STAFF REPORT: 2/17/2021 MEETING PREPARED BY: D. RIEDEN, J. ROSS APPLICATION NUMBER: #21-7049

ADDRESS: 700 SEWARD

HISTORIC DISTRICT: NEW CENTER AREA

APPLICANT: BRIAN HURTTIENNE/ CHRISTIAN HURTIENNE ARCHITECTS

PROPERTY OWNER: KEVIN LEWAND, 700 SEWARD DETROIT, LLC DATE OF PROVISIONALLY COMPLETE APPLICATION: 1/12/2021

DATE OF STAFF SITE VISIT: 2/7/2021

SCOPE: WALL VENTS (WORK DONE WITHOUT APPROVAL)

EXISTING CONDITIONS

The building located at 700 Seward Street is a 7-story, apartment building designed by Albert Kahn and constructed in 1926. The "U-Shaped" building sits on the north side of the street, mid-block, in the midst of several multi-story, multi-family residential buildings. The façade is composed of brick and limestone. The structure of the building is typical of many Kahn buildings: a poured-in-place concrete structure of floor slab, columns, and integrated beams and joists. The roof is also concrete. The 7-story bay windows that project from the U-Shaped plan are stucco material.

There have been several changes to the building and site over the years. In 1957, a parking structure adjacent to the west side of the building was built. In 1966, a wood-framed connecter was added to link the parking structure and the apartment building. Also in the 1960's, a one-story addition to the east side of the building enlarged the kitchen. The façade of this addition is stucco. In the 2000's, windows were replaced with aluminum units. On the east side of the building is a surface parking lot. The front of the building has landscaping features in the space between the building wings and the right-of-way. A chain-link fence restricts access from public right of way to the courtyard. Planting beds filled with shrubs and ornamental trees that were arranged around the perimeter of the courtyard are no longer present. Construction waste containers are currently located here while the courtyard is being reconstructed per COA described below.



Site Photo 1, by Staff February 7, 2021: (South) front elevation.



Site Photo 2 by Staff February 7, 2021: West elevation.

Staff received this application in January 2021. The applicant has commenced work without securing approval from the HDC on some areas of the building, described in more detail below. On May 8 2019, a Certificate of Appropriateness was issued for a previous application regarding installation of HVAC vents. This May 2019 report shows drawings locating previous approved HVAC vents. Access to this May 2019 report is in two parts and can be viewed by clicking the following links:

- May 8, 2019 Staff Report: Part I
- May 8, 2019 Staff Report: Part II



Sanborn Map, Vol. 9, P083



Aerial of Parcel 04001857-9. 700 Seward

PROPOSAL

This proposal contains the following scope of work (see also attached drawings provided by the applicant):

- Add HVAC unit installation openings on the exterior at the following locations:
 - East and West elevations/ facades
 - o East and West facades of the courtyard
 - North Elevation
- Cover each opening with extruded aluminum grills which are colored in *Brick Red 1* or *White Stone*, where they are in areas of either brick or limestone respectively.
- This proposal includes work already complete.

STAFF OBSERVATIONS AND RESEARCH

- The December 8, 2020 letter from the applicant states, "The openings toward the rear and on the alley side had been approved by the commission earlier in 2020." Staff confirms that the only COA issued for this project was in May 2019, and does not include HVAC opening locations outside of those submitted in the drawings for that application.
- Staff visited the site on February 7, 2021. Staff photographed the property from the public right-of-way and observed that the following work has already been complete: cutting of HVAC openings and installation of grills in courtyard, West Elevation and North elevation in locations that were not previously approved by the HDC.
- Drawings (Elevation sheets A-201-203) do not clarify completed work versus proposed work concerning the vent opening locations.
- To understand how locations have changed for new HVAC opening locations, staff compared elevation drawings for both May 2019 and February 2021 applications to compare potential changes with staff observations on site. This analysis has an attached set of graphics for reference, which begins on page 6.
 - o South Elevation (Front): May 2019 and February 2021 application drawings match, no changes and there are no new openings proposed.
 - East Elevation: February 2021 application drawings show additional opening locations on outer extents, 12 new openings towards the South side (front), and 6 new openings towards the North side (rear).
 - North Elevation (rear): May 2019 application drawing is mislabeled as "south elevation" and has 6 additional openings in the center window array column. February 2021 application drawing is correctly labeled and has an additional 24 proposed openings. Staff identified work done in areas that are in the February 2021 application, but not identified in the May 2019 application. A COA has not approved the work in these locations. See also staff photos, North Elevation.
 - West Elevation: May 2019 application drawing is mislabeled as "east elevation" and has 6 additional openings in the south side window array column. February 2021 application drawing is correctly labeled and has an additional 12 proposed openings all towards the South side (front) of the building. Staff identified work done in areas that are in *neither the current nor previous* applications, creating new openings on the north end of this West elevation. A COA has not approved the work in these locations. See also staff photos, West Elevation.

O Courtyard- Westwing Elevation: May 2019 application drawings show no additional openings,

February 2021 application shows 12 additional openings under the window array columns south of the centerline.

- Courtyard- Eastwing Elevation: May 2019 application drawings show no additional openings, February 2021 application shows 12 additional openings under the window array columns south of the centerline. These proposed 12 additional openings are mislabeled as "existing".
- Staff identified that all proposed 24 additional openings in the courtyard are already complete and installed with proposed coverings. See staff photos.
- The applicant does not clarify material and color application methods in the spec sheets. For example, it is not clear if the Amana grill cut sheet in application is stamped-aluminum, extruded aluminum, or one-piece molded version. The color application method is not defined, although details show options for a finish and baked-on paint finish.
- The material of the proposed vents appropriately matches the existing vents.



Site Photo 3 by Staff February 7, 2021: West elevation showing work without approval at a location not in proposal drawings. See also diagram, below.



West Elevation, by Applicant: Location of current work without permit elevation at a location not in proposed drawings. See also photograph above.

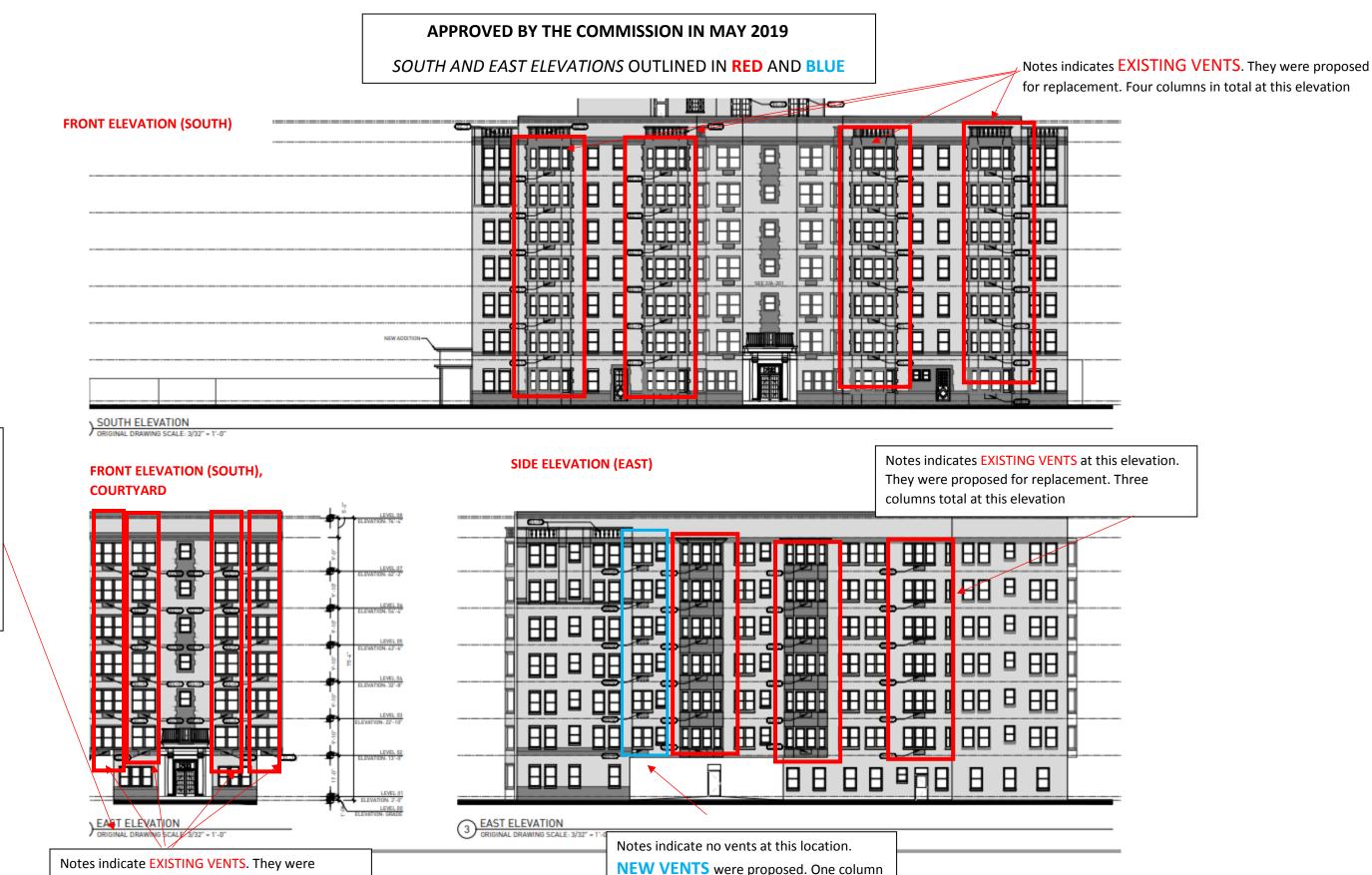
ISSUES

- As per the submitted graphic and the above narrative, the applicant has moved forward with the addition of all new vent openings proposed in this application with the exception of those proposed at the east elevation and at one column at the rear/west elevation.
- The applicant has added new vent openings to the west elevation, towards the rear of the wall without approval. These openings were not approved in 2019, nor do they appear in the drawings submitted with the current proposal
- The application does not articulate the reason for adding additional openings instead of simply retaining and replacing existing vents, nor does it describe why this change occurred from the initial drawings submitted in May 2019.
- It is staff's opinion that the front and side elevations are readily visible from the public right-of-way and are therefore more distinctive and character-defining when compared to the east and west courtyard elevations and the rear/south elevation, which are less visible and therefore less prominent
- Currently, non-historic vents (which include those that existed prior to 2019 are those that were approved by the Commission for installation in 2019) are located at all elevations, to include the front, sides, rear and courtyard elevations. While each of these vents is small in scale, a large number exist at the building's character-defining elevations, and they have therefore introduced a pattern language at these locations. It is staff's opinion that the proposed new vents will not destroy the building elevations that characterize the building as a number of these elements/vents currently exist at these locations. However, please note that this opinion is associated with the condition that all vents (both those existing and proposed) be finished in a color that blends with their adjacent wall surface.

RECOMMENDATION

Staff finds that work as proposed will not destroy character-defining features of the building and therefore the recommends the Commission issue an approval for the project because they meet the Secretary of the Interior's Standards for Rehabilitation and conform to the Elements of Design for the New Center Historic District However, staff recommends that the Commission issue this Certificate of Appropriateness with the following conditions:

- The applicant shall provide HDC Staff with the final location drawings each proposed HVAC unit installation openings that clearly notes locations of current work complete and work proposed of each elevation.
- All existing and new grills shall be finished in a color that blends with their adjacent wall surface.
- Staff shall receive the opportunity to review and approve this submission prior to the issuance of the permit.



total at this elevation

proposed for replacement. Four columns in total

at this elevation

This

was

elevation

mislabeled in 2019. It

should read,

COURTYARD

"SOUTH ELEVATION,

CURRENT/2021 REVISIONS

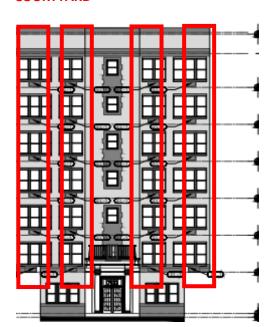
PROPOSED SOUTH AND EAST ELEVATIONS OUTLINED IN YELLOW

WITH HDC-APPROVED IN 2019 OUTLINED IN RED AND BLUE

Notes indicates **EXISTING VENTS**. They were proposed for replacement in 2019. Four columns in total at this elevation.NO CHANGE BETWEEN 2019 AND 2021 PROPOSED OPENINGS.COMMISSION HAS APPROVED THIS



FRONT ELEVATION (SOUTH), **COURTYARD**



Notes indicates **EXISTING VENTS** They are proposed for replacement. Four columns in total at this elevation.NO **CHANGE BETWEEN 2019 AND 2021 PROPOSED** 7 | P OPENINGS.COMMISSION HAS APPROVED THIS WORK

SIDE ELEVATION (EAST)



Notes indicates **EXISTING VENTS** and **NEW VENTS** at this elevation which were **APPROVED BY THE COMMISSION IN 2019. NEW VENTS** are proposed at these three columns (outlined in yellow) WITH THE CURRENT 2021 PROPOSAL.

