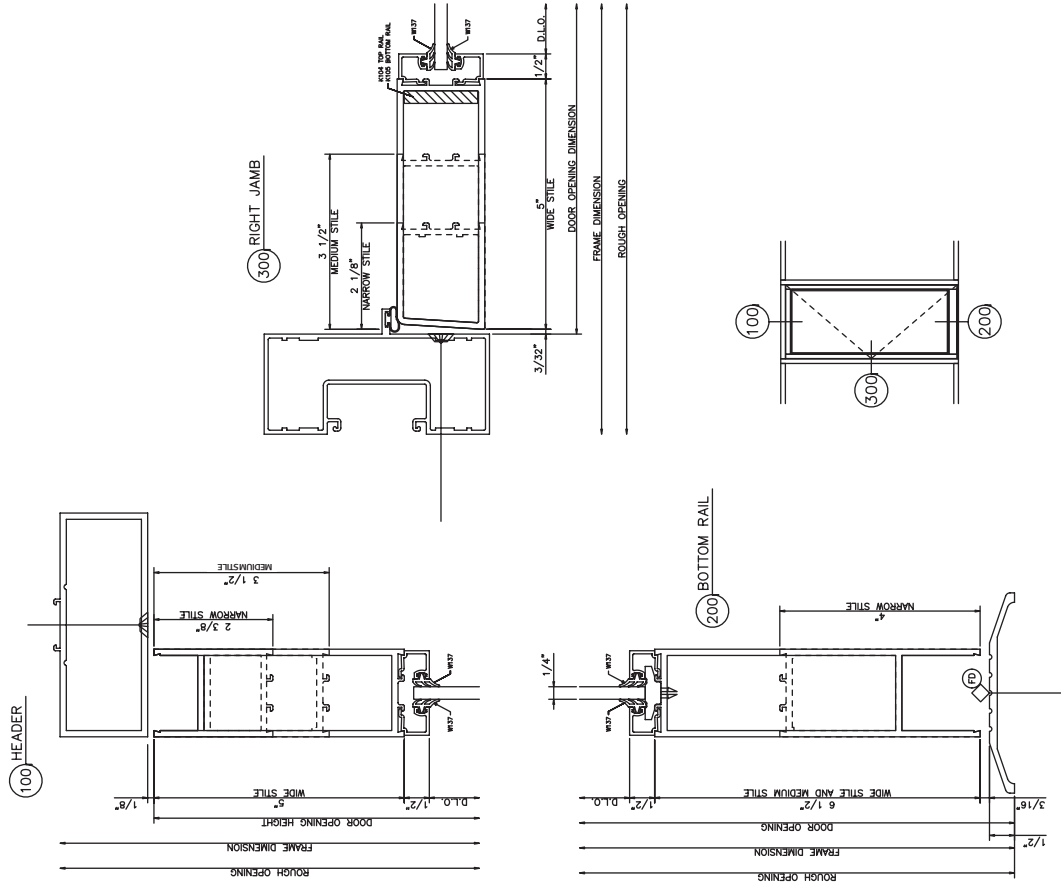




Top Rails



Bottom Rails



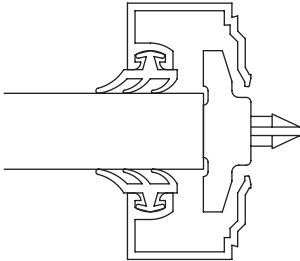
11" ADA COMPLIANT, TYP.