APPROVED BY THE COMMISSION IN MAY 2019

NORTH AND WEST ELEVATIONS OUTLINED IN RED AND BLUE



Notes indicates **EXISTING VENTS** at this elevation. They were proposed for replacement. Three columns total at this elevation

Notes indicate no vents at this location. **NEW VENTS** were proposed. One column total at this elevation

CURRENT/2021 REVISIONS

PROPOSED NORTH AND WEST OUTLINED IN YELLOW

WITH HDC-APPROVED IN 2019 OUTLINED IN RED AND BLUE. *DENOTES WORK DONE W/O APPROVAL

REAR ELEVATION (NORTH)

Notes indicates **EXISTING VENTS** and **NEW VENTS** at this elevation which were **APPROVED BY THE COMMISSION IN 2019. NEW VENTS** are proposed at these four columns (outlined in yellow) WITH THE CURRENT 2021 PROPOSAL.

SIDE ELEVATION (WEST)

Notes indicates **EXISTING VENTS** and **NEW VENTS** at this elevation which were **APPROVED BY THE COMMISSION IN 2019. NEW VENTS** are proposed at these four columns (outlined in yellow) WITH THE CURRENT 2021 PROPOSAL.





Current application states that these vents are EXISTING and are proposed for replacement. Yet, 2019 drawing indicates that they were new. COMMISSION APPROVED NEW VENTS AT THIS LOCATION IN 2019

Staff states new vents being added at this location in violation of HDC approval. New vents at the location are not indicated in either the 2019 or 2021/current drawings. HDC has not approved this work

Current application states that these vents are EXISTING and are proposed for replacement. Yet, 2019 drawing does not show vents at this column

APPROVED BY THE COMMISSION IN MAY 2019

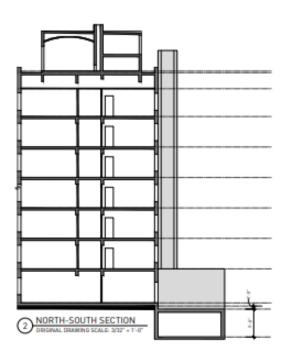
EAST AND WEST (FRONT) COURTYARD ELEVATIONS OUTLINED IN RED

COURTYARD AT FRONT (WEST ELEVATION)

Notes indicates **EXISTING VENTS** at these elevation which were **APPROVED BY THE COMMISSION IN 2019**. Four in total at both elevations.

COURTYARD AT FRONT (EAST ELEVATION)







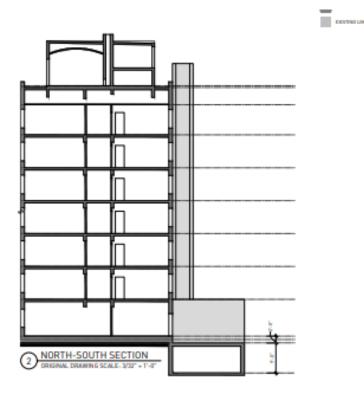
CURRENT/2021 REVISIONS

PROPOSED EAST AND WEST (FRONT) COURTYARD ELEVATIONS OUTLINED IN YELLOW
WITH HDC-APPROVED IN 2019 OUTLINED IN RED. *DENOTES WORK DONE W/O
APPROVAL

COURTYARD AT FRONT (WEST ELEVATION)

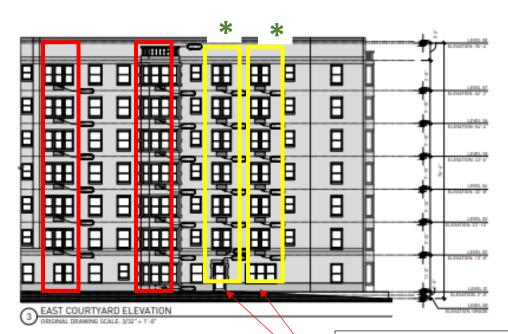
Notes indicates **EXISTING VENTS** at this elevation which were **APPROVED BY THE COMMISSION IN 2019. NEW VENTS** are proposed at these two columns (outlined in yellow) WITH THE CURRENT 2021 PROPOSAL.





COURTYARD AT FRONT (EAST ELEVATION)

Notes indicates **EXISTING VENTS** at this elevation which were **APPROVED BY THE COMMISSION IN 2019**.



Current application states that these vents are EXISTING and are proposed for replacement. Yet, 2019 drawing does not show vents at this column

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

5/10/2019

CERTIFICATE OF APPROPRIATENESS

Brian Hurttienne / Christian Hurttienne Architects 2111 Woodward Ave., Suite 201 Detroit, MI 48226

RE: Application Number 19-6187; 700 Seward; New Center Area Historic District

To whom it may concern,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205(10), MSA 5-3407(5)(10); Section 25-2-57(b) of the 1984 Detroit City Code; Detroit Historic District Commission Resolution 97-01 (adopted August 13, 1997); Detroit Historic District Commission Resolution 98-01 (adopted February 11, 1998), the staff of the Detroit Historic District Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness (COA), which is effective as of May 10, 2019.

Staff finds the work appropriate for the following reasons:

The following work items meet the Secretary of the Interior's Standards for Rehabilitation Standard 6; Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- Site work as proposed in application:
 - o Reconfigure parking with handicapped spaces added near the entrance
 - Low-sloped, no curb transition from parking lot to building
 - o New sidewalk along the west side of the building to parking lot, w/pedestrian access gate along Seward St.
 - o New fenced area for pets on the east side of the building walkway
 - Redesign Courtyard to accommodate proposed retail and café amenities on the first floor the building
 - Reconfigure landscaping and add new benches for "park-like" atmosphere
 - New Planter areas
 - New stair and ramp configuration is proposed for handicapped accessibility to the front entrance
 - Black metal railings are proposed for the handicapped ramp
 - Existing decorative light fixtures in the courtyard will remain
- Rehab Building as proposed in application:
 - o Repair existing windows as needed
 - Replace brick masonry as needed, new brick to match existing
 - Tuck pointing for masonry, mortar to match existing in texture and color
 - Remove non-historic wood siding on bay windows, replace w/ stucco to match original drawings
 - o Restore limestone cap at parapet, existing limestone to be removed and replaced in-kind with new in areas where damaged or broken

CITY OF DETROIT HISTORIC DISTRICT COMMISSION

- Remove and replace in-kind any limestone balustrades (top of building wings) where broken or missing
- Reconfigure stairway at connecter between the parking lot and building
 - The addition will remove existing exterior metal stairway and replace with a new covered stairway that allows access to the entrance vestibule from the parking
 - Brick in two windows on the west façade with a 1" setback from original window frame
 - A new roof w/ white EPDM membrane will cover the stairway
- o Repair Parking Structure as needed with concrete to match existing color and texture
- Create a new opening on the rear of the building to accommodate truck access for trash removal, removing existing door and window
- o Install New HVAC units at the rear of the building
 - The new opening will have a roll-down electric door in "a dark reddish brown color"
- Replace existing HVAC units under most large bay windows will as needed
 - New louvers at bay windows will be light gray metal to blend in with new stucco exterior
 - Louvers not in bay windows to be painted to match brick façade

... with the condition that the applicant submit further documentation of all areas of deterioration, final specs for all replacement materials be provided, and that HDC staff (with assistance from Planning and Development landscape architects) be afforded the opportunity to review and approve the final landscape plan prior to the issuance of the permit.

Please retain this Certificate of Appropriateness for your files. You should now proceed to the City of Detroit Buildings Safety and Engineering Department to obtain a building permit. The Detroit Historic District Commission's approval and issuance of a Certificate of Appropriateness does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding this letter, please contact me at cagneyb@detroitmi.gov or 313-224-4803.

For the Commission:

Brendan Cagney

Staff

Detroit Historic District Commission





























THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

Date: 12/08/2020

City of Detroit - Planning & Development Department 2 Woodward Avenue, Suite 808 Detroit, Michigan 48226

PROPERTY INFORMATION			
ADDRESS: 700 Seward, Detroit, MI 48202 AKA:			
HISTORIC DISTRICT: New Center Historic District			
SCOPE OF WORK: Windows/Doors Roof/Gutters/Chimney Porch/Deck New Construction Demolition Addition	Landscape/Fence/ Tree/Park Other: New Openings for HVAC		
APPLICANT IDENTIFICATION			
Property Owner/ Homeowner Contractor Tenant or Business Occupant Company Name: Company Name:	Architect/Engineer/ Consultant Hurttienne Architects		
	Ξ: <u>ΜΙ</u> ΖΙΡ: ⁴⁸²⁰¹		
	brian@cha-c.com		
PROJECT REVIEW REQUEST CHECKLIST			
Please attach the following documentation to your request:			
PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB	NOTE:		
Completed Building Permit Application (highlighted portions only)	Based on the scope of work,		
ePLANS Permit Number (only applicable if you've already applied for permits through ePLANS)	I additional documentation may I be required. I		
Photographs of ALL sides of existing building or site	See www.detroitmi.gov/hdc for scope-specific requirements.		
Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)			
Description of existing conditions (including materials and design)			
Description of project (if replacing any existing material(s), include a replacementrather than repairof existing and/or construction of ne			
Detailed scope of work (formatted as bulleted list)			
Brochure/cut sheets for proposed replacement material(s) and/or proposed replacement material(s) and a proposed repla	oduct(s), as applicable		
Upon receipt of this documentation, staff will review and inform you of the next steps toward of	obtaining your building permit from the		

SUBMIT COMPLETED REQUESTS TO HDC@DETROITMI.GOV

Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

Address: 700 Seward, Detroit, Mi 46202	Fl	oor:Suit	e#:Stories:
AKA:			
Parcel ID#(s):To			
Current Legal Use of Property:		Proposed Use:	
Are there any existing buildings or structure	s on this parcel?	Yes	No
PROJECT INFORMATION			
Permit Type: New Alteration	Addition	Demolition	Correct Violations
Foundation Only Change of Use			<u> </u>
Revision to Original Permit #:			
Description of Work (Describe in detail propo			
Additional HVAC unit installation openings of			
	MB	C use change	No MBC use change
Included Improvements (Check all applicable	e; these trade areas	require separate per	mit applications)
HVAC/Mechanical Electrical	Plumbing [Fire Sprinkler S	ystem Fire Alarm
Structure Type			_
New Building Existing Structure	Tenant Spa	ce Garage	Accessory Building
Other: Size of Structure	to be Demolish	ed (LxWxH)	cubic ft.
Construction involves changes to the floor p			lo
(e.g. interior demolition or construction to new walls)	_	
Use Group: Type of Constr	uction (per current	: MI Bldg Code Table	601)
Estimated Cost of Construction \$		\$	
Structure Use	By Contractor		By Department
Residential-Number of Units: Office	-Gross Floor Area _	Industr	rial-Gross Floor Area
Commercial-Gross Floor Area: Institu	tional-Gross Floor A	Area Oth	er-Gross Floor Area
Proposed No. of Employees: List materia	ls to be stored in th	e building:	
PLOT PLAN SHALL BE submitted on separate			
(must be correct and in detail). SHOW ALL strexisting and proposed distances to lot lines. (_		•
For Buildin	g Department l	Jse Only	
Intake By:	<u> </u>		DngBld? No
Permit Description:		_	
Current Legal Land Use:	Pro	posed Use:	
Permit#: Date Perm			
Lots Combined? Yes N			
Revised Cost (revised permit applications only)	Old \$	New	\$
Structural:	Date:	Notes:	

Permit #:

Address:	City.		State:	ZIP.	
Phone: 248-258-6002	Mobi	Mobile: 248-867-4406			
Driver's License #:	Email:	klowand@lowandbuilding.com			
Contractor Contractor is Permit					
Representative Name:	Co	mpany Nam	e:		
Address:	City:		State:	Zip:	
Phone: Mobile:		Email:			
City of Detroit License #:					
TENANT OR BUSINESS OCCUPAN	JT Te	nant is Permit	: Applicant		
Name: Phone:	_	Email:			
ARCHITECT/ENGINEER/CONSULT	TANT A	rchitect/Engir	neer/Consultant	is Permit Applicant	
Name: Brian Hurttienne Stat	e Registration	#: 33302	Expiration	on Date: 11/2022	
Name: Brian Hurttienne State Address: 2111 Woodward, Suite 201 Phone: 313-825-2005 Mobile: 313	City:	Detroit	State: MI	Zip: 48201	
Phone: 313-825-2005 Mobile: 313	3-850-6689 ————	Email:	brian@cha-c.	com	
HOMEOWNER AFFIDAVIT (On					
on this permit application shall be complete requirements of the City of Detroit and take inspections related to the installation/work other person, firm or corporation any portion	e full responsik herein describ	oility for all co ed. I shall ne	ode compliance of the state of states	e, fees and sub-contract to any	
Print Name: (Homeowner)	Signature:			Date:	
Subscribed and sworn to before me this	day of	20 <i>A</i>	A.D	County, Michigan	
Signature: (Notary Public)		My Comr	nission Expires	s:	
(Notary Public)					
PERMIT A	APPLICANT S	SIGNATURE			
I hereby certify that the information on this restrictions that may apply to this construction certify that the proposed work is authorize to make this application as the property of all applicable laws and ordinances of jurisd inspections are requested and conducted the previous inspection and that expired	tion and am a d by the owne wner(s) author diction. I am a d within 180	ware of my rer of the recoized agent. Find the ware that a days of the	esponsibility to ord and I have Further I agree permit will ex	hereunder. I been authorized to conform to cpire when no	
Print Name: Brian Hurttienne (Permit Applicant)	Signature:			Date:	
	_				
Driver's License #:			-		
Subscribed and sworn to before me this					
Signature: (Notary Public)	IVIy Cor	nmission Exp	oires:		

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this

700 Seward Renovation



December 8, 2020

Mr. Brendan Cagney, Historic Specialist City of Detroit, Planning & Development Department 2 Woodward Avenue, Suite 808 Detroit, MI 48226

Re: 700 Seward Renovation – HVAC Openings

Mr. Cagney,

We respectfully submit this enclosed description of the 700 Seward Renovation project to the City of Detroit Historic District Commission for review. This submittal is in addition to the earlier, April 2020 and June 2020 Commission hearing.

Project Description

The 700 Seward building and site was purchased to renovate and update much of the building to accommodate new residents.

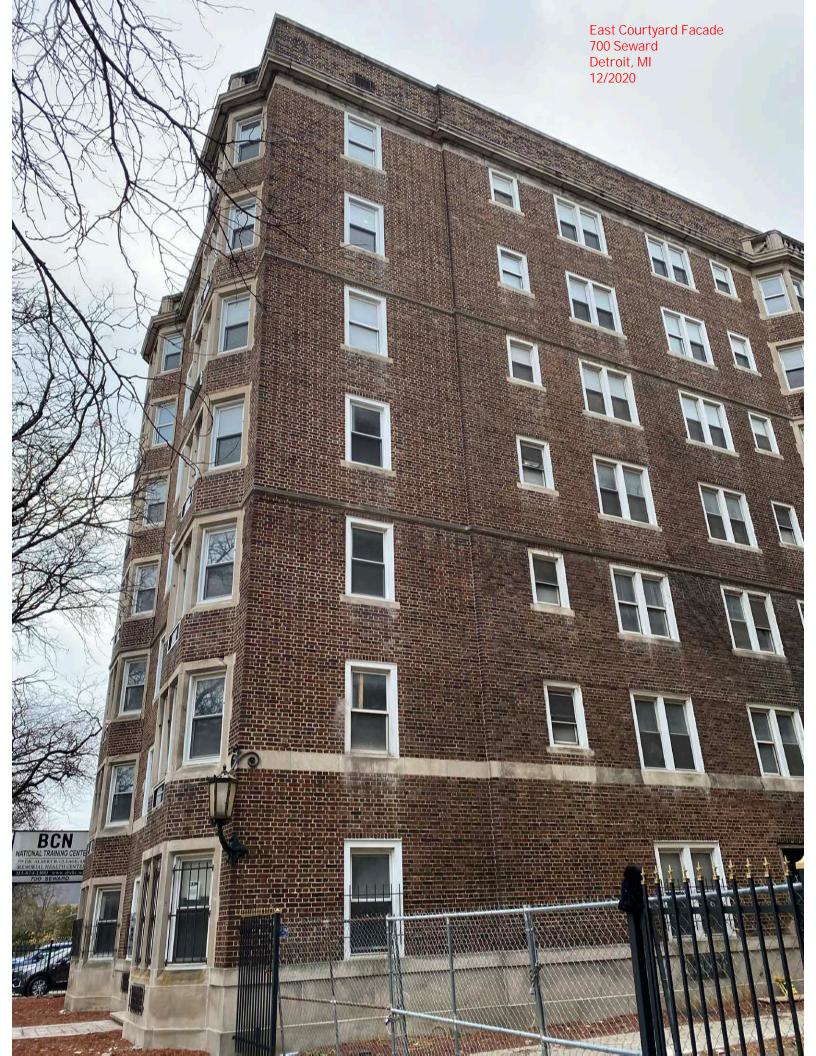
This submission is to note the additional HVAC openings proposed for the exterior towards the front of the building. The openings toward the rear and on the alley side had been approved by the commission earlier in 2020. The developer is requesting to add HVAC openings on the west and east facades, as well as the west and east facades of the courtyard. The enclosed drawings note the new openings.

This project is also being reviewed for the Historic Preservation Tax Credit with applications submitted earlier. The submission did note these requested openings and the State Historic Preservation Office and the National Park Service did approve the drawings as submitted, as we are submitting to you.

Enclosed with this write-up are the HDC Application, Exterior Elevation drawings, and current photographs. Please review and let me know of anything further you may need.

Thank you,

Brian V. Hurttienne, Principal Christian Hurttienne Architects 2111 Woodward Avenue, Suite 201 Detroit, MI



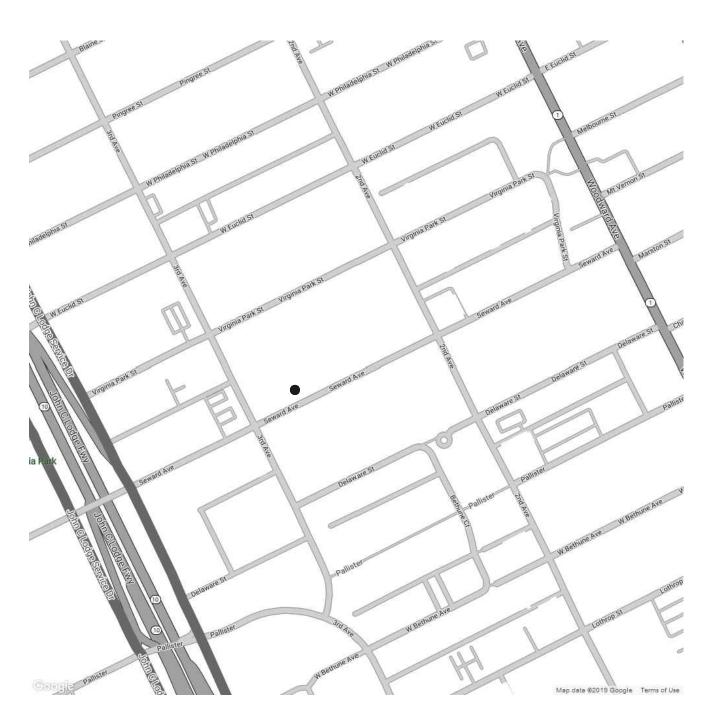












N VICINITY PLAN

26. CAP, PATCH, AND REPAIR ALL HOLES AND SURFACES IN WALLS, FLOORS, AND CEILINGS WHERE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING ITEMS ARE

GENERAL NOTES	GENERAL NOTES	PROJECT INFORMATION	DRAWING LIST	
ANY MENTION OF 'CONTRACTOR' INCLUDES THE GENERAL CONTRACTOR (GC), NSTRUCTION MANAGER (CM) OR SUBCONTRACTOR(S) AS THEY RELATE TO THE VITRACTUAL DELIVERY METHOD AGREED TO BY THE OWNER AND ENTITY RESPONSIBLE FOR DERTAKING CONSTRUCTED IMPROVEMENTS OF THE PROPERTY. ACCORDINGLY, THE USE THE TERM 'CONTRACTOR' IS TO REFER TO ANY AND ALL ENTITIES AND INDIVIDUALS SPONSIBLE FOR THE MANAGEMENT, COORDIANTION, SUPERVISION, AND PHYSICAL STRUCTION OF EITHER THE COMPLETE JOB (BENERAL CONTRACTOR / CONSTRUCTION NAGERI AND/OR A SPECIFIC TRADE (SUBCONTRACTOR'S). ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CAL JURISDICTION. UNLESS OTHERWISE AGREED UPON, THE CONTRACTOR IS SPONSIBLE FOR SECURING ALL BUILDING PERMITS AS REQUIRED FOR WORK TO BE RYCOMED AND WILL RETAIN AND PAY FOR ALL REQUIRED INSPECTIONS DURING THE JURSE OF THE WORK. PROVIDE SAFE AND SECURE JOBSITE PRIOR TO, DURING, AND AFTER WORK. PROVIDE ALL DESSARY SAFETY DEVICES, LIGHTING, AND BARRIERS AS NECESSARY - ESPECIALLY DUNDA LL STAIR, ELEVATOR, AND ROOP PENETRATIONS IN ACCORDANCE WITH LOCAL DES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES. THE CONTRACTOR SHALL VISIT THE SITE BEFORE PROVIDING A PRICE AND BE AWARE OF STING CONDITIONS TO THE EXTENT OF INFLUENCE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, SEQUENCES, AND DOCEDURES OF CONSTRUCTION. DO NOT SCALE DRAWINGS FOR DIMENSIONS AND / OR SIZES. THE CONTRACTOR SHALL BE SPONSIBLE FOR FIELD MEASURING EXISTING CONDITIONS PRIOR TO THE BEGINNING OF RK, AND PERIODICALLY DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL HERSIONS, ANY DEVIATIONS FROM DIMENSIONS INDICATED ON DRAWINGS ARE TO BE PROVED BY ARCHITECT, PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO ALERT THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE AWINGS, DIMENSIONS, EXISTING CONDITIONS, OR ANY APPARENT ERROR IN CLASSIFYING SPECIFYING A PRODUCT OR ITS USE PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL ORMATION, CLARIFICATIONS AND / OR DIRECTIVES WILL BE ISSUED AS NECESSARY AND LABELY AND ALBERT OF THE ARCHITECT O	GENERAL NOTES 27. NEATLY SAW CUT AND REMOVE CONCRETE AS REQUIRED FOR PLACEMENT OF NEW INSTALLATIONS OR PER MEANS AND METHODS. 28. PREPARE ALL DEMOLITION AREAS FOR NEW FINISHES. 29. IF CONSTRUCTION IS UNDERTAKEN BY A GENERAL CONTRACTOR (GC) FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY OWNER, THE GC SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM OF EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE, WITHIN THE SCOPE OF THE CONTRACT. 30. PROVIDE A PORTABLE FIRE EXTINGUISER WITH A RATING NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENNANT SPACE AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY 2015 MICHIGAN BUILDING CODE, NFPA 10 AND THE FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR. 31. PROVIDE EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES. PROVIDE GREEN LETTERING. 32. PROVIDE RAISED CHARACTER AND BRAILLE EXIT SIGN, COMPLYING WITH ICC 117.1 ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRMY, AN EXIT RAMP, EXIT PASSAGEWAY, EXIT DISCHARGE, OR OTHERWISE REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. 33. PROVIDE EMERGENCY LIGHTING LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES. 34. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES. 35. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA. 36. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED AN END POINT FLAME SPEAD ARTING PER SECTION 803, BASED UPON OCCUPANCY GROUP SPECIFIED IN TABLE 803.9 P. 199 OF THE 2015 MI BUILDING CODE. 37. DECORATIONS (PRIVACY CURTAINS, DRAPES, SHADES, HANGINGS, WALL COVERINGS, ETC.) SHALL CONFORM TO THE REQUIREMENTS	PROJECT INFORMATION DRAWING ISSUE DATES No. DESCRIPTION DATE 1 SITE PLAN REVIEW 02.15.2019 2 HISTORIC DISTRICT COMMISSION REVIEW 04.22.2019 3 PRESERVATION TAX CREDIT REVIEW 05.15.2019 4 ENGINEERING COORDINATION 05.22.2019 5 PRESERVATION TAX CREDIT REVIEW 06.04.2019 6 BIDDING 06.25.2019 7. PERMIT REVIEW 07.08.2019 8. MEP COORDINATION 09.25.2019 9. PERMIT REVIEW REVISIONS 11.06.2019 10. MEP COORDINATION 11.14.2019 11. RAMP REMOVAL / STAIR CONSTRUCTION 11.12.2020	GENERAL SHEETS G-000 COVER G-001 CODE SHEET G-002 CODE SHEET CIVIL ENGINEERING SHEETS C-100 SITE SURVEY C-101 ARCHITECTURAL SITE PLAN C-101.1 FINISH SITE PLAN AND FOUNDATION PLAN C-102 SITE DETAILS C-103 GRADING PLAN C-104 SOIL EROSION AND SEDIMENT CONTROL PLAN ARCHITECTURAL SHEETS A-100 FOUNDATION PLAN A-101.1 FIRST LEVEL ARCHITECTURE PLAN A-101.1 ENLARGED FIRST LEVEL DEMO PLAN A-101.2 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.3 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.4 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.5 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.6 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.7 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.8 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.9 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.9 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-101.9 ENLARGED FIRST LEVEL ARCHITECTURE PLAN A-102.1 UNITS 9A AND 11A PLANS AND ELEVATIONS A-103.1 UNIT 10 PLANS AND ELEVATIONS A-103.2 UNITS 11 AND 9 PLANS AND ELEVATIONS A-103.2 UNITS 11 AND 9 PLANS AND ELEVATIONS A-103.3 UNITS 12 AND 8 PLANS AND ELEVATIONS A-103.3 UNITS 12 AND 8 PLANS AND BLEVATIONS	MECHANICAL AND PLUMBING ENGINEERING SHEETS M-000 MECHANICAL SHEET INDEX, LEGEND, GENERAL NOTES M-001 MECHANICAL SPECIFICATIONS M-002 MECHANICAL SPECIFICATIONS M-003 MECHANICAL SPECIFICATIONS M-003 MECHANICAL SPECIFICATIONS MD-101 FIRST FLOOR DEMOLITION PLAN - MECHANICAL MD-102 SECOND FLOOR DEMOLITION PLAN - MECHANICAL MD-103 TYPICAL FLOOR (3-7) DEMOLITION PLAN - MECHANICAL MD-104 PENTHOUSE/ATTIC DEMOLITION PLAN - MECHANICAL P-101 FIRST FLOOR PLAN - SANITARY/VENT P-201 FIRST FLOOR PLAN - PLUMBING AND FIRE PROTECTION P-202 SECOND FLOOR PLAN - PLUMBING AND FIRE PROTECTION P-203 TYPICAL FLOOR PLAN - PLUMBING AND FIRE PROTECTION P-204 PENTHOUSE PLAN - PLUMBING P-300 ENLARGED PLANS - PLUMBING P-301 ENLARGED PLANS - PLUMBING P-302 ENLARGED PLANS - PLUMBING M-101 FIRST FLOOR PLAN - HVAC M-102 SECOND FLOOR PLAN - HVAC M-103 TYPICAL FLOOR PLAN - HVAC M-104 ATTIC PLAN - HVAC M-105 PENTHOUSE/ROOF PLAN - MECHANICAL M-200 ENLARGED PLANS - HVAC M-201 ENLARGED PLANS - HVAC M-201 ENLARGED PLANS - HVAC M-202 ENLARGED PLANS - HVAC M-201 ENLARGED PLANS - HVAC M-202 ENLARGED PLANS - HVAC
THE CONTRACTOR IS TO PRESERVE, TAKE CARE OF, AND COORDINATE WITH THE UTILITY DIMPANIES AND SUB-CONTRACTORS. SHOP DRAWINGS / SUBMITTALS / SAMPLES ARE TO BE SUBMITTED TO THE ARCHITECT FOR PROCEEDING WITH ALL ITEMS WHICH REQUIRE FABRICATION, AS RECTED AND APPROVED BY THE OWNER. ALL COLOR AND MATERIAL REVIEWS ARE TO BE ADD FROM ACTUAL SAMPLES, NOT FROM REPRODUCTIONS OR FROM NARRATIVE ESCRIPTIONS.	LEGEND CONCRETE MASONRY UNIT	SIGNATURE BLOCK NAME OF AUTHORIZED REPRESENTATIVE	A-103.4 UNITS 13 AND 7 PLANS AND ELEVATIONS A-103.5 UNITS 13 AND 7 PLANS AND ELEVATIONS A-103.5 UNITS 13 AND 7 PLANS AND ELEVATIONS A-103.6 UNITS 14 AND 6 PLANS AND ELEVATIONS A-103.7 UNITS 14 AND 6 PLANS AND ELEVATIONS	M-301 MECHANICAL SCHEDULES M-302 MECHANICAL SCHEDULES AND DETAILS M-401 EXHAUST DUCT RISERS ELECTRICAL ENGINEERING SHEETS
2. CHANGES IN THE WORK SHALL BE INITIATED THROUGH DOCUMENTS ISSUED BY THE RCHITECT AS REQUESTED / APPROVED BY THE OWNER. THE CONTRACTOR SHALL NOT ROCEED WITH EXECUTION OF CHANGES WITHOUT WRITTEN APPROVAL FROM THE OWNER IN HE FORM OF AN APPROVED A CHANGE ORDER NOTING CHANGES TO CONTRACT PRICE AND IME. 3. THE STRUCTURE HAS BEEN DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE UILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR SOLE RESPONSIBILITY TO	BRICK CONCRETE INSULATION (BATT, CELLULOSE, SPRAY-FAOM) RIGID INSULATION PLYWOOD METAL FINISHED WOOD	(Owner)	A-103.8 UNITS 15 AND 5 PLANS AND ELEVATIONS A-103.9 UNITS 15 AND 5 PLANS AND ELEVATIONS A-103.10 UNITS 16 AND 4 PLANS AND ELEVATIONS A-103.11 UNITS 16 AND 4 PLANS AND ELEVATIONS A-103.12 UNITS 16 AND 4 ACCESSIBLE PLANS AND ELEVATIONS A-103.13 UNITS 16 AND 4 ACCESSIBLE PLANS AND ELEVATIONS A-103.14 UNITS 17 AND 3 PLANS AND ELEVATIONS	E-001 ELECTRICAL LEGEND, SHEET INDEX, TABLES, AND GENERAL NOTES E-002 ELECTRICAL RISER DIAGRAM E-003 WIRE AND LIGHTING FIXTURE SCHEDULE AND CONTROL MATRIX E-004 ELECTRICAL PANEL SCHEDULES E-005 ELECTRICAL PANEL SCHEDULES
ETERMINE THE ERECTION PROCEDURES AND SEQUENCING TO ENSURE THE SAFETY OF THE UILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF EMPORARY BRACING, SHORING, SUPPORT, GUYS, OR TIE-DOWNS IF NECESSARY. MEANS AND IETHODS ARE NOT INCLUDED WITHIN THESE DOCUMENTS. 4. ENSURE ALL FIRE AND LIFE SAFETY ITEMS THAT ARE EXISTING AND REQUIRED, REMAIN PERATIONAL DURING CONSTRUCTION.	WOOD (ROUGH CONTINUOUS) WOOD (ROUGH NON-CONTINUOUS / BLOCKING) GLASS ALIGN	(Architect) Christian Hurttienne Architects, LLC (General Contractor)	A-103.15 UNITS 18 AND 2 PLANS AND ELEVATIONS A-103.16 UNITS 19 AND 1 PLANS AND ELEVATIONS A-103.17 UNITS 20 AND 0 PLANS AND ELEVATIONS A-103.18 UNITS 20 AND 0 PLANS AND ELEVATIONS A-103.19 UNIT 21 PLANS AND ELEVATIONS	E-100 SITE PLAN - ELECTRICAL ED-101 FIRST FLOOR PLAN - ELECTRICAL ED-102 SECOND FLOOR PLAN - ELECTRICAL ED-103 TYPICAL DEMOLITION FLOOR PLAN - ELECTRICAL ED-104 PENTHOUSE/ROOF PLAN - DEMOLITION
5. MAINTAIN ALL REQUIRED FIRE RATINGS / SEPARATIONS AS REQUIRED BY THE PPLICABLE BUILDING CODE, AND RULES PER THE REGULATIONS OF THE LOCAL JRISDICTION. 6. EXECUTE FIRE WATCH AND PREVENTION PROCEDURES ON SITE DURING FIELD CUTTING ND WELDING OPERATIONS MEETING THE OWNER'S REQUIREMENTS.	COLUMN LINE IDENTIFICATION PARTITION TYPE D001 DEMOLITION KEYNOTE		A-104 PENTHOUSE PLANS AND ELEVATIONS A-104.1 PENTHOUSE PLANS AND ELEVATIONS A-105 MECHANICAL PLENUM PLAN A-106 ROOF PLAN	E-201 FIRST FLOOR PLAN - LIGHTING E-202 SECOND FLOOR PLAN - LIGHTING E-203 TYPICAL FLOOR PLAN - LIGHTING E-204 PENTHOUSE/ROOF PLAN - LIGHTING
7. PROVIDE NECESSARY TEMPORARY CONSTRUCTION BARRIERS BETWEEN EXISTING AND EW CONSTRUCTION SPACES (DEMOLITION AREA). MAINTAIN LEGAL EXISTING SYSTEMS AND GRESS FOR BOTH SPACES PER LOCAL CODES. PROVIDE SIGNAGE TO DESIGNATE THE EXITS ND SEPARATION OF THE SPACES. B. EXISTING CONSTRUCTION NOT UNDERGOING ALTERATION IS TO REMAIN UNDISTURBED. WHERE SUCH EXISTING CONDITIONS NOT UNDERGOING ALTERATION ARE DISTURBED AS A	FOOT FOUNDATION KEYNOTE A001 ARCHITECTURAL KEYNOTE ROOT ROOF KEYNOTE CP01 CEILING PLAN KEYNOTE		A-201 EXTERIOR ELEVATIONS (SOUTH AND EAST) A-202 EXTERIOR ELEVATIONS (NORTH AND WEST) A-203 EXTERIOR ELEVATIONS (COURTYARD) A-204 INTERIOR ELEVATIONS (TYPICAL FLOOR CORRIDOR)	E-301 FIRST FLOOR PLAN - POWER E-302 SECOND FLOOR PLAN - POWER E-303 TYPICAL FLOOR PLAN - POWER E-304 PENTHOUSE/ROOF PLAN - POWER
ESULT OF THE OPERATIONS OF THIS CONTRACT, ALL ADVERSELY AFFECTED CONDITIONS INSTITUTE THE OPERATION OF THE SOUTH OF THE CONTRACTOR AS REQUIRED TO THE SATISFACTION OF THE OWNER, ARCHITECT, ADJACENT PROPERTY OWNERS (IF APPLICABLE), AND THE LOCAL URISTICTION. 7. ANY DAMAGE CAUSED BY NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY IEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE CONTRACTOR'S XPENSE.	S001 STRUCTURAL KEYNOTE EL01 ELEVATION KEYNOTE VERTICAL HEIGHT ELEVATION		A-501 PARKING ACCESS PLANS AND ELEVATIONS A-502 PARKING ACCESS SECTIONS A-503 WALL TYPES AND BUILDING DETAILS	E-400 ENLARGED UNIT PLANS - ELECTRICAL E-401 ENLARGED UNIT PLANS - ELECTRICAL E-402 ENLARGED UNIT PLANS - ELECTRICAL
D. DEMOLITION OF ALL PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DONE ITH UTMOST CARE, USING TOOLS AND METHODS SUBJECT TO THE OWNER'S APPROVAL. LL POSSIBLE CARE SHALL BE TAKEN TO AVOID DAMAGING, SHOCK, OR VIBRATION TO DRITIONS OF THE EXISTING STRUCTURE TO REMAIN.	WIDOW TYPE/SCHEDULE NUMBER DOOR TYPE/SCHEDULE NUMBER 000000.00 MATERIAL SPECIFICATION NUMBER REVISION NUMBER		A-601 DOOR SCHEDULE, WINDOW TRIM AND DETAILS A-602 FINISH AND FIXTURE SCHEDULES (COMMON SPACES / FIRST LEVEL) REFERENCE	E-500 ELECTRICAL DETAILS E-601 ELECTRICAL SPECIFICATIONS E-602 ELECTRICAL SPECIFICATIONS
1. PROVIDE ADEQUATE SHORING AND SUPPORT OF ALL STRUCTURAL ITEMS TO BE REMOVED I ACCORDANCE WITH STRUCTURAL ENGINEER'S DOCUMENTS / SPECIFICATIONS, LOCAL ODES AND REGULATIONS, AND ANY APPLICABLE OSHA GUIDELINES. 2. IF DEMOLITION OF AN EXISTING STRUCTURE IS REQUIRED TO ACCESS A SPACE OR OMPLETE CONSTRUCTION, AND IT IS NOT INDICATED ON THE DOCUMENTS; NOTIFY THE RCHITECT TO HAVE A STRUCTURAL ENGINEER REVIEW THE SCOPE OF DEMOLITION EQUIRED AND PROVIDE EITHER AN APPROVAL OR DOCUMENTS TO INSTRUCT THE METHODS 3. REMOVE AND / OR RELOCATE ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS ICLUDING PIPING, FIXTURES, EQUIPMENT, DUCTWORK, WIRING, DEVICES, PANELS, AND CCESSORIES AS REQUIRED BACK TO THE POINT OF ORIGIN. REFER TO MECHANICAL, LECTRICAL, AND PLUMBING DOCMENTS FOR FURTHER DIRECTION DIRECTON PRIOR TO	PLAN DETAIL TAG DETAIL NUMBER SHEET NUMBER SECTION TAG SECTION NUMBER SHEET NUMBER SHEET IDENTIFICATION NUMBER DISCIPLINE DESIGNATOR		A-701 ORIGINAL FOUNDATION AND GROUND FLOOR PLAN A-702 ORIGINAL TYPICAL FLOOR PLAN A-703 ORIGINAL TYPICAL FLOOR PLAN, STAIR SECTIONS, DETAIL A-704 ORIGINAL BUILDING SECTIONS AND DETAILS A-705 ORIGINAL FRAMING PLAN A-706 ORIGINAL ROOF FRAMING PLAN	
4. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATIONS, AND ELEVATIONS OF ALL XISTING UTILITIES INCLUDING EXISTING WATER, SEWERS / STORM MAINS, DRAINS, LECTRICAL AND GAS SERVICES, ETC., BEFORE PROCEEDING WITH THE WORK. ALL ISCREPANCIES SHALL BE DOCUMENTED AND REPORTED TO THE ARCHITECT. 5. REMOVE ALL MATERIALS AND DEBRIS CREATED DURING THE CONSTRUCTION PROCESS ND DISPOSE OFF SITE IN A SAFE AND LEGAL MANNER.	A-ARCHITECTURAL SHEET A-ARCHITECTURAL SHEET SHEET SEQUENCE NUMBER NUMBER IDENTIFYING EACH SHEET IN SET			