D200 – D500 Top & Bottom Rails

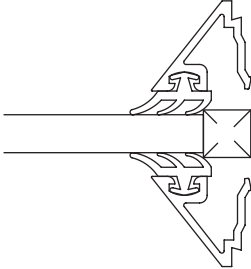
D200, D300, D500

D200, D300, D500 Glazing

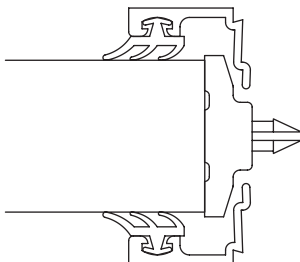
1/2" GLAZING



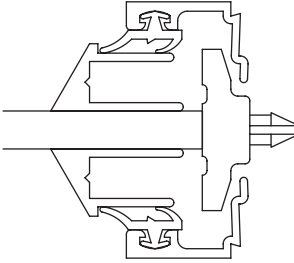
1/4" GLAZING



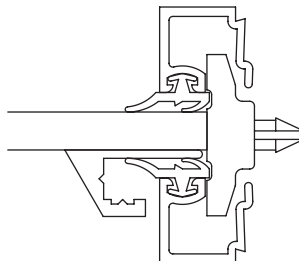
1" GLAZING



1/4" GLAZING WITH EXTERIOR AND INTERIOR GRID



1/4" GLAZING WITH EXTERIOR GRID



NO GRID



Forest Green



Sunbrella Shade
SKU: 6037-0000
\$4.00 / sample
IN STOCK

Recommended Application

Best For: Awnings / Pergolas, Marine Tops and Covers

Width *

Qty *

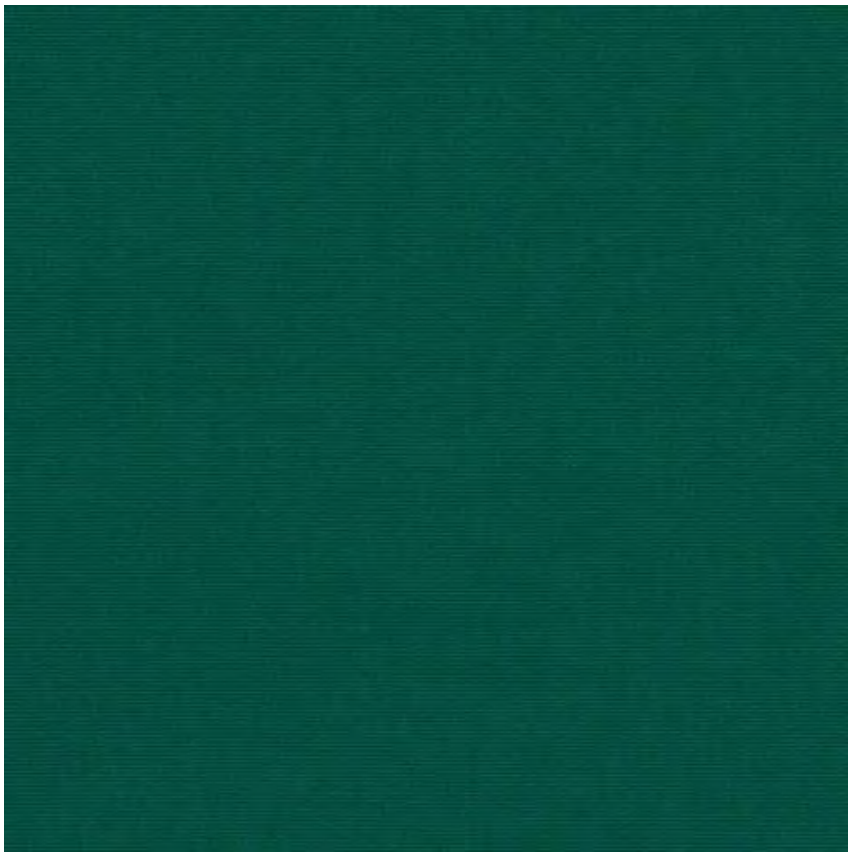
Available in these colors

(67 Total) [Show All](#) ▼



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Coordinating Upholstery Fabrics

Coordinating Shade Fabrics



[Canvas Forest Green](#)

SKU 5446-0000



[Mason Forest Green](#)

SKU 5630-0000



[Beaufort Forest
Green/Natural 6 Bar](#)

SKU 4806-0000



[Classic Regimental](#)

SKU 4901-0000

Technical Information



FIBER CONTENT

100% Sunbrella Acrylic

FINISH

Water Repellent

CONSTRUCTION

Woven

WEATHER PROTECTION

Water Repellent

WIDTH

60 in. (152.4 cm)

SELVEDGE

Right / Left

WEIGHT OZ. SQ. YD.

150

WEIGHT OZ. LY. YD.

15.16

RECYCLABLE

Yes, through the [Recycle My Sunbrella](#) program.

CA PROP 65

CA Prop 65 label is required.

COLLECTION

[Sunbrella Shade](#)

APPLICATION

Awnings / Pergolas, Marine Tops and Covers

Warranty

Environmental

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[MARINE UPHOLSTERY](#)

[AWNINGS, SHADE](#)

[SAILS, PERGOLAS](#)

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North American Headquarters

142 Glen Raven Road
Burlington, NC 27217-1100

336.221.2211

(Mon-Fri, 8am-5pm EST)

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Masonry Cleaning Guidelines

*"The surface cleaning of structures shall be undertaken with the -gentlest means possible."*¹

The Historic District Commission generally approves of the inclusion of exterior masonry cleaning for the rehabilitation or restoration of an historic structure, provided that the cleaning technique used will not cause damage or permanent alteration to the historic structure. The natural weathering and discoloration of masonry materials, patina², is to be respected as the appearance achieved as a result of the original designers selection of exterior materials. The Commission discourages the use of any cleaning technique that would totally remove this natural patina from an original building material. The Commission does not discourage the removal of surface grime (airborne dirt and pollutants), or stains resulting from failure of drainage systems, graffiti, etc.

Definitions

I. For the purposes of this policy, the term "masonry" is understood to include all brick, stone, stucco, terra cotta, ceramic tile and cement exterior finish materials.

II. The term "cleaning technique" is meant to encompass all aspects of a masonry cleaning method including; type of cleaning agent, type of rinse, method and/or pressure of cleaning agent and rinse applications, and all other actions or precautions taken to insure the proper and safe utilization of a particular cleaning method.

III. For the purposes of this policy, the term "abrasive cleaning" is meant to include all cleaning techniques that physically abrade the building surface to remove soils, discolorations, or coatings. Such techniques involve the use of certain materials which impact or abrade a masonry surface under pressure, or abrasive tools and equipment. The following materials are some examples of abrasive substances that are applied through a stream of high pressure water or air:

sand
ground slag or volcanic ash crushed walnut or almond shells rice husks
ground corncobs
ground coconut shells
crushed eggshells
silica flour
synthetic particles
glass beads
micro balloons baking soda

The use of water under high pressure can also be an abrasive material under certain circumstances. The following are some examples of tools and equipment which are abrasive to masonry surfaces 3:

wire brushes
rotary wheels
power sanding disks
rotary or belt sanders

Purpose

-

The Historic District Commission sets forth this policy statement for the purpose of assisting property owners and building contractors in planning an appropriate rehabilitation of structures located within an historic district.

Building Permit Applications

The Historic District Commission shall review all building permit applications proposing the cleaning of a masonry surface as individual cases. No person should interpret any Commission approval of a cleaning technique for an individual structure as being precedent setting, thereby allowing the unrestricted use of that cleaning technique. Each building permit application for masonry cleaning shall be reviewed and decided on the basis of the cleaning technique proposed, and the type and condition of the exterior material to be cleaned.

In all cases where masonry cleaning is proposed, the following information is required as part of the application for a building permit:

A. The property owner shall submit an explanation as to the purpose for desiring to clean the masonry surface(s) of their building.

B. The property owner or building contractor shall submit a de-tailed written description of the cleaning technique to be used. This description is to include:

1. An exact description of the cleaning agent to be applied. If a chemical cleaner is proposed, then the proper nomenclature of the chemical must be specified (in addition to brand name). The pressure and/or method in which the cleaning agent will be applied must be specified.