- SHEET TYPE DESIGNATOR 0 - GENERAL (SYMBOLS, LEGEND NOTES) 1 - PLANS (HORIZONTAL VIEWS) 2 - ELEVATIONS (VERTICAL VIEWS) 3 - SECTIONS, DETAILS, DIAGRAMS, NOTES

ISSUED FOR:

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700 Seward , LLC

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248.258.6002 klewand@lewandbuilding.com

Christian Hurttienne Architects, LLC

2111 Woodward Ave., Suite #201, Detroit, MI 48201 313.825.2005x101 Chris@cha-c.com

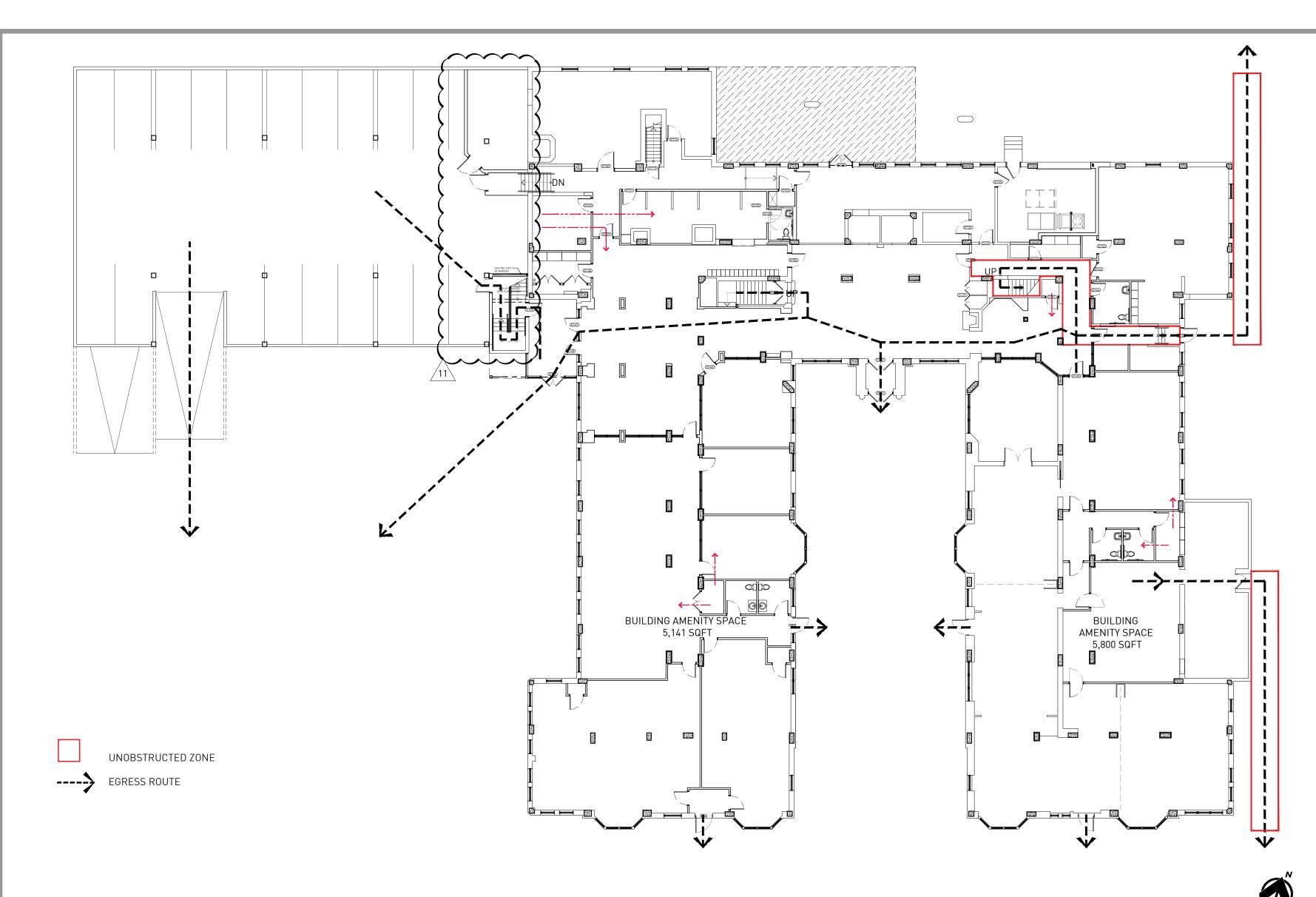
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MA Engineering

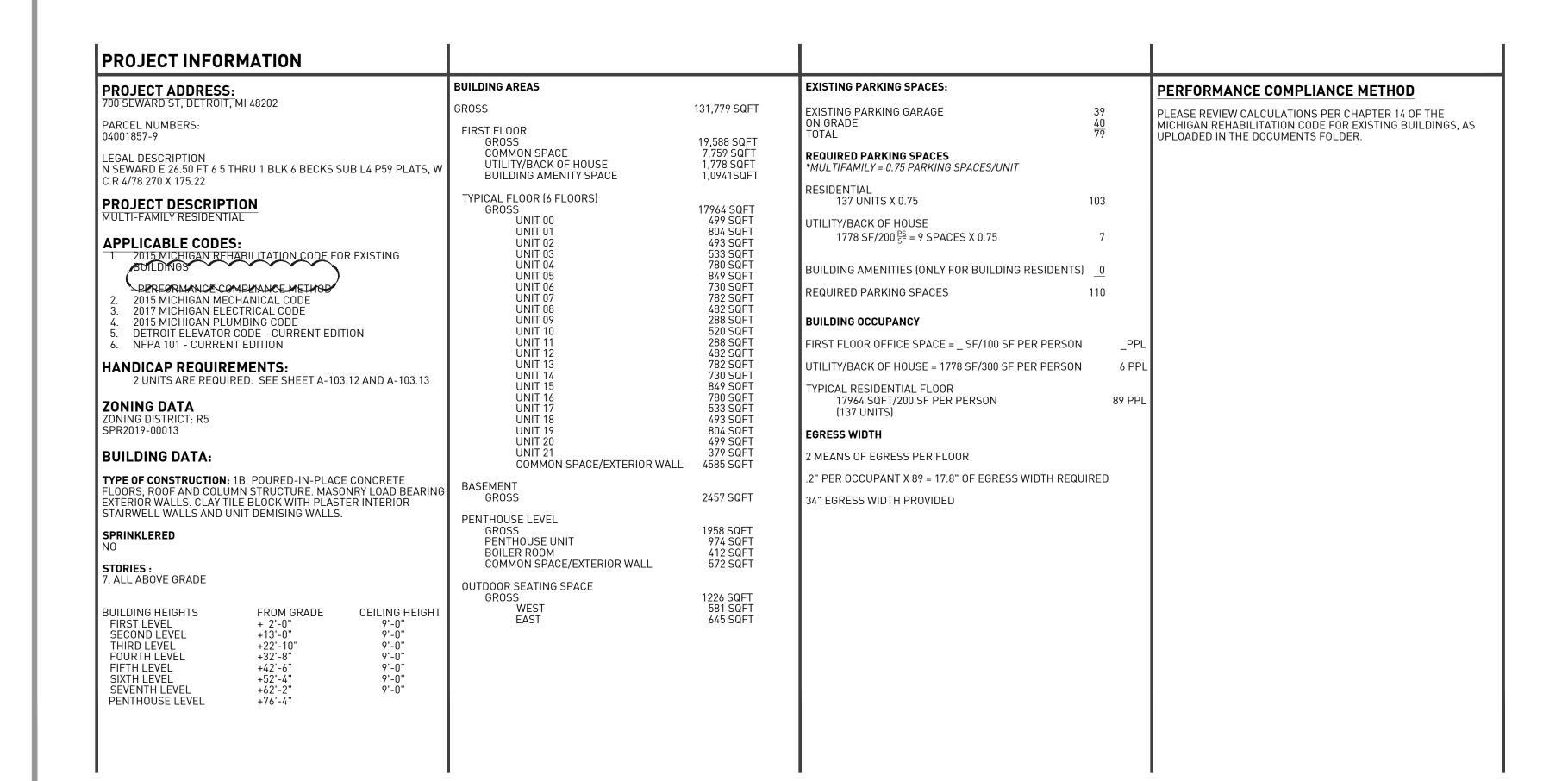
400 S. Old Woodward, Suite #100, Birmingham, MI 48009 248.258.1610 wzoka@ma-engineering.com

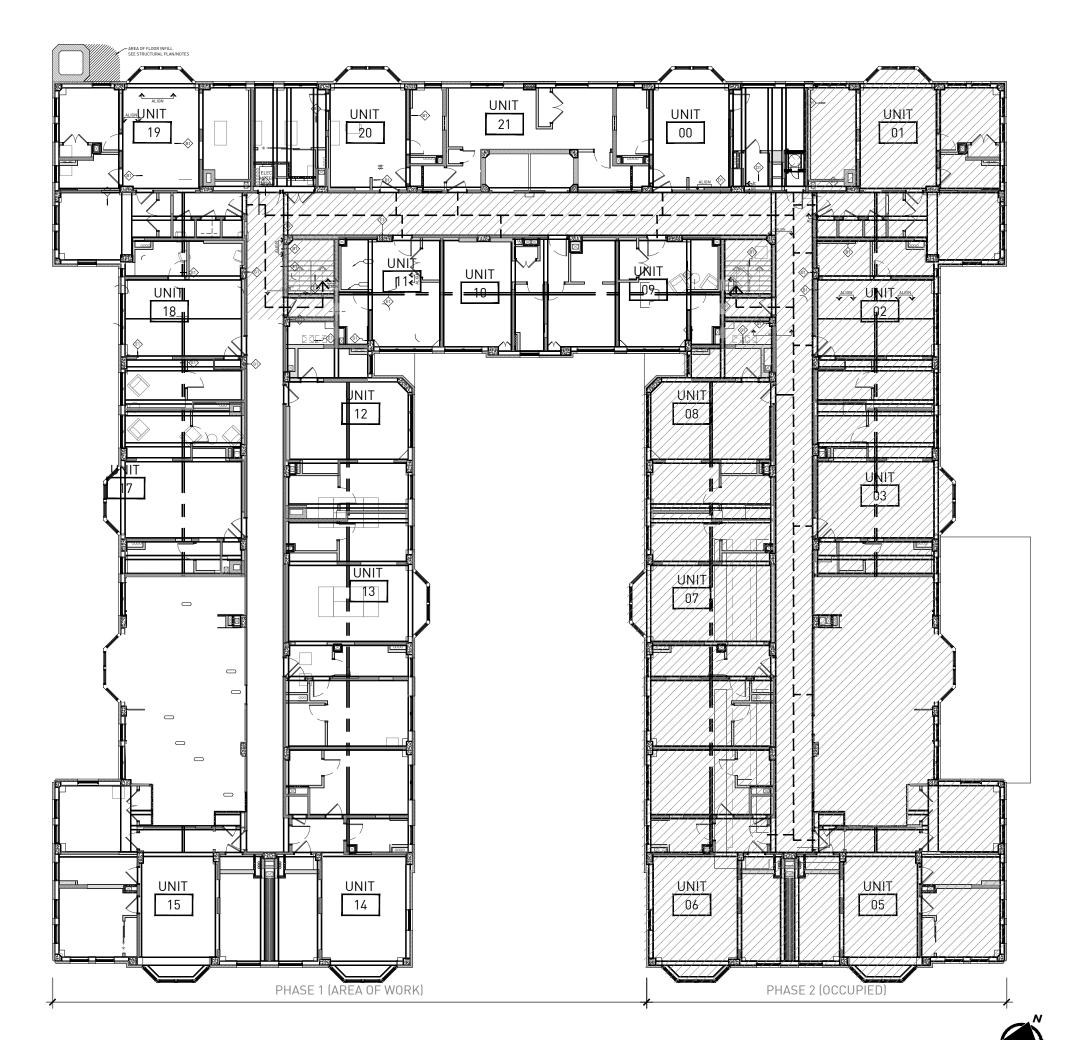
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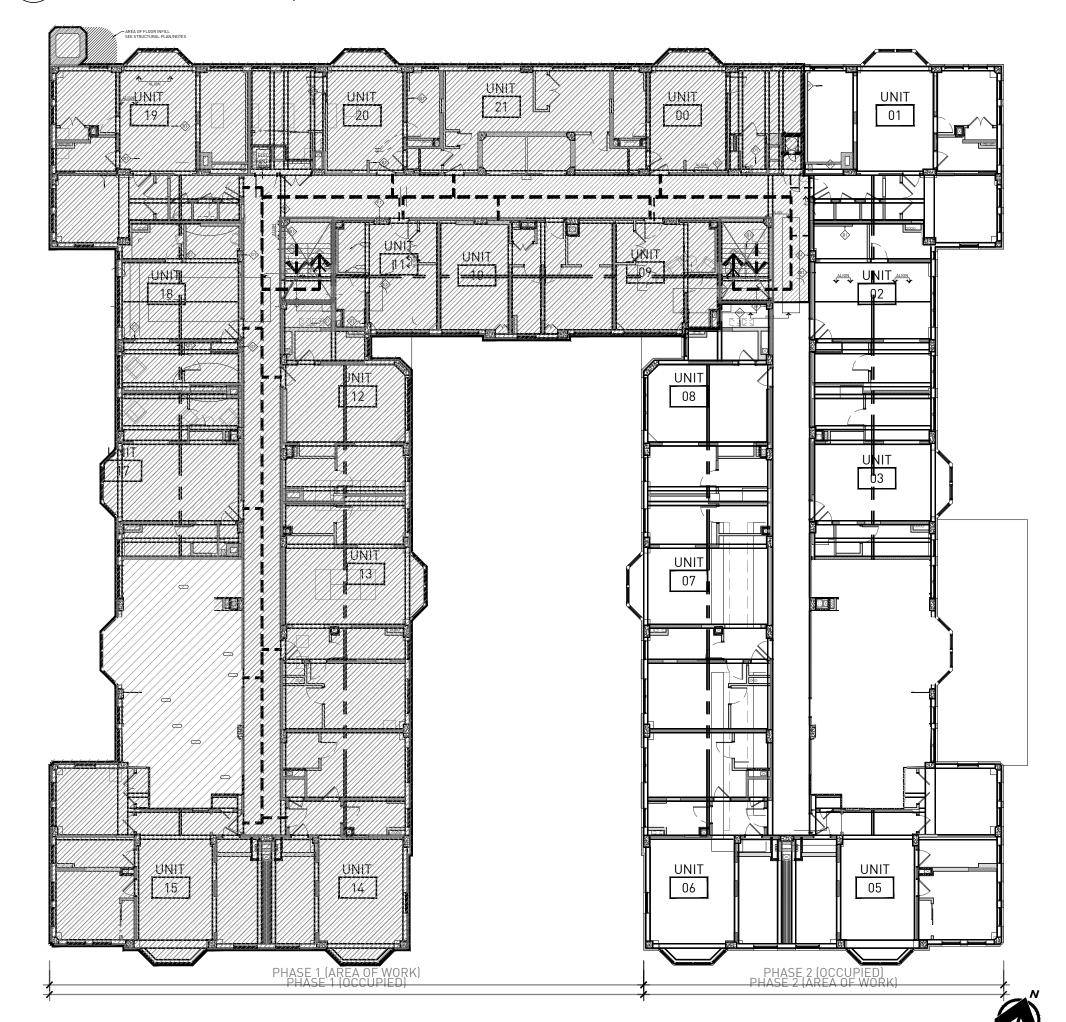
PHASE 1 - AREA OF WORK AND EGRESS (FIRST LEVEL)

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





PHASE 1 - AREA OF WORK AND EGRESS (TYPICAL LEVEL) ORIGINAL DRAWING SCALE: 1/16" = 1'-0"



\ PHASE 2 - AREA OF WORK AND EGRESS (TYPICAL LEVEL) ORIGINAL DRAWING SCALE: 1/16" = 1'-0"

CHRISTIAN HURTTIENNE ARCHITECTS

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ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE AWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK. ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

> MECHANICALELECTRICAL

CONSULTING ENGINEERS 6765 DALY ROAD

DNCE Project No.19-1272- 00

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DATE DESCRIPTION SITE PLAN REVIEW 02.15.2019 1. 02.15.2019 2. 04.22.2019 3. 05.15.2019 4. 05.22.2019 5. 06.04.2019 6. 06.25.2019 7. 07.08.2019 8. 09.25.2019 9. 11.08.2019 HISTORIC DISTRICT COMMISSION REVIEW
PRESERVATION TAX CREDIT REVIEW
ENGINEERING COORDINATION
PRESERVATION TAX CREDIT REVIEW BIDDING
PERMIT REVIEW
MEP COORDINATION
PERMIT REVIEW REVISIONS 10. 11.14.2019 MEP COORDINATION 11. 11.12.2020 RAMP REMOVAL / STAIR CONSTRUCTION

CODE SHEET

ARCHITECTURE KEY NOTES

NOTES ARE SPECIFIC TO THIS SHEET

001 COAL ROOM BELOW GRADE TO BE CONCRETE MASONRY BLOCK ENCLOSED, ROOF DEMOLISHED, FLOOR DEMOLISHED, ENGINEERED FILL TO GRADE, PAVING INSTALLED PER SITE PLAN.