2. If a rinse is called for, a description of the rinse, and the pressure and/or method in which the rinse will be applied, must be specified.

3. Pressure specification are to be expressed in pounds per square inch (PSI) exerted at the nozzle of the instrument (wand).

C. An exact description and location of the exterior materials that are to be cleaned and photos of the existing condition are required. This description should include an analysis of the existing condition of the exterior materials to be cleaned (i.e. cracked, spalling, open joints, patched, etc.).

D. A test patch, located on a small area (maximum of 9 sq. feet in an inconspicuous spot, is required to be performed prior to processing of an application for masonry cleaning. This test patch is required regardless of the cleaning technique being proposed. Approval of a building permit application can only be obtained after this test area has been inspected by the Commission's staff, and the cleaning technique has been found to be non-detrimental to the structure.

In those cases where more than one type of material is to be cleaned, or where different textures exist on the same material, a test patch will be required for each of the materials and/or textured surfaces involved.

The Commission's staff shall review all submissions and shall only process an application once all of the above described information has been submitted and the staff has determined that the application sub-mission is complete.

Guidelines

Any proposal for masonry cleaning shall meet the following applicable conditions:

A. Abrasive cleaning will not be permitted on exterior masonry surface.

B. Chemical cleaning is permissible provided:

1. That the cleaning contractor submit written guarantees stating that any damage that might be caused to adjacent glass, stone, brick, stucco, wood, paint, foundation plantings (landscaping) or other building or plant materials, shall be repaired in an appropriate manner as determined by the Historic District Commission. If the contractor gives financial remuneration to the property owner in lieu of making physical repairs, the property owner will then be responsible for making those repairs. A set time limit for completing these repairs may be given by the Commission.

2. That the cleaning method proposed is not one that is known to cause damage to the type of material that is intended to be cleaned.

C. High pressure liquid cleaning will be permitted if it is shown (by means of a test patch) that the proposed amount of pressure will not cause abrasive damage to the materials it is to clean.

D. Any cleaning technique that involves the use of pressure applied water as a cleaning agent or rinse, shall not be scheduled for performance during periods of weather where freezing temperatures are prevalent. Scheduling of such work should allow at least two calendar weeks for the proper "drying out" of the cleaned masonry surfaces prior to the onset of freezing weather conditions.

Generally, wet cleaning should only take place between April 15 and November 1 of any given year.

E. Necessary masonry repairs (i.e. tuckpointing, stucco patching, crack repairs, etc.) are to be satisfactorily completed prior to cleaning the masonry surface. This measure will help safeguard against possible damages that could be caused by the cleaning technique. A masonry surface must be in a state of good repair before cleaning is attempted.

F. In preparing to repaint masonry, stripping should only occur where the paint can be easily removed, without damaging the underlying masonry. In any other instance where paint stripping can not be performed without causing damage to the underlying masonry surface, repainting is the only appropriate solution.

Recommended Techniques

- A. Abrasive cleaning will not be permitted for use on exterior masonry,
- B. With the exception of certain detergents, chemical cleaning is not recommended for most stone and stucco surfaces. Some stone tends to be stained by chemical cleaners, while the fragile nature of stucco re-restricts the use of chemical cleaners to only those areas that are in good condition and not showing signs of deterioration. A water rinse is required whenever a chemical cleaner is to be used.
- C. Stucco or stone surfaces are best cleaned by use of a mild detergent and a low pressure water rinse, or with the use of plain water applied at low pressure. This method can also be used on most masonry surfaces where harsher methods of masonry cleaning could cause damage to the masonry.
- D. Where approved masonry cleaning techniques do not achieve the desired results on painted stucco, repainting is recommended.
- E. High temperature water or steam cleaning can usually be used successfully on all masonry surfaces. Appropriate repairs should be made, where needed, on the masonry surface prior to employing this cleaning technique.
- F. It is recommended that the required test patch be allowed to weather through a complete cycle of seasons (one year) in order to determine the long range effects of a cleaning technique.
- G. Proper safety precautions should always be taken to protect equipment operators, surrounding building materials, surrounding landscape materials and the general public from the hazards inherent to the specific cleaning technique being used.
- H. Paint stripping from masonry surfaces that were either painted originally, or early in the building's history, should not occur unless removing damaged or deteriorated paint to the next sound layer in preparation for repainting. Painting of masonry buildings was usually done to conform to the style influences of the period, or to assist in weather-proofing and protecting a poor quality masonry material. Either or both of these reasons is adequate cause to not permanently remove paint from the surface of a building.
- I. A poultice can be used for spot stain removal. Made of a chemical specific for the type of stain or water and a binder such as fuller's earth or sawdust, a poultice is applied directly to the area. The stain is drawn into the poultice as it dries and pulls away from the wall.

For Further Information:

The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings, Standard #7

Preservation Briefs available from the National Park Service: #1 "The Cleaning and Waterproofing Coating of Masonry Buildings", #6 "Dangers of Abrasive Cleaning of Historic Buildings" and #38 "Removing Graffiti from Historic Masonry"

"Keeping it Clean" by Anne E. Grimmer, U.S. Department of the Interior. PRG Inc. Box 1768 Rockville, MD 20847-1767, (301)309-2222

Fence and Hedge Guidelines



The uniform pattern and relationships of front lawns, building setbacks and open spaces, street trees, fencing and sidewalks contribute to a collective impression of a historic district. When historic landscape features are removed or relocated, or elements that are not compatible with the site are introduced, site vistas are destroyed and the historic character of a district is diminished. One need only recall the great American elm trees that formed natural green canopies over the streets of so many Detroit neighborhoods up until the 1950s and how the disappearance of those trees had impacted the character of those neighborhoods to understand this concept.



Archival photographs depict the historic character of many Detroit neighborhoods as they once were. Victorian workmen's clapboard cottages and tiny front yards enclosed by wooden picket fences typified in neighborhoods like Corktown. Solid board fence walls spanned the narrow spaces between these closely packed houses. On streets such as Vinewood and Lafayette, deep open yards surrounded elegant turn-of-the-century brick mansions and were embraced by decorative cast iron fencing, erected close to the facade around flower gardens, or in great expanse, and at great expense, around the perimeter of the property, characteristically on brick foundation walls running between brick piers.

There was never, however, a strong fencing precedent in Detroit neighborhoods and after the turn of the century, much of the iron went the way of the war effort. What fencing remained went out of fashion as the Industrial Age introduced newer and more affordable materials. Attitudes changed and fencing became virtually non-existent after the 1920s, replaced by a move toward broad green, fenceless expanses. Yet, what little historic fencing remains or the lack of fencing that exists in our historic districts makes the same contribution as the elm trees did and has the same impact when removed, relocated or erected without historic precedence.

Today's homeowners in historic districts face challenges that require remedies that often differ from the historic dictates, i.e. what fencing may or may not have existed. The Design Guidelines for Fences and Hedges are proposed to offer the homeowner guidance in the introduction of new construction or replacement with new materials while protecting those elements of a historic district that have been identified as significant in defining the overall historic character of the neighborhood.

For the purpose of these guidelines, fencing shall mean any living natural planting or man-made structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of the land surrounding a building.

The recommendations of *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* must be followed prior to the removal or the replacement or construction of any fencing element in the landscape of the historic district. Information about *The Secretary of the Interior's Guidelines* can be obtained from the Historic District Commission office, however the key points follow.



Where Historic Fencing Exists

- Do not remove historic fencing, walls, or other fence elements.
- Retain historic fencing materials including metal, brick, stone and wood and the masonry of walls. Maintain and preserve all historic features, including rails, posts and newels, finials, railings, columns and piers, coping and walls. Care for and appropriately maintaining historic hedging and living fencing. Each of these elements conveys architectural and historical character through texture, ornamentation and design



- Repair is preferred over replacement. Repair deteriorated sections of historic fencing and walls with materials of a matching design, texture, and color whenever possible. Replant areas of historic hedging with a matching species.

- Replace only portions of fencing exhibiting significant deterioration, leaving all sound portions intact. Substitute materials, such as aluminum for wrought iron, should be visually and physically compatible with the remaining historic fencing or wall material and should be installed only when in-kind replacement is unaffordable.
- Use materials that match existing sections of historic fencing or walls in material, detail, color, texture and height when carrying out limited replacement or repair projects. If an exact color or texture match cannot be made, a simplified design is appropriate.



- For masonry walls, do not replace sections of historic brick with brick that is substantially stronger. Repoint with an appropriate mortar mixture that is no harder than the original historic mixture. Repoint only those joints that are no longer sound; large-scale removal of mortar joints often result in damage to historic masonry. Match historic joints in color, texture, joint size and tooling when repointing.
- Use historic, pictorial or physical evidence to reconstruct severely deteriorated or missing fencing, walls, or fence elements.
- Fencing, walls or other landscape features that use new or salvaged material to create a conjectural or falsely historical appearance are inappropriate and should not be undertaken.
- The removal of existing historical fencing should only be undertaken as a last resort. Natural or architectural fence elements that are slated for reconstruction or replacement should be photographically documented prior to removal of any historic fabric.

Historic Hedges or “Living Fences”

Hedges shall abide by the same rules governing other fencing types in historic district for heights and locations. Furthermore, the selected hedging plants shall be capable of growing at least one foot per year for the first three years, and shall be cared for so as to maintain a dense screen year-round. The following list of plant types shall be taken as only a guide for selecting appropriate hedging.

SCIENTIFIC NAME	COMMON NAME
Evergreen	
-Taxus (varieties & species)	Yews*
-Thuja occidentalis	American Arborvital
-Tsuga canadensis	Canada Hemlock
Deciduous	
- Berberis thunbergu (vars. & sp.)	Japanese Barberry*
- Euonymus aleta compacta	Dwarf winged euonymus
- Euonymus radicans (semi- evergreen)	Winterscreeper
- Ligustrum milrense	Amur Privet*
- Ligustrum iboluum	Lbolium Privet
- Ligustrum obtusifolium	RegalPrivet* Regelianum
Viburnum lantana	Wayfaring Tree

*Species deemed most appropriate to historic districts.

New Fencing - Approval by the Historic Commission

Permits for fence construction must be obtained from the Building and Safety Engineering Department and are subject to review by the Historic District Commission. The Elements of Design for the historic district of the application (available from the Historic District Commission Office) will be considered and each application will continue to be reviewed on a case by case basis.

The Historic District Commission may allow exceptions to the stated guidelines if the Commission views such exceptions to be beneficial to the overall appropriateness of a fence application proposal.

Consideration will be given to recommendations adopted by certain districts that are not in conflict with established guidelines and municipal code.

- Fencing must be properly installed according to City of Detroit codes and regulations.
- New construction of fences or walls should be designed to minimize impact to the historic fabric and should be compatible with the site in setback, size and scale to protect the historic integrity of the property and its environment.
- New fences or walls should be differentiated from the old and should be designed to complement the style, design, color and material of the historic building(s) and its features.
- New fencing or walls should be removable without impairing the essential form and integrity of the historic property.



- Fencing other than lot line fences (e.g. dog runs, etc ...) shall be located in such a way as to be concealed from public view from streets and alleys.
- No slats or other material may be inserted or attached to chain link or other open fencing.

Any proposal for the installation of new or replacement fencing shall meet the following application considerations:



Allowable Types:

- Wood –flat board, picket post & rail, etc.... see page 7 for types. Stockade fencing is not allowed. Unpainted/ unfinished wood is not historically appropriate and must be painted or stained a color that complements the house
- Cyclone or chain-linkfencing
- Twisted wire with wood posts (wire mesh)
- Wrought iron, cast iron and aluminum replicating wrought iron
- Brick and stone –masonry foundations, piers and fence walls. The material of any masonry wall should be compatible with that of the building it abuts.
- Hedges – size, location, and height must conform to fence size, location, and height. See section entitled “historic hedges or living fences” on page 3

* A single lot shall contain no more than two types of fencing material.

Allowable Locations:



Side yard and across side lots, at the front face of the house (set back line)

The side yard alone at the front face of the house, the back face or at a point between

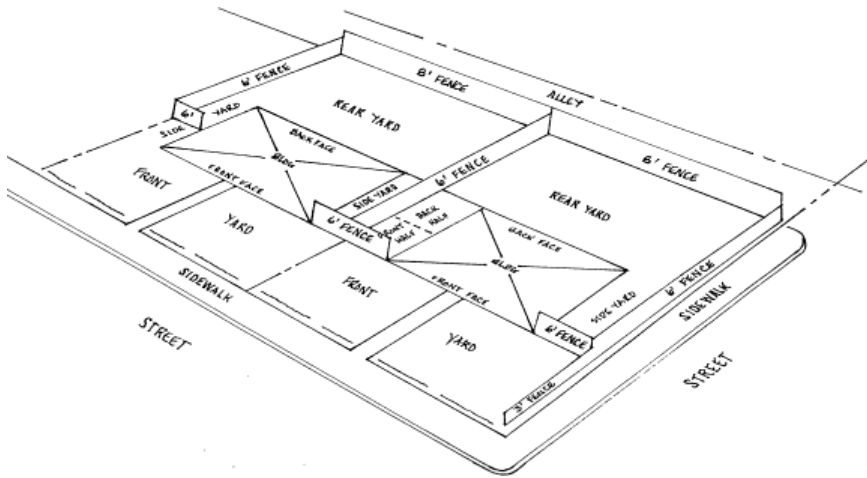
Rear yard, from the back face of the house to the rear property line (can be considered with the side yard as well)

Rear property line or alley line

Front yard fencing is not allowed except on a corner lot and then only from the front face of the house on the side of the public right of way to the front walk.

Established property line patterns and street and alley widths must be retained.

Front yard and full perimeter fencing will be allowed only in districts where such fencing has been shown to be contextual in that district’s Element of Design. Front yard fencing is allowed on corner lots along the walk adjacent to the side lot line from the front face of the house to the front corner (see below)



Allowable Heights:

6' side lot lines, at the front face of the house

8' rear property line

3' front yard -- applies only to corner lots on the side of the public right of way, otherwise front yard fencing is not allowed

Allowable Colors:

The color of the fence should complement the colors of the house

Variations

The Detroit Historic District Commission may allow variance to the previously stated guidelines if the Commission views such variance as beneficial to the overall appropriateness of a fencing proposal.

The Historic District Commission reserves all rights to amend or update this guideline or to deny the use of certain fencing if they are deemed inappropriate in any specific location.

Any questions pertaining to this guideline can be directed to the Historic District Commission Staff.

Sources for Guidance on Historic Materials and Landscape Features

Under the National Park Service Home page Website, <http://www.nps.gov> and related service links:

The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

<http://www2.cr.nps.gov/tps/tax/rehabstandards.htm>

The Secretary of the Interior's Guidelines for the Treatment of Historic Properties, 1995

<http://www2.cr.nps.gov/tps/secstan1.htm>

Preservation Briefs 1-41

<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

Technical Preservation Services for Historic Buildings.

<http://www2.cr.nps.gov/tps/index.htm>

For publications available through the Michigan State Historic Preservation Office:

<http://www.sos.state.mi.us/history/preserve/shpopubs.htm>

Detroit Historic District Commission
Coleman A. Young Municipal Center,
2 Woodward, Suite 808
Detroit, Michigan, 48226
Telephone: (313) 224-1762
Email: hdc@detroitmi.gov