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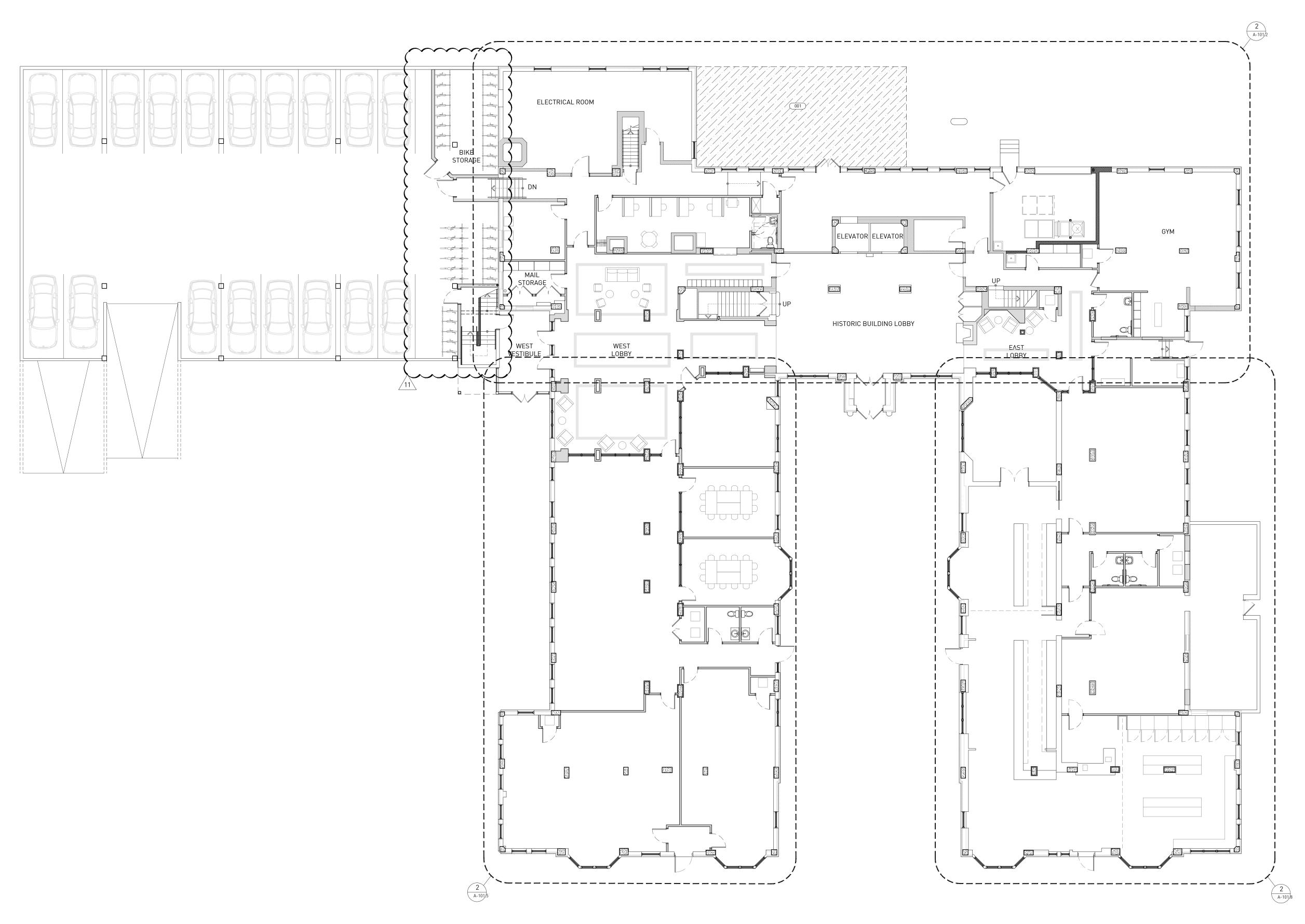
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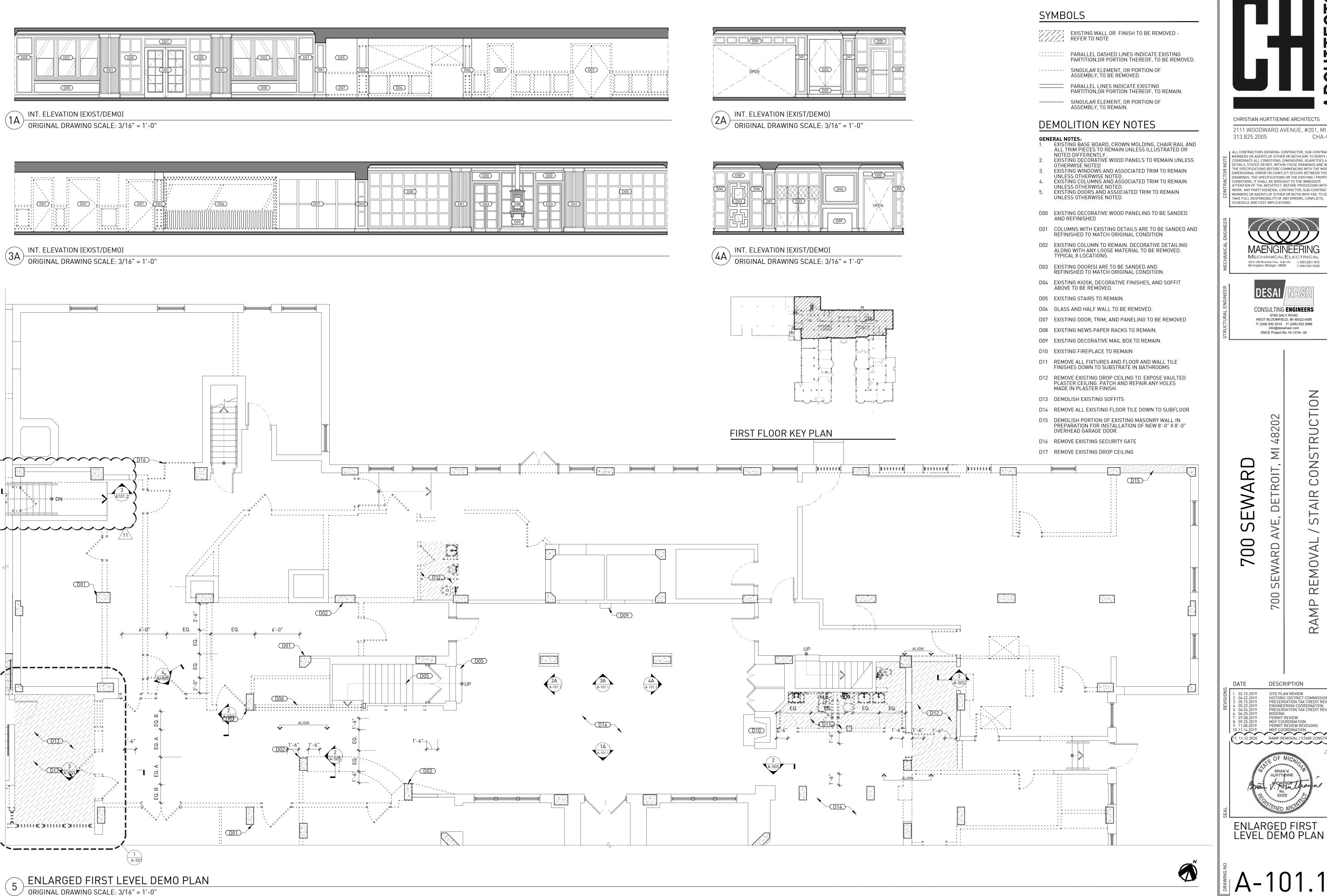


FIRST LEVEL ARCHITECTURE PLAN

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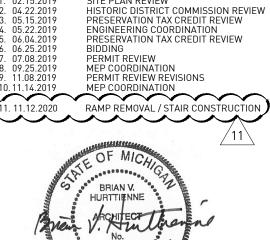
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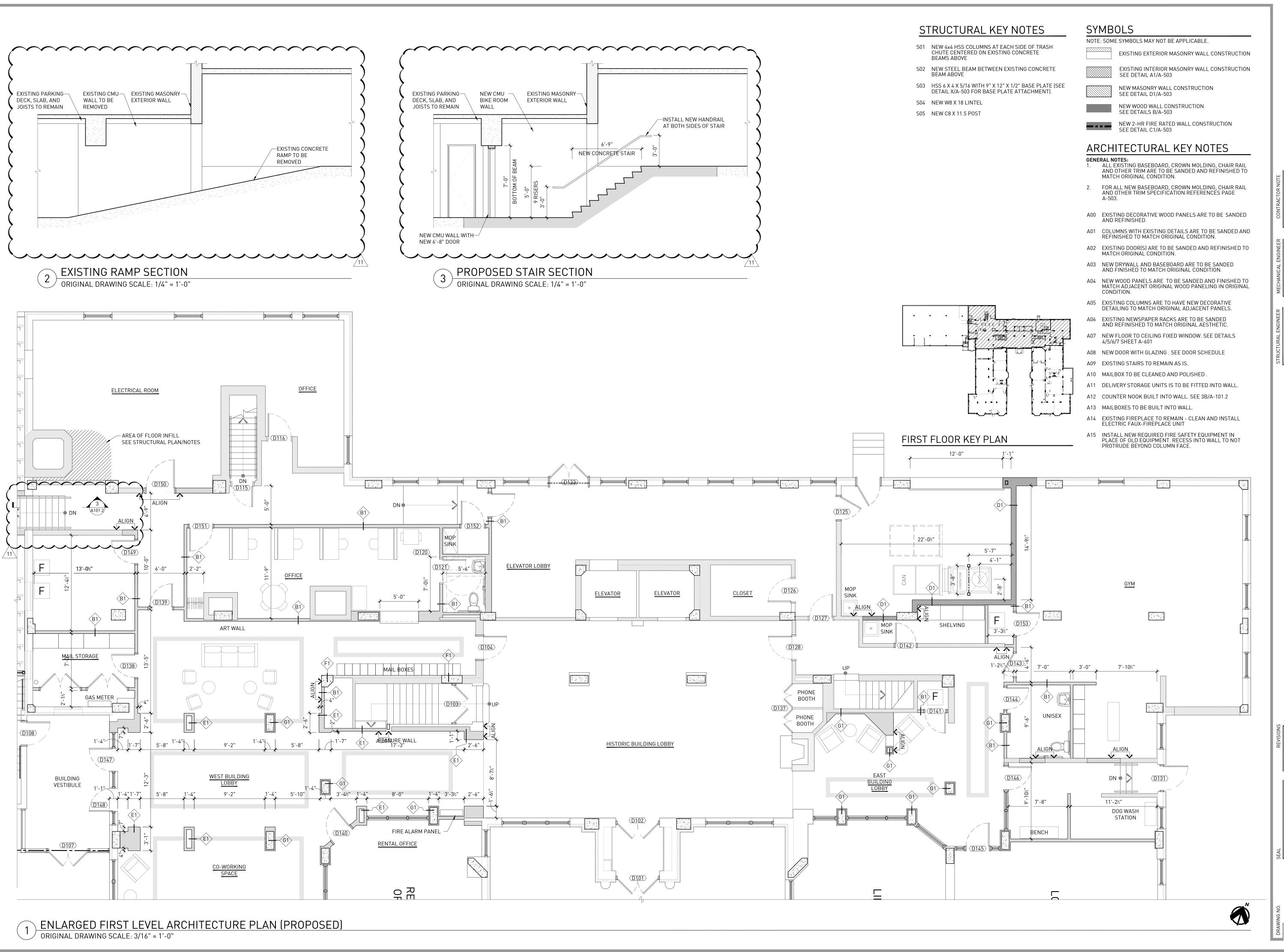
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ALL CONTRACTORS (GENERAL CONTRACTOR, SUB-CONTRACTORS, MEMBERS OR AGENTS OF EITHER OR BOTH) ARE TO VERIFY AND COORDINATE ALL CONDITIONS, DIMENSIONS, QUANTITIES AND DETAILS, STATED OR NOT, WITHIN THESE DRAWINGS AND WITHIN THE SPECIFICATIONS BEFORE COMMENCING WITH THE WORK. IF A DIMENSIONAL ERROR OR CONFLICT OCCURS BETWEEN THESE DRAWINGS, THE SPECIFICATIONS OR THE EXISTING / PROPOSED CONDITIONS, IT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK, ANY PARTY (GENERAL CONTRACTOR, SUB-CONTRACTORS MEMBERS OR AGENTS OF EITHER OR BOTH) WHO FAIL TO DO SO TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.



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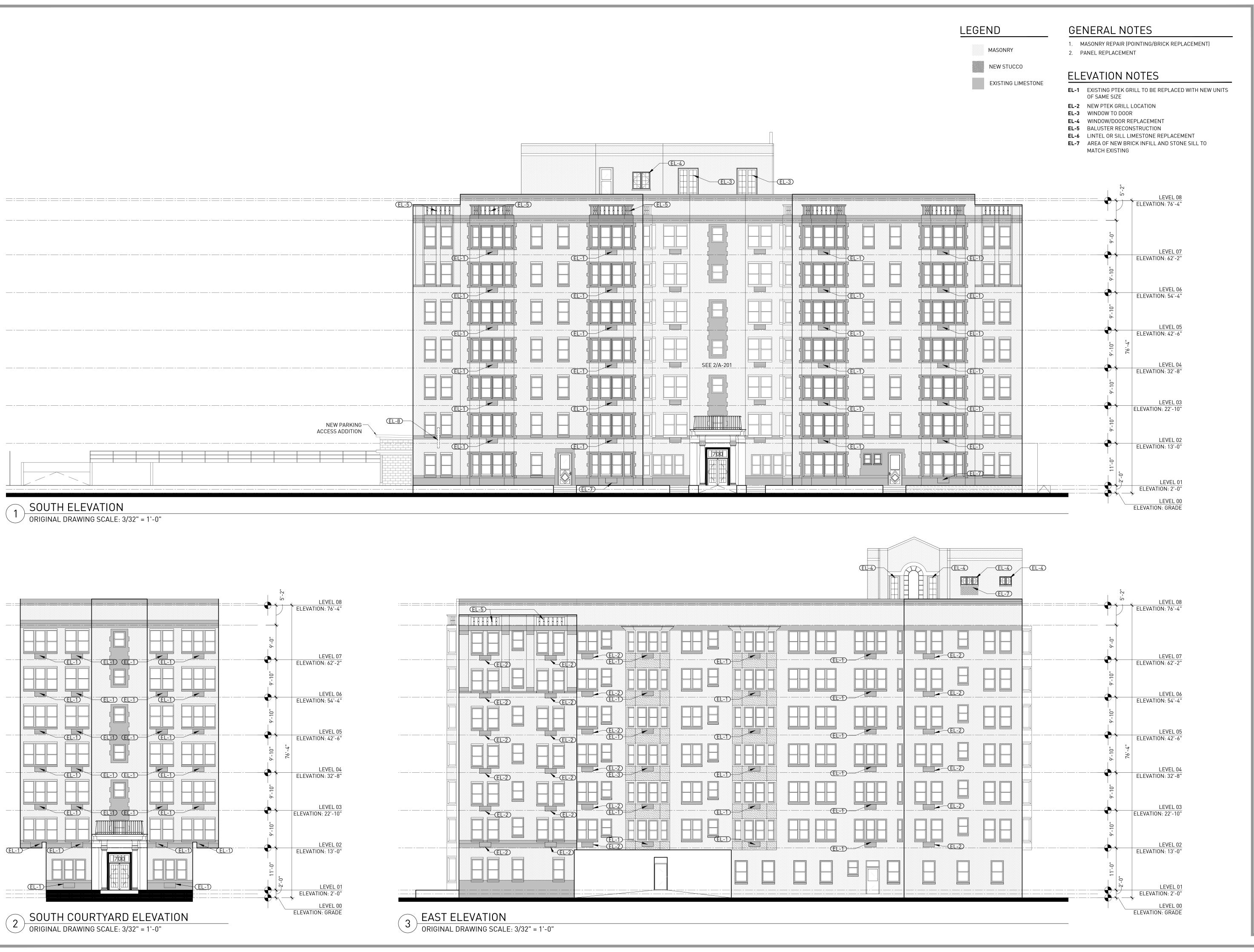
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ENLARGED FIRST LEVEL ARCHITECTURE PLAN PROPOSED





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TAKE FULL RESPONSIBILITY OF ANY ERRORS, CONFLICTS, SCHEDULE AND COST IMPLICATIONS.

CONSULTING ENGINEERS 6765 DALY ROAD

WEST BLOOMFIELD, MI 48322-4585 T/ (248) 932.2010 F/ (248) 932.3088 DNCE Project No.19-1272- 00

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REMOVAL

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8202 ROIT SEWAR 700 EWARD

DESCRIPTION

DATE

700

SITE PLAN REVIEW
HISTORIC DISTRICT COMMISSION REVIEW
PRESERVATION TAX CREDIT REVIEW
ENGINEERING COORDINATION
PRESERVATION TAX CREDIT REVIEW
BIDDING 1. 02.15.2019 2. 04.22.2019 3. 05.15.2019 4. 05.22.2019 5. 06.04.2019 6. 06.25.2019 7. 07.08.2019 8. 09.25.2019 9. 11.08.2019 10.11.14.2019

BIDDING
PERMIT REVIEW
MEP COORDINATION
PERMIT REVIEW REVISIONS
MEP COORDINATION



EXTERIOR ELEVATIONS (SOUTH AND EAST)



/ (EL-5)

LEVEL 08
ELEVATION: 76'-4"

LEVEL 07 ELEVATION: 62'-2"

LEVEL 06 ELEVATION: 54'-4"

LEVEL 05 ELEVATION: 42'-6"

LEVEL 04 ELEVATION: 32'-8"

LEVEL 03 ELEVATION: 22'-10"

LEVEL 02 ELEVATION: 13'-0"

LEVEL 01 ELEVATION: 2'-0"

LEVEL 00 ELEVATION: GRADE

WEST ELEVATION

ORIGINAL DRAWING SCALE: 3/32" = 1'-0"

CHRISTIAN HURTTIENNE ARCHITECTS

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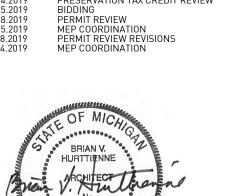
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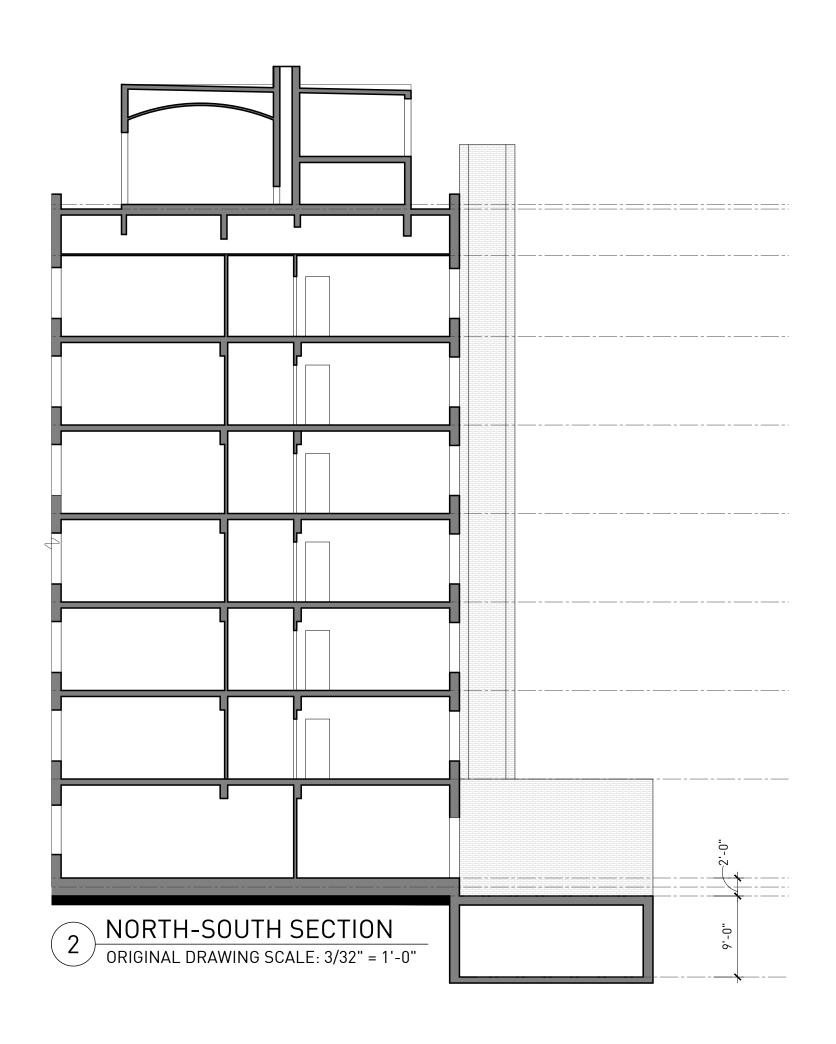
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EXTERIOR ELEVATIONS (NORTH AND WEST)







MASONRY

NEW STUCCO

EXISTING LIMESTONE

1. MASONRY REPAIR (POINTING/BRICK REPLACEMENT) 2. PANEL REPLACEMENT

ELEVATION KEY NOTES

EL-1 EXISTING PTEK GRILL TO BE REPLACED WITH NEW UNITS OF SAME SIZE

- **EL-2** NEW PTEK GRILL LOCATION
- EL-3 WINDOW TO DOOR
- **EL-4** WINDOW/DOOR REPLACEMENT **EL-5** BALUSTER RECONSTRUCTION
- **EL-6** LINTEL OR SILL LIMESTONE REPLACEMENT
- **EL-7** NEW DOOR AND SIDE LITE
- **EL-8** REPLICATE LIMESTONE SURROUND FROM
 - ADJACENT FACADE
- **EL-9** REPLACE EXISTING WINDOW WITH SWING DOORS

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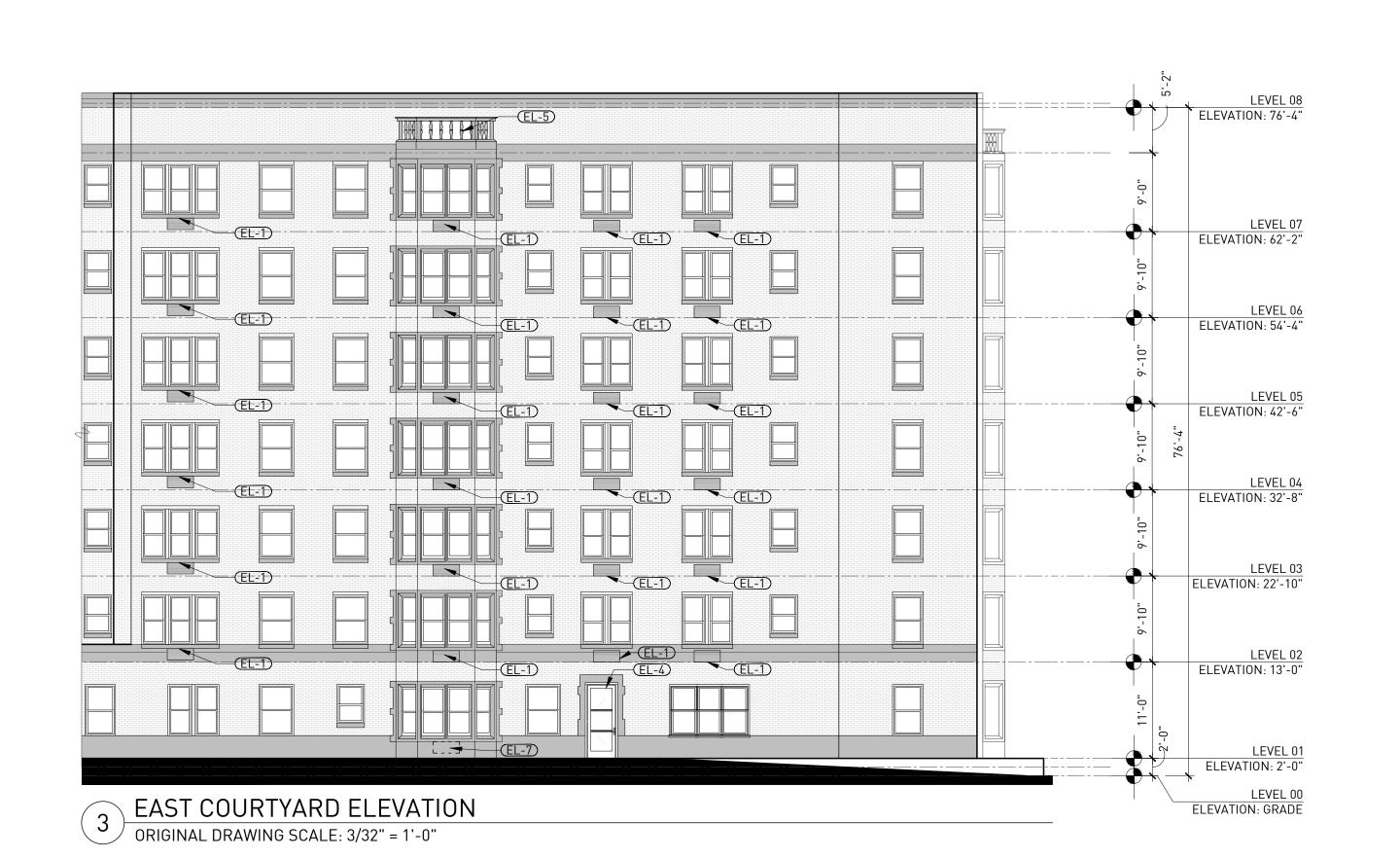
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RIDDING





EXTERIOR ELEVATIONS (COURTYARD)







Outdoor Grilles PTAC Accessories

Available in stamped-aluminum, extruded aluminum, or in a one-piece molded version for use with any of our WS900D wall sleeve.



Features

SGK

Standard stamped aluminum grille. Available with mill finish or a baked-on paint in Stonewood Beige:

- B (Mill Finish)
- TB (Stonewood Beige)
- CB (Clear Anodized)
- DB (Dark Brown/Bronze)
- TB (Stonewood Beige)
- WB (White)
- SB (Special/Custom Colors)
- DB (Dark Brown/Bronze)
- TB (Stonewood Beige)
- WB (White)

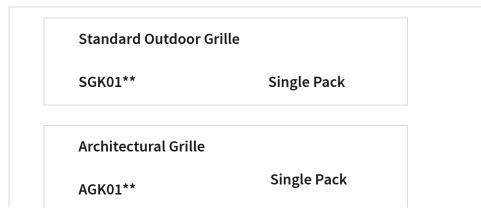
AGK

Extruded aluminum architectural grille available with anodized aluminum finish and a baked-on paint finish for durability. Choose from 3 stock colors or a custom color:

PGK

One-piece injection molded grille using a polymer blend of engineered thermoplastic high-impact strength material with chemical resistance and an exterior UV protective coating. Choose from 3 stock colors:

Specification & Literature



Literature(PDF) Literature(PDF)

For more information please see:

• PTAC Grille IO

PGK01** Single Pack

https://www.amana-ptac.com/products/ptac-accessories/outdoor-grilles

Brendan,
For the upcoming HDC meeting concerning the exterior openings at 700 Seward, enclosed is a photo of the grill (the one on the left), the Amana cut sheet and the color choices.

For the colors, Kristine instructed us to use the Brick Red 1 and White Stone, where they are in areas of either brick or limestone, respectively. FYI, the circled colors are their standard colors, which we are not using.

Please review and let me know of any more information you may need.

Thanks, Brian

Architectural Extruded Aluminum Grilles



*Stocked color.

Goodman Company, L.P. - Amana brand PTAC Division - 1810 Wilson Parkway, Fayetteville, TN 37334 Custom colors available. Please contact your Amana Representative for details and quotes